STREETSCAPE ELEVATION

NOT TO SCALE

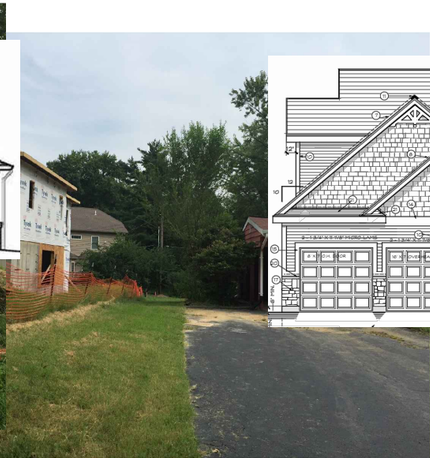
DATE: 08/15/16
REVISIONS:

STREETSCAPE ELEVATION

McKELVEY HOMES, INC.
218 CHESTERFIELD TOWNE CENTRE
CHESTERFIELD, MO 63005
636-530-6900
mckelveyhomes.com

THE "MUIRFIELD"
9753 LINDLEY DRIVE
OLIVETTE, MO

9761 LINDLEY DRIVE



9753 LINDLEY DRIVE

9745 LINDLEY DRIVE

STREETSCAPE ELEVATION

NOT TO SCALE

DATE: 08/15/16

REVISIONS:

STREETSCAPE ELEVATION

McKELVEY HOMES, INC.

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THE "MUIRFIELD"

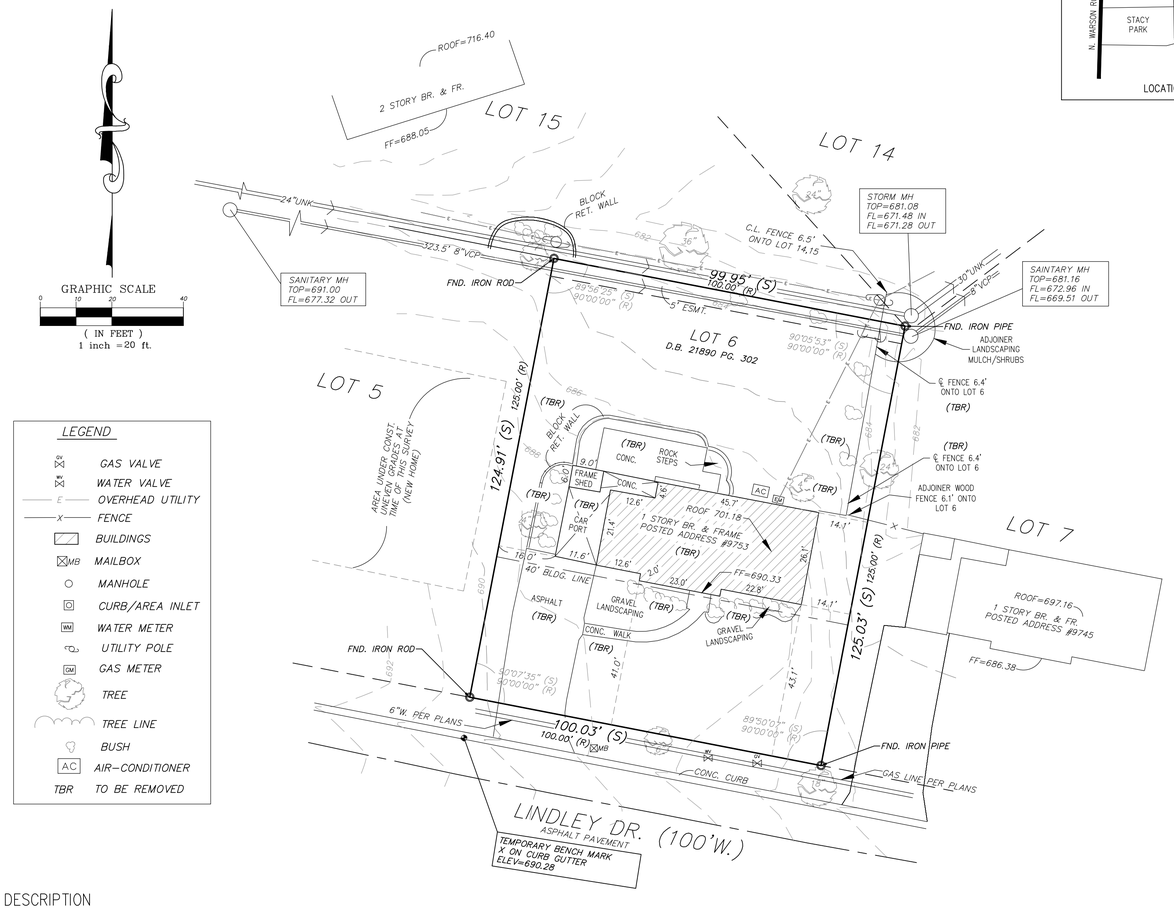
9753 LINDLEY DRIVE
OLIVETTE, MO

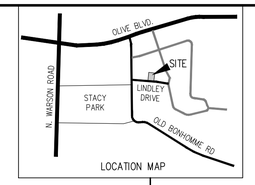
SHEET NO.

2

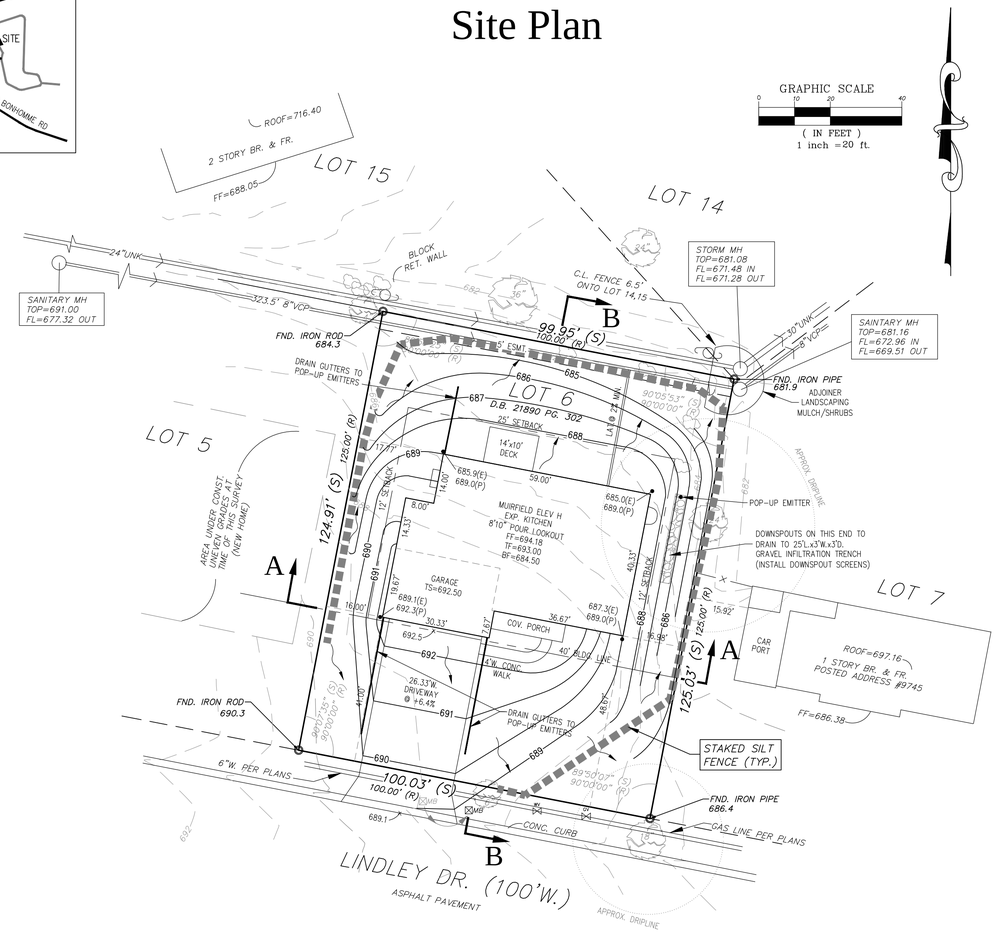
OF 2

Existing Conditions/Demolition Plan





Site Plan



LEGEND

- GAS VALVE
- WATER VALVE
- OVERHEAD UTILITY
- FENCE
- BUILDINGS
- MAILBOX
- MANHOLE
- CURB/AREA INLET
- WATER METER
- UTILITY POLE
- GAS METER
- TREE
- TREE LINE
- BUSH
- AIR-CONDITIONER
- TBR TO BE REMOVED

DESCRIPTION

A tract of land being Lot 6 in Block 5 of Oak Estates, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 61, Page(s) 10 and 11 of the St. Louis County Records.
N/F NEWDA PROPERTIES, LLC
D.B. 21890, PG. 302
LOC. #17M62-0172
#9753 LINDLEY DRIVE

LOT DATA AND ZONING REGULATIONS	
Lot Area:	12,500 s.f.
Permitted Site Coverage:	3,125 s.f.
Permitted Residential Floor Area:	3,750 s.f.
Lot Width:	100 ft.
Lot Depth:	125 ft.
Front Yard Setback (per subdivision plat):	40 ft.
Side Yard Setback (as per 12% of Lot Depth):	12 ft.
Rear Yard Setback (as per 20% of Lot Depth):	25 ft.

LOT COVERAGE

HOUSE = 2823 Sq.Ft.
2823 Sq.Ft. < 3125 Sq.Ft. (MAX. COVERAGE)

RESIDENTIAL HOUSE RATIO

1ST FLOOR = 2185 Sq.Ft.
2ND FLOOR = 1532 Sq.Ft.
TOTAL FLOOR = 3717 Sq.Ft.
3717 Sq.Ft./12500 Sq.Ft.= 0.297< 0.30 MAX. RATIO

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

EXISTING IMPROVEMENTS	
Building Footprint:	1,875 s.f.
Driveway/turnaround/sidewalks:	986 s.f.
Other hard surface areas (decks/pools/etc):	379 s.f.

