

ARCHITECT :



3109 SOUTH GRAND AVENUE SUITE 200
ST. LOUIS, MISSOURI 63118
PH: (314)772-8073 FAX: (314)772-0108

INTERIOR ALTERATION/ADDITION

2800 NORTH GRAND

ST. LOUIS, MO 63107

OWNER:

TOMMY TUCKER
2800 NORTH GRAND
ST. LOUIS, MO.
63107
533-7103

GENERAL NOTES

- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT
- EACH CONTRACTOR OR SUBCONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES AND LICENSES REQUIRED FOR PROPER EXECUTION
- EACH CONTRACTOR OR SUBCONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF ALL APPLICABLE LAWS AND ORDER OF PUBLIC OFFICIALS WITH JURISDICTION FOR SAFETY OF PERSONS/ PROPERTY
- VERIFY WITH THE MANUFACTURER/ SUPPLIER THE SIZE, LOCATION AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT THAT IS TO BE FURNISHED BY THE OWNER OR OTHER CONTRACTORS PRIOR TO ANY CONSTRUCTION PERTAINING TO THE SAME IS BEGUN
- KEEP DRIVEWAYS AND ENTRANCES CLEAR AT ALL TIMES. EACH SUBCONTRACTOR SHALL REMOVE RUBBISH AT THE COMPLETION OF HIS WORK. PROMPTLY REPAIR ANY DAMAGE DONE TO ADJACENT PROPERTY/ TENANT SPACES AT NO COST TO OWNER AND/OR ADJACENT PROPERTY OWNER/ TENANT
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VISIT THE SITE AND VERIFY ALL CONDITIONS PERTAINING TO THIS PROJECT PRIOR TO SUBMISSION OF BIDS. ANY DISCREPANCIES FOUND DURING SITE INVESTIGATION TO BE REPORTED TO OWNER'S REPRESENTATIVE IN WRITING PRIOR TO BID SUBMISSION AND NO ADJUSTMENT TO BID PRICE SHALL BE MADE. SUBMISSION OF BID SHALL BE UNDERSTOOD AND CONSIDERED AS CONTRACTOR HAVING VERIFIED ALL EXISTING CONDITIONS WHETHER OR NOT SHOWN ON DRAWINGS AND HAVING TAKEN INTO ACCOUNT ANY ADJUSTMENT NECESSARY TO FULFILL THE DESIGN INTENT FULLY AND COMPLETELY
- CONTRACTOR TO COMPLY WITH OWNER'S RULES AND REGULATIONS REGARDING CONSTRUCTION WITHIN THE BUILDING
- ALL INSTALLATIONS AND ALL CONNECTIONS TO EXISTING BUILDING MECHANICAL SYSTEMS SHALL BE COORDINATED WITH, AND APPROVED BY THE OWNER'S REPRESENTATIVE. G.C. TO COORDINATE LAYOUT, ROUTING AND INSTALLATION OF ALL NEW MECHANICAL, ELECTRICAL, FIRE PROTECTION AND PLUMBING WORK WITH EXISTING SYSTEMS, AND WITH EXISTING STRUCTURE TO REMAIN. REPORT ALL DISCREPANCIES TO OWNER'S REP IN WRITING PRIOR TO SUBMISSION OF BID PACKAGE
- IT IS THE RESPONSIBILITY OF THE G.C. TO PROVIDE LEVELING AGENT AS DEEMED NECESSARY TO ALLOW ACCEPTABLE FLOOR TILE APPLICATION
- ALL WORK SHALL BE DONE BY LICENSED CONTRACTORS AND IN CONFORMANCE WITH ALL NATIONAL, STATE, COUNTY AND LOCAL CODES. ANY VARIANCE/ NON-COMPLIANCE WITH LOCAL CODE TO BE REPORTED TO PROJECT MANAGER IN WRITING PRIOR TO SUBMISSION OF BID PACKAGE
- G.C. TO ENSURE THAT A COMPLETE SET OF CONSTRUCTION DOCUMENTS IS GIVEN TO ALL SUBCONTRACTORS PRIOR TO SUBMISSION OF BID PACKAGE

SYMBOLS:

	PARTITION TYPE		KEYED NOTE
	REVISION NUMBER		DETAIL/SHEET NUMBER
	EQUIPMENT NUMBER		SPOT ELEVATION
	DOOR NUMBER		INTERIOR ELEVATIONS
	STEEL FABRICATION NUMBER		DIMENSION KEY POINT
	CASEWORK NUMBER		
	FINISH SYMBOL		

LIST OF DRAWINGS

CV	COVER SHEET
A0	PROPOSED BASEMENT PLAN
A1.0	PROPOSED FIRST FLOOR PLAN - 1/8" SCALE
A1.1	PROPOSED FIRST FLOOR PLAN - 1/8" SCALE
A1.2	PROPOSED FIRST FLOOR PLAN - 1/8" SCALE
A2.0	PROPOSED SECOND FLOOR PLAN - 1/8" SCALE
A2.1	PROPOSED SECOND FLOOR PLAN - 1/8" SCALE
A2.2	PROPOSED SECOND FLOOR PLAN - 1/8" SCALE
A2.3	PROPOSED SECOND FLOOR PLAN - NO SCALE
A3.0	PROPOSED THIRD FLOOR PLAN - 1/8" SCALE
A3.1	PROPOSED THIRD FLOOR PLAN - 1/8" SCALE
A3.2	PROPOSED THIRD FLOOR PLAN - 1/8" SCALE
A3.3	PROPOSED THIRD FLOOR PLAN - NO SCALE
A4.0	PROPOSED EXTERIOR ELEVATIONS
A4.1	PROPOSED EXTERIOR ELEVATIONS

BUILDING CODE INFORMATION

CITY: ST. LOUIS
COUNTY: (ST. LOUIS CITY)
BUILDING CODE ADOPTED: IEBC 2003, IBC 2003
ELECTRIC CODE ADOPTED: 1999 NATIONAL ELECTRIC CODE
PLUMBING CODE ADOPTED: 2003 UPC
MECHANICAL CODE ADOPTED: 1998 NATIONAL MECHANICAL CODE
FIRE CODE ADOPTED: 1994 LIFE SAFETY CODE
ACCESSIBILITY CODES AND LAWS ADOPTED:
CABO - ANSI 117.1 (IBC 2003)

