

REPLACE ROOF

HOSPITAL BUILDING

CONFEDERATE MEMORIAL STATE HISTORIC SITE

Higginsville, Missouri

BID DOCUMENTS ISSUE DATE:08/22/2025

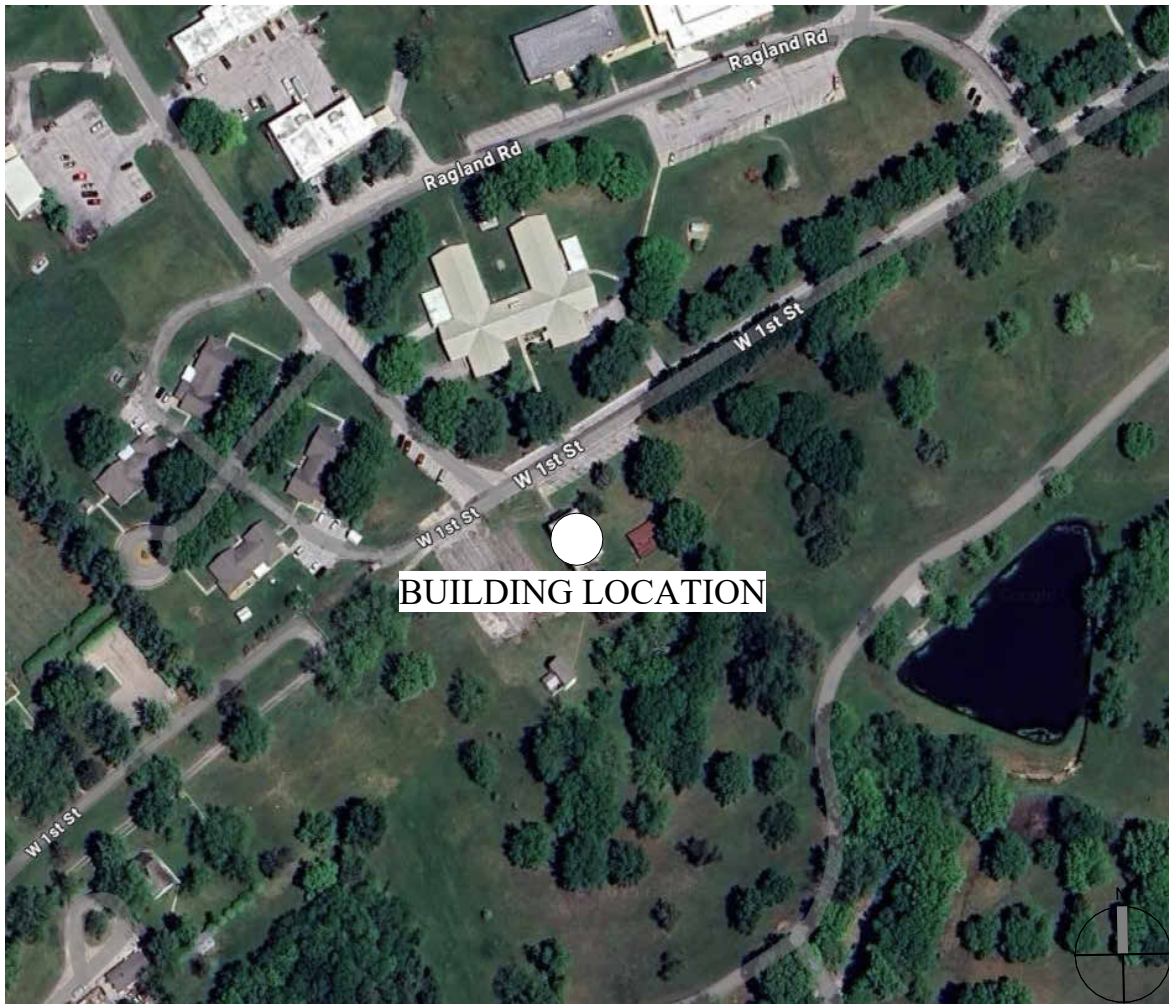
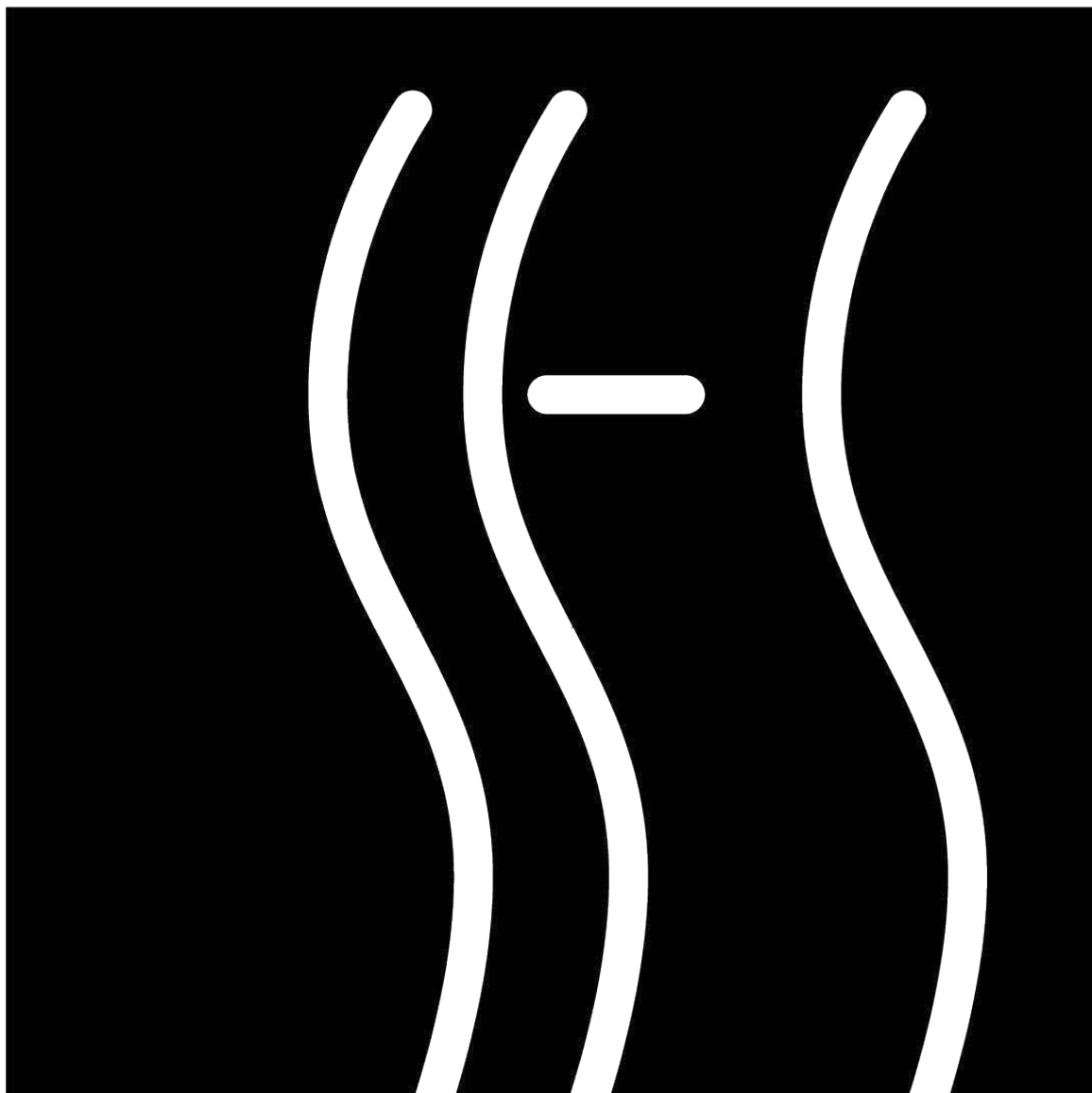
OWNER:

STATE OF MISSOURI
MIKE KEHOE, GOVERNOR

DEPARTMENT OF
NATURAL RESOURCES
MISSOURI STATE PARKS

PROJECT
MANAGEMENT:

OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION



DESIGNER:

SFS ARCHITECTURE INC.
2100 Central Street, Suite 31
Kansas City, Missouri 64108

CONSULTANTS:

STAND STRUCTURAL ENGINEER
8234 Robinson Street
Overland Park, Kansas 66204

TERRACON
15620 West 113th Street
Lenexa, Kansas 66219

PROJECT NUMBER: X2405-01

SITE NUMBER: 5106

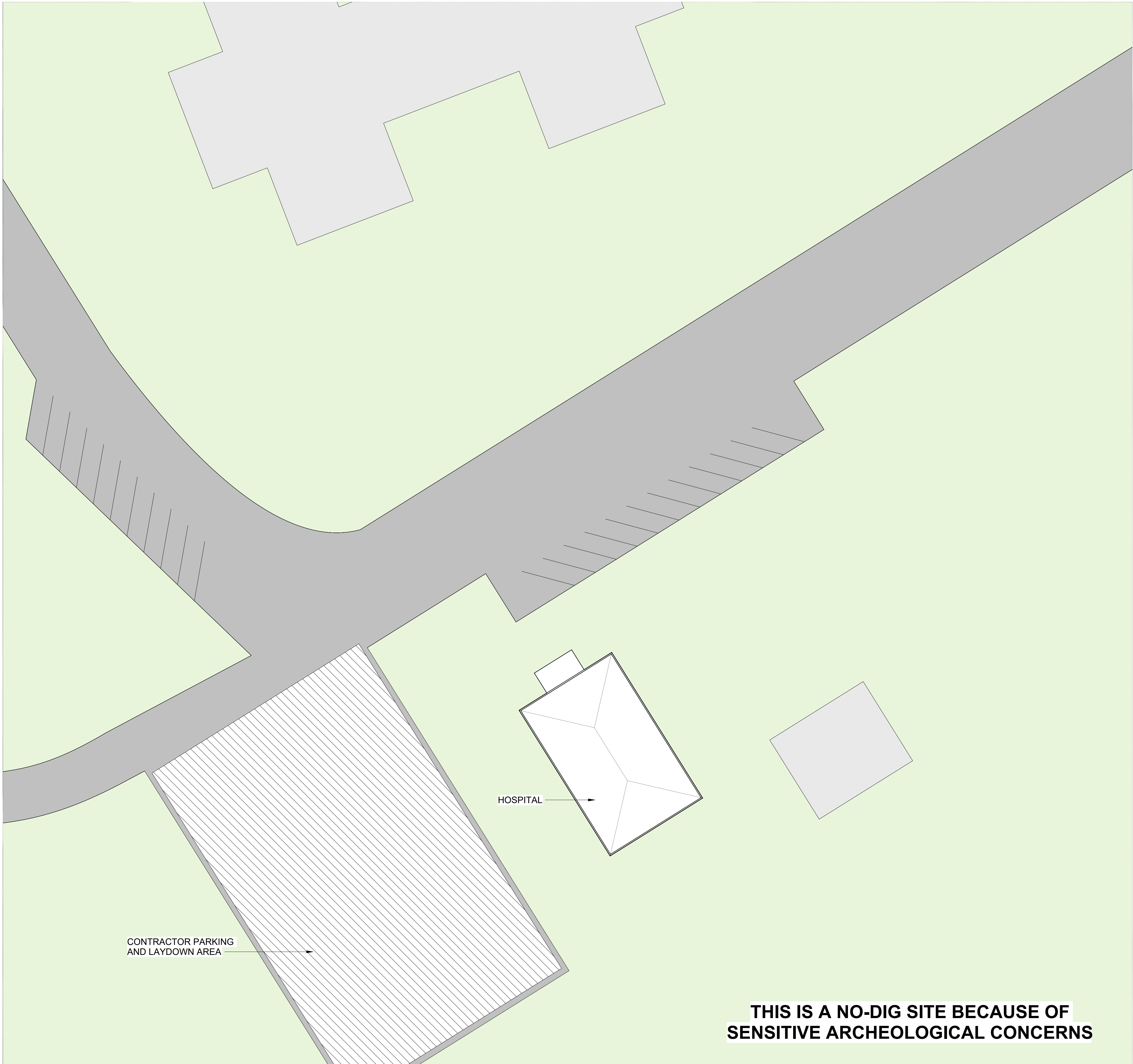
ASSEST NUMBER: 7815106006

SHEET NUMBER:

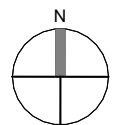
G-001

1 OF 4 SHEETS

08/22/2025



A1 ARCHITECTURAL SITE PLAN
A001 1" = 20'-0"

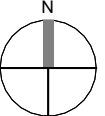
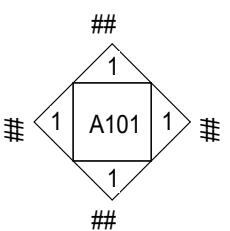
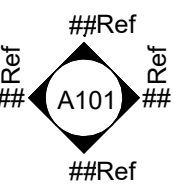
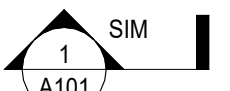
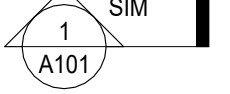
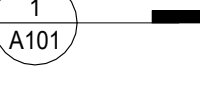


THIS IS A NO-DIG SITE BECAUSE OF
