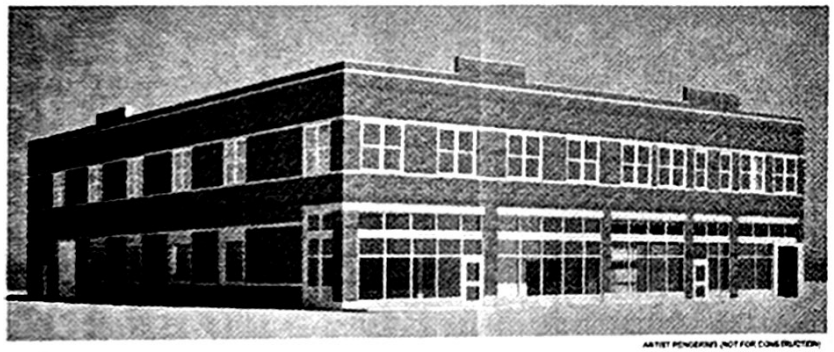
Remodel For:

The Anderson Building Upper Level

128 S. Joplin Ave. Joplin, MO 64801



ARTIST RENDERING (NOT FOR CONSTRUCTION)

Project Information

PROJECT ARCHITECT
Hunter & Millard Architects, Inc.
1501 S. Main Street Joplin, MO 64804
TELE: (417) 624-9772
EMAIL: jim@hunterandmillard.com
CONTACT: Jim Hunter

PROJECT STRUCTURAL ENGINEER
Tappana Cindrich Structural Engineers
1065 S. Hall St. Springfield, MO 64616
TELE: (417) 875-0460
EMAIL: mail@tappanacindrich.com
CONTACT: Rod Tappana

PROJECT PLUMBING, HVAC & ELECTRICAL ENGINEER
Conway Duncan, Inc.
605 W. College St. Suite 102 Springfield, MO 65806
TELE: (417) 831-1588 FAX: (866) 581-5360
CONTACT: Chris Duncan, Plumbing & Mechanical; Finn Conway, Electrical

Building Code Information

CODE USED	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL FUEL GAS CODE
USE GROUP	MIXED USE: R2 - RESIDENTIAL (APARTMENTS) M - MERCANTILE & B - BUSINESS (FUTURE LEASE SPACE)
CONSTRUCTION TYPE	5-B COMBUSTIBLE
BUILDING AREA	UPPER LEVEL RESIDENTIAL
	ALLOWABLE 21,000 S.F.
	ACTUAL 11,666 S.F.
OCCUPANCY	UPPER LEVEL RESIDENTIAL - R2 GROUP
EGRESS REQUIREMENTS	NUMBER OF EXITS 3
PARKING REQUIREMENTS	
FIRE PROTECTION SYSTEM	AUTOMATIC FIRE SUPPRESSION SYSTEM CONTRACTOR TO PROVIDE ENGINEERED DRAWINGS SEE FIRE DEPARTMENT REQUIREMENT NOTES
STRUCTURAL LOADING PER CITY OF JOPLIN	REGION SNOW LOAD SHALL NOT BE LESS THAN THIRTY (30) LBS PER SQ. FOOT BASIC WIND SPEED SHALL BE 90 MILES PER HOUR FOR DESIGN

Joplin Fire Department Requirements

1. SUITE NUMBER / LETTER SHALL BE ON FRONT OF BUILDING IN 4" (MIN.) ARABIC NUMERALS, CONTRASTING TO BACKGROUND.
2. KNOX BOX PROVIDED FOR FIRE DEPARTMENT ENTRY ONLY. PROVIDE KEYS TO PUT IN KNOX BOX. COORDINATE WITH FIRE MARSHAL.
3. FIRE EXTINGUISHER: 10 POUND ABC FIRE EXTINGUISHER SHALL BE PROVIDED WITHIN 75 FEET TRAVEL DISTANCE OF ANY POINT IN BUILDING.

Sheet Index

T1	Title Sheet
*A1	Floor Plan
A2	Upper Level Floor Plan
A3	Door Schedule
A4	Room Finish Schedule & Windows
A5	Enlarged Upper Level - West
A6	Enlarged Upper Level - East
A7	Exterior Elevations
A8	Building Sections
A9	Wall Sections
A10	Wall Sections
A11	Millwork
A12	Millwork
A13	Millwork
A14	Stair Details
A15	Reflected Ceiling Plans
PME1	PME Symbols Legend
PME2	PME Roof Plan
P1	Waste & Vent Piping Plans
P2	Supply Piping Plans
P3	Plumbing Details
P4	Plumbing Schedules
M1	HVAC Plan
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E1	Power Plans
E2	Mechanical Power Plans
E3	Lighting Plans
E4	Electrical Details
E5	Electrical Schedules
E6	Electrical Schedules
E7	Electrical Schedules
FP1	Fire Protection Plans
LS1	Life Safety Plan

* INDICATES SHEET IS NOT INCLUDED IN THIS SET OF PLANS. SEE ANDERSON DOWNTOWN BUILDING MAIN LEVEL PLANS FOR THOSE SHEETS.

NO BUILDING PERMIT SHALL BE ISSUED UNTIL PLANS HAVE BEEN SUBMITTED TO THE BUILDING COMMISSION AT ALL COPIES CONSTRUCTED.

VICINITY MAP

HUNTER & MILLARD ARCHITECTS, INC.
1501 S. Main Street
Joplin, MO 64804

Revisions	By

Upper Level Remodel For:
The Anderson Building

12-12-19
STATE OF MISSOURI
JAMES R. HUNTER
REGISTERED ARCHITECT

Drawn By: JRH
Checked By:
Date: December 12, 20
Scale: 1/8" = 1'-0"
Job Number: 1980
Title Sheet

