

Kirkwood Landmarks Commission

Application for Certificate of Appropriateness

Please submit the application with supporting documentation by the first Wednesday of the month to the Building Department. Failure to supply sufficient information may result in the application being denied or postponed. It is recommended that you or your representative be present at the Landmarks Commission meeting on the second Wednesday of the month at 7:00 p.m. in City Hall.

1.	Property Address 306 N WOODLAWN
2.	Property Status Local Landmark Designation National Register of Historic Places Within a Historic District
3.	Name of Applicant Jim BULEISKI
	Mailing Address 345 MARSHAU AVE. SUITE 100
	City/State St. Louis, Mo Zip Code 63117
	Office Phone (314) 962-6700 Cell Phone ()
	Home Phone () E-Mail jinejbarchitect.com
4.	Relationship of Applicant to Property
	Owner Contractor Architect Attorney
	Other - Please specify
5.	Existing Building Use SNALE FAMILY RESIDENCE
6.	Proposed Building Use SINGLE FAMILY RESIDENCE
7.	Proposed Change to ☐ Primary Structure ☐ Accessory Structure ☐ Landscape Element
8.	Nature of Proposed Change
	□ Demolition □ Window Configuration □ ₩03- 90 90
	☑ Addition ☐ Sign Erection or Placement ☐ FEB 0 4 2020 ☐
	☐ Alteration to Exterior ☐ Fence Landmark # 3S
	New Construction Landscape or Hardscape Element CITY OF KIRKWOOD PUBLIC WORKS DEPARTMENT
	Other – Please Specify
9.	Description of Proposed Improvements ONE STORY KITCHEN ADDITION TO SOUTHEREN OF BRISTING HOUSE.

10.	Acco	mpanying Doci	umentation (8	copie	s each)						
	X	Site Plan			Struc	tural Report for D	emoli	tions			e i	
	X	Elevations			Land	scape Plan						
	×	Floor/Building	Plans		Photo	os						
		Other - Pleas	e Specify									
11.	Eviati	ng Materials/C	anatruation		X	Wood Frame		Brick	П	Stone		Block
11.		Stucco	Other			vvood Frame	2000 Aug 1			Stone	_	DIOCK
	te:	Stucco	Other _									
12.	Propo	sed Materials/	Construction		X	Wood Frame		Brick		Stone,		Block
		Stucco	Other _									
13.	If mat	erials differ fro	m existing, ex	plain	reason	ıs						
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		ew		distance and								
14.						w at Commissio				ble) or o	n site.	
	Site Lo	ocation of Mater	ials	•			***************************************	***************************************				
						,						
Lunc	derstan	d the work will n	ot begin until th	e Lan	dmarks	Commission co	mplete	es its rev	view o	f this app	lication	
Sian	ature .	1	AM					Date	2/5	12020		
		7/	RULLISKI					Date	15		MOMENT STREET,	
riea	ise prim	That Stw	DUCEDOFT					-				
CON	MISSI	ON ACTION	Approve	d		Approved with	Cond	itions		☐ Disa	approv	red
Sign	ature	S	· ·			Date				_	-	
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Con	ditions	***************************************										
	***************************************			No.								
-						NAME OF THE OWNER OWNER OF THE OWNER OWNE			-		ALL ACCUSES OF THE SECOND	***************************************
Com	ments/	Recommendation	ons						Attenue de			
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No. 35

Historic Inventory

1. No. 35	4. Present Name(s) Singleton-Hartma 306 N. Woodlawn A	
2. County St. Louis 3. Location of Negatives St. Louis County Parks Dept.	5. Other Name(s) M. L. Singleton, Forsyth, F George.	Fisk, Boyd, Livingston, R. W.
3. Specific Location	16. Thematic Category	28. No. of Stories: 2 1/2
306 N. Woodlawn		29. Basement: Yes (x) No ()
7. City or Town If Rural, Township & Vicinity Kirkwood, Missouri	17. Date(s) or Period 1853	30. Foundation Material: Stone
	18. Style or Design Classic Victorian, Queen Anne	31. Wall Construction: Frame
	19. Architect or Engineer	32. Roof Type: Tri Gable/ composition shingle
STATE FIELDS	20. Contractor or Builder	33. No. of Bays: Front: 4 Side: 4
	21. Original Use, if apparent Residence	34. Wall Treatment: Narrow wood lap siding/Fish scale shingles
	22. Present Use Residence	35. Plan Shape: Irregular
	23. Ownership: Public (x) Private (x)	36. Changes: Additions () Altered (x) Moved (x)
D. Coordinates UTM	24. Owner's Name & Address Same	(Explain in #42) 37.Condition:
atitude ongitude		Interior: Good Exterior: Good ex barr
0. Site () Structure () Building () Object ()	25. Open to Public? Yes () No (x)	38.Preservation Underway? Yes () No (x)
1. On National Register? Yes () No () 12. Is it Eligible? Yes () No ()	26. Local Contact Person or Organization Owner	39. Endangered: Yes () No (x) By What? Deterioration
3. Part of Estab. Yes () 14. District Potential Yes () No () Yes () No. ()	27. Other Surveys in Which Included Kirk. Landmarks	
5. Name of Established District		40. Visible from Public Road? Yes (x) No ()
42. Further Description of Important Features: Originally it was stone as many Kirkwood houses of the 1850's. Evidently gre Queen Anne details. The shape of the house is not Queen A	atly remodeled inside and out in the 1880's with nne. The stone effect still exists below windowsill	41. Distance From and Frontage or Road: 150 ft × 350 ft
evel on the west and south elevations. About 1900 the porte borch made to match. A back wing with third floor sunroom w opened up and classic columns added to support part of the c south bay window but about 1950 it was enlarged and a large description	as added. The living room and stair hall were seiling. The front west bay window once matched the	8. Site Plan with North Arrow:
This is a huge home. It is of the gable front and side wing plan projecting wings on this home such as a two story projecting worner wing on the northeast corner at the rear of the building and a projecting porticochere on the north elevation. The homeorch at the second level of the two story-projecting bay on northing the south elevation and the south elevation and the south elevation of the south elevation e	wing on the rear elevation, a two story projecting, a one story projecting room on the rear elevation be features multiple porches. There is a sleeping ortheast corner. There is a wrap-around porch on the nere is an open-frame porch on the south elevation be projecting two-story rear wing. The primary	
levation features a prominent front facing gable, which is dis eak, therefore, it has the effect of a double gable with returns overed in a combination of saw-tooth and fish-scale shingles half story-projecting bay. At the first level of this bay there is these windows are double-leaf rollout casement windows. The atures decorative molded wood surrounds, which are not seen home is double-hung wood sash with one over one light connee-sided dormer with a flat roof. There is also a smaller through the side of the south of the side wing and wood doors with multi-lights. These doors are covered by wood and shift the state who be set the set of the south of the side wing and the state who be set the set of the south of the side wing and so the state who be set the second of the side wing and so the state who be set the second of the side wing and set the state who be set the second of the side wing and set the state who be set the second of the side wing and second of the s	s on both gables. The wall area of this gable is . The secondary projecting gable here tops a two and a projecting multi-pane metal and glass bay window. the window at the second level of this projecting bay then elsewhere on the house. Most of the window on configuration. The primary elevation also features a the elevation of the two-story rear wing. The primary the front facing gabled wing. It contains double-leaf and storm doors. The primary entry porch features and elevation features the same type of projecting two	
nd a half story baby with the secondary projecting gable at the rojecting bay features a three-sided bay window. There are wetween the second and attic levels at the northeast corner or rojecting boxed cornice The roofline of the projecting rear wi	wood dentils and a projecting boxed cornice in place f the rear of this building. The roofline features a plain	

Woodlawn. Once had small greenhouse on south side, Steam boiler to heat greenhouse still in bldg.	46. Prepared by: Wm Bodley Lane; Linda Stockman 47. Organization: Kirkwood Landmarks
A History of Kirkwood, by June Dahl, 1965 Johnson's Atlas 1893	48. Date: 3/11/82; 6/88 49. Revision:

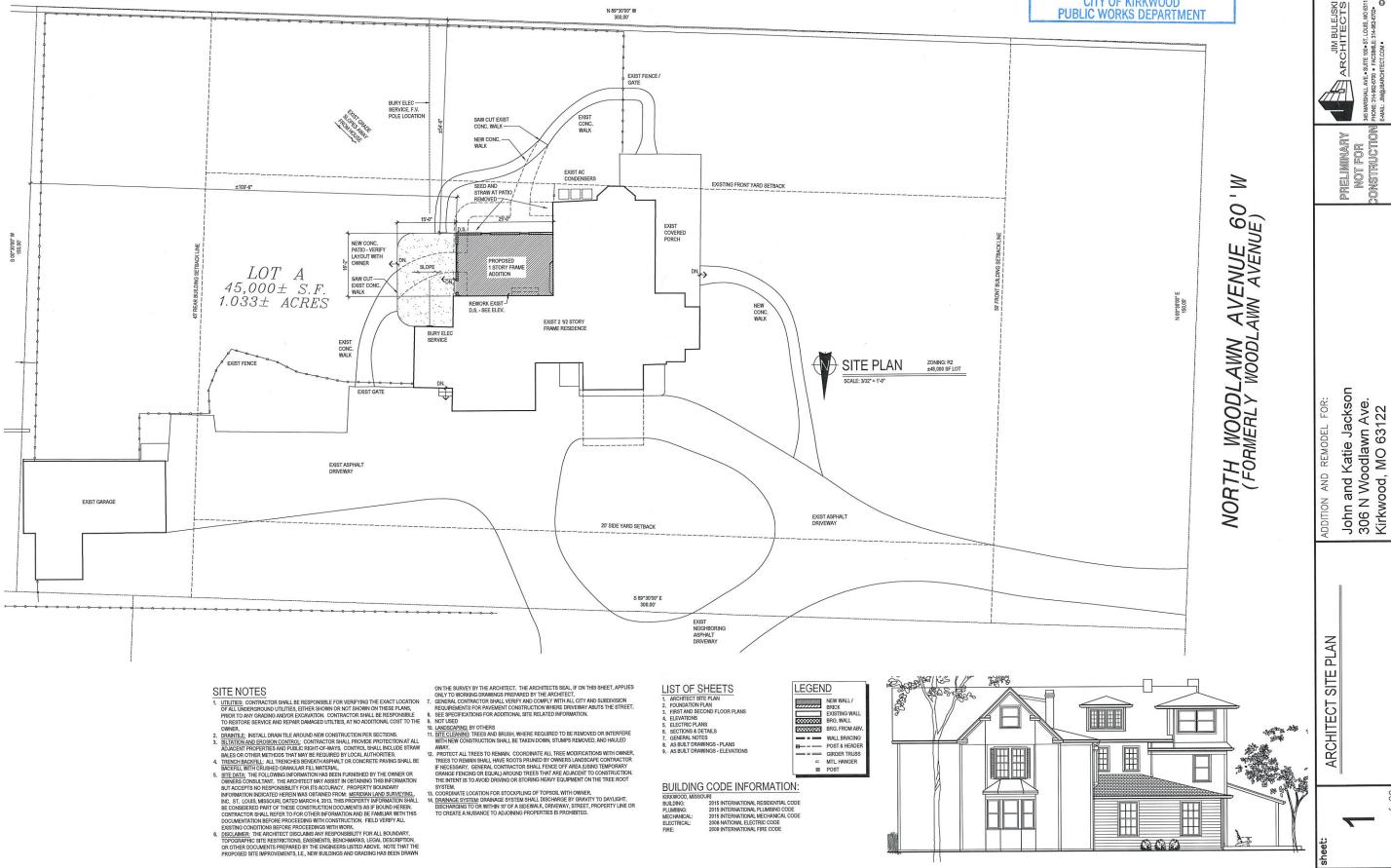
Revised 03/29/2002

EAST ADAMS AVENUE 60'W (FORMERLY ADAMS AVENUE)

177



1



BUILDING CODE INFORMATION:

JURI
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2008 NATIONAL ELECTRIC CODE
2009 INTERNATIONAL FIRE CODE

KIRKWOOD, MISSOURI

BUILDING: PLUMBING:

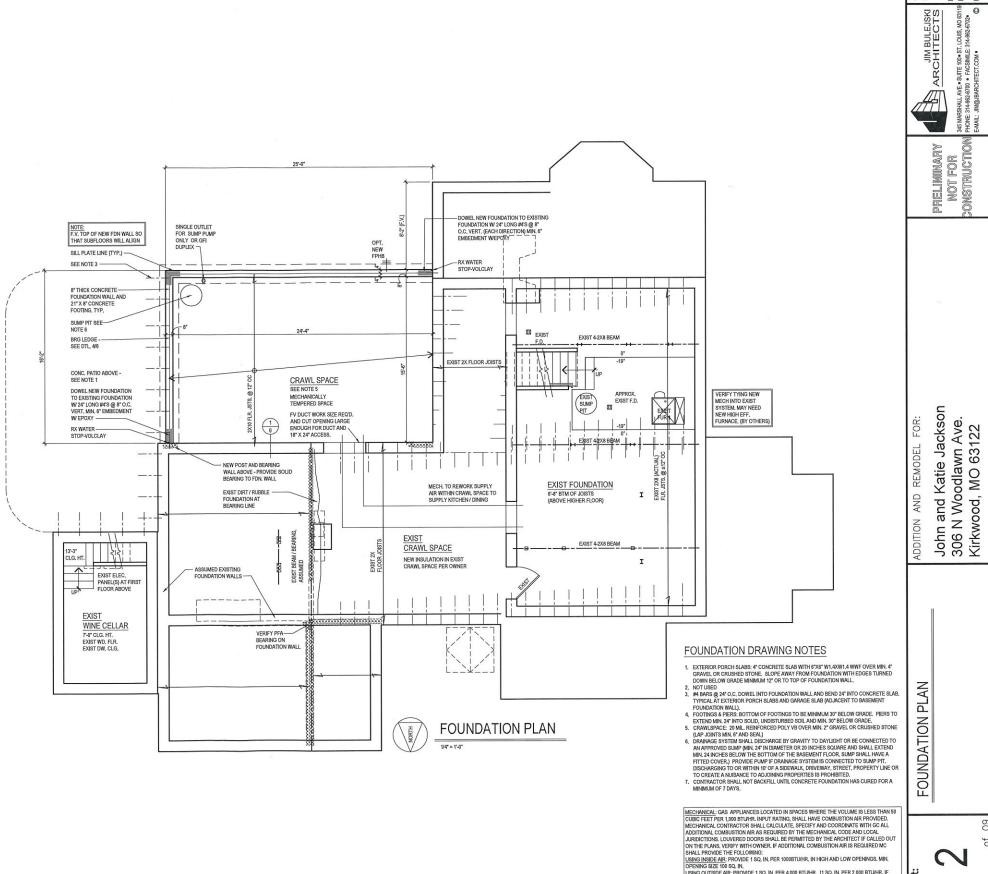
SYSTEM.

1, COORDINATE LOCATION FOR STOCKPILING OF TOPSOIL WITH OWNER.

14. DRAINAGE SYSTEM BRAINAGE SYSTEM SHALL DISCHARGE BY GRAVITY TO DAYLIGHT.

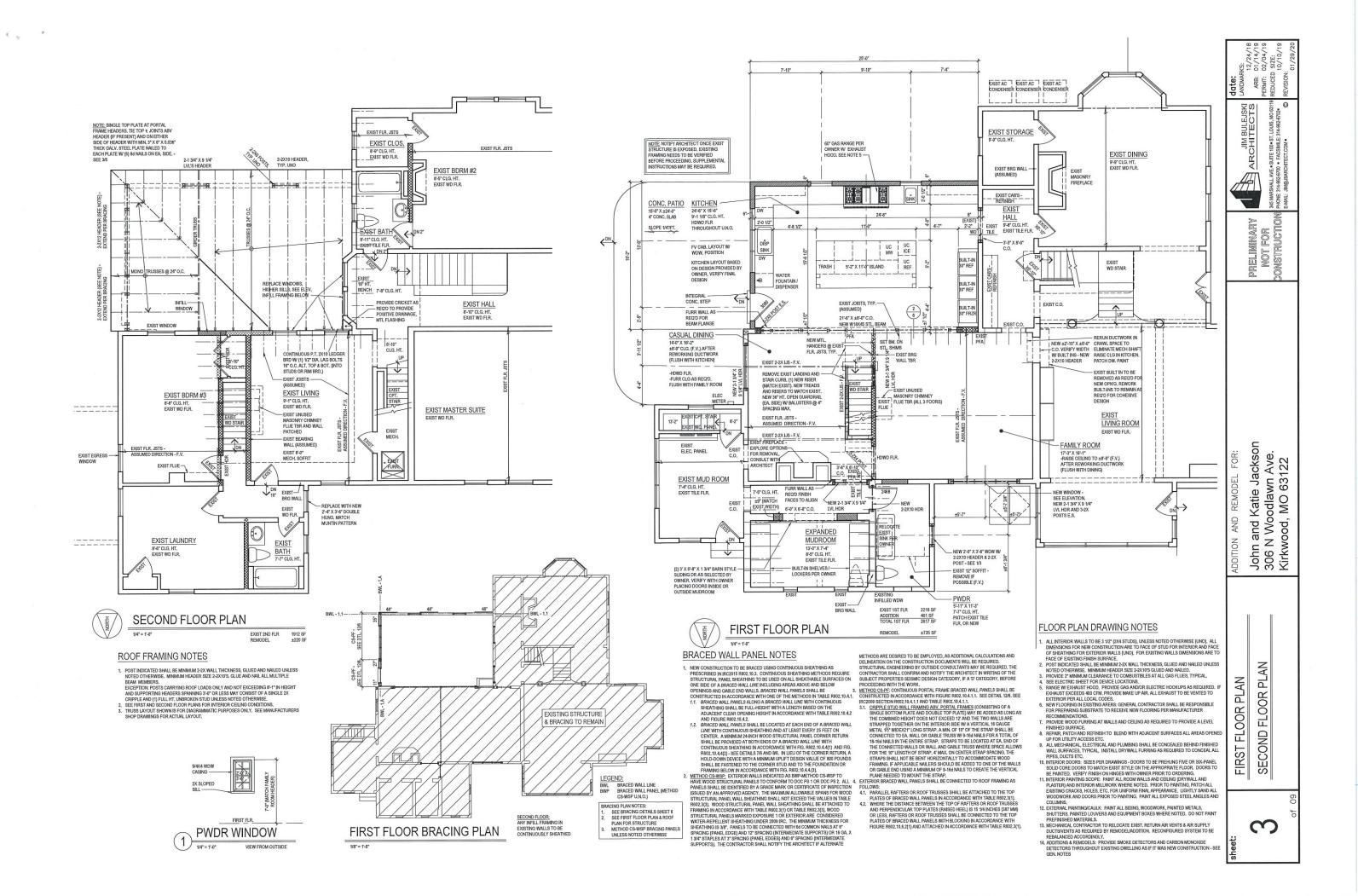
DISCHARGING TO OR WITHIN 10' OF A SIDEMUAL, ROPEWAY, STREET, PROPERTY LINE OR

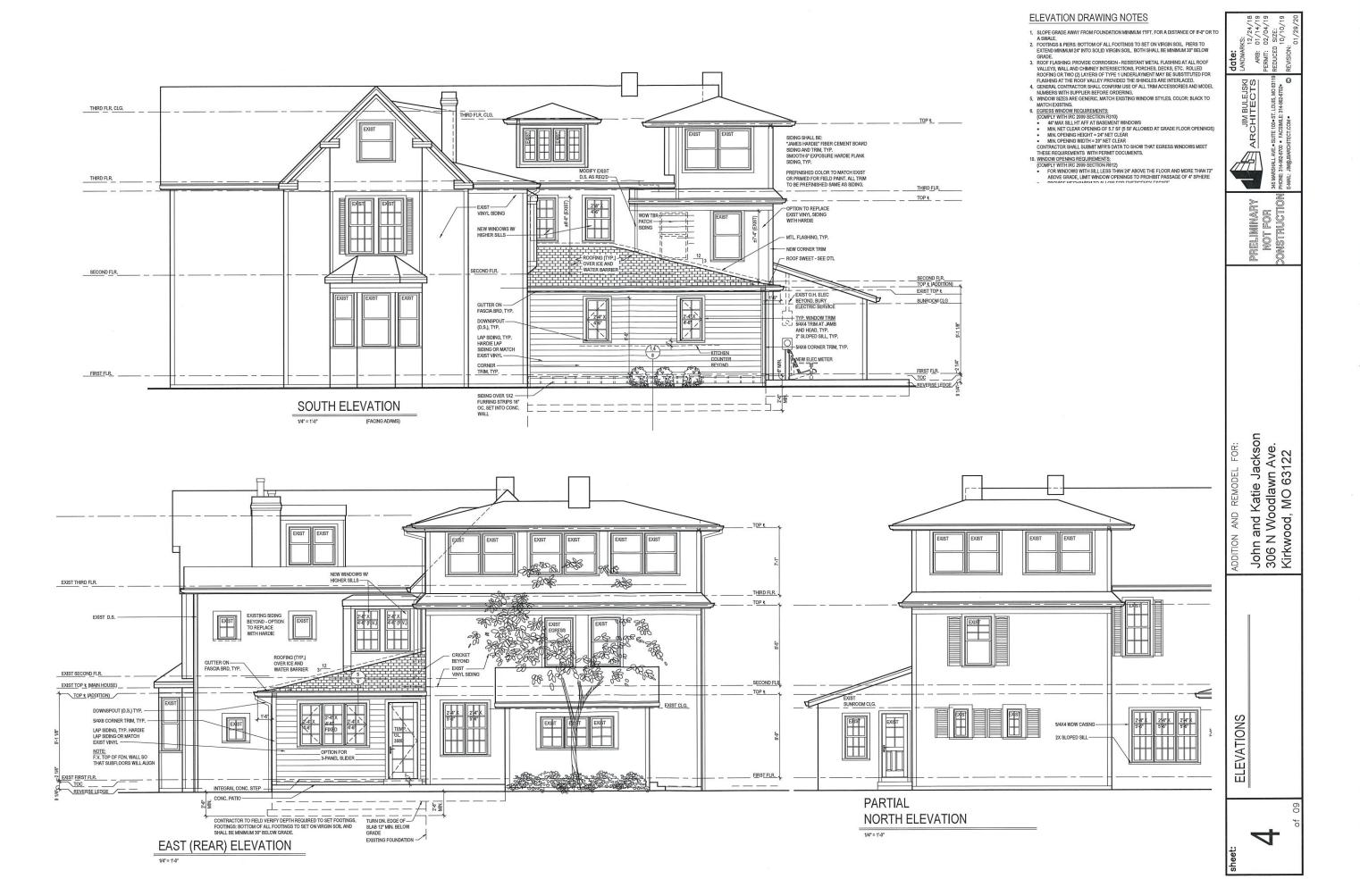
TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED.

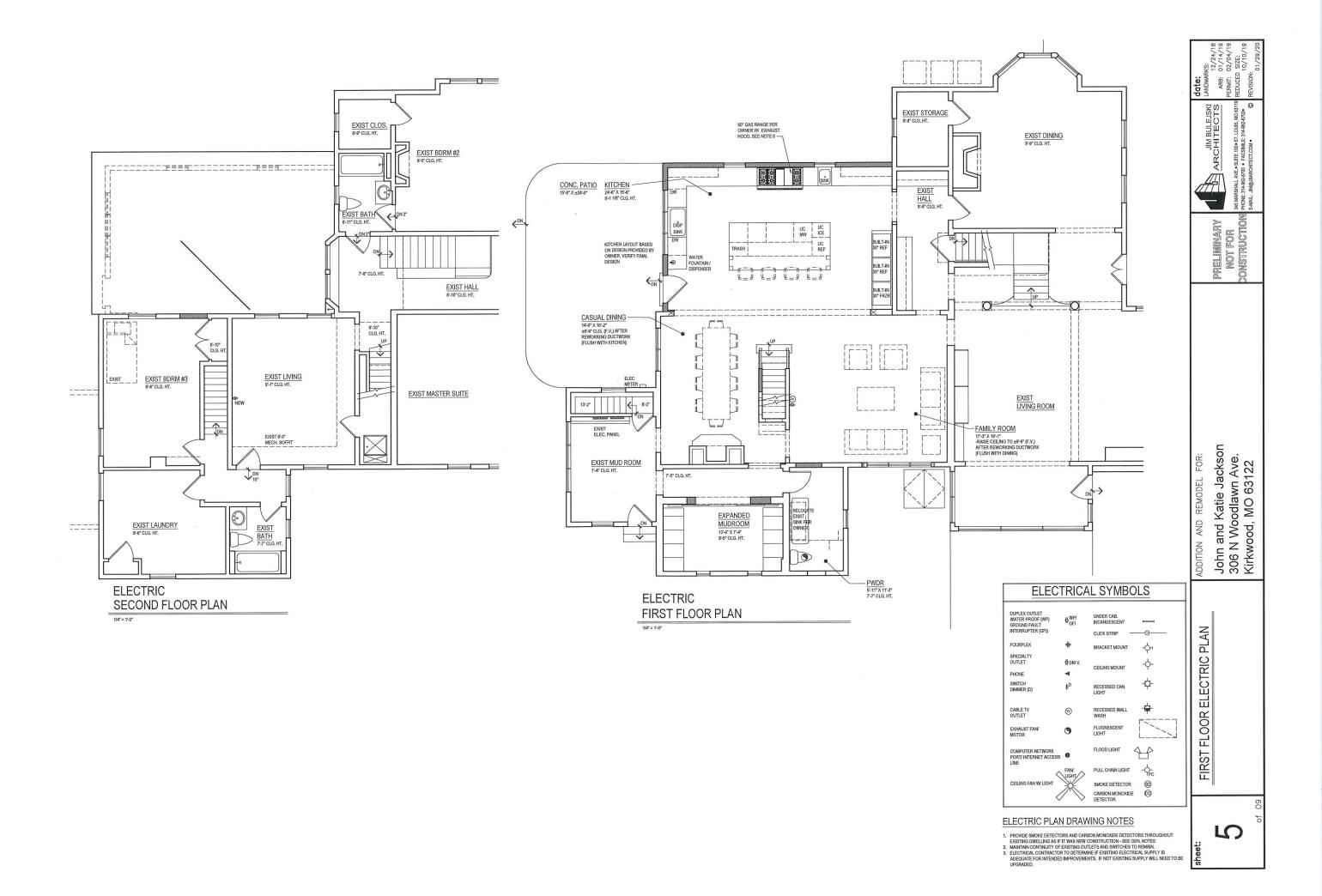


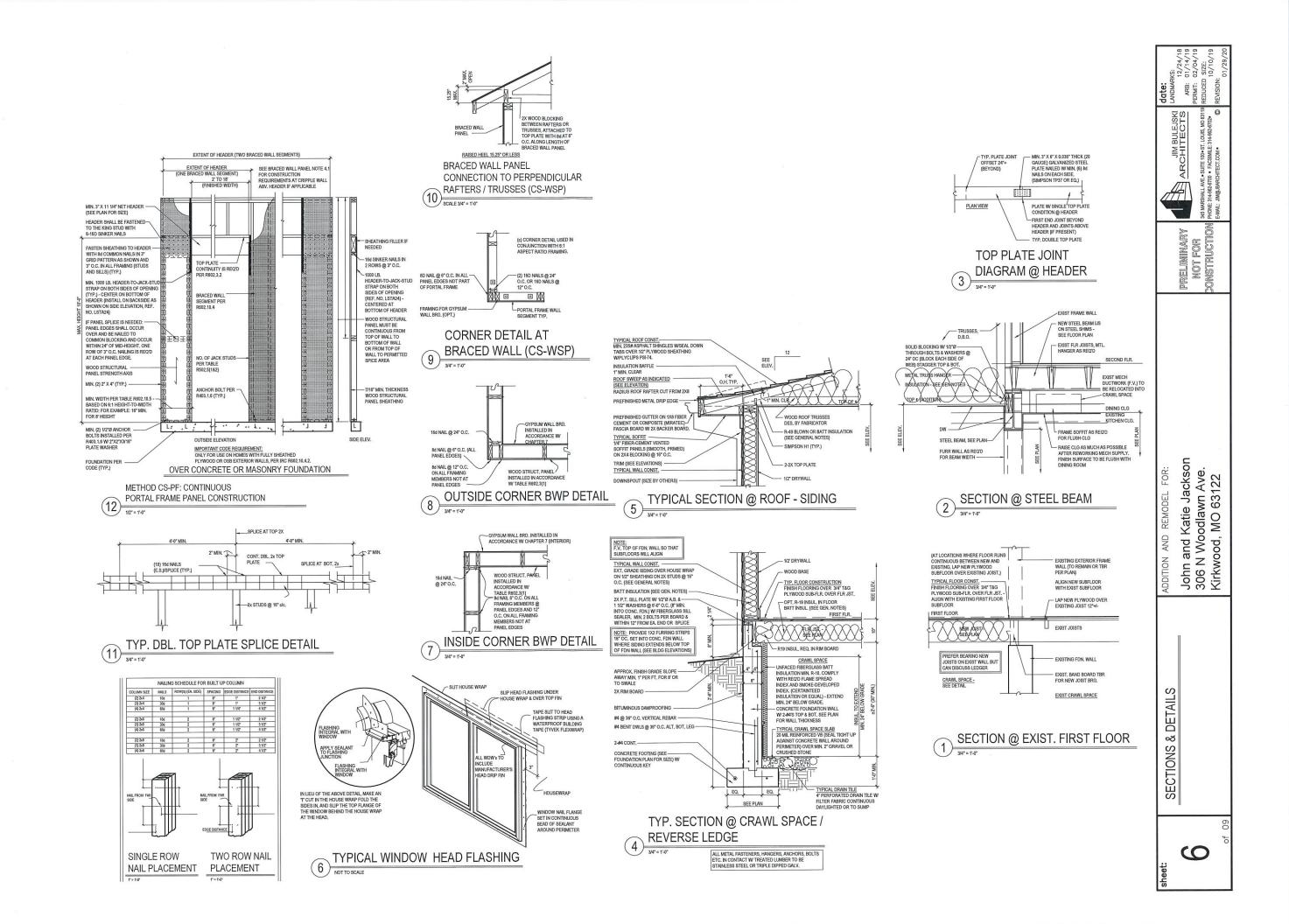
E 77 4

OPENING SIZE 100 SQ. IN. USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. (1 SQ. IN. PER 2,000 BTU/HR. IF DUCTED HORIZONTAL OPENING)









GENERAL NOTES

nation of Documents and Project Site: Contractors warrant they have carefully examined the drawings, read the specifications, visited the site (to verify, raphy, site restrictions, existing conditions), and that his bid includes all items necessary to perform the work. Prior to beginning the work, promptly repography, site restrictions, existing containable, and that his windows an inemi increasily in the state of the site of the state of

Cedes 1. Permits: All work shall be done in accordance with all applicable local codes, ordinances, state and federal codes. Compliance with these notes and drawings does not necessarily cover all restrictions required. Mailty architect immediately of any incomistractics. Contractor shall be correction cost if howevery for the contractor of the regulations. Building and fine delirity permit approval auna the advanced defore construction state.

Copyright: These plans are the sole and absolute property of the Architects. Any use, capying or reproducing of these plans without the express written consent of Jim Bulejski Architects is illegal. The architect takes no responsibility for work that does not bear his seal and signature.

Substitutions of materials and equipment
Certain materials and equipment are specified by monufacture or trade name to establish ininimum standards of quality and performance and not for the
purpose of limiting competition. Naterial suppliers and phone numbers may be included as a convenience and purchase may be made through any competent
source. Contractor shall strictly addrest to monufacturers installation instructions.

Indemnities
The Contractors shall Indemnity, protect, defend and save, and hold harmless the Owner and Architect from and against any and all claims, demands, liability, and custs, including atterney's fee, arising from injury to persons during the life of this contract.

Sustantes
The contractor shall include in his contract, provisions to promptly correct, "within reason", any defects (settlement, shrinkage, door or vindow on needed in the Werk which may appear within twelve menths after the date of final payment to the contractor or within such longer period of his prescribed by law. The contractor shall not be responsible for general uninternance or to composate for homeowners reglect. The contractor shall not be responsible for general uninternance or to composate for homeowners reglect. The contractor shall be not appear to the contractor shall be of good quality and for in addition, the contractor shall assume full responsibility for any disnage to the building and its contents caused by defects or improper installate equipment or antesies. Provide wave with recepts and waverunjy information and literast that curry a naunofactor "averant", vareantly.

Acceptance of Previous Work
Commencement of work by any trade indicates acceptance of previous work by others to be suitable for proper application of a subcontractor's work unless the owner is given a written notice of damage or defective workmonship and the possible effects upon the succeeding work. It is the responsibility of each subcontractor it notify the general contractor and orchitect of any problem before beginning construction.

- DIVISION 2 SITE WORK

 2.1 Fixed stable. Bessement floer elevation must be above 100 year flood plain. Low sill must be minimum 2 feet above flood plain elevation.

 2.2 Soil bearing capacity: General Contractor to hine a sails engineer licensed in the state of Missouri for soil testing, the owner shall be required to pick up the cost of these services. The architect shall be informed of the engineer's written recommendations and shall review prior to the work proceeding. If less than 1500 ppf. so bearing capacity, redesign may be required. All feotings and column pads shall been on whigh soil. The soil proceedings shall be not shall be a formed on the engineer's written recommendations and shall review prior to the work proceedings that the natified during execution if additional execution is required.

 2. Finish Gradign Finished grades at the blight a bea min of 6° bead way to per foundation for used frame and 4° below for used frame with brick wencer. All used framing numbers that reat on top of the foundation lected (lass than it inches above the exposed ground and all other used less than 6 inches from the ground shall be pressure treated. Gred shall shape every from foundation as minimum of a circle of you within the first or to a swate.

 2.5 Existing Tesselli. Carefully exceps up in areas of new construction only. Stockpile topsail on site in area that does not disturb any existing trees, and redistribute on site during finish yearding.

 2.7 Beskriff and fills backfill shall be free of all free reals, large recks construction debris.

 2.8 Listing Tessella. Termineter. Trees ledes us tables, entry pack, portices, and on the outside face of all fraundation walls to include dirt just and stable fraundations. Furnish writhen warranty for 5-year period from treatment date signed by applicabler.

 2.9 Paris hills: "Applicabler coffs in the Blates corregulate performed with thill be recommended and petched, Remove minimum 3" of topsail, then place read on compact, install a 2" asphalt—seering surface, with edges

- requirements in right of way.

 2.13 Concrete Driveway. A" thick concrete with 10/10 wire mesh using 6 sack merames gravel concrete over 3" to 4" of 1"minus crushes
 Wood or carpet float finish and broom finish at steep driveways exceeding 5%. Round all edges 11/4" radius. Provide 1/4" per for
- Wood or carpet first frinit ann aream imma w aream writers, accounting the defendance of developed the accepted.

 2.14. Concrete Petilo or Velakvezy & concrete valls with 6" x 6" MLx x @ 1.4 WWF ever minimum 4" crushed stone. Stope to drain water.

 2.15. Exposed Aggregate Petilo or Walkvezy & concrete valls with 6" x 6" MLx x @ 1.4 WWF ever minimum 4" crushed stone. Finish shall be exposed aggregate using Mersanec River green. Verify selection of exposed aggregate using Mersanec River green. Stope to drain water.

 2.15. Concrete Exposition/Carbo Labite: A drivers and walks 172 exposition joints with premotded filter at maximum 15 ft OC. and at building junctures.

 Contral joints to be 1/4" wide at least 1" deep at maximum 6 feet OC.

- Compressive strength of concrete at 28 days shall be minimum:
- . 2000 psi desement stabs. 3000 psi foundation, basement walls, footings, and piers. 3500 psi porches, walks, patios, steps, garage stabs, and driveways
- All concrete shall be air-entrained in accordance with IR
- All concrete shall be air—ahrained in econdance with IRC

 <u>Adminiture</u> used must confern with IRC and be approved by the architect.

 <u>Featines 1 piers</u> must be a minimum of 2"-6" below finished grade and beer on undisturbed soil or prepared fill.

 <u>Extrainer featings 2 piers shall extrained a minimum of 12" into undisturbed soil and at least 30" below finished grade.

 <u>Vertical Reinforming</u> for foundation walls to be derived from 2019 IRC hallow 40-LL2181, Alternate spacing for different bur sizes or different grades of steel is derived from table 4-64-L2191. Bars shall not be spaced less than one-half the wall thickness, or more than 44" on center.

 <u>Herizontal Reinforming per 2099 IRC table 4-64-L2119</u>.

 Basement valis and floors shall be treated to provide resistance to the infiltration of water and property reinforced to withstand water pressure as encreasure one FM65-2.</u>
- necessary per R465.2
 Provide construction, isolation, and control joints as indicated or required. Lecate joints so as to not impair strength or oppearance of structure.
 Protect construct from wealther extremes during mining, placing and curing, in cald weather comply with ACI 306, in hot weather comply with ACI 305.
 Interior constructs Finish surface by travelling to a uniform feature and oppearance.

DIVISION 5 - STRUCTURAL STEEL

- Steel to be minimum A36 grade steel. All steel beams minimum 3" bearing to be grouted solid into beam packets with "non-strink" graut. All steel
- Beams, columns, and lintels to be shop primed. Use steel Shins, Typ.

 Provide steel angle of all masoury openings (U.N.O.). Verify size with architect if not indicated. Minimum 8" bearing onto masoury.

 Richimum column size shall be 3" diameter schedule 40 cloumns. Size plans for each size! All reinfercing steel shall be grade 60. Bolts A03

 All steel beams terminating at steel past shall run completely (full bearing) over top of steel post.

OVINITY a - VOLD PRAINTION
Heterials & Decipitations
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Himinum Beering Conditions All joils, girders, and beams shall bear a minimum of 11/2 inches on wood and 3 inches on mesonry.
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Himinum Beering Conditions
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at the nervow end.

Pasts. (2) Ze to be interpreted as (2) Ze "cripptes", glued and nailed, plus minimum (1) full height unbroken stud, all posts to be blocked solid
to ap of structure below, studes used as posts to be sprace-pine-fir, minimum post size 2-Ze wall hiddeness, typical under all beams and
headers une. Exception posts carrying minimal leads, less than "0-0" in height and supporting headers spanning 3-0" or less may consist of a
single Ze ropple and (11 full hu, unbrowness stud unless noted otherwise.
heteries partitions, Minimum Zek stude at 16" CC, UNO, All framing to be 16" CC, typical UNO.

Shafton: APAR Rated Struct-Floor or Avantez, Ze'CC (23/32") X. nom., Exposure 1, (Plyweed only) glued and nailed. Unsing ring shasks) to joists, Do
not use ring sharks on 1 joists.

nor use ring snanks on 1 joist. Exterior Wall Sheathina: APA rated sheathing exposure 1, span rating 24/16, 17/16" OSB) or 32/16, 115/32" plywood) 1/2" nominal, Use plywood under

Exterior Vall Sheshing. APA rated sheshing exposure 1, span rating 24/16, 15/32* (15/32* plywood) 1/2* nominal, Use plywood unde IPS not 0381 breaing shall comply with IRC.

Roof Sheshing, APA Rated Sheshing, Exposure 1, span rating 22/16, 15/32* (19/20*)

- the truss. All festeners inolis, botts, hangers, fleshing, etc.] that come into direct contact with ACO Preservative Treated Wood to be hat dipped galaxiesder or stations stated.

 Interior Editory: As defauled on plans. Heath existing, Provide base shoe mold at all wood or lite floors. Flet jambs shall be X* thick, min., wall caps, behackes behaviors, and windows lists while the minimum 5/4* thick, UNO, Install trim with minimum number of joints. Cope inside corners and returns. Milter and glac corners. Scarf end-to-end joints.

 Shaking: Cleaset shall be 5 visy vier shalves, typica.

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 Bakking: Cleaset on all other of all conventional, double shall be required at all soffits and deopped cellings. Mid-span wall blecking shall be required on all exterior and interior walls. Firedecking required develven stateway stringers at the top one bottom of the run Caclosed accessible spaces under states shall here walls and dip, cled with N* dw. Fireblecking required around vent, pipe, and duct penetrations of cellings shall be required by strips of metal or metal lath). All penetrations shall be properly fire couled with approved coulbing.

 Britantian of couls from supported below wood joints or ethached directly to wood floor trusses shall be defits topped at 1000 sq. ft. intervals and parallel to main framing ammhers.
- Access Openings: a 22" x 30" min. access opening required for attic areas which exceed 30 sf and have a clear height over 30". Install in a hallway or

- Access Openings = 27" x 3" min. access opening required for attic cares which exceed 30 st and have a clear height over 30", Install in a hallway or other accessible location with 30" minimum headerom shows the opening. A 16" x 2" minimum wall access opening is required for creat spaces. Generalize opening size required when an appliance is located in attic or creat spaces.

 Generalize opening size required when an appliance is located in attic or creat spaces.

 Desiring bettines and space shall be would decid in both and approved, typical.

 Desiring pertitions and past shalls be unbehear for uncombinated from bensing to structure below.

 Desiring pertitions and past shalls be unbehear for uncombinated from bensing to structure below.

 Guttine, Matchian, and/ore Beins holes on word beaus, joints, rafters, or studs shall one exceed the limitations noted in sections RSSQ2, Re02, and

 RSDQ2. Restrictement of studes shall be done in accredance with IRC. Notheries and below in the pales and their students of the students of the

- substantial areas of bearing walls substantial areas or bearing waits.

 <u>Cabinet supplier</u> to field measure area of work after rough framing to assure exact fit of cabinets and free operation of all doors and drawers. Scribe
- Collins's to well as required.

 Handrail's shall not project more than 4 1/2" into required stairway width. Handrail's at straight run stairs to be continuous. Handrail shall have circular cross-section with minimum dameter of 114" but not more than 2", or other approved shapes having a maximum allowable horizontal width 2 1/4", maximum graspuble perimeter dimension of 6 1/4", and a minimum 4" graspable perimeter dimension af 6 1/4", and a minimum 4" graspable perimeter dimension. Handrail and shall return to the well or
- newel post,

 Guerris clang open-sided stairs with a total rise more than 30" shall be a minimum of 34"in helght above the leading edge of the tread and minimum of
 36" in height et the stair leadings. Minimum 36" blight guerris shall be provided along balconies, creaveys, mezzanies and open-sided valking surfaces
 where the difference in floor levels is more than 30". Open guerris shall have intermediate vertical balusters spaced less than 4" apart.

 Generally reference in floor levels is more than 30". Open guerris shall have intermediate vertical balusters spaced less than 4" apart.

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 Generally reference in floor levels is more than 30". Open guerris shall have intermediate vertical balusters spaced less than 4" open described by the shall be a minimum of 34" in helght above the leading of the read and minimum of 34" in helght above the leading series.

 Generally above the leading open shall be a minimum of 34" in helght above the leading of 36" in helght above the leading series.

 Generally above the leading open shall be a minimum of 34" in helght above the leading of 36" in helght above the leading series.

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 G
- over framing where possible, cut openings in sheathing to vent to attic 6.12 Truss Require
- Truss Requirements

 1. Trusses to be designed by others and shall comply with 2009 IRC, ANSI/AFAPA NOS-2001, and ANSI / TPI 1-2002 as the design standards. Febricator's Responsibilities include but are not limited to designing all connections and truss to truss connections. All trusses must be designed to resist horizontal thruss. No harizontal thruss shall be applied to any valls. All trusses to be two [2] point bearing unless noted otherwise. Trusses to be designed for minister testal defliction. Compound defliction must be taken into account when designing truss system. Tests Leed Defliction of truss system on to exceed I/360. Scissor Trusses with horizontal movement greater than I/2* to be anchored with TC simpson anchors on one and, or

cu equal. Truss supplier to provide <u>shop drawings,</u> product data for all truss components, stress diagrams (which have been signed and seal. Trues supplier to provide <u>almod returning</u>, product data for all trues components, stress outgrass which neve been signed an excellent part activation and provide almode trues for a structure displaced times are stress, particularly structured and trues largerill and a trues largerill and a trues largerill and and trues for a structured and trues are structured and tr

or roof rafter: use actual dead load, Inote: dead load must include 2 layers of Ceiling joists or use a live load of 20 lb, per sq. ft when there is attic storage. Bottom chord of trusses: use 10 lb per sq. ft. live load where there is no attic storage, dead load-use actual dead load

tion shall comply with "International Energy Conservation Code" & the IRC. Builder to provide a permanent certificate to be posted on or in the Construction state compy with international control was a control to the control

Mercunducter Presents

Resulted representation of connected for an approved sum. Braining system shall discharge by gravity to daylight or be connected to an approved sum. Walls shall be dampersafed with a bituminous material, 3 lb. per sq. yd. of acrylic modified cement, 1/8" coat of surface banding marter, or by any of the materials permitted for wall weterpressing.

Provide perforated drain pipe inside or outside of foundation. Derinage system shall discharge by gravily to deslight or be connected to an approved sump. Netls shall be dampersed with a biluminous naterial, 31, bp. ers. yo.' of a crystim medited coment, 12e" cost it sorters banding meter, or by any of the meterials permitted for vall waterproving.

"Groundated Preside Preside Preside drain pipe both inside and outside of foundation. Drainage system shall discharge by gravity to deslight or be connected to an approved sump. Foundation is be "vaterproving" with approved system per manufacturer's instruction in accordance with R406.2. vaterprovings to be applied from the tay of the feating in the finished system. All plains is valid and floars to be water light.

ROOPRIG. Provide and install the reafing shavon on the drawings and everything required to complete a good weather light roof installation that qualifies for the memofacturers variously. Everify finish colors selections with water.]

Roofings shall be Match osisting syshall shingles. Segment Roofings Apphalt shingles shall not be installed on roof slopes below [2:12]. (verify with manuf.) Class A, B, or C roofing shall be required where the edge of the roof is less than 3' to the property line.

Slopes of 212 to less than A12 shall be protected with two layers of undertayment. Apply s 19's strip of undertayment fell partial with and starting at the evers, featured sufficiently be had into place. Sterrings at the evers, perspect of undertayment fell partial with and starting at the evers, featured sufficiently be had into place. Sterrings at the evers, perspect of undertayment shall be epited with an elser of undersyment. Abolt to epithese's undertayment abolt to epithe with the data the ever featured sufficiently to had into place. Sterrings the devery, emply 35" while sheets of undertayment fell partial with and starting alone severage that the evers, featured sufficiently to had into place. Sterrings the devery and the sterrings and that the complex of

underlayment shall exercise the previous 36' wide sheet by 15'. All underlayment shall be fastened sufficiently to held into place, stopes equaling or exceeding 4.12 shall be protected with one layer of underlayment. Underlayment shall be applied shingle fashion, parallel to and starring from the cave and lapped 2', fastened sufficiently is hald in place. End taps shall be offset by 6'.

Applied Real Realing: installed on roafs of less han 312 stops, apply prestiled to the eases. It shall not be installed on roaf stopes below \$112\$, minimum cost stopes VLAI With proposed low-slope prot or overeing inderlation.

Item 40 welver 55hilds is required under shingles/roafing of 2 layers of type I underlayment comented together or an approved waterproofing membran extending from the edge of the eaver but less 12' increasured herizin linking the exterior wall line where the roof slope is greater than or equal to 4.12 and the eave overhangs is less than 12' increasured herizinality) from the sheathing to the outside face of the gutter board, or where the roof slope is specified than or eard to 4.12 and orselve than or eard to 4.12 and frestly than or eard to 10'.

ope is less than 4:12 and greater than or equal to 2:12. ater than or equal to 2:12. --resistant flashing at all wall and roof intersections, changes in roof slope or direction, around all roof openings,

R9952.82
Redsid Rashing shall be 26 gauge-galvanized steel. Upgrade to min 16 oz. copper flashing where neted an dravings.
Rolled roafing or he 12 layers of Type 1 underlayment may be substituted for flashing at the road valley provided the
Underlayment substituted for valley flashing shall be installed to extend at least 18° beyond a road valley or hip from
Ribes locations is required.

Bidge LYESS, Downlidge By Lonance

GUTES SOUTH STATE OF THE STATE OF T

downsport locations with owner. Gutters shall be seamless minimum 5º (EDIT 6º) prefinished aluminum gutters (with leaf screens), well seeded and waterlight, with oversized downsports, Verify color with owner, Install downsports as indicated an plans if shown with at least I downsport per 25' gutter run. Downsports shall discharge to "splash blacks" directed sway from Foundation. Provide owner with apliants price to connect downsports is, paperals 4.° dis. Rom-prefered to underground drainings system, which is connected to shown sever, or "day lighted" unless noted on plans. Install screened end cops where drain 18d discharges to deplicate, Uniter some dewnsports required on read eventuags less than 36°. Install of the state of the second of the second downsports required on read eventuags less than 36°. Install of the second of the building thermal eventuage. For black on or sprayed insulation (foregiass or collained, certification to include initial installed thickness, settled thickness, settled Revalve, installed density, coverage area and number of bags installed. At bleven or sprayed read/felling installed thickness, settled thickness, settled Revalve, installed density, coverage area and number of bags installed. At bleven or sprayed read/felling installed, and bleven or sprayed read/felling installed density, coverage area and number of bags installed. At bleven or sprayed read/felling installed and the second of the second of

insulation, the thickness of insulation shall be written in inches on markers, attract or the trusses rooms the artic opening, one for every 200 age, if; throughout the artic.

Thermal Requirements: IR-Values indicated must be obtained by only the insulation material used, not by the total system.

rest/celling.

ubfloor on exterior walls; around electrical wires & boxes, plumbing pipes, ductwork or any other penetrations between floors; around windows an loors; all rim joists, including between foundstion wall and sill plate, rim joist and sill plate, and rim joist and subfloor; any other penetrations on

Sound batts: 3 1/2", Certainteed sound control batts or approved equal, Install around all upper level bathroom drain lines where they pass through

Initiated areas of the house.

Cauthing and Statistins: Exterior joints around windows and door frames, between wall and penetrations for utility service through walls, floors and roof and all there opinings in the exterior exvelope shall be sealed in an approved manner. Weather stripping is required on all exterior windows and doors.

Corresion resistant flashing is required at the top and aldes of all exterior doors and windows and at the intersection of all massony and frame constructions. Bill seed is required of foundation. onstruction. Sill seal is required at foundation. colont used shall be <u>Yulkem 116</u> as manufactured by Tremco.

7.8

Seedant used shall be <u>Yulken 116</u> as mourfactured by Tremco.

Sheet <u>Netal or Reshing (Neth Part ner of Icashing)</u> shall be minimum 26-gauge aluminum with baked on enamet finish where exposed.

Comply with "Architectural Sheet Netal Manual" by SNACNA.

<u>Nataryrad Hembrane</u>. Hanufacture; Pasco for approved equall installed per manufacturers recommendations with preformed corners. Showers or steam room w/ Ties, 40 mil tred shower pan liner.

<u>Yages Returders</u> is required on the warm side of the insulation of all exterior frame elements. Yapor returder shall be integral with Kraft faced batts meeting AST-MS. EquiptyPhore support approximation and beta smellers. Beliant to the shall be integral with Kraft faced batts meeting AST-MS. EquiptyPhore support support shall be integral. Install 6-mil poly vapor barrier under concrete stab. Use large sheets of material, thus eliminating most joints. A vapor retarder shall not be installed under water-resistant gypsum backer board in shawer or habitals remonstrations.

weather. Resistant Skeething Paper (asphalt saturated felt 14% per square othervise known as type I felt, Tyvek, Typar, or other approved weather resistant material) shall be installed under siding and brick/stone veneer listed in table R703.4.

Exception, required vertiletion area may be reduced to USO of the area served. Two remote vents required for each attic/space ininimum).

Exception, required vertiletion area may be reduced to USO where a vapor retarder having a transmission rate not exceeding 1 perm is provided on the conditioned side of the invaletion, or if the golde or right excent services for the extreme that extreme the extreme transmission rate area with the balance of the required vent area is supplied by eave or comica vents. Endosed attir, criterio and crust appear comments are such that the conditional data of the required vent area is supplied by eave or comica vents. Endosed attir, criterio and crust appear carea may be ventilated by a mechanical exhaust and supply air system of .02 CPM/sq. ft. of horizontal area. The ventilation systems shall operate continuously. resistant material) shall be installed under siding and brick/stone veneer usted in table K103.4.

7.15 Attic Ventilation: Inet free) area is to be at least 1/150 of the area served. Two remote vents required for each attic/space liminimum.

The ventilation systems shall operate continuously.

<u>Unfinished Basement Ventilations</u> and utility rooms require natural ventilation (net openable area) at the ratio of 1% of the square footage floor area served. Metanical ventilation with outdoor air into recirculated oir in accordance with the mechanical code may be substituted at a rate of .05 CFM/sq.

It: of area.

Air Lesisog: The building thermal envelope shall be durably seeled to limit infiltration. The following shall be coolined, associated, weathershipped or otherwise seeled with an air barrier material, suitable film or solid material: all joints, seems and penetrations; site-built windows, doors and Stylghin openings between window and door assemblies and their respective joints and framing willfy penetrations; dropped college scales to the threat entering, not would, will out celling specified by a terrespective joint by and the control of th

- DIVISION 8 WINDOWS AND DOORS

 All fenestretion fundames, doors, and skylights) U-factors shall be in accordance with NRFC 100 and labeled and certified by the manufacturer.

 Mindows shill have a maximum U value of 35.

 Glazing installed in the following lacalisms shall be tested and labeled in accordance with CPSC 16 CFR part 1201 Shandard as a Type i or II category.

 Glazing installed in the following lacalisms shall be tested and shall be the secondance with CPSC 16 CFR part 1201 Shandard as a Type i or II category.

 Glazing installed algorithm of the south of 0° vertically above a shanding surface.

 Any glazing material algorithm to a door if the necess's vertical edge of the glazing material is skirll in 24° arc of either vertical edge of the door in a closed position and if the bettom edge of the glazing material is less than 60° above the floor.

 Exceptions Where there is an intervening value of barrier to prevent a person from shringing the glazing while approaching the door, Glazing adjacent to a door serving a closel or strange area 3° or less in depth, Decorative glass

 Safety Glazing is required for fixed or operable panels that meet all of the following a lindividual pane greater than 3 sq. ft. and, by the degenerable of the mind 36° above floor and, cl. 1 top edge more than 36° above floor and, cl. 1 sq. degenerable of corrective glass

 All doors

 Exceptions decorative glass

8.10 Deer Lecks: with thumb turns on the inside are permitted. All means of egress doors shall be readily operable from the side which egress is to be made without the use of a key or special knowledge or effort, inside key operation is permitted provided the key cannot be removed from the lock a locked from the inside.

DIVISION 5 - PRISHES

CIPCHALL Dryval installation must be in accordance with the Gypsum Association recommended practices for thickness, fastening and taping an correct shut specing. Fire rated dryvall assemblies shull be installed in accordance with tapper of the fire the fire of the fire.

Use valer resistant systems backer board in damp areas of both reasons neat to sinks and around rollets. Do need apply over a vapor barrier.

Use valer resistant systems backer board in damp areas of both reasons neat to sinks and around rollets. Do need apply over a vapor barrier.

Undersignment of ITE Walls and other Tile surfaces, shall be IVI cententiations board such as "Druvach" ar "Wanderboard" undersignment and sluvis to

interreption in the Manager and two conpartments within 2 ft of fixture. [Foliow monifacturer's recommendations carefully.]

Ill drywall shall all be 1/2" thick with smooth finish and screw applied UNO. Edit Use 5/8" thick drywall on ceiling framing/trusses spaced 24." OC. Screw and glue to celing. This installer shall not damage vapor barrier. Appropriate drywall corner beads shall protect exposed drywall corners. Use USG Sheetrock Brand paperfaced metal drywall bead and trim or equal to resist edge cracking.

Cities that the smooth, no Teather unless noted etherwise, are firsth schedule.

Underlargement at Title Valliss and other Title surfaces shall be 1/3" censenthious beard such as "Durack" or "Winderboard" underlayment on all walls to receive Title finish inhower and to compartments within 3" of finishine. Follow manufacturer's recommendations carefully.3 Interior Plack Historials shall not have a finee spread rating exceeding 200 or a make development bakes exceeding 450. Both insulation including the wapper relatives, hall not be lett argueded in beasenant unless the materials has a finee appear draining of 25 or less and a sanish development rating of

International Control of the September of the Bulland Control of the September of the Septe

drywall is sprayed, then the second spraying shall be back rolled

If dryvall is spreyed, then the second spraying shall be back relief.

Exterior fours and george doors shall be painted with two costs on carylic seni gloss. Any expassed wood on the exterior of the house shall be primed and backgrinds before installation, then painted with two costs of excylic seni-gloss paint. Painting contractor shall spray paint black the inside of the areas where relievant is given its are enounted on stud spaces so that studs are not visible. Paint all steel beams and columns.

External Paintin/Couls* Paint all woodworks, painted endirsh, shutters, painted lowers and equipment boxes. Do not paint prefinished materials. Fleering, (Eurpel, heardwood, and filel shall be selected by owner from allevance for labor and materials. Install per manufacturer recommendations. Tile floers shall include control paints at devayes and exprayed. Install wood finer gilles in wood flowers to match Concentral whith School control paints at devayes and sergerise. Install wood finer gilles in wood flowers to match Concentral with School control paints at Control paints and Control paints at Control paints at

Medicine coloniets, and bens towel birs, and both accessories: shall be selected by events based on an allevance, and installed by contractor.

Shaver Days and Glass Sorrounds and Mirrary: shall be selected by the owner based on a labor and materials allowance. DIVISION IN .. SPECIAL TIES

cebinets and vanifies; shall be selected by owner based on allowance, and shall be installed by contractor. Cabinet and countertop suppliers

<u>Introduction country and vanhous</u> shall be stated by source passed on allowance, and stall, be instructed by country and vanhous shall find nearous for all collabors before varieting, and coordinate all upplicance selections with cobiner sizes.
<u>Country Tapps</u> shall be selected by owner based on allowance. Contractor shall provide for installation of cultured marble and plastic luminate counterloys. Allowance for shane, life and said of surface large shall include both labor and materials. 12.2

DIVISION 15 - MECHANICAL

Plumbing - (P)
PIS.1 Work shall consist of all services typically known as "design/build" and shall include the furnishing of construction documents, as required, materials, labor, equipment and tools to install a complete and operable system of plumbing and severing. Install per all local codes and ordinances.

laber, equipment and front is install a complete and operable system of plumbing and severing. Install per all local codes and ordinances.

15.1 Seaply policy a Supply plumbing and severing.

19.53 Supply plumbing shall be type it hard copper above ground with lead free sader. Sever, sail, and vent piping shall be schedule 40 PVC or there locally approved. All plants in PVC drains shall have primer and PVC solvent center as per country code. Maintain minimum 11/2 per foot slape an all drains.

All fixtures shall be properly trapped and vented. Install individual shallorfs an all plumbing fixtures. Pressure text all pulmbing laught plumbing supply shalls are across compound puncture lines.

Signarably valve exchi ister, locate at an accessible place, install air chambers as required by Local Cede. Block all lines and reference on or eff. Veter service pipe and the building sever are to be minimum 10-4 risers as necessary to prevent noise or vibración nom water is harmed on or eff. Veter service pipe and the building sever are to be minimum 10-4 risers as necessary to sever fict that the veter excrice pipe and the building sever are to be minimum 10-4 risers as necessary to sever fict that the veter excrice pipe and the building sever are to be minimum 10-4 risers as necessary to sever fict that the veter excrice pipe and the building sever are to be minimum 10-4 risers as necessary to sever fict that the veter excrice pipe and the building sever are to be minimum 10-4 risers as necessary to sever fict that the veter excrice pipe and the building sever are to be minimum 10-4 risers as necessary to the several problems are not be demanded to a sanitary sever. Devangeuts are not be incommented to be a minimum et 10-4 riser and problems are not be demanded to a sanitary sever. Devangeuts are not be the exception of the veter of the devangeuts are not be demanded to a sanitary sever. Devangeuts are not be the problems and the veter of the necessary of the veter of the devangeuts are not to the veter of the necessary

with P2902 of RC 2003

15.5 Emmetre Whete Lines: Provide at Refrigerator in kitchen.

16.5 Institute Whete Lines: Provide at Refrigerator in kitchen.

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16.5 Institute Whete Lines: Vene States Whete Lines.

16.5 Institute Whete Lines: Vene States Whete Lines.

16.5 Institute Whete Lines

PIS.S Pleabing Fattures Plumbing fixtures shall be by allowance. Includes sinks, tubs, tallets, faucets, drains, shower heads, controls and valves in baths. Fittings and excessories shall be included in the plumber's bile. Provide shallor fivers at fall supply likes. Verify all final plumbing satections with nown before ordering. Verify the heights of all shave-wheads in shavers with ware before installing. Flace drains shall be east in on without parties. Centracter shall construct a censent board hub deck at all drap in hub configurations and provide access panel for whiripool equipment as required.

H.V.A.C. (M) MECHANICAL

HYJAC, DN HECHANICAL

HIST. Werk shall coasist of all services typically known as "<u>Design/Phild</u>", and shall include the furnishing of construction documents, specifications and materials, laber, equipment and teals required to provide a complete and operable system of healthy, ventilating, and ei-conditioning. All "HYJAC equipment and destruct his comply with all laced codes and ordinances, and to be installed per SHACIAN recommendations.

HISS. Healting and All-Conditioning Plans, shall indicate furnace location, type (fan assisted induced draft or natural draft), source of combustion either applicable, the sizes, duct layout and diffuser lectations. A section defeath shall be provided shaving all gas appliances, the sizes, connectors, from heights, and clearance dimensions. Underground doctrums shall be rated for underground use. Underground metallic docts without an approved pratective conting shall be encosed in 2" minimum of concrete.

HISS. <u>Equipment</u>. Alr handling units as required w/ fresh air intake from exterior.

Yerify Inscript of AL, units' anothers with hower, and disce an concrete and. Review locations of all thermostats with owner hafers installing. MIS.2 <u>Equipment</u> Air handling units as required w/ fresh air intake from extenor.

Verify location of A.C. unit's outdoors with owner, and place on concrete pads. Review locations of all thermostals with owner before installing, Verify location of A.C. unit's outdoors with owner, and place on concrete pads. Review locations of all thermostals with owner before installing, and the control of t

Verify teatine of AC unit's outdoors with owner, and piace an concrete pads. Review locations of all thermostats with owner before installing, thermostats below pergreamable, provide and install all registers, operable dampers, hieroscapits, relays, filters, dipmers, access panels as required condensate piping and sound control. Coordinate wood fileor grilles with wood fileor manufacture. Balance and adjust system. All fileor registers shall have operable dampers. This contractor must guarante his own werk, so furnace and air conditioner sizes and adjust system. All fileor registers shall have operable dampers. This contractor must guarante his own werk, so furnace and air conditioner sizes and adjust system. All fileor registers shall be recorded and the size of the state o

vecraoms. Jsing outside air: One opening shall be provided within 12" of the ceiling with a net free area of 1 sq. in/3000 btu/hr.

Using outside air. One opening shall be provided within 12" of the tening with a net free serie of 1 sig. n°290. The upplicance shall only be installed in a serie of series of 1 sig. n°290. The upplicance is not series of the series of the

rain different temperature set points at different times of day.

mointain different temperature set points at different lines of day.

MIDS Each pass spointes shall have a gas sharlef value and ground joint union. A sediment trop is required at each appliance or group of appliances. Gas piping shall be labeled at intervals of no more than 5 feet. Exception black steel pipe does not need to be tabeled.

MIS.10 Cathes Druer Exhaust shall be independent of all other systems, and exhaust to the exterior through smooth, 4" min, diameter duct, indicate the duct run on the plans. The maximum dereloped length of the duct shall be 25' lobtained by deducting 5' for each 100' band and 25' for each 45' bend to the run on the plans. The maximum developed length of the duct shall be 25' (obtained by deducting 5' for each 90' bend and 2.5' for each 45' bend to the length of the straight runs).

Experien. The maximum developed length may be extended to 55' if clearly labeled cleanouts are provided immediately after the 2nd elbow and at least every 15' of developed length thereafter.

very 5° of developed length increasive.

shoul Fano

Athronia Shall exhaust 50 cfm minimum to the exterior. It is <u>not</u> parmissible to discharge exhaust to the attic.

Bathrooms shall exhaust 50 cm initions to the exterior. It is not permissible to discharge exhaust to the attic.

Exception. Indi-fashs without a two chauser may exhaust to the attic.

2. half-ashs without a two chauser may substitute a window of genetale area of at least 4% of the floor area for an exhaust system.

Kitchen ranges shall have a latest based or described the exterior with a 50 cf fine filteration used, or a 25 cfm fam (continuous used. Alternately, a listed and labeled recirculating ductiess range hood installed in accordance with manufacturer's installation instructions lif equipped with the filteration system for grease remaining and oder control is not required to discharge auditours. Molecup air shall be provided during the operation of hitchen enhanced systems in excess of 400 of filts). Louis County Judices 500 offiel enhanced files. The amount of mission pick shall be appreximately equal to the amount of exhaust air. Makeup air shall be provided by greatly or machanical means or both. The exhaust and makeup air systems shall be automatically controlled to ensure anskaup or is provided however the enhanced systems is no operation.

MISIQ Developedation and Sealing. Supply ducts in attics shall be insulated to min. R-4, all other ducts min. R-6 (exception ducts completely inside the building thermal everage). All ducts, in handlers, after boxes and building overlies used as docts to be sealed to acomply with mechanical code.

All ducts, air handlers, filter boxes and building cavities used as ducts to be sealed to comply with mech

INVISION IN - LECK-INCAL

INVISION IN - LECK-INCAL

INVISION IN Classify of all services typically known as "<u>Designo/Build"</u>, and shall include the furnishings of construction documents as required, materials, labor, equipment and fools, to provide a complete and operable system of electric, power, and lighting.

16.2 All work has installed in accordance with the all local codes, related and ordinances. All materials to be used shall be approved by IULJ Underwriters.

- All wire from panel to house shall be copper.

 All wing from panel to house shall be copper.

 Panel Beard to be drived breaker type electrical panels. Penels shall not be installed in bathrooms or clothes closets. Lighting is required in the violaty of the electrical panel. Electrical panels in new construction shall not be installed in crees with less than 6-67 beadowns. Animism dearnorm of 3-0° deep nearload in from of electrical panels. Countries and eshables cannel be installed under the electrical panel. Electrical contractor to verify size required during bidding. Final electrical panel shall be sized by electrical contractor and included in electrical base bid. Electric service shall run underground to the house. Fill out directly breaker panel directory by room or equipment name. All wiring from panel to
- noves some or ecopyor.

 16.6 Greanding: If the underground metal water pipe is used as the grounding electrode, the connection must be made to the pipe within 5'-0" of the point of entrance to the building. A supplemental grounding electrode shall be provided as specified in NEC sections 250-50 and 250-53, receptacle outlets for respect and clothers dryras must be a 3-pole with ground type.

 16.6 Smake Delection: U.L. listed smake defectors shall be located on each floor level in the vicinity of all befroom entrance doors (before mallway) and

- within each bedroom. Locate bedroom hallway detector upstream from any return air grille, if applicable. Floor levels that do not contain bedrooms shall have the detector located at the ceiling near the stairway. When ance than one detector is required within the develling unit, the detectors shall be interconnected so that activation of one alarm will activate all alarms. Horouphout the develling unit.
- iarms-triroughout the aweiling unit. He smoke detectors shall be ac powered and have battery backup. The installation shall also meet NFPA 72-96 07.
- The smake detectors shall be ac powered and have battery backup. The installation shall also meet NFPA 72-96 07.

 <u>Carbon Monoide Detectors</u>: ULL lattice dorson mensiode detectors shall be learled orthice of steeping areas, if the dwelling unit contains a fuel-fired appliance or has an attached or basement garage.

 At least one <u>Lightha Device</u> is required in each attic, coverab space, basement garage.

 At least one <u>Lightha Device</u> is requiring servicing, locate light switch at point of entry. All wires leading to electrical outlets and switches on walls in unfainhed areas shall be in condition.

 <u>Coround Foult Circuit—interruption</u> protection shall be provided for all 125 volt, single phase, 15 and 20 angere receptacles installed in bathrooms, garages laxcapet collain receptacle for doer opener, underest includes accessed and considerable contained to serve hitchen counter top surfaces, receptacles intended to serve hitchen counter top surfaces, receptacles intended to serve the circuit on single receptacle dedicated to sump jumps. Receptacles intended to serve hitchen counter top surfaces, receptacles intended to serve the circuit or top surfaces, receptacles intended to serve the counter top surfaces, receptacles intended to serve the counter top surfaces. erve the counter top surfaces of a wet bar that are located within 6'-0" of the outside edge of the wet bar sink.
- serve the counter top surfaces of a vet bar that are located within 6-0° of the outside adge of the vet bar ninh.

 Ritchina and dising area counter for preceptates shall be supplied by a teast of different 20 am pictuits, receptates installed face-up in counter werk-serface are prohibited at least one receptace shall be installed to serve each Island or peninsula counter space that is 24° x 12° or greater, at least 1 receptace in laundry area supplied by a dedicated 20 ampere branch circuit.

 Interior Statuways are to be provided with a animium of 10 feotroanties of light measured at every tread nosing. All exterior statuways serving the dwelling to have a minimum of 1 footroantie measured on the tread runs.

 Interior statuways shall have lighting control at each office release. Switches must be operable from the top and bottom of the statuway without traversing any step of the statuway. All exterior statuways serving the dwelling shall have lighting controlled by controls inside the dwelling or contentiation.
- aromaintary. Infinished Storage Lighting: At least 1 lighting outlet and one receptacle are required in each attic, crawl space, basement or utility room that is used for storage or contains heating, air-conditioning or other equipment requiring servicing. The light switch shall be located at the point of entry.

 16.12 <u>Lighting in Clothes Closets:</u> Fixtures must have enclosed lamps, incondescent fixtures require 12" minimum clearances to storage and fluorescent fixtures.
- require a mainum coerance.

 16.13 Fixtures at Bathtubs: No ports of hanging fixtures, track lighting and ceiling paddle fans shall be installed within 3"-0" horizontally of a bathtub, measured from the autiside edge of the tub and 8"-0" vertically from the tup of the tub rim. Receptacles shall not be installed within a bathtub or
- shover space.

 Arc-Fault Chrolit Interruption protection shall be provided for all circuits supplying power to bedrooms.

 Install wiring for special items as shown on plans, including but not limited to wiring for whiripool tub, central vacuum system and all appliances and
- 16.16 Light fixtures: Recessed light fixtures to be type "LC" Recessed lights and to be sealed with a gasket or caulk between the housing and the interior <u>Light flatterss</u> Recessed light firstures to be type "LC." Recessed lights and to be sealed with a gashet or coulb between the housing and the interior wall or coiling covering. Recessed lighting in thermal everlege to be air sealed, their lights, and the control of the cont

- 16.19 Ceble TV: Rough in Cable TV as indicated on drawings. Cable used shall consist of: 11 cat.6e's, and 1 RG6 wires, quad shield! Terminate in 4" electric box. All runs shall be home run to basement. Provide outlet at cable entrance for power booster if required.

GROUND SNOW LOAD	WIND DESIGN			SUBJECT TO DAMAGE FROM								
	WIND SPEED (MPH)	SPEED GRAPHICAL	HICAL DESIGN	WEATHER	FROST LINE DEPTH	TERMITE MOD. TO	WINTER DESIGN TEMP.	ICE SHIELD UNDER- LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	CLIMATE ZONE
								1.0000000000000000000000000000000000000				
20	90	NO	C	SEVERE	30-	HEAVY	2*F	NO	MAY 24, 1985	1500 DAYS	54°F	4A

TYPICA	AL ABBREVIATIONS						
A.	-ABOVE	DN.	-DOWN	HOWD	-HARDW00D	REF	-REFRIGERATOR
AF.F.	-ABOVE FINISHED FLOOR	DR.	-D00R	HT	-HEIGHT	REQ'D.	-REQUIRED
AHU	-AIR HANDLING UNIT	D.S.	-DOWNSPOUT	HWH	-HOT WATER HEATER	RV	-ROOF VENT
ALUM	-ALUMNUM	DTL	-DETAIL	IJS	-IN JOIST SPACE	SA	-SUPPLY AIR
ALT.	-ALTERNATE	DW	-DRYWALL	INSUL	-INSULATION	STRUCT	STRUCTURAL
ASPH	-ASPHALT	DW. OP	NG DRYWALL OPENING	ITS	-IN TRUSS SPACE	STL.	-STEEL
BM.	-BEAM	EA	-EACH	JST.	-Jast	S.D.	-SMOKE DETECTOR
BP.	-BEAM POCKET	EJ	-EXPANSION JOINT	LVL	-LAMINATED VENEER LUMBER	S.F.	-SQUARE FEET
BRG	-BEARING	ELEC	-ELECTRIC/ELECTRICAL	LIN.	-LINEN	SH	-SHELF/SHELVES
BRK	-BRICK	ELEV.	-ELEVATION	LNDRY	-LAUNDRY	SHT	-SHEET
BRKT.	-BRACKET	EQ.	-EQUAL	LT.	-LIGHT	SPEC.	-SPECIFICATIONS
BRO.	-BOARD	EQUIP	-EQUIPMENT	MAS.	-MASONRY	SW.	-SWITCH
BLK	-BLOCK	E.S.	-EACH SIDE	MAT'L	-MATERIAL	T.J.L	-TRUSS JOIST INCORPORATED
BOT.	-BOTTOM	EXIST.	-EXISTING	MAX.	-MAXIMUM	T.K.	-TEMPERED GLASS
CAB.	-CABINET	EXT.	-EXTERIOR	MECH	-MECHANICAL	T&G	-TONGUE AND GROOVE
CJ.	-CONTROL JOINT/CEILING JOISTS	EXH	-EXHAUST	MN.	-MNMUM	TEMP	-TEMPERED
9	-CENTERLINE	FD	-FLOOR DRAIN	MSC.	-MISCELLANEOUS	T.B.R.	-TO BE REMOVED
D.D.	-CEILING	F.J.	-FLOOR JOISTS	MO.	-MASONRY OPENING	TV	-TELEVISION
CMU	-CONCRETE MASONRY UNIT	FLR	-FLOOR	MTL	-METAL	TYP.	-TYPICAL
CO.	-CASED OPENING	FDN.	-FOUNDATION	N/A	-NOT APPLICABLE	T.O.C.	-TOP OF CONCRETE
CONC.	-CONCRETE	F.P.	-FIREPLACE	NLC.	-NOT IN CONTRACT	T.O.P.	-TOP OF PLATE
CONT.	-CONTINUOUS	FPHB	-FREEZE-PROOF HOSE BIBB	NT.S.	-NOT TO SCALE	uc.	-UNDER CABINET
CONT.	-CONTINUOUS	FTG.	-FOOTING	a.c.	-ON CENTER	u.	-UNDERWRITER'S LABORATORY
CONST.	-CONSTRUCTION	FURN.	-FURNACE	OPT.	-OPTIONAL	UNO.	-UNLESS NOTED OTHERWISE
CS.	-CORNER SET	F.V.	-FIELD VERIFY	O.H.	-OVERHEAD, OVERHANG	W	-WASHER
CORR	-CORRIDOR	GA.	-GAGE	PFA	-POST FROM ABOVE	W/	-WITH
CPT.	-CARPET	GEN.	-GENERAL	R	-PLATE	W.I.C.	-WALK-IN CLOSET
ст	-CERAMC TILE	GFI	-GROUND FAULT INTERRUPTER	PKT.	-POCKET	WD	-W000
D	-DRYER	GL	-GLASS	P&S	-POLE AND SHELF	WDW	-WINDOW
D.B.	-DRAWER BASE	GEN	-GLUE AND NAIL	P.S.L.	-PARALLEL STRAND LUMBER	W/0	-WITHOUT
DBL	-DOUBLE	GR.	-GRADE	P.T.	-PRESSURE TREATED	V.	-VANTY V.
DB0	-DESIGNED BY OTHERS	GRAN.	-GRANULAR FILL	RR.	-ROOF RAFTER	VB	-VAPOR BARRIER
DIM.	-DIMENSION	HDR	-HEADER	RH.	-RAISED HEEL	WP	-WATERPROOF
DISP.	-DISPOSAL	HR	-HOUR, HANDRAIL	RA	-RETURN AIR	WWF	-WELDED WIRE FABRIC

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ARB: PERMIT: REDUCED

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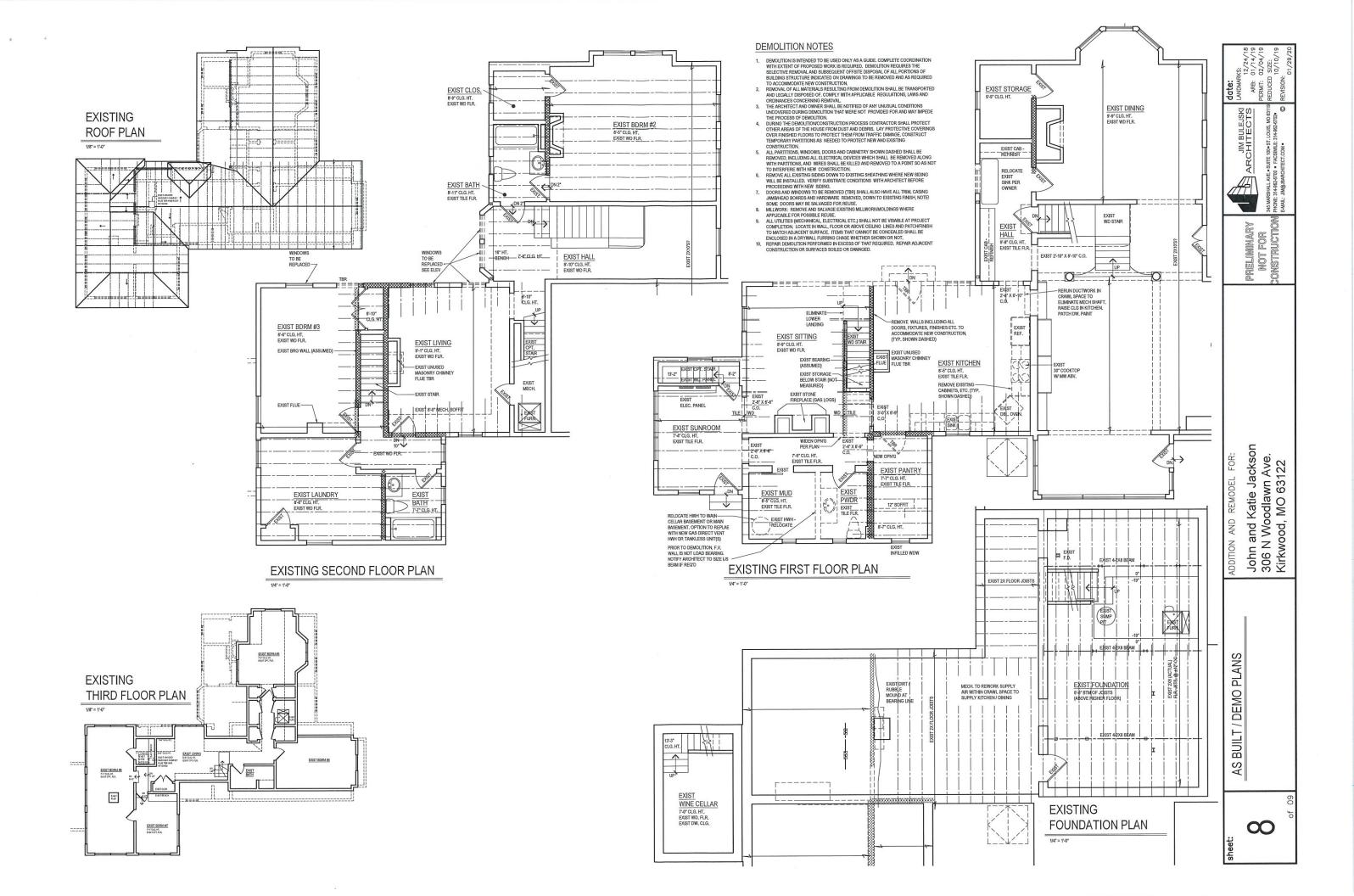
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RELIMINARY NOT FOR NSTRUCTION

Jackson

Ave. 122

John and Katie Jac 306 N Woodlawn A Kirkwood, MO 631:





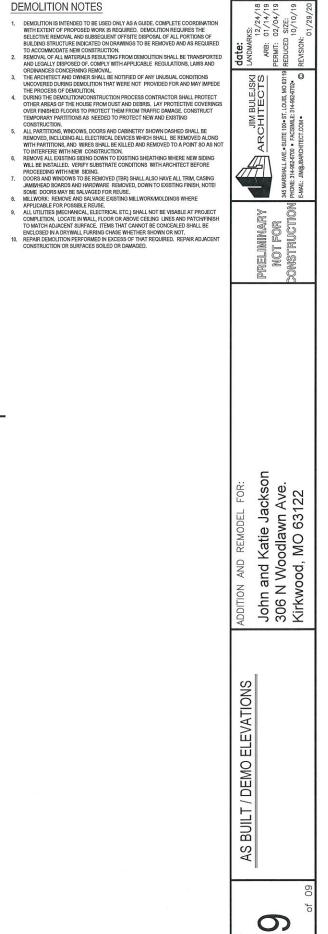
EXISTING SOUTH ELEVATION

2 . . . 4



EXISTING EAST ELEVATION

DEMOLITION NOTES







NORTHEAST OF RESIDENCE



NORTHWEST OF RESIDENCE



SOUTHEAST OF RESIDENCE

MINARY
FOR

SARASHAL AVE-SUIT FOD-ST. LOUS, NO 8319
FOR

HONE: S14-962-4700 • FACSMILE: 914-962-5770 • FACSMILE: 914-962-

PRELIMINARY NOT FOR CONSTRUCTIO

n and Katie Jackson N Woodlawn Ave.

EXISTING PROPERTY PHOTOS

3

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FEB 0 5 2020
CITY OF KIRKWOOD
CITY OF KIRKWOOD