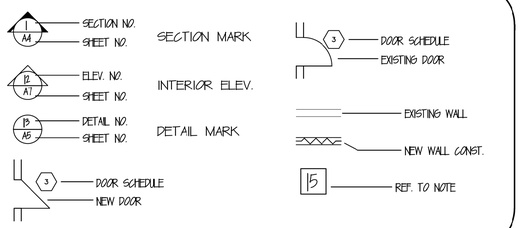
Interior Renovation
Missouri Veterans Home
St. James, Missouri

STATE OF MISSOURI
MICHAEL A. LUEBBERT
NUMBER A-7803
REGISTERED ARCHITECT

2/19/25

SYMBOL LEGEND



ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners

COMM. # 4860

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CERTIFICATE OF AUTHORITY # 000718

INDEX TO DRAWINGS

OWNER: STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR
DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

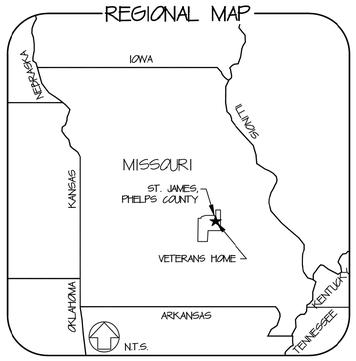
PROJECT MANAGEMENT: OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DESIGNER: ESTERLY, SCHNEIDER & ASSOCIATES, INC., AIA

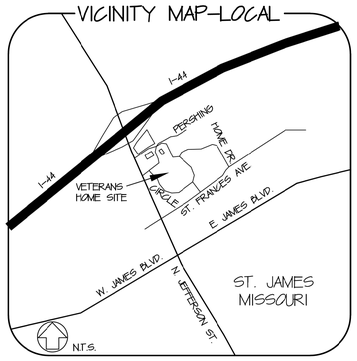
PROJECT NUMBER: U1503-01
FAI NUMBER: 29-044

SITE NUMBER: 6801
ASSET NUMBER: 8136801002

REGIONAL MAP



VICINITY MAP-LOCAL

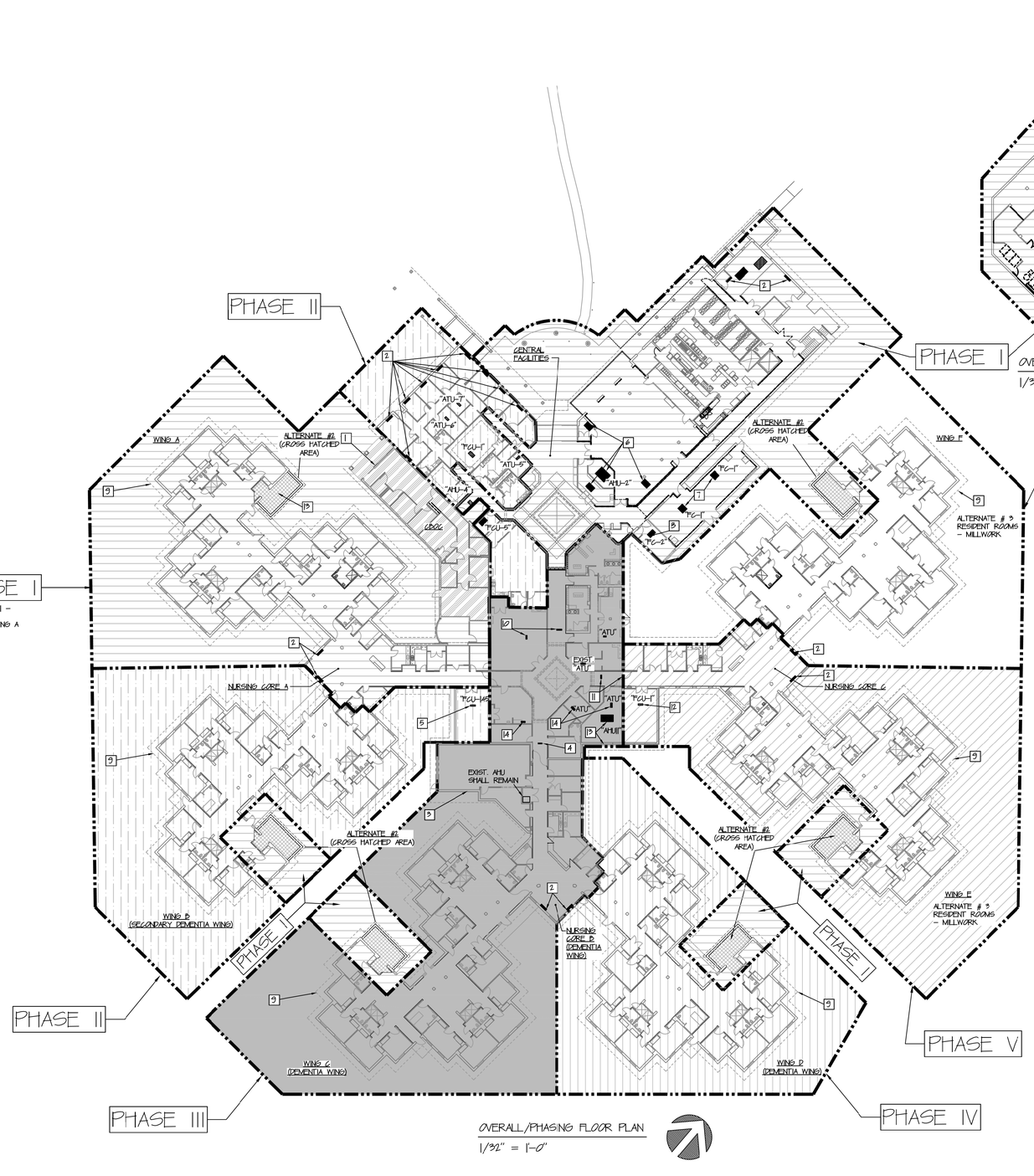


SHEET NUMBER:

G-001

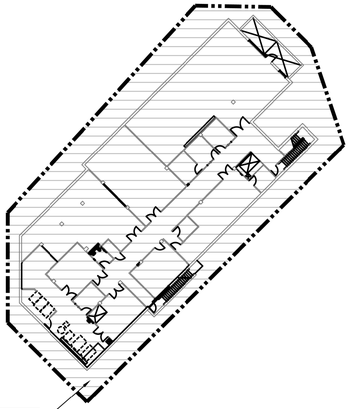
1 OF 120 SHEETS
AUGUST 1, 2024

BID DOCUMENTS



OVERALL/PHASING FLOOR PLAN

1/32" = 1'-0"



OVERALL/PHASING BASEMENT PLAN

1/32" = 1'-0"

PHASING PLAN KEY NOTES

1. EXISTING COMMUNITY-BASED OUTPATIENT CLINIC (CBOC) MEP:
   a. ALL EXISTING MEP EQUIPMENT SHALL REMAIN IN THIS AREA WITH THE EXCEPTION OF THE FOLLOWING:
   b. ALL EXISTING FIRE ALARM DEVICES SHALL BE REPLACED AND INTEGRATED INTO THE NEW FIRE ALARM SYSTEM. DEVICE REPLACEMENT AND COMMISSIONING SHALL OCCUR OUTSIDE OF THE NORMAL OCCUPANCY HOURS AND SHALL BE FULLY OPERATIONAL DURING OCCUPIED HOURS.
   c. ALL EXISTING NURSE CALL DEVICES SHALL BE REPLACED AND INTEGRATED INTO THE NEW NURSE CALL SYSTEM. DEVICE INTEGRATION AND COMMISSIONING SHALL OCCUR OUTSIDE OF THE NORMAL OCCUPANCY HOURS AND SHALL BE FULLY OPERATIONAL DURING OCCUPIED HOURS. COORDINATE WORK WITH CLINIC STAFF.
2. REMOVE AND REPLACE FAN COIL UNITS.
3. EXISTING DEMENTIA DINING ROOM:
   a. ALL EXISTING MEP EQUIPMENT SHALL REMAIN IN THIS AREA WITH THE EXCEPTION OF THE FOLLOWING:
   b. ALL EXISTING FIRE ALARM DEVICES SHALL BE REPLACED AND INTEGRATED INTO THE NEW FIRE ALARM SYSTEM. DEVICE REPLACEMENT AND COMMISSIONING SHALL OCCUR OUTSIDE OF THE NORMAL OCCUPANCY HOURS AND SHALL BE FULLY OPERATIONAL DURING OCCUPIED HOURS.
   c. ALL EXISTING NURSE CALL DEVICES SHALL BE REPLACED AND INTEGRATED INTO THE NEW NURSE CALL SYSTEM. DEVICE INTEGRATION AND COMMISSIONING SHALL OCCUR OUTSIDE OF THE NORMAL OCCUPANCY HOURS AND SHALL BE FULLY OPERATIONAL DURING OCCUPIED HOURS.
4. HOT WATER REHEAT COIL FROM "AHU1" SERVING SOUTHEAST CORE AREA. REFER TO MECHANICAL PLANS.
5. NEW FAN COIL UNIT IN STORAGE 145. REFER TO MECHANICAL PLANS.
6. AIR HANDLING UNIT / FPVAV REPLACEMENT:
   a. AIR HANDLING UNIT "AHU2" AND THREE (3) FAN POWERED VAV TERMINAL UNITS SERVE THE DINING 103 AND ENTRY LOBBY AREAS. REFER TO MECHANICAL PLANS.
   b. AIR HANDLER AND FPVAV TERMINAL BOXES SHALL BE REPLACED AT THE SAME TIME.
   c. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF TWO (2) WEEKS.
   d. TEMPORARY HEATING/COOLING UNITS SHALL BE PROVIDED WHEN EXISTING SYSTEM IS OUT OF COMMISSION.
7. FAN COIL UNIT REPLACEMENT:
   a. TWO (2) FAN COIL UNITS SERVE THE DINING ADDITION 104. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF FIVE (5) CONTINUOUS WORKING DAYS. REFER TO MECHANICAL PLANS.
   b. TEMPORARY HEATING/COOLING UNITS SHALL BE PROVIDED WHEN EXISTING SYSTEM IS OUT OF COMMISSION.
8. FAN COIL UNIT REPLACEMENT:
   a. ONE (1) FAN COIL UNIT SERVES THE SALON. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF FIVE (5) CONTINUOUS WORKING DAYS. REFER TO MECHANICAL PLANS.
   b. NO TEMPORARY HEATING/COOLING REQUIRED.
9. TYPICAL "WING" PHASE:
   a. AFTER ALL NEW CHILLED WATER AND HOT WATER ISOLATION VALVES HAVE BEEN INSTALLED BOTH SYSTEM SHALL BE ISOLATED FROM THE MAIN TO ALLOW FOR REPLACEMENT OF FAN COILS AND REPLACEMENT OF PIPING/VALVING TO EACH HOT WATER ZONE COIL. REFER TO MECHANICAL PLANS.
   b. ISOLATION VALVES SHALL BE PROVIDED ON THE DOMESTIC COLD AND HOT WATER SYSTEMS AT HEAD OF THE WING CONNECTION TO ALLOW FOR ALL PLUMBING WORK IN THE "WING" PHASE, INCLUDING REPLACEMENT OF FAUCETS, SHOWER VALVES, SHOWER HEADS AND ANY NEW BARIATRIC FIXTURES. REFER TO MECHANICAL PLANS.
   c. IN EACH WING, REMOVE AND REPLACE ALL FAN COIL UNITS IN EACH RESIDENT ROOM. REFER TO MECHANICAL PLANS.
   d. EXISTING CENTRAL AIR HANDLING UNIT AND REHEAT COILS SHALL REMAIN. REFER TO MECHANICAL PLANS.
10. HOT WATER REHEAT COIL FROM "AHU1" SERVING SOUTHWEST CORE AREA. REFER TO MECHANICAL PLANS.
11. HOT WATER REHEAT COIL FROM "AHU1" SERVING NORTHEAST CORE AREA. REFER TO MECHANICAL PLANS.
12. FAN COIL UNIT REPLACEMENT:
   a. ONE (1) FAN COIL UNIT SERVES THE STORAGE ROOM 145. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF FIVE (5) CONTINUOUS WORKING DAYS. REFER TO MECHANICAL PLANS.
   b. NO TEMPORARY HEATING/COOLING REQUIRED.
13. AIR HANDLING UNIT / VAV / HW COIL REPLACEMENT:
   a. AIR HANDLING UNIT "AHU1" AND ALL VAV TERMINAL UNITS AND HOT WATER REHEAT COILS SERVE THE LOBBY AREA AND ALL THREE CORE NURSING STATION AREAS. REFER TO MECHANICAL PLANS.
   b. THE AIR HANDLER AND VAV TERMINAL BOXES SHALL BE REPLACED AT THE SAME TIME. THE HOT WATER REHEAT COILS SHALL REMAIN AND BE RE-PIPED.
   c. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF TWO (2) WEEKS.
   d. TEMPORARY HEATING/COOLING UNITS SHALL BE PROVIDED WHEN EXISTING SYSTEM IS OUT OF COMMISSION.
14. BYPASS AIR TERMINAL UNIT REPLACEMENT:
   a. ONE (1) BYPASS AIR TERMINAL UNIT SERVES THE RESIDENT SMOKING ROOM 147. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF FIVE (5) CONTINUOUS WORKING DAYS. REFER TO MECHANICAL PLANS.
   b. ONE (1) BYPASS AIR TERMINAL UNIT SERVES THE NURSE SUPERVISOR ROOM 139. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF FIVE (5) CONTINUOUS WORKING DAYS.
   c. ONE (1) BYPASS AIR TERMINAL UNIT SERVES THE MECHANICAL ROOM 197. SYSTEM SHALL BE OUT OF COMMISSION FOR A MAXIMUM OF FIVE (5) CONTINUOUS WORKING DAYS.

ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING "A" FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-603, M-105, M-116, M-127, M-199, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS MEP AND STRUCTURAL DRAWINGS.

ALTERNATE #3:
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-210 AND E-211 AS WELL AS ALL ASSOCIATED DETAILS.

ALTERNATE #4
ALL WORK ASSOCIATED WITH NURSE CALL AS IDENTIFIED ON PLANS AND SPECIFICATIONS.

PHASING PLAN GENERAL NOTES

a. CONTRACTOR TO ALLOW STAFF 10 WORKING DAYS TO MOVE CLIENTS FROM AN OCCUPIED WING TO AN UNOCCUPIED WING PRIOR TO CONSTRUCTION IN THE WING.

b. BUILDING AUTOMATION SYSTEMS:
   WHEN HVAC EQUIPMENT IS REPLACED, THE ASSOCIATED HONEYWELL CONTROLLERS SHALL BE REPLACE WITH SCHNEIDER ELECTRIC ECOSTRUXURE PROGRAMMED TO MEET THE POINTS LIST AND SEQUENCE OF OPERATION REFER TO BAS DRAWINGS (M-602, M-603 AND M-604) FOR ADDITIONAL REQUIREMENTS.

c. FIRE ALARM SYSTEM:
   1. THE ENTIRE FIRE ALARM SYSTEM SHALL BE REPLACED EXCEPT WHERE NOTED OTHERWISE ON DRAWINGS.
   2. PRIOR TO THE START OF ANY DEMOLITION WORK, THE NEW HEAD END FIRE ALARM SYSTEM SHALL BE INSTALLED AND FULLY OPERATIONAL TO ALLOW FOR NEW DEVICES/ZONES TO BE CONNECTED DURING ALL FOLLOWING PHASES.
   3. THE EXISTING FIRE ALARM SYSTEM SHALL BE MAINTAINED AND OPERATIONAL DURING THE ENTIRE SYSTEM REPLACEMENT UNTIL THE FINAL DEVICE IS REMOVED.

d. NURSE CALL SYSTEM:
   1. THE ENTIRE NURSE CALL SYSTEM SHALL BE REPLACED.
   2. PRIOR TO THE START OF ANY DEMOLITION WORK, THE CENTRAL EQUIPMENT SHALL BE INSTALLED AND FULLY OPERATIONAL TO ALLOW FOR EACH NEW MASTER STATION TO BE CONNECTED DURING ALL FOLLOWING PHASES.
   3. DURING EACH CONSTRUCTION PHASE ALL EXISTING DEVICES TO REMAIN AND ALL NEW DEVICES SHALL BE INTEGRATED INTO THE NEW MASTER STATIONS.
   4. THE EXISTING NURSE CALL SYSTEM SHALL BE MAINTAINED AND OPERATIONAL DURING THE ENTIRE SYSTEM REPLACEMENT UNTIL THE FINAL DEVICE IS REMOVED.

e. COORDINATE ALL WORK AND FACILITY REPLACEMENT WORK WITH THE FACILITY BEFORE WORK BEGINS.

PHASING AND GENERAL NOTES FOR HYDRONIC PIPING

GENERAL NOTES:
1. THE HOT WATER HEATING SYSTEM SHALL ONLY BE TAKEN OUT OF COMMISSION DURING THE COOLING SEASON, BETWEEN JUNE 1ST AND AUGUST 31ST, WHEN THE SYSTEM IS OUT OF COMMISSION, THERE WILL NOT BE HOT WATER AVAILABLE FOR AN EXTENDED PERIOD OF TIME AND THERE WILL NOT BE HEATING AVAILABLE AT ANY OF THE AIR HANDLERS, ZONE HOT WATER COILS, FAN COIL UNITS AND VAV TERMINAL BOXES. CONTRACTOR SHALL PROVIDE TEMPORARY HEATING FOR ALL SPACES OCCUPIED BY RESIDENTS, AS REQUIRED TO MAINTAIN A SPACE TEMPERATURE OF 75-78 DEGREES FAHRENHEIT AT ALL TIMES.

2. THE CHILLED WATER COOLING SYSTEM SHALL ONLY BE TAKEN OUT OF COMMISSION DURING THE HEATING SEASON, BETWEEN DECEMBER 1ST TO FEBRUARY 28TH.

3. CONTRACTOR SHALL GIVE THE OWNER AND RECEIVE APPROVAL FROM THE OWNER A MINIMUM OF SEVEN DAYS NOTICE PRIOR TO TAKING DOWN ANY SYSTEM.

UPGRADE OF HOT WATER PIPING SYSTEM:
1. ADDITIONAL ISOLATION VALVES SHALL BE INSTALLED PRIOR TO EACH TRANSITION FROM STEEL TO COPPER TO ALLOW FOR EASE OF REPLACEMENT OF THE RUBBER GASKETS ON THE EXISTING DIELECTRIC FITTINGS.
2. ADDITIONAL ISOLATION VALVES SHALL BE PROVIDED AT THE MAIN TAPS TO EACH CORRIOR/WING TO ALLOW FOR ISOLATION OF EACH 25 BED WING DURING CONSTRUCTION.
3. WHEN COMPLETED THE HOT WATER SYSTEM SHALL BE THOROUGHLY FLUSHED AND CHEMICAL TREATMENT INSTALLED. CHEMICAL TREATMENT TO BE PERFORMED BY OTHERS (STATE CONTRACTED.)

UPGRADE OF CHILLED WATER PIPING SYSTEM:
1. ADDITIONAL ISOLATION VALVES SHALL BE PROVIDED AT THE MAIN TAPS TO EACH CORRIOR/WING TO ALLOW FOR ISOLATION OF EACH 25 BED WING DURING CONSTRUCTION.
2. ALL NEW VALVING WORK SHALL BE COMPLETED AT THE BEGINNING OF THE PROJECT, PRIOR TO STARTING HVAC DEMOLITION IN ANY OF THE 25 BED WINGS. WHEN THIS WORK OCCURS THE SPACE SHALL MAINTAIN A SPACE TEMPERATURE OF BETWEEN 75-78 DEGREES.

PHASE A:
1. WHILE THE EXISTING HOT WATER HEATING SYSTEM IS IN OPERATION, THE NEW HOT WATER MAIN PIPING SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS.

PHASE B:
1. DURING THE COOLING SEASON, THE HOT WATER HEATING SYSTEM SHALL BE DISABLED, DRAINED DOWN AND ALL NEW ISOLATION VALVES INSTALLED.
2. THE NEW HOT WATER MAIN PIPING SHALL BE CONNECTED TO THE ISOLATION VALVES AND THE OLD HOT WATER MAIN PIPING SHALL BE ISOLATED OFF AND ABANDONED IN PLACE. REMOVE ABANDONED PIPING CUT 1'-0" FROM WALLS AND CAP ENDS AT FIRE WALLS.
3. THE NEW HOT WATER PIPING SHALL BE PRESSURE TESTED, FLUSHED AND CHEMICALLY TREATED. STATE CONTRACTED.
4. THE HOT WATER HEATING SYSTEM SHALL BE RE-ENABLED TO PROVIDE INTENDED SERVICE.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
THOMAS A. ESTERLY
NUMBER A-7603
REGISTERED ARCHITECT

2/19/25

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e-mail: architect@esterlyschneider.com

CERTIFICATE OF AUTHORITY # 000718

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners

COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION: DATE:
REVISION: DATE:
REVISION: DATE:

ISSUE DATE:8-1-24

CAD DWG FILE:G-100.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

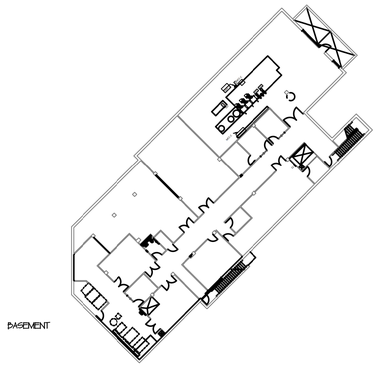
SHEET TITLE:

OVERALL/PHASING PLAN

SHEET NUMBER:

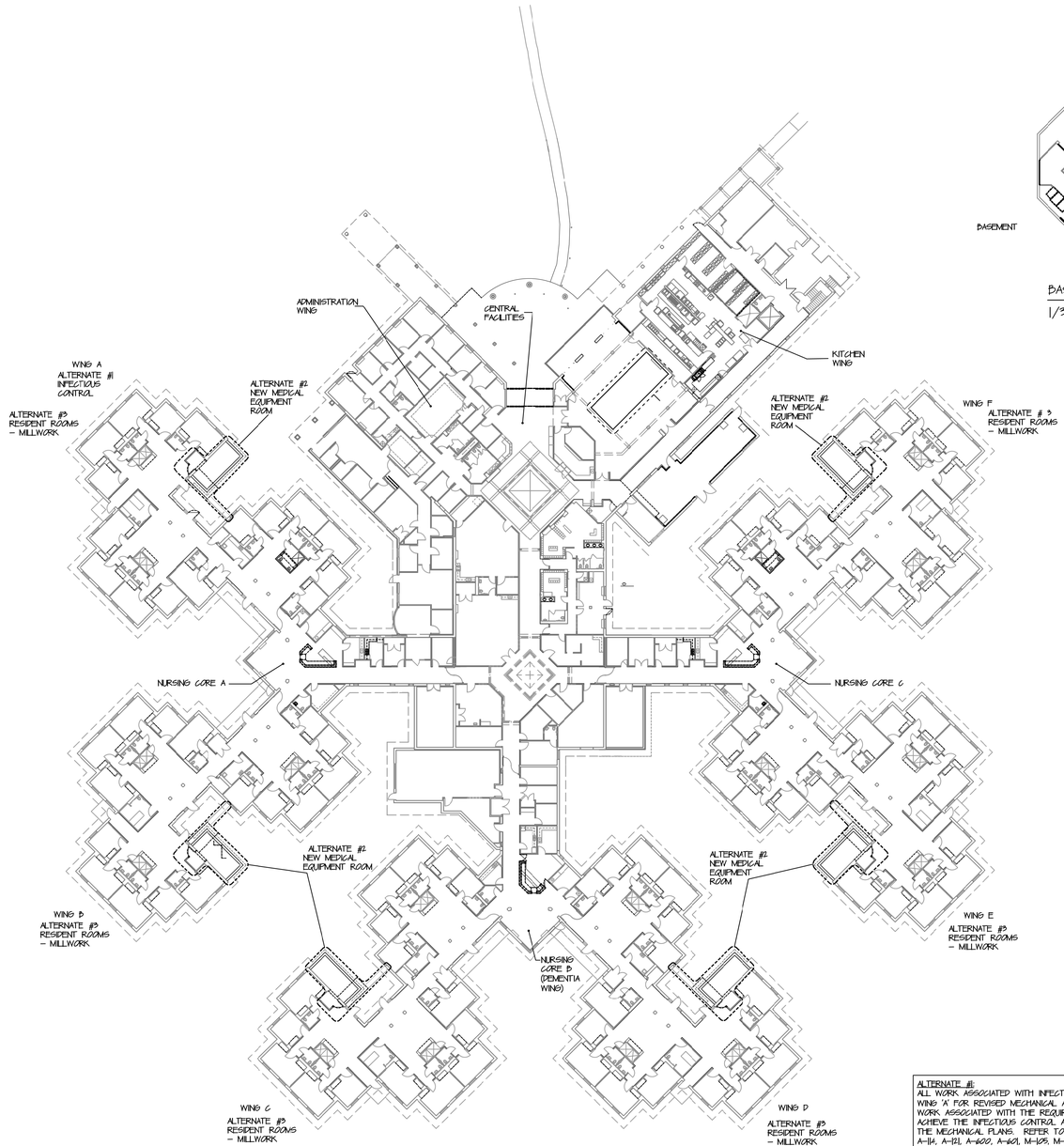
G-100

2 OF 120 SHEETS
8-1-24



BASEMENT PLAN

1/32" = 1'-0"



OVERALL FLOOR PLAN

1/32" = 1'-0"

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ALTERNATE #3:
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BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

2/19/25

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CERTIFICATE OF AUTHORITY # 000718

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DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: G-101.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

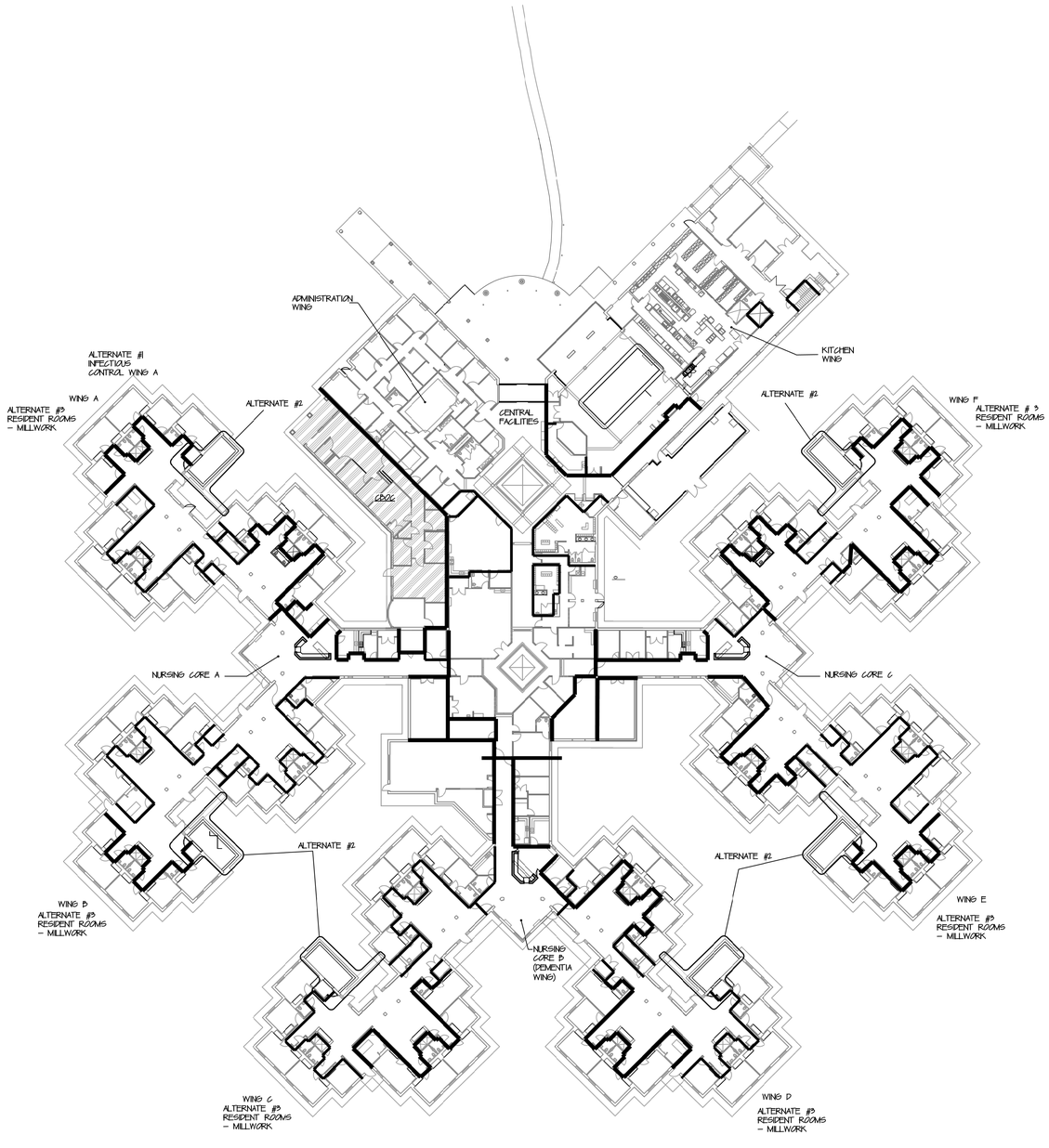
SHEET TITLE:

OVERALL PLAN

SHEET NUMBER:

G-101

3 OF 120 SHEETS
8-1-24



EXISTING FIRE PROTECTION PLAN

1/32" = 1'-0"

CODE SUMMARY FOR NEW CONSTRUCTION

GOVERNING CODES:
- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2020 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 NFPA 101 LIFE SAFETY CODE NFPA 99 EQUIPMENT IN HEALTH CARE FACILITIES NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS
- ADAAG

IN ADDITION TO CURRENT CODES:
- 2021 NFPA 101
- 2021 NFPA 99
- 2020 NFPA 72
- 2020 NFPA 13
- 2020 NFPA 70
- 2020 NFPA 80
- 2021 NFPA 96
- 2021 NFPA 51

FOLLOWING IS A CODE SUMMARY OF THE BUILDING BASED ON THE CURRENT CODE AT THE TIME OF THE DEMENTIA ADDITION CONSTRUCTION PROJECT (2024)

CODE SUMMARY FOR EXISTING BUILDING DESIGN

GOVERNING CODES:
- 1999 BOCA BUILDING CODE
- 1996 INTERNATIONAL MECHANICAL CODE
- 1999 INTERNATIONAL PLUMBING CODE
- 1999 BOCA FIRE PREVENTION CODE
- 1999 NATIONAL ELECTRIC CODE
- 2000 NFPA 101 LIFE SAFETY CODE NFPA 99 EQUIPMENT IN HEALTH CARE FACILITIES NFPA 13 INSTALLATION OF SPRINKLER SYSTEMS

BOCA USE GROUPS:

EXIST. ADMINISTRATION	B
EXIST. FOOD SERVICE	A-3
EXIST. LOBBIES	A-3
EXIST. PATIENT ROOMS & NURSING SUPPORT AREAS	I-2
DEMENTIA ADDITION	A-3

BOCA CONSTRUCTION CLASSIFICATION

EXIST. ADMINISTRATION	TYPE 2C UNPROTECTED
EXIST. FOOD SERVICE	TYPE 2C UNPROTECTED
EXIST. LOBBIES	TYPE 2C UNPROTECTED
EXIST.PATIENT ROOMS & NURSING SUPPORT AREAS	5A PROTECTED
DEMENTIA ADDITION	5A PROTECTED

BOCA FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS:

2C UNPROTECTED:

ENCLOSURE OF EXITS:	1 HOUR
SHAFTS/ELEVATORS	1 HOUR
EXIT ACCESS CORR.	0 HOUR
SMOKE BARRIERS	1 HOUR

5A PROTECTED:

EXTERIOR LOAD BEARING WALLS	1 HOUR
FIRE WALLS	2 HOUR
ENCLOSURE OF EXITS	1 HOUR
SHAFTS/ELEVATORS	1 HOUR
EXIT ACCESS CORR.	1 HOUR SMOKE PARTITIONS
SMOKE BARRIERS	1 HOUR
INTERIOR LOAD BEARING STRUCTURE	1 HOUR
STRUCTURAL MEMBERS SUPPORTING WALL	1 HOUR
ROOF CONSTRUCTION	1 HOUR

NFPA CLASSIFICATION OF OCCUPANCY:

ASSEMBLY:
CONFERENCE ROOMS FOR MORE THAN 50 PEOPLE, LIBRARIES OF MORE THAN 50 PEOPLE, RESTAURANTS/DINING FOR MORE THAN 50 PEOPLE, DEMENTIA ADDITION

HEALTH CARE:
PATIENT WINGS & THERAPY AREAS

BUSINESS:
OFFICE AREAS

ORDINARY HAZARD CLASSIFICATION FOR ENTIRE BUILDING

NFPA USE GROUP:
NEW HEALTH CARE OCCUPANCIES

NFPA CONSTRUCTION CLASSIFICATION

TYPE II(000):	ADMINISTRATION, FOOD SERVICE, LOBBIES
TYPE V(111):	PATIENT ROOMS & NURSING SUPPORT AREAS AND NEW: OUTPATIENT CLINIC ADDN. (2000) STORAGE ROOM ADDITIONS (2007) DEMENTIA DINING ADDITION (2024)

FIRE RATINGS

- 2 HOUR RATING
- 1 HOUR RATING
- SMOKE BARRIER

EXISTING FIRST FLOOR= 86,748 SF.
EXISTING BASEMENT = 9,898 SF.
TOTAL = 96,646 SF.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
THOMAS A. LYNCH
NUMBER A-7603
REGISTERED ARCHITECT

2/19/25

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MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:

ISSUE DATE: 8-1-24

CAD DWG FILE: G-102.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

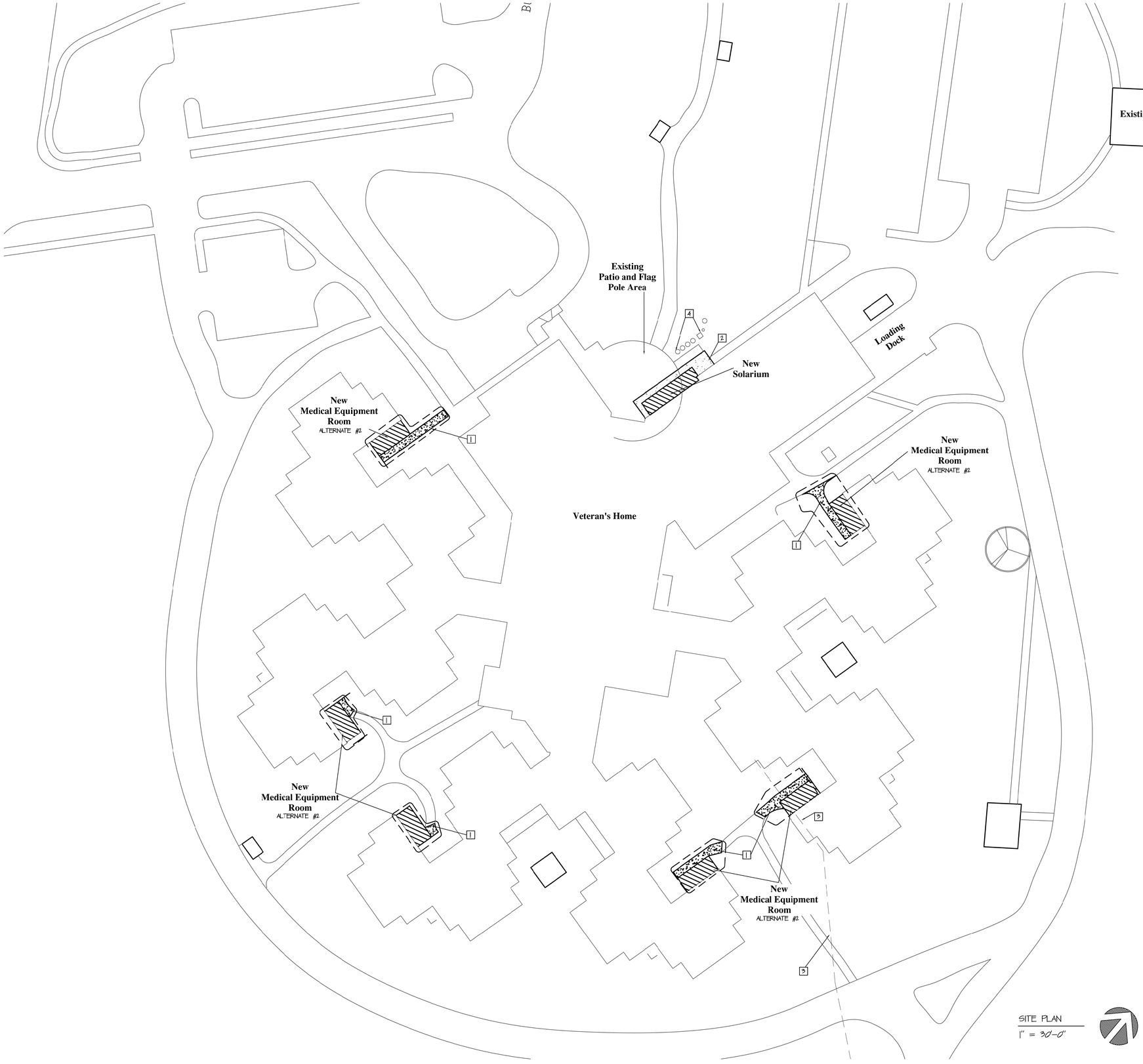
SHEET TITLE:

EXISTING FIRE PROTECTION PLAN

SHEET NUMBER:

G-102

4 OF 120 SHEETS
8-1-24



SITE PLAN

1" = 30'-0"

SITE PLAN KEY NOTES

1. ALTERNATE #2 – REMOVE AND DISCARD PORTION OF EXISTING SIDEWALK AS REQUIRED FOR MEDICAL EQUIPMENT ROOM ADDITION. PROVIDE AND INSTALL NEW 5" THICK CONCRETE SIDEWALK TO CONNECT PATIO AREA TO EXISTING SIDEWALK. REFER TO SPECIFICATIONS AND DETAIL 3 OF C-400 (SIMILAR).
2. PROVIDE AND INSTALL 5" THICK CONCRETE SIDEWALK PATIO AT AREA SHOWN. SEE SHEET C-400 FOR EXACT EXTENTS OF WORK. SEE DETAILS 1/CA00, 2/CA00, 3/CA00 AND 4/CA00. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
3. EXISTING UNDERGROUND ELECTRICAL LINE (ENCASED IN CONCRETE) TO REMAIN. FIELD VERIFY EXACT LOCATION.
4. (2) EXISTING 350 GALLON GREASE INTERCEPTORS WITH ASSOCIATED MANHOLES TO REMAIN. PROTECT AS REQUIRED.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
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STATE OF MISSOURI
MICHAEL A. SCHNEIDER
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REGISTERED ARCHITECT

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CERTIFICATE OF AUTHORITY # 000718

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OFFICE OF ADMINISTRATION
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CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

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SITE PLAN

SHEET NUMBER:

C-100

5 OF 120 SHEETS
8-1-24

GENERAL NOTES

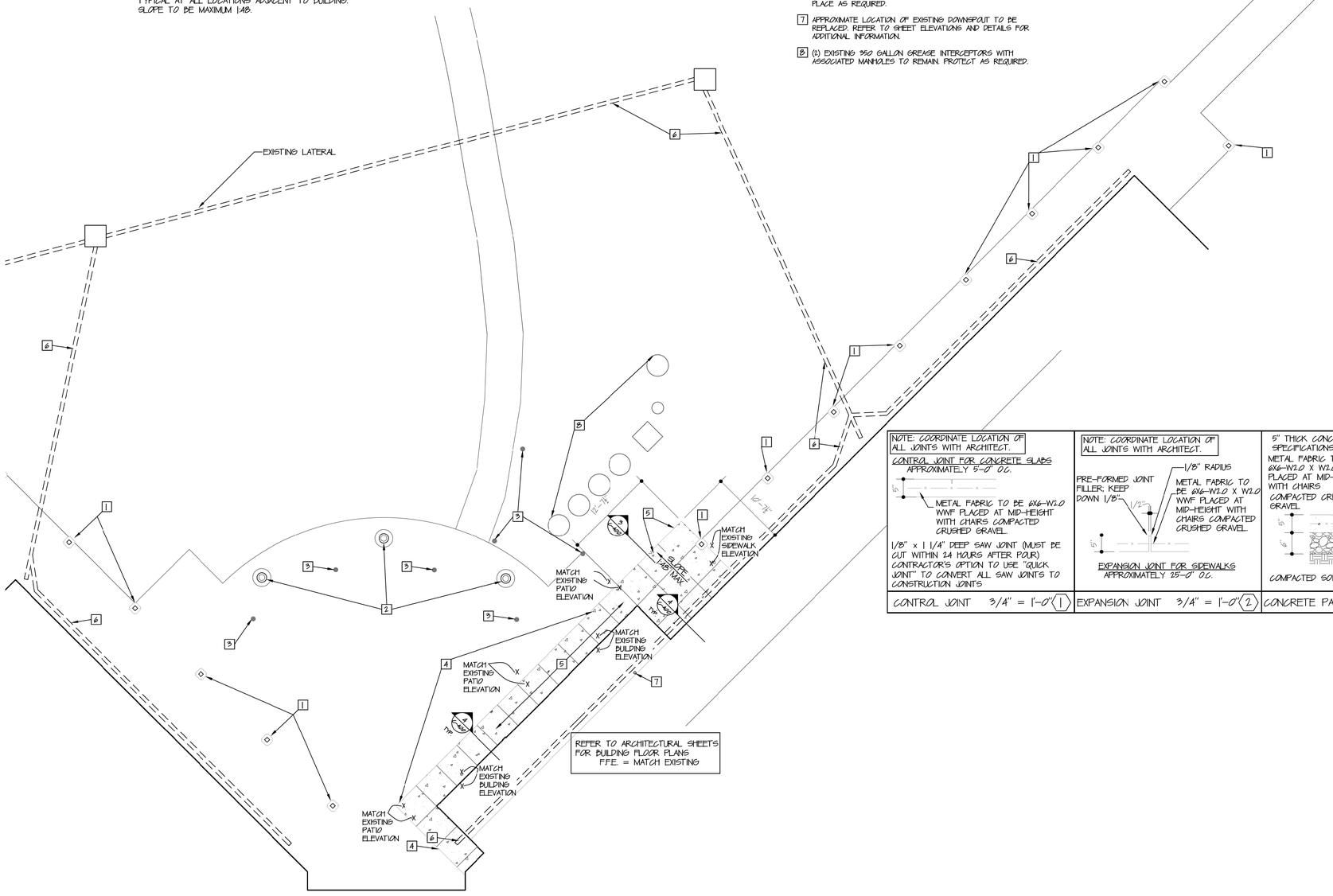
a. CONTRACTOR TO INSTALL CONTROL JOINTS AND EXPANSION JOINTS PER DETAILS 1 AND 2 OF SHEET C-400.

b. PROVIDE AND INSTALL 4" CLEAN TOP SOIL (FINE GRADED, NO ROCKS ALLOWED) AT ALL AREAS DISTURBED BY CONSTRUCTION (SEE SPECIFICATIONS). INSTALL HYDRO SEED AT ALL DISTURBED AREAS. HYDRO SEED MIXTURE EQUAL TO PICKSEED "TEAM" (TALL FESCUE) – DROUGHT TOLERANT (WATER SAVER) RECYCLED PAPER FIBER HYDROSEED MULCH TO BE PROVIDED AT AREA AFFECTED BY CUT AND FILL ACTIVITIES TO BE SPREAD AFTER FINAL GRADING.

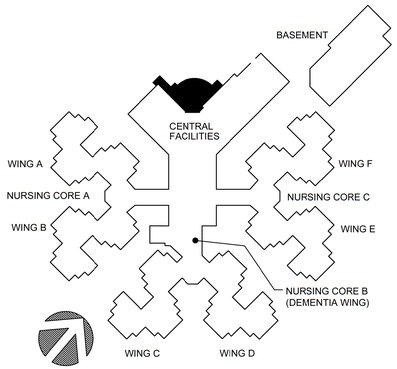
c. CONTRACTOR TO INSTALL NEW CONCRETE WHERE SHOWN, TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING TYPICAL AT ALL LOCATIONS ADJACENT TO BUILDING. SLOPE TO BE MAXIMUM 1:48.

SITE DEVELOPMENT PLAN KEY NOTES

1. EXISTING COLUMN TO REMAIN. PROTECT AS REQUIRED.
2. EXISTING FLAG POLES TO REMAIN. PROTECT AS REQUIRED DURING NEW CONSTRUCTION.
3. EXISTING LIGHT BOLLARDS TO REMAIN. PROTECT AS REQUIRED DURING NEW CONSTRUCTION.
4. SAWCUT EXISTING CONCRETE AT FIRST CONTROL JOINT CLOSEST TO EXISTING BUILDING. REMOVE AND DISCARD EXISTING CONCRETE PATIO TO PREPARE FOR NEW CONSTRUCTION. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
5. PROVIDE AND INSTALL 5" THICK CONCRETE SIDEWALK PATIO AT AREA SHOWN. SEE DETAILS 1/C402, 3/C402, 3/C402 AND 4/C402. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
6. APPROXIMATE LOCATION OF EXISTING DOWNSPOUT COLLECTION SYSTEM. CONTRACTOR TO FIELD VERIFY. CONTRACTOR TO COORDINATE CONNECTION OF NEW DOWN SPOUT. PROTECT IN PLACE AS REQUIRED.
7. APPROXIMATE LOCATION OF EXISTING DOWNSPOUT TO BE REPLACED. REFER TO SHEET ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
8. (1) EXISTING 350 GALLON GREASE INTERCEPTORS WITH ASSOCIATED MANHOLES TO REMAIN. PROTECT AS REQUIRED.



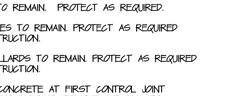
CONCRETE PATIO SITE DEVELOPMENT & GRADING PLAN
1/8" = 1'-0"



KEYPLAN

NOTE: COORDINATE LOCATION OF ALL JOINTS WITH ARCHITECT.

CONTROL JOINT FOR CONCRETE SLABS APPROXIMATELY 5'-0" OC.



1/8" x 1 1/4" DEEP SAW JOINT (MUST BE CUT WITHIN 24 HOURS AFTER POUR) CONTRACTOR'S OPTION TO USE "QUICK JOINT" TO CONVERT ALL SAW JOINTS TO CONSTRUCTION JOINTS

CONTROL JOINT 3/4" = 1'-0" 1

NOTE: COORDINATE LOCATION OF ALL JOINTS WITH ARCHITECT.

EXPANSION JOINT FOR SIDEWALKS APPROXIMATELY 25'-0" OC.

EXPANSION JOINT 3/4" = 1'-0" 2

5" THICK CONCRETE REFER TO SPECIFICATIONS

CONCRETE PAVING 3/4" = 1'-0" 3

EXPANSION JOINT 1 1/2" = 1'-0" 4

BID DOCUMENTS

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CAD DWG FILE: C-400.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

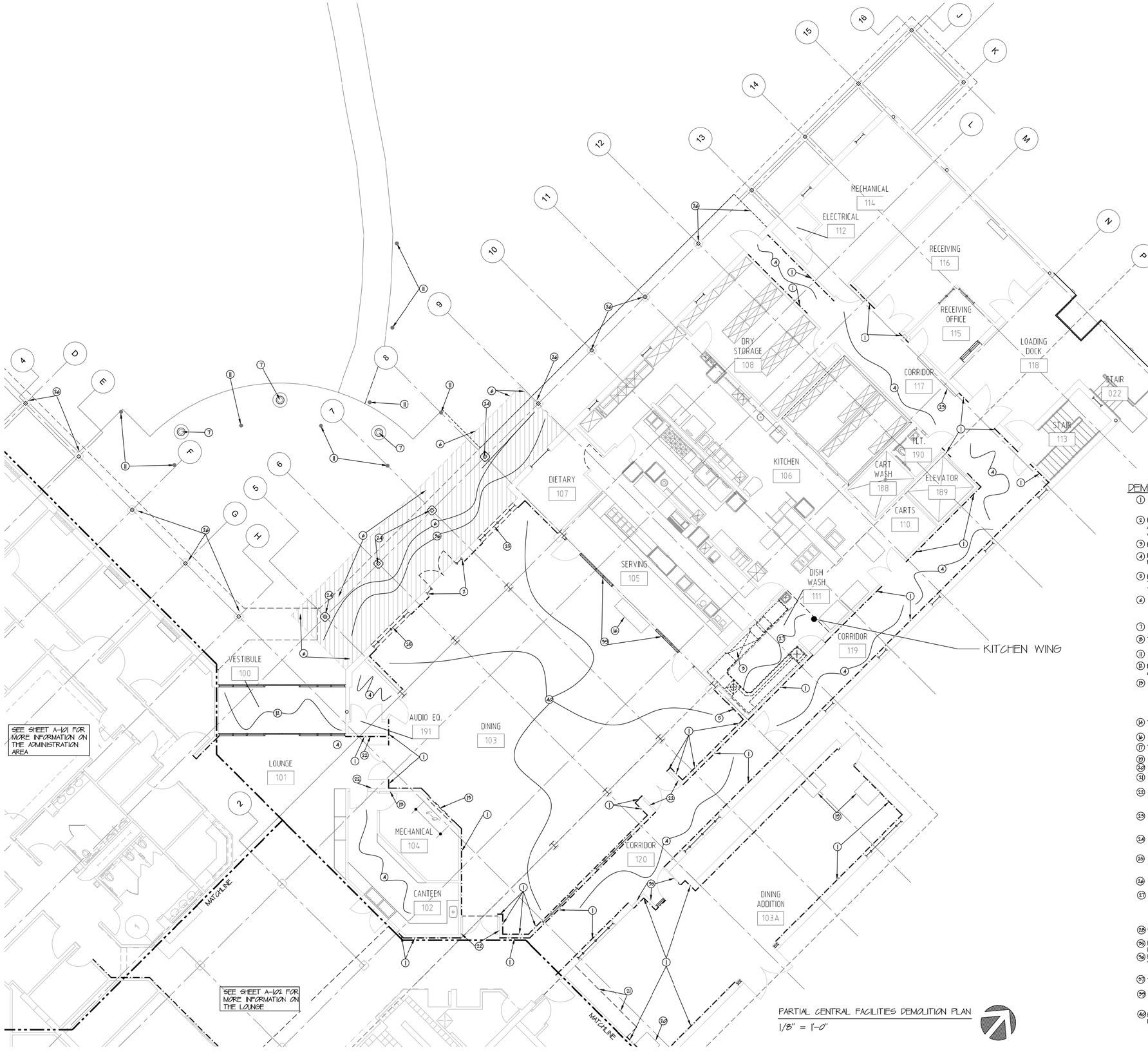
SHEET TITLE:

SITE DEVELOPMENT & GRADING PLAN

SHEET NUMBER:

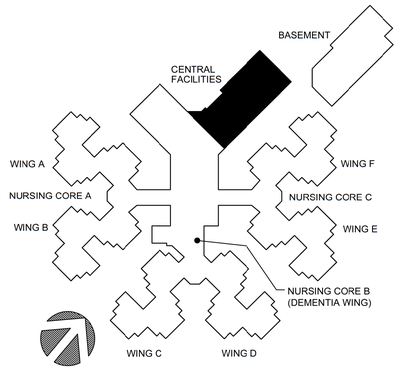
C-400

6 OF 117 SHEETS
8-1-24



PARTIAL CENTRAL FACILITIES DEMOLITION PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES

a. PATCH AND REPAIR ALL DAMAGE CAUSED DURING DEMOLITION TO FLOORS AND WALLS, TO MATCH EXISTING. PREPARE WALLS AND FLOORS TO RECEIVE NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING.

b. PATCH AND REPAIR ALL DAMAGE CAUSED TO FLOOR, TO MATCH EXISTING, DURING DEMOLITION OF PLUMBING FIXTURES AND PIPING.

c. REFER TO STRUCTURAL, MECHANICAL, & ELECTRICAL FOR ADDITIONAL DEMOLITION WORK.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. PATCH AND REPAIR ALL EXISTING CONSTRUCTION SHOWN TO REMAIN WHERE AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION

f. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

g. REMOVE BASE WHEREVER FLOORING IS TO BE REMOVED, PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. NEW WALL BASE AND PAINT PER FINISH SCHEDULE

h. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS

i. REMOVE AND DISCARD ANY EXISTING WALL COVERING AND WALL COVERING BORDERS ALONG ENTIRE LENGTH OF THE AREA PREPARE ALL WALLS TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

j. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN ORDER TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

DEMO PLAN KEY NOTES (SHEETS A-100-A-103 ONLY)

(1) EXISTING WOOD HANDRAIL TO REMAIN AT LOCATION INDICATED BY (—·—·—·—). PROTECT AS REQUIRED.

(2) REMOVE AND DISCARD EXISTING DOOR, FRAME AND HARDWARE. PATCH AND REPAIR ADJACENT CONSTRUCTION WHERE AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION.

(3) REMOVE AND DISCARD EXISTING DISHWASHING MACHINE AND ASSOCIATED TRAYS.

(4) REMOVE AND DISCARD EXISTING VCT AND BASE AT ENTIRE ROOM. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(5) REMOVE AND DISCARD EXISTING PORTION OF WALL AND HANDRAIL FOR NEW PASS THRU. WHERE HANDRAILS ARE REMOVED, PATCH ALL ENDS OF EXISTING HANDRAIL TO MATCH COMPONENTS OF END TERMINATIONS.

(6) SAWCUT EXISTING CONCRETE AT FIRST CONTROL JOINT CLOSEST TO EXISTING BUILDING. REMOVE AND DISCARD EXISTING CONCRETE PATIO WHERE REPRESENTED BY HATCH (▨). PREPARE FOR NEW CONSTRUCTION.

(7) EXISTING FLAG POLES TO REMAIN, PROTECT AS REQUIRED.

(8) THROUGH (12) NOTE NOT USED

(11) EXISTING PATHWAY LIGHTS TO REMAIN, PROTECT AS REQUIRED.

(12) REMOVE AND DISCARD EXISTING WOOD BASE. PATCH AND REPAIR ADJACENT CONSTRUCTION AS REQUIRED TO RECEIVE TO FINISHES.

(13) REMOVE AND DISCARD PORTION OF EXISTING WALL AND HANDRAIL TO ALLOW FOR CONSTRUCTION. PATCH AND REPAIR AFTER INSTALLATION OF NEW CONSTRUCTION. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. WHERE HANDRAILS ARE REMOVED, PATCH ALL ENDS OF EXISTING HANDRAIL TO MATCH COMPONENTS OF END TERMINATIONS. REFER TO SHEET A-110 FOR ADDITIONAL INFORMATION.

(14) THROUGH (15) NOTE NOT USED

(16) EXISTING FIREPLACE TO REMAIN, PROTECT AS REQUIRED.

(17) THROUGH (18) NOTE NOT USED

(19) EXISTING VENDING MACHINES TO BE RELOCATED PER NEW FLOOR PLAN LAYOUT.

(20) EXISTING VENDING MACHINE TO REMAIN, PROTECT AS REQUIRED.

(21) REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR ADJACENT CONSTRUCTION TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.

(22) EXISTING WALL STOPS TO REMAIN, PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW PAINT.

(23) REMOVE AND DISCARD VINYL BASE ON EXISTING MILLWORK TO PREPARE FOR NEW BASE. PROTECT ADJACENT EXISTING CONSTRUCTION AS REQUIRED. PATCH AND REPAIR AS REQUIRED.

(24) REMOVE AND DISCARD EXISTING BRICK WRAPPED AROUND EXISTING COLUMN. EXISTING COLUMN TO REMAIN PROTECT AS REQUIRED.

(25) REMOVE AND DISCARD EXISTING WINDOW FRAME, HARDWARE, GLAZING AND PORTION OF WALL BELOW THE WINDOW. PATCH AND REPAIR ADJACENT CONSTRUCTION WHERE AFFECTED BY DEMOLITION

(26) EXISTING BRICK COLUMN TO REMAIN, PROTECT AS REQUIRED

(27) REMOVE AND DISCARD EXISTING TILE FLOOR AT DISH WASH AREA TO END OF WALL AS SHOWN ON DRAWING. CONTRACTOR SHALL REMOVE QUARRY TILE TO AN EVEN JOINT (DO NOT CUT A TILE) AT THIS LOCATION. PROTECT DRAIN AT THIS AREA. REFER TO MEP FOR DRAIN INFORMATION.

(28) THROUGH (34) NOTE NOT USED

(35) REMOVE AND DISCARD EXISTING WOOD PANELING. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW FINISHES.

(36) REMOVE AND DISCARD EXISTING METAL SOFFIT. COORDINATE EXTENTS OF REMOVAL WITH NEW CONSTRUCTION.

(37) THROUGH (38) NOTE NOT USED

(39) EXISTING WINDOW FRAME, HARDWARE, GLAZING TO REMAIN. PATCH AND REPAIR TO RECEIVE NEW PAINT.

(40) REMOVE AND DISCARD EXISTING SHEET VINYL FLOORING AND BASE AT ENTIRE ROOM. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

BID DOCUMENTS

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MIKE KEHOE,
GOVERNOR

2/19/25

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DRAWN BY: ZAC/MAH
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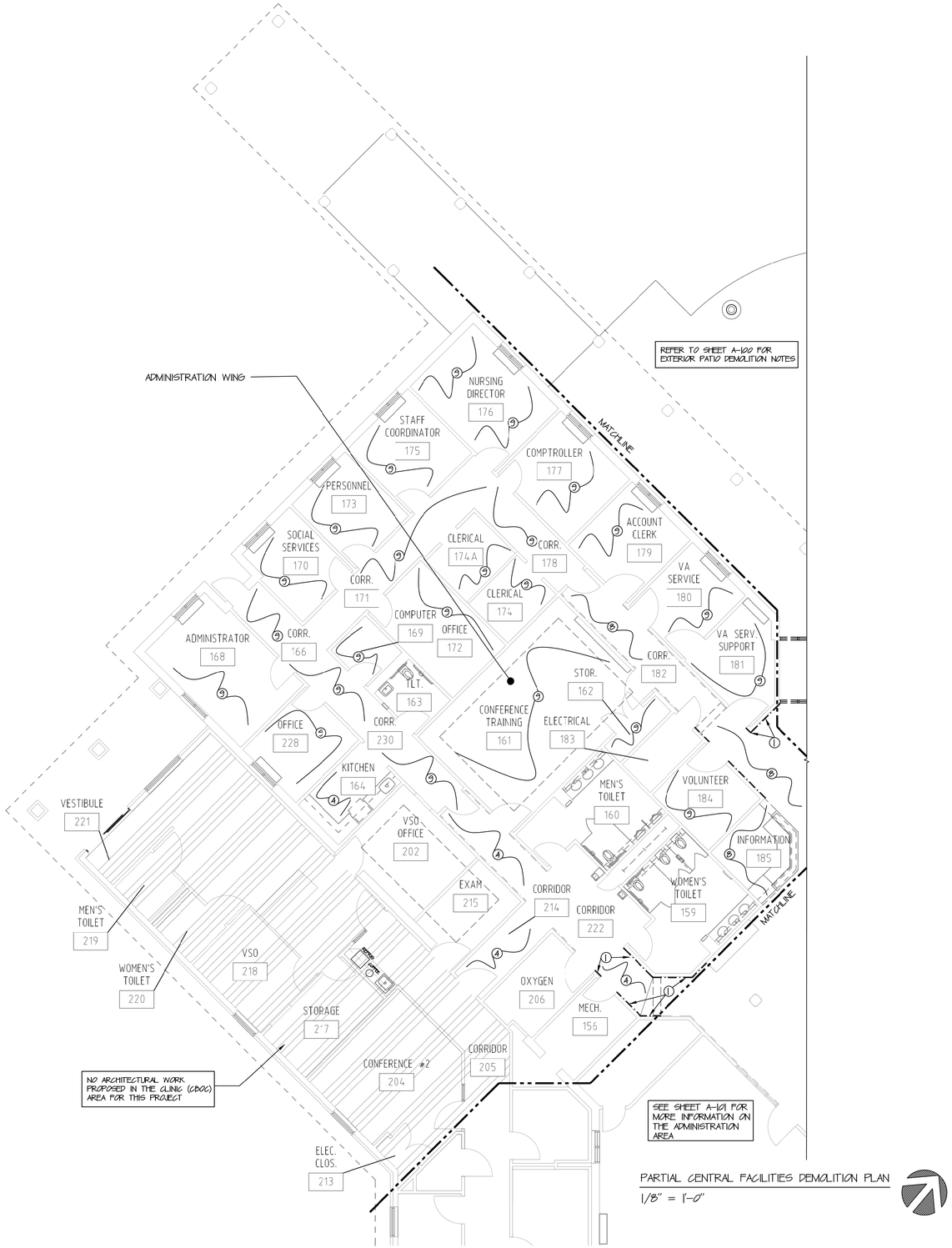
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

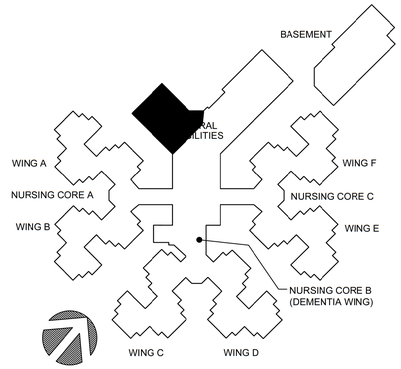
A-100

7 OF 120 SHEETS
8-1-24



PARTIAL CENTRAL FACILITIES DEMOLITION PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES

a. PATCH AND REPAIR ALL DAMAGE CAUSED DURING DEMOLITION TO FLOORS AND WALLS, TO MATCH EXISTING. PREPARE WALLS AND FLOORS TO RECEIVE NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING.

b. PATCH AND REPAIR ALL DAMAGE CAUSED TO FLOOR, TO MATCH EXISTING, DURING DEMOLITION OF PLUMBING FIXTURES AND PIPING.

c. REFER TO STRUCTURAL, MECHANICAL, & ELECTRICAL FOR ADDITIONAL DEMOLITION WORK.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. PATCH AND REPAIR ALL EXISTING CONSTRUCTION SHOWN TO REMAIN WHERE AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION.

f. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

g. REMOVE BASE WHEREVER FLOORING IS TO BE REMOVED, PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. NEW WALL BASE AND PAINT PER FINISH SCHEDULE

h. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS

i. REMOVE AND DISCARD ANY EXISTING WALL COVERING AND WALL COVERING BORDERS ALONG ENTIRE LENGTH OF THE AREA PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

j. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN ORDER TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

DEMO PLAN KEY NOTES (A-100-A-103)

(1) EXISTING WOOD HANDRAIL TO REMAIN AT LOCATION INDICATED BY (— · — · — · —). PROTECT AS REQUIRED.

(2) THROUGH (5) NOTE NOT USED

(4) REMOVE AND DISCARD EXISTING VCT AND BASE AT ENTIRE ROOM. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(5) THROUGH (7) NOTE NOT USED

(8) REMOVE AND DISCARD EXISTING CERAMIC FLOOR TILE AND BASE AT ENTIRE ROOM. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(9) REMOVE AND DISCARD EXISTING CARPET FLOORING AND BASE AT ENTIRE ROOM. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(10) THROUGH (42) NOTE NOT USED

BID DOCUMENTS

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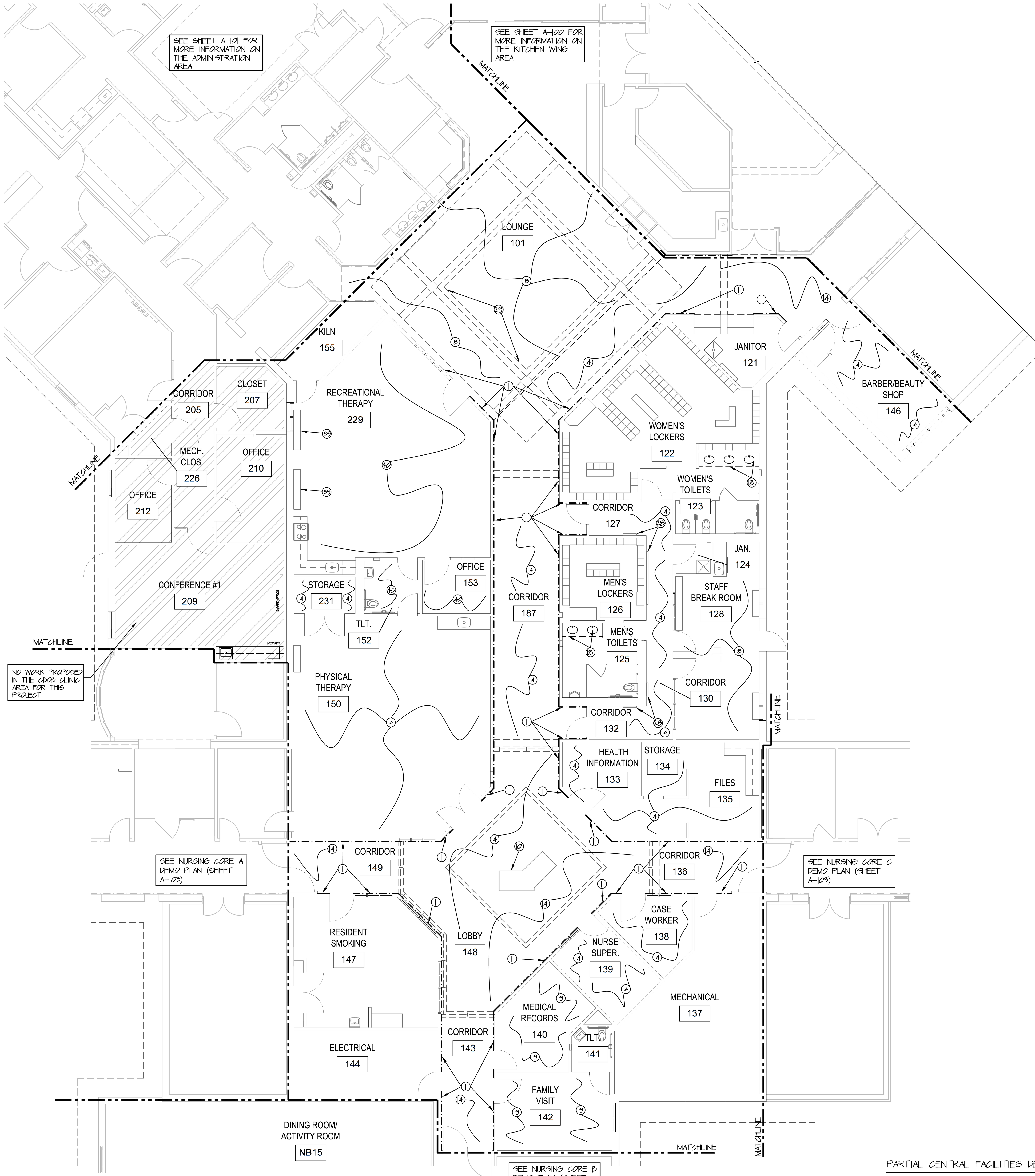
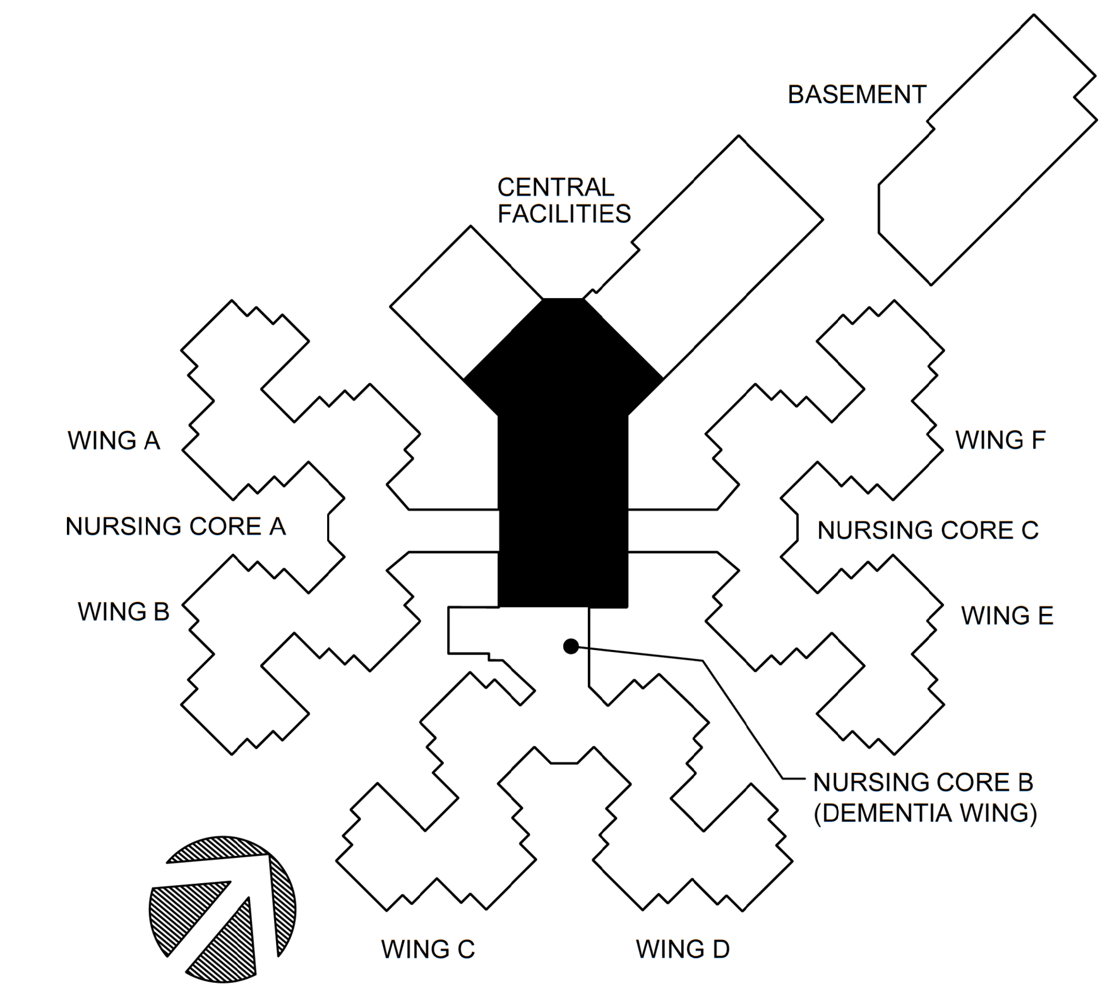


PARTIAL CENTRAL FACILITIES DEMOLITION PLAN

1/8" = 1'-0"



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b. PATCH AND REPAIR ALL DAMAGE CAUSED TO FLOOR, TO MATCH EXISTING, DURING DEMOLITION OF PLUMBING FIXTURES AND PIPING.

c. REFER TO STRUCTURAL, MECHANICAL, & ELECTRICAL FOR ADDITIONAL DEMOLITION WORK.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. PATCH AND REPAIR ALL EXISTING CONSTRUCTION SHOWN TO REMAIN WHERE AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION

f. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

g. REMOVE BASE WHEREVER FLOORING IS TO BE REMOVED, PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. NEW WALL BASE AND PAINT PER FINISH SCHEDULE

h. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS

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j. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN ORDER TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

DEMO PLAN KEY NOTES (A-100-A-103)

(1) EXISTING WOOD HANDRAIL TO REMAIN AT LOCATION INDICATED BY (—·—·—·—·—). AT CORRIDOR 119 & 117 REMOVE BASE AT THESE LOCATIONS. AT DINING ROOM 103 AND 103A EXISTING WOOD CHAIR RAIL TO REMAIN. PATCH AND REPAIR WALL TO RECEIVE NEW CONSTRUCTION.

(2) THROUGH (3) NOTE NOT USED

(4) REMOVE AND DISCARD EXISTING VCT AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(5) THROUGH (7) NOTE NOT USED

(8) REMOVE AND DISCARD EXISTING FLOOR TILE AND BASE AT ENTIRE ROOM. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(9) REMOVE AND DISCARD EXISTING CARPET FLOORING. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(10) EXISTING FISH TANK TO REMAIN, PROTECT AS REQUIRED. ALL FLOORING TO BE CUT AND INSTALLED NEW TO THE TANK.

(11) THROUGH (13) NOTE NOT USED

(14) REMOVE AND DISCARD EXISTING VINYL AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(15) THROUGH (17) NOTE NOT USED

(18) REMOVE AND DISCARD EXISTING SINK AND COUNTER TOP, SIDE SPLASH AND BACKSPLASHES

(19) THROUGH (27) NOTE NOT USED

(28) EXISTING BULLETIN BOARDS TO REMAIN, PROTECT AS REQUIRED.

(29) THROUGH (38) NOTE NOT USED

(39) REMOVE AND DISCARD CASEWORK COVERED FAN COIL UNIT. AFTER DEMOLITION OF UNIT, CONTRACTOR TO REINSTALL CASEWORK AND PROVIDE NEW MILLWORK COUNTER. REFER TO FLOOR PLAN FOR MORE INFORMATION.

(40) REMOVE AND DISCARD EXISTING SHEET VINYL FLOORING AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

BID DOCUMENTS

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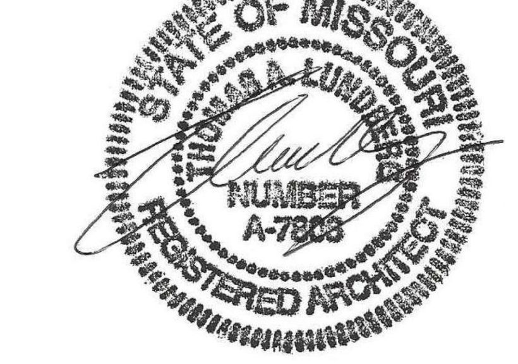
MIKE KEHOE, GOVERNOR



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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

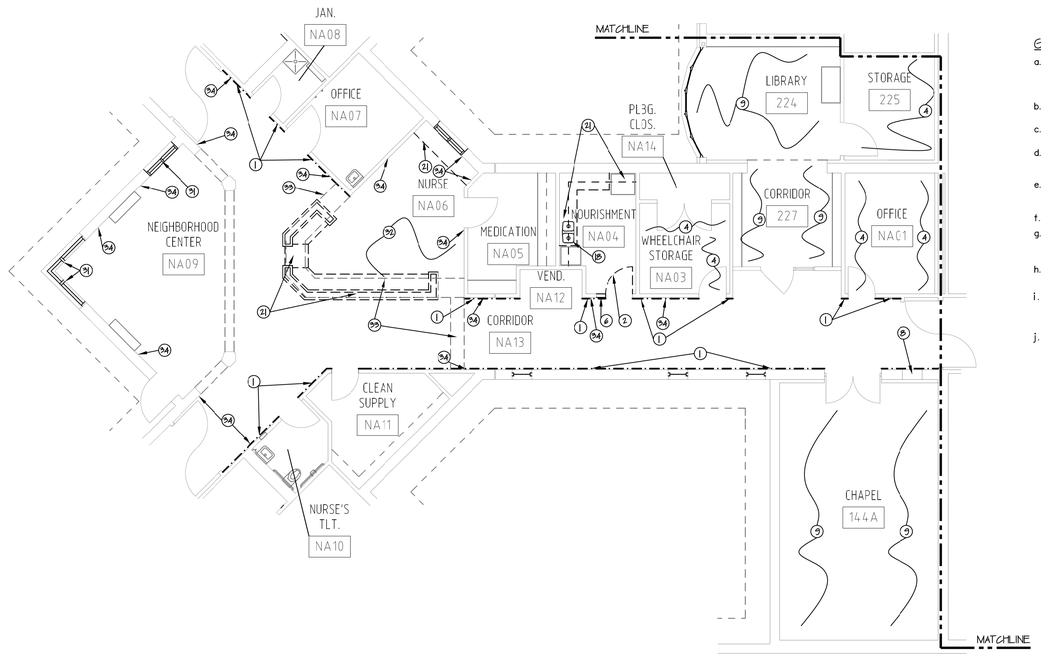
REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:

ISSUE DATE: 8-1-24

CAD DWG FILE: A-102.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
A-102



NURSING CORE A DEMO PLAN

1/8" = 1'-0"

GENERAL NOTES

a. PATCH AND REPAIR ALL DAMAGE CAUSED DURING DEMOLITION TO FLOORS AND WALLS, TO MATCH EXISTING. PREPARE WALLS AND FLOORS TO RECEIVE NEW CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING.

b. PATCH AND REPAIR ALL DAMAGE CAUSED TO FLOOR, TO MATCH EXISTING, DURING DEMOLITION OF PLUMBING FIXTURES AND PIPING.

c. REFER TO STRUCTURAL, MECHANICAL, & ELECTRICAL FOR ADDITIONAL DEMOLITION WORK.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. PATCH AND REPAIR ALL EXISTING CONSTRUCTION SHOWN TO REMAIN WHERE AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION.

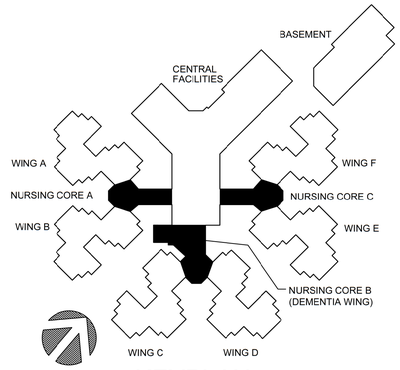
f. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

g. REMOVE BASE WHEREVER FLOORING IS TO BE REMOVED, PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. NEW WALL BASE AND PAINT PER FINISH SCHEDULE

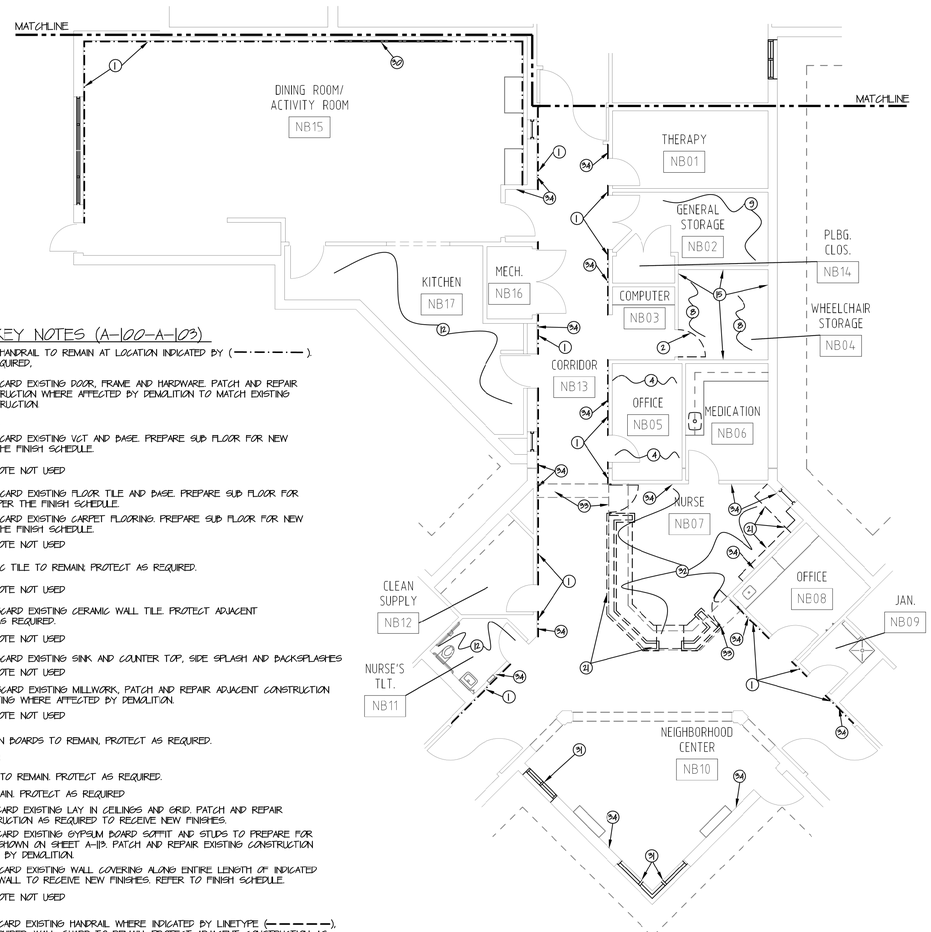
h. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS

i. REMOVE AND DISCARD ANY EXISTING WALL COVERING AND WALL COVERING BORDERS ALONG ENTIRE LENGTH OF THE AREA. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

j. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN ORDER TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

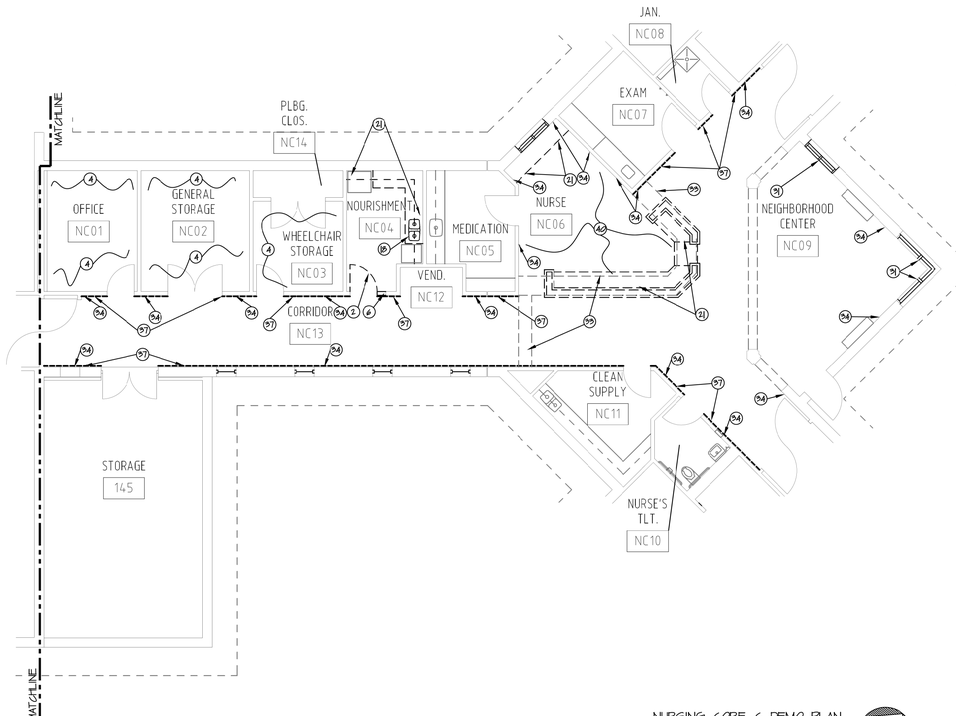


KEYPLAN



NURSING CORE B DEMO PLAN

1/8" = 1'-0"



NURSING CORE C DEMO PLAN

1/8" = 1'-0"

DEMO PLAN KEY NOTES (A-100-A-103)

(1) EXISTING WOOD HANDRAIL TO REMAIN AT LOCATION INDICATED BY (—·—·—). PROTECT AS REQUIRED.

(2) REMOVE AND DISCARD EXISTING DOOR, FRAME AND HARDWARE. PATCH AND REPAIR ADJACENT CONSTRUCTION WHERE AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION.

(3) NOTE NOT USED.

(4) REMOVE AND DISCARD EXISTING VCT AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(5) THROUGH (7) NOTE NOT USED

(8) REMOVE AND DISCARD EXISTING FLOOR TILE AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(9) REMOVE AND DISCARD EXISTING CARPET FLOORING. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

(10) THROUGH (11) NOTE NOT USED

(12) EXISTING CERAMIC TILE TO REMAIN. PROTECT AS REQUIRED.

(13) THROUGH (14) NOTE NOT USED

(15) REMOVE AND DISCARD EXISTING CERAMIC WALL TILE. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.

(16) THROUGH (17) NOTE NOT USED

(18) REMOVE AND DISCARD EXISTING SINK AND COUNTER TOP, SIDE SPLASH AND BACKSPLASHES

(19) THROUGH (20) NOTE NOT USED

(21) REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR ADJACENT CONSTRUCTION TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.

(22) THROUGH (27) NOTE NOT USED

(28) EXISTING BULLETIN BOARDS TO REMAIN, PROTECT AS REQUIRED.

(29) NOTE NOT USED.

(30) MURAL ON WALL TO REMAIN. PROTECT AS REQUIRED.

(31) VALANCE TO REMAIN. PROTECT AS REQUIRED

(32) REMOVE AND DISCARD EXISTING LAY IN CEILINGS AND GRID. PATCH AND REPAIR ADJACENT CONSTRUCTION AS REQUIRED TO RECEIVE NEW FINISHES.

(33) REMOVE AND DISCARD EXISTING GYPSUM BOARD SOFFIT AND STUDS TO PREPARE FOR NEW SOFFIT AS SHOWN ON SHEET A-113. PATCH AND REPAIR EXISTING CONSTRUCTION WHERE AFFECTED BY DEMOLITION.

(34) REMOVE AND DISCARD EXISTING WALL COVERING ALONG ENTIRE LENGTH OF INDICATED WALL. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

(35) THROUGH (36) NOTE NOT USED

(37) REMOVE AND DISCARD EXISTING HANDRAIL WHERE INDICATED BY LINETYPE (— — — —). PROTECT AS REQUIRED. WALL GUARD TO REMAIN. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.

(38) THROUGH (40) NOTE NOT USED

BID DOCUMENTS

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2/19/25

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ISSUE DATE: 8-1-24

CAD DWG FILE: A-103.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

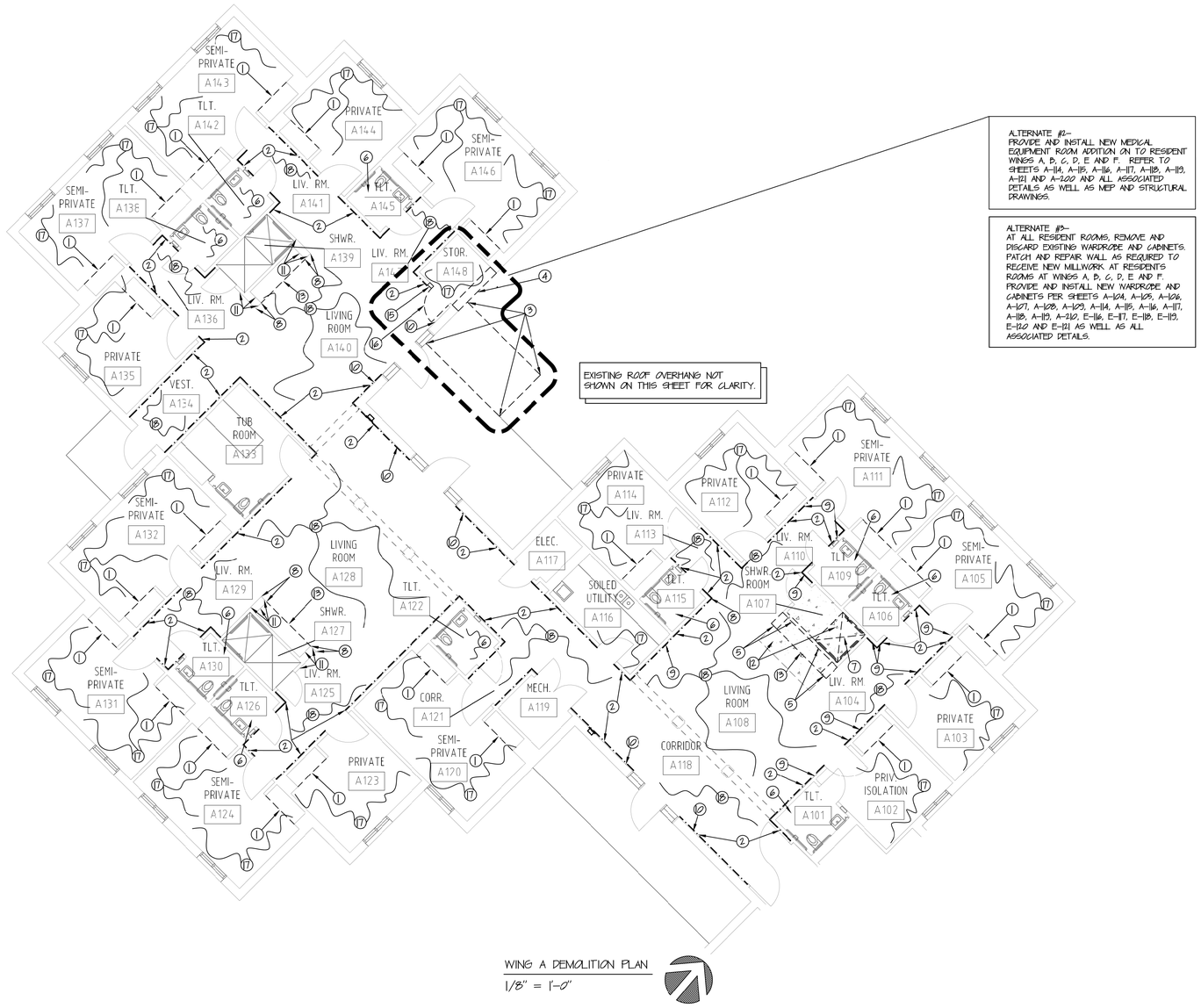
SHEET TITLE:

DEMOLITION PLANS

SHEET NUMBER:

A-103

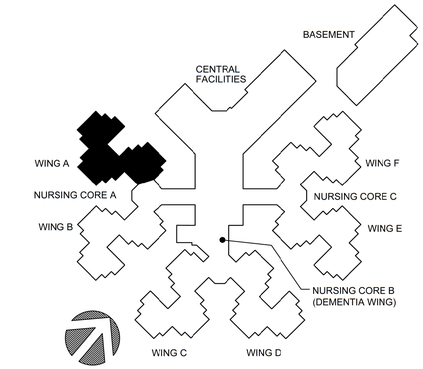
10 OF 120 SHEETS
8-1-24



WING A DEMOLITION PLAN

1/8" = 1'-0"

ALTERNATE #1: ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.



KEYPLAN

GENERAL NOTES

a. AT ALL PRIVATE AND SEMI-PRIVATE RESIDENTS ROOMS REMOVE EXISTING SHEET VINYL FLOOR AND INTEGRAL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

b. AT ALL LIVING ROOMS, SOILED UTILITY, MECHANICAL, AND STORAGE ROOMS. REMOVE EXISTING VCT FLOOR AND VINYL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

c. AT ALL LIVING ROOM AREAS REMOVE AND DISCARD ALL WALLPAPER BORDERS. PATCH AND REPAIR ALL AREAS AFFECTED BY DEMOLITION. PREPARE WALLS FOR NEW FINISHES.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. ALL WOOD PANELING LOCATED ON WALLS TO BE REMOVED AND DISCARDED. PATCH AND REPAIR WALLS AS REQUIRED TO RECEIVE NEW FINISHES.

f. REMOVE AND DISCARD ANY EXISTING WALL COVERING AND WALL COVERING BORDERS ALONG ENTIRE LENGTH OF THE WING. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

g. ALTERNATE #1 – ALL WORK ASSOCIATED WITH WING A FOR INFECTIOUS CONTROL SHALL BE COORDINATED WITH MEP DRAWINGS.

h. ALTERNATE #1: REMOVE AND DISCARD EXISTING LAY IN CEILINGS AND GRID. PATCH AND REPAIR ADJACENT CONSTRUCTION AS REQUIRED TO RECEIVE NEW FINISHES.

i. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN ROOMS TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

DEMO PLAN KEY NOTES (SHEETS A104 THRU A109 ONLY)

① ALTERNATE #2: REMOVE AND DISCARD EXISTING MILLWORK, LIGHTS AND MIRRORS. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. TV TO BE REMOVED AND RELOCATED AS SHOWN ON THE FLOOR PLANS. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.

② EXISTING HANDRAIL DESIGNATED AS (—·—·—) ON THE PLANS TO REMAIN, PROTECT AS REQUIRED.

③ ALTERNATE #2: PORTION OF EXISTING CONCRETE PAD TO BE REMOVED AS SHOWN TO ALLOW FOR NEW CONSTRUCTION. REFER TO WING A FLOOR PLAN FOR ADDITIONAL INFORMATION.

④ ALTERNATE #2: REMOVE PORTION OF EXISTING EXTERIOR WALL AS REQUIRED TO ALLOW FOR NEW OPENING AS SHOWN. REFER TO STRUCTURAL PLANS FOR BRACING. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

⑤ REMOVE PORTION OF EXISTING WALL TO ALLOW FOR NEW CONSTRUCTION. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.

⑥ PATCH AND REPAIR CEILING TO MATCH ADJACENT CONSTRUCTION AFTER DEMOLITION AND NEW CONSTRUCTION WORK IS COMPLETED. PREPARE TO RECEIVE NEW PAINT.

⑦ EXISTING SHOWER AND TOILET ACCESSORIES TO BE REMOVED. PATCH AND PREPARE AREA FOR NEW SHOWER. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

⑧ EXISTING WOOD CORNER GUARD TO REMAIN. PROTECT AS REQUIRED.

⑨ REMOVE AND DISCARD EXISTING WALL COVERING ALONG ENTIRE LENGTH OF INDICATED WALL. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

⑩ REMOVE AND DISCARD EXISTING WOOD PANEL/BASE LOCATED NEAR DOOR. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW FINISHES.

⑪ SAND AND REPAIR EXISTING WALL TEXTURE AT INDICATED WALL. WALL TEXTURE TO MATCH EXISTING ADJACENT CONSTRUCTION.

⑫ REMOVE AND DISCARD SECTION OF EXISTING CONCRETE AS SHOWN TO ALLOW FOR CONSTRUCTION OF NEW RESTROOM.

⑬ REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR ADJACENT WALL AS REQUIRED.

⑭ NOTE NOT USED.

⑮ ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING WALL TO ALLOW FOR INSTALLATION OF NEW DOOR PER FLOOR PLAN AND DOOR SCHEDULE. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.

⑯ ALTERNATE #2: REMOVE AND DISCARD EXISTING DOOR AND FRAME. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.

⑰ REMOVE AND DISCARD EXISTING VINYL FLOORING AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

⑱ REMOVE AND DISCARD EXISTING VCT AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

BID DOCUMENTS

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DEMOLITION PLAN

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A-104

11 OF 120 SHEETS
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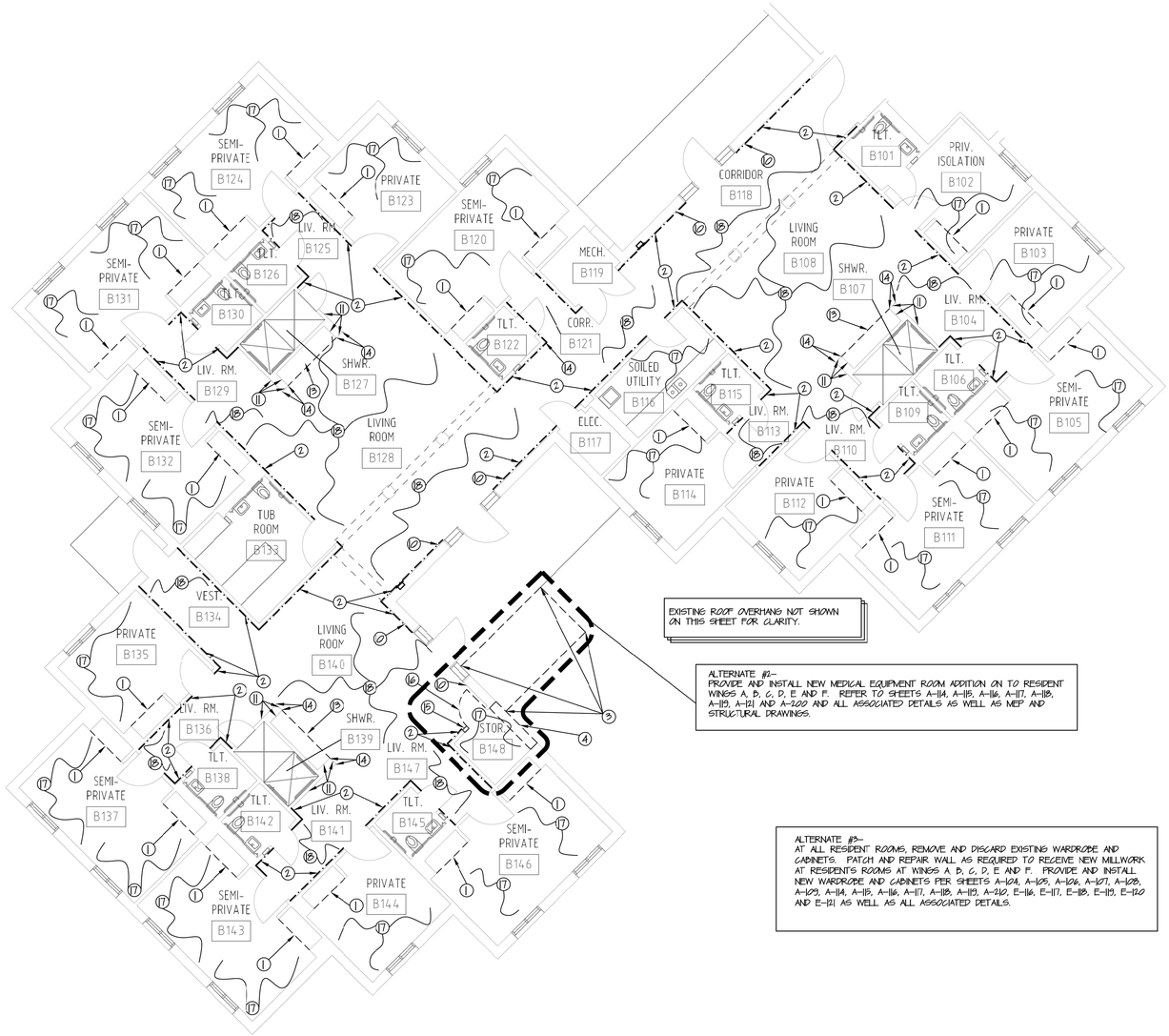


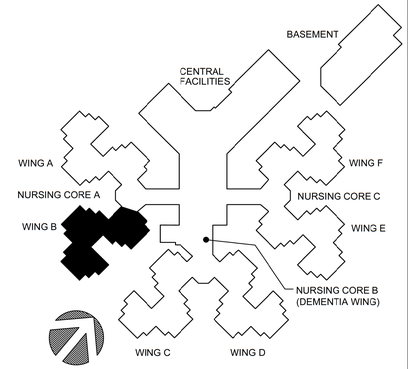
EXISTING ROOF OVERHANG NOT SHOWN ON THIS SHEET FOR CLARITY.

ALTERNATE #2–
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS MEP AND STRUCTURAL DRAWINGS.

ALTERNATE #3–
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK. AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-109, A-114, A-115, A-116, A-117, A-118, A-119, A-212, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

WING B DEMOLITION PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES

a. AT ALL PRIVATE AND SEMI-PRIVATE RESIDENT'S ROOMS REMOVE EXISTING SHEET VINYL FLOOR AND INTEGRAL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

b. AT ALL LIVING ROOMS, SOILED UTILITY, MECHANICAL, AND STORAGE ROOMS REMOVE EXISTING VCT FLOOR AND VINYL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

c. AT ALL LIVING ROOM AREAS REMOVE AND DISCARD ALL WALLPAPER BORDERS. PATCH AND REPAIR ALL AREAS AFFECTED BY DEMOLITION. PREPARE WALLS FOR NEW FINISHES.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. ALL WOOD PANELING LOCATED ON WALLS TO BE REMOVED AND DISCARDED. PATCH AND REPAIR WALLS AS REQUIRED TO RECEIVE NEW FINISHES.

f. REMOVE AND DISCARD ANY EXISTING WALL COVERING AND WALL COVERING BORDERS ALONG ENTIRE LENGTH OF THE WING. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

g. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN ROOM TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

DEMO PLAN KEY NOTES (SHEETS A104 THRU A109 ONLY)

1. ALTERNATE #3: REMOVE AND DISCARD EXISTING MILLWORK, LIGHTS AND MIRRORS. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. TV TO BE REMOVED AND RELOCATED AS SHOWN ON THE FLOOR PLANS. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.
2. EXISTING HANDRAIL DESIGNATED AS (———) ON THE PLANS TO REMAIN, PROTECT AS REQUIRED.
3. ALTERNATE #2: PORTION OF EXISTING CONCRETE PAD TO BE REMOVED AS SHOWN TO ALLOW FOR NEW CONSTRUCTION. REFER TO WING A FLOOR PLAN FOR ADDITIONAL INFORMATION.
4. ALTERNATE #2: REMOVE PORTION OF EXISTING EXTERIOR WALL AS REQUIRED TO ALLOW FOR NEW OPENING AS SHOWN. REFER TO STRUCTURAL PLANS FOR BRACING. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
5. THROUGH 9 NOTE NOT USED
10. REMOVE AND DISCARD EXISTING WOOD PANEL/BASE LOCATED NEAR DOOR. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW FINISHES.
11. SAND AND REPAIR EXISTING WALL TEXTURE AT INDICATED WALL. WALL TEXTURE TO MATCH EXISTING ADJACENT CONSTRUCTION.
12. NOTE NOT USED.
13. REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR ADJACENT WALL AS REQUIRED.
14. EXISTING CORNER GUARD AND TRIM. PATCH AND REPAIR EXISTING WALL TO MATCH ADJACENT CONSTRUCTION. PREPARE FOR NEW CORNER GUARDS AND PAINT PER THE FINISH SCHEDULE.
15. ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING WALL TO ALLOW FOR INSTALLATION OF NEW DOOR PER FLOOR PLAN AND DOOR SCHEDULE. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.
16. ALTERNATE #2: REMOVE AND DISCARD EXISTING DOOR AND FRAME, PROTECT ADJACENT CONSTRUCTION AS REQUIRED.
17. REMOVE AND DISCARD EXISTING VINYL FLOORING AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.
18. REMOVE AND DISCARD EXISTING VCT AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

BID DOCUMENTS

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CAD DWG FILE: A-105.DWG
DRAWN BY: ZAC/MAH
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SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

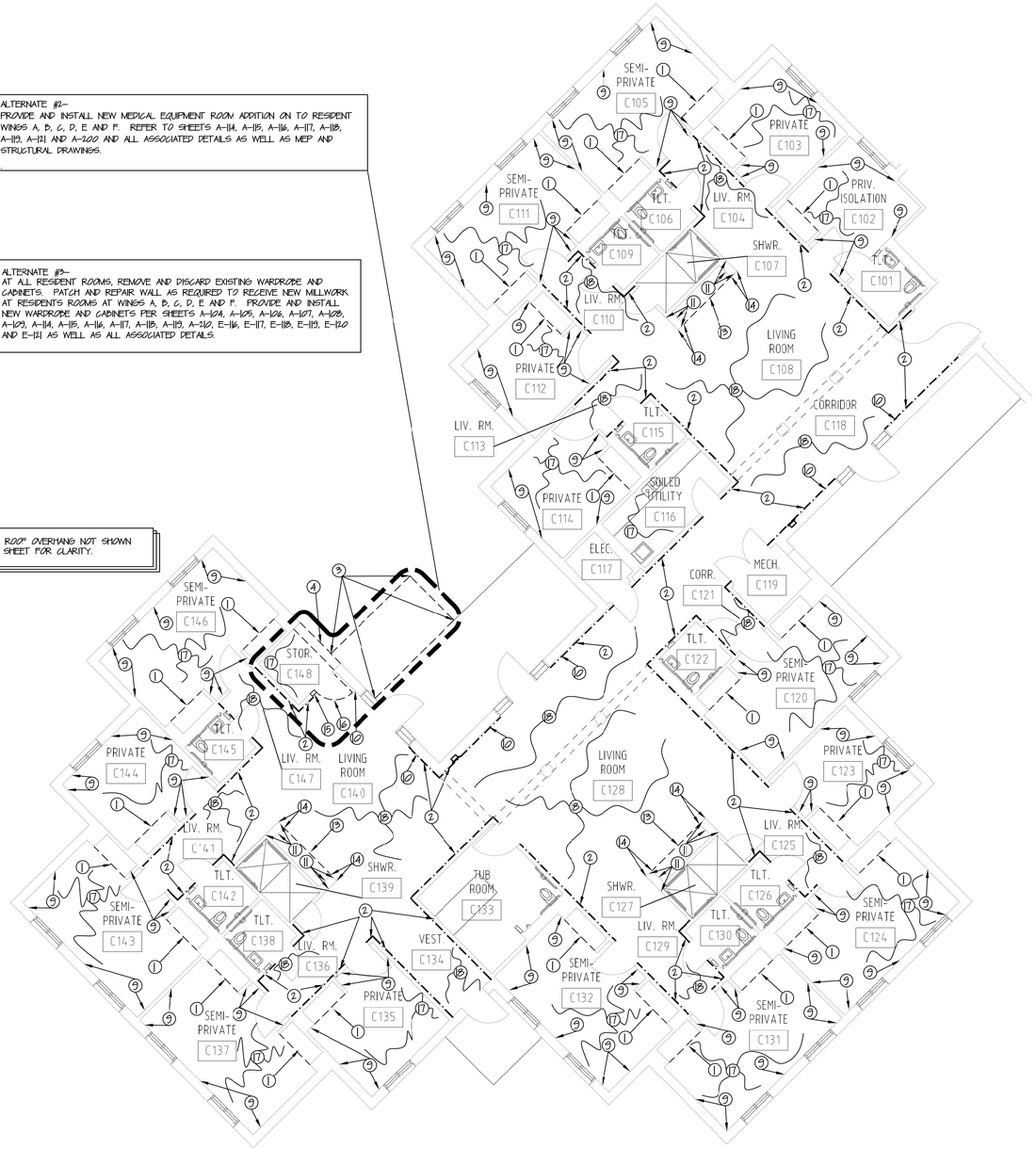
A-105

12 OF 120 SHEETS
8-1-24

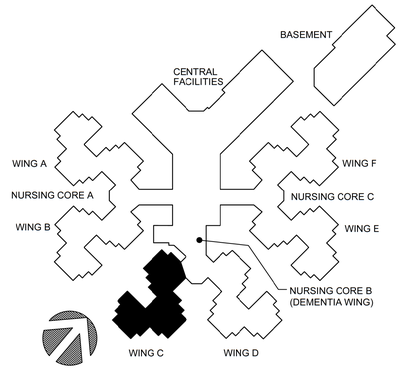
ALTERNATE #2–
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS MEP AND STRUCTURAL DRAWINGS.

ALTERNATE #3–
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-124, A-125, A-126, A-127, A-128, A-129, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

EXISTING ROOF OVERHANG NOT SHOWN ON THIS SHEET FOR CLARITY.



WING C DEMOLITION PLAN
1/8" = 1'-0"



KEYPLAN

GENERAL NOTES

a. AT ALL PRIVATE AND SEMI-PRIVATE RESIDENTS ROOMS REMOVE EXISTING SHEET VINYL FLOOR AND INTEGRAL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

b. AT ALL LIVING ROOMS, SOILED UTILITY, MECHANICAL, AND STORAGE ROOMS REMOVE EXISTING VCT FLOOR AND VINYL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

c. AT ALL LIVING ROOM AREAS REMOVE AND DISCARD ALL WALLPAPER BORDERS. PATCH AND REPAIR ALL AREAS AFFECTED BY DEMOLITION. PREPARE WALLS FOR NEW FINISHES.

d. REMOVE AND DISCARD ALL EXISTING VINYL CORNER GUARD COVERS. ALUMINUM RETAINERS TO REMAIN, PROTECT AS REQUIRED.

e. ALL WOOD PANELING LOCATED ON WALLS TO BE REMOVED AND DISCARDED. PATCH AND REPAIR WALLS AS REQUIRED TO RECEIVE NEW FINISHES.

f. REMOVE AND DISCARD ANY EXISTING WALL COVERING AND WALL COVERING BORDERS ALONG ENTIRE LENGTH OF THE WING. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

g. CONTRACTOR SHALL REMOVE ALL ITEMS OFF THE WALLS IN RODER TO PATCH AND REPAIR WALLS TO RECEIVE NEW PAINT. REINSTALL ALL ITEMS BACK ON WALL AFTER PAINTING IS COMPLETED. REMOVE FACE PLATES OF OUTLETS AND SWITCHES BEFORE PAINTING AND REINSTALL.

DEMO PLAN KEY NOTES (SHEETS A104 THRU A109 ONLY)

① ALTERNATE #3: REMOVE AND DISCARD EXISTING MILLWORK, LIGHTS AND MIRRORS. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. TV TO BE REMOVED AND RELOCATED AS SHOWN ON THE FLOOR PLANS. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.

② EXISTING HANDRAIL DESIGNATED AS (– · – · –) ON THE PLANS TO REMAIN, PROTECT AS REQUIRED.

③ ALTERNATE #1: PORTION OF EXISTING CONCRETE PAD TO BE REMOVED AS SHOWN TO ALLOW FOR NEW CONSTRUCTION. REFER TO WING A FLOOR PLAN FOR ADDITIONAL INFORMATION.

④ ALTERNATE #1: REMOVE PORTION OF EXISTING EXTERIOR WALL AS REQUIRED TO ALLOW FOR NEW OPENING AS SHOWN. REFER TO STRUCTURAL PLANS FOR BRACING. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

⑤ THROUGH ⑧ NOTE NOT USED

⑨ REMOVE AND DISCARD EXISTING WALL COVERING ALONG ENTIRE LENGTH OF INDICATED WALL. PREPARE WALL TO RECEIVE NEW FINISHES. REFER TO FINISH SCHEDULE.

⑩ REMOVE AND DISCARD EXISTING WOOD PANEL/BASE LOCATED NEAR DOOR. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW FINISHES.

⑪ SAND AND REPAIR EXISTING WALL TEXTURE AT INDICATED WALL. WALL TEXTURE TO MATCH EXISTING ADJACENT CONSTRUCTION.

⑫ NOTE NOT USED.

⑬ REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR WALL AS REQUIRED.

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⑮ ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING WALL TO ALLOW FOR INSTALLATION OF NEW DOOR PER FLOOR PLAN AND DOOR SCHEDULE. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.

⑯ ALTERNATE #2: REMOVE AND DISCARD EXISTING DOOR AND FRAME. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.

⑰ REMOVE AND DISCARD EXISTING VINYL FLOORING AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

⑱ REMOVE AND DISCARD EXISTING VCT AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

BID DOCUMENTS

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HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-106.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

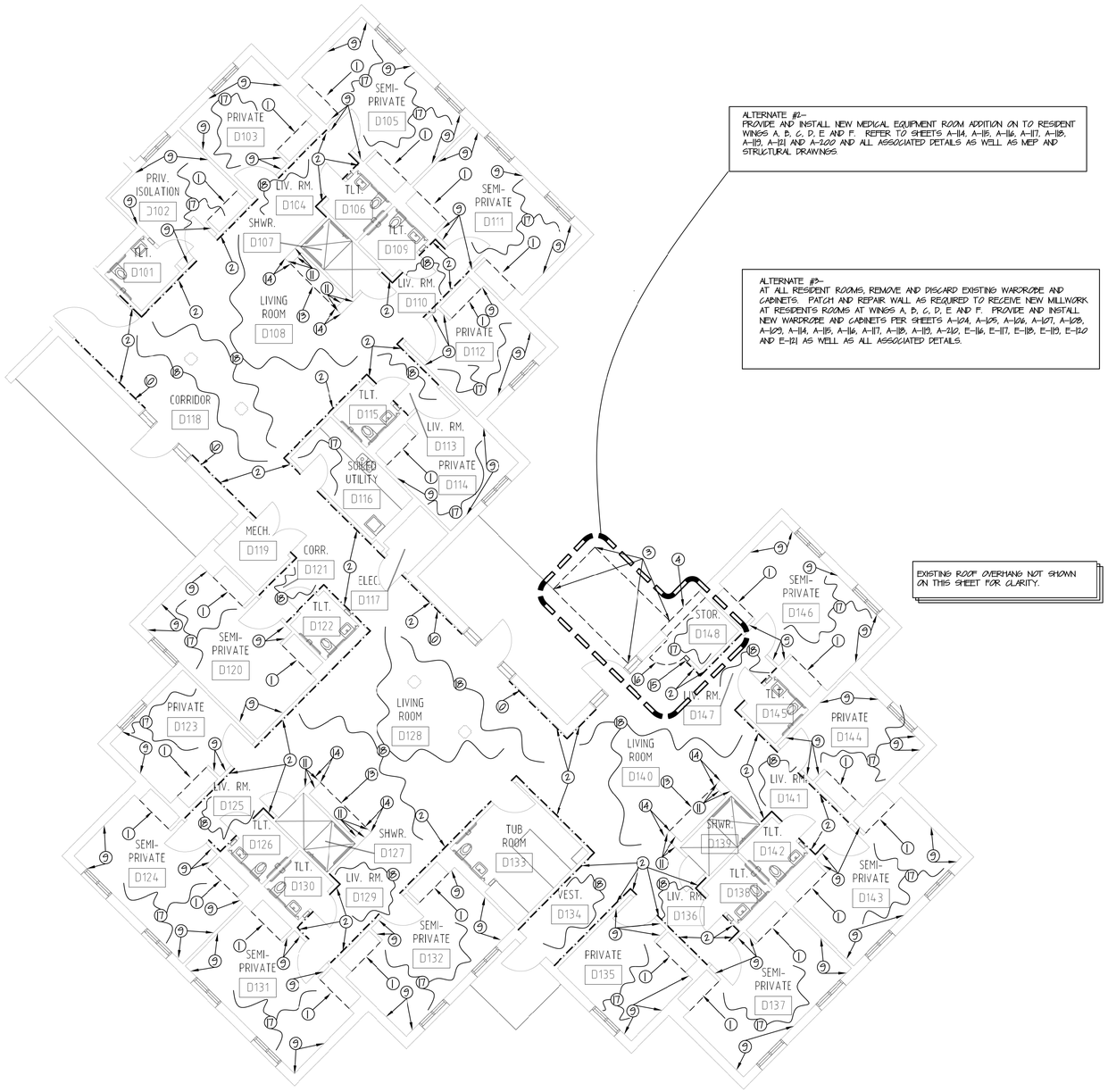
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

A-106

13 OF 120 SHEETS
8-1-24



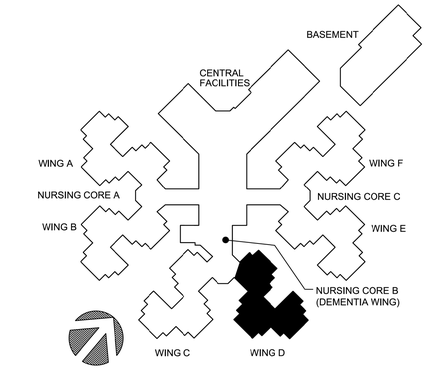
WING D DEMOLITION PLAN

1/8" = 1'-0"

ALTERNATE #2–
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS MEP AND STRUCTURAL DRAWINGS

ALTERNATE #3–
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK. AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-109, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

EXISTING ROOF OVERHANG NOT SHOWN ON THIS SHEET FOR CLARITY.



KEYPLAN

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a. AT ALL PRIVATE AND SEMI-PRIVATE RESIDENTS ROOMS REMOVE EXISTING SHEET VINYL FLOOR AND INTEGRAL WALL BASE. PREPARE CONCRETE SUBFLOOR AND WALLS AS REQUIRED TO ALLOW FOR NEW FLOOR AND BASE PER THE FINISH SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLOOR PREPARATION TO RECEIVE NEW FLOORING. FLOOR COATING SHALL BE PROVIDED AS REQUIRED FOR PREPARATION OF FLOOR.

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DEMO PLAN KEY NOTES (SHEETS A104 THRU A109 ONLY)

1. ALTERNATE #3: REMOVE AND DISCARD EXISTING MILLWORK, LIGHTS AND MIRRORS. PROTECT ADJACENT CONSTRUCTION AS REQUIRED. TV TO BE REMOVED AND RELOCATED AS SHOWN ON THE FLOOR PLANS. PATCH AND REPAIR ADJACENT WALL TO MATCH EXISTING WHERE AFFECTED BY DEMOLITION.
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5. THROUGH 8. NOTE NOT USED
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10. REMOVE AND DISCARD EXISTING WOOD PANEL/BASE LOCATED NEAR DOOR. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW FINISHES.
11. SAND AND REPAIR EXISTING WALL TEXTURE AT INDICATED WALL. WALL TEXTURE TO MATCH EXISTING ADJACENT CONSTRUCTION.
12. NOTE NOT USED.
13. REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR WALL AS REQUIRED.
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PROJECT # U1503-01
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REVISION:
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ISSUE DATE: 8-1-24

CAD DWG FILE: A-107.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

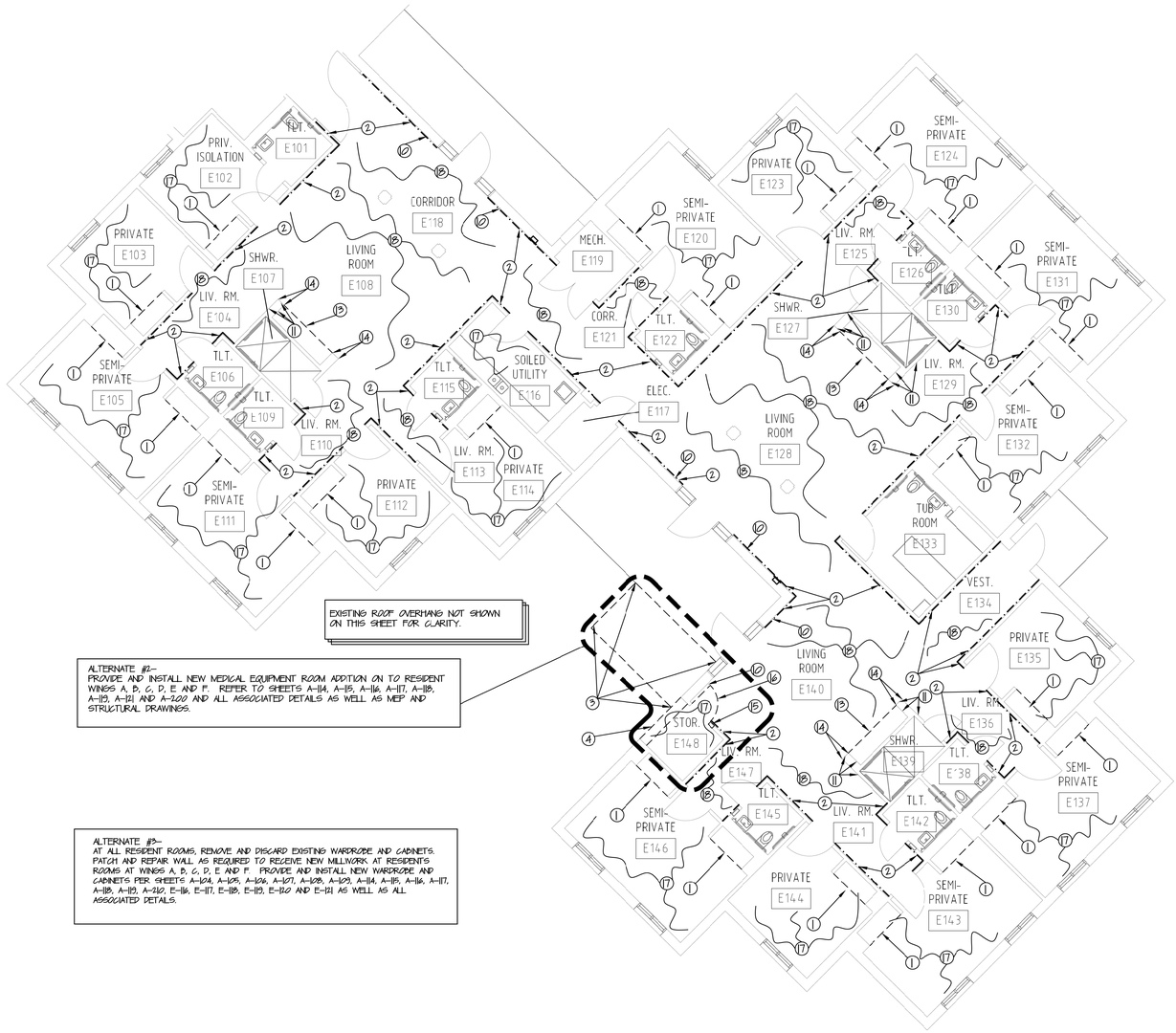
SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

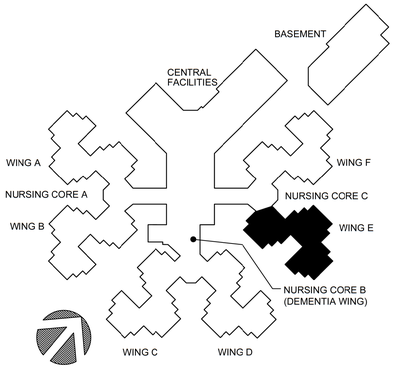
A-107

14 OF 120 SHEETS
8-1-24



WING E DEMOLITION PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES

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DEMO PLAN KEY NOTES (SHEETS A104 THRU A109 ONLY)

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⑤ THROUGH ⑨ NOTE NOT USED

⑩ REMOVE AND DISCARD EXISTING WOOD PANEL/BASE LOCATED NEAR DOOR. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW FINISHES.

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BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI · THOMAS A. SCHNEIDER · NUMBER A-7823 · REGISTERED ARCHITECT

2/19/25

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CAD DWG FILE: A-108.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

A-108

15 OF 120 SHEETS
8-1-24

ALTERNATE #2–
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS MEP AND STRUCTURAL DRAWINGS.

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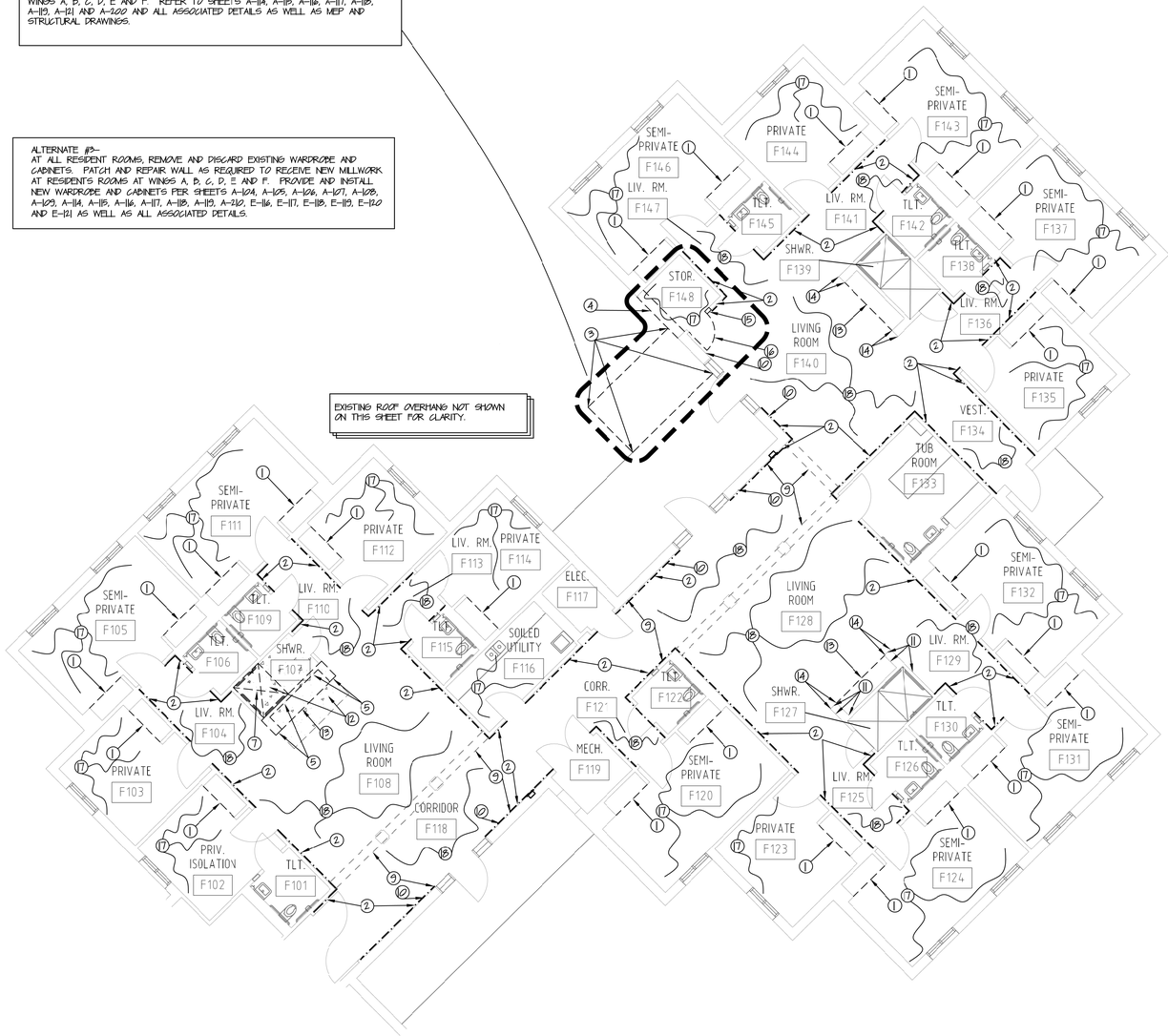

WING F DEMOLITION PLAN
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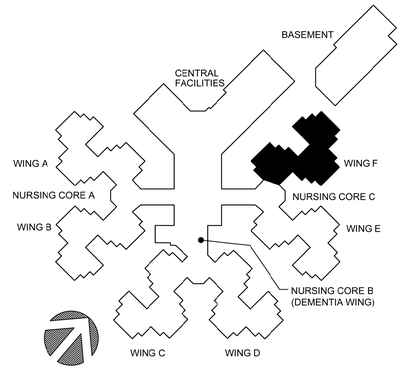

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⑥ NOTE NOT USED.

