

Replace Multi-Tier Porch & Sidewalk, The Lohman Building Jefferson Landing State Historic Site Jefferson City, Missouri

ISSUE FOR BID



ARCHITECTURE

Simon Oswald Associates, Inc.

www.soa-inc.com

2801 Woodard Drive, Suite 103

Columbia, MO 65202

573.443.1407

Architecture Interior Design
Planning Sustainability

OWNER: STATE OF MISSOURI
 MIKE KEHOE,
 GOVERNOR

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

DESIGNER: Simon Oswald Associates, Inc.
 DBA SOA Architecture

PROJECT NUMBER: #X2514-01

SITE NUMBER: #5311 - Jefferson Landing State Historic Site

ASSET NUMBER: #7815311001 - Lohman Building

MISSOURI STATE CERTIFICATE OF AUTHORITY
#000826

SHEET NUMBER:

G001

1 OF 16 SHEETS
April 28, 2026



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Interior Design
Planning
Sustainability
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Missouri Certificate of Authority Number: 000826

OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION

Project Name
**Replace Multi-Tier Porch &
Sidewalk, Lohman Building**
Jefferson Landing State
Historic Site
100 Jefferson St,
Jefferson City, MO 65101

PROJECT # X2514-01
SITE # 5311
ASSET # 7815311001
ISSUE FOR BID

REVISION	DATE

ISSUE DATE: April 28, 2026

CAD DWG FILE:

DRAWN BY: CJ/JM
CHECKED BY: JH
DESIGNED BY: SOA

SHEET TITLE:
**SHEET LIST & CODE
SUMMARY**

SHEET NUMBER:
G002
SHEET 2 OF 16
ISSUE DATE: April 28, 2026

CODE & ZONING INFORMATION

Applicable Codes:
2018 International Building Code
2018 International Existing Building Code
2018 International Energy Conservation Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fire Code
2018 International Fuel Gas Code
2017 National Electric Code/NFPA 70
2017 ICC A117.1 Accessible and Usable Buildings and Facilities
2010 Americans with Disabilities Act – Standards for Accessible Design

Zoning: C-3 Central Commercial District
Local Fire Department: Jefferson City Fire Department
Local Building Code Jurisdiction: City of Jefferson
General Information:
Use Group - Business
Construction Type – VB

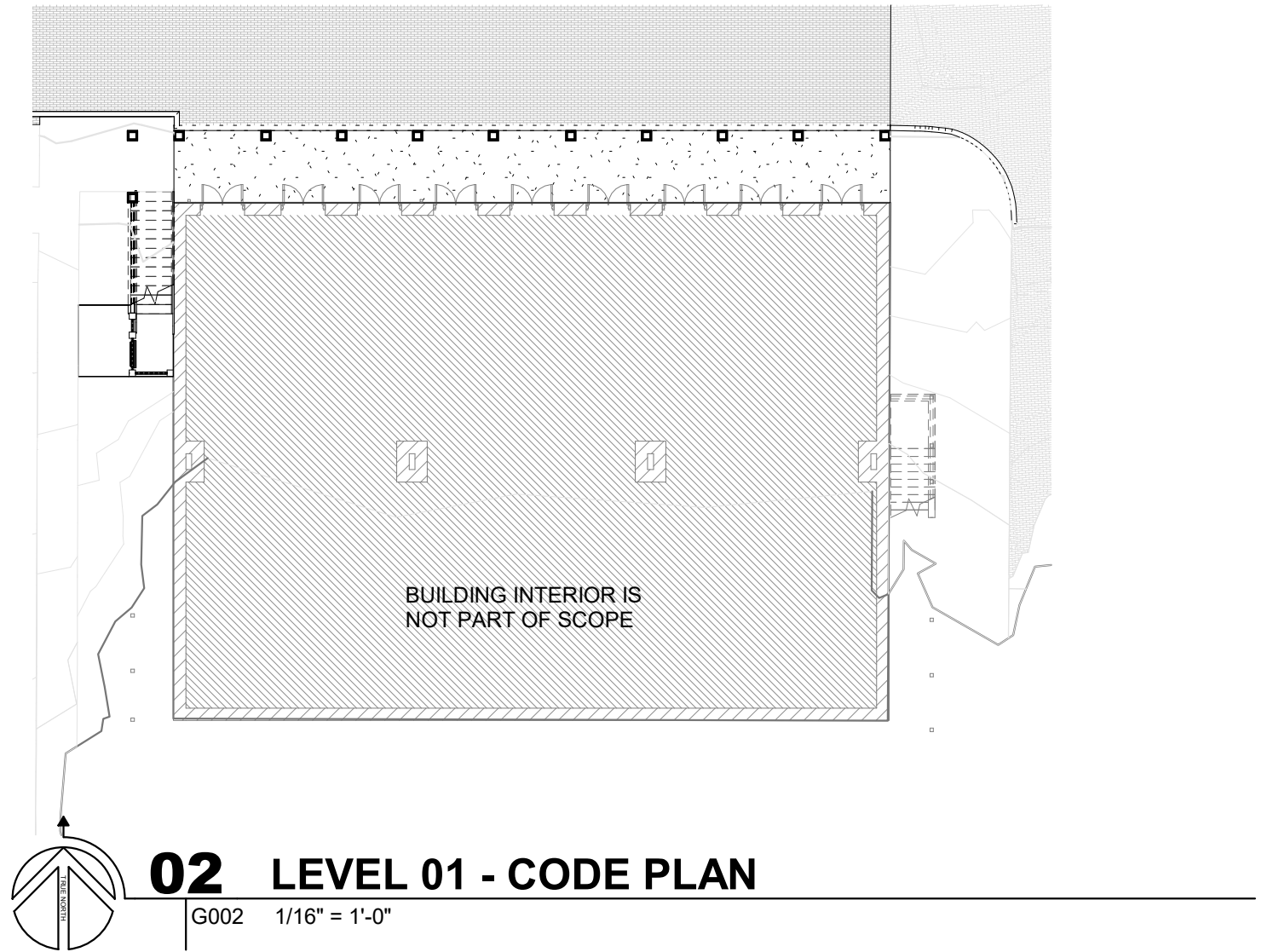
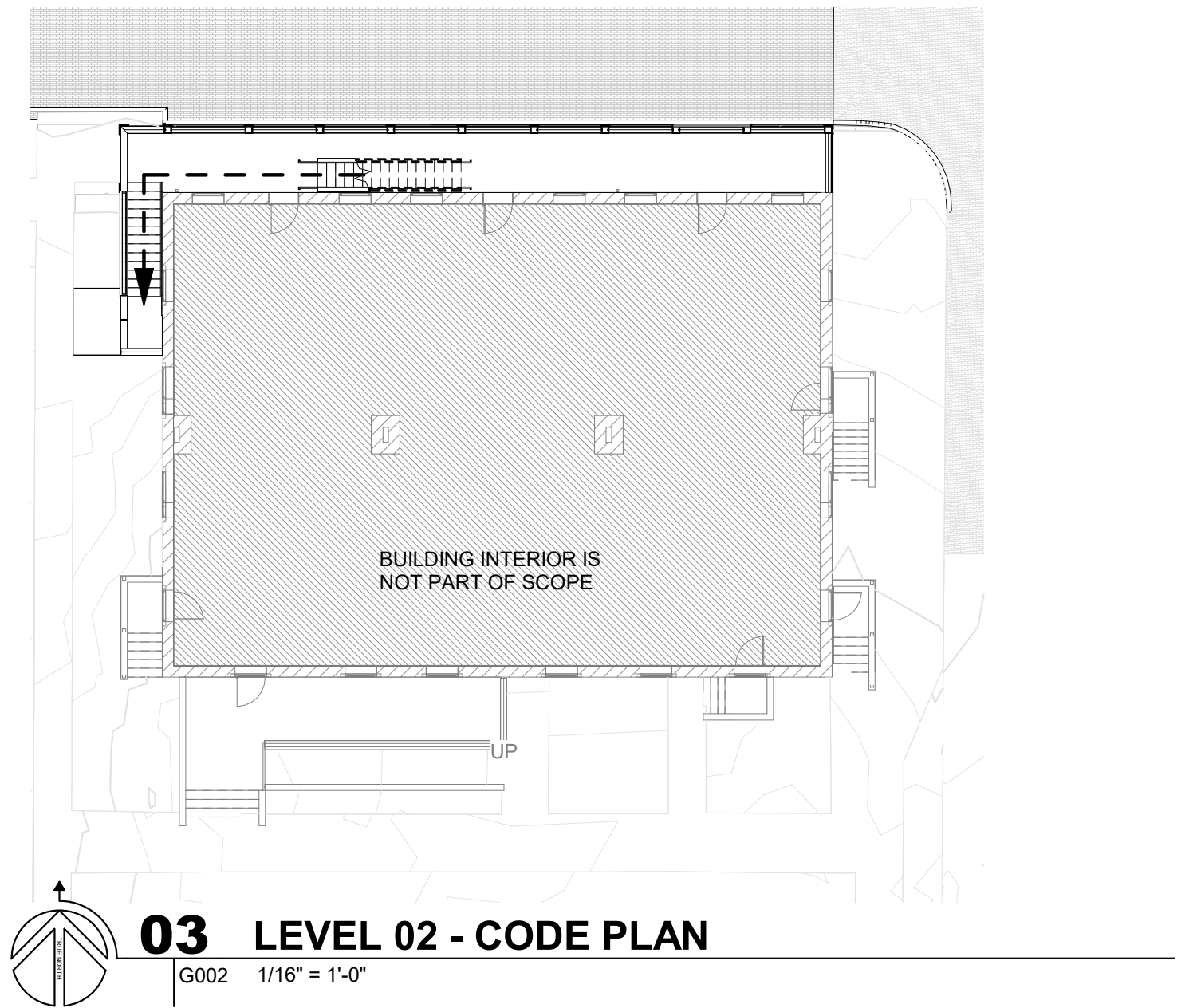
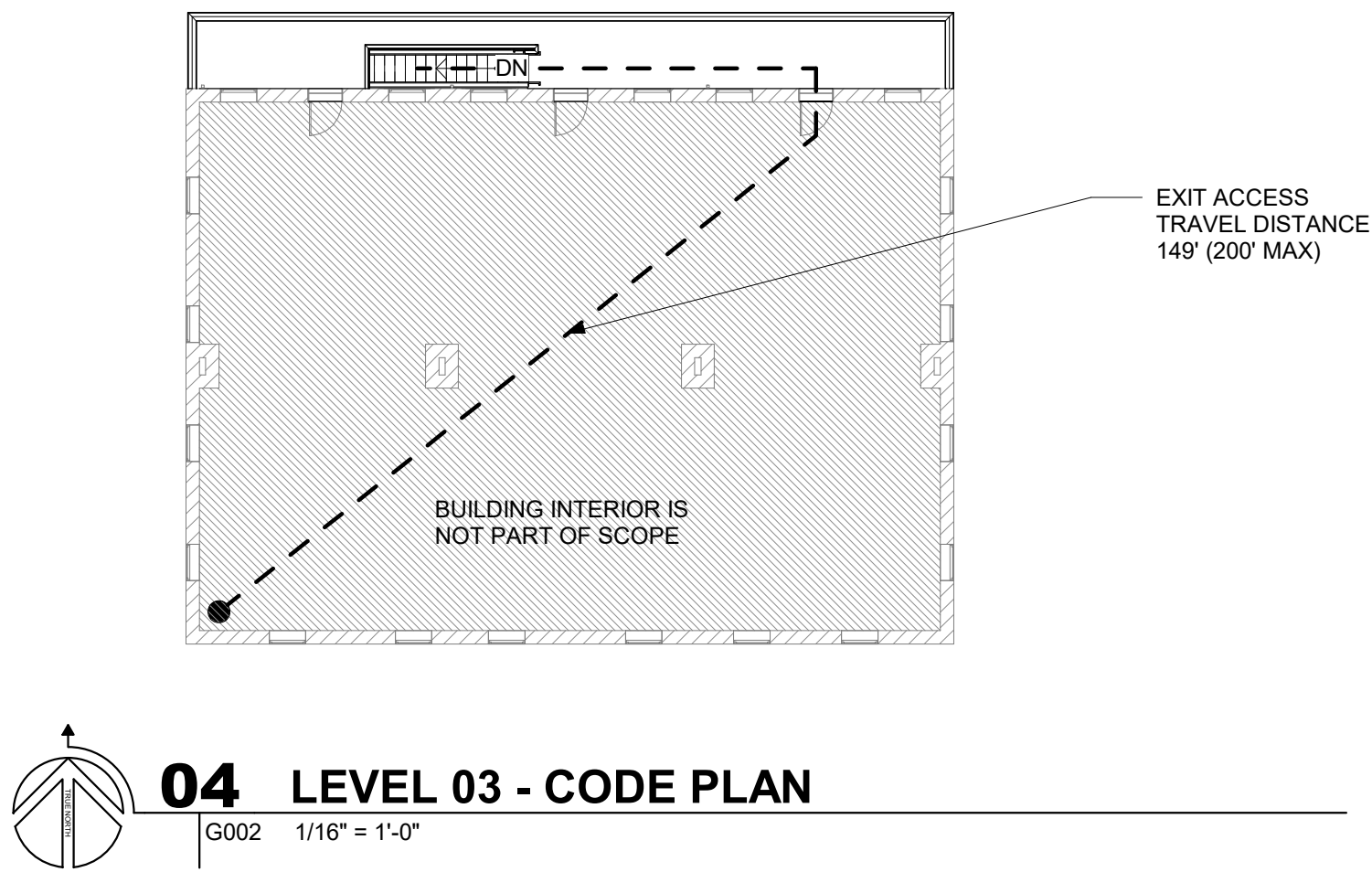
GENERAL CODE PLAN NOTES & SYMBOLS