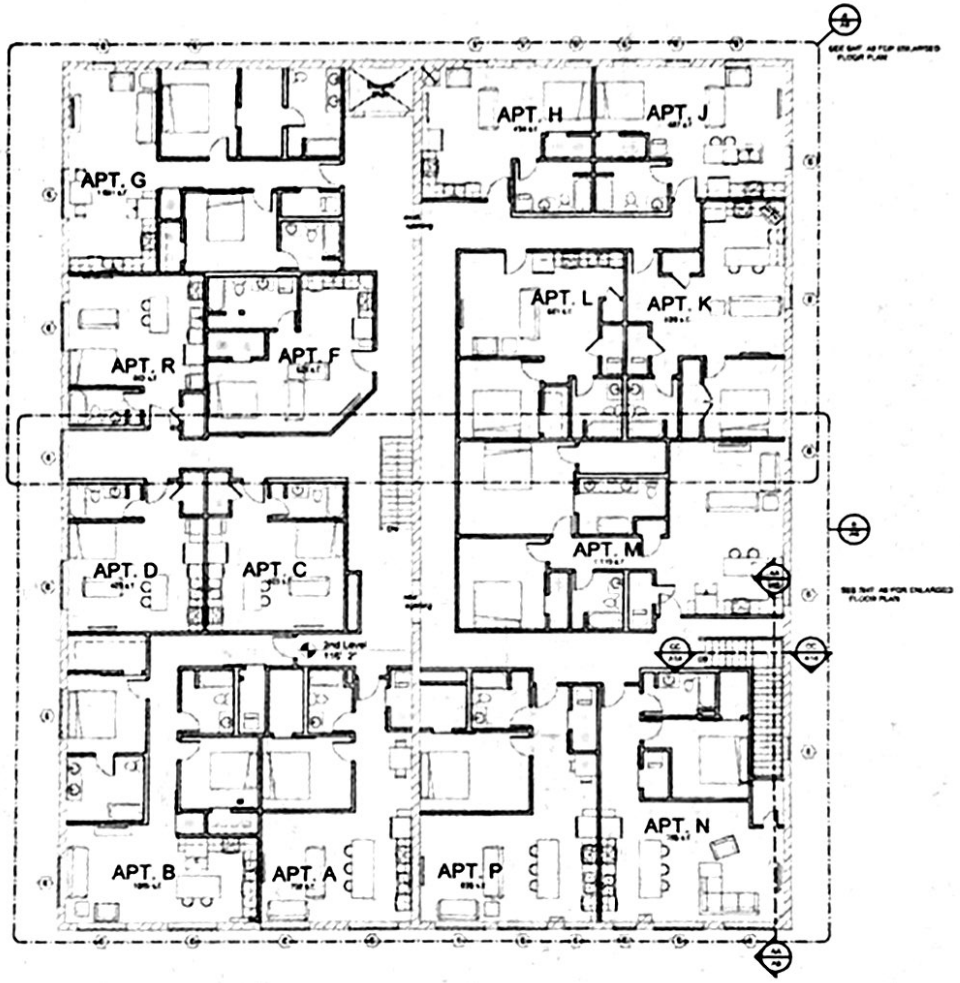
T1

Floor Plan Abbreviations

(N.I.C.)	NOT IN CONTRACT. FURNISHED AND INSTALLED BY OWNER
(TYP.)	TYPICAL
(REF.)	REFERENCE
(DEMO)	DEMOLITION, DEMOLISH OR REMOVE
A.F.F.	ABOVE FINISH FLOOR
F.C. GYP.BD.	FIRE CODE GYPSUM DRYWALL
F.E.	FIRE EXTINGUISHER
D.S.	DOWNSPOUT
F.D.	FLOOR DRAIN (SEE PLUMBING PLAN)
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, SHOWERS, SHELVING, MILLWORK, ETC. VERIFY WITH OWNER OF ANY BLOCKING REQUIREMENTS OF ANY OWNER INSTALLED ITEMS
5. FURNITURE & BEDROOM 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 (VERIFY W/ OWNER)
8. SEE PLUMBING, MECHANICAL & ELECTRICAL SHEETS FOR IN-WALL/FLOOR EQUIPMENT.



Upper Level Key Floor Plan SEE SHEETS A5 & A6 FOR DETAILS

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

HUNTER & MILLARD ARCHITECTS, INC.

1801 S. Main Street
Joplin, MO 64804

Revisions By

Upper Level Remodel For:
The Anderson Building

Drawn By
Checked By
Date
December 12, 201
Scale
As Indicated
Job Number
1980
Upper Level Floor Pl

A2

Floor Plan Legend

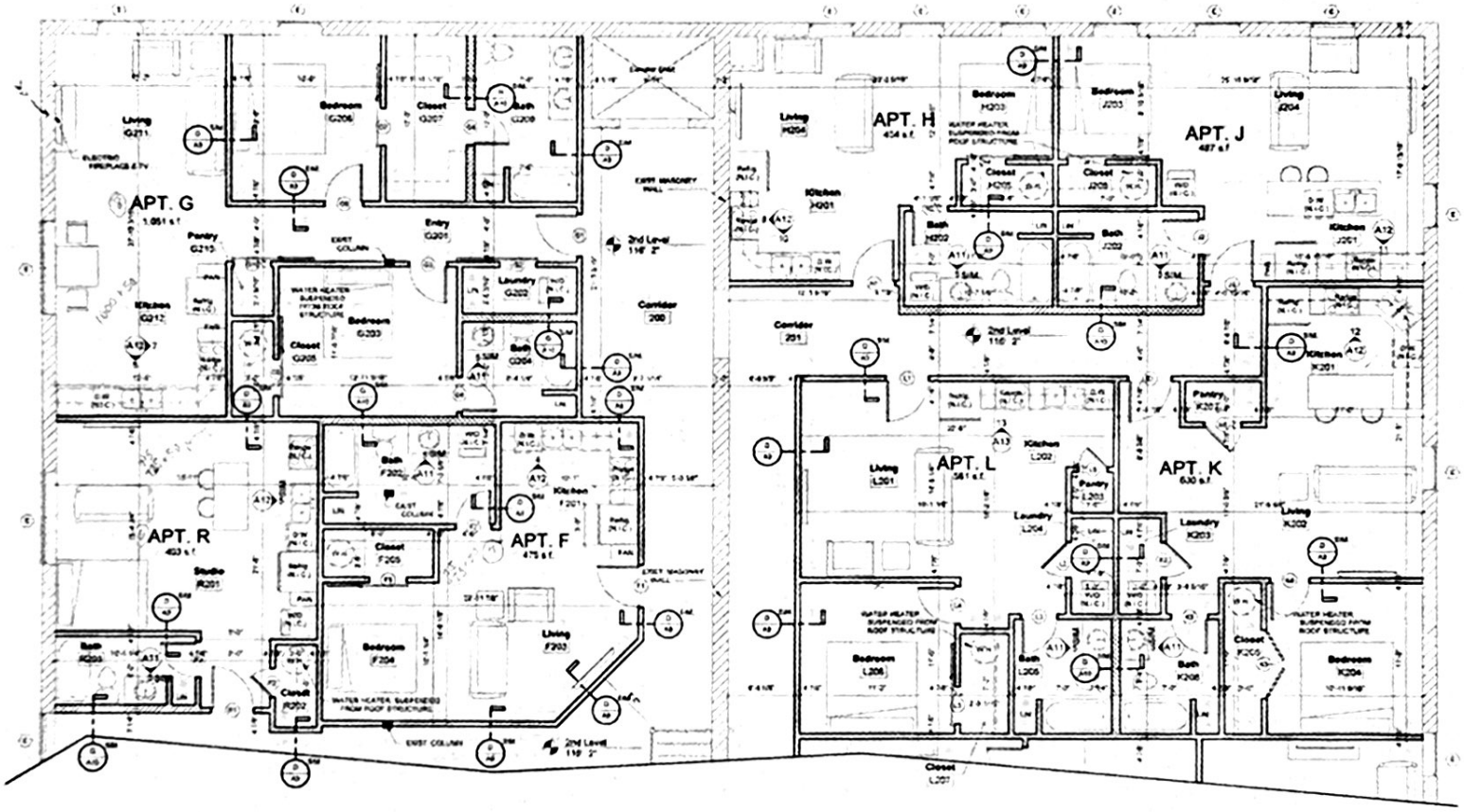
- NEW 3 5/8" MTL STUD WALL CONSTRUCTION
- NEW 6" MTL STUD WALL CONSTRUCTION
- NEW WOOD STUD WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- DOOR ASSEMBLY MARK REMOVED
- DOOR ASSEMBLY MARK
- WINDOW MARK
- Office 101 — ROOM NAME / ROOM NUMBER
- BUILDING SECTION — SECTION LETTER, SHEET SECTION FOUND ON
- SECTION MARK — SECTION/DETAIL LETTER/NUMBER, SHEET DETAIL FOUND ON
- ELEVATION MARK — ELEVATION NUMBER, ELEVATION FOUND ON SHEET

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, MILLWORK, 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 (VERIFY W/ OWNER).
8. SEE PLUMBING, MECHANICAL & ELECTRICAL SHEETS FOR IN-WALL REQUIREMENTS.

Floor Plan Abbreviations

(N.I.C.)	NOT IN CONTRACT, FURNISHED AND INSTALLED BY OTHERS
TYP.	TYPICAL
RM.	RESTROOM
(DEMO)	DEMOLITION, TEMPLATE 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



Upper Level Floor Plan - West

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

HUNTER & MILLARD ARCHITECTS, INC.

1301 S. Main Street
Joplin, MO 64804

Revisions

Upper Level Remodel For:
The Anderson Building

STATE OF MISSOURI
STEPHEN D. HUNTER
NO. A-4857

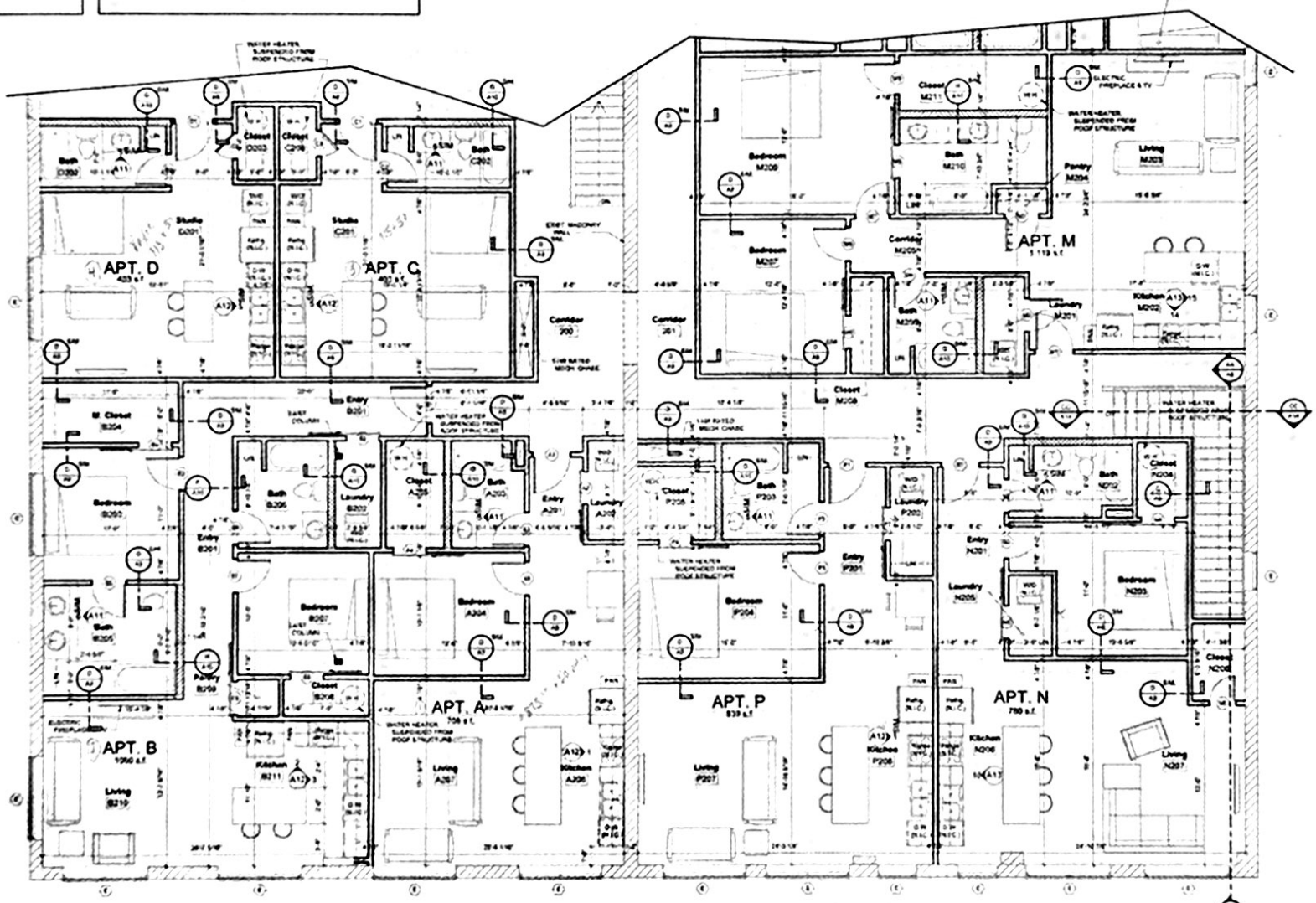
Drawn By: HM
Checked By:
Date: December 12, 20
Scale: As indicated
Job Number: 1050
Enlarged Upper Le West

A5

Floor Plan Legend

Floor Plan Notes

Floor Plan Abbreviations



Upper Level Floor Plan - East

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

HUNTER & MILLARD ARCHITECTS, INC.

Revisions

Upper Level Remodel For:
The Anderson Building

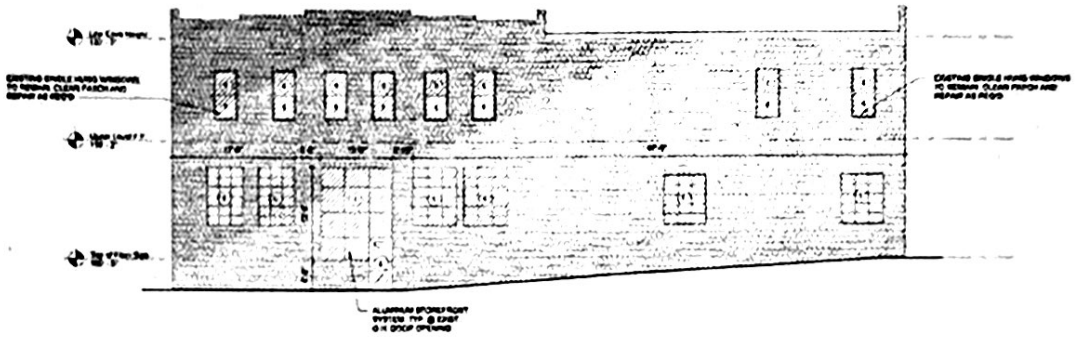
December 12, 2

As Indicated

1980

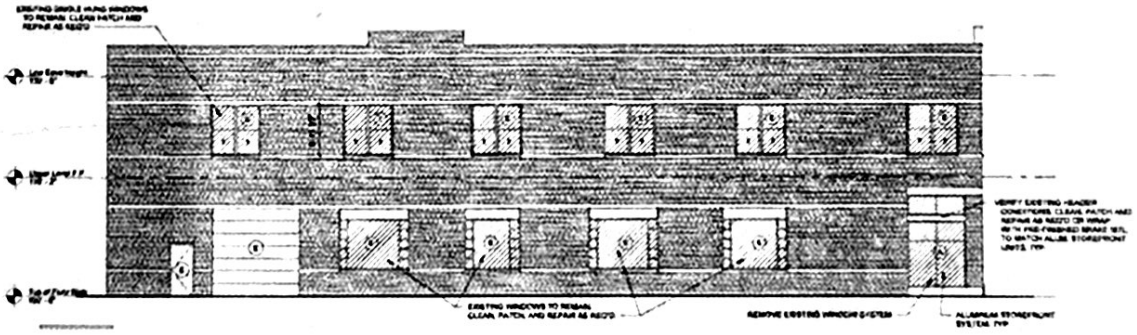
Enlarged Upper Le
East

A6



East Elevation

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



South Elevation

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

HUNTER & MILLARD ARCHITECTS, INC.

1501 S. Main Street
Joplin, MO 64804

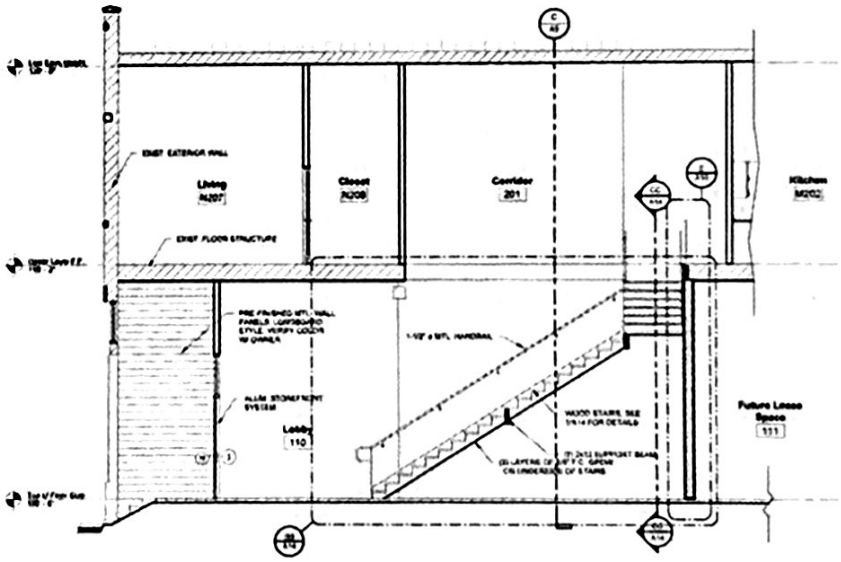
Revisions	By

Upper Level Remodel For:
The Anderson Building

12-12-19

Drawn By: JHB
Checked By:
Date: December 12, 20
Scale: 1/8" = 1'-0"
Job Number: 1950
Exterior Elevation

A7



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

HUNTER & MILLARD ARCHITECTS, INC.

1501 S. Main Street
Joplin, MO 64804

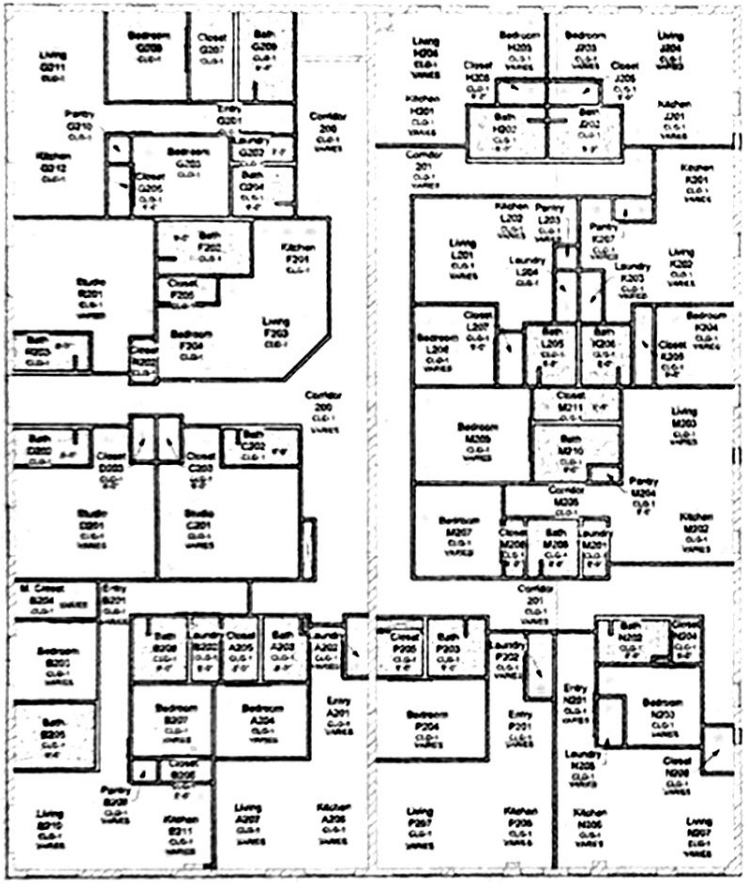
Revisions | By

Upper Level Remodel For:
The Anderson Building

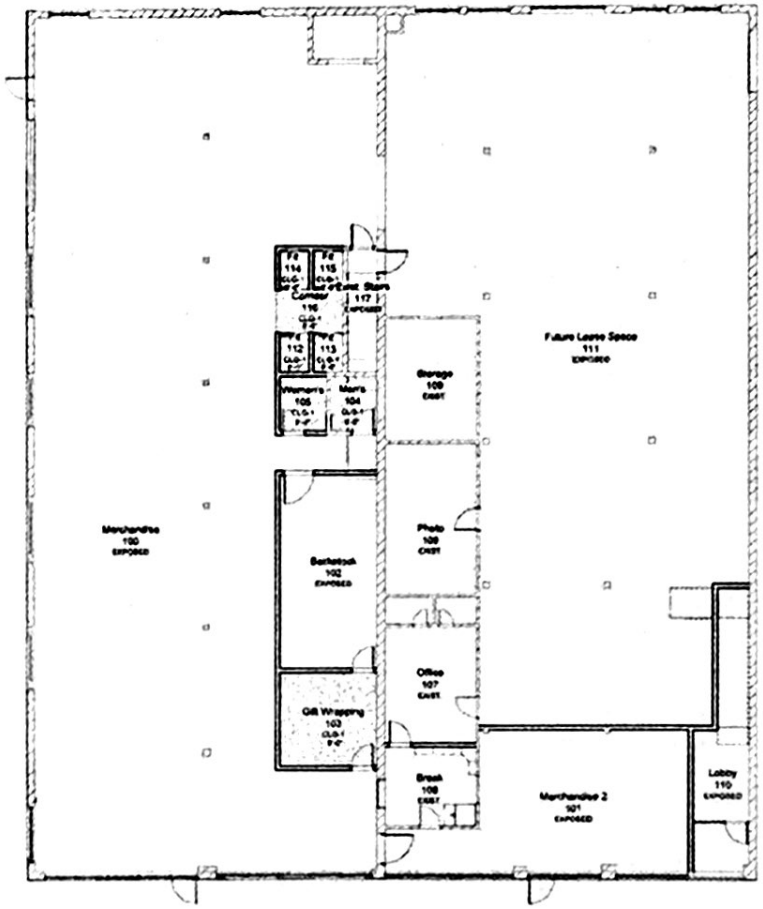
12-12-19

Drawn By: JPL
Checked By:
Date: December 12, 201
Scale: 1/4" = 1'-0"
Job Number: 1380
Building Sections

A8



Reflected Ceiling Plan - Upper Level
SCALE: 1/8" = 1'-0"



Reflected Ceiling Plan - Main Level
SCALE: 1/8" = 1'-0"

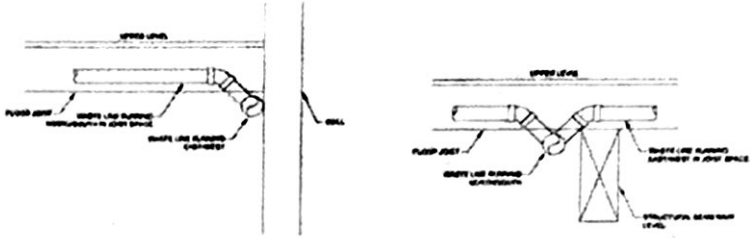
HUNTER & MILLARD ARCHITECTS, INC.

