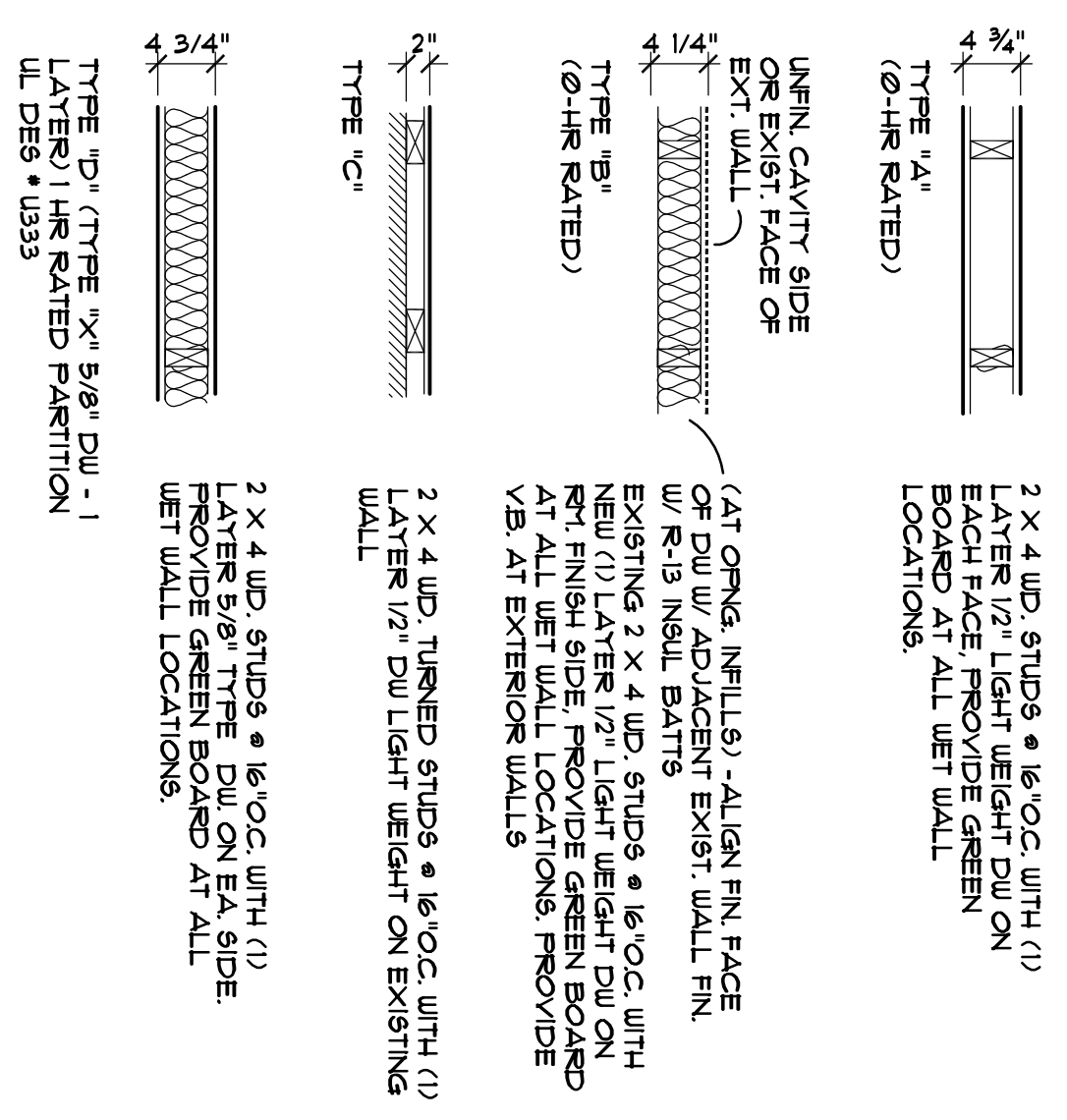
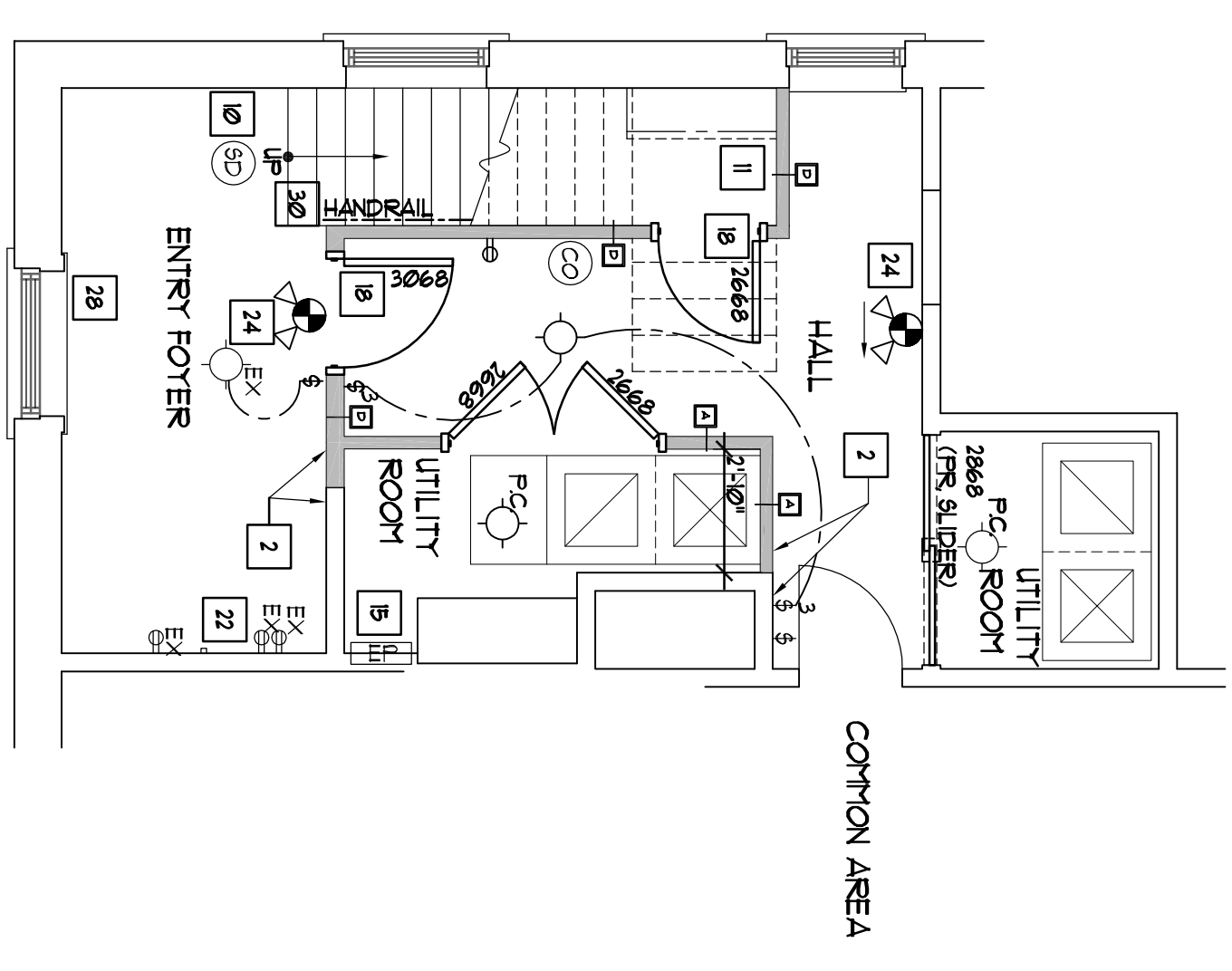


THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PARTITION TYPES (TYP) — A AS INDICATED ON PLANS  
SCALE: 3/4" = 1'-0"



PARTIAL SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. DASHED LINE INDICATES REMOVAL OF EXISTING WALL AT NEW OPENING - SHORE AS REQ'D. REMOVE OR RELOCATED EXISTING ELECTRIC AS REQUIRED.
2. EXISTING ELECTRICAL PANEL TO REMAIN.
3. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ONSET OF WORK.
4. ALL DEMOLISHED MATERIALS TO BE DISPOSED OFF-SITE.
5. CONTRACTOR TO PATCH AND REPAIR ALL SURFACES DAMAGED AS A RESULT OF DEMOLITION OPERATIONS.
6. COORDINATE ROUTING OF PLUMBING WITH OWNER TO MINIMIZE IMPACT.

HEADER SCHEDULE

HEADER SIZE	SUPPORTING ROOF AND CEILING ONLY
1 - 2X6 OR 4X6	5'-0"
2 - 2X8 OR 4X8	7'-0"
2 - 2X8 OR 4X8	9'-0"
2 - 2X8 OR 4X8	11'-0"

1. ALL HEADERS SHALL BE SECURELY FASTENED TOGETHER AND PLACED ON EDGE.
2. SECURE EACH END OF HEADER (PROVIDE A MINIMUM OF 3" OF BEARING AT EACH END).
3. TRUSS OPENING OR SOLID MEMBERS OF EQUAL STRENGTH WILL BE PERMITTED.

**CODE BLOCK**

APPLICABLE CODES:  
 2009 INTERNATIONAL BUILDING CODE (IBC)  
 2009 INTERNATIONAL BUILDING CODE (IBC)  
 2009 INTERNATIONAL EXISTING BUILDING CODE  
 2009 INTERNATIONAL ENERGY CONSERVATION CODE  
 2009 INTERNATIONAL FIRE CODE  
 2009 IFC & GAS CODE  
 2009 INTERNATIONAL MECHANICAL CODE  
 2011 NATIONAL ELECTRICAL CODE

CLASSIFICATION OF WORK: (2009) IBC/1  
 INTERIOR RENOVATIONS

USE GROUP: (ALL EXISTING USE GROUPS) ENTIRE BUILDING: RESIDENTIAL/BUSINESS CONSTRUCTION TYPE: VS

FIRE RESISTANCE RATED CONSTRUCTION: REQUIRED PER TABLES 601 AND 602

OCCUPANCY: R-2

MEANS OF EGRESS: EXISTING EGRESS MAINTAINED

COMMON PATH OF EGRESS TRAVEL: SHALL NOT EXCEED 100 FEET

INTERIOR FINISH REQUIREMENTS: (SECTION 903 & TABLE 903.5)  
 WALL & CEILING FINISH CLASS C AT ALL AREAS

PLAN KEYED NOTES:

1. LINE OF CEILING ABOVE
2. ALIGN NEW WALL WITH EXISTING
3. WASHER AND ELECTRIC DRYER - VENT TO EXTERIOR - IN-WALL WASHER & DRAIN CONNECTIONS - PROVIDE PAN W/ DRAIN
4. HVAC UNIT - ELECTRIC - PROVIDE VENTING AND COMBUSTION AIR AS REQUIREMENTS EXISTING FOR NEW WORK. VERIFY FINAL DESIGN AND SELECTIONS WITH OWNER
5. RANGE & MICROWAVE W/ 800 CFM MIN. EXHAUST FAN MIN. ABOVE RANGE VENT TO EXTERIOR THROUGH ROOF AND VENT AT EXTERIOR WORK SHALL SEALING PENETRATIONS.
6. NEW EXHAUST FAN WITH LIGHT EXHAUST TO EXTERIOR AT 18 CFM (MIN.) TYP. TO PROVIDE INDICATION AND VENT AT EXTERIOR WORK SHALL SEALING PENETRATIONS.
7. FLOOR FINISH SHALL BE CARPET IN OFFICE/BEDROOM. CERAMIC TILE IN KITCHEN, BATH, UTILITY ROOM, LAMINATE PLANK IN STUDIO W/ FINISH STAIR TO BE MATCHED TO EXISTING FLOORING IN ADJACENT ROOMS.
8. 22" X 36" ATTIC ACCESS DOOR
9. HARDCURED SMOKE DETECTOR W/ BATTERY BACK-UP
10. CLOSET ROD W/ SHELF ASB/ (1" UNIFORM)
11. MIRROR TYPICAL AT ALL BATHROOMS. STYLE TO BE SELECTED BY OWNER AT ALLOWANCE PROVIDED.
12. TOILET SEAT COORDINATE LOCATION WITH OWNER. OWNER TO SELECT FROM ACCESSORIES AT ALLOWANCE.
13. TOILET PAPER HOLDER AS SELECTED BY OWNER FROM ALLOWANCE
14. EXISTING ELECTRICAL PANEL
15. NEW PROGRAMMABLE THERMOSTAT
16. HARDCURED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP
17. MINIMUM 20 MINUTE FIRE-RATED DOOR W/ CLOSER
18. NEW PINE STAIR TREADS & RISERS AT EXISTING STRUCTURE. 5 TO MATCH LAMINATE FLOORING.
19. NEW ELECTRIC WATER HEATER
20. (2) 3" DOOR PANELS W/ SLIDING BARN DOOR HARDWARE
21. CAP EXISTING LANDER ROUGH-IN TO NEW LOCATION REPAIR WALL.
22. BUILT-IN CABINET STORAGE DRAWERS STYLE AS SELECTED BY OWNER
23. EXIT LIGHT W/ EMERGENCY BATTERY BACK-UP
24. NEW BATHROOM FIXTURES BY P.C. FINAL SELECTION & PLACEMENT AS PER OWNER
25. NEW KITCHEN CABINETS BY OTHERS. FINAL CABINET SELECT & LAYOUT AS PER OWNER. INSTALL BY GC.
26. ALL FINAL LIGHTING SELECTION & PLACEMENT AS PER OWNER
27. ALL DOOR STYLE SHALL BE SELECTED BY OWNER INSTALLED BY GC.
28. HANDRAIL TO BE 1 1/2" DIA. 1/2" CLEARANCE FROM WALL. AT 7'-0" AFF.
29. HANDRAIL TO BE 1 1/2" DIA. 1/2" CLEARANCE FROM WALL. AT 7'-0" AFF.
30. HANDRAIL TO BE 1 1/2" DIA. 1/2" CLEARANCE FROM WALL. AT 7'-0" AFF.

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DRAWING: FLOOR PLANS, WALL TYPES, NOTES  
 PROJECT: THIRD FLOOR RENOVATION TO  
 5900 WASHINGTON AVE.  
 ST. LOUIS, MO 63108  
 KDC26 PROJECT # B-098

SHEET: 1 OF 1  
 A1.0

DRAWN BY: SSS CHECKED BY: MEE  
 PERMIT ISSUE DATE: 8/18/16  
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