

FLOOR PLAN DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (U.N.O.). ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING (U.N.O.).
- POST INDICATED SHALL BE MINIMUM (2) 2X WALL THICKNESS, GLUED AND NAILED, UNLESS NOTED OTHERWISE. EXCEPTION: POSTS CARRYING MINIMAL LOADS, LESS THAN 8'-0" IN HEIGHT AND SUPPORTING HEADERS SPANNING 3'-0" OR LESS MAY CONSIST OF A SINGLE 2X CRIPPLE AND (1) FULL HT. UNBROKEN STUD UNLESS NOTED OTHERWISE. MINIMUM HEADER SIZE (2) 2X10'S GLUED AND NAILED.
- FIREPLACE: HEATILATOR CALIBER CD4236 (36" VIEWING AREA) OR CD4842 (42" VIEWING AREA) DIRECT VENT GAS PRE-FABRICATED FIREPLACE OR AS SELECTED BY OWNER. (SEE SECTION). SURROUND, MANTLE, AND HEARTH TO BE SELECTED BY OWNER. COORD. WITH MFR. FOR MIN. ROUGH-IN DIMENSIONS, HEARTH WIDTH, AND EXTENSION.
- PROVIDE 2" MINIMUM CLEARANCE TO COMBUSTIBLES AT ALL GAS FLUES, TYPICAL.
- GARAGE/HOUSE SEPARATION WALL TO BE INSULATED MINIMUM R-13.
- GARAGE-ATTACHED: 1/2" DRYWALL ON GARAGE SIDE OF GARAGE/HOUSE SEPARATION WALL UP TO 5/8" TYPE X DRYWALL CEILING.
- COOKTOP WITH EXHAUST HOOD. PROVIDE GAS AND/OR ELECTRIC HOOKUPS AS REQUIRED. IF EXHAUST EXCEEDS 400 C.F.M. (ST. LOUIS COUNTY: 600 C.F.M.), PROVIDE MAKE-UP AIR. IF IN ST. LOUIS COUNTY, MECHANICAL CONTRACTOR TO SUBMIT DESIGN FOR REVIEW. ALL EXHAUST TO BE VENTED TO EXTERIOR PER ALL LOCAL CODES.
- LAUNDRY: WASHER TO BE PLACED IN A FLOOD SAVER WITH DRAIN. PROVIDE IN-WALL WASHER OUTLET BOX AND RECESSED DRYER VENT BOX. DRYER TO VENT TO EXTERIOR.
- INTERIOR DOOR TRIM: 4 1/4" CASING WITH 4 3/4" PLINTHS. PROVIDE MIN. 5 1/2" (7" PREFERRED) FROM PERPENDICULAR FRAME WALL TO FINISH DOOR OPENING, TYP. UNO
- SEE ELECTRIC SHEET FOR DEVICE LOCATIONS.

MECH. NOTES

SECOND FLR. FURNACE SHALL BE SET IN OVERFLOW DRAIN PAN. PROVIDE SOUND BATTS AROUND & IN FLOOR BELOW FURNACE ROOM. INSTALL 1/2" HOMISOTE SOUND BOARD UNDER DW AND WEATHER STRIP DOOR FOR SOUND CONTROL. MECHANICAL CONTRACTOR TO SUPPLY COMBUSTION AIR. (NO LOUVER) MECHANICAL CONTRACTOR TO DESIGN MECHANICAL SYSTEM SUCH THAT THERE ARE NO SUPPLY OR RETURN VENTS IN SHARED BEDROOM / MECHANICAL ROOM WALLS.

ENERGY CONSERVATION REQUIRED WITH COMBUSTION / VENTILATION OUTSIDE AIR:
- SOLID, SELF-CLOSING WEATHERSTRIPPED DOOR
- R-13 INSULATION AT INTERIOR WALLS
- R-19 INSULATION AT FLOOR/CEILING
- WRAPPED, INSULATED DUCTS
- STOPPED WALL PENETRATIONS

date: _____

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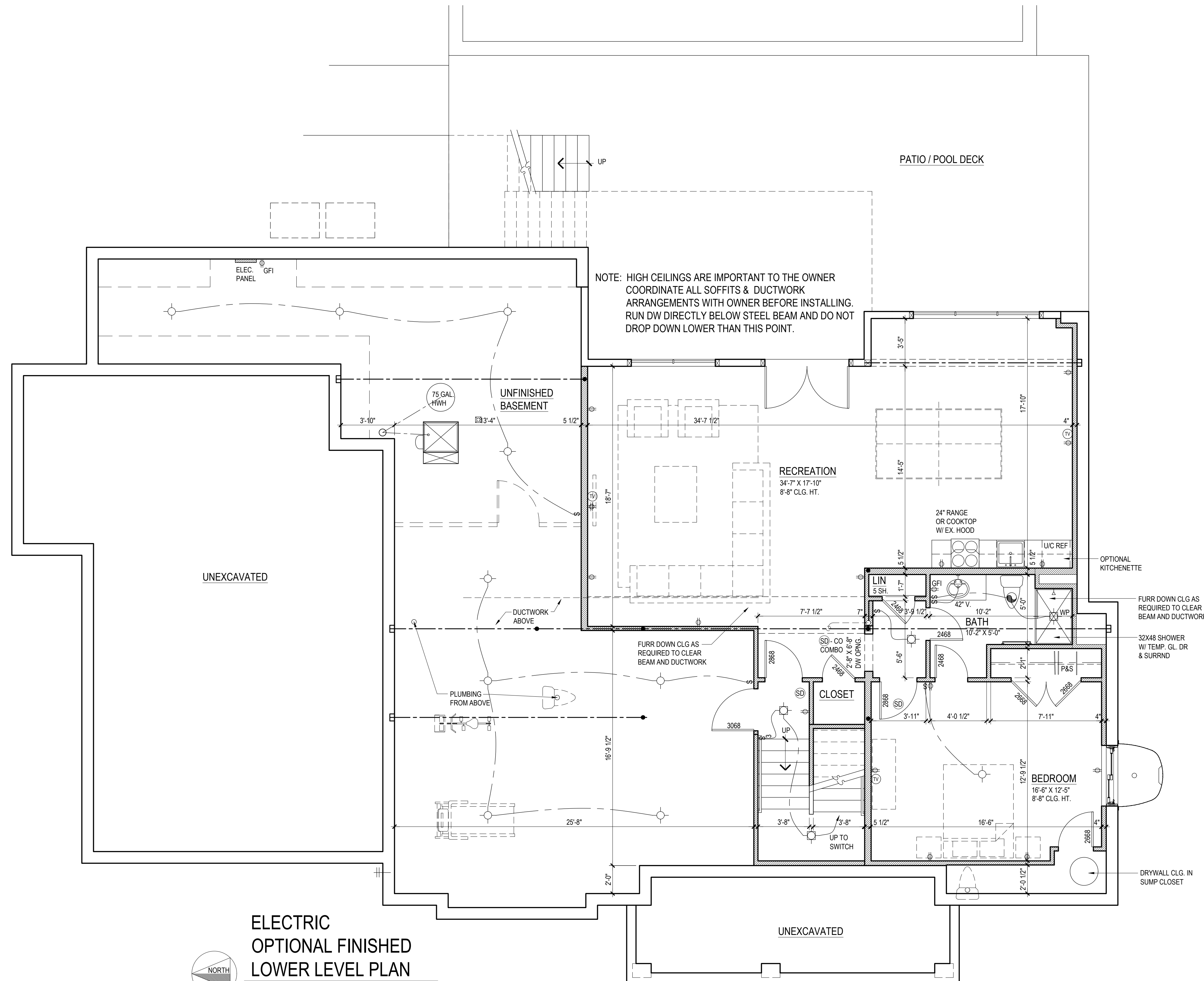
PRELIMINARY NOT FOR CONSTRUCTION

