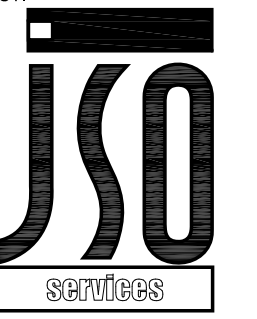


CONSTRUCTION DOCUMENTS PACKAGE



NEW CUSTOM RESIDENCE FOR: 1175 HILLARD ROAD GLENDALE, MISSOURI 63122

ARCHITECT:



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2009030445

PROJECT:
NEW CUSTOM RESIDENCE
FOR:
1175 HILLARD ROAD
GLENDALE, MISSOURI 63122

GENERAL CONTRACTOR

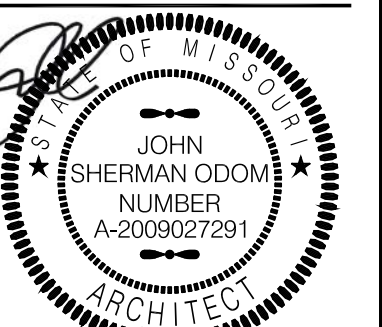


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PROJECT REQUIREMENTS	SYMBOLS LEGEND	MATERIALS LEGEND - PARTITIONS - PLAN																
<ol style="list-style-type: none"> THE CONSTRUCTION DOCUMENTS ARE BASED ON DRAWINGS PREPARED BY ARCHITECT JOHN S. ODOM. WHEN THE GENERAL CONTRACTOR SUBMITS A COST OF CONSTRUCTION BID / PROPOSAL, THE GENERAL CONTRACTOR INDICATES TO THE OWNER / ARCHITECT THAT THE GENERAL CONTRACTOR UNDERSTANDS THAT ALL OF THE LISTED PROJECT REQUIREMENTS BELOW ARE TO BE PART OF THE COST OF CONSTRUCTION, CONTRACT DOCUMENTS, AND THE OWNER & GENERAL CONTRACTOR AGREEMENT. AT NO POINT SHALL THESE PROJECT REQUIREMENTS (OR A PORTION THEREOF) BE OMITTED OR AMENDED FROM THE PROJECT SCOPE OR OWNER / CONTRACTOR AGREEMENT WITHOUT A WRITTEN AUTHORIZATION FROM THE OWNER OR ARCHITECT AGREEING TO AMEND THE PROJECT REQUIREMENTS AS PROPOSED BY THE OWNER / GENERAL CONTRACTOR. THE CONTRACTOR MUST MAKE PROVISIONS FOR ALL OF THE PROJECT REQUIREMENTS LISTED BELOW IN THEIR BASE BID AMOUNT. THE GENERAL CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS & AVAILABLE INFORMATION PRIOR TO BEGINNING AND OR BIDDING ON WORK. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE MORE STRINGENT TO GOVERN. DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING. ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL. DIMENSIONS OF EXISTING STRUCTURE, ETC., ARE + AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES. PROVIDE SOLID BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL & PLUMBING WORK AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF FINISH WORK, WHETHER OR NOT SPECIFICALLY INDICATED ON CONTRACT DOCUMENTS. SHOULD A DISCREPANCY IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS OCCUR, THE CONTRACTOR SHOULD IMMEDIATELY NOTIFY ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL PROPERLY SHORE UP EXISTING STRUCTURE WHERE REQUIRED DURING CONSTRUCTION. ANY EXISTING WALLS / FLOOR SYSTEMS SHOWN TO BE REMOVED THAT ARE, DURING CONSTRUCTION, FOUND TO BE LOAD BEARING OR PERTINENT TO THE STRUCTURAL STABILITY OF THE STRUCTURE, CONTRACTOR SHALL CONTACT ARCHITECT FOR REQUIRED ACTION TO BE TAKEN UNLESS OTHERWISE SHOWN ON THE PLANS. ALL TEMPORARY STRUCTURAL SUPPORTS SHALL BE IN PLACE PRIOR TO REMOVAL OF EXISTING STRUCTURAL MEMBERS. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO READ / REVIEW ALL PLAN SPECIFICATIONS / ALLOWANCES / BID ALTERNATES / MISC. PROJECT SCOPES PRIOR TO START OF CONSTRUCTION / WORK. ANY QUESTIONS SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION / WORK. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE BOUND TO THE ENTIRETY OF THE SET ONCE CONSTRUCTION HAS STARTED, UNLESS OTHERWISE SPECIFIED IN ACCEPTED CONTRACTORS BID / CONTRACT AGREEMENT. WHEN GENERAL CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS MATERIALS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS AND / OR DAMAGE TO THESE ITEMS. ALL CONTRACTOR MATERIALS ARE TO BE OF NEW CONDITION. ALL MATERIALS ARE TO BE ASBESTOS FREE. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM FIRST-CLASS WORKMANSHIP. FINAL ACCEPTANCE OF WORK IS CONTINGENT UPON APPROVAL OF ARCHITECT AND PROPERTY OWNER. ANY WORK NOT MEETING THE APPROVAL OF THE ARCHITECT OR OWNER MAY BE REJECTED AND REQUESTED TO BE RECONSTRUCTED AT ANY STAGE OF CONSTRUCTION. DURING THE PROJECT BIDDING PHASE, IF THE BIDDER / GENERAL CONTRACTOR DISCOVERS AN OMISSION OF A CRITICAL BUILDING ELEMENT OR IF THE DRAWING / SPECIFICATION DOES NOT INCLUDE ENOUGH INFORMATION TO PROPERLY CONSTRUCT THE PROJECT FROM, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND REQUEST A CLARIFICATION. ALL CLARIFICATIONS ISSUED WILL BE DISTRIBUTED TO ALL BIDDERS PRIOR TO THE LISTED BID DEADLINE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY TECHNIQUES, PROVISIONS, AND PROCEDURES AT ALL TIMES ON THE CONSTRUCTION SITE. THE GENERAL CONTRACTOR AND THEIR RESPECTIVE SUB-CONTRACTORS SHALL FOLLOW ALL OSHA SAFETY GUIDELINES AND PRACTICES. IN THE EVENT OF A CITY / COUNTY / OSHA SAFETY INSPECTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSPECTION, ASSOCIATED FINES FOR NON-COMPLIANCE, AND FOR ANY COSTS ASSOCIATED WITH PROJECT DELAYS. PRIOR TO THE START OF ROUGH FRAMING AND DURING THE ROUGH FRAMING PHASE, THE GENERAL CONTRACTOR IS REQUIRED TO CHECK / COORDINATE ALL ROUGH FRAMING DIMENSIONS SHOWN ON THE DRAWINGS (FRAMING DIMENSIONS ARE SHOWN ON MULTIPLE DRAWING SHEET LOCATIONS) AGAINST THE EXISTING CONDITIONS / NEWLY CONSTRUCTED CONDITIONS. IN THE EVENT THAT A DISCREPANCY BETWEEN THE DIMENSIONED DRAWINGS / EXISTING SITE CONDITIONS / DESIGN INTENT OCCURS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. IN THE EVENT OF A CHANGE ORDER, WHICH INCLUDES A CHANGE IN THE SCOPE OF WORK (BUT NOT NECESSARILY A CHANGE IN PROJECT COST), THE CONTRACTOR SHALL NOT PROCEED WITH ANY CHANGE ORDER WORK UNTIL THE OWNER HAS BEEN GIVEN PROPER NOTICE (VERBAL OR WRITTEN) AND BOTH THE CONTRACTOR AND THE OWNER HAVE EXECUTED A WRITTEN CHANGE ORDER AGREEMENT. ANY WORK THAT HAS BEEN STARTED OR COMPLETED WITHOUT PROPER NOTICE OR WITHOUT AN EXECUTED WRITTEN CHANGE ORDER AGREEMENT IS TO BE AT THE RISK OF THE GENERAL CONTRACTOR. IF THIS OCCURS, THE OWNER IS NOT REQUIRED TO REIMBURSE THE GENERAL CONTRACTOR FOR ANY OF THE ADDITIONAL WORK COMPLETED AT THE RISK OF THE GENERAL CONTRACTOR. ITEMS THAT ARE CONSIDERED TO BE TYPICAL (CAULKING / FLASHING / FINISHING TECHNIQUES / ETC) MAY OR MAY NOT BE SHOWN ON THE DRAWINGS. THESE TYPICAL ITEMS, WHETHER SHOWN OR NOT, ARE TO BE CONSIDERED STANDARD MEANS AND DETAILS OF QUALITY CONSTRUCTION, AND ARE TO BE INCLUDED IN THE GENERAL CONTRACTORS BASE BID AS NEEDED. LISTED ALLOWANCES AND THE ASSOCIATED QUANTITIES SHOWN ARE TO BE FOLLOWED PER THE DRAWING SET. ONCE THE ALLOWANCE ITEM HAS BEEN SELECTED / PURCHASED / INSTALLED, THE GENERAL CONTRACTOR SHALL SUBMIT A CHANGE ORDER TO THE OWNER (EITHER A COST INCREASE OR A COST DECREASE TO THE TOTAL CONTRACT AMOUNT) TO REFLECT A SHORTAGE / OVERAGE IN THE LISTED ALLOWANCE TO MAINTAIN PROPER BOOKKEEPING. IN THE EVENT THAT THE GENERAL CONTRACTOR REQUIRES A SPECIFIC DECISION BY THE OWNER PRIOR TO PROCEEDING WITH A SPECIFIC TRADE OF WORK, THE GENERAL CONTRACTOR SHALL SUBMIT THE QUESTION / INQUIRY IN WRITING TO THE OWNER AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE START OF THE WORK THAT IS TO TAKE PLACE. AT NO POINT SHALL THE OWNER BE CHARGED FOR A DELAY OF PROJECT IF A DECISION IS DELIVERED TO THE GENERAL CONTRACTOR WITHIN THE THREE (3) BUSINESS DAYS. THE CONTRACTOR IS TO PROTECT ALL EXISTING ELEMENTS ON THE CONSTRUCTION SITE FROM POTENTIAL DAMAGE THAT COULD OCCUR DURING ANY DEMOLITION / CONSTRUCTION PHASES. PROTECTION OF ITEMS INCLUDES, BUT NOT LIMITED TO: COVERING ALL EXISTING / NEW FLOORING WITH TAPED CARDBOARD, PLACING PLYWOOD OVER HEAVY EXTERIOR TRAFFIC AREAS, INSTALLING CONSTRUCTION FENCING TO PROTECT SITE ELEMENTS, TEMPORARY GUTTERS, ETC. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY EXISTING BUILDING ELEMENT THAT IS DISTURBED / DAMAGED DURING THE DEMO / CONSTRUCTION PHASES OF THE PROJECT. THE CONSTRUCTION SITE IS TO BE REGULARLY CLEANED OF DEBRIS AND KEPT BROOM SWEEP. ALL SITE CLEANUP AND THE COST TO DISPOSE OF DISCARDED MATERIAL IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE ARCHITECT AND OWNER WILL PERFORM AN ON SITE INSPECTION TO CREATE A PUNCH LIST OF THE REMAINING ITEMS ONCE THE GENERAL CONTRACTOR HAS DEEMED THE PROJECT TO BE NEAR SUBSTANTIALLY COMPLETE. THE PUNCH LIST ITEMS THAT REMAIN ARE TO BE COMPLETED BY THE GENERAL CONTRACTOR AND THEIR RESPECTIVE SUB-CONTRACTORS IN A TIMELY MANNER. THE GENERAL CONTRACTOR AND THEIR RESPECTIVE SUB-CONTRACTORS ARE TO PROVIDE THE OWNER WITH A 1-YEAR LABOR AND MATERIAL WARRANTY FOR ALL ITEMS CONSTRUCTED, PROVIDED, AND / OR INSTALLED. THE OWNER IS RESPONSIBLE FOR ALL BUILDING PERMIT COSTS AND INSPECTION COSTS. IN THE EVENT OF A FAILED INSPECTION, RE-SCHEDULED INSPECTION, OR REQUIRED ADDITIONAL INSPECTIONS, THROUGH NO FAULT OF THE OWNER, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED ADDITIONAL COSTS. THE CONTRACTOR SHALL RESERVE THE RIGHT TO CHANGE / MODIFY / ACCEPT AN ALTERNATIVE BUILDING MATERIAL FROM WHAT IS SHOWN / STATED WITHIN THIS SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE HOMEOWNER / CONTRACTED BUYER AT TIME OF CHANGE / MODIFICATION. A CHANGE MAY OCCUR AT THE SOLE DISCRETION OF THE CONTRACTOR IF NO BUYER IS UNDER CONTRACT AT THE TIME OF CHANGE / MODIFICATION. THE CHANGE / MODIFICATION SHALL NOT SUBSTANTIATE A CODE VIOLATION OR CREATE STRUCTURAL CHANGES / STRUCTURAL MODIFICATIONS / STRUCTURAL POTENTIAL ISSUES. 	<p>NOTE: SYMBOLS SHOWN IN LEGENDS ARE TYPICAL AND ALL SYMBOLS MAY NOT OCCUR ON THIS PROJECT</p> <p>SECTION REFERENCE, UPPER NUMBER INDICATES DETAIL NUMBER, LOWER NUMBER INDICATES SHEET NUMBER.</p> <p>DETAIL REFERENCE, UPPER NUMBER INDICATES DETAIL NUMBER, LOWER NUMBER INDICATES SHEET NUMBER.</p> <p>INTERIOR / EXTERIOR & CASEWORK ELEVATION, RIGHT NUMBER INDICATES SHEET NUMBER, LEFT NUMBERS INDICATES ELEVATION NUMBER</p> <p>ROOM NAME & NUMBER - UPPER NUMBER INDICATES ROOM NUMBER LOWER NUMBER INDICATES FINISH NOTES (WHEN PRESENT). SEE FINISH SCHEDULE.</p> <p>SPECIAL NOTES: IF A GRAPHIC SYMBOL OR AND ABBREVIATION USED ON THIS SET OF DOCUMENTS IS NOT IDENTIFIED IN THIS LEGEND THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR PROPER INTERPRETATION.</p> <p>PROJECT LOCATION</p> <p>1175 HILLARD ROAD GLENDALE, MISSOURI 63122</p> <p>NO SCALE</p>	<p>WOOD STUD WALL; SEE WALL TYPES</p> <p>CONCRETE WALL</p> <p>PROJECT CONTACTS</p> <p>PROJECT ARCHITECT</p> <p>JSO SERVICES, LLC P.O. BOX 410394 SAINT LOUIS, MISSOURI 63141 PH. 1.417.343.2602 WWW.JOHNSODOM.COM E-MAIL: JOHN@JOHNSODOM.COM CONTACT: JOHN S. ODOM</p> <p>GENERAL CONTRACTOR</p> <p>BENCHMARK HOMES 13291 SPINDLE LANE ST LOUIS, MISSOURI 63122 OFFICE / FAX: 1.314.909.7593 CELL: 1.314.749.7750 WWW.BENCHMARKHOMESSTL.COM E-MAIL: JEFF@BENCHMARKSTL.COM</p> <p>CONTACT: JEFF BRINKMAN</p> <p>SHEET INDEX</p> <ul style="list-style-type: none"> COVER SHEET ARCHITECTURAL A1.0 FOUNDATION PLAN A1.1 BASEMENT FLOOR PLAN A1.2 FIRST FLOOR PLAN A1.3 SECOND FLOOR PLAN A1.4 ROOF PLAN A2.0 BASEMENT REFLECTED CEILING & SWITCHING PLAN A2.1 FIRST FLOOR REFLECTED CEILING & SWITCHING PLAN A2.2 SECOND FLOOR REFLECTED CEILING & SWITCHING PLAN A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS A4.0 SECTIONS A4.1 SECTIONS AND DETAILS A5.0 FRAMING PLAN A5.1 FRAMING PLAN A5.2 FRAMING PLAN A5.3 BRACED WALL DETAILS A6.0 SPECIFICATIONS A6.1 TJ DETAILS <p>APPLICABLE CODES</p> <p>2015 INTERNATIONAL RESIDENTIAL BUILDING CODE</p> <p>SQ FT CALCULATIONS</p> <table border="1"> <tr> <td>BASEMENT FINISHED</td> <td>= 1,003 SQ FT</td> </tr> <tr> <td>BASEMENT UNFINISHED</td> <td>= 583 SQ FT</td> </tr> <tr> <td>FIRST FLOOR</td> <td>= 1,741 SQ FT</td> </tr> <tr> <td>SECOND FLOOR</td> <td>= 940 SQ FT</td> </tr> <tr> <td>TOTAL FINISHED</td> <td>= 3,684 SQ FT</td> </tr> <tr> <td>GARAGE</td> <td>= 477 SQ FT</td> </tr> <tr> <td>FRONT PORCH</td> <td>= 91 SQ FT</td> </tr> <tr> <td>REAR PORCH</td> <td>= 293 SQ FT</td> </tr> </table>	BASEMENT FINISHED	= 1,003 SQ FT	BASEMENT UNFINISHED	= 583 SQ FT	FIRST FLOOR	= 1,741 SQ FT	SECOND FLOOR	= 940 SQ FT	TOTAL FINISHED	= 3,684 SQ FT	GARAGE	= 477 SQ FT	FRONT PORCH	= 91 SQ FT	REAR PORCH	= 293 SQ FT
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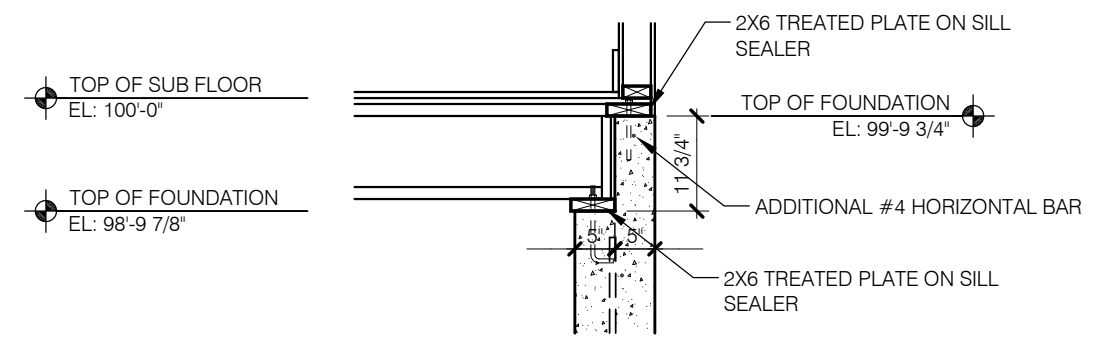
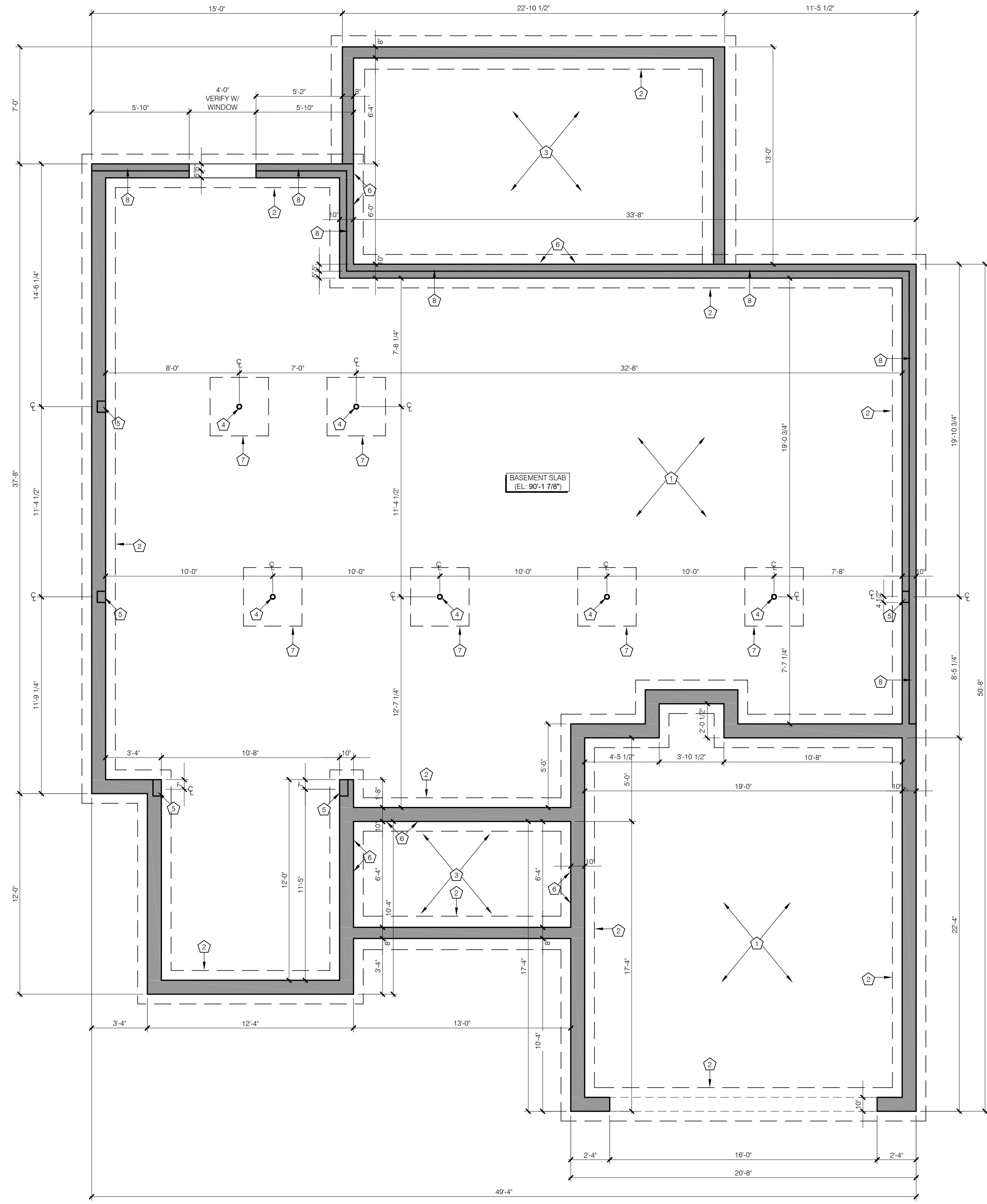
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INFORMATION ONLY

SPECIAL NOTICES

In the event the client consents to, allows, authorizes or approves or changes in any plans, specifications or other construction documents, and these changes are not approved by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the labor rates permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees, and costs of defense) incurred from such changes. Copyright © 2018 by JSD Services, LLC. All rights reserved. No part of this drawing may be reproduced without the prior written permission of the Architect.

