

ADA UPGRADES, MULTIPLE COTTAGES NORTHWEST MISSOURI PSYCHIATRIC REHAB CENTER ST. JOSEPH, MISSOURI

OWNER:

STATE OF MISSOURI
MICHAEL L. PARSON,
GOVERNOR

DEPARTMENT OF
MENTAL HEALTH

PROJECT
MANAGEMENT:

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

ARCHITECT:

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

CIVIL ENGINEER:

SK DESIGN GROUP, INC.
4600 COLLEGE BLVD, SUITE 100
OVERLAND PARK, KS 66211

PROJECT NUMBER:

M2301-01

ASSET NUMBER:

6517353017 - 6517353022
6517353025

SHEET NUMBER:

G-001

1 OF 41 SHEETS
AUGUST 19, 2024



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

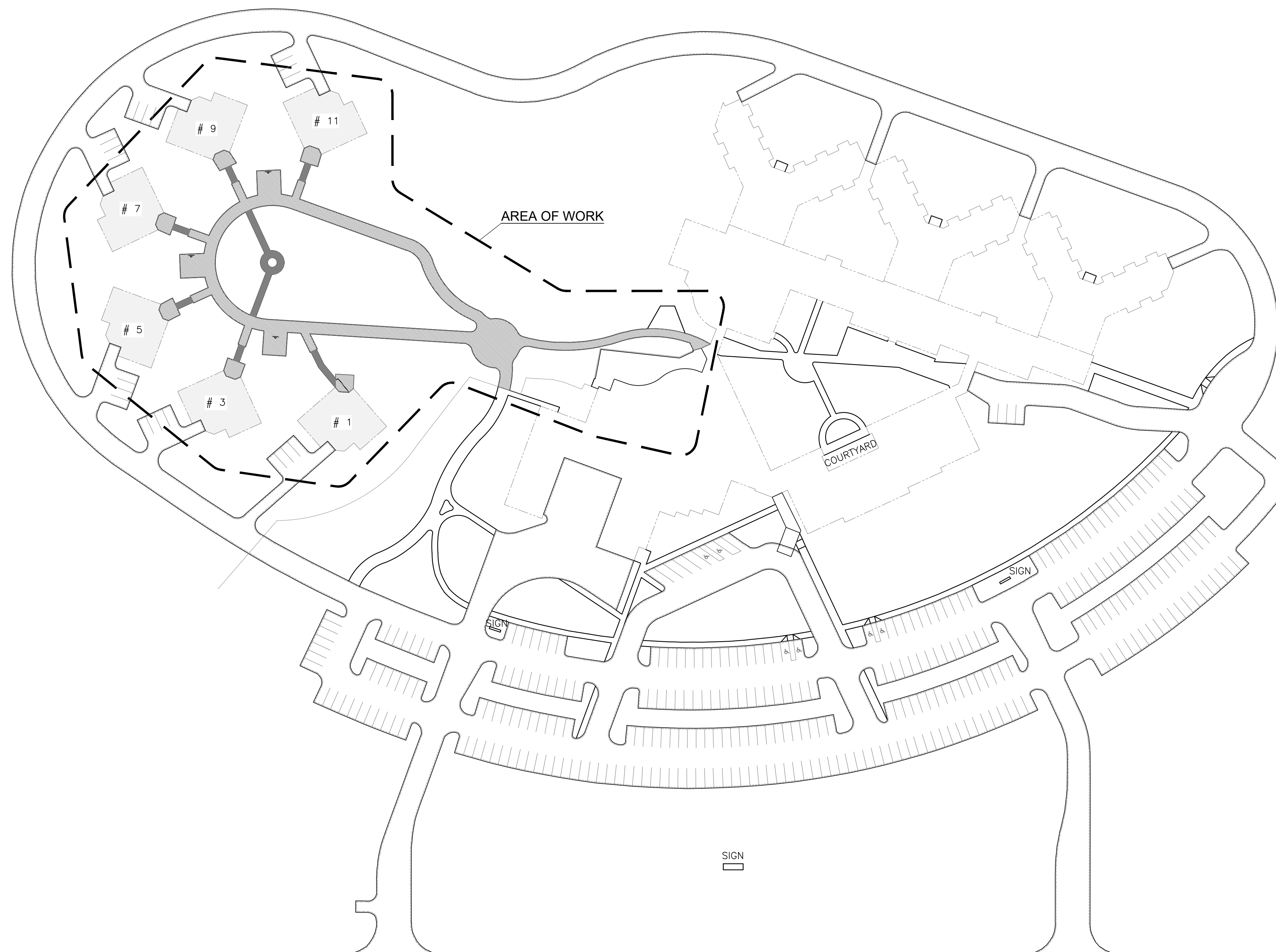
SHEET TITLE:
**DRAWING INDEX
AND LOCATION MAP**

SHEET NUMBER:

G-002

2 OF 41 SHEETS
8/19/2024

DRAWING INDEX:		
1.	COVER SHEET	G-001
2.	DRAWING INDEX AND LOCATION MAP	G-002
3.	SITE LAYOUT	C-001
4.	SITE SURVEY	C-101
5.	SITE EROSION CONTROL	C-201
6.	EROSION DETAILS	C-202
7.	SITE DEMOLITION PLAN	C-301
8.	SITE DIMENSION PLAN	C-401
9.	SITE GRADING PLAN	C-501
10.	SITE UTILITY PLAN	C-601
11.	SITE PHASING PLAN	C-701
12.	SITE PHASING PLAN	C-702
13.	SITE PLAN ALTERNATE - 1	C-801
14.	SITE ENLARGED PLAN ALTERNATE - 1	C-802
15.	EXISTING SITE SHEET - 1	ERD-1
16.	EXISTING SITE SHEET - 2	ERD-2
17.	EXISTING SITE SHEET - 3	ERD-3
18.	EXISTING SITE SHEET - 4	ERD-4
19.	EXISTING SITE SHEET - 5	ERD-5
20.	DETAILS	C-901
21.	DEMOLITION FLOOR PLAN COTTAGE 1	AD-100
22.	DEMOLITION FLOOR PLAN COTTAGE 3	AD-101
23.	DEMOLITION FLOOR PLAN COTTAGE 5	AD-102
24.	DEMOLITION FLOOR PLAN COTTAGE 7	AD-103
25.	DEMOLITION FLOOR PLAN COTTAGE 9	AD-104
26.	DEMOLITION FLOOR PLAN COTTAGE 11	AD-105
27.	DEMOLITION ENLARGED KITCHEN PLANS COTTAGES 1-3-7	AD-106
28.	DEMOLITION ENLARGED KITCHEN PLANS COTTAGES 5-9-11	AD-107
29.	NEW WORK FLOOR PLAN COTTAGE 1	AE-100
30.	NEW WORK FLOOR PLAN COTTAGE 3	AE-101
31.	NEW WORK FLOOR PLAN COTTAGE 5	AE-102
32.	NEW WORK FLOOR PLAN COTTAGE 7	AE-103
33.	NEW WORK FLOOR PLAN COTTAGE 9	AE-104
34.	NEW WORK FLOOR PLAN COTTAGE 11	AE-105
35.	ENLARGED BATH PLANS/ELEVATIONS COTTAGES 1-3-7	AE-400
36.	ENLARGED BATH PLANS/ELEVATIONS COTTAGES 5-9-11	AE-401
37.	ENLARGED KITCHEN PLANS/ELEVATIONS COTTAGES 1-3-7	AE-402
38.	ENLARGED KITCHEN PLANS/ELEVATIONS COTTAGES 5-9-11	AE-403
39.	ENLARGED CLOSET 130A & LAUNDRY PLANS ELEVATIONS COTTAGES 1-3-7	AE-404
40.	ENLARGED CLOSET 130A & LAUNDRY PLANS ELEVATIONS COTTAGES 5-9-11	AE-405
41.	NEW WORK WALL SECTIONS AND DETAILS	AE-502



1 OVERALL SITE PLAN
SCALE: 1" = 60'



2 SITE LOCATION IMAGE
SCALE: N.T.S.

GENERAL GRADING NOTES:
1. ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL ITEMS NECESSARY TO COMPLETE THE WORK.
2. ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
4. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL PROPOSED SIDEWALKS SHALL HAVE A MINIMUM OF 1% CROSS SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR NECESSARY TO CONTROL EROSION, SILTATION AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS OR RECEIVING CHANNELS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER OR HIS AGENT CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR. REFER TO EROSION CONTROL SHEET FOR MORE NOTES AND INFORMATION.
7. AT ALL BUILDING EXITS INSURE MINIMUM OF 5' LANDING DEPTH (IN DIRECTION OF TRAVEL) AT 2.00% MAXIMUM SLOPE. NO SIDEWALK IS TO EXCEED 5.00% SLOPE UNLESS IT IS AN ADA COMPLIANT RAMP.
8. CONTRACTOR SHALL COORDINATE TIMELINE FOR ALL PHASES OF CONSTRUCTION WITH FACILITY REPRESENTATIVE.

GENERAL WORK NOTES:
1. CONTRACTOR PERSONNEL TO BE ESCORTED BY FACILITY MAINTENANCE AT ALL TIMES WHEN IN PATIENT AREAS.
2. PROJECT PHASING: THIS PROJECT WILL REQUIRE PHASING AND COORDINATION WITH THE OPERATIONS OF THIS FACILITY. WORK IN COTTAGES WILL START IN COTTAGE NO. 11 FOLLOWED BY 9, 7, 5, 3, AND 1. COORDINATE COTTAGE WORK PHASING WITH CIVIL SITE PLAN PHASING. THE CONTRACTOR WILL WORK WITH THE STATE OF MISSOURI, AND ARCHITECT TO SUBMIT A PROJECT PHASING PLAN.
3. CONTRACTOR MUST COMPLETE EACH COTTAGE IN ITS ENTIRETY BEFORE PROCEEDING TO NEXT COTTAGE PHASE.
4. NO MORE THAN 1- PATIENT COTTAGE CAN BE VACANT AT ANY ONE TIME.
5. DIMENSIONS SHOWN ON DRAWINGS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE IDENTIFIED.
6. FACILITY MAINTENANCE TO PROVIDE SHUT OFF OF WATER SERVICE IN EACH PHASE PRIOR TO START OF CONSTRUCTION.
7. CONTRACTOR TO DISCONNECT THE PLUMBING FIXTURES IN BATHROOMS. THIS WORK WILL BE COMPLETED PRIOR TO THE PLUMBING CONTRACTOR ARRIVING ON SITE.
8. GENERAL CONTRACTOR WILL INSTALL NEW FINISHES AND COMPLETE WORK AS PER CONTRACT DRAWINGS AND SPECIFICATIONS.
9. REFER TO CIVIL DRAWINGS FOR SITE PAVING AND SPECIFICATIONS.
10. THE CONTRACTOR SHALL ENGAGE A PUBLIC AND PRIVATE UTILITY LOCATE SERVICE IN AREAS WHERE GRADING WILL TAKE PLACE. ALL UTILITY LOCATIONS ARE APPROXIMATE AND LOCAL UTILITIES SERVICES AND MISSOURI ONE CALL SHALL BE CONTACTED TO CONFIRM LOCATIONS PRIOR TO EXCAVATION.
11. QUANTITY DISCLAIMER: VARIOUS QUANTITIES ARE SHOWN ON THE PLAN SHEETS, SUCH AS AREA OF PAVING OR FINISHES IN EACH PROJECT AREA. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND NO ADDITIONAL PAYMENTS WILL BE MADE IF FINAL QUANTITIES DO NOT MATCH PLANS.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR NECESSARY TO CONTROL EROSION, SILTATION, AND DISCHARGES OF FILL MATERIAL (SEDIMENT) INTO DOWNSTREAM SYSTEMS. THIS SHALL BE REQUIRED DURING ALL PHASES OF CONSTRUCTION AND UNTIL SUITABLE GROUND COVER IS ESTABLISHED FOR ALL DISTURBED AREAS. IF ANY METHOD OF CONTROL FAILS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, SO THAT THE OWNER CAN REVIEW THE CONTRACTOR'S PROPOSED METHOD OF REPAIR. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS AND PAVED STREETS. CLEANING ON A DAILY BASIS OF RIGHT-OF-WAYS AND STREETS THAT HAVE BEEN SOILED BY CONSTRUCTION ACTIVITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
14. CONTRACTOR STAGING AREA FOR JOB TRAILER AND EMPLOYEE PARKING DURING WORKING HOURS TO BE COORDINATED WITH SITE FACILITY STAFF PRIOR TO CONSTRUCTION.
15. CONTRACTOR CONEX (JOB BOX) INSIDE SECURE AREA TO BE PLACED INSIDE AREA IN WHICH CONTRACTOR IS WORKING. THE CONTRACTOR SHALL MOVE CONEX (JOB BOX) AT THE REQUEST OF THE FACILITY.
16. THE CONTRACTOR SHALL PLACE THE DUMPSTER NEAR THE BUILDING EXIT, COVER AND SECURE EACH NIGHT ONCE WORK IS COMPLETE FOR THE DAY.

CODE SUMMARY
NEW WORK INSTALLATION TO FOLLOW: INTERNATIONAL BUILDING CODE 2021 EDITION INTERNATIONAL MECHANICAL CODE 2018 EDITION INTERNATIONAL PLUMBING CODE 2018 EDITION NATIONAL ELECTRICAL CODE 2020 EDITION NFPA 101 LIFE SAFETY CODE 2021 EDITION 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

PROJECT GENERAL NOTES:

IF CONTRACTOR ENCOUNTERS ROCK AS DEFINED BY SPECIFICATION SECTION 312000-1.2(L), NOTIFY ENGINEER AND OWNER'S REPRESENTATIVE. REMOVAL TO BE AT A NEGOTIATED PRICE BY CHANGE ORDER.

COORDINATE WITH OWNER PRIOR TO BACKFILLING UTILITY TRENCHES FOR POTENTIAL OWNER CABLING WORK.

CONSTRUCTION ACCESS & SAFETY DURING CONSTRUCTION

1. THE FACILITY WILL REMAIN OPEN DURING CONSTRUCTION.
2. CONTRACTOR TO PROVIDE UNIT PRICE FOR ROCK REMOVAL NOT TO EXCEED 10 C.Y.
3. INTERACTION WITH THE PATRONS OF THE FACILITY IS NOT ALLOWED
4. STAFF ACCESS, PATRONS ACCESS, TRASH COLLECTION, LOADING DOCK DELIVERIES AND EMERGENCY VEHICLE ACCESS WILL REMAIN IN OPERATION DURING CONSTRUCTION.

THE CONTRACTOR WILL BECOME KNOWLEDGEABLE OF EXISTING SECURITY ZONES, AND CONSTRUCTION NOISE ISSUES WITH NORTHWEST MISSOURI PSYCHIATRIC REHABILITATION CENTER, KEVIN MCGINLEY, CELL 573-645-2098, OFFICE 816-387-2585, kevin.mcginley@oa.mo.gov

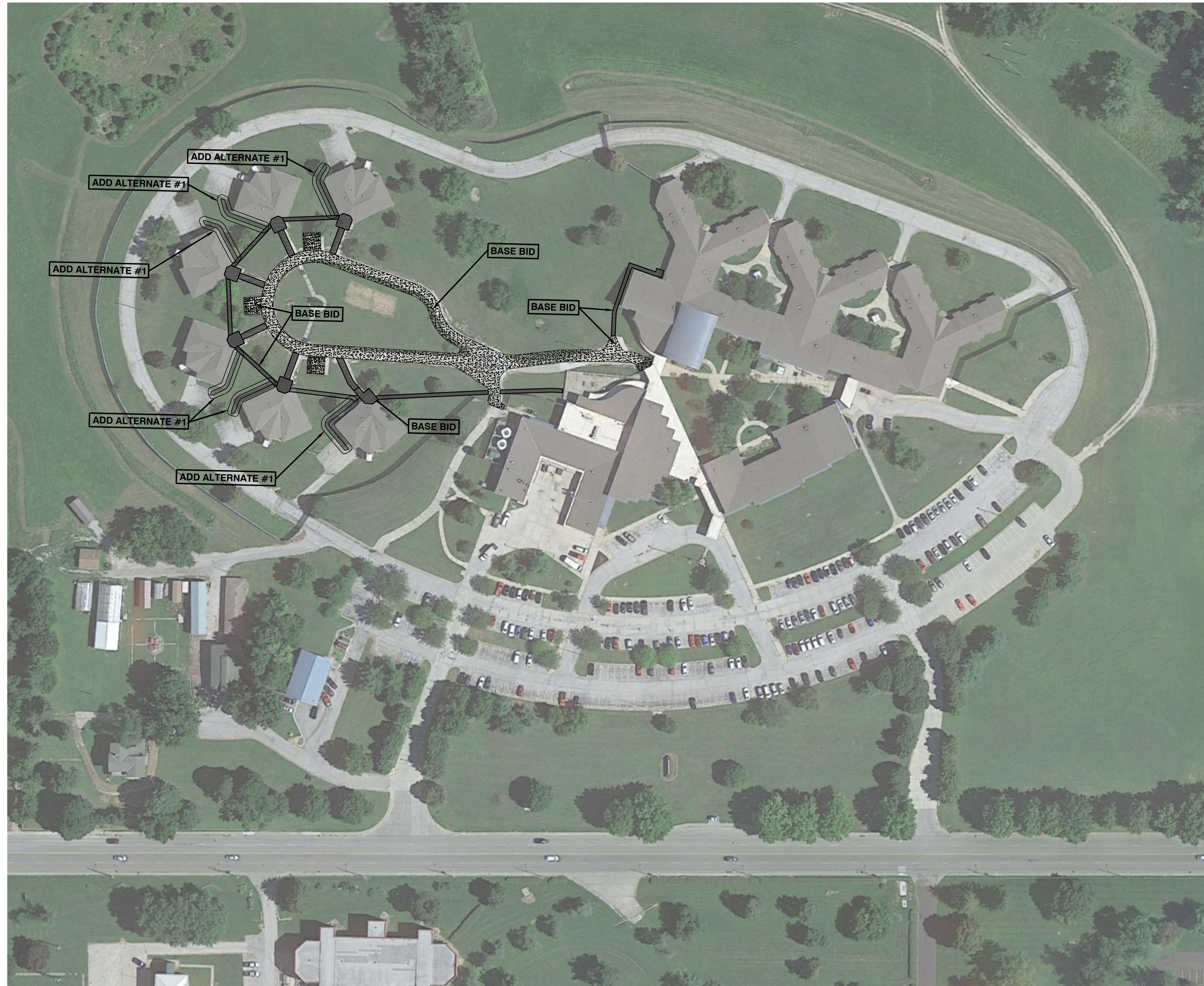
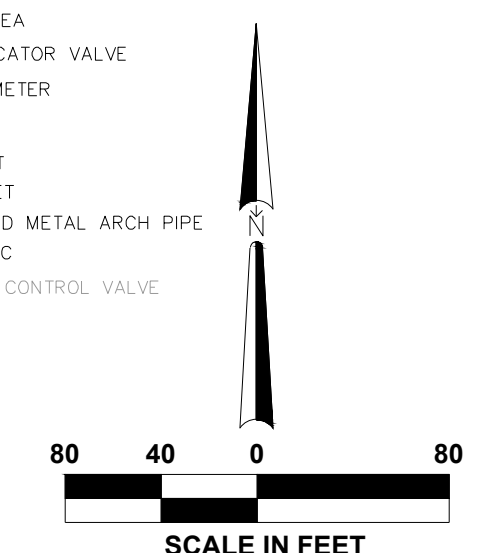
5. THE PLANS SHOW TEMPORARY CONSTRUCTION SIDEWALKS FOR DOORWAYS THAT REQUIRED ACCESS THROUGHOUT CONSTRUCTION.
6. THE TEMPORARY SIDEWALK LOCATION AND TYPE OF SURFACE WILL BE FINALIZED BY THE CONTRACTOR AND APPROVED BY THE STATE OF MISSOURI PRIOR TO CONSTRUCTION.
7. ANY AND ALL SECURITY GATES AND DOORS WILL BE COORDINATED WITH NORTHWEST MISSOURI PSYCHIATRIC REHABILITATION CENTER, MIKE FISHER, CELL 816-512-7109, Michael.Fisher2@oa.mo.gov, PRIOR TO ACCESS.
8. REFER SHEET C-301 FOR SITE PHASING PLAN AND NOTES.
9. CONTRACTOR TO PROVIDE SURVEY OF TEMPORARY SIDEWALK ZONE.

CODE SUMMARY:

INTERNATIONAL BUILDING CODE	2021
INTERNATIONAL MECHANICAL CODE	2021
INTERNATIONAL PLUMBING CODE	2021
INTERNATIONAL FIRE CODE.....	2021
APWA AS ADOPTED BY KCMO	

LEGEND

	DECIDUOUS TREE		WATER VALVE
	CONIFEROUS TREE		FIRE HYDRANT
	BUSH		GAS VALVE
	SHRUB		CENTERLINE
	BOLLARD		PROPERTY LINE
	GRATE INLET ROUND		SECTION LINE
	GRATE INLET SQUARE		BENCH MARK
	ELECTRICAL TRANSFORMER BOX		FOUND MONUMENT AS NOTED
	GAS METER		SET 1/2" BAR & CAP
	LIGHT POLE		CHISELED *+*
	MANHOLE		YARD LIGHT
	TELEPHONE POLE		SINGLE POST SIGN
	WATER METER		DOUBLE POST SIGN
	POWER POLE		DEED
	GUY WIRE		MEASURED
	TELEPHONE SPLICE BOX		RADIALLY MEASURED
	CURB INLET		CALCULATED
	RAILROAD		POWER/PLAT
	FENCE		FOUND
	CONTINUING LINE		RIGHT-OF-WAY
	TRAFFIC SIGNAL POLE		GAS
	TV SPLICE BOX		SANITARY SEWER
	ELECTRIC METER		STORM SEWER
	POWER SPLICE BOX		WATER
	POST		TELEPHONE
	MAIL BOX		UNDERGROUND (UGP UNDERGROUND POWER)
	STUMP		OVERHEAD (OHT OVERHEAD TELEPHONE)
	MATCH POINT		CAST IRON PIPE
	CP (CONTROL POINT)		CORRUGATED METAL PIPE
	GAS TEST		REINFORCED CONCRETE PIPE
	GAS REGULATOR		WITRIFIED CLAY PIPE
	SAMESE CONNECTOR		PLASTIC CORRUGATED PIPE
	STEAM VALVE		CABLE TELEVISION
	WATER FAUCET		ELECTRIC
	DRAIN		EAVES DRAIN
	FLAG POLE		ROOF DRAIN
	TEST HOLE		PLASTIC
	FIBER OPTIC TELEPHONE MARKER		MARSH AREA
	AIR CONDITIONER		POST INDICATOR VALVE
	CLEAN OUT		PARKING METER
	UTILITY POLE		STEAM
			AREA INLET
			GRATE INLET
			CORRUGATED METAL ARCH PIPE
			FIBER OPTIC
			SPRINKLER CONTROL VALVE
			MAG NAIL



SITE ADDRESS:
3505 Frederick Avenue
St Joseph, MO 64506
SCOPE OF WORK PLAN



License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

ISSUE DATE: _____
M2301-01_7353_6517353025_C-001
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
SITE LAYOUT

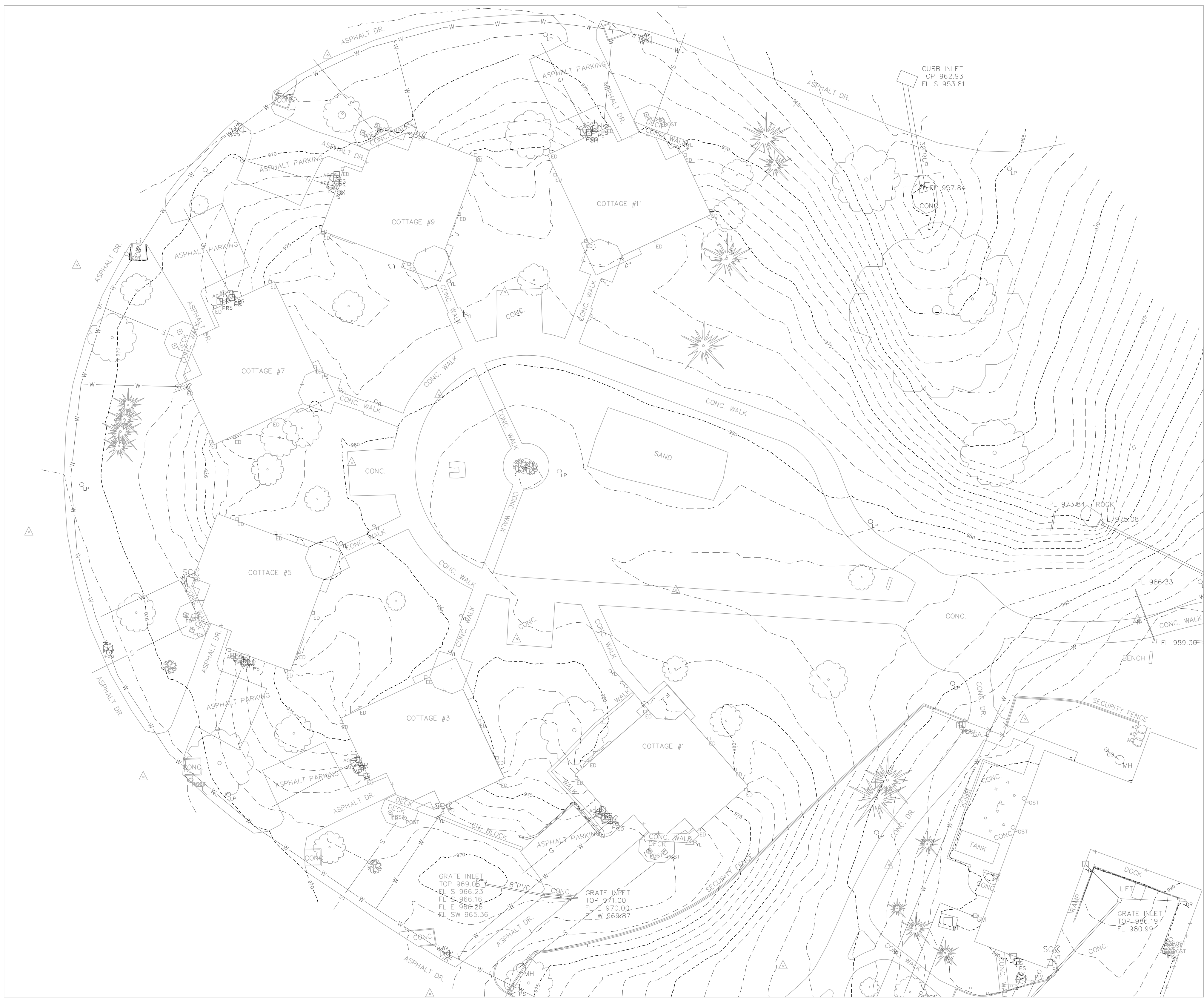
SHEET NUMBER:

C001

08/19/2024

TOPOGRAPHY SURVEY

STATE OF MISSOURI
MICHAEL L. PARSON,
GOVERNOR



NOTE:
HORIZONTAL BASED UPON MISSOURI WEST STATE PLANE
FROM OPUS SOLUTION NAD83,
VERTICAL BASED UPON OPUS NAVD88 GEOID18

CP/BM 1 1/2" BAR
N 1315045.95
E 2701277.32
EL. 984.22
CP 2 1/2" BAR
N 1315278.41
E 2701525.87

NOTE: THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND FROM FIELD LOCATIONS AS MARKED BY LOCATORS REPRESENTING SAID UTILITY COMPANIES. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR COMPLETE, WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES HAVE BEEN SCALED FROM RECORD DRAWINGS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

LEGEND

- | | | | |
|--|------------------------------|--|----------------------------|
| | DECIDUOUS TREE | | WATER VALVE |
| | CONIFEROUS TREE | | FIRE HYDRANT |
| | BUSH | | GAS VALVE |
| | SHRUB | | CENTERLINE |
| | BOLLARD | | PROPERTY LINE |
| | GRATE INLET ROUND | | SECTION LINE |
| | GRATE INLET SQUARE | | BENCH MARK |
| | ELECTRICAL TRANSFORMER BOX | | FOUND MONUMENT AS NOTED |
| | GAS METER | | SET 1/2" BAR & CAP |
| | LIGHT POLE | | CHISELED "+" |
| | MANHOLE | | YARD LIGHT |
| | TELEPHONE POLE | | SINGLE POST SIGN |
| | WATER METER | | DOUBLE POST SIGN |
| | POWER POLE | | DEED |
| | GUY WIRE | | MEASURED |
| | TELEPHONE SPLICE BOX | | RADIALLY MEASURED |
| | CURB INLET | | CALCULATED |
| | RAILROAD | | POWER/PLAT |
| | FENCE | | FOUND |
| | CONTINUING LINE | | RIGHT-OF-WAY |
| | TRAFFIC SIGNAL POLE | | GAS |
| | TV SPLICE BOX | | SANITARY SEWER |
| | ELECTRIC METER | | STORM SEWER |
| | POWER SPLICE BOX | | WATER |
| | POST | | TELEPHONE |
| | MAIL BOX | | UNDERGROUND (UGP) |
| | STUMP | | OVERHEAD (OHT) |
| | MATCH POINT | | CAST IRON PIPE |
| | CP (CONTROL POINT) | | CORRUGATED METAL PIPE |
| | GAS TEST | | REINFORCED CONCRETE PIPE |
| | GAS REGULATOR | | VITRIFIED CLAY PIPE |
| | SIAMESE CONNECTOR | | PLASTIC CORRUGATED PIPE |
| | STEAM VALVE | | CABLE TELEVISION |
| | WATER FAUCET | | ELECTRIC |
| | DRAIN | | EAVES DRAIN |
| | FLAG POLE | | ROOF DRAIN |
| | TEST HOLE | | PLASTIC |
| | FIBER OPTIC TELEPHONE MARKER | | MARSH AREA |
| | AIR CONDITIONER | | POST INDICATOR VALVE |
| | CLEAN OUT | | PARKING METER |
| | UTILITY POLE | | STEAM |
| | | | AREA INLET |
| | | | GRATE INLET |
| | | | CORRUGATED METAL ARCH PIPE |
| | | | FIBER OPTIC |
| | | | SPRINKLER CONTROL VALVE |
| | | | MAG NAIL |



License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_C-101
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
C101

08/19/2024



License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_C-201
CAD DWG FILE: _____
DRAWN BY: CH _____
CHECKED BY: GU _____
DESIGNED BY: RB _____

SHEET TITLE:
**SITE
EROSION
CONTROL**

SHEET NUMBER:

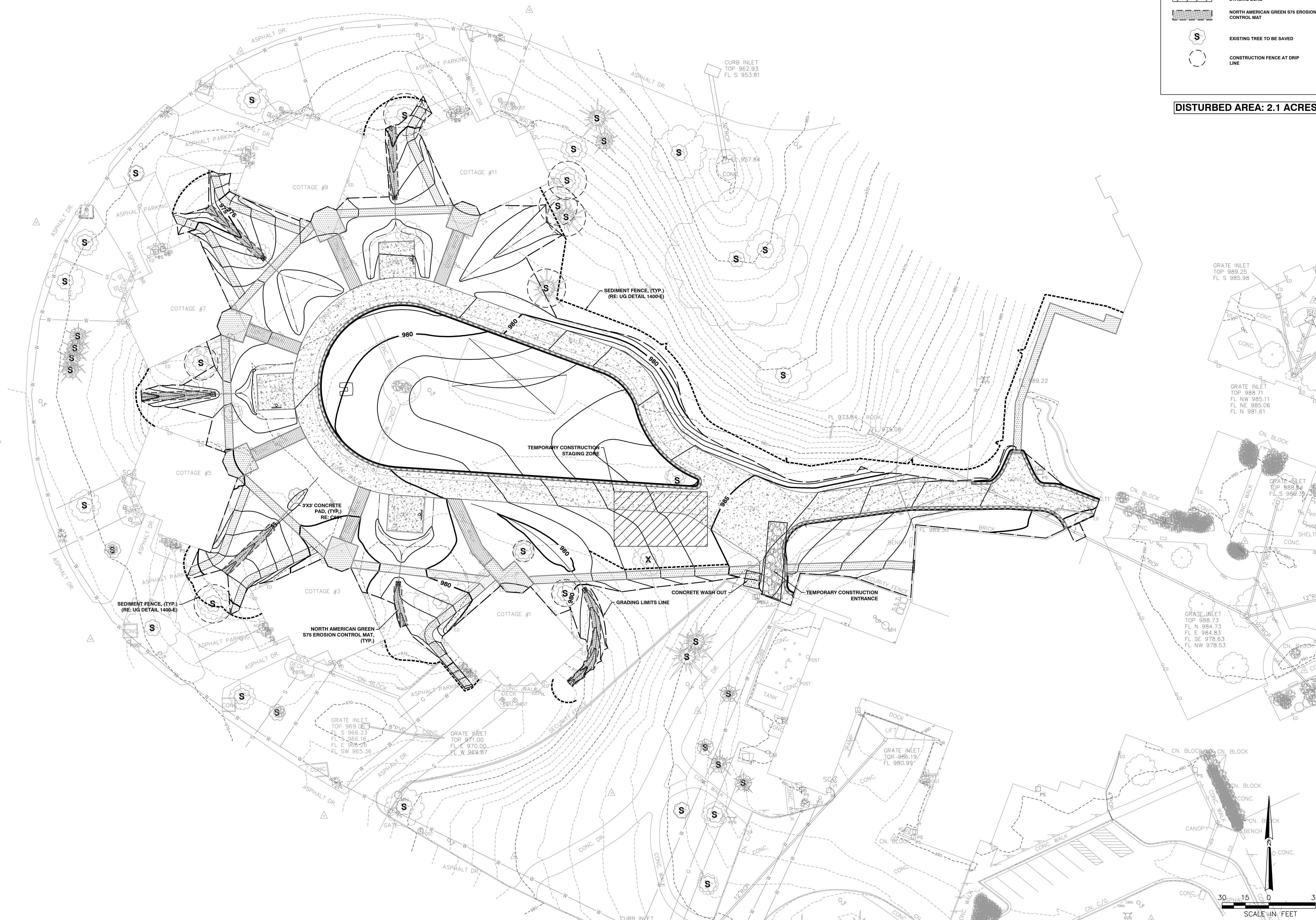
C201

08/19/2024

LEGEND:

- 932— EXISTING CONTOUR
- 933— FINISHED CONTOUR
- NEW SEDIMENT FENCE
RE: 3/ C202 UG DETAIL 1400-E
- NEW TEMPORARY CONSTRUCTION
ENTRANCE
RE: 2/ C202 UG DETAIL 1400-A
- NEW CONCRETE WASH-OUT
RE: 1/ C202
- GRADING LIMITS LINE
- TEMPORARY CONSTRUCTION
STAGING ZONE
- NORTH AMERICAN GREEN S75 EROSION
CONTROL MAT
- ⊙ EXISTING TREE TO BE SAVED
- ⊙ CONSTRUCTION FENCE AT DRIP
LINE

DISTURBED AREA: 2.1 ACRES





License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

ISSUE DATE: _____

M2404-01_7353_6517353025_C-202
CAD DWG FILE: _____
DRAWN BY: CH _____
CHECKED BY: GU _____
DESIGNED BY: RB _____

SHEET TITLE:

**EROSION
DETAILS**

SHEET NUMBER:

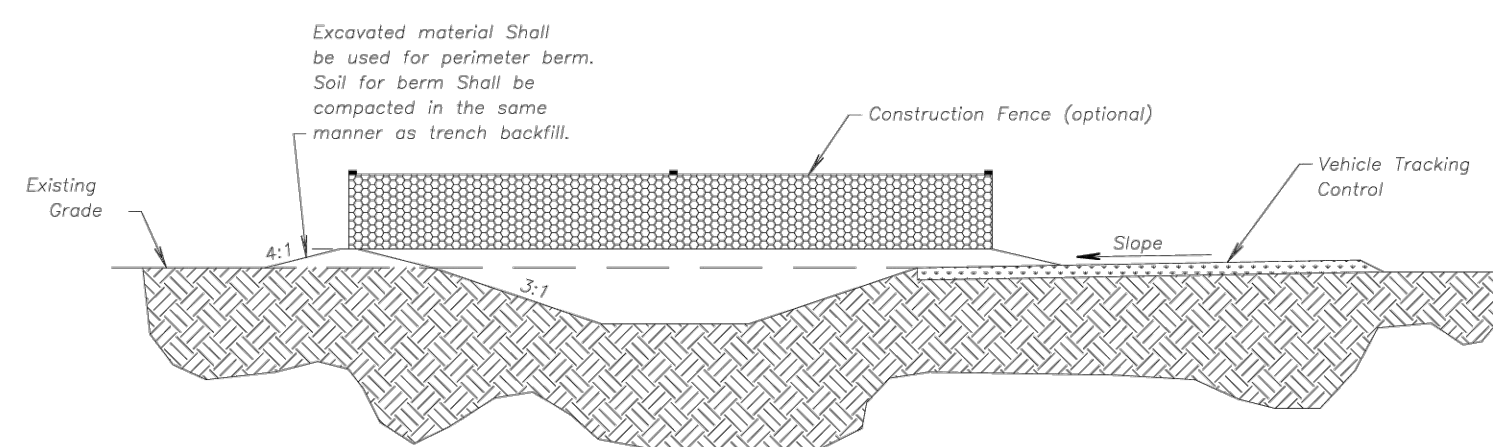
C202

Notes for Concrete Washout:

- Concrete washout areas shall be installed prior to any concrete placement on site.
- Concrete washout area shall include a flat subsurface pit sized relative to the amount of concrete to be placed on site. The slopes leading out of the subsurface pit shall be 3:1. The vehicle tracking pad shall be sloped towards the concrete washout area.
- Vehicle tracking control is required at the access point to all concrete washout areas.
- Signs shall be placed at the construction site entrance, washout area and elsewhere as necessary to clearly indicate the location(s) of the concrete washout area(s) to operators of concrete truck and pump rigs.
- A one-piece impervious liner may be required along the bottom and sides of the subsurface pit in sandy or gravelly soils.

Maintenance for Concrete Washout:

- Concrete washout materials shall be removed once the materials have filled the washout to approximately 75% full.
- Concrete washout areas shall be enlarged as necessary to maintain capacity for wasted concrete.
- Concrete washout water, wasted pieces of concrete and all other debris in the subsurface pit shall be transported from the job site in a water-tight container and disposed of properly.
- Concrete washout areas shall remain in place until all concrete for the project is placed.
- When concrete washout areas are removed, excavations shall be filled with suitable compacted backfill and topped, any disturbed areas associated with the installation, maintenance, and/or removal of the concrete washout areas shall be stabilized.



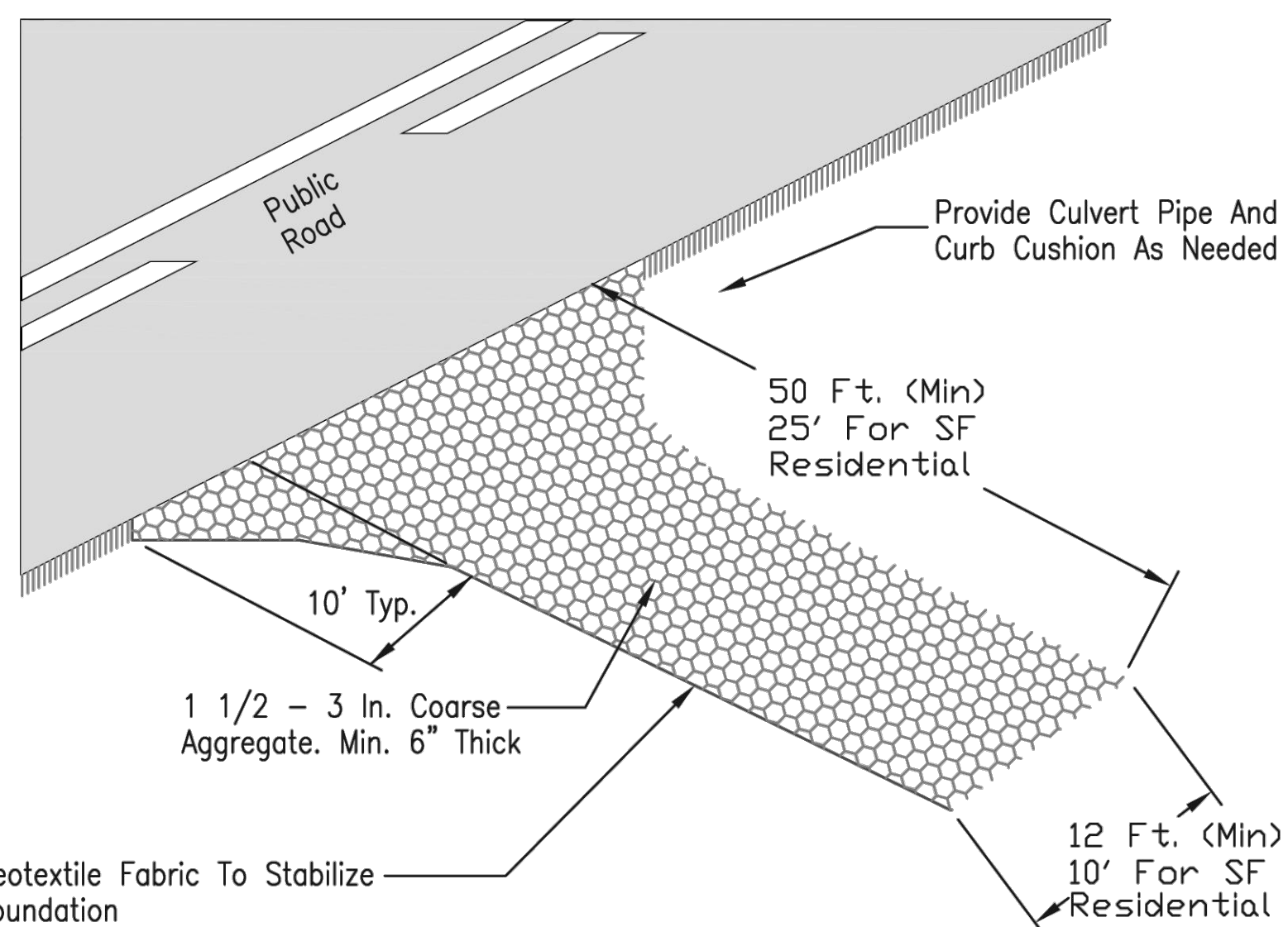
CONCRETE WASHOUT

AMERICAN PUBLIC WORKS ASSOCIATION	
<small>Kansas City Metro Chapter</small> APWA <small>AMERICAN PUBLIC WORKS ASSOCIATION</small>	KANSAS CITY METRO CHAPTER
CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT	STANDARD DRAWING NUMBER ESC-01 ADOPTED: 10/24/2016

Construction Entrance modified from 2015 Overland Park Standard Details for Erosion and Sediment Control; Concrete Washout modified from 2009 City of Great Bend Standard Drawings.

1 CONCRETE WASHOUT

Not to Scale



NOTES:

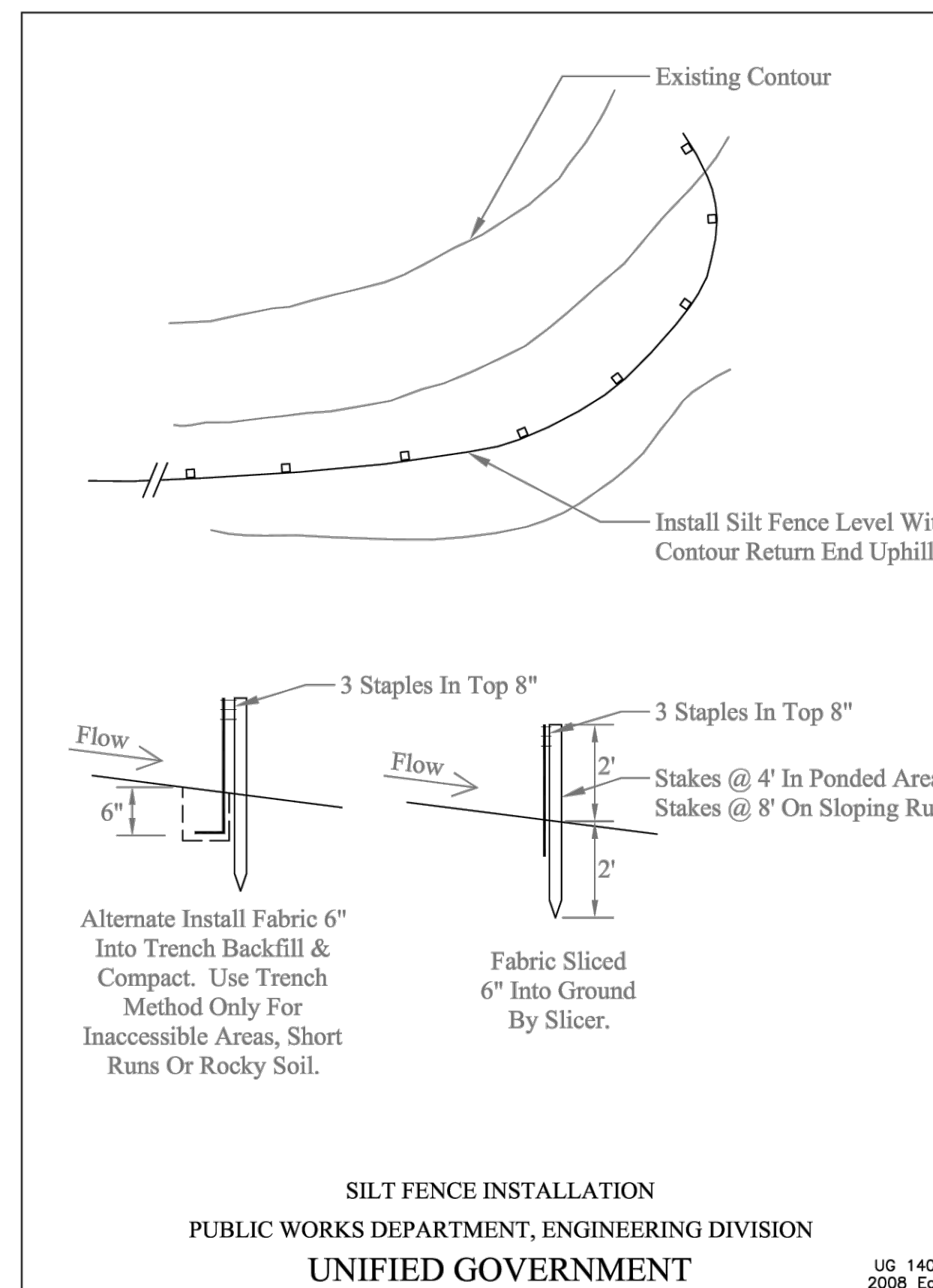
- Renew Aggregate When Mud From Tires, Encroachment Of Sub Soil Or Loss Of Loose Aggregate Cause Fines To Fill More Than 25% Of Surface Voids.
- Avoid Locating On Steep Slopes Or At Curves On Public Roads. If Possible, Locate Where Permanent Roads Will Eventually Be Constructed.

CONSTRUCTION VEHICLE ENTRY
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT

UG 1400-A
2008 Edition

2 CONSTRUCTION ENTRANCE

Not to Scale



SILT FENCE INSTALLATION
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT

UG 1400-E
2008 Edition

3 SILT FENCE INSTALLATION

Not to Scale



License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_C-301
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
**SITE
DEMOLITION
PLAN**

SHEET NUMBER:

C301

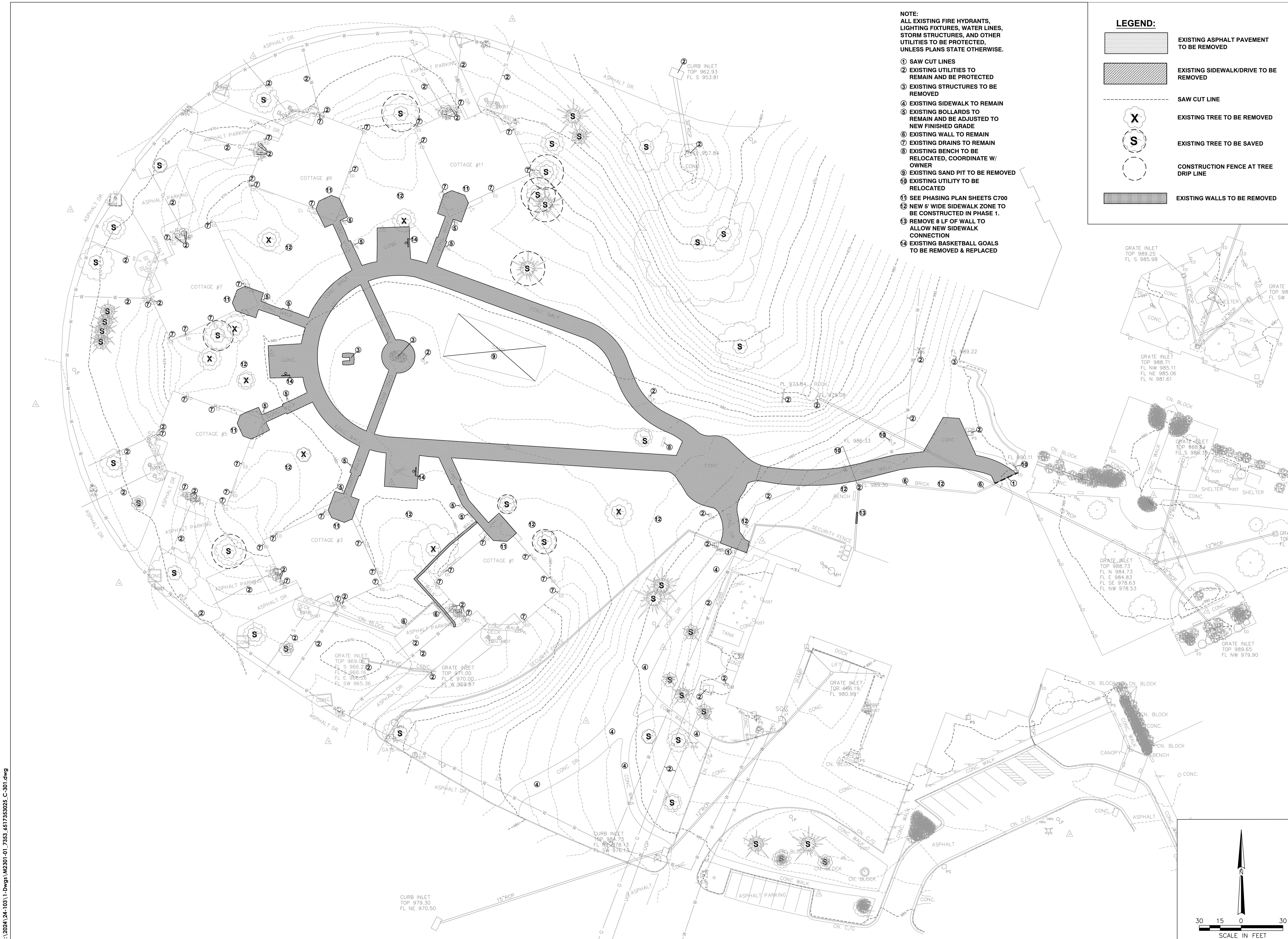
08/19/2024

NOTE:
ALL EXISTING FIRE HYDRANTS,
LIGHTING FIXTURES, WATER LINES,
STORM STRUCTURES, AND OTHER
UTILITIES TO BE PROTECTED,
UNLESS PLANS STATE OTHERWISE.

- 1 SAW CUT LINES
- 2 EXISTING UTILITIES TO REMAIN AND BE PROTECTED
- 3 EXISTING STRUCTURES TO BE REMOVED
- 4 EXISTING SIDEWALK TO REMAIN
- 5 EXISTING BOLLARDS TO REMAIN AND BE ADJUSTED TO NEW FINISHED GRADE
- 6 EXISTING WALL TO REMAIN
- 7 EXISTING DRAINS TO REMAIN
- 8 EXISTING BENCH TO BE RELOCATED, COORDINATE W/ OWNER
- 9 EXISTING SAND PIT TO BE REMOVED
- 10 EXISTING UTILITY TO BE RELOCATED
- 11 SEE PHASING PLAN SHEETS C700
- 12 NEW 5' WIDE SIDEWALK ZONE TO BE CONSTRUCTED IN PHASE 1.
- 13 REMOVE 8 LF OF WALL TO ALLOW NEW SIDEWALK CONNECTION
- 14 EXISTING BASKETBALL GOALS TO BE REMOVED & REPLACED

LEGEND:

- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING SIDEWALK/DRIVE TO BE REMOVED
- SAW CUT LINE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED
- CONSTRUCTION FENCE AT TREE DRIP LINE
- EXISTING WALLS TO BE REMOVED





License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

ISSUE DATE:

M2301-01_7353_6517353025_C-401
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:


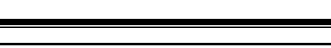




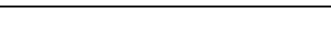
**SITE
DIMENSION
PLAN**

SHEET NUMBER:

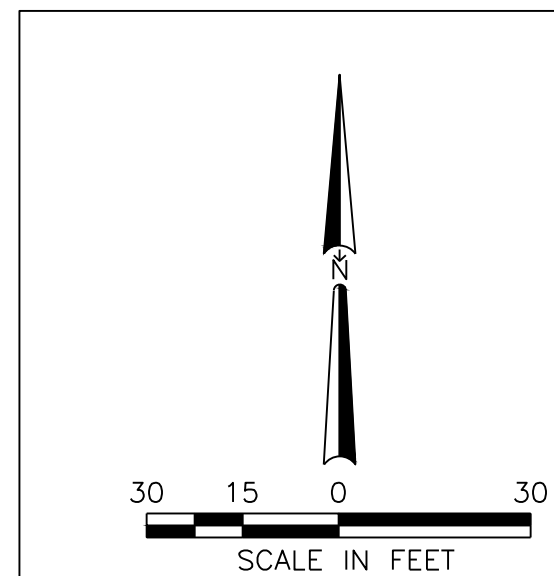
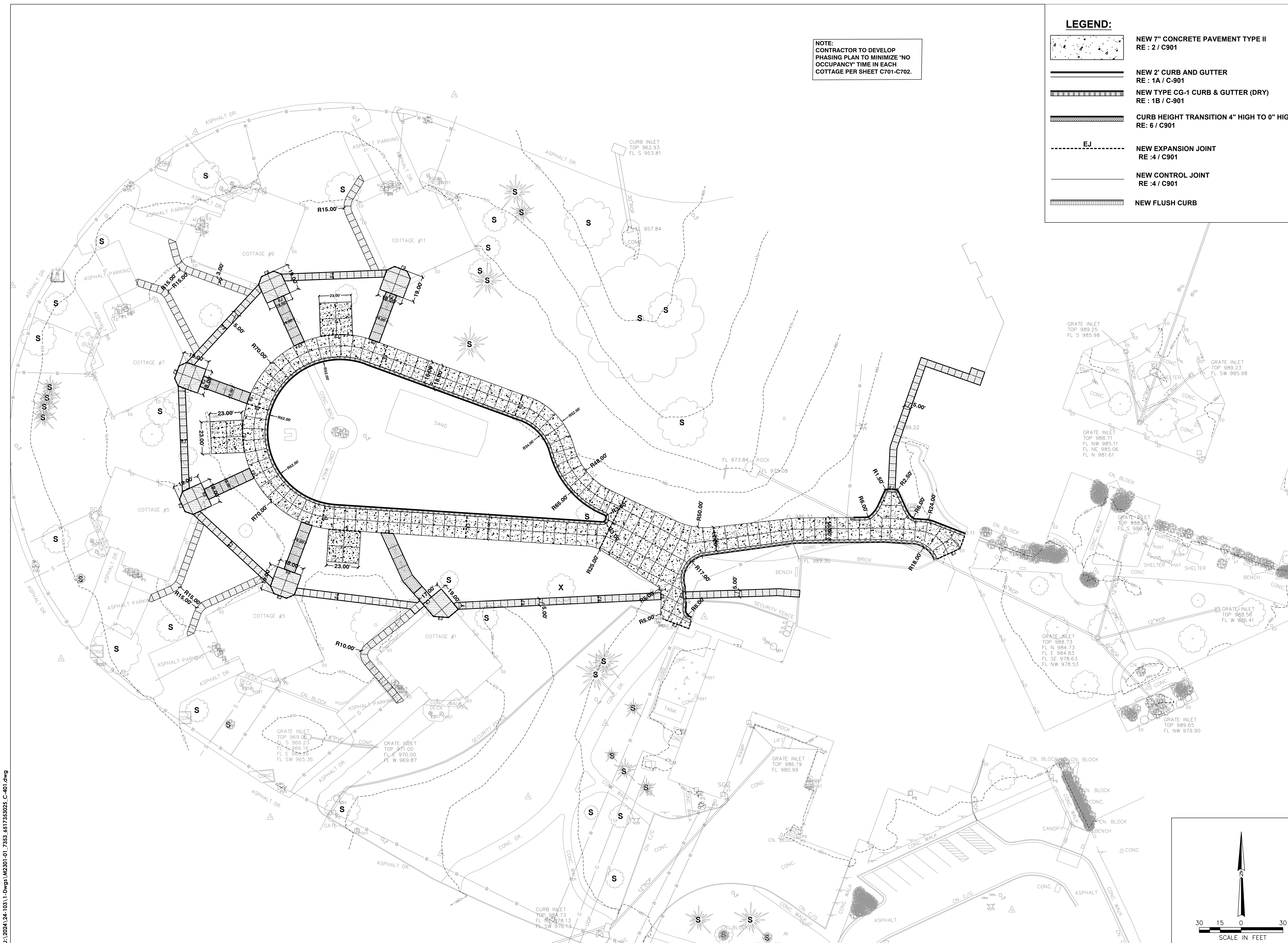
C401

08/19/2024

LEGEND:

-  NEW 7" CONCRETE PAVEMENT TYPE II
RE : 2 / C-901
-  NEW 2' CURB AND GUTTER
RE : 1A / C-901
-  NEW TYPE CG-1 CURB & GUTTER (DRY)
RE : 1B / C-901
-  CURB HEIGHT TRANSITION 4" HIGH TO 0" HIGH
RE : 6 / C-901
-  NEW EXPANSION JOINT
RE : 4 / C-901
-  NEW CONTROL JOINT
RE : 4 / C-901
-  NEW FLUSH CURB

NOTE:
CONTRACTOR TO DEVELOP
PHASING PLAN TO MINIMIZE "NO
OCCUPANCY" TIME IN EACH
COTTAGE PER SHEET C701-C702.



