

REPLACE SIDING & ROOF OF MULTIPURPOSE & DORMITORY BUILDINGS CAMP AVERY PARK TROY , MISSOURI

OWNER: STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

DEPARTMENT OF
NATURAL RESOURCES/ STATE PARKS

AGENCY: DEPARTMENT OF
SOCIAL SERVICES/ YOUTH SERVICES

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

DESIGNER: STATE OF MISSOURI
OA-FMDC PROJECT DESIGN UNIT
301 WEST HIGH STREET
JEFFERSON CITY, MO. 65101

PROJECT NUMBER: H2402-01

ASSET NUMBERS: 8877719001 AND 8877719004

SITE NUMBER: 7719



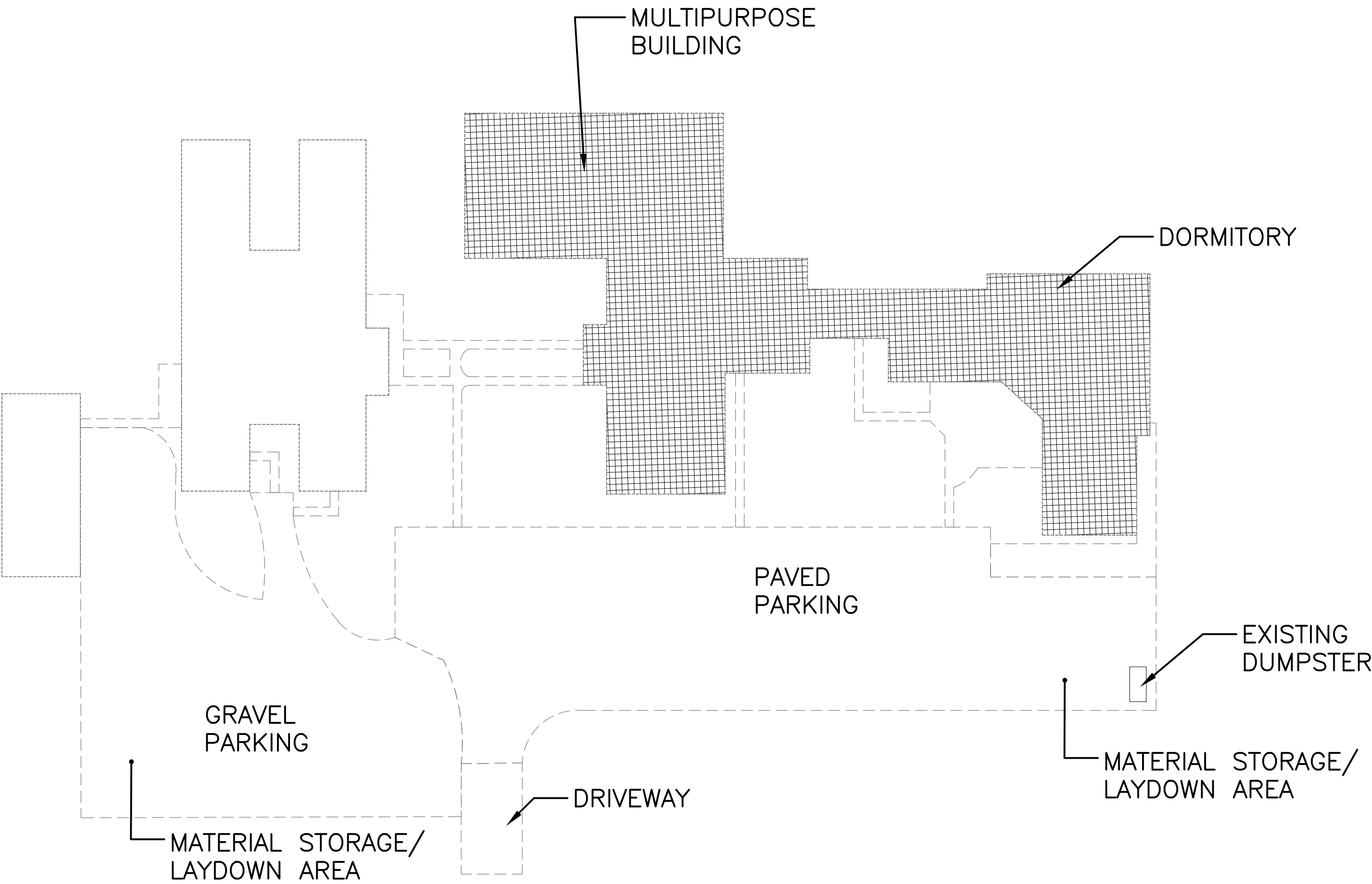
1 SITE LOCATION MAP
SCALE: N.T.S.

SITE LOCATION

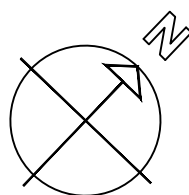
DRAWING INDEX:	
G-001	COVER SHEET
G-002	DRAWING INDEX & SITE MAPS
A-101	ROOF PLAN
A-102	FLOOR PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-501	ROOF & WALL DETAILS
A-502	ROOF DETAILS
A-503	WALL DETAILS

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

GENERAL NOTES:	
1. HATCHING REPRESENTS AREAS OF WORK.	
2. COORDINATE WITH SITE STAFF FOR ANY INTERIOR WORK NEEDED TO PERFORM THE FULL SCOPE OF WORK.	
3. OFFER REFUSE MATERIAL TO OWNER OR SITE STAFF FOR REUSE IF IN ACCEPTABLE REUSE CONDITION.	
4. PLACE AND USE DUMPSTERS IN LOCATION DESIGNATED AT THE PRE-CONSTRUCTION MEETING BY SITE STAFF.	
5. KEEP WORK AREAS CLEAN AND REMOVE ANY DEBRIS OR MATERIALS AT THE END OF EACH WORK DAY.	
6. ENSURE BUILDINGS ARE WATER TIGHT AT THE END OF EACH WORK DAY.	
7. EXISTING BUILDING WILL BE OCCUPIED AND USED FOR THE DURATION OF CONSTRUCTION.	
8. ALL QUANTITIES ARE APPROXIMATE BASED ON AVAILABLE INFORMATION. CONTRACTOR SHALL DO THEIR OWN AS BUILT MEASUREMENTS AND BID ACCORDINGLY.	



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



STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/18/2025

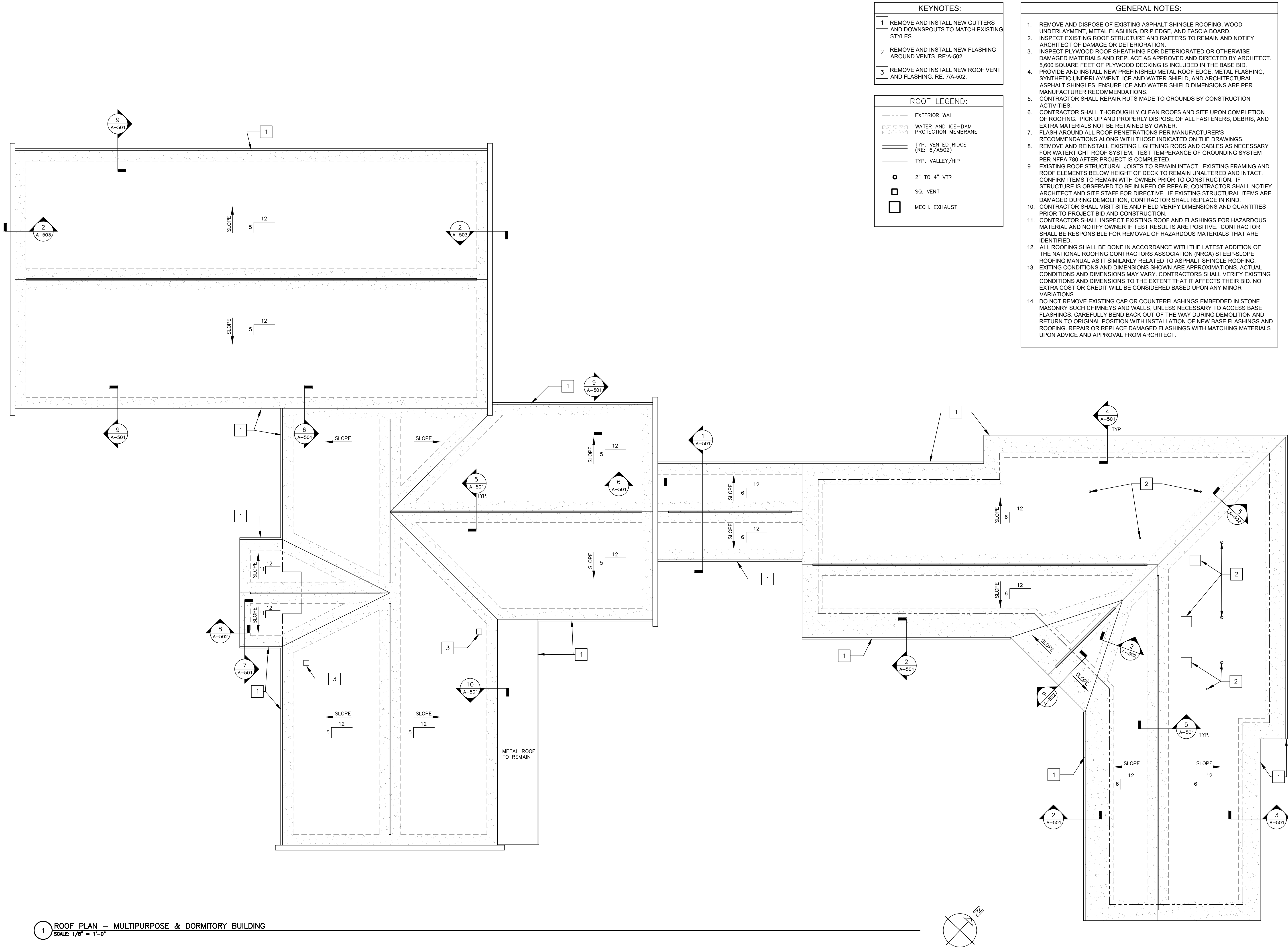
CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

SHEET TITLE:
DRAWING INDEX
& SITE MAPS

SHEET NUMBER:

G-002

2 OF 9 SHEETS
06/18/2025





Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

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

ISSUE DATE: 06/18/2025

CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:

A-102

4 OF 9 SHEETS
06/18/2025

DEMOLITION KEYNOTES:

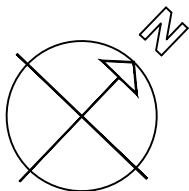
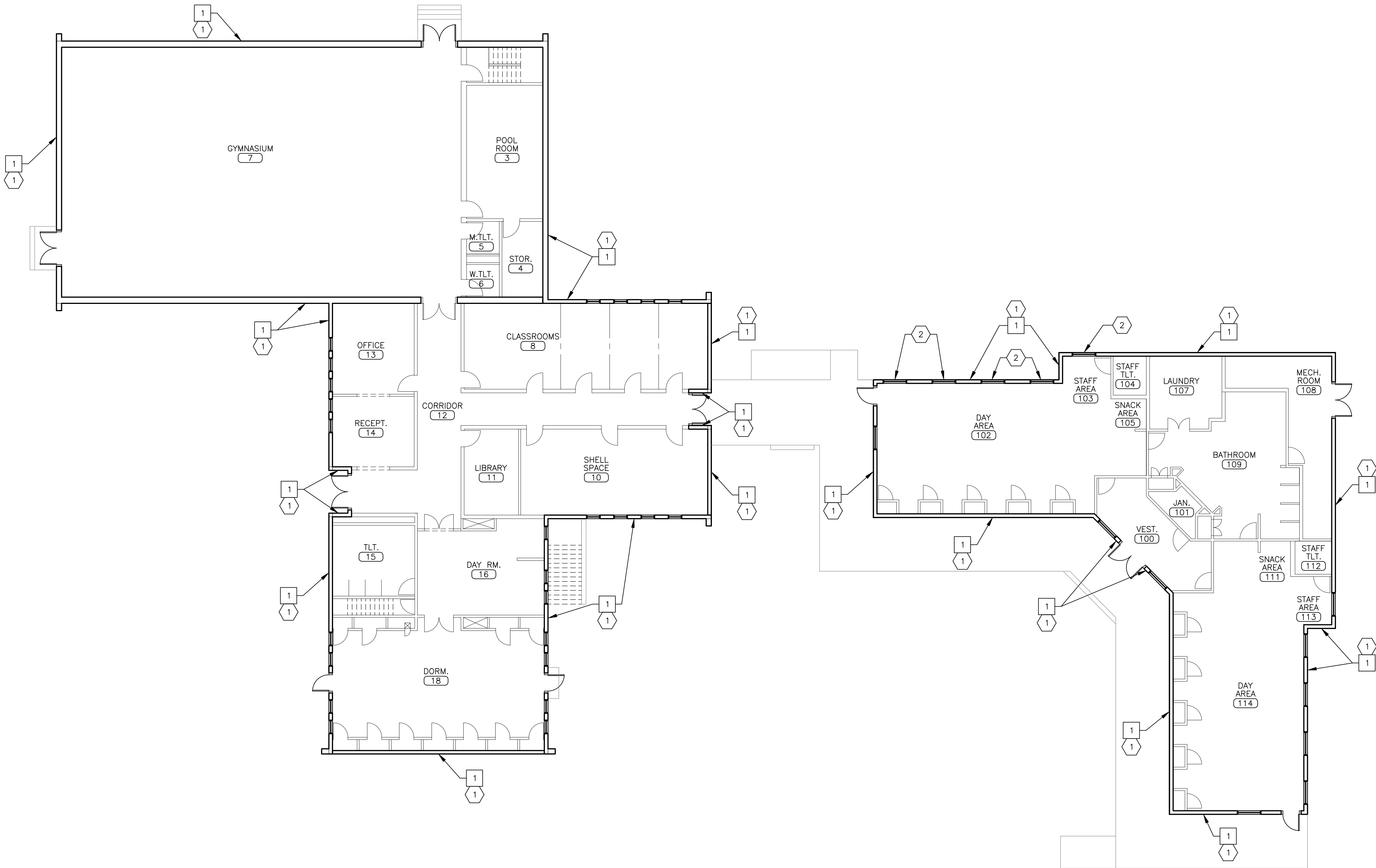
- 1 REMOVE AND DISPOSE OF EXISTING WOOD SIDING AND SHEATHING DOWN TO STUDS AND REMOVE WOOD SOFFIT AND FASCIA. INSPECT EXISTING STRUCTURE AND RAFTERS TO REMAIN AND NOTIFY ARCHITECT OF DAMAGE OR DETERIORATION. REMOVE EXISTING WOOD TRIM OF CORNERS, DOORWAYS, WINDOWS, AND OTHER PENETRATIONS. REFER TO A-201 AND A-202 FOR ELEVATIONS.
- 2 REMOVE EXISTING SHUTTERS ATTACHED TO WINDOWS INDICATED AND RELINQUISH TO OWNER FOR DISPOSAL.

