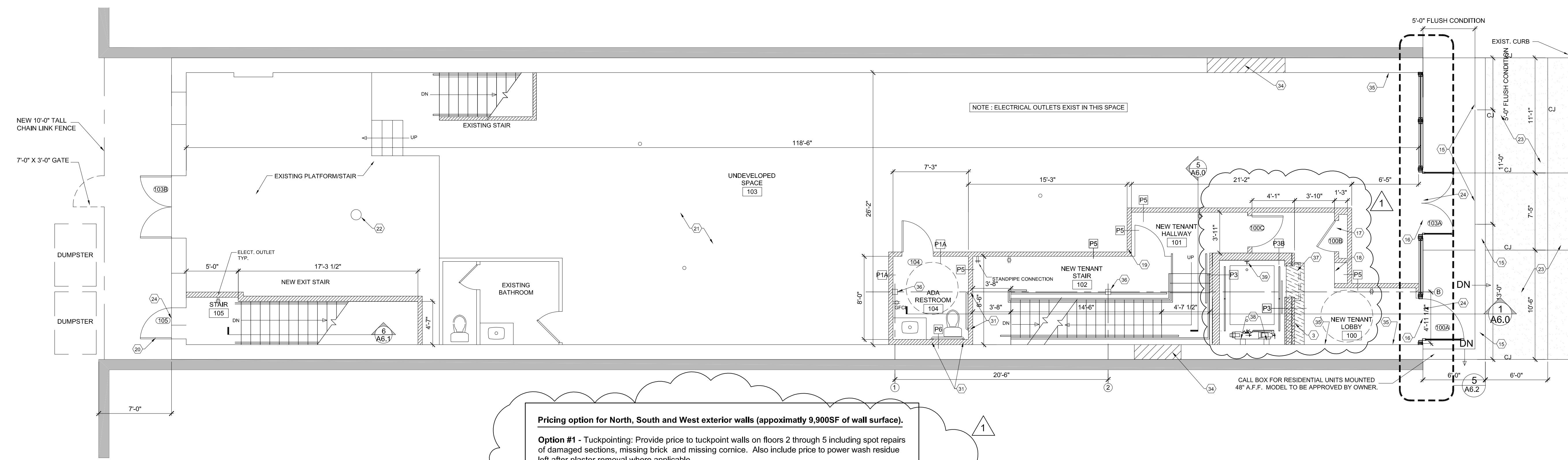


KILLEN STUDIO ARCHITECTS
3015 SALEM STREET
ST. LOUIS, MO 63118 314-771-0883

4TH STREET BUILDING RENOVATION
209 NORTH 4TH STREET
ST. LOUIS, MO 63102

REV.	DATE	ISSUE
	07-15-10	PERMIT SET
△	09-13-10	REVISION 1

SHEET NUMBER
A2.0
BASEMENT & 1ST FLOOR PLAN

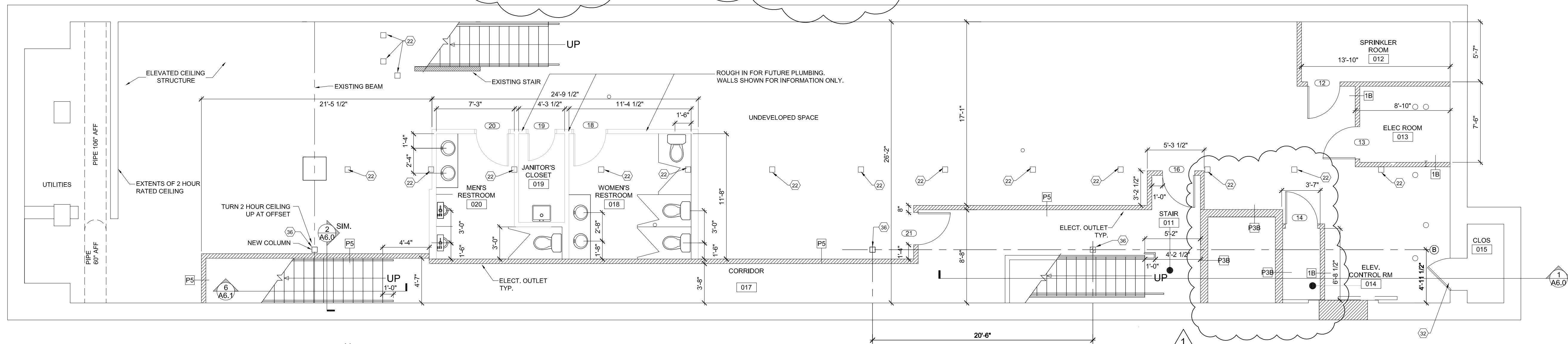


1 1ST FLOOR ARCHITECTURAL PLAN
SCALE: 3/16"=1'-0"

Pricing option for North, South and West exterior walls (approximately 9,900SF of wall surface).

