



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 3-22-23 DATE OF ARB MEETING 4-12-23 ESTIMATED COST TBD

PROJECT ADDRESS 912 MORELAND AVE GLENDALE, MO 63122

NAME OF PROPERTY OWNER ADAM & GABRIELLE SPEND PHONE NUMBER 314-323-8986

CONTRACTOR (NAME) PHONE NUMBER

CONTRACTOR ADDRESS

ARCHITECT (NAME) KEN BURNS PHONE NUMBER 314-409-7804

ARCHITECT ADDRESS 122 N KIRKWOOD RD ST LOUIS MO 63122

DETAILED DESCRIPTION OF WORK BEING PROPOSED: HOME ADDITION

2 STORIES + BASEMENT

FLOOR AREA RATIO 17.4% (FAR = Floor area divided by total area of lot. Floor area includes all areas provided with heat and/or air conditioning. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 1,001

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,690

TOTAL SQ. FT. OF LOT 15,496 WIDTH AND DEPTH OF LOT (FT.) 82 x 216.4

HEIGHT OF STRUCTURE NUMBER OF STORIES 2

ESTIMATED COMMENCE DATE MAY 2023 EST. COMPLETION DATE OCT 2023

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00

New Home: \$200.00

Applications must also include 10 copies of the following items collated into individual packets. Packets not collated may be accepted for scheduling purposes, but will be returned to applicants for collation and are due no later than 12:00 p.m. one week prior to the scheduled ARB meeting. (Please check each item included):

(CHECKLIST ON REVERSE SIDE)

- 1. Existing and Proposed plot plan. Existing and finished or proposed contours to include property boundaries, setbacks and existing structures, and calculated FAR. The City reserves the right to request CAD files or any other information that may be needed to verify that FAR, setbacks, and other measurements are within required limits.
- 2. The location of the current and proposed impervious coverage (must include before and after lot drainage calculations).
- 3. **The location of all downspouts and drainage pipes indicating where runoff will be taken.** Differential runoff should be captured by a storm water system.
- 4. Proposed landscaping plan. Please see attached Landscape Plan Checklist for further detail. Trees in the public right-of-way must be protected with a fence, frame, or box if they are proximity of any excavation or construction. This “tree protection zone” must be indicated on the plans.
- 5. Floor plans to scale for all proposed structures.
- 6. Color photos of existing property and neighboring properties. For rear additions, include photos of rear yard and neighboring rear yards.
- 7. Provide building elevation of each face of structure to scale. For additions include full elevations of existing structures. Include a color elevation of at least one side of structure.
- 8. Provide information on type of materials that will be used on exterior façade of proposed structure. Provide at least one colored elevation to scale.



SIGNATURE OF APPLICANT

3-22-23

DATE



912 Moreland



914 Moreland

SPEND RESIDENCE



MATCH COLOR & PROFILE OF SHAKE SIDING TO EXIST HOME

NEW SHAKE SIDING TO MATCH EXIST

RUBBED/PAINTED CONC. FOUNDATION

- MATCH EXIST ROOF SLOPE
- GUTTER FASCIA TO MATCH EXIST
- MATCH EXIST
- WDW HEADS MATCH EXIST
- WD SHAKE SIDING TO MATCH EXIST PATTERN & EXPOSURE
- WDW HEADS MATCH EXIST
- COMPOSITE LAP SIDING EXPOSURE TO MATCH EXIST
- NOTE: MATCH ALL EXISTING HORIZONTAL TRIM & CROWN MOULD, CORNER TRIM, WDW TRIM & SILL
- 1ST FLR. MATCH EXIST
- RUBBED CONC FINISH

WEDGE PLASTINGS SELECTED BY OWNER

MATCH COLOR & PROFILE OF EXIST LAP SIDING W/ COMPOSITE MET'L SIDING

GENERAL NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE IN FORCE IN THE APPLICABLE STATE, COUNTY, OR MUNICIPALITY WHEREIN THE CONSTRUCTION WILL OCCUR.
- THESE PLANS ARE FOR THE EXCLUSIVE USE OF THE OWNER. ANY MODIFICATION OR REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF KENNETH L. BURNS ARCHITECT IS STRICTLY FORBIDDEN. THESE PLANS REMAIN THE PROPERTY OF THE ARCHITECT AND ARE TO BE CONSIDERED COPYRIGHTED.
- ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH THE HIGHEST OF PROFESSIONAL AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL DEEM HIMSELF RESPONSIBLE FOR THE EXECUTION OF THE WORK IN A TIMELY AND CORRECT MANNER. SHOULD CONDITIONS ARISE IN THE FIELD DURING THE CONSTRUCTION THAT ARE SUBSTANTIALLY DIFFERENT THAN STATED OR IMPLIED IN THESE CONSTRUCTION DOCUMENTS, THE OWNER AND/OR CONTRACTOR SHALL CONSULT WITH THE ARCHITECT BEFORE PROCEEDING FURTHER WITH THE WORK. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT OF ANY AND ALL LIABILITIES THAT RESULT FROM SUCH FAILURES TO CONSULT.
- ALL PERSONS INVOLVED IN THE CONSTRUCTION OF THE PROJECT SHALL BE COVERED BY WORKERS COMPENSATION INSURANCE AS IS THE CURRENT LEGAL REQUIREMENT IN THE STATE THE CONSTRUCTION DOES OCCUR. FAILURE TO PROVIDE THIS COVERAGE, BY EITHER GENERAL OR SUB-CONTRACTOR, SHALL ALLOW THE OWNER TO REVOKE AND VOID ANY AGREEMENT OR CONTRACT BETWEEN THE OWNER AND CONTRACTOR(S). FURTHER, THE CONTRACTOR(S) WILL HAVE AGREED TO INDEMNIFY THE OWNER AND ARCHITECT FROM ANY AND ALL DAMAGES (INCLUDING REASONABLE LEGAL FEES) THAT MAY RESULT FROM ANY CONTRACTOR(S) FAILURE TO MAINTAIN ADEQUATE INSURANCE COVERAGE.
- CERTAIN PORTIONS OF THIS WORK MAY BE PERFORMED IN A DESIGN-BUILD METHOD. THESE PORTIONS OF THE WORK MAY INCLUDE PLUMBING, ELECTRICAL, HVAC, AND FIRE PROTECTION. THE SUB-CONTRACTOR(S) INVOLVED IN THESE PARTICULAR TASKS ARE RESPONSIBLE FOR THEIR OWN ENGINEERING DESIGN AS WELL AS THE ACTUAL INSTALLATION OF THE WORK. THE ARCHITECT IS NOT RESPONSIBLE (AND HAS NOT BEEN RETAINED BY EITHER THE OWNER OR THE CONTRACTOR) FOR ANY DESIGN OF THE PRIOR STATED WORK TRADES AND ALL ARCHITECTURAL DRAWINGS AND WRITTEN NOTES RELATING TO THESE ASPECTS OF THE WORK SHALL BE CONSIDERED AS INFORMATIONAL ONLY, TO ASSIST THE PARTICULAR SUB-CONTRACTOR IN PROCEEDING WITH HIS OWN CONSTRUCTION DOCUMENTS FOR PURPOSES OF OBTAINING A PERMIT AND PROCEEDING WITH THE ACTUAL PHYSICAL EXECUTION OF HIS WORK.
- THE CONTRACTOR(S) BEAR FULL RESPONSIBILITY FOR MAINTENANCE OF SAFE WORKING CONDITIONS DURING THE COURSE OF THE CONSTRUCTION PROJECT. THE CONTRACTOR(S) DO AGREE TO HOLD HARMLESS AND INDEMNIFY THE OWNER AND THE ARCHITECT FROM ANY AND ALL DAMAGES RESULTING FROM ACCIDENTS OCCURRING ON THE CONSTRUCTION SITE AS WELL AS OFF-SITE ACCIDENTS INCIDENTAL TO THE CONSTRUCTION OF THE PROJECT.
- THE OWNER AND THE ARCHITECT DO MUTUALLY AGREE THAT NO FIXED DOLLAR VALUE FOR THE COSTS OF CONSTRUCTION HAVE BEEN AGREED TO EITHER IN WRITING OR BY IMPLIED GUARANTEE.
- THE CONTRACTOR(S) SHALL PROVIDE THE OWNER WITH WRITTEN EVIDENCE OF THE CONTRACTOR'S CURRENT IN-FORCE PROFESSIONAL AND GENERAL LIABILITY INSURANCE. FURTHER, THE CONTRACTOR SHALL INCLUDE THE OWNER AND THE ARCHITECT AS ADDITIONAL INSURED OF THE SAME POLICY. FAILURE OF THE CONTRACTOR TO EXECUTE THIS REQUIREMENT DOES NOT RELIEVE HIS RESPONSIBILITY TO PROVIDE COMMENSURATE PROTECTION TO THE OWNER AND THE ARCHITECT IN THE EVENT THAT DAMAGES DO OCCUR TO THEIR DETRIMENT. THE CONTRACTOR(S) DO AGREE TO BE LIABLE FOR FULL REIMBURSEMENT TO THE DAMAGED PARTY(IES), INCLUDING REASONABLE LEGAL FEES AND EXPENSES RESULTING FROM FAILURE TO PERFORM THE ACTION DESCRIBED HEREIN.
- SEPARATE PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION SYSTEM PERMITS MAY BE REQUIRED DEPENDING ON THE SCOPE OF WORK OF THE PROJECT AND THE BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR PURPOSES OF IDENTIFYING OR CONSULTING WITH THE OWNER WITH REGARD TO THE REMOVAL OR DISPOSAL OF ANY HAZARDOUS WASTE MATERIALS. THE ARCHITECT DOES INSTRUCT THE OWNER TO OBTAIN QUALIFIED PROFESSIONALS (SPECIFICALLY NOT THE ARCHITECT) TO PURSUE ANY AND ALL ACTIONS RELATING TO HAZARDOUS WASTE AS RELATED TO THE EXECUTION OF THIS PROJECT.
- SUBMISSION OF THESE PLANS FOR CONSTRUCTION PERMITS (AND/OR OBTAINING A BUILDING PERMIT BASED ON THESE PLANS) TO OR FROM THE PRIOR GOVERNMENT AGENCY BY THE GENERAL CONTRACTOR AND ANY SUB-CONTRACTORS REQUIRED TO MAKE SEPARATE PERMIT APPLICATION SHALL CONSTITUTE THE ACTION OF THE CONTRACTOR(S) TO HAVE UNDERSTOOD AND AGREED TO THE TERMS OF THESE GENERAL NOTES, AS WELL AS THEIR INTENTION TO FULLY COMPLY WITH THESE TERMS, INCLUDING ANY RAMIFICATIONS RESULTING AGAINST THE CONTRACTOR(S) DUE TO A FAILURE TO EXECUTE THE TERMS DESCRIBED HEREIN.