PROPOSED IMPROVEMENTS	
Building Footprint:	2,823 s.f.
Driveway/turnaround/sidewalks:	1,246 s.f.
Other hard surface areas (decks/pools/etc):	140 s.f.

BENCHMARK

BENCH MARK:
13211 NAVD88(SLC2011a) Elev = 698.91 FtUS (or) 213.028 Meter
NGVD29 Elev = 699.27 FtUS
Standard DNR aluminum disk stamped SL-22 situated in an area of gravel and sparse grass south of Olive Boulevard between the on and off ramps connecting northbound Lindbergh Boulevard with eastbound Olive Boulevard; 66.8 feet east of a chiseled "X" 3 feet above ground level on the east face of the northernmost of three steel I-beam support posts for a MoDOT exit sign reading "67 North" with a directional arrow above "Lindbergh Boulevard", roughly 20 feet south of the solid white stripe along the south side of the southernmost eastbound driving lane of Olive Boulevard, and 75 feet northeast of the solid yellow stripe along the northeast side of the exit lane from eastbound Olive Boulevard to northbound Lindbergh Boulevard. (In September 2012, two survey nail markers in the south asphalt shoulder of Olive Boulevard were 20.4 feet northwest of SL-22 and 18 feet northeast of SL-22.)
<NGS PID="AA8663", Designation="SL 22">
SP MO East N=315136.1± E=258402.8± Meter - Published
Rough NAD83 Lat=38.672996°±(N/+) Long=90.403436°±(W/-)

GENERAL NOTES

1. *The easements shown on this survey were plotted from the Record Plat that this lot is part of. May be subject to easements of record that would be disclosed by an up to date title commitment.*
2. *Basis of bearing for this survey is the plat of Oak Estates, recorded in Plat Book 61, Pages 10,11 of the St. Louis County Records.*
3. *Class of property - Urban.*
4. *All dimensions are survey(S) and record(R).*
5. *Water service connection shall be 1-1/4" tap.*
6. *Contractor to locate and verify lateral usability prior to excavation.*

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
Exceptions
File No. 3040ARC, dated April 15, 2016.

Items 1-3. STANDARD EXCEPTIONS

Item 4. Building lines and easements established by the plat recorded in Plat Book 52 page 38, (Shown) and subject to covenants and restrictions, including a provision for Subdivision Assessments, contained in the Subdivision Indenture recorded in Book 2993 page 299, Book 2911 page 114, Book 2884 page 624, Book 7304 page 1671, Book 10602 page 879, Book 13598 page 826 and Book 18810 page 2221.

Item 5. Not survey related.

Item 6. Easement granted to St. Louis County Water by the instrument recorded in Book 2844 page 548. (Shown.)

Item 7. Easement granted to Laclede Gas Company by the instrument recorded in Book 2844 page 591. (Shown.)

Item 8. Easement granted to Union Electric Company of Missouri by the instrument recorded in Book 2909 page 284. (Shown.)

Item 9. Easement granted to Union Electric Company of Missouri by the instrument recorded in Book 2870 page 238. (Shown.)

Item 10. Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 18652 page 482. (Shown.)

Items 11-13. Not survey related.

"PLOT PLAN"
THIS DOES NOT CONSTITUTE
A BOUNDARY SURVEY

This is to certify that at the request of MCKELVEY HOMES on the 5TH day of AUGUST , 2016 ,a plot plan was prepared for the proposed location of improvement for LOT 6 OF BLOCK 5 OF OAK ESTATES Sec. and/or U.S. Survey: 6 ,T.45N , R.6E ,ST. LOUIS County, Missouri & that the results of said plot plan are correctly represented hereon. By Professional Land Surveyor:_____P.L.S._____
Pickett, Ray, & Silver's Corporate Registration #: LS-54-D

Basis of bearing/angles for this survey is assumed based on the plat of OAK ESTATES recorded in Plat Book 61, Page 10 of the St. Louis County Records.

Note to the contractor:
1) Minimum Setbacks:-Sideyard: 12' -Front Yard: 40' -Rear Yard: 25'
2) Driveways are shown as proposed, however final location may very.
3) T.F.= Proposed Top of Foundation

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.pre3.com 1-800-708-3918

SITE PLAN
Lot 6 Block 5 of Oak Estates,
Plat Book 61, Page 10,11
Section 6,
Township 45 North, Range 6 East, St. Louis County, Missouri

Prepared For:
McKelvey Homes, Inc.
218 Chesterfield Towne Centre
Chesterfield, MO 63005
636-530-6900

REVISIONS		
NO.	DATE	DESCRIPTION
1.	08/15/16	REVISE PER CLIENT

DRAWN MGV/DWD	DATE 08/05/16
CHECKED D.F.S.	DATE _____

PROJECT # 16023.MCHO.00S
TASK # 2 FIELD BOOK 1528

LOT 6 OF BLOCK 5 OF OAK ESTATES
SITE PLAN
SHEET 1 OF 2

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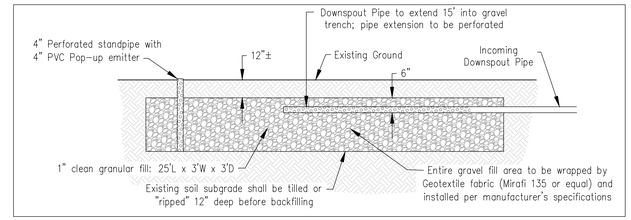
Stormwater Management Plan



Gravel Infiltration Trench Detail

DIFFERENTIAL RUNOFF CALCULATIONS

PRE-DEVELOPED

IMPERVIOUS AREA: 3240 Sq.Ft. = 0.074 Ac. x 3.54 = 0.262 cfs
PERVIOUS AREA: 9260 Sq.Ft. = 0.213 Ac. x 1.70 = 0.362 cfs
0.287 Ac. 0.624 cfs

POST-DEVELOPED

IMPERVIOUS AREA: 4209 Sq.Ft. = 0.097 Ac. x 3.54 = 0.343 cfs
PERVIOUS AREA: 8291 Sq.Ft. = 0.190 Ac. x 1.70 = 0.323 cfs
0.287 Ac. 0.666 cfs

STORMWATER REMEDIATION

DIFFERENTIAL OF STORMWATER RUNOFF (15-YR., 20-MIN.)
= 0.666 cfs (POST-DEVELOPED)
− 0.624 cfs (PRE-DEVELOPED)
= 0.042 cfs INCREASE

VOLUME TO BE REMEDIATED = 0.042 x 1800 = 75.6 Cu.Ft.

A 25'L x 3'W x 3'D GRAVEL INFILTRATION TRENCH IS PROPOSED TO PROVIDE THE REMEDIATION. ASSUMED 40% VOIDS IN THE GRAVEL YIELDS A VOLUME OF 90 Cu.Ft.

Site Cross Sections

SECTION A-A
1/8"=1'

SECTION B-B
1/8"=1'

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SITE PLAN
Lot 6 Block 5 of Oak Estates,
Plat Book 61, Page 10,11
Section 6,
Township 45 North, Range 6 East, St. Louis County, Missouri

Prepared For:
McKelvey Homes, Inc.
218 Chesterfield Towne Centre
Chesterfield, MO 630053
636-530-0900