Douglas Properties

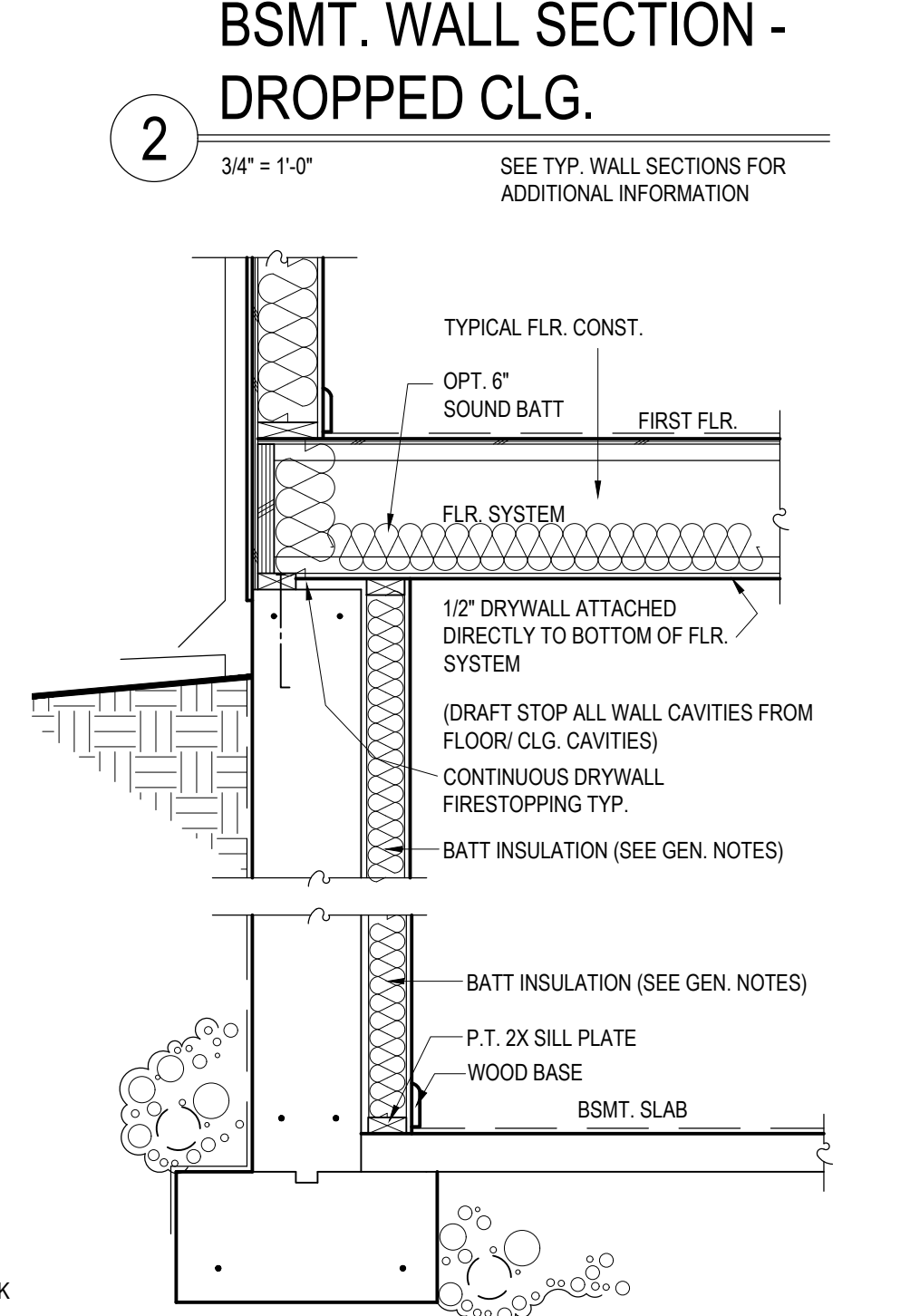
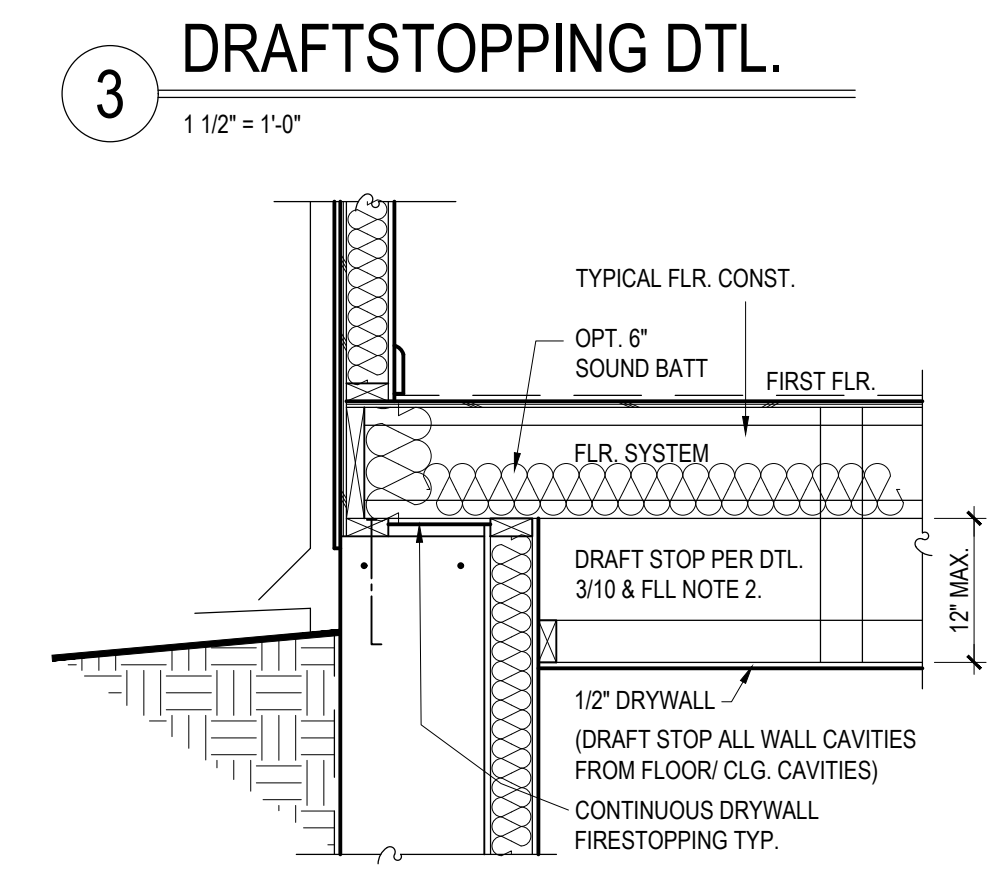