U:\2024\24-103\1-Dwg\1-M2301-01_7353_6517353025_C-401.dwg



License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_C-502
CAD DWG FILE: _____
DRAWN BY: CH _____
CHECKED BY: GU _____
DESIGNED BY: RB _____

SHEET TITLE:

**SITE
GRADING
PLAN**

SHEET NUMBER:

C501

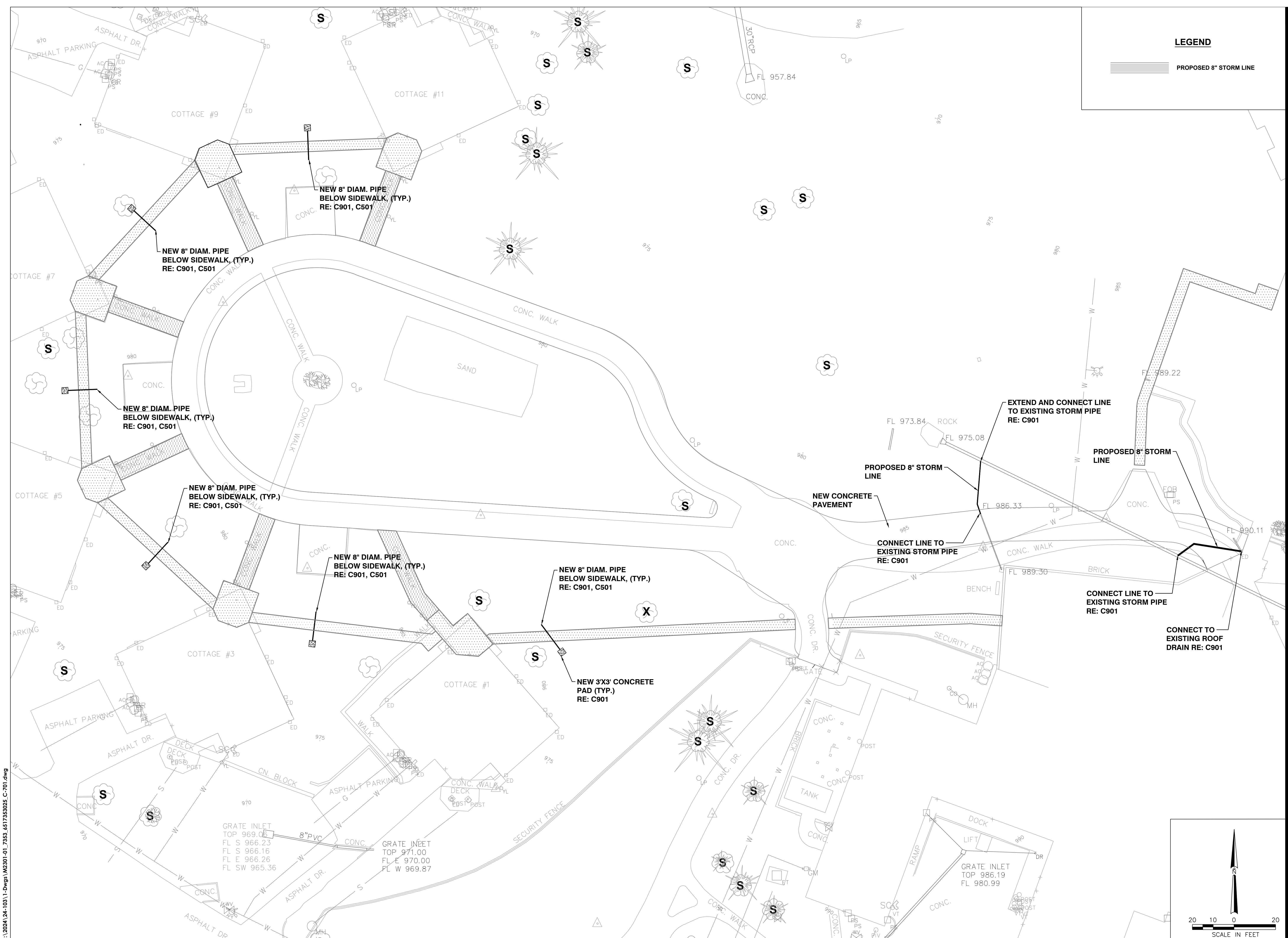
08/19/2024

NOTE:
GRADING PLAN TO FOLLOW
PHASING PLANS AND LIMITS, SEE
C701,C702.

LEGEND:
—— 875 ——— NEW 5' CONTOUR
—— 874 ——— NEW 1' CONTOUR
..... 900 EXISTING 5' CONTOUR
..... 898 EXISTING 1' CONTOUR
—— ——— NEW SWALE



U:\2024\24-103\1-Dwg\1-M2301-01_7353_6517353025_C-502.dwg



U:\2024\24-103\1-Dwg\1-M2301-01_7353_6517353025_C-701.dwg



License Name: SK Design Group, Inc.
 Profession Name: Professional Engineering Corporation
 License Number: E-1274-F



OFFICE OF ADMINISTRATION
 DIVISION OF FACILITIES
 MANAGEMENT,
 DESIGN AND CONSTRUCTION

DEPARTMENT OF
 MENTAL HEALTH

NORTHWEST MO
 PSYCHIATRIC
 REHABILITATION CENTER -
 ADA UPGRADES, MULTIPLE
 COTTAGES

3505 FREDERICK AVE.
 ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
 SITE # 7353
 ASSET # 6517353025

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

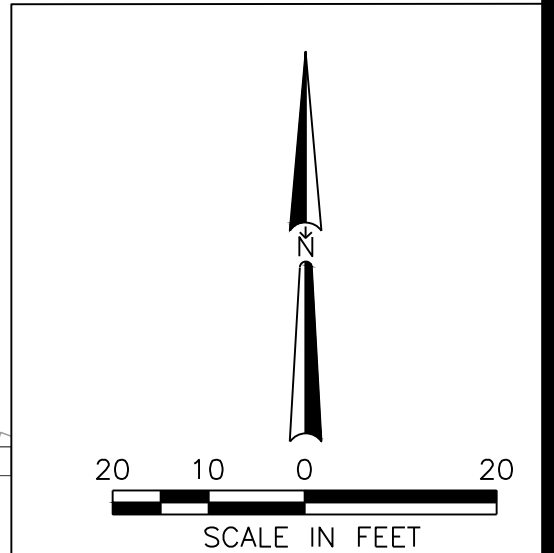
ISSUE DATE: _____
 M2301-01_7353_6517353025_C-701
 CAD DWG FILE:
 DRAWN BY: CH
 CHECKED BY: GU
 DESIGNED BY: RB

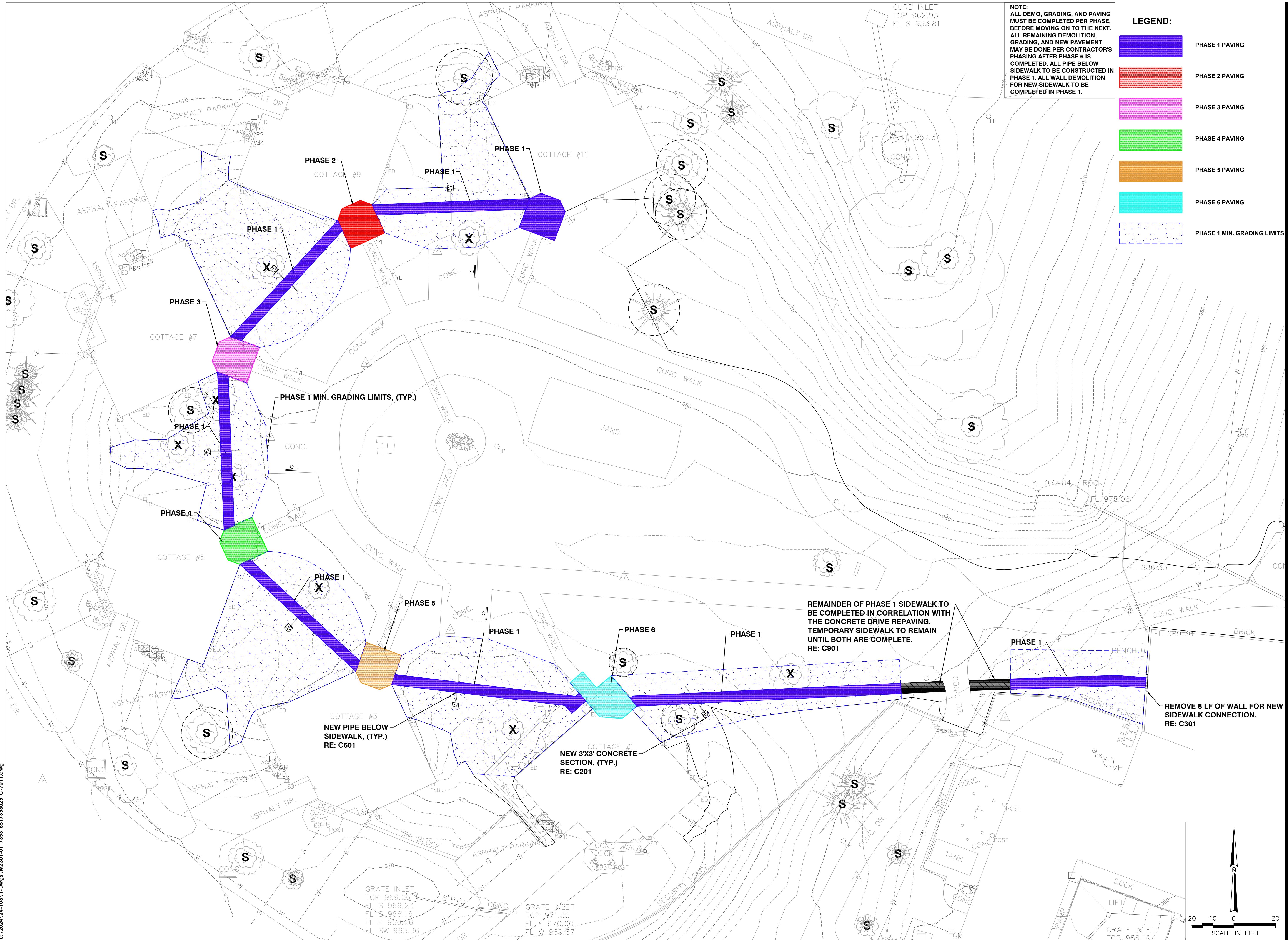
SHEET TITLE:
**SITE UTILITY
 PLAN**

SHEET NUMBER:

C601

08/19/2024





NOTE:
 ALL DEMO, GRADING, AND PAVING
 MUST BE COMPLETED PER PHASE.
 BEFORE MOVING ON TO THE NEXT.
 ALL REMAINING DEMOLITION,
 GRADING, AND NEW PAVEMENT
 MAY BE DONE PER CONTRACTOR'S
 PHASING AFTER PHASE 6 IS
 COMPLETED. ALL PIPE BELOW
 SIDEWALK TO BE CONSTRUCTED IN
 PHASE 1. ALL WALL DEMOLITION
 FOR NEW SIDEWALK TO BE
 COMPLETED IN PHASE 1.

LEGEND:	
	PHASE 1 PAVING
	PHASE 2 PAVING
	PHASE 3 PAVING
	PHASE 4 PAVING
	PHASE 5 PAVING
	PHASE 6 PAVING
	PHASE 1 MIN. GRADING LIMITS

STATE OF MISSOURI
 MICHAEL L. PARSON,
 GOVERNOR



License Name: SK Design Group, Inc.
 Profession Name: Professional Engineering Corporation
 License Number: E-1274-F



OFFICE OF ADMINISTRATION
 DIVISION OF FACILITIES
 MANAGEMENT,
 DESIGN AND CONSTRUCTION

DEPARTMENT OF
 MENTAL HEALTH

NORTHWEST MO
 PSYCHIATRIC
 REHABILITATION CENTER -
 ADA UPGRADES, MULTIPLE
 COTTAGES

3505 FREDERICK AVE.
 ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
 SITE # 7353
 ASSET # 6517353025

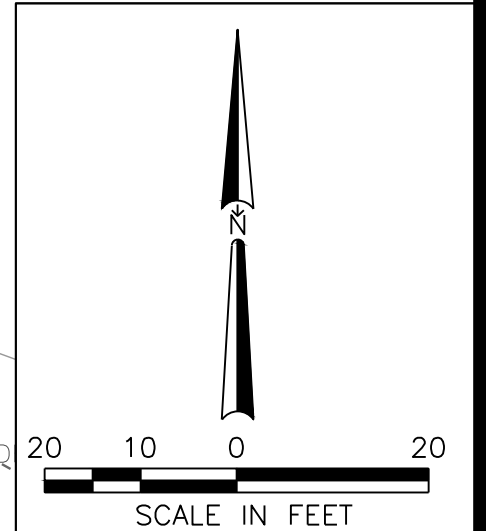
REVISION:
 DATE: _____
 REVISION:
 DATE: _____
 REVISION:
 DATE: _____
 REVISION:
 DATE: _____
 ISSUE DATE:

M2301-01_7353_6517353025_C-7011
 CAD DWG FILE:
 DRAWN BY: CH
 CHECKED BY: GU
 DESIGNED BY: RB

SHEET TITLE:
**SITE
 PHASING
 PLAN**

SHEET NUMBER:
C701

08/19/2024



U:\2024\24-103\1-Dwg\1-M2301-01_7353_6517353025_C-7011.dwg



License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_C-7011
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:

**SITE
PHASING
PLAN**

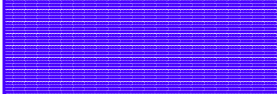


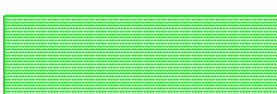


SHEET NUMBER:

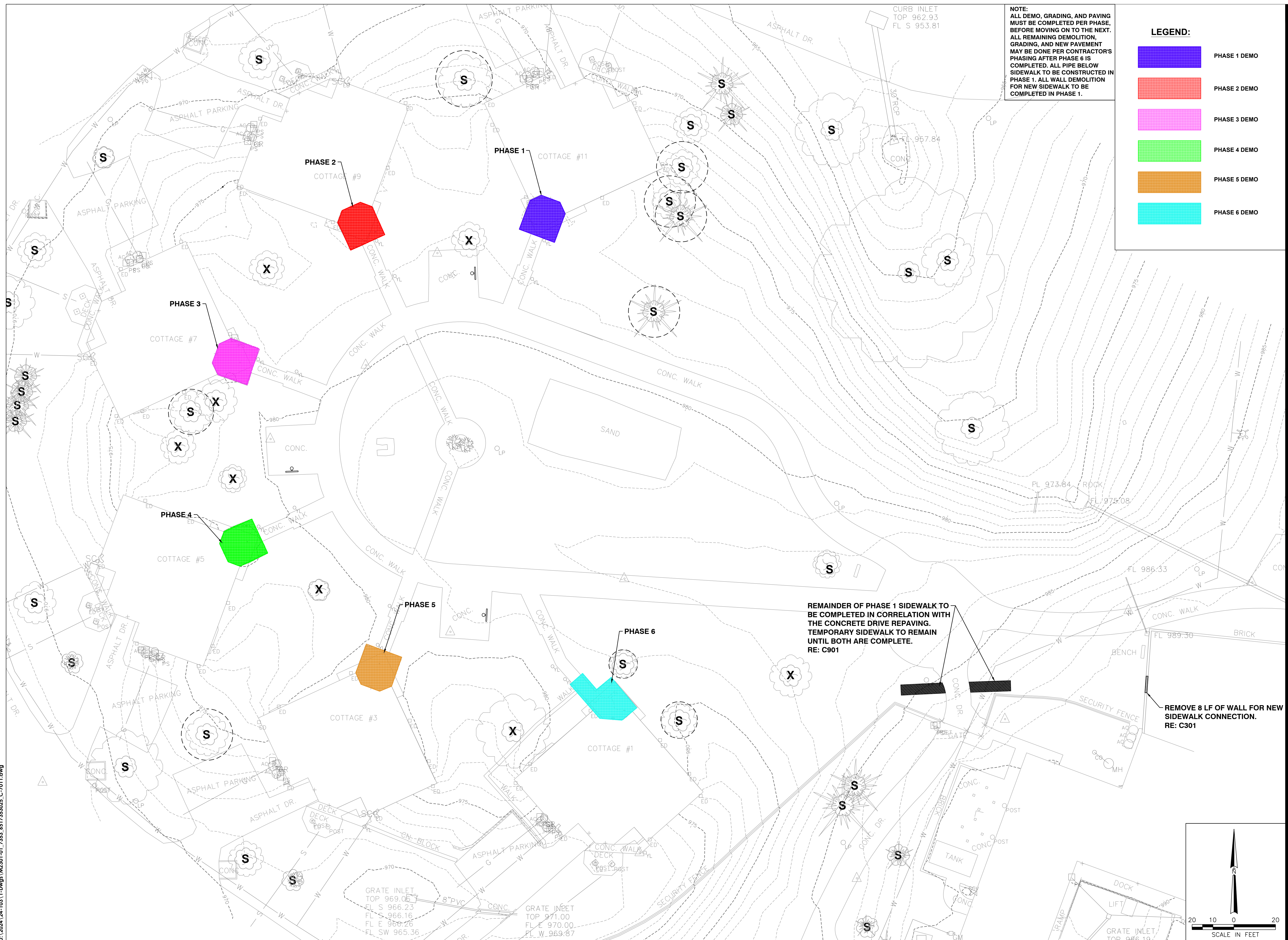
C702

08/19/2024

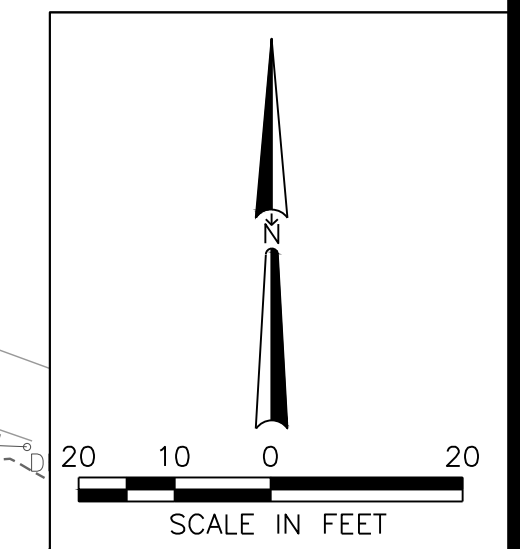
NOTE:
ALL DEMO, GRADING, AND PAVING
MUST BE COMPLETED PER PHASE,
BEFORE MOVING ON TO THE NEXT.
ALL REMAINING DEMOLITION,
GRADING, AND NEW PAVEMENT
MAY BE DONE PER CONTRACTOR'S
PHASING AFTER PHASE 6 IS
COMPLETED. ALL PIPE BELOW
SIDEWALK TO BE CONSTRUCTED IN
PHASE 1. ALL WALL DEMOLITION
FOR NEW SIDEWALK TO BE
COMPLETED IN PHASE 1.

LEGEND:

-  PHASE 1 DEMO
-  PHASE 2 DEMO
-  PHASE 3 DEMO
-  PHASE 4 DEMO
-  PHASE 5 DEMO
-  PHASE 6 DEMO



U:\2024\24-103\1-Dwg\1-M2301-01_7353_6517353025_C-7011.dwg





License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_C-901-Alt
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
**SITE PLAN
ALTERNATE - 1**

SHEET NUMBER:

C801

08/19/2024





License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

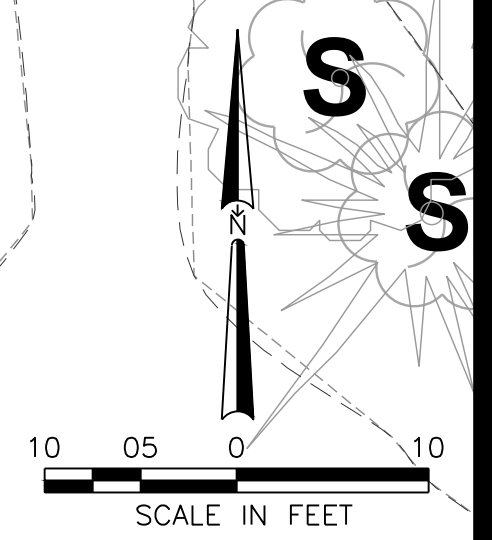
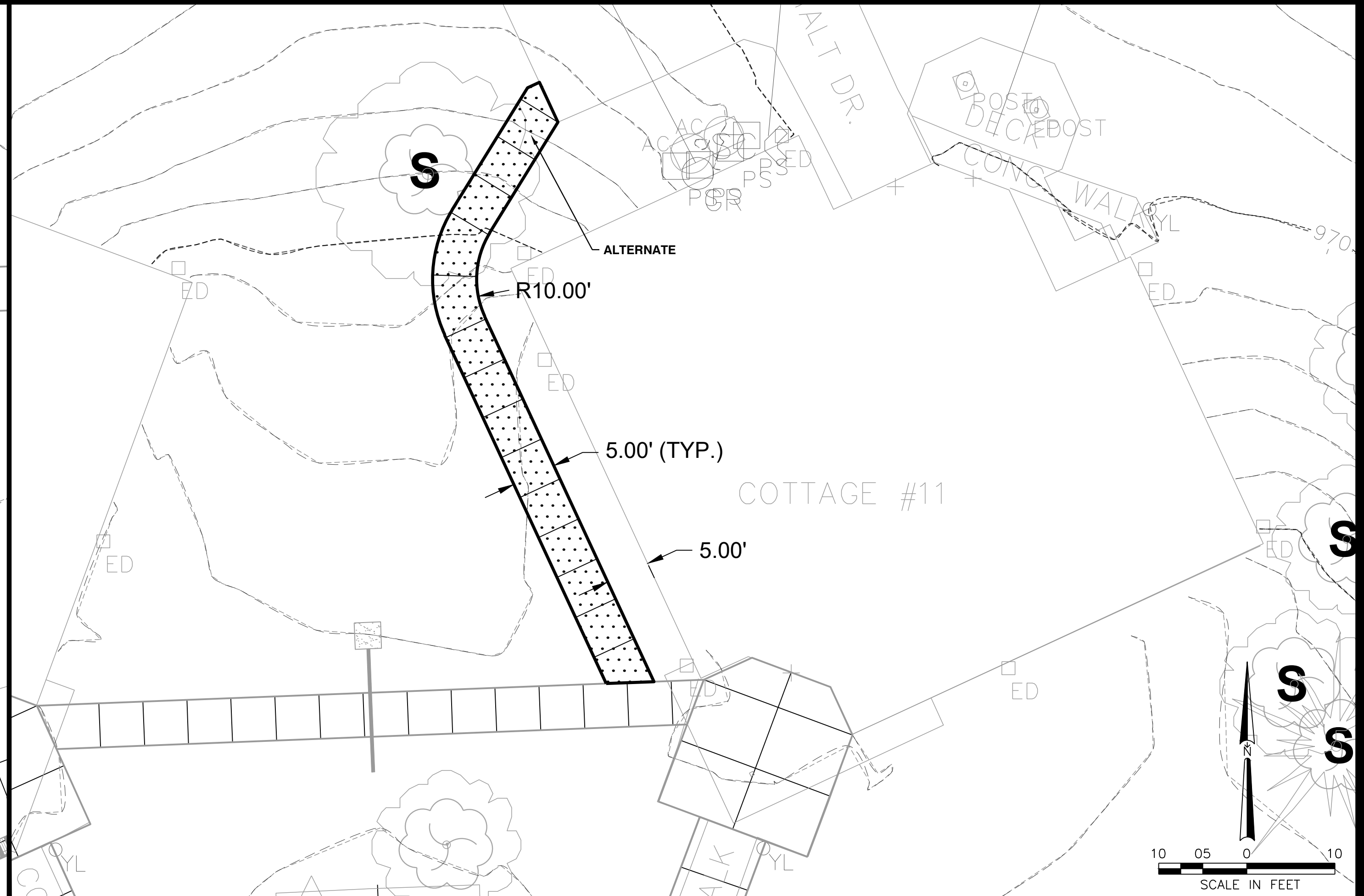
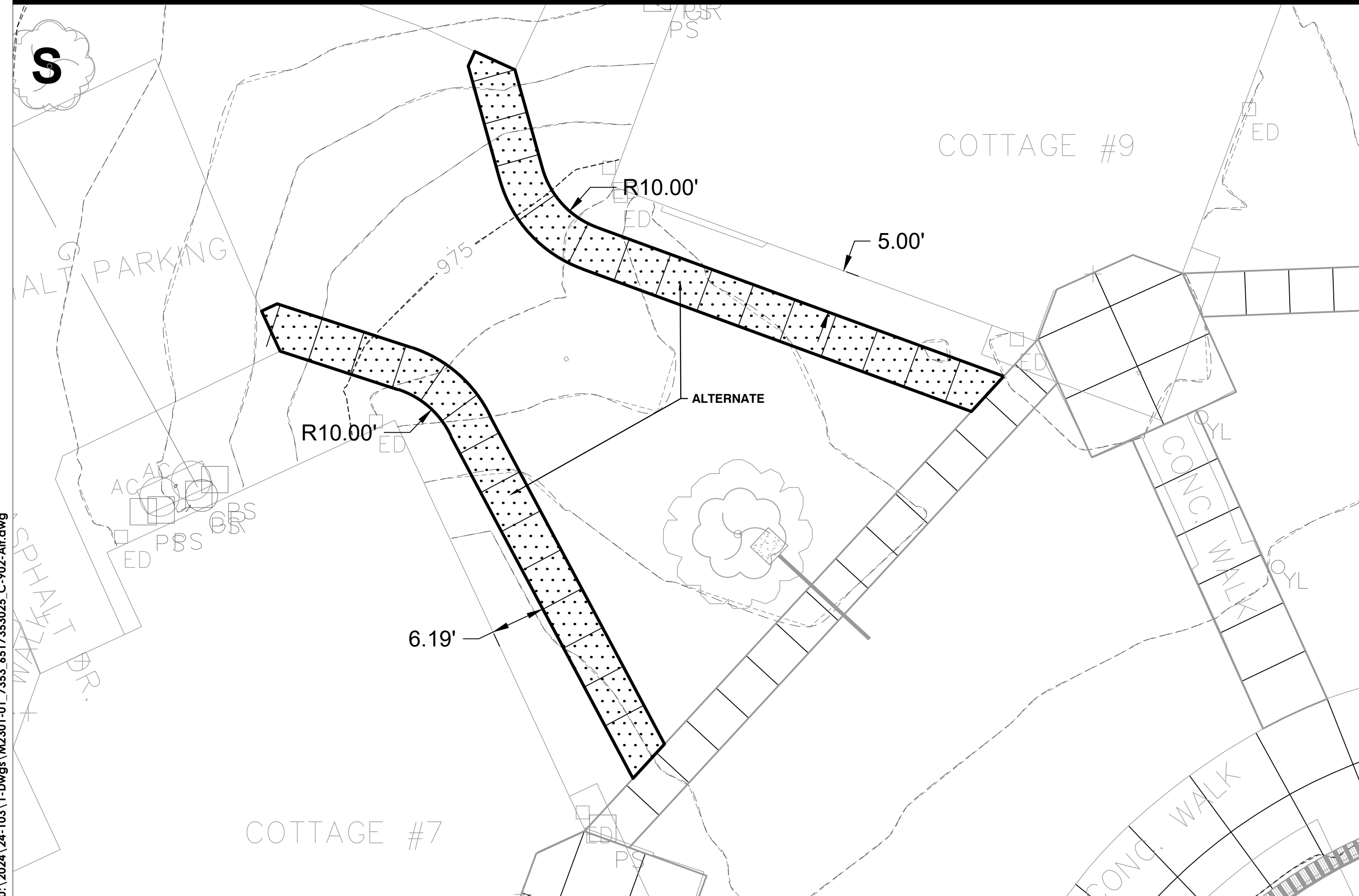
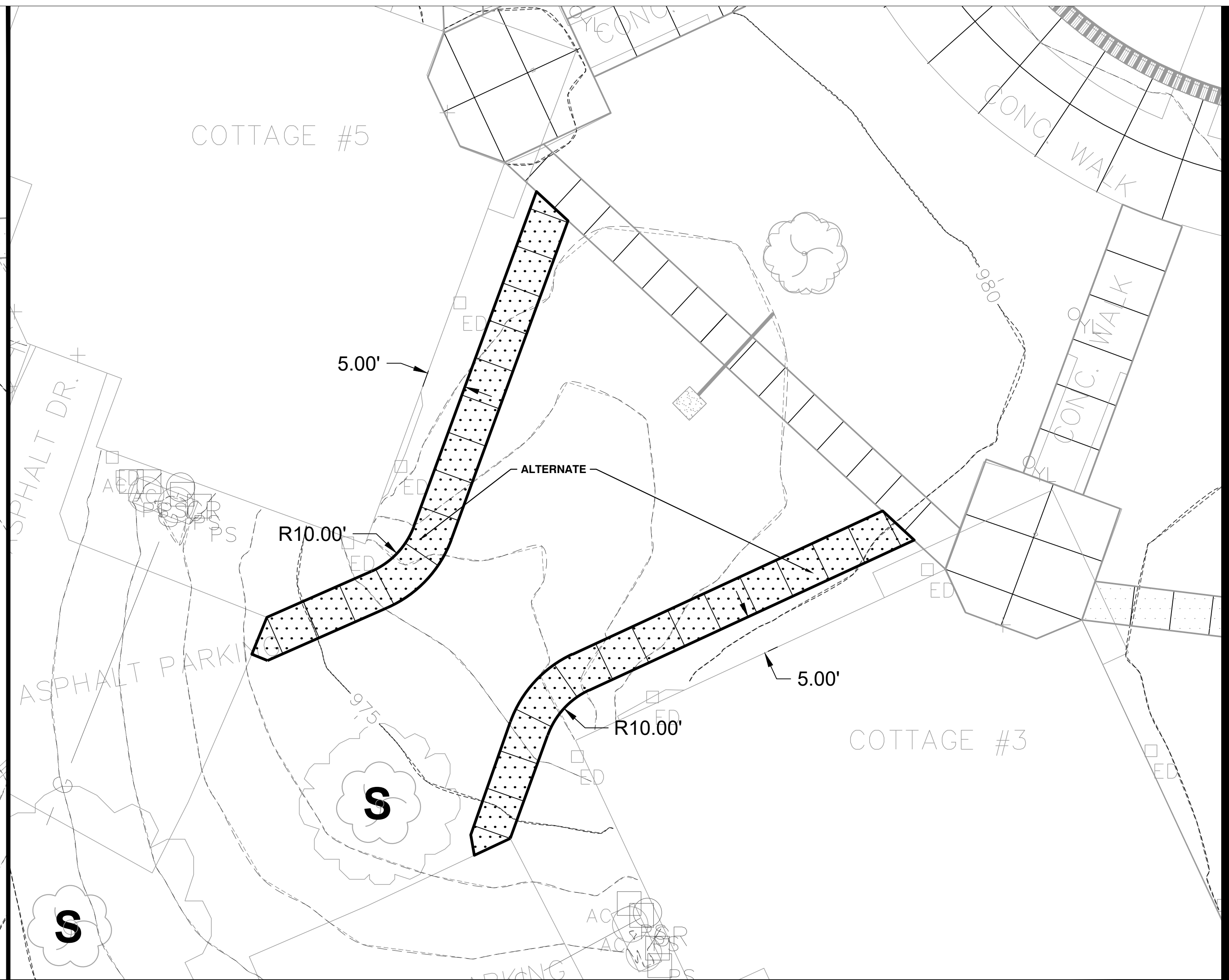
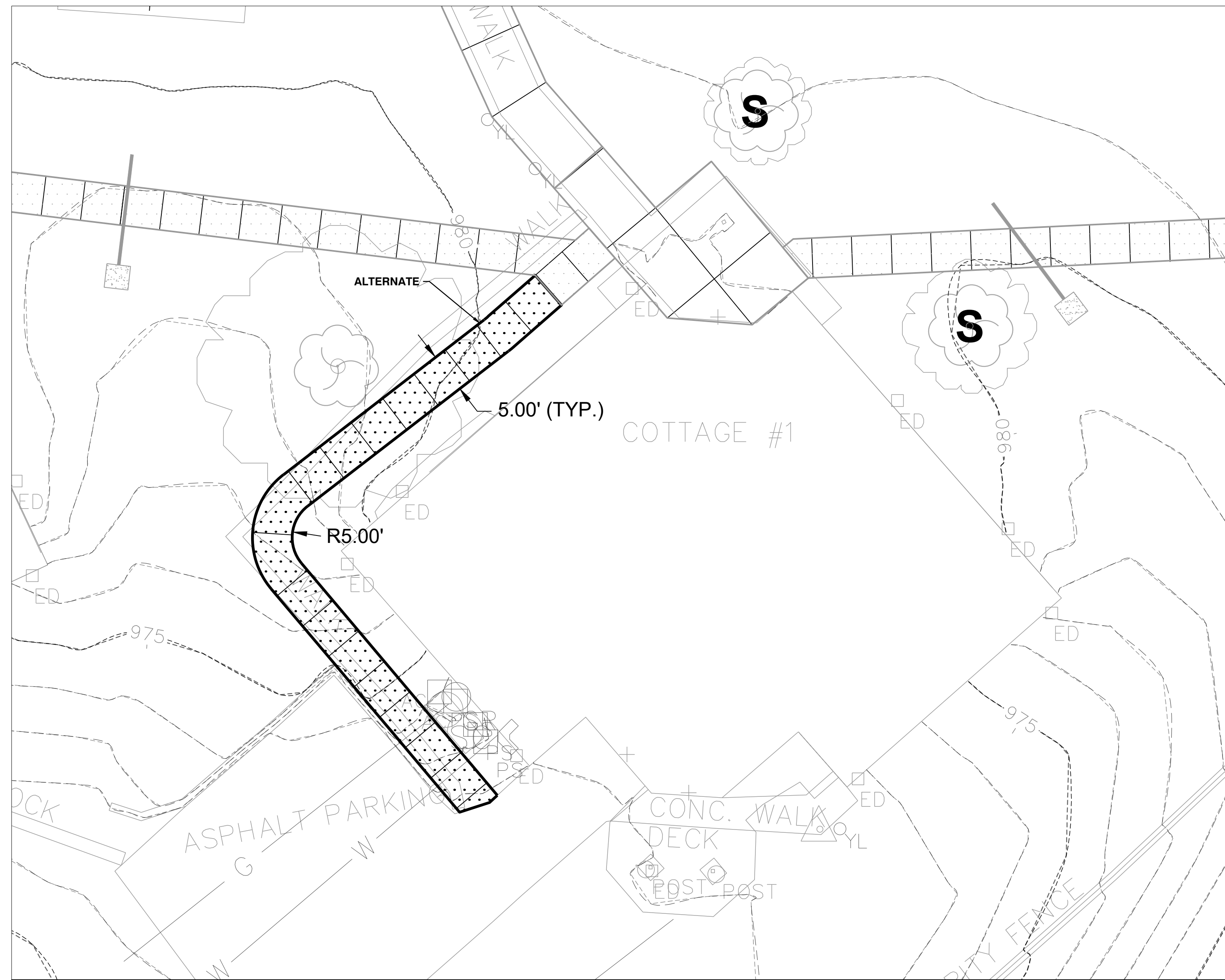
M2301-01_7353_6517353025_C-902-Alt
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

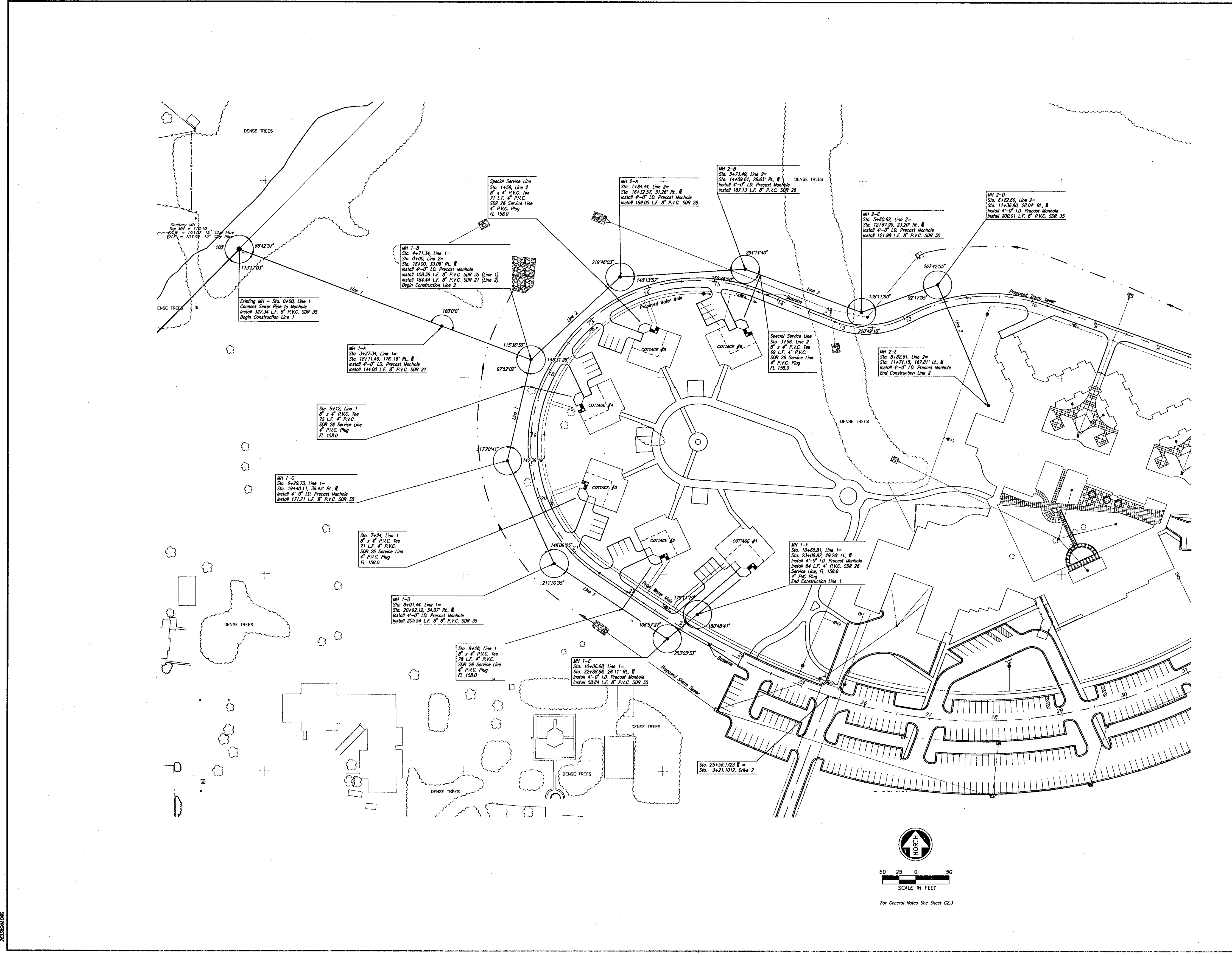
SHEET TITLE:
**SITE ENLARGED
PLAN
ALTERNATE 1**

SHEET NUMBER:

C802

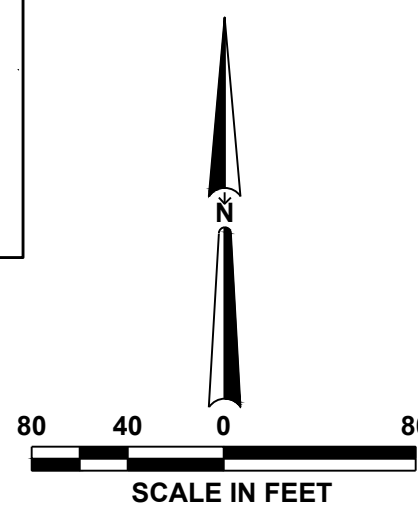
08/19/2024





Architectural Consultants Architects and Planners 4306 Dr. Creaves Rd. Grandview, Missouri 64030 (816) 763-9900 Fax: (816) 763-9357	
SK Design Group, Inc. Civil Engineers 4600 College Blvd., Suite 100 Overland Park, KS 66211 (913)-451-1818 fax (913)-451-7599 www.skdg.com	
License Name: SK Design Group, Inc. Profession Name: Professional Engineering Corporation License Number: E-1274-F	
SHAFER, ALME & WARRER, P.A. Structural Engineers 10000 E. 119th St., Suite 100 Overland Park, MO 66213 (913) 331-1144	
ROB D. CAMPBELL & CO. CONSULTING ENGINEERS 10000 E. 119th St., Suite 100 Overland Park, MO 66213 (913) 331-1144	
STATE Project Number: 09-650-93-0001B	STATE Account Number: 307-7436-166
Sanitary Sewer Plan - St. Joseph Rehabilitation Ctr. 3400 Frederick Ave - St. Joseph, Missouri 64506	
State of Missouri MEL CARMAN, GOVERNOR RANDALL C. ALLEN, MA	
Department of Mental Health ROY C. WILSON, M.D., DIRECTOR	
Date: 10-16-24 Revised: 2-24-25	
Sheet No. C2.1	

FOR INFORMATION ONLY



License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

M2301-01_7353_6517353025_ERD-1
 CAD DWG FILE:
 DRAWN BY: CH
 CHECKED BY: GU
 DESIGNED BY: RB

SHEET TITLE:
**EXISTING SITE
SHEET - 1**

SHEET NUMBER:
ERD-1



License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

ISSUE DATE: _____

M2301-01_7353_6517353025_ERD-2
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

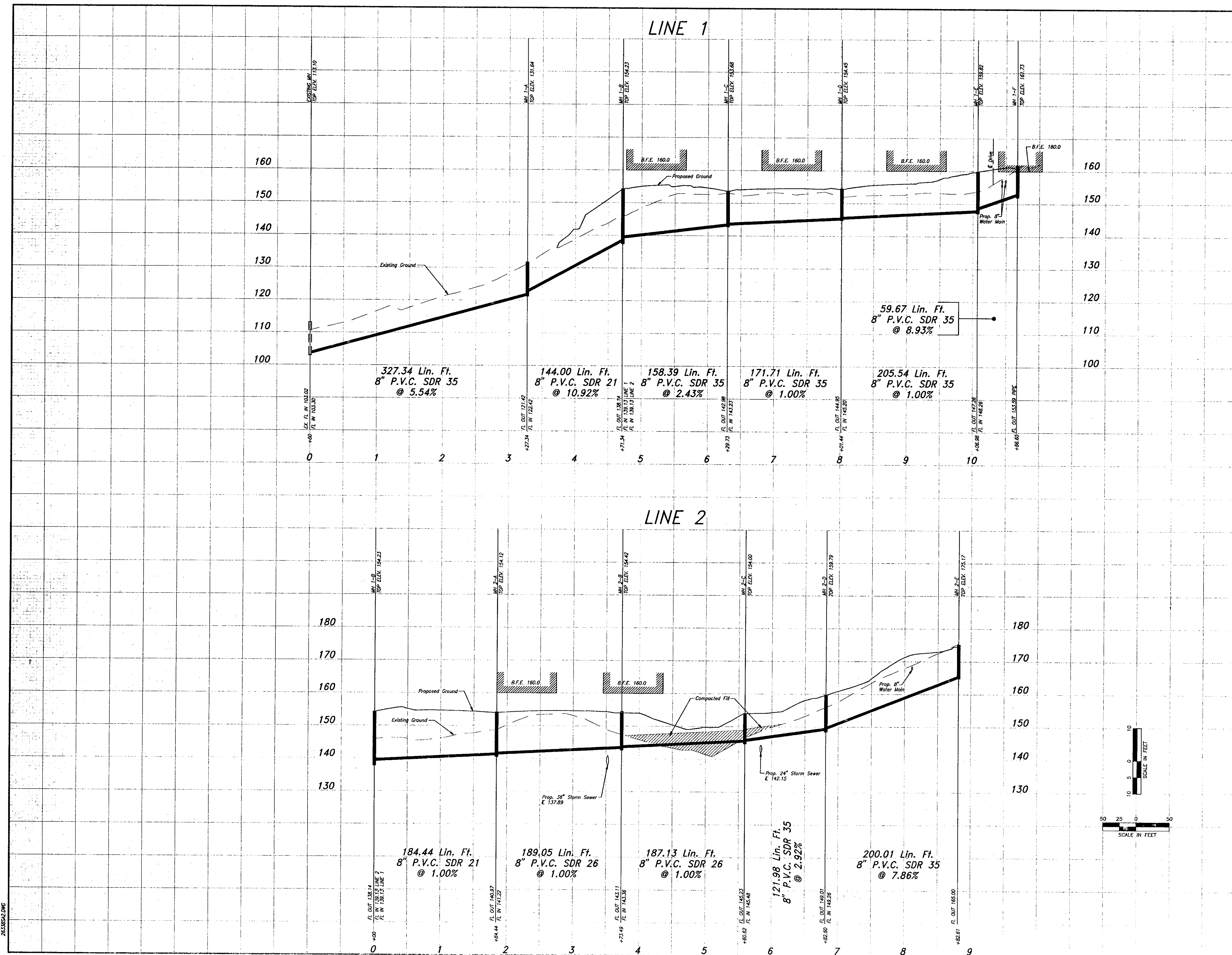
SHEET TITLE:

**EXISTING SITE
SHEET - 2**

SHEET NUMBER:

ERD-2

08/19/2024



Architectural Consultants

Architects and Planners
4305 Dr. Greaves Rd.
Grandview, Missouri 64030
(816) 763-8800
Fax: (816) 763-9727

HERTHORN, BARNHARTER & CO.
CONSULTING ENGINEERS
Grandview, Missouri 64030
(816) 763-0225

BOB D. CAMPBELL & CO.
STRUCTURAL ENGINEERS
Kansas City, Missouri 64111
(816) 831-1111

SHARPE, BLUM & WARRER, P.A.
CIVIL ENGINEERS
Kansas City, Missouri 64111
(816) 764-1100

**San. Sewer Details - St. Joseph Rehabilitation Center
3400 Frederick Ave - St. Joseph, Missouri 64506**

Office of Administration
Division of Facilities Construction
RUSSELL G. ALLEN, ASST.
MEL CARSWAN, GOVERNOR

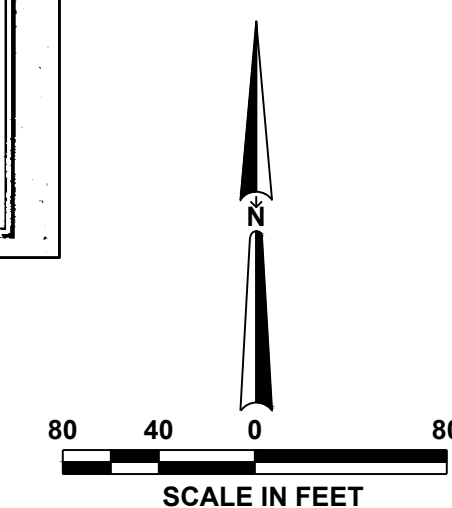
Department of Mental Health
Northwest Missouri Psychiatric Rehabilitation Center
ROBERT WILSON, M.D., DIRECTOR

STATE Project Number: 09-650-93-00019
Account Number: 507-74262-140
MCS Project Number: 9092

Date: 10-14-24
Revised: 7-24-25

Sheet No: **C2.2**
Copyright 1994 - Act

FOR INFORMATION ONLY





License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

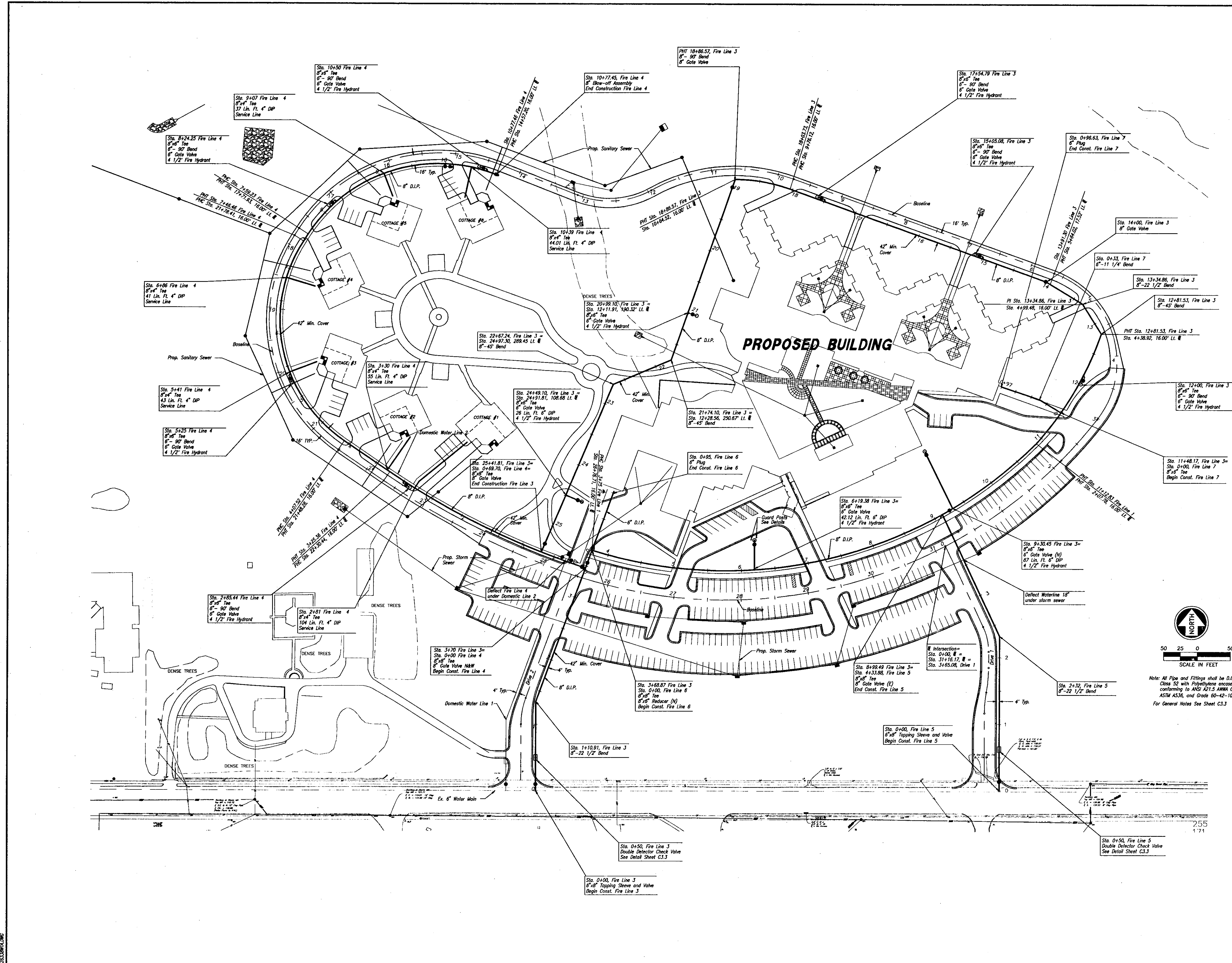
M2301-01_7353_6517353025_ERD-5
CAD DWG FILE:
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
**EXISTING SITE
SHEET - 3**

SHEET NUMBER:

ERD-3

08/19/2024



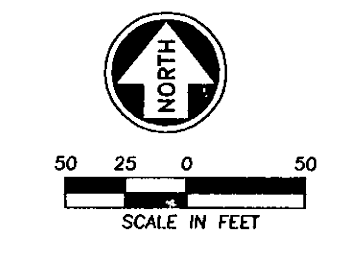
Architectural
Consultants
Architects and Planners
4306 Dr. Greaves Rd.
Granby, Missouri 64030
(816) 783-9600
Fax: (816) 783-9757

BOB D. CAMPBELL, P.E.
STRUCTURAL ENGINEER
MISSOURI REGISTERED PROFESSIONAL ENGINEER
No. 019331-1114
Expires 08/31/2025
SUPER, LANCE & WILSON, P.L.L.C.
STRUCTURAL ENGINEERS
1000 W. 11th St., Suite 100
St. Joseph, MO 64506
(816) 234-1100

STATE PROJECT NUMBER:
09-650-63-00019
STATE PROJECT NUMBER:
307-74302-1980
PROJECT NUMBER:
9092

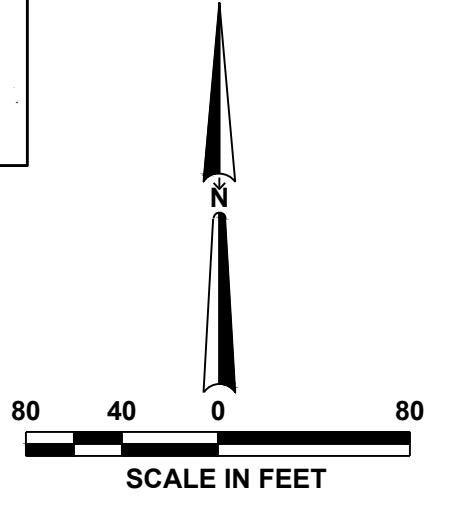
FIRE LINE PLAN - St. Joseph Rehabilitation Center
3400 Frederick Ave - St. Joseph, Missouri 64506
Department of Mental Health
OFFICE OF ADMINISTRATION
DIVISION OF CONSTRUCTION
STATE OF MISSOURI
MEL CANNAN, GOVERNOR
RANDALL C. ALLEN, AIA

Date: 10-14-04
Revised: 2-24-05
Sheet No. C3.2



Note: All Pipe and Fittings shall be D.I.P.
Class 52 with Polyethylene encasement
conforming to AASHTO M21.5 ANMA C151,
ASTM A536, and Grade 60-42-10
For General Notes See Sheet C3.3

FOR INFORMATION ONLY





License Name: SK Design Group, Inc.
Professional Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

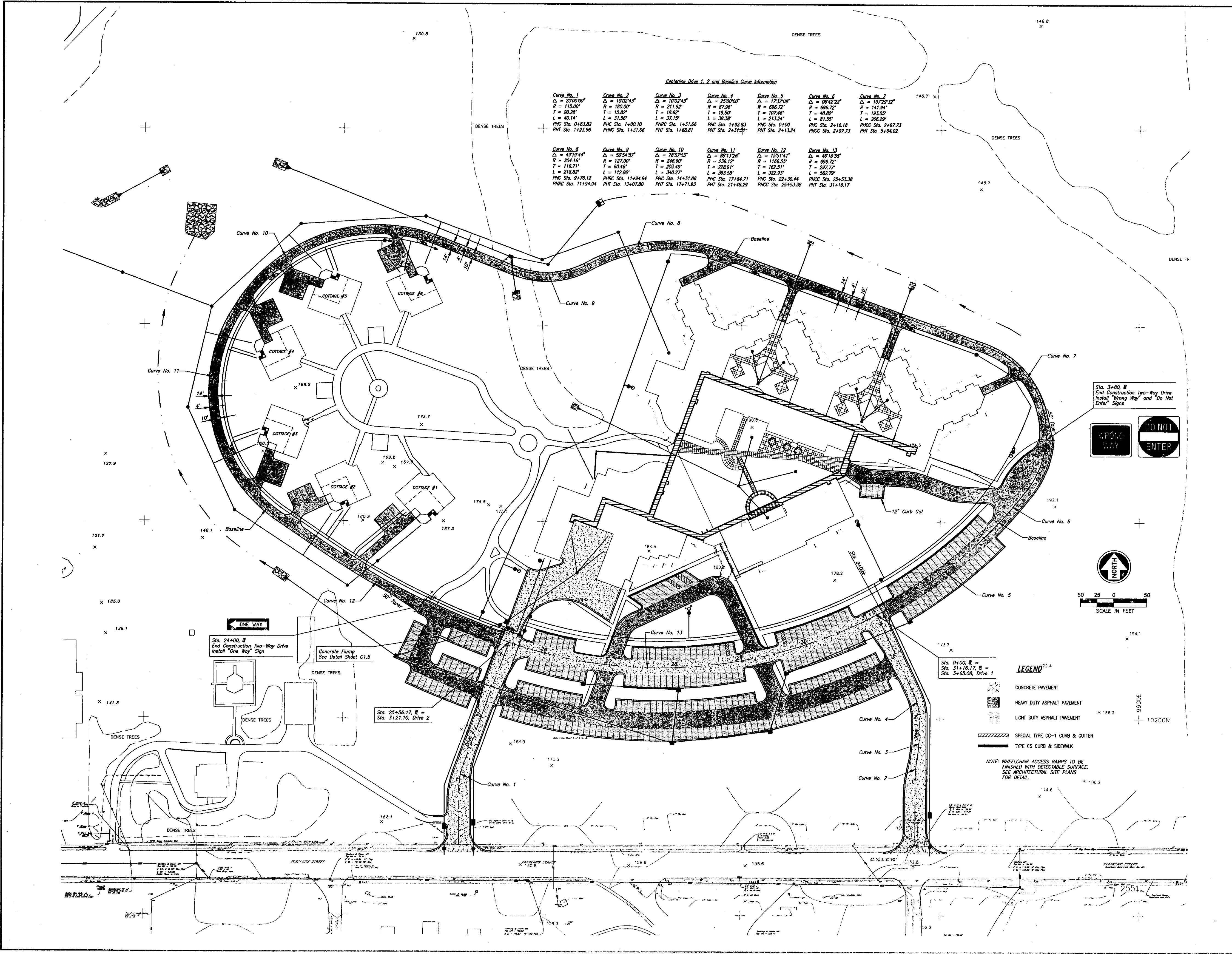
ISSUE DATE:
M2301-01_7353_6517353025_ERD-7
CAD DWG FILE:
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
**EXISTING SITE
SHEET - 4**

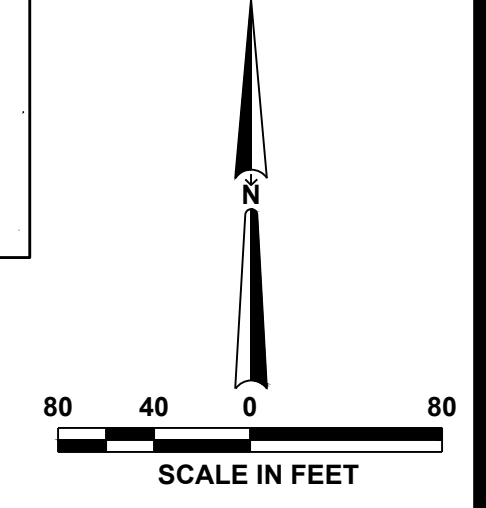
SHEET NUMBER:

ERD-4

08/19/2024

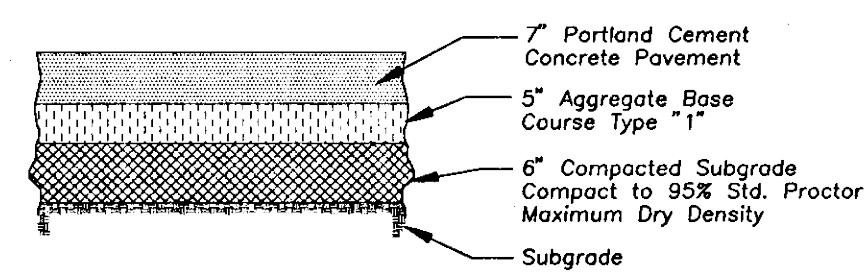


FOR INFORMATION ONLY

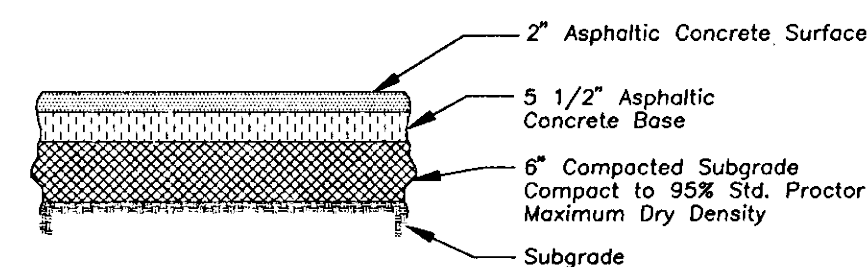


U:\2024\24-103\1-Dwgs\M2301-01_7353_6517353025_ERD-7.dwg

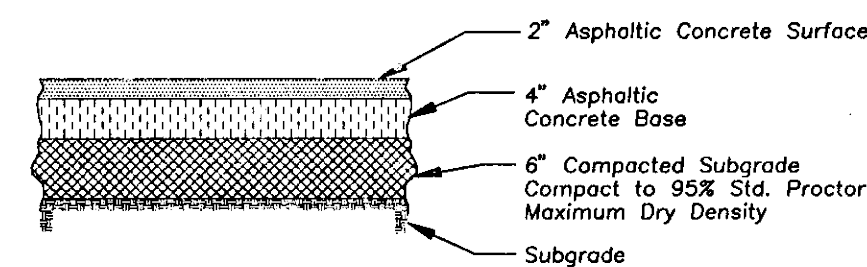
2433BP2.DWG



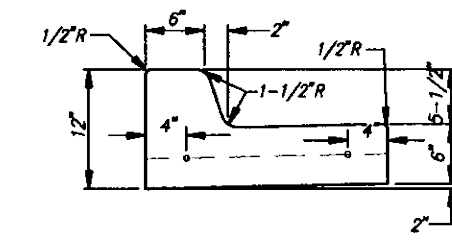
**CONCRETE PAVEMENT SECTION
FOR TRUCK/BUS LANES**
NO SCALE



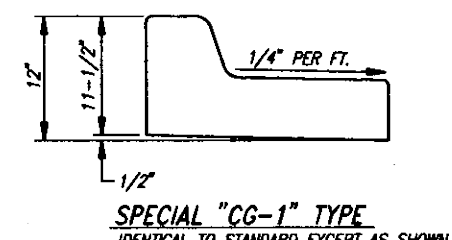
**HEAVY DUTY ASPHALT PAVEMENT SECTION
FOR CAR TRAFFIC**
NO SCALE



**LIGHT DUTY ASPHALT PAVEMENT SECTION
FOR PARKING AREAS**
NO SCALE



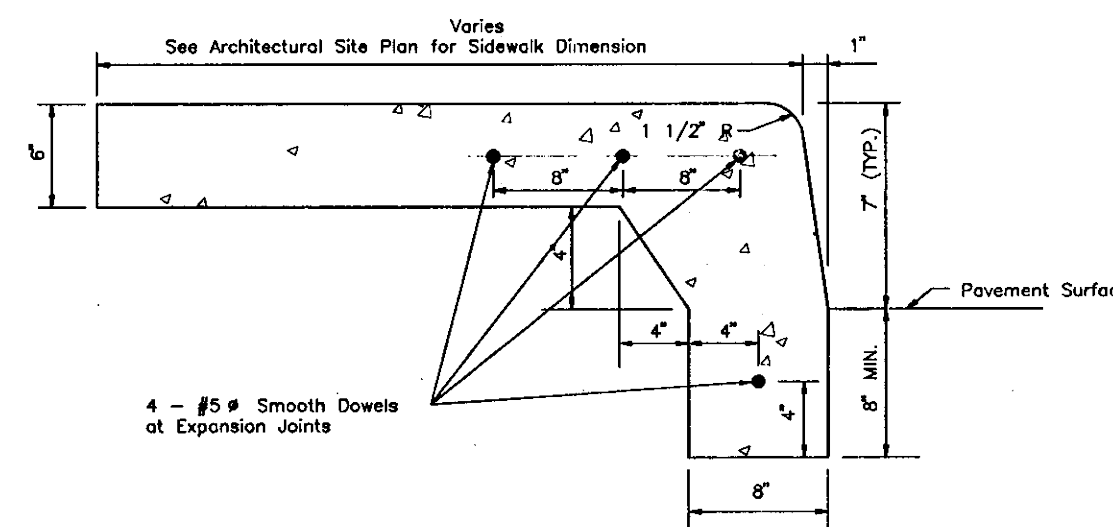
STANDARD "CG-1" TYPE



SPECIAL "CG-1" TYPE
IDENTICAL TO STANDARD EXCEPT AS SHOWN

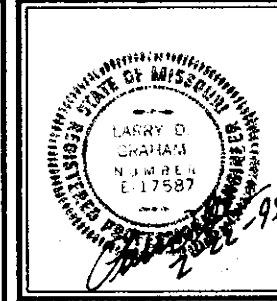
- 1/2" EXPANSION JOINTS WITH 2" DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150" INTERVALS. THESE DOWELS SHALL BE GRASSED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
- 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE CURB AND GUTTER SECTION.
- FIX DOWELS WITH BAR SUPPORTS.
- CONCRETE SHALL CONFORM TO MOH MIX NO. MA 610-1-4.
- USE 5/8" # 3 SMOOTH DOWELS AT LOCATIONS SHOWN ON EACH TYPICAL SECTION.
- DEPTH OF CURB SHALL BE A MINIMUM OF 8" FROM THE HANDICAP ACCESS RAMP.

CURB AND GUTTER
NO SCALE



NOTE: Expansion, Contraction, or Construction joints are to be same as Noted on Type "CG-1" Curb and Gutter Detail

TYPE "CS" CURB AND SIDEWALK
NO SCALE



(816) 763-9900
Fax: (816) 763-9757
Glenview, Missouri 64033

Architectural Consultants
Architects and Planners
4305 Dr. Groves Rd.
Glenview, Missouri 64033

BOB D. CAMPBELL & CO.
STRUCTURAL ENGINEERS
Missouri Exp. No. 04117 (01031-1114)

STATE
Project Number: 09-650-93-0009
STATE
Project Number: 207-74382-180
AGI
Project Number: 8992

PAVEMENT DETAILS - St. Joseph Rehabilitation Center
3400 Frederick Ave - St. Joseph, Missouri 64506

State of Missouri
MEL CARSWAN GOVERNOR

Office of Administration Construction
RONALD E. ALLEN, J.A.

Date: 2-21-95
Revised:
Sheet No. **C4.2**
© Copyright 1994 - AGI



License Name: SK Design Group, Inc.
Profession Name: Professional Engineering Corporation
License Number: E-1274-F



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

ISSUE DATE: _____
M2301-01_7353_6517353025_ERD-8
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
**EXISTING SITE
SHEET - 5**

SHEET NUMBER:

ERD-5

08/19/2024

FOR INFORMATION ONLY



OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

NORTHWEST MO
PSYCHIATRIC
REHABILITATION CENTER -
ADA UPGRADES, MULTIPLE
COTTAGES

3505 FREDERICK AVE.
ST JOSEPH, MISSOURI 64506

PROJECT # M2301-01
SITE # 7353
ASSET # 6517353025

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

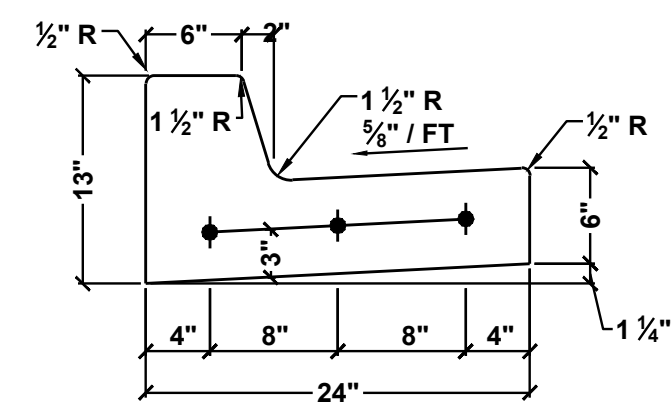
M2404-01_7353_6517353025_C-603
CAD DWG FILE: _____
DRAWN BY: CH
CHECKED BY: GU
DESIGNED BY: RB

SHEET TITLE:
DETAILS

SHEET NUMBER:

C901

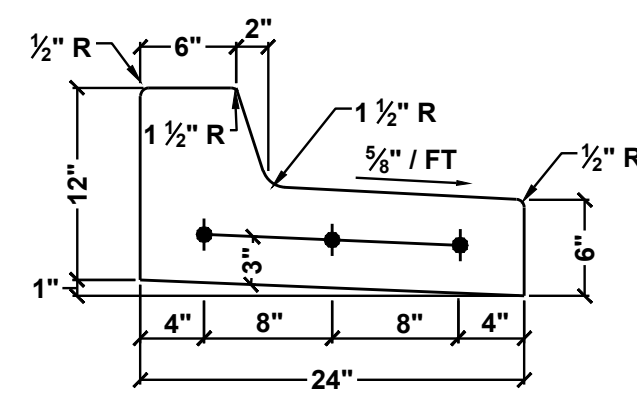
08/19/2024



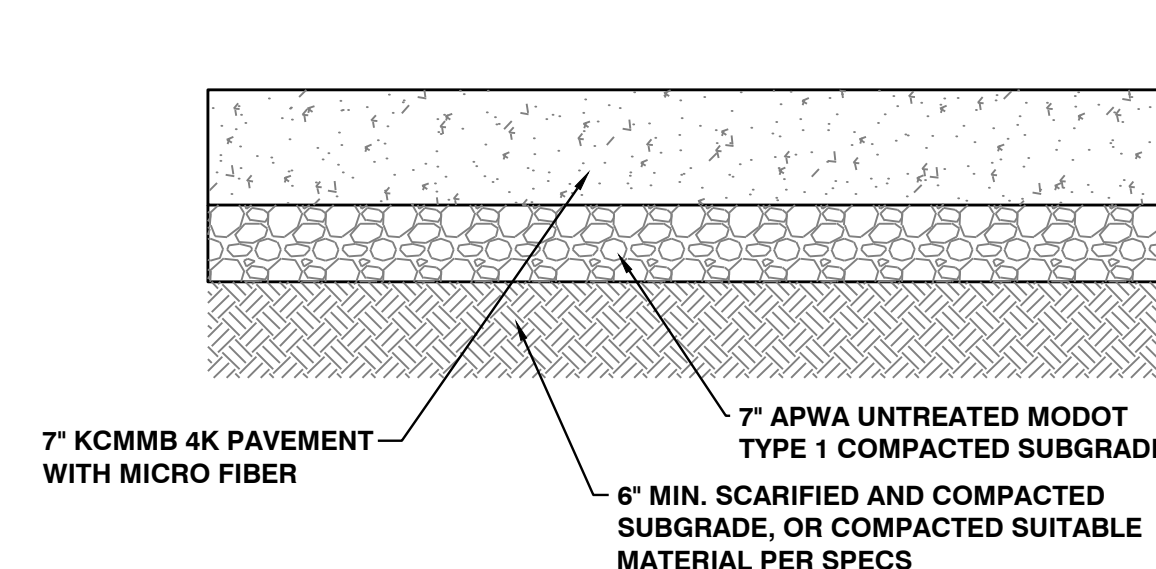
GENERAL NOTES:

1. 3/4" ISOLATION JOINTS WITH 1/2" DIA. x 2' SMOOTH DOWELS SHALL BE PLACED AT RADIUS POINTS AND AT 150' INTERVALS. THESE DOWEL BARS SHALL BE GREASED AND WRAPPED ON ONE END WITH EXPANSION TUBES.
2. 1" DEEP CONTRACTION JOINTS SHALL BE INSTALLED AT APPROXIMATELY 10' INTERVALS. THESE JOINTS SHALL PASS ACROSS THE ENTIRE CURB SECTION.
3. FIX DOWELS WITH BAR SUPPORTS.
4. DEPTH OF CURB SHALL BE A MINIMUM OF 8" THROUGH THE HANDICAP ACCESS RAMP.
5. CONCRETE SHALL BE KCMMB 4K PER SPEC.

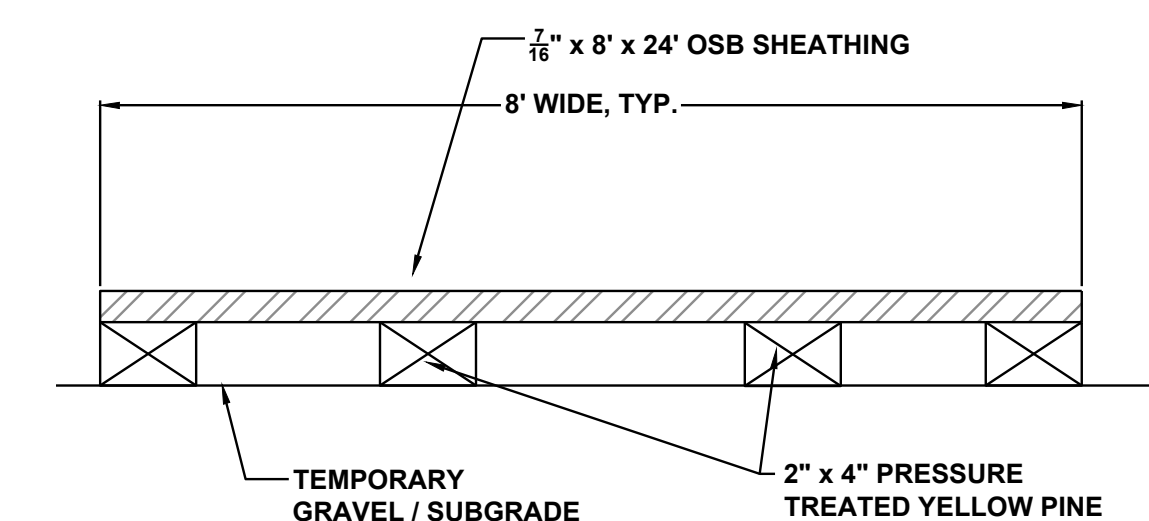
(a) STRAIGHT BACK CURB & GUTTER (TYPE CG-1)
Not to Scale



(b) STRAIGHT BACK CURB & GUTTER (TYPE CG-1 DRY)
Not to Scale

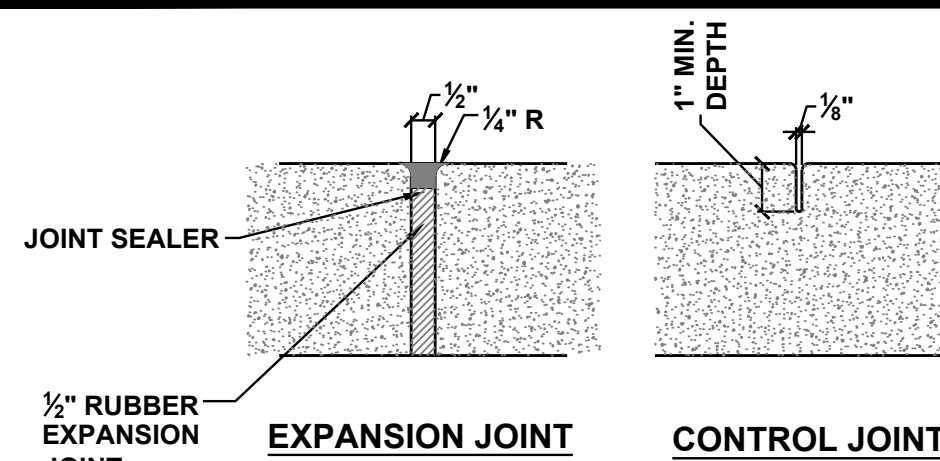


(2) CONCRETE PAVEMENT SECTIONS
(SECTION 321313)
Not to Scale



(3) TEMPORARY SIDEWALK
Not to Scale

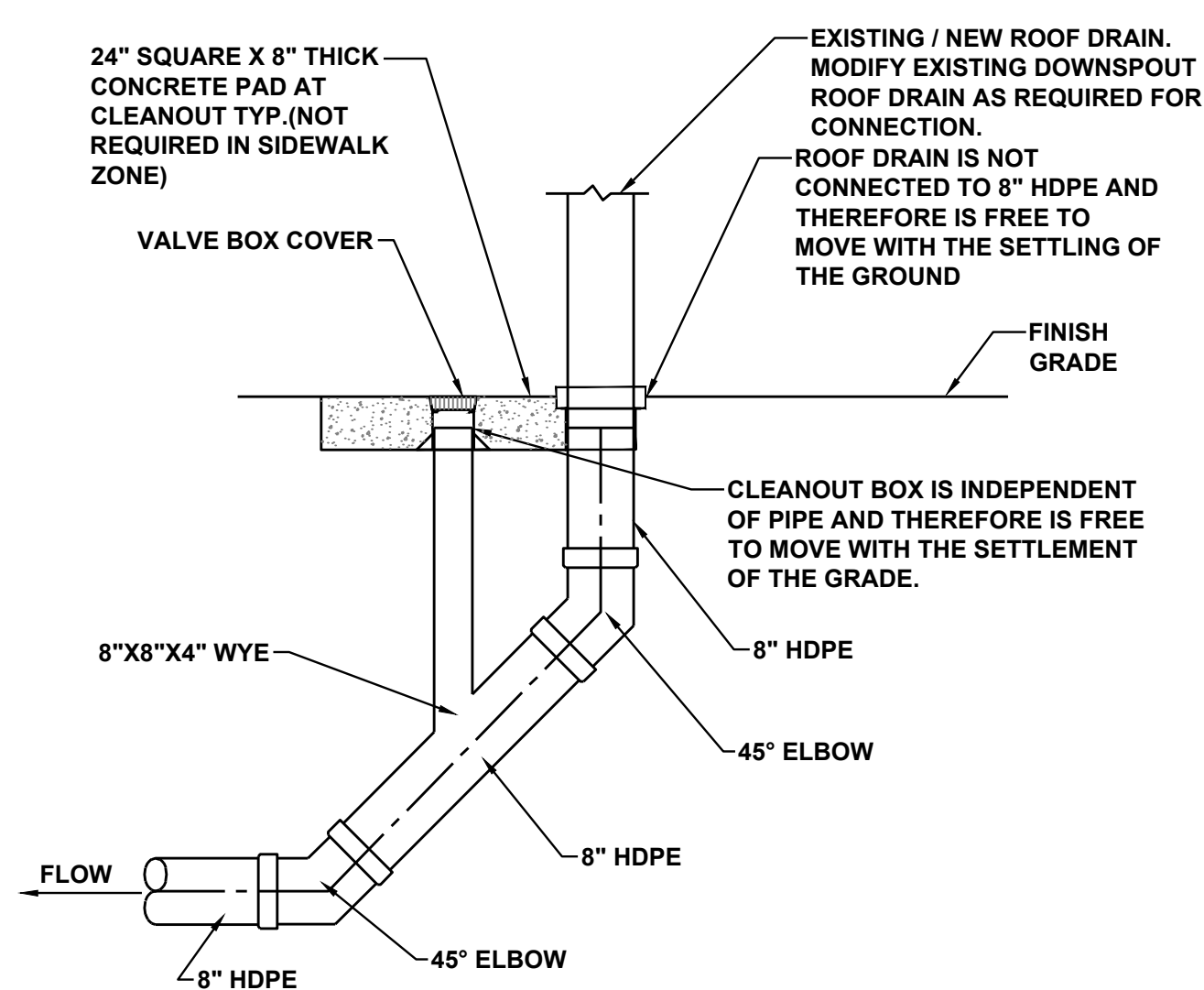
(1) TYPICAL CURB DETAILS
(SECTION 321313)
Not to Scale



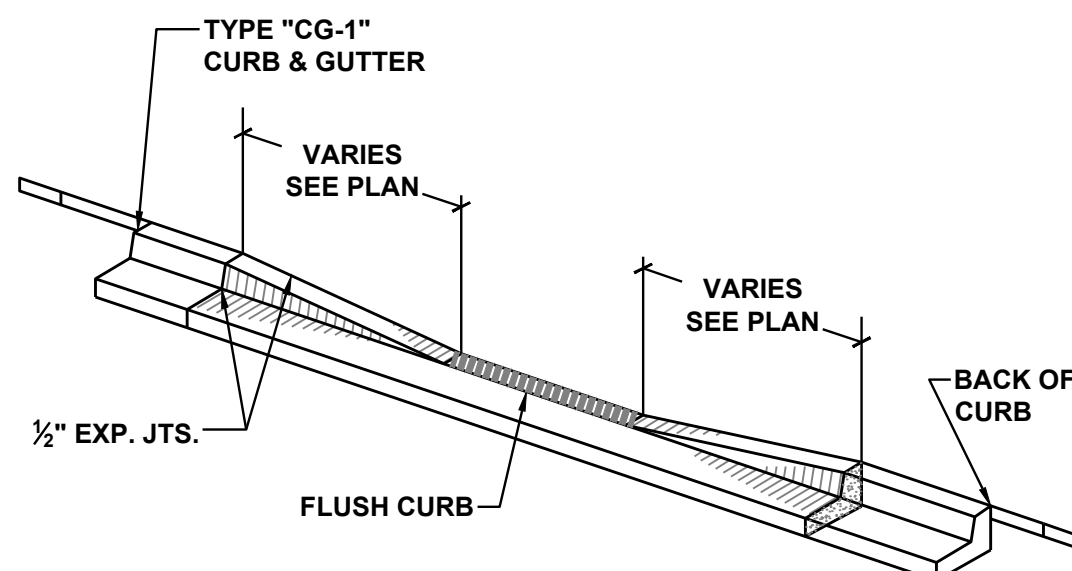
SIDEWALK NOTES:

1. CONCRETE SHALL BE PER SPEC.
2. 1/2" RUBBER EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS JUNCTION OF EXISTING STRUCTURES, PLANTER BEDS, REMAINING WALLS, AND SIMILAR STRUCTURES, AND AS SHOWN IN THE PLAN DRAWINGS.
3. 1/2" x 1" DEEP CONTROL JOINTS SHALL BE PLACED AS SHOWN ON THE DRAWINGS.
4. KEY ALL CONSTRUCTION JOINTS.
5. ALL JOINTS SHALL BE SEALED WITH VULCAN 45 OR DOW CORNING 888 SILICON JOINT SEALANT.

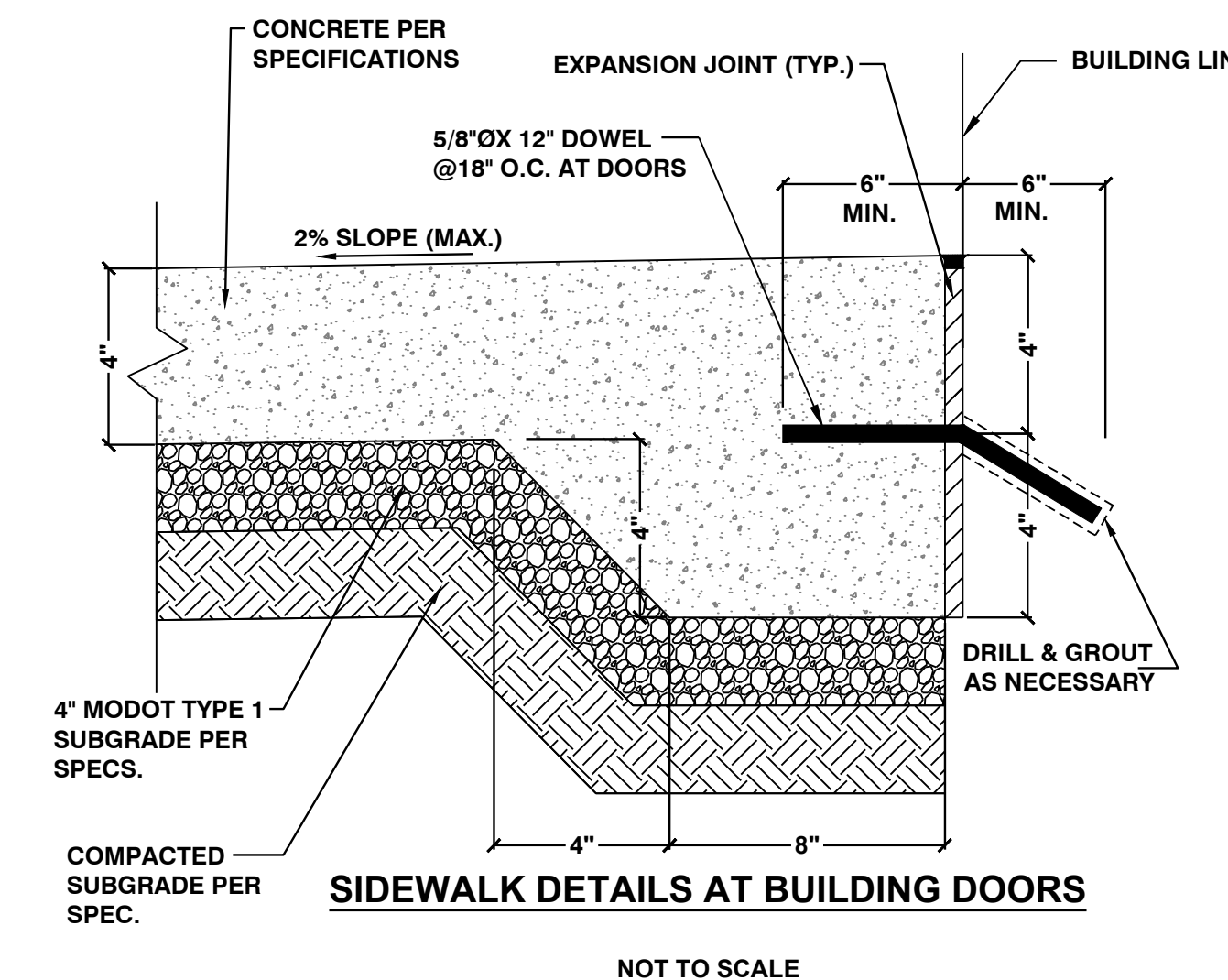
(4) SIDEWALK JOINT DETAILS
(SECTION 321313)
Not to Scale



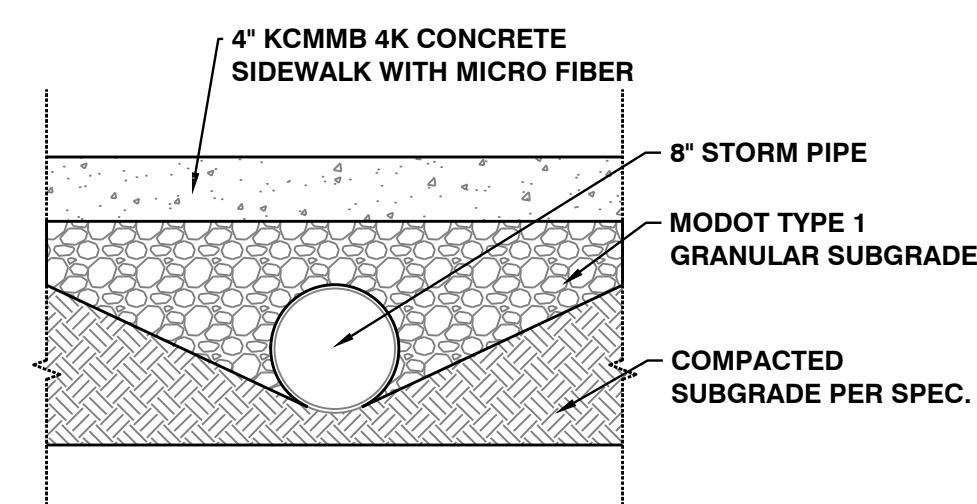
(5) ROOF DRAIN DETAIL
(SECTION 334100)
Not to Scale



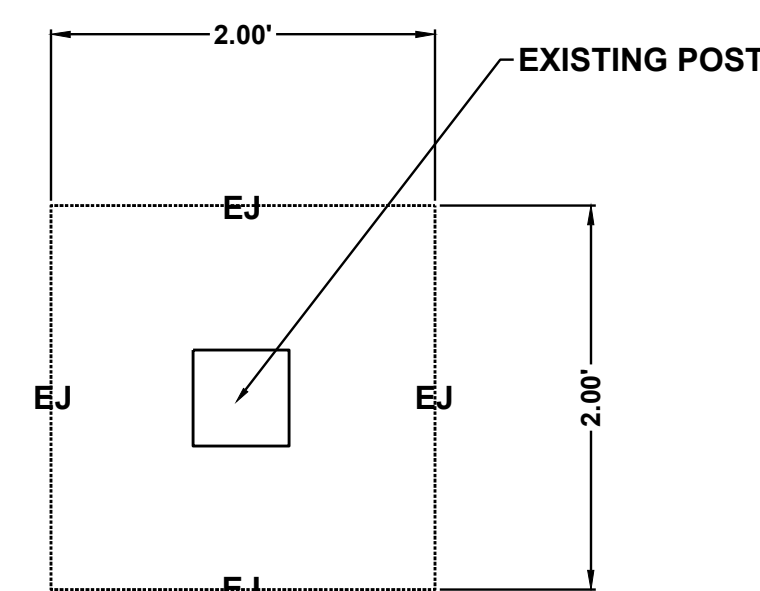
(6) CURB HEIGHT TRANSITION
Not to Scale



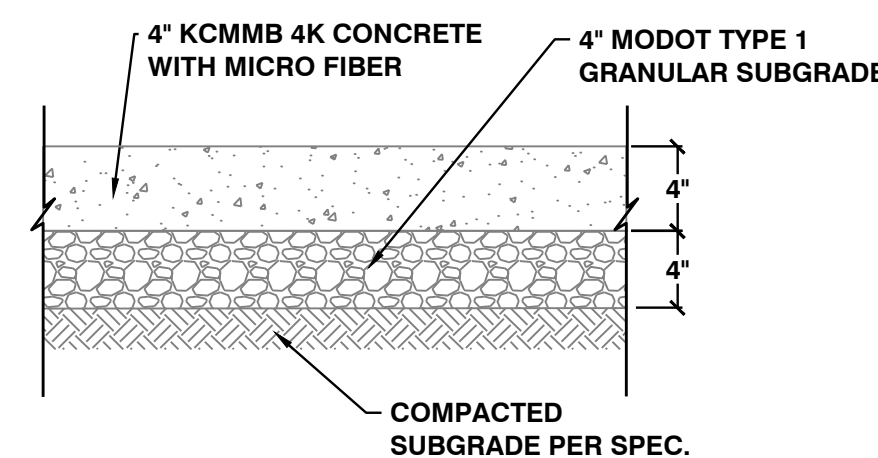
(7) SIDEWALK DETAIL AT DOOR
(SECTION 321313)
Not to Scale



(8) TYPICAL SECTION AT DRAIN BELOW SIDEWALK
Not to Scale



(9) EXPANSION JOINTS AT POST
Not to Scale



(10) TYPICAL SIDEWALK DETAIL
(SECTION 321313)
Not to Scale



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**DEMOLITION
FLOOR PLAN
COTTAGE 1**

SHEET NUMBER:

AD-100

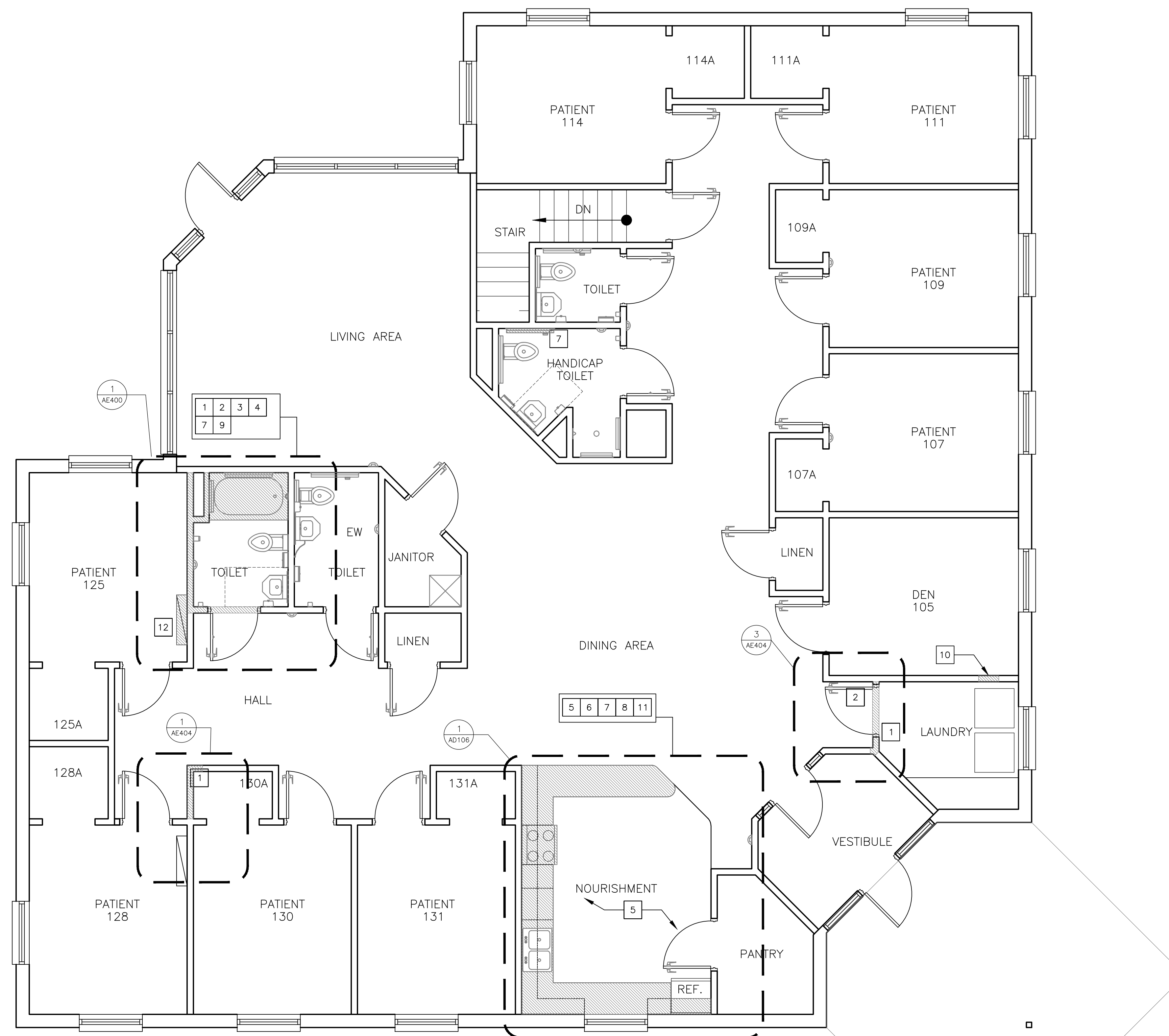
21 OF 41 SHEETS
8/19/2024

DEMOLITION KEYNOTES:

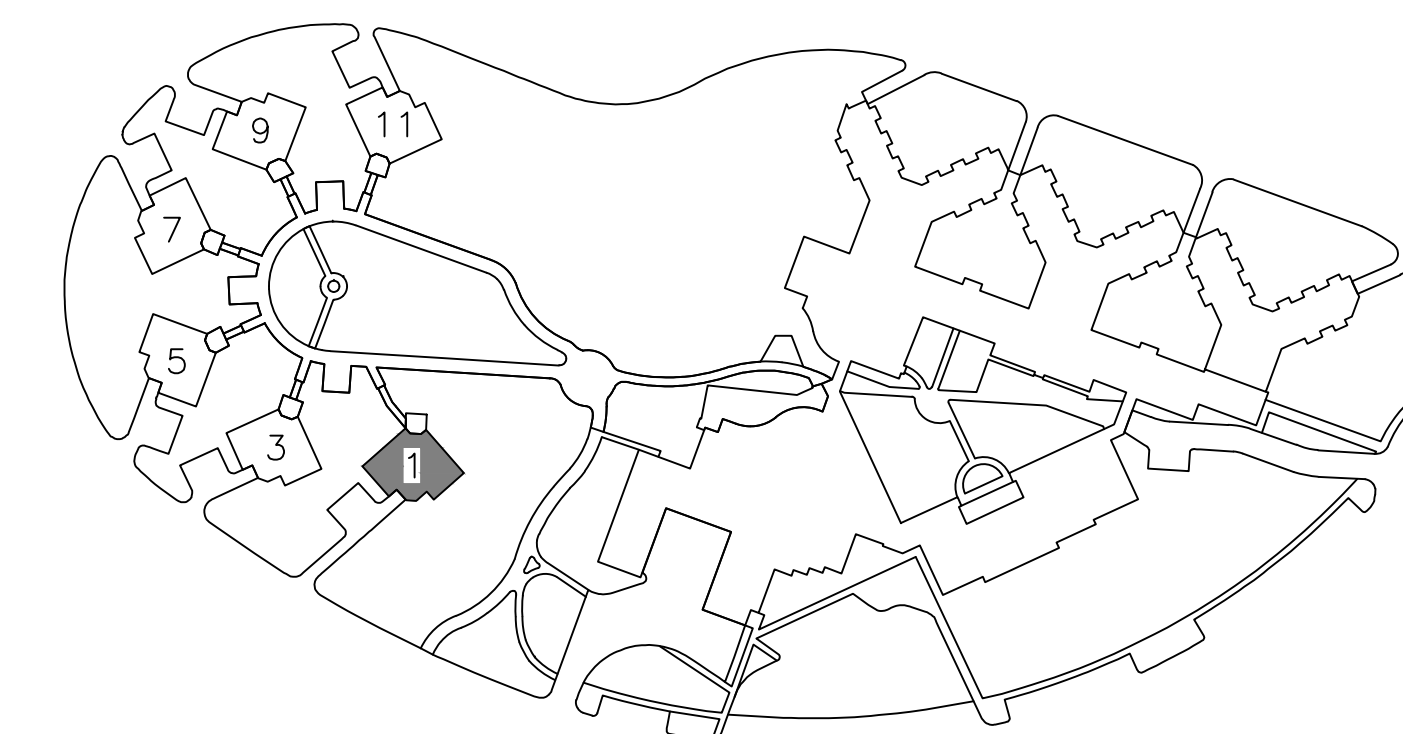
- 1 REMOVE EXISTING WALL PARTITION COMPLETE. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
- 2 REMOVE DOOR AND FRAME COMPLETE.
- 3 REMOVE TUB FIXTURE AND WALL SURROUND.
- 4 REMOVE EXISTING GRAB BARS.
- 5 REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
- 6 REMOVE ALL EXISTING MILLWORK, CABINERY, EXISTING APPLIANCES AND PLUMBING FIXTURES.
- 7 REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.
- 8 SOFFIT ABOVE EXISTING CABINERY TO REMAIN
- 9 REMOVE DOOR HARDWARE AND REPLACE.
- 10 REMOVE EXISTING WASHER/DRYER VALVES AND WALL PLATE.
- 11 REMOVE EXISTING REFRIGERATOR TO BE REINSTALLED.
- 12 DEMO CIELING. RELOCATE VENT AND ADJUST DUCTWORK.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
4. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 DEMOLITION FLOOR PLAN COTTAGE 1
1/4"=1'-0"



KEY PLAN



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**DEMOLITION
FLOOR PLAN
COTTAGE 3**

SHEET NUMBER:

AD-101

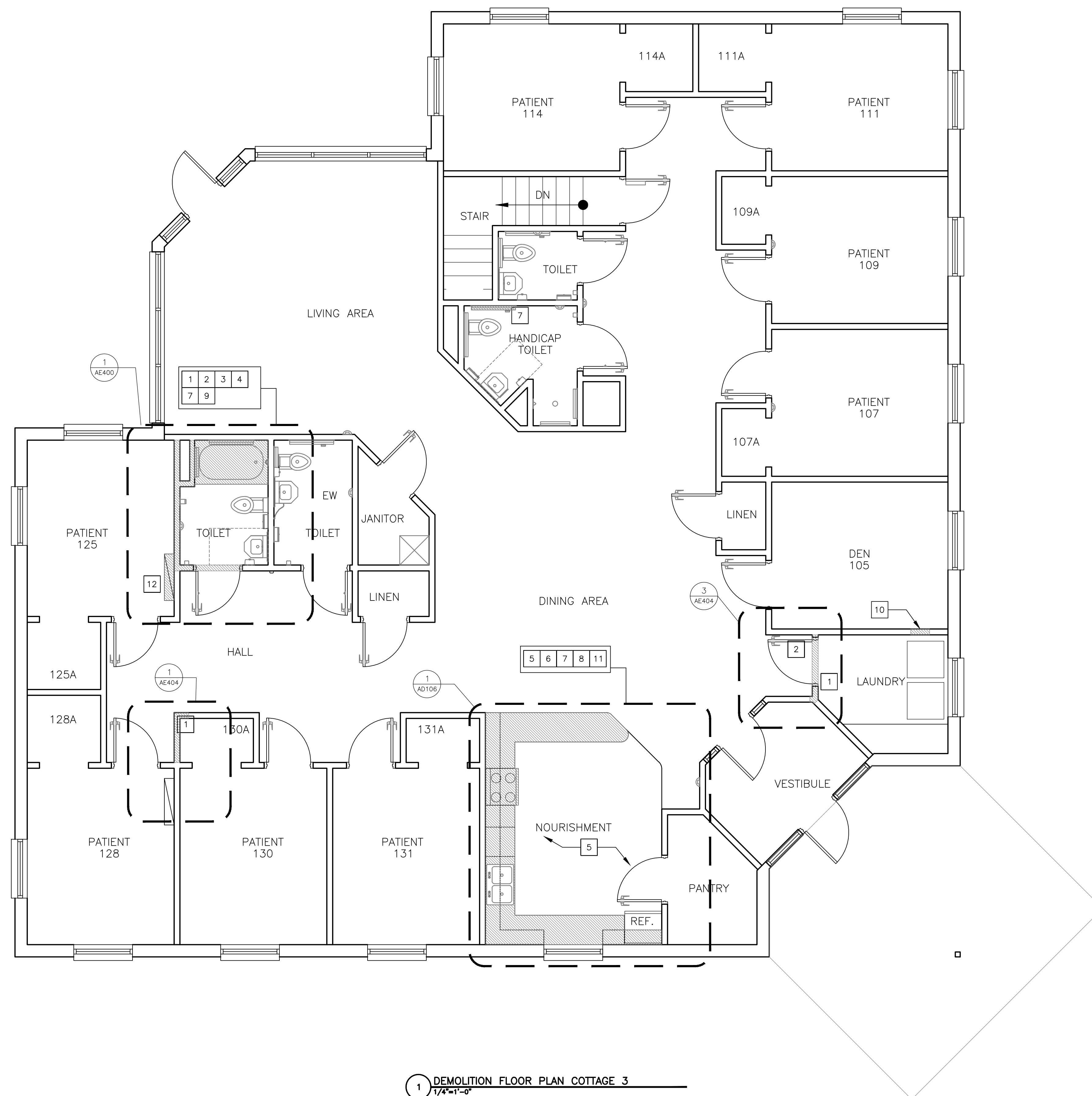
22 OF 41 SHEETS
8/19/2024

DEMOLITION KEYNOTES:

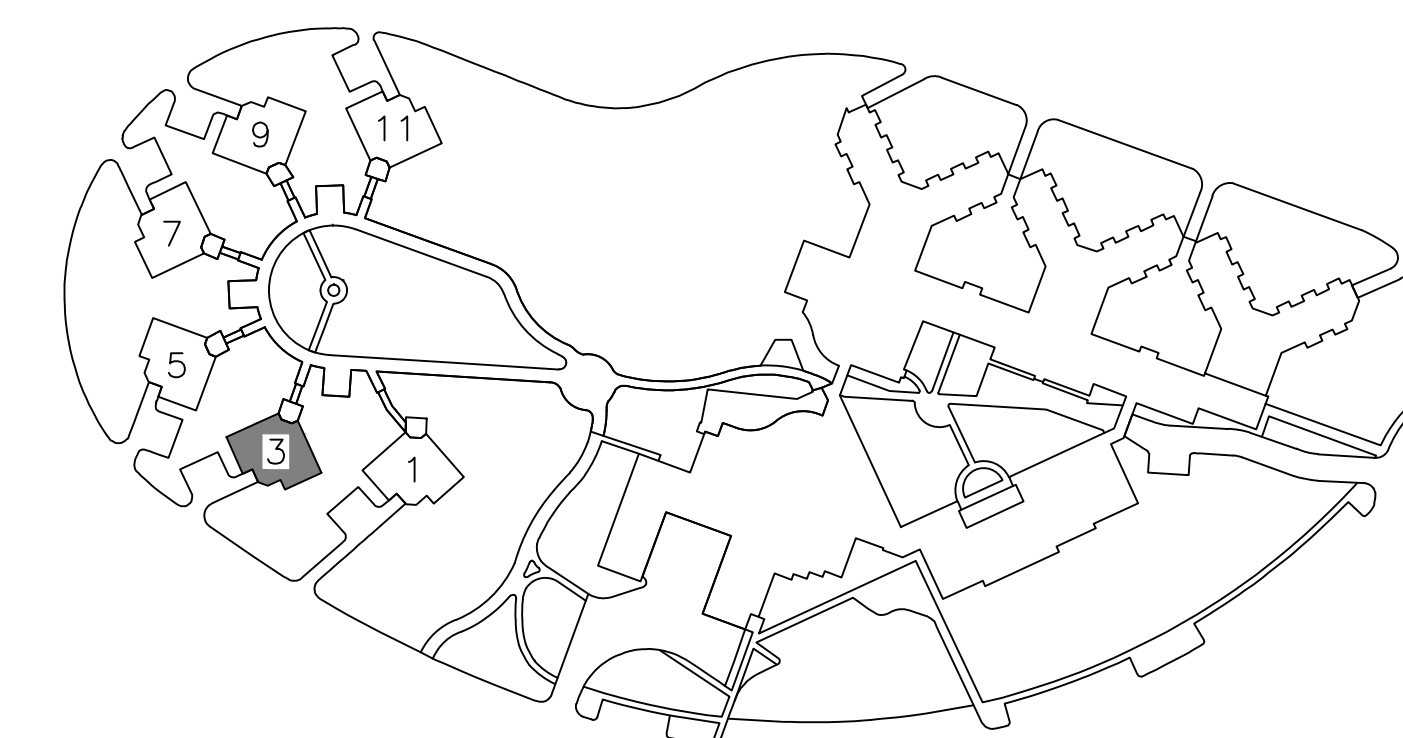
- 1 REMOVE EXISTING WALL PARTITION COMPLETE. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
- 2 REMOVE DOOR AND FRAME COMPLETE.
- 3 REMOVE TUB FIXTURE AND WALL SURROUND.
- 4 REMOVE EXISTING GRAB BARS.
- 5 REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
- 6 REMOVE ALL EXISTING MILLWORK, CABINETRY, EXISTING APPLIANCES AND PLUMBING FIXTURES.
- 7 REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.
- 8 EXISTING SOFFIT ABOVE EXISTING CABINETRY TO REMAIN
- 9 REMOVE DOOR HARDWARE AND REPLACE.
- 10 REMOVE EXISTING WASHER/DRYER VALVES AND WALL PLATE.
- 11 REMOVE EXISTING REFRIGERATOR TO BE REINSTALLED.
- 12 DEMO CIELING. RELOCATE VENT AND ADJUST DUCTWORK.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
4. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 DEMOLITION FLOOR PLAN COTTAGE 3
1/4"=1'-0"



KEY PLAN

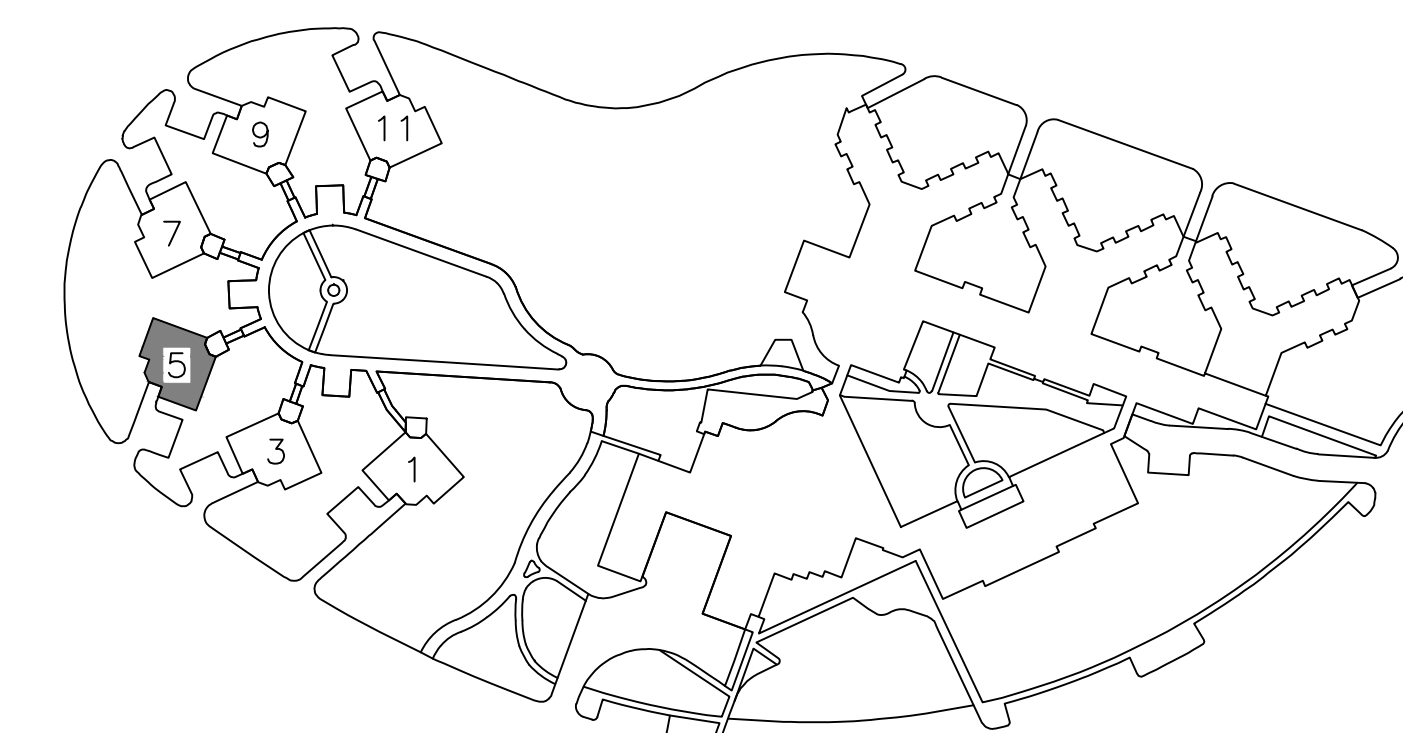
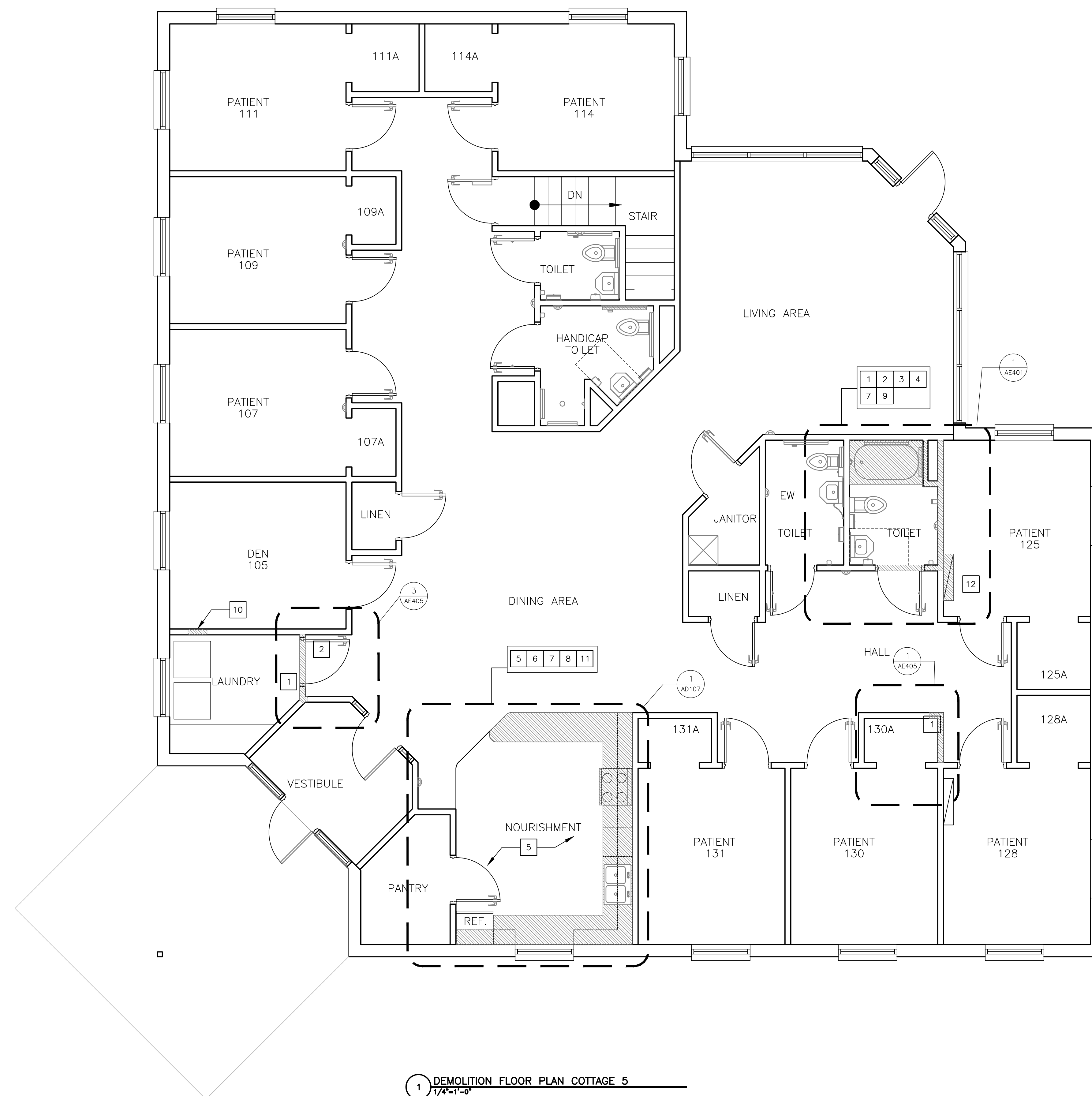


Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

DEMOLITION KEYNOTES:	
1	REMOVE EXISTING WALL PARTITION COMPLETE. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
2	REMOVE DOOR AND FRAME COMPLETE.
3	REMOVE TUB FIXTURE AND WALL SURROUND.
4	REMOVE EXISTING GRAB BARS.
5	REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
6	REMOVE ALL EXISTING MILLWORK, CABINETS, EXISTING APPLIANCES AND PLUMBING FIXTURES.
7	REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.
8	SOFFIT ABOVE EXISTING CABINETS TO REMAIN
9	REMOVE DOOR HARDWARE AND REPLACE.
10	REMOVE EXISTING WASHER/DRYER VALVES AND WALL PLATE.
11	REMOVE EXISTING REFRIGERATOR TO BE REINSTALLED.
12	DEMO CEILING, RELOCATE VENT AND ADJUST DUCTWORK.

GENERAL NOTES:	
1.	SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2.	EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3.	ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
4.	REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5.	NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6.	CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7.	SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**DEMOLITION
FLOOR PLAN
COTTAGE 5**

SHEET NUMBER:

AD-102

23 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**DEMOLITION
FLOOR PLAN
COTTAGE 7**

SHEET NUMBER:

AD-103

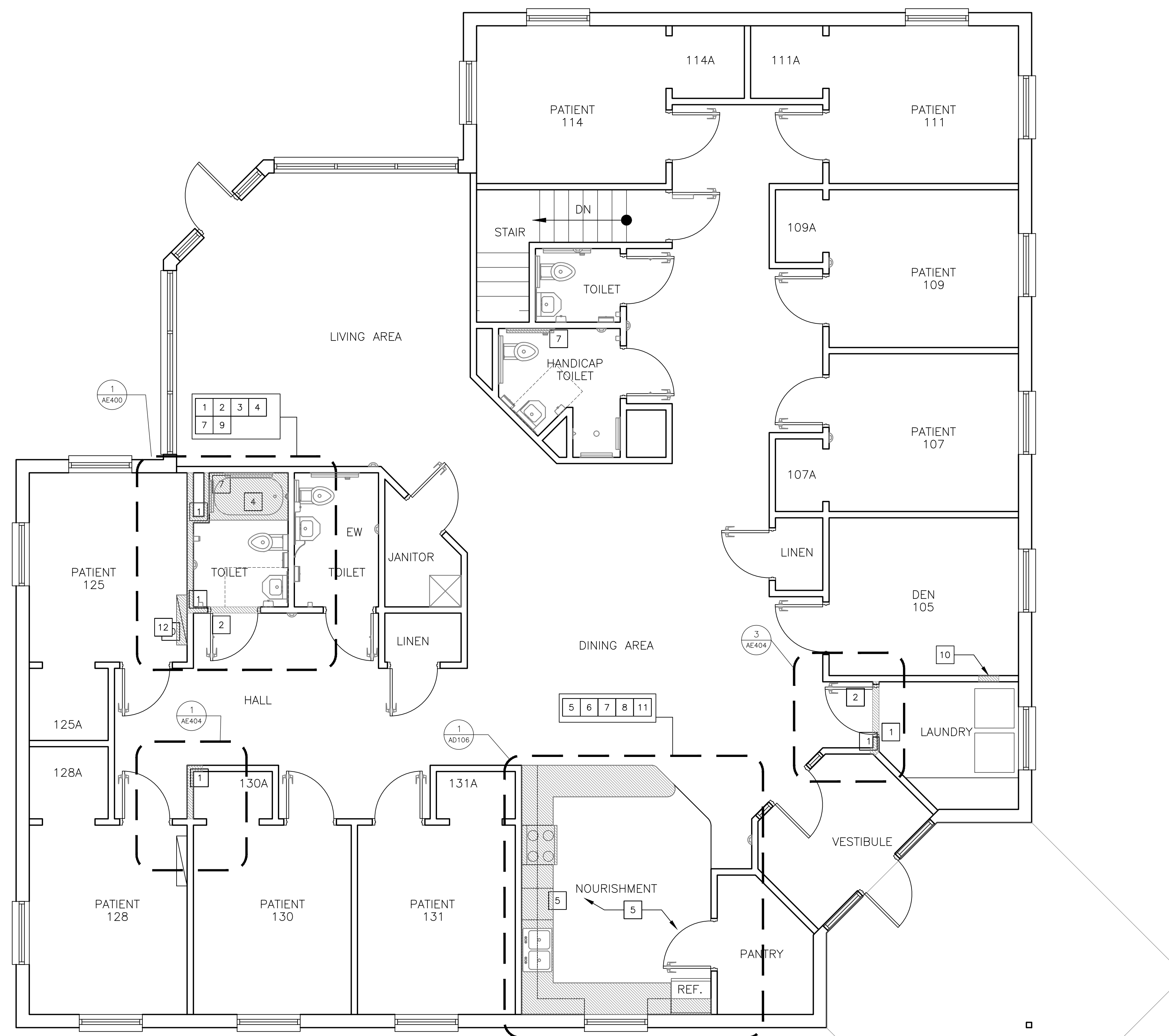
24 OF 41 SHEETS
8/19/2024

DEMOLITION KEYNOTES:

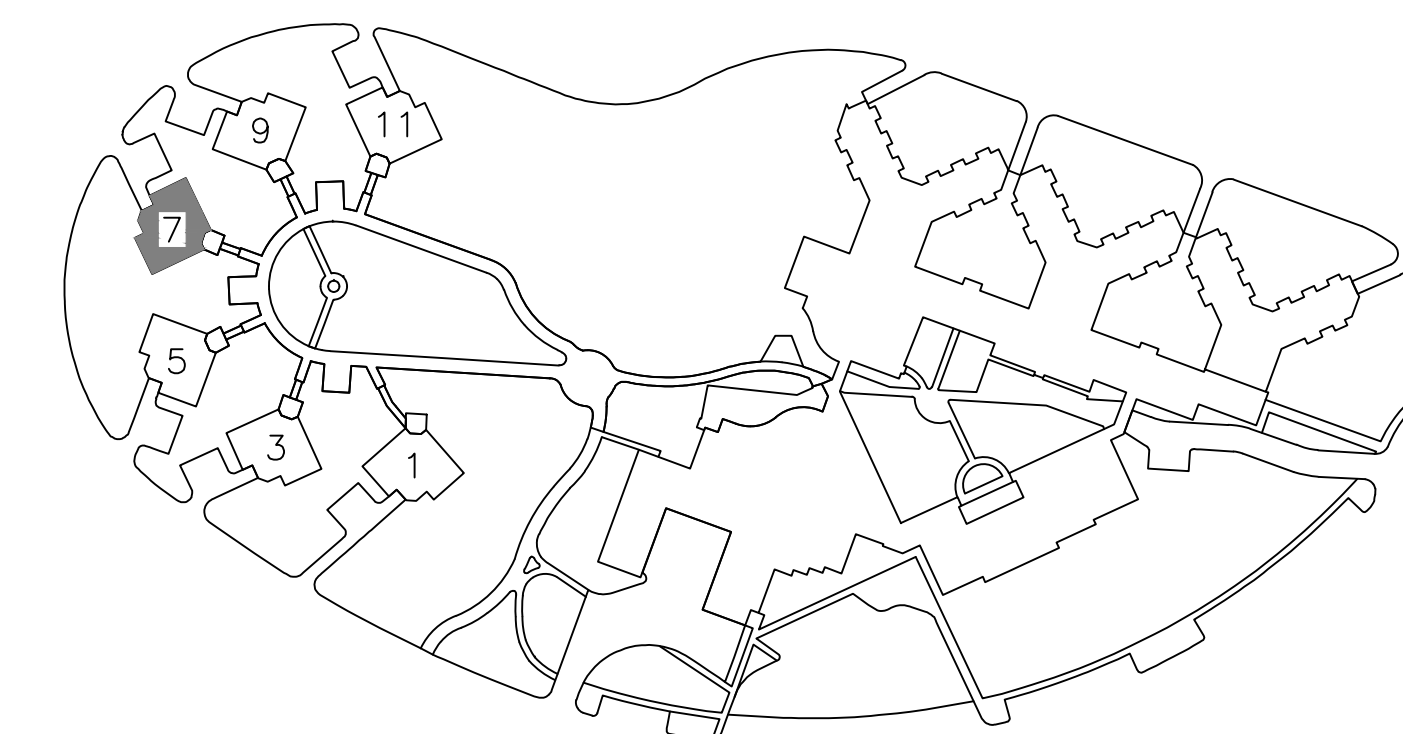
- 1 REMOVE EXISTING WALL PARTITION COMPLETE. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
- 2 REMOVE DOOR AND FRAME COMPLETE.
- 3 REMOVE TUB FIXTURE AND WALL SURROUND.
- 4 REMOVE EXISTING GRAB BARS.
- 5 REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
- 6 REMOVE ALL EXISTING MILLWORK, CABINERY, EXISTING APPLIANCES AND PLUMBING FIXTURES.
- 7 REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.
- 8 SOFFIT ABOVE EXISTING CABINERY TO REMAIN
- 9 REMOVE DOOR HARDWARE AND REPLACE.
- 10 REMOVE EXISTING WASHER/DRYER VALVES AND WALL PLATE.
- 11 REMOVE EXISTING REFRIGERATOR TO BE REINSTALLED.
- 12 DEMO CIELING. RELOCATE VENT AND ADJUST DUCTWORK.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
4. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 DEMOLITION FLOOR PLAN COTTAGE 7
1/4"=1'-0"



KEY PLAN



Brad M. Schaefer - Architect
MO# A-2009027294

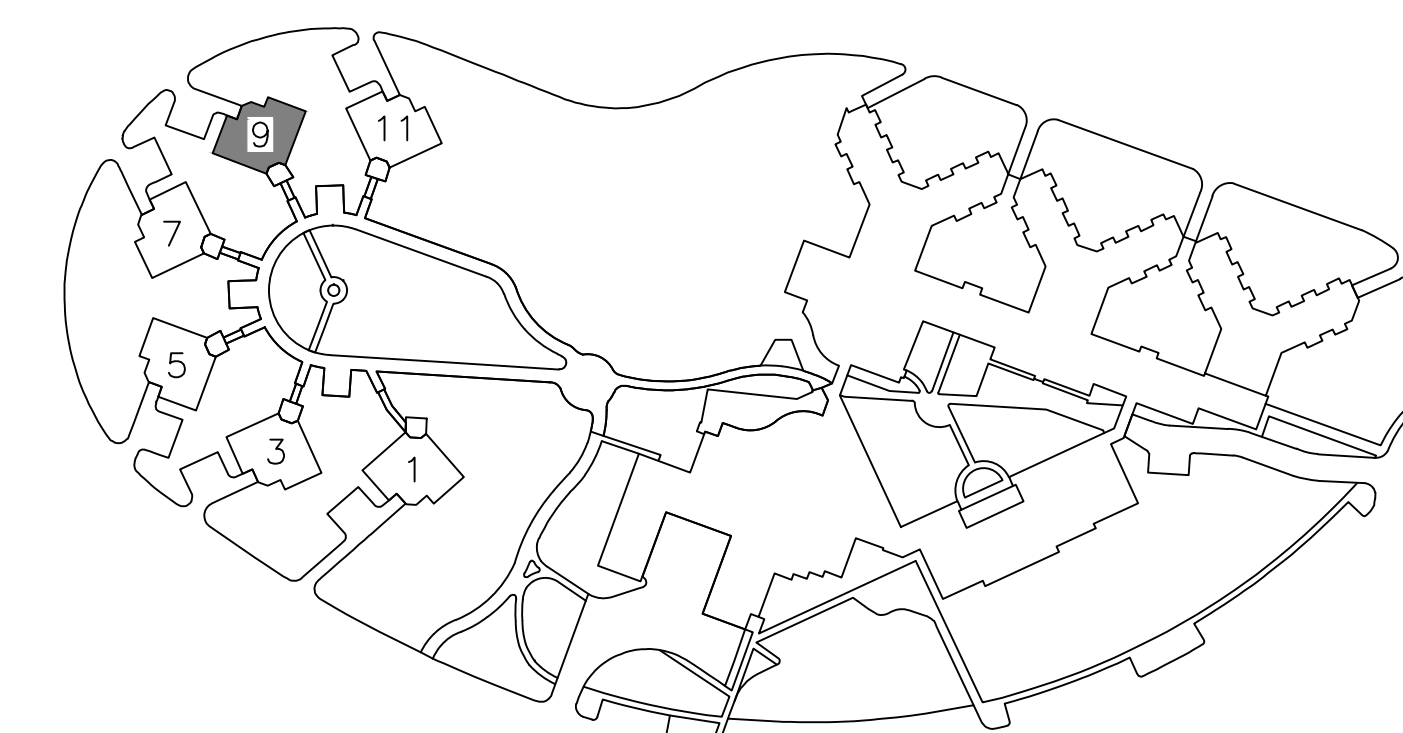
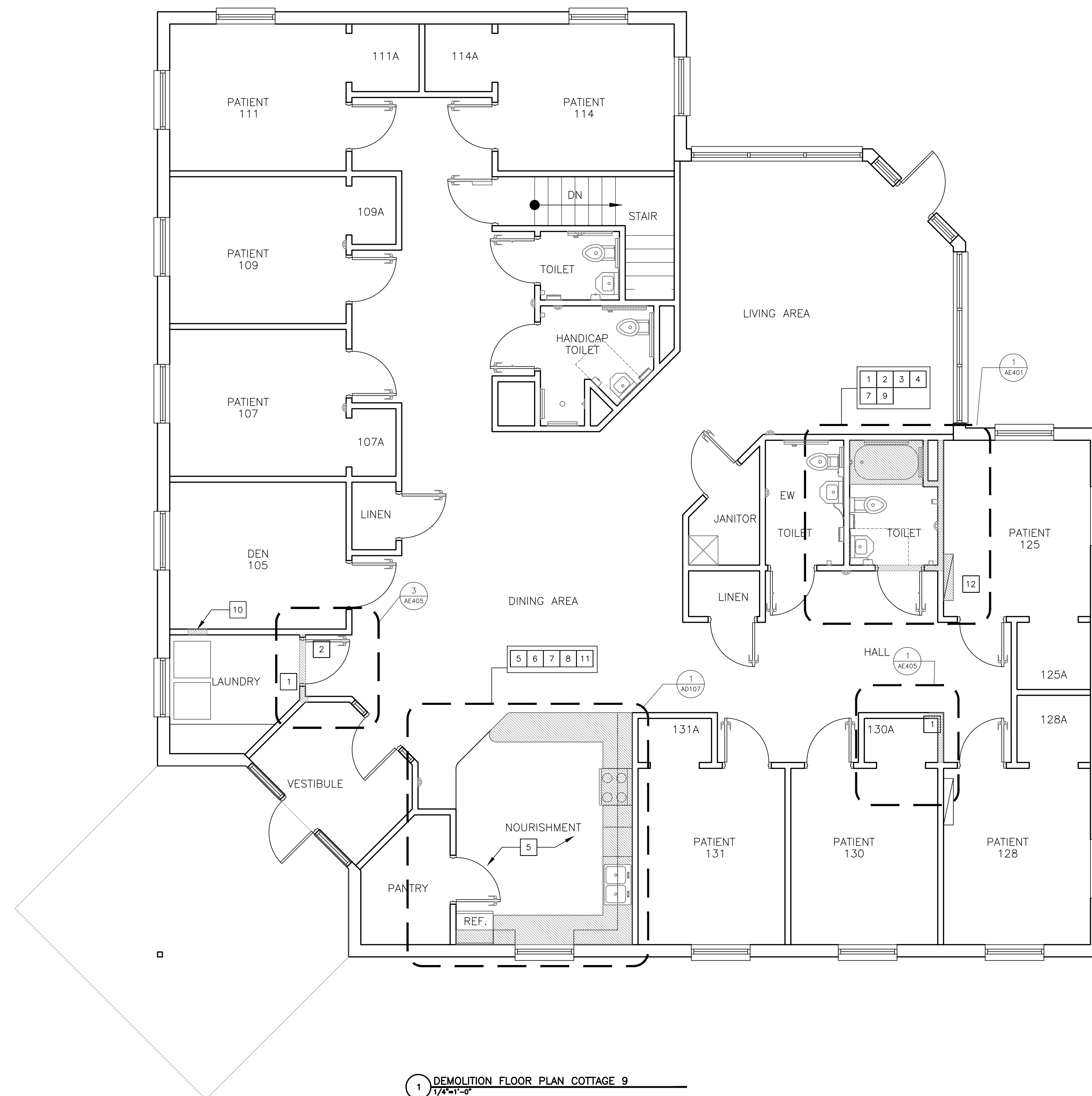
**BID
DOCUMENTS**

DEMOLITION KEYNOTES:

- 1 REMOVE EXISTING WALL PARTITION COMPLETE. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
- 2 REMOVE DOOR AND FRAME COMPLETE.
- 3 REMOVE TUB FIXTURE AND WALL SURROUND.
- 4 REMOVE EXISTING GRAB BARS.
- 5 REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
- 6 REMOVE ALL EXISTING MILLWORK, CABINETS, EXISTING APPLIANCES AND PLUMBING FIXTURES.
- 7 REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.
- 8 SOFFIT ABOVE EXISTING CABINETS TO REMAIN
- 9 REMOVE DOOR HARDWARE AND REPLACE.
- 10 REMOVE EXISTING WASHER/DRYER VALVES AND WALL PLATE.
- 11 REMOVE EXISTING REFRIGERATOR TO BE REINSTALLED.
- 12 DEMO CIELING, RELOCATE VENT AND ADJUST DUCTWORK.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
4. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**DEMOLITION
FLOOR PLAN
COTTAGE 9**

SHEET NUMBER:

AD-104

25 OF 41 SHEETS
8/19/2024

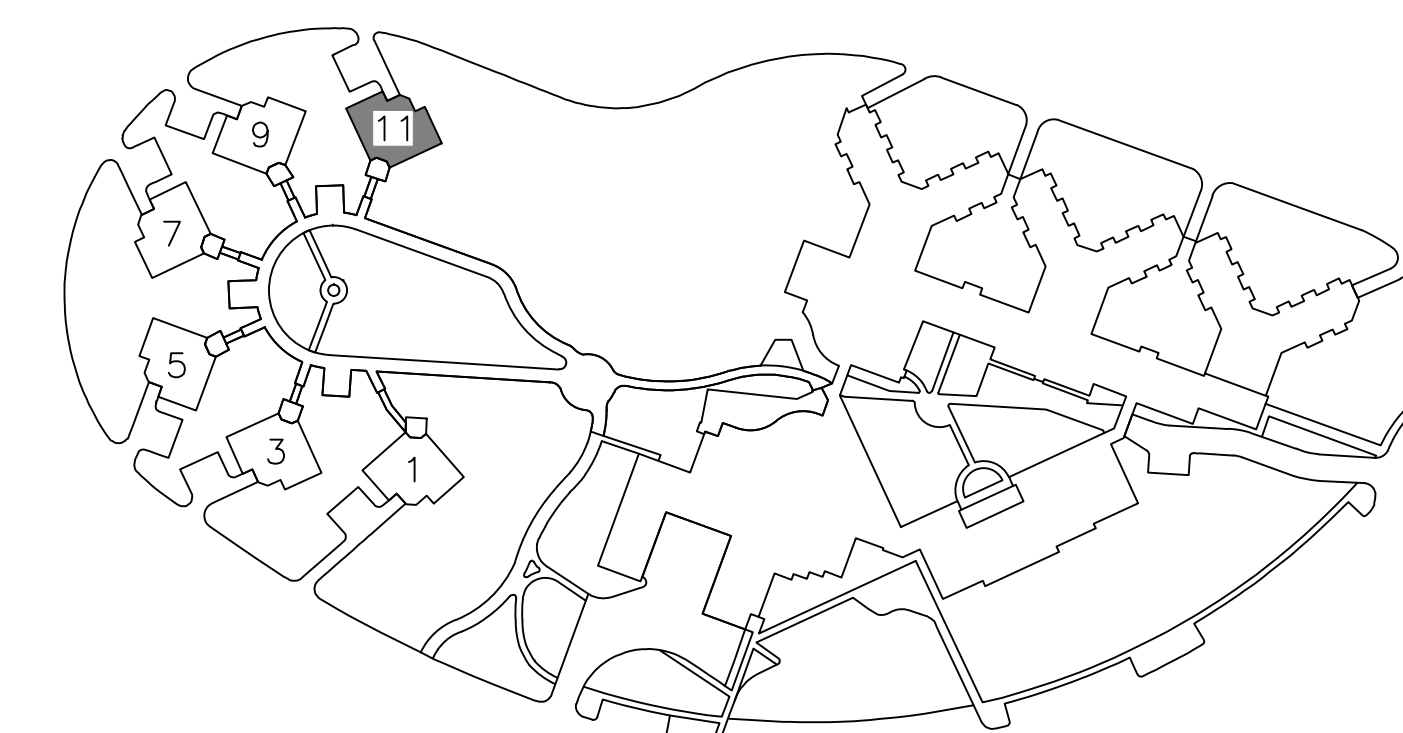
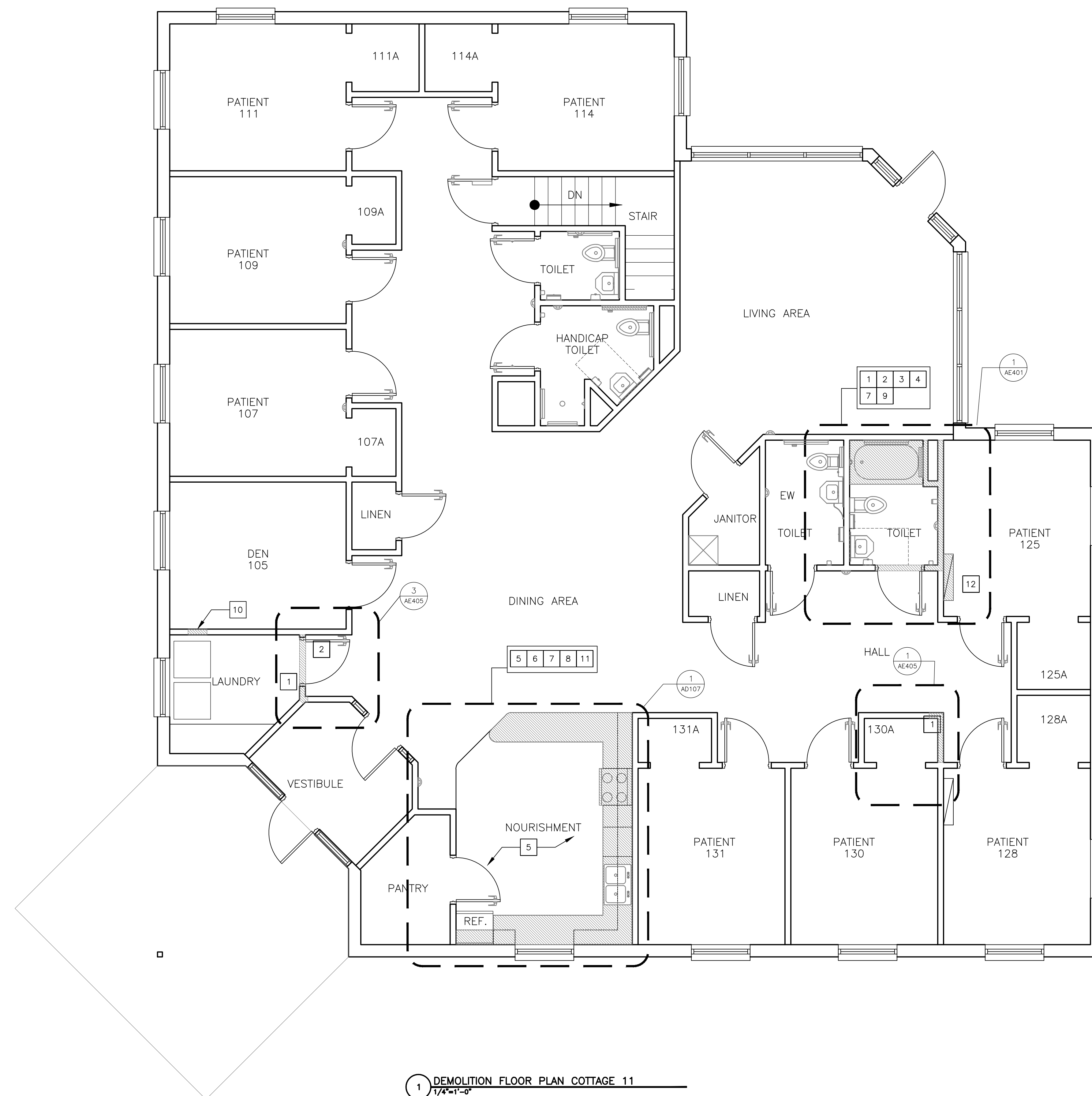


Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

DEMOLITION KEYNOTES:	
1	REMOVE EXISTING WALL PARTITION COMPLETE. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
2	REMOVE DOOR AND FRAME COMPLETE.
3	REMOVE TUB FIXTURE AND WALL SURROUND.
4	REMOVE EXISTING GRAB BARS.
5	REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
6	REMOVE ALL EXISTING MILLWORK, CABINETS, EXISTING APPLIANCES AND PLUMBING FIXTURES.
7	REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.
8	SOFFIT ABOVE EXISTING CABINETS TO REMAIN
9	REMOVE DOOR HARDWARE AND REPLACE.
10	REMOVE EXISTING WASHER/DRYER VALVES AND WALL PLATE.
11	REMOVE EXISTING REFRIGERATOR TO BE REINSTALLED.
12	DEMO CIELING, RELOCATE VENT AND ADJUST DUCTWORK.

GENERAL NOTES:	
1.	SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2.	EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3.	ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
4.	REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5.	NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6.	CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7.	SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**DEMOLITION
FLOOR PLAN
COTTAGE 11**

SHEET NUMBER:

AD-105

26 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

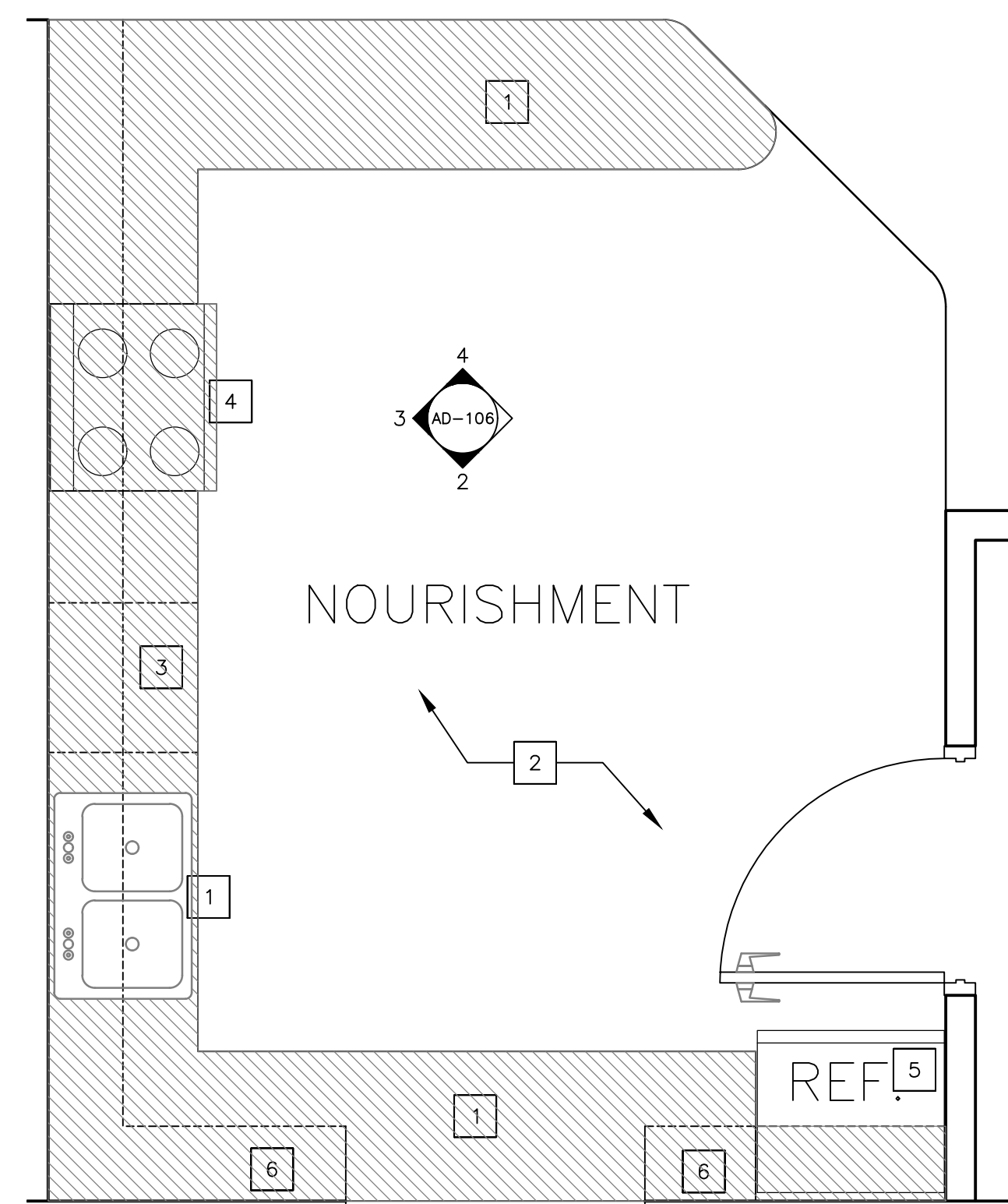
CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
DEMOLITION ENLARGED
KITCHEN PLANS
COTTAGES 1-3-7

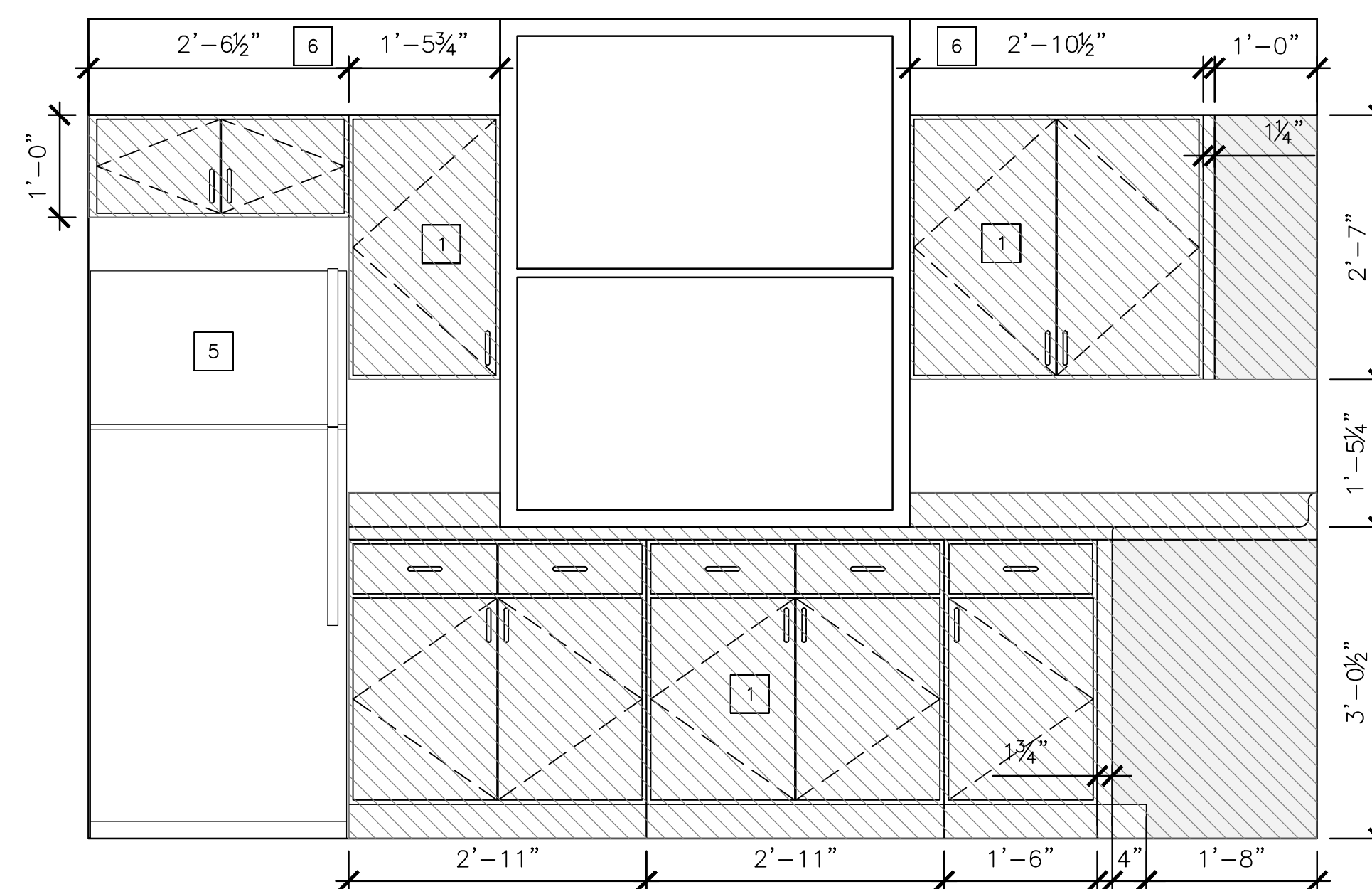
SHEET NUMBER:

AD-106

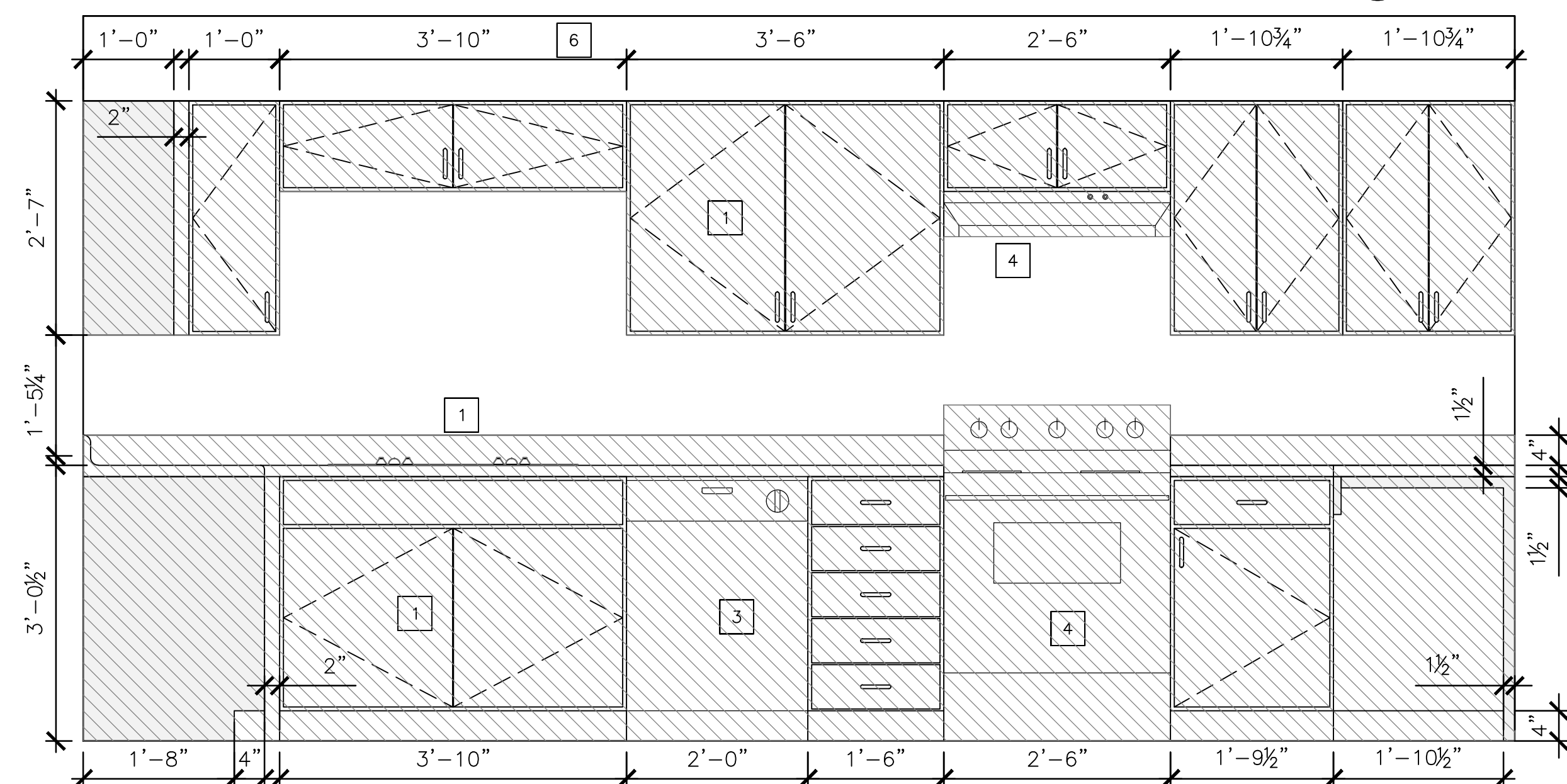
27 OF 41 SHEETS
8/19/2024



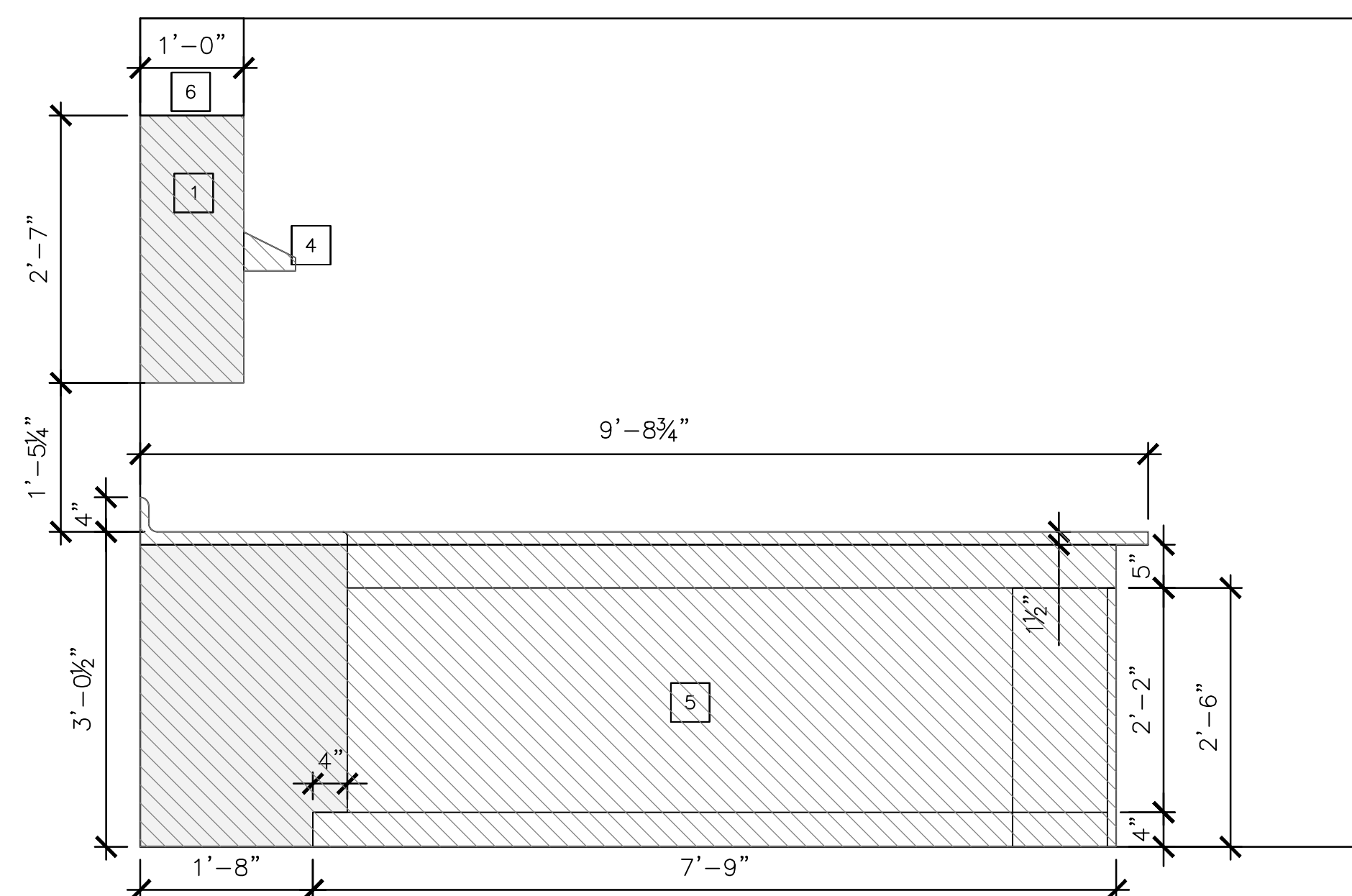
1 ENLARGED FLOOR PLAN DEMO COTTAGES 1-3-7
SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION DEMO
SCALE: 3/4"=1'-0"



3 INTERIOR ELEVATION DEMO
SCALE: 3/4"=1'-0"



4 INTERIOR ELEVATION DEMO
SCALE: 3/4"=1'-0"

- GENERAL NOTES:**
1. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
 2. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
 4. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
 5. REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.

- DEMOLITION KEYNOTES:**
- 1 REMOVE ALL EXISTING MILLWORK, CABINERY, EXISTING APPLIANCES AND PLUMBING FIXTURES.
 - 2 REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
 - 3 REMOVE EXISTING DISHWASHER
 - 4 REMOVE EXISTING APPLIANCES
 - 5 REMOVE EXISTING REFRIGERATOR AND RETAIN FOR REINSTALLATION
 - 6 EXISTING SOFFIT TO REMAIN



Brad M. Schaefer - Architect
MO# A-2009027294

**BID
DOCUMENTS**

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

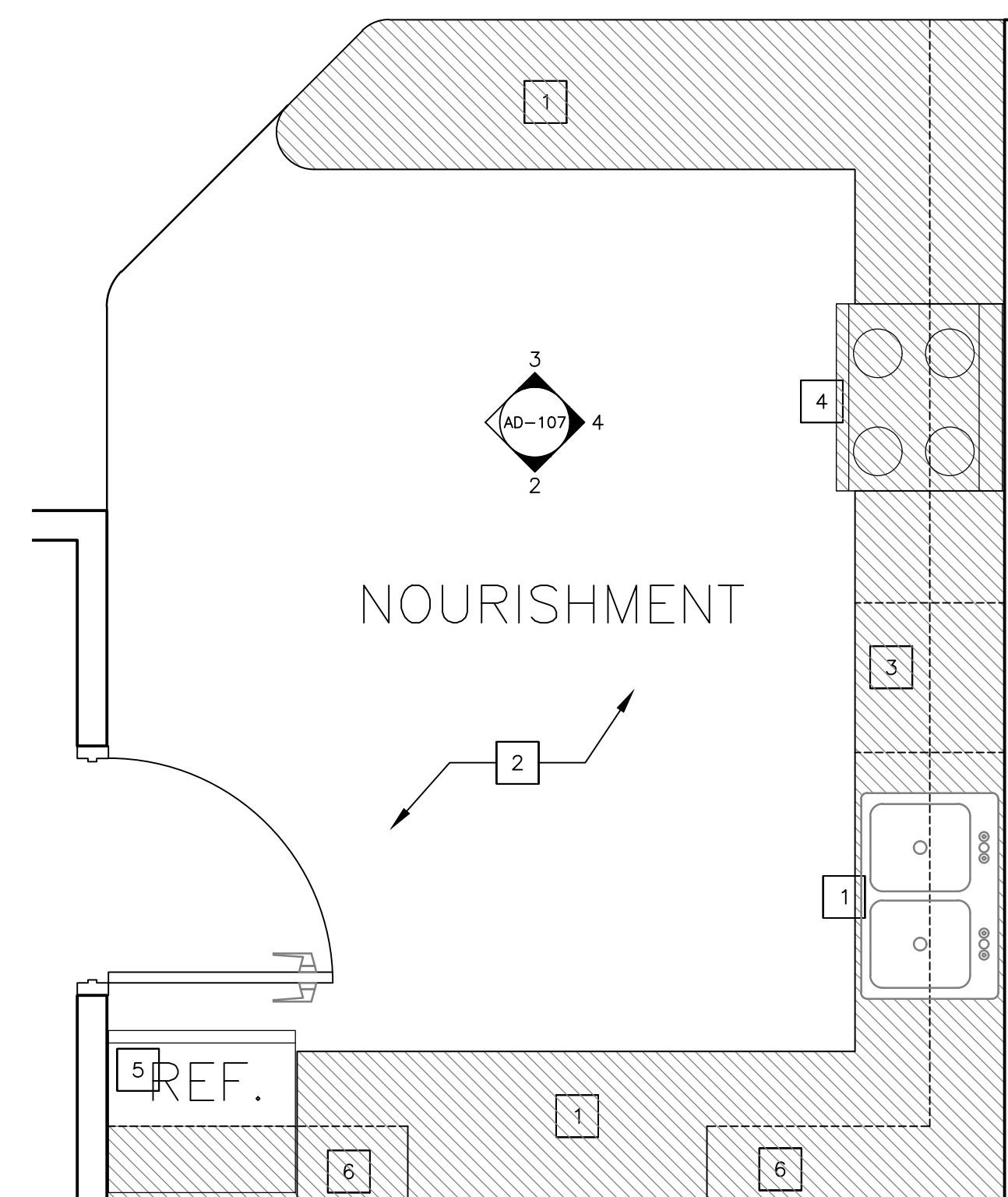
CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
DEMOLITION ENLARGED
KITCHEN PLANS
COTTAGES 5-9-11

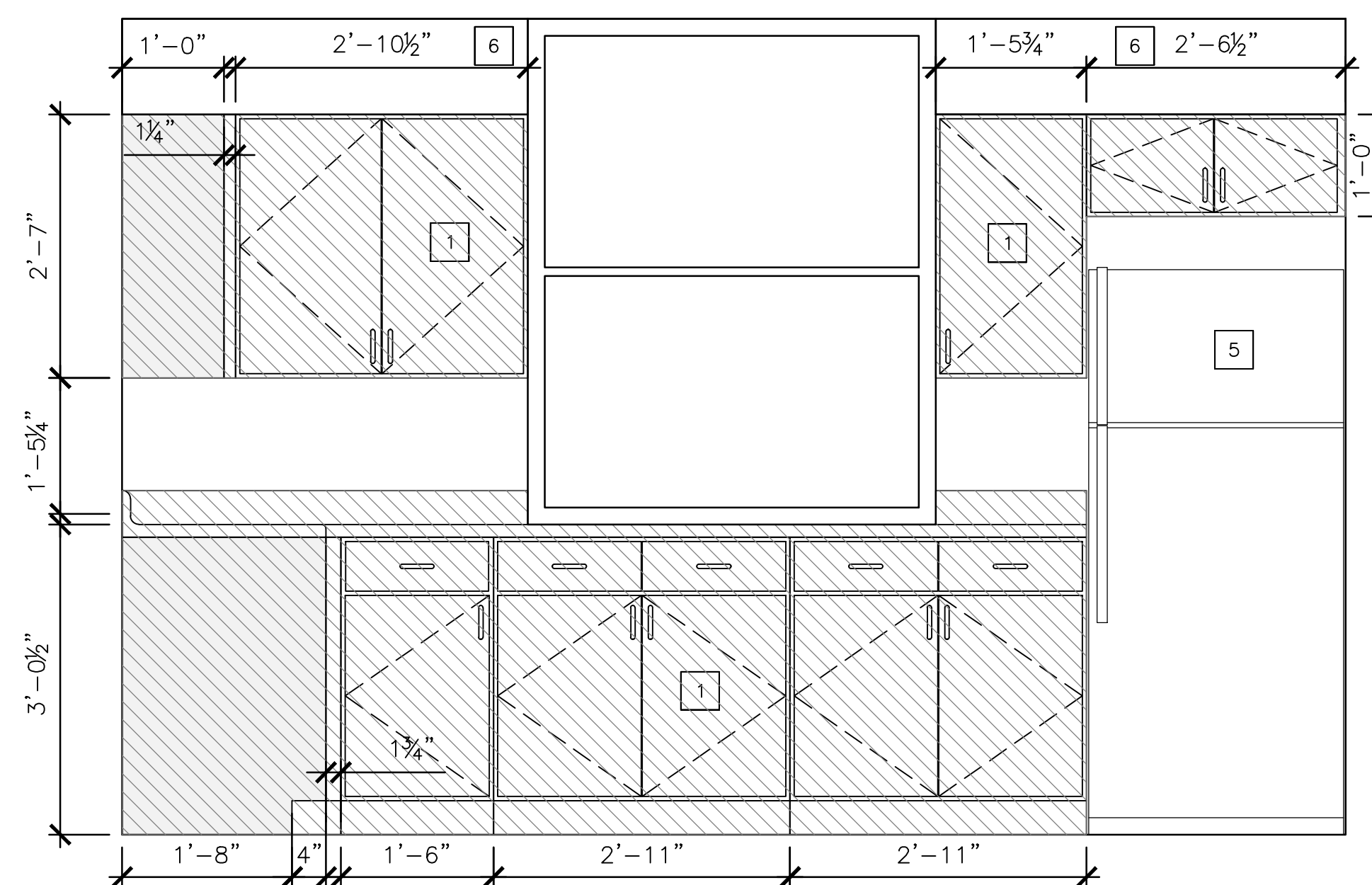
SHEET NUMBER:

AD-107

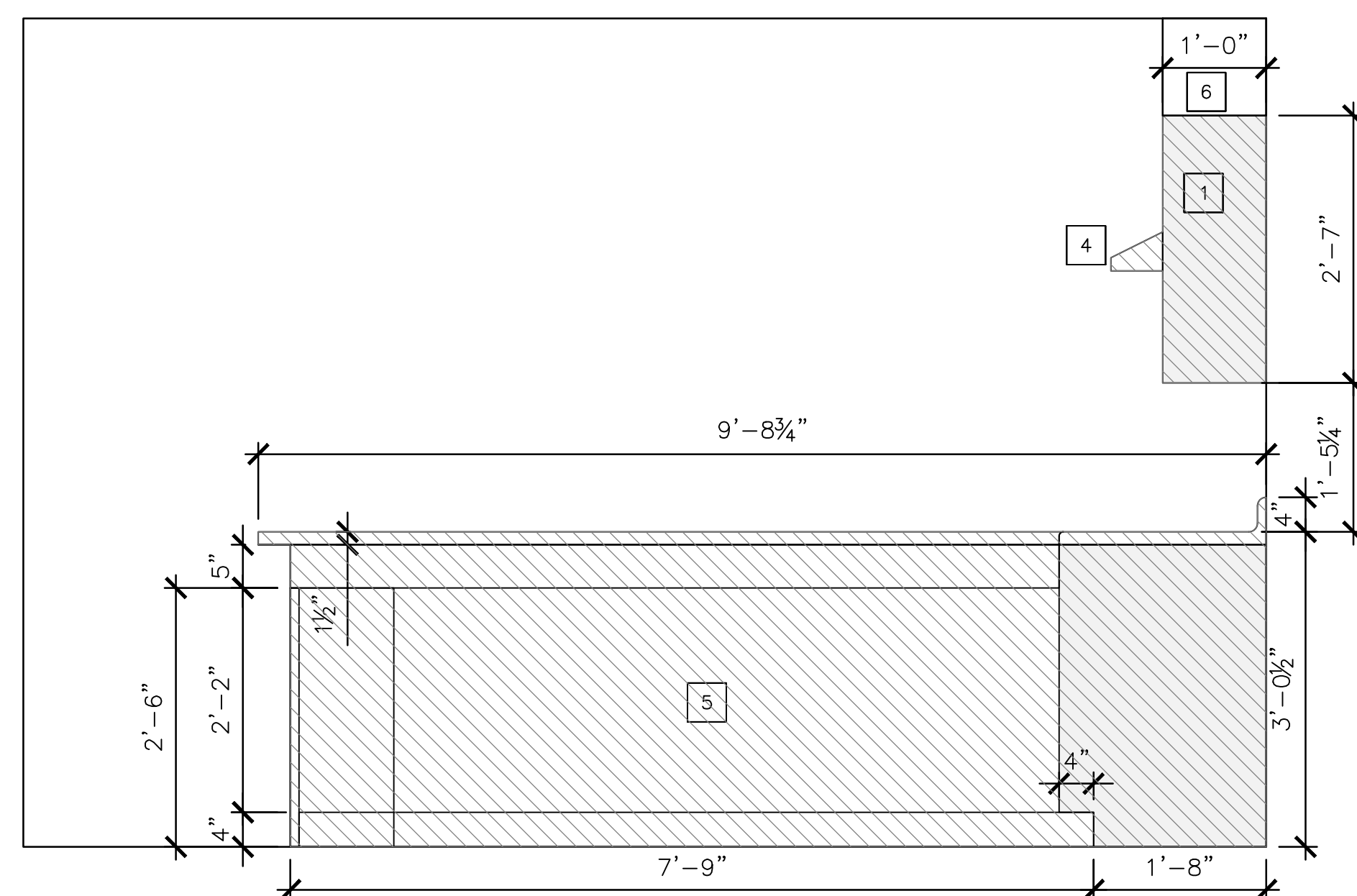
28 OF 41 SHEETS
8/19/2024



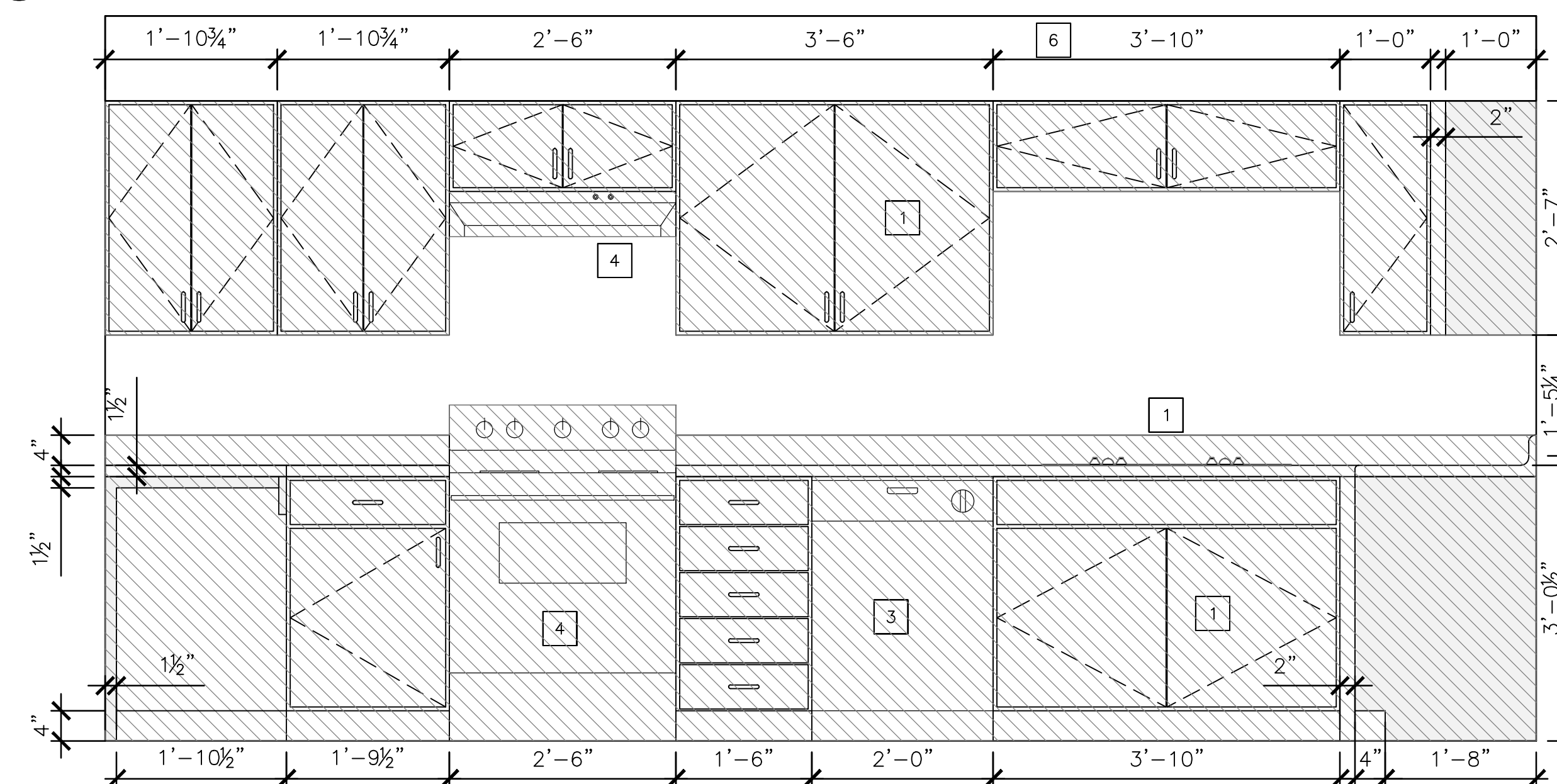
1 ENLARGED FLOOR PLAN DEMO COTTAGES 1-3-7
SCALE: 1/2"=1'-0"



2 INTERIOR ELEVATION DEMO
SCALE: 3/4"=1'-0"



3 INTERIOR ELEVATION DEMO
SCALE: 3/4"=1'-0"



4 INTERIOR ELEVATION DEMO
SCALE: 3/4"=1'-0"

- GENERAL NOTES:**
1. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
 2. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
 4. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
 5. REMOVE ALL EXISTING ELECTRICAL OUTLETS AND REPLACE WITH (GFCI) OUTLETS WHERE APPLICABLE.

- DEMOLITION KEYNOTES:**
- 1 REMOVE ALL EXISTING MILLWORK, CABINETS, EXISTING APPLIANCES AND PLUMBING FIXTURES.
 - 2 REMOVE EXISTING VCT FLOORING AND RUBBER BASE.
 - 3 REMOVE EXISTING DISHWASHER
 - 4 REMOVE EXISTING APPLIANCES
 - 5 REMOVE EXISTING REFRIGERATOR AND RETAIN FOR REINSTALLATION
 - 6 EXISTING SOFFIT TO REMAIN



Brad M. Schaefer - Architect
MO# A-2009027294

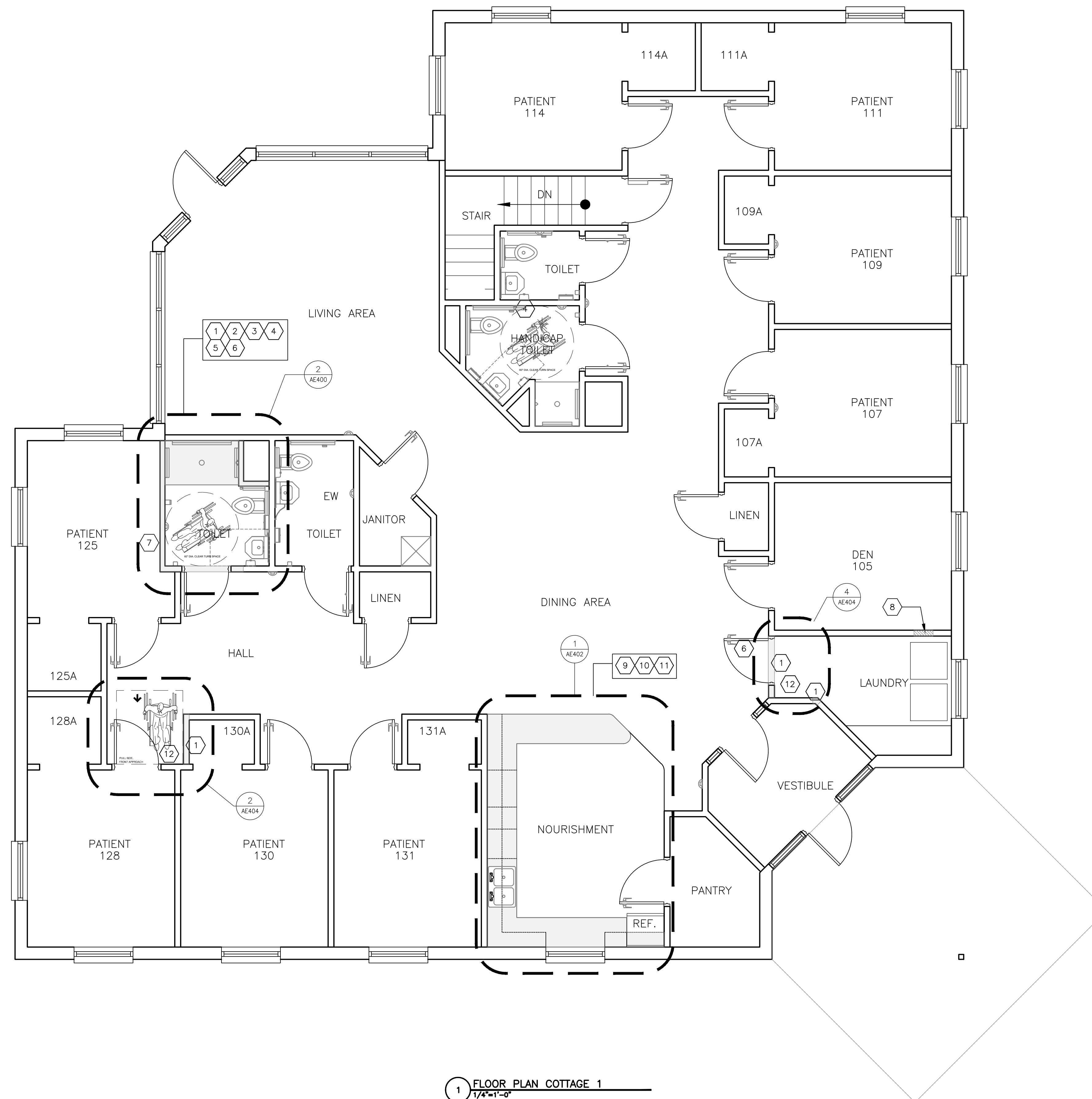
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

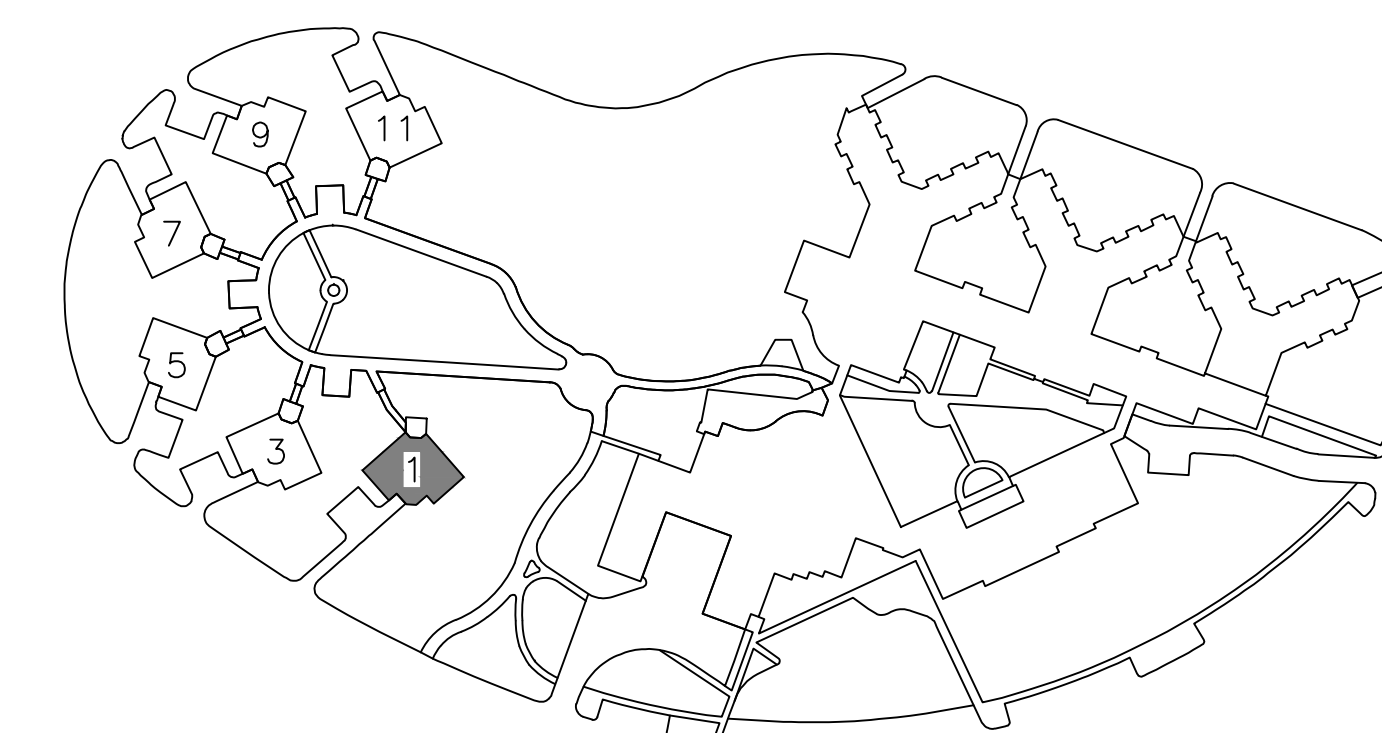
- 1 NEW STUD WALL PARTITIONS, NEW OUTLETS AND SWITCHES.
- 2 NEW LIGATURE RESISTANT MIXING VALVE, HEADS AND LIGATURE RESISTANT FLOOR DRAIN.
- 3 NEW LIGATURE RESISTANT GRAB BARS.
- 4 NEW ADA COMPLIANT SHOWER PAN AND SOLID SURFACE SHOWER SURROUNDS
- 5 NEW EPOXY FLOORING TAPER AT TRANSITION IN BATHROOMS
- 6 NEW 3'-0" x 7'-0" DOOR, HOLLOW METAL FRAME AND LIGATURE RESISTANT HARDWARE WITH NEW ADA COMPLIANT TRANSITION STRIP
- 7 MODIFIED DUCTWORK AND GYP. CEILING REPAIR (PAINT)
- 8 NEW WASHER VALVES AND LIGATURE RESISTANT COVER PLATE AT EXISTING LOCATION
- 9 NEW MILLWORK, CABINETS, APPLIANCES AND LIGATURE RESISTANT PLUMBING FIXTURES.
- 10 NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.
- 11 NEW VCT FLOORING AND RUBBER BASE IN KITCHEN.
- 12 GYP. CEILING PATCH. PAINT TO MATCH EXISTING.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. POUR AND PATCH CONCRETE SLAB FOR IN GROUND PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
4. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
5. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
6. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
8. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 FLOOR PLAN COTTAGE 1
1/4"=1'-0"



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
NEW WORK
FLOOR PLAN
COTTAGE 1

SHEET NUMBER:

AE-100

29 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

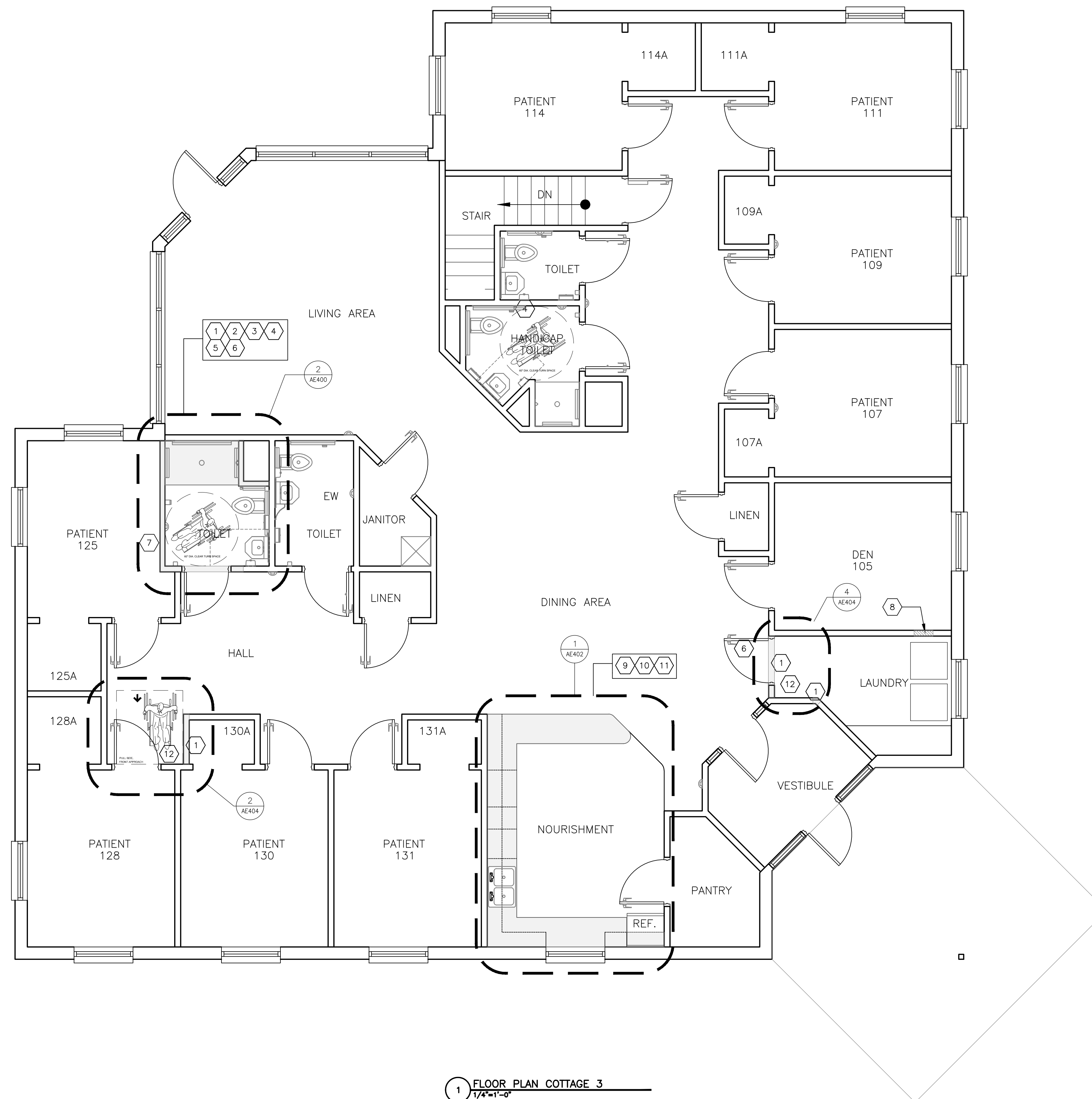
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

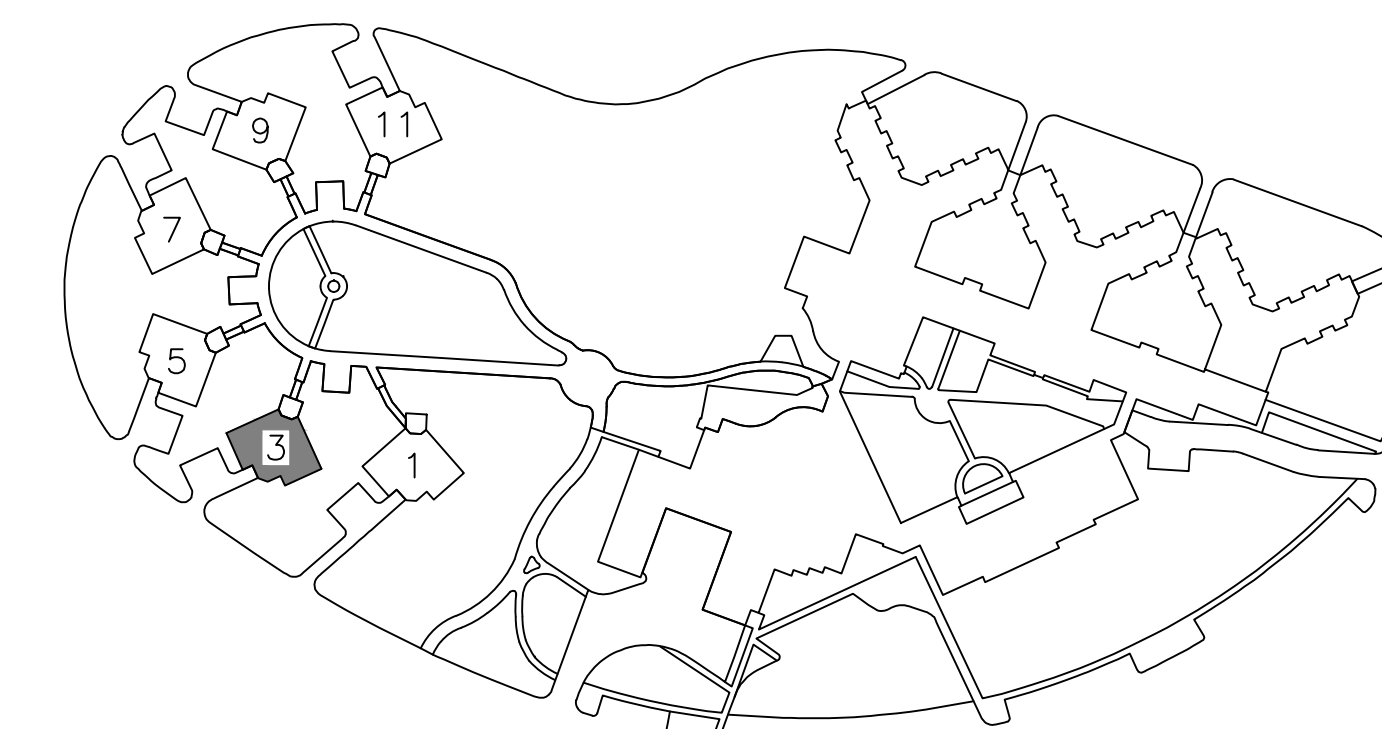
- 1 NEW STUD WALL PARTITIONS, NEW OUTLETS AND SWITCHES.
- 2 NEW LIGATURE RESISTANT MIXING VALVE, HEADS AND LIGATURE RESISTANT FLOOR DRAIN.
- 3 NEW LIGATURE RESISTANT GRAB BARS.
- 4 NEW ADA COMPLIANT SHOWER PAN AND SOLID SURFACE SHOWER SURROUNDS
- 5 NEW EPOXY FLOORING TAPER AT TRANSITION IN BATHROOMS
- 6 NEW 3'-0" x 7'-0" DOOR, HOLLOW METAL FRAME AND LIGATURE RESISTANT HARDWARE WITH NEW ADA COMPLIANT TRANSITION STRIP
- 7 MODIFIED DUCTWORK AND GYP. CEILING REPAIR (PAINT)
- 8 NEW WASHER VALVES AND LIGATURE RESISTANT COVER PLATE AT EXISTING LOCATION
- 9 NEW MILLWORK, CABINETRY, APPLIANCES AND LIGATURE RESISTANT PLUMBING FIXTURES.
- 10 NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.
- 11 NEW VCT FLOORING AND RUBBER BASE IN KITCHEN.
- 12 GYP. CEILING PATCH. PAINT TO MATCH EXISTING.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. POUR AND PATCH CONCRETE SLAB FOR IN GROUND PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
4. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
5. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
6. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
8. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 FLOOR PLAN COTTAGE 3
1/4"=1'-0"



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
NEW WORK
FLOOR PLAN
COTTAGE 3

SHEET NUMBER:

AE-101

30 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

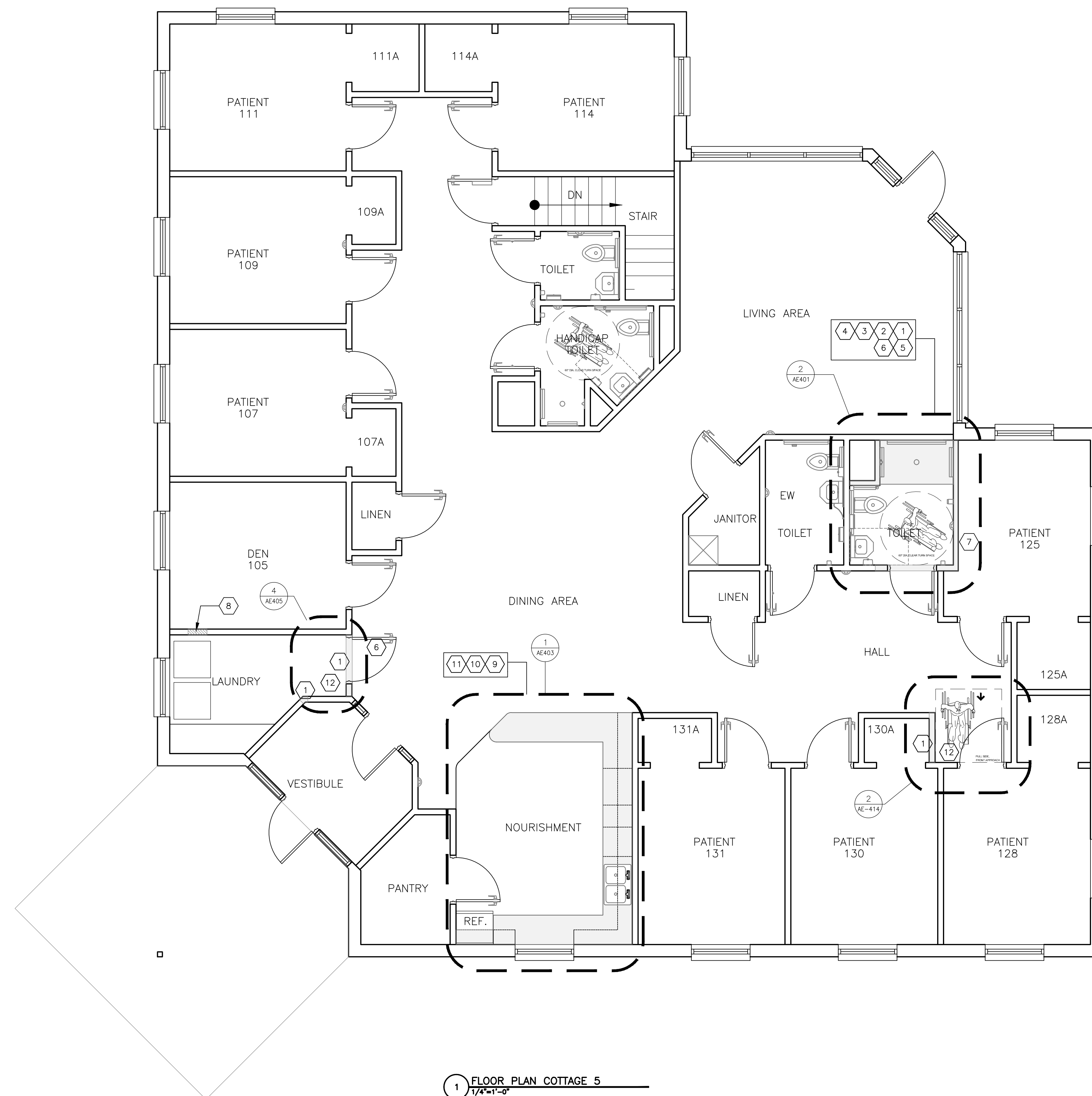
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

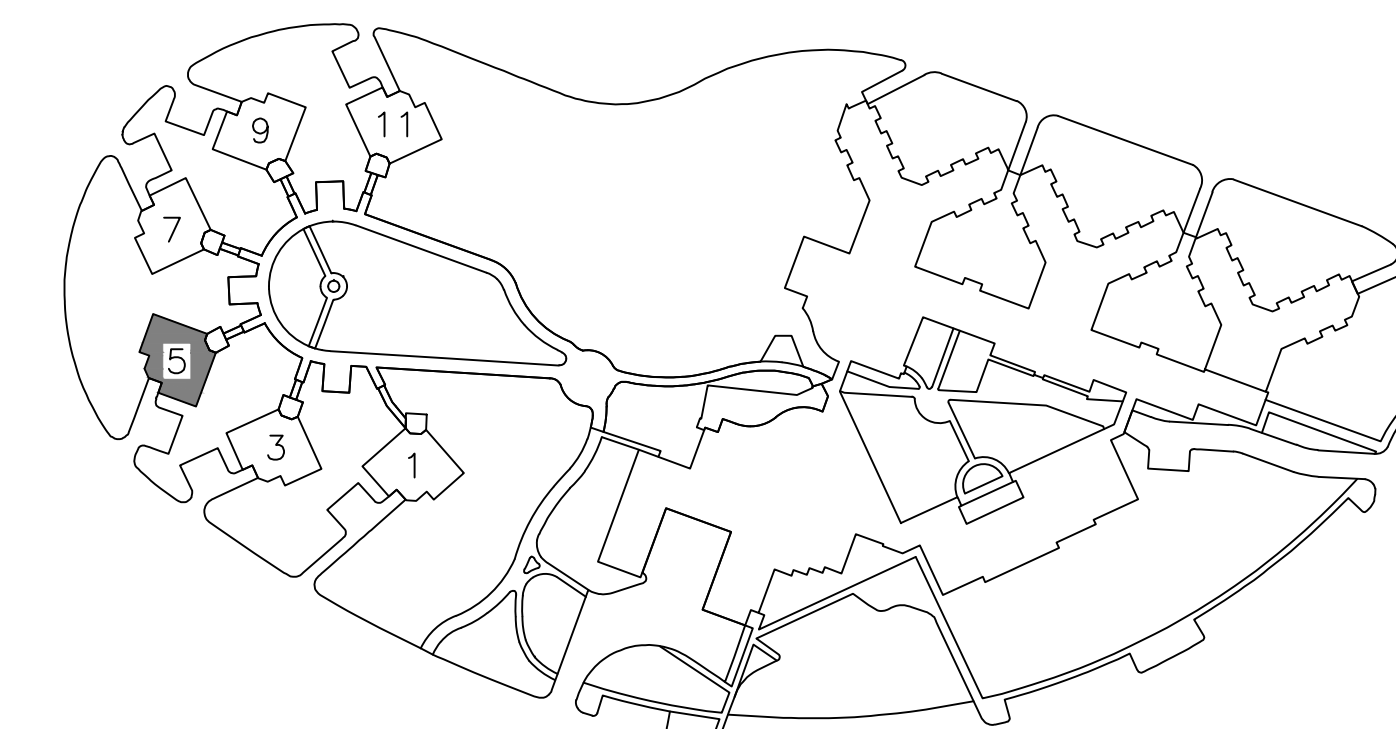
- 1 NEW STUD WALL PARTITIONS, NEW OUTLETS AND SWITCHES.
- 2 NEW LIGATURE RESISTANT MIXING VALVE, HEADS AND LIGATURE RESISTANT FLOOR DRAIN.
- 3 NEW LIGATURE RESISTANT GRAB BARS.
- 4 NEW ADA COMPLIANT SHOWER PAN AND SOLID SURFACE SHOWER SURROUNDS
- 5 NEW EPOXY FLOORING TAPER AT TRANSITION IN BATHROOMS
- 6 NEW 3'-0" x 7'-0" DOOR, HOLLOW METAL FRAME AND LIGATURE RESISTANT HARDWARE WITH NEW ADA COMPLIANT TRANSITION STRIP
- 7 MODIFIED DUCTWORK AND GYP. CEILING REPAIR (PAINT)
- 8 NEW WASHER VALVES AND LIGATURE RESISTANT COVER PLATE AT EXISTING LOCATION
- 9 NEW MILLWORK, CABINETRY, APPLIANCES AND LIGATURE RESISTANT PLUMBING FIXTURES.
- 10 NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.
- 11 NEW VCT FLOORING AND RUBBER BASE IN KITCHEN.
- 12 GYP. CEILING PATCH. PAINT TO MATCH EXISTING.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. POUR AND PATCH CONCRETE SLAB FOR IN GROUND PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
4. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
5. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
6. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
8. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 FLOOR PLAN COTTAGE 5
1/4"=1'-0"



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**NEW WORK
FLOOR PLAN
COTTAGE 5**

SHEET NUMBER:

AE-102



Brad M. Schaefer - Architect
MO# A-2009027294

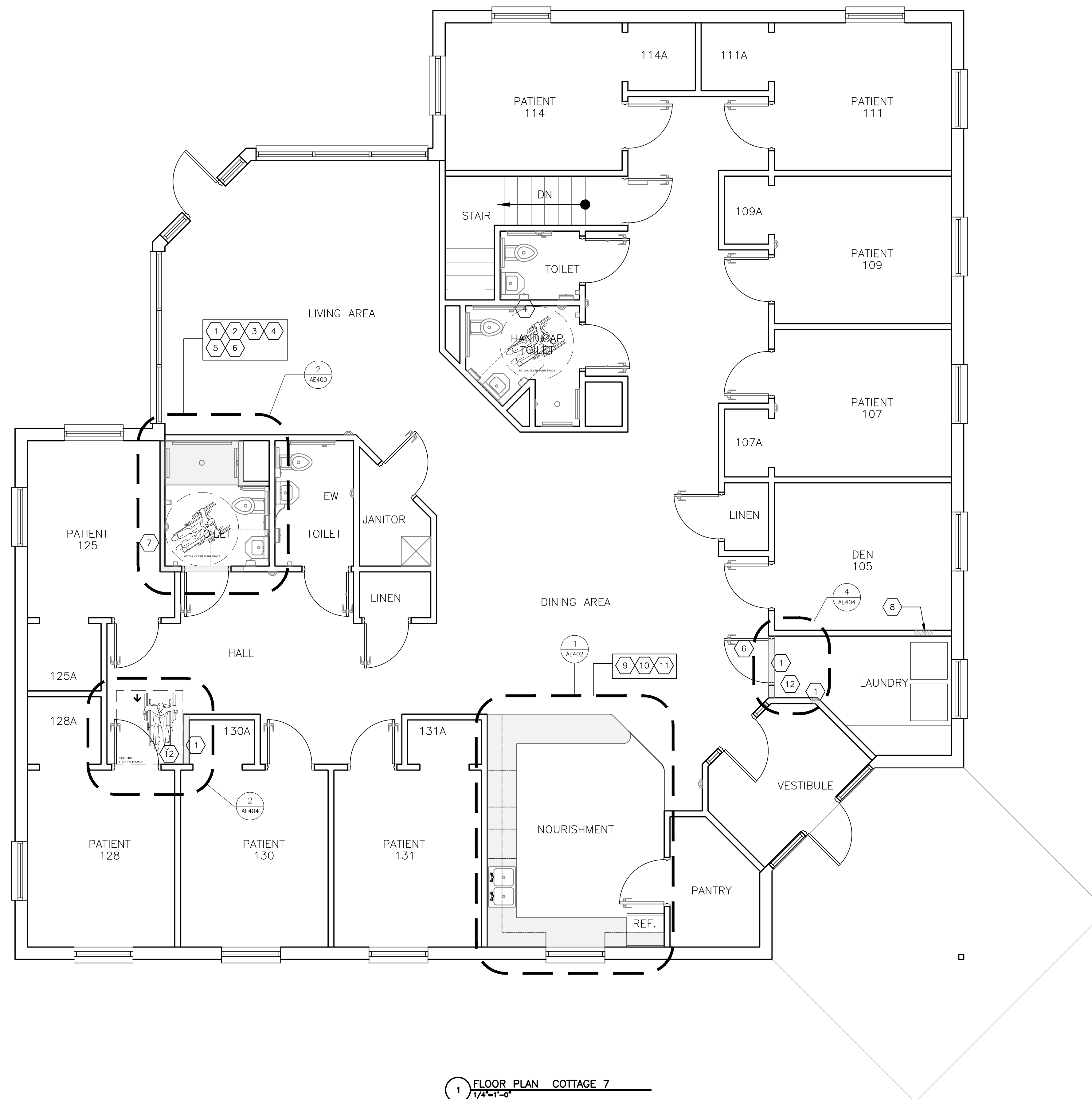
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

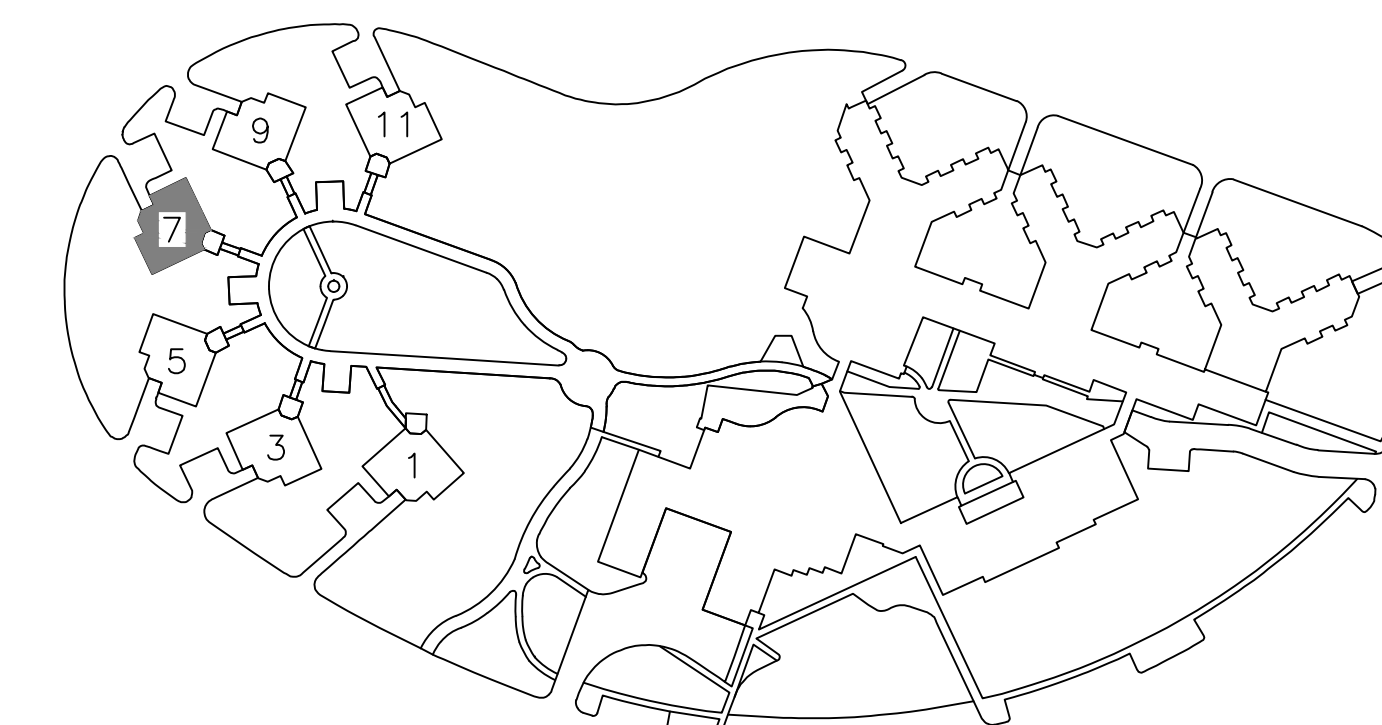
- 1 NEW STUD WALL PARTITIONS, NEW OUTLETS AND SWITCHES.
- 2 NEW LIGATURE RESISTANT MIXING VALVE, HEADS AND LIGATURE RESISTANT FLOOR DRAIN.
- 3 NEW LIGATURE RESISTANT GRAB BARS.
- 4 NEW ADA COMPLIANT SHOWER PAN AND SOLID SURFACE SHOWER SURROUNDS
- 5 NEW EPOXY FLOORING TAPER AT TRANSITION IN BATHROOMS
- 6 NEW 3'-0" x 7'-0" DOOR, HOLLOW METAL FRAME AND LIGATURE RESISTANT HARDWARE WITH NEW ADA COMPLIANT TRANSITION STRIP
- 7 MODIFIED DUCTWORK AND GYP. CEILING REPAIR (PAINT)
- 8 NEW WASHER VALVES AND LIGATURE RESISTANT COVER PLATE AT EXISTING LOCATION
- 9 NEW MILLWORK, CABINETS, APPLIANCES AND LIGATURE RESISTANT PLUMBING FIXTURES.
- 10 NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.
- 11 NEW VCT FLOORING AND RUBBER BASE IN KITCHEN.
- 12 GYP. CEILING PATCH. PAINT TO MATCH EXISTING.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. POUR AND PATCH CONCRETE SLAB FOR IN GROUND PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
4. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
5. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
6. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
8. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 FLOOR PLAN COTTAGE 7
1/4"=1'-0"



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:

**NEW WORK
FLOOR PLAN
COTTAGE 7**

SHEET NUMBER:

AE-103

32 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

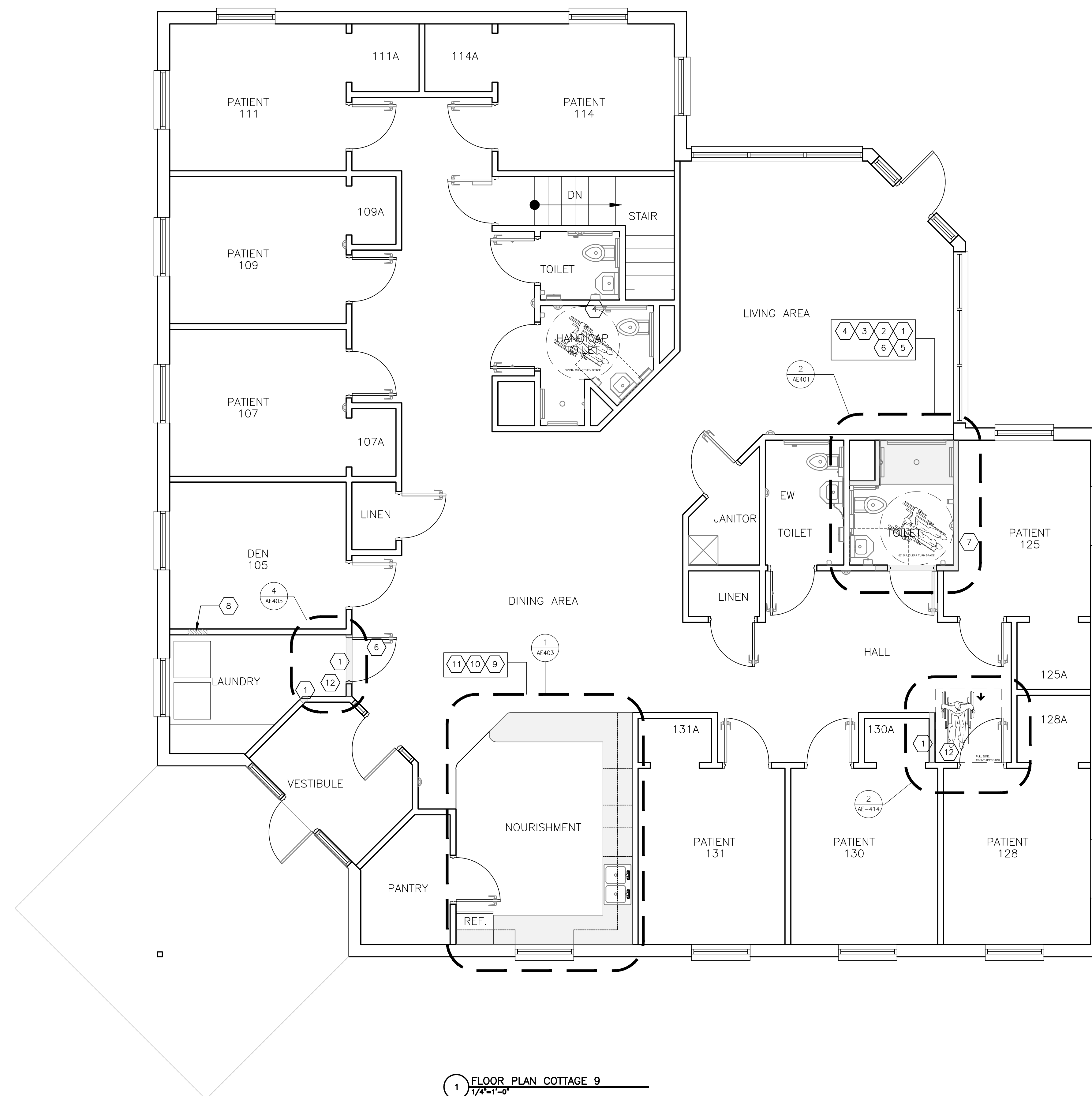
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

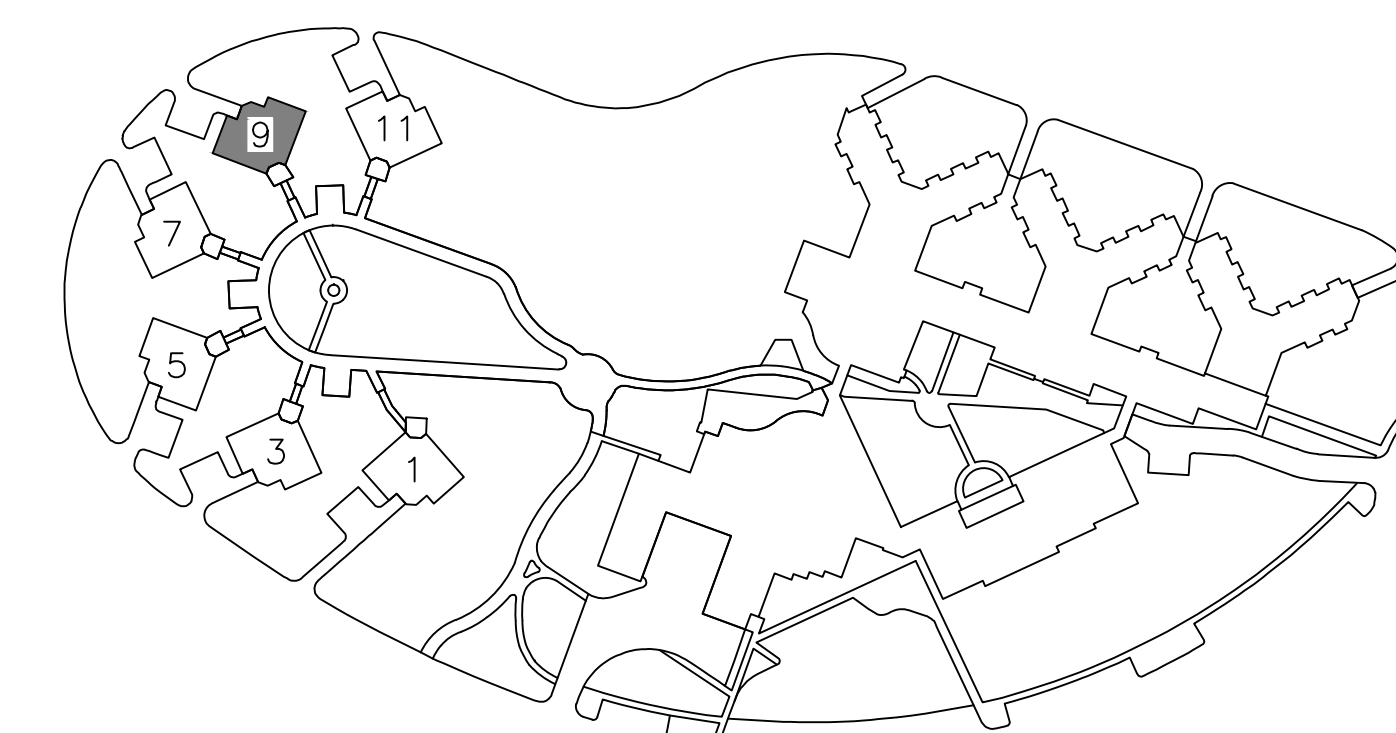
- 1 NEW STUD WALL PARTITIONS, NEW OUTLETS AND SWITCHES.
- 2 NEW LIGATURE RESISTANT MIXING VALVE, HEADS AND LIGATURE RESISTANT FLOOR DRAIN.
- 3 NEW LIGATURE RESISTANT GRAB BARS.
- 4 NEW ADA COMPLIANT SHOWER PAN AND SOLID SURFACE SHOWER SURROUNDS
- 5 NEW EPOXY FLOORING TAPER AT TRANSITION IN BATHROOMS
- 6 NEW 3'-0" x 7'-0" DOOR, HOLLOW METAL FRAME AND LIGATURE RESISTANT HARDWARE WITH NEW ADA COMPLIANT TRANSITION STRIP
- 7 MODIFIED DUCTWORK AND GYP. CEILING REPAIR (PAINT)
- 8 NEW WASHER VALVES AND LIGATURE RESISTANT COVER PLATE AT EXISTING LOCATION
- 9 NEW MILLWORK, CABINETRY, APPLIANCES AND LIGATURE RESISTANT PLUMBING FIXTURES.
- 10 NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.
- 11 NEW VCT FLOORING AND RUBBER BASE IN KITCHEN.
- 12 GYP. CEILING PATCH. PAINT TO MATCH EXISTING.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. POUR AND PATCH CONCRETE SLAB FOR IN GROUND PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
4. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
5. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
6. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
8. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 FLOOR PLAN COTTAGE 9
1/4"=1'-0"



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**NEW WORK
FLOOR PLAN
COTTAGE 9**

SHEET NUMBER:

AE-104



Brad M. Schaefer - Architect
MO# A-2009027294

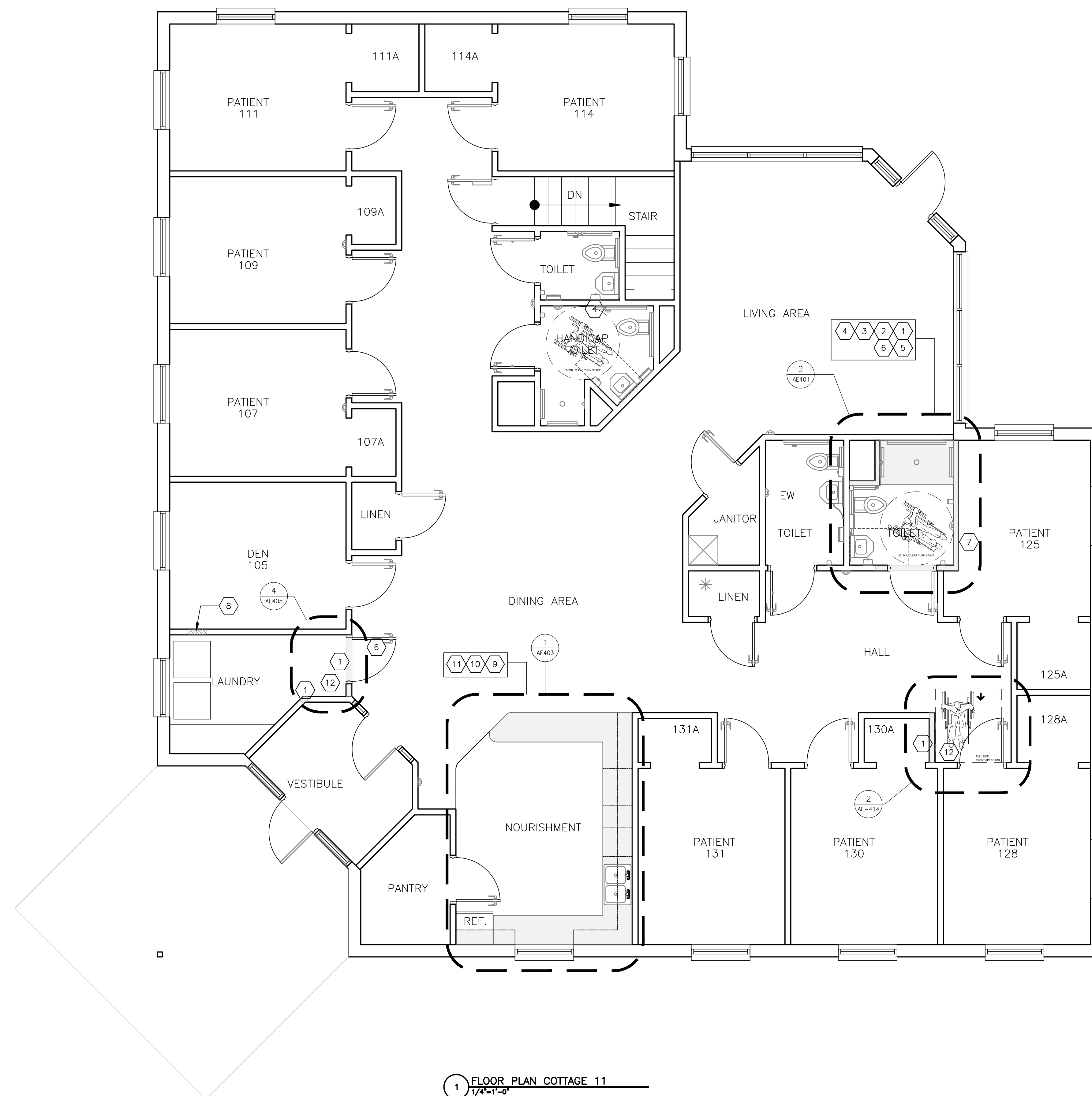
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

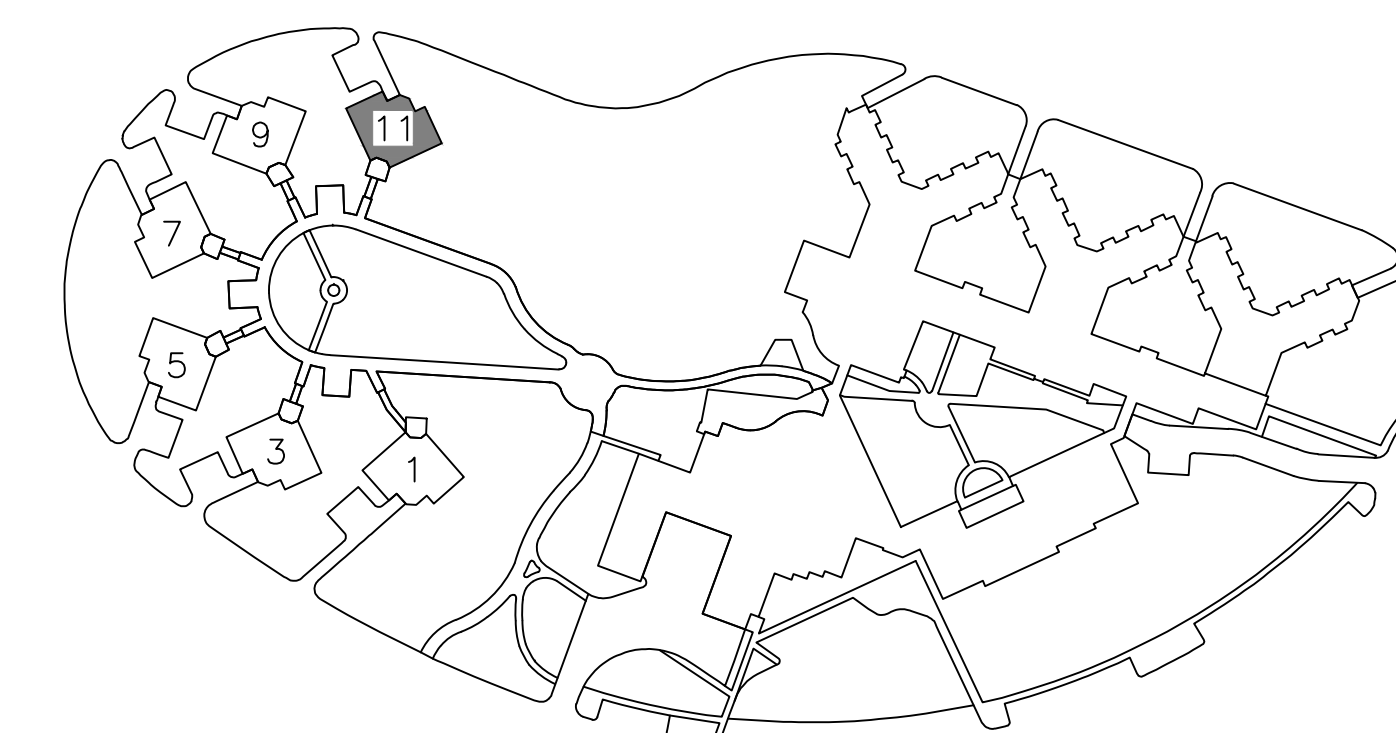
- 1 NEW STUD WALL PARTITIONS, NEW OUTLETS AND SWITCHES.
- 2 NEW LIGATURE RESISTANT MIXING VALVE, HEADS AND LIGATURE RESISTANT FLOOR DRAIN.
- 3 NEW LIGATURE RESISTANT GRAB BARS.
- 4 NEW ADA COMPLIANT SHOWER PAN AND SOLID SURFACE SHOWER SURROUNDS
- 5 NEW EPOXY FLOORING TAPER AT TRANSITION IN BATHROOMS
- 6 NEW 3'-0" x 7'-0" DOOR, HOLLOW METAL FRAME AND LIGATURE RESISTANT HARDWARE WITH NEW ADA COMPLIANT TRANSITION STRIP
- 7 MODIFIED DUCTWORK AND GYP. CEILING REPAIR (PAINT)
- 8 NEW WASHER VALVES AND LIGATURE RESISTANT COVER PLATE AT EXISTING LOCATION
- 9 NEW MILLWORK, CABINETRY, APPLIANCES AND LIGATURE RESISTANT PLUMBING FIXTURES.
- 10 NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.
- 11 NEW VCT FLOORING AND RUBBER BASE IN KITCHEN.
- 12 GYP. CEILING PATCH. PAINT TO MATCH EXISTING.

GENERAL NOTES:

1. SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3. POUR AND PATCH CONCRETE SLAB FOR IN GROUND PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
4. ELEVATIONS (DEMO & NEW) ARE TYPICAL FOR BOTH BACK TO BACK CONDITIONS (OPP. HAND).
5. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
6. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
7. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
8. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.



1 FLOOR PLAN COTTAGE 11
1/4"=1'-0"



KEY PLAN

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
NEW WORK
FLOOR PLAN
COTTAGE 11

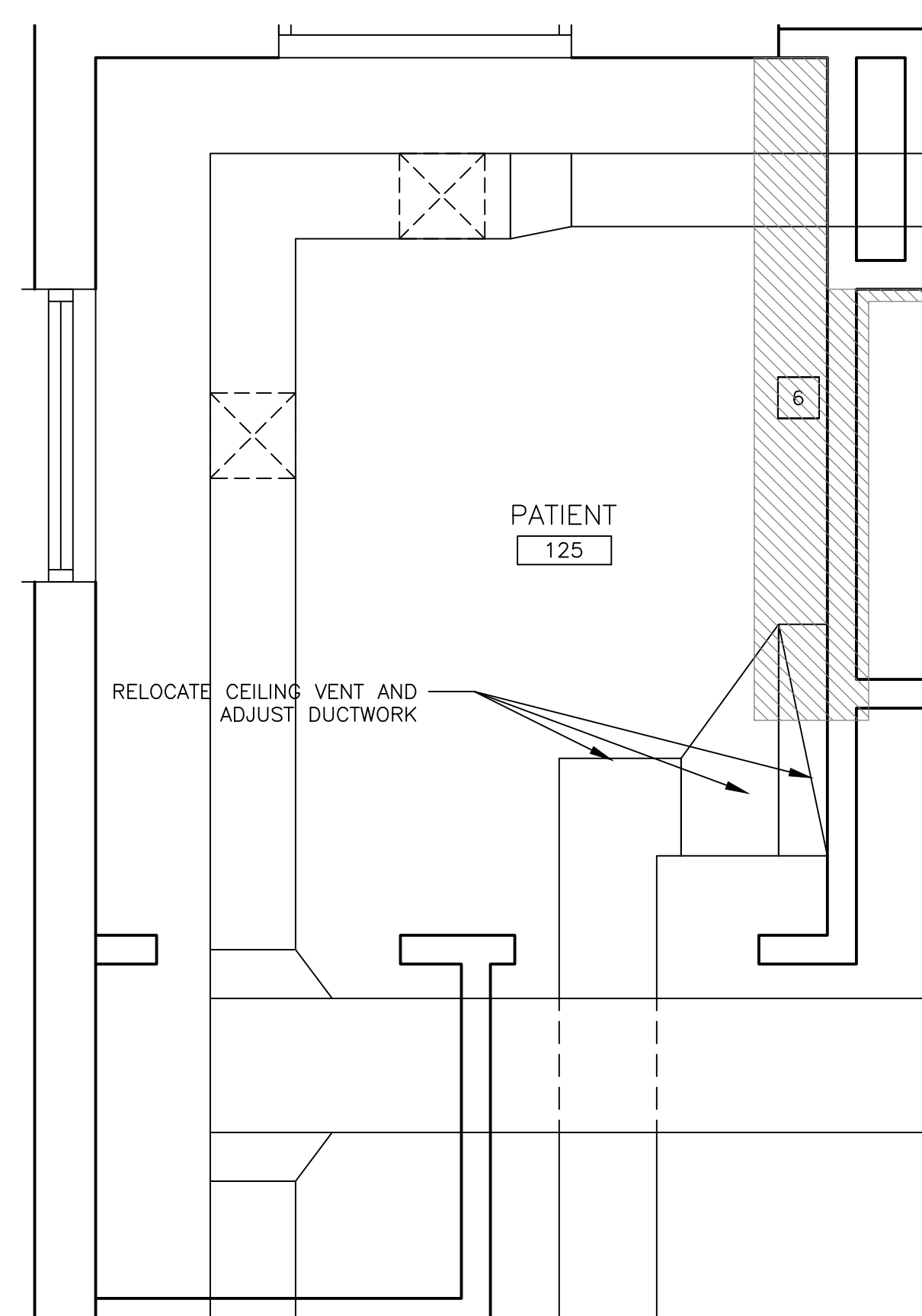
SHEET NUMBER:

AE-105

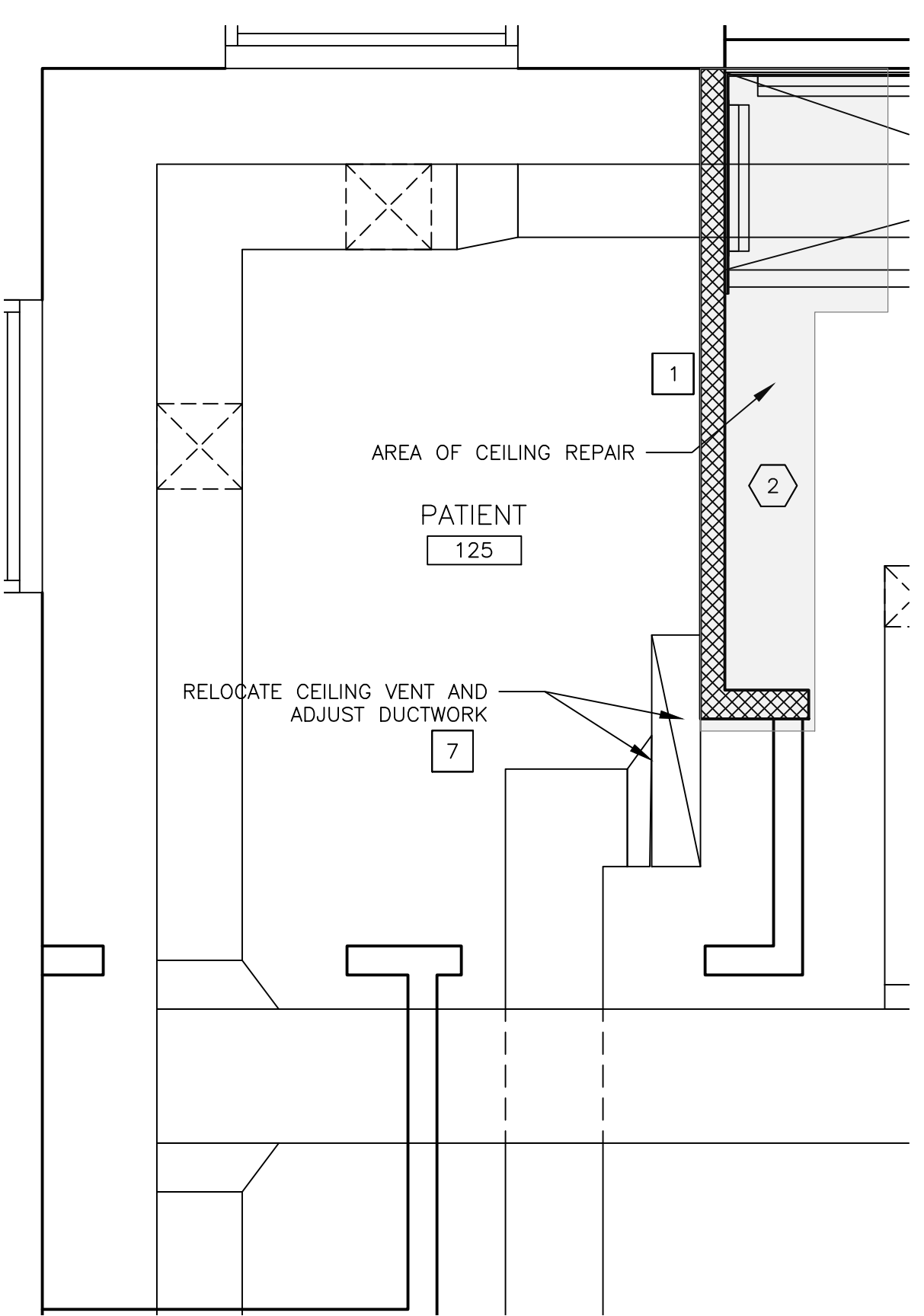


Brad M. Schaefer - Architect
MO# A-2009027294

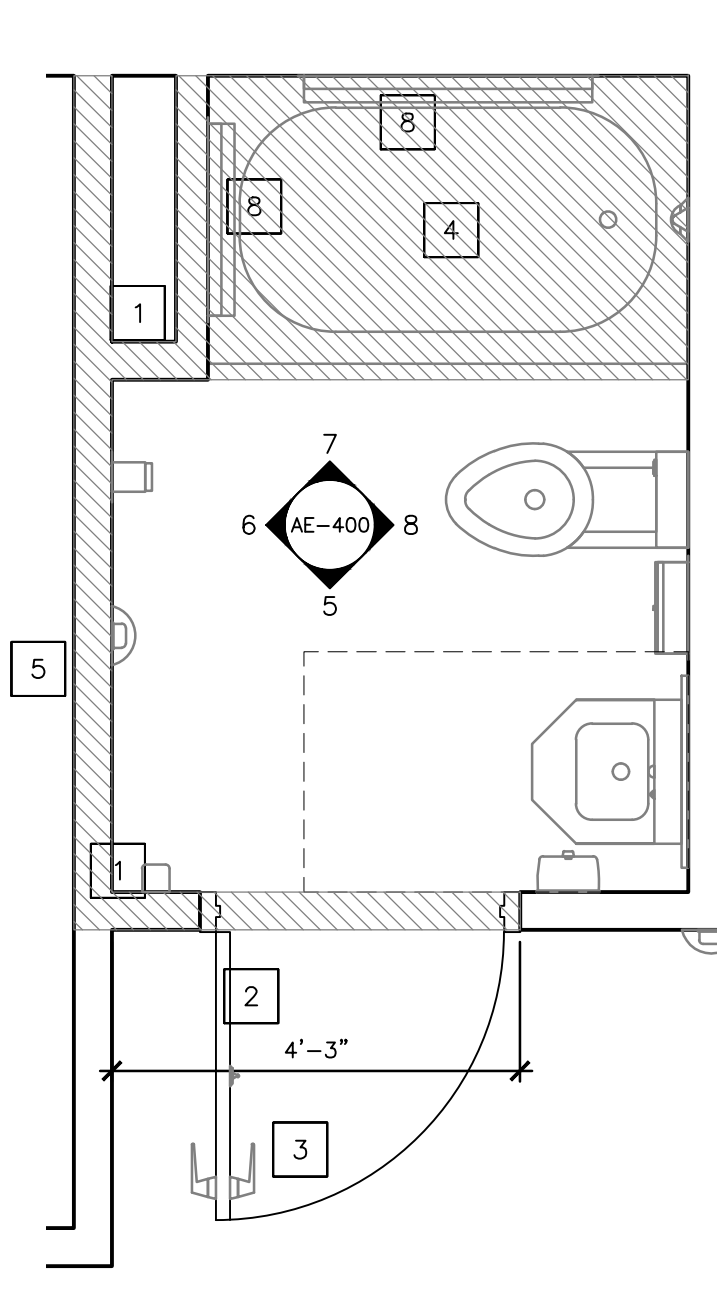
BID DOCUMENTS



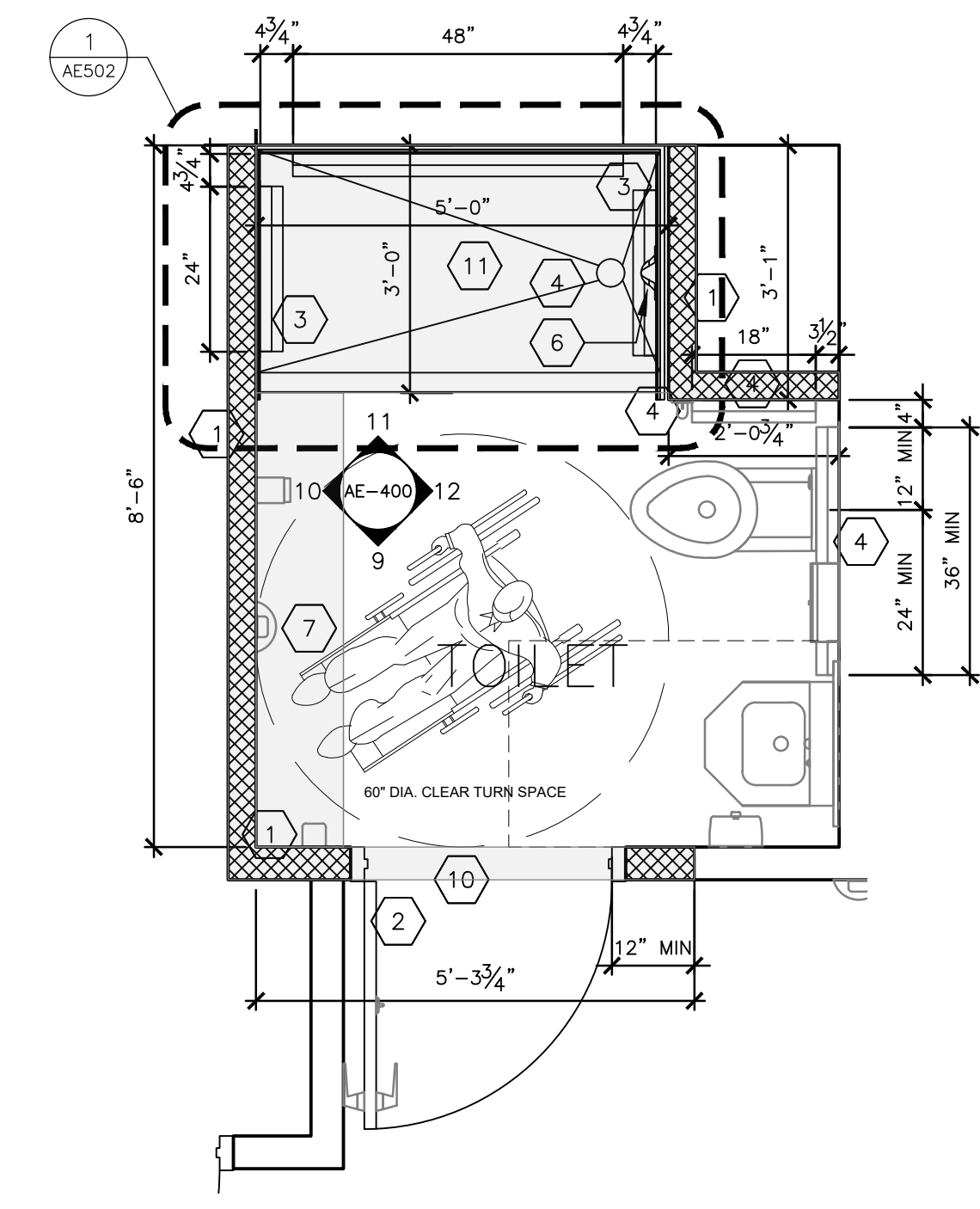
1 ENLARGED REFLECTED CEILING PLAN DEMO
SCALE: 1/2"=1'-0"



2 ENLARGED REFLECTED CEILING PLAN NEW
SCALE: 1/2"=1'-0"



3 ENLARGED FLOOR PLAN DEMO
SCALE: 1/2"=1'-0"



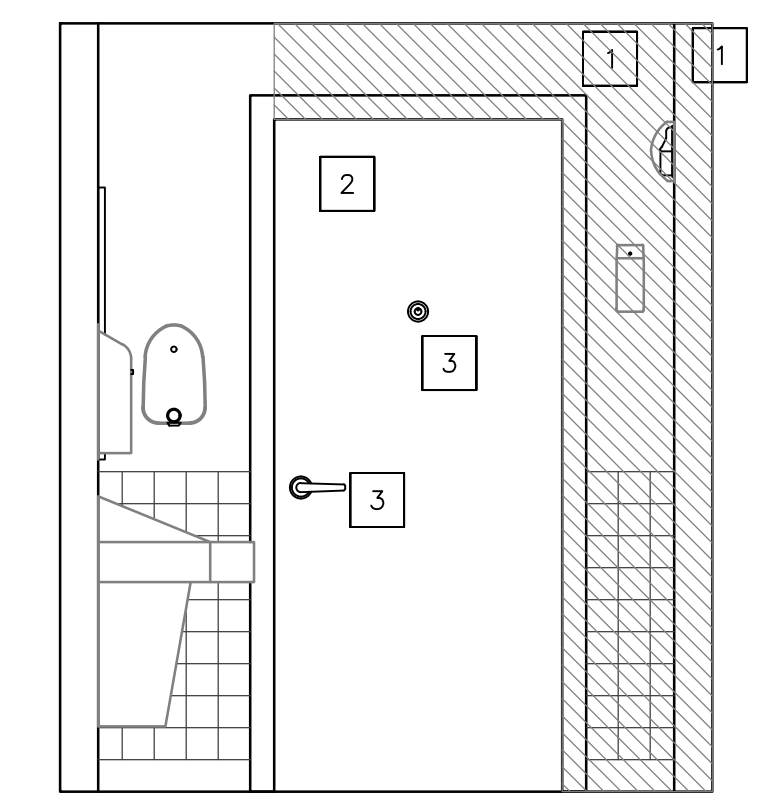
4 ENLARGED FLOOR PLAN NEW WORK
SCALE: 1/2"=1'-0"

- DEMOLITION KEYNOTES:**
- HATCHING INDICATES DEMOLITION OF EXISTING WALL STUDS AND DRYWALL AT LOCATION
 - REMOVE DOOR AND FRAME. RETAIN DOOR FOR REUSE.
 - REMOVE EXISTING DOOR HARDWARE TO REMAIN WITH OWNER.
 - REMOVE EXISTING TUB AND SHOWER ENCLOSURE AND ASSOCIATED PLUMBING SUPPLY AND DRAIN.
 - REMOVE EXISTING FLOOR FINISHES AND PREP FOR NEW INSTALLATION OF EPOXY FLOOR.
 - DEMOLISH EXISTING CEILING. RETAIN VENTS TO BE REINSTALLED IN NEW LOCATION.
 - REMOVE EXISTING DUCT SUPPLY FOR RELOCATION.
 - REMOVE EXISTING GRAB BARS AND RETAIN FOR REINSTALLATION.

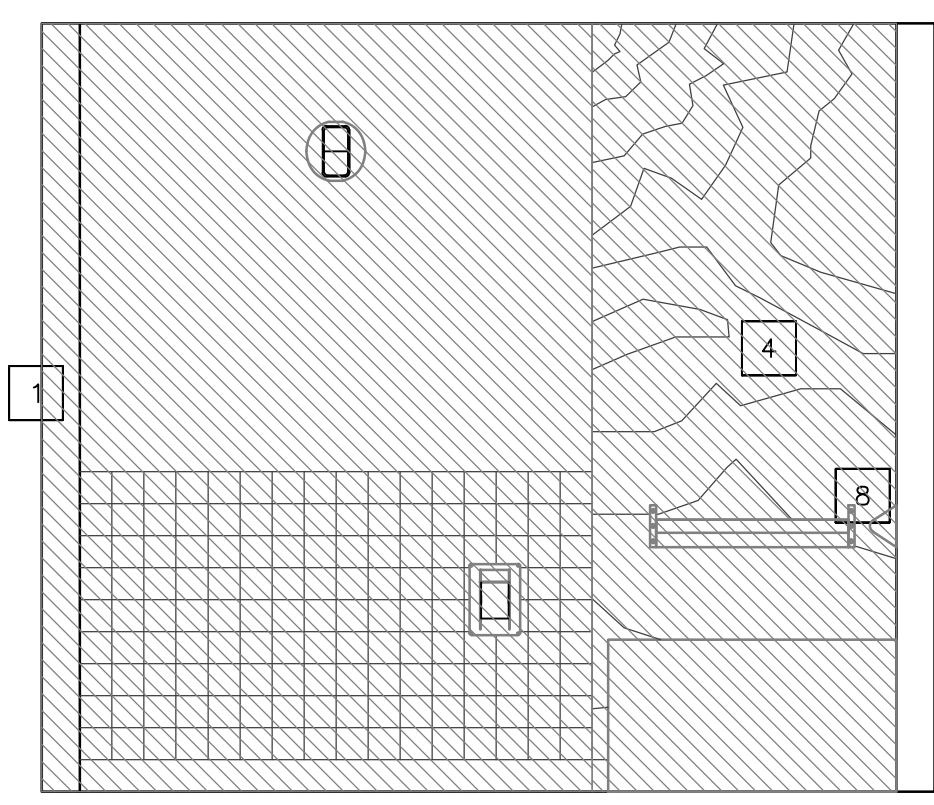
- RENOVATION KEYNOTES:**
- NEW WALL PARTITION WITH 2X4 WOOD STUDS AND 5/8" DRYWALL, NEW OUTLETS AND SWITCHES. PATCH AND PAINT
 - 1 LAYER OF 5/8" WATER RESISTANT GYP. ON CEILING TO EXISTING FRAMING. REINSTALL EXISTING LIGHTING AND VENT IN EXISTING LOCATIONS. PAINT
 - EXISTING LIGATURE RESISTANT GRAB BARS REINSTALLED.
 - NEW LIGATURE RESISTANT GRAB BARS. TO MATCH EXISTING
 - INSTALL NEW LIGATURE RESISTANT SHOWER DRAIN (FIXTURE SD)
 - INSTALL NEW LIGATURE RESISTANT SHOWER HEADS AND HELICAL CONTROLS. (FIXTURE SH)
 - NEW EPOXY FLOOR PATCH, INTEGRAL COVE BASE, AND SHOWER TRANSITION TAPER TO MATCH EXISTING CONDITIONS.
 - NEW LIGATURE RESISTANT DOOR HARDWARE ON EXISTING 3'-0" DOOR. INSTALL NEW WELDED METAL FRAME WITH CONTINUOUS HINGES.
 - CERAMIC TILE TO ON NEW WALL TO MATCH EXISTING.
 - STAINLESS STEEL ADA COMPLIANT FLOOR TRANSITION.
 - NEW ADA COMPLIANT SOLID SURFACE SHOWER BASE
 - 1 LAYER OF 5/8" WATER RESISTANT GYP. ONE LAYER 3/4" CEMENT BD. AND 1/2" SOLID SURFACE FLOOR TO CEILING SHOWER WALL PANELS ON NEW STUD WALLS.

- PLUMBING FIXTURE SCHEDULE:**
- REFER SPECIFICATION SECTION 224223 FOR ITEMS
- SD REMOVE EXISTING SHOWER DRAIN STRAINER AND INSTALL NEW SHOWER DRAIN STRAINER.
- SH EXISTING SHOWER HEAD TO BE REMOVED AND NEW SHOWER HEAD INSTALLED. NEW LIGATURE RESISTANT DUAL SHOWER HEADS FOR ACCESSIBLE USE TO BE INSTALLED. MODIFY EXISTING PLUMBING SUPPLY LINES AS REQUIRED FOR NEW ARRANGEMENT.
- SV EXISTING SHOWER CONTROL TO BE REMOVED AND NEW HELICAL LIGATURE RESISTANT CONTROLS INSTALLED. MODIFY EXISTING PLUMBING SUPPLY LINES AS REQUIRED FOR NEW ARRANGEMENT.

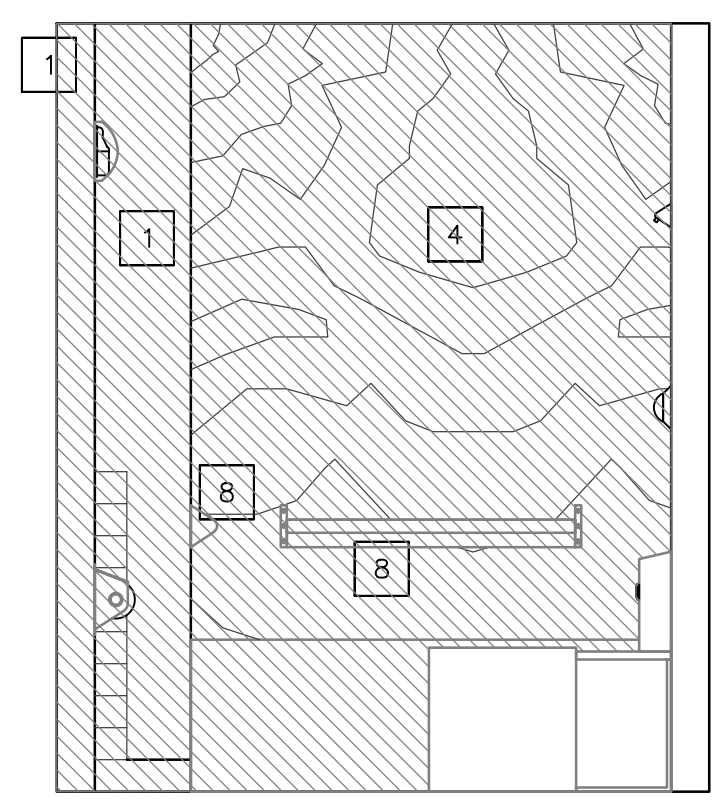
- GENERAL NOTES:**
- SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
 - EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
 - CUT AS REQUIRED FOR IN FLOOR PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
 - ALL RESTROOM FIXTURES AND ACCESSORIES TO REMAIN UNLESS OTHERWISE NOTED.
 - REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
 - NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
 - CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
 - SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
 - VERIFY HEIGHTS OF ALL RESTROOM ACCESSORIES AND EXISTING FIXTURES FOR ADA COMPLIANCE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.



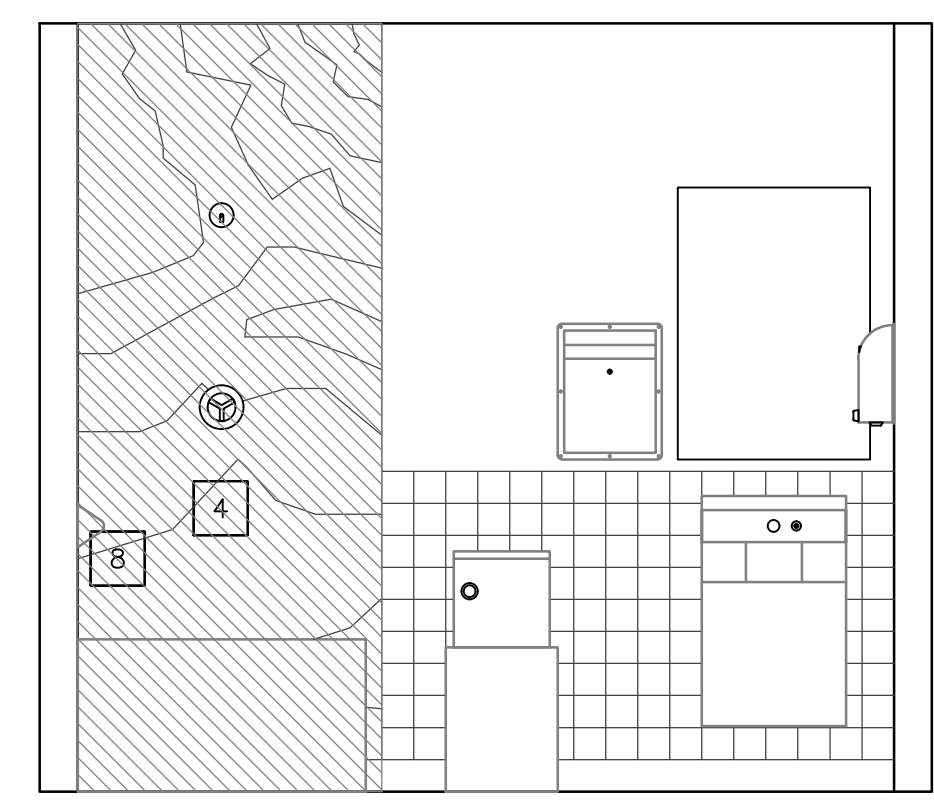
5 INTERIOR ELEVATION DEMO
SCALE: 1/2"=1'-0"



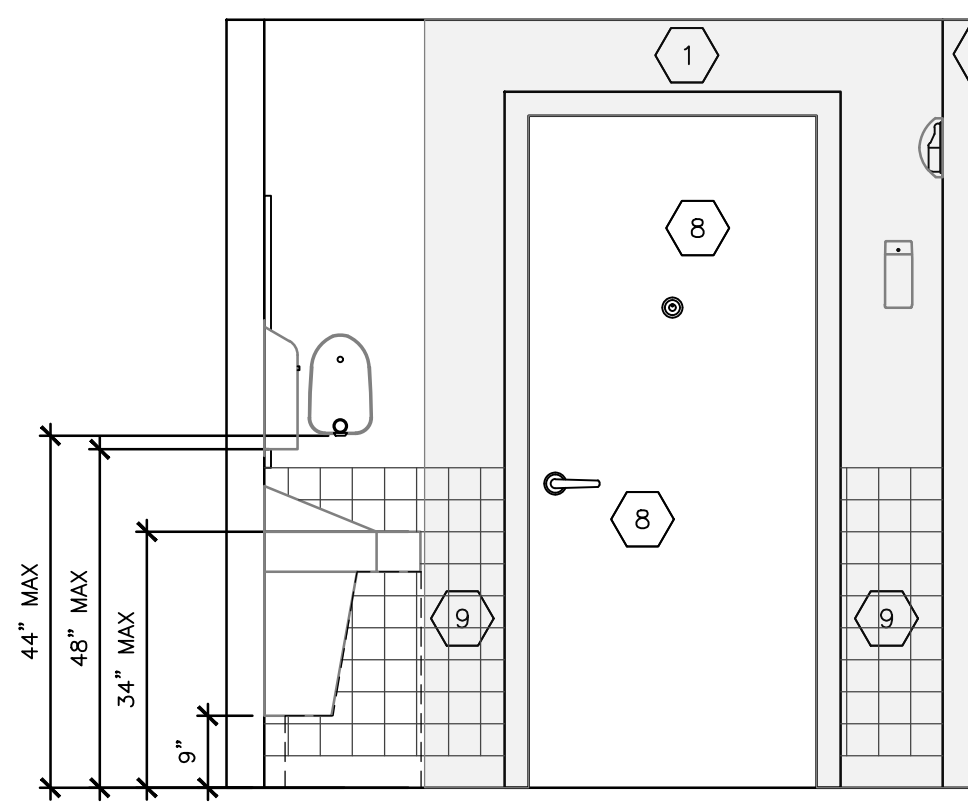
6 INTERIOR ELEVATION DEMO
SCALE: 1/2"=1'-0"



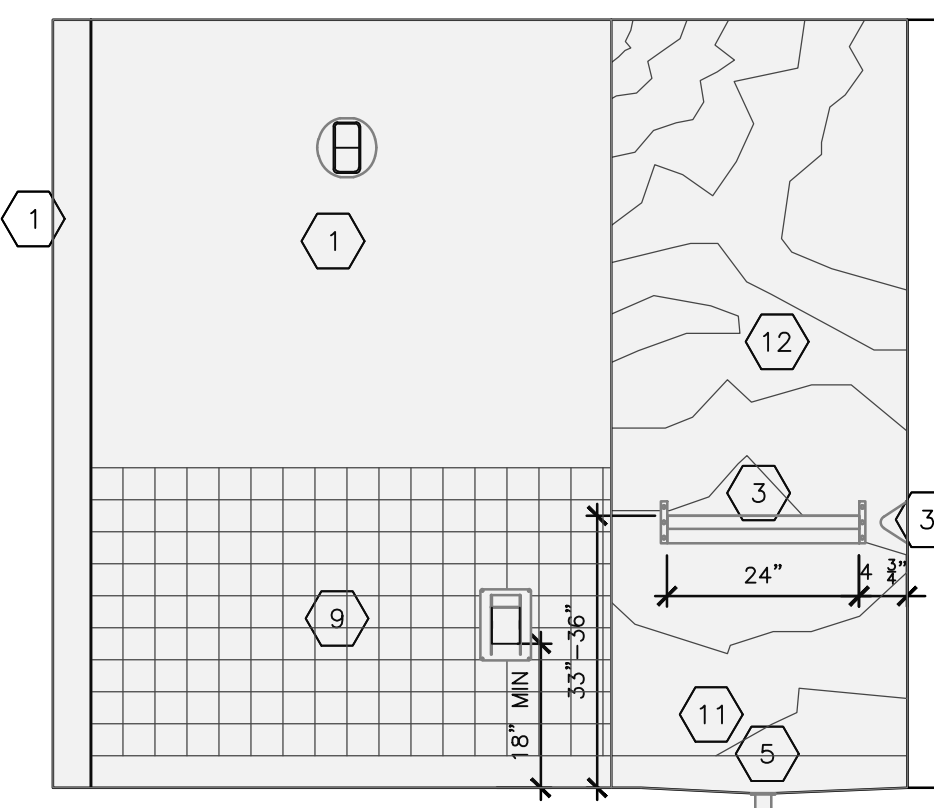
7 INTERIOR ELEVATION DEMO
SCALE: 1/2"=1'-0"



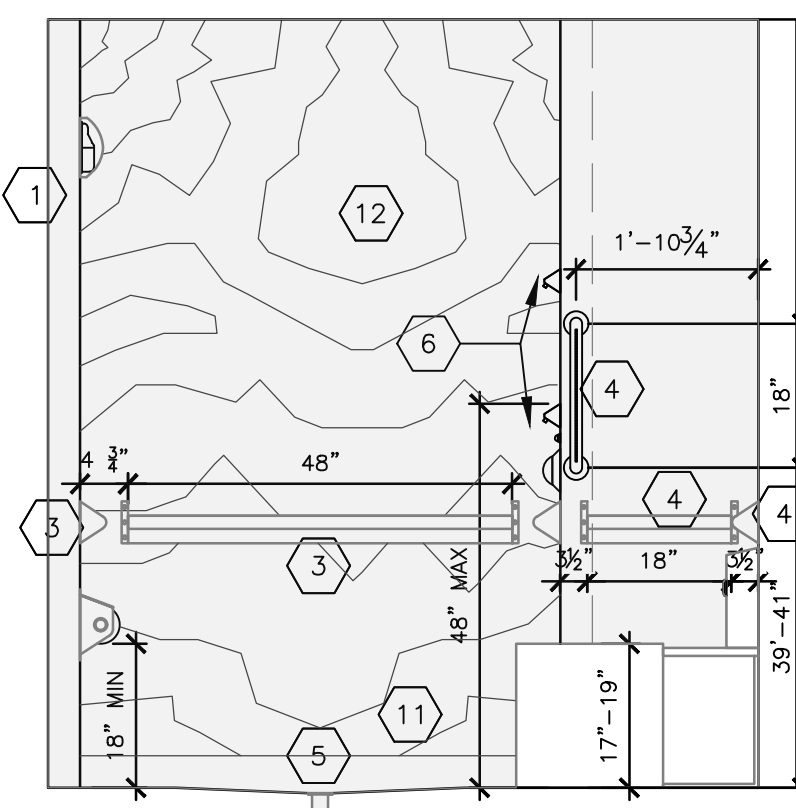
8 INTERIOR ELEVATION DEMO
SCALE: 1/2"=1'-0"



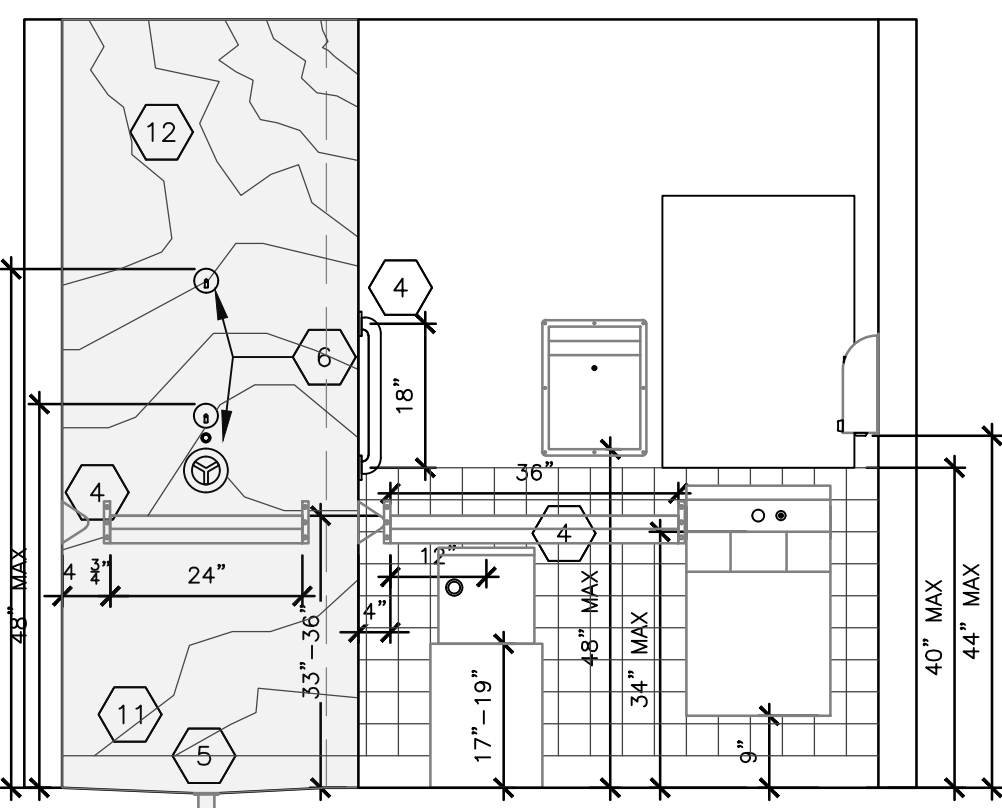
9 INTERIOR ELEVATION NEW
SCALE: 1/2"=1'-0"



10 INTERIOR ELEVATION NEW
SCALE: 1/2"=1'-0"



11 INTERIOR ELEVATION NEW
SCALE: 1/2"=1'-0"



12 INTERIOR ELEVATION NEW
SCALE: 1/2"=1'-0"

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
ENLARGED BATH
PLANS / ELEVATIONS
COTTAGES 1-3-7

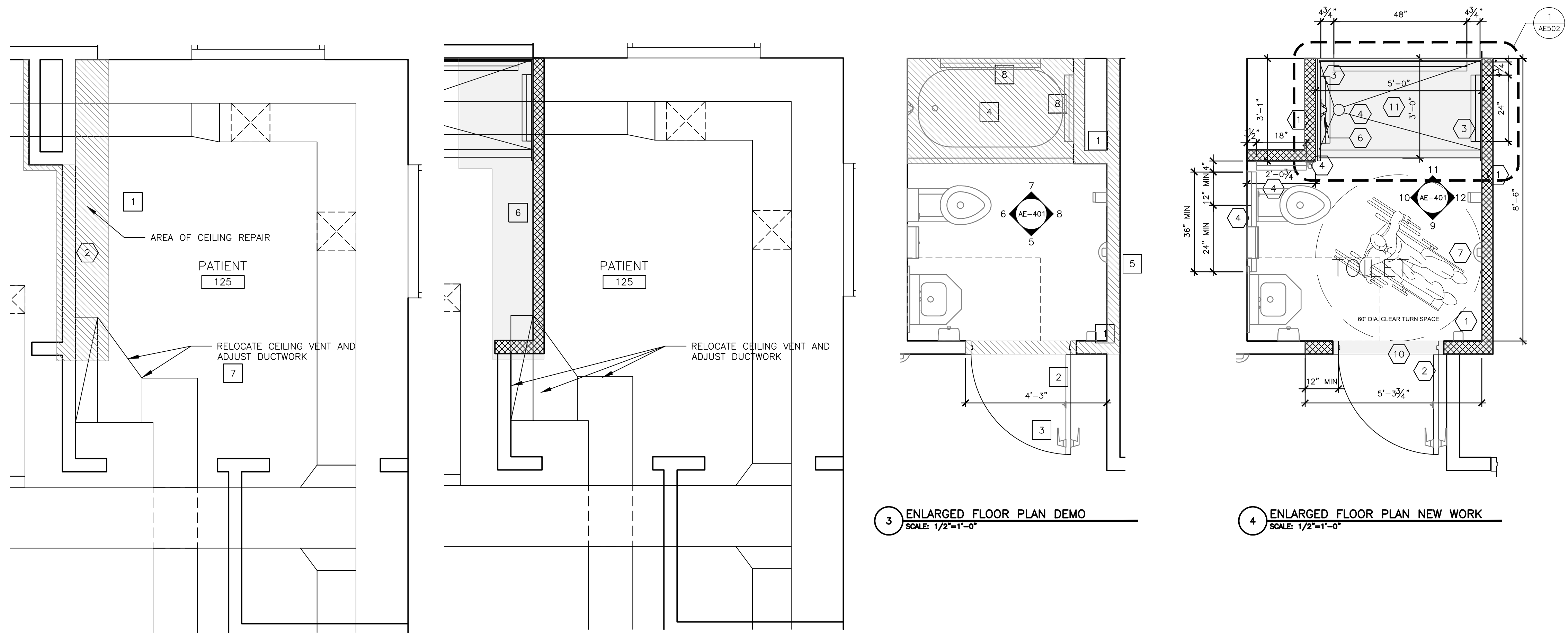
SHEET NUMBER:

AE-400



Brad M. Schaefer - Architect
MO# A-200927294

BID DOCUMENTS



- DEMOLITION KEYNOTES:**
- HATCHING INDICATES DEMOLITION OF EXISTING WALL STUDS AND DRYWALL AT LOCATION
 - REMOVE DOOR AND FRAME. RETAIN DOOR FOR REUSE.
 - REMOVE EXISTING DOOR HARDWARE TO REMAIN WITH OWNER.
 - REMOVE EXISTING TUB AND SHOWER ENCLOSURE AND ASSOCIATED PLUMBING SUPPLY AND DRAIN.
 - REMOVE EXISTING FLOOR FINISHES AND PREP FOR NEW INSTALLATION OF EPOXY FLOOR.
 - DEMOLISH EXISTING CEILING. RETAIN VENTS TO BE REINSTALLED IN NEW LOCATION.
 - REMOVE EXISTING DUCT SUPPLY FOR RELOCATION.
 - REMOVE EXISTING GRAB BARS AND RETAIN FOR REINSTALLATION.

- RENOVATION KEYNOTES:**
- NEW WALL PARTITION WITH 2X4 WOOD STUDS AND 5/8" DRYWALL, NEW OUTLETS AND SWITCHES. PATCH AND PAINT
 - 1 LAYER OF 5/8" WATER RESISTANT GYP. ON CEILING TO EXISTING FRAMING. REINSTALL EXISTING LIGHTING AND VENT IN EXISTING LOCATIONS. PAINT
 - EXISTING LIGATURE RESISTANT GRAB BARS REINSTALLED.
 - NEW LIGATURE RESISTANT GRAB BARS. TO MATCH EXISTING
 - INSTALL NEW LIGATURE RESISTANT SHOWER DRAIN (FIXTURE SD)
 - INSTALL NEW LIGATURE RESISTANT SHOWER HEADS AND HELICAL CONTROLS. (FIXTURE SH)
 - NEW EPOXY FLOOR PATCH, INTEGRAL COVE BASE, AND SHOWER TRANSITION TAPER TO MATCH EXISTING CONDITIONS.
 - NEW LIGATURE RESISTANT DOOR HARDWARE ON EXISTING 3'-0" DOOR. INSTALL NEW WELDED METAL FRAME WITH CONTINUOUS HINGES.
 - CERAMIC TILE TO ON NEW WALL TO MATCH EXISTING.
 - STAINLESS STEEL ADA COMPLIANT FLOOR TRANSITION.
 - NEW ADA COMPLIANT SOLID SURFACE SHOWER BASE
 - 1 LAYER OF 5/8" WATER RESISTANT GYP. ONE LAYER 3/4" CEMENT BD. AND 1/2" SOLID SURFACE FLOOR TO CEILING SHOWER WALL PANELS ON NEW STUD WALLS.

- PLUMBING FIXTURE SCHEDULE:**
- REFER SPECIFICATION SECTION 224223 FOR ITEMS
- SD REMOVE EXISTING SHOWER DRAIN STRAINER AND INSTALL NEW SHOWER DRAIN STRAINER.
- SH EXISTING SHOWER HEAD TO BE REMOVED AND NEW SHOWER HEAD INSTALLED. NEW LIGATURE RESISTANT DUAL SHOWER HEADS FOR ACCESSIBLE USE TO BE INSTALLED. MODIFY EXISTING PLUMBING SUPPLY LINES AS REQUIRED FOR NEW ARRANGEMENT.
- SV EXISTING SHOWER CONTROL TO BE REMOVED AND NEW HELICAL LIGATURE RESISTANT CONTROLS INSTALLED. MODIFY EXISTING PLUMBING SUPPLY LINES AS REQUIRED FOR NEW ARRANGEMENT.

- GENERAL NOTES:**
- SHOWER CURTAINS TO BE REMOVED, STORED AND RE-INSTALLED BY CONTRACTOR.
 - EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
 - CUT AS REQUIRED FOR IN FLOOR PLUMBING CONNECTIONS. PATCH AND PAINT WALL FINISHES FOR NEW WALL CONNECTION LOCATIONS.
 - ALL RESTROOM FIXTURES AND ACCESSORIES TO REMAIN UNLESS OTHERWISE NOTED.
 - REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
 - NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
 - CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
 - SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
 - VERIFY HEIGHTS OF ALL RESTROOM ACCESSORIES AND EXISTING FIXTURES FOR ADA COMPLIANCE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

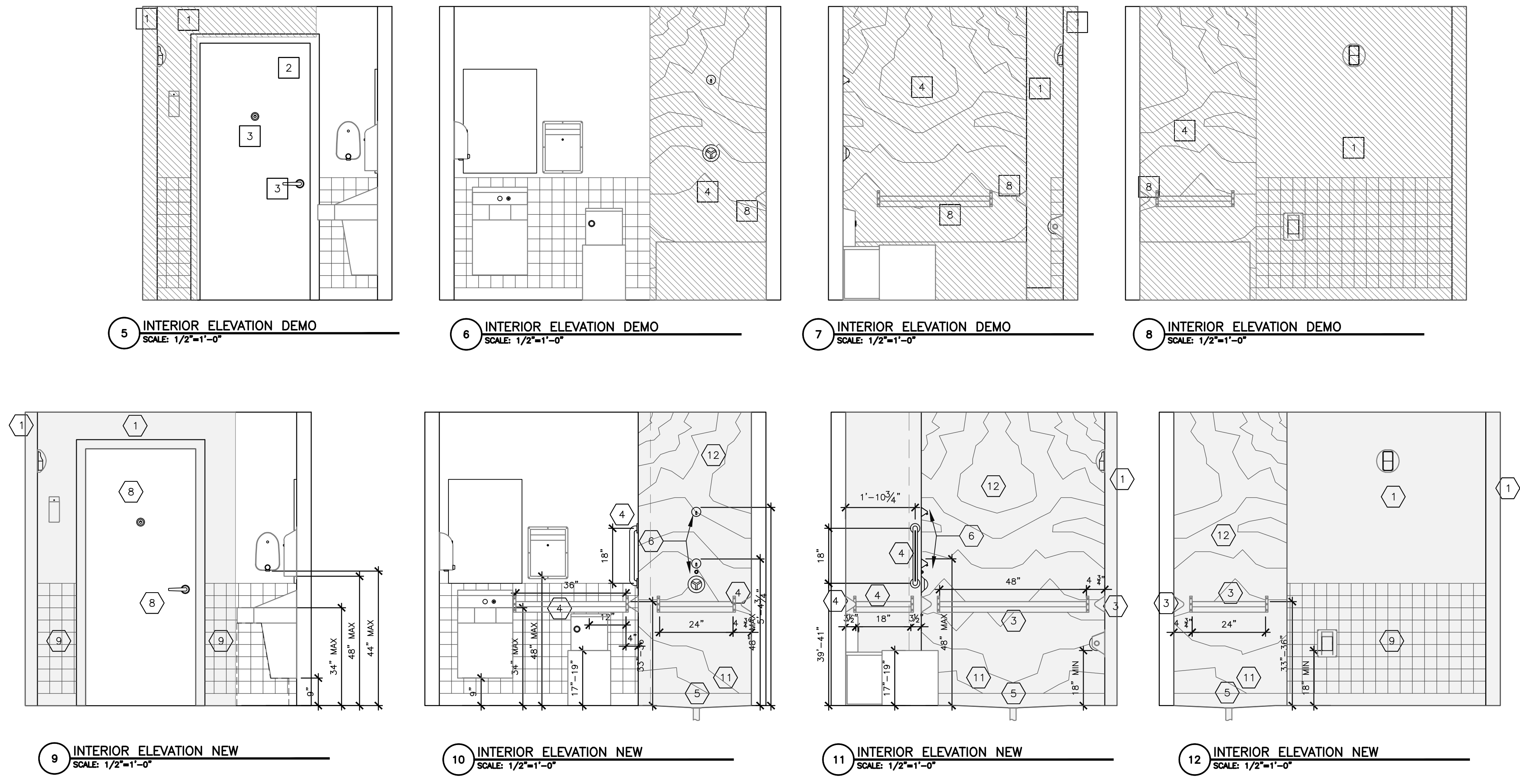
CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

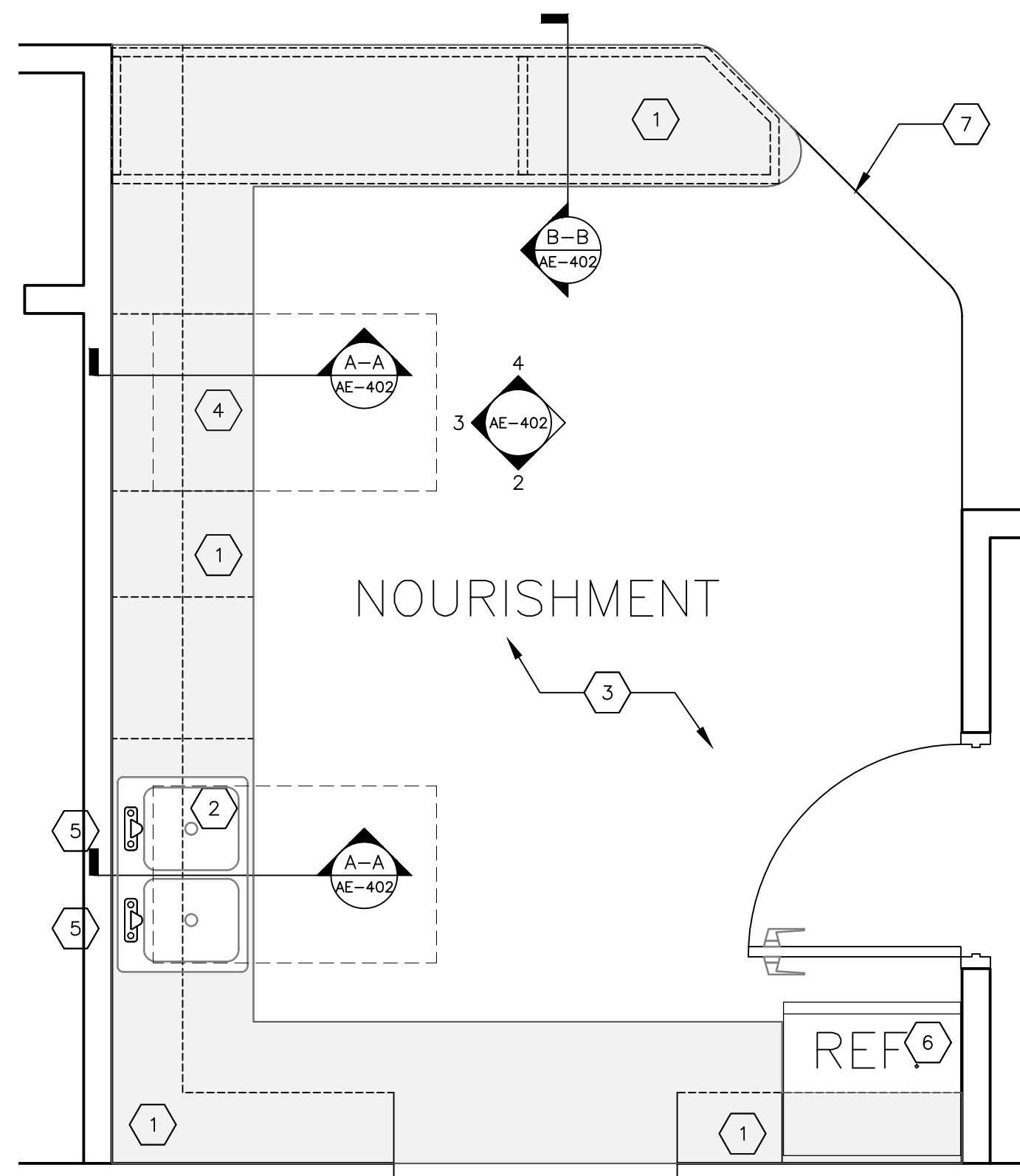
SHEET TITLE:
ENLARGED BATH
PLANS/ELEVATIONS
COTTAGES 5-9-11

SHEET NUMBER:

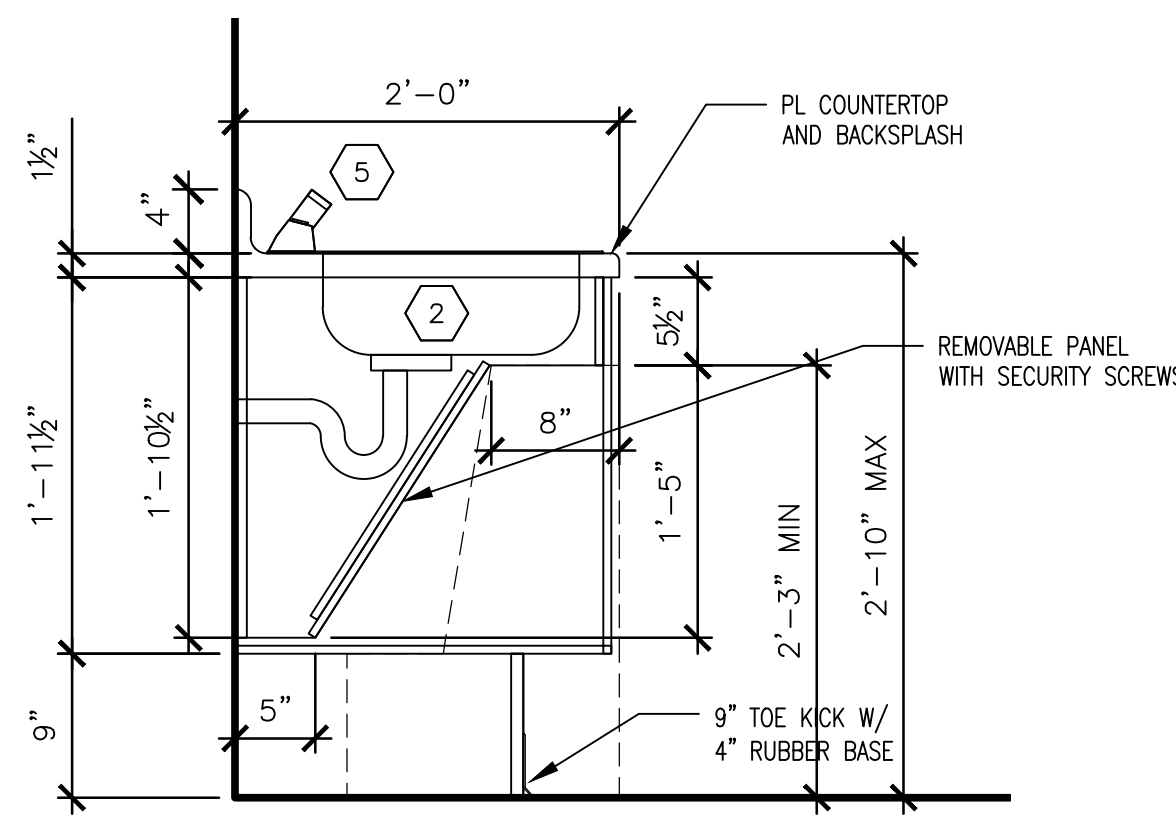
AE-401

36 OF 41 SHEETS
8/19/2024

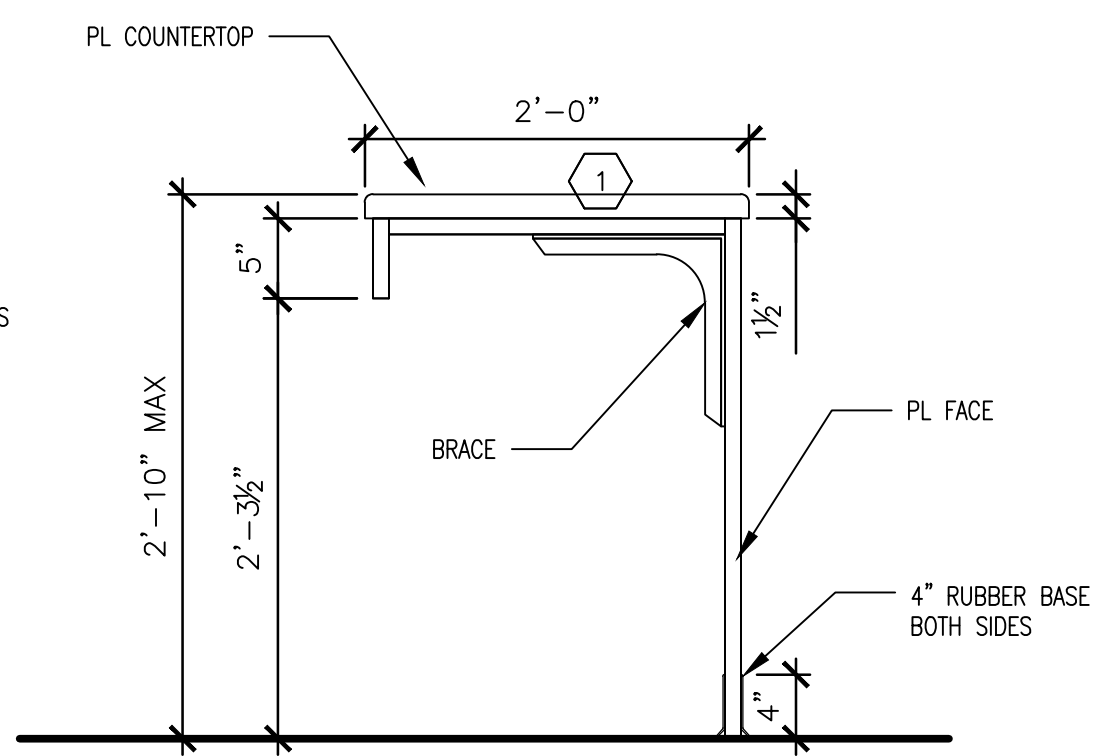




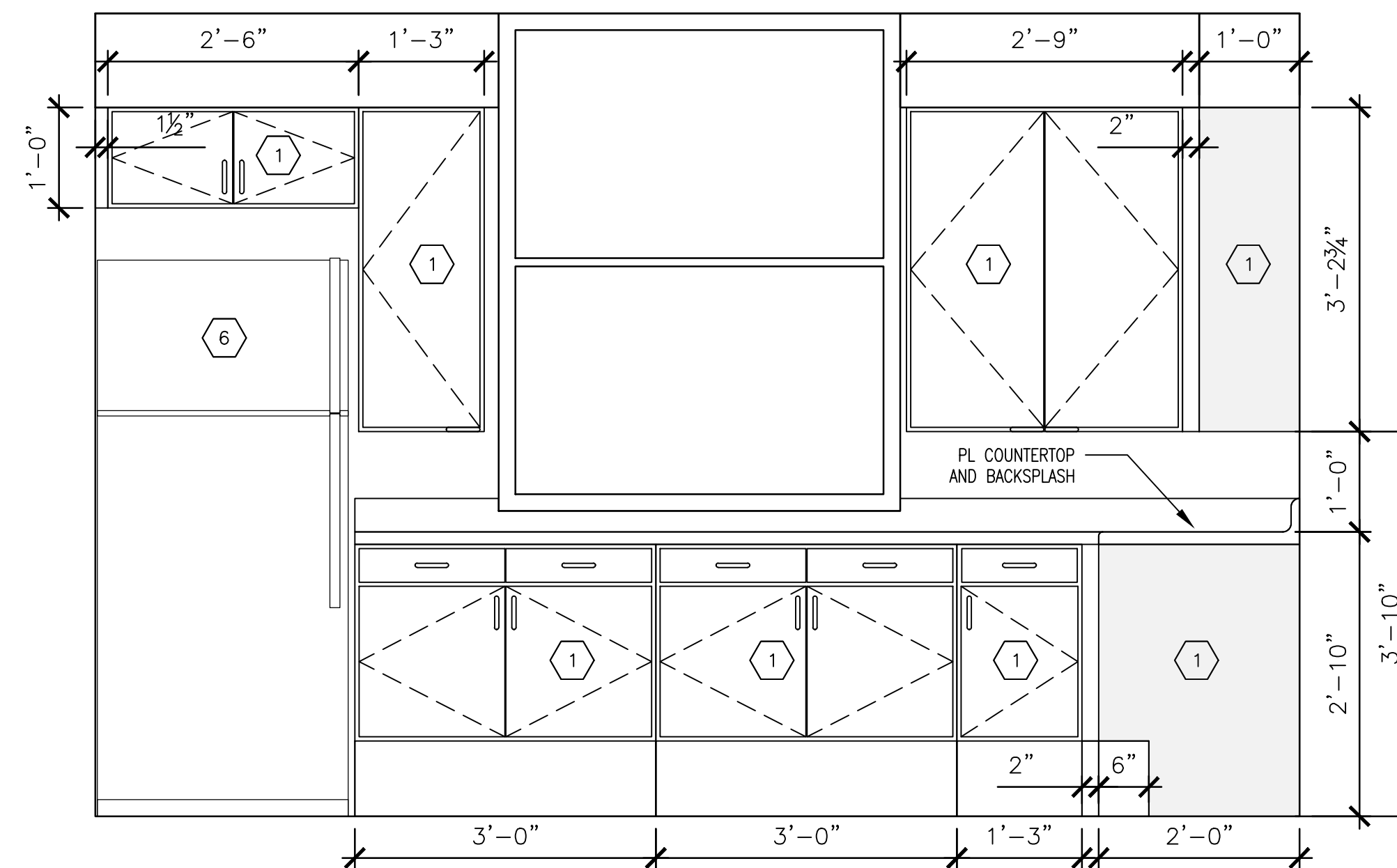
1 ENLARGED FLOOR PLAN NEW WORK COTTAGES 1-3-7
SCALE: 1/2"=1'-0"



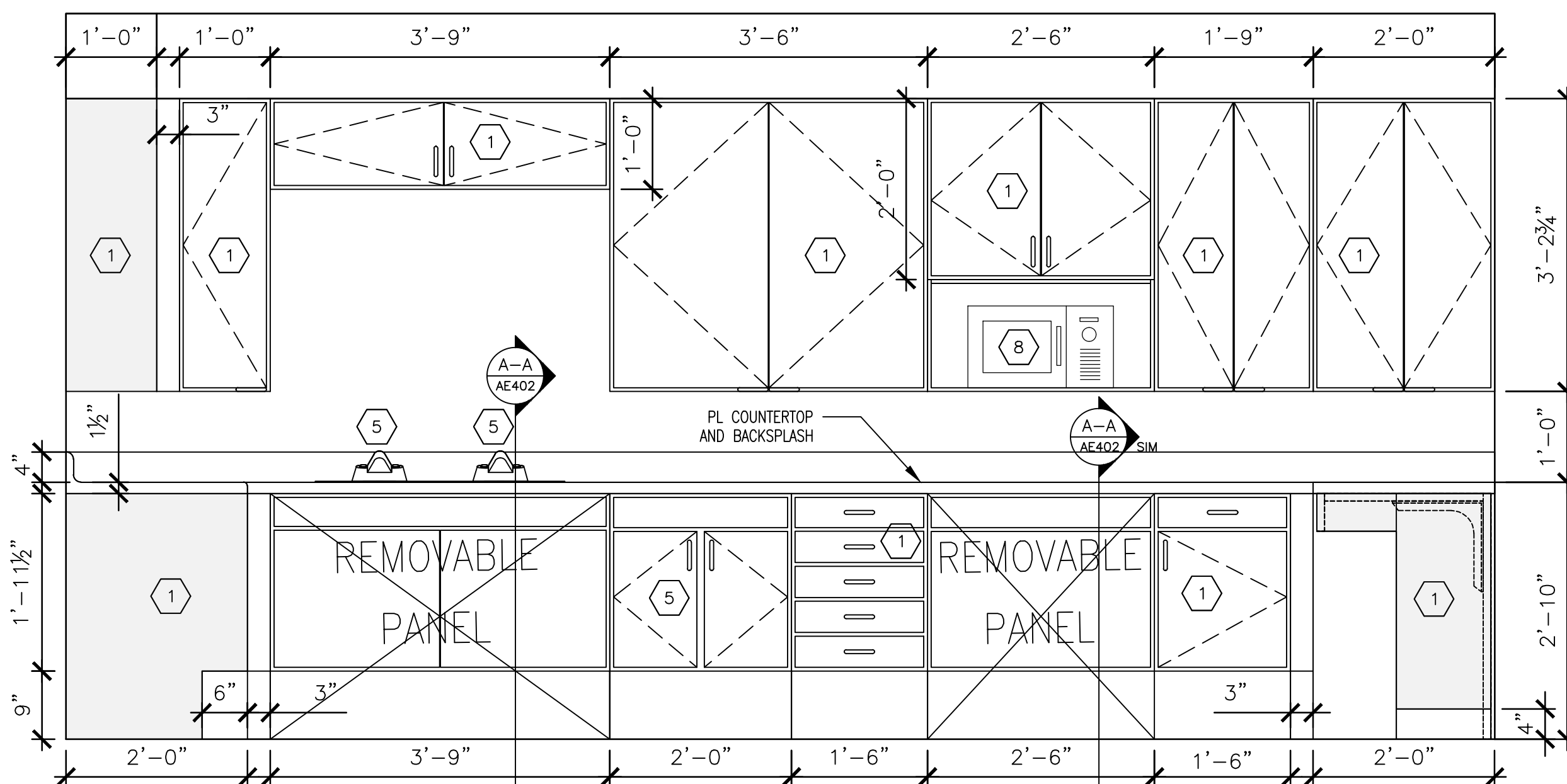
A-A SINK CABINET SECTION
SCALE: 1"=1'-0"



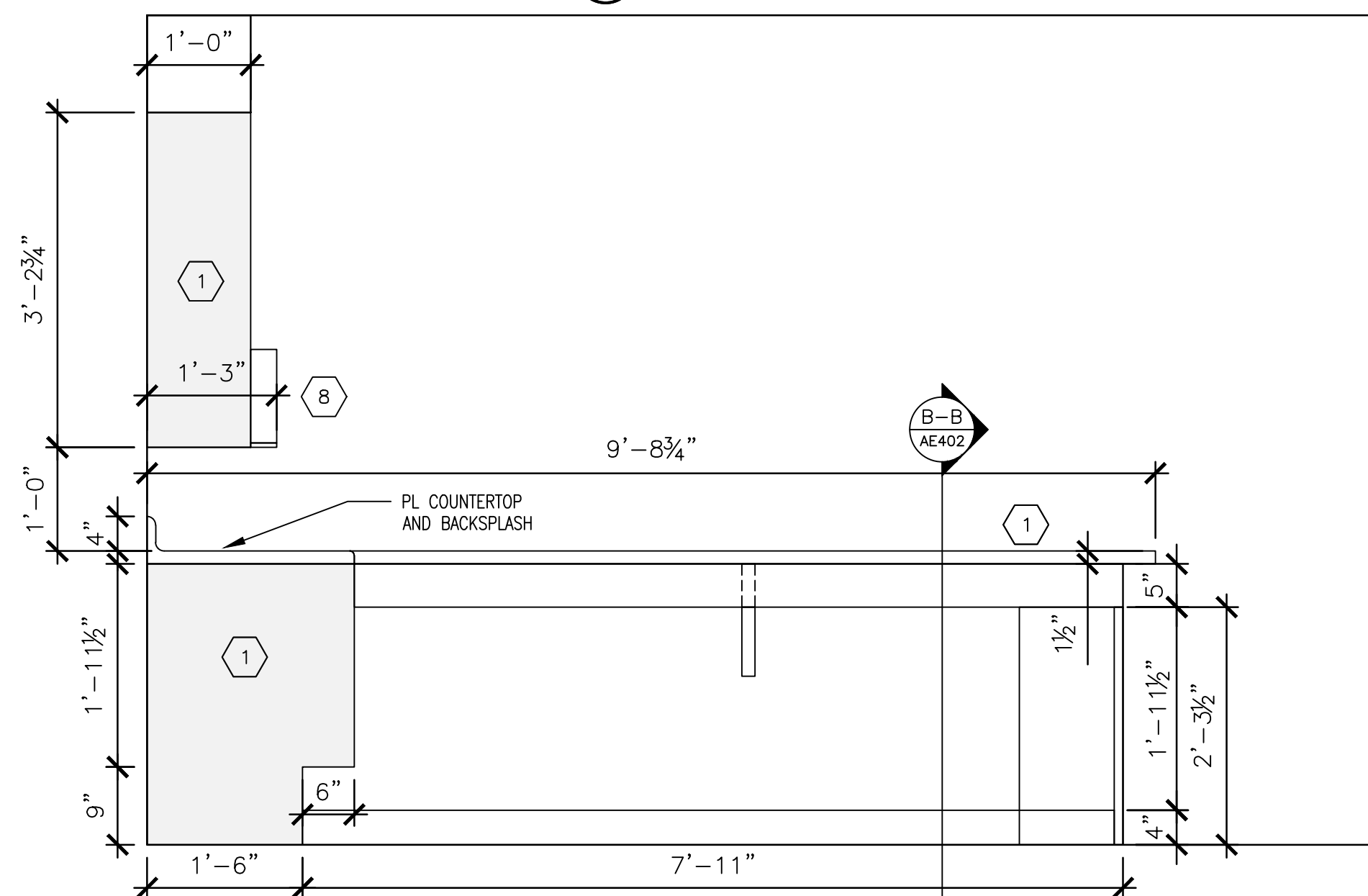
B-B PENINSULA SECTION
SCALE: 1"=1'-0"



2 INTERIOR ELEVATION NEW
SCALE: 3/4"=1'-0"



3 INTERIOR ELEVATION NEW
SCALE: 3/4"=1'-0"



4 INTERIOR ELEVATION NEW
SCALE: 3/4"=1'-0"

RENOVATION KEYNOTES:

- 1 NEW PL CLAD MILLWORK WITH RESISTANT HARDWARE. RE: SPECIFICATIONS
- 2 NEW STAINLESS STEEL DUAL DROP IN SINK
- 3 NEW VCT FLOORING AND RUBBER BASE.
- 4 OPEN CABINET BELOW FOR ADA ACCESSIBILITY. RE: A-A/AE402 (SIMILAR)
- 5 LIGATURE RESISTANT FAUCET
- 6 REMOVE AND REPLACE EXISTING REFRIGERATOR
- 7 S.S.ADA CLEARANCE VCT/CPT TRANSITION STRIP
- 8 MICROWAVE SHELF

GENERAL NOTES:

- 1. ALL HARDWARE, HINGES, AND FIXTURES TO BE LIGATURE RESISTANT.
- 2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
- 3. PREPARE EXISTING FLOOR AND INSTALL NEW FINISHES.
- 4. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
- 5. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
- 6. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
- 7. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
- 8. ALL CABINETS ARE PLASTIC LAMINATE FINISH.
- 9. ALL COUNTERTOPS ARE PLASTIC LAMINATE WITH STAINLESS STEEL DROP IN SINKS.
- 10. ALL EXPOSED SCREWS REQUIRED TO BE TAMPER PROOF.
- 11. ALL UPPER CABINETS TO HAVE KEYED LOCK. COORDINATE WITH OWNER.
- 12. NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.



Brad M. Schaefer - Architect
MO# A-2009027294

BID
DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01

SITE # 6517

ASSET #

6517353017 - 6517353022

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

ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
ENLARGED KITCHEN
PLANS/ELEVATIONS
COTTAGES 1-3-7

SHEET NUMBER:

AE-402

37 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

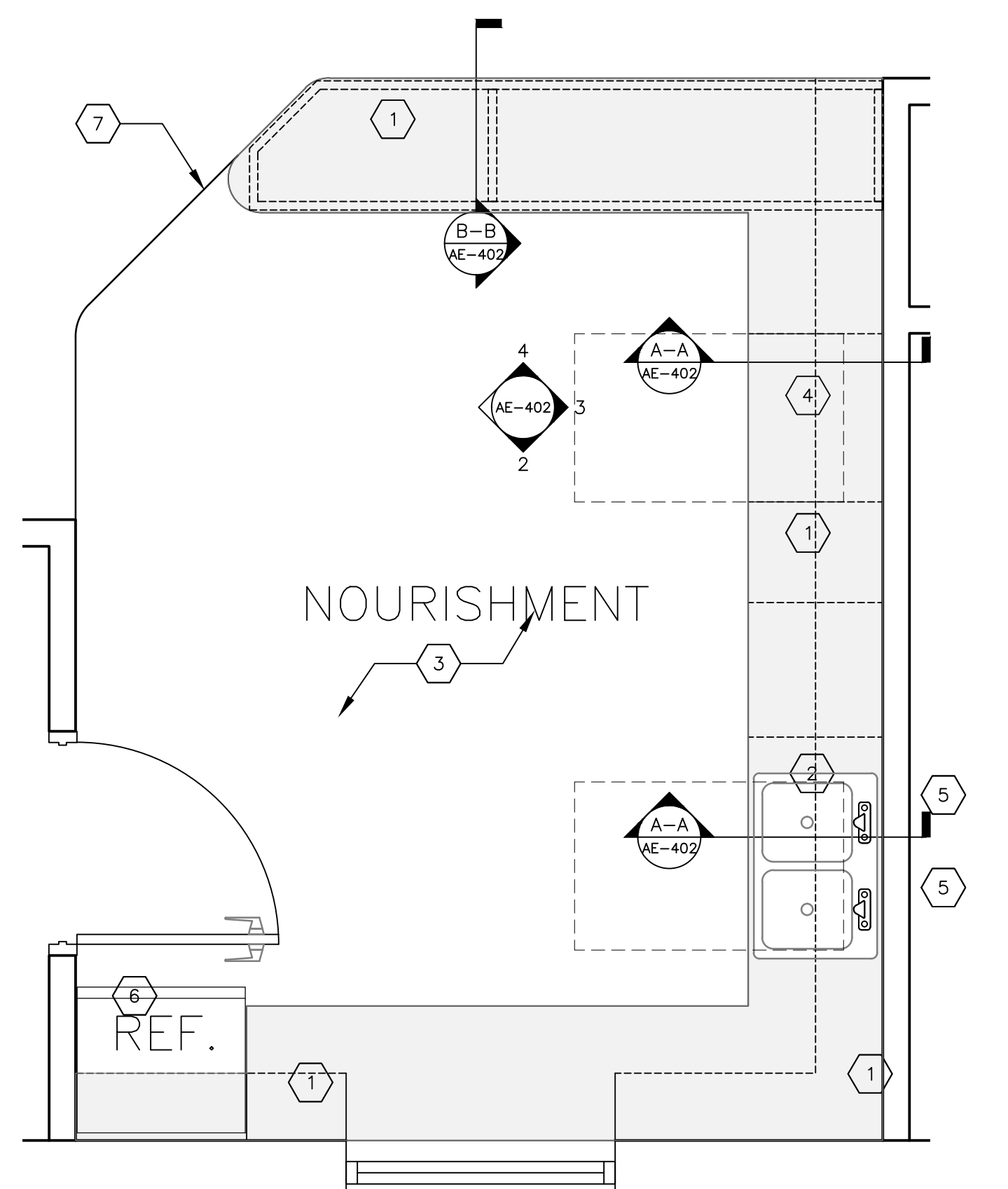
**BID
DOCUMENTS**

RENOVATION KEYNOTES:

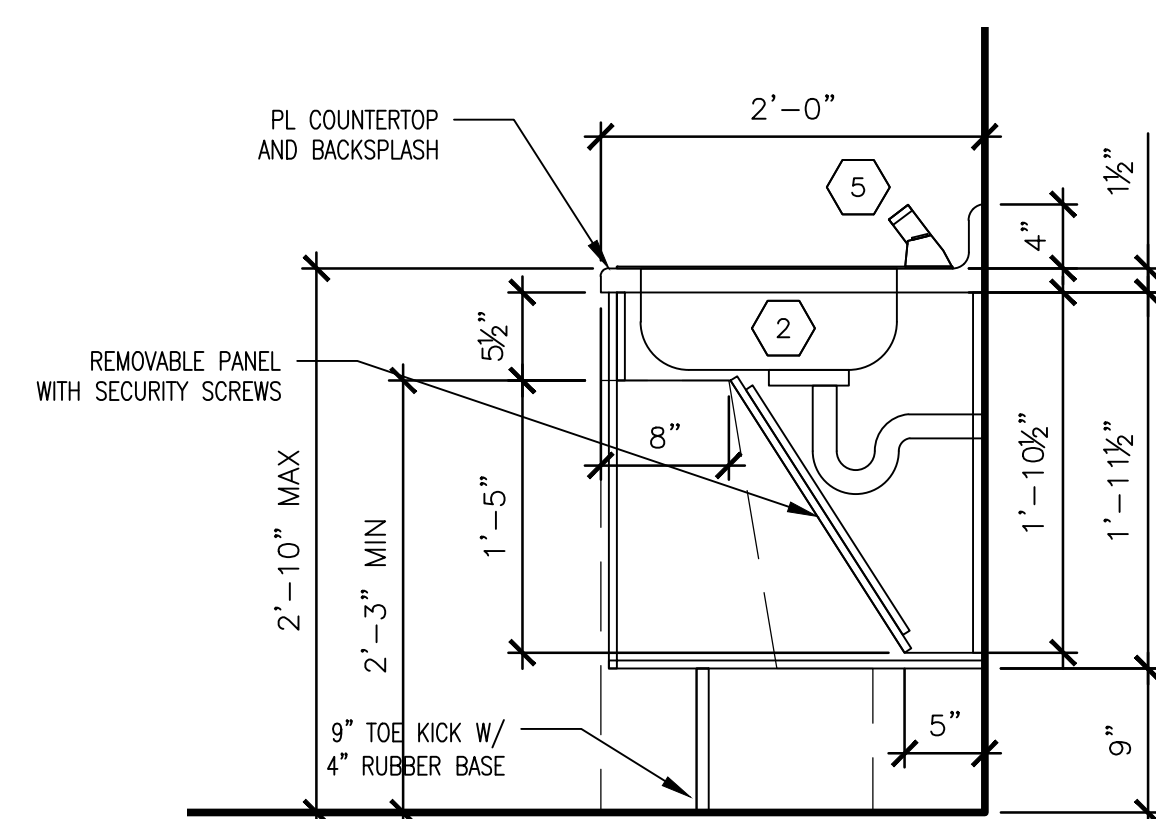
- 1 NEW PL CLAD MILLWORK WITH RESISTANT HARDWARE.
RE: SPECIFICATIONS
- 2 NEW STAINLESS STEEL DUAL DROP IN SINK
- 3 NEW VCT FLOORING AND RUBBER BASE.
- 4 OPEN CABINET BELOW FOR ADA ACCESSIBILITY.
RE: A-A/AE402 (SIMILAR)
- 5 LIGATURE RESISTANT FAUCET
- 6 REMOVE AND REPLACE EXISTING REFRIGERATOR
- 7 S.S.ADA CLEARANCE VCT/CPT TRANSITION STRIP
- 8 MICROWAVE SHELF

GENERAL NOTES:

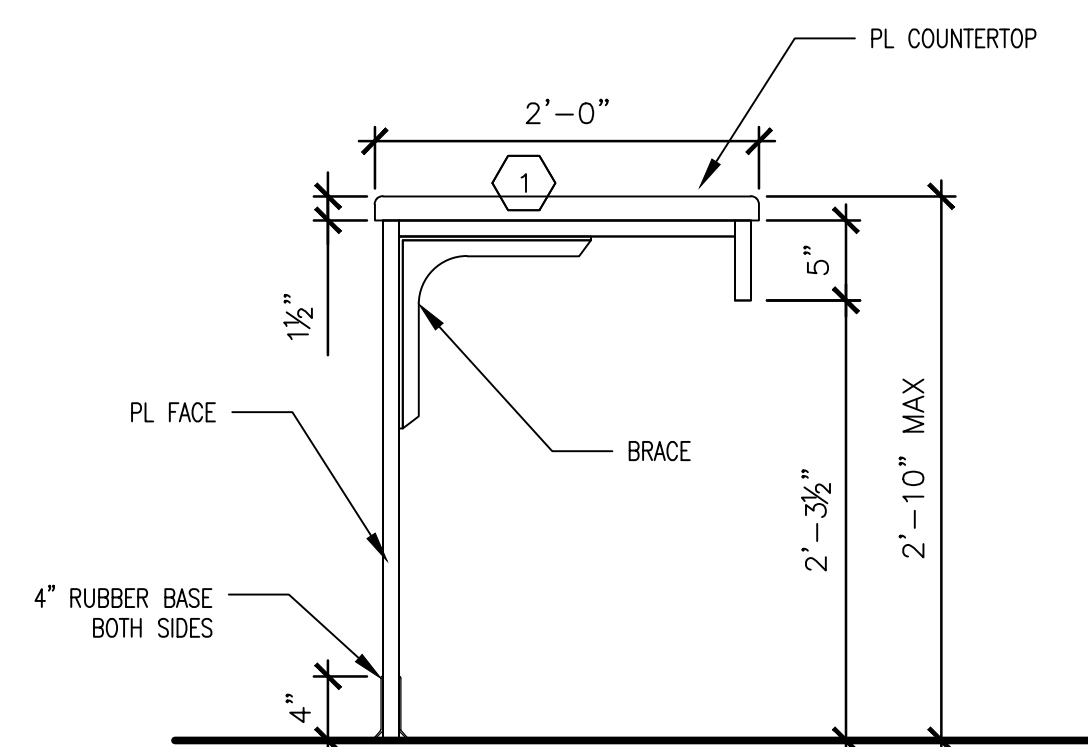
- 1. ALL HARDWARE, HINGES, AND FIXTURES TO BE LIGATURE RESISTANT.
- 2. EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
- 3. PREPARE EXISTING FLOOR AND INSTALL NEW FINISHES.
- 4. REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
- 5. NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
- 6. CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
- 7. SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
- 8. ALL CABINETS ARE PLASTIC LAMINATE FINISH.
- 9. ALL COUNTERTOPS ARE PLASTIC LAMINATE WITH STAINLESS STEEL DROP IN SINKS.
- 10. ALL EXPOSED SCREWS REQUIRED TO BE TAMPER PROOF.
- 11. ALL UPPER CABINETS TO HAVE KEYED LOCK. COORDINATE WITH OWNER.
- 12. NEW ELECTRICAL OUTLETS AND (GFCI) OUTLETS WHERE APPLICABLE.



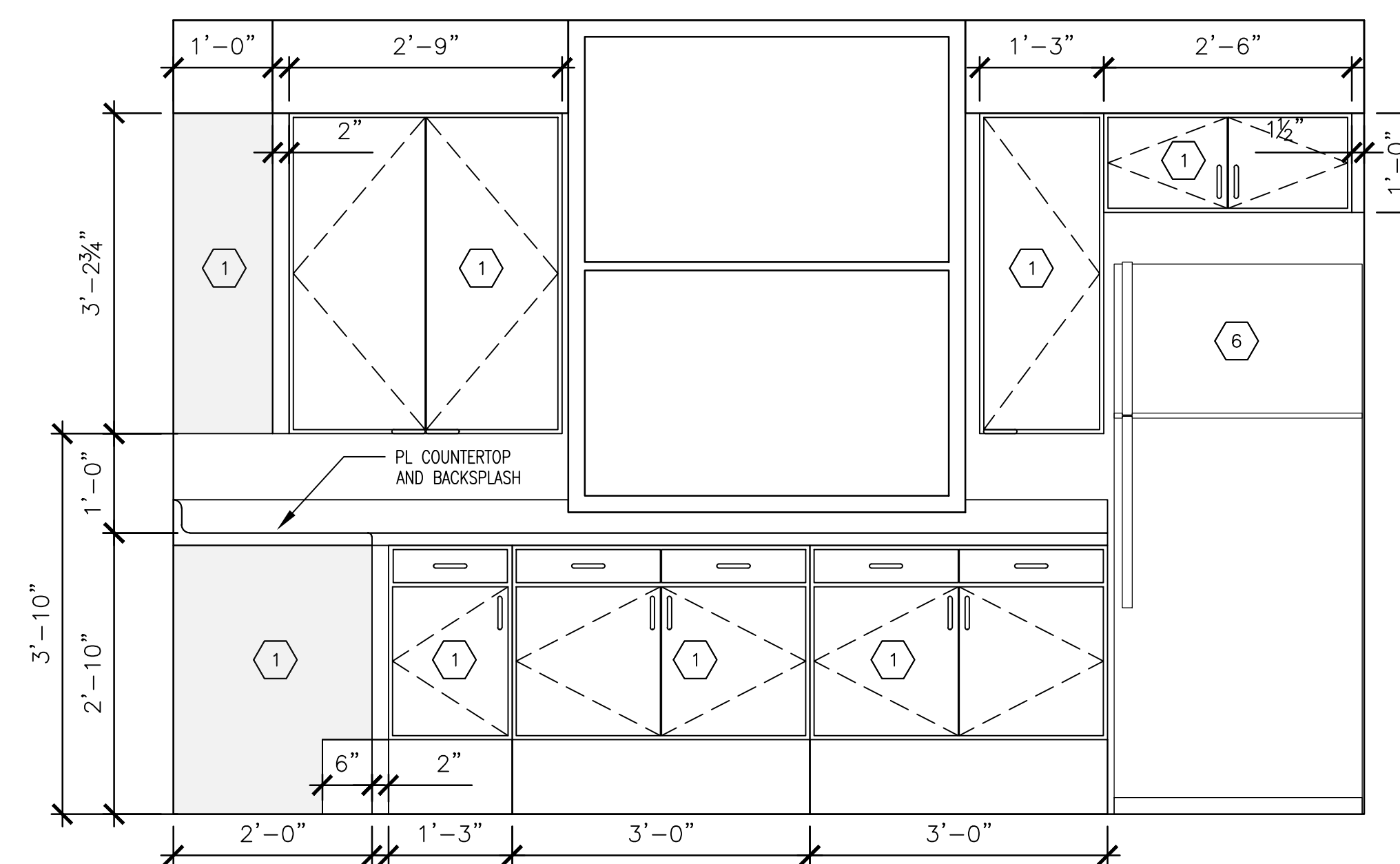
1 ENLARGED FLOOR PLAN NEW WORK COTTAGES 5-9-11
SCALE: 1/2"=1'-0"



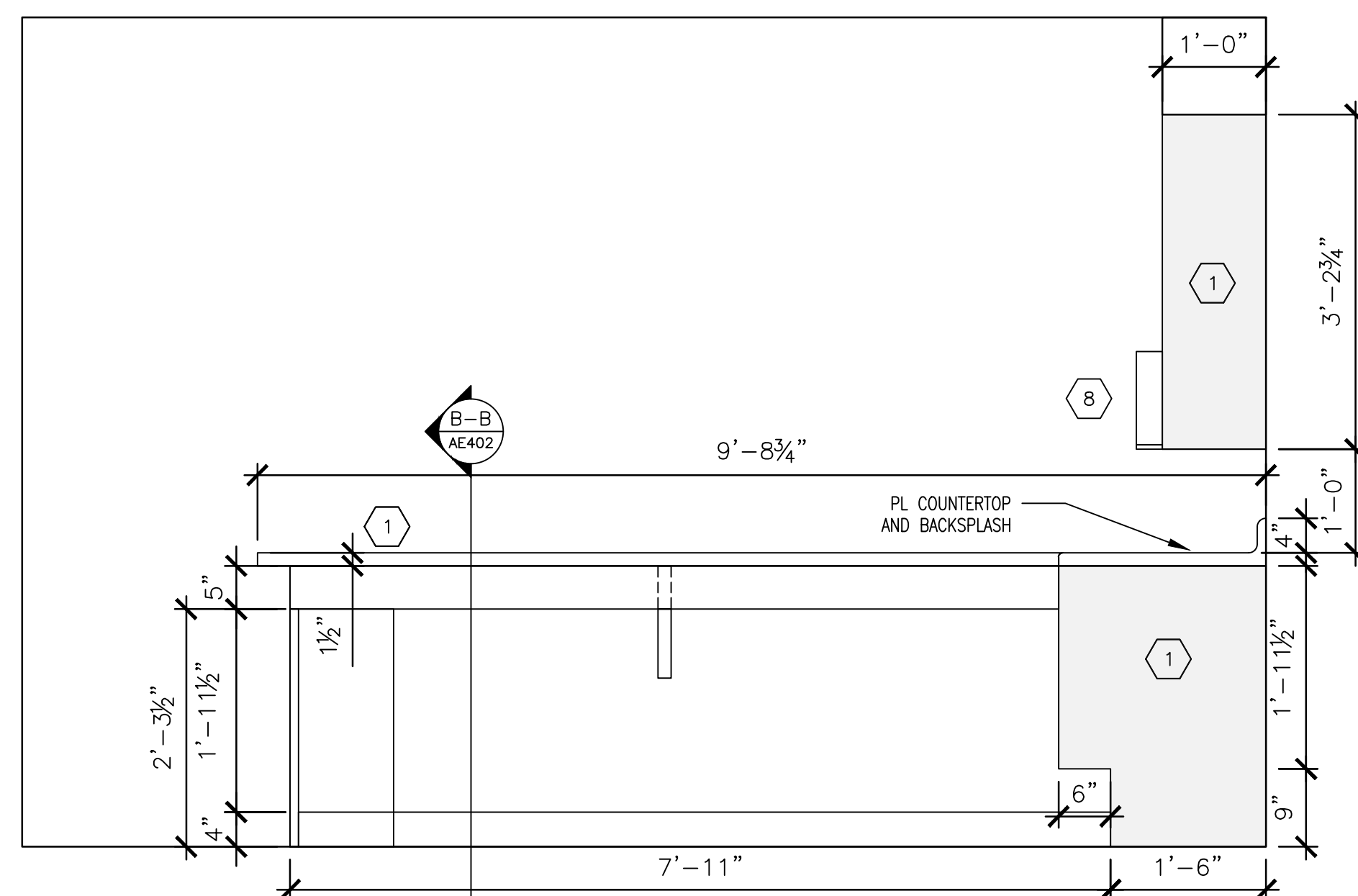
A-A SINK CABINET SECTION
SCALE: 1"=1'-0"



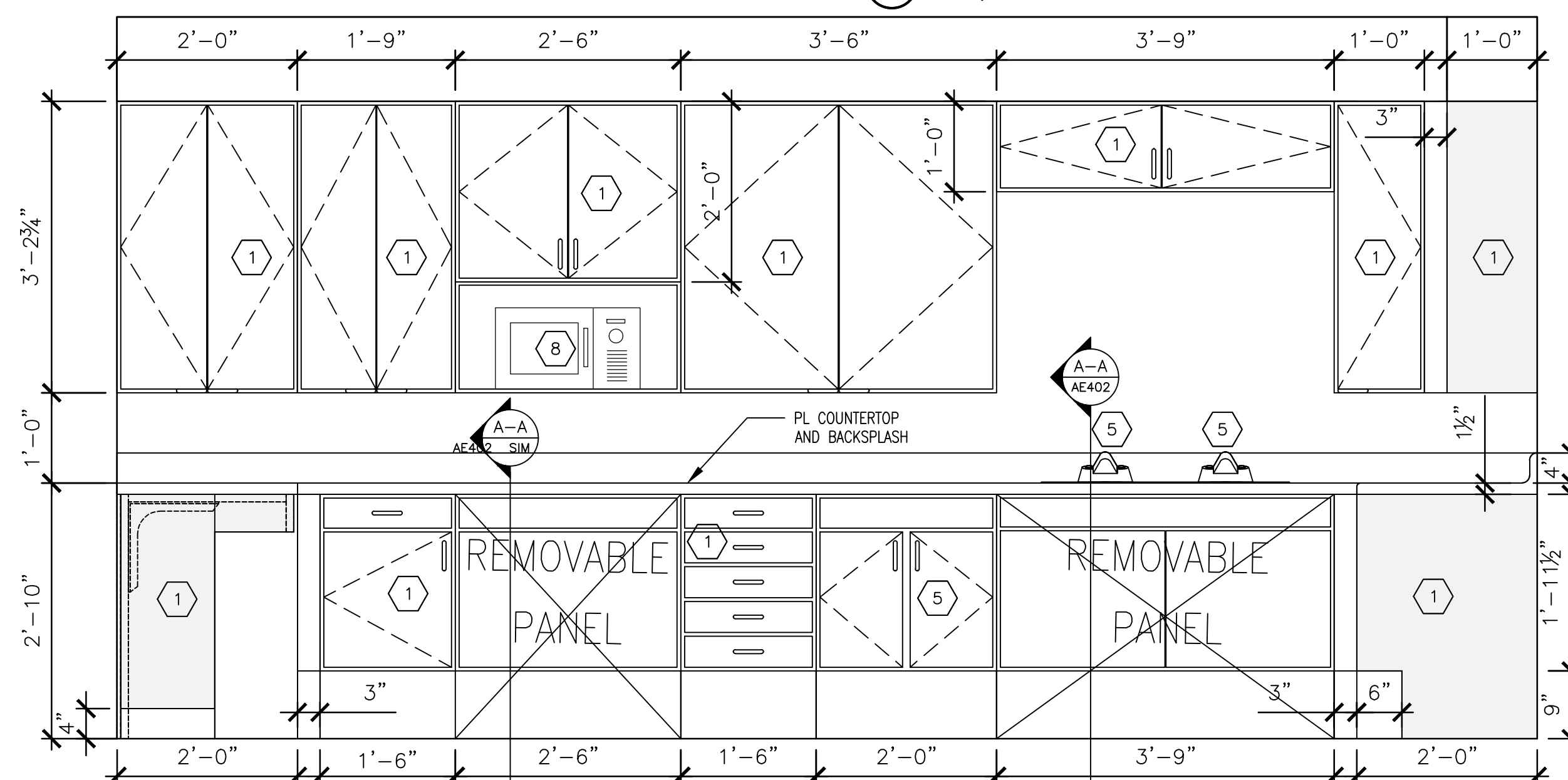
B-B PENINSULA SECTION
SCALE: 1"=1'-0"



1 INTERIOR ELEVATION NEW
SCALE: 3/4"=1'-0"



2 INTERIOR ELEVATION NEW
SCALE: 3/4"=1'-0"



3 INTERIOR ELEVATION NEW
SCALE: 3/4"=1'-0"

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
ENLARGED KITCHEN
PLANS/ELEVATIONS
COTTAGES 5-9-11

SHEET NUMBER:

AE-403

38 OF 41 SHEETS
8/19/2024



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

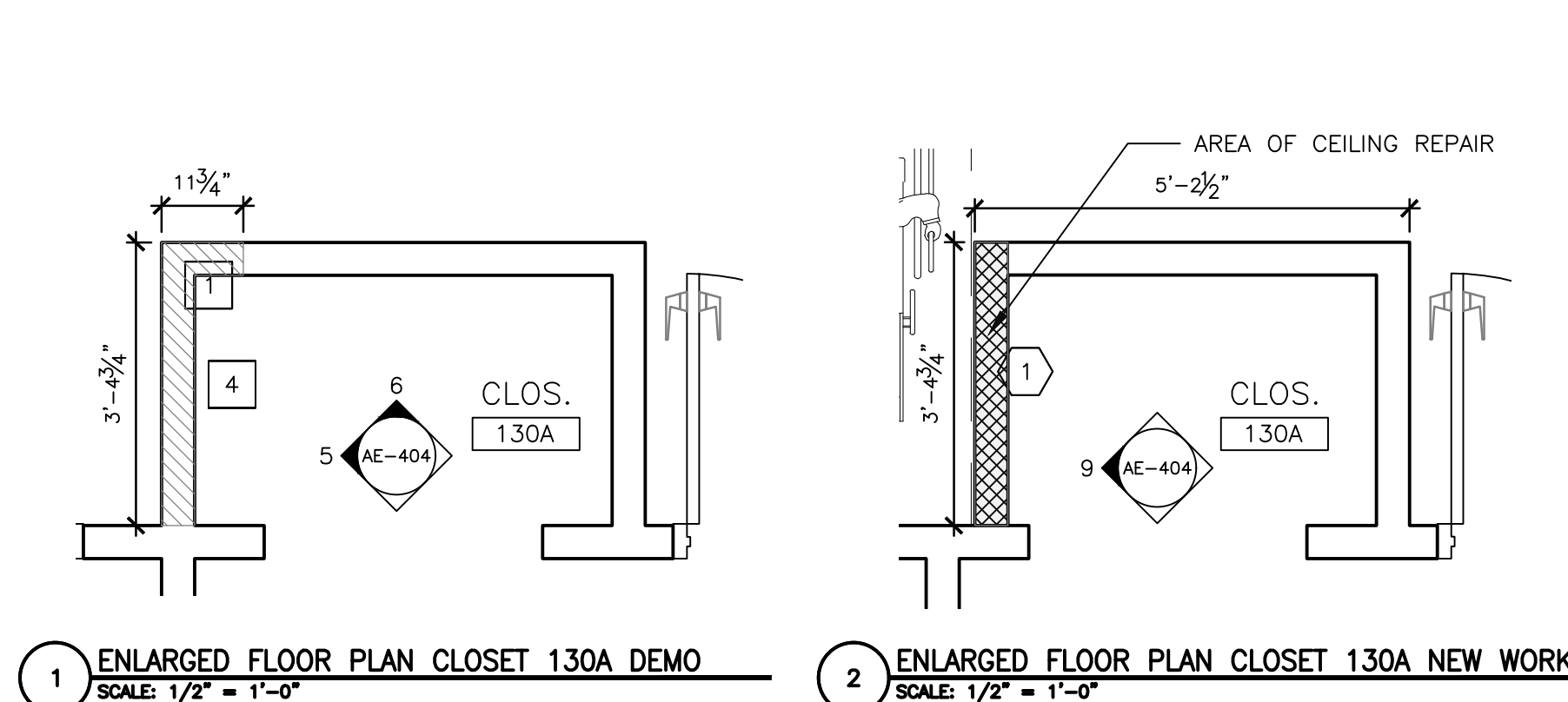
CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
ENLARGED CLOSET 130A &
LAUNDRY PLANS/
ELEVATIONS COTTAGES 1-3-7

SHEET NUMBER:

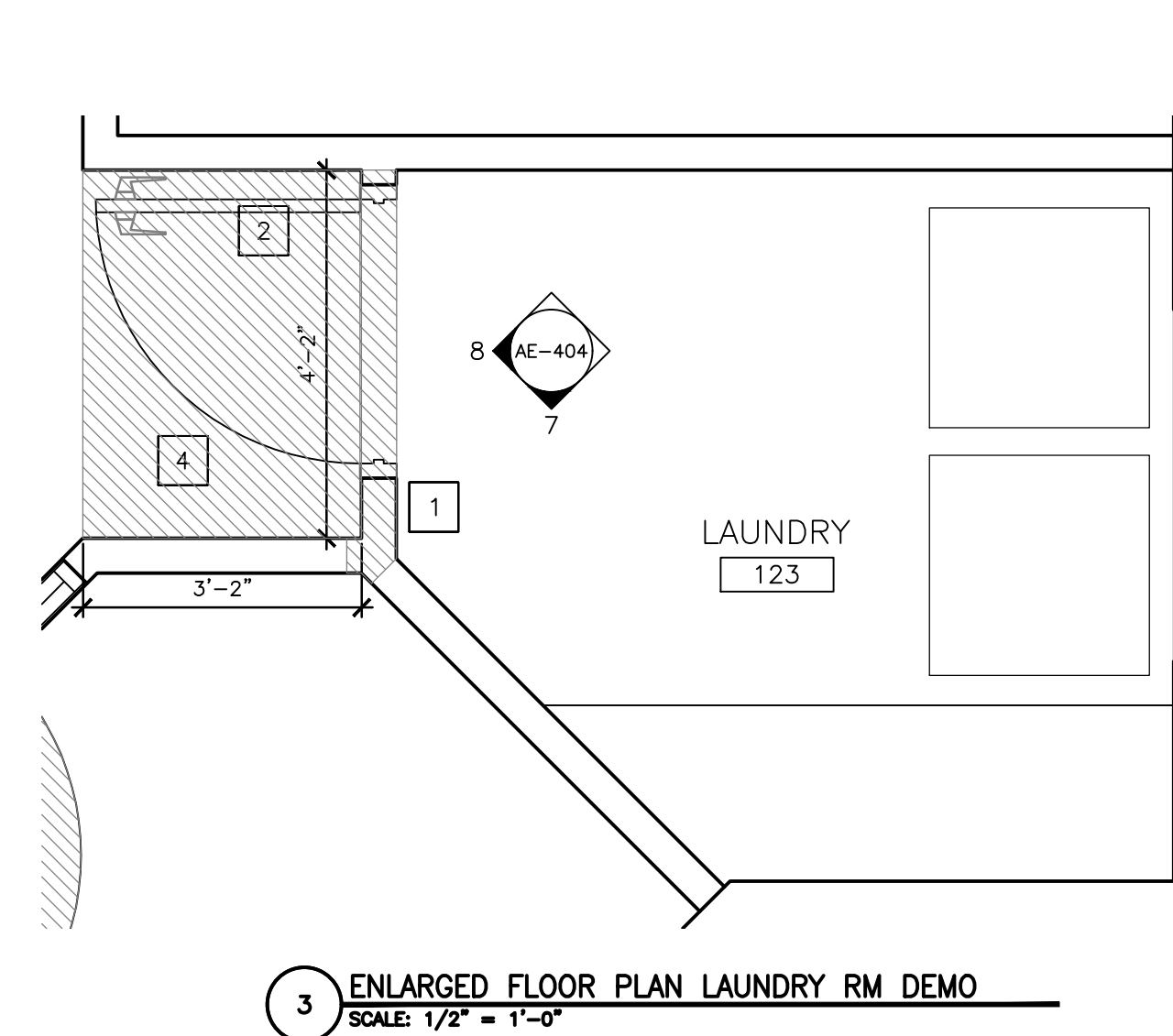
AE-404

39 OF 41 SHEETS
8/19/2024

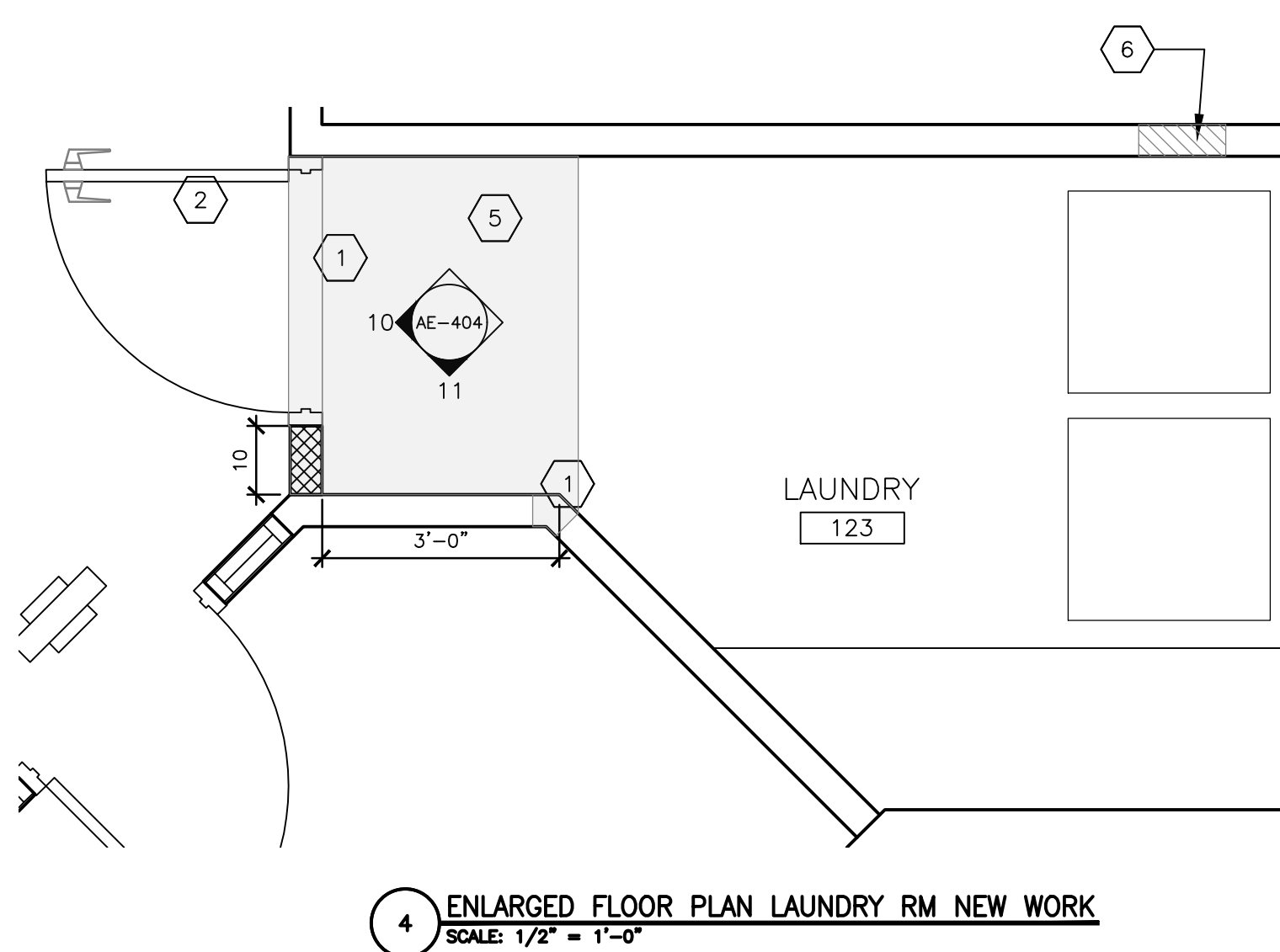


1 ENLARGED FLOOR PLAN CLOSET 130A DEMO
SCALE: 1/2" = 1'-0"

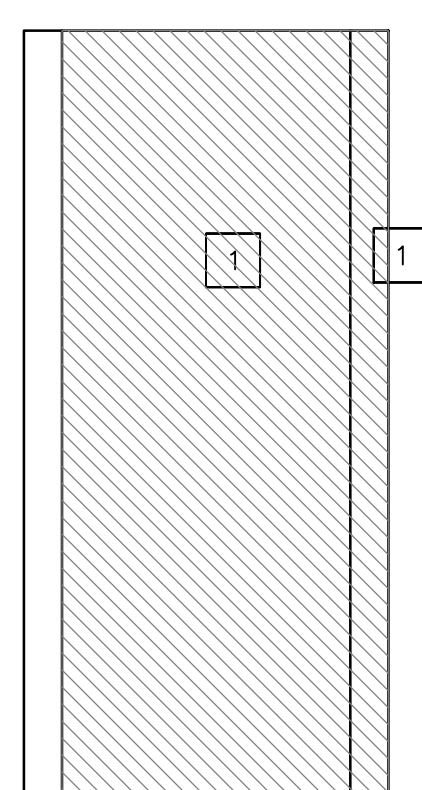
2 ENLARGED FLOOR PLAN CLOSET 130A NEW WORK
SCALE: 1/2" = 1'-0"



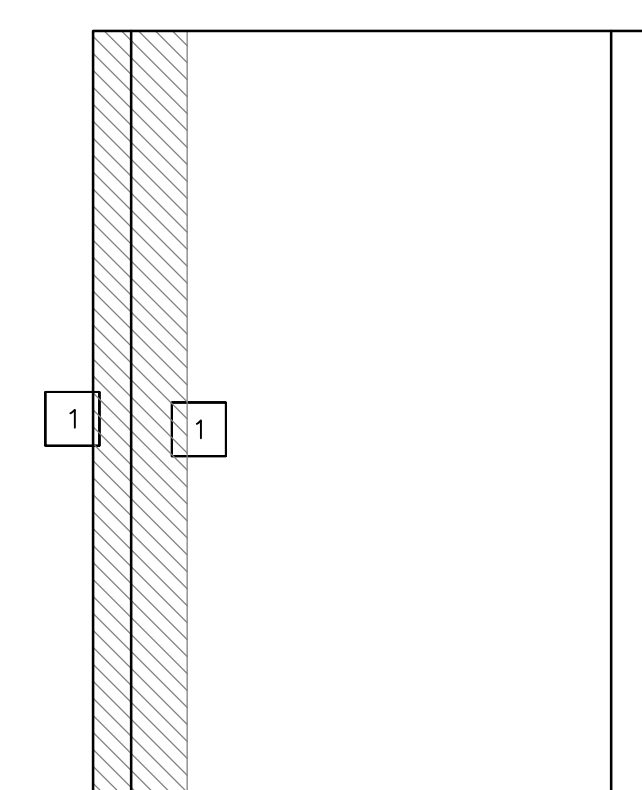
3 ENLARGED FLOOR PLAN LAUNDRY RM DEMO
SCALE: 1/2" = 1'-0"



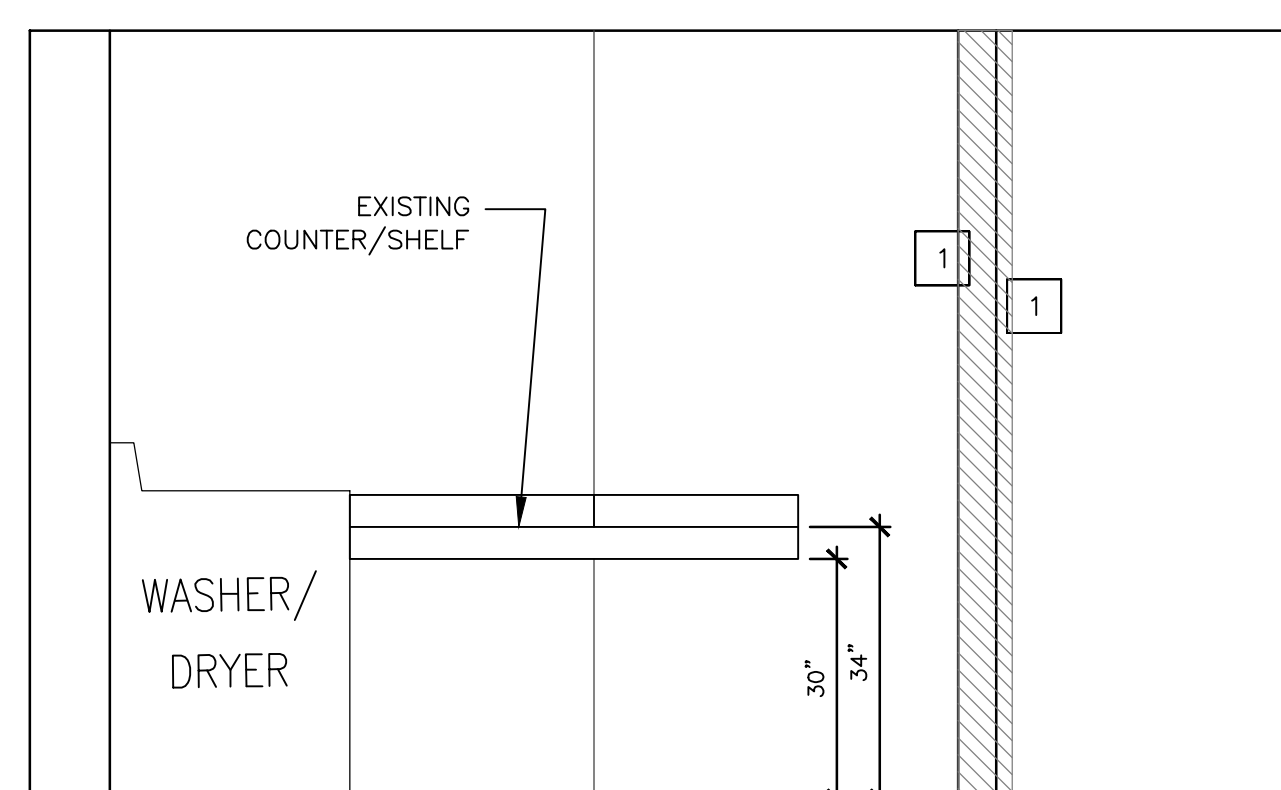
4 ENLARGED FLOOR PLAN LAUNDRY RM NEW WORK
SCALE: 1/2" = 1'-0"



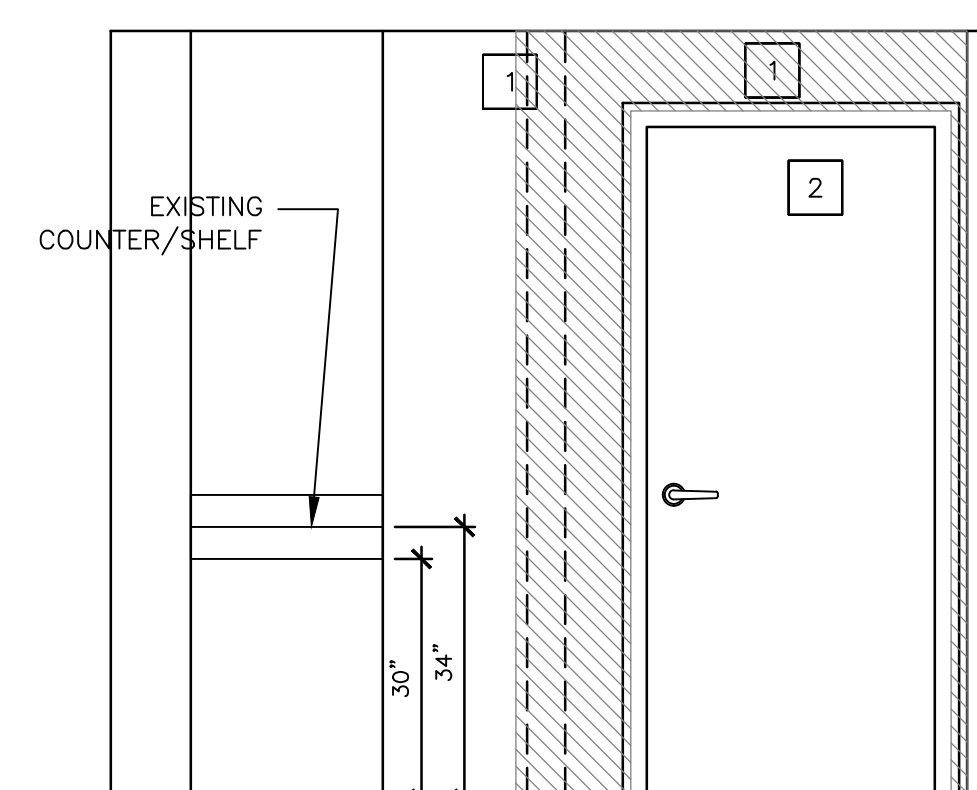
5 INTERIOR ELEVATION CLOSET 130A DEMO
SCALE: 1/2" = 1'-0"



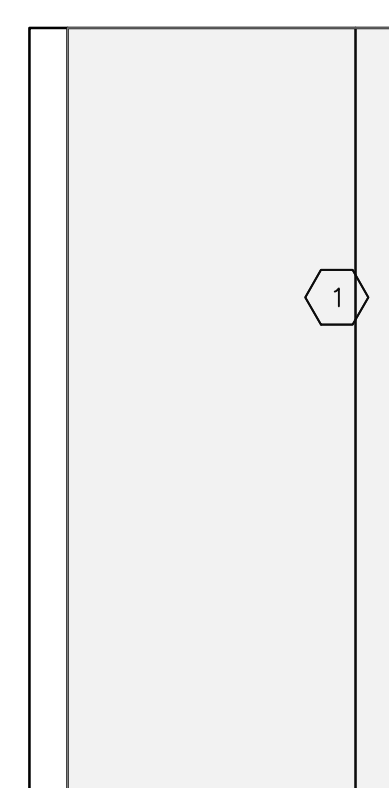
6 INTERIOR ELEVATION CLOSET 130A DEMO
SCALE: 1/2" = 1'-0"



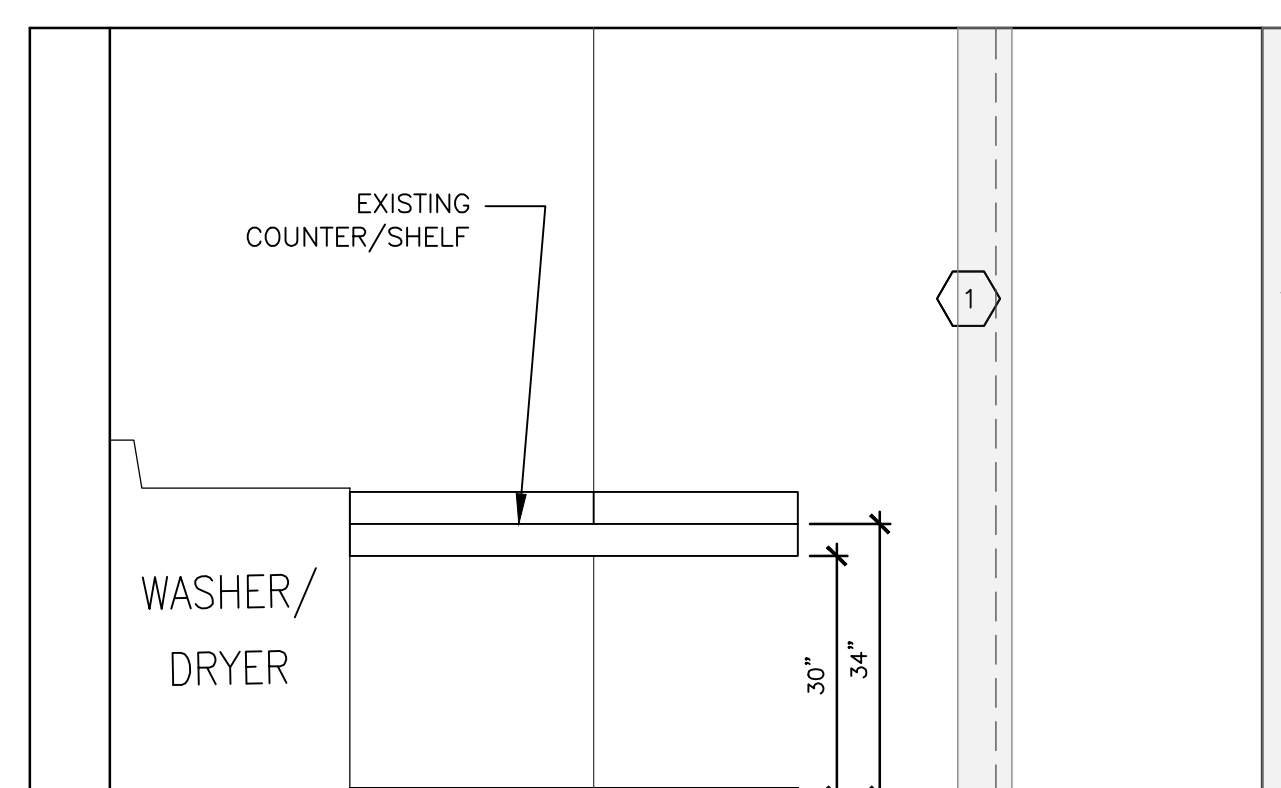
7 INTERIOR ELEVATION LAUNDRY RM DEMO
SCALE: 1/2" = 1'-0"



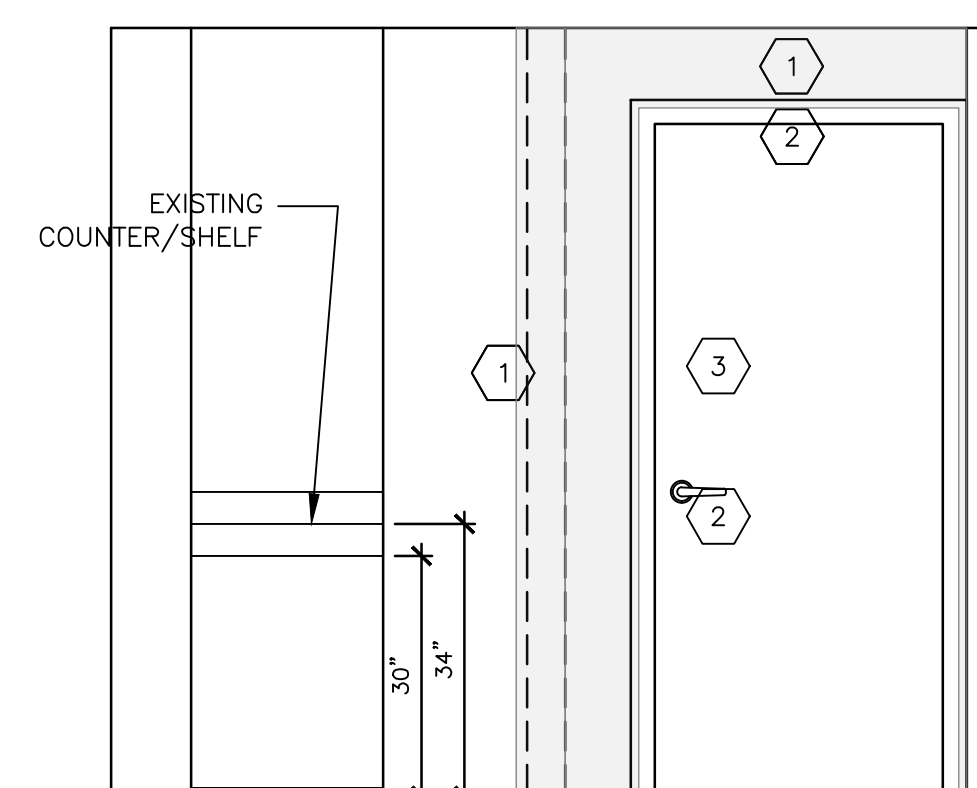
8 INTERIOR ELEVATION LAUNDRY RM DEMO
SCALE: 1/2" = 1'-0"



9 INTERIOR ELEVATION CLOSET 130A NEW WORK
SCALE: 1/2" = 1'-0"



10 INTERIOR ELEVATION LAUNDRY RM NEW WORK
SCALE: 1/2" = 1'-0"

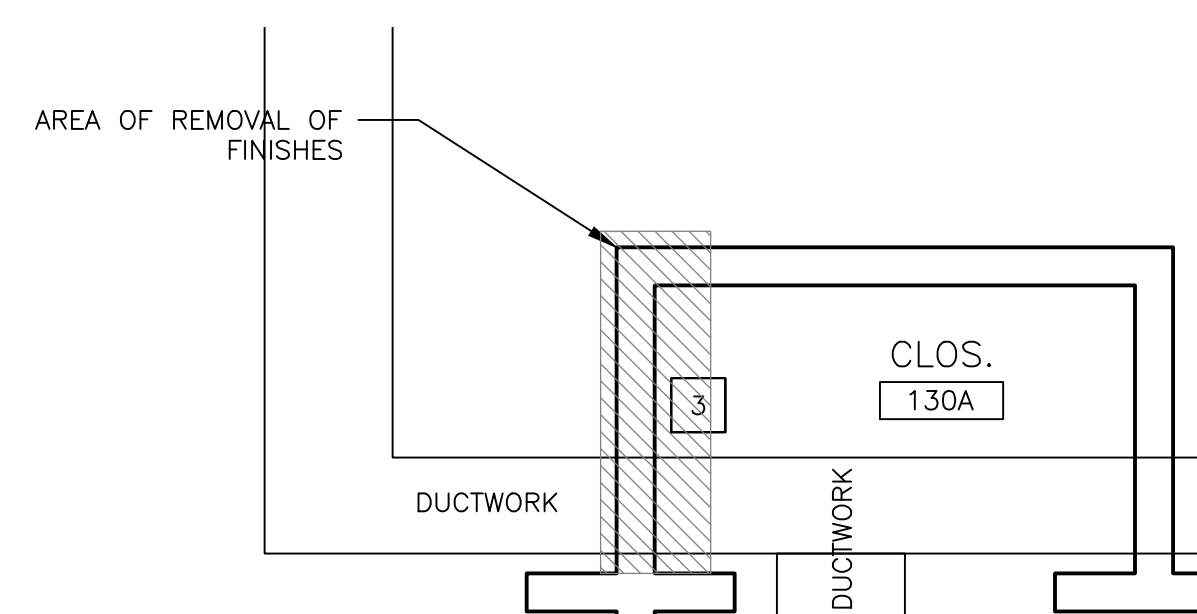


11 INTERIOR ELEVATION LAUNDRY RM NEW WORK
SCALE: 1/2" = 1'-0"

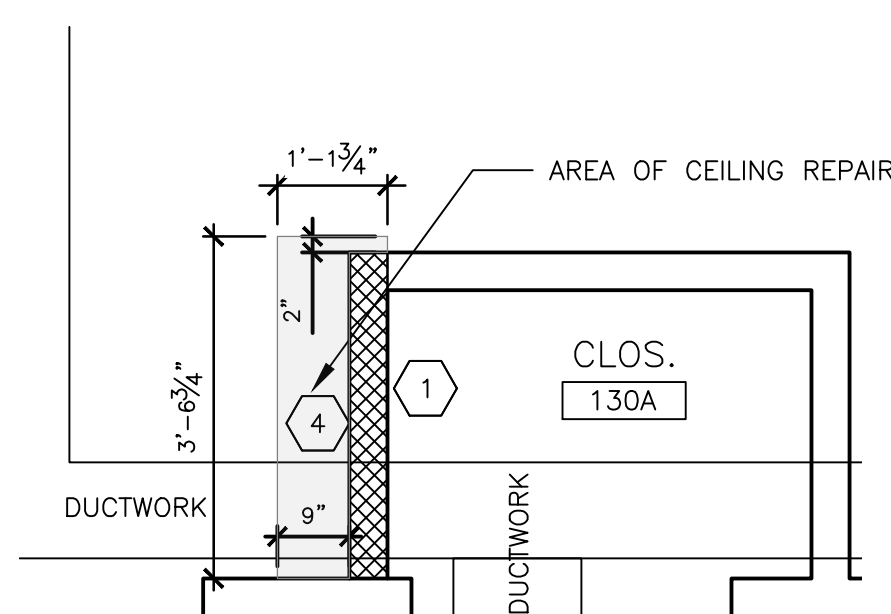
DEMOLITION KEYNOTES:	
1	REMOVE EXISTING WALL PARTITION STUDS AND DRYWALL IN HATCHED AREAS. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
2	REMOVE EXISTING DOOR AND FRAME COMPLETE. RETAIN FOR OWNER.
3	DEMOLISH EXISTING DRYWALL CEILINGS IN HATCHED AREAS. EXISTING LIGHTING TO BE REMOVED AND REINSTALLED WITH ORIGINAL CONNECTIONS.
4	DEMOLISH EXISTING FLOOR FINISH IN CLOSET AND ADJACENT ROOM OF WORK AREA.

RENOVATION KEYNOTES:	
1	NEW 2X4 WOOD STUDS W/ 5/8" TYPE X GYP. PAINT TO MATCH EXISTING. NEW OUTLETS AND SWITCHES IF MODIFIED.
2	INSTALL NEW LIGATURE RESISTANT DOOR HARDWARE. COORDINATE KEYING WITH OWNER.
3	NEW 3'-0" x 7'-0" SOLID DOOR TO MATCH FACILITY AND WELDED STEEL FRAME AND HEADER. (PAINT FRAME)
4	NEW 5/8" TYPE X MOISTURE RESISTANT GYP INSTALLED TO CEILING FRAMING. FINISH, TAPE, PATCH AND PAINT TO MATCH EXIST.
5	MATCH AND INSTALL FLOORING IN ADJACENT ROOM WHERE WALL WAS DEMOLISHED.
6	NEW WATER VALVES FOR WASHER HOOKUP AND RECESSED BOX WITH LIGATURE RESISTANT COVER PLATE. SECURITY CAM LOCK AND CONCEALED SCREWS/HINGES.

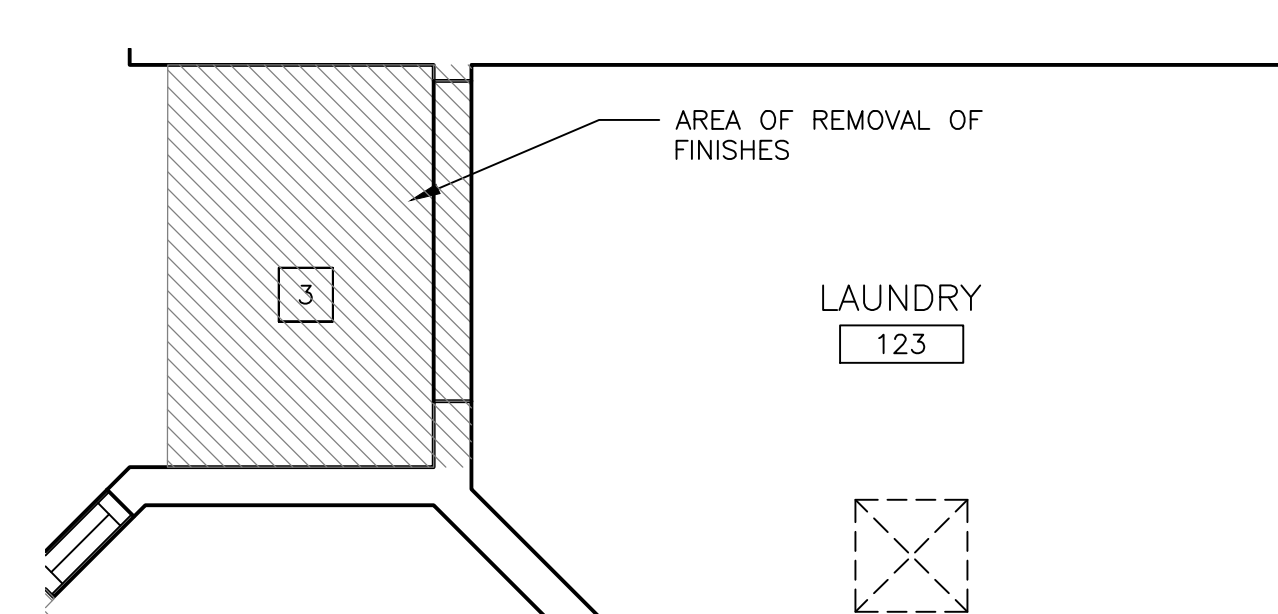
GENERAL NOTES:	
1.	ALL HARDWARE, HINGES, AND FIXTURES TO BE LIGATURE RESISTANT. HINGES ARE CONTINUOUS.
2.	EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3.	PREPARE EXISTING FLOOR AND INSTALL NEW FINISHES.
4.	REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5.	NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6.	CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7.	SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
8.	ALL EXPOSED SCREWS REQUIRED TO BE TAMPER PROOF.



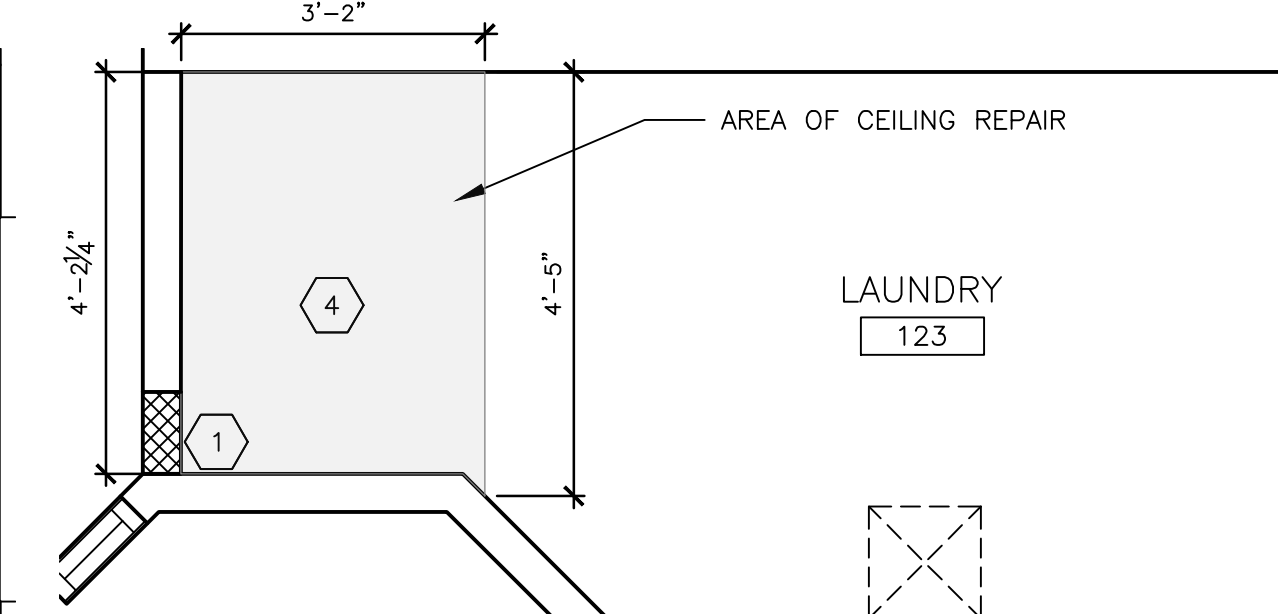
12 REFLECTED CEILING PLAN DEMO
SCALE: 1/2" = 1'-0"



13 REFLECTED CEILING PLAN NEW
SCALE: 1/2" = 1'-0"



14 REFLECTED CEILING PLAN DEMO
SCALE: 1/2" = 1'-0"



15 REFLECTED CEILING PLAN NEW
SCALE: 1/2" = 1'-0"



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

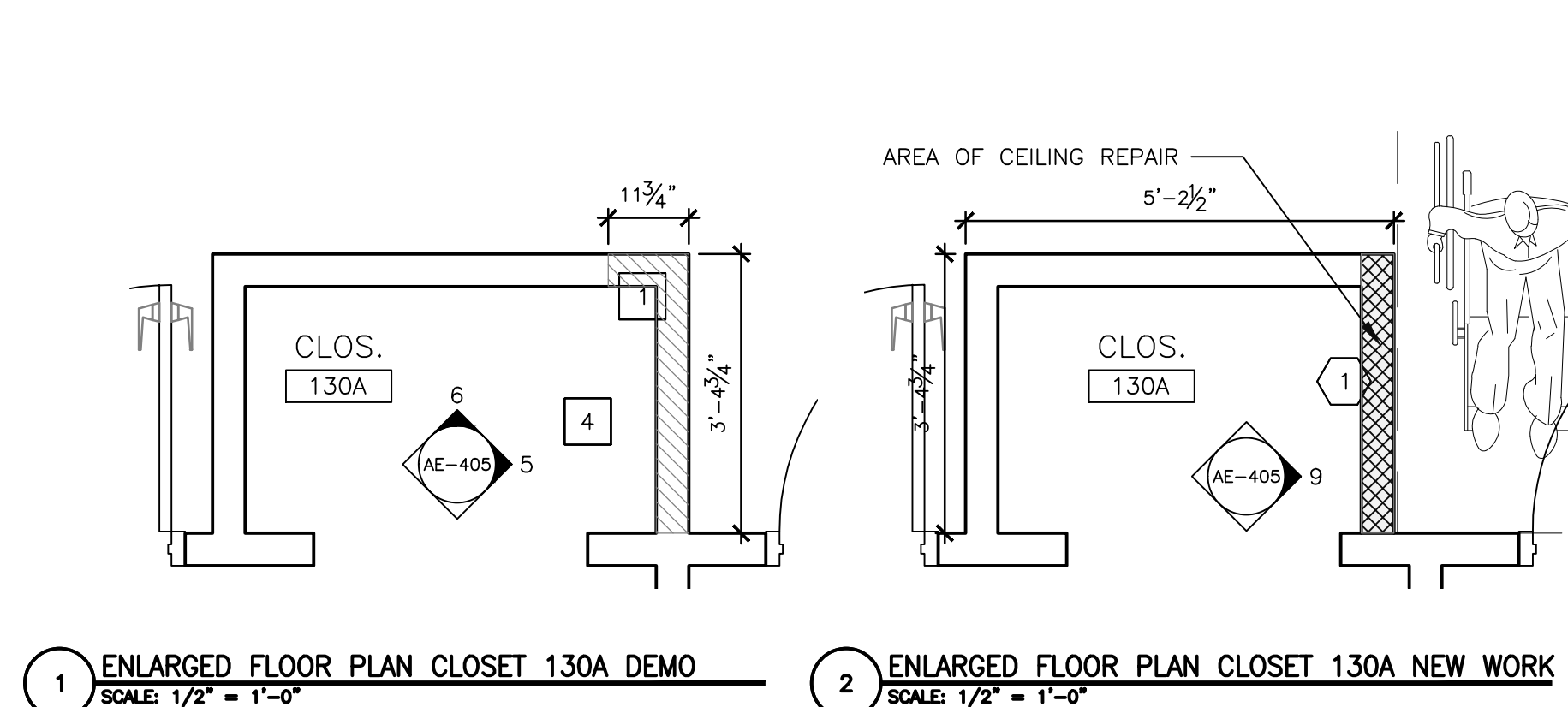
CAD DWG FILE: _____
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
ENLARGED CLOSET 130A &
LAUNDRY PLANS/
ELEVATIONS COTTAGES 5-9-11

SHEET NUMBER:

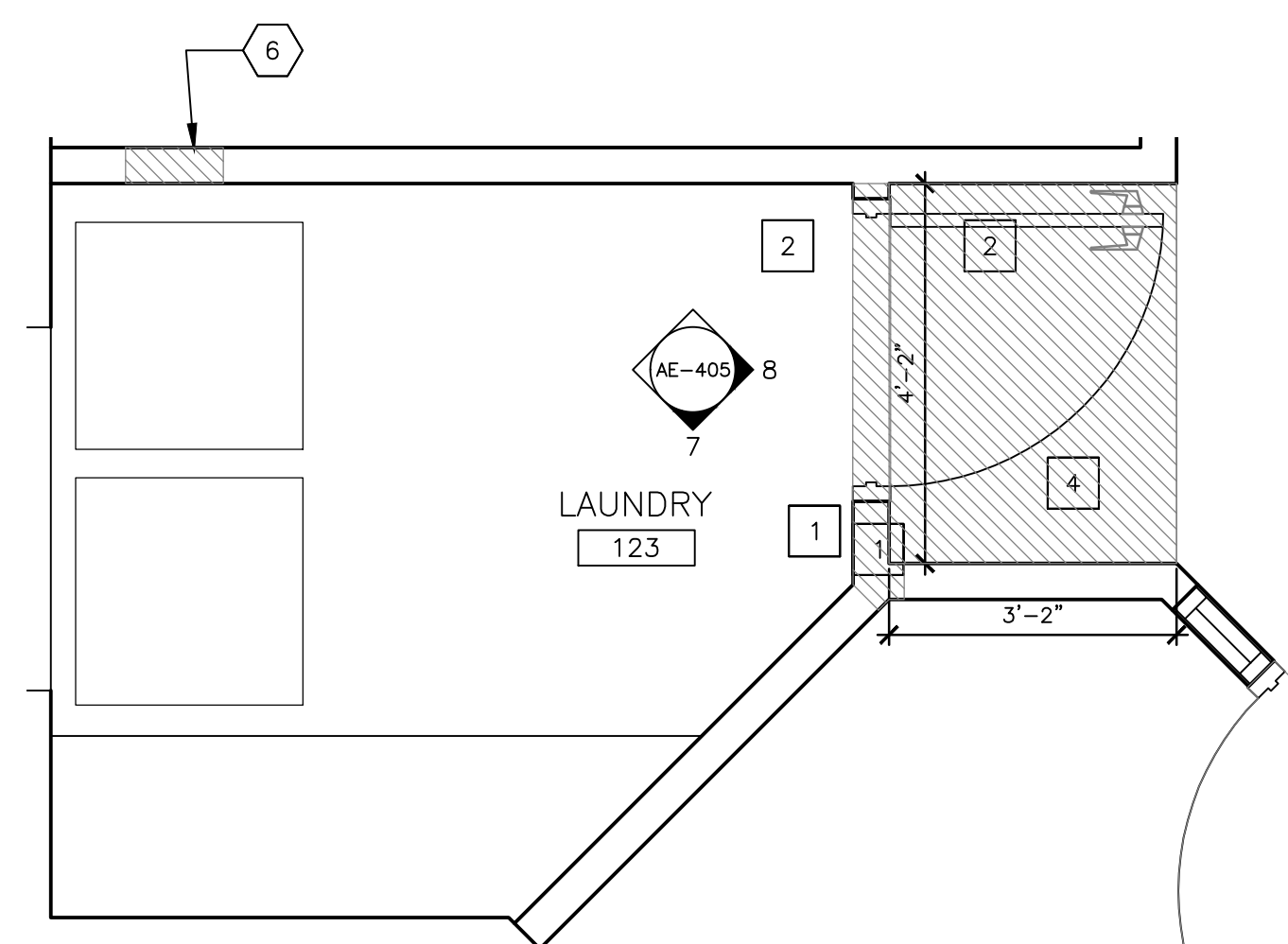
AE-405

40 OF 41 SHEETS
8/19/2024

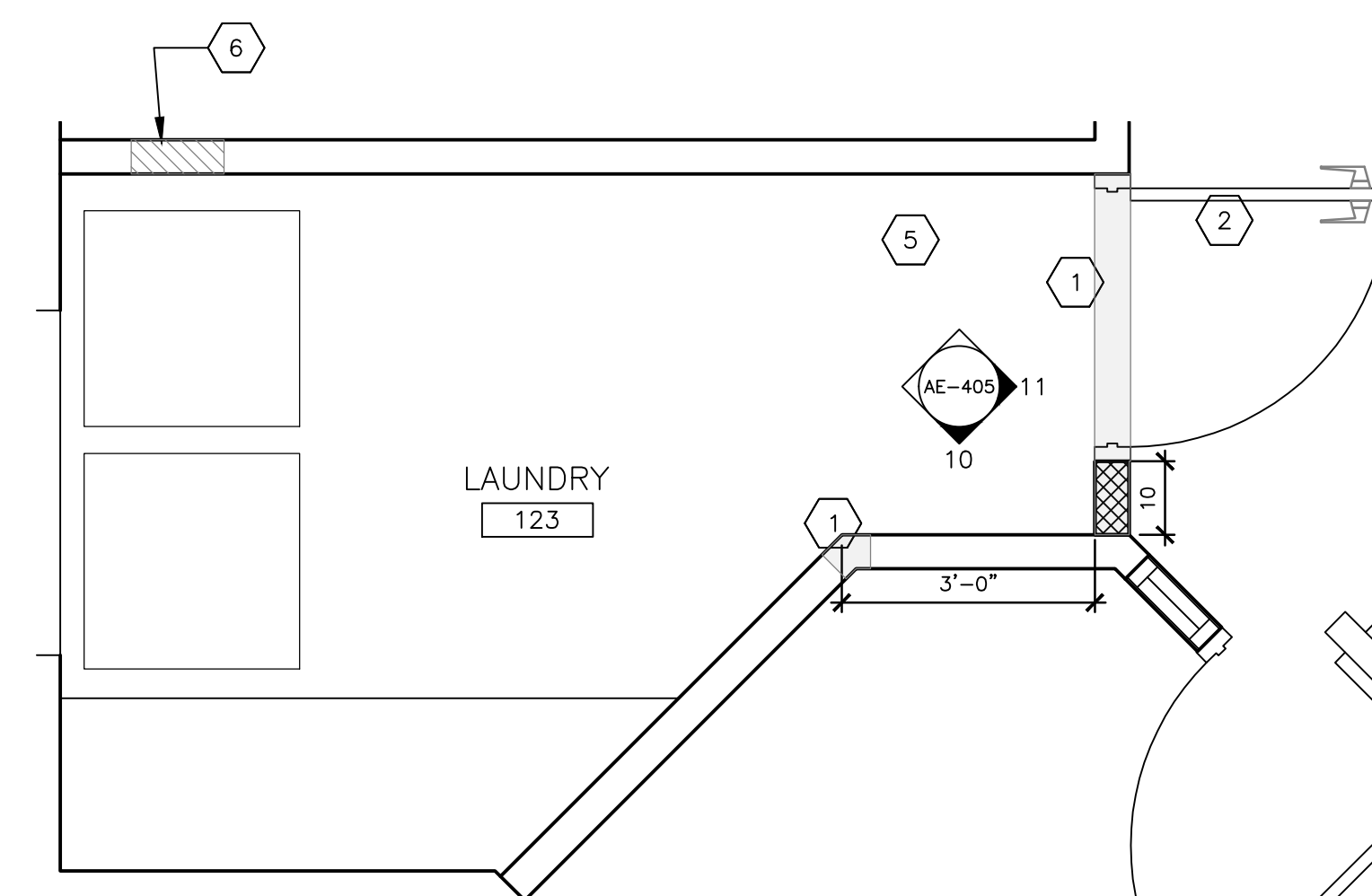


1 ENLARGED FLOOR PLAN CLOSET 130A DEMO
SCALE: 1/2" = 1'-0"

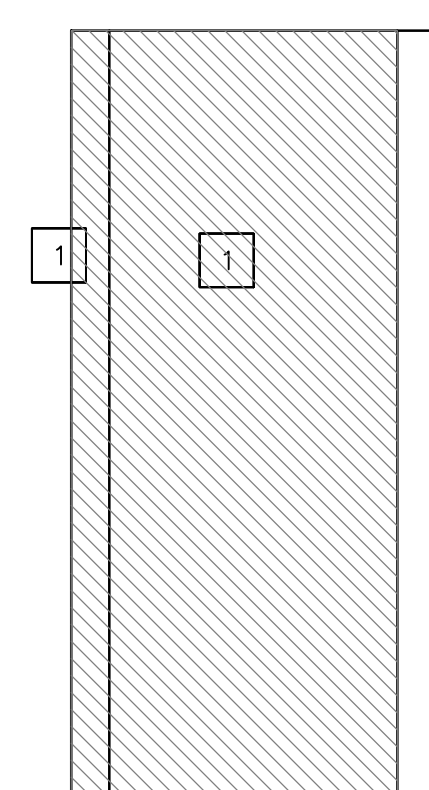
2 ENLARGED FLOOR PLAN CLOSET 130A NEW WORK
SCALE: 1/2" = 1'-0"



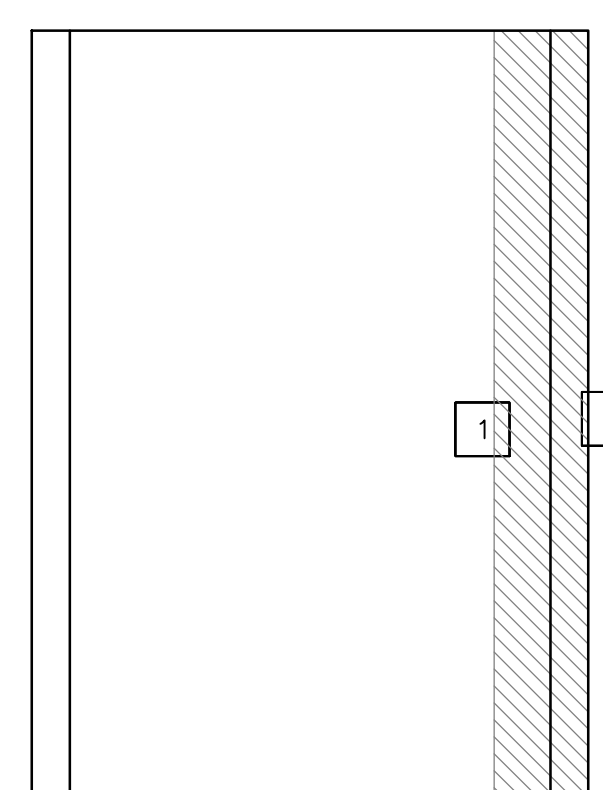
3 ENLARGED FLOOR PLAN LAUNDRY RM DEMO
SCALE: 1/2" = 1'-0"



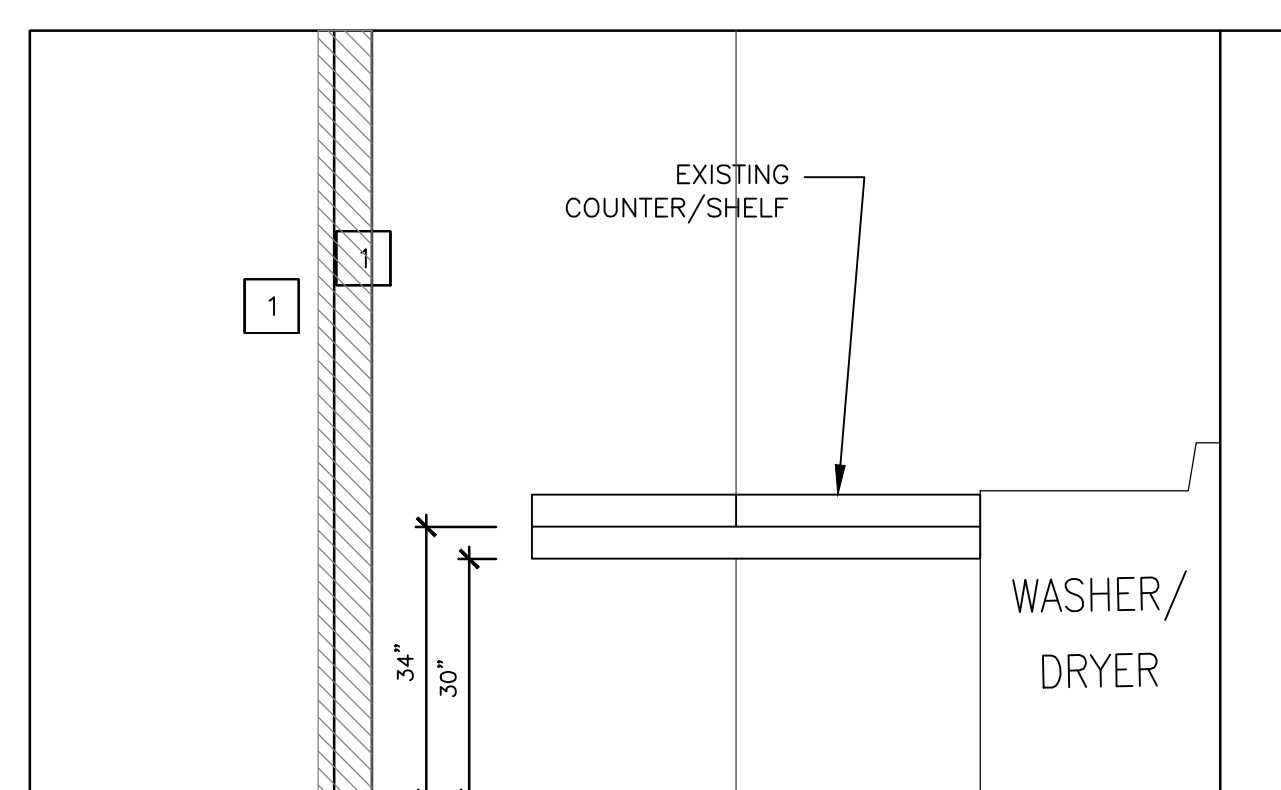
4 ENLARGED FLOOR PLAN LAUNDRY RM NEW WORK
SCALE: 1/2" = 1'-0"



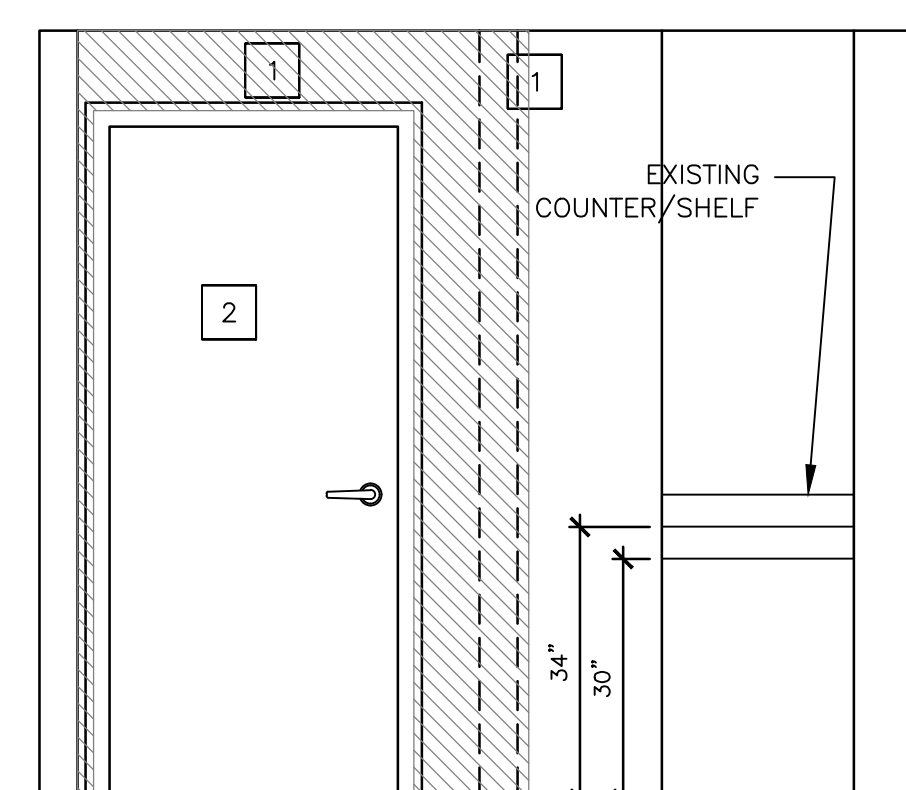
5 INTERIOR ELEVATION CLOSET 130A DEMO
SCALE: 1/2" = 1'-0"



6 INTERIOR ELEVATION CLOSET 130A DEMO
SCALE: 1/2" = 1'-0"



7 INTERIOR ELEVATION LAUNDRY RM DEMO
SCALE: 1/2" = 1'-0"

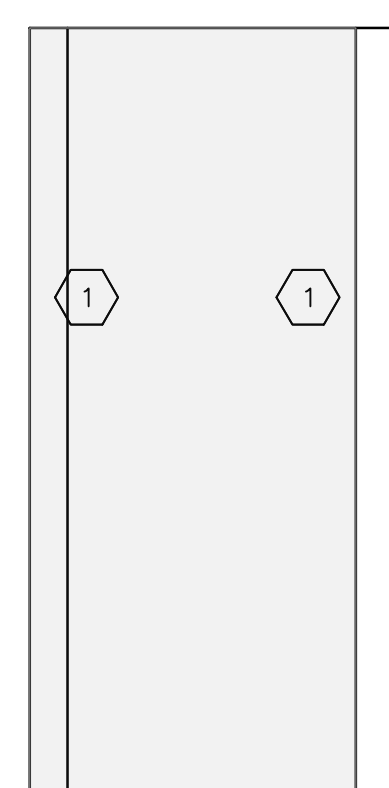


8 INTERIOR ELEVATION LAUNDRY RM DEMO
SCALE: 1/2" = 1'-0"

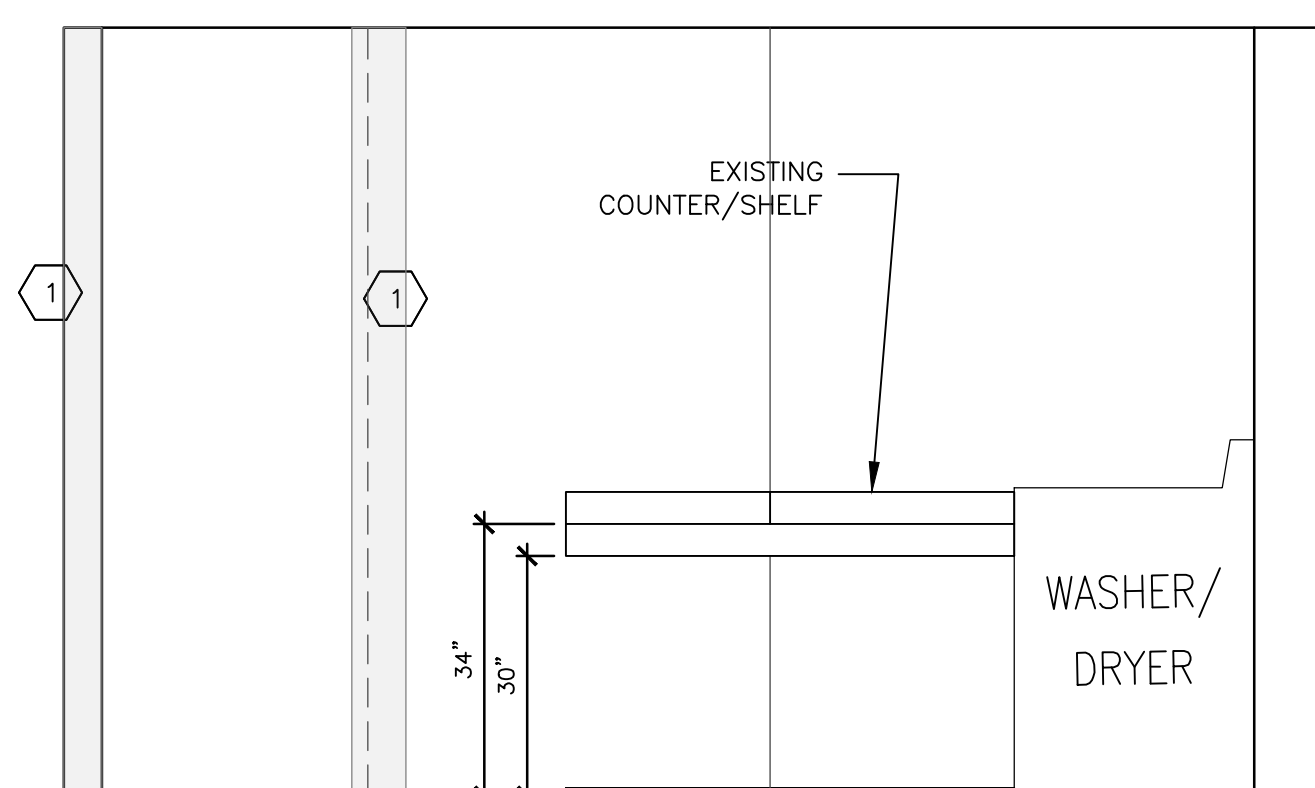
DEMOLITION KEYNOTES:	
1	REMOVE EXISTING WALL PARTITION STUDS AND DRYWALL IN HATCHED AREAS. REMOVE ALL EXISTING OUTLETS AND SWITCHES AND REPLACE.
2	REMOVE EXISTING DOOR AND FRAME COMPLETE. RETAIN FOR OWNER.
3	DEMOLISH EXISTING DRYWALL CEILINGS IN HATCHED AREAS. EXISTING LIGHTING TO BE REMOVED AND REINSTALLED WITH ORIGINAL CONNECTIONS.
4	DEMOLISH EXISTING FLOOR FINISH IN CLOSET AND ADJACENT ROOM OF WORK AREA.

RENOVATION KEYNOTES:	
1	NEW 2X4 WOOD STUDS W/ 5/8" TYPE X GYP. PAINT TO MATCH EXISTING. NEW OUTLETS AND SWITCHES IF MODIFIED.
2	INSTALL NEW LIGATURE RESISTANT DOOR HARDWARE. COORDINATE KEYING WITH OWNER.
3	NEW 3'-0" x 7'-0" SOLID DOOR TO MATCH FACILITY AND WELDED STEEL FRAME AND HEADER. (PAINT FRAME)
4	NEW 5/8" TYPE X MOISTURE RESISTANT GYP INSTALLED TO CEILING FRAMING. FINISH, TAPE, PATCH AND PAINT TO MATCH EXIST.
5	MATCH AND INSTALL FLOORING IN ADJACENT ROOM WHERE WALL WAS DEMOLISHED.
6	NEW WATER VALVES FOR WASHER HOOKUP AND RECESSED BOX WITH LIGATURE RESISTANT COVER PLATE. SECURITY CAM LOCK AND CONCEALED SCREWS/HINGES.

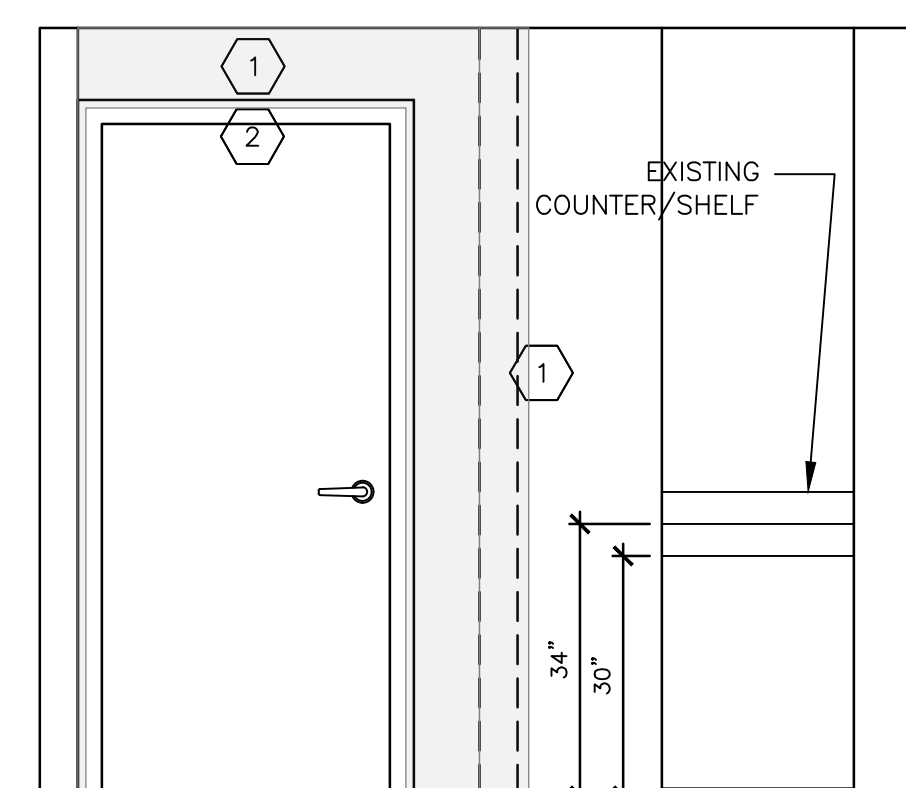
GENERAL NOTES:	
1.	ALL HARDWARE, HINGES, AND FIXTURES TO BE LIGATURE RESISTANT. HINGES ARE CONTINUOUS.
2.	EXISTING WALL FINISH TO REMAIN. PATCH/REPLACE AS REQUIRED.
3.	PREPARE EXISTING FLOOR AND INSTALL NEW FINISHES.
4.	REPLACE ALL EXISTING OUTLETS AND SWITCHES WITH NEW. REFER TO SPECIFICATIONS.
5.	NOTIFY ARCHITECT AND CONSTRUCTION ADMINISTRATOR OF CONFLICTS PRIOR TO CONSTRUCTION.
6.	CONTRACTOR RESPONSIBLE FOR LOCATION OF EXIST. PLUMBING DRAINS AND WATER SUPPLY.
7.	SEAL ALL FIXTURES, ACCESSORIES AND JOINTS WITH PICK PROOF CAULK PER SPECIFICATIONS.
8.	ALL EXPOSED SCREWS REQUIRED TO BE TAMPER PROOF.



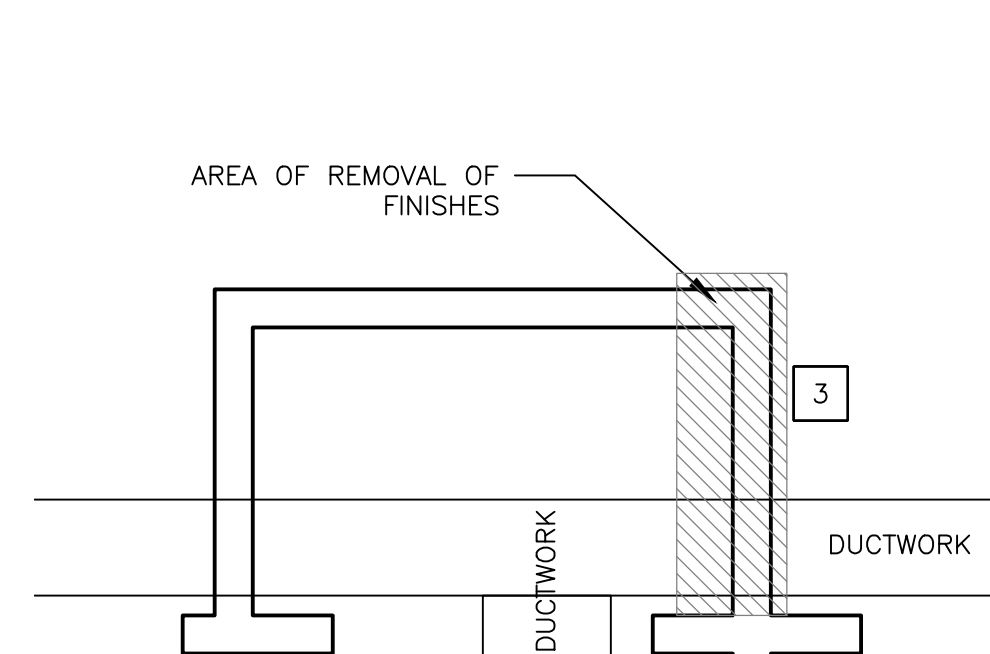
9 INTERIOR ELEVATION CLOSET 130A NEW WORK
SCALE: 1/2" = 1'-0"



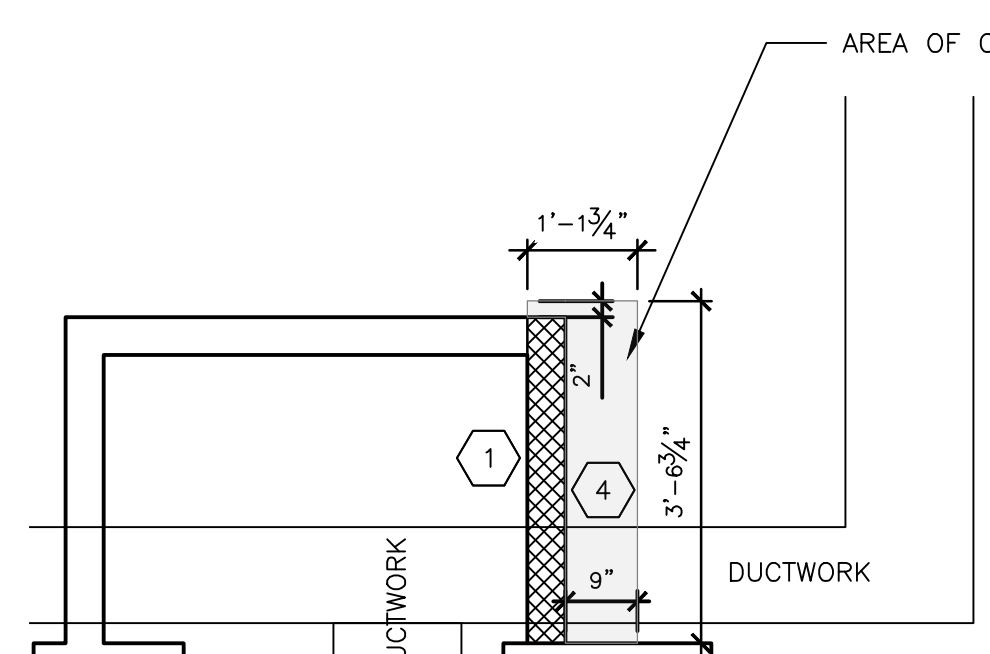
10 INTERIOR ELEVATION LAUNDRY RM NEW WORK
SCALE: 1/2" = 1'-0"



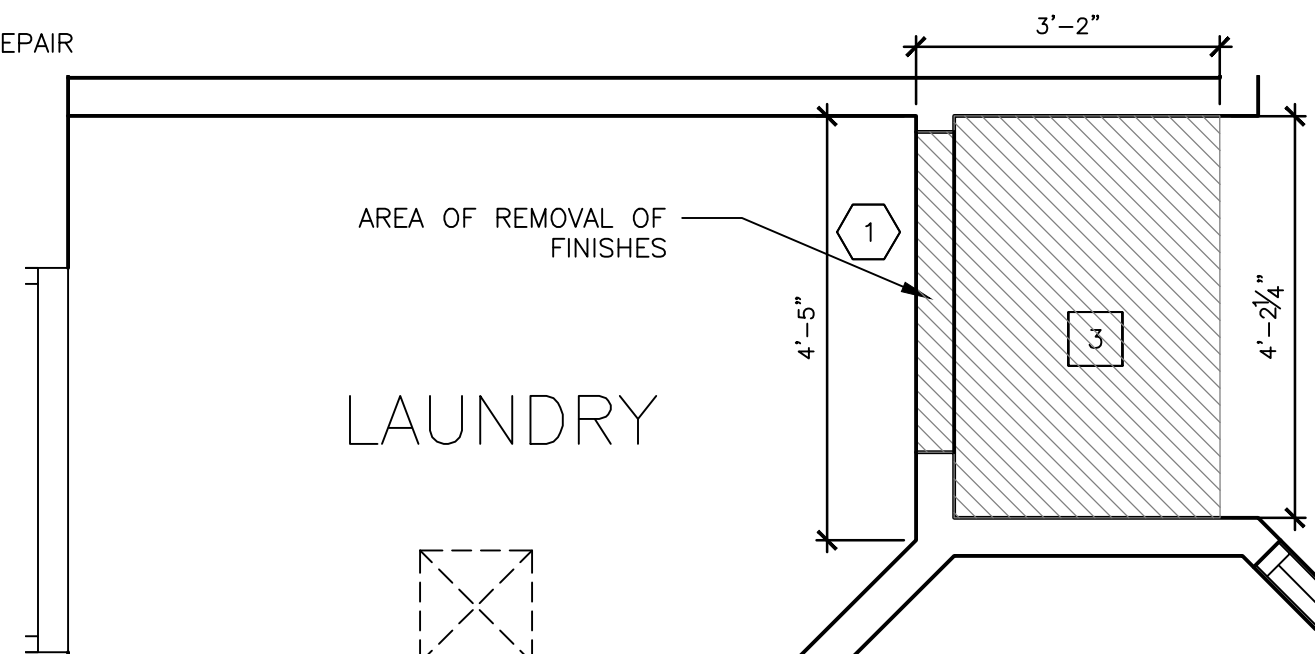
11 INTERIOR ELEVATION LAUNDRY RM NEW WORK
SCALE: 1/2" = 1'-0"



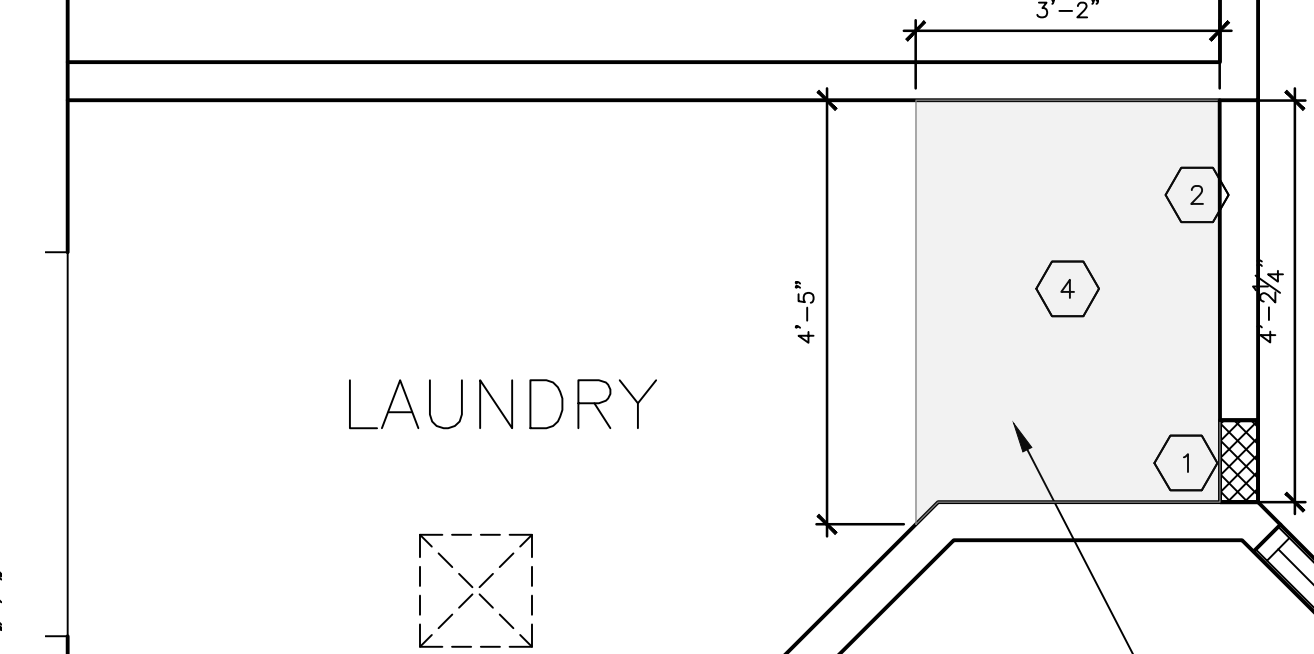
12 REFLECTED CEILING PLAN DEMO
SCALE: 1/2" = 1'-0"



13 REFLECTED CEILING PLAN NEW
SCALE: 1/2" = 1'-0"



14 REFLECTED CEILING PLAN DEMO
SCALE: 1/2" = 1'-0"



15 REFLECTED CEILING PLAN NEW
SCALE: 1/2" = 1'-0"



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
MENTAL HEALTH

ADA UPGRADES, MULTIPLE
COTTAGES & GROUP HOMES

NORTHWEST MISSOURI
PSYCHIATRIC REHAB CENTER
3505 FREDERICK AVENUE
ST. JOSEPH, MISSOURI

PROJECT # M2301-01
SITE # 6517
ASSET #
6517353017 - 6517353022

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 8/19/2024

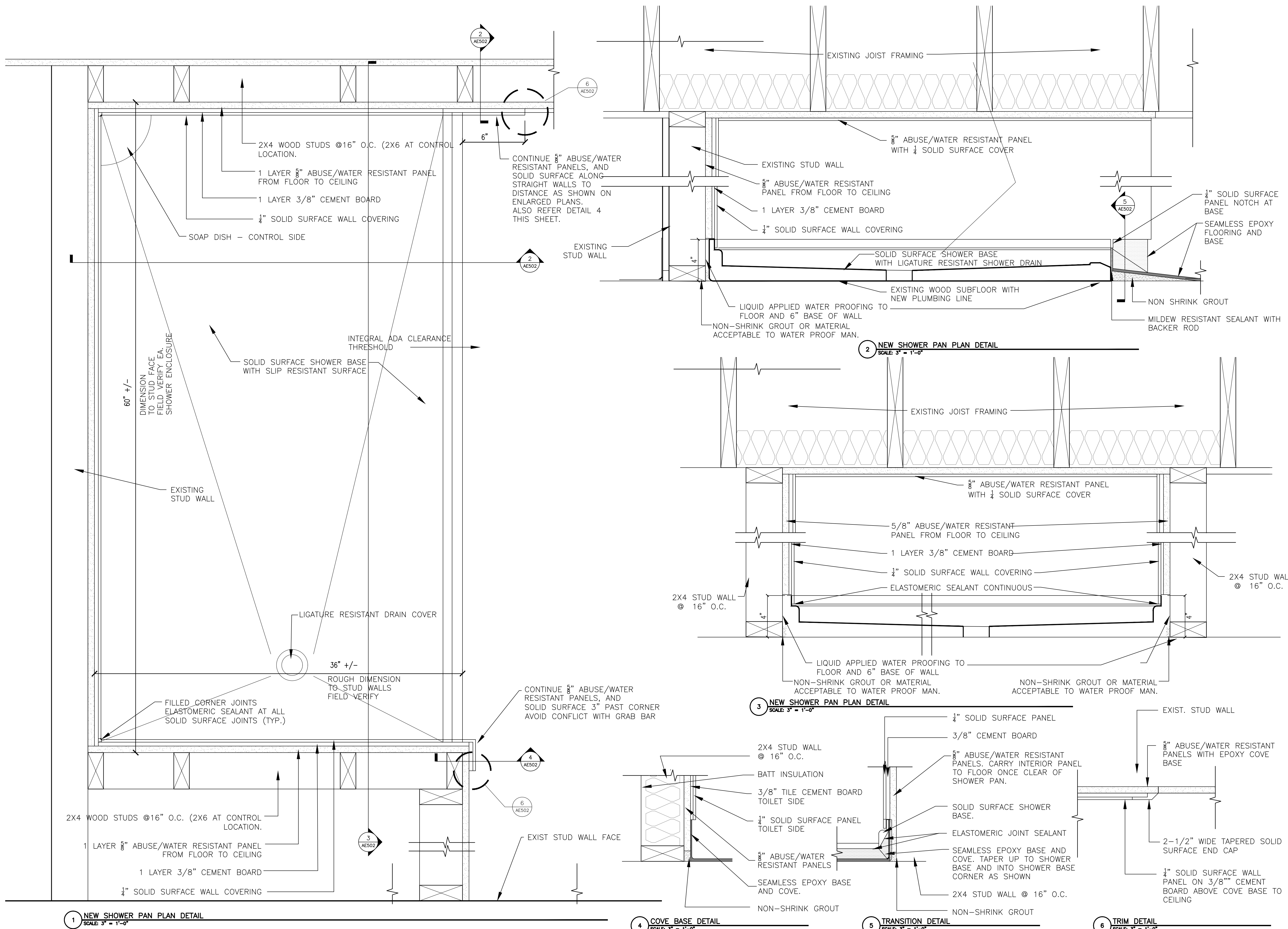
CAD DWG FILE: AE-502
DRAWN BY: FML
CHECKED BY: BS
DESIGNED BY: BS

SHEET TITLE:
**NEW WORK
WALL SECTIONS
AND DETAILS**

SHEET NUMBER:

AE-502

37 OF 37 SHEETS
8/19/2024



1 NEW SHOWER PAN PLAN DETAIL
SCALE: 3" = 1'-0"

4 COVE BASE DETAIL
SCALE: 3" = 1'-0"

5 TRANSITION DETAIL
SCALE: 3" = 1'-0"

6 TRIM DETAIL
SCALE: 3" = 1'-0"