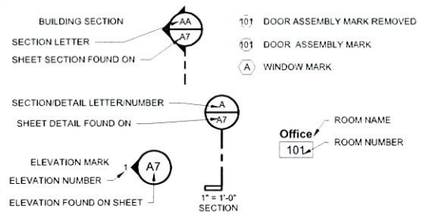
Floor Plan Legend

SEE FLOOR PLAN LEGEND ON SHEET A2 FOR ADDITIONAL DETAILS

NEW EXT. 2 x 6 WOOD STUD WALL w/ 4" CMU VENEER

NEW INT. 2 x 4 WOOD STUD WALL w/ 5/8" GPDW ON BOTH SIDES



Floor Plan Abbreviations

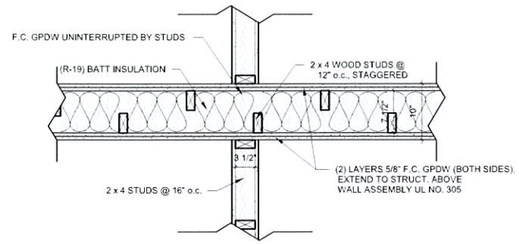
(N.I.C.)	NOT IN CONTRACT. FURNISHED AND INSTALLED BY OTHERS.
(TYP.)	TYPICAL
(RR)	RESTROOM
(DEMO)	DEMOLITION. DEMOLISH OR REMOVE
A.F.F.	ABOVE FINISH FLOOR
F.C. GPDW	FIRE CODE GYPSUM DRYWALL
F.E.	FIRE EXTINGUISHER
D.S.	DOWNSPOUT
F.D.	FLOOR DRAIN (SEE PLUMBING PLANS)
T.B.D.	TO BE DETERMINED
S.B.	SOUND BATT INSULATION

Floor Plan Notes

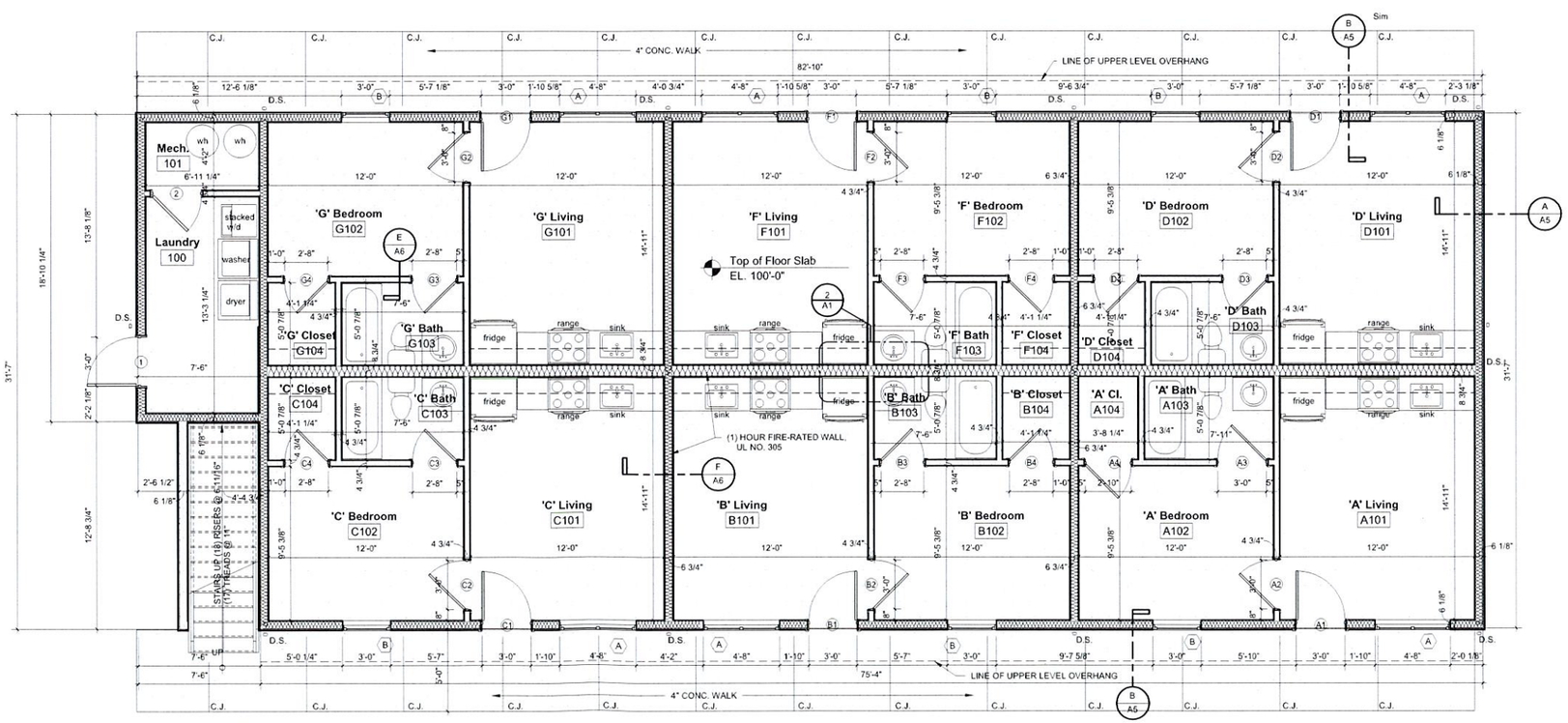
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. SEE ROOM FINISH SCHEDULE/NOTES FOR FINISHES.
4. PROVIDE ADEQUATE BLOCKING IN WALLS FOR TOILET ACCESSORIES, PARTITIONS, SHELVING, MILLWORKS, ETC. VERIFY WITH OWNER OF ANY BLOCKING REQUIREMENTS OF ANY OWNER INSTALLED ITEMS.
5. FURNITURE & WINDOW TREATMENTS ARE NOT IN CONTRACT (N.I.C.) UNLESS OTHERWISE NOTED ON DRAWINGS.
6. MILLWORK CONTRACTOR SHALL FIELD VERIFY FINAL DIMENSIONS.
7. PROVIDE & INSTALL SOUND BATT INSULATION AT ALL INTERIOR WALLS
8. SEE PLUMBING, MECHANICAL, & ELECTRICAL SHEETS FOR IN-SLAB REQUIREMENTS.
9. SEE FLOOR PLAN NOTES ON SHEET A2 FOR ADDITIONAL INFORMATION

Framing Notes

1. ADD EXTRA STUD CENTERED AT 32" FROM THE BACK OF THE BUB WALL ON EACH END OF THE TUB, TYPICAL.
2. TO ALLOW FOR PROPER FIRE SEPARATION ASSEMBLY BETWEEN LIVING ROOMS N/M, J/K AND BEDROOMS M/L, J/H, THE ROOF TRUSSES SHALL NOT BE PLACED DIRECTLY OVER THE DIVIDING WALLS.



Detail Fire Wall Intersection (TYP.) — 2 / A1
SCALE: 1" = 1'-0"



Floor Plan 2,558 S.F. MAIN LEVEL
SCALE: 1/4" = 1'-0"

HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804
417.624.8872
hunterandmillard.com
Missouri Certificate of Authority: A-2008008317

Revisions	By

New Apartment Building for
Gus Properties, LLC
306 Main St. Joplin, MO 64801

Preliminary
Not for Construction

Joey B. Millard, Architect
Missouri A-6845

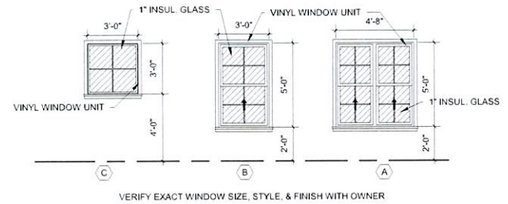
Drawn By	
Checked By	
Date	Oct. 26, 2022
Scale	As indicated
Job Number	2165