Drawn Date
JSD 06/30/26

COVER



FOUNDATION LEDGE DETAIL 2
SCALE 1/2" = 1'-0" A1.0

FOUNDATION PLAN 1
SCALE 1/4" = 1'-0" A1.0

- ### KEYNOTES
- 1 CONCRETE SLAB, PROVIDE PLASTIC VAPOR BARRIER, PROVIDE 4" GRAVEL BASE COURSE BELOW SLAB, PROVIDE WWF REINFORCING GRID, AT NON SUPPORTED SLAB EDGE LOCATIONS, PROVIDE #4 REBAR DOWELS INTO FOUNDATION EVERY 24" O.C.
 - 2 CONCRETE FOOTING BELOW (SHOWN HIDDEN), SEE WALL SECTIONS FOR FURTHER CLARIFICATION.
 - 3 CAST IN PLACE CONCRETE PATIO AT THIS LOCATION, COORDINATE FINISH WITH CONTRACTOR. SLOPE AWAY FROM RESIDENCE, PROVIDE 1/4" - 1/2" SLOPE MINIMUM, PROVIDE WWF REINFORCING GRID.
 - 4 SCHEDULE 40 3" STEEL PIPE COLUMN AT THIS LOCATION.
 - 5 PROVIDE A STEEL BEAM POCKET IN THE FOUNDATION WALL AT THIS LOCATION, COORDINATE SIZE OF POCKET W/ STEEL BEAM, SEE FRAMING PLAN.
 - 6 INSTALL REBAR DOWEL (EPOXY IN PLACE) FROM FOUNDATION WALL INTO PORCH SLAB / GARAGE SLAB, REBAR SHALL BE #4 SPACED EVERY 24" O.C. EMBED REBAR A MIN OF 24" INTO CONCRETE SLAB AND 6" INTO FOUNDATION WALL.
 - 7 HIDDEN LINE DENOTES 3'-6" X 3'-6" X 12" THICK CONCRETE FOOTING BELOW SLAB, REINFORCE CONCRETE FOOTINGS W/ (4) #6 BARS BOTH WAYS, STEEL IS TO BE PLACED IN BOTTOM OF FOOTING (PLACE STEEL 3" AWAY FROM BOTTOM OF FOOTING).
 - 8 REVERSE FOUNDATION LEDGE AT THIS LOCATION, SEE DETAIL THIS PAGE.

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Drawn: JSD Date: 06/30/26

A1.0
FOUNDATION PLAN

DOOR SCHEDULE

NO	DOOR SIZE	DOOR	FRAME	HRDW SET	REMARKS
002	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
003	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
004	2'-8" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
005A	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
005B	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
006	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
007	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
008	3'-0" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
101	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
102	(2) 1'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
103	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
104	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
105	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
107A	2'-8" X 8'-0" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
107B	2'-8" X 8'-0"	MTL/F1	WD/F1	SET 2	REMARK 2,3
108	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
110	16'-0" X 8'-0" O.H.D.	MTL/F2/GL	MTL/F2		
111	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112A	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112B	3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
113	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
114	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
115	2'-6" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
200	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
202	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
203	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
204	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
205	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
206	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
208	2'-4" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
209A	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
209B	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
211	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
212	(2) 2'-4" X 6'-8" SLIDER	WD/F1	WD/F1	SET 5	REMARK 1

DOOR & FRAME FINISHES

MTL = METAL DOOR OR FRAME IN = INSULATED DOOR
 GL = FULL VIEW GLASS DOOR F1 = PAINTED
 WD = WOOD F2 = PRE-FINISHED

DOOR REMARKS

REMARK 1: DOOR IS TO BE A 2 PANEL HOLLOW CORE DOOR.
 REMARK 2: DOOR IS TO BE A 1 HOUR FIRE RATED DOOR.
 REMARK 3: DOOR TO BE INSTALLED WITH AN AUTOMATIC CLOSING DEVICE.

DOOR HARDWARE SETS

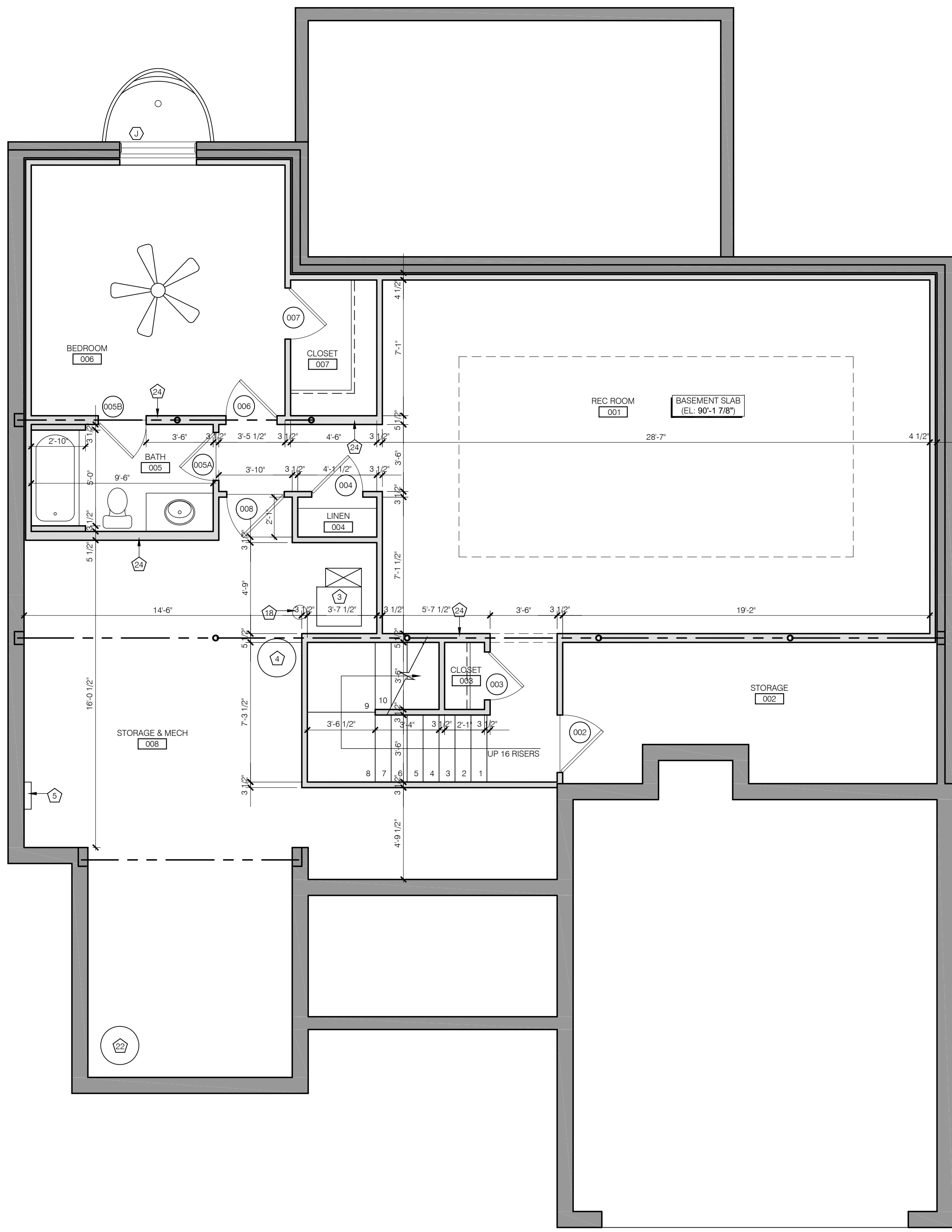
SET 1 "KEYED" LOCK SET AND OPTIONAL DEAD BOLT SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER. KEY PER OWNER'S REQUESTS.
 SET 2 "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 3 "PASSAGE" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 4 POCKET DOOR "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER.
 SET 5 SLIDER DOOR HARDWARE BY DOOR MANUF.

WINDOW SCHEDULE

NO	WINDOW SIZE	CLEAR GLASS OPENING AREA	MEETS EGRESS	REMARKS
A	3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
B	(2) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
C	(3) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
D	3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
E	6'-0" X 2'-0"	8.3 SQ FT	NO	REMARK 1,3,4,5,6
F	(2) 3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
G	(2) 3'-0" X 5'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
H	3'-0" X 3'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
I	(2) 2'-6" X 4'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
J	4'-0" X 4'-0"	5.8 SQ FT	YES	REMARK 1,4,5,7,8

WINDOW REMARKS

REMARK 1: SEE FLOOR PLAN FOR EXACT QUANTITIES. SEE EXTERIOR ELEVATIONS FOR SET HEIGHT.
 REMARK 2: WINDOW IS TO BE A DOUBLE HUNG UNIT.
 REMARK 3: WINDOW IS A FIXED UNIT.
 REMARK 4: WINDOW GLASS TO BE CLEAR DOUBLE PANE / INSULATED GLASS.
 REMARK 5: WINDOW IS TO BE A VINYL WINDOW.
 REMARK 6: SEE EXTERIOR ELEVATIONS FOR WINDOW MUTTON DESIGN.
 REMARK 7: VERIFY W/ WINDOW MANUF THAT THE WINDOW MEETS EGRESS REQ.
 REMARK 8: WINDOW IS TO BE SLIDER EGRESS UNIT.



GENERAL FLOOR PLAN NOTES

- ROOM NAME → ROOM NAME
 100 → ROOM NUMBER
- SEE CEILING PLANS FOR OTHER FINISH INFORMATION.
 - SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FURTHER CLARIFICATION.
 - THE KEYNOTES LISTED ON THIS SHEET APPLY TO THIS SHEET ONLY. THE DIMENSIONS SHOWN ON THIS SHEET ARE FROM FACE OF ROUGH FRAMING MATERIAL TO FACE OF ROUGH FRAMING MATERIAL. GENERAL CONTRACTOR IS TO ADJUST FOR CRITICAL FINISH DIMENSIONS (CABINET DIMENSIONS, ETC) AS NEEDED.
- KEYNOTES**
- LINE OF CEILING TRANSITION ABOVE (SHOWN HIDDEN). SEE REFLECTED CEILING PLAN.
 - CONTRACTOR TO PROVIDE AND INSTALL A CONTINUOUS GRASPABLE WOOD HANDRAIL (1-1/4" DIAM) AT THIS LOCATION. HANDRAIL SHALL BE INSTALLED 34" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS. HANDRAIL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE ADJACENT WALL AND THE EDGE OF THE HANDRAIL.
 - HIGH EFFICIENCY GAS FURNACE AT THIS LOCATION. ALL MECHANICAL SERVICES / DUCT WORK IS TO BE DESIGN / BUILD BY THE MECHANICAL CONTRACTOR. ALL DUCT WORK CHASES IN FLOOR SYSTEMS ARE TO BE COORDINATED PRIOR TO FABRICATION OF THE FLOOR SYSTEM. TIPS 60 GALLON DIRECT VENT GAS WATER HEATER W/ EXPANSION TANK PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR.
 - 200 AMP ELECTRICAL PANEL AT THIS LOCATION. ALL ELECTRICAL WORK IS TO BE DESIGN / BUILD BY THE ELECTRICAL CONTRACTOR.
 - GAS FIREPLACE AT THIS LOCATION.
 - 8" SQUARE PERMACAST COLUMN W/ BASE & CAP. COLOR BY OWNER.
 - CONTRACTOR TO INSTALL 3/4" HARDWOOD FLOORING AT THIS LOCATION.
 - CONTRACTOR TO INSTALL PORCELAIN TILE FLOORING AT THIS LOCATION.
 - CONTRACTOR TO INSTALL NEW LVP FLOORING AT THIS LOCATION.
 - CONTRACTOR TO INSTALL NEW CARPET FLOORING AT THIS LOCATION.
 - CONTRACTOR TO PROVIDE AN APPROPRIATE FLOOR TRANSITION AT THIS LOCATION. TRANSITION HEIGHT NOT TO EXCEED 1/2".
 - 36" HIGH GUARD RAILING AT THIS LOCATION. SPACING OF GUARD RAIL BALUSTERS TO BE 4" OR LESS.
 - PROVIDE 5/8" GYP BOARD ON INTERIOR WALL & GARAGE SIDE OF THE COMMON HOUSE / GARAGE WALLS UP TO THE UNDERSIDE OF THE GARAGE GYPSUM BOARD CEILING. PROVIDE A MIN OF R-13 INSULATION IN WALL BETWEEN THE GARAGE AND THE COMMON HOUSE WALL.
 - GAS COOKTOP WITH DRYWALL HOOD ABOVE. VENT HOOD DIRECTLY TO THE EXTERIOR. TYP. HOOD TO EXHAUST 300 CFM. BOTTOM OF HOOD TO BE 27" ABOVE FINISHED FLOOR.
 - ELECTRIC DRYER AT THIS LOCATION. PROVIDE A 4" EXHAUST DUCT DIRECTLY TO THE EXTERIOR. TYP. 3 POLE GROUND. 220V SERVICE.
 - WIRE SHELVING TO BE PROVIDED BY / INSTALLED BY GENERAL CONTRACTOR.
 - FLOOR DRAIN PROVIDED AT THIS LOCATION. CONTRACTOR IS TO POSITIVELY SLOPE CONCRETE TOWARDS DRAIN.
 - PLUMBING FIXTURE AT THIS LOCATION AS SHOWN.
 - INSTALL AN EXTERIOR HOSE BIB AT THIS LOCATION. PROVIDE A SHUT OFF VALVE INTERIOR SIDE OF WALL OR IN BASEMENT AREA BELOW. TYP.
 - SHOWER GLASS AT THIS LOCATION IS TO BE 3/8" TYPE 2 SAFETY GLASS. GLASS TO BE FULL HEIGHT TO CEILING FOR STEAM SHOWER.
 - SUMP PUMP PIT AT THIS LOCATION. TYP.
 - BASE / UPPER CABINETS WITH COUNTER. CABINET & COUNTER TOP STYLE / TYPE / COLOR TO BE SELECTED BY CONTRACTOR.
 - WALL AT THIS LOCATION IS TO BE A 2X6 WOOD STUD WALL AT 16" O.C.
 - ROOF RIDGE VENT AT THIS LOCATION.
 - PRE-FINISHED DOWN SPOUT AT THIS LOCATION. SEE ELEVATIONS.
 - 25 YEAR ARCHITECTURAL SHINGLES PLACED OVER ONE LAYER OF 15 POUND FELT PAPER. UNDERLayment SHALL BE APPLIED SHINGLES FASHION. PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2". FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6" INSTALL AN ICE AND WATER SHIELD AT UNDERSIDE OF SHINGLES.
 - PRE-FINISHED ALUMINUM GUTTERS AT THIS LOCATION. SEE ELEVATIONS.
- WALL TYPES DESCRIPTIONS**
- ANY WALL NOT INDICATED OR KEYED FOR TYPE AND CONSTRUCTION SHALL BE CLARIFIED BY INTERPRETATION FROM THE ARCHITECT PRIOR TO CONSTRUCTION.
 - INTERIOR NON-STRUCTURAL WALLS SHALL BE INSTALLED PER THEIR RESPECTIVE STUD MANUFACTURERS LIMITING HEIGHT INFORMATION AND/OR BRACED AT MID-SPAN.
 - ALL WALLS W/ PLUMBING FIXTURES SHALL RECEIVE MOISTURE RESISTANT GYP. BOARD.
 - SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS & OTHER FINISH INFORMATION.
 - PROVIDE NECESSARY BLOCKING IN WALLS FOR INSTALLATION OF NEW LIGHT FIXTURES, EQUIPMENT, ETC. COORDINATE BLOCKING LOCATIONS W/ ELECTRICIAN PRIOR TO DRYWALL.
- NOTE: ALL NEW INTERIOR / EXTERIOR WALLS ON THE BASEMENT / FIRST FLOOR ARE TO BE 2X4 WOOD STUD WALLS @ 16" O.C. UNLESS OTHERWISE NOTED. MINIMUM FIBER STRESS OF ANY NEW FRAMING MEMBERS TO EQUAL 1,250. ALIGN NEW STUD WALL W/ FRAMING ABOVE / BELOW. SEE FRAMING PLAN. ALL EXTERIOR WALLS TO RECEIVE R-15 3.5" THICK BATT INSULATION. ALL INTERIOR WALLS TO RECEIVE 1/2" TYPE X GYP BOARD. PROVIDE MOISTURE RESISTANT GYP BOARD AT WET LOCATIONS. SEE SECTIONS FOR FURTHER CLARIFICATION AND OTHER MATERIAL THICKNESS / DIMENSIONS. CONTRACTOR TO CHEMICALLY TREAT SOIL FOR PROTECTION AGAINST TERMITES AT THE PERIMETER OF THE RESIDENCE. ALL 2X4 WOOD BASE PLATES IN CONTACT WITH CONCRETE ARE TO BE TREATED LUMBER.
- INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200 OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.
- ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
- TOP AND BOTTOM OF ALL CONVENTIONAL DOUBLE STUD, FURRED SPACES, AND STAGGERED STUD FRAME WALLS ARE TO BE FIRE BLOCKED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0". FIRE BLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIRE BLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD. FIRE BLOCKING REQUIRED AROUND VENT, PIPE, AND DUCT PENETRATIONS OF CEILINGS AND FLOORS. ALL SPACES BETWEEN THE CHIMNEY AND THE FLOORS AND CEILINGS THE CHIMNEY PASSES THROUGH SHALL BE FIRE BLOCKED (1" DEPTH OF BATT OR BLANKET OF MINERAL WOOL OR GLASS FIBER SUPPORTED BY STRIPS OF METAL OR METAL LATH).

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PROJECT:
 NEW CUSTOM RESIDENCE
 FOR:
 1175 HILLARD ROAD
 GLENDALE, MISSOURI 63122

GENERAL CONTRACTOR:

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DOOR SCHEDULE

NO	DOOR SIZE	DOOR	FRAME	HRDW SET	REMARKS
002	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
003	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
004	2'-8" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
005A	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
005B	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
006	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
007	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
008	3'-0" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
101	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
102	(2) 1'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
103	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
104	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
105	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
107A	2'-8" X 8'-0" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
107B	2'-8" X 8'-0"	MTL/F1	WD/F1	SET 2	REMARK 2,3
108	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
110	16'-0" X 8'-0" O.H.D.	MTL/F2/GL	MTL/F2		
111	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112A	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112B	3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
113	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
114	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
115	2'-6" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
200	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
202	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
203	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
204	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
205	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
206	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
208	2'-4" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
209A	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
209B	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
211	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
212	(2) 2'-4" X 6'-8" SLIDER	WD/F1	WD/F1	SET 5	REMARK 1

DOOR & FRAME FINISHES

MTL = METAL DOOR OR FRAME IN = INSULATED DOOR
 GL = FULL VITR GLASS DOOR F1 = PAINTED
 WD = WOOD F2 = PRE-FINISHED

DOOR REMARKS

REMARK 1: DOOR IS TO BE A 2 PANEL HOLLOW CORE DOOR.
 REMARK 2: DOOR IS TO BE A 1 HOUR FIRE RATED DOOR.
 REMARK 3: DOOR TO BE INSTALLED WITH AN AUTOMATIC CLOSING DEVICE.

DOOR HARDWARE SETS

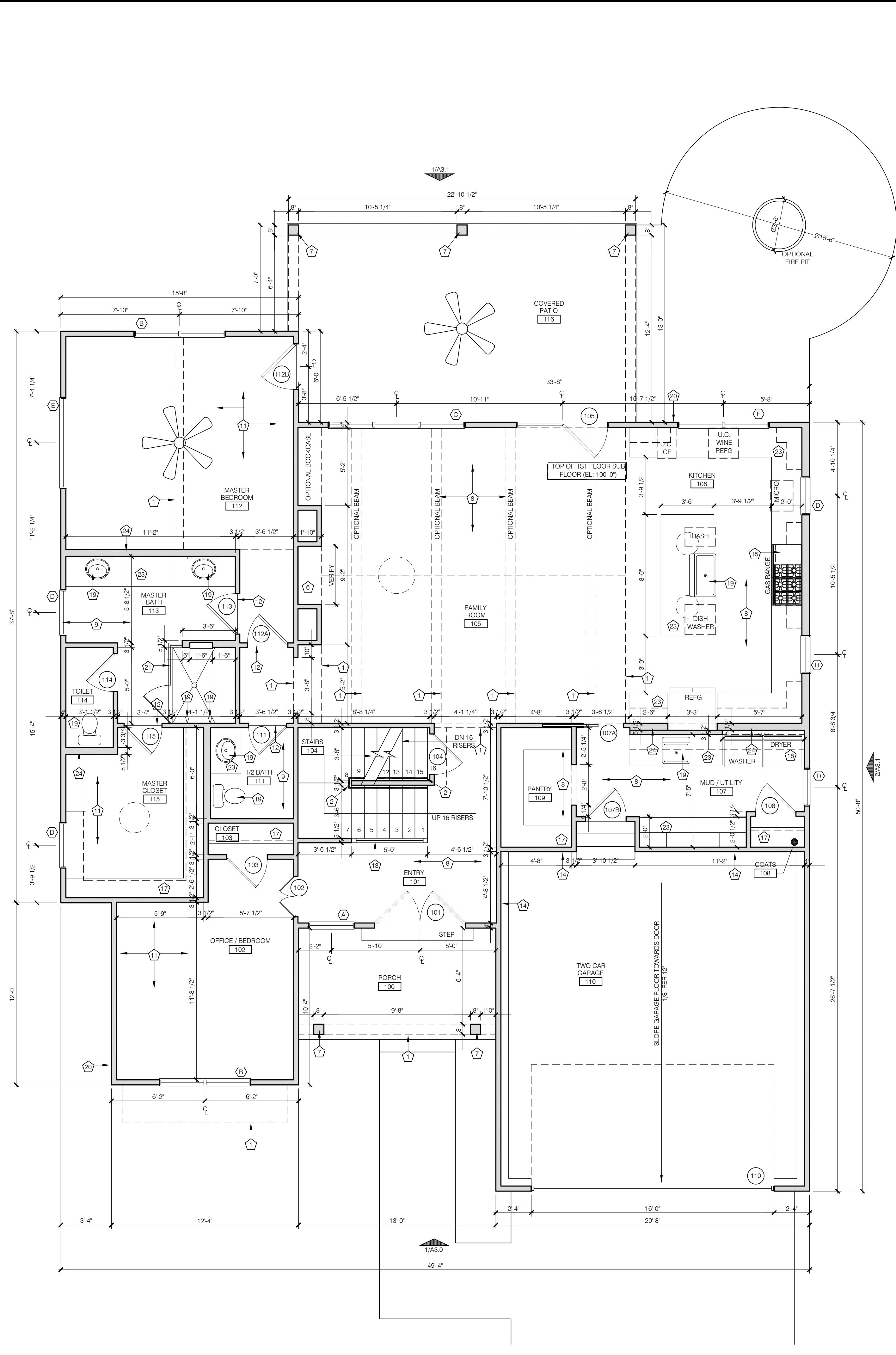
SET 1 "KEYED" LOCK SET AND OPTIONAL DEAD BOLT SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER. KEY PER OWNERS REQUESTS.
 SET 2 "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 3 "PASSAGE" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 4 POCKET DOOR "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER.
 SET 5 SLIDER DOOR HARDWARE BY DOOR MANUF.

WINDOW SCHEDULE

NO	WINDOW SIZE	CLEAR GLASS OPENING AREA	MEETS EGRESS	REMARKS
A	3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
B	(2) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
C	(3) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
D	3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
E	6'-0" X 2'-0"	8.3 SQ FT	NO	REMARK 1,3,4,5,6
F	(2) 3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
G	(2) 3'-0" X 5'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
H	3'-0" X 3'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
I	(2) 2'-6" X 4'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
J	4'-0" X 4'-0"	5.8 SQ FT	YES	REMARK 1,4,5,7,8

WINDOW REMARKS

REMARK 1: SEE FLOOR PLAN FOR EXACT QUANTITIES. SEE EXTERIOR ELEVATIONS FOR SET HEIGHT.
 REMARK 2: WINDOW IS TO BE A DOUBLE HUNG UNIT.
 REMARK 3: WINDOW IS A FIXED UNIT.
 REMARK 4: WINDOW GLASS TO BE CLEAR DOUBLE PANE / INSULATED GLASS.
 REMARK 5: WINDOW IS TO BE A VINYL WINDOW.
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- SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FURTHER CLARIFICATION.
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- ELECTRIC DRYER AT THIS LOCATION. PROVIDE 4" EXHAUST DUCT DIRECTLY TO THE EXTERIOR. TYP. 3/4" GROUND. 220V SERVICE.
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- SHOWER GLASS AT THIS LOCATION IS TO BE 3/8" TYPE 2 SAFETY GLASS. GLASS TO BE FULL HEIGHT TO CEILING FOR STEAM SHOWER.
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- WALL AT THIS LOCATION IS TO BE A 2X6 WOOD STUD WALL AT 16" O.C.
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ARCHITECT



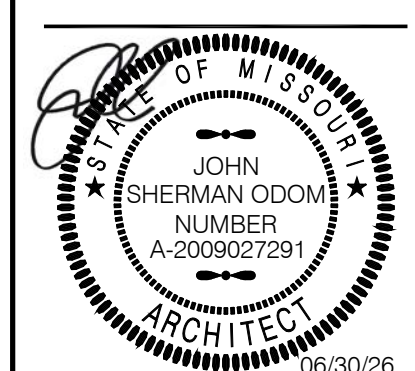
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PROJECT:
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 FOR:
 1175 HILLARD ROAD
 GLENDALE, MISSOURI 63122

GENERAL CONTRACTOR

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06/30/26
 JOHN S. ODOM, ARCHITECT
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SPECIAL NOTICES
 In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the latest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees, and costs of defense arising from such changes). Copyright © 2008 by JSD Services, LLC. All rights reserved. No part of this drawing may be reproduced without the prior written permission of the Architect.

Drawn: JSD Date: 06/30/26

A1.2
 FIRST FLOOR PLAN

DOOR SCHEDULE

NO	DOOR SIZE	DOOR	FRAME	HRDW SET	REMARKS
002	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
003	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
004	2'-8" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
005A	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
005B	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
006	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
007	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
008	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
101	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
102	(2) 1'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
103	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
104	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
105	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
107A	2'-8" X 8'-0" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
107B	2'-8" X 8'-0"	MTL/F1	WD/F1	SET 2	REMARK 2,3
108	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
110	16'-0" X 8'-0" O.H.D.	MTL/F2/GL	MTL/F2		
111	2'-6" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
112A	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112B	3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
113	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
114	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
115	2'-6" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
200	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
202	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
203	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
204	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
205	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
206	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
208	2'-4" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
209A	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
209B	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
211	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
212	(2) 2'-4" X 6'-8" SLIDER	WD/F1	WD/F1	SET 5	REMARK 1

DOOR & FRAME FINISHES

MTL = METAL DOOR OR FRAME IN = INSULATED DOOR
 GL = FULL VIEW GLASS DOOR F1 = PAINTED
 WD = WOOD F2 = PRE-FINISHED

DOOR REMARKS

REMARK 1: DOOR IS TO BE A 2 PANEL HOLLOW CORE DOOR.
 REMARK 2: DOOR IS TO BE A 1 HOUR FIRE RATED DOOR.
 REMARK 3: DOOR TO BE INSTALLED WITH AN AUTOMATIC CLOSING DEVICE.

DOOR HARDWARE SETS

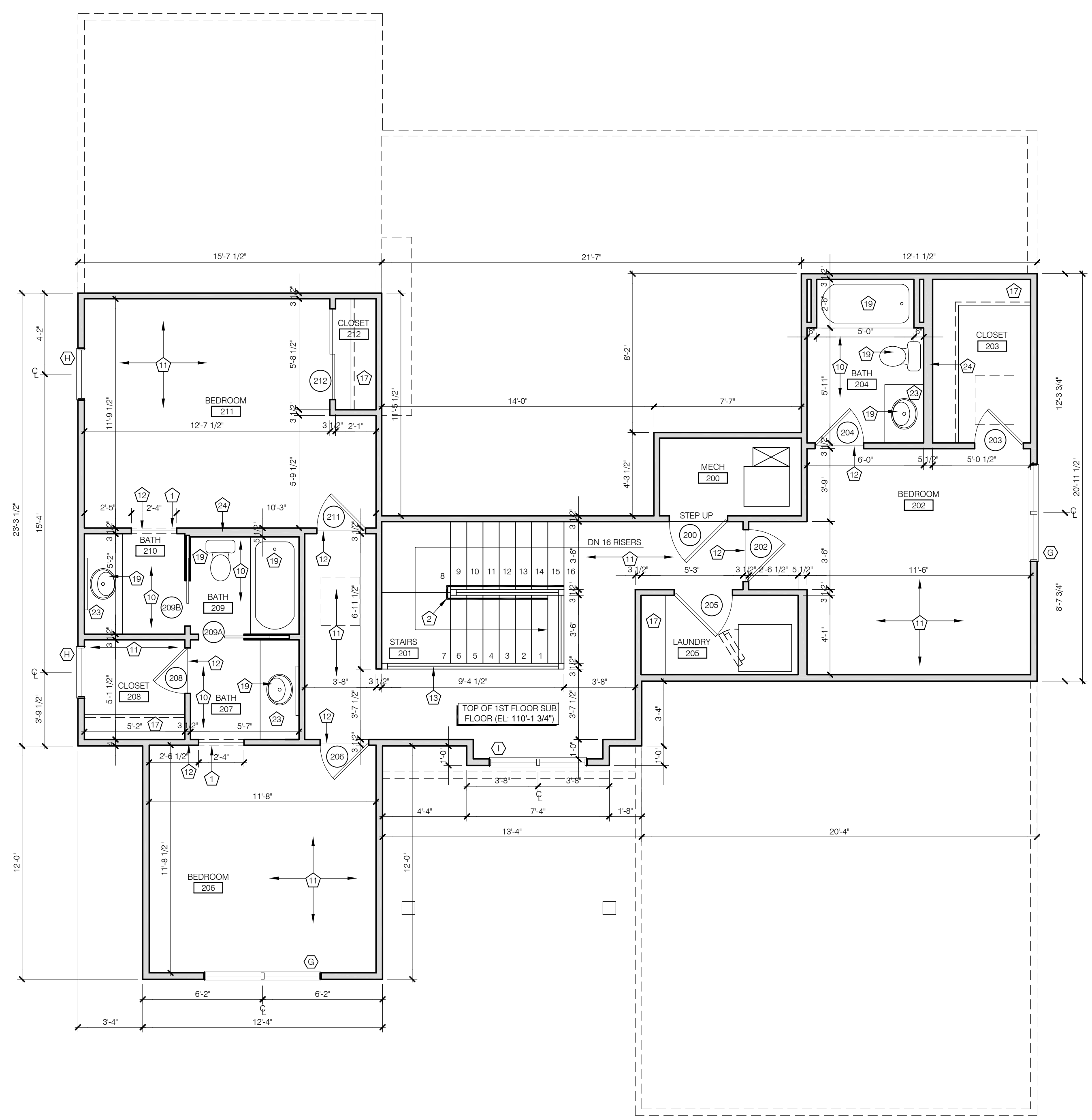
SET 1 "KEYED" LOCK SET AND OPTIONAL DEAD BOLT SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER. KEY PER OWNER'S REQUESTS.
 SET 2 "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 3 "PASSAGE" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 4 POCKET DOOR "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER.
 SET 5 SLIDER DOOR HARDWARE BY DOOR MANUF.

WINDOW SCHEDULE

NO	WINDOW SIZE	CLEAR GLASS OPENING AREA	MEETS EGRESS	REMARKS
A	3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
B	(2) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
C	(3) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
D	3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
E	6'-0" X 2'-0"	8.3 SQ FT	NO	REMARK 1,3,4,5,6
F	(2) 3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
G	(2) 3'-0" X 5'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
H	3'-0" X 3'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
I	(2) 2'-6" X 4'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
J	4'-0" X 4'-0"	5.8 SQ FT	YES	REMARK 1,4,5,7,8

WINDOW REMARKS

REMARK 1: SEE FLOOR PLAN FOR EXACT QUANTITIES. SEE EXTERIOR ELEVATIONS FOR SET HEIGHT.
 REMARK 2: WINDOW IS TO BE A DOUBLE HUNG UNIT.
 REMARK 3: WINDOW IS A FIXED UNIT.
 REMARK 4: WINDOW GLASS TO BE CLEAR DOUBLE PANE / INSULATED GLASS.
 REMARK 5: WINDOW IS TO BE A VINYL WINDOW.
 REMARK 6: SEE EXTERIOR ELEVATIONS FOR WINDOW MUTTON DESIGN.
 REMARK 7: VERIFY W/ WINDOW MANUF THAT THE WINDOW MEETS EGRESS REQ.
 REMARK 8: WINDOW IS TO BE SLIDER EGRESS UNIT.



GENERAL FLOOR PLAN NOTES

ROOM NAME → ROOM NAME
 100 → ROOM NUMBER

- SEE CEILING PLANS FOR OTHER FINISH INFORMATION.
- SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FURTHER CLARIFICATION.
- THE KEYNOTES LISTED ON THIS SHEET APPLY TO THIS SHEET ONLY. THE DIMENSIONS SHOWN ON THIS SHEET ARE FROM FACE OF ROUGH FRAMING MATERIAL TO FACE OF ROUGH FRAMING MATERIAL. GENERAL CONTRACTOR IS TO ADJUST FOR CRITICAL FINISH DIMENSIONS (CABINET DIMENSIONS, ETC) AS NEEDED.

KEYNOTES

- LINE OF CEILING TRANSITION ABOVE (SHOWN HIDDEN). SEE REFLECTED CEILING PLAN.
- CONTRACTOR TO PROVIDE AND INSTALL A CONTINUOUS GRASPABLE WOOD HANDRAIL (1-1/4" DIA) AT THIS LOCATION. HANDRAIL SHALL BE INSTALLED 34" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS. HANDRAIL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE ADJACENT WALL AND THE EDGE OF THE HANDRAIL.
- HIGH EFFICIENCY GAS FURNACE AT THIS LOCATION. ALL MECHANICAL SERVICES / DUCT WORK IS TO BE DESIGN / BUILD BY THE MECHANICAL CONTRACTOR. ALL DUCT WORK CHASES IN FLOOR SYSTEMS ARE TO BE COORDINATED PRIOR TO FABRICATION OF THE FLOOR SYSTEM / TIPS 60 GALLON DIRECT VENT GAS WATER HEATER W/ EXPANSION TANK PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR.
- 200 AMP ELECTRICAL PANEL AT THIS LOCATION. ALL ELECTRICAL WORK IS TO BE DESIGN / BUILD BY THE ELECTRICAL CONTRACTOR.
- GAS FIREPLACE AT THIS LOCATION.
- 8" SQUARE PERMACAST COLUMN W/ BASE & CAP. COLOR BY OWNER.
- CONTRACTOR TO INSTALL 3/4" HARDWOOD FLOORING AT THIS LOCATION.
- CONTRACTOR TO INSTALL PORCELAIN TILE FLOORING AT THIS LOCATION.
- CONTRACTOR TO INSTALL NEW LVP FLOORING AT THIS LOCATION.
- CONTRACTOR TO INSTALL NEW CARPET FLOORING AT THIS LOCATION.
- CONTRACTOR TO PROVIDE AN APPROPRIATE FLOOR TRANSITION AT THIS LOCATION. TRANSITION HEIGHT NOT TO EXCEED 1/2".
- 36" HIGH GUARD RAILING AT THIS LOCATION. SPACING OF GUARD RAIL BALUSTERS TO BE 4" OR LESS.
- PROVIDE 5/8" GYP BOARD ON INTERIOR WALL & GARAGE SIDE OF THE COMMON HOUSE / GARAGE WALLS UP TO THE UNDERSIDE OF THE GARAGE GYPSUM BOARD CEILING. PROVIDE A MIN OF R-13 INSULATION IN WALL BETWEEN THE GARAGE AND THE COMMON HOUSE WALL.
- GAS COOKTOP WITH DRYWALL HOOD ABOVE. VENT HOOD DIRECTLY TO THE EXTERIOR. TYP. HOOD TO EXHAUST 300 CFM. BOTTOM OF HOOD TO BE 7" ABOVE FINISHED FLOOR.
- ELECTRIC DRYER AT THIS LOCATION. PROVIDE 4" EXHAUST DUCT DIRECTLY TO THE EXTERIOR. TYP. 3 POLE GROUND. 220V SERVICE.
- WIRE SHELVING TO BE PROVIDED BY / INSTALLED BY GENERAL CONTRACTOR.
- FLOOR DRAIN PROVIDED AT THIS LOCATION. CONTRACTOR IS TO POSITIVELY SLOPE CONCRETE TOWARDS DRAIN.
- PLUMBING FIXTURE AT THIS LOCATION AS SHOWN.
- INSTALL AN EXTERIOR HOSE BIB AT THIS LOCATION. PROVIDE A SHUT OFF VALVE INTERIOR SIDE OF WALL OR IN BASEMENT AREA BELOW. TYP.
- SHOWER GLASS AT THIS LOCATION IS TO BE 3/8" TYPE 2 SAFETY GLASS. GLASS TO BE FULL HEIGHT TO CEILING FOR STEAM SHOWER.
- SUMP PUMP PIT AT THIS LOCATION. TYP.
- BASE / UPPER CABINETS WITH COUNTER. CABINET & COUNTER TOP STYLE / TYPE / COLOR TO BE SELECTED BY CONTRACTOR.
- WALL AT THIS LOCATION IS TO BE A 2X6 WOOD STUD WALL AT 16" O.C.
- ROOF RIDGE VENT AT THIS LOCATION.
- PRE-FINISHED DOWN SPOUT AT THIS LOCATION. SEE ELEVATIONS.
- 25 YEAR ARCHITECTURAL SHINGLES PLACED OVER ONE LAYER OF 15 POUND FELT PAPER. UNDER SHINGLES SHALL BE APPLIED SHINGLES IN FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2". FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6" INSTALL AN ICE AND WATER SHIELD UNDER SIDE OF SHINGLES.
- 5" PRE-FINISHED ALUMINUM GUTTERS AT THIS LOCATION. SEE ELEVATIONS.

WALL TYPES DESCRIPTIONS

- ANY WALL NOT INDICATED OR KEVED FOR TYPE AND CONSTRUCTION SHALL BE CLARIFIED BY INTERPRETATION FROM THE ARCHITECT PRIOR TO CONSTRUCTION.
 - INTERIOR NON-STRUCTURAL WALLS SHALL BE INSTALLED PER THEIR RESPECTIVE STUD MANUFACTURERS LIMITING HEIGHT INFORMATION AND/OR BRACED AT MID-SPAN.
 - ALL WALLS W/ PLUMBING FIXTURES SHALL RECEIVE MOISTURE RESISTANT GYP. BOARD.
 - SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS & OTHER FINISH INFORMATION.
 - PROVIDE NECESSARY BLOCKING IN WALLS FOR INSTALLATION OF NEW LIGHT FIXTURES, EQUIPMENT, ETC. COORDINATE BLOCKING LOCATIONS W/ ELECTRICIAN PRIOR TO DRYWALL.
- NOTE: ALL NEW INTERIOR / EXTERIOR WALLS ON THE BASEMENT / FIRST FLOOR ARE TO BE 2X4 WOOD STUD WALLS @ 16" O.C. UNLESS OTHERWISE NOTED. MINIMUM FIBER STRESS OF ANY NEW FRAMING MEMBERS TO EQUAL 1,250. ALIGN NEW STUD WALL W/ FRAMING ABOVE / BELOW. SEE FRAMING PLAN. ALL EXTERIOR WALLS TO RECEIVE R-15 3.5" THICK BATT INSULATION. ALL INTERIOR WALLS TO RECEIVE 1/2" TYPE X GYP BOARD. PROVIDE MOISTURE RESISTANT GYP BOARD AT WET LOCATIONS. SEE SECTIONS FOR FURTHER CLARIFICATION AND OTHER MATERIAL THICKNESS / DIMENSIONS. CONTRACTOR TO CHEMICALLY TREAT SOIL FOR PROTECTION AGAINST TERMITES AT THE PERIMETER OF THE RESIDENCE. ALL 2X4 WOOD BASE PLATES IN CONTACT WITH CONCRETE ARE TO BE TREATED LUMBER.

INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200 OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.
 ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
 TOP AND BOTTOM OF ALL CONVENTIONAL DOUBLE STUD, FURRED SPACES, AND STAGGERED STUD FRAME WALLS ARE TO BE FIRE BLOCKED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0". FIRE BLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIRE BLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD. FIRE BLOCKING REQUIRED AROUND VENT, PIPE, AND DUCT PENETRATIONS OF CEILINGS AND FLOORS. ALL SPACES BETWEEN THE CHIMNEY AND THE FLOORS AND CEILINGS THE CHIMNEY PASSES THROUGH SHALL BE FIRE BLOCKED (1" DEPTH OF BATT OR BLANKET OF MINERAL WOOL OR GLASS FIBER SUPPORTED BY STRIPS OF METAL OR METAL LATH).

ARCHITECT:

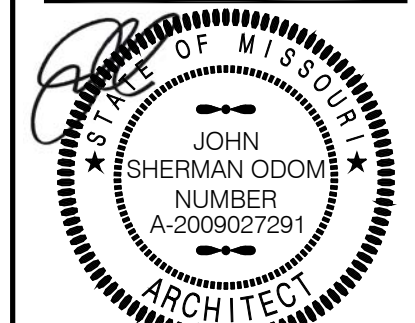


CONTACT: JOHN S. ODOM
 MISSOURI ARCHITECTURAL CORPORATION LICENSE NUMBER: 2009030445

PROJECT:
 NEW CUSTOM RESIDENCE FOR:
 1175 HILLARD ROAD
 GLENDALE, MISSOURI 63122



CONTACT: JEFF BRINKMAN



06/30/26
 JOHN S. ODOM, ARCHITECT
 MISSOURI LICENSE NUMBER:
 A-2009027291
 THIS SEAL IS FOR ARCHITECTURAL INFORMATION ONLY

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 In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the latest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees, and costs of defense) arising from such changes. Copyright © 2008 by JSO Services, LLC. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other system without the prior written permission of the Architect.

DOOR SCHEDULE

NO	DOOR SIZE	DOOR	FRAME	HRDW SET	REMARKS
002	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
003	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
004	2'-8" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
005A	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
005B	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
006	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
007	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
008	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
101	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
102	(2) 1'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
103	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
104	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
105	(2) 3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
107A	2'-8" X 8'-0" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
107B	2'-8" X 8'-0"	MTL/F1	WD/F1	SET 2	REMARK 2,3
108	2'-8" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
110	16'-0" X 8'-0" O.H.D.	MTL/F2/GL	MTL/F2		
111	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112A	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
112B	3'-0" X 8'-0"	MTL/F2/GL	MTL/F2	SET 1	
113	2'-8" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
114	2'-6" X 8'-0"	WD/F1	WD/F1	SET 2	REMARK 1
115	2'-6" X 8'-0"	WD/F1	WD/F1	SET 3	REMARK 1
200	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
202	2'-8" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
203	2'-6" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
204	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
205	3'-0" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
206	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
208	2'-4" X 6'-8"	WD/F1	WD/F1	SET 3	REMARK 1
209A	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
209B	2'-4" X 6'-8" POCKET	WD/F1	WD/F1	SET 4	REMARK 1
211	2'-6" X 6'-8"	WD/F1	WD/F1	SET 2	REMARK 1
212	(2) 2'-4" X 6'-8" SLIDER	WD/F1	WD/F1	SET 5	REMARK 1

DOOR & FRAME FINISHES

MTL = METAL DOOR OR FRAME	IN = INSULATED DOOR
GL = FULL VIEW GLASS DOOR	F1 = PAINTED
WD = WOOD	F2 = PRE-FINISHED

DOOR REMARKS

REMARK 1: DOOR IS TO BE A 2 PANEL HOLLOW CORE DOOR.
 REMARK 2: DOOR IS TO BE A 1 HOUR FIRE RATED DOOR.
 REMARK 3: DOOR TO BE INSTALLED WITH AN AUTOMATIC CLOSING DEVICE.

DOOR HARDWARE SETS

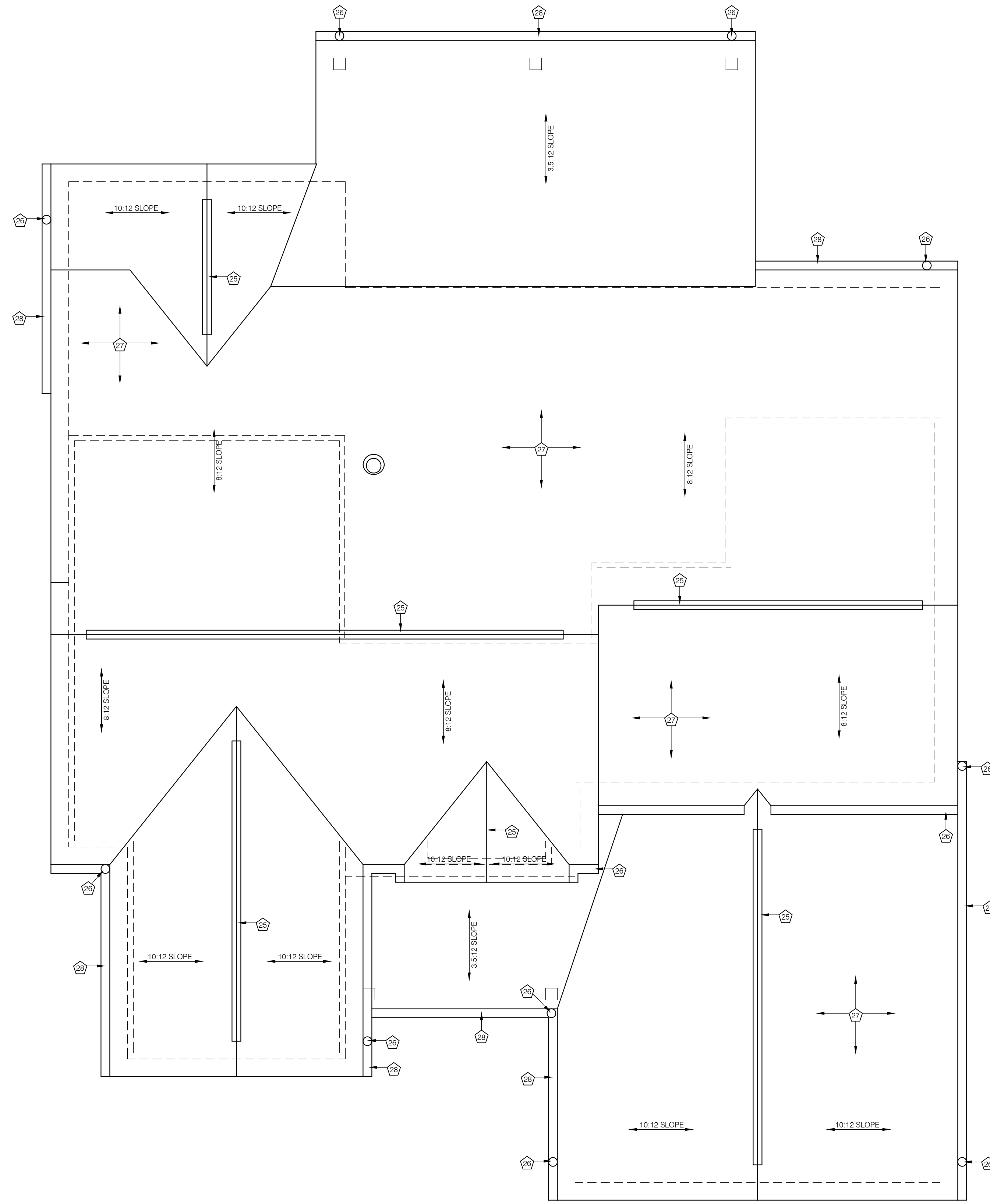
SET 1 "KEYED" LOCK SET AND OPTIONAL DEAD BOLT SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER. KEY PER OWNERS REQUESTS.
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 SET 3 "PASSAGE" SET. HARDWARE FINISH TO BE SELECTED BY OWNER. LEVER OR KNOB STYLE TO BE SELECTED BY OWNER.
 SET 4 POCKET DOOR "PRIVACY" SET. HARDWARE FINISH TO BE SELECTED BY OWNER.
 SET 5 SLIDER DOOR HARDWARE BY DOOR MANUF.

WINDOW SCHEDULE

NO	WINDOW SIZE	CLEAR GLASS OPENING AREA	MEETS EGRESS	REMARKS
A	3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
B	(2) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
C	(3) 3'-0" X 6'-0"	6.9 SQ FT	YES	REMARK 1,2,4,5,6,7
D	3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
E	6'-0" X 2'-0"	8.3 SQ FT	NO	REMARK 1,3,4,5,6
F	(2) 3'-0" X 3'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
G	(2) 3'-0" X 5'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
H	3'-0" X 3'-3"	5.8 SQ FT	YES	REMARK 1,2,4,5,6,7
I	(2) 2'-6" X 4'-6"	3.6 SQ FT	NO	REMARK 1,2,4,5,6
J	4'-0" X 4'-0"	5.8 SQ FT	YES	REMARK 1,4,5,7,8

WINDOW REMARKS

REMARK 1: SEE FLOOR PLAN FOR EXACT QUANTITIES. SEE EXTERIOR ELEVATIONS FOR SET HEIGHT.
 REMARK 2: WINDOW IS TO BE A DOUBLE HUNG UNIT.
 REMARK 3: WINDOW IS A FIXED UNIT.
 REMARK 4: WINDOW GLASS TO BE CLEAR DOUBLE PANE / INSULATED GLASS.
 REMARK 5: WINDOW IS TO BE A VINYL WINDOW.
 REMARK 6: SEE EXTERIOR ELEVATIONS FOR WINDOW MUTTON DESIGN.
 REMARK 7: VERIFY W/ WINDOW MANUF THAT THE WINDOW MEETS EGRESS REQ.
 REMARK 8: WINDOW IS TO BE SLIDER EGRESS UNIT.



GENERAL FLOOR PLAN NOTES

ROOM NAME → ROOM NAME
 100 → ROOM NUMBER

- SEE CEILING PLANS FOR OTHER FINISH INFORMATION.
- SEE EXTERIOR ELEVATIONS & WALL SECTIONS FOR FURTHER CLARIFICATION.
- THE KEYNOTES LISTED ON THIS SHEET APPLY TO THIS SHEET ONLY. THE DIMENSIONS SHOWN ON THIS SHEET ARE FROM FACE OF ROUGH FRAMING MATERIAL TO FACE OF ROUGH FRAMING MATERIAL. GENERAL CONTRACTOR IS TO ADJUST FOR CRITICAL FINISH DIMENSIONS (CABINET DIMENSIONS, ETC) AS NEEDED.

KEYNOTES

- LINE OF CEILING TRANSITION ABOVE (SHOWN HIDDEN). SEE REFLECTED CEILING PLAN.
- CONTRACTOR TO PROVIDE AND INSTALL A CONTINUOUS GRASPABLE WOOD HANDRAIL (1-1/4" DIAM) AT THIS LOCATION. HANDRAIL SHALL BE INSTALLED 34" ABOVE THE SLOPED PLANE ADJOINING THE TREAD NOSINGS. HANDRAIL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE ADJACENT WALL AND THE EDGE OF THE HANDRAIL.
- HIGH EFFICIENCY GAS FURNACE AT THIS LOCATION. ALL MECHANICAL SERVICES / DUCT WORK IS TO BE DESIGN / BUILD BY THE MECHANICAL CONTRACTOR. ALL DUCT WORK CHASES IN FLOOR SYSTEMS ARE TO BE COORDINATED PRIOR TO FABRICATION OF THE FLOOR SYSTEM / TIPS 60 GALLON DIRECT VENT GAS WATER HEATER W/ EXPANSION TANK PROVIDED AND INSTALLED BY THE PLUMBING CONTRACTOR.
- 200 AMP ELECTRICAL PANEL AT THIS LOCATION. ALL ELECTRICAL WORK IS TO BE DESIGN / BUILD BY THE ELECTRICAL CONTRACTOR.
- GAS FIREPLACE AT THIS LOCATION.
- 8" SQUARE PERMACAST COLUMN W/ BASE & CAP. COLOR BY OWNER.
- CONTRACTOR TO INSTALL 3/4" HARDWOOD FLOORING AT THIS LOCATION.
- CONTRACTOR TO INSTALL PORCELAIN TILE FLOORING AT THIS LOCATION.
- CONTRACTOR TO INSTALL NEW LVP FLOORING AT THIS LOCATION.
- CONTRACTOR TO INSTALL NEW CARPET FLOORING AT THIS LOCATION.
- CONTRACTOR TO PROVIDE AN APPROPRIATE FLOOR TRANSITION AT THIS LOCATION. TRANSITION HEIGHT NOT TO EXCEED 1/2".
- 36" HIGH GUARD RAILING AT THIS LOCATION. SPACING OF GUARD RAIL BALUSTERS TO BE 4" OR LESS.
- PROVIDE 5/8" GYP BOARD ON INTERIOR WALL & GARAGE SIDE OF THE COMMON HOUSE / GARAGE WALLS UP TO THE UNDERSIDE OF THE GARAGE GYPSUM BOARD CEILING. PROVIDE A MIN OF R-13 INSULATION IN WALL BETWEEN THE GARAGE AND THE COMMON HOUSE WALL.
- GAS COOKTOP WITH DRYWALL HOOD ABOVE. VENT HOOD DIRECTLY TO THE EXTERIOR. TYP. HOOD TO EXHAUST 300 CFM. BOTTOM OF HOOD TO BE 27" ABOVE FINISHED FLOOR.
- ELECTRIC DRYER AT THIS LOCATION. PROVIDE 4" EXHAUST DUCT DIRECTLY TO THE EXTERIOR. TYP. 3 POLE GROUND. 220V SERVICE.
- WIRE SHELVING TO BE PROVIDED BY / INSTALLED BY GENERAL CONTRACTOR.
- FLOOR DRAIN PROVIDED AT THIS LOCATION. CONTRACTOR IS TO POSITIVELY SLOPE CONCRETE TOWARDS DRAIN.
- PLUMBING FIXTURE AT THIS LOCATION AS SHOWN.
- INSTALL AN EXTERIOR HOSE BIB AT THIS LOCATION. PROVIDE A SHUT OFF VALVE INTERIOR SIDE OF WALL OR IN BASEMENT AREA BELOW. TYP.
- SHOWER GLASS AT THIS LOCATION IS TO BE 3/8" TYPE 2 SAFETY GLASS. GLASS TO BE FULL HEIGHT TO CEILING FOR STEAM SHOWER.
- SUMP PUMP PIT AT THIS LOCATION. TYP.
- BASE / UPPER CABINETS WITH COUNTER. CABINET & COUNTER TOP STYLE / TYPE / COLOR TO BE SELECTED BY CONTRACTOR.
- WALL AT THIS LOCATION IS TO BE A 2X6 WOOD STUD WALL AT 16" O.C.
- ROOF RIDGE VENT AT THIS LOCATION.
- PRE-FINISHED DOWN SPOUT AT THIS LOCATION. SEE ELEVATIONS.
- 25 YEAR ARCHITECTURAL SHINGLES PLACED OVER ONE LAYER OF 15 POUND FELT PAPER. UNDER FRAMING SHALL BE APPLIED SHINGLES IN FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2". FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6" INSTALL AN ICE AND WATER SHIELD AT UNDERSIDE OF SHINGLES.
- 5" PRE-FINISHED ALUMINUM GUTTERS AT THIS LOCATION. SEE ELEVATIONS.

WALL TYPES DESCRIPTIONS

- ANY WALL NOT INDICATED OR KEYED FOR TYPE AND CONSTRUCTION SHALL BE CLARIFIED BY INTERPRETATION FROM THE ARCHITECT PRIOR TO CONSTRUCTION.
 - INTERIOR NON-STRUCTURAL WALLS SHALL BE INSTALLED PER THEIR RESPECTIVE STUD MANUFACTURERS LIMITING HEIGHT INFORMATION AND/OR BRACED AT MID-SPAN.
 - ALL WALLS W/ PLUMBING FIXTURES SHALL RECEIVE MOISTURE RESISTANT GYP. BOARD.
 - SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS & OTHER FINISH INFORMATION.
 - PROVIDE NECESSARY BLOCKING IN WALLS FOR INSTALLATION OF NEW LIGHT FIXTURES, EQUIPMENT, ETC. COORDINATE LOCKING LOCATIONS W/ ELECTRICIAN PRIOR TO DRYWALL.
- NOTE: ALL NEW INTERIOR / EXTERIOR WALLS ON THE BASEMENT / FIRST FLOOR ARE TO BE 2X4 WOOD STUD WALLS @ 16" O.C. UNLESS OTHERWISE NOTED. MINIMUM FIBER STRESS OF ANY NEW FRAMING MEMBERS TO EQUAL 1,250. ALIGN NEW STUD WALL W/ FRAMING ABOVE / BELOW. SEE FRAMING PLAN. ALL EXTERIOR WALLS TO RECEIVE R-15 3.5" THICK BATT INSULATION. ALL INTERIOR WALLS TO RECEIVE 1/2" TYPE X GYP BOARD. PROVIDE MOISTURE RESISTANT GYP BOARD AT WET LOCATIONS. SEE SECTIONS FOR FURTHER CLARIFICATION AND OTHER MATERIAL THICKNESS / DIMENSIONS. CONTRACTOR TO CHEMICALLY TREAT SOIL FOR PROTECTION AGAINST TERMITES AT THE PERIMETER OF THE RESIDENCE. ALL 2X4 WOOD BASE PLATES IN CONTACT WITH CONCRETE ARE TO BE TREATED LUMBER.

INTERIOR FINISH MATERIALS SHALL NOT HAVE A FLAME SPREAD RATING EXCEEDING 200 OR A SMOKE DEVELOPMENT INDEX EXCEEDING 450.
 ALL FOAM PLASTICS SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS.
 TOP AND BOTTOM OF ALL CONVENTIONAL DOUBLE STUD, FURRED SPACES, AND STAGGERED STUD FRAME WALLS ARE TO BE FIRE BLOCKED VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0". FIRE BLOCKING REQUIRED AT ALL SOFFITS AND DROPPED CEILINGS. FIRE BLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED ACCESSIBLE SPACES UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 1/2" GYPSUM BOARD. FIRE BLOCKING REQUIRED AROUND VENT, PIPE, AND DUCT PENETRATIONS OF CEILINGS AND FLOORS. ALL SPACES BETWEEN THE CHIMNEY AND THE FLOORS AND CEILINGS THE CHIMNEY PASSES THROUGH SHALL BE FIRE BLOCKED (1" DEPTH OF BATT OR SLANCKET OF MINERAL WOOL OR GLASS FIBER SUPPORTED BY STRIPS OF METAL OR METAL LATH).

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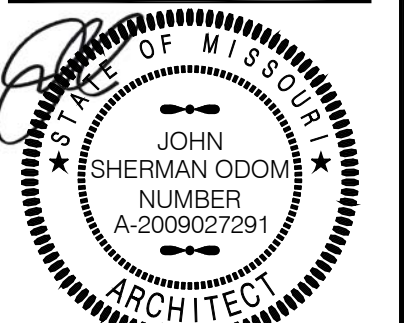
MISSOURI ARCHITECTURAL CORPORATION LICENSE NUMBER: 2009030445

PROJECT:
 NEW CUSTOM RESIDENCE
 FOR:
 1175 HILLARD ROAD
 GLENDALE, MISSOURI 63122

GENERAL CONTRACTOR:

BENCHMARK HOMES
 BENCHMARK HOMES
 13281 SPINDLE LANE
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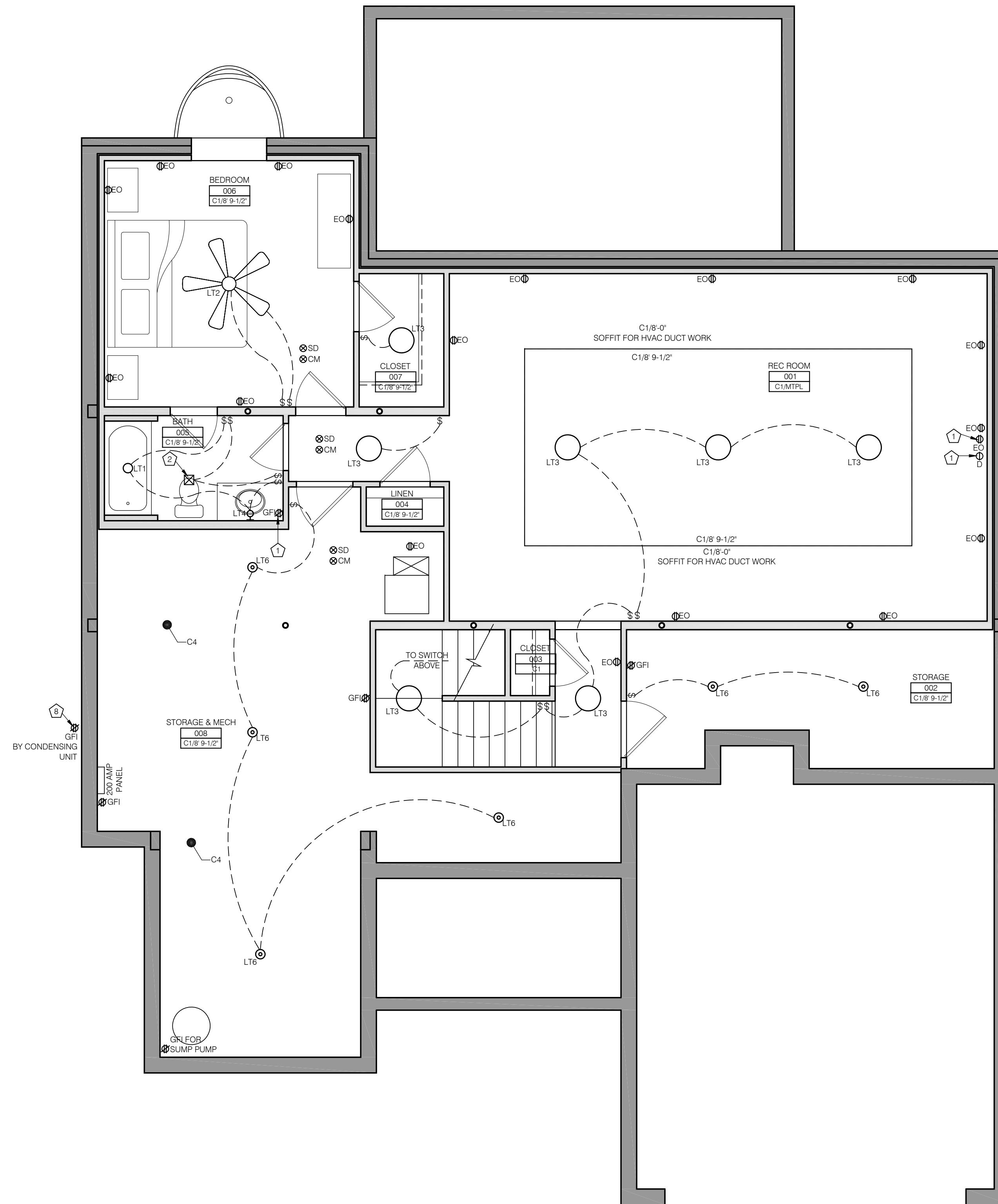


06/30/26
 JOHN S. ODOM, ARCHITECT
 MISSOURI LICENSE NUMBER:
 A-2009027291
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Drawn: JSO Date: 06/30/26



CEILING PLAN LEGEND & NOTES

- | ROOM NAME | ROOM NUMBER | CEILING TYPE / HEIGHT | SYMBOL | DESCRIPTION |
|-----------|-------------|-----------------------|--------|---|
| 100 | | | ○ | RECESSED CAN LIGHT FIXTURE |
| | | | ○ | PENDANT OR FLUSH MOUNTED LIGHT FIXTURE |
| | | | ○ | DECORATIVE WALL SCONCE |
| | | | ○ | PORCELAIN KEYLESS FIXTURE |
| | | | ⊠ | CEILING MOUNTED EXHAUST FAN |
| | | | ⊙ | CEILING MOUNTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. ALL DETECTORS ARE TO BE AC POWERED, U.L. LISTED WITH BATTERY BACKUP AND SHALL BE PLACED THROUGHOUT THE DWELLING UNIT AS SHOWN ON THE RCP AND SWITCHING PLANS. ALL DETECTORS WITHIN THE DWELLING SHALL BE INTERCONNECTED AND HARD WIRED SO THAT THE ACTIVATION OF ANY ALARM WILL SOUND ALL ALARMS THROUGHOUT THE HOUSE. |
- THE KEYED NOTES LISTED ON THIS SHEET APPLY TO THIS SHEET ONLY.
 - ALL DIMENSIONS SHOWN ON THIS PLAN ARE FROM FACE OF ROUGH FRAMING TO FACE OF ROUGH FRAMING.

SWITCHING PLAN LEGEND

- | | |
|----|--|
| S | WALL SWITCH |
| EO | ELECTRICAL RECEPTACLE (NON GFI) |
| EO | PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) AT ALL BEDROOM LOCATIONS. |
| GF | GFI ELECTRICAL RECEPTACLE |
| GF | PROVIDE WEATHER PROTECTED ENCLOSURE AT ALL EXTERIOR LOCATIONS. |
| DO | WALL DATA RECEPTACLE |

GENERAL CEILING NOTES

- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL ELECTRICAL NOTES

- INTER SYSTEM BONDING TERMINAL SHALL BE PROVIDED FOR GROUNDING COMMUNICATION SYSTEMS (CABLE TV & SATELLITE DISHES).
- IF THE UNDERGROUND METAL WATER PIPE IS USED AS THE GROUNDING ELECTRODE, THE CONNECTION MUST BE MADE TO THE PIPE WITHIN 5'-0" OF THE POINT OF ENTRANCE TO THE BUILDING. A SUPPLEMENTAL GROUNDING ELECTRODE SHALL BE PROVIDED AS SPECIFIED IN NEC SECTIONS 250-50 AND 250-53.

KEYNOTES

- EXACT HEIGHT OF OUTLET TO BE COORDINATED WITH THE OWNER. SEE THE FLOOR PLAN FOR FURTHER CLARIFICATION.
- BATHROOM EXHAUST FAN. PROVIDE A MINIMUM OF 50 CFM VENT FAN DIRECTLY TO THE EXTERIOR. NO LIGHT ON FAN.
- PROVIDE DOOR BELL AT THIS LOCATION.
- ELECTRICAL OUTLET AT THIS LOCATION IS TO BE PLACED ON THE SIDE OF THE KITCHEN ISLAND. SEE FLOOR PLAN. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 24"X36" ATTIC ACCESS SCUTTLE PANEL.
- ELECTRICIAN TO HARDWIRE A U.C. DISHWASHER AT THIS LOCATION. SEE FLOOR PLAN.
- ELECTRICAL SERVICE FOR UNDER CABINET LIGHTING AT THIS LOCATION. COORDINATE ALL FINAL LOCATIONS & SWITCHING WITH CONTRACTOR. ALL UNDER COUNTER LIGHTING SHALL BE SWITCHED TOGETHER.
- PROVIDE A WATER PROOF BOX FOR WET / OUTDOOR GFI LOCATION.
- PROVIDE ELECTRICAL SERVICE FOR GAS FIREPLACE STRIKER. COORDINATE ON SITE WITH EXACT GAS FIREPLACE MODEL / INSTALL INSTRUCTIONS.
- COORDINATE EXACT LOCATION OF FLOOR MOUNTED ELECTRICAL RECEPTACLE WITH CONTRACTOR PRIOR TO INSTALLATION.
- CEILING MOUNTED ELECTRIC GARAGE DOOR OPENER AT THIS LOCATION.
- PROVIDE ELECTRICAL SERVICE FOR GAS RANGE AND HOOD AT THIS LOCATION.
- PROVIDE ELECTRICAL SERVICE FOR MICROWAVE OVEN AT THIS LOCATION.
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CEILING TYPES

- C1: 5/8" PAINTED GYP BOARD OVER FLOOR / ROOF FRAMING ABOVE. PROVIDE MOISTURE RESISTANT PURPLE / GREEN GYP BOARD AT WET LOCATIONS.
- C2: OPEN TO STRUCTURE ABOVE. NO CEILING TREATMENT REQUIRED AT THIS LOCATION.
- C3: ALUMINUM VENTED SOFFIT AT THIS LOCATION.
- C4: EXPOSED STEEL BEAM AT THIS LOCATION.
- MTPL: MULTIPLE FINISHES OR CEILING HEIGHTS. SEE INDIVIDUAL NOTES FOR CLARIFICATION.

LIGHT FIXTURE SCHEDULE

- ** NOTE **** ALL LIGHT FIXTURES ARE TO BE PROVIDED BY / PURCHASED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- | | |
|-----|--|
| LT1 | RECESSED CAN LIGHT. CAN LIGHT IS TO BE I.C. RATED. PROVIDE WET LOCATION TRIM KITS AT WET / OUTDOOR LOCATIONS. AT SLOPED CEILING LOCATIONS, PROVIDE SLOPED CAN LIGHT TRIM KITS. |
| LT2 | CEILING MOUNTED FAN. INTEGRAL LIGHT FIXTURE KIT ON FAN. |
| LT3 | DECORATIVE FLUSH / SEMI FLUSH MOUNTED CEILING FIXTURE AT THIS LOCATION. FIXTURES SHOWN MEET THE REQUIRED 12" MINIMUM DIMENSION REQUIRED TO THE NEAREST POINT OF STORAGE AREAS. |
| LT4 | DECORATIVE WALL SCONCE. COORDINATE MOUNTING HEIGHT AND EXACT HORIZONTAL POSITION WITH OWNER PRIOR TO ROUGH IN. |
| LT5 | EXTERIOR DECORATIVE WALL SCONCE. COORDINATE MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH IN. |
| LT6 | PORCELAIN BASE KEYLESS FIXTURE |
| LT7 | CEILING HUNG DECORATIVE PENDANT / CHANDELIER. PROVIDE SOLID BLOCKING FOR NEW FIXTURE AS NEEDED. |

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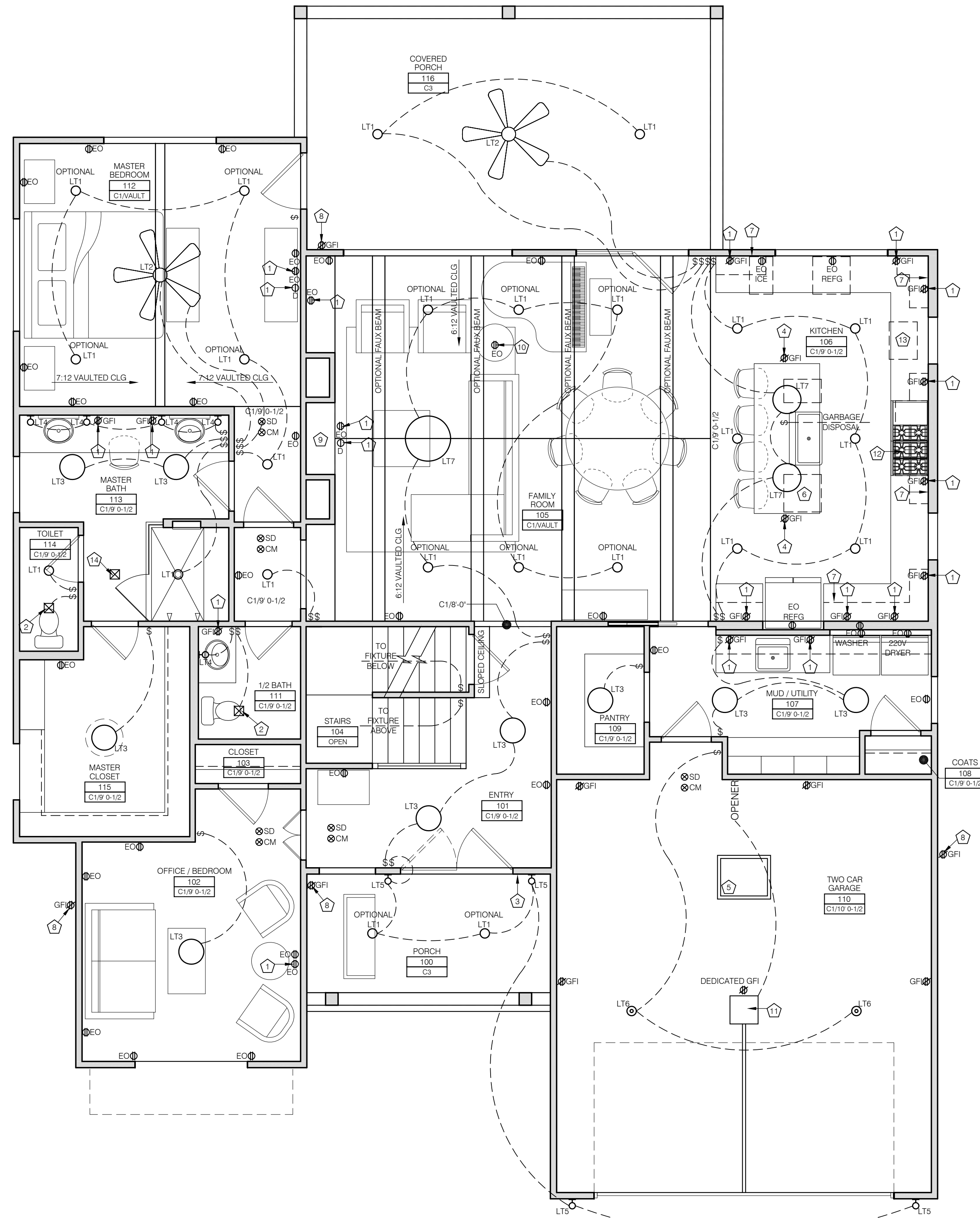
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Drawn: JSD Date: 06/30/26

A2.0
BASEMENT REFLECTED CEILING & SWITCHING PLAN



CEILING PLAN LEGEND & NOTES

- | | |
|-----------|---|
| ROOM NAME | ROOM NAME |
| 100 | ROOM NUMBER |
| C1/8'-0" | CEILING TYPE / HEIGHT |
| ○ | RECESSED CAN LIGHT FIXTURE |
| ○ | PENDANT OR FLUSH MOUNTED LIGHT FIXTURE |
| ○ | DECORATIVE WALL SCONCE |
| ○ | PORCELAIN KEYLESS FIXTURE |
| ⊠ | CEILING MOUNTED EXHAUST FAN |
| ⊠ | CEILING MOUNTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. ALL DETECTORS ARE TO BE AC POWERED, U.L. LISTED WITH BATTERY BACKUP AND SHALL BE PLACED THROUGHOUT THE DWELLING UNIT AS SHOWN ON THE RCP AND SWITCHING PLANS. ALL DETECTORS WITHIN THE DWELLING SHALL BE INTERCONNECTED AND HARD WIRED SO THAT THE ACTIVATION OF ANY ALARM WILL SOUND ALL ALARMS THROUGHOUT THE HOUSE. |
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SWITCHING PLAN LEGEND

- | | |
|-----|--|
| S | WALL SWITCH |
| EO | ELECTRICAL RECEPTACLE (NON GFI) |
| EO | ELECTRICAL RECEPTACLE (NON GFI) PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) AT ALL BEDROOM LOCATIONS. |
| GFI | GFI ELECTRICAL RECEPTACLE PROVIDE WEATHER PROTECTED ENCLOSURE AT ALL EXTERIOR LOCATIONS. |
| EO | WALL DATA RECEPTACLE |

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KEYNOTES

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- C4: EXPOSED STEEL BEAM AT THIS LOCATION.
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LIGHT FIXTURE SCHEDULE

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- LT4: DECORATIVE WALL SCONCE. COORDINATE MOUNTING HEIGHT AND EXACT HORIZONTAL POSITION WITH OWNER PRIOR TO ROUGH IN.
- LT5: EXTERIOR DECORATIVE WALL SCONCE. COORDINATE MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH IN.
- LT6: PORCELAIN BASE KEYLESS FIXTURE
- LT7: CEILING HUNG DECORATIVE PENDANT / CHANDELIER. PROVIDE SOLID BLOCKING FOR NEW FIXTURE AS NEEDED.

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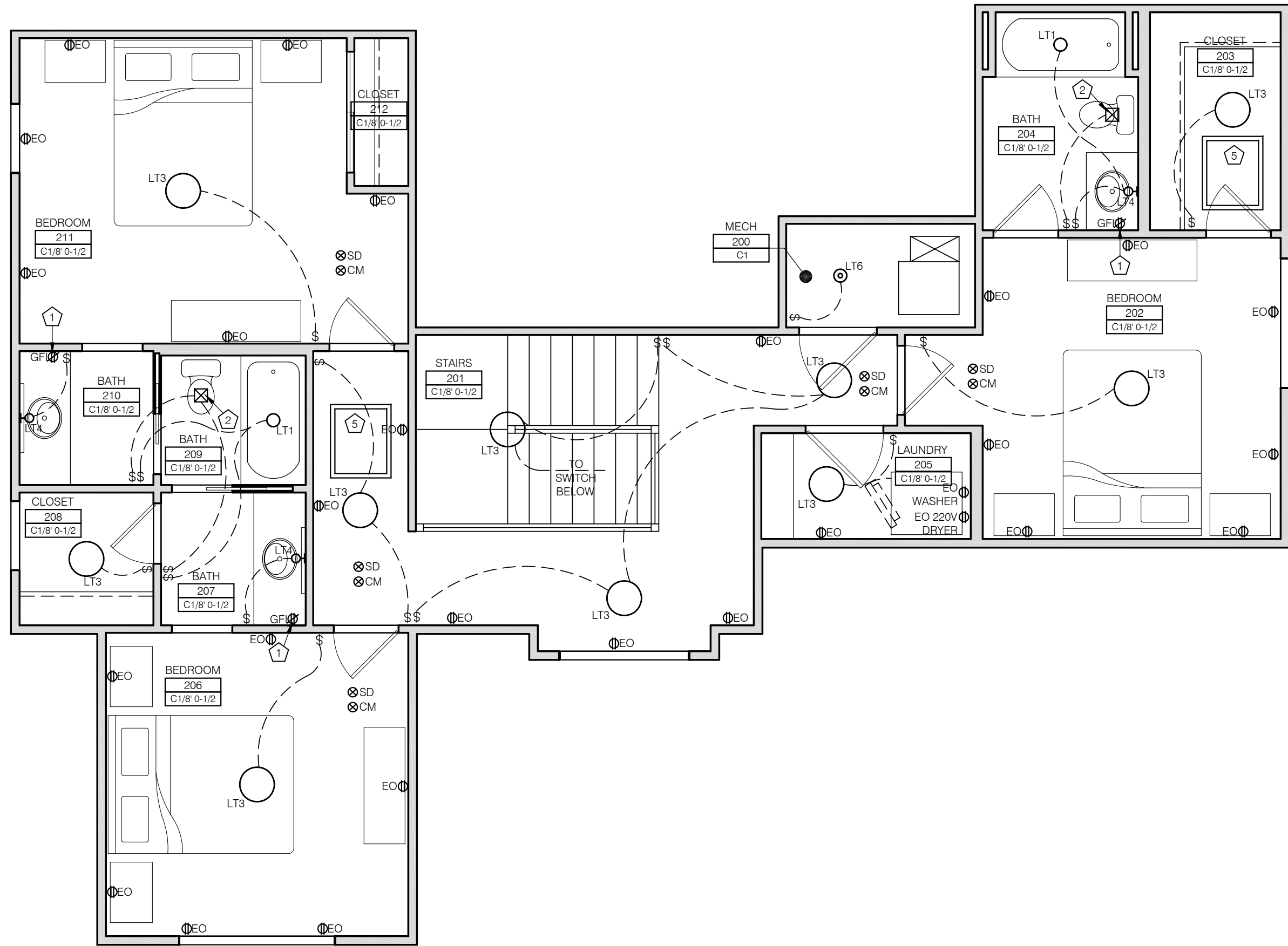
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Drawn: JSD Date: 06/30/26

A2.1
 FIRST FLOOR REFLECTED CEILING & SWITCHING PLAN



CEILING PLAN LEGEND & NOTES

- | ROOM NAME | ROOM NUMBER | CEILING TYPE / HEIGHT |
|-----------|-------------|-----------------------|
| 100 | | |
| C1/8' 0" | | |
- RECESSED CAN LIGHT FIXTURE
 - PENDANT OR FLUSH MOUNTED LIGHT FIXTURE
 - DECORATIVE WALL SCONCE
 - PORCELAIN KEYLESS FIXTURE
 - ⊗ CEILING MOUNTED EXHAUST FAN
 - ⊗ SD CEILING MOUNTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR. ALL DETECTORS ARE TO BE AC POWERED, U.L. LISTED WITH BATTERY BACKUP AND SHALL BE PLACED THROUGHOUT THE DWELLING UNIT AS SHOWN ON THE RCP AND SWITCHING PLANS. ALL DETECTORS WITHIN THE DWELLING SHALL BE INTERCONNECTED AND HARD WIRED SO THAT THE ACTIVATION OF ANY ALARM WILL SOUND ALL ALARMS THROUGHOUT THE HOUSE.

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- ALL DIMENSIONS SHOWN ON THIS PLAN ARE FROM FACE OF ROUGH FRAMING TO FACE OF ROUGH FRAMING.

SWITCHING PLAN LEGEND

- S WALL SWITCH
- EO ○ ELECTRICAL RECEPTACLE (NON GFI)
- EO ○ PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) AT ALL BEDROOM LOCATIONS.
- GFI ○ GFI ELECTRICAL RECEPTACLE
- GFI ○ PROVIDE WEATHER PROTECTED ENCLOSURE AT ALL EXTERIOR LOCATIONS.
- EO ○ WALL DATA RECEPTACLE

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- 24"X36" ATTIC ACCESS SCUTTLE PANEL.
- ELECTRICIAN TO HARDWIRE A U.C. DISHWASHER AT THIS LOCATION. SEE FLOOR PLAN.
- ELECTRICAL SERVICE FOR UNDER CABINET LIGHTING AT THIS LOCATION. COORDINATE ALL FINAL LOCATIONS & SWITCHING WITH CONTRACTOR. ALL UNDER COUNTER LIGHTING SHALL BE SWITCHED TOGETHER.
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LIGHT FIXTURE SCHEDULE

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 - LT4 DECORATIVE WALL SCONCE. COORDINATE MOUNTING HEIGHT AND EXACT HORIZONTAL POSITION WITH OWNER PRIOR TO ROUGH IN.
 - LT5 EXTERIOR DECORATIVE WALL SCONCE. COORDINATE MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH IN.
 - LT6 PORCELAIN BASE KEYLESS FIXTURE
 - LT7 CEILING HUNG DECORATIVE PENDANT / CHANDELIER. PROVIDE SOLID BLOCKING FOR NEW FIXTURE AS NEEDED.

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STATE OF MISSOURI
JOHN SHERMAN ODOM
NUMBER A-2009027291
ARCHITECT

06/30/26

JOHN S. ODOM, ARCHITECT
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A2.2
SECOND FLOOR REFLECTED CEILING & SWITCHING PLAN

EXTERIOR ELEVATION NOTES

- 1 UP BOARD AND BATTEN SIDING AT THIS LOCATION.
- 2 THIN CUT BRICK VENEER AT THIS LOCATION. BRICK COLOR BY OWNER. THIN BRICK MUST BE INSTALLED PER MANUFACTURER'S INSTALL INSTRUCTIONS. INSTALL TWO LAYERS OF WATER RESISTIVE BARRIER (WRB) PER MANUFACTURER'S INSTALL INSTRUCTIONS.
- 3 8" SQUARE PERMACAST COLUMN W/ CAP & BASE AT THIS LOCATION. COLOR BY OWNER.
- 4 6" PRE-FINISHED ALUMINUM GUTTERS AT THIS LOCATION. COLOR BY OWNER. SEE ROOF PLAN FOR ALL GUTTER LOCATIONS.
- 5 PRE-FINISHED ALUMINUM DOWN SPOUTS AT THIS LOCATION. SEE CIVIL SITE PLAN FOR DRAINAGE REQUIREMENTS.
- 6 25 YEAR ARCHITECTURAL SHINGLES (COLOR SELECTION BY OWNER). PLACED OVER ONE LAYER OF FELT PAPER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2". FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6" INSTALL AN ICE AND WATER SHIELD AT UNDERSIDE OF SHINGLES.
- 7 DECORATIVE WALL SCOUNCE AT THIS LOCATION. SEE SWITCHING PLAN.
- 8 STANDING SEAM METAL ROOF AT THIS LOCATION. COLOR BY OWNER.
- 9 GABEL VENT AT THIS LOCATION.
- 10 ALUMINUM WRAPPED FACIA BOARDS, TYP. COLOR BY OWNER.
- 11 1X6 TRIM BOARD AT THIS LOCATION.
- 12 1X10 TRIM BOARD AT THIS LOCATION.

ARCHITECT:



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CONTACT: JOHN S. ODOM

MISSOURI ARCHITECTURAL CORPORATION LICENSE NUMBER: 2009027291

PROJECT:
 NEW CUSTOM RESIDENCE
 FOR:
 1175 HILLARD ROAD
 GLENDALE, MISSOURI 63122

GENERAL CONTRACTOR:



BENCHMARK HOMES
 13281 SPINDLE LANE
 ST LOUIS, MISSOURI 63122
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 CELL: 1.314.749.7750
 WWW.BENCHMARKHOMESSTL.COM
 E-MAIL: JEFF@BENCHMARKSTL.COM

CONTACT: JEFF BRINKMAN

OVERALL HEIGHT 126'-11"

ROOF TRUSS SET HEIGHT 118'-2 7/8"

TOP OF SECOND FLOOR SUBFLOOR 110'-1 3/4"

TOP OF FIRST FLOOR SUBFLOOR 100'-0"

TOP OF FINISHED SLAB 90'-1 7/8"



RIGHT EXTERIOR ELEVATION 2
 SCALE 1/4" = 1'-0" A3.0

OVERALL HEIGHT 126'-11"

ROOF TRUSS SET HEIGHT 118'-2 7/8"

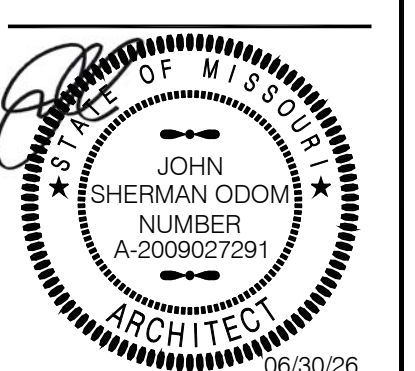
TOP OF SECOND FLOOR SUBFLOOR 110'-1 3/4"

TOP OF FIRST FLOOR SUBFLOOR 100'-0"

TOP OF FINISHED SLAB 90'-1 7/8"



FRONT EXTERIOR ELEVATION 1
 SCALE 1/4" = 1'-0" A3.0



JOHN S. ODOM, ARCHITECT
 MISSOURI LICENSE NUMBER:
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Drawn: JSD Date: 06/30/26

A3.0
 EXTERIOR ELEVATIONS

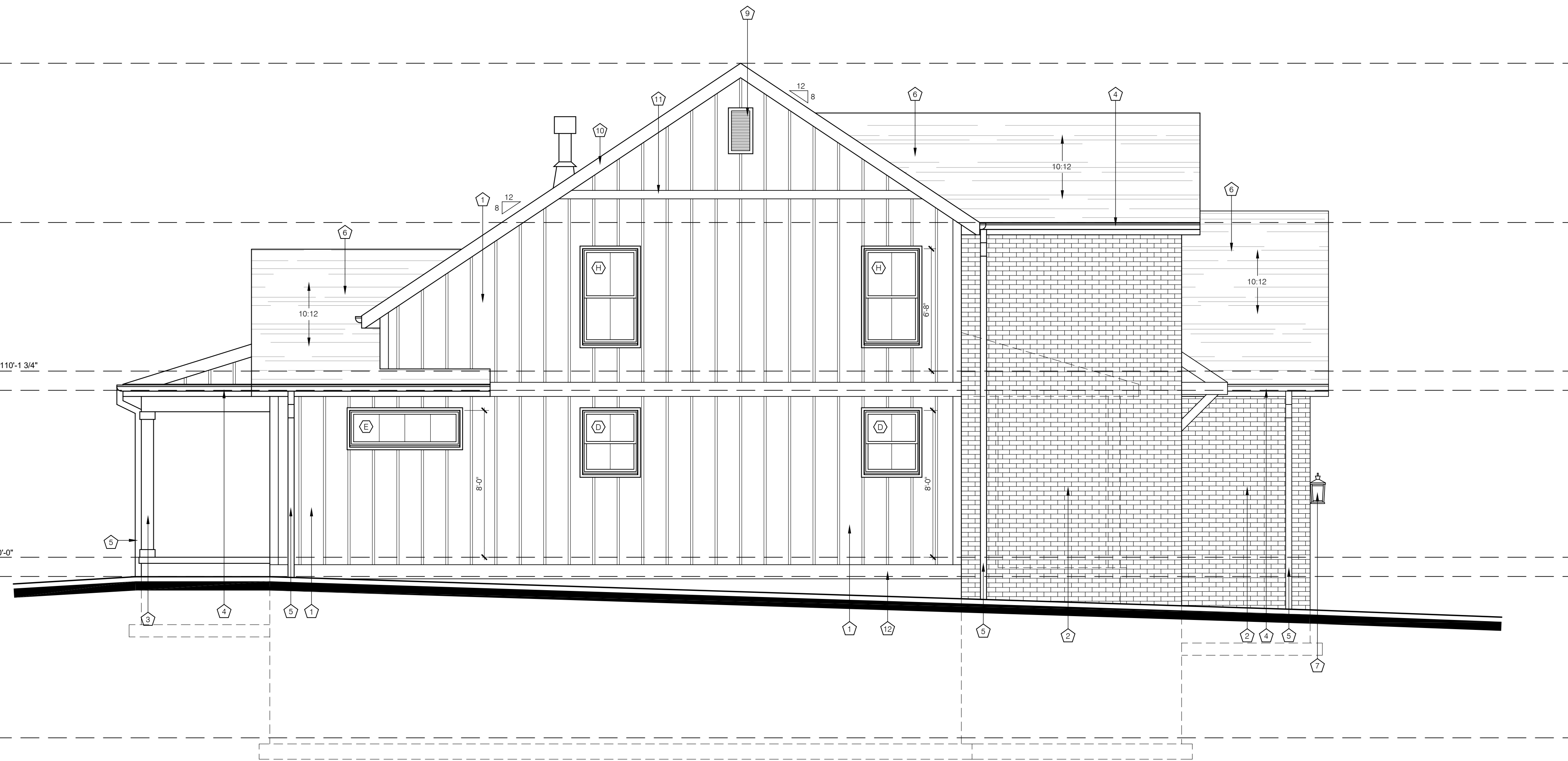
OVERALL HEIGHT 126'-11"

ROOF TRUSS SET HEIGHT 118'-2 7/8"

TOP OF SECOND FLOOR SUBFLOOR 110'-1 3/4"

TOP OF FIRST FLOOR SUBFLOOR 100'-0"

TOP OF FINISHED SLAB 90'-1 7/8"



LEFT EXTERIOR ELEVATION 2
SCALE 1/4" = 1'-0" A3.1

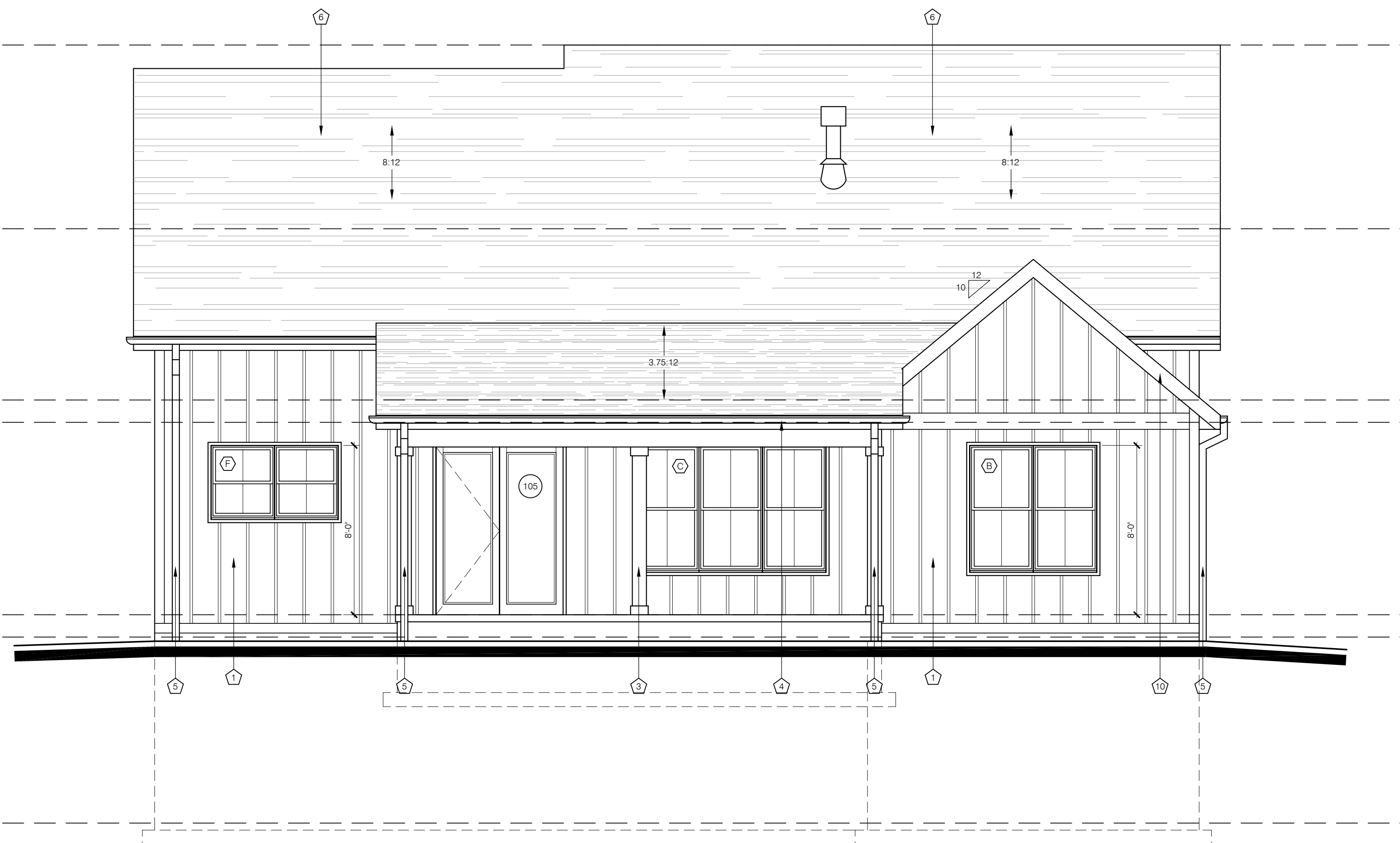
OVERALL HEIGHT 126'-11"

ROOF TRUSS SET HEIGHT 118'-2 7/8"

TOP OF SECOND FLOOR SUBFLOOR 110'-1 3/4"

TOP OF FIRST FLOOR SUBFLOOR 100'-0"

TOP OF FINISHED SLAB 90'-1 7/8"



REAR EXTERIOR ELEVATION 1
SCALE 1/4" = 1'-0" A3.1

EXTERIOR ELEVATION NOTES

- 1 UP BOARD AND BATTEN SIDING AT THIS LOCATION.
- 2 THIN CUT BRICK VENEER AT THIS LOCATION. BRICK COLOR BY OWNER. THIN BRICK MUST BE INSTALLED PER MANUFACTURER'S INSTALL INSTRUCTIONS. INSTALL TWO LAYERS OF WATER RESISTIVE BARRIER (WRB) PER MANUFACTURER'S INSTALL INSTRUCTIONS.
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- 9 GABEL VENT AT THIS LOCATION.
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- 11 1X6 TRIM BOARD AT THIS LOCATION.
- 12 1X10 TRIM BOARD AT THIS LOCATION.

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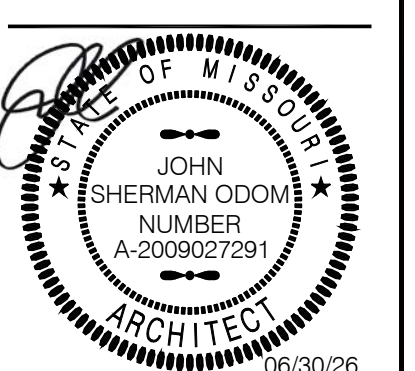
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GLENDALE, MISSOURI 63122

GENERAL CONTRACTOR



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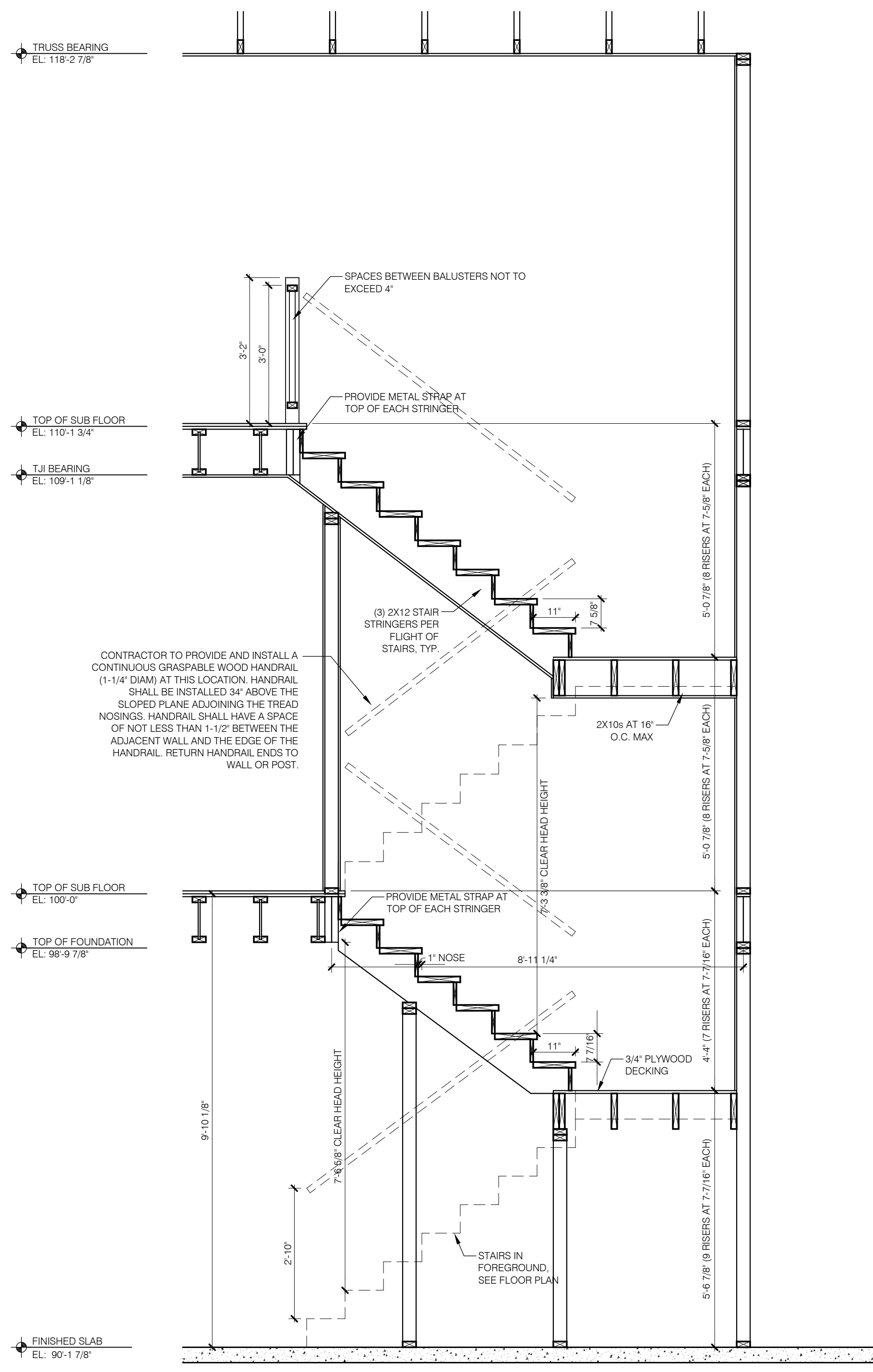


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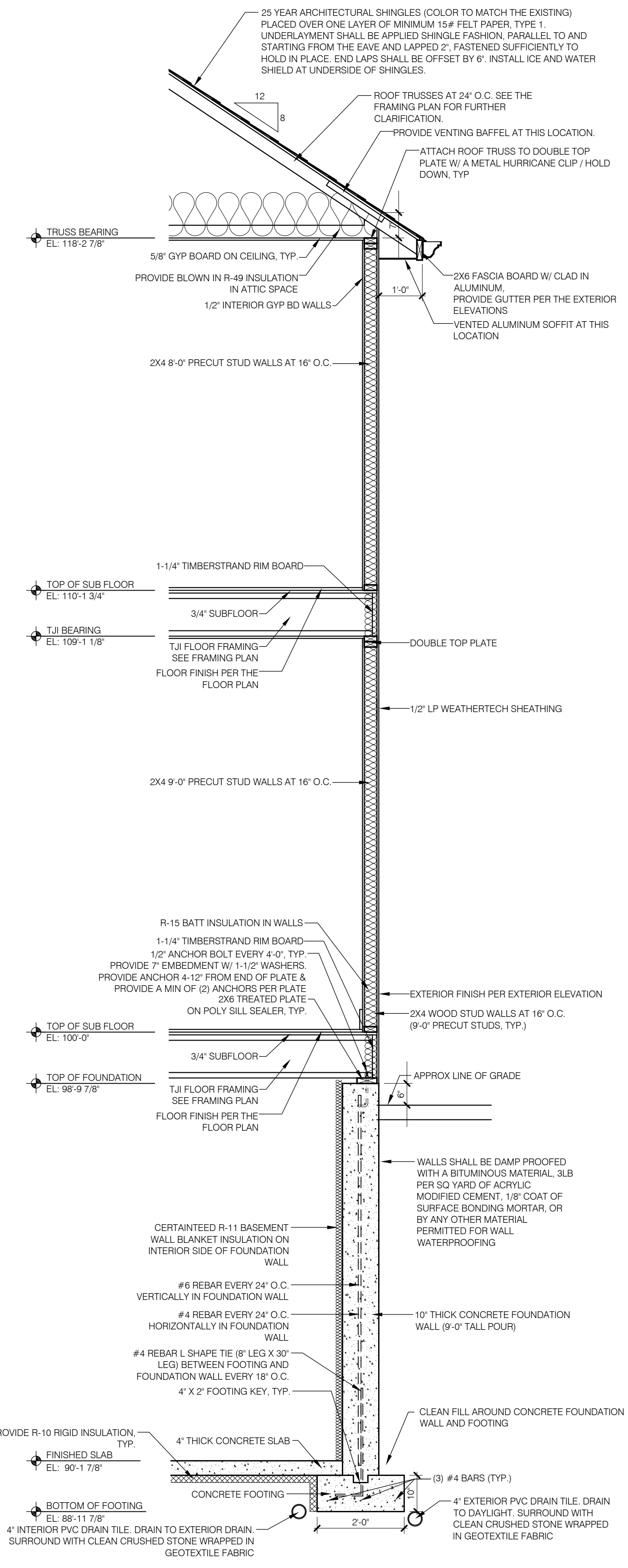
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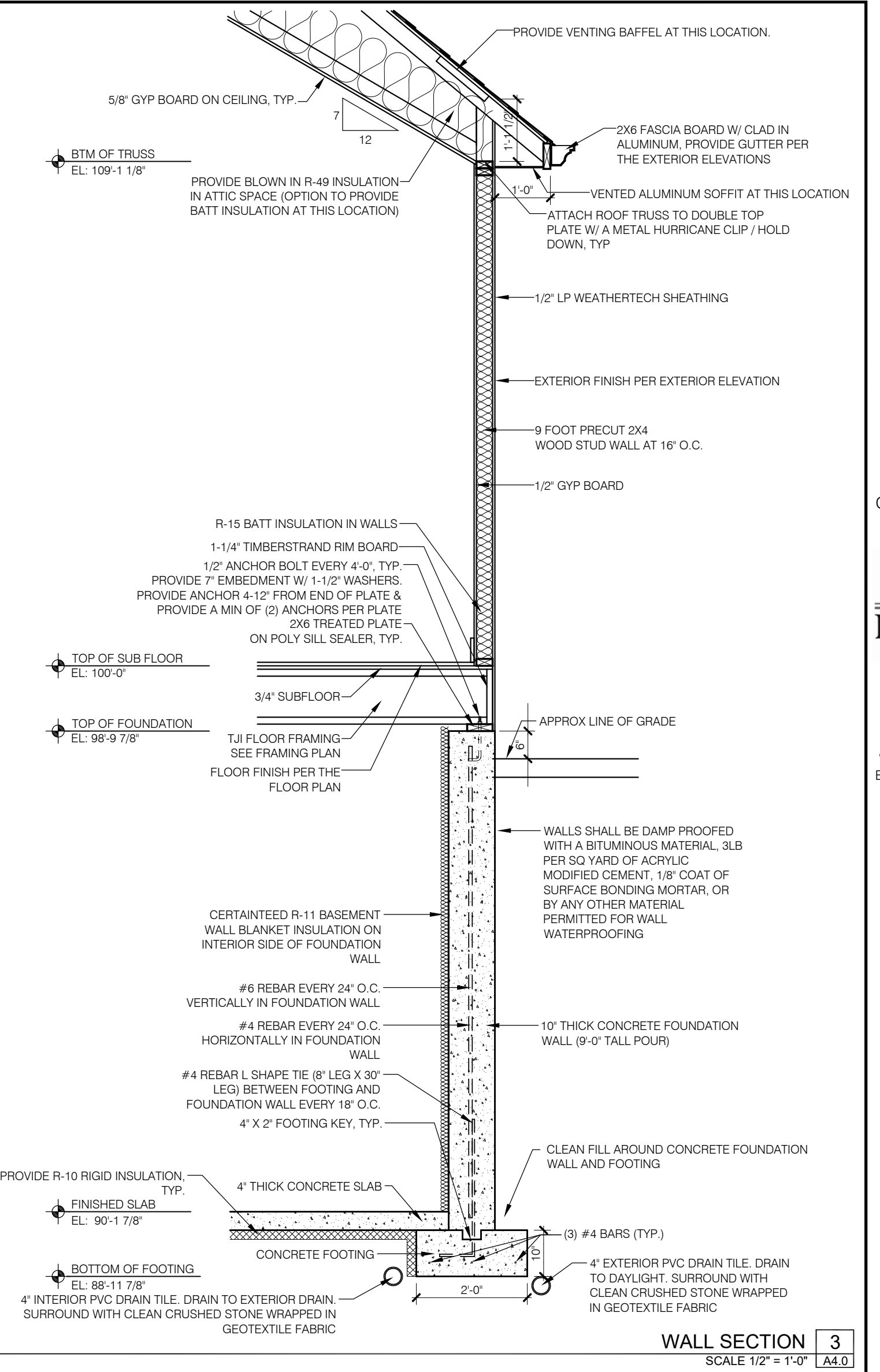
A3.1
EXTERIOR ELEVATIONS



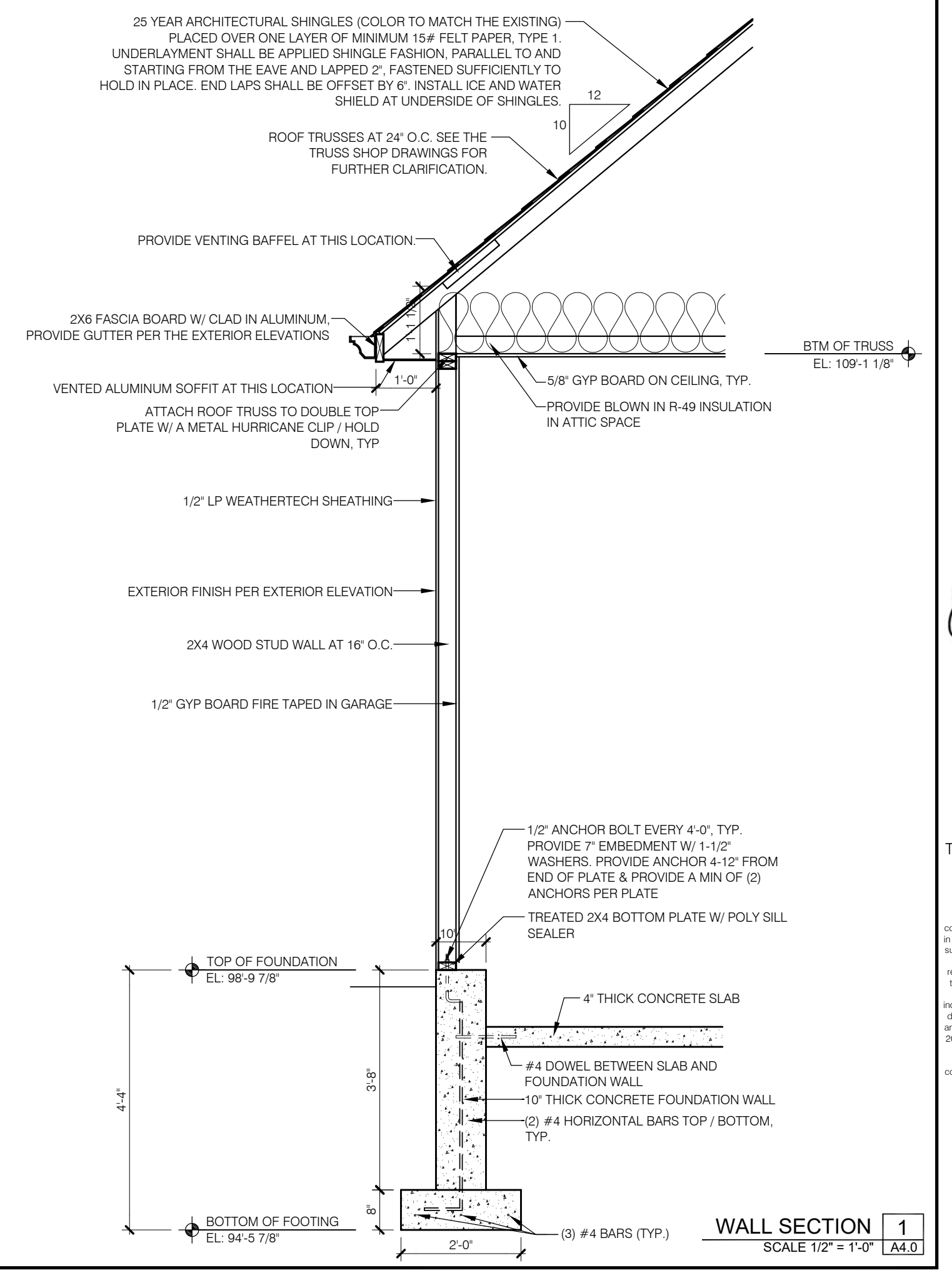
STAIR SECTION 4
SCALE 1/2" = 1'-0" A4.0



WALL SECTION 2
SCALE 1/2" = 1'-0" A4.0

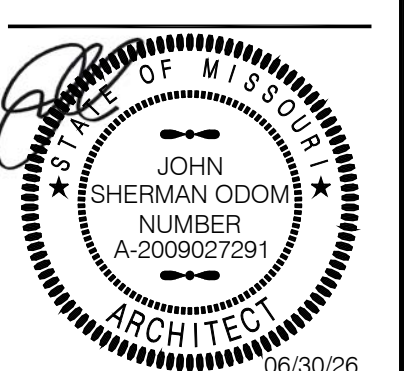


WALL SECTION 3
SCALE 1/2" = 1'-0" A4.0



WALL SECTION 1
SCALE 1/2" = 1'-0" A4.0

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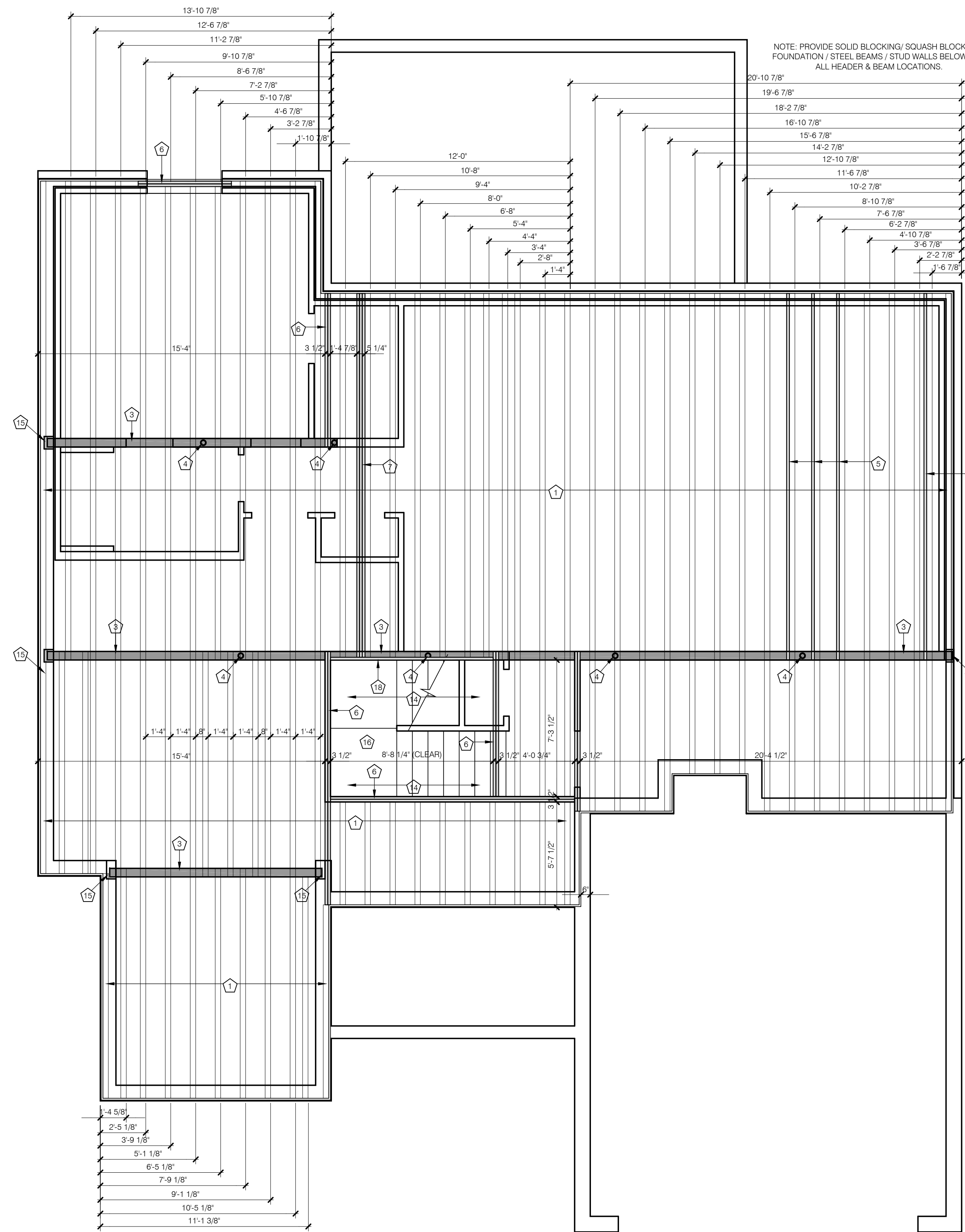


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A4.0
SECTIONS



NOTE: PROVIDE SOLID BLOCKING/SQUASH BLOCKS TO FOUNDATION / STEEL BEAMS / STUD WALLS BELOW, TYP ALL HEADER & BEAM LOCATIONS.

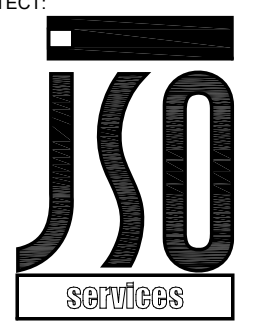
GENERAL FRAMING NOTES

NOTE: FLOOR FRAMING AND ROOF TRUSS FRAMING IS SHOWN FOR DESIGN INTENT ONLY. THE FINAL FRAMING DESIGN / LAYOUT / MEMBER SIZES IS TO BE DESIGNED BY A MISSOURI LICENSED ENGINEER (PROVIDED BY TRUSS / FLOOR SYSTEM SUPPLIER). THE CONTRACTOR IS TO SUBMIT A COPY OF THE SHOP DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION FOR THE ARCHITECTS REVIEW / APPROVAL. ONCE APPROVED BY THE ARCHITECT, THE GENERAL CONTRACTOR SHALL SUBMIT THE SHOP DRAWINGS TO THE LOCAL BUILDING DEPARTMENT FOR THEIR PROJECT FILES.

FRAMING PLAN KEYNOTES

- 1) 11'-7/8" TRUSS JOIST TJI 560s AT 16" O.C. REFER TO SHEET A6.1 FOR TJI DETAILS / CONNECTION TYPES.
- 2) 11'-7/8" TRUSS JOIST TJI 360s AT 16" O.C. REFER TO SHEET A6.1 FOR TJI DETAILS / CONNECTION TYPES.
- 3) W10X26 STEEL BEAM AT THIS LOCATION. INSTALL A SINGLE 2X WOOD PLATE TO THE TOP SIDE OF THE STEEL BEAM FOR TJI NAILING, TYP.
- 4) 2" SCHEDULE 40 PIPE COLUMN W/ 3'-6" X 3'-6" X 12" DEEP FOOTING BELOW. CONCRETE FOOTING W/ (4) #5 BARS EACH WAY, 3" FROM BTM OF PAD.
- 5) (1) 1-3/4" x 11'-7/8" MICROLAM UPSET BEAM AT THIS LOCATION. SISTER TO THE SIDE OF THE TJI AT THIS LOCATION.
- 6) (2) 1-3/4" x 11'-7/8" MICROLAM UPSET BEAM AT THIS LOCATION.
- 7) (3) 1-3/4" x 11'-7/8" MICROLAM UPSET BEAM AT THIS LOCATION.
- 8) (2) 1-3/4" x 11'-7/8" MICROLAM HEADER AT THIS LOCATION.
- 9) 2x10 BOX BEAM HEADER
- 10) 2x12 BOX BEAM HEADER
- 11) 2x8 BOX BEAM HEADER
- 12) (2) 1-3/4" x 14" MICROLAM HEADER AT THIS LOCATION
- 13) (2) 1-3/4" x 18" MICROLAM UPSET BEAM AT THIS LOCATION.
- 14) THREE (3) 2X12 STAIR STRINGERS AT THIS LOCATION.
- 15) CONCRETE BEAM POCKET AT THIS LOCATION. COORDINATE BEAM POCKET SIZE PRIOR TO PLACING CONCRETE. MIN 3" STEEL BEARING IN POCKET.
- 16) PROVIDE 2X10 AT 16" O.C. FRAMING FOR STAIR LANDINGS.
- 17) (2) 2X12 BEAM AT THIS LOCATION.
- 18) SINGLE 1-1/8" X 11'-7/8" TIMBERSTAND RIM BOARD AT THIS LOCATION
- 19) ENGINEERED ROOF TRUSSES AT THIS LOCATION. SEE TRUSS SHOP DRAWINGS FOR FURTHER CLARIFICATION.

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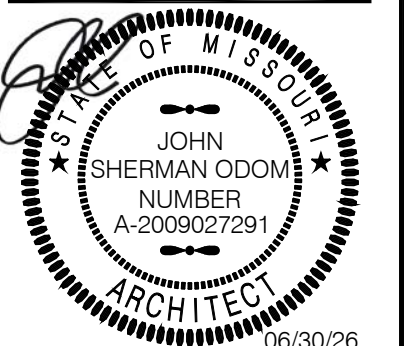
PROJECT:
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GENERAL CONTRACTOR



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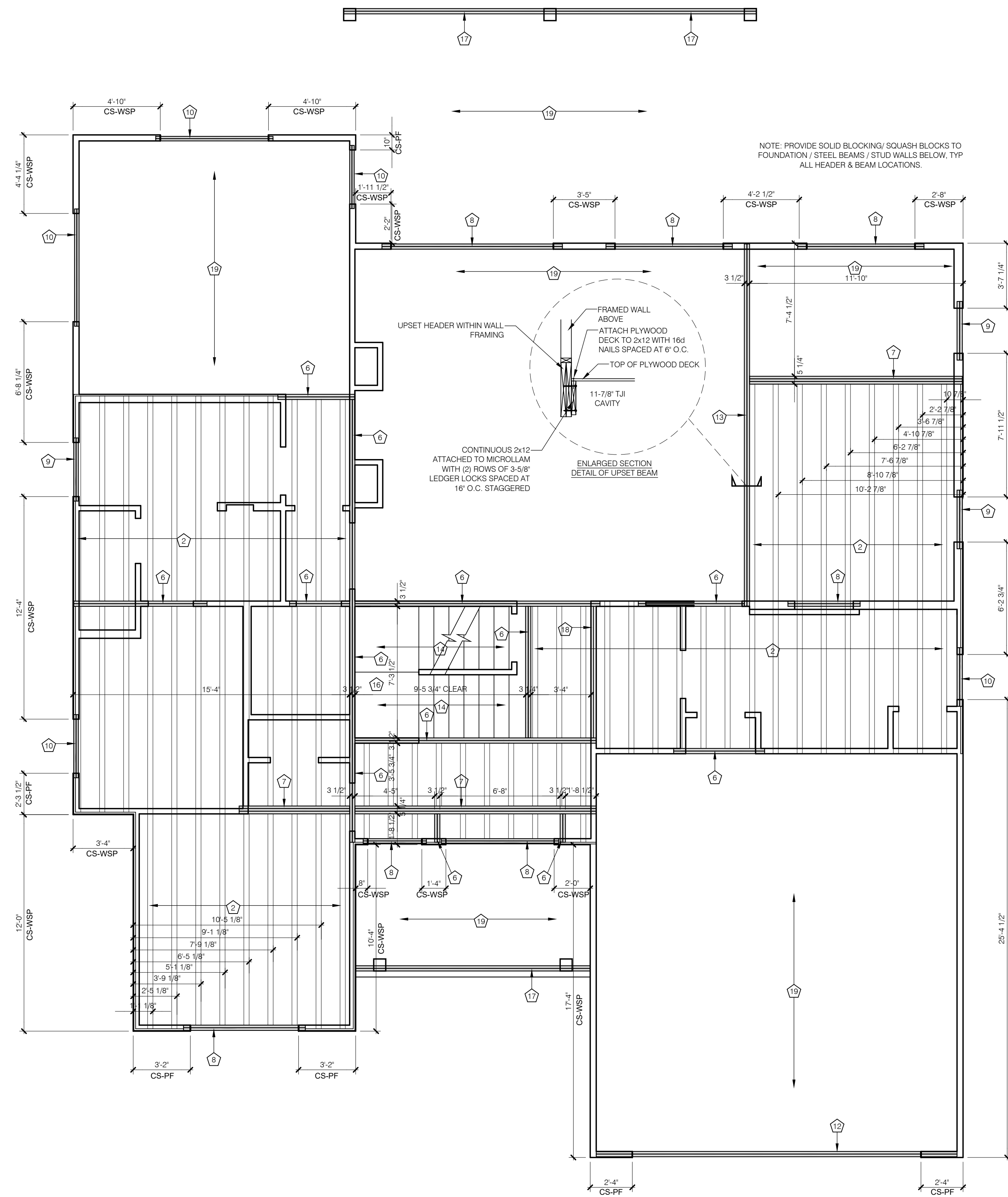


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- 4) 2" SCHEDULE 40 PIPE COLUMN W/ 3-4" X 3-4" X 12" DEEP FOOTING BELOW. CONCRETE FOOTING W/ (4) #5 BARS EACH WAY, 3" FROM BTM OF PAD.
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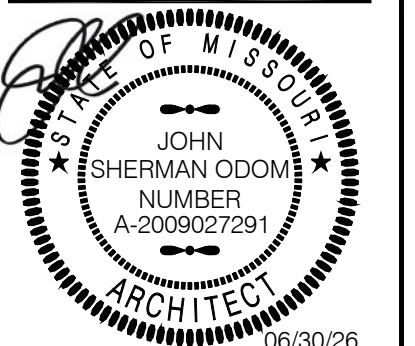
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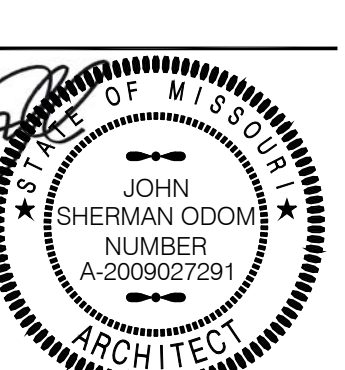
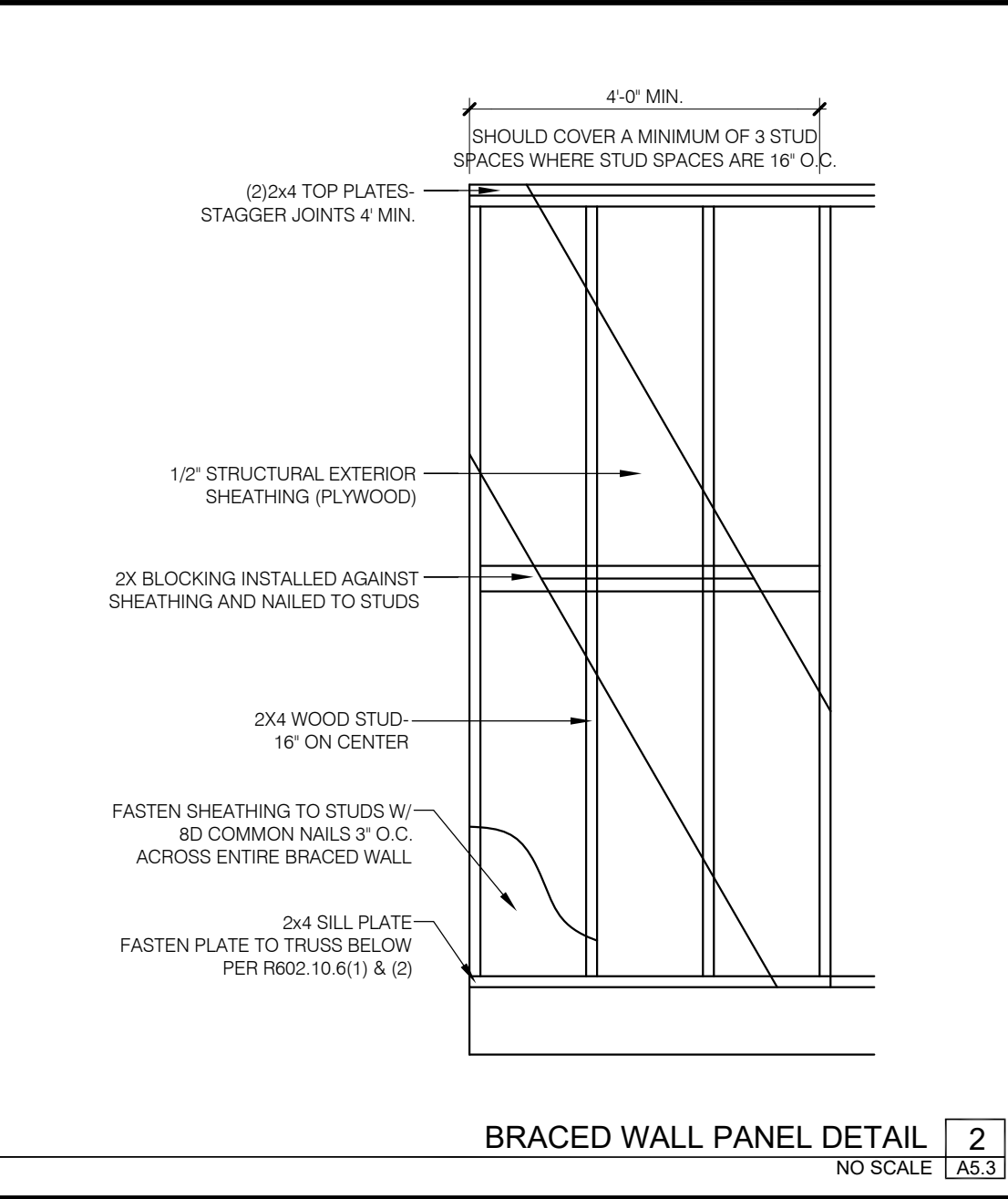
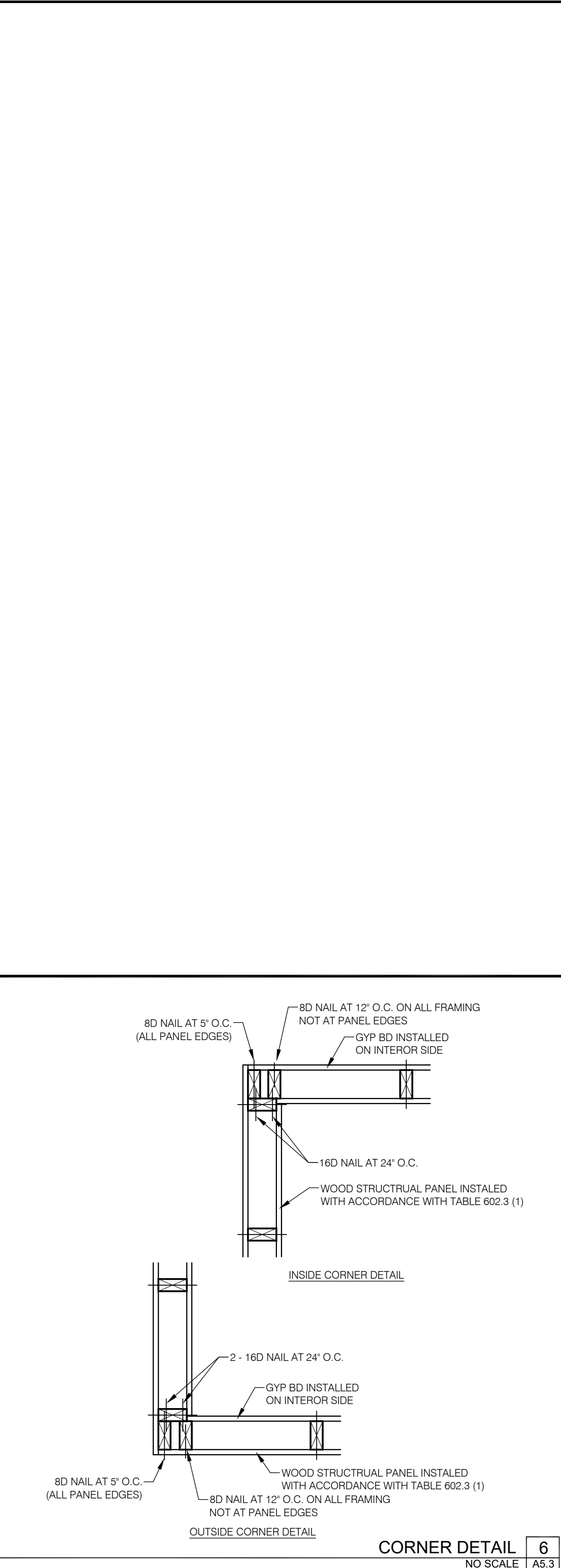
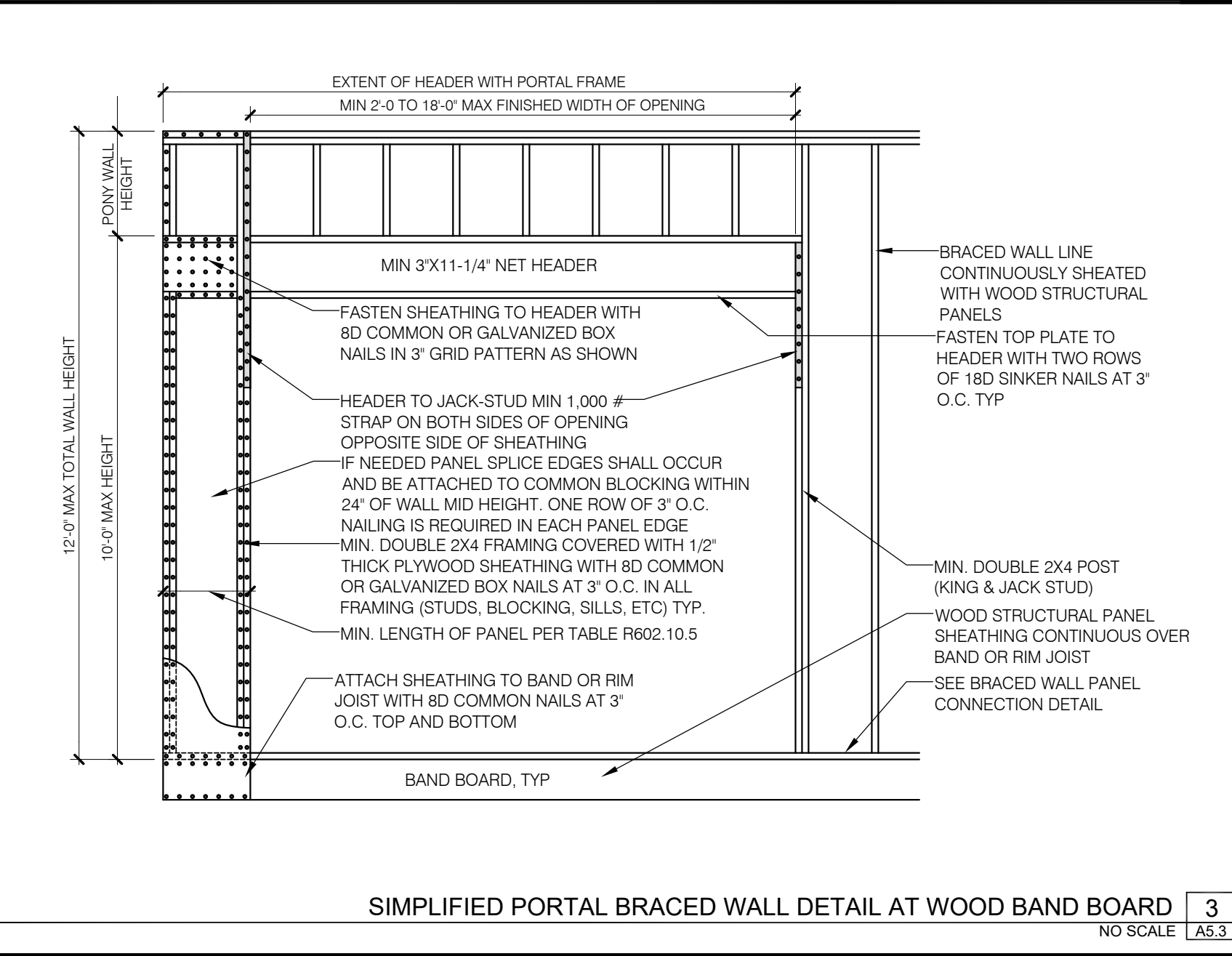
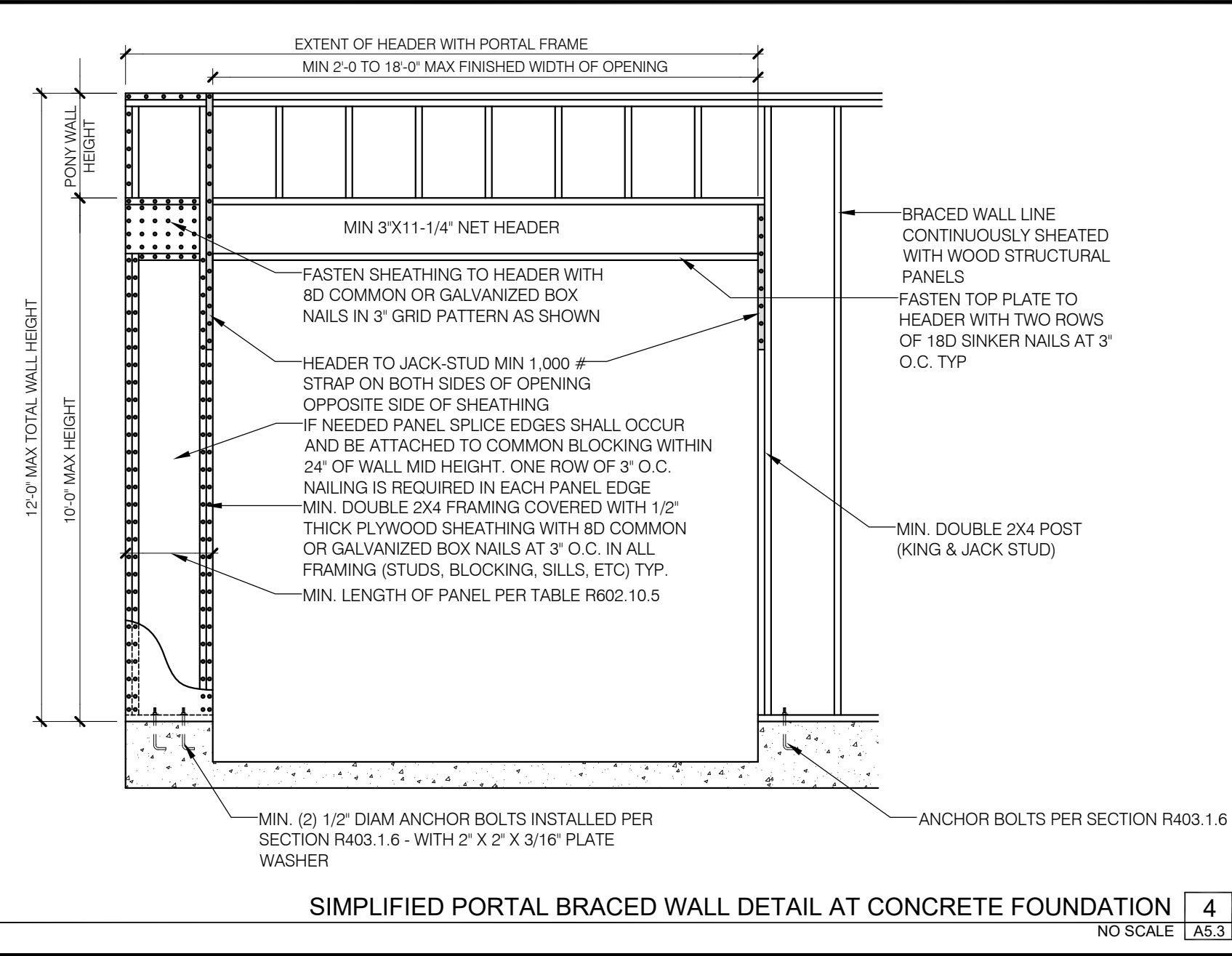
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A5.1
SECOND FLOOR FRAMING PLAN



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A5.3
 BRACED WALL DETAILS

