



VII. E.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

October 3, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

The Planning Commission agenda for October 8, 2007 will include the following item for your consideration:

115 Ridge Crest Drive: Residential addition in the form of a detached garage on the west side of a property zoned "R1" Residence District located at 115 Ridge Crest Drive in the River Bend Estates Subdivision.

Dear Commissioners:

Vincent and Monica Feeler have submitted for your review a request for a new detached garage which is approximately 960 square feet.

PETITIONER'S REQUEST

1. The Petitioners are the owners of the property at 115 Ridge Crest Drive.
2. It is their desire to construct a two-story, three-car garage. Maximum height on the proposed garage would be 22 feet.

BACKGROUND INFORMATION

1. The subject site is located within River Bend Estates Subdivision, which was zoned "R1" Residence District prior to incorporation of the City of Chesterfield.
2. The maximum permissible height for any dwelling structure or building accessory to a dwelling structure in an "R1" Residence District is three stories or forty-five (45) feet in height, whichever is less.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126B. "Residential Additions" of the City of Chesterfield Zoning Ordinance states: "Any addition greater than five hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission.
2. In addition, this section also states: "Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.

3. If the request for the detached garage is approved, the building of this structure will be reviewed for approval by the Department of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.
4. If the addition request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Department of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

SUBMITTAL INFORMATION

1. The item for consideration before the Planning Commission is for the construction of a detached garage that exceeds 500 square feet.
2. The request is for a 960 square foot, two-story structure to be located on the west side of the subject property.
3. Exterior materials are proposed to be vinyl siding and asphalt shingles to match the existing residence.
4. The proposed garage is located 30 ft from the side property line which is twice the required 15 ft. side yard setback. It is 75 feet from the rear property line.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning recommends approval.

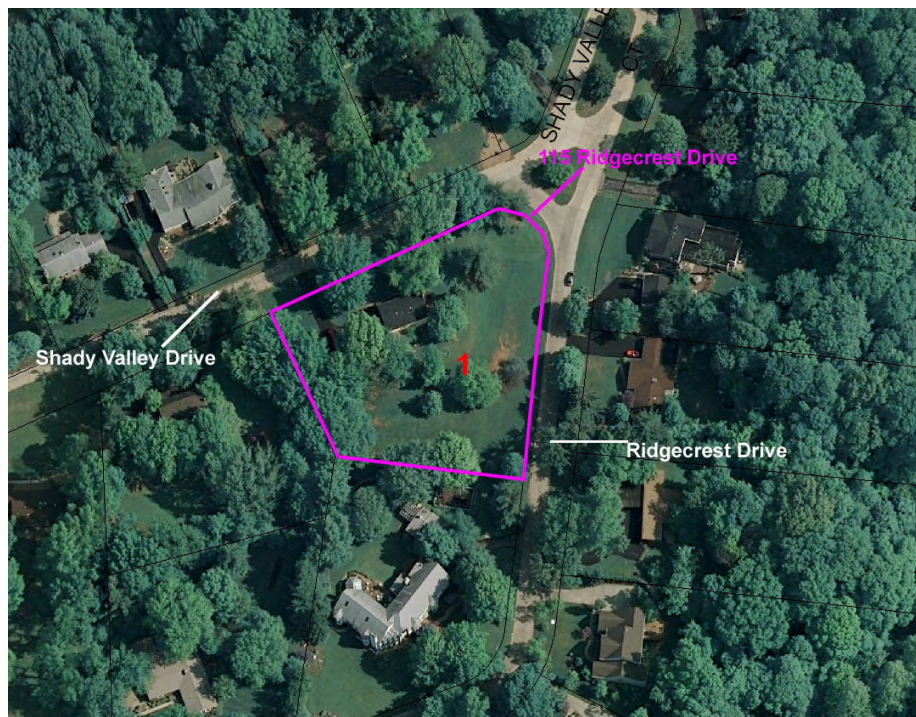
Respectfully Submitted,

Annissa McCaskill-Clay

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

Site Plan
Architectural Elevations



To The City Of Chesterfield Planning Commission

Our family would like to take this time to thank you for reviewing the addition of a three car garage to our home. I am the owner and the contractor for the proposed work. I started as a contractor over twenty-five years ago and have spent the bulk of my years in areas such as Arrowhead Estates, Spyglass, and River Bend Estates. These are all best kept secrets and we were happy to find and buy the home we now have in River Bend Estates. This additional garage space will solve the needs of our growing family. We also feel that it will add to the growing stature of the area without over building the spacious corner lot that our home sits on.

In conclusion, we once again thank you, as a family and a contractor, in addressing the needs of our family. As always I will keep the work place safe for our family and will certainly respect our surrounding neighbors.

Respectfully,

Vince and Moni Feeler

115 Ridge Crest Drive

Chesterfield, Missouri 63017

Hi Neighbors

The City of Chesterfield Planning Committee has asked us to inform you by a letter that we are building a new detached garage. Since the garage is over 500 sq. ft. we are informing you of the work that will be done and are requesting your signatures showing that you are aware of the project. We have filed with and have been approved by our trustees in River Bend Estates and have the letter the committee.

We appreciate and thank you for your time.