Floor Plan

A1

Door Notes

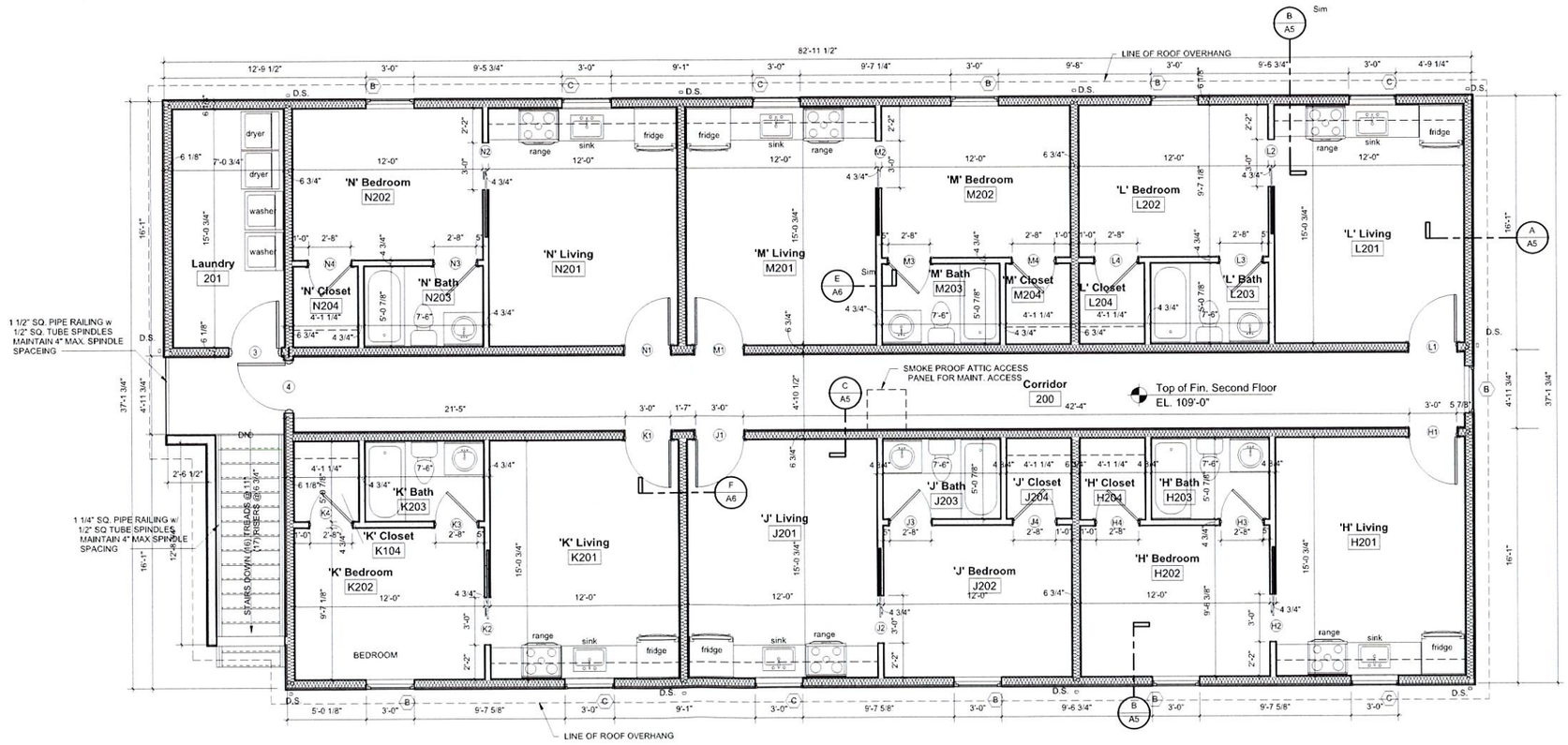
VERIFY ALL DOORS w/ OWNER/DEVELOPER BEFORE INSTALLATION.
APARTMENT ENTRY DOORS: ALL ENTRY DOORS SHALL BE 3'-0" x 7'-0", PRE-HUNG, 45 MIN. FIRE RATED DOORS
INTERIOR APARTMENT DOORS: ALL INTERIOR DOORS SHALL BE 2'-8" x 6'-8", PRE-HUNG, w/ STOP
DOORS MARK 1, 2, 3, & 4: DOORS MARK 1, 2, 3, & 4 SHALL BE 3'-0" x 7'-0", HOLLOW METAL, 45 MIN. RATED, w/ CLOSER & STOP
ATTIC ACCESS PANEL SHALL BE FIRE RATED & SMOKE PROOF



VERIFY EXACT WINDOW SIZE, STYLE, & FINISH WITH OWNER

Window Type Elevations

SCALE: 1/4" = 1'-0"



Second Level

SCALE: 1/4" = 1'-0"

2,942 S.F. SECOND LEVEL

NORTH

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Revisions	By

New Apartment Building for
Gus Properties, LLC
306 Main St. Joplin, MO 64801

Preliminary
Not for Construction

Jeffrey B. Millard, Architect
Missouri A-6845

Drawn By	Author
Checked By	Checker
Date	Oct. 26, 2022
Scale	1/4" = 1'-0"
Job Number	2165

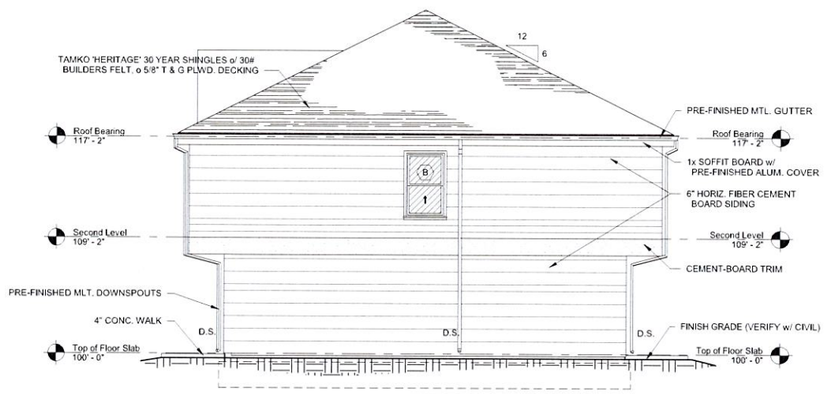
Second Level Plan

A2



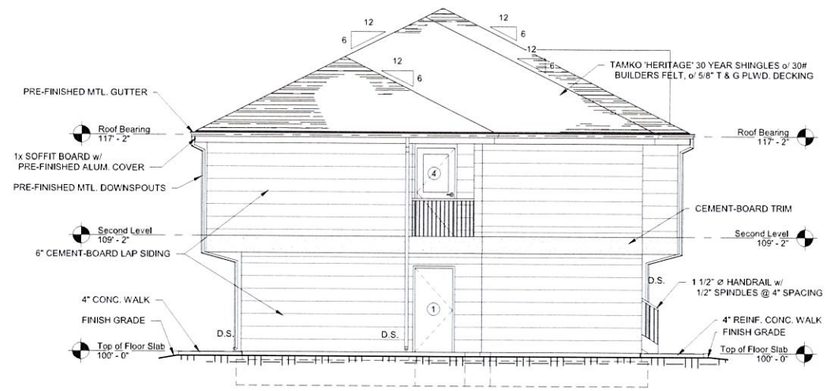
North Elevation

SCALE: 3/16" = 1'-0"



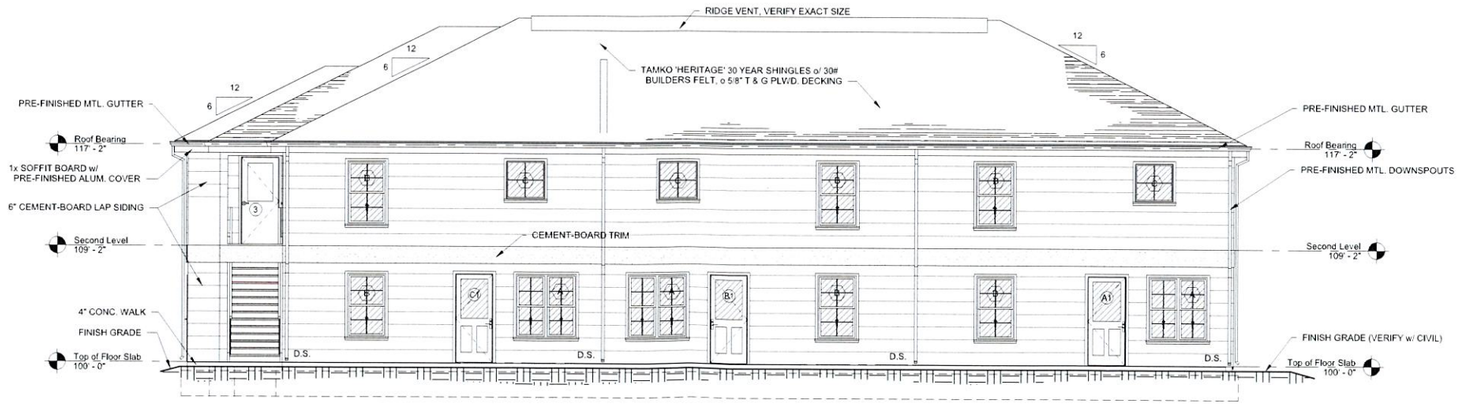
East Elevation

SCALE: 3/16" = 1'-0"



West Elevation

SCALE: 3/16" = 1'-0"



South Elevation

SCALE: 3/16" = 1'-0"

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Revisions | By

New Apartment Building for
Gus Properties, LLC
306 Main St. Joplin, MO 64801

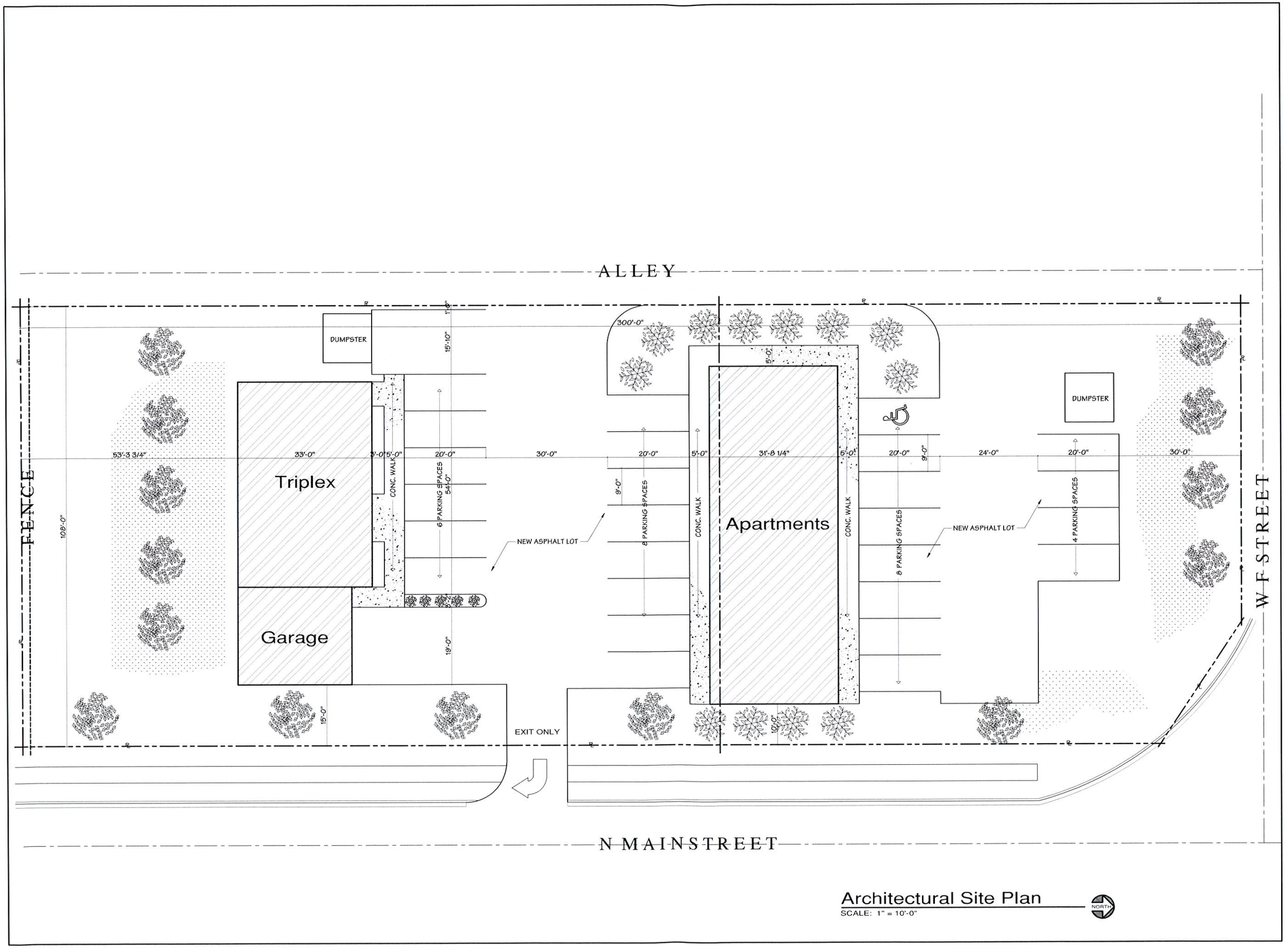
Preliminary
Not for Construction

Joey B. Millard, Architect
Missouri A-6845

Drawn By	
Checked By	
Date	Oct. 26, 2022
Scale	3/16" = 1'-0"
Job Number	2165

Exterior Elevations

A4



Architectural Site Plan

SCALE: 1" = 10'-0"

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REVISIONS	BY

...