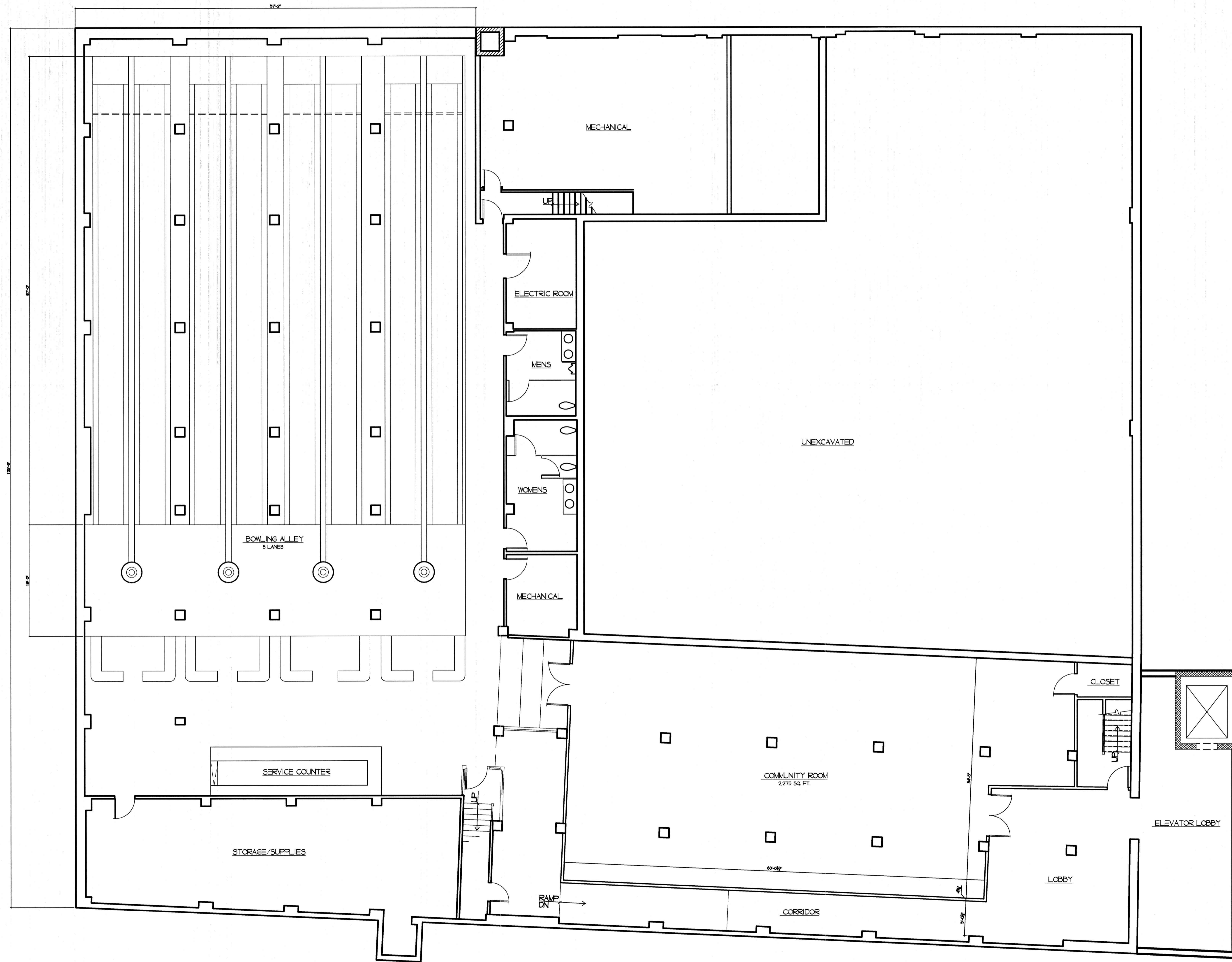


LOCATION MAP

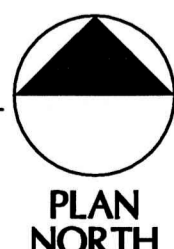
N.T.S.

ABBREVIATIONS:

ACT.	ACUSTICAL CEILING TILE	WH	WATER HEATER
AFF.	ABOVE FINISH FLOOR	INBUL.	INSULATED/ INSULATION
BRD.	BOARD	L.T.	LIGHT
BLDG.	BUILDING	MECH.	MECHANICAL
BRG.	BEARING	MIN.	MINIMUM
CABT.	CABINET	M.O.	MASONRY OPENING
CL	CENTER LINE	M.R.	MOISTURE RESISTANT
CHU.	CONCRETE MASONRY UNIT	MERY.	MASONRY
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CPT.	CARPET	O.C.	ON CENTER
DIA.	DIAMETER	OPNG.	OPENING
DN.	DOWN	F.C.	FIRE CAST
DS	DOWN SPOUT	PLAS. LAM.	PLASTIC LAMINATE
EA.	EACH	PLY. WD.	PLYWOOD
ELF.S.	EXTERIOR INSULATION + FINISH SYSTEM	PRE-FAB	PRE-FABRICATED
ELEC.	ELECTRICAL	(F.T.D.)	(PAINTED)
EQ.	EQUAL	R.	RADIUS
EQUIP.	EQUIPMENT	R1.	ROOM
EXIST.	EXISTING	S.C.	SOLID CORE
F.D.	FLOOR DRAIN	SHT.	SHEET
FLR.	FLOOR	SPEC.	SPECIFICATION(S)
FRP.	FIBERGLASS REINFORCED PANELS	SS.	STAINLESS STEEL
GAL.	GALVANIZED	STL.	STEEL
GL.	GLASS	STRUC.	STRUCTURE (AL)
GWB.	GYPSUM WALL BOARD	TYP.	TYPICAL
GYP.	GYPSUM	UNO.	UNLESS NOTED OTHERWISE
H.E.	HOSE BIB	V.F.	VERIFY IN FIELD
HOL.	HOLLOW	V.C.B.	VINYL COVE BASE
HORZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION TILE
HT.	HEIGHT	VERT.	VERTICAL
HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	W.	WOOD
		WD.	WOOD
		WT.	WEIGHT



1
A0 PROPOSED LOWER LEVEL PLAN
SCALE: 1/8" = 1'-0"



LOWER LEVEL
GROSS SQUARE FOOTAGE
16,814 SQ. FT.