⑦ EXISTING SHOWER AND TOILET ACCESSORIES TO BE REMOVED. PATCH AND PREPARE AREA FOR NEW SHOWER. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

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⑬ REMOVE AND DISCARD EXISTING MILLWORK. PATCH AND REPAIR WALL AS REQUIRED.

⑭ EXISTING CORNER GUARD AND TRIM. PATCH AND REPAIR EXISTING WALL TO MATCH ADJACENT CONSTRUCTION. PREPARE FOR NEW CORNER GUARDS AND PAINT PER THE FINISH SCHEDULE.

⑮ ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING WALL TO ALLOW FOR INSTALLATION OF NEW DOOR PER FLOOR PLAN AND DOOR SCHEDULE. PROTECT ADJACENT CONSTRUCTION AS REQUIRED.

⑯ ALTERNATE #2: REMOVE AND DISCARD EXISTING DOOR AND FRAME, PROTECT ADJACENT CONSTRUCTION. AS REQUIRED.

⑰ REMOVE AND DISCARD EXISTING VINYL FLOORING AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

⑱ REMOVE AND DISCARD EXISTING VCT AND BASE. PREPARE SUB FLOOR FOR NEW FLOORING PER THE FINISH SCHEDULE.

BID DOCUMENTS

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MIKE KEHOE,
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DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	U1503-01
SITE #	6801
ASSET #	8136801002
FEDERAL#	29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-109.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

DEMOLITION PLAN

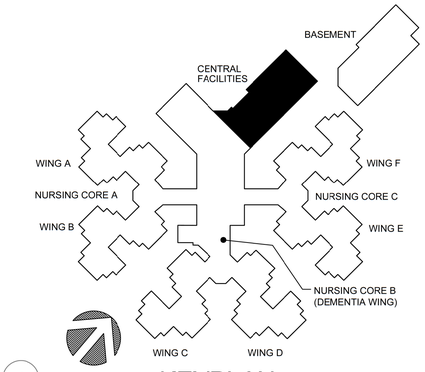
SHEET NUMBER:

A-109

16 OF 120 SHEETS
8-1-24

PARTIAL CENTRAL FACILITIES PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-110 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
c. ALL INTERIOR STUDS ARE 3-5/8," 20 GAUGE METAL STUDS @ 16" OC. UNLESS DIMENSIONED OTHERWISE.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, WHICH IS AFFECTED BY DEMOLITION (TO MATCH EXISTING).
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN.
i. REFER TO SHEET C-400 FOR UNDERGROUND COLLECTOR SYSTEM.
j. FLOOR MATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA034 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW ( ). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.
k. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES IPS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES IPS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.
l. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES IPS-20 AT ALL AREAS WHERE WORK IS SHOWN. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.
m. FLOOR MATCH SHOWN AS ( ) TO BE QUARRY TILE FLOORING, CONTRACTOR TO MATCH AND FIELD VERIFY COLOR. REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (SHEET A-110 ONLY)

1. EXISTING COLUMN TO REMAIN. PROTECT AS REQUIRED.
2. PROVIDE AND INSTALL NEW CHAIR RAIL TO MATCH EXISTING WHERE EXISTING CHAIR RAIL WAS REMOVED DUE TO INSTALLATION OF NEW MECHANICAL UNIT.
3. PROVIDE AND INSTALL NEW FULL HEIGHT VINYL CORNER GUARD (CG2) EQUAL TO PAWLING, CG-1-2 WITH ALUMINUM RETAINER. COLOR TO BE EQUAL TO PAWLING #AMB MONTEREY. REFER TO DETAIL 19 SHEET A3.01.
4. EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY (—·—·—·—). PROTECT AS REQUIRED. WHERE IT IS CUT – FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.
5. CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
6. TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.
7. THROUGH 9 NOTE NOT USED
10. RELOCATE EXISTING VENDING MACHINES AS SHOWN.
11. AT EXISTING WOOD WINDOW JAMBS, CLEAN, SAND, AND PROVIDE GAP FILLER AT ANY GAPS PRIOR TO PAINTING. PAINT EXISTING WOOD WINDOW JAMBS, IPS-25 (SEE SPEC.) TO MATCH WALL. SEE FINISH SCHEDULE.
12. PROVIDE AND INSTALL NEW WALL STOP EQUAL TO ROCKWOOD 405X10. SEE SPEC – QUANTITY (1) AT EACH DOOR.
15. PROVIDE AND INSTALL NEW 4" BASE ON EXISTING MILLWORK TO MATCH ADJACENT WALL BASE PER THE FINISH SCHEDULE.
14. PROVIDE AND INSTALL NEW 3 5/8" METAL STUD WALL (STUDS AT 16" O.C.) WITH 5/8" TYPE X GYPSUM BOARD ON BOTH SIDES TO MATCH EXISTING WALL. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION. AFTER INSTALLATION OF NEW MECHANICAL UNIT PAINT "P1" BOTH SIDES OF THE WALL.
15. PAINT EXISTING HOLLOW METAL WINDOW FRAME IPS-20 (SEE SPEC.) REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
16. EXISTING EXPOSED BRICK WALL TO REMAIN, PROTECT AS REQUIRED. DO NOT PAINT.
17. EXISTING WALL TO BE FURRED OUT WITH 5/8" GYPSUM BOARD OVER 7/8" HAT CHANNELS AT 24" O.C. PAINT, SEE FINISH SCHEDULE.
18. THROUGH 21 NOTE NOT USED
22. PROVIDE AND INSTALL STAINLESS STEEL TRAY COUNTER TOP AT NEW ROLLING COUNTER DOOR. SEE DETAIL 2 OF A-400.
23. PROVIDE AND INSTALL NEW QUARRY TILE (QT) FLOORING IN THE ENTIRE DISH WASH ROOM (NOT SHOWN UNDER EQUIPMENT FOR CLARITY). SLOPE FLOOR TO DRAIN. REFER TO FINISH SCHEDULE.
24. INSTALL LVT UNDER THRESHOLDS – REMOVE AND REINSTALL AS REQUIRED.
25. PROVIDE AND INSTALL CHAIN RAIL INDICATED BY (----------) AT THESE LOCATIONS TO MATCH CHAIN RAIL IN THIS ROOM.
26. PROVIDE AND INSTALL 5" CONCRETE SIDEWALK, SEE DETAILS 1, 2, 3 AND 4 ON SHEET C-400. MATCH EXISTING GRADE AND SIDEWALK ELEVATION.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:

BID DOCUMENTS

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CAD DWG FILE: A-110.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

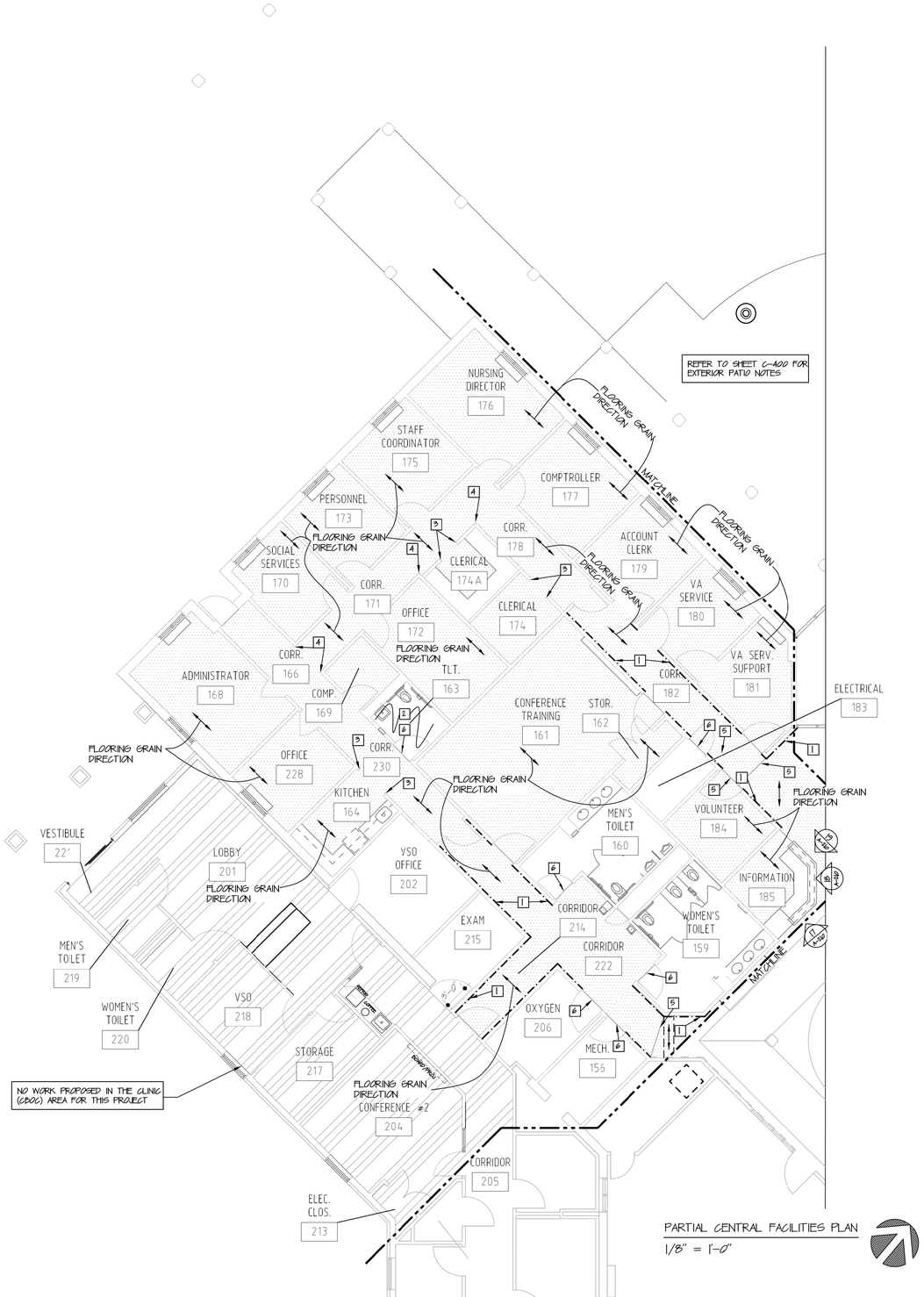
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

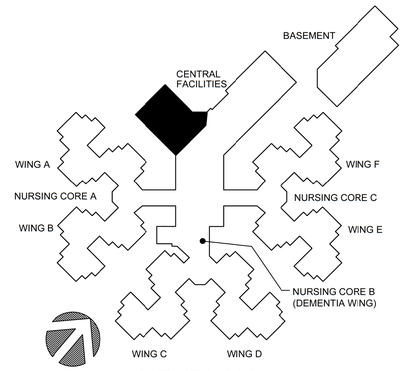
A-110

17 OF 120 SHEETS
8-1-24



PARTIAL CENTRAL FACILITIES PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES (SHEET A-111 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS

b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

c. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES IPS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES IPS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.

d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION

e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.

f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES

g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.

h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN.

i. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES IPS-20. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.

FLOOR PLAN KEY NOTES (SHEET A-111 ONLY)

1. EXISTING HANDRAIL AT LOCATION INDICATED BY (—·—·—·—), PROTECT AS REQUIRED.
2. CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM.
3. PROVIDE AND INSTALL FULL HEIGHT VINYL CORNER GUARD (CG1) EQUAL TO PAWLING, CG-10 OVER EXISTING ALUMINUM RETAINER AT BOTH SIDES OF EXISTING JAMB. COLOR TO BE EQUAL TO PAWLING #648 MONTEREY. SEE DETAIL 14 OF A-501.
4. PROVIDE AND INSTALL FULL HEIGHT VINYL CORNER GUARD (CG1) EQUAL TO PAWLING, CG-10 OVER EXISTING ALUMINUM RETAINER. COLOR TO BE EQUAL TO PAWLING #648 MONTEREY. SEE DETAIL 13 OF A-501.
5. CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
6. TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:

BID DOCUMENTS

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MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
THOMAS A. LUNDBERG
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FLOOR PLAN

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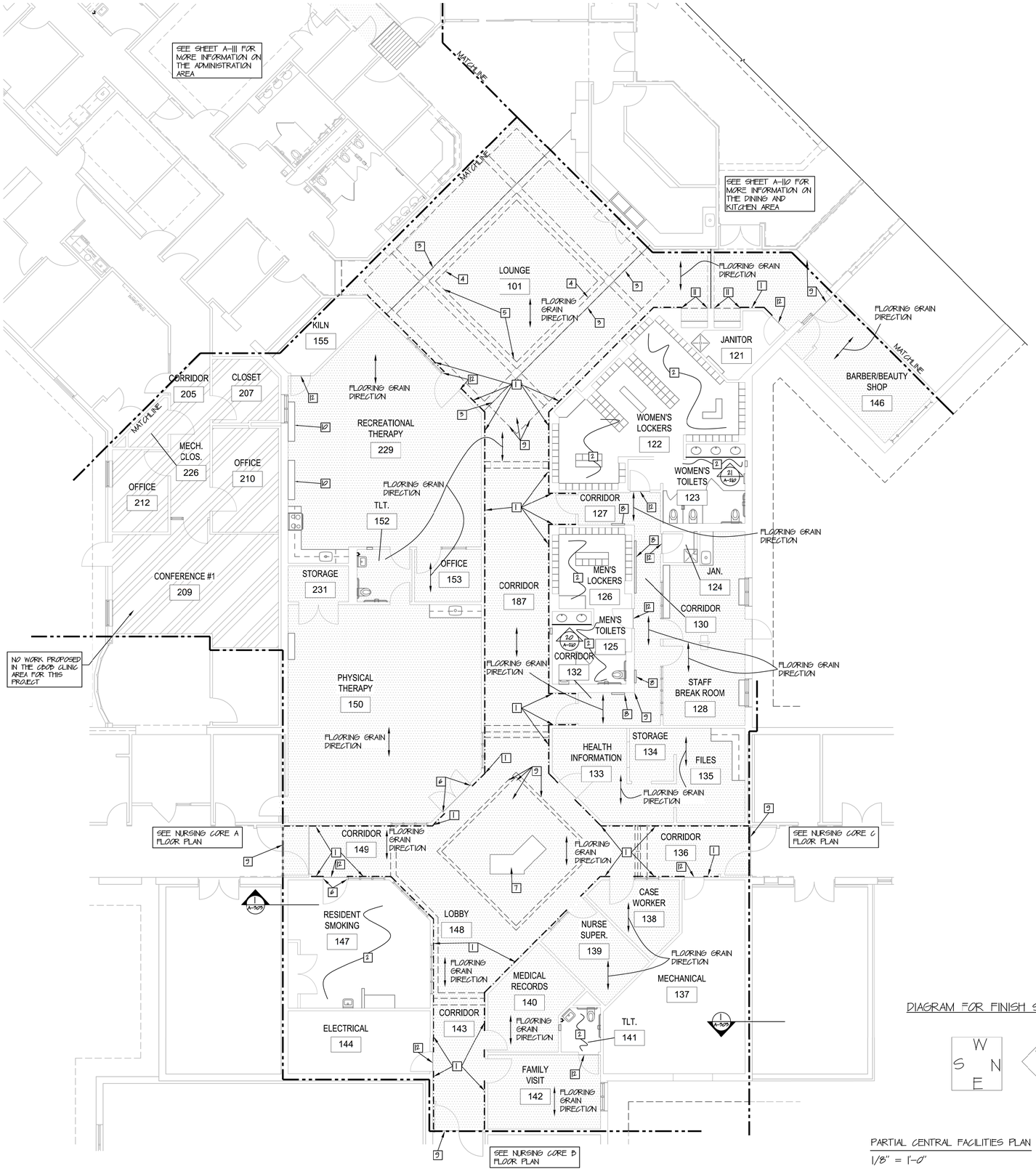
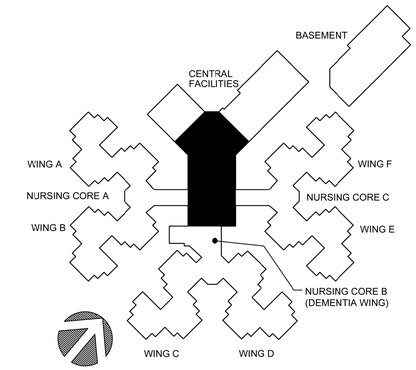
A-111

18 OF 120 SHEETS
8-1-24



PARTIAL CENTRAL FACILITIES PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-112 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
c. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES (PS-22, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES (PS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN.
i. FLOOR HATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR: NA236 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW ( ). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (A-112 ONLY)

1 EXISTING HANDRAIL AT LOCATION INDICATED BY ( ). PROTECT AS REQUIRED.
2 CONTRACTOR SHALL STEAM CLEAN EXISTING TILE FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOMS AND LOCKER ROOMS.
3 PROVIDE AND INSTALL NEW EXPANSION JOINT IN THE LVT FLOORING. REFER TO DETAIL 19 OF SHEET A-500
4 PATCH AND REPAIR EXISTING GYPSUM BOARD SOFFIT (ABOVE) WHERE CRACKING HAS OCCURRED TO MATCH EXISTING, AND PROVIDE AND INSTALL NEW GYPSUM BOARD EXPANSION JOINT. EQUAL TO PRY REGLET DRYWALL EXPANSION JOINT.
5 EXISTING WOOD TRIM ON SOFFIT ABOVE TO BE REFINISHED AT LOCATION INDICATED TO REPAIR WATER DAMAGE. MATCH EXISTING COLOR/FINISH. COORDINATE THIS WORK WITH THE ARCHITECT.
6 PROVIDE AND INSTALL .080" THICK, TEXTURED, 3/4" TALL VINYL DOOR FRAME GUARD EQUAL TO PAWLING - PROTEK WALL PROTECTION SYSTEM, PPG-10 TYPE. COLOR #22 WOODLANDS. SEE FINISH SCHEDULE. INSTALL FROM FLOOR UP.
7 EXISTING FISH TANK TO REMAIN, PROTECT AS REQUIRED. CUT EXISTING FLOORING AROUND TANK TO RECEIVED NEW FLOORING.
8 EXISTING BULLETIN BOARDS TO REMAIN, PROTECT AS REQUIRED.
9 CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
10 PROVIDE AND INSTALL NEW SOLID SURFACE COUNTER TOP WITH 4" TALL BACKSPLASH AT EXISTING MILLWORK COVERED FAN COIL UNIT. COLOR TO BE SSI REFER TO FINISH SCHEDULE. EXISTING FAN COIL UNIT TO BE REMOVED PRIOR TO INSTALLING NEW COUNTER TOP. CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS. REFER TO DETAIL II OF A-310 (SIMILAR.)
11 PROVIDE AND INSTALL NEW SIX FOOT TALL VINYL CORNER GUARD (CG2) EQUAL TO PAWLING, CG-10 WITH ALUMINUM RETAINER. COLOR TO BE EQUAL TO PAWLING #648 MONTEREY. REFER TO DETAIL 19 SHEET A501.
12 TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:

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GOVERNOR

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CAD DWG FILE: A-112.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

FLOOR PLAN

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19 OF 120 SHEETS
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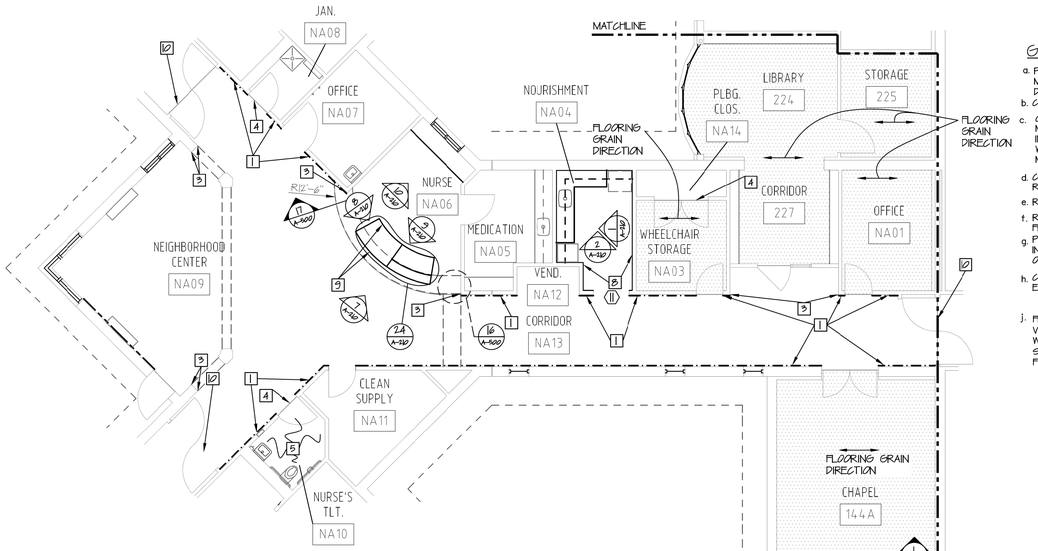


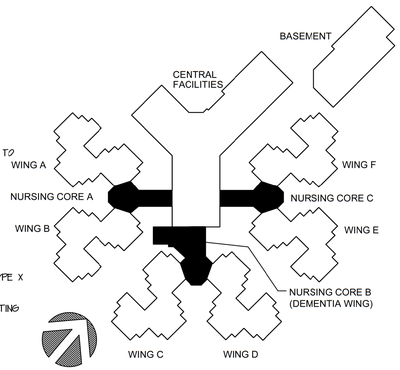
NURSING CORE A
1/8" = 1'-0"

GENERAL NOTES SHEET (A-113 ONLY)

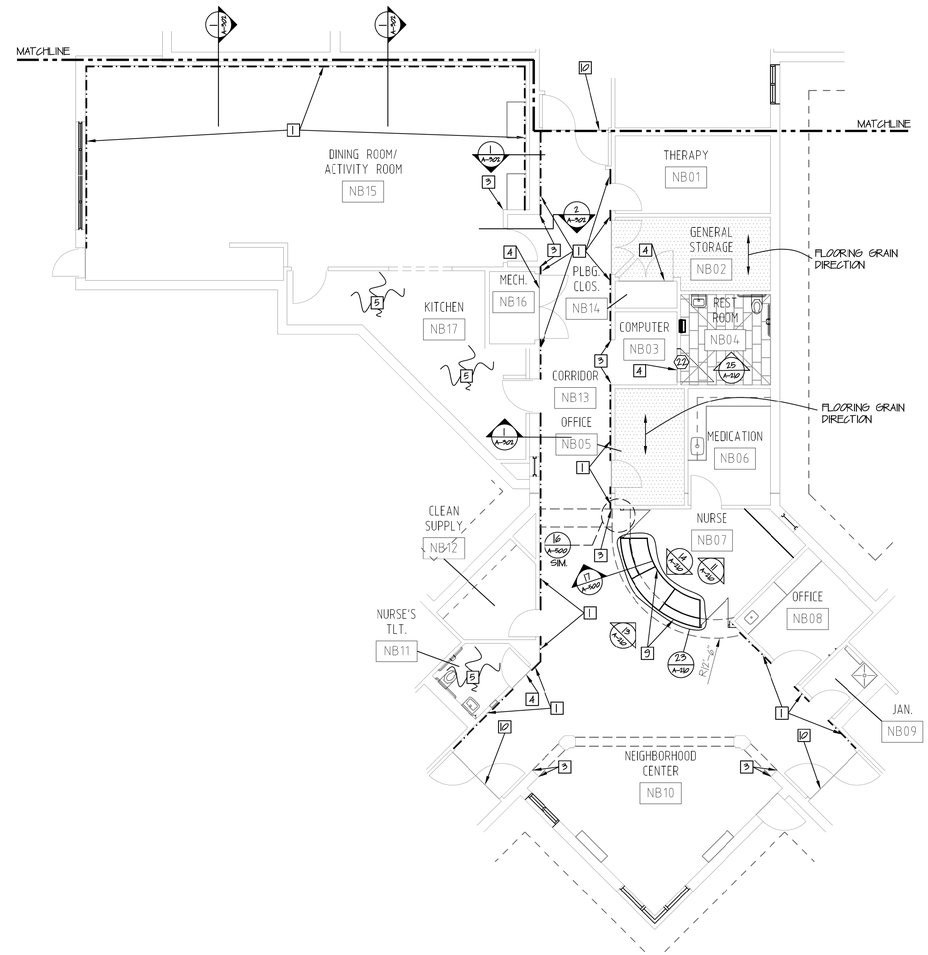
a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION DETAILS
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
c. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES IPS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES IPS-27, AT ALL AREAS WHERE WORK IS SHOWN COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN.
j. FLOOR MATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA034 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW ( ). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES

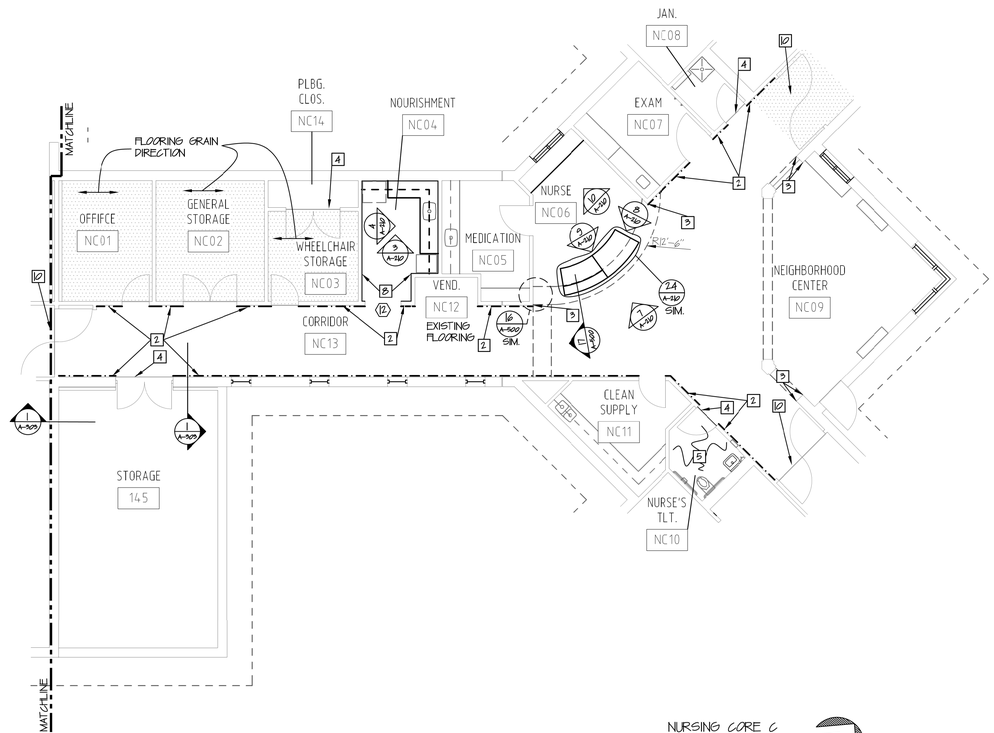
1 EXISTING WOOD HANDRAIL AT LOCATION INDICATED BY ( ). PROTECT AS REQUIRED.
2 PROVIDE AND INSTALL NEW HANDRAIL (HR1), ACCENT STRIP AND BUMPER GUARD OVER EXISTING ALUMINUM RETAINER EQUAL TO PAWLING, BR-500 WHERE INDICATED BY LINE TYPE ( ) COLOR OF HANDRAIL, ACCENT STRIP AND BUMPER GUARD TO BE PAWLING #6AB MONTEREY.
3 PROVIDE AND INSTALL NEW SIX FOOT TALL VINYL CORNER GUARD (CG1) EQUAL TO PAWLING, CG-10 WITH ALUMINUM RETAINER. COLOR TO BE EQUAL TO PAWLING #6AB MONTEREY. REFER TO DETAIL 13 SHEET A30.
4 TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.
5 CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED ROOM.
6 THRUEH 7 NOT USED
8 PROVIDE AND INSTALL 4'-0" TALL RIGID PVC SHEETS (WP1) OVER NEW 5/8" TYPE X GYPSUM BOARD. PAINT ABOVE PVC SHEET. SEE FINISH SCHEDULE.
9 PATCH AND REPAIR EXISTING FLOOR AS REQUIRED DUE TO DEMOLITION OF EXISTING MILLWORK AND INSTALLATION OF NEW MILLWORK. REFER TO SHEET A-103 FOR ADDITIONAL INFORMATION.
12 CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.



KEYPLAN



NURSING CORE B
1/8" = 1'-0"



NURSING CORE C
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BID DOCUMENTS

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MIKE KEHOE, GOVERNOR

STATE OF MISSOURI — THOMAS A. LUEBBERT — NUMBER A-7803 — REGISTERED ARCHITECT
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FLOOR PLANS

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20 OF 120 SHEETS
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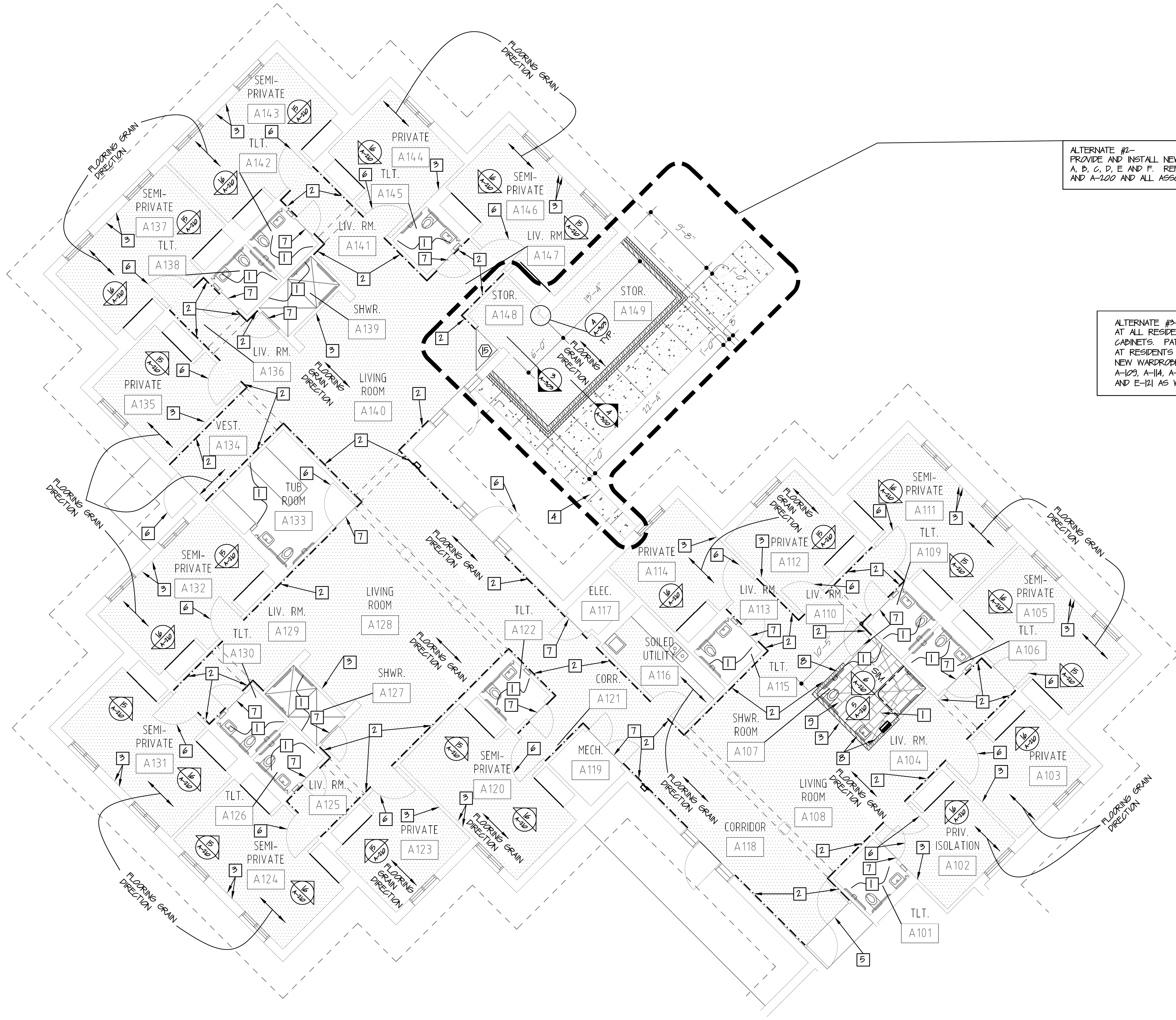
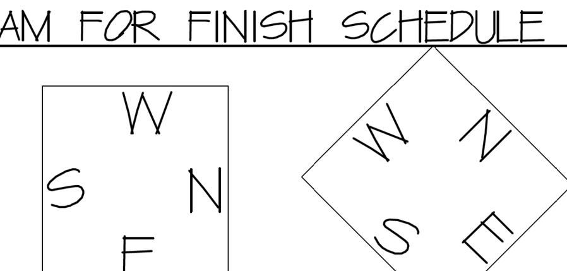


ALTERNATE #2–
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.

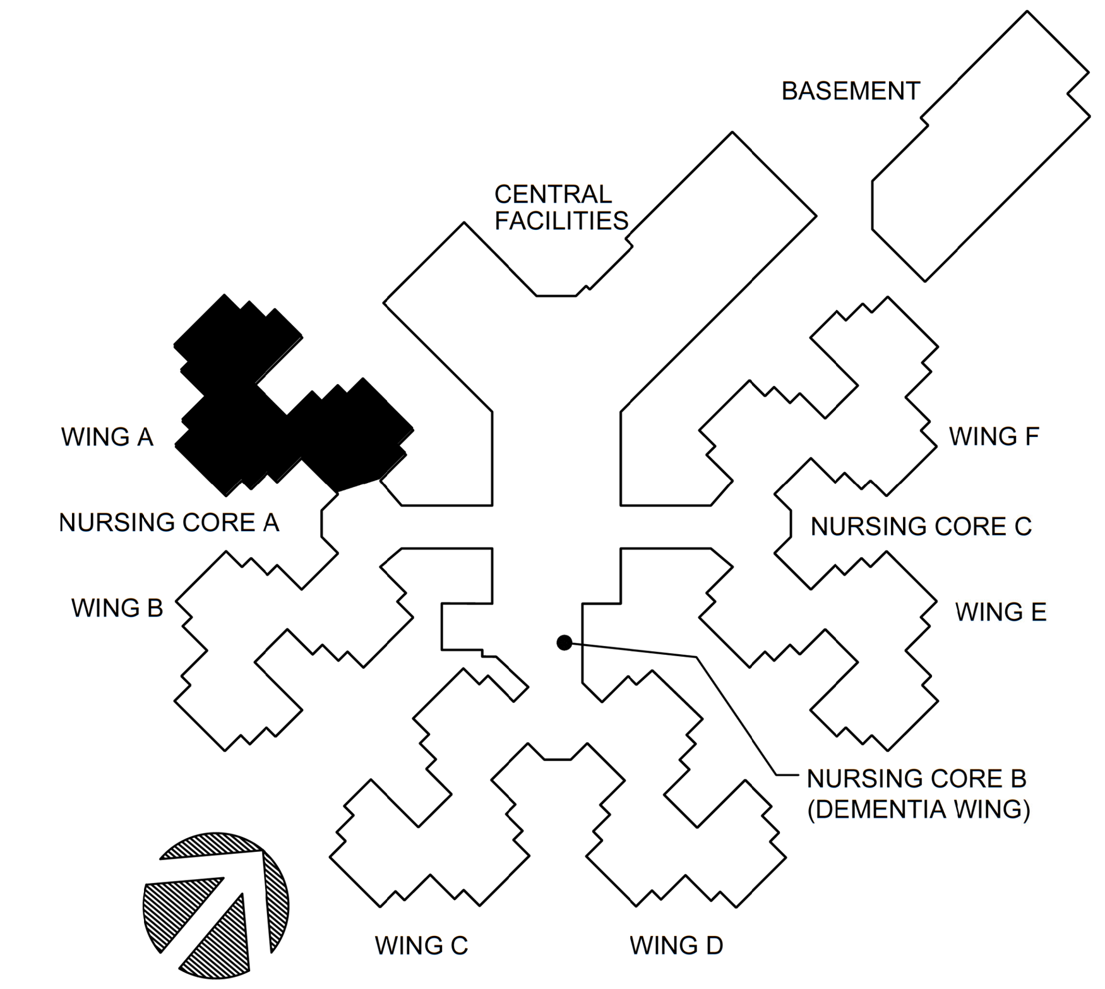
ALTERNATE #3–
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-109, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

ALTERNATE #1: ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:



INFECTIOUS CONTROL ALTERNATE #1
WING A FLOOR PLAN
1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-114 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS REFER TO SHEET A-500 FOR ALL TRANSITION STRIP DETAILS

b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

c. ALTERANATE #1: PROVIDE AND INSTALL NEW 24" X 24" X 1/2" VINYL FACED GYPSUM PANEL LAY IN CEILING IN NEW 5/16" CEILING GRID EQUAL TO CERTAINTEED VINYLROCK 1142-CRF-1 IN ALL ROOMS WITHIN WING A. REFER TO FINISH SCHEDULE. CEILING SHALL BE INSTALLED AT 8'-6" OFF FINISH FLOOR.

d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION

e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.

f. REFER TO DOOR SCHEDULE AND HARDWARE SCHEDULE FOR ALL NEW DOORS AND FRAME REQUIREMENTS.

g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.

h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN FOR BASE BID.

i. ALTERNATE #1: CONTRACTOR WILL BE REQUIRED TO ENSURE EACH ROOM IN WING "A" IS 100% SEALED INDEPENDENTLY FROM OTHER ROOMS IN ORDER FOR THE MECHANICAL SYSTEM TO ACHIEVE NEGATIVE PRESSURE/DESIGN PARAMETERS THAT ARE CALLED FOR ON THE DRAWINGS. CONTRACTOR SHALL ADD ANY GYPSUM BOARD THAT MAY BE MISSING OR DAMAGED IN THE SPACE(S) – ALL WALLS. PATCH ANY GYPSUM BOARD REQUIRED, TAPE AND SAND AS REQUIRED, AT ALL WALLS/CEILINGS FROM FLOOR TO BOTTOM OF ROOF TRUSS. SEAL OFF/CAULK ANY AND ALL PENETRATIONS, OPENINGS AND OUTLETS, ETC THAT MAY CAUSE LEAKAGE (FIELD VERIFY). ALLOW 20 LINEAR FEET OF CAULKING/SEALING PER EACH ROOM. ANY QUANTITY ABOVE 20 LINEAR FEET WILL BE CALCULATED AT THE UNIT COST. INSTALL CAULK WITH CLOSED CELL BACKER ROD AT JOINTS OVER 1/4" WIDTH. NO BACK ROD REQUIRED IF LESS THAN 1/4" WIDTH. REFER TO SPECIFICATIONS FOR CAULKING/SEALANTS. TESTING OF THE SPACE TO ACHIEVE NEGATIVE PRESSURE MUST BE MET BEFORE INSTALLING NEW LAY-IN CEILING AND GRID SYSTEM AND ENCLOSING ROOM. PROVIDE DOCUMENTATION THIS HAS BEEN ACHIEVED. INSTALL ALL SEAL GASKETING AT EXISTING DOORS TO PATIENT/RESIDENT ROOMS ONLY AND CAULK AROUND ALL EXISTING WINDOWS.

j. FLOOR HATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA236 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW (←——→). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

k CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES IPS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES IPS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.

l. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES IPS-20. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.

FLOOR PLAN KEY NOTES (SHEET A-114 ONLY)

1 CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM/SHOWERS.

2 EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY (—·—·—·—·—·—). PROTECT AS REQUIRED. WHERE IT IS CUT – FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.

3 PROVIDE AND INSTALL 2X BLOCKING IN WALL FOR WALL MOUNTED TV. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. SEE MEP FOR ADDITIONAL REQUIREMENTS. REFER TO ELEVATION 26 OF A-210.

4 PROVIDE AND INSTALL NEW 5" THICK CONCRETE PAVING WITH 6X6-W1.4 X W1.4 WWM OVER 4" CRUSHED GRAVEL. CONNECT TO EXISTING CONCRETE PAVING BY DRILLING 6" DEEP HOLES @ 36" O.C. IN EDGE OF EXISTING CONCRETE AND EPOXY 12" LONG #4 REBAR INTO HOLES TO BE EMBEDDED INTO EDGE OF NEW CONCRETE PAVING. SEE SPEC AND STRUCTURAL.

5 CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.

6 ALTERNATE #1: AT RESIDENTIAL ROOMS ONLY, PROVIDE AND INSTALL ADJUSTABLE GASKETING AROUND EXISTING FRAME EQUAL TO ZERO 870AA AND ZERO 361AA ALONG BOTTOM OF DOOR. FIELD VERIFY LENGTH.

7 TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.

8 PROVIDE AND INSTALL NEW WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON OUTSIDE FACE AND 5/8" GLASS-MAT, WATER-RESISTANT BACKING BOARD ON INSIDE FACE (FIELD VERIFY TO MATCH EXISTING ADJACENT WALL THICKNESS). MATCH HEIGHT OF EXISTING ADJACENT WALL. AROUND ENTIRE PERIMETER OF OUTSIDE SURFACE OF THIS ROOM: PAINT WITH COLOR AS INDICATED IN NEW FINISH "P3" AND INSTALL NEW "VB5" BASE, PER FINISH SCHEDULE. SEE FINISH SCHEDULE FOR FINISHES ON INSIDE FACE OF WALL.

9 PROVIDE AND INSTALL NEW REINFORCED CONCRETE SLAB OVER 10 MIL VAPOR BARRIER OVER EXISTING SUBGRADE. SLOPE AS NOTED ON FLOOR PLAN TO ALLOW FOR POSITIVE DRAINAGE TO THE FLOOR/SHOWER DRAIN. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION. REFER TO FINISH SCHEDULE FOR FLOOR FINISH.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI · REGISTERED ARCHITECT · NUMBER A-7803
2/19/25

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

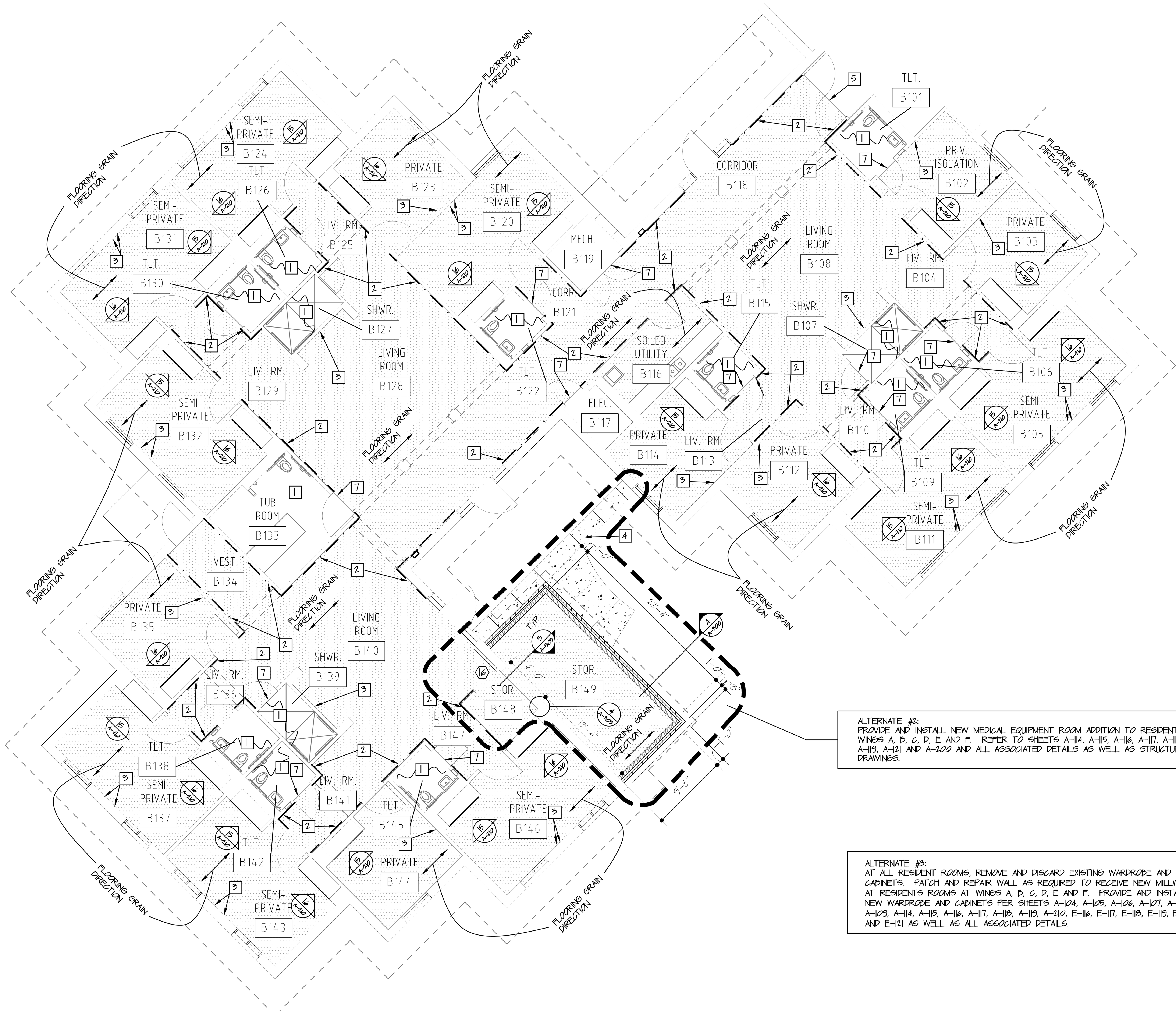
PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION: ____
DATE: ____
REVISION: ____
DATE: ____
REVISION: ____
DATE: ____
ISSUE DATE: 8-1-24

CAD DWG FILE: A-114.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:
FLOOR PLAN

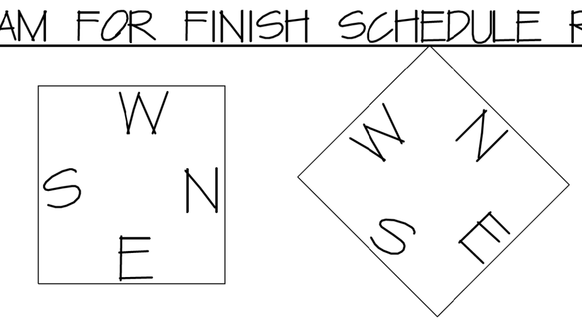
SHEET NUMBER:
A-114



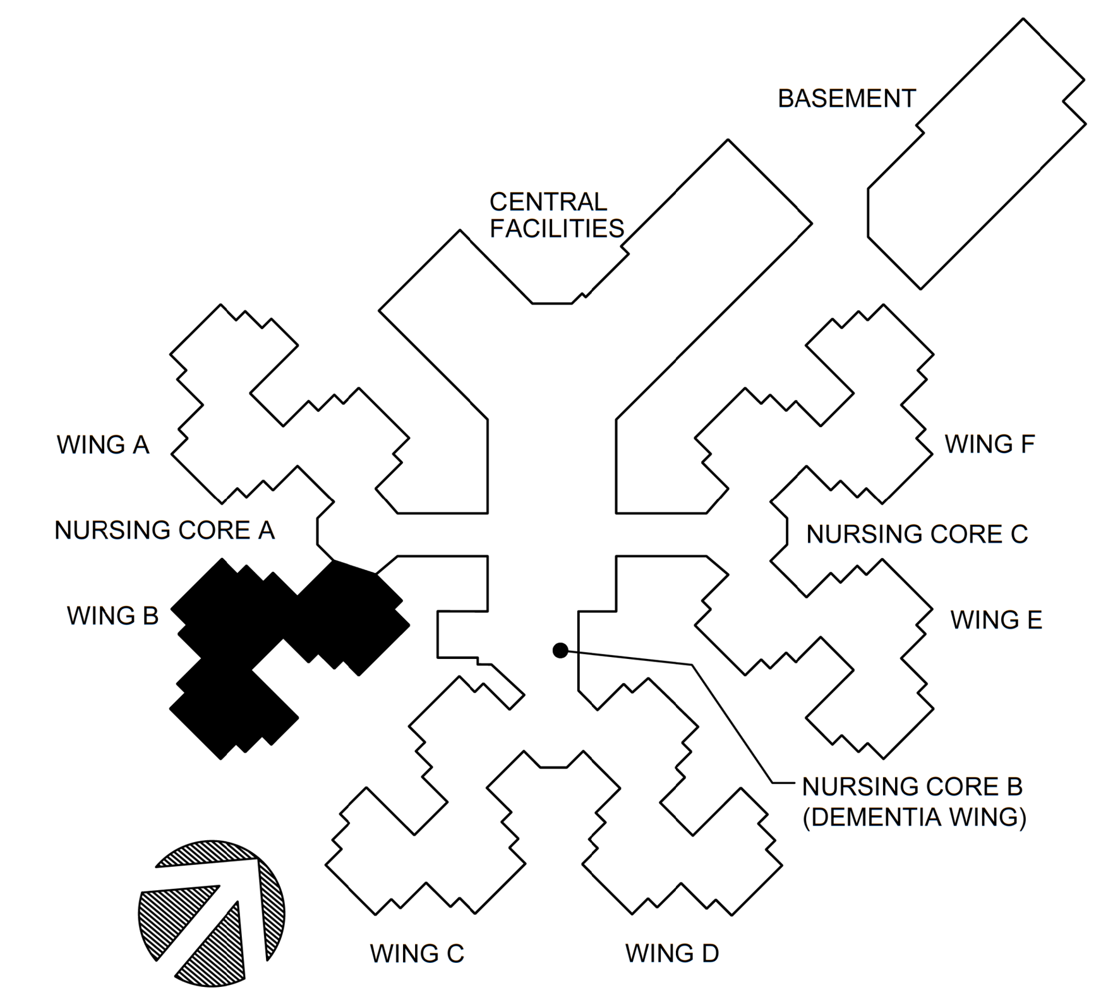
ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.

ALTERNATE #3:
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-109, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:



WING B FLOOR PLAN
1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-115 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS. REFER TO SHEET A-500 FOR ALL TRANSITION STRIP DETAILS
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
c. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES IPS-20. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN FOR BASE BID.
i. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES IPS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES IPS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.
j. FLOOR HATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA236 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW (←→). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (SHEET A-115 ONLY)

1. CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM/SHOWERS.
2. EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY (—·—·—·—·—·—). PROTECT AS REQUIRED. WHERE IT IS CUT – FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.
3. PROVIDE AND INSTALL 2X BLOCKING IN WALL FOR WALL MOUNTED TV. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. SEE MEP FOR ADDITIONAL REQUIREMENTS. REFER TO ELEVATION 26 OF A-210.
4. PROVIDE AND INSTALL NEW 5" THICK CONCRETE PAVING WITH 6X6-W1.4 X W1.4 WWM OVER 4" CRUSHED GRAVEL. CONNECT TO EXISTING CONCRETE PAVING BY DRILLING 6" DEEP HOLES @ 36" O.C. IN EDGE OF EXISTING CONCRETE AND EPOXY 12" LONG #4 REBAR INTO HOLES TO BE EMBEDDED INTO EDGE OF NEW CONCRETE PAVING. SEE SPEC AND STRUCTURAL.
5. CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
6. NOTE NOT USED.
7. TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.
8. PROVIDE AND INSTALL NEW WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON OUTSIDE FACE AND 5/8" GLASS-MAT, WATER-RESISTANT BACKING BOARD ON INSIDE FACE (FIELD VERIFY TO MATCH EXISTING ADJACENT WALL THICKNESS). MATCH HEIGHT OF EXISTING ADJACENT WALL. AROUND ENTIRE PERIMETER OF OUTSIDE SURFACE OF THIS ROOM: PAINT WITH COLOR AS INDICATED IN NEW FINISH "P3" AND INSTALL NEW "VB5" BASE, PER FINISH SCHEDULE. SEE FINISH SCHEDULE FOR FINISHES ON INSIDE FACE OF WALL.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

2/19/25

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DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION: ____
DATE: ____
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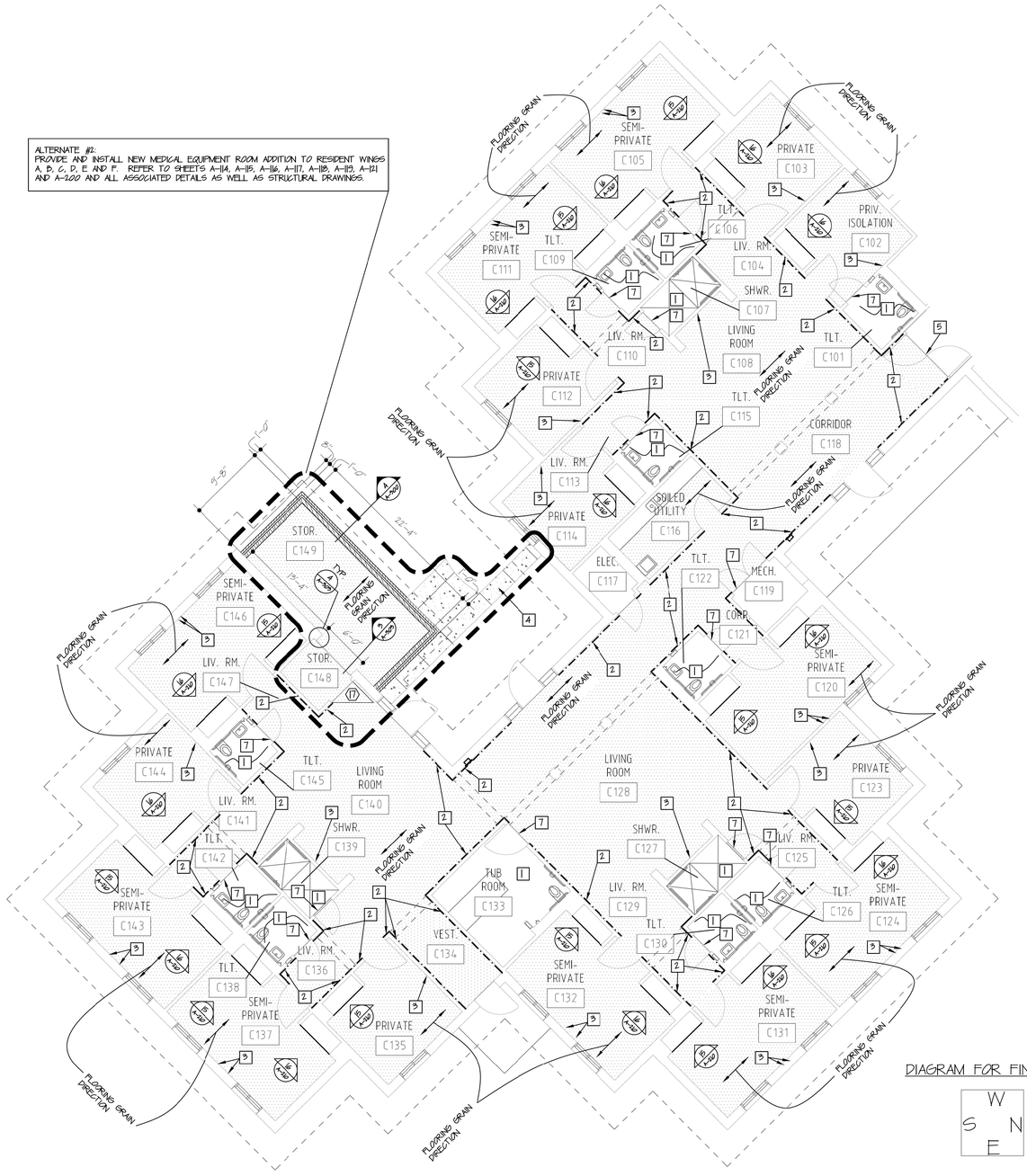
DATE: ____
REVISION: ____
DATE: ____
ISSUE DATE: 8-1-24

CAD DWG FILE: A-115.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:
FLOOR PLAN

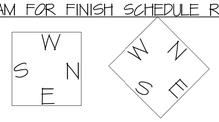
SHEET NUMBER:
A-115

ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.

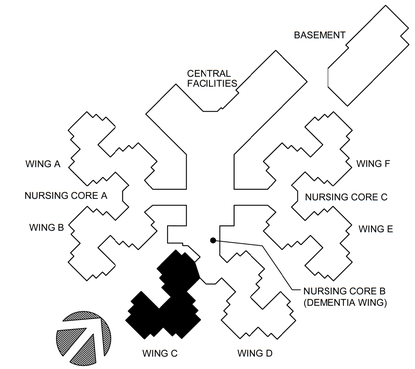


ALTERNATE #3:
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-124, A-125, A-126, A-127, A-128, A-129, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:



WING C FLOOR PLAN
1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-116 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS. REFER TO SHEET A-500 FOR ALL TRANSITION STRIP DETAILS
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
c. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES IPS-20. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN FOR BASE BID.
i. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES IPS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES IPS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.
j. FLOOR HATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NAS36 WEATHERED ARBOR PAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW ( ). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (SHEET A-116 ONLY)

1 CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM/SHOWERS.
2 EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY ( ). PROTECT AS REQUIRED. WHERE IT IS CUT - FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.
3 PROVIDE AND INSTALL 2X BLOCKING IN WALL FOR WALL MOUNTED TV. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. SEE MEP FOR ADDITIONAL REQUIREMENTS. REFER TO ELEVATION 26 OF A-210.
4 PROVIDE AND INSTALL NEW 5" THICK CONCRETE PAVING WITH 6X6-W1.4 X W1.4 WWM OVER 4" CRUSHED GRAVEL. CONNECT TO EXISTING CONCRETE PAVING BY DRILLING 6" DEEP HOLES @ 36" O.C. IN EDGE OF EXISTING CONCRETE AND EPOXY 12" LONG #4 REBAR INTO HOLES TO BE EMBEDDED INTO EDGE OF NEW CONCRETE PAVING. SEE SPEC AND STRUCTURAL.
5 CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
6 NOTE NOT USED.
7 TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.
8 PROVIDE AND INSTALL NEW WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON OUTSIDE FACE AND 5/8" GLASS-MAT, WATER-RESISTANT BACKING BOARD ON INSIDE FACE (FIELD VERIFY TO MATCH EXISTING ADJACENT WALL THICKNESS). MATCH HEIGHT OF EXISTING ADJACENT WALL AROUND ENTIRE PERIMETER OF OUTSIDE SURFACE OF THIS ROOM: PAINT WITH COLOR AS INDICATED IN NEW FINISH "P3" AND INSTALL NEW "VB5" BASE, PER FINISH SCHEDULE. SEE FINISH SCHEDULE FOR FINISHES ON INSIDE FACE OF WALL.

BID DOCUMENTS

STATE OF MISSOURI
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GOVERNOR

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THOMAS A. SCHNEIDER
NUMBER A-7823
REGISTERED ARCHITECT
2/19/25

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CERTIFICATE OF AUTHORITY # 000718

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COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

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PROJECT # U1503-01
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FEDERAL# 29-044

REVISION:
DATE:
REVISION:
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REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-116.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-116

23 OF 120 SHEETS
8-1-24

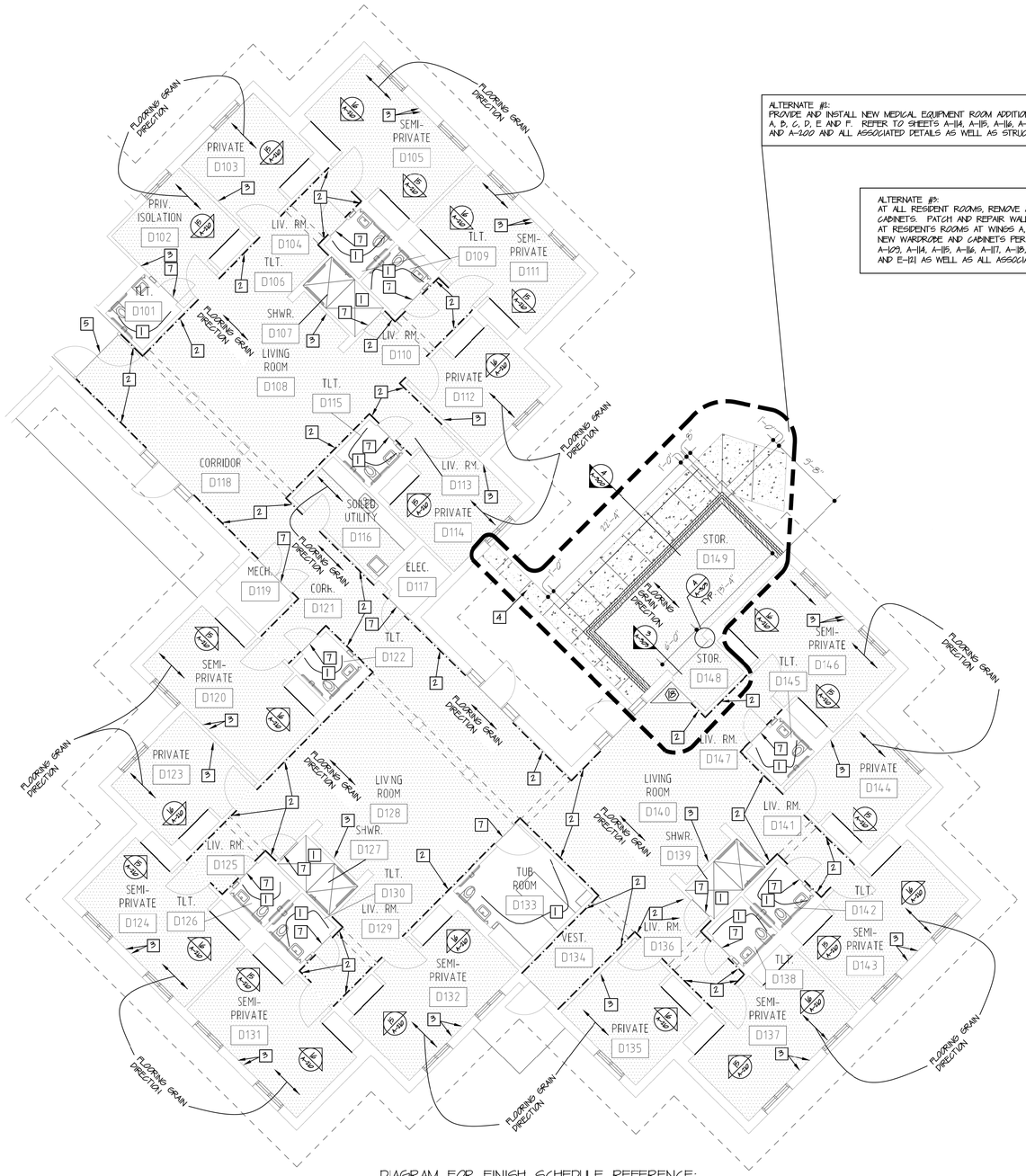
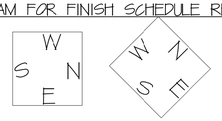
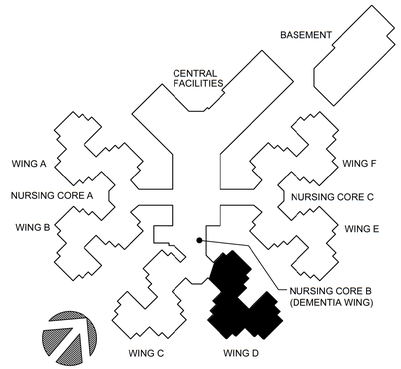


DIAGRAM FOR FINISH SCHEDULE REFERENCE:



WING D FLOOR PLAN

1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-117 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS. REFER TO SHEET A-500 FOR ALL TRANSITION STRIP DETAILS
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
c. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES (PS-2). REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN FOR BASE BID.
i. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES (PS-2), AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES (PS-27), AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE
j. FLOOR HATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA334 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW ( ). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (SHEET A-117 ONLY)

1. CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM/SHOWERS.
2. EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY ( ). PROTECT AS REQUIRED. WHERE IT IS CUT - FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.
3. PROVIDE AND INSTALL 2X BLOCKING IN WALL FOR WALL MOUNTED TV. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. SEE MEP FOR ADDITIONAL REQUIREMENTS. REFER TO ELEVATION 2/A OF A-210.
4. PROVIDE AND INSTALL NEW 5" THICK CONCRETE PAVING WITH 6X6-W1.4 X W1.4 WWM OVER 4" CRUSHED GRAVEL. CONNECT TO EXISTING CONCRETE PAVING BY DRILLING 6" DEEP HOLES @ 36" O.C. IN EDGE OF EXISTING CONCRETE AND EPOXY 12" LONG #4 REBAR INTO HOLES TO BE EMBEDDED INTO EDGE OF NEW CONCRETE PAVING. SEE SPEC AND STRUCTURAL.
5. CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
6. NOTE NOT USED.
7. TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.
8. PROVIDE AND INSTALL NEW WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON OUTSIDE FACE AND 5/8" GLASS-MAT, WATER-RESISTANT BACKING BOARD ON INSIDE FACE (FIELD VERIFY TO MATCH EXISTING ADJACENT WALL THICKNESS). MATCH HEIGHT OF EXISTING ADJACENT WALL. AROUND ENTIRE PERIMETER OF OUTSIDE SURFACE OF THIS ROOM: PAINT WITH COLOR AS INDICATED IN NEW FINISH "P3" AND INSTALL NEW "VB5" BASE, PER FINISH SCHEDULE. SEE FINISH SCHEDULE FOR FINISHES ON INSIDE FACE OF WALL.

BID DOCUMENTS

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GOVERNOR

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2/19/25

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DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	U1503-01
SITE #	6801
ASSET #	8136801002
FEDERAL#	29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-117.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

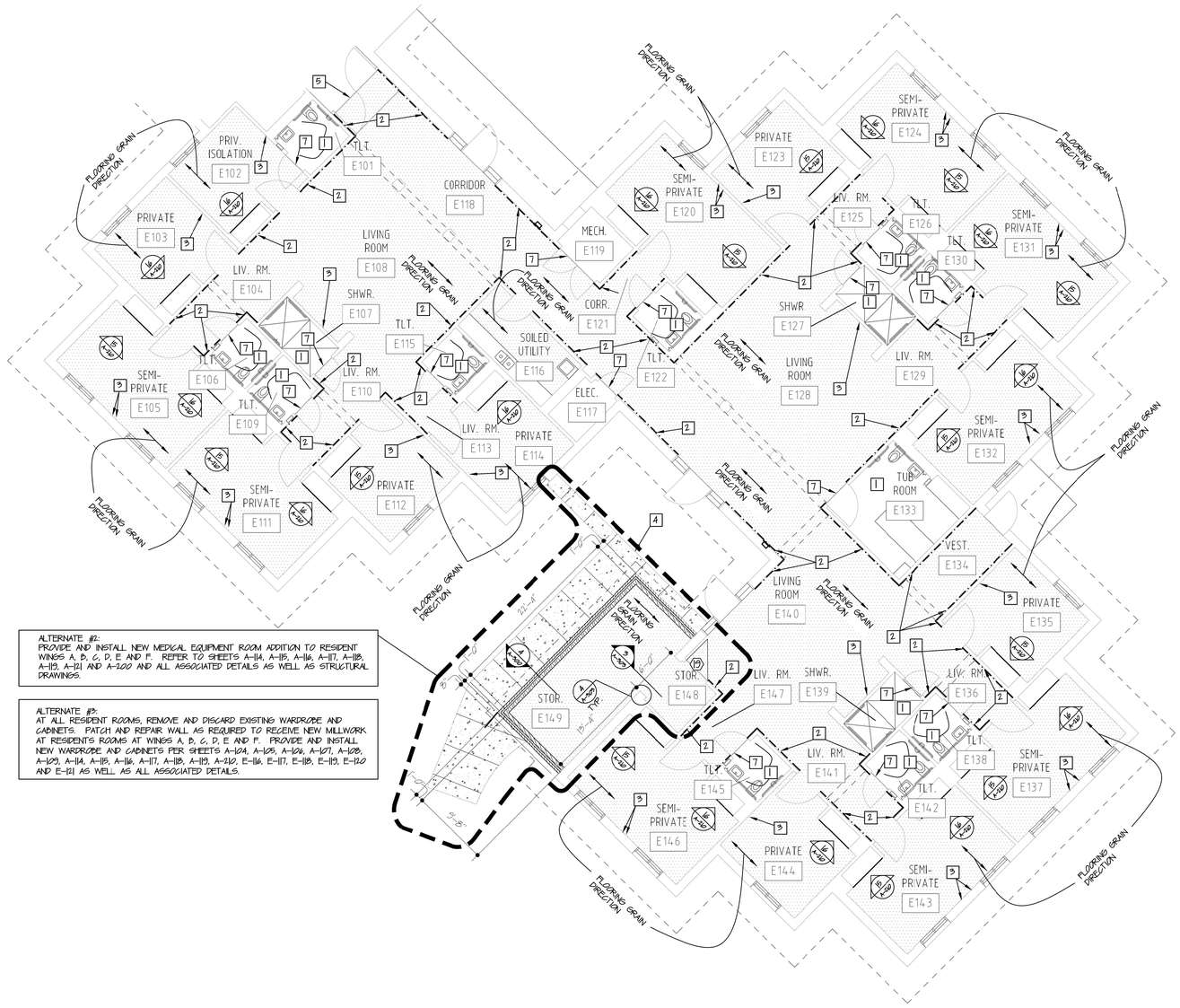
SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-117

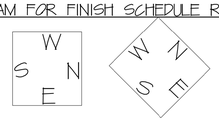
24 OF 120 SHEETS
8-1-24



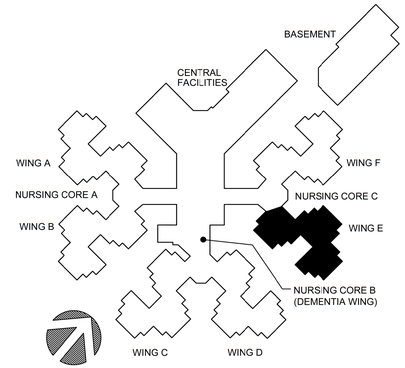
ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.

ALTERNATE #3:
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK. AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-109, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

DIAGRAM FOR FINISH SCHEDULE REFERENCE:



WING E FLOOR PLAN
1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-118 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS. REFER TO SHEET A-500 FOR ALL TRANSITION STRIP DETAILS.
b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
c. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES PS-20. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.
d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION.
e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES.
g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.
h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN FOR BASE BID.
i. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES PS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES PS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.
j. FLOOR PATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA134 WEATHERED ARBOR FAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW ( ). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (SHEET A-118 ONLY)

[1] CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM/SHOWERS.
[2] EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY ( ). PROTECT AS REQUIRED. WHERE IT IS CUT – FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.
[5] PROVIDE AND INSTALL 2X BLOCKING IN WALL FOR WALL MOUNTED TV. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. SEE MEP FOR ADDITIONAL REQUIREMENTS. REFER TO ELEVATION 2& 3 OF A-210.
[4] PROVIDE AND INSTALL NEW 5" THICK CONCRETE PAVING WITH 6X6-W1.4 X W1.4 WWM OVER 4" CRUSHED GRAVEL. CONNECT TO EXISTING CONCRETE PAVING BY DRILLING 6" DEEP HOLES @ 36" O.C. IN EDGE OF EXISTING CONCRETE AND EPOXY 12" LONG #4 REBAR INTO HOLES TO BE EMBEDDED INTO EDGE OF NEW CONCRETE PAVING. SEE SPEC AND STRUCTURAL.
[5] CHANGE IN DIRECTION OF GRAIN OF FLOORING AND DIRECTION RUN.
[6] NOTE NOT USED.
[7] TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.
[8] PROVIDE AND INSTALL NEW WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" TYPE "X" GYPSUM BOARD ON OUTSIDE FACE AND 5/8" GLASS-MAT, WATER-RESISTANT BACKING BOARD ON INSIDE FACE (FIELD VERIFY TO MATCH EXISTING ADJACENT WALL THICKNESS). MATCH HEIGHT OF EXISTING ADJACENT WALL. AROUND ENTIRE PERIMETER OF OUTSIDE SURFACE OF THIS ROOM: PAINT WITH COLOR AS INDICATED IN NEW FINISH "P3" AND INSTALL NEW "VB" BASE, PER FINISH SCHEDULE. SEE FINISH SCHEDULE FOR FINISHES ON INSIDE FACE OF WALL.

BID DOCUMENTS

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INTERIOR RENOVATION
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620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
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FEDERAL# 29-044

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ISSUE DATE: 8-1-24

CAD DWG FILE: A-118.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-118

25 OF 120 SHEETS
8-1-24

ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.

ALTERNATE #3:
AT ALL RESIDENT ROOMS, REMOVE AND DISCARD EXISTING WARDROBE AND CABINETS. PATCH AND REPAIR WALL AS REQUIRED TO RECEIVE NEW MILLWORK. AT RESIDENTS ROOMS AT WINGS A, B, C, D, E AND F. PROVIDE AND INSTALL NEW WARDROBE AND CABINETS PER SHEETS A-104, A-105, A-106, A-107, A-108, A-109, A-114, A-115, A-116, A-117, A-118, A-119, A-210, E-116, E-117, E-118, E-119, E-120 AND E-121 AS WELL AS ALL ASSOCIATED DETAILS.

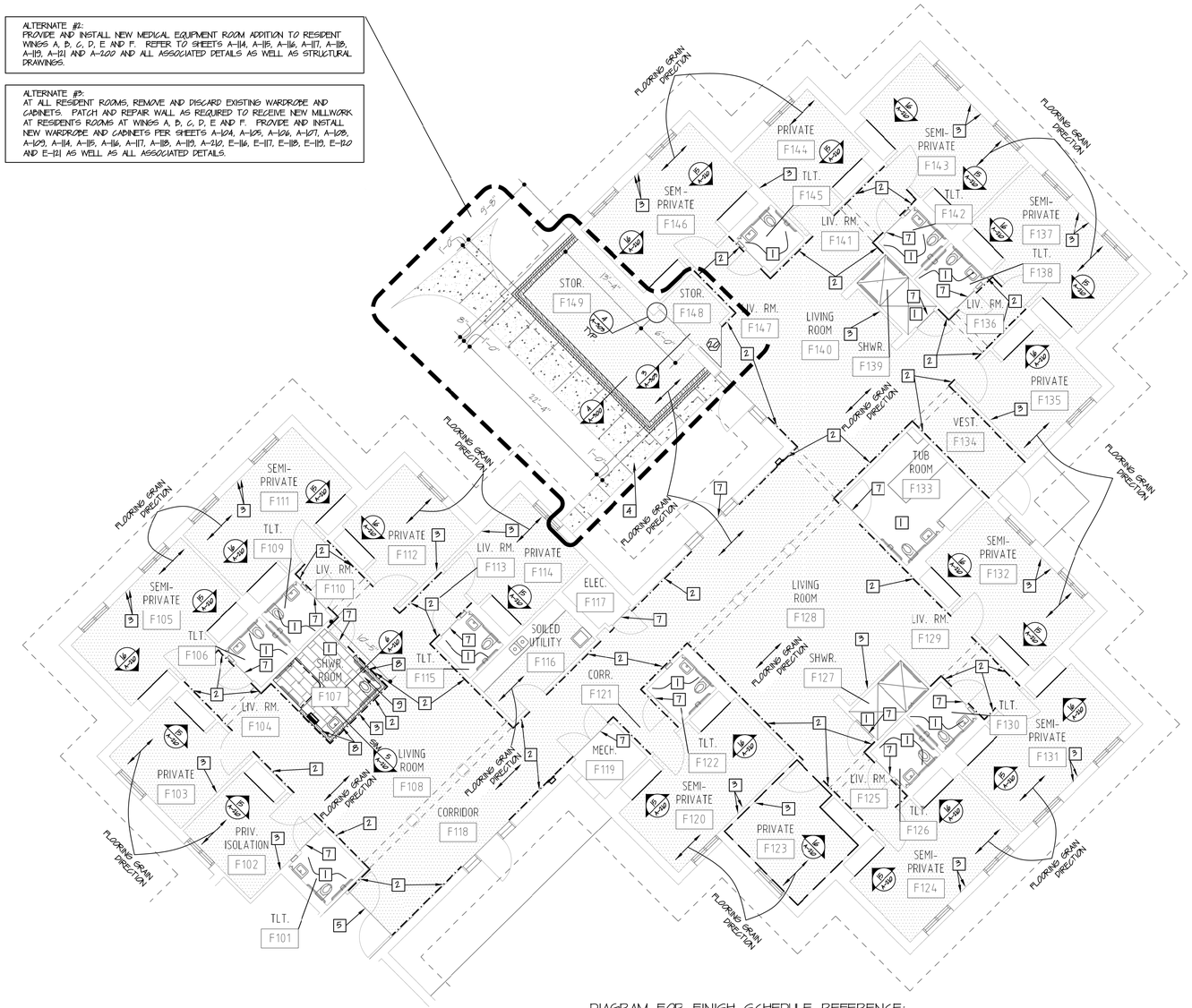
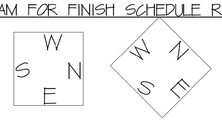
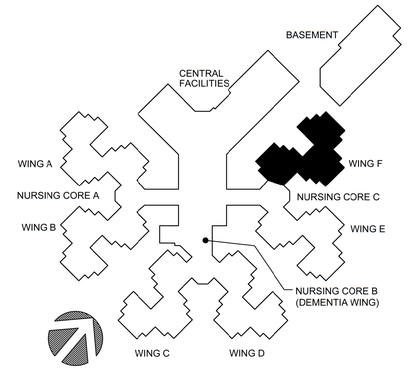


DIAGRAM FOR FINISH SCHEDULE REFERENCE:



WING F FLOOR PLAN
1/8" = 1'-0"



KEYPLAN

GENERAL NOTES SHEET (A-119 ONLY)

a. PROVIDE AND INSTALL TRANSITION STRIP BETWEEN FLOOR MATERIALS.

b. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

c. CONTRACTOR TO PATCH AS REQUIRED, CLEAN AND PAINT ALL EXISTING HOLLOW METAL DOOR FRAMES PS-20. REFER TO FINISH SCHEDULE. WHERE THEY EXIST, REMOVE ALL VINYL FRAME PROTECTION BEFORE PAINTING.

d. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN, AFFECTED BY DEMOLITION.

e. REFER TO FINISH SCHEDULE FOR ALL FINISHES.

f. REFER TO DOOR SCHEDULE FOR ALL NEW DOORS AND FRAMES

g. PROVIDE AND INSTALL NEW SOUND ATTENUATION BATT INSULATION IN ALL NEW INTERIOR WALLS UNLESS OTHERWISE NOTED. SEE SPEC.

h. CONTRACTOR TO PROTECT ALL EXISTING MILLWORK AND EQUIPMENT SHOWN TO REMAIN FOR BASE BID.

i. CONTRACTOR TO PAINT ALL EXISTING INTERIOR HOLLOW METAL WINDOW FRAMES PS-20, AND STAIN ALL NEW INTERIOR WOOD WINDOW FRAMES PS-27, AT ALL AREAS WHERE WORK IS SHOWN. COLOR BY ARCHITECT AND TO MATCH EXISTING. REFER TO FINISH SCHEDULE.

j. FLOOR HATCH SHOWN AS ( ) TO BE NEW LUXURY VINYL TILE (LVT) FLOORING BY ARMSTRONG, COLOR NA136 WEATHERED ARBOR PAWN. GRAIN TO RUN IN THE DIRECTION SHOWN ON PLANS WITH ARROW (→). REFER TO FINISH SCHEDULE FOR MORE INFORMATION.

FLOOR PLAN KEY NOTES (SHEET A-119 ONLY)

1. CONTRACTOR SHALL STEAM CLEAN EXISTING FLOOR, WALL TILE AND GROUT AT INDICATED RESTROOM/SHOWERS.
2. EXISTING HANDRAIL AND/OR CHAIR RAIL AT LOCATION INDICATED BY (— — — — — —). PROTECT AS REQUIRED. WHERE IT IS CUT – FINISH END TO RETURN 45° BACK TO WALL AFTER CUTTING BACK TO CORNER GUARD. STAIN TO MATCH EXISTING.
3. PROVIDE AND INSTALL 2X BLOCKING IN WALL FOR WALL MOUNTED TV. PATCH AND REPAIR WALL TO MATCH EXISTING ADJACENT CONSTRUCTION. SEE MEP FOR ADDITIONAL REQUIREMENTS. REFER TO ELEVATION 2& OF A-210.
4. PROVIDE AND INSTALL NEW 5" THICK CONCRETE PAVING WITH 6X6-W1.4 X W1.4 WWM OVER 4" CRUSHED GRAVEL. CONNECT TO EXISTING CONCRETE PAVING BY DRILLING 6" DEEP HOLES @ 36" O.C. IN EDGE OF EXISTING CONCRETE AND EPOXY 12" LONG #4 REBAR INTO HOLES TO BE EMBEDDED INTO EDGE OF NEW CONCRETE PAVING. SEE SPEC. AND STRUCTURAL.
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8. PROVIDE AND INSTALL NEW WALL CONSISTING OF 2x4 WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD ON OUTSIDE FACE AND 5/8" GLASS-MAT, WATER-RESISTANT BACKING BOARD ON INSIDE FACE (FIELD VERIFY TO MATCH EXISTING ADJACENT WALL THICKNESS). MATCH HEIGHT OF EXISTING ADJACENT WALL. AROUND ENTIRE PERIMETER OF OUTSIDE SURFACE OF THIS ROOM: PAINT WITH COLOR AS INDICATED IN NEW FINISH "P3" AND INSTALL NEW "VB5" BASE, PER FINISH SCHEDULE. SEE FINISH SCHEDULE FOR FINISHES ON INSIDE FACE OF WALL.
9. PROVIDE AND INSTALL NEW REINFORCED CONCRETE SLAB OVER 10 MIL VAPOR BARRIER OVER EXISTING SUBGRADE. SLOPE AS NOTED ON FLOOR PLAN TO ALLOW FOR POSITIVE DRAINAGE TO THE FLOOR/SHOWER DRAIN. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION. REFER TO FINISH SCHEDULE FOR FLOOR FINISH.

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MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
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ISSUE DATE: 8-1-24

CAD DWG FILE: A-119.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

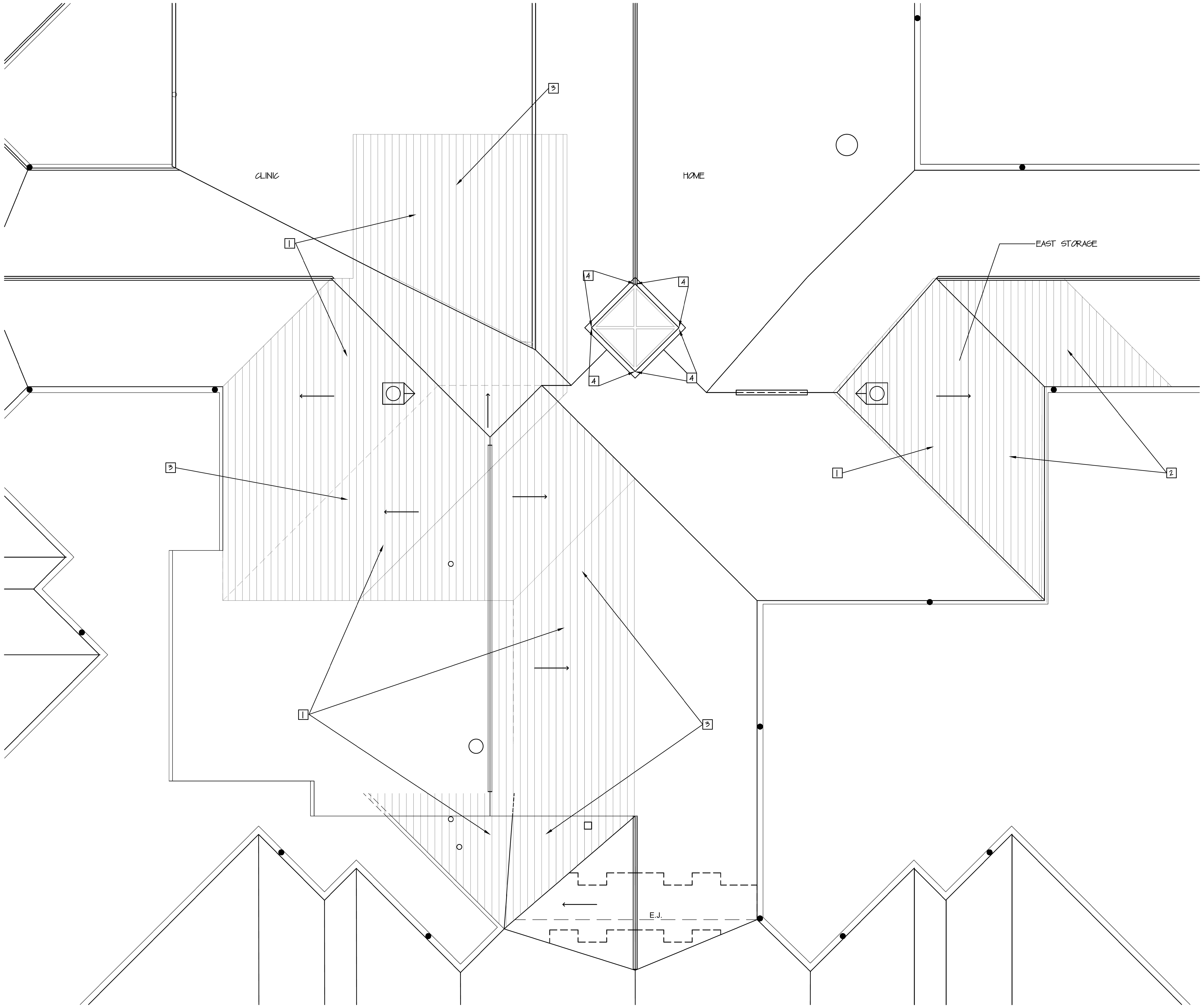
SHEET TITLE:

FLOOR PLAN

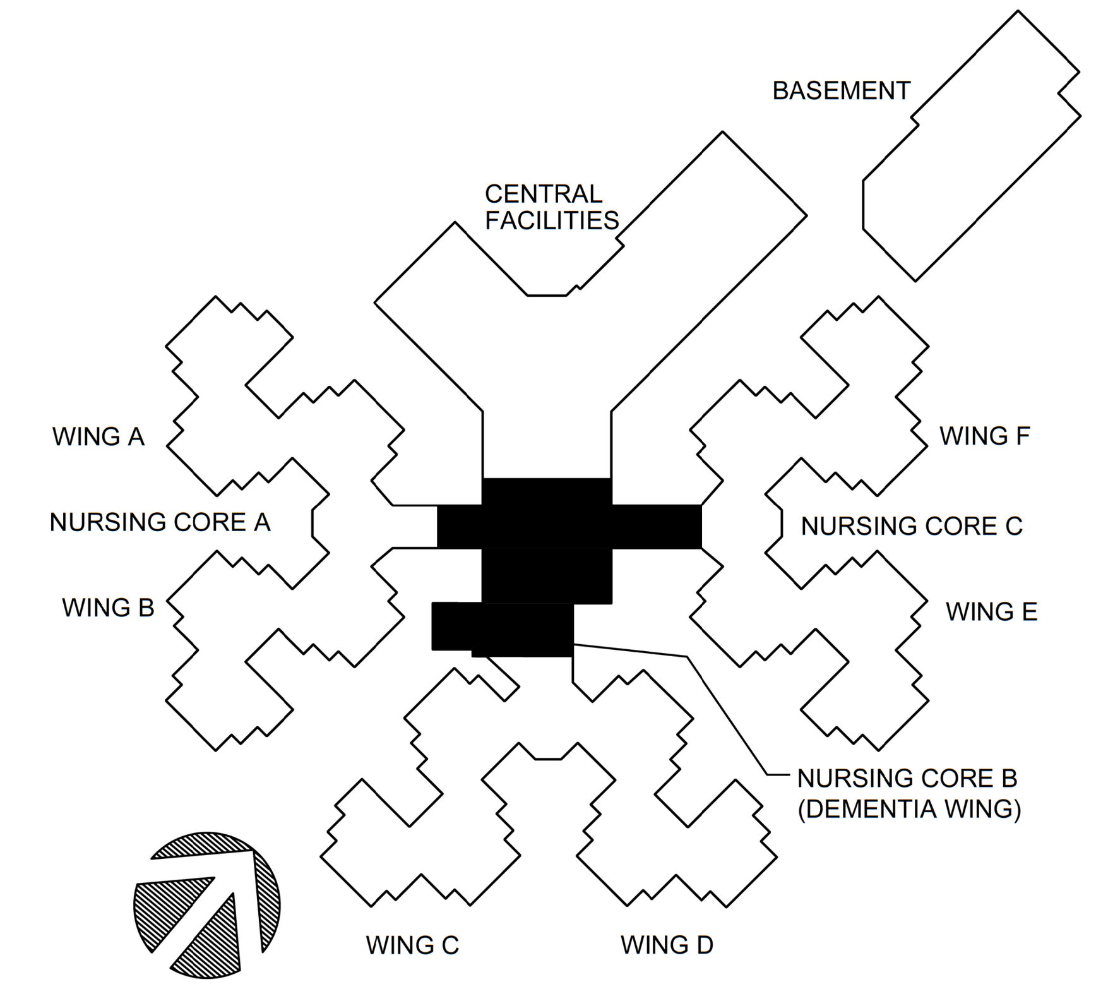
SHEET NUMBER:

A-119

26 OF 120 SHEETS
8-1-24



PARTIAL ROOF PLAN
1/8" = 1'-0"
NORTH



KEYPLAN

GENERAL NOTES:

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

b. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION

c. ROOF WARRANTY SHALL REMAIN IN EFFECT AFTER NEW CONSTRUCTION

ROOF/ATTIC VENTING REQUIREMENTS (REFER TO DETAILS FOR PLACEMENT):

ALL FIRE DAMPERS AND ROOF VENTS TO BE SPACED THROUGHOUT THE ATTIC AREA EVENLY, AND COORDINATED IN FIELD WITH STRUCTURE FOR PLACEMENT. COORDINATE LOCATIONS WITH THE ARCHITECT/OWNER.

ROOF/ATTIC PLAN KEY NOTES

1. EXISTING ASPHALT SHINGLE ROOFING THAT IS IN THE ENCLOSED ATTIC AREA AT THE AREAS DENOTED BY SHADING ON THE ROOF PLAN WILL REQUIRE THE REMOVAL OF ALL EXISTING INSULATION AND THE CONTRACTOR SHALL APPLY 3½" OF SPRAY-APPLIED FIRE RESISTIVE MATERIAL EQUAL TO BLAZE-SHIELD II BY CAFCO OVER THE EXISTING ASPHALT SHINGLES.

2. EAST STORAGE ROOM –
PROVIDE 1.6 SF TOTAL VENTING AREA FOR FIRE DAMPERS (MINIMUM OF 4 EQUALLY SPACED DAMPERS) AND 240 SQ IN. VENTING AREA TOTAL FOR ROOF VENTS (MINIMUM OF 4 EQUALLY SPACED VENTS). ALL FIRE DAMPERS AND ROOF VENTS TO BE SPACED THROUGHOUT THE ATTIC AREA EVENLY, COORDINATE WITH THE ARCHITECT/OWNER. REFER TO WALL SECTIONS 1 AND 2 OF A-302 AND 1 OF A-303.

3. DEMENTIA AND WEST STORAGE ROOM –
PROVIDE 2.9 SF TOTAL VENTING AREA FOR FIRE DAMPERS (MINIMUM OF 6 EQUALLY SPACED DAMPERS) AND 480 SQ IN. VENTING AREA TOTAL FOR ROOF VENTS (MINIMUM OF 8 EQUALLY SPACED VENTS). ALL FIRE DAMPERS AND ROOF VENTS TO BE SPACED THROUGHOUT THE ATTIC AREA EVENLY, COORDINATE WITH THE ARCHITECT/OWNER. REFER TO WALL SECTIONS 1 AND 2 OF A-302 AND 1 OF A-303.

4. PROVIDE AND INSTALL FLASHING PER DETAIL 2 OF A-123. PATCH AND REPAIR ADJACENT CONSTRUCTION AS REQUIRED. ENSURE SHINGLE WARRANTY REMAINS IN PLACE AFTER WORK IS COMPLETE.

BID DOCUMENTS

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MIKE KEHOE,
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CAD DWG FILE: A-120.DWG
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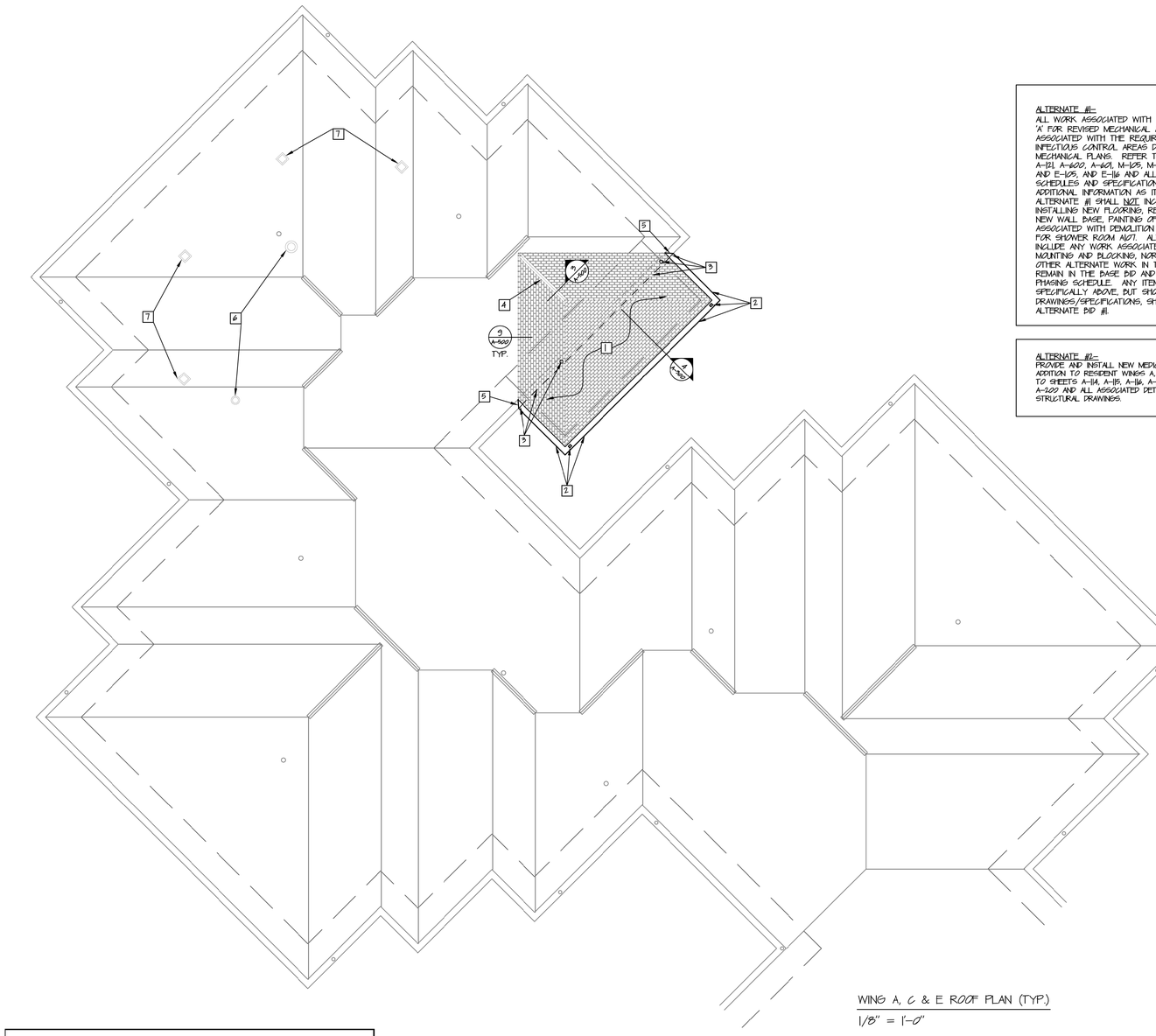
DESIGNED BY: MAH/CAS

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-120

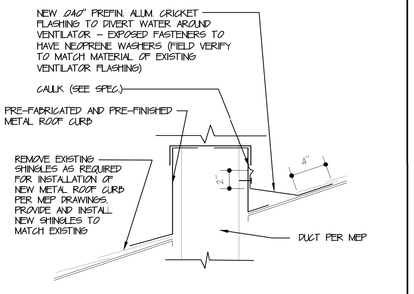


WING A, C & E ROOF PLAN (TYP.)

1/8" = 1'-0"

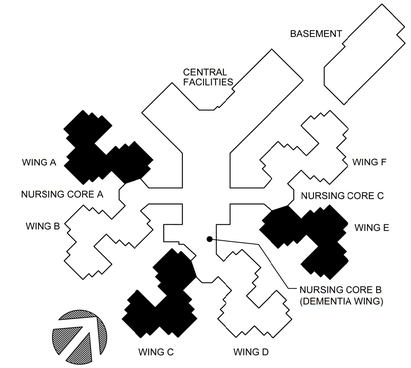
ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-139, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM NO7I. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-203 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.



ROOF CURB DETAIL (ALTERNATE #1)

N.T.S 2



KEYPLAN

GENERAL NOTES

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

b. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION

c. ROOF WARRANTY SHALL REMAIN IN EFFECT AFTER NEW CONSTRUCTION

ROOF PLAN KEY NOTES

1 ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING ASPHALT SHINGLES AND FELT DOWN TO EXISTING DECK BELOW AREAS SHOWN TO RECEIVE NEW ROOFING. PROVIDE AND INSTALL CLASS "A" FIBERGLASS COMPOSITION SHINGLES (3-TAB) OVER 15# FELT OVER 5/8" PLYWOOD DECK. (SEE SPEC). NEW SHINGLES TO MATCH EXISTING. PROVIDE AND INSTALL ONE LAYER OF MOISTURE GUARD UNDERLAYMENT (MINIMUM OF 36" WIDE) AT ALL EAVES AND RIDGES. (SEE SPECIFICATION).

2 ALTERNATE #2: PROVIDE AND INSTALL NEW 6"X6"X.040" PRE-FINISHED ALUMINUM GUTTER (VERIFY – MATCH SIZE AND PROFILE OF EXISTING ADJACENT EXISTING GUTTER) AND 4"X5"X.040" PRE-FINISHED ALUMINUM DOWNSPOUTS WITH STRAPS AT 48" O.C. (ANCHOR STRAP INTO BRICK AND NOT MORTAR). COLOR TO MATCH EXISTING (VERIFY EXACT COLOR WITH ARCHITECT)

3 ALTERNATE #2: REMOVE AND DISCARD EXISTING GUTTER AND DOWNSPOUTS TO ALLOW FOR NEW ROOF AND GUTTER.

4 ALTERNATE #2: PROVIDE AND INSTALL NEW RIDGE VENT EQUAL TO COBRA RIGID VENT 3 BY GAF.

5 ALTERNATE #2: CONNECT NEW GUTTER INTO EXISTING ADJACENT GUTTERS AT LOCATIONS INDICATED WITH NEW WATER-TIGHT SEAM.

6 ALTERNATE #1: ONLY AT WING A, INSTALL NEW ROOF MOUNTED EXHAUST FAN. REFER TO MECHANICAL PLANS AND DETAIL 2 OF A-121 FOR ADDITIONAL INFORMATION. ENSURE SHINGLE WARRANTY REMAINS IN PLACE AFTER WORK IS COMPLETE.

7 ALTERNATE #1: ONLY AT WING A, INSTALL NEW ROOF MOUNTED EXHAUST DUCT. REFER TO MECHANICAL PLANS AND DETAIL 2 OF A-121 FOR ADDITIONAL INFORMATION. ENSURE SHINGLE WARRANTY REMAINS IN PLACE AFTER WORK IS COMPLETE.

BID DOCUMENTS

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MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
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ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners
COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-121.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

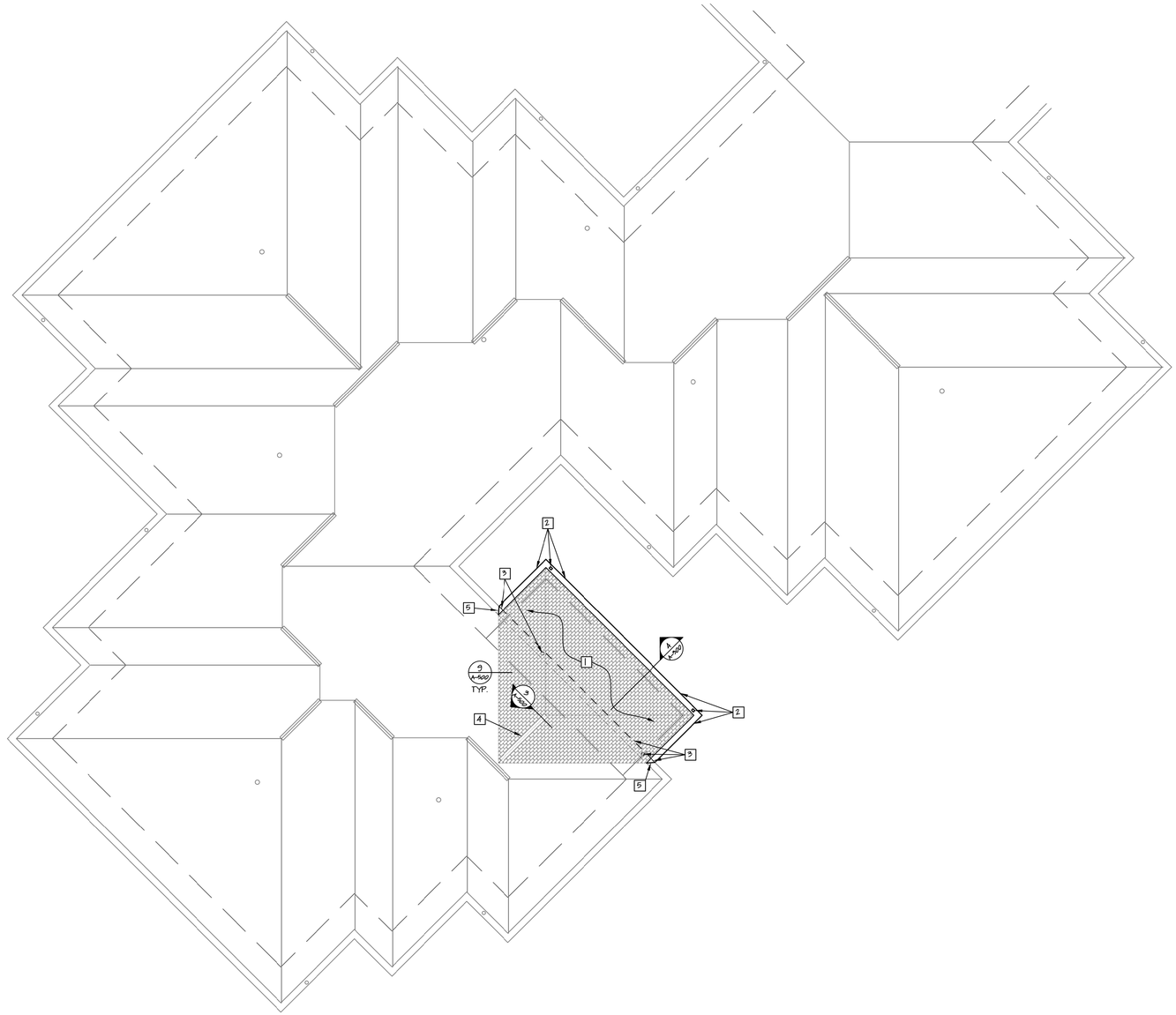
SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A-121

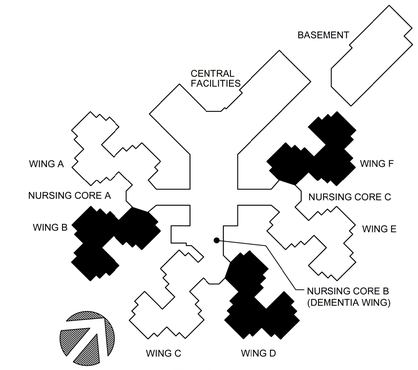
28 OF 120 SHEETS
8-1-24



WING B, D & F ROOF PLAN (TYP.)

1/8" = 1'-0"

ALTERNATE #2:
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.



KEYPLAN

GENERAL NOTES

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

b. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION

ROOF PLAN KEY NOTES

1 ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING ASPHALT SHINGLES AND FELT DOWN TO EXISTING DECK BELOW AREAS SHOWN TO RECEIVE NEW ROOFING. PROVIDE AND INSTALL CLASS "A" FIBERGLASS COMPOSITION SHINGLES (3-TAB) OVER 15# FELT OVER 5/8" PLYWOOD DECK. (SEE SPEC). NEW SHINGLES TO MATCH EXISTING. PROVIDE AND INSTALL ONE LAYER OF MOISTURE GUARD UNDERLAYMENT (MINIMUM OF 36" WIDE) AT ALL EAVES AND RIDGES. (SEE SPECIFICATION).

2 ALTERNATE #2: PROVIDE AND INSTALL NEW 6"X6"X.040" PRE-FINISHED ALUMINUM GUTTER (VERIFY - MATCH SIZE AND PROFILE OF EXISTING ADJACENT EXISTING GUTTER) AND 4"X5"X.040" PRE-FINISHED ALUMINUM DOWNSPOUTS WITH STRAPS AT 48" O.C. (ANCHOR STRAP INTO BRICK AND NOT MORTAR). COLOR TO MATCH EXISTING (VERIFY EXACT COLOR WITH ARCHITECT)

5 ALTERNATE #2: REMOVE AND DISCARD EXISTING GUTTER AND DOWNSPOUTS TO ALLOW FOR NEW ROOF AND GUTTER.

4 ALTERNATE #2: PROVIDE AND INSTALL NEW RIDGE VENT EQUAL TO COBRA RIGID VENT 3 BY GAF.

5 ALTERNATE #2: CONNECT NEW GUTTER INTO EXISTING ADJACENT GUTTERS AT LOCATIONS INDICATED WITH NEW WATER-TIGHT SEAM.

BID DOCUMENTS

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FEDERAL# 29-044

REVISION:
DATE:
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DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-122.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

ROOF PLAN

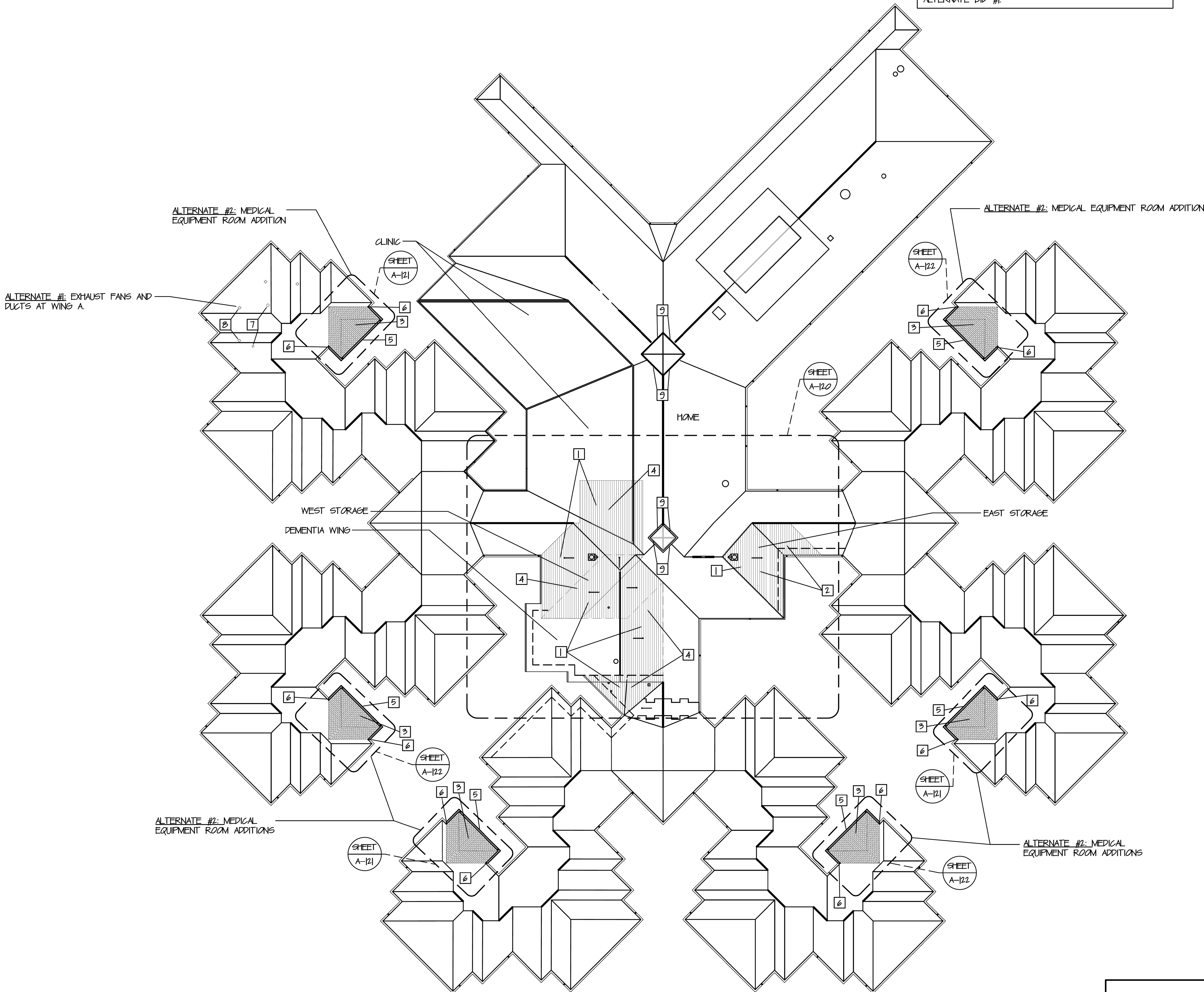
SHEET NUMBER:

A-122

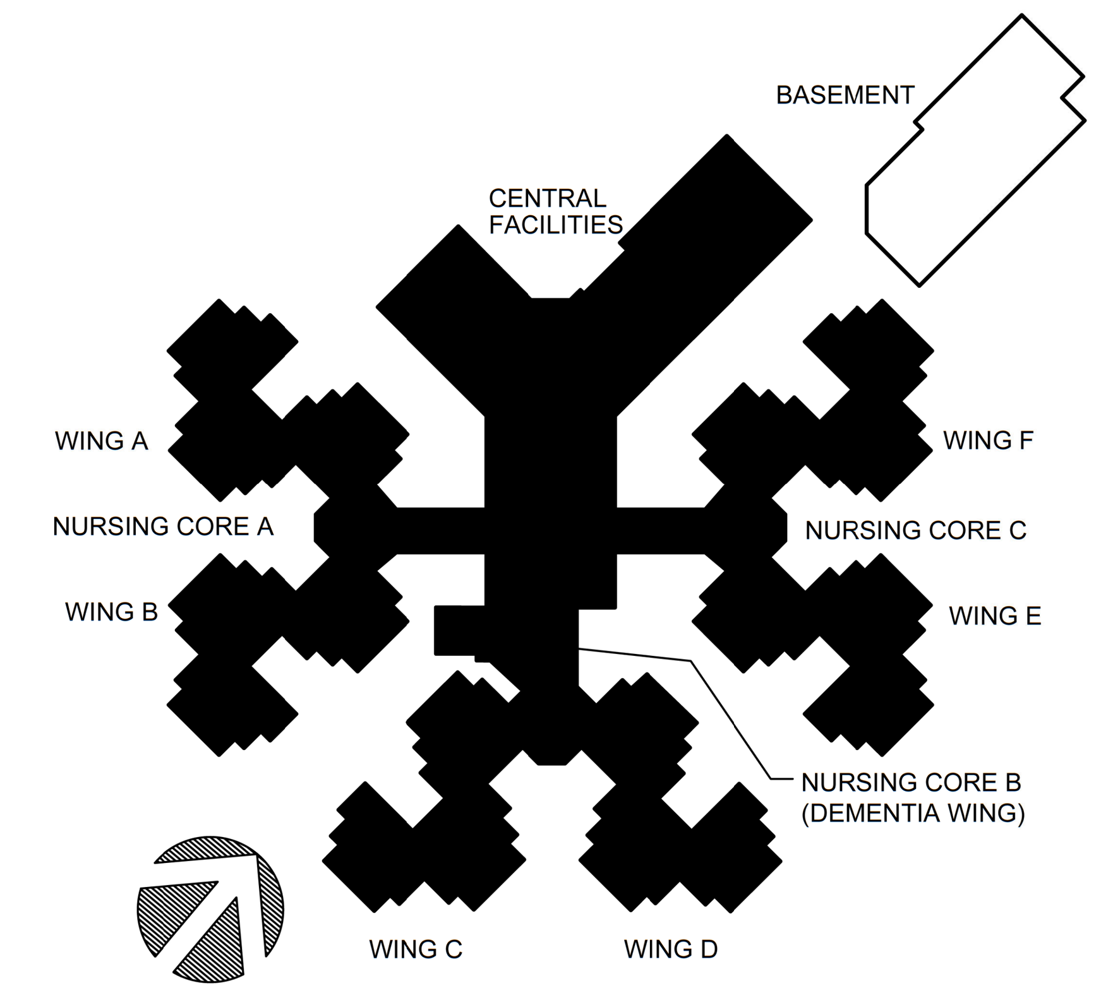
29 OF 120 SHEETS
8-1-24

ALTERNATE #1–
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A–104, A–114, A–121, A–600, A–601, M–105, M–116, M–127, M–133, M–134 AND E–105, AND E–116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

ALTERNATE #2–
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A–114, A–115, A–116, A–117, A–118, A–119, A–121 AND A–200 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS.



OVERALL ROOF PLAN
1/32" = 1'-0"
NORTH



KEYPLAN

GENERAL NOTES:

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

b. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN AFFECTED BY DEMOLITION TO MATCH EXISTING ADJACENT CONSTRUCTION

c. ROOF WARRANTY SHALL REMAIN IN EFFECT AFTER NEW CONSTRUCTION

ROOF/ATTIC VENTING REQUIREMENTS (REFER TO DETAILS FOR PLACEMENT):

ALL FIRE DAMPERS AND ROOF VENTS TO BE SPACED THROUGHOUT THE ATTIC AREA EVENLY, AND COORDINATED IN FIELD WITH STRUCTURE FOR PLACEMENT. COORDINATE LOCATIONS WITH THE ARCHITECT/OWNER.

ROOF/ATTIC PLAN KEY NOTES

1. EXISTING ASPHALT SHINGLE ROOFING THAT IS IN THE ENCLOSED ATTIC AREA AT THE AREAS DENOTED BY SHADING ON THE ROOF PLAN WILL REQUIRE THE REMOVAL OF ALL EXISTING INSULATION AND THE CONTRACTOR SHALL APPLY 3½" OF SPRAY–APPLIED FIRE RESISTIVE MATERIAL EQUAL TO BLAZE–SHIELD II BY CAFCO OVER THE EXISTING ASPHALT SHINGLES.

2. EAST STORAGE ROOM –
PROVIDE 1.6 SF TOTAL VENTING AREA FOR FIRE DAMPERS (MINIMUM OF 4 EQUALLY SPACED DAMPERS) AND 240 SQ IN. VENTING AREA TOTAL FOR ROOF VENTS (MINIMUM OF 4 EQUALLY SPACED VENTS). ALL FIRE DAMPERS AND ROOF VENTS TO BE SPACED THROUGHOUT THE ATTIC AREA EVENLY, COORDINATE WITH THE ARCHITECT/OWNER. REFER TO WALL SECTION 1 AND 2 OF A–302 AND 1 OF A–303

3. ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING ASPHALT SHINGLES AND FELT DOWN TO EXISTING DECK BELOW AREAS SHOWN TO RECEIVE NEW ROOFING. PROVIDE AND INSTALL CLASS "A" FIBERGLASS COMPOSITION SHINGLES (3–TAB) OVER 15# FELT OVER 5/8" PLYWOOD DECK (SEE SPEC). NEW SHINGLES TO MATCH EXISTING. PROVIDE AND INSTALL ONE LAYER OF MOISTURE GUARD UNDERLAYMENT (MINIMUM OF 36" WIDE) AT ALL EAVES AND RIDGES. (SEE SPECIFICATION).

4. DEMENTIA AND WEST STORAGE ROOM –
PROVIDE 2.9 SF TOTAL VENTING AREA FOR FIRE DAMPERS (MINIMUM OF 6 EQUALLY SPACED DAMPERS) AND 480 SQ IN. VENTING AREA TOTAL FOR ROOF VENTS (MINIMUM OF 8 EQUALLY SPACED VENTS). ALL FIRE DAMPERS AND ROOF VENTS TO BE SPACED THROUGHOUT THE ATTIC AREA EVENLY, COORDINATE WITH THE ARCHITECT/OWNER. REFER TO WALL SECTIONS 1 AND 2 OF A–302 AND 1 OF A–303

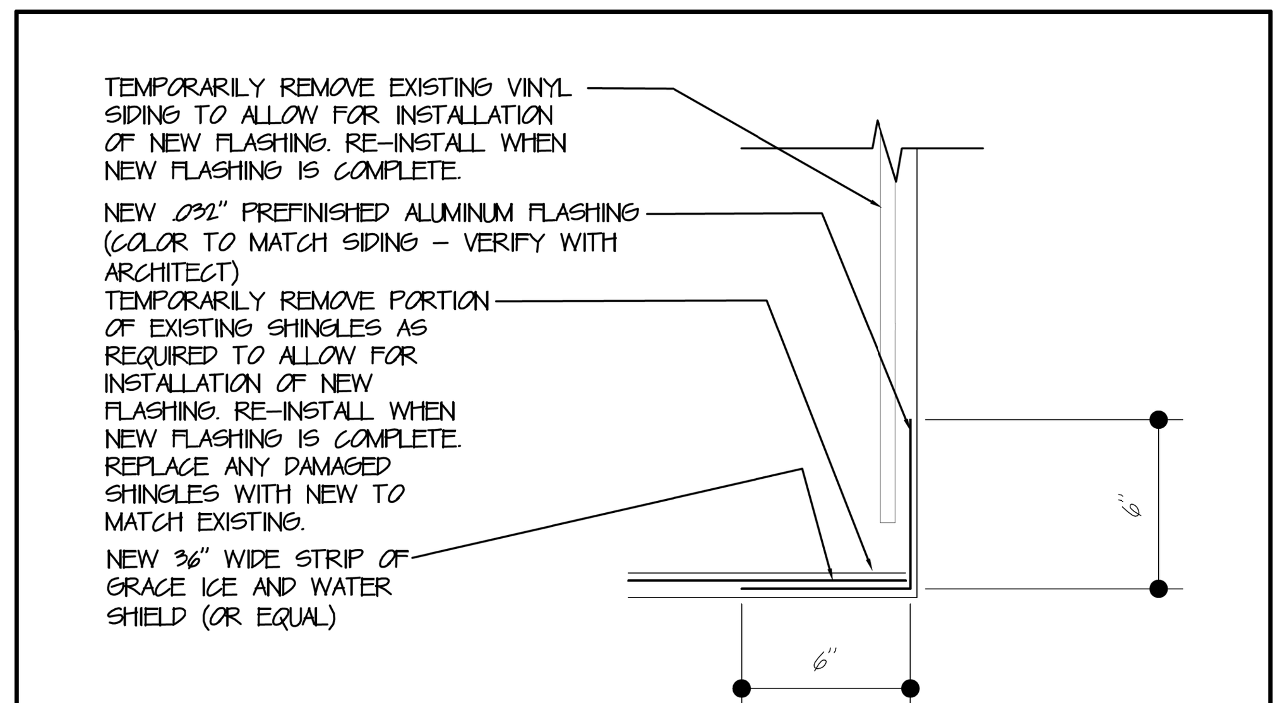
5. ALTERNATE #2: PROVIDE AND INSTALL NEW 6"X6"X.040" PRE–FINISHED ALUMINUM GUTTER (VERIFY – MATCH SIZE AND PROFILE OF EXISTING ADJACENT EXISTING GUTTER) AND 4"X3"X.040" PRE–FINISHED ALUMINUM DOWNSPOUTS WITH STRAPS AT 48" O.C. (ANCHOR STRAP INTO BRICK AND NOT MORTAR). COLOR TO MATCH EXISTING (VERIFY EXACT COLOR WITH ARCHITECT)

6. ALTERNATE #2: TIE NEW GUTTER INTO EXISTING ADJACENT GUTTERS AT LOCATIONS INDICATED ON THE PLAN.

7. ALTERNATE #1: ONLY AT WING A, INSTALL NEW ROOF MOUNTED EXHAUST FAN. REFER TO MECHANICAL PLANS AND DETAIL 2 OF A–121 FOR ADDITIONAL INFORMATION. ENSURE SHINGLE WARRANTY REMAINS IN PLACE AFTER WORK IS COMPLETE.

8. ALTERNATE #1: ONLY AT WING A, INSTALL NEW ROOF MOUNTED EXHAUST DUCT. REFER TO MECHANICAL PLANS AND DETAIL 2 OF A–121 FOR ADDITIONAL INFORMATION. ENSURE SHINGLE WARRANTY REMAINS IN PLACE AFTER WORK IS COMPLETE.

9. PROVIDE AND INSTALL FLASHING PER DETAIL 2 OF A–123. PATCH AND REPAIR ADJACENT CONSTRUCTION AS REQUIRED. ENSURE SHINGLE WARRANTY REMAINS IN PLACE AFTER WORK IS COMPLETE.



FLASHING DETAIL — N.T.S. (2)

BID DOCUMENTS

STATE OF MISSOURI
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620 N. JEFFERSON
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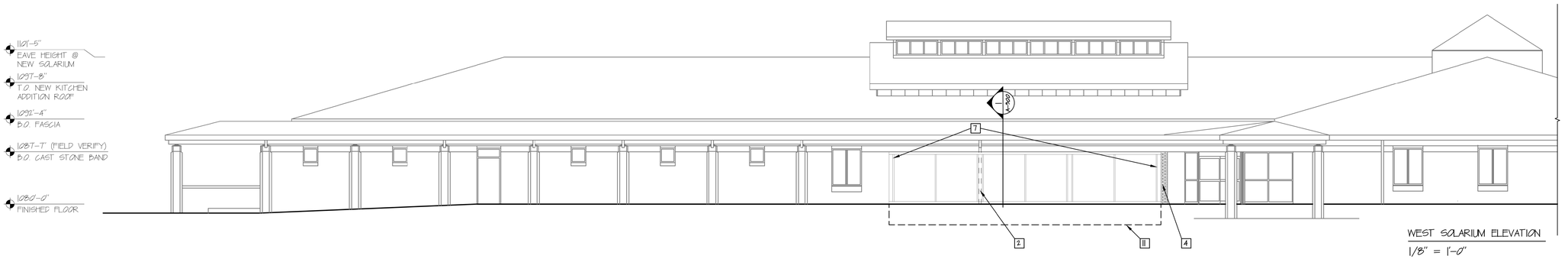
PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION: ________ DATE: ________
REVISION: ________ DATE: ________
REVISION: ________ DATE: ________
ISSUE DATE: 8-1-24

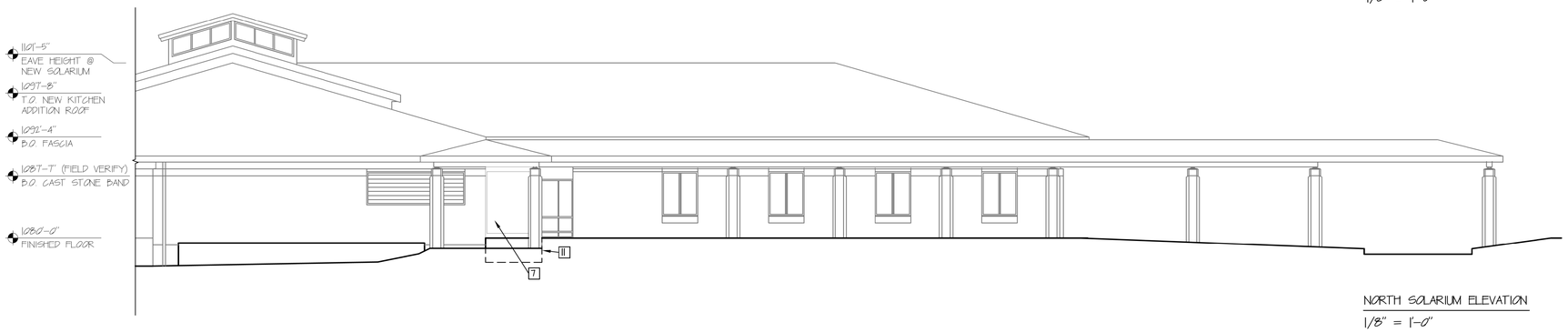
CAD DWG FILE: A-123.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:
OVERALL ROOF PLAN

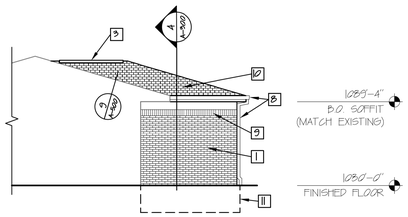
SHEET NUMBER:
A-123



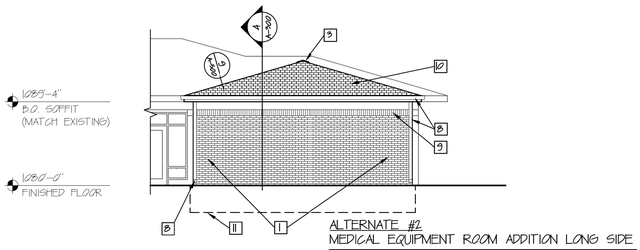
WEST SOLARIUM ELEVATION
1/8" = 1'-0"



NORTH SOLARIUM ELEVATION
1/8" = 1'-0"

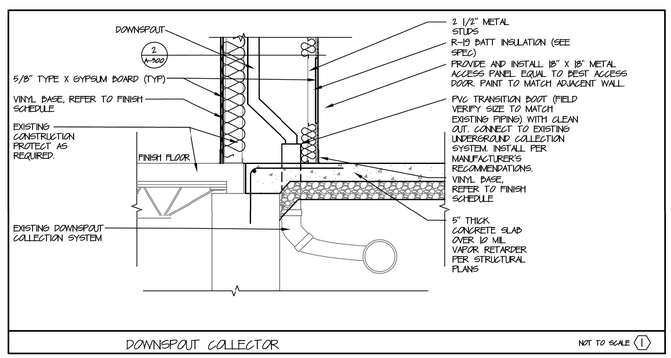


ALTERNATE #2
MEDICAL ROOM EQUIPMENT ADDITION NARROW SIDE
1/8" = 1'-0"



ALTERNATE #2
MEDICAL EQUIPMENT ROOM ADDITION LONG SIDE
1/8" = 1'-0"

ALTERNATE #2—
PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION TO RESIDENT WINGS A, B, C, D, E AND F. REFER TO SHEETS A-114, A-115, A-116, A-117, A-118, A-119, A-121 AND A-220 AND ALL ASSOCIATED DETAILS AS WELL AS STRUCTURAL DRAWINGS



DOWNSPOUT COLLECTOR — NOT TO SCALE (1)

GENERAL NOTES

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS

b. CONTRACTOR TO PATCH AND REPAIR ALL CONSTRUCTION TO REMAIN AFFECTED BY DEMOLITION

ELEVATION KEY NOTES

1 ALTERNATE #2: PROVIDE AND INSTALL MODULAR BRICK, TO MATCH EXISTING ADJACENT BRICK, TEXTURE AND SIZE WHERE INDICATED ON PLAN BY ( ) COLOR TO BE EQUAL TO ACME BRICK, PATRIOT RED. SEE SPEC

2 DOWNSPOUT (BEYOND). REFER TO WALL SECTION 1 OF A-300 AND DOWNSPOUT DETAIL 2 OF A-300. TIE INTO EXISTING UNDERGROUND COLLECTION SYSTEM PER DETAIL 1 OF A-200.

3 ALTERNATE #2: PROVIDE AND INSTALL NEW RIDGE VENT EQUAL TO CORRA RIGID VENT 3 BY GAF. COLOR TO MATCH EXISTING ADJACENT VENTS. SEE DETAIL 3 OF A-500.

4 PROVIDE AND INSTALL PROVIDE AND INSTALL MODULAR BRICK DUE TO REMOVAL OF EXISTING BRICK PER DEMOLITION PLANS AND STRUCTURAL PLANS., TO MATCH EXISTING ADJACENT BRICK TEXTURE AND SIZE WHERE INDICATED ON PLAN BY ( ) COLOR TO BE EQUAL TO ACME BRICK, PATRIOT RED. SEE SPEC

5 NOTE NOT USED.

6 NOTE NOT USED.

7 ALTERNATE #2: PROVIDE AND INSTALL NEW 2" X 4 1/2" THERMALLY BROKE ALUMINUM STOREFRONT SYSTEM W/ 4 1/2" SILL, EQUAL TO KAWNEER 451T SERIES WITH 1" GRAY SAFETY GLASS. COLOR TO BE CLEAR ANODIZED. (SEE SPEC.)

8 ALTERNATE #2: PROVIDE AND INSTALL NEW 6"X6"X.040" PRE-FINISHED ALUMINUM GUTTER (VERIFY — MATCH SIZE AND PROFILE OF EXISTING ADJACENT EXISTING GUTTER) AND 4"X5"X.040" PRE-FINISHED ALUMINUM DOWNSPOUTS WITH STRAPS AT 48" O.C. (ANCHOR STRAP INTO BRICK AND NOT MORTAR). COLOR TO MATCH EXISTING (VERIFY EXACT COLOR WITH ARCHITECT). PROVIDE CONCRETE SPLASH BLOCK AT EACH DOWN SPOUT.

9 ALTERNATE #2: PROVIDE AND INSTALL BRICK IN A SOLDIER COURSE TO MATCH EXISTING ADJACENT BRICK TEXTURE AND SIZE WHERE INDICATED ON ELEVATIONS BY ( ) COLOR TO BE EQUAL TO ACME BRICK, PATRIOT RED. SEE SPEC.

12 ALTERNATE #2: REMOVE AND DISCARD PORTION OF EXISTING ASPHALT SHINGLES AND FELT DOWN TO EXISTING DECK BELOW AREAS SHOWN TO RECEIVE NEW ROOFING. PROVIDE AND INSTALL CLASS "A" FIBERGLASS COMPOSITION SHINGLES (3-TAB) OVER 15# FELT OVER 5/8" PLYWOOD DECK. (SEE SPEC). NEW SHINGLES TO MATCH EXISTING. PROVIDE AND INSTALL ONE LAYER OF MOISTURE GUARD UNDERLAYMENT (MINIMUM OF 36" WIDE) AT ALL EAVES AND RIDGES. (SEE SPECIFICATION).

11 CONCRETE FOUNDATION PER STRUCTURAL.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI — THOMAS A. LUNDEEN — NUMBER A-7803 — REGISTERED ARCHITECT

2/19/25

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REVISION:
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DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-200.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

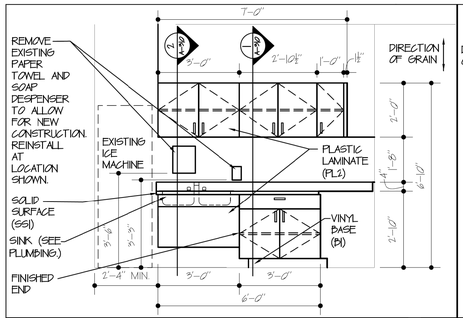
SHEET TITLE:

ELEVATIONS

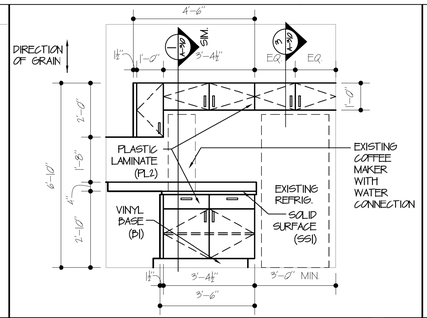
SHEET NUMBER:

A-200

31 OF 120 SHEETS
8-1-24



MILLWORK ELEVATION
ROOM # NA04
3/8" = 1'-0" (1)



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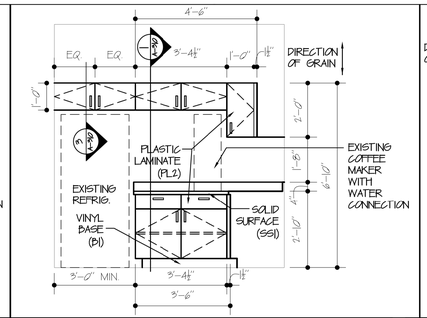

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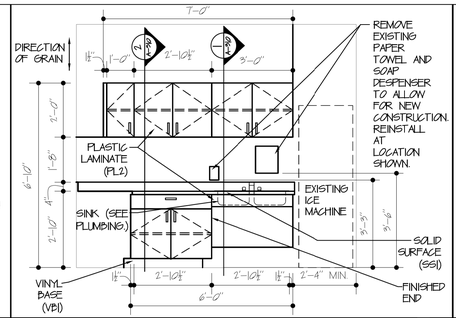
3/8" = 1'-0" (3)



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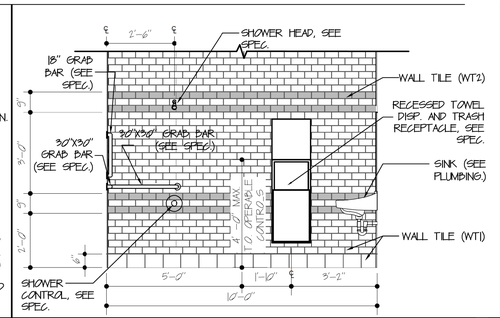
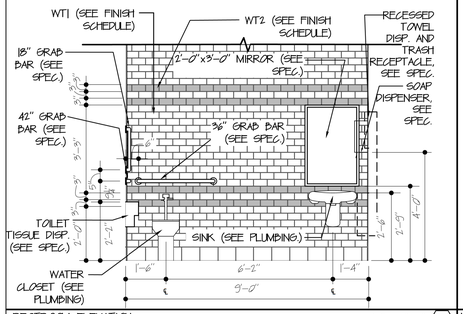


RESTROOM ELEVATION
ROOM # N107, ROOM # N107
3/8" = 1'-0" (5)



RESTROOM ELEVATION
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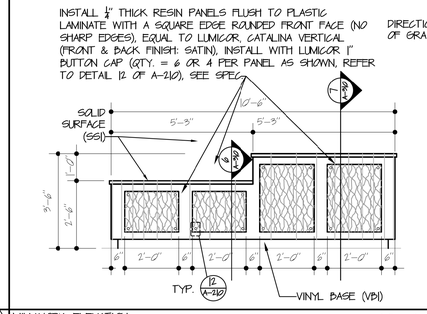
3/8" = 1'-0" (6)



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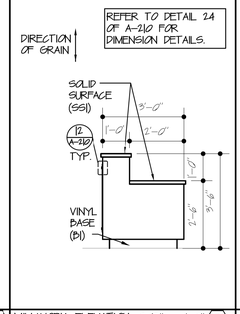
ROOM # NA06 & FLIP FOR ROOM # NC06
3/8" = 1'-0" (7)



MILLWORK ELEVATION
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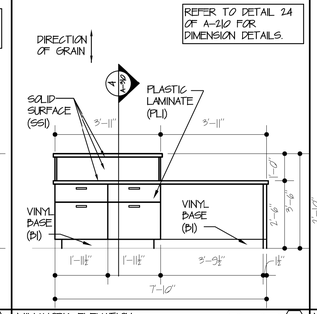
3/8" = 1'-0" (8)



MILLWORK ELEVATION
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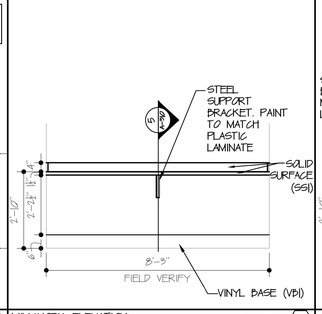
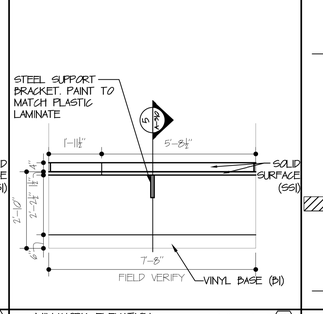
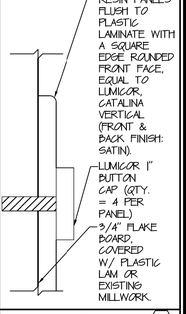
3/8" = 1'-0" (9)



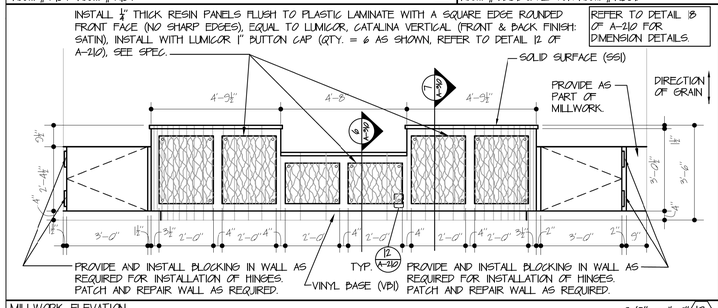
MILLWORK ELEVATION
ROOM # NA06 & ROOM # NC06
3/8" = 1'-0" (10)



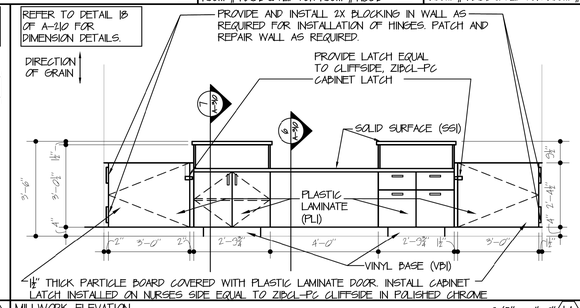
MILLWORK ELEVATION
ROOM # N107
3/8" = 1'-0" (11)



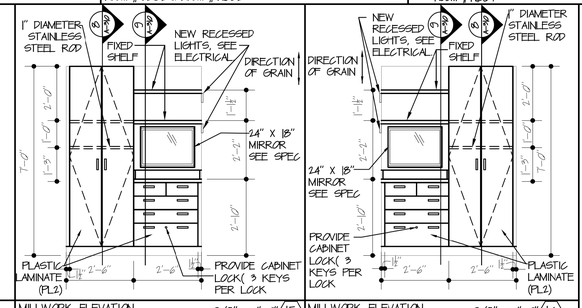
MILLWORK DETAIL
N.T.S.
12



MILLWORK ELEVATION
ROOM # NB07
3/8" = 1'-0" (13)

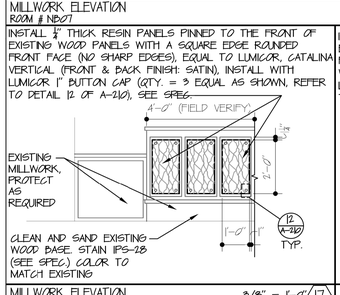


MILLWORK ELEVATION
ROOM # NB07
3/8" = 1'-0" (14)

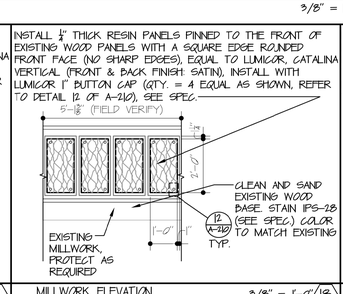


MILLWORK ELEVATION
BEDROOM CLOSETS (ALT#3)
3/8" = 1'-0" (15)

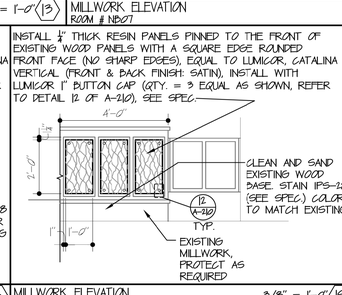
MILLWORK ELEVATION
BEDROOM CLOSETS (ALT#3)
3/8" = 1'-0" (16)



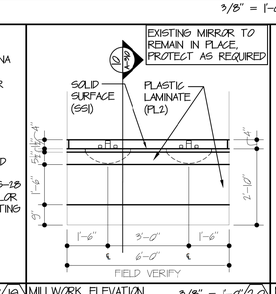
MILLWORK ELEVATION
ROOM # 185
3/8" = 1'-0" (17)



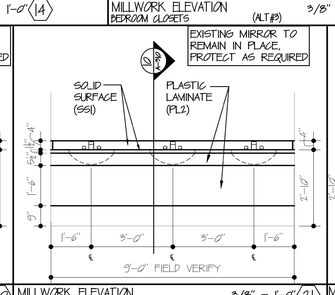
MILLWORK ELEVATION
ROOM # 185
3/8" = 1'-0" (18)



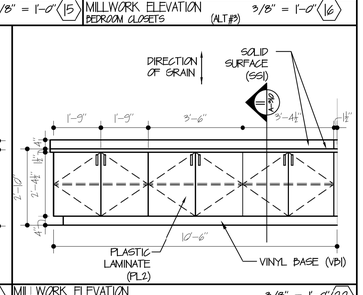
MILLWORK ELEVATION
ROOM # 185
3/8" = 1'-0" (19)



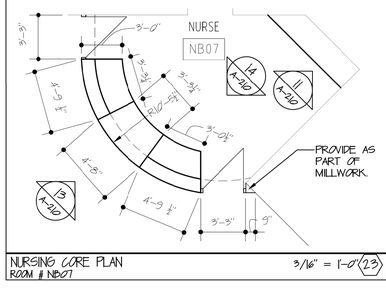
MILLWORK ELEVATION
ROOM # 125
3/8" = 1'-0" (20)



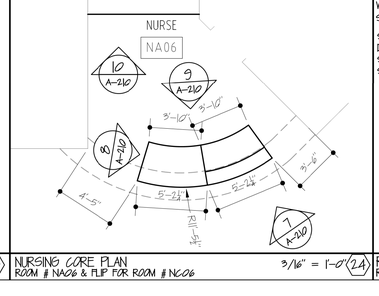
MILLWORK ELEVATION
ROOM # 123
3/8" = 1'-0" (21)



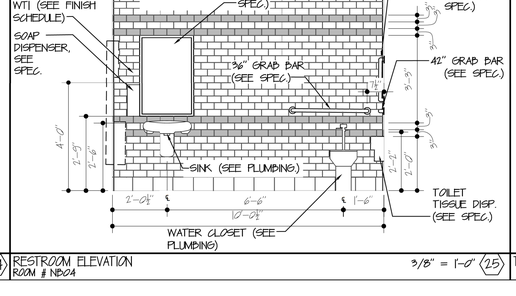
MILLWORK ELEVATION
ROOM # 103 A
3/8" = 1'-0" (22)



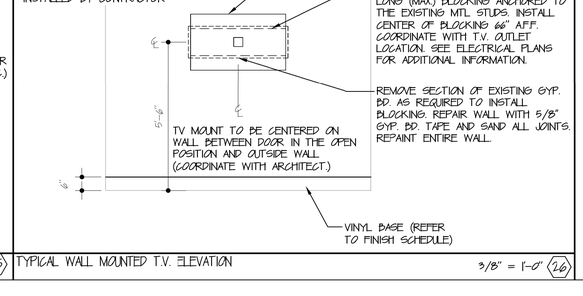
NURSING CORE PLAN
ROOM # NB07
3/16" = 1'-0" (23)



NURSING CORE PLAN
ROOM # NA06 & FLIP FOR ROOM # NC06
3/16" = 1'-0" (24)



RESTROOM ELEVATION
ROOM # NB04
3/8" = 1'-0" (25)



TYPICAL WALL MOUNTED T.V. ELEVATION
3/8" = 1'-0" (26)

MILLWORK NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. PROVIDE AND INSTALL SOLID WOOD BLOCKING IN WALLS FOR ANCHORING MILLWORK.

2. WALL CABINETS TO HAVE 3/4" PARTICLE BOARD TOP, SHELVES, BOTTOM, ENDS, DOORS AND DIVIDERS WITH PLASTIC LAMINATE ON ALL EXPOSED SURFACES. BACKS TO BE 3/8" SINGLE SIDED MELAMINE UNLESS SHOWN OTHERWISE.

3. COUNTERTOP AND BACKSPLASH TO BE SOLID SURFACE, REFER TO MILLWORK ELEVATIONS FOR COUNTER TOP SELECTIONS.

4. BASE CABINET TO HAVE 3/4" PARTICLE BOARD SHELVES, ENDS, DIVIDERS, BOTTOM AND DOOR WITH PLASTIC LAMINATE ON ALL EXPOSED SURFACES. BACKS TO BE 3/8" SINGLE SIDED MELAMINE.

5. ALL DRAWER FRONTS TO BE 3/4" PARTICLE BOARD WITH PLASTIC LAMINATE ON ALL EXPOSED SURFACES.

6. DRAWERS TO HAVE ½" HARDWOOD SIDES (FULL HEIGHT), ¼" HARDWOOD BOTTOM AND KV 8400 SLIDES, CONTRACTORS OPTION TO PROVIDE FULL HEIGHT METAL DRAWERS EQUAL TO METABOX 320 M OR EQUAL.

7. FINISHES: ALL EXPOSED INTERIOR AND EXTERIOR SURFACES TO BE COVERED WITH LAMINATED PLASTIC. COLORS AS SELECTED BY ARCHITECT. LAMINATE JOINTS TO BE TIGHT WITH NO CRACKS. CONTRACTOR'S OPTION TO USE MELAMINE ON INTERIOR SURFACES. COLOR BY ARCHITECT.

8. ALL MILLWORK HARDWARE SHALL INCLUDE DRAWER SLIDES, HINGES, CATCHES, PULLS TO BE 4" SATIN CLEAR ANODIZED WIRE PULL (ADA COMPLIANT) (FINISH US26), ETC. SHELF STANDARDS EQUAL TO KNAPE AND VOGT #255, SHELF SUPPORTS EQUAL TO KNAPE AND VOGT #256, HINGES TO BE SELF CLOSING TYPE. CONTRACTOR'S OPTION TO USE MTL. PINS & DRILLED HOLES IN LIEU OF KV SHELF STANDARDS & SUPPORTS.

9. ALL MILLWORK SHALL HAVE BACKSPLASHES & SIDESPLASHES AS SHOWN ON MILLWORK ELEVATIONS.

10. BRACES FOR COUNTERTOPS SHALL BE INSTALLED AT 3'-0" O.C. MIN. OR AS SHOWN ON MILLWORK DRAWINGS.

11. REFER TO FINISH SCHEDULE FOR PLASTIC LAMINATE, VINYL BASE AND SOLID SURFACE COLOR DESIGNATIONS.

12. ALL MILLWORK BASES SHALL RECEIVE 4" VINYL BASE. REFER TO FINISH SCHEDULE.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
THOMAS A. ESTERLY
NUMBER A-7803
REGISTERED ARCHITECT
2/19/25

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COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

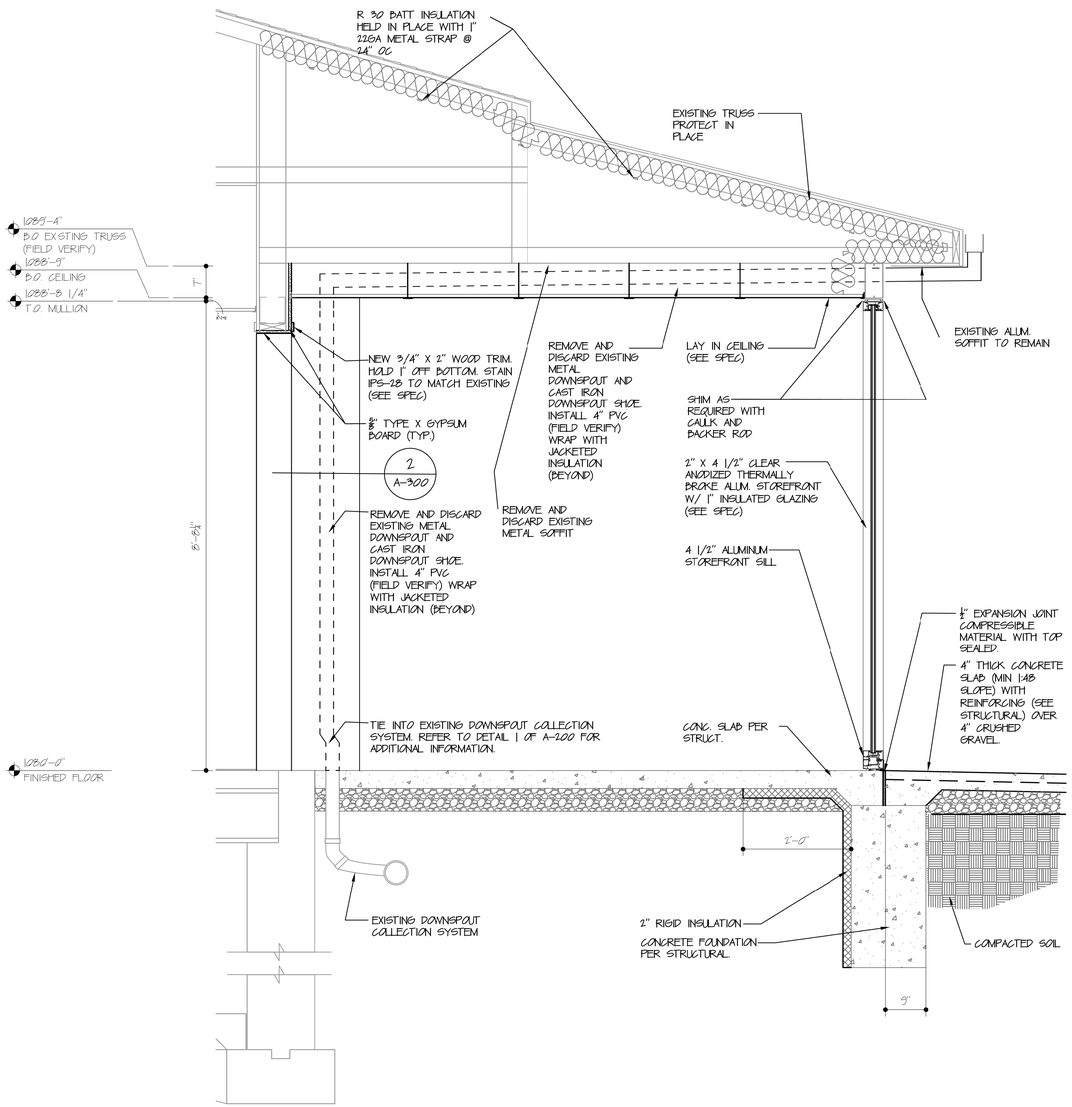
REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-210.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

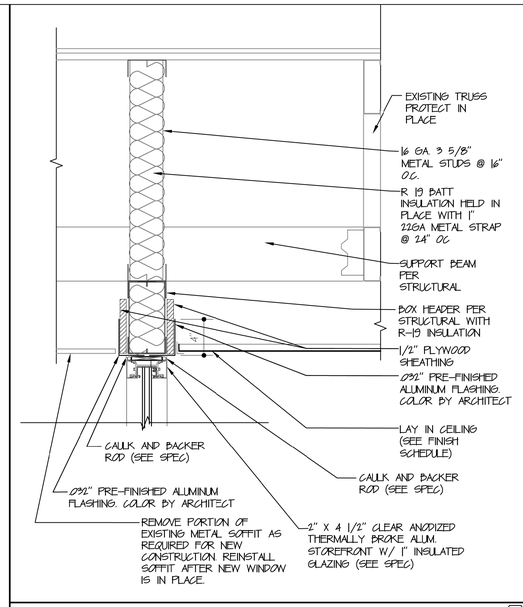
SHEET TITLE:
MILLWORK ELEVATIONS

SHEET NUMBER:
A-210

32 OF 120 SHEETS
8-1-24

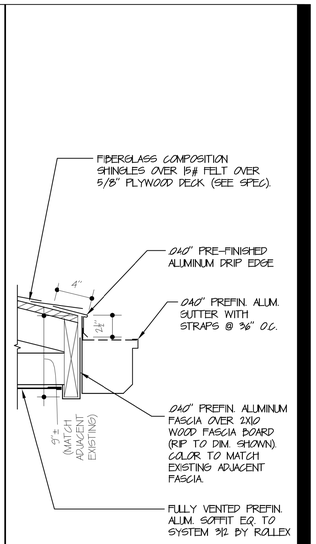


WALL SECTION @ SOLARIUM — 3/4" = 1'-0" (1)

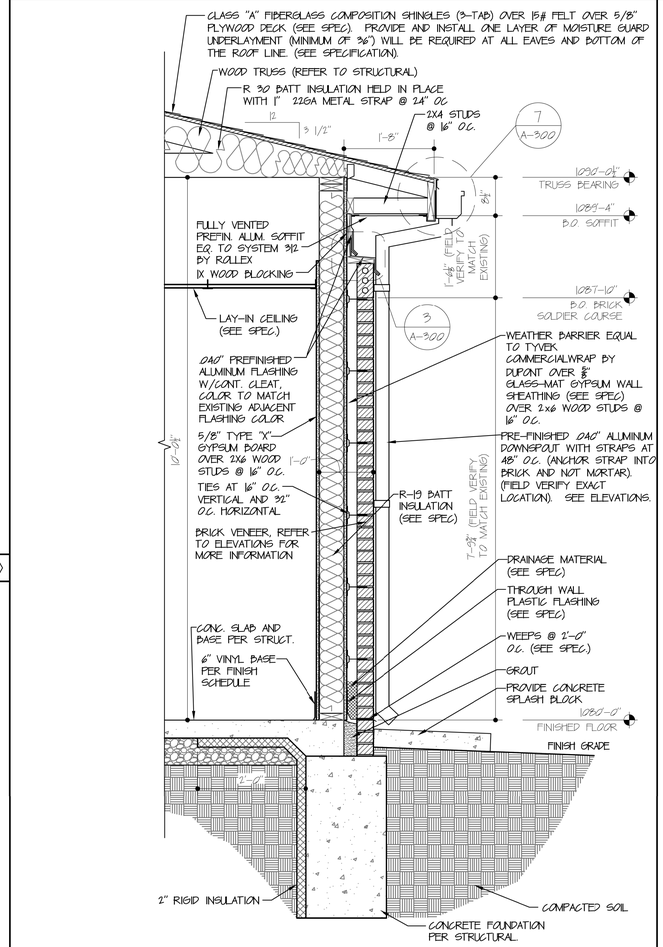


HEADER DETAIL — 1 1/2" =1'-0" (5)

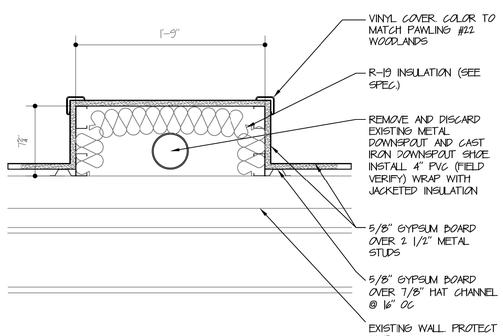
DETAIL NOT USED — N.T.S (6)



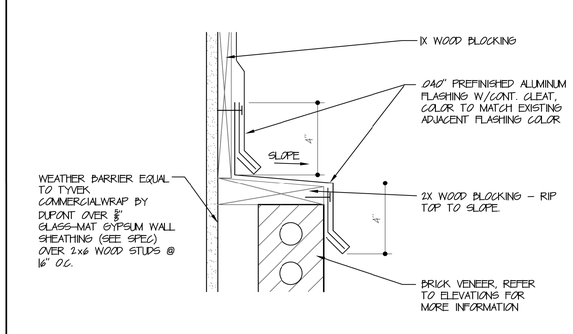
GUTTER DETAIL — 1 1/2" =1'-0" (7)



9" = 1'-0" (3) WALL SECTION @ ALTERNATE #2 MEDICAL EQUIPMENT ROOM ADDITION — 3/4" = 1'-0" (4)



DOWNSPOUT DETAIL — 1 1/2"= 1'-0" (2)



FLASHING DETAIL

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI — MICHAEL A. SCHNEIDER — NUMBER A-7803 — REGISTERED ARCHITECT

2/19/25

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COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	U1503-01
SITE #	6801
ASSET #	8136801002
FEDERAL#	29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-300.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

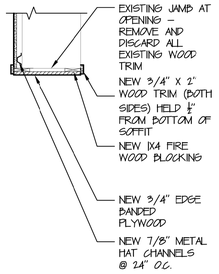
SHEET TITLE:

SECTIONS

SHEET NUMBER:

A-300

33 OF 120 SHEETS
8-1-24



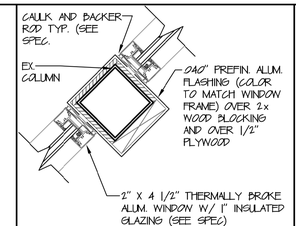
JAMB DETAIL 3/4" = 1'-0" 4

DETAIL NOT USED N.T.S. 5

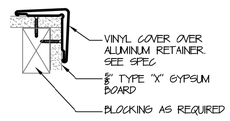
DETAIL NOT USED N.T.S. 6

DETAIL NOT USED N.T.S. 7

DETAIL NOT USED N.T.S. 8



COLUMN FLASHING DETAIL 1 1/2" = 1'-0" 12

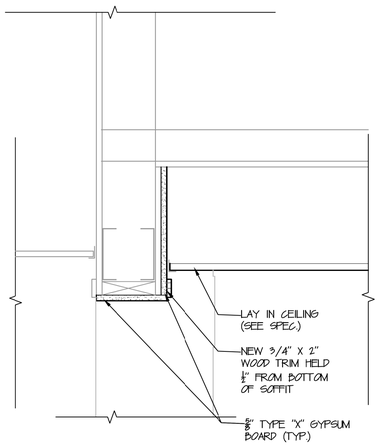


CORNER GUARD DETAIL 3" = 1'-0" 13

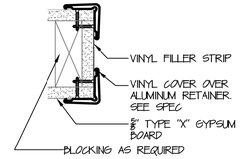
DETAIL NOT USED N.T.S. 9

DETAIL NOT USED N.T.S. 10

DETAIL NOT USED. N.T.S. 11



HEADER DETAIL @ NEW SOLARIUM ADDITION 1 1/2" = 1'-0" 2



CORNER GUARD DETAIL 3" = 1'-0" 14

DETAIL NOT USED N.T.S. 1

DETAIL NOT USED N.T.S. 3

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
THOMAS A. ESTERLY
NUMBER A-7803
REGISTERED ARCHITECT

2/19/25

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ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA
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OFFICE OF ADMINISTRATION
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INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
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REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-301.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

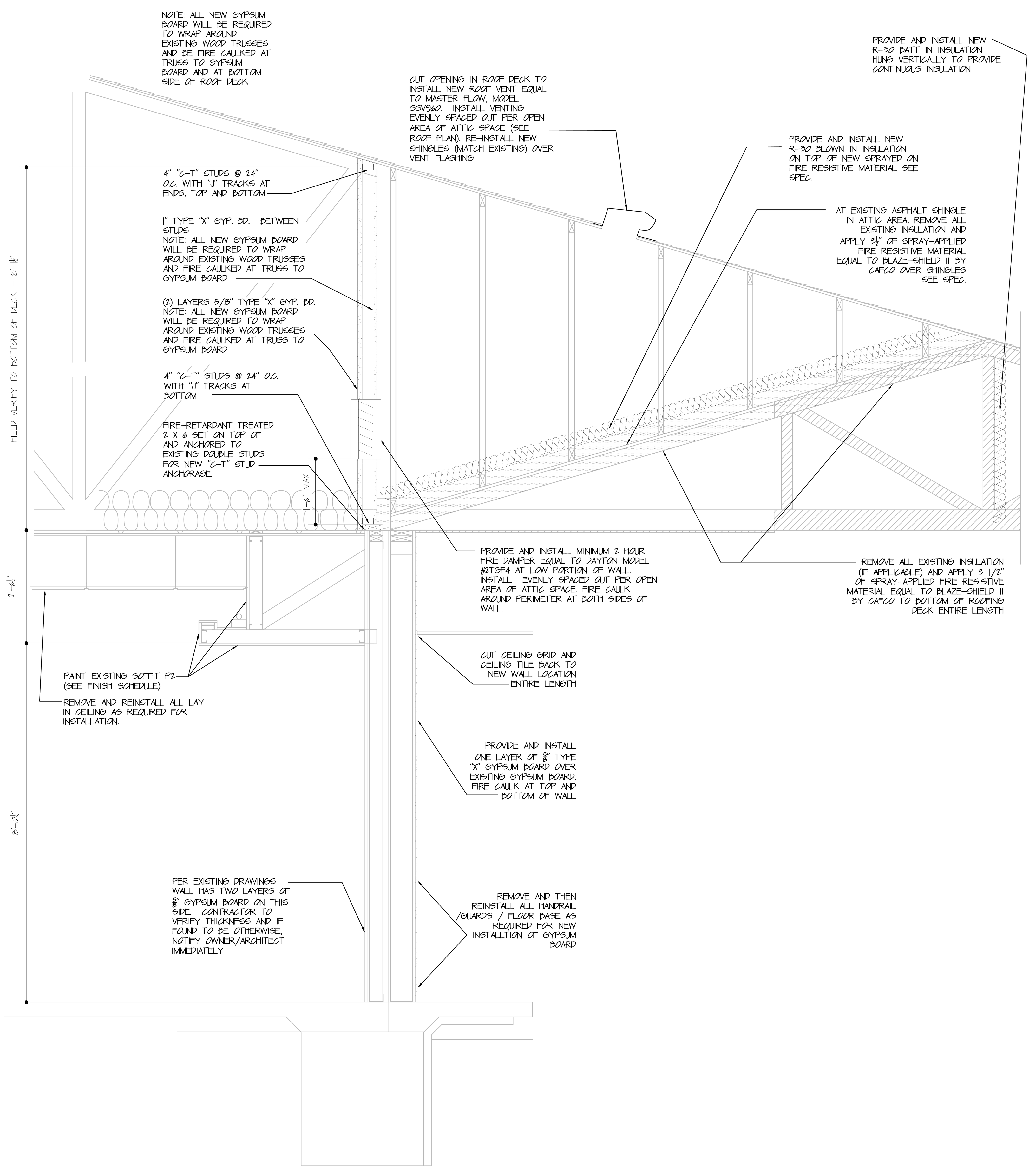
SHEET TITLE:

SECTIONS

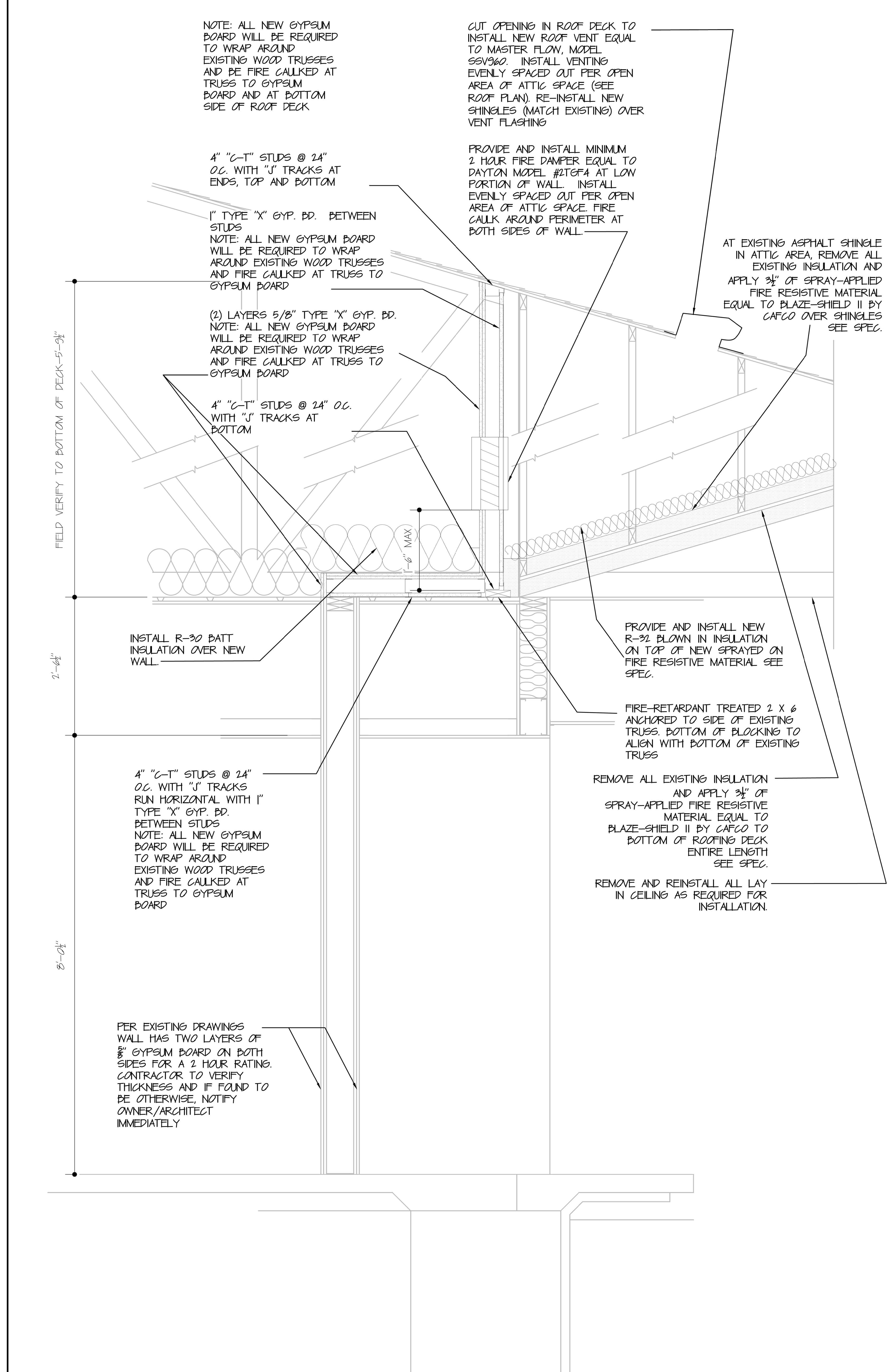
SHEET NUMBER:

A-301

34 OF 120 SHEETS
8-1-24



WALL SECTIONS @ DEMENTIA ADDITION 3/4" = 1'-0" (1)



WALL SECTIONS @ DEMENTIA ADDITION - ALCOVE 3/4" = 1'-0" (2)

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI — THOMAS A. LUNDRY — NUMBER A-7803 — REGISTERED ARCHITECT
2/19/25

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MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

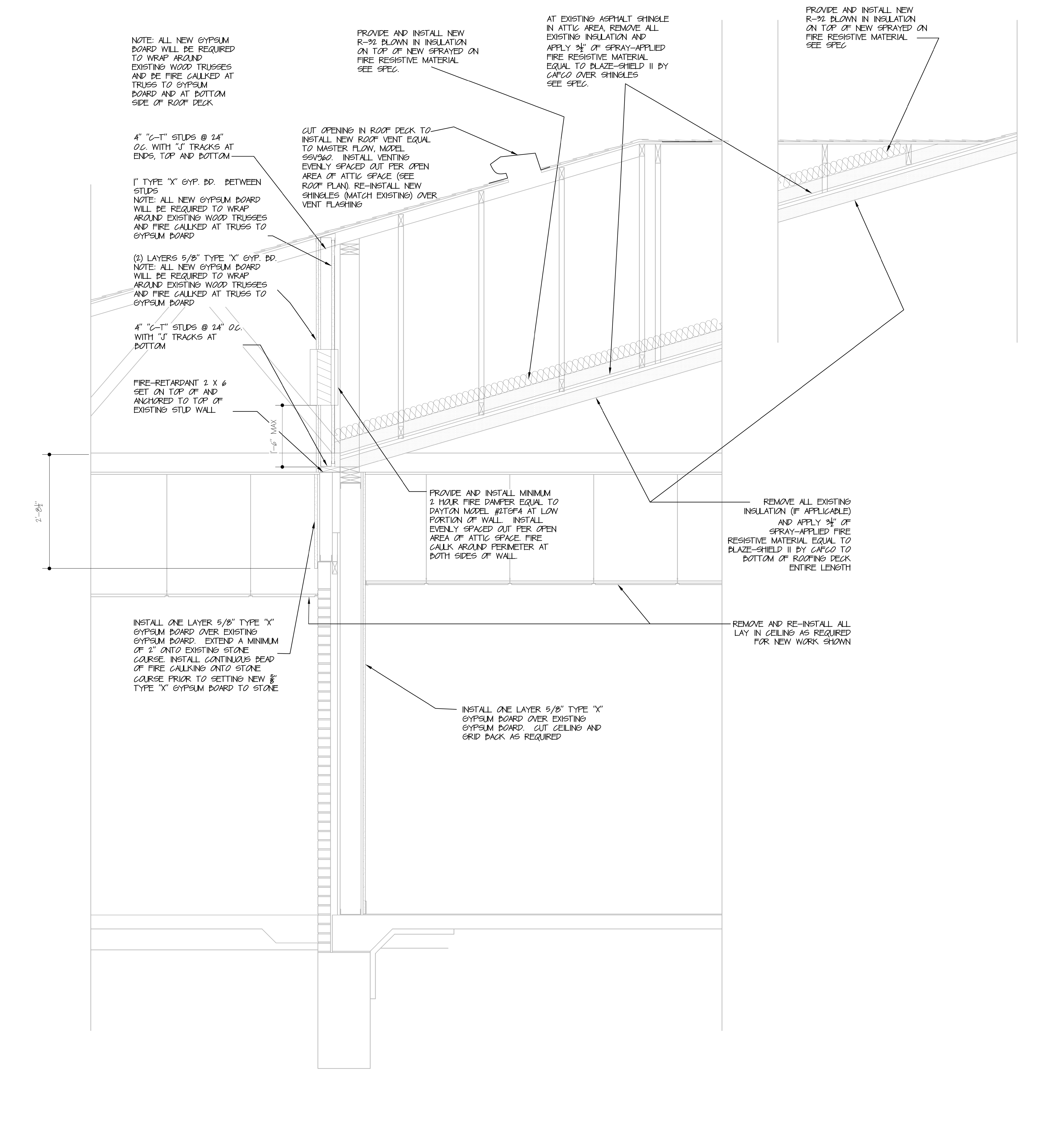
PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-302.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

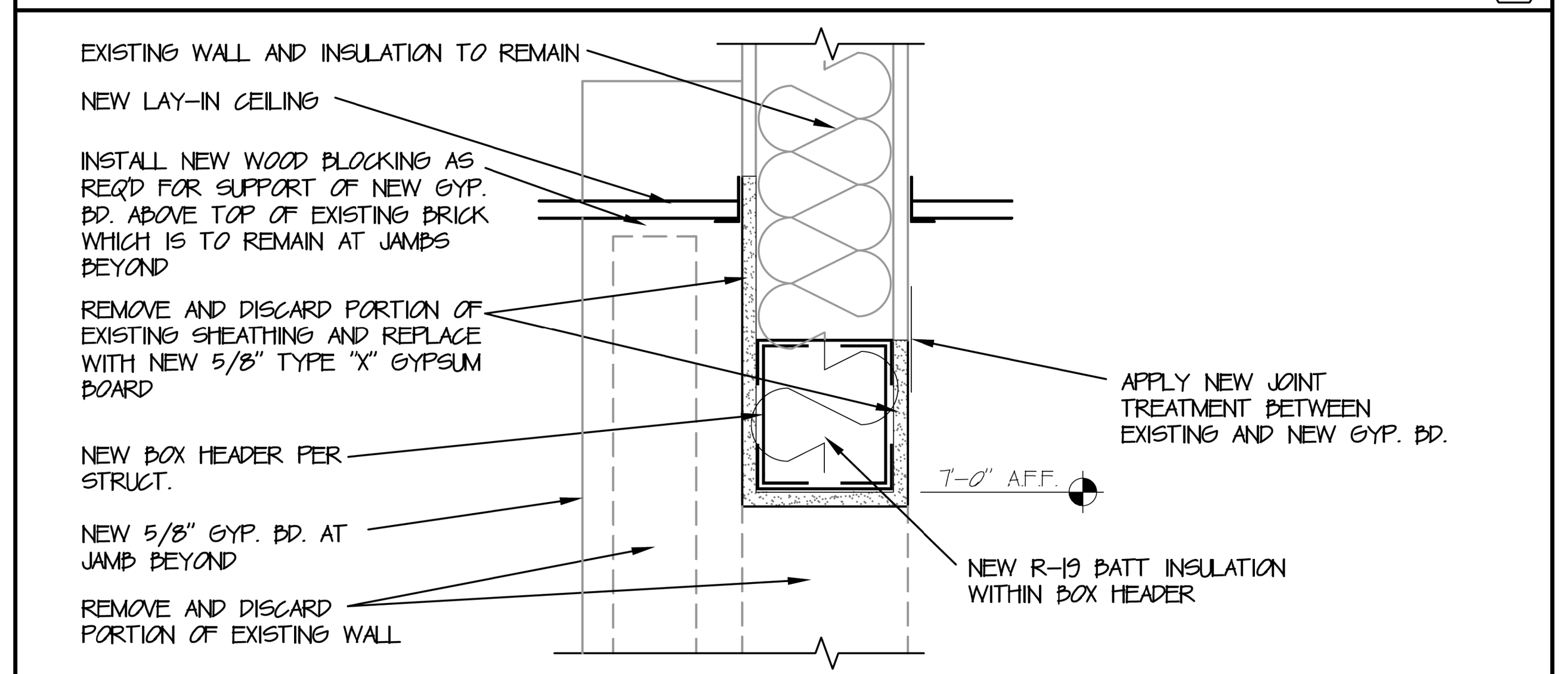
SHEET TITLE:
SECTIONS

SHEET NUMBER:
A-302
35 OF 120 SHEETS
8-1-24

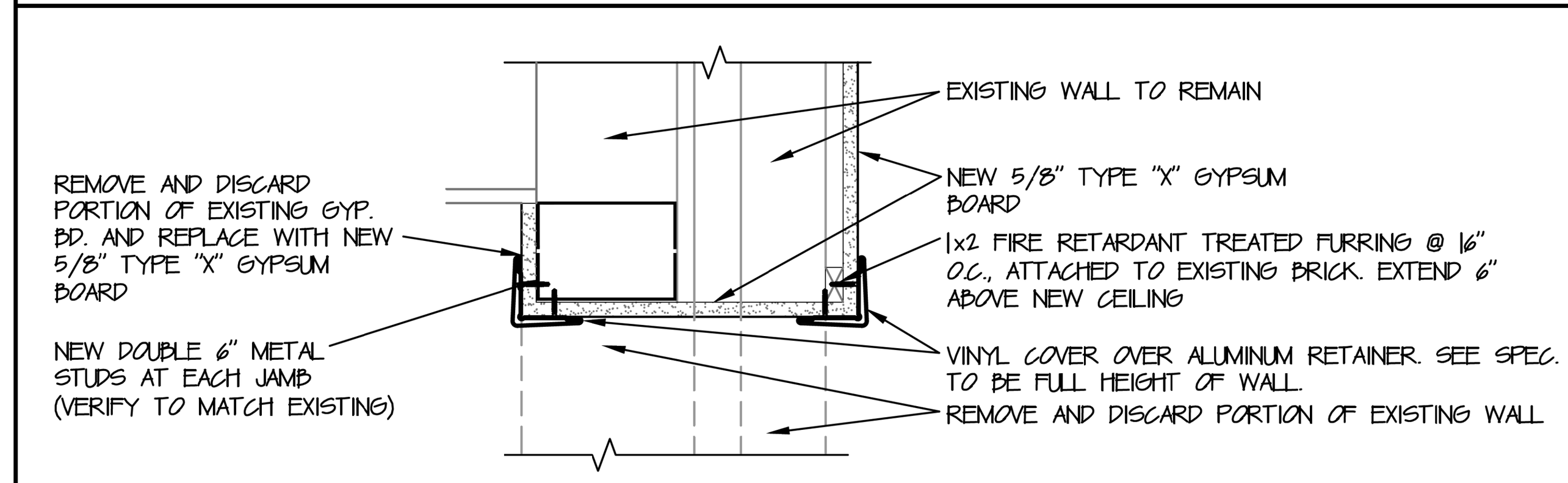


WALL SECTIONS @ STORAGE ROOM ADDITIONS 3/4" = 1'-0" 1

DETAIL NOT USED N.T.S. 2



OPENING HEAD DETAIL 1 1/2" = 1'-0" 3



OPENING JAMB DETAIL 1 1/2" = 1'-0" 4

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

2/19/25

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OFFICE OF ADMINISTRATION DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

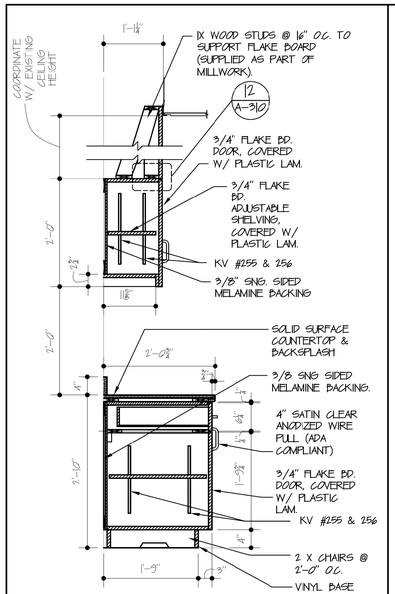
PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

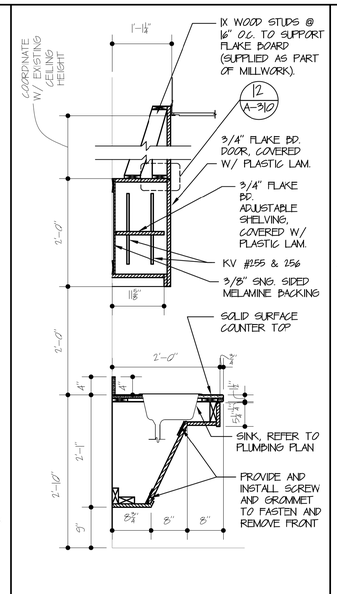
CAD DWG FILE: A-303.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:
SECTIONS

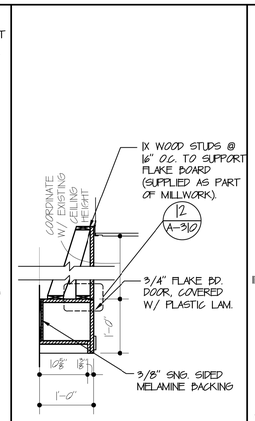
SHEET NUMBER:
A-303



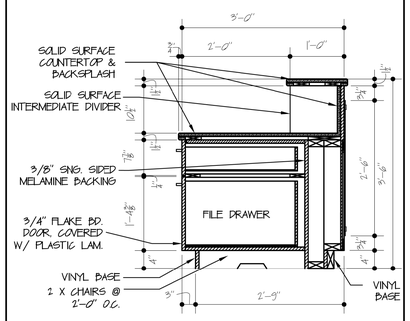
MILLWORK SECTION 3/4" = 1'-0" 1



MILLWORK SECTION 3/4" = 1'-0" 2



MILL. SECTION 3/4" = 1'-0" 3



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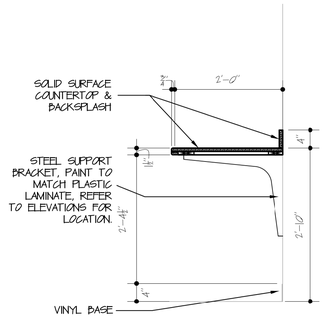
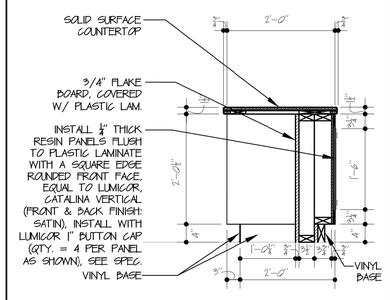
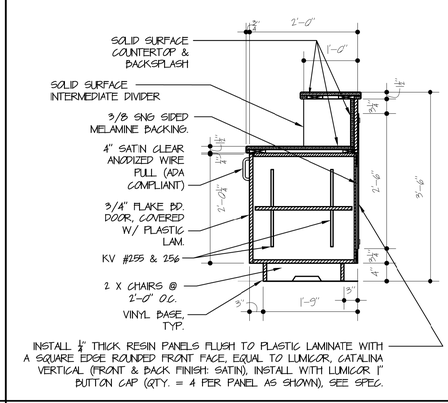


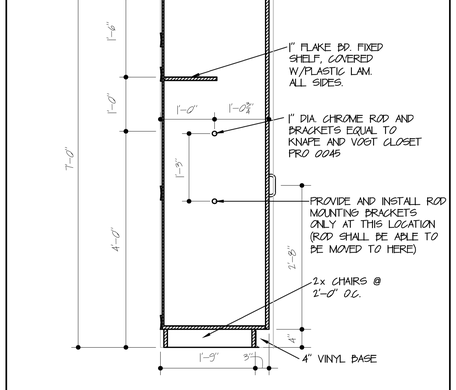
MILLWORK SECTION 3/4" = 1'-0" 5



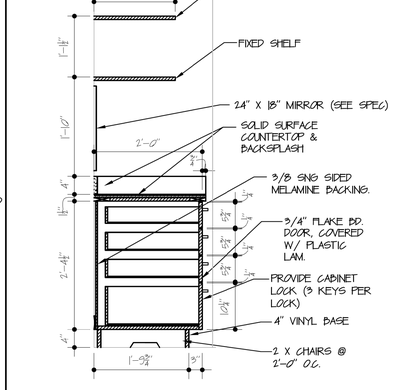
MILLWORK SECTION 3/4" = 1'-0" 6



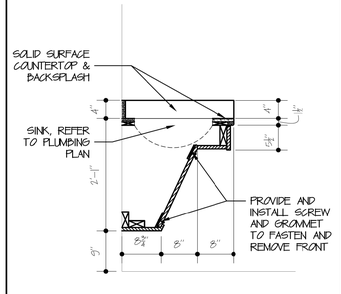
MILLWORK SECTION 3/4" = 1'-0" 7



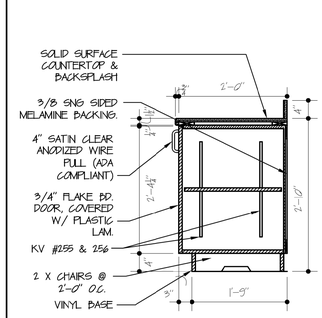
MILLWORK SECTION (ALTERNATE #3) 3/4" = 1'-0" 8



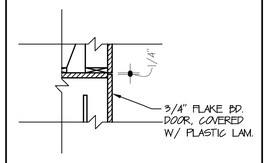
MILLWORK SECTION (ALTERNATE #3) 3/4" = 1'-0" 9



MILLWORK SECTION 3/4" = 1'-0" 10



MILLWORK SECTION 3/4" = 1'-0" 11



JOINT DETAIL 1-1/2" = 1'-0" 12

MILLWORK NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. PROVIDE AND INSTALL SOLID WOOD BLOCKING IN WALLS FOR ANCHORING MILLWORK.

2. WALL CABINETS TO HAVE 3/4" PARTICLE BOARD TOP, SHELVES, BOTTOM, ENDS, DOORS AND DIVIDERS WITH PLASTIC LAMINATE ON ALL EXPOSED SURFACES. BACKS TO BE 3/8" SINGLE SIDED MELAMINE UNLESS SHOWN OTHERWISE.

3. COUNTERTOP AND BACKSPLASH TO BE SOLID SURFACE. REFER TO MILLWORK ELEVATIONS FOR COUNTER TOP SELECTIONS.

4. BASE CABINET TO HAVE 3/4" PARTICLE BOARD SHELVES, ENDS, DIVIDERS, BOTTOM AND DOOR WITH PLASTIC LAMINATE ON ALL EXPOSED SURFACES. BACKS TO BE 3/8" SINGLE SIDED MELAMINE.

5. ALL DRAWER FRONTS TO BE 3/4" PARTICLE BOARD WITH PLASTIC LAMINATE ON ALL EXPOSED SURFACES.

6. DRAWERS TO HAVE ½" HARDWOOD SIDES (FULL HEIGHT), ½" HARDWOOD BOTTOM AND KV 8400 GUIDES. CONTRACTORS OPTION TO PROVIDE FULL HEIGHT METAL DRAWERS EQUAL TO METABOX 320 M OR EQUAL.

7. FINISHES: ALL EXPOSED INTERIOR AND EXTERIOR SURFACES TO BE COVERED WITH LAMINATED PLASTIC. COLORS AS SELECTED BY ARCHITECT. LAMINATE JOINTS TO BE TIGHT WITH NO CRACKS. CONTRACTOR'S OPTION TO USE MELAMINE ON INTERIOR SURFACES. COLOR BY ARCHITECT.

8. ALL MILLWORK HARDWARE SHALL INCLUDE DRAWER SLIDES, HINGES, CATCHES, PULLS TO BE 4" SATIN CLEAR ANODIZED WIRE PULL (ADA COMPLIANT) (FINISH US26), ETC. SHELF STANDARDS EQUAL TO KNAPE AND VOGT #255, SHELF SUPPORTS EQUAL TO KNAPE AND VOGT #256, HINGES TO BE SELF CLOSING TYPE. CONTRACTOR'S OPTION TO USE MTL. PINS & DRILLED HOLES IN LIEU OF KV SHELF STANDARDS & SUPPORTS.

9. ALL MILLWORK SHALL HAVE BACKSPLASHES & SIDESPLASHES AS SHOWN ON MILLWORK ELEVATIONS.

10. BRACES FOR COUNTERTOPS SHALL BE INSTALLED AT 3'-0" O.C. MIN. OR AS SHOWN ON MILLWORK DRAWINGS.

11. REFER TO FINISH SCHEDULE FOR PLASTIC LAMINATE, VINYL BASE AND SOLID SURFACE COLOR DESIGNATIONS.

12. ALL MILLWORK BASES SHALL RECEIVE 4" VINYL BASE. REFER TO FINISH SCHEDULE.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI · THOMAS A. SCHNEIDER · NUMBER A-7803 · REGISTERED ARCHITECT

2/19/25

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COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-210.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

MILLWORK SECTIONS

SHEET NUMBER:

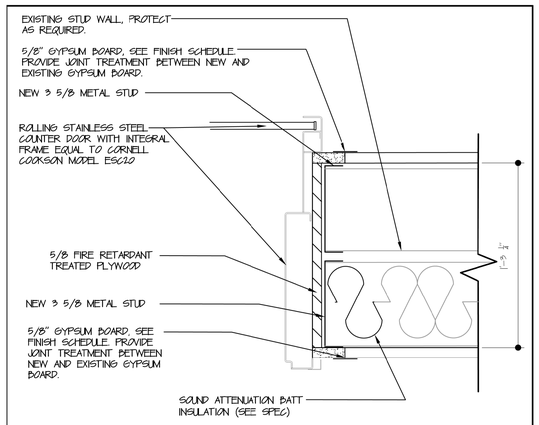
A-310

37 OF 120 SHEETS
8-1-24

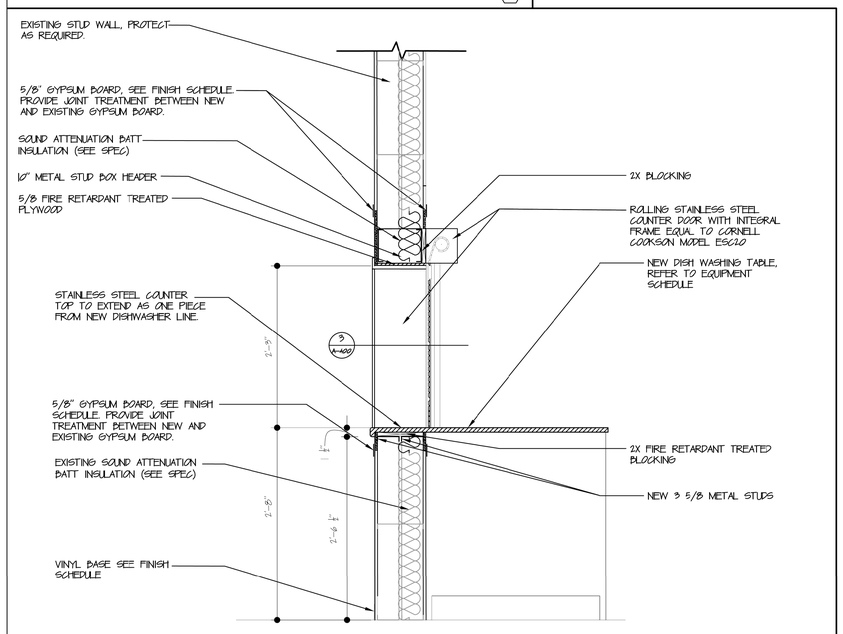
EQUIPMENT SCHEDULE

NOTE: REFER TO SPECIFICATIONS FOR ALL DETAILS ON EQUIPMENT SPECIFICATIONS AND ADDITIONAL APPROVED MANUFACTURER'S.

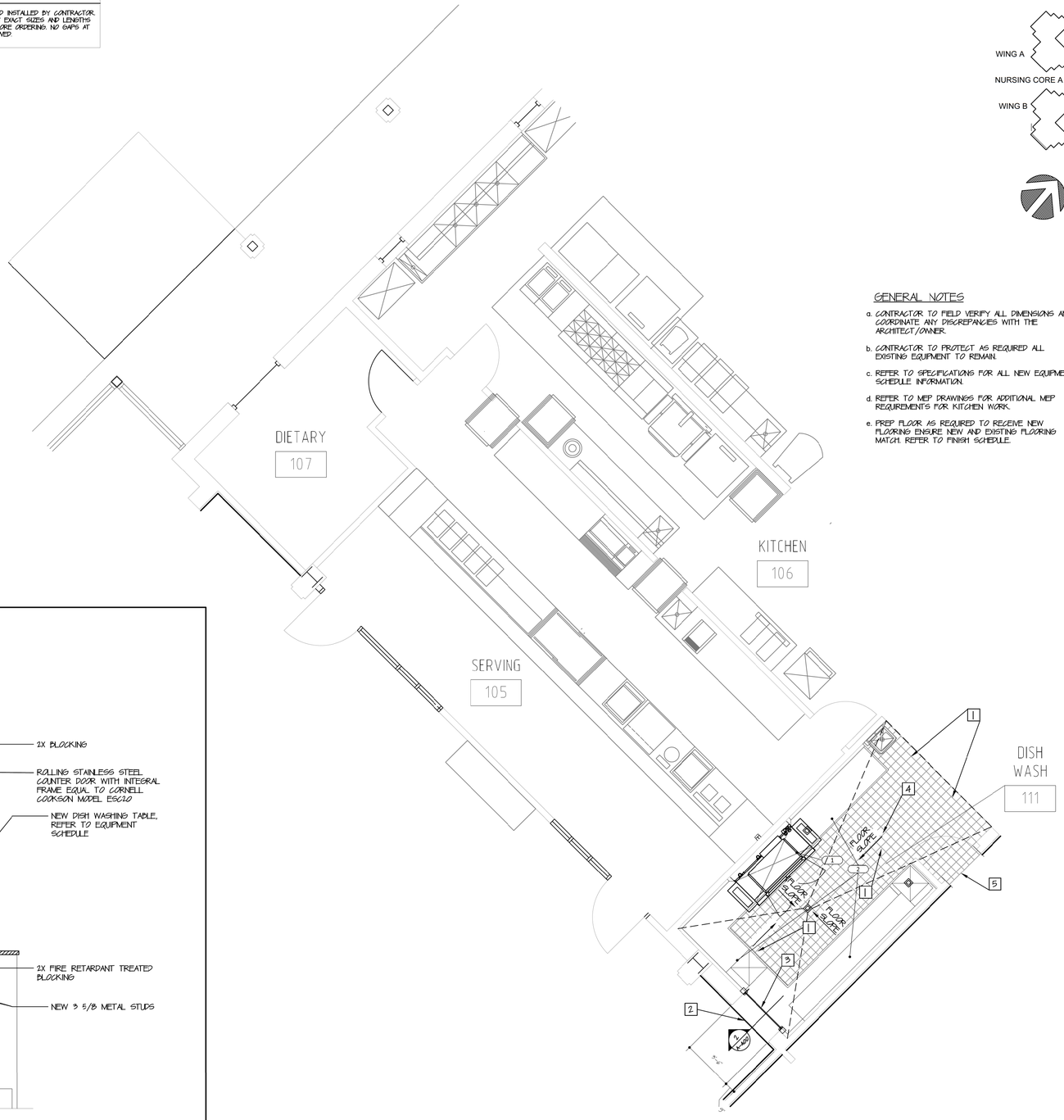
ITEM NO (X)	QTY.	MANUFACTURER, OR APPROVED EQUAL	EQUIPMENT CATEGORY	NOTES
1	1	HOBART	DISHWASHER	PROVIDED AND INSTALLED BY CONTRACTOR.
2	1	ADVANCE TABCO	STAINLESS STEEL DISH TABLE, SINKS AND ACCESSORIES	PROVIDED AND INSTALLED BY CONTRACTOR. FIELD VERIFY EXACT SIZES AND LENGTHS IN FIELD BEFORE ORDERING. NO GAPS AT WALLS ALLOWED.



KITCHEN PASS THROUGH JAMB 3" = 1'-0" (3)

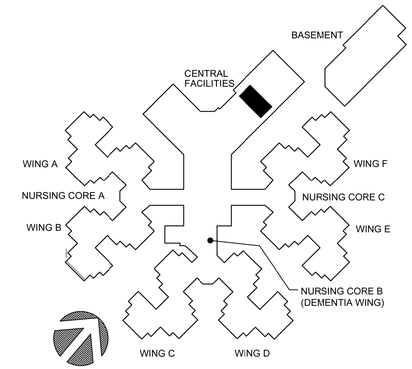


KITCHEN PASS THROUGH SECTION 3/4" = 1'-0" (2)



PARTIAL KITCHEN PLAN
1/4" = 1'-0"

DIAGRAM FOR FINISH SCHEDULE REFERENCE:



KEYPLAN

GENERAL NOTES

a. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND COORDINATE ANY DISCREPANCIES WITH THE ARCHITECT/OWNER.

b. CONTRACTOR TO PROTECT AS REQUIRED ALL EXISTING EQUIPMENT TO REMAIN.

c. REFER TO SPECIFICATIONS FOR ALL NEW EQUIPMENT SCHEDULE INFORMATION.

d. REFER TO MEP DRAWINGS FOR ADDITIONAL MEP REQUIREMENTS FOR KITCHEN WORK.

e. PREP FLOOR AS REQUIRED TO RECEIVE NEW FLOORING ENSURE NEW AND EXISTING FLOORING MATCH. REFER TO FINISH SCHEDULE.

FLOOR PLAN KEY NOTES

1. REMOVE ALL QUARRY TILE AT AREA INDICATED. CONFIRM EXISTING SLOPE – MUST BE POSITIVE FROM WALL TO DRAIN. COORDINATE IN FIELD ALL DIMENSIONS. PROVIDE AND INSTALL NEW QUARRY TILE, SEE FINISH SCHEDULE. MATCH FLOOR ELEVATIONS AT THIS LOCATION.
2. PROVIDE AND INSTALL STAINLESS STEEL TRAY COUNTER TOP AT NEW ROLLING COUNTER DOOR AS PART OF NEW SOIL DISHTABLE. SEE DETAIL 2 OF A-400.
3. PROVIDE AND INSTALL 2'-8" CLEAR OPENING ROLLING STAINLESS STEEL COUNTER DOOR.
4. CONTRACTOR SHALL REMOVE QUARRY TILE TO AN EVEN JOINT (DO NOT CUT A TILE) AT THIS LOCATION.
5. TRANSITION STRIP. REFER TO SHEET A-500 FOR TYPE.

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI — THOMAS A. LUNDBERG — NUMBER A-7803 — REGISTERED ARCHITECT

2/19/25

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PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
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DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: A-400.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

KITCHEN PLAN

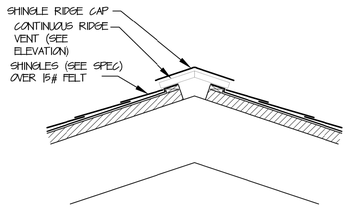
SHEET NUMBER:

A-400

38 OF 120 SHEETS
8-1-24

DETAIL NOT USED N.T.S. 1

DETAIL NOT USED N.T.S. 2



ROOF VENT DETAIL 3" = 1'-0" 3

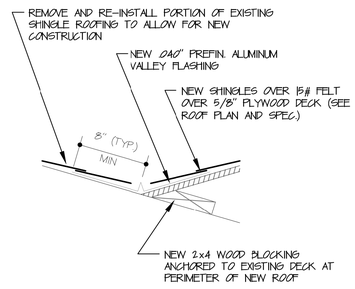
DETAIL NOT USED N.T.S. 4

DETAIL NOT USED N.T.S. 5

DETAIL NOT USED N.T.S. 6

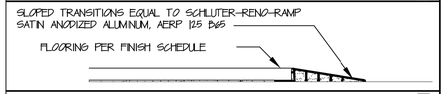
DETAIL NOT USED N.T.S. 7

DETAIL NOT USED N.T.S. 8

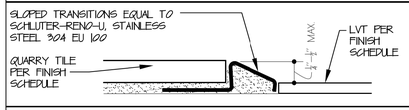


ROOFING DETAIL 1 1/2" = 1'-0" 9

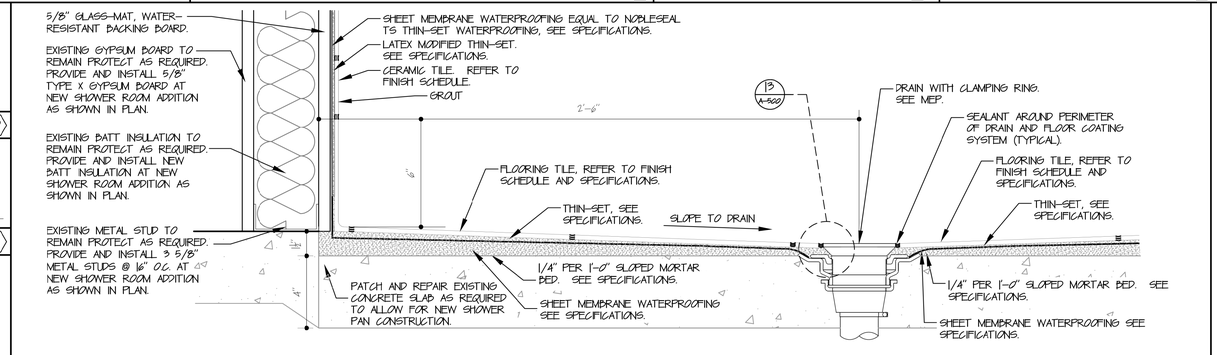
DETAIL NOT USED N.T.S. 10



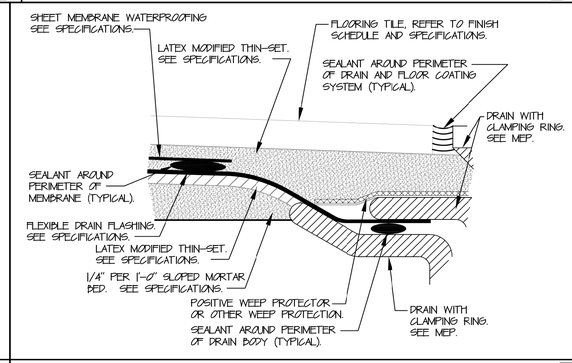
TRANSITION STRIP N.T.S. 11



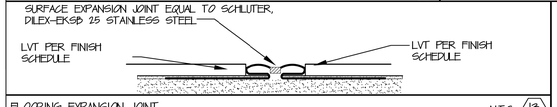
TRANSITION STRIP N.T.S. 12



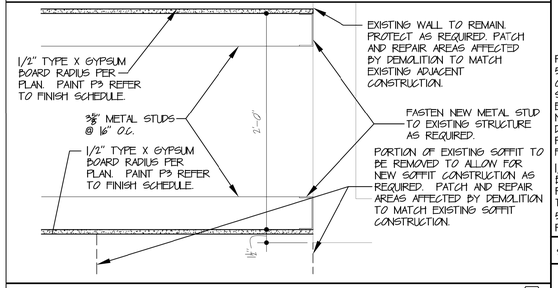
SECTION AT SHOWER ROOM 3" = 1'-0" 14



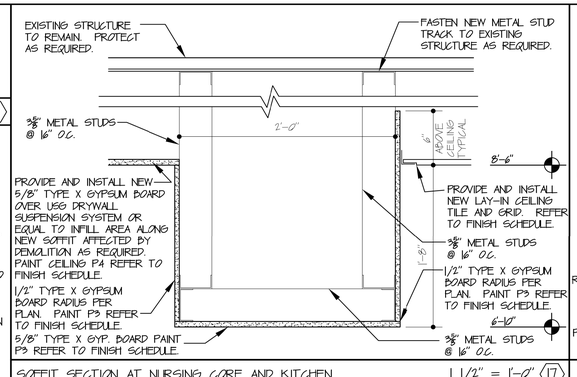
DETAIL AT SHOWER ROOM N.T.S. 15



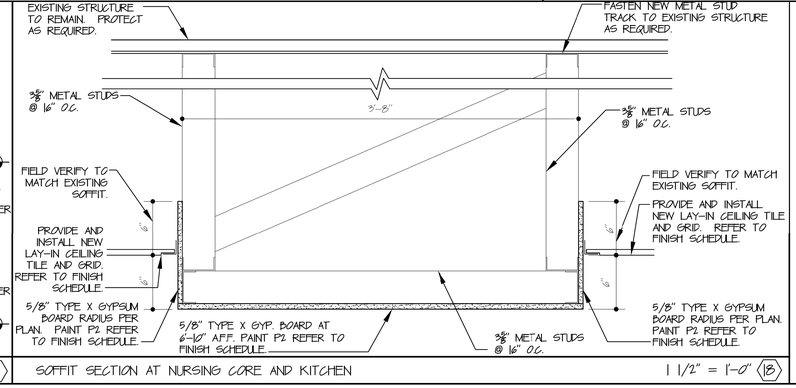
FLOORING EXPANSION JOINT N.T.S. 13



SOFFIT PLAN DETAIL AT NURSING CORE 1 1/2" = 1'-0" 16



SOFFIT SECTION AT NURSING CORE AND KITCHEN 1 1/2" = 1'-0" 17



SOFFIT SECTION AT NURSING CORE AND KITCHEN 1 1/2" = 1'-0" 18

BID DOCUMENTS

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ISSUE DATE:8-1-24

CAD DWG FILE:A-500.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

DETAILS

SHEET NUMBER:

A-500

39 OF 120 SHEETS
8-1-24

RM NO.	ROOM NAME	FLOOR	WALLS					CEILING	CEILING HEIGHT	REMARKS
			BASE	N	E	S	W			
001	STAIR	EX	EX	EX	EX	EX	EX	EX	EX	
100	VESTIBULE	EX	VB3	P1	P1	P1	P1	EX	EX	
101	LOUNGE	SV1	VB4	P1	P1	P1	P1	EX	EX	
102	CANTEEN	SV1	VB1	P1	P1	P1	P1	EX	EX	
103	DINING	SV1	VB4	P1/P2/P3	P1/P2/P3	P1/P2/P3	P1/P2/P3	EX	EX	P1 AT ACCENT PANEL ABOVE P3 BETWEEN WOOD TRIM. DO NOT PAINT BRICK.
103A	DINING ADDITION	EX	VB1	P1	P1	P1	P1	EX	EX	
103B	SOLARIUM	SV1	VB1	P1	P1	P1	P1	A1	8'-6"	PAINT SOFFIT P7
104	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX	
105	SERVING	EX	B2	EX	EX	P5	EX	EX	EX	PAINT SOFFIT P7
106	KITCHEN	EX	EX	EX	EX	EX		EX	EX	
107	DIETARY	EX	B2	P5	P5	P5	P5	EX	EX	
108	DRY STORAGE	EX	B2	P5	P5	P5	P5	EX	EX	
110	CARTS	EX	EX	P5	P5	P5	P5	EX	EX	
111	DISHWASH	QT	B2	P5	P5	P5	P5	EX	EX	
112	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX	
113	STAIR	EX	EX	EX	EX	EX	EX	EX	EX	
114	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX	
115	RECEIVING OFFICE	EX	EX	EX	EX	EX	EX	EX	EX	
116	RECEIVING	EX	EX	EX	EX	EX	EX	EX	EX	
117	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
118	LOADING DOCK	EX	EX	EX	EX	EX	EX	EX	EX	
119	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
120	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
121	JANITOR	EX	EX	EX	EX	EX	EX	EX	EX	
122	WOMENS LOCKERS	EX	EX	P1	P1	P1	P1	EX	EX	
123	TOILETS	EX	EX	P1	P1	P1	P1	EX	EX	
124	JANITOR	EX	EX	EX	EX	EX	EX	EX	EX	
125	TOILETS	EX	EX	P1	P1	P1	P1	EX	EX	
126	MENS LOCKERS	EX	EX	P1	P1	P1	P1	EX	EX	
127	CORRIDOR	SV1	VB1	P1	P1	P1	P1	EX	EX	
128	STAFF BREAK ROOM	SV1	VB1	P2	P1	P1	P1	EX	EX	
130	CORRIDOR	SV1	VB1	P1	P1	P1	P1	EX	EX	
131	CORRIDOR	SV1	VB1	P1	P1	P1	P1	EX	EX	
133	HEALTH INFORMATION	SV1	VB1	P1	P1	P1	P2	EX	EX	
134	STORAGE	SV1	VB1	P1	P1	P1	P2	EX	EX	
135	FILES	SV1	VB1	P1	P1	P1	P2	EX	EX	
136	CORRIDOR	EX	VB4	P1	P1	P1	P1	EX	EX	
137	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX	
138	CASE WORKER	SV1	VB1	P2	P2	P1	P1	EX	EX	
139	NURSE SUPER.	SV1	VB1	P1	P1	P2	P1	EX	EX	
140	MEDICAL RECORDS	QT	VB1	P2	P1	P2	P1	EX	EX	
141	TOILET	EX	EX	P1	P1	P1	P1	EX	EX	
142	FAMILY VISIT	SV1	VB1	P1	P2	P1	P1	EX	EX	
143	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
144	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX	
144A	CHAPEL	SV1	VB1	P1	P1	P1	P1	EX	EX	
145	STORAGE	EX	EX	EX	EX	EX	EX	EX	EX	
146	BARBER/BEAUTY SHOP	SV1	VB1	P1	P1	P1	P1	EX	EX	EXTEND ALL FINISHES INTO CLOSET
147	RESIDENT SMOKING	EX	EX	P1	P1	P1	P1	EX	EX	EXTEND ALL FINISHES INTO CLOSET
148	LOBBY	SV1	VB4	P1	P1	P1	P1	EX	EX	
149	CORRIDOR	EX	VB4	P1	P1	P1	P1	EX	EX	
150	PHYSICAL THERAPY	SV1	VB1	P1	P1	P2	P1	EX	EX	
151	TOILET	SV1	VB1	P1	P1	P1	P1	EX	EX	
153	OFFICE	SV1	VB1	P1	P1	P1	P1	EX	EX	
155	KILN	EX	EX	P1	P1	P1	P1	EX	EX	
156	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX	
159	TOILET	EX	EX	EX	EX	EX	EX	EX	EX	
160	TOILET	EX	EX	EX	EX	EX	EX	EX	EX	
161	CONFERENCE TRAINING	SV1	VB1	P1	P1	P1	P1	EX	EX	
162	STORAGE	SV1	VB1	P1	P1	P1	P1	EX	EX	
163	TOILET	EX	EX	EX	EX	EX	EX	EX	EX	
164	KITCHEN	SV1	VB1	P1	P1	P1	P1	EX	EX	
166	CORRIDOR	SV1	VB3	P1	P1	P1	P1	–	–	
168	ADMINISTRATOR	SV1	VB1	EX	EX	EX	EX	EX	EX	
169	COMPUTER	SV1	VB1	EX	EX	EX	EX	EX	EX	
170	SOCIAL SERVICES	SV1	VB1	P1	P1	P2	P1	EX	EX	
171	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX	
172	OFFICE	SV1	VB1	P2	P1	P1	P1	EX	EX	
173	PERSONNEL	SV1	VB1	P2	P1	P1	P1	EX	EX	
174	CLERICAL	SV1	VB3	P1	P1	P1	P1	EX	EX	
174A	CLERICAL	SV1	VB3	P1	P1	P1	P1	EX	EX	
175	STAFF COORDINATOR	SV1	VB1	P2	P1	P1	P1	EX	EX	
176	NURSING DIRECTOR	SV1	VB1	P2	P1	P1	P1	EX	EX	
177	COMPTROLLER	SV1	VB1	P1	P2	P1	P1	EX	EX	
178	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX	
179	ACCOUNT CLERK	SV1	VB1	P1	P1	P1	P2	EX	EX	
180	VA SERVICE	SV1	VB1	P1	P2	P1	P1	EX	EX	
181	VA SERVICE SUPPORT	SV1	VB1	P1	P1	P1	P2	EX	EX	
182	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
183	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX	
184	VOLUNTEER	SV1	VB1	P1	P2	P1	P1	EX	EX	
185	INFORMATION	SV1	VB4	P1	P1	P1	P1	EX	EX	
186	NOT APPLICABLE	–	–	–	–	–	–	–	–	
187	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
188	CART WASH	EX	EX	EX	EX	EX	EX	EX	EX	
189	ELEVATOR	EX	EX	EX	EX	EX	EX	EX	EX	
190	TOILET	EX	EX	EX	EX	EX	EX	EX	EX	
191	AUDIO EQUIPMENT	SV1	VB2	P1	P1	P1	P1	EX	EX	

RM NO.	ROOM NAME	FLOOR	WALLS					CEILING	CEILING HEIGHT	REMARKS
			BASE	N	E	S	W			
201	LOBBY	EX	EX	EX	EX	EX	EX	EX	EX	
202	VSO OFFICE	EX	EX	EX	EX	EX	EX	EX	EX	
204	CONFERENCE #2	EX	EX	EX	EX	EX	EX	EX	EX	
205	CORRIDOR	EX	EX	EX	EX	EX	EX	EX	EX	
206	OXYGEN	EX	EX	EX	EX	EX	EX	EX	EX	
207	CLOSET	EX	EX	EX	EX	EX	EX	EX	EX	
209	CONFERENCE #1	EX	EX	EX	EX	EX	EX	EX	EX	
210	OFFICE	EX	EX	EX	EX	EX	EX	EX	EX	
211	OFFICE	EX	EX	EX	EX	EX	EX	EX	EX	
213	ELECTRICAL CLOSET	EX	EX	EX	EX	EX	EX	EX	EX	
214	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
215	EXAM	EX	EX	EX	EX	EX	EX	EX	EX	
217	STORAGE	EX	EX	EX	EX	EX	EX	EX	EX	
218	VSO	EX	EX	EX	EX	EX	EX	EX	EX	
219	TOILET	EX	EX	EX	EX	EX	EX	EX	EX	
220	TOILET	EX	EX	EX	EX	EX	EX	EX	EX	
221	VESTIBULE	EX	EX	EX	EX	EX	EX	EX	EX	
222	CORRIDOR	SV1	VB4	P1	P1	P1	P1	EX	EX	
224	LIBRARY	SV1	VB1	P1	P1	P1	P1	EX	EX	
225	STORAGE	SV1	VB1	P1	P1	P1	P1	EX	EX	
226	MECHANICAL CLOSET	EX	EX	EX	EX	EX	EX	EX	EX	
227	CORRIDOR	SV1	VB1	P1	P1	P1	P1	EX	EX	
228	OFFICE	SV1	VB1	P1	P1	P1	P1	EX	EX	
229	RECREATIONAL THERAPY	SV1	VB1	P2	P2	P2	P2	EX	EX	
230	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX	
231	STORAGE	SV1	VB1	P1	P1	P1	P1	EX	EX	

RM NO.	ROOM NAME	FLOOR	WALLS					CEILING	CEILING HEIGHT	REMARKS
			BASE	N	E	S	W			
NA01	OFFICE	SV1	VB1	P2	P1	P1	P1	EX	EX	
NA02	WHEELCHAIR STOR.	SV1	VB1	P1	P1	P1	P1	EX	EX	
NA04	NOURISHMENT	EX	EX	P1/WP1	P1/WP1	P1/WP1	P1/WP1	EX	EX	
NA05	MEDICATION	EX	EX	P1	P1	P1	P1	EX	EX	
NA06	NURSE	EX	EX	P1	P1	P1	P1	A1	8'-6"	
NA07	OFFICE	EX	EX	P1	P2	P1	P1	EX	EX	
NA08	JANITOR	EX	EX	EX	EX	EX	EX	EX	EX	
NA09	NEIGHBORHD STR	SV1	VB3	P1	P1	P2	P2	A4	8'-6"/EX	
NA10	NURSES TLT.	EX	EX	P1	P1	P1	P1	EX	EX	
NA11	CLEAN SUPPLY	EX	EX	P1	P1	P1	P1	EX	EX	
NA12	VENDING	EX	EX	P1	P1	P1	P1	EX	EX	
NA13	CORRIDOR	EX	EX	P1	P1	P1	P1	EX	EX	
NA14	PLBG. CLOS.	EX	EX	EX	EX	EX	EX	EX	EX	
NB01	THERAPY	EX	EX	P1	P1	P1	P2	EX	EX	
NB02	OFFICE	SV1	VB1	P1	P1	P1	P1	EX	EX	
NB03	COMPUTER	EX	EX	P1	P1	P1	P1	EX	EX	
NB04	RESTROOM	FT1	WT1	WT1/WT2	WT1/WT2	WT1/WT2	WT1/WT2	EX	EX	
NB05	OFFICE	SV1	VB1	P1	P1	P1	P1	EX	EX	
NB06	MEDICATION	EX	EX	P2	P1	P1	P1	EX	EX	
NB07	NURSE	EX	EX	P1	P1	P1	P1	A1	8'-6"	
NB08	OFFICE	EX	EX	P1	P1	P1	P2	EX	EX	
NB09	JANITOR	EX	EX	EX	EX	EX	EX	EX	EX	
NB10	NEIGHBORHD STR	EX	EX	P1	P2	P2	P1	A4	8'-6"/EX	
NB11	NURSES TLT.	EX	EX	P1	P1	P1	P1	EX	EX	
NB12	CLEAN SUPPLY	EX	EX	P1	P1	P1	P1	EX	EX	
NB13	CORRIDOR	EX	EX	P1	P1	P1	P1	EX	EX	
NB14	PLUMBING CLOSET	EX	EX	EX	EX	EX	EX	EX	EX	
NB15	DINING ROOM/ACTIVITY ROOM	EX	EX	P1	P1	P1	P1	EX	EX	
NB16	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX	
NB17	KITCHEN	EX	EX	P5	P5	P5	P5	EX	EX	P2 AT ALL SOFFITS
NC01	OFFICE	SV1	VB1	P1	P1	P2	P1	EX	EX	
NC02	GENERAL STOR.	SV1	VB1	P1	P1	P1	P1	EX	EX	
NC03	WHEELCHAIR STOR.	SV1	VB1	P1	P1	P1	P1	EX	EX	
NC04	NOURISHMENT	EX	EX	P1/WP1	P1/WP1	P1/WP1	P1/WP1	EX	EX	
NC05	MEDICATION	EX	EX	P1	P1	P1	P1	EX	EX	
NC06	NURSE	EX	EX	P1	P1	P1	P1	A1	8'-6"	
NC07	EXAM	EX	EX	P1	P1	P1	P1	EX	EX	
NC08	JANITOR	EX	EX	EX	EX	EX	EX	EX	EX	
NC09	NEIGHBORHD STR	EX	EX	P2	P2	P1	P1	A4	8'-6"/EX	
NC10	NURSES TLT.	EX	EX	P1	P1	P1	P1	EX	EX	
NC11	CLEAN SUPPLY	EX	EX	P1	P1	P1	P1	EX	EX	
NC12	VENDING	EX	EX	P1	P1	P1	P1	EX	EX	
NC13	CORRIDOR	EX	EX	P1	P1	P1	P1	EX	EX	
NC14	PLUMBING CLOSET	EX	EX	EX	EX	EX	EX	EX	EX	

FINISH SCHEDULE KEY:

BASE:

a. 6" BASE ON ALL WALLS (UNLESS NOTED OTHERWISE) AND 4" BASE ON ALL MILLWORK. (NEW AND EXISTING). INCLUDE NEW 4" BASE ON EXISTING MILLWORK IN BASE BID.

VB1 = 6" TALL VINYL COVE BASE EQUAL TO JOHNSONITE TRADITIONAL WALL BASE, COLOR TO BE 22 PEARL. SEE NOTE 'a' ABOVE.

VB2 = 6" TALL VINYL COVE BASE EQUAL TO JOHNSONITE TRADITIONAL WALL BASE, COLOR TO BE 150 WETLANDS. SEE NOTE 'a' ABOVE.

VB3 = 8" TALL RUBBER MILLWORK WALL BASE EQUAL TO JOHNSONITE REVEAL 8", COLOR TO BE 22 PEARL.

VB4 = 8" TALL RUBBER MILLWORK WALL BASE EQUAL TO JOHNSONITE REVEAL 8", COLOR TO BE 22 PEARL. WITH ¾" x ¾" MATCHING QUARTER ROUND INSTALLED AT BOTTOM OF MILLWORK BASE.

VB5 = 8" TALL RUBBER MILLWORK WALL BASE EQUAL TO JOHNSONITE REVEAL 8", COLOR TO BE 150 WETLANDS.

B1 = 4" TALL VINYL COVE BASE EQUAL TO JOHNSONITE TRADITIONAL WALL BASE, COLOR TO BE 22 PEARL.

B2 = 5"x 8" QUARRY TILE COVE BASE (WITH BULLNOSE TOP) CONTRACTOR TO MATCH AND FIELD VERIFY COLOR WITH ARCHITECT PRIOR TO ORDERING. GROUT – ⅜" GROUT JOINT. EPOXY GROUT (PER SPEC), COLOR TO MATCH TILE OR EXISTING GROUT. FIELD VERIFY.

FLOORS:

SV1 = LVT FLOORING SHALL BE ARMSTRONG, COLOR NA236 WEATHERED ARBOR FAWN, SEE SPECIFICATIONS.

FT1 = 12"x 24" COLORBODY PORCELAIN FLOOR TILE EQUAL TO DALTILE, SYNCHRONY, COLOR TO BE WHITE SY30 MATTE. INSTALL IN A STAGGERED PATTERN ⅛" GROUT JOINT. GROUT SHALL BE EPOXY GROUT AT ALL RESTROOMS. COLOR TO MATCH TILE. VERIFY COLOR WITH ARCHITECT.

QT = 6"x 6" QUARRY TILE, CONTRACTOR TO MATCH AND FIELD VERIFY COLOR WITH ARCHITECT PRIOR TO ORDERING. GROUT – ⅜" GROUT JOINT, EPOXY GROUT (PER SPEC), COLOR TO MATCH TILE / EXISTING IN SPACE FIELD VERIFY.

WALLS:

P1 = EXISTING WALL OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-11 (SEE SPEC), SHERWIN WILLIAMS, COLOR: SW6148 WOOL SKEIN, FINISH EG-SHEL.

P2 = EXISTING WALL OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-11 (SEE SPEC), SHERWIN WILLIAMS, COLOR: SW6150 UNIVERSAL KHAKI, FINISH EG-SHEL.

P3 = EXISTING WALL, CEILING OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-11 (SEE SPEC), SHERWIN WILLIAMS, COLOR: SW6151 QUIVER TAN, FINISH EG-SHEL.

P5 = EXISTING WALL OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-12 (SEE SPEC), SHERWIN WILLIAMS, COLOR: SW6148 WOOL SKEIN, FINISH EG-SHEL.

P7 = EXISTING WALL, CEILING OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-12 (SEE SPEC), SHERWIN WILLIAMS, COLOR: SW6151 QUIVER TAN, FINISH EG-SHEL.

P8 = EXISTING WALL, CEILING OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-12 (SEE SPEC), SHERWIN WILLIAMS, COLOR: SW6147 PANDA WHITE, FINISH EG-SHEL.

WT1 = 3" x 6" CERAMIC WALL TILE SHALL BE EQUAL TO FLORIDA TILE, STREAMLINE, COLOR 310 GLOSS. INSTALL 6" x 8" COVE BASE AT BOTTOM TILE. INSTALL IN "BRICK WORK" PATTERN AND AS SHOWN ON ELEVATIONS. ⅛" GROUT JOINT. GROUT SHALL BE EPOXY GROUT AT ALL RESTROOMS. COLOR TO MATCH TILE. VERIFY COLOR WITH ARCHITECT.

WT2 = 3" x 6" CERAMIC WALL TILE SHALL BE EQUAL TO FLORIDA TILE, STREAMLINE, COLOR 350 CANO GLOSS. INSTALL 6" x 8" COVE BASE AT BOTTOM TILE. INSTALL IN "BRICK WORK" PATTERN AND AS SHOWN ON ELEVATIONS. ⅛" GROUT JOINT. GROUT SHALL BE EPOXY GROUT AT ALL RESTROOMS. COLOR TO MATCH TILE. VERIFY COLOR WITH ARCHITECT.

WALL/CORNER PROTECTION

WP1 = PREPARE WALLS TO RECEIVE NEW WALL PROTECTION. PROVIDE AND INSTALL WALL PROTECTION SYSTEM WALL GOVERING (RIGID PVC SHEETS) TO A HEIGHT OF 48" TALL ABOVE BASE. INSTALL ALL REQUIRED JOINT COVERS, INCLUDING INSIDE, OUTSIDE, AND TOP/END CAPS PER MANUFACTURER'S SYSTEM. EQUAL TO PAWLING WG-802, COLOR #648 MONTEREY. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS.

CG1 = FULL HEIGHT VINYL CORNER GUARD EQUAL TO PAWLING, CG-12 OVER EXISTING ALUMINUM RETAINER. COLOR TO BE EQUAL TO PAWLING #648 MONTEREY. REFER TO PLANS FOR LOCATIONS AND SHEET A-301 FOR DETAILS.

CG2 = SIX FOOT TALL VINYL CORNER GUARD EQUAL TO PAWLING, CG-12 WITH ALUMINUM RETAINER. COLOR TO BE EQUAL TO PAWLING #648 MONTEREY. REFER TO PLANS FOR LOCATIONS AND SHEET A-301 FOR DETAILS.

HR1 = NEW HANDRAIL, ACCENT STRIP AND BUMPER GUARD OVER EXISTING ALUMINUM RETAINER EQUAL TO PAWLING, BR-500. COLOR OF HANDRAIL, ACCENT STRIP AND BUMPER GUARD TO BE PAWLING #648 MONTEREY.

GENERAL NOTES:

a. MATERIAL SELECTIONS ARE BASIS OF DESIGN. OTHER ACCEPTABLE MANUFACTURERS ARE LISTED IN SPECIFICATIONS, IF APPLICABLE.

b. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND IN THE FIELD.

DOOR/FRAME/WINDOW FINISH SCHEDULE:

PREPARE ALL EXISTING FRAMES TO RECEIVE NEW PAINT. PATCH/PUTTY ALL RUST AREAS BEFORE APPLYING NEW PRIMER. SAND AS REQUIRED FOR SMOOTH FINISH. PRIME BEFORE PAINTING. REMOVE HARDWARE BEFORE PAINTING. PAINT ALL NEW AND EXISTING HOLLOW METAL DOOR AND WINDOW FRAMES THROUGHOUT ENTIRE HOME FACILITY. AT ALL INTERIOR FRAMES PAINT IPS-20 GLOSS (SEE SPEC.) COLOR SHALL BE EQUAL TO SHERWIN WILLIAMS SW6150 UNIVERSAL KHAKI. PAINT ALL EXTERIOR HOLLOW METAL FRAMES EPS-15 SEMI-GLOSS (SEE SPEC.) COLOR TO MATCH EXISTING DOOR. VERIFY WITH ARCHITECT AND PROVIDE FINISH SAMPLE FOR APPROVAL.

NOTE: CONTRACTOR SHALL REPAIR ANY DAMAGED HOLLOW METAL FRAMES AND RUST AREAS PRIOR TO NEW PAINT APPLICATION.

STAIN ALL NEW INTERIOR WOOD DOORS IPS-27 (SEE SPEC.) COLOR TO MATCH EXISTING WOOD DOORS. VERIFY FINISH WITH ARCHITECT AND PROVIDE FINISH SAMPLE FOR APPROVAL ON ACTUAL WOOD SAMPLE.

ALL ALUMINUM DOOR AND WINDOW FRAMES TO BE PRE-FINISHED DARK BRONZE ANODIZED AT INTERIOR AND EXTERIOR.

AT ALL EXISTING AND NEW INTERIOR WOOD WINDOWS, PAINT IPS-25 (SEE SPEC.) PREPARE WOOD TO RECEIVE PAINT AS REQUIRED. COLOR SHALL BE EQUAL TO SHERWIN WILLIAMS SW6150 UNIVERSAL KHAKI.

PLASTIC LAMINATE COLOR SELECTIONS:
(REFER TO MILLWORK ELEVATIONS FOR LOCATIONS)

PL1 = EQUAL TO FORMICA 8843-WR-NATURAL ASH, WOODBRUSH FINISH.

PL2 = EQUAL TO FORMICA 7812-58-NDF SOLIDZ, MATTE FINISH.

SOLID SURFACE MATERIAL:
(REFER TO MILLWORK ELEVATIONS FOR LOCATIONS)

SS1 = EQUAL TO CORIAN SOLID SURFACE, COLOR: WITCH HASEL. NOTE: ½" THICK (MIN.) COUNTERTOPS AND ½" BACK AND SIDE SPLASHES.

CEILINGS:
(SOME DETAILS/SECTIONS MAY CALL OUT A FINISH, REFER TO PLANS AND DETAILS)

A1 = PROVIDE AND INSTALL 24" x 24" x ⅝" ACOUSTICAL CEILING TILE IN NEW 15/16" CEILING GRID. EQUAL TO CERTAINTEED BAROQUE BET 154, COLOR: WHITE, SEE SPEC

A2 = PROVIDE AND INSTALL 24" x 48" x ⅝" ACOUSTICAL CEILING TILE IN NEW 15/16" CEILING GRID. EQUAL TO CERTAINTEED BAROQUE BET 197, COLOR: WHITE, SEE SPEC

A3 = PROVIDE AND INSTALL 24" x 24" x ½" VINYL FACED GYPSUM PANEL IN NEW 15/16" CEILING GRID. EQUAL TO CERTAINTEED VINYLROCK 1142-CRF-1. SEE SPEC.

A4 = EXISTING GYPSUM BOARD CEILING TO BE PATCHED AND REPAIRED TO RECEIVE PAINT. PAINT IPS-11 (SEE SPEC.), SHERWIN WILLIAMS, COLOR SW6147 PANDA WHITE, FINISH EG-SHEL.

P8 = EXISTING WALL, CEILING OR NEW GYPSUM BOARD SHALL BE PREPPED TO RECEIVE NEW PAINT. PATCH, REPAIR AS REQUIRED. PAINT IPS-12. (SEE SPEC.), SHERWIN WILLIAMS, COLOR: SW6147 PANDA WHITE, FINISH EG-SHEL.

BID DOCUMENTS

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:

ISSUE DATE: 8-1-24

CAD DWG FILE: A-600.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

FINISH SCHEDULE

SHEET NUMBER:

A-600

40 OF 120 SHEETS
8-1-24

RM NO.	ROOM NAME	FLOOR	WALLS					CEILING	CEILING HEIGHT
			BASE	N	E	S	W		
A101	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
A102	PRIV. ISOLATION	SV1	VB1	P1	P2	P1	P1	A3	8'-6"
A103	PRIVATE	SV1	VB1	P1	P2	P1	P1	A3	8'-6"
A104	LIVING ROOM	SV1	VB3/VB5	P1/P3	P1	P3	P3	A3	8'-6"
A105	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	A3	8'-6"
A106	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
A107	SHOWER ROOM	FT1	WT1	WT1/WT2	WT1/WT2	WT1/WT2	WT1/WT2	P8/EX	MATCH EX
A108	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1	P1	A3	8'-6"
A109	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
A110	LIVING ROOM	SV1	VB3/VB5	P1/P3	P3	P3	P1	A3	8'-6"
A111	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	A3	8'-6"
A112	PRIVATE	SV1	VB1	P1	P1	P1	P2	A3	8'-6"
A113	LIVING ROOM	SV1	VB3	P1	–	P1	P1	A3	8'-6"
A114	PRIVATE	SV1	VB1	P1	P1	P1	P2	A3	8'-6"
A115	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A116	SOILED UTILITY	SV1	VB1	EX/P5	EX/P5	EX/P5	EX/P5	A3	8'-6"
A117	ELECTRICAL	EX	EX	EX	EX	EX	EX	A3	8'-6"
A118	CORRIDOR	SV1	VB3	P1	P1	P1	P1	A3	8'-6"
A119	MECHANICAL	EX	EX	EX	EX	EX	EX	A3	8'-6"
A120	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	A3	8'-6"
A121	CORRIDOR	SV1	VB3	P1	P1	P1	P1	A3	8'-6"
A122	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A123	PRIVATE	SV1	VB1	P1	P2	P1	P1	A3	8'-6"
A124	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	A3	8'-6"
A125	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1/P3	P3	A3	8'-6"
A126	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A127	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A128	LIVING ROOM	SV1	VB3/VB5	P1	P1	P3	P1	A3	8'-6"
A129	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1/P3	P1	A3	8'-6"
A130	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A131	SEMI PRIVATE	SV1	VB1	P1	P1	P2	P1	A3	8'-6"
A132	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	A3	8'-6"
A133	TUB ROOM	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A134	VESTIBULE	SV1	VB3	P1	P1	P1	P1	A3	8'-6"
A135	PRIVATE	SV1	VB1	P1	P1	P2	P1	A3	8'-6"
A136	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1	P1/P3	A3	8'-6"
A137	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	A3	8'-6"
A138	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A139	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A140	LIVING ROOM	SV1	VB3/VB5	P1	P1	P1	P3	A3	8'-6"
A141	LIVING ROOM	SV1	VB3/VB5	P1	P3	P3	P1/P3	A3	8'-6"
A142	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A143	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	A3	8'-6"
A144	PRIVATE	SV1	VB1	P2	P1	P1	P1	A3	8'-6"
A145	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8/EX	EX
A146	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	A3	8'-6"
A147	LIVING ROOM	SV1	VB3	P1	P1	P1	P1	A3	8'-6"
A148	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A3	8'-0"
A149	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A3	8'-0"

RM NO.	ROOM NAME	FLOOR	WALLS					CEILING	CEILING HEIGHT
			BASE	N	E	S	W		
C101	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C102	PRIV. ISOLATION	SV1	VB1	P2	P1	P1	P1	EX	EX
C103	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
C104	LIVING ROOM	SV1	VB3/VB5	P1	P3	P3	P1/P3	EX	EX
C105	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
C106	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C107	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C108	LIVING ROOM	SV1	VB3/VB5	P1	P1	P1	P3	EX	EX
C109	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C110	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1	P1/P3	EX	EX
C111	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
C112	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
C113	LIVING ROOM	SV1	VB3	–	P1	P1	P1	EX	EX
C114	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
C115	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C116	SOILED UTILITY	SV1	VB1	EX/P5	EX/P5	EX/P5	EX/P5	EX	EX
C117	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX
C118	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX
C119	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX
C120	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
C121	CORRIDOR	SV1	VB3	P1	P1	P1	–	EX	EX
C122	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C123	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
C124	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
C125	LIVING ROOM	SV1	VB3/VB5	P1	P1/P3	P3	P3	EX	EX
C126	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C127	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C128	LIVING ROOM	SV1	VB3/VB5	P1	P3	P1	P1	EX	EX
C129	LIVING ROOM	SV1	VB3/VB5	P3	P1/P3	P1	P3	EX	EX
C130	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C131	SEMI PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
C132	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
C133	TUB ROOM	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C134	VESTIBULE	SV1	VB3	P1	P1	P1	P1	EX	EX
C135	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
C136	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1/P3	P3	EX	EX
C137	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
C138	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C139	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C140	LIVING ROOM	SV1	VB3/VB5	P1	P1	P3	P1	EX	EX
C141	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1/P3	P1	EX	EX
C142	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C143	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
C144	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
C145	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
C146	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
C147	LIVING ROOM	SV1	VB3	P1	–	P1	P1	EX	EX
C148	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"
C149	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"

RM NO.	ROOM NAME	FLOOR	WALLS					CEILING	CEILING HEIGHT
			BASE	N	E	S	W		
E101	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	EX	EX
E102	PRIV. ISOLATION	SV1	VB1	P1	P1	P1	P2	EX	EX
E103	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
E104	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1/P3	P1	EX	EX
E105	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
E106	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E107	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E108	LIVING ROOM	SV1	VB3/VB5	P1	P1	P3	P1	EX	EX
E109	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E110	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1/P3	P3	EX	EX
E111	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
E112	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
E113	LIVING ROOM	SV1	VB3	P1	P1	P1	–	EX	EX
E114	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
E115	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E116	SOILED UTILITY	SV1	VB1	EX/P5	EX/P5	EX/P5	EX/P5	EX	EX
E117	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX
E118	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX
E119	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX
E120	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
E121	CORRIDOR	SV1	VB3	P1	P1	–	P1	EX	EX
E122	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E123	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
E124	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
E125	LIVING ROOM	SV1	VB3/VB5	P1/P3	P3	P3	P1	EX	EX
E126	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E127	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E128	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1	P1	EX	EX
E129	LIVING ROOM	SV1	VB3/VB5	P1/P3	P1	P3	P3	EX	EX
E130	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E131	SEMI PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
E132	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
E133	TUB ROOM	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E134	VESTIBULE	SV1	VB3	P1	P1	P1	P1	EX	EX
E135	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
E136	LIVING ROOM	SV1	VB3/VB5	P1	P1/P3	P3	P3	EX	EX
E137	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
E138	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E139	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E140	LIVING ROOM	SV1	VB3/VB5	P1	P3	P1	P1	EX	EX
E141	LIVING ROOM	SV1	VB3/VB5	P3	P1/P3	P1	P3	EX	EX
E142	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E143	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
E144	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
E145	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
E146	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
E147	LIVING ROOM	SV1	VB3	P1	P1	P1	P1	EX	EX
E148	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"
E149	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"

B101	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B102	PRIV. ISOLATION	SV1	VB1	P2	P1	P1	P1	EX	EX
B103	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
B104	LIVING ROOM	SV1	VB3/VB5	P1	P1/P3	P3	P3	EX	EX
B105	SEMI-PRIVATE	SV1	B1	P1	P2	P1	P1	EX	EX
B106	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B107	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B108	LIVING ROOM	SV1	VB3/VB5	P1	P3	P1	P1	EX	EX
B109	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B110	LIVING ROOM	SV1	VB3/VB5	P3	P1/P3	P1	P3	EX	EX
B111	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
B112	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
B113	LIVING ROOM	SV1	VB3	–	P1	P1	P1	EX	EX
B114	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
B115	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B116	SOILED UTILITY	SV1	VB1	EX/P5	EX/P5	EX/P5	EX/P5	EX	EX
B117	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX
B118	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX
B119	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX
B120	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
B121	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX
B122	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B123	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
B124	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
B125	LIVING ROOM	SV1	VB3/VB5	P1	P3	P3	P1/P3	EX	EX
B126	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B127	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B128	LIVING ROOM	SV1	VB3/VB5	P1	P1	P1	P3	EX	EX
B129	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1	P1/P3	EX	EX
B130	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B131	SEMI PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
B132	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
B133	TUB ROOM	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B134	VESTIBULE	SV1	VB3	P1	P1	P1	P1	EX	EX
B135	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
B136	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1/P3	P1	EX	EX
B137	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
B138	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B139	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B140	LIVING ROOM	SV1	VB3/VB5	P1	P1	P3	P1	EX	EX
B141	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1/P3	P3	EX	EX
B142	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B143	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
B144	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
B145	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
B146	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
B147	LIVING ROOM	SV1	VB3	P1	P1	P1	–	EX	EX
B148	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"
B149	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"

D101	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D102	PRIV. ISOLATION	SV1	VB1	P1	P1	P1	P2	EX	EX
D103	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
D104	LIVING ROOM	SV1	VB3/VB5	P1/P3	P3	P3	P1	EX	EX
D105	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
D106	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D107	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D108	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1	P1	EX	EX
D109	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D110	LIVING ROOM	SV1	VB3/VB5	P1/P3	P1	P3	P3	EX	EX
D111	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
D112	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
D113	LIVING ROOM	SV1	VB3	P1	P1	P1	–	EX	EX
D114	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
D115	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D116	SOILED UTILITY	SV1	VB1	EX/P5	EX/P5	EX/P5	EX/P5	EX	EX
D117	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX
D118	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX
D119	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX
D120	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
D121	CORRIDOR	SV1	VB3	–	P1	P1	P1	EX	EX
D122	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D123	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
D124	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
D125	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1/P3	P1	EX	EX
D126	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D127	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D128	LIVING ROOM	SV1	VB3/VB5	P1	P1	P3	P1	EX	EX
D129	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1/P3	P3	EX	EX
D130	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D131	SEMI PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
D132	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
D133	TUB ROOM	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D134	VESTIBULE	SV1	VB3	P1	P1	P1	P1	EX	EX
D135	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
D136	LIVING ROOM	SV1	VB3/VB5	P3	P1/P3	P1	P3	EX	EX
D137	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
D138	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D139	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D140	LIVING ROOM	SV1	VB3/VB5	P1	P3	P1	P1	EX	EX
D141	LIVING ROOM	SV1	VB3/VB5	P1	P1/P3	P3	P3	EX	EX
D142	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D143	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
D144	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
D145	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
D146	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
D147	LIVING ROOM	SV1	VB3	P1	P1	–	P1	EX	EX
D148	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"
D149	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"

F101	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F102	PRIV. ISOLATION	SV1	VB1	P1	P1	P2	P1	EX	EX
F103	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
F104	LIVING ROOM	SV1	VB3/VB5	P3	P3	P1	P1/P3	EX	EX
F105	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
F106	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F107	SHOWER ROOM	FT1	WT1	WT1/WT2	WT1/WT2	WT1/WT2	WT1/WT2	P8	MATCH EX
F108	LIVING ROOM	SV1	VB3/VB5	P1	P1	P1	P3	EX	EX
F109	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F110	LIVING ROOM	SV1	VB3/VB5	P1	P3	P3	P1/P3	EX	EX
F111	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
F112	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
F113	LIVING ROOM	SV1	VB3	P1	P1	–	P1	EX	EX
F114	PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
F115	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F116	SOILED UTILITY	SV1	VB1	EX/P5	EX/P5	EX/P5	EX/P5	EX	EX
F117	ELECTRICAL	EX	EX	EX	EX	EX	EX	EX	EX
F118	CORRIDOR	SV1	VB3	P1	P1	P1	P1	EX	EX
F119	MECHANICAL	EX	EX	EX	EX	EX	EX	EX	EX
F120	SEMI-PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
F121	CORRIDOR	SV1	VB3	P1	P1	P1	–	EX	EX
F122	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F123	PRIVATE	SV1	VB1	P1	P1	P2	P1	EX	EX
F124	SEMI-PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
F125	LIVING ROOM	SV1	VB3/VB5	P3	P1/P3	P1	P3	EX	EX
F126	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F127	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F128	LIVING ROOM	SV1	VB3/VB5	P1	P3	P1	P1	EX	EX
F129	LIVING ROOM	SV1	VB3/VB5	P1	P1/P3	P3	P3	EX	EX
F130	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F131	SEMI PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
F132	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
F133	TUB ROOM	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F134	VESTIBULE	SV1	VB3	P1	P1	P1	P1	EX	EX
F135	PRIVATE	SV1	VB1	P1	P2	P1	P1	EX	EX
F136	LIVING ROOM	SV1	VB3/VB5	P1/P3	P1	P3	P3	EX	EX
F137	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
F138	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F139	SHOWER	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F140	LIVING ROOM	SV1	VB3/VB5	P3	P1	P1	P1	EX	EX
F141	LIVING ROOM	SV1	VB3/VB5	P1/P3	P3	P3	P1	EX	EX
F142	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F143	SEMI-PRIVATE	SV1	VB1	P2	P1	P1	P1	EX	EX
F144	PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
F145	TOILET	EX	EX	EX/P5	EX/P5	EX/P5	EX/P5	P8	EX
F146	SEMI-PRIVATE	SV1	VB1	P1	P1	P1	P2	EX	EX
F147	LIVING ROOM	SV1	VB3	P1	–	P1	P1	EX	EX
F148	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2 (ALT #2)	8'-0"
F149	STORAGE (ALT #2)	SV1	VB1	P1	P1	P1	P1	A2	8'-0"

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI THOMAS A. LUNDBERG NUMBER A-7803 REGISTERED ARCHITECT

2/19/25

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AIA architects & planners
COMM. # 4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL# 29-044

REVISION: ____
DATE: ____
REVISION: ____
DATE: ____
REVISION: ____
DATE: ____
ISSUE DATE: 8-1-24

CAD DWG FILE: A-601.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

FINISH SCHEDULE

SHEET NUMBER:

A-601

DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR TYPE	FRAME TYPE	HARDWARE SET	REMARKS
1	EX	EX	1	
2	EX	EX	1	
3	b	N/A	2	
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
11	–	B	–	CASED OPENING
12	–	B	–	CASED OPENING
N/A	N/A	N/A	N/A	
N/A	N/A	N/A	N/A	
15	a	A	5	ALTERNATE #2
16	a	A	5	ALTERNATE #2
17	a	A	5	ALTERNATE #2
18	a	A	5	ALTERNATE #2
19	a	A	5	ALTERNATE #2
20	a	A	5	ALTERNATE #2
21	N/A	N/A	N/A	
22	a	A	6	

GENERAL NOTE:

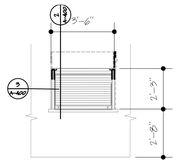
A. ALL H.M. FRAMES TO BE PAINTED IPS-23 (COLOR TO BE SELECTED BY ARCHITECT.) ALL WOOD DOORS TO BE STAINED IPS-27. COLOR TO BE SELECTED BY ARCHITECT. CONTRACTOR TO SUBMIT STAIN SAMPLE TO ARCH. ON ACTUAL WOOD SPECIES USED.

B. ALTERNATE #1: ADD SEALS TO DOORS AT RESIDENT ROOMS ONLY IN WING A, FIELD VERIFY EXACT SIZE. (SEE HARDWARE SPEC.)

C. ALL WOOD DOORS TO BE RED OAK, STAINED IPS-27 (SEE SPEC.) COLOR TO MATCH EXISTING DOORS. CONTRACTOR TO SUBMIT STAIN SAMPLE TO ARCHITECT ON ACTUAL WOOD SPECIES USED.

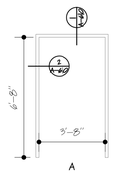
DOOR TYPES:

c
3'-8" X 6'-8" X 1¾" SOLID CORE WOOD DOOR

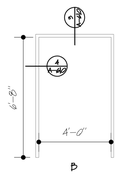


b
2'-9" X 3'-6" FACE OF WALL MOUNTED ROLLING STAINLESS STEEL COUNTER DOOR EQUAL TO CORNELL MODEL ESC10 PROVIDE LOCKING MECHANISM

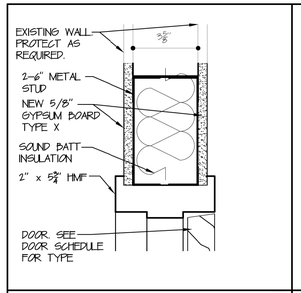
FRAME TYPES:



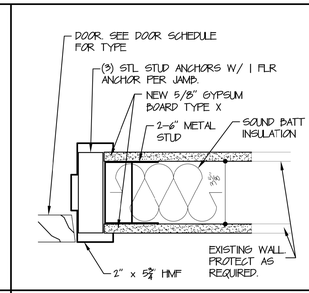
A
2" x 5¾" HMF



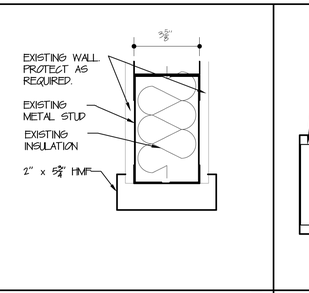
B
2" x 5¾" HMF
(CASED OPENING)



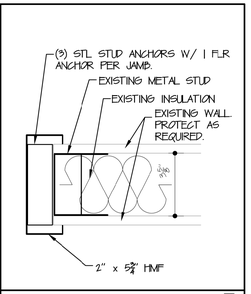
DOOR HEAD 3"= 1'-0" 1



DOOR JAMB 3"= 1'-0" 2



DOOR HEAD 3"= 1'-0" 3



DOOR JAMB 3"= 1'-0" 4

BID DOCUMENTS

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

2/19/25

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REVISION:
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DATE:

ISSUE DATE: 8-1-24

CAD DWG FILE: A-610.DWG
DRAWN BY: ZAC/MAH
CHECKED BY: MAH/CAS
DESIGNED BY: MAH/CAS

SHEET TITLE:

DOOR SCHEDULE

SHEET NUMBER:

A-610

42 OF 120 SHEETS
8-1-24

SPECIAL CONDITIONS, REQUIREMENTS AND NOTES TO OWNER, DEVELOPER AND CONTRACTOR:

CONTRACTOR, BUILDER AND SUBCONTRACTORS INVOLVED IN ANY FORM OF CONSTRUCTION USING THESE DOCUMENTS SHALL BE INFORMED OF THE FOLLOWING RESPONSIBILITIES, PERFORMANCE CRITERIA, LIMITATIONS AND RISKS ASSOCIATED WITH CONSTRUCTION. IF THE OWNER, DEVELOPER OR CONTRACTOR IS NOT ABLE TO ACCEPT THE RESPONSIBILITIES OR PERFORMANCE CRITERIA AND LIMITATIONS, NOTIFY OUR OFFICE PRIOR TO START OF CONSTRUCTION. IT SHALL BE EXPRESSLY UNDERSTOOD THAT THE ENGINEER IS NOT RESPONSIBLE OR LIABLE FOR THE LACK OF PERFORMANCE OF MATERIALS, SYSTEMS OR DESIGNS NOT BEING LIMITED TO ITEMS OUTLINED BELOW. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, PLANS, SECTIONS AND DETAILS, AND SHALL NOTIFY THE ENGINEER AND OWNER IN WRITING PRIOR TO CONSTRUCTION OF ANY CONDITIONS OR RESPONSIBILITIES WHICH ARE NOT ACCEPTABLE OR NOT UNDERSTOOD.

1. PLAIN CONCRETE, REINFORCED CONCRETE, AND PRECAST CONCRETE DEVELOPS CRACKS. THE CRACKS ARE DUE TO INHERENT SHRINKAGE, CREEP AND RESTRAINING EFFECTS. CRACKS ARE NORMALLY COSMETIC AND THE SYSTEM MAINTAINS SERVICEABILITY AND STRENGTH REQUIREMENTS. JOINTS MAY BE INDICATED TO CONTROL CRACKING, BUT ARE NOT MEANT TO ELIMINATE ALL CRACKING, AS THIS IS NOT PRACTICAL. THE CONTRACTOR SHALL USE ALL STANDARD MEANS TO INSURE PROPER PROTECTION AND CURING OF ALL CEMENTITIOUS MATERIALS TO REDUCE CRACKING, SURFACE SPALLING OR EXTREME CRACKING MAY BE CAUSED BY POOR MATERIAL OR PLACEMENT. CONTACT OUR OFFICE FOR POSSIBLE REPAIR REQUIREMENTS.

2. FOUNDATION SETTLEMENT MAY CAUSE DISTORTION AND DISTRESS TO THE SUPPORTED STRUCTURE AS WELL AS ADJACENT UTILITIES, SLABS OR FOUNDATIONS. THE SOIL REPORT MAY INDICATE A LEVEL OF DISPLACEMENT. ATTENTION TO PROPER SOIL PREPARATION AND GRADING, AS WELL AS PROPER DRAINAGE AWAY FROM STRUCTURE IS ESSENTIAL IN REDUCING EXPECTED SETTLEMENT.

3. VARIATION IN DIMENSIONS MAY OCCUR AS A RESULT OF THERMAL INFLUENCES, NATURAL DEFLECTIONS AND/OR CAMBERS OF MEMBERS. AS A RESULT, QUANTITIES MAY VARY AND ARCHITECTURAL FINISHES MAY BE AT RISK OF COSMETIC VARIATION OR DAMAGE.

4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR VARIATIONS TO PLANS BETWEEN BID PROCESS AND FINALIZED APPROVED DOCUMENTS RELEASED FOR CONSTRUCTION. ADDITIONS AND ALTERATIONS MAY BE MADE BETWEEN RELEASE OF BID DOCUMENTS AND FINALIZED CONSTRUCTION DOCUMENTS.

5. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS IN THIS OR SIMILAR LOCALITIES. THEY NECESSARILY ASSUME THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR, SUBCONTRACTOR AND/OR WORKPERSONS WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS. IT IS UNDERSTOOD THAT THE CONTRACTOR WILL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR ALL WORK EXPLICITLY SHOWN.

6. CALCULATION AND DESIGN OF MISCELLANEOUS NON-STRUCTURAL ITEMS, SUCH AS RAILINGS, NON-STRUCTURAL WALLS AND PREFABRICATED STRUCTURAL ITEMS, SUCH AS ROOF TRUSSES, ARE NOT INCLUDED AND ARE TO BE PROVIDED BY OTHERS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS.

7. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE, SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT SUCH THAT DESIGN LIVE LOAD PER SQUARE FOOT AS STATED HEREIN IS NOT EXCEEDED. VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. ALL WORK OR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION OR VARIATION NOT REPORTED BEFORE THE START OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.

11. OPTIONS ARE FOR CONTRACTORS CONVENIENCE. IF AN OPTION IS USED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

12. TYPICAL DETAILS AND NOTES SHALL APPLY, THOUGH NOT NECESSARILY AT A SPECIFIC LOCATION ON PLANS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. DETAILS MAY ONLY SHOW ONE SIDE OF CONNECTION OR MAY OMIT INFORMATION FOR CLARITY. WHERE DISCREPANCIES OCCUR IN THESE DRAWINGS, NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

13. ALL OPENINGS ARE NOT SHOWN ON THESE DRAWINGS. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION. OPENINGS MAY REQUIRE ADDITIONAL REINFORCING OR SUPPORTS AS SHOWN ON TYPICAL DETAILS. IF TYPICAL DETAILS FOR ALL CONDITIONS ARE NOT INCLUDED HEREIN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST IN WRITING ADDITIONAL INFORMATION.

14. ALL INSPECTIONS REQUIRED BY THE BUILDING CODES, LOCAL BUILDING OFFICIALS, OR BY THESE PLANS SHALL BE PROVIDED BY AN INDEPENDENT INSPECTION COMPANY OR, THE BUILDING DEPARTMENT. INSPECTION REQUIREMENTS STATED HEREIN ARE PARTIAL. COMPLETE INSPECTION REQUIREMENTS SHALL BE AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT. SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN INSPECTION, UNLESS SPECIFICALLY CONTRACTED FOR.

15. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS. SHOP DRAWINGS ARE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS. REVIEW DOES NOT INDICATE THAT THE SHOP DRAWINGS ARE CORRECT OR COMPLETE. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DRAWINGS SHALL BE CLOUDED. ANY OF THE AFOREMENTIONED SHALL NOT BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW UNLESS SPECIFICALLY NOTED ACCORDINGLY. THE SHOP DRAWINGS DO NOT SUPERSEDE OR REPLACE THE ORIGINAL CONTRACT DRAWINGS. ANY ENGINEERING PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF AN APPROPRIATELY REGISTERED ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ADEQUACY OF ENGINEERING DESIGNS PERFORMED BY OTHERS. ALLOW 5 WORKING DAYS FOR THE ENGINEER'S REVIEW. ONE COPY OF EACH SUBMITTAL WILL BE RETAINED FOR THE ENGINEER'S RECORDS.

SPECIAL INSPECTIONS

PER 2021 IBC SECTION 1704

THE Owner SHALL EMPLOY A REGISTERED ENGINEER OR TEST AGENCY WITH EXPERIENCED TECHNICIANS UNDER THE DIRECT SUPERVISION OF A REGISTERED ENGINEER TO PERFORM THE DUTIES OF THE SPECIAL INSPECTOR. THE SPECIAL INSPECTOR SHALL MEET THE QUALIFICATIONS AS STATED IN THE BUILDING CODE.

DUTIES AND RESPONSIBILITIES OF THE INSPECTOR:
THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS, AND THE FOLLOWING TABLE.
THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CURRENT BUILDING CODE. REPORTS SHALL COMPLY WITH THE REQUIREMENTS OF IBC SECTION 1704.2

ITEM	SPECIAL INSPECTION	REMARKS
SOIL	YES	PER IBC 1705.6
CONCRETE CONSTRUCTION	YES	PER IBC 1705.3
MASONRY CONSTRUCTION	NO	PER IBC 1705.4
FABRICATORS	YES	PER IBC 1705.2
STEEL CONSTRUCTION	YES	PER IBC 1705.2.1
WOOD CONSTRUCTION	YES	PER IBC 1705.5

CONCRETE:

1. MINIMUM 28 DAY STRENGTH (f'c) SHALL BE AS FOLLOWS:
FOUNDATIONS 4000 PSI, W/C = 0.50 BY WEIGHT (AIR-ENTRAINED)
INT. SLABS ON GROUND 4000 PSI, W/C = 0.5 BY WEIGHT
OTHER EXPOSED CONCRETE 3000 PSI, W/C = 0.50 BY WEIGHT (AIR-ENTRAINED)

2. CONCRETE MIXES SHALL BE DESIGNED BY A CERTIFIED LABORATORY AND APPROVED BY THE ENGINEER.

3. ALL CONCRETE SHALL BE REGULAR WEIGHT OF 145 POUNDS PER CUBIC FOOT USING HARDROCK AGGREGATES. AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33, CONCRETE AGGREGATES.

4. MAXIMUM SLUMP FOR EXTERIOR SLABS SHALL BE 5 INCHES. MAXIMUM SLUMP FOR ALL OTHER CONCRETE SHALL BE 4 INCHES. WATER SHALL BE CLEAN AND POTABLE. IF ADDITIONAL FLOWABILITY IS REQUIRED FOR PLACEMENT OF ANY CONCRETE MIX, A WATER-REDUCING ADDITIVE CONFORMING TO ASTM C494, TYPE A, SHALL BE USED. NO ADDITIONAL WATER MAY BE ADDED TO THE MIX. SEE DIVISION 3 SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150. TYPE II CEMENT WITH A MAXIMUM CHLORIDE ION, PERCENT BY WEIGHT OF CEMENT, SHALL NOT EXCEED 0.15.

6. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT, UNLESS APPROVED BY THE ENGINEER OR AUTHORIZED TESTING AGENCY.

7. CONCRETE MIXING, PLACEMENT AND QUALITY SHALL BE PER IBC SECTION 1904, ASTM C 94, ASTM C 685, AND ACI 302. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT SLABS ON GRADE NEED ONLY BE VIBRATED OR THOROUGHLY RODDED AROUND EMBEDDED STRAPS OR HARDWARE, BOLTS FOR HOLDOWNS, CURBS AND EDGES OF SLAB STEPS AND UNDER FLOOR DUCTS OR SIMILAR ELEMENTS. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE. CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS AND COLUMNS SO AS TO CAUSE SEGREGATION OF AGGREGATES. UNCONFINED FALL SHALL NOT EXCEED 5 FEET. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO AS CONCRETE DOES NOT DISTURB FILL MATERIAL.

8. ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.

9. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE AS SHOWN ON THE FOUNDATION PLAN OR TYPICAL DETAILS. WHERE CONTROL JOINTS ARE NOT SHOWN ON PLANS, ALL CONCRETE SLABS ON GRADE SHALL BE BOUNDED BY KEYED, DOWELED OR SAW-CUT CONTROL JOINTS SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 144 SQUARE FEET. RATIO OF BOUNDARY DIMENSIONS SHALL NOT EXCEED 1.5:1. KEYED OR DOWELED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT. SAW CUT JOINTS SHALL BE CUT IN SLABS ON GRADE AS SOON AS POSSIBLE AFTER SLAB FINISHING AS MAY BE SAFELY DONE WITHOUT DISLODGING AGGREGATE.

10. WHERE DOWELS, BOLTS OR INSERTS ARE CALLED TO BE ANCHORED TO CAST IN PLACE CONCRETE ELEMENTS USING EPOXY ADHESIVES, USE ANCHORAGE SYSTEM EQUAL TO EPCON G5. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS. ALTERNATE ANCHORAGE SYSTEMS MAY BE USED WITH ENGINEERS PRIOR APPROVAL.

FOUNDATIONS:

1. GEOTECHNICAL REPORT: NONE PROVIDED

2. THE CONTRACTOR, IF REQUIRED SHALL EMPLOY A GEOTECHNICAL ENGINEER TO PROVIDE SOIL TESTING AND REVIEW DURING CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE THE FOUNDATION REQUIREMENTS OF THE CONTRACT DOCUMENTS. IF CONDITIONS VARY FROM THAT INDICATED HEREIN, THEN THE GEOTECHNICAL ENGINEER SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO FOUNDATION CONSTRUCTION.

3. THE BACKFILL SHALL BE PLACED AND COMPACTED ON EACH SIDE OF FOUNDATION WALLS SUCH THAT NO UNBALANCED LATERAL LOADS ARE INDUCED TO THE WALL.

4. BACKFILL SHALL BE PLACED EVENLY AGAINST EACH SIDE OF SUBGRADE STRUCTURAL ELEMENTS TO PRODUCE APPROXIMATELY EQUAL AND OPPOSITE LATERAL PRESSURES.

5. PROVIDE PERIMETER DRAINAGE AS INDICATED IN SOILS REPORT.

SLAB ON GRADE:

1. TYPICAL CONCRETE SLAB ON GRADE IS 5" THICK EXCEPT AS INDICATED WITH #4 AT 18" O.C. EACH WAY, OVER 10 MIL VAPOR RETARDER OVER 4" OPEN GRADED GRAVEL (ASTM C33 No. 57)

2. CONCRETE SLABS ON GRADE SHALL BE SUPPORTED ON SELECT FILL MATERIAL AS NOTED ABOVE. FILL MATERIAL SHOULD BE MOISTENED, BUT NOT SATURATED JUST PRIOR TO PLACING CONCRETE. CARE SHALL BE TAKEN IN PLACING SLABS ON GRADE SO AS NOT TO DISTURB FILL MATERIAL OR REINFORCING. THE FILL MATERIAL SHALL BE COMPACTED TO NO LESS THAN 95% COMPACTION @ MOISTURE CONTENT RANGE OF 3% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT BEFORE PLACEMENT OF SLABS.

SHALLOW SPREAD FOOTINGS:

1. MIN FOOTING DEPTH SHALL MATCH EXISTING WHERE NEW FOOTINGS TIE INTO EXISTING AND 3'-0" TYPICAL.

2. ASSUMED ALLOWABLE FOOTING BEARING IS 2000 PSF (CONTRACTOR TO VERIFY BEARING PRESSURE WITH GEOTECHNICAL ENGINEER PRIOR TO CASTING FOOTINGS)

3. ALL FOOTINGS SHALL EXTEND TO DEPTH NOTED ABOVE U.N.O. ON PLANS OR DETAIL. GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS, AND LOWEST ADJACENT COMPACTED SUBGRADE (PAD GRADE BEFORE LANDSCAPING) OR NATURAL GRADE WITHIN 5 FEET OF BUILDING FOR PERIMETER FOOTINGS. GRADE IS DEFINED AS TOP OF EXTERIOR PAVING OR CONCRETE WHERE EXTERIOR PAVING OR CONCRETE IS PERMANENTLY LOCATED DIRECTLY ADJACENT TO BUILDING AND EXTENDS AT LEAST 5 FEET FROM BUILDING. FOOTING EXCAVATIONS SHALL BE CLEAN AND FREE FROM LOOSE DEBRIS, STANDING WATER, OR UNCOMPACTED MATERIAL AT TIME OF CONCRETE PLACEMENT.

4. EXCAVATION FOR FOOTINGS SHALL BE CUT TO ACCURATE SIZE AND DIMENSIONS AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUBGRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.

5. SITE PREPARATION AND GRADING REQUIREMENTS OF THE GEOTECHNICAL REPORT AND ANY ADDENDA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF FOUNDATIONS. ANY TESTS, INSPECTIONS, FIELD OBSERVATIONS, OR APPROVAL FROM THE GEOTECHNICAL ENGINEER SHALL BE PERFORMED PRIOR TO PLACEMENT OF FOUNDATION REINFORCING STEEL OR CONCRETE. ALTERATIONS TO SITE PREPARATION OR GRADING SHALL BE REPORTED TO THE ENGINEER PRIOR TO FOUNDATION CONSTRUCTION.

REINFORCING STEEL FOR CONCRETE:

1. REINFORCED CONCRETE DESIGNED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-19) BY THE AMERICAN CONCRETE INSTITUTE.

2. REINFORCING BAR DETAILING, FABRICATING, AND PLACING SHALL CONFORM TO THE "ACI STANDARD: DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315) AND THE "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" (ACI 315R) BY THE AMERICAN CONCRETE INSTITUTE. THE MOST CURRENT EDITIONS OF CONCRETE REINFORCING STEEL INSTITUTE'S "REINFORCING BAR DETAILING" AND "PLACING REINFORCING BARS" MAY ALSO BE USED.

3. REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615. REINFORCING SHALL BE GRADE 60 (FY=60 KSI) DEFORMED BARS FOR ALL BARS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. ALL REINFORCING TO BE WELDED SHALL BE ASTM A706. GRADE 60 LOW ALLOY WELDABLE STEEL.
A.) THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED FY BY MORE THAN 18000 PSI; AND
B.) THE RATIO OF THE ACTUAL TENSILE STRENGTH TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25.

4. WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SUCH THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRE OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.

5. ALL DIMENSIONS SHOWING THE LOCATION OF REINFORCING STEEL NOT NOTED AS "CLEAR" OR "CLR" ARE TO CENTER OF STEEL. MINIMUM COVER FOR NON-PRESTRESSED CONCRETE REINFORCING SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS:

EXPOSURE CONDITION:	MINIMUM COVER:	TOLERANCES (+/-):
CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:	3"	3/8"
EXPOSED TO EARTH OR WEATHER:		
#5 AND SMALLER:	1 1/2"	3/8"
#6 AND LARGER:	2"	3/8"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND:		
ROOF SLAB:	1"	1/8"
STRUCTURAL SLABS & WALLS:	3/4"	1/8"
BEAMS AND COLUMNS (PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS):	1 1/2"	3/8"
SLABS ON GRADE:	1 1/2"	1/4"

6. LAP SPLICES OF REINFORCING STEEL IN ALL CONCRETE SHALL BE ACCORDING TO ACI 318 (CLASS B SPLICE), UNLESS NOTED OTHERWISE. STAGGER SPLICES A MINIMUM OF ONE LAP IN LENGTH. NO TACK WELDING OF REINFORCING BARS ALLOWED. LATEST ACI CODE AND DETAIL MANUAL APPLY. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES. SPLICE BARS TOP BARS AT CENTER LINE OF SPAN AND BOTTOM BARS AT THE SUPPORT IN SPANDRELS, BEAMS, GRADE BEAMS, ETC. UNLESS NOTED OTHERWISE.

7. ALL CONSTRUCTION JOINTS SHOWN ON THE DRAWINGS SHALL BE INCORPORATED IN THE STRUCTURE UNLESS THEIR ELIMINATION IS APPROVED BY THE ENGINEER. ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION SHALL BE LOCATED AND DETAILED ON SHOP DRAWINGS. WHEN CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE REQUIRED, THE REINFORCEMENT SHALL PASS CONTINUOUSLY THROUGH THE JOINT AND A KEY SHALL BE PROVIDED FOR ADEQUATE SHEAR TRANSFER.

8. ALL REINFORCING SHALL BE BENT COLD. BARS SHALL NOT BE STRAIGHTENED AND RE-BENT. FIELD BENDING OF REBAR SHALL NOT BE ALLOWED UNLESS SPECIFICALLY NOTED OTHERWISE.

9. REINFORCING BAR SPACING SHOWN ON PLANS ARE AT MAXIMUM ON CENTERS. ALL BARS SHALL BE DETAILED AND PLACED PER CONCRETE REINFORCING STEEL INSTITUTE (CRSI) SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

10. MECHANICAL SPLICE COUPLERS, FLANGE COUPLERS, THREADED COUPLERS, ETC. SHALL HAVE CURRENT ICBO APPROVAL AND SHALL BE CAPABLE OF DEVELOPING 125% OF THE STRENGTH OF THE BAR.

COLD FORMED STEEL FRAMING:

1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE.

2. STRUCTURAL DRAWINGS TYPICALLY SHOW ONLY THE PRIMARY STRUCTURAL FRAMING ELEMENTS OF THE SYSTEM. CONTRACTOR SHALL PROVIDE ALL ACCESSORIES INCLUDING TRACKS, WEB STIFFENERS, BLOCKING, LINTELS, CLIP ANGLES, REINFORCEMENTS, FASTENING DEVICES, BRACING, AND OTHER ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER TO PROVIDE A COMPLETE FRAMING SYSTEM.

3. STEEL FOR 12, 14 AND 16 GA. STUDS AND JOISTS SHALL HAVE MINIMUM YIELD STRENGTH OF 50 KSI. STEEL FOR ALL 18, 20 AND 25 GA. STUDS AND JOISTS, ALL GAGES OF TRACK, ALL DIAGONAL TENSION STRAPS OR BRACES, AND BRIDGING SHALL HAVE MINIMUM YIELD STRENGTH OF 33 KSI. STEEL SHALL BE GALVANIZED OR THOROUGHLY COATED WITH RUST INHIBITIVE PAINT AT ALL LOCATIONS.

4. FASTENING OF COMPONENTS SHALL BE WITH SELF-TAPPING SCREWS OR WELDS. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP WITH ZINC-RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP WITH PAINT.

5. ALL STUDS SHALL BE SECURELY SEATED FOR FULL END BEARING ON TOP AND BOTTOM TRACK. UNLESS NOTED OTHERWISE, PROVIDE DOUBLE STUDS AT ALL JAMBS, CORNERS, INTERSECTIONS, AND BEAM BEARING.

6. WALL STUD BRIDGING, AS RECOMMENDED BY THE STUD MANUFACTURER, SHALL BE INSTALLED TO PREVENT BOTH WEAK AXIS BENDING AND STUD ROTATION AT 4'-0" MAXIMUM INTERVALS. WALLS 8'-0" AND SHORTER SHALL HAVE A SINGLE ROW OF BRIDGING AT MID-HEIGHT. IN ADDITION, BRIDGING SHALL BE PROVIDED AT ROOF LINES AND ELSEWHERE AS NOTED ON THE DRAWINGS. SOLID BLOCKING SHALL BE INSTALLED IN LIEU OF BRIDGING WHERE NOTED ON THE DRAWINGS.

7. SCREWS SHALL BE SELF-TAPPING PAN HEAD, HEX HEAD, OR WAFER HEAD SHEET METAL SCREWS. A SCREW OF A LARGER DIAMETER SHALL REPLACE SCREWS, WHICH ARE REMOVED, WHERE THE REPLACEMENT IS MADE INTO AN EXISTING HOLD. REPLACE ALL SCREWS, WHICH STRIP OUT MATERIAL. SCREWS SHALL BE SPACED NO CLOSER THAN 5/8 INCH ON CENTER AND WITH A MINIMUM FREE EDGE DISTANCE OF 1/2 INCH. CLIP ANGLES OR FLAT CLIPS USED FOR ATTACHMENTS SHALL BE 20 GA. MINIMUM, UNLESS NOTED OTHERWISE. SIZE CLIP ANGLES AND FLAT CLIPS TO MAINTAIN MINIMUM SCREW SPACING AND EDGE DISTANCES NOTED ABOVE. ALL SCREWS #8 AND LARGER SHALL HAVE A MINIMUM HEAD SIZE OF 5/16 INCH.

8. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED IN LIGHT GAGE, STRUCTURAL STEEL FRAMING WORK.

9. OVERBUILD CALLED OUT ON FRAMING PLANS SHALL BE 600S162-43 JOISTS @ 24" O.C. WITH MAXIMUM SPAN OF 8'-0". PROVIDE CRIPPLE WALLS AS REQUIRED.

STRUCTURAL LUMBER:

1. LUMBER SHALL BE GOOD SOUND, WELL SEASONED, S4S, AND MOISTURE CONTENT OF 15% MAXIMUM WITH THE FOLLOWING ALLOWABLE STRESSES:

STUDS:	JOISTS AND BEAMS:
#2 SPRUCE-PINE-FIR OR BETTER	#2 DOUGLAS-FIR OR BETTER
A. Fb = 875 PSI	A. Fb = 900 PSI
B. Fc = 1150 PSI	B. Fc = 1350 PSI
C. Fv = 135 PSI	C. Fv = 180 PSI
D. E = 1400000 PSI	D. E = 1600000 PSI

2. ROOF TRUSS MEMBERS SHALL BE S-P-F NO. 2 OR BETTER.

3. TRUSSES SHALL BE DESIGNED FOR DEAD LOAD, LIVE LOAD, AND WIND LOAD AS PER DESIGN LOADS.

4. NAILERS, BLOCKINGS, FURRING, GROUNDS, ETC. S-P-F NO. 2 OR BETTER.

5. ALL WOOD FRAMING SHALL BE SELECTED SUCH THAT NO LUMBER WITH LARGE KNOTS, WARPS, SPLITS, OR DEFECTS IS USED.

6. ROOF DECKING SHALL BE 5/8" THICK AND FLOOR DECKING SHALL BE 3/4" THICK APA C-C EXTERIOR GRADE OSB UNLESS NOTED OTHERWISE WITH 10d COMMON NAIL AT 6" AT SUPPORTED EDGES W 1-5/8" PENETRATION AND 12" O.C. ON INTERMEDIATE EDGES. CONTRACTOR OPTION: 1/2" THICK ROOF DECK W/ PSCL SIMPSON CLIPS.

7. OSB SHEAR WALLS 1/2" THICK WITH 10d NAIL AT 4" SPACING AT BLOCKED PANEL EDGES WITH 1-5/8" NAIL PENETRATION AND 12" O.C. ON INTERMEDIATE SUPPORTS.

8. FABRICATED WOOD PRODUCTS (INCLUDING TRUSSES, JOISTS, BEAMS, ETC.) SHALL BE DESIGNED, FABRICATED, AND ERECTED BY THE SUPPLIER IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC), AMERICAN PLYWOOD ASSOCIATION (APA), TRUSS PLATE INSTITUTE (TPI), AND THE BUILDING CODE IN THE CASE OF CONFLICTING DESIGN VALUES, THE MORE CONSERVATIVE VALUE SHALL BE USED.

9. WOOD FRAMING, ROUGH CARPENTRY, AND MISCELLANEOUS WOOD CARPENTRY WORK SHALL BE GOVERNED BY 2015 INTERNATIONAL BUILDING CODE REQUIREMENTS. ALL SUCH WORK SHALL COMPLY WITH CONSTRUCTION, CONNECTION AND GENERAL REQUIREMENTS OF CHAPTER 23 OF THE CODE. IT SHALL BE A REQUIREMENT OF THIS CONTRACT THAT THE CONTRACTOR PROVIDE A COPY OF THIS CHAPTER TO ALL PERTINENT PARTIES.

10. WOOD TRUSSES AND GLUED-LAMINATED ARCH AND BEAM SUPPLIERS SHALL SUPPLY COMPLETE DESIGN CALCULATIONS AND ERECTION DRAWINGS TO THE ENGINEER. ALL DESIGN CALCULATIONS AND ERECTION DRAWINGS SHALL BE PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE WHERE THE PROJECT IS LOCATED. ALL DOCUMENTS SHALL BE SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE WHERE THE PROJECT IS LOCATED. CALCULATIONS AND DETAILS SHALL REFLECT ALL DESIGN CRITERIA INCLUDING SNOW BUILDUP AT ROOF STEPS AND THE EFFECTS OF UPLIFT PRESCRIBED IN THE BUILDING CODE.

11. ALL BEAMS BEARING PERPENDICULAR TO WALL FRAMING SHALL BE SUPPORTED BY MULTIPLE STUDS FOR THE FULL WIDTH OF THE BEAM. MULTIPLE STUDS SHALL BE CONTINUED TO FOUNDATION.

12. AT OPENINGS OVER 5'-0" IN WIDTH, PROVIDE 2- 2x KING STUDS AT EACH SIDE OF OPENING.

13. CONNECTORS FOR WOOD CONSTRUCTION SHALL BE SIMPSON OR APPROVED EQUAL. SIMPSON DESIGNATIONS FOR CONNECTORS ARE INDICATED ON PLAN. CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

14. SILL PLATE SHALL BE CONNECTED TO THE FOUNDATION WALL WITH 5/8"Øx6" EMBEDMENT (MIN) ANCHOR BOLTS @ 4'-0" O.C. (MAX)- SEE SHEAR WALL SCHEDULE FOR REQUIRED SPACING @ SHEARWALLS. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SECTION OF PLATE AND ANCHOR BOLTS SHALL BE PLACED 12" FROM END OF PLATE AND NO CLOSER THAN 3" FROM EDGE OF PLATE, REFER TO IBC CHAPTER 23.

15. INTERIOR NON LOAD-BEARING WALL HEADER SIZES ARE AS FOLLOWS:
A. 2x4 (FLAT) ----- SPANS 0'-0" TO 4'-0".
B. (2)2x4 (FLAT) ----- SPANS 4'-0" TO 7'-0".
C. (2)2x8 ---------SPANS 7'-0" TO 13'-6".

16. OVERBUILD CALLED OUT ON FRAMING PLANS SHALL BE 2x6 JOISTS @ 24" O.C. WITH MAXIMUM SPAN OF 8'-0". PROVIDE CRIPPLE WALLS AS REQUIRED.

17. ALL WOOD IN CONTACT WITH CONTACT WITH CONCRETE SHALL BE TREATED.

PRE-ENGINEERED WOOD ROOF TRUSSES:

1. ALL ROOF TRUSSES, CALLED OUT ON PLANS, SHALL BE PRE-ENGINEERED, MANUFACTURED TRUSSES. TRUSS MEMBERS SHALL CONFORM TO DIMENSIONS, SPACING, AND CONFIGURATIONS CALLED OUT IN PLANS AND DETAILS AND SHALL BE DESIGNED FOR SPECIFIED LOADINGS AND ALLOWABLE LIVE LOAD DEFLECTION OF LESS L/360. NOTE: WEB CONFIGURATION MAY VARY FROM THAT SHOWN IN TRUSS PROFILES.

2. SHOP DRAWINGS AND DESIGN FOR ROOF TRUSSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE FABRICATION. SHOP DRAWING SUBMITTALS SHALL BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED. DESIGN SHALL BE FOR LOADINGS OF 15 P.S.F. DEAD LOAD AND 20 P.S.F. LIVE LOAD ON THE TOP CHORD AND 5 P.S.F. DEAD LOAD ON THE BOTTOM CHORD. PROVISIONS FOR SNOW DRIFTING SHALL BE CONSIDERED, PER THE BUILDING CODE LISTED IN THESE DRAWINGS.

3. REQUIRED BRACING, BLOCKING, BRIDGING, WEB STIFFENERS, ETC. FOR TRUSSES SHALL BE INCLUDED IN THE SHOP DRAWINGS AND SHALL BE IN PLACE BEFORE THE DECKING IS INSTALLED. AS A MINIMUM, TEMPORARY AND PERMANENT BRACING AND CROSS BRACING SHALL BE INSTALLED PER "TPI" COMMENTARY AND RECOMMENDATIONS FOR BRACING OF WOOD TRUSSES.

4. ALL ROOF TRUSSES SHALL BE ANCHORED TO BEARING PLATES WITH A RAFTER TIE EQUAL TO "SIMPSON". ANCHORS SHALL BE PLACED AT END BEARING WALLS OF EVERY TRUSS OR AT A MAXIMUM SPACING OF 24" O.C.

5. ALL LUMBER USED FOR ROOF TRUSSES SHALL HAVE NO LARGE KNOTS OR DEFECTS.

6. CONNECTING PLATES SHALL BE PLACED ON BOTH SIDES OF TRUSS JOINTS AND SHALL BE SIZED ADEQUATE TO DEVELOP THE COMPUTED FORCES FOR THE INDIVIDUAL TRUSS MEMBERS WITH A SAFETY FACTOR OF 2.0. CONNECTING PLATES SHALL BE GALVANIZED STEEL EQUAL TO HYDRO-AIR.

7. WHERE ROOF TRUSSES ARE SUPPORTED ON METAL HANGERS OR WHERE TRUSSES TIE INTO ONE ANOTHER, THE TRUSS MANUFACTURER SHALL DESIGN AND SUPPLY THE HANGERS FOR REQUIRED LOADINGS AND NOTE REQUIRED SUPPORT AND ATTACHMENT ON SHOP DRAWINGS.

8. THE TRUSS MANUFACTURER SHALL PROVIDE TRANSFER TRUSSES BETWEEN ALL TRUSSES AT EXTERIOR WALLS IF THE TRUSS HEEL OVER THE EXTERIOR WALL TOP PLATES EXCEEDS THE HEIGHT OF AVAILABLE DIMENSIONAL LUMBER. DIMENSIONAL LUMBER BLOCKING MAY BE USED IN LIEU OF TRANSFER TRUSSES IF THE BLOCKING HEIGHT IS EQUAL TO THE TRUSS HEEL HEIGHT. LOCATE DIMENSIONAL LUMBER BLOCKING IN BETWEEN EVERY OTHER TRUSS CAVITY ONLY. THE TOP OF THE TRANSFER TRUSS AND/OR BLOCKING WILL GO ALL THE WAY TO THE BOTTOM OF ROOF DECKING.

DEFERRED SUBMITTALS:

1. IN ACCORDANCE WITH THE IBC SECTION 106.3.4.2, SPECIALTY ITEMS, PRE-ENGINEERED COMPONENTS, AND DESIGN/ BUILD ELEMENTS MAY BE SUBMITTED FOR APPROVAL BY THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL BY DEFERRED SUBMITTAL. SUCH ITEMS ARE DEFINED AS THOSE SPECIFIED IN CONSTRUCTION DOCUMENTS BUT WHICH REQUIRE DESIGN BY THE MANUFACTURER, SUPPLIER OR INSTALLER.

2. DEFERRED SUBMITTALS ARE REQUIRED FOR THE FOLLOWING:

LIGHT GAGE FRAMING

3. SUBMITTALS SHALL INCLUDE:
a) CALCULATIONS, PREPARED AND SEALED BY AN APPROPRIATELY REGISTERED ENGINEER (THE "SPECIALTY ENGINEER").
b) DIAGRAM PREPARED AND SEALED BY THE SPECIALTY ENGINEER, SHOWING LOAD MAGNITUDES AND LOCATIONS - SEPARATED INTO DEAD, LIVE, WIND AND/OR SEISMIC COMPONENTS - THAT ARE APPLIED TO THE PRIMARY STRUCTURE.
c) ERECTION OR DESIGN DRAWINGS BEARING THE SPECIALTY ENGINEER'S SEAL AND THE ARCHITECT'S STAMP INDICATING HIS REVIEW.

4. SUBMIT (1) REPRODUCIBLE COPY, ONE (1) WET SEALED COPY FOR THE STRUCTURAL ENGINEER OF RECORD'S FILE, AND ADDITIONAL COPIES AS ARE NECESSARY FOR THE BUILDING DEPARTMENT. SUBMITTALS CONTAINING EXCEPTIONS, CORRECTIONS, OR OTHER REVIEW COMMENTS ARE NOT ACCEPTABLE FOR SUBMITTAL TO THE BUILDING DEPARTMENT.

5. THE STRUCTURAL ENGINEER OF RECORD'S REVIEW IS STRICTLY LIMITED TO THE FOLLOWING:

a) THE DRAWINGS AND CALCULATIONS ARE PROPERLY SEALED.
b) THE LOAD CRITERIA IS CONSISTENT WITH THE CONTRACT DOCUMENTS AND UNIFORM BUILDING CODE REQUIREMENTS.
c) THE CONNECTIONS TO THE PRIMARY STRUCTURE ARE CONSISTENT WITH THE PRIMARY DESIGN.
d) THE BASE STRUCTURE IS CAPABLE OF SUPPORTING THE IMPOSED LOADS.

6. IF THE LOADS IMPOSED ON THE STRUCTURE EXCEED THE LOAD ALLOWANCE PROVIDED THE STRUCTURAL ENGINEER OF RECORD WILL REJECT THE SUBMITTAL. ONLY AT THE OWNER'S WRITTEN DIRECTION WILL MODIFICATIONS TO THE BASE STRUCTURE TO ACCOMMODATE THE SPECIALTY ITEM(S) BE MADE BY THE ENGINEER OF RECORD. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALL UNTIL THEIR DESIGN AND THE ENGINEER OF RECORD AND THE BUILDING OFFICIAL HAVE APPROVED SUBMITTAL DOCUMENTS.

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ABBREVIATIONS:

1. B/ = BOTTOM OF
2. BRG = BEARING
3. DBE = DECK BEARING ELEVATION
4. EL = ELEVATION
5. f'c = CONCRETE COMPRESSIVE STRENGTH
6. FTG = FOOTING
7. FV = FIELD VERIFY
8. G.C. = GENERAL CONTRACTOR
9. H.A.S. = HEADED ANCHOR STUD
10. JBE = JOIST BEARING ELEVATION
11. ME = MATCH EXISTING
12. MEP = MECHANICAL, ELECTRICAL, PLUMBING
13. MFR = MANUFACTURER
14. RTU = ROOF TOP UNIT
15. T/ = TOP OF
16. U.N.O. = UNLESS NOTED OTHERWISE
17. W.P. = WORKING POINT

BASIS FOR DESIGN:

1. BUILDING CODE: IBC 2021

2. DEAD LOADS
A. ROOF..20 PSF
B. ROOF EXISTING ....20 PSF

3. LIVE LOADS
A. ROOF (NO REDUCTION)................20 PSF

4. SNOW LOAD
A. GROUND SNOW, Pg = 20 PSF
B. FLAT ROOF SNOW LOAD, Pf = 20 PSF
C. EXPOSURE FACTOR, Ce = 1.0
D. IMPORTANCE FACTOR, Is = 1.0
E. THERMAL FACTOR, Ct = 1.0

5. WIND LOAD
A. WIND SPEED (3-SECOND GUST)
a. ULTIMATE DESIGN WIND SPEED..........108 MPH
b. NOMINAL DESIGN WIND SPEED..............84 MPH
B. RISK CATEGORY = II
C. EXPOSURE = "C"
D. INTERNAL PRESSURE COEFFICIENT = ±0.18 (ENCLOSED BUILDINGS)
E. COMPONENT AND CLADDING
a. ROOF
1. CORNER = 16.0, -72.72 PSF
2. EDGE = 16.0, -53.36 PSF
3. INTERIOR = 16.0, -40.49 PSF
b. WALL
1. CORNER = 25.4, -34.00 PSF
2. INTERIOR = 25.4, -27.54 PSF

6. SEISMIC LOAD
A. RISK CATEGORY = II
B. SEISMIC IMPORTANCE FACTOR, Ie = 1.0
C. Ss = 0.295
D. S1 = 0.140
E. SITE CLASS = D
F. SDs = 0.308
G. SD1 = 0.216
H. SEISMIC DESIGN CATEGORY = D
I. BASIC SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED SHEAR WALLS
J. DESIGN BASE SHEAR = 0.63 KIPS
K. SEISMIC RESPONSE COEFFICIENT(S), Cs = 0.04862
L. RESPONSE MODIFICATION FACTOR(S), R = 6.5
M. ANAYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

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MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: S-000.dwg
DRAWN BY: JDD
CHECKED BY: BSW
DESIGNED BY: BSW

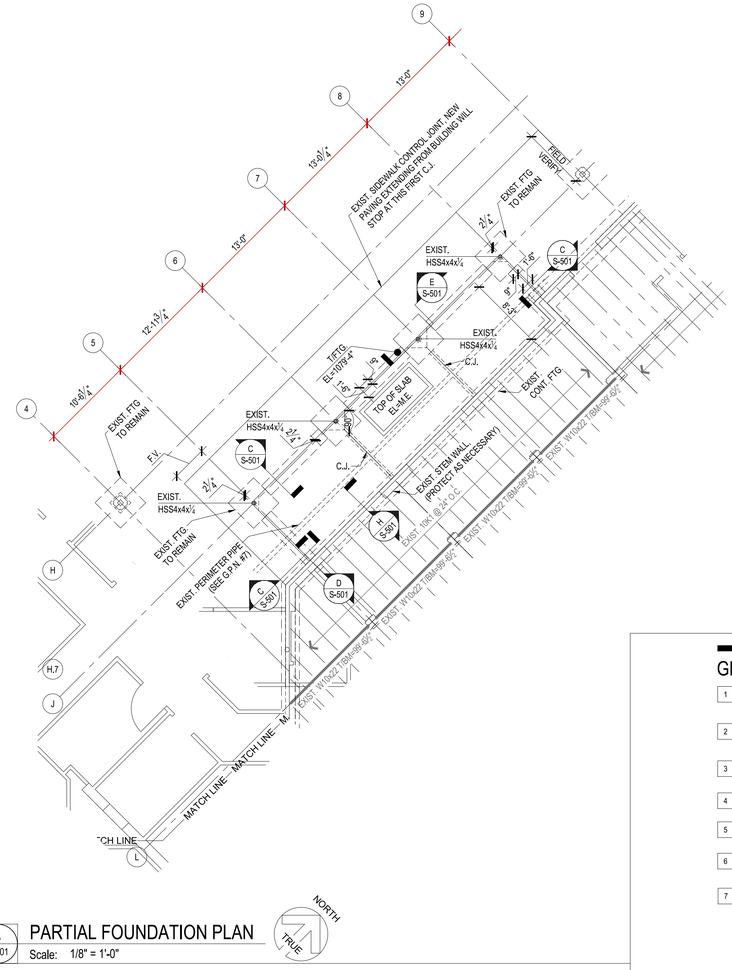
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

S-000

43 OF 117 SHEETS
8-1-24



A S-101 PARTIAL FOUNDATION PLAN

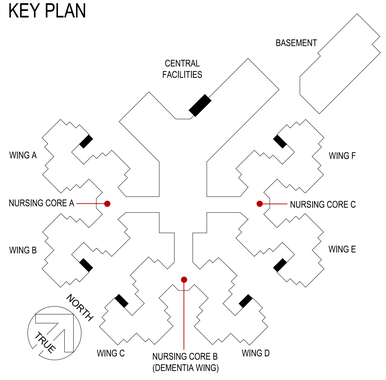
Scale: 1/8" = 1'-0"

NORTH TRUE

GENERAL PLAN NOTES

1. SLAB ON GRADE IS PER GENERAL NOTES ON S-000 AND SPECIFICATIONS
2. CJ - CONTROL OR CONSTRUCTION JOINT IN FLOOR SLAB, SEE A/S-501 & B/S-501 RESPECTIVELY.
3. SEE ARCHITECTURAL AND PLUMBING SHEETS FOR WATER-PROOFING AND STORM WATER DRAINAGE REQUIREMENTS.
4. SEE SHEET S-000 FOR GENERAL STRUCTURAL NOTES AND SPECIFICATIONS
5. CENTER ALL SPREAD FOOTINGS ON CENTERLINE OF STEEL COLUMNS. U.N.O.
6. GRID LINES ARE TO CENTERLINE OF COLUMN BASE PLATE, AS INDICATED ON PLAN.
7. EXISTING RAIN WATER PIPING EXTENDS BELOW GRADE AND WILL BE ENCOUNTERED DURING EXCAVATION. CAUTION & CARE MUST BE USED TO ENSURE PIPE IS NOT DAMAGED, FOUNDATIONS WILL POUR AROUND PIPES. PROTECT AS REQUIRED.

KEY PLAN



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CAD DWG FILE: S-101.dwg
DRAWN BY: JDD
CHECKED BY: BSW
DESIGNED BY: BSW

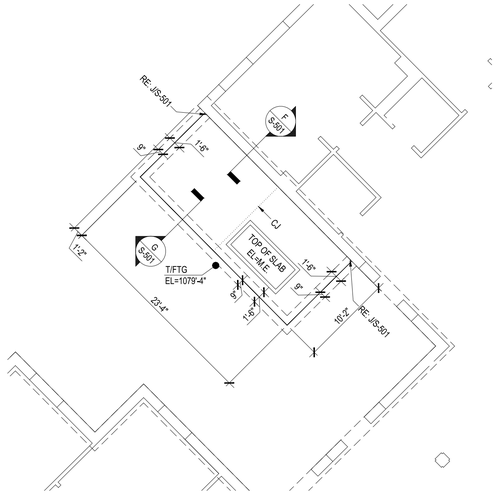
SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

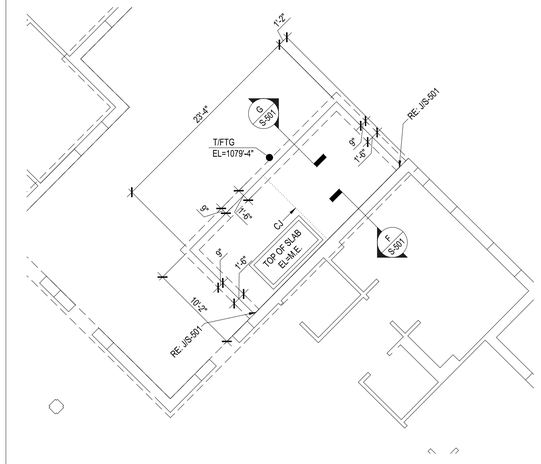
S-101

44 OF 117 SHEETS



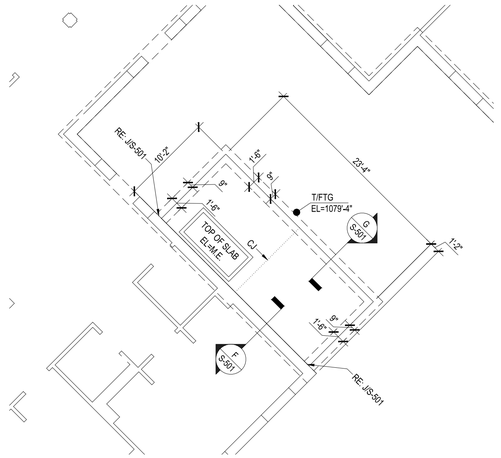
F S-102 WING F - PARTIAL FOUNDATION PLAN NORTH TRUE

Scale: 1/8" = 1'-0"



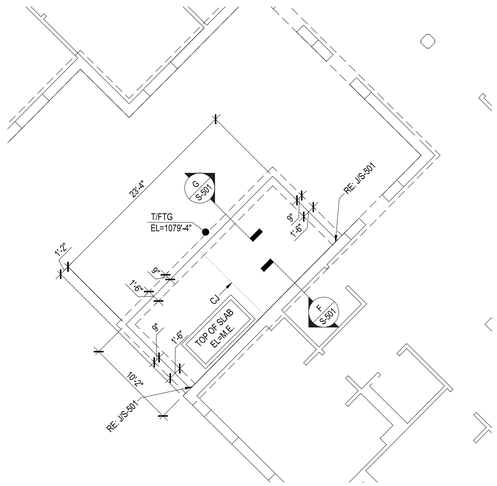
D S-102 WING D - PARTIAL FOUNDATION PLAN NORTH TRUE

Scale:



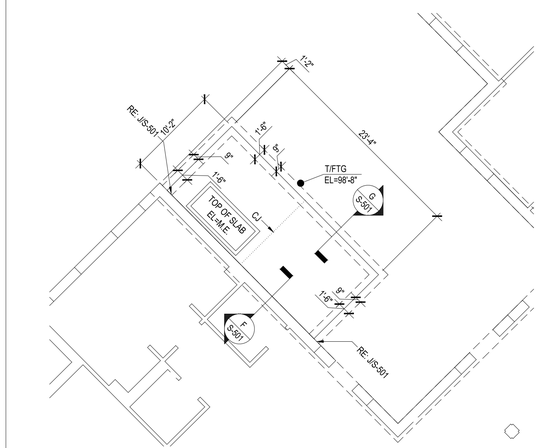
B S-102 WING B - PARTIAL FOUNDATION PLAN NORTH TRUE

Scale: 1/8" = 1'-0"



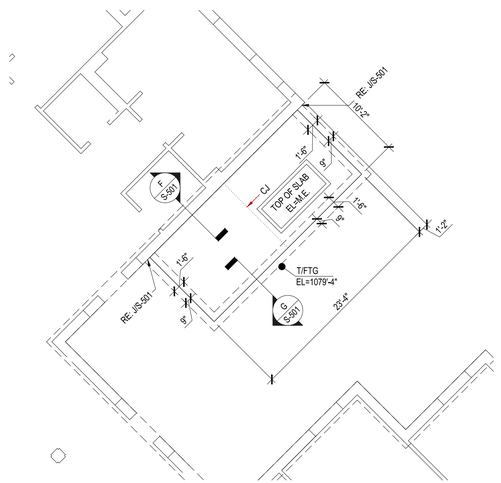
E S-102 WING E - PARTIAL FOUNDATION PLAN NORTH TRUE

Scale: 1/8" = 1'-0"



C S-102 WING C - PARTIAL FOUNDATION PLAN NORTH TRUE

Scale: 1/8" = 1'-0"



A S-102 WING A - PARTIAL FOUNDATION PLAN NORTH TRUE

Scale: 1/8" = 1'-0"

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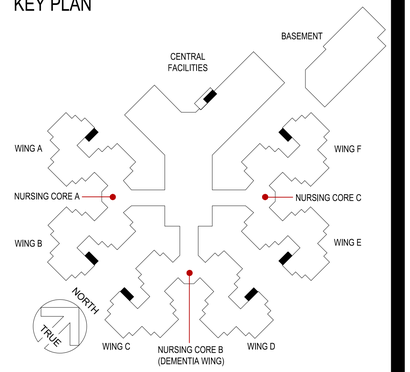
KEY PLAN



GENERAL PLAN NOTES

1. SEE SHEET S-101 FOR GENERAL FOUNDATION PLAN NOTES.
2. SEE SHEET S000 FOR GENERAL STRUCTURAL NOTES.

ALTERNATE #2

PROVIDE AND INSTALL NEW MEDICAL EQUIPMENT ROOM ADDITION ON TO RESIDENT WINGS A, B, C, D, E, AND F. REFER TO SHEETS A-114, A115, A-116, A-117, A118, AND A-119 AND ALL ASSOCIATED DETAILS. REFER TO ALL STRUCTURAL DRAWINGS ASSOCIATED WITH AFOREMENTIONED ARCHITECTURAL DRAWINGS

STATE OF MISSOURI
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GOVERNOR

REGISTERED STATE OF MISSOURI PROFESSIONAL ENGINEER
ALAN R. METTEMEYER
NUMBER E-2000182147
2.1.25

Alan R. Mettemeyer PE# E-2000182147
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INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
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REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: S-102.dwg
DRAWN BY: JDD
CHECKED BY: BSW
DESIGNED BY: BSW

SHEET TITLE:

FOUNDATION PLAN

SHEET NUMBER:

S-102

45 OF 117 SHEETS

A S-103 PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"

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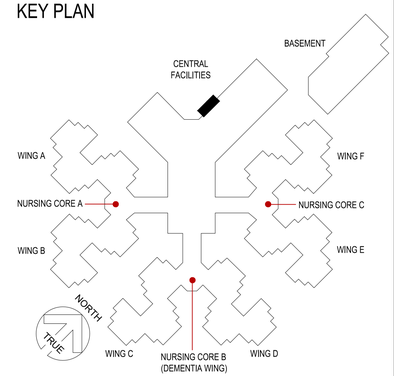
KEY PLAN



GENERAL PLAN NOTES

1. SEE SHEET S-000 FOR GENERAL NOTES AND S0.1 FOR REQUIRED INSPECTIONS.
2. EXISTING ROOF FRAMING AT NEW SOLARIUM TO REMAIN

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ISSUE DATE: 8-1-24

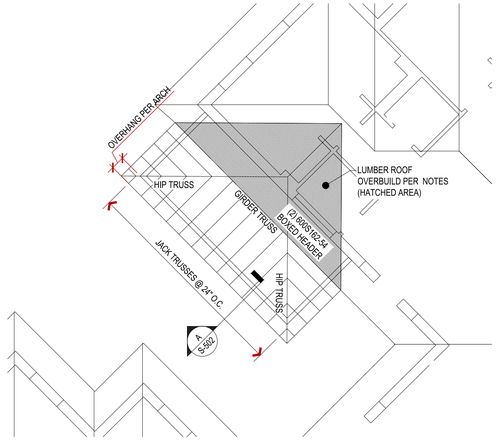
CAD DWG FILE: S-103.dwg
DRAWN BY: JDD
CHECKED BY: BSW
DESIGNED BY: BSW

SHEET TITLE:

FRAMING PLAN

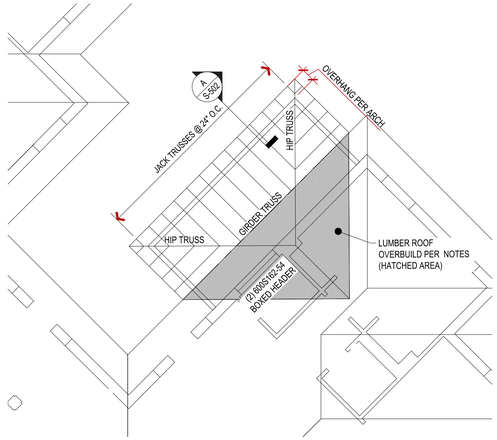
SHEET NUMBER:

S-103



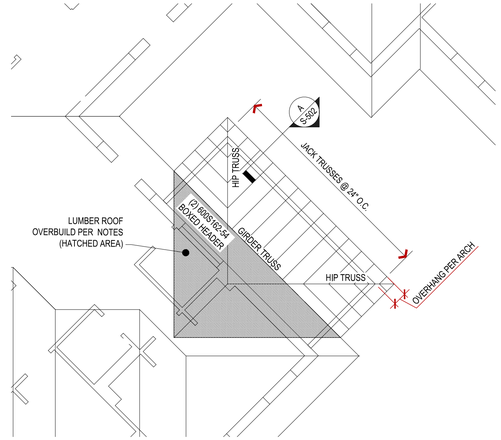
F S-104 WING F - PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"



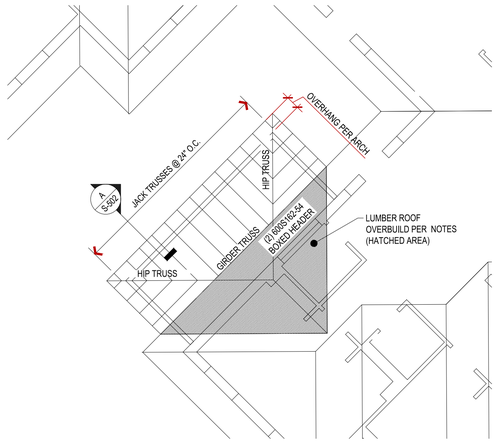
D S-104 WING D - PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"



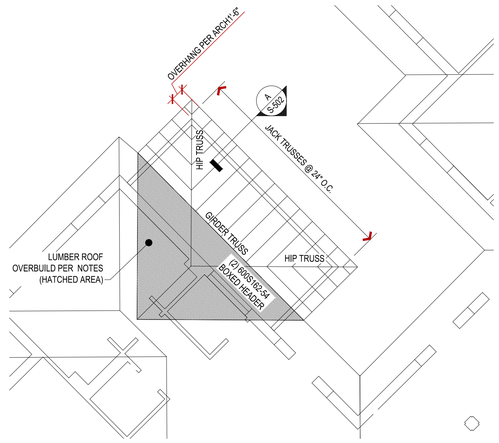
B S-104 WING B - PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"



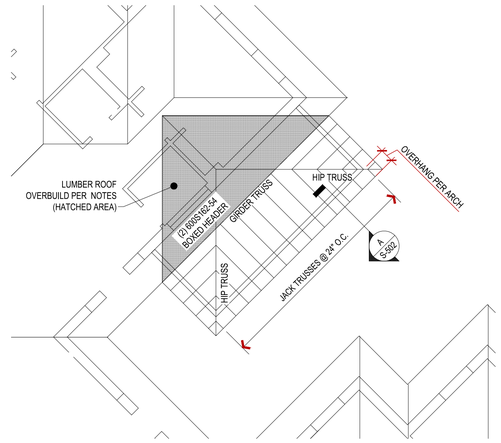
E S-104 WING E - PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"



C S-104 WING C - PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"



A S-104 WING A - PARTIAL FRAMING PLAN

Scale: 1/8" = 1'-0"

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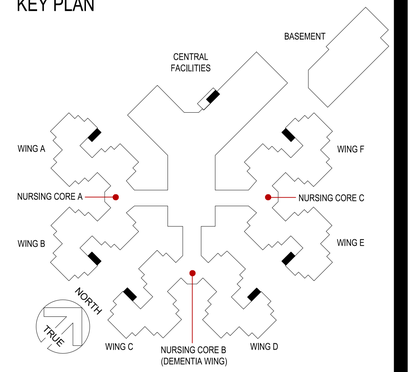
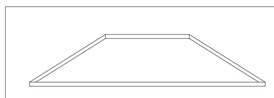
KEY PLAN



GENERAL PLAN NOTES

1. SEE SHEET S-103 FOR GENERAL FRAMING PLAN NOTES.
2. SEE SHEET S-000 FOR GENERAL STRUCTURAL NOTES.
3. OVERBUILD CALLED OUT ON THIS SHEET SHALL BE 2x6 JOISTS @ 24" O.C. WITH MAXIMUM SPAN OF 8'-0". PROVIDE CRIPPLE WALLS AS REQUIRED.



GIRDER TRUSS PROFILE
SEE ARCH. ELEV. FOR ROOF
SHAPE @ ADDITIONS

ALTERNATE #2

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CAD DWG FILE: S-104.dwg
DRAWN BY: JDD
CHECKED BY: BSW
DESIGNED BY: BSW

SHEET TITLE:

FRAMING PLAN

SHEET NUMBER:

S-104

47 OF 117 SHEETS
8-1-24

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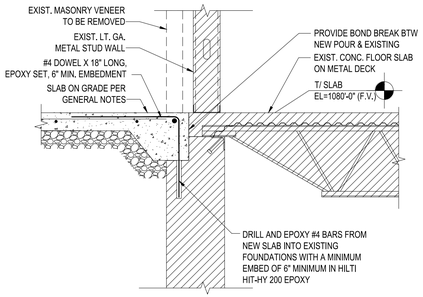
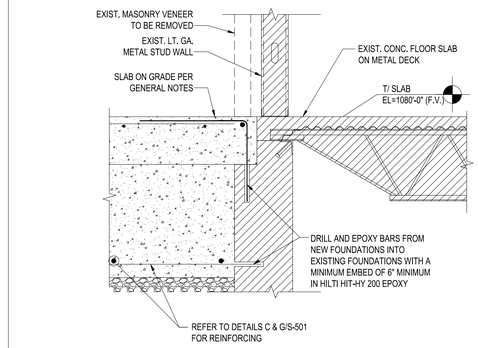
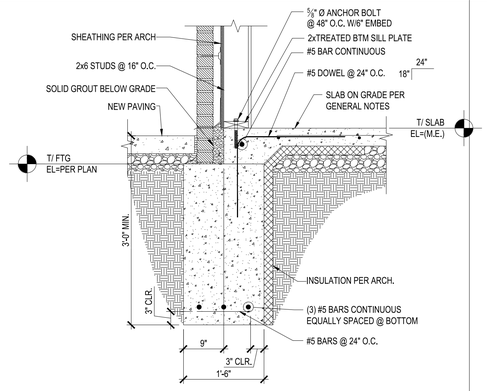


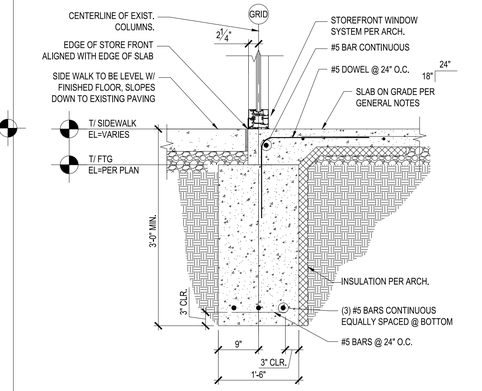
H S-501 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



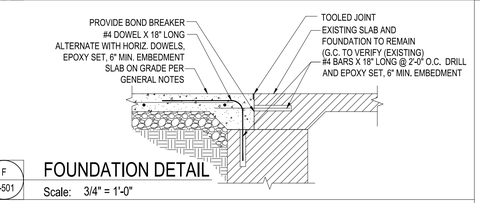
D S-501 FOUNDATION TIE-IN
Scale: 3/4" = 1'-0"



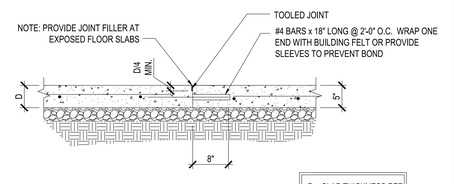
G S-501 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



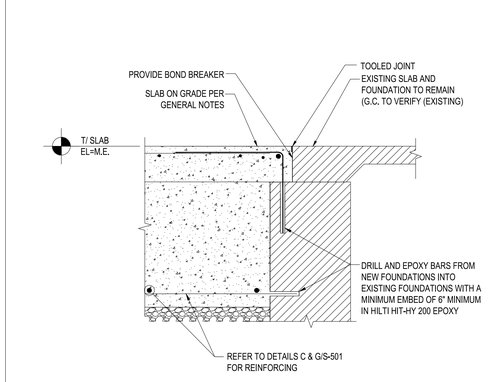
C S-501 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



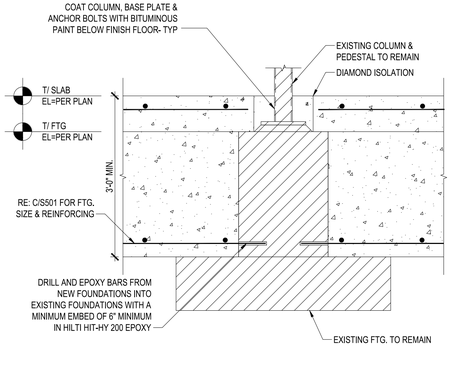
F S-501 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



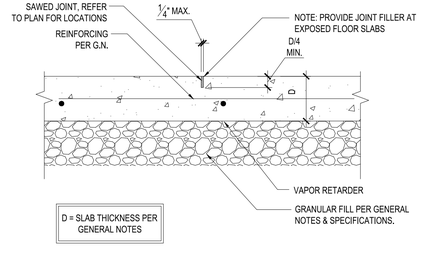
B S-501 CONSTRUCTION JOINT
Scale: 3/4" = 1'-0"



J S-501 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



E S-501 FOUNDATION DETAIL
Scale: 3/4" = 1'-0"



A S-501 CONTROL JOINT
Scale: 1 1/2" = 1'-0"

STATE OF MISSOURI
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ISSUE DATE:8-1-24

CAD DWG FILE:S-501.dwg
DRAWN BY: JDD
CHECKED BY: BSW
DESIGNED BY: BSW

SHEET TITLE:
FOUNDATION DETAILS

SHEET NUMBER:
S-501

48 OF 117 SHEETS
8-1-24

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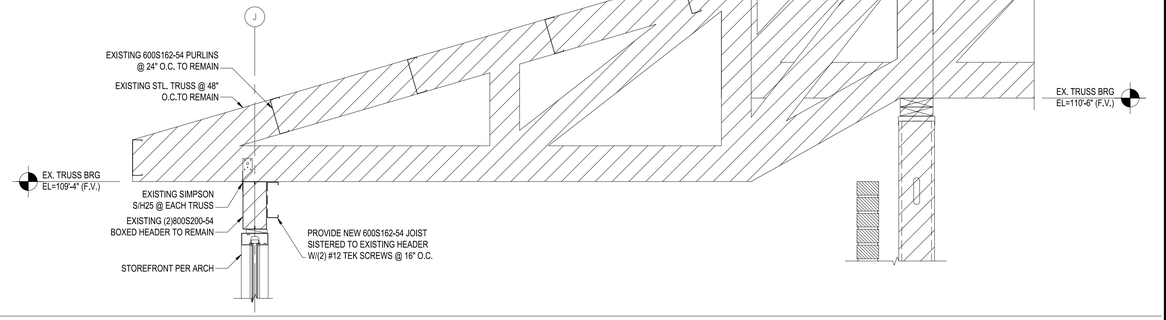
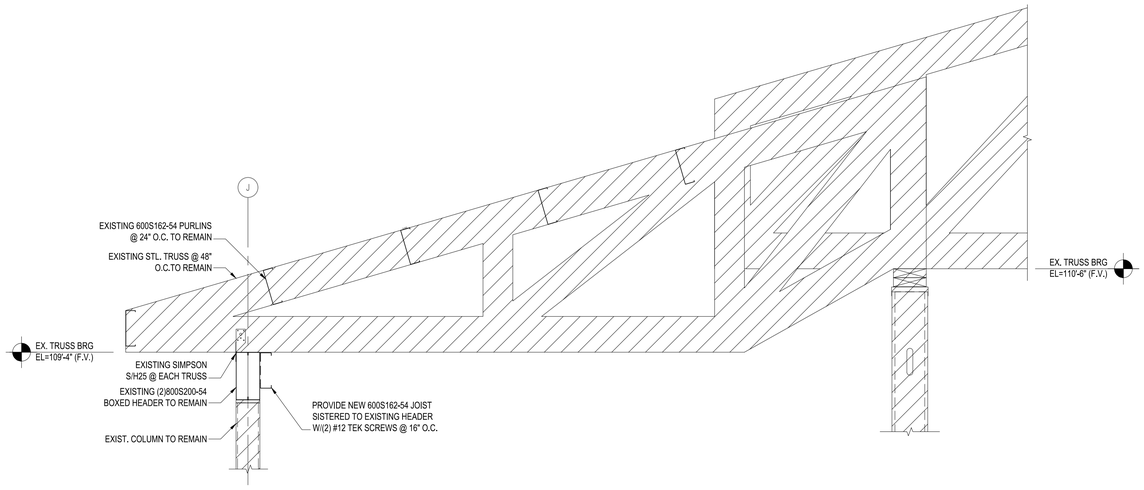
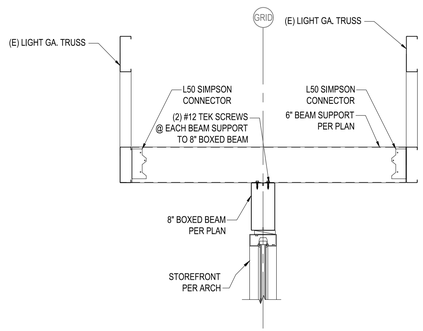


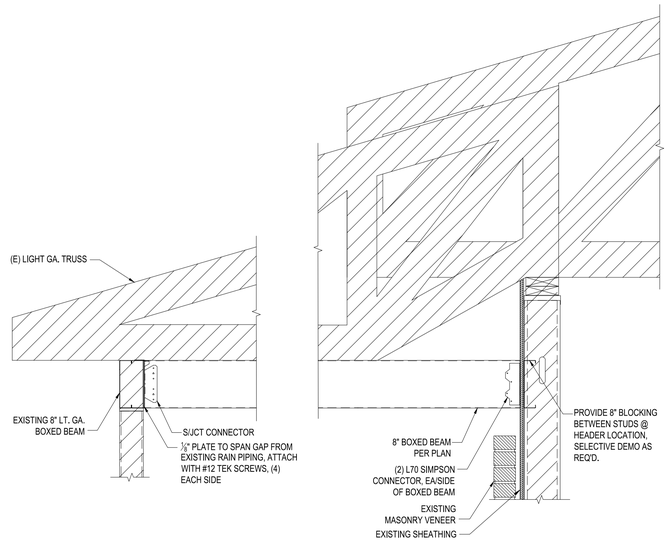
C S-502 FRAMING DETAIL
Scale: 1" = 1'-0"



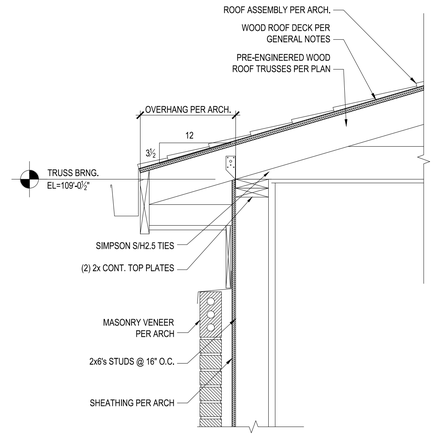
B S-502 FRAMING DETAIL
Scale: 1" = 1'-0"



E S-502 FRAMING DETAIL
Scale: 1" = 1'-0"



D S-502 FRAMING DETAIL
Scale: 1" = 1'-0"



A S-502 WOOD TRUSS BEARING DETAIL
Scale: 1" = 1'-0"

STATE OF MISSOURI
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DESIGNED BY: BSW

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FRAMING DETAILS

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S-502

49 OF 117 SHEETS
8-1-24

MECHANICAL SYMBOLS:

Symbol	Description
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RETURN
T	TEMPERED WATER
DW	CHILLED DRINKING WATER
	WASTE PIPING – ABOVE FLOOR
	WASTE PIPING – BELOW FLOOR
RD	ROOF DRAIN – ABOVE FLOOR
RD	ROOF DRAIN – BELOW FLOOR
AW	ACID WASTE – ABOVE FLOOR
AW	ACID WASTE – BELOW FLOOR
GW	GREASE WASTE – ABOVE FLOOR
GW	GREASE WASTE – BELOW FLOOR
AV	ACID VENT
	VENT PIPING
D	DRAIN
A	COMPRESSED AIR
G	NATURAL GAS
V	VACUUM
O	OXYGEN
LPG	LIQUIFIED PETROLEUM GAS
N	NITROUS OXIDE
W	WATER SERVICE
F	FIRE SERVICE
SP	STANDPIPE
	FIRE SPRINKLER
	HIGH PRESSURE STEAM SUPPLY
	HIGH PRESSURE STEAM RETURN
	MEDIUM PRESSURE STEAM SUPPLY
	MEDIUM PRESSURE STEAM RETURN
LP	LOW PRESSURE STEAM SUPPLY
LP	LOW PRESSURE STEAM RETURN
	CONDENSATE PUMP DISCHARGE
	FEEDWATER PUMP DISCHARGE
HWS	HOT WATER HEATING SUPPLY
HWR	HOT WATER HEATING RETURN
FOR	FUEL OIL RETURN
FOG	FUEL OIL GAGE LINE
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
HTWS	HIGH TEMPERATURE WATER SUPPLY
HTWR	HIGH TEMPERATURE WATER RETURN
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
CHS	CHILLED / HOT WATER SUPPLY
CHR	CHILLED / HOT WATER RETURN
C	CONDENSER WATER SUPPLY
CR	CONDENSER WATER RETURN
HPS	HEAT PUMP SUPPLY
HPR	HEAT PUMP RETURN
RL	REFRIGERANT LIQUID
RD	REFRIGERANT DISCHARGE (HOT GAS)
RS	REFRIGERANT SUCTION
RDB	REFRIGERANT DISCHARGE BYPASS
IN	INTAKE PIPING
EX	EXHAUST PIPING
	SHUT-OFF VALVE
	CHECK VALVE
	BALANCING VALVE W/ PRESSURE PORTS
	TRIPLE DUTY VALVE W/ PRESSURE PORTS
	STRAINER
	RELIEF VALVE
	AUTOMATIC FLOW CONTROL VALVE
	MOTORIZED VALVES
	TEMPERATURE REGULATING VALVE
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
PA	PIPE ANCHOR
	SLIDING EXPANSION JOINT
	BELLOWS EXPANSION JOINT
	SPRINKLER HEAD
	REDUCER
	PIPE GUIDE
	ROOF PIPING SUPPORT
	F & T TRAP
	BUCKET TRAP
	IMPULSE TRAP
	THERMOSTATIC TRAP
F	FLOAT TRAP
	PRESSURE GAUGE
	THERMOMETER
	UNION
BP	BACKFLOW PREVENTER
MV	DOMESTIC WATER MIXING VALVE
M	METER

MECHANICAL SYMBOLS:

Symbol	Description
HB	HOSE BIBB
WH	WALL HYDRANT
FFCO	FLUSH FLOOR CLEANOUT
FGCO	FLUSH GRADE CLEANOUT
CO	CLEANOUT
	ELBOW UP WITH SHUT-OFF VALVE
	ELBOW DOWN WITH SHUT-OFF VALVE
	TEE UP WITH SHUT-OFF VALVE
	TEE DOWN WITH SHUT-OFF VALVE
	CAP
S	SHOCK ABSORBER
TS	TEMPERATURE SENSOR
FS	FLOW SWITCH
2" 1 FS	FLOOR SINK, TYPE & SIZE
2" 2 FD	FLOOR DRAIN, TYPE & SIZE
24"x16" 3 FT	FLOOR TROUGH, TYPE & SIZE
4" 4 RD	ROOF DRAIN, TYPE & SIZE
1	WATER CLOSET & TYPE
1	WATER CLOSET & TYPE
1	WATER CLOSET & TYPE
1	URINAL & TYPE
1	WALL MOUNTED LAVATORY & TYPE
1	COUNTER TOP LAVATORY & TYPE
1	SINK & TYPE
1	BATHTUB & TYPE
1	SHOWER & TYPE
1	DRINKING FOUNTAIN & TYPE
1	JANITORS BASIN & TYPE
1	SHOWER HEADS & TYPE
	LINEAR SLOT DIFFUSER
	INSULATED FLEXIBLE DUCT
	VOLUME DAMPER WITH LOCKING QUADRANT
	BRANCH DUCT WITH 45° BOOT FITTING
	ELBOW WITH TURNING VANES
	BRANCH DUCT WITH BELLMOUTH SPIN-IN FITTING WITH MANUAL VOLUME DAMPER
	EQUIP. WITH FLEXIBLE DUCT CONNECTION
	RETURN, EXHAUST OR FRESH AIR DUCT UP
	RETURN, EXHAUST OR FRESH AIR DUCT DOWN
	SUPPLY AIR DUCT UP
	SUPPLY AIR DUCT DOWN
10x10 A 250	REGISTER, SIZE, TYPE & CFM
10x10 B 250	REGISTER, SIZE, TYPE & CFM
10"⌀ C 250	REGISTER, SIZE, TYPE & CFM
A 10x10 250	REGISTER, SIZE, TYPE & CFM
B 10x10 250	REGISTER, SIZE, TYPE & CFM
C 10"⌀ 250	REGISTER, SIZE, TYPE & CFM
FD	FIRE DAMPER
SD	SMOKE DAMPER
FS	FIRE/SMOKE DAMPER
MD	MOTORIZED DAMPER
CD	CONTROL DAMPER
RD	RELIEF DAMPER
AD	AUTOFLOW DAMPER
T	TEMPERATURE SENSOR-MOUNT AT 4'-0" A.F.F.
OR	TEMPERATURE SENSOR WITH ADJUSTABLE SETPOINT AND OVER RIDE BUTTON – MOUNT AT 4'-0" A.F.F.
H	HUMIDITY SENSOR-MOUNT AT 4'-0" A.F.F.
P	PNEUMATIC THERMOSTAT – MOUNT AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE
PN	PNEUMATIC NIGHT THERMOSTAT-MOUNT AT 4'-0" A.F.F.
CO2	CARBON DIOXIDE SENSOR-MOUNT AT 4'-0" A.F.F.
AV	AVERAGING TEMPERATURE SENSOR-MOUNT AT 4'-0" A.F.F.
	CARBON DIOXIDE SENSOR-PLENUM MOUNTED

ELECTRICAL SYMBOLS:

Symbol	Description
"A"	FLUORESCENT LIGHT FIXTURE & TYPE
"A"	FLUORESCENT LIGHT FIXTURE WITH INNER & OUTER BALLASTS SWITCHED SEPARATELY
"A1"	EMERGENCY FLUORESCENT LIGHT FIXTURE
NL "A"	FLUORESCENT NIGHT LIGHT – UNSWITCHED
"B" "C"	INCANDESCENT OR H.I.D. LIGHT FIXTURE & TYPE (CEILING OR WALL MOUNTED)
"X" "X1"	EXIT LIGHT & TYPE (CEILING OR WALL MOUNTED)
"X" "X1"	COMBINATION EXIT/EMERGENCY LIGHT & TYPE (CEILING OR WALL MOUNTED)
	ARROW INDICATES CHEVRON DIRECTION(S) FILLED SEGMENT SHOWS FACE DIRECTION(S)
"D" "E" "F"	LIGHT TRACK WITH LIGHT TYPES AS INDICATED
"EM"	EMERGENCY LIGHT & TYPE
J.B.	JUNCTION BOX 4" SQUARE UNLESS NOTED OTHERWISE
J	JUNCTION BOX – CEILING MOUNTED
	JUNCTION BOX ON STUBBED UP CONDUIT
E	ELECTRIC THERMOSTAT UP 4'-0" UNLESS NOTED OTHERWISE
EN	ELECTRIC NIGHT THERMOSTAT UP 4'-0" UNLESS NOTED OTHERWISE
H	ELECTRIC HUMIDISTAT
	MOTOR – USE INDICATED
S	15AMP, SINGLE POLE 120/277V SWITCH
S_3	15AMP, THREE-WAY 120/277V SWITCH
S_4	15AMP, FOUR-WAY 120/277V SWITCH
S_P	15AMP, SINGLE POLE 120/277V SWITCH WITH PILOT LAMP
$	20AMP, SINGLE POLE 120/277V SWITCH
$\$_3$	20AMP, THREE-WAY 120/277V SWITCH
$\$_4$	20AMP, FOUR-WAY 120/277V SWITCH
$\$_P$	20AMP, SINGLE POLE 120/277V SWITCH WITH PILOT LAMP
$\$_M$	20AMP, MOMENTARY CONTACT 120/277V SWITCH
$\$_K$	20AMP, SINGLE POLE 120/277V SWITCH – KEY OPERATED
$\$_2$	20AMP, DOUBLE POLE 120/277V SWITCH
$	30AMP, DOUBLE POLE 120/277V SWITCH
$\$_D$	DIMMER SWITCH – 120V
$\$_{HOA}$	"HAND-OFF-AUTO" SELECTOR SWITCH
$\$_{TO}$	MANUAL STARTER WITH THERMAL OVERLOADS
$\$_{OT}$	120V SPRING WOUND TIMER
$\$_{ET}$	120V ELECTRONIC TIMER
$\$_{LV}$	LOW VOLTAGE SWITCH
$\$_N$	NARROW SWITCH
$\$_{OC}$	WALL SWITCH OCCUPANCY SENSOR AND TYPE PER SCHEDULE
$\$_{VA}$	WALL SWITCH VACANCY SENSOR AND TYPE PER SCHEDULE
1	WALL MOUNT OCCUPANCY SENSOR AND TYPE PER SCHEDULE
1	CEILING MOUNT OCCUPANCY SENSOR AND TYPE PER SCHEDULE
1	WALL MOUNT VACANCY SENSOR AND TYPE PER SCHEDULE
1	CEILING MOUNT VACANCY SENSOR AND TYPE PER SCHEDULE
	DIMMING SYSTEM CONTROL STATION – SECOND LETTER DENOTES STATION DESIGNATION IN SCHEDULE
	DIMMING SYSTEM REMOTE STATION – SECOND LETTER DENOTES STATION DESIGNATION IN SCHEDULE
	EXPOSED METAL RACEWAY – WIREMOLD
	CONDUIT CONCEALED IN ROOF INSULATION
	CONDUIT CONCEALED IN CEILING OR WALL
	CONDUIT CONCEALED IN FLOOR SLAB
	EXPOSED CONDUIT
	HOME RUN – DIAGONAL LINES INDICATE NUMBER OF WIRES, ARROWS INDICATE NUMBER OF CIRCUITS
	#18 WIRE
Z	#16 WIRE
X	#14 WIRE
	#12 WIRE
	SHEATHED CABLE
1	BRANCH CIRCUIT OR FEEDER – SEE SCHEDULE FOR CONDUCTOR & CONDUIT QUANTITY & SIZE
	FLEXIBLE CONDUIT
	GROUND WIRE

ELECTRICAL SYMBOLS:

Symbol	Description
	SWITCHED RECEPTACLE WITH APPROPRIATE RECEPTACLE(S)
	DUPLEX 15AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE
	DUPLEX 20AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE
4	4-PLEX 20AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE
4	4-PLEX 20AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE WITH USB CHARGE PORT
250	DUPLEX 20AMP, 250V, 2P, 3W GROUNDING TYPE RECEPTACLE
	DUPLEX 20AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE MOUNTED ABOVE CEILING
250	RECESS MOUNTED FLOOR BOX WITH APPROPRIATE RECEPTACLE(S)
4	TWO RECESS MOUNTED FLOOR BOXES WITH APPROPRIATE RECEPTACLE(S) INSTALLED TOGETHER
	STUBBED UP CONDUIT WITH APPROPRIATE RECEPTACLE(S) OUTLET BOX TO BE FS BOX
	SINGLE 15AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE
	SINGLE 20AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE
250	SINGLE 15AMP, 250V, 2P, 3W GROUNDING TYPE RECEPTACLE
250	SINGLE 20AMP, 250V, 2P, 3W GROUNDING TYPE RECEPTACLE
50 250	SINGLE 50AMP, 250V, 2P, 3W GROUNDING TYPE RECEPTACLE
	SINGLE 20AMP, 125/250V, 3P, 4W GROUNDING TYPE RECEPTACLE
	SINGLE 30AMP, 125V, 2P, 3W GROUNDING TYPE RECEPTACLE
250	SINGLE 30AMP, 250V, 2P, 3W GROUNDING TYPE RECEPTACLE
	SINGLE 30AMP, 125/250V, 3P, 4W GROUNDING TYPE RECEPTACLE
3⌀	SINGLE 20AMP, 250V, 3 PHASE, 3P, 4W GROUNDING TYPE RECEPTACLE
60	SINGLE 60AMP, 125/250V, 3P, 4W GROUNDING TYPE RECEPTACLE
50 3⌀	SINGLE 50AMP, 250V, 3 PHASE, 3P, 4W GROUNDING TYPE RECEPTACLE
208	SINGLE 20AMP, 120/208V, 3 PHASE, 4P, 4W GROUNDING TYPE RECEPTACLE
60 208	SINGLE 60AMP, 120/208V, 3 PHASE, 4P, 4W GROUNDING TYPE RECEPTACLE
	PLUGMOLD – OUTLETS AT 12" O.C. UNLESS NOTED OTHERWISE
C	CLOCK OUTLET (RECEPTACLE)
**	TELEPHONE OUTLET
	RECESS MOUNTED FLOOR TELEPHONE OUTLET
	SURFACE MOUNTED FLOOR TELEPHONE OUTLET
**	COMPUTER DATA OUTLET
	FLOOR MOUNTED COMPUTER DATA OUTLET
TV **	TELEVISION OUTLET – WALL MOUNT
TV **	TELEVISION OUTLET – TABLE/CABINET MOUNT
**	UNLESS NOTED OTHERWISE ELSEWHERE ON THE DRAWINGS OR IN THE SPECIFICATIONS, THESE OUTLETS REQUIRE 4"x4"x2.5"D JUNCTION BOX WITH SINGLE GANG PLASTER RING AND 1" CONDUIT WITH 90° SWEEP AND DE-BURRED ENDS (MIN.) TO ABOVE THE NEAREST ACCESSIBLE LAY-IN CEILING
	CEILING FAN
	LIGHTING & APPLIANCE PANEL
	DISTRIBUTION, FEEDER OR POWER PANEL
	TELEPHONE TERMINAL CABINET ("TTC")
PB	PULL BOX
	MAGNETIC MOTOR CONTROLLER
	COMBINATION MAGNETIC MOTOR CONTROLLER
	DISCONNECT SWITCH
	MANUAL MOTOR CONTROLLER
T	TIME SWITCH
L	LIGHTING CONTACTOR
PC	PHOTOCELL
TP	TELE – POWER POLE
PP	POWER POLE
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
UGT	UNDERGROUND TELEPHONE
OHT	OVERHEAD TELEPHONE
SD	*** SMOKE DAMPER
FS	*** FIRE/SMOKE DAMPER
***	UNLESS NOTED OR SHOWN OTHERWISE ELSEWHERE ON THE DRAWINGS OR IN THE SPECIFICATIONS, THESE DEVICES REQUIRE A FIRE ALARM DUCT SMOKE DETECTOR AND A 120V POWER SOURCE FROM THE NEAREST RECEPTACLE CIRCUIT.

ELECTRICAL SYMBOLS:

Symbol	Description
	END OF LINE RELAY
WS	WATER FLOW SWITCH
TS	VALVE TAMPER SWITCH
FR	FAN SHUTDOWN RELAY
F	MANUAL FIRE ALARM STATION – MOUNTING HEIGHT SHALL BE AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. COORDINATE WITH EQUIPMENT MANUFACTURER BASED ON ACTUALLY PROVIDED EQUIPMENT.
R	FIRE ALARM RELAY
EOR	END OF LINE RESISTOR
S	FIRE ALARM STROBE – MOUNTING HEIGHT SHALL BE AS REQUIRED BY THE LATEST EDITION OF NFPA 72. COORDINATE WITH EQUIPMENT MANUFACTURER BASED ON ACTUALLY PROVIDED EQUIPMENT.
	FIRE ALARM BELL
	BELL
	FIRE AUDIBLE AND VISUAL ALARM – MOUNTING HEIGHT SHALL BE AS REQUIRED BY THE LATEST EDITION OF NFPA 72. COORDINATE WITH EQUIPMENT MANUFACTURER BASED ON ACTUALLY PROVIDED EQUIPMENT.
	HORN
FA	FIRE ALARM CONTROL CABINET
FAA	FIRE ALARM ANNUNCIATOR PANEL
CO	CARBON MONOXIDE SENSOR
T	DUCT THERMOSTAT
D	DUCT SMOKE DETECTOR
S	CEILING SMOKE DETECTOR CENTRAL SYSTEM
F	THERMAL DETECTOR (HEAT)
S	CEILING SMOKE DETECTOR – STAND ALONE 120V, BATTERY BACKUP. UNLESS NOTED OR SHOWN DIFFERENTLY ON THE PLANS OR SPECIFICATIONS, PROVIDE 120V POWER FROM THE NEAREST RECEPTACLE CIRCUIT WHETHER SPECIFICALLY INDICATED OR NOT.
D	ELECTRIC DOOR HOLDER
F	FIREMAN'S TELEPHONE OUTLET
NCMS	NURSE CALL MASTER STATION
NCA	NURSE CALL ANNUNCIATION PANEL
NCPS	NURSE CALL SYSTEM POWER SUPPLY
SLA	NURSE CALL STATUS LIGHT ANNUNCIATION PANEL
SL S	NURSE CALL SWITCH PANEL
W	NURSE CALL ROOM STATUS CORRIDOR LIGHT – WALL MOUNT
C	NURSE CALL ROOM STATUS CORRIDOR LIGHT – CEILING MOUNT
W	NURSE CALL CORRIDOR LIGHT – WALL MOUNT
C	NURSE CALL CORRIDOR LIGHT – CEILING MOUNT
N 1	NURSE CALL PATIENT STATION – SINGLE CALL CORD
N 2	NURSE CALL PATIENT STATION – DOUBLE CALL CORD
N D	NURSE CALL DUTY STATION
N E	NURSE CALL EMERGENCY STATION – PULL CORD
N PB	NURSE CALL EMERGENCY STATION – PUSH BUTTON
N CB	NURSE CALL CODE BLUE STATION
DC	DOOR ALARM CONTACT
DAA	DOOR ALARM ANNUNCIATOR
M	MONITOR JUNCTION BOX
M	CLOSED CIRCUIT TELEVISION MONITOR
CTV	CLOSED CIRCUIT TELEVISION CAMERA
	MASTER CLOCK
	SECONDARY CLOCK
ACU	INTERCOM ADMINISTRATIVE CONTROL UNIT
MA	MUSIC SYSTEM AMP
PA	PAGING SYSTEM AMP
	WALL SPEAKER
	COMBINATION CLOCK SPEAKER
	CEILING SPEAKER
	COLUMN SPEAKER
	HORN TYPE SPEAKER
M	MICROPHONE OUTLET – WALL
M	MICROPHONE OUTLET – FLOOR
A	LOCAL AMPLIFIER
V	REMOTE VOLUME CONTROL
	CALL-IN STATION
M	MOTION DETECTOR
	CLOSED CIRCUIT TELEVISION OUTLET
PB	PUSHBUTTON STATION
PL	PILOT LIGHT BANK
RC	RELAY CABINET
AMP	AMPLIFIER
LV	LOW VOLTAGE CONTROL TRANSFORMER
SV	SOLENOID VALVE
FS	FREEZE STAT

PLAN NOTATIONS:

Symbol	Description
NORTH	INDICATES DIRECTION OF NORTH
1 / M1	DETAIL REFERENCE – UPPER NUMBER INDICATES DETAIL NUMBER, LOWER NUMBER INDICATES SHEET NUMBER.
1	PLAN NOTE REFERENCE
100	ROOM NUMBER REFERENCE
	INDICATES CONNECTION TO EXISTING SYSTEM

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ABBREVIATIONS:

Abbreviation	Meaning
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
CW	DOMESTIC COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
DF	DRINKING FOUNTAIN
DN	DOWN
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER
E/M	EQUIPMENT MANUFACTURER
FCU	FAN COIL UNIT
FD	FLOOR DRAIN
FFCO	FINISHED FLOOR CLEANOUT
FGCO	FINISHED GRADE CLEANOUT
FTR	FINNED TUBE RADIATION
FWCO	FINISHED WALL CLEANOUT
HHP	HYDRONIC HEAT PUMP
HW	DOMESTIC HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
OA	OUTSIDE AIR
RA	RETURN AIR
SA	SUPPLY AIR
UH	UNIT HEATER
UV	UNIT VENTILATOR
V	VENT
VTR	VENT THRU ROOF
W	WASTE

ELECTRICAL NOTATIONS:

Notation	Meaning
"AC" or "*"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES DEVICE BOTTOM TO BE MOUNTED 4" ABOVE COUNTERTOP BACKSPLASH
"GF"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES GROUND FAULT INTERRUPTER
"IG"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES ISOLATED GROUND DEVICE
"SS"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES SURGE SUPPRESSION DEVICE
"TL"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES LOCKING OR TWIST-LOCK TYPE DEVICE
"WP"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES WEATHER-PROOF ENCLOSURE
"WPI"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES WEATHER-PROOF IN-USE ENCLOSURE
"XP"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES EXPLOSION-PROOF ENCLOSURE
"TR"	THESE LETTERS ADJACENT TO ANY SYMBOL INDICATES TAMPER RESISTANT DEVICE
60"	DIMENSIONS ADJACENT TO ANY SYMBOL INDICATES MOUNTING HEIGHT TO CENTERLINE OF DEVICE
(TIE)	INDICATES HOMERUNS WITH SAME CIRCUIT NUMBER TO BE WIRED TOGETHER ON SAME CIRCUIT.

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI – CAMERON K. COLLINS – NUMBER E-24493 – REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins – Digitally signed by Cameron K. Collins DN: C=US, E=cameron.collins@rtmassociates.com, O=RTM Associates, CN=Cameron K. Collins Date: 2025.02.07 11:10:57-06'00'

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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION: ______
DATE: ______
REVISION: ______
DATE: ______
REVISION: ______
DATE: ______
ISSUE DATE: 8-1-24

CAD DWG FILE: M-001.DWG
DRAWN BY: JMO
CHECKED BY: CKC
DESIGNED BY: JMO

SHEET TITLE:
MEP SYMBOLS LIST

SHEET NUMBER:
M-001

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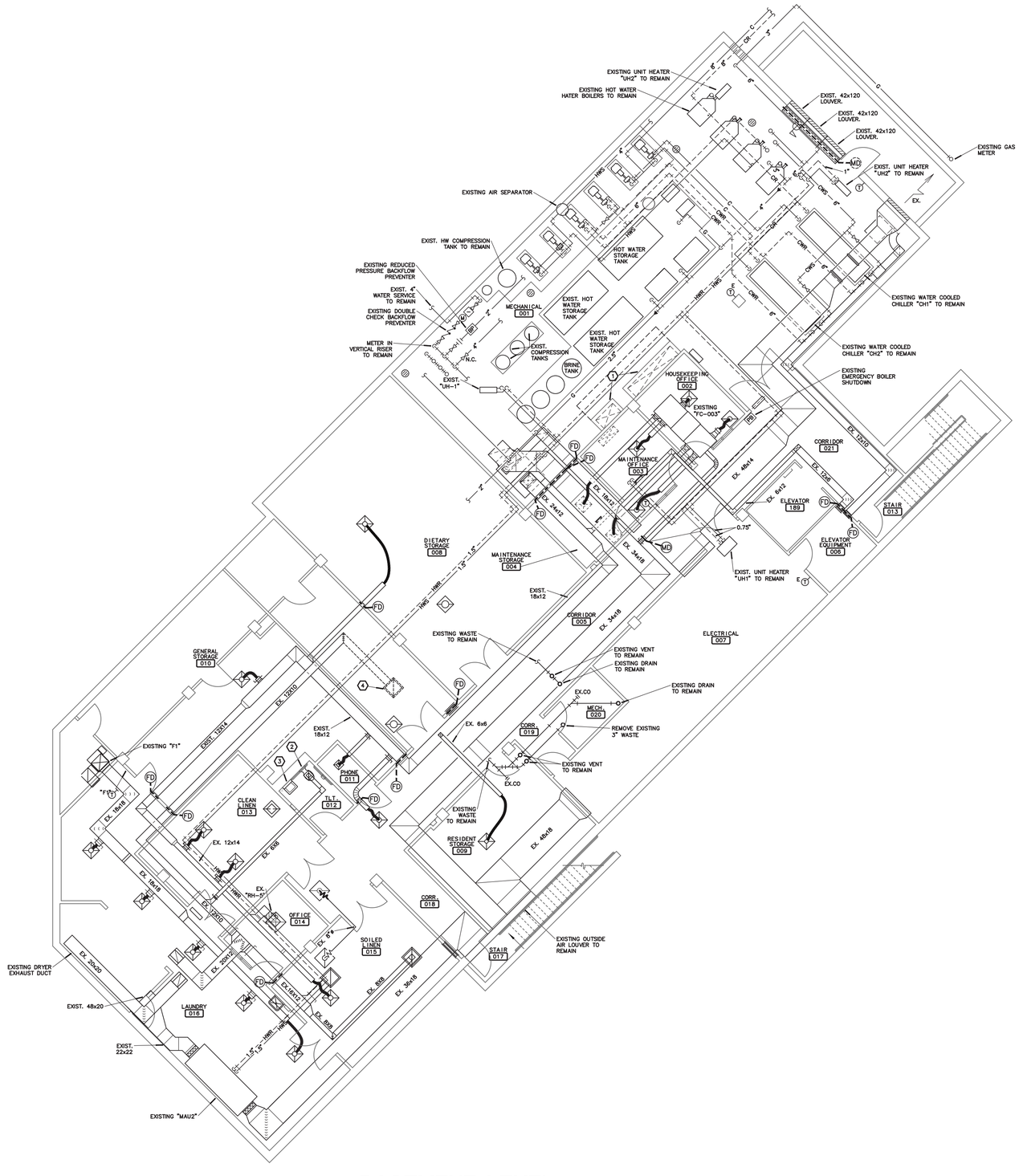

BASEMENT LEVEL MECHANICAL DEMOLITION PLAN

1 / M-100

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAVE\D\SAVE-M-100 12 Sep 2024 - 10:51 am

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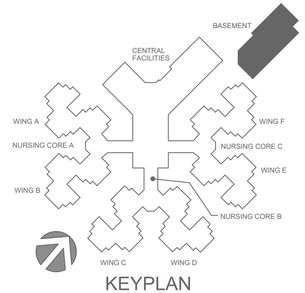
NOTES:

1. EXISTING ELECTRICAL PANELS TO REMAIN.
2. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-111.
3. REMOVE EXISTING FAUCET AND EYEWASH AND REPLACE PER IMPROVEMENT PLAN M-111.
4. REMOVE AND RELOCATE EXISTING EXHAUST GRILLE AND CAP EXISTING EXHAUST DUCT BACK AT MAIN. REFERENCE M-111 FOR ADDITIONAL INFORMATION.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCH, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
6. REMOVE ALL ABANDONED PIPING WITHIN THE AREAS OF CONSTRUCTION/RENOVATION. NO EXISTING PIPING SHALL BE ABANDONED IN PLACE AND ANY EXISTING ABANDONED PIPING SHALL BE REMOVED.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

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OFFICE OF ADMINISTRATION
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MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
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DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-100.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

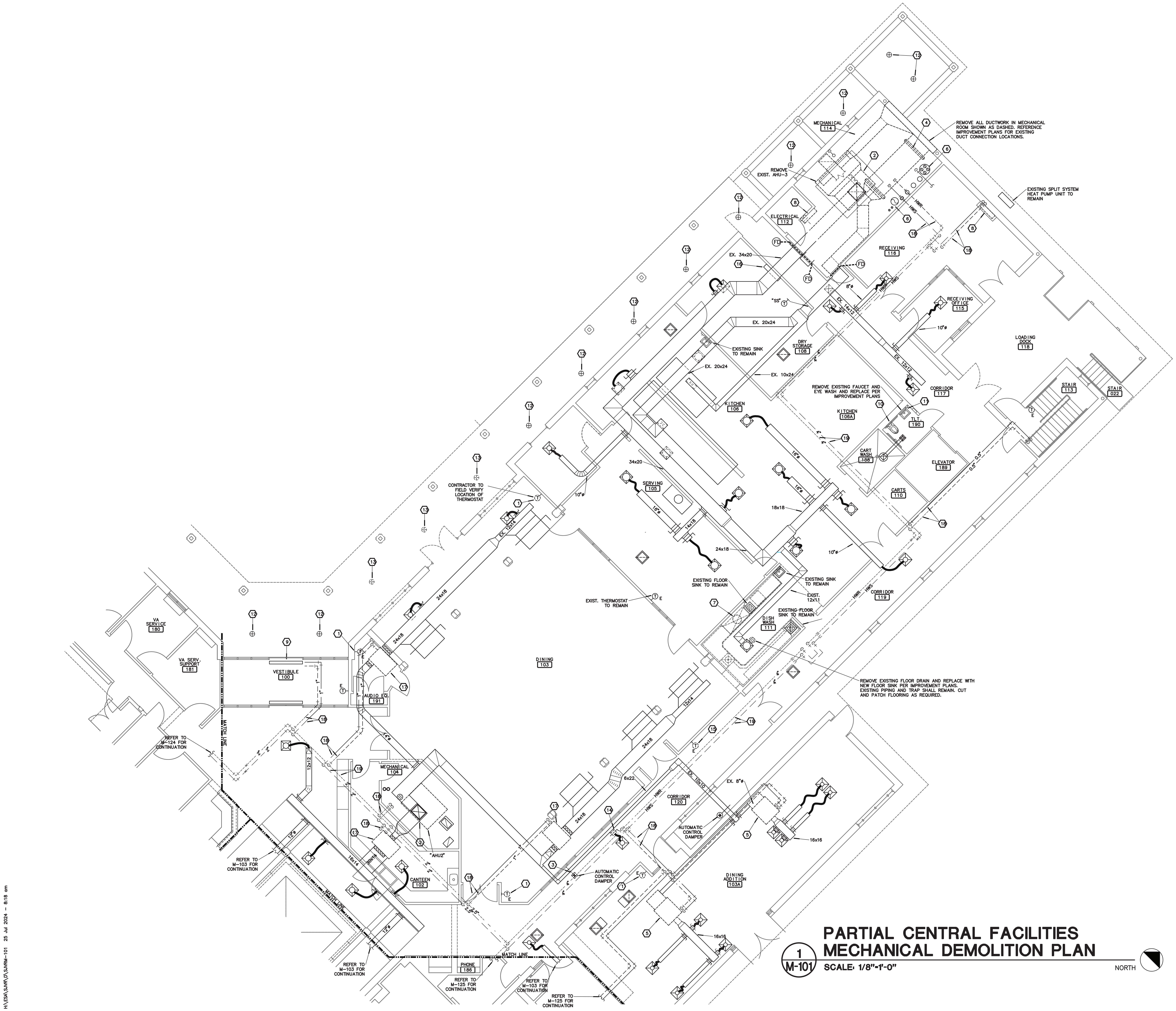
HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-100

51 OF 120 SHEETS

8-1-24



PARTIAL CENTRAL FACILITIES MECHANICAL DEMOLITION PLAN

1 M-101 SCALE: 1/8"=1'-0"

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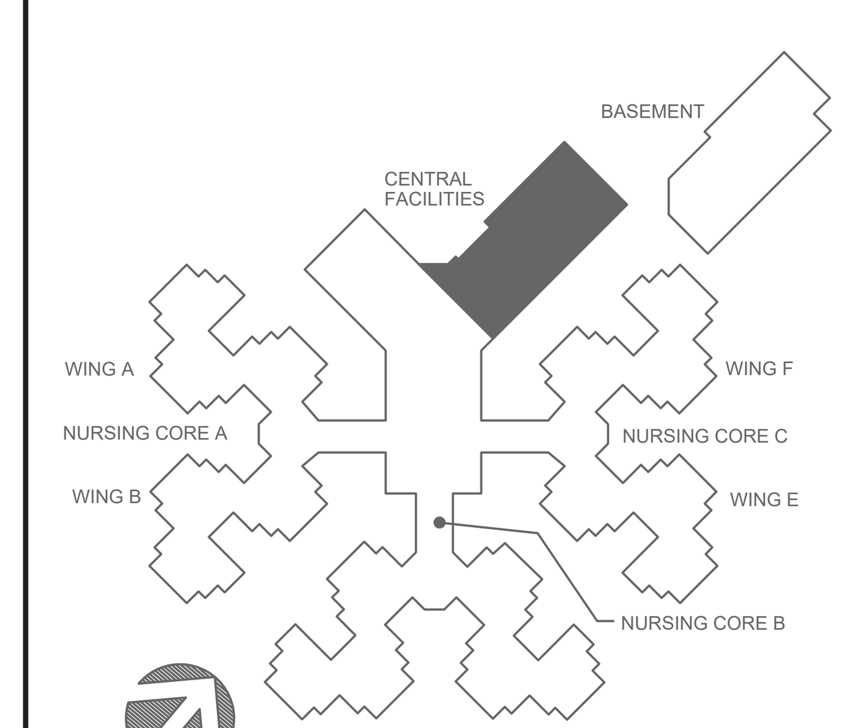
NOTES:

1. REMOVE EXISTING THERMOSTAT AND PREPARE WALL SURFACE FOR REPLACEMENT THERMOSTAT PER ARCHITECT'S DIRECTION.
2. REMOVE AND REPLACE EXISTING AIR HANDLING UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES.
3. REMOVE EXISTING AUTOMATIC CONTROL DAMPER AND SEAL REMAINING EXISTING DUCTWORK.
4. REMOVE EXISTING KITCHEN MAKE-UP AIR UNIT "MAU-1". REPLACE WITH NEW PER IMPROVEMENT PLANS.
5. REMOVE EXISTING HORIZONTAL 4-PIPE FAN COIL UNIT/AIR HANDLING UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING. REMOVE AND REPLACE SHEETMETAL WORK AS REQUIRED TO ACCOMMODATE NEW FAN COIL UNIT.
6. EXISTING FLUE UP TO ROOF SHALL REMAIN.
7. REMOVE EXISTING DISHWASHER EXHAUST FAN AND ALL ASSOCIATED DUCTWORK AND CONTROLS NOT REUTILIZED IN THE COMPLETED PROJECT. REPLACE WITH NEW FAN PER IMPROVEMENT PLANS.
8. REMOVE EXISTING VERTICAL FAN COIL UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE HWS & HWR BRANCH PIPING. PREPARE WALL SURFACE FOR REPLACEMENT FAN COIL UNIT PER ARCHITECT'S DIRECTION.
9. EXISTING HOT WATER AIR CURTAIN SHALL REMAIN. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE HWS & HWR BRANCH PIPING.
10. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-112.
11. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLAN M-112.
12. EXISTING SPRINKLER HEAD TO REMAIN.
13. REMOVE EXISTING SPRINKLER HEAD AND ANY ASSOCIATED SPRINKLER PIPING AND HANGERS NOT REUTILIZED IN THE COMPLETED PROJECT.
14. REMOVE EXISTING DUCT TAP. SEAL AND INSULATE REMAINING EXISTING DUCTWORK. REFER TO SHEET M-112 FOR CONNECTION OF NEW DUCT TO EXISTING DIFFUSER.
15. REMOVE THERMOSTAT AND PROVIDE NEW COVER PLATE. COVER PLATE MATERIAL/COLOR TO MATCH ELECTRICAL DEVICE COVER PLATES. REFERENCE DIVISION 26 SPECIFICATIONS.
16. EXISTING SPLIT SYSTEM A/C UNIT TO REMAIN.
17. REMOVE EXISTING HORIZONTAL 2-PIPE VAV FAN TERMINAL UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE HWS & HWR BRANCH PIPING. REMOVE AND REPLACE SHEETMETAL WORK AS REQUIRED TO ACCOMMODATE NEW VAV FAN TERMINAL UNIT.
18. REMOVE EXISTING PORTION OF HOT WATER RETURN & SUPPLY PIPING SHOWN AS DASHED AND CAP PIPING AS SHOWN ON IMPROVEMENT PLAN M-123.
19. REMOVE EXISTING HOT WATER SUPPLY & RETURN PIPING NOT REUTILIZED IN COMPLETED PROJECT.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCH, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
6. REMOVE ALL ABANDONED PIPING WITHIN THE AREAS OF CONSTRUCTION/RENOVATION. NO EXISTING PIPING SHALL BE ABANDONED IN PLACE AND ANY EXISTING ABANDONED PIPING SHALL BE REMOVED.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

CAMERON K. COLLINS
NUMBER E-24493
PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC.
AIA architects & planners
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION: ______
DATE: ______
REVISION: ______
DATE: ______
REVISION: ______
DATE: ______
ISSUE DATE: 8-1-24

CAD DWG FILE: M-101.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-101

8-1-24

PARTIAL CENTRAL FACILITIES MECHANICAL DEMOLITION PLAN

1 / M-102

SCALE: 1/8"=1'-0"

NORTH

engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. REMOVE AND REPLACE EXISTING THERMOSTAT AND CONTROL WIRING. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. REMOVE EXISTING 4-PIPE FAN COIL UNIT, ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES AND EXISTING THERMOSTAT AND CONTROL WIRING. REFER TO IMPROVEMENT PLAN FOR NEW FAN COIL UNIT. REMOVE AND REPLACE ALL DIELECTRIC FITTINGS ON HWS, HWR, CWS AND CWR BRANCH PIPING.
3. REMOVE AND REPLACE EXISTING BYPASS AIR TERMINAL UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE ALL DIELECTRIC FITTINGS.
4. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLANS. REFER TO SHEET M-113.
5. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLANS. REFER TO SHEET M-113.
6. EXISTING FAN COIL TO REMAIN.
7. EXISTING AIR HANDLING UNIT TO REMAIN.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
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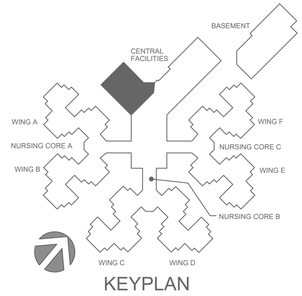
4. FOR ALL EXISTING FIXTURES, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
6. REMOVE ALL ABANDONED PIPING WITHIN THE AREAS OF CONSTRUCTION/RENOVATION. NO EXISTING PIPING SHALL BE ABANDONED IN PLACE AND ANY EXISTING ABANDONED PIPING SHALL BE REMOVED.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI — REGISTERED PROFESSIONAL ENGINEER — CAMERON K. COLLINS — NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners
1736 East Sunshine, Suite 417
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417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-102.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

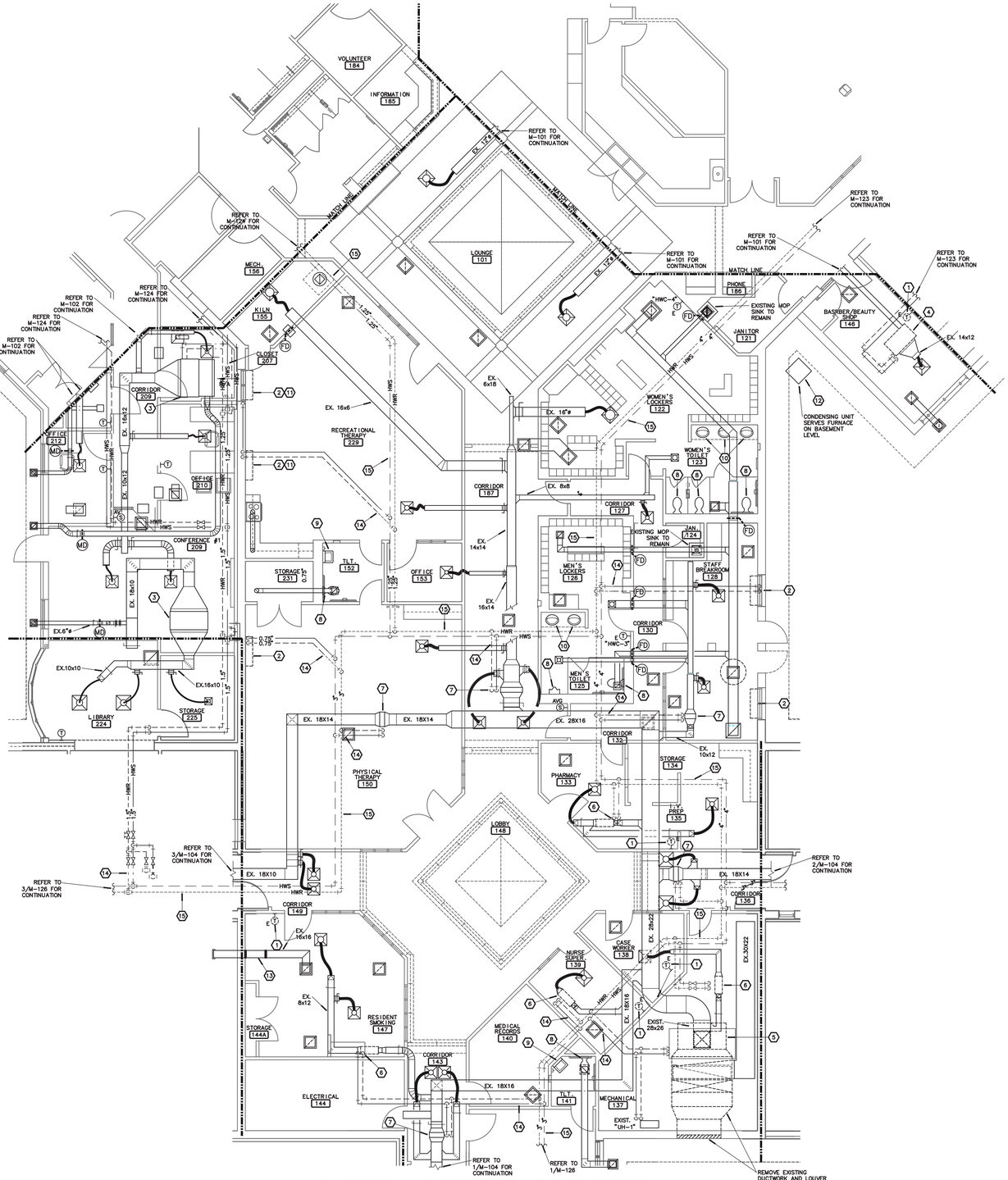
SHEET NUMBER:

M-102

53 OF 120 SHEETS

8-1-24

H:\ESA\SAVE\S-SAVE-M-102 25 Jul 2024 - 8:19 am



PARTIAL CENTRAL FACILITIES MECHANICAL DEMOLITION PLAN

1 / M-103

SCALE: 1/8"=1'-0"

H:\ESA\SHR\D\SHR-103 25 Jul 2024 - 8:21 am

rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. REMOVE AND REPLACE EXISTING THERMOSTAT AND CONTROL WIRING, PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. REMOVE AND REPLACE EXISTING VERTICAL 4-PIPE FAN COIL UNIT WITH INTEGRAL THERMOSTAT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING. PREPARE WALL SURFACE FOR REPLACEMENT FAN COIL UNIT PER ARCHITECT'S DIRECTION.
3. EXISTING FAN COIL TO REMAIN. EXISTING LOCAL UNITARY CONTROLLER AND ALL TEMPERATURE SENSORS, VALVE AND DAMPER ACTUATORS AND ALL CONTROL WIRING ARE TO REMAIN.
4. REMOVE AND REPLACE EXISTING 4-PIPE FAN COIL UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING. REMOVE AND REPLACE SHEETMETAL WORK AS REQUIRED TO ACCOMMODATE NEW FAN COIL UNIT.
5. REMOVE AND REPLACE EXISTING AIR HANDLING UNIT AND ALL ASSOCIATED SHEETMETAL WORK, PIPING, VALVING, POWER AND CONTROLS NOT REUTILIZED IN THE COMPLETED PROJECT. REPLACE DIELECTRIC FITTINGS ON HWS AND HWR BRANCH PIPING. REFER TO IMPROVEMENT PLANS FOR NEW AIR HANDLING UNIT.
6. REMOVE AND REPLACE EXISTING BYPASS AIR TERMINAL UNIT. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REPLACE DIELECTRIC FITTINGS ON HWS AND HWR BRANCH PIPING.
7. EXISTING HOT WATER COIL TO REMAIN. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES.
8. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-114.
9. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLANS M-114.
10. REMOVE EXISTING SINK AND FAUCET AND REPLACE PER IMPROVEMENT PLAN M-114.
11. REFER TO ARCHITECTURAL PLANS FOR REMOVAL AND REPLACEMENT OF WOOD ENCASEMENT.
12. EXISTING CONDENSING UNIT, AND ALL REFRIGERANT PIPING, CONTROLS, AND POWER TO REMAIN.
13. EXISTING EXHAUST FAN TO REMAIN.
14. REMOVE EXISTING HOT WATER SUPPLY & RETURN PIPING. CAP PIPING AS SHOWN ON IMPROVEMENT PLAN M-125.
15. REMOVE ALL ABANDONED EXISTING HOT WATER SUPPLY & RETURN PIPING.

GENERAL NOTES:

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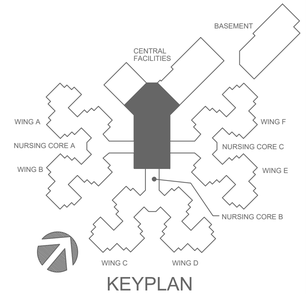

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners
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417.862.0558
Fax: 417.862.2265
e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-103.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

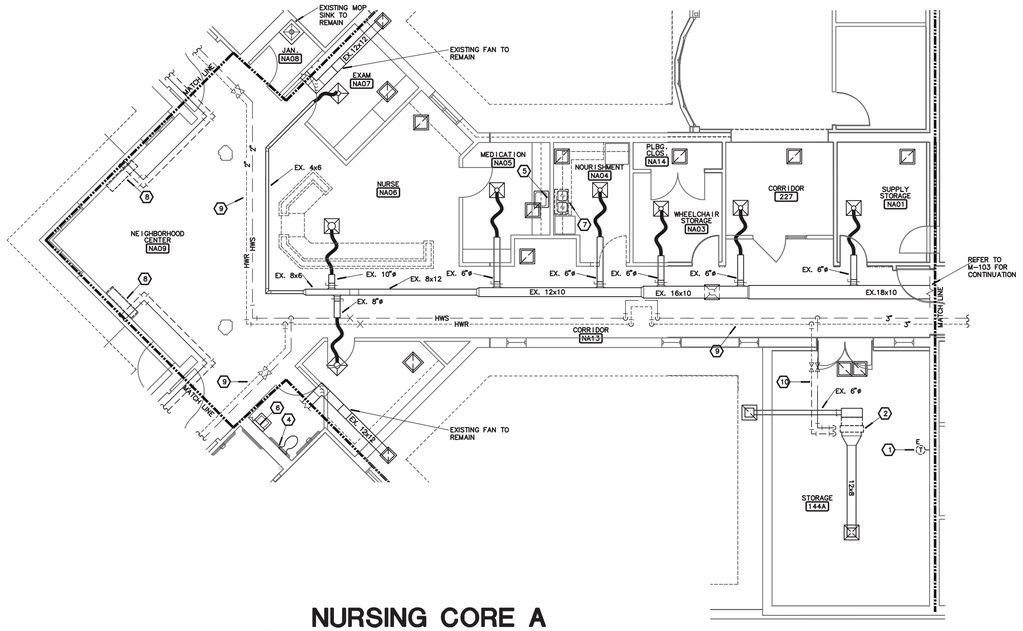
HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-103

54 OF 120 SHEETS

8-1-24

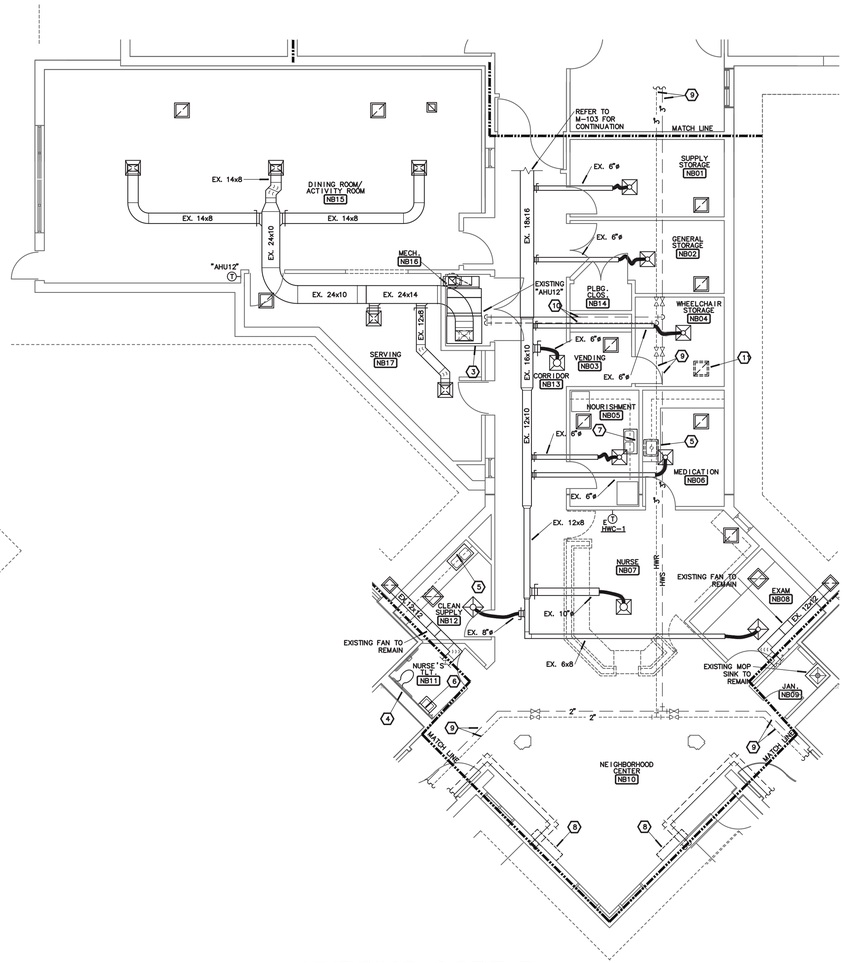


NURSING CORE A MECHANICAL DEMOLITION PLAN

3 / M-104

SCALE: 1/8"=1'-0"

NORTH

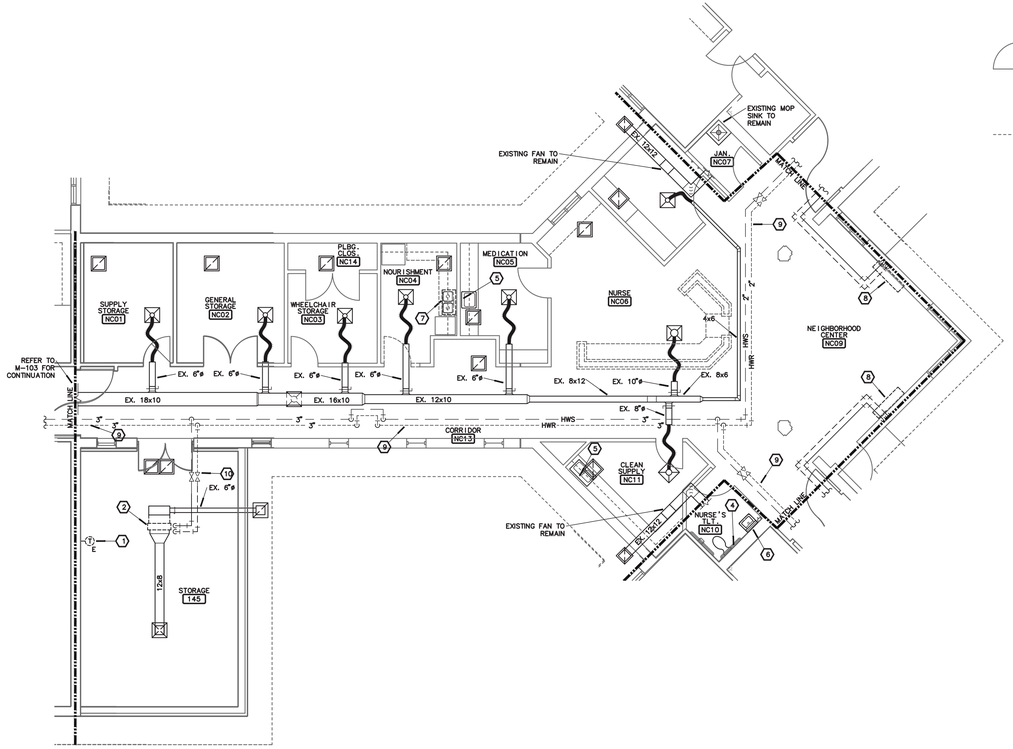


NURSING CORE B MECHANICAL DEMOLITION PLAN

1 / M-104

SCALE: 1/8"=1'-0"

NORTH



NURSING CORE C MECHANICAL DEMOLITION PLAN

2 / M-104

SCALE: 1/8"=1'-0"

NORTH

engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

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2. REMOVE EXISTING HORIZONTAL 4-PIPE FAN COIL UNIT. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING. REMOVE AND REPLACE SHEETMETAL WORK AS REQUIRED TO ACCOMODATE NEW FAN COIL UNIT.
3. EXISTING AIR HANDLING UNIT "AHU12" SHALL REMAIN.
4. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-115.
5. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLAN M-115.
6. REMOVE EXISTING LAVATORY FAUCET AND REPLACE PER IMPROVEMENT PLAN M-115.
7. REMOVE EXISTING SINK AND FAUCET AND REPLACE PER IMPROVEMENT PLAN M-115.
8. REMOVE AND REPLACE EXISTING VERTICAL 4-PIPE FAN COIL UNIT PER IMPROVEMENT PLANS. REMOVE AND REPLACE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING.
9. REMOVE EXISTING HOT WATER SUPPLY & RETURN PIPING NOT REUTILIZED IN THE COMPLETED PROJECT.
10. REMOVE EXISTING HOT WATER SUPPLY & RETURN PIPING AND CAP PIPING AS SHOWN ON IMPROVEMENT PLAN M-126.
11. REMOVE EXISTING RETURN DISFFUSER. REPLACE WITH NEW CEILING TILE TO MATCH EXISTING.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
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4. FOR ALL EXISTING FIXTURES, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
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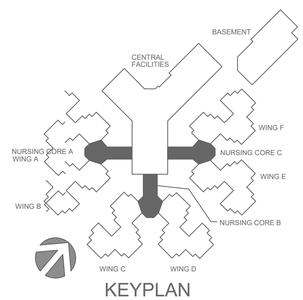

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins

PROFESSIONAL SEAL

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ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

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OFFICE OF ADMINISTRATION
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PROJECT #	**U1503-01**
SITE #	**6801**
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FEDERAL #	**29-044**

REVISION: _____
DATE: _____
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DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-104.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

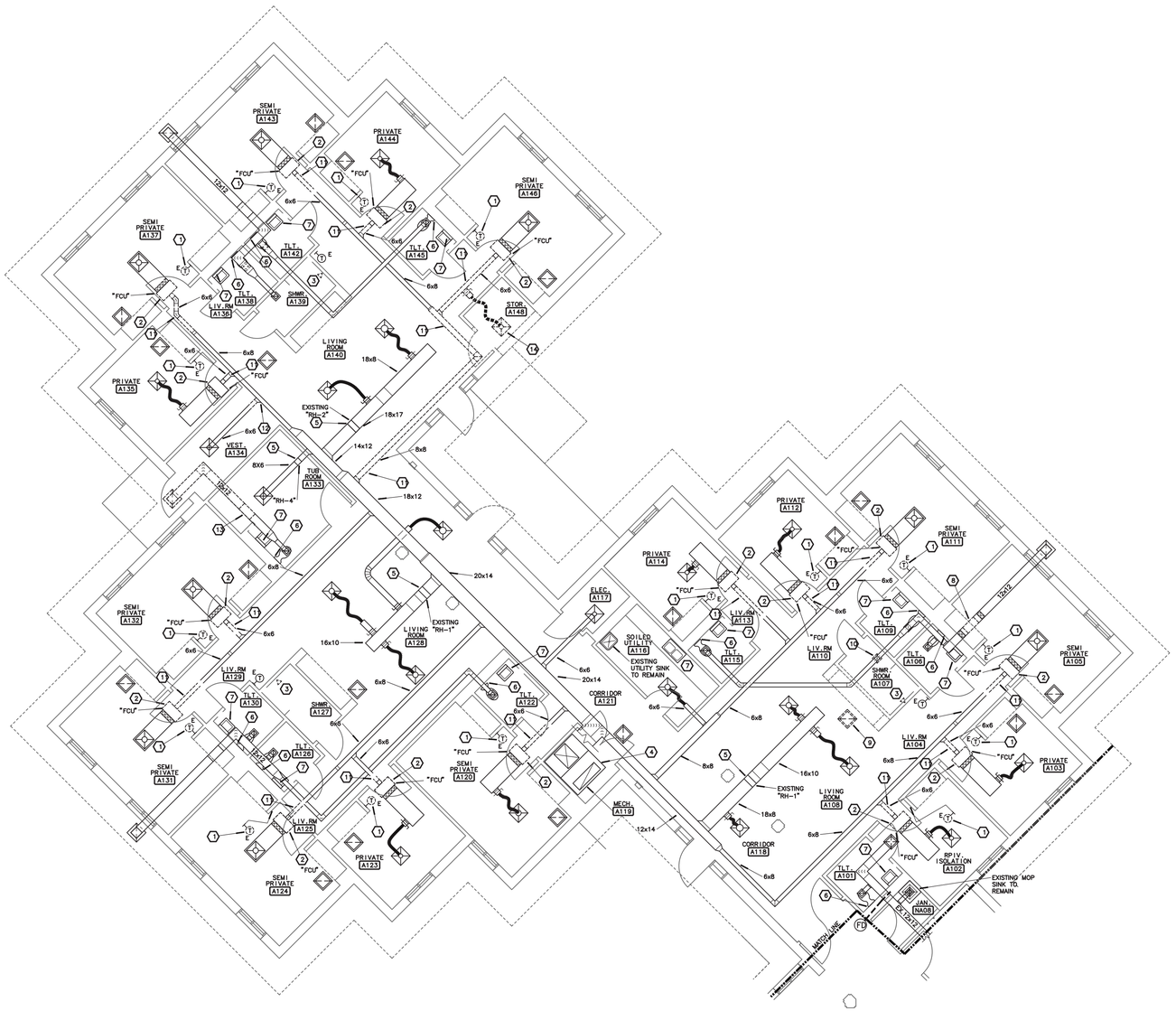
M-104

55 OF 120 SHEETS

8-1-24

H:\ESA\SHR\PLS\SHR-104 25 Jul 2024 - 8:25 am

ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.



1 M-105 INFECTIOUS CONTROL WING 'A' - MECHANICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAVE\DS\SAVE-105 25 Jul 2024 - 8:28 am

rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. REMOVE EXISTING THERMOSTAT AND PREPARE WALL SURFACE FOR REPLACEMENT THERMOSTAT.
2. REMOVE EXISTING HORIZONTAL 4-PIPE FAN COIL UNIT. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING. REMOVE, REPLACE, OR MODIFY EXISTING SHEET METAL WORK AS REQUIRED TO ACCOMMODATE NEW FAN COIL UNIT. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT.
3. REMOVE EXISTING SHOWER VALVE AND SHOWER HEAD AND REPLACE PER IMPROVEMENT PLANS
4. EXISTING AIR HANDLING UNIT AND ALL ASSOCIATED SHEET METAL WORK, PIPING, VALVING, POWER AND CONTROLS TO REMAIN.
5. EXISTING HOT WATER COIL TO REMAIN. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES AND REPLACE PER IMPROVEMENT PLANS. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE HWS & HWR BRANCH PIPING.
6. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-116.
7. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLAN M-116.
8. REMOVE AND REPLACE EXISTING EXHAUST FAN.
9. RELOCATE RETURN AIR GRILLE.
10. REMOVE EXISTING EXHAUST GRILLE. REFER TO IMPROVEMENT PLAN FOR NEW GRILLE.
11. REMOVE EXISTING DUCTWORK FOR NEW DUCT REPLACEMENT. REFER TO 1/M-116 FOR NEW DUCTWORK SIZE.
12. REMOVE EXISTING DUCT TAP. PATCH MAIN TRUNK WITH METAL AND INSULATION. REFER TO 1/M-116 FOR CONNECTION TO EXISTING DUCTWORK.
13. UNDER BASE BID, EXISTING EXHAUST FAN AND ASSOCIATED DUCTWORK AND SOFFIT GRILLE SHALL REMAIN. UNDER BID ALTERNATE #1, REMOVE EXISTING EXHAUST FAN, DOWNSTREAM DUCTWORK, AND SOFFIT GRILLE AND REPLACE WITH NEW ROOF MOUNTED EXHAUST FAN. REFER TO 1/M-133 FOR ALTERNATE #1 IMPROVEMENT PLAN.
14. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT SHALL REMAIN. RECONNECT TO NEW DUCTWORK ROUTED THROUGH THIS AREA. UNDER BID ALTERNATE #2, REMOVE EXISTING STORAGE ROOM DIFFUSER AND FLEX DUCT AND REPLACE WITH NEW DUCTWORK FOR NEW MEDICAL STORAGE ROOM ADDITION. REFER TO 1/M-116 FOR ALTERNATE #2 AND BASE BID IMPROVEMENT WORK.

GENERAL NOTES:

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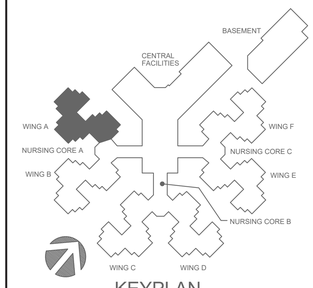

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners
1736 East Sunshine, Suite 417
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417.862.0558
Fax: 417.862.2265
e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-105.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

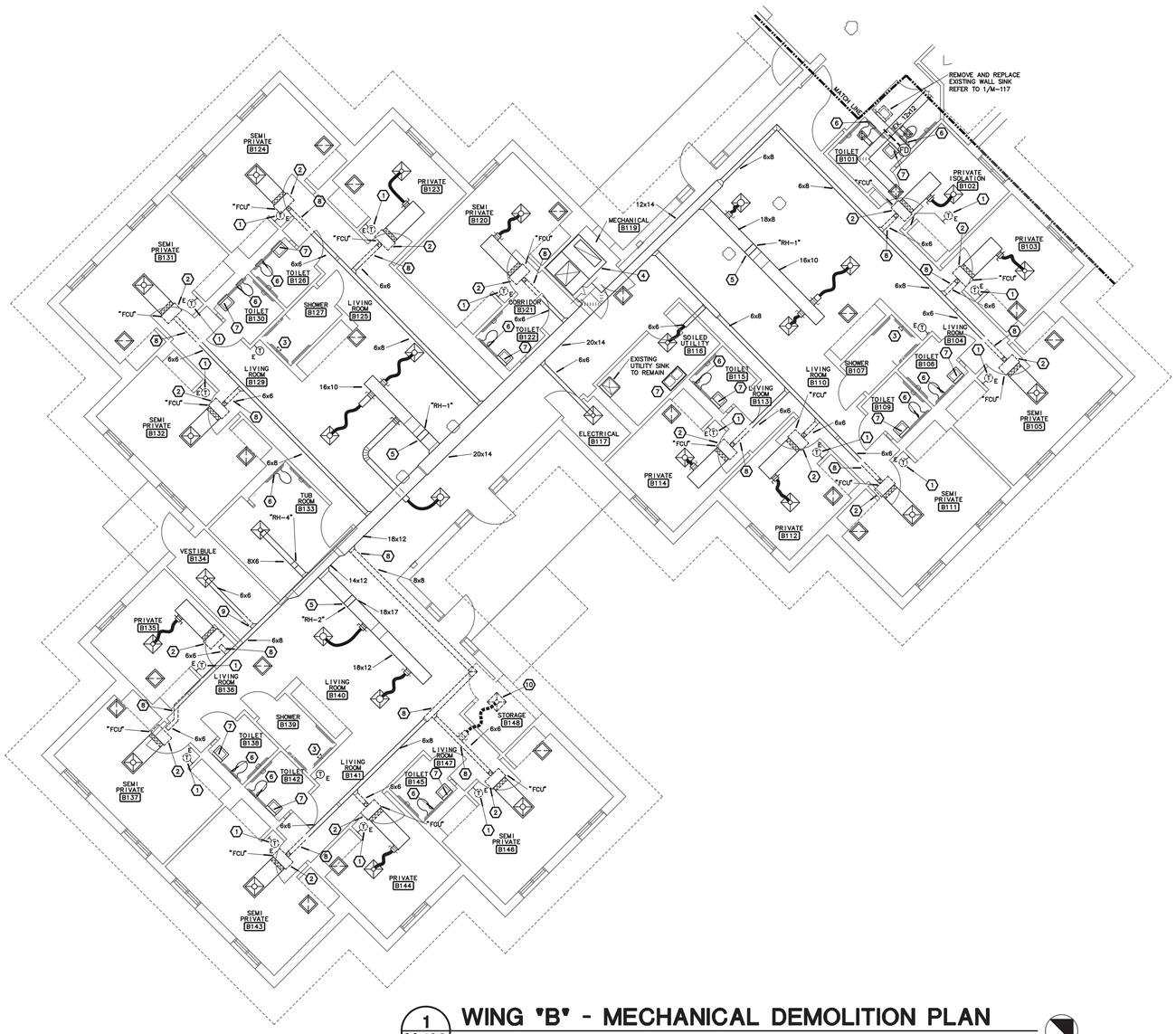
HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-105

56 OF 120 SHEETS

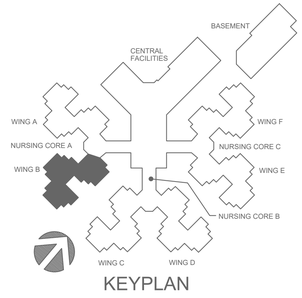
8-1-24



1 M-106 WING "B" - MECHANICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH



KEYPLAN

H:\ESA\SAVE\R_SAVE\M-106 25 Jul 2024 - 8:32 am

rtm
engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

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3. REMOVE EXISTING SHOWER VALVE AND SHOWER HEAD AND REPLACE PER IMPROVEMENT PLAN M-117.
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5. EXISTING HOT WATER COIL TO REMAIN. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES AND REPLACE PER IMPROVEMENT PLANS. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING.
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7. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLAN M-117.
8. REMOVE EXISTING DUCTWORK FOR NEW DUCT REPLACEMENT. REFER TO 1/M-117 FOR NEW DUCTWORK SIZE.
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GENERAL NOTES:

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SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

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ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-106.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-106

57 OF 120 SHEETS

8-1-24

1 M-107 WING "C" - MECHANICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

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3. REMOVE EXISTING SHOWER VALVE AND SHOWER HEAD AND REPLACE PER IMPROVEMENT PLAN M-118.
4. EXISTING AIR HANDLING UNIT AND ALL ASSOCIATED SHEETMETAL WORK, PIPING, VALVING, POWER AND CONTROLS TO REMAIN.
5. EXISTING HOT WATER COIL TO REMAIN. REMOVE ALL EXISTING VALVING AND PIPING LOCAL TO COIL INCLUDING THE SHUT-OFF VALVES AND REPLACE PER IMPROVEMENT PLANS. REMOVE AND REPLACE EXISTING DIELECTRIC FITTINGS ON THE CWS, CWR, HWS & HWR BRANCH PIPING.
6. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-118.
7. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLAN M-118.
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10. UNDER BASE BID, THE EXISTING DIFFUSER AND FLEX DUCT SHALL REMAIN AND SHALL BE RECONNECTED TO NEW DUCTWORK PER THE IMPROVEMENT PLANS. UNDER ALTERNATE BID #2 REMOVE EXISTING DUCTWORK AND DIFFUSER AND PROVIDE NEW PER IMPROVEMENT PLANS. REFER TO 1/M-118 FOR IMPROVEMENT PLANS.

GENERAL NOTES:

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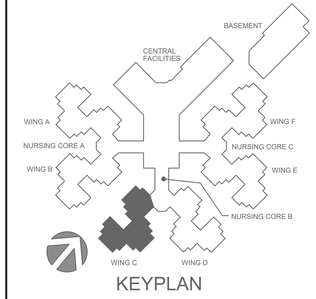

KEYPLAN

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MIKE KEHOE,
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CAMERON K. COLLINS
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Cameron K. Collins

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ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

COMM. #4860

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620 N. JEFFERSON
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PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-107.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-107

58 OF 120 SHEETS

8-1-24

H:\ESA\SHR\D\SHR-107 25 Jul 2024 - 8:35 am

1 M-108 WING "D" - MECHANICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

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3333 E. Battlefield Road, Ste. 1000
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rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

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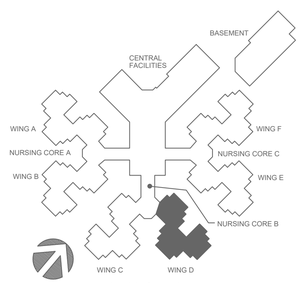

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-108.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

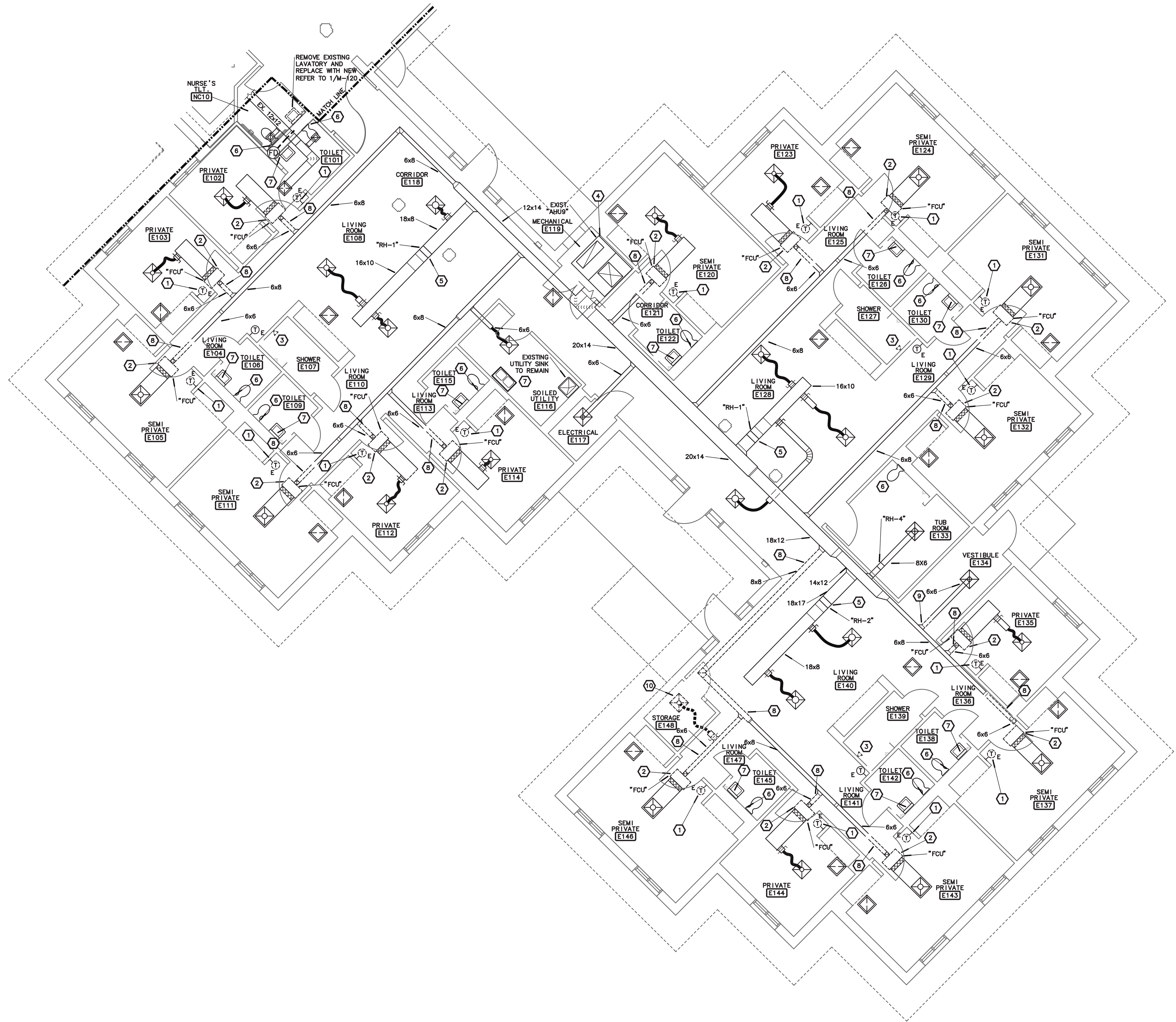
SHEET NUMBER:

M-108

59 OF 120 SHEETS

8-1-24

C:\RM\SMV\D\SMM-108 17 Sep 2019 - 7:40 am



1 M-109 WING "E" - MECHANICAL DEMOLITION PLAN
SCALE: 1/8"=1'-0"
NORTH

engineering consultants
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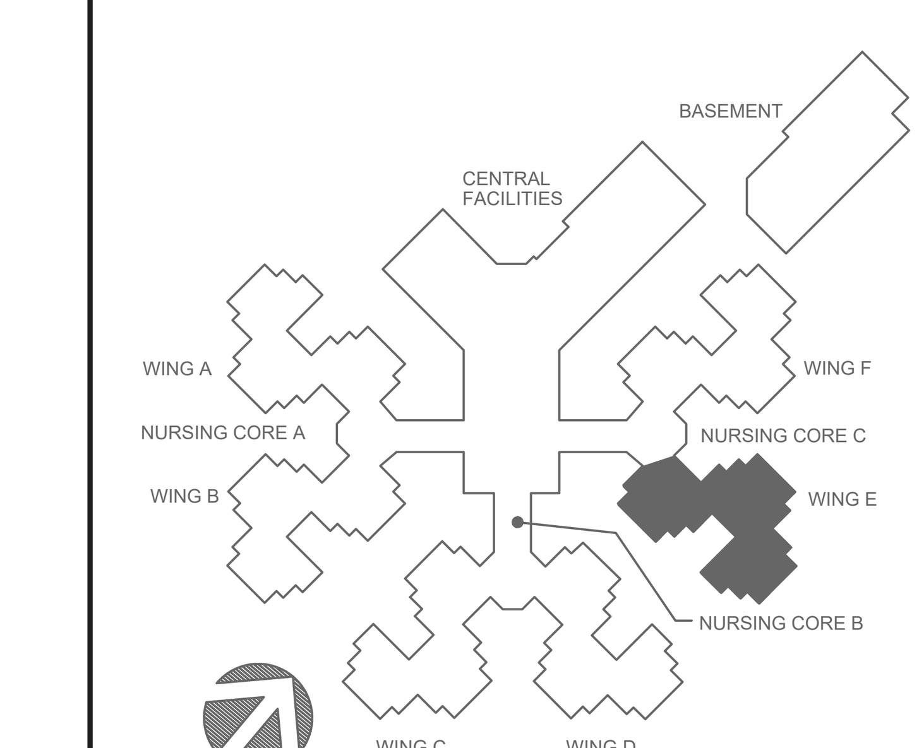

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DESIGNED BY: TSE

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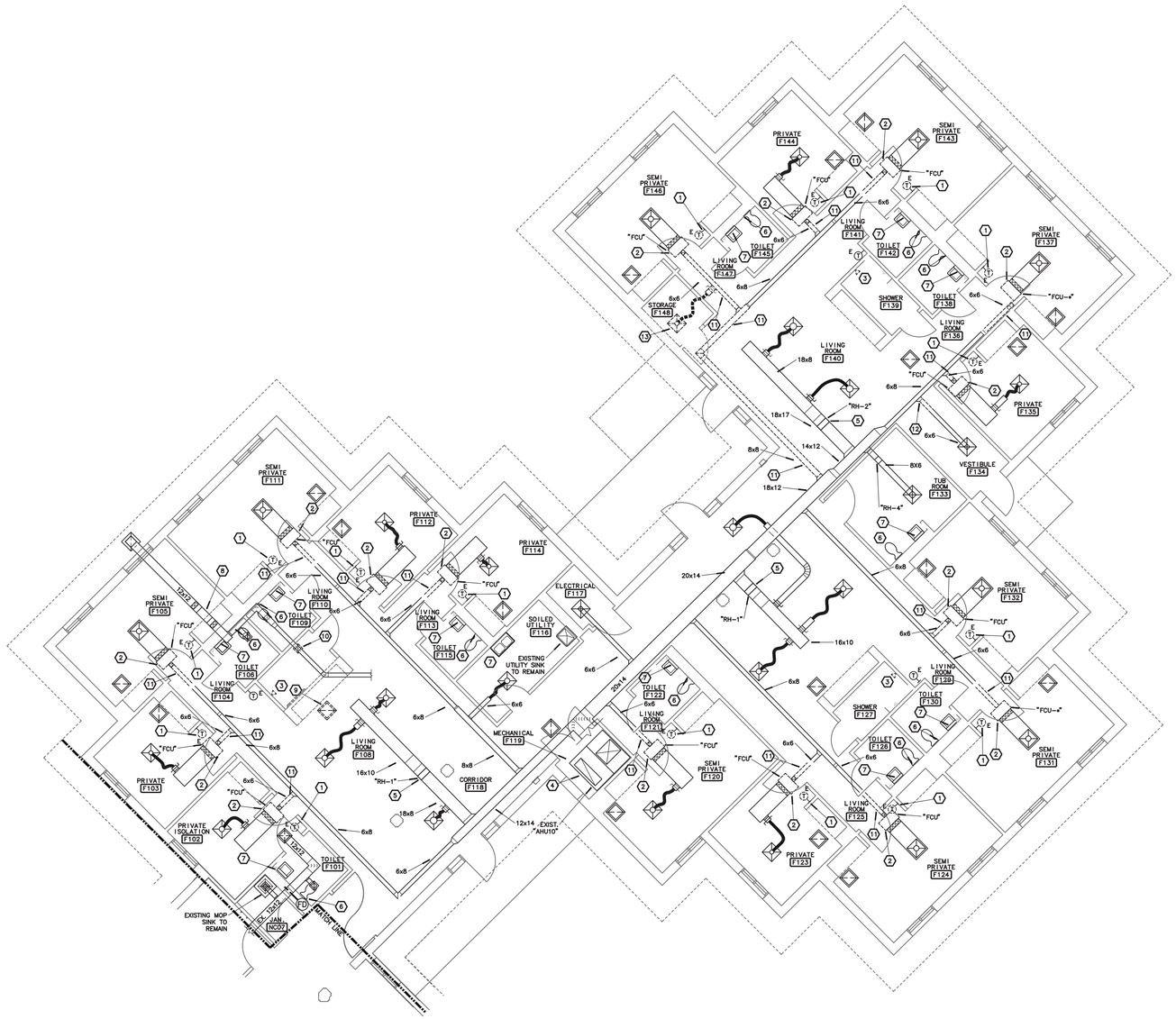
HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-109

8-1-24

C:\RTM\SJVH\M-109 17 Sep 2019 - 7:41 am



1 M-110 WING "F" - MECHANICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

NOTES:

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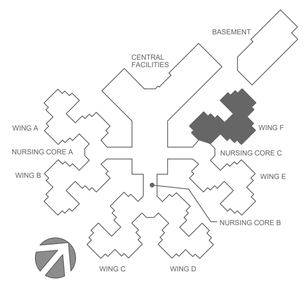
6. REMOVE EXISTING FLUSH VALVE AND REPLACE PER IMPROVEMENT PLAN M-121.
7. REMOVE EXISTING FAUCET AND REPLACE PER IMPROVEMENT PLAN M-121.
8. REMOVE AND REPLACE EXISTING EXHAUST FAN.
9. RELOCATE RETURN AIR GRILLE.
10. REMOVE EXISTING EXHAUST GRILLE. REFER TO IMPROVEMENT PLAN M-121 FOR NEW GRILLE.
11. REMOVE EXISTING DUCTWORK FOR NEW DUCT REPLACEMENT. REFER TO 1/M-121 FOR NEW DUCTWORK SIZE.
12. REMOVE EXISTING DUCT TAP. PATCH MAIN TRUNK WITH METAL AND INSULATION. REFER TO 1/M-121 FOR CONNECTION TO EXISTING DUCTWORK.
13. UNDER BASE BID, THE EXISTING DIFFUSER AND FLEX DUCT SHALL REMAIN AND SHALL BE RECONNECTED TO NEW DUCTWORK PER THE IMPROVEMENT PLANS. UNDER ALTERNATE BID #2 REMOVE EXISTING DUCTWORK AND DIFFUSER AND PROVIDE NEW PER IMPROVEMENT PLANS. REFER TO 1/M-121 FOR IMPROVEMENT PLANS.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCH, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
6. REMOVE ALL ABANDONED PIPING WITHIN THE AREAS OF CONSTRUCTION/RENOVATION. NO EXISTING PIPING SHALL BE ABANDONED IN PLACE AND ANY EXISTING ABANDONED PIPING SHALL BE REMOVED.



KEYPLAN

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STATE OF MISSOURI
MIKE KEHOE,
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Cameron K. Collins

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	**U1503-01**
SITE #	**6801**
ASSET #	**8136801002**
FEDERAL #	**29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-110.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING DEMO PLAN

SHEET NUMBER:

M-110

61 OF 120 SHEETS

8-1-24

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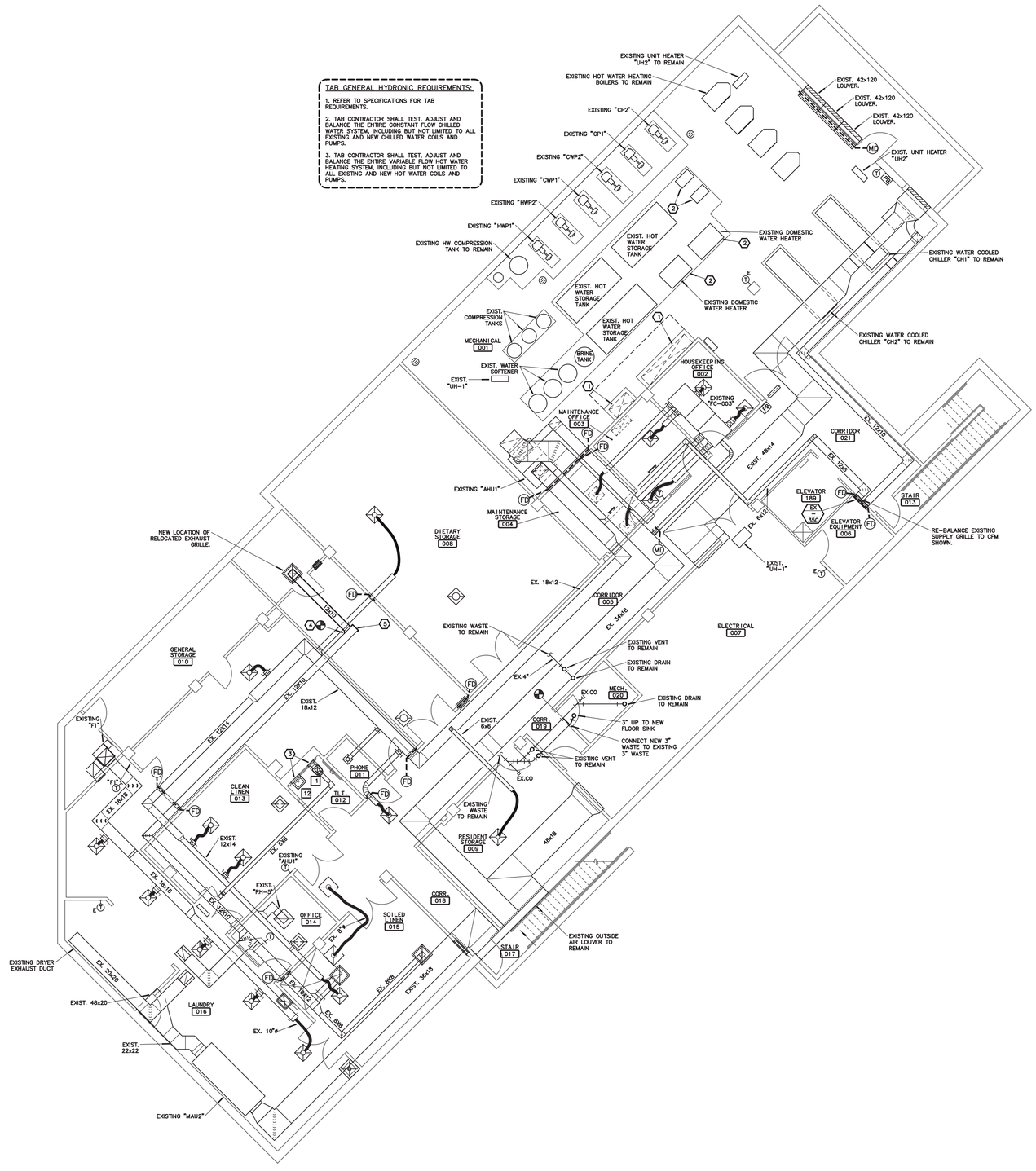

BASEMENT LEVEL MECHANICAL IMPROVEMENT PLAN

1 / M-111

SCALE: 1/8"=1'-0"

NORTH

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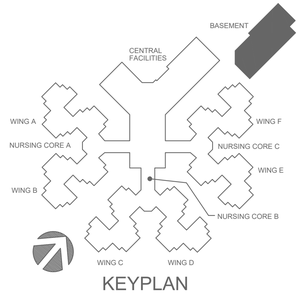
NOTES:

1. EXISTING ELECTRICAL PANELS TO REMAIN.
2. EXISTING DOMESTIC WATER HEATER TO REMAIN.
3. REFER TO PLAN M-113 FOR PLUMBING FIXTURE SCHEDULE.
4. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
5. CAP EXISTING DUCT.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
3. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
4. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.



KEYPLAN

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DEPARTMENT OF PUBLIC SAFETY MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
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CHECKED BY: **CKC**
DESIGNED BY: **TSE**

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HVAC & PLUMBING PLAN

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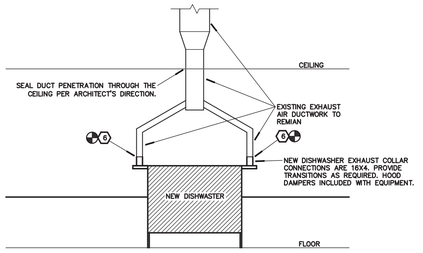
M-111

62 OF 120 SHEETS

8-1-24



DISHWASHER HOOD DETAIL

2 / M-112

NO SCALE

PARTIAL CENTRAL FACILITIES MECHANICAL IMPROVEMENT PLAN

1 / M-112

SCALE: 1/8"=1'-0"

NORTH

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NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW AIR HANDLING UNIT. PROVIDE REPLACEMENT HOT AND CHILLED WATER PIPING AND VALVING PER COIL PIPING DETAIL. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. REFER TO PLAN M-600 FOR SCHEDULE.
3. REBALANCE ALL EXISTING SUPPLY DIFFUSERS SERVED BY THIS AIR HANDLING UNIT TO AIRFLOWS INDICATED.
4. EXISTING CPVC VENTS TO REMAIN.
5. PROVIDE NEW 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT NEW POWER, PIPING AND CONTROLS TO EXISTING. REFER TO M-600 FOR SCHEDULE.
6. CONNECT NEW STAINLESS STEEL DUCT TO EXISTING STAINLESS STEEL DUCT. FIELD VERIFY EXISTING DUCT SIZES AND PROVIDE ANY REQUIRED TRANSITIONS ARE REQUIRED FOR NEW CONNECTIONS.
7. EXISTING FLUE TO REMAIN.
8. PROVIDE NEW FAN POWER VAV TERMINAL BOX. PROVIDE REPLACEMENT HWS & HWR PIPING PACKAGE AND RECONNECT TO EXISTING PIPING. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. REFER TO PLAN M-601 FOR SCHEDULE.
9. EXISTING SINK TO REMAIN.
10. REFER TO ARCHITECTURAL DRAWINGS FOR REMOVAL OF WALL TO REMOVE EXISTING AIR HANDLING UNIT INSTALL NEW AIR HANDLING UNIT.
11. RETURN AIR OPENING WITH DAMPER ON MIXING BOX.
12. CONNECT NEW OUTSIDE AIR DUCT FROM NEW AIR HANDLER TO EXISTING OUTSIDE AIR DUCT. FIELD MEASURE NEW TRANSITION.
13. PROVIDE NEW VERTICAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS AND PIPING. CONNECT NEW POWER, PIPING AND CONTROLS TO EXISTING. REFER TO PLAN M-600 FOR SCHEDULE.
14. EXISTING THERMOSTAT TO REMAIN.
15. EXISTING COMBUSTION AIR AND FLUE FROM BELOW FLOOR UP THRU ROOF.
16. VARIABLE FREQUENCY DRIVE FOR "AHU2".
17. EXISTING WALL MOUNTED HVAC SPLIT SYSTEM TO REMAIN.
18. EXISTING ROOF DRAIN PIPE ABOVE CEILING TO REMAIN. VERIFY THAT EXISTING PIPING IN EXISTING ENCLOSURE WILL REMAIN AS INSTALLED AND CONTINUE TO BE ROUTED TO STORM DRAIN BELOW FINISHED FLOOR.
19. REMOVE EXISTING DRY TYPE SPRINKLER HEADS SO AS EXISTING REMAINING SPRINKLER HEADS LOCATED IN EXTERIOR CORRIDOR WILL REMAIN AS CURRENTLY INSTALLED. INSTALL NEW WET TYPE SPRINKLER HEADS FOR NEW SOLARIUM.
20. PROVIDE NEW AIR HANDLING UNIT. PROVIDE REPLACEMENT HOT AND CHILLED WATER PIPING AND VALVING PER COIL PIPING DETAIL. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEET METAL SIZES AND LOCATION PRIOR TO SUBMITTING EQUIPMENT RECONNECT EXISTING DUCTWORK TO NEW UNIT AND PROVIDE TRANSITIONS, FITTINGS, ETC. TO ACCOMMODATE NEW UNIT OPENINGS. BALANCE TO AIR FLOWS SHOWN ON PLAN.
21. INSTALL AND SEAL NEW EXHAUST FAN TO EXISTING CURB. REFER TO DETAIL 2/M-112 FOR CONNECTION TO NEW DISHWASHER.
22. BALANCE OUTSIDE AIR AT 150 CFM.
23. FIELD MEASURE EXISTING DUCT AND CONNECT TO NEW "FP101". PROVIDE FLEXIBLE CONNECT TO EXISTING DUCTWORK.
24. RELOCATE EXISTING DIFFUSERS AS SHOWN.
25. CONNECT NEW 24X24 RA DUCT TO EXISTING FIRE DAMPER. PROVIDE TRANSITIONS AS REQUIRED TO MATCH EXISTING DUCT SIZE.
26. CONNECT NEW 30X20 SUPPLY AIR TO EXISTING SUPPLY AIR DUCT. PROVIDE TRANSITIONS AS REQUIRED TO MATCH EXISTING DUCT SIZE.
27. REMOVE AND REPLACE EXISTING 12' X 5'-6" OUTSIDE AIR LOUVER. FIELD VERIFY EXISTING LOUVER SIZE FOR REPLACEMENT PRIOR TO SUBMITTING OR ORDERING EQUIPMENT. UTILIZE THE LOUVER OPENING TO REPLACE EQUIPMENT IN THE MECHANICAL ROOM PRIOR TO INSTALLATION OF THE NEW LOUVER. PAINT NEW LOUVER PER ARCHITECT'S DIRECTION.
28. CONNECT NEW MAKE-UP AIR DUCT TO EXISTING MAKE-UP AIR DUCT AT EXISTING FIRE DAMPER ABOVE DOOR. FIELD MEASURE EXISTING FIRE DAMPER SIZE AND PROVIDE TRANSITIONS AS REQUIRED FROM NEW MAKE-UP AIR UNIT.
29. MOUNT NEW MAKE-UP AIR UNIT ON NEW 4" CONCRETE PAD.
30. REFER TO PLAN M-113 FOR PLUMBING FIXTURE SCHEDULE.

GENERAL NOTES:

1. MODIFY EXISTING WET TYPE FIRE SPRINKLER SYSTEM WITH NEW PIPING AND HEADS FOR NEW AREAS OF CONSTRUCTION PER SPECIFICATIONS. MODIFY EXISTING DRY PIPE FIRE SPRINKLER SYSTEMS WITH NEW PIPING AND HEADS FOR NEW AREAS OF CONSTRUCTION PER SPECIFICATIONS FOR AREAS SUBJECT TO FREEZING.
2. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558)FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
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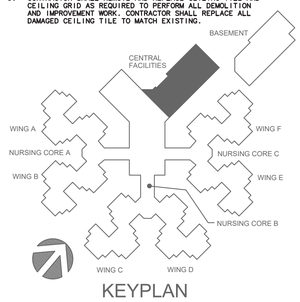

KEYPLAN

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CAD DWG FILE: **M-112.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-112

63 OF 120 SHEETS

8-1-24

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1
M-113

PARTIAL CENTRAL FACILITIES MECHANICAL IMPROVEMENT PLAN

SCALE: 1/8"-1'-0"

NORTH

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NOTES:

(1) PROVIDE NEW THERMOSTAT AND CONTROL WIRING. REUTILIZED EXISTING CONDUIT. INTEGRATE TO BMS SYSTEM. PATCH, REPAIR AND PAINT WALL TO MATCH ADJACENT WALL, PER ARCHITECT'S DIRECTION.

(2) PROVIDE NEW 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING AND POWER CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL MODIFICATIONS TO EXISTING CONDITIONS AS REQUIRED FOR NEW FAN COIL. RECONNECT TO EXISTING OUTSIDE AIR LOUVER AS REQUIRED. REFER TO PLAN M-600 FOR SCHEDULE.

(3) REBALANCE ALL EXISTING SUPPLY DIFFUSERS SERVED BY THIS AIR HANDLING UNIT. CONTRACTOR SHALL CLEAN HEATING AND COOLING COILS IN THE AIR HANDLER AND NEW FILTERS SHALL BE REPLACED PRIOR TO REBALANCE PROCEDURE.

(4) PROVIDE NEW BYPASS AIR TERMINAL UNIT. PROVIDE TRANSITION FROM EXISTING SUPPLY DUCT TO BOX INLET AND PROVIDE MAXIMUM 24" LENGTH FLEX CONNECTOR INTO THE INLET. PROVIDE DUCT TRANSITION FROM THE DISCHARGE TO A NEW FLEX DUCT AND RECONNECT TO THE EXISTING DIFFUSER. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND SUBMITTAL. REBALANCE THE MAXIMUM AIRFLOW TO THE DIFFUSER PER THE "ATU" SCHEDULE. BALANCE THE BYPASS DAMPER PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS.

(5) EXISTING CONTROLS AND THERMOSTAT FOR EXISTING FAN COIL UNIT TO REMAIN.

PLUMBING FIXTURE SCHEDULE:

[1] EXISTING HANDICAP, WALL MOUNT, FLUSH VALVE, BACK OUTLET WATER CLOSET: REPLACE EXISTING FLUSH VALVE WITH SLOAN ROYAL 113-1.6 FLUSH VALVE AT 1.6 GPF. FLUSH LEVER SHALL BE INSTALLED OPPOSITE SIDE OF GRAB BARS.

[2] EXISTING WALL MOUNT, BACK OUTLET, FLUSH VALVE WATER CLOSET: REPLACE EXISTING FLUSH VALVE WITH SLOAN ROYAL 113-1.6 FLUSH VALVE AT 1.6 GPF. FLUSH LEVER SHALL BE INSTALLED OPPOSITE SIDE OF GRAB BARS.

[3] EXISTING WALL HUNG, FLUSH VALVE, SIPHON JET URINAL: REPLACE EXISTING FLUSH VALVE WITH SLOAN ROYAL 186-0.5-H-CO FLUSH VALVE AT 0.5 GPF.

[4] WALL HUNG LAVATORY, 4" CENTERS: SLOAN SS-3003-STG 20"x18", VITREOUS CHINA, WALL HANGER, SUPPORT, WALL HUNG LAVATORY WITH FRONT OVERFLOW, INTEGRAL BACK, 4" CENTER FAUCET HOLES, SUPPLIES, TRAP, WALL HANGER AND FAUCET TYPE 5. SEE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS.

[5] 4" CENTER, SINGLE LEVER, LAVATORY FAUCET, GRID DRAIN: CHICAGO FAUCETS 420-POABCP, ONE PIECE BRASS BODY, SINGLE LEVER, LAVATORY FAUCET WITH 4" CENTER WITH INTEGRAL POP UP DRAIN CAST BRASS SPROUT. 1.5 GPM SOFTFLO AERATOR RE-STRICTOR. PROVIDE WATTS MODEL LFUSG-B THERMOSTATIC MIXING VALVE ASSE 1070 COMPLIANT OR APPROVED EQUAL INSTALLED TIGHT UNDER SINK. SET DISCHARGE WATER TEMPERATURE FOR HOT WATER SERVICE AT 110 DEGREES. PROVIDE ADA INSULATION KIT FOR WATER AND DRAIN PIPING FOR HANDICAP ACCESSORY. FAUCET SHALL HAVE A 5-YEAR DRIP-FREE WARRANTY.

[6] OVAL COUNTERTOP LAVATORY, 4" CENTERS: SLOAN SS-3002-STG SELF-RIMMING, 20"x17" OVAL, VITREOUS CHINA, COUNTERTOP LAVATORY WITH FITTING LEDGE, FRONT OVERFLOW, 4" CENTER FAUCET HOLES MOUNTING KIT SUPPLIES, TRAP AND FAUCET TYPE 5. PROVIDE ADA INSULATION KIT FOR WATER AND DRAIN PIPING FOR HANDICAP ACCESSORY.

[7] SINGLE LEVER SINK FAUCET: CHICAGO FAUCETS 350-G8AE29-317XKAB CHROME PLATED, DECK MOUNTED WITH 4" FIXED CENTERS, WASHERLESS SINK FAUCET WITH 8" GOOSNECK SWING SPOUT, NON-AERATING, SINGLE LEVER HANDLE. CONTRACTOR TO MATCH EXISTING HOLES.

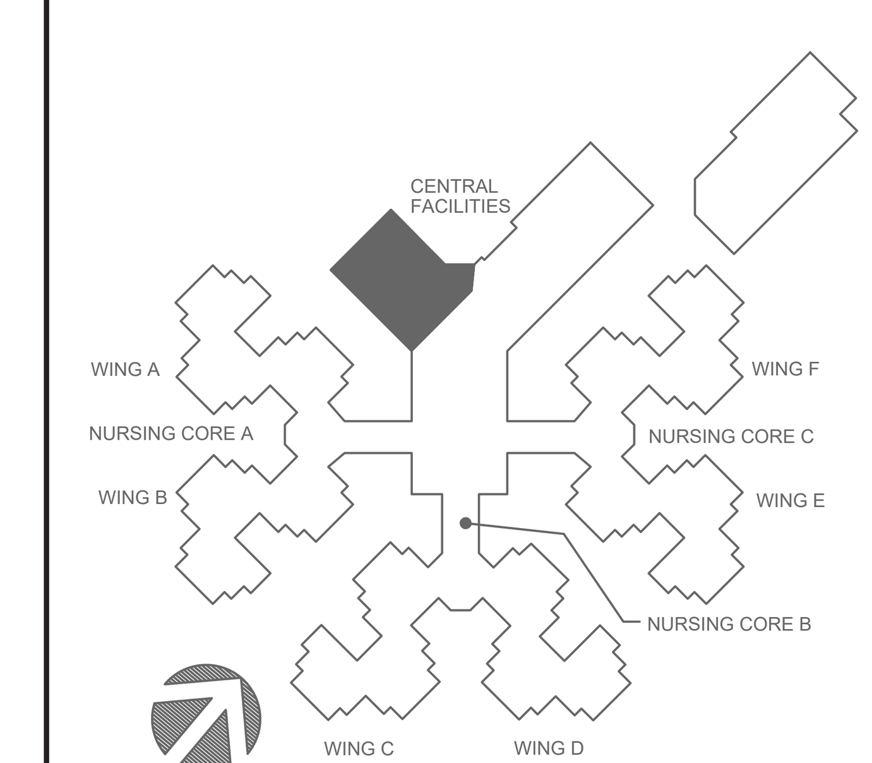
[8] DOUBLE COMPARTMENT, STAINLESS STEEL, SINK: ELKAY LRAD331955 LUSTER-TONE, 33"x19.5"x5.5", SEAMLESSLY DRAWN, #18 GAUGE, TYPE 304 STAINLESS STEEL, SELF-RIMMING DOUBLE COMPARTMENT SINK WITH 1-1/2" RADIUS COVED CORNERS, SATIN FINISH, FAUCET DECK, 3-1/2" DRAIN OPENINGS, LK99 STAINLESS STEEL DRAIN WITH BODY STRAINER, BASKET RUBBER SEAL AND TAILPIECE. FAUCET HOLES TO MATCH FAUCET, SUPPLIES, TRAP, UNDERCOATING, FAUCET TYPE 7. EQUIVALENT BY JUST.

[9] TUB/SHOWER FAUCET: REPLACE EXISTING FAUCET WITH CHICAGO FAUCETS 1907-622LCP TUB AND SHOWER FAUCET WITH CONCEALED IN-WALL UNIVERSAL VALVE, INTEGRAL SCREWDRIVER STOPS, BACK TO BACK CAPABILITY, ADA COMPLIANT THERMOSTATIC CARTRIDGE SET AT 115 DEGREES, POLISHED CHROME PLATED FINISH, TEMPERATURE ADJUSTMENT DIAL, RED AND BLUE TEMPERATURE MARKINGS AND TUB SHOWER VALVE, THREE FUNCTION SHOWER HEAD AND METAL LEVER VOLUME CONTROL HANDLE. COORDINATE INSTALLATION OF SHOWER HEAD PER ARCHITECT PLANS.

[10] ADA, FLOOR MOUNT, FLUSH VALVE, BACK OUTLET BARIATRIC SIPHON JET WATER CLOSET: WILLOUGHBY INDUSTRIES BETWS-1490-FM-FA-TS, ELONGATED BOWL AND INTEGRAL CONTOURED SEAT. HINGED OPEN FRONT TOILET SEAT AND COVER SHALL BE RATED AT 1200 POUND WEIGHT CAPACITY, EXTERIOR SHALL HAVE GLOSS WHITE POWDER COAT ENAMEL FINISH, AND TOILET BOWL INTERIOR SHALL HAVE BEAD-BLAST STAINLESS STEEL FINISH, INTEGRAL CREVICE-FREE SELF-DRAINING FLUSHING RIM WITH POSITIVE AFTER FILL AND FULLY ENCLOSED 2 1/2 O.D. TRAP. PROVIDE SLOAN BPW 1100 1.6 GPF SLIMLINE FLUSHOMETER WITH VACUUM BREAKER AND BED PAN WASHER.

[11] ADA LAVATORY: WILLOUGHBY INDUSTRIES BHS-3123, LAVATORY DECK SHALL BE MOLDED CAST POLYMER DENSIFIED SOLID SURFACE. LAVATORY DECK SHALL HAVE AN INTEGRAL "D-SHAPED" BOWL WITH AN INTEGRALLY CAST 4" COVERED BACKSPLASH AND 4" APRON. LAVATORY PEDESTAL SHALL BE WELDED STAINLESS STEEL; EXTERIOR PANELS SHALL BE SOLID POLYMER. PROVIDE LAVATORY FAUCET, CHICAGO FAUCETS 895-317E29ABCP, GOOSENECK SPOUT, WRIST BLADE HANDLES, AND NON AERATING OUTLET. PROVIDE WATTS MODEL LFUSF-B THERMOSTATIC MIXING VALVE OR APPROVED EQUAL UNDER THE SINK. SET DISCHARGE WATER TEMPERATURE FOR HOT WATER SERVICE AT 110 DEGREES. INCLUDE HEAVY DUTY FLOOR MOUNT CARRIER, ALL STOP VALVES, TRAP, GRID DRAIN FOR COMPLETE INSTALLATION. COLORS SHALL BE STANDARD AS SELECTED BY ARCHITECT.

[12] EXISTING WALL MOUNTED LAVATORY: REPLACE FAUCET AND EYEWASH WITH 4" CENTER, DUAL HANDLE, LAVATORY FAUCET, GRID DRAIN: SPEAKMAN MODEL SEF-1800-CA, GOOSENECK FAUCET WITH INDEPENDENTLY OPERATED EYEWASH DUAL HANDLE, LAVATORY FAUCET WITH 4" CENTERS, RENEWABLE SEATS, AERATOR WITH 2.6 GPM FLOW RE-STRICTOR, 8" GOOSENECK SPOUT, AND 4" CHROME WRIST BLADE HANDLES. PROVIDE WATTS MODEL LFUSF-B THERMOSTATIC MIXING VALVE ASSE 1070 COMPLIANT OR APPROVED EQUAL UNDER THE SINK FOR EYE WASH AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SET DISCHARGE WATER TEMPERATURE FOR HOT WATER SERVICE AT 100 DEGREES MAXIMUM. PROVIDE ADA INSULATION KIT FOR WATER AND DRAIN PIPING FOR HANDICAP ACCESSORY.



KEYPLAN

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NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA
architects & planners
1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-113.DWG
DRAWN BY: JMO
CHECKED BY: CKC
DESIGNED BY: JMO

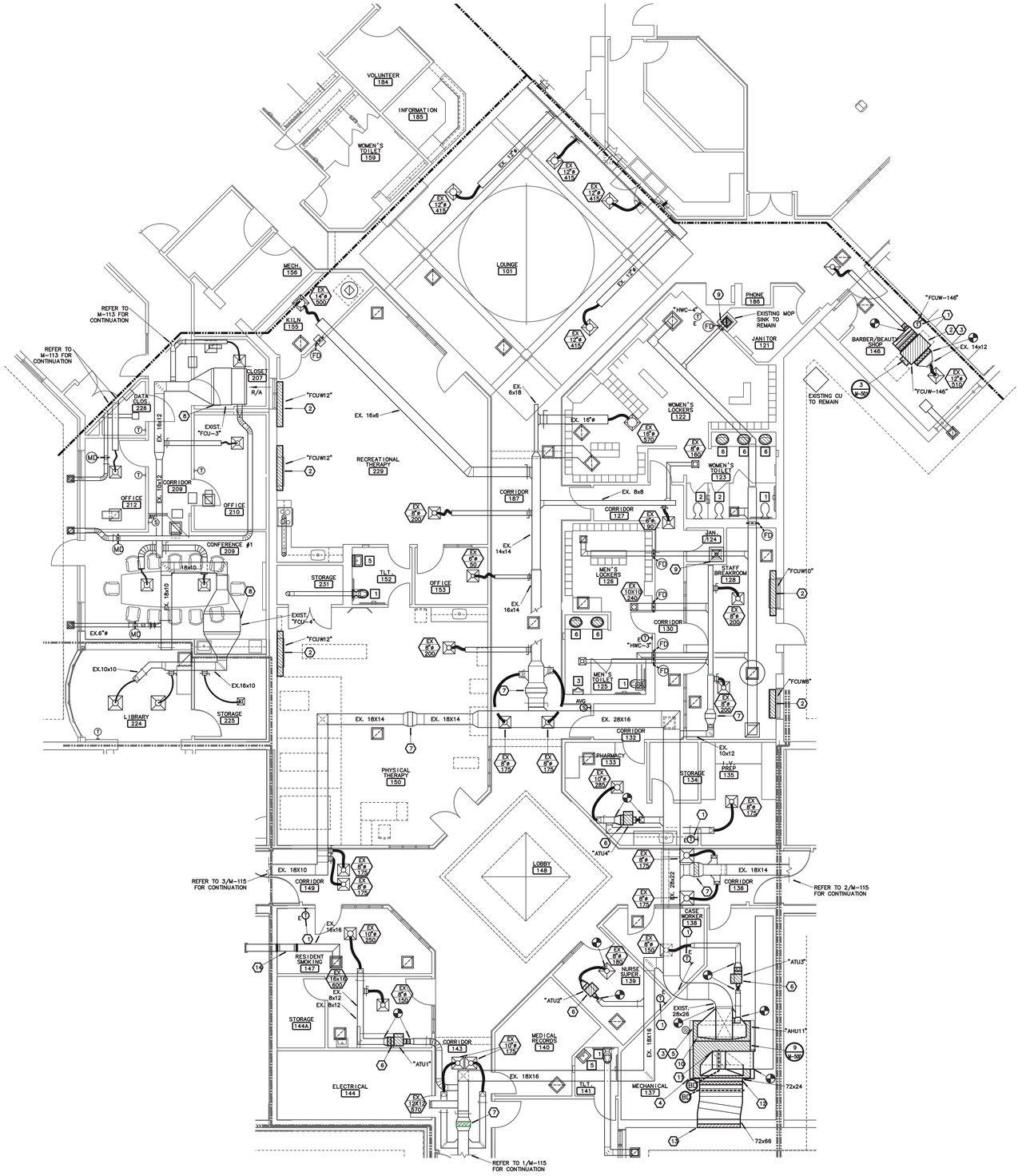
SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-113

8-1-24



PARTIAL CENTRAL FACILITIES MECHANICAL IMPROVEMENT PLAN

1 / M-114 SCALE: 1/8"=1'-0" NORTH

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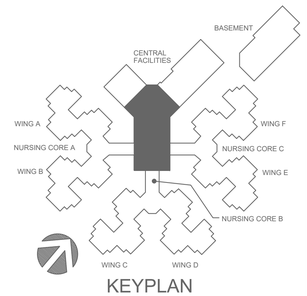
rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. REFER TO PLAN M-600 FOR SCHEDULE.
3. REBALANCE ALL EXISTING SUPPLY DIFFUSERS SERVED BY THIS AIR HANDLING UNIT.
4. EXTEND CONCRETE EQUIPMENT PAD TO MATCH THE SIZE OF NEW UNIT. FIELD VERIFY THICKNESS OF EXISTING PAD TO MATCH NEW PAD.
5. PROVIDE NEW AIR HANDLING UNIT. PROVIDE REPLACEMENT HOT AND CHILLED WATER PIPING AND VALVING PER COIL PIPING DETAIL. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. REFER TO PLAN M-600 FOR SCHEDULE.
6. PROVIDE NEW BYPASS AIR TERMINAL UNIT. PROVIDE TRANSITION FROM EXISTING SUPPLY DUCT TO BOX INLET AND PROVIDE MAXIMUM 24" LENGTH FLEX CONNECTOR INTO THE INLET. PROVIDE DUCT TRANSITION FROM THE DISCHARGE TO A NEW FLEX DUCT AND RECONNECT TO THE EXISTING DIFFUSER. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND SUBMITTAL. REBALANCE THE MAXIMUM AIRFLOW TO THE DIFFUSER PER THE "AHU" SCHEDULE. BALANCE THE BYPASS DAMPER PER THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. REFER TO PLAN M-601 FOR SCHEDULE.
7. EXISTING HOT WATER COIL TO REMAIN.
8. EXISTING FAN COIL UNIT TO REMAIN. EXISTING CONTROLS TO REMAIN.
9. INSTALL NEW CHECK VALVE IN COLD WATER SUPPLY PIPING THAT SERVES THE MOP SINK.
10. CONNECT NEW SUPPLY AIR DUCT TO EXISTING SUPPLY AIR DUCT. FIELD VERIFY SHEET METAL TRANSITION SIZE TO FIT TO NEW UNIT FROM EXISTING SUPPLY AIR DUCT.
11. CONNECT NEW RETURN AIR DUCT TO EXISTING RETURN AIR DUCT. FIELD VERIFY SHEET METAL TRANSITION SIZE TO FIT TO NEW UNIT FROM EXISTING RETURN AIR DUCT.
12. CONNECT NEW OUTSIDE AIR DUCT TO NEW MIXING BOX. FIELD VERIFY SHEET METAL TRANSITION SIZE TO FIT TO NEW MIXING BOX FROM NEW LOUVER.
13. REMOVE EXISTING 72X66 LOUVER AND REPLACE WITH NEW LOUVER. LOUVER FINISH SHALL BE SELECTED BY ARCHITECT. REMOVE EXISTING AIR HANDLER AND INSTALL NEW AIR HANDLER THRU OPENING OF WALL WHILE LOUVER IS BEING REPLACED. FIELD VERIFY EXACT SIZE OF EXISTING LOUVER.
14. EXISTING EXHAUST FAN TO REMAIN.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LURBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
3. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
4. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
5. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI — REGISTERED PROFESSIONAL ENGINEER — CAMERON K. COLLINS NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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CAD DWG FILE: **M-114.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

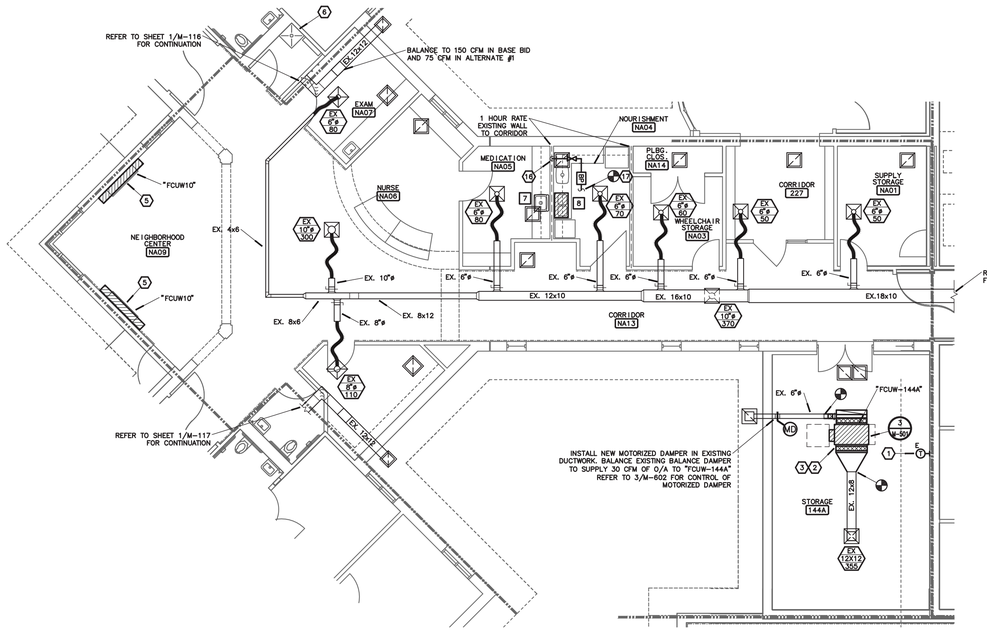
HVAC & PLUMBING PLAN

SHEET NUMBER:

M-114

65 OF 120 SHEETS

8-1-24

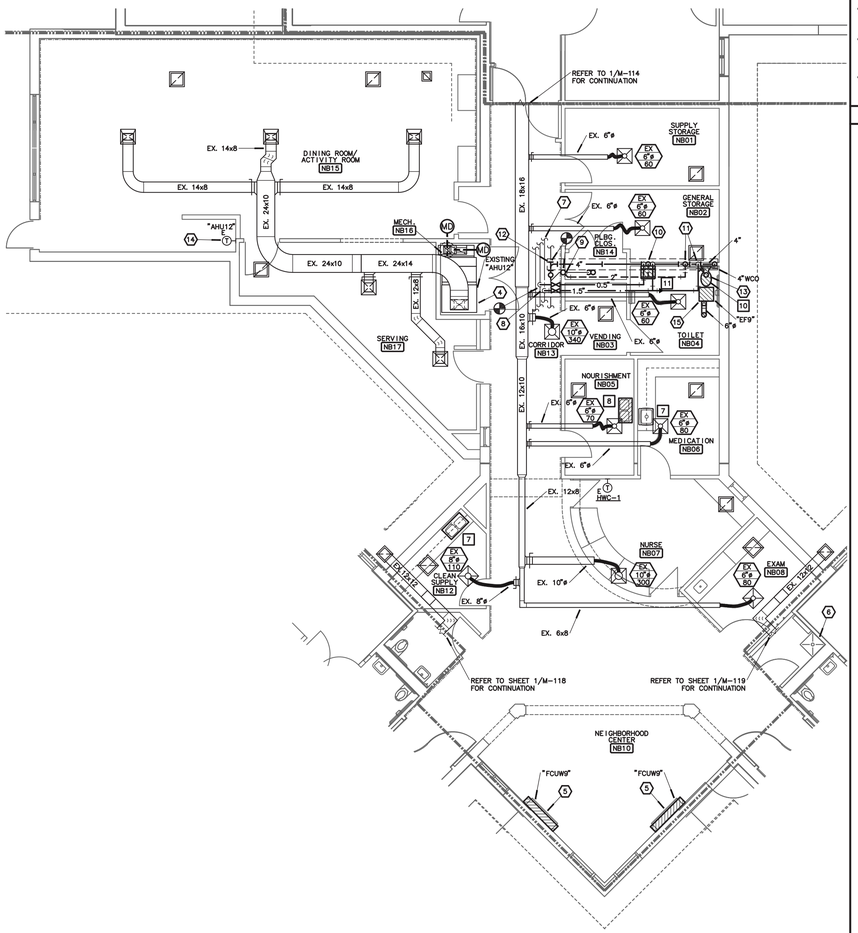


NURSING CORE A MECHANICAL IMPROVEMENT PLAN

3 M-115

SCALE: 1/8"=1'-0"

NORTH

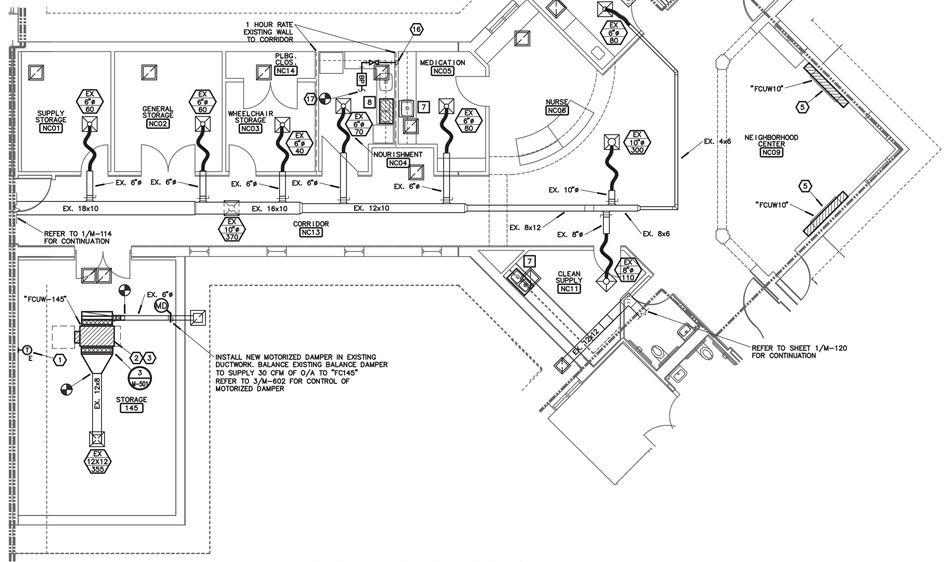


NURSING CORE B MECHANICAL IMPROVEMENT PLAN

1 M-115

SCALE: 1/8"=1'-0"

NORTH



NURSING CORE C MECHANICAL IMPROVEMENT PLAN

2 M-115

SCALE: 1/8"=1'-0"

NORTH

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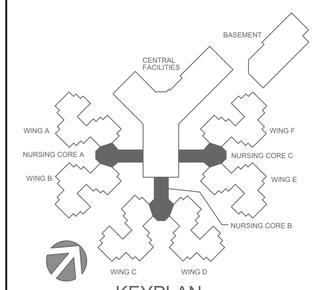
NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING AND POWER CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. REFER TO PLAN M-600 FOR SCHEDULE.
3. REBALANCE ALL EXISTING SUPPLY DIFFUSERS SERVED BY THIS AIR HANDLING UNIT.
4. EXISTING AIR HANDLING UNIT SHALL REMAIN.
5. PROVIDE NEW 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING AND POWER CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL MODIFICATIONS TO EXISTING CONDITIONS AS REQUIRED FOR NEW FAN COIL. RECONNECT TO EXISTING OUTSIDE AIR LOUVER AS REQUIRED. REFER TO PLAN M-600 FOR SCHEDULE.
6. PROVIDE NEW CHECK VALVE IN COLD WATER SUPPLY PIPING THAT SERVES MOP SINK.
7. EXISTING 0.75" HWR, 1.5" HW AND 2.5" CW PIPING TO REMAIN.
8. CONNECT NEW 0.5" HW AND 1.5" CW TO EXISTING HOT AND COLD WATER PIPING. FIELD VERIFY EXISTING PIPE SIZES SHOWN.
9. CONNECT NEW 2" VENT TO EXISTING VENT. FIELD VERIFY EXACT LOCATION.
10. 0.5" CW, 0.5" HW AND 1.5" VENT DOWN AND 2" WASTE UP TO LAVATORY.
11. 1.25" CW AND 2" VENT DOWN FOR WATER CLOSET.
12. CONNECT NEW 4" WASTE TO EXISTING WASTE BELOW SLAB. SAW CUT EXISTING FLOOR FOR NEW WASTE TO EXISTING WASTE PIPING.
13. 4" WASTE UP TO WATER CLOSET.
14. EXISTING CONTROLS AND THERMOSTAT FOR EXISTING FAN COIL UNIT TO REMAIN.
15. PROVIDE NEW EXHAUST FAN. ROUTE 6" ROUND EXHAUST DUCT UP TO ROOF. PROVIDE ROOF JACK ON 18" CURB FOR EXHAUST FAN DUCT.
16. EXTEND 0.5" DOMESTIC COLD WATER CONNECTION TO COFFEE MAKER AND PROVIDE SHUTOFF VALVE AND APPROVED BACKFLOW PREVENTOR FOR CONNECTION. REFERENCE ARCHITECTS PLAN FOR EXACT LOCATION.
17. CONNECT NEW 0.5" DOMESTIC COLD WATER TO EXISTING DOMESTIC COLD WATER PIPING. FIELD VERIFY EXISTING PIPE LOCATION.

GENERAL NOTES:

1. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
2. FOR ALL REPLACEMENTS OF FAUCETS WITH NEW FAUCETS AND REPLACEMENT OF SINKS WITH NEW SINKS AND FAUCETS, CONTRACTOR SHALL CONNECT TO EXISTING WASTE, HOT WATER, COLD WATER AND VENT AND PROVIDE NEW STOPS FOR HOT AND COLD WATER.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
4. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
5. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
6. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
7. REFER TO PLANS M-113, M-600, & M-601 FOR PLUMBING FIXTURE AND MECHANICAL SCHEDULES.



KEYPLAN

rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
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State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

CAMERON K. COLLINS NUMBER E-24493 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Cameron K. Collins

PROFESSIONAL SEAL

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CAD DWG FILE: **M-115.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-115

66 OF 120 SHEETS

8-1-24

ALTERNATE #1:

ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

1 M-116 BASE BID WING "A" - MECHANICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

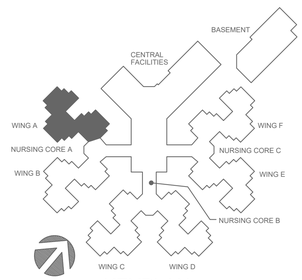
NORTH

NOTES:

1. PROVIDE NEW TEMPATURE SENSOR THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEET METAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. BALANCE FAN COIL TO SCHEDULED AIRFLOW. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT. REFER TO PLAN M-600 FOR SCHEDULE.
3. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
4. EXISTING AIR HANDLING UNIT AND CONTROLS TO REMAIN IN BASE BID. UNDER ALTERNATE BID #1, AHU SHALL BE REPLACED. TAB CONTRACTOR SHALL BALANCE AIR HANDLING UNIT AND ALL DIFFUSERS AND FAN COIL INTAKES TO THE VALUES INDICATED.
5. EXISTING HOT WATER COIL TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING HEATING COIL.
6. NEW LOCATION OF RELOCATED RETURN AIR GRILLE.
7. REPLACE EXISTING EXHAUST FAN WITH NEW EXHAUST FAN. CONNECT TO EXISTING DUCTS AND FLEX CONNECTORS. REFER TO PLAN M-601 FOR SCHEDULE.
8. REMOVE EXISTING EXHAUST GRILLE AND CAP MAIN. PROVIDE NEW 8x8 TAP TO NEW EXHAUST GRILLE LOCATION.
9. CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
10. UNDER BASE BID #1, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAP.
11. REPLACE EXISTING DUCT WITH NEW 10X10 DUCT AND CONNECT TO EXISTING DUCT. FIELD VERIFY EXISTING DUCT SIZE.
12. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
13. CONFIRM PRIOR TO BID THAT WASTE, HOT WATER AND COLD WATER FOR NEW SINK WILL BE ACCESSIBLE FOR CONNECTION TO NEW FIXTURE.
14. INSTALL NEW FLOOR DRAIN AT CENTER OF SHOWER PAN. CONNECT TO EXISTING WASTE BELOW FLOOR. COORDINATE FLOORING DEMOLITION WITH ARCHITECT AND GENERAL CONTRACTOR. REFER TO PLAN M-113 FOR PLUMBING FIXTURE SCHEDULE.
15. CONNECT NEW 6" DUCT TO RETURN AIR PORTION OF FAN COIL UNIT. PROVIDE BALANCE DAMPER AND BALANCE TO 90 CFM.
16. CONNECT NEW 6" DUCT TO RETURN AIR PORTION OF FAN COIL UNIT. PROVIDE BALANCE DAMPER AND BALANCE TO 135 CFM.
17. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT IN STORAGE ROOM SHALL REMAIN. RECONNECT TO NEW 8X8 DUCT. UNDER ALTERNATE #2, REMOVE THIS DIFFUSER AND PROVIDE NEW DUCT AND DIFFUSER AS SHOWN FOR MEDICAL EQUIPMENT ROOM ADDITION.
18. EXISTING EXHAUST FAN AND ASSOCIATED DUCTWORK SHALL REMAIN IN BASE BID.

GENERAL NOTES:

1. PROVIDE DRY PIPE FIRE PROTECTION IN ATTIC AND WET PIPE FIRE PROTECTION IN ROOM, STORAGE A149. REFER TO SPECIFICATIONS.
2. RE-BALANCE ALL EXISTING EXHAUST GRILLES SERVED BY EXISTING EXHAUST FANS THAT ARE BEING REPLACED.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
8. REFER TO PLANS M-113, M-600, M-601 FOR PLUMBING FIXTURES AND MECHANICAL SCHEDULES.



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Cameron K. Collins

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67 OF 120 SHEETS

8-1-24

H:\ESA\SHT\D\SHM-116 11 Sep 2024 - 8:48 am

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1 WING "B" - MECHANICAL IMPROVEMENT PLAN
M-117 SCALE: 1/8"=1'-0"
NORTH

NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. BALANCE FAN COIL TO SCHEDULED AIRFLOWS. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT. REFER TO PLAN M-600 FOR SCHEDULE.
3. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
4. EXISTING AIR HANDLING UNIT. TAB CONTRACTOR SHALL BALANCE AIR HANDLING UNIT AND ALL DIFFUSERS AND FAN COIL INTAKES TO THE VALUES INDICATED.
5. EXISTING HOT WATER COIL TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING HOT WATER COIL.
6. CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
7. UNDER ALTERNATE BID #1, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAP.
8. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
9. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT IN STORAGE ROOM SHALL REMAIN. RECONNECT TO NEW 8X8 DUCT. UNDER ALTERNATE #2, REMOVE THIS DIFFUSER AND PROVIDE NEW DUCT AND DIFFUSER AS SHOWN FOR MEDICAL EQUIPMENT ROOM ADDITION.
10. CONNECT NEW 6" DUCT TO RETURN AIR PORTION OF FAN COIL UNIT. PROVIDE BALANCE DAMPER AND BALANCE TO 90 CFM.
11. CONNECT NEW 6" DUCT TO RETURN AIR PORTION OF FAN COIL UNIT. PROVIDE BALANCE DAMPER AND BALANCE TO 135 CFM.

GENERAL NOTES:

1. RE-BALANCE ALL EXISTING EXHAUST GRILLES SERVED BY EXISTING EXHAUST FANS THAT ARE BEING REPLACED.
2. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
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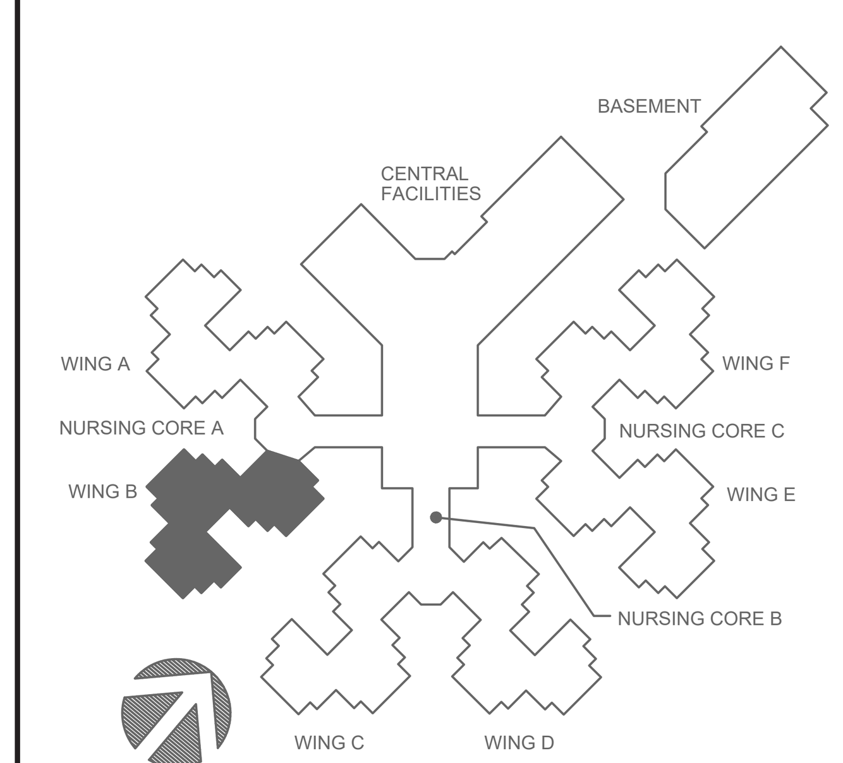
4. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
5. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
6. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
7. REFER TO PLANS M-113, M-600, M-601 FOR PLUMBING FIXTURE AND MECHANICAL SCHEDULES.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER
Cameron K. Collins

PROFESSIONAL SEAL

1736 East Sunshine, Suite 417
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ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA
architects & planners
COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-117.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

SHEET TITLE:
HVAC & PLUMBING PLAN

SHEET NUMBER:
M-117

H:\ESA\SJVR\SJVRM-117 11 Sep 2024 - 6:49 am

1 M-118 **WING "C" - MECHANICAL IMPROVEMENT PLAN**

SCALE: 1/8"=1'-0"

NORTH

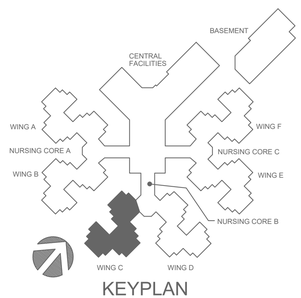
engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. BALANCE FAN COIL TO SCHEDULED AIRFLOW. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT.
3. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
4. EXISTING AIR HANDLING UNIT. TAB CONTRACTOR SHALL BALANCE AIR HANDLING UNIT AND ALL DIFFUSERS AND FAN COIL INTAKES TO THE VALUES INDICATED.
5. EXISTING HOT WATER COIL TO REMAIN. CONTRACTOR SHALL CLEAN HEATING COILS.
6. CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
7. UNDER BASE BID #1, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAP.
8. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
9. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT IN STORAGE ROOM SHALL REMAIN. RECONNECT TO NEW 8X8 DUCT. UNDER ALTERNATE #2, REMOVE THIS DIFFUSER AND PROVIDE NEW DUCT AND DIFFUSER AS SHOWN FOR MEDICAL EQUIPMENT ROOM ADDITION.
10. CONNECT NEW 6" DUCT TO RETURN AIR PORTION OF FAN COIL UNIT. PROVIDE BALANCE DAMPER AND BALANCE TO 90 CFM.
11. CONNECT NEW 6" DUCT TO RETURN AIR PORTION OF FAN COIL UNIT. PROVIDE BALANCE DAMPER AND BALANCE TO 135 CFM.

GENERAL NOTES:

1. RE-BALANCE ALL EXISTING EXHAUST GRILLES SERVED BY EXISTING EXHAUST FANS THAT ARE BEING REPLACED.
2. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
4. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
5. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
6. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
7. REFER TO PLANS M-113, M-600, M-601 FOR PLUMBING FIXTURE AND MECHANICAL SCHEDULES.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

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STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	**U1503-01**
SITE #	**6801**
ASSET #	**8136801002**
FEDERAL #	**29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-118.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-118

69 OF 120 SHEETS

8-1-24

H:\ESA\SAVR\DJSAVRM-118 11 Sep 2024 - 8:50 am

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Springfield, MO 65804
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State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEETMETAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. BALANCE FAN COIL TO SCHEDULED AIRFLOW. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT. REFER TO PLAN M-600 FOR SCHEDULE.
3. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
4. EXISTING AIR HANDLING UNIT. TAB CONTRACTOR SHALL BALANCE AIR HANDLING UNIT AND ALL DIFFUSERS AND FAN COIL INTAKES TO THE VALUES INDICATED.
5. EXISTING HOT WATER COIL TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING HEATING COIL.
6. CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
7. UNDER ALTERNATE BID #2, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAP.
8. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
9. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT IN STORAGE ROOM SHALL REMAIN. RECONNECT TO NEW 8X8 DUCT. UNDER ALTERNATE #2, REMOVE THIS DIFFUSER AND PROVIDE NEW DUCT AND DIFFUSER AS SHOWN FOR MEDICAL EQUIPMENT ROOM ADDITION.

GENERAL NOTES:

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3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
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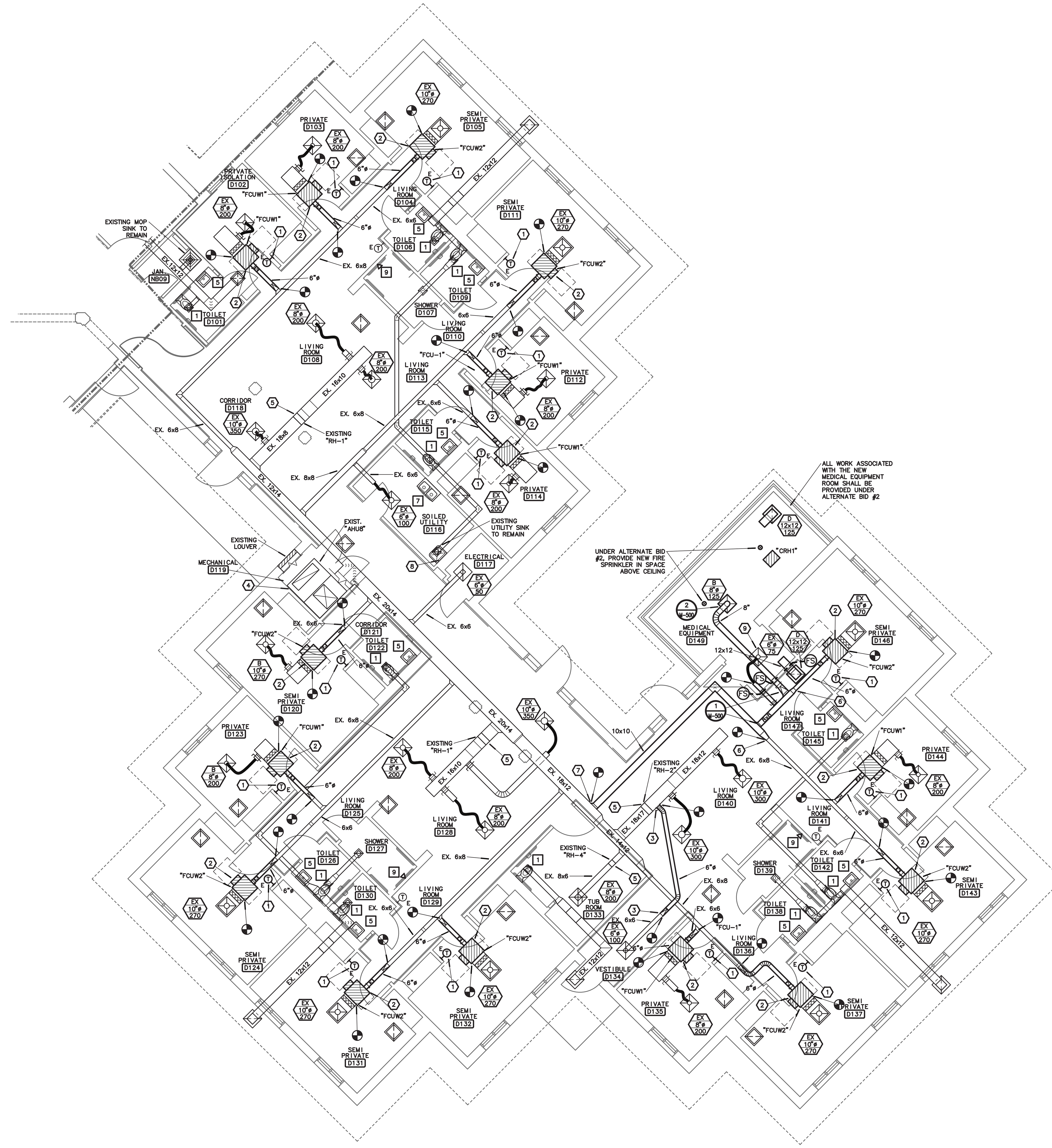
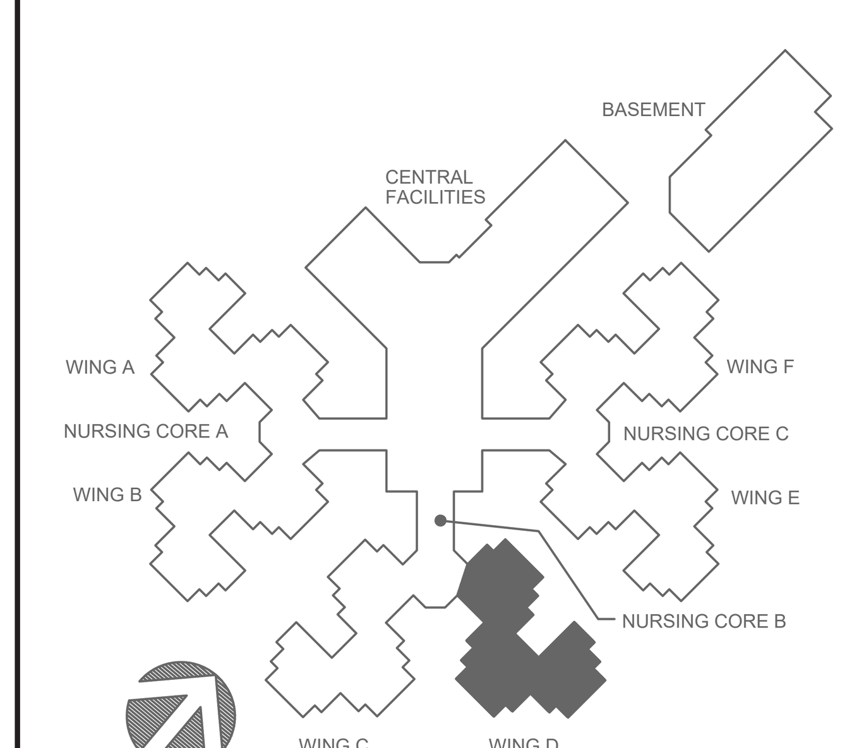
6. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
7. REFER TO PLANS M-113, M-600, M-601 FOR PLUMBING FIXTURE AND MECHANICAL SCHEDULES.



1 M-119 WING "D" - MECHANICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH



KEYPLAN

C:\RTM\SAM\DLS\M-119 17 Sep 2019 - 7:51 am

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER
Cameron K. Collins

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MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-119.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

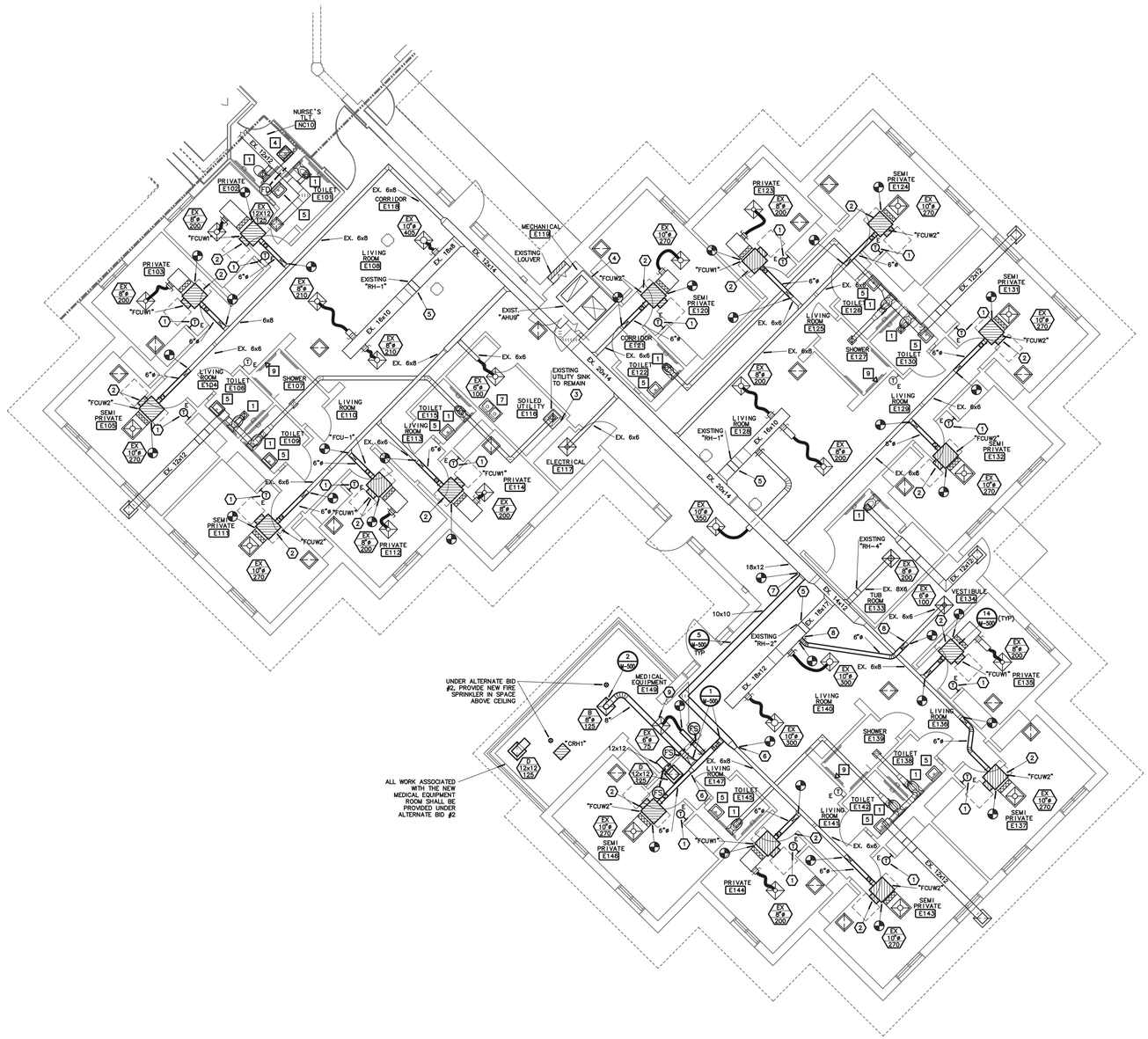
SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-119

8-1-24



1 M-120 WING "E" - MECHANICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

engineering consultants
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Springfield, MO 65804
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State of Missouri certificate of authority #2014035826 for engineering

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3. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
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7. UNDER ALTERNATE BID #2, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAP.
8. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
9. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT IN STORAGE ROOM SHALL REMAIN. RECONNECT TO NEW BXB DUCT. UNDER ALTERNATE #2, REMOVE THIS DIFFUSER AND PROVIDE NEW DUCT AND DIFFUSER AS SHOWN FOR MEDICAL EQUIPMENT ROOM ADDITION.

GENERAL NOTES:

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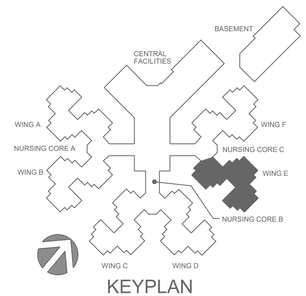

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-120.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-120

71 OF 120 SHEETS

8-1-24

H:\ESA\SAR\DWG\SAR#-120 11 Sep 2024 - 8:51 am

1 M-121 WING "F" - MECHANICAL IMPROVEMENT PLAN

SCALE: 1/8"-1'-0"

NORTH

H:\ESA\SJVR\D\SJVRM-121 11 Sep 2024 - 6:52 am

rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. PROVIDE NEW THERMOSTAT AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
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5. EXISTING HOT WATER COIL TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING HEATING COIL.
6. NEW LOCATION OF RELOCATED RETURN AIR GRILLE.
7. REPLACE EXISTING EXHAUST FAN WITH NEW EXHAUST FAN.
8. REMOVE EXISTING EXHAUST GRILLE AND CAP MAIN. PROVIDE NEW 8x8 TAP TO NEW EXHAUST GRILLE LOCATION.
9. CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
10. UNDER ALTERNATE BID #2, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY AIR DUCT TAP.
11. REPLACE EXISTING DUCT WITH NEW 10x10 DUCT AND CONNECT TO EXISTING DUCT. FIELD VERIFY EXISTING DUCT SIZE.
12. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
13. CONFIRM PRIOR TO BID THAT WASTE, HOT WATER AND COLD WATER FOR NEW SINK WILL BE ACCESSIBLE FOR CONNECTION TO NEW FIXTURE.
14. INSTALL NEW FLOOR DRAIN AT CENTER OF SHOWER PAN. CONNECT TO EXISTING WASTE BELOW FLOOR. COORDINATE FLOORING DEMOLITION WITH ARCHITECT AND GENERAL CONTRACTOR.
15. UNDER BASE BID, EXISTING DIFFUSER AND FLEX DUCT IN STORAGE ROOM SHALL REMAIN. RECONNECT TO NEW 8X8 DUCT. UNDER ALTERNATE #2, REMOVE THIS DIFFUSER AND PROVIDE NEW DUCT AND DIFFUSER AS SHOWN FOR MEDICAL EQUIPMENT ROOM ADDITION.

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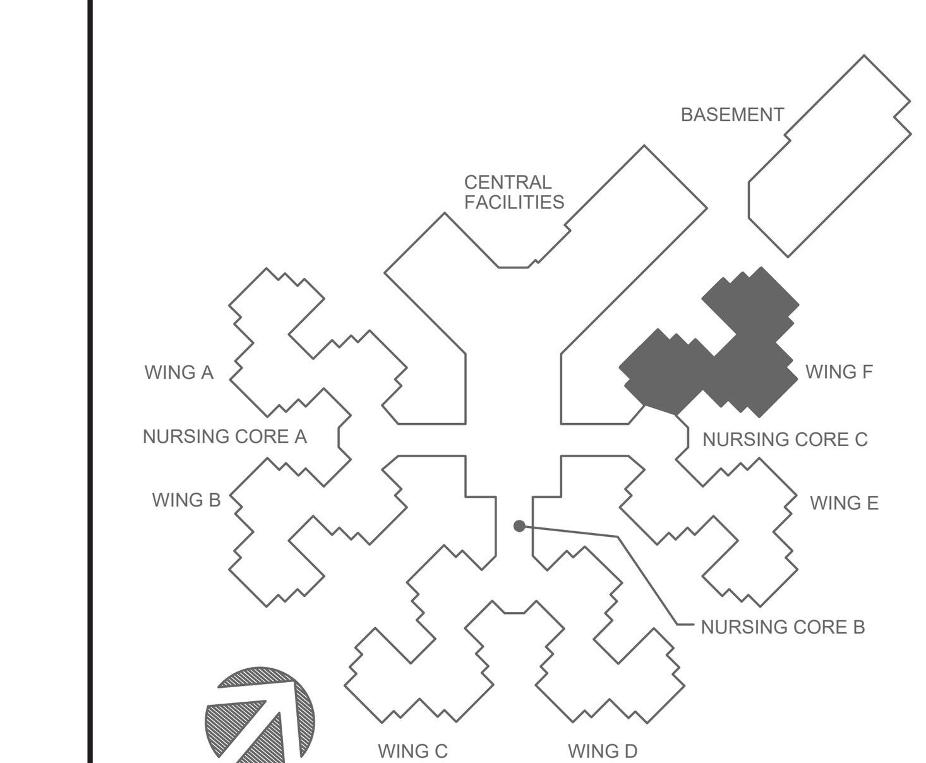

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins Digitally signed by Cameron K. Collins DN: C=US, E=cameron.collins@rtmassociates.com, O=RTM Associates, CN=Cameron K. Collins Date: 2025.02.07 11:11:16-06'00'

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ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners

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PROJECT # U1503-01
SITE # 6801
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REVISION: ____
DATE: ____
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DATE: ____
ISSUE DATE: 8-1-24

CAD DWG FILE: M-121.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-121

8-1-24

BASEMENT LEVEL HYDRONIC IMPROVEMENT PLAN

1 / M-122

SCALE: 1/8"=1'-0"

NORTH

C:\RTM\SAM\USAM#4-122 18 Sep 2019 - 9:22 am

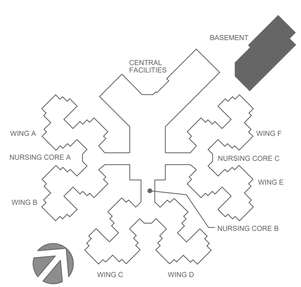
rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. EXISTING HOT WATER STORAGE TANK TO REMAIN.
2. EXISTING DOMESTIC WATER HEATER TO REMAIN.
3. EXISTING HOT WATER HEATER BOILER TO REMAIN.
4. EXISTING REHEAT COIL TO REMAIN. REMOVE AND REPLACE EXISTING HOT WATER PIPING AND VALVING PER DETAIL 5/M-501.
5. EXISTING UNIT HEATER TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR HEATER, PER DETAIL 5/M-501.
6. PROVIDE NEW CHECK VALVE TO COLD WATER THAT SERVES MOP SINK.
7. EXISTING MAU TO REMAIN.
8. EXISTING FCU TO REMAIN.
9. EXISTING COMBINATION AIR ELIMINATOR/DIRT SEPARATOR.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE, SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI — REGISTERED PROFESSIONAL ENGINEER — CAMERON K. COLLINS — NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC. architects & planners AIA
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Springfield, Missouri 65804
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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	**U1503-01**
SITE #	**6801**
ASSET #	**8136801002**
FEDERAL #	**29-044**

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-122.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

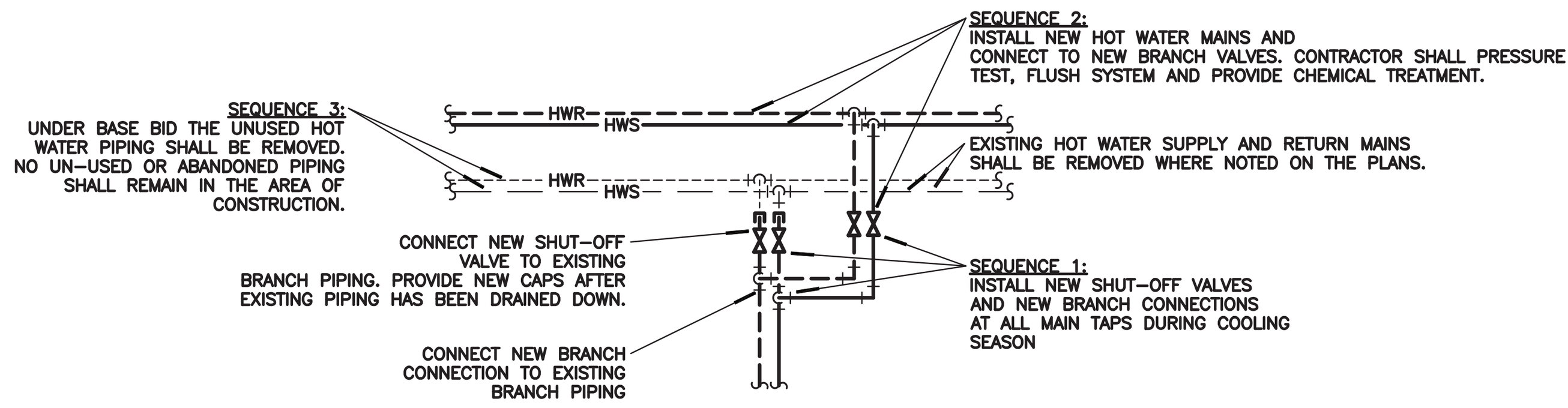
HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

M-122

73 OF 120 SHEETS

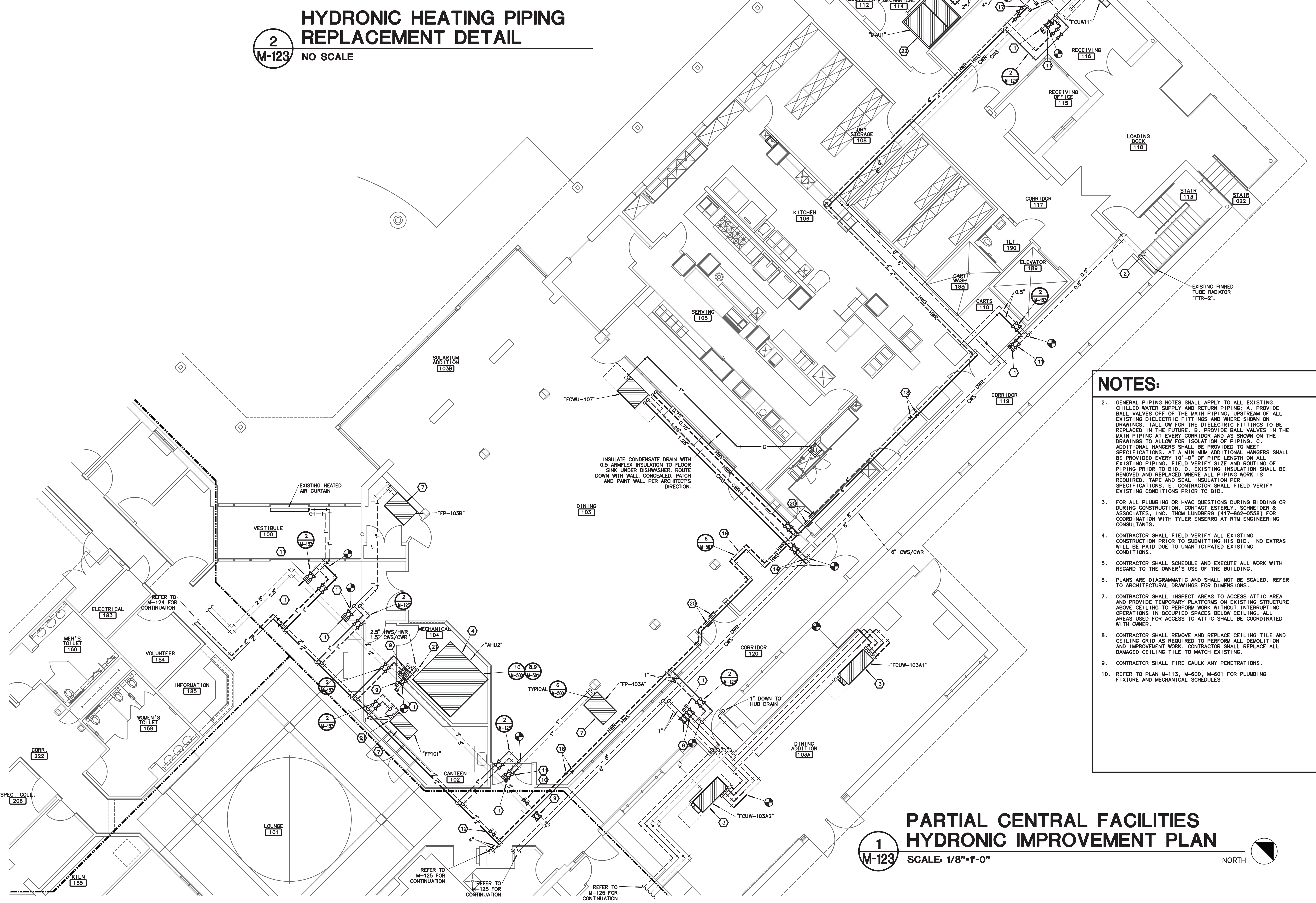
8-1-24



HYDRONIC HEATING PIPING REPLACEMENT DETAIL

2 M-123

NO SCALE



PARTIAL CENTRAL FACILITIES HYDRONIC IMPROVEMENT PLAN

1 M-123

SCALE: 1/8"=1'-0"

NORTH

NOTES:

2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL INSPECT AREAS TO ACCESS ATTIC AREA AND PROVIDE TEMPORARY PLATFORMS ON EXISTING STRUCTURE ABOVE CEILING TO PERFORM WORK WITHOUT INTERRUPTING OPERATIONS IN OCCUPIED SPACES BELOW CEILING. ALL AREAS USED FOR ACCESS TO ATTIC SHALL BE COORDINATED WITH OWNER.
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CAULK ANY PENETRATIONS.
10. REFER TO PLAN M-113, M-600, M-601 FOR PLUMBING FIXTURE AND MECHANICAL SCHEDULES.

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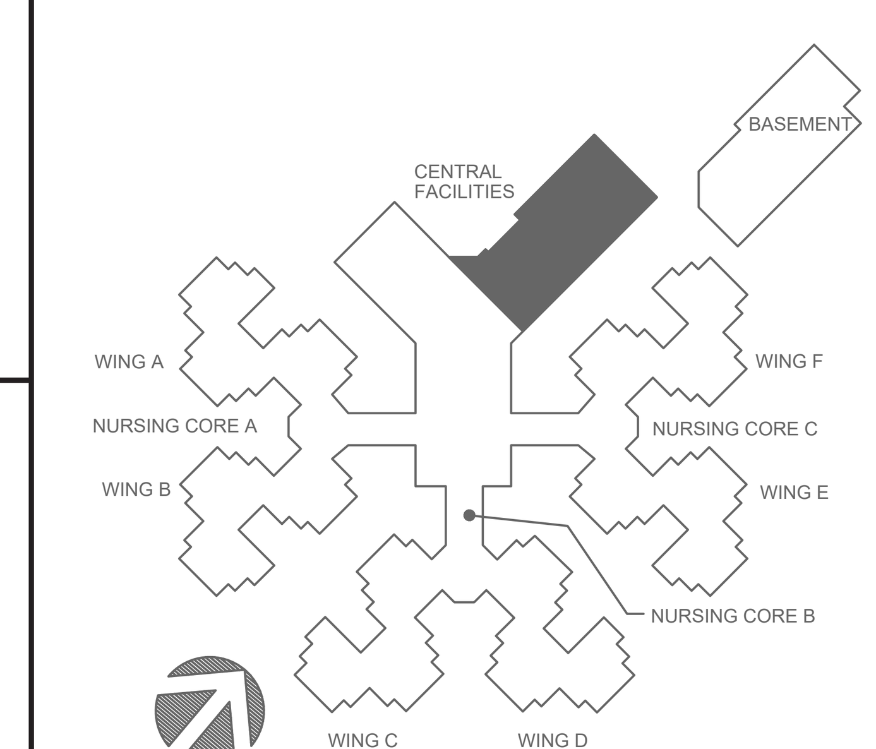
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. CAP HWS AND HWR PIPING.
2. EXISTING FIN TUBE RADIATION HEATER TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR HEATER.
3. PROVIDE NEW 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
4. PROVIDE NEW AIR HANDLING UNIT AND PIPING PACKAGE FOR BASE BID. RECONNECT TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF AIR HANDLING UNIT. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW AIR HANDLING UNIT.
5. EXISTING PIPING TO REMAIN.
6. PROVIDE NEW VERTICAL CABINET 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
7. PROVIDE NEW VAV FAN TERMINAL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS AND HWR PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF VAV FAN TERMINAL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW VAV FAN TERMINAL UNIT.
8. PROVIDE NEW VERTICAL CABINET 2-PIPE HOT WATER CABINET UNIT HEATER AND PIPING PACKAGE. RECONNECT TO EXISTING HWS AND HWR PIPING. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF CABINET UNIT HEATER. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE CABINET UNIT HEATER.
9. REMOVE AND REPLACE ALL EXISTING SHUT-OFF VALVE WITH NEW BALL VALVE TYPE SHUT-OFF VALVES.
10. REMOVE AND REPLACE BOTH EXISTING BALANCE VALVES WITH CIRCUIT SETTER TYPE BALANCE VALVES. MEASURE FLOWRATE PRIOR TO DEMOLITION WORK AND REBALANCE VALVE BACK TO THE ORIGINAL VALUE.
11. PROVIDE BALL TYPE SHUT-OFF VALVES IN EXISTING BRANCH PIPING.
12. PROVIDE NEW BALANCE VALVE WITH CIRCUIT SETTER TYPE BALANCE VALVE. MEASURE ORIGINAL FLOWRATE PRIOR TO DEMOLITION WORK AND BALANCE NEW VALVE TO THE ORIGINAL VALUE.
13. CONNECT TO EXISTING HOT WATER SUPPLY AND RETURN PIPING.
14. CONNECT TO EXISTING CHILLED WATER SUPPLY AND RETURN PIPING.
15. CONNECT NEW 1" NATURAL GAS TO EXISTING NATURAL GAS PIPING.
16. INSTALL GAS PIPING AND HOT WATER SUPPLY AND RETURN PIPING AS HIGH AS POSSIBLE. MAINTAIN ACCESS TO ALL EQUIPMENT.
17. CONNECT NEW HOT WATER HEATING SUPPLY AND RETURN PIPING TO EXISTING PIPING. FIELD VERIFY EXISTING PIPING SIZES. PROVIDE BALL TYPE SHUT-OFF VALVES.
18. PROVIDE PIPE ANCHORS SUPPORTED FROM BUILDING STRUCTURE. SIZE AND INSTALL PER FLEXIBLE PIPING EXPANSION JOINT MANUFACTURER'S RECOMMENDATIONS.
19. PROVIDE NESTED FLEXIBLE PIPE EXPANSION JOINTS.
20. PROVIDE PIPE EXPANSION GUIDES FURNISHED AND INSTALLED PER FLEXIBLE PIPING EXPANSION JOINT MANUFACTURER'S RECOMMENDATIONS.
21. REPLACE ALL PIPING FROM SHUT-OFF VALVES TO UNIT. FIELD VERIFY PIPE SIZES TO EACH UNIT. PROVIDE 2.5" CHILLED WATER AND 1.5" HOT WATER DOWN TO COILS WITH NEW COIL, BYPASS PUMPS CWCP-2 AND HWCP-2 FOR FREEZE PROTECTION.
22. PROVIDE NEW MAKE-UP AIR UNIT. RECONNECT TO EXISTING GAS PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO EXISTING PIPING CONNECTION PRIOR TO SUBMITTAL OF MAKE-UP AIR UNIT. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW MAKE-UP AIR UNIT.
23. REPLACE ALL PIPING FROM SHUT-OFF VALVES TO UNIT. FIELD VERIFY PIPE SIZES TO EACH UNIT. PROVIDE 2" CHILLED WATER AND 1.5" HOT WATER DOWN TO COILS WITH NEW COIL, BYPASS PUMPS CWCP-3 AND HWCP-3 FOR FREEZE PROTECTION.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins

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ESTERLY SCHNEIDER & ASSOCIATES, INC.
AIA architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
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DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-123.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

SHEET TITLE:

HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

M-123

74 OF 116 SHEETS

8-1-24

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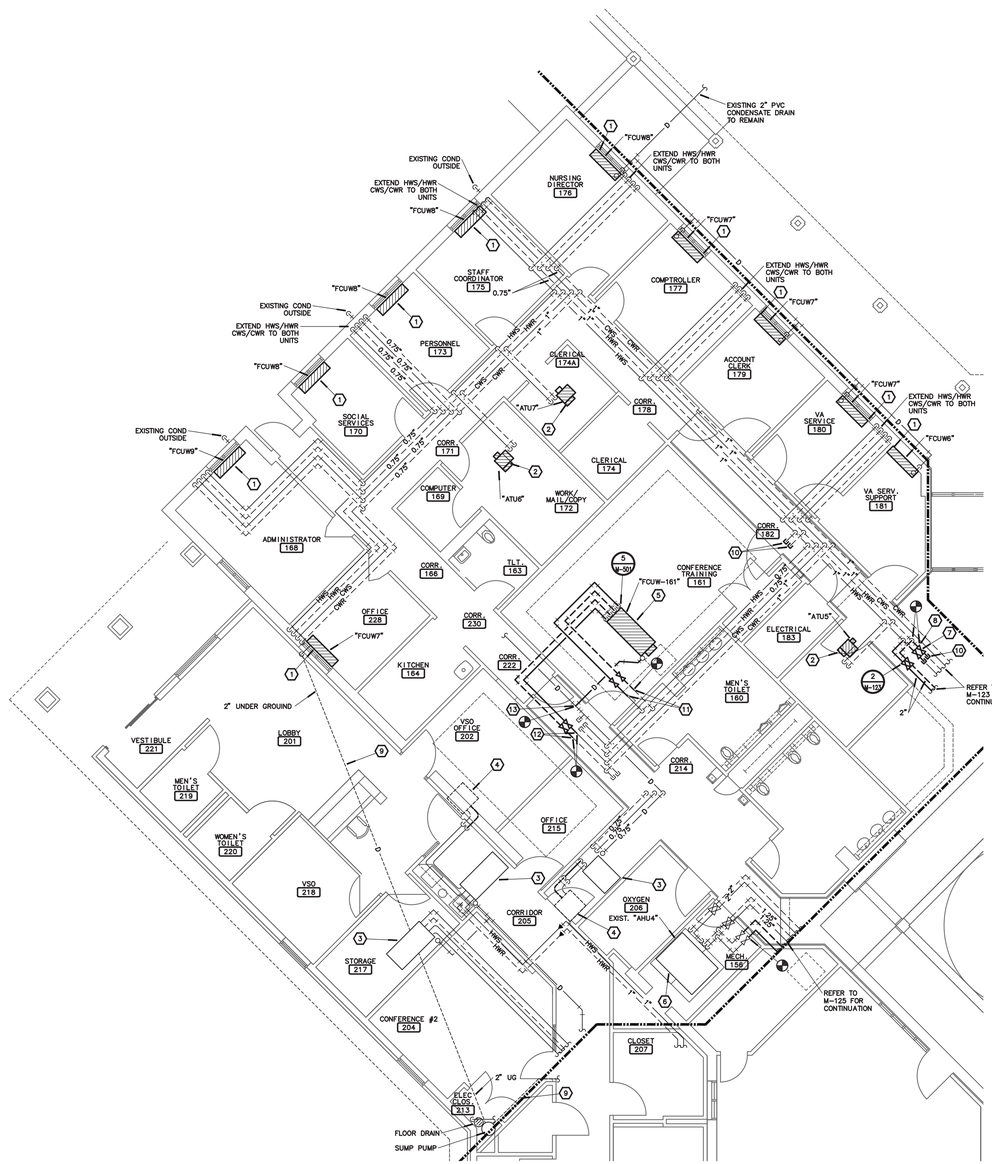

PARTIAL CENTRAL FACILITIES HYDRONIC IMPROVEMENT PLAN

1 / M-124

SCALE: 1/8"=1'-0"

NORTH

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rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. PROVIDE NEW 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT NEW 0.75" PIPING TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT. RECONNECT TO EXISTING OUTSIDE AIR LOUVER AS REQUIRED.
2. PROVIDE NEW BYPASS AIR TERMINAL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS, HWR, AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF BYPASS AIR TERMINAL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW BYPASS AIR TERMINAL UNIT.
3. EXISTING FAN COIL UNIT TO REMAIN. NO HYDRONIC WORK REQUIRED.
4. EXISTING CONDENSING UNIT ON ROOF TO REMAIN.
5. PROVIDE NEW 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT. CONNECT NEW HWS AND HWR TO UNIT.
6. EXISTING AIR HANDLER TO REMAIN.
7. PROVIDE BALL TYPE SHUT-OFF VALVES IN EXISTING BRANCH PIPING.
8. CONNECT NEW HOT WATER HEATING SUPPLY AND RETURN PIPING TO EXISTING PIPING. FIELD VERIFY EXISTING PIPING SIZES. PROVIDE BALL TYPE SHUT-OFF VALVES.
9. EXISTING CONDENSATE DRAIN BELOW FINISHED FLOOR TO REMAIN.
10. CAP EXISTING HOT WATER SUPPLY AND RETURN PIPING.
11. CONNECT NEW HOT WATER SUPPLY AND HOT WATER RETURN PIPING TO EXISTING HOT WATER SUPPLY AND HOT WATER RETURN PIPING. FIELD VERIFY THAT EXISTING PIPE IS LARGE ENOUGH FOR CONNECTION TO NEW PIPING.
12. CONNECT NEW CHILLED WATER SUPPLY AND CHILLED WATER RETURN PIPING TO EXISTING CHILLED WATER SUPPLY AND CHILLED WATER RETURN PIPING. FIELD VERIFY THAT EXISTING PIPE IS LARGE ENOUGH FOR CONNECTION TO NEW PIPING.
13. CONNECT NEW 0.75" CONDENSATE DRAIN TO EXISTING 1" CONDENSATE DRAIN. FIELD VERIFY SIZE AND LOCATION OF EXISTING DRAIN.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDS PRIOR TO BID.
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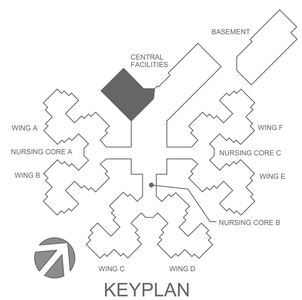
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CAULK ANY PENETRATIONS.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

Cameron K. Collins

PROFESSIONAL SEAL

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e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
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ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-124.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

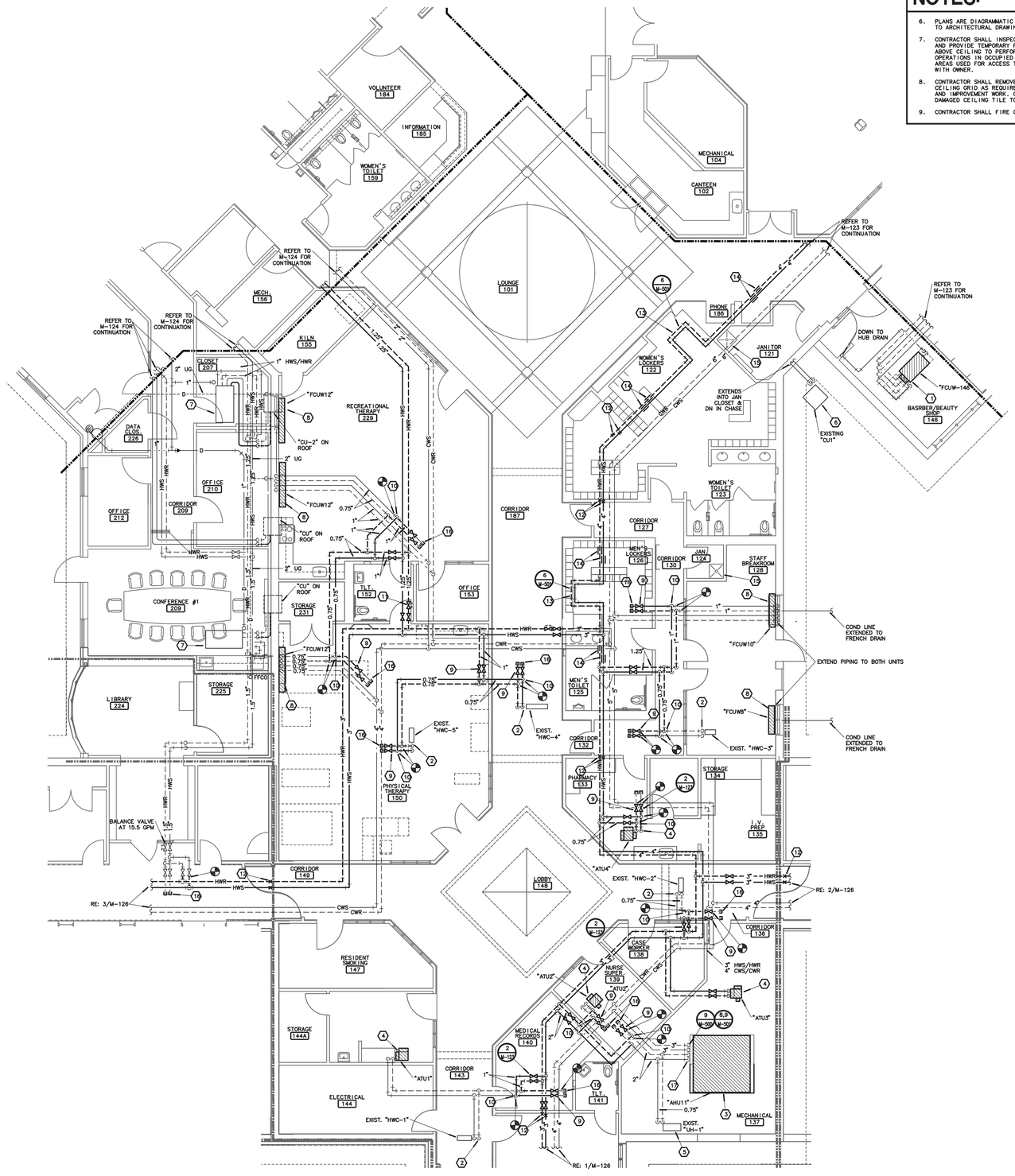
HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

M-124

75 OF 120 SHEETS

8-1-24



PARTIAL CENTRAL FACILITIES HYDRONIC IMPROVEMENT PLAN

1 / M-125 SCALE: 1/8"=1'-0"

NORTH

NOTES:

6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL INSPECT AREAS TO ACCESS ATTIC AREA AND PROVIDE TEMPORARY PLATFORMS ON EXISTING STRUCTURE ABOVE CEILING TO PERFORM WORK WITHOUT INTERRUPTING OPERATIONS IN OCCUPIED SPACES BELOW CEILING. ALL AREAS USED FOR ACCESS TO ATTIC SHALL BE COORDINATED WITH OWNER.
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CAULK ANY PENETRATIONS.

