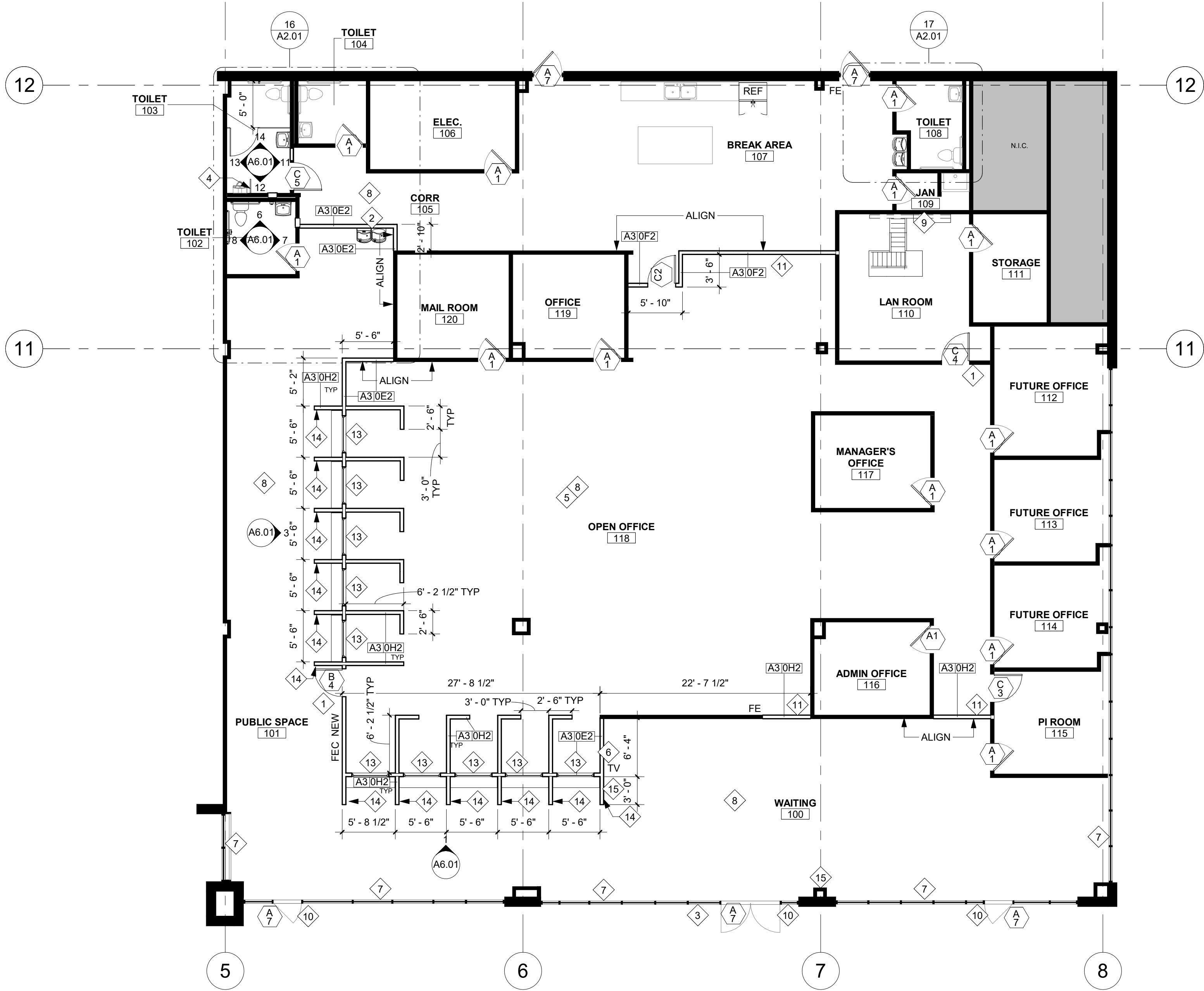
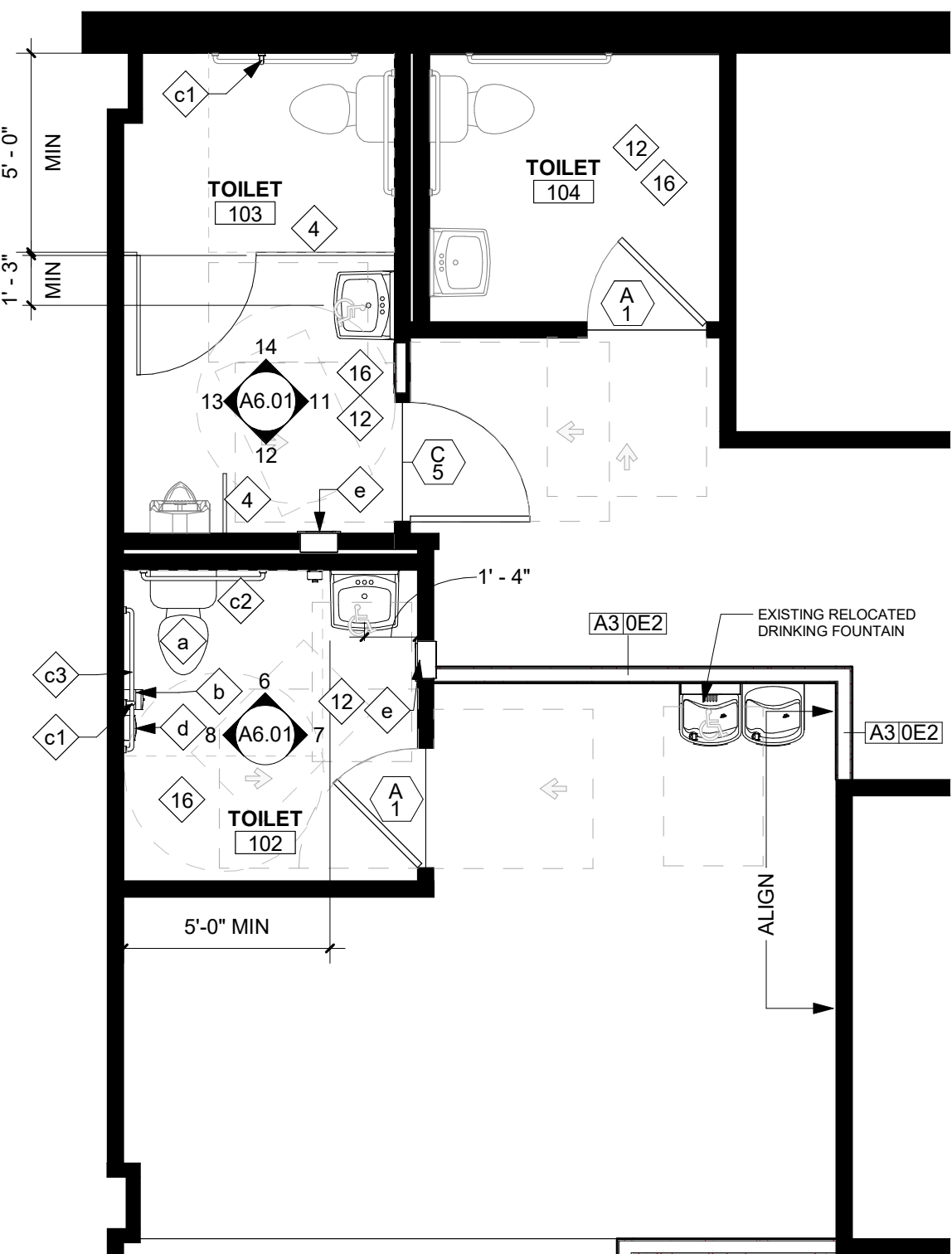