MISCELLANEOUS NOTES

- MIN. COMPRESSIVE STRENGTH OF CONCRETE TO BE:
 - 2500 PSI- BASEMENT SLABS
 - 3000 PSI- BASEMENT WALLS, FOUNDATION WALLS, AND FOOTINGS
 - 3500 PSI- PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT SLABS, AND DRIVEWAYS
- CONCRETE FOR BASEMENT AND FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS, AND DRIVEWAYS TO BE AIR-ENTRAINED. BASEMENT FOUNDATION WALLS TO BE WATERPROOFED DEPENDING ON THE PRESENCE OF GROUNDWATER ON THEIR EXTERIOR FACE WITH BITUMINOUS MATERIAL.
 - ALL CONCRETE SLABS ON GRADE ARE TO HAVE A MIN. THICKNESS OF 4" AND REINFORCING BARS TO BE 4" ON CENTER WITH A 5 MIL VAPOR BARRIER WITH JOINTS LAPPED AND SEALED 1/2" OVER A 4" COMPACTED GRAVEL BASE.
- INSTALL A PERFORATED DIAPHRAGM PIPE WITH AN APPROVED FILTER MEMBRANE OVER THE TOP. THE DRAIN PIPE SHALL RUN ALONG THE BASEMENT FOOTING AND BE PLACED ON 2" MIN. GRAVEL WITH 6" MIN. COVER. DRAIN TO THE EXTERIOR BY GRAVITY OR TO A SUMP PUMP COLLECTOR LOCATED IN THE BASEMENT AREA. ACTUAL INSTALLATION OF THE SUMP PUMP WOULD OCCUR LATER BASED UPON THE NEED FOR ONE. SUMP PUMP IS N.C.
- SLAB PLATES AND ANCHORS AROUND ENTIRE FOUNDATION TO BE TREATED 24 KILL LOCATED 12" MAX. FROM EA. END, 6" OF C. MAX. 9" MIN. INTO CONCRETE. CONNECTORS IN CONTACT WITH AGG. TREATED WOOD ARE TO BE TRIPLE HOT DIPPED OR STAINLESS STEEL.
- ALL NAILING OF STRUCTURAL FRAMING, SHEATHING, SHEATHING AND GYPSUM CONSTRUCTION TO COMPLY WITH TABLES R902.3(1) AND R902.3(2) AND R902.3(3) OF THE 2009 INTERNATIONAL RESIDENTIAL CODE.
- CUTTING, NOTCHING, OR BORING HOLES IN BEAMS, JOISTS, RAFTERS OR STUDS SHALL NOT EXCEED THE LIMITATIONS NOTED IN SECTIONS R902.4, R902.5, R902.6, R902.7, R902.8, R902.9, R902.10, R902.11, R902.12, R902.13.
- ALL ROOF UNDERLAYMENT TO BE A MIN. OF TYPE I PER ASTM D2263-03 (COMMONLY CALLED NO. 15 ASPHALT FELT).
- UNDERLAYMENT SUBSTITUTED FOR VALLEY FLASHING SHALL EXTEND AT LEAST 18" BEYOND A VALLEY OR HP FROM EITHER DIRECTION PER SECTION R905.2.8.2.
- ROOF TRUSSES ARE DESIGNED BY MANUFACTURER. STRUCTURAL DRAWINGS AND CALCULATIONS BY TRUSS MANUFACTURER (20x11, 16x10, MIN.) TRUSSES TO COMPLY WITH 2012 IRC.
- BATT OR BLANKET INSULATION INCLUDING THE VAPOR RETARDER, BREATHER PAPER, OR OTHER COVERINGS NOT TO BE LEFT EXPOSED IN UNFINISHED BASEMENTS UNLESS THE MATERIAL HAS A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
- ALL CONVENTIONAL DOUBLE STUD AND STAGGERED STUD FRAME WALLS TO BE FIREBLOCKED AT TOP AND BOTTOM, AND AT 8" VERTICAL SEGMENTS. FIREBLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS, AND BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES TO BE DRAFTSTOPPED AT 500 SQ. FT. INTERVALS AND PARALLEL TO MAIN FRAMING MEMBERS.
- FLAME SPREAD OF ALL INTERIOR FINISHES ARE TO BE RATED AT 200 OR LESS AND A SMOKE DEVELOPMENT INDEX OF 450 OR LESS FOR RESIDENTIAL CONSTRUCTION. FIRE RATED DRYWALL PARTITIONS ARE TO COMPLY WITH U.L. APPROVED ASSEMBLIES.
- DRYWALL INSTALLATIONS TO COMPLY WITH GYPSUM ASSOCIATION. USE MOISTURE RESISTANT DRYWALL IN BATHROOMS AND TOILET AREAS.
- WINDOW AND DOOR U-VALUES TO BE DETERMINED IN ACCORDANCE WITH NFRC 100-2004, AND LABELED OR CERTIFIED BY THE MANUFACTURER. OR SHALL BE ASSIGNED THE U-VALUES ESTABLISHED BY THE 2012 IRC. MAXIMUM HEIGHT-AD.
- ALL GLASS OR GLAZED SURFACES THAT ARE REQUIRED BY THE APPLICABLE BUILDING CODE TO BE TEMPERED OR SAFETY QUALITY MATERIALS ARE PART OF THE G.C.'S RESPONSIBILITY FOR PROPER INSTALLATION. IF THE G.C. HAS ANY QUESTIONABLE SITUATIONS, CONSULT WITH THE ARCHITECT.
- ALL DOORS ARE TO ALLOW KEYLESS OPERATION FOR EGRESS, WITH NO SPECIAL KNOWLEDGE OR SKILL REQUIRED.
- HOUSE ENTRY DOOR TO BE 32" CLEAR WIDTH MIN. (3" OF DOOR LEAF).
- EXTERIOR DOORS TO BE INSULATED CORE AND WEATHER STRIPPED.
- TERMINAL MATERIAL NOTES:
 - EXTERIOR WALLS: WITH CODE APPROVED SHEATHING, R-16 INSULATION, ATTIC: MIN. R-30 INSULATION WITH 4 MIL VAPOR AT INTERIOR SIDE.
 - FLOOR OVER UNHEATED CRAWLSPACE: MIN. R-19 INSULATION WITH 4 MIL VAPOR BARRIER AT INTERIOR SIDE.
 - BASEMENT WALLS: (FINISHED) MIN. R-13 FULL HT. (UNFINISHED) MIN. R-10 RIGID INSULATION TO 1" BELOW GRADE.
 - SLAB-ON-GRADE FLOORS: (HEATED) MIN. R-15 (UNHEATED) MIN. R-10 RIGID INSULATION A MIN. OF 24" HORIZ. OR VERT. ABOUT FOUNDATION PERIMETER.
- MASONRY REINFORCING TO BE 32 DIA. NON-CORROSIVE METAL TIES LOCATED AT 16" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY.
- STRUCTURAL WOOD MEMBERS ARE TO BE S4S STRESS GRADE (875) 1" STRESS GRADE, KUN DRIED DOUGLAS FIR OR BETTER. PL WOOD STRUCTURAL SHEATHING TO BE TYPE C-C WITH EXTERIOR GLUE. INTERIOR PLYWOOD TO BE GRADED C-C (PLUGGED). SANDED DECKING TO BE T&G EGGED WITH GLUE AND SCREWED INSTALLATION. ALL STRUCTURAL STEEL TO MEET ASTM A-36 PERFORMANCE CRITERIA.