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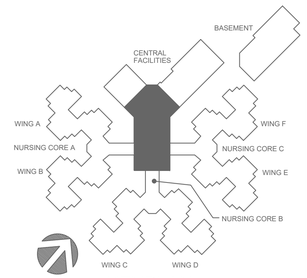
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT NEW 0.75" PIPING TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
2. EXISTING REHEAT COIL TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR REHEAT COIL. RECONNECT TO EXISTING HWS AND HWR PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL PIPING PACKAGES; PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE PIPING PACKAGE.
3. PROVIDE NEW AIR HANDLING UNIT AND PIPING PACKAGE FOR BASE BID. RECONNECT TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF AIR HANDLING UNIT. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMODATE NEW AIR HANDLING UNIT.
4. PROVIDE NEW BYPASS AIR TERMINAL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS, HWR, AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF BYPASS AIR TERMINAL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW BYPASS AIR TERMINAL UNIT.
5. EXISTING UNIT HEATER TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR HEATER.
6. EXISTING CONDENSING UNIT AND PIPING TO REMAIN.
7. EXISTING FAN COIL UNIT TO REMAIN. NO HYDRONIC WORK REQUIRED.
8. PROVIDE NEW VERTICAL CABINET 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT NEW 0.75" PIPING TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
9. PROVIDE BALL TYPE SHUT-OFF VALVES IN EXISTING BRANCH PIPING.
10. CONNECT TO EXISTING HOT WATER SUPPLY AND RETURN PIPING.
11. PROVIDE NEW BALANCE VALVE WITH CIRCUIT SETTER TYPE BALANCE VALVE. MEASURE ORIGINAL FLOWRATE PRIOR TO DEMOLITION WORK AND BALANCE NEW VALVE TO THE ORIGINAL VALUE.
12. PROVIDE PIPE ANCHORS SUPPORTED FROM BUILDING STRUCTURE. SIZE AND INSTALL PER FLEXIBLE PIPING EXPANSION JOINT MANUFACTURER'S RECOMMENDATIONS.
13. PROVIDE NESTED FLEXIBLE PIPE EXPANSION JOINTS.
14. PROVIDE PIPE EXPANSION GUIDES FURNISHED AND INSTALLED PER FLEXIBLE PIPING EXPANSION JOINT MANUFACTURER'S RECOMMENDATIONS.
15. PROVIDE NEW CHECK VALVE TO COLD WATER PIPING TO EXISTING MOP SINK.
16. CAP EXISTING HOT WATER SUPPLY & RETURN.
17. PROVIDE 3" CHILLED WATER AND 2" HOT WATER DOWN TO COILS WITH NEW COIL, BYPASS PUMPS CWCP-11 AND HWCP-11 FOR FREEZE PROTECTION.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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1736 East Sunshine, Suite 417
Springfield, Missouri 65804
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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-125.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

M-125

76 OF 120 SHEETS

8-1-24

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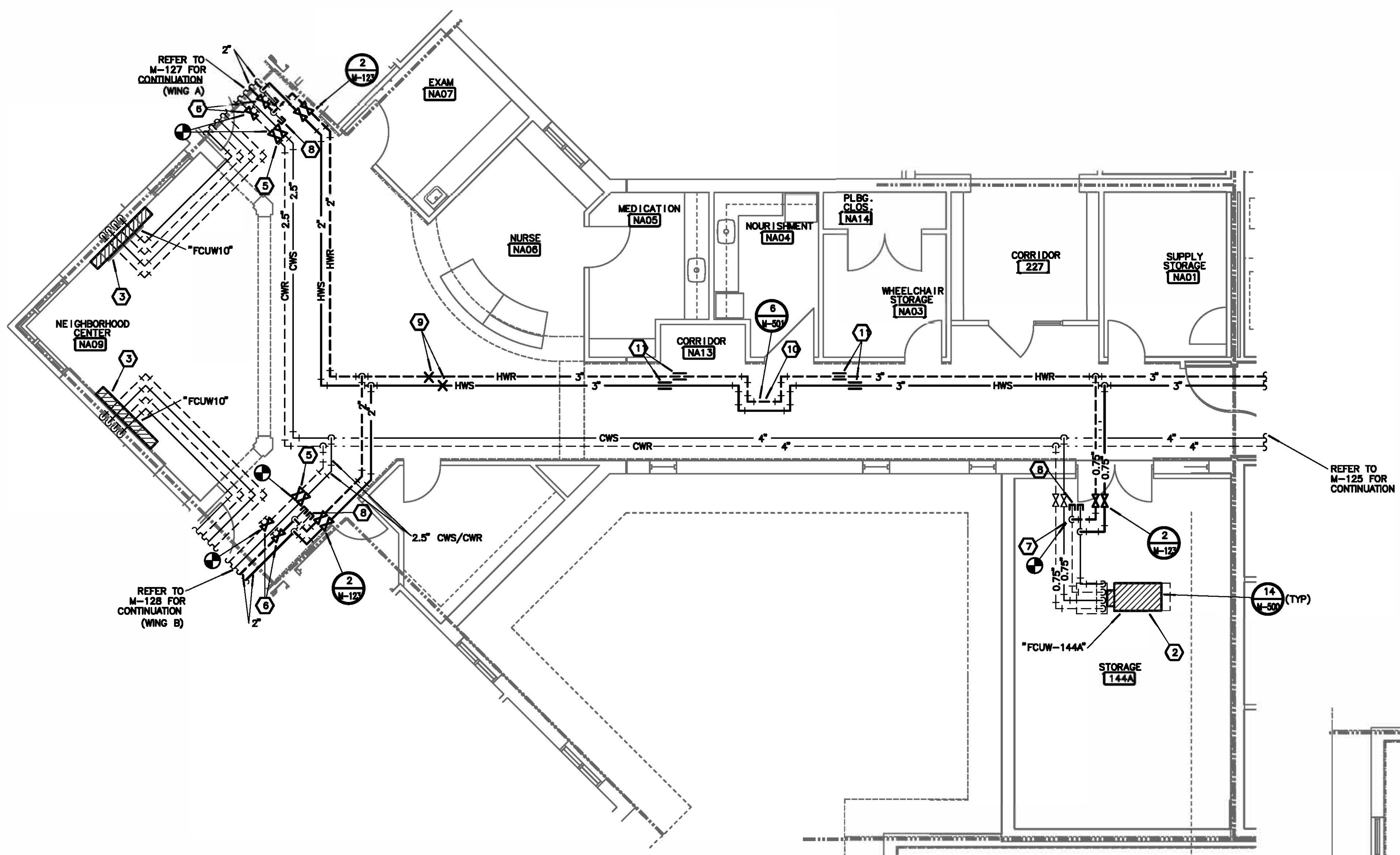
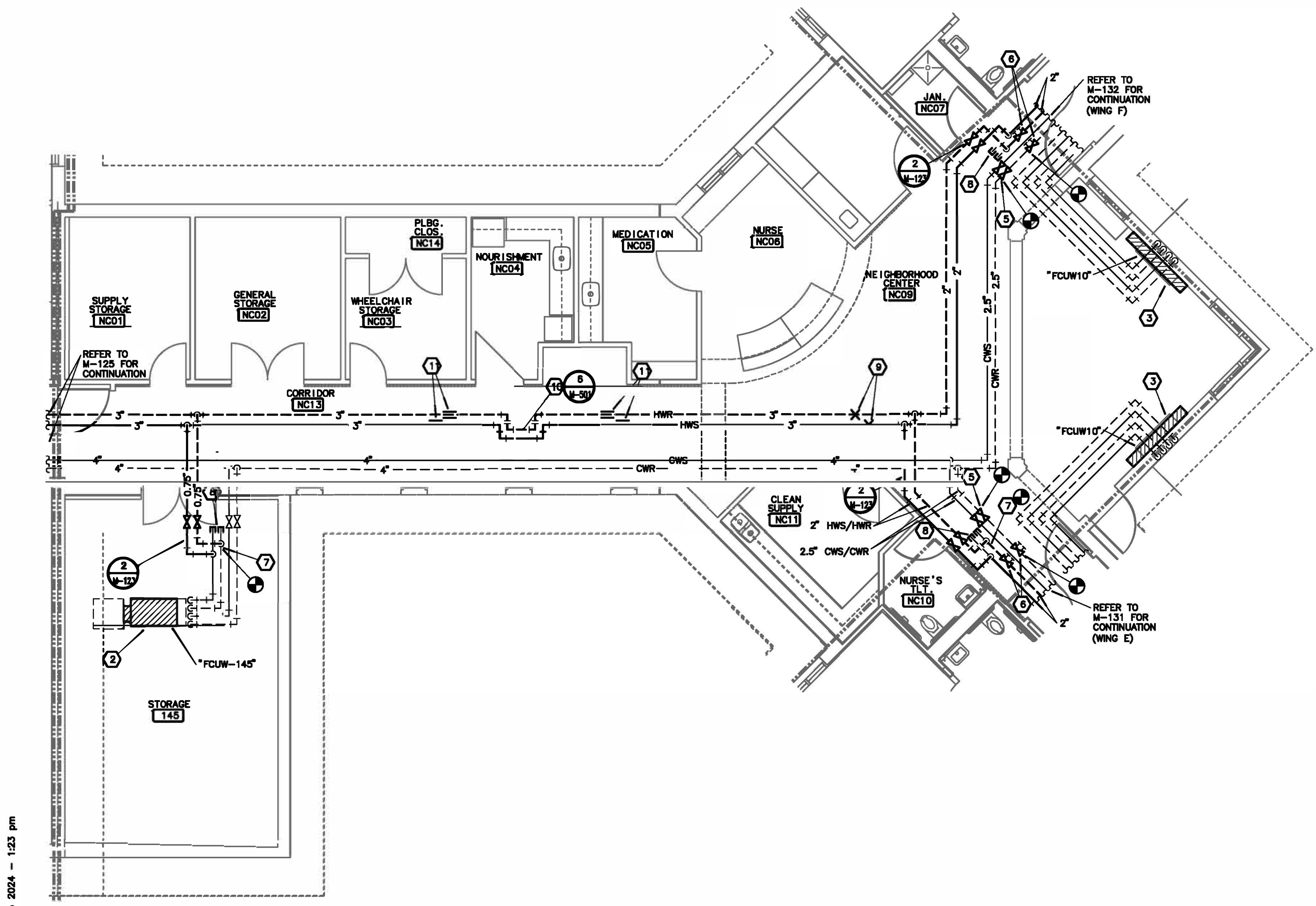


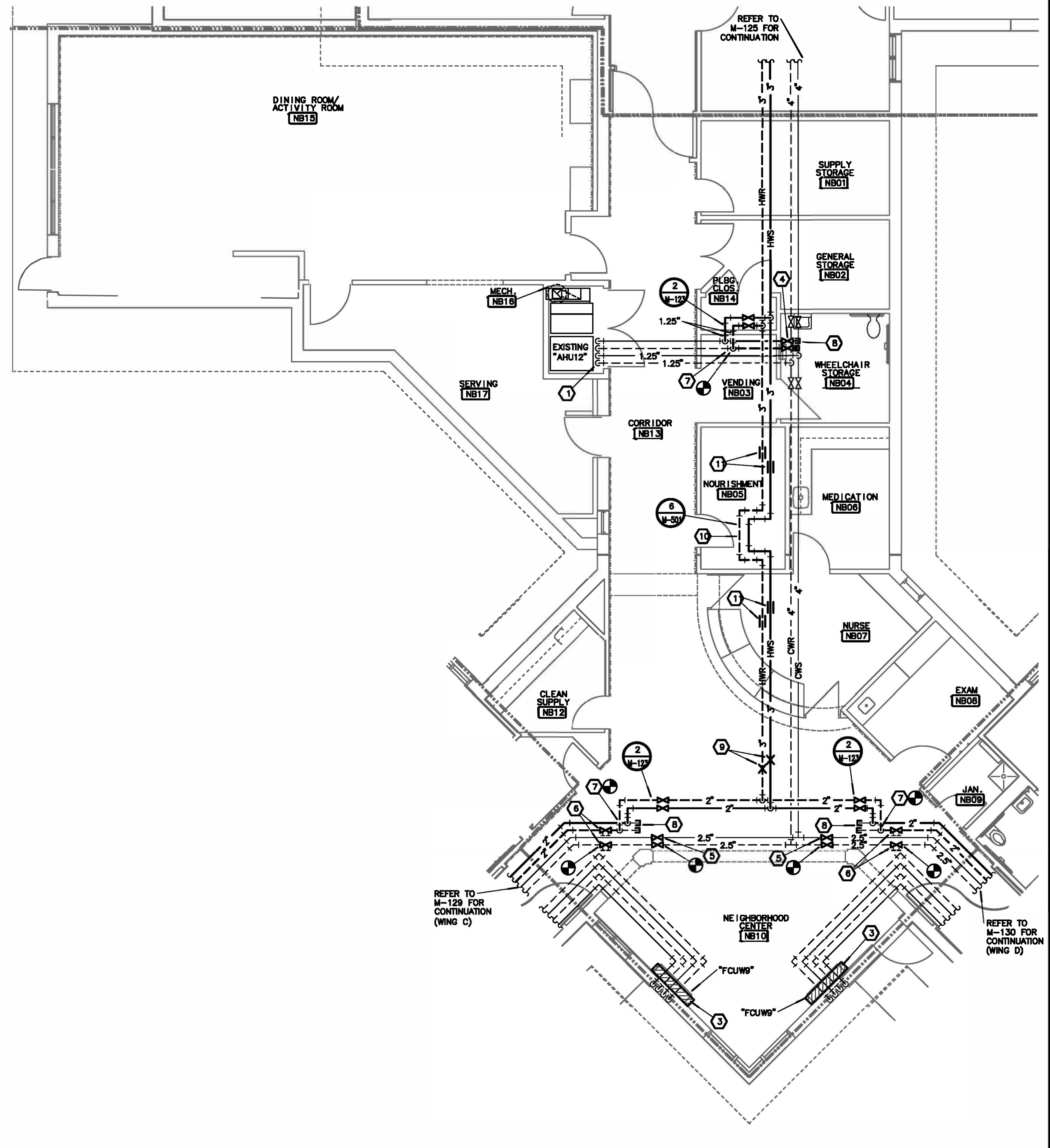
NURSING CORE A HYDRONIC IMPROVEMENT PLAN

3 / M-126 — SCALE: 1/8"=1'-0" — NORTH



NURSING CORE C HYDRONIC IMPROVEMENT PLAN

2 / M-126 — SCALE: 1/8"=1'-0" — NORTH



NURSING CORE B HYDRONIC IMPROVEMENT PLAN

1 / M-126 — SCALE: 1/8"=1'-0" — NORTH

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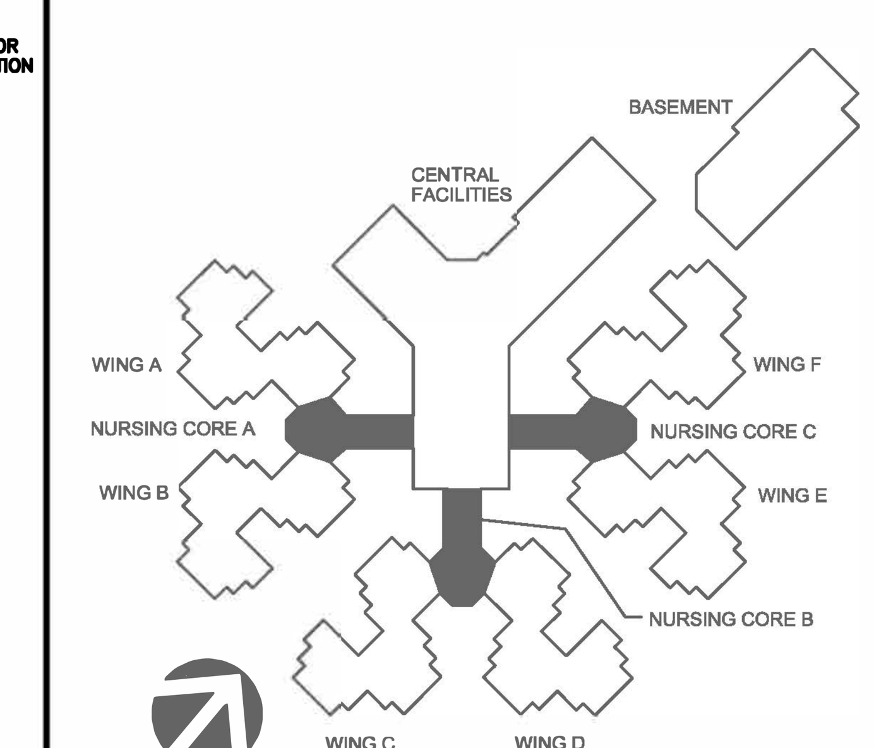
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. EXISTING AIR HANDLING UNIT #12 TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR UNIT. RECONNECT TO EXISTING HWS, HWR, CWS AND CWR PIPING. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW AIR HANDLING UNIT. REBALANCE HOT WATER FLOWRATE TO 15.0 GPM AND CHILLED WATER TO 16.5 GPM.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
3. PROVIDE NEW VERTICAL CABINET 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AVAILABLE WALL AND FLOOR SPACE, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
4. PROVIDE BALL TYPE SHUT-OFF VALVES IN EXISTING BRANCH PIPING.
5. REMOVE AND REPLACE ALL EXISTING SHUT-OFF VALVES WITH NEW BALL VALVE TYPE SHUT-OFF VALVES.
6. REMOVE AND REPLACE BOTH EXISTING BALANCE VALVES WITH CIRCUIT SETTER TYPE BALANCE VALVES. MEASURE FLOWRATE PRIOR TO DEMOLITION WORK AND REBALANCE VALVE BACK TO THE ORIGINAL VALUE.
7. CONNECT TO EXISTING HOT WATER SUPPLY AND RETURN PIPING.
8. CAP EXISTING HOT WATER SUPPLY AND RETURN PIPING.
9. PROVIDE PIPE ANCHORS SUPPORTED FROM BUILDING STRUCTURE. SIZE AND INSTALL PER FLEXIBLE PIPING EXPANSION JOINT MANUFACTURER'S RECOMMENDATIONS.
10. PROVIDE NESTED FLEXIBLE PIPE EXPANSION JOINTS.
11. PROVIDE PIPE EXPANSION GUIDES FURNISHED AND INSTALLED PER FLEXIBLE PIPING EXPANSION JOINT MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL INSPECT AREAS TO ACCESS ATTIC AREA AND PROVIDE TEMPORARY PLATFORMS ON EXISTING STRUCTURE ABOVE CEILING TO PERFORM WORK WITHOUT INTERRUPTING OPERATIONS IN OCCUPIED SPACES BELOW CEILING. ALL AREAS USED FOR ACCESS TO ATTIC SHALL BE COORDINATED WITH OWNER.
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CAULK ANY PENETRATIONS.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

CAMERON K. COLLINS NUMBER E-24493 — PROFESSIONAL ENGINEER

Cameron Collins

PROFESSIONAL SEAL

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Fax: 417.862.3265
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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-126.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

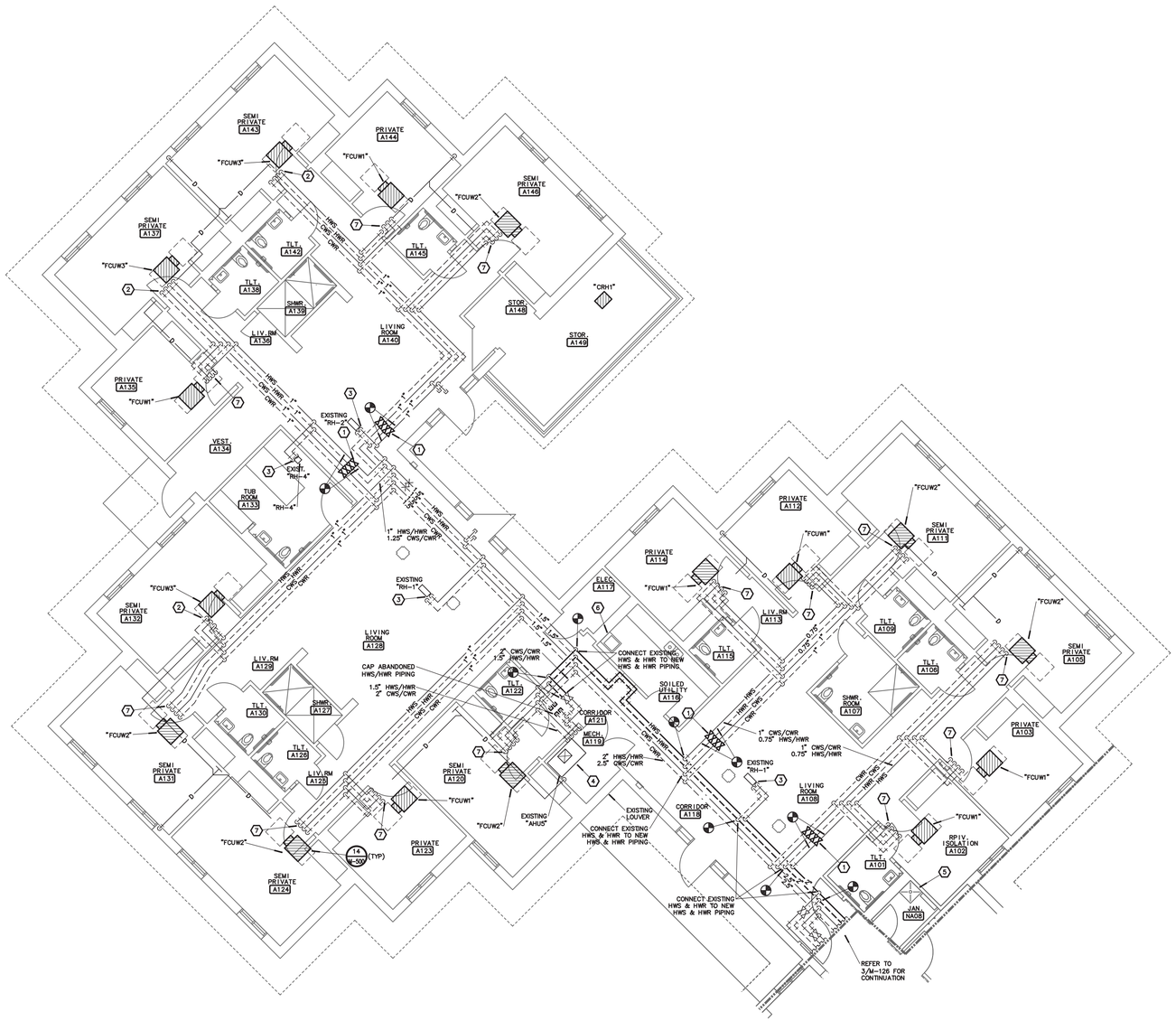
SHEET TITLE:

HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

M-126

ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.



1 M-127 BASE BID WING "A" - HYDRONIC IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

NOTES:

1. INSTALL NEW ISOLATION BALL VALVES IN EXISTING LINES.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT NEW 0.75" PIPING TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT. EXTEND HOT AND CHILLED WATER AND CONDENSATE DRAIN AS REQUIRED FOR NEW FAN COIL UNIT LOCATION.
3. EXISTING REHEAT COIL TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR REHEAT COIL. RECONNECT TO EXISTING HWS AND HWR PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF PIPING PACKAGES. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPE TO ACCOMMODATE PIPING PACKAGE. REFER TO PIPING DETAIL.
4. EXISTING AIR HANDLING UNIT SHALL REMAIN. PROVIDE NEW PIPING, VALVES AND PUMPS.
5. PROVIDE NEW CHECK VALVE TO COLD WATER PIPING TO EXISTING MOP SINK.
6. PROVIDE NEW CHECK VALVE TO COLD WATER PIPING TO EXISTING SERVICE SINK.
7. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT NEW 0.75" CW AND 0.5" HW PIPING TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT. EXTEND HOT AND CHILLED WATER AND CONDENSATE DRAIN AS REQUIRED FOR NEW FAN COIL UNIT LOCATION.

GENERAL NOTES.

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE, SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
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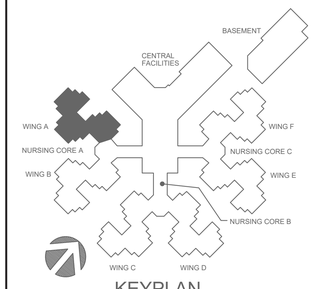

KEYPLAN

engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
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State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER CAMERON K. COLLINS NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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e-mail: architect@esterlyschneider.com

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
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620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT #	**U1503-01**
SITE #	**6801**
ASSET #	**8136801002**
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CAD DWG FILE: **M-127.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
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SHEET TITLE:

HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

M-127

78 OF 120 SHEETS

8-1-24

H:\ESA\SAVE\25\SAVE-127 11 Sep 2024 - 6:56 am

1 M-128 WING "B" - HYDRONIC IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

C:\RTM\SHVU\SHM-128 19 Sep 2019 - 8:34 am

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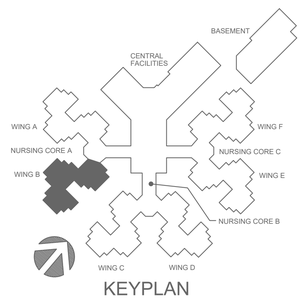

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COMM. #4860

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SHEET TITLE:

HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:

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79 OF 120 SHEETS

8-1-24

1 M-129 WING "C" - HYDRONIC IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

C:\RTM\SAVE\2\SAVE-129 19 Sep 2019 - 8:39 am

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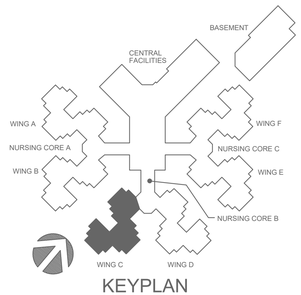

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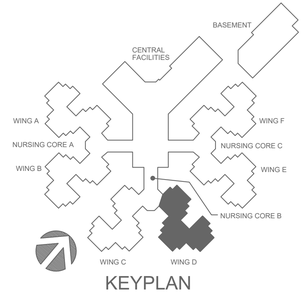

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SHEET NUMBER:

M-130

81 OF 120 SHEETS

8-1-24

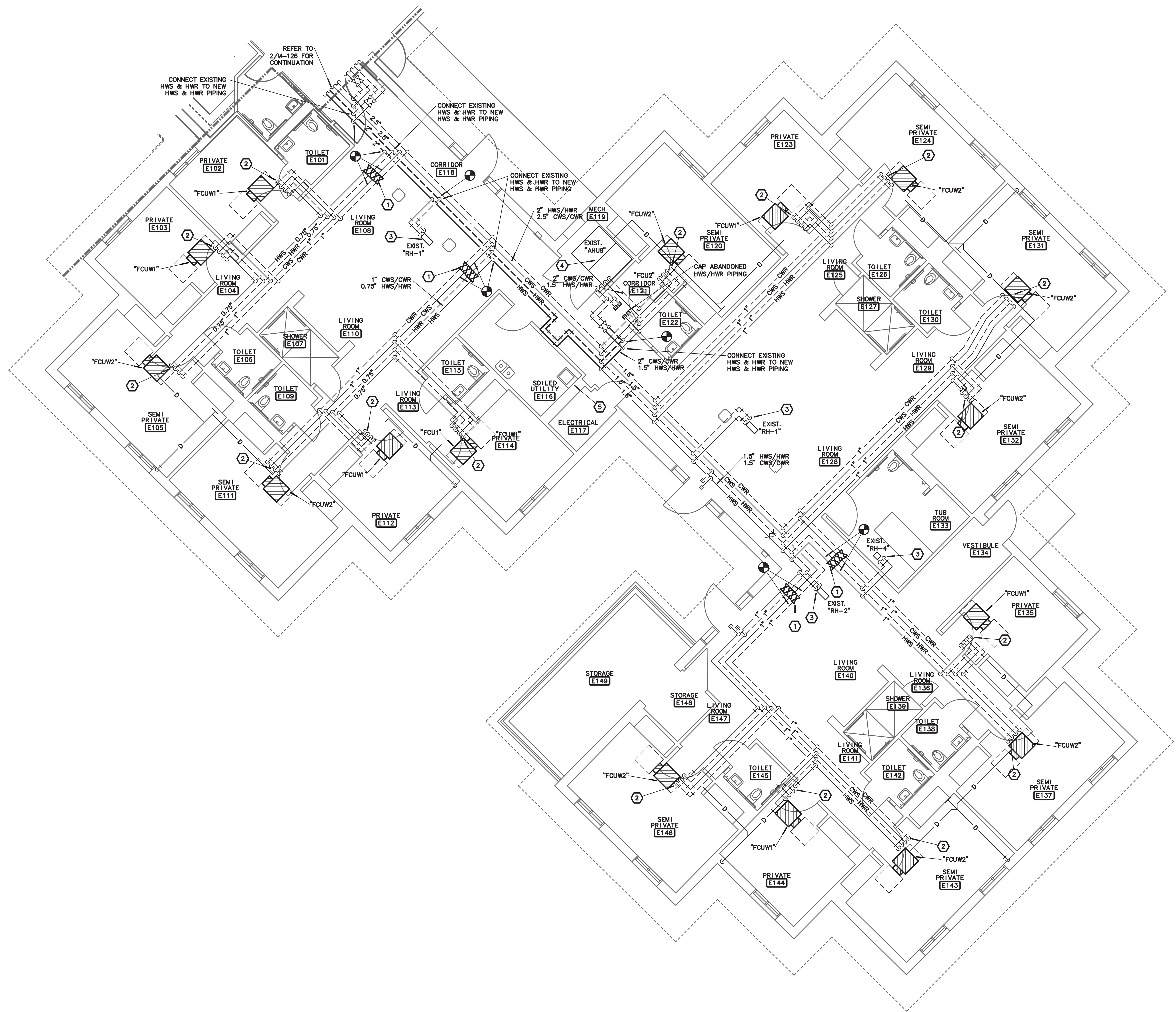
rtm
engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

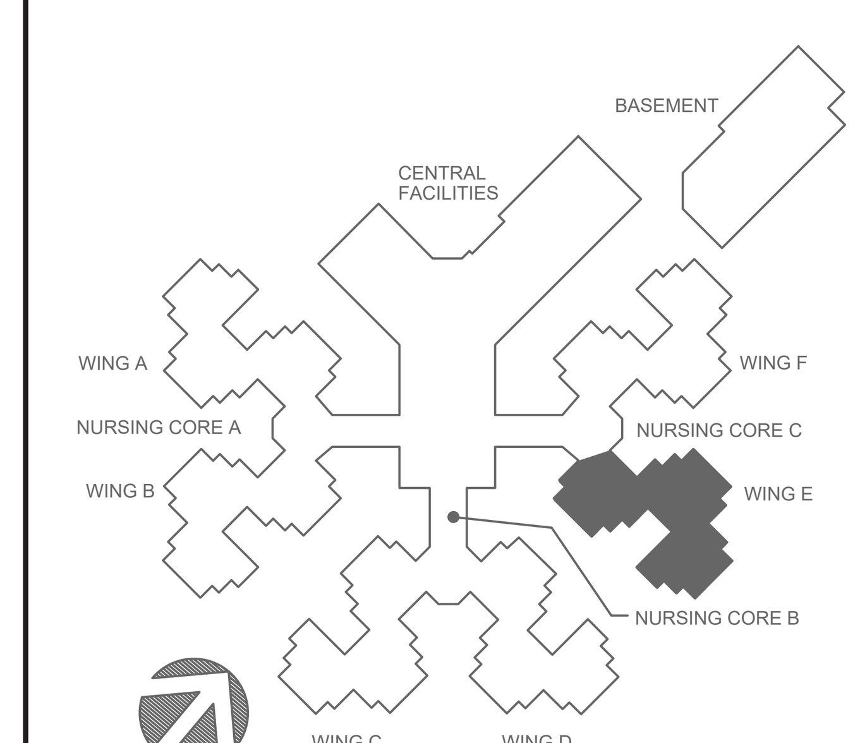
1. INSTALL NEW ISOLATION BALL VALVES IN EXISTING LINES.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT NEW 0.75" CW & 0.5" HW PIPING TO EXISTING HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT. EXTEND HOT AND CHILLED WATER AND CONDENSATE DRAIN AS REQUIRED FOR NEW FAN COIL UNIT LOCATION.
3. EXISTING REHEAT COIL TO REMAIN. REPLACE EXISTING PIPING PACKAGE FOR REHEAT COIL. RECONNECT TO EXISTING HWS AND HWR PIPING. FIELD VERIFY EXISTING CONDITIONS AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO SUBMITTAL OF PIPING PACKAGES. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE PIPING PACKAGE.
4. EXISTING AIR HANDLING UNIT AND PIPING PACKAGE SHALL REMAIN.
5. PROVIDE NEW CHECK VALVE TO COLD WATER PIPING TO EXISTING SERVICE SINK.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE, SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL INSPECT AREAS TO ACCESS ATTIC AREA AND PROVIDE TEMPORARY PLATFORMS ON EXISTING STRUCTURE ABOVE CEILING TO PERFORM WORK WITHOUT INTERRUPTING OPERATIONS IN OCCUPIED SPACES BELOW CEILING. ALL AREAS USED FOR ACCESS TO ATTIC SHALL BE COORDINATED WITH OWNER.
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CAULK ALL PENETRATIONS.



1 M-131 **WING "E" - HYDRONIC IMPROVEMENT PLAN**
SCALE: 1/8"=1'-0"
NORTH



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

CAMERON K. COLLINS
NUMBER E-24493
PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC.
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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

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ISSUE DATE: 8-1-24

CAD DWG FILE: M-131.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

SHEET TITLE:
HVAC PIPING & PLUMBING PLAN

SHEET NUMBER:
M-131

8-1-24

C:\RTM\SAM\O\SJVH\M-131 19 Sep 2019 - 8:51 am

1 M-132 **MAIN LEVEL - WING "F" - HYDRONIC PLAN**

SCALE: 1/8"-1'-0"

NORTH

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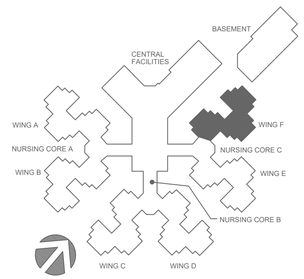

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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COMM. #4860

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CAD DWG FILE: **M-132.DWG**
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CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC PIPING & PLUMBING PLAN

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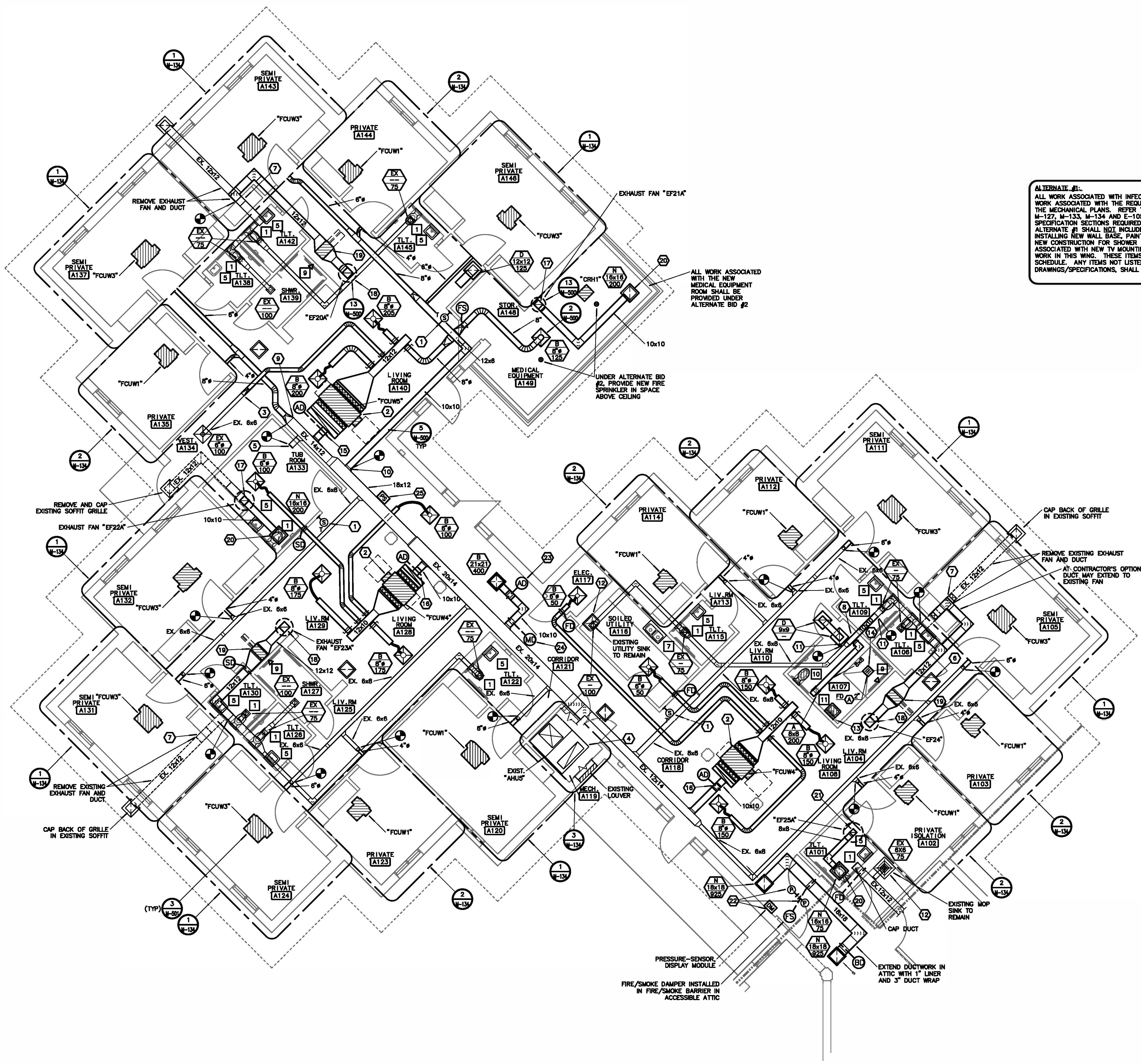

ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

INFECTIOUS CONTROL ALTERNATE #1
WING "A" - MECHANICAL IMPROVEMENT PLAN

1 M-133 SCALE: 1/8"=1'-0" NORTH

NOTES:

1. PROVIDE NEW TEMPERATURE SENSOR AND CONTROL WIRING TO UNIT. REUTILIZE ANY EXISTING CONDUIT. PATCH, REPAIR AND PAINT WALL PER ARCHITECT'S DIRECTION.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT. FIELD VERIFY EXISTING CONDITIONS, PIPING LOCATION, AVAILABLE SPACE AND CLEARANCE FOR MAINTENANCE AND EXISTING SHEET METAL SIZES AND LOCATIONS PRIOR TO SUBMITTING EQUIPMENT. CONNECT EXISTING SUPPLY AND RETURN DUCT TO NEW UNIT CONNECTIONS WITH FLEXIBLE CONNECTORS. PROVIDE ANY ADDITIONAL TRANSITION AS NECESSARY. CUT AND PATCH HARD CEILING WHERE REQUIRED TO REMOVE UNIT AND PROVIDE ACCESS PANEL FOR NEW UNIT.
3. CONNECT TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCTWORK FOR CONNECTION.
4. EXISTING AIR HANDLING UNIT TO HAVE NEW VALVING, PUMPS AND CONTROLS. TAB CONTRACTOR SHALL BALANCE AIR HANDLING UNIT AND ALL DIFFUSERS AND FAN COIL INTAKES TO THE VALUES INDICATED. DUCTS SERVING FAN COIL UNITS IN THE RESIDENT ROOMS SHALL BE BALANCED TO 75 CFM FOR SEMI-PRIVATE ROOMS AND 50 CFM FOR PRIVATE ROOMS.
5. EXISTING HOT WATER COIL TO REMAIN. CONTRACTOR SHALL CLEAN EXISTING HEATING COIL.
6. NEW LOCATION OF RELOCATED RETURN AIR GRILLE.
7. REMOVE EXISTING EXHAUST FAN AND ASSOCIATED DUCT.
8. REMOVE EXISTING EXHAUST GRILLE AND CAP MAIN. PROVIDE NEW 8x8 TAP TO NEW EXHAUST GRILLE LOCATION.
9. CONNECT TRANSITION TO EXISTING DUCTWORK. FIELD VERIFY EXISTING DUCT SIZE.
10. UNDER ALTERNATE BID #2, ENLARGE EXISTING OPENING IN EXISTING SUPPLY AIR DUCT AND INSTALL NEW 10X10 SUPPLY. AIR DUCT TAP.
11. REPLACE EXISTING DUCT WITH NEW 10X10 DUCT AND CONNECT TO EXISTING DUCT. FIELD VERIFY EXISTING DUCT SIZE.
12. ADD CHECK VALVE TO COLD WATER SUPPLY TO MOP SINK OR UTILITY SINK.
13. CONFIRM PRIOR TO BID THAT WASTE, HOT WATER AND COLD WATER FOR NEW SINK WILL BE ACCESSIBLE FOR CONNECTION TO NEW FIXTURE.
14. INSTALL NEW FLOOR DRAIN AT CENTER OF SHOWER PAN. CONNECT TO EXISTING WASTE BELOW FLOOR. COORDINATE FLOORING DEMOLITION WITH ARCHITECT AND GENERAL CONTRACTOR.
15. ALDES CAR3-L10-SS-10X10 CONSTANT FLOW DAMPER SUPPLYING 475 CFM OA TO NEW FAN COIL UNIT.
16. ALDES CAR3-L10-SS-10X10 CONSTANT FLOW DAMPER SUPPLYING 500 CFM OA TO NEW FAN COIL UNIT.
17. 10x10 EXHAUST DUCT UP FROM WITHIN EXISTING ATTIC TO NEW EXHAUST FAN ON ROOF.
18. 12x12 EXHAUST DUCT UP FROM WITHIN EXISTING ATTIC TO NEW EXHAUST FAN ON ROOF.
19. 24x12 FILTER RACK WITH MERV-8 PRE-FILTER AND HEPA FINAL FILTER.
20. PROVIDE A 2" THICK, HEPA FILTER IN GRILLE.
21. 8x8 EXHAUST DUCT UP FROM WITHIN EXISTING ATTIC TO NEW EXHAUST FAN ON ROOF.
22. PROVIDE THROUGH THE WALL PRESSURE SENSOR EQUAL TO A TSI MODEL 800243 AND LOCATE ABOVE THE DOOR INTO EACH BEDROOM. PROVIDE TSI DISPLAY MODULE RPM20 BESIDE THE DOOR AT 6" ABOVE THE FINISHED FLOOR AND ROUTE CONTROL WIRING BETWEEN THE MODULE AND PRESSURE SENSORS IN CORRIDOR AND BEDROOM. 120-VOLT POWER WITH 24-VOLT TRANSFORMER PROVIDED PER ELECTRICAL DRAWINGS. LOW-VOLTAGE, CONTROL WIRING BY MECHANICAL/CONTROL CONTRACTOR.
23. ALDES CAR3-L10-SS-10X10 CONSTANT FLOW DAMPER SUPPLYING 400 CFM OA TO NEW FAN COIL UNIT.
24. MOTORIZED DAMPER TO OPEN IN ISOLATION MODE.
25. DUCT PRESSURE SENSOR TO CONTROL SPEED OF AHU5 SPEED.

GENERAL NOTES:

1. PROVIDE DRY PIPE FIRE PROTECTION IN ATTIC AND WET PIPE FIRE PROTECTION IN ROOM, STORAGE A149. REFER TO SPECIFICATIONS.
2. RE-BALANCE ALL EXISTING EXHAUST GRILLES SERVED BY EXISTING EXHAUST FANS THAT ARE BEING REPLACED.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
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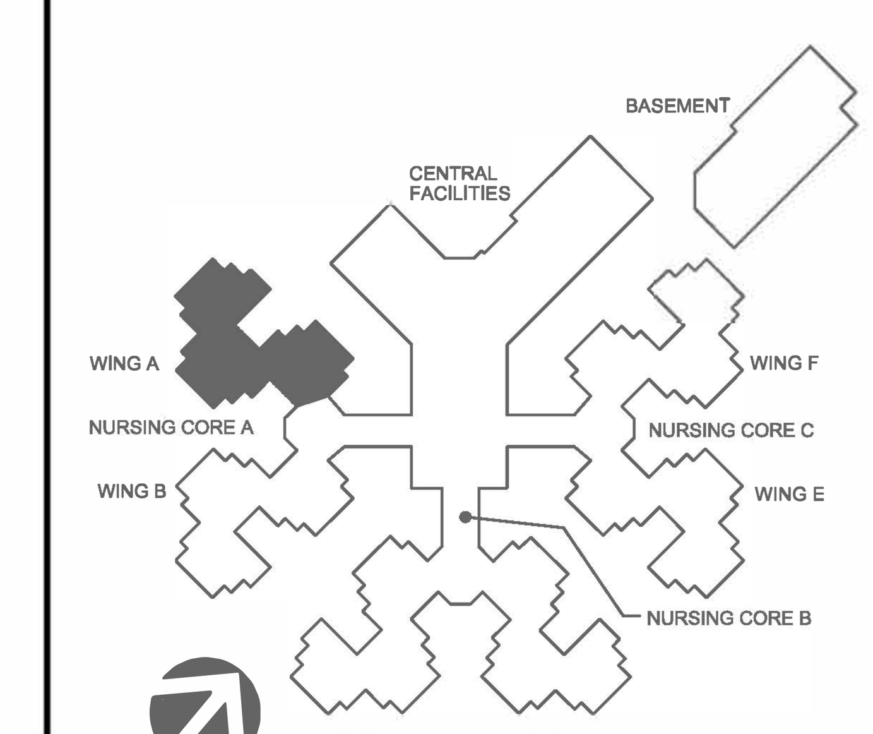
8. FOR ADDITIONAL DETAIL, REFER TO ENLARGED PLAN 1/M-134.
9. ALL NEW AND EXISTING DUCT SYSTEMS TO BE BALANCED IN BASE BID.
10. REFER TO ARCHITECTURAL PLANS FOR ROOM SEALING TESTING FOR AIR LEAKS. COORDINATE WITH TEST & BALANCE CONTRACTOR.



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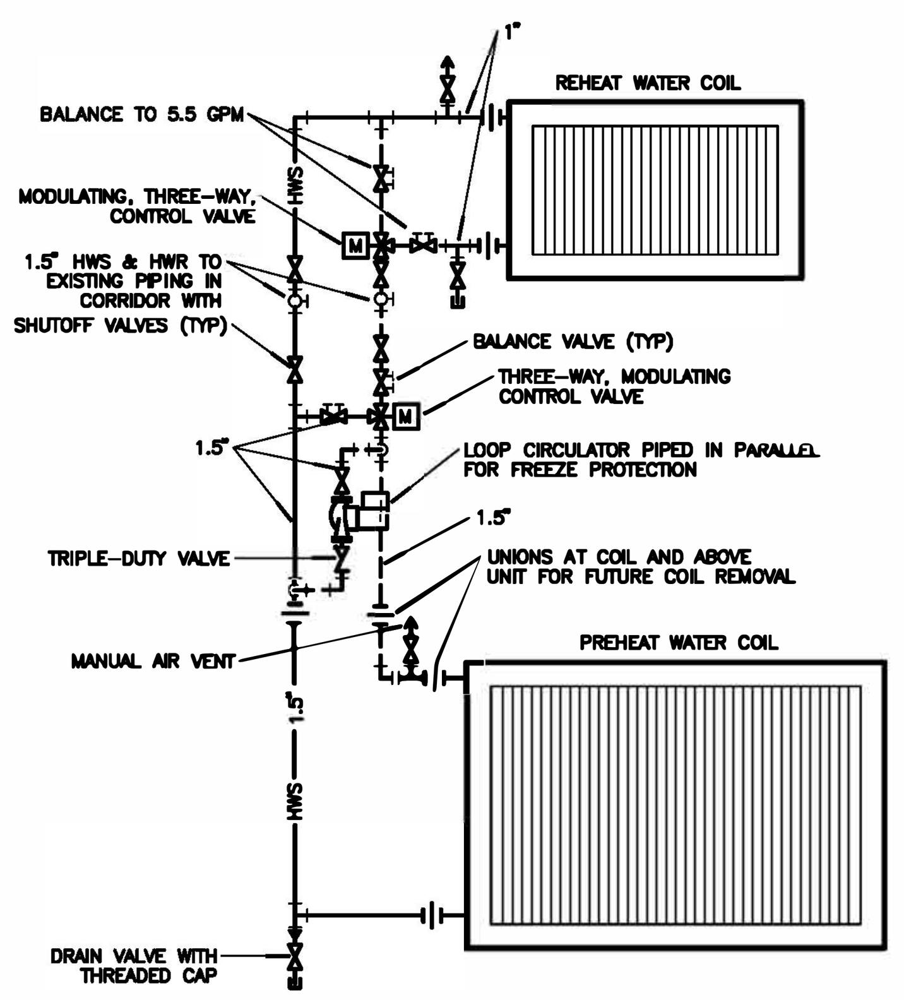
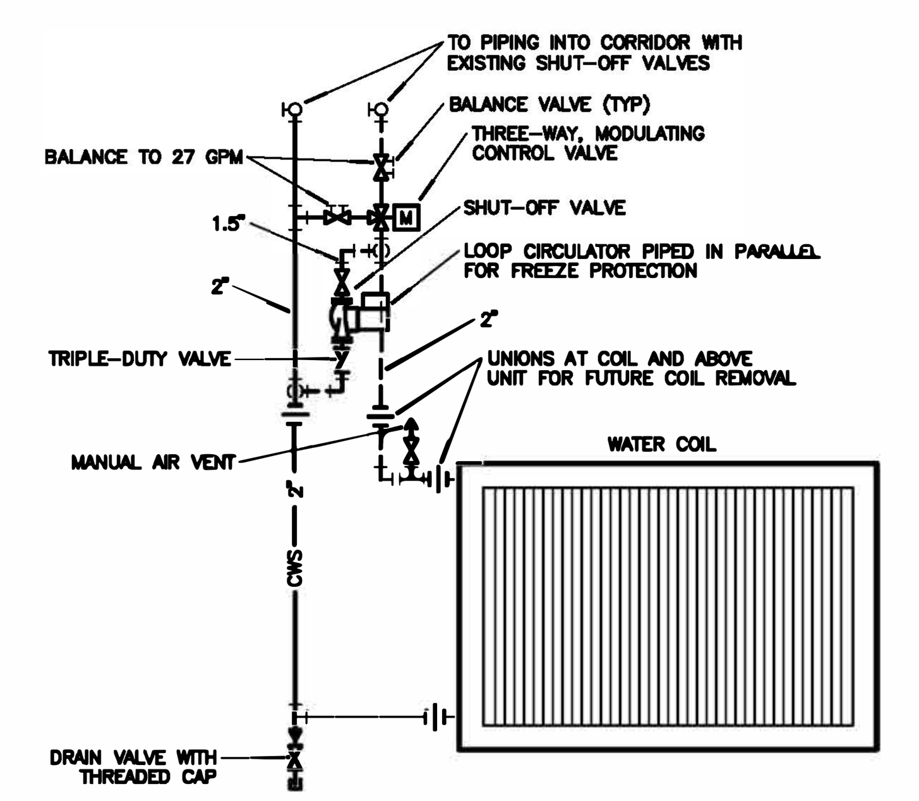
H:\ESA\SAR\A\SAR\M-133 23 Sep 2024 - 8:15 am



AHU HOT WATER COIL PIPING DETAIL

6 / M-134

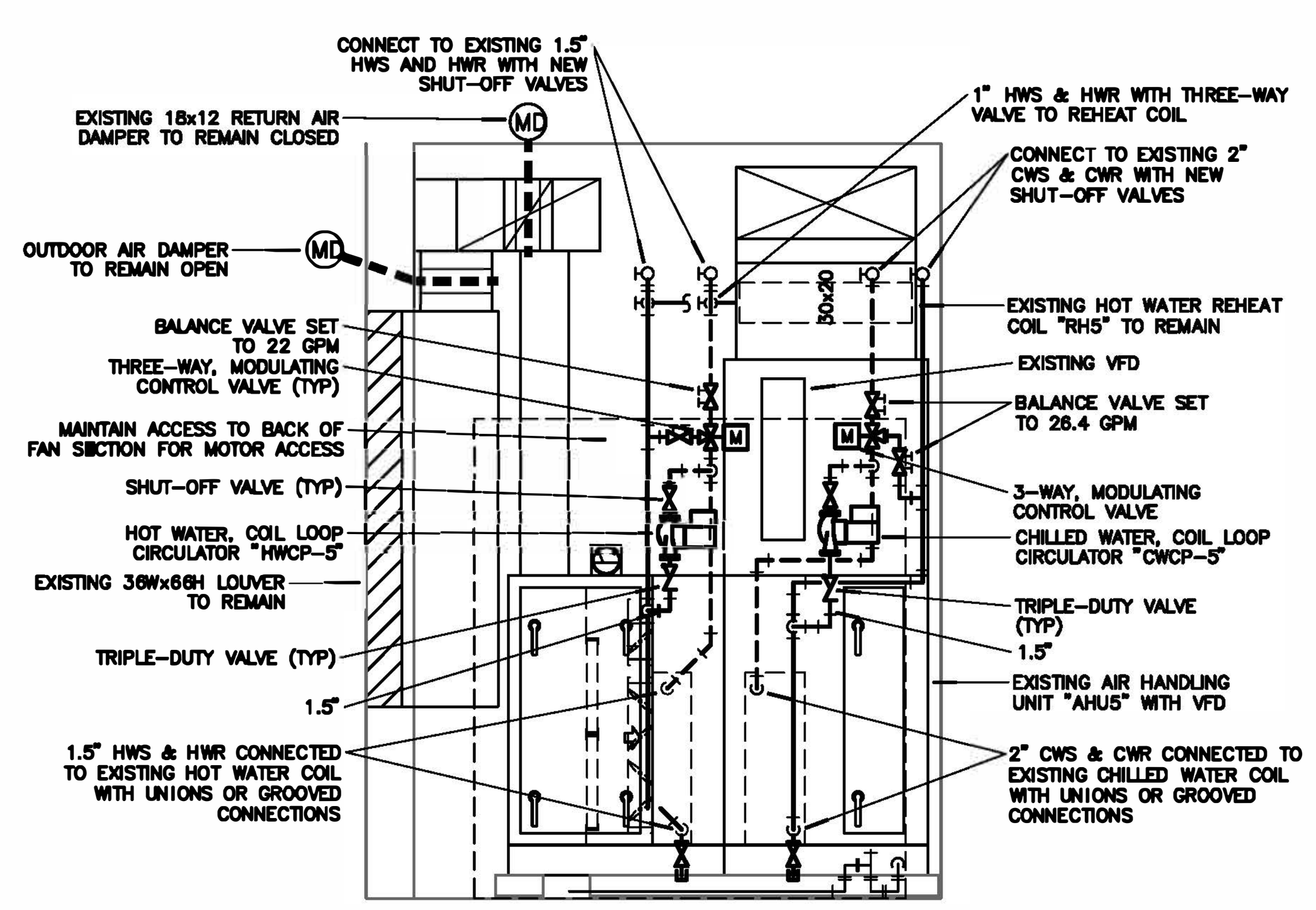
NO SCALE



AHU CHILLED WATER COIL PIPING DETAIL

5 / M-134

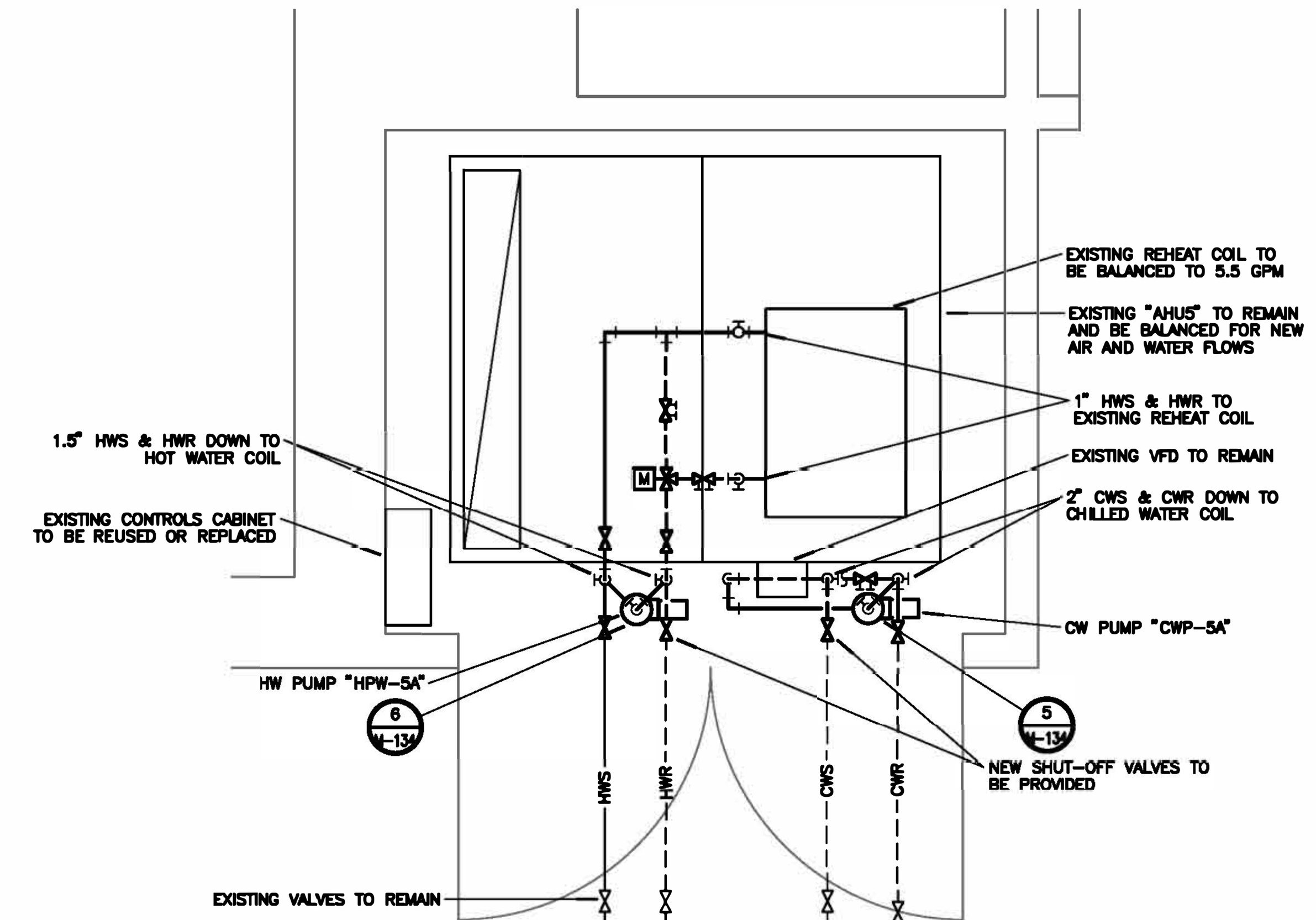
NO SCALE



EXISTING AHU5 AIR HANDLING UNIT DETAIL

4 / M-134

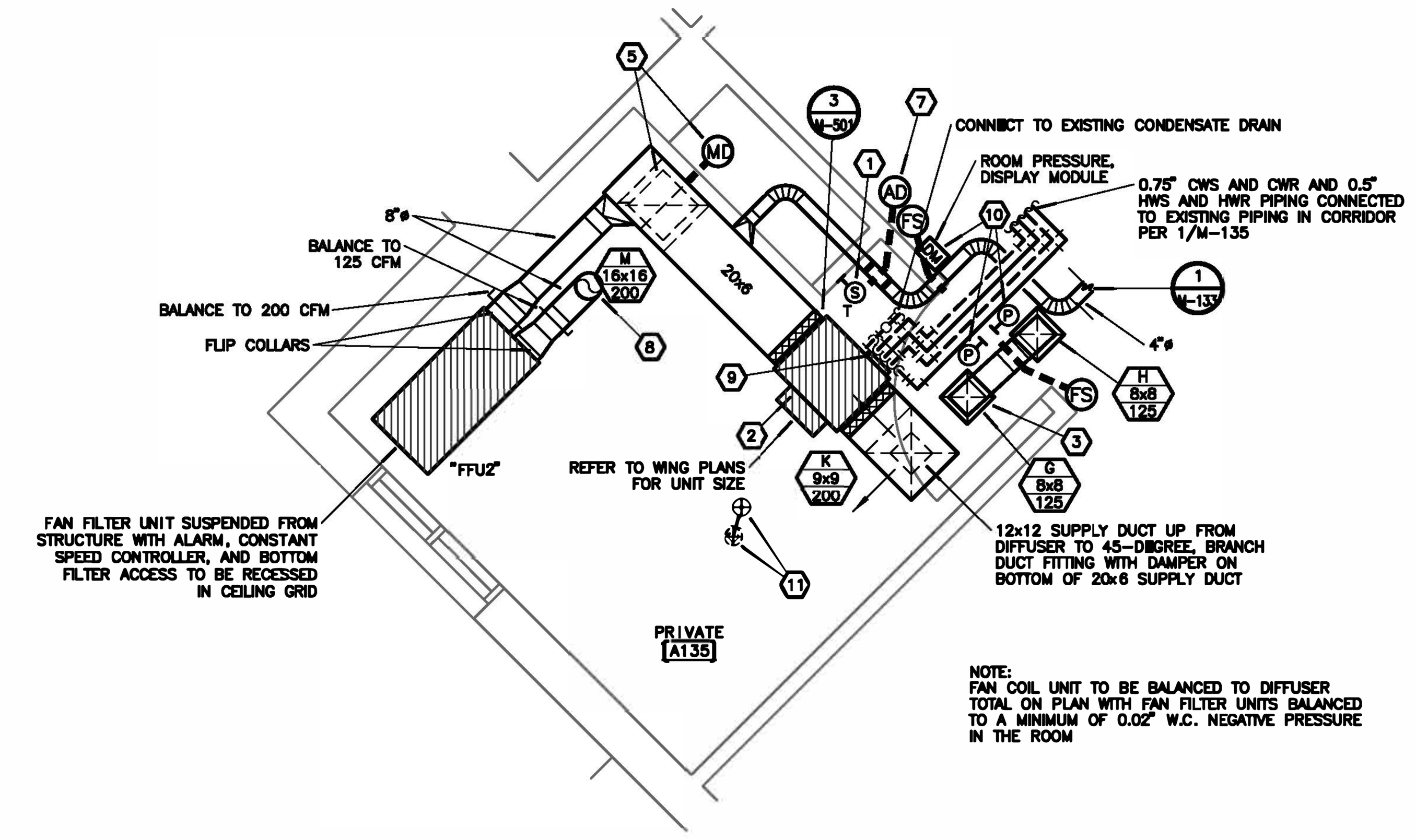
NO SCALE



ENLARGED MECH CLOSET PLAN

3 / M-134

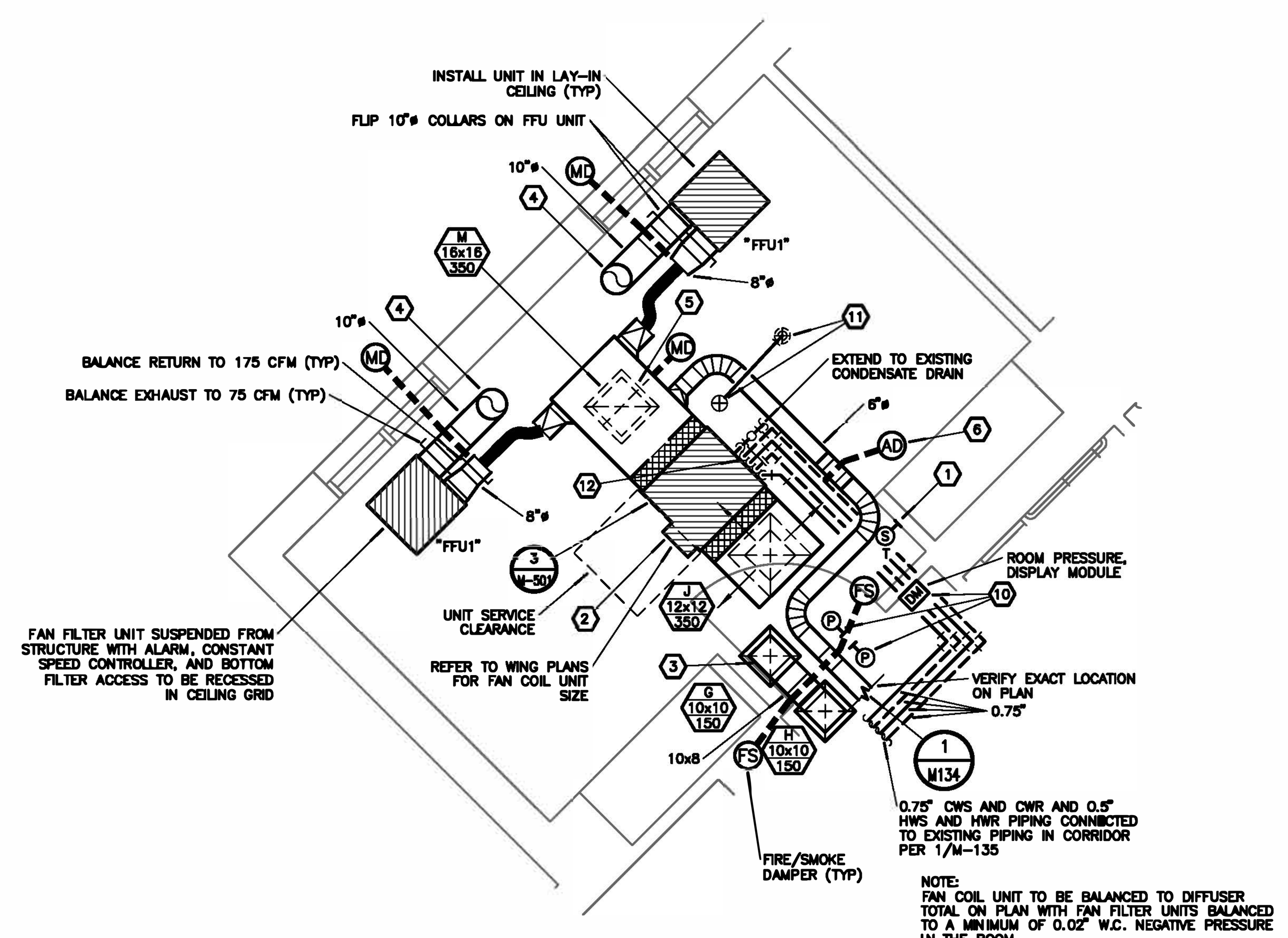
SCALE: 1/4"=1'-0"



INFECTIOUS CONTROL ALTERNATE #1 - WING "A" ENLARGED PRIVATE ROOM MECHANICAL PLAN

2 / M-134

SCALE: 1/4"=1'-0"



INFECTIOUS CONTROL ALTERNATE #1 - WING "A" ENLARGED SEMI-PRIVATE ROOM MECHANICAL PLAN

1 / M-134

SCALE: 1/4"=1'-0"

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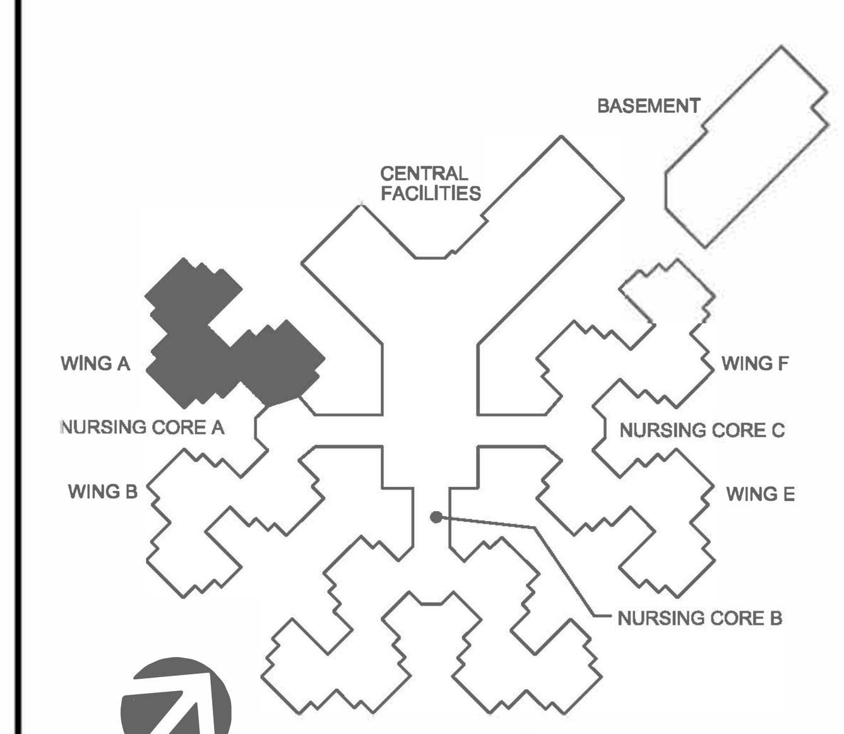
1. NEW TEMPERATURE SENSOR REPLACING EXISTING ROOM THERMOSTAT.
2. NEW FAN COIL UNIT INSTALLED ABOVE NEW, LAY-IN CEILING. VERIFY HAND WITH PLAN FOR UNIT ACCESS.
3. BALANCE DAMPER ON SUPPLY REGISTER TO BE SET WITH FAN FILTER UNIT DAMPERS TO MAINTAIN A NEGATIVE AIR PRESSURE OF 0.02" W.C.
4. 10" EXHAUST DUCT UP INTO ATTIC BETWEEN JOIST FRAMING TO ALUMINUM ROOF JACK WITH ALUMINUM SCREEN EQUAL TO A DAYTON RDP PAINTED TO MATCH ROOF COLOR. PROVIDE DOUBLE DUCT WRAP INSULATION ON DUCT IN ATTIC.
5. 16x16 RETURN DUCT UP FROM FILTER GRILLE WITH MOTORIZED DAMPER TO BOTTOM OF RETURN PLENUM. DAMPER TO BE OPEN WHEN ROOM IS UNOCCUPIED AND CLOSE IN OCCUPIED MODE.
6. CONSTANT FLOW DAMPER EQUAL TO AN ALDEAS CAR3-L5-R6 AND SUPPLYING 75 CFM VENTILATION AIR.
7. CONSTANT FLOW DAMPER EQUAL TO AN ALDES CAR3-L4-R4 AND SUPPLYING 50 CFM VENTILATION AIR.
8. 8" EXHAUST DUCT UP INTO ATTIC BETWEEN JOIST FRAMING TO ALUMINUM ROOF JACK WITH ALUMINUM SCREEN EQUAL TO A DAYTON RDP PAINTED TO MATCH ROOF COLOR. PROVIDE DOUBLE DUCT WRAP INSULATION ON DUCT IN ATTIC.
9. 0.75" CHILLED WATER SUPPLY AND CHILLED WATER RETURN; 0.5" HOT WATER SUPPLY AND HOT WATER RETURN: AND 0.75" TRAPPED CONDENSATE DRAIN CONNECTED TO FAN COIL UNIT.
10. PROVIDE THROUGH THE WALL PRESSURE SENSOR EQUAL TO A TSI MODEL 800243 AND LOCATE ABOVE THE DOOR INTO EACH BEDROOM. PROVIDE TSI DISPLAY MODULE RPM20 BESIDE THE DOOR AT 6' ABOVE THE FINISHED FLOOR AND ROUTE CONTROL WIRING BETWEEN THE MODULE AND PRESSURE SENSORS IN CORRIDOR AND BEDROOM. 120-VOLT POWER WITH 24-VOLT TRANSFORMER PROVIDED PER ELECTRICAL DRAWINGS. LOW-VOLTAGE, CONTROL WIRING BY MECHANICAL/CONTROL CONTRACTOR.
11. EXISTING SPRINKLER HEAD TO BE RELOCATED INTO CENTER OF NEW CEILING TILE. TYPICAL FOR ALL SPRINKLER HEADS IN THE ROOM. FIELD VERIFY.
12. 0.75" CHILLED WATER SUPPLY, CHILLED WATER RETURN, HOT WATER SUPPLY, HOT WATER RETURN, AND TRAPPED CONDENSATE DRAIN CONNECTED TO FAN COIL UNIT.

GENERAL NOTES:

1. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL NEW WALL PENETRATIONS INTO ROOM. EXISTING WALL PENETRATIONS TO BE SEALED BY GENERAL CONTRACTOR PER ARCHITECTURAL DOCUMENTS.
2. TEST AND BALANCE CONTRACTOR SHALL PROVIDE A BLOWER DOOR TEST OF ALL EXISTING PRIVATE AND SEMI-PRIVATE, ISOLATION ROOMS TO VERIFY ALL ROOMS HAVE BEEN SEALED AFTER INSTALLATION OF ALL NEW WORK INTO ROOMS AND PRIOR TO INSTALLATION OF NEW CEILINGS.
3. EXISTING HVAC SYSTEMS SERVING THE ISOLATION WING SHALL HAVE ALL AIRFLOWS AND PRESSURES VERIFIED ONE YEAR AFTER SUBSTANTIAL COMPLETION.
4. ALL NEW EQUIPMENT SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE BUILD AMERICA, BUY AMERICA ACT.
5. BATHROOM EXHAUST FAN TO RUN CONTINUOUSLY WITH PROOF OF AIRFLOW AND FILTER PRESSURES MONITORED. FAN SPEED TO BE CONTROLLED BY PRESSURE SENSOR IN DUCT CONTROLLING FAN VFD SPEED. FAN TO BE BALANCED TO DESIGN AIRFLOW WITHOUT FILTERS INSTALLED DURING UNOCCUPIED MODE IN WING. BMS SYSTEM TO PROVIDE A NOTIFICATION TO INSTALL FILTERS WHEN SYSTEM IS PUT INTO OCCUPIED MODE.

ALTERNATE #1:

ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.



STATE OF MISSOURI
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MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
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620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
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REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-134.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

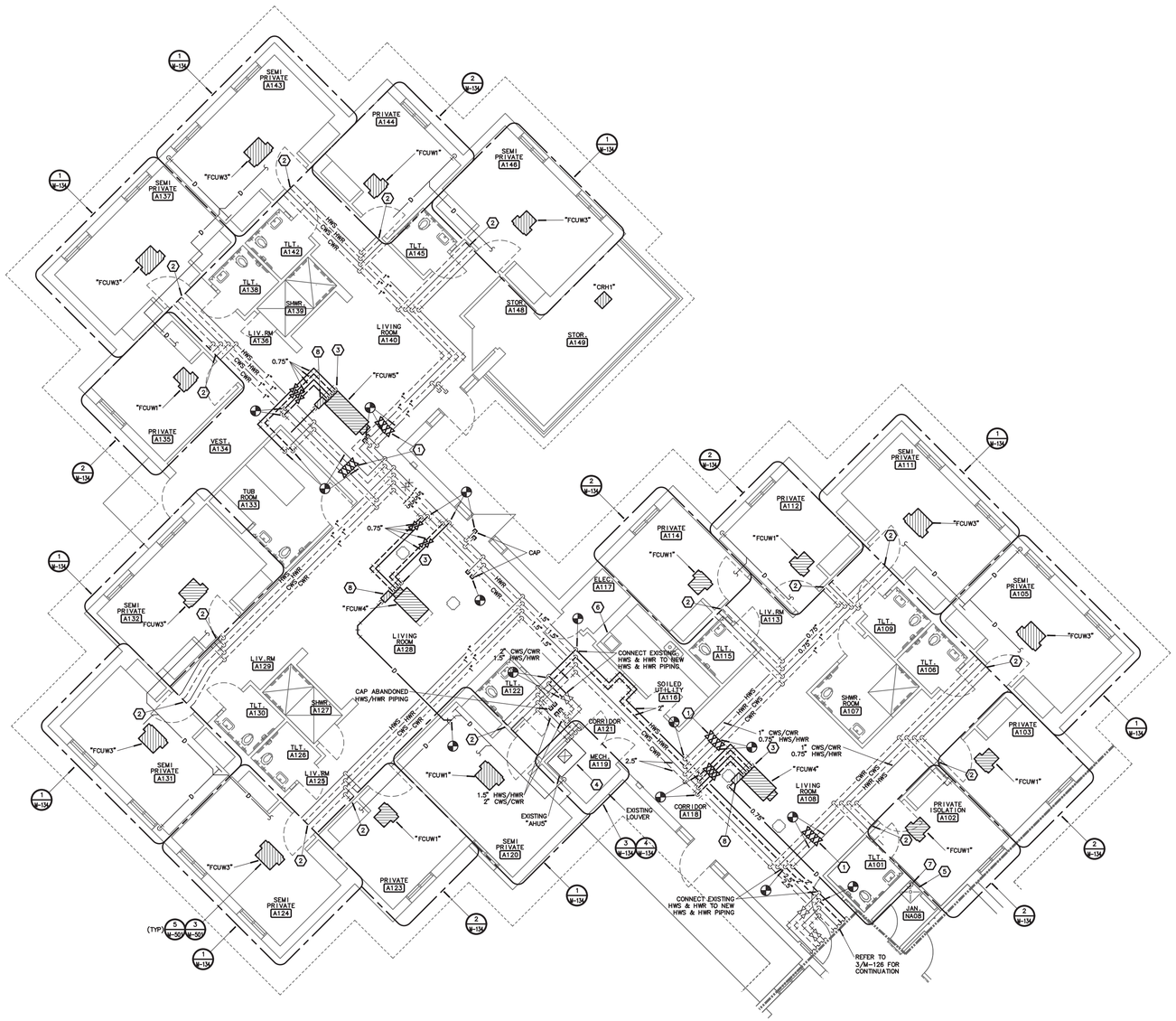
SHEET TITLE:

HVAC & PLUMBING PLAN

SHEET NUMBER:

M-134

ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.



1 M-135 INFECTION CONTROL ALTERNATE #1 WING "A" - HYDRONIC IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

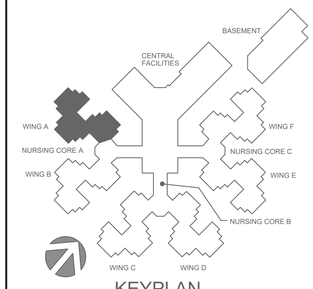
NORTH

NOTES:

1. INSTALL NEW ISOLATION BALL VALVES IN EXISTING LINES.
2. PROVIDE NEW HORIZONTAL 4-PIPE FAN COIL UNIT AND PIPING PACKAGE. RECONNECT TO EXISTING 0.75" HWS, HWR, CWS, CWR AND CONDENSATE DRAIN PIPING. FIELD VERIFY EXISTING CONDITIONS, AND LOCATION OF CONNECTIONS TO ALL EXISTING PIPING CONNECTIONS PRIOR TO THE SUBMITTAL OF FAN COIL UNITS. PROVIDE ALL REQUIRED ADJUSTMENTS TO EXISTING PIPING TO ACCOMMODATE NEW FAN COIL UNIT.
3. 0.75" CHILLED WATER SUPPLY, CHILLED WATER RETURN, HOT WATER SUPPLY, HOT WATER RETURN, AND TRAPPED CONDENSATE DRAIN CONNECTED TO FAN COIL UNIT.
4. EXISTING AIR HANDLING UNIT SHALL REMAIN WITH NEW VALVES AND PUMPS. BALANCE TO ALTERNATE DESIGN WATER AND AIRFLOWS.
5. PROVIDE NEW CHECK VALVE IN COLD WATER PIPING TO EXISTING MOP SINK.
6. PROVIDE NEW CHECK VALVE IN COLD WATER PIPING TO EXISTING SERVICE SINK.
7. 0.75" CONDENSATE DRAIN DOWN TO JANITOR'S BASIN WITH AIR GAP.
8. PLENUM RATED, CONDENSATE PUMP EQUAL TO A LIBERTY, LCU-PR20S PUMP WITH 0.75" CONDENSATE DISCHARGE UP AND THEN SLOPING TO DRAIN.

GENERAL NOTES:

1. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING MECHANICAL HOT WATER SUPPLY AND RETURN PIPING BEING RE-UTILIZED. THE EXISTING MAIN HWS AND HWR PIPING THAT IS BEING ABANDONED IN PLACE SHALL NOT BE INCLUDED: A. THE ELASTOMERIC GASKET ON ALL GROOVED PIPE COUPLINGS AND VALVE COUPLINGS SHALL BE REMOVED AND REPLACED. THE REPLACEMENT GASKETS SHALL BE PROVIDED PER THE COUPLING MANUFACTURER'S RECOMMENDATION AND SHALL MEET THE APPLICATION FOR HOT WATER SYSTEMS. IN GENERAL, THE BUILDING IS PRIMARILY GRUVLOK COUPLINGS AND SOME ARE VICTAULIC COUPLINGS. FROM FIELD OBSERVATION, IT APPEARS THAT ALL PIPING 2.5" AND LARGER IS GROOVED FITTINGS. B. ALL EXISTING DIELECTRIC FITTINGS TRANSITIONING FROM STEEL TO COPPER SHALL BE REPLACED. DIELECTRIC FITTINGS ARE LOCATED AT ALL HOT WATER COILS THROUGHOUT THE BUILDING. C. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL DIALECTIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TO ALLOW THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. D. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW ISOLATION OF PIPING. E. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING BEING RE-UTILIZED. FIELD VERIFY SIZE AND ROUTING OF EXISTING PIPING PRIOR TO BID. F. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. G. UNDER EACH PHASE, AFTER ALL PIPING CHANGES HAVE BEEN COMPLETED, THE HOT WATER PIPING SHALL BE THOROUGHLY FLUSHED AND WATER TREATMENT INSTALLED. H. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. GENERAL PIPING NOTES SHALL APPLY TO ALL EXISTING CHILLED WATER SUPPLY AND RETURN PIPING: A. PROVIDE BALL VALVES OFF OF THE MAIN PIPING, UPSTREAM OF ALL EXISTING DIELECTRIC FITTINGS AND WHERE SHOWN ON DRAWINGS, TALL OW FOR THE DIELECTRIC FITTINGS TO BE REPLACED IN THE FUTURE. B. PROVIDE BALL VALVES IN THE MAIN PIPING AT EVERY CORRIDOR AND AS SHOWN ON THE DRAWINGS TO ALLOW FOR ISOLATION OF PIPING. C. ADDITIONAL HANGERS SHALL BE PROVIDED TO MEET SPECIFICATIONS. AT A MINIMUM ADDITIONAL HANGERS SHALL BE PROVIDED EVERY 10'-0" OF PIPE LENGTH ON ALL EXISTING PIPING. FIELD VERIFY SIZE AND ROUTING OF PIPING PRIOR TO BID. D. EXISTING INSULATION SHALL BE REMOVED AND REPLACED WHERE ALL PIPING WORK IS REQUIRED. TAPE AND SEAL INSULATION PER SPECIFICATIONS. E. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. FOR ALL PLUMBING OR HVAC QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417-862-0558) FOR COORDINATION WITH TYLER ENSERRO AT RTM ENGINEERING CONSULTANTS.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONSTRUCTION PRIOR TO SUBMITTING HIS BID. NO EXTRAS WILL BE PAID DUE TO UNANTICIPATED EXISTING CONDITIONS.
5. CONTRACTOR SHALL SCHEDULE AND EXECUTE ALL WORK WITH REGARD TO THE OWNER'S USE OF THE BUILDING.
6. PLANS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
7. CONTRACTOR SHALL INSPECT AREAS TO ACCESS ATTIC AREA AND PROVIDE TEMPORARY PLATFORMS ON EXISTING STRUCTURE ABOVE CEILING TO PERFORM WORK WITHOUT INTERRUPTING OPERATIONS IN OCCUPIED SPACES BELOW CEILING. ALL AREAS USED FOR ACCESS TO ATTIC SHALL BE COORDINATED WITH OWNER.
8. CONTRACTOR SHALL REMOVE AND REPLACE CEILING TILE AND CEILING GRID AS REQUIRED TO PERFORM ALL DEMOLITION AND IMPROVEMENT WORK. CONTRACTOR SHALL REPLACE ALL DAMAGED CEILING TILE TO MATCH EXISTING.
9. CONTRACTOR SHALL FIRE CAULK ANY RATED WALL PENETRATIONS.



KEYPLAN

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STATE OF MISSOURI
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DESIGN AND CONSTRUCTION

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SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: _____
DATE: _____
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DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-135.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

HVAC PIPING PLAN

SHEET NUMBER:

M-135

86 OF 120 SHEETS

8-1-24

H:\ESA\SJMR\DJS\MRM-135 23 Sep 2024 - 8:18 am

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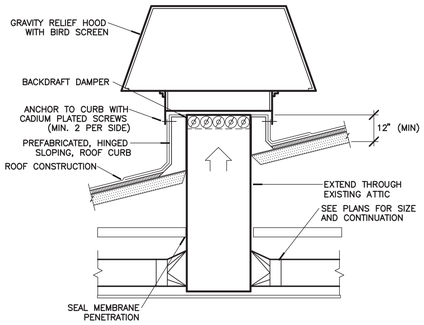

12 M-500 ROOF VENT DETAIL
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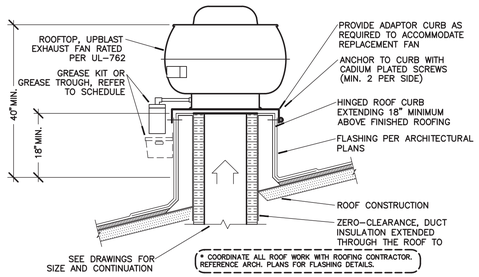

8 M-500 KITCHEN GREASE EXHAUST FAN DETAIL
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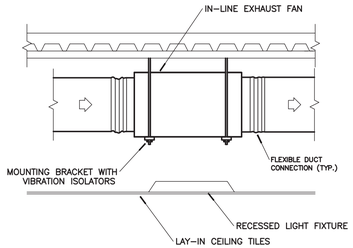

4 M-500 IN-LINE EXHAUST FAN DETAIL
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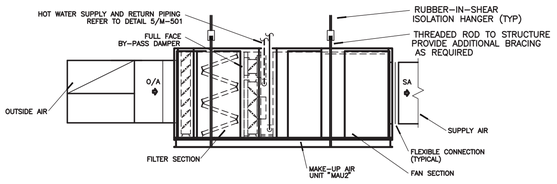

11 M-500 "MAU" DETAIL
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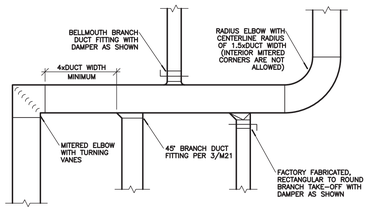

7 M-500 DUCTWORK CONSTRUCTION DETAIL
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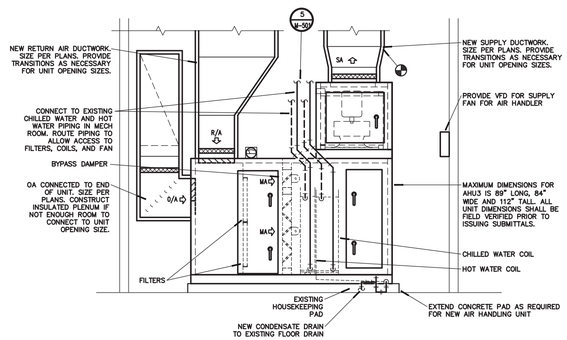

14 M-500 AHU 3 ELEVATION
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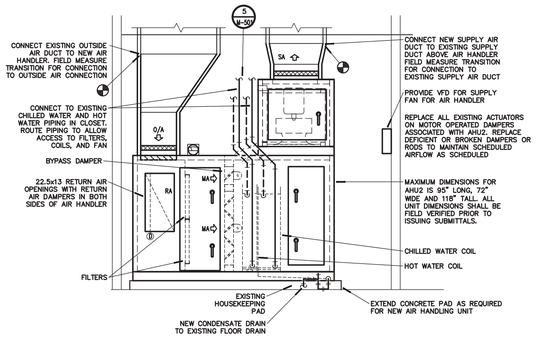

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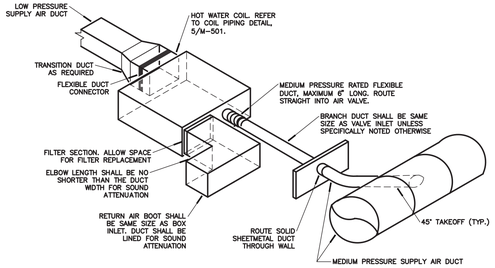

6 M-500 FAN POWERED VAV BOX DETAIL
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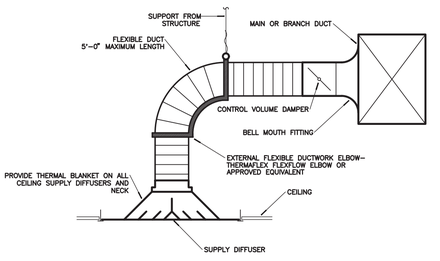

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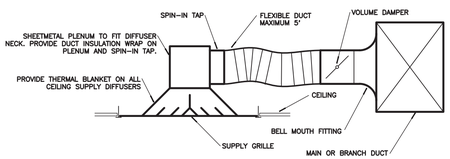

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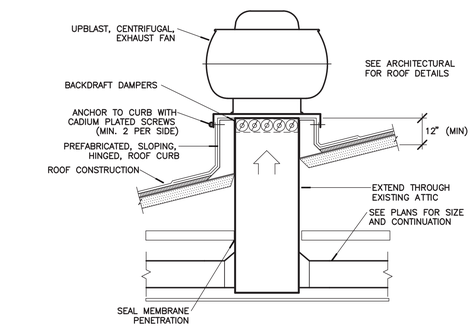

13 M-500 EXHAUST FAN DETAIL
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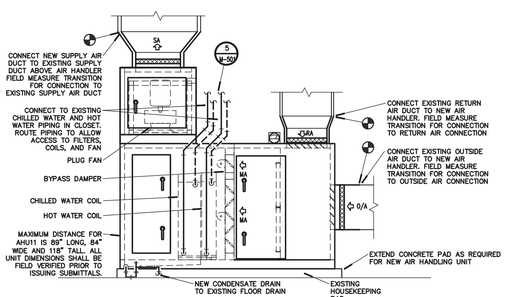

9 M-500 AHU 11 ELEVATION
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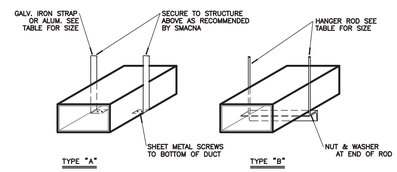
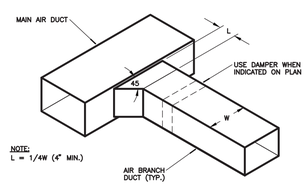


DUCT HANGER SCHEDULE					
DUCT SIZE (INCH)	TYPE OF HANGER	HANGER SPACING (FT)	STRAP SIZE	ROD SIZE (INCH)	ANGLE FOR BRACING
UP TO 12	A	8'-0"	1"x16GA	N.A.	N.A.
13 TO 18	A	8'-0"	1"x16GA	N.A.	N.A.
19 TO 30	A/B	8'-0"	1"x16GA	1/4"	1-1/2"x1-1/2"x1/8"
31 TO 42	B	8'-0"	N.A.	1/4"	1-1/2"x1-1/2"x1/8"
43 TO 54	B	8'-0"	N.A.	1/4"	1-1/2"x1-1/2"x1/8"
55 TO 60	B	8'-0"	N.A.	1/4"	1-1/2"x1-1/2"x1/8"
61 TO 84	B	8'-0"	N.A.	1/4"	1-1/2"x1-1/2"x3/16"
85 TO 96	B	8'-0"	N.A.	1/4"	1-1/2"x1-1/2"x3/16"
OVER 96	B	8'-0"	N.A.	3/8"	2"x2"x1/4"

NOTES:
1) FOR SEVERAL DUCTS ON ONE HANGER, TYPE "B" MAY BE USED. SIZE OF HANGER WILL BE SELECTED ON THE SUM OF DUCT WIDTHS EQUAL TO MAX WIDTH OF DUCT SCHEDULE.
2) ON TYPE "A" HANGER, PROVIDE J HANGERS AT EACH TAKE-OFF OR BRANCH.

5 M-500 DUCT SUPPORT DETAIL
NO SCALE



1 M-500 BRANCH DUCT DETAIL
NO SCALE

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

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PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
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REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-500.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

MECHANICAL DETAILS

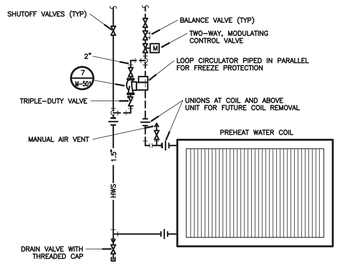
SHEET NUMBER:

M-500

87 OF 120 SHEETS

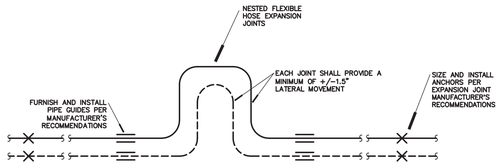
8-1-24

H:\ESA\SVR\D\SVRM-500 16 Sep 2024 - 1:22 pm



AHU HOT WATER COIL PIPING DETAIL

9 M-501 NO SCALE

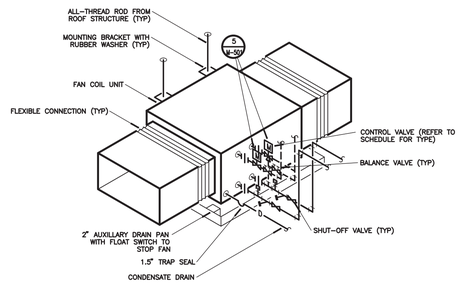


NOTES:
1. CONTRACTOR SHALL PROVIDE COMPENSATION FOR PIPING EXPANSION PER PIPING MANUFACTURER AND PER ASHRAE RECOMMENDATIONS. AT A MINIMUM, CONTRACTOR SHALL PROVIDE FLEXIBLE HOSE EXPANSION JOINTS WHERE SHOWN ON THE DRAWINGS.
2. REFER TO SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR EXPANSION JOINTS, LOOPS, ANCHORS AND GUIDES.
3. ANCHOR AND GUIDE PIPING WHERE INDICATED AND WHERE REQUIRED TO CONTROL EXTENSION AND DIRECTION OF PIPE EXPANSION.
4. HOT WATER PIPING EXPANSION IS BASED ON 40°F MINIMUM AND 180°F MAXIMUM PIPE TEMPERATURE.
5. EXPANSION JOINTS SHALL BE FLEXICRAFT MODEL ML LOOPS OR APPROVED EQUIVALENT, SIZED PER MANUFACTURER'S RECOMMENDATIONS.

FLEXIBLE HOSE EXPANSION JOINT DETAIL

6 M-501 NO SCALE

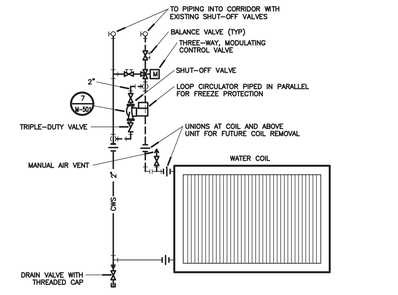
UNIT SHALL BE MOUNTED TO STRUCTURE WITH THREADED ROD AND RUBBER-IN-SHEAR ISOLATION HANGERS. (PROVIDE BRACING AS REQUIRED.)



NOTES:
1. AUXILIARY DRAIN PAN ASSEMBLY IS ONLY REQUIRED FOR UNITS IN CONCEALED LOCATIONS. UNITS WITH INTEGRAL FLOAT SWITCH ARE NOT REQUIRED TO HAVE THE AUXILIARY DRAIN PAN.
2. REFER TO PLANS AND SCHEDULES FOR SPECIFIC UNIT REQUIREMENTS (CHILLED WATER, HOT WATER, CHILLED AND HOT WATER, TWO WAY VALVING, OR THREE WAY VALVING.) REFER TO HOT AND CHILLED WATER COIL PIPING SCHEMATICS AND CONDENSATE DRAIN PIPING SCHEMATICS FOR VALVING REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY THE PIPING CONNECTION SIDE PRIOR TO ORDERING EQUIPMENT.

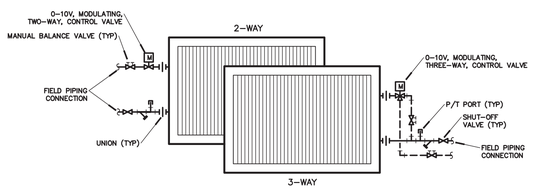
FAN COIL UNIT DETAIL

3 M-501 NO SCALE



AHU CHILLED WATER COIL PIPING DETAIL

8 M-501 NO SCALE

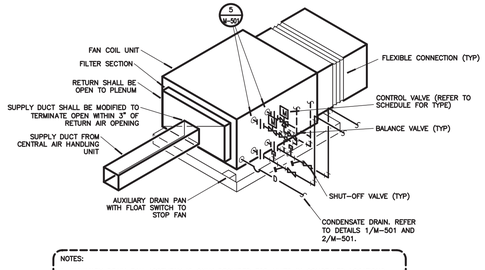


NOTES:
1. REFER TO PLANS AND SCHEDULES FOR SPECIFIC UNIT REQUIREMENTS (CHILLED WATER, HOT WATER, TWO WAY VALVING, OR THREE WAY VALVING.).
2. PIPING DIAGRAM SHALL APPLY TO ALL EXISTING AND NEW WATER COILS, INCLUDING BUT NOT LIMITED TO AIR HANDLERS, FAN POWERED VAV BOXES, BYPASS AIR TERMINAL BOXES, REHEAT COILS, VERTICAL AND HORIZONTAL FAN COIL UNITS, AND UNIT HEATERS.

HOT AND CHILLED WATER COIL PIPING DIAGRAMS

5 M-501 NO SCALE

UNIT SHALL BE MOUNTED TO STRUCTURE WITH THREADED ROD AND RUBBER-IN-SHEAR ISOLATION HANGERS. (PROVIDE BRACING AS REQUIRED.)



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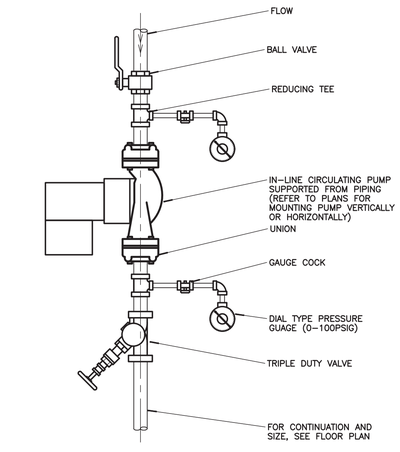
3. CONTRACTOR SHALL FIELD VERIFY THE PIPING CONNECTION SIDE PRIOR TO ORDERING EQUIPMENT.

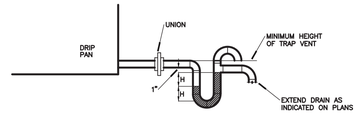
RESIDENT ROOM FAN COIL UNIT DETAIL

4 M-501 NO SCALE



CIRCULATING PUMP DETAIL

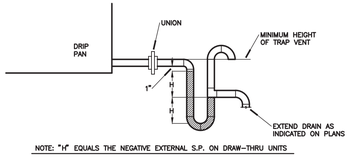
7 M-501 NO SCALE



NOTE: "H" EQUALS THE TOTAL S.P. ON BLOW-THRU UNITS

CONDENSATE DRAIN PIPING SCHEMATIC

2 M-501 NO SCALE



NOTE: "H" EQUALS THE NEGATIVE EXTERNAL S.P. ON DRAW-THRU UNITS

CONDENSATE DRAIN PIPING SCHEMATIC

1 M-501 NO SCALE

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
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M-501

88 OF 120 SHEETS

8-1-24

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4-PIPE FAN COIL UNIT SCHEDULE

MARK	"FCUW1"	"FCUW2"	"FCUW3"	"FCUW4"	"FCUW5"	"FCUW6"	"FCUW7"	"FCUW8"	"FCUW9"	"FCUW10"	"FCUW11"	"FCUW12"	"FCUW-103A1"	"FCUW-103A2"	"FCUW-107"	"FCUW-114"	"FCUW-144A"	"FCUW-145"	"FCUW-146"	"FCUW-161"
MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE
MODEL NO.	FCCB040	FCCB040	FCCB040	FCCB080	FCCB100	FCBB040	FCBB040	FCBB060	FCBB080	FCBB100	FCBB100	FCBB100	FCBB120	FCBB120	BCHE054	FCBB060	FCCB080	FCCB080	FCCB100	FCCB100
CFM	200	270	350	550	630	240	240	460	650	740	850	770	1125	1125	2000	615	355	355	510	600
E.S.P. IN W.G.	0.3	0.3	0.3	0.5	0.5	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.5	0.5	0.8	0.05	0.4	0.4	0.3	0.5
CABINET TYPE	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	VERTICAL FLOOR MOUNT	VERTICAL FLOOR MOUNT	VERTICAL FLOOR MOUNT	VERTICAL FLOOR MOUNT	VERTICAL FLOOR MOUNT	VERTICAL FLOOR MOUNT	VERTICAL FLOOR MOUNT	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	HORIZONTAL BLOWER COIL	VERTICAL FLOOR MOUNT	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED	HORIZONTAL CONCEALED
COOLING DATA																				
E.W.T./L.W.T. °F	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/56	44/52	–	44/56	44/56	44/56	44/56
E.A.T. (DB/WB) °F	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	75/63	–	80/67	80/67	75/63	75/63
GPM	0.9	1.2	1.5	2.4	3.5	0.59	0.95	1.86	2.73	3.99	4.44	4.11	5.43	5.43	15.03	–	2.33	2.33	2.33	5.76
MAX. COIL WPD FT.	2.11	3.4	5.0	3.2	4.5	0.51	1.69	1.79	4.10	5.59	6.71	5.89	9.57	9.57	5.8	–	3.06	3.06	2.30	10.67
MIN. SHC MBH	4.4	5.9	7.4	11.7	15.5	3.42	4.88	9.61	13.56	17.9	20.15	18.53	25.36	25.36	49.6	–	9.48	9.48	12.26	16.13
MIN. THC MBH	5.6	7.4	9.1	14.2	21.1	3.54	5.71	11.17	16.46	24.02	26.72	24.77	32.72	32.72	66.4	–	14.02	14.02	16.34	23.12
HEATING DATA																				
E.W.T./L.W.T. °F	190/160	190/160	190/160	190/160	190/160	190/160	190/160	190/160	190/160	190/164	190/160	190/160	190/160	190/160	190/118	190/103	190/160	190/160	190/160	190/160
E.A.T. (DB) °F	70	70	70	70	70	70	70	70	70	70	70	70	70	70	66	66	60	60	70	70
MIN. L.A.T. °F	106	101	96	104	110	102	102	100	100	108	104	106	99	99	110	106	107	107	104	112
GPM °F	0.5	0.6	0.7	1.3	1.8	0.55	0.55	0.99	1.38	2.37	2.04	1.95	2.32	2.32	2.53	0.60	1.17	1.17	1.2	1.74
MAX. COIL WPD FT.	0.1	0.1	0.1	0.5	1.3	0.07	0.07	0.27	0.58	2.07	1.59	1.47	1.99	1.99	0.48	0.55	0.43	0.43	0.5	1.20
MIN. HTG. CAP. MBH	7.6	8.7	9.8	19.3	26.7	8.25	8.25	14.9	20.8	30.0	30.67	29.31	34.83	34.83	91.20	26.0	17.54	17.54	18.6	26.15
ELECTRICAL DATA																				
VOLTS/PHASE	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	115/1	208/3	115/1	115/1	115/1	115/1	115/1
MOTOR	53 W	78 W	115 W	171 W	183 W	43 W	46 W	101 W	161 W	147 W	196 W	159 W	411 W	411 W	11.2 A	158 W	111 W	111 W	138 W	167 W
ADDITIONAL REQUIREMENTS																				
ACCESSORIES	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM,FB	C3W,H2W,DM,FB	C3W,H2W,DM,FB	C3W,H2W,DM,FB	C3W,H2W,DM,FB	C3W,H2W,DM,FB	C3W,H2W,DM,FB	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM	H2W,DM,FB	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM	C3W,H2W,DM

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY COIL SIDE FOR EACH EXISTING PIPING CONNECTION PRIOR TO ORDERING EQUIPMENT.
2. ALL FAN COILS SHALL BE PROVIDED WITH MINIMUM MERV 7 FILTERS. ALL HORIZONTAL CONCEALED FAN COILS SHALL BE PROVIDED WITH 2" FILTER RACKS.
3. WHERE VERTICAL FAN COILS ARE REPLACING EXISTING VERTICAL FAN COILS, CONTRACTOR SHALL FULLY COORDINATE LOCATION OF EXISTING PIPING AND POWER ROUGH-INS AND PROVIDE ANY FALSE BACKS OR SIDE EXTENSIONS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS PRIOR TO SUBMITTING EQUIPMENT FOR REVIEW.
4. ALL HORIZONTAL FAN COIL UNITS SHALL BE PROVIDED WITH WALL MOUNTED THERMOSTATS, FURNISHED BY CONTROL CONTRACTOR.
5. ALL VERTICAL FAN COIL UNITS SHALL BE PROVIDED WITH INTEGRAL, CABINET MOUNTED THERMOSTATS, FURNISHED BY CONTROL CONTRACTOR.
6. ALL FAN COILS UNIT SHALL BE PROVIDED WITH DELUXE VALVING PACKAGE FROM FACTORY. REFERENCE SPECIFICATIONS FOR REQUIREMENTS.
7. REFERENCE PLANS FOR ORIENTATION/HAND OF UNITS PRIOR TO ORDERING EQUIPMENT.
8. ALL VERTICAL FAN COILS SHALL HAVE SIDE PIPE CABINETS.

ABBREVIATIONS:
C3W – CHILLED WATER 3-WAY VALVE PACKAGE
H2W – HEATING HOT WATER 2-WAY VALVE PACKAGE
DM – DISCONNECTING MEANS
FB – FALSE BACK CABINET SECTION

MAKE-UP AIR UNIT SCHEDULE

MARK	MANUF.	MODEL NUMBER	FURNACE			HEATING COIL				BLOWER			ELECTRICAL VOLT/PH	ACCESSORIES
			MBH	△T (°F)	FUEL	GPM	PD	E.W.T.	L.W.T.	CFM	E.S.P.	HP		
MAU1	CAPTIVEAIRE	CAV-20	751.3	70	GAS	--	--	--	--	8000	1"	5	460/3	DM,FSR,SS

ABBREVIATIONS:
CT – CONTROL TRANSFORMER
DM – DISCONNECT MEANS
VAV – VARIABLE VOLUME FAN CONTROL (MANUAL CONTROL) WITH MODULATING GAS VALVE
RC – INSULATED 16" MINIMUM ROOF CURB
FSR – FAN SHUT-DOWN RELAY
OA – OUTSIDE AIR HOOD WITH DISPOSABLE 1" FILTERS
T – SPACE THERMOSTAT WITH PLASTIC LOCKABLE COVER
BD – FULL FACE AND BY-PASS DAMPER
SS – STAINLESS STEEL HEAT EXCHANGER

HOT WATER REHEAT COIL SCHEDULE

MARK	ASSOCIATED AIR HANDLER	MANUFACTURER	AIRFLOW	ROWS	SIZE WxH	CAPACITY MBH	GPM	MAX. WPD (FT.)	MAX. APD (IN.)	ACCESSORIES
RH5	AHU5	EXISTING	2900	EXISTING	EXISTING	75.2	6.0	5.6	0.55	H3W

NOTES:
1. 100% WATER, 140F EWT, 55F EAT.

ABBREVIATIONS:
H2W – HEATING HOT WATER 2-WAY MODULATING VALVE

CEILING RADIANT HEATER SCHEDULE

MARK	MFG.	MODEL #	LAY-IN	HEATER MBH	HEATER WATTS	ELECTRICAL VOLT/PH	ELECTRICAL MCA	ELECTRICAL MOCP	ACCESSORIES
"CRH1"	QMARK	F-1500	24/24	51.2	1500	120/1	12.5	20	DM,T,C

ABBREVIATIONS:
DM – DISCONNECTING MEANS
T – INTERGRAL HEATING ONLY THERMOSTAT
C – F-TBF T-BAR FRAME KIT

GRILLES, REGISTERS & DIFFUSER SCHEDULE

MARK	MANUFACTURER	CATALOG #	APP	FINISH	FRAME TYPE	VOLUME DAMPER	MAX NC (DB)	MIN THROW (FT)	MAX THROW (FT)	MAX PRESS DROP
A	TITUS	300RL	SUP	WHITE	SURFACE	Y	30	10	15	0.03
B	TITUS	TDCA-24x24	SUP	WHITE	T-BAR	Y	30	11	14	0.04
C	TITUS	PCS 4 WAY	SUP	WHITE	T-BAR	Y	30	7	15	0.06
D	TITUS	PAR	RET	WHITE	T-BAR	N	30	–	–	0.02
E	TITUS	350R	RET	WHITE	SURFACE	N	30	–	–	0.08
F	TITUS	350FLF1 (F1)	RET	WHITE	SURFACE	N	30	–	–	0.08
G	TITUS	301RL	SUP	WHITE	SURFACE	Y	30	–	–	0.03
H	TITUS	301RL	SUP	WHITE	SURFACE	N	30	–	–	0.03
J	TITUS	TDCA-24x24 3-WAY	SUP	WHITE	T-BAR	Y	30	11	14	0.04
K	TITUS	TDCA-24x24 2-WAY	SUP	WHITE	T-BAR	Y	30	11	14	0.04
L	TITUS	TDCA-24x12 1-WAY	SUP	WHITE	T-BAR	Y	30	11	14	0.04
M	TITUS	350RLF1 (F1)	RET	WHITE	T-BAR	N	30	–	–	0.08
N	TITUS	350RLF2 (HF)	RET	WHITE	T-BAR	N	30	–	–	0.08

ABBREVIATIONS:
EXH – EXHAUST
RET – RETURN
SUP – SUPPLY
F1 – 1" MERV-8 FILTER
HF – 2" HEPA FILTER

NOTES:
1. THROWS ARE BASED ON 50 FEET PER MINUTE VELOCITY.
2. OPPOSED BLADE DAMPERS SHALL BE PROVIDED ON ALL DIFFUSERS REQUIRING VOLUME DAMPERS.

NOTE:
ALL EQUIPMENT AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE "BUILD AMERICA, BUY AMERICA" ACT UNLESS NOTED ON THE ARCHITECT'S BID FORM OR SPECIFICATIONS. CONTRACTOR IS REQUIRED TO SUBMIT COMPLIANCE DOCUMENTATION WHEN PROVIDING SHOP DRAWINGS OR SUBMITTALS.

CUSTOM AIR HANDLING UNIT SCHEDULE

AIR HANDLING UNIT	AHU2–BASE BID	AHU3–BASE BID	AHU11–BASE BID	AHU5–ALTERNATE #1
MANUFACTURER	TEMTROL	TEMTROL	TEMTROL	TEMTROL
MODEL	CUSTOM	CUSTOM	CUSTOM	EXISTING
UNIT SIZE	CUSTOM	CUSTOM	CUSTOM	EXISTING
ARRANGEMENT	DRAW THRU	DRAW THRU	DRAW THRU	DRAW THRU
MIN. OUTDOOR AIR (CFM)	825	700	900	2900
MAX. OUTDOOR AIR (CFM)	2410	950	3750	2900
MAX. UNIT WEIGHT (LBS.)	3700 LBS	4300 LBS	4300 LBS	--
SUPPLY FAN DATA				
FAN TYPE	SDDP	SDDP	SDDP	--
FAN WHEEL DIAMETER	(2)16"	(2)18"	(2)18"	--
FAN SPEED (RPM)	2244	2315	2315	--
SUPPLY AIR (CFM)	7560	9430	9430	2900
SUPPLY ESP (in w.g.)	1.0	1.0	1.0	--
SUPPLY TSP (in w.g.)	2.75	2.73	2.73	--
MOTOR HP	(2) 3	(2) 3.5	(2) 3.5	--
INITIAL FILTER DATA				
AIRFLOW (CFM)	7560	9430	9430	2900
MERV RATING	8	8	8	8
THICKNESS	2"	2"	2"	2"
CLEAN PD (IN. W.C.)	0.42	0.40	0.40	0.40
FINAL PD (IN. W.C.)	1.0	1.0	1.0	1.0
CHILLED WATER COOLING COIL DATA				
AIRFLOW (CFM)	7560	9430	9430	2900
MAX. FACE VEL. (FPM)	515	508	503	352
COIL ENTERING AIR (DB°F/WB°F)	81/68	77/64	83/70	105/76
COIL LEAVING AIR (DB°F/WB°F)	53.23/52.99	53.14/52.61	53.85/53.38	52.0/51.9
UNIT LEAVING AIR (DB°F/WB°F)	54.23/52.99	54.14/53.61	54.85/54.38	--
EWT/LWT	44/56	44/56	44/56	44/56
FLOWRATE (GPM)	60.8	53.8	82.5	26.4
MAX. WPD (FT. HEAD)	11.11	6.83	6.61	7.7
MAX. APD (IN. W.C.)	0.62	0.49	0.70	0.51
MAX. FPF	96	84	108	EXISTING
MAX. ROWS	6	6	6	EXISTING
CONTROL VALVE	3-WAY, MODULATING	3-WAY, MODULATING	3-WAY, MODULATING	3-WAY, MODULATING
PREHEAT HOT WATER COIL DATA				
AIRFLOW (CFM)	7560	9430	9430	2900
MAX. FACE VEL. (FPM)	515	508	508	352
COIL ENTERING AIR (DB°F)	44.50	62.00	38.20	0
COIL LEAVING AIR (DB°F)	93.5	92.3	90.61	85.6
EWT/LWT	190/160	190/160	190/160	190/160
FLOWRATE (GPM)	27.2	21.2	36.6	21.2
MAX. WPD (FT. HEAD)	5.14	3.69	4.81	2.4
MAX. APD (IN. W.C.)	0.12	0.09	0.12	0.11
MAX. FPF	72	108	72	--
MAX. ROWS	2	1	2	--
CONTROL VALVE	2-WAY, MODULATING	2-WAY, MODULATING	2-WAY, MODULATING	2-WAY, MODULATING
ELECTRICAL DATA				
VOLTAGE/PHASE	460/3	460/3	460/3	--
MCA	10	11.25	11.25	--
MOP	15	15	15	--
MFS	15	15	15	--
ACOUSTICAL DATA - UNIT SUPPLY DISCHARGE				
63 Hz (dB)	79	80	80	--
125 Hz (dB)	75	77	77	--
250 Hz (dB)	86	87	87	--
500 Hz (dB)	79	82	83	--
1000 Hz (dB)	76	82	82	--
2000 Hz (dB)	74	77	77	--
4000 Hz (dB)	70	73	73	--
8000 Hz (dB)	65	68	68	--
ACOUSTICAL DATA - UNIT RETURN INLET				
63 Hz (dB)	75	78	79	--
125 Hz (dB)	72	77	77	--
250 Hz (dB)	91	95	95	--
500 Hz (dB)	84	88	89	--
1000 Hz (dB)	77	82	82	--
2000 Hz (dB)	77	81	81	--
4000 Hz (dB)	75	79	79	--
8000 Hz (dB)	71	76	76	--

ABBREVIATIONS:
SDDP – STACKED DIRECT DRIVE PLENUM FAN

NOTES:
1. THE ENTIRE UNIT SHALL BE DOUBLE WALL, SOLID INNER LINER CONSTRUCTION.
2. CHILLED WATER SHALL BE 100% WATER.
3. HOT WATER SHALL BE 100% WATER.
4. SUPPLY FAN FOR AHU2 SHALL BE CONTROLLED BY VARIABLE FREQUENCY DRIVES. THE VFD'S SHALL BE FURNISHED BY THE CONTROL CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT AND WIRE AND ROUGH-IN FAN CONNECTION WITHIN THE AIR HANDLER. INSTALLATION SHALL BE PER AHU MANUFACTURER'S RECOMMENDATIONS.
5. SUPPLY FANS SHALL BE MOUNTED ON SPRING ISOLATORS.
6. SUPPLY FAN EXTERNAL STATIC PRESSURE SHALL INCLUDE ALL SHEETMETAL WORK EXTERIOR TO THE UNIT ONLY. SUPPLY FAN TOTAL STATIC PRESSURE SHALL INCLUDE EXTERNAL STATIC PRESSURE PLUS FILTER PRESSURE DROP PLUS AND ALL UNIT COMPONENTS.
6. UNIT SHALL BE SELECTED AT 1,250 FT. ELEVATION.
7. EACH FILTER BANK SHALL BE PROVIDE WITH A MAGNAHELIC FILTER GAUGE MOUNTED EXTERIOR TO UNIT.
8. ACOUSTICAL DATA LISTED IS MAXIMUM ALLOWABLE.

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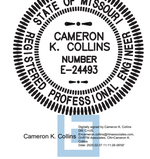
STATE OF MISSOURI
MIKE KEHOE, GOVERNOR



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OFFICE OF ADMINISTRATION
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DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
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DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-600.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

MECHANICAL SCHEDULES

SHEET NUMBER:

M-600

89 OF 120 SHEETS

8-1-24

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EXHAUST FAN SCHEDULE

MARK	AREA SERVED	MANUF.	TYPE	MODEL	CFM	EST. ESP.	VOLTS/ PHASE	MOTOR (HP)	CONTROL	ACCESSORIES
EF8	DISHWASH 111	COOK	ROOF	101R17DEC	600	0.625	120/1	.25	SWITCH	DM,GBD,SC,RCA
EF9	NURSING CORE B NB04	COOK	CEILING	GC-146	75	0.3	120/1	.25	SWITCH	C,DM,GBD,R
EF15A	WING "A" A105	COOK	IN-LINE	100SQN17DEC	575	0.5	120/1	.25	CONT	DM,GBD,SC,HK
EF15F	WING "F" F105	COOK	IN-LINE	100SQN17DEC	575	0.5	120/1	.25	CONT	DM,GBD,SC,HK
EF20A	WING "A" TOILETS	COOK	ROOF	101R28DOR70(VF)	325	1.25	120/1	0.5	BMS	DM,GBD,SRC,VF
EF21A	MEDICAL EQUIP A149	COOK	ROOF	100R17DL(VF)	200	0.75	120/1	.125	BMS	DM,GBD,SRC,VF
EF22A	TUB ROOM A133	COOK	ROOF	100R17DL(VF)	200	0.75	120/1	.125	BMS	DM,GBD,SRC,VF
EF23A	WING "A" BATHROOMS	COOK	ROOF	101R28DOR70(VF)	325	1.25	120/1	0.5	BMS	DM,GBD,SRC,VF
EF24A	WING "A" TOILETS	COOK	ROOF	135R17DOR91(VF)	525	1.25	120/1	0.5	BMS	DM,GBD,SRC,VF
EF25A	TOILET A101	COOK	ROOF	100R17DL(VF)	75	0.75	120/1	.125	BMS	DM,GBD,SRC,VF

ABBREVIATIONS:
C - CEILING GRILL
DM - DISCONNECT MEANS
GBD - GRAVITY BACKDRAFT DAMPER
HK - VIBRATION ISOLATOR HANGING KIT
SC - SPEED CONTROLLER
R - ROOF JACK
RCA - ROOF CURB ADAPTER
SRC - SLOPED ROOF CURB
BMS - BUILDING MANAGEMENT SYSTEM
VF - 0-10V, 24V, VARI-FLOW, ECM MOTOR

TRIPLE DUTY VALVE SCHEDULE

MARK	PUMP	MAN.	MODEL	SIZE	GPM	MAX. HEAD (FT.)	PIPE SIZE (IN.)
TD2H	HWCP-2	BG	3DV-1.5S	2"	20.0	3.0	2"
TD2C	CWCP-2C	BG	3DS-2S	2"	39.0	3.0	2.5"
TD3H	HWCP-3	BG	3DV-1.5S	1.5"	16.0	3.0	2"
TD3C	CWCP-3	BG	3DS-2S	2"	39.0	3.0	2.5"
TD5H	HWCP-5	BG	3DV-1.5S	1.5"	21.2	3.0	1.5"
TD5C	CWCP-5	BG	3DS-2S	1.5"	26.2	4.0	1.5"
TD11H	HWCP-11	BG	3DV-1.5S	1.5"	20	3.0	1.5"
TD11C	CWCP-11	BG	3DS-2.5S	2.5"	63.0	6.0	2.5"

ABBREVIATIONS:
BG - BELL & GOSSETT

EXISTING WATER COIL SCHEDULE

MARK	EQUIPMENT	PRIMARY HW COIL (GPM)	CW COIL CW COIL (GPM)	SECONDARY HW COIL (GPM)	AREA SERVED
AHU1	AIR HANDLING UNIT	4.4	11.7	–	BASEMENT LEVEL
AHU3	AIR HANDLING UNIT	21.2	53.8	–	KITCHEN
AHU4	AIR HANDLING UNIT	7.9	17.5	–	ADMINISTRATION
AHU5	AIR HANDLING UNIT	19.3	40.0	5.5	WING "A"
AHU6	AIR HANDLING UNIT	19.3	40.0	5.5	WING "B"
AHU7	AIR HANDLING UNIT	19.3	40.0	5.5	WING "C"
AHU8	AIR HANDLING UNIT	19.3	40.0	5.5	WING "D"
AHU9	AIR HANDLING UNIT	19.3	40.0	5.5	WING "E"
AHU10	AIR HANDLING UNIT	19.3	40.0	5.5	WING "F"
AHU12	AIR HANDLING UNIT	15.0	16.5	–	DEMENTIA DINING
MAU-2	MAKEUP AIR UNIT	41.1	–	–	BASEMENT LAUNDRY
FC-003	FAN COIL UNIT	1.5	2.5	–	BASEMENT OFFICE
RH-1	REHEAT COIL	2.0	–	–	–
RH-2	REHEAT COIL	1.5	–	–	–
RH-3	REHEAT COIL	1.5	–	–	–
RH-4	REHEAT COIL	0.5	–	–	–
RH-5	REHEAT COIL	0.25	–	–	–
FTR-1	FINNED TUBE	0.5	–	–	–
FTR-2	FINNED TUBE	1.0	–	–	–
FCU-1	FAN COIL UNIT	2.2	–	–	CLINIC
FCU-2	FAN COIL UNIT	2.0	–	–	CLINIC
FCU-3	FAN COIL UNIT	2.0	–	–	CLINIC
FCU-4	FAN COIL UNIT	2.0	–	–	CLINIC
FCU-5	FAN COIL UNIT	1.8	–	–	CLINIC
AC-1	AIR CURTAIN	10.0	–	–	MAIN ENTRY
UH-1	UNIT HEATER	1.5	–	–	BASEMENT
UH-2	UNIT HEATER	5.0	–	–	BASEMENT
HWC-1	HOT WATER COIL	7.3	–	–	CORE AREA
HWC-2	HOT WATER COIL	7.0	–	–	CORE AREA
HWC-3	HOT WATER COIL	3.9	–	–	CORE AREA
HWC-4	HOT WATER COIL	9.7	–	–	CORE AREA
HWC-5	HOT WATER COIL	7.0	–	–	CORE AREA

NOTES:
1. SCHEDULE IS INCLUDED TO PROVIDE ORIGINAL HOT AND CHILLED WATER FLOWRATES OF EXISTING EQUIPMENT TO REMAIN. TAB CONTRACTOR SHALL BALANCE TO FLOWRATES INDICATED.
2. CONTACT ARCHITECT FOR ANY EXISTING COILS TO REMAIN THAT ARE NOT LISTED IN THIS SCHEDULE.

PIPING MATERIAL SCHEDULE

PIPING							FITTINGS		MAX. WORKING		FIELD TEST	
SYSTEM	SIZE	TYPE	SCH	GRD	ASTM	MATERIAL	MAT.	TYPE	PRESS (PSI)	TEMP (°F)	PRESS (PSI)	TIME
CONDENSATE DRAIN	ALL	M	—	—	B88	CP	CP	DR\S	10FT	40/70	10FT	1 HR
HOT WATER SUPPLY & RETURN	0.5"-2.5"	L	—	—	B88	CP	CP	SJ	125	80-200	150	1 HR
HOT WATER SUPPLY & RETURN	0.5"-2.5"	L	—	—	B88	CP	CP	PF	125	80-200	150	1 HR
HOT WATER SUPPLY & RETURN	3" & UP	SL/CW	40	A	A120	CS/BLK	CS	MJ	125	80-200	150	1 HR
CHILLED WATER SUPPLY & RETURN	0.5"-2.5"	L	—	—	B88	CP	CP	SJ	125	45-80	150	1 HR
CHILLED WATER SUPPLY & RETURN	0.5"-2.5"	L	—	—	B88	CP	CP	PF	125	45-80	150	1 HR
CHILLED WATER SUPPLY & RETURN	3" & UP	SL/CW	40	A	A120	CS/BLK	CS	MJ	125	45-80	150	1 HR
TEMP. & PRESSURE RELIEF DRAIN	ALL	M	—	—	B88	CP	CP	DR/S	10FT	40-140	10FT	1 HR
DOMESTIC WATER PIPING ABOVE GRADE	ALL	L	—	—	B88	CP	CP	SJ	120	40-180	150	1 HR
WASTE AND VENT	ALL	NH	SS	—	A74	CI	CI	DR/NG	10FT	50-180	10FT	1 HR
FIRE SPRINKLER SERVICE	ALL	DI	—	—	AWWAC15	DI	DI	MJ	200	50-90	200	2 HR
FIRE SPRINKLER	ALL	PER NFPA 13									200	2 HR

ATP - ARMCO TRUSS PIPE
BLK - BLACK
BS - BELL & SPIGOT
CF - CRIMPED FITTING
CI - CAST IRON
CP - COPPER
CS - CARBON STEEL
CTD - PIPE LINE SERVICE COMPANY X-TRU-COAT HIGH DENSITY POLYETHYLENE COATING EXTRUDED OVER PIPE
CW - CONTINUOUS WELD
DI - DUCTILE IRON
DR - DRAINAGE FITTING
GLV - GALVANIZED
HF - HEAT FUSED
LC - LEAD CAULKING
MI - MALLEABLE IRON
MJ - MECHANICAL JOINT
NG - NEOPRENE GASKET
NH - NO-HUB
PE - POLYETHYLENE
PF - PRESS SEAL FITTINGS
PVC - POLYVINYL CHLORIDE
S - BRAZED JOINT - SILVER BRAZING ALLOY
SJ - SOLDER JOINT 95-5 TIN-ANTIMONY
SL - SEAMLESS STEEL
SS - STANDARD STRENGTH - SERVICE WEIGHT
SW - SOLVENT WELD
TS - TY-SEAL
THRD - THREADED
VCP - VITRIFIED CLAY PIPE
WELD - WELDED
XH - EXTRA HEAVY

NOTES:
1. IF CONTRACTOR CHOICES THE OPTION TO USE ANY PRESSURE SEAL FITTINGS, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ONE (1) PRESS SEAL FITTING TUBE OF THE SAME MAKE AND MODEL UTILIZED ON THE PROJECT.

FAN FILTER UNIT SCHEDULE

MARK	AREA SERVED	MANUF.	TYPE	MODEL	CFM	EST. ESP.	VOLTS/ PHASE	MOTOR (WATTS)	ACCESSORIES
FFU1	ISOLATION ROOMS	PRICE	CEILING	PURAFLO-2424-BTR	250*	0.625	120/1	220	DO,M,PF,BAC,CF,SL,FF
FFU2	ISOLATION ROOMS	PRICE	CEILING	PURAFLO-2448-BTR	325*	0.625	120/1	220	DO,M,PF,BAC,CF,SL,FF

ABBREVIATIONS:
DM - DISCONNECT MEANS
DO - DUAL 10" DUCT COLLARS
UV - ULTRAVIOLET LIGHT
M - ECM MOTOR
PF - MERV 8 PRE-FILTER
BAC - BACNET FLOW CONTROLLER, MOTOR, AND FILTER STATUS WITH BACNET CONNECTION TO BUILDING MANAGEMENT SYSTEM
CF - CONSTANT FLOW MOTOR TO COMPENSATE FOR FILTER LOADING
SL - FILTER & MOTOR STATUS LIGHTS
FF - 2", IEST RP CC001 TYPE J HEPA FILTER
* - NOMINAL AIRFLOW, BALANCE TO AIRFLOW ON PLANS

PUMP SCHEDULE

MARK	MAN.	SERIES	SIZE	INLET	DISCH.	GPM	TOTAL HEAD (ft.)	NPSH (ft.)	TYPE	WORK. CLASS (psi)	HP	RPM	VOLT/PH	CONST.	FLUID PUMPED	FLUID TEMP.
CWCP-2	BG	XL55-45	1.5"	1.5"	1.5"	39.0	20	--	IL	125	1/2	4084	120/1	AI	CW	42
CWCP-3	BG	XL55-45	1.5"	1.5"	1.5"	39.0	20	--	IL	125	1/2	4084	120/1	AI	CW	42
CWCP-5	BG	XL55-45	1.5"	1.5"	1.5"	26.3	20	--	IL	125	1/3	3391	120/1	AI	CW	42
CWCP-11	BG	XL60-130	2"	2"	2"	63.0	20	--	IL	125	1	2285	208/3	AI	CW	42
HWCP-2	BG	PL-55	1.25"	1.25"	1.25"	20.0	20	--	IL	125	2/5	3476	120/1	AI	HW	180
HWCP-3	BG	PL-55	1.25"	1.25"	1.25"	16.0	20	--	IL	125	2/5	3476	120/1	AI	HW	180
HWCP-5	BG	PL-55	1.25"	1.25"	1.25"	20.0	20	--	IL	125	2/5	3476	120/1	AI	HW	180
HWCP-11	BG	PL-55	1.25"	1.25"	1.25"	20.0	20	--	IL	125	2/5	3476	120/1	AI	HW	180

ABBREVIATIONS:
NPSH - NET POSITIVE SUCTION HEAD
IL - IN-LINE
BMES - BASE MOUNTED, END SUCTION
BF - BRONZE FITTED
BG - BELL & GOSSETT
AB - ALL BRONZE
AI - ALL IRON
HW - HOT WATER
CW - CHILLED WATER
CDW - CONDENSER WATER

BYPASS VAV AIR TERMINAL UNIT "ATU"

MARK	MANU.	MODEL	FLOW	INLET (IN.)	MIN	MAX	UNIT VOLT/PH	HOT WATER COIL EAT	LAT	MBH	EWT	LWT	GPM	WPD (FT)	ROWS	APD (IN. W.C.)	ACCESSORIES
ATU1	NAILOR	34RW	BP	8"ø	200	400	120/1	55	100	14.6	190	160	2.0	1.5	1	0.1	CT,DDC,T,2W
ATU2	NAILOR	34RW	BP	6"ø	100	180	120/1	55	100	6.2	190	160	1.0	0.4	1	0.1	CT,DDC,T,2W
ATU3	NAILOR	34RW	BP	6"ø	60	150	120/1	55	100	6.2	190	160	1.0	0.4	1	0.1	CT,DDC,T,2W
ATU4	NAILOR	34RW	BP	10"ø	100	460	120/1	55	100	6.2	190	160	1.0	0.4	1	0.1	CT,DDC,T,2W
ATU5	NAILOR	34RW	BP	6"ø	60	135	120/1	55	100	6.2	190	160	1.0	0.4	1	0.1	CT,DDC,T,2W
ATU6	NAILOR	34RW	BP	8"ø	150	300	120/1	55	100	7.8	190	160	1.5	0.4	1	0.1	CT,DDC,T,2W
ATU7	NAILOR	34RW	BP	8"ø	100	205	120/1	55	100	6.2	190	160	1.0	0.4	1	0.1	CT,DDC,T,2W

NOTES:
1. EQUIPMENT SHALL BE SELECTED AT 1250 FT. ELEVATION.
2. SELECT UNITS WITH 100% WATER.
3. ALL UNITS SHALL BE PROVIDED WITH FACTORY MOUNTED CONTROL TRANSFORMER (120/24 VOLT (20VA)).
4. OUTLET CONNECTION SHALL BE SLIP & DRIVE.

ABBREVIATIONS:
CT - CONTROL TRANSFORMER WITH DISCONNECTING MEANS
DDC - DDC CONTROLLER, FURNISHED BY BAS CONTRACTOR AND FACTORY INSTALLED BY BOX MANUFACTURER
T - THERMOSTAT BY CONTROLS CONTRACTOR
BP - CONSTANT FLOW TO BOX WITH BYPASS "DUMP" DAMPER TO PLENUM, AND VAV FLOW TO SPACE.
2W - 2-WAY, MODULATING CONTROL VALVE

FAN POWERED VAV TERMINAL BOX - "FP"

MARK	MANUF.	MODEL	INLET	MAX. DEPTH (IN.)	(1) AIRFLOW CFM	UNIT VOLT/PH	FLA	HOT WATER COIL EAT	LAT	MBH	EWT	LWT	GPM	WPD (FT)	APD (IN.WC)	ROWS	PRESS. (IN. W.C.) INLET	UNIT PD	ACCESSORIES
FP101	NAILOR	35SW	14"ø	18	2590	208/1	7.9	69	105	95.8	180	128	3.8	0.94	0.16	2	1.0	0.5	AV,CV,T,VA,DDC,2W
FP103A	NAILOR	35SW	14"ø	18	2480	208/1	7.9	69	105	92.4	180	127	3.6	0.84	0.15	2	1.0	0.5	AV,CV,T,VA,DDC,2W
FP103B	NAILOR	35SW	14"ø	18	2200	208/1	7.9	69	105	82.2	180	124	3.0	0.59	0.12	2	1.0	0.5	AV,CV,T,VA,DDC,2W

NOTES:
1. BALANCED AIRFLOW SHALL BE SUM OF SUPPLY DIFFUSERS.
2. EQUIPMENT SELECTED AT 1250 FT. ELEVATION.
3. AIRFLOW SHALL BE VARIABLE VOLUME.
4. ALL UNITS SHALL BE PROVIDED WITH FACTORY MOUNTED DDC CONTROLLER FURNISHED BY CONTROL CONTRACTOR, WHICH SHALL BE FACTORY COMMISSIONED.
5. ALL UNITS SHALL BE PROVIDED WITH FACTORY MOUNTED CONTROL TRANSFORMER, WHICH SHALL BE FACTORY COMMISSIONED.
6. OUTLET CONNECTIONS SHALL BE SLIP & DRIVE.
7. COORDINATE UNIT ORIENTATION AND COIL SIDE CONNECTION WITH EXISTING CONDITIONS PRIOR TO RELEASE OF EQUIPMENT.