REVISIONS NO.	DATE	DESCRIPTION
1.	08/15/16	REVISE PER CLIENT

DRAWN MGV/DWD	DATE 08/05/16
CHECKED D.F.S.	DATE ————
PROJECT # 16023.MCHO.00S	
TASK # 2	FIELD BOOK 1528

LOT 6 OF BLOCK 5 OF OAK ESTATES
SITE PLAN

SHEET 2 OF 2

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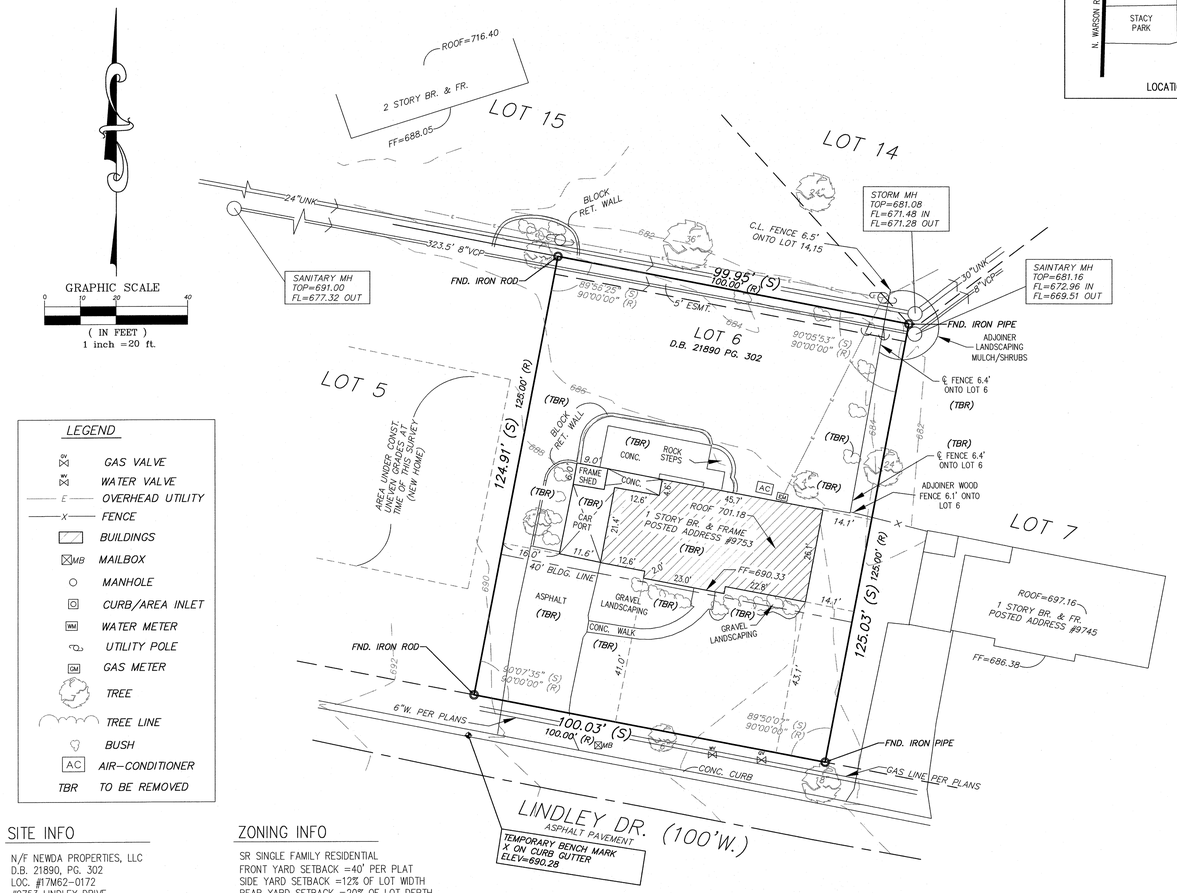
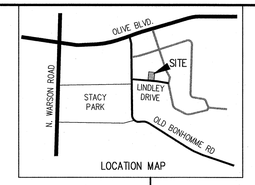
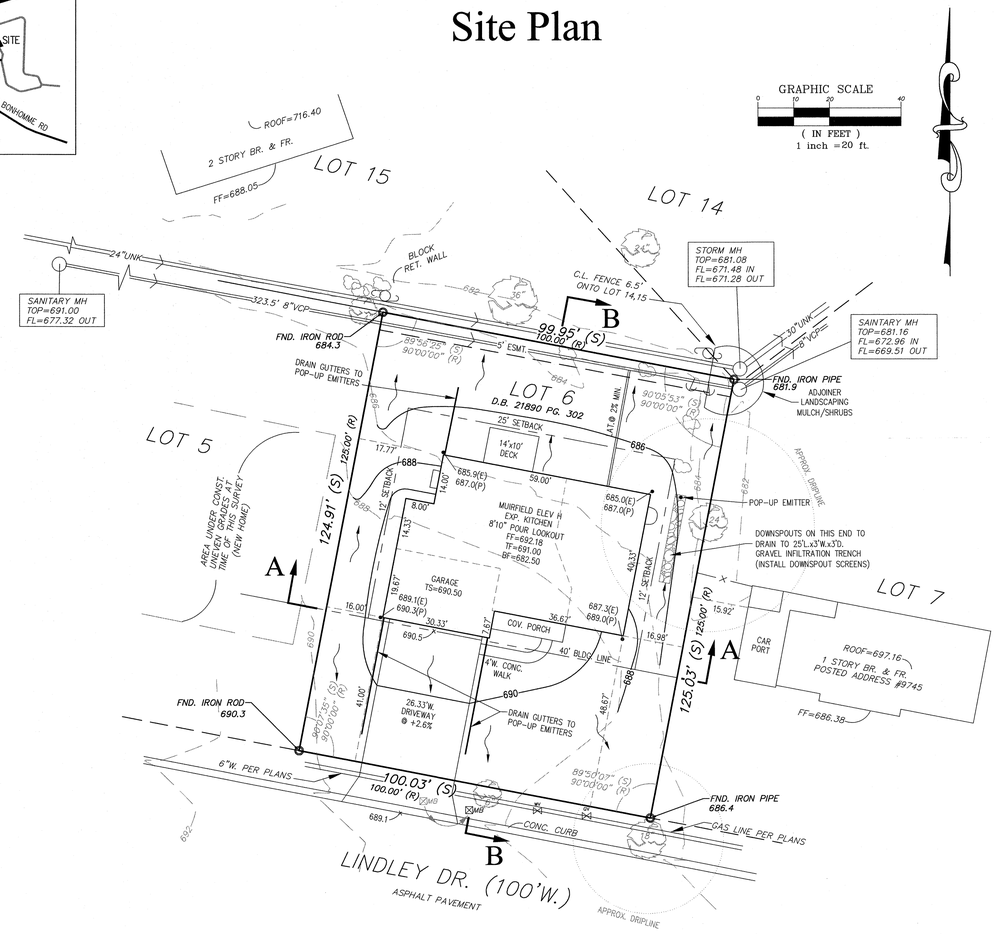
Existing Conditions/Demolition Plan





Site Plan



LEGEND

- GAS VALVE
- WATER VALVE
- OVERHEAD UTILITY
- FENCE
- BUILDINGS
- MAILBOX
- MANHOLE
- CURB/AREA INLET
- WATER METER
- UTILITY POLE
- GAS METER
- TREE
- TREE LINE
- BUSH
- AIR-CONDITIONER
- TBR TO BE REMOVED

SITE INFO

N/F NEWDA PROPERTIES, LLC
D.B. 21890, PG. 302
LOC. #17M62-0172
#9753 LINDLEY DRIVE
12,500 Sq.Ft. / 0.87 Ac.

ZONING INFO

SR SINGLE FAMILY RESIDENTIAL
FRONT YARD SETBACK =40' PER PLAT
SIDE YARD SETBACK =12% OF LOT WIDTH
REAR YARD SETBACK =20% OF LOT DEPTH
HEIGHT RESTRICTION = 35'

GENERAL NOTES

1. *The easements shown on this survey were plotted from the Record Plat that this lot is part of. May be subject to easements of record that would be disclosed by an up to date title commitment.*
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BENCH MARK:
1.3211 NAVD88(SLC2011a) Elev = 698.91 FtUS (or) 213.028 Meter
NGVD29 Elev = 699.27 FtUS
Standard DNR aluminum disk stamped SL–22 situated in an area of gravel and sparse grass south of Olive Boulevard between the on and off ramps connecting northbound Lindbergh Boulevard with eastbound Olive Boulevard; 66.8 feet east of a chiseled "X" 3 feet above ground level on the east face of the northernmost of three steel I–beam support posts for a MoDOT exit sign reading "67 North" with a directional arrow above "Lindbergh Boulevard", roughly 20 feet south of the solid white stripe along the south side of the southernmost eastbound driving lane of Olive Boulevard, and 75 feet northeast of the solid yellow stripe along the northeast side of the exit lane from eastbound Olive Boulevard to northbound Lindbergh Boulevard. (In September 2012, two survey nail markers in the south asphalt shoulder of Olive Boulevard were 20.4 feet northwest of SL–22 and 18 feet northeast of SL–22.)
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SP MO East N=315136.1± E=258402.8± Meter – Published
Rough NAD83 Lat=38.672996°±(N/+) Long=90.403436°±(W/–)

NOTE

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LOT COVERAGE

HOUSE = 2823 Sq.Ft.
2823 Sq.Ft. < 3125 Sq.Ft. (MAX. COVERAGE)

RESIDENTIAL HOUSE RATIO

1ST FLOOR = 2185 Sq.Ft.
2ND FLOOR = 1532 Sq.Ft.
TOTAL FLOOR = 3717 Sq.Ft.
3717 Sq.Ft./12500 Sq.Ft.= 0.297< 0.30 MAX. RATIO

EXISTING SITE COVERAGE

HOUSE/CARPORT/SHED = 1875 Sq.Ft.
PATIO = 379 Sq.Ft.
PORCH/WALK = 138 Sq.Ft.
DRIVE = 848 Sq.Ft

TOTAL = 3240 Sq.Ft.

PROPOSED SITE COVERAGE

HOUSE/GARAGE = 2823 Sq.Ft.
DRIVEWAY/SIDEWALK/PORCH = 1246 Sq.Ft.
DECK = 140 Sq.Ft.

TOTAL = 4209 Sq.Ft.

DIFFERENTIAL RUNOFF CALCULATIONS

PRE–DEVELOPED

IMPERVIOUS AREA: 3240 Sq.Ft. = 0.074 Ac. x 3.54 = 0.262 cfs
PERVIOUS AREA: 9260 Sq.Ft. = 0.213 Ac. x 1.70 = 0.362 cfs
0.287 Ac. 0.624 cfs

POST–DEVELOPED

IMPERVIOUS AREA: 4209 Sq.Ft. = 0.097 Ac. x 3.54 = 0.343 cfs
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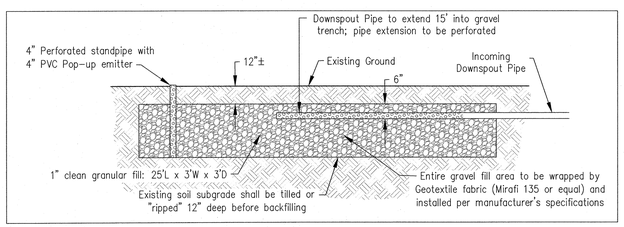
VOLUME TO BE REMEDIATED = 0.042 x 1800 = 75.6 Cu.Ft.

A 25'L x 3'W x 3'D GRAVEL INFILTRATION TRENCH IS PROPOSED TO PROVIDE THE REMEDIATION. ASSUMED 40% VOIDS IN THE GRAVEL YIELDS A VOLUME OF 90 Cu.Ft.



SECTION A–A
1"=20'

SECTION B–B
1"=20'

"PLOT PLAN"
THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY

This is to certify that at the request of MCKELVEY HOMES on the 5TH day of AUGUST , 2016 ,a plot plan was prepared for the proposed location of improvement for LOT 6 OF BLOCK 5 OF OAK ESTATES Sec. and/or U.S. Survey: 6 ,T.45N , R.6E ,ST. LOUIS County, Missouri & that the results of said plot plan are correctly represented hereon. By Professional Land Surveyor: _____ P.L.S. 2124
Pickett, Ray, & Silver's Corporate Registration #: LS–54–D

STATE OF MISSOURI
DAVID FRANCIS DUGGAN
NUMBER PLS-2124
PROFESSIONAL LAND SURVEYOR
8/08/16

Basis of bearing/angles for this survey is assumed based on the plat of OAK ESTATES recorded in Plat Book 61, Page 10 of the St. Louis County Records.