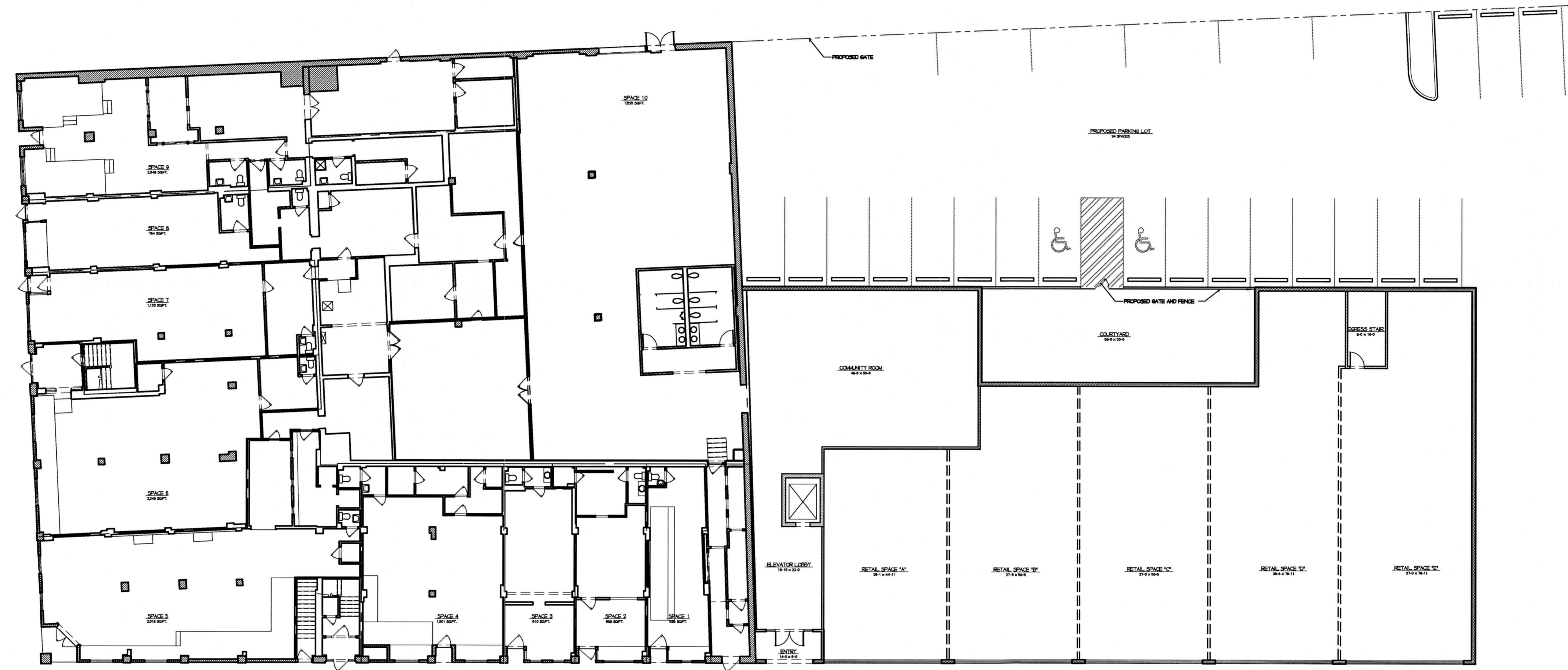
Drawn by: TCT		Checked by: JHK	
Issue No.:	Date:	Issue No.:	Date:

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:

 ARCHITECT: KLITZING WELSCH ASSOCIATES, INC.
 3109 S. GRAND AVENUE ST. LOUIS, MO 63118
 (314) 772-8073 FAX: 772-0108
 ENGINEER: MECHANICAL, PLUMBING, ELECTRICAL ENGINEER: 109 S. Grand - Suite 200 St. Louis, Missouri 63108
 Please Call 772-8073 For All Projects
 Engineering Consultants Mechanical - Electrical - Plumbing

PROJECT:
ELDERLY HOUSING
2800 NORTH GRAND
ST. LOUIS, MO

PROPOSED
BASEMENT
PLAN
 FILE NAME: 03021A0
 PLOTTING SCALE: 1=1
A0
 - OF -
 ELDERLY
 HOUSING



GROSS SQ.FT.
19575 SQ.FT.

1
A1.0

PROPOSED FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

TYPICAL FLOOR PLAN



Drawn by: TCHKGF	Checked by: JJK
Issue Date: 04/05/05	PRELIMINARY DESIGN
No.	Issue:
Date:	

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:
Altemeyer
 3109 S. Grand • Suite 200
 St. Louis, Missouri 63118
 Phone: 314-772-0100
 Fax: 314-772-0108
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ARCHITECT:
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 FAX: 772-0108

STRUCTURAL ENGINEER:

PROJECT:
**ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO**

PROPOSED
 FIRST FLOOR
 PLAN

FILE NAME: 03021-A1.0
 PLOTTING SCALE:

A1.0
 XX OF XX
 ELDERLY
 HOUSING



1
A1.1

PROPOSED FIRST FLOOR PLAN

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

PLAN NORTH

Drawn by:	TCHACOF	Checked by:	JHK
Issue Date:	04/05/05	Issue:	PRELIMINARY DESIGN
No.:		Date:	

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:

AWA
Allied Works Associates, Inc.
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Phone: (314) 772-8073
Fax: (314) 772-0108

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Mechanical • Electrical • Plumbing

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FAX: 772-0108

STRUCTURAL ENGINEER:

PROJECT:

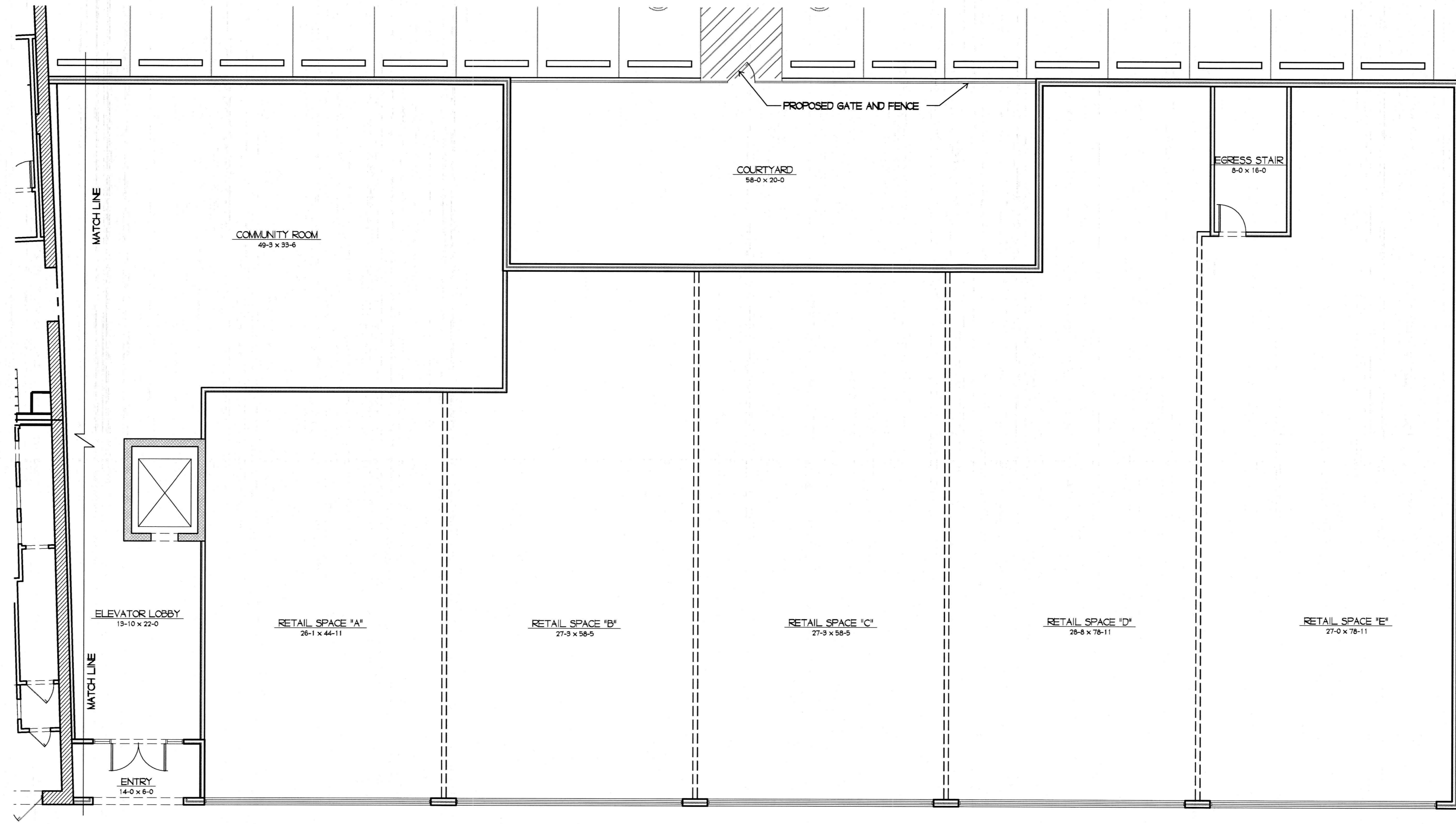
**ELDERLY HOUSING
2800 NORTH GRAND
ST. LOUIS, MO**

PROPOSED
FIRST FLOOR
PLAN

FILE NAME:
03021-A1.0

PLOTTING
SCALE:

A1.1
XX of XX
ELDERLY
HOUSING



1
A1.2

PROPOSED FIRST FLOOR PLAN

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

PLAN NORTH

Drawn by:	TCHMCF	Checked by:	JLH/K
Issue No.:		Date:	04/25/05
Issue:		Issue:	PRELIMINARY DESIGN

ARCHITECT:

KWA
 KLITZING WELSCH
 ASSOCIATES, INC.
 3109 S. GRAND
 ST. LOUIS, MO 63118

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:

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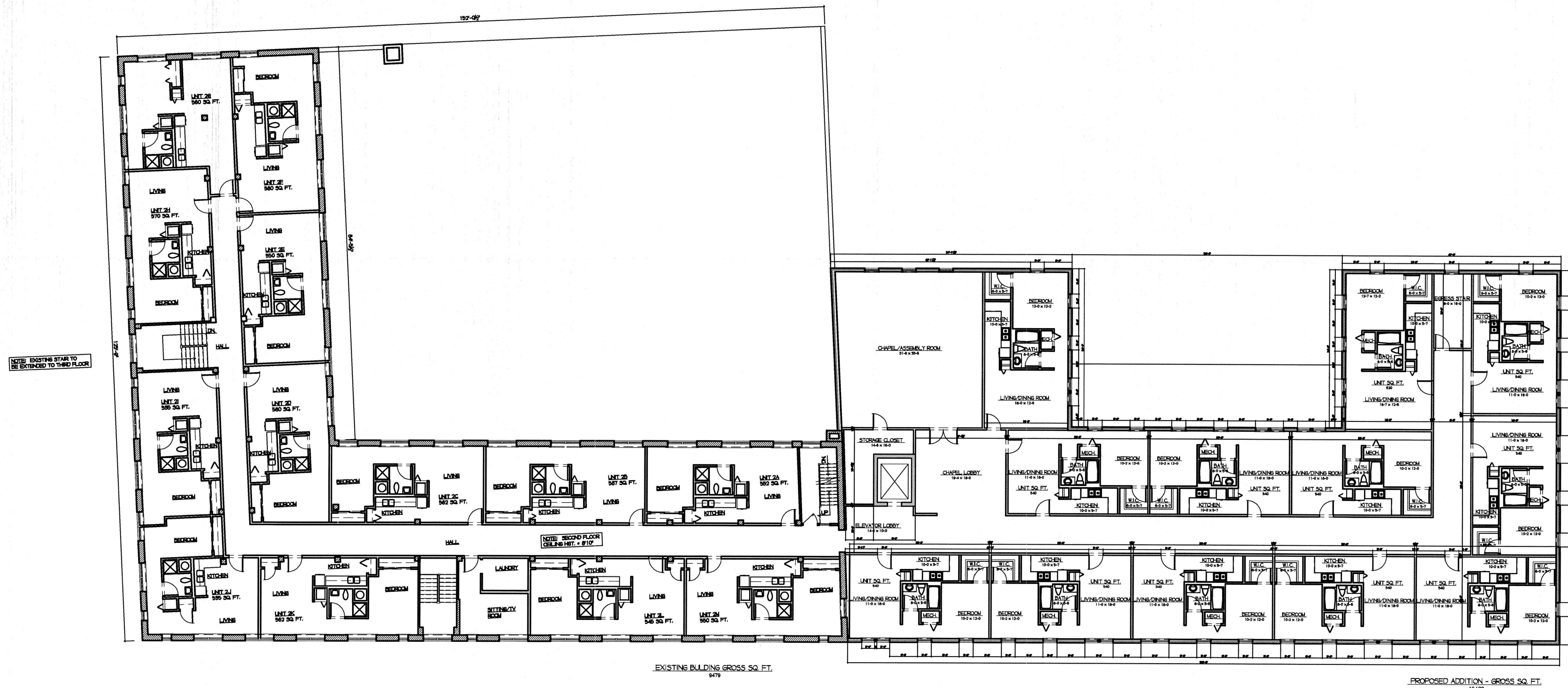
STRUCTURAL ENGINEER:
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 FAX: 772-0108

PROJECT:
ELDERLY HOUSING
2800 NORTH GRAND
ST. LOUIS, MO

PROPOSED
 FIRST FLOOR
 PLAN

FILE NAME: 03021-A1.0
 PLOTTING SCALE:

A1.2
 XX OF XX
 ELDERLY
 HOUSING

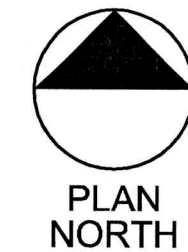


- GENERAL UNIT NOTES:**
- UNIT ENTRY DOORS - 3'0" x 6'0" x 1 1/2" MIN. CLEARANCE
 - INSTALL METAL TRAP & ROD AT EACH CLOSET
 - UNIT KITCHEN TO HAVE: REFRIGERATOR - 48" HIGH x 24" WIDE x 24" DEEP; SINK - DOUBLE BOWL DROP IN STAINLESS STEEL; DISHWASHER - 24" WIDE x 24" DEEP OVER THE COUNTER; MICROWAVE
 - UNIT INTERIOR FINISH: LIVING ROOM - CARPET; BEDROOM - CARPET; BATH - 1/2" x 1/2" COPPER TILE (VCT)

1
A2.0

PROPOSED SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"



Drawn by: TCM/KCF	Checked by: JHK
Issue Date: 04/05/05	PRELIMINARY DESIGN
No.:	Issue:
Date:	

ARCHITECT:
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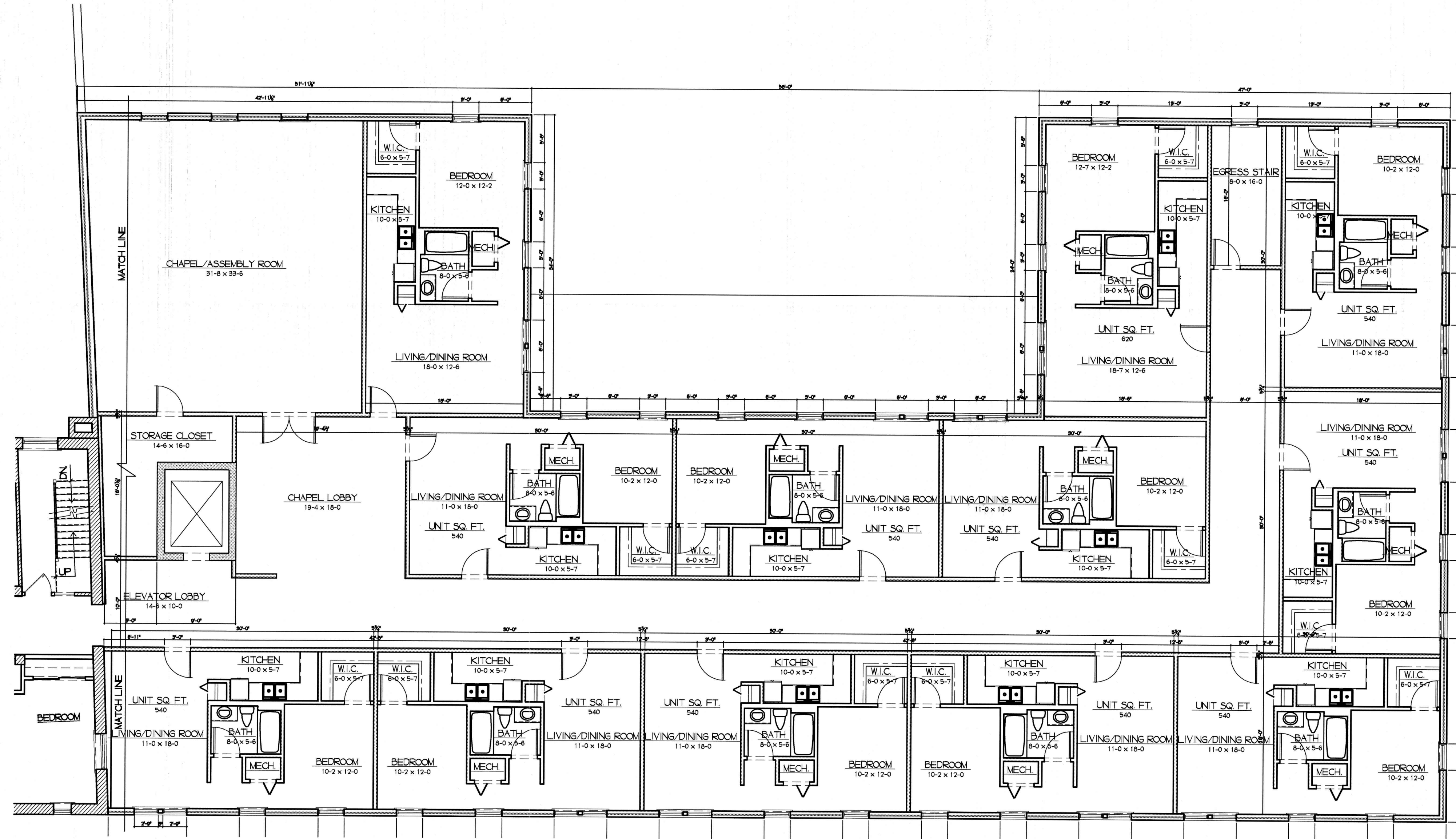
PROJECT:
 ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO

PROPOSED SECOND FLOOR PLAN

FILE NAME: 03021-A2.0

PLOTTING SCALE:

A2.0
 XX of XX
 ELDERLY HOUSING



1 PROPOSED SECOND FLOOR PLAN
 A2.2 SCALE: 1/8" = 1'-0"

Drawn by:	TCH/KCF	Checked by:	JHK
Issue Date:	04/05/05	Issue:	PRELIMINARY DESIGN
No.		Date:	

ARCHITECT: **KWA**
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 FAX: 772-0108