Respectfully,
Vince and Moni Feeler

Wilks, Jay & Lynette
29 Ridge Crest Dr. X Lynette Wilks

Altman, David & Nancy
30 Ridge Crest Dr. X VACATION

Lock, Andy & Ginny
31 Ridge Crest Dr. X Virginia Lock

Robins Stacy
32 Ridge Crest Dr. X Stacy

Wesolich, Rob & Sarah
116 Ridge Crest Dr. X Sarah Wesolich

Robbins Ray & Cheryl
114 Shady Valley Dr. X Ray L. Robbins

RECEIVED
OCT - 1 2011
PLANNING
DEPARTMENT

REVISIONS
5.2.06
9-8-06

ARCHITECT: DATE: 4.5.06
M.T.H. ARCHITECT INC.
BOX 888 CHESTERFIELD, MO. 63006
636.333.1331 M. THOMAS HALL
636.333.1330 FAX

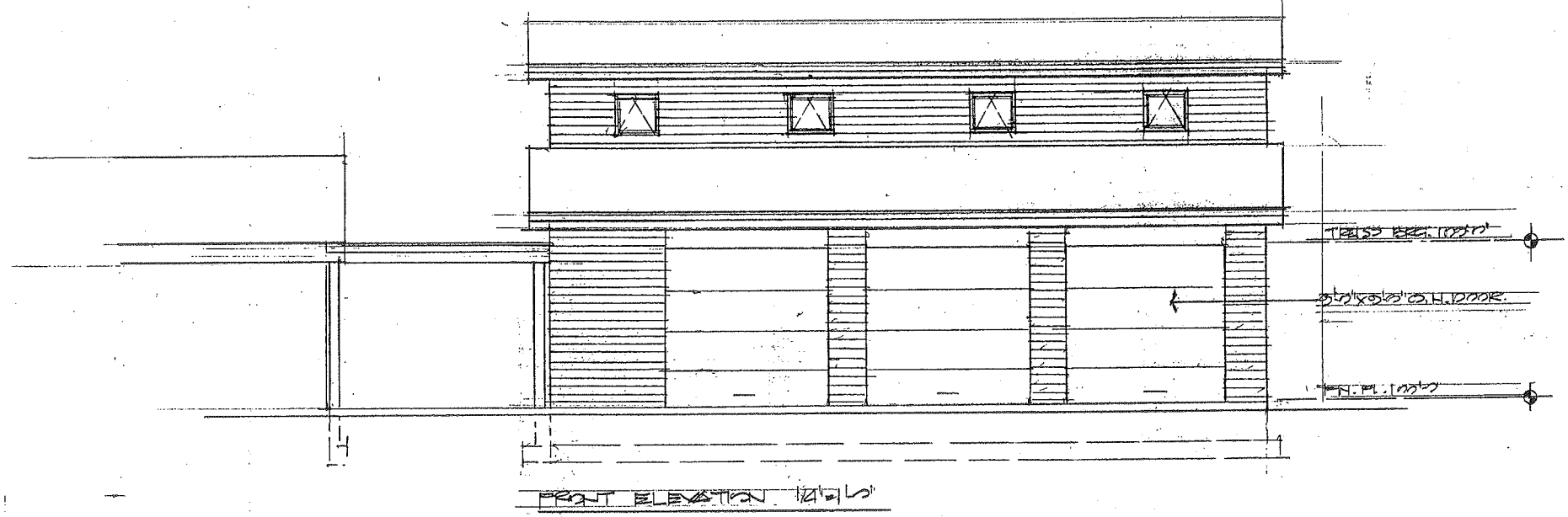
CONSULTANT:

OWNER:

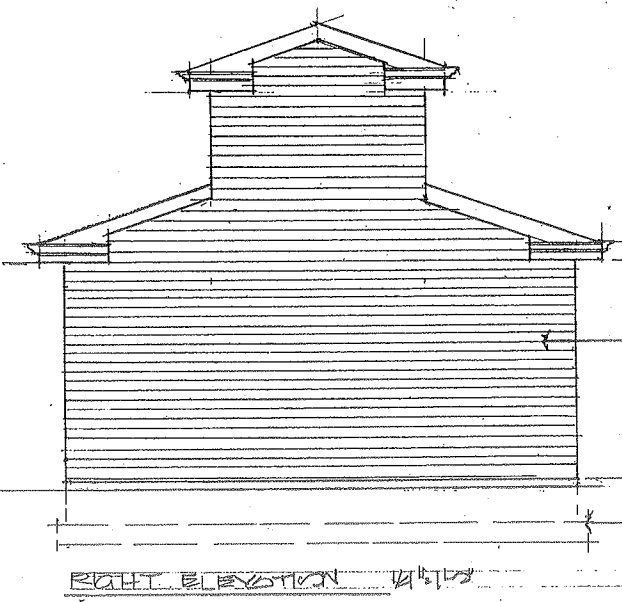
PROJECT:
PROPOSED NEW GARAGE FOR
THE FEELER FAMILY
LOT 16 RIVER BEND ESTATES
CHESTERFIELD, MISSOURI