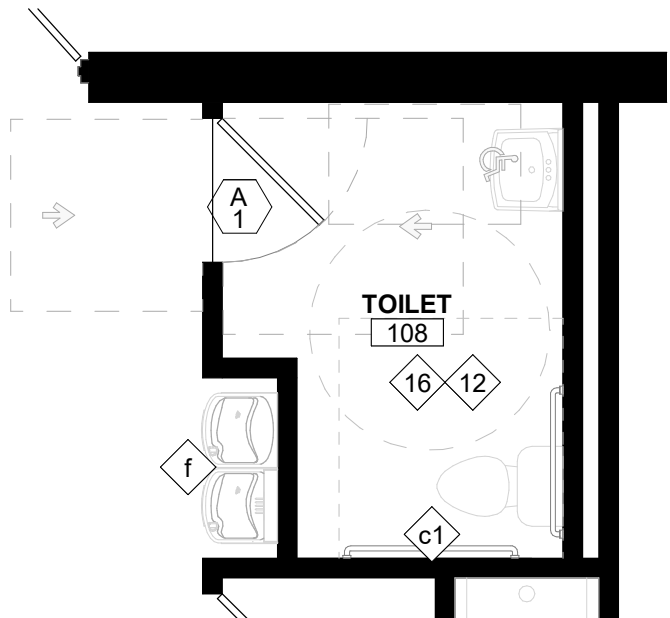
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11 PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"



16 ENLARGED RESTROOM PLAN
1/4" = 1'-0"



17 ENLARGED RESTROOM 108 PLAN
1/4" = 1'-0"

FLOOR PLAN KEYED NOTES

1. PROVIDE AND INSTALL CARD READER ACCESS SYSTEM CONNECTED TO DOOR HARDWARE AT EACH ENTRANCE WHERE INDICATED ON PLAN. CONFIRM EXACT REQUIREMENTS WITH TENANT. EGRESS ALWAYS FREE.
2. PROVIDE WATER LINE FOR RELOCATED DRINKING FOUNTAIN.
3. KNOX BOX - CONFIRM LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALL.
4. NEW TOILET PARTITIONS (TP-1) - REFER TO FINISH SPECIFICATIONS
5. COORDINATE ELECTRICAL LOCATIONS FOR FF&E INSTALL.
6. PROVIDE AND INSTALL FIRE RETARDANT WOOD BLOCKING INSIDE WALL AS REQUIRED FOR TENANT PROVIDED WALL MOUNTED FLAT SCREEN MONITOR AT LOCATIONS NOTED ON PLAN. CONFIRM EXACT REQUIREMENTS WITH TENANT. GC TO PROVIDE MOUNTING EQUIPMENT
7. PROVIDE NEW WINDOW BLINDS (BL-1) IN PUBLIC AREAS OF BUILDING AS SPECIFIED IN FINISH SCHEDULE. VERIFY ALL WINDOW SIZES AND MULLION LOCATIONS PRIOR TO PURCHASE. SEE FINISH SPECIFICATIONS
8. MATCH ALL EXISTING CONDITIONS FOR ALL REQUIRED MODIFICATIONS IN RENOVATED AREAS UNLESS OTHERWISE NOTED ON PLAN. THIS REFERS TO MATCHING FINISH MATERIALS & REPETITIONS OF FINISH PATTERNS AND COLORS, CEILING LAYOUT, TYPE AND STYLE, AND DOOR AND FRAME TYPES AND STYLES.
9. PROVIDE AND INSTALL 3/4" x 4'-0" x 8'-0" FIRE RETARDANT PLYWOOD TELEPHONE BOARD STARTING AT 36" ABOVE FINISHED FLOOR AT LAN ROOM 110. VERIFY LOCATION AND REQUIREMENTS WITH TENANT PRIOR TO INSTALLATION.
10. PROVIDE DOOR SIGNAGE AS REQUIRED. TENANT TO VERIFY EXTENT
11. ALIGN NEW WALL WITH EXISTING BULKHEAD ABOVE.
12. ENSURE THAT ALL NEW AND EXISTING TOILET ACCESSORIES AND PLUMBING FIXTURES MEET ADA HEIGHT REQUIREMENTS. REMOVE AND RE-ATTACH AT CORRECT HEIGHT/ LOCATION AS NECESSARY.
13. PROVIDE 4" WIDE INTERIOR WINDOW BLINDS (BL-1) AT ALL INTERVIEW WINDOWS WITH TILT WAND FOR CLOSURE.
14. PROVIDE VINYL NUMBERING SYSTEM AT EACH INTERVIEW WINDOW.
15. PROVIDE SPEAKERS IN LOBBY AREA. COORDINATE WITH TENANT ON REQUIREMENTS.
16. DEEP CLEAN ALL WALLS, FIXTURES, AND FRP AND IN RESTROOMS.

TOILET ACCESSORY SPECS (NEW)

EXISTING ACCESSORIES TO REMAIN/ BE ADJUSTED TO ACCURATE ADA MOUNTED HEIGHT. SEE A0.02.

