

MINOR RENOVATIONS FOR INFECTION CONTROL WARRENSBURG VETERANS HOME WARRENSBURG , MISSOURI

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: U2302-02

ASSET NUMBER: 8136806001

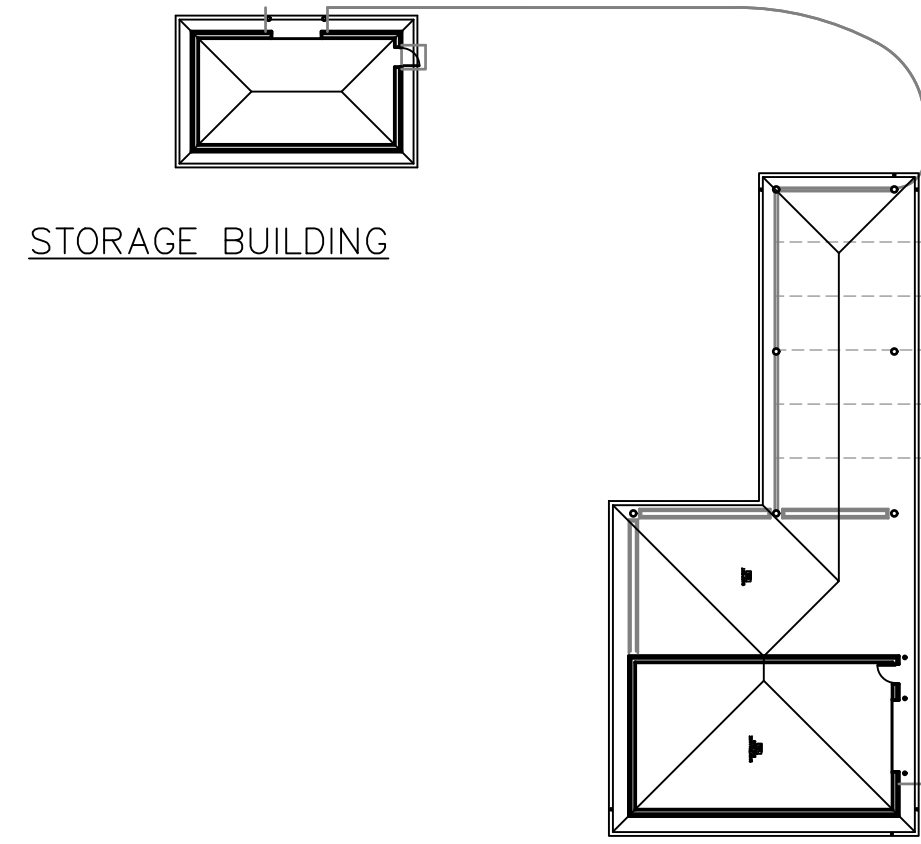
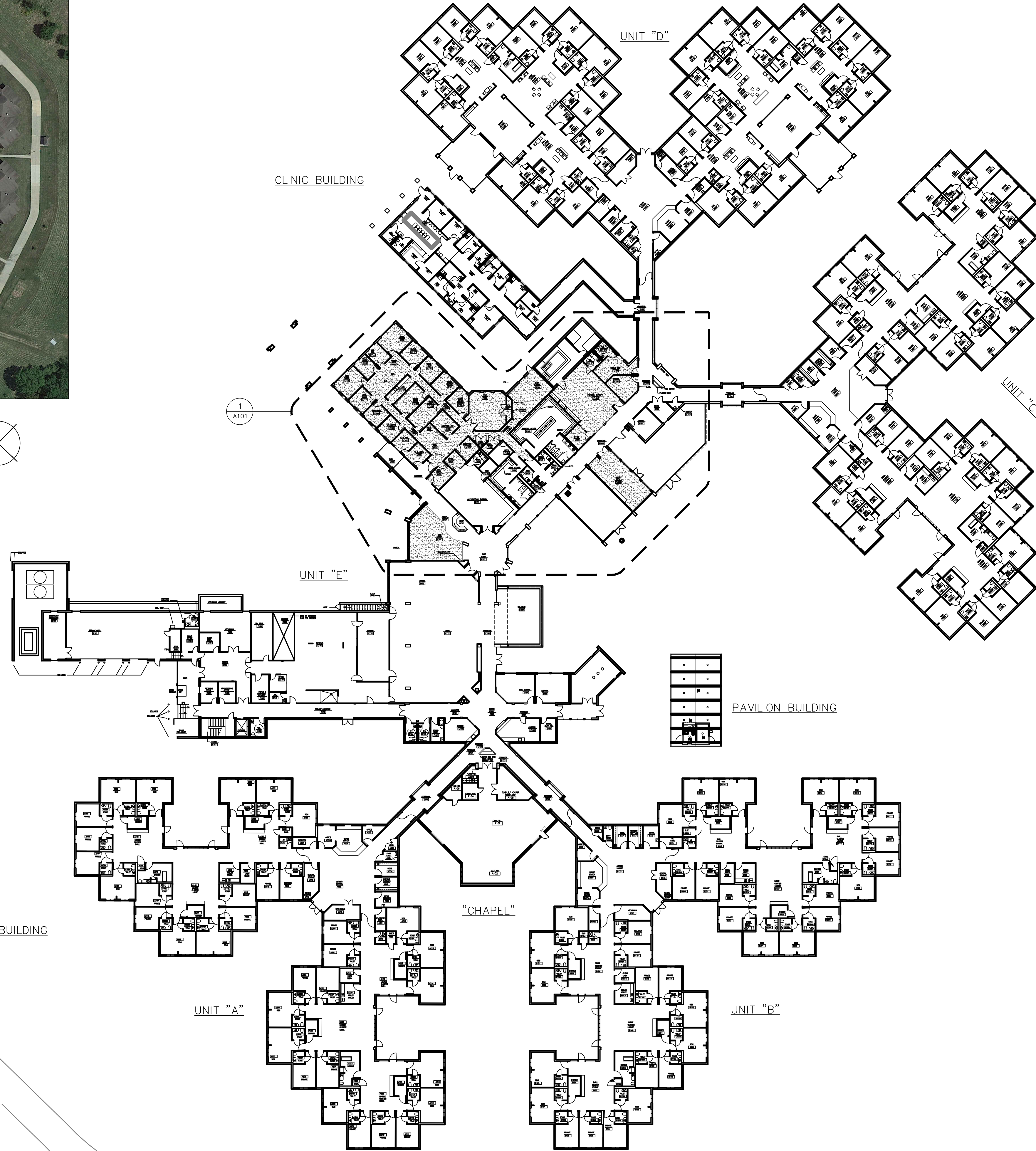
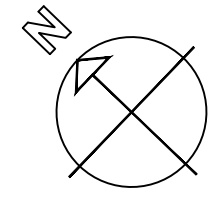
SHEET NUMBER:

G-001

1 OF 4 SHEETS
03/07/2024

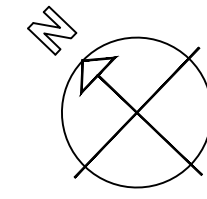


2 SITE IMAGE
SCALE: N.T.S.



MAINTENANCE BUILDING

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



SHEET INDEX:	
G-001 - COVERSHEET	
G-002 - OVERALL SITE PLAN AND SHEET INDEX	
A-101 - PHASE 1 & 2 - UNIT E 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:	
1.	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.
2.	PROTECT ALL FIXED EQUIPMENT, FURNITURE AND FINISHES DURING CONSTRUCTION.
3.	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.
4.	RETURN ALL SALVAGED MATERIALS TO OWNER AS REQUESTED IN BID DOCUMENTS.
5.	CONTRACTOR TO RECYCLE ALL APPLICABLE RECYCLABLE REFUSE OFF SITE.
6.	PATHWAYS, ELEVATORS, LOADING DOCKS AND ANY BUILDING CARTS, CORRIDORS OR STORAGE AREAS USED BY THE CONTRACTOR SHALL BE PROTECTED AND KEEP FREE FROM DEFECT.
7.	CONTRACTOR TO USE NOTED ENTRANCES TO WARRENSBURG VETERANS HOME AND OWNER DESIGNATED MATERIAL LOADING DOCKS.
8.	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 WARRENSBURG VETERANS HOME.
9.	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:	
<ul style="list-style-type: none"> INTERNATIONAL BUILDING CODE 2021 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN NFPA 101: LIFE SAFETY CODE - 2012 EDITION 	
FIRE PROTECTION:	
<ul style="list-style-type: none"> 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:	
<ul style="list-style-type: none"> LATEST VERSION OF THE INTERNATIONAL MECHANICAL CODE 	
PLUMBING:	
<ul style="list-style-type: none"> LATEST VERSION OF THE INTERNATIONAL PLUMBING CODE 	
ELECTRICAL:	
<ul style="list-style-type: none"> NFPA 70: NATIONAL ELECTRIC CODE (NEC) NFPA 101: LIFE SAFETY CODE AS PERTAINING TO EMERGENCY EXIT SIGNS AND LIGHTING ALONG THE PATH OF EGRESS 	



Brad M. Schaefer - Architect
MO# A-200927294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MISSOURI VETERANS
COMMISSION

MINOR RENOVATIONS FOR
INFECTION CONTROL

WARRENSBURG
VETERANS HOME
1300 VETERANS DRIVE
WARRENSBURG, MO 64093

PROJECT # U2302-02
SITE # 6806
ASSET # 8136806001

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____

ISSUE DATE: 3/7/2024

CAD DWG FILE: U2302-02
DRAWN BY: CL
CHECKED BY: CG
DESIGNED BY: FMDC

SHEET TITLE:
**OVERALL SITE
PLAN AND
SHEET INDEX**

SHEET NUMBER:

G-002

2 OF 4 SHEETS
3/7/2024



Brad M. Schaefer - Architect
MO# A-2009027294

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SHEET TITLE:
**PHASE 1 & 2 -
UNIT E
FLOOR PLAN**

SHEET NUMBER:

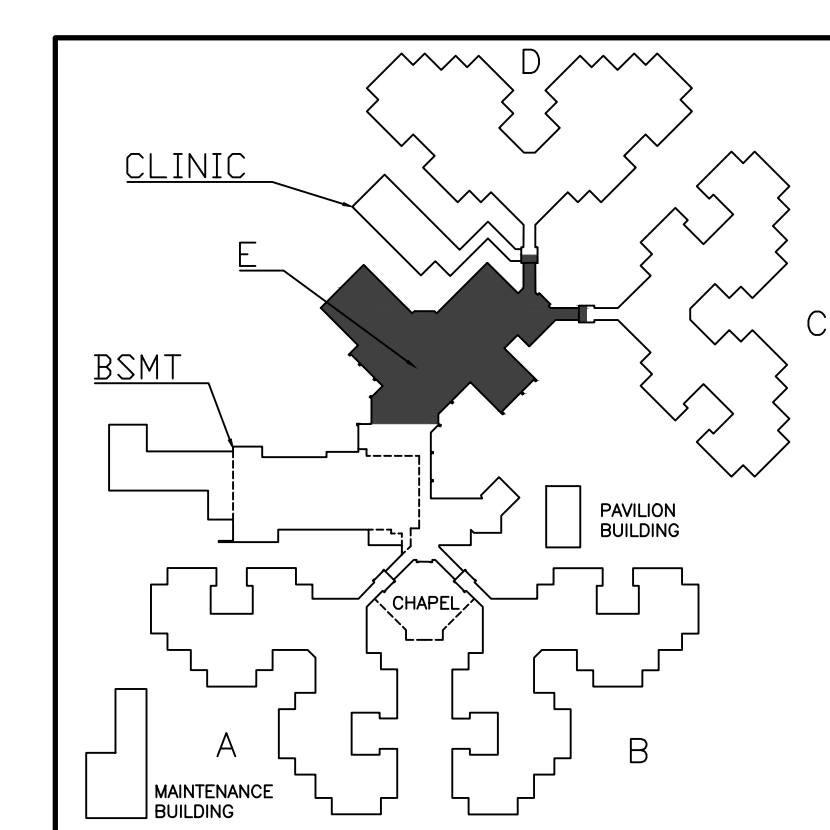
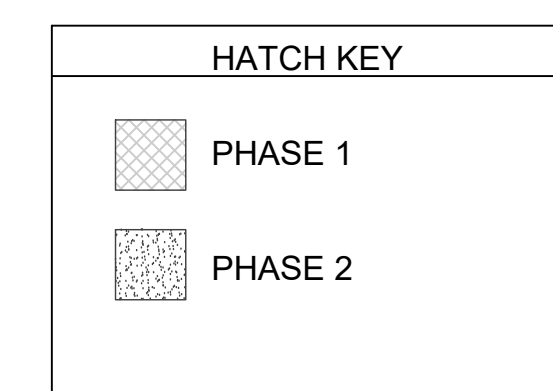
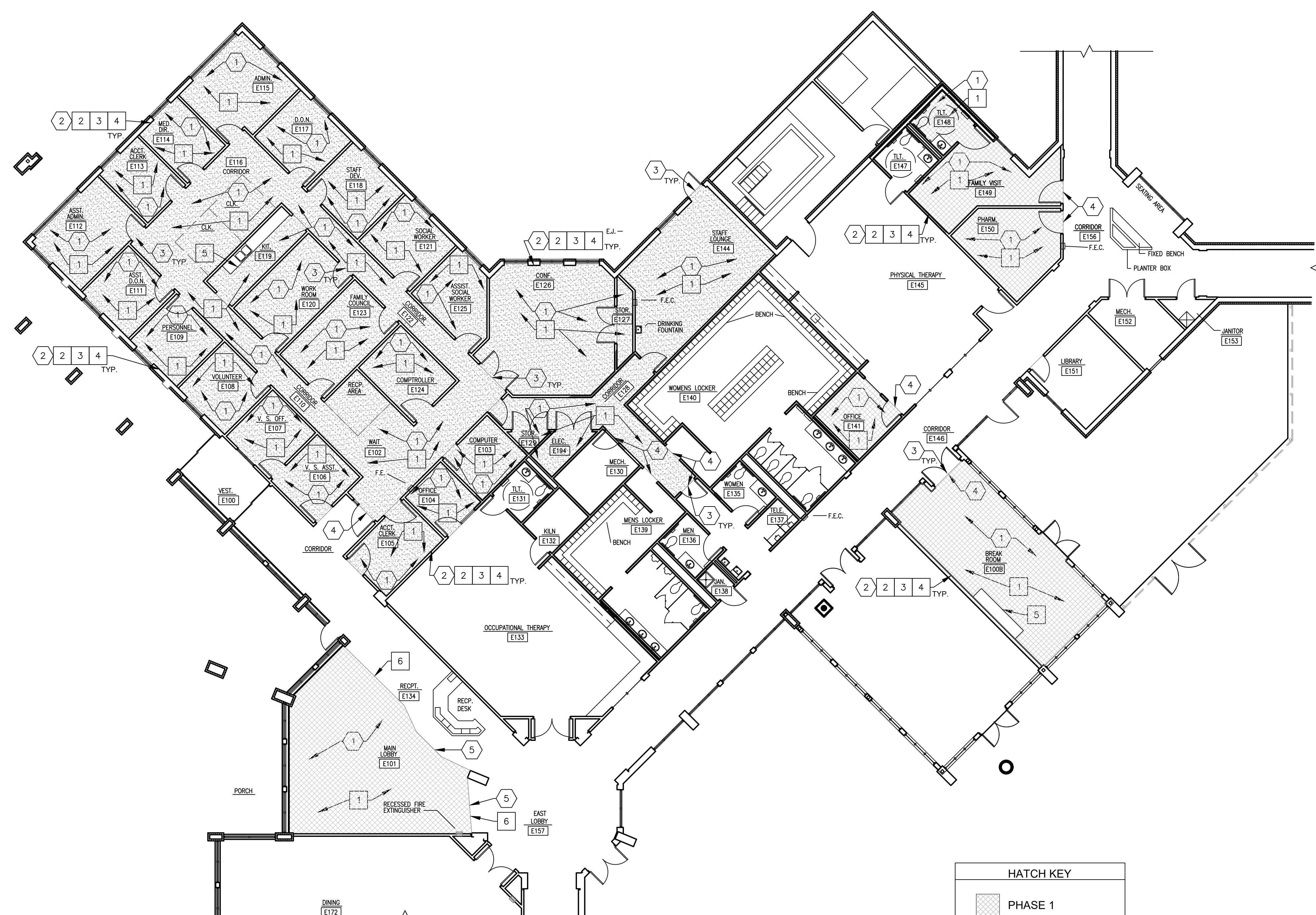
A-101

3 OF 4 SHEETS
3/7/2024

- DEMOLITION KEYNOTES:**
- 1 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.
 - 2 REMOVE AND DISPOSE OF EXISTING BASE TRIM.
 - 3 EXISTING DOORS AND FRAMES TO REMAIN AND BE PROTECTED BY CONTRACTOR. TYPICAL IN THE AREAS OF WORK.
 - 4 ALL FLOORING TRANSITIONS SHOULD BE CUT SQUARELY AND CENTERED UNDER EXISTING DOOR.
 - 5 FLOORING TO BE REMOVED TO EXTENT OF CARPET.

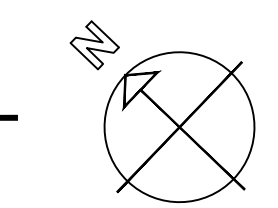
- RENOVATION KEYNOTES:**
- 1 NEW LVT TO BE INSTALLED AS SPECIFIED BY MANUFACTURER. DESIGNER TO BE SENT MOCK UP APPROVAL OF RUN PATTERN AND DIRECTION PRIOR TO INSTALLATION.
 - 2 INSTALL NEW RUBBER COVE BASE AS SPECIFIED BY MANUFACTURER. MATCH HEIGHT OF EXISTING ADJACENT TRIM.
 - 3 PROTECT, PRESERVE AND REPAIR ANY INCURRED DAMAGE TO WALL, TRIM, FINISHES, DOORS, THRESHOLDS, TRANSITIONS, AND ACCESSORIES AS NEEDED.
 - 4 TOUCH UP PAINT AS REQUIRED IF DAMAGE OF EXISTING FINISH OCCURS DURING REMOVAL/INSTALLATION.
 - 5 BASE CABINETS TO HAVE RUBBER COVE BASE AS SPECIFIED.
 - 6 NEW FLOOR SHOULD BE SQUARELY CUT AND LEVEL WITH ADJOINING EXISTING FINISH.

- GENERAL NOTES:**
1. HATCHING SHOWN INDICATES AREAS OF NEW FLOORING.
 2. REFER TO SPECIFICATIONS FOR REMOVAL INSTRUCTIONS.
 3. CONTRACTOR TO VERIFY DIMENSIONS OF EXISTING SPACE PRIOR TO BID.
 4. CONTRACTOR TO REMOVE EXISTING TRANSITIONS AND TRIM AS REQUIRED AND TO PROTECT EXISTING TRIM TO REMAIN.
 5. CONTRACTOR TO TAKE MEASURES TO PROTECT EXISTING WALL FIXTURES AND MATERIAL FROM DAMAGE DURING DEMOLITION AND INSTALLATION.
 6. CONTRACTOR TO COORDINATE PATHS THROUGH BUILDING FOR DELIVERY OF CONSTRUCTION MATERIAL AND WORKERS WITH FACILITY STAFF PRIOR TO COMMENCEMENT OF WORK.
 7. CONTRACTOR TO COORDINATE WITH STAFF WHEN REMOVING FURNITURE TO DETERMINE EXACT LAYOUT FOR ACCURATE REPLACEMENT ALONG WITH STORAGE OF ITEMS.
 8. CONTRACTOR TO FIELD VERIFY DIMENSIONS OF EXISTING SPACE AND LVT LIMITS PRIOR TO LVT ORDER AND INSTALLATION.
 9. LVT TYPE, DESCRIPTION AND INSTALLATION METHODS ARE TO BE LOCATED IN THE SPECIFICATIONS DOCUMENT SECTION 096519. FINAL FINISH SELECTION TO BE DETERMINED BY OWNER.
 10. 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.
 11. COORDINATE SCHEDULE WITH FACILITY STAFF PRIOR TO START OF WORK.



1 UNIT E - FLOOR PLAN - PHASE 1 & 2
SCALE: 3/32" = 1'-0"

2 KEYPLAN
SCALE: N.T.S.





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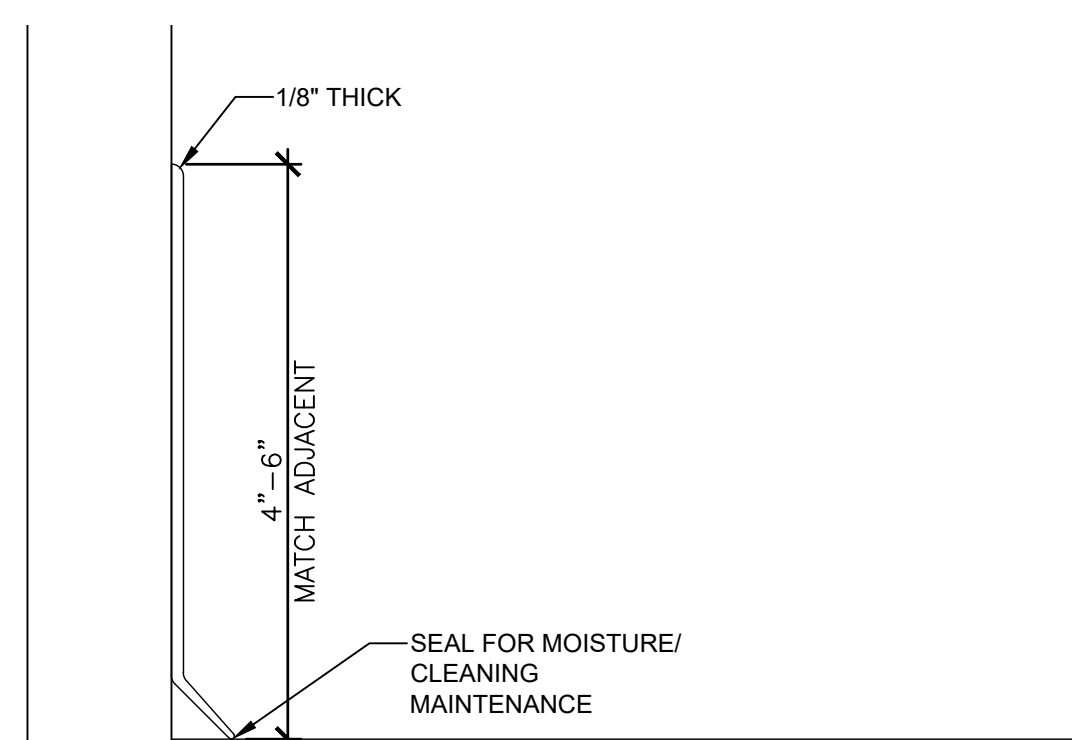
SHEET TITLE:
**TYPICAL DETAILS
& FINISH
SCHEDULE**

SHEET NUMBER:

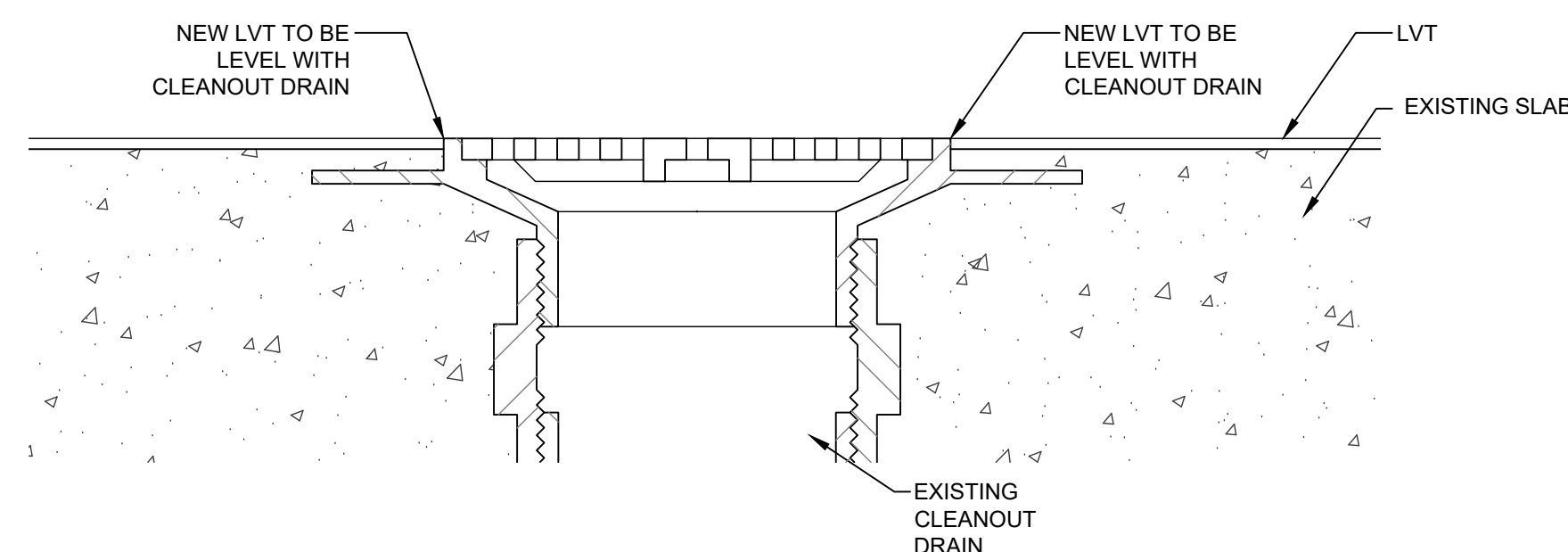
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3/7/2024

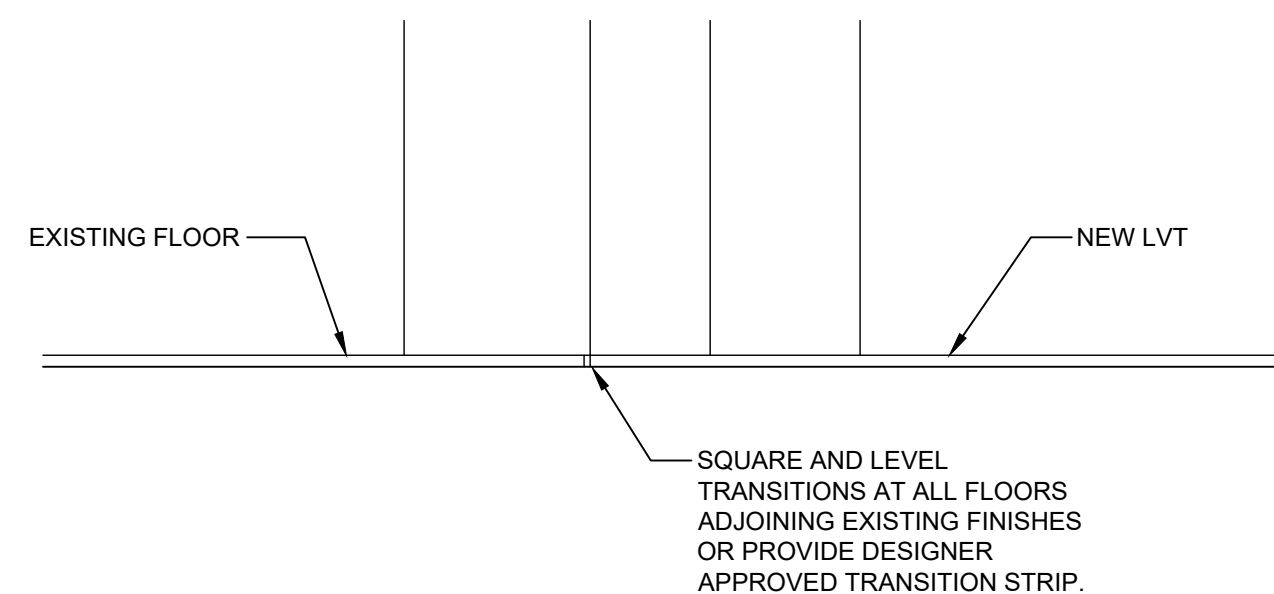
ROOM FLOOR FINISH SCHEDULE			
ROOM NUMBER	LOCATION	REPLACEMENT FLOOR	REPLACEMENT BASE
E100B	BREAK ROOM	LVT	RUBBER COVE
E101	MAIN LOBBY	LVT	RUBBER COVE
E102	ADMIN RECEPTION AREA	LVT	RUBBER COVE
E103	COMPUTER ROOM	LVT	RUBBER COVE
E104	OFFICE	LVT	RUBBER COVE
E105	ACCT. CLERK	LVT	RUBBER COVE
E106	V.S. ASST.	LVT	RUBBER COVE
E107	V.S. OFFICE	LVT	RUBBER COVE
E108	VOLUNTEER	LVT	RUBBER COVE
E109	PERSONNEL	LVT	RUBBER COVE
E110	CORRIDOR	LVT	RUBBER COVE
E111	ASST. D.O.N.	LVT	RUBBER COVE
E112	ASST. ADMIN.	LVT	RUBBER COVE
E113	ASST. CLERK	LVT	RUBBER COVE
E114	MED. DIR.	LVT	RUBBER COVE
E115	ADMIN. OFFICE	LVT	RUBBER COVE
E116	CORRIDOR & CLK AREAS	LVT	RUBBER COVE
E117	D.O.N.	LVT	RUBBER COVE
E118	STAFF DEV.	LVT	RUBBER COVE
E119	KITCHEN	LVT	RUBBER COVE
E120	WORK ROOM	LVT	RUBBER COVE
E121	SOCIAL WORKER	LVT	RUBBER COVE
E122	CORRIDOR	LVT	RUBBER COVE
E123	FAMILY COUNCIL	LVT	RUBBER COVE
E124	COMPTROLLER ROOM	LVT	RUBBER COVE
E125	ASSIST. SOCIAL WORKER	LVT	RUBBER COVE
E126	CONF. ROOM	LVT	RUBBER COVE
E127	STORAGE	LVT	RUBBER COVE
E128	CORRIDOR	LVT	RUBBER COVE
E129	STORAGE	LVT	RUBBER COVE
E141	OFFICE	LVT	RUBBER COVE
E144	STAFF LOUNGE	LVT	RUBBER COVE
E148	FAMILY VISIT - RESTROOM	LVT	RUBBER COVE
E149	FAMILY VISIT	LVT	RUBBER COVE
E150	PHARM.	LVT	RUBBER COVE
E194	ELECTRICAL ROOM	LVT	RUBBER COVE



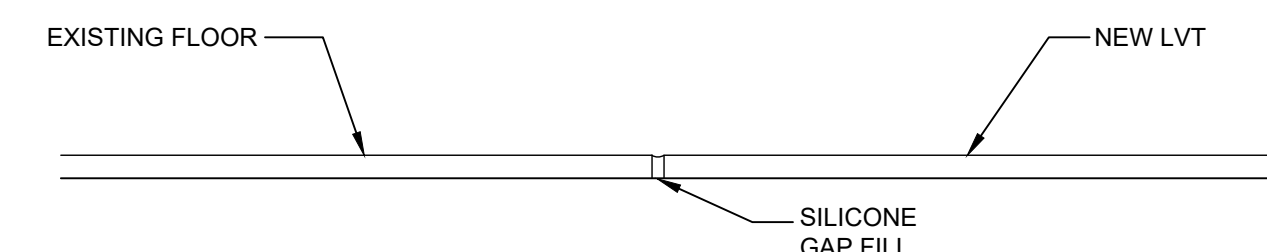
1 WALL BASE - TYP. DETAIL
SCALE: 6" = 1'-0"



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



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



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