FEELER GARAGE

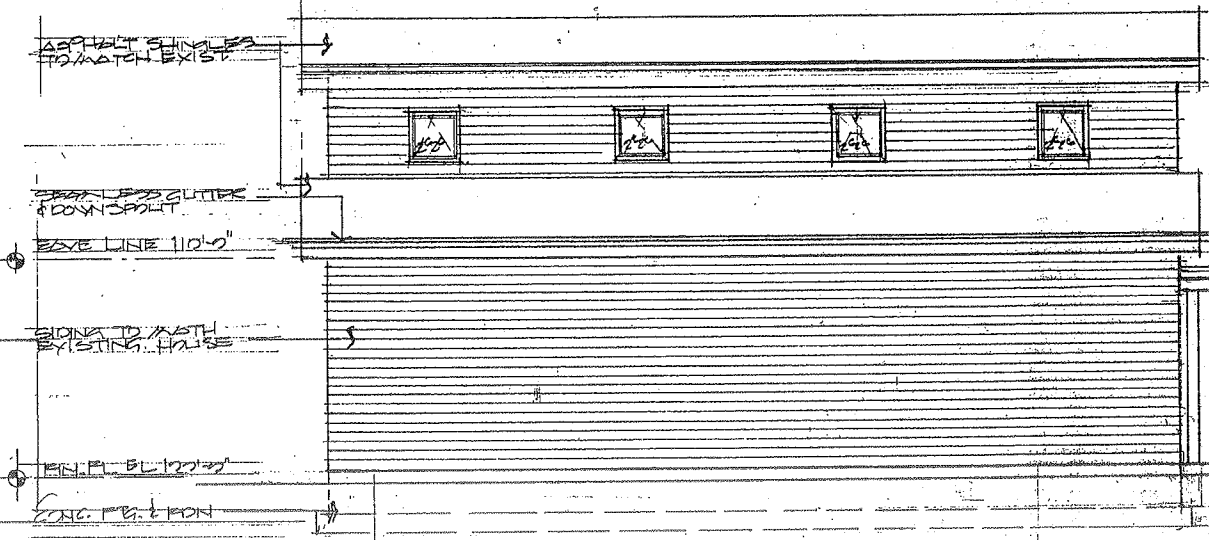
SHEET 1 OF 1
A1
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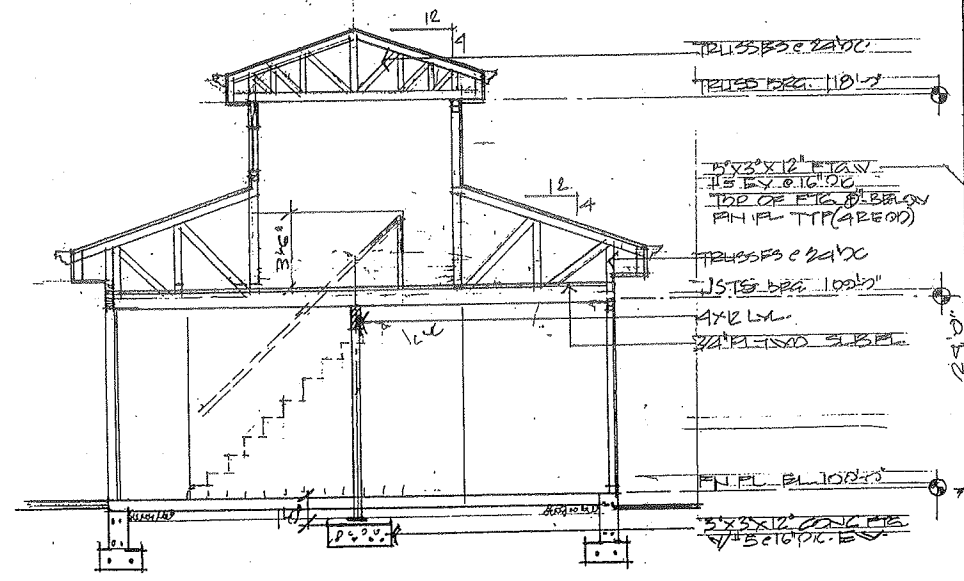
FRONT ELEVATION 1/4"=1'-0"



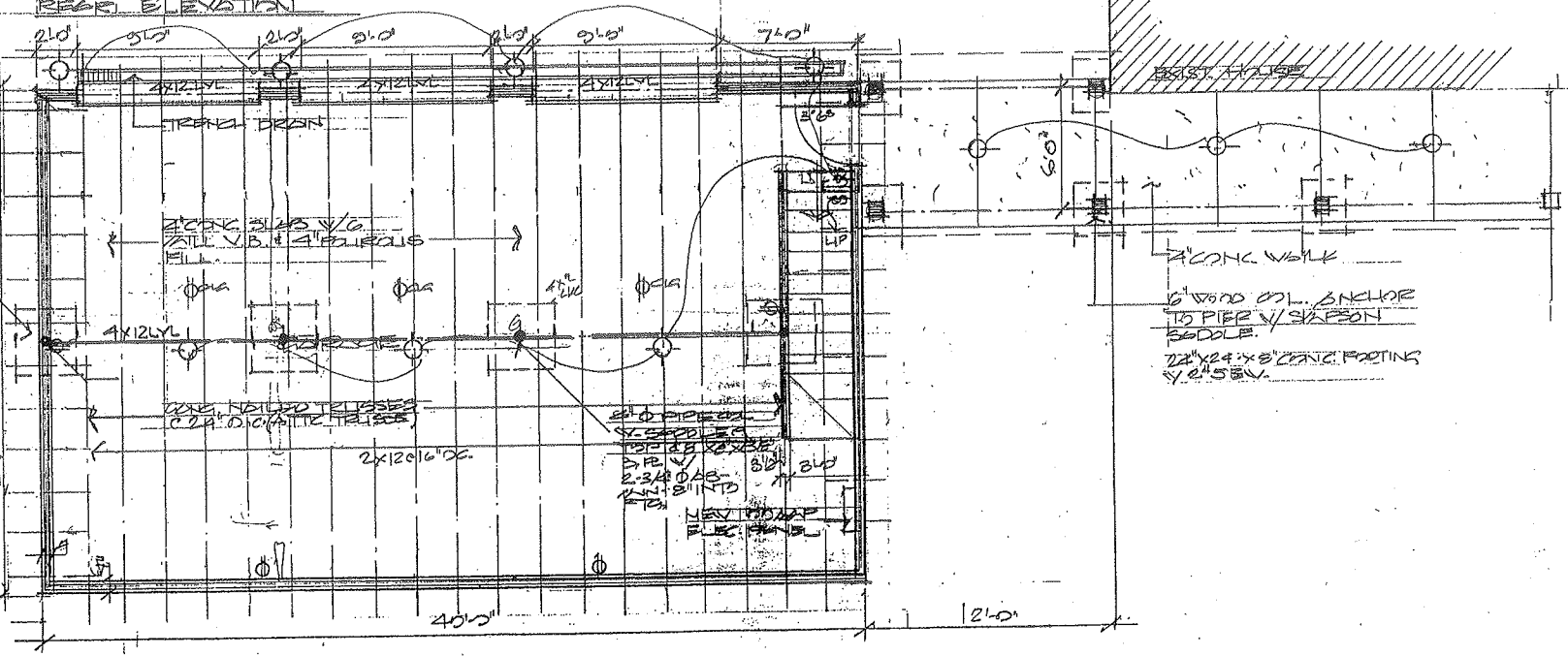
RIGHT ELEVATION 1/4"=1'-0"