Note to the contractor:
1) Minimum Setbacks:–Sideyard: 12'
–Front Yard: 40' –Rear Yard: 25'
2) Driveways are shown as proposed, however final location may very.
3) T.F.= Proposed Top of Foundation

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SITE PLAN

Lot 6 Block 5 of Oak Estates,
Plat Book 61, Page 10,11
Section 6,
Township 45 North, Range 6 East, St. Louis County, Missouri

Prepared For:
McKelvey Homes, Inc.

218 Chesterfield Towne Centre
Chesterfield, MO 63005
636-530-6900

REVISIONS NO.	DATE	DESCRIPTION

DRAWN	DATE
MGV/DWD	08/05/16
CHECKED D.F.S.	DATE 8/08/16

PROJECT # 16023.MCH0.00S
TASK # 2 FIELD BOOK 1528

LOT 6 OF BLOCK 5 OF OAK ESTATES
SITE PLAN

SHEET 1 OF 1

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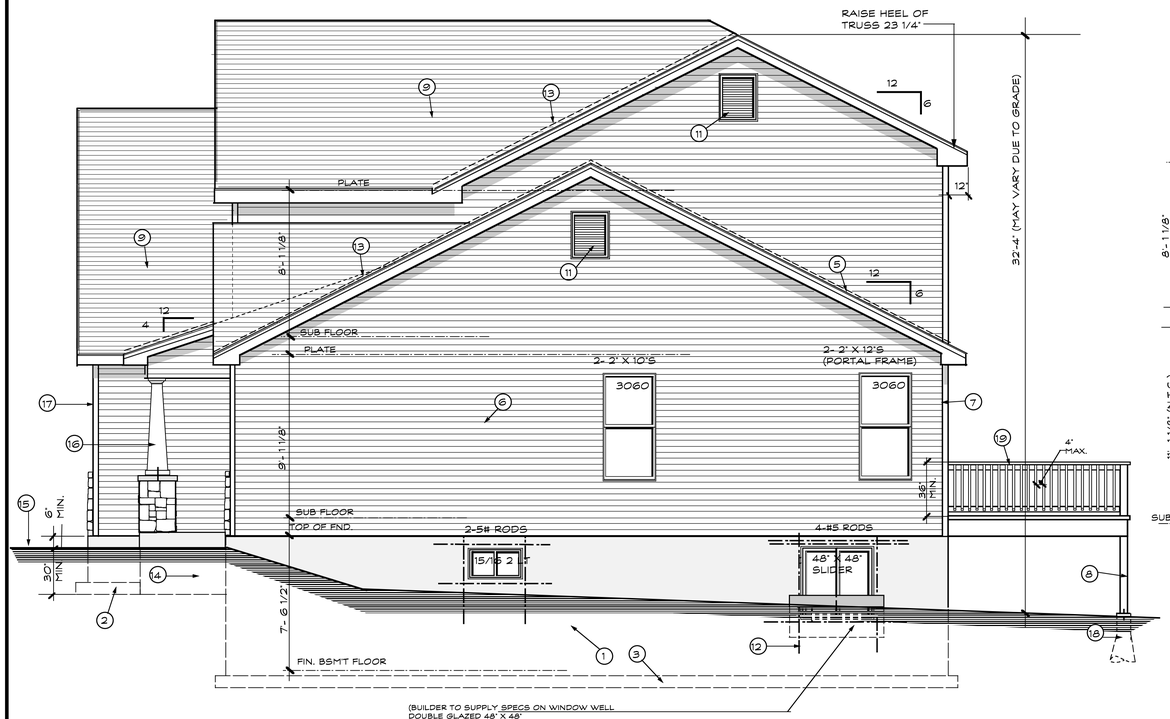
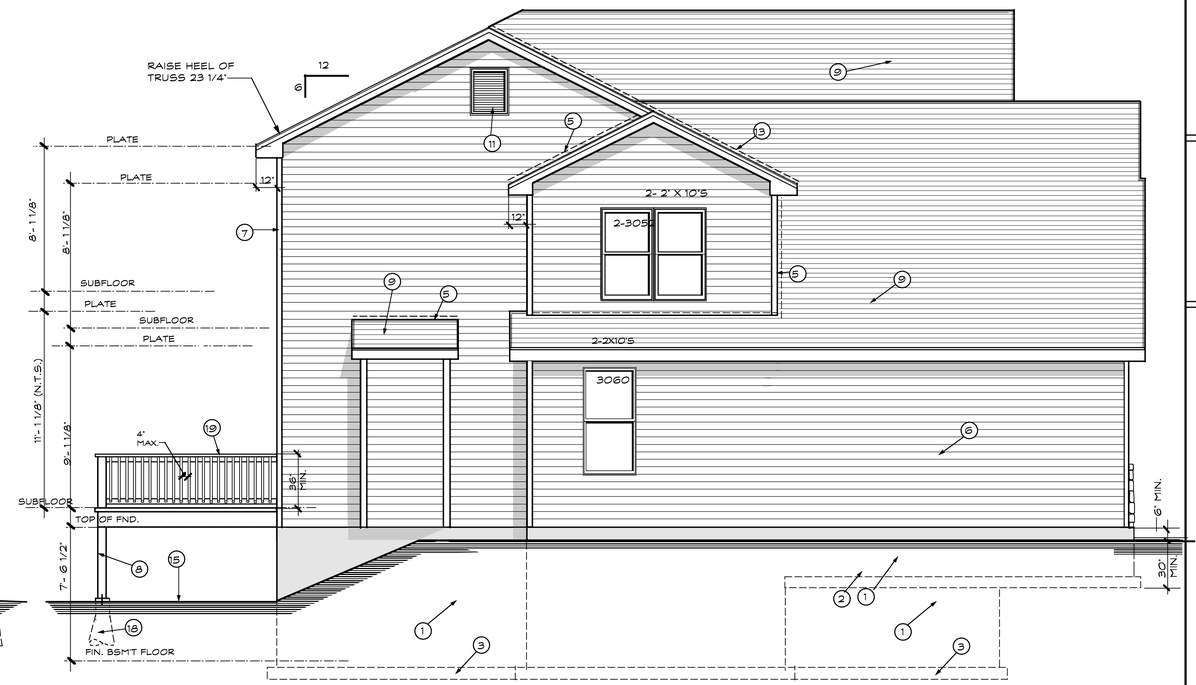


(BUILDER TO SUPPLY SPECS ON WINDOW WELL
DOUBLE GLAZED 48" X 48"
SLIDER WINDOW. BOTTOM OF WINDOW OPENING SHALL BE 44"
MAX. ABOVE FINISHED FLOOR. PROVIDE 2-#5 REBARS AROUND
WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING
(W/ 18 GA. GALVANIZED EGRESS STEEL AREA
WALLS IF REQ'D. BY GRADE) OR EQUAL. INSTALL PER MFGR'S. SPECS.
(SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)

RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

JACK STUD NOTE

OPENINGS OF 6'-0" AND SMALLER USE
1 JACK STUD ON EACH SIDE OF OPENINGS

OPENINGS OF 6'-1" TO 16'-0" USE
2 JACK STUDS ON EACH SIDE OF OPENINGS

ATTIC VENTILATION

HOUSE - 1532 SQUARE FEET / 300 = 5.1 SQ. FT. REQUIRED

GABLE END VENTS - 1440 SQ. INCHES / 144 = 10. PROVIDED

SOFFIT VENT - 93.0 LIN. FT. X 4.78 SQ. INCHES = 444.54
444.54 / 144 = 3.087 SQ. FT. PROVIDED

TOTAL SQUARE FEET OF VENTILATION PROVIDED 13. SQ. FT.

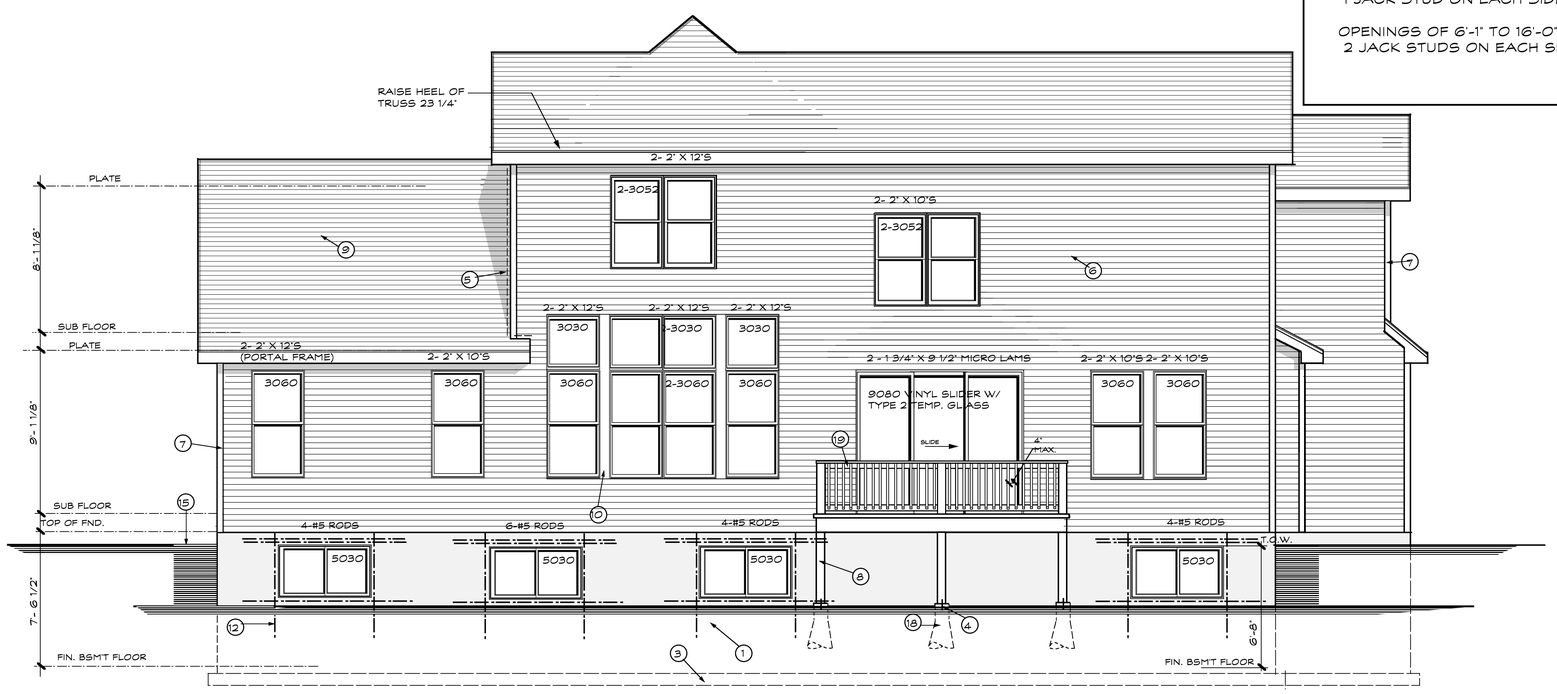
GARAGE / & ONE STORY

HOUSE & GARAGE = 1226 SQ. FT. / 300 = 4.08 SQ. FT. REQUIRED

GABLE END VENTS - 1440 SQ. INCHES / 144 = 10. PROVIDED

SOFFIT VENT - 60' X 4.78 SQ. INCHES = 286.8 / 144 = 1.99 SQ. FT. PROVIDED

TOTAL VENTILATION PROVIDED 11.99 SQ. FT.