Revisions

Upper Level Remodel For:
The Anderson Building

December 12, 20
1/8" = 1'-0"
1980
Reflected Ceiling

A1



WASTE PIPING SECTION - SOUTH
NOT TO SCALE

WASTE PIPING SECTION - NORTH
NOT TO SCALE

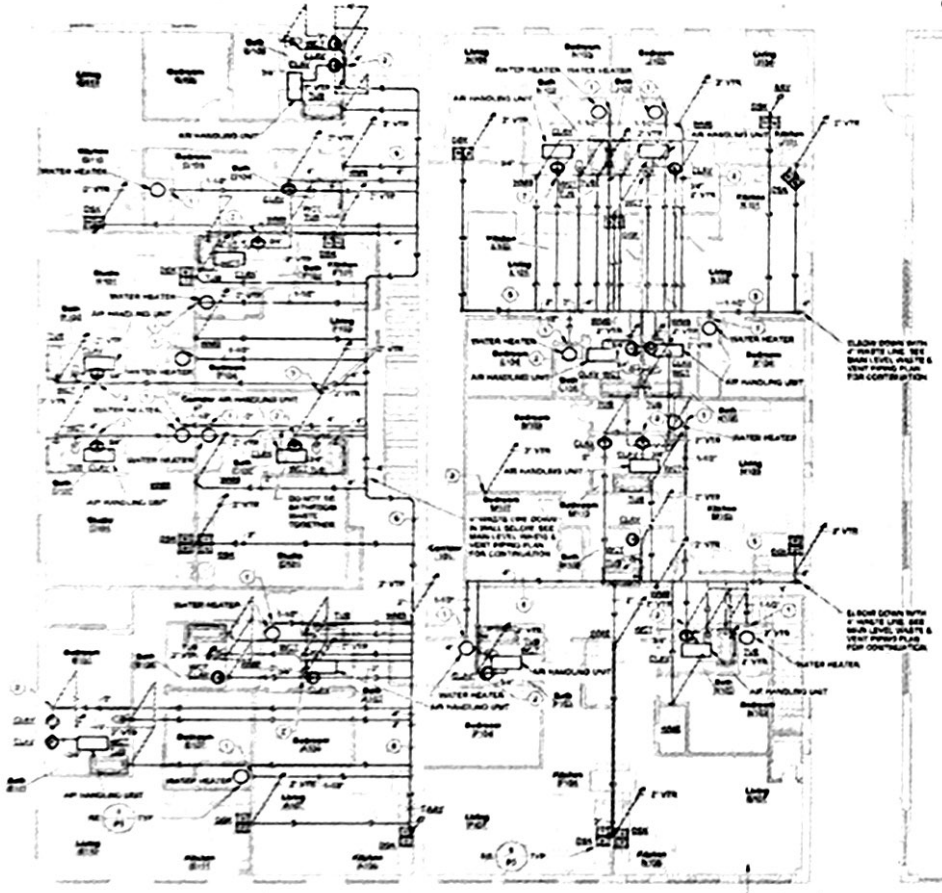
KEY NOTES

INDICATED BY CHARGE 1 2 ETC

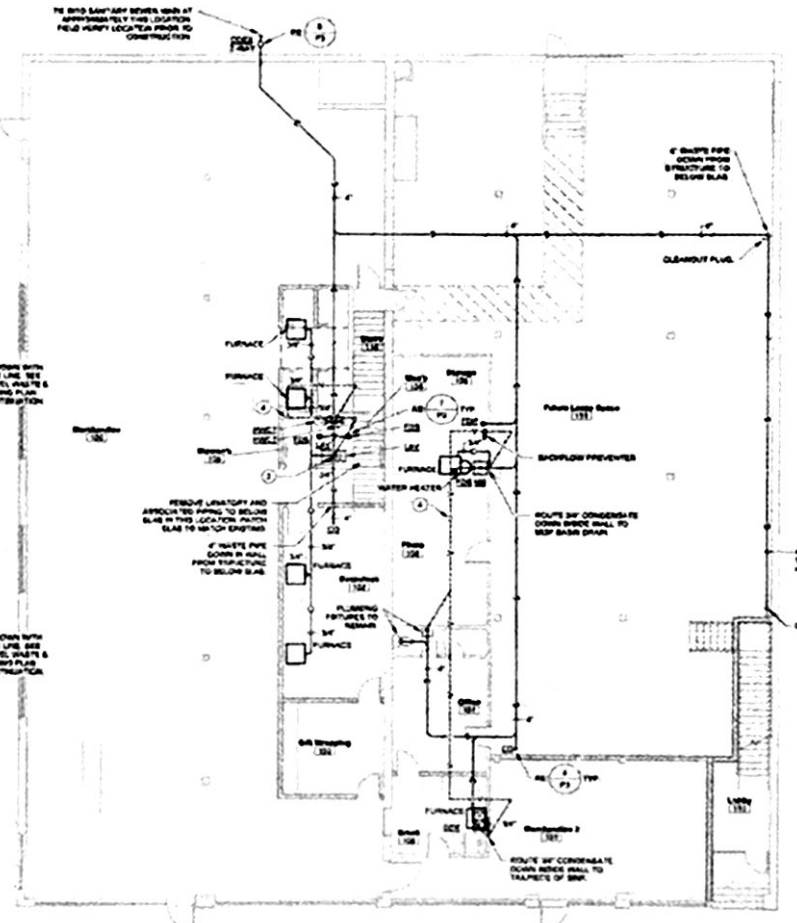
1. 1 HR DRAIN LINE TURNS FROM INDIRECT DRAIN SERVING WATER HEATER SUSPENDED IN CLOSET CONTINUE AS INDICATED SEE DETAIL 1/P1
2. ROUTE 3/4" CONDENSATE DOWN INSIDE WALL TO TAILPIECE OF LAVATORY
3. 2" VENT UP FROM BELOW CONTINUE THROUGH ROOF
4. 2" VENT UP IN WALL ABOVE SEE UPPER LEVEL WASTE & VENT PIPING PLAN - THIS SHEET - FOR CONTINUATION
5. WASTE LINE RUNNING NORTH/SOUTH ALONG WEST SIDE OF STRUCTURAL BEAM BELOW FLOOR JOISTS ON MAIN LEVEL. SEE DETAIL 1/P1
6. WASTE LINE RUNNING EAST/WEST ALONG SOUTH SIDE OF WALL BELOW FLOOR JOISTS ON MAIN LEVEL. SEE DETAIL 2/P1

GENERAL NOTES

1. ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 EDITION OF THE NATIONAL PLUMBING CODE.
2. DRAWING IS DIAGRAMMATIC AND IS NOT TO BE SCALED. REFER TO ARCHITECTURAL PLANS AND FIELD CONDITIONS FOR DIMENSIONS.
3. PLUMBING FIXTURES ARE TO BE FURNISHED COMPLETE WITH ALL NECESSARY STOPS, TRAPS, TAILPIECES, TRIM, ETC. AND FOR WATER HAMMER ARRESTERS ON THE SUPPLY PIPING (CW & HW) WHERE INDICATED ON THE PLAN. ARRESTERS SHALL BE SHALL CARST MODEL BA-A OR EQUAL. INSTALL ARRESTERS PER THE MANUFACTURER'S RECOMMENDATIONS. THE ARRESTERS SHALL BE RATED FOR INSTALLATION IN CONCEALED LOCATIONS. CAPPED AIR CHAMBERS ARE NOT ALLOWED.
4. ALL HOT AND COLD WATER SUPPLY PIPING CONNECTION TO FIXTURES ARE TO BE 1/2" UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER CONTRACTORS AND SUBCONTRACTORS IN LAYING OUT AND INSTALLING HIS WORK. COORDINATION OUGHT NOT BREAK 1 BIAS HERE FIRST
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A COMPLETE AND OPERABLE SYSTEM IN ACCORDANCE WITH THE INTENT OF THE PLANS WHETHER OR NOT EVERY ELEMENT THERE OF IS SPECIFICALLY CALLED OUT
7. ALL FLOOR DRAINS, FLOOR SINKS AND INTERIOR CLEANOUTS SHALL BE INSTALLED FLUSH WITH FINISHED FLOOR. FLOOR SHALL NOT BE SLOPED TO DRAIN UNLESS SPECIFICALLY INDICATED ON THE PLANS.



UPPER LEVEL WASTE & VENT PIPING PLAN
SCALE 1/8" = 1'-0"



MAIN LEVEL WASTE & VENT PIPING PLAN
SCALE 1/8" = 1'-0"

CONWAY DUNCAN
3015 SOUTH FORT AVENUE | SUITE D
SPRINGFIELD, MISSOURI | 65804
P: 417.881.1566 | F: 417.881.6366
MISSOURI COA: E-2014013001

HUNTER AND ASSOCIATES, P.C.
1601 S. Main Street
Joplin, MO 64804

Revisions | By

Remodel For:
The Anderson Building

Drawn By: CDI
Checked By: CRD/VNC
Date: 12-11-19
Scale: AS INDICATED
Job Number: 1960
WASTE & VENT PIPING PLANS

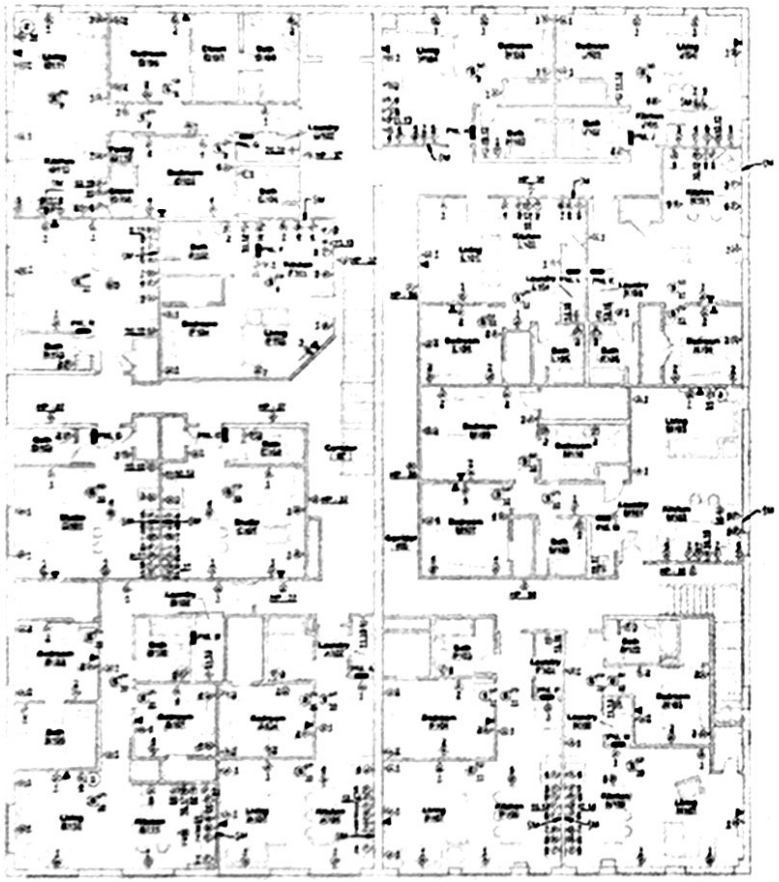
P1

1601 S. Main Street
Joplin, MO 64804

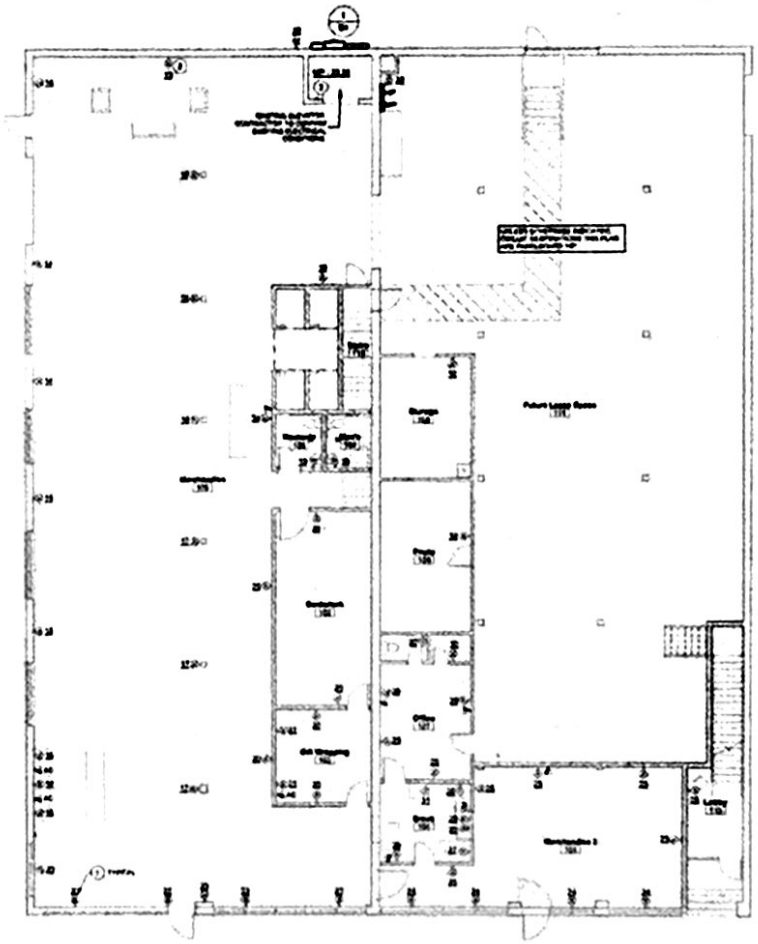
The Anderson Building

Drawn By: CDI
Checked By: RD/VNC
Date: 2-11-19
Scale: INDICATED
Job Number: 1960
WASTE PIPING PLANS

P1



UPPER LEVEL POWER PLAN
SCALE 1/8" = 1'-0"



MAIN LEVEL POWER PLAN
SCALE 1/8" = 1'-0"

KEY NOTES

INDICATED BY SYMBOLS 1 2 ETC

1. TYPE OF RECEPTACLES TO BE CONFIRMED BETWEEN OWNER/FM.
2. COORDINATE RECEPTACLE INSTALLATION WITH FIBER LINES BY OWNER. CONFIRM EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. EXISTING ELEVATOR EQUIPMENT/EQUIPMENT FIELD CONFIRM EXISTING CONDITIONS. UTILIZE EXISTING CONDUITS AS CONDITIONS ALLOW, AND RE-ROUTE TO FINAL 90°.

GENERAL SHEET NOTES

1. CENTRAL RECEPTACLES SHALL BE INSTALL ITS IN ACCESSIBLE LOCATION BELOW SINK CABINETRY. FIELD COORDINATE EXACT INSTALLATION. PROVIDE CORD AND PLUG IF NOT SUPPLIED WITH DISPOSAL.
2. FUTURE SLIMLINE NOTIFICATION PANEL SHALL BE INSTALLED AT ACCESSIBLE LOCATION ABOVE COUNTER-TOP FOR CONTROL OF DISPOSAL IS. EXACT INSTALLATION LOCATION SHALL BE COORDINATED WITH ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
3. DISPOSAL RECEPTACLES SHALL BE INSTALLED IN ACCESSIBLE LOCATION BELOW CABINETRY. FIELD COORDINATE EXACT INSTALLATION. PROVIDE CORD AND PLUG IF NOT SUPPLIED WITH DISPOSAL.
4. COUNTER OUTLET CONFIGURATION WITH SERVICES AND ELECTRICAL SERVICES AS PROVIDED BY OWNER. PROVIDE CORD AND PLUG AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS.
5. COORDINATE LAYOUT OF RECEPTACLES AT EACH UNIQUE APARTMENT KITCHEN CONFIGURATION WITH APPROPRIATE AND/OR OWNER.
6. ENSURE SERVICES OF MEET CERTIFIED FIRE ALARM TECHNICIAN FOR EXACT FIRE ALARM SYSTEM REQUIREMENTS FOR NON-LEVEL COMMERCIAL AND RESIDENTIAL SPACE. SEE ELECTRICAL REQUIREMENTS AND PROVIDE APPROPRIATE NAME DRAWINGS AND SUBMITTALS FOR REVIEW OF DESIGN TEAM AND FIRE MARSHAL.