SENSITIVE ARCHEOLOGICAL CONCERNS

SHEET NUMBER	SHEET NAME	SD - 05/07/2025	95% CD - 07/24/2025	BID DOCUMENTS - 08/22/2025
G001	COVER			
A001	ARCHITECTURAL SITE PLAN			
A104	ROOF PLAN AND REFLECTED SOFFIT PLAN			
A521	DETAILS AND FINISHES			

PROJECT SYMBOLS

-  CENTER LINE
-  MATCH LINE
- Name
Elevation

 LEVEL IDENTIFIER
-  PLAN KEYNOTES
-  SPOT ELEVATION
-  DRAWING REVISION
-  NORTH ARROW
-  EXTERIOR ELEVATION REFERENCE
-  INTERIOR ELEVATION REFERENCE
-  BUILDING SECTION REFERENCE TAG
-  WALL SECTION REFERENCE TAG
-  DETAIL SECTION REFERENCE TAG
-  View Name
1/8" = 1'-0"

VIEW TITLE

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



sfsarchitecture

SFS Architecture, Inc.
Missouri Certificate of Authority #0016110

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211 WEST FIRST STREET
HIGGINSVILLE, MO 64037

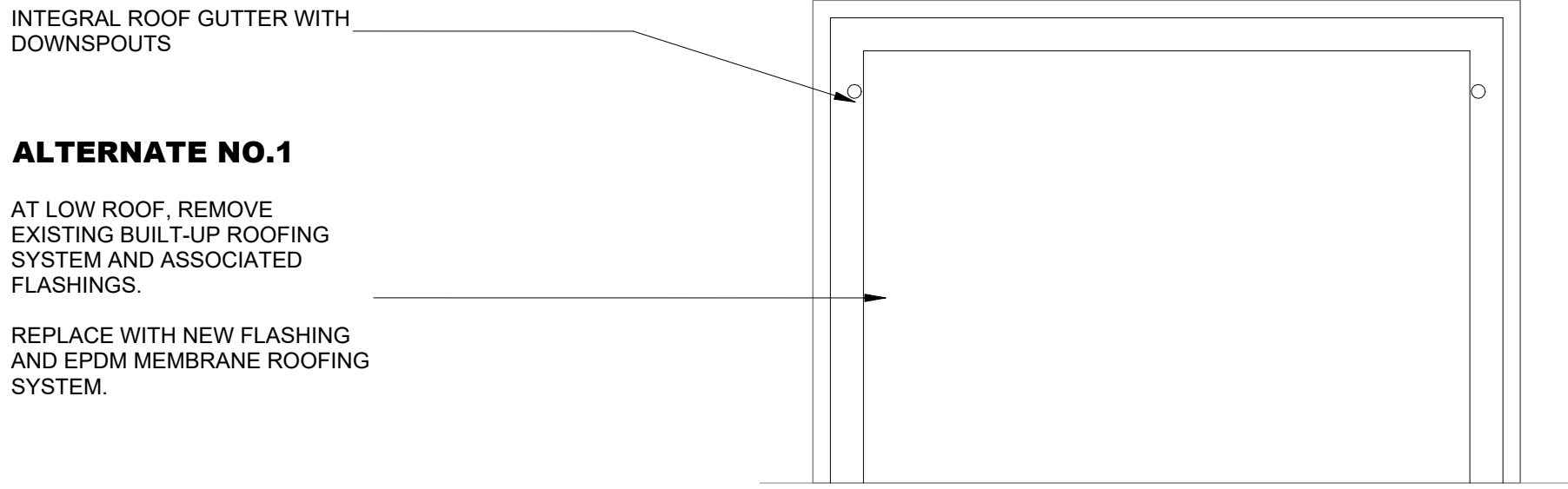
PROJECT # X2405-01
SITE # 5106
ASSET # 7815106006

REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
REVISION: _____
DATE: _____
ISSUE DATE: No _____

CAD DWG FILE: _____
DRAWN BY: DV _____
CHECKED BY: JL _____
DESIGNED BY: KN _____

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NUMBER:
A001
2 OF 4 SHEETS
08/22/2025

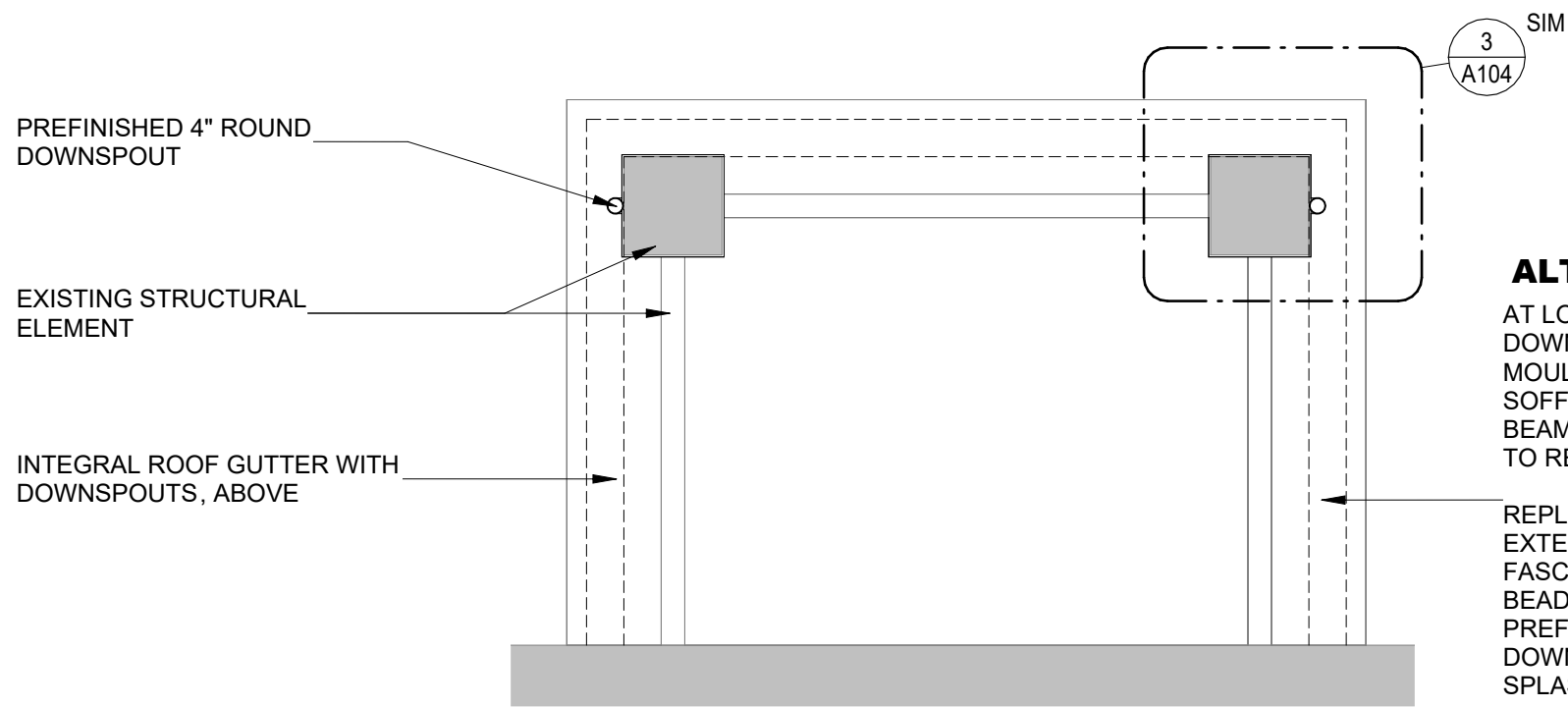


ALTERNATE NO.1

AT LOW ROOF, REMOVE EXISTING BUILT-UP ROOFING SYSTEM AND ASSOCIATED FLASHINGS.

REPLACE WITH NEW FLASHING AND EPDM MEMBRANE ROOFING SYSTEM.

5 ENLARGED ROOF PLAN AT LOWER ROOF- ALTERNATE NO. 1
A104 1/4" = 1'-0"



ALTERNATE NO.1

AT LOW ROOF, REMOVE DOWNSPOUTS, FASCIA, CROWN MOULDING, AND BEADBOARD SOFFIT. TRIM AND FINISHES AT BEAMS AND COLUMN CAPITALS TO REMAIN.