- TOILET**
STYLE: FLOOR MOUNTED (ADA HEIGHT)
MODEL: MATCH EXISTING
- TOILET PAPER HOLDER**
MFG: BOBRICK
STYLE: SURFACE-MOUNTED TOILET TISSUE DISPENSER
NO: B-4288
FINISH: SATIN STAINLESS
SIZE: 6 1/16"W, 11"H, 5 5/16"D
- GRAB BARS**
STYLE: BOBRICK OR MATCH EXISTING
STRAIGHT GRAB BARS, 1-1/4"
NO: B-5806
 - c1 18" GRAB BAR
 - c2 36" GRAB BAR
 - c3 42" GRAB BAR
- FEMININE NAPKIN DISPOSAL**
MFG: BOBRICK
STYLE: SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL
NO: B-270
FINISH: SATIN STAINLESS
SIZE: 7-1/2"W, 10"H, 3 3/16"D
- PAPER TOWEL/ WASTE RECEPTACLE**
MFG: ELKAY
STYLE: LZST18WSLK ezH20 BOTTLE FILLING STATION
FINISH: GRAY
SIZE: 36-3/4" x 19" X 39-1/2"
- DRINKING FOUNTAIN/ BOTTLE FILLER**
MFG: ELKAY
STYLE: LZST18WSLK ezH20 BOTTLE FILLING STATION
FINISH: GRAY
SIZE: 36-3/4" x 19" X 39-1/2"

FLOOR PLAN GENERAL NOTES

- A. SEE PARTITION TYPES SHEET A5.01 AND SEISMIC DETAILS A0.06. IF ANY FIRE RATED PARTITION FALLS DIRECTLY BENEATH AND PARALLEL TO A FLOOR JOIST OR BEAM, NOTIFY THE ARCHITECT PRIOR TO FRAMING THE PARTITION.
- B. ALL DIMENSIONS TO BE FIELD VERIFIED.
- C. ALL EXISTING AND/ OR NEW FIRE RATINGS OF WALLS, COLUMNS, FLOORS AND/OR CEILINGS MUST BE MAINTAINED.
- D. VERIFY THAT ALL PARTITIONS, BUILDING CORE WALLS AND COLUMNS SHOWN AS EXISTING CONSTRUCTION ARE READY TO RECEIVE NEW FINISHES AS SPECIFIED. IF NOT, PROVIDE DRYWALL FINISH AS REQUIRED. DRYWALL THICKNESS TO MATCH BUILDING STANDARD NOTED ON PARTITION TYPES. AT ALL EXISTING GYPSUM BOARD CORNERS, VERIFY THAT ALL CORNER BEADS ARE STRAIGHT, UNBROKEN AND NOT DAMAGED. PROVIDE NEW CORNER BEADS AS REQUIRED.
- E. PATCH AND REPAIR REMAINING SURFACES AS NEEDED DUE TO THE DEMOLITION OR THE REMOVAL OF CONSTRUCTION FOR "LIKE NEW" APPEARANCE. REPAIR ALL EXISTING NAIL/ SCREW POPS. FILL ALL HOLES WHERE PARTITION MOUNTED ITEMS ARE REMOVED (ARTWORK, SIGNAGE, SHELVING, ETC.).
- F. ALL ANGLES SHALL BE 90 DEGREES UNLESS OTHERWISE NOTED ON PLAN.
- G. ALL OPENINGS TO BE 3'-0" WIDE CLEAR UNLESS OTHERWISE DIMENSIONED ON PLAN. BULKHEAD TO ALIGN WITH TOP OF DOOR FRAMES, TYPICAL. REFER TO DOOR SCHEDULE FOR HEIGHT.
- H. REFER TO THIS SHEET FOR DOOR TYPES.
- I. DOORS SHALL BE LOCATED 4" FROM PERPENDICULAR WALL AT HINGE JAMB TYPICAL UNLESS NOTED OTHERWISE.
- J. PROVIDE AND INSTALL FIRE RETARDANT WOOD BLOCKING IN WALL FOR ALL BUILT-IN MILLWORK AND CLOSETS, TYPICAL. SEE MILLWORK DETAILS.
- K. ALL APPLIANCES ARE SUPPLIED BY TENANT AND INSTALLED BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE ON PLAN.
- L. REFER TO FLOOR PLAN FOR FIRE EXTINGUISHER CABINET LOCATIONS (FEC). SEMI-RECESSED FIRE EXTINGUISHER CABINET - LARSENS ARCHITECTURAL SERIES, STAINLESS STEEL NO. SS2409-6R (ANGELO MARCALLINI 314-426-7100). PROVIDE 10 LB. A-B-C TYPE MULTI-PURPOSE FIRE EXTINGUISHER AT EACH LOCATION. PROVIDE ADDITIONAL FIRE EXTINGUISHER CABINETS (FEC) AS PER FIRE MARSHALL'S REQUEST. COORDINATE ALL LOCATIONS WITH ARCHITECT. WHEN LOCATED IN A FIRE RATED WALL PROVIDE A FIRE RATED CABINET WITH RATING TO MATCH WALL.
- M. COORDINATE ALL PLUMBING CLEAN-OUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- N. INSULATE ALL DOWNSPOUTS THAT RUN VERTICALLY THROUGH THE BUILDING.
- O. REFER TO FINISH SPECIFICATIONS SHEET A2.02 FOR FINISHES.
- P. PROVIDE AND INSTALL NEW BLINDS (BL-1) AT ALL PERIMETER BUILDING WINDOWS THROUGHOUT SUITE'S PUBLIC AREA. PROVIDE SAMPLES TO ARCHITECT AND/ OR BUILDING OWNER FOR SELECTION. EXTERIOR WINDOW TREATMENTS THAT EXIST ARE TO REMAIN. FIELD VERIFY THAT TREATMENTS ARE ACCOUNTED FOR, ARE PROPERLY FUNCTIONAL, AND ARE CLEAN BEFORE OCCUPANCY. CLEAN AND REPAIR AS REQUIRED TO "LIKE NEW" CONDITION.
- Q. G.C. SHALL PROVIDE ADA COMPLIANT RESTROOM SIGNAGE AT EACH RESTROOM ENTRANCE.
- R. ALL FLOORING THAT IS TO REMAIN IN THE PROJECT IS TO BE DEEP-CLEANED AND PROTECTED DURING CONSTRUCTION.
- S. REFER TO SHEET A0.01 FOR ABBREVIATIONS AND LEGEND. REFER TO SHEET A0.02 FOR TYPICAL MOUNTING HEIGHT/ LOCATION DIAGRAMS.

DOOR TYPES

- A. EXISTING DOOR TO REMAIN. PROTECT DURING CONSTRUCTION.
- B. NEW BUILDING STANDARD 3'-0" x 7'-0" x 1 3/4" SOLID CORE WOOD DOOR WITH VISUAL LITE. DOOR PAINTED TO MATCH BUILDING STANDARDS. PROVIDE BUILDING STANDARD RELOCATED FRAME. SEE DOOR NOTES ON SHEET A0.03.
- C. NEW/ RELOCATED BUILDING STANDARD 3'-0" x 7'-0" x 1 3/4" SOLID CORE, WOOD VENEER DOORS. DOORS PAINTED TO MATCH BUILDING STANDARDS. PROVIDE RELOCATED BUILDING STANDARD FRAME. SEE DOOR NOTES ON SHEET A0.03.

HARDWARE GROUPS

NOTE: COORDINATE KEYING WITH TENANT AND BUILDING MANAGEMENT. PROVIDE BUILDING STANDARD LEVER STYLE HANDLES AND BUILDING STANDARD FINISH ON ALL HARDWARE.

1. EXISTING HARDWARE TO REMAIN. PROTECT DURING CONSTRUCTION.
2. NEW BUILDING STANDARD PASSAGE SET WITH (1 1/2) PAIR BUTT HINGES, CLOSER, AND DOME TYPE FLOOR STOP.
3. NEW BUILDING STANDARD OFFICE LOCKSET WITH (1 1/2) PAIR BUTT HINGES AND DOME TYPE FLOOR STOP.
4. NEW SCHLAGE "ND" SERIES "ATHENS" #ND80PEU FAIL-SECURE ELECTRIC LOCKSET OPERATED BY CARD READER, WITH KEY OVER-RIDE (EGRESS SIDE ALWAYS FREE), 1 PAIR BUTT HINGES, 1/2 PAIR ELECTRONIC TRANSFER HINGE, CLOSER AND DOME TYPE FLOOR STOP.
5. BUILDING STANDARD PRIVACY LOCKSET WITH (1 1/2) PAIR BUTT HINGES AND DOME TYPE FLOOR STOP. (RE-USE DOOR HARDWARE FROM RESTROOM IF ABLE.)

GRAY DESIGN GROUP

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1	ISSUED FOR PERMIT	11.18.24

NOVUS PROPERTIES- SSA ST. LOUIS SOUTHSIDE (745)

Construction Documents For:

9498 Manchester Rd
St. Louis, MO 63119

PARTIAL FIRST FLOOR PLAN



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A2.01