Gus Properties

Southwest Corner of W. F and Main St. Joplin, MO 64801

Preliminary
Not for Construction

Elliott D. Hunter Architect
Missouri A-4617

Drawn By
...
Checked By
.....
Date
August 21, 2019
Scale
1" = 10'-0"
Job Number
1804
Addendum No. 2
Architectural Site Plan

C1

Floor Plan Notes

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
3. SEE ROOM FINISH SCHEDULE/NOTES FOR FINISHES.
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Floor Plan Legend

NEW WOOD STUD WALL CONSTRUCTION

BUILDING SECTION — AA / A7
SECTION LETTER
SHEET SECTION FOUND ON

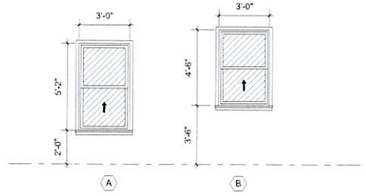
SECTION/DETAIL LETTER/NUMBER — A / A7
SHEET DETAIL FOUND ON

ELEVATION MARK — A7
ELEVATION NUMBER
ELEVATION FOUND ON SHEET

1" = 1'-0" SECTION

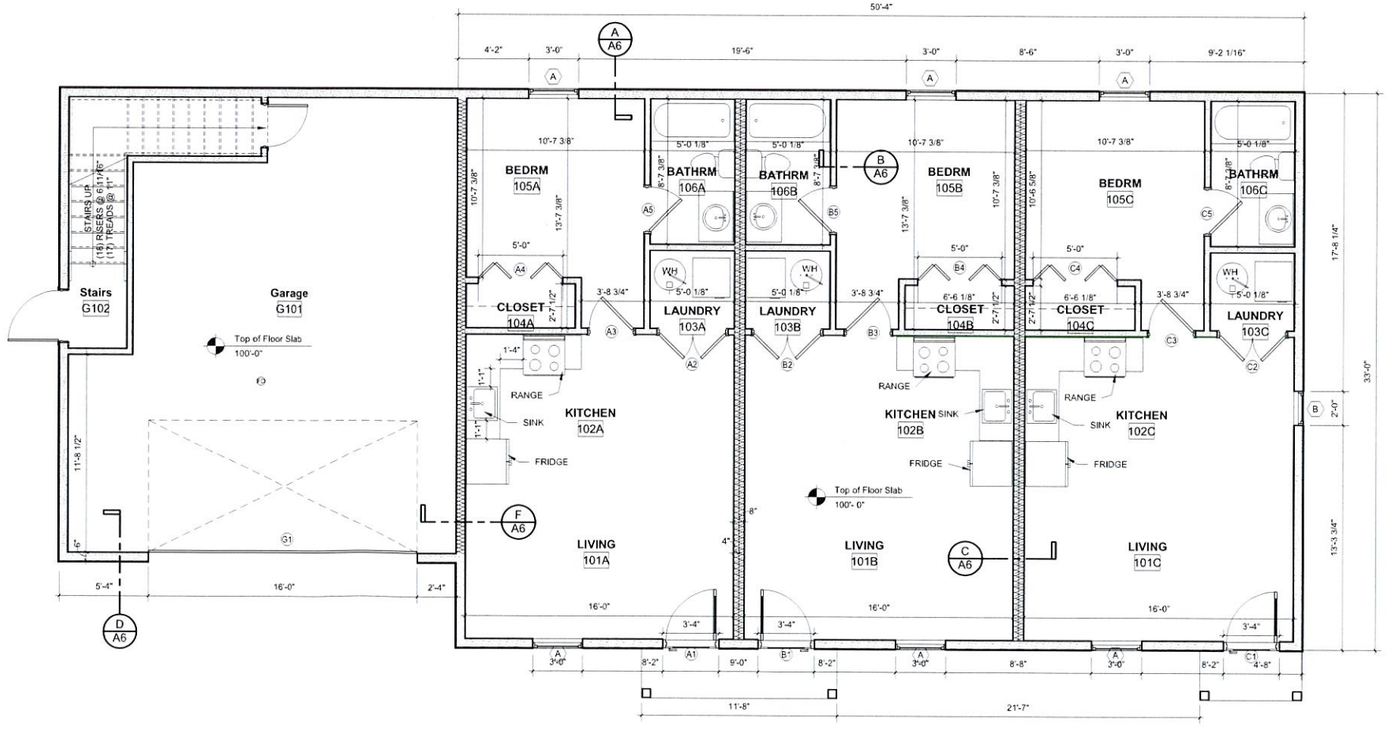
101 DOOR ASSEMBLY MARK REMOVED
101 DOOR ASSEMBLY MARK
A WINDOW MARK