REAR ELEVATION



BUILDING SECTION 1/4"=1'-0"



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

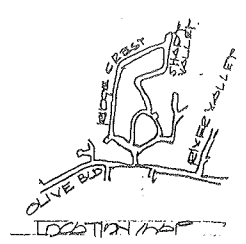
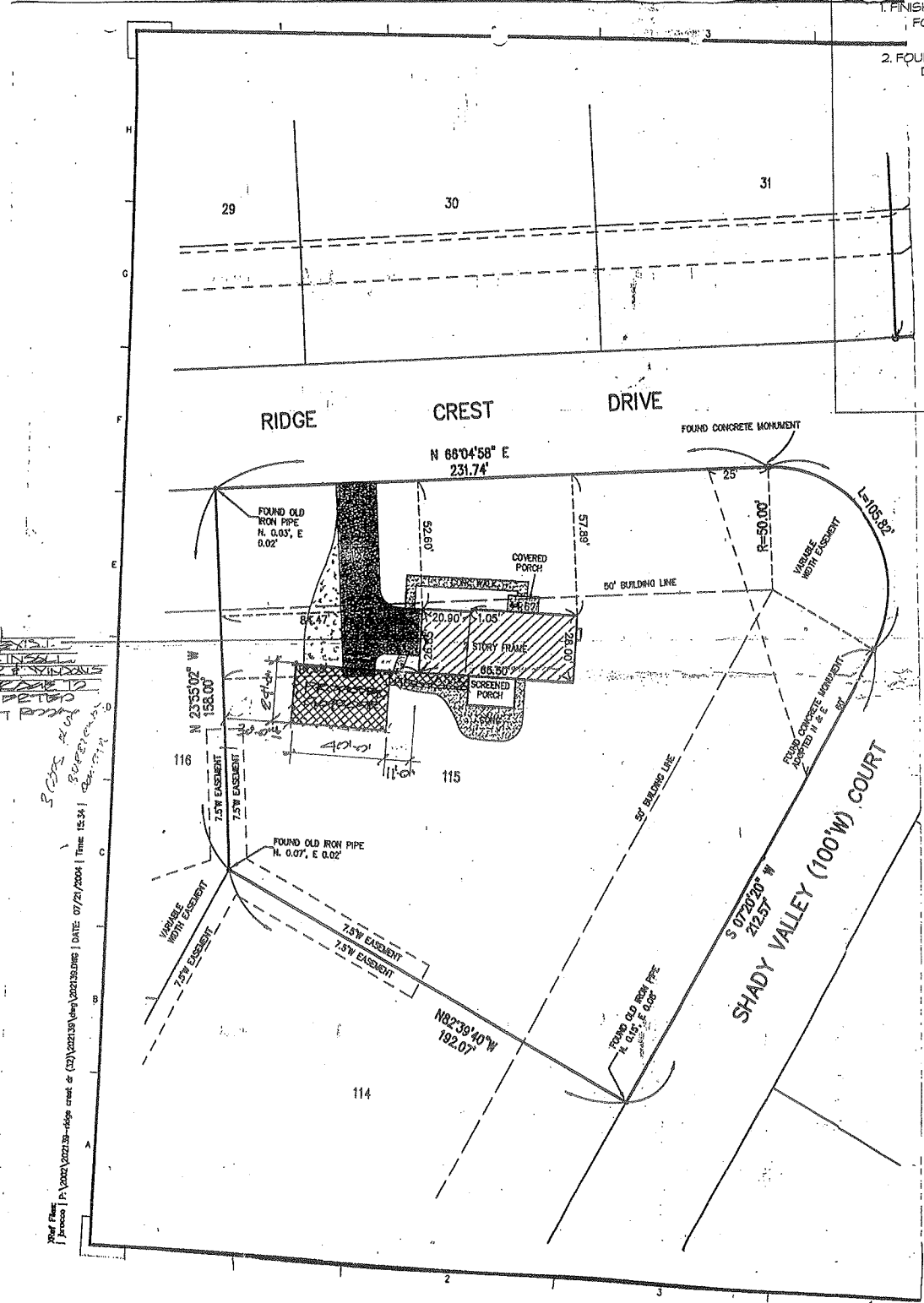
ARCHITECT: DATE: 4.5.06
 M.T.H. ARCHITECT INC.
 BOX 245 CHESTERFIELD, MO. 63005
 636.533.1331 A. THOMAS HALL
 636.533.1330 FAX

CONSULTANT: OWNER:

PROJECT: PROPOSED NEW GARAGE FOR THE FEELER FAMILY LOT 115 RIVER BEND ESTATES CHESTERFIELD, MISSOURI
 FEELER GARAGE

DRAINAGE NOTES:

1. FINISH GRADE SHALL SLOPE AWAY FROM THE FOUNDATION 1 PER FOOT OR TO A SWALE.
2. FOUNDATION DRAINS AND SUMP PUMP SHALL DISCHARGE A MINIMUM OF 10'-0" OFF THE PROPERTY LINE AND POINT INWARD.
3. ALL DOWNSPOUTS MUST DISCHARGE INWARD FROM THE PROPERTY LINE.