F.E. FIRE EXTINGUISHER
--> PATH OF TRAVEL
123 160 - COMBINED OCCUPANT LOAD AT A GIVEN DOOR OR STAIR
- TOTAL EXIT CAPACITY OF DOOR OR STAIR
(THE CAPACITY OF DOORS ARE DETERMINED AS FOLLOWS:
CLEAR OPENING WIDTH IN INCHES DIVIDED BY 0.2
THE CAPACITY OF STAIRS ARE DETERMINED AS FOLLOWS:
WIDTH IN INCHES DIVIDED BY 0.3)

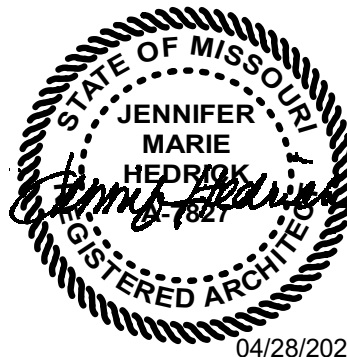
01 VIEW NAME
1/8" = 1'-0"
DRAWING SHEET
REFERENCING SHEET
TRUE NORTH ARROW

GENERAL NOTES & SYMBOLS

--- (X1) STRUCTURAL GRID
Name Elevation LEVEL MARKER
100'-0" SPOT ELEVATION
1 A101 BUILDING SECTION
1 A101 WALL SECTION
1 A101 DETAIL SECTION
A301 1 BUILDING ELEVATION
ASI 02 REVISION TAG
01 DEMOLITION KEYNOTE
01 VIEW NAME
1/8" = 1'-0"
DRAWING SHEET
REFERENCING SHEET
TRUE NORTH ARROW
01 NEW WORK KEYNOTE



STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



04/28/2026
Simon Oswald Associates, Inc. -
Architect
License No. A-7827



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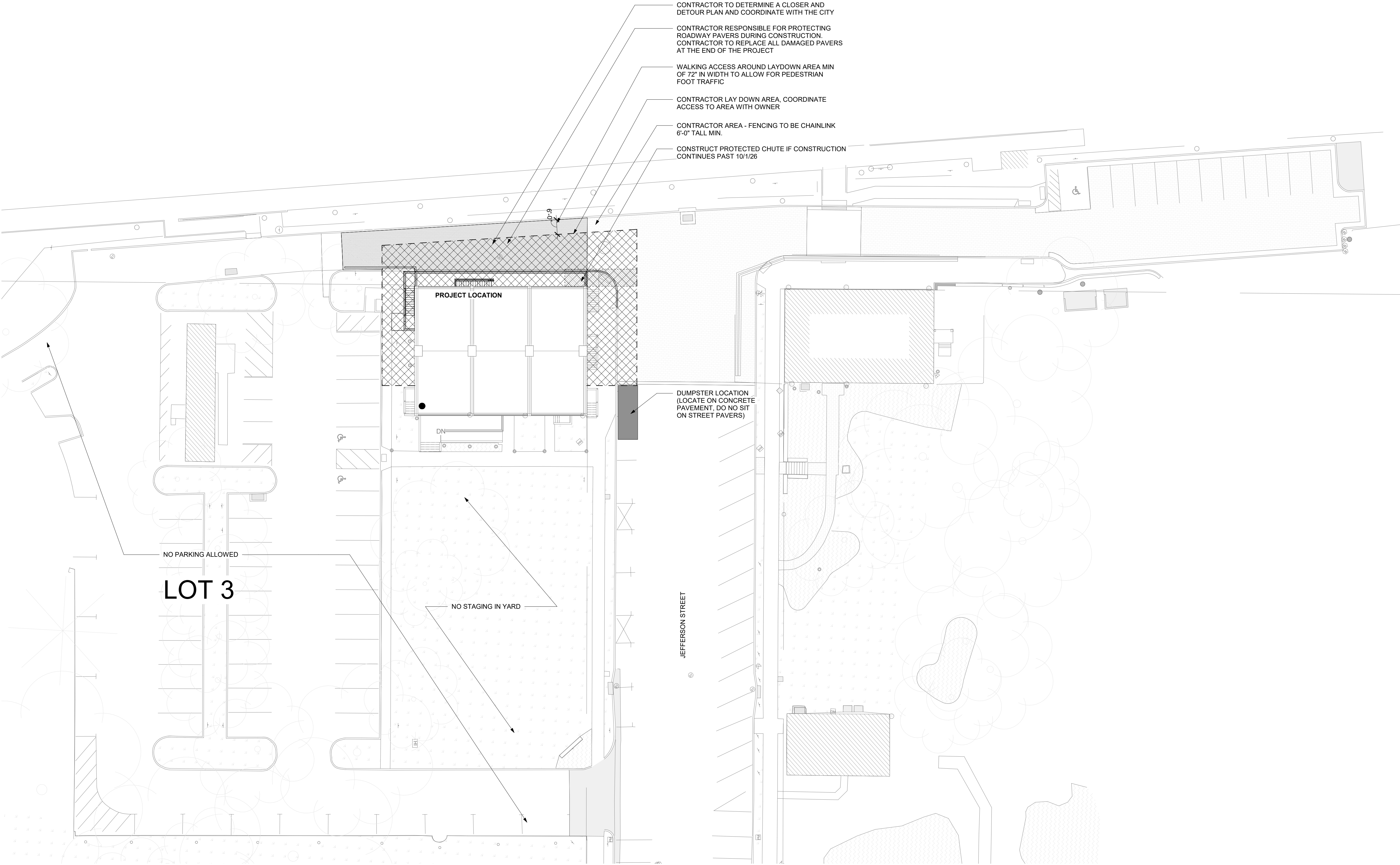
ISSUE DATE: April 28, 2026

CAD DWG FILE:

DRAWN BY: CJ/JM
CHECKED BY: JH
DESIGNED BY: SOA

SHEET TITLE:
**SITE PREMISES /
CONSTRUCTION
STAGING**

SHEET NUMBER:
G003
SHEET 3 OF 16
ISSUE DATE: April 28, 2026





Brian K. McMillian, PE - Engineer
MO PE # 2003015009



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SITE # 5311

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REVISION	DATE

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CAD DWG FILE: 21854.010C_EXISTING
CONDITIONS

DRAWN BY: **PN**
CHECKED BY: **BM**
DESIGNED BY: **PN**

SHEET TITLE:
**EXISTING
CONDITIONS**

SHEET NUMBER:

C100

SHEET 4 OF 16

ISSUE DATE: April 28, 2026

SURVEY INFORMATION:

ALL SURVEY DATA SHOWN WAS PROVIDED BY:
McClure
2001 WEST BROADWAY
COLUMBIA, MO 65203

CONTACT: TIMOTHY J. DEVANEY
PHONE: 573-814-1568

ENGINEERING FIRM OF RECORD:

601 MONROE ST, SUITE 201
JEFFERSON CITY, MO 65101
PROJECT CONTACT: BRIAN MCMILLIAN, PAUL NEUKIRCH
EMAIL: BRIAN.MCMILLIAN@BARTWEST.COM, PAUL.NEUKIRCH@BARTWEST.COM
PHONE: 573-659-6764, 785-330-7044

PROJECT CONTROL:

PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
200	999759.36'	1734599.90'	564.05'	1/2" REBAR W/CAP
201	999971.77'	1734543.44'	556.16'	PK NAIL
202	999703.92'	1734528.71'	568.50'	PK NAIL
203	999805.65'	1734389.80'	566.12'	PK NAIL
204	999873.71'	1734675.09'	555.54'	PK NAIL
205	999749.08'	1734822.82'	557.06'	PK NAIL
206	999857.51'	1734938.10'	559.93'	1/2" REBAR W/CAP
207	999827.63'	1734733.54'	555.63'	PK NAIL

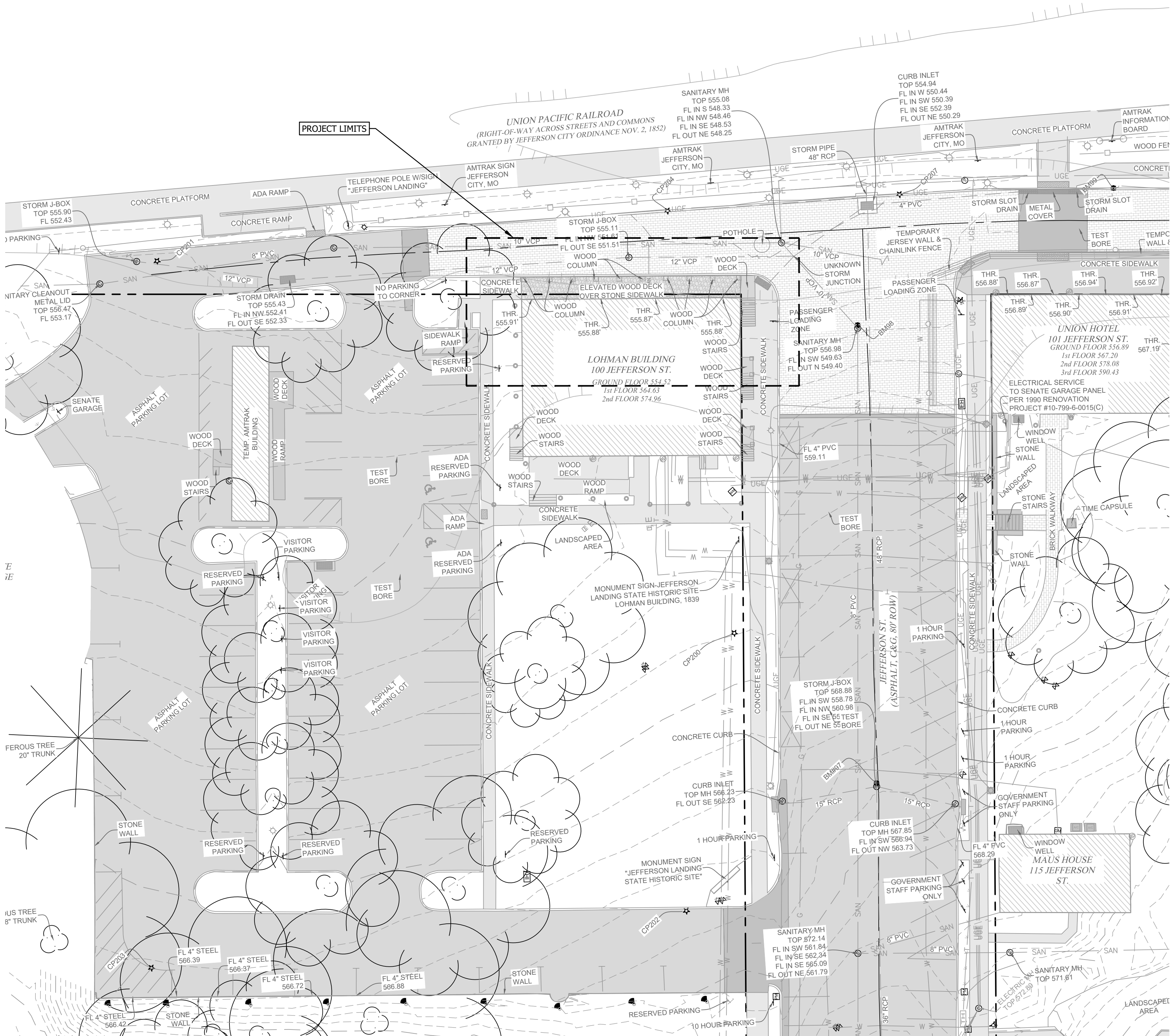
PROJECT BENCHMARK TABLE				
BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
97	999693.17'	1734601.25'	568.82'	CROW FOOT N. RIM MH
98	999805.74'	1734695.46'	556.89'	CROW FOOT N. RIM MH
99	999783.05'	1734785.56'	556.53'	OUT BOX IN CURB