Office 101 — ROOM NAME / ROOM NUMBER



Window Type Elevations

SCALE: 1/4" = 1'-0"



Floor Plan

SCALE: 1/4" = 1'-0"

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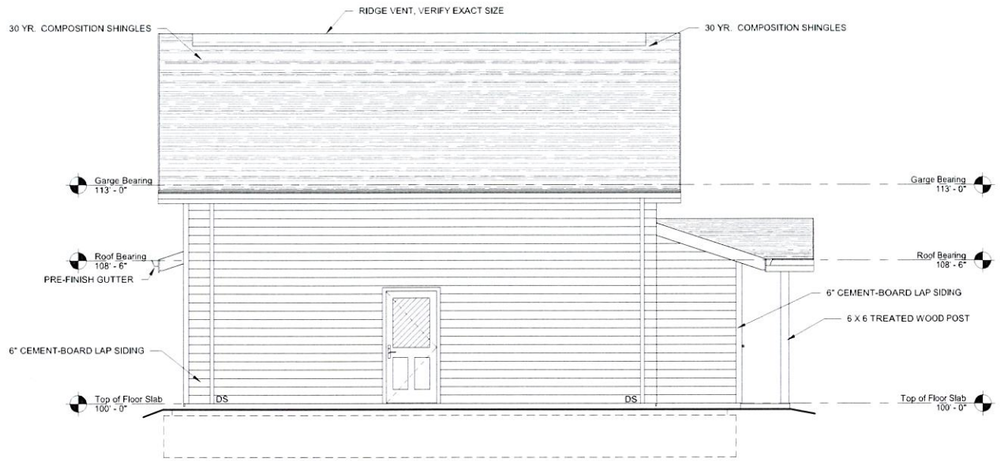
Revisions | By

New Construction for
Gus Properties, LLC
306 Main St. Joplin, MO 64801

PRELIMINARY
Not for Construction

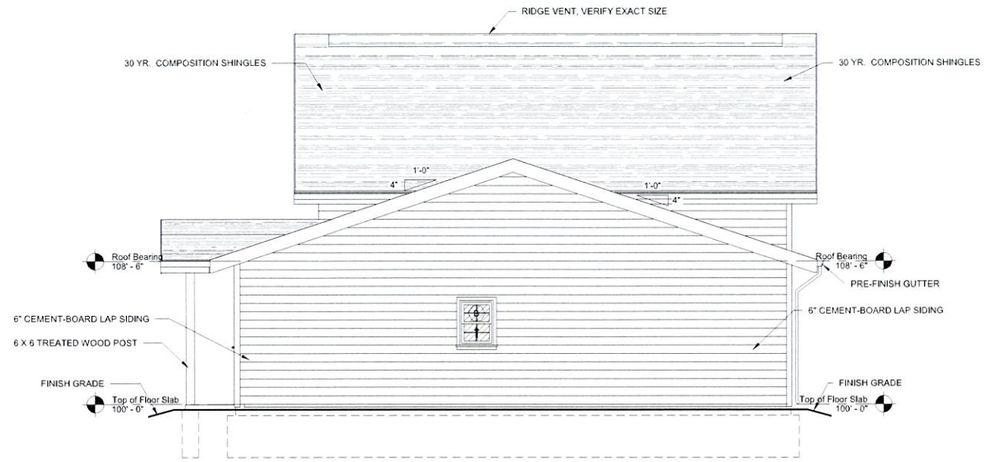
Drawn By: Author
Checked By: Checker
Date:
Scale: 1/4" = 1'-0"
Job Number: 22054
Floor Plan

A1



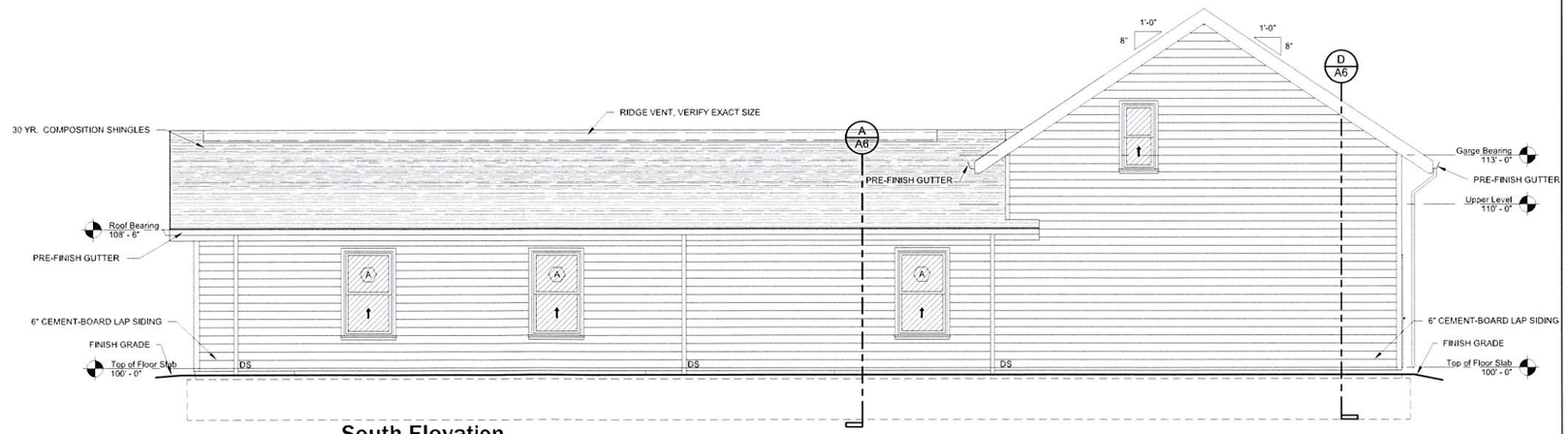
Left Elevation

SCALE: 1/4" = 1'-0"



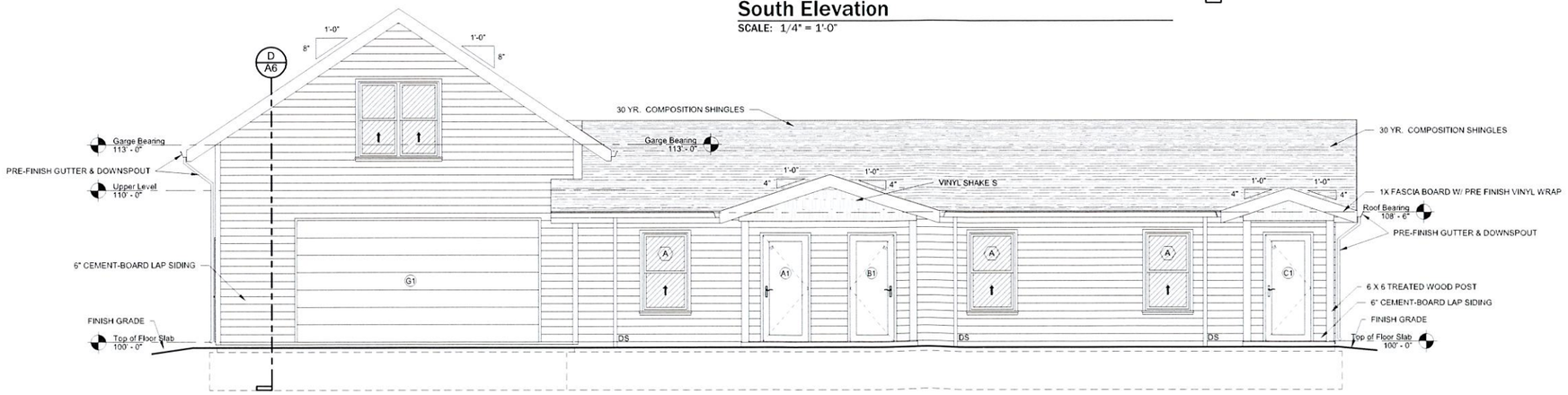
West Elevation

SCALE: 1/4" = 1'-0"



South Elevation

SCALE: 1/4" = 1'-0"



North Elevation

SCALE: 1/4" = 1'-0"

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PRELIMINARY
Not for Construction

Drawn By: Author
Checked By: Checker
Date:
Scale: 1/4" = 1'-0"
Job Number: 22054
Elevations

A4