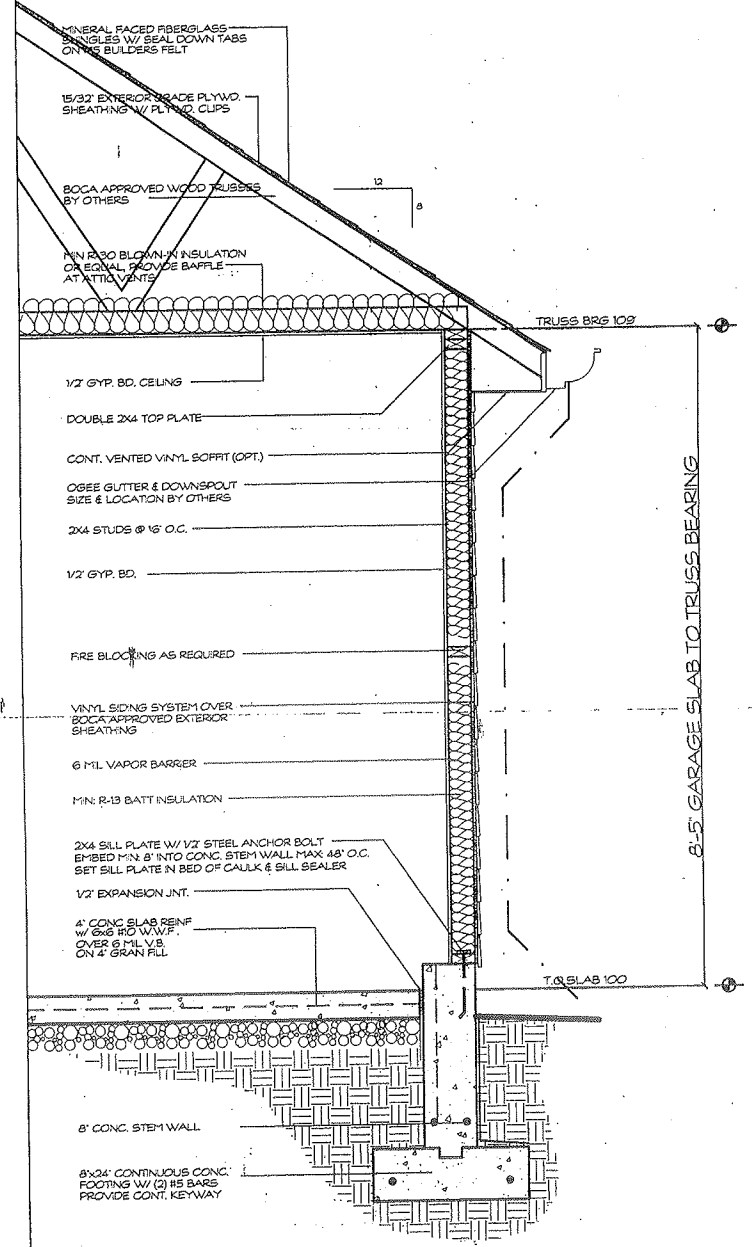


GENERAL NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR BRCK.
 2. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYP. BD.
- CODE INFO BLOCK
 CODE ANALYSIS BASED ON IBC 2003
 USE GROUP — R3 (SINGLE FAMILY HOME)
 CONSTRUCTION TYPE — 2B UNPROTECTED
 TOTAL BUILDING AREA: 500 SQFT.
 AREA ALLOWED: BASE 4,800 SQFT.
 BLDG. HEIGHT: 1 ST, 21'-0"
 HEIGHT ALLOWED: 2 ST, 35'-0"

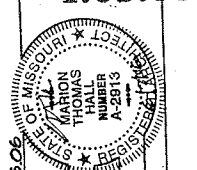
SECTION 4 THRU TYPICAL WALL ON GARAGE
 3/4" = 1'-0"

SECTION THRU GARAGE



REMOVE EXISTING CURB AND GUTTER EXISTING CURB TO BE CONVEYED TO FRONT YARD

DATE: 07/27/2004 | TIME: 12:34 | PROJECT: FEELER GARAGE



DATE 4-30-06
N.M.T.H. ARCHITECT, INC.
BOX 343, CHESTERFIELD, MO. 63017
(636) 533-1331 N. THOMAS ST., SUITE 100
(636) 533-1330 FAX

PROJECT: PROPOSED NEW GARAGE FOR THE FEELER FAMILY LOT 15 RIVER BEND ESTATES, CHESTERFIELD, MISSOURI
OWNER: FEELER GARAGE

CONSULTANT
SHEET NO. A 3

I. GENERAL NOTES

- A. DO NOT SCALE DRAWINGS
- B. THE GENERAL CONTRACTOR IS TO REVIEW ALL PLANS, ELEVATIONS, NOTES, DETAILS, BUILDING CODES AND RESTRICTIONS, AND JOB SITE CONDITIONS. THE ARCHITECT MUST BE NOTIFIED OF ANY ERRORS OR INCONSISTENCIES BEFORE PROCEEDING WITH THE WORK.
- C. CHANGES TO THIS WORK ARE ONLY AUTHORIZED IF IN WRITING FROM THE ARCHITECT.
- D. ALL BEDROOMS TO HAVE AT LEAST ONE EXPOSED WINDOW 3'-6" OR LESS ON FINISHED FLOOR.
- E. ALL FIREPLACES TO HAVE SCREENS OR OTHER PROTECTION DEVICES.
- F. CONSTRUCTION MUST COMPLY WITH ALL LOCAL AND LOCALLY ADOPTED NATIONAL BUILDING CODES AND LOCAL ZONING ORDINANCES.
- G. CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT AND CAREFULLY REVIEW THE SITE AND ALL EXISTING CONDITIONS PRIOR TO BIDDING AND PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- H. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, AND FACE OF STUD UNLESS SHOWN OR INDICATED OTHERWISE. EXTERIOR STUD WALL DIMENSION IS FROM INTERIOR FACE OF STUD TO EXTERIOR FACE OF WALL SHEATHING.
- I. TAKE NECESSARY STEPS TO PROTECT ANY TREES THAT ARE ADJACENT TO CONSTRUCTION. FENCE AROUND DRIP LINE OF TREES TO AVOID COMPACTION OF SOIL WITHIN THE ROOT STRUCTURE OF ANY EXISTING TREES.

2. GRADING AND EXCAVATION NOTES

- A. GRADING NOTES:
 - a. FINISH GRADES AT BUILDING TO BE MINIMUM 6" BELOW TOP OF FOUNDATION AT FRAME OR BRICK VENEER WALLS AND 6" FOR MASONRY WALLS.
 - b. SLOPE GRADE MINIMUM 1" PER FOOT FOR A DISTANCE OF 6'-0" OR TO SWALE. ALL AREAS TO BE SLOPED TO LOWER ELEVATIONS, OR DRAINAGE STRUCTURES ON OR NEAR THE SITE.
 - c. FINISH GRADES AT THE BUILDING SHALL BE A MINIMUM OF 6" BELOW THE TOP OF THE FOUNDATION WALL.
 - d. THERE SHALL BE A MINIMUM SLOPE OF 1/8" INCHES PER 10 FEET IN THE FIRST 8 FEET OF FINISH GRADE AT THE FOUNDATION WALL.

3. FOUNDATION NOTES

- A. TYPICAL FOUNDATION NOTES:
 - a. GENERAL CONTRACTOR TO CONFIRM SOIL BEARING CAPACITY OF 2800 P/SF (MIN)
 - b. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE (AT 28 DAYS) SHALL BE:
 - 2800 PSI - BASEMENT
 - 3000 PSI - BASEMENT WALLS AND FOUNDATION WALLS
 - 3000 PSI - PORCHES, WALKS, PATIOS, STEPS, GARAGE AND CARPORT FLOOR SLABS AND DRIVEWAYS
 - c. ALL CONCRETE SHALL BE 8 1/2" BULK MIX MINIMUM PER CUBIC YARD OF CONCRETE.
 - d. ALL REINFORCING SHALL BE GRADE 40, HOOK AT ALL WALL INTERSECTIONS. BEND AROUND ALL CORNERS AND LAP 12" MINIMUM.
 - e. PROVIDE VAPOR BARRIER UNDER HABITABLE AREAS.
 - f. ALL BASEMENT FOUNDATION WALLS ARE TO BE WATER PROOFED WITH APPROVED COATINGS.
 - g. ALL CONCRETE FOOTINGS AND PIERS, ETC TO PROJECT MINIMUM 24" INTO SOLID SOIL, MINIMUM 30" BELOW GRADE.
 - h. PORCH HAUNCHES OR BRACKETS REQUIRE REINFORCING.
 - i. ALL CONCRETE TO BE AIR-ENTRAINED PER TABLE 1909.3J.
 - j. FOOTINGS ARE DESIGNED ON THE BASIS OF AN ASSUME ALLOWABLE SOIL BEARING PRESSURE OF 2800 P/SF. EXTEND FOOTINGS DOWN BELOW BEARING ELEVATIONS INDICATED IF AND AS REQUIRED TO REACH SOIL WHICH PROVIDES ADEQUATE BEARING CAPACITY.
 - k. IF EXPOSED FOUNDATION WALL ABOVE FINISHED GRADE EXCEEDS GREATER THAN 24" OF THE TOTAL FOUNDATION WALL THEN THAT PORTION WOULD BE FINISHED AND INSULATED WITH R-13 MINIMUM.
 - l. ALL FOOTINGS TO BE A MINIMUM OF 2'-6" BELOW FINISH GRADE TO THE BOTTOM OF THE FOOTING.
 - m. ALL FOOTINGS ARE TO BE INTO UNDISTURBED SOIL OR SOIL COMPACTED TO 98%.
 - n. ALL CONCRETE SHALL BE AIR-ENTRAINED PER TABLE 1909.3J OF THE 1999 BOCA NATIONAL BUILDING CODE.
 - o. BACKFILL BELOW INTERIOR AND EXTERIOR SLABS SHALL BE COMPACTED GRANULAR FILL OR SHALL BE COMPACTED TO 98%. ADEQUATE CHORING OR OTHER PROTECTIVE MEASURES SHALL BE USED WHEN BACKFILLING AT RETAINING WALL AND FOUNDATION WALLS TO AVOID DAMAGING WALLS DURING BACKFILL.

4. FRAMING NOTES

- A. FRAMING NOTES:
 - a. ALL LUMBER FRAMING MUST BE NAILED INTO PLACE ACCORDING TO NAILING SCHEDULE 107 OF APPENDIX C OF THE BOCA BUILDING CODE. PLYWOOD SIDING, ROOF SHEATHING AND ALL SUB-FLOORING SHALL ALSO BE NAILED IN ACCORDANCE WITH THE SCHEDULES.
 - b. ALL WINDOW AND DOOR HEADERS TO BE MIN 2x6s UNLESS NOTED OTHERWISE. ALL HEADERS TO BE GLUED AND NAILED.
 - c. ALL DROPPED CEILING BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT 8'-0" TO PROVIDE INTERVALS AND PARALLEL TO FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ACCESS PANEL IN ALL DRAFT STOPPED AREAS WITH A CLEAR HEIGHT OF AT LEAST 36". ACCESS DOORS IN DRAFT STOPPING SHALL BE SELF-CLOSING AND MADE OF APPROVED MATERIAL.
 - d. ALL INTERIOR PARTITIONS TO BE 3 1/2" UNFINISHED UNLESS NOTED OTHERWISE. ALL STUDS IN BEARING WALLS AND ALL STUDS USED AS POSTS TO BE SOUTHERN PINE WITH MAXIMUM 15% MOISTURE CONTENT.
 - e. ALL FRAMING TO BE IN CONFORMANCE WITH THE NATIONAL FOREST PRODUCTS MANUAL FOR HOUSE FRAMING.
 - f. JOISTS AND RAFTERS TO BE SOUTHERN PINE KD B 2 UNLESS NOTED OTHERWISE. ALL LUMBER SHALL BE MINIMUM 15% MOISTURE (SINGLE MEMBERS) AND GRADE MARKED. SEE SEPARATE STRUCTURAL CALCULATIONS.
 - g. ALL JOISTS TO BE PLACED WITH THE CROWN UP.
 - h. SUB FLOORS TO BE GLUED AND NAILED TO THE JOISTS.
 - i. ALL PARTITIONS TO BE FIRESTOPPED AT 8'-6" O.C. VERTICALLY. FIRE STOP WALLS AT DROPPED SOFFITS AND DROPPED CEILING.
 - j. ALL BEARING POSTS SHALL BE BLOCKED SOLID TO TOP OF STRUCTURE BELOW.

6. MOISTURE PROTECTION

- A. MOISTURE PROTECTION:
 - a. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL AND FOUNDATION BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATION FOR UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
 - b. CORROSION RESISTANT FLASHING REQUIRED AT THE TOP AND SIDES OF ALL EXTERIOR DOORS AND WINDOWS AND AT THE INTERSECTION OF ALL MASONRY CONSTRUCTION AND FRAME CONSTRUCTION. EXCEPTION NOT REQUIRED WHERE APPROVED WATER RESISTANT SHEATHING AND CALKING IS USED SO AS TO BE LEAKPROOF.
 - c. ALL GUTTERS AND DOWNSPOUTS TO BE SHED AND LOCATED BY OTHERS. PROVIDE CONCRETE FLASH BLOCK AT THE BOTTOM OF ALL DOWNSPOUTS.
 - d. A REQUIRED 4" GRAVEL BASE UNDER FLOOR SLAB, PROVIDE CONTINUOUS DRAINAGE TO A 6"x6" OR "DAYLIGHTED"
 - e. IF 6"x6", SIZE 6" BY 6" DEEP MIN. WITH FITTED COVER. DISCHARGE TO STORM SEWER OR SWALE AT LEAST 10' FROM A PROPERTY LINE.
 - f. BACKFILL SHALL BE FREE OF DEBRIS AND LARGE ROCKS, INSTALLED IN LIFTS AND EACH LIFT COMPACTED TO FILL ALL VOIDS.
 - g. BASEMENT WALLS AND FLOORS OF HABITABLE AND OCCUPIED SPACES ARE TO BE WATER TIGHT AND PROPERLY REINFORCED TO WITHSTAND WATER PRESSURE AS NECESSARY.
- B. CALKING AND SEALANTS:
 - a. CALKING AND SEALANTS: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF, BETWEEN WALL PANELS, AT PENETRATIONS OR UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS, AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
 - b. THOROUGHLY CALK OR SEAL ALL OPENINGS IN THE EXTERIOR ENVELOPE.
 - c. CORROSION RESISTANT FLASHING SHALL BE USED WHERE VERTICAL WALLS MEET ROOFING. SEALANT TO BE USED TOP AND SIDES SO AS TO BE LEAKPROOF.
 - d. WATERPROOF ANY BASEMENT WALLS.

7. WINDOW AND DOOR NOTES

- A. WINDOW AND DOOR NOTES:
 - a. MINIMUM (U) WINDOW PER BEDROOM TO MEET OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. MAX. SILL HEIGHT - 40"
 - B. MIN. CLEAR OPENING HEIGHT - 24"
 - C. MIN. CLEAR OPENING WIDTH - 20"
 - D. MIN. CLEAR OPENING AREA - 5.7 SF.
 - E. EXCEPT: GRADE FLOOR WINDOW: MIN. CLEAR OPENING OF 5.0 SF.
 - b. USE TEMPERED GLASS IN ALL SLIDING GLASS DOORS, FRENCH DOORS, SIDELIGHTS AND IN ALL SHOWER DOORS AND WINDOWS WITH 4'-0" OF TUB OR SHOWER.
 - c. AIR INFILTRATION FOR WINDOWS SHALL NOT EXCEED 0.3 CFM PER FOOT OF SASH TRACKS FOR DOORS SHALL NOT EXCEED 0.5 CFM PER SQUARE FOOT DOOR AREA.
 - d. ALL WINDOW AND DOOR OPENINGS SHALL BE CALKED WITH WATER RESISTANT SEALANTS TO BE LEAKPROOF PER THE MANUFACTURER'S RECOMMENDATIONS.
 - e. AIR INFILTRATION RATE FOR WINDOWS SHALL NOT EXCEED 0.3 CFM PER FOOT OF SASH TRACK. AIR INFILTRATION RATE FOR DOORS SHALL NOT EXCEED 0.5 CFM PER SQUARE FOOT OF DOOR.
 - f. WINDOWS AND ANY EXTERIOR GLAZED DOORS SHALL HAVE INSULATING GLASS.

8. DRYWALL AND FINISH MATERIALS

- A. DRYWALL AND FINISH MATERIALS:
 - a. DRYWALL INSTALLATION MUST BE IN ACCORDANCE WITH THE GYPSUM ASSOC. RECOMMENDED PRACTICES. THICKNESS, NAILING, TAPPING, CORRECT SPACING AND FIRE RATED TYPES MUST BE INSTALLED ACCORDING TO TEST ASSEMBLIES.
 - b. PROVIDE WATER RESISTANT GYPSUM BACKER BOARD (ASTM 6850) AS A SUBSTRATE IN BATH TUB AND SHOWER COMPARTMENTS.
 - c. MAXIMUM FLAME SPREAD OF ANY INTERIOR FINISH MATERIAL SHALL BE LIMITED TO 200 OR LESS.
 - d. 1/2" FIRE RESISTANT DRYWALL ON GARAGE SIDE OF SEPARATING WALLS TO INCREASED ROOF SHEATHING OR DRYWALL GARAGE CEILING AND SEPARATING WALL. 1/2" FIRE RATED DRYWALL ON GARAGE CEILING AND STRUCTURE WITH BEDROOMS ABOVE.
 - e. PROVIDE WATER RESISTANT GYPSUM BOARD OR BACKER BOARD IN ANY SHOWER OR TUB AREAS.
 - f. INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD EXCEEDING 200.
 - g. ALL DROPPED CEILING AND CEILING SHALL BE FIRESTOPPED, FIRESTOP ALL WALLS AND PARTITIONS AT MIDPOINT.
 - h. ANY GLASS IN TUB OR SHOWER ENCLOSURES SHALL BE FULLY TEMPERED OR SHATTER RESISTANT PLASTIC.
 - i. GYPSUM BOARD INSTALLATION SHALL BE IN ACCORDANCE WITH THE GYPSUM ASSOCIATION RECOMMENDED PRACTICES.
 - j. AT ANY NEW WALLS BETWEEN GARAGE AND RESIDENCE, INSTALL 1/2" 5/8" FIRE CODE GYPSUM BOARD FULL HEIGHT ON BOTH SIDES OF WALL. ANY NEW DOORS BETWEEN RESIDENCE AND GARAGE SHALL BE 1 3/4" SOLID CORE WOOD OR SHALL BEAR A 45 MINUTE FIRE RESISTIVE RATING.
 - k. ANY STAIR RAILS TO BE 2'-10" HIGH WITH A 3 1/2" GRIPPING SURFACE.

9. KITCHEN NOTES

- A. SEE KITCHEN CONTRACTOR FOR EXACT LAYOUT.
B. SUPPLIER OF ANY CABINETS SHALL FIELD MEASURE AREAS OF WORK AFTER FRAMING TO INSURE CORRECT FIT.

10. HVAC NOTES

- a. VENT DRYERS, BATH FANS AND KITCHEN RANGE HOOD TO EXTERIOR.
- b. SEE HVAC PLANS, SUPPLIED BY OTHERS, FOR SIZE OF GAS/ELECTRIC HOT WATER HEATER, GAS/ELECTRIC FURNACE, DUCTWORK, GAS PIPE SIZES AND FLUE SIZES.
- c. ALL HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH THE 1999 BOCA CODE.
- d. ALL SUPPLY REGISTERS SHALL BE 10"x14" MIN UNLESS OTHERWISE NOTED.
- e. NATURAL VENTS MUST EQUAL 2 1/3 OF 1% OF HORIZONTAL AREA OF ATTIC SPACE. (MINIMUM 2 REMOTE VENTS REQUIRED) POWER VENTS MUST EQUAL 0.07 CFM MINIMUM PER SQUARE FOOT OF AREA AND MUST CLOSE ON AUTOMATICALLY WHEN HUMIDITY REACHES 60% OR MORE.
- f. THERMOSTATS SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES F TO 75 DEGREES F FOR COOLING ONLY. IF THE THERMOSTAT IS USED FOR HEATING AND COOLING, IT SHALL BE CAPABLE OF OPERATING THE SYSTEMS HEATING AND COOLING SEQUENCE. IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE RANGE OF 10 DEGREES F. BETWEEN FULL HEATING AND FULL COOLING EXCEPT IN INDEPENDENT SYSTEMS. AT LEAST ONE (1) THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HVAC SYSTEM. FOR REQUIRED VENTILATION AIR FOR RESIDENTIAL, SEE TABLE M-16.221 OF THE BOCA BASIC MECHANICAL CODE, 1997.
- g. ENCLOSED ATTIC, RAFTER AND CRAIL SPACE AREAS MAY BE VENTILATED BY A MECHANICAL EXHAUST AND SUPPLY AIR SYSTEM OF 20 CFM PER 100 SF OF RESIDENTIAL AREA. THE VENTILATION SYSTEMS SHALL OPERATE WHEN THE RELATIVE HUMIDITY EXCEEDS 60% IN THE SPACE.
- h. HVAC IS DESIGN BUILD. ALL WORK SHALL COMPLY WITH LOCALLY ADOPTED APPLICABLE CODES. SUB-CONTRACTOR SHALL PROVIDE ALL DRAWINGS AND CALCULATIONS THAT MAY BE REQUIRED BY AGENCIES ISSUING PERMITS AND THAT MAY BE NECESSARY FOR CONSTRUCTION. SUB-CONTRACTORS SHALL COORDINATE ALL WORK TO AVOID CONFLICTS BETWEEN DIFFERENT TRADES. THERMOSTATS SHALL BE INSTALLED WHERE THE SUN DOES NOT REACH THEM.
- i. GAS VENTS AND ANY CHIMNEYS TO EXCEED A MINIMUM OF 3' ABOVE THE ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PART OF THE BUILDING WITHIN 10 FEET.
- j. ANY DRYERS SHALL BE VENTED DIRECTLY TO THE EXTERIOR.
- k. ANY INTERIOR BATHS WITHOUT WINDOWS TO HAVE EXHAUST FANS WITH A MINIMUM CAPACITY OF 50 CFM.
- l. ANY RANGE HOODS SHALL BE VENTED DIRECTLY TO THE EXTERIOR.
- m. ANY GAS PIPING MUST ENTER THE BUILDING ABOVE GRADE OR BE ENCASED IN A SLEEVE OR OTHERWISE PROTECTED FROM CORROSION.