REAR ELEVATION

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

NOTE:
RAISE FIRST FLOOR REAR
WINDOWS TO HEADER HEIGHT

REAR & SIDE ELEVATION NOTES:

1. 8" CONCRETE FOUNDATION
2. 20" X 8" CONCRETE FOOTING
3. 24" X 8" CONCRETE FOOTING
4. TECO COLUMN "U" ANCHOR NAILED TO COLUMN AND BOLTED MIN. 8" INTO CONCRETE WITH 1/2" ANCHOR BOLT
5. METAL FLASHING (CORROSION RESISTANT)
6. DOUBLE 4 PRE- FINISHED VINYL SIDING
7. PRE- FINISHED VINYL CORNER TRIM
8. F.4.S. 6" SQ. POST
9. 25 YEAR FIBERGLASS SHINGLES WITH SEAL DOWN TABS
10. PRE- FINISHED VINYL TRIM
11. 24" X 30" ALUM. SCREEN LOUVER
12. 2 - #5 RODS - EXTEND 2'-0" PASS WINDOW OPENING WHERE POSSIBLE (TYPICAL)
13. INTERLACE SHINGLES
14. 8" CONCRETE FROST WALL W/ 2 - #4 RODS @ BOTTOM
15. GRADE- SLOPE 1/2" TO 1' -0" FOR A MIN. 10'- 0" OR TO SWALE
16. REFER TO FRONT ELEVATION FOR COLUMN SPECIFICATIONS
17. 5/4" X 6" TRIM
18. 12" ROUND CONCRETE POST PIER FLARED TO 16" ROUND AT BOTTOM (MIN. 2'-0" INTO SOLID SOIL AND 30" BELOW GRADE)
19. 2" X 6" F.4.S. TOP RAIL WITH 2" X 2" PICKETS @ 5 1/2" O.C.

Stuart Patterson - Architect
A-2010030300

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

Copyright 2016

Drawn By: D.P. Checked By: P.T. & S.P.

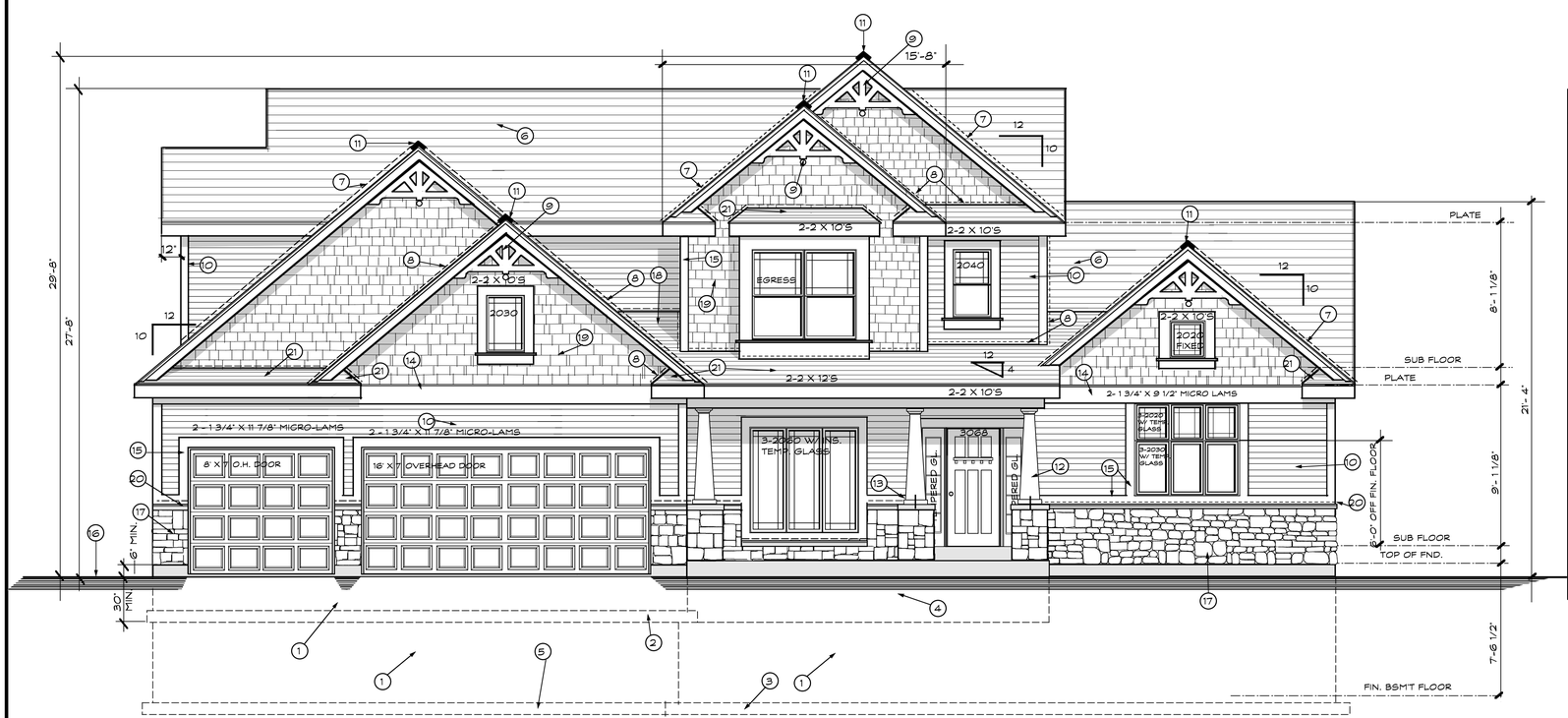
PROPOSED PLANS FOR:
McKELVEY HOMES, INC.
THE "MUIRFIELD"
9753 LINDLEY
OLIVETTE, MO.

REVISIONS:

DATE: 8/10/16

PLAN NO.
16-6703

SHEET NO.
5
OF 10



FRONT ELEVATION

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

FRONT ELEVATION "H" NOTES:

1. 8" CONCRETE FOUNDATION
2. 20" X 8" CONCRETE FOOTING
3. 30" X 8" CONCRETE FOOTING (AS PER CITY CODE - OTHERWISE USE 24" X 8")
4. 8" CONCRETE FROST WALL W/ 2 - #4 RODS @ BOTTOM
5. 24" X 8" CONCRETE FOOTING
6. 25 YEAR FIBERGLASS SHINGLES WITH SEAL DOWN TABS
7. INTERLACE SHINGLES
8. METAL FLASHING (CORROSION RESISTANT)
9. FYPON GABLE PEDIMENT #GPA81X34 OR EQUAL
10. DOUBLE PRE- FINISHED VINYL SIDING
11. SHINGLE VENT II RIDGE VENT OR EQUAL
12. 10" TAPERED BOX COLUMN ON A 24" X 24" X 36" HIGH STONE TIER WITH 24" SQ. CAP STONE
13. ATTACH COLUMN ACCORDING TO MANUFACTURERS SPECS
14. 1" X 12" TRIM WITH PRE-FIN. DRIP CAP ABOVE
15. 1" X 6" TRIM
16. GRADE- SLOPE 1/2" TO 1' -0" FOR A MIN. 10'- 0" OR TO SWALE
17. STONE VENEER
18. CRICKET WITH METAL FLASHING
19. PRE-FINISHED VINYL CEDAR SHAKE SIDING
20. PRECAST CONCRETE STONE SILL
21. OPTIONAL METAL ROOF

STUART PATTERSON - ARCHITECT

PAUL TRENDLEY - CONSTRUCTION CONSULTANT
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A-2010030300

PROPOSED PLANS FOR:

McKELVEY HOMES, INC.

THE "MUIRFIELD"
9753 LINDLEY
OLIVETTE, MO.

REVISIONS:

DATE: 8/10/16

PLAN NO.
16-6703

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TABLE R404.1.2(3)
CONCRETE FOUNDATION WALLS

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING
		Soil classes and design lateral soil (psf per foot of depth)
		SC,ML-CL and Inorganic CL soils 60
		MINIMUM WALL THICKNESS (INCHES)
		7.5
8'	4'	NR
	5'	NR
	6'	#5 at 37" O.C. VERTICAL
	7'	#5 at 35" O.C. VERTICAL
	8'	#6 at 28" O.C. VERTICAL

For SI: 1 inch = 25.4 mm1 foot =304.8 mm1 pound per square foot = 0.0479 kPa1 pound per square foot = 0.157 kN/m3

a. Soil classes in accordance with the Unified Soil Classification System. Refer to Table R405.1

b. Footings shall be based on reinforcing bars with a minimum yield strength of 60,000 psi or welded wire with minimum specified compressive strength of 2,500 psi for vertical reinforcement being located at the centerline of the wall. See Section R404.1.3.1.7.2.

c. Vertical reinforcement with a minimum yield strength of less than 60,000 psi shall be #4 bars at the same spacing required in this table, permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).

d. NR indicates no vertical reinforcement is requirement.

e. Deflection criterion is L/240, where L is the hight of the basement wall in inches.

f. Inspections not permitted.

g. Where the ground floor joist or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

h. See Section R404.1.3.2 for minimum reinforcement required for basement walls supporting stone-grade concrete walls.

i. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.

j. The use of this table shall be prohibited for soil classifications not shown.

2015 INTERNATIONAL RESIDENTIAL CODE

STEEL COLUMN STRUCTURAL REQUIREMENTS:

THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4 INCHES BY 4 INCHES AND STEEL COLUMNS SHALL NOT BE LESS THAN 3 INCH DIAMETER, SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH "ASTM A 53 GRADE B" OR STANDARD PIPE OR *APPROVED* EQUIVALENT.

EXCEPTION: IN SEISMIC DESIGN CATEGORIES A, B, AND C COLUMNS NO MORE THAN 48 INCHES IN HEIGHT ON A PIER OR FOOTING ARE EXEMPT FROM THE BOTTOM END LATERAL DISPLACMENT REQUIREMENT WITHIN UNDERFLOOR AREAS ENCLOSED BY A CONTINUOUS FOUNDATION.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDER LAYMENT REQUIRED	FLOOD HAZARDS
20	90	C	SEVERE	30"	SLIGHT TO MODERATE	SLIGHT TO MODERATE	0-10	NONE	NONE

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

ULTIMATE WIND SPEED: 115 (91)

GROUND SNOW LOAD = 20 P.S.F.

WIND SPEED = 90 M.P.H.

WIND TOPOGRAPHICAL EFFECT: NO

DESIGN CATEGORY FOR RESIDENTAL CONSTRUCTION = "C" (unless indicated otherwise in a soils evaluation report from an approved geotechnical)

WEATHERING = SEVERE

FROST DEPTH = 30 INCHES

TERMITE = HEAVY TO SEVERE

WINTER DESIGN TEMP. = 6 DEGREES

ICE BARRIER UNDERLAYMENT ON THE ROOF = NO

FLOOD HAZARDS = (a) 4-9 1977, (b) 8-2- 1996

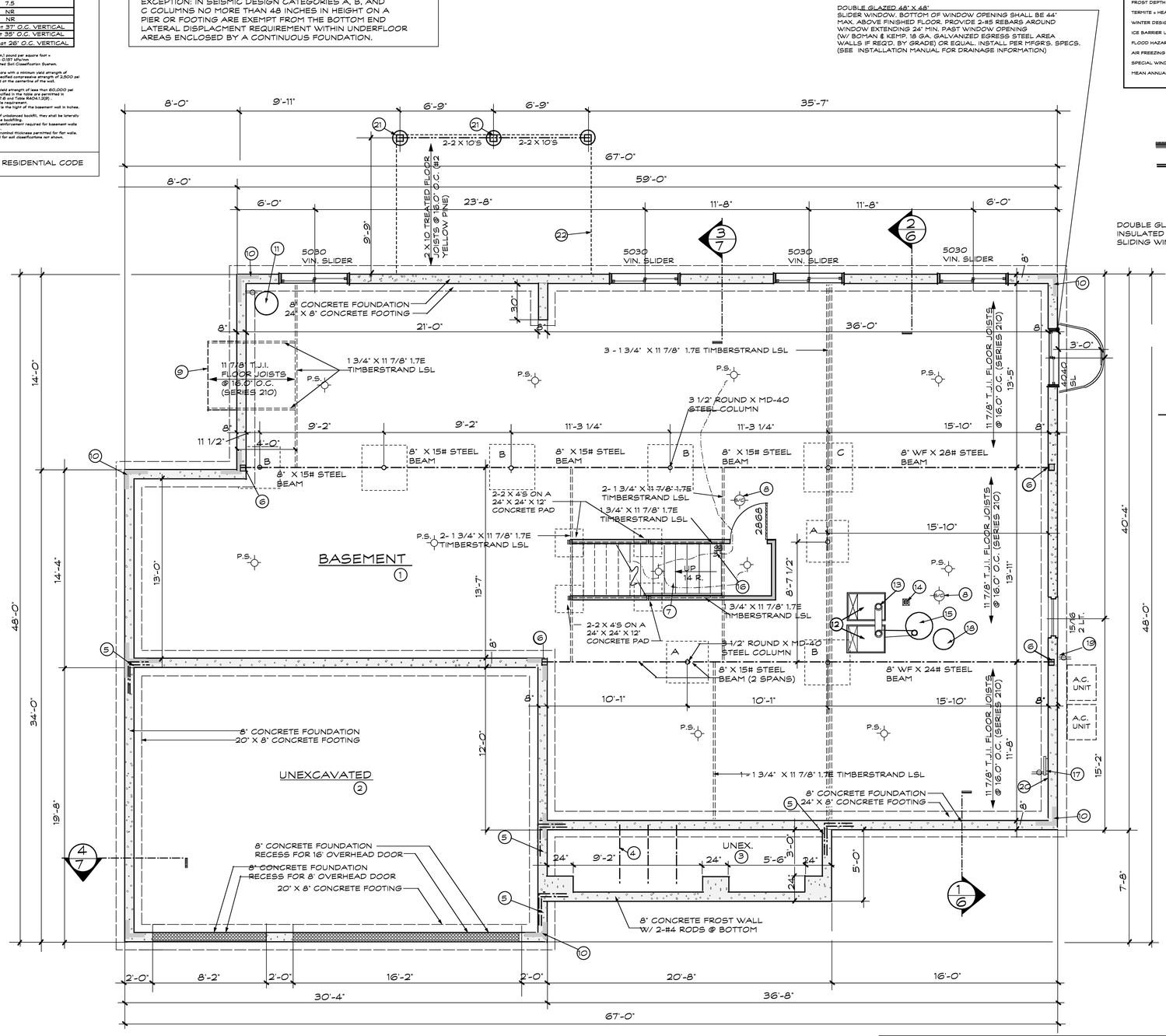
AIR FREEZING INDEX = 1000

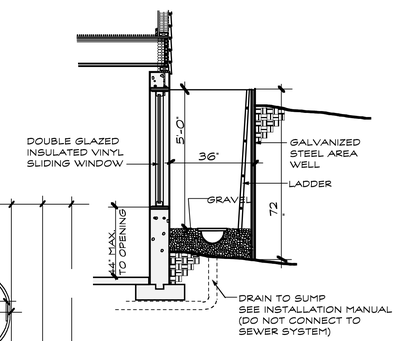
SPECIAL WIND REGION ZONE: NO

MEAN ANNUAL TEMP. = 55.2 DEGREES

STEEL COLUMN CHART

MINIMUM HEIGHT	3" od 11 ga COLUMN	3 1/2" HR-40 (OR EQUAL) ADJUSTABLE COLUMN	4" SCHEDULE 40 ADJUSTABLE COLUMN
6'-6"	16,079 lbs.	20,204 lbs.	26,389 lbs.
7'-0"	15,470 lbs.	20,204 lbs.	26,389 lbs.
7'-6"	14,386 lbs.	20,204 lbs.	26,389 lbs.
8'-0"	14,179 lbs.	20,204 lbs.	26,389 lbs.
8'-6"		20,204 lbs.	26,389 lbs.
9'-0"		20,204 lbs.	26,389 lbs.
9'-6"		20,204 lbs.	26,389 lbs.
10'-0"		20,204 lbs.	26,389 lbs.





WINDOW WELL NOTES

36" MIN. HORIZONTAL PROJECTION FROM WALL THE TOTAL AREA MUST BE AT LEAST 9 SQ. FT. ALLOW FOR FULLY OPENED WINDOW

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION LADDER RUNGS SPACED NOT MORE THAN 18" O.C. LADDERS SHALL PROJECT MIN. 3" FROM THE WALL AND HAVE AN INSIDE WIDTH OF MIN. 12"

WINDOW INDICATED IS A DOUBLE GLAZED 48" X 48" SLIDER WINDOW - WITH 2- #5 REINFORCING RODS AROUND WINDOW - EXTENDING 24" PAST EACH CORNER

GALVANIZED METAL WINDOW WELL SYSTEM "PRECISE FORMS" OR EQUAL . INSTALL AS PER MANUFACTURER SPECS AND DETAILS

WINDOW WELL DETAILS

NO SCALE

BASEMENT & FOUNDATION NOTES:

1. 3 1/2" CONCRETE SLAB THRUOUT OVER 4" CRUSHED ROCK OVER COMPACTED FILL (SLOPE FLOOR TO DRAIN)
2. 4" CONCRETE SLAB OVER #4 STEEL REBAR ALIGNED IN A 4' X 4' GRID PATTERN OVER 4" CRUSHED ROCK
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. WOOD STAIRS WITH WOOD HANDRAIL (DRYWALL WALLS ON BOTH SIDES)
8. COMBINATION CARBON MONOXIDE DETECTOR & A.C.POWERED I.R.C. APPROVED SMOKE DETECTOR (INTERCONNECTED) INSTALLED AS PER NFPA 72-07 WITH BATTERY BACK UP
9. OUTLINE OF CANTILEVERED FLOOR JOISTS FOR PRE-FAB FIREPLACE (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
10. PLATE LINE
11. SUMP -PIT MIN. 24" ROUND X 24" DEEP WITH FITTED COVER W/ DEDICATED SINGLE 120V. ELECTRICAL OUTLET FOR SUMP PUMP (LOCATION IN FIELD AS GRADE DICTATES)
12. GAS FORCED AIR FURNACE
13. METAL CLASS "B" FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP (CLEARANCE TO BE COORINATED BY MECHANICAL ENGINEERED CONTRACTORS)
14. FLOOR DRAIN
15. 75 GALLON GAS WATER HEATER
16. ILLUMINATED LIGHT SWITCH
17. MIN. 200 AMP ELECTRICAL SERVICE PANEL WITH 120 V. ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER
18. EXPANSION TANK FOR WATER HEATERS MORE THAN 30 GALLONS
19. 120 V. WEATHERPROOF ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER WITHIN 25 FEET OF THE CONDENSING UNIT
20. APPLY ENERGY CONSERVATION CERTIFICATE (N1101.9) PERMANENTLY ADJACENT TO THE ELECTRCAL PANEL AND SHALL IDENTIFY ALL PREDOMINANT R VALUES AND DESIGN CRITERIA AS WELL AS THE EFFICIENCY RATINGS FOR ALL INTIALLY INSTALLED EQUIPMENT
21. 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND 30" BELOW GRADE)
22. OUTLINE OF DECK

NOTE:

IF OPTIONAL 8'-10" FOUNDATION IS POURED USE 10" FOUNDATION WALLS AND 24" X 10" CONCRETE FOOTING

BASEMENT & FOUNDATION PLAN

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

NOTE:
CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

2015 IRC BUILDING CODE
2014 NATIONAL ELECTRICAL CODE, N.E.C.
2015 INTERNATIONAL MECHANICAL CODE, I.M.C.
2015 INTERNATIONAL PLUMBING CODES, I.P.C.

CONCRETE PAD SCHEDULE

A	36" X 36" X 12"	#4 RODS 6" O.C. EACH WAY
B	39" X 39" X 12"	#4 RODS 6" O.C. EACH WAY
C	42" X 42" X 12"	#4 RODS 6" O.C. EACH WAY
D	45" X 45" X 12"	#4 RODS 6" O.C. EACH WAY

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PROPOSED PLANS FOR:
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THE "MUIRFIELD"
9753 LIND AVE.
OLIVETTE, MO.

REVISIONS:

DATE: 8/10/16

PLAN NO.
16-6703

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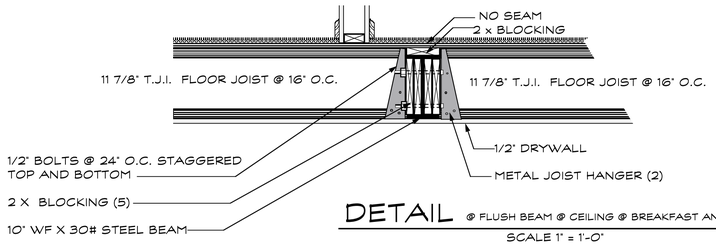
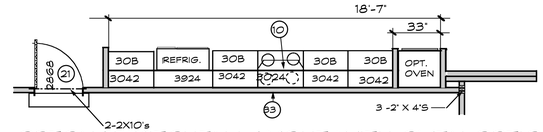


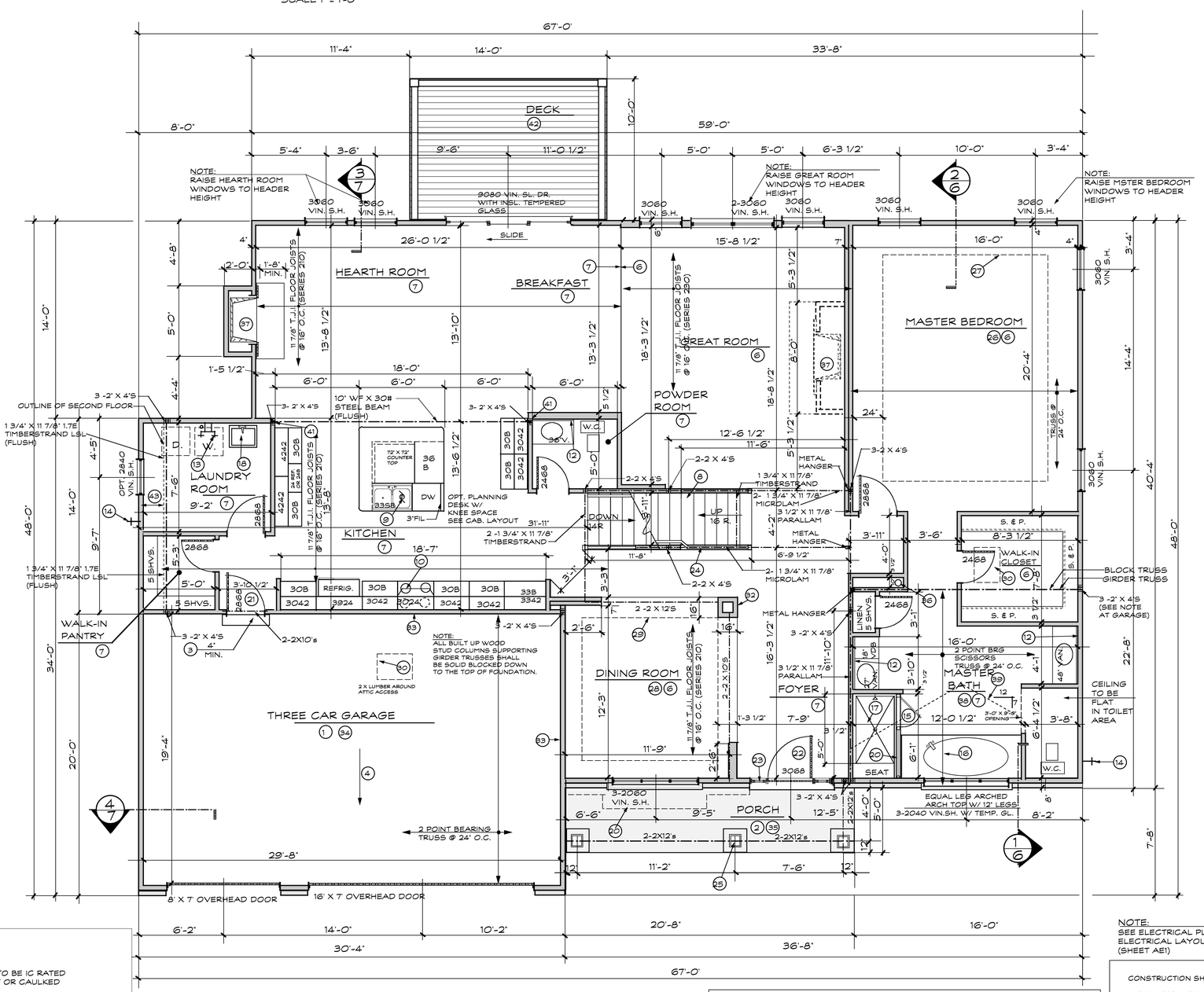
DETAIL @ FLUSH BEAM @ CEILING @ BREAKFAST AND KITCHEN

SCALE 1" = 1'-0"



OPTONAL KITCHEN LAYOUT WITH OVEN OPTION

TRUSS NOTES:
Design and manufactuer 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.



FIRST FLOOR PLAN

2185 SQ. FT.

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

NOTES:

ALL RECESSED CAN LIGHTS TO BE IC RATED AND SEALED WITH A GASKET OR CAULKED

ALL DUCTWORK IN ATTICS ARE TO BE R-8 INSULATED.

MECHANICAL SUPPLY PIPING IS TO BE INSULATED TO R-3.

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

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

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- THE INTERNATIONAL CODE COUNCIL 2015 IRC
- USE GYPSUM WATER RESISTANT IN ALL WET AREAS OF BATH ROOMS (SEE GENERAL NOTES)

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 11 category (glazing in sliding doors; any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the six categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type II category and noted as such on the Architectural plans).

FIRST FLOOR PLAN NOTES:

CONCRETE FLATWORK

1. 4" CONCRETE SLAB OVER #4 STEEL REBAR ALIGNED IN A 4' X 4' GRID PATTERN OVER 4" CRUSHED ROCK
2. 4" CONCRETE SLAB OVER COMPACTED FILL
3. WOOD STEP
4. SLOPE GARAGE FLOOR MIN. 1/8" PER 1' -0" TO GARAGE DOOR
5. SLOPE PORCH FLOOR 1/4" TO 12'

FINISHED FLOORS

6. CARPET FLOOR
7. VINYL YARD GOODS FLOOR
8. CARPET ENTIRE TREAD

KITCHEN & CABINETS CALL-OUTS

9. DISPOSAL
10. 30" ELECTRIC SLIDE -IN COOK UNIT WITH HOOD ABOVE (VENT HOOD TO EXTERIOR) (STANDARD)
11. DELETED NOTE

BATHROOM & PLUMBING CALL-OUTS

12. 1/4" PLATE MIRROR
13. PROVIDE LAUNDRY "SPACE SAVER" HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN; 120 V. & 220 V. ELECTRIC SERVICE FOR DRYER (VENT DRYER TO EXTERIOR)
14. NO FREEZE HOSE BIBB
15. 2' - 0" TEMPERED GLASS SWINGING DOOR (TYPE II)
16. TUB DECK ; 41" FROM WALL
17. 34" X 60" SHOWER BASE
18. OPTIONAL FIBERGLASS LAUNDRY TUB
19. 30" HIGH WALL W/ CULTURED MARBLE CAP WITH TEMPERED GLASS PARTITION ABOVE (TYPE II)

MILLWORK & SPECIAL CARPENTER WORK

20. OUTLINE OF CANTILEVERED FLOOR JOIST AT SECOND FLOOR
21. SELF CLOSING 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
22. 3068 INSULATED STEEL DOOR
23. 14" X 80" SIDELIGHTS WITH TYPE II TEMPERED INSULATED GLASS
24. WOOD HANDRAIL (MIN. 34" TO 38" HIGH)
25. REFER TO FRONT ELEVATION FOR COLUMN SPECIFICATIONS
26. OPTIONAL TRAY CEILING
27. OUTLINE OF OPTIONAL TRAY CEILING
28. STANDARD RAISED TRAY CEILING
29. OUTLINE OF RAISED TRAY CEILING
30. 22" X 30" SCUTTLE
31. PLANNING DESK (OPTIONAL)
32. DRYWALL COLUMN

SPECIAL WALL CEILING FINISHES

33. 2" X 4" FULLY INSULATED (R-13) STUD WALL WITH 5/8" TYPE "X" DRYWALL ON BOTH SIDES TO FINISHED CEILING
34. CEILING -1/2" DRYWALL
35. CEILING - 1/2" EXTERIOR DRYWALL