NOT ALL OF THESE NOTES NECESSARILY APPLY TO THIS PROJECT. ANY DIFFERING SPECIFICATIONS NOTED ON THE PLANS PROPER ARE TO SUPERCEDE THESE GENERAL AND MISCELLANEOUS NOTES.

PLUMBING NOTES

- THE GENERAL NOTES AND MISCELLANEOUS NOTES DO APPLY TO THE PLUMBING CONTRACTOR. THIS CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER NECESSARY TRADES FOR PURPOSES OF BIDDING AND BUILDING A COMPLETE SYSTEM OF PLUMBING SERVICE THAT MEETS ALL CODE AND INDUSTRY STANDARDS.
- FRESH WATER SUPPLY LINES TO THE STRUCTURE, SEWAGE SYSTEM AND ALL PLUMBING WITHIN THE HOUSE PROPER SHALL CONSIST OF MATERIALS AND METHODS OF INSTALLATION IN ACCORDANCE WITH LOCAL BUILDING CODES.
- THE MIN. SIZE OF WATER SERVICE PIPING IS 1" PLASTIC WATER SERVICE PIPING SHALL TERMINATE A MIN. OF 10 FT. OUTSIDE THE FOUNDATION WALL AND METALLIC PIPING BROUGHT INTO THE BUILDING UP TO THE OUTLET OF THE HOUSE VALVE OR THE PRIVY OUTLET, WHICHEVER IS FURTHER FROM THE POINT OF BUILDING ENTRANCE.
- LEAD-FREE SOLDER IS REQUIRED ON ALL COLD WATER SUPPLY PIPING.
- SEWER MAINS AND ALL BURIED SEWER LINES ARE TO BE 4" DIA. BRANCHES TO SINKS OR LAVATORIES ARE TO BE 1-1/2" DIA. MIN.
- WATER SERVICE PIPE AND SEWER ARE TO BE A MIN. OF 10' APART HORIZONTALLY.
- OUTLETS AND DOWNSPOUTS ARE REQUIRED ON ROOF OVERHANDS LESS THAN 36".
- DOWNSPOUT DISCHARGE TO BE DIRECTED AWAY FROM FOUNDATION.
- SUMP PUMP DISCHARGE AND ROOF DRAINAGE SHALL BE PIPED TO A STORM (OR COMBINED DRAIN SYSTEM OR APPROVED WATER COURSE) DISCHARGING TO OR WITHIN 10 FT. OF A SIDEWALK, DRIVEWAY, STREET, OR TO CREATE A NUISANCE TO ADJOINING PROPERTIES IS PROHIBITED. DOWNSPOUTS ARE NOT TO BE CONNECTED TO A SANITARY SEWER. BASEMENT AREA WAY DRAINS AND FOUNDATION DRAIN TILES ARE NOT TO BE CONNECTED TO A SANITARY SEWER.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE PLUMBING CONTRACTOR IS TO SUPPLY AND INSTALL A 40 GAL. WATER HEATER FOR THE STRUCTURE. IN THE EVENT A WHIRLPOOL TUB IS INCLUDED IN THE PROJECT, THE SIZE SHALL BE INCREASED TO A 75 GAL. AN EXPANSION TANK IS REQUIRED FOR WATER HEATERS MORE THAN 30 GALS.
- SHOWER FLOORS, AND SHOWER/TUB ENCLOSURES TO 8" ABOVE FLOOR, SHALL BE OF SMOOTH, NON-CORROSIVE, NON-ABSORBANT, AND WATERPROOF MATERIALS.
- SHOULD THE CAPACITY OF THE SCOPE OF WORK INDICATED ON THESE PLANS REQUIRE ANY AND ALL ARCHITECTURAL DRAWINGS AND WRITTEN NOTES RELATING TO THESE ASPECTS OF THE WORK SHALL BE CONSIDERED AS INFORMATIONAL ONLY, TO ASSIST THE PARTICULAR SUB-CONTRACTOR IN PROCEEDING WITH HIS OWN CONSTRUCTION DOCUMENTS FOR PURPOSES OF OBTAINING A PERMIT AND PROCEEDING WITH THE ACTUAL PHYSICAL EXECUTION OF HIS WORK.
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ELECTRICAL NOTES

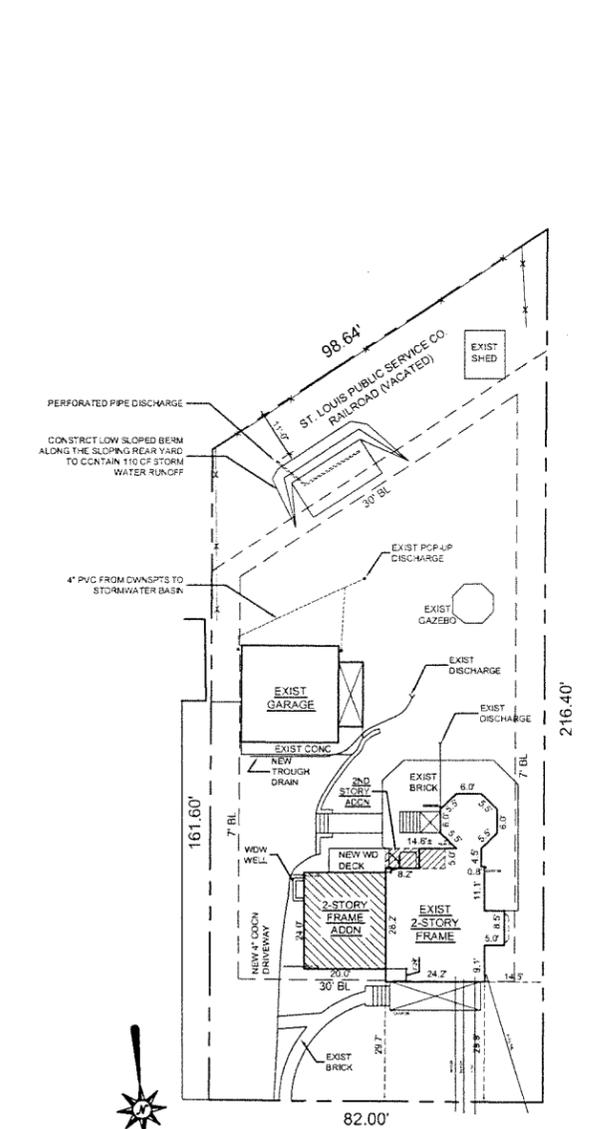
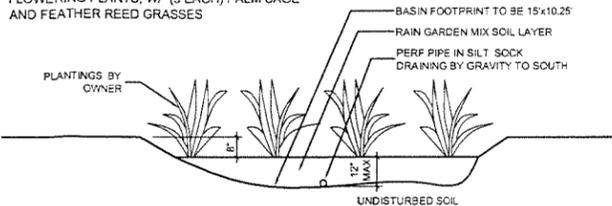
- THE GENERAL NOTES AND THE MISCELLANEOUS NOTES DO APPLY TO THE ELECTRICAL CONTRACTOR. THIS CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER NECESSARY TRADES FOR PURPOSES OF BIDDING AND BUILDING A COMPLETE SYSTEM OF ELECTRICAL SERVICE THAT MEETS ALL CODE AND INDUSTRY STANDARDS.
- SUPPLY AND INSTALL A 200 AMP BASIC SERVICE 400 AMP 3" REQUIRED BY SCOPE OF WORK. A MIN. CLEARANCE OF 36" IS REQUIRED IN FRONT OF THE PANEL. THE ELECTRICAL CONTRACTOR WILL COORDINATE WITH AMEREN FOR CONNECTION TO THE UTILITY AND WILL ALSO INCLUDE ANY AND ALL COST ASSOCIATED WITH AMEREN IN HIS BASE BID.
- ALL WIRING, FIXTURES, AND PANEL BOXES ARE TO BE UL APPROVED. ALL WIRING TO BE COPPER ALUMINUM WIRING IS NOT ALLOWED.
- PROVIDE HARD WIRED U.L. LISTED SMOKE DETECTORS WITH BATTERY BACK-UP ON EACH FLOOR LEVEL NEAR ENTRY DOORS TO SLEEP AREAS AND WITHIN EACH BEDROOM. FLOOR LEVELS THAT DO NOT CONTAIN BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT THE CEILING NEAR THE STAIRWAY UNITS. ARE TO BE WIRE IDENTICAL FOR MULTIPLE ENUNCIATION IN THE EVENT OF FIRE. INSTALL UNITS PER NFPA 72-07 STANDARDS.
- INTERIOR STAIRWAYS TO BE PROVIDED WITH A MIN. OF 10 FOOTCANDLES MEASURED AT EVERY TREAD NOSING. ALL EXTERIOR STAIRWAYS TO HAVE A MIN. OF 1 FOOTCANDLE MEASURED ON THE TREAD RUNS.
- GROUND FAULT CIRCUIT INTERRUPT PROTECTION TO BE PROVIDED FOR ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, EXCEPT CEILING MOUNTED RECEPTACLES FOR DOOR OPENERS AND GRADE LEVEL PORTIONS OF UNFINISHED NECESSARY BUILDINGS, OUTDOORS, UNFINISHED BASEMENTS AND CRAWLSPACES, EXCEPT FOR LAUNDRY CIRCUIT AND SINGLE RECEPTACLE DEDICATED TO SUMP PUMP. RECEPTACLES INTENDED TO SERVE COUNTER TOP SURFACES, BALCONIES, DECKS, AND PORCHES, LOCATIONS WITHIN 25' OF A/C CONDENSING UNIT.
- KITCHEN AND COUNTER TOP SURFACES TO BE SUPPLIED BY AT LEAST TWO DIFFERENT CIRCUITS. RECEPTACLES TO BE INSTALLED SO THAT NO POINT ALONG THE COUNTER IS MORE THAN 24" FROM A RECEPTACLE. ALL COUNTER TOP AREAS 12" OR GREATER SEPARATED BY SINKS, RANGES, OR REFRIGERATORS TO BE PROVIDED WITH RECEPTACLES. RECEPTACLES INSTALLED FACE UP IN COUNTER ARE PROHIBITED AT LEAST ONE RECEPTACLE TO BE INSTALLED TO SERVE EACH ISLAND OR PENINSULA COUNTER THAT IS 24"X12" OR GREATER.
- IN BATHROOMS INSTALL AT LEAST ONE WALL MOUNTED RECEPTACLE ADJACENT TO EACH BASIN AND SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT CONTAINING NO OTHER OUTLETS.
- OUTDOOR RECEPTACLES (WEATHER-PROOF TYPE) REQUIRED AT THE FRONT AND BACK OF THE HOUSE, NOT MORE THAN 6' FROM GRADE.
- INSTALL AT LEAST ONE RECEPTACLE IN LAUNDRY AREA SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT.
- INSTALL AT LEAST ONE RECEPTACLE IN BASEMENT AND GARAGE.
- REQUIRED RECEPTACLE OUTLETS IN FLOORS SHALL BE WITHIN 18" OF A WALL OR FIXED ROOM DIVIDER AND IN ROOMS INTENDED FOR THE PURPOSES:
- AT LEAST ONE WALL SWITCHED LIGHTING OUTLET TO BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, ATTACHED GARAGE AND AT EXTERIOR DOORS OCCUPANCY SENSORS MAY BE USED IN ADDITION TO A WALL SWITCH OR BE EQUIPPED WITH A MANUAL OVERRIDE AND BE LOCATED WITH A CUSTOMARY WALL SWITCH LOCATION.
- AT LEAST ONE LIGHTING OUTLET IS REQUIRED IN EACH ATTIC, CRAWL SPACE, BASEMENT, OR UTILITY ROOM THAT IS USED FOR STORAGE OR CONTAINS HEATING, AIR-CONDITIONING, OR OTHER EQUIPMENT REQUIRING SERVICE. THE LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE ROOM.
- IN CLOSETS, THE USE OF INCANDESCENT FIXTURES WITH OPEN OR PARTIALLY ENCLOSED LAMPS, AND THE USE OF PENDANT FIXTURES IS PROHIBITED.
- RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS MUST BE A 3-POLE WITH GROUND TYPE.
- IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 5 FT. OF THE POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE SPECIFIED IN NEC SECTIONS 250-81 OR 250-83.
- A CARBON MONOXIDE ALARM COMPLYING WITH UL-308 SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED OR BASEMENT GARAGES.
- COMBINATION TYPE ARC-Fault Circuit Interrupters TO BE INSTALLED WHERE REQUIRED BY NEC SECTION 210.12.
- AT LEAST ONE COMMUNICATION OUTLET SHALL BE INSTALLED AND CABLED TO THE SERVICE PROVIDER DEMARcation POINT.
- AN INTERSYSTEM BONDING TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS.

MECHANICAL NOTES

- THE GENERAL AND MISCELLANEOUS NOTES DO APPLY TO THE HVAC CONTRACTOR. THIS CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL OTHER NECESSARY TRADES FOR PURPOSES OF BIDDING AND BUILDING A COMPLETE SYSTEM OF HEATING, COOLING, AND VENTILATION THAT MEETS ALL CODE AND INDUSTRY STANDARDS.
- PROVIDE 5 CFM VENTILATION PER EACH OCCUPANT (RESIDENTIAL).
- PROVIDE 50 CFM VENTILATION FAN DUCTED TO THE EXTERIOR IN EACH BATHROOM OR TOILET ROOM.
- EXHAUST SYSTEM FOR DRYER AND STOVE TO BE DUCTED TO THE EXTERIOR. DRYER EXHAUST TO BE 4" SMOOTH DUCT INDEPENDENT OF OTHER SYSTEMS. FOR KITCHEN RANGE WITH WOOD, A 100 CFM FAN FOR INTERMITTENT USE, OR A CONTINUOUSLY EXHAUSTING 25 CFM FAN TO BE INSTALLED. MAKEUP AIR TO BE PROVIDED WHEN KITCHEN EXHAUST SYSTEM IS IN EXCESS OF 800 CFM. SYSTEM TO BE AUTOMATICALLY CONTROLLED TO ENSURE AN EQUAL AMOUNT OF MAKEUP AIR IS PROVIDED WHEN EXHAUST IS IN OPERATION.
- SUPPLY AND RETURN AIR SYSTEMS ARE TO BE FULLY DUCTED.
- GAS SUPPLY AND EXHAUSTING (IF APPLICABLE) ARE THIS TRADE'S RESPONSIBILITY.
- EACH GAS APPLIANCE SHALL HAVE A GAS SHUT-OFF VALVE AND GROUND JOINT UNION. A SEDIMENT TRAP IS REQUIRED AT EACH APPLIANCE OR GROUP OF APPLIANCES.
- INTERIOR GAS PIPING LOCATED OUTSIDE THE ROOM OF THE SERVED APPLIANCE TO BE IDENTIFIED AT INTERVALS OF NOT MORE THAN 5 FT. (SEE PIPING ELECTED).
- VERIFY IF EQUIPMENT IS ELECTRIC OR NATURAL GAS POWERED, AND COORDINATE WITH OTHER AFFECTED CONTRACTORS.
- DUCT ROUTES ARE DETERMINED BY THIS TRADE.
- TEMPERATURE DESIGN CRITERIA: MAINTAIN 75 DEG. F INTERIOR ROOM TEMPERATURE WITH A WINTER CYCLE EXTERIOR TEMPERATURE OF 0 DEG. F AND A SUMMER CYCLE TEMPERATURE OF 95 DEG. F.
- INSTALL THERMOSTATS ON AN INTERIOR WALL, NOT SUBJECT TO DIRECT SUNLIGHT. THERMOSTATS ARE TO BE PROGRAMMABLE TYPE UNITS TO MINIMIZE ENERGY CONSUMPTION.

NOT ALL OF THESE NOTES NECESSARILY APPLY TO THIS PROJECT. ANY DIFFERING SPECIFICATIONS NOTED ON THE PLANS PROPER ARE TO SUPERCEDE THESE M. E. P. NOTES.

RAIN GARDEN PLANTINGS:
MIX OF (3 EACH) CARDINAL FLOWERS, SWAMP MILKWEED, FALSE INDIGO & BLUE LABILIA FLOWERING PLANTS, W/ (3 EACH) PALM SAGE AND FEATHER REED GRASSES



MORELAND AVE.

SITE PLAN
1" = 20'

STORM WATER RUNOFF DIFFERENTIAL- 15 YEAR 20 MIN. STORM EVENT

NEW IMPERVIOUS AREA = 1640 SF /43560= .0374 ACRE

+ADD NEW RUNOFF: 4.2 CFS/ ACRE x .0374 ACRE= .1570 CFS

-GRASS RUNOFF: 1.75 CFS/ ACRE x .0374 ACRE= .0654 CFS

.0916 CFS TOTAL RUNOFF DIFFERENTIAL

X 1200 SECONDS (20 MIN)

110 CUBIC FEET INCREASE

NOTE:

SITE CALCULATIONS WERE PERFORMED FOR A PREVIOUS PERMIT SUBMISSION. A NEW GARAGE AND EXPANDED DRIVEWAY HAVE RECENTLY BEEN COMPLETED FROM THAT PERMIT, AND ARE CONSIDERED HERE AS NEW SITE COVERAGE.