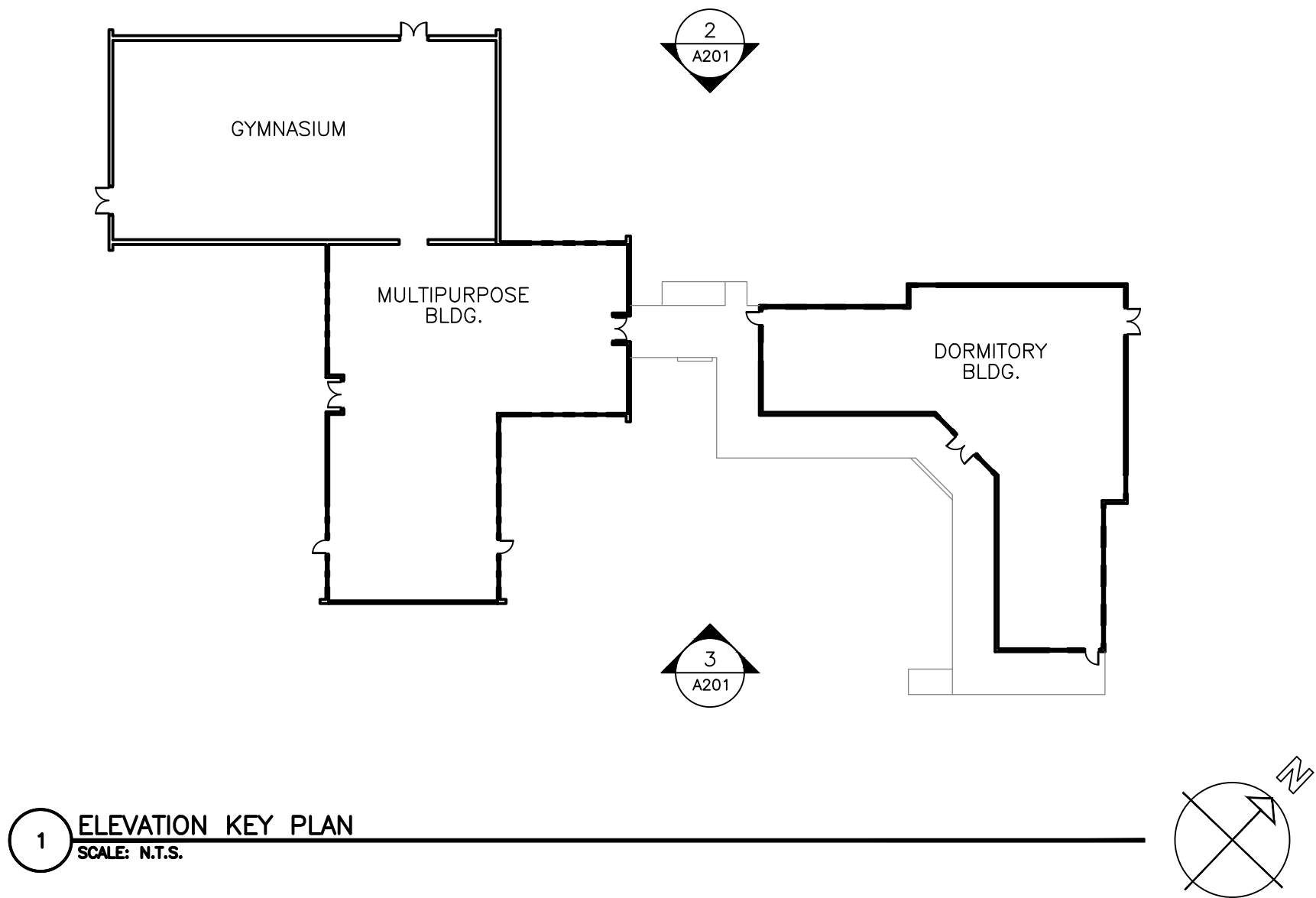
RENOVATION KEYNOTES:

- 1 INSTALL NEW SIDING AND 5/8" SHEATHING TO EXTERIOR WALLS AS SPECIFIED. REFER TO A-201 AND A-202 FOR EXTENTS OF SIDING.

GENERAL NOTES:

1. VERIFY DIMENSIONS OF EXISTING SPACE PRIOR TO BID.
2. PROTECT ADJACENT STRUCTURES, FIXTURES, AND MATERIALS TO REMAIN IN PLACE THAT COULD POTENTIALLY BE DAMAGED DURING CONSTRUCTION TO ENSURE INTEGRITY AND FINISH ARE MAINTAINED.
3. COORDINATE SCHEDULE WITH FACILITY STAFF PRIOR TO START OF WORK.
4. PROVIDE NEW TRIM AROUND WINDOWS, VENTS, AND OTHER PENETRATIONS, TO MATCH NEW SIDING.
5. PROVIDE NEW TRIM AROUND DOORWAYS AND AT CORNERS, TO MATCH NEW SIDING. REFER TO A-503 FOR DOOR AND CORNER DETAILS.
6. PROVIDE NEW FASCIA AND VENTED SOFFIT PANELS TO MATCH NEW SIDING.
7. EXISTING DOORS, FRAMES, AND WINDOW TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.

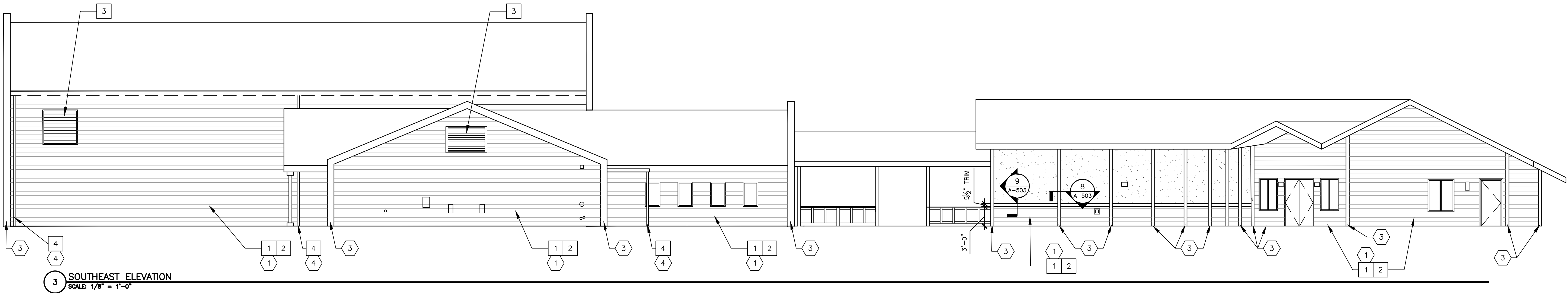
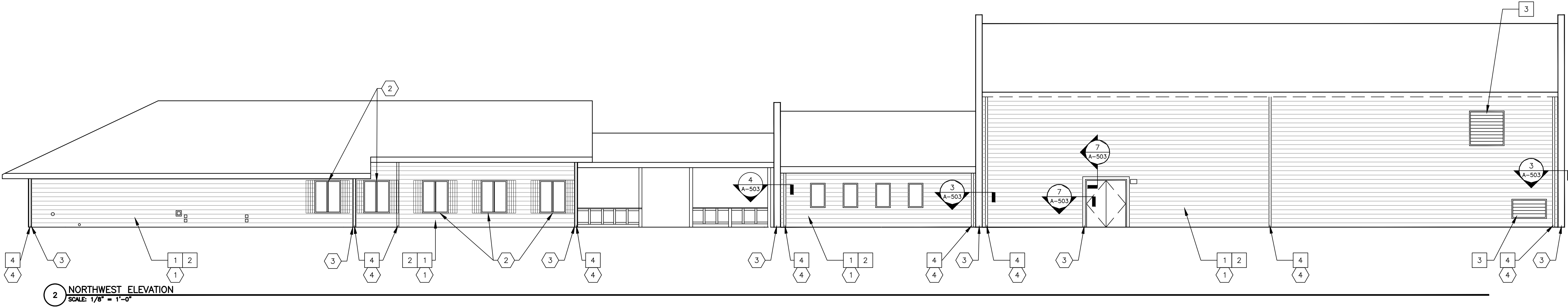




- DEMOLITION KEYNOTES:**
- 1 REMOVE AND DISPOSE OF EXISTING WOOD SIDING AND SHEATHING DOWN TO STUDS AND REMOVE WOOD SOFFIT AND FASCIA.
 - 2 REMOVE EXISTING SHUTTERS ATTACHED TO WINDOWS INDICATED AND RELINQUISH TO OWNER FOR DISPOSAL.
 - 3 REMOVE EXISTING WOOD TRIM AT CORNERS.
 - 4 REMOVE AND DISPOSE OF EXISTING GUTTERS AND DOWNSPOUTS.

- RENOVATION KEYNOTES:**
- 1 INSTALL NEW SIDING AND SHEATHING TO EXTERIOR WALLS AS SPECIFIED, AND INSTALL NEW SOFFIT AND FASCIA. USE TRIM PIECES AS RECOMMENDED BY MANUFACTURER, INCLUDING CORNER TRIM, DOORWAY TRIM, AND WINDOW TRIM.
 - 2 PAINT NEW FACTORY PRIMED SIDING, SOFFIT, AND TRIM.
 - 3 PROTECT EXISTING VENTS/LOUVERS TO REMAIN, AND PROVIDE NEW TRIM TO MATCH NEW SIDING.
 - 4 INSTALL NEW GUTTERS AND DOWNSPOUTS TO MATCH EXISTING STYLES.

- GENERAL NOTES:**
- 1. VERIFY DIMENSIONS OF EXISTING SPACE PRIOR TO BID.
 - 2. PROTECT ADJACENT STRUCTURES, FIXTURES, AND MATERIALS TO REMAIN IN PLACE THAT COULD POTENTIALLY BE DAMAGED DURING CONSTRUCTION TO ENSURE INTEGRITY AND FINISH ARE MAINTAINED.
 - 3. COORDINATE SCHEDULE WITH FACILITY STAFF PRIOR TO START OF WORK.
 - 4. PROVIDE NEW TRIM AROUND WINDOWS, VENTS, AND OTHER PENETRATIONS, TO MATCH NEW SIDING.
 - 5. PROVIDE NEW TRIM AROUND DOORWAYS AND AT CORNERS, TO MATCH NEW SIDING. REFER TO A-503 FOR DOOR AND CORNER DETAILS.
 - 6. PROVIDE NEW FASCIA AND VENTED SOFFIT PANELS TO MATCH NEW SIDING.
 - 7. EXISTING DOORS, FRAMES, AND WINDOWS TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/18/2025

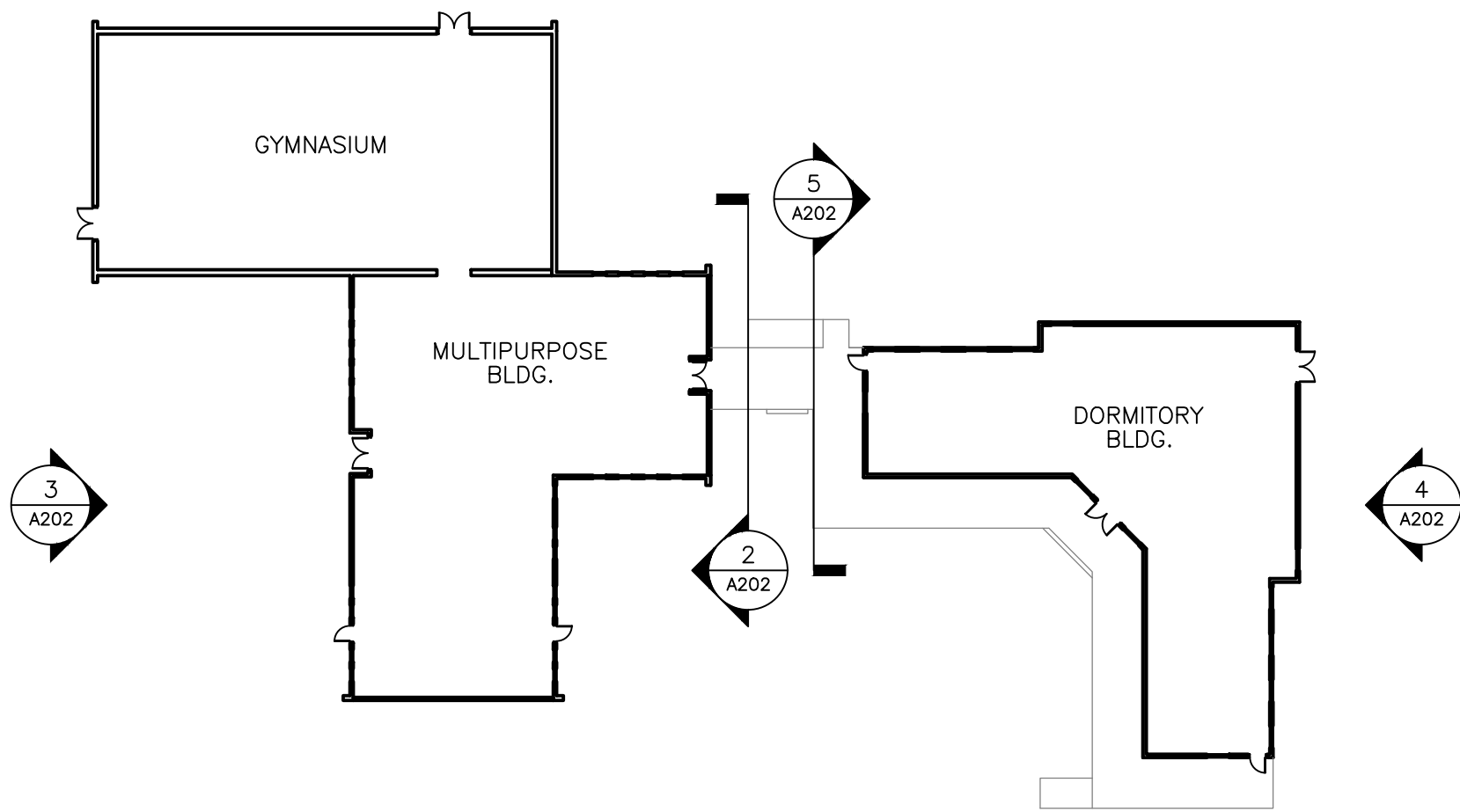
CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

SHEET TITLE:
ELEVATIONS

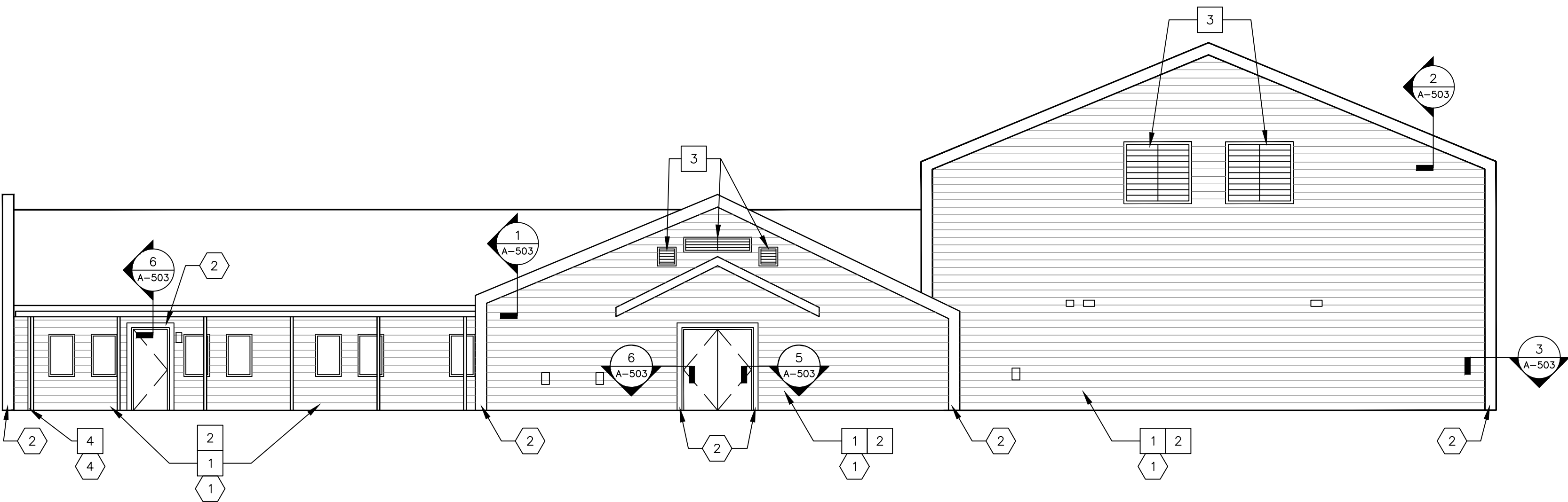
SHEET NUMBER:

A-201

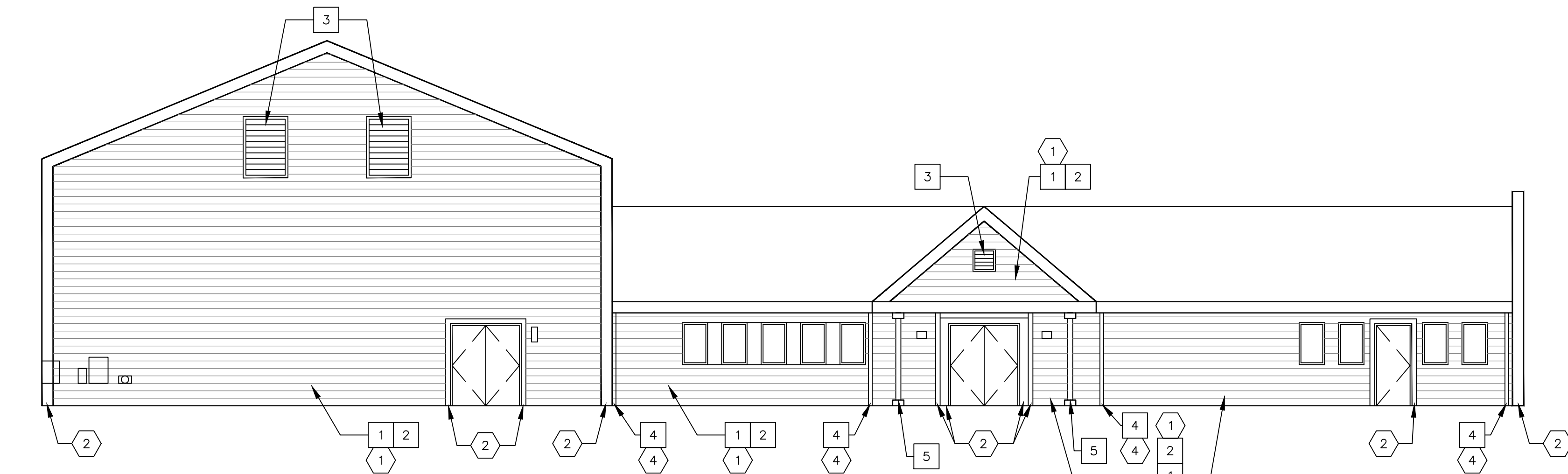
5 OF 9 SHEETS
06/18/2025



1 ELEVATION KEY PLAN
SCALE: N.T.S.



2 NORTHEAST ELEVATION — MULTIPURPOSE BUILDING
SCALE: 1/8" = 1'-0"

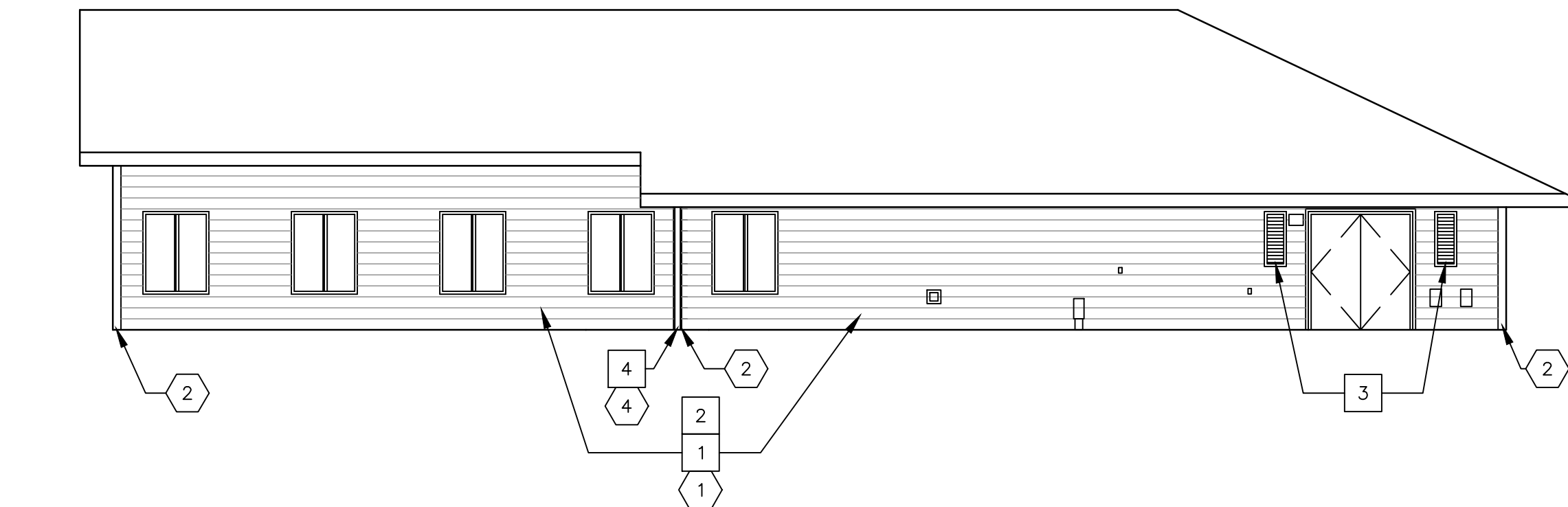


3 SOUTHWEST ELEVATION — MULTIPURPOSE BUILDING
SCALE: 1/8" = 1'-0"

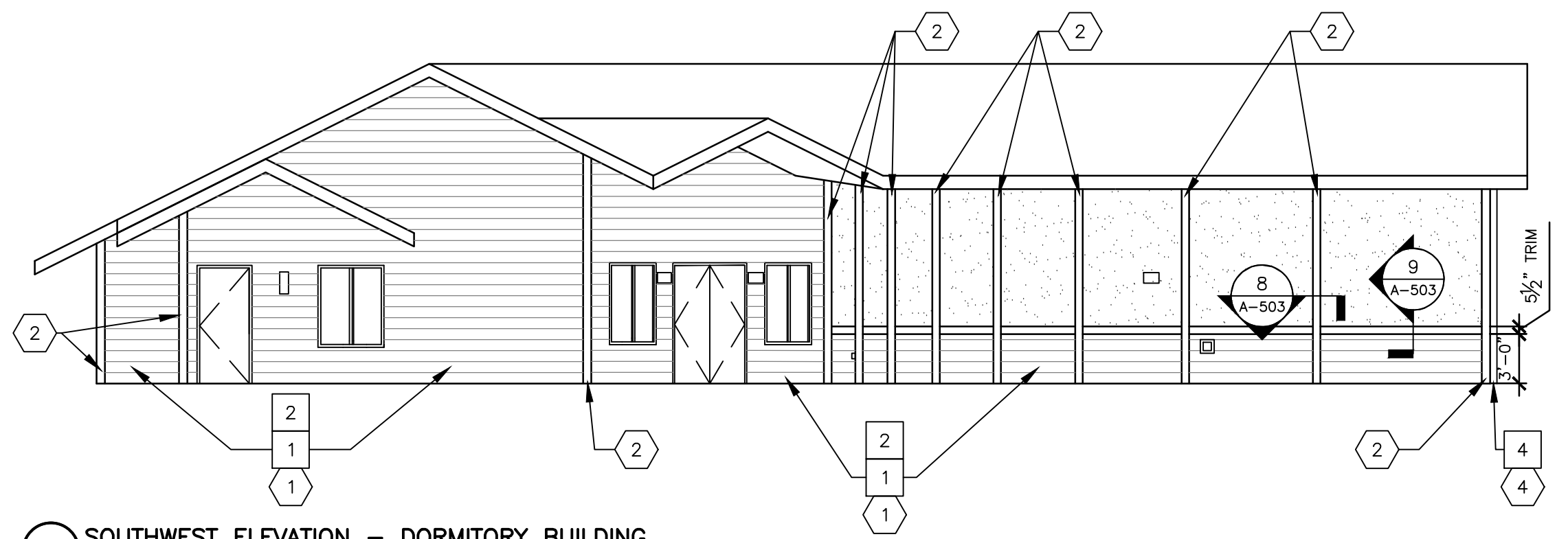
- DEMOLITION KEYNOTES:**
- 1 REMOVE AND DISPOSE OF EXISTING WOOD SIDING AND SHEATHING DOWN TO STUDS AND REMOVE WOOD SOFFIT AND FASCIA.
 - 2 REMOVE EXISTING SHUTTERS ATTACHED TO WINDOWS INDICATED AND RELINQUISH TO OWNER.
 - 3 REMOVE EXISTING WOOD TRIM AT CORNERS.
 - 4 REMOVE AND DISPOSE OF EXISTING GUTTERS AND DOWNSPOUTS.

- RENOVATION KEYNOTES:**
- 1 INSTALL NEW SIDING AND SHEATHING TO EXTERIOR WALLS AS SPECIFIED, AND INSTALL NEW SOFFIT AND FASCIA. USE TRIM PIECES AS RECOMMENDED BY MANUFACTURER, INCLUDING CORNER TRIM, DOORWAY TRIM, AND WINDOW TRIM.
 - 2 PAINT NEW FACTORY PRIMED SIDING, SOFFIT, AND TRIM.
 - 3 PROTECT EXISTING VENTS/LOUVERS TO REMAIN, AND PROVIDE NEW TRIM TO MATCH NEW SIDING.
 - 4 INSTALL NEW GUTTERS AND DOWNSPOUTS TO MATCH EXISTING STYLES.
 - 5 PRIME AND PAINT EXISTING WOOD COLUMNS TO MATCH NEW SIDING.

- GENERAL NOTES:**
1. VERIFY DIMENSIONS OF EXISTING SPACE PRIOR TO BID.
 2. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES, FIXTURES, AND MATERIALS TO REMAIN IN PLACE THAT COULD POTENTIALLY BE DAMAGED DURING CONSTRUCTION TO ENSURE INTEGRITY AND FINISH ARE MAINTAINED.
 3. COORDINATE SCHEDULE WITH FACILITY STAFF PRIOR TO START OF WORK.
 4. PROVIDE NEW TRIM AROUND WINDOWS, VENTS, AND OTHER PENETRATIONS, TO MATCH NEW SIDING.
 5. PROVIDE NEW TRIM AROUND DOORWAYS AND AT CORNERS, TO MATCH NEW SIDING. REFER TO A-503 FOR DOOR AND CORNER DETAILS.
 6. PROVIDE NEW FASCIA AND VENTED SOFFIT PANELS TO MATCH NEW SIDING.
 7. EXISTING DOORS, FRAMES, AND WINDOWS TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.



4 NORTHEAST ELEVATION — DORMITORY BUILDING
SCALE: 1/8" = 1'-0"



5 SOUTHWEST ELEVATION — DORMITORY BUILDING
SCALE: 1/8" = 1'-0"

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 06/18/2025

CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-202

6 OF 9 SHEETS
06/18/2025



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

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

ISSUE DATE: 06/18/2025

CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

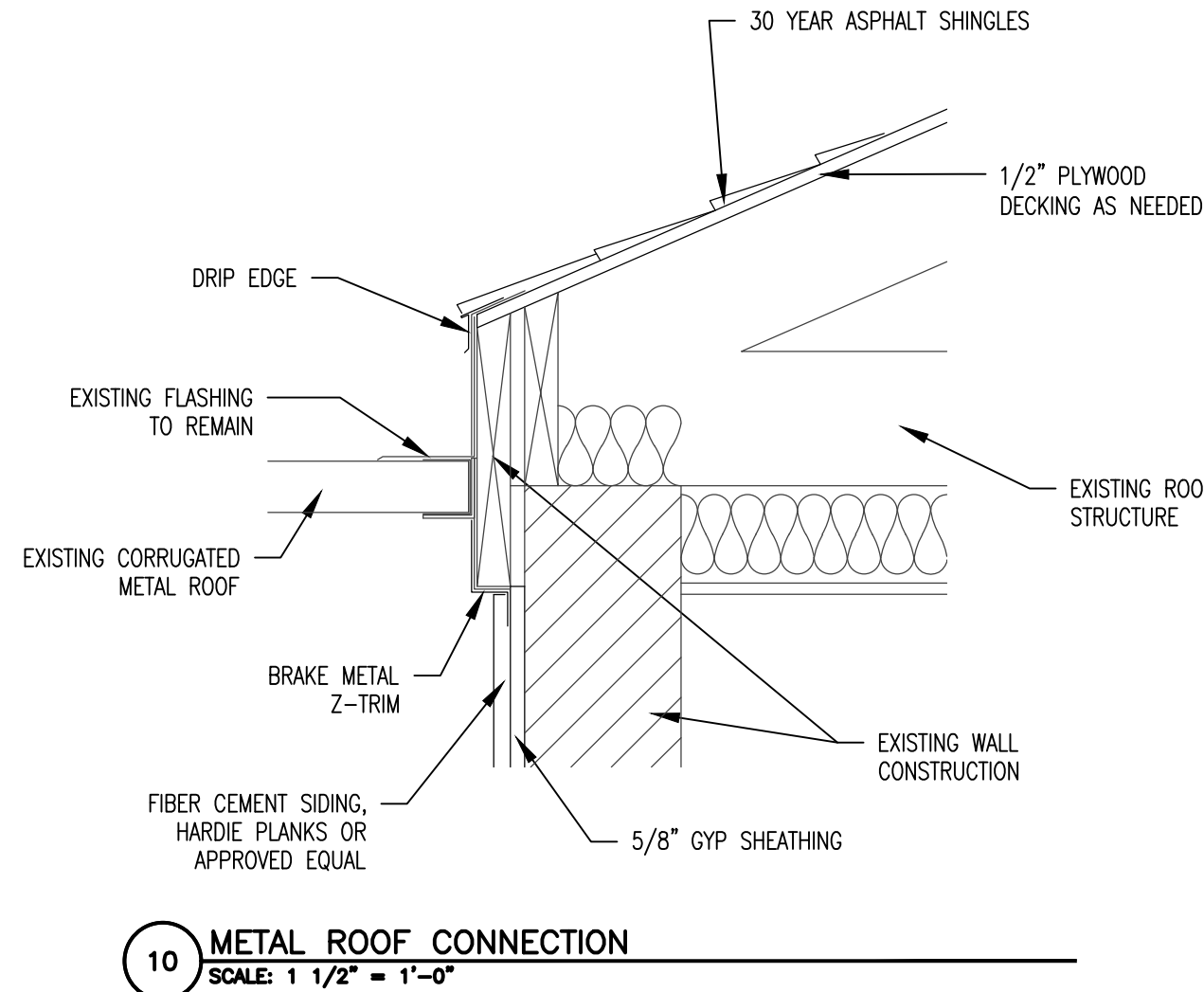
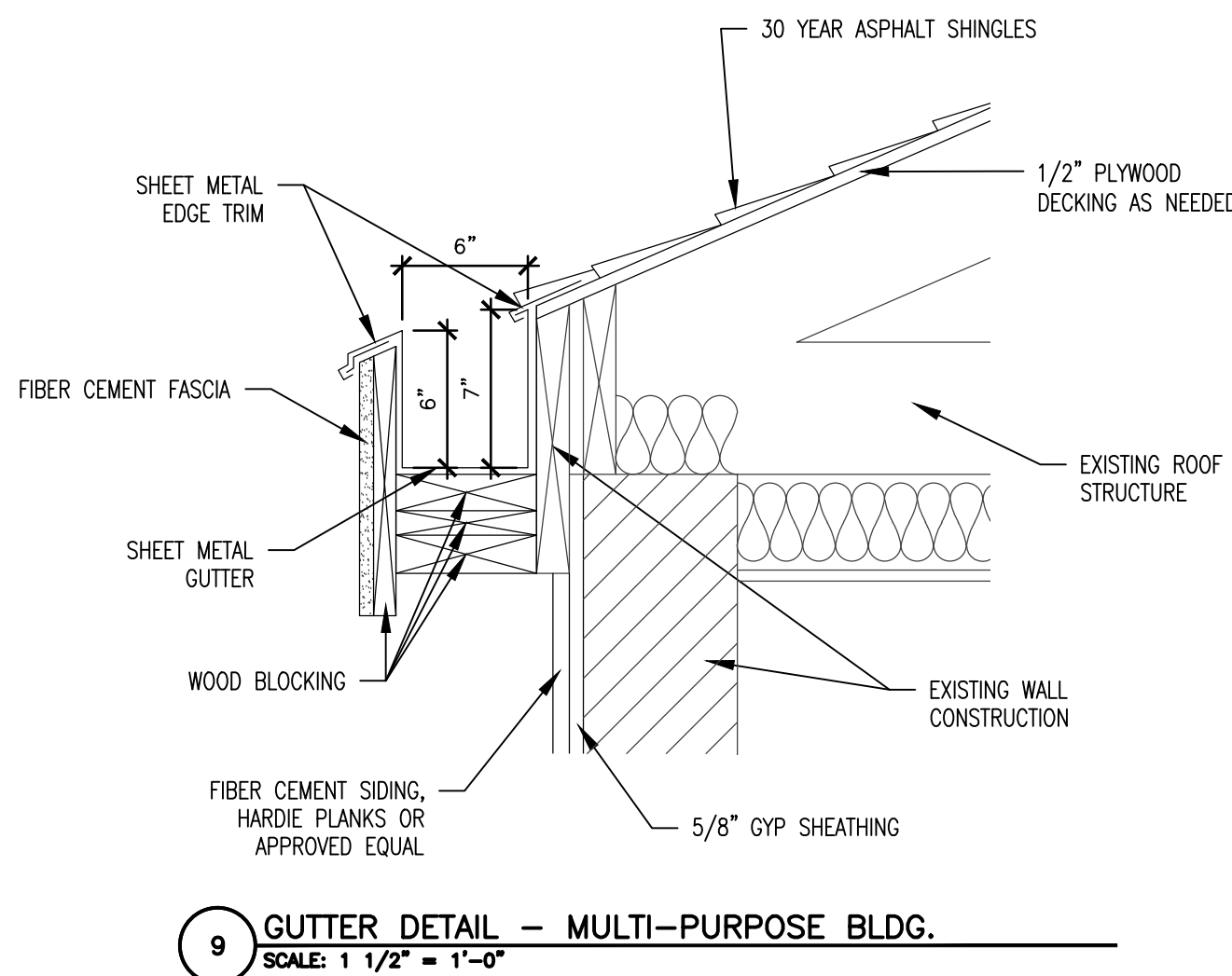
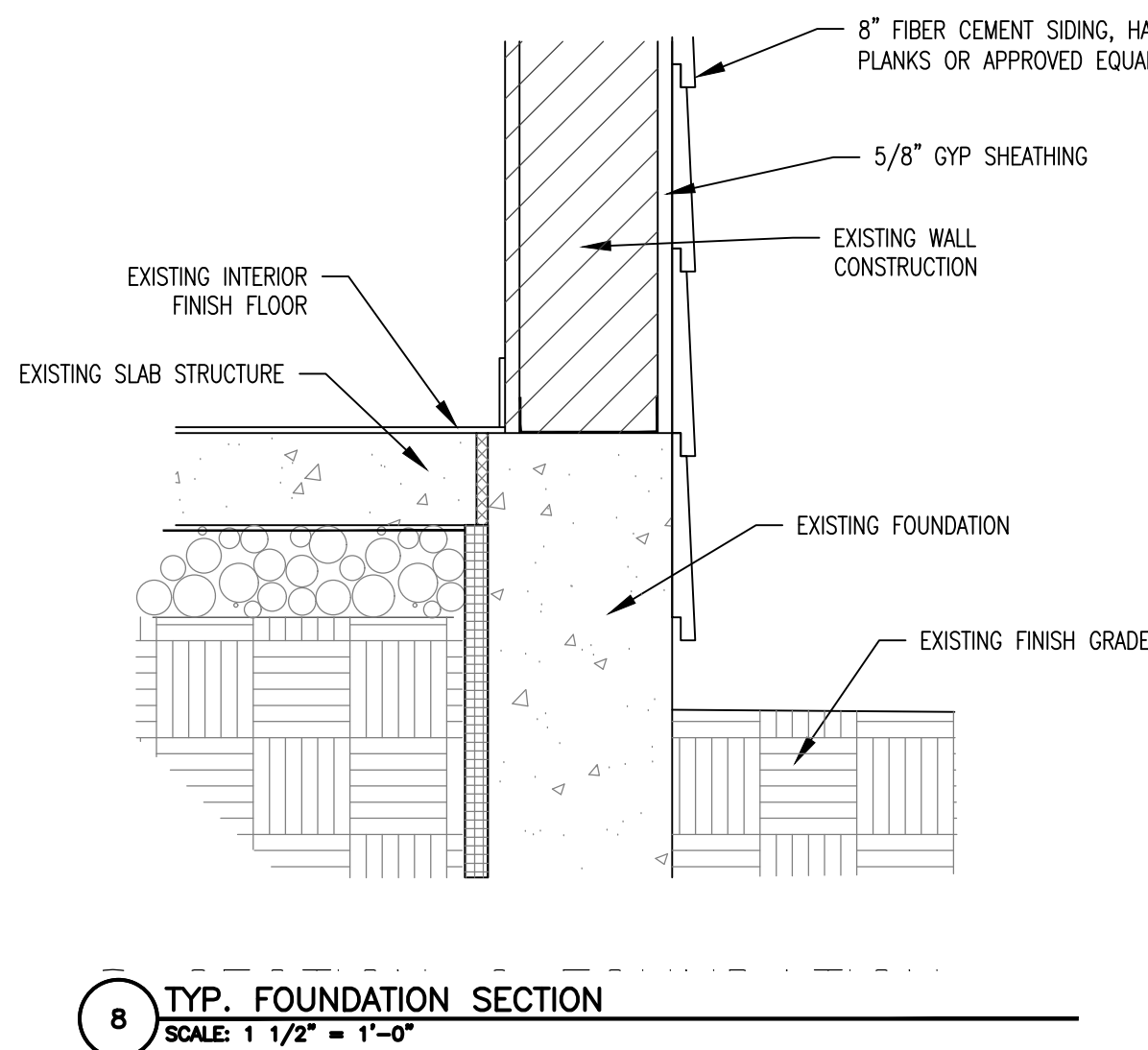
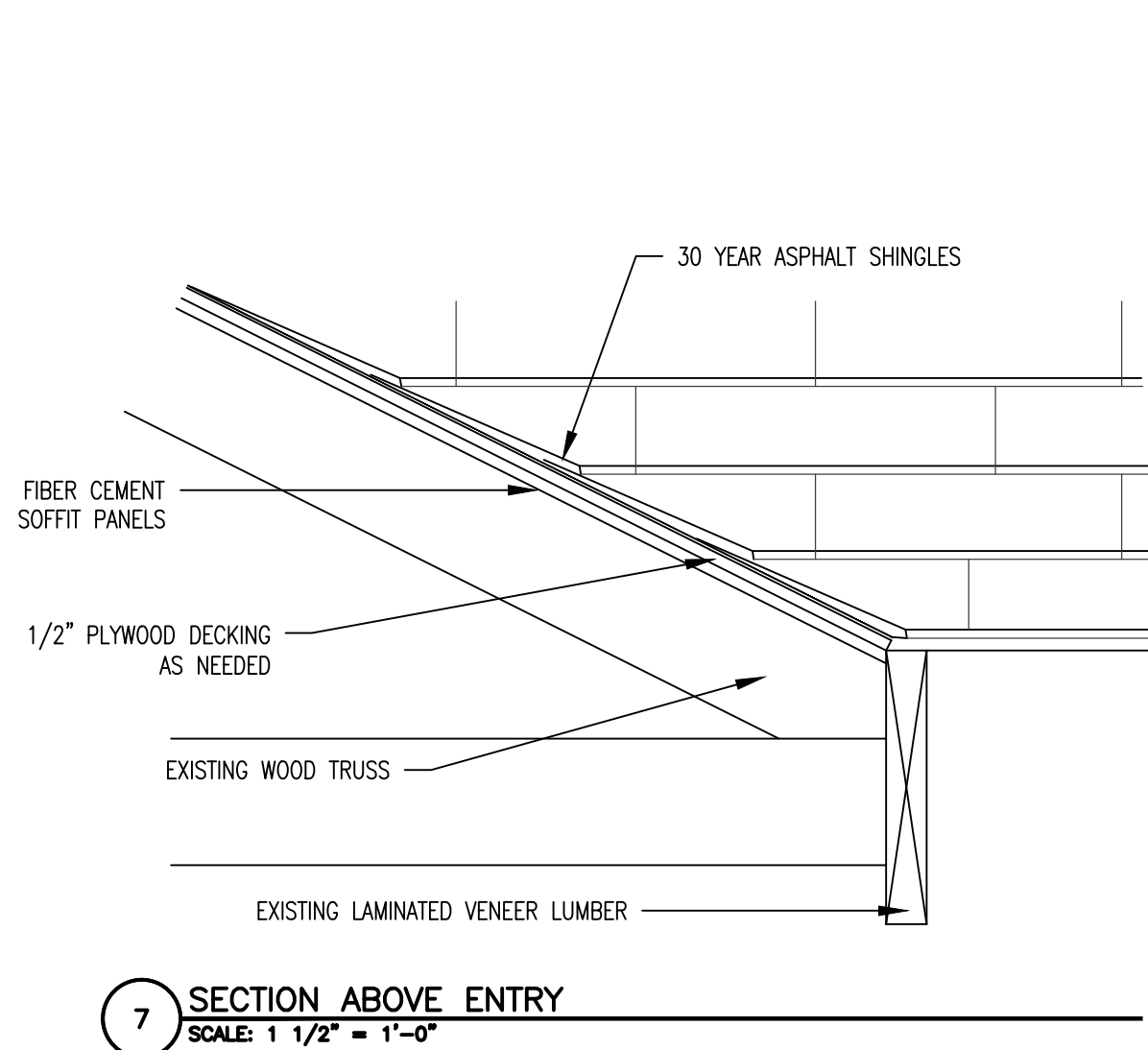
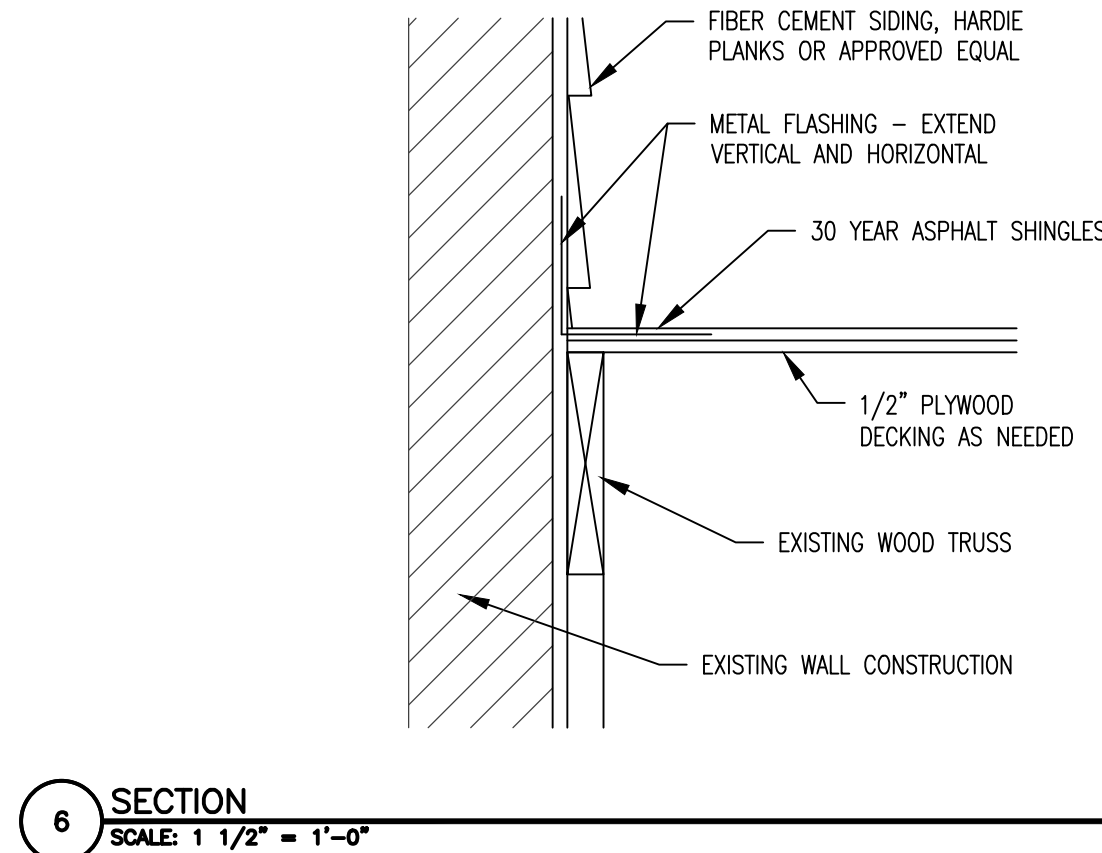
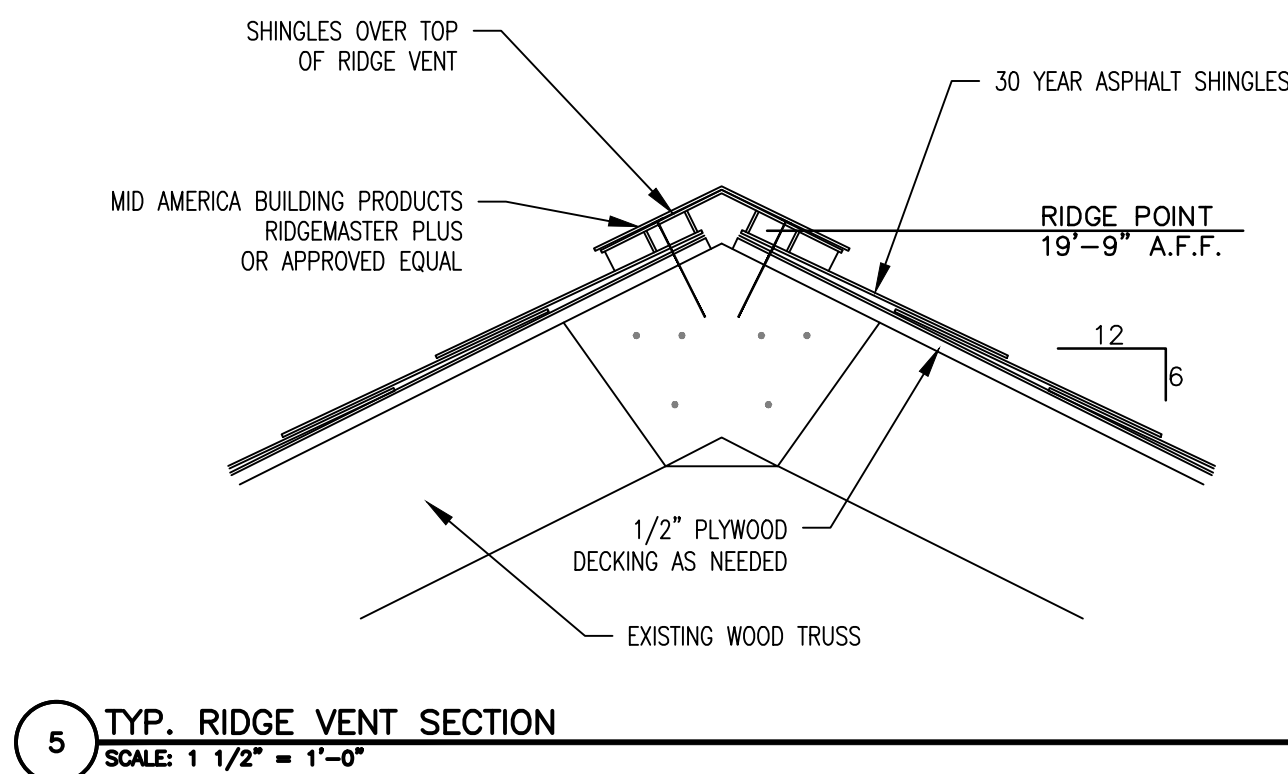
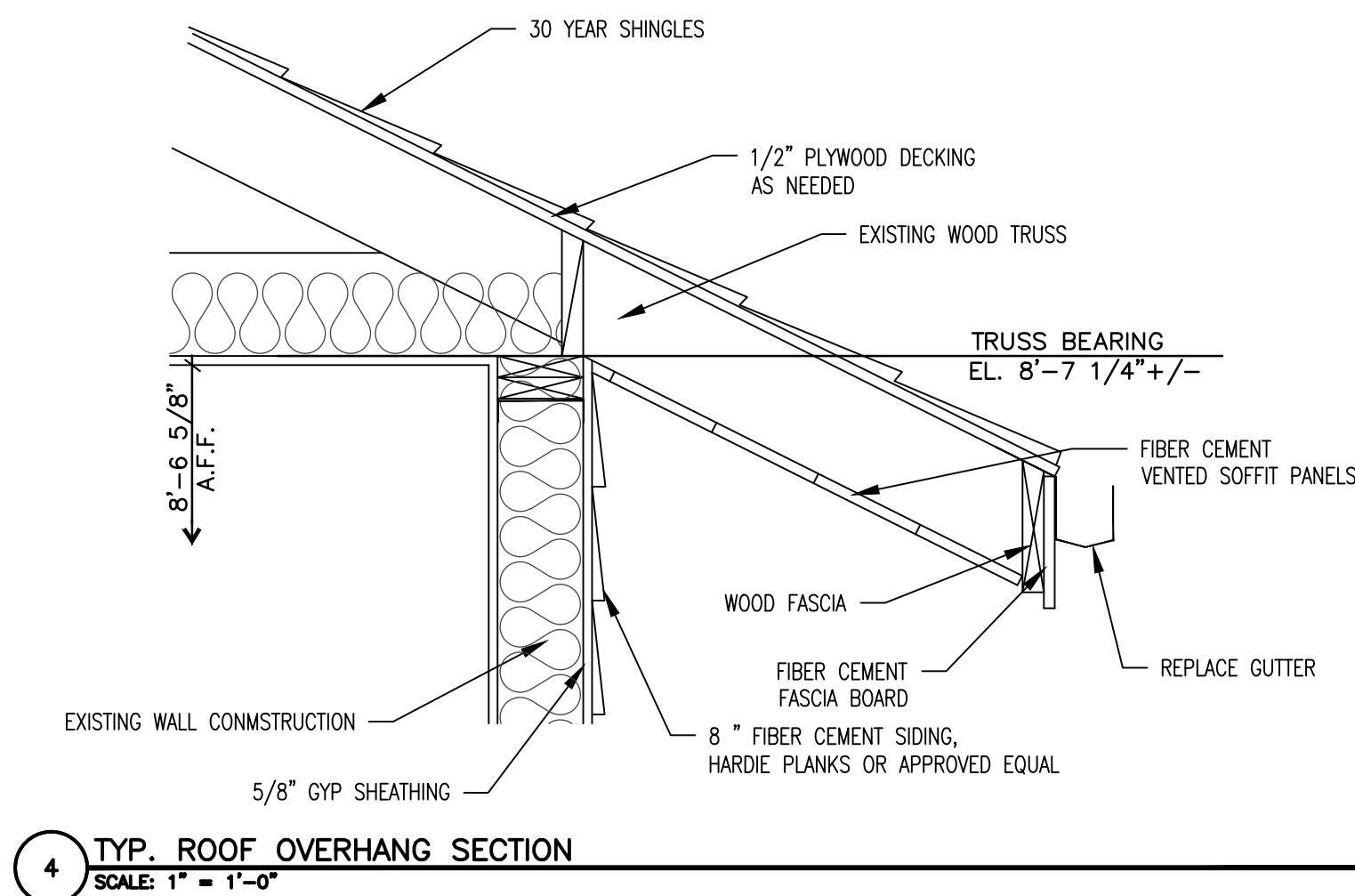
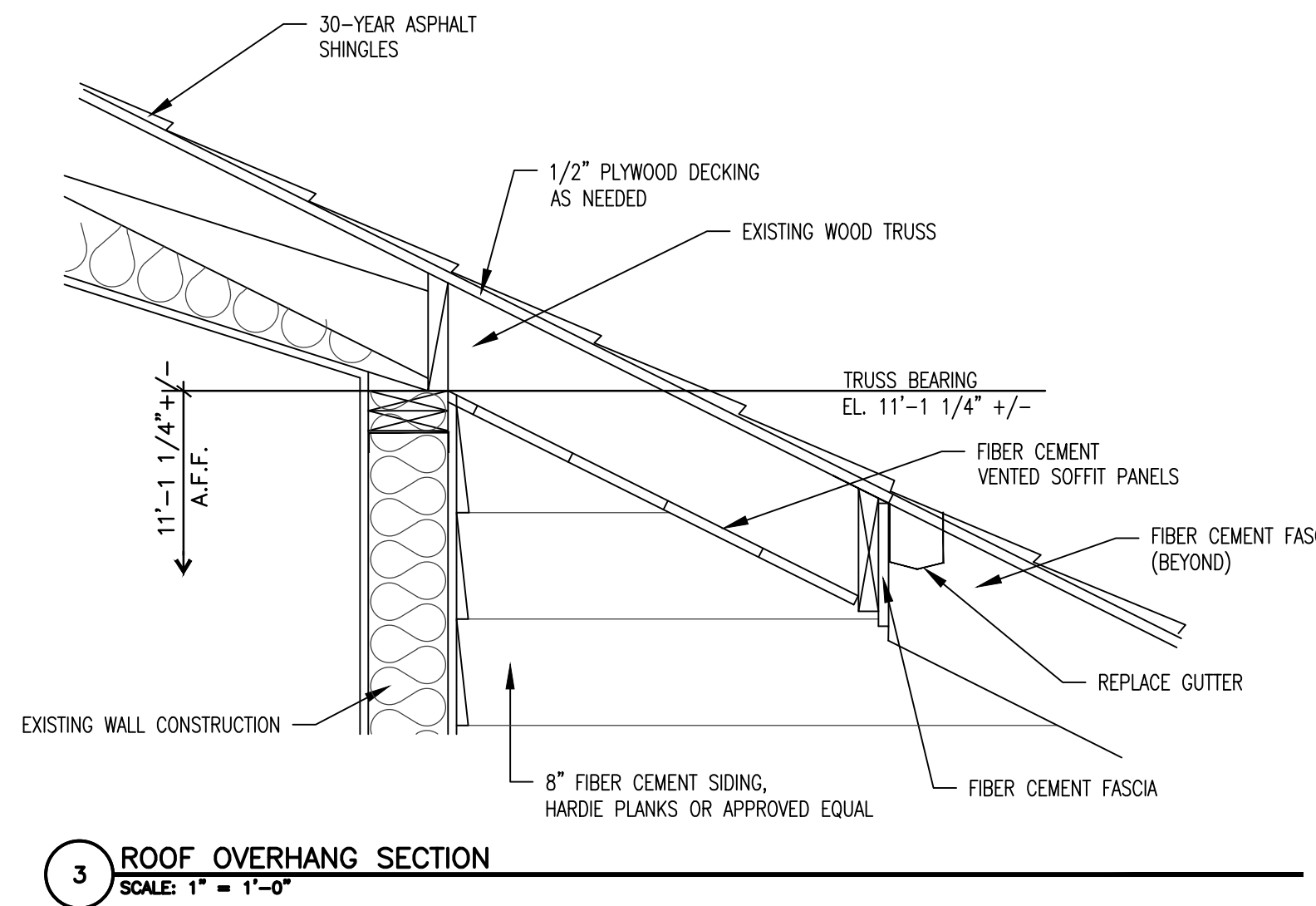
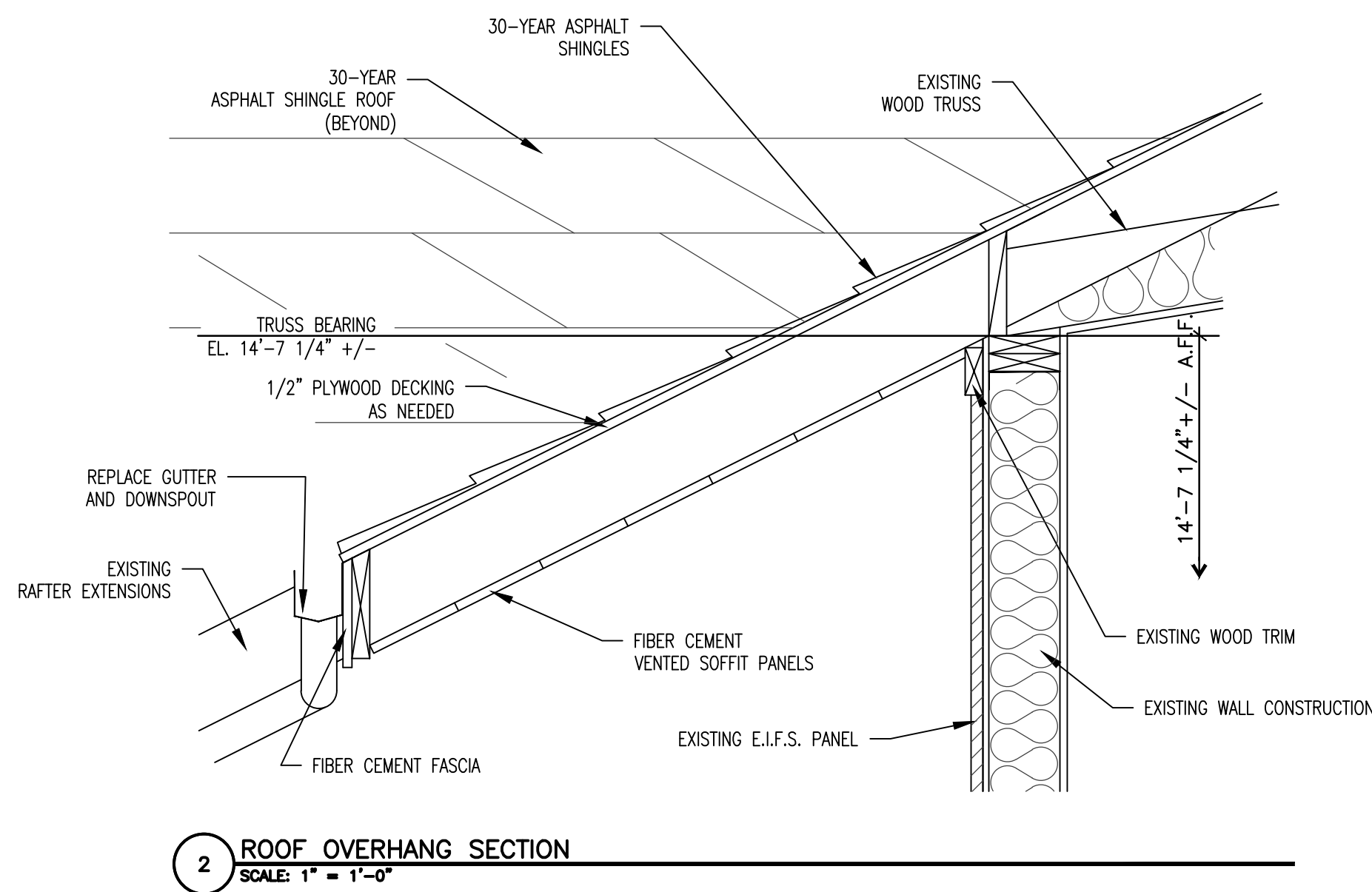
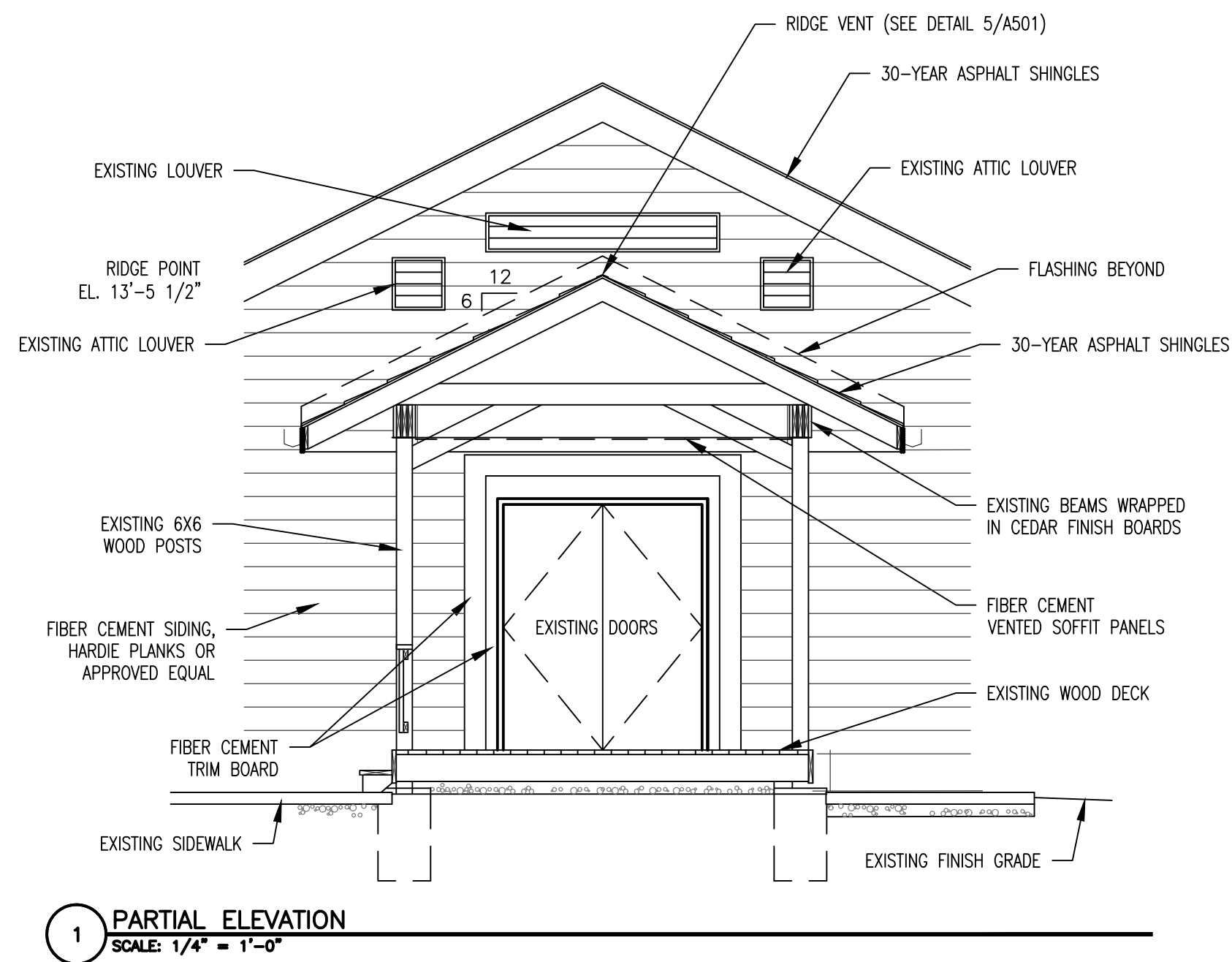
SHEET TITLE:

ROOF & WALL
DETAILS

SHEET NUMBER:

A-501

7 OF 9 SHEETS
06/18/2025





Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

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

ISSUE DATE: 06/18/2025

CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

SHEET TITLE:

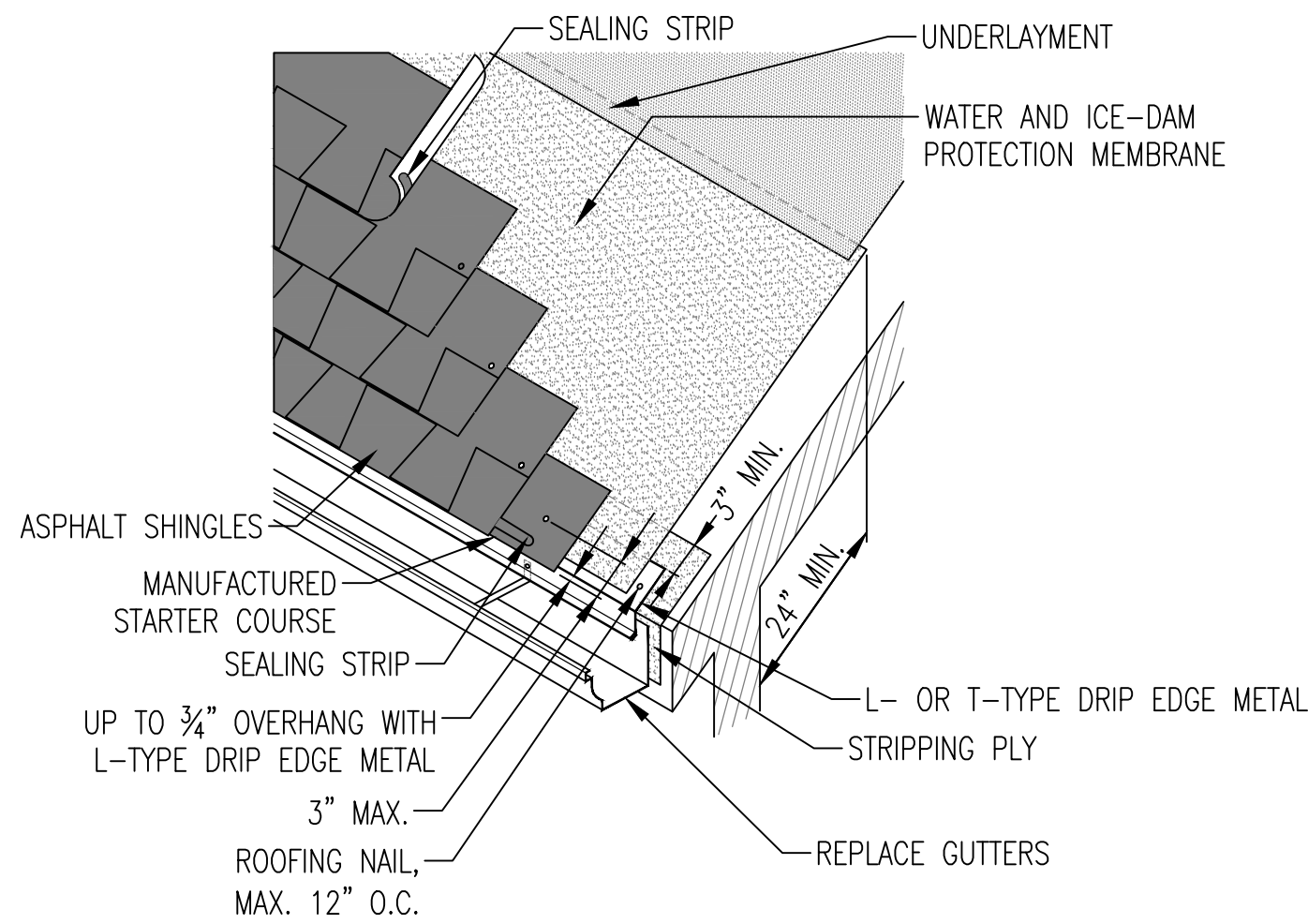
ROOF
DETAILS

SHEET NUMBER:

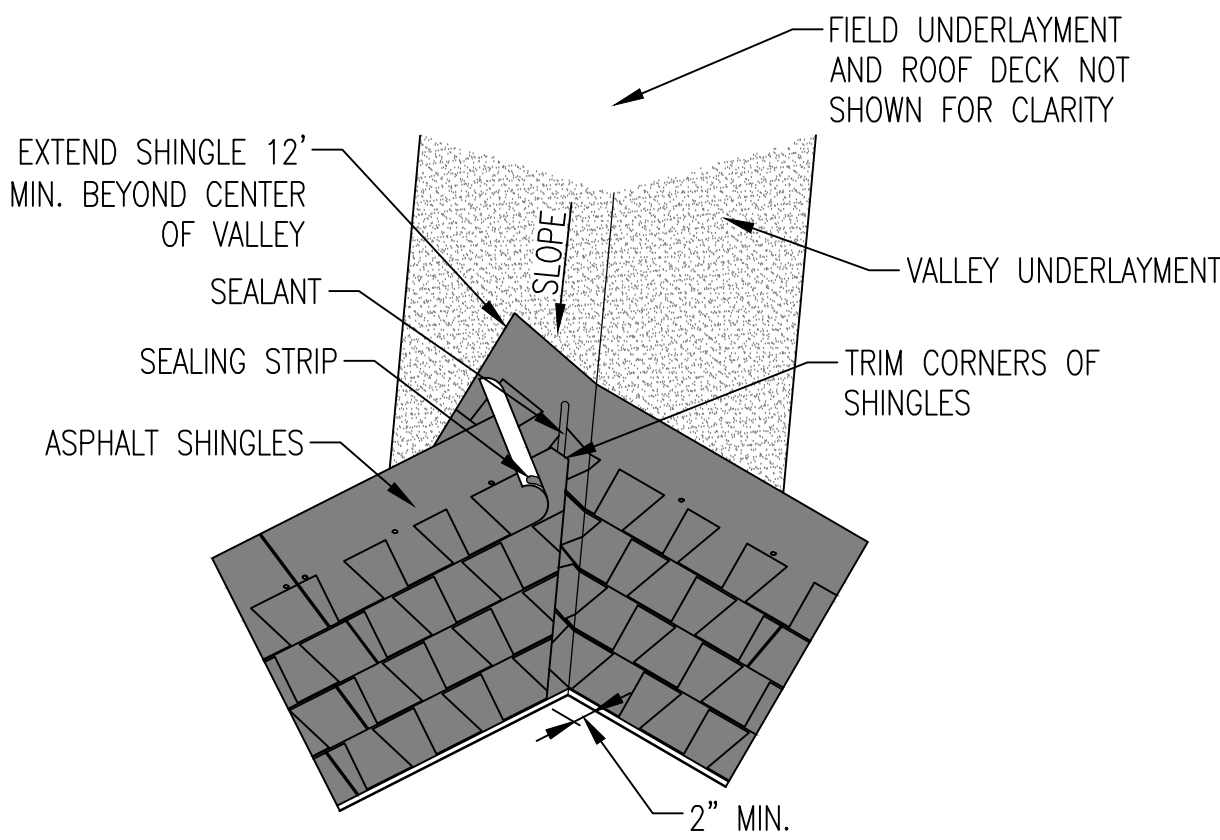
A-502

8 OF 9 SHEETS

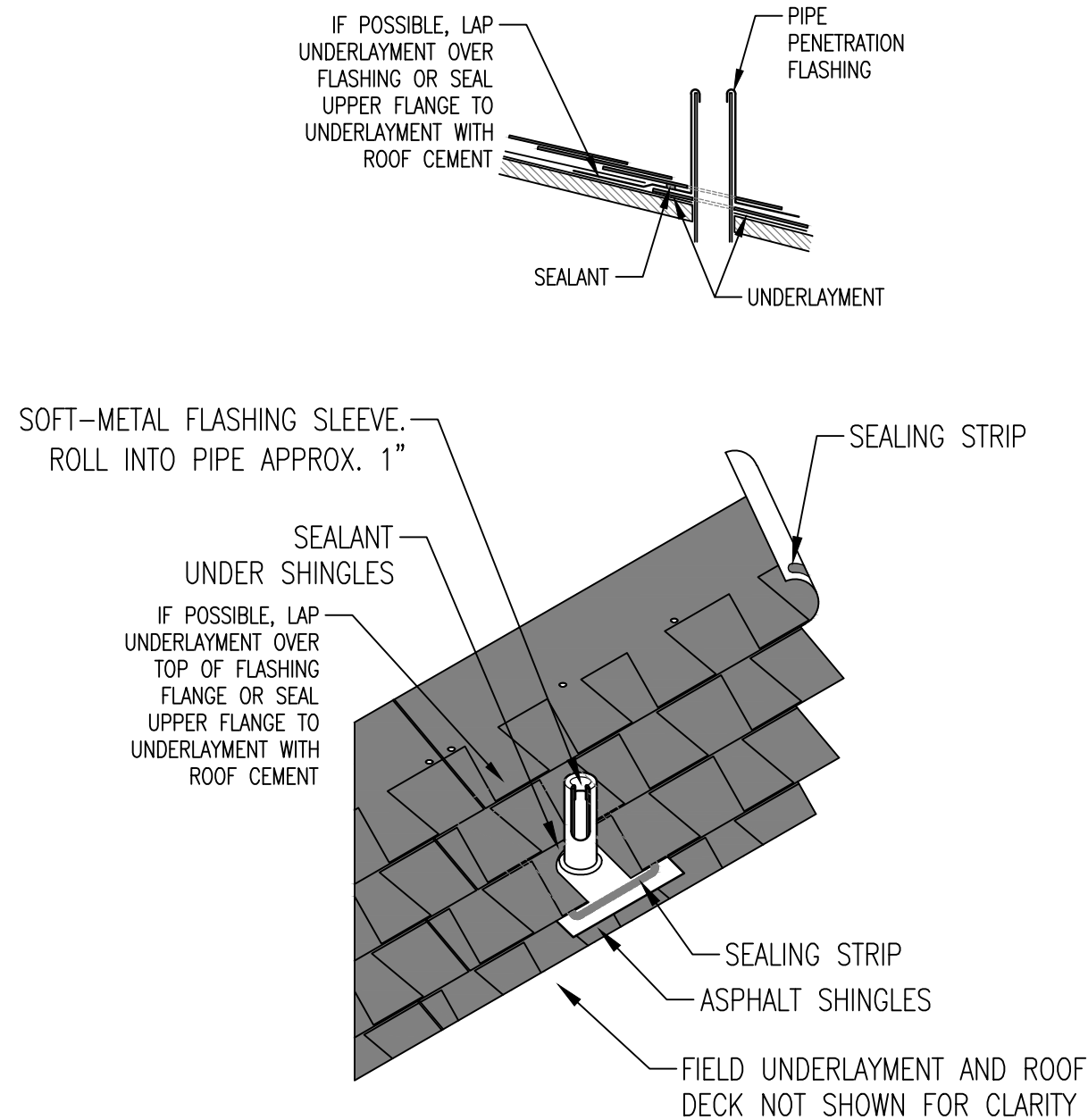
06/18/2025



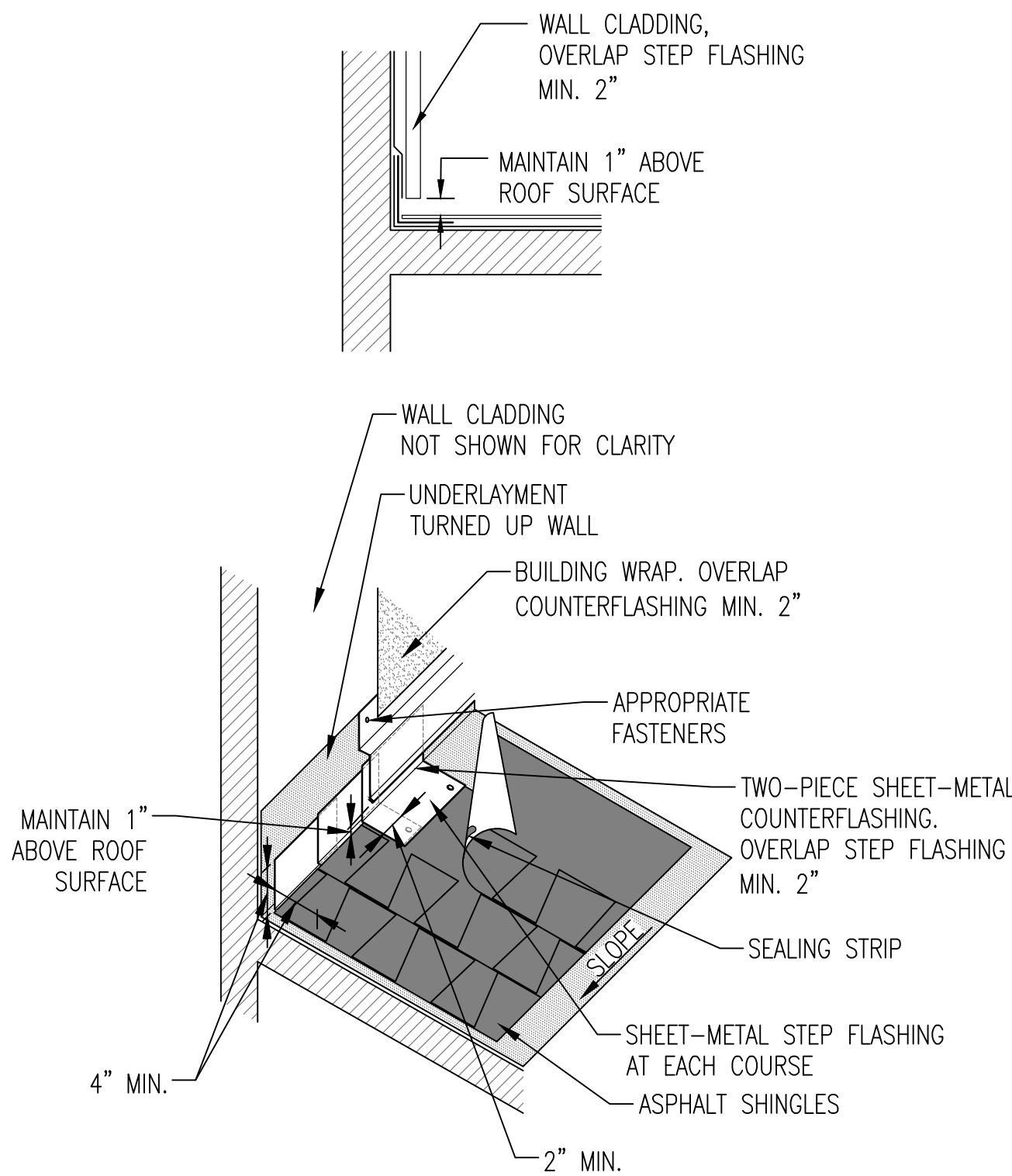
1 TYP. EAVE WITH WATER AND ICE DAM AND GUTTER DETAIL
NOT TO SCALE



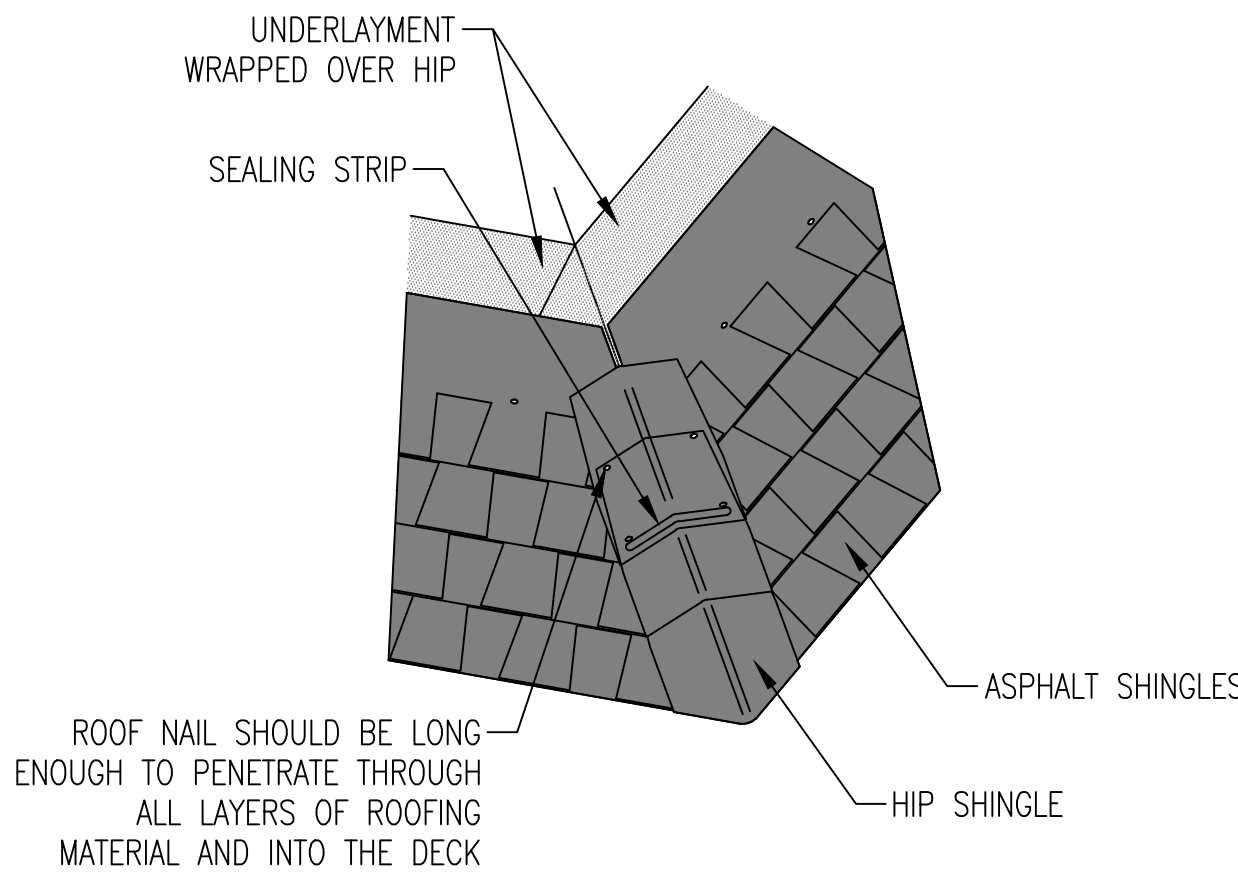
2 TYP. CLOSED CUT VALLEY DETAIL
NOT TO SCALE



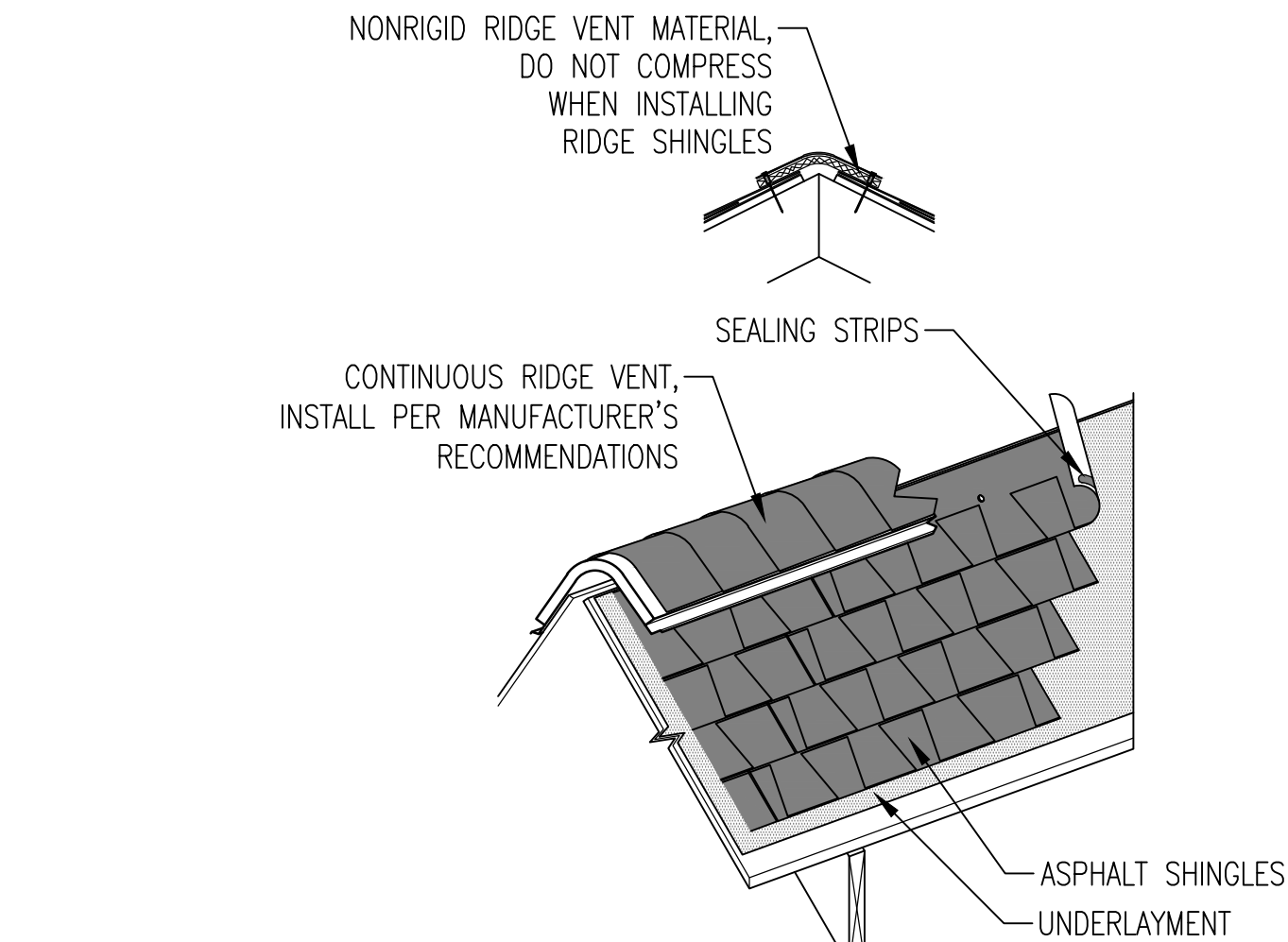
3 TYP. VENT PIPE PENETRATION
NOT TO SCALE