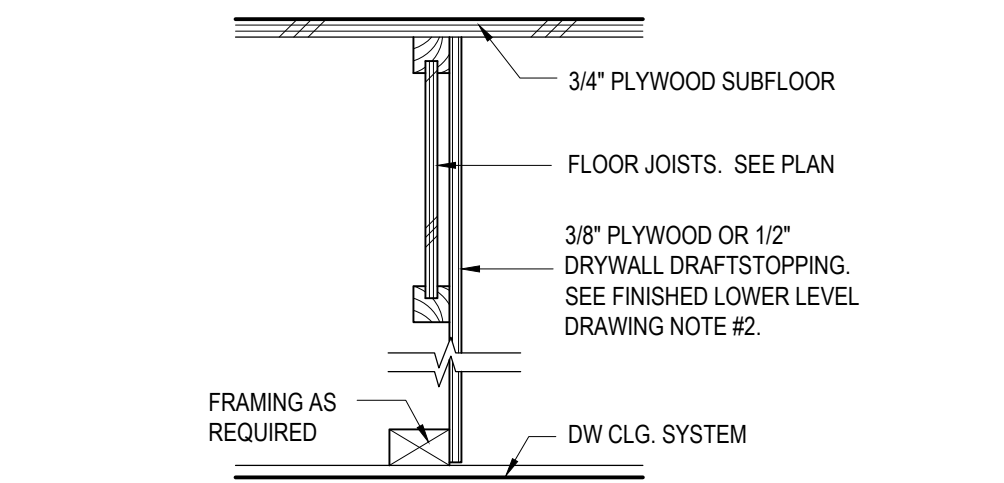
NEW RESIDENCE AT: _____

SECOND FLOOR PLAN

sheet: **3** of 11



**ELECTRIC
OPTIONAL FINISHED
LOWER LEVEL PLAN**
1/4" = 1'-0" 1173 SF



FINISHED LOWER LEVEL DRAWING NOTES

- ALL INTERIOR WALLS TO BE 3 1/2" (2X4 STUDS), UNLESS NOTED OTHERWISE (UNO). (OPTIONAL LIGHT GAGE STEEL STUDS) USE PRESSURE TREATED SILL PLATES OR STEEL TRACKS.
- DRAFTSTOPPING: CEILINGS SUSPENDED BELOW WOOD JOISTS OR ATTACHED DIRECTLY TO WOOD FLOOR TRUSSES SHALL BE DRAFT STOPPED AT MAXIMUM 1000 S.F. INTERVALS PARALLEL TO MAIN FRAMING MEMBERS. SEE DETAIL THIS SHEET.
- CEILING HEIGHTS TO BE DETERMINED BY EXTENT OF DUCTWORK, STEEL BEAMS, ETC. (7'-0" MIN. CEILING HEIGHT)
- FURR DOWN CEILING, IF REQUIRED, TO CLEAR BEAMS, DUCTWORK, WIRES, PIPES, ETC., UNLESS NOTE OTHERWISE.
- SET ALL CEILING AS HIGH AS POSSIBLE, PROVIDE ACCESS PANELS TO UTILITIES, CLEANOUTS ETC. IN FINISHED AREAS. VERIFY METHOD WITH OWNER.
- MAINTAIN REQUIRED CLEARANCES AROUND FURNACES AND WATER HEATERS.
- VENT BATHROOM EXHAUST FAN TO EXTERIOR.
- ADJUST LOCATIONS OF RECESSED LIGHT FIXTURES IF REQUIRED FOR FRAMING MEMBERS, DUCTWORK, ETC. REVIEW ALTERNATE LOCATIONS WITH OWNER.

MECHANICAL: GAS APPLIANCES LOCATED IN SPACES WHERE THE VOLUME IS LESS THAN 50 CUBIC FEET PER 1,000 BTU/HR. INPUT RATING. SHALL HAVE COMBUSTION AIR PROVIDED. MECHANICAL CONTRACTOR SHALL CALCULATE, SPECIFY AND COORDINATE WITH GC ALL ADDITIONAL COMBUSTION AIR AS REQUIRED BY THE MECHANICAL CODE AND LOCAL JURISDICTIONS. LOUVERED DOORS SHALL BE PERMITTED BY THE ARCHITECT IF CALLED OUT ON THE PLANS. VERIFY WITH OWNER. IF ADDITIONAL COMBUSTION AIR IS REQUIRED MC SHALL PROVIDE THE FOLLOWING:
 USING INSIDE AIR: PROVIDE 1 SQ. IN. PER 1000BTU/HR. IN HIGH AND LOW OPENINGS. MIN. OPENING SIZE 100 SQ. IN.
 USING OUTSIDE AIR: PROVIDE 1 SQ. IN. PER 4,000 BTU/HR. (1 SQ. IN. PER 2,000 BTU/HR. IF DUCTED HORIZONTAL OPENING)

VENTILATION: UNFINISHED BASEMENTS AND UTILITY ROOMS REQUIRE VENTILATION IN THE AMOUNT OF .05 CM/SQ.FT. OF AREA. NATURAL VENTILATION (NET OPERABLE AREA) MAY BE SUBSTITUTED AT THE RATIO OF 1% OF THE FLOOR AREA SERVED.

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 -WRAPPED, INSULATED DUCTS
 -STOPPED WALL PENETRATIONS