REPLACE WITH NEW, PAINTED EXTERIOR SYNTHETIC TRIM FASCIA, CROWN MOULDING, BEADBOARD SOFFIT, PREFINISHED 4" ROUND DOWNSPOUTS, AND CONCRETE SPLASHBLOCKS.

4 ENLARGED REFLECTED SOFFIT PLAN AT LOWER ROOF - ALTERNATE NO.1
A104 1/4" = 1'-0"

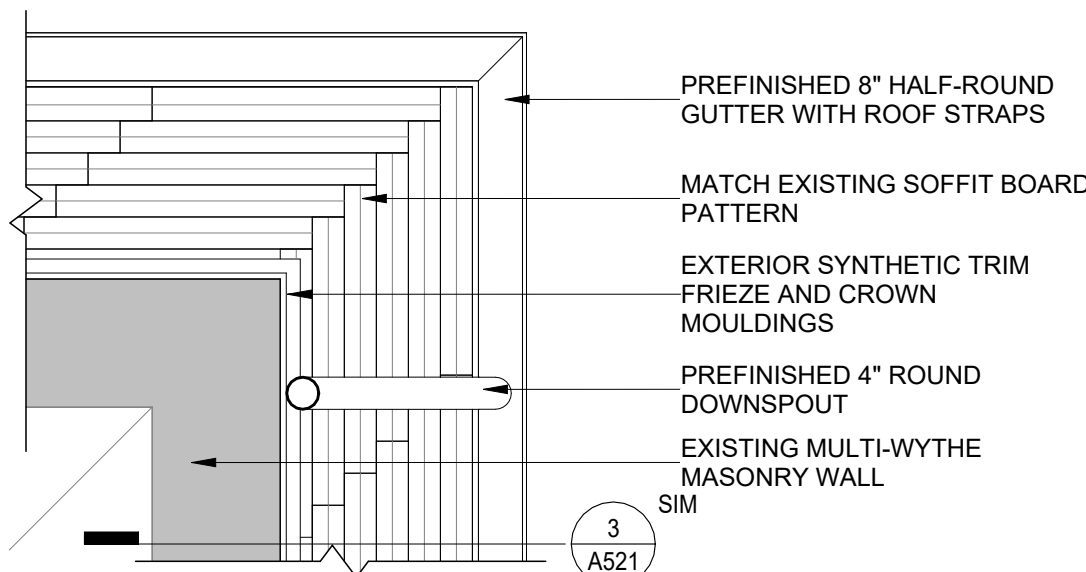
GENERAL NOTES - ROOF AND SOFFIT PLAN

- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS. FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING.
- FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO PERFORMING LAYOUT REQUIRED FOR NEW WORK.
- CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT ALL ADJACENT CONSTRUCTION AND MATERIALS NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE TO EXISTING ADJACENT CONSTRUCTION AND MATERIALS TO THEIR CURRENT CONDITIONS.
- ALL ROOF PENETRATIONS ARE TO BE FLASHED AND SEALED PER ROOFING MANUFACTURER'S RECOMMENDATIONS.

GENERAL NOTES - DEMOLITION

- DIMENSIONS SHOWN ON DRAWINGS ARE TO FINISHED FACE OF MATERIAL UNLESS NOTED OTHERWISE.
- AT LOCATIONS WHERE WORK IS REQUIRED, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT ALL ADJACENT CONSTRUCTION AND MATERIALS NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE TO EXISTING ADJACENT CONSTRUCTION AND MATERIALS TO THEIR CURRENT CONDITIONS.

WHEN PERFORMING ANY MITIGATION ACTIVITIES, IT IS CRUCIAL TO FOLLOW LEAD-SAFE WORK PRACTICES TO MINIMIZE THE CREATION AND SPREAD OF LEAD DUST. THIS INCLUDES WETTING SURFACES BEFORE DISTURBING THEM, USING HEPA VACUUMS FOR CLEANUP, AND WEARING PERSONAL PROTECTION EQUIPMENT. REFER TO THE RENOVATION, REPAIR AND PAINTING PROGRAM RULE (RRPPR) AND SEE SPECIFICATION SECTION 024119 - SELECTIVE DEMOLITION FOR INFORMATION REGARDING LEAD-BASED PAINT ON THIS PROJECT.



3 REFLECTED SOFFIT DETAIL - SOFFIT LAYOUT
A104 1/2" = 1'-0"

DEMOLITION NOTES

REMOVE EXISTING ASPHALT SHINGLE ROOFING AND UNDERLAYMENT.

REMOVE PERIMETER METAL EAVE FLASHINGS

REMOVE ONLY AS REQUIRED DETERIORATED WOOD SHEATHING

ABATE ASPHALTIC MASTIC AND REMOVE PLUMBING VENT FLASHINGS (FOUR LOCATIONS)

ABATE ASPHALTIC MASTIC AND CAREFULLY REMOVE (OR CUT BACK) LEAD STEP FLASHING AT CHIMNEY. RETAIN CHIMNEY WIND BRACE AND MAINTAIN STRUCTURAL INTEGRITY OF CHIMNEY DURING CONSTRUCTION.

NEW CONSTRUCTION NOTES

NOTE: NEW ROOFING SYSTEM SHOULD NOT EXCEED 3.5 PSF

NEW COMPOSITE SLATE ROOFING SYSTEM AND UNDERLAYMENT.