Option #1 - Tuckpointing: Provide price to tuckpoint walls on floors 2 through 5 including spot repairs of damaged sections, missing brick and missing cornice. Also include price to power wash residue left after plaster removal where applicable.
Unit Price: Provide square foot unit price for tuckpoint masonry

Option #2 - Drywall: Provide price to furr and drywall walls on floors 2 through 5 per detail 3A/A6.01. Where plaster remains, cut a groove for furring strips.
Unit Price: Provide square foot unit price for furred drywall per detail 3A/A6.01



2 BASEMENT ARCHITECTURAL PLAN
SCALE: 3/16"=1'-0"

DOOR SCHEDULE									
DOOR NUMBER	TYPE	WIDTH	HEIGHT	FINISH	FRAME	FINISH	DETAIL	HARDWARE	REMARKS
12	D3	3'-0"	7'-0"	P	F1	P	H3	8	-
13	D3	3'-0"	7'-0"	P	F1	P	H3	8	45 MIN. FIRE RATED
14	D3	3'-0"	7'-0"	P	F1	P	H3	10	45 MIN. FIRE RATED
16	D3	3'-0"	7'-0"	P	F1	P	H3	5	90 MIN. FIRE RATED
18	D3	3'-0"	7'-0"	P	F1	P	H3	18	FUTURE WORK
19	D3	3'-0"	7'-0"	P	F1	P	H3	7	FUTURE WORK
20	D3	3'-0"	7'-0"	P	F1	P	H3	18	FUTURE WORK
21	D3	3'-0"	7'-0"	P	F1	P	H3	5	90 MIN. FIRE RATED
100A	D7	4'-0"	8'-0"	P	F1	P	SHT A6.2	1	-
100B	D3	3'-0"	7'-0"	P	F1	P	H3	5	-
100C	D3	3'-0"	7'-0"	P	F1	P	H3	5	-
103A	D8	6'-0"	8'-0"	P	F1	P	SHT A6.2	2	-
103B	D4	6'-0"	7'-0"	P	F1	P	-	11	-
104	D2	3'-0"	7'-0"	S&V	F1	P	H3	19	-
105	D3	3'-0"	7'-0"	P	F1	P	-	3	-

3 DOOR SCHEDULE
1/4"=1'-0"

SEE SHEET A4.0 FOR DOOR DETAILS, TYPE, AND HARDWARE

GENERAL PLAN NOTES:

- TUCK POINT AND CLEAN EXISTING BRICK. GROUT SOLID HOLES SMALLER THAN 3" SQUARE AND PATCH WITH BRICK IF LARGER. PATCH IN BRICK AT CORBEL WHERE PREVIOUSLY REMOVED.
- ALL WALLS, COLUMNS AND DOORS TO REMAIN ARE TO BE CLEANED SUITABLE FOR NEW PAINT UNDER THIS CONTRACT. BRICK AREAS TO BE SUITABLE FOR SEALING UNDER THIS CONTRACT.
- USE 8" BATT THROUGHOUT AT NEW WALLS EXCLUDING BASEMENT, UNDEVELOPED SPACE ON FIRST FLOOR AND EAST AND WEST EXTERIOR WALLS. SEE PROFILE TO MATCH ON SHEET 8/A6.1.
- DIMS. SHOWN TO FACE OF GYP BOARD.

PLAN KEYED NOTES:

- TUCK POINT EXISTING BRICK
- EXISTING WINDOWS AND TRIM TO REMAIN. REMOVE TRIM AT HEAD AND REINSTALL AT LOWER ELEVATION AS REQUIRED FOR NEW CEILING. PATCH AND REPAIR AND PAINT EXISTING PIECES. PROVIDE NEW AS REQUIRED TO MATCH EXISTING. SEAL/CAULK INTERIOR PERIMETER.
- INFILL EXISTING OPENING WITH 2X FRAMING AND 1/2" PLYWOOD SUBFLOOR PER STRUCTURAL. ADD NEW WOOD FLOORING TO MATCH EXISTING
- ALTERNATE PRICE: ADD NEW 4'-0" TALL X 5'-6" TALL (FIELD VERIFY) WINDOW IN EXISTING OPENING. TRIM AT INTERIOR TO MATCH EXISTING WINDOW TRIM. ADD SPRINKLER HEAD FOR FIRE CURTAIN. IF OPTION NOT SELECTED, KEYED NOTE 27 APPLIES.
- ALTERNATE PRICE: ADD NEW 4'-0" TALL X 5'-6" TALL WINDOW IN NEW OPENING. PROVIDE LINTEL CONSISTING OF (3) 3-1/2 X 3-1/2 X 1/4" ANGLES WITH MIN 4" BEARING. TRIM AT INTERIOR TO MATCH EXISTING WINDOW TRIM. ADD SPRINKLER HEAD FOR FIRE CURTAIN.
- EXISTING SPRINKLER PIPE - PAINT
- NEW 3'-6" SMOKE DOOR ON HOLD-OPEN.
- EXISTING PLASTER TO REMAIN. SCRAPE, PATCH AND PAINT.
- ADHERE 5/8" DRYWALL TO EXISTING SURFACE AND SPAN VOIDS WITH FURRING FOR FLUSH CONDITION.
- EXISTING WINDOWS AND TRIM TO REMAIN. AT HEAD, REINSTALL AT LOWER ELEVATION AS REQUIRED FOR NEW CEILING. PATCH AND REPAIR AND PAINT EXISTING PIECES. PROVIDE NEW AS REQUIRED TO MATCH EXISTING. SEAL/CAULK PERIMETER.
- REMOVE VENT AT ROOF. PATCHING BY ROOFING CONTRACTOR
- NEW HARDWOOD FLOOR TO MATCH EXISTING ON EXISTING SUBFLOOR.
- 2 HOUR RATED CEILING ABOVE. SEE DETAIL 1/A6.2
- EXISTING WOOD BEAM, RATED CEILING TO BUTT INTO AND FIRECAULK
- NEW 6" CONCRETE STEP TO TAPER TO 0" OFFSET TO NORTH AS GRADE RISES
- CREATE FLUSH CONDITION AT SILL WITH NEW CONCRETE WALK.
- ROOM FOR STRETCHER STORAGE. STRETCHER BY OWNER.
- MAILBOXES. COORDINATE REQUIREMENTS WITH OWNER.
- METAL EGRESS WARNING GATE.
- NEW HOLLOW METAL DOOR AND FRAME IN EXISTING WALL. ALIGN TO SOUTH WITH EXISTING MASONRY OPENING. FRAME AS REQUIRED. FLASH HEAD AND CAULK PERIMETER.
- 2 HOUR RATED CEILING ABOVE. SEE OPTIONS IN DETAIL 2/A6.1
- EXISTING WOOD COLUMN WITH NEW 2-HOUR WRAP SIMILAR TO DETAIL 3/A6.1
- NEW CONCRETE WALK PER CITY OF ST. LOUIS SPECS.
- LIGHT OVER EGRESS DOOR
- WIRE SHELF WITH COAT ROD
- EXISTING PLASTER TO REMAIN. SCRAPE LOOSE PAINT. PATCH AND PAINT.

27. INFILL EXISTING OPENING WITH DRYWALL AND FURRING SO DRYWALL LAPS OPENING 2". PROVIDE 'U' MOLD EDGE.

- EXTEND EXISTING ROOF FRAMING DOWN TO ALLOW FOR RATED CEILING ON RESILIENT CEILING TO BE CONTINUOUS.
- RE-SECURE AND SEAL ANY VENTS. TYPICAL.
- AFTER REMOVE OF CONDUIT PATCH VOIDS WITH GROUT FOR SMOOTH CONDITION ENTIRE LENGTH OF WALL.
- IN WALL BLOCKING AT GRAB BARS.
- PAINT AND RE-SECURE DOOR.
- ALIGN NORTH SIDE OF WALL WITH SOUTH EDGE OF WINDOW TRIM.
- INFILL CONCRETE BLOCK AND REPLASTER TO MATCH EXISTING.
- EXTEND PLASTER TO ADJACENT WALL.
- 2-HOUR RATED COLUMN WRAP. SEE 3/A6.1 FOR DETAIL.
- 5" X 5" X 1/4" TUBE STEEL BRACKET SUPPORT. COORDINATE LOCATION W/ ELEVATOR SUPPLIER.
- ELEV. RAIL ANCHOR PLATE. SEE SECTION 1/A6.0 FOR LOCATION AND REQUIRED STUD LOCATION.

27. SMOKE DOOR MODEL 'M400' BY 'MAYS MATE' BRAND