

ADDENDUM NO. 1

TO: PLANS AND SPECIFICATIONS FOR STATE OF MISSOURI

**New Outdoor Pavilion
Missouri Veterans Home
St. James, MO
PROJECT No.: U2610-01**

Bid Opening Date has CHANGED: 1:30 PM, Thursday, **AUGUST 6**

Bidders are hereby informed that the Construction Plans and/or Specifications are modified as follows:

SPECIFICATION CHANGES:

1. Section 001116 – Invitation for Bid:
 - a. REVISE Paragraph 3.0-A as follows:
 - A. Until: 1:30 PM, Thursday, August 6, 2026
2. Section 074100 Sheet Metal Soffit Panels
 - a. ADD Paragraph 2.3-E, as follows:
 - E. Refer to manufacturer's span tables for span limitations between structural members, and if truss framing spacing does not allow for direct attachment, then the Contractor shall use necessary sub-framing, clips or other methods approved by the manufacturer and shown in the shop drawings/submittals for attachment of soffit system to structure.
3. Section 260000 Basic Electrical Materials and Methods
 - a. ADD Paragraph 2.0, as follows:
 2. Type MC (Metal Clad) cable is not permitted on this project. All new branch circuit and feeder wiring shall be installed in rigid conduit per SECTION 26 05 33 Raceway and Boxes for Electrical Systems Paragraph 2.1-B

DRAWING CHANGES:

1. SHEET C-101
 - a. ADD General Note #10 as follows:
 10. The entire existing pavilion building/structure is to be demolished as part of the project scope. See notes for protection of and reuse of existing adjacent site utilities.
2. SHEET C-200
 - a. REVISE the communication, electric, and water line alignment near to the restroom building to conform with the plumbing and electrical sheets. (See attached).
3. SHEET A-150
 - a. REMOVE AND REPLACE Ceiling Type C1 with the following:

C1: 12" WIDE, PRE-FINISHED FLUSH ALUM. (.032) SOFFIT PANEL SYSTEM

EQUAL TO: MBCI, 'ARTISAN' FLUSH METAL SOFFIT PANEL SYSTEM OR EQUIVALENT PRODUCT, 1" PANEL DEPTH, 12" PANEL WIDTH, SMOOTH FINISH, VENTED PANELS AT 48" O.C., KYNAR 500 PVDF FINISH. COLOR TO BE "SANDSTONE" TO MATCH EXISTING CAMPUS BUILDINGS (FIELD VERIFY). PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE SYSTEM, INCLUDING BUT NOT LIMITED TO, 'J' TRIMS, HANGERS, CLIPS, FLASHINGS, ETC. COLOR SELECTED BY ARCHITECT FROM A FULL LINE OF MANUFACTURER'S COLOR OPTIONS, INCLUDING METALLIC COLORS. SEE ELEVATIONS, SECTIONS, DETAILS & SPECS ALSO. (See attached).

4. SHEET A-200

a. REVISE Elevation Keynotes #2 as follows:

2. CAST STONE BANDING AS INDICATED ON BRICK VENEER COLUMN WRAPS AND BRICK VENEER AROUND RESTROOM / STORAGE AREA. The design intent for the cast stone banding is to match the existing building's cast stone type/color/finish. Engraving and scroll work on the existing building cast stone is not required for this project. New cast stone banding shall be a smooth cast stone finish with chamfered edges as shown on the section detail.

5. SHEET A-300

a. REVISE leader notes for cast stone band on Wall Section Details #1, #2, and #3 as follows:

SOLDIER COURSE BRICK AND CAST STONE BAND TO MATCH EXISTING CAMPUS BUILDING. The design intent for the cast stone banding is to match the existing building's cast stone type/color/finish. Engraving and scroll work on the existing building cast stone is not required for this project. New cast stone banding shall be a smooth cast stone finish with chamfered edges as shown on the section detail.

6. SHEET E-100

a. REMOVE AND REPLACE note on Detail 2/Site Power Plan conduit pathway as follows: (See attached)

(1) 3" DATA CONDUIT TO EXISTING BUILDING. FOLLOW PATH OF WATER LINE. REFER TO CIVIL C-200 FOR PATHWAY.

7. SHEET E-200

a. REVISED Light Fixture Schedule, Plan Mark C, to provide basis of design light fixture for wall sconce. (See attached)

GENERAL COMMENTS:

1. The Pre-Bid Meeting was held Wednesday, July 15, 2026, at 1:00 PM, followed by a walk-through of the site. The Pre-Bid Meeting sign-in sheet is attached.
2. Bidders needing additional site inspection should contact Neal Gately, Maintenance/Grounds Supervisor at (573) 899-6055 to schedule a time if access to the facility is required.
3. Please contact April Howser, Capital Improvements Contract Specialist, at (573) 690-9874 or april.howser@oa.mo.gov, for questions about bidding procedures, MBE\WBE\SDVE

- goals, and submittal requirements.
4. The deadline for technical questions was Monday, July 20, 2026, at noon.
 5. Changes to, or clarification of, the bid documents are only made as issued in the addenda.
 6. All correspondence with respect to this project must include the State of Missouri project number as indicated above.
 7. Current Planholders list available online at: [U2610-01 New Outdoor Pavilion - St. James Missouri Veterans Home :: Plan Holders :: State of Missouri Office of Administration](#)
 8. Prospective Bidders contact American Document Solutions, 1400 Forum Blvd Suite 1C, Columbia MO 65201, 573-446-7768 to order official plans and specifications.
 9. **All bids shall be submitted on the bid form without additional terms and conditions, modifications, or stipulations. Each space on the bid form shall be properly filled including a bid amount for the alternate. Failure to do so will result in rejection of the bid.**
 10. **MBE/WBE/SDVE participation requirements can be found in DIVISION 00. The MBE/WBE/SDVE participation goals are 10%/10%/3%, respectively. Only certified firms as of the bid opening date can be used to satisfy the MBE/WBE/SDVE participation goals for this project. If a bidder is unable to meet a participation goal, a Good Faith Effort Determination Form must be completed. Failure to complete this process will result in rejection of the bid.**
 11. **The Contractor shall pay not less than the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed, as determined by the Missouri Department of Labor and Industrial Relations. Bidders are to adhere to Prevailing Wage Hourly Rate of Wages, and the Department of Labor and Industrial Relations can be contacted to determine the applicable wage rate for the work on this project.**

ATTACHMENTS:

1. Pre-bid Meeting Sign-In Sheet
2. Sheet C-200
3. Sheet A-150
4. Sheet E-100
5. Sheet E-200

July 24, 2026

END ADDENDUM NO. 1

**Pre-Bid Meeting Attendance Sheet
New Outdoor Pavilion
Missouri Veterans Home
St. James, Missouri**

**Project No. U2610-01
Wednesday, July 15, 2026, 1:00 PM**

Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address
Brandon Keith Project Manager <i>BK</i>	Missouri Office of Administration Facilities Management Design & Construction	N/A	(417) 370-0899	brandon.keith@oa.mo.gov
Sandra Walther Project Manager Supervisor <i>X</i>	Missouri Office of Administration Facilities Management Design & Construction	N/A	(573) 257-7322	sandra.walther@oa.mo.gov
Aaron Keck Construction Project Specialist <i>AK</i>	Missouri Office of Administration Facilities Management Design & Construction	N/A	(573) 508-6619	aaron.keck2@oa.mo.gov
Ron Leible Construction Project Supervisor <i>RL</i>	Missouri Veterans Commission	N/A	(573) 522-1417	ronald.leible@mvc.dps.mo.gov
Jon Dodd, AIA, NCARB Vice President Director of Architecture <i>JD</i>	BKD Design Collective	N/A	(417) 890-5543 Ext. 103	jdodd@bkddc.com
Brittany Ritter Administrator <i>BR</i>	Missouri Veterans Home St. James	N/A	(573) 291-2761	Brittany.Ritter@mvc.dps.mo.gov
Jeffrey Cook Maintenance and Grounds Manager <i>JC</i>	Missouri Veterans Home St. James	N/A	(573) 263-1455	Jeffrey.Cook@mvc.dps.mo.gov

Pre-Bid Meeting Attendance Sheet
New Outdoor Pavilion
Missouri Veterans Home
St. James, Missouri

Project No. U2610-01
Wednesday, July 15, 2026, 1:00 PM

Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address
Jason Delashant Sr. Project Manager	McNew Electric Electric Contractor		573 220-3101	jasond@mcnewelectric.com
Connie Melion	OA FMDC		573-645- 7206	Connie.Melion@ oa.mo.gov
MATT ALEXANDER	OA FMDC		573-301-2153	MATT.H.Alexander@ OA.mo.gov
Rod Roentgen	LMR Construction		618 946 8490	froentz1950@gmail.com
Mason Parker Estimator	BuildTec Construction GC	WBE	573-263-4444	mparker@buildteccon.com

Pre-Bid Meeting Attendance Sheet
New Outdoor Pavilion
Missouri Veterans Home
St. James, Missouri

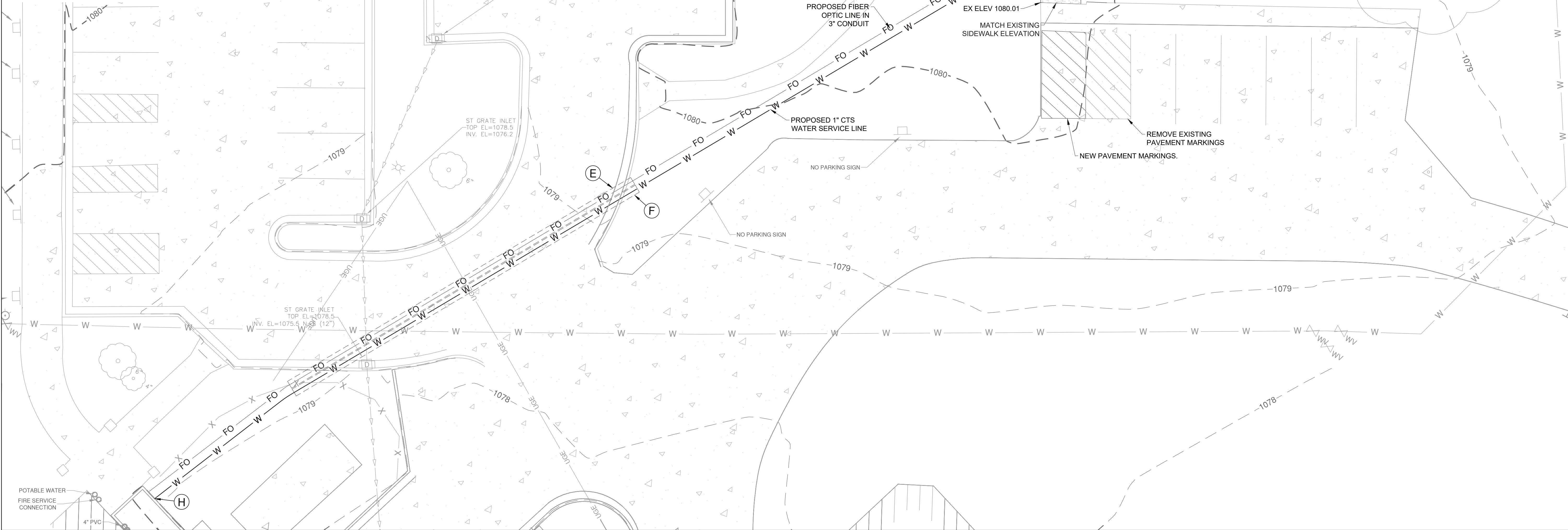
Project No. U2610-01
Wednesday, July 15, 2026, 1:00 PM

Name & Title	Company Name Type of Contracting	MBE/WBE/ SDVE Status	Phone	E-Mail Address
Cody Gerschette	Prost Builders	SDVE	573 508 1440	Codyg@proconstruction, sdve.com
Matt Beabout	Quality Electric		573-369-3107	qualityelec@hughes.net
Cody Ritter	Base Base Construction GC	Estimator / owner	417-351-2350	cody@base-con.com
Justin Biv	Prost Builders	SDVE	573 635-0211	Estimating@Prost builders.com
Darin Pecaut	Franklin County Const.		571-694-1956	dpecaut@franklincountyconstruction.com
Morgan Kruse	Reinhardt Constr		573 696 4144	estimating@reinhardt constructionllc.com

- GENERAL NOTES**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL, IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL.
 2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING ALL DEBRIS FROM THE SITE IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. ALL CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CDD) SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF ENVIRONMENTAL QUALITY REGULATIONS.
 3. COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL, ABANDONMENT OR RELOCATION OF ANY PUBLIC UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 4. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, SIDEWALKS, LIGHTING, AND/OR STORM STRUCTURES, THEN THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNATED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
 5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE. THE CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE STAGE CONSTRUCTION LINES TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO ALL SURROUNDING PROPERTIES.
 6. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED IN KIND AT RESPECTIVE CONTRACTOR'S EXPENSE.
 6. THE GENERAL CONTRACTOR MUST COORDINATE CONSTRUCTION ACTIVITIES/STAGING WITH THE OWNER PRIOR TO BEGINNING WORK IN ORDER TO MAINTAIN ACCESS AND TRAFFIC FLOW DURING ALL STAGES OF WORK.
 7. SAWCUT (FULL DEPTH) THE BOUNDARY OF REMOVALS AS REQUIRED TO PROVIDE A NEAT EDGE ON EXISTING PAVEMENT, SIDEWALKS, ETC. WHICH WILL REMAIN.
 8. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY CRAWFORD, MURPHY, & TILLY. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE CONSTRUCTION MANAGER FOR REVIEW. ANY LOT CORNERS OR MONUMENTS DISTURBED BY CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AND THE CONTRACTOR'S EXPENSE.
 9. FILL MATERIAL REQUIRED TO COMPLETE CONSTRUCTION AS INTENDED AND DEPICTED ON THESE PLANS, ALONG WITH ASSOCIATED LABOR, OVERHEAD AND PROFIT, SHALL BE PROVIDED BY THE CONTRACTOR.
 10. CONTRACTOR IS RESPONSIBLE FOR ALL EXPENSES ASSOCIATED WITH UTILITY LOCATES FOR THE PROJECT.

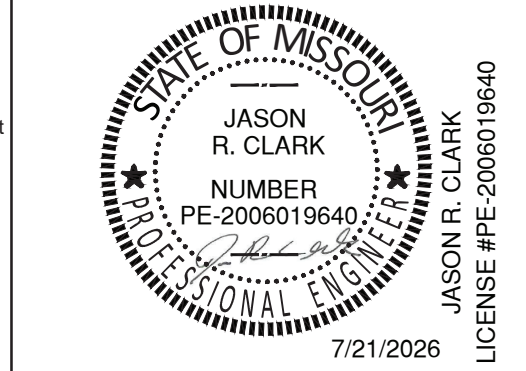
PLAN KEYNOTES

- (A) PCC SIDEWALK
-SEE DETAIL ON SHEET C-400
- (B) EROSION CONTROL BLANKET
-SEE DETAIL ON SHEET C-400
- (C) ADA SIDEWALK CURB RAMP WITH VERTICAL CURB
-SEE DETAIL ON SHEET C-400
- (D) SAWCUT AND REMOVE 2' OF CURB TO PROVIDE OPENING FOR DRAINAGE.
- (E) PROPOSED 3" CONDUIT DIRECTIONALLY DRILLED UNDER CONCRETE PAVEMENT FOR FIBER OPTIC LINE.
- (F) PROPOSED 1" CTS WATER LINE DIRECTIONALLY DRILLED UNDER CONCRETE PAVEMENT.
- (G) MATCH EXISTING SIDEWALK WIDTH AND TRANSITION SIDEWALK TO 6-FT WIDE AT CONNECTION TO PAVILION.
- (H) CORE HOLE THROUGH EXISTING CONCRETE WALL AND ATTACH NEW 1" WATER LINE TO THE SIDE OF THE EXISTING CONCRETE VAULT. PLACE GROUT AROUND THE OPENING IN THE WALL TO PROVIDE A WATER TIGHT SEAL. COORDINATE WITH OWNER FOR WORK WITHIN THE VAULT AND CONNECT THE NEW 1" WATER LINE TO THE EXISTING 1" WATER LINE STUBBED OUT IN THE VAULT.



- LEGEND**
- 1080 --- EXISTING CONTOURS
 - 1080 --- PROPOSED CONTOURS
 - FS --- FS COMPOST FILTER SOCK - SEE DETAIL SHEET C-400
 - SEED ALL DISTURBED AREAS

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION

MO VETERANS
COMMISSION

DESIGN & CONSTRUCT NEW
PAVILION
ST. JAMES VETERANS HOME
620 N. JEFFERSON STREET
ST. JAMES, MISSOURI

PROJECT # U2610-01
SITE # 6801
FACILITY # 8136801012

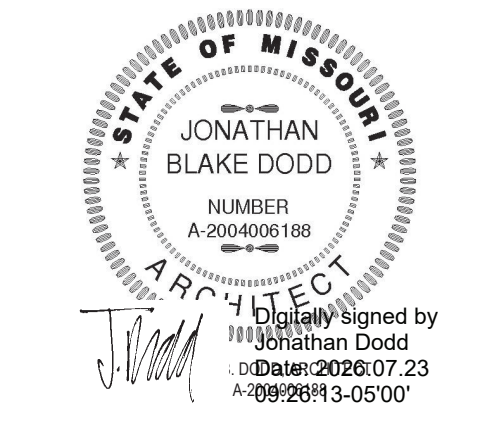
REVISION: ADDENDUM 01
DATE: 7/21/26
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 5.1.2026

CAD DWG FILE: Site_Plan.dwg
DRAWN BY: CMT
CHECKED BY: CMT
DESIGNED BY: CMT

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C-200

4 OF 18 SHEETS
5.1.2026



BUXTON KUBIK DODD
DESIGN COLLECTIVE
3100 S. NATIONAL AVENUE, SUITE 300
SPRINGFIELD, MO 65817
PHONE: 417.890.5543 FAX: 417.890.5563
MISSOURI CERTIFICATE OF AUTHORITY NO. A-2006007284

OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION
**MO VETERANS
COMMISSION**

Design & Construct New Pavilion
for:
ST. JAMES VETERANS HOME

620 N. JEFFERSON STREET
ST. JAMES, MISSOURI

PROJECT # U2610-01
SITE # 6801
FACILITY # 8136801012

REVISION: ADD #1
DATE: 07-22-26
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: 05.01.2026

CAD DWG FILE: A-150
EQUIVALENT TO: JB
DRAWN BY: _____
CHECKED BY: KS
DESIGNED BY: JD

SHEET TITLE:
**ROOF AND
REFLECTED
CEILING PLANS**

SHEET NUMBER:

A-150

10 OF 18 SHEETS
05.01.2026

GENERAL ROOF PLAN NOTES

- FOR ROOF PENETRATIONS, SEE MEP DRAWINGS. NOT ALL PENETRATIONS ARE INDICATED ON THIS PLAN.
- MECHANICAL INFORMATION SHOWN ON THIS DRAWING IS FOR GENERAL COORDINATION ONLY; SEE MEP DRAWINGS.
- SEE WALL SECTIONS & DETAILS FOR PARAPET HEIGHTS.
- GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ANY ROOF TOP MECH UNITS.

KEYNOTES

- CONTINUOUS 4" PREFINISHED METAL GUTTER AND DOWNSPOUTS; COLOR TO MATCH EXISTING CAMPUS BUILDINGS. CONTRACTOR TO CONFIRM COLOR PRIOR TO INSTALLATION WITH BOTH OWNER AND ARCHITECT.
- ASPHALT COMPOSITION SHINGLES OVER SYNTHETIC UNDERLAYMENT ON 5/8" EXTERIOR GRADE DECKING (ALL SEAMS TAPED) BASIS OF DESIGN TO BE "TAMCO HERITAGE WEATHERED WOOD" TO MATCH EXISTING BUILDING - SEE STRUCTURAL ALSO
- DASHED LINE REPRESENTS EDGE OF SLAB BELOW
- PREFINISHED MTL. 12" SQ. ROOF VENTS
- PREFINISHED METAL DOWNSPOUTS WITH CONCRETE SPLASHBLOCKS
- PREFIN. BREAK METAL WRAP OVER 1/2" PLYWOOD SHEATHING OVER FURRING OVER STEEL BEAM (SEE STRUCT. PLANS) COLOR TO MATCH EXISTING CAMPUS BUILDINGS. CONTRACTOR TO VERIFY IN FIELD, OR WITH OWNER AND PROVIDE ALL COLOR INFORMATION BACK TO ARCHITECT.
- CAN LIGHT, TYP. SEE ELEC SHEETS AND SPECIFICATIONS
- EXTERIOR GRADE FLUSH MOUNT CEILING FAN - SEE MEP DRAWINGS AND SPECIFICATIONS
- 22 1/2" X 24" ATTIC ACCESS PANEL BETWEEN TRUSSES

REFLECTED CEILING PLAN LEGEND

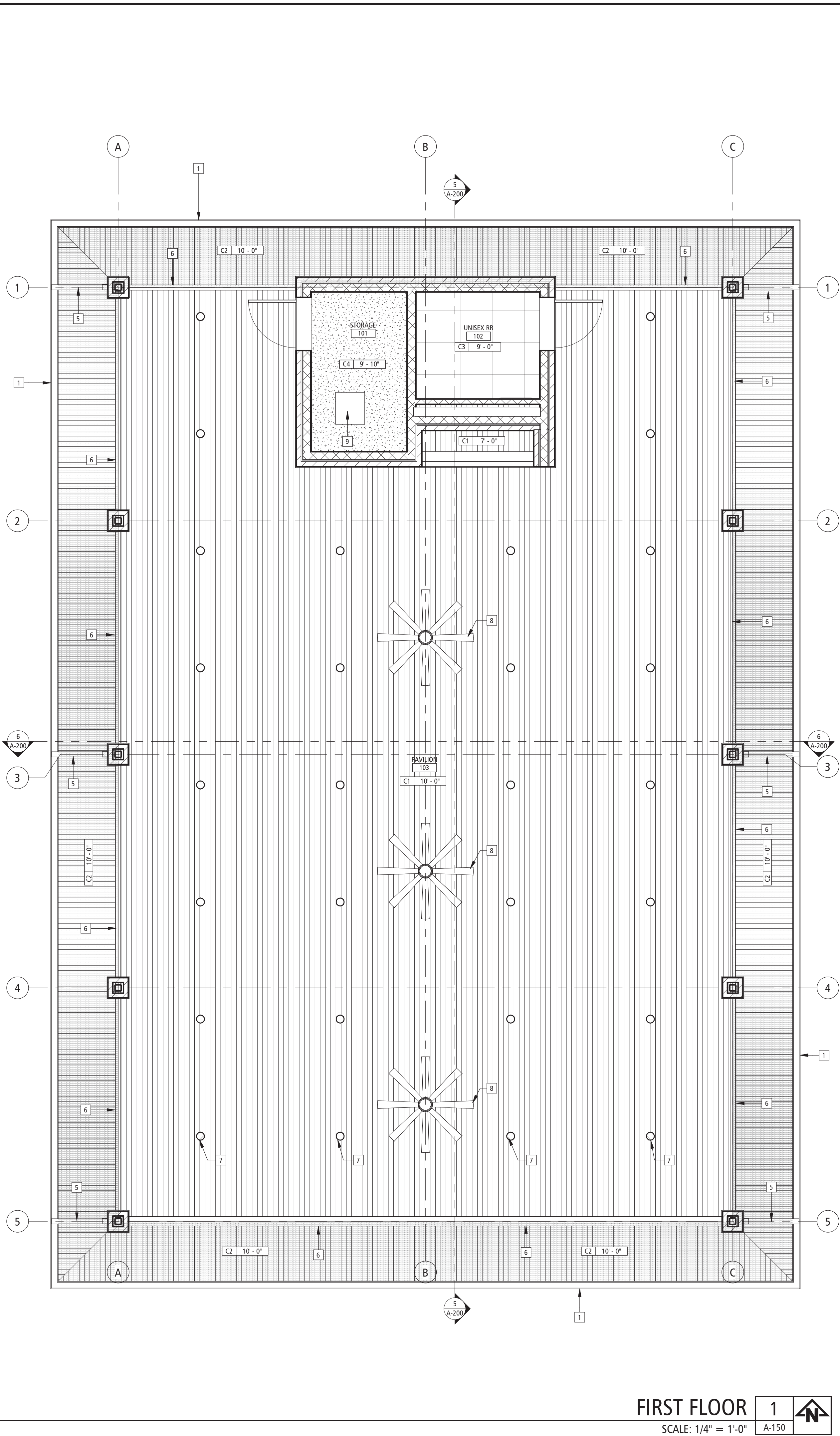
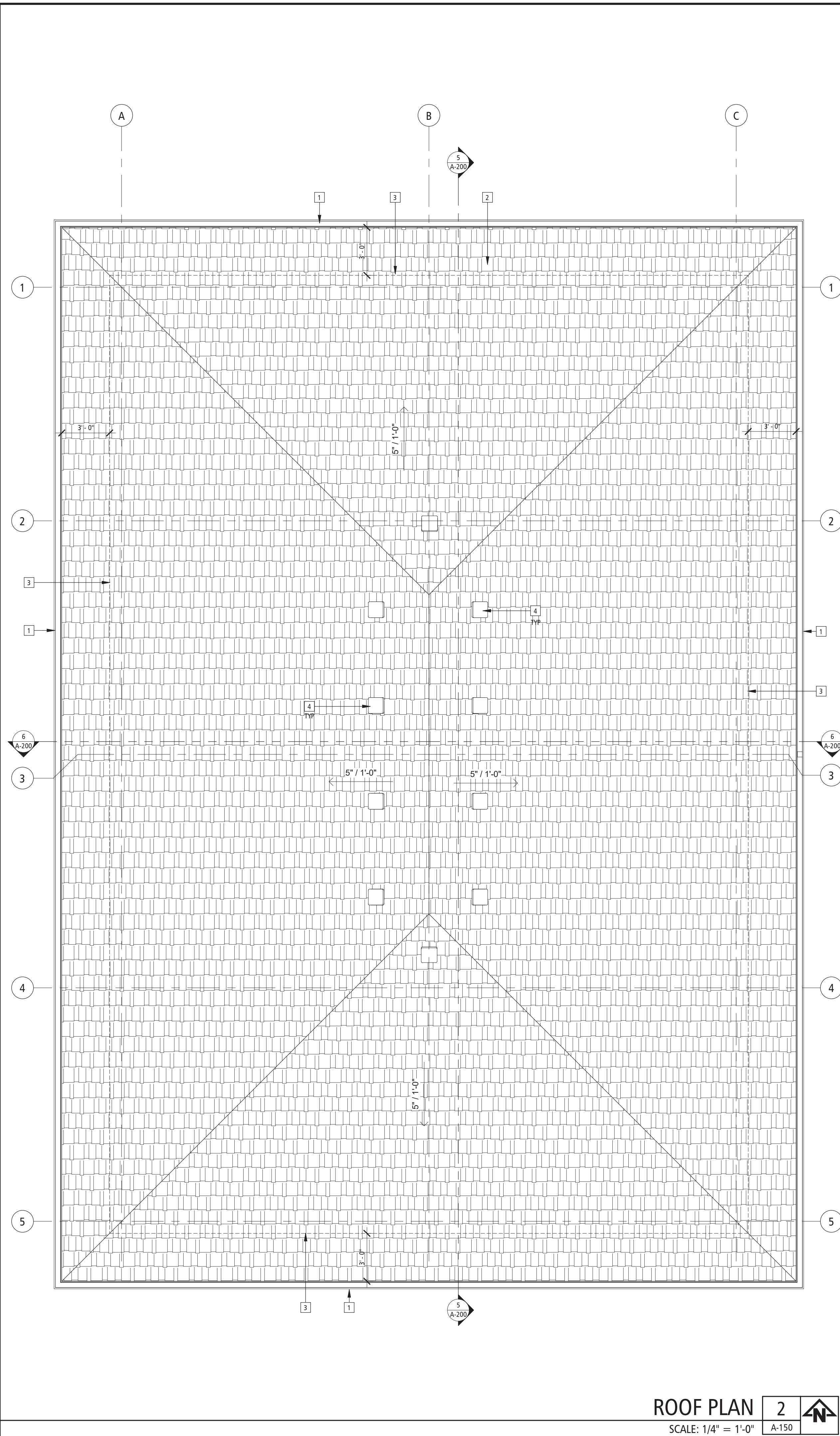
- | ROOM NAME | ROOM NAME |
|----------------|----------------|
| | ROOM NUMBER |
| | CEILING HEIGHT |
| | CEILING FINISH |
| C1 10'-10 1/2" | |
- 2'-0" x 4'-0" RECESSED LIGHT FIXTURE (SEE ELECTRICAL PLANS)
 - 2'-0" x 2'-0" RECESSED LIGHT FIXTURE (SEE ELECTRICAL PLANS)
 - RECESSED CAN LIGHT FIXTURE (SEE ELECTRICAL PLANS)
 - SUPPLY DIFFUSER (SEE MECHANICAL PLANS)
 - RETURN AIR GRILLE (SEE MECHANICAL PLANS)

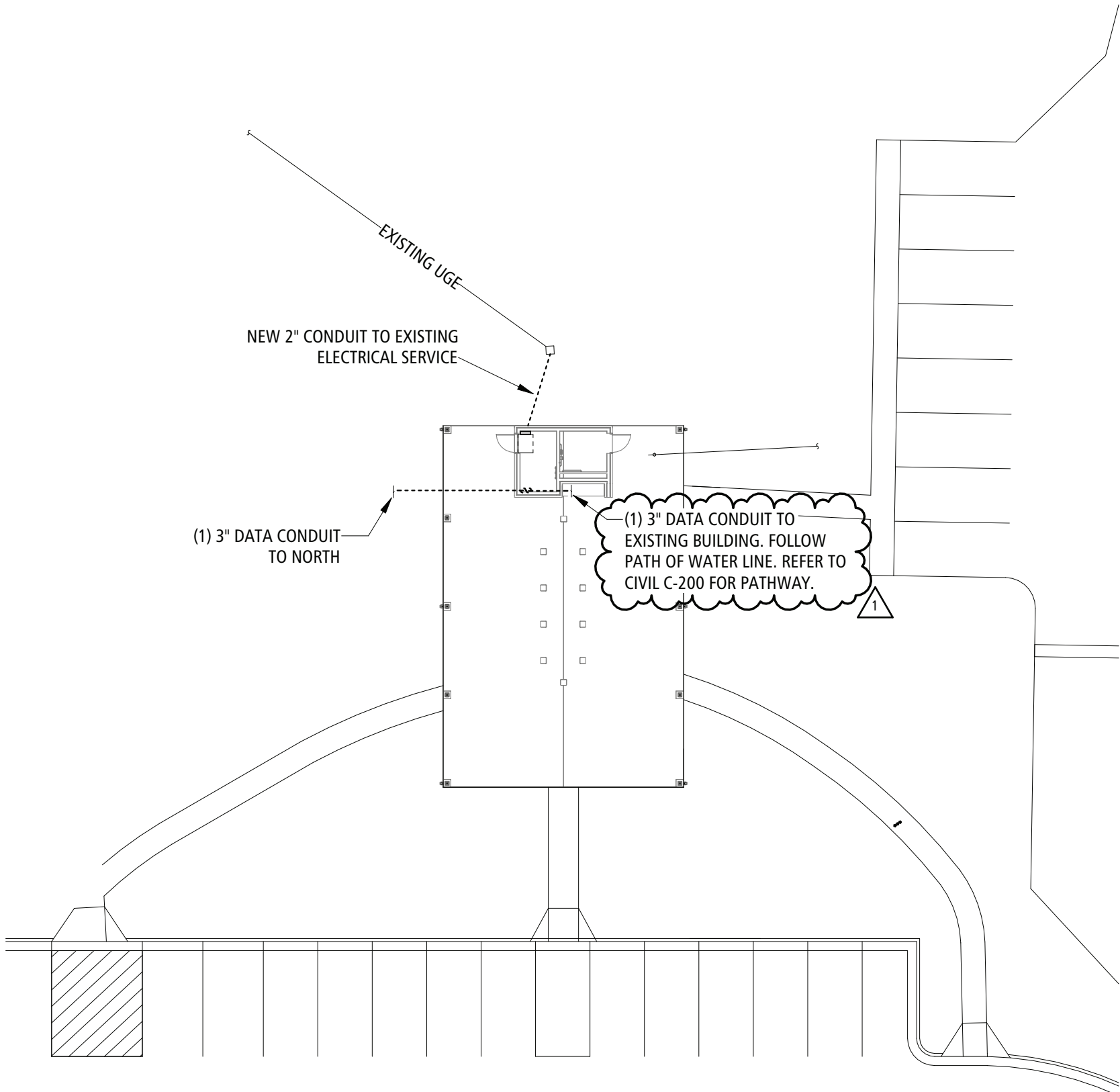
GENERAL CEILING PLAN NOTES

- REFLECTED CEILING PLAN SHALL SUPERSEDE LIGHTING AND MECHANICAL PLANS FOR LIGHT FIXTURE PLACEMENT AND DIFFUSER PLACEMENT.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMS. BEFORE PROCEEDING, ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON THE DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING.
- ALL DIMENSIONS INDICATED IN CONTRACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR FACE OF SFBS. DIMENSIONS OF EXISTING STRUCTURE, ETC. ARE ± AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES. PROVIDE SOLID BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, MILLWORK, ETC.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELEC. & PLUMBING WORK AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE SAID WORK INCLUDING, BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, BACKING AND COORDINATION OF CONTRACT DOCUMENTS.
- NOT ALL FIXTURES MAY BE SHOWN ON REFLECTED CEILING PLANS; SEE MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS, INTERIOR ELEVATIONS, ETC.
- ALL GYP. BD CEILINGS, SOFFITS & BULKHEADS TO BE PAINTED. PAINT DESIGNATION ARE INDICATED ON THE RCP. IF DESIGNATION IS NOT INDICATED, CONTACT THE ARCHITECT FOR RESOLUTION. REFER TO FINISH PLANS & SCHEDULES FOR ADDITIONAL INFORMATION.
- ALL GYP. BD CEILINGS, SOFFITS & BULKHEADS TO BE PAINTED IN FLAT FINISH.

CEILING TYPES

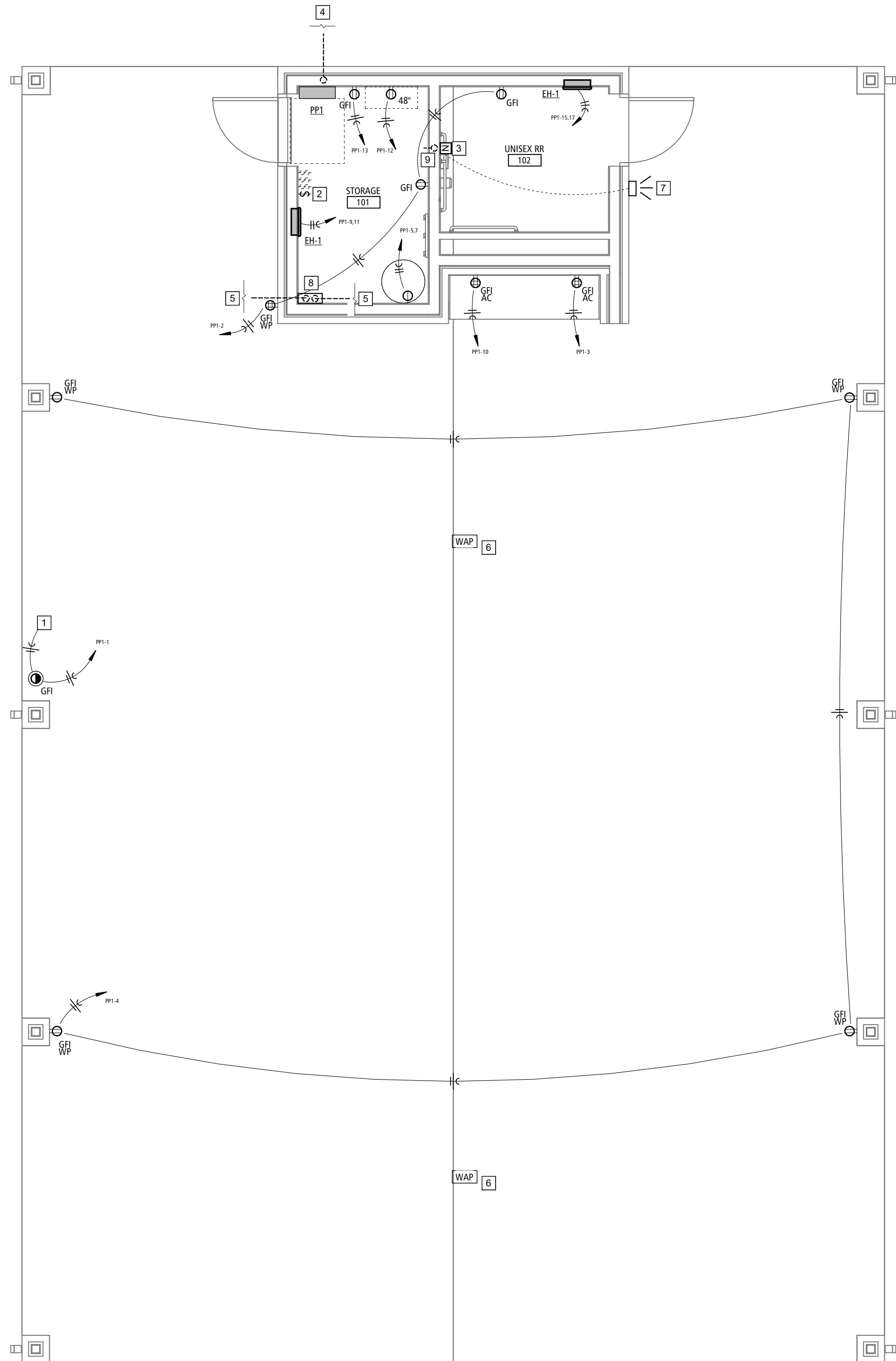
- C1: 12" WIDE, PRE-FINISHED FLUSH ALUM. (.032) SOFFIT PANEL SYSTEM. EQUAL TO: MBCI, ARTISAN FLUSH METAL SOHIT PANEL SYSTEM OR EQUIVALENT PRODUCT, 1" PANEL DEPTH, 12" PANEL WIDTH, SMOOTH FINISH, VENTED PANELS AT 48" O.C., KYNAR 500 PVDF FINISH. COLOR TO BE "SANDSTONE" TO MATCH EXISTING CAMPUS BUILDINGS (FIELD VERIFY). PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE SYSTEM, INCLUDING BUT NOT LIMITED TO, J TRIMS, HANGERS, CLIPS, FLASHINGS, ETC. COLOR SELECTED BY ARCHITECT FROM A FULL LINE OF MANUFACTURER'S COLOR OPTIONS, INCLUDING METALLIC COLORS. SEE ELEVATIONS, SECTIONS, DETAILS & SPECS ALSO.
- C2: 12" WIDE, VENTED PRE-FINISHED FLUSH ALUM. (.032) SOFFIT PANEL SYSTEM. EQUAL TO: MBCI, ARTISAN FLUSH METAL SOFFIT PANEL SYSTEM OR EQUIVALENT PRODUCT, 1" PANEL DEPTH, 12" PANEL WIDTH, SMOOTH FINISH, VENTED PANELS AT 48" O.C., KYNAR 500 PVDF FINISH. COLOR TO BE "SANDSTONE" TO MATCH EXISTING CAMPUS BUILDINGS (FIELD VERIFY). PROVIDE ALL NECESSARY COMPONENTS FOR A COMPLETE SYSTEM, INCLUDING BUT NOT LIMITED TO, J TRIMS, HANGERS, CLIPS, FLASHINGS, ETC. COLOR SELECTED BY ARCHITECT FROM A FULL LINE OF MANUFACTURER'S COLOR OPTIONS, INCLUDING METALLIC COLORS. SEE ELEVATIONS, SECTIONS, DETAILS & SPECS ALSO.
- C3: 2'X2' LAY IN SUSPENDED TILE CEILING TILE AND GRID. EQUIVALENT TO: USG "CLIMAPLUS" LAY IN CEILING PANEL, SQUARE EDGE, MODEL NO.: 3280; TILE COLOR: WHITE, W/ USG 15/16" DONN DX/DXL GRID SUSPENSION SYSTEM, GRID COLOR: WHITE
- C4: 5/8" GYP BD CEILING (PAINTED) ON BOTTOM OF TRUSSES





SITE POWER PLAN 2 E-100

SCALE: 3/64" = 1'-0"



POWER PLAN 1 E-100

SCALE: 1/4" = 1'-0"

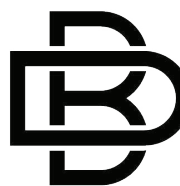
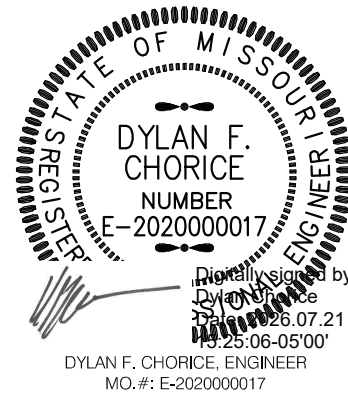
ELECTRICAL GENERAL NOTES:

- THE GENERAL NOTES ON THIS SHEET SPACE SHALL APPLY TO ALL OTHER SHEET SPACES.
- ALL INSTALLATIONS SHALL CONFORM TO THE 2011 NATIONAL ELECTRIC CODE AND THE CURRENT ADPTIVE ORDINANCES IN EFFECT FOR MT, VERNON MO.
- PLANS ARE DIAGRAMMATIC IN NATURE AND NOT TO BE SCALED. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH DETAILS, ELEVATIONS, AND EXACT MOUNTING LOCATIONS OF AIR TERMINALS.
- ANY ADDITIONAL IMPACT COST, DESIGN MODIFICATIONS, ADDITIONAL ARCHITECTURAL AND/OR ENGINEERING SERVICES, MATERIALS, LABOR CHANGES, SCHEDULE CHANGES AND/OR OTHER UNANTICIPATED CONSEQUENCES RESULTING FROM SUBSTITUTIONS IN LIEU OF THE SPECIFIED ITEMS ON THE PLANS AND SPECIFICATIONS SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTOR, AND/OR SUPPLIER. NO ADDITIONAL COST SHALL BE INCURRED TO THE ARCHITECT, ENGINEER OR OWNER FOR THESE CHANGES.
- CLOSELY COORDINATE ALL WORK WITH ALL OTHER TRADES.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES AS NECESSARY TO RESTORE FIRE-RESISTANCE RATING OF ASSEMBLY. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR RATED ASSEMBLIES, FIRE STOPPING MATERIALS, AND REQUIREMENTS.
- ALL EXIT AND EMERGENCY LIGHT FIXTURES SHALL BE MOUNTED AT 9'-0" MAX ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
- FIXTURE WITH THE "NL" (NIGHT LIGHT) SYMBOL SHALL NOT BE CONNECTED TO THE SWITCH LEG AND SHALL ALWAYS REMAIN ON.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS TO ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT. PROVIDE ALL CORD AND PLUG SETS AS NEEDED. COORDINATE ALL WORK AND ROUGH-INS WITH EQUIPMENT INSTALLATION.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, WIRE, AND BOXES NECESSARY FOR HVAC CONTROLS. ALL CONTROL CONNECTIONS BY HVAC CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL COORDINATE ALL DEVICE LOCATIONS WITH FURNITURE.
- COORDINATE ALL DEVICE HEIGHTS WITH ARCHITECTURAL ELEVATIONS, EQUIPMENT, CASEWORK INSTALLATION, AND FURNITURE INSTALLATION.
- TV ANNOTATION TO REPRESENT TELEVISION AUDIO/VISUAL BOX RECESSED IN WALL AND CONCEALED BEHIND TELEVISION IN AN ACCESSIBLE LOCATION. COORDINATE EXACT LOCATION AND HEIGHT WITH INTERIOR ELEVATIONS AND TELEVISION MOUNTING REQUIREMENTS. INSTALL NEARBY RECEPTACLE AND ROUGH-IN SINGLE GANG BOX WITH 1" CONDUIT. LOW VOLTAGE WIRING AND DEVICES BY OWNER-SELECTED VENDOR.
- UNLESS OTHERWISE INDICATED BY UTILITY COMPANY, THE ELECTRICAL CONTRACTOR IS RESPONSILBE FOR PRIMARY TRENCHING, CONDUIT INSTALL, AND BACKFILLING. COORDINATE RESPONSIBILITY OF FEEDER PURCHASING AND INSTALL.
- ALL RECEPTACLES INSTALLED IN PUBLIC SPACES TO BE TAMPER RESISTANT.

ELECTRICAL PLAN KEYNOTES

- ROUTE TO SWITCH.
- SWITCH FOR 20A RECEPTACLE IN SOFFIT FOR LIGHTS OR MISC POWER. PROVIDE TAG ON SWITCH TO INDICATE 'SWITCH FOR RECEPTACLE IN SOFFIT'. COORDINATE LOCATION WITH OTHER LIGHT SWITCHES IN STORAGE ROOM.
- NURSE CALL STATION COMPATIBLE WITH EXISTING TELIGENCE SYSTEM - CONFIRM SELECTION WITH OWNER. UTILIZE CONDUIT GOING TOWARDS MAIN BUILDING FOR OPERATION.
- 2" CONDUIT TO EXISTING POWER. REFER TO SITE PLAN.
- STUB UP (1) 3" CONDUIT TO ROUTE INTO GENERATOR BUILDING AND TERMINATE AT NEAREST ACCESSIBLE POINT ABOVE CEILING FOR LOW VOLTAGE DATA AND COMMUNICATION WIRING. STUB (1) 3" CONDUIT TO THE NORTH BUILDINGS AND TERMINATE AT NEAREST ACCESSIBLE POINT ABOVE CEILING FOR LOW VOLTAGE DATA AND COMMUNICATION WIRING. REFER TO SITE PLAN.
- COORDINATE WIRELESS ACCESS POINT LOCATIONS WITH OWNER. ELECTRICIAN RESPONSIBLE FOR CONDUIT TO EACH LOCATION.
- PROVIDE NURSE CALL LIGHT ON EXTERIOR WALL OF RESTROOM.
- PROVIDE A 14" x 14" JUNCTION BOX FOR THE 3" LV CONDUIT TO TIE INTO.
- EXTEND CONDUIT STUB OUT ON MECHANICAL ROOM SIDE FOR FUTURE WIRE PULL, IF NEEDED. INSTALLED OPPOSITE THE NURSE CALL.

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

MO VETERANS
COMMISSION

Design & Construct New Pavilion
for:
ST. JAMES VETERANS HOME

620 N. JEFFERSON STREET
ST. JAMES, MISSOURI

PROJECT # U2610-01
SITE # 6801
FACILITY # 8136801012

REVISION: ADD #1
DATE: 07/22/2026
REVISION:
DATE:
REVISION:
DATE:
ISSUE DATE: 05.01.2026

CAD DWG FILE: E-100
DRAWN BY: DEC
CHECKED BY: DEC
DESIGNED BY: DEC

SHEET TITLE:

POWER PLAN

SHEET NUMBER:

E-100

17 OF 18 SHEETS
05.01.2026

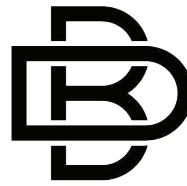
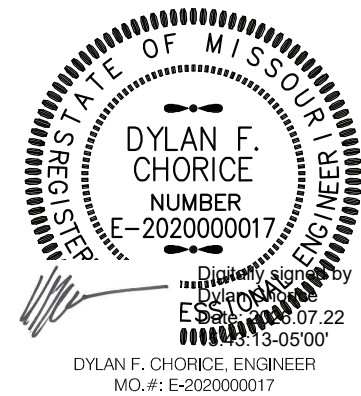
LIGHT FIXTURE SCHEDULE

PLAN MARK	DESCRIPTION	MANUFACTURER	MODEL	MOUNT				LAMPS			ELECTRICAL		NOTES
				RECESSED SURFACE	SUSPENDED	POLE	TYPE	LUMENS	COLOR TEMP (K)	VOLTAGE	LOAD (VA)		
A	DOWNLIGHT - RECESSED	COOPER	RL4-L5-9FSD2W-1E-WH-DM	■			N/A	900	3500	120	10	2	
B	HANGING - STRUT	HE WILLIAMS	75W-1-60-30-12-DM-WH		■		N/A	1000	3000	UNV	15		
C	WALL SCONCE	ULTRALIGHTS	CYL019413-BK-0A-02			■	N/A	2300	3000	UNV	17	3	
PC1	RECESSED TROFFER	HE WILLIAMS	SOG-S24-L33/835-S-AF12125-DM-UNV	■			N/A	3300	3500	UNV	25		
NOTES													
1 INCLUDES INDIVIDUAL FAN SPEED REMOTE. INSTALL REMOTE CRADLES IN LINE WITH SWITCHES IN STORAGE ROOM. FAN COLOR: BLACK.													
2 COORDINATE MOUNTING LOCATION WITH SWITCH FOR SOFFIT POWER AS SHOWN ON E1-1.													
3 CONFIRM MOUNTING HEIGHT WITH OWNER.													

LIGHTING PLAN KEYNOTES

- SWITCH SCHEDULE:
 - STORAGE ROOM - OCCUPANCY SWITCH
 - OVERHEAD CAN LIGHTS - ON/OFF
 - COORDINATE MOUNTING LOCATION WITH SWITCH FOR SOFFIT POWER AS SHOWN ON E1-1.
 - EACH FAN WILL HAVE AN INDIVIDUAL FAN LIGHT AND SPEED REMOTE. INSTALL REMOTE HOUSING IN LINE WITH SWITCHES AND INDICATE WHICH FAN IS LINKED TO EACH REMOTE.
- EXHAUST FAN WIRED INTO LIGHTING CIRCUIT
- SCONCES TO HAVE CONSTANT POWER, FED THROUGH IN LINE PHOTOCELL INSTALLED NEAR SOFFIT FACING WEST TO AUTOMATE DUSK-DAWN OPERATION.

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18 OF 18 SHEETS
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LIGHTING PLAN

1

E-200

SCALE: 1/4" = 1'-0"