SITE CALCULATIONS

ADDITIONAL SITE COVERAGE:

RECENTLY BUILT GARAGE	672 SF
NEW HOUSE ADDITION	480 SF
REAR 2ND FLOOR	41 SF
RECENT DRIVEWAY ADD	687 SF
TOTAL INCREASE	1,880 SF

CREDIT FOR PRIOR GARAGE 240 SF

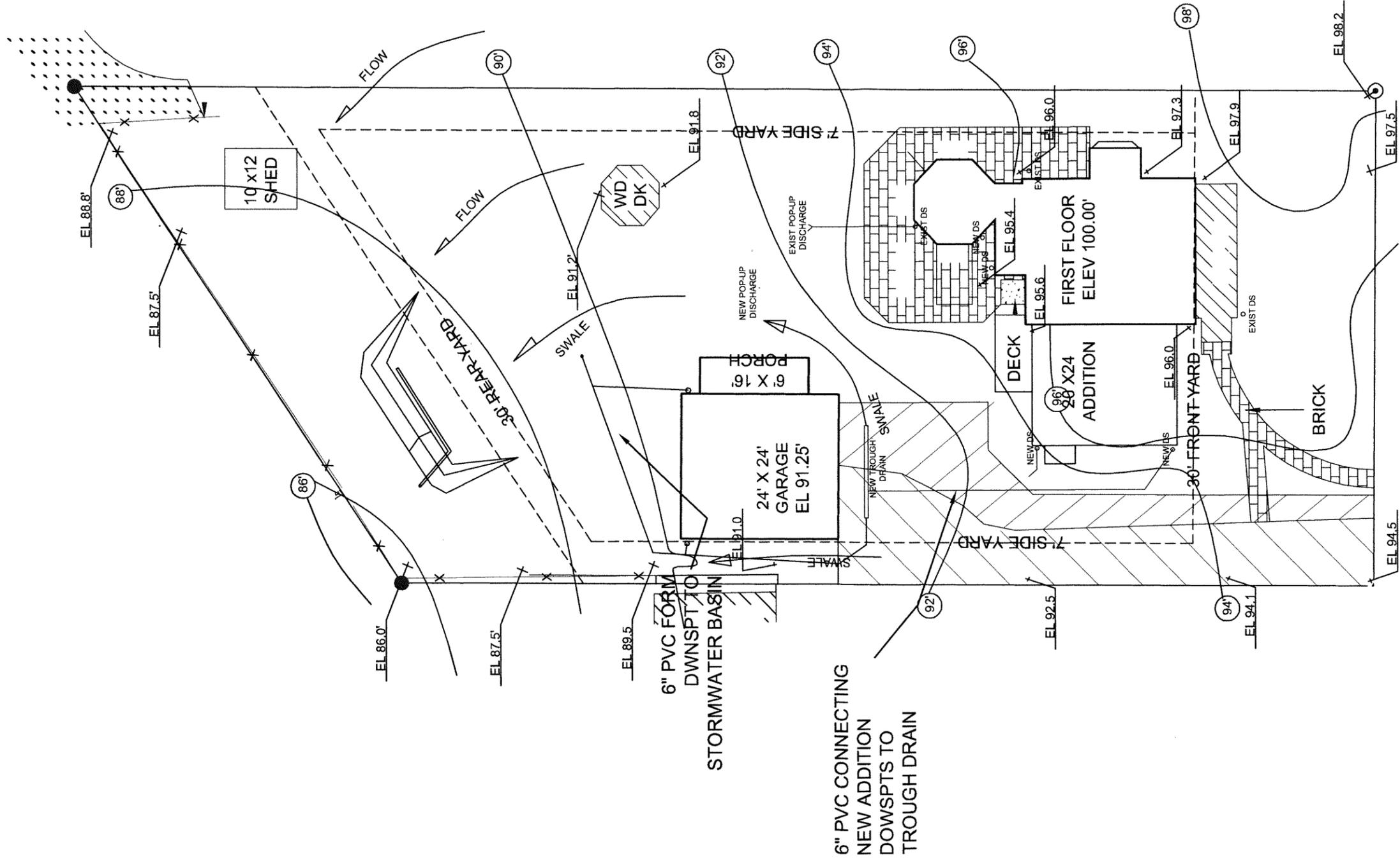
ADJUSTED TOTAL 1,640 SF

NEW FLOOR AREA RATIO

EXISTING HOUSE AREA	1690 SF
ADDITIONAL LIVING AREA	1001 SF
TOTAL LIVING AREA	2691 SF

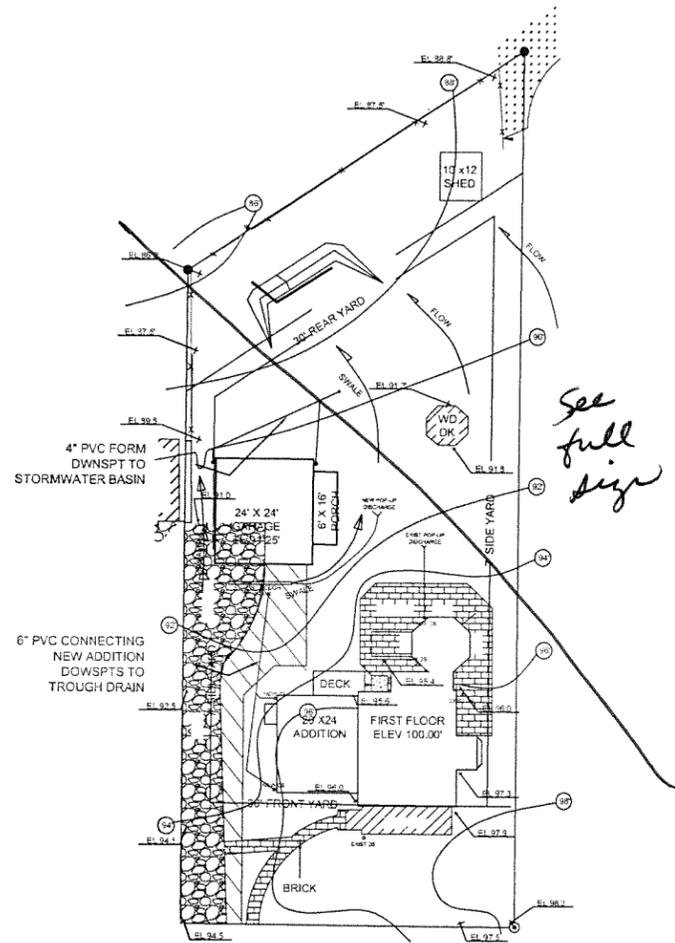
2684/15496 = 17.4%

<p>KEN BURNS ARCHITECT 122 N WIRKWOOD ROAD ST LOUIS MO 63122 314 409 7804 kenburns@sbcglobal.net</p>
<p>SPENO RESIDENCE 912 MORELAND GLANDALE MO 63122 314 923 8986 adam3435@icloud.com</p>
<p>ARB SET 4/5/23</p>
<p>A1</p>



**#912 MORELAND AVENUE (45' W)
 PROPOSED COUNTOURS AND STORM WATER
 DRAINADE DESIGN**

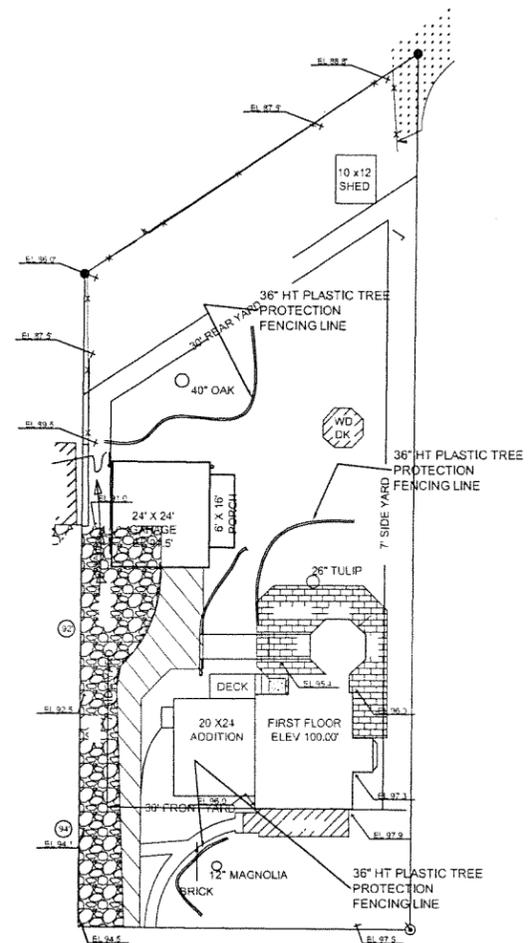
TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON VISUAL OBSERVATION OF THE SITE COUNTOURS. NO ACTUAL TOPOGRAPHICAL SURVEY WAS PERFORMED.