REPLACE DEMO'D WOOD SHEATHING WITH MATCHING NEW MATERIAL AS REQUIRED

NEW PLUMBING VENT FLASHING (FOUR LOCATIONS)

CONTINUOUS RIDGE VENT PER COMPOSITE SLATE ROOFING SYSTEM MANUFACTURE'S RECOMMENDATION

NEW STEPPED METAL FLASHING AND METAL CRICKET AT EXISTING CHIMNEY. INSTALL MIN. ONE COURSE ABOVE REMOVED (OR CUT BACK) EXISTING FLASHING. INSTALL PER SMACNA FIGURE 4-18 CHIMNEY FLASHING

2 ROOF PLAN
A104 1/8" = 1'-0"

1 REFLECTED SOFFIT PLAN
A104 1/8" = 1'-0"

DEMOLITION NOTES

NOTE: PAINTED MATERIALS CONTAIN LEAD. REMOVE AND DISPOSE OF AS REQUIRED.

REMOVE ALL EXISTING METAL FLASHINGS, GUTTERS, DOWNSPOUTS AND ASSOCIATED BRACKETS AT THE UPPER EAVE

REMOVE ALL EXISTING WOOD FASCIA, FRIEZE, MOULDINGS AND BEADBOARD SOFFIT AT THE UPPER EAVE

REMOVE ONLY AS REQUIRED DETERIORATED WOOD RAFTER TAILS AND SOFFIT FRAMING

NEW CONSTRUCTION NOTES

NEW PAINTED EXTERIOR SYNTHETIC TRIM BEADBOARD SOFFIT AND CROWN MOULDING

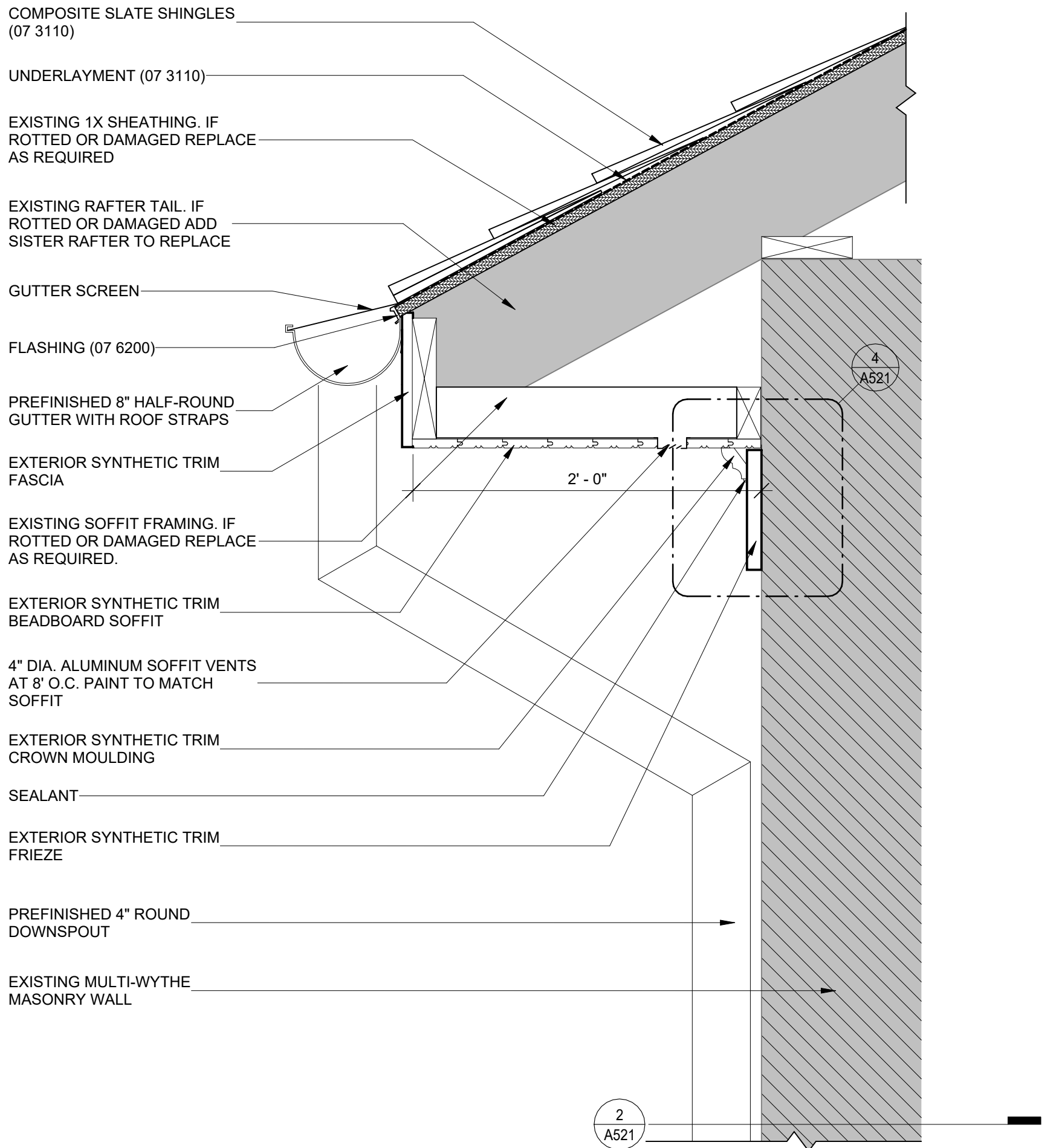
NEW PAINTED EXTERIOR SYNTHETIC TRIM FASCIA AND FRIEZE

