

# MINOR RENOVATIONS FOR INFECTION CONTROL MT VERNON VETERANS HOME MT VERNON , MISSOURI

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OWNER: STATE OF MISSOURI  
MICHAEL L. PARSON,  
GOVERNOR

DEPARTMENT OF  
MISSOURI VETERANS  
COMMISSION

PROJECT  
MANAGEMENT: OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES MANAGEMENT,  
DESIGN & CONSTRUCTION

DESIGNER: STATE OF MISSOURI - OFFICE OF ADMINISTRATION  
DIVISION OF FACILITIES MANAGEMENT DESIGN &  
CONSTRUCTION: 301 W. HIGH STREET, JEFFERSON  
CITY, MO. 65102

PROJECT NUMBER: U2302-01

ASSET NUMBER: 8136905001

SHEET NUMBER:

**G-001**

1 OF 6 SHEETS  
3/7/2024



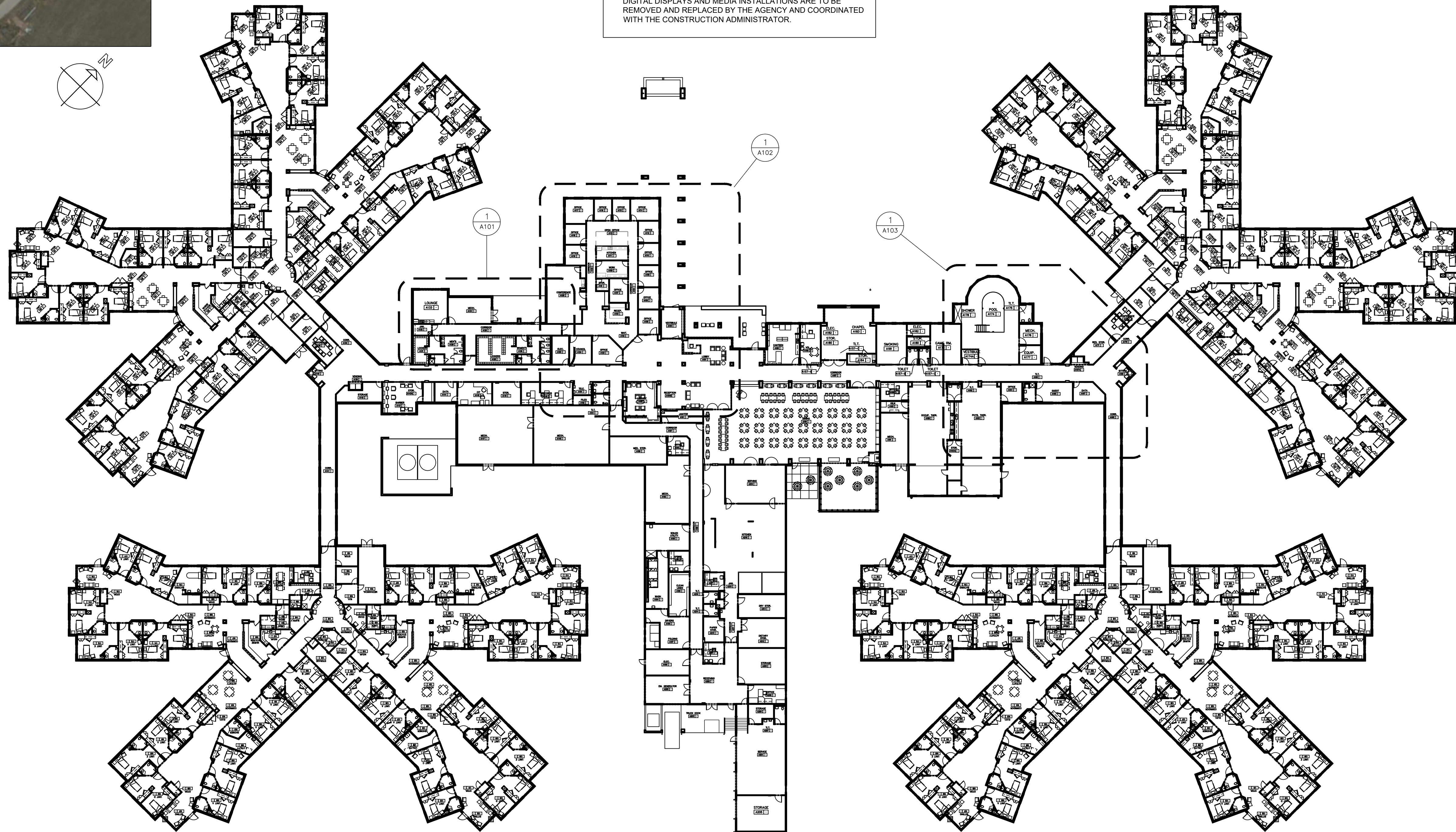
2 SITE IMAGE  
SCALE: N.T.S.

SHEET LIST:	
G-001	- COVERSHEET
G-002	- OVERALL BUILDING PLAN AND SHEET INDEX
A-101	- PHASE 1 FLOOR PLAN
A-102	- PHASE 2 FLOOR PLAN
A-103	- PHASE 3 FLOOR PLAN
A-501	- TYPICAL DETAILS & FINISH SCHEDULE

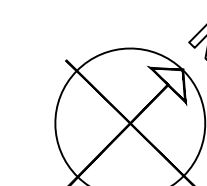
OWNER REQUESTED MOVING SERVICE:	
1.	CONTRACTOR TO BE RESPONSIBLE FOR MOVING EXISTING FURNITURE OUT OF AREAS OF WORK PRIOR TO THE START OF DEMOLITION, AND MOVING FURNITURE BACK INTO THE SPACES AFTER CONSTRUCTION IS COMPLETE FOR EACH PHASE OF THE PROJECT. PROTECT FURNITURE FROM DAMAGE.

- GENERAL NOTES:**
- ALL DIMENSIONS RELATIVE TO EXISTING CONDITIONS ARE APPROXIMATE AND MAY VARY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. MINOR DIFFERENCES BETWEEN WHAT IS SHOWN AND THE ACTUAL DIMENSIONS WILL NOT BE CONSIDERED THE BASIS FOR A CONTRACT CHANGE.
  - PROTECT ALL FIXED EQUIPMENT, FURNITURE AND FINISHES DURING CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL, AS WELL AS REPAIRING ANY DAMAGE TO ANY SURFACE IN THE AREA OF CONSTRUCTION THAT IS A RESULT OF CONSTRUCTION ACTIVITY. SURFACE SHALL BE REPAIRED AND FINISHED TO MATCH EXISTING CONDITIONS.
  - RETURN ALL SALVAGED MATERIALS TO OWNER AS REQUESTED IN BID DOCUMENTS.
  - CONTRACTOR TO RECYCLE ALL APPLICABLE RECYCLABLE REFUSE OFF SITE.
  - PATHWAYS, ELEVATORS, LOADING DOCKS AND ANY BUILDING CARTS, CORRIDORS OR STORAGE AREAS USED BY THE CONTRACTOR SHALL BE PROTECTED AND KEEP FREE FROM DEFECT.
  - CONTRACTOR TO USE NOTED ENTRANCES TO MT. VERNON VETERANS HOME AND OWNER DESIGNATED MATERIAL LOADING DOCKS.
  - AREA OF CONSTRUCTION SHALL BE KEPT SECURE AT ALL TIMES AND SHALL BE LOCKED WHEN THE AREA IS VACATED BY CONSTRUCTION PERSONNEL. OWNER'S REPRESENTATIVE SHALL BE PROVIDED WITH A KEY OR COMBINATION TO LOCK AS APPLICABLE. DO NOT PROP OPEN DOORS IN ANY AREA OF THE MT. VERNON VETERANS HOME.
  - TECHNICAL ITEMS SUCH AS BUT NOT LIMITED TO WHITEBOARDS, DIGITAL DISPLAYS AND MEDIA INSTALLATIONS ARE TO BE REMOVED AND REPLACED BY THE AGENCY AND COORDINATED WITH THE CONSTRUCTION ADMINISTRATOR.

- APPLICABLE CODES:**
- GENERAL CONSTRUCTION:**
- INTERNATIONAL BUILDING CODE 2021
  - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
  - NFPA 101: LIFE SAFETY CODE - 2012 EDITION
- FIRE PROTECTION:**
- NFPA 13: STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
  - NFPA 70: NATIONAL ELECTRIC CODE (NEC) AS PERTAINING TO SPRINKLER SYSTEMS
  - NFPA 80: STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES - 2010 EDITION
- MECHANICAL:**
- LATEST VERSION OF THE INTERNATIONAL MECHANICAL CODE
- PLUMBING:**
- LATEST VERSION OF THE INTERNATIONAL PLUMBING CODE
- ELECTRICAL:**
- NFPA 70: NATIONAL ELECTRIC CODE (NEC)
  - NFPA 101: LIFE SAFETY CODE AS PERTAINING TO EMERGENCY EXIT SIGNS AND LIGHTING ALONG THE PATH OF EGRESS



1 OVERALL BUILDING PLAN  
SCALE: 1/32" = 1'-0"



STATE OF MISSOURI  
MICHAEL L. PARSON,  
GOVERNOR



Brad M. Schaefer - Architect  
MO# A-2009027294

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DOCUMENTS**

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DEPARTMENT OF  
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MINOR RENOVATIONS FOR  
INFECTION CONTROL

MT VERNON  
VETERANS HOME  
1600 S HICKORY ST  
MT VERNON, MO 65712

PROJECT # U2302-01  
SITE # 6905  
ASSET # 8136905001

REVISION: \_\_\_\_\_  
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DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_

ISSUE DATE: 3/7/2024

CAD DWG FILE: U2302-01  
DRAWN BY: CL  
CHECKED BY: CG  
DESIGNED BY: FMDC

SHEET TITLE:

**OVERALL SITE  
PLAN & SHEET  
INDEX**

SHEET NUMBER:

**G-002**

2 OF 6 SHEETS  
3/7/2024



Brad M. Schaefer - Architect  
MO# A-3009027294

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ISSUE DATE: 3/7/2024

CAD DWG FILE: U2302-01  
DRAWN BY: CL  
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DESIGNED BY: FMDC

SHEET TITLE:  
**PHASE 1  
FLOOR PLAN**

SHEET NUMBER:

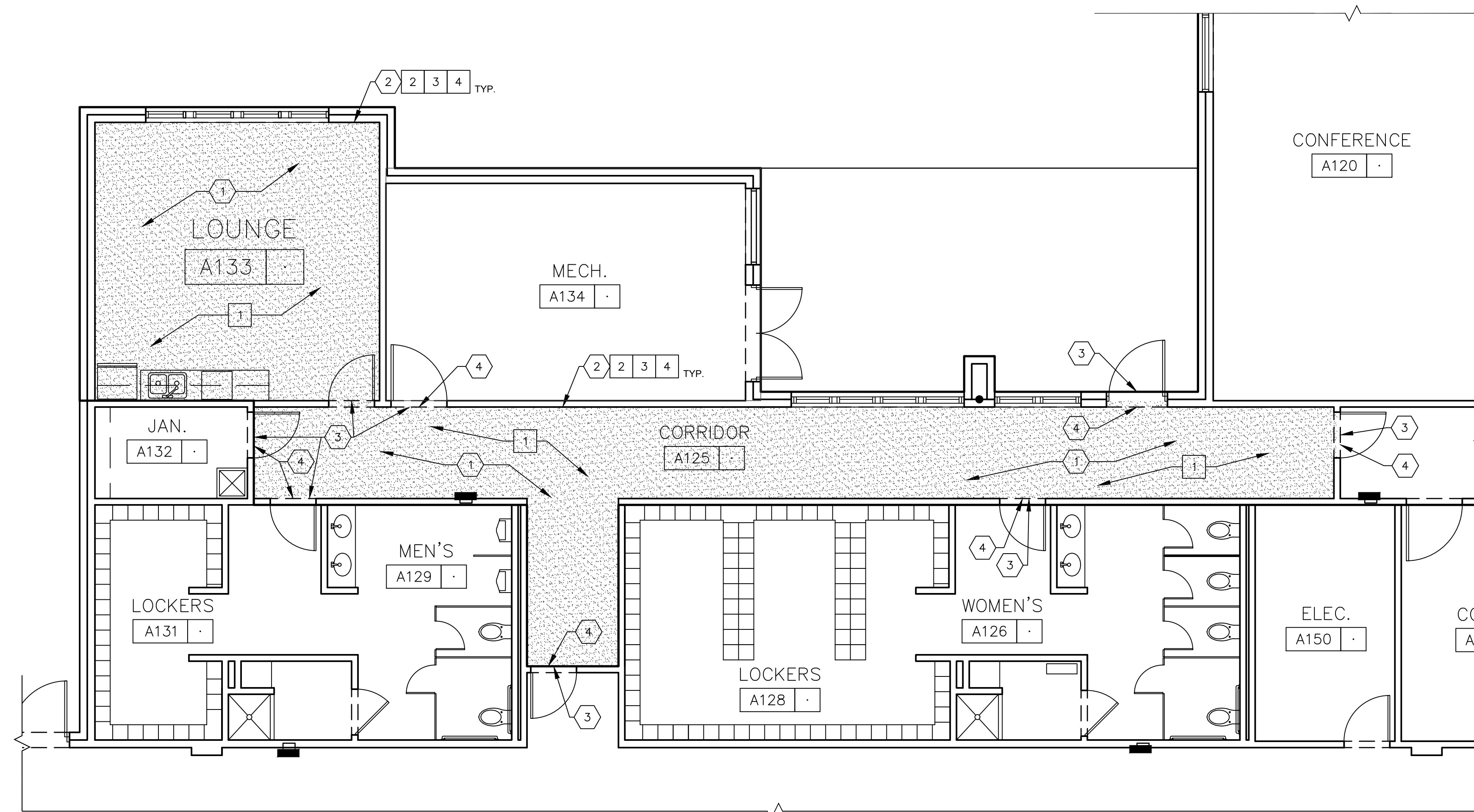
**A-101**

3 OF 6 SHEETS  
3/7/2024

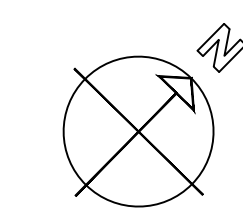
- GENERAL NOTES:**
- HATCHING SHOWN INDICATES AREAS OF NEW FLOORING.
  - REFER TO SPECIFICATIONS FOR REMOVAL INSTRUCTIONS.
  - CONTRACTOR TO VERIFY DIMENSIONS OF EXISTING SPACE PRIOR TO BID.
  - CONTRACTOR TO REMOVE EXISTING TRANSITIONS AND TRIM AS REQUIRED AND TO PROTECT EXISTING TRIM TO REMAIN.
  - CONTRACTOR TO TAKE MEASURES TO PROTECT EXISTING WALL FIXTURES AND MATERIAL FROM DAMAGE DURING DEMOLITION AND INSTALLATION.
  - CONTRACTOR TO COORDINATE PATHS THROUGH BUILDING FOR DELIVERY OF CONSTRUCTION MATERIAL AND WORKERS WITH FACILITY STAFF PRIOR TO COMMENCEMENT OF WORK.
  - CONTRACTOR TO COORDINATE WITH STAFF WHEN REMOVING FURNITURE TO DETERMINE EXACT LAYOUT FOR ACCURATE REPLACEMENT ALONG WITH STORAGE OF ITEMS.
  - CONTRACTOR TO FIELD VERIFY DIMENSIONS OF EXISTING SPACE AND LVT LIMITS PRIOR TO LVT ORDER AND INSTALLATION.
  - LVT TYPE, DESCRIPTION AND INSTALLATION METHODS ARE TO BE LOCATED IN THE SPECIFICATIONS DOCUMENT SECTION 096519. FINAL FINISH SELECTION TO BE DETERMINED BY OWNER.
  - ALL TRIM, THRESHOLDS, AND ADJACENT STRUCTURES TO REMAIN IN PLACE. CONTRACTOR SHALL PROTECT ANY MATERIALS INSTALLATION ABUTS UP TO OR COULD POTENTIALLY BE DAMAGED DURING INSTALLATION TO ENSURE INTEGRITY AND FINISH ARE MAINTAINED.
  - COORDINATE SCHEDULE WITH FACILITY STAFF PRIOR TO START OF WORK.