See full size

#912 MORELAND AVENUE (45' W)
PROPOSED COUNTOURS AND STORM WATER DRAINAGE DESIGN

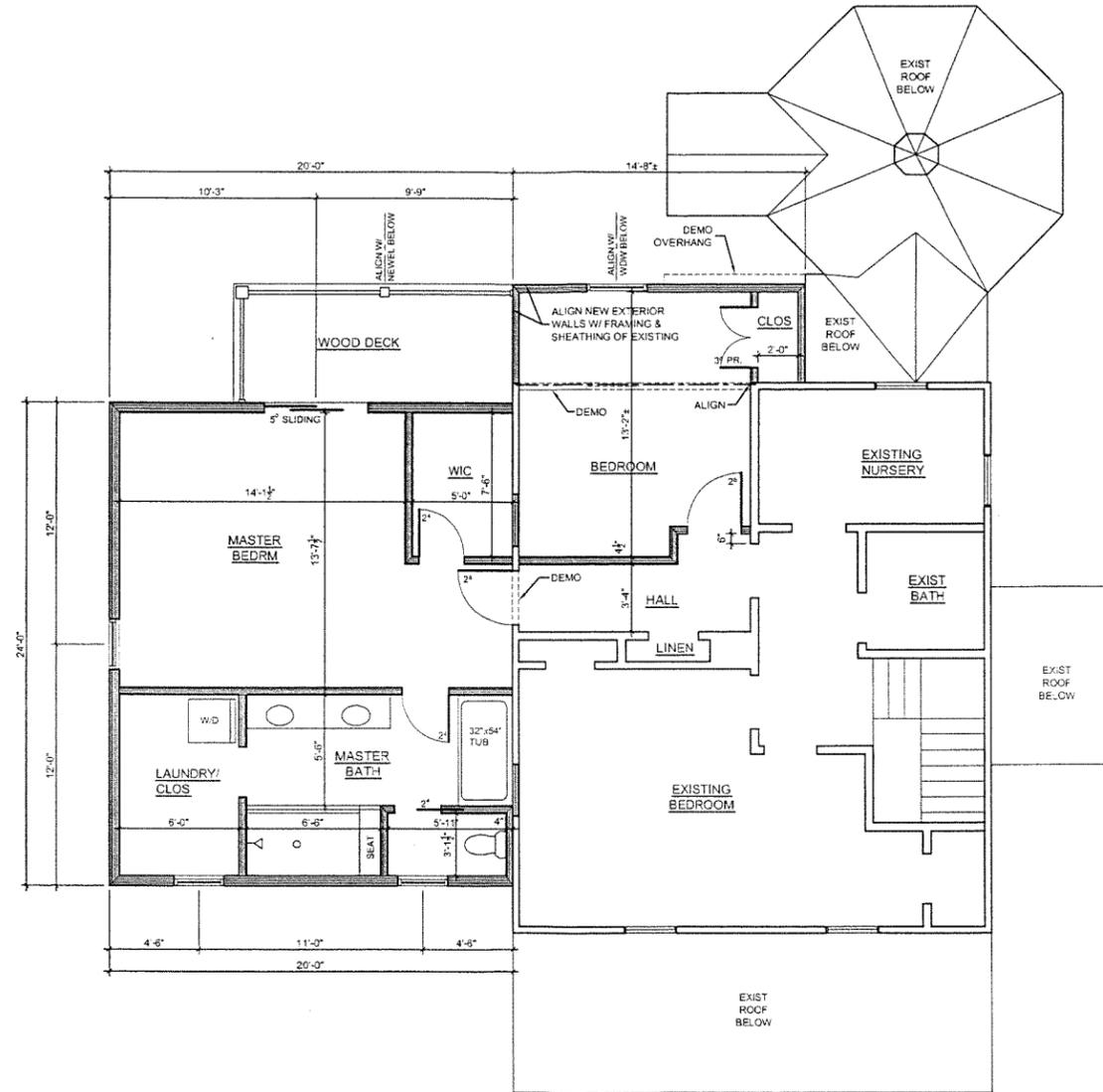
TOPOGRPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON VISUAL OBSERVATION OF THE SITE COUNTOURS. NO ACTUAL TOPOGRAPHICAL SURVEY WAS PERFORMED



#912 MORELAND AVENUE (45' W)
TREE PROTECTION PLAN

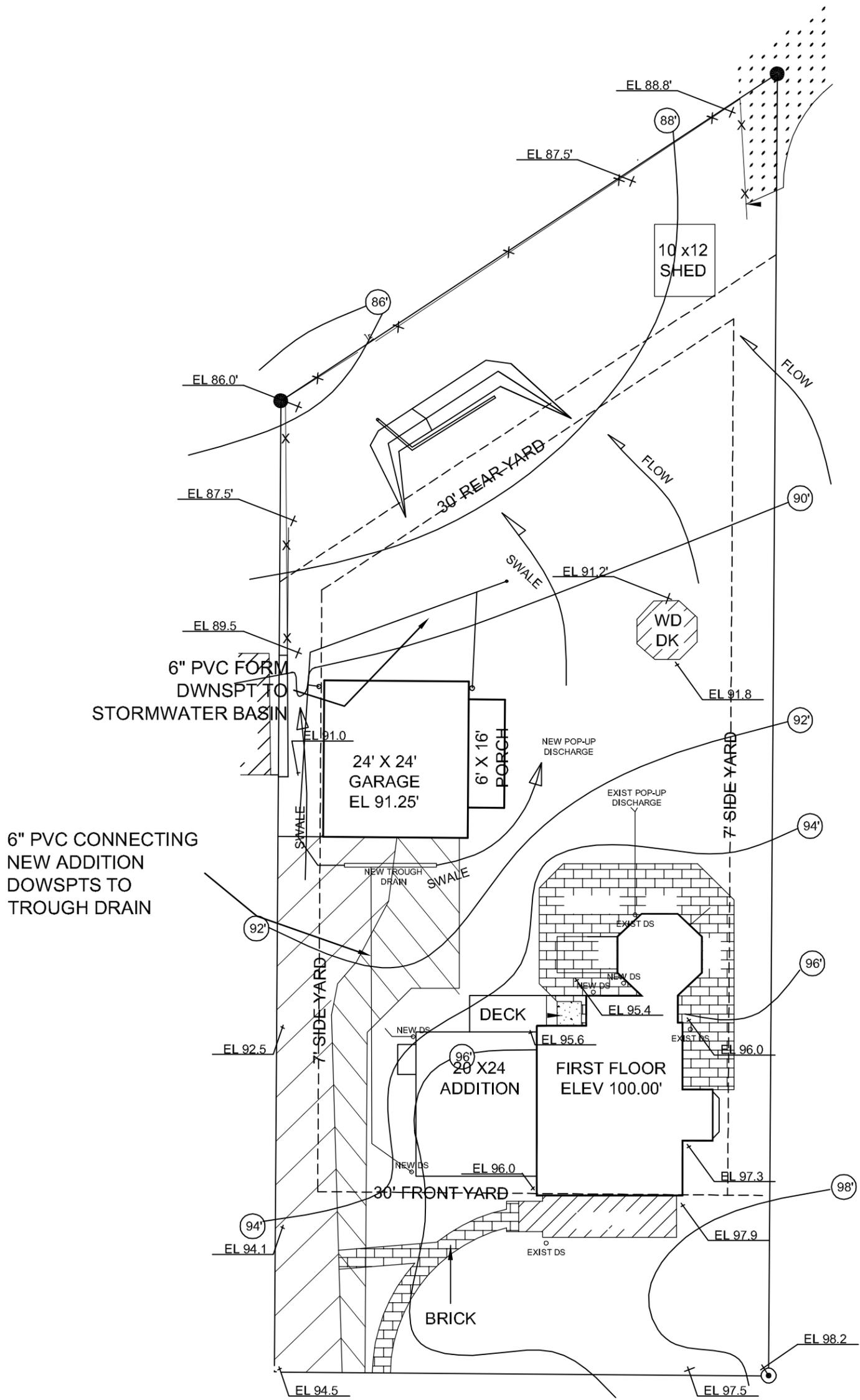
NOT TO SCALE :
THESE DRAWING ARE PROPORTIONATELY ACCURATE, BUT NOT TO ANY STANDARD SCALE

KEN BURNS ARCHITECT 122 N KIRKWOOD ROAD ST LOUIS MO 63122 314.409.7804 kenburns@sbcglobal.net	
SPENO RESIDENCE 912 MORELAND GLANDALE MO 63122 314.323.8986	adam3435@icloud.com
ARB SET	4/5/23
A5	