ABBREVIATIONS:
AV - AIR VALVE DAMPER
CV - CONTROL TRANSFORMER WITH DISCONNECTING MEANS
T - THERMOSTAT BY CONTROLS CONTRACTOR
VA - VALVE ACCESS PANEL
DDC - DDC CONTROLLER, FURNISHED BY BAS CONTRACTOR AND FACTORY INSTALLED BY BOX MANUFACTURER.
2W - MODULATING 2-WAY CONTROL VALVE

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STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins Digitally signed by Cameron K. Collins DN: C=US, E=cameron.collins@rtmassociates.com, O=RTM Associates, CN=Cameron K. Collins Date: 2025.02.07 11:11:27-06'00'

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PROJECT # **U1503-01**
SITE # **6801**
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FEDERAL # **29-044**

REVISION: ______
DATE: ______
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DATE: ______
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-601.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

MECHANICAL SCHEDULES

SHEET NUMBER:

M-601

8-1-24

WING 'A' ALTERNATE #1 CONTROL NOTES

THIS FACILITY HAS AN EXISTING SCHNEIDER ELECTRIC BUILDING AUTOMATION SYSTEM. INTEGRATION OF EQUIPMENT CONTROL SHALL BE PROVIDED BY C&C GROUP:

BRIAN SCHEPERS
2414 HYDE PARK ROAD
JEFFERSON CITY, MO 65109
573.632.4247

CONTROLS CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONTROLLERS, CONTROL WIRING, AND SENSORS EXCEPT SENSORS PROVIDED BY EQUIPMENT MANUFACTURER.

CONTROLS CONTRACTOR SHALL PROVIDE ALL PROGRAMMING AND GRAPHICS REQUIRED TO INTEGRATE NEW EQUIPMENT INTO THE EXISTING CONTROLS SYSTEM:

1. PROVIDE A RADIO BUTTON TO SET EACH MODULE INTO AIRBORNE INFECTION ISOLATION MODE (AIIM) SEPARATELY. SEE SEQUENCE OF OPERATION FOR MORE INFORMATION.
2. PROVIDE A GRAPHIC FOR AHU-5 AND EACH FAN FILTER UNIT IN EACH ROOM. GRAPHIC SHALL GRAPHIC REPRESENT INSTALLED EQUIPMENT.
3. PROVIDE A LINK FROM THE GRAPHIC TO A COPY OF THE DEQUENCE OF OPERATION WHICH SHALL ACCURATELY REPRESENT SEQUENCE PROGRAMMING.

POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	MA-T	MIXED AIR TEMPERATURE	DEG F	X	X	
AI	ZN-T	ZONE TEMPERATURE	DEG F	X	X	
AO	CWV-O	COOLING VALVE OUTPUT	%	X		
AO	HWV-O	HEATING VALVE OUTPUT	%	X		
DO	SF-C	SUPPLY FAN COMMAND	ON/OFF	X		
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	
AO	RAD-C	RETURN AIR DAMPER COMMAND	OPEN/CLOSED	X		
DO	FFU-C	FFU SUPPLY FAN COMMAND	ON/OFF	X		
DI	FFU-S	FFU SUPPLY FAN STATUS	ON/OFF	X	X	
DI	FFU-A	FFU UNIT ALARMS			X	
AO	FFU-EAD	FFU UNIT EXHAUST DAMPER	OPEN/CLOSED	X	X	
DI	DP-R	ROOM DIFFERENTIAL PRESSURE		X	X	

SEQUENCE OF OPERATION

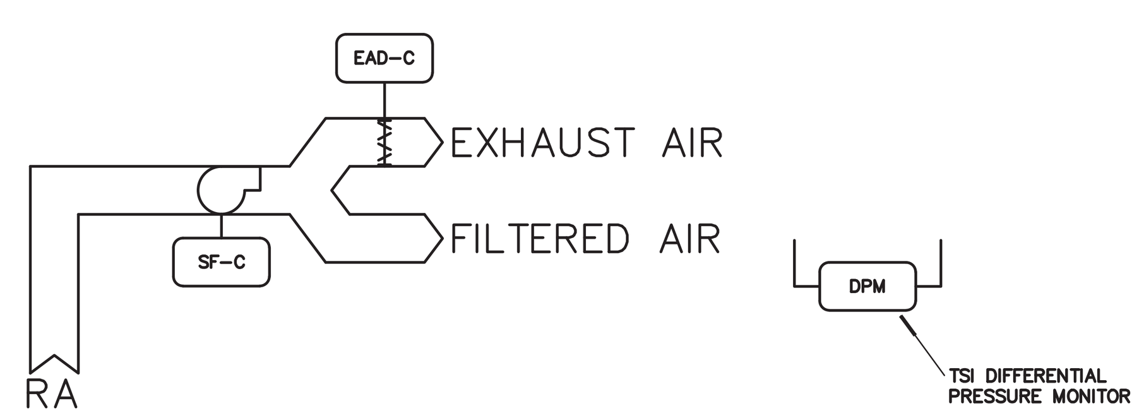
GENERAL: UNIT SHALL BE IN OCCUPIED/UNOCCUPIED MODE BASED ON AN ADJUSTABLE TIME SCHEDULE. UNIT SHALL BE SET INTO ISOLATION MODE BY BUILDING MANAGEMENT SYSTEM.

DISCHARGE AIR TEMP SENSOR: DUCT MOUNTED DISCHARGE AIR TEMPERATURE SENSOR SHALL BE UTILIZED FOR MONITORING PURPOSES.

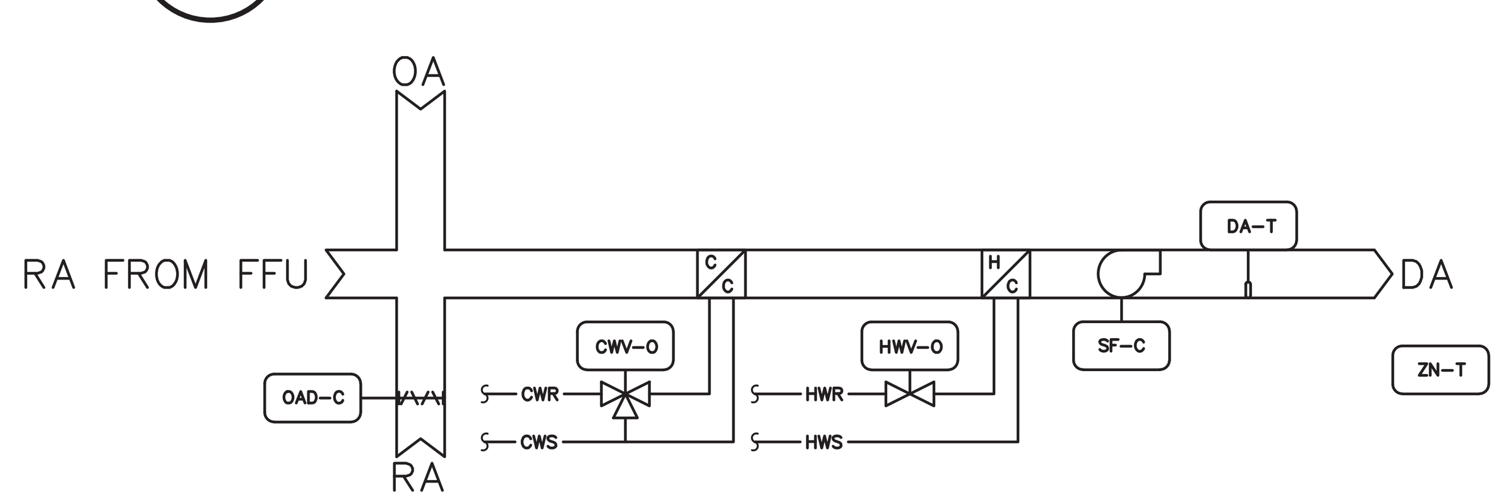
UNOCCUPIED MODE: THE RETURN AIR DAMPER SHALL BE OPEN. THE SUPPLY FAN SHALL CYCLE ON/OFF IN CONJUNCTION WITH A CALL FOR HEATING OR COOLING. FAN FILTER UNIT SHALL BE OFF WITH EXHAUST AIR DAMPER CLOSED.

OCCUPIED MODE: THE RETURN AIR DAMPER SHALL BE FULL OPEN. THE SUPPLY FAN SHALL RUN CONTINUOUSLY. THE HEATING AND COOLING VALVES SHALL MODULATE AS REQUIRED TO MAINTAIN SPACE SETPOINT TEMPERATURE. HEATING AND COOLING SHALL NOT OCCUR SIMULTANEOUSLY. FAN FILTER UNIT SHALL BE OFF WITH EXHAUST AIR DAMPER CLOSED.

ISOLATION MODE: THE RETURN AIR DAMPER SHALL BE FULL CLOSED. THE SUPPLY FAN SHALL RUN CONTINUOUSLY. THE HEATING AND COOLING VALVES SHALL MODULATE AS REQUIRED TO MAINTAIN SPACE SETPOINT TEMPERATURE. HEATING AND COOLING SHALL NOT OCCUR SIMULTANEOUSLY. FAN FILTER UNIT SHALL BE ON. EXHAUST AIR DAMPER SHALL BE OPEN. BMS SHALL MONITOR NEGATIVE PRESSURE IN ROOM RELATIVE TO CORRIDOR AND FAN AND FILTER ALARMS.



6 / M-602
WING 'A' ALTERNATE #1 FAN FILTER UNIT CONTROL DIAGRAM
NO SCALE



5 / M-602
WING 'A' ALTERNATE #1 FAN COIL UNIT CONTROL DIAGRAM
NO SCALE

POINTS LIST

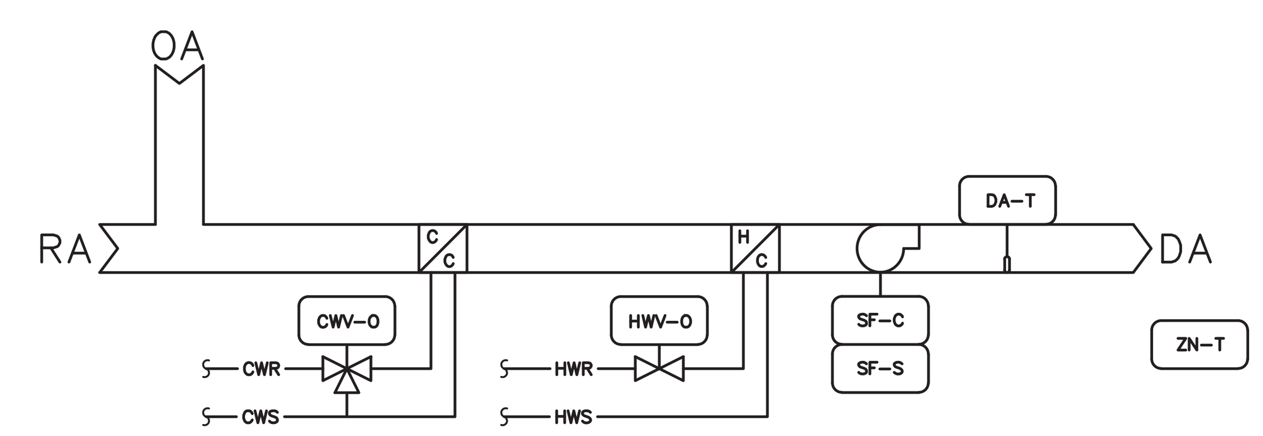
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	ZN-T	ZONE TEMPERATURE	DEG F	X	X	
AO	CWV-O	COOLING VALVE OUTPUT	%	X		
AO	HWV-O	HEATING VALVE OUTPUT	%	X		
BO	SF-C	SUPPLY FAN COMMAND	ON/OFF	X		
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	

SEQUENCE OF OPERATION

GENERAL: UNIT SHALL BE PROVIDED WITH AN OCCUPIED/UNOCCUPIED SCHEDULE. UNIT SHALL BE SCHEDULED TO OPERATE IN OCCUPIED MODE CONTINUOUSLY.

DISCHARGE AIR TEMP SENSOR: DUCT MOUNTED DISCHARGE AIR TEMPERATURE SENSOR SHALL BE UTILIZED FOR MONITORING PURPOSES.

OCCUPIED MODE: THE SUPPLY FAN SHALL RUN CONTINUOUSLY. THE HEATING AND COOLING VALVES SHALL MODULATE AS REQUIRED TO MAINTAIN SPACE SETPOINT TEMPERATURE. HEATING AND COOLING SHALL NOT OCCUR SIMULTANEOUSLY.



4 / M-602
RESIDENT ROOM 4-PIPE FAN COIL UNIT CONTROL DIAGRAM
NO SCALE

POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	MA-T	MIXED AIR TEMPERATURE	DEG F	X	X	
AI	ZN-T	ZONE TEMPERATURE	DEG F	X	X	
AO	CWV-O	COOLING VALVE OUTPUT	%	X		
AO	HWV-O	HEATING VALVE OUTPUT	%	X		
BO	SF-C	SUPPLY FAN COMMAND	ON/OFF	X		
BO	OAD-C	OUTSIDE AIR DAMPER COMMAND	OPEN/CLOSED	X		
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	

SEQUENCE OF OPERATION

GENERAL: UNIT SHALL BE IN OCCUPIED/UNOCCUPIED MODE BASED ON AN ADJUSTABLE TIME SCHEDULE.

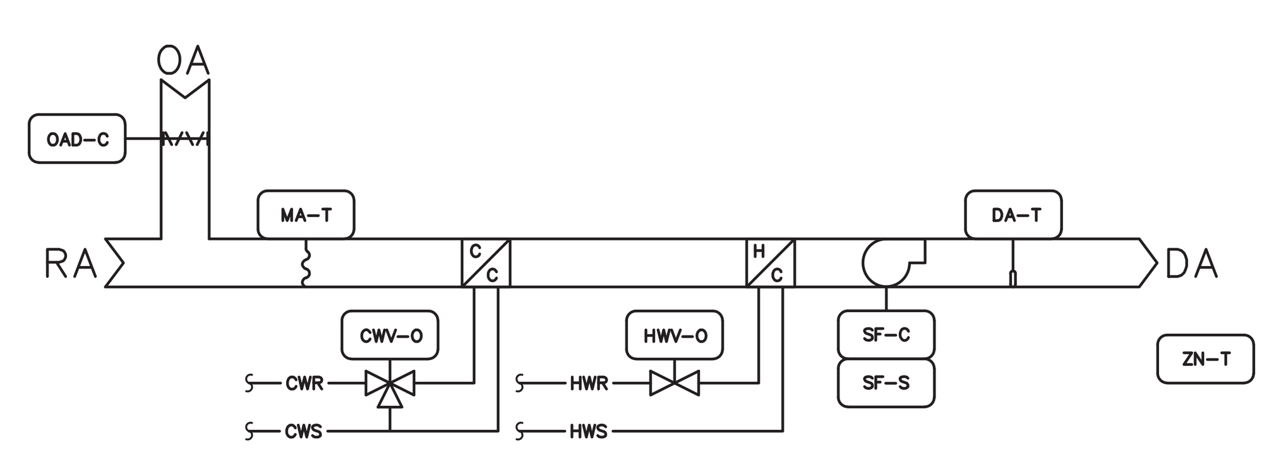
DISCHARGE AIR TEMP SENSOR: DUCT MOUNTED DISCHARGE AIR TEMPERATURE SENSOR SHALL BE UTILIZED FOR MONITORING PURPOSES.

UNOCCUPIED MODE: THE OUTSIDE AIR DAMPER SHALL BE CLOSED. THE SUPPLY FAN SHALL CYCLE ON/OFF IN CONJUNCTION WITH A CALL FOR HEATING OR COOLING.

OCCUPIED MODE: THE OUTSIDE AIR DAMPER SHALL BE FULL OPEN. THE SUPPLY FAN SHALL RUN CONTINUOUSLY. THE HEATING AND COOLING VALVES SHALL MODULATE AS REQUIRED TO MAINTAIN SPACE SETPOINT TEMPERATURE. HEATING AND COOLING SHALL NOT OCCUR SIMULTANEOUSLY.

FREEZE PROTECTION:
IF THE MIXED AIR TEMPERATURE DROPS BELOW 40°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE.
IF THE MIXED AIR TEMPERATURE DROPS BELOW 36°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE SUPPLY FAN SHALL STOP, AND BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL MOVE TO FULL OPEN POSITIONS.
AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION UPON ACTIVATION OF ANY OF THE THREE SETPOINTS ABOVE.

FREEZESTAT CONTROL:
IF THE FREEZESTAT SENSES A TEMPERATURE BELOW 32°F, THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE SUPPLY FAN SHALL STOP AND BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL MOVE TO FULL OPEN. AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION.



3 / M-602
4-PIPE FAN COIL UNIT w/ O.A. CONTROL DIAGRAM
NO SCALE

BAS GENERAL REQUIREMENTS

GENERAL REQUIREMENTS

1. THE CONTROL SYSTEM SHALL BE A SCHNEIDER ELECTRIC ECOSTRUXURE SYSTEM FROM C&C GROUP AS INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS. THE BAS CONTRACTOR SHALL PROVIDE COMPLETE AND FULLY OPERATIONAL DDC SYSTEM BY SCHNIEDER ELECTRIC ONLY.

2. ALL EXISTING DDC CONTROLLERS MAY BE RE-UTILIZED AND RE-PROGRAMMED TO MEET THE SEQUENCE OF OPERATION. IF ANY EXISTING CONTROLLER DOES NOT FIT WITHIN THE NEW EQUIPMENT, THEN THE CONTROLLER SHALL BE REPLACED. CONTRACTOR SHALL PROVIDE ANY ADDITIONAL CONTROLLERS AS REQUIRED TO ACCOMMODATE ALL POINTS SHOWN AND AS REQUIRED TO MEET THE SEQUENCE OF OPERATION. WHERE MECHANICAL EQUIPMENT IS BEING REMOVED AND REPLACED, THE CONTROL CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING ACTUATORS, CONTROL DEVICES AND SENSORS. EXISTING CONTROL WIRING, COMMUNICATION BUS, AND HUBS MAY BE REUTILIZED. CONTROL CONTRACTOR SHALL PROVIDE ALL ADDITIONAL SENSORS, ACTUATORS, DEVICES, COMMUNICATION BUS, HUBS, AND CONTROL WIRING AS REQUIRED TO MEET THE SEQUENCE OF OPERATION.

3. ALL TEMPERATURE CONTROL INPUT/OUTPUT POINTS SHALL BE CAPABLE OF BEING MONITORED AND CONTROLLED THROUGH THE BUILDING AUTOMATION SYSTEM.

4. RETURN AIR SMOKE DETECTORS:

A. ALL SMOKE DETECTORS WHERE SHOWN OR AS REQUIRED BY CODE SHALL BE FURNISHED AND WIRED INTO THE FIRE ALARM SYSTEM BY THE ELECTRICAL CONTRACTOR.
B. UPON DETECTION OF SMOKE AT THE UNIT, THE ASSOCIATED AIR HANDLER SHALL SHUT DOWN.

6. ALARMS:
A. ALL HUMIDITY SENSORS SHALL HAVE HIGH LIMIT ALARMS, 60% (ADJUSTABLE).
B. ALL SPACE TEMPERATURE SENSORS SHALL HAVE HIGH LIMIT ALARMS, 80°F (ADJUSTABLE).
C. ALL SPACE TEMPERATURE SENSORS SHALL HAVE LOW LIMIT ALARMS, 60°F (ADJUSTABLE).
D. ALL MIXED AIR TEMPERATURE SENSORS SHALL HAVE LOW LIMIT ALARMS, 40°F (ADJUSTABLE)..
E. ALL UNIT DISCHARGE AIR TEMPERATURE SENSORS SHALL HAVE LOW LIMIT ALARMS, 45°F (ADJUSTABLE).
F. ALL INITIAL FILTER PRESSURE DIFFERENTIAL SENSORS SHALL HAVE HIGH LIMIT ALARMS, 0.5" S.P. (ADJUSTABLE).
G. ALL FAN PROOF-OF -RUN SENSORS SHALL ALARM IF NOT ACKNOWLEDGED AFTER 30 SECONDS.

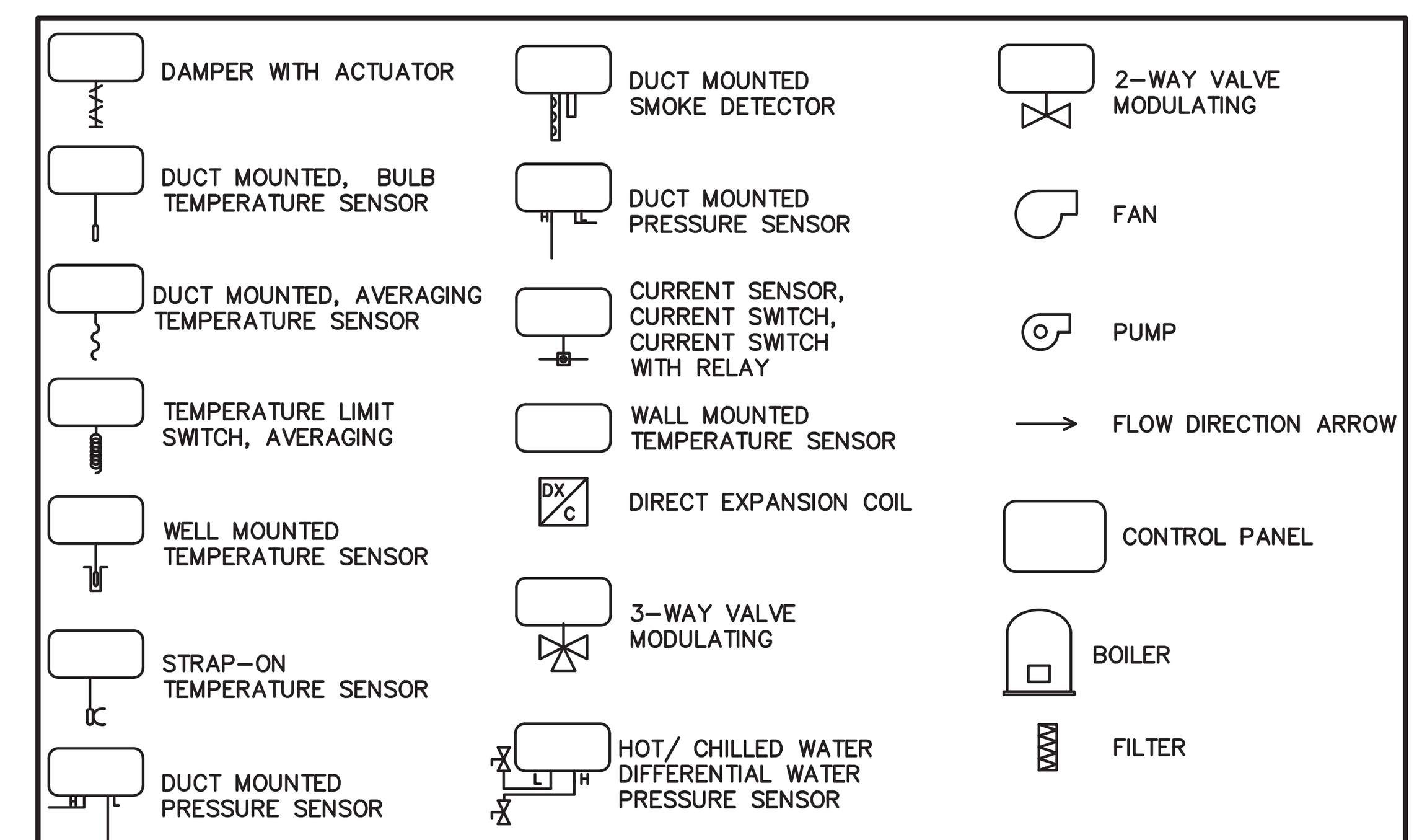
7. GENERAL INSTALLATION REQUIREMENTS:
A. ALL LOW VOLTAGE TEMPERATURE CONTROL WIRING SHALL BE CONCEALED EITHER ABOVE CEILING, IN WALLS, IN CONDUIT OR IN WIREMOLD. ALL WIRING SHALL BE PLENUM RATED. ALL EXPOSED CONTROL WIRING LOCATED MORE THAN NINE (9) FEET ABOVE THE FINISHED FLOOR SHALL BE ROUTED IN CONDUIT AND SHALL BE PAINTED TO MATCH ADJACENT SURFACE IN ALL PUBLIC AREAS. ALL EXPOSED CONTROL WIRING LOCATED BELOW NINE (9) FEET ABOVE FINISHED FLOOR SHALL BE ROUTED IN WIREMOLD, COLOR TO MATCH ADJACENT SURFACE. ALL CONTROL WIRING LOCATED IN THE BASEMENT MECHANICAL ROOM SHALL BE ROUTED IN EMT CONDUIT.

8. THERMOSTATS SENSORS:
A. ALL THERMOSTATS SHALL BE PROVIDED WITH A WARMER/COOLER ADJUSTMENT BUTTONS AND DIGITAL READOUT OF ACTUAL TEMPERATURE AND SETPOINT.. ALL THERMOSTATS SHALL BE PROVIDED WITH AN OCCUPANCY OVERRIDE BUTTON. ALL TEMPERATURE SETPOINTS SHALL BE ADJUSTABLE THROUGH THE BAS. ALL WARMER/COOLER SLIDE VALUES SHALL BE ADJUSTABLE THROUGH THE BAS.

9. TEMPERATURE SETPOINTS:
A. EACH INDIVIDUAL THERMOSTAT SHALL BE CAPABLE OF HAVING A UNIQUE TEMPERATURE SETPOINTS PROVIDED THROUGH THE BAS. THE CONTROL CONTRACTOR SHALL CONFIRM THE SETPOINTS OF EACH TEMPERATURE SETPOINT WITH THE OWNER'S REPRESENTATIVES. UNLESS GIVEN DIRECTION OTHERWISE PROVIDE THE FOLLOWING SETPOINTS;
- A.A. RESIDENT ROOMS;
  - A.A.A. OCCUPIED HEATING – 74°F.
  - A.A.B. OCCUPIED COOLING – 78°F.
  - A.A.C. UNOCCUPIED HEATING – 60°F.
  - A.A.D. UNOCCUPIED COOLING – 84°F.
- A.B. NON-RESIDENT ROOMS;
  - A.B.A. OCCUPIED HEATING – 72°F.
  - A.B.B. OCCUPIED COOLING – 74°F.
  - A.B.C. UNOCCUPIED HEATING – 60°F.
  - A.B.D. UNOCCUPIED COOLING – 84°F.

9. OCCUPANCY SCHEDULES:
A. ALL ROOMS OCCUPIED BY RESIDENTS SHALL BE SCHEDULED FOR CONTINUOUS OCCUPANCY. FOR ALL OTHER SPACES THE CONTROL CONTRACTOR SHALL SET THE OCCUPANCY SCHEDULE AS FOLLOWS;
- A.A. ADMIN: M-F 7AM-6PM
- A.B. KITCHEN: S-S 4AM-7PM
- A.C. ALL OTHER NON-RESIDENT ROOMS: M-F 7AM-6PM

2 / M-602
BAS GENERAL REQUIREMENTS
NO SCALE



WC-ADJ	Warmer Cooler Adjustment	FAN-C	Fan Command
ZN-T	Zone Temperature	FAN-O	Fan Output
DA-T	Discharge Air Temperature	FBD-O	Face-Bypass Damper Output
DAT-SP	Discharge Air Temperature Setpoint	FLT-S	Filter Status
EAD-C	Exhaust Air Damper Command	HC-C	Heating/Cooling Command
EF-C	Exhaust Fan Command	HC-O	Heating/Cooling Output
EF-S	Exhaust Fan Status	HTG1-C	Heating Stage 1 Command
EF-O	Exhaust Fan Output	HTG2-C	Heating Stage 2 Command
EXH-O	Exhaust Air Damper	HTG3-C	Heating Stage 3 Command
PH-O	Preheat Output	HTG4-C	Heating Stage 4 Command
PH-T	Preheat Temperature	HTG-A	Heating Alarm
RAD-C	Return Air Damper Command	HTG-C	Heating Command
RA-H	Return Air Humidity	HTG-O	Heating Output
RA-Q	Return Air Quality	HW-DP	Hot Water Diff Pressure
RA-T	Return Air Temperature	HWP-C	Hot Water Pump Command
SF-A	Supply Fan Alarm	HWP-O	Hot Water Pump Output
SF-C	Supply Fan Command	HWP-S	Hot Water Pump Status
SF-O	Supply Fan Output	HWR-T	Hot Water Return Temp
SF-S	Supply Fan Status	HWS-T	Hot Water Supply Temp
BLR-A	Boiler Alarm	HWV-O	Hot Water Valve Output
BLR-EN	Boiler Enable	MAD-O	Mixed Air Damper Output
BP-C	Boiler Pump Command	MA-T	Mixed Air Temperature
BP-S	Boiler Pump Status	OAD-C	Outside Air Damper Command
DA-P	Discharge Static Pressure	OA-T	Outside Air Temperature
DAP-SP	Duct Static Pressure Setpoint	OCC-C	Occupied Command

1 / M-602
BAS SYMBOLS LIST
NO SCALE

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STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
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REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-602.DWG
DRAWN BY: TSE
CHECKED BY: CKC
DESIGNED BY: TSE

SHEET TITLE:

BAS DIAGRAMS

SHEET NUMBER:

M-602

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SEQUENCE OF OPERATION

MAKE-UP AIR UNIT 1 (SERVING KITCHEN):

SUPPLY FAN START/STOP: THE SUPPLY FAN SHALL START UPON THE START OF THE KITCHEN EXHAUST HOOD FAN. IF THE SUPPLY FAN STATUS DOES NOT MATCH THE COMMANDED VALUE, AN ALARM SHALL BE GENERATED. WHEN THE SUPPLY FAN STATUS INDICATES THE FAN STARTED, THE CONTROL SEQUENCE SHALL BE ENABLED.

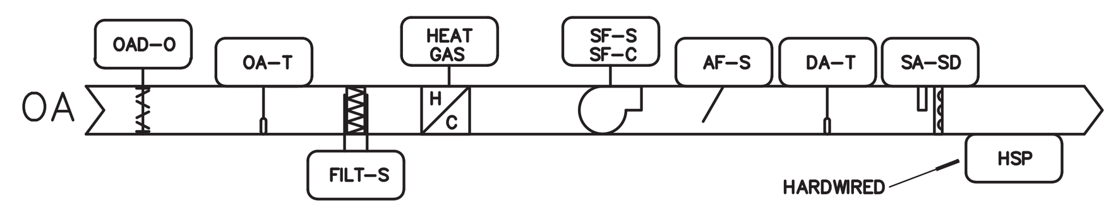
HEATING MODE:
THE GAS HEATER SHALL MODULATE TO MAINTAIN 70°F (ADJ.). AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION IF THE TEMPERATURE CANNOT BE MAINTAINED.

SAFETY:
ALL OF THE SAFETY DEVICES SHALL BE MANUAL RESET; THE DEVICE THAT HAS TRIPPED SHALL BE MANUALLY RESET BEFORE RESTARTING THE AIR HANDLING UNIT.

HIGH STATIC:
PROVIDE A HARD-WIRED, HIGH STATIC PRESSURE SENSOR ON SUPPLY DUCT TO SHUT DOWN UNIT UPON PRESSURE ABOVE 1.0" W.C. (ADJ.)

MAU-1 SYSTEM – POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	OA-T	OUTDOOR AIR TEMPERATURE	DEG F	X	X	
AI	FILT-S	DIRTY FILTER STATUS	PSI	X	X	
AI	OAD-S	OUTDOOR AIR DAMPER STATUS	OPEN/CLOSE	X	X	
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	
DO	SF-C	SUPPLY FAN COMMAND	ON/OFF	X		
AO	OAD-O	OUTDOOR AIR DAMPER	%	X		
AO	GAS-O	MODULATING GAS HEAT	%	X		
DI	EF-S	EXHAUST FAN STATUS	ON/OFF	X	X	
DI	HSP-S	HIGH STATIC PRESSURE STATUS	ON/OFF	X	X	



5 M-603 **MAU1 CONTROL DIAGRAM**
NO SCALE

SEQUENCE OF OPERATION

AIR HANDLING UNIT 3 (SERVING KITCHEN):

SUPPLY FAN START/STOP: THE SUPPLY FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED PERIODS AND CYCLE DURING UNOCCUPIED PERIODS. IF THE SUPPLY FAN STATUS DOES NOT MATCH THE COMMANDED VALUE, AN ALARM SHALL BE GENERATED. WHEN THE SUPPLY FAN STATUS INDICATES THE FAN STARTED, THE CONTROL SEQUENCE SHALL BE ENABLED.

COOLING MODE:
IF THE OUTDOOR ENTHALPY IS BELOW INTERIOR, THEN THE ECONOMIZER MODE SHALL BE THE FIRST SOURCE OF COOLING. IF THE OUTSIDE AIR TEMPERATURE IS GREATER THAN 55°F, ECONOMIZER MODE SHALL BE DISABLE AND THE CHILLED WATER VALVE SHALL MODULATE AS REQUIRED TO MAINTAIN UNIT DISCHARGE TEMPERATURE SETPOINT OF 55°F (ADJ.). THE HOT WATER PREHEAT VALVE SHALL REMAIN CLOSED. THE CHILLED WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE CHILLED WATER VALVE IS COMMANDED OPEN OR WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 36°F (ADJ.).

HEATING MODE:
THE CHILLED WATER VALVE SHALL BE CLOSED AND THE HOT WATER PREHEAT VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT OF 75°F (ADJ.). WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 40°F, THE HOT WATER PREHEAT VALVE SHALL MOVE TO FULL OPEN AND THE BYPASS DAMPER SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. WHEN THE MIXED AIR TEMPERATURE IS GREATER THAN 45°F (ADJ.), THE BYPASS DAMPER SHALL MOVE TO FULL COIL POSITION AND THE HOT WATER PREHEAT VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT.

VENTILATION CONTROL:
1. DURING UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE CLOSED.
2. DURING OCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE OPEN TO THE MINIMUM POSITION.

FREEZE PROTECTION:
IF THE MIXED AIR TEMPERATURE DROPS BELOW 40°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL MODULATE CLOSED TO AVOID DROPPING BELOW 40°F (ADJ.).
IF THE MIXED AIR TEMPERATURE DROPS BELOW 34°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, THE SUPPLY FAN SHALL STOP, BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL FAIL TO FULL OPEN POSITIONS.
AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION UPON ACTIVATION OF ANY OF THE THREE SETPOINTS ABOVE.

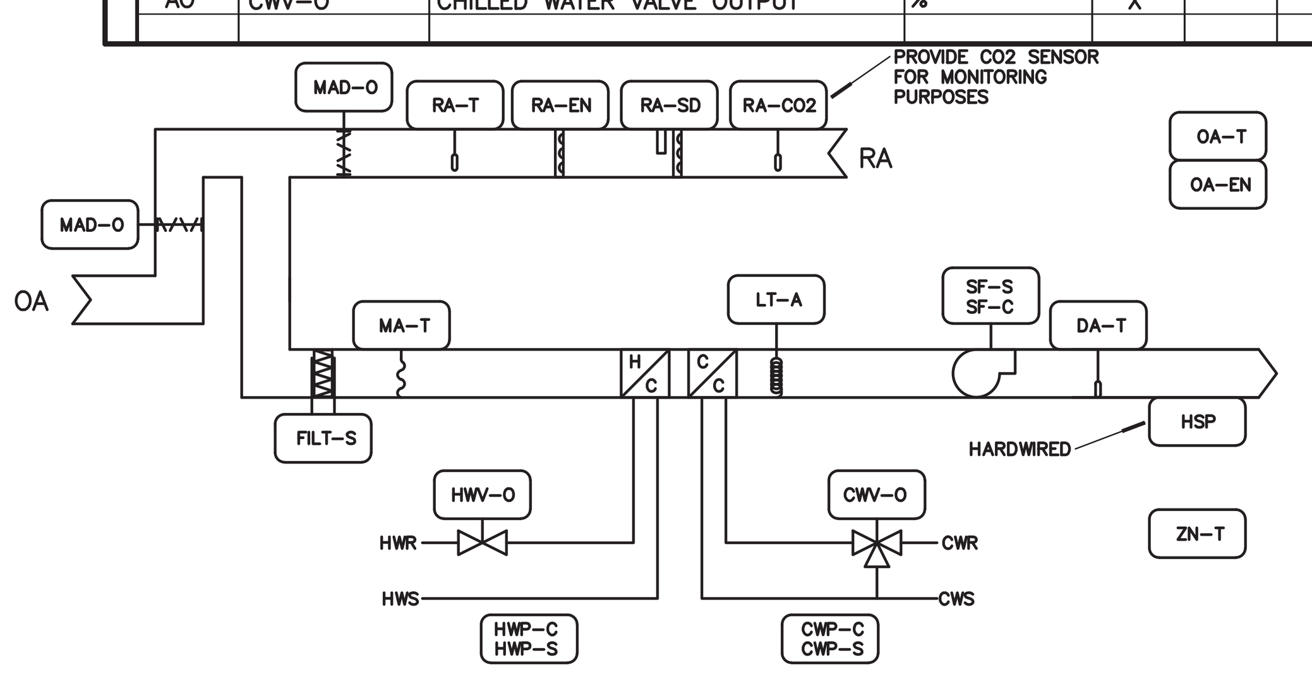
FREEZESTAT CONTROL:
IF THE FREEZESTAT SENSES A TEMPERATURE BELOW 34°F, THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, AND THE SUPPLY FAN SHALL STOP.

SAFETY:
ALL OF THE SAFETY DEVICES SHALL BE MANUAL RESET; THE DEVICE THAT HAS TRIPPED SHALL BE MANUALLY RESET BEFORE RESTARTING THE AIR HANDLING UNIT.

HIGH STATIC:
PROVIDE A HARD-WIRED, HIGH STATIC PRESSURE SENSOR ON SUPPLY DUCT TO SHUT DOWN UNIT UPON PRESSURE ABOVE 1.0" W.C. (ADJ.)

AHU-3 SYSTEM – POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	MA-T	MIXED AIR TEMPERATURE	DEG F	X	X	
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	RA-T	RETURN AIR TEMPERATURE	DEG F	X	X	
AI	RA-EN	RETURN AIR ENTHALPY	BTU/LB	X	X	
AI	RA-CO2	RETURN AIR CO2	PPM	X	X	
AI	OA-T	OUTDOOR AIR TEMPERATURE	DEG F	X	X	
AI	RA-EN	RETURN AIR ENTHALPY	BTU/LB	X	X	
AI	FILT-S	DIRTY FILTER STATUS	PSI	X	X	
AI	ZN-T	INDOOR AIR TEMPERATURE	DEG F	X	X	
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	
DI	RA-SD	RETURN AIR SMOKE DETECTOR	ON/OFF	X	X	
DI	HSP-S	HIGH STATIC PRESSURE STATUS	ON/OFF	X	X	
DO	SF-C	SUPPLY FAN COMMAND	ON/OFF	X		
AO	MAD-O	MIXED AIR DAMPER	%	X		
AO	CWV-O	CHILLED WATER VALVE OUTPUT	%	X		



4 M-603 **AHU 3 CONTROL DIAGRAM**
NO SCALE

SEQUENCE OF OPERATION

AIR HANDLING UNITS 5 (SERVING RESIDENT WINGS):

SUPPLY FAN START/STOP: THE SUPPLY FAN SHALL RUN CONTINUOUSLY. IF THE SUPPLY FAN STATUS DOES NOT MATCH THE COMMANDED VALUE, AN ALARM SHALL BE GENERATED. WHEN THE SUPPLY FAN STATUS INDICATES THE FAN STARTED, THE CONTROL SEQUENCE SHALL BE ENABLED.

UNIT AND REHEAT COIL DISCHARGE AIR TEMPERATURE CONTROL:
1. CONTINUOUSLY MONITOR ALL ZONE TEMPERATURE SENSORS SERVING THE HOT WATER ZONE REHEAT COILS.
1.1. IF ANY ZONE IS IN COOLING MODE THE UNIT DISCHARGE TEMPERATURE SHALL BE SET TO 55°F (ADJ.).
1.1.1. DURING THE COOLING MODE THE HOT WATER REHEAT COIL VALVE SHALL MODULATE TO MAINTAIN THE FOLLOWING REHEAT COIL DISCHARGE TEMPERATURE RESET SCHEDULE. WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 60°F (ADJ.) THE REHEAT COIL DISCHARGE TEMPERATURE SHALL BE 60°F (ADJ.). WHEN THE OUTSIDE AIR TEMPERATURE IS ABOVE 90°F (ADJ.) THE HOT WATER VALVE SHALL BE CLOSED. A LINEAR SLIDING SCALE SHALL RESET THE HOT WATER DISCHARGE TEMPERATURE FROM 60°F (ADJ.) AT 60°F (ADJ.) AMBIENT DOWN TO 55°F (ADJ.) AT 90°F (ADJ.) AMBIENT.
1.2. IF THE RETURN AIR RELATIVE HUMIDITY RISES ABOVE 55% RH, THE DEHUMIDIFICATION SEQUENCE SHALL BE ENABLED AND THE UNIT DISCHARGE TEMPERATURE SHALL BE SET TO 55°F (ADJ.). WHEN THE RETURN AIR RELATIVE HUMIDITY DROPS BELOW 50% RH, THE DEHUMIDIFICATION SEQUENCE SHALL BE DISABLED.
1.3. IF ALL ZONES ARE IN HEATING MODE THE UNIT DISCHARGE TEMPERATURE SHALL BE SET TO 75°F (ADJ.) AND THE REHEAT COIL VALVE SHALL BE CLOSED.

COOLING MODE:
IF THE OUTDOOR ENTHALPY IS BELOW INTERIOR, THEN THE ECONOMIZER MODE SHALL BE THE FIRST SOURCE OF COOLING. IF THE OUTSIDE AIR TEMPERATURE IS GREATER THAN 55°F, ECONOMIZER MODE SHALL BE DISABLE AND THE CHILLED WATER VALVE SHALL MODULATE AS REQUIRED TO MAINTAIN UNIT DISCHARGE TEMPERATURE SETPOINT OF 55°F (ADJ.). THE HOT WATER PREHEAT VALVE SHALL REMAIN CLOSED. THE CHILLED WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE CHILLED WATER VALVE IS COMMANDED OPEN OR WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 36°F (ADJ.).

HEATING MODE:
THE CHILLED WATER VALVE SHALL BE CLOSED AND THE HOT WATER PREHEAT VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT OF 75°F (ADJ.). WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 40°F, THE HOT WATER PREHEAT VALVE SHALL MOVE TO FULL OPEN AND THE BYPASS DAMPER SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. WHEN THE MIXED AIR TEMPERATURE IS GREATER THAN 45°F (ADJ.), THE BYPASS DAMPER SHALL MOVE TO FULL COIL POSITION AND THE HOT WATER PREHEAT VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. THE HOT WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE HOT WATER VALVE IS COMMANDED OPEN OR WHEN THE OUTSIDE AIR TEMPERATURE DROPS BELOW 40°F (ADJ.).

VENTILATION CONTROL:
1. DURING UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE CLOSED.
2. DURING OCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE OPEN TO THE MINIMUM POSITION.

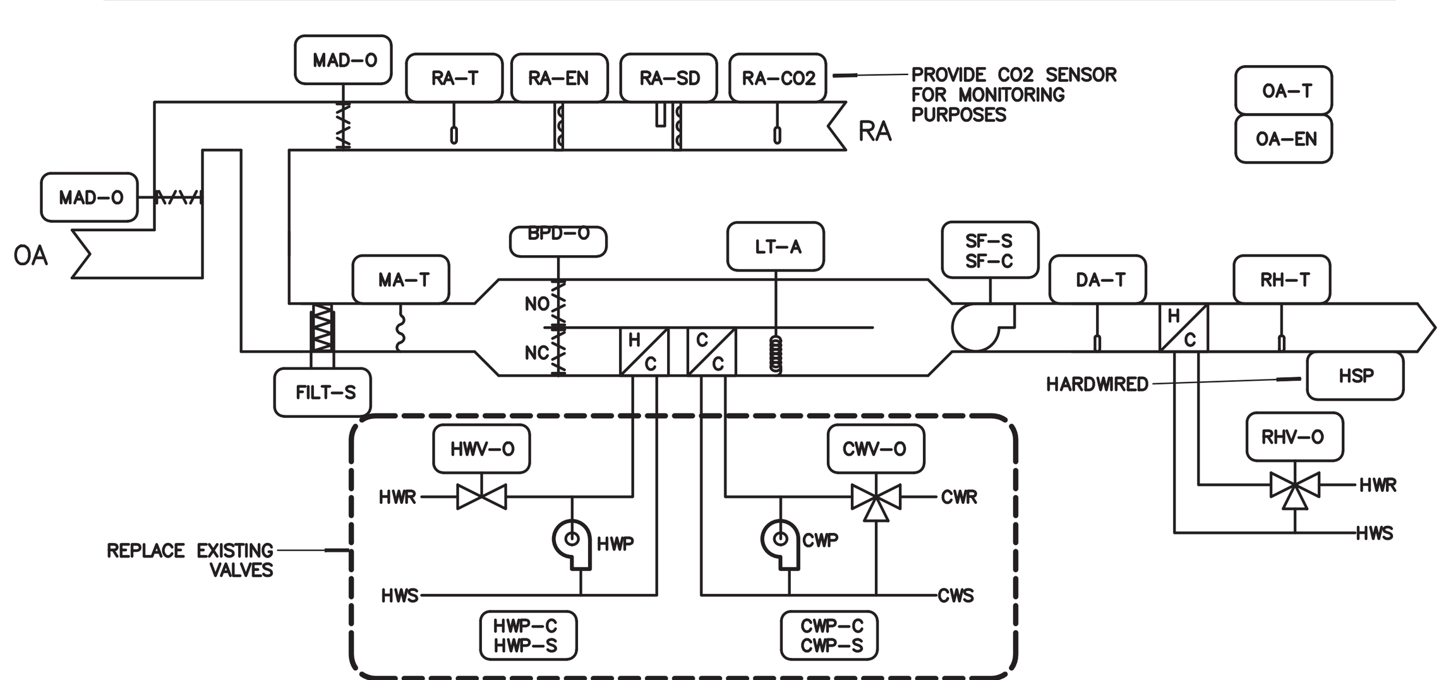
FREEZE PROTECTION:
IF THE MIXED AIR TEMPERATURE DROPS BELOW 40°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY MODULATE TO MAINTAIN A MINIMUM OF 40°F (ADJ.).
IF THE MIXED AIR TEMPERATURE DROPS BELOW 34°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, THE SUPPLY FAN SHALL STOP, BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL MOVE TO FULL OPEN POSITIONS, AND BOTH COIL PUMPS SHALL BE ENABLED.
AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION UPON ACTIVATION OF ANY OF THE THREE SETPOINTS ABOVE.

FREEZESTAT CONTROL:
IF THE FREEZESTAT SENSES A TEMPERATURE BELOW 34°F, THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, AND THE SUPPLY FAN SHALL STOP.

SAFETY:
ALL OF THE SAFETY DEVICES SHALL BE MANUAL RESET; THE DEVICE THAT HAS TRIPPED SHALL BE MANUALLY RESET BEFORE RESTARTING THE AIR HANDLING UNIT.

AHU-5 SYSTEM – POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	MA-T	MIXED AIR TEMPERATURE	DEG F	X	X	
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	RH-T	REHEAT COIL DISCHARGE TEMP.	DEG F	X	X	
AI	RA-T	RETURN AIR TEMPERATURE	DEG F	X	X	
AI	RA-EN	RETURN AIR ENTHALPY	BTU/LB	X	X	
AI	OA-EN	OUTDOOR AIR ENTHALPY	BTU/LB	X	X	
AI	RA-CO2	RETURN AIR CO2	PPM	X	X	
AI	FILT-S	DIRTY FILTER STATUS	PSI	X	X	
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	
DI	RA-SD	RETURN AIR SMOKE DETECTOR	ON/OFF	X	X	
DO	SF-C	SUPPLY FAN COMMAND	%	X		
DO	HWP-C	HOT WATER PUMP COMMAND	ON/OFF	X		
DI	HWP-S	HOT WATER PUMP STATUS	ON/OFF	X	X	
DO	CWP-C	CHILLED WATER PUMP COMMAND	ON/OFF	X		
DI	CWP-S	CHILLED WATER PUMP STATUS	ON/OFF	X	X	
AO	MAD-O	MIXED AIR DAMPER	%	X		
AO	CWV-O	CHILLED WATER VALVE OUTPUT	%	X		
AO	HWV-O	HOT WATER PREHEAT VALVE OUTPUT	%	X		
AO	RHV-O	REHEAT COIL VALVE OUTPUT	%	X		
AO	BPD-O	BYPASS DAMPER OUTPUT	%	X		
DI	HSP-S	HIGH STATIC PRESSURE STATUS	ON/OFF	X	X	



3 M-603 **AHU 5 CONTROL DIAGRAM**
NO SCALE

SEQUENCE OF OPERATION

AIR HANDLING UNIT 2 (SERVING DINING):

OCCUPIED/UNOCCUPIED MODE: THE UNIT SHALL OPERATE BASED ON AN OCCUPANCY SCHEDULE. IN OCCUPIED MODE THE UNIT SHALL OPERATE AS INDICATED BELOW AND THE OUTSIDE AIR SHALL REMAIN AT THE MINIMUM INDICATED SET POINT. IN UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE CLOSED AND THE UNIT OPERATE TO MAINTAIN THE SET BACK TEMPERATURES.

SUPPLY FAN CONTROL: THE SUPPLY FAN SHALL OPERATE CONTINUOUSLY WHENEVER THE AHU IS IN EITHER THE OCCUPIED COOLING MODE OR THE MORNING WARM-UP HEATING MODE. THE SUPPLY FAN SHALL SHUT-DOWN IF HIGH LIMIT STATIC PRESSURE IS ACTIVATED. IF THE SUPPLY FAN STATUS DOES NOT MATCH THE COMMANDED VALUE, AN ALARM SHALL BE GENERATED. WHEN THE SUPPLY FAN STATUS INDICATES THE FAN STARTED, THE CONTROL SEQUENCE SHALL BE ENABLED.

SUPPLY FAN VARIABLE FREQUENCY DRIVE CONTROL: WHEN THE SUPPLY FAN IS ON, THE VARIABLE FREQUENCY DRIVE SHALL SLOWLY RAMP (ADJ.) UP AND MODULATE TO MAINTAIN THE PROPER DISCHARGE DUCT STATIC PRESSURE SETPOINT (ADJ.). DETERMINATION OF THE DISCHARGE DUCT STATIC PRESSURE SETPOINT SHALL BE PER THE DISCHARGE DUCT STATIC PRESSURE SETPOINT OPTIMIZATION. THE VARIABLE FREQUENCY DRIVE SHALL RESET TO ITS MINIMUM SPEED IF THE SUPPLY FAN IS OFF OR THE DUCT STATIC PRESSURE SENSOR FAILS.

DISCHARGE AIR TEMPERATURE CONTROL:
1. CONTINUOUSLY MONITOR ALL ZONE TEMPERATURE SENSORS SERVING THE FAN POWERED VAV BOXES.
1.1. IF ANY ZONE IS IN COOLING MODE THE AHU DISCHARGE TEMPERATURE SHALL BE SET TO 55°F (ADJ.).
1.2. IF THE RETURN AIR RELATIVE HUMIDITY RISES ABOVE 55% RH, THE DEHUMIDIFICATION SEQUENCE SHALL BE ENABLED AND THE AHU DISCHARGE TEMPERATURE SHALL BE SET TO 55°F (ADJ.). WHEN THE RETURN AIR RELATIVE HUMIDITY DROPS BELOW 50% RH, THE DEHUMIDIFICATION SEQUENCE SHALL BE DISABLED.
1.3. IF ALL ZONES ARE IN HEATING MODE THE AHU DISCHARGE TEMPERATURE SHALL BE SET TO 75°F (ADJ.).

COOLING MODE:
IF THE OUTDOOR ENTHALPY IS BELOW INTERIOR, THEN THE ECONOMIZER MODE SHALL BE THE FIRST SOURCE OF COOLING. IF THE OUTSIDE AIR TEMPERATURE IS GREATER THAN 55°F, ECONOMIZER MODE SHALL BE DISABLE AND THE CHILLED WATER VALVE SHALL MODULATE AS REQUIRED TO MAINTAIN UNIT ZONE TEMPERATURE SETPOINT OF 75°F (ADJ.). THE HOT WATER VALVE SHALL REMAIN CLOSED. THE CHILLED WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE CHILLED WATER VALVE IS COMMANDED OPEN OR WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 36°F (ADJ.).

HEATING MODE:
THE CHILLED WATER VALVE SHALL BE CLOSED AND THE HOT WATER VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT OF 75°F (ADJ.). WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 40°F, THE HOT WATER VALVE SHALL MOVE TO FULL OPEN AND THE BYPASS DAMPER SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. WHEN THE MIXED AIR TEMPERATURE IS GREATER THAN 45°F (ADJ.), THE BYPASS DAMPER SHALL MOVE TO FULL COIL POSITION AND THE HOT WATER VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. THE HOT WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE HOT WATER VALVE IS COMMANDED OPEN OR WHEN THE OUTSIDE AIR TEMPERATURE DROPS BELOW 40°F (ADJ.).

VENTILATION CONTROL:
1. DURING UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE CLOSED.
2. DURING OCCUPIED MODE;
2.1. WHEN THE CO2 LEVEL IS LESS THAN 1200 PPM (AJD.) THE OUTSIDE AIR SETPOINT SHALL BE THE MINIMUM SETPOINT LISTED IN THE SCHEDULE.
2.2. IF THE RETURN AIR CARBON DIOXIDE LEVEL EXCEEDS 1200 PPM (ADJ.), THE OUTSIDE AIR SETPOINT SHALL BE THE MAXIMUM SETPOINT LISTED IN THE SCHEDULE. WHEN THE CO2 LEVEL DROPS BELOW 800 PPM THE OUTSIDE AIR SETPOINT SHALL REVERT BACK TO THE MINIMUM POSITION.

DISCHARGE DUCT STATIC PRESSURE SETPOINT OPTIMIZATION PER ASHRAE 90.1.

1. THE BUILDING AUTOMATION SYSTEM SHALL CONTINUOUSLY MONITOR THE DAMPER POSITION OF ALL FAN POWERED VAV UNITS. THE DISCHARGE DUCT STATIC PRESSURE SHALL BE SENSED DIRECTLY AT THE DISCHARGE OF THE AIR HANDLER. THE SENSOR MUST BE MOUNTED IN A NON-TURBULENT LOCATION.

2. WHEN ANY DAMPER IS MORE THAN 95% (ADJ.) OPEN, THE SUPPLY FAN DISCHARGE DUCT STATIC PRESSURE SETPOINT SHALL BE RESET UPWARD BY 5% (ADJ.) OF THE MAXIMUM SYSTEM STATIC PRESSURE SETPOINT AT A FREQUENCY OF 10 MINUTES (ADJ.) UNTIL NO DAMPER IS MORE THAN 95% OPEN OR THE STATIC PRESSURE SETPOINT HAS RESET UPWARD TO THE SYSTEM MAXIMUM SETTING OR VARIABLE FREQUENCY DRIVE ARE AT THEIR MAXIMUM SETTING.

3. WHEN ALL DAMPERS ARE LESS THAN 85% (ADJ.) OPEN, THE SUPPLY FAN DISCHARGE DUCT STATIC PRESSURE SETPOINT SHALL BE RESET DOWNWARD BY 5% (ADJ.) OF THE MAXIMUM SYSTEM STATIC PRESSURE SETPOINT AT A FREQUENCY OF 10 MINUTES (ADJ.) UNTIL ANY DAMPER IS MORE THAN 85% OPEN OR THE STATIC PRESSURE SETPOINT HAS RESET DOWNWARD TO THE SYSTEM MINIMUM SETTING OR VARIABLE FREQUENCY DRIVE ARE AT THEIR MINIMUM SETTING.

4. THE CONTROL BANDS, SETPOINT INCREMENT VALUES, SETPOINT DECREMENT VALUES AND ADJUSTMENT FREQUENCIES SHALL BE ADJUSTED TO MAINTAIN MAXIMUM STATIC PRESSURE OPTIMIZATION WITH STABLE SYSTEM CONTROL AND MAXIMUM COMFORT CONTROL.

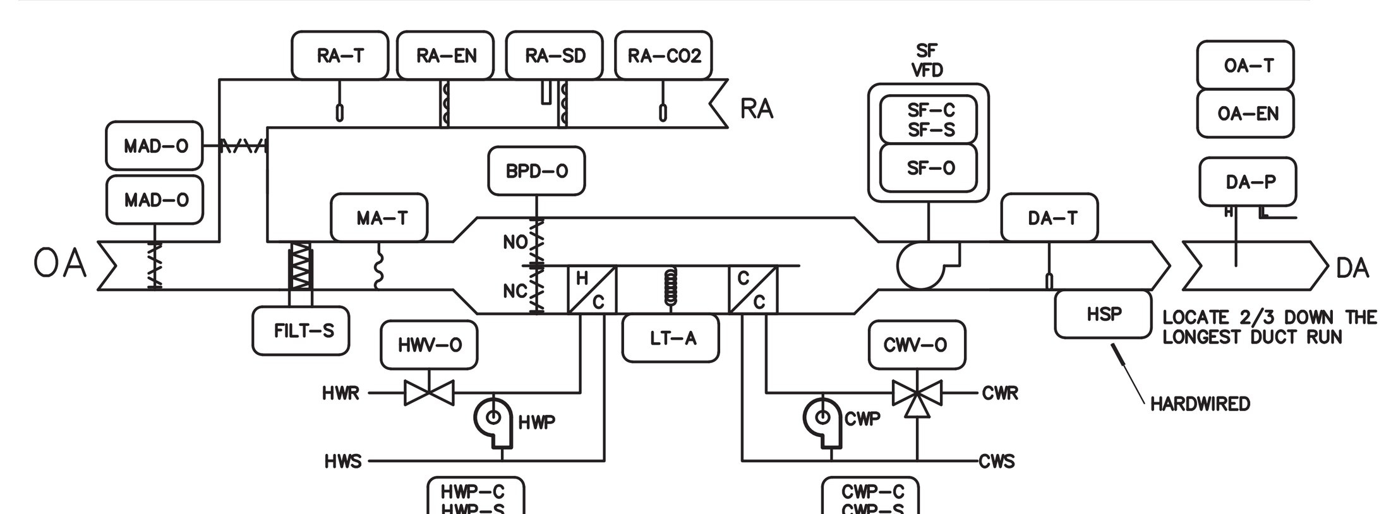
FREEZE PROTECTION:
IF THE MIXED AIR TEMPERATURE (MAT) DROPS BELOW 40°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL MODULATE TO MAINTAIN A MINIMUM OF 40°F (ADJ.).
IF THE MIXED AIR TEMPERATURE DROPS BELOW 36°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE.
IF THE MIXED AIR TEMPERATURE DROPS BELOW 34°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, THE SUPPLY FAN SHALL STOP, AND BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL MOVE TO FULL OPEN POSITIONS.
AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION UPON ACTIVATION OF ANY OF THE THREE SETPOINTS ABOVE.

FREEZESTAT CONTROL:
IF THE FREEZESTAT SENSES A TEMPERATURE BELOW 32°F, THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, THE SUPPLY FAN SHALL STOP AND BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL MOVE TO FULL OPEN. AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION.

SAFETY:
ALL OF THE SAFETY DEVICES SHALL BE MANUAL RESET; THE DEVICE THAT HAS TRIPPED SHALL BE MANUALLY RESET BEFORE RESTARTING THE AIR HANDLING UNIT.

AHU-2 SYSTEM – POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	MA-T	MIXED AIR TEMPERATURE	DEG F	X	X	
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	DA-P	DISCHARGE AIR STATIC PRESSURE	IN W.C.	X	X	
AI	RA-CO2	RETURN AIR CO2	PPM	X	X	
AI	RA-T	RETURN AIR TEMPERATURE	DEG F	X	X	
AI	RA-EN	RETURN AIR ENTHALPY	BTU/LB	X	X	
AI	OA-EN	OUTDOOR AIR ENTHALPY	BTU/LB	X	X	
AI	FILT-S	DIRTY FILTER STATUS	PSI	X	X	
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	
DI	RA-SD	RETURN AIR SMOKE DETECTOR	ON/OFF	X	X	
AI	DA-SP	DISCHARGE AIR DIFFERENTIAL PRESS.	PSI	X		
AO	SF-O	SUPPLY FAN OUTPUT	%	X		
DO	SF-C	SUPPLY FAN COMMAND	ON/OFF	X		
AO	MAD-O	MIXED AIR DAMPER	%	X		
AO	BPD-O	BYPASS AIR DAMPER	%	X		
AO	CWV-O	CHILLED WATER VALVE OUTPUT	%	X		
AO	HWV-O	HOT WATER VALVE OUTPUT	%	X		
AO	BPD-O	BYPASS DAMPER OUTPUT	%	X		
DI	HSP-S	HIGH STATIC PRESSURE STATUS	ON/OFF	X	X	



2 M-603 **AHU-2 CONTROL DIAGRAM**
NO SCALE

SEQUENCE OF OPERATION

AHU 11 (SERVING CORE AREAS):

OCCUPIED/UNOCCUPIED MODE: THE UNIT SHALL OPERATE BASED ON AN OCCUPANCY SCHEDULE. IN OCCUPIED MODE THE UNIT SHALL OPERATE AS INDICATED BELOW AND THE OUTSIDE AIR SHALL REMAIN AT THE MINIMUM INDICATED SET POINT. IN UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE CLOSED AND THE UNIT OPERATE TO MAINTAIN THE SET BACK TEMPERATURES.

SUPPLY FAN CONTROL: THE SUPPLY FAN SHALL OPERATE CONTINUOUSLY WHENEVER THE AHU IS IN EITHER THE OCCUPIED COOLING MODE OR THE MORNING WARM-UP HEATING MODE. THE SUPPLY FAN SHALL SHUT-DOWN IF HIGH LIMIT STATIC PRESSURE IS ACTIVATED. IF THE SUPPLY FAN STATUS DOES NOT MATCH THE COMMANDED VALUE, AN ALARM SHALL BE GENERATED. WHEN THE SUPPLY FAN STATUS INDICATES THE FAN STARTED, THE CONTROL SEQUENCE SHALL BE ENABLED.

DISCHARGE AIR TEMPERATURE CONTROL:
1. CONTINUOUSLY MONITOR ALL ZONE TEMPERATURE SENSORS SERVING THE HOT WATER ZONE REHEAT COILS AND BYPASS TERMINAL BOXES.
1.1. IF ANY ZONE IS IN COOLING MODE THE AHU DISCHARGE TEMPERATURE SHALL BE SET TO 55°F (ADJ.).
1.2. IF THE RETURN AIR RELATIVE HUMIDITY RISES ABOVE 55% RH, THE DEHUMIDIFICATION SEQUENCE SHALL BE ENABLED AND THE AHU DISCHARGE TEMPERATURE SHALL BE SET TO 55°F (ADJ.). WHEN THE RETURN AIR RELATIVE HUMIDITY DROPS BELOW 50% RH, THE DEHUMIDIFICATION SEQUENCE SHALL BE DISABLED.
1.3. IF ALL ZONES ARE IN HEATING MODE THE AHU DISCHARGE TEMPERATURE SHALL BE SET TO 75°F (ADJ.).

COOLING MODE:
IF THE OUTDOOR ENTHALPY IS BELOW INTERIOR, THEN THE ECONOMIZER MODE SHALL BE THE FIRST SOURCE OF COOLING. IF THE OUTSIDE AIR TEMPERATURE IS GREATER THAN 55°F, ECONOMIZER MODE SHALL BE DISABLE AND THE CHILLED WATER VALVE SHALL MODULATE AS REQUIRED TO MAINTAIN UNIT DISCHARGE TEMPERATURE SETPOINT OF 55°F (ADJ.). THE HOT WATER VALVE SHALL REMAIN CLOSED. THE CHILLED WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE CHILLED WATER VALVE IS COMMANDED OPEN OR WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 36°F (ADJ.).

HEATING MODE:
THE CHILLED WATER VALVE SHALL BE CLOSED AND THE HOT WATER VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT OF 75°F (ADJ.). WHEN THE MIXED AIR TEMPERATURE DROPS BELOW 40°F, THE HOT WATER VALVE SHALL MOVE TO FULL OPEN AND THE BYPASS DAMPER SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. WHEN THE MIXED AIR TEMPERATURE IS GREATER THAN 45°F (ADJ.), THE BYPASS DAMPER SHALL MOVE TO FULL COIL POSITION AND THE HOT WATER VALVE SHALL MODULATE TO MAINTAIN UNIT DISCHARGE AIR TEMPERATURE SETPOINT. THE HOT WATER COIL PUMP SHALL BE ENABLED WHEN EITHER THE HOT WATER VALVE IS COMMANDED OPEN OR WHEN THE OUTSIDE AIR TEMPERATURE DROPS BELOW 40°F (ADJ.).

VENTILATION CONTROL:
1. DURING UNOCCUPIED MODE THE OUTSIDE AIR DAMPER SHALL BE CLOSED.
2. DURING OCCUPIED MODE;
2.1. WHEN THE CO2 LEVEL IS LESS THAN 1200 PPM (AJD.) THE OUTSIDE AIR SETPOINT SHALL BE THE MINIMUM SETPOINT LISTED IN THE SCHEDULE.
2.2. IF THE RETURN AIR CARBON DIOXIDE LEVEL EXCEEDS 1200 PPM (ADJ.), THE OUTSIDE AIR SETPOINT SHALL BE THE MAXIMUM SETPOINT LISTED IN THE SCHEDULE. WHEN THE CO2 LEVEL DROPS BELOW 800 PPM THE OUTSIDE AIR SETPOINT SHALL REVERT BACK TO THE MINIMUM POSITION.

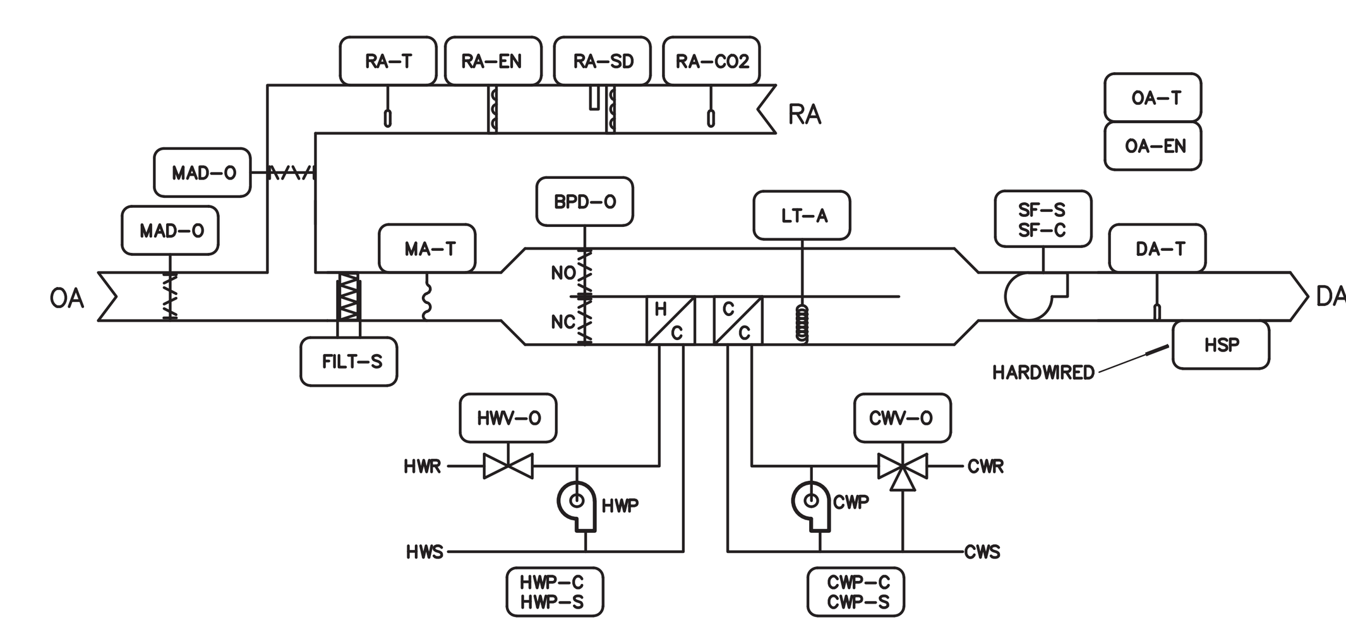
FREEZE PROTECTION:
IF THE MIXED AIR TEMPERATURE DROPS BELOW 40°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY MODULATE TO MAINTAIN A MINIMUM OF 40°F (ADJ.).
IF THE MIXED AIR TEMPERATURE DROPS BELOW 34°F (ADJ.), THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, THE SUPPLY FAN SHALL STOP, BOTH THE HOT WATER AND CHILLED WATER VALVES SHALL MOVE TO FULL OPEN POSITIONS, AND BOTH COIL PUMPS SHALL BE ENABLED.
AN ALARM SHALL BE GENERATED AT THE CENTRAL WORKSTATION UPON ACTIVATION OF ANY OF THE THREE SETPOINTS ABOVE.

FREEZESTAT CONTROL:
IF THE FREEZESTAT SENSES A TEMPERATURE BELOW 34°F, THE OUTSIDE AIR DAMPER SHALL FULLY CLOSE, THE RETURN AIR DAMPER SHALL FULLY OPEN, AND THE SUPPLY FAN SHALL STOP.

SAFETY:
ALL OF THE SAFETY DEVICES SHALL BE MANUAL RESET; THE DEVICE THAT HAS TRIPPED SHALL BE MANUALLY RESET BEFORE RESTARTING THE AIR HANDLING UNIT.

AHU-11 – POINTS LIST

TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	MA-T	MIXED AIR TEMPERATURE	DEG F	X	X	
AI	DA-T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	RA-CO2	RETURN AIR CO2	PPM	X	X	
AI	RA-T	RETURN AIR TEMPERATURE	DEG F	X	X	
AI	RA-EN	RETURN AIR ENTHALPY	BTU/LB	X	X	
AI	OA-EN	OUTDOOR AIR ENTHALPY	BTU/LB	X	X	
AI	FILT-S	DIRTY FILTER STATUS	PSI	X	X	
DI	SF-S	SUPPLY FAN STATUS	ON/OFF	X	X	
DI	RA-SD	RETURN AIR SMOKE DETECTOR	ON/OFF	X	X	
DO	SF-C	SUPPLY FAN COMMAND	%	X		
DO	HWP-C	HOT WATER PUMP COMMAND	ON/OFF	X		
DI	HWP-S	HOT WATER PUMP STATUS	ON/OFF	X	X	
DO	CWP-C	CHILLED WATER PUMP COMMAND	ON/OFF	X		
DI	CWP-S	CHILLED WATER PUMP STATUS	ON/OFF	X	X	
AO	MAD-O	MIXED AIR DAMPER	%	X		
AO	BPD-O	BYPASS AIR DAMPER	%	X		
AO	CWV-O	CHILLED WATER VALVE OUTPUT	%	X		
AO	HWV-O	HOT WATER VALVE OUTPUT	%	X		
AO	BPD-O	BYPASS DAMPER OUTPUT	%	X		
DI	HSP-S	HIGH STATIC PRESSURE STATUS	ON/OFF	X	X	



1 M-603 **AHU-11 CONTROL DIAGRAM**
NO SCALE

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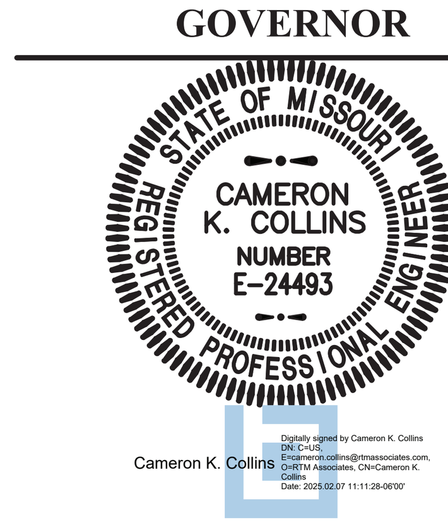

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

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PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
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DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **M-603.DWG**
DRAWN BY: **TSE**
CHECKED BY: **CKC**
DESIGNED BY: **TSE**

SHEET TITLE:

BAS DIAGRAMS

SHEET NUMBER:

M-603

EXHAUST FAN – POINTS LIST						
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
DO	EF–20A	EXHAUST FAN 20A COMMAND	ON/OFF	X		
DO	EF–21A	EXHAUST FAN 21A COMMAND	ON/OFF	X		
DO	EF–22A	EXHAUST FAN 22A COMMAND	ON/OFF	X		
DO	EF–23A	EXHAUST FAN 23A COMMAND	ON/OFF	X		
DO	EF–24A	EXHAUST FAN 24A COMMAND	ON/OFF	X		
DO	EF–25A	EXHAUST FAN 25A COMMAND	ON/OFF	X		
DI	EF–20A	EXHAUST FAN 20A STATUS	ON/OFF	X	X	
DI	EF–21A	EXHAUST FAN 21A STATUS	ON/OFF	X	X	
DI	EF–22A	EXHAUST FAN 22A STATUS	ON/OFF	X	X	
DI	EF–23A	EXHAUST FAN 23A STATUS	ON/OFF	X	X	
DI	EF–24A	EXHAUST FAN 24A STATUS	ON/OFF	X	X	
DI	EF–25A	EXHAUST FAN 25A STATUS	ON/OFF	X	X	
AO	EF–20A	EXHAUST FAN 20A SPEED	0–10V	X		
AO	EF–21A	EXHAUST FAN 21A SPEED	0–10V	X		
AO	EF–22A	EXHAUST FAN 22A SPEED	0–10V	X		
AO	EF–23A	EXHAUST FAN 23A SPEED	0–10V	X		
AO	EF–24A	EXHAUST FAN 24A SPEED	0–10V	X		
AO	EF–25A	EXHAUST FAN 25A SPEED	0–10V	X		
AI	EF–20A	EXHAUST FAN 20A DIFF. PRESS.	%	X	X	
AI	EF–21A	EXHAUST FAN 21A DIFF. PRESS.	%	X	X	
AI	EF–22A	EXHAUST FAN 22A DIFF. PRESS.	%	X	X	
AI	EF–23A	EXHAUST FAN 23A DIFF. PRESS.	%	X	X	
AI	EF–24A	EXHAUST FAN 24A DIFF. PRESS.	%	X	X	
AI	EF–25A	EXHAUST FAN 25A DIFF. PRESS.	%	X	X	

SEQUENCE OF OPERATION

1. FAN STATUS SHALL BE PROVIDED BY CT SWITCH AND MONITOR FAN AMP DRAW AND ALARM WHEN OUT OF NORMAL RANGE OF OPERATION.

2. EXHAUST FAN "EF–20A" SERVES RESTROOMS/SHOWER ROOM. MONITOR AIRFLOW WITH AIRFLOW SWITCH. FAN SHALL RUN CONTINUOUSLY AND SHALL ADJUST FAN SPEED AS FILTER LOADS.

3. EXHAUST FAN "EF–21A" SERVES MEDICAL STORAGE. MONITOR AIRFLOW WITH AIRFLOW SWITCH. FANS SHALL RUN CONTINUOUSLY AND SHALL ADJUST FAN SPEED AS FILTER LOADS.

4. EXHAUST FAN "EF–22A" SERVES BATH ROOM. FAN SHALL START/STOP WITH LIGHTS AND SHALL ADJUST FAN SPEED AS FILTER LOADS.

5. EXHAUST FAN "EF–23A" SERVES RESTROOMS/SHOWER ROOM. MONITOR AIRFLOW WITH AIRFLOW SWITCH. FAN SHALL RUN CONTINUOUSLY AND SHALL ADJUST FAN SPEED AS FILTER LOADS.

6. EXHAUST FAN "EF–24A" SERVES RESTROOMS/SHOWER ROOM. MONITOR AIRFLOW WITH AIRFLOW SWITCH. FAN SHALL RUN CONTINUOUSLY AND SHALL ADJUST FAN SPEED AS FILTER LOADS.

7. EXHAUST FAN "EF–25A" SERVES PRIVATE ISOLATION ROOM. MONITOR AIRFLOW WITH AIRFLOW SWITCH. FAN SHALL RUN CONTINOUSLY AND SHALL ADJUST FAN SPEED AS FILTER LOADS.

6 / M-604 WING "A" ALTERNATE #1 EXHAUST FAN CONTROLS

NO SCALE

EXHAUST FAN – POINTS LIST						
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
DO	EF8–C	EXHAUST FAN #8 COMMAND	ON/OFF	X		
DO	EF15A–C	EXHAUST FAN #15A COMMAND	ON/OFF	X		
DO	EF15F–C	EXHAUST FAN #15F COMMAND	ON/OFF	X		
AI	EF8–S	EXHAUST FAN #8 STATUS	ON/OFF	X	X	
AI	EF15A–S	EXHAUST FAN #15A STATUS	ON/OFF	X	X	
AI	EF15F–S	EXHAUST FAN #15F STATUS	ON/OFF	X	X	

SEQUENCE OF OPERATION

1. FAN STATUS SHALL BE PROVIDED BY CT SWITCH AND MONITOR FAN AMP DRAW AND ALARM WHEN OUT OF NORMAL RANGE OF OPERATION.

2. EXHAUST FAN "EF8" SERVES THE DISHWASHER HOOD. FAN SHALL BE CONTROLLED BY THE SWITCH AT THE HOOD.

3. EXHAUST FAN "EF15A" & "EF15F" SERVES THE RESIDENT WINGS. FANS SHALL RUN CONTINUOUSLY.

5 / M-604 EXHAUST FAN CONTROLS

NO SCALE

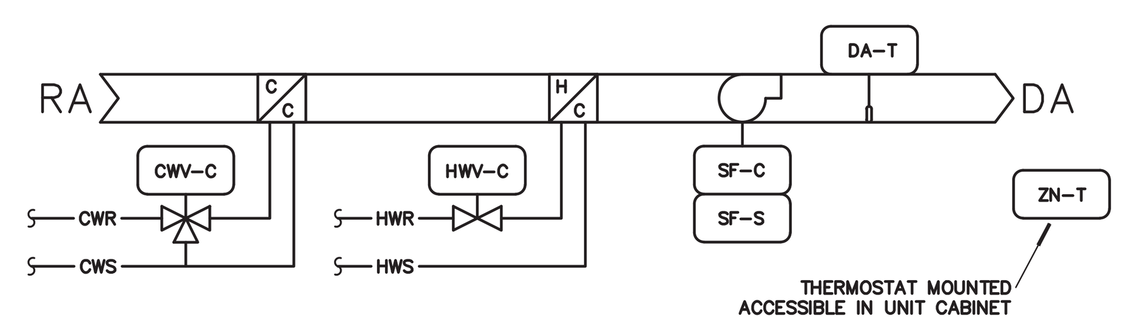
POINTS LIST						
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA–T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	ZN–T	ZONE TEMPERATURE	DEG F	X	X	
AO	CWV–C	COOLING VALVE COMMAND	OPEN/CLOSED	X		
AO	HWV–C	HEATING VALVE COMMAND	OPEN/CLOSED	X		
BO	SF–C	SUPPLY FAN COMMAND	ON/OFF	X		
DI	SF–S	SUPPLY FAN STATUS	ON/OFF	X	X	

SEQUENCE OF OPERATION

GENERAL: UNIT SHALL BE IN OCCUPIED/UNOCCUPIED MODE BASED ON AN ADJUSTABLE TIME SCHEDULE AS SELECTED BY THE OWNER'S REPRESENTATIVES.

UNOCCUPIED MODE: THE SUPPLY FAN SHALL CYCLE ON/OFF IN CONJUNCTION WITH A CALL FOR HEATING OR COOLING.

OCCUPIED MODE: THE SUPPLY FAN SHALL CYCLE ON/OFF IN CONJUNCTION WITH A CALL FOR HEATING OR COOLING. HEATING AND COOLING SHALL NOT OCCUR SIMULTANEOUSLY.



4 / M-604 VERTICAL FLOOR MOUNTED 4-PIPE FAN COIL UNIT CONTROL DIAGRAM

NO SCALE

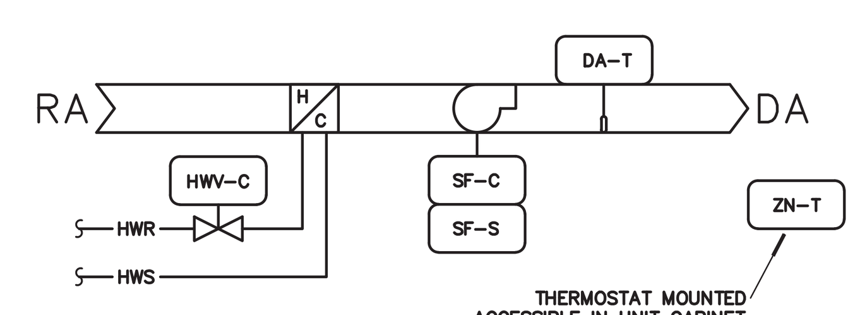
POINTS LIST						
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA–T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	ZN–T	ZONE TEMPERATURE	DEG F	X	X	
AO	HWV–C	HEATING VALVE COMMAND	OPEN/CLOSED	X		
BO	SF–C	SUPPLY FAN COMMAND	ON/OFF	X		
DI	SF–S	SUPPLY FAN STATUS	ON/OFF	X	X	

SEQUENCE OF OPERATION

GENERAL: UNIT SHALL BE IN OCCUPIED/UNOCCUPIED MODE BASED ON AN ADJUSTABLE TIME SCHEDULE AS SELECTED BY THE OWNER'S REPRESENTATIVES.

UNOCCUPIED MODE: THE SUPPLY FAN SHALL CYCLE ON/OFF IN CONJUNCTION WITH A CALL FOR HEATING.

OCCUPIED MODE: THE SUPPLY FAN SHALL CYCLE ON/OFF IN CONJUNCTION WITH A CALL FOR HEATING.



3 / M-604 VERTICAL FLOOR MOUNTED HEATING FAN COIL UNIT CONTROL DIAGRAM

NO SCALE

POINTS LIST						
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA–T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	ZN–T	ZONE TEMPERATURE	DEG F	X	X	
AO	HWV–O	HEATING VALVE OUTPUT	%	X		
AO	BYP–O	BYPASS DAMPER OUTPUT	%	X		

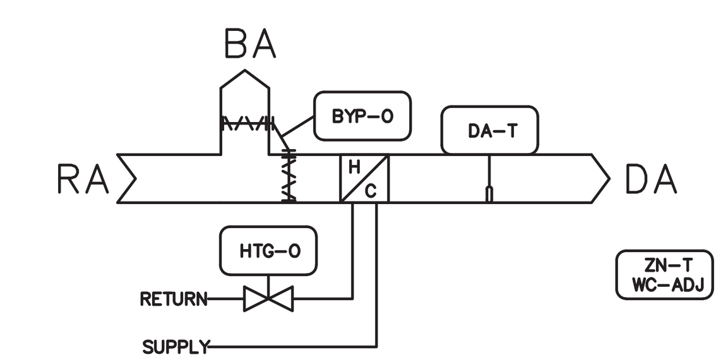
SEQUENCE OF OPERATION

DISCHARGE AIR TEMP SENSOR: A DUCT MOUNTED DISCHARGE AIR TEMPERATURE SENSOR SHALL BE FURNISHED AND INSTALLED FOR EACH TERMINAL BOX FOR MONITORING PURPOSES.

OCCUPANCY SCHEDULE: ALL TERMINAL BOXES SHALL BE PROVIDED WITH AN OCCUPANCY SCHEDULE AND SCHEDULED PER THE OCCUPANCY SCHEDULE.

HEATING MODE: WHEN THE ZONE TEMPERATURE DROPS BELOW SETPOINT, THE BYPASS DAMPER SHALL MODULATE OPEN TO BYPASS SUPPLY AIR TO THE RETURN AIR PLENUM. IF THE ZONE TEMPERATURE CONTINUES TO DROP AND THE BYPASS DAMPER IS AT MAXIMUM BYPASS POSITION, THEN THE HOT WATER VALVE SHALL MODULATE TO MAINTAIN SPACE SETPOINT.

COOLING MODE: WHEN THE ZONE TEMPERATURE RISES ABOVE SETPOINT, THE HOT WATER VALVE SHALL BE CLOSED AND THE BYPASS DAMPER SHALL MODULATE UP TO FULLY CLOSED AS REQUIRED TO MAINTAIN ZONE SETPOINT TEMPERATURE.



2 / M-604 BYPASS VAV TERMINAL BOX CONTROL DIAGRAM

NO SCALE

POINTS LIST						
TYPE	POINT	DESCRIPTION	UNITS	TREND	ALARM	TOTALIZE
AI	DA–T	DISCHARGE AIR TEMPERATURE	DEG F	X	X	
AI	ZN–T	ZONE TEMPERATURE	DEG F	X	X	
AI	DA–F	DISCHARGE AIRFLOW	CFM	X		
BO	SF–C	SUPPLY FAN COMMAND	ON/OFF	X		
AO	HWV–O	HEATING VALVE OUTPUT	%	X		
AO	DAF–SP	DISCHARGE AIRFLOW SETPOINT	CFM	X		
AO	DPR–O	DAMPER OUTPUT	%	X		
AO	ZT–SP	ZONE TEMPERATURE SETPOINT	DEG F	X		

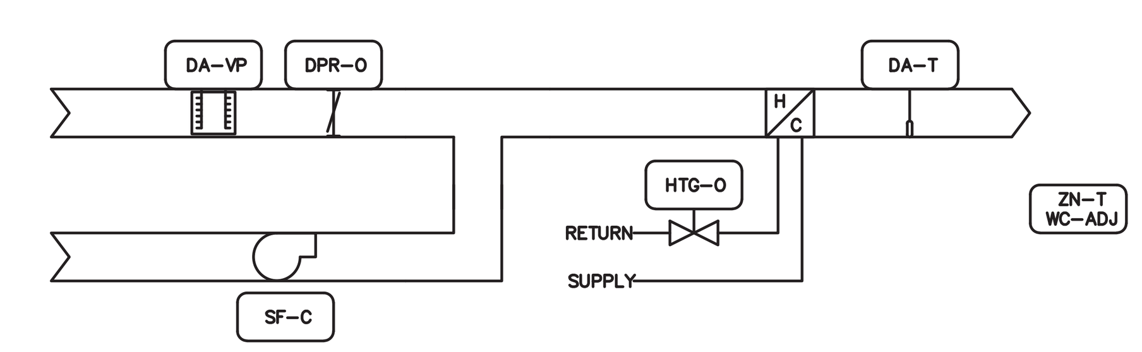
SEQUENCE OF OPERATION

DISCHARGE AIR TEMP SENSOR: A DUCT MOUNTED DISCHARGE AIR TEMPERATURE SENSOR SHALL BE FURNISHED AND INSTALLED FOR EACH TERMINAL BOX FOR MONITORING PURPOSES.

OCCUPANCY SCHEDULE: ALL TERMINAL BOXES SHALL BE PROVIDED WITH AN OCCUPANCY SCHEDULE AND SCHEDULED PER THE OCCUPANCY SCHEDULE.

OCCUPIED MODE: WHEN THE ZONE TEMPERATURE IS BETWEEN THE OCCUPIED HEATING AND COOLING SETPOINTS (INSIDE OF THE BIAS), THE PRIMARY AIR DAMPER SHALL BE AT THE MINIMUM CFM AND THE REHEAT VALVE SHALL BE FULLY CLOSED. ON A RISE IN ZONE TEMPERATURE ABOVE THE COOLING SETPOINT, THE PRIMARY AIR DAMPER SHALL INCREASE THE CFM AND THE REHEAT VALVE REMAINS FULLY CLOSED. ON A DROP IN ZONE TEMPERATURE BELOW THE HEATING SETPOINT, THE FAN SHALL CYCLE ON, THE REHEAT VALVE MODULATES OPEN AND THE DAMPER IS CONTROLLED TO PROVIDE A MINIMUM CFM.

UNOCCUPIED (NIGHT SETBACK) MODE: WHEN THE AIR HANDLING UNIT SHUTS DOWN, ALL OF THE FAN–POWERED BOX CONTROLLERS ARE INDEXED TO UNOCCUPIED MODE. WHEN THE ZONE TEMPERATURE IS BETWEEN THE UNOCCUPIED HEATING AND COOLING SETPOINTS (INSIDE OF THE BIAS), THE PRIMARY AIR DAMPER SHALL BE AT THE MINIMUM CFM AND THE REHEAT VALVE SHALL BE FULLY CLOSED. ON A RISE IN ZONE TEMPERATURE ABOVE THE UNOCCUPIED COOLING SETPOINT, THE PRIMARY AIR DAMPER SHALL INCREASE THE CFM (IF AVAILABLE) AND THE REHEAT VALVE REMAINS FULLY CLOSED. ON A DROP IN ZONE TEMPERATURE BELOW THE UNOCCUPIED HEATING SETPOINT, THE FAN SHALL CYCLE ON, THE REHEAT VALVE MODULATES OPEN AND THE DAMPER REMAINS FULLY CLOSED.



1 / M-604 FAN TERMINAL UNIT WITH HW HEAT CONTROL DIAGRAM

NO SCALE

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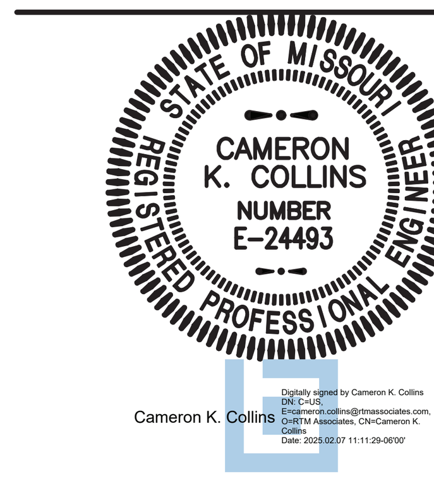
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR



PROFESSIONAL SEAL

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417.862.0558
Fax: 417.862.3265
e-mail: architect@esterlyschneider.com

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA
architects & planners
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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: M-606.DWG
DRAWN BY: JMO
CHECKED BY: CKC
DESIGNED BY: JMO

SHEET TITLE:

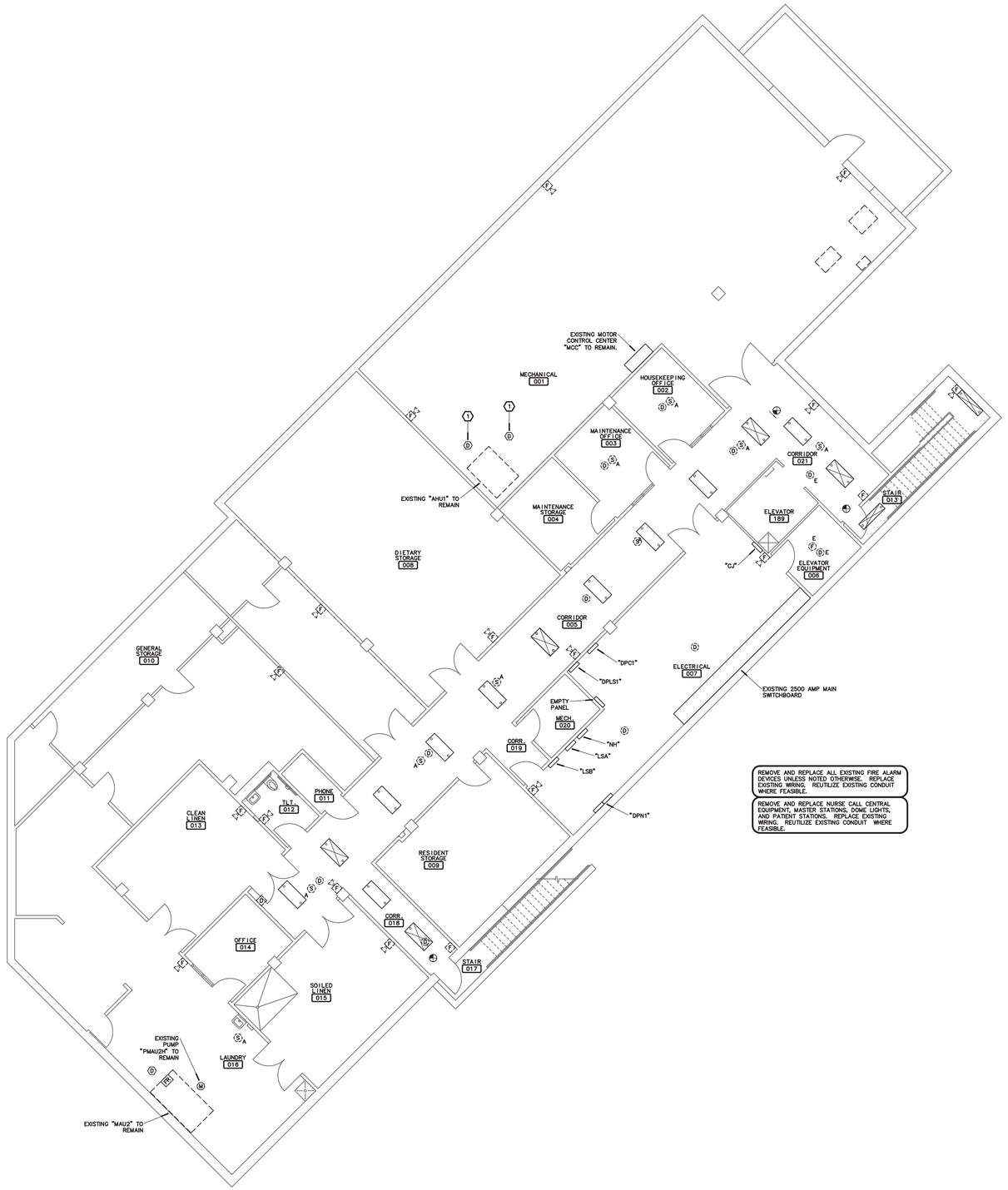
BAS DIAGRAMS

SHEET NUMBER:

M-604

8-1-24

\SPR-FILE1\data\ESA\SAR\DI_SAVRM-604 19 Sep 2024 - 6:56 am



BASEMENT LEVEL ELECTRICAL DEMOLITION PLAN

1 / E-100 SCALE: 1/8"=1'-0"

NORTH

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3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
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NOTES:

1 EXISTING DUCT DETECTOR TO REMAIN.

GENERAL NOTES:

1. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
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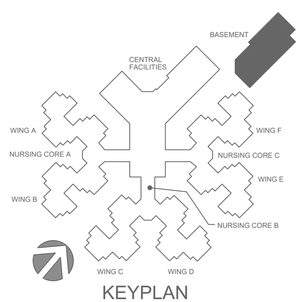

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

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DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
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620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-100.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

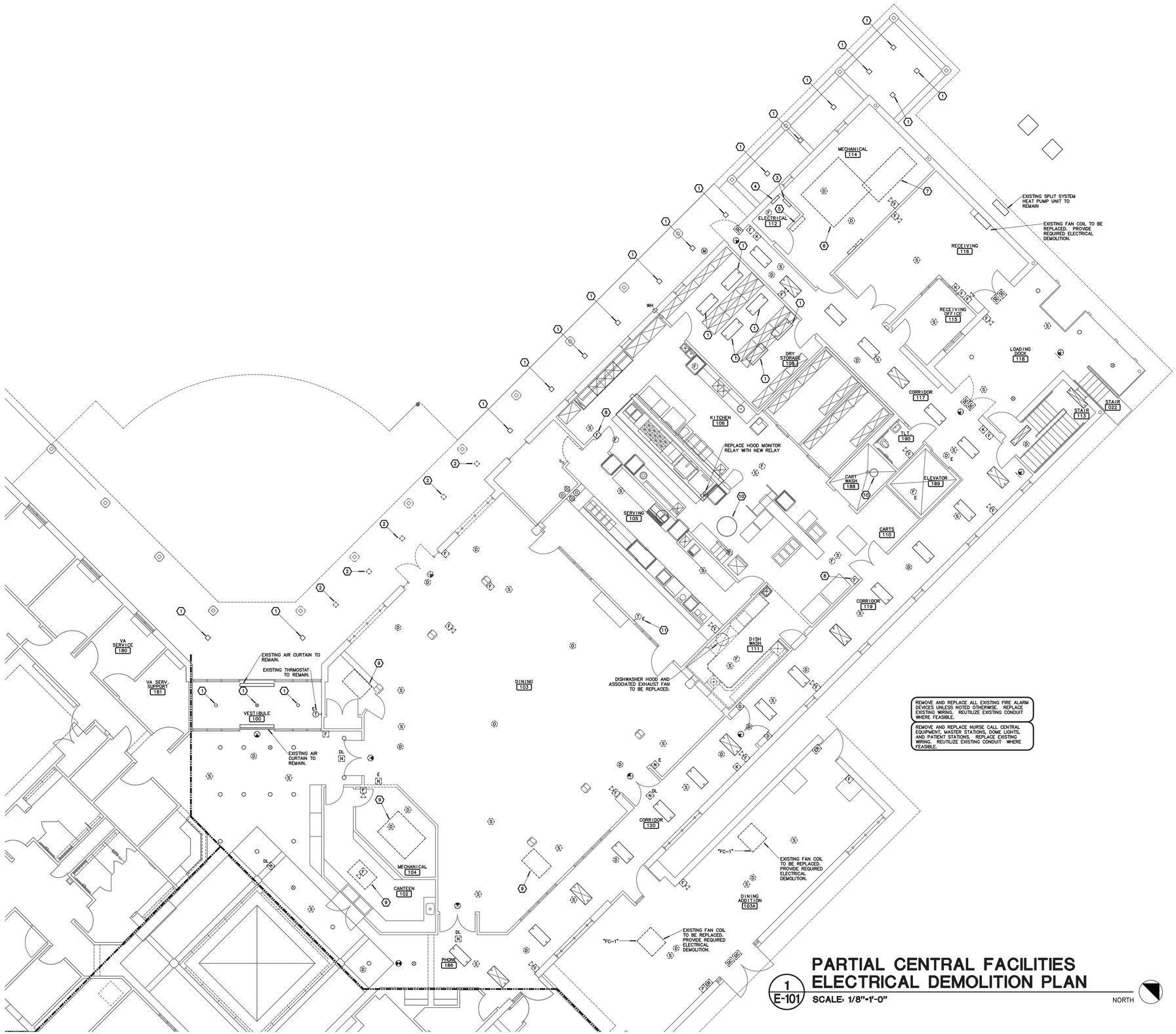
SHEET NUMBER:

E-100

94 OF 120 SHEETS

8-1-24

H:\ESA\SMP\PSME-100 8 Oct 2018 - 4:31 pm



PARTIAL CENTRAL FACILITIES ELECTRICAL DEMOLITION PLAN

1 / E-101

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAM\DS\SAME-101 15 Aug 2018 - 1:42 pm

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3333 E. Battlefield Road, Ste. 1000
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rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. EXISTING LIGHT FIXTURE TO REMAIN.
2. REMOVE EXISTING LIGHT FIXTURE.
3. EXISTING PANEL "NP".
4. EXISTING PANEL "NN".
5. EXISTING UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION.
6. EXISTING AHU3 TO BE REPLACED.
7. EXISTING MAU1 TO BE REPLACED.
8. EXISTING ANSUL PULL STATION TO REMAIN. TIE INTO NEW FIRE ALARM SYSTEM.
9. EXISTING HVAC UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION AND REUSE EXISTING CIRCUIT FOR NEW UNIT.
10. EXISTING EXHAUST FAN TO REMAIN.
11. THERMOSTAT TO BE REPLACED BY MECHANICAL. REUSE EXISTING BOX AND CONDUIT FOR NEW THERMOSTAT.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
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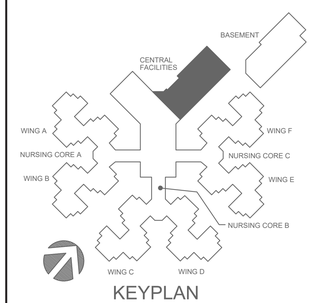

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI · CAMERON K. COLLINS · NUMBER E-24493 · REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins

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DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-101.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-101

95 OF 120 SHEETS

8-1-24

PARTIAL CENTRAL FACILITIES ELECTRICAL DEMOLITION PLAN

1 / E-102

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAM\R\SAME-102 10 Oct 2016 - 4:11 am

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rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. EXISTING HVAC UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION AND REUSE EXISTING CIRCUIT FOR NEW UNIT.
2. EXISTING DUCT DETECTORS TO REMAIN AND TIED INTO NEW FIRE ALARM SYSTEM.

GENERAL NOTES:

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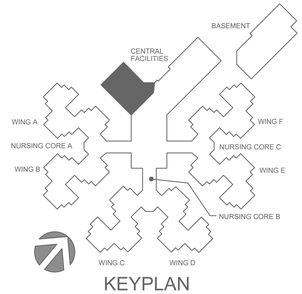

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

Cameron K. Collins

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PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-102.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

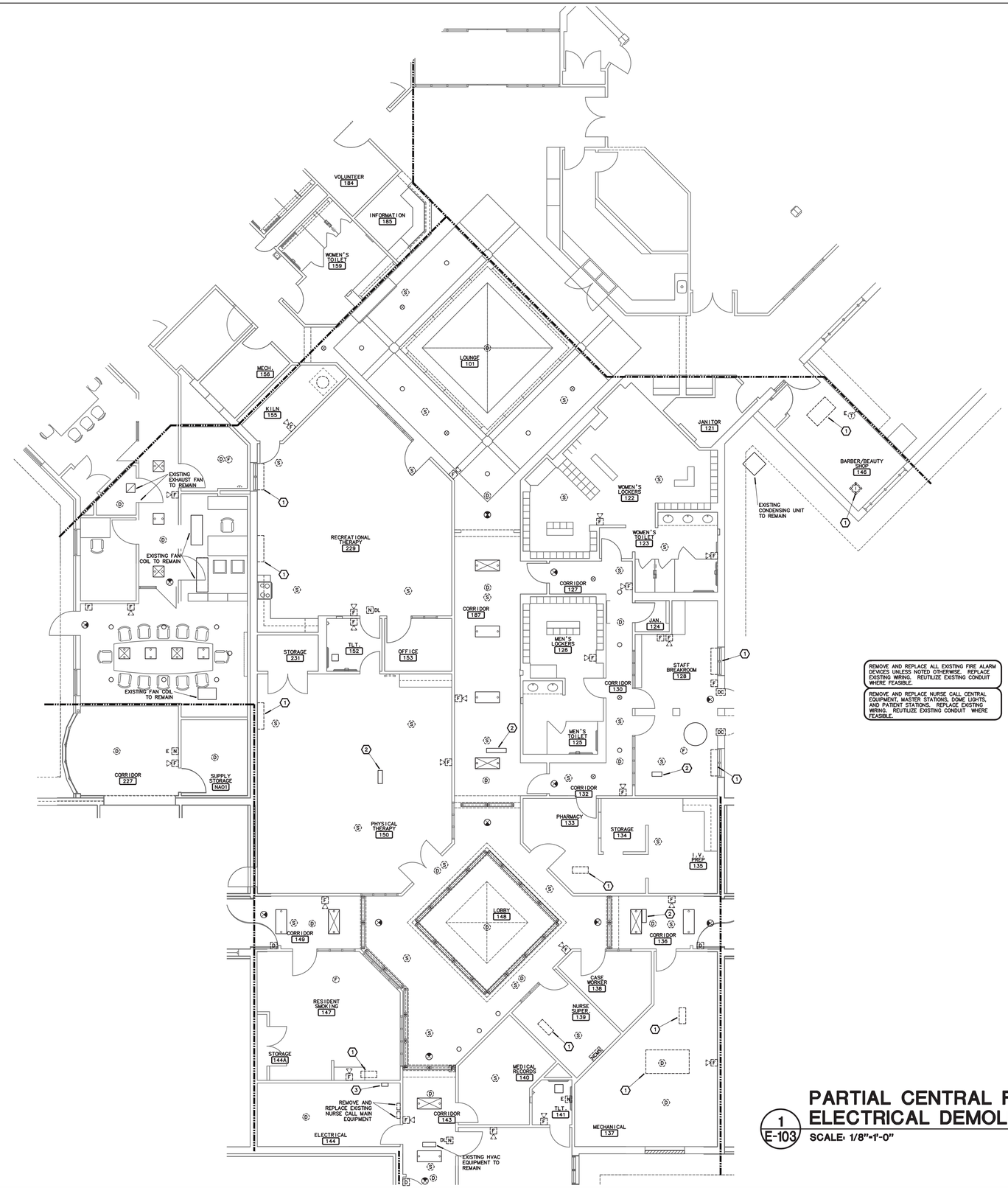
ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-102

96 OF 120 SHEETS

8-1-24



REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

PARTIAL CENTRAL FACILITIES ELECTRICAL DEMOLITION PLAN

1 / E-103

SCALE: 1/8"=1'-0"

NORTH

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3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. EXISTING HVAC UNIT SHALL BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION AND REUSE EXISTING CIRCUIT FOR NEW UNIT.
2. EXISTING HVAC EQUIPMENT TO REMAIN.
3. EXISTING TEKCARE DURESS CALL SYSTEM CENTRAL EQUIPMENT TO REMAIN. TIE SYSTEM INTO NEW NURSE CALL SYSTEM.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
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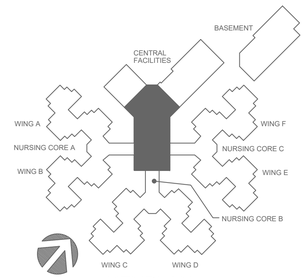

KEYPLAN

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NUMBER E-24493

Cameron K. Collins

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REVISION:
DATE:
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DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-103.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

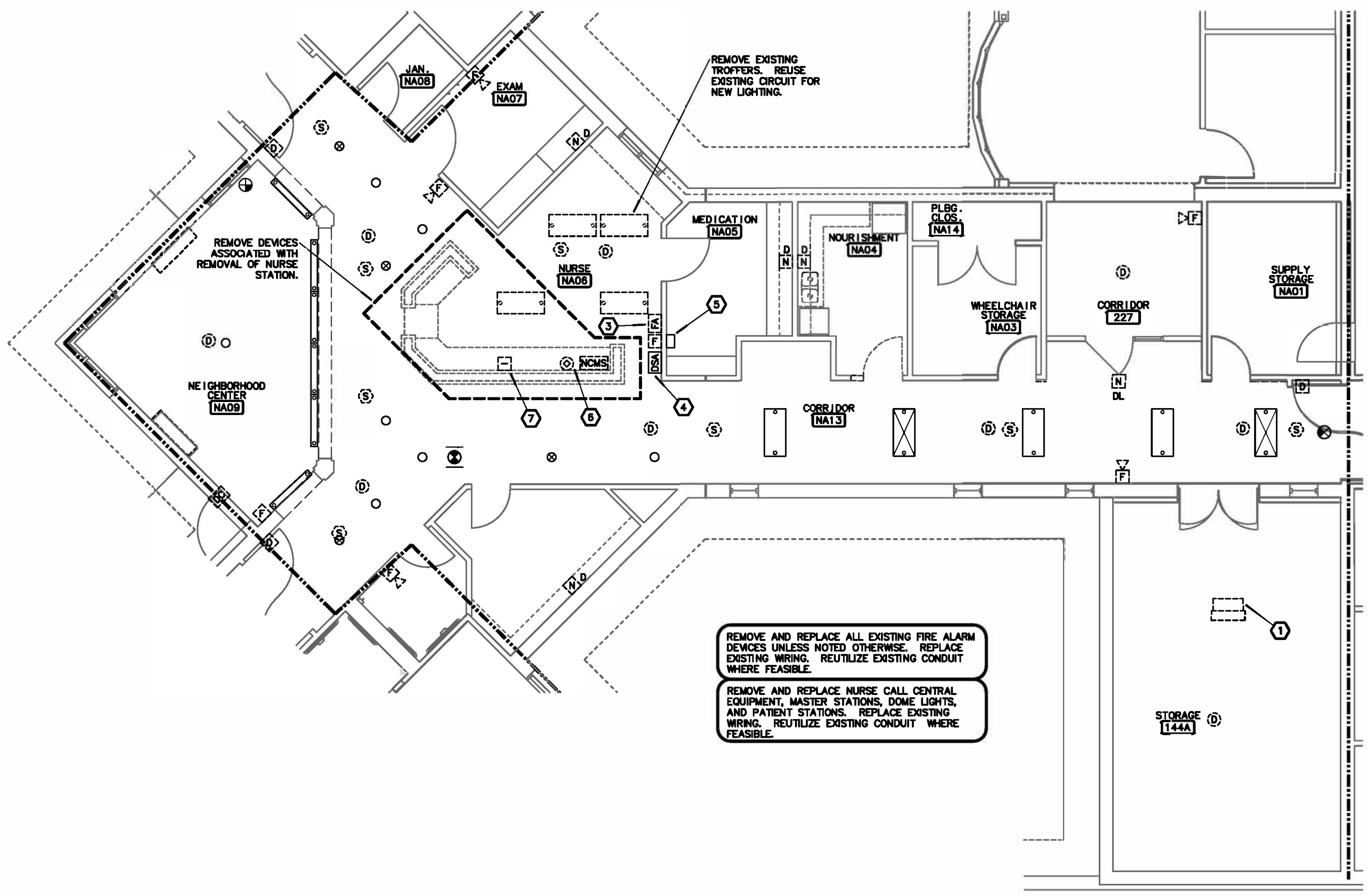
SHEET NUMBER:

E-103

97 OF 120 SHEETS

8-1-24

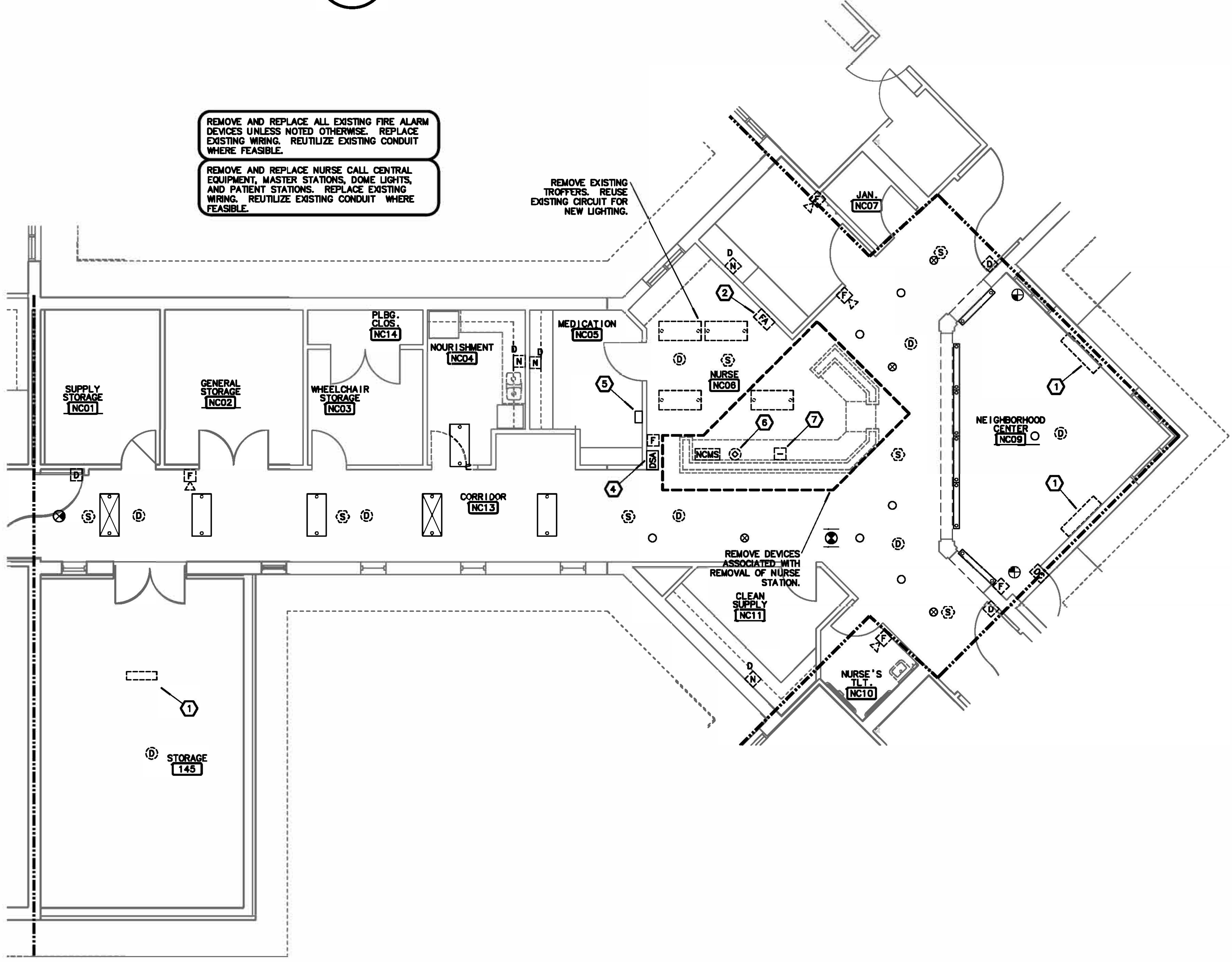
H:\ESA\SMH\PLS\PHE-103 10 Oct 2016 - 4:11 pm



3 E-104 **NURSING CORE A ELECTRICAL DEMOLITION PLAN**

SCALE: 1/8"= 1'0"

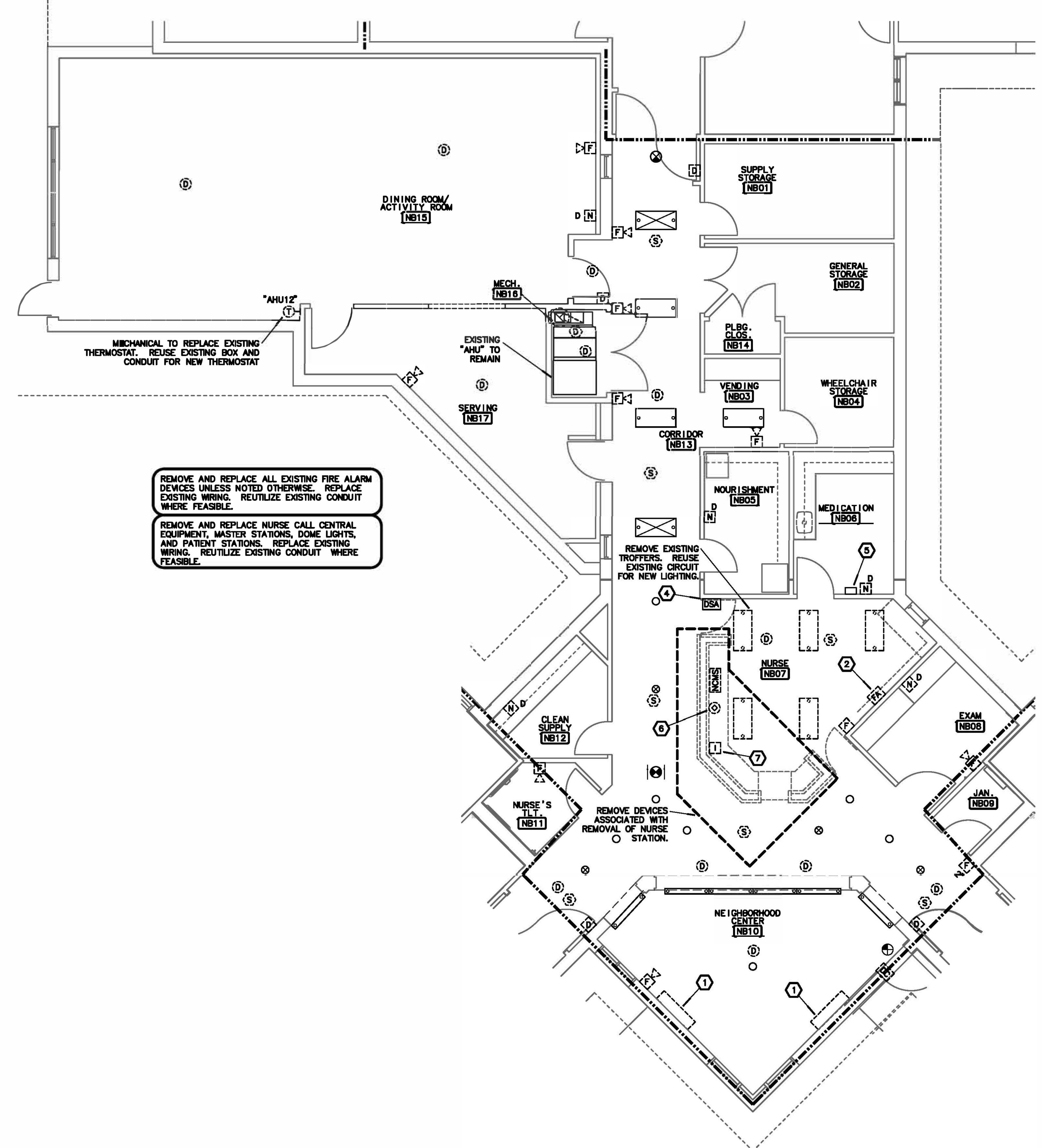
NORTH



2 E-104 **NURSING CORE C ELECTRICAL DEMOLITION PLAN**

SCALE: 1/8"=1'-0"

NORTH



1 E-104 **NURSING CORE B ELECTRICAL DEMOLITION PLAN**

SCALE: 1/8"=1'-0"

NORTH

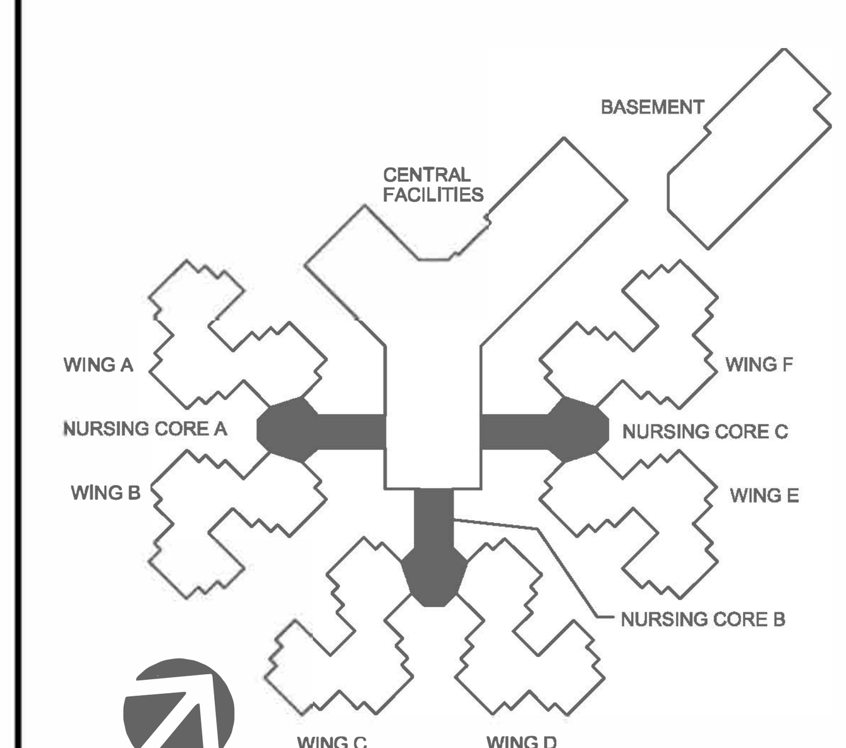
rtm
engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. EXISTING HVAC UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION AND REUSE EXISTING CIRCUIT FOR NEW UNIT.
2. EXISTING FIRE ALARM SUB-PANEL SHALL BE REMOVED AND REPLACED. REFER TO IMPROVEMENT PLANS.
3. EXISTING FIRE ALARM MAIN PANEL SHALL BE REMOVED AND REPLACED. REFER TO IMPROVEMENT PLANS.
4. EXISTING TEKCARE DURESS SYSTEM ANNUNCIATOR TO REMAIN.
5. EXISTING WANDER MANAGEMENT SERVER TO REMAIN.
6. WANDER MANAGEMENT DATA OUTLET. PROVIDE DEMOLITION REQUIRED FOR REMOVAL OF NURSE STATION. REUSE EXISTING DATA PORT AND CABLE FOR NEW DATA OUTLET IN NEW NURSE STATION.
7. RELOCATE EXISTING TEKCARE DURESS CALL STATION TO NEW NURSE STATION.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCHING, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, RECEPTACLES, WIRING, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL ELECTRICAL DEVICES AND WIRING IN ALL DEMOLISHED WALLS WHETHER SPECIFICALLY INDICATED OR NOT.
6. WHERE DEMOLISHED DEVICES ARE PART OF A CIRCUIT THAT IS THRU-WIRED, OR HAS ADDITIONAL DEVICES ON THE CIRCUIT THAT ARE TO REMAIN UNCHANGED, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING CIRCUIT. ANY ADDITIONAL CONDUIT, CONDUCTOR, BOXES, ETC. NEEDED TO MODIFY THE EXISTING CIRCUIT TO MAINTAIN THE INTEGRITY ARE THE RESPONSIBILITY OF THIS CONTRACTOR AND SHALL BE INCLUDED IN BID.
7. REMOVE CONDUIT IN ALL DEMOLISHED WALLS.
8. REMOVE ANY UNUSED CONDUCTORS, CONDUIT, AND WIRING IN DEMOLISHED WALLS LOCATED WITHIN THE AREA OF CONSTRUCTION. REMOVE ALL UNUSED WIRING. CONDUIT CAN BE ABANDONED IN PLACE WHERE IT WILL REMAIN CONCEALED.
9. REMOVE AND REPLACE DEVICES AS REQUIRED DUE TO NEW WALL OR CEILING FINISHES.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI CAMERON K. COLLINS NUMBER E-24493 PROFESSIONAL ENGINEER

Cameron Collins

PROFESSIONAL SEAL

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e-mail: architect@esterlyschneider.com

ESTERLY SCHNEIDER & ASSOCIATES, INC.
AIA architects & planners
COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: E-104.DWG
DRAWN BY: AGB
CHECKED BY: CKC
DESIGNED BY: AGB

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

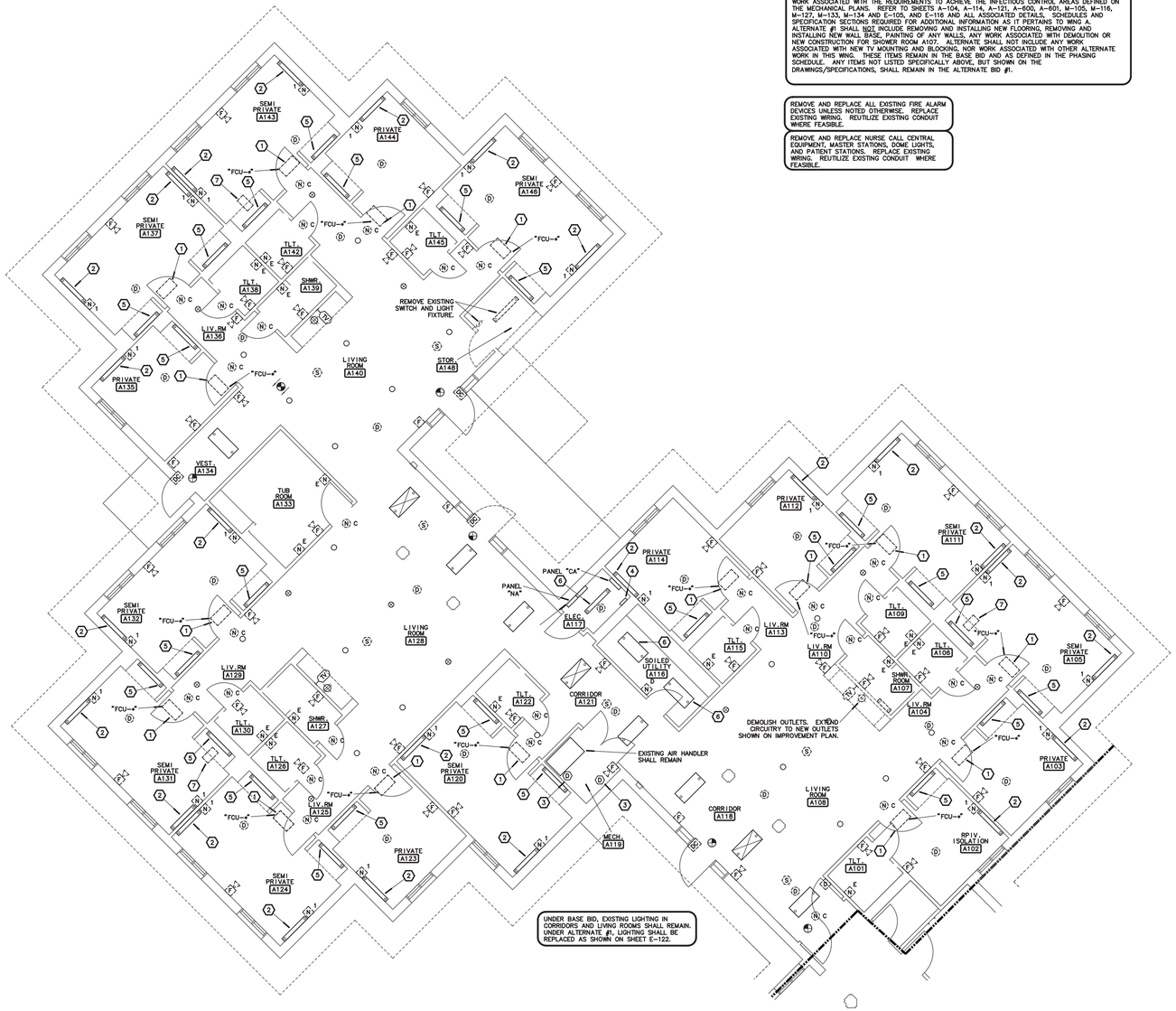
SHEET NUMBER:

E-104

98 OF 120 SHEETS

8-1-24

H:\ESA\SAVA\SAVE-104 8 Oct 2015 - 4:35 pm



1 E-105 **WING "A" - ELECTRICAL DEMOLITION PLAN**

SCALE: 1/8"=1'-0"

NORTH

ALTERNATE #1:
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

NOTES:

1. EXISTING HVAC UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION.
2. LIGHT FIXTURE SHALL REMAIN.
3. EXISTING DUCT DETECTOR TO REMAIN. TIE INTO NEW FIRE ALARM SYSTEM.
4. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
5. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
6. UNDER BASE BID, EXISTING LIGHT SHALL REMAIN. UNDER ALTERNATE #1, LIGHT SHALL BE REPLACED AS SHOWN ON SHEET E-122.
7. PROVIDE REQUIRED ELECTRICAL DEMOLITION FOR EXHAUST FAN REUSE EXISTING CIRCUIT FOR NEW ROOF MOUNTED EXHAUST FAN.

GENERAL NOTES:

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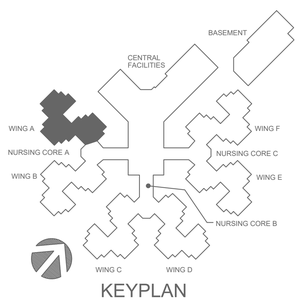

KEYPLAN

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State of Missouri certificate of authority
#2014035826 for engineering

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MIKE KEHOE,
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REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-105.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-105

99 OF 120 SHEETS

8-1-24

H:\ESA\SHVU\SHVE-105 4 Sep 2018 - 7:58 am

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

1 E-106 WING "B" - ELECTRICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

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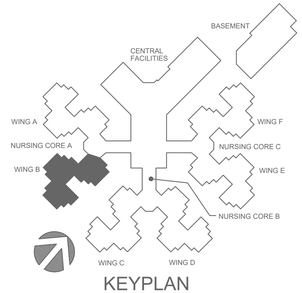

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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Springfield, Missouri 65804
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Fax: 417.862.2265
e-mail: architect@esterlyschneider.com

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
PUBLIC SAFETY
MISSOURI VETERANS
COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS
HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-106.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-106

100 OF 120 SHEETS

8-1-24

H:\ESA\SAVE\SAVE-106 15 Aug 2018 - 3:00 pm

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

1 E-107 WING "C" - ELECTRICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAM\S_SAME-107 15 Aug 2018 - 3:12 pm

engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

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GENERAL NOTES:

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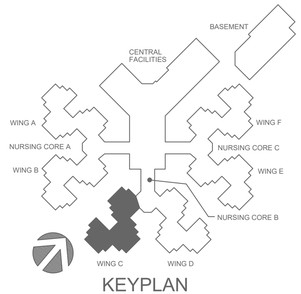

KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

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STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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OFFICE OF ADMINISTRATION
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620 N. JEFFERSON
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PROJECT # **U1503-01**
SITE # **6801**
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FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-107.DWG**
DRAWN BY: **AGB**
CHECKED BY: **TPM**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-107

101 OF 120 SHEETS

8-1-24

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

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1 E-108 WING "D" - ELECTRICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

NORTH

engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmec.com | 417.881.0020
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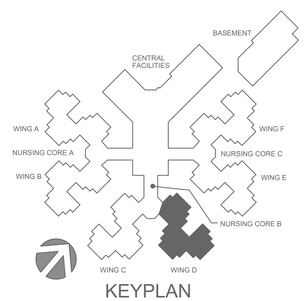

KEYPLAN

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MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

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ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-108.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

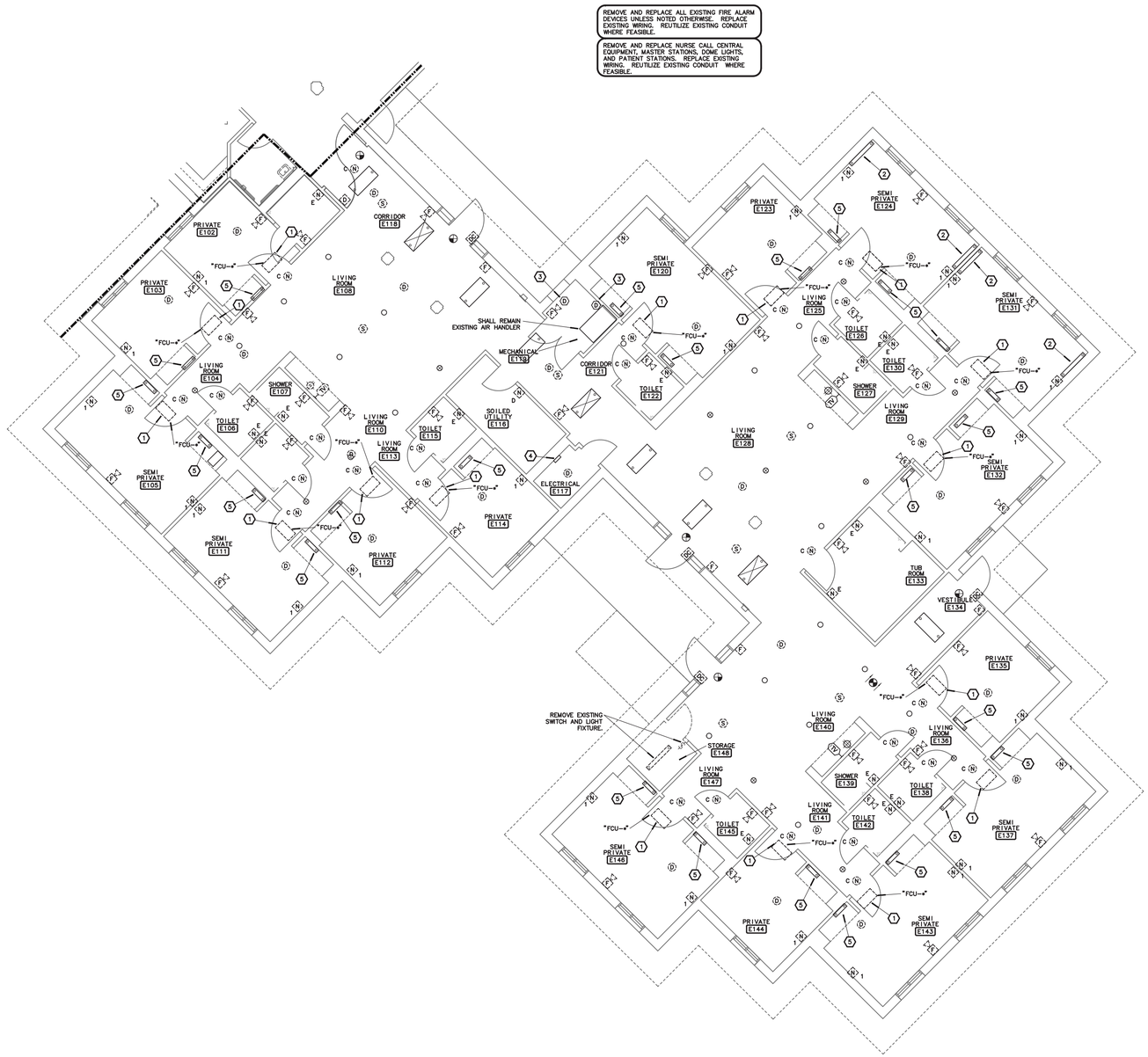
SHEET NUMBER:

E-108

102 OF 120 SHEETS

8-1-24

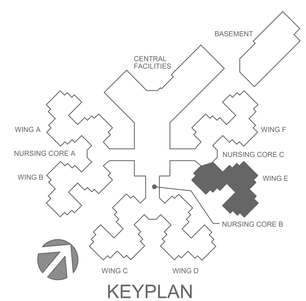
H:\ESA\SHV\PJ\SHE-108 9 Oct 2016 - 9:42 pm



1 E-109 **WING "E" - ELECTRICAL DEMOLITION PLAN**

SCALE: 1/8"=1'-0"

NORTH



KEYPLAN

NOTES:

1. EXISTING HVAC UNIT TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION.
2. EXISTING LIGHT FIXTURE TO REMAIN.
3. EXISTING DUCT DETECTOR TO REMAIN. TIE INTO NEW FIRE ALARM SYSTEM.
4. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
5. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. INFORMATION ON THESE DRAWINGS REPRESENT INFORMATION FROM EXISTING DRAWINGS AND LIMITED SITE OBSERVATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID. NO EXTRAS SHALL BE PAID DUE TO UNANTICIPATED CONDITIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCHING, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, RECEPTACLES, WIRING, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL ELECTRICAL DEVICES AND WIRING IN ALL DEMOLISHED WALLS WHETHER SPECIFICALLY INDICATED OR NOT.
6. WHERE DEMOLISHED DEVICES ARE PART OF A CIRCUIT THAT IS THRU-WIRED, OR HAS ADDITIONAL DEVICES ON THE CIRCUIT THAT ARE TO REMAIN UNCHANGED, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING CIRCUIT. ANY ADDITIONAL CONDUIT, CONDUCTOR, BOXES, ETC. NEEDED TO MODIFY THE EXISTING CIRCUIT TO MAINTAIN THE INTEGRITY ARE THE RESPONSIBILITY OF THIS CONTRACTOR AND SHALL BE INCLUDED IN BID.
7. REMOVE CONDUIT IN ALL DEMOLISHED WALLS.
8. REMOVE ANY UNUSED CONDUCTORS, CONDUIT, AND WIRING IN DEMOLISHED WALLS LOCATED WITHIN THE AREA OF CONSTRUCTION. REMOVE ALL UNUSED WIRING. CONDUIT CAN BE ABANDONED IN PLACE WHERE IT WILL REMAIN CONCEALED.
9. REMOVE AND REPLACE DEVICES AS REQUIRED DUE TO NEW WALL OR CEILING FINISHES.

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DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-109.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CRC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-109

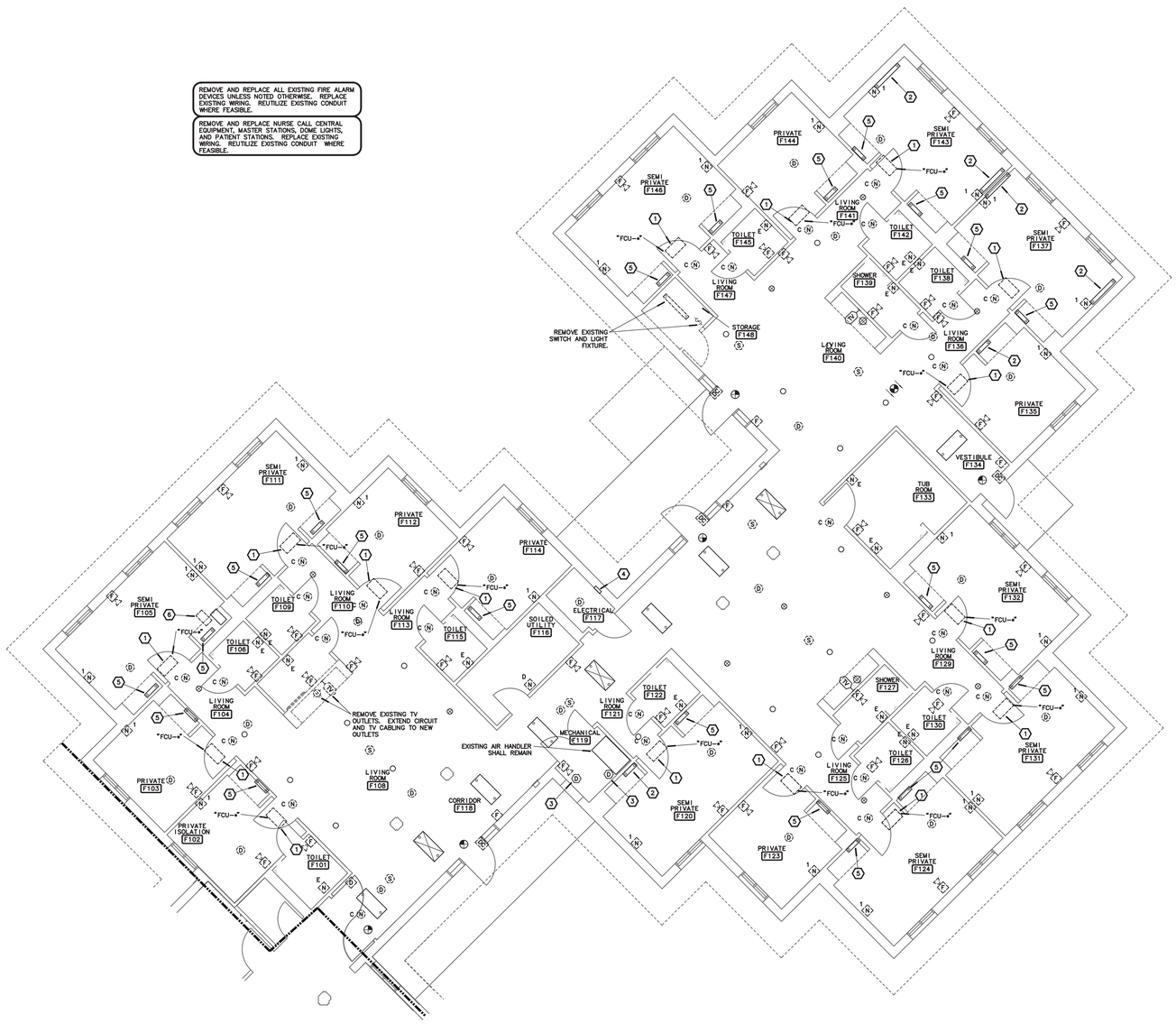
103 OF 120 SHEETS

8-1-24

H:\ESA\SAVE\109 9 Oct 2016 - 10:04 pm

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.



1 E-110 **WING "F" -ELECTRICAL DEMOLITION PLAN**

SCALE: 1/8"-1'-0"

NORTH

NOTES:

1. EXISTING FCU TO BE REPLACED. PROVIDE REQUIRED ELECTRICAL DEMOLITION. REUSE EXISTING CIRCUIT FOR NEW FCU.
2. EXISTING LIGHT FIXTURE TO REMAIN.
3. EXISTING DUCT DETECTOR TO REMAIN. TIE INTO NEW FIRE ALARM SYSTEM.
4. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
5. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
6. PROVIDE REQUIRED ELECTRICAL DEMOLITION ASSOCIATED WITH EXHAUST FAN DEMOLITION.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
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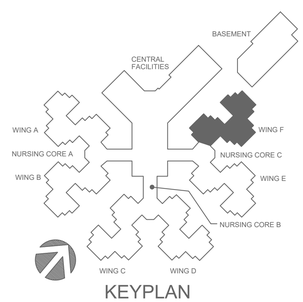
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING, PATCHING, AND REPAIR OF ALL WALL AND FLOOR SYSTEM AS REQUIRED DUE TO NEW CONSTRUCTION. MAINTAIN ALL FIRE RATINGS.
4. FOR ALL EXISTING FIXTURES, RECEPTACLES, WIRING, EQUIPMENT, ETC. SHOWN TO BE REMOVED, THE OWNER SHALL HAVE THE FIRST RIGHT OF REFUSAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL ELECTRICAL DEVICES AND WIRING IN ALL DEMOLISHED WALLS WHETHER SPECIFICALLY INDICATED OR NOT.
6. WHERE DEMOLISHED DEVICES ARE PART OF A CIRCUIT THAT IS THRU-WIRED, OR HAS ADDITIONAL DEVICES ON THE CIRCUIT THAT ARE TO REMAIN UNCHANGED, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE EXISTING CIRCUIT. ANY ADDITIONAL CONDUIT, CONDUCTOR, BOXES, ETC. NEEDED TO MODIFY THE EXISTING CIRCUIT TO MAINTAIN THE INTEGRITY ARE THE RESPONSIBILITY OF THIS CONTRACTOR AND SHALL BE INCLUDED IN BID.
7. REMOVE CONDUIT IN ALL DEMOLISHED WALLS.
8. REMOVE ANY UNUSED CONDUCTORS, CONDUIT, AND WIRING IN DEMOLISHED WALLS LOCATED WITHIN THE AREA OF CONSTRUCTION. REMOVE ALL UNUSED WIRING. CONDUIT CAN BE ABANDONED IN PLACE WHERE IT WILL REMAIN CONCEALED.
9. REMOVE AND REPLACE DEVICES AS REQUIRED DUE TO NEW WALL OR CEILING FINISHES.



KEYPLAN

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FEDERAL # **29-044**

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ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-110.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E-110

104 OF 120 SHEETS

8-1-24

K:\ESA\SAM\PLSAME-110 9 Oct 2018 - 10:04 am

BASEMENT LEVEL ELECTRICAL IMPROVEMENT PLAN

1 / E-111

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SMH\PLSMHE-111 10 Oct 2016 - 8:26 am

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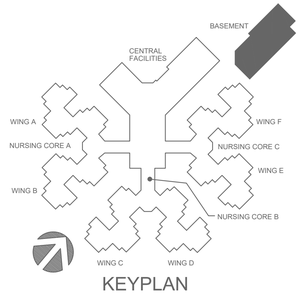
#2014035826 for engineering

NOTES:

1. EXISTING BOILER SHUTDOWN SWITCH TO REMAIN.
2. EXISTING DUCT DETECTOR TO REMAIN. CONNECT TO NEW FIRE ALARM SYSTEM.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



KEYPLAN

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REVISION:
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ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-111.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

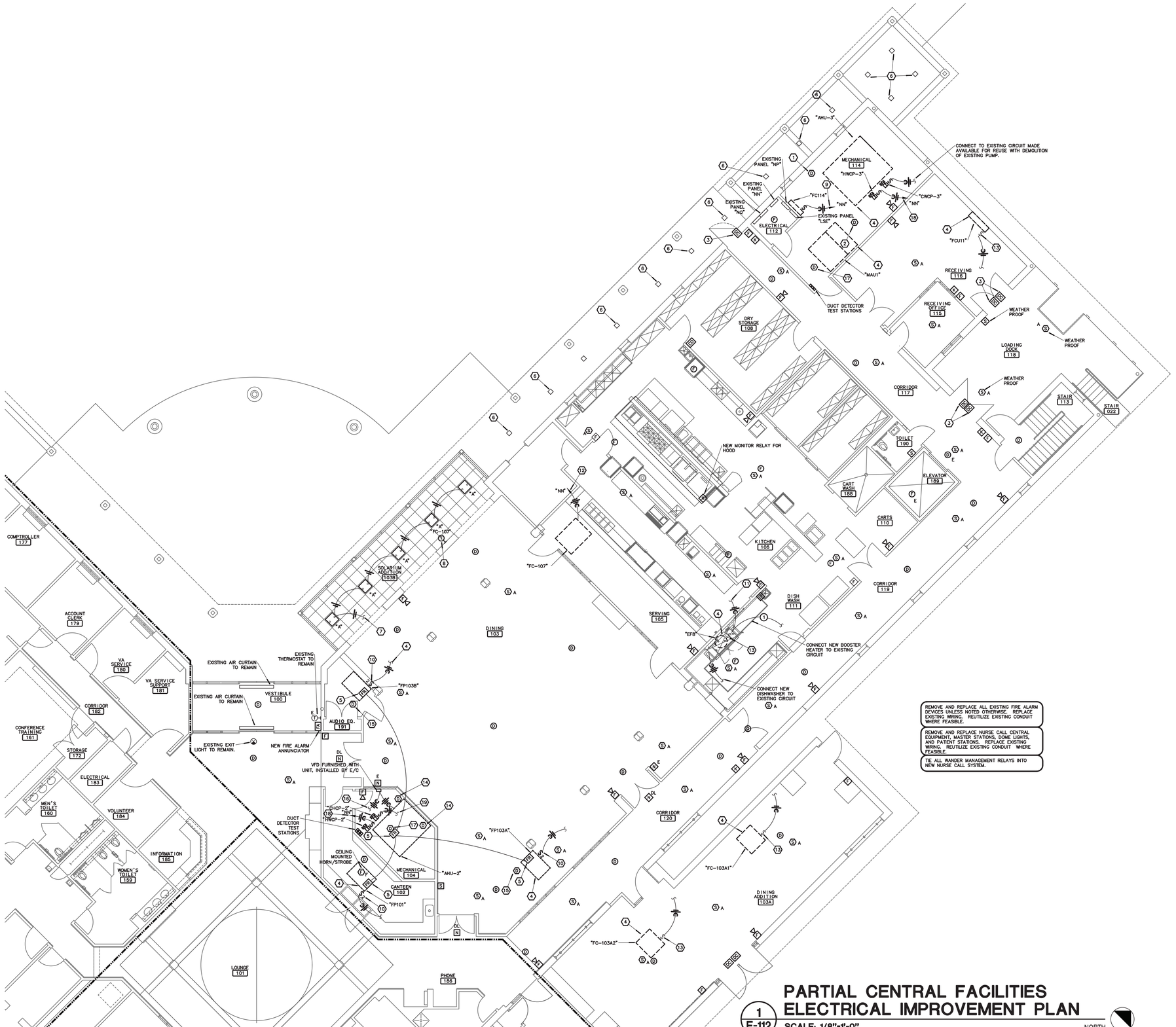
ELECTRICAL PLAN

SHEET NUMBER:

E-111

105 OF 120 SHEETS

8-1-24



PARTIAL CENTRAL FACILITIES ELECTRICAL IMPROVEMENT PLAN

1 / E-112 SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAM\DJS\SAME-112 20 Aug 2018 - 8:06 am

NOTES:

1. MOUNT IN RETURN DUCT.
2. MOUNT IN SUPPLY DUCT.
3. DOOR WILL BE REPLACED. PROVIDE ALL REQUIRED ELECTRICAL CONNECTIONS TO NEW DOOR HARDWARE. DOOR CONTACTS SHALL TIE INTO NEW NURSE CALL SYSTEM.
4. CONNECT NEW UNIT TO EXISTING CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING UNIT.
5. INTERLOCK FAN SHUTDOWN RELAYS SO THAT ACTIVATION OF DUCT DETECTOR SHUTS DOWN ALL INTERLOCKED UNITS.
6. EXISTING EXTERIOR CANOPY LIGHT TO REMAIN.
7. CONNECT TO EXISTING LIGHTING CIRCUIT IN DINING ROOM. NEW LIGHTS SHALL BE SWITCHED WITH DINING ROOM LIGHTING.
8. INSTALL THERMOSTAT ON EXISTING WALL. PROVIDE WIREMOLD FOR THERMOSTAT WIRING.
9. PROVIDE A NEW 15-AMP, 2-POLE CIRCUIT BREAKER IN PANEL "NN" AND MAKE ALL REQUIRE CONNECTIONS FOR CIRCUIT SERVING NEW FAN COIL UNITS.
10. PROVIDE NEW 20-AMP, 2-POLE DISCONNECT.
11. REUSE EXISTING CIRCUIT. MAINTAIN CONTROL THRU ASSOCIATED HOOD.
12. PROVIDE NEW 20-AMP, 3-POLE CIRCUIT BREAKER IN EXISTING PANEL.
13. DISCONNECT FURNISHED WITH UNIT. MAKE ALL FINAL CONNECTIONS.
14. MOUNT IN RETURN DUCT.
15. INSTALL IN RETURN AIR BOOT OF UNIT. COORDINATE WITH MECHANICAL CONTRACTOR TO PROVIDE ENOUGH DUCTWORK TO INSTALL PER MANUFACTURER REQUIREMENTS.
16. REUSE EXISTING CIRCUIT FROM EXISTING MOTOR CONTROL CENTER "MCC" IN BASEMENT. MODIFY EXISTING STARTERS SO THAT THEY ARE LOCKED INTO THE "ON" POSITION. CONTROL OF UNIT SHALL BE BY NEW VFD.
17. MOUNT IN SUPPLY DUCT.
18. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANEL.
19. CONNECT TO EXISTING CIRCUIT MADE AVAILABLE FOR REUSE WITH DEMOLITION OF EXISTING PUMP.

BRANCH CIRCUIT & FEEDER SCHEDULE:

1. 3 - #8 AND 1 - #10 GROUND IN 0.75" CONDUIT.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 882-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.

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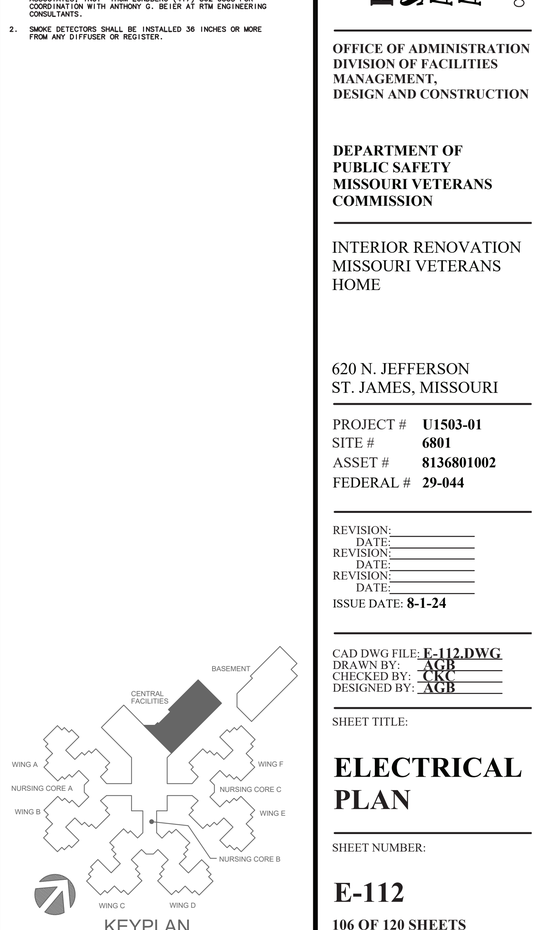

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ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-112.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-112

106 OF 120 SHEETS

8-1-24

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

TIE ALL WANDER MANAGEMENT RELAYS INTO NEW NURSE CALL SYSTEM.

1 E-113 PARTIAL CENTRAL FACILITIES ELECTRICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\MVH\SAME-113 10 Oct 2016 - 4:21 am

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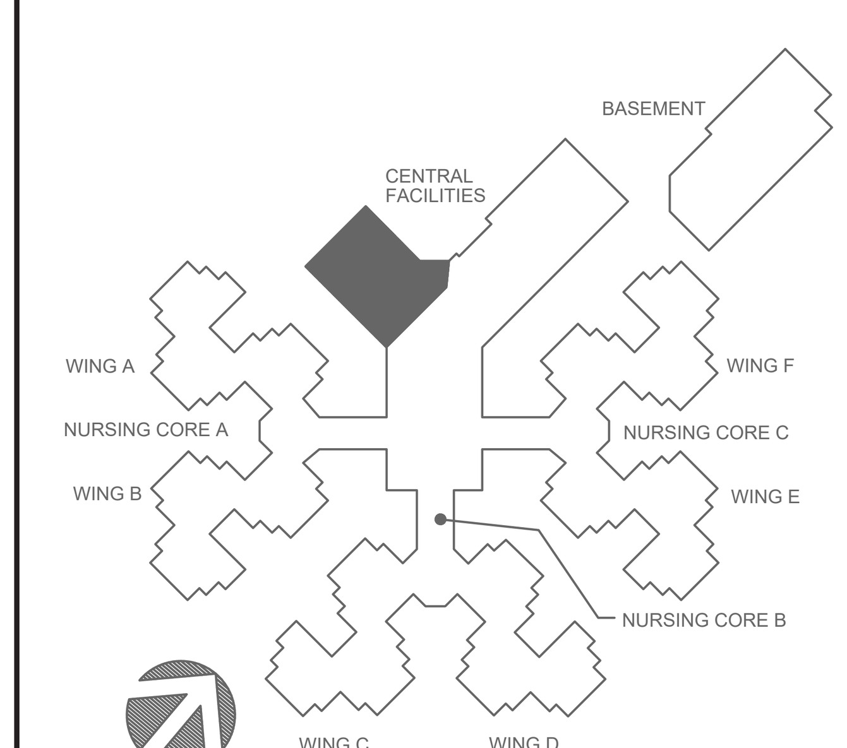
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. CONNECT NEW UNIT TO EXISTING CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING UNIT.
2. EXISTING DUCT DETECTOR TO REMAIN. CONNECT TO NEW FIRE ALARM SYSTEM.
3. CONNECT TO EXISTING SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN INDICATED PANELBOARD.
4. DISCONNECT FURNISHED WITH UNIT. MAKE ALL FINAL CONNECTIONS.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



KEYPLAN

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CAD DWG FILE: E-113.DWG
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ELECTRICAL PLAN

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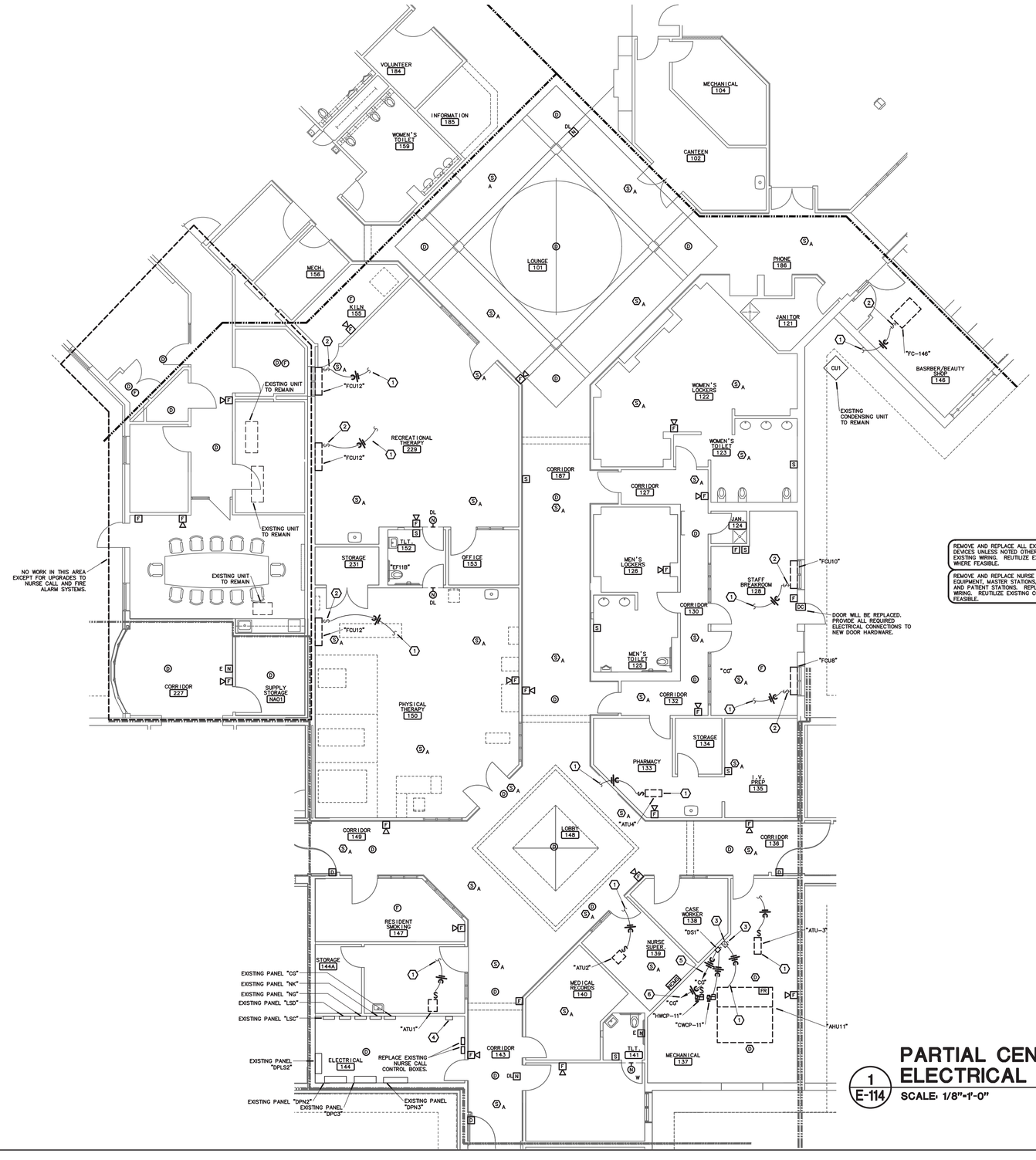

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

1 E-114 PARTIAL CENTRAL FACILITIES ELECTRICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

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NOTES:

1. CONNECT NEW UNIT TO EXISTING CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING UNIT.
2. DISCONNECT FURNISHED WITH UNIT. MAKE ALL FINAL CONNECTIONS.
3. CONNECT CIRCUIT TO EXISTING 480-VOLT, 3-POLE COMBINATION MAGNETIC MOTOR STARTER. PROVIDE NEW 12-AMP FUSES.
4. EXISTING TEKCARE DURESS CALL SYSTEM CENTRAL EQUIPMENT TO REMAIN. TIE SYSTEM INTO NEW NURSE CALL SYSTEM.
5. PROVIDE NEW 20-AMP, 3-POLE CIRCUIT BREAKER IN EXISTING CRITICAL POWER PANELBOARD FOR NEW CIRCUIT.
6. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING CRITICAL POWER PANELBOARD FOR NEW CIRCUIT.

GENERAL NOTES:

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CHECKED BY: **CKC**
DESIGNED BY: **AGB**

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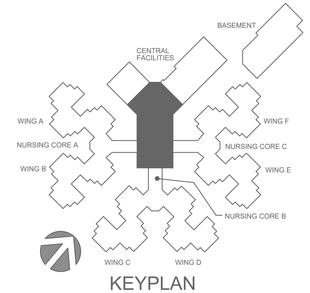
ELECTRICAL PLAN

SHEET NUMBER:

E-114

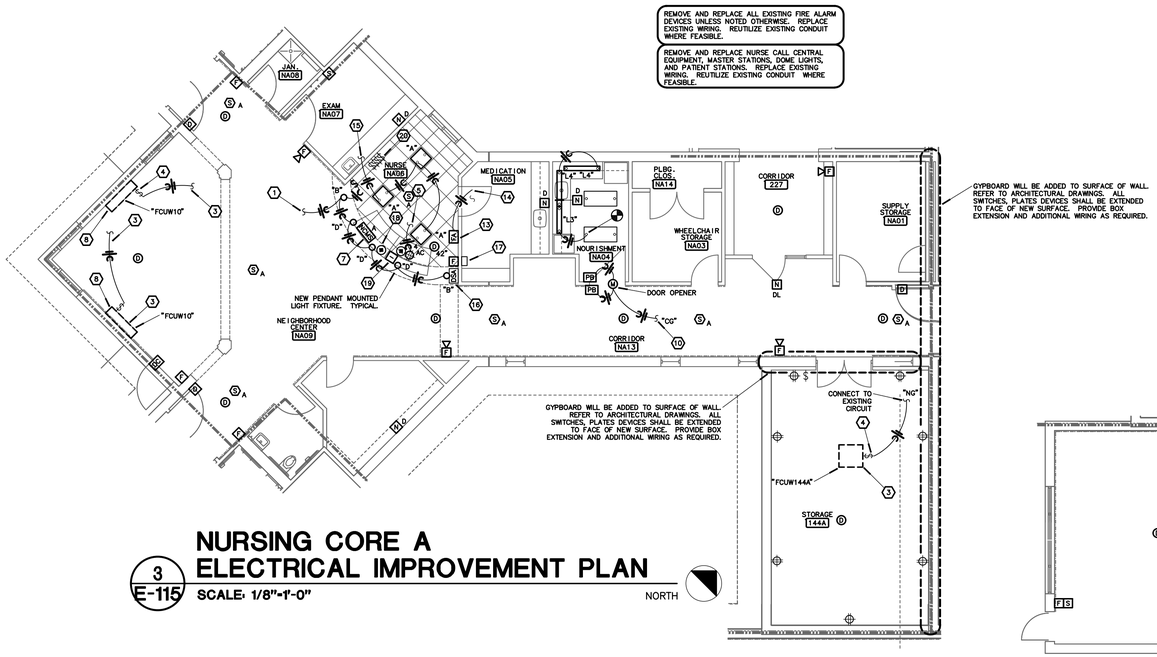
108 OF 120 SHEETS

8-1-24



KEYPLAN

H:\ESA\SAM\DGN\SAME-114 10 Oct 2016 - 8:22 am

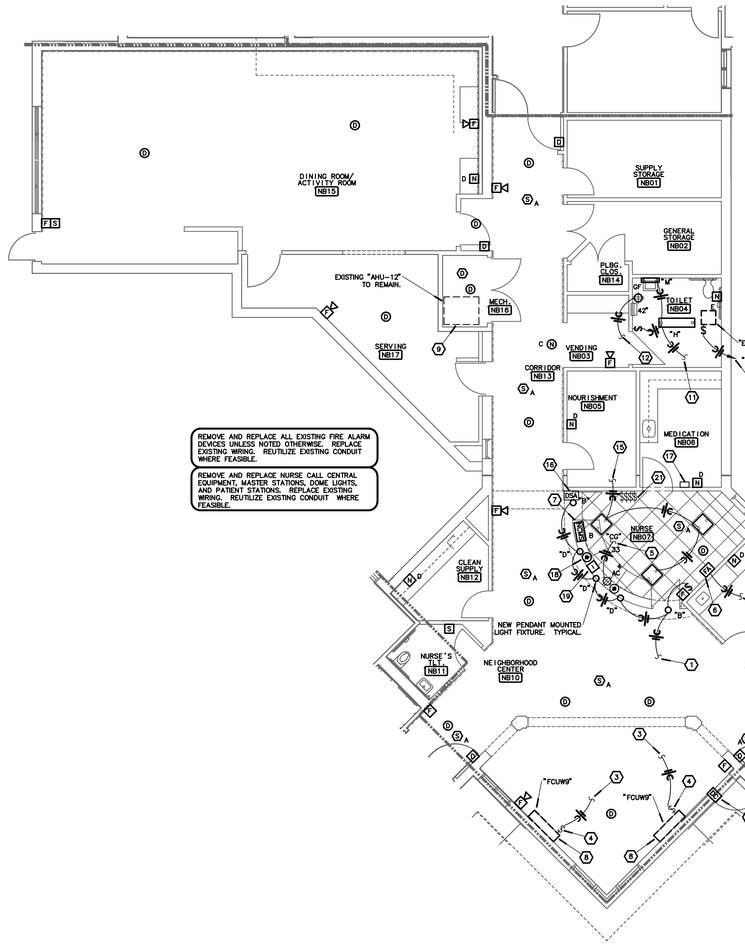


NURSING CORE A ELECTRICAL IMPROVEMENT PLAN

3 / E-115

SCALE: 1/8"=1'-0"

NORTH

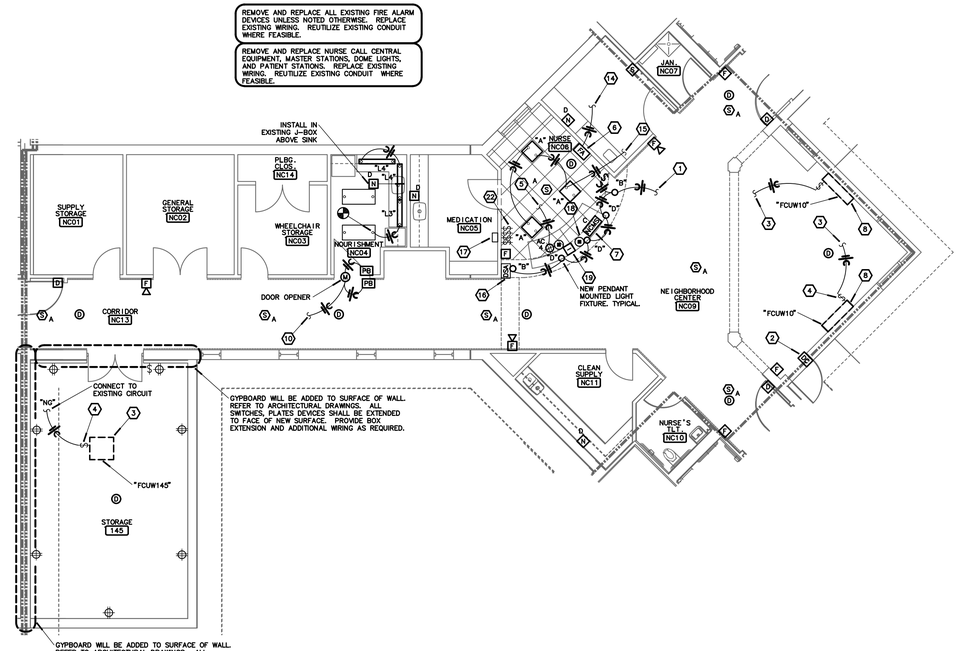


NURSING CORE B ELECTRICAL IMPROVEMENT PLAN

1 / E-115

SCALE: 1/8"=1'-0"

NORTH



NURSING CORE C ELECTRICAL IMPROVEMENT PLAN

2 / E-115

SCALE: 1/8"=1'-0"

NORTH

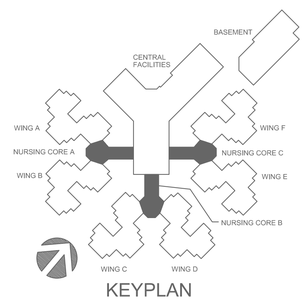
H:\ESA\SAVE\S-115 10 Oct 2016 - 8:22 am

NOTES:

1. CONNECT TO NEAREST UNSWITCHED LIGHTING CIRCUIT.
2. DOOR CONTACT SHALL TIE INTO NURSE CALL SYSTEM.
3. EXISTING UNIT TO BE REPLACED WITH NEW. CONNECT NEW UNIT TO EXISTING CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING UNIT.
4. DISCONNECT FURNISHED WITH UNIT. MAKE FINAL CONNECTIONS.
5. CONNECT TO EXISTING RECEPTACLE CIRCUIT.
6. INSTALL NEW FIRE ALARM SUB-PANEL ADJACENT TO EXISTING. CUT AND PATCH WALL AS NECESSARY TO INSTALL NEW FIRE ALARM PANEL. EXISTING SUB-PANEL TO REMAIN IN OPERATION UNTIL CONSTRUCTION IS COMPLETE IN ASSOCIATED AREAS.
7. PROVIDE NEW NURSE CALL HEAD-IN EQUIPMENT. EXISTING NURSE CALL SYSTEM SHALL REMAIN ACTIVE UNTIL ALL CIRCUITS ARE TRANSFERRED TO NEW HEAD-IN EQUIPMENT AND CONSTRUCTION IS COMPLETE.
8. NEW FAN COIL UNIT.
9. EXISTING AIR HANDLING UNIT TO REMAIN.
10. CONNECT TO SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD.
11. CONNECT TO EXISTING LIGHTING CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING LIGHT FIXTURE.
12. CONNECT TO EXISTING RECEPTACLE CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING RECEPTACLES.
13. INSTALL NEW FIRE ALARM MAIN PANEL ADJACENT TO EXISTING. CUT AND PATCH WALL AS NECESSARY TO INSTALL NEW FIRE ALARM PANEL. EXISTING MAIN PANEL TO REMAIN IN OPERATION UNTIL CONSTRUCTION IS COMPLETE IN ASSOCIATED AREAS.
14. CONNECT TO EXISTING CIRCUIT SERVING EXISTING FIRE ALARM PANEL TO BE REPLACED.
15. CONNECT TO EXISTING LIGHTING CIRCUIT SERVING THIS AREA. REUSE EXISTING SWITCHING FOR NEW LIGHT FIXTURES.
16. EXISTING TEKCARE DURESS SYSTEM ANNUNCIATOR TO REMAIN.
17. EXISTING WANDER MANAGEMENT SERVER TO REMAIN.
18. WANDER MANAGEMENT DATA OUTLET. REUSE EXISTING DATA PORT AND CABLE. MAKE CONNECTION TO EXISTING SERVER AND ROUTE CABLE TO NEW DATA OUTLET LOCATION.
19. NEW LOCATION FOR EXISTING NURSE CALL DURESS CALL STATION.
20. EXISTING SWITCHES FOR WINGS NA& & NB& COMMON AREA LIGHTING TO REMAIN.
21. EXISTING SWITCHES FOR WINGS NC& & ND& COMMON AREA LIGHTING TO REMAIN.
22. EXISTING SWITCHES FOR WINGS NE& & NF& COMMON AREA LIGHTING TO REMAIN.
23. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANEL FOR NEW CIRCUIT.

GENERAL NOTES:

1. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
2. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



KEYPLAN

rtm engineering consultants
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Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron Collins

Digitally signed by Cameron Collins
DN: cn=Cameron Collins, o=RTM Engineering, OU=RTM, ou=Cameron Collins
Date: 2005.05.13 07:11:31 -05'00'

PROFESSIONAL SEAL

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e-mail: architect@esterlyschneider.com

ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-115.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

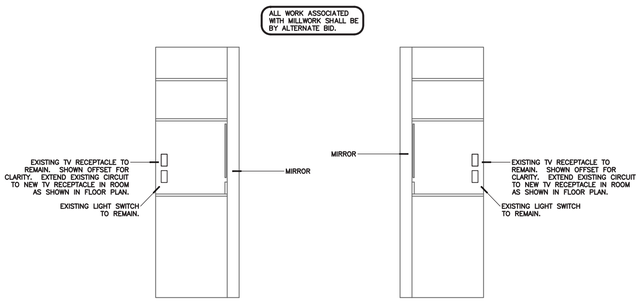
ELECTRICAL PLAN

SHEET NUMBER:

E-115

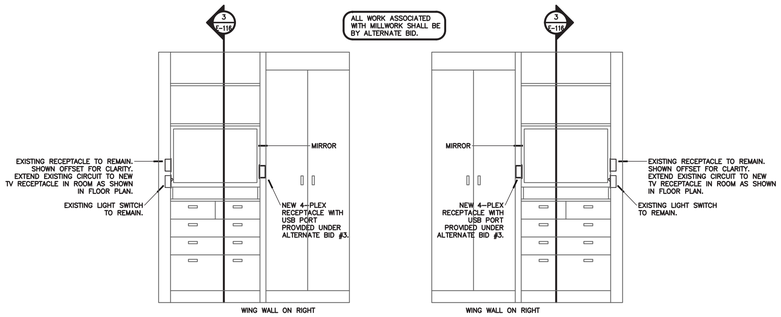
109 OF 120 SHEETS

8-1-24



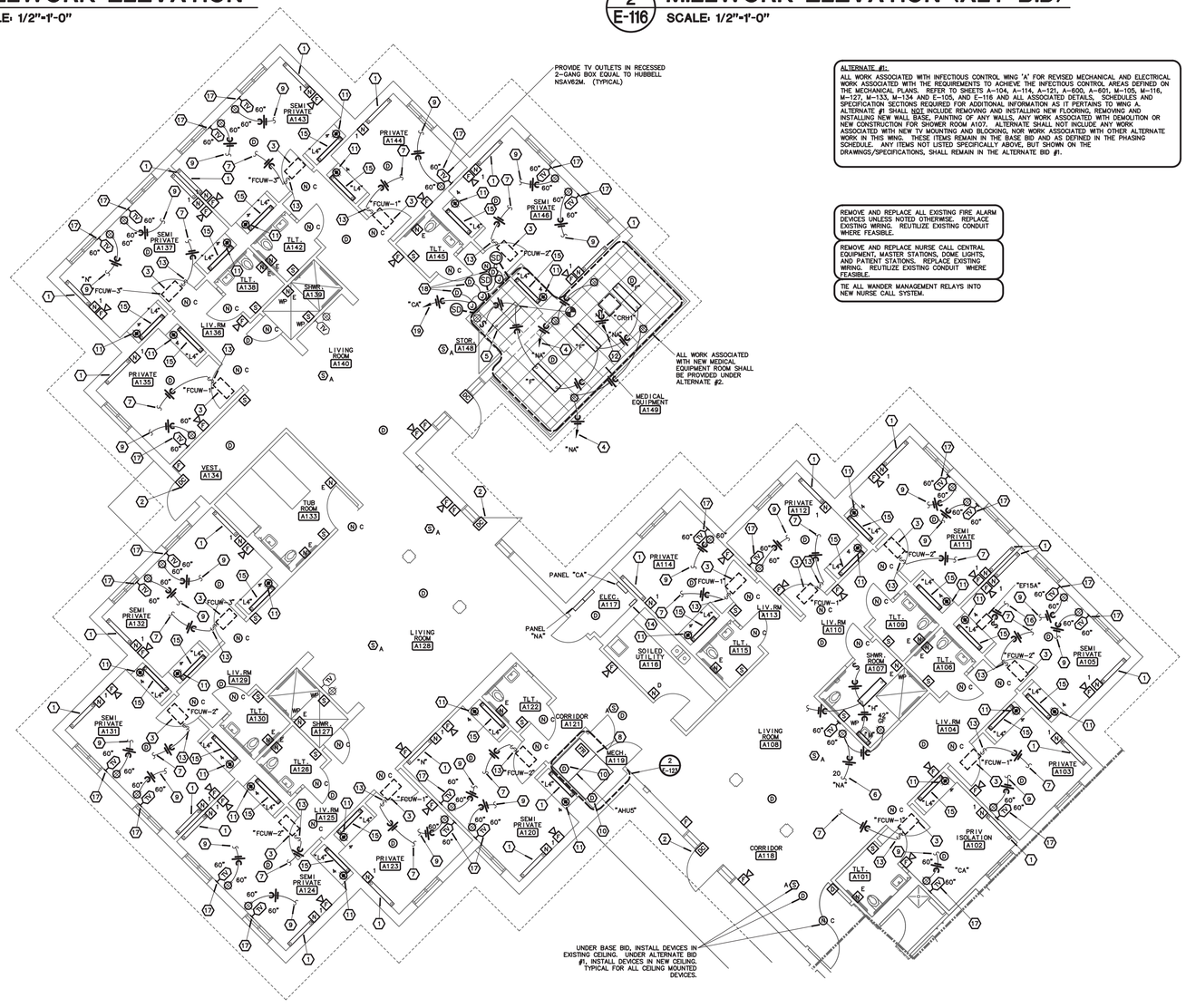
3 E-116 MILLWORK ELEVATION

SCALE: 1/2"=1'-0"



2 E-116 MILLWORK ELEVATION (ALT BID)

SCALE: 1/2"=1'-0"



ALTERNATE #1.
ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING. NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

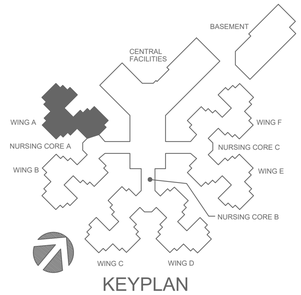
REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

TIE ALL WANDER MANAGEMENT RELAYS INTO NEW NURSE CALL SYSTEM.

1 E-116 WING "A" - ELECTRICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH



KEYPLAN

NOTES:

1. EXISTING LIGHT FIXTURE TO REMAIN.
2. DOOR CONTACT SHALL TIE INTO NURSE CALL SYSTEM.
3. EXISTING UNIT TO BE REPLACED. CONNECT NEW UNIT TO EXISTING CIRCUIT.
4. CONNECT TO EXISTING SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD.
5. REVISE SWITCHING FOR EXISTING LIGHT AS SHOWN. CONNECT NEW LIGHTS TO EXISTING FIXTURE.
6. RECONNECT TO EXISTING RECEPTACLE CIRCUIT.
7. RECONNECT TO EXISTING EQUIPMENT CIRCUIT.
8. EXISTING HVAC EQUIPMENT TO REMAIN.
9. CONNECT CIRCUIT TO EXISTING TV RECEPTACLE IN MILLWORK IN FRONT OF MIRROR. REFER TO DETAIL 2/E-116.
10. NEW DUCT DETECTORS SHALL REPLACE EXISTING.
11. UNDER ALTERNATE #3, PROVIDE NEW RECEPTACLE ABOVE COUNTER AND CIRCUIT WITH EXISTING RECEPTACLE AT OPPOSITE SIDE OF COUNTER. REFER TO MILLWORK ELEVATION 2/E-116.
12. PROVIDE NEW 15-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANEL. REMOVE SPARE 20-AMP, 1-POLE BREAKER TO MAKE ROOM.
13. DISCONNECT FURNISHED WITH EQUIPMENT.
14. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
15. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN.
16. CONNECT TO EXISTING EQUIPMENT CIRCUIT MADE AVAILABLE WITH DEMOLITION OF IN-LINE FAN.
17. EXTEND COAX CABLE TO NEW OUTLET FROM EXISTING TV OUTLET.
18. DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.
19. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.

GENERAL NOTES:

1. IN ALL RESIDENT SLEEPING ROOMS, THE REPLACEMENT CEILING SMOKE DETECTOR SHALL BE LOCATED A MINIMUM OF 36" FROM THE SUPPLY DIFFUSER.
2. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
3. CUT AND PATCH EXISTING WALLS AS NECESSARY FOR INSTALLATION OF NEW DEVICES.
4. ALL WORK ASSOCIATED WITH THE NEW MEDICAL EQUIPMENT ROOM SHALL BE PROVIDED UNDER ALTERNATE #2.
5. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.

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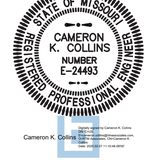
State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR



PROFESSIONAL SEAL

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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-116.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

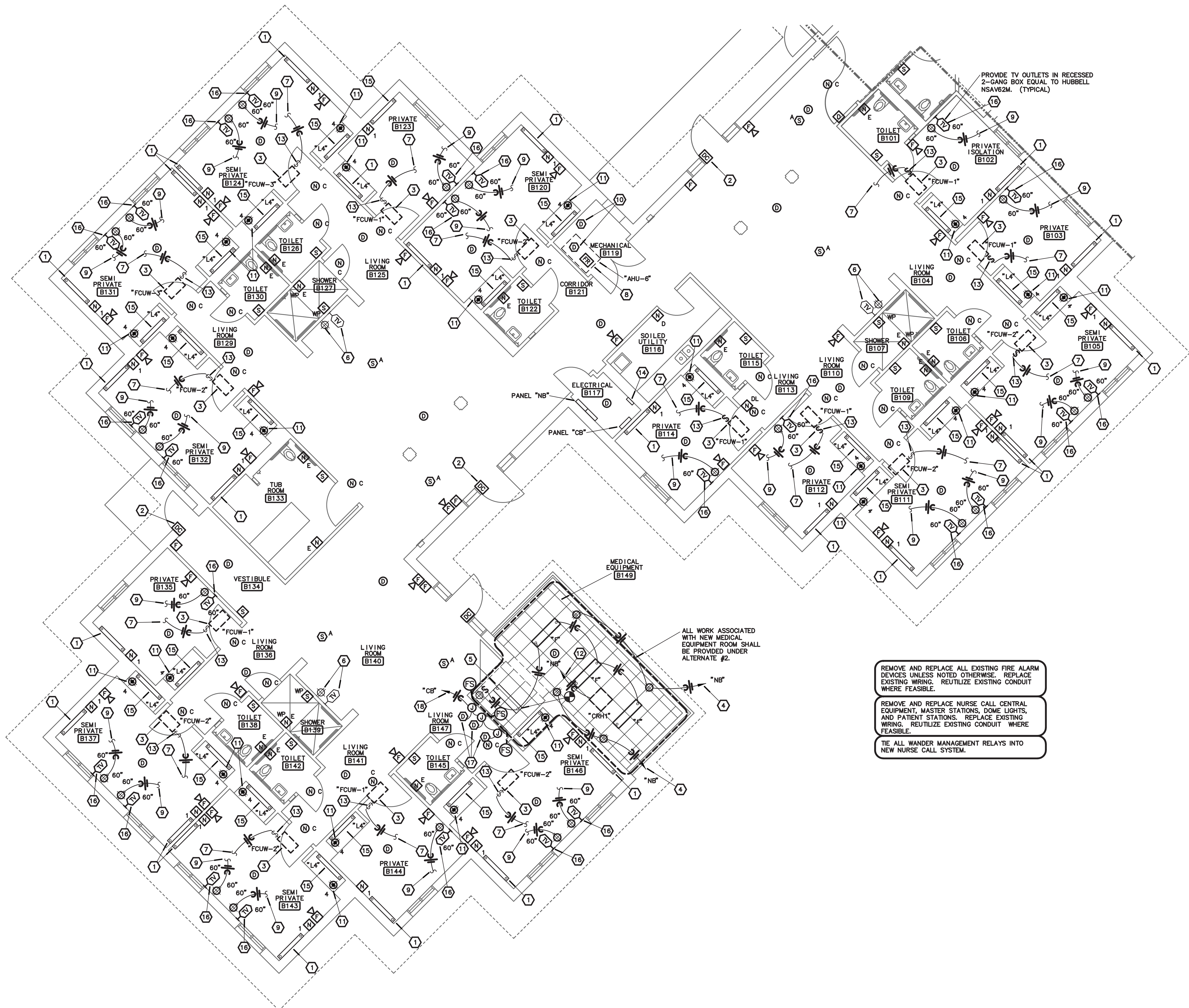
ELECTRICAL PLAN

SHEET NUMBER:

E-116

110 OF 120 SHEETS

8-1-24



REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

TIE ALL WANDER MANAGEMENT RELAYS INTO NEW NURSE CALL SYSTEM.

1 E-117 **WING "B" - ELECTRICAL IMPROVEMENT PLAN**

SCALE: 1/8"=1'-0"

NORTH

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Springfield, MO 65804
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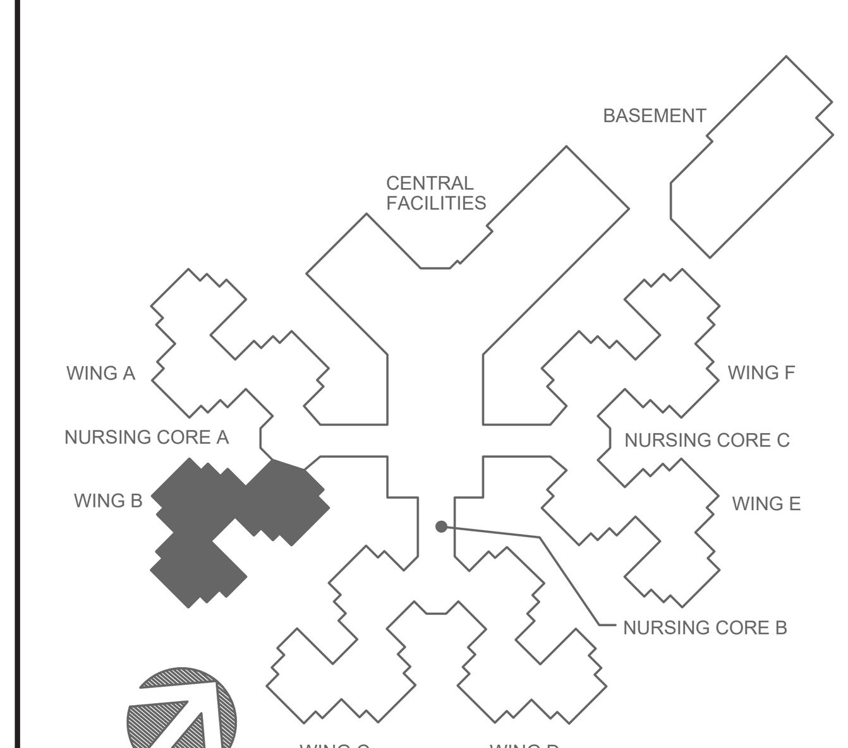
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
2. DOOR CONTACT SHALL TIE INTO NURSE CALL SYSTEM.
3. EXISTING UNIT TO BE REPLACED. CONNECT NEW UNIT TO EXISTING CIRCUIT.
4. CONNECT TO EXISTING SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD.
5. REVISE SWITCHING FOR EXISTING LIGHT AS SHOWN. CONNECT NEW LIGHTS TO EXISTING FIXTURE.
6. EXISTING TV OUTLETS TO REMAIN.
7. RECONNECT TO EXISTING EQUIPMENT CIRCUIT.
8. EXISTING HVAC EQUIPMENT TO REMAIN.
9. CONNECT CIRCUIT TO EXISTING TV RECEPTACLE IN MILLWORK IN FRONT OF MIRROR. REFER TO DETAIL 2/E-116.
10. NEW DUCT DETECTORS SHALL REPLACE EXISTING.
11. UNDER ALTERNATE #3, PROVIDE NEW RECEPTACLE ABOVE COUNTER AND CIRCUIT WITH EXISTING RECEPTACLE AT OPPOSITE SIDE OF COUNTER. REFER TO MILLWORK ELEVATION 2/E-116.
12. CONNECT TO EXISTING 20-AMP, 1-POLE SPARE CIRCUIT BREAKER.
13. DISCONNECT FURNISHED WITH EQUIPMENT.
14. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
15. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
16. EXTEND COAX CABLE TO NEW OUTLET FROM EXISTING TV OUTLET.
17. DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.
18. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.

GENERAL NOTES:

1. IN ALL RESIDENT SLEEPING ROOMS, THE REPLACEMENT CEILING SMOKE DETECTOR SHALL BE LOCATED A MINIMUM OF 36" FROM THE SUPPLY DIFFUSER.
2. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
3. CUT AND PATCH EXISTING WALLS AS NECESSARY FOR INSTALLATION OF NEW DEVICES.
4. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

CAMERON K. COLLINS
NUMBER E-24493
PROFESSIONAL SEAL

ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA
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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: ____
DATE: ____
REVISION: ____
DATE: ____
REVISION: ____
DATE: ____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-117.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-117

8-1-24

H:\ESA\SAMV\SAME-117 10 Oct 2016 - 3:40 am

1 E-118 WING "C" - ELECTRICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

NOTES:

1. EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
2. DOOR CONTACT SHALL TIE INTO NURSE CALL SYSTEM.
3. EXISTING UNIT TO BE REPLACED. CONNECT NEW UNIT TO EXISTING CIRCUIT.
4. CONNECT TO EXISTING SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD.
5. REVISE SWITCHING FOR EXISTING LIGHT AS SHOWN. CONNECT NEW LIGHTS TO EXISTING FIXTURE.
6. EXISTING TV OUTLETS TO REMAIN.
7. RECONNECT TO EXISTING EQUIPMENT CIRCUIT.
8. EXISTING HVAC EQUIPMENT TO REMAIN.
9. CONNECT CIRCUIT TO EXISTING TV RECEPTACLE IN MILLWORK IN FRONT OF MIRROR. REFER TO DETAIL 2/E-116.
10. NEW DUCT DETECTORS SHALL REPLACE EXISTING.
11. UNDER ALTERNATE #3, PROVIDE NEW RECEPTACLE ABOVE COUNTER AND CIRCUIT WITH EXISTING RECEPTACLE AT OPPOSITE SIDE OF COUNTER. REFER TO MILLWORK ELEVATION 2/E-116.
12. CONNECT TO EXISTING 20-AMP, 1-POLE SPARE CIRCUIT BREAKER.
13. DISCONNECT FURNISHED WITH EQUIPMENT.
14. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
15. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
16. EXTEND COAX CABLE TO NEW OUTLET FROM EXISTING TV OUTLET.
17. DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.
18. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.

GENERAL NOTES:

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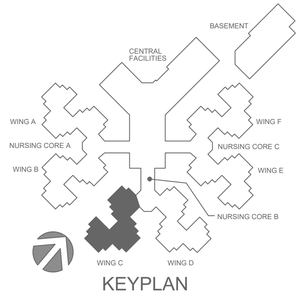

KEYPLAN

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Springfield, MO 65804
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State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

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STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

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ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

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SITE # **6801**
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REVISION:
DATE:
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ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-118.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL PLAN

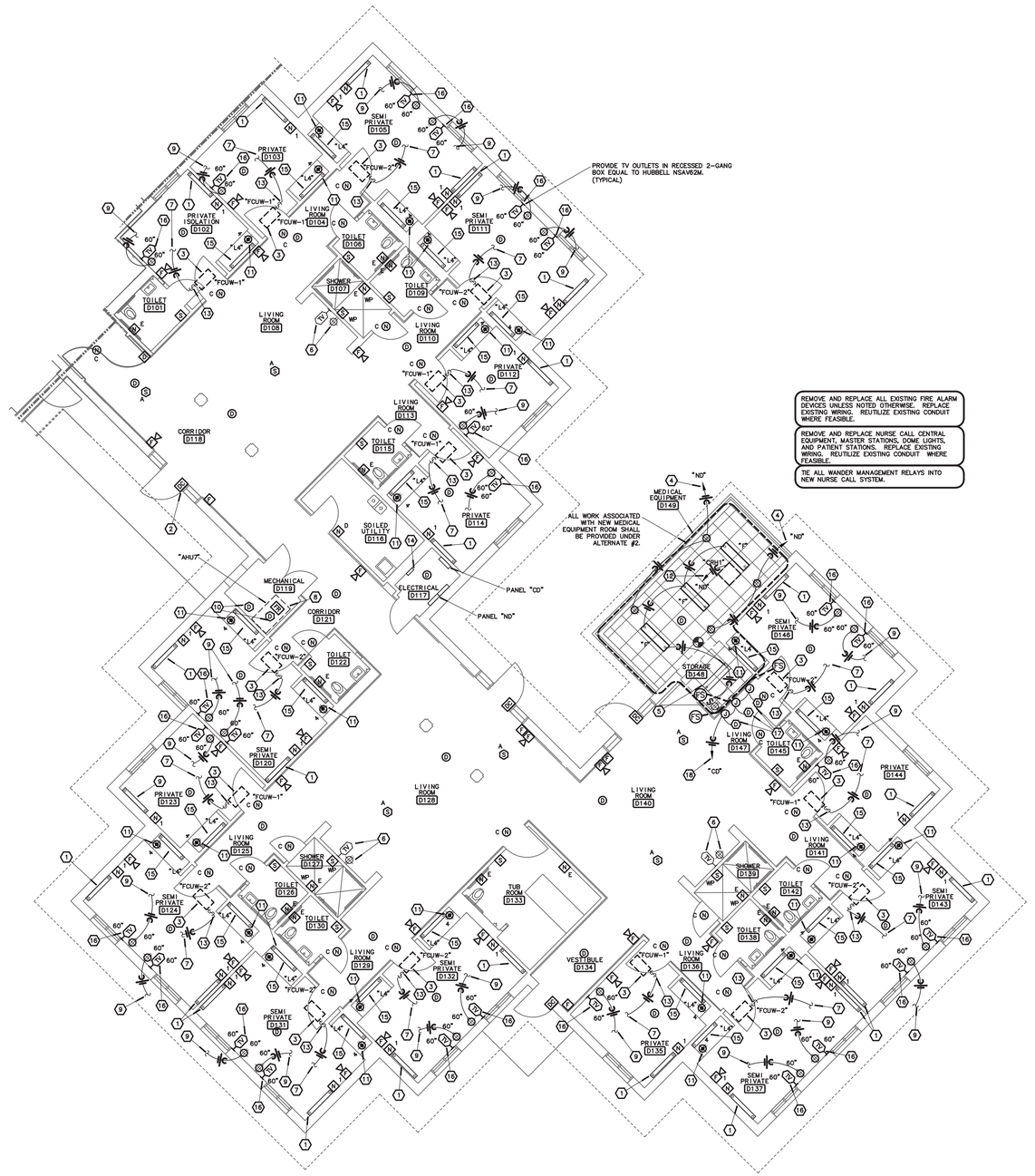
SHEET NUMBER:

E-118

112 OF 120 SHEETS

8-1-24

H:\ESA\SHVU\SHVE-118 10 Oct 2016 - 3:40 am



NOTES:

1. EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
2. DOOR CONTACT SHALL TIE INTO NURSE CALL SYSTEM.
3. EXISTING UNIT TO BE REPLACED. CONNECT NEW UNIT TO EXISTING CIRCUIT.
4. CONNECT TO EXISTING SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD.
5. REVISE SWITCHING FOR EXISTING LIGHT AS SHOWN. CONNECT NEW LIGHTS TO EXISTING FIXTURE.
6. EXISTING TV OUTLETS TO REMAIN.
7. RECONNECT TO EXISTING EQUIPMENT CIRCUIT.
8. EXISTING HVAC EQUIPMENT TO REMAIN.
9. CONNECT CIRCUIT TO EXISTING TV RECEPTACLE IN MILLWORK IN FRONT OF MIRROR. REFER TO DETAIL 2/E-116.
10. NEW DUCT DETECTORS SHALL REPLACE EXISTING.
11. UNDER ALTERNATE #3, PROVIDE NEW RECEPTACLE ABOVE COUNTER AND CIRCUIT WITH EXISTING RECEPTACLE AT OPPOSITE SIDE OF COUNTER. REFER TO MILLWORK ELEVATION 2/E-116.
12. CONNECT TO EXISTING 20-AMP, 1-POLE SPARE CIRCUIT BREAKER.
13. DISCONNECT FURNISHED WITH EQUIPMENT.
14. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
15. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
16. EXTEND COAX CABLE TO NEW OUTLET FROM EXISTING TV OUTLET.
17. DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.
18. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.

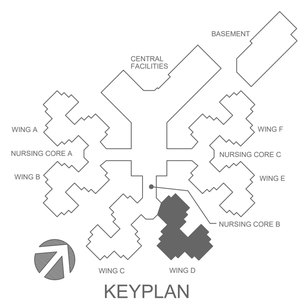
GENERAL NOTES:

1. IN ALL RESIDENT SLEEPING ROOMS, THE REPLACEMENT CEILING SMOKE DETECTOR SHALL BE LOCATED A MINIMUM OF 36" FROM THE SUPPLY DIFFUSER.
2. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
3. CUT AND PATCH EXISTING WALLS AS NECESSARY FOR INSTALLATION OF NEW DEVICES.
4. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.

1 / E-119 **WING "D" - ELECTRICAL IMPROVEMENT PLAN**

SCALE: 1/8"=1'-0"

NORTH



KEYPLAN

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State of Missouri certificate of authority #2014035826 for engineering

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

REGISTERED PROFESSIONAL ENGINEER — STATE OF MISSOURI — CAMERON K. COLLINS — NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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ESTERLY & SCHNEIDER ASSOCIATES, INC. AIA architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-119.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-119

113 OF 120 SHEETS

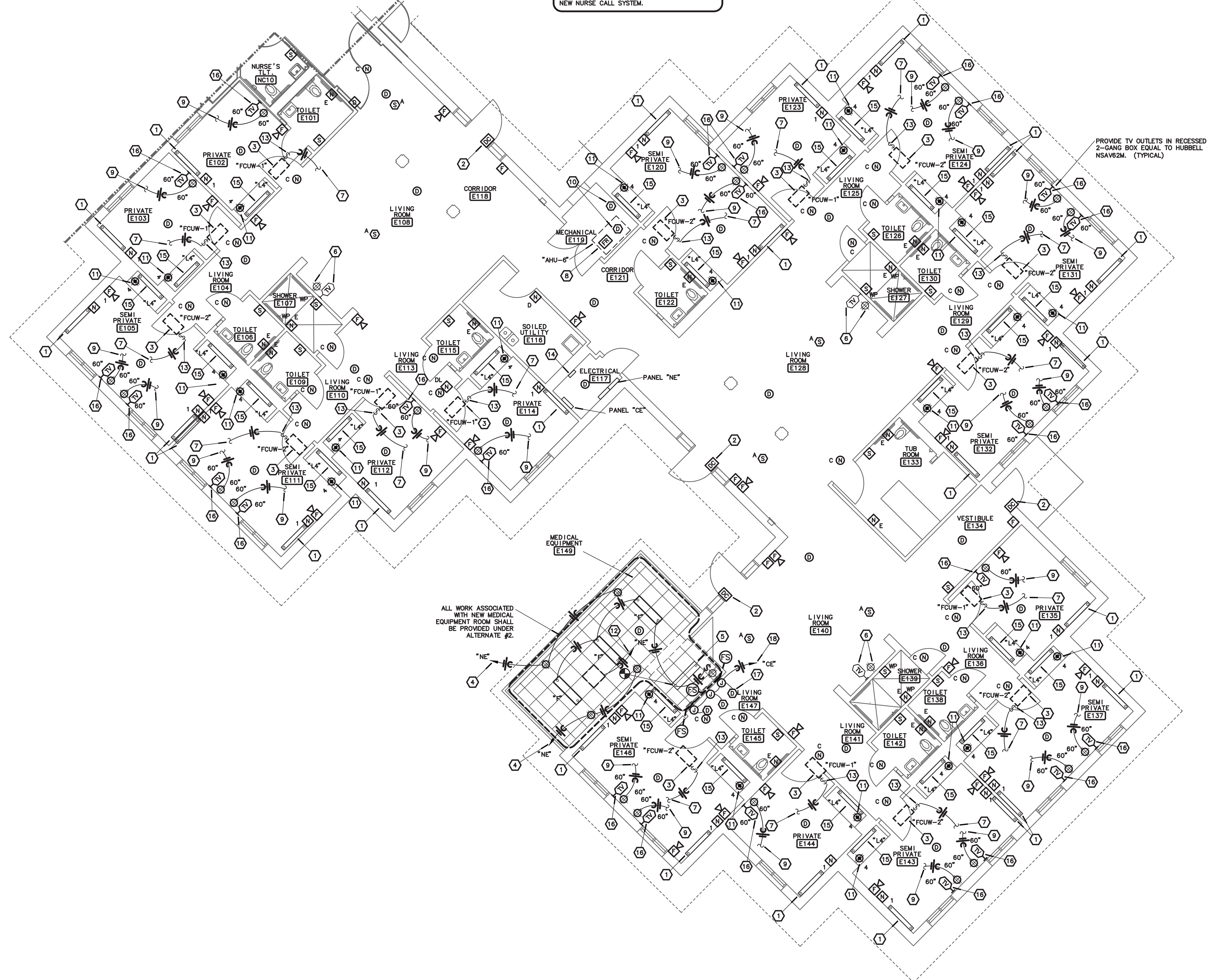
8-1-24

H:\ESA\SAM\PLSAME-119 16 Aug 2018 - 3:42 pm

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

TIE ALL WANDER MANAGEMENT RELAYS INTO NEW NURSE CALL SYSTEM.



1 E-120 WING "E" - ELECTRICAL IMPROVEMENT PLAN

SCALE: 1/8"=1'-0"

NORTH

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State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

1. EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
2. DOOR CONTACT SHALL TIE INTO NURSE CALL SYSTEM.
3. EXISTING UNIT TO BE REPLACED. CONNECT NEW UNIT TO EXISTING CIRCUIT.
4. CONNECT TO EXISTING SPARE 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD.
5. REVISE SWITCHING FOR EXISTING LIGHT AS SHOWN. CONNECT NEW LIGHTS TO EXISTING FIXTURE.
6. EXISTING TV OUTLETS TO REMAIN.
7. RECONNECT TO EXISTING EQUIPMENT CIRCUIT.
8. EXISTING HVAC EQUIPMENT TO REMAIN.
9. CONNECT CIRCUIT TO EXISTING TV RECEPTACLE IN MILLWORK IN FRONT OF MIRROR. REFER TO DETAIL 2/E-116.
10. NEW DUCT DETECTORS SHALL REPLACE EXISTING.
11. UNDER ALTERNATE #3, PROVIDE NEW RECEPTACLE ABOVE COUNTER AND CIRCUIT WITH EXISTING RECEPTACLE AT OPPOSITE SIDE OF COUNTER. REFER TO MILLWORK ELEVATION 2/E-116.
12. CONNECT TO EXISTING 20-AMP, 1-POLE SPARE CIRCUIT BREAKER.
13. DISCONNECT FURNISHED WITH EQUIPMENT.
14. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
15. UNDER ALTERNATE BID, REPLACE EXISTING LIGHT FIXTURE WITH NEW FIXTURE INDICATED. CONNECT TO EXISTING CIRCUIT. UNDER BASE BID, EXISTING LIGHT FIXTURE TO REMAIN. CONTRACTOR SHALL CLEAN AND RE-LAMP FIXTURE.
16. EXTEND COAX CABLE TO NEW OUTLET FROM EXISTING TV OUTLET.
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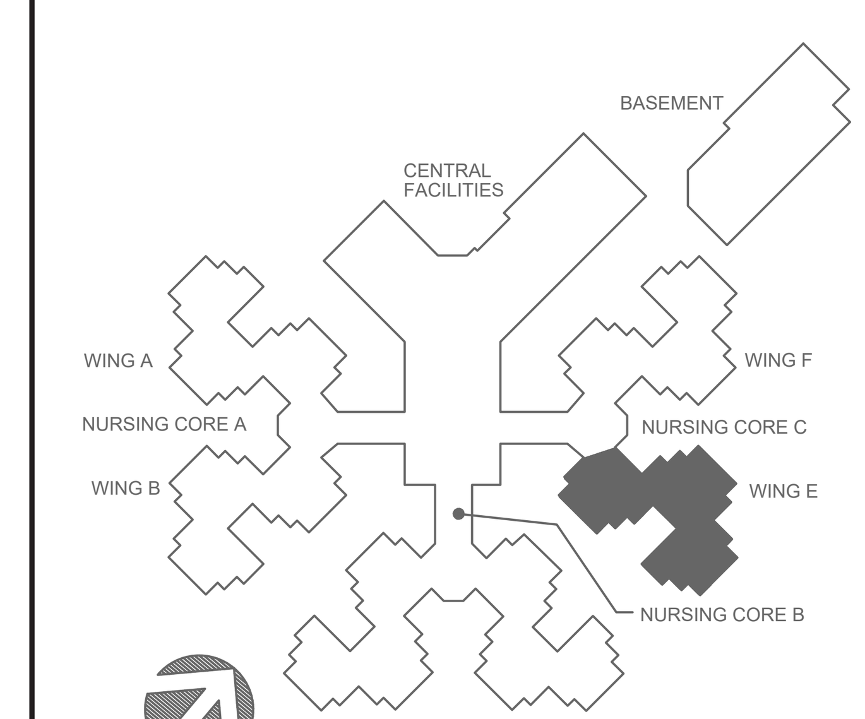
18. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.

GENERAL NOTES:

1. IN ALL RESIDENT SLEEPING ROOMS, THE REPLACEMENT CEILING SMOKE DETECTOR SHALL BE LOCATED A MINIMUM OF 36" FROM THE SUPPLY DIFFUSER.
2. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
3. CUT AND PATCH EXISTING WALLS AS NECESSARY FOR INSTALLATION OF NEW DEVICES.
4. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins
Digitally signed by Cameron K. Collins
DN: C=US, E=cameron.collins@rtmassociates.com, O=RTM Associates, CN=Cameron K. Collins
Date: 2025.02.07 11:10:52-06'00'

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ESTERLY SCHNEIDER & ASSOCIATES, INC. AIA
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OFFICE OF ADMINISTRATION
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DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION: ______
DATE: ______
REVISION: ______
DATE: ______
REVISION: ______
DATE: ______
ISSUE DATE: 8-1-24

CAD DWG FILE: E-120.DWG
DRAWN BY: AGB
CHECKED BY: CKC
DESIGNED BY: AGB

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-120

114 OF 120 SHEETS

8-1-24

H:\ESA\SAMV\SAME-120 10 Oct 2016 - 3:41 am

REMOVE AND REPLACE ALL EXISTING FIRE ALARM DEVICES UNLESS NOTED OTHERWISE. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

REMOVE AND REPLACE NURSE CALL CENTRAL EQUIPMENT, MASTER STATIONS, DOME LIGHTS, AND PATIENT STATIONS. REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

TIE ALL WANDER MANAGEMENT RELAYS INTO NEW NURSE CALL SYSTEM.

PROVIDE TV OUTLETS IN RECESSED 2-GANG BOX EQUAL TO HUBBELL NSAV62M. (TYPICAL)

ALL WORK ASSOCIATED WITH NEW MEDICAL EQUIPMENT ROOM SHALL BE PROVIDED UNDER ALTERNATE #2.

WING "F" - ELECTRICAL IMPROVEMENT PLAN

1 / E-121

SCALE: 1/8"=1'-0"

NORTH

H:\ESA\SAM\S_SAME-121 10 Oct 2016 - 3:41 am

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Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority
#2014035826 for engineering

NOTES:

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7. RECONNECT TO EXISTING EQUIPMENT CIRCUIT.
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16. CONNECT TO EXISTING CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING EXHAUST FAN.
17. EXTEND COAX CABLE TO NEW OUTLET FROM EXISTING TV OUTLET.
18. DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.
19. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.

GENERAL NOTES:

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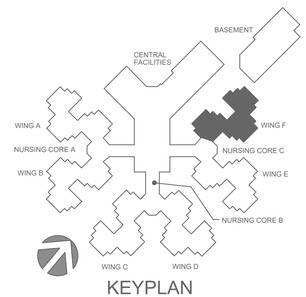
2. FOR ALL ELECTRICAL QUESTIONS DURING BIDDING OR DURING CONSTRUCTION, CONTACT ESTERLY, SCHNEIDER & ASSOCIATES, INC. THOM LUNDBERG (417) 862-0558 FOR COORDINATION WITH ANTHONY G. BEIER AT RTM ENGINEERING CONSULTANTS.
3. CUT AND PATCH EXISTING WALLS AS NECESSARY FOR INSTALLATION OF NEW DEVICES.
4. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493

Cameron K. Collins

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ESTERLY SCHNEIDER & ASSOCIATES, INC. architects & planners

COMM. #4860

OFFICE OF ADMINISTRATION
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INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: **8-1-24**

CAD DWG FILE: **E-121.DWG**
DRAWN BY: **AGB**
CHECKED BY: **CKC**
DESIGNED BY: **AGB**

SHEET TITLE:

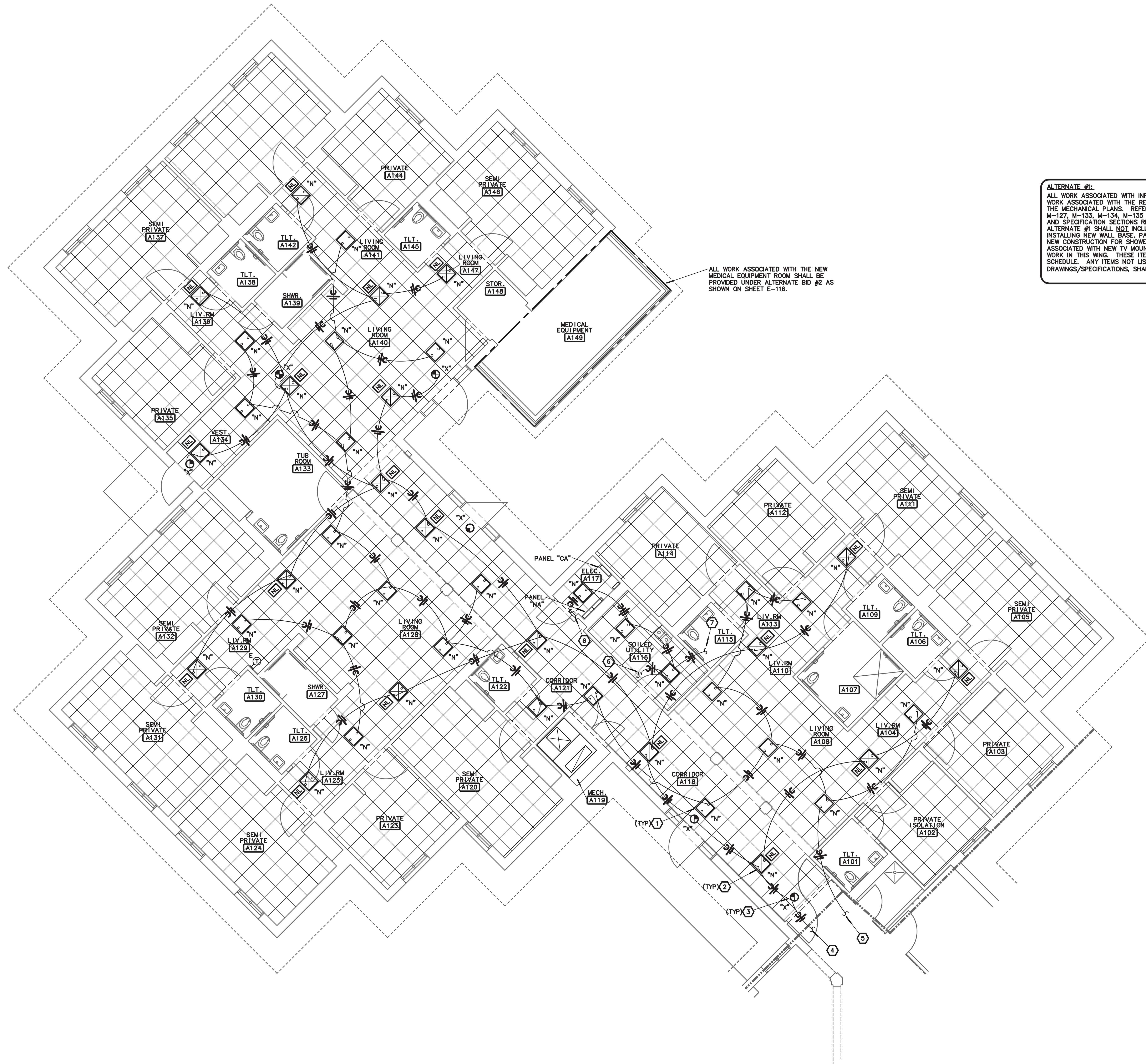
ELECTRICAL PLAN

SHEET NUMBER:

E-121

115 OF 120 SHEETS

8-1-24



INFECTIOUS CONTROL ALTERNATE #1 WING "A" - LIGHTING IMPROVEMENT PLAN

1 / E-122 — SCALE: 1/8"=1'-0" — NORTH

ALTERNATE #1:

ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134, M-135 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

H:\ESA\SJVR\SJVRM-133 21 Aug 2024 - 12:04 pm

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Springfield, MO 65804
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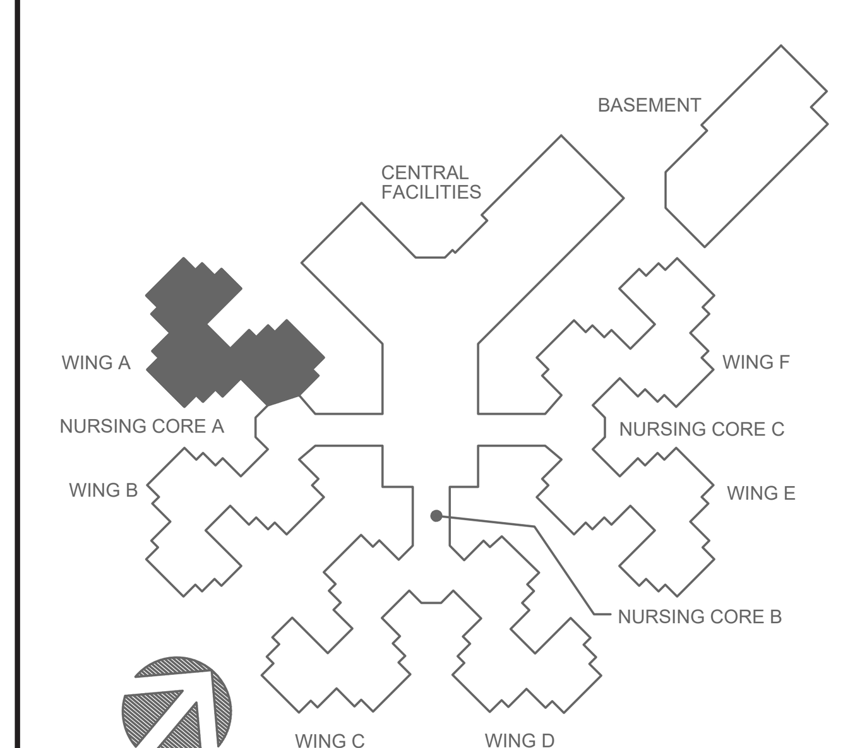
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. NEW NORMAL POWER LIGHT FIXTURES SHALL CONNECT TO EXISTING NORMAL POWER LIGHTING CIRCUIT SERVING THIS AREA.
2. NEW EMERGENCY POWER LIGHT FIXTURES SHALL CONNECT TO EXISTING LIFE SAFETY LIGHTING CIRCUIT SERVING THIS AREA.
3. NEW EXIT LIGHT SHALL CONNECT TO EXISTING LIFE SAFETY LIGHTING CIRCUIT SERVING THIS AREA.
4. CONNECT TO EXISTING UNSWITCHED LIFE SAFETY LIGHTING CIRCUIT SERVING THIS AREA.
5. CONNECT TO EXISTING SWITCHED NORMAL POWER LIGHTING CIRCUIT SERVING THIS AREA. SWITCH LOCATED AT NURSE STATION SHOWN ON SHEET E-115.
6. EXISTING SWITCH TO REMAIN.
7. CONNECT TO EXISTING NORMAL POWER LIGHTING CIRCUIT SERVING THIS AREA



KEYPLAN

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI — CAMERON K. COLLINS — NUMBER E-24493 — REGISTERED PROFESSIONAL ENGINEER
Cameron K. Collins
PROFESSIONAL SEAL

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COMM. #4860

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: E-122.DWG
DRAWN BY: AGB
CHECKED BY: CKC
DESIGNED BY: AGB

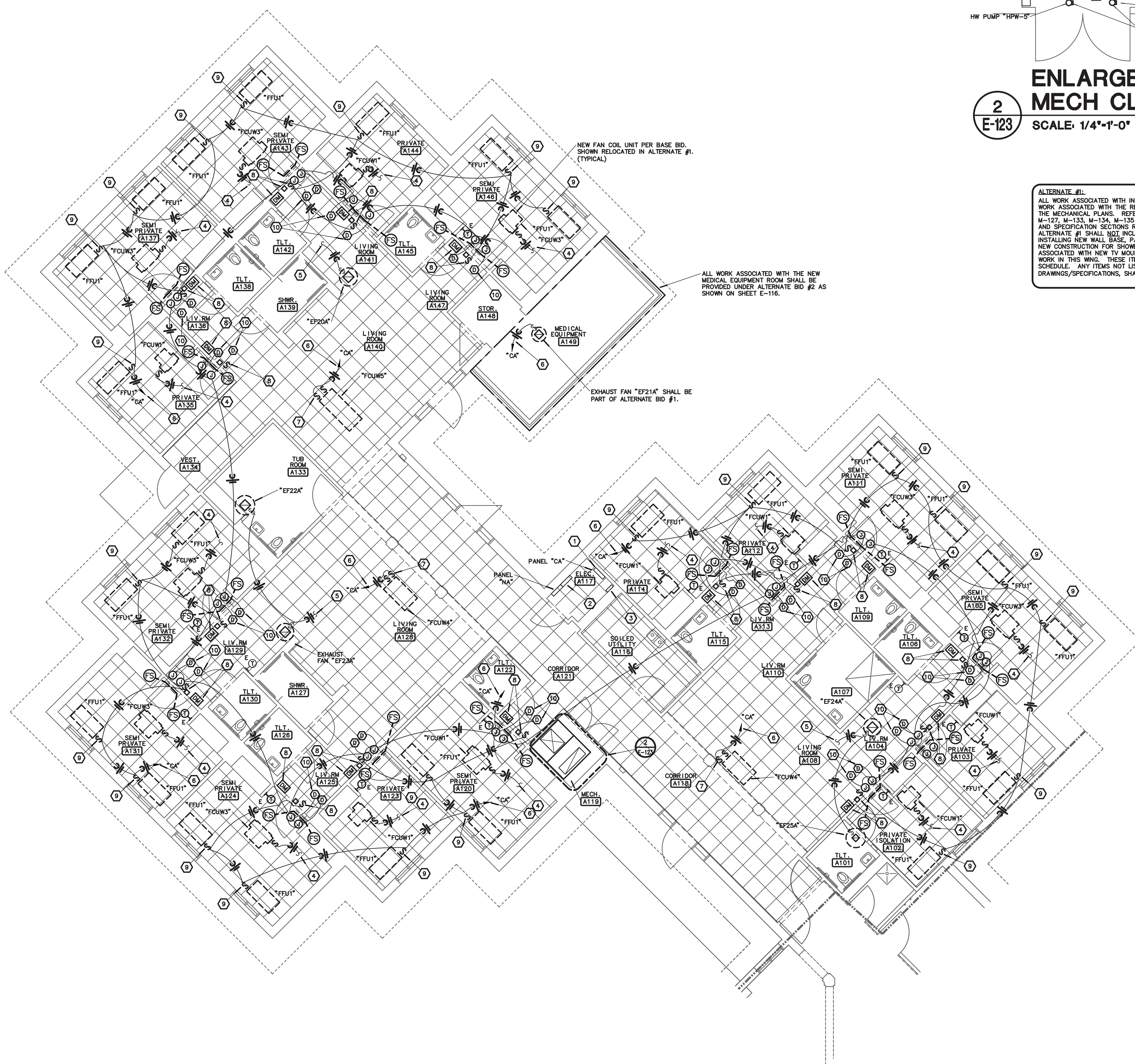
SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-122

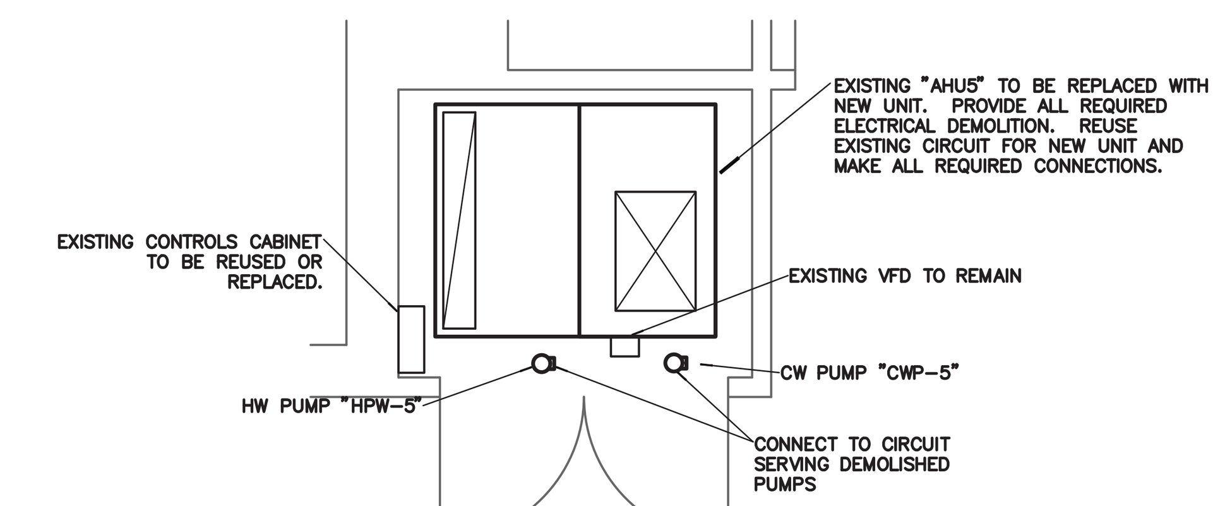
8-1-24



1 / E-123 **INFECTIOUS CONTROL ALTERNATE #1 WING "A" - POWER IMPROVEMENT PLAN**

SCALE: 1/8"=1'-0"

NORTH



2 / E-123 **ENLARGED MECH CLOSET PLAN**

SCALE: 1/4"=1'-0"

ALTERNATE #1:

ALL WORK ASSOCIATED WITH INFECTIOUS CONTROL WING 'A' FOR REVISED MECHANICAL AND ELECTRICAL WORK ASSOCIATED WITH THE REQUIREMENTS TO ACHIEVE THE INFECTIOUS CONTROL AREAS DEFINED ON THE MECHANICAL PLANS. REFER TO SHEETS A-104, A-114, A-121, A-600, A-601, M-105, M-116, M-127, M-133, M-134, M-135 AND E-105, AND E-116 AND ALL ASSOCIATED DETAILS, SCHEDULES AND SPECIFICATION SECTIONS REQUIRED FOR ADDITIONAL INFORMATION AS IT PERTAINS TO WING A. ALTERNATE #1 SHALL NOT INCLUDE REMOVING AND INSTALLING NEW FLOORING, REMOVING AND INSTALLING NEW WALL BASE, PAINTING OF ANY WALLS, ANY WORK ASSOCIATED WITH DEMOLITION OR NEW CONSTRUCTION FOR SHOWER ROOM A107. ALTERNATE SHALL NOT INCLUDE ANY WORK ASSOCIATED WITH NEW TV MOUNTING AND BLOCKING, NOR WORK ASSOCIATED WITH OTHER ALTERNATE WORK IN THIS WING. THESE ITEMS REMAIN IN THE BASE BID AND AS DEFINED IN THE PHASING SCHEDULE. ANY ITEMS NOT LISTED SPECIFICALLY ABOVE, BUT SHOWN ON THE DRAWINGS/SPECIFICATIONS, SHALL REMAIN IN THE ALTERNATE BID #1.

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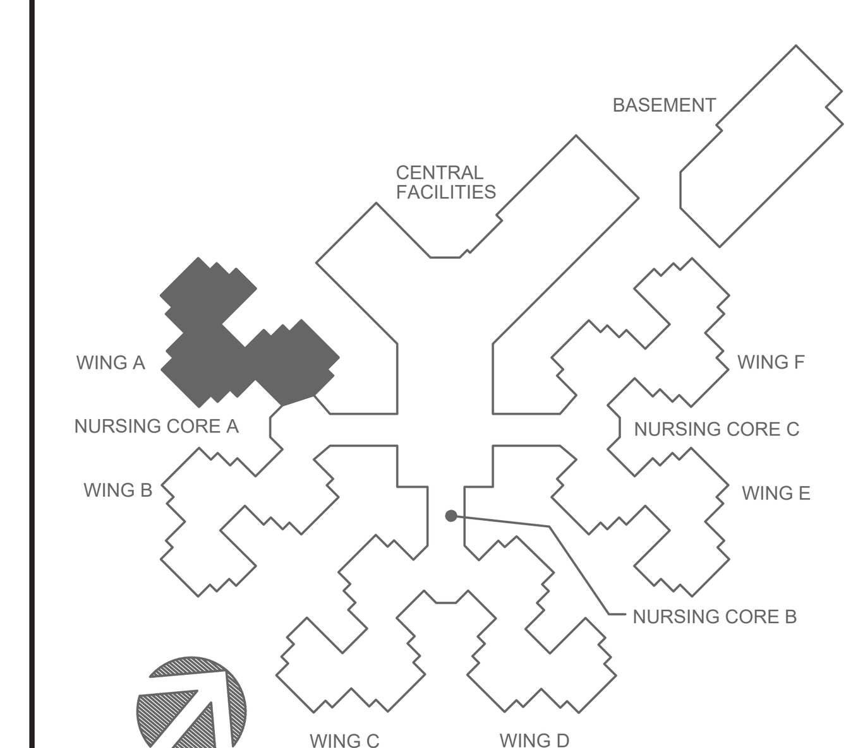
Springfield, MO 65804
rtmec.com | 417.881.0020
State of Missouri certificate of authority #2014035826 for engineering

NOTES:

1. EXISTING NORMAL POWER GE A-SERIES 120/208-VOLT PANELBOARD.
2. EXISTING CRITICAL POWER GE A-SERIES 120/208-VOLT PANELBOARD
3. EXISTING WANDER MANAGEMENT NETWORK PUNCHDOWN BLOCK FOR DOOR RELAY WIRING SHALL REMAIN.
4. CONNECT TO EXISTING EQUIPMENT CIRCUIT MADE AVAILABLE WITH DEMOLITION OF EXISTING FAN COIL.
5. CONNECT TO EXISTING EQUIPMENT CIRCUIT MADE AVAILABLE WITH DEMOLITION OF IN-LINE EXHAUST FAN.
6. PROVIDE NEW 20-AMP, 1-POLE CIRCUIT BREAKER IN EXISTING PANELBOARD AND USE FOR NEW CIRCUIT.
7. DISCONNECT FOR CONDENSATE PUMP. CIRCUIT WITH FAN COIL UNIT.
8. PROVIDE OUTLET BOX FOR DISPLAY MODULE BESIDE THE DOOR AT 66 INCHES ABOVE THE FINISHED FLOOR. EXTEND 0.75 INCH CONDUIT FROM BOX TO ABOVE CEILING. PROVIDE 120/24-VOLT TRANSFORMER ABOVE CEILING WITH DISCONNECT.
9. PROVIDE SWITCHED PLUG FUSE HOLDER. FUSE SHALL BE RATED FOR 15-AMPS.
10. DUCT DETECTORS SHALL INTERFACE WITH FIRE/SMOKE DAMPERS. PROVIDE ALL REQUIRED CONNECTIONS TO FIRE/SMOKE DAMPERS.

GENERAL NOTES:

1. SMOKE DETECTORS SHALL BE INSTALLED 36 INCHES OR MORE FROM ANY DIFFUSER OR REGISTER.



KEYPLAN

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MIKE KEHOE, GOVERNOR

STATE OF MISSOURI REGISTERED PROFESSIONAL ENGINEER CAMERON K. COLLINS NUMBER E-24493

Cameron K. Collins

PROFESSIONAL SEAL

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COMM. #4860

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MISSOURI VETERANS COMMISSION

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SITE # 6801
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REVISION:
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DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: E-123.DWG
DRAWN BY: AGB
CHECKED BY: CKC
DESIGNED BY: AGB

SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

E-123

117 OF 120 SHEETS

8-1-24

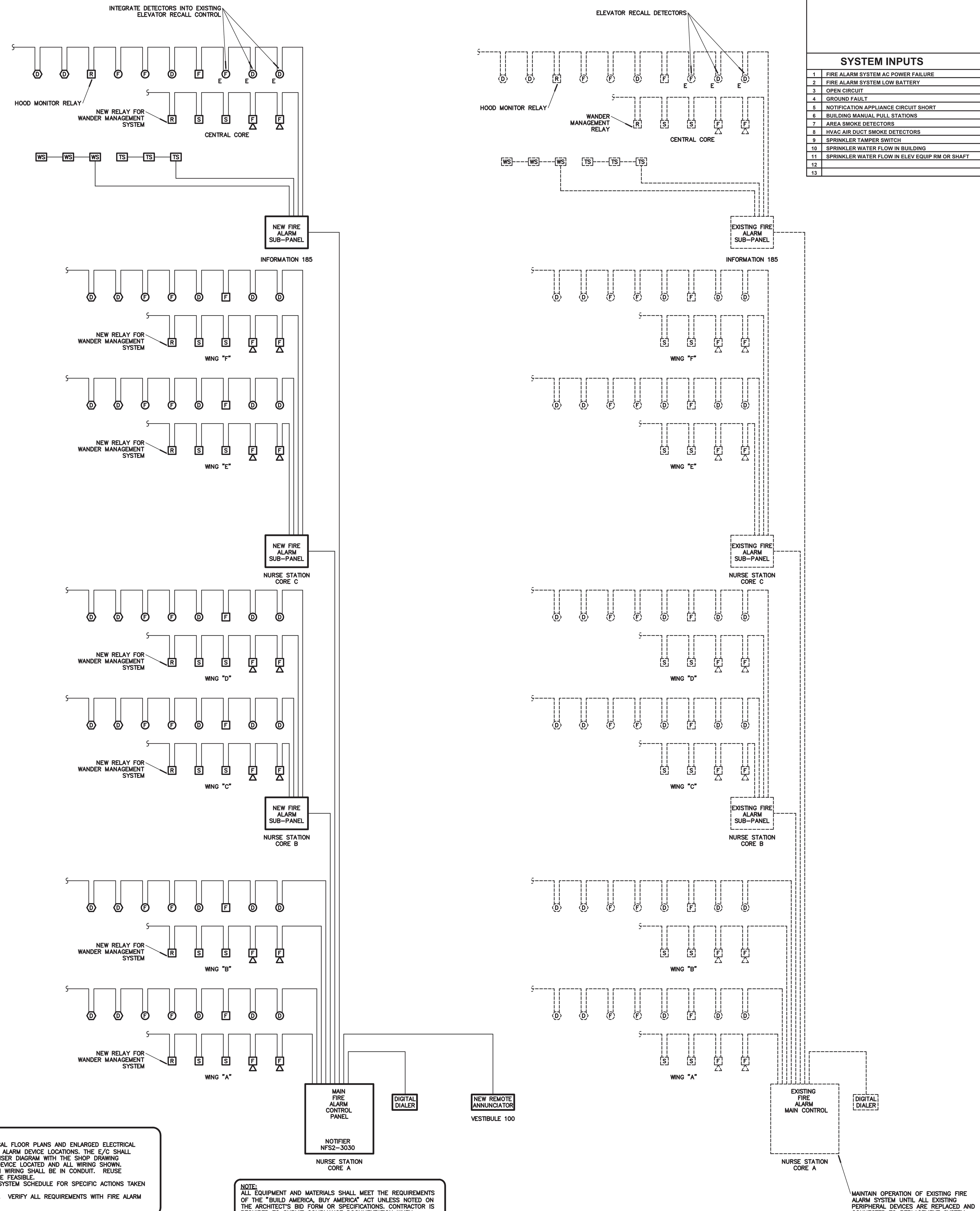
H:\ESA\SJVR\D\SJVRM-133 21 Aug 2024 - 12:04 pm

FIRE ALARM SYSTEM INPUT/OUTPUT MATRIX

SYSTEM OUTPUTS: FACP ANNUNCIATION | NOTIFICATION | REQUIRED FIRE SAFETY CONTROL

A. ACTUATE COMMON ALARM SIGNAL INDICATOR
B. ACTUATE AUDIBLE ALARM SIGNAL
C. ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR
D. ACTUATE AUDIBLE SUPERVISORY SIGNAL
E. ACTUATE COMMON TROUBLE SIGNAL INDICATOR
F. ACTUATE AUDIBLE TROUBLE SIGNAL
G. ACTUATE ZONE OR DEVICE ADDRESS ALARM INDICATOR
H. ACTUATE GENERAL EVACUATION SIGNAL
I. DISPLAY CHANGE OF STATUS
J. TRANSMIT FIRE ALARM SIGNAL TO CENTRAL STATION
K. TRANSMIT SUPERVISORY SIGNAL TO CENTRAL STATION
L. TRANSMIT TROUBLE SIGNAL TO CENTRAL STATION
M. SHUT DOWN RESPECTIVE AIR HANDLING EQUIPMENT

	SYSTEM INPUTS	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	
1	FIRE ALARM SYSTEM AC POWER FAILURE			●	●							●												1
2	FIRE ALARM SYSTEM LOW BATTERY					●	●						●											2
3	OPEN CIRCUIT					●	●						●											3
4	GROUND FAULT					●	●						●											4
5	NOTIFICATION APPLIANCE CIRCUIT SHORT					●	●						●											5
6	BUILDING MANUAL PULL STATIONS	●	●					●	●	●	●													6
7	AREA SMOKE DETECTORS	●	●					●	●	●	●													7
8	HVAC AIR DUCT SMOKE DETECTORS			●	●			●				●		●										8
9	SPRINKLER TAMPER SWITCH			●	●			●				●												9
10	SPRINKLER WATER FLOW IN BUILDING	●	●					●	●	●	●													10
11	SPRINKLER WATER FLOW IN ELEV EQUIP RM OR SHAFT	●	●					●	●	●	●													11
12																								12
13																								13



NOTES:
1. REFER TO THE ELECTRICAL FLOOR PLANS AND ENLARGED ELECTRICAL FLOOR PLANS FOR FIRE ALARM DEVICE LOCATIONS. THE E/C SHALL PROVIDE A COMPLETE RISER DIAGRAM WITH THE SHOP DRAWING SUBMITTAL WITH EACH DEVICE LOCATED AND ALL WIRING SHOWN.
2. ALL FIRE ALARM SYSTEM WIRING SHALL BE IN CONDUIT. REUSE EXISTING CONDUIT WHERE FEASIBLE.
3. REFER TO FIRE ALARM SYSTEM SCHEDULE FOR SPECIFIC ACTIONS TAKEN UPON SPECIFIC ALARMS.
4. DETAIL IS DIAGRAMMATIC. VERIFY ALL REQUIREMENTS WITH FIRE ALARM SYSTEM MANUFACTURER.

NOTE:
ALL EQUIPMENT AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE "BUILD AMERICA, BUY AMERICA" ACT UNLESS NOTED ON THE ARCHITECT'S BID FORM OR SPECIFICATIONS. CONTRACTOR IS REQUIRED TO SUBMIT COMPLIANCE DOCUMENTATION WHEN PROVIDING SHOP DRAWINGS OR SUBMITTALS.

1 / E-500 FIRE ALARM RISER DIAGRAM
NO SCALE

H:\ESA\SAM\D\SAME-500 10 Jul 2019 - 1:57 am

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NOTES:

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

STATE OF MISSOURI — CAMERON K. COLLINS — NUMBER E-24493 — REGISTERED PROFESSIONAL ENGINEER

Cameron K. Collins — Digitally signed by Cameron K. Collins DN: C=US, E=cameron.collins@rtmassociates.com, O=RTM Associates, CN=Cameron K. Collins Date: 2025.02.07 11:10:55-06'00'

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT, DESIGN AND CONSTRUCTION

DEPARTMENT OF PUBLIC SAFETY
MISSOURI VETERANS COMMISSION

INTERIOR RENOVATION
MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # U1503-01
SITE # 6801
ASSET # 8136801002
FEDERAL # 29-044

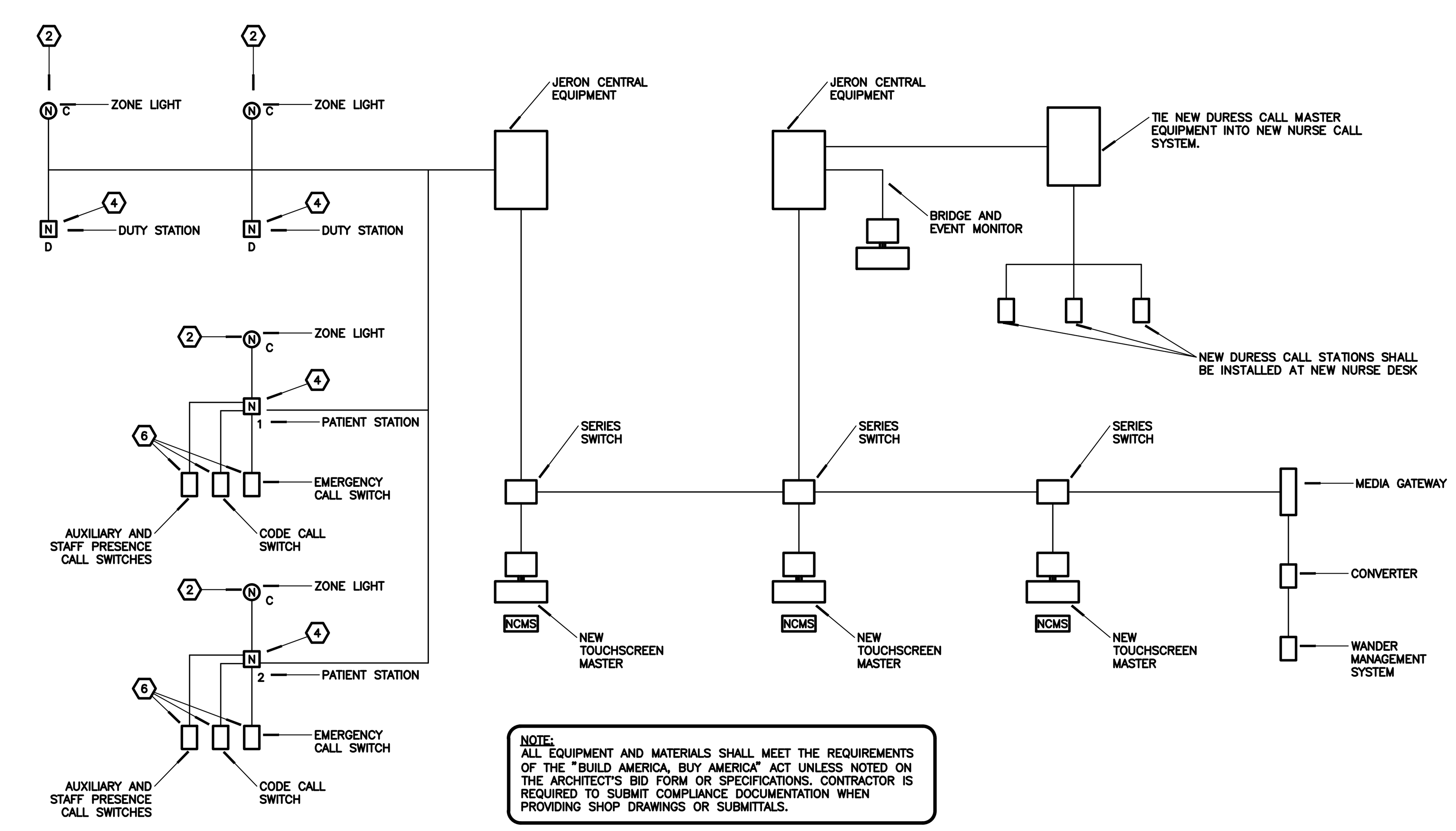
REVISION:
DATE:
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 8-1-24

CAD DWG FILE: E-500.DWG
DRAWN BY: AGB
CHECKED BY: TPM
DESIGNED BY: AGB

SHEET TITLE:
FIRE ALARM RISER DIAGRAM

SHEET NUMBER:
E-500
118 OF 120 SHEETS

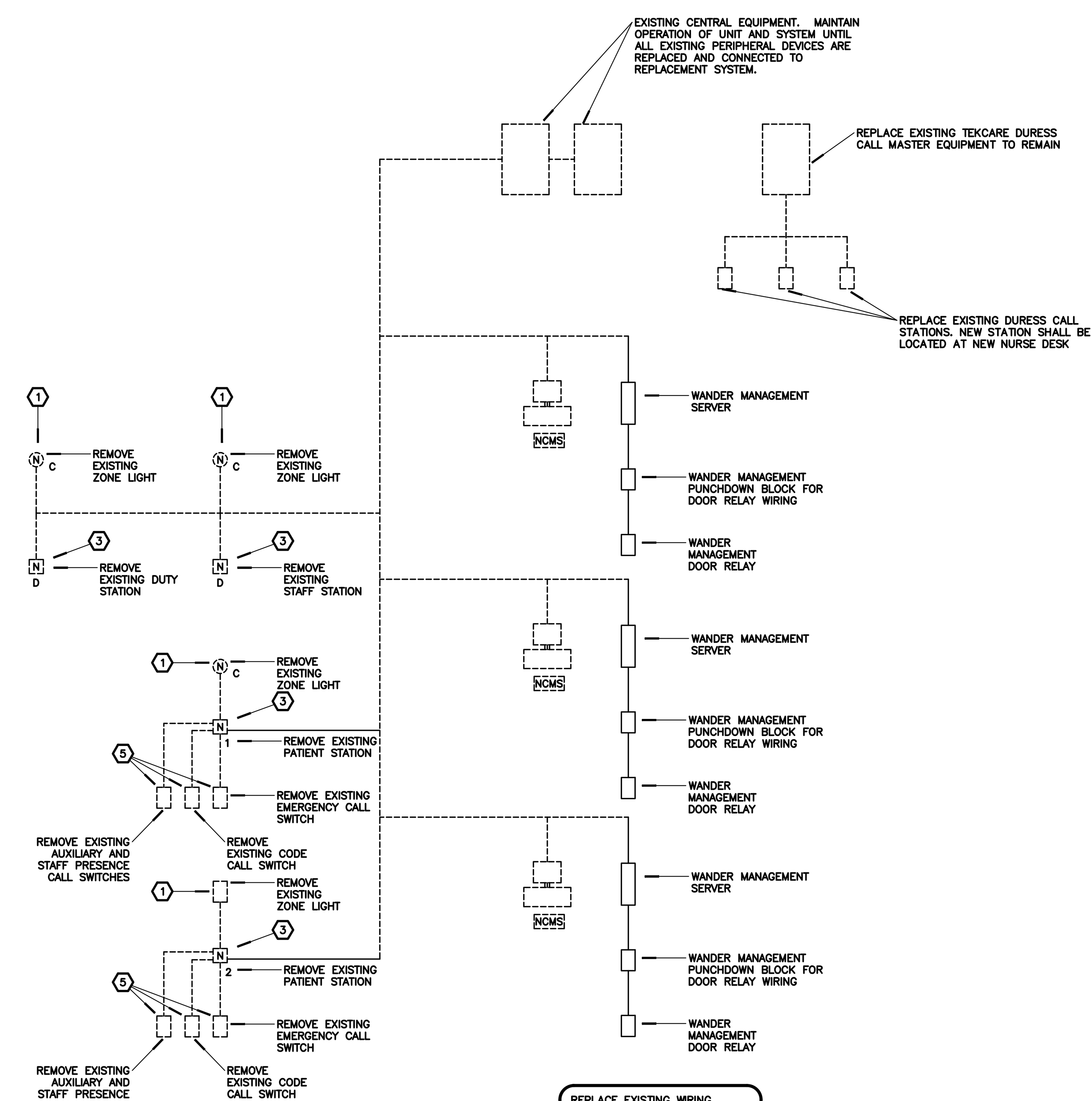
8-1-24



REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

NOTE:
ALL EQUIPMENT AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE "BUILD AMERICA, BUY AMERICA" ACT UNLESS NOTED ON THE ARCHITECT'S BID FORM OR SPECIFICATIONS. CONTRACTOR IS REQUIRED TO SUBMIT COMPLIANCE DOCUMENTATION WHEN PROVIDING SHOP DRAWINGS OR SUBMITTALS.

NURSE CALL NEW EQUIPMENT RISER



REPLACE EXISTING WIRING. REUTILIZE EXISTING CONDUIT WHERE FEASIBLE.

NURSE CALL DEMOLITION RISER

ALL WORK AND MATERIAL ASSOCIATED WITH NURSE CALL REPLACEMENT SHALL BE PART OF ALTERNATE BID #4.

1 E-501 NURSE CALL RISER DIAGRAM

NO SCALE

H:\ESA\SAM\D\SAME-601 4 Sep 2018 - 8:03 am

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NOTES:

1. REPLACE EXISTING DOME LIGHT. REUSE EXISTING BACKBOX AND CONDUIT.
2. INSTALL NEW DOME LIGHT IN PLACE OF EXISTING. REUSE EXISTING BACKBOX AND CONDUIT.
3. EXISTING STATION TO BE REPLACED. REUSE EXISTING BACKBOX AND CONDUIT.
4. INSTALL NEW STATION IN PLACE OF EXISTING. REUSE EXISTING BACKBOX AND CONDUIT.
5. REPLACE EXISTING CALL SWITCH. REUSE EXISTING BACKBOX AND CONDUIT.
6. INSTALL NEW CALL SWITCH IN PLACE OF EXISTING. REUSE EXISTING BACKBOX AND CONDUIT.

**STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR**

STATE OF MISSOURI
CAMERON K. COLLINS
NUMBER E-24493
REGISTERED PROFESSIONAL ENGINEER

Cameron Collins
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MISSOURI VETERANS HOME

620 N. JEFFERSON
ST. JAMES, MISSOURI

PROJECT # **U1503-01**
SITE # **6801**
ASSET # **8136801002**
FEDERAL # **29-044**

REVISION:
DATE:
REVISION:
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ISSUE DATE: **8-1-24**

CAD DWG FILE: E-601.DWG
DRAWN BY: AGB
CHECKED BY: TPM
DESIGNED BY: AGB

SHEET TITLE:

SCHEDULE & NURSE CALL RISER

SHEET NUMBER:

E-501

8-1-24

DISCONNECT SWITCH SCHEDULE

MARK	LOAD		SWITCH			FUSE		ENCLOSURE NEMA TYPE	NOTES
	EQUIPMENT SERVED	VOLTS	DUTY	AMP	POLE	AMP	TYPE		
DS1	CWCP-11	208	GD	30	2	20	FRN-R	NEMA 1	BABA

ABBREVIATIONS:
GD – GENERAL DUTY
HD – HEAVY DUTY
BABA – COMPLY WITH BUILD AMERICA BUY AMERICA ACT. PROVIDE LETTER OF COMPLIANCE.

LIGHT FIXTURE SCHEDULE

MARK	MFG.	CATALOG #	MTG.	FINISH	LAMPS			EQUIVALENT
					TYPE	CODE	QTY	
A	WILLIAMS	DILO-S22-L25/835-F-WPR-UNV NOTE 1	REC	WHITE	LED	2,500 LUMEN, 23 WATT, 35K	—	AC,LSI,SIG
B	WILLIAMS	6FDR-LS-8-CS-CS-DIM-UNV NOTE 1	REC	CLEAR SPECULAR	LED	2,000 LUMEN, 18 WATT, 35K	—	AC,LSI,SIG
BEM	WILLIAMS	6FDR-LS-8-CS-EM/10M-DIM-UNV NOTE 1	REC	CLEAR SPECULAR	LED	2,000 LUMEN, 18 WATT, 35K	—	AC,LSI,SIG
C	WILLIAMS	80-4-L63/835-UNV NOTE 1	CHAIN	WHITE	LED	6,300 LUMEN, 52 WATT, 35K	—	AC,LSI,SIG
D	ULTRALIGHTS	CLASSICS 10187-10 NOTE 1	PEND	BY ARCH	LED	20-WATT, E26LED, DIM, 35K	—	SUBMIT
F	WILLIAMS	17-4-L55/835-AF-UNV NOTE 1	SURF	WHITE	LED	5,500 LUMEN, 53 WATT, 35K	—	AC,LSI,SIG
G	WILLIAMS	SLF-4-L26/835-HIA-UNV NOTE 1	WALL	WHITE	LED	2,600 LUMEN, 26 WATT, 35K	—	AC,LSI,SIG
H	WILLIAMS	11-4-L52/835-FAF12125-UNV NOTE 1	SURF	WHITE	LED	5,200 LUMEN, 59 WATT, 35k	—	AC,LSI,SIG
L3	WILLIAMS	1SF-3-L18/835-AF12125-UNV NOTE 1	SURF	WHITE	LED	1,800 LUMEN, 21 WATT, 35K	—	AC,LSI,SIG
L4	WILLIAMS	1SF-4-L24/835-AF12125-UNV NOTE 1	SURF	WHITE	LED	2,400 LUMEN, 29 WATT, 35K	—	AC,LSI,SIG
M	WILLIAMS	SLF-2-L13/835-HIA-UNV NOTE 1	WALL	WHITE	LED	1,300 LUMEN, 12 WATT, 35K	–	AC,LSI,SIG
N	WILLIAMS	50-G-S-22-L26/835-S-AF12125-UNV NOTE 1	REC	WHITE	LED	2,600 LUMEN, 22 WATT, 35K	–	AC,LSI,SIG
X	LITHONIA	LE-S-R-SD NOTE 1	SURF	BRUSHED ALUM BLACK HOUSING	LED	FURNISHED WITH UNIT	–	SUBMIT

NOTES:
1. ALL LIGHT FIXTURES SHALL COMPLY WITH BUILD AMERICA BUY AMERICA ACT. PROVIDE LETTER OF COMPLIANCE WITH SUBMITTALS.

ABBREVIATIONS:

Ab – ABOLITE	GE – GENERAL ELEC	LC – LITECONTROL	Pg – PROGRESS	MTG – MOUNTING
Ac – ACUITY	Gu – GUTH	Le – LEVITON	Pr – PRESCOLITE	REC – RECESSED
Ap – APPLETON	Ho – HALO	Li – LITHONIA	PS – PASS & SEYMOUR	SURF – SURFACE
AAr – ARCH AREA LIGHTING	Ho – HOLOPHANE	LL – LONG LIGHTS	Ro – ROBERTS	GRD – GROUND
Ch – CHLORIDE	Hu – HUBBELL	Ln – LINEAR LIGHTING	St – STAFF	TRK – TRACK
CL – COAST LIGHTING	Hy – HYDREL	Lr – LIGHTOLIER	Slg – SIGNIFY	CABL – CABLE
Co – COLUMBIA	ICE – ICE	Lu – LUMARK	SPI – SPI	MFG – MANUFACTURER
CH – CROUSE-HINDS	In – INDALUX	Ma – MARCO	St – STERNER	QTY – QUANTITY
De – DEVINE	Ke – KENALL	Me – METALUX	SL – SURE-LITES	FLR – FLUORESCENT
DL – DUAL-LITE	KIM – KIM	MG – McGRAW EDISON	Sv – SYLVAN	INC – INCANDESCENT
EP – EDISON PRICE	KV – KURT VERSEN	Nu – NUVO-LITE	TI – TIVOLI	HID – HIGH INTENSITY DISCHARGE
EL – EMERGI-LITE	LAM – LAM	Pe – PEERLESS	WI – WILLIAMS	UNIV – UNIVERSAL
FS – FAIL-SAFE	La – LIGHTALARMS	Pd – PRUDENTIAL		

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CAD DWG FILE: **E-601DWG**
DRAWN BY: **AGB**
CHECKED BY: **TPM**
DESIGNED BY: **AGB**

SHEET TITLE:
SCHEDULES

SHEET NUMBER:
E-600
120 OF 120 SHEETS
8-1-24

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