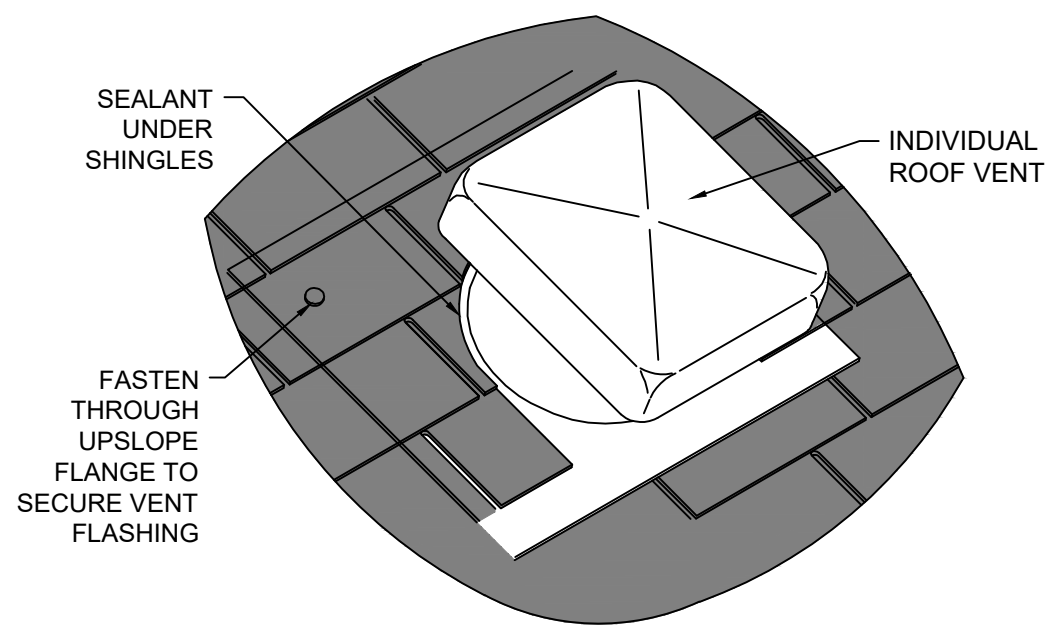
4 TYP. SIDE FLASHING WITH COUNTER FLASHING DETAIL
NOT TO SCALE



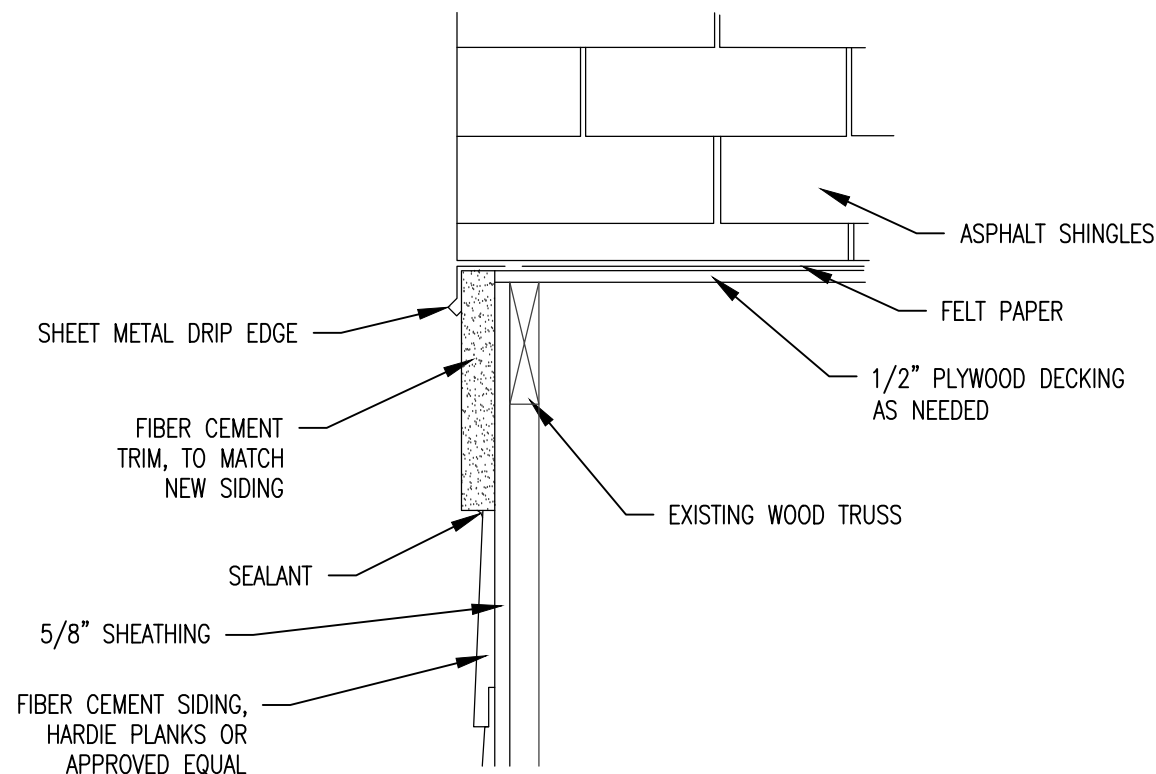
5 TYP. HIP DETAIL
NOT TO SCALE



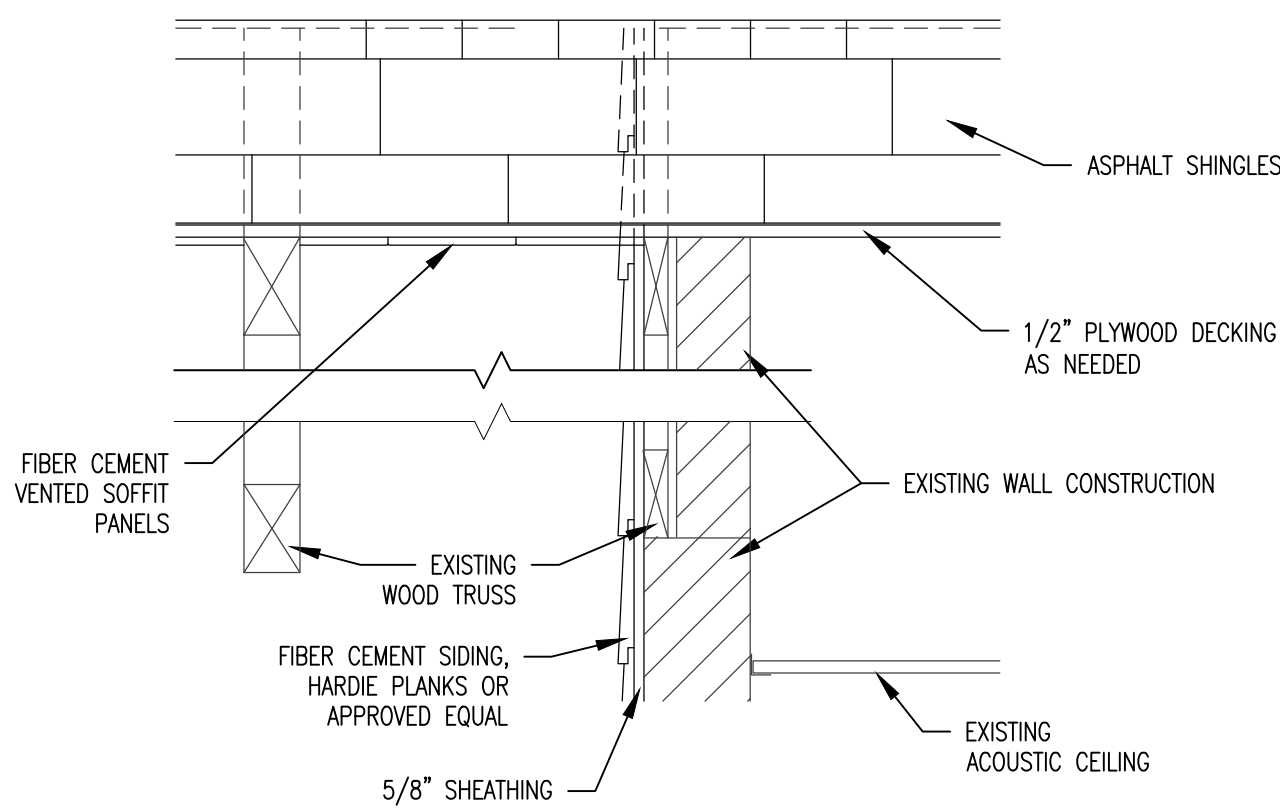
6 TYP. RIDGE WITH CONTINUOUS RIDGE VENT DETAIL
NOT TO SCALE



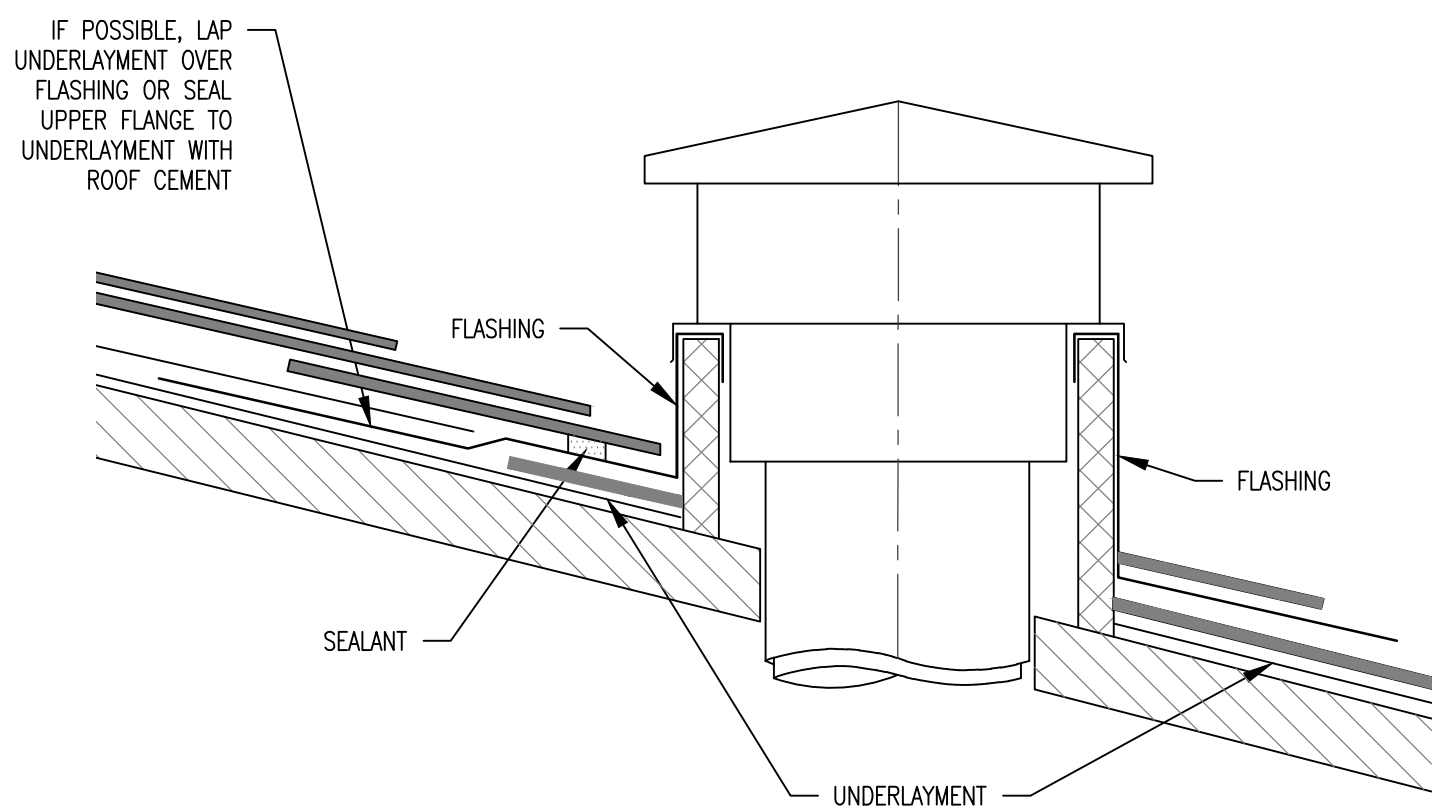
7 TYP. SQUARE VENT PENETRATION
SCALE: 1" = 1'-0"



8 GABLE DETAIL
SCALE: 1 1/2" = 1'-0"



9 ROOF SECTION AT DORMITORY ENTRY
SCALE: 1 1/2" = 1'-0"



10 TYP. MECHANICAL EXHAUST PENETRATION
SCALE: 3/4" = 1'-0"



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
YOUTH SERVICES

REPLACE SIDING & ROOF,
MULTIPURPOSE &
DORMITORY BUILDINGS

CAMP AVERY PARK CAMP
198 AVERY LN
TROY, MISSOURI 63379

PROJECT # H2402-01
SITE # 7719
ASSET # 8877719001 &
8877719004

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

ISSUE DATE: 06/18/2025

CAD DWG FILE: H2402-01
DRAWN BY: RTG
CHECKED BY: BMS
DESIGNED BY: CML

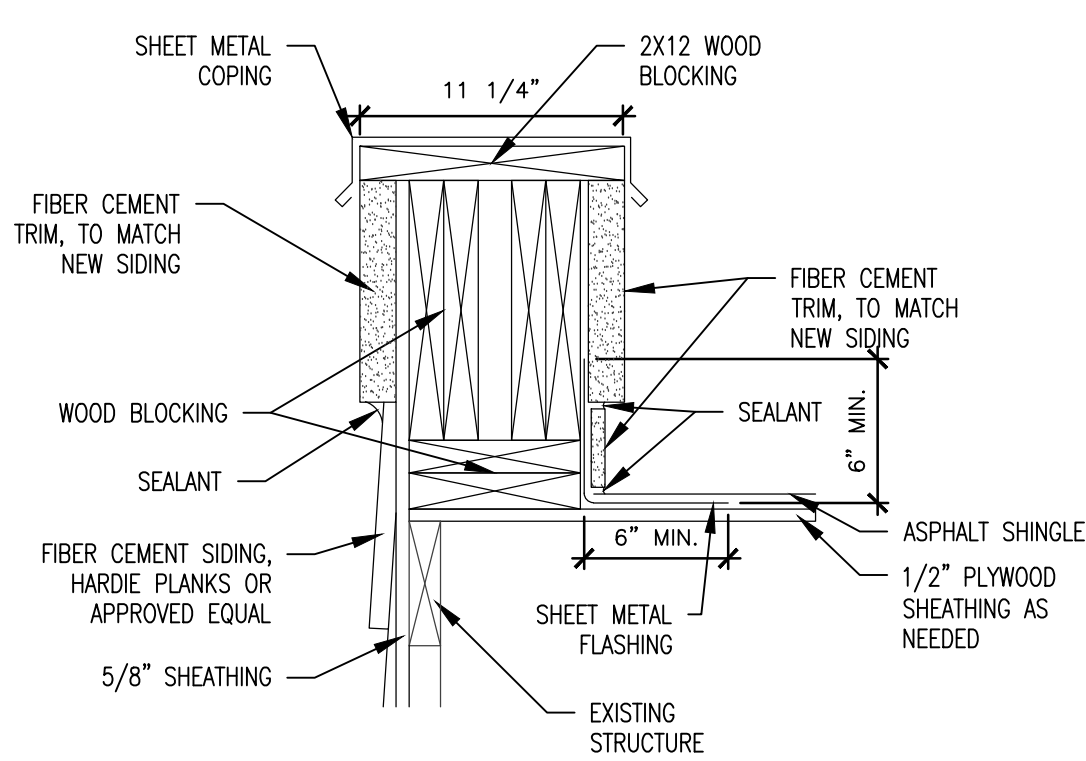
SHEET TITLE:

WALL
DETAILS

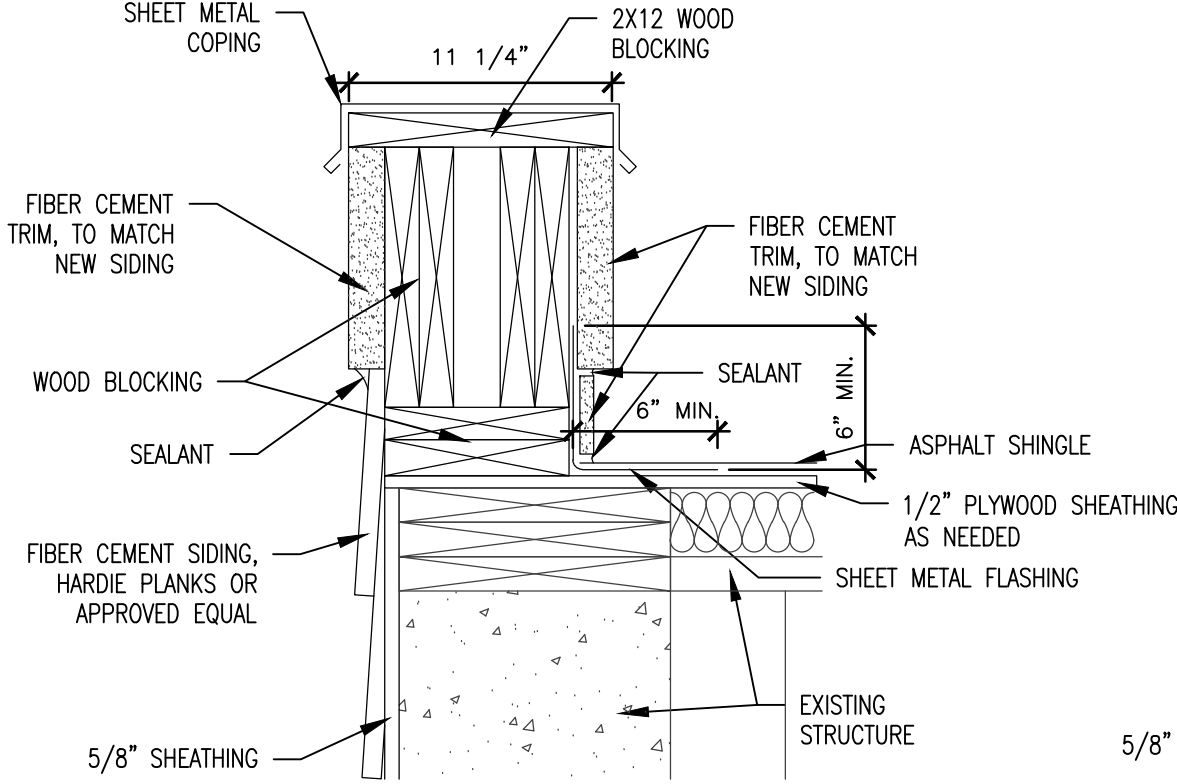
SHEET NUMBER:

A-503

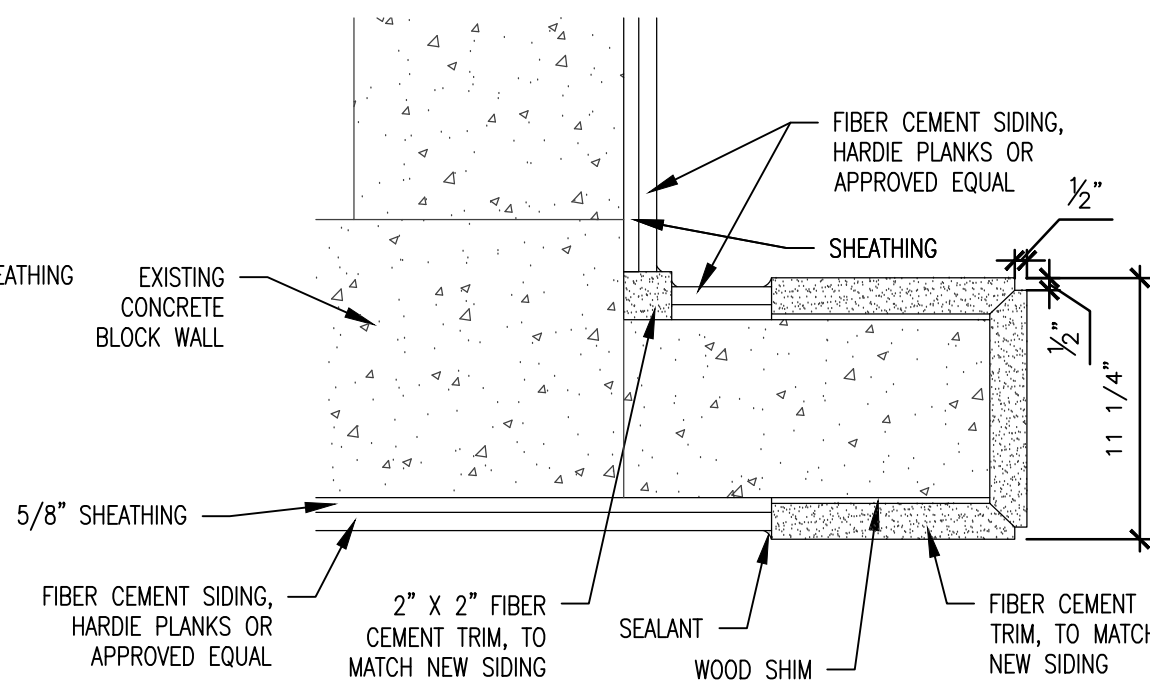
9 OF 9 SHEETS
06/18/2025



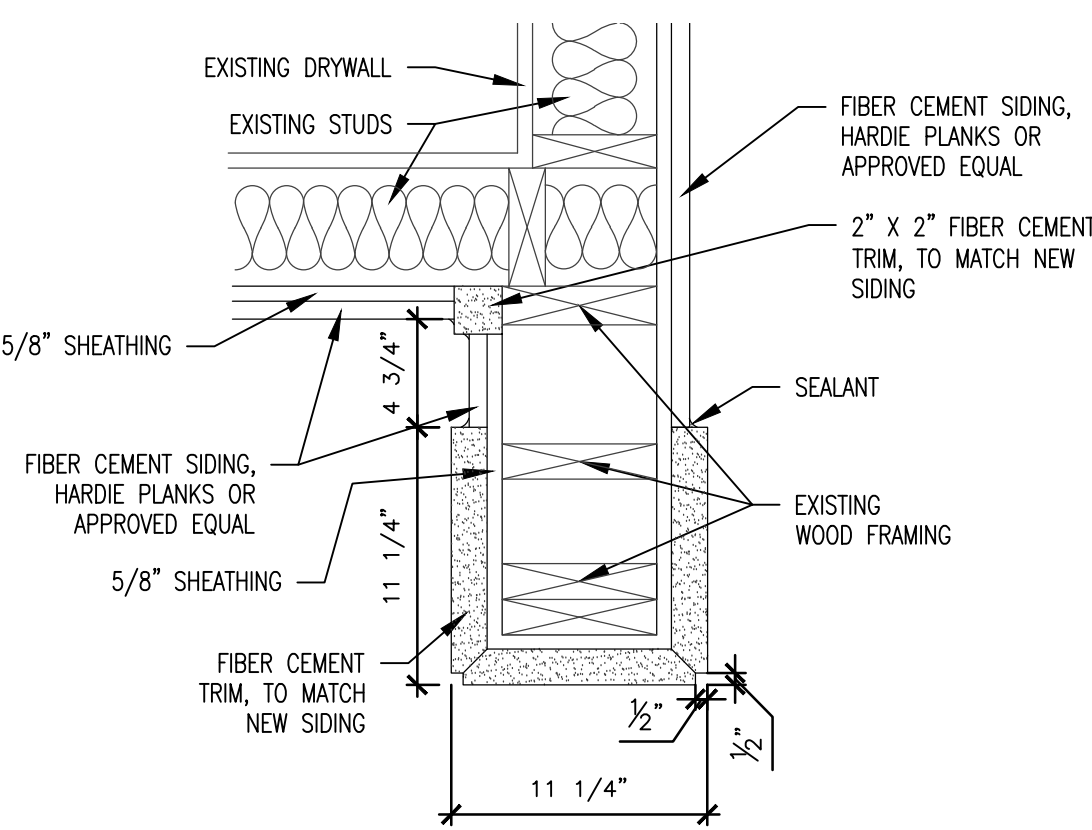
1 END WALL AT ROOF -- SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



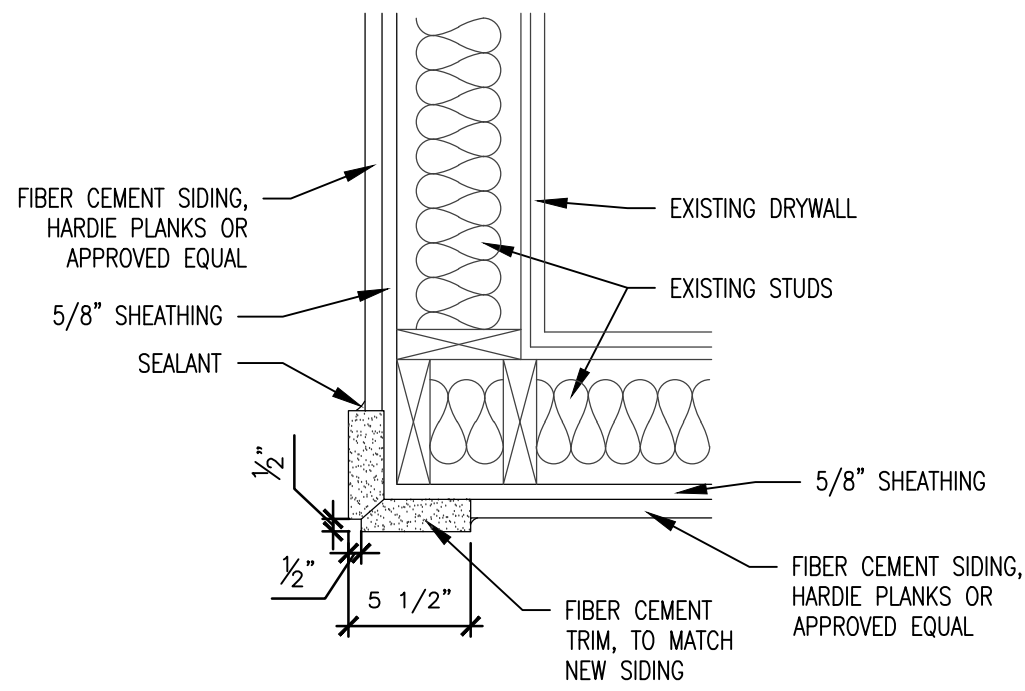
2 END WALL AT ROOF -- SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



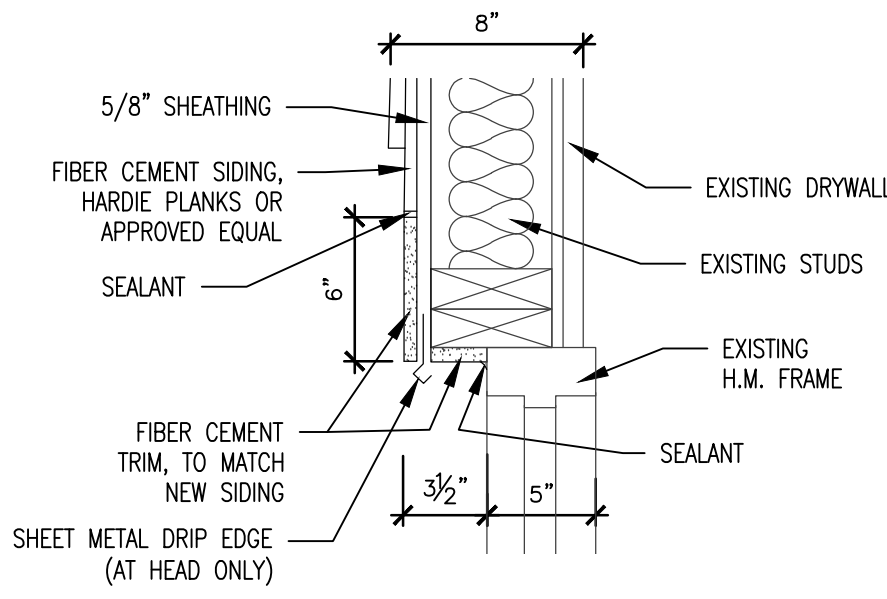
3 END WALL -- PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



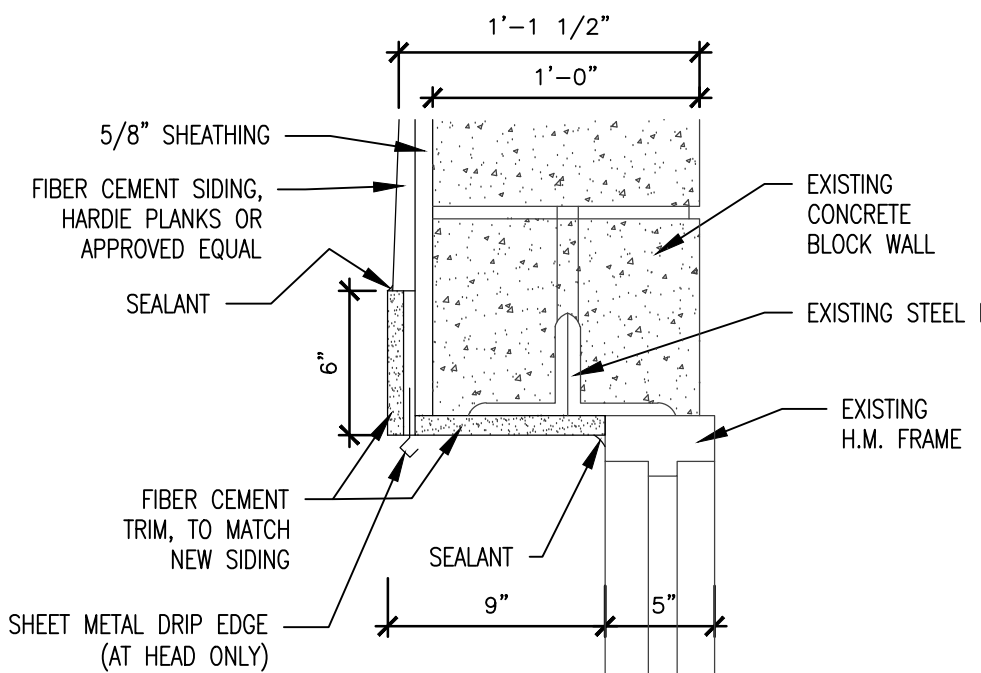
4 END WALL -- PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



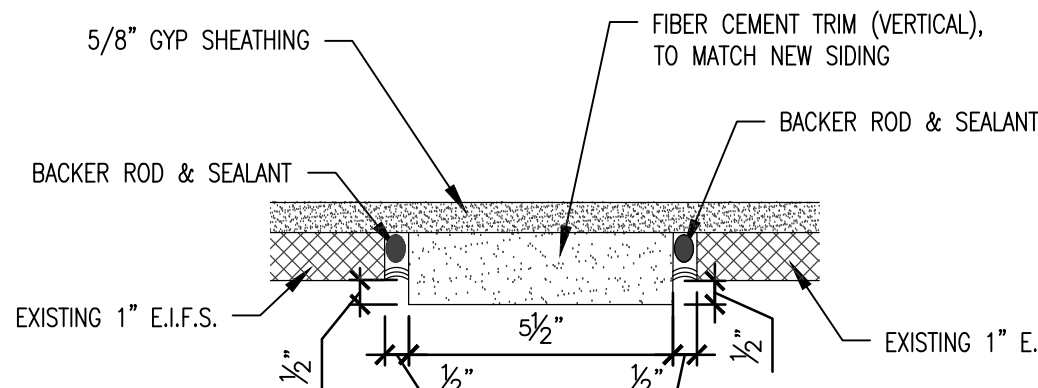
5 CORNER DETAIL
SCALE: 1 1/2" = 1'-0"



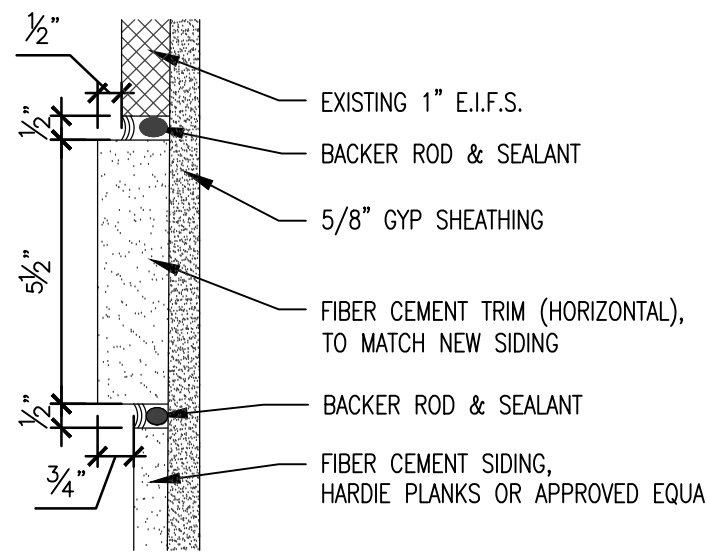
6 HEAD, JAMB SIMILAR
SCALE: 1 1/2" = 1'-0"



7 HEAD, JAMB SIMILAR
SCALE: 1 1/2" = 1'-0"



8 TRIM & EXISTING EIFS -- PLAN DETAIL
SCALE: 3" = 1'-0"



9 HORIZONTAL TRIM AT EXISTING EIFS -- SECTION DETAIL
SCALE: 3" = 1'-0"