MECHANICAL & FIREPLACE CALL-OUTS:

36. METAL CLASS "B" FURNACE FLUE
37. STANDARD 42" WIDE DIRECT VENT FIREPLACE WITH SURROUND AND MANTEL WITH HEARTH - GREAT ROOM FIREPLACE IS OPTIONAL

MISCELLANEOUS CALL-OUTS:

38. VAULTED CEILING
39. OUTLINE OF VAULTED CEILING
40. OPTIONAL CANTILEVERED BAR TOP
41. SOLID BLOCKING WITH 3 - 2 X 4'S TO BEAM BELOW
42. 2 X 6 F.A.S. DECKING
43. 2 X 4 RAFTERS @ 24" O.C. / 2 X 4 CEILING JOIST @ 24" O.C. (#2 CONSTRUCTION GRADE)

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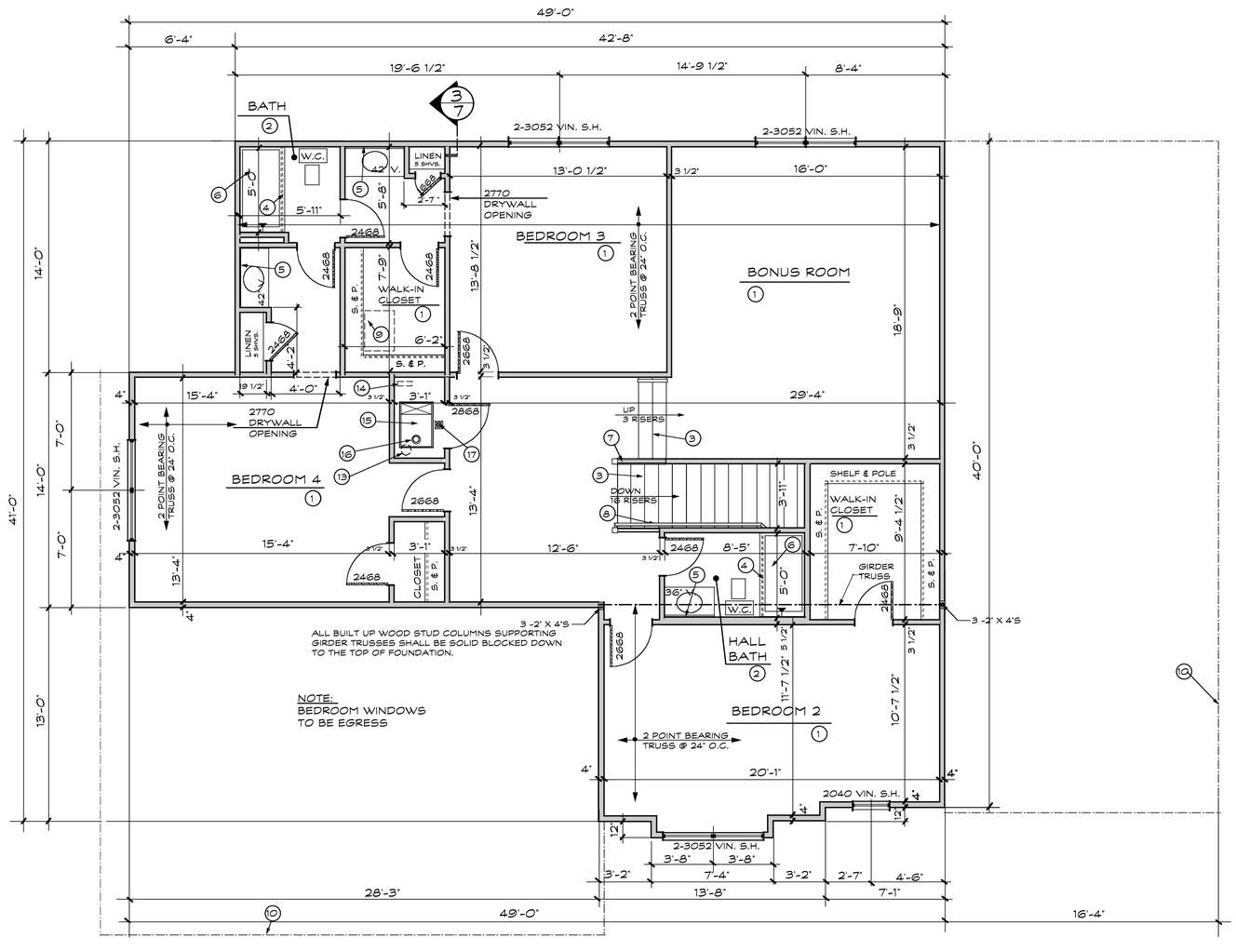

NOTE:
ALL WINDOWS TO BE "LOW-E" WINDOWS

SECOND FLOOR PLAN

1545 SQUARE FEET

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

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

SECOND FLOOR PLAN NOTES:

FINISHED FLOORS

1. CARPET FLOOR
2. VINYL YARD GOODS FLOOR
3. CARPET ENTIRE TREAD

BATHROOM & PLUMBING CALL-OUTS

4. CURTAIN ROD
5. 1/4" PLATE MIRROR
6. 1- PIECE FIBERGLASS TUB

MILLWORK & SPECIAL CARPENTER WORK

7. WOOD GUARD RAIL (MIN. 36" HIGH & MAX. 4" BETWEEN SPINDLES)
8. WOOD HANDRAIL (MIN. 36" HIGH & MAX. 4" BETWEEN SPINDLES)
9. 22" X 30" SCUTTLE
10. OUTLINE OF FIRST FLOOR
11. DELETED NOTE
12. DELETED NOTE

MISCELLANEOUS CALL-OUTS:

13. RELIEF AIR VENT (MIN. 50 SQUARE INCHES AT CEILING LEVEL) USE WITH GAS FURNACE OPTION
14. COMBUSTION AIR VENT (MIN.50 SQUARE INCHES TO DROP WITHIN 12" OF FINISHED FLOOR) USE WITH GAS FURNACE OPTION
15. GAS FORCED AIR FURNACE
16. METAL CLASS "B" FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP (CLEARANCE TO BE COORINATED BY MECHANICAL ENGINEERED CONTRACTORS)
17. FLOOR DRAIN

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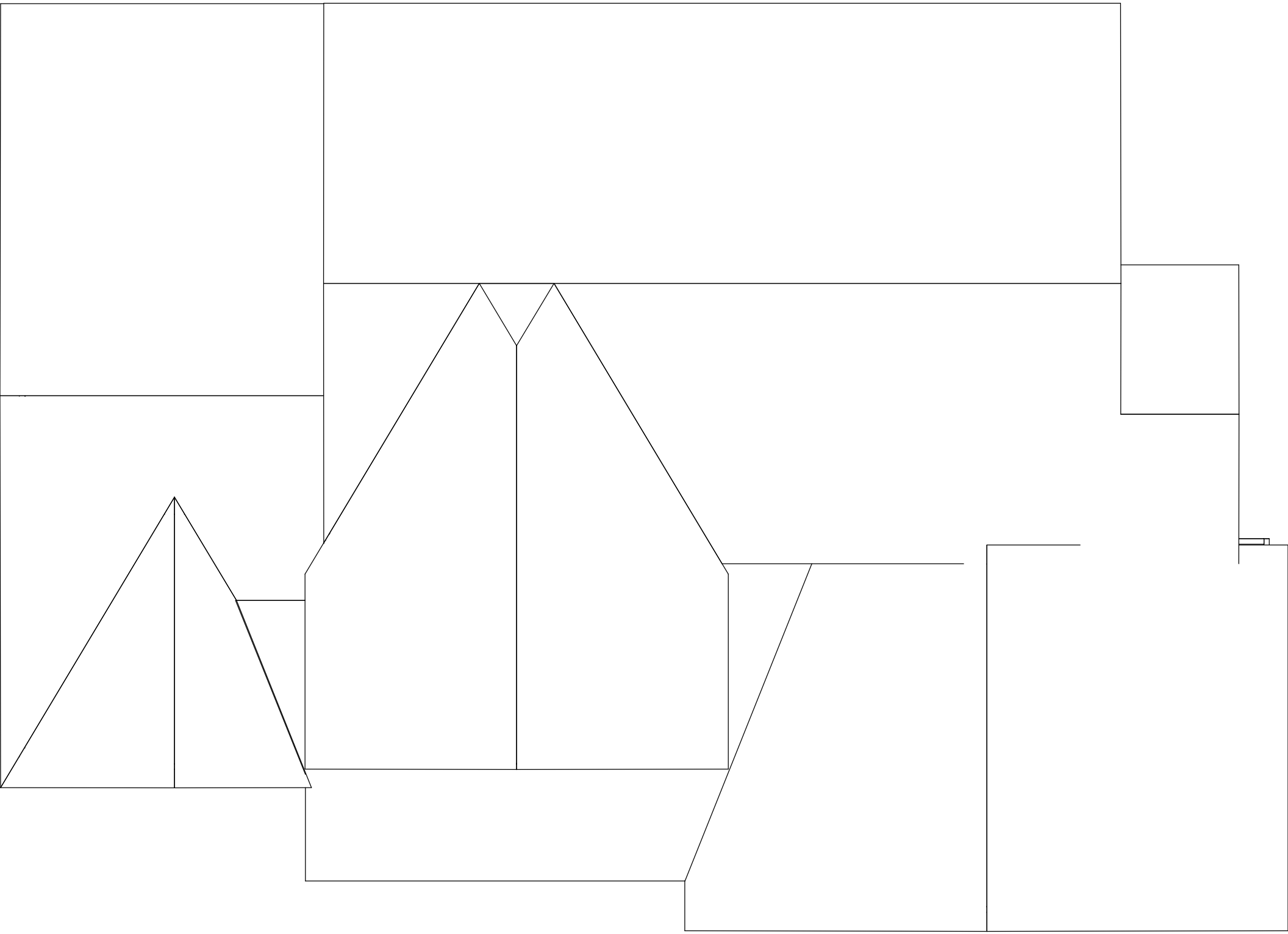
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