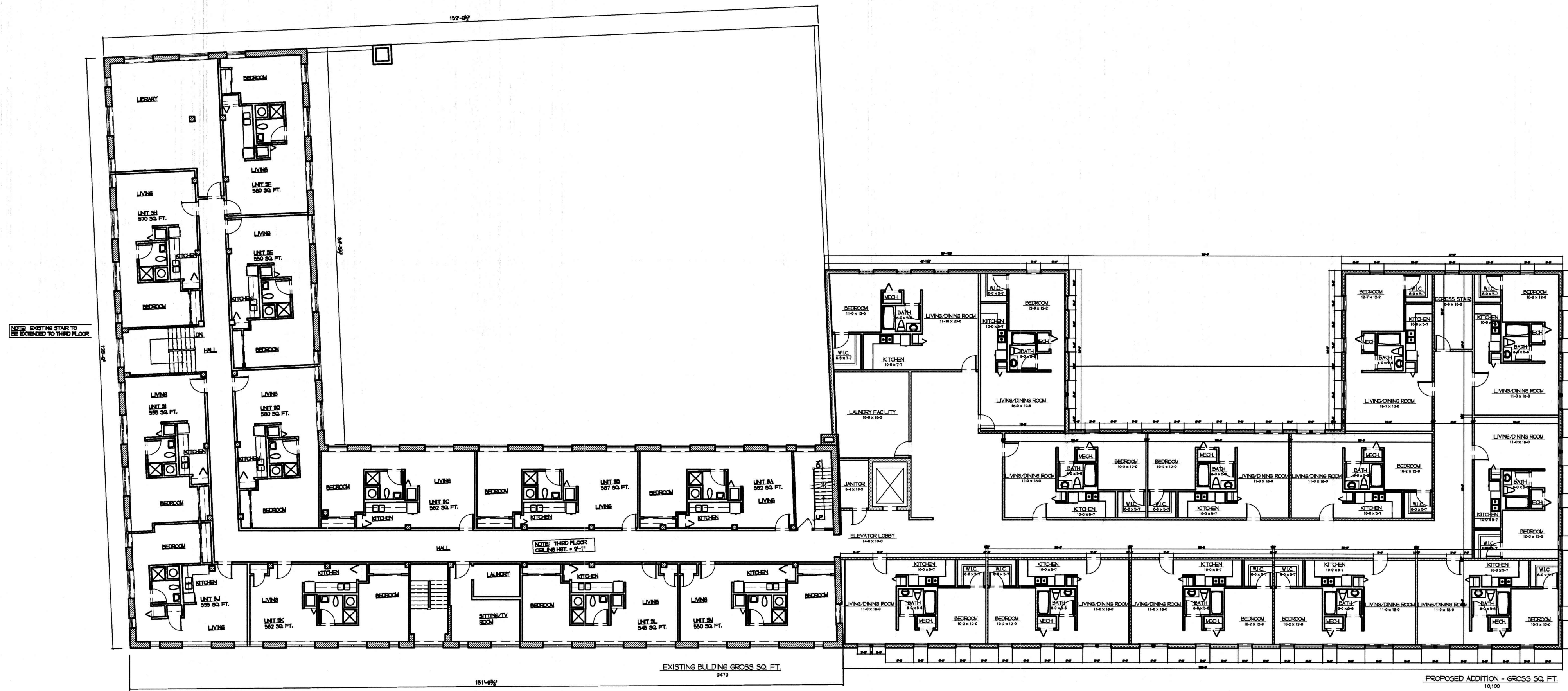
MECHANICAL, PLUMBING, ELECTRICAL ENGINEER: **Alkemeyer & Associates**
 Engineering Consultants
 Mechanical • Electrical • Plumbing
 3109 S. Grand - Suite 200
 St. Louis, MO 63118
 Phone (314) 772-8073
 Fax (314) 772-0108

STRUCTURAL ENGINEER: **Alkemeyer & Associates**

PROJECT:
 ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO

PROPOSED
 SECOND FLOOR
 PLAN
 FILE NAME: 03021-A2.0
 PLOTTING SCALE:

A2.2
 XX OF XX
 ELDERLY
 HOUSING



GENERAL UNIT NOTES:

- KIT ENTRY DOORS - 7'0" x 2'6" x 1/2" SLIP RESISTANT
- METAL MESH BARS 1 ROD AT EACH CLOSET
- KIT KITCHENS TO HAVE: -REFRIGERATOR - OVERSINK 18" x 24" ON ISLAND - SINK - DOUBLE BOWL DRIP - IN STAINLESS STEEL - DISHWASHER - 18" x 24" OVER THE COUNTER MICROWAVE
- KIT INTERIOR FINISH: -LIVING ROOM - CARPET - BEDROOM - CARPET - BATH - 1/2" VINYL COMPOSITION TILE (VCT)

1
A3.0

PROPOSED THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"



Drawn by: TCM/KCF	Checked by: JJK
Issue No.:	Issue:
Date:	

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:

Altkemper & Associates
 3109 S. Grand - Suite 200
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STRUCTURAL ENGINEER:

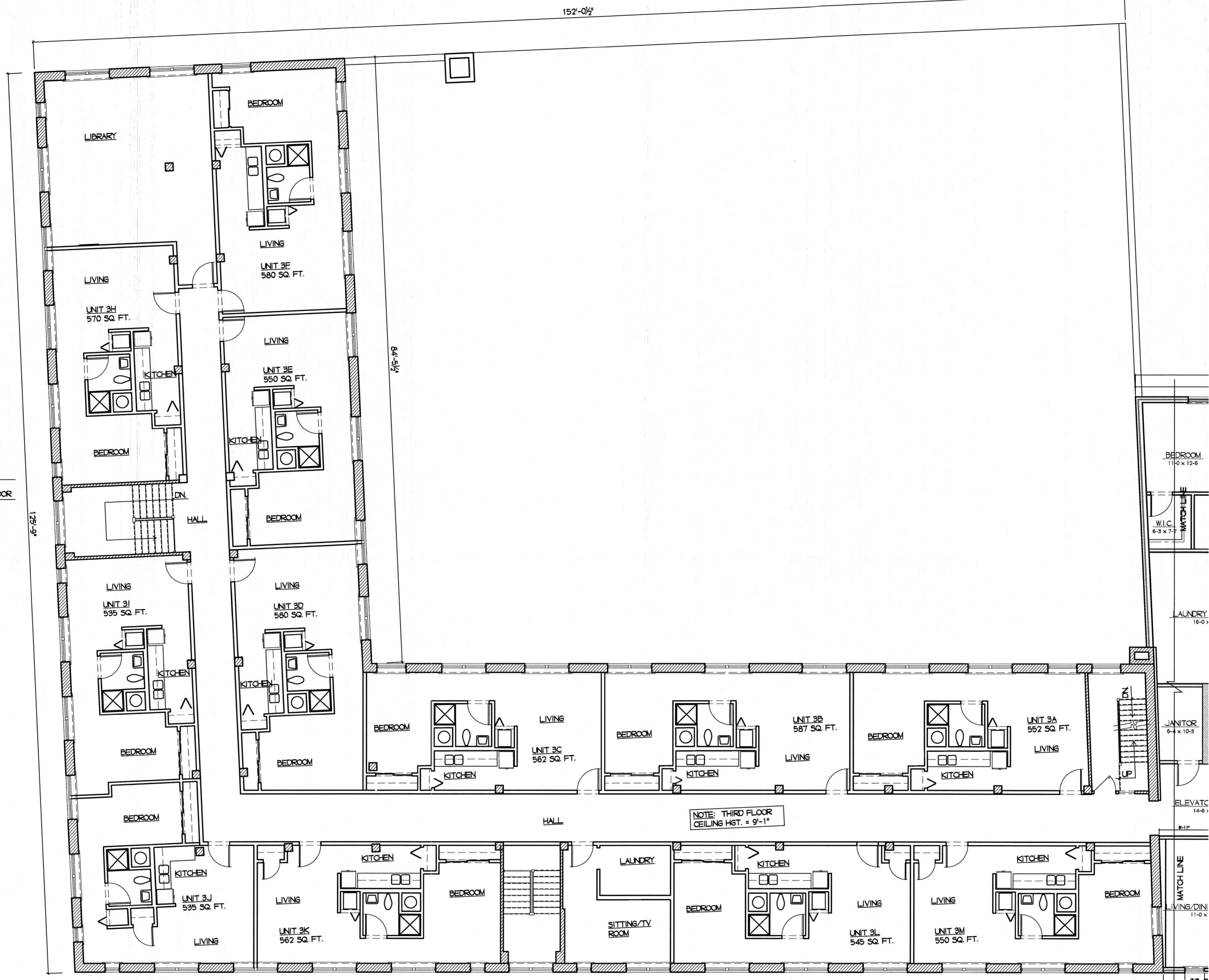
PROJECT:

**ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO**

PROPOSED
 THIRD FLOOR
 PLAN

FILE NAME: 03021-A3.0 PLOTTING SCALE:

A3.0
 XX OF XX
 ELDERLY
 HOUSING



1 PROPOSED THIRD FLOOR PLAN
 A3.1 SCALE: 1/8" = 1'-0"

Drawn by:	TCHACF	Checked by:	JLK
Issue Date:	04/05/05	PRELIMINARY DESIGN	
No.		Date:	
		Issue:	

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:

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Engineering Consultants
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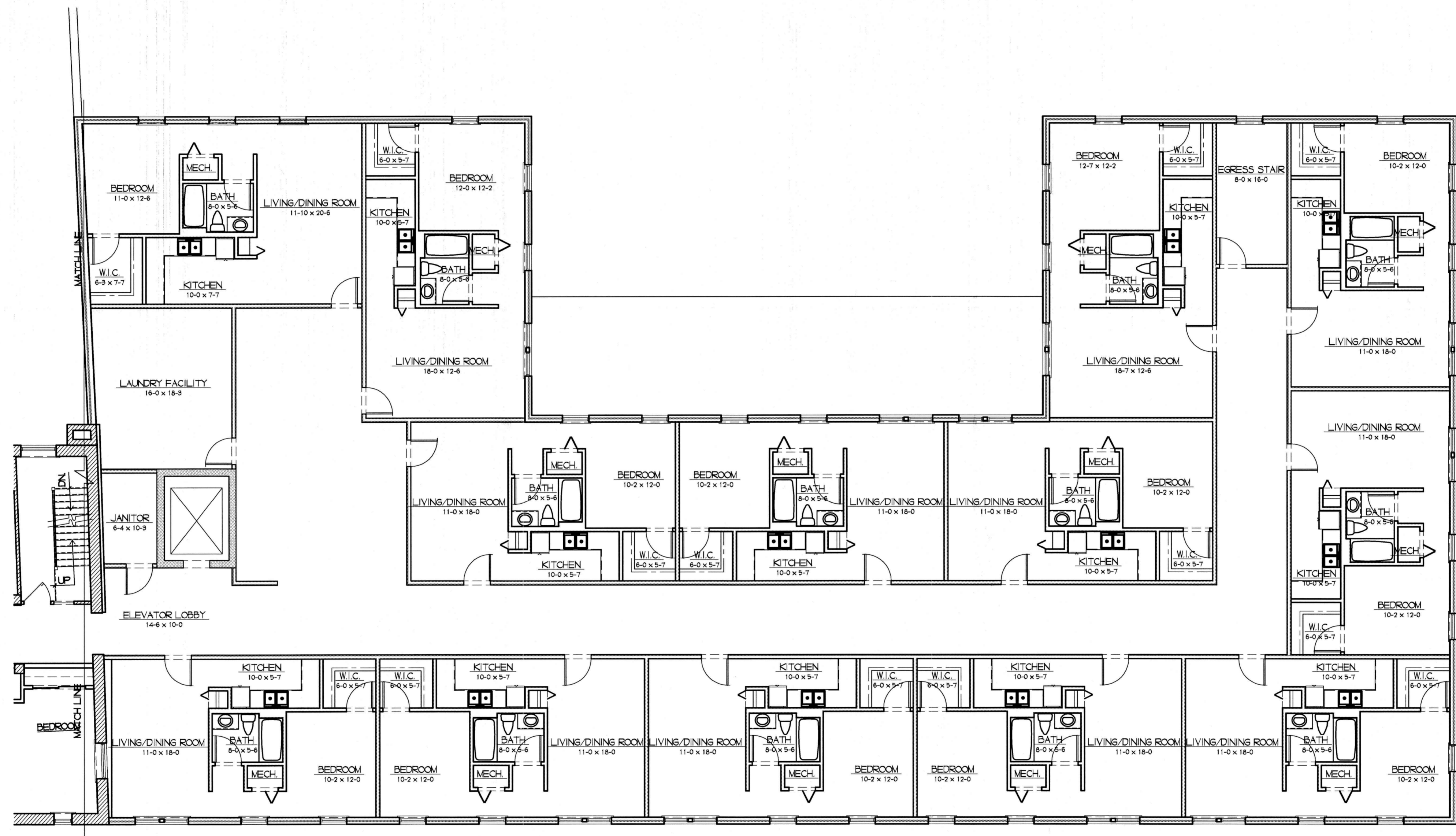
ST. LOUIS, MO 63118
 GRAND AVENUE (314) 772-8073
 ST. LOUIS, MO 63118 FAX: 772-0108

PROJECT:
**ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO**

PROPOSED
 THIRD FLOOR
 PLAN

FILE NAME: 03021-A3.0
 PLOTTING SCALE:

A3.1
 XX OF XX
 ELDERLY HOUSING



1 PROPOSED THIRD FLOOR PLAN
 A3.2 SCALE: 1/8" = 1'-0"

PROPOSED ADDITION - GROSS SQ. FT.
 10,100

Drawn by: TCW/KGF	Checked by: JHK
Issue Date: 04/05/05	PRELIMINARY DESIGN
No.:	Issue:
Date:	

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER

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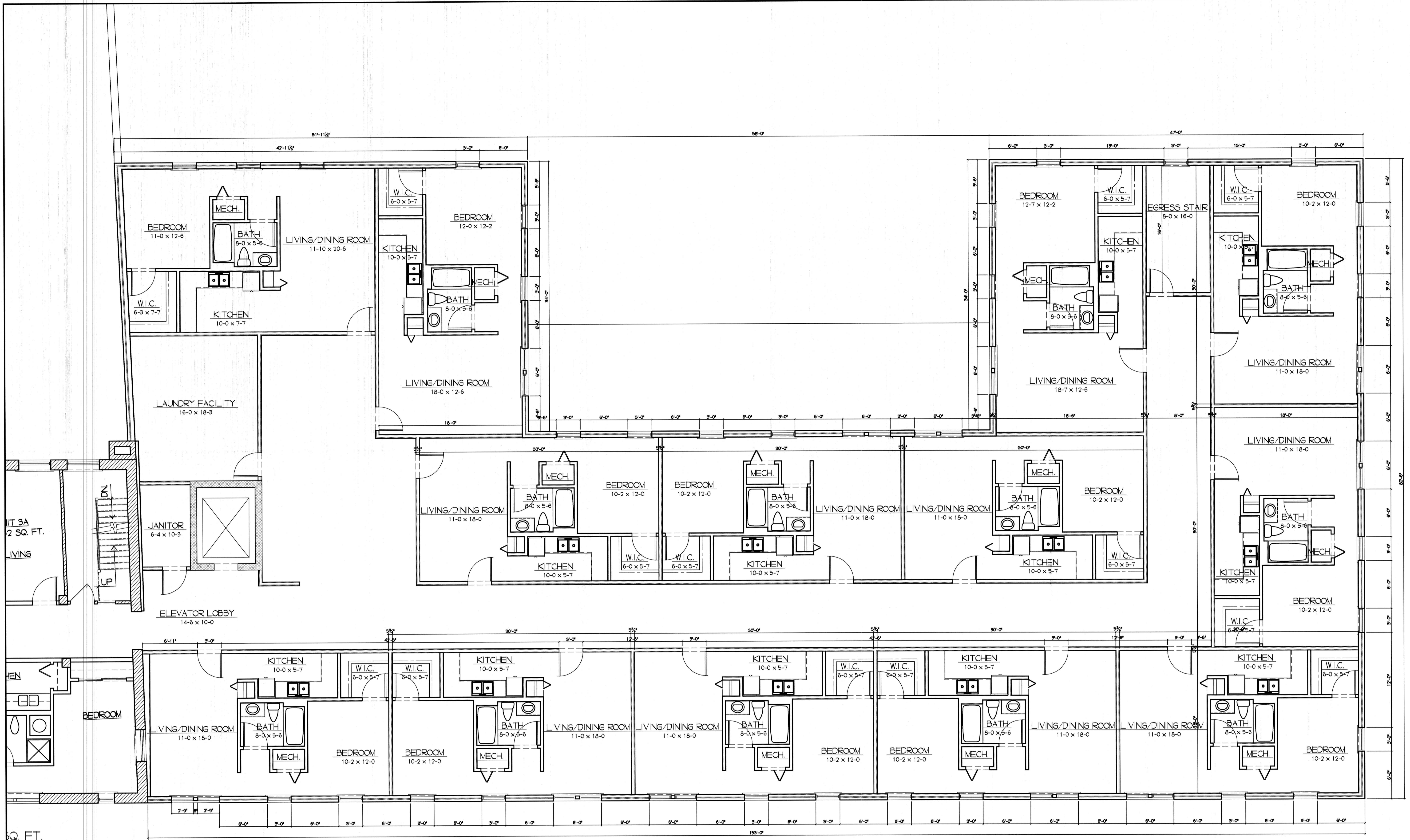
STRUCTURAL ENGINEER:
 (314) 772-8073
 FAX: 772-0108

PROJECT:
 ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO

PROPOSED
 THIRD FLOOR
 PLAN

FILE NAME: 03021-A3.0
 PLOTTING SCALE:

A3.2
 XX OF XX
 ELDERLY
 HOUSING



1
A3.3 PROPOSED THIRD FLOOR PLAN
SCALE: not to scale

PROPOSED ADDITION - GROSS SQ. FT.
10,100

Drawn by:	TCH/DF	Checked by:	JLK
Issue No.:	04/05/05	Issue:	PRELIMINARY DESIGN
Date:			

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER

KWA
KLITZING WELSCH ASSOCIATES, INC.

ARCHITECT: **KWA**
KLITZING WELSCH ASSOCIATES, INC.

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Engineering Consultants
Mechanical - Electrical - Plumbing

STRUCTURAL ENGINEER

PROJECT:
ELDERLY HOUSING
2800 NORTH GRAND
ST. LOUIS, MO

PROPOSED THIRD FLOOR PLAN

FILE NAME: 03021-A3.0
PLOTting SCALE: XX OF XX

A3.3
XX OF XX
ELDERLY HOUSING

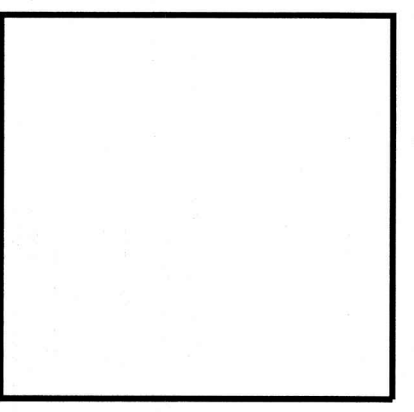


1 PROPOSED SOUTH ELEVATION
 A4.0 SCALE: 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 A4.0 SCALE: 1/8" = 1'-0"

Drawn by:	KAB	Checked by:	JHK
Issue No.:	01/05/05	Issue No.:	
Date:		Date:	



MECHANICAL, PLUMBING, ELECTRICAL ENGINEER:
Altemeyer & Associates
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 Fax: 314-772-0108

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Engineering Consultants
 Mechanical • Electrical • Plumbing

STRUCTURAL ENGINEER:

PROJECT:
ELDERLY HOUSING
2800 NORTH GRAND
ST. LOUIS, MO

PROPOSED EXTERIOR ELEVATIONS
 FILE NAME: 03021-A4.0
 PLOTTING SCALE:

A4.0
 XX OF XX
 ELDERLY HOUSING



1 PROPOSED WEST ELEVATION
 A4.1 SCALE: 1/8" = 1'-0"

Drawn by: KAB	Checked by: JJK
Issue Date: 04/05/05	PRELIMINARY DESIGN
No.:	Date:
	Issue:

ARCHITECT: **KWA** KLITZING WELSCH ASSOCIATES, INC.
 3109 S. GRAND AVENUE SUITE 200 ST. LOUIS, MO 63118
 (314)772-8073 FAX: 772-0108

MECHANICAL, PLUMBING, ELECTRICAL ENGINEER: **AK** **Engineering Consultants**
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 Tel: 314-772-8073 Fax: 314-772-0108
 Mechanical - Electrical - Plumbing

STRUCTURAL ENGINEER: **AK**

PROJECT:
 ELDERLY HOUSING
 2800 NORTH GRAND
 ST. LOUIS, MO

PROPOSED EXTERIOR ELEVATIONS
 FILE NAME: 03021-A4.1
 PLOTTING SCALE:

A4.1
 XX OF XX
 ELDERLY HOUSING