VERTICAL DATUM - NAVD88 (GEOID18) AS OBTAINED
FROM GPS OBSERVATIONS USING THE MODOT VRS NETWORK.

HORIZONTAL DATUM - NAD83(2011) STATE PLANE COORDINATE
SYSTEM MISSOURI CENTRAL 2402 - AS OBTAINED FROM GPS
OBSERVATIONS USING THE MODOT VRS NETWORK. SCALED TO
GROUND ABOUT CONTROL POINT 200. GROUND SCALE FACTOR:
1.0000783828. ALL DISTANCES ARE GROUND DISTANCES

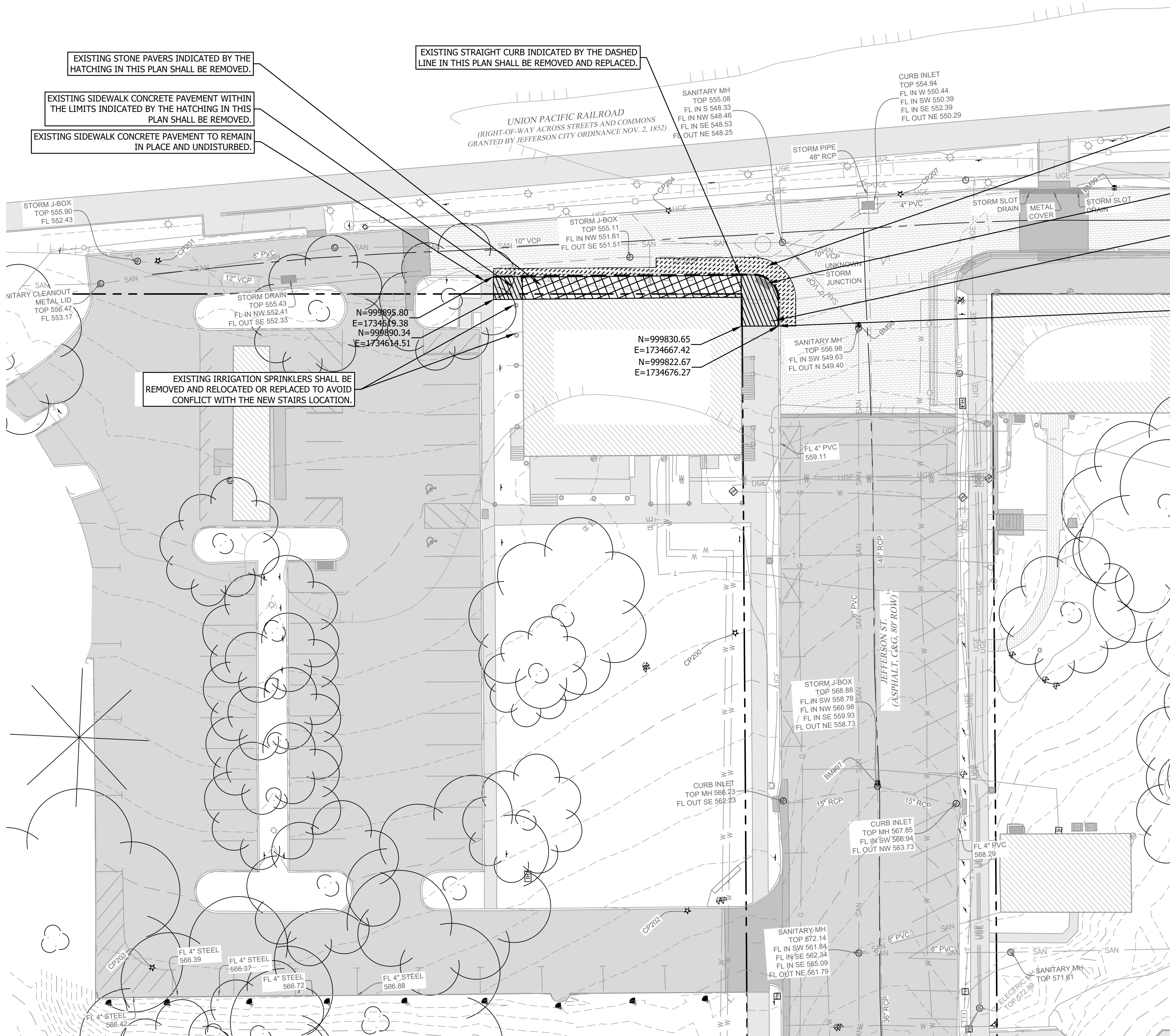
SITE LEGEND:

SITE BLOCKS		SITE LINE WORK	
	AIR CONDITIONING		CENTER LINE
	BENCHMARK		RIGHT-OF-WAY LINE
	BOLLARD		FENCE-CHAIN LINK
	CLEANOUT-SANITARY SEWER		FENCE-WOOD
	CONTROL POINT		UNDERGROUND CABLE
	ELECTRIC RISER		UNDERGROUND ELECTRIC
	DRAIN-METAL GRATE		UNDERGROUND GAS
	FIRE HYDRANT		UNDERGROUND SANITARY SEWER
	FLOOD LIGHT		UNDERGROUND STORM
	HANDHOLE- ELECTRIC		UNDERGROUND TELECOMMUNICATIONS
	HANDHOLE- IRRIGATION		FLHA 100 YEAR
	HANDHOLE- TELECOM		FLHA 500 YEAR
	IRRIGATION HEADS	TYPICAL HATCHING	
	METER-ELECTRIC		CONCRETE
	METER-GAS		GRASS
	METER-WATER		BRICK
	MANHOLE-UNKNOWN		BUILDING
	MANHOLE-SANITARY SEWER		MULCH
	MANHOLE-STORM		SITE WALL
	MANHOLE-WATER		CONCRETE SIDEWALK
	PEDESTAL-TELECOM ONLY		ASPHALT
	PARKING METER		
	POLE		
	POLE-WITH CONCRETE BASE		
	POLE-TRAFFIC		
	ROOF DRAIN		
	SIGN		
	SIGN-DOUBLE POST		
	TREE-CONIFEROUS		
	TREE-DECIDUOUS		
	VALVE- UNKNOWN		
	VALVE-WATER		
	YARD LIGHT		



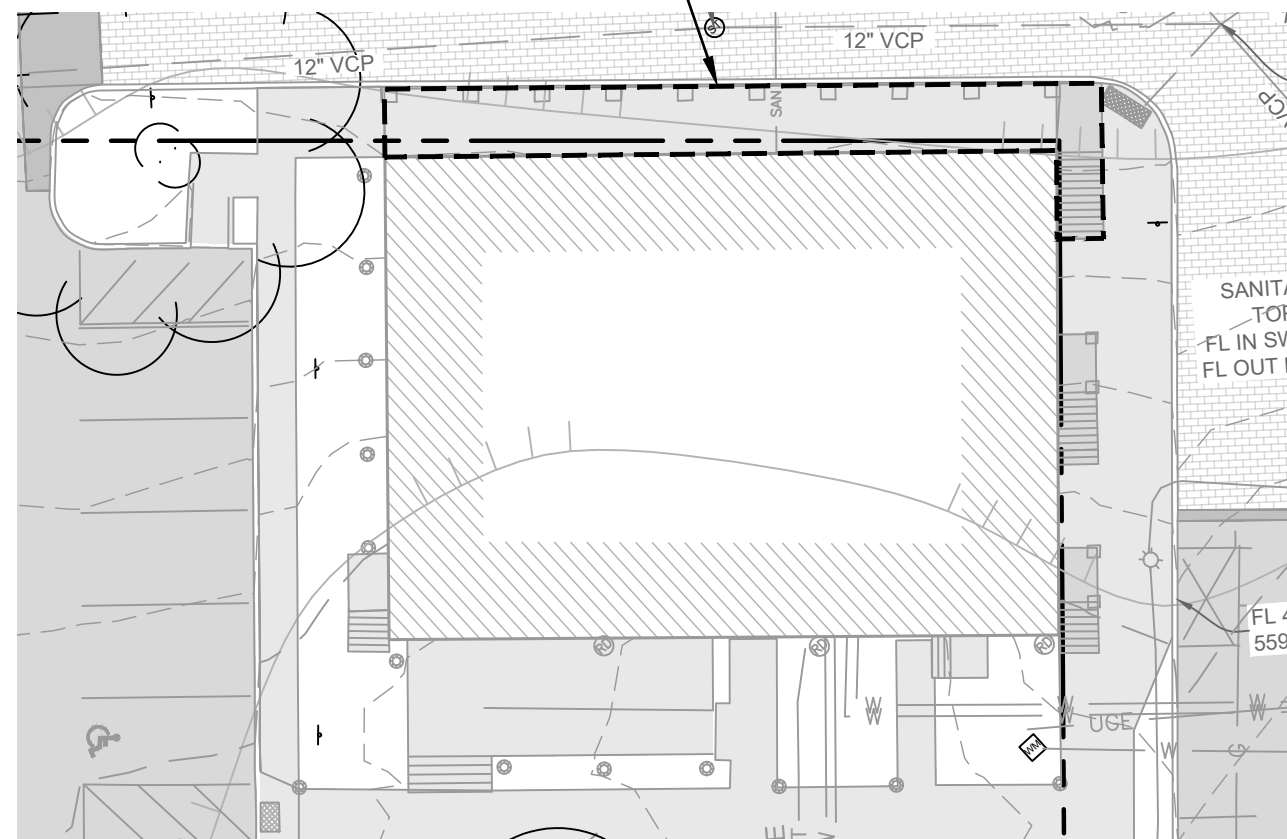
EXISTING CONDITIONS

SCALE: 1"=20'
0 20' 40'



DEMOLITION PLAN
SCALE: 1"=20'
0 20' 40'

EXISTING ELEVATED WOOD DECK AND STAIRS WITHIN THE LIMITS OF THE DASHED LINE SHOWN IN THIS PLAN SHALL BE REMOVED AND REPLACED. REFER TO THE ARCHITECTURAL PLANS.



ELEVATED WOOD DECK
SCALE: 1"=20'
0 20' 40'

DEMOLITION NOTES:

1. ALL UTILITY INFORMATION SHOWN HEREIN IS BASED ON THE TOPOGRAPHIC INFORMATION SURVEYED BY MCCLURE ENGINEERING AT THE TIME OF DESIGN. CONTRACTOR SHALL VERIFY ALL UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO FIELD LOCATE AND/OR ADJUST THEIR UTILITY AS REQUIRED FOR CONSTRUCTION. DIG SAFE SHALL LOCATE PUBLIC UTILITIES. OWNER WILL COORDINATE 3RD PARTY LOCATOR FOR PRIVATE UTILITIES. ALL UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND THE DESIGN PROFESSIONAL ASSUMES NO LIABILITY FOR SAME.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING DEMOLITION AND IS RESPONSIBLE FOR ALL DEWATERING NECESSARY FOR CONSTRUCTION.
3. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
4. ALL WASTE EXCAVATION, CONSTRUCTION MATERIALS, DEMOLISHED STRUCTURES AND DEBRIS REMOVED FROM THE SITE SHALL COMPLY WITH THE CITY OF JEFFERSON, MO. DESIGN CODES.
5. CONTRACTOR SHALL PROVIDE THE APPROPRIATE BMP (COMPOST SOCK, GRAVEL FILTER BAGS, WADDLES, SILT FENCE ETC.) AROUND STOCKPILE AREA TO PROTECT ADJACENT INLETS ETC. UNTIL STOCKPILE IS REMOVED FROM SITE. ALL EXCAVATED OR OTHERWISE DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AS NEARLY AS IS PRACTICAL. THE REPLACEMENT MATERIALS SHALL BE COMPACTED SO AS TO PREVENT SETTLEMENT. ANY PARKING OR DRIVE SURFACING, SIDEWALK OR ESTABLISHED TURF AREAS SHALL BE REPLACED IN KIND OR AS SHOWN HEREIN.
6. ALL DEMOLITION SHALL COMPLY WITH THE CITY OF JEFFERSON, MO. DESIGN CODES.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL BARRICADES REQUIRED FOR SAFETY IN AND AROUND THE CONSTRUCTION SITE. CONTINUOUS MAINTENANCE OF TRAFFIC CONTROL DEVICES DURING THE TERM OF THIS PROJECT IS THE CONTRACTOR'S RESPONSIBILITY. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST VERSION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
8. ALL EXISTING STRUCTURES TO REMAIN WITHIN THE CONSTRUCTION LIMITS SHALL BE PROTECTED BY MEANS OF FENCING AND OTHER DEVICES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THESE STRUCTURES AND CLEAN UP ALL DEBRIS NEAR, ON, OR AROUND THESE STRUCTURES AT COMPLETION OF WORK.
9. THE CONTRACTOR SHALL VERIFY ANY DEMOLITION DIMENSIONS SHOWN PRIOR TO COMMENCING DEMOLITION.
10. THE CONTRACTOR SHALL ESTABLISH STAGING, STORAGE AND PARKING AREAS PER APPROVAL OF THE OWNER, THE AREAS SHALL BE FENCED WITH TEMPORARY FENCING AS APPROVED BY THE OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL SURVEY STAKES (CONTROL POINTS, REFERENCE POINTS, BENCH MARKS, PROPERTY AND OFFSET CORNERS, AND ALL OTHER ESSENTIAL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS) UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. THE CONTRACTOR SHALL PAY FOR RE-STAKING ANY SURVEY STAKES THAT ARE DESTROYED.
12. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN MOVING OR WORKING NEAR ANY UTILITIES.
13. SAWCUTS ALONG SIDEWALKS AND PAVEMENT SHALL BE REMOVED AT THE NEAREST EXISTING JOINT IF APPLICABLE.

STATE OF MISSOURI
MIKE KEHOE,
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Brian K. McMillan, PE - Engineer
MO PE # 2003015009



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Project Name

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Sidewalk, Lohman Building**

Jefferson Landing State

Historic Site

100 Jefferson St,
Jefferson City, MO 65101

PROJECT # X2514-01

SITE # 5311

ASSET # 7815311001

ISSUE FOR BID

REVISION	DATE

ISSUE DATE: April 28, 2026

CAD DWG FILE: 21854.010C_DEMO
PLAN

DRAWN BY: **PN**
CHECKED BY: **BM**
DESIGNED BY: **PN**

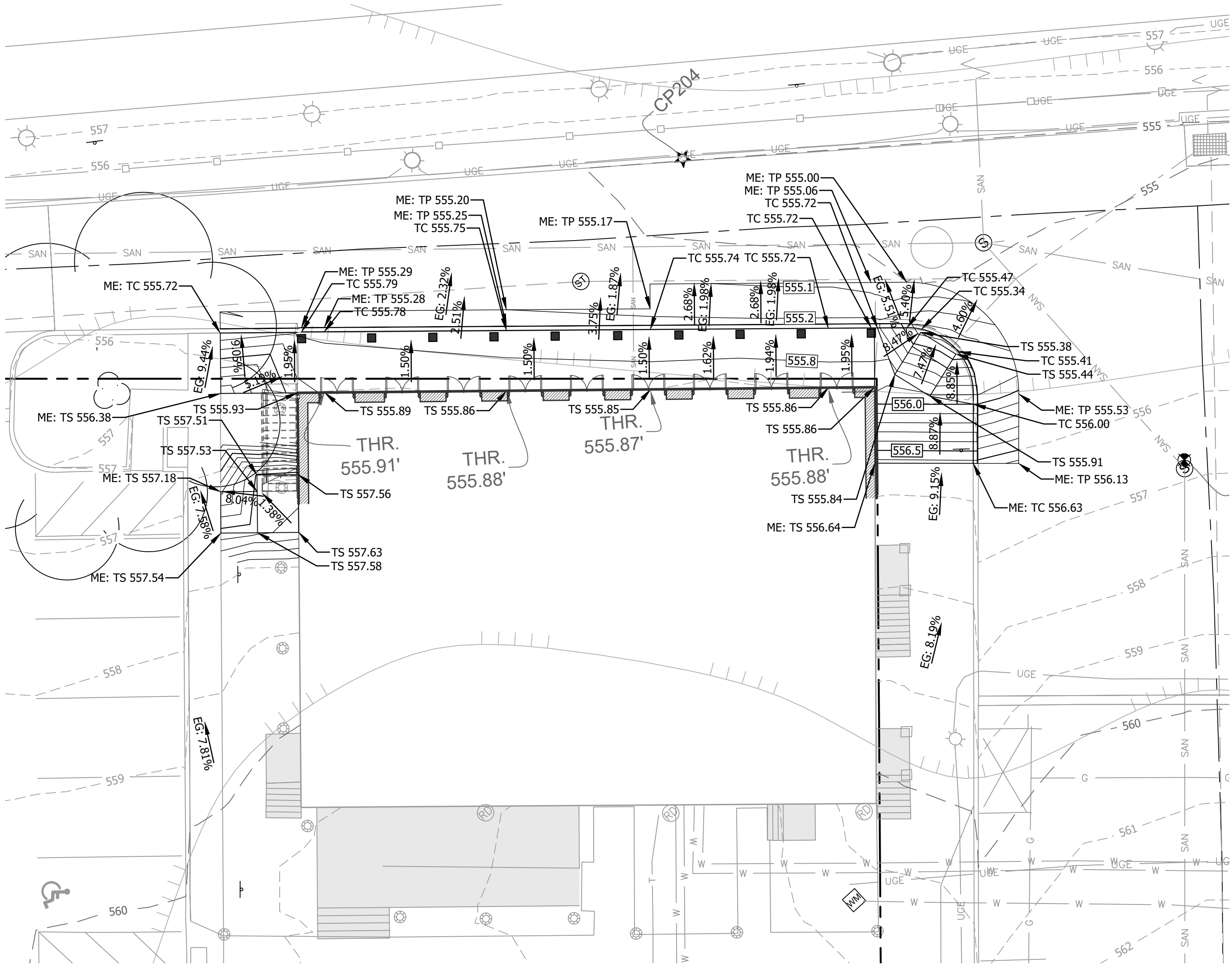
SHEET TITLE:
**DEMOLITION
PLAN**

SHEET NUMBER:

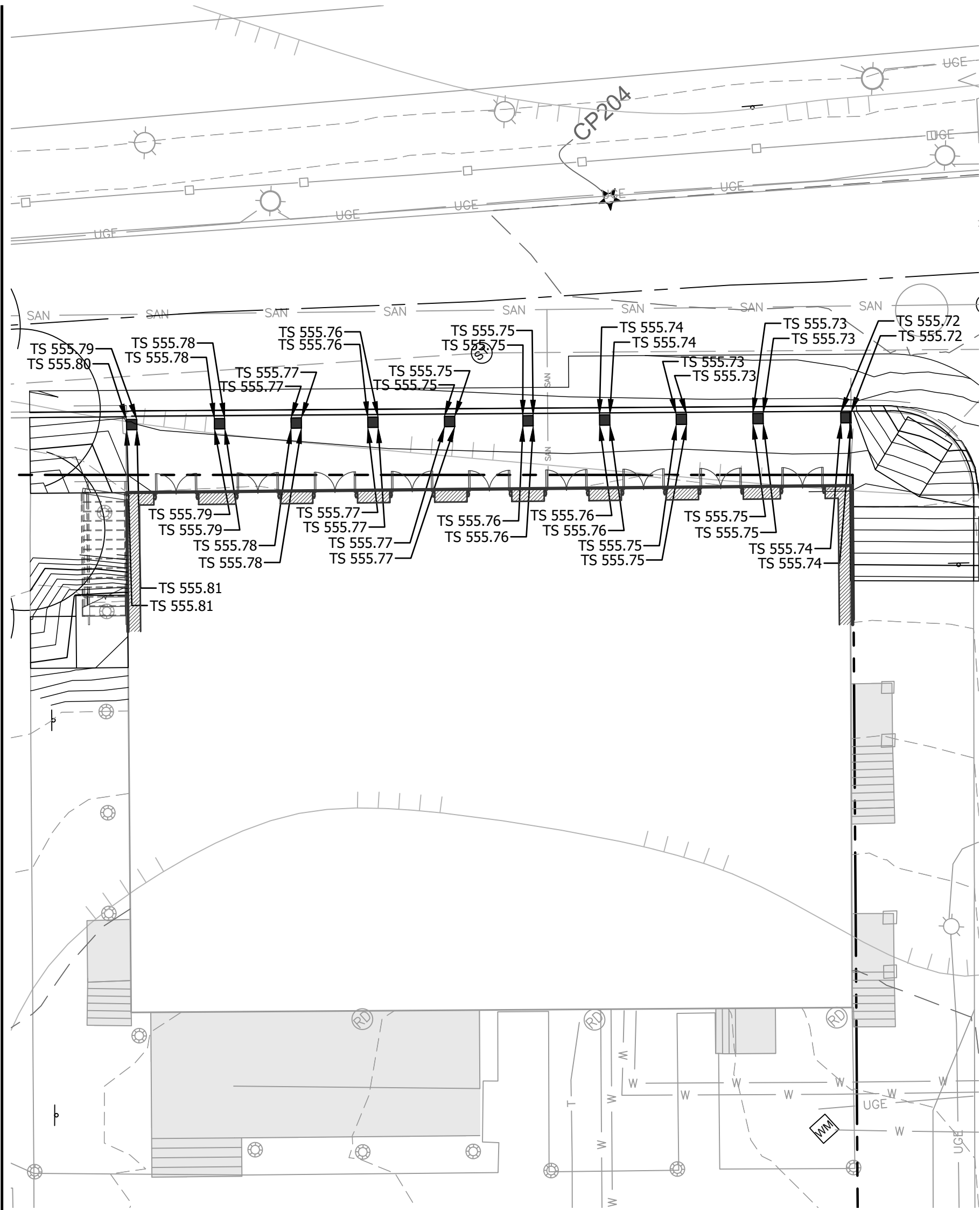
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SHEET 5 OF 16

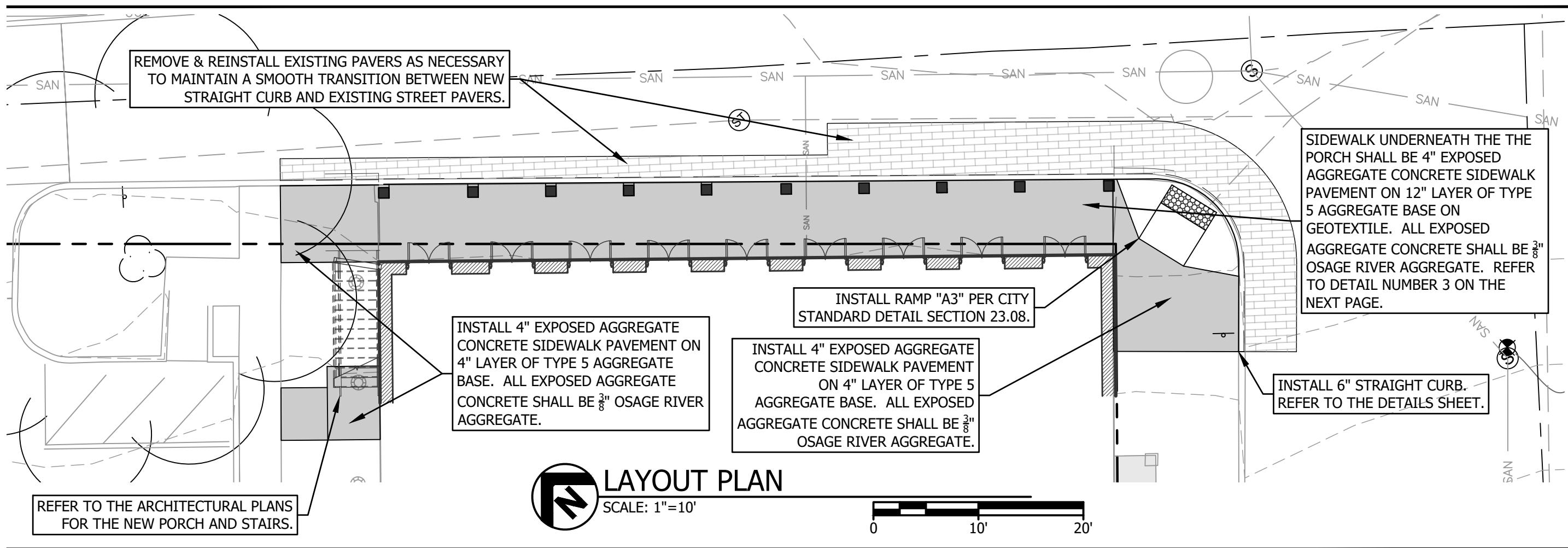
ISSUE DATE: April 28, 2026



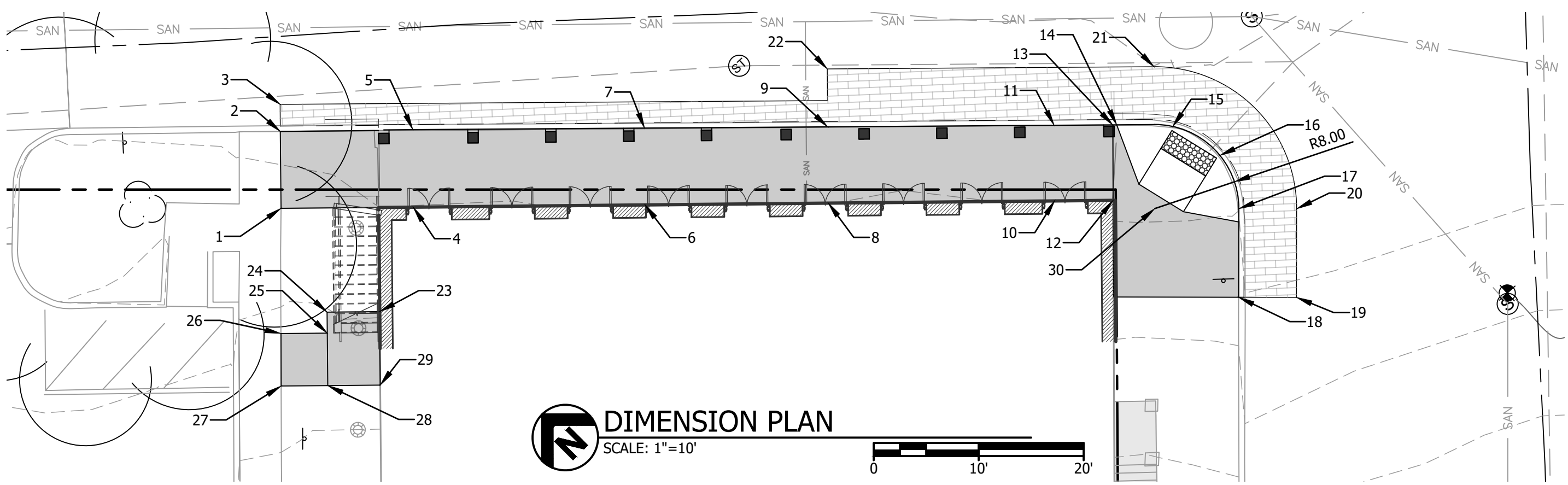
GRADING PLAN
SCALE: 1"=10'



TOP OF PAVEMENT ELEVATIONS AT FOOTINGS
SCALE: 1"=10'



LAYOUT PLAN
SCALE: 1"=10'



DIMENSION PLAN
SCALE: 1"=10'

LAYOUT NOTES:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL RECORD "AS-BUILT" DIMENSIONS OR LOCATIONS OF ANY APPURTENANCES IF THEY DIFFER FROM THE PLANS.
2. ALL HANDICAPPED SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL, AND ADA SPECIFICATIONS AS CURRENTLY IN EFFECT.
3. CONTACT AFFECTED OWNER(S) A MINIMUM OF 24 HOURS PRIOR TO HALTING OF UTILITY SERVICES. UNDER NO CIRCUMSTANCE SHALL ANY UTILITY SERVICE BE DISCONTINUED FOR MORE THAN ONE (1) 12-HOUR PERIOD.
4. ALL DISTURBED OFFSITE CONDITIONS SHALL BE REPLACED TO THEIR PREVIOUS CONDITION(S). ANY DAMAGE TO OR REMOVAL OF EXISTING CONDITIONS OCCURRING UPON ADJACENT PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THEIR PREVIOUS CONDITION(S).
5. CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PRESERVE AND/OR PROTECT ANY EXISTING VEGETATION OUTSIDE OF AREAS TO BE GRADED. THE PERSON(S) WHO DAMAGES ANY OF THESE AREAS SHALL BE HELD RESPONSIBLE FOR ALL COSTS OF REPLACEMENT MATERIALS AND LABOR.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION.
7. ALL METHODS AND MEANS OF CONSTRUCTION PERFORMED ON THIS PROJECT SHALL CONFORM TO THE DESIGN CRITERIA FOR THE CITY OF JEFFERSON, MO.

GRADING NOTES:

1. ALL QUANTITIES SHALL BE CALCULATED BY THE CONTRACTOR AND INCLUDE ALL SUBSIDIARY ITEMS NECESSARY TO COMPLETE THE WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS REQUIRED FOR THE SITE GRADING.
3. ALL AREAS DISTURBED DURING THE PROGRESS OF THIS PROJECT SHALL BE FINISHED WITH 6" (MIN.) OF TOPSOIL AND GRADED/RESTORED TO EXISTING CONDITIONS PRIOR TO DISTURBANCE.
4. ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS.
5. GRADING PLAN REFLECTS TOP OF TURF OR PAVEMENT ELEVATION UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE DRAINAGE DURING ALL PHASES OF CONSTRUCTION.
7. EXISTING UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION WORK. ANY DAMAGE TO EXISTING STRUCTURES, UTILITIES, FENCES, AND/OR INCIDENTALS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. NO SLOPES ON THIS SITE SHALL EXCEED 3 TO 1.

Point Table			
Point #	Northing	Easting	
1	999890.3370	1734614.5080	
2	999895.7987	1734619.3803	
3	999897.7202	1734621.0992	
4	999881.9220	1734623.8890	
5	999887.4234	1734628.8274	
6	999867.2388	1734640.3723	
7	999872.6775	1734645.2544	
8	999855.6312	1734653.3973	
9	999861.0232	1734658.2375	
10	999841.2731	1734669.5037	
11	999846.6097	1734674.2942	
12	999837.5390	1734673.6350	
13	999842.8619	1734678.4391	
14	999842.6300	1734678.7277	
15	999838.9141	1734682.5719	
16	999833.8605	1734684.0345	
17	999828.8909	1734681.9520	
18	999822.6669	1734676.2654	
19	999818.9503	1734680.3332	
20	999825.1744	1734686.0198	

Point Table			
Point #	Northing	Easting	
21	999844.3406	1734685.0705	
22	999865.1235	1734661.9182	
23	999876.7424	1734614.8261	
24	999880.0720	1734611.0960	
25	999878.5813	1734609.7627	
26	999881.5240	1734606.4725	
27	999877.8143	1734603.1201	
28	999874.8580	1734606.4327	
29	999871.5248	1734610.1596	
30	999834.2870	1734676.0458	

LEGEND

EG = EXISTING GRADE
FG = FINISHED GRADE
ME = MATCH EXISTING GRADE
TP = TOP OF PAVEMENT
TC = TOP OF CURB
TS = TOP OF SIDEWALK

NOTE: PROPOSED CONTOURS DISPLAYED AT 0.1 AND 0.5 INTERVAL.

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CAD DWG FILE: 21854.010C_GRADING
PLAN

DRAWN BY: **PN**

CHECKED BY: **BM**

DESIGNED BY: **PN**

SHEET TITLE:

**LAYOUT &
GRADING PLAN**

SHEET NUMBER:

C300

SHEET 6 OF 16

ISSUE DATE: April 28, 2026

Sidewalk Notes:

1. The minimum width of continuous passage shall be 48 inches.

2. The cross slope of the sidewalk shall typically be 1.5% but shall not exceed 2%. The slope is typically towards the street but may slope away from the street if it is determined that stormwater runoff will not adversely affect adjacent properties.

3. The sidewalk shall have sawed contraction joints 1/3 of the sidewalk thickness. The joints are to be placed at a spacing that is equal to the width of the sidewalk or as directed by the engineer. In no instance shall the spacing measured in feet exceed twice the sidewalk thickness measured in inches.

4. All sidewalks are to be constructed on a 4" minimum compacted subgrade. This requirement may be met with native material or granular material supplied by the contractor.

5. All concrete used for sidewalk construction shall meet the requirements for concrete pavement. See sheet 20.01.

6. The sidewalk surface shall have a non-slip light broom finish that is perpendicular to the sidewalk.

7. Sidewalks shall be cured as specified in section 502.6 of the Missouri Standard Specifications for Highway Construction.

8. Expansion joints shall be 1/2" pre molded joint filler and shall be placed as follows:

8.1. in long runs at a maximum spacing of 300 feet.

8.2. where one sidewalk abuts another or the sidewalk abuts a sidewalk ramp.

8.3. where the sidewalk is parallel and adjacent to a rigid structure, not including the curb and gutter.

9. Sidewalks shall be doweled to inlets or shall be built integrally with inlet lid. See page 23.03 for details.

10. Sidewalk ramps shall be doweled to intersecting street curbs or commercial drive approaches. See page 23.06 for details.

11. All sidewalks shall meet ADA standards.

10. The reinforced section of sidewalk abutting stormwater inlets as shown on page 23.03 shall be constructed by the developer in conjunction with the construction of the street and is a requirement for street acceptance.

11. Sidewalk ramps as detailed in section 23.00 of these standards shall be constructed by the developer in conjunction with the construction of the street and are a requirement for street acceptance.

Revision and Description:

No:

Date:

Sidewalk Notes

Standard Details

Checked By:

Drawn By:

Date:

SECTION NUMBER

23.01

City of Jefferson

Department of Public Works

Standard Sidewalk

Sidewalk Behind Curb

Sidewalk Behind Curb in Upgrade

Sidewalk Behind Curb in Downgrade

Sidewalk Behind Curb in Steep Downgrade

Notes:

1. In areas where the ground slopes away from the street it may be permissible to slope the sidewalk away from the street after taking into account the drainage implications.

2. In sections that require retaining walls 1/2" expansion material shall be placed between the sidewalk and the wall. For downgrade walls pedestrian guard railings shall be installed.

3. Unless prohibited by terrain the standard sidewalk section is to be used. The standard sidewalk section may also include upward or downward monolithic or independent walls.

Revision and Description:

No:

Date:

Standard Sidewalk Sections

Standard Details

Checked By:

Drawn By:

Date:

SECTION NUMBER

23.02

City of Jefferson

Department of Public Works

ADA Ramp Notes:

1. Sidewalk ramps shall be constructed on all curbed street intersections, commercial drive approaches, and type "E" residential drive approaches where there is existing or proposed sidewalk and as directed by the engineer.

2. Type B ramps are preferred and should be used whenever possible.

3. All ramps inclusive of the flares shall be 6" thick. In the event that a ramp is longer than 6' the portion of the ramp beyond 6' may be 4" thick.

4. Sidewalk ramps shall match the sidewalk width but shall not be less than 48" wide exclusive of the flared sides.

5. In the instance where an intersecting sidewalk abuts a flare of a ramp the flare shall have a maximum slope of 1:10. (10.0%)

6. Ramps are to have a maximum longitudinal slope of 1:12. (8.33%) In the case where the adjacent street grade is greater than 5% it is permissible to stop the ramp when it reaches 15 feet in length even though the 1:12 slope is not attained.

7. All ramps which are not parallel with the sidewalk (ie. type A and C ramps) shall have a landing whose slope is typically 1.5% in all directions but does not exceed 2% in any direction.

8. Sidewalk ramps should not be aligned with drainage structures.

9. All ramps shall be constructed prior to the sidewalk construction unless otherwise approved.

10. The transition from the flow line of the gutter to back of the curb in the area of a sidewalk ramp shall be smooth with no vertical offset and a rise of no more than 1/2".

11. Ramps shall be doweled to the curb and gutter, monolithic curb, or drive approach with 18" long #4 bars on 12" centers.

Detactable Warning Panels

1. All sidewalk ramps, in locations where the sidewalk intersects a commercial entrance having a traffic control sign or signal, or where the sidewalk intersects a street or alley, shall have detactable warning panels.

2. Detactable warning panels are to be placed at the base of the sidewalk ramp such that the closest point is within 2" to 6" from the back of the curb. (see ramp details). The panels are to be placed across the full width of the ramp, and shall extend along the ramp for a distance of 24". The distance between the back of the curb and the start of the most distant point of the detactable warning panels shall not exceed 5'. In a situation which would cause the panels to exceed 5' the panels shall be placed radially with the ramp.

3. The detactable warning panels shall be one of the following:

3.1. Wet-Set High-Impact Polymer Tiles or Wet-Set Cast Iron Tiles as manufactured by TuTtile. (888-960-8897) TuTtile.com

3.2. TekWay High Performance ADA Domes os produced by StrongGo Industries. (866-439-3216) stronggo.com

3.3. Cast in place removable tactile panels produced by ADA Solutions, Inc. (800-372-0519) adatile.com

3.4. Other cast in place panels that are compliant with ADAAG and PROWAG and receive the approval of the engineer.

4. The contractor shall follow the manufacturers recommendations of the installation of the panels. The panels shall match the slope of the ramp and shall be placed such that no vertical displacement occurs between the panel and the surrounding concrete. The panels are to be red in color or in the case of cast iron they may be unpainted.

No lip. Concrete shall transition from flow line of gutter to the back of curb and gutter section with no more than 1/2" rise.

Partial Section of Sidewalk Ramp

Revision and Description:

No:

Date:

Sidewalk Ramp Notes and Details

Standard Details

Checked By:

Drawn By:

Date:

SECTION NUMBER

23.06

City of Jefferson

Department of Public Works

Ramp "A3"

Ramp "A4"

Isometric View

Plan View

Revision and Description:

No:

Date:

Sidewalk Ramp Details Type A3 & A4

Standard Details

Checked By:

Drawn By:

Date:

SECTION NUMBER

23.08

City of Jefferson

Department of Public Works

1

STRAIGHT CURB

NOT TO SCALE

CURB NOTES:

INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT AT 60' INTERVALS & ALL RADIUS POINTS.

INSTALL CONTRACTION JