



WILDWOOD

AGENDA

OF THE

CITY OF WILDWOOD'S

ARCHITECTURAL REVIEW BOARD

CITY HALL COMMUNITY ROOM

16860 Main Street

Thursday, August 11, 2016 - 7:00 p.m. to 9:00 p.m.

1. Welcome And Roll Call By Chair
2. Approval Of Minutes From The June 9, 2016 Meeting
3. Review Agenda Items To Be Discussed At Tonight's Meeting By Chair
4. NEW BUSINESS

4.I. READY FOR ACTION

- 4.I.i. **P.Z. 19-14 The Manors At The Meadows At Cherry Hills; McBride Town Center, LLC.**
Review and discussion of changes to previously approved Architectural Elevations and related materials (Plan 1 - Elevation A) for an approved residential project that consists of 38 detached units, being located on an 11.6 acre 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 the Town Center; **[P.Z. 19-14 The Manors at the Meadows at Cherry Hills; McBride Town Center, LLC.](#)** (Ward - Eight)

Documents:

[IV.1.A. MANORS AT THE MEADOWS OF CHERRY HILLS.PDF](#)

- 4.I.ii. **P.Z. 15, 16, & 17-14 Bordeaux Estates At Wildwood – Plat Two; MRM Development Group**
Presentation, discussion, and first review of updated Architectural Elevations and related materials for an approved residential project that consists of 3 single-family detached units, being located on a 1.03 acre site; west side of East Avenue, south of Manchester Road; 'R-3' 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD Ord. #2080), which is designated 'Neighborhood Edge' District of Town Center; **[P.Z. 15, 16, & 17-14 Bordeaux Estates at Wildwood – Plat](#)**

[Two; MRM Development Group](#) (Ward - Eight)

Documents:

[IV.1.B. BORDEAUX ESTATES PLAT 2.PDF](#)

4.II. Not Ready For Action – None

5. OLD BUSINESS

5.I. READY FOR ACTION

- 5.I.i. 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 - O - One)

Documents:

[V.1.A CITY OF WILDWOOD SALT STORAGE FACILITY.PDF](#)

- 5.I.ii. 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 Roofs Section Of The Town Center Plan's Architectural Guidelines. (Wards – 1, 4, 5, 6, 7, And 8)

Documents:

[V.1.B. ROOFS SECTION - ARCHITECTURAL GUIDELINES.PDF](#)

- 5.I.iii. 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, For The First Time. (Wards – 1, 4, 5, 6, 7, And 8) – To Be Postponed

Documents:

[V.1.C. OVERALL DRAFT ARCHITECTURAL GUIDELINES.PDF](#)

5.II. Not Ready For Action – None

6. OTHER

7. Public Comment(S)

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 Is Working to Comply with the Americans with Disabilities Act Mandates. Individuals Who Require an Accommodation to Attend a Meeting Should Contact City Hall, 458-0440 at Least 48 Hours in Advance

CITY OF WILDWOOD
JUL 25 2016
DEPT OF PLANNING & PARKS



WILDWOOD

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

- Model previously reviewed.
- Altered porch design
and included bricks
and stone materials.

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: Cherry Hills - Lot 8A
Address/Location: Cherry Hills Meadows Dr.
Applicant Contact Information: Clint Steibusti 314-575-5838
Zoning District/Council Ward: _____

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

Katie 636-236-8239

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.
- All of the above listed requirements shall be provided in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklet 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.**

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 20th of July, 2016.

[Signature]
Applicant [signature]

Clint Stikinstel
Applicant [print]

[Signature]
Licensed Architect [signature]

Yhuay L. GONZALEZ
Licensed Architect [print] kit

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

Clint Stikinstel
Mc Bride & Son Homes
314 - 336 - 0212

Barry Glantz
Mc Bride & Son Architecture
636-537-2000

SECTION III

For Office Use Only

Application submittal accepted on: _____ Initial By: Department of Planning Staff

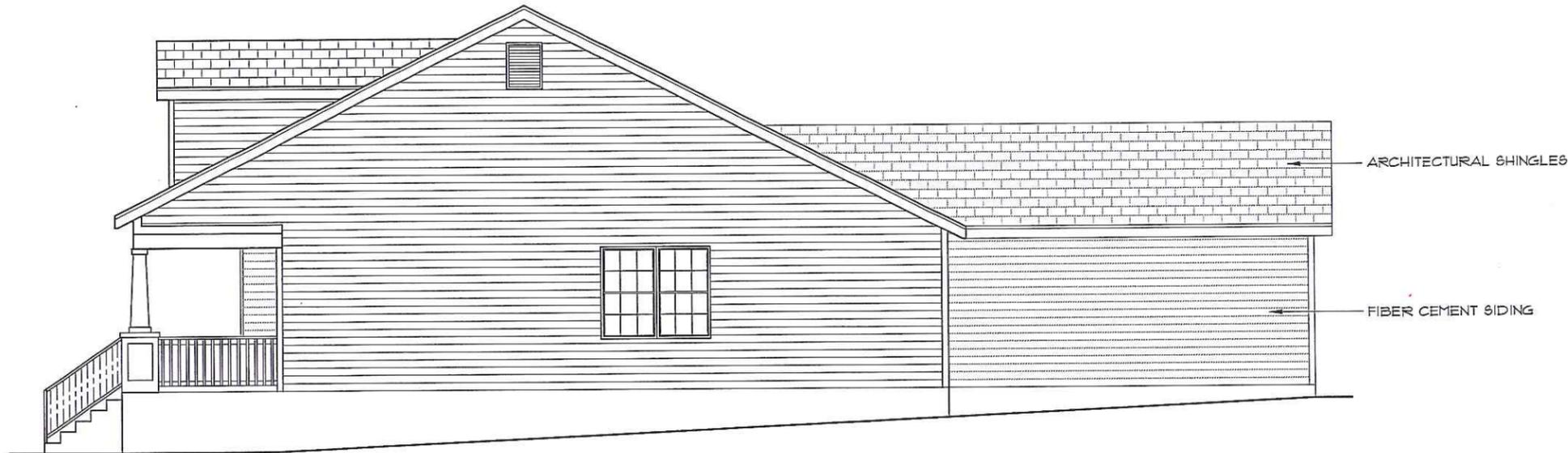
Initial review is scheduled for: _____

Subsequent review is scheduled for: _____

Comments: _____

Final Approval by the ARB on: _____

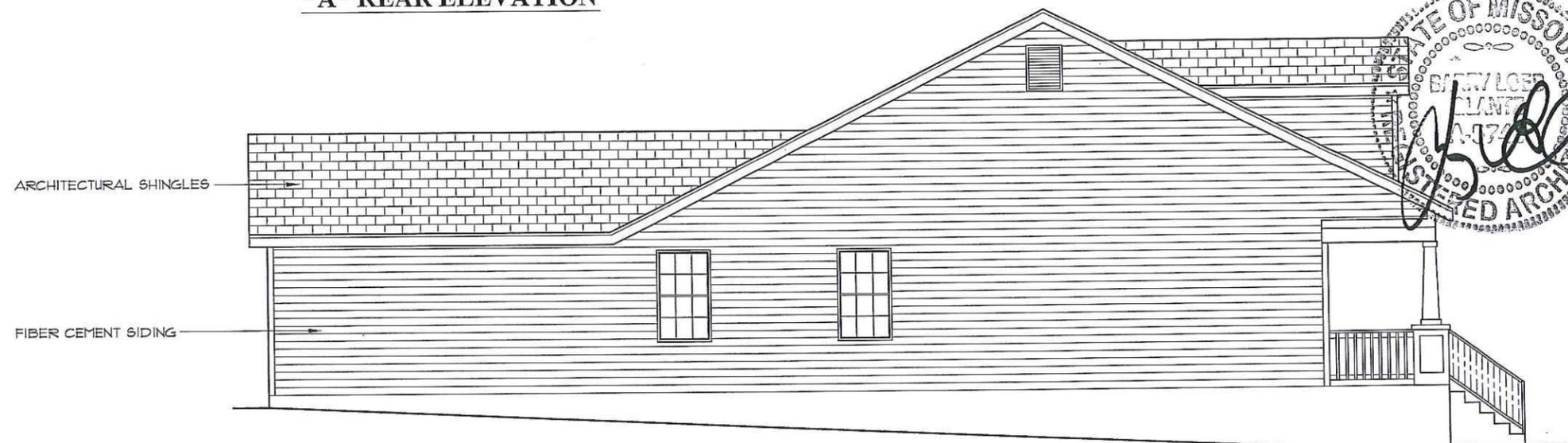
Architectural Review Board Chair



"A" RIGHT ELEVATION



"A" REAR ELEVATION



"A" LEFT ELEVATION

McBride and Son Homes
Architecture, LLC
a division of McBride & Son
Homes, LLC (MSH)
Missouri State Contract of Activity #
A-2102020

This drawing and the architectural
works depicted are the sole property
of MSH and may not be constructed,
used, altered, modified, incorporated
into other design work, reproduced
or disseminated without MSH's express
written consent. No consent or
authorization is given to utilize the
drawing or the architectural works in
any way, including without limitation,
constructing, to serve or in part, any
structure depicted in the architectural
works, or should be implied from any
party's receipt of the drawing in any
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utilize the drawing and the
architectural works may only be given
in a separate writing signed by an
authorized sign of MSH.

The architect's seal affixed to this
sheet indicates that the professional
architect whose name appears in the
seal either prepared or directed the
preparation of the design and
architectural work depicted on this
sheet. Any other design or
documents that do not contain the
seal were not prepared by or the
responsibility of the professional
architect whose name appears in the
seal affixed to this sheet and are
expressly disclaimed.

PLAN 1

CHERRY HILLS

MCBRIDE & SON HOMES
"A Company Owned by its Employees"

MCBRIDE & SON ARCHITECTURE, LLC
10201 Sainsbury Ridge Road, Suite 3020
Crestwood, MO 63114
P: 636.451.1100
www.mcbriدهomes.com

7-15-15
STATE OF MISSOURI
BRIAN L. GLANTZ
REGISTERED ARCHITECT

COMPUTER DWG.	
GLANTZ JOB NO.	
DATE	
SHEET	REV.
OF	

Attachment A
Site Development Plan
& Background Information

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

**MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
AUGUST 13, 2015**

The Architectural Review Board meeting began at 7:08 pm, on Thursday, August 13, 2015, in the Wildwood City Hall Community Room, 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 [7]

Chair Teller
Vice-Chair Hoffmann
Secretary Crow
Board Member Dial
Board Member Hensic
Alternate Lindberg
Commission Liaison Lee

Absent [1]

Council Liaison McGowen

Staff present: Director Joe Vujnich and Planner Terri Gaston

City Officials: Mayor Woerther

Petitioners present: Clint Skibinski, McBride & Son Homes, Project Manager, and Barry Glantz, Architect, both representing the Manors at the Meadows Project.

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

Chair Teller noted that one (1) review item was *Ready for Action* under Old Business, so the meeting proceeded, as outlined.

III. Old Business

A. Ready for Action:

1. **Second review and discussion 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 summary of the previous review, which was held on May 14, 2015, regarding this newly-rezoned residential development, to be known as The Manors at the Meadows of Cherry Hills, which would be located on the south side of Manchester Road, at Cherry Hills Meadows Drive. Unlike other developments completed and/or taken over by McBride and Son Homes [Towns at Windrush; Grover Crossing-Plat 2; Cambury-Plat 3], he stated the Manors at the Meadows is a mix of traditional and neo-traditional units, in an effort to blend with the built environment of the St. Louis County-zoned residential neighborhood to the south, as well as providing a transition for compliance to Town Center requirements. In addition to this combination of housing types, Director Vujnich reiterated the site-specific ordinance approved for this development requires that all models must exhibit the following elements:

- Carriage-style doors;
- Thirty (30) year architectural shingles;
- Deep porches [i.e. minimum of 6']; and
- Upgraded siding [i.e. fiber-cement type, such as James Hardie Brand];

Discussion at said prior meeting regarding the seven (7) different models being offered to potential buyers identified the following major elements the Board requested for further study:

1. Reconsider the use of siding on the double-offset gable on a fully brick façade [Hickory Model – Elevation B];
2. Remove or return corner on quoins;
3. Shutters must be one-half (½) width of the overall window opening;
4. Eliminate boxed-ends at eaves;
5. Double-frontage lots: provide windows on sides, with trim;
6. Eliminate side-vented fireplaces; provide a full chimney;
7. Grapevine mortar pattern – allow;
8. Stone – natural materials; not veneer; and
9. Foundations: natural, painted, or wrap with siding.

After the representatives agreed to Items #3 and #4 above, discussion ensued regarding the direct side-vent fireplaces and returning materials to sides. They indicated the width of the lots, with applied side-yard setback requirements, wouldn't allow the extra dimensions it would take to comply with these criteria [Items #2 and #6]. A compromise was met, which would require all inside corners on the front facades shall turn materials, but allow them to terminate at the right and left corners of the units; remove quoins altogether, versus returning them; and add mullions to windows on all elevations for all lots.

A motion was made by Secretary Crow, seconded by Vice-Chair Hoffmann, to approve the project, conditioned upon requiring revised elevations, pursuant to the aforementioned

compromise, and reviewed by the Department for compliance to such. The motion passed by a unanimous voice vote.

IV. **New Business - NONE**

V. **Other:**

Officer Nominations/Elections:

A motion was made by Secretary Crow, seconded by Board Member Dial, to elect Vice-Chair Hoffmann as Chair. The motion passed by a unanimous voice vote and Chair Hoffmann will preside at the next meeting.

A motion was made by Chair Hoffmann, seconded by Secretary Crow, to elect Board Member Dial as Vice-Chair. The motion passed by a unanimous voice vote.

A motion was made by Vice-Chair, seconded by Board Member Hensic, to retain Secretary Crow as such. The motion passed by a unanimous voice vote.

Vice-Chair Dial requested the Board consider review of application requirements, a change in the meeting procedures, and scheduling a discussion of amendments to the design guidelines and the Town Center Development Manual.

VI. **Public Comment** - None

VII. **Closing Remarks and Adjournment**

Planner Gaston noted the next meeting is scheduled for Sept 10, 2015.

Meeting was adjourned at 8:33 p.m., by unanimous voice vote, upon a motion from Board Member Dial, which was seconded by Chair Hoffmann.

Approved by:

Date Approved:

Secretary Crow
City of Wildwood Architectural Review Board

GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS AND UTILITY SERVICE AREAS:
WARD EIGHT
METRO WEST FIRE PROTECTION DISTRICT - WILDWOOD PRECINCT
ST. LOUIS COUNTY POLICE DEPARTMENT - WILDWOOD PRECINCT
ROCKWOOD R-6 SCHOOL DISTRICT
METROPOLITAN ST. LOUIS SEWER DISTRICT
AMEREN MISSOURI
AT&T
LACLEDE GAS COMPANY
MISSOURI AMERICAN WATER COMPANY
CHARTER CABLE SERVICES
- SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
- STORMWATER SYSTEM DESIGN SHALL BE PURSUANT TO THE CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- ALL GRADING AND DRAINAGE SHALL BE PER CITY OF WILDWOOD AND METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARDS. SOURCE OF TOPOGRAPHY - MSD ORTHOTOPO.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WILDWOOD.
NO SLOPES WITHIN CITY OF WILDWOOD RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL UTILITIES WILL BE LOCATED UNDERGROUND WITHIN THIS SITE.
- ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF WILDWOOD SPECIFICATIONS. STREET 'A' WILL BE PUBLIC AND SHALL BE TWENTY-SIX FT. (26') IN WIDTH (PAVEMENT) IN A FORTY FT. (40') WIDE RIGHT-OF-WAY. STREETS 'B' & 'C' WILL BE PRIVATE AND SHALL BE TWENTY-TWO (22') IN WIDTH (PAVEMENT).
- NO PLANTS, TREES, SIGNS, ETC. GREATER THAN 36" IN HEIGHT SHALL BE PLACED WITHIN THE SIGHT DISTANCE TRIANGLE.
- MAXIMUM HEIGHT OF STREET LIGHTING FIXTURES SHALL BE 16 FEET AND SHALL BE IN COMPLIANCE WITH THE CITY OF WILDWOOD CODE REQUIREMENTS.
- STREET TREES AND SITE LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF WILDWOOD.
- BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES OR 24 FEET.
- THE NEAREST MAJOR INTERSECTION IS MANCHESTER ROAD AND STATE ROUTE 100 APPROXIMATELY 0.5 MILES TO THE NORTHEAST.
- DECKS ALLOWED TO ENCRoACH INTO REAR YARD SETBACKS ON LOTS 3A-7A. DECKS SHALL BE A MINIMUM 5' OFF OF THE PRIVATE ALLEY.
- THIS WILL NOT BE PART OF MEADOWS OF CHERRY HILLS HOMEOWNERS ASSOCIATION.

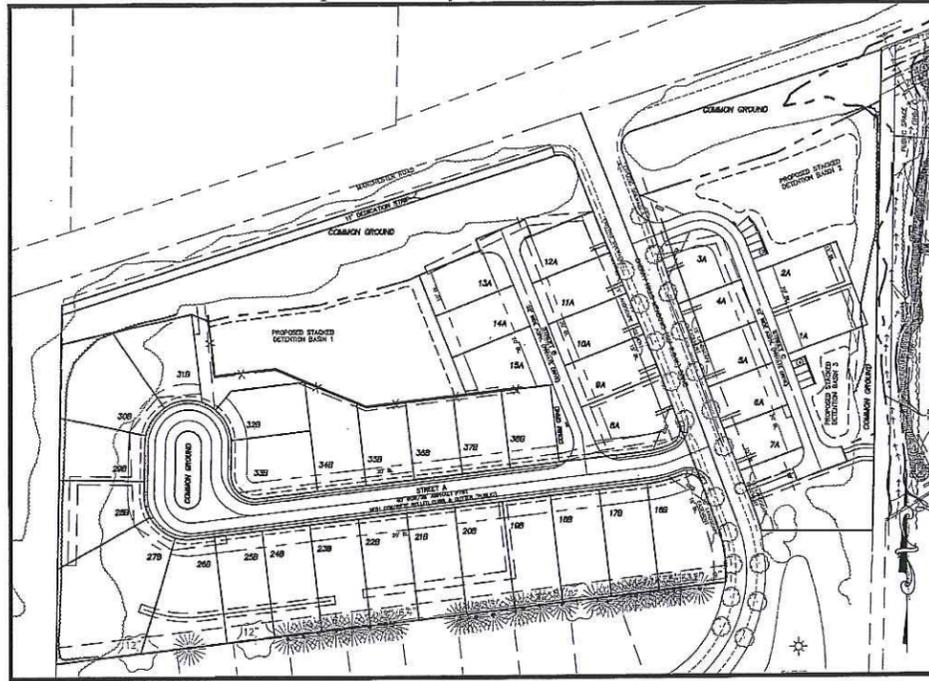
DEVELOPMENT NOTES:

LOCATOR NUMBERS: 24V640065, 24V640076
 SITE ADDRESSES: 16512 MANCHESTER RD. WILDWOOD, MO 102 CHERRY HILLS MEADOW DR. WILDWOOD, MO
 CURRENT OWNER: GRACE WILDWOOD PROPERTY LLC 16512 MANCHESTER RD WILDWOOD, MO 63040
 EXISTING ZONING: R-4 WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) - ORD. #2060 NEIGHBORHOOD GENERAL USES OF THE TOWN CENTER PLAN
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 GROSS AREA OF SITE: WEST SIDE 8.60 ACRES, EAST SIDE 3.00 ACRES, TOTAL 11.60 ACRES
 AREA OF RIGHT-OF-WAY: 0.85 ACRES
 AREA OF RIGHT-OF-WAY DEDICATION: 0.16 ACRES
 NET ACREAGE: 10.59 ACRES
 DENSITY CALCULATIONS: 10.59 AC x 43,580 SF/AC = 461,500 SF TOTAL
 7,500 SF/LOT
 MAXIMUM NUMBER OF LOTS ALLOWED: 61
 NUMBER OF LOTS PROPOSED: 38
 PARKING REQUIREMENTS: 76 SPACES REQUIRED, 76 SPACES PROVIDED
 COMMON GROUND: 3.89 ACRES WHICH IS 34% OF TOTAL SITE AREA
 MINIMUM LOT SIZE: 4,213 SF.
 MAXIMUM LOT SIZE: 17,887 SF.
 AVERAGE LOT SIZE: 7,101 SF.
 LOT DEVELOPMENT REQUIREMENTS: "A" LOTS FRONT YARD SETBACK 15', SIDE YARD SETBACK 5', REAR YARD SETBACK 20'; "B" LOTS FRONT YARD SETBACK 20', SIDE YARD SETBACK 5', REAR YARD SETBACK 15'.
 MIN. 10 FEET BETWEEN STRUCTURES
 FLOOD MAP: FIRM NO. 29182C0253H DATED 08-02-95

The Manors at The Meadows at Cherry Hills

A Tract of Land Being All of Adjusted Parcels A and C of
 Boundary Adjustment Plat Recorded in Plat Book 322, Pages 42 and 43 of the
 St. Louis County, Missouri Records, Located Within Section 1, Township 44 North, Range 3 East,
 City of Wildwood, St. Louis County Missouri
Site Development Plan

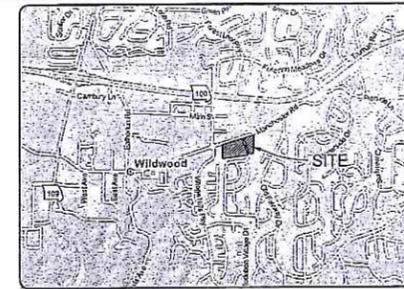
R-4 7,500 Square Foot Residence District, With A Planned
 Residential Development Overlay District (PRD) Ordinance #2060



KEYMAP
N.T.S.

SHEET INDEX

- 1.1 COVER SHEET
- 2.1 SDP - SITE PLAN
- 3.1 SDP - GRADING PLAN
- 4.1 CROSS SECTIONS
- 5.1 PUBLIC OPEN SPACE PLAN
- 6.1 NATURAL RESOURCES PRESERVATION PLAN
- 7.1-7.2 ORDINANCE

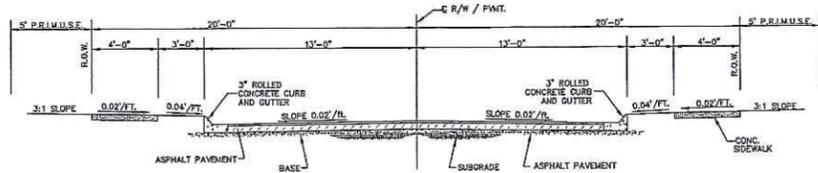


LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
1536	SPOT ELEVATIONS	536.0
—	CENTER LINE	—
—	BUILDINGS, ETC	—
—	TRACE LINE	—
X	FENCE	—
—	STORM SEWERS	—
—	SANITARY SEWERS	—
—	CATCH BASIN	—
—	AREA IN-LET	—
—	GRATED INLET	—
—	STORM MANHOLE	—
—	SANITARY MANHOLE	—
—	FLARED END SECTION	—
—	CLEANOUT	—
—	LATERAL CONNECTION	—
—	UTILITY OR POWER POLE	—
—	FIRE HYDRANT	—
—	TEST HOLE	—
—	PAVEMENT	—
—	GAS MAIN & SIZE	(2")
—	WATER MAIN & SIZE	(6")
—	TELEPHONE	(7)
—	ELECTRIC (U) UNDERGROUND	(5)
—	ELECTRIC (O) OVERHEAD	(OHW)
—	FLOW LINE	—
—	TO BE REMOVED	TR
—	TOP OF CURB	(1C)
—	SHALE	—
—	LIGHT STANDARD	—
—	STREET SIGN	—
—	P.S. PARKING STALLS	P.S.
—	YARD LIGHT	—
—	TURF REINFORCEMENT MAT	—

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF SAINT LOUIS COUNTY, MISSOURI, AND UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2018C02278K DATED FEBRUARY 4, 2015), THIS PROPERTY LIES PARTIALLY OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



TYPICAL PAVEMENT SECTION
(26' PAVEMENT/40' R.O.W.)

PROPERTY DESCRIPTION:

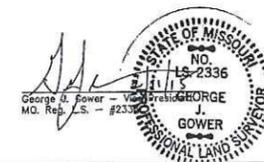
ADJUSTED PARCEL A
 A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 250 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'38" EAST, 830.37 FEET; THENCE SOUTH 17°52'01" EAST, 11.00 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 100.84 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'45" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 THROUGH 10 OF SAID MEADOWS AT CHERRY HILLS, SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C
 A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'45" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 180.07 FEET; NORTH 20°58'45" WEST, 94.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'38" EAST, 299.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY. UNDER ORDER NUMBER 13-04-121.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER, 2014, AT THE REQUEST OF MCBRIDE TOWN CENTER, LLC PREPARED A SITE DEVELOPMENT PLAN OF "THE MANORS AT THE MEADOWS AT CHERRY HILLS", A TRACT OF LAND BEING ALL OF ADJUSTED PARCELS A AND C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322, PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY MISSOURI.
 THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

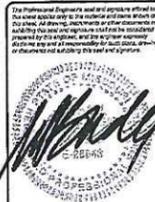


ISSUE	REMARKS/DATE
1	11-19-2014, INITIAL SUBMITTAL
2	01-20-2015, Revised per City Comments
3	02-10-2015, Revised per City Comments

McBride Town Center, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbridehomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8844
 www.sterling-eng.com
 Corporate Certificate of Authority #001348

The Manors at The Meadows at Cherry Hills
 Wildwood, Missouri
 Cover Sheet



Date: 01-20-2015
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 13-04-121
 Date: Feb. 10, 2015
 Designed: MF Sheet
 Drawn: SL 1.1
 Checked: SDP

MSD Base Map 24-V

ALL HANDICAP RAMPS SHALL BE ADA COMPLIANT AND HAVE STAMPED CONCRETE CROSSWALKS AT ALL LOCATION WHERE THE SIDEWALK MEETS THE CURB.

N/F
JAMESON ASSOCIATES LP
16701 MANCHESTER RD.
DB 13014/ DP 1815
LOC 23110065
ZONING-CB/12.17 AC

N/F
WILDWOOD CHRISTIAN CHURCH INC.
16629 MANCHESTER RD.
DB 11112/ DP 786
LOC 23122223
ZONING-NU/13.09 AC

N/F
DIERGERGS, WILDWOOD LLC.
2400 TAYLOR RD.
DB 12181/ DP 125
LOC 231320193
ZONING-CB/17.42 AC

N/F
DIERGERGS, WILDWOOD LLC.
16757 MANCHESTER RD.
DB 12183/ DP 1770
LOC 241630303
ZONING-NU/2.08 AC

EX. 15' W. ESMT. TO ST. LOUIS CO. 7861/193

EX. SAN MH 2412-0815 TOP-597.54 FL-690.58

VILLAGES, CHERRY HILLS MASTER ASSN. 101 VILLAGE HILLS PKWY DB 7957/ DP 963 LOC 241640032 ZONING-R3/2.39 AC

EX. 30'x30' ESMT. TO SOUTHWESTERN BELL 9933/1484

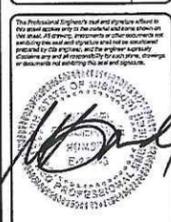
EX. 15' W. UTILITY EASEMENT 9933/1483

ISSUE	REMARKS/DATE
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www.sterling-eng-survey.com
Corporate Certificate of Authority #0019348

The Manors at
The Meadows at Cherry Hills
Wildwood, Missouri
SDP - SITE PLAN

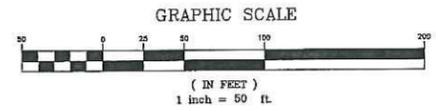


Date: 01-20-2015
MICHAEL G. BORDING
License No. MO E-28643
Civil Engineer

Job Number
13-04-121

Date
Feb. 10, 2015

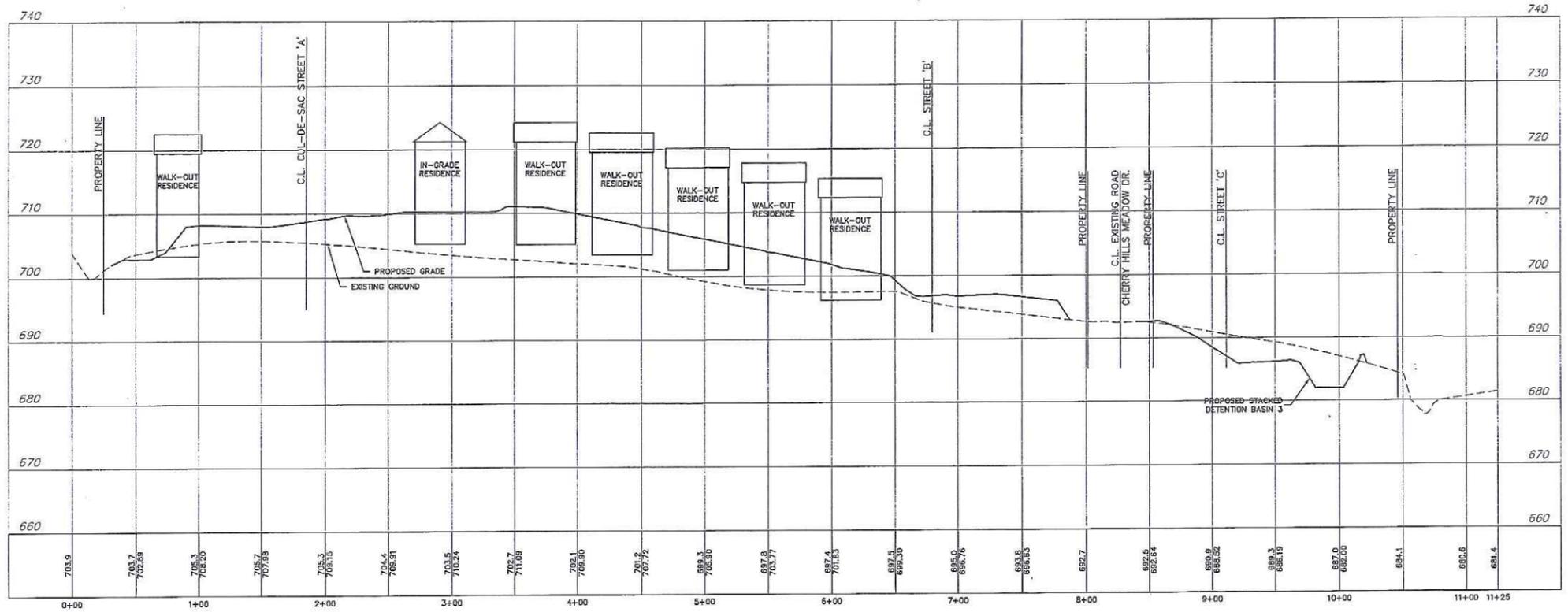
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Drawn: SL
Checked: SDP



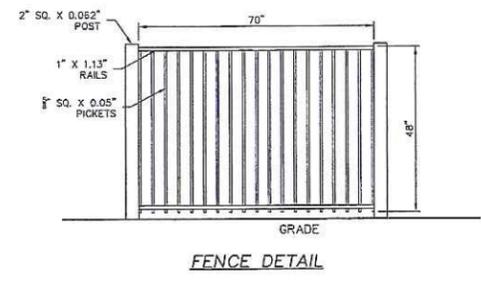
NOTE:
* INDICATES LOTS WITH DOUBLE FRONTAGE. THESE LOTS REQUIRE A MINIMUM OF 24" RETURN OF FRONT FACADE MATERIAL ON THE SIDE ELEVATION.

MSD Base Map 24-V

Drawing name: V:\1304121\While Tract & B&E\Aerial\Drawings\Engineering\Site Development\Plan\121\121.dwg Plotted on: Feb. 11, 2015, 7:35am Plotted by: huanhanzhang



SECTION A-A



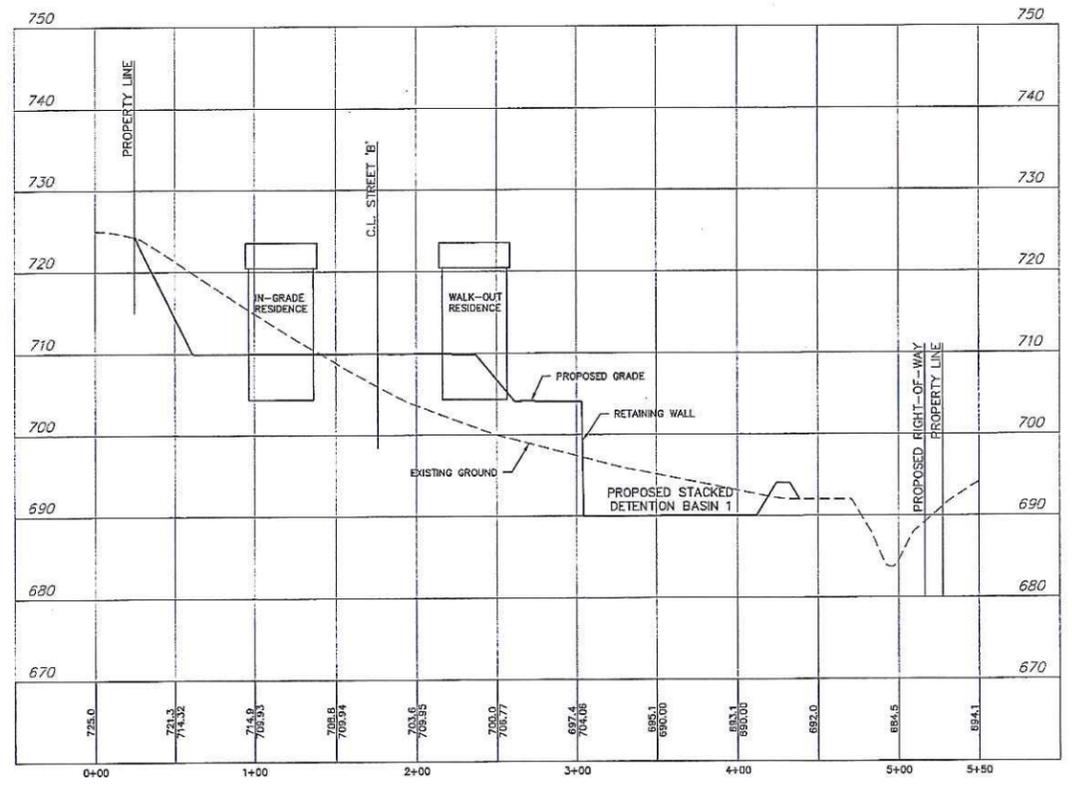
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McBride Town Center, LLC
 18091 Swingle Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbriدهomes.com

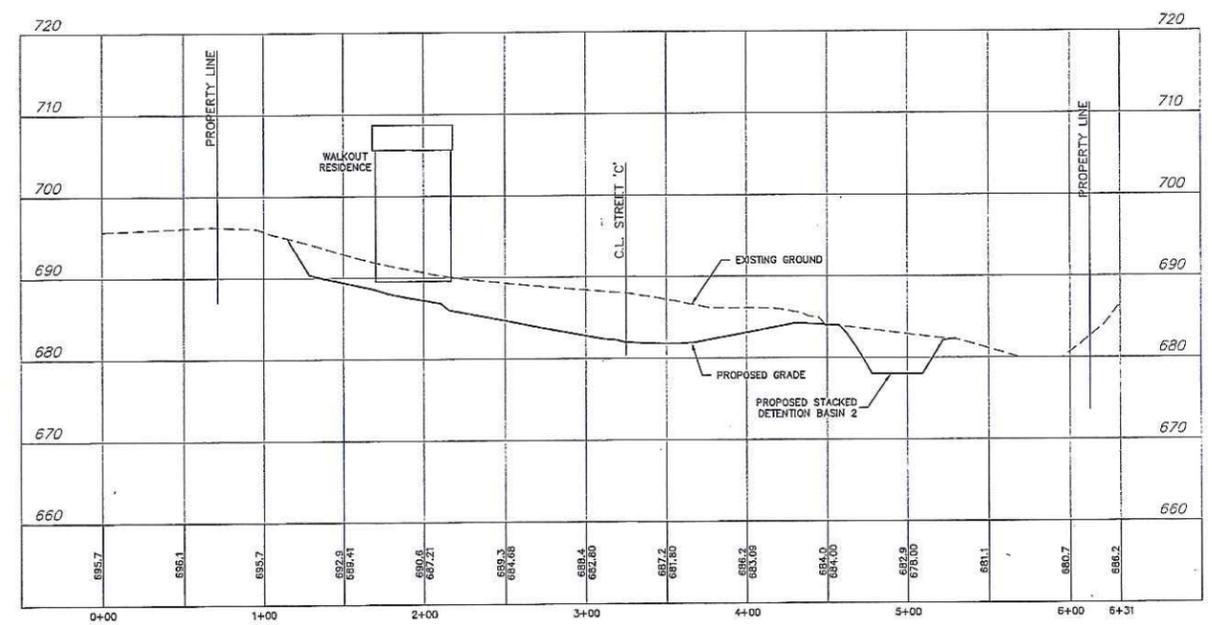
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5955 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-467-0440 Fax 314-467-0844
 Corporate Certificate of Authority #001348

LIGHTING FIXTURE SPECIFICATIONS

TYPE	MANUFACTURER CATALOG NUMBER	LUMINAIRE DESCRIPTION	LAMP CODE	LAMPS/UNIT	MAXIMUM WATTS/UNIT	VOLTS	NOTES	REV.
A	Hadco Old World V2703-X-T3-N-D-70H-XXX/P4120-12'	Cast aluminum single piece cage, hinged roof twist lock ballast, Type 3 cutoff optics medium base socket metal halide lamp thermoset polyester powder coat finish	MHC 70/U/M/3K	1	95	AS REQ. BY EE		



SECTION B-B



SECTION C-C

MSD Base Map 24-V

*The Manors at
The Meadows at Cherry Hills*
 Willow, Missouri
 Cross Sections



Date: 01-20-2015
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

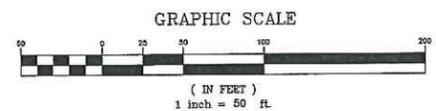
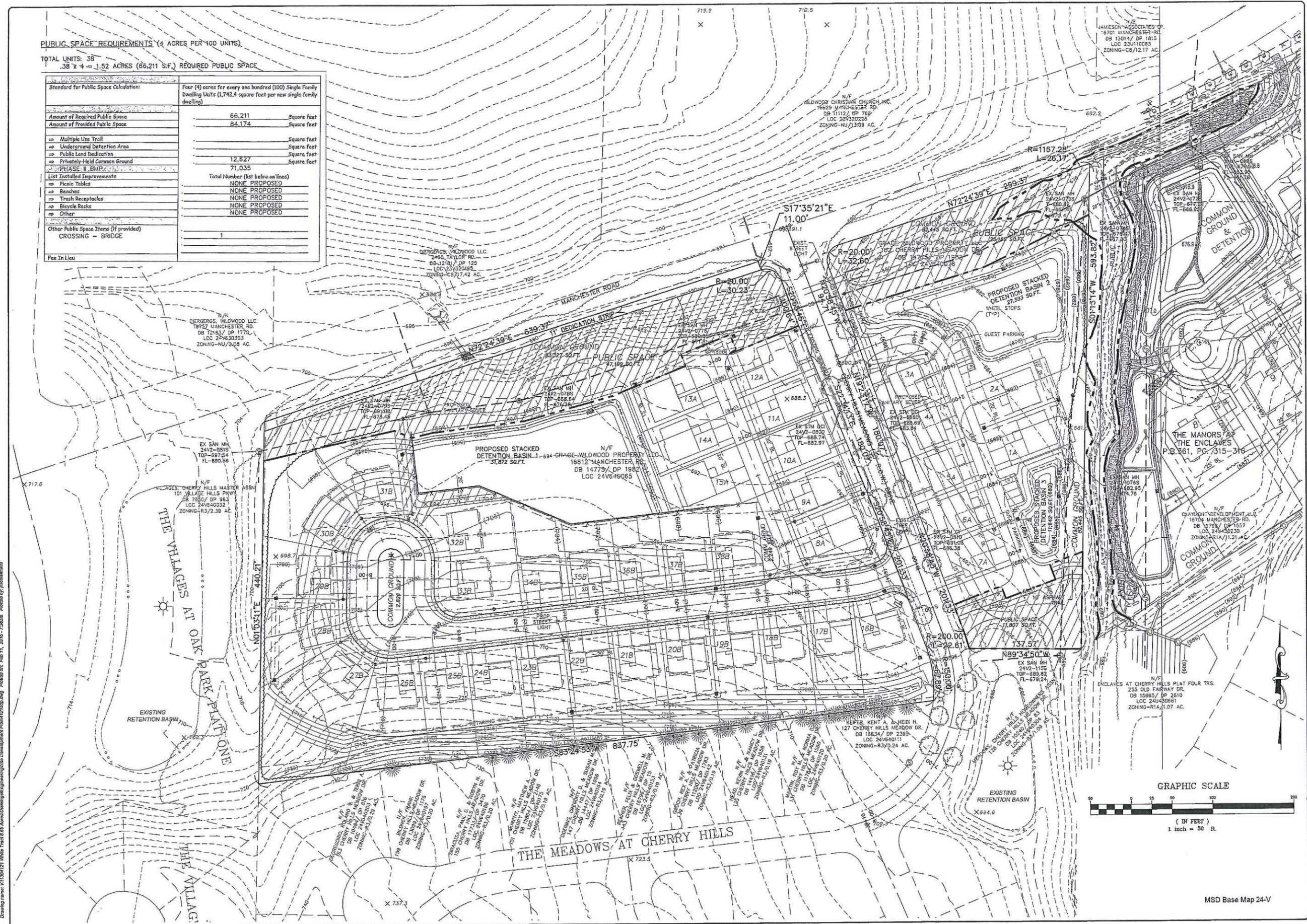
Job Number	13-04-121
Date	Feb. 10, 2015
Designed: MF	Sheet
Drawn: SL	4.1
Checked: SDP	

Drawing name: V:\130421 White Tract 6.05 Acres\Civil\Engineering\Site Development\Plan\12121p.dwg Plotted on: Feb 11, 2015 - 7:28am Plotted by: jlandman

PUBLIC SPACE REQUIREMENTS (4 ACRES PER 100 UNITS)

TOTAL UNITS: 38
 .38 x 4 = 1.52 ACRES (66,211 S.F.) REQUIRED PUBLIC SPACE

Standard for Public Space Calculation:	Four (4) acres for every one hundred (100) Single Family Dwelling Units (1,742.4 square feet per new single family dwelling)
Amount of Required Public Space	66,211 Square feet
Amount of Provided Public Space	84,174 Square feet
Multiple Use Trail	Square feet
Underground Detention Area	Square feet
Public Land Dedication	Square feet
Privately-Held Common Ground	12,527 Square feet
PHASE II BMP	71,035 Square feet
List Installed Improvements	Total Number (list below on lines)
Picnic Tables	NONE PROPOSED
Benches	NONE PROPOSED
Trash Receptacles	NONE PROPOSED
Bicycle Racks	NONE PROPOSED
Other	NONE PROPOSED
Other Public Space Items (if provided)	
CROSSING - BRIDGE	1
Fee In Lieu	



ISSUE REMARKS/DATE

1	11-18-2014, INITIAL SUBMITTAL
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3	02-10-2015, Revised per City Comments

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 Corporate Certificate of Authority #007348

*The Manors at
 The Meadows at Cherry Hills*
 Wildwood, Missouri
 Public Open Space Plan



Date: 01-20-2015
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number
13-04-121

Date
Feb. 10, 2015

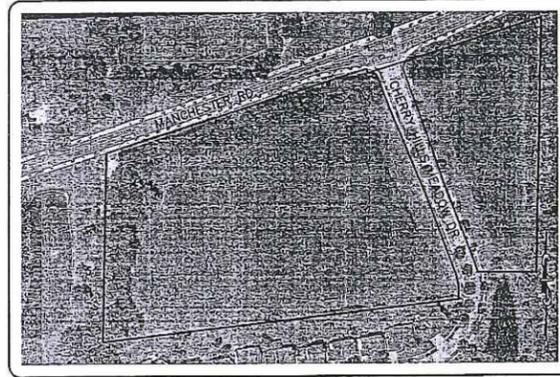
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 Checked: SDP

MSD Base Map 24-V

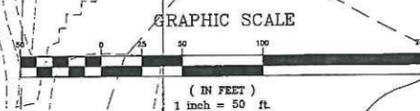
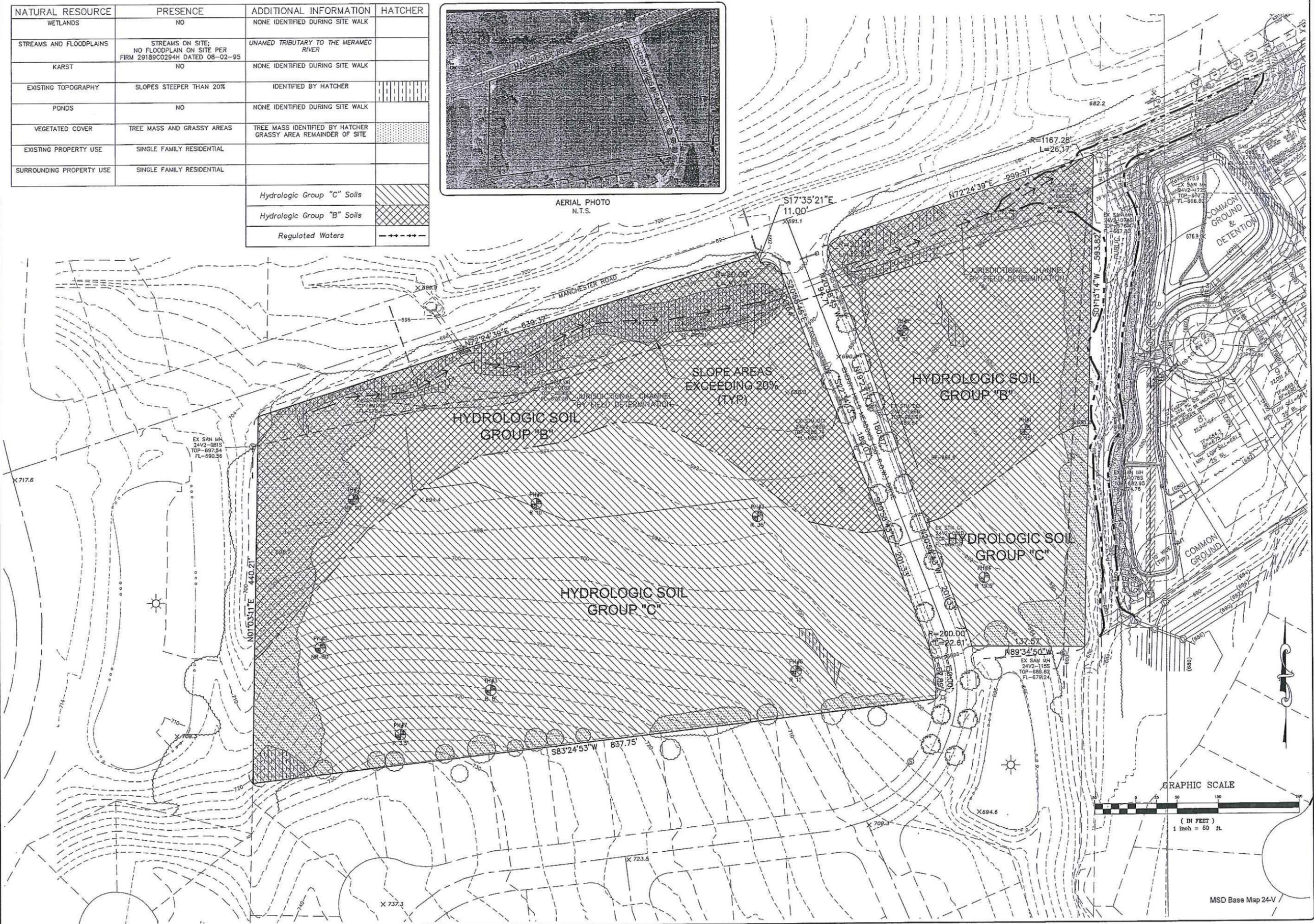
Drawing name: V11304121 White Text 8.65 AcresDevelopment Form 121.dwg Plotted on: Feb 11, 2015 - 7:38am Plotted by: fboerding

NATURAL RESOURCE	PRESENCE	ADDITIONAL INFORMATION	HATCHER
WETLANDS	NO	NONE IDENTIFIED DURING SITE WALK	
STREAMS AND FLOODPLAINS	STREAMS ON SITE; NO FLOODPLAIN ON SITE PER FIRM 29189C0294H DATED 08-02-95	UNAMED TRIBUTARY TO THE MERAMEC RIVER	
KARST	NO	NONE IDENTIFIED DURING SITE WALK	
EXISTING TOPOGRAPHY	SLOPES STEEPER THAN 20%	IDENTIFIED BY HATCHER	
PONDS	NO	NONE IDENTIFIED DURING SITE WALK	
VEGETATED COVER	TREE MASS AND GRASSY AREAS	TREE MASS IDENTIFIED BY HATCHER GRASSY AREA REMAINDER OF SITE	
EXISTING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		
SURROUNDING PROPERTY USE	SINGLE FAMILY RESIDENTIAL		

	Hydrologic Group "C" Soils
	Hydrologic Group "B" Soils
	Regulated Waters



AERIAL PHOTO
N.T.S.

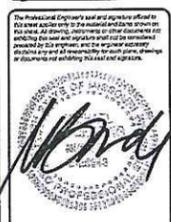


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Corporate Certificate of Authority #001348

**The Manors at
The Meadows at Cherry Hills**
Wildwood, Missouri
Natural Resources Preservation Plan



Date: 01-20-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number
13-04-121
Date
Feb. 10, 2015
Designed: MF Sheet
Drawn: SL **6.1**
Checked: SDP

Drawing name: V:\1304121\White Tract\8.65\Arms\Drawings\Engineering\Site Development\Plan\121\sp.dwg Plotted on: Feb 11, 2015 - 7:38am Plotted by: jbackhaus

MSD Base Map 24-V

BILL #2608

ORDINANCE #2608

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AUTHORIZING THE APPROVAL OF THE REZONING OF AN 11.5 ACRE TRACT OF LAND THAT IS LOCATED ON THE SOUTH SIDE OF MANCHESTER ROAD, AT CHERRY HILLS MEADOWS DRIVE, FROM THE NU NON-URBAN RESIDENCE DISTRICT TO THE R-4 7,500 SQUARE FOOT RESIDENCE DISTRICT, WITH A PLANNED RESIDENTIAL DEVELOPMENT OVERLAY DISTRICT (PRD) TO ALLOW FOR ITS DEVELOPMENT WITH THIRTY-EIGHT (38) SINGLE FAMILY DETACHED DWELLINGS ON INDIVIDUAL LOTS, WITH A MIX OF UNIT TYPES, ALL BEING CONSISTENT WITH THE LETTER OF RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION DATED OCTOBER 6, 2014. (Ward Eight)

WHEREAS, the parcels of ground that are located between Manchester Road and the established residential subdivision of the Meadows of Cherry Hills have been discussed many times over the last fifteen (15) years, as the Town Center Plan was developed, implemented, updated, and re-applied; and

WHEREAS, although often discussed, these properties were never submitted for consideration of a development proposal until 2014, when a public hearing was scheduled for their future use as a residential subdivision, consistent with the Town Center Plan's land use designation of the property; and

WHEREAS, the Town Center Plan's land use designations of these properties (under the Regulating Plan component of it) have changed from 1998 to 2010, which included 'Open Space' and 'Neighborhood Edge' District designations in the earlier version to 'Neighborhood General' District designation in the later; and

WHEREAS, the current land use designation for these properties allows higher density residential uses than what to the south, along with attached and multiple-family types as well, which the petitioner did not seek, but rather submitted a proposal for the January 21, 2014 public hearing before the Planning and Zoning Commission for fifty-seven (57) units on individual lots, with the homes to match those dwellings constructed in the Grover Crossing Subdivision to the west; and

WHEREAS, the petitioner noted the success of these units in this other Town Center Area development had led it to seek the same type here, given the on-going demand for such, which the surrounding residents did not support and spoke about their collective lack of satisfaction with the proposal at that time; and

WHEREAS, at the conclusion of the public hearing, the petitioner began a process with the residents of the adjoining subdivision on changes to the development proposal and how best to transition the new residential units to the existing homes and ensure a reasonable level of compliance to the Town Center Plan's requirements for materials, access, and streets, and other required improvements associated with this special area of Wildwood; and

WHEREAS, after approximately eight (8) months of meetings, discussions, and modifications to the design concept, the petitioner submitted a revised plan for the development of the site that had a total of thirty-eight (38) single family dwellings on individual lots, a reduction in the overall density of almost fifty (50) percent, which also included an almost identical type of housing unit to those dwellings in the Meadows of Cherry Hills Subdivision, placed along the common boundary line of the subject site and these existing homes; and

WHEREAS, with this change in the design, another public hearing on this proposal was held by the Planning and Zoning Commission in August 2014, where the residents of the adjoining subdivision noted their support for the revisions and believed the transition area was reasonable, while still including fifteen (15) units that were New Urbanism in nature and design, including rear entry garages; and

WHEREAS, after the public hearing, the Planning and Zoning Commission favorably acted upon the Department's recommendation for approval of the rezoning and the application of the Planned Residential Development Overlay District (PRD) and completed this action by adopting its Letter of Recommendation, which was then forwarded to the City Council for its public hearing on October 13, 2014; and

WHEREAS, the public hearing was held by the City Council and, at its conclusion, the members of it agreed to authorize the preparation of legislation for the approval of the rezoning of the property to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), to accommodate the requested thirty-eight (38) lots for a mix of single family dwellings; and

WHEREAS, the City Council noted its support for these proposals and the Planning and Zoning Commission's report on this matter, which included the following rationales: (1) the plan offers an appropriate transition between the 'Town Center Area' Boundary and the 'Suburban Residential Area' Boundary; (2) the density is consistent with the area in terms of total number of units; (3) the New Urbanism lots are prominent in their location, so as to create the required Town Center character; and (4) the project offers additional connections to surrounding subdivisions, pedestrian networks, and public open spaces; and

WHEREAS, this action of the City Council is appropriate under its authority, as granted by Chapter 89 of Missouri Revised Statutes, the City Charter, and local codes, and appropriate to protect the public's health, safety, and welfare.

NOW, THEREFORE, BE IT OBTAINED 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 change in zoning from the NU Non-Urban Residence District to the R-4 7,500 square foot Residence District, with a Planned Residential Development Overlay District (PRD), as set forth in this ordinance, for the following described land:

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 327 PAGE 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 250 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 839.97 FEET; THENCE SOUTH 17°35'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 107.00 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'45" EAST, 201.53 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 67.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF SAID MEADOWS AT CHERRY HILLS; THENCE SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY, UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 327 PAGE 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°54'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'45" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 186.07 FEET NORTH 20°58'45" WEST, 54.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC

LENGTH OF 32.65 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING LAST SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 293.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY, UNDER ORDER NUMBER 13-04-121.

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 October 6, 2014, 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 - Traditional and New Urbanism Lots

a. This Planned Residential Development (P.R.D.) Overlay District shall authorize the maximum development of thirty-eight (38) detached single family dwellings, with common ground, public space, and all permitted accessory structures normally found in conjunction with the principal uses. A community swimming pool may be allowed with this Planned Residential Development Overlay District as well.

2. LOT SIZES, DEPTHS, AND BUILDING REQUIREMENTS - Traditional and New Urbanism Lots

a. Each detached dwelling unit shall be located on an individual lot of record that is a minimum of 4,200 square feet or greater in size. However, no lot situated on the Meadows of Cherry Hills Subdivision shall be less than 2,800 square feet in size. The minimum width of any lot within this P.R.D. Overlay District shall be fifty-five (55) feet in distance, except for those properties located within a cul-de-sac, which shall be as approved by the Planning and Zoning Commission on the Site Development Plan. This width shall be measured at the lot's front building line.

b. All detached single family dwellings shall have a minimum finish floor elevation of their front porch of six (6) feet above the adjacent finished grade. The size, depth, and extent of front porches, if provided, but not required on any dwelling units, shall be acted upon by the Architectural Review Board, in conjunction with the master plans and drawings for this project. No building facade shall show more than four (4) corners to the frontage line or as approved by the Architectural Review Board on the required elevations, except these units to be constructed on the traditional lots, which are exempt from this requirement.

c. No building and/or structure shall be more than two (2) stories above final grade, as measured from the front building line on any individual lot.

d. Direct residential drive access shall be allowed for up to twenty-three (23) of the single family detached units within this development from its internal street, bicycle-garage-drive or on-site driveway. On-site driveways shall be constructed on the east side of the garage area, if provided, which parallels the lot's frontage line. For these twenty-three (23) lots, the garage door must be carriage type, including 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.

e. The New Urbanism lots that are part of this Planned Residential Development Overlay District boundary shall be accessed by service lanes (alleys) that comply in their construction with the Street Specifications of the Town Center Plan. These service drives shall provide access to rear loaded garages that must be provided, as part of any single-family detached dwelling, for a minimum of fifteen (15) of the allowable thirty-eight (38) lots.

f. The first story, interior clear height for all single family dwellings shall be not less than eight (8) feet for dwelling units planned on the traditional lot, while also (9) feet for those dwelling units planned on the New Urbanism lots.

g. Detached single family dwelling units, which face the frontage line, but also with the side of the building placed along another right-of-way, shall be designed to incorporate the elements of the front facade along that portion of the structure. The placement and design of these units shall be approved by the Planning and Zoning Commission on the Site Development Plan and the elevations of these units by the Architectural Review Board. If brick is the primary material on any dwelling unit, the side of it that faces the adjoining street must include, as a minimum, a twenty-four (24) inch return of that material on that side elevation.

h. The proposed architectural design, character, and style of all buildings and dwelling units shall adhere to the City of Wildwood's Town Center Architectural Guidelines, Neighborhood Design Standards, and any other applicable requirements of the Town Center Plan, excepting no vinyl siding shall be allowed on any dwelling unit within the boundaries of this Planned Residential Development Overlay District (PRD). All materials used on any facade of a residential unit shall be fiber cement siding and brick. Backer, wood, stone, and other brick architectural type shingle selections shall be restricted on all residential units to a minimum three (3) inch type standard, with all penetrations, i.e., vents, stacks, etc. to be painted to match the shingle's color. Approval of the required design shall be by the Architectural Review Board. Minimally, all buildings shall maintain a consistent theme throughout the boundaries of this Planned Residential Development Overlay District in terms of material, color, and style.

3. PLAN SUBMITTAL REQUIREMENTS

Within twelve (12) months of the P.R.D. Overlay District 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, time intervals may be extended once by the Planning and Zoning Commission in accord with requirements of Section 420.060 of the City of Wildwood Zoning Ordinance. Said Site Development Plan shall include, but not be limited to, the following information:

- a. A boundary 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. A typical lot diagram, 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, paved walkways, 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 conditions at vertical intervals of not more than two (2) feet.
h. General location of utility sewer facilities.
i. Parking and density calculations.
j. Conceptual location and size of common ground areas.
k. A typical section of the proposed road 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 410 and accompanying Tree Manual.
m. An inventory of the present type 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 required on a preliminary plat in accord with Section 420.060 of the City of Wildwood Subdivision and Development Regulations.

4. SITE DEVELOPMENT PLAN DESIGN CRITERIA

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

Build-To Lines - Residential - Traditional and New Urbanism Lots

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:

- Traditional Lots -
a. Twenty (20) feet from any right-of-way line.
b. Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
c. Fifteen (15) feet from any rear yard property line.
New Urbanism Lots -
d. Fifteen (15) feet from any right-of-way line.
e. Five (5) feet for any side yard property line and ten (10) feet for side yard areas that abut the perimeter of the Planned Residential Development Overlay District.
f. Twenty (20) feet from any rear yard property line.

Miscellaneous Setbacks - Traditional and New Urbanism Lots

- a. A minimum twenty (20) foot wide landscape easement strip shall be provided along the southern boundary line of the subject parcel of ground. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Planting Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.
b. A minimum fifteen (15) foot wide landscape easement strip shall be provided along either side of Cherry Hills Meadows Drive from Manchester Road to the southern edge of the boundary of this Planned Residential Development Overlay District. Within this easement strip, the developer shall be required to install landscaping consistent with the requirements of City of Wildwood's Tree Manual and Sustainable Planting Guide. The design of this landscaping shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Landscape Plan/Site Development Plan submittal. A registered Landscape Architect shall sign and seal this plan.
c. No traditional or New Urbanism lot shall be authorized on the east side of Cherry Hills Meadows Drive, south of proposed Street "C," as shown on the Preliminary Development Plan provided by the developer, which is dated August 28, 2014.
d. No land disturbance activity shall be authorized within twenty-five (25) feet of the existing creek that parallels Manchester Road and trends through the site in a west/east direction, excepting those required utility connections, which will be reviewed and acted upon by the Planning and Zoning Commission on the Site Development Plan.

Parking Setbacks - All Residential Lots

f. All parking stalls or loading spaces, excluding points of ingress or egress for the detached dwelling units, shall be located behind the front building line of each lot, excepting the twenty-three (23) New Urbanism lots, which said units may be accessed by service lanes (alleys). Driveways within parking spaces, specifically between the side of the public right-of-way and the front building line, shall be as approved by the Planning and Zoning Commission on the Site Development Plan, but be minimized in their respective distances to the street's extent possible.

Access and Roadway Improvements

g. Dedicate the required amount of right-of-way and/or easements along this property's Manchester Road frontage to the City of Wildwood for public roadway purposes. Improvements to Manchester Road shall conform to the requirements of the City of Wildwood's Street Specifications of the Town Center Plan, as directed and approved by the State of Missouri and the City of Wildwood's Department of Public Works. All streetscape requirements (street

trees, lights, signs, waste receptacles, benches, and other items consisting of approved materials) shall be installed by the developer, as specified by the City of Wildwood's Town Center Plan within the right-of-way of Manchester Road and directed by the Department of Public Works.

h. Access to Cherry Hills Meadows Drive shall be authorized for no more than two (2) residential street intersections, as directed and approved by the Department of Public Works and in compliance to the Street Specifications of the Town Center Plan. No direct residential access shall be allowed to Cherry Hills Meadows Drive. A parking restriction shall be imposed on Cherry Hills Meadows Drive, with the developer responsible for the purchase and installation of said signage in this regard.

i. Establish a minimum forty (40) foot wide public right-of-way for the construction of a twenty-six (26) foot wide asphalt pavement area (including concrete rolled curbs and gutters) and five (5) foot sidewalks on both sides of this internal roadway, which adhere to the Town Center Plan's Street Specifications and the Streetscape Design Requirements, as directed by the Department of Public Works and approved by the Planning and Zoning Commission on the Site Development Plan. Along with this dedication of forty (40) feet of right-of-way, the developer shall provide a five (5) foot wide roadway, maintenance, landscaping, sewer, sidewalk, and utility easement along both sides of this public dedication area.

j. Dedicate/establish land area, a minimum of twenty-two (22) feet in total width, and construct within said dedication or easement for service and access to the fifteen (15) New Urbanism lots private asphalt service lanes (alleys), which comply with the Town Center Plan's Street Specifications and Streetscape Requirements. All streetscape requirements shall be required, as specified by the City of Wildwood's Town Center Plan for this type of dedication/easement area (within the boundaries of this development site) and be approved by the Department of Public Works.

k. Any planned traffic island/cul-de-sac shall be designed and constructed by the developer of this residential subdivision in accordance with City of Wildwood standards, and as directed by the Department of Public Works. The Planning and Zoning Commission, on the Site Development Plan, shall approve the final design of any traffic calming improvements.

Miscellaneous Roadway Requirements

- 1. 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.
m. If required sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including connection to vertical alignment and other traffic improvements, may be required to provide the required sight distance as directed by the Department of Public Works.
n. Construction access shall be from Manchester Road to Cherry Hills Meadows Drive during the development of this site, not any residential street south of the boundary of this Planned Residential Development Overlay District.
o. Sidewalks shall be required on all public streets and provide for a continuous and logical layout of this pedestrian network. Design and construction requirements for all sidewalks within the entire development shall be as established in the Street Specifications and Streetscape Elements of the Town Center Plan. Approval of their location, design, and material shall be by the Planning and Zoning Commission, as part of the Site Development Plan review process.
p. The developer is advised that utility companies will require compensation for relocation of their utility facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's Traffic Generation Assessment contributions. 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 roadway improvements.

q. All internal streets, access drives, or lanes, whether public or private, shall comply with the Streetscape Requirements of the Town Center Plan in terms of improvements, such as drive lane widths, sidewalks, stormwater drainage facilities, garden walls, street trees and lights, and pedestrian furniture. If certain streets, drives, or lanes are to be private, an easement shall be provided to the City granting public use of them for pedestrian and vehicular purposes. These easements shall be granted at the time of the Record Plat approval by the City Council.

Parking Requirements - Residential

r. Parking spaces shall be provided as required by the Town Center Plan's Neighborhood Design Standards and Section 415.340 Off-Street Parking and Loading Requirements of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District. The developer shall be responsible to provide additional parking spaces in the New Urbanism portion of the project. The total number of additional spaces shall be as determined on the Site Development Plan by the Planning and Zoning Commission.

Landscape Requirements - Specific

- s. Landscaping shall adhere to all requirements of Ordinance 410 and its accompanying Tree Manual, including the submittal of a Tree Preservation Plan in conjunction with the Site Development Plan.
t. All streets, roads, and 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.
u. The areas of existing vegetation within the P.R.D. Overlay District 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 410. 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 interior tree canopy shall be preserved in accordance with the requirements of City of Wildwood's Ordinance 410 Tree Preservation and Restoration Code.
v. Landscaping with the defined common ground areas shall comply with Ordinance 410 Tree Preservation and Restoration Code requirements and accompanying Tree Manual. The planting pattern shall be approved by the Planning and Zoning Commission on the Site Development Plan. Amenities, such as benches, lights, and walking paths shall be installed in the open space area of the residential development by the developer of these thirty-eight (38) dwelling units.
w. A Landscape Architect shall sign and submit all plans for review and approval for this development.

Signs - Residential

x. Signs for this P.R.D. Overlay District shall be erected in accordance with the Town Center Plan Architectural Guidelines and Section 415.410 Sign Regulations of the City of Wildwood Zoning Ordinance for the R-4 7,500 square foot Residence District.

y. 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

z. 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. Illumination levels for all lighting shall comply with the provisions of the City of Wildwood's Zoning Code, Section 415.450 "Outdoor Lighting Requirements." A Lighting Study shall be submitted in conjunction with the Site Development Plan indicating compliance to these requirements. The Planning and Zoning Commission shall approve the location, design, and appearance of all light standards and fixtures as part of the Site Development Plan review process.

Miscellaneous Conditions

- aa. The design, color, material, and location of all garden and screen walls or fences, if planned or required, shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission and the Architectural Review Board.
bb. Improvements associated with public infrastructure, such as roadways, sidewalks, and access points, shall comply with general design principles that will provide for safe and efficient movement of traffic in and around these sites and improve overall circulation in the area. These improvements shall be reviewed and approved by the Department of Public Works.
cc. 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.
dd. 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 design, color, material, and location of all walls shall be consistent with the requirements of the Town Center Plan's Architectural Guidelines and be shown on the Site Development Plan for review and action by the Planning and Zoning Commission.
ee. 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. All utilities installed to serve this site shall be placed underground, including any existing overhead lines located on the subject property.

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 Code. This assessment must be paid in full at the time of the first Zoning Authorization for any building or structure or when the individual business of building permits for the authorized lots are approved. This contribution shall not exceed the amount established by multiplying the number of parking spaces provided by the following rate:

Table with 2 columns: Type of Development, Required Contribution. Single Family Dwelling (detached) \$1,055.10/Parking Space. (Parking space is defined by Section 415.280 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, 2015, shall be adjusted for that date up 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:

ISSUE REMARKS/DATE table with 3 columns: Issue, Remark, Date. Includes dates 11-15-2014, 01-20-2015, 02-10-2015.

McBride Town Center, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph: 636-537-2000
Fax: 636-537-2546
www.mcbridehomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Barnhartner Road
St. Louis, Missouri 63129
Ph: 314-467-0440 Fax: 314-467-8944
www.sterling-eng-ar.com
Corporate Certificate of Authority #011948

The Manors at
The Meadows at Cherry Hills
Wildwood, Missouri
ORDINANCE

Michael G. Boerding
Michael G. Boerding
License No. MO E-28643
Civil Engineer

Date: 01-20-2015
Job Number: 13-04-121
Date: Feb. 10, 2015
Designed: MF Sheet
Drawn: SL 7.1
Checked: SDP

Drawing name: V:\1304121\White Tract 6.65 Acres\Drawings\Engineering\Site Development\PlanM12\121010.dwg Plotter on: Feb 11, 2016 - 7:28am Plotted by: jkuehnhans

Stormwater Improvements

- 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. Retention/detention of differential runoff of stormwater shall be required. Stormwater management shall be provided in permanent retention/detention facilities, such as ponds or other acceptable alternatives.
4. All proposed retention/detention facilities and related stormwater improvements shall be located in a common ground area and insure perpetual maintenance to the Homeowners Association to be created at the time of platting of this development.
5. The developer of this site shall be solely responsible to provide the necessary mechanisms, as part of the Site Development Plan/Improvement Plan process, to implement "best management practices" for stormwater management and the construction of related facilities.
6. The developer shall provide adequate detention and/or hydrologic calculations for review and approval of all stormwater that will encroach on City of Wildwood rights-of-way.
7. A bond or letter of credit will be required by the City of Wildwood to cover any downstream damage to abutting or adjacent properties, common ground areas, or drainageways caused by the developers' use of this subject site.

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, landslides, and/or creep.
7. RECORDING
Within ninety (90) 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.

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 Natural Resources, the Metro West Fire Protection District, 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.

Roadway Improvements

- c. Improvements to Manchester Road must be completed prior to the issuance of building permits in excess of fifty (50) percent of the units. Any delays in utility company relocation and adjustments will not constitute a cause to allow occupancy prior to completion of roadway improvements.

Land Subdivision

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

Indentures

- e. 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 415.470 and 415.510 of the City of Wildwood Zoning Code.

Escrow Requirements

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

Improvement Plans

- g. 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.

Sanitary Sewage System

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

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. Overlay District 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. 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.
f. 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.
g. 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.
h. 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 otherwise.

This zoning approval is conditioned on compliance with the Zoning Code, Subdivision Code, and all applicable laws of the City. Such additional regulations are supplemental to the requirements herein and no modification of any applicable regulations shall result from this Planned Residential Development Overlay District ordinance, except where this ordinance has expressly modified such regulations by reference to the applicable provision authorizing such modification.

PUBLIC SPACE REQUIREMENTS

- i. Developer shall construct improved public space in conformance with or otherwise satisfying the requirements of the City's Public Space Ordinance, Chapter 415.260 and 415.270 of the City of Wildwood's Zoning Ordinance. The City Council accepts the findings of the Public Space Study adopted therein and determines the compliance with the Public Space Ordinance provisions will address the impact of this specific development on public space needs in a manner and amount that is equal to least than its amount that is roughly proportional to the actual or anticipated impact. The installation of required public space improvements shall be as required by the applicable ordinances, but shall be completed prior to issuance of any occupancy (temporary or final) permit for the authorized by this ordinance. This restriction does not apply to allowable display units that are authorized on a Display Plat. Unless otherwise approved pursuant to the procedures set forth in the Public Space Ordinance, the public space attributable to this development, based upon the number of authorized dwelling units at a rate of 1,742.4 square feet per new single family dwelling.
j. In addition to any improvements set forth in the Public Space Requirements of the City's Zoning Ordinance for this project, the developer shall provide, as a minimum, a twenty (20) foot wide trail easement to the City of Wildwood from Cherry Hills Meadows Drive to the eastern boundary of the Planned Residential Development Overlay District. Within this twenty (20) foot wide easement area, a multiple-use trail shall be constructed at a ten (10) foot width for its entire length, which complies with City of Wildwood standards. The location of this easement area shall be reviewed and acted upon by the Planning and Zoning Commission, as part of the Site Development Plan process.

This Bill was passed and approved this 10 day of November, 2014, 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: [Signature] The Honorable Timothy Wroethner, Mayor

ATTEST: Lynn Greene-Beldner, Deputy City Administrator/City Clerk

This plan was approved by the City of Wildwood's Planning and Zoning Commission in accordance with the provisions of Section _____ of the Zoning Code. This plan shall be developed under the conditions herein prescribed by Ordinance _____ which was approved by the City Council of the City of Wildwood, Missouri on _____

Joe Vujnich, Director of Planning

I, Lynne Greene-Beldner, City Clerk of the City of Wildwood, St. Louis County, Missouri do hereby certify the Site Development Plan submitted for this residential development is required under Ordinance _____ which was approved by the City Council on _____. Said ordinance of the same appears on record in my office as testimony whereof, I hereunto now set my hand and affix the official seal of the City of Wildwood, Missouri, St. Louis County on this _____ day of _____, 2014.

Lynne Greene-Beldner, City Clerk

Owner's Script:

In connection with a change in zoning for the following described property from _____ to _____ (Prior zoning) (Present zoning)

ADJUSTED PARCEL A

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL A OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE, ALSO BEING ON THE EAST LINE OF THE COMMON GROUND OF OAK PARK PLAT ONE AT THE VILLAGES OF CHERRY HILLS AS RECORDED IN PLAT BOOK 280 PAGE 47 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID COMMON GROUND AND ITS PROLONGATION, NORTH 01°03'11" EAST, 440.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 639.37 FEET; THENCE SOUTH 17°35'21" EAST, 11.00 FEET TO THE WEST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 30.23 FEET; SOUTH 20°58'45" EAST, 100.64 FEET; SOUTH 22°34'13" EAST, 180.07 FEET; SOUTH 20°58'43" EAST, 201.33 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND AN ARC LENGTH OF 87.89 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID MEADOWS AT CHERRY HILLS; THENCE ALONG THE NORTH LINE OF LOTS 1 THOUGH 10 OF SAID MEADOWS AT CHERRY HILLS, SOUTH 83°24'53" WEST, 837.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.6 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY, UNDER ORDER NUMBER 13-04-121.

ADJUSTED PARCEL C

A TRACT OF LAND BEING ALL OF ADJUSTED PARCEL C OF BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 322 PAGES 42 AND 43 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED WITHIN SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MANCHESTER (VARIABLE WIDTH) ROAD AND THE EAST LINE OF ABOVE SAID SECTION 1; THENCE ALONG THE EAST LINE OF SAID SECTION 1, SOUTH 01°13'14" WEST, 593.82 FEET TO THE NORTHEAST CORNER OF THE COMMON GROUND OF MEADOWS AT CHERRY HILLS AS RECORDED IN PLAT BOOK 327 PAGE 97 OF THE ABOVE MENTIONED RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID COMMON GROUND, NORTH 89°34'50" WEST, 137.57 FEET TO THE NORTHWEST CORNER OF SAID COMMON GROUND, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS (VARIABLE WIDTH) DRIVE; THENCE ALONG THE SAID EAST RIGHT OF WAY LINE OF CHERRY HILLS MEADOWS DRIVE THE FOLLOWING COURSES, DISTANCES AND CURVES: ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND AN ARC LENGTH OF 22.61 FEET; THENCE NORTH 20°58'43" WEST, 201.33 FEET; NORTH 19°23'17" WEST, 180.07 FEET; NORTH 20°58'45" WEST, 94.71 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.60 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF SAID MANCHESTER ROAD; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 72°24'39" EAST, 299.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0 ACRES, ACCORDING TO RECORD INFORMATION AND SUBJECT TO A FUTURE PROPERTY BOUNDARY SURVEY, UNDER ORDER NUMBER 13-04-121.

(name of owner), the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop said property under the provisions of Section _____ (applicable subsection) of the City's Zoning Code and the _____ (present zoning), do hereby agree, declare, and covenant that from the date of recording of this plan, the property shall be developed only as shown herein. This covenant shall run with the land, and shall be enforceable pursuant to Sections 67.670 through 67.900 R.S. Mo. by the City of Wildwood or its successor as a plan of development adopted by the City of Wildwood's Planning and Zoning Commission to promote orderly development. This plan may be amended or supersede by the Planning and Zoning Commission or modified by the Department of Planning or voided by order of the City of Wildwood's City Council, each as more particularly authorized by the City of Wildwood's Zoning Code now and hereafter in effect.

Signature: _____ (Name Typed)

State of Missouri)
County of St. Louis) SS

On this _____ day of _____, 2014, before me personally appeared _____ to me personally known, who being by me duly sworn, did say that he is a Member of MCBRIDE TOWN CENTER, LLC, a limited liability company of the State of Missouri, and that said instrument was signed and sealed in behalf of said limited liability company by authority of its operating agreement and said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal, the day and year my Commission expires.

Notary Public

REMARKS/DATE table with columns for date and remarks.

McBride Town Center, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. 636-537-2000
Ph. 636-537-2546
www.mcbriدهomes.com

THE STERLING CO.
ENGINEERS & SURVEYORS
9095 New Baumgartner Road
St. Louis, Missouri 63120
Ph 314-487-0440 Fax 314-487-9944
www.sterling-eng-survey.com
Corporate Certificate of Authority #0010348

The Manors at
The Meadows at Cherry Hills
Wildwood, Missouri
ORDINANCE



Date: 01-30-2015
MICHAEL G. BOERDING
License No. MO E-28643
Civil Engineer

Job Number: 13-04-121
Date: Feb. 10, 2015
Designed: MF Sheet
Drawn: SL 7.2
Checked: SDP

James Hardie® ColorPlus® Palette

NORTH
Effective: November 2012



* US Markets: Midwest, Northeast and Mid Atlantic
* Canada Markets: Ontario, Quebec

The following James Hardie® Siding products are available in these ColorPlus® Colors: HardiePlank® Lap Siding, HardiePanel® Vertical Siding, HardieShingle® Siding, HardieTrim® Batten Boards and Artisan® Lap Siding.



The following James Hardie® Products are available in these ColorPlus® Colors: HardieTrim® Boards, HardieSoffit® Panels and Artisan® Accent Trim.



Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change.

James Hardie® ColorPlus® Technology Siding Products

artisan
JamesHardie

ARTISAN® LAP SIDING
Not currently available in Canada

Thickness: 5/8"
Length: 12' planks

Smooth
Widths: 5.25" (4" exp.),
7.25" (6" exp.),
8.25" (7" exp.)



Smooth in Mountain Sage

HardiePlank®

HARDIEPLANK® LAP SIDING

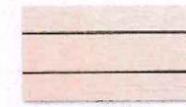
Thickness: 5/16"
Length: 12' planks

Select CedarMill®
Widths: 5.25" (4" exp.),**
6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)

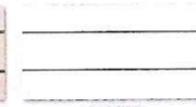
Smooth
Widths: 5.25" (4" exp.),**
6.25" (5" exp.),
7.25" (6" exp.),
8.25" (7" exp.)

Beaded CedarMill®
Width: 8.25" (7" exp.)

Beaded Smooth
Width: 8.25" (7" exp.)



Cobble Stone



Arctic White



Sandstone Beige



Autumn Tan

HardiePanel®

HARDIEPANEL® VERTICAL SIDING

Thickness: 5/16"

Sierra 8
Sizes: 4' x 8' and 4' x 10'

Stucco
Sizes: 4' x 8' and 4' x 10'

CedarMill®
Sizes: 4' x 8' and 4' x 10'

Smooth
Sizes: 4' x 8' and 4' x 10'



Boothbay Blue



Autumn Tan



Woodstock Brown



Countrylane Red

HardieShingle®

HARDIESHINGLE® SIDING

Thickness: 1/4"

Straight Edge Panel
Width: 48"
Height: 15.25" (7" exp.),
14" (5" exp.)**

Slaggered Edge Panel
Width: 48"
Height: 15.875" (6" exp.)

Individual Shingles
Sizes: 4.2", 5.5", 6.75", 7.25",
10" x 15.25" (7" exp.)**
3.5", 4.5", 5.5", 7",
8.75" x 14" (5" exp.)**



Khaki Brown



Monterey Taupe



Evening Blue

McBride and Son Homes Architecture, LLC
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Massachusetts Certificate of Authority # 0000000000

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CHERRY HILLS

MCBRIDE & SON HOMES
A Company Owned by its Employees®

MCBRIDE & SON ARCHITECTURE, LLC
1600 Bunting Ridge Road, Suite 300
Cherry Hills, CO 80017
Phone: 303.440.1234
www.mcbridehomes.com

Berry L. Glantz, AIA, Architect
MOB #6712

COMPUTER DWG.

GLANTZ JOB NO.

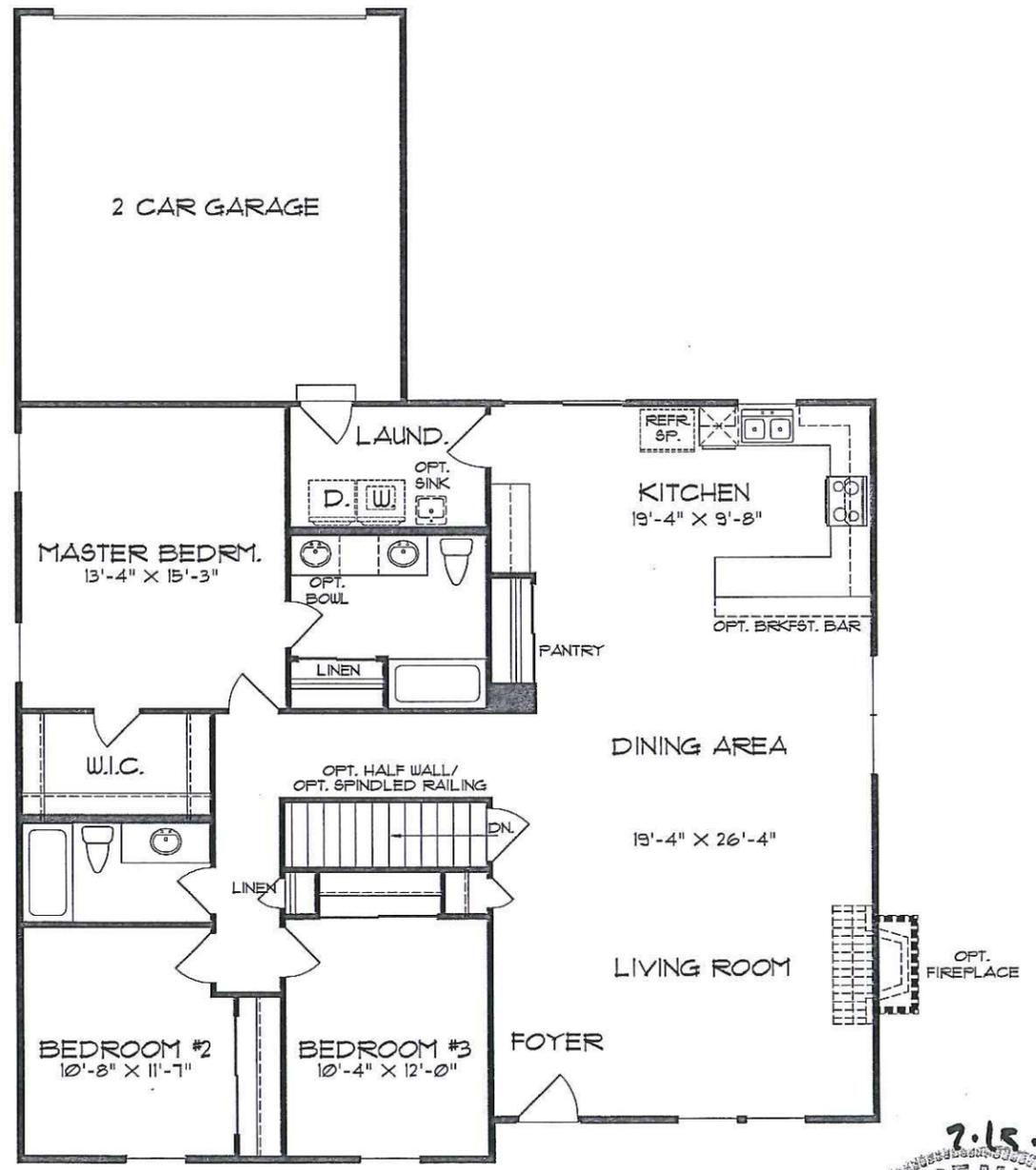
DATE

SHEET REV.

OF

McBride and Son Homes Architecture, LLC
 16 of 16 pages submitted by McBride & Son Architects, LLC (MSA)
 Missouri State Certificate of Authority #: A-2014-02828

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1ST FLOOR PLAN
 W/ ATTACHED GARAGE

PLAN 1

CHERRY HILLS

MCBRIDE & SON HOMES
 "A Company Owned by its Employees"

MCBRIDE & SON ARCHITECTURE, LLC
 16091 Selkirk, Suite 300
 Chesterfield, MO 63073
 Phone (636) 537-2000
 www.mcbridehomes.com

Berry L. Glantz, AIA, Architect
 MO# A-5743

COMPUTER DWG.

JOB NO.

DATE

SHEET REV.

OF	



CITY OF WILDWOOD

AUG 02 2016

DEPT OF PLANNING & PARKS



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: Bordeaux Estates Plat II

Address/Location: 2617 - 2611 & 2605 East Ave

Applicant Contact Information: 314-222-7088 - linda.clark@manlindevelopmentgroup.com

Zoning District/Council Ward: _____

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.
- All of the above listed requirements shall be provided in an 11"x17" format, formatted to fit 11"x17", and bound into an 8.5" x 11" booklet 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.**

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 2nd of August, 2016.

Linda Paul
Applicant [signature]

Stuart Patterson
Licensed Architect [signature]

Linda Clark
Applicant [print]

STUART PATTERSON
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: _____ Initial By: Department of Planning Staff

Initial review is scheduled for: _____

Subsequent review is scheduled for: _____

Comments: _____

Final Approval by the ARB on: _____

Architectural Review Board Chair

STUART PATTERSON - ARCHITECT

PAUL TRENDLEY - CONSTRUCTION CONSULTANT

2568 RAYMOND DRIVE

ST. CHARLES, MO. 63301

TELEPHONE: 636-946-7216

July 27, 2016

To Whom It May Concern:

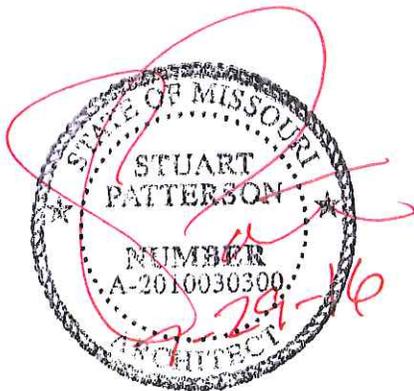
The proposed home is similar in style of architecture, scale, and mass to several of the new homes built in this area. Calculations were done to make sure the house was below the 30'-0" maximum average height based on the existing grades & the foot print of the proposed home.

If you have any other questions please let me know.

Thank you,

Stuart Patterson

Stuart Patterson - Architect



CITY OF WILDWOOD

AUG 02 2016

DEPT OF PLANNING & PARKS

**SITE CONDITION PHOTOS
ARCHITECTURAL REVIEW BOARD APPLICATION**

**Bordeaux Estates at Wildwood Plat Two
Wildwood, MO**

Prepared For:
MRM Manlin Development Group
7729 Clayton Rd
St. Louis, MO 63117
(314) 222-7088

Prepared By:
THD DESIGN GROUP
148 Chesterfield Industrial Blvd, Suite G
Chesterfield, MO 63005
(636) 294-2972

THD Project Number: 14-0782

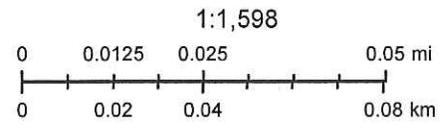
Date:
August 1, 2016

Bordeaux Estates Plat 2



August 1, 2016

- Parcel Selected
- Sales (Last 2 Years)



St. Louis County GIS Service Center



Location 1



Location 2



Location 3



Location 4



Location 5



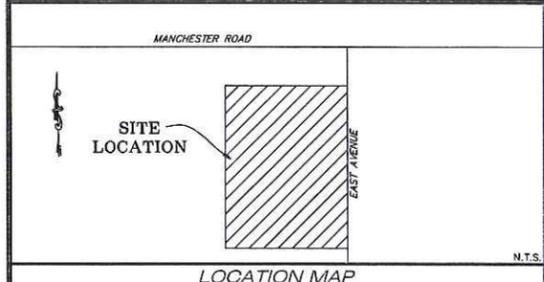
Location 6



Location 7



Location 8



DEVELOPMENT NOTES:

- Site Address: 2615 & 2617 East Avenue Wildwood, MO 63040
- Owner Information: Bordeaux Estates Development LLC 2629 East Avenue Wildwood, MO 63040
- Area of Tract: 1.03 Ac
- Present Zoning: R-3 10,000 square foot Residence District, with a Planned Residential Development Overlay District (PRD) approved by Ordinance No. 2188
- Dimensional Town Center Standards (Per Neighborhood Edge District requirements):
 Lot Width: Houses - 55' Minimum/100' Maximum
 Lot Depth: 80' Minimum/250' Maximum, w/ front driveway access
 Front Yard: Facades must be placed 10' to 35' from front line
 Front Yard Exception: Stoops, balconies, porches, and bay windows may encroach front setback between grade and a 10' clearance height
 Side Yard: Ten (10) to thirty (30) feet
 Rear Yard: Twenty-five (25) feet
 Elevation: Ground floor of buildings at the front facade shall be at least 1.5' above grade, except garages shall be at grade
 Site Specific Ordinance No. 2188 has been approved by the City Council on June 27, 2016.
- Proposed Dimensional Standards (Modified by Planned Residential Development):
 Front Yard: Twenty (20) feet
 Side Yard: Six (6) feet
 Rear Yard: Thirty (30) feet
- Parking Calculations:
 3 dwelling units x 2 spaces / dwelling unit = 6 Parking Spaces Required
 6 Parking Spaces have been provided
- Maximum allowed units per Planned Residential Development:
 44,008 s.f. / 10,000 s.f. = 4 dwelling units
- Minimum Public Space Required:
 4 Ac / 100 units x 3 units = 5,227.2 s.f.
- Public Space Provided:
 The adjacent Bordeaux Estates at Wildwood development provided Public Space in excess of the minimum required amount for said development. The excess Public Space listed below will satisfy the Public Space requirements for this development.
 Multi-use Trail: 5,144 s.f. / 4 = 1,286 s.f.
 Dry Retention Surface Area: 4,192 s.f. / 4 = 1,048 s.f.
 Private Common Ground: 148,978 s.f. / 2 = 74,489 s.f.
 Total Excess Public Space: 76,822 s.f.
- Property served by the following:
 Water: Missouri American Water Company
 Sewer: Metropolitan St. Louis Sewer District
 Telephone: AT&T
 Gas: Localeda Gas
 Electric: Ameren UE
 Metro West Fire Protection District
 St. Louis County Police Department - Wildwood Precinct
 Rockwood School District
 City Council Ward Eight
- According to the FIRM Flood Insurance Rate Map 29188C0235 H Dated August 2, 1995, this development is located in Zone X unshaded, Areas determined to be outside the 500-year floodplain.
- All proposed utilities shall be installed underground.
- All landscaping shall be installed per City Ordinance.
- All lighting shall be installed per City Ordinance. The developer will work with Ameren UE to provide the appropriate type and quantity of light standards required for this project.
- A SWPPP compliant with Federal, State, and local requirements will be prepared for management of stormwater runoff to prevent siltation and erosion leaving the site.
- Adequate stormwater systems in accordance with the standards of Metropolitan St. Louis Sewer District and the City of Wildwood will be provided.

Differential Runoff Calculations: 1.03 Ac x (2.39 cfs/ac - 1.70 cfs/ac) = 0.71 cfs
 Channel Protection Volume and Flood Detention will not be required at this time.
 Water Quality volume storage and filtration will be provided as required by MSD.
 All future development will cumulative including this project.

- All sidewalks will be constructed to City of Wildwood ADA standards.
- All grading shall be per City of Wildwood standards.
- Grading and drainage shall be per City of Wildwood and MSD standards.
- Finish grade slopes shall not exceed 3 (horizontal) : 1 (vertical), unless supported by a geotechnical report.
- Stormwater shall be discharged at an adequate natural discharge point. Sinks/holes are not adequate natural discharge points.

2615 & 2617 EAST AVENUE
 N/F
 KEITH M & JUDITH H GEGG
 19761/2890
 I.D. 24V510232
 ZONED: NU

17016 MANCHESTER ROAD
 N/F
 MIDWEST DIVERSIFIED, LLC
 13023/1097
 I.D. 24V510188
 ZONED: NU

17017 MANCHESTER ROAD
 N/F
 MCINTYRE WOODWORKING INC.
 10604/901
 I.D. 24V510452
 ZONED: NU

16970 MANCHESTER RD
 N/F
 CHERRY HILLS SQUARE INC
 8346/447
 I.D. 24V510694
 ZONED: C-8

2612 CENTER AVENUE
 N/F
 KEITH M & JUDITH H GEGG
 18632/2119
 I.D. 24V510089
 ZONED: NU

2612 EAST AVENUE
 N/F
 WALKER GERALD TRUST ETAL
 15504/3268
 I.D. 24V510441
 ZONED: C-8

2620 CENTER AVENUE
 N/F
 HELENE T & MARK J BEHREND
 16935/1916
 I.D. 24V510078
 ZONED: NU

2626 EAST AVENUE
 N/F
 BORDEAUX ESTATES DEVELOPMENT LLC
 19918/2154
 I.D. 24V510908
 ZONED: R-1A

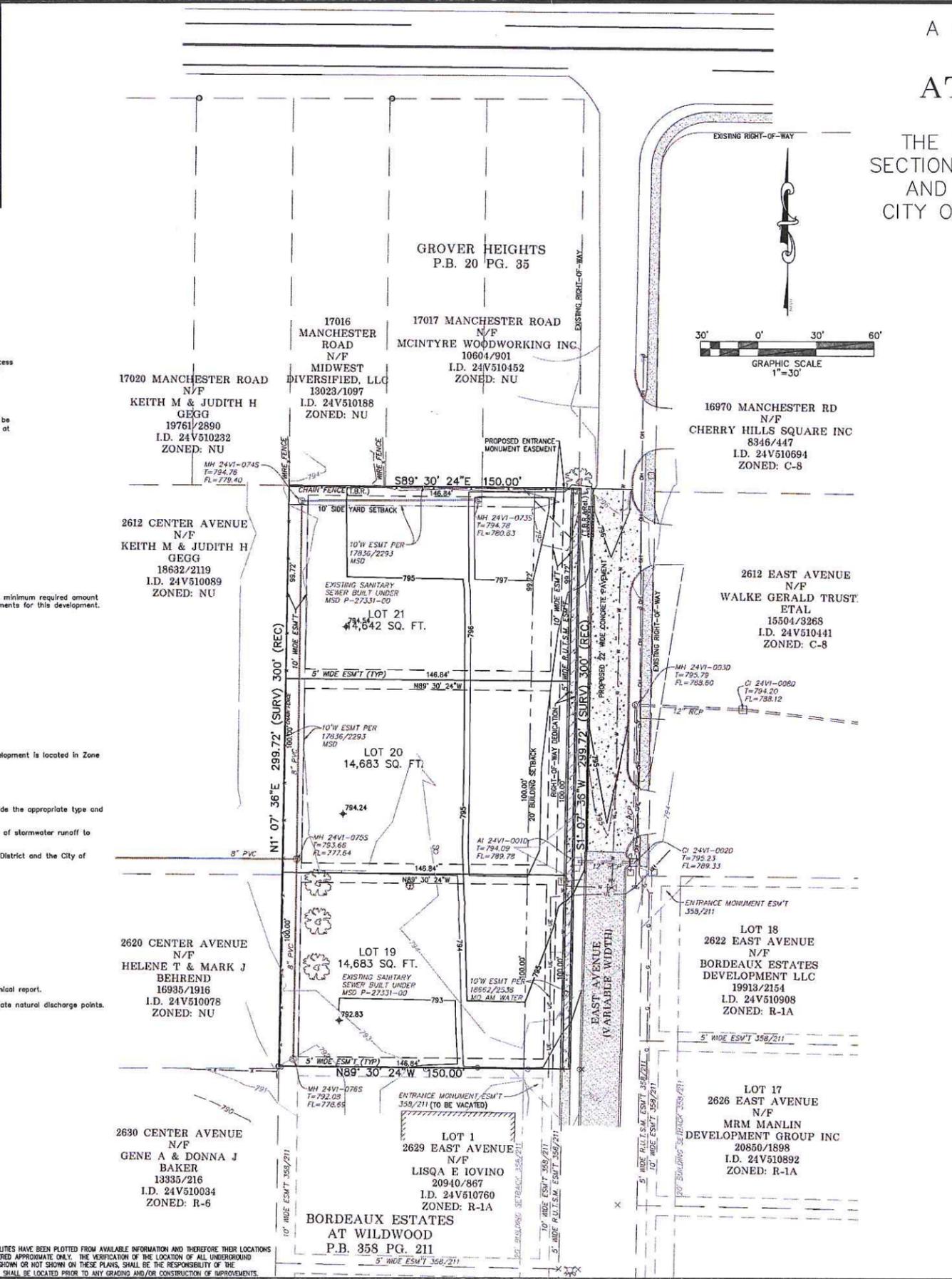
2626 EAST AVENUE
 N/F
 MRM MANLIN DEVELOPMENT GROUP INC
 20850/1898
 I.D. 24V510892
 ZONED: R-1A

2629 EAST AVENUE
 N/F
 LISQA E IOVINO
 20940/867
 I.D. 24V510760
 ZONED: R-1A

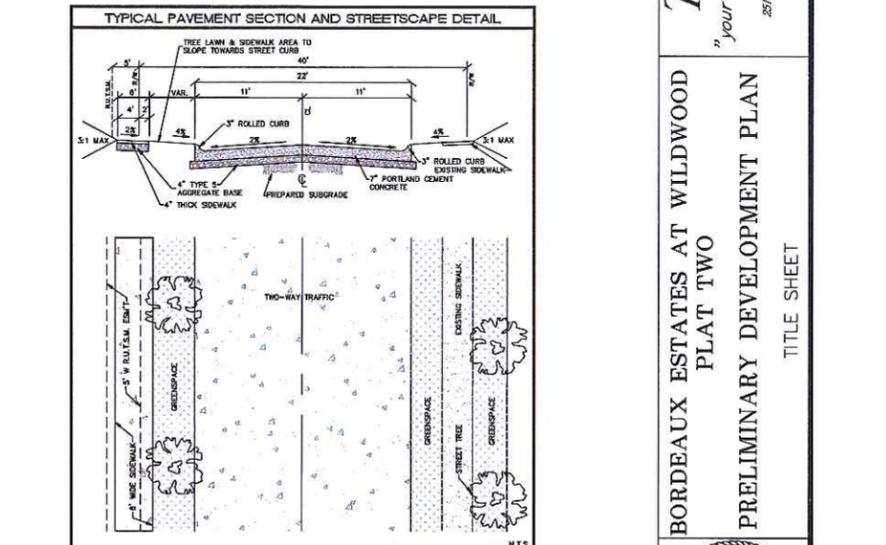
2630 CENTER AVENUE
 N/F
 GENE A & DONNA J BAKER
 13335/216
 I.D. 24V510034
 ZONED: R-6

Call BEFORE you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM, INC.

PREPARED FOR
 MRM MANLIN DEVELOPMENT GROUP INC
 7729 CLAYTON ROAD
 CLAYTON, MO 63117
 CONTACT: MIKE MANLIN



A PRELIMINARY DEVELOPMENT PLAN FOR
BORDEAUX ESTATES
 AT WILDWOOD PLAT TWO
 A TRACT OF LAND BEING PART OF
 THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
 SECTION 12, TOWNSHIP 44 NORTH, RANGE 3 EAST,
 AND AS RECORDED IN D.B. 19913 PG. 2154,
 CITY OF WILDWOOD, ST LOUIS COUNTY, MISSOURI



SYMBOL LEGEND

✕ FOUND CROSS	⊞ ELECTRIC BOX	⊞ CABLE TV BOX
○ IRON PIPE	⊞ ELECTRIC METER	⊞ LIGHT STANDARD
⊕ BENCHMARK	⊞ POWER POLE	⊞ CLEAN OUT
⊕ TEST HOLE	⊞ GUY WIRE	⊞ SANITARY MANHOLE (EXISTING)
⊞ TRAFFIC SIGNAL BOX	⊞ GAS METER	⊞ STORM SEWER MANHOLE (EXISTING)
⊞ PHONE BOX	⊞ GAS VALVE	⊞ STORM SEWER DRAIN (EXISTING)
⊞ UTILITY MANHOLE	⊞ WATER METER	⊞ GRATE INLET (EXISTING)
⊞ BOLLARD	⊞ WATER VALVE	⊞ AREA INLET (EXISTING)
⊞ MAILBOX	⊞ HYDRANT	⊞ GENERAL SURFACE DRAINAGE
⊞ SIGN	⊞ WATER SHUT OFF	⊞ EXISTING CONTOUR
⊞ POST	⊞ SPRINKLER HEAD	⊞ TREE LINE
⊞ EXISTING SHRUB	⊞ IRRIGATION VALVE BOX	⊞ SAN. SEWER (EXISTING)
⊞ EXISTING DECIDUOUS TREE	⊞ WELL	⊞ STORM DRAIN (EXISTING)
⊞ EXISTING EVERGREEN TREE		

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
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 261 CHESTERFIELD INDUSTRIAL BLVD, CHESTERFIELD, MO 63005
 TEL: 636-394-3312
 FAX: 636-394-3307
 WEB: THDDESIGNGROUP.COM

BORDEAUX ESTATES AT WILDWOOD
 PLAT TWO
 PRELIMINARY DEVELOPMENT PLAN
 TITLE SHEET

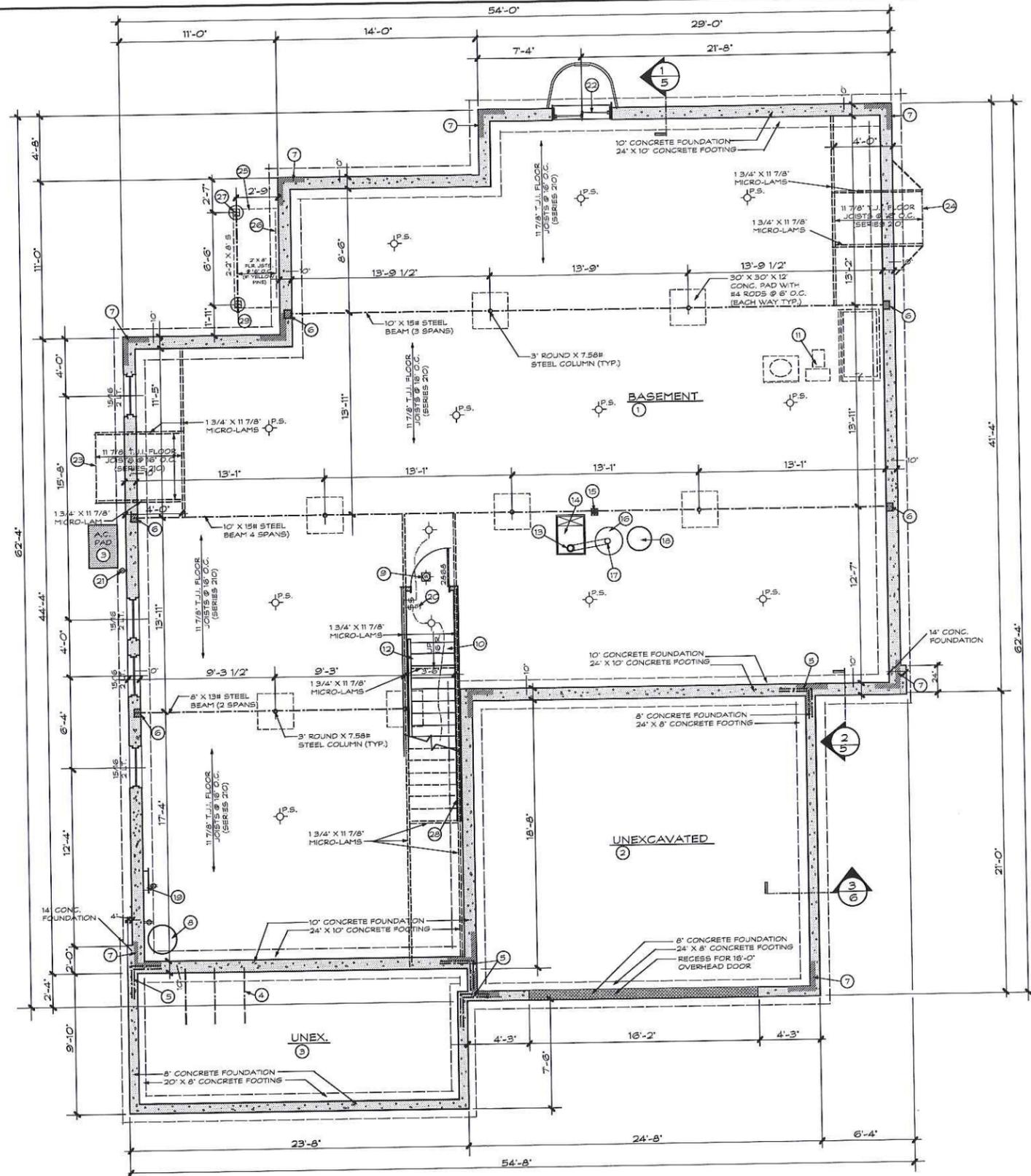
STATE OF MISSOURI
 ROBERT S. TIEMANN
 NUMBER FE-201600308
 PROFESSIONAL ENGINEER

Date: Aug. 01, 2016
 Robert Tiemann
 License No. FE-201600308
 CWS Engineer

PROJECT NUMBER: 14-0782
 DATE: 08/01/2016
 DRAWN BY: GJD

1 OF 1

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.



BASEMENT & FOUNDATION NOTES:

- ① 3 1/2" CONCRETE SLAB THRUOUT OVER 6 MIL. POLYETHYLENE OVER 4" CLEAN CRUSHED ROCK OVER COMPACTED FILL (SLOPE FLOOR TO DRAIN)
- ② 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER COMPACTED FILL
- ③ 4" CONCRETE SLAB OVER COMPACTED FILL
- ④ #4 REINFORCING RODS 48" X 48" BENT INTO PORCH SLAB @ 24" O.C. (TYPICAL ACROSS PORCH)
- ⑤ 2-#4 ROUND REINFORCING RODS 24" X 24" @ 12" O.C. PROPERLY LAPPED & TIED (TYPICAL AT ALL INTERSECTING CORNERS)
- ⑥ BEAM POCKET (GROUT WITH CEMENT) 4" MIN. BEARING
- ⑦ PLATE LINE
- ⑧ SUMP-PIT MIN. 24" ROUND X 24" DEEP WITH FITTED COVER WITH SINGLE 120V. ELECTRIC RECEPTACLE RATED FOR SUMP PUMP
- ⑨ COMBINATION CARBON MONOXIDE DETECTOR AND A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
- ⑩ YELLOW PINE STR. 2 TREADS WITH WOOD HANDRAIL (MIN. 36" TO 38" HIGH)
- ⑪ OPTIONAL ROUGH IN FULL BATH
- ⑫ CARPET ENTIRE TREAD
- ⑬ METAL CLASS 'B' FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP
- ⑭ GAS FORCED AIR FURNACE
- ⑮ FLOOR DRAIN
- ⑯ 50 GALLON GAS WATER HEATER
- ⑰ 4" METAL FLUE FOR WATER HEATER WITH CLEAN OUT AND U.L. APPROVED METAL CAP
- ⑱ EXPANSION TANK FOR WATER HEATER
- ⑲ 200 AMP. ELECTRIC SERVICE (EXACT LOCATION TO BE DETERMINED @ JOB SITE)
- ⑳ ILLUMINATED LIGHT SWITCH
- ㉑ 120 V. WEATHERPROOF ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER WITHIN 25 FEET OF THE CONDENSING UNIT
- ㉒ DOUBLE GLAZED 48" X 48" SLIDER WINDOW. BOTTOM OF WINDOW OPENING SHALL BE 44" MAX. ABOVE FINISHED FLOOR. PROVIDE 2-#5 REBARS AROUND WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING (W/ 1/8 GA. GALVANIZED EGRESS STEEL AREA WALLS IF REQ'D. BY GRADE) OR EQUAL. INSTALL PER MFGRS. SPECS. (SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)
- ㉓ OUTLINE OF CANTILEVERED FLOOR JOISTS FOR DIRECT VENT PRE-FAB REPLACE (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
- ㉔ OUTLINE OF CANTILEVERED FLOOR JOISTS FOR BAY WINDOW (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
- ㉕ OUTLINE OF LANDING
- ㉖ 2" X 8" LEDGER BOLTED TO BOND WITH 1/2" THROUGH STEEL DBL. GALV. CARRIAGE BOLTS AT 24" O.C. STAGGERED TOP & BOTTOM
- ㉗ 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE)
- ㉘ 2" X 4" FURRING WITH 3 1/2" (R-13) BATT INSULATION WITH 1/2" DRYWALL OVER
- ㉙ 6" SQUARE SMOOTH CEDAR POST

NOTE: CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

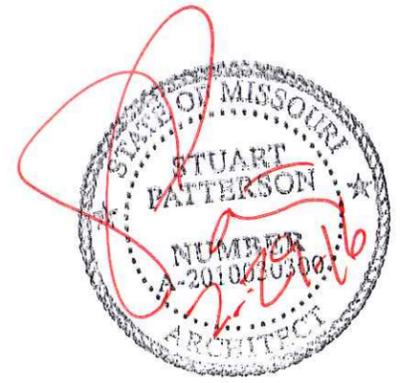
- 2009 INTERNATIONAL RESIDENTIAL CODE, I.R.C.
- 2008 NATIONAL ELECTRICAL CODE, N.E.C.
- 2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
- 2009 INTERNATIONAL PLUMBING CODE, I.P.C.

NOTE: -STEEL COLUMN PROTECTION & STRUCTURAL REQUIREMENTS
 a. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistance steel and steel treated with coatings to provide corrosion resistance.
 b. The columns shall be restrained to prevent lateral displacement at the bottom end, steel columns shall not be less than 3" diameter Schedule 40 pipe manufactured in accordance with ASTM A53 Grade B or approved equivalent.

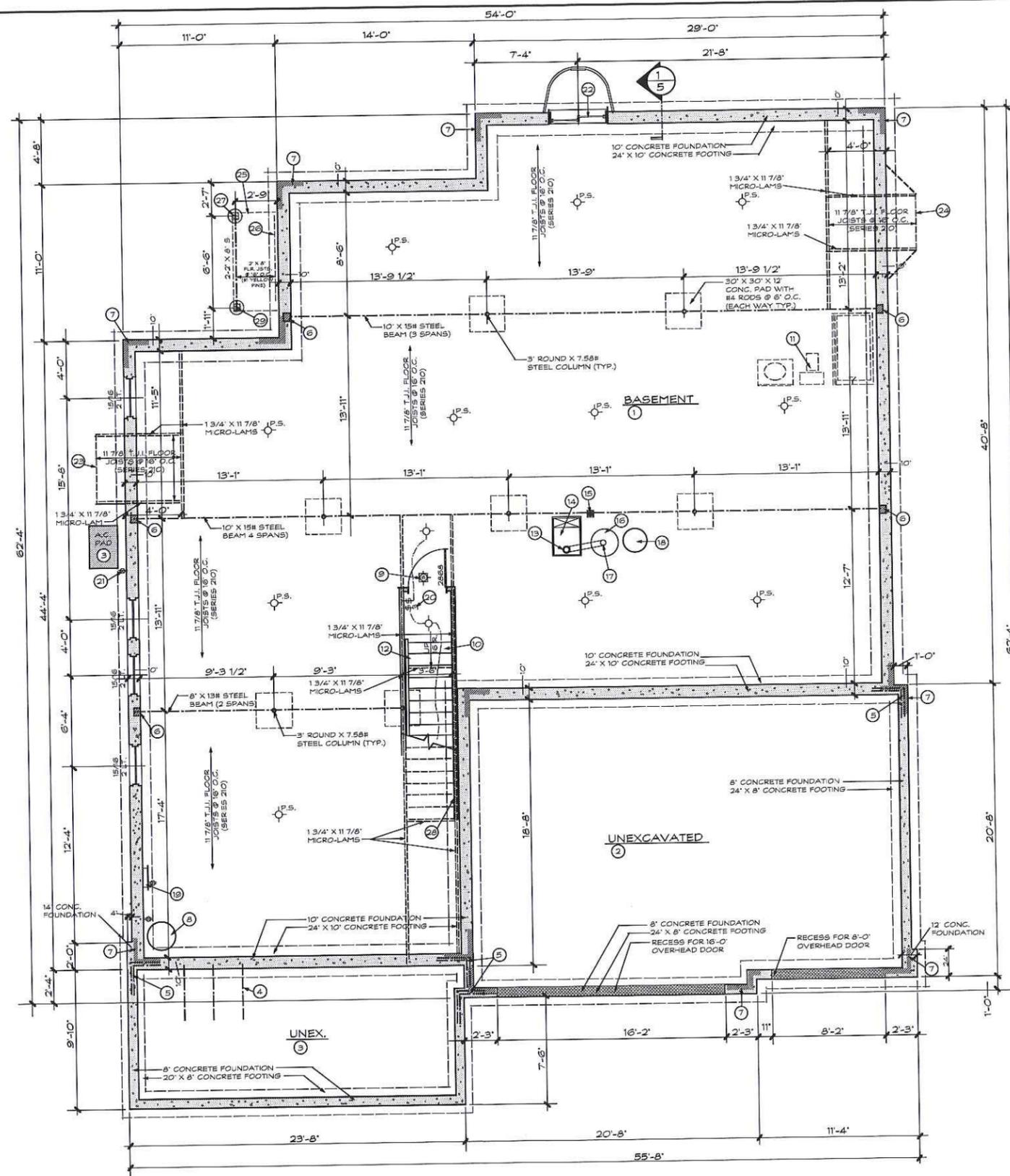
PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
"THE MALBEC"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
 ST. CHARLES, MO. 63301
 PHONE : 636-946-7216

SHEET NO.
1
 OF 8
 PLAN NO.
16-6680
 DATE: 5/20/2016



BASEMENT & FOUNDATION PLAN
 SCALE 1/4" = 1' - 0"



BASEMENT & FOUNDATION PLAN (OPTIONAL 3-CAR GARAGE)
 SCALE 1/4" = 1'-0"

BASEMENT & FOUNDATION NOTES:

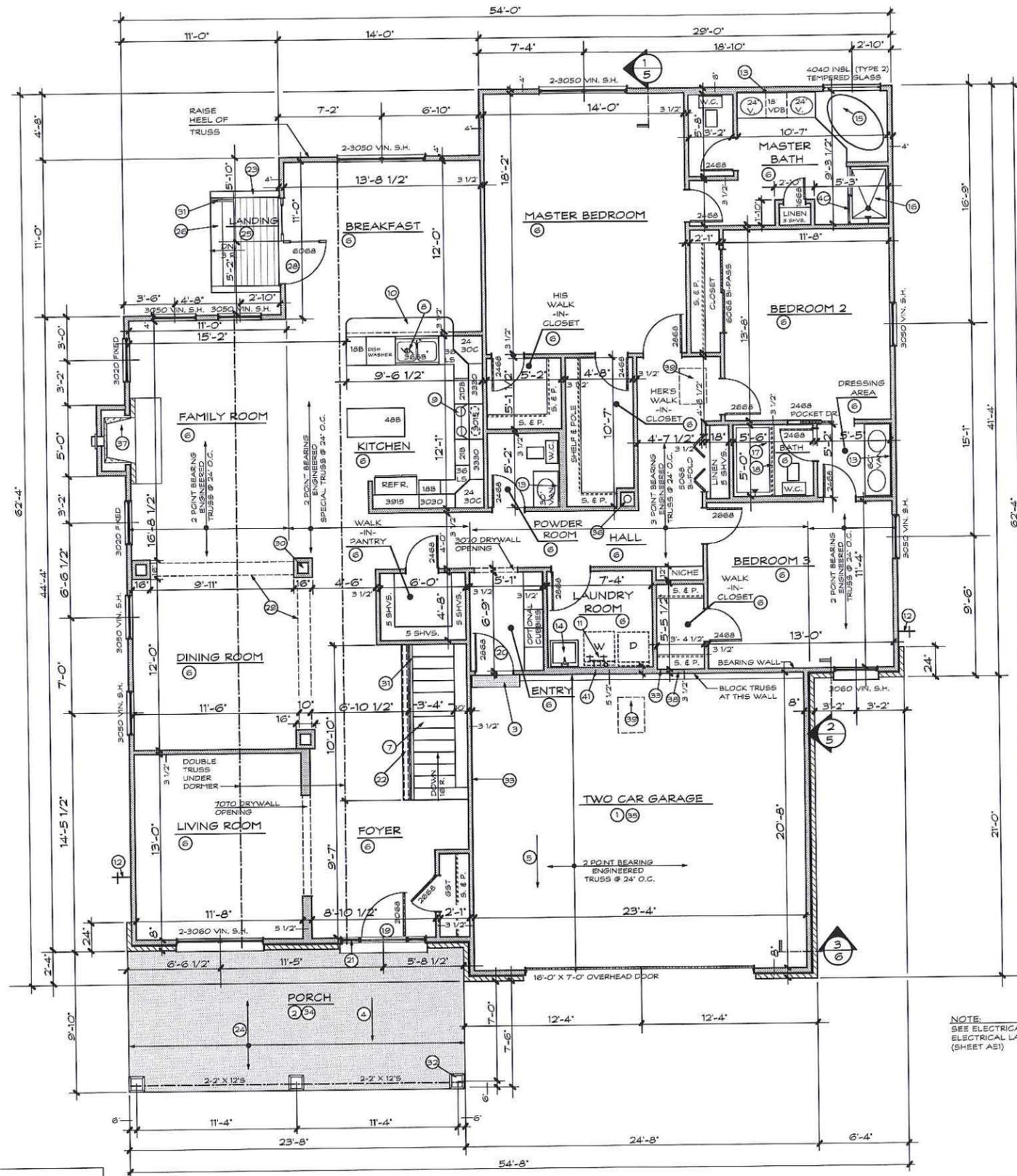
- 1 3 1/2" CONCRETE SLAB THROUGHOUT OVER 6 MIL. POLYETHYLENE OVER 4" CLEAN CRUSHED ROCK OVER COMPACTED FILL (SLOPE FLOOR TO DRAIN)
- 2 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER COMPACTED FILL
- 3 4" CONCRETE SLAB OVER COMPACTED FILL
- 4 #4 REINFORCING RODS 48" X 48" BENT INTO PORCH SLAB @ 24" O.C. (TYPICAL ACROSS PORCH)
- 5 2-#4 ROUND REINFORCING RODS 24" X 24" @ 12" O.C. PROPERLY LAPPED & TIED (TYPICAL AT ALL INTERSECTING CORNERS)
- 6 BEAM POCKET (GROUT WITH CEMENT) 4" MIN. BEARING
- 7 PLATE LINE
- 8 SUMP-PIT MIN. 24" ROUND X 24" DEEP WITH FITTED COVER WITH SINGLE 120V. ELECTRIC RECEPTACLE RATED FOR SUMP PUMP
- 9 COMBINATION CARBON MONOXIDE DETECTOR AND A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
- 10 YELLOW PINE STAR TREADS WITH WOOD HANDRAIL (MIN. 36" TO 38" HIGH)
- 11 OPTIONAL ROUGH IN FULL BATH
- 12 CARPET ENTIRE TREAD
- 13 METAL CLASS 'B' FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP
- 14 GAS FORCED AIR FURNACE
- 15 FLOOR DRAIN
- 16 50 GALLON GAS WATER HEATER
- 17 4" METAL FLUE FOR WATER HEATER WITH CLEAN OUT AND U.L. APPROVED METAL CAP
- 18 EXPANSION TANK FOR WATER HEATER
- 19 200 AMP. ELECTRIC SERVICE (EXACT LOCATION TO BE DETERMINED @ JOB SITE)
- 20 ILLUMINATED LIGHT SWITCH
- 21 120 V. WEATHERPROOF ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER WITHIN 25 FEET OF THE CONDENSING UNIT
- 22 DOUBLE GLAZED 48" X 48" SLIDER WINDOW. BOTTOM OF WINDOW OPENING SHALL BE 44" MAX. ABOVE FINISHED FLOOR. PROVIDE 2-#5 REBARS AROUND WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING (W/ 18 GA. GALVANIZED BRASS STEEL AREA WALLS IF REQ'D. BY GRADE) OR EQUAL. INSTALL PER MFGRS. SPECS. (SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)
- 23 OUTLINE OF CANTILEVERED FLOOR JOISTS FOR DIRECT VENT PRE-FAB FIREPLACE (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
- 24 OUTLINE OF CANTILEVERED FLOOR JOISTS FOR BAY WINDOW (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
- 25 OUTLINE OF LANDING
- 26 2" X 8" LEDGER BOLTED TO BOND WITH 1/2" THROUGH STEEL DBL. GALV. CARRIAGE BOLTS AT 24" O.C. STAGGERED TOP & BOTTOM
- 27 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE)
- 28 2" X 4" FURRING WITH 3 1/2" (R-13) BATT INSULATION WITH 1/2" DRYWALL OVER
- 29 6" SQUARE SMOOTH CEDAR POST

NOTE:
 CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- 2009 INTERNATIONAL RESIDENTIAL CODE, I.R.C.
- 2008 NATIONAL ELECTRICAL CODE, N.E.C.
- 2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
- 2009 INTERNATIONAL PLUMBING CODE, I.P.C.

NOTE: -STEEL COLUMN PROTECTION & STRUCTURAL REQUIREMENTS
 a. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistance steel and steel treated with coatings to provide corrosion resistance.
 b. The columns shall be restrained to prevent lateral displacement at the bottom end. steel columns shall not be less than 3" diameter Schedule 40 pipe manufactured in accordance with ASTM A53 Grade B or approved equivalent.

PROPOSED RESIDENCE FOR:	
MRM MANLIN DEV. GROUP	
"THE MALBEC"	
STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 1A OF 8 PLAN NO. 16-6680
Drawn By: D.P. Checked By: P.T. & S.P. Copyright 2016	DATE: 5/20/2016



- FIRST FLOOR PLAN NOTES:**
- CONCRETE FLATWORK**
- ① 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER 6 MIL. POLYETHYLENE OVER COMPACTED FILL
 - ② 4" CONCRETE SLABS OVER COMPACTED FILL
 - ③ CONCRETE STEP OR WOOD STEPS
 - ④ SLOPE PORCH FLOOR 1/4" TO 12"
 - ⑤ SLOPE GARAGE FLOOR MIN. 1/8" PER 1'-0" TO GARAGE DOOR
- FINISHED FLOORS**
- ⑥ FLOOR COVERING TO BE DETERMINED
 - ⑦ CARPET ENTIRE TREAD
- KITCHEN & CABINETS CALL-OUTS**
- ⑧ DISPOSAL
 - ⑨ 30" ELECTRIC SLIDE IN COOK UNIT W/ COMBINATION HOOD & MICRO-WAVE ABOVE (MIN. 100 C.F.M. VENT HOOD TO EXTERIOR)
 - ⑩ CANTILEVERED COUNTER TOP 12" ON A 4" HIGH WALL
- BATHROOM & PLUMBING CALL-OUTS**
- ⑪ PROVIDE LAUNDRY 'SPACE SAVER' HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN (VENT DRYER TO EXTERIOR)
 - ⑫ NO FREEZE HOSE BIBB
 - ⑬ 1/4" PLATE MIRROR
 - ⑭ OPTIONAL LAUNDRY SINK
 - ⑮ 60" CULTURED MARBLE CORNER TUB WITH 8" HIGH CULTURED MARBLE WAINGSOT
 - ⑯ 34" X 48" 1 PIECE FIBERGLASS SHOWER
 - ⑰ 5'-0" 1 PIECE ACRYLIC FIBERGLASS SHOWER/ TUB COMBO
 - ⑱ CURTAIN ROD
- MILLWORK & SPECIAL CARPENTER WORK**
- ⑲ 3068 INSULATED STEEL DOOR
 - ⑳ 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
 - ㉑ 12' X 80" SIDELIGHTS WITH TYPE 2 TEMPERED INSULATED GLASS
 - ㉒ 36" HIGH WALL WITH WOOD CAP
 - ㉓ 2' X 6" SMOOTH CEDAR GUARDRAIL
 - ㉔ 2' X 6" RAFTERS @ 24" O.C. / 2' X 4' CEILING JOIST @ 24" O.C. (HI CONSTRUCTION GRADE)
 - ㉕ 2' X 6" SMOOTH CEDAR DECKING
 - ㉖ WOOD STEPS
 - ㉗ DROPPED HEADER
 - ㉘ 6088 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
 - ㉙ 10" WIDE DROPPED FALSE HEADER
 - ㉚ 16" BUILT UP DECORATIVE COLUMNS
 - ㉛ WOOD HANDRAIL
 - ㉜ 10" SQUARE COLUMN
- SPECIAL WALL CEILING FINISHES**
- ㉝ 2' X 4" FULLY INSULATED (R-19) STUD WALL WITH 1/2" TYPE 'X' DRYWALL ON GARAGE SIDE TO FINISHED CEILING
 - ㉞ CEILING - 1/2" EXTERIOR DRYWALL
 - ㉟ CEILING - 1/2" DRYWALL
- MECHANICAL & FIREPLACE CALL-OUTS:**
- ㊱ METAL CLASS 'B' FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
 - ㊲ OPTIONAL-36" WIDE DIRECT VENT GAS LOG FIREPLACE WITH MARBLE SURROUND WITH COLONIAL MANTEL WITH FLUSH MARBLE HEARTH
- MISC. CALL-OUTS:**
- ㊳ OUTLINE OF CONCRETE FOUNDATION
 - ㊴ 22' X 30" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)
 - ㊵ 4'-0" TYPE 2 TEMPERED SLIDING GLASS DOORS
 - ㊶ 2' X 6" FULLY INSULATED (R-19) STUD WALL WITH 1/2" TYPE 'X' DRYWALL ON GARAGE SIDE TO FINISHED CEILING
- CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
 * THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

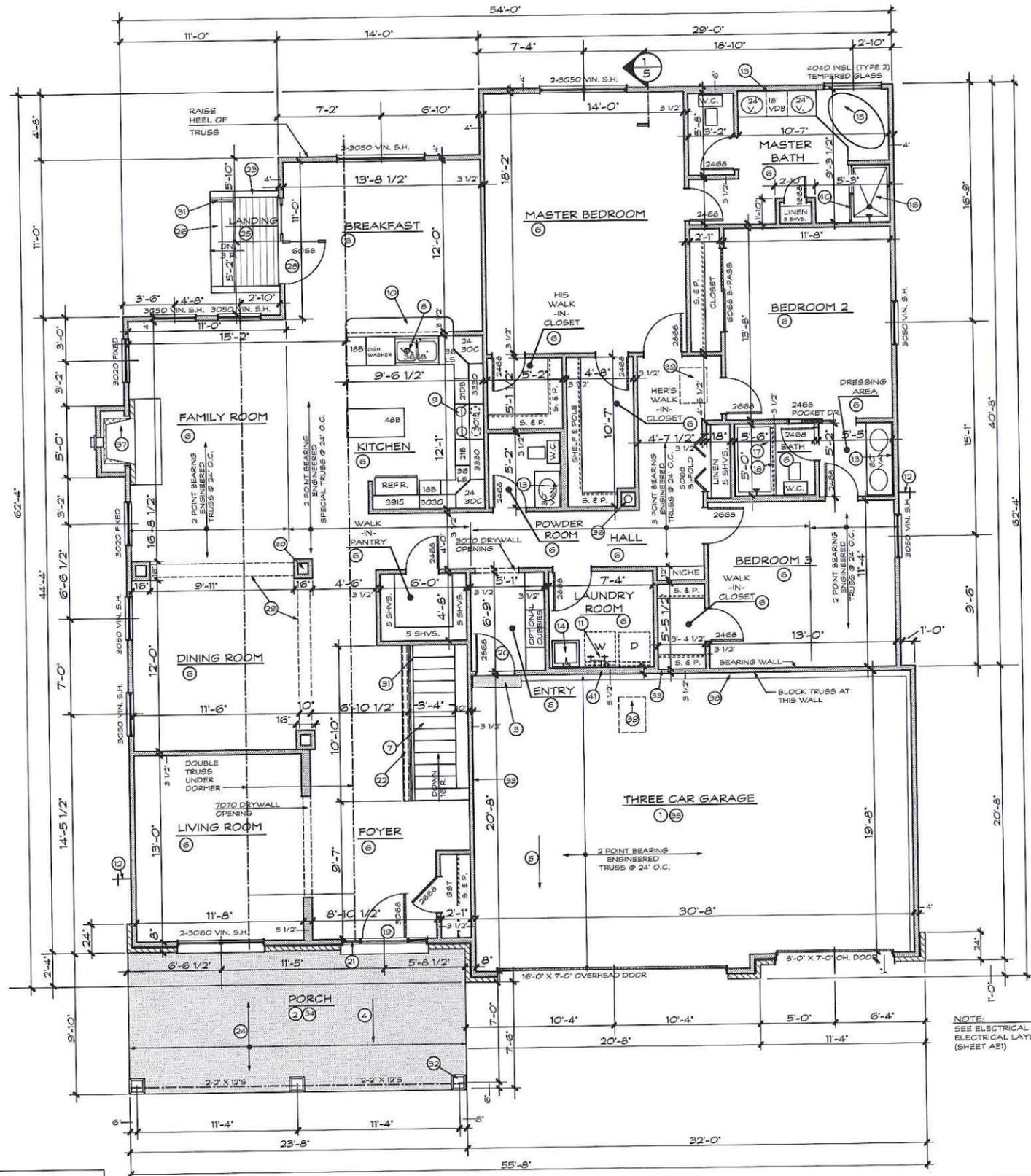
SAFETY GLAZING:

Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category glazing in sliding doors; any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below, and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

FLOOR PLAN
 2434 SQ. FT. SCALE 1/4" = 1' - 0"

NOTE:
 SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET A51)

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE MALBEC"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 2 OF 8 PLAN NO. 16-6680 DATE: 5/20/2016
	Drawn By: J.T./D.P. Checked By: P.T. & S.P. Copyright 2016	



- FIRST FLOOR PLAN NOTES:**
- CONCRETE FLATWORK**
- 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER 6 MIL. POLYETHYLENE OVER COMPACTED FILL
 - 4" CONCRETE SLAB OVER COMPACTED FILL
 - CONCRETE STEP OR WOOD STEPS
 - SLOPE PORCH FLOOR 1/4" TO 12"
 - SLOPE GARAGE FLOOR MIN. 1/8" PER 1'-0" TO GARAGE DOOR
- FINISHED FLOORS**
- FLOOR COVERING TO BE DETERMINED
 - CARPET ENTIRE TREAD
- KITCHEN & CABINETS CALL-OUTS**
- DISPOSAL
 - 30" ELECTRIC SLIDE IN COOK UNIT W/ COMBINATION HOOD & MICRO-WAVE ABOVE (MIN. 100 C.F.M. VENT HOOD TO EXTERIOR)
 - CANTILEVERED COUNTER TOP 12" ON A 4" HIGH WALL
- BATHROOM & PLUMBING CALL-OUTS**
- PROVIDE LAUNDRY 'SPACE SAVER' HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN (VENT DRYER TO EXTERIOR)
 - NO FREEZE HOSE BIBB
 - 1/4" PLATE MIRROR
 - OPTIONAL LAUNDRY SINK
 - 60" CULTURED MARBLE CORNER TUB WITH 8" HIGH CULTURED MARBLE WAINSCOT
 - 34" X 48" 1 PIECE FIBERGLASS SHOWER
 - 5'-0" 1 PIECE ACRYLIC FIBERGLASS SHOWER/ TUB COMBO
 - CURTAIN ROD
- MILLWORK & SPECIAL CARPENTER WORK**
- 3068 INSULATED STEEL DOOR
 - 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
 - 12' X 80" SIDELIGHTS WITH TYPE 2 TEMPERED INSULATED GLASS
 - 36" HIGH WALL WITH WOOD CAP
 - 2' X 8" SMOOTH CEDAR GUARDRAIL
 - 2 X 6 RAFTERS @ 24" O.C. / 2 X 4 CEILING JOIST @ 24" O.C. (#1 CONSTRUCTION GRADE)
 - 2' X 8" SMOOTH CEDAR DECKING
 - WOOD STEPS
 - DROPPED HEADER
 - 6068 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
 - 10" WIDE DROPPED FALSE HEADER
 - 16" BUILT UP DECORATIVE COLUMNS
 - WOOD HANDRAIL
 - 10" SQUARE COLUMN
- SPECIAL WALL CEILING FINISHES**
- 2' X 4" FULLY INSULATED (R-13) STUD WALL WITH 1/2" TYPE 'X' DRYWALL ON GARAGE SIDE TO FINISHED CEILING
 - CEILING - 1/2" EXTERIOR DRYWALL
 - CEILING - 1/2" DRYWALL
- MECHANICAL & FIREPLACE CALL-OUTS:**
- METAL GLASS 18" FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
 - OPTIONAL-36" WIDE DIRECT VENT GAS LOG FIREPLACE WITH MARBLE SURROUND WITH COLONIAL MANTEL WITH FLUSH MARBLE HEARTH
- MISC. CALL-OUTS:**
- OUTLINE OF CONCRETE FOUNDATION
 - 22' X 30" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)
 - 4'-0" TYPE 2 TEMPERED SLIDING GLASS DOORS
 - 2' X 6" FULLY INSULATED (R-19) STUD WALL WITH 1/2" TYPE 'X' DRYWALL ON GARAGE SIDE TO FINISHED CEILING

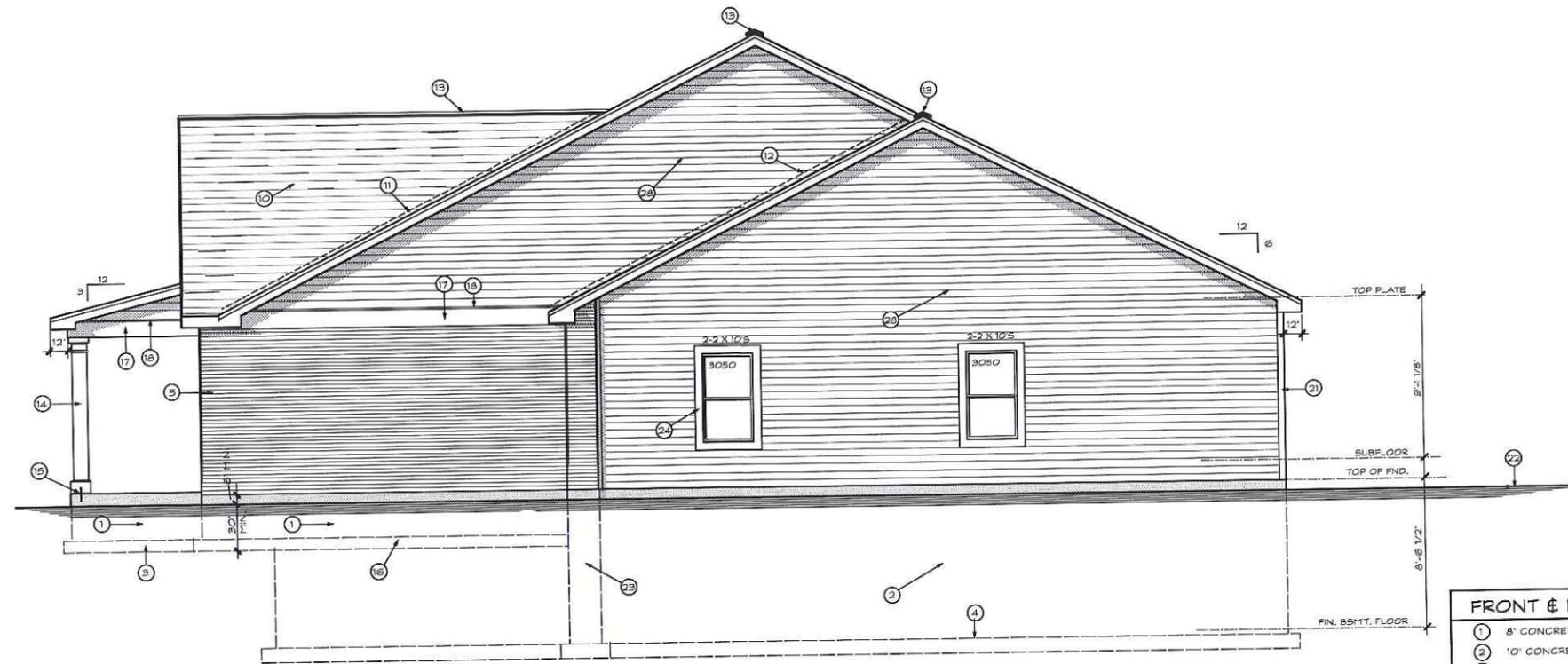
CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
 * THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

SAFETY GLAZING:
 Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category (glazing in sliding doors; any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

FLOOR PLAN (OPTIONAL 3-CAR GARAGE)
 2434 SQ. FT. SCALE 1/4" = 1'-0"

NOTE:
 SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET AE1)

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE MALBEC"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 2A OF 8 PLAN NO. 16-6680
	Drawn By: J.T./D.P. Checked By: P.T. & S.P. Copyright 2016	DATE: 5/20/2016



RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"



FRONT ELEVATION

SCALE 1/4" = 1' - 0"

FRONT & RIGHT SIDE ELEVATION NOTES:

- 1 8" CONCRETE FOUNDATION
- 2 10" CONCRETE FOUNDATION
- 3 20" X 8" CONCRETE FOOTING
- 4 24" X 10" CONCRETE FOOTING
- 5 BRICK VENEER
- 6 STONE SOLDIER COURSE
- 7 STONE ARCH
- 8 BRICK SILL
- 9 STONE ACCENT
- 10 30 YEAR ARCHITECTURAL GRADE SHINGLES WITH SEAL DOWN TABS
- 11 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
- 12 METAL FLASHING (CORROSION RESISTANT)
- 13 SHINGLEVENT II RIDGE VENT (BY 'AIR VENT INC.')
- 14 10" SQUARE COLONIAL COLUMN
- 15 TECO COLUMN 'U' ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
- 16 24" X 8" CONCRETE FOOTING
- 17 1" X 12" 'AZEK' TRIM
- 18 PRE-FINISHED 'AZEK' DRIP CAP
- 19 'JAMES HARDIE' HARDIPANEL VERTICAL SIDING
- 20 VENT FOR DIRECT VENT GAS LOG FIREPLACE
- 21 4" 'AZEK' CORNER BOARD TRIM
- 22 GRADE- SLOPE MIN. 6" PER '10'-0" OR TO A SWALE
- 23 14" CONCRETE FOUNDATION
- 24 1" X 4" 'AZEK' TRIM
- 25 1" X 6" 'AZEK' TRIM
- 26 1" X 10" 'AZEK' TRIM
- 27 THIS SECTION GLAZED
- 28 JAMES HARDIE CEMENT BOARD SIDING COMPLIES WITH ASTM G1186, TYPE A, GRADE II
- 29 STONE ROWLOG

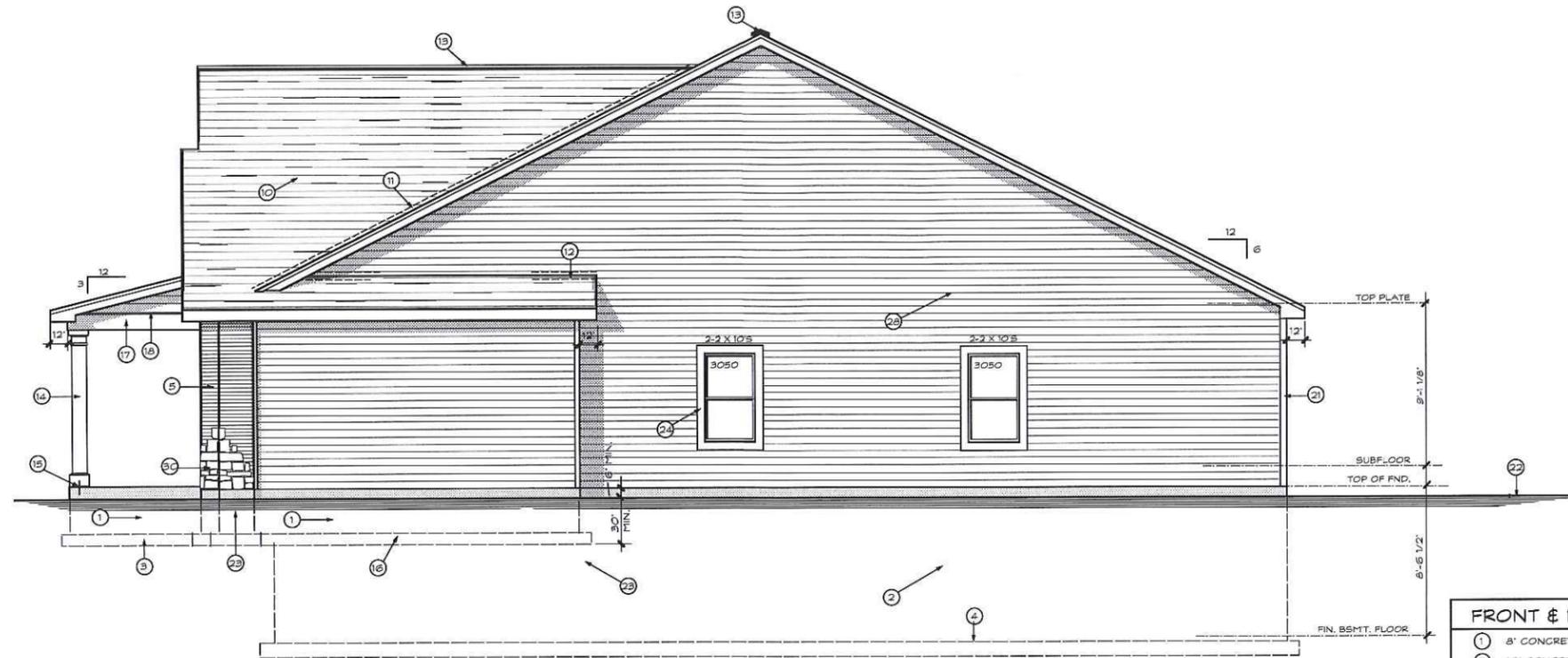
PROPOSED RESIDENCE FOR:
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 "THE MALBEC"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
 ST. CHARLES, MO. 63801
 PHONE : 636-946-7216

SHEET NO.
3
 OF 8
 PLAN NO.
16-6680

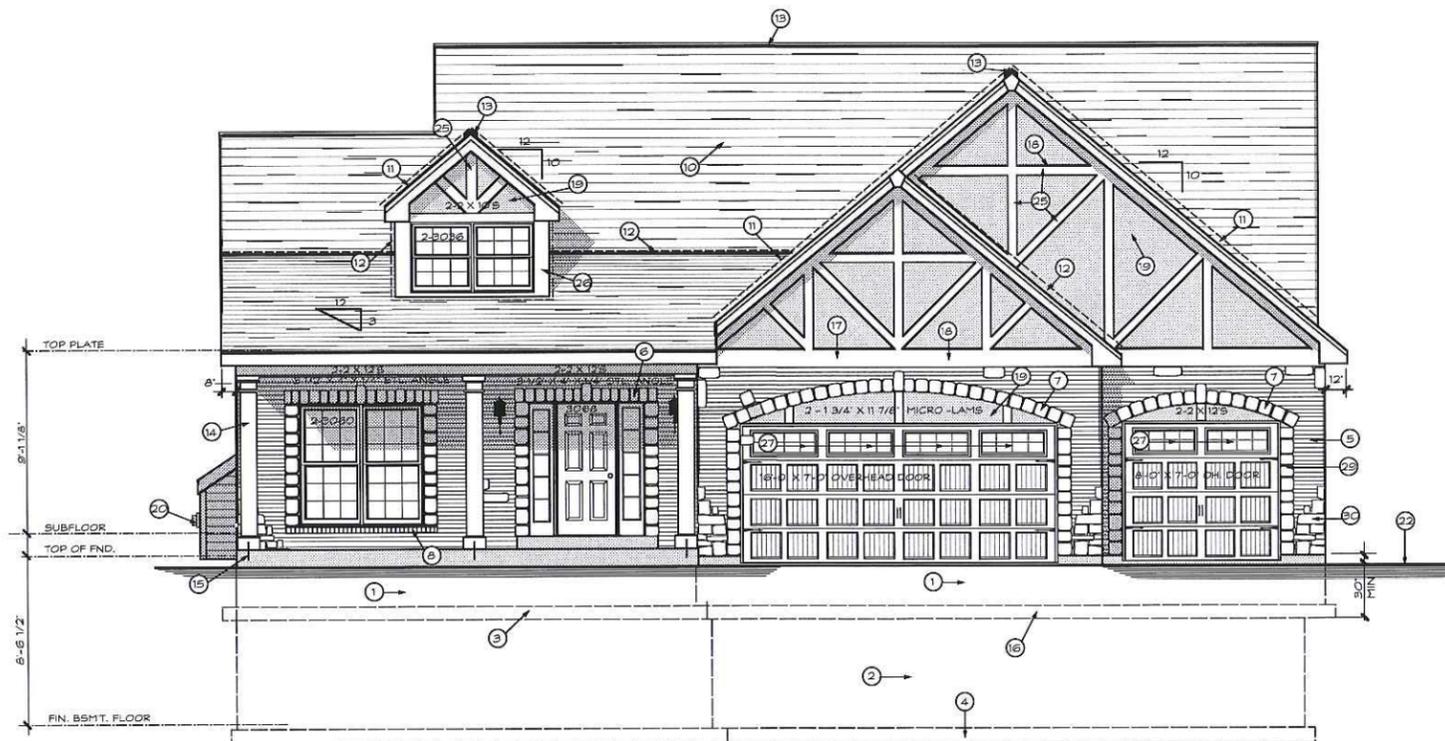
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DATE: 5/20/2016



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION (OPTIONAL 3-CAR GARAGE)

SCALE 1/4" = 1'-0"

FRONT & RIGHT SIDE ELEVATION NOTES:

- 1 8" CONCRETE FOUNDATION
- 2 10" CONCRETE FOUNDATION
- 3 20" X 8" CONCRETE FOOTING
- 4 24" X 10" CONCRETE FOOTING
- 5 BRICK VENEER
- 6 STONE SOLDIER COURSE
- 7 STONE ARCH
- 8 BRICK SILL
- 9 STONE ACCENT
- 10 30 YEAR ARCHITECTURAL GRADE SHINGLES WITH SEAL DOWN TABS
- 11 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
- 12 METAL FLASHING (CORROSION RESISTANT)
- 13 SHINGLEVENT II RIDGE VENT (BY 'AIR VENT INC.')
- 14 10" SQUARE COLONIAL COLUMN
- 15 TECO COLUMN 'U' ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
- 16 24" X 8" CONCRETE FOOTING
- 17 1" X 12" 'AZEK' TRIM
- 18 PRE-FINISHED 'AZEK' DRIP CAP
- 19 'JAMES HARDIE' HARDIPANEL VERTICAL SIDING
- 20 VENT FOR DIRECT VENT GAS LOG FIREPLACE
- 21 4" 'AZEK' CORNER BOARD TRIM
- 22 GRADE - SLOPE MIN. 8" PER '10'-0" OR TO A SWALE
- 23 12" CONCRETE FOUNDATION
- 24 1" X 4" 'AZEK' TRIM
- 25 1" X 6" 'AZEK' TRIM
- 26 1" X 10" 'AZEK' TRIM
- 27 THIS SECTION GLAZED
- 28 JAMES HARDIE CEMENT BOARD SIDING COMPLIES WITH ASTM C1186, TYPE A, GRADE II
- 29 STONE ROWLOC
- 30 STONE ACCENT

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP
"THE MALBEC"

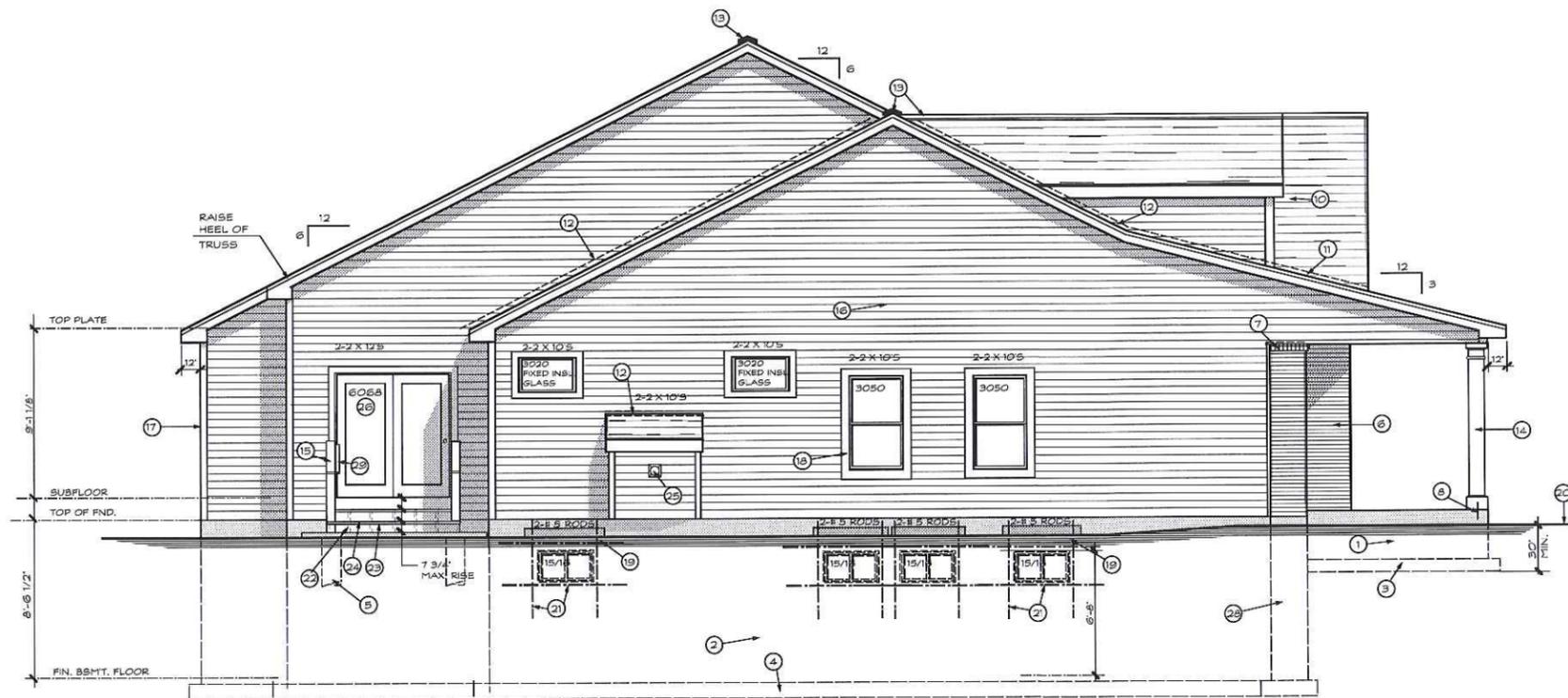
STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO.
3A
OF 8

PLAN NO.
16-6680

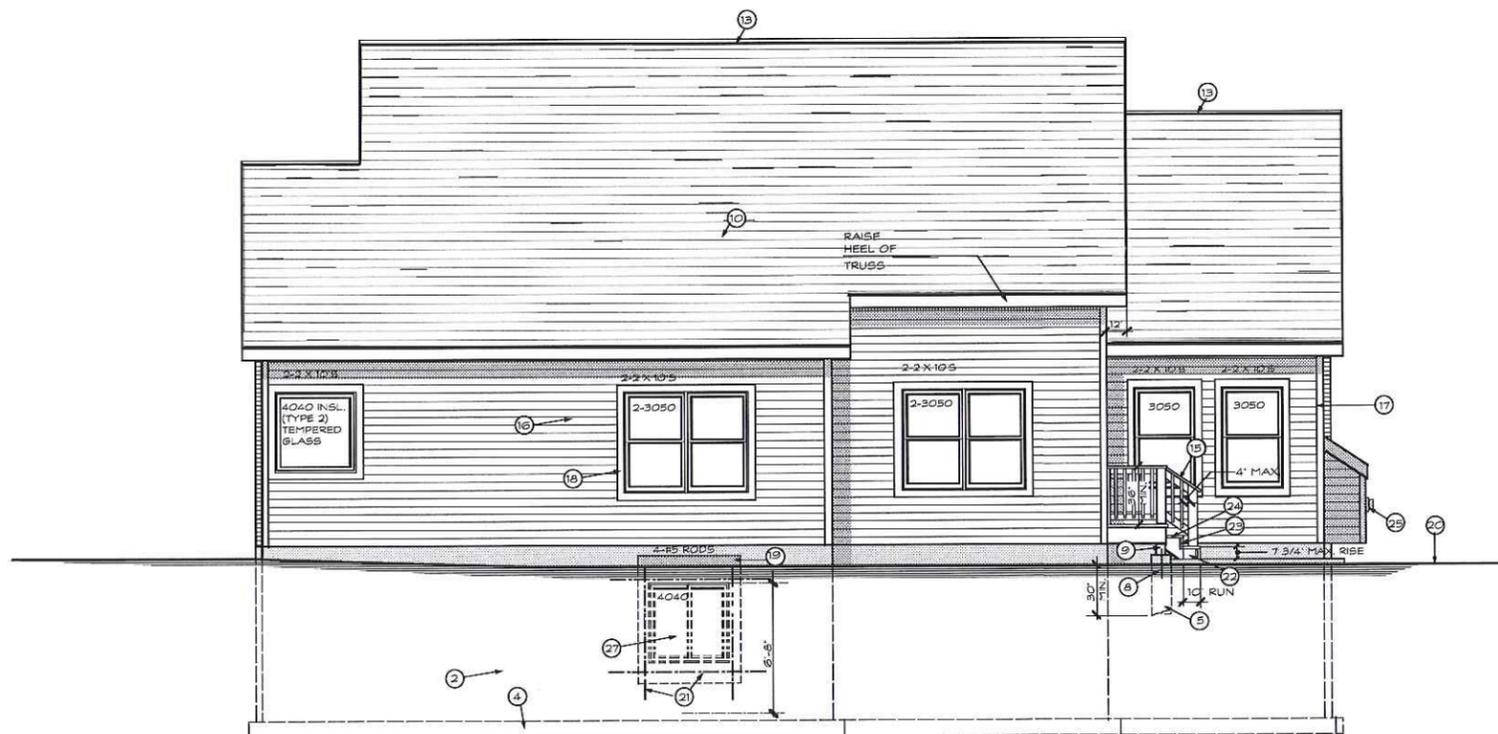
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DATE: 5/20/2016



LEFT SIDE ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1' - 0"

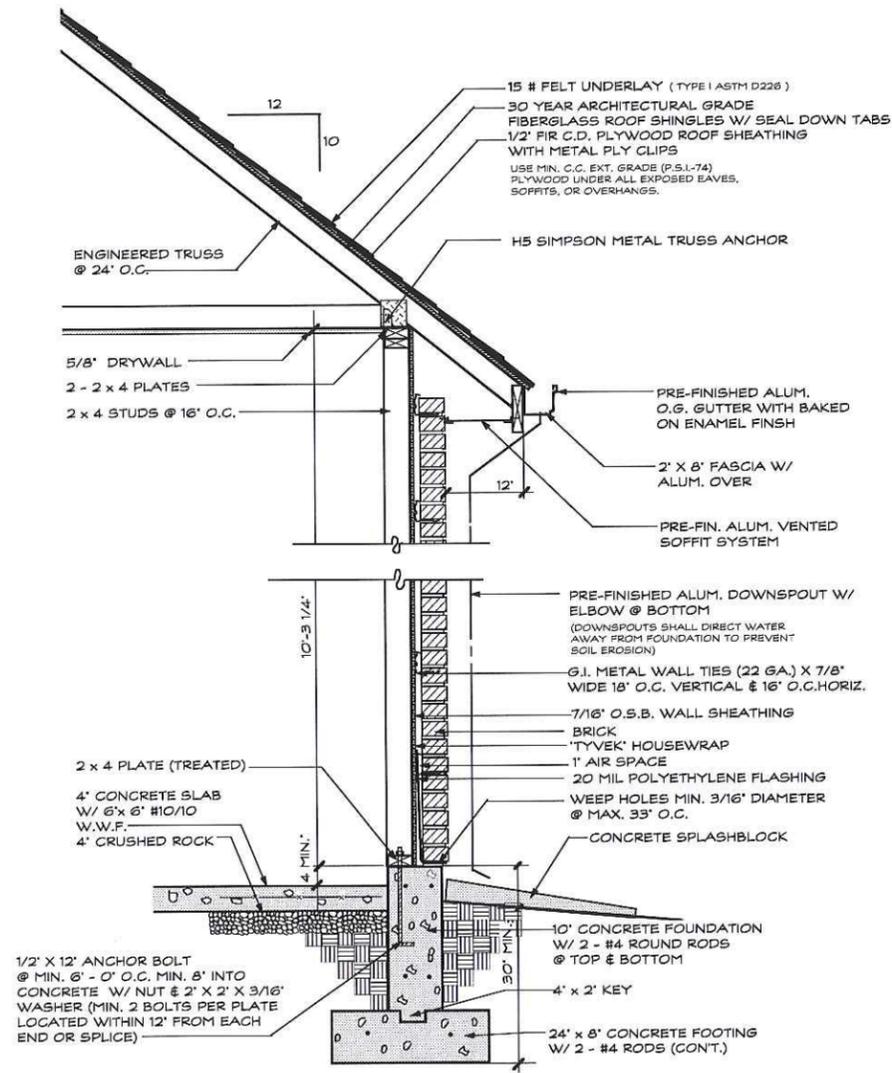
REAR & LEFT SIDE ELEVATION NOTES:

- 1 8" CONCRETE FOUNDATION
- 2 10" CONCRETE FOUNDATION
- 3 20" X 8" CONCRETE FOOTING
- 4 24" X 10" CONCRETE FOOTING
- 5 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE)
- 6 BRICK VENEER
- 7 BRICK SILL
- 8 TECO COLUMN 'U' ANCHOR NAILED TO POST & ANCHORED MIN. 6" INTO CONCRETE WITH 1/2" STEEL BOLT
- 9 6" SQUARE SMOOTH CEDAR POST
- 10 30 YEAR ARCHITECTURAL GRADE SHINGLES WITH SEAL DOWN TABS
- 11 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
- 12 METAL FLASHING (CORROSION RESISTANT)
- 13 SHINGLEVENT II RIDGE VENT (BY 'AIR VENT INC.')
- 14 10" SQUARE COLONIAL COLUMN
- 15 F.4.5, 2 X 6 TOP RAIL
- 16 JAMES HARDIE GEMENT BOARD SIDING COMPLIES WITH ASTM C1186, TYPE A, GRADE II
- 17 4" 'AZEK' CORNER BOARD TRIM
- 18 1" X 4" 'AZEK' TRIM
- 19 G.I. AREA WELL
- 20 GRADE- SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
- 21 2-#5 RODS - EXTEND 2'-0" PAST WINDOW OPENING WHERE POSSIBLE (TYPICAL)
- 22 7-2" X 12" TREATED STRINGERS
- 23 1" X 8" SMOOTH CEDAR RISER
- 24 WOODS STEPS
- 25 DIRECT VENT FIREPLACE VENT
- 26 6068 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
- 27 4040 VINYL SLIDER SLIDER WINDOW; BOTTOM OF WINDOW OPENING SHALL BE 44" MAX. ABOVE FINISHED FLOOR. PROVIDE 2-#5 REBARS AROUND WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING (W/ 18 GA. GALVANIZED EGRESS STEEL AREA WALLS IF REQ'D. BY GRADE) OR EQUAL. INSTALL PER MFG'R'S. SPECS. (SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)
- 28 14" CONCRETE FOUNDATION
- 29 WOOD HANDRAIL

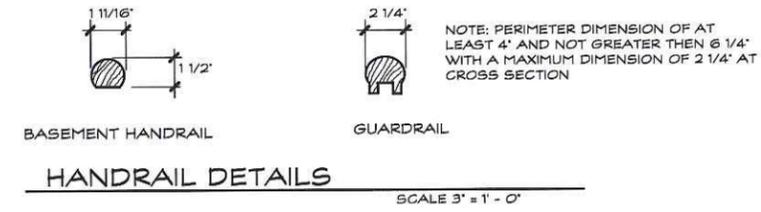
PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
"THE MALBEC"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
 ST. CHARLES, MO. 63301
 PHONE : 636-946-7216

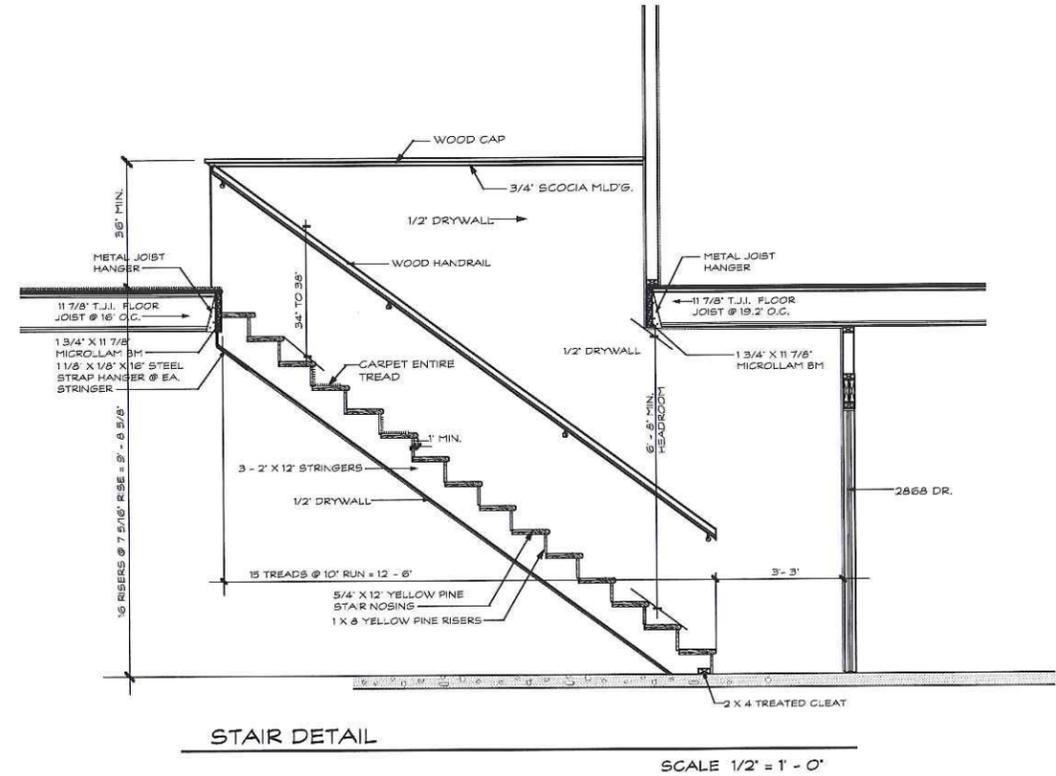
SHEET NO.
4
 OF 8
 PLAN NO.
16-6880



3
6 TYPICAL WALL SECTION @ GARAGE
SCALE 1" = 1' - 0"

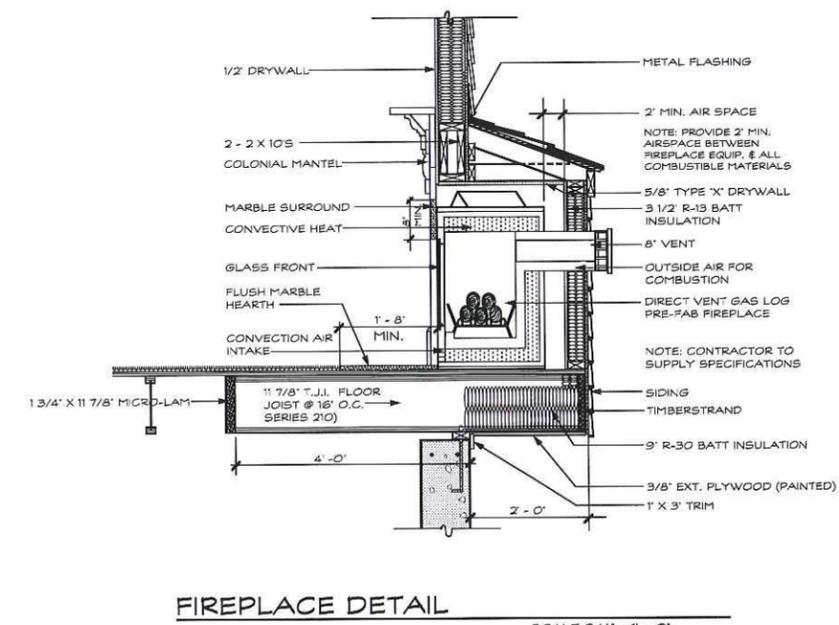
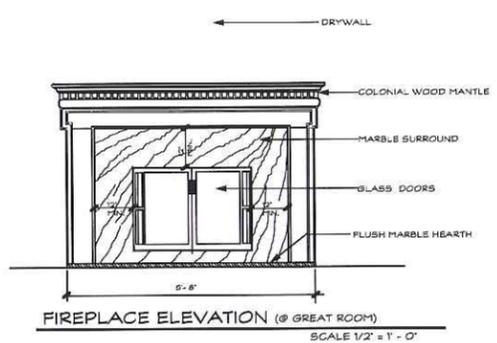


BASEMENT HANDRAIL
GUARDRAIL
HANDRAIL DETAILS
SCALE 3" = 1' - 0"



STAIR DETAIL
SCALE 1/2" = 1' - 0"

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE MALBEC"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 6 OF 8 PLAN NO. 16-6680 DATE: 5/20/2016
	Drawn By: J.T./D.P. Checked By: P.T. & S.P. Copyright 2016	



FASTENING SCHEDULE FOR STRUCTURAL MEMBERS
(TABLE 602.3(1))

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER s.s.d.	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE TOE NAIL	3-8d (2 1/2" x 0.133")	---
2	CELING JOISTS TO PLATE TOE NAIL	3-8d (2 1/2" x 0.133")	---
3	CELING JOISTS NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITION FACE NAIL	3-10d	---
4	COLLAR TO RAFTER FACE NAIL OR 1 1/4" X 20 GAGE RIDGE STRAP	3-10d (3" x 0.135")	---
5	RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2" x 0.135")	---
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS, TOE NAIL, FACE NAIL	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	---
WALL			
7	BUILT-UP CORNER STUDS	10d (3" x 0.128")	24" O.C.
8	BUILT-UP HEADER, TWO PIECES WITH 1/2" BEASER	16d (3 1/2" x 0.135")	16" O.C. ALONG EACH EDGE
9	CONTINUOUS HEADER, TWO PIECES	16d (3 1/2" x 0.135")	16" O.C. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2" x 0.133")	---
11	DOUBLE STUDS, FACE NAIL	10d (3" x 0.128")	24" O.C.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" O.C.
13	DOUBLE TOP PLATES, MINIMUM 24" OFFSET OF END JOISTS, FACE NAIL, LAPPED AREA	6-16d (3 1/2" x 0.135")	---
14	SOLE PLATE TO JOISTS OR BLOCKING, FACE NAIL	16d (3 1/2" x 0.135")	16" O.C.
15	SOLE PLATE TO JOISTS OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2" x 0.135")	16" O.C.
16	STUD TO SOLE PLATE, TOE NAIL OR 2-16d (3 1/2" x 0.135")	3-8d (2 1/2" x 0.133") 2-16d (3 1/2" x 0.135")	---
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2" x 0.135")	---
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" x 0.128")	---
19	T BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 1/2" x 0.133") 2 STAPLES 1 3/4"	---
20	T X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.133") 2 STAPLES 1 3/4"	---
21	T X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.133") 3 STAPLES 1 3/4"	---
22	WIDER THAN T X 6" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" x 0.133") 4 STAPLES 1 3/4"	---
FLOOR			
23	JOISTS TO BILL OR GIRDER, TOE NAIL	3-8d (2 1/2" x 0.133")	---
24	T X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" x 0.133") 2 STAPLES 1 3/4"	---
25	2" SUBFLOOR TO JOISTS OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2" x 0.135")	---
26	R H JOISTS TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2" x 0.133")	6" O.C.
27	2" PLANKS (PLANK & BEAM-FLOOR & ROOF)	2-16d (3 1/2" x 0.135")	AT EACH BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3" x 0.128")	NAIL END LAYERS AS FOLLOWS: 32 O.C. AT TOP AND BOTTOM AND STRADDLED; TWO NAILS AT ENDS AND AT EACH BRUCE.
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2" x 0.135")	AT EACH JOIST OR RAFTER
ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER s.s.d.	SPACING OF FASTENERS (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
30	3/8" - 1/2"	6d common (2" x 0.133") nail (subfloor wall) / 8d common (2 1/2" x 0.135") nail (roof)	6 12g
31	5/8" - 1/2"	6d common (2" x 0.133") nail (subfloor wall) / 8d common (2 1/2" x 0.135") nail (roof)	6 12g
32	19/32" - 1"	8d common nail (2 1/2" x 0.135")	6 12g
33	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.135") deformed nail	6 12
Other wall sheathing:			
34	1/2" structural cellulose fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3 6
35	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3 6
36	1/2" gypsum sheathing	1 1/2" galvanized roofing nail, steel galvanized, 1 1/2" long, 1 1/4" screws, Type W or B	7 7
37	5/8" gypsum sheathing	1 3/4" galvanized roofing nail, steel galvanized, 1 5/8" long, 1 5/8" screws, Type W or B	7 7
Wood structural panels, combination subfloor underlayment to framing			
38	3/4" and less	6d common (2" x 0.133") nail or 8d common (2 1/2" x 0.135") deformed nail	6 12
39	7/8" - 1"	8d common (2 1/2" x 0.135") nail or 8d deformed (2 1/2" x 0.135") nail	6 12
40	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.135") deformed nail	6 12

For 5d: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s, 1 mile per hour = 0.447 m/s.

a. All nails are smooth-shank, steel or deformed steel except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strength as shown (MS) for shank diameter of 0.192 inch (20S common nail), 80 ksi (80S MS) for shank diameters larger than 0.192 inch but not larger than 0.177 inch, and 100 ksi (88S MS) for shank diameters of 0.142 inch or less.

b. Studs are 16 gage wide and have a minimum 7/8" diameter crown width.

c. Nails shall be spaced on not more than 6 inches on center or at supports where spans are 48" or greater.

d. Power-driven nails or deformed-steel nails shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 100 mph or greater, 8d deformed nail shall be used for attaching plywood and wood structural panel roof sheathing to framing, within minimum 6" distance from gable end walls. If mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable and wall framing shall be spaced 6" on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" on center for minimum 48" distance from edges, and nails and center-to-gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 398 and shall be installed in accordance with Section 253. Plywood sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing applies to panel edges supported by framing members and all four perimeter ends. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and all roof plane perimeter. Blowing of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. For roof perimeter walls be supported by framing members or as building.

TABLE R602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO 1/2	STAPLE 15 ga., 1 3/4"	4	6
	0.097-0.099 NAIL 2 1/4"	3	6
	STAPLE 16 ga., 1 3/4"	3	6
19/32 AND 5/8	0.113 NAIL 2"	3	6
	STAPLE 15 AND 16 ga., 2"	4	6
	0.097-0.099 NAIL 2 1/4"	4	6
23/32 AND 3/4	STAPLE 14 ga., 2"	4	6
	STAPLE 15 ga., 1 3/4"	3	6
	0.097-0.099 NAIL 2 1/4"	4	6
1	STAPLE 14 ga., 2 1/4"	4	6
	0.113 NAIL 2 1/4"	3	6
	STAPLE 15 ga., 2 1/4"	4	6
FLOOR UNDERLAYMENT: PLYWOOD-HARDWOOD-PARTICLEBOARD ¹			
PLYWOOD			
1/4 AND 5/16	1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 ga. (0.089) SHANK DIAMETER	3	6
	STAPLE 16 ga., 7/8 3/16 CROWN WIDTH	2	5
1/32, 3/8, 5/32, AND 1/2	1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 ga. (0.089) SHANK DIAMETER	6	6*
19/32, 5/8, 23/32 AND 3/4	1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 ga. (0.089) SHANK DIAMETER	6	6
	STAPLE 16 ga., 1 1/2"	6	6
0.200	HARDWOOD ¹		
	1 1/2 LONG RING-SHOVED UNDERLAYMENT NAIL	6	6
	4d GEMENT-COATED SHANK NAIL	6	6
1/4	PARTICLEBOARD		
	4d RING -GROOVED UNDERLAYMENT NAIL	3	6
3/8	STAPLE 16 GA., 7/8 LONG, 3/16 CROWN	3	6
	8d RING -GROOVED UNDERLAYMENT NAIL	6	10
1/2, 5/8	STAPLE 16 GA., 1 1/8 LONG, 3/8 CROWN	3	6
	8d RING -GROOVED UNDERLAYMENT NAIL	6	10
1/2, 5/8	STAPLE 16 GA., 1 5/8 LONG, 3/8 CROWN	3	6

For 5d: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width 7/16-inch in diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

f. Hardboard underlayment shall conform to ANSI/AIA A135.4.

(TABLE 602.3(3))
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES 6, 9, & 12

SIZE	MINIMUM NAIL PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATIOS	MINIMUM PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	MAXIMUM WIND SPEED (mph)		
					6	9	12
6d COMMON (2.5" X 0.133")	1.5	24/0	3/8	16	6	12	10
					10	20	85
8d COMMON (2.5" X 0.133")	1.75	24/6	7/8	16	6	12	130
					10	10	105

For 5d: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength over parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength over perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces per Section R602.3. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood Structural Panels with span ratings of W6-16 or W6-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood sheathing rated 16 or 24 psf shall be permitted as an alternate to panels with a 24/6 span rating. Wall-16 and Plywood sheathing 16 psf shall be used with studs spaced a maximum of 16 inches on center.

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<p>Drawn By: J.T./D.P. Checked By: P.T. & S.P. Copyright 2016</p>		

GENERAL NOTES:

1. CONCRETE NOTES:

A. All footings are designed on the basis of an assumed 1500 lb. sq. ft. net allowable soil bearing pressure. All concrete footings and piers to be 2'-0" into solid soil. Extend below elevation shown only as required to obtain adequate bearing in undisturbed soil. It shall be the General Contractor's responsibility to confirm soil bearing pressure.

B. COMPRESSION STRENGTH:

1. Minimum compressive strength of concrete used for interior slabs and basement slabs, shall be 2500 psi, at 28 days.
2. Minimum compressive strength of concrete used for Basement walls and foundation walls shall be 3000 psi at 28 days.
3. Minimum compressive strength of concrete used for porches, walks, patios, steps, garage slabs, and driveways slabs shall be 3500 psi - 28 days.
4. All concrete to be air-entrained per IRC 2009. (5% min. - 7% max.)

2. All concrete piers to be 2'-0" into solid soil and a min. 2'-6" below grade and shall require an extra inspection.

3. STRUCTURAL FRAMING AND SHEATHING:

- A. All framing lumber to be at least #1 Grade Southern Yellow Pine (Fb=975psi) unless otherwise noted.
- B. Use 3 (8d) or 2 (16d) nails per joist to plate. Joists to be nailed together or/beam with 3 (16d) nails.
- C. Nailing and fastening of all framing lumber, roof/ceiling, wall and roof sheathing and gypsum construction shall be nailed in accordance with the nailing schedule in IRC 2009.
- D. Cutting, notching, and/or boring holes on wood beams, joist, rafters, or studs shall not exceed the limitations noted in IGC 2009.
- E. Reinforcement of studs shall be done in accordance with IRC 2009
- F. Block and bracing between floor joist over steel beam.
- G. All floor framing shall be designed to support the following minimums:
- Floor areas other than sleeping rooms.....L.L. 40 lb. per sq. ft.
 - Sleeping rooms.....L.L. 30 lb. per sq. ft.
 - Balcony (exterior) less than 100 sq. ft.....L.L. 60 lb. per sq. ft.
 - Deck.....L.L. 40 lb. per sq. ft.

G. TRUSS DESIGN: All roof framing shall be designed to support the following minimums:

- Top chord of trusses or roof raftersL.L. 20 lb. per sq. ft.
- Ceiling joistsD.L. 10 lb. per sq. ft.
- Exceptions:
1. D.L. plus L.L. 20 lb. per sq. ft. required for those portions of the attic with a clear height between the joist and rafter of 42" or more.
 2. D.L. may be reduced to 5 lb. per sq. ft. where either condition applies:
 - A. Clear height between the joist and rafter is not over 30".
 - B. Clear height between the joist and rafter of greater than 30" does not occur for more than 12" horizontally.

Bottom chord of trussesD.L. 10lb. per sq. ft.

- Note: Applicable only to the following situations:
1. Attic trusses with a web configuration that will not permit a rectangular space of 42" vertically x 24" horizontally between the webs and bottom chord.
 2. Attic trusses with a web configuration that will not permit a rectangular space of 42" vertically x 24" horizontally between the webs and bottom chord provided all of the following occur:
 - A. Attics with drywall ceilings below that are accessed only by a 22" x 30" scuttle opening without a pull-down airway.
 - B. Warning signs attached to the trusses on each side of the scuttle opening shall be at least 36" above the bottom chord and within 18" of the edge of the opening. The sign shall be constructed of metal or other approved durable materials suitable for the location and be a minimum of 40 sq. inches in area with 3/4" minimum high letters on a contrasting background that reads, "WARNING - TRUSSES NOT DESIGNED FOR ATTIC STORAGE".
 - C. Attic areas over garage areas with drywall ceilings shall also be provided with a horizontal railing attached to the trusses on each side of the opening at least 24" and not more than 36" above the bottom chord. The railing is intended to be an obstruction to easy access for storage and shall be constructed of either 1 x 4's, 2 x 4's or 3/8" x 6" plywood. It may be shop or field applied.

Exceptions:

1. D.L. plus L.L. 20 lb. per sq. ft. to be applied when the attic truss has a web configuration that will allow a rectangular space of 42" vertically x 24" horizontally between chord, provided either a Plus B or C occur:
 - A. The attic area is accessible by a permanent stairway or pull-down airway, and
 - B. The pitch of the bottom chord is less than 2:12 or
 - C. Garage without drywall ceiling
2. D.L. may be reduced to 5 lbs. per sq. ft. or the actual dead load where either or both of the following conditions apply:
 - A. Clear height between the bottom chord and any other member of the truss does not exceed 30"
 - B. Clear height between the bottom chord and any other member of the truss exceeds 30" for not more than 12" horizontally.

Where trusses or rafters are spaced 24" o.c. roof panel sheathing shall be a minimum of 1/2" thick without edge support or a minimum of 3/8" thick with edge support. Edge support shall be tongue and groove edges, panel edge clips (at mid-point between each support) or 2X lumber blocking.

4. DRYWALL: Drywall installations to be in accordance with the Gypsum Association's recommended practices as to thickness, nailing and taping on correct stud spacing. Firestop adequately. All fire rated drywall assemblies shall be installed in accordance with specifications of the approved test assembly.

Provide fireblocking at interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. Section R302.11

Water resistant gypsum backer board shall be used in bathtub and shower compartments.

5. Maximum flame spread rating on all interior finish materials is limited to 200 or less. Exposed insulation shall have a flame spread rating not greater than 25 and smoke developed rating of 450 or less. All fire plastics shall have a flame spread rating of 75 or less and a smoke developed rating of 450 or less.

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

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

8. All grades on plan are assumed to be accurate. Contractor shall make an site for inspection and shall check all grades and make necessary adjustments.

9. Do not scale drawings. Follow written dimensions only. Contractor shall check and verify all written dimensions.

10. In the event the plans and/or specifications fairly imply but do not precisely specify any items which are necessary to complete premises, the same shall be supplied by the contractor and/or sub contractor responsible for this work. In the compliance with the above intent, the contractor shall assume all responsibility for discrepancies, errors and omissions that take place in the drawings, specifications or both.

11. Contractor shall furnish heating layout and specifications.

12. Flashing: Corrosion Resistant Flashing is required at the top and sides of all exterior window and door openings and at the intersecting of chimneys and other masonry construction and frame walls. Exception: Not required where approved water resistant sheathing and caulking is used or the top and sides so as to be leakproof.

13. Energy Conservation: Thermostats shall be capable of being set from 55 degrees F to 75 degrees F for heating only, and from 70 degrees F to 85 degrees F for cooling only. If the thermostat is used for heating and cooling it shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence. It shall be adjustable to provide a temperature range of 10 degrees F between full heating and full cooling except in independent systems. At least one thermostat shall be provided for each separate HVAC system. For required ventilation air for residential uses see 2009 MECHANICAL SECTIONS.

Design requirements by Acceptable Practice Method for wood frame (type B) construction. Applicable to dwellings with less than 5000 sq. ft. of gross floor area and not more than 3 stories in height.

Typical sections through th building must be provided indicating the type, thickness and "R" value of insulating materials. "U" values of the windows, door and skylights must be specified. (R- values indicated must be obtained by only the insulation material used, not by the total system).

Roof / Ceiling Min. R-38
Wood Frame Wall & Band Boards Min. R-13
Floor over Unheated Crawl Space Min. R-19
Basement Foundation Wall Min. R-8

For unfinished basements the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24" below outside finished grade to above the floor slab elevation.

EXCEPTION: Up to a maximum of 20% of the total basement wall area may be exposed above the outside finished grade / ground level on unheated concrete foundation walls. The foundation wall area above the outside grade / ground that may be uninsulated is determined by the formula: 20 times the basement wall height of all walls (including insulated exterior frame walls for walk-out basements and walls common to both basement and attached garages) times the perimeter of these basement walls.

Slab-on-grade floors:
Min. R-4.2 (unheated slab)
Min. R-6.2 (heated slab)
NOTE: The insulation shall be along the perimeter of the foundation wall downward from the slab a minimum distance of 24" or horizontally under the slab for a minimum of 24".

Skylights shall be double glazed and not exceed 1% of the roof area.
EXCEPTION: May be increased to 1.8% of the roof area with minimum R-36 roof / ceiling insulation.

Mechanical ducts located in unheated crawl and attic spaces shall be insulated to a minimum of R-6.5.
A: Infiltration rate for windows shall not exceed 0.5 cfm per foot of sash track. Doors shall not exceed 0.5 cfm per sq. foot of door area. Doors and windows shall not exceed maximum "U" value of .49.

14. WINDOWS:
In dwelling units where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter sphere where such openings are located within 24" of the finished floor.

All windows to be "Vinyl" with "Insulated Glass" and screens.
At least one window in each bedroom needs to meet the following criteria:
20" minimum clear opening width.
24" minimum clear opening height.
44" maximum height to bottom of clear opening.
On grade windows -5.0 clear square feet open area.
Off grade windows - 5.7 clear square feet open area.

15. DOORS:
All Door Locks must have thumb- turns on inside or if keyed the lock mechanism must prevent key removal when locked from the inside.

16. Stairs: 7 3/4" maximum riser height, 10" minimum tread width with 1" nosing, 2 - 2x12's minimum stringer size, 3 risers defines a stair. All residential stairs require one continuous hand rail located in the range of 30" to 36" above the tread nosing inside dwelling unit and 34" to 38" outside. If the change in elevation from the door sill to grade is greater than or equal to 30" in height, hand rails would be required on both sides with balusters or slats placed so there is less than 4" clear in between. Handrails (and other projections below the handrail) shall not project more than 4 1/2" into the required airway width. Handrails adjacent to a wall shall have a space of not less than 1 1/2" between the wall and the handrail.

17. Anchor bolts: 1/2" anchor bolts, placed a maximum of 6'-0" on center, set minimum of 8" into concrete required for anchoring of all plates (2 x 4 minimum) around entire foundation with 1 1/2" washers and nuts (min. 2 - bolts per plate). Sill plate to grouted level or have sill sealer with approved shim materials and methods.

18. SAFETY GLAZING
The following shall be considered specific hazardous locations requiring safety glazing materials:
1. Glazing in swinging doors except jalousies (see Section R308).
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above a standing surface.
6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch (610mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524mm) above walking surface.
Exceptions:
a. Panels where there is an intervening wall or other permanent barrier between the door and glazing.
b. Where access through the door is to a closet or average area 3 feet (914mm) or less in depth. Glazing in this application shall comply with Section R308.3, Item 7.
c. Glazing in walls perpendicular to the plane of the door in a closed position, other than the wall towards which the door swings when opened. In one-and two-family dwellings or within units in Group R-2.
7. Glazing in a on individual fixed or operable panel, other than in those locations described in preceding items 5 and 6, which meets all of the following conditions:
7.1. Exposed area of an individual fixed or operable panel greater than 18 square feet (1.67m²).
7.2. Exposed bottom edge less than 18 inches (457mm) above the floor.
7.3. Exposed top edge greater than 36 inches (914mm) above the floor; and
7.4. One or more walking surface(s) within 36 inches (914mm) horizontally of the plane of the glazing.
Exceptions: Safety glazing for Item 7 is not required for the following installations:
1. A protective barrier (36mm) or more in height, capable of withstanding a horizontal load of 50 pounds (227 N/m) without contacting the glass, a horizontal 34 inches (864mm) to 38 inches (965mm) above the floor.
2. The outboard pane in insulating glass units or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) (0.76 rad) surface adjacent to the glass exterior.
8. Glazing in guards and railings including structural baluster panels and nonstructural infill panels, regardless of area or height above a walking surface.
9. Glazing in walls enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present:
9.1 The bottom edge of the glazing on the pool or spa side is less than 60 inches (1524mm) above a walking surface on the pool or spa side of the glazing; and
9.2 The glazing is within 60 inches (1524mm) horizontally of the water edge of a swimming pool or spa.
10. Glazing adjacent to stairways, landings and ramps within 36 inches (914mm) horizontally of a walking surface, when the exposed surface of the glass is less than 60 inches (1524mm) above the plane of the adjacent walking surface.
11. Glazing adjacent to stairways within 60 inches (1524mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524mm) above the nose of the tread.
Exception: Safety glazing for Item 10 or 11 is not required for the following installations where:
1. The side of a stairway, landing or ramp which has a guardrail or handrail including balusters or in-fill panels, complying with the provisions of sections 107.2 and 1107.7; and
2. The plane of the glass is greater than 18 inches (457mm) from the railing;
(See 2009 International Building Code-Section R308 for more information)

19. Finished grades to be 6" minimum below top of foundation and must slope away 1" per foot for a distance of eight feet or to swale. All areas to be sloped to lower elevations or drainage structures on or near site.

20. BASEMENTS (No ground water present):
3 1/2" minimum thickness of concrete slab. Provide a 6 mil polyethylene vapor barrier below slab in membrane lapped 6" and sealed over a 4" base course of crushed stone or gravel containing not more than 10% of material that passes a #4 sieve. Floor base to be placed to provide continuous drainage to a sump or daylighted.

Provide drain tile or perforated pipe around perimeter of the outside of the foundation or inside the foundation (as detailed) under slab. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

Provide sump 24" in diameter x 24" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump pump shall be provided if basement is finished or partially finished with pump discharge into an approved disposal system. Sump pump discharge shall be piped to approved water course. Discharging to or within 10' of a sidewalk, driveway, street or to cause a nuisance to adjoining properties is prohibited.

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.

21. BASEMENTS (Ground water present):
3 1/2" minimum thickness of concrete slab. Provide a 6 mil polyethylene vapor barrier below slab in membrane lapped 6" and sealed over a 4" base course of crushed stone or gravel containing not more than 10% of material that passes a #4 sieve. Floor base to be placed to provide continuous drainage to a sump or daylighted.

Provide drain tile or perforated pipe around perimeter of the outside and inside of the foundation (as detailed) under slab. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

Provide sump 24" in diameter x 24" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump pump shall be provided if basement is finished or partially finished with pump discharge into an approved disposal system. Sump pump discharge shall be piped to approved water course. Discharging to or within 10' of a sidewalk, driveway, street or to cause a nuisance to adjoining properties is prohibited.

Foundation walls shall be waterproofed with two ply hot-mapped felt, 6-mil P.V.C., 40-mil polymer modified asphalt, or 6-mil polyethylene. Joints to be lapped and sealed per manufacturer's installation instruction. Waterproofing shall 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 shall be water tight.

22. ALL BASEMENTS:
Backfill shall be free of debris and large rocks, installed in lifts and each lift compacted to fill all voids. Downspouts shall direct water away from the foundation so as to prevent soil erosion. Withhold back fill until first floor is in place.

23. Dropped ceilings below wood joist or attached ceiling to wood floor trusses shall be draft stopped at 600 sq. ft. intervals parallel to framing members. A 22" x 20" minimum access opening required for attic areas which have a 30' or more clear height. Access doors in draft stopping shall be self-closing and of approved materials.

24. GAS SYSTEMS:
Gas vents and frepaze flues must extend 3' high of its roof exit point. The flue/vent must also be 2' higher than any portion of the roof within 10'. U.L. Listed vents may be installed in accordance with their own listing.

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 25 feet in concealed locations and not more than 50 feet in exposed locations.
Every gas outlet shall have an individual shutoff valve.
No Gas Log Lighters are permitted in frepazes.

25. PLUMBING:
"No Lead" solder is required on all copper water supply piping.
The water service pipe and the building sewer line shall be a minimum of 10' apart horizontally.
Plumbing Contractor shall install "Pressure Balanced Valves" on all shower heads.
Down spouts, Basement area wall drains and foundation drain ties shall not be connected to the sanitary sewers. Showers and bathtubs / shower enclosures shall have walls constructed of smooth, noncorrosive, nonabsorbent and waterproof materials to a height of not less than 6'-0" above the room floor level.
Shower floor surfaces to be smooth, noncorrosive, nonabsorbent and waterproof materials.
Water service line shall be selected in accordance with the following:
A. 1/2" service line - up to 3.5 baths.
B. 3/4" service line - up to 6.5 baths.
C. 1" service line - more than 6.5 baths.

The count inlets: 1 - kitchen sink with dishwasher, 1 - clothes washer supply and laundry sink, and 2 1/2" exterior cold water use hose bibbs. Rough-in fixtures shall be included in the count.
Water service foundation penetrations must be sleeved through the concrete in a pipe at least 2 sizes larger than the service pipe.
Sewer lateral services must also be sleeved through the concrete in a pipe at least 2 sizes larger than the service pipe.

26. ELECTRICAL SPECIFICATIONS:
All branch circuits that supply 125 - volt, single phase, 15 - and 20 - ampere outlets located in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.
Counter top receptacles in Kitchen shall be wired to at least 2 different circuits.
220 v. 3 pole receptacles at all dryers.
At least one receptacle in Balconies, Decks & Porches.
Ceiling mounted receptacle for garage door opener.

A single or a duplex receptacle for the appliance located in a dedicated space for normal use.
LIGHTING IN CLOTHES CLOSET:
1. The use of incandescent fixtures with open or partially enclosed lamps and the use of pendant fixtures are prohibited.
2. Fixtures may be located only where there are the following minimum clearances to the nearest point of storage space:
- surface mounted incandescent fixtures - 12" minimum.
- surface mounted fluorescent fixtures and recessed fixtures - 6" minimum.

Circuit breaker panels shall not be installed in bathrooms or clothes closets.
Lighting is required in the vicinity of the electrical panel.
Electrical panels in new construction shall not be installed in areas less than 6 1/2' headroom.
A minimum of 3' clearance is required in front of electrical panels.

Interior stairways to be provided with a minimum of 10' headroom measured at every tread nosing. Interior stairways shall have illuminated lighting controls at each floor level.
All exterior stairways serving the dwelling to have a minimum of 1' footcandle measured on the tread runs.
All exterior stairways serving the dwelling shall have lighting controlled by one of the following methods:
1. Controls located at dwelling; or
2. Automatically activated with a manual override; or
3. Continuously operated.

Receptacles are required to be installed in the following areas:
1. In all habitable rooms except bedrooms so that no space or a wall is more than 6'-0" from a receptacle. All wall spaces 2'-0" wide or greater require receptacles. Fixed panels of glass doors, fixed interior dividers such as free standing bar-type counters or railings shall be included in the 6'-0" measurement.
LIGHTING FIXTURES ABOVE BATHTUBS:
Hanging fixtures, track lighting and ceiling fans shall not be installed within 3'-0" horizontally of a bathtub, measured from the outside edge of the tub and 8'-0" vertically from the top of the tub rim.
Receptacles shall not be installed within a bathtub or shower space.

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 or 250-53.
Interconnection between terminals shall be provided for grounding communication systems (cable tv & satellite dishes).

27. SMOKE DETECTORS: When more than one detector is required within the dwelling unit the detectors shall be interconnected so that an alarm will sound throughout the dwelling unit. The smoke detectors shall be AC powered and have battery backup should the AC power be interrupted. The installation shall also meet NFPA 72-07.
A carbon Monoxide alarm is required outside of sleeping areas, in the immediate vicinity of the sleeping areas, if the dwelling unit contains a fuel fired appliance or has an attached or basement garage. The carbon monoxide detector shall comply with UL2034-2008.

28. EXHAUST SYSTEMS:
Residential bath rooms without windows for natural ventilation shall exhaust 50 CFM minimum to the exterior. It is NOT permissible to discharge exhaust to the attic.
Exception: Half baths or powder rooms without a tub or shower may exhaust to the attic. Climate dryers shall be independent of all other systems, and shall exhaust to the exterior. Kitchen Range Hood: A 100 CFM fan (intermittent use) or a fan continuously exhausting 25 CFM shall be installed and vented to the exterior.

29. Attic and enclosed rafter space ventilation (net free) area is to be at least 1/500 of the area served. Two return vents required for each minimum. Where ridge or gable vents are used, 1/2 of the area to be provided by ridge or gable vents and 1/2 by soffit or cornice vents. EXCEPTION: Required ventilation area may be reduced to 1/3000 where the rafter/ceiling is provided on the conditioned side of the insulation, or if the gable or ridge vents are located in the upper 1/3 of the attic.

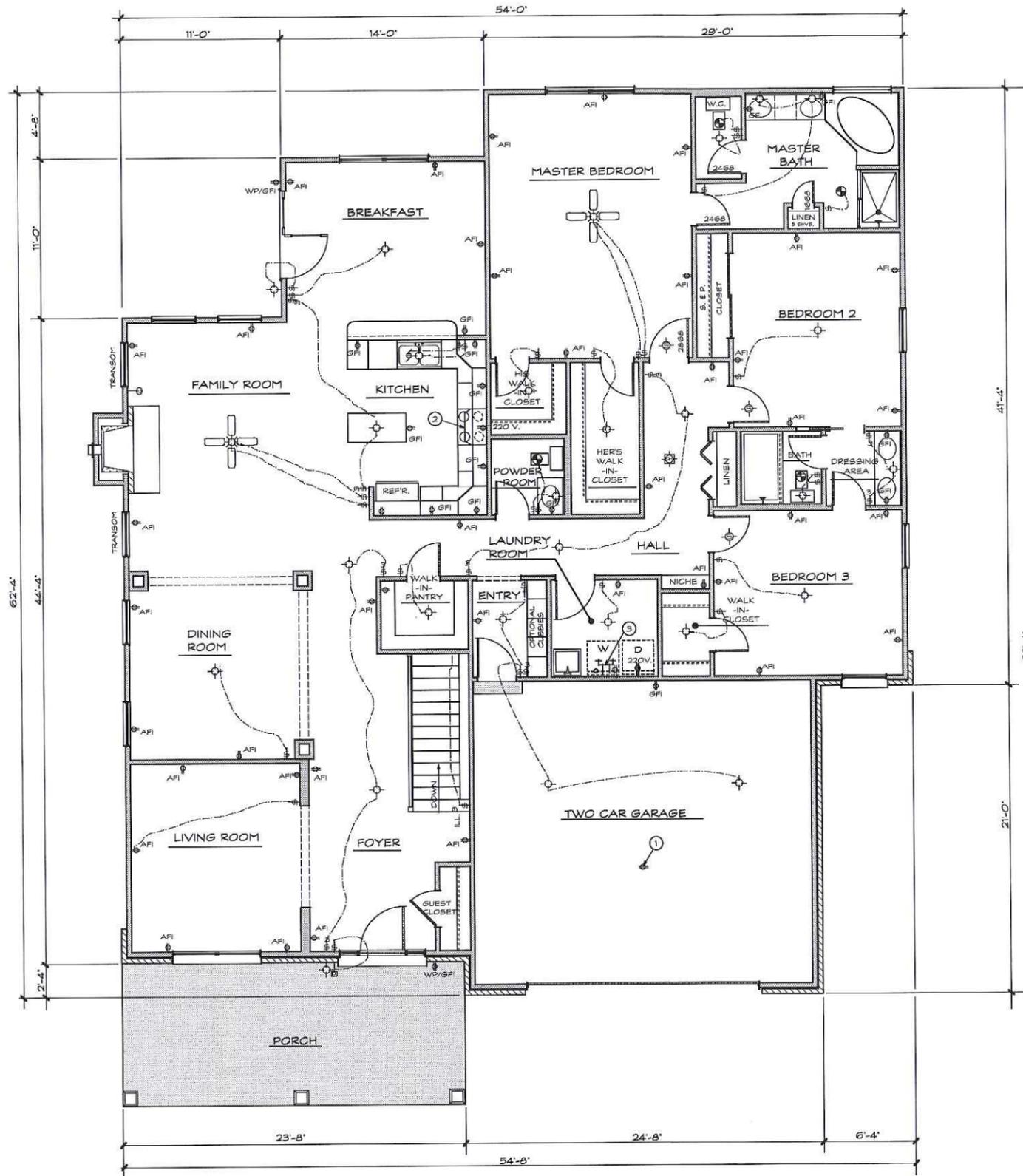
30. Minimum clearance from combustibles is 18" unless the listed manufacturer's installation instructions allow an alternate clearance dimension. A minimum of 18" of clearance is required at the front of the appliance for service.
31. An ice shield is required under eaves / roofing of 2 layers of Type 1 underlayment cemented together or of an approved waterproofing membrane extending from the edge of the eave to at least 24" measured horizontally inside the exterior wall line where the roof slope is greater than or equal to 4:12 and the eave overhang is less than 12" measured horizontally from the sheathing to the outside face of the gutter board, or where b) the roof slope is less than 4:12 and greater than or equal to 2:12.

32. All treated lumber used on all plans shall be A-CQ (Alkaline Copper/Quaternary) Treated Lumber. Use only approved fasteners, bolts, washers and hangers that are stainless steel or hot-dipped galvanized.
33. Steel column protection. All surfaces (inside and outside) of steel columns shall be given a coat of rust-inhibitive paint, except for corrosion-resistant steel or steel treated with coatings to provide corrosion resistance, as per code.

34. 15 or 20 amp receptacle required within 25'-0" of the A/C unit.
35. Short walls on each side of garage walls must be tied to the adjoining wall above the garage door. An acceptable method is to cut the OSB in a "L" shape with the "L" extending over the door.
36. T.J.'s or just cannot be notched more than 40% in which for bearing members or 60% on non bearing.
37. No more than 2 risers allowed at any doors coming out of house.
38. All electrical Bedroom outlets to be A.P.I. unless noted otherwise.
39. Contractor shall furnish termite treatment.

40. The Maximum lintars of fly ash, other pozzolans, conforming to ASTM C 618, is 25%. Slag Conforming to ASTM C 999 is 50%. Silica Fume, Conforming to ASTM C 1240, is 10%. Total of fly ash or other pozzolans,slag and silica fume, is 50%. Total of fly ash or other pozzolans, and silica fume, is 35%. Fly ash or other pozzolans and silica fume shall constitute no more than 25 and 10 percent respectively, of the total weight of the cementitious materials.
41. No Lead paint allowed.

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE MALBEC"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 8 OF 8 PLAN NO. 16-6680
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FLOOR PLAN ELECTRICAL NOTES:

- ELECTRICAL WORK:**
- 120 V. ELECTRICAL OUTLET FOR GARAGE DOOR OPENER
 - 30" ELECTRIC SLIDE IN COOK UNIT W/ HOOD ABOVE (VENT HOOD TO EXTERIOR MIN. 100 C.F.M.)
 - PROVIDE LAUNDRY 'SPACE SAVER' HOT & COLD WATER, 2" ROUND LAUNDRY DRAIN, 120V. & 220V ELECTRICAL SERVICE (VENT DRYER TO EXTERIOR)

ELECTRICAL LEGEND:

- CEILING FAN WITH LIGHT KIT
- DOORBELL
- INCANDESCENT LIGHT FIXTURE
- EXHAUST FAN MIN. 50 C.F.M. (VENT TO EXTERIOR)
- 120 V. ELECTRIC RECEPTACLE (GROUND FAULT INTERRUPTER)
- 120 V. ELECTRIC RECEPTACLE
- WATERPROOF 120 V. ELECTRIC RECEPTACLE (GROUND FAULT INTERRUPTER)
- 120V ELECTRIC DUPLEX RECEPTACLE (ARC-FAULT INTERRUPTER)
- 220 V. ELECTRICAL RECEPTACLE
- LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- ILLUMINATED LIGHT SWITCH
- A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
- KITCHEN GARBAGE DISPOSAL
- COMBINATION CARBON MONOXIDE DETECTOR & A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR (INTERCONNECTED) INSTALLED AS PER NFPA 72-07 WITH BATTERY BACK UP
- COMMUNICATION OUTLET SHALL BE CABLED TO THE SERVICE DEMARCATION POINT
- RECESSED CAN LIGHT FIXTURE

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- THE 2008 NATIONAL ELECTRIC CODE
- ALL BRANCH CIRCUITS THAT SUPPLY 125 - VOLT, SINGLE PHASE, 15 - AND 20 - AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
- RECEPTACLES INSTALLED IN KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO (2) SMALL APPLIANCES BRANCH CIRCUITS - SECTION 210.52(B)(3), NEC 2008
- ALL KITCHEN AND BATHROOM RECEPTACLES TO SERVE COUNTERTOP SURFACES SHALL BE GFCI - SECTION 210.8(A)(6), NEC 2008

NOTE:
Electrical Contractor shall provide grounding of foundation steel to meet 2008 National Electric Code

FLOOR PLAN (ELECTRICAL)

SCALE 1/4" = 1' - 0"

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	<p>Drawn By: J.T./D.P. Checked By: P.T. & S.P. Copyright 2016</p>	<p>PLAN NO. 16-6680</p>

BRACING REQUIREMENTS (10'-0" CEILING HEIGHT)
I.R.C. TABLE R602.10.2(1) BASED ON 90 MPH

FOOTNOTES	NUMBERED WALL LINES	LETTERED WALL LINES
(b) EXPOSURE CATEGORY	1	1
(c) ROOF EAVE TO RIDGE HT.	1.32	1.32
(d) WALL HEIGHT	1	1
(e) NO. OF BRACED WALL LINES	1.45	1.45

BRACING REQUIREMENTS (9'-0" CEILING HEIGHT)
I.R.C. TABLE R602.10.2(1) BASED ON 90 MPH

FOOTNOTES	NUMBERED WALL LINES	LETTERED WALL LINES
(b) EXPOSURE CATEGORY	1	1
(c) ROOF EAVE TO RIDGE HT.	1.32	1.32
(d) WALL HEIGHT	.95	.95
(e) NO. OF BRACED WALL LINES	1.45	1.45

BRACE WALL SCHEDULE

WALL HEIGHT	BRACED WALL LINE	BRACING METHOD	BRACED WALL LINE SPACING	REQD. BRACING	TOTAL GYPSUM FACTOR	PANELS WITH HOLD DOWNS	TOTAL REQD. BRACING	BRACING LENGTHS PROVIDED	FASTENER TYPE	FASTENER EDGE/PELO	BLOCKING AT PANEL EDGES	ADDITIONAL INSTRUCTION NOTES
9'-0"	A	CS-WSP	23'-8"	4.0'			6.4'	11'-10"				
9'-0"	B	CS-WSP	39'-10"	6.0'			9.6'	10'-0"				
10'-0"	C	CS-WSP	39'-10"	6.0'		1	10.1'	16'-4"				
9'-0"	D	GB	27'-2"	8.8'		1	16.0'	25'-5"				
9'-0"	1	CS-WSP	38'-8"	5.9'		1	10.8'	12'-0"				
9'-0"	2	CS-WSP	43'-2"	6.5'		2	11.8'	12'-0"				
9'-0"	3	CS-WSP	43'-2"	6.5'			11.8'	14'-2"				
10'-0"	4	GB	38'-8"	12.1'			16.3'	20.4'				NOTE 'A'

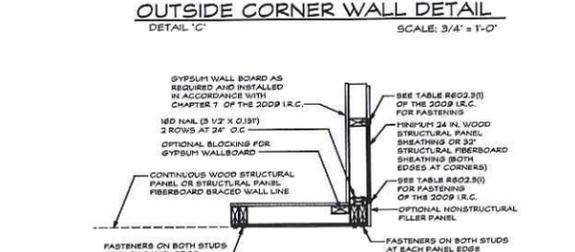
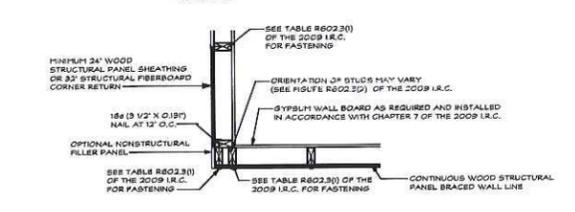
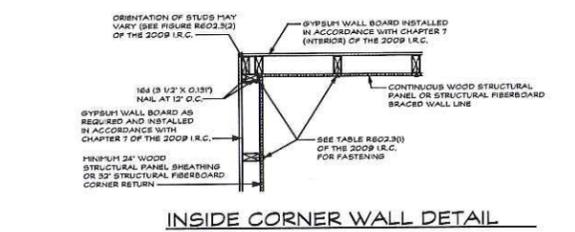
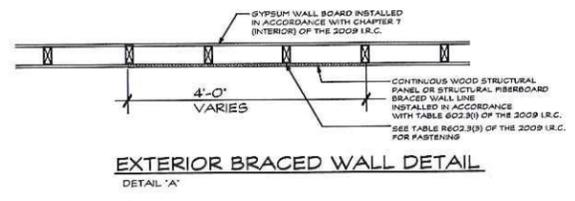


FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

MATERIAL TYPE AND FASTENER TYPE & SPACING FOR BRACED WALL METHODS

METHOD #WSP (WOOD STRUCTURAL PANEL)

SHEATHING - OSB SHEATHING WITH A MINIMUM THICKNESS OF 7/16" NAIL FASTENERS - 6d COMMON (2" X 0.131") NAIL (SUBFLOOR/WALL) 6d COMMON AND 12" INTERMEDIATE SUPPORTS 6d COMMON (2 1/2" X 0.131") NAIL (ROOF) 6" ON EDGES AND 12" INTERMEDIATE SUPPORTS

STAPLE FASTENERS - STAPLE 15 ga. 1 3/4" - 4" AT EDGES 8" AT INTERMEDIATE SUPPORTS 0.097-0.0099 NAIL 2 1/4" - 3" AT EDGES - 6" AT INTERMEDIATE SUPPORTS STAPLE 16 ga. 1 3/4" - 3" AT EDGES - 8" AT INTERMEDIATE SUPPORTS

METHOD #GB (GYPSUM BOARD)

NAILS AT OR SCREWS AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES, NAIL SIZE - 13 GAUGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIAMETER, 1 1/4" LONG, ANNULAR-RINGED; 5d COLLER NAIL, 0.086" DIAMETER, 1 5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.086" DIAMETER, 1 5/8" LONG, 9/32" HEAD.

NOTE: BUILDING OFFICIAL SHALL INSPECT NAILING PATTERN PRIOR TO INSTALLING HOUSE WRAP

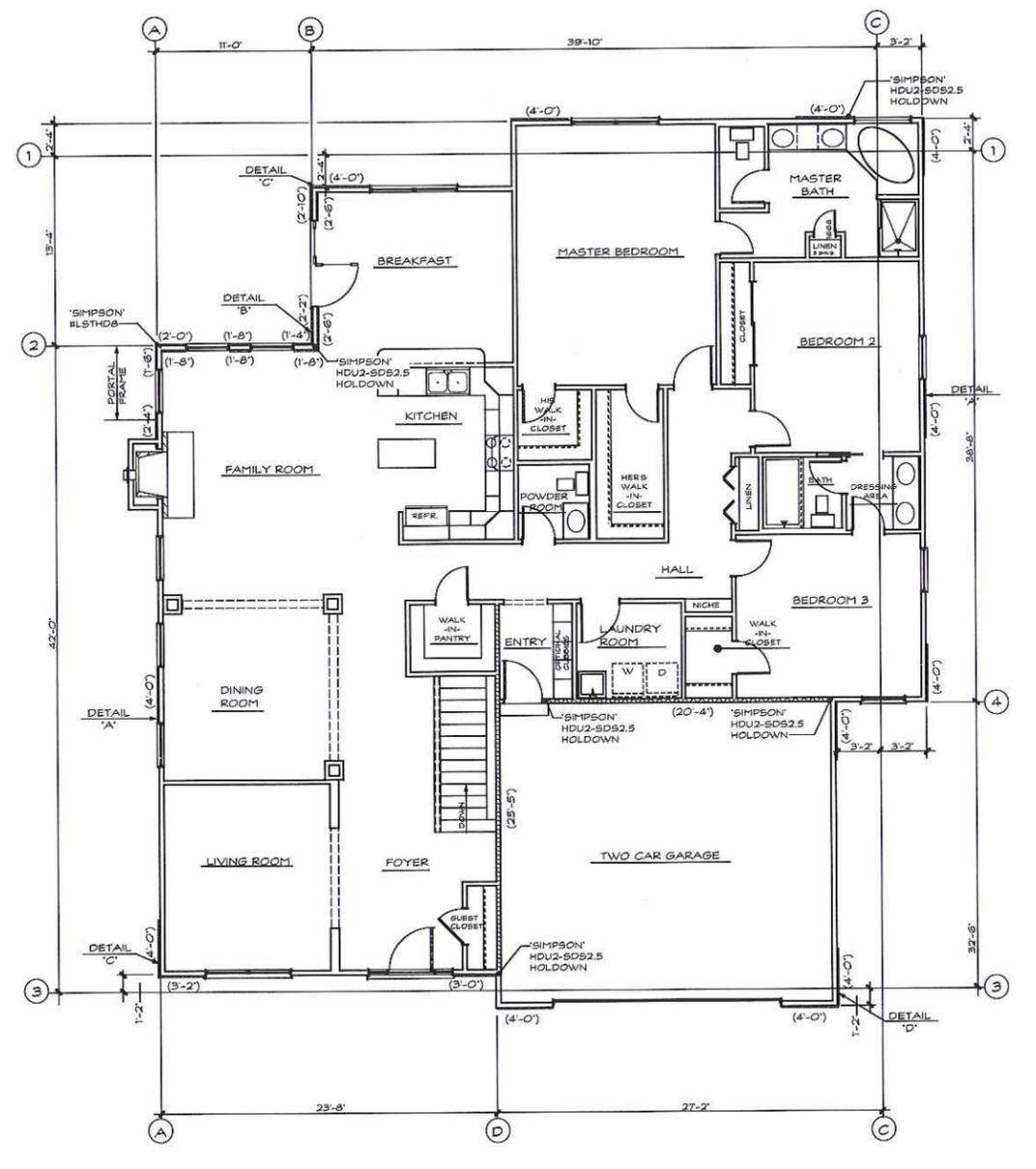
NOTE: PRESCRIPTIVE BRACED WALL PANELS CANNOT BE MORE THAN 25 FT. O.C. APART.

NOTE: A

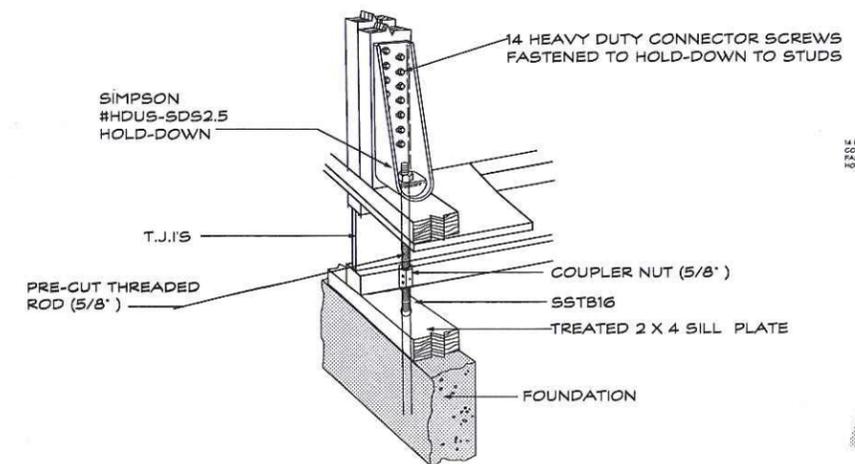
BRACING LENGTHS FOR METHOD GB ARE BASED ON THE APPLICATION OF GYPSUM BOARD ON BOTH FACES OF A BRACED WALL PANEL. WHEN METHOD GB IS PROVIDED ON ONLY ONE SIDE OF THE WALL, THE REQUIRED BRACING AMOUNTS SHALL BE DOUBLED. WHEN METHOD GB BRACED WALL PANELS INSTALLED IN ACCORDANCE WITH SECTION R602.10.2 ARE FASTENED AT 4 INCHES ON CENTER AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AND ARE BLOCKED AT ALL HORIZONTAL JOINTS, MULTIPLYING THE REQUIRED BRACING PERCENTAGE FOR WIND LOADING BY 0.7 SHALL BE PERMITTED

BRACED WALL KEY

	METHOD CS-WSP, OSB FULLY SHEATHED WALLS (EXTERIOR WALL)
	METHOD GB- 1/2" GYPSUM BOARD EACH FACE OF WALL (INTERIOR WALL)
	(DIM.) BRACED WALL PANEL LENGTH



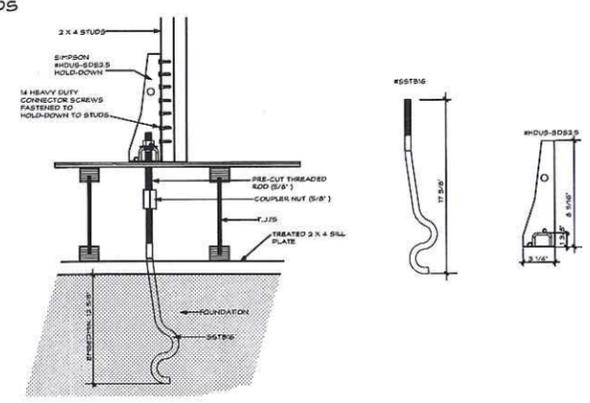
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HOLD-DOWN DETAIL (SIMPSON HDU2-SD2.5)

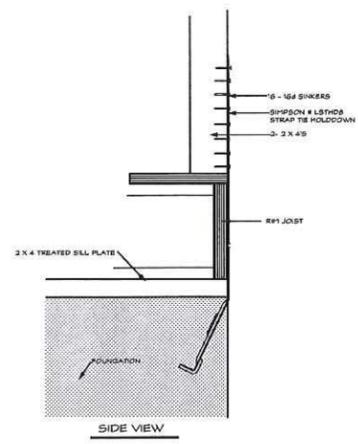
FLOOR JOIST VERSION

PERSPECTIVE VIEW

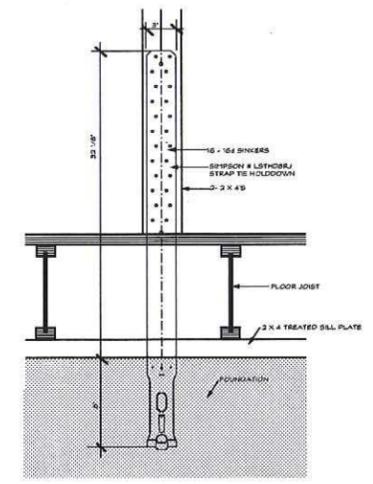


HOLD-DOWN DETAIL (SIMPSON HDU2-SD2.5)

FLOOR JOIST VERSION 2:1=1/4"



SIDE VIEW



FRONT VIEW

STRAP TIE HOLDDOWN DETAIL (SIMPSON #L5TH08J) FLOOR JOIST VERSION 1 1/2" x 1'-0"

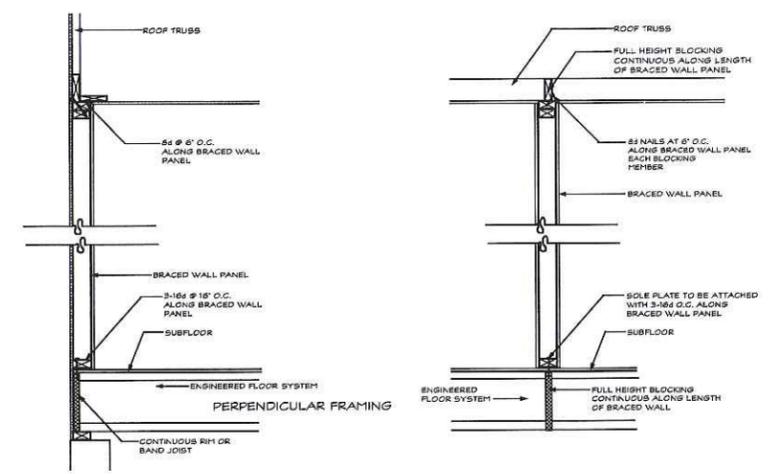


FIGURE R602.10.6.(1) BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR /CEILING FRAMING

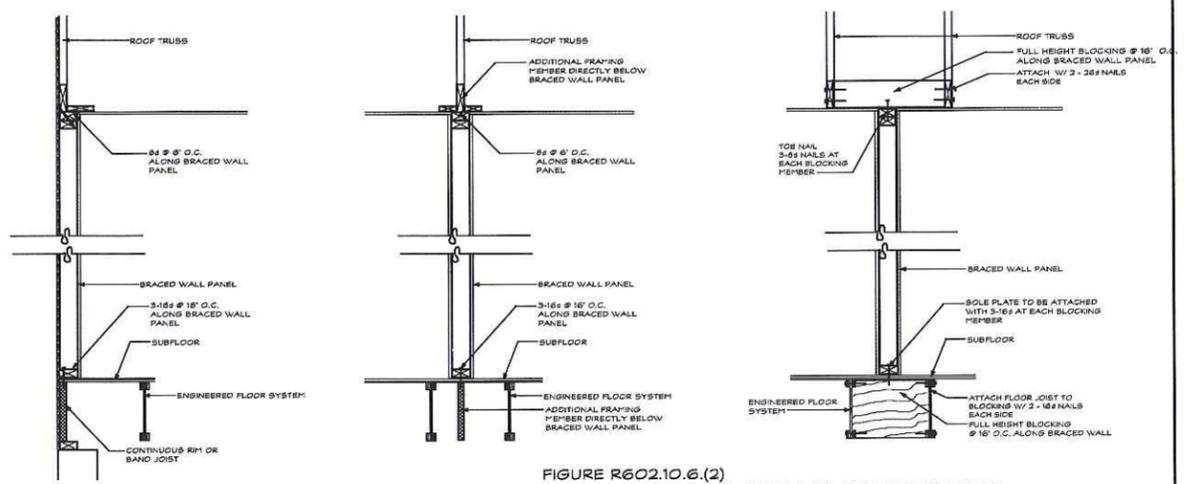


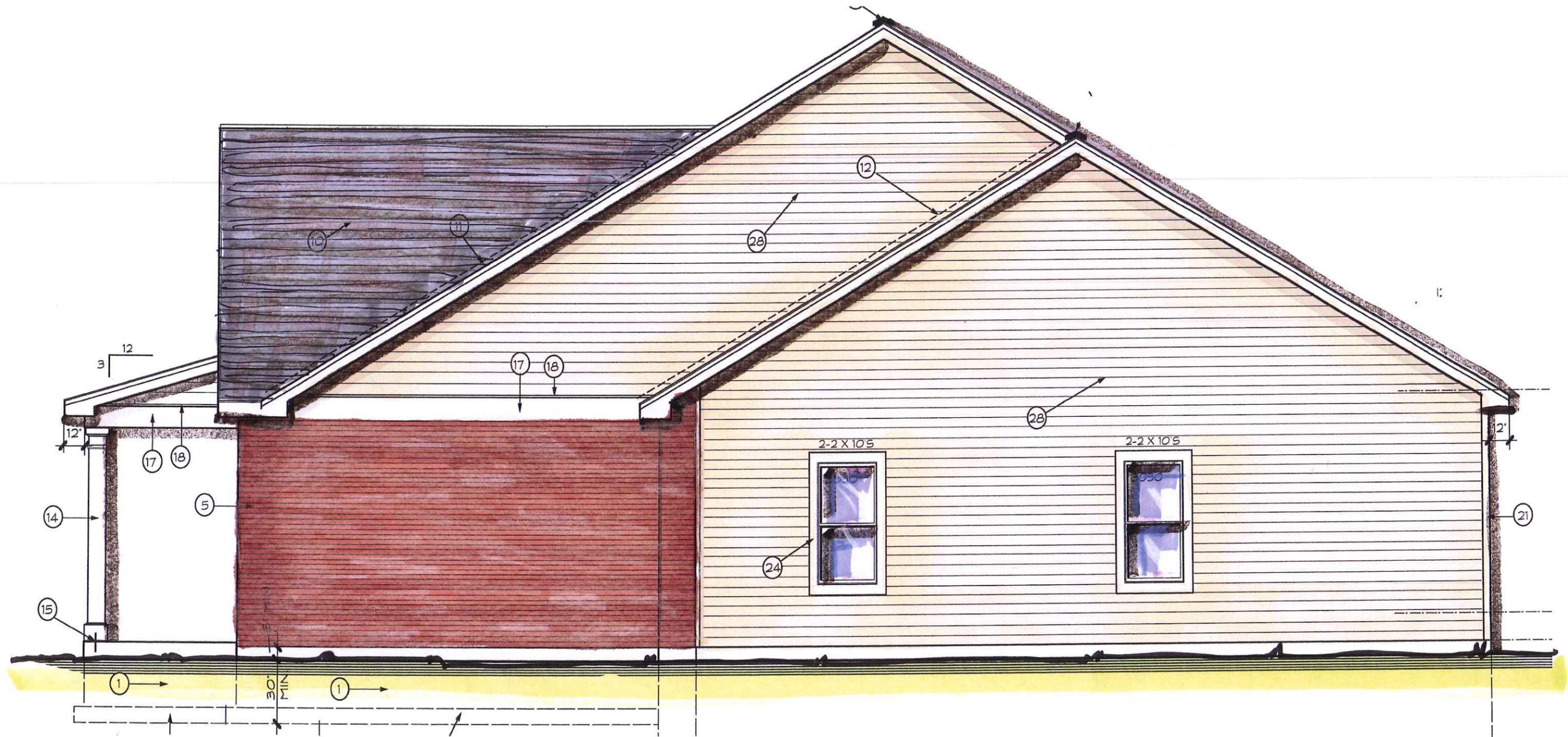
FIGURE R602.10.6.(2) BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR /CEILING FRAMING

REVISED DATE: 7/10/15

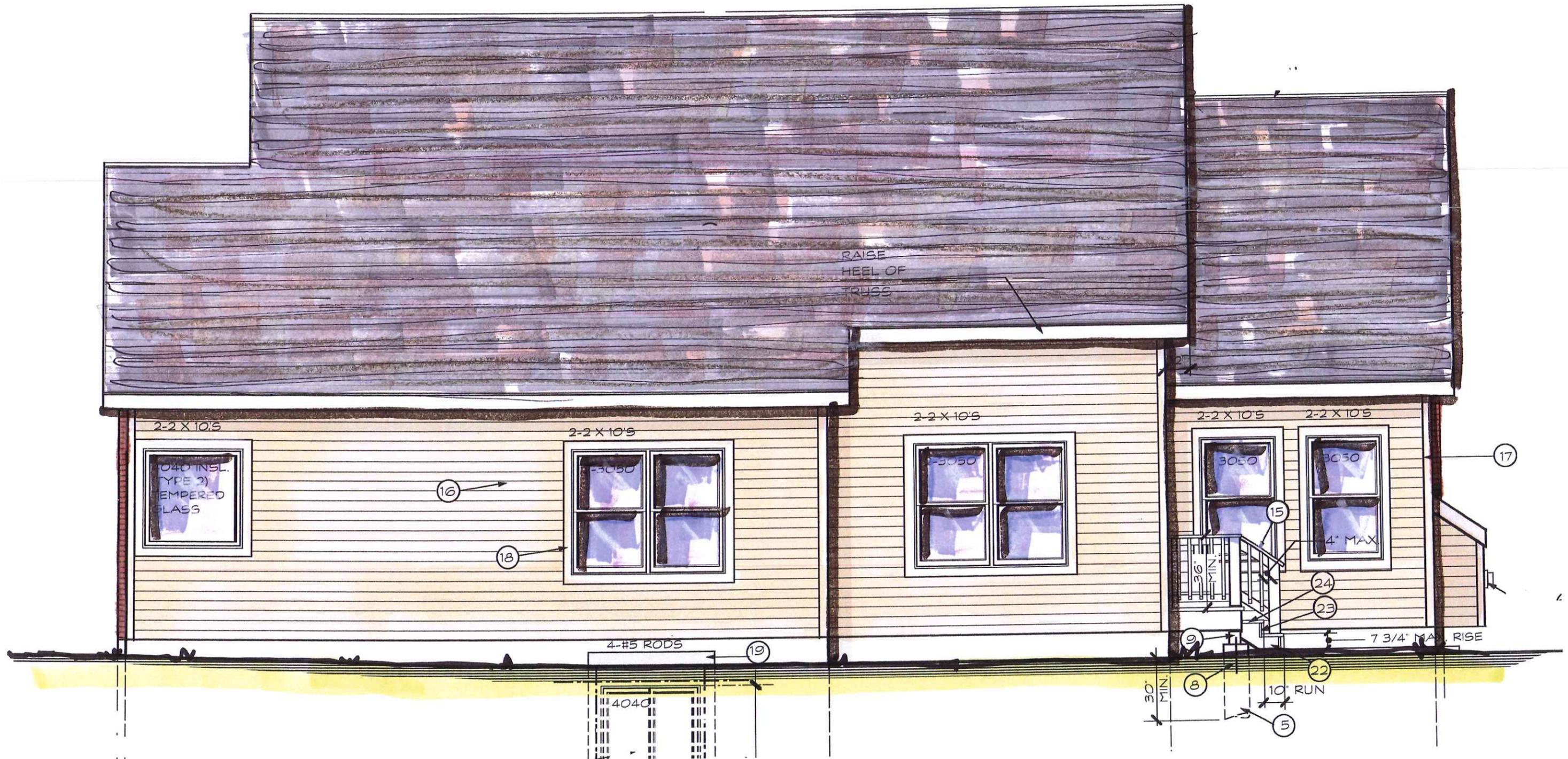
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front elevation-lot 19 bordeaux
MRM Manlin Development Group



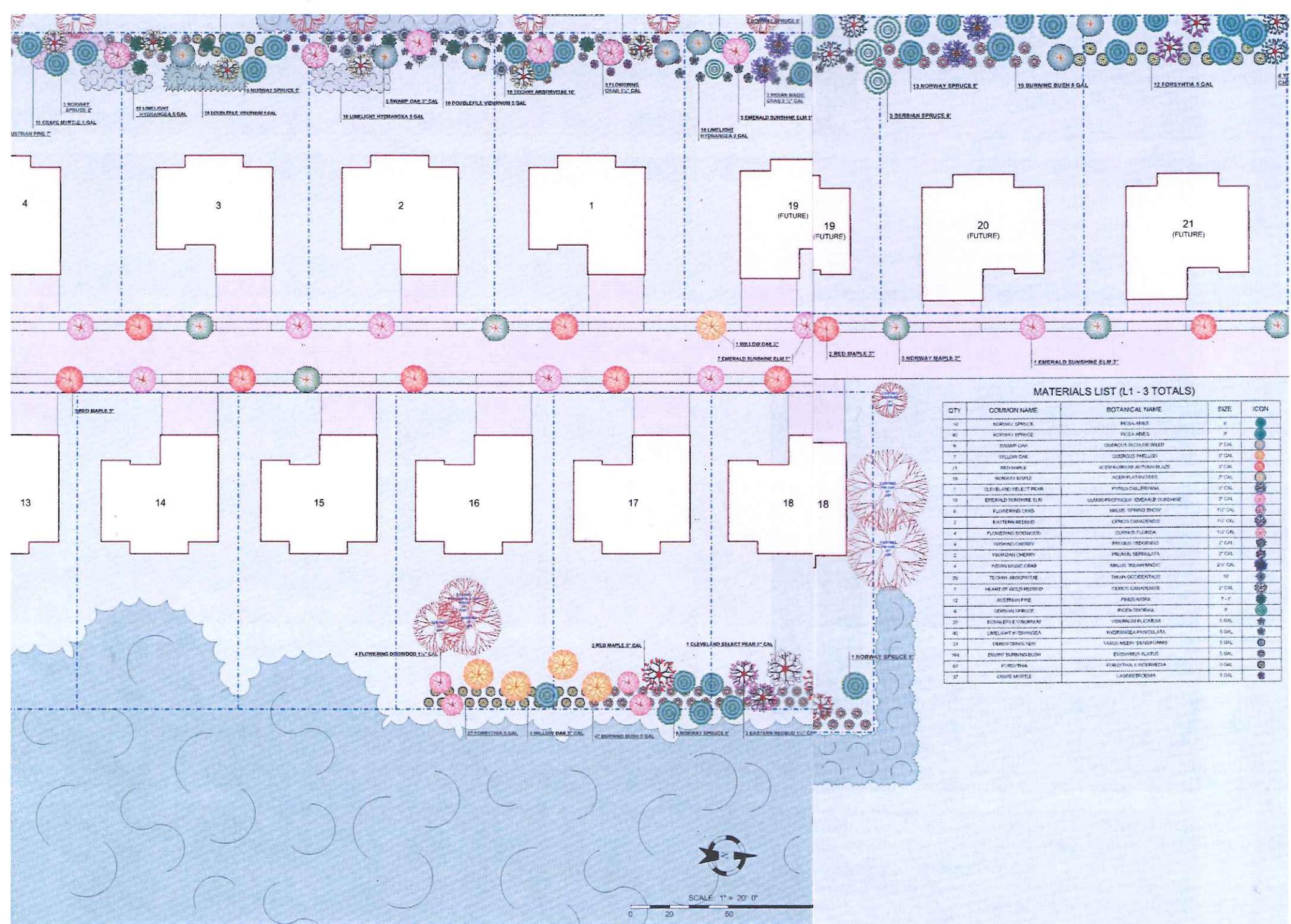
right side elevation-lot 19 bordeaux
MRM Manlin Development Group



rear elevation-lot 19 bordeaux
 MRM Manlin Development Group

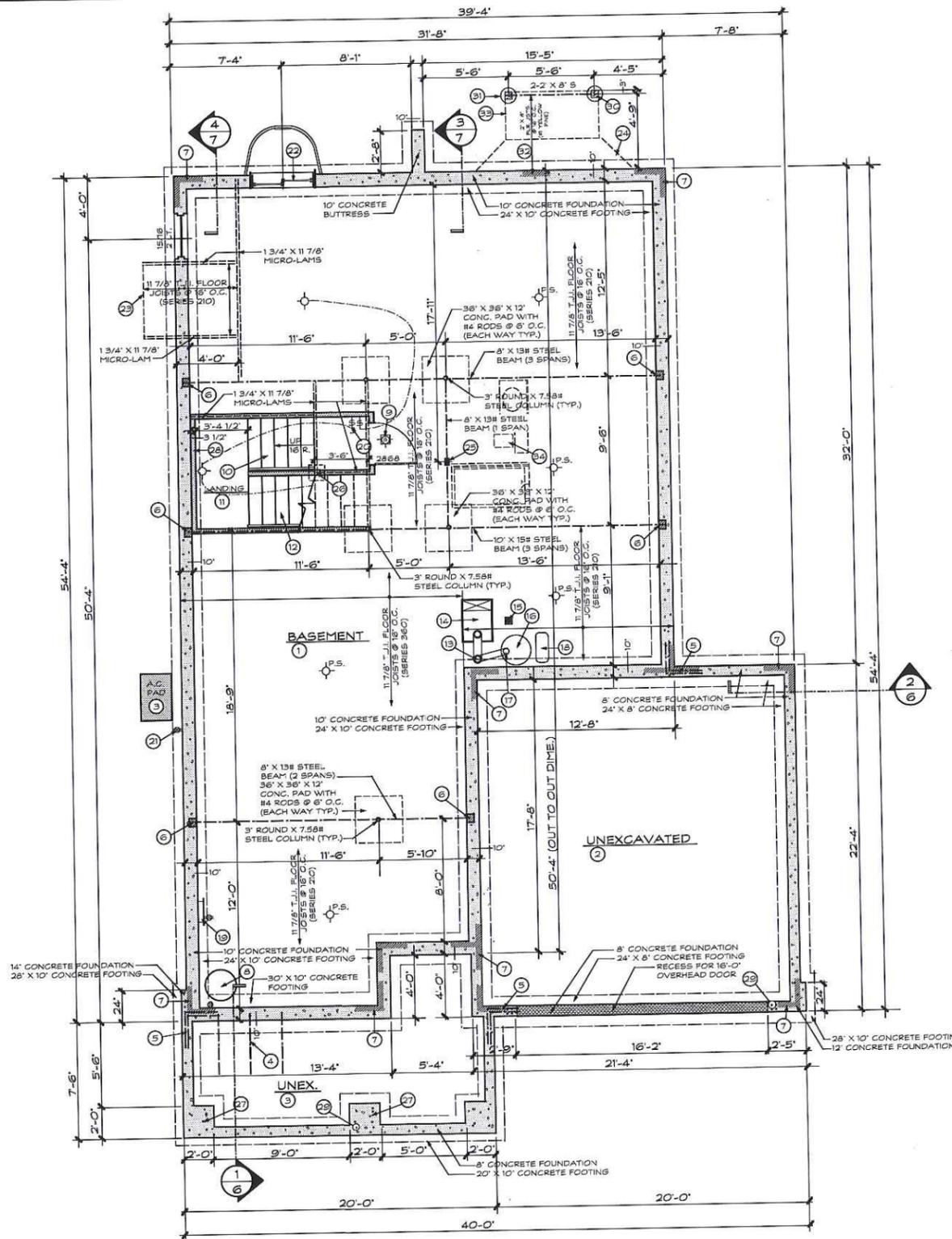


David R. ...



MATERIALS LIST (L1 - 3 TOTALS)

QTY	COMMON NAME	BOTANICAL NAME	SIZE	ICON
42	NORWAY SPRUCE	PICEA ABIES	8'	
40	NORWAY SPRUCE	PICEA ABIES	8'	
6	STAMP OAK	QUERCUS BICOLOR FOLIOL	2" GAL	
7	YELLOW OAK	QUERCUS PHELLO	2" GAL	
21	REDBARK	ACER RUBRA WATSON PLAZE	2" GAL	
15	NORWAY SPRUCE	PICEA ABIES	2" GAL	
1	CLEVELAND SELECT PEAR	PIRUS CLARENDA	2" GAL	
18	EMERALD SUNSHINE ELM	ULMUS PARVIFLORA EMERALD SUNSHINE	2" GAL	
8	FLORINDO CRAB	MALUS FLORINDO	1 1/2" GAL	
2	EASTERN REDBUD	CECROPS CANADENSIS	1 1/2" GAL	
4	FLORINDO CRAB	CECROPS FLORINDO	1 1/2" GAL	
4	WINDY CHERRY	PRUNUS TENDRINA	2" GAL	
2	WINDY CHERRY	PRUNUS TENDRINA	2" GAL	
4	NORWAY SPRUCE	PICEA ABIES	2 1/2" GAL	
20	TECHNY ARBORESCENS	SHRUB OCCIDENTALIS	10'	
7	HEART OF GOLD REDBUD	CECROPS CANADENSIS	2" GAL	
12	AUSTRIAN PINE	PIRUS NIGRA	7'-8'	
4	REDBARK	ACER RUBRA	8'	
20	DOUGLASS LARICIN	LARIX LARICIN	5' GAL	
40	LIMELIGHT HYDRANGEA	HYDRANGEA PANCOLATA	5' GAL	
17	LEOPOLD'S YEW	TAXUS MEDIA DENSIFORMIS	5' GAL	
16	EMERALD SUNSHINE ELM	ULMUS PARVIFLORA	5' GAL	
37	ORANGE PRINCE	LAMSTROBIA	8' GAL	



BASEMENT & FOUNDATION PLAN

SCALE 1/4" = 1'-0"

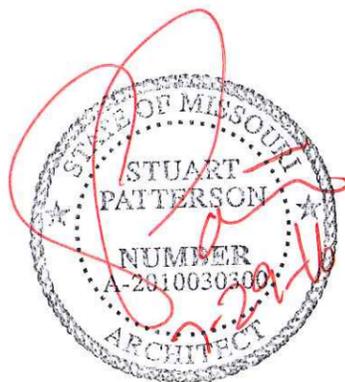
BASEMENT & FOUNDATION NOTES:

- 1 3 1/2" CONCRETE SLAB THRUOUT OVER 6 MIL. POLYETHYLENE OVER 4" CLEAN CRUSHED ROCK OVER COMPACTED FILL (SLOPE FLOOR TO DRAIN)
- 2 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER COMPACTED FILL
- 3 4" CONCRETE SLAB OVER COMPACTED FILL
- 4 #4 REINFORCING RODS 48" X 48" BENT INTO PORCH SLAB @ 24" O.C. (TYPICAL ACROSS PORCH)
- 5 2 #4 ROUND REINFORCING RODS 24" X 24" @ 12" O.C. PROPERLY LAPPED & TIED (TYPICAL AT ALL INTERSECTING CORNERS)
- 6 BEAM POCKET (GROUT WITH CEMENT) 4" MIN. BEARING
- 7 PLATE LINE
- 8 SUMP-PIT MIN. 24" ROUND X 24" DEEP WITH FITTED COVER WITH SINGLE 120V. ELECTRIC RECEPTACLE RATED FOR SUMP PUMP
- 9 COMBINATION CARBON MONOXIDE DETECTOR AND A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
- 10 YELLOW PINE STAIR TREADS WITH WOOD HANDRAIL (MIN. 36" TO 38" HIGH)
- 11 CARPET FLOOR
- 12 CARPET ENTIRE TREAD
- 13 METAL CLASS 'B' FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED GAP
- 14 GAS FORCED AIR FURNACE
- 15 FLOOR DRAIN
- 16 40 GALLON GAS WATER HEATER
- 17 4" METAL FLUE FOR WATER HEATER WITH CLEAN OUT AND U.L. APPROVED METAL GAP
- 18 EXPANSION TANK FOR WATER HEATER
- 19 200 AMP. ELECTRIC SERVICE (EXACT LOCATION TO BE DETERMINED @ JOB SITE)
- 20 ILLUMINATED LIGHT SWITCH
- 21 120 V. WEATHERPROOF ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER WITHIN 25 FEET OF THE CONDENSING UNIT
- 22 DOUBLE GLAZED 48" X 48" SLIDER WINDOW. BOTTOM OF WINDOW OPENING SHALL BE 44" MAX. ABOVE FINISHED FLOOR. PROVIDE 2-#5 REBARS AROUND WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING (W/ 18 GA. GALVANIZED EGRESS STEEL AREA) WALLS IF REQ'D. BY GRADE) OR EQUAL. INSTALL PER MFG'S. SPECS. (SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)
- 23 OUTLINE OF CANTILEVERED FLOOR JOISTS FOR DIRECT VENT PRE-FAB FIREPLACE (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
- 24 OUTLINE OF CANTILEVERED FLOOR JOISTS FOR BAY WINDOW (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
- 25 SOLID BLOCK ABOVE BEAM TO 3" X 7.58H STEEL COLUMN ABOVE
- 26 4" SQUARE POST ON A 12" X 12" X 8" CONCRETE PAD
- 27 24" X 24" CONCRETE PIER ON A 36" X 36" X 12" CONCRETE PAD (MIN. 30" BELOW GRADE)
- 28 2" X 4" FURRING WITH 3 1/2" (R-13) BATT INSULATION WITH 1/2" DRYWALL OVER
- 29 4-#4 VERTICAL RODS
- 30 6" SQUARE SMOOTH CEDAR POST
- 31 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE)
- 32 EXTEND AND BLOCK 2" X 8" TREATED FLOOR JOISTS TO PLATE LINE
- 33 OUTLINE OF LANDING
- 34 ROUGH-IN FULL BATH

NOTE: CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- 2009 INTERNATIONAL RESIDENTIAL CODE, I.R.C.
- 2008 NATIONAL ELECTRICAL CODE, N.E.C.
- 2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
- 2009 INTERNATIONAL PLUMBING CODE, I.P.C.

NOTE - STEEL COLUMN PROTECTION & STRUCTURAL REQUIREMENTS
 a. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistance steel and steel treated with coatings to provide corrosion resistance.
 b. The columns shall be restrained to prevent lateral displacement at the bottom and steel columns shall not be less than 3" diameter Schedule 40 pipe manufactured in accordance with ASTM A53 Grade B or approved equivalent.



PROPOSED RESIDENCE FOR:

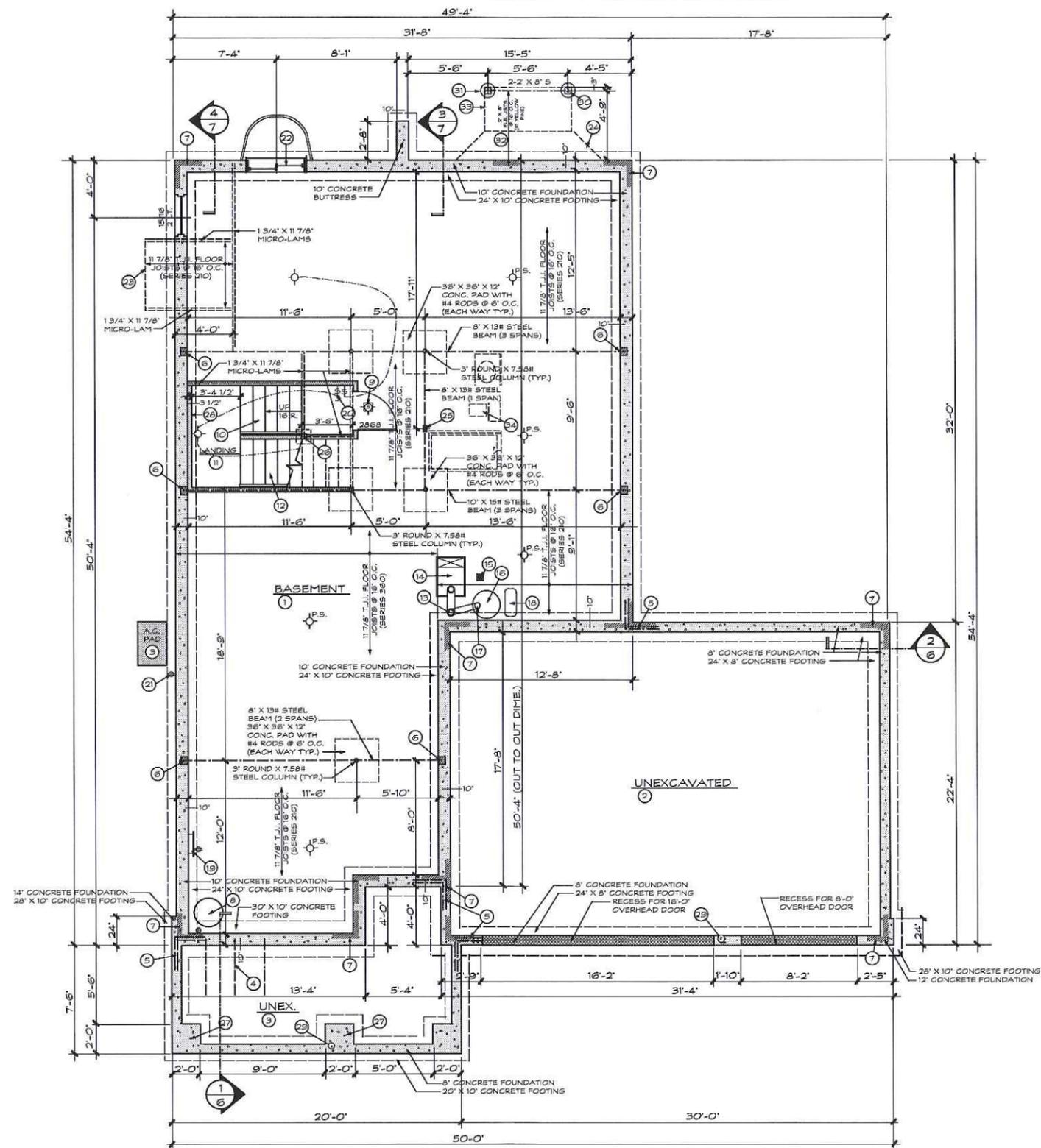
MRM MANLIN DEV. GROUP
"THE SYRAH"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
 ST. CHARLES, MO. 63301
 PHONE : 636-946-7216

SHEET NO.
1
 OF 9
 PLAN NO.
16-6681

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016

DATE: 5/21/2016



BASEMENT & FOUNDATION NOTES:

- 1 3 1/2" CONCRETE SLAB THRUOUT OVER 6 MIL. POLYETHYLENE OVER 4" CLEAN CRUSHED ROCK OVER COMPACTED FILL (SLOPE FLOOR TO DRAIN)
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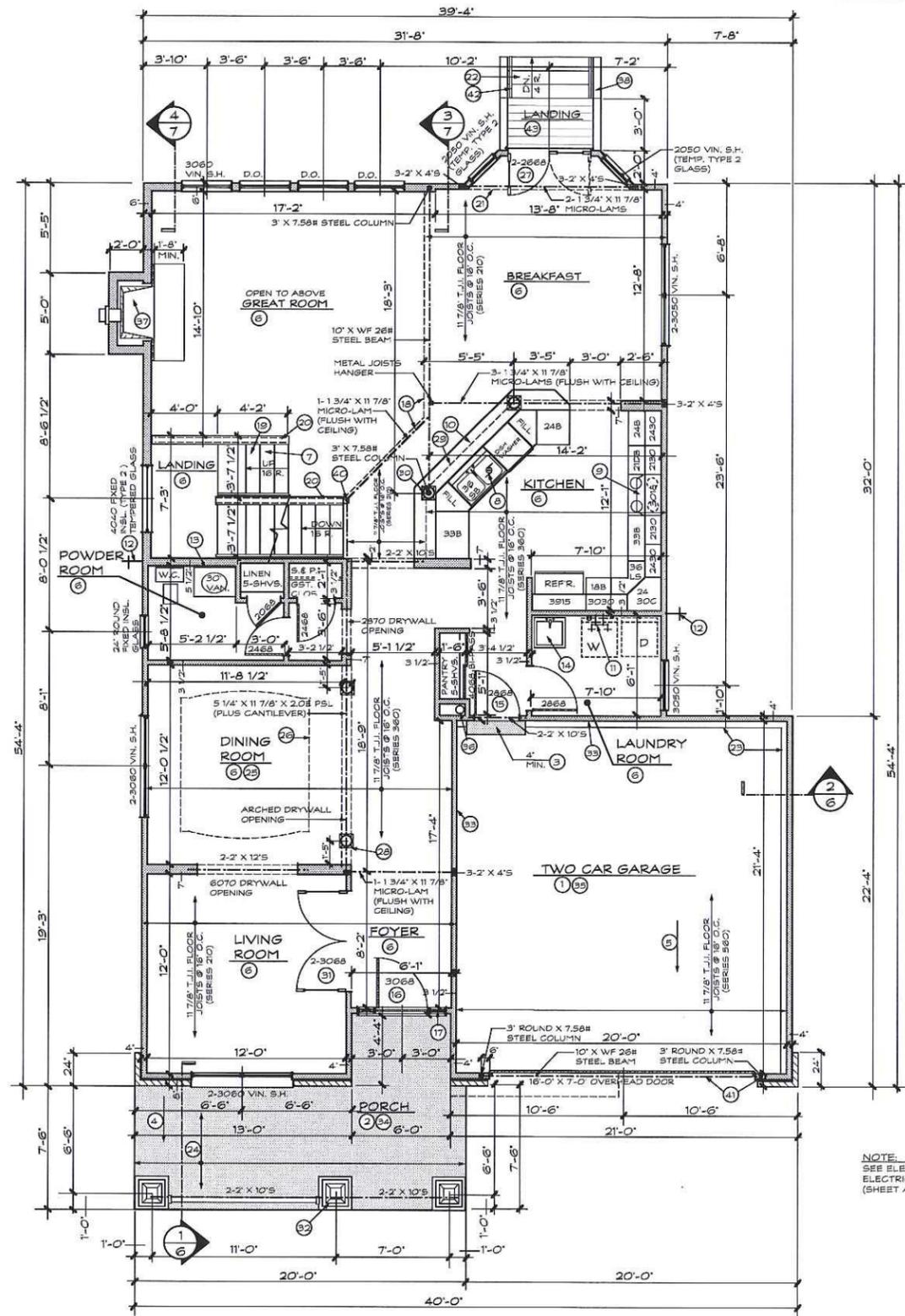
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 b. The columns shall be restrained to prevent lateral displacement at the bottom end. steel columns shall not be less than 3" diameter Schedule 40 pipe manufactured in accordance with ASTM A53 Grade B or approved equivalent.

BASEMENT & FOUNDATION PLAN (OPTIONAL 3-CAR GARAGE)
 SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE SYRAH"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 1A OF 9
	Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2008	PLAN NO. 16-6681 DATE: 5/21/2016



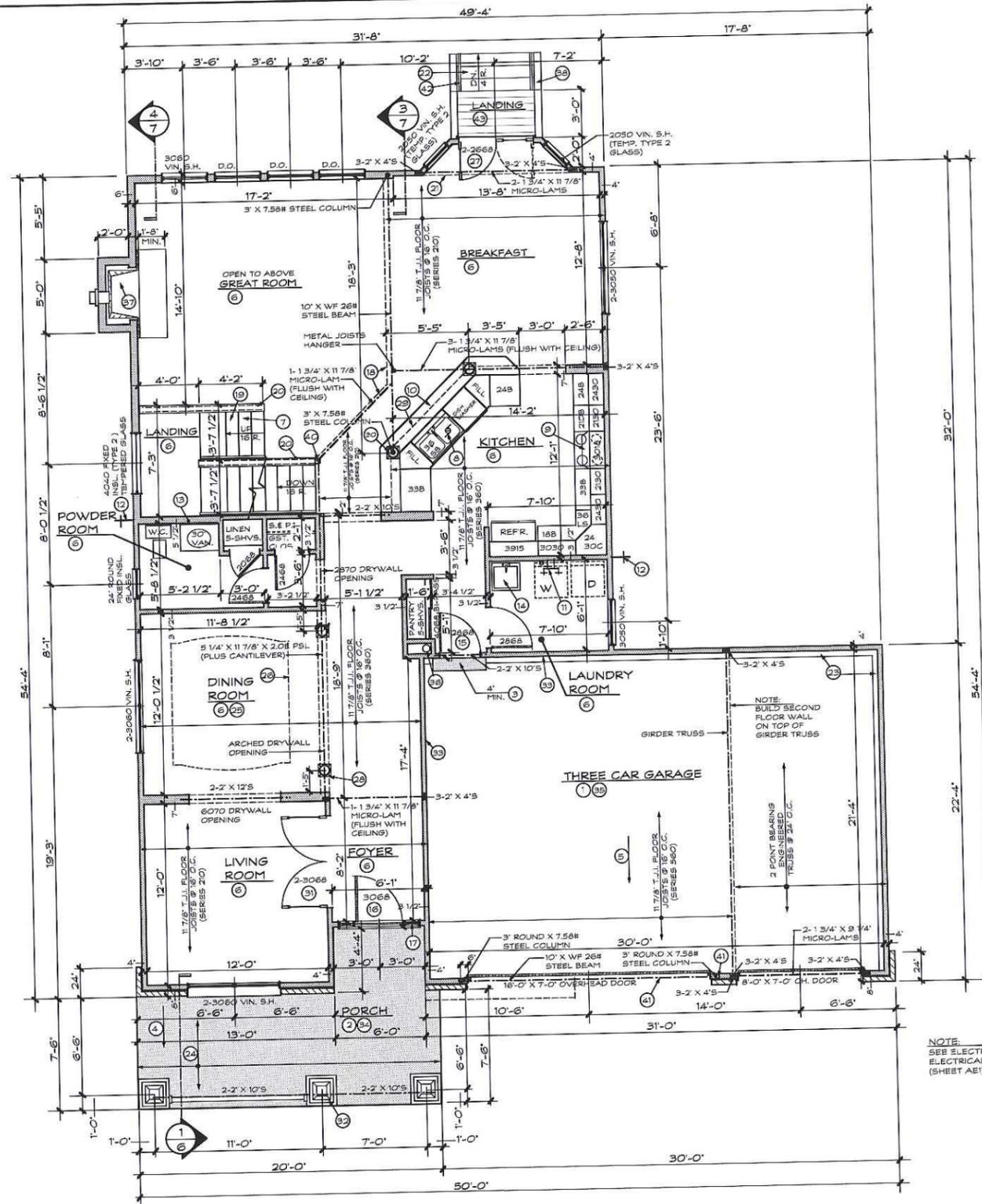
- FIRST FLOOR PLAN NOTES:**
- CONCRETE FLATWORK**
- 1 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER 6 MIL. POLYETHYLENE OVER COMPACTED FILL
 - 2 4" CONCRETE SLAB OVER COMPACTED FILL
 - 3 CONCRETE STEP
 - 4 SLOPE PORCH FLOOR 1/4" TO 12"
 - 5 SLOPE GARAGE FLOOR MIN. 1/8" PER 1'-0" TO GARAGE DOOR
- FINISHED FLOORS**
- 6 FLOOR COVERING TO BE DETERMINED
 - 7 CARPET ENTIRE TREAD
- KITCHEN & CABINETS CALL-OUTS**
- 8 DISPOSAL
 - 9 30" ELECTRIC SLIDE IN COOK UNIT W/ COMBINATION HOOD & MICRO-WAVE ABOVE (MIN. 100 C.F.M. VENT HOOD TO EXTERIOR)
 - 10 CANTILEVERED COUNTER TOP 12" ON A 41" HIGH WALL
- BATHROOM & PLUMBING CALL-OUTS**
- 11 PROVIDE LAUNDRY 'SPACE SAVER' HOT & COLD WATER, 2" ROUND LAUNDRY DRAIN (VENT DRYER TO EXTERIOR), NO FREEZE HOSE BIBB
 - 12 1/4" PLATE MIRROR
 - 13 OPTIONAL LAUNDRY SINK
- MILLWORK & SPECIAL CARPENTER WORK**
- 14 2668 6 PANEL INSULATED STEEL 20' MINUTE FIRE DOOR
 - 15 3068 INSULATED STEEL DOOR
 - 16 12' X 80" SIDELIGHTS WITH TYPE 2 TEMPERED INSULATED GLASS
 - 17 OUTLINE OF SECOND FLOOR
 - 18 WOOD STAIRS WITH WOOD HANDRAIL
 - 19 36" HIGH WALL WITH WOOD CAP (FOLLOW RAKE OF STAIRS)
 - 20 DROPPED HEADER
 - 21 WOOD STEPS
 - 22 OUTLINE OF CONCRETE FOUNDATION
 - 23 2 X 6 RAFTERS @ 24" O.C. / 2 X 4 CEILING JOIST @ 24" O.C. (#1 CONSTRUCTION GRADE)
 - 24 OPTIONAL SCULPTURED CEILING
 - 25 OUTLINE OF OPTIONAL SCULPTURED CEILING
 - 26 2-2668 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
 - 27 OPTIONAL 8" DECORATIVE COLUMNS WITH ARCHED DRYWALL OPENING
 - 28 7" WIDE DROP SOFFIT
 - 29 8" DECORATIVE COLUMNS
 - 30 2-3068 INTERIOR FRENCH DOORS WITH TYPE 2 TEMPERED GLASS
 - 31 16" X 9" X 58" HIGH 'CRAFTSMAN' STYLE PERMACAST COLUMN ON A 24" X 24" X 32" HIGH STONE TIER WITH PRE-CAST CONCRETE CAP
- SPECIAL WALL CEILING FINISHES**
- 32 2' X 4' FULLY INSULATED (R-13) STUD WALL WITH 5/8" TYPE 'X' DRYWALL ON BOTH SIDES TO FINISHED CEILING
 - 33 CEILING - 1/2" EXTERIOR DRYWALL
 - 34 CEILING - 2-LAYERS 5/8" TYPE 'X' DRYWALL WITH 9" R-30 BATT INSULATION WALLS - 5/8" TYPE 'X' DRYWALL UNLESS NOTED OTHERWISE
- MECHANICAL & FIREPLACE CALL-OUTS:**
- 35 METAL CLASS 'B' FURNACE FLUE (MIN. 2' CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
 - 36 OPTIONAL - 36" WIDE DIRECT VENT GAS LOG FIREPLACE WITH MARBLE SURROUND WITH COLONIAL MANTEL WITH FLUSH MARBLE HEARTH
- MISC. CALL-OUTS:**
- 37 2' X 6" SMOOTH CEDAR HANDRAIL
 - 38 COLONIAL COMPOSITE RAIL AND PICKETS
 - 39 4" TURNED WOOD POST TO CEILING
 - 40 ENCASE BEAMS & COLUMN WITH 2-LAYERS 5/8" TYPE 'X' DRYWALL
 - 41 WOOD HANDRAIL
 - 42 2' X 6" SMOOTH CEDAR DECKING

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
 * THE INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)

SAFETY GLAZING:
 Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category (glazing in sliding doors any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

FIRST FLOOR PLAN
 FIRST FLOOR 1430 SQ. FT.
 SECOND FLOOR 1571 SQ. FT.
 TOTAL 3001 SQ. FT.
 SCALE 1/4" = 1' - 0"

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE SYRAH"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 2 OF 9 PLAN NO. 16-6681
	Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016	DATE: 4/21/2016



- FIRST FLOOR PLAN NOTES:**
- CONCRETE FLATWORK**
- 1 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER 8 MIL. POLYETHYLENE OVER COMPACTED FILL.
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 - 3 CONCRETE STEP
 - 4 SLOPE PORCH FLOOR 1/4" TO 12"
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- FINISHED FLOORS**
- 6 FLOOR COVERING TO BE DETERMINED
 - 7 CARPET ENTIRE TREAD
- KITCHEN & CABINETS CALL-OUTS**
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 - 13 1/4" PLATE MIRROR
 - 14 OPTIONAL LAUNDRY SINK
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 - 16 3068 INSULATED STEEL DOOR
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 - 34 CEILING - 1/2" EXTERIOR DRYWALL
 - 35 CEILING - 2 LAYERS 5/8" TYPE 'X' DRYWALL WITH 9" R-30 BATT INSULATION WALLS - 5/8" TYPE 'X' DRYWALL UNLESS NOTED OTHERWISE
- MECHANICAL & FIREPLACE CALL-OUTS:**
- 36 METAL CLASS 'B' FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
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CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
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SAFETY GLAZING:
 Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 (Standard for Type 1 or 2 category glazing in sliding doors; any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 6 categories listed below and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms, and showers shall be a Type 2 category and noted as such on the Architectural plans)

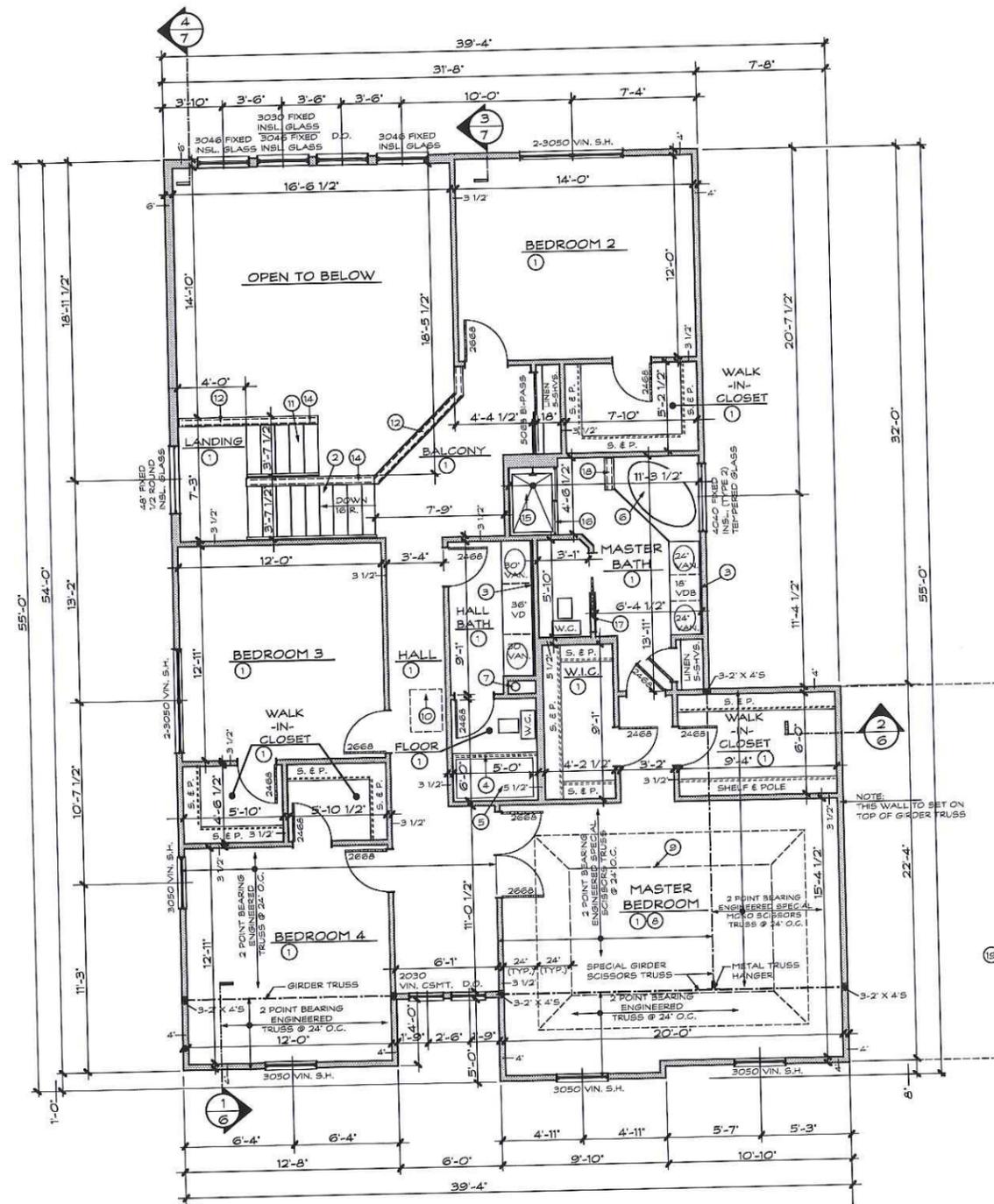
FIRST FLOOR PLAN (OPTIONAL 3-CAR GARAGE)
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 FIRST FLOOR 1430 SQ. FT.
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PROPOSED RESIDENCE FOR:
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"THE SYRAH"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
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 PHONE : 636-946-7216

SHEET NO.
2A
 OF 9
 PLAN NO.
16-6681
 DATE: 4/21/2016

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016



SAFETY GLAZING:
 Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 2 category (glazing in sliding doors any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the 5 categories listed below, and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type 2 category and noted as such on the Architectural plans)

TRUSS NOTES:
 Design and manufacture of the wood roof trusses are proprietary to the Truss Supplier. Therefore the design and performance of the project truss system is the exclusive responsibility of Truss Manufacturer. Stuart Patterson requires Truss Supplier to furnish Engineered Load Values at these supports. Any deviation from the plan must be immediately reported to Stuart Patterson for approval prior to finalization of truss design. Stuart Patterson's liability is limited to providing adequate support for the truss system.

- SECOND FLOOR PLAN NOTES:**
- FINISHED FLOORS**
- 1 FLOOR COVERING TO BE SELECTED BY OWNER
 - 2 CARPET ENTIRE TREAD
- BATHROOM & PLUMBING CALL-OUTS**
- 3 1/4" PLATE MIRROR
 - 4 CURTAIN ROD
 - 5 34" X 60" 1 PIECE FIBERGLASS TUB
 - 6 60" CULTURED MARBLE CORNER TUB WITH 6" HIGH CULTURED MARBLE WAINSCOT
- MECHANICAL & FIREPLACE CALL-OUTS:**
- 7 METAL CLASS 'B' FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)
- MILLWORK & SPECIAL CARPENTER WORK**
- 8 OPTIONAL COFFERED CEILING
 - 9 OUTLINE OF OPTIONAL COFFERED CEILING
 - 10 22" X 30" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)
 - 11 WOOD STAIRS WITH WOOD HANDRAIL (MIN. 34" TO 38" HIGH)
 - 12 42" HIGH WALL WITH WOOD CAP
 - 13 OUTLINE OF FIRST FLOOR
 - 14 34" TO 38" HIGH WALL WITH WOOD CAP (FOLLOW RAKE OF STAIRS)
- MISC. CALL-OUTS:**
- 15 34" X 48" 1 PIECE FIBERGLASS SHOWER
 - 16 4'-0" TYPE 2 TEMPERED SLIDING GLASS DOORS
 - 17 2468 POCKET DOOR
 - 18 36" HIGH WALL WITH CULTURED MARBLE CAP
 - 19 OUTLINE OF OPTIONAL THREE CAR GARAGE

NOTE:
 RAISE WINDOWS TO 7'-0" OFF FINISHED FLOOR
 ALL BEDROOM WINDOWS TO BE EGRESS

NOTE:
 SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET AE2)

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
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SECOND FLOOR PLAN
 293 SQ. FEET OPEN AREA
 1571 SQ. FT. ACTUAL
 SCALE 1/4" = 1' - 0"

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE SYRAH"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 3 OF 9 PLAN NO. 16-6681
	Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016 DATE: 5/21/2016	



RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"



FRONT ELEVATION

SCALE 1/4" = 1' - 0"

FRONT & RIGHT SIDE ELEVATION NOTES:

- 1 8" CONCRETE FOUNDATION
- 2 10" CONCRETE FOUNDATION
- 3 20' X 8" CONCRETE FOOTING
- 4 24' X 8" CONCRETE FOOTING
- 5 24' X 10" CONCRETE FOOTING
- 6 30' X 8" CONCRETE FOOTING
- 7 24' X 24" CONCRETE PIER ON A 36" X 36" X 12" CONCRETE PAD (MIN. 30" BELOW GRADE)
- 8 BRICK VENEER
- 9 STONE VENEER
- 10 BRICK ROWLOC
- 11 BRICK SOLDIER COURSE
- 12 PRE-CAST CONCRETE SILL
- 13 CUT STONE KEYSTONE
- 14 30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOF SHINGLES W/ SEAL DOWN TABS
- 15 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
- 16 METAL FLASHING (CORROSION RESISTANT)
- 17 SHINGLEVENT II RIDGE VENT (BY 'AIR VENT INC.)
- 18 'PYPON' TRIANGLE LOUVER #TRLV60X25 (DECORATIVE)
- 19 1' X 4' 'AZEK' TRIM
- 20 1' X 6' 'AZEK' TRIM
- 21 1' X 12' 'AZEK' TRIM
- 22 5/4" 'AZEK' PANEL
- 23 PRE-FINISHED 'AZEK' DRIP CAP
- 24 'JAMES HARDIE' HARDIPANEL STUCCO SIDING
- 25 'JAMES HARDIE' HARDIPANEL LAP SIDING (5" EXPOSURE)
- 26 TEGO COLUMN 'U' ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
- 27 GRADE- SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
- 28 INSULATED (TYPE 2) TEMPERED GLASS
- 29 2 X 6 SMOOTH CEDAR TOP RAIL WITH 2 X 4 TOP & BOTTOM SMOOTH CEDAR RAIL WITH 2 X 2 PICKETS @ 5 1/2" O.C.
- 30 7-2" X 12" TREATED STRINGERS
- 31 1' X 8" SMOOTH CEDAR RISER
- 32 WOODS STEPS
- 33 OUTLINE OF GABLE END BEYOND
- 34 16" X 9" X 58" HIGH 'CRAFTSMAN' STYLE PERMACAST COLUMN ON A 24" X 24" X 32" HIGH STONE TIER WITH PRE-CAST CONCRETE CAP
- 35 COLONIAL COMPOSITE RAIL AND PICKETS
- 36 10" CONCRETE BUTTRESS
- 37 6" SQUARE SMOOTH CEDAR POST
- 38 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOL AND MIN. 2'-6" BELOW GRADE)
- 39 THIS SECTION GLAZED

PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
 "THE SYRAH"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
 ST. CHARLES, MO. 63301
 PHONE : 636-946-7216

SHEET NO.
4
 OF 9
 PLAN NO.
16-6681

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RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"

NOTE:
RAISE ALL SECOND FLOOR WINDOWS
TO 7'-0" OFF FINISHED FLOOR

- FRONT & RIGHT SIDE ELEVATION NOTES:**
- 1 8" CONCRETE FOUNDATION
 - 2 10" CONCRETE FOUNDATION
 - 3 20" X 8" CONCRETE FOOTING
 - 4 24" X 8" CONCRETE FOOTING
 - 5 24" X 10" CONCRETE FOOTING
 - 6 30" X 8" CONCRETE FOOTING
 - 7 24" X 24" CONCRETE PIER ON A 36" X 36" X 12" CONCRETE PAD (MIN. 30" BELOW GRADE)
 - 8 BRICK VENEER
 - 9 STONE VENEER
 - 10 BRICK ROWLOC
 - 11 BRICK SOLDIER COURSE
 - 12 PRE-CAST CONCRETE SILL
 - 13 CUT STONE KEYSTONE
 - 14 30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOF SHINGLES W/ SEAL DOWN TABS
 - 15 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
 - 16 METAL FLASHING (CORROSION RESISTANT)
 - 17 SHINGLEVENT II RIDGE VENT (BY "AIR VENT INC.")
 - 18 "FYRON" TRIANGLE LOUVER #TRLV80X25 (DECORATIVE)
 - 19 1" X 4" "AZEK" TRIM
 - 20 1" X 6" "AZEK" TRIM
 - 21 1" X 12" "AZEK" TRIM
 - 22 5/4" "AZEK" PANEL
 - 23 PRE-FINISHED "AZEK" DRIP CAP
 - 24 "JAMES HARDIE" HARDIPANEL STUCCO SIDING
 - 25 "JAMES HARDIE" HARDIPANEL LAP SIDING (5" EXPOSURE)
 - 26 TECO COLUMN "U" ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
 - 27 GRADE-SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
 - 28 INSULATED (TYPE 2) TEMPERED GLASS
 - 29 2 X 6 SMOOTH CEDAR TOP RAIL WITH 2 X 4 TOP & BOTTOM SMOOTH CEDAR RAIL WITH 2 X 2 PICKETS @ 6 1/2" O.C.
 - 30 7-2" X 12" TREATED STRINGERS
 - 31 1" X 8" SMOOTH CEDAR RISER
 - 32 WOODS STEPS
 - 33 OUTLINE OF GABLE END BEYOND
 - 34 16" X 9" X 56" HIGH "CRAFTSMAN" STYLE PERMACAST COLUMN ON A 24" X 24" X 32" HIGH STONE TIER WITH PRE-CAST CONCRETE CAP
 - 35 COLONIAL COMPOSITE RAIL AND PICKETS
 - 36 10" CONCRETE BUTTRESS
 - 37 6" SQUARE SMOOTH CEDAR POST
 - 38 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOL AND MIN. 2'-6" BELOW GRADE)
 - 39 THIS SECTION GLAZED



FRONT ELEVATION

SCALE 1/4" = 1' - 0"

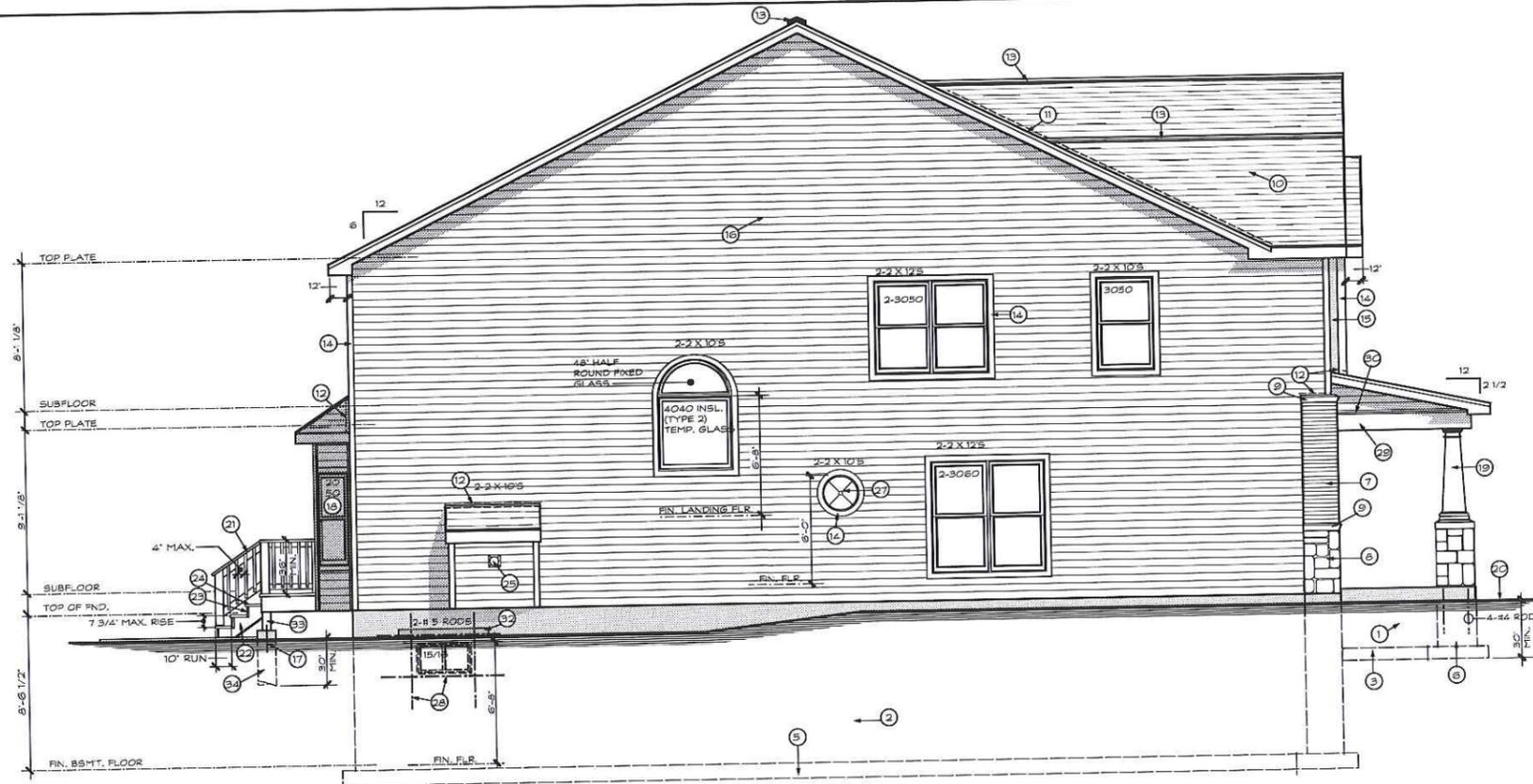
(OPTIONAL 3-CAR GARAGE)

PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
"THE SYRAH"

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
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SHEET NO.
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16-6681
DATE: 4/21/2016

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LEFT SIDE ELEVATION

SCALE 1/4" = 1' - 0"



REAR ELEVATION

SCALE 1/4" = 1' - 0"

NOTE:
RAISE ALL SECOND FLOOR WINDOWS
TO 7'-0" OFF FINISHED FLOOR

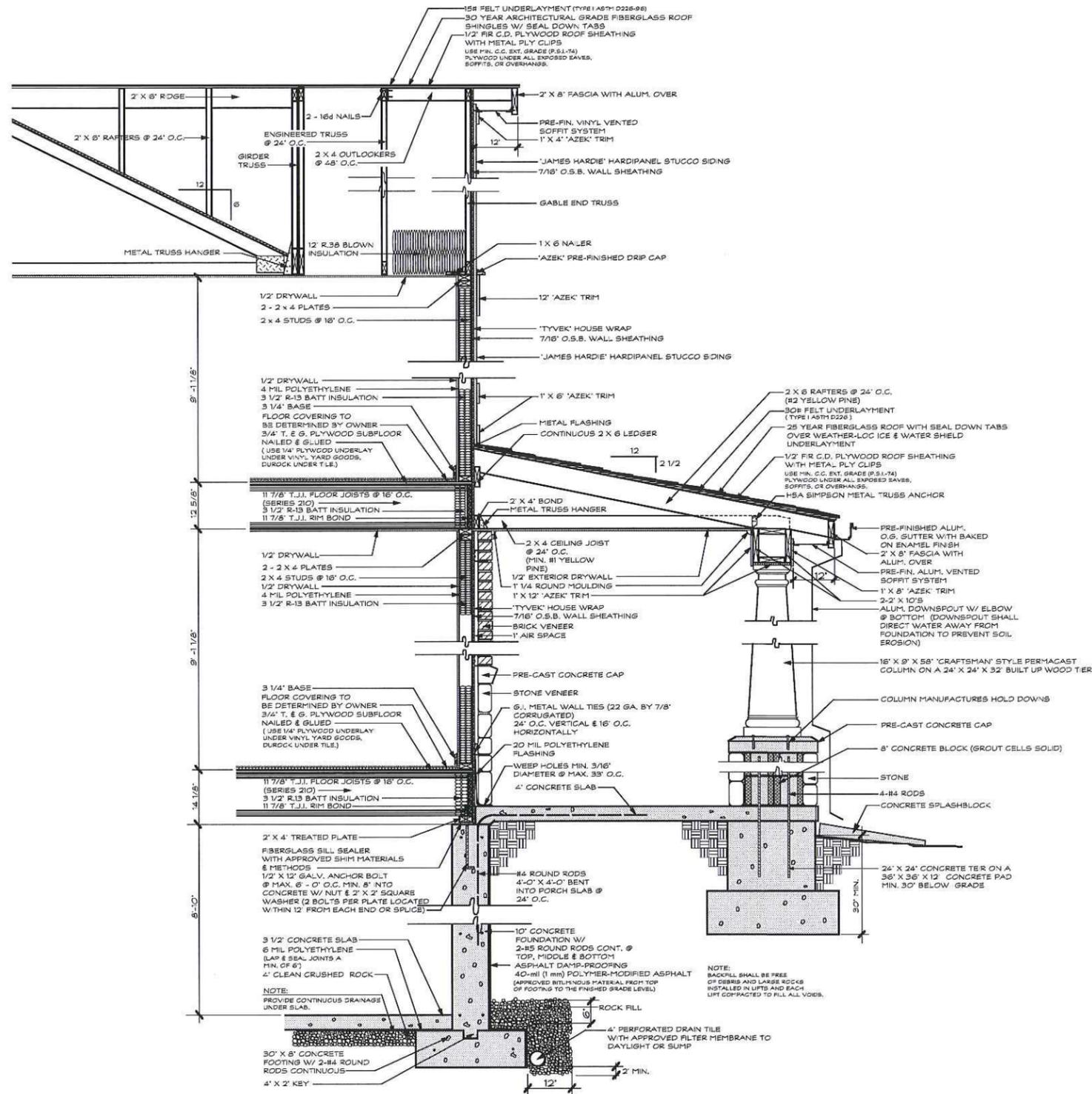
- REAR & LEFT SIDE ELEVATION NOTES:**
- 1 8" CONCRETE FOUNDATION
 - 2 10" CONCRETE FOUNDATION
 - 3 20" X 8" CONCRETE FOOTING
 - 4 24" X 8" CONCRETE FOOTING
 - 5 24" X 10" CONCRETE FOOTING
 - 6 24" X 24" CONCRETE PIER ON A 36" X 36" X 12" CONCRETE PAD (MIN. 30" BELOW GRADE)
 - 7 BRICK VENEER
 - 8 STONE VENEER
 - 9 PRE-CAST CONCRETE SILL
 - 10 30 YEAR ARCHITECTURAL GRADE FIBERGLASS ROOF SHINGLES W/ SEAL DOWN TABS
 - 11 INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
 - 12 METAL FLASHING (CORROSION RESISTANT)
 - 13 SHINGLEVENT II RIDGE VENT (BY 'AIR VENT INC.')
 - 14 1" X 4" 'AZEK' TRIM
 - 15 'JAMES HARDIE' HARDIPANEL STUCCO SIDING
 - 16 'JAMES HARDIE' HARDIPLANK LAP SIDING
 - 17 TECO COLUMN 'U' ANCHOR NAILED TO POST & ANCHORED MIN. 8" INTO CONCRETE WITH 1/2" STEEL BOLT
 - 18 INSULATED (TYPE 2) TEMPERED GLASS
 - 19 18" X 9" X 58" HIGH 'CRAFTSMAN' STYLE PERMACAST COLUMN ON A 24" X 24" X 32" HIGH STONE TIER WITH PRE-CAST CONCRETE CAP
 - 20 GRADE-SLOPE MIN. 6" PER 10'-0" OR TO A SWALE
 - 21 2 X 6 SMOOTH CEDAR TOP RAIL WITH 2 X 4 TOP & BOTTOM SMOOTH CEDAR RAIL WITH 2 X 2 PICKETS @ 5 1/2" O.C.
 - 22 5 - 2" X 12" TREATED STRINGERS
 - 23 1" X 6" SMOOTH CEDAR RISER
 - 24 WOODS STEPS
 - 25 DIRECT VENT FIREPLACE VENT
 - 26 2-2668 INSULATED STEEL FRENCH DOORS WITH INSL. (TYPE 2) TEMPERED GLASS
 - 27 24" ROUND FIXED INSULATED GLASS
 - 28 2-#5 RODS - EXTEND 2'-0" PAST WINDOW OPENING WHERE POSSIBLE (TYPICAL)
 - 29 1" X 12" 'AZEK' TRIM
 - 30 PRE-FINISHED 'AZEK' DRIP CAP
 - 31 4040 VINYL SLIDER
SLIDER WINDOW, BOTTOM OF WINDOW OPENING SHALL BE 44" MAX. ABOVE FINISHED FLOOR, PROVIDE 2-#5 REBARS AROUND WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING (W/ 18 GA. GALVANIZED EGRESS STEEL AREA WALLS IF REQ'D. BY GRADE) OR EQUAL. INSTALL PER MFGRS. SPECS. (SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)
 - 32 6" AREA WELL
 - 33 6" SQUARE SMOOTH CEDAR POST
 - 34 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND MIN. 2'-6" BELOW GRADE)

PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
"THE SYRAH"

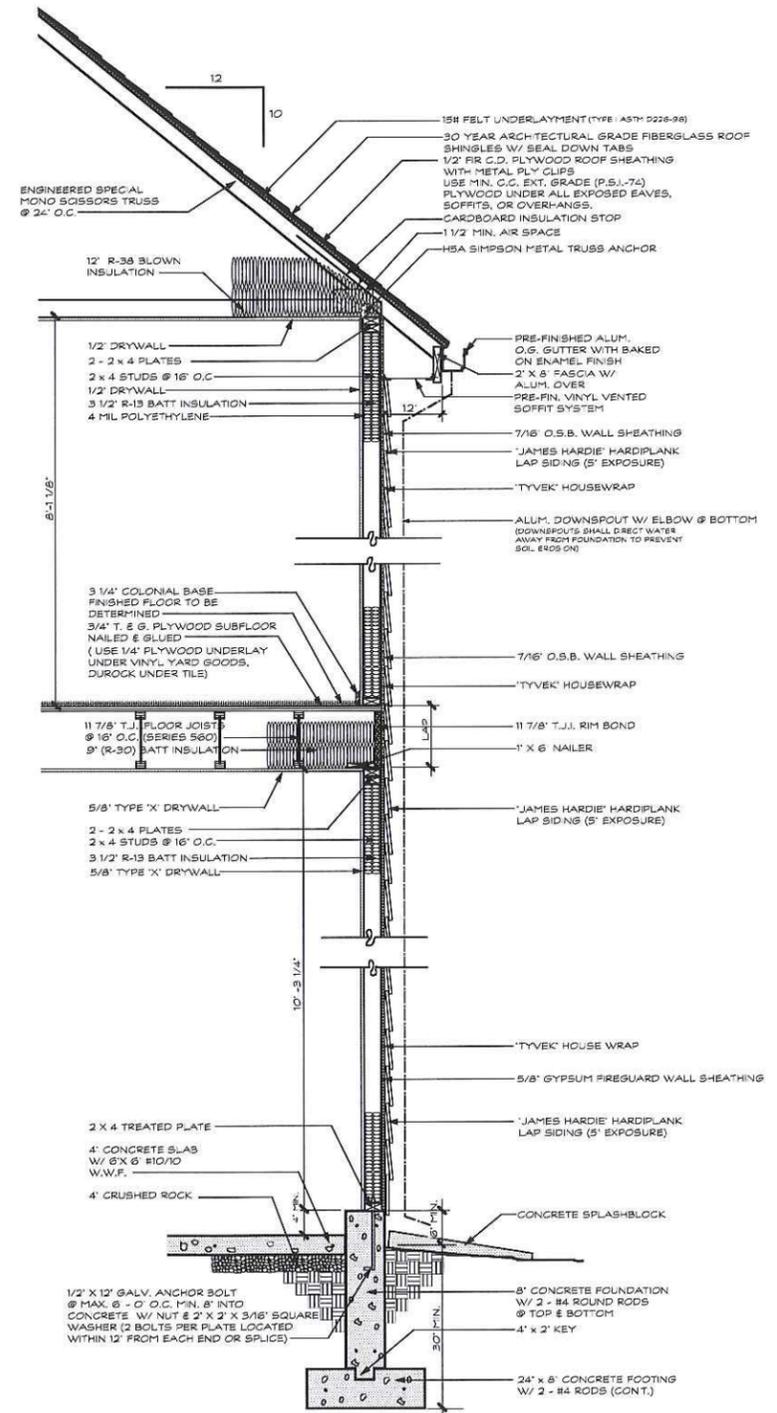
STUART PATTERSON- ARCHITECT
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SHEET NO.
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1 TYPICAL WALL SECTION @ (FRONT PORCH)
SCALE: 3/4" = 1' - 0"



2 TYPICAL WALL SECTION @ GARAGE
SCALE: 3/4" = 1' - 0"

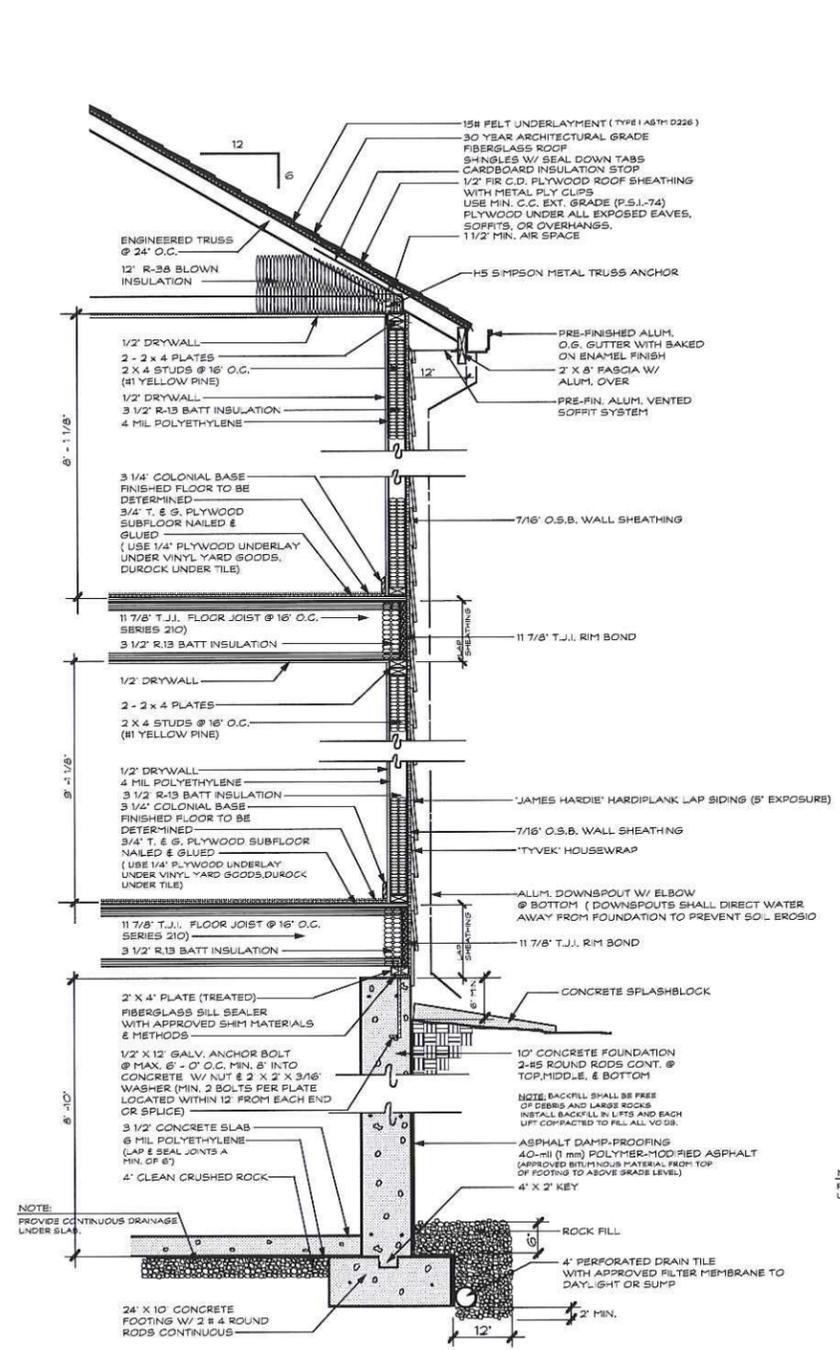
PROPOSED RESIDENCE FOR:
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STUART PATTERSON- ARCHITECT
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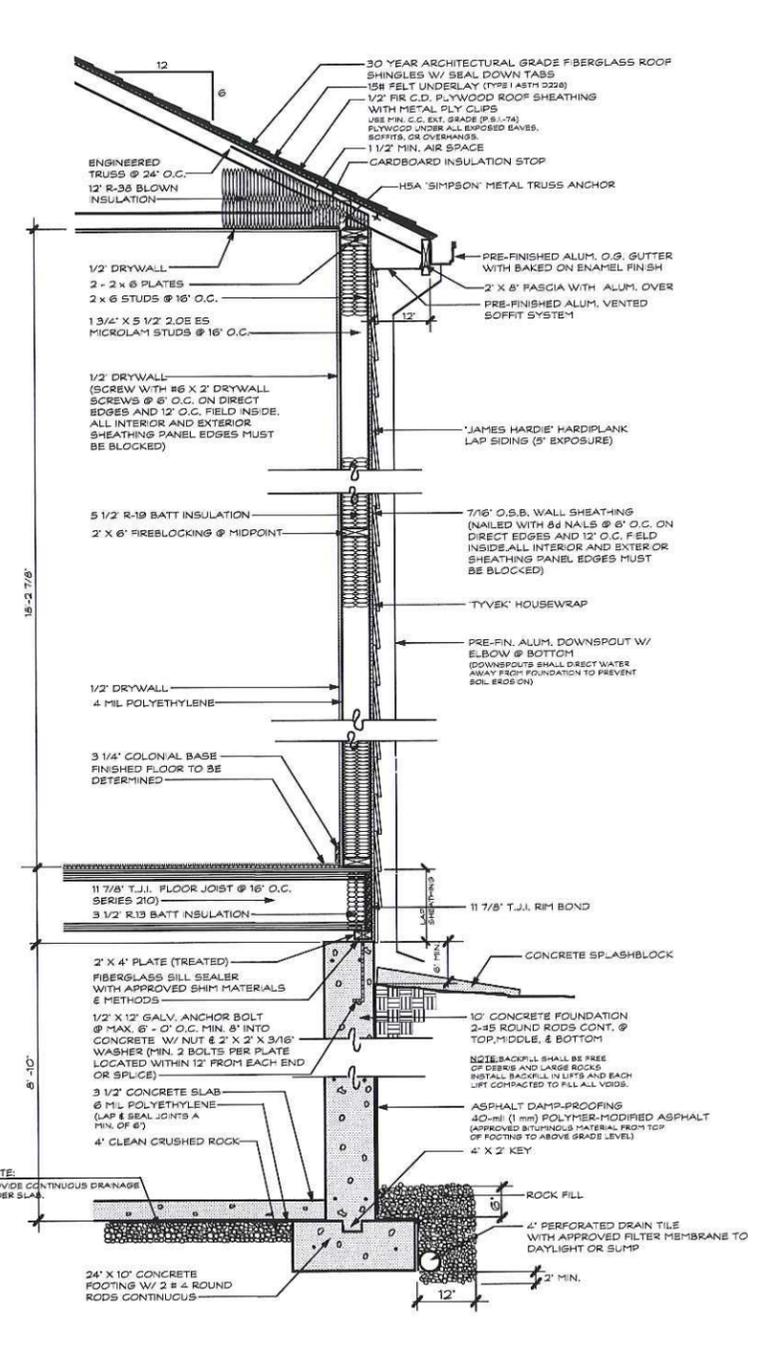
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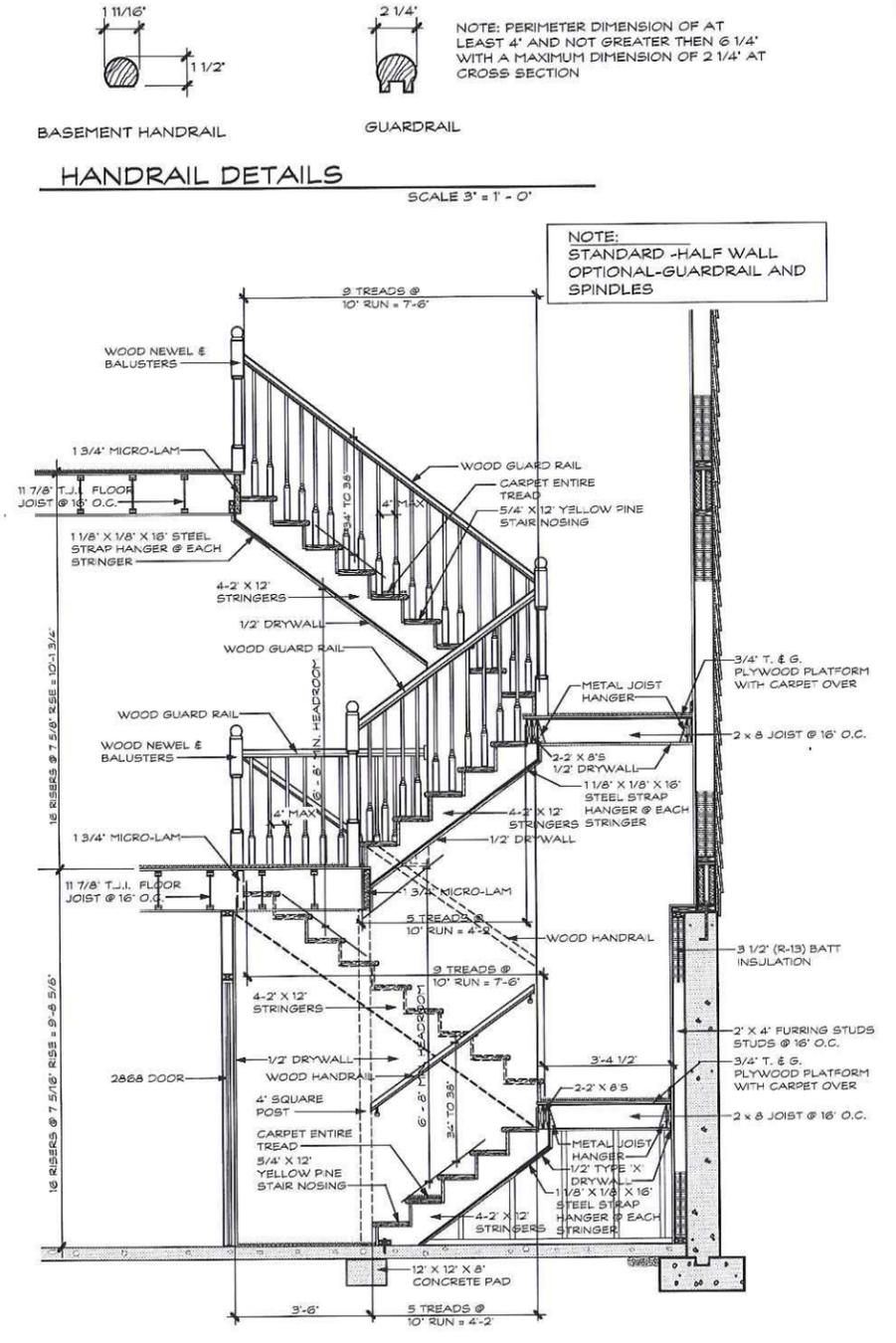
DATE: 5/21/2016



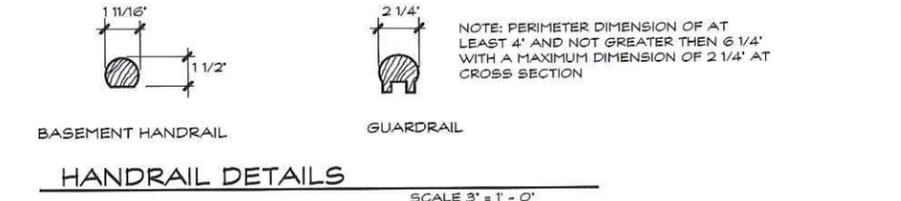
3 TYPICAL WALL SECTION (@ 2 STORY)
SCALE 3/4" = 1' - 0"



4 TYPICAL WALL SECTION
SCALE 3/4" = 1' - 0"



STAIR DETAIL
SCALE 1/2" = 1' - 0"

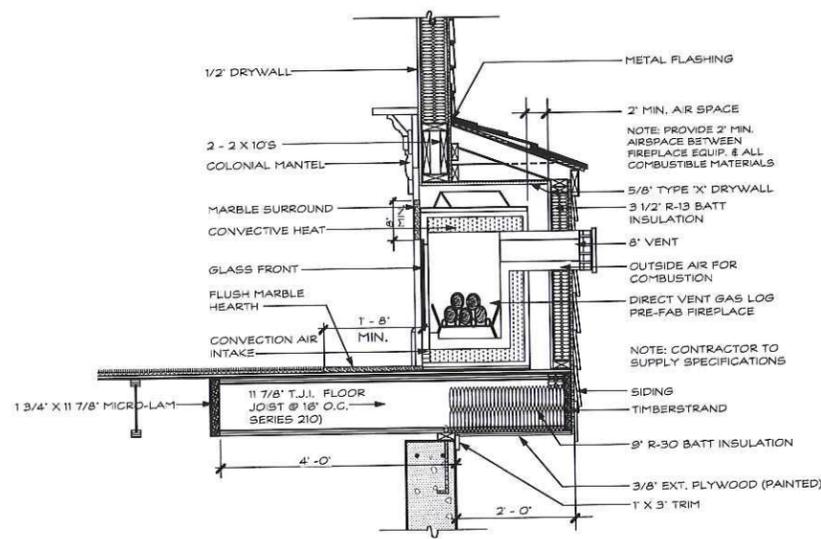


HANDRAIL DETAILS
SCALE 3" = 1' - 0"

NOTE: PERIMETER DIMENSION OF AT LEAST 4\"/>

NOTE: STANDARD - HALF WALL OPTIONAL - GUARDRAIL AND SPINDLES

PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE SYRAH"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. 7 OF 9 PLAN NO. 16-6681 DATE: 5/21/2016	
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FIREPLACE DETAIL

SCALE 3/4" = 1' - 0"

FASTENING SCHEDULE FOR STRUCTURAL MEMBERS (TABLE 602.3(1))

ITEM	DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 1/2" x 0.131")	-----
2	CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 1/2" x 0.131")	-----
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITION, FACE NAIL	3-10d	-----
4	COLLAR TIE RAFTER, FACE NAIL OR 1/4" X 20 GASS ROSE STRAP	3-10d (3" x 0.126")	-----
5	RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2" x 0.135")	-----
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	-----

WALL			
7	BUILT-UP CORNER STUDS	10d (3" x 0.126")	24" O.C.
8	BUILT-UP HEADER, TWO PIECES	10d (3 1/2" x 0.135")	18" O.C. ALONG EACH EDGE
9	CONTINUED HEADER, TWO PIECES	16d (3 1/2" x 0.135")	18" O.C. ALONG EACH EDGE
10	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 1/2" x 0.131")	-----
11	DOUBLE STUDS, FACE NAIL	10d (3" x 0.126")	24" O.C.
12	DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.126")	24" O.C.
13	DOUBLE TOP PLATES, MINIMUM 24" OFFSET OF END JOISTS, FACE NAIL IN LAPPED AREA	8-16d (3 1/2" x 0.135")	-----
14	SOLE PLATE TO JOISTS OR BLOCKING, FACE NAIL	16d (3 1/2" x 0.135")	18" O.C.
15	SOLE PLATE TO JOISTS OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2" x 0.135")	18" O.C.
16	STUD TO SOLE PLATE, TOE NAIL	3-8d (2 1/2" x 0.131") OR 2-16d (3 1/2" x 0.135")	-----
17	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2" x 0.135")	-----
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" x 0.126")	-----
19	TIE BRACE TO EACH STUD AND PLATE, FACE NAIL	3-8d (2 1/2" x 0.131") 2 STAPLES 1 3/4"	-----
20	1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.131") 2 STAPLES 1 3/4"	-----
21	1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 1/2" x 0.131") 3 STAPLES 1 3/4"	-----
22	WIDER THAN 1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 1/2" x 0.131") 4 STAPLES 1 3/4"	-----

FLOOR			
23	JOISTS TO BILL OR GIRDER, TOE NAIL	3-8d (2 1/2" x 0.131")	-----
24	1" X 6" SUBFLOOR OR LAGS TO EACH JOIST, FACE NAIL	2-8d (2 1/2" x 0.131") 2 STAPLES 1 3/4"	-----
25	2" SUBFLOOR TO JOISTS OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2" x 0.135")	-----
26	R-4 JOISTS TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 1/2" x 0.131")	6" O.C.
27	2" PLANKS (PLANK & BEAM FLOOR & ROOF)	2-16d (3 1/2" x 0.135")	AT EACH BEARING
28	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3" x 0.126")	NAIL EACH LAYER AS FOLLOWS: 52 O.C. AT TOP AND BOTTOM AND SPACED TWO NAILS AT RISE AND AT EACH FLICE
29	LEDDER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3 1/2" x 0.135")	AT EACH JOIST OR RAFTER

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS
Wood structural panels, subfloor, roof and wall sheathing to framing			
30	3/8" - 1/2"	8d common (2" x 0.131") nail (subfloor wall) 8d common (2 1/2" x 0.131") nail (roof)	6" 12g
31	5/8" - 1/2"	8d common (2" x 0.131") nail (subfloor wall) 8d common (2 1/2" x 0.131") nail (roof)	6" 12g
32	1/2" - 1"	8d common nail (2 1/2" x 0.131")	6" 12g
33	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.131") deformed nail	6" 12
Other wall sheathing			
34	1/2" structural cellulose fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or T crown staple 16 ga., 1 1/4" long	3" 6
35	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or T crown staple 16 ga., 1 1/2" long	3" 6
36	1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staple galvanized, 1 1/2" long, 1 1/4" screws, Type W or S	7" 7
37	5/8" gypsum sheathing	1 3/4" galvanized roofing nail, staple galvanized, 1 3/4" long, 1 5/8" screws, Type W or S	7" 7
Wood structural panels, combination subfloor underlayment to framing			
38	3/4" and less	8d common (2" x 0.131") nail or 8d common (2 1/2" x 0.131") deformed nail	6" 12
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d common (2 1/2" x 0.131") nail	6" 12
40	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d common (2 1/2" x 0.131") deformed nail	6" 12

For S1: 1 inch = 25.4 mm, 1 pound per square foot = 30.48 kN/m², 1 mile per hour = 0.447 m/s; Nail = 0.895 MPa.

a. All nails are smooth-shank, box or deformed shank except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strength as shown: 80ksi (552 MPa) for shank diameter of 0.132 inch (3.35 mm), 90 ksi (620 MPa) for shank diameter larger than 0.132 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameter of 0.162 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16" diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48" or greater.

d. Fasteners shall be applied in a grid pattern throughout the body of the panel.

e. Spacing of fasteners not indicated in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to joists and wall framing shall be spaced 6". For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to intermediate supports shall be spaced 6" on center for a center-to-center distance from ridge, eave and gable end walls, and 4" on center to gable and eave framing.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to intermediate supports shall be spaced 6" on center for a center-to-center distance from ridge, eave and gable end walls, and 4" on center to gable and eave framing.

h. Gypsum sheathing shall conform to ASTM C 1398 and shall be installed in accordance with GA 223. Fastener spacing shall conform to ASTM C 208.

i. Spacing of fasteners on face sheathing panel edges applies to panel edges supported by framing members and all fasteners shall be applied to panel edges perpendicular to the framing members and shall be required except at intersections of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

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TABLE R602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION ^{a,b} OF FASTENER AND LENGTH (INCHES)	SPACING ^c OF FASTENERS (INCHES)	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTIAL BOARD WALL SHEATHING TO FRAMING			
UP TO 1/2	STAPLE 15 ga., 1 3/4"	4	6
	0.097-0.099 NAIL 2 1/4"	3	6
	STAPLE 16 ga., 1 3/4"	3	6
1/2 AND 5/8	0.113 NAIL 2"	4	6
	STAPLE 15 AND 16 ga., 2"	4	6
	0.097-0.099 NAIL 2 1/4"	4	6
23/32 AND 3/4	STAPLE 14 ga., 2"	4	6
	STAPLE 15 ga., 1 3/4"	3	6
	0.097-0.099 NAIL 2 1/4"	4	6
1	STAPLE 16 ga., 2"	4	6
	STAPLE 14 ga., 2 1/4"	4	6
	0.113 NAIL 2 1/4"	3	6
	STAPLE 15 ga., 2 1/4"	4	6
	0.097-0.099 NAIL 2 1/2"	4	6
NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION ^{a,b} OF FASTENER AND LENGTH (INCHES)	SPACING ^c OF FASTENERS (INCHES)	
		EDGES (INCHES)	BODY OF PANEL ^d (INCHES)
FLOOR UNDERLAYMENT, PLYWOOD, HARDWOOD, PARTICLEBOARD^f			
PLYWOOD			
1/4 AND 5/8	1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 ga. (0.099) SHANK DIAMETER	3	6
	STAPLE 16 ga., 7/8 3/16 CROWN WIDTH	2	5
1/32, 3/8, 5/32, AND 1/2	1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 ga. (0.099) SHANK DIAMETER	6	8*
	1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 ga. (0.099) SHANK DIAMETER	6	8
1/2 AND 3/4	STAPLE 16 ga., 1 1/2"	6	8
HARDWOOD^f			
0.200	1 1/2 LONG RING-GROOVED UNDERLAYMENT NAIL	6	8
	4d CEMENT-COATED SKINER NAIL	6	6
1/4	STAPLE 16 ga., 7/8 LONG, 3/16 CROWN	3	6
	4d RING-GROOVED UNDERLAYMENT NAIL	3	6
3/8	STAPLE 16 ga., 1 1/8 LONG, 3/8 CROWN	3	6
	6d RING-GROOVED UNDERLAYMENT NAIL	3	6
1/2, 5/8	STAPLE 16 ga., 1 1/2 LONG, 3/8 CROWN	3	6
	6d RING-GROOVED UNDERLAYMENT NAIL	3	6

For S1: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

f. Hardboard underlayment shall conform to ANSI/AIA A135.4.

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TABLE 602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES a,b,c

SIZE	MINIMUM PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING (inches o.c.)		MAXIMUM WIND SPEED (mph)		
					EDGES	FIELD	B	C	D
6d COMMON (2 1/2" X 0.131")	1.5	24/0	3/8	16	6	12	110	90	85
					6	12	130	110	105
8d COMMON (3" X 0.148")	1.75	24/15	7/16	24	6	12	110	90	85
					6	12	110	90	85

For S1: 1 INCH = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces per Section R602.10. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood Structural Panels with open ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 open rating. Plywood sheathing rated 16 or 24 or shall be permitted as an alternate to panels with a 24/0 open rating. Wall-16 and Plywood sheathing 16 or shall be used with studs spaced a maximum of 16 inches on center.

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GENERAL NOTES:

1. CONCRETE NOTES:

A. All footings are designed on the basis of an assumed 1500 lb. sq. ft. net allowable soil bearing pressure. All concrete footings and piers to be 2'-0" into solid soil. Extend below elevation shown only as required to obtain adequate bearing in undisturbed soil. It shall be the General Contractor's responsibility to confirm soil bearing pressure.

B. COMPRESSION STRENGTH:

1. Minimum compressive strength of concrete used for interior slabs and basement slabs, shall be 2500 psi, at 28 days.
2. Minimum compressive strength of concrete used for basement walls and foundation walls shall be 3000 psi at 28 days.
3. Minimum compressive strength of concrete used for porches, walks, patios, steps, garage slabs, and driveways slabs shall be 3500 psi - 28 days.
4. All concrete to be air - entrained per IRC 2009. (5% min. - 7% max.)

2. All concrete piers to be 2'-0" into solid soil and a min. 2'-6" below grade and shall require an extra inspection.

3. STRUCTURAL FRAMING AND SHEATHING:

- A. All framing lumber to be at least #1 Grade Southern Yellow Pine (Fb=975psi) unless otherwise noted.
- B. Use 3 (6d) or 2 (16d) nails per joist to plate. Joist to be nailed together w/beam with 3 (16d) nails.
- C. Nailing and fastening of all framing lumber, roof/ceiling, wall and roof sheathing and gypsum construction shall be nailed in accordance with the nailing schedule in IRC 2009.
- D. Cutting, notching and/or boring holes on wood beams, joist, rafters, or studs shall not exceed the limitations noted in ICC 2003.
- E. Reinforcement of studs shall be done in accordance with IRC 2009.
- F. Block sold between floor joist over steel beam.
- G. All floor framing shall be designed to support the following minimums:
Floor areas other than sleeping rooms.....L.L. 40 lb. per sq. ft.
Sleeping roomsL.L. 30 lb. per sq. ft.
Balcony (exterior) less than 100 sq. ft.....L.L. 60 lb. per sq. ft.
DeckL.L. 40 lb. per sq. ft.

6. TRUSS DESIGN: All roof framing shall be designed to support the following minimums:

Top chord of trusses or roof raftersL.L. 20 lb. per sq. ft.
Ceiling joistsD.L. 10 lb. per sq. ft.

Exceptions:

1. D.L. plus L.L. 20 lb. per sq. ft. required for those portions of the attic with a clear height between the joist and rafter of 42" or more.
2. D.L. may be reduced to 5 lb. per sq. ft. where either condition applies:
A. Clear height between the joist and rafter is not over 30".
B. Clear height between the joist and rafter of greater than 30" does not occur for more than 12' horizontally.

Bottom chord of trussesD.L. 10lb. per sq. ft.

Note: Applicable only to the following situations:

1. Attic trusses with a web configuration that will not permit a rectangular space of 42" vertically x 24" horizontally between the webs and bottom chord.
2. Attic trusses with a web configuration that will not permit a rectangular space of 42" vertically x 24" horizontally between the webs and bottom chord provided all of the following occur:
A. Attics with drywall ceilings below that are accessed only by a 22" x 30" scuttle opening without a pull-down stairway.
B. Warning signs attached to the trusses on each side of the scuttle opening should be at least 36" above the bottom chord and within 18" of the edge of the opening. The sign shall be constructed of metal or other approved durable material suitable for the location and be a minimum of 4-0 sq. inches in area with 3/4" minimum high letters on a contrasting background that reads: "WARNING - TRUSSES NOT DESIGNED FOR ATTIC STORAGE".
C. Attic areas over garage areas with drywall ceilings shall also be provided with a horizontal railing attached to the trusses on each side of the opening at least 24" and not more than 36" above the bottom chord. The railing is intended to be an obstruction to easy access for storage and shall be constructed of either 1x4's, 2x4's or 3/8" x 6" plywood. It may be snap or field applied.

Exceptions:

1. D.L. plus L.L. 20 lb. per sq. ft. to be applied when the attic truss has a web configuration that will allow a rectangular space of 42" vertically x 24" horizontally between chord, provided either A, B or C occur.
A. The attic area is accessible by a permanent stairway or pull-down stairway, and.
B. The pitch of the bottom chord is less than 2:12 or:
C. Garage without drywall ceiling.
2. D.L. may be reduced to 5 lb. per sq. ft. or the actual dead load where either or both of the following conditions apply:
A. Clear height between the bottom chord and any other member of the truss does not exceed 30".
B. Clear height between the bottom chord and any other member of the truss exceeds 30" for not more than 12' horizontally.

Where trusses or rafters are spaced 24" o.c. roof panel sheathing shall be a minimum of 1/2" thick without edge support or a minimum of 3/8" thick with edge support. Edge support shall be tongue and groove edges, panel edge clips (at mid-point between each support) or 2X lumber blocking.

4. DRYWALL: Drywall installations to be in accordance with the Gypsum Associations recommended practices as to thickness, nailing and taping on correct stud spacing. Firesnap adequately. All fire rated drywall assemblies shall be installed in accordance with specifications of the approved test assembly.

Prevent fireblocking at interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings. Section R302.11

Water resistant gypsum backer board shall be used in bathtub and shower compartments.

5. Maximum flame spread rating on all interior finish materials is limited to 200 or less. Exposed insulation shall have a flame spread rating not greater than 25 and smoke developed rating of 450 or less. All fire materials shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less.

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

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

8. All grades on plan are assumed to be accurate. Contractor shall make or site for inspection and shall check all grades and make necessary adjustments.

9. Do not scale drawings. Follow written dimensions only. Contractor shall check and verify all written dimensions.

10. In the event the plans and/or specifications fairly imply but do not precisely specify any items which are necessary to complete premises, the same shall be supplied by the contractor and/or sub contractor responsible for this work. In the compliance with the above intent, the contractor shall assume all responsibility for discrepancies, errors and omissions that take place in the drawings, specifications or both.

11. Contractor shall furnish heating layout and specifications.

12. Flashing: Corrosion Resistant Flashing is required at the top and sides of all exterior window and door openings and at the intersecting of chimneys or other masonry construction and frame walls. Exception: Not required where approved water resistant sheathing and caulking is used at the top and sides so as to be leakproof.

13. Energy Conservation: Thermostats shall be capable of being set from 55 degrees F to 75 degrees F for heating only, and from 70 degrees F to 85 degrees F for cooling only, if the thermostat is used for heating and cooling in shall be capable of being set from 55 degrees F to 85 degrees F and shall be capable of operating the systems heating and cooling sequence. It shall be adjustable to provide a temperature range of 10 degrees F between full heating and full cooling except in independent systems. At least one thermostat shall be provided for each separate HVAC system. For required ventilation air for residential uses see 2009 MECHANICAL SECTIONS.

Design requirements by Acceptable Practice Method for wood frame (type 5) construction. Applicable to dwellings with less than 5000 sq. ft. of gross floor area and not more than 3 stories in height.

Typical sections through the building must be provided indicating the type, thickness and "R" value of insulating materials. "U" values of the windows, door and skylights must be specified. (R-values indicated must be obtained by only the insulation material used, not by the total system).

Roof / Ceiling Min. R-38
Wood Frame Wall & Band Boards Min. R-13
Floor over Unheated Crawl Space Min. R-19
Basement Foundation Wall Min. R-8
For unfinished basements the basement foundation wall insulation shall extend down to the basement floor slab or to a minimum of 24" below outside finished grade is above the floor slab elevation.

EXCEPTION: Up to a maximum of 20% of the total basement wall area may be exposed above the outside finished grade / ground level as uninsulated concrete foundation walls. The foundation wall area above the outside grade / ground that may be uninsulated is determined by the formula: 20 times the basement wall height of all walls (including insulated exterior frame walls for walk-out basements and walls common to both basement and attached garages) times the perimeter of these basement walls.

Slab-on-grade floors:

Min. R-4.2 (unheated slab)
Min. R-6.2 (heated slab)
NOTE: The insulation shall be along the perimeter of the foundation wall downward from the slab a minimum distance of 24" or horizontally under the slab for a minimum of 24".

Skylights shall be double glazed and not exceed 1% of the roof area.

EXCEPTION: May be increased to 1.8% of the roof area with minimum R-38 roof / ceiling insulation.

Mechanical ducts located in unheated crawl and attic spaces shall be insulated to a minimum of R-6.5.

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. foot of door area. Doors and windows shall not exceed maximum "U" value of .49.

14. WINDOWS:

In dwelling units where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter sphere where such openings are located within 24" of the finished floor.

All windows to be "Vinyl" with "Insulated Glass" and screens.

At least one window in each bedroom needs to meet the following criteria:

- 20" minimum clear opening width.
- 24" minimum clear opening height.
- 44" maximum height to bottom of clear opening.
- On grade windows - 5.0 clear square feet open area.
- Off grade windows - 5.7 clear square feet open area.

15. DOORS:

All Door Locks must have thumb-turns on inside or if keyed the lock mechanism must prevent key removal when locked from the inside.

16. Stairs: 7 3/4" maximum rise height, 10" minimum tread width with 1" nosing, 2 - 2x12's minimum stringer size, 3 risers defines a stair. All residential stairs require one continuous hand rail located in the range of 30" to 38" above the tread nosing inside dwelling unit and 34" to 38" outside. If the change in elevation from the door sill to grade is greater than or equal to 30" in height, hand rails would be required on both sides outside. If the change in elevation from the door sill to grade is greater than or equal to 30" in height, hand rails would be required on both sides with balusters or slats placed so there is less than 4" clear in between. Handrails (and other projections below the handrail) shall not project more than 4 1/2" into the required stairway width. Handrails adjacent to a wall shall have a space of not less than 1 1/2" between the wall and the handrail.

17. Anchor bolts: 1/2" anchor bolts, placed a maximum of 6'-0" on center, set minimum of 6" into concrete required for anchoring of all plates (2 x 4 minimum) around entire foundation with 1/2" washers and nuts (min. 2 - bolts per plate). Sill plate to ground level or have sill sealer with approved slim materials and methods.

18. SAFETY GLAZING:

The following shall be considered specific hazardous locations requiring safety glazing materials:

1. Glazing in swinging doors except jalousies (see Section R308).
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, saunas and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above a standing surface.
6. Glazing in an individual fixed or operable pane adjacent to a door where the nearest exposed edge of the glazing is within a 24 inch (610mm) arc of any other vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524mm) above a standing surface.

Exceptions:

- a. Panels where there is an intervening wall or other permanent barrier between the door and glazing.
- b. Where access through the door is to a closet or storage area 3 feet (914mm) or less in depth. Glazing in this application shall comply with Section R308.3, item 7.
- c. Glazing in walls perpendicular to the plane of the door in a closed position, other than the wall towards which the door swings when opened. In one-end two-family dwellings or within units in Group R-2.
7. Glazing in a on an individual fixed or operable pane, other than in those locations described in preceding items 5 and 6, which meets all of the following conditions:
7.1. Exposed area of an individual pane greater than 9 square feet (0.84m²).
7.2. Exposed bottom edge less than 18 inches (457mm) above the floor.
7.3. Exposed top edge greater than 36 inches (914mm) horizontally of the slope of the glazing.
7.4. One or more walking surface(s) within 36 inches (914mm) horizontally of the slope of the glazing.
Exceptions: Safety glazing for Item 7 is not required for the following locations:
1. A protective bar 1/2" (13mm) or more in height, capable of withstanding a horizontal load of 50 pounds (227 N/m) without contacting the glass, is installed 24 inches to 36 inches (610mm to 914mm) above the floor.
2. The outward area in resulting glass with or multiple glazing where the bottom exposed edge of the glass is 25 feet (7620 mm) or more above any grade, roof, walking surface or other horizontal or sloped (within 45 degrees of horizontal) (0.76 rad) surface adjacent to the glass exterior.
8. Glazing in guards and railings including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
9. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present:
a) The bottom edge of the glazing on the pool or spa side is less than 60 inches (1524mm) above a walking surface on the pool or spa side of the glazing; and
b) The glazing is within 60 inches (1524mm) horizontally of the bottom tread of a walking surface; when the exposed surface of the glass is less than 60 inches (1524mm) above the plane of the adjacent walking surface.
10. Glazing adjacent to stairways within 60 inches (1524mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524mm) above the nose of the tread.
Exception: Safety glazing for Item 10 is not required for the following installations where:
1. The area of a window, landing or door which has a guardrail or handrail including balusters or in-fill panels, complying with the provisions of sections 1010 and 1027.7, and
2. The plane of the glass is greater than 18 inches (457mm) from the railing.
(See 2009 International Building Code-Section R308 for more information.)

SLOPED GLAZING AND SKYLIGHTS

Multiple light installations - each light or layer shall consist of any one of the following materials:

- a. laminated glass with 30 mil. polyvinyl butyral interlayer or;
 - b. wired glass, or;
 - c. approved plastic, or;
 - d. heat strengthened glass, or;
 - e. fully-tempered glass
- Screens shall be installed below multiple lights which contain heat strengthened glass, fully tempered glass, or wired glass on the bottom layer. Screens shall be not more than 4" below the glass, not less than 1/2" gap, not larger than 1" x 1" mesh, and shall be designed to support the weight of the glass.

19. Finished grades to be 6" minimum below top of foundation and must slope away 1" per foot for a distance of eight feet or to avoid. All areas to be sloped to lower elevations or drainage structures on or near site.

20. BASEMENTS (No ground water present):

3 1/2" minimum thickness of concrete slab. Provide a 6 mil polyethylene vapor barrier below slab in membrane lapped 6" and sealed over a 4" base course of crushed stone or gravel containing not more than 10% of material that passes a #4 sieve. Floor base to be placed to provide continuous drainage to a sump or daylighted.

Provide drain tile or perforated pipe around perimeter of the outside of the foundation or inside the foundation (as detailed) under slab. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

Provide sump 24" in diameter x 24" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump pump shall be provided if basement is finished or partially finished with pump discharge into an approved disposal system. Sump pump discharge shall be piped to approved water course. Discharging to or within 10' of a sidewalk, driveway, street or to cause a nuisance to adjoining properties is prohibited.

Walls shall be damp-proofed 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.

21. BASEMENTS (Ground water present):

3 1/2" minimum thickness of concrete slab. Provide a 6 mil polyethylene vapor barrier below slab in membrane lapped 6" and sealed over a 4" base course of crushed stone or gravel containing not more than 10% of material that passes a #4 sieve. Floor base to be placed to provide continuous drainage to a sump or daylighted.

Provide drain tile or perforated pipe around perimeter of the outside and inside of the foundation (as detailed) under slab. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2" minimum gravel or crushed stone and have 6" minimum cover.

Provide sump 24" in diameter x 24" deep with a fitted cover connected to the foundation drain pipe unless gravity discharge. A sump pump shall be provided if basement is finished or partially finished with pump discharge into an approved disposal system. Sump pump discharge shall be piped to approved water course. Discharging to or within 10' of a sidewalk, driveway, street or to cause a nuisance to adjoining properties is prohibited.

Foundation walls shall be waterproofed with two ply hot-tapped felt, 6-mil P.V.C., 40-mil polymer modified asphalt, or 6-mil polyethylene. Joints to be lapped and sealed per manufacturer's installation instruction. Waterproofing shall be applied from the bottom of the wall to at least 12" above the water table elevation. The remainder of the wall to be damp-proofed.

All joints in walls and floors shall be water tight.

22. ALL BASEMENTS:

Backfill shall be free of debris and large rocks, installed in lifts and each lift compacted to fill all voids. Downspouts shall direct water away from the foundation so as to prevent soil erosion. Withhold back fill until final floor is in place.

23. Dropped ceilings below wood joist or attached directly to wood floor trusses shall be draft stopped at 500 sq. ft. intervals parallel to framing members. A 22" x 30" minimum access opening required for attic areas which have a 30" or more clear height. Access doors in draft stopping shall be self-closing and approved materials.

24. GAS SYSTEMS:

Gas vents and fireplace flues must extend 3' high at its roof exit point. The flue/vent must also be 2' higher than any portion of the roof within 10'. UL Listed vents may be installed in accordance with their own listing.

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 25 feet in concealed locations and not more than 50 feet in exposed locations.

Every gas outlet shall have an individual shutoff valve.

No Gas Log Lighters are permitted in fireplaces.

25. PLUMBING:

"No Lead" solder is required on all copper water supply piping.

The water service pipe and the building sewer line shall be a minimum of 10" apart horizontally.

Plumbing Contractor shall install "Pressure Balanced Valves" on all shower heads.

Down spouts, Basement area way drains and foundation drain ties shall not be connected to the sanitary sewers.

Showers and bathtubs / shower enclosures shall have walls constructed of smooth, noncorrosive, nonabsorbent and waterproof materials to a height of not less than 6'-0" above the room floor level.

Shower floor surfaces to be smooth, noncorrosive, nonabsorbent and waterproof materials.

Water service line shall be selected in accordance with the following:

- A. 1" service line - up to 3.5 baths.
- B. 1.25 service line - up to 6.5 baths.
- C. 1.5 service line - more than 6.5 baths.

The 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 the count.

Water service foundation penetrations must be sleeved through the concrete in a pipe at least 2 sizes larger than the service pipe.

Sewer lateral services must also be sleeved through the concrete in a pipe at least 2 sizes larger than the service pipe.

26. ELECTRICAL SPECIFICATIONS:

All branch circuits that supply 120 - volt, single phase, 15 - and 20 - ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit.

Counter-top receptacles in Kitchen shall be wired to at least 2 different circuits.

220 v. 3 pole receptacles at all dryers.

At least one receptacle in Balconies, Decks & Porches.

Ceiling mounted receptacle for garage door opener.

A single or a duplex receptacle for the appliance located in a dedicated space for normal use.

LIGHTING IN CLOTHES CLOSET:

1. The use of incandescent fixtures with open or partially enclosed lamps and the use of pendant fixtures are prohibited.

2. Fixtures may be located only where there are the following minimum clearances to the nearest point of storage space:
- surface mounted incandescent fixtures - 12" minimum.
- surface mounted fluorescent fixtures and recessed fixtures - 6" minimum.

Circuit breaker panels shall not be installed in bathrooms or clothes closets.

Lighting is required in the vicinity of the electrical panel.

Electrical panels in new construction shall not be installed in areas less than 6 1/2" headroom.

A minimum of 3" clearance is required in front of electrical panels.

Interior stairways to be provided with a minimum of 10 footcandles measured at every tread nosing.

Interior stairways shall have illuminated lighting controls at each floor level.

All exterior stairways serving the dwelling to have a minimum of 1 footcandle measured at the tread nosing.

All exterior stairways serving the dwelling shall have lighting controlled by one of the following methods:

1. Continuously illuminated.
2. Automatically activated with a manual override, or.
3. Continuously operated.

Receptacles are required to be installed in the following areas:

1. In all habitable rooms except bedrooms so that no space along a wall is more than 6'-0" from a receptacle. All wall spaces 2'-0" wide or greater require receptacles. Fixed panels of glass doors, fixed room dividers such as free standing bar-type counters or rollings shall be included in the 6'-0" measurement.

LIGHTING FIXTURES ABOVE BATHTUBS:

Hanging fixtures, track lighting and ceiling fans shall not be installed within 2'-0" horizontally of a bathtub, measured from the outside edge of the tub and 6'-0" vertically from the top of the tub rim.

Receptacles shall not be installed within a bathtub or shower space.

GROUNDINGS:

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 or 250-53.

Interconnectivity testing shall be provided for grounding communication systems (cable tv & satellite dishes).

27. SMOKE DETECTORS: When more than one detector is required with the dwelling unit the detectors shall be interconnected so that an alarm will sound throughout the dwelling unit. The smoke detectors shall be AC powered and have battery backup should the AC power be interrupted. The installation shall also meet NFPA 72-07.

A carbon monoxide alarm is required outside of sleeping areas. In the immediate vicinity of the sleeping areas, if the dwelling unit contains a fuel fired appliance or has an attached or basement unit, the carbon monoxide detector shall comply with UL203A-2008.

28. EXHAUST SYSTEMS:

Residential bath rooms without windows for natural ventilation shall exhaust 50 CFM minimum to the exterior. It is NOT permissible to discharge exhaust to the attic.

Exception: Half baths or powder rooms without a tub or shower may exhaust to the attic.

Kitchen Range Hoods: A 100 CFM fan (intermittent use) or a fan continuously exhausting 25 CFM shall be installed and vented to the exterior.

29. Attic one enclosed rafter space ventilation (not free) area is to be at least 1/80 of the area served. The remote vents required for each minimum. Where ridge or gable vents are used, 1/2 of the area to be provided by ridge or gable vents and 1/2 by eave or soffit vents.

EXCEPTION: Required ventilation area may be reduced to 1/500 where the vapor retarder is provided on the conditioned side of the insulation, or if the gable or ridge vents are located in the upper 1/3 of the attic.

30. Minimum clearance from combustibles is 18" unless the listed manufacturer's installation instructions allow an alternate clearance dimension. A minimum of 18" of clearance is required at the front of the appliance for service.

31. An ice shield is required under eaves / roofing of 2 layers of Type 1 underlayment cemented together or of an approved waterproofing membrane extending from the edge of the eave to at least 24" measured horizontally inside the exterior wall line where all the roof slope is greater than or equal to 4:12 and the eave overhang is less than 12" measured horizontally from the sheathing to the outside face of the gutter board, or where the roof slope is less than 4:12 and greater than or equal to 2:12.

32. All treated lumber ciled out or all plans shall be ACQ (A-Killine Copper/Quaternary) Treated Lumber. Use only approved fasteners, bolts, washers and hangers that are stainless steel or hot dipped galvanized.

33. Steel column protection. All surfaces (inside and outside) of steel columns shall be given a shop coat of rust-inhibitive paint, except for corrosion-resistant steel or steel treated with coatings to provide corrosion resistance, as per code.

34. 15 or 20 amp receptacle required within 25'-0" of the A/C unit.

35. Short runs on each side of garage walls must be tied to the adjoining wall above the garage door. An acceptable method is to cut the GCB in a "U" shape with the "U" extending over the door.

36. T.J.s or joist cannot be notched more than 40% in width for bearing members or 60% on non-bearing.

37. No more than 2 risers allowed or any doors cutting out of house.

38. All electrical Bedroom outlets to be A.F.L. unless noted otherwise.

39. Contractor shall finish terrazzo treatment.

40. The Maximum Impurities of fly ash, other pozzolans, conforming to ASTM C 618, is 25%.slag conforming to ASTM C 989 is 50%. Silica fume, conforming to ASTM C 1240, is 10%. Total of fly ash or other pozzolans,slag and silica fume, is 50%. Total of fly ash or other pozzolans, and silica fume, is 35%.

* Fly ash or other pozzolans and a silica fume shall constitute no more than 25 and 10 percent respectively, of the total weight of the cementitious materials.

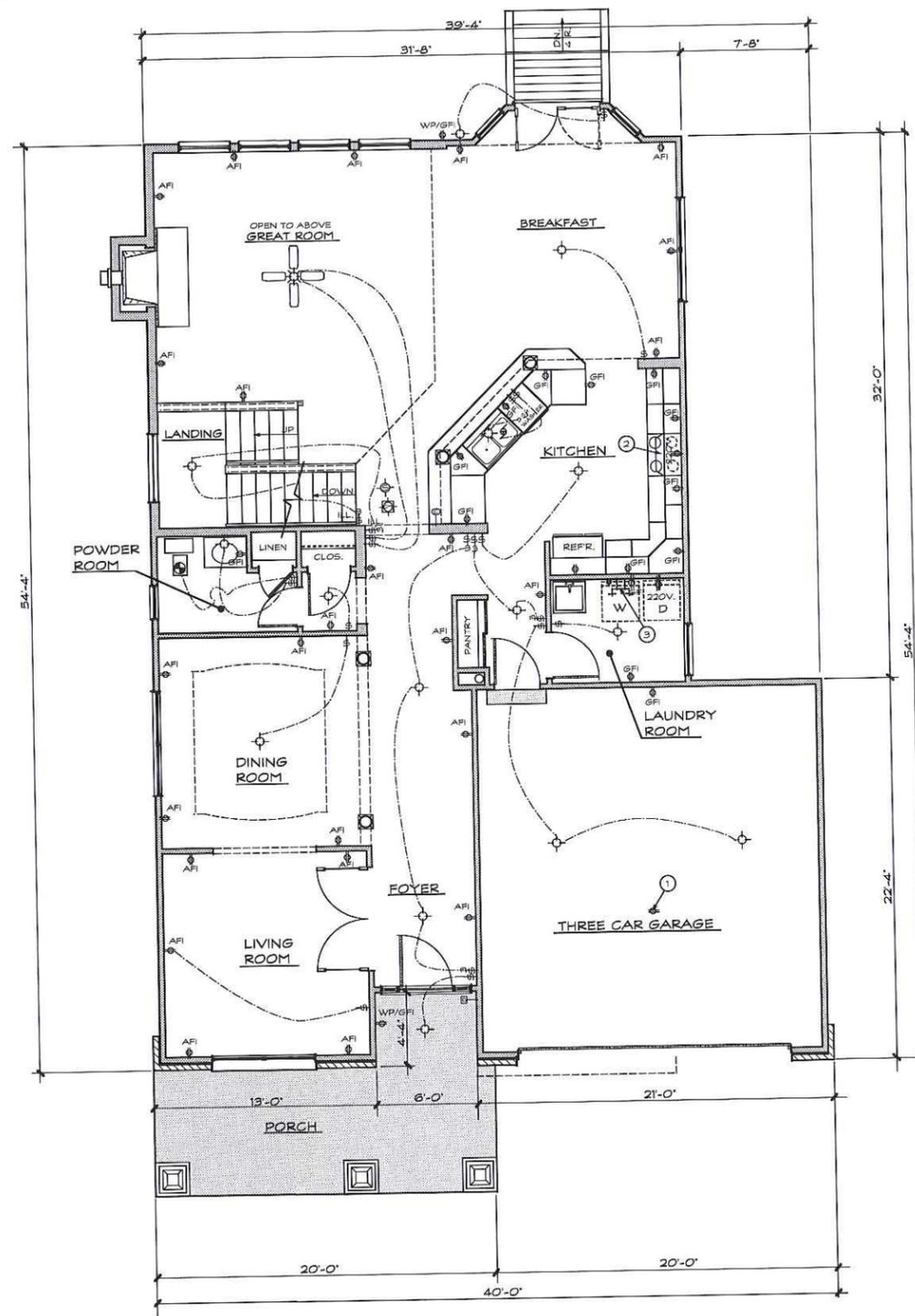
41. No Lead paint allowed.

PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
"THE SYRAH"

STUART PATTERSON- ARCHITECT
PAUL TRENDELY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO 63301
PHONE : 636-946-7216

SHEET NO.
9
OF 9
PLAN NO.
16-6681
DATE: 5/21/2016

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016



FLOOR PLAN ELECTRICAL NOTES:
ELECTRICAL WORK:
 ① 120 V. ELECTRICAL OUTLET FOR GARAGE DOOR OPENER
 ② 30" ELECTRIC SLIDE IN COOK UNIT W/ HOOD ABOVE (VENT HOOD TO EXTERIOR MIN. 100 C.F.M.)
 ③ PROVIDE LAUNDRY "SPACE SAVER" HOT & COLD WATER, 2" ROUND LAUNDRY DRAIN, 120V. & 220V ELECTRICAL SERVICE (VENT DRYER TO EXTERIOR)

ELECTRICAL LEGEND:

- CEILING FAN WITH LIGHT KIT
- DOORBELL
- INCANDESCENT LIGHT FIXTURE
- EXHAUST FAN MIN. 50 C.F.M. (VENT TO EXTERIOR)
- 120 V. ELECTRIC RECEPTACLE (GROUND FAULT INTERRUPTER)
- 120 V. ELECTRIC RECEPTACLE
- WATERPROOF 120 V. ELECTRIC RECEPTACLE (GROUND FAULT INTERRUPTER)
- 120V ELECTRIC DUPLEX RECEPTACLE (ARC-FAULT INTERRUPTER)
- 220 V. ELECTRIC RECEPTACLE
- LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- ILLUMINATED LIGHT SWITCH
- A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
- KITCHEN GARBAGE DISPOSAL
- CARBON MONOXIDE DETECTOR (NOTE: THE CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2034-2008)
- COMMUNICATION OUTLET SHALL BE CABLED TO THE SERVICE DEMARCATION POINT

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- THE 2008 NATIONAL ELECTRIC CODE
- ALL BRANCH CIRCUITS THAT SUPPLY 125 - VOLT, SINGLE PHASE, 15 - AND 20 - AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
- RECEPTACLES INSTALLED IN KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO (2) SMALL APPLIANCES BRANCH CIRCUITS - SECTION 210.52(B)(3), NEC 2008
- ALL KITCHEN AND BATHROOM RECEPTACLES TO SERVE COUNTERTOP SURFACES SHALL BE GFCI - SECTION 210.8(a)(6), NEC 2008

NOTE:
 Electrical Contractor shall provide grounding of foundation steel to meet 2008 National Electric Code

FIRST FLOOR PLAN (ELECTRICAL)

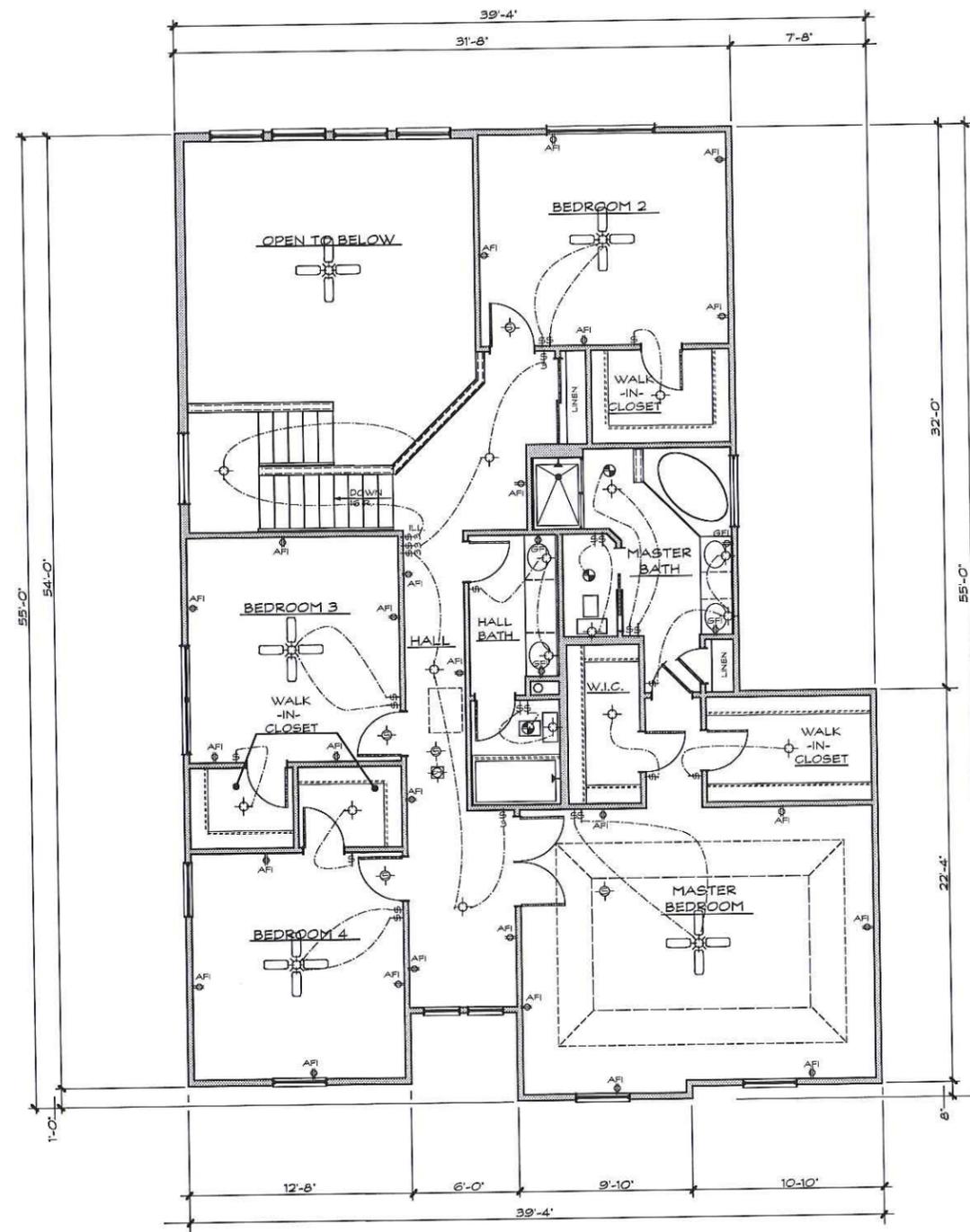
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE FOR:
MRM MANLIN DEV. GROUP
 "THE SYRAH"

STUART PATTERSON- ARCHITECT
 PAUL TRENDLEY - CONSTRUCTION COORDINATOR
 2568 RAYMOND DRIVE
 ST. CHARLES, MO. 63301
 PHONE : 636-946-7216

SHEET NO.
AE1
 OF 2
 PLAN NO.
16-6681
 DATE: 5/21/2016

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016

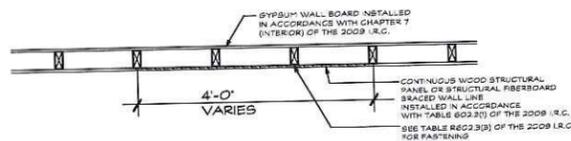


- ELECTRICAL LEGEND:**
- CEILING FAN WITH LIGHT KIT
 - INCANDESCENT LIGHT FIXTURE
 - EXHAUST FAN MIN. 50 C.F.M. (VENT TO EXTERIOR)
 - 120 V. ELECTRIC RECEPTACLE (GROUND FAULT INTERRUPTER)
 - 120 V. ELECTRIC RECEPTACLE
 - 120V ELECTRIC DUPLEX RECEPTACLE (ARC-FAULT INTERRUPTER)
 - LIGHT SWITCH
 - THREE WAY LIGHT SWITCH
 - ILLUMINATED LIGHT SWITCH
 - A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
 - CARBON MONOXIDE DETECTOR (NOTE: THE CARBON MONOXIDE DETECTOR SHALL COMPLY WITH UL2034-2008)

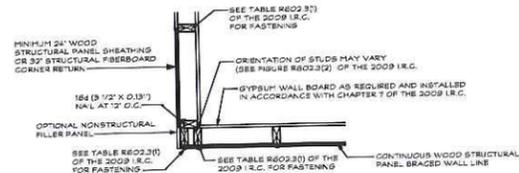
- CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
- THE 2008 NATIONAL ELECTRIC CODE
 - ALL BRANCH CIRCUITS THAT SUPPLY 125 - VOLT, SINGLE PHASE, 15 - AND 20 - AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
 - ALL BATHROOM RECEPTACLES TO SERVE COUNTERTOP SURFACES SHALL BE GFCI - SECTION 210.8-8(A)(6), NEC 2008

SECOND FLOOR PLAN (ELECTRICAL)
SCALE 1/4" = 1' - 0"

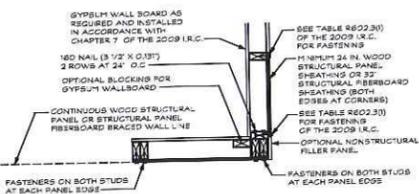
PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE SYRAH"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. AE2 OF 2 PLAN NO. 16-6681 DATE: 5/21/2016
	<small>Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016</small>	



EXTERIOR BRACED WALL DETAIL
DETAIL 'A'



OUTSIDE CORNER WALL DETAIL
DETAIL 'B' SCALE: 3/4" = 1'-0"



GARAGE DOOR CORNER DETAIL
DETAIL 'C' SCALE: 3/4" = 1'-0"

FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

NOTE: A

BRACING LENGTHS FOR METHOD GB ARE BASED ON THE APPLICATION OF GYPSUM BOARD ON BOTH SIDES OF A BRACED WALL PANEL. WHEN METHOD GB IS PROVIDED ON ONLY ONE SIDE OF THE WALL, THE REQUIRED BRACING AMOUNTS SHALL BE DOUBLED. WHEN METHOD GB BRACED WALL PANELS ARE INSTALLED IN ACCORDANCE WITH SECTION R602.10.2 ARE FASTENED AT 4 INCHES ON CENTER AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AND ARE BLOCKED AT ALL HORIZONTAL JOINTS. MULTIPLYING THE REQUIRED BRACING PERCENTAGE FOR WIND LOADING BY 0.7 SHALL BE PERMITTED.

BRACING REQUIREMENTS (SECOND FLOOR)

I.R.C. TABLE R602.10.2(1) BASED ON 90 MPH

FOOTNOTES	NUMBERED WALL LINES	LETTERED WALL LINES
(d) EXPOSURE CATEGORY	1	1
(c) ROOF EAVE TO RIDGE HT.	1.18	1.18
(d) WALL HEIGHT	.90	.90
(e) NO. OF BRACED WALL LINES	1	1

BRACE WALL SCHEDULE

BRACED WALL LINE	BRACING METHOD	BRACED WALL LINE SPACING	REQD. BRACING	TOTAL GYPSUM FACTOR	PANELS WITH HOLD DOINGS	TOTAL REQD. BRACING	BRACING LENGTHS PROVIDED	FASTENER TYPE	FASTENER SCHEDULE (S/SP/PL)	BLOCKING AT PANEL EDGES	ADDITIONAL RESTRICTION NOTES
A	CS-WSP	35'-6"	5.6'			6.0'	12'-0"				
B	CS-WSP	35'-6"	5.6'			6.0'	12'-0"				
1	CS-WSP	52'-6"	7.9'			8.4'	10'-4"				
2	CS-WSP	52'-6"	7.9'			8.4'	11'-5"				

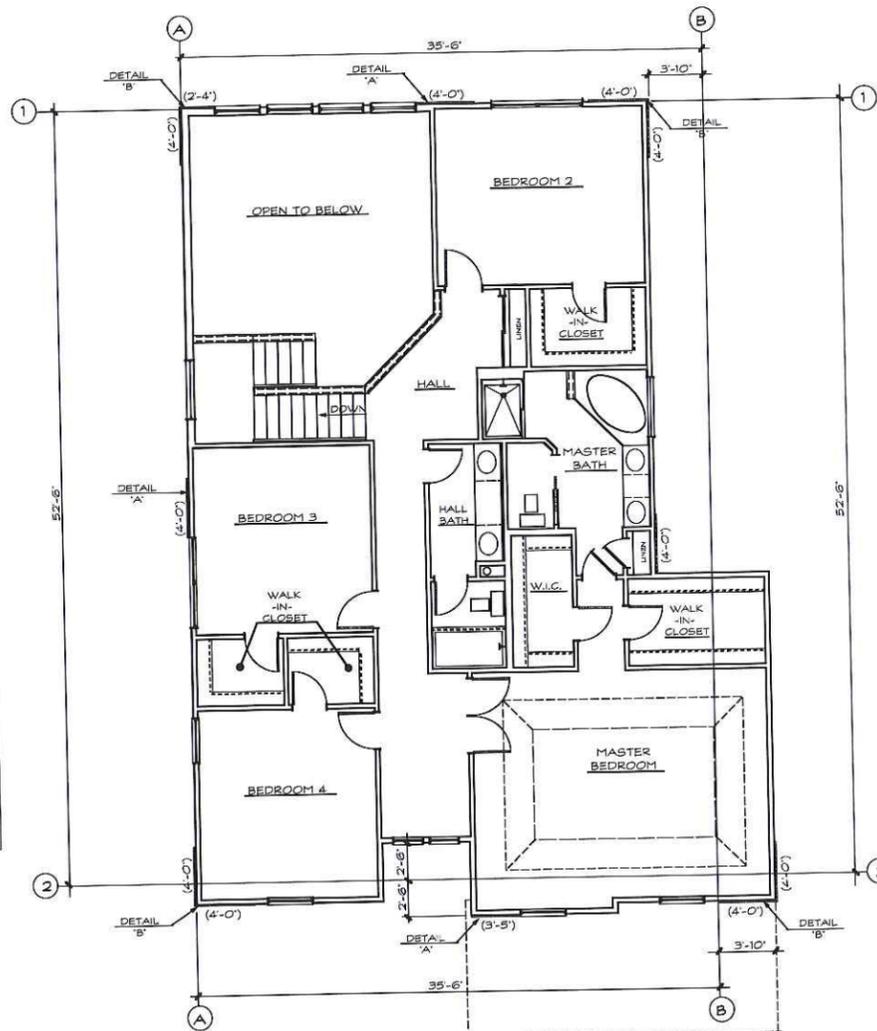
BRACING REQUIREMENTS (FIRST FLOOR)

I.R.C. TABLE R602.10.2(1) BASED ON 90 MPH

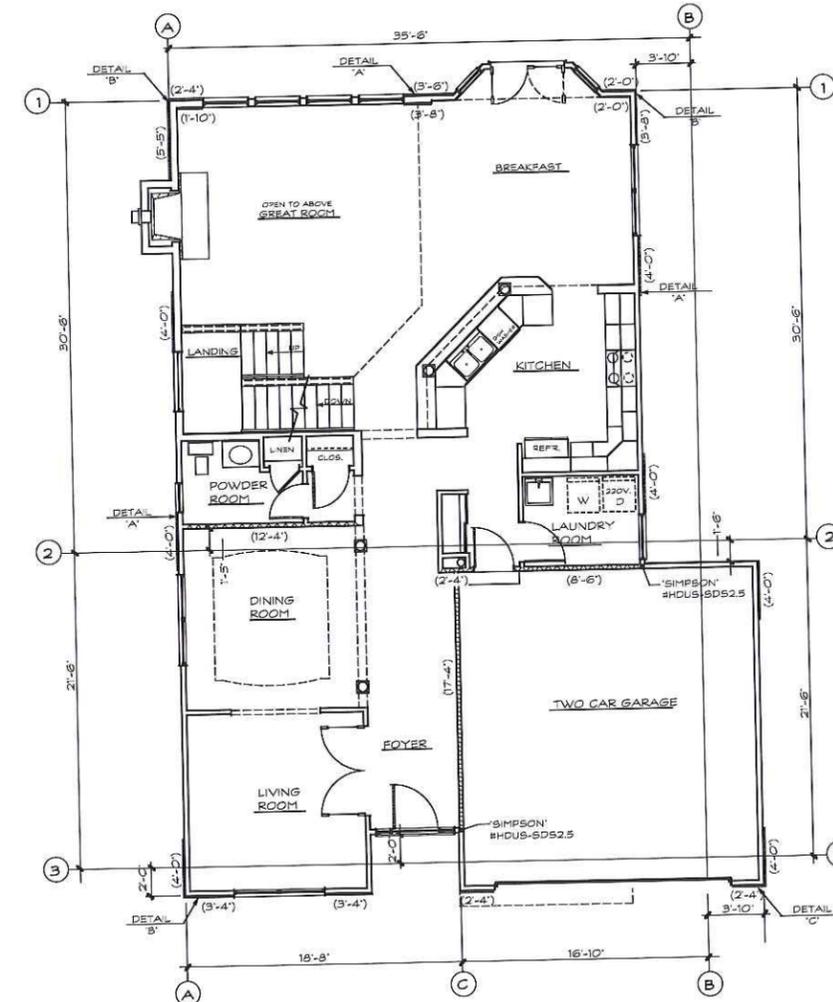
FOOTNOTES	NUMBERED WALL LINES	LETTERED WALL LINES
(b) EXPOSURE CATEGORY	1	1.24
(c) ROOF EAVE TO RIDGE HT.	1.24	1.24
(d) WALL HEIGHT	.95	.95
(e) NO. OF BRACED WALL LINES	1.90	1.90

BRACE WALL SCHEDULE

BRACED WALL LINE	BRACING METHOD	BRACED WALL LINE SPACING	REQD. BRACING	TOTAL GYPSUM FACTOR	PANELS WITH HOLD DOINGS	TOTAL REQD. BRACING	BRACING LENGTHS PROVIDED	FASTENER TYPE	FASTENER SCHEDULE (S/SP/PL)	BLOCKING AT PANEL EDGES	ADDITIONAL RESTRICTION NOTES
A	CS-WSP	35'-6"	10.7'			16.4'	17'-5"				
B	CS-WSP	35'-6"	10.7'			16.4'	19'-8"				
C	GB	18'-6"	12.2'		1	13.1'	17'-4"		'SIMPSON' #HDS-SDS2.5		NOTE 'A'
1	CS-WSP	30'-6"	9.2'			14.1'	15'-4"				
2	GB	32'-6"	19.2'		1	21.4'	23'-2"		'SIMPSON' #HDS-SDS2.5		NOTE 'A'
3	CS-WSP	21'-6"	6.9'			10.6'	11'-4"				



SECOND FLOOR PLAN (BRACING WALLS)
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN (BRACING WALLS)
SCALE: 3/16" = 1'-0"

MATERIAL TYPE AND FASTENER TYPE & SPACING FOR BRACED WALL METHODS
METHOD #WSP (WOOD STRUCTURAL PANEL)
SHEATHING - OSB SHEATHING WITH A MINIMUM THICKNESS OF 7/16" NAIL FASTENERS - 6d COMMON (2" X 0.113") NAIL (SUBFLOOR/WALL) 6" ON EDGES AND 12" INTERMEDIATE SUPPORTS 6d COMMON (2 1/2" X 0.131") NAIL (ROOF) 6" ON EDGES AND 12" INTERMEDIATE SUPPORTS
STAPLE FASTENERS - STAPLE 16 ga. 1 3/4" - 4" AT EDGES 8" AT INTERMEDIATE SUPPORTS 0.097-0.0099 NAIL 2 1/4" - 3" AT EDGES - 6" AT INTERMEDIATE SUPPORTS STAPLE 16 ga. 1 3/4" - 3" AT EDGES - 6" AT INTERMEDIATE SUPPORTS
METHOD #GB (GYPSUM BOARD)
NAILS AT OR SCREWS AT 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES. NAIL SIZE - 13 GAGE, 1 3/8" LONG, 19/64" HEAD; 0.098" DIAMETER, 1 1/4" LONG, ANNULAR-RINGED; 5d COOLER NAIL, 0.085" DIAMETER, 1 5/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.086" DIAMETER, 1 5/8" LONG, 9/32" HEAD.

NOTE: BUILDING OFFICIAL SHALL INSPECT NAILING PATTERN PRIOR TO INSTALLING HOUSE WRAP

NOTE: PRESCRIPTIVE BRACED WALL PANELS CANNOT BE MORE THAN 25 FT. O.C. APART.

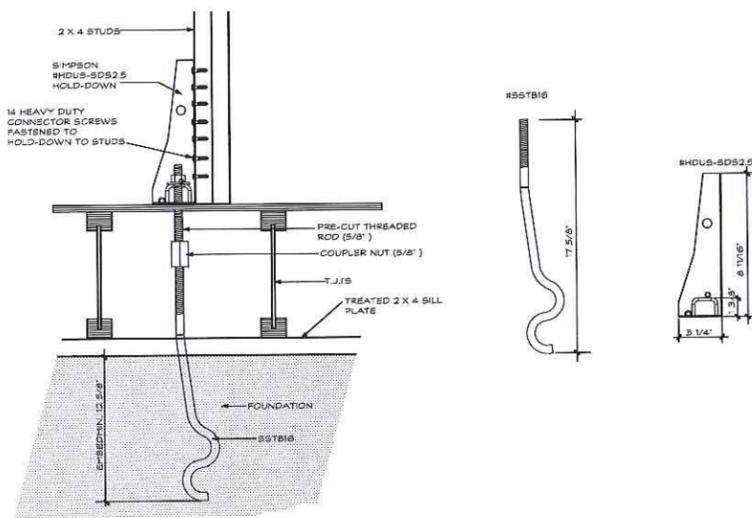
BRACED WALL KEY

- METHOD CS- WSP, OSB FULLY SHEATHED WALLS (EXTERIOR WALL)
- METHOD GB- 1/2" GYPSUM BOARD EACH FACE OF WALL (INTERIOR WALL)
- (DIM.) BRACED WALL PANEL LENGTH

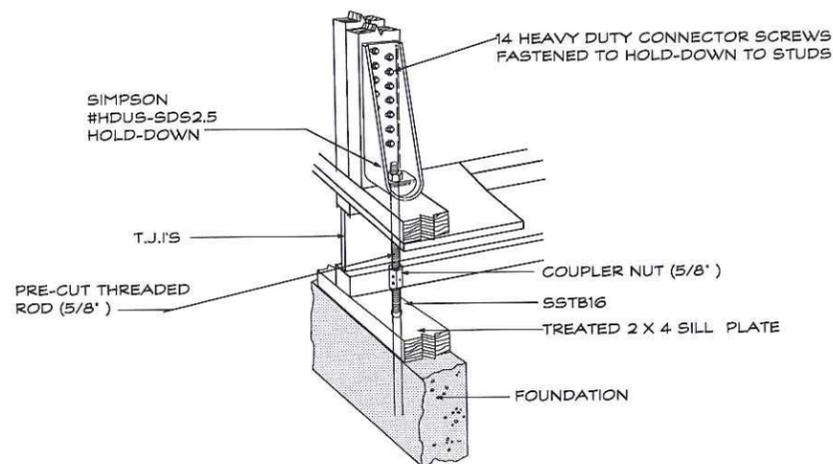
PROPOSED RESIDENCE FOR:
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PHONE : 636-946-7216

SHEET NO.
BW1
OF 2
PLAN NO.
16-6681



HOLD-DOWN DETAIL (SIMPSON HDU2-SD2.5)
FLOOR JOIST VERSION 2" = 1'-0"



HOLD-DOWN DETAIL (SIMPSON HDU2-SD2.5)
FLOOR JOIST VERSION PERSPECTIVE VIEW

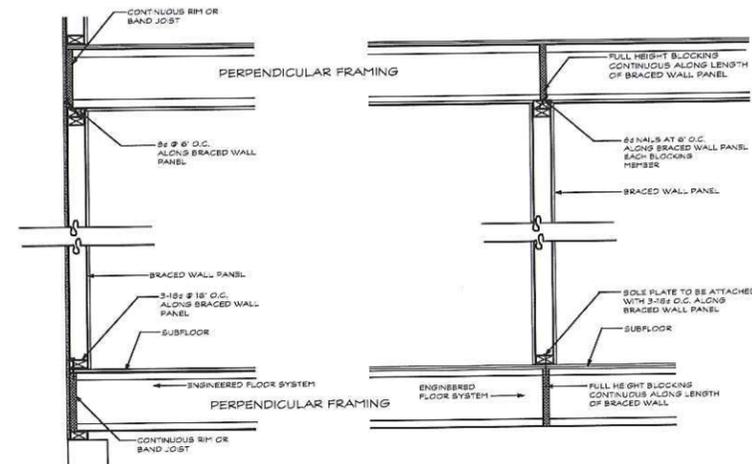


FIGURE R602.10.6.(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR /CEILING FRAMING

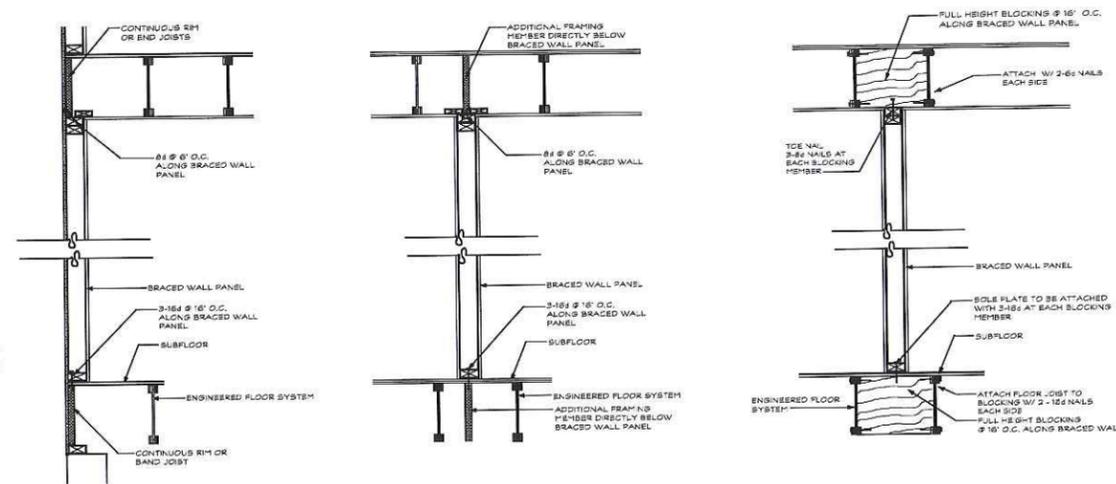
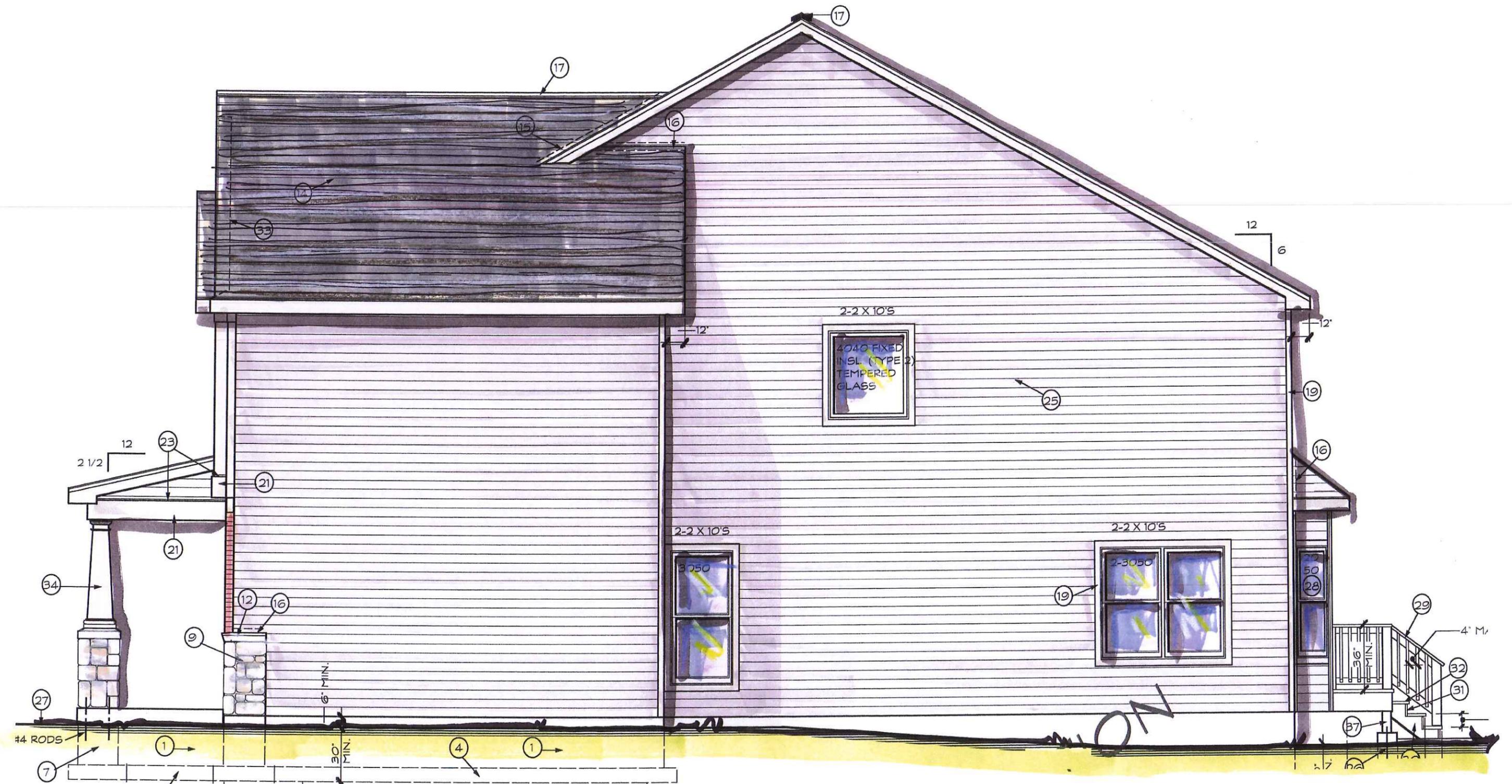


FIGURE R602.10.6.(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR /CEILING FRAMING

	PROPOSED RESIDENCE FOR: MRM MANLIN DEV. GROUP "THE SYRAH"	STUART PATTERSON- ARCHITECT PAUL TRENDLEY - CONSTRUCTION COORDINATOR 2568 RAYMOND DRIVE ST. CHARLES, MO. 63301 PHONE : 636-946-7216	SHEET NO. BW2 OF 2 PLAN NO. 16-6681
		Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016	DATE: 5/21/2016



front elevation-lot 20 bordeaux
 MRM Manlin Development Group



right side elevation- lot 20 bordeaux
 MRM Manlin Development Group



left side elevation-lot 20 bordeaux
MRM Manlin Development Group



rear elevation-lot 20 bordeaux
 MRM Manlin Development Group

TIMBERLINE[®] Natural Shadow[®]

LIFETIME SHINGLES

(Not available in Canada)

Color Shown:
Weathered Wood

for HOMEOWNERS

- **Attractive Appearance...** Features a classic shadow effect. Lends any home a subtle, even-toned look with the warmth of wood.
- **Great Value...** Architecturally stylish but practically priced.
- **High Performance...** Designed with Advanced Protection[®] Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **Stays In Place...** Dura Grip[™] Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph.¹
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice[®] Protection (non-prorated material and installation labor coverage) for the first ten years.²
- **Perfect Finishing Touch...** Use Timberex[®] Premium Ridge Cap Shingles or Ridglass[®] Premium Ridge Cap Shingles.³



for PROFESSIONALS

- **More Referrals...** People will know that you're installing America's #1-selling laminated shingles!
- **Less Chance of Call-Backs...** Durable, wind-resistant shingles carry 130 mph ltd. wind coverage!¹

¹ This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

² See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

³ These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

⁴ StainGuard[®] Protection applies only to shingles with StainGuard[®] labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.



"Value & Performance In A Natural Wood-Shake Look"

Colors



***Notes:**

- Arctic White only available in the Shafter area.
- Barkwood not available in the Tampa area.
- Hunter Green only available in the Minneapolis and Michigan City areas.
- Pewter Gray only available in the Baltimore/Myerstown and Michigan City areas.

¹ENERGY STAR® certified (U.S. only).



We can help you choose the right shingle for your roof!

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



GAF

More Than Just Coverage On Your Shingles! Get **Automatic Lifetime Protection** On Your Entire GAF Roofing System!*

Quality You Can Trust...From North America's Largest Roofing Manufacturer!†

gaf.com

When you install any GAF Lifetime Shingle and at least 3 qualifying GAF accessories, you'll automatically get:

- A Lifetime Ltd. warranty on your shingles and all qualifying GAF accessories!*
- Non-prorated coverage for the first 10 years!*

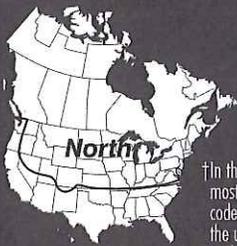


LIFETIME SHINGLES

GAF offers you many great Lifetime Shingle choices, including **Timberline®** Shingles with Advanced Protection® Shingle Technology. They're the #1-selling shingles in North America!

Advanced Protection® Shingle Technology provides excellent protection for your home while reducing the use of precious natural resources. That's better for your home—and better for the environment!

To learn more about why Advanced Protection® Shingles are your best choice, visit gaf.com/APS/.



†In the North, most building codes require the use of Leak Barrier at the eaves.

GAF

Cobra® Attic Ventilation

Helps remove excess heat and moisture from your attic to promote energy efficiency in your home and help extend the life of your roof.

GAF

Roof Deck Protection

Provides an exceptionally strong layer of protection against wind-driven rain; some even allow moisture to escape from your attic. Also, lies flatter for a better-looking roof.

GAF

Leak Barrier

Provides exceptional protection against leaks caused by roof settling and extreme weather. Ideal upgrade at all vulnerable areas (including at the eaves in the North!).

GAF

Starter Strip Shingles

Saves time, eliminates waste, and reduces the risk of blow-off...and may even help qualify for upgraded wind warranty coverage (see *GAF Shingle & Accessory Ltd. Warranty* for details).

GAF

Ridge Cap Shingles

Enhances the beauty of your home while guarding against leaks at the hips and ridges.

SHINGLE & ACCESSORY LTD. WARRANTY
Lifetime
LTD. WARRANTY TERM

*See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy. Applicable in U.S. only.)

SALES OFFICES:
NORTHEAST
717-866-6392

CENTRAL
630-296-1980

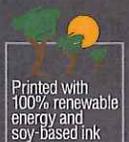
SOUTHEAST
813-829-8880

SOUTHWEST
972-851-0500

WEST
800-445-9330

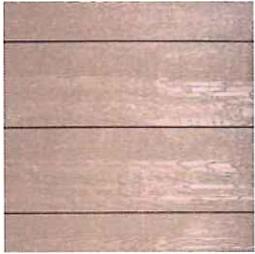
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OUR INTEGRATED SYSTEM



LAP SIDING



RIGIDSTACK™ SIDING



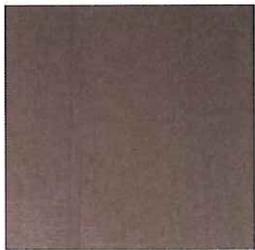
DECORATIVE SHAKES



DECORATIVE OCTAGONS



DECORATIVE SCALLOPS



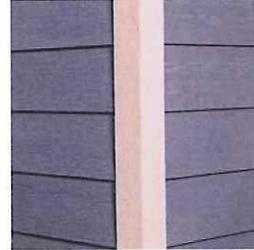
BOARD + BATTEN



STUCCO



TRIM WITH NAIL FIN



CORNERS WITH NAIL FIN



STARTER BOARD



SOFFIT + FASCIA



TRIM CLIP



H-MOLDING



TOUCH-UP PAINT

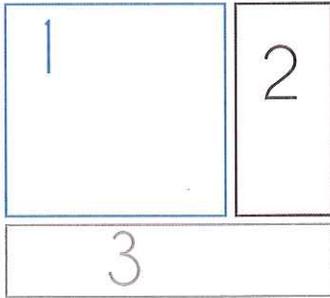
CHOOSE A PRODUCT THAT WILL LAST.



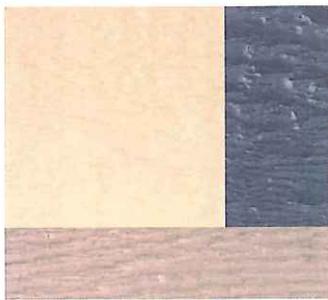
We are dedicated to providing innovative solutions that are designed with the installers in mind. Our products make installation easier, while also saving time and labor costs. Get peace of mind with our engineered products that bring durability and maximum protection for your home.

For our complete product offerings, refer to the Wausau Siding Systems Catalog.

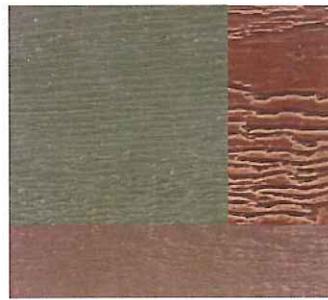
COLOR SCHEMES



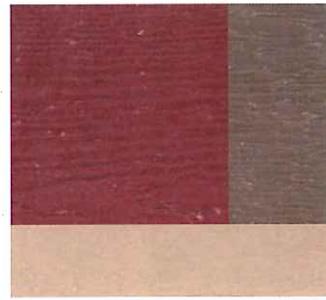
1: Main Body Color
 2: Second Body Color
 3: Trim Color



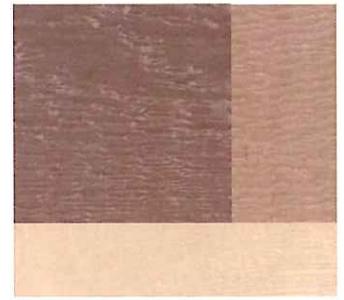
1: Biscuit
 2: Mountain Lake
 3: Light Gray



1: Olive
 2: Chestnut
 3: Bungalow



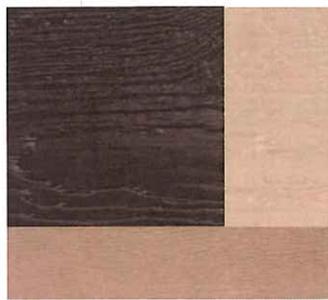
1: Cinnabar
 2: Seal
 3: Sand



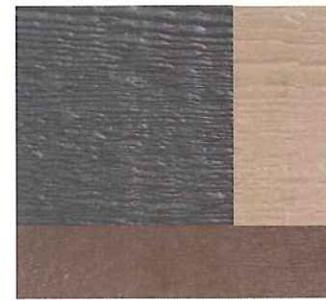
1: Oyster Shell
 2: French Gray
 3: Tan



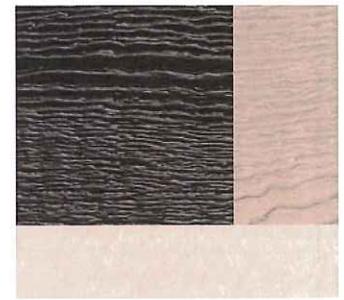
1: Terra Bronze
 2: Cinnabar
 3: Tan



1: Chocolate
 2: Sand
 3: French Gray



1: Smoky Ash
 2: Pewter Green
 3: Seal



1: Coffee
 2: Clay
 3: Light Gray

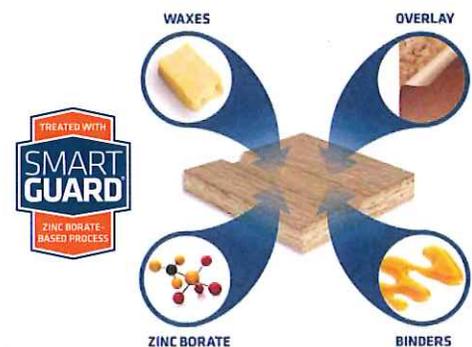
We recommend previewing Diamond Kote color samples outside in different lighting. This will provide you an example of how the colors will look like in the shade, and on sunny or overcast days.

WORKING TOGETHER TO PROTECT YOUR HOME



Built On: **LP** **SMARTSIDE**
BUILDING PRODUCTS TRIM & SIDING

- Offering all the warmth and beauty of wood
- Resists twisting, warping, cupping and shrinking
- No special tools required for installation
- SmartGuard® resists fungal decay and termite damage
- Free of knots and common defects
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LP® SmartSide® products are backed with one of the absolute best warranties in the market: A 5/50-Year Limited Warranty that provides a 5-year, 100% labor and replacement feature and a 50-Year Prorated Limited Warranty on the product. That's peace-of-mind protection for decades to come. Visit LPCorp.com/SmartSide for complete warranty details.

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Form Liners - Miscellaneous Textures Gallery Detail Page

Form Liner Number: 377

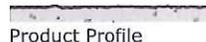
Material: Dura-Cast (ABS), Multi-Cast (ABS), Uni-Cast (HIPS), Ultra-Cast (Urethane)



On Location



Product Detail



Product Profile

[Close Window](#)

[Print this Page](#)

Form Liners - Miscellaneous Textures: Catalog Item: 377

- Miscellaneous Textures - Flamed Granite- Dura-Cast (ABS), Multi-Cast (ABS), Uni-Cast (HIPS), Ultra-Cast (Urethane)

	
Specifications on this product:	
Height (inches): 120	
Depth (inches): 0.188	
Width (inches): 48	
Other Notes:	
None	
Matching Products:	
None	

[Close Window](#)



DuraCoil™

Rolling Service Doors

Rugged DuraCoil service doors, with aluminum, steel or stainless steel slats, are made to last. When you want the best, specify DuraCoil. Every DuraCoil door is built for superior performance and includes the following features:



Curtain Hood

DuraCoil service doors feature a full-width, 24-gauge steel hood to protect your investment. Optional on DuraCoil model LFF.



Counterbalance System

A smooth-running, torsion-spring operated system is packed into each barrel assembly. Industrial head plates and bearings provide long cycle life.



Curtain

Each DuraCoil curtain is assembled with durable, heavy-gauge slats in a variety of materials and gauges.



Guides and End Locks*

Rugged steel angle guides provide maximum support for curtain slats. Zinc-plated, malleable cast-iron end locks prevent lateral movement of the curtain slats.



Bottom Bar

Curtain bottoms are structurally reinforced with a minimum of two steel angles for maximum durability. A bottom astragal is included on all doors.



Security Locks

To keep your building secure, manually-operated DuraCoil doors are equipped with slide locks.

*DuraCoil model LFF doors are supplied with roll-formed guides and stamped metal end locks.

DuraCoil™

	Flat Slat	Perforated Flat Slat	Insulated Flat Slat	Large-C Slat	Light-Duty Flat Slat	Small-C Slat
Agricultural Buildings	●	○	●	●	○	○
Cafeteria/Concessions	●	●				
Car Wash/Corrosive Environments	●		●			
Commercial/Multi-Tenant	●	○	●	●	○	●
Fire Station/Ambulance	○		○	○		
High Security	●	●	●	●		○
Large Opening Size	●		●	●		
Mining, Pulp & Paper	●	○	●	●		○
Service Station	●		●	○	○	●
Shopping Mall/Retail	●	○	○	○	○	●
Thermal Environments			●			
Transit Facility/Truck Terminal	●	○	●	●	○	●
Underground Parking	●	●		○		○
Non-Insulated Storage	●			○	●	○
Warehouse/Manufacturing	●	○	●	●	○	○

● Best ○ Good ● Applicable



DuraCoil Flat Slat (FF)

Colors



Optional Colors



187 ArmorBrite™ Colors

Choose your color! Nearly every Raynor rolling door component (curtain slats, bottom bars, guides, hoods and head plates) can be powder coated in any of 187 colors for an attractive appearance and exceptional durability.

Slat Style Options

Flat Slats (FF)



The most architecturally pleasing slat profile, flat slats are ideal when weatherseal is used. Flat slats offer full visual access, multiple glazing options and wind load resistance in a rolling steel door designed to fit in a variety of opening sizes.

Large Contour Slats (LC)



Available in virtually unlimited widths, large contour slats are typically specified for larger-sized openings. Designed to withstand heavy use, DuraCoil Large-C Slat doors provide optimum security and wind load resistance.

Small Contour Slats (SC)



An excellent choice for smaller opening widths, small contour slats are the best value for opening sizes up to 14' x 14'. DuraCoil Small-C Slat doors also offer optimum security and wind load resistance in a rolling steel door built to withstand the demands of high-traffic entryways.

Flat Insulated Slats (IF)



Available in several sizes, DuraCoil Insulated Flat Slat doors offer thermal efficiency, combined with superior visual access, glazing options and wind load resistance.

Flat Perforated Slats (FP)



DuraCoil Perforated Flat Slat doors are engineered for applications where airflow, visibility and security are desired while providing maximum ventilation and visibility.

Light-Duty Flat Slat (LFF)



The Light-Duty Flat Slat door is ideal for projects with a limited budget, while still providing the security of a rolling steel door.

Model Options and Upgrades

IECC Compliance Option



Raynor DuraCoil insulated (IF) doors comply with the IECC (International Energy Conservation Code) requirements of a maximum air leakage rate of 1.0 CFM/FT². Raynor's DuraCoil (IF) door outperformed the IECC requirements by achieving an air infiltration rate of .65 CFM/FT², validated by an independent testing agency. This IECC compliance option includes a vinyl guide seal, rubber hood baffle and a combination rubber/brush type header seal.

High-Cycle Applications



For years of reliable operation in heavy-use applications such as multi-tenant parking facilities, choose high-cycle torsion springs.

Head Plate Cover



Head plate covers are available for an attractive, finished appearance and help to protect your investment by keeping out dust and grime.

Vision Panels



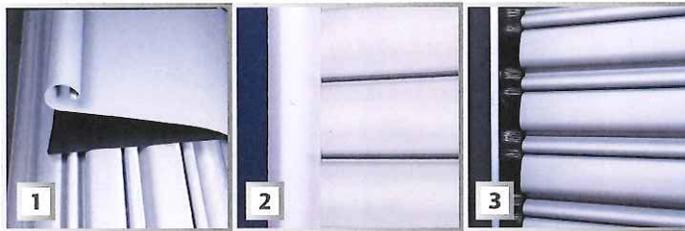
For light transmission and visibility, choose 4" x 1" acrylic vision slots for flat and insulated flat curtain slats. Fenestrated curtains with open 4" x 1" slots are also available for flat slat curtains only.

Pedestrian Doors



Pedestrian doors are designed for convenient entry and to help minimize energy loss.

Energy-Saving Options



1. Hood Weatherseal

A reinforced neoprene sheet rests on the curtain to minimize air infiltration. A header brush seal is also available.

2. Vinyl Guide Seal

A vinyl extrusion decreases energy costs and reduces air infiltration by sealing the side of the door when closed.

3. Brush Guide Seal

A brush-type seal increases the energy efficiency of curved slat doors.

Model	Guides	Slat Profile	Slat Material (Thickness)	Maximum Width	Color/Finish
FF	Steel Angles	Flat	Steel 24, 22, 20, 18 gauge	40'	Gray, Tan, White or ArmorBrite Powder Coated, Galvanized finish
			Stainless Steel 22, 20 gauge	30'	#4 Finish
			Aluminum 18, 16 gauge	30'	Clear Anodize or Bronze Anodize
FP	Steel Angles	Perforated Flat	Steel 22, 20 gauge	30'	Gray or ArmorBrite Powder Coated
			Aluminum 18, 16 gauge	30'	Clear Anodize or Bronze Anodize
IF	Steel Angles	Insulated Flat	Stainless Steel 22, 20 gauge	32'	#4 Finish
			Steel 24, 22, 20, 18 gauge	40'	Gray, Tan, White or ArmorBrite Powder Coated, Galvanized Finish White Painted (24, 22, 20 gauge)
			Aluminum 18, 16 gauge	30'	Clear Anodize or Bronze Anodize
SC	Steel Angles	Small Curve	Steel 22, 20 gauge	16'	Gray or ArmorBrite Powder Coated
LC	Steel Angles	Large Curve	Steel 22, 20, 18 gauge	40'	Gray or ArmorBrite Powder Coated
LFF	Roll-Formed	Light-Duty Flat	Steel 24 gauge	14'	Gray or Tan Painted

NOTE: Contact factory for special sizes.

LIMITED WARRANTY: DuraCoil service doors carry a 1-year limited warranty. See your local Raynor Dealer for complete details.

Commercial Operators

Raynor ControlHoist™ (with solid state logic board control) and PowerHoist™ operators are available in a variety of motor, voltage, and phase combinations for any commercial or industrial application. Contact your local Raynor Authorized Dealer to select the operator and accessories that are suited for your door's size and usage.



ControlHoist



PowerHoist

Raynor Door Options

Raynor also offers a full line of sectional, rolling, fire, high performance and traffic doors, as well as, security grilles. See your Raynor Dealer or visit www.raynor.com for more information.



TC Series, TC300



RapidCoil, RC300



DuraShutter

Professional Installation and Service

Depend on your Raynor Dealer

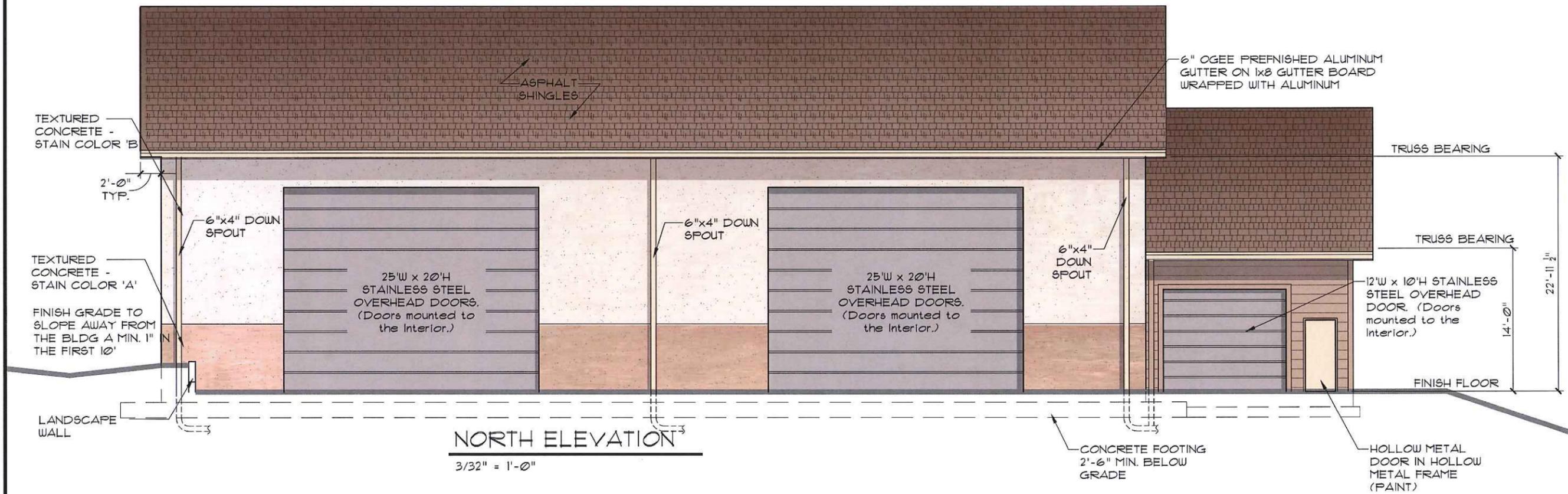
When you select Raynor, you're not just getting a superior garage door - you're also getting professional garage door installation and service expertise.

Every Raynor garage door is installed by a trained Raynor professional, and that means added benefits for you. First, you won't have to deal with it yourself. Second, because it's done right the first time, your door will deliver performance and reliability from the day it's installed. Your technician will check your door for everything from safety to performance and appearance. Trust your Raynor garage door to someone who knows it better than anyone else, your professional Raynor Dealer.

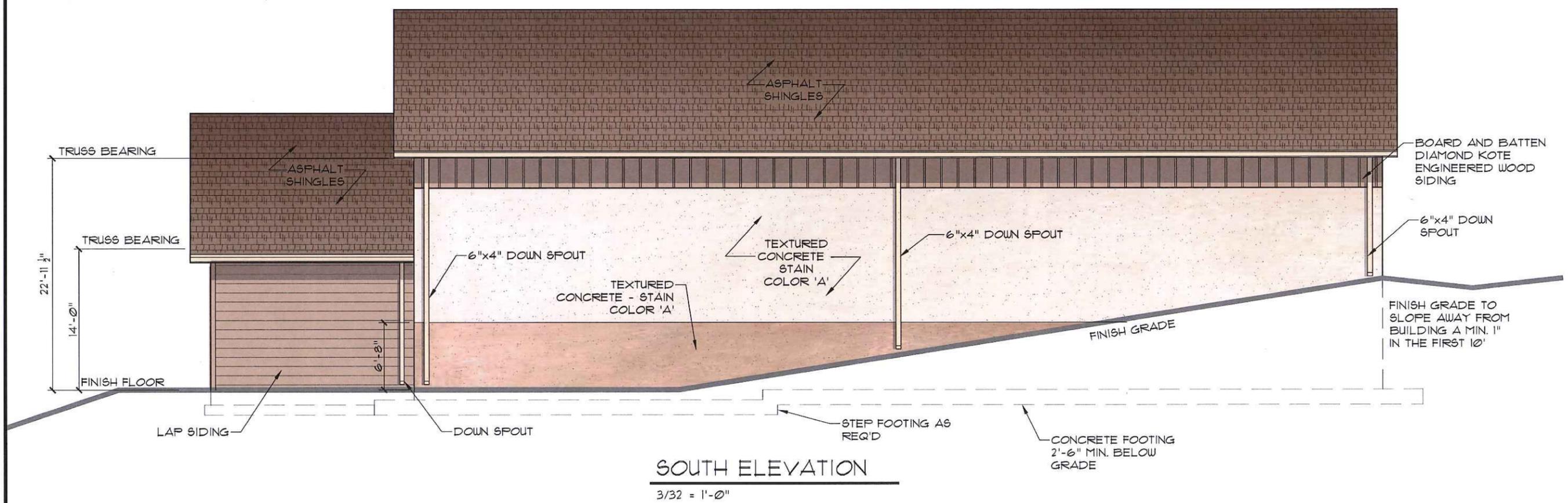


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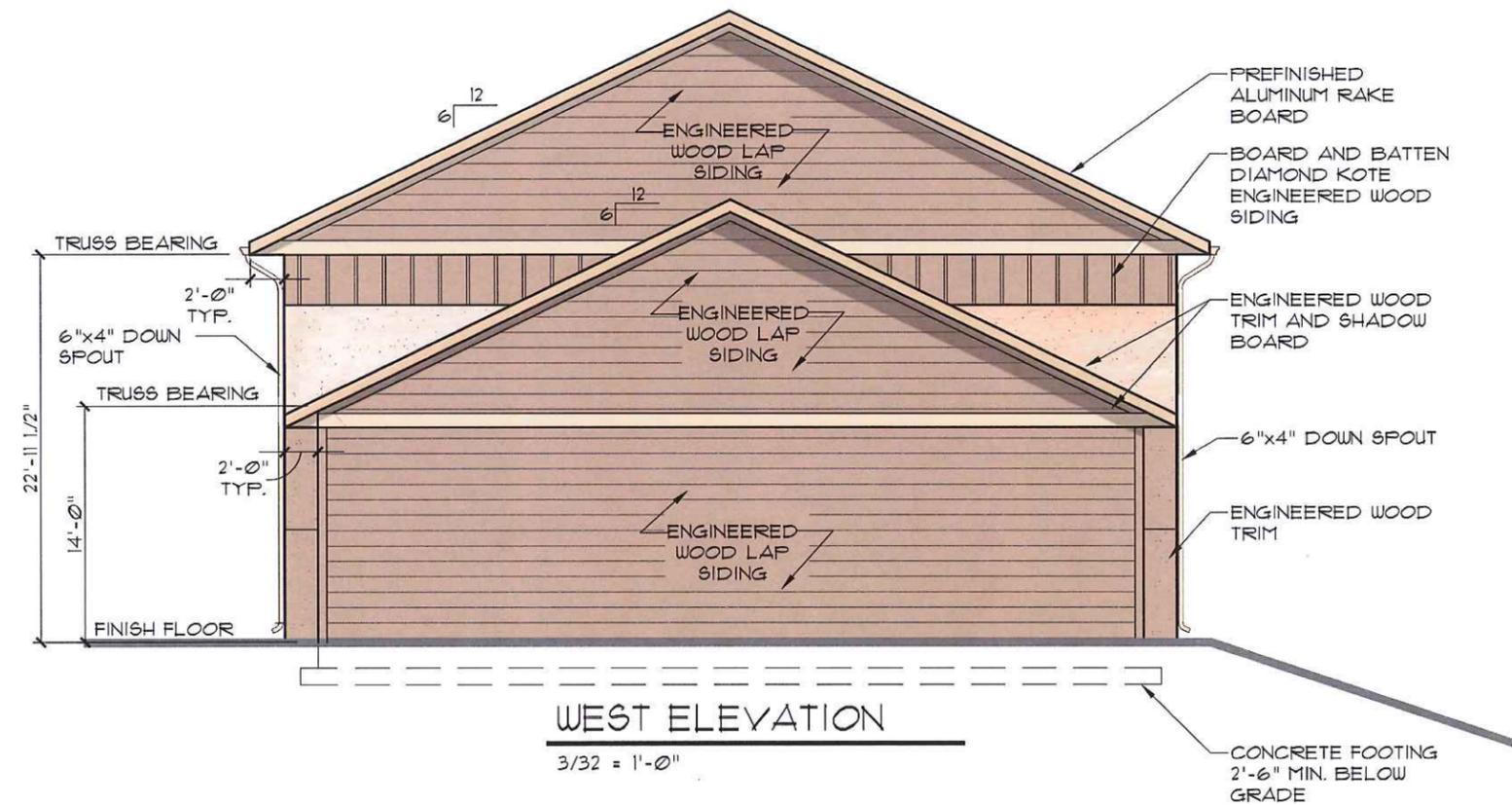
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- Architecture
- Site Development
- Master Planning
- General Consulting

CERTIFICATE OF AUTHORITY NUMBER - 006637

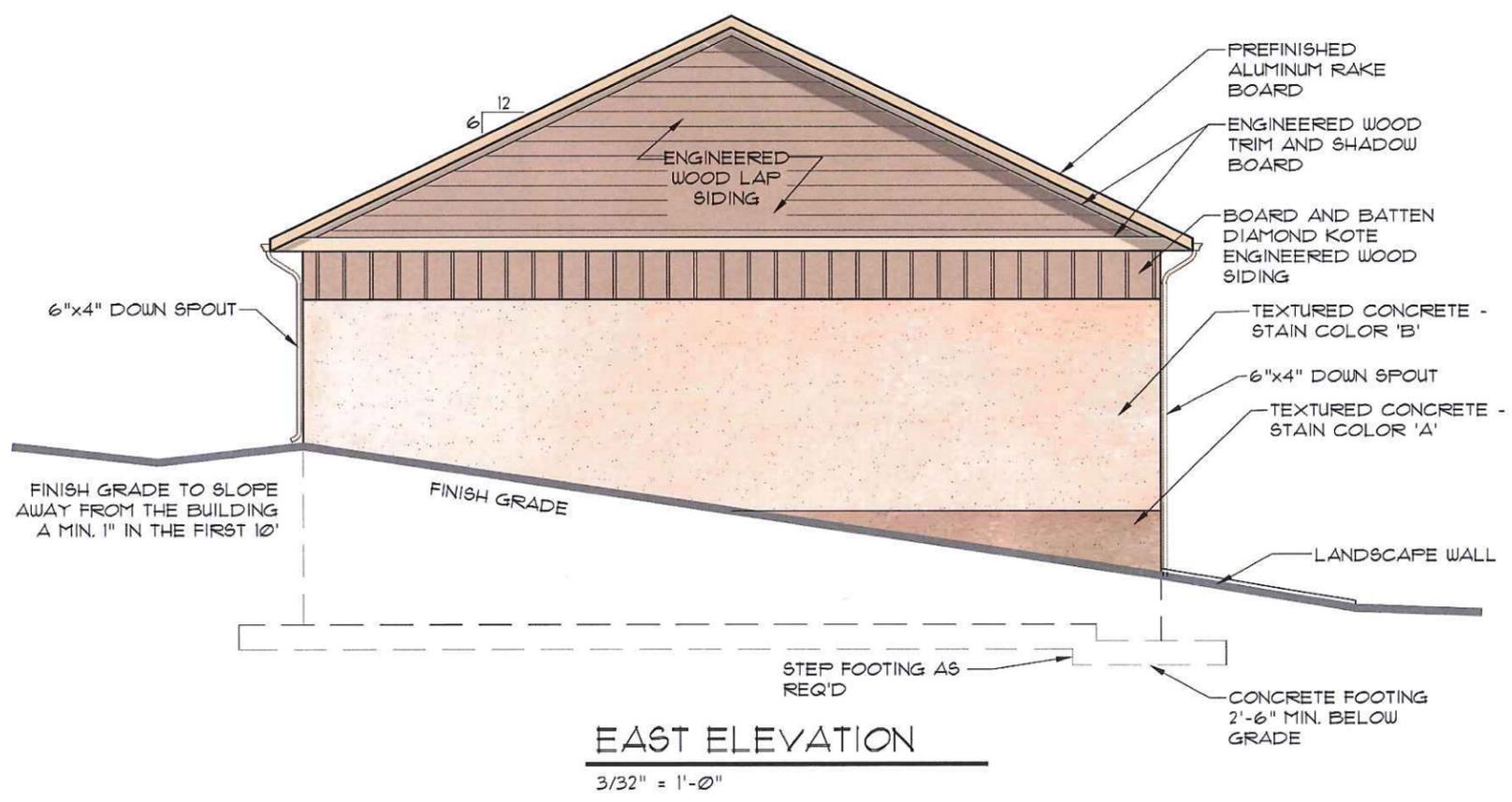
These working plans are prepared for the use of the contractor and are not to be used for any other purpose without the written consent of the engineer. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The engineer's responsibility is limited to the design and construction of the project as shown on these plans. The contractor shall be strictly followed (i.e. trenching, blasting, etc.)

SALT STORAGE FACILITY
KELPE PROPERTY
CITY OF WILDWOOD, MO

DATE:	REVISION:	DWG. NO.:	APPD. BY:
DRAWN BY:	DATE:	SCALE:	PROJ. NO.:
T.J.V.		NO SCALE	SC16-539
DATE:	JULY 2016		
APPD. BY:	D.A.C.		
ARCHITECTURAL			
A-3			



WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

EXTERIOR COLOR & PRODUCT SCHEDULE		
ITEM	MANUFACTURER	COLOR/MODEL NO.
Engineered wood board and batten siding	Diamond Kote	Oyster Shell
Engineered wood trim	Diamond Kote	Beige
Engineered wood lap siding	Diamond Kote	Oyster Shell
Asphalt Shingle roofing	Timberline	Weathered Wood
Metal gutters and downspouts	American Construction Metals	Almond
Metal rake trim and metal eave trim	American Construction Metals	Wicker
Concrete Stain - Color 'A'	TBD	Medium Tan
Concrete Stain - Color 'B'	TBD	Light Tan
Concrete Formliner Texture	Greenstreak	Cast #311

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Architecture
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Master Planning
General Consulting

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FENTON, MISSOURI 63026
CERTIFICATE OF AUTHORITY NUMBER - 069937

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RIE for location information.

All OSHA rules & regulations established for excavation shall be strictly followed (i.e. trenching, blasting, etc.)

SALT STORAGE FACILITY
KELPE PROPERTY
CITY OF WILDWOOD, MO

ARCHITECTURAL

DATE:	DATE:	DATE:	DATE:
BY:	BY:	BY:	BY:
DATE:	DATE:	DATE:	DATE:
BY:	BY:	BY:	BY:

DATE: AUGUST 2016
SCALE: NO SCALE
PROJ. NO: SC16-539
DWG. NO: A-4

ORIGINAL SUBMITAL - JUNE 9, 2016



WILDWOOD

Department of Public Works

MEMORANDUM

To: Architectural Review Board Members

From: Rick C. Brown, Director of Public Works

Date: June 1, 2016

Re: Salt Storage Facility

Background

The Department of Public Works is again working on a project to construct a new salt storage facility. The facility is planned to be located along the south side of the current Kelpel Contracting site located at 17955 Manchester Road at St. Albans Road (See **Exhibit 1** for the project location). Mr. Tom Kelpel has agreed to donate a 50 ft. wide strip of property necessary for the building, as well as an easement for access, to the City of Wildwood. The total project budget for construction is \$450,000. Design of this project is being completed by our engineering consultant, Cochran Engineering, and will be largely complete this month. The project is scheduled to begin construction in fall 2016 and our goal is to have the building completed by this winter.

Scope of Project:

Site Plan

For details of the proposed site plan, please refer to **Exhibit 2** and **3** (Sheet TS-1 and S-1). The salt building is planned to be constructed on the very south portion of the Kelpel Contracting property. It should be noted that the site has been utilized by Kelpel for 20 years to store salt for City snow removal operations. The new salt storage building will be constructed on the footprint of the current salt stock piles. It is anticipated that there will be minimal new disturbance resulting from this project.

Salt Storage Building

The goal of the project is to construct a permanent salt storage facility for use by the Department of Public Works for snow removal operations. It is desired for the building to store approximately 2,500 tons of salt, which equates to about 62,500 cubic feet (CF) by volume. To store this volume of salt, we are proposing to construct a reinforced concrete walled structure that would include four (4) separate bays, each twenty five (25) feet wide with a depth of fifty (50) feet, and a height of twenty (20) feet. Thus, each bay would hold about 680 tons of salt. The overall footprint of the building would be 105' X 51' (assuming 12 inch thick interior and exterior walls). (See **Exhibit 4** for additional information regarding the proposed building size.) A photo rendering of the proposed building has been

Planning Tomorrow Today™

included as **Exhibit 5**. Note that the existing site where the building is proposed is shown as **Exhibit 6**. See **Exhibits 7-9** for additional photos of the site.

Regarding the proposed structure, as previously stated, the walls would be reinforced concrete; however, we envision utilizing form liners and stained / tinted concrete on the exterior walls for aesthetics. The roof would consist of pre-fabricated wood trusses with a metal roof.

Summary:

In summary, the Department of Public Works is beginning the final design of a new salt storage facility to be located on the south side of the Kelpe Contracting property adjacent to St. Albans Road at Manchester Road.

The design of the proposed structure will provide several benefits:

1. The multiple bays offer flexibility with regard to the use of the structure – when salt storage is not maximized, the empty bays can be used for additional storage by the City.
2. The size and shape of the structure is designed to accommodate the available size and topography of the proposed site. As a result, we can minimize the disturbance and grading necessary to construct the building. The building will be constructed on the same land currently utilized for salt storage, so no new disturbance will be necessary. We can maintain the vegetation and trees along the south property line with St. Albans Road, which helps to screen the building and reduce its visibility.
3. Because the site is depressed below the grade of Manchester Road and St. Albans Road, the building visibility to traffic along both frontages will be reduced.

We appreciate your consideration of this project, and welcome your comments and input with regard to the color choices and building aesthetics.

I will be available to address any questions at the June 9th meeting of the Architectural Review Board.

RCB



Exhibit 1
Project Location

Planning Tomorrow Today™

Exhibit 4

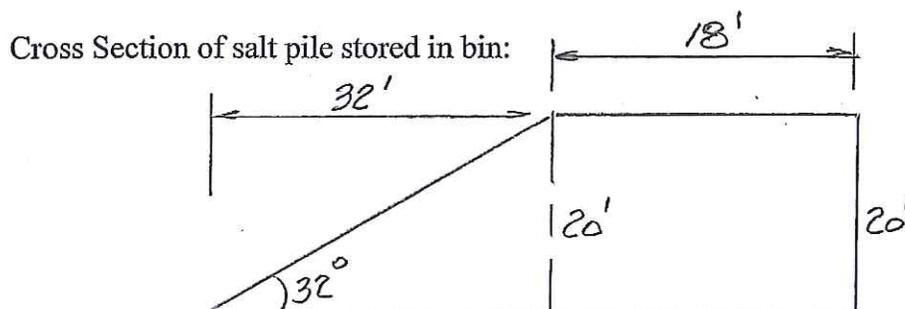
WILDWOOD SALT STORAGE STRUCTURE DESIGN CALCULATIONS

May 2, 2016

Design Parameters:

- Storage volume required: 2,500 tons of salt
- Weight of salt: 80 lbs. per cubic foot
- Angle of repose: 32 degrees
- Length of Bins: Use 50 ft. from front to back
- Height of salt: 20 ft. maximum

Calculate total width of salt storage structure:



Typical Cross Section Volume:

$$\begin{aligned}\text{Square feet of cross section} &= (32' \times 20' / 2) + (18' \times 20') \\ &= 320 \text{ sf} + 360 \text{ sf} \\ &= 680 \text{ sf in cross section}\end{aligned}$$

Cubic feet of salt required:

$$2,500 \text{ tons} \times 2,000 \text{ lbs./ton}$$

$$5,000,000 \text{ lbs. of salt}$$

$$\text{Cubic feet required} = 5,000,000 \text{ lbs.} / 80 \text{ lbs. per CF} = 62,500 \text{ CF}$$

Total width of salt storage structure:

$$\begin{aligned} & 62,500 \text{ CF} / 680 \text{ sf per linear feet from cross section} \\ & = 92 \text{ feet total length} \end{aligned}$$

Use 4 bins @ 25' wide = 100 feet of storage width.

Volume of salt stored in 100 ft. wide structure:

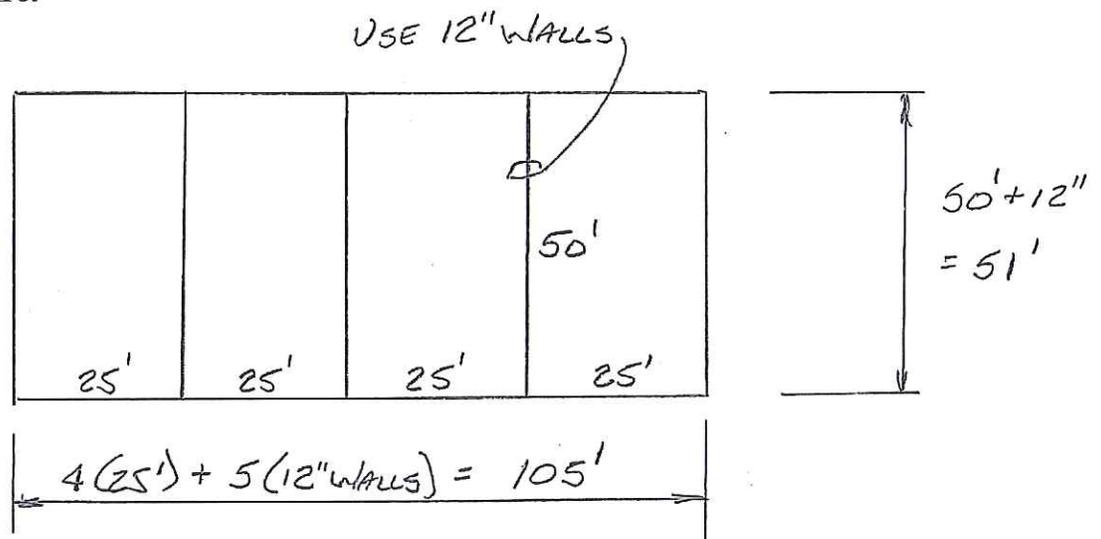
$$100 \text{ ft.} \times 680 \text{ sf in cross section} = 68,000 \text{ CF}$$

$$68,000 \text{ CF} \times 80 \text{ lbs. per CF} = 5,440,000 \text{ lbs.} / 2,000 \text{ lbs. per ton}$$

$$= 2,720 \text{ tons or } 680 \text{ tons per bin}$$

City could use three bins which holds $3 \times 680 \text{ tons/bin} = 2,040 \text{ tons}$ and leave one bin for storage.

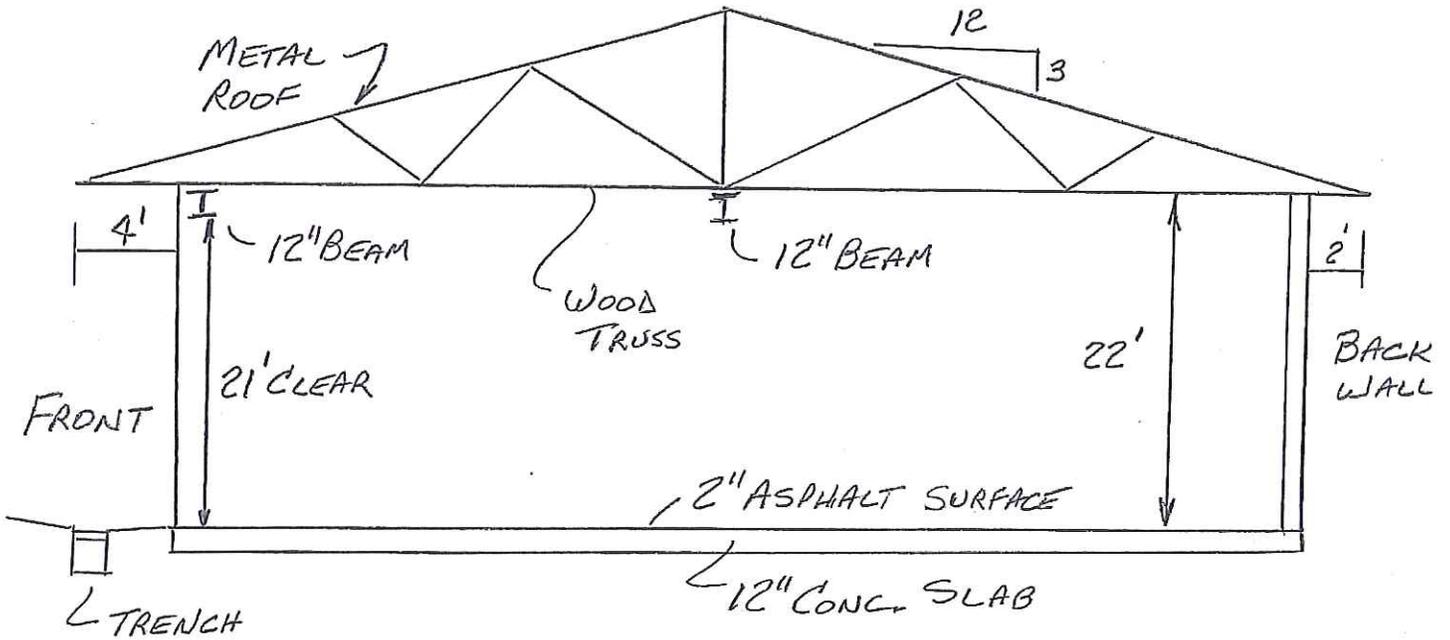
Layout of structure:



Footprint of structure: 105 ft. x 51 ft.

Roof Structure Details:

Cross Section:



Walls and Slab:

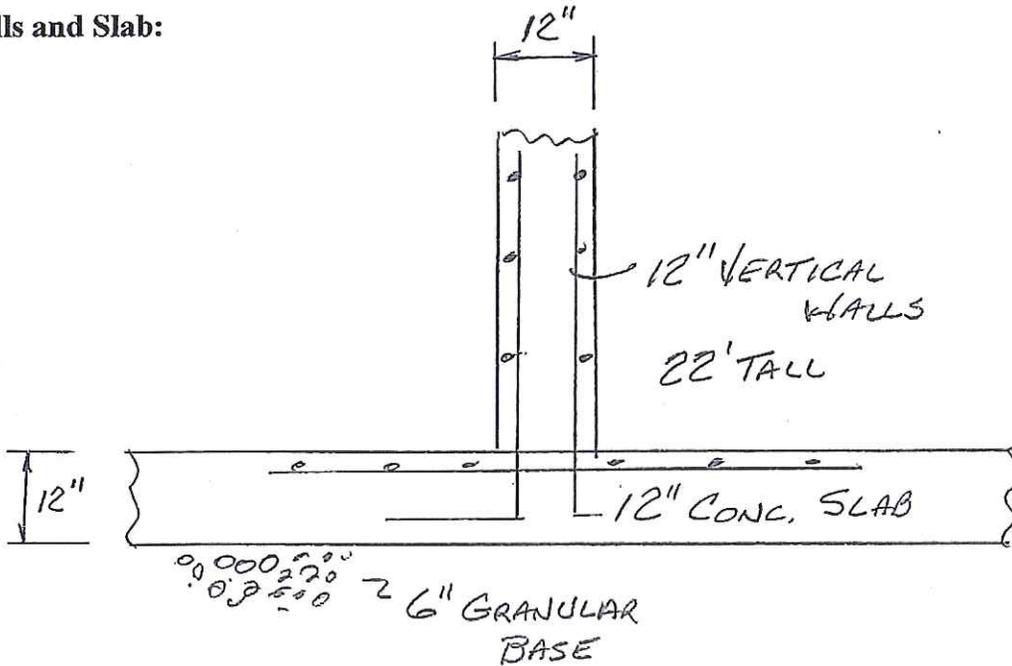




Exhibit 5
View of Site - With Proposed Building

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Exhibit 6
View of Site – Without Building

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Exhibit 7
View of Site - From Manchester Road

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Exhibit 8

View of Site - Looking West from Manchester Road and St. Albans Road

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Exhibit 9
St. Albans Road – Looking West Adjacent to Site

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ROOFS—George Crow (Revised 7-7-16)

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-asphalt 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, tin, 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.

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 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”

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.

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-asphalt 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, tin, 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.

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 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.

ROOFS

MATERIALS
Roofs shall be clad, copper, concrete, metal, and clay tiles, wood shingles, fiberglass asphalt shingles or standing seam metal. Colors and styles to be selected from the Architectural Review Board Master List.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), vinyl or anodized aluminum. Metal chimneys may be used in lieu of downspouts. Spanish bricks 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, tin, vinyl or anodized aluminum.

Copper or tin roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).

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

Auxiliary roofs (attached to walls at the upper portion) may be sheds with a slope between 2:12 to 3:12.

Roofs on towers shall have a slope greater than 6:12.

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

Flat roofs shall have a parapet wall as high as the City Building Code allows. Flat roofs shall be permitted in commercial buildings only and prohibited on residential buildings.

Parapets, if exposed, shall be a minimum width of 1 1/2 feet.

Eaves shall be continuous. Eaves that overhang more than 16 inches shall have exposed rafters.

Gutters shall be square or half-round. Downspouts shall be round.

Barriers, if provided, shall be habitable and placed a minimum of 36 inches from side building walls and have gable or hipped roofs with a slope of 10:12 or shed roofs with a slope of 3:12.

Roof penetrations shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of metal, which may be left unpainted. Plumbing stacks and vents shall not be placed on the front slope of any roof or any visible portion of it from the street.

Slopylights shall be flat and mounted on the rear slope of the roof. No plastic bubble units shall be authorized in the Town Center.

OPENINGS

minimum of 4 feet behind the extension of a line from the building elevation where it is to be located. Garage doors shall be painted and face away from the street. Tapered drives can be used in the Town Center.

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

Awnings shall be installed so as not to be truant, while rectangular without side panels. The use of rolled-up signage shall not be authorized.

MISCELLANEOUS

COLORS
Colors of all materials shall be selected from the Master List provided by the Architectural Review Board.

Walls shall be one color for each material used. Wall colors shall be painted or stained in the local earth tone ranges. Colors shall complement those used on trim.

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.

Storefronts shall be painted a color from the Master List.

Accent color may be used for items such as the front door and shutters, subject to approval from the Architectural Review Board.

Porches, posts, balconies, shutters and pediments may be any color. Window sashes and doors shall be painted or stained with a color from the Master List. Natural color mortar shall be used.

Rough siding shall be a color from the Master List.

Masonry, mortar, and smooth siding and trim shall be a color from the Master List (principally red brick). Alternative colors can be considered based upon merit as determined by the Architectural Review Board.

PAINT AND STAINS
All exterior wood shall be painted or stained, except wood roof shingles that may be left to age naturally.

OTHER DESIGN COMPONENTS
The following shall be selected from the Master List: fence designs and exterior light fixtures.

The following shall be permitted only in rear yards and where not easily visible from streets or paths: HVAC equipment, utility meters, 18" (or smaller) satellite dishes, permanent grills, permanent play equipment and hot tubs (those at ground level must be covered).

The following shall not be permitted: Panelized materials which are visible, quoins, garage doors facing a street frontage shall be a maximum of 9 feet in width and recessed a

curved windows, window air-conditioning units, swimming pools above ground (except those of the inflatable variety), antennas, solar panels, signs (on private residential property).

Flagpoles under 6 feet long may be mounted at a 45 degree angle to building walls.

Security signs must be affixed to the wall. Light fixtures shall be mounted to walls, have incoherent or metal halide bulbs and may not produce glare on adjacent properties.

Venues to The Architectural Codes may be granted on the basis of architectural merit.

Signs in the Town Center, shall be made of wood, cast aluminum or thick-stemmed steel. Signs shall be attached to buildings integral with the storefronts, no larger than 24 inches in height, externally lit and painted a color from the Master List.

Picket fences shall be 3.5 feet high at front yards. In rear yards, where there is a swimming pool, the minimum height of fence shall be 4 feet. Picket fences shall have no more than a 2 inch gap between pickets. Neighboring lots shall have different fence designs.

Board fences may be as high as 6 feet to be used for side and rear yards. Chain link fences are not permitted.

ELEMENTS

MATERIALS
Columns, piers, arches and chimneys shall be made of stone, wood, brick or stucco. The interior chimney flues shall be metal or clay flue tile. Spacing and form shall be proportional.

Porches, posts, spindles, and balusters shall be made of wood or fiberglass, except railings attached to concrete or brick, which may be made of steel or wrought iron and painted a black glass 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.

Stoops shall be made of wood, brick or concrete. If concrete, a stoop shall have brick or stucco cheek walls. Accessible facilities for commercial uses shall comply with the requirements of this code, where applicable. Otherwise, the Architectural Review Board shall approve these facilities based upon merit and overall code compliance.

Decks shall be located in rear yards and where not easily visible from streets or paths. Decks shall be made of wood and painted or stained (unpainted).

Bay windows at frontages shall be made of

trim lumber. Storefronts shall be made of wood. In Commercial/Workplace areas, alternative materials can be considered, such as aluminum/anodized components with approved colors, which replicate a wood character. Steel systems may also be considered.

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

CONFIGURATIONS

Chimneys shall be a min. 2:1 proportion in plan and capped to conceal spire area. This shall be no taller than required by The Building Code. Chimneys are optional within the Town Center.

Arches shall be no less than 12 inches in depth. Keyholes shall be functional and not decorative, but must be proportional if used. Arcades shall have vertically proportioned openings.

Porches shall be no less than 8 feet in depth and shall be 18 inches above grade. Porches shall be lit with recessed ceiling fixtures (not wall mounted fixtures) with incoherent bulbs. Other illumination sources shall be authorized based upon architectural merit. Screened porches shall have screens framed in wood. Undercrests of porches and decks shall be skirted with framed wood or vinyl lattice, installed between supports with no more than 1 1/2 inch spaces between boards.

Posts shall be no less than 6 x 6 inches thick.

Railings shall have top and bottom rails. Wood top rails shall be eased at edges and bottom rails shall have a rectangular section. Top and bottom rails shall be centered on the pickets.

Spindles and balusters on railings shall not exceed 4 inches on center if made of wood or metal.

Bay windows at frontages shall have a minimum of 3 sides and shall be habitable, extending from the height of the interior floor to the appropriate grade at street level. Bay windows shall not exceed 4 feet in depth. Accessories, including balconies and exposed entry bay windows, shall be supported by brackets.

WALLS

MATERIALS
Building Walls shall be finished in local brick, native stone, wood shingle and bottom, smooth drop siding, wood shingle, Clubboard and sliding stucco, or vinyl. Sliding Clubboard and sliding brick may be painted or left unpainted.

Foundation walls and piers may be exposed smooth-finished, painted concrete, 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.

Fences fronting the street shall be made of wood pickets painted white. All other fences shall be made of wood pickets with a rectangular section. If painted, fences shall be white. Wood fences shall have brick piers. Vinyl materials may be used as substitute in backyards and fences shall be from the Master List to ensure acceptable quality.

CONTRIBUTATIONS

Walls may be built of no more than two materials and shall only change material along horizontal line. i.e. wood may be combined with stucco when the material change occurs horizontally, typically at a floor line or a gable end, with the heavier material below the lighter, i.e. brick or stone below stucco. 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.

Shingles shall be max. 8 to 10 inches exposed. Decorative shingles shall not be permitted. Shingles shall be handsplit or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a min. of 18 inches and a maximum of 36 inches above grade.

Trims shall be minimum grade "B" wood and shall not exceed 1 inch in thickness. The width of the corners shall be 6 inches. The width around openings shall be 4 inches in width, except at the front door, which may be any size or configuration. Trim may be painted in any color.

Brick shall be horizontal running bond or finished bond pattern with mortar joints of maximum 1/4 inch in height. Construction shall be limited to a maximum of three (3) courses of brick not to exceed 8 1/2 inches width.

Stucco treatment around openings shall not protrude in excess of 1 inch from the finished wall face.

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