

ARCHITECTURAL KEYED NOTES:

- GYPSUM BOARD RETURN TYPICAL AT WINDOW OPENINGS (TYPICAL AT FURRED WALLS). CAULK WINDOW TO GYPSUM BOARD JOINT AT PERIMETER.
- NOT USED
- INSTALL LOW BOY WATER HEATER BELOW WITH MECHANICAL UNIT ABOVE. MOUNTED TO WALL. SEE ELEVATION/ DETAIL 4B/A4.0
- SMOKE DETECTORS TO BE CONNECTED TO FIRE ALARM SYSTEM BY SIMPLEX GRINNELL - SEE SPECIFICATIONS.
- VERTICAL SHAFT FOR BATH EXHAUST. / EXHAUST
- WINDOW SILL 5/4" SOUTHERN PINE #2 WITH FULL EASED EDGE. PRIMED & PAINTED (TYPICAL)
- EXISTING PLASTER FINISH PATCH / REPAIR OR INSTALL 1/2" GYPSUM BOARD OVER EXISTING FINISH. (COORDINATE W/ OWNER)
- EXTERIOR LED WALL PACK WITH BUILT-IN PHOTO SENSOR FROM DUSK TO DAWN OPERATION. (FINAL SELECTION BY OWNER)
- 3/4" FINISHED GRADE PLYWOOD STAINED AND EDGE TRIMMED OR COORDINATING CLOSET SYSTEM DIVIDER (COORDINATE W/ OWNER)
- NOT USED
- SUMP PIT AND PUMP TO REMAIN. FIELD VERIFY CONDITION & COORDINATE DRAIN LINE LOCATION AND CONNECT SUMP TO DRAIN LINES. SEE PLAN FOR FLOOR DRAIN LOCATIONS.
- RATED VERTICAL SHAFT AT SPRINKLER RISER. HOLD TIGHT TO CORNER AT 1ST FLOOR.
- NEW METER BANK - COORDINATE EXACT LOCATION WITH AMEREN UE.
- GYPSUM BOARD SOFFIT ABOVE FOR DUCTWORK - HOLD AS HIGH AS POSSIBLE FOR MAXIMUM CEILING HEIGHT.
- ROOF ACCESS HATCH ABOVE (SEE SHEET A1.3) - COORDINATE W/ OWNER.

NOTES:

- MECHANICAL AND ELECTRICAL TO BE DESIGN BUILD.
- G.C. TO PROVIDE CABLE & TELEPHONE (2) EA. @ EACH UNIT. (LIVING ROOM & BEDROOM)
- PAINT GYPSUM BOARD, PRIME AND PAINT. COORDINATE COLOR/FINISH WITH OWNER.
- ALL TRIM TO MATCH EXIST STYLE AND PROFILE WHERE PRESENT. PRIME AND PAINT WHITE (NEW & EXISTING TRIM) - COORDINATE WITH OWNER.
- FURNISH AND INSTALL METAL CORNER BEADS AT ALL OUTSIDE CORNERS OF GYPSUM BOARD PARTITIONS.
- ALL PENETRATIONS IN EXTERIOR ENVELOPE TO BE SEALED WITH SEALANTS APPROVED BY THE MANUFACTURER OF EACH MATERIAL WITH WHICH THE SEALANT COMES INTO CONTACT.
- INSTALL AN EXHAUST FAN AT EACH BATHROOM AND VENT TO EXTERIOR
- INSTALL GR OUTLETS AT ALL WET AREAS
- INSTALL SMOKE & CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE. SEE PLANS FOR APPROXIMATE LOCATIONS. TO BE INTERCONNECTED WITHIN EACH UNIT AND INSTALL WITH BATTERY BACK-UP. PATCH AND REPAIR PLASTER THROUGHOUT. IF DAMAGE IS EXCESSIVE BEYOND REPAIR, INSTALL 1/2" TYPE "X" GYPSUM BOARD TO MAINTAIN FIRE RATING AT CEILING. (COORDINATE LIMITS OF PLASTER REPAIR W/ OWNER)
- INSTALL NEW PLUMBING FIXTURE / APPLIANCES (TYP.) (SEE INTERIOR ELEVATIONS & COVER SHEET FOR ADDITIONAL INFORMATION) - FINAL SELECTION TO BE BY OWNER.
- INSTALL NEW PLUMBING FIXTURES (TYPICAL). FINAL FIXTURE SELECTION & FINISHES TO BE COORDINATED WITH OWNER. (TYPICAL)
- INSTALL NEW CABINERY AT KITCHENS - FINAL SELECTION / FINISH TO BE COORDINATED WITH OWNER. (SEE INTERIOR ELEVATIONS FOR DETAILS). G.C. TO VERIFY DIMENSIONS/SELECTION OF ALL KITCHEN APPLIANCES & CABINETS PRIOR TO FRAMING.
- INSTALL VINYL COATED ROD AND SHELVES CLOSET SYSTEM TYP. @ BEDROOM CLOSETS, LAUNDRY, COAT CLOSET. BEDROOM: ADJUSTABLE BRACKET W/ DOUBLE SHELF AND ROD. COAT CLOSET: FIXED BRACKET W/ SHELF AND ROD. LAUNDRY: (2) SHELVES ABV. APPLIANCES. LINEN CLOSET: (PANTIRY: 5) SHELVES TOTAL (PROVIDE BLOCKING AS REQ'D AND INSTALL PER MANUFACTURERS SPEC. FOR HEIGHT AND METHOD. SUPPLEMENT W/ RECOMMENDED ENDCAPS, HARDWARE, ETC.)
- BATH EXHAUST VENTED THROUGH EXTERIOR WALL. INSTALL EXTRUDED ALUM. STATIONARY BRICK VENT BY ARCHITECTURAL LOUVERS OR EQUAL.
- NEW METER BANK - COORDINATE EXACT LOCATION WITH AMEREN UE.
- COORDINATE MAILBOX INSTALLATION & LOCATION WITH OWNER.
- FIRE ALARM SYSTEM AT STAIRWELL TO DETECT SMOKE & HEAT ONLY. SEE DRAWINGS BY FIRE PROTECTION SUBCONTRACTOR.
- COORDINATE FLOOR COVERINGS WITH OWNER (FINAL SELECTION BY OWNER). HARDWOOD FLOORING THROUGHOUT W/ CERAMIC TILE AT BATHROOMS, LAUNDRY, & MECHANICAL CLOSETS.
- FINAL SELECTION OF ALL APPLIANCES TO BY BY OWNER.
- PROVIDE AND INSTALL SAFE PAN AT EACH MECHANICAL CLOSET AND LAUNDRY CLOSET.
- SEE FLOOR PLAN FOR SOFFIT / AREAS OF LOWERED CEILINGS. LOCATIONS ARE RECOMMENDED AREAS TO ACCOMMODATE DUCTWORK. COORDINATE W/ MECHANICAL DESIGNER AND ADJUST AS REQUIRED (SEE DETAIL A5.0 FOR )

INTERIOR ENTRY & STAIR GENERAL NOTES:

- SEE FLOOR PLAN FOR LIGHT FIXTURE INFORMATION.
- INSTALL DUPLEX OUTLET AT EACH FLOOR LANDING. FIRE CAULK AT PENETRATION.
- INSTALL 1 1/2" DIAMETER HANDRAIL AT EACH SIDE OF REAR APARTMENT / COMMERCIAL STAIR.
- SEE SHEET A4.1 FOR TYPICAL DETAILS AND NOTES

SD/CM = INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP. (SEE NOTE #9))

= WALL RECEPITCAL (6'-0" O.C. OR PER CODE)

= CAT-5 / DATA (1 PER EA. BEDROOM / LIVING ROOM) (PLUS 1 @ UNIT 2C OUTSIDE BEDROOM)

= PHONE (1 PER EA. BEDROOM / LIVING ROOM) (PLUS 1 @ UNIT 2C OUTSIDE BEDROOM)

= (C) FLOOD LIGHT (DUSK TO DAWN) (COORDINATE W/ OWNER)

= EMERGENCY EXIT/EGRESS LIGHTING (SEE PLANS - EM / XEM)

= CABLE / TV JACK (1 PER EA. BEDROOM / LIVING ROOM)

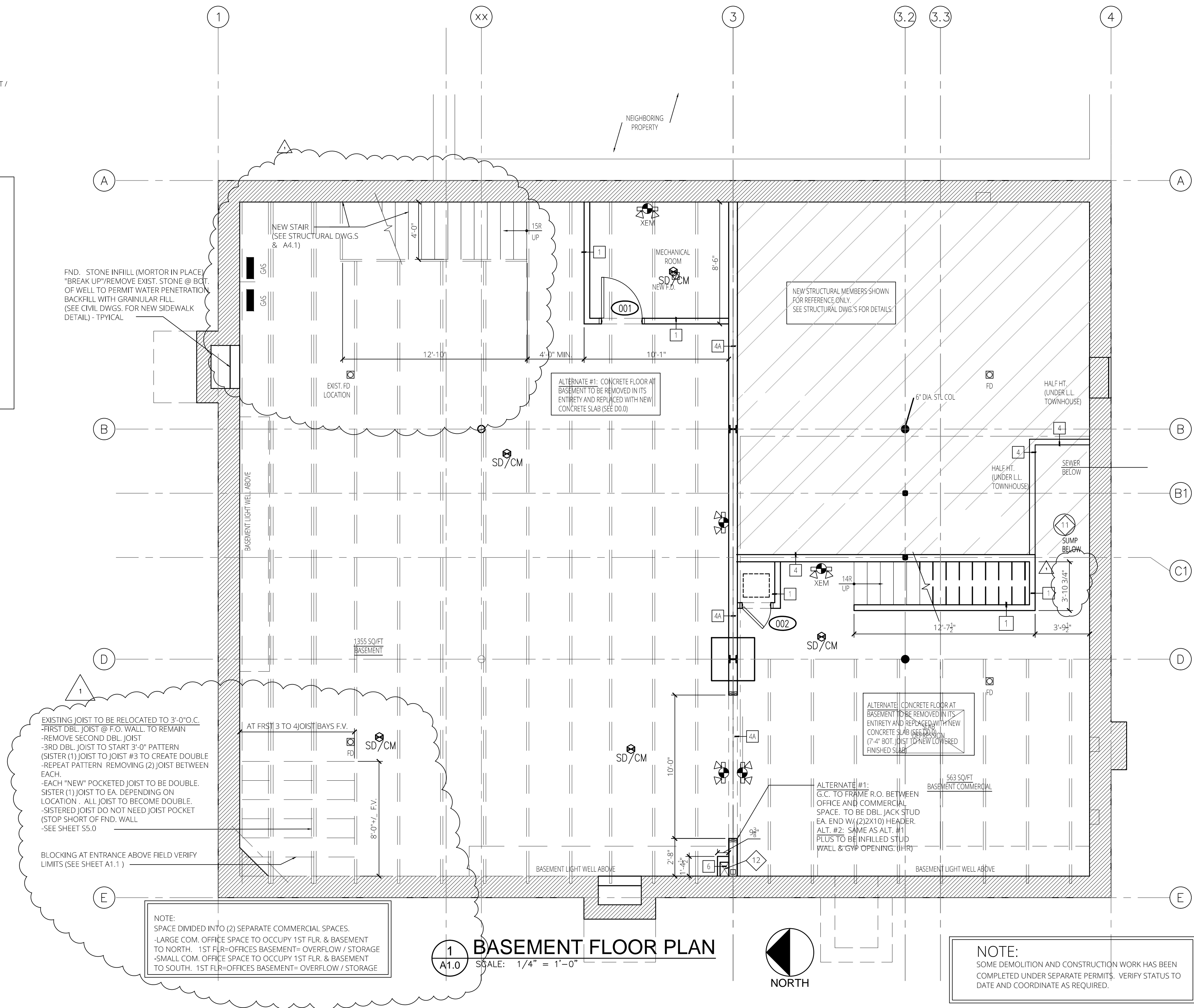
SOFFIT HATCH

LIGHTING FIXTURE SCHEDULE

- 4" Ø RECESSED CAN LIGHT
- "A" W/ IC RATED SHOWER LENS TRIM KIT
- NOT USED
- EXTERIOR LIGHT TO BE SELECTED BY OWNER
- FLUORESCENT (UTILITY)
- LED FIXTURE - HALL (BY OWNER)
- EXTERIOR ENTRY FIXTURE (BY OWNER)
- PENDANT (BY OWNER)
- LED VANITY FIXTURE (BY OWNER)

SEE SHEET 1/A1.0 FOR TYPICAL UNIT LIGHT FIXTURE LOCATIONS / LAYOUT (CEILING FIXTURES-SEE INTERIOR ELEVATIONS FOR SOURCE INFO.)  
\*\*\*ALL LIGHT FIXTURES TO BE SELECTED BY OWNER\*\*\*  
\*\*\*ALL ADDITIONAL COMMERCIAL SPACE LIGHTING TO BE COORDINATED W/ OWNER

SEE SHEET A5.1 FOR FINISH SCHEDULES & NOTES.



BASEMENT FLOOR PLAN

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

NOTE:

SOME DEMOLITION AND CONSTRUCTION WORK HAS BEEN COMPLETED UNDER SEPARATE PERMITS. VERIFY STATUS TO DATE AND COORDINATE AS REQUIRED.

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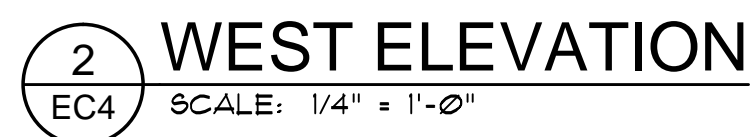
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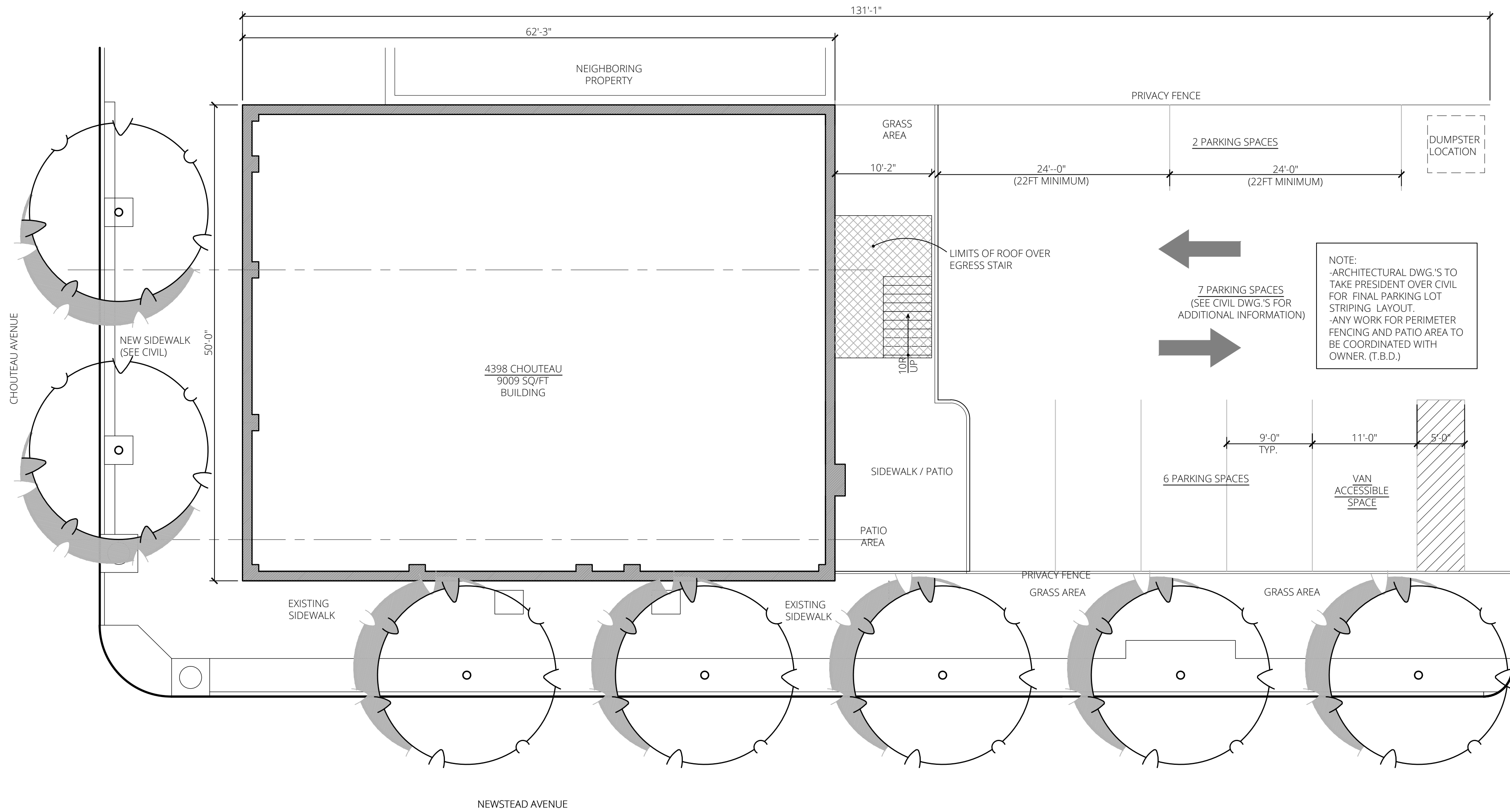
BASEMENT FLOOR PLAN	
FILE NAME: 15950	
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1000 S. NEWSTEAD CHOUTEAU	



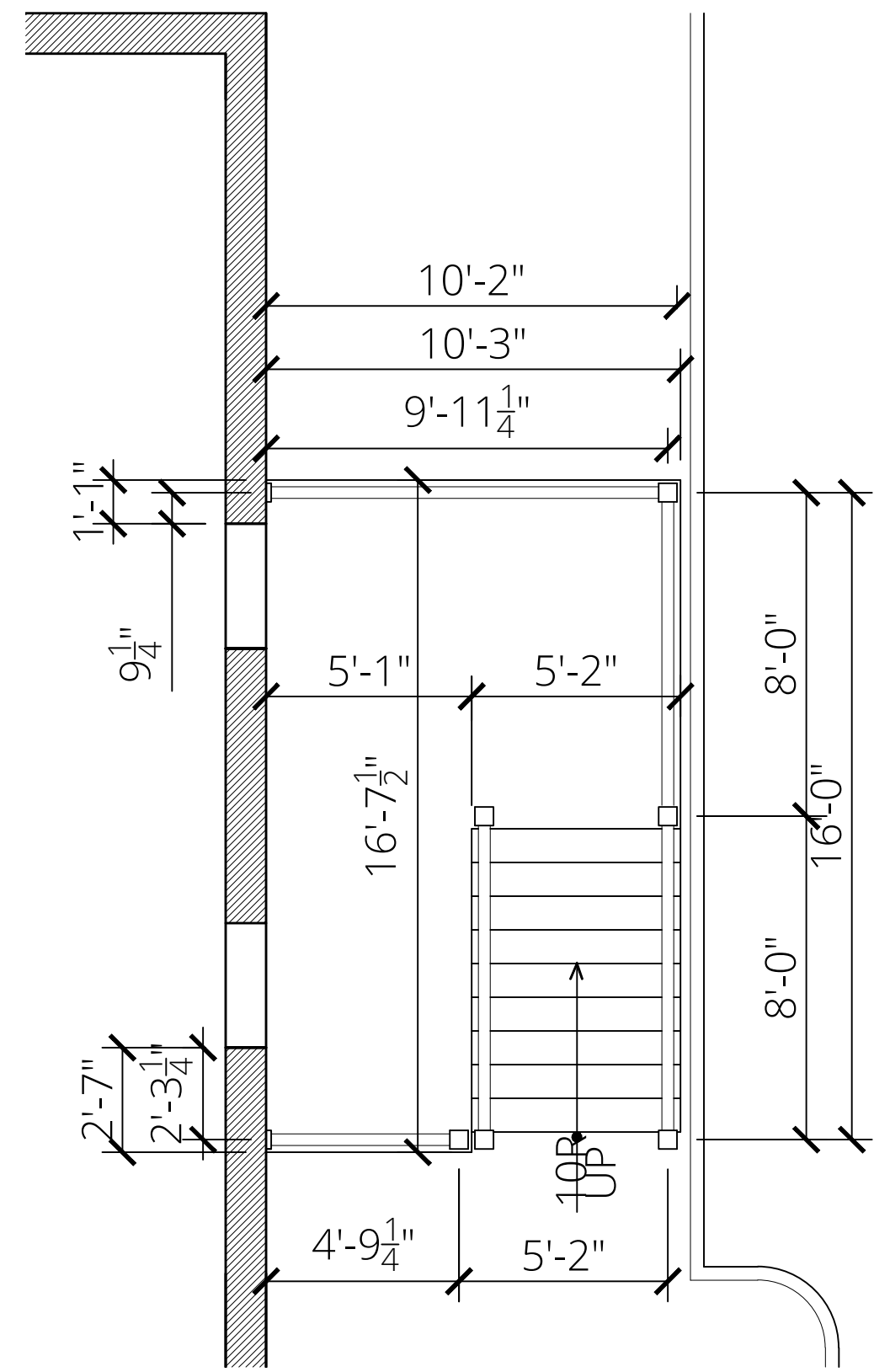


KNOX BOX LOCATION TO BE  
COORDINATED W/ OWNER.  
(SPRINKLER CONTRACTOR TO VERIFY IF  
SYSTEM REQUIRES BY CODE.)

**A3.0**  
*SHTOF OF SHTTOT*  
1000 S. NEWSTEAD  
CHOUTEAU



1 SITE PLAN  
SCALE: 1/8"=1'-0"



2 ENLARGED DECK PLAN  
SCALE: 1/4"=1'-0"

NOTE:

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