4" DIA. ALUMINUM SOFFIT VENTS AT 8' O.C. PAINT TO MATCH SOFFIT

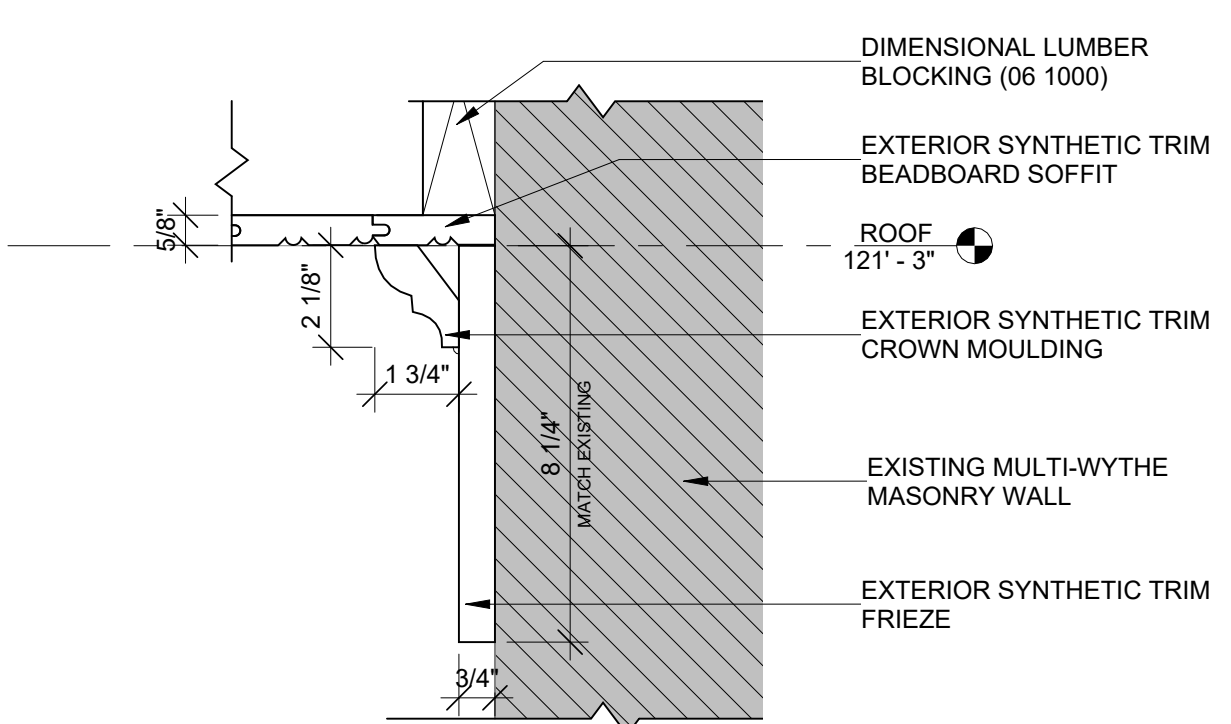
REPLACE DEMO'D WOOD RAFTER TAILS AND SOFFIT FRAMING WITH MATCHING NEW MATERIAL AS REQUIRED