- DEMOLITION KEYNOTES:**
- REMOVE EXISTING FLOORING - CARPET, PAD, TACKSTRIPS, VINYL AND GLUE UNDERLAYMENT TO SUBFLOOR BELOW. CONTRACTOR TO REMOVE FLOORING IN ACCORDANCE WITH OWNER PHASING REQUEST. SUBFLOOR TO BE SMOOTHED AND PREPARED TO NEW FLOOR MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.
  - REMOVE AND DISPOSE OF EXISTING BASE TRIM.
  - EXISTING DOORS AND FRAMES TO REMAIN AND BE PROTECTED BY CONTRACTOR. TYPICAL IN THE AREAS OF WORK.
  - ALL FLOORING TRANSITIONS SHOULD BE CUT SQUARELY AND CENTERED UNDER EXISTING DOOR.

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- NEW LVT TO BE INSTALLED AS SPECIFIED BY MANUFACTURER. DESIGNER TO BE SENT MOCK UP APPROVAL OF RUN PATTERN AND DIRECTION PRIOR TO INSTALLATION.
  - INSTALL NEW RUBBER COVE BASE AS SPECIFIED BY MANUFACTURER. MATCH HEIGHT OF EXISTING ADJACENT TRIM.
  - PROTECT, PRESERVE AND REPAIR ANY INCURRED DAMAGE TO WALL, TRIM, FINISHES, DOORS, THRESHOLDS, TRANSITIONS, AND ACCESSORIES AS NEEDED.
  - TOUCH UP PAINT AS REQUIRED IF DAMAGE OF EXISTING FINISH OCCURS DURING REMOVAL/INSTALLATION.



1 PHASE 1 -- FLOOR PLAN  
SCALE: 3/16" = 1'-0"



2 KEYPLAN  
SCALE: N.T.S.



Brad M. Schaefer - Architect  
MO# A-2009027294

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ISSUE DATE: 3/7/2024

CAD DWG FILE: U2302-01  
DRAWN BY: CL  
CHECKED BY: CG  
DESIGNED BY: FMDC

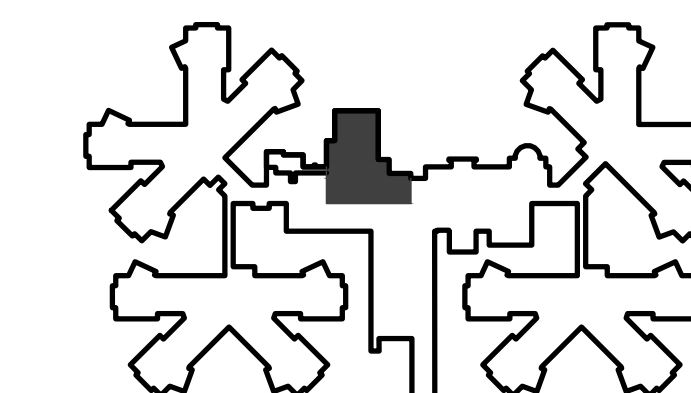
SHEET TITLE:  
**PHASE 2  
FLOOR PLAN**

SHEET NUMBER:

**A-102**

4 OF 6 SHEETS  
3/7/2024

HATCH KEY	
	NEW LVT
	TILE PROVIDED BY OWNER

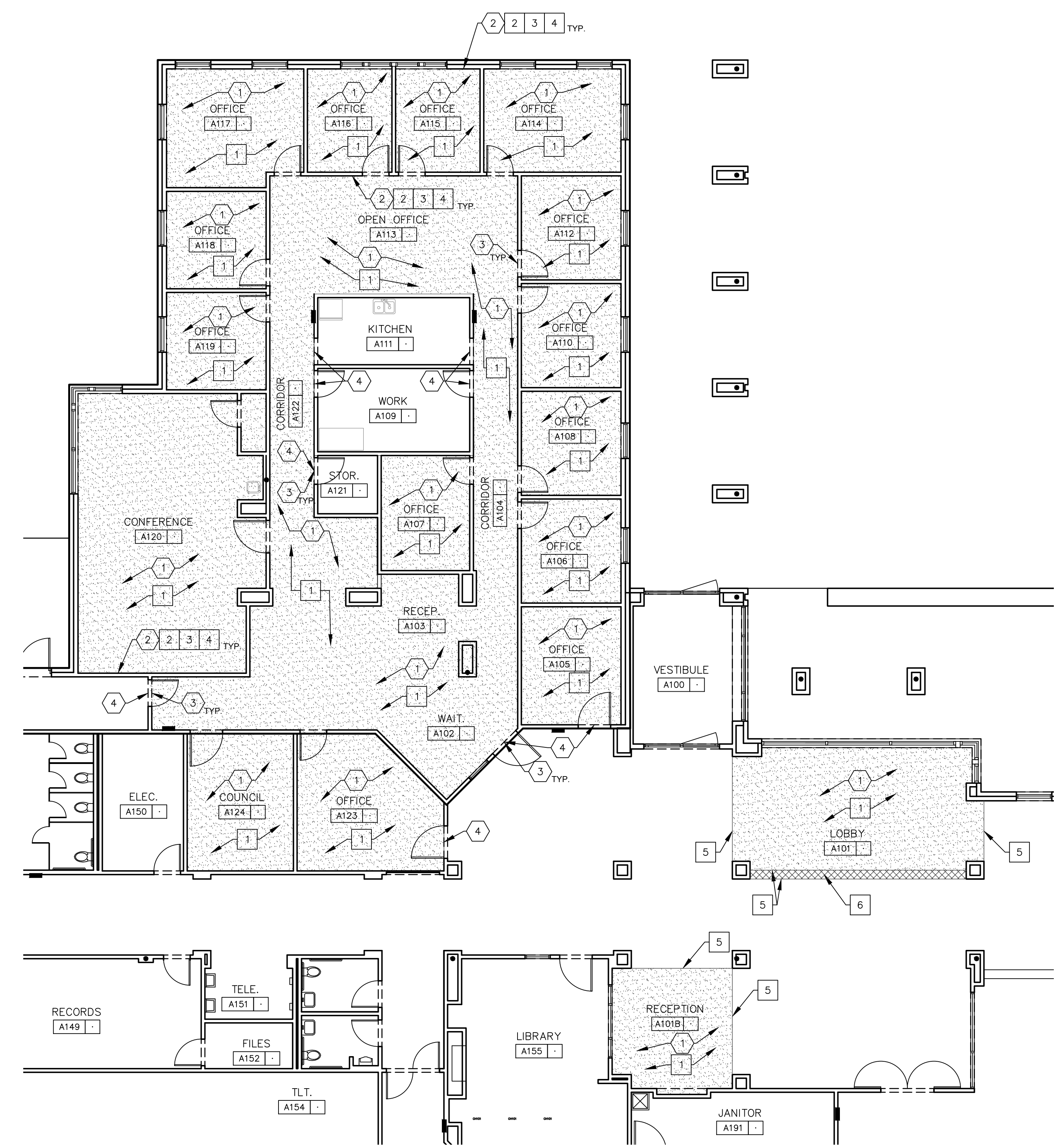


**2** KEYPLAN  
SCALE: N.T.S.

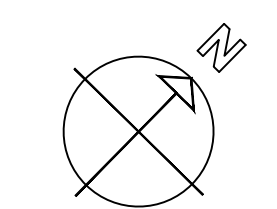
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  - LVT TYPE, DESCRIPTION AND INSTALLATION METHODS ARE TO BE LOCATED IN THE SPECIFICATIONS DOCUMENT SECTION 086519. FINAL FINISH SELECTION TO BE DETERMINED BY OWNER.
  - ALL TRIM, THRESHOLDS, AND ADJACENT STRUCTURES TO REMAIN IN PLACE. CONTRACTOR SHALL PROTECT ANY MATERIALS INSTALLATION ABUTS UP TO OR COULD POTENTIALLY BE DAMAGED DURING INSTALLATION TO ENSURE INTEGRITY AND FINISH ARE MAINTAINED.
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  - TOUCH UP PAINT AS REQUIRED IF DAMAGE OF EXISTING FINISH OCCURS DURING REMOVAL/ INSTALLATION.
  - NEW FLOOR SHOULD BE CUT SQUARELY AND LEVEL WITH ADJOINING EXISTING FINISH.
  - INSTALL ONE ROW OF VCT FLOOR, PROVIDED BY OWNER, TO TRANSITION OLD AND NEW LVT.



**1** ADMIN - FLOOR PLAN - PHASE 2  
SCALE: 1/8" = 1'-0"





Brad M. Schaefer - Architect  
MO# A-200902724

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ISSUE DATE: 3/7/2024

CAD DWG FILE: U2302-01  
DRAWN BY: CL  
CHECKED BY: CG  
DESIGNED BY: FMDC

SHEET TITLE:  
**PHASE 3  
FLOOR PLAN**

SHEET NUMBER:

**A-103**

5 OF 6 SHEETS  
3/7/2024

**GENERAL NOTES:**

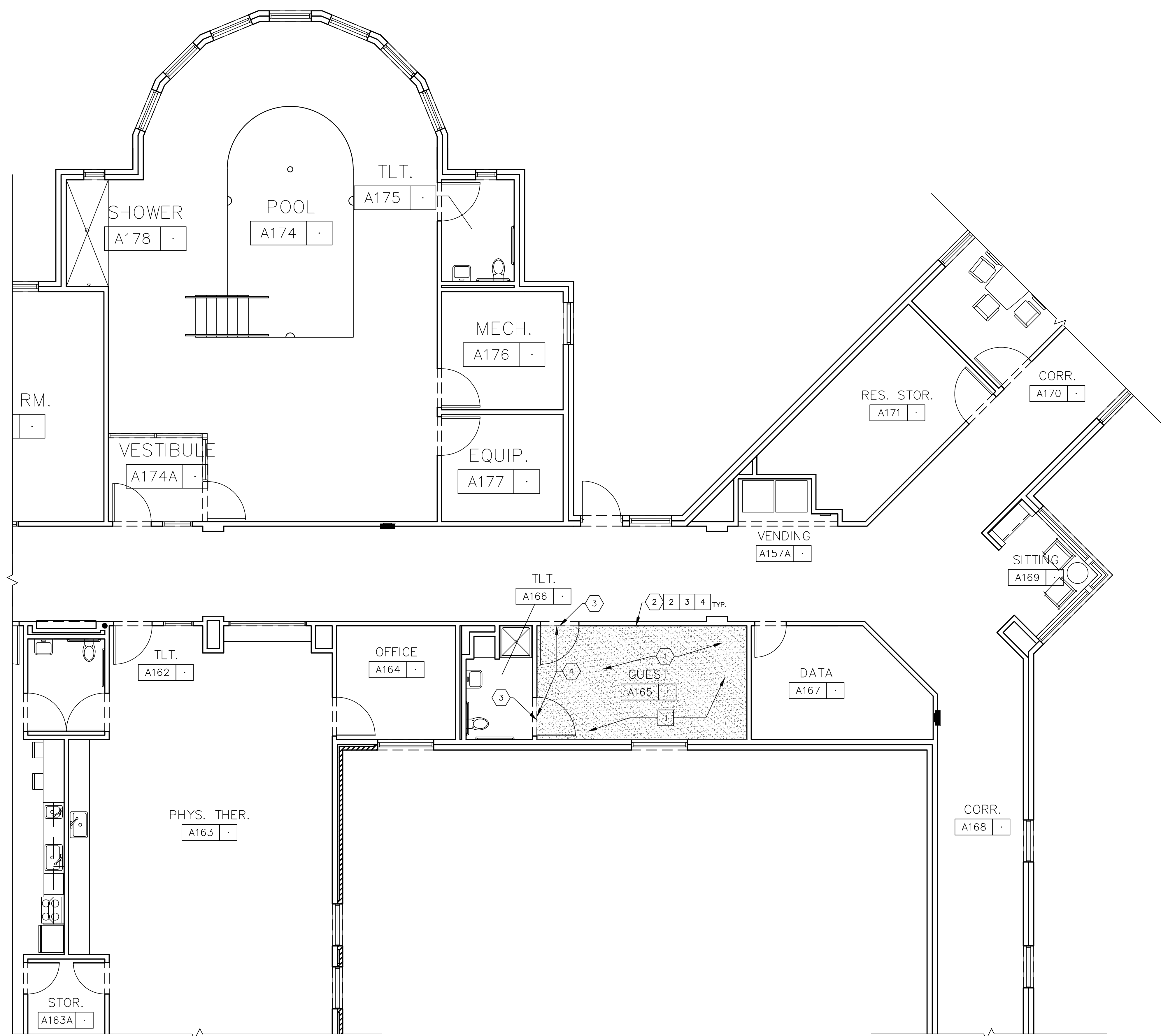
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**DEMOLITION KEYNOTES:**

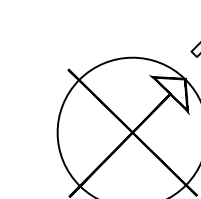
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**RENOVATION KEYNOTES:**

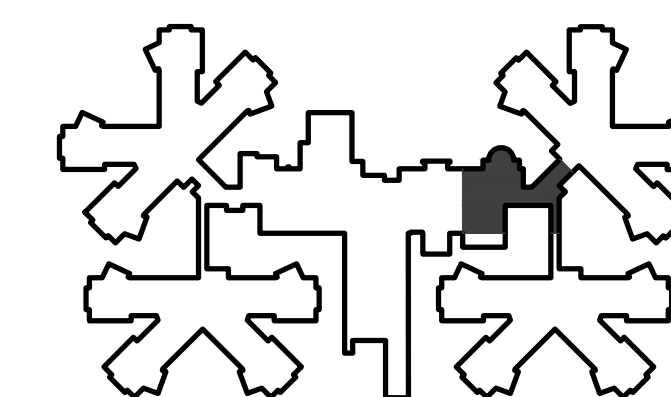
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- TOUCH UP PAINT AS REQUIRED IF DAMAGE OF EXISTING FINISH OCCURS DURING REMOVAL/ INSTALLATION.



1 GUEST ROOM - FLOOR PLAN - PHASE 3  
SCALE: 3/16" = 1'-0"



2 KEYPLAN  
SCALE: N.T.S.





Brad M. Schaefer - Architect  
MO# A-2009027294

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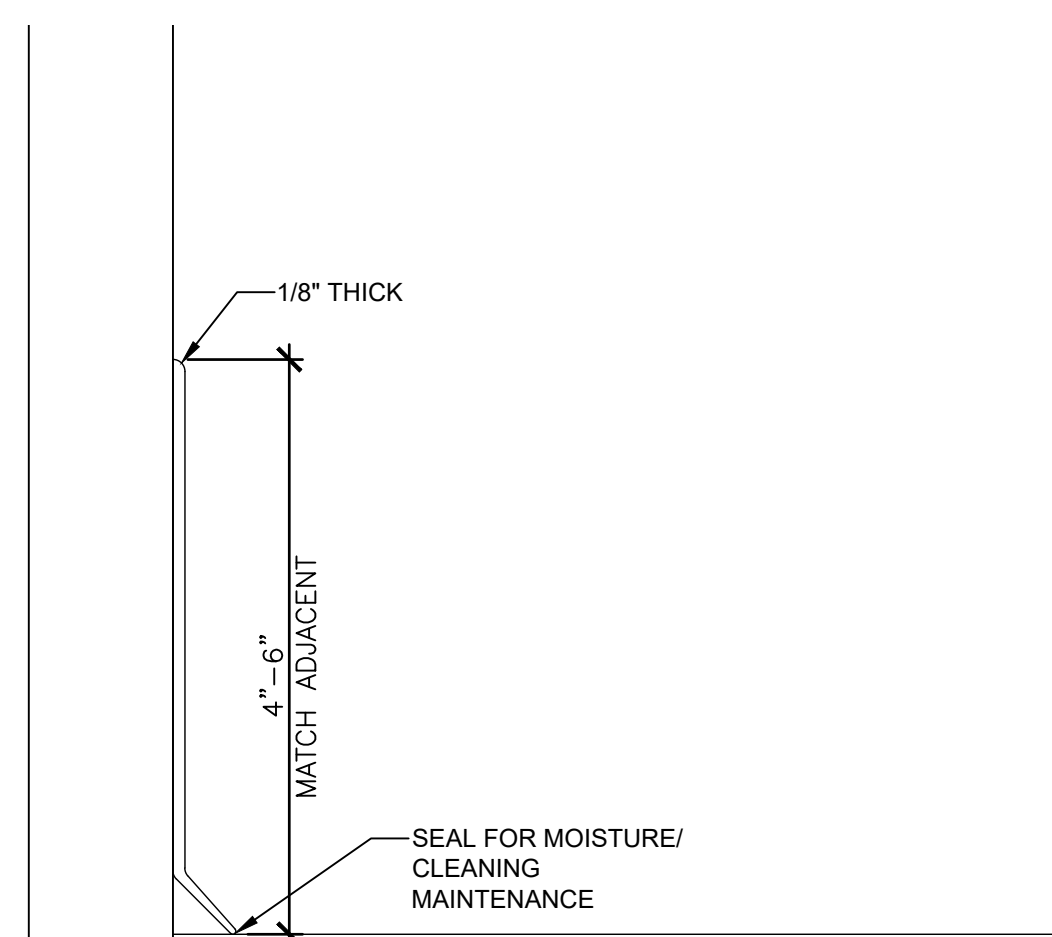
SHEET TITLE:  
**TYPICAL DETAILS  
& FINISH  
SCHEDULE**

SHEET NUMBER:

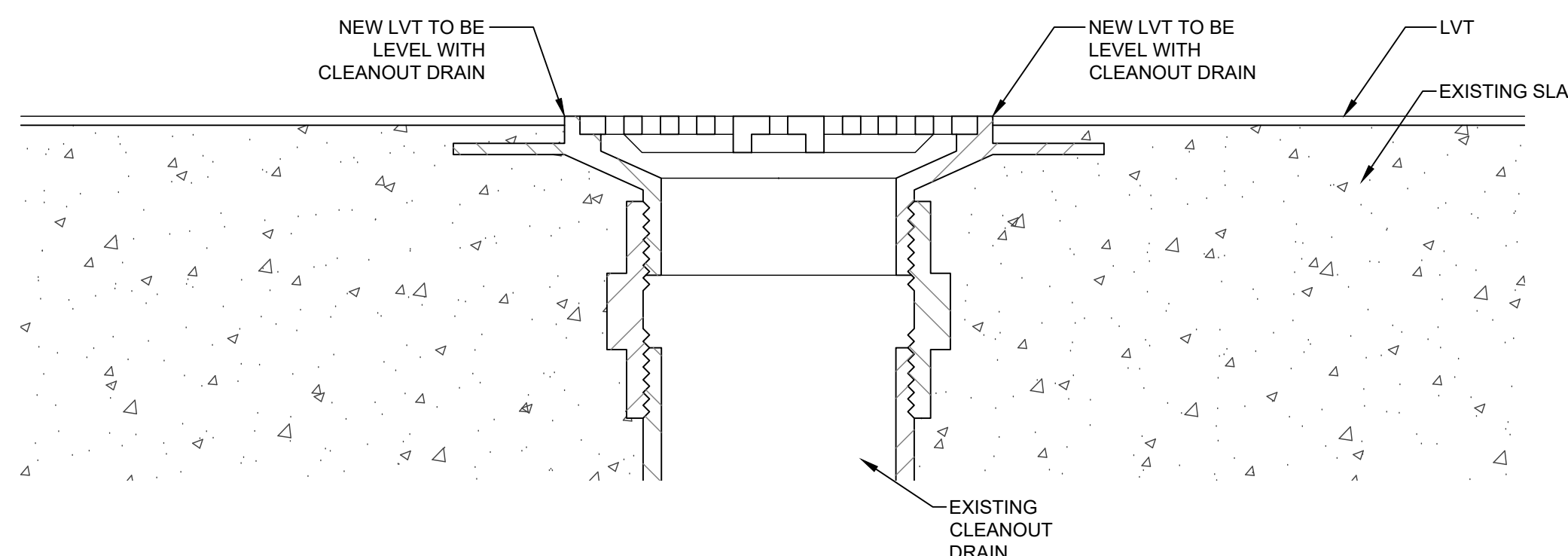
**A-501**

6 OF 6 SHEETS  
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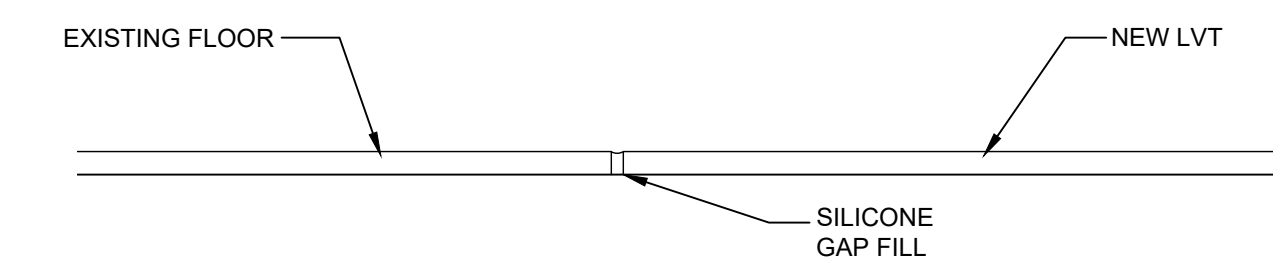
ROOM FLOOR FINISH SCHEDULE			
ROOM NUMBER	LOCATION	REPLACEMENT FLOOR	REPLACEMENT BASE
A101	LOBBY	LVT	RUBBER COVE
A101B	RECEPTION	LVT	RUBBER COVE
A102	WAIT AREA	LVT	RUBBER COVE
A103	RECEPTION	LVT	RUBBER COVE
A104	CORRIDOR	LVT	RUBBER COVE
A105	OFFICE	LVT	RUBBER COVE
A106	OFFICE	LVT	RUBBER COVE
A107	OFFICE	LVT	RUBBER COVE
A108	OFFICE	LVT	RUBBER COVE
A110	OFFICE	LVT	RUBBER COVE
A112	OFFICE	LVT	RUBBER COVE
A113	OPEN OFFICE	LVT	RUBBER COVE
A114	OFFICE	LVT	RUBBER COVE
A115	OFFICE	LVT	RUBBER COVE
A116	OFFICE	LVT	RUBBER COVE
A117	OFFICE	LVT	RUBBER COVE
A118	OFFICE	LVT	RUBBER COVE
A119	OFFICE	LVT	RUBBER COVE
A120	CONF. ROOM & CLOSET	LVT	RUBBER COVE
A122	CORRIDOR	LVT	RUBBER COVE
A123	OFFICE	LVT	RUBBER COVE
A124	COUNCIL	LVT	RUBBER COVE
A125	CORRIDOR	LVT	RUBBER COVE
A133	LOUNGE	LVT	RUBBER COVE
A165	GUEST ROOM	LVT	RUBBER COVE



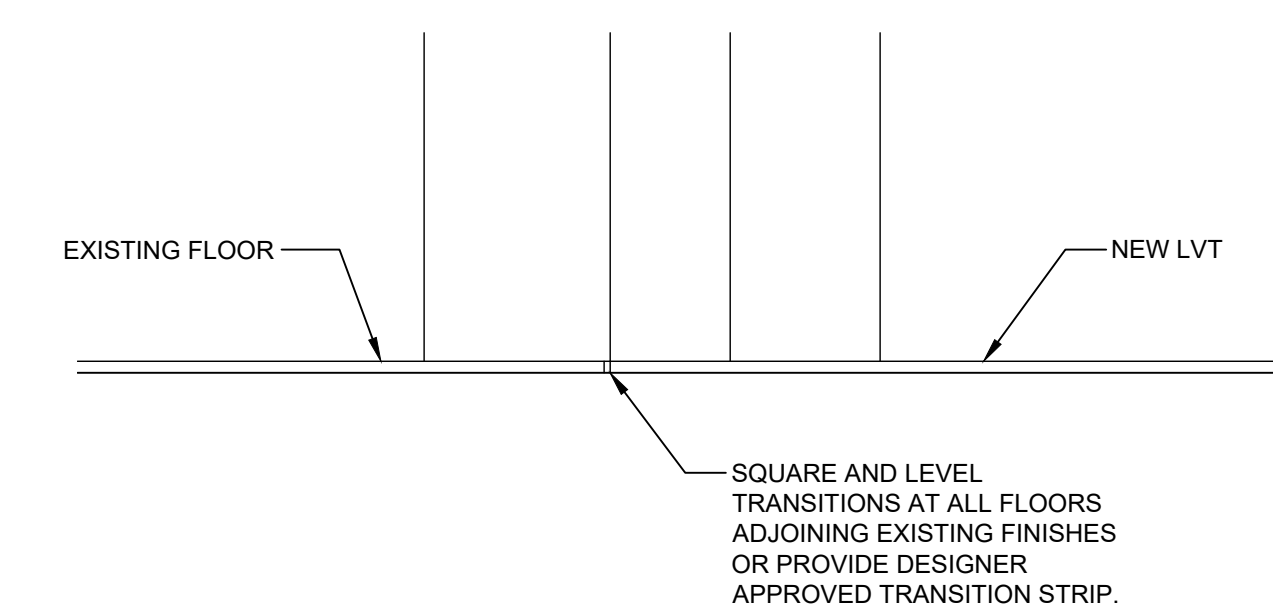
1 WALL BASE - TYP. DETAIL  
SCALE: 6" = 1'-0"



2 FLOOR AT CLEANOUT DRAIN - TYP. DETAIL  
SCALE: 6" = 1'-0"



4 NEW TO EXISTING FLOOR JOINT - TYP. DETAIL - ENLARGED  
SCALE: 1'-0" = 1'-0"



3 NEW TO EXISTING FLOOR JOINT - TYP. DETAIL  
SCALE: 6" = 1'-0"