CONWAY DUNCAN
3015 SOUTH FORT AVENUE | SUITE D
SPRINGFIELD | MISSOURI | 65804
P: 417-881-1566 | F: 417-881-6390
MISSOURI COA: E-2014013361

HUNTER AND ASSOCIATES, P.C.
1511 S. Main Street
Joplin, MO 64804

Revisions	By

Remodel For:
The Anderson Building

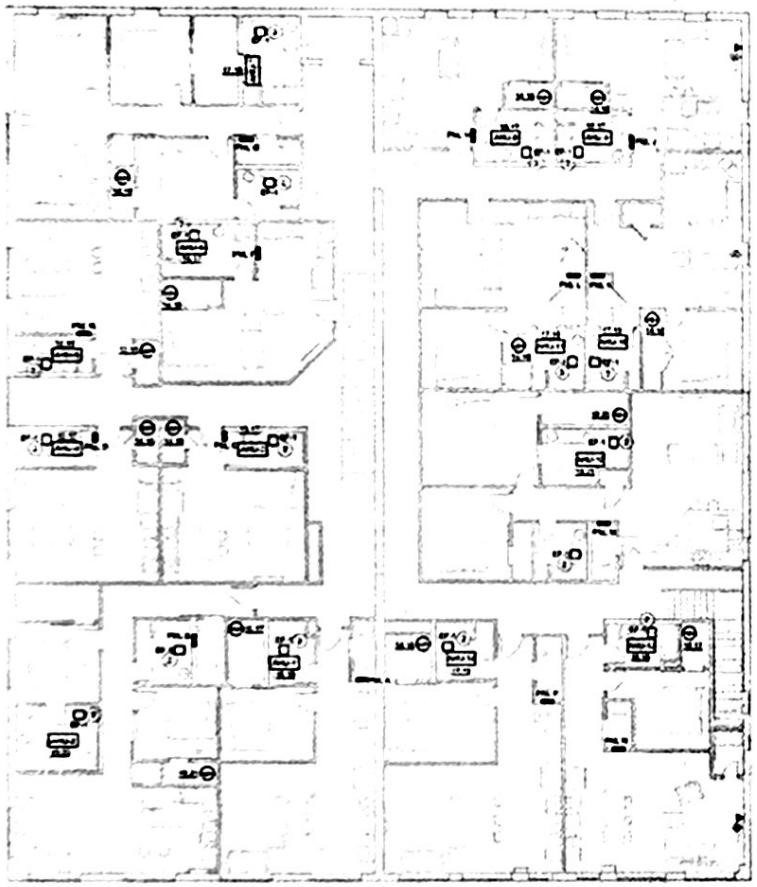
STATE OF MISSOURI
KEITH LEWELL CONWAY
NUMBER
PE-2003-0

Drawn By: CDI
Checked By: CRD/KNC
Date: 12-11-13
Scale: AS INDICATED
Job Number: 1960
POWER PLAN

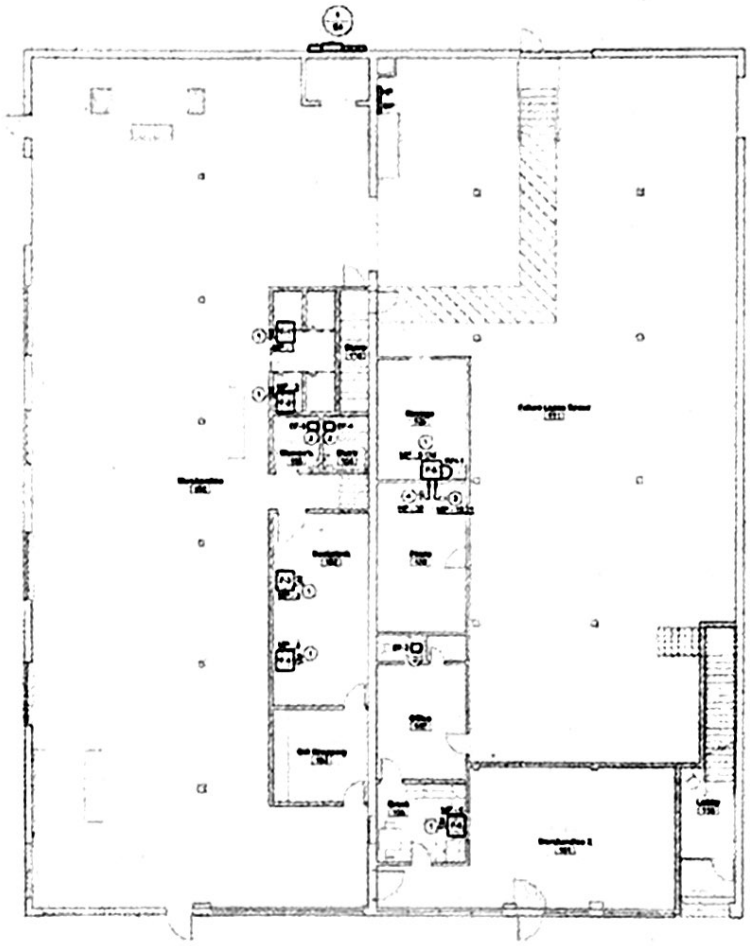
E1

KEY NOTES

1. PROVIDE 120-VOLT, 20-AMP WATER-RATED SWITCH AT UNIT FIELD COORDINATE INSTALLATION
2. DERIVE CIRCUITRY FOR EXHAUST FAN FROM NEAR LIGHTING CIRCUIT
3. SHARP SAFLO NON-FUSED DISCONNECT INSTALL ADJACENT TO WATER HEATER COORDINATE INSTALLATION WITH PLUMBING CONTRACTOR
4. PROVIDE DUPLEX RECEPTACLE FOR WATER HEATER RECIRCULATION PUMP. COORDINATE INSTALLATION WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.



UPPER LEVEL MECH POWER PLAN
SCALE 1/8" = 1'-0"



MAIN LEVEL MECH POWER PLAN
SCALE 1/8" = 1'-0"

CONWAY DUNCAN
3015 SOUTH FORT AVENUE | SUITE G
SPRINGFIELD | MISSOURI | 65804
P: 417.881.1586 | F: 417.881.8260
MISSOURI COA: E-2014021330-1

HUNTER AND ASSOCIATES, P.C.
1551 S. Main Street
Lincoln, MO 65338

Revisions	By

Remodel For:
The Anderson Building

Drawn By: CDI
Checked By: CRD/KNC
Date: 12-11-19
Scale: AS INDICATED
Job Number: 1960
MECHANICAL POWER PLANS

E2