NEW PREFINISHED 8" HALF-ROUND GUTTER SYSTEM WITH PREFINISHED 4" ROUND DOWNSPOUTS AND CONCRETE SPLASHBLOCKS

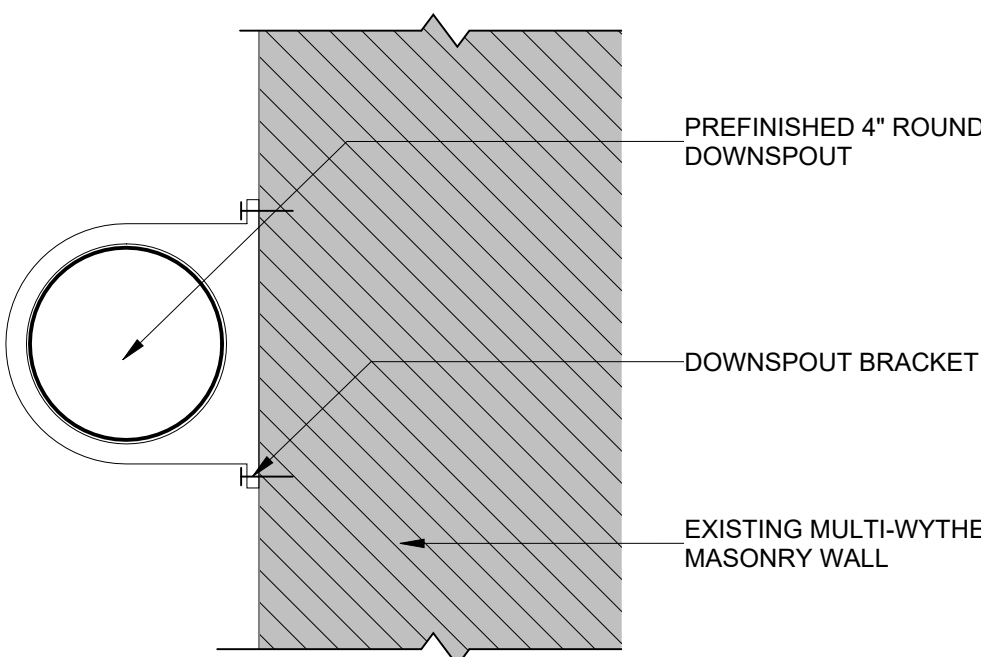




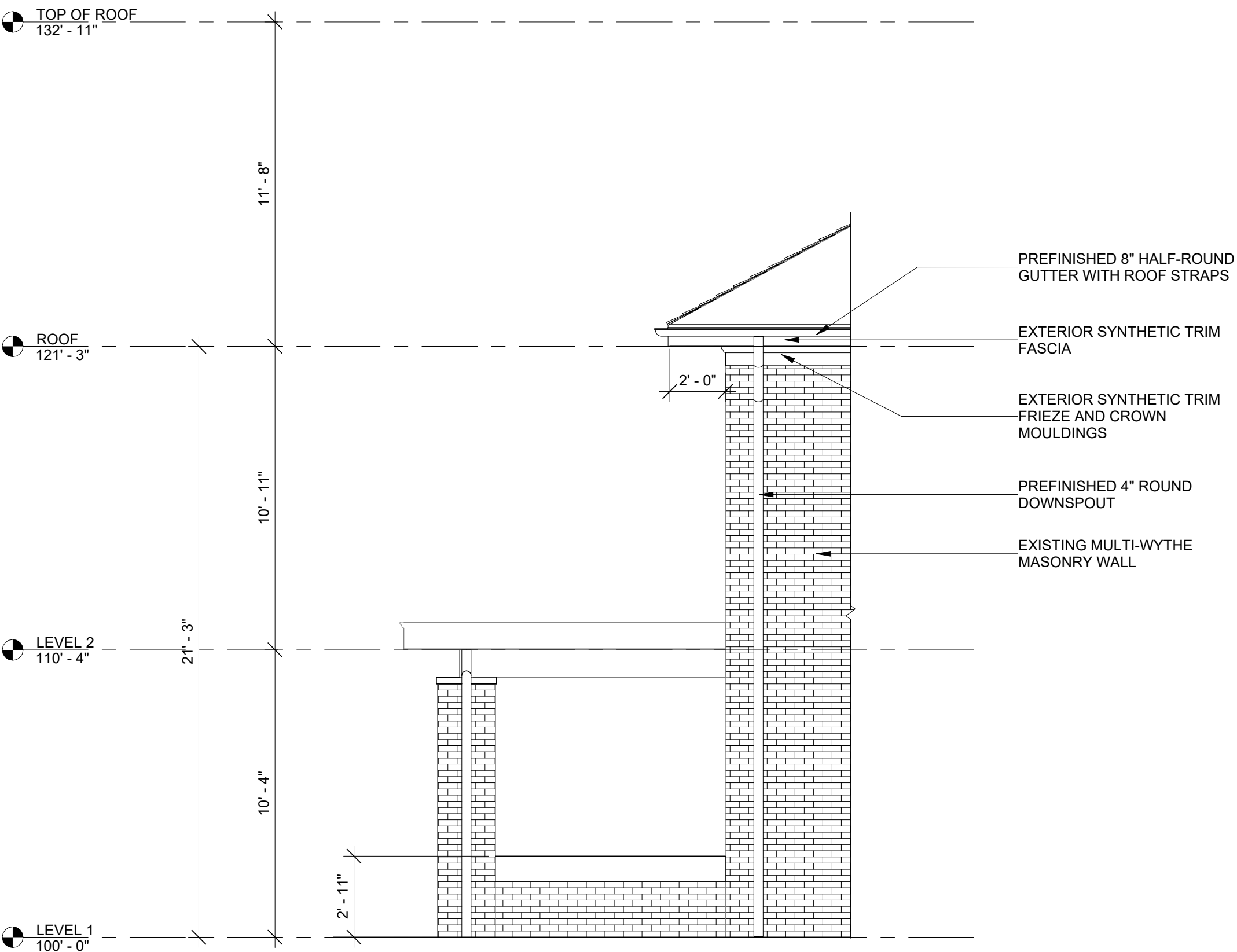
3 SECTION DETAIL AT SOFFIT
A521/ 1 1/2" = 1'-0"



4 SECTION DETAIL AT FRIEZE TRIM
A521/ 3" = 1'-0"



2 PLAN DETAIL AT DOWNSPOUT
A521/ 3" = 1'-0"



1 EXTERIOR ELEVATION - SOUTHWEST
A521/ 1/4" = 1'-0"

FINISH AND MATERIALS LEGEND		
CSS-1	COMPOSITE SLATE SHINGLES	07 3110
	DAVINCI SINGLE-WIDTH SLATE ROOFING TILES	
S-1	EXTERIOR SYNTHETIC TRIM SOFFIT	06 6500
	TRUEXTERIOR EXTERIOR BEADBOARD 5/8" X 6"	
F-1	EXTERIOR SYNTHETIC TRIM FASCIA & FRIEZE	06 6500
	TRUEXTERIOR EXTERIOR TRIM NOM. 1X EXISTING WIDTH	
M-1	EXTERIOR SYNTHETIC TRIM MOULDING	06 6500
	DURATION MILLWORK CROWN MOULDING NO. D52 11/16" X 2 1/2"	
P-1	PAINT COLOR TYPE - 1	09 9113
	WHITE - TO MATCH EXISTING	

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CAD DWG FILE: _____
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CHECKED BY: JL _____
DESIGNED BY: KN _____

SHEET TITLE:

DETAILS AND
FINISHES

SHEET NUMBER:

A521

4 OF 4 SHEETS
08/22/2025