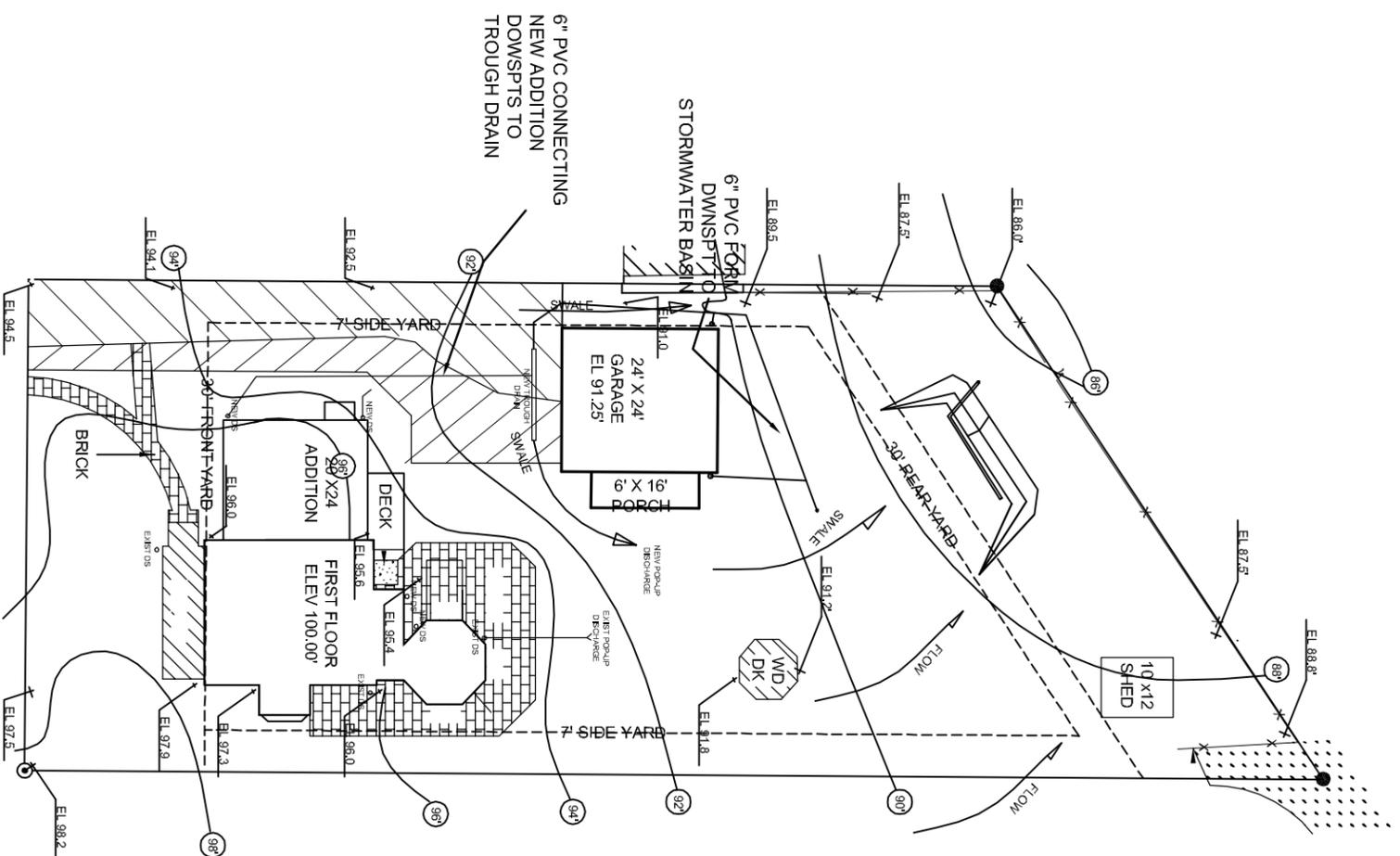
SECOND FLOOR PLAN
 1/4" = 1'-0"

KEN BURNS ARCHITECT 122 N KIRKWOOD ROAD ST LOUIS MO 63122 314 408 7804 kenburns@sbcglobal.net	
SPENO RESIDENCE 912 MORELAND GLANDALE MO 63122 314 323 8986	adam3435@icloud.com
ARB SET	4/5/23
A3	



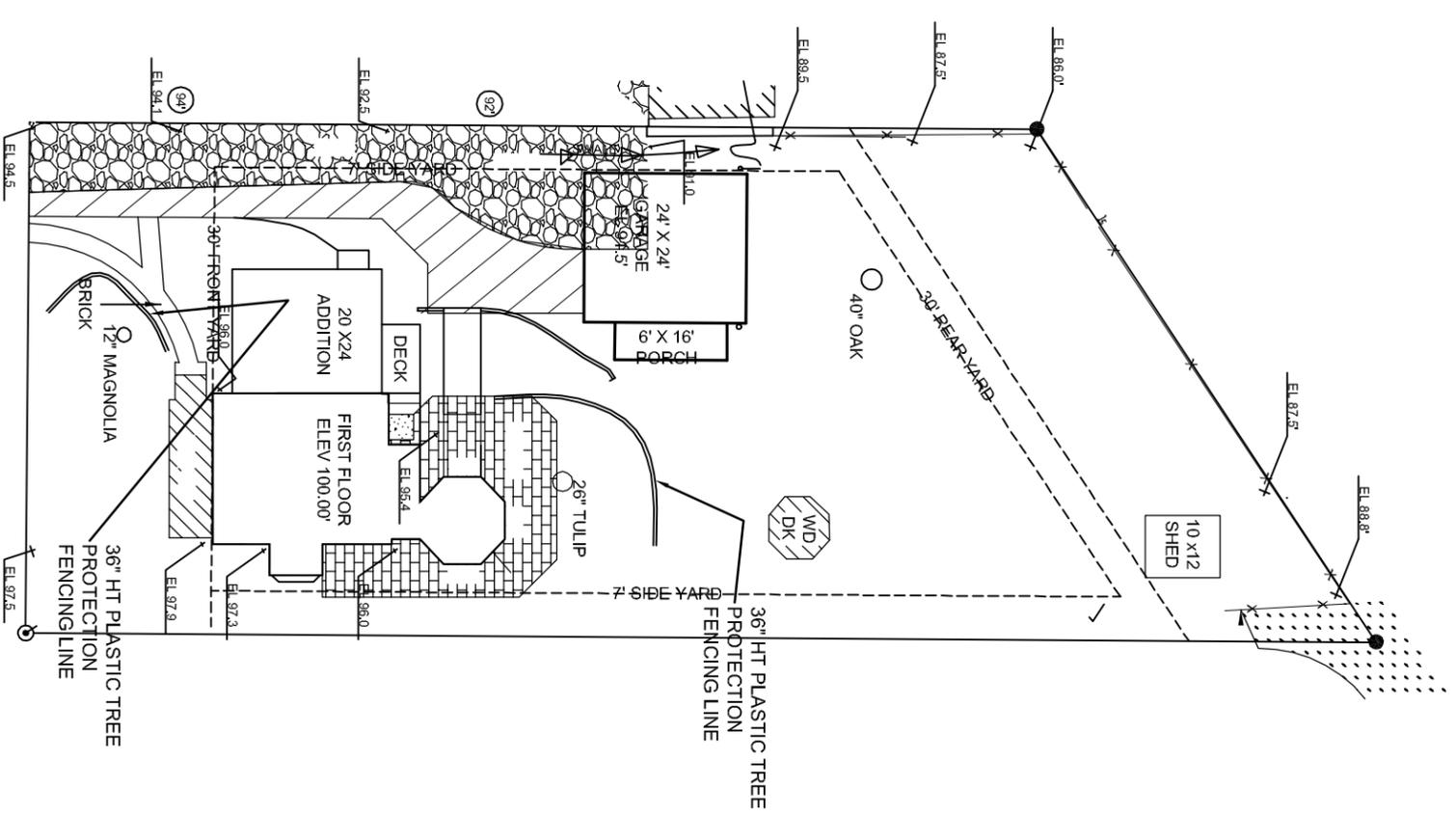
**#912 MORELAND AVENUE (45' W)
PROPOSED COUNTOURS AND STORM WATER
DRAINAGE DESIGN**

TOPOGRPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON VISUAL OBSERVATION OF THE SITE CONTOURS. NO ACTUAL TOPOGRAPHICAL SURVEY WAS PERFORMED.



**#912 MORELAND AVENUE (45' W)
PROPOSED COUNTOURS AND STORM WATER
DRAINADE DESIGN**

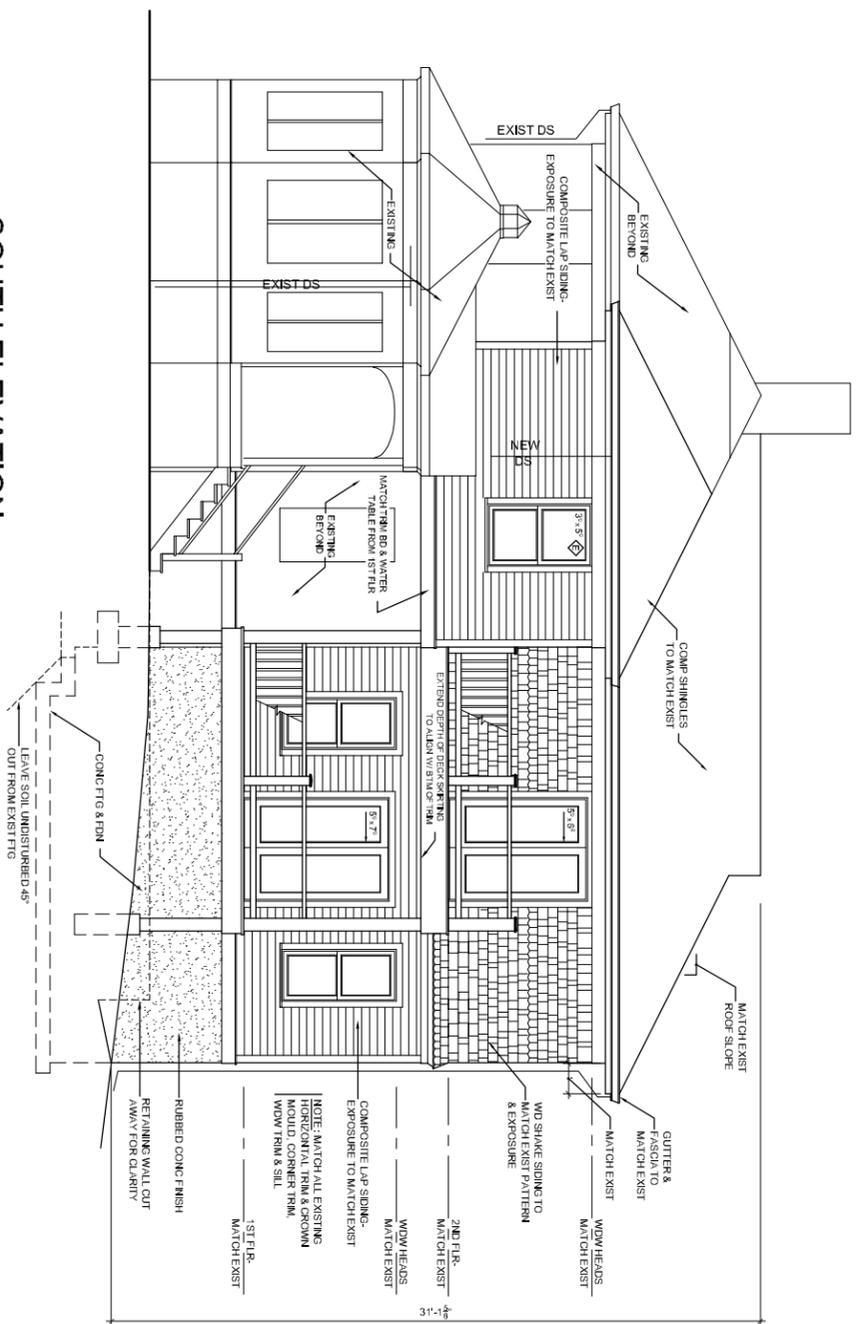
TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON VISUAL OBSERVATION OF THE SITE CONTOURS. NO ACTUAL TOPOGRAPHICAL SURVEY WAS PERFORMED.



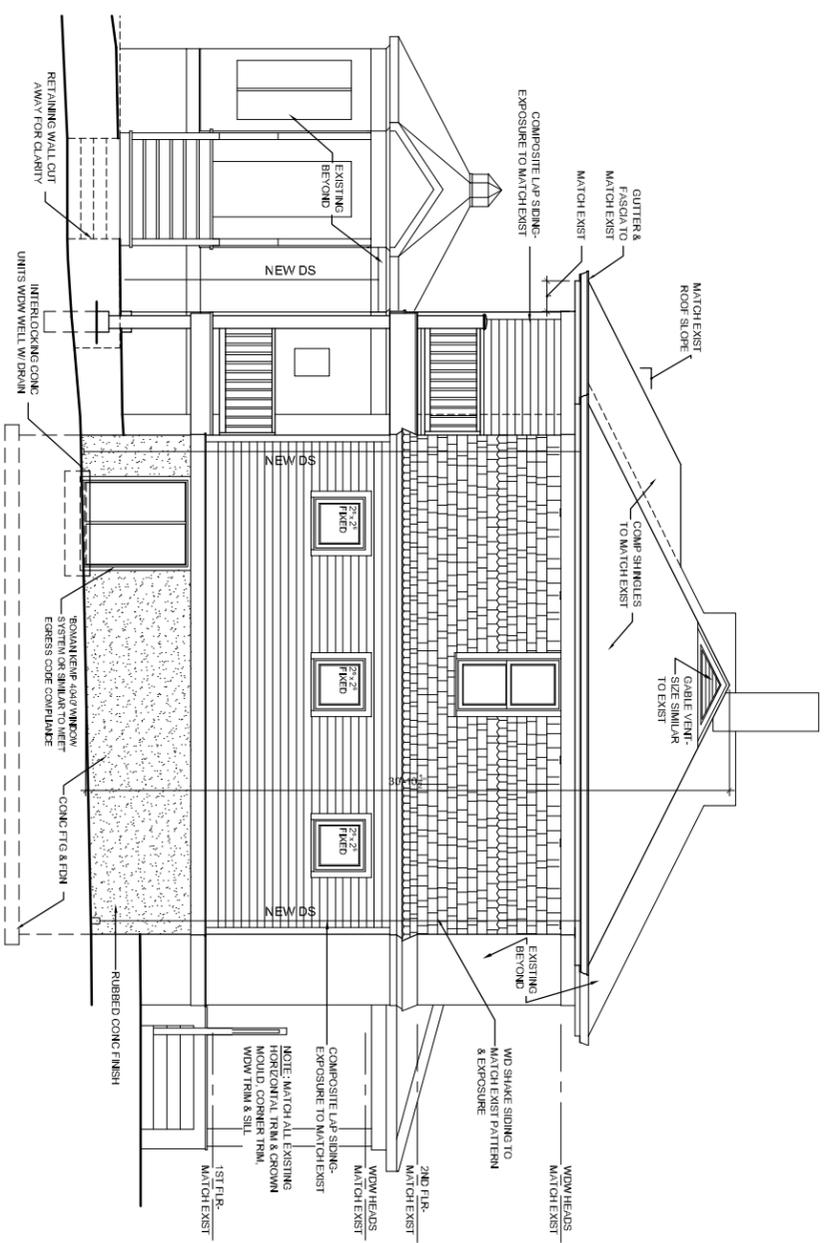
**#912 MORELAND AVENUE (45' W)
TREE PROTECTION PLAN**

NOT TO SCALE :

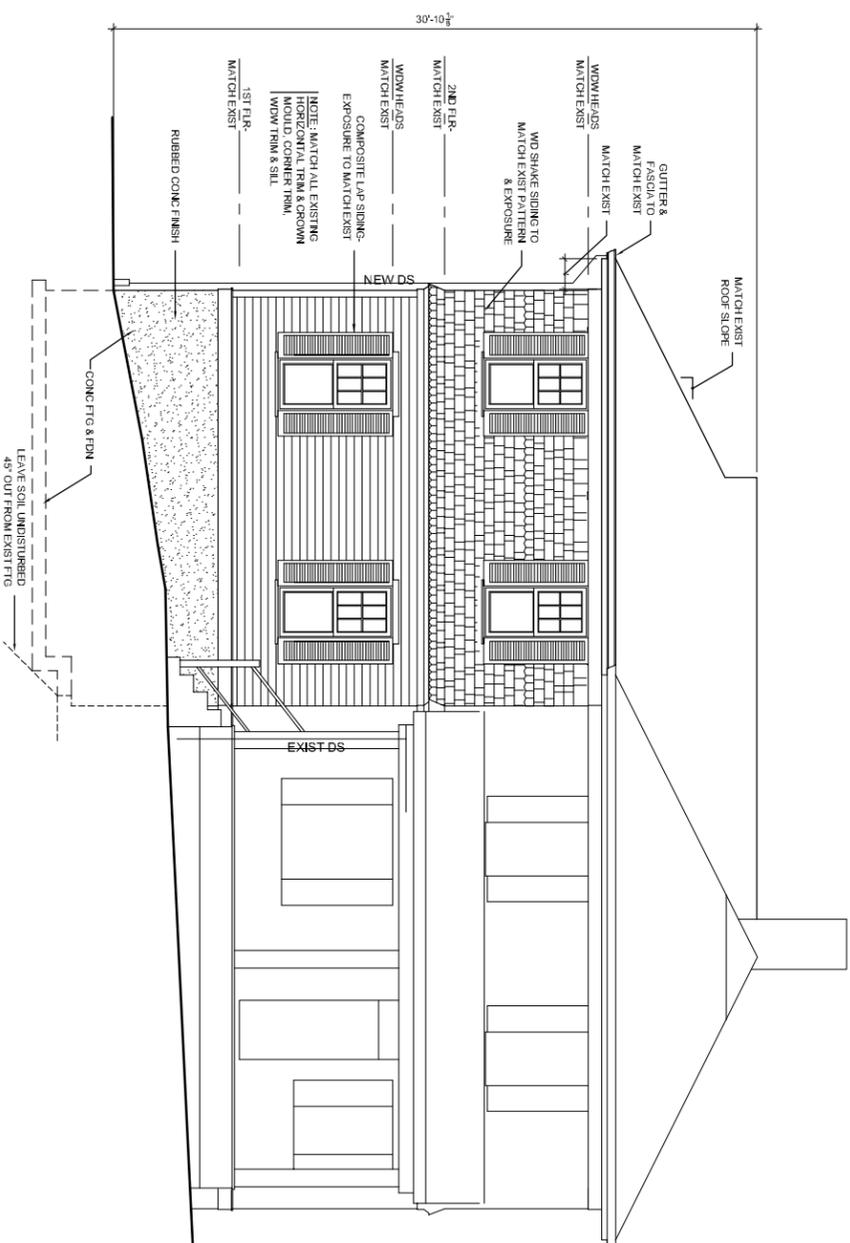
THESE DRAWING ARE PROPORTIONATELY ACCURATE, BUT NOT TO ANY STANDARD SCALE



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

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kenburns@sbcglobal.net

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GLANDALE MO 63122
314 323 8986 adam3435@icloud.com

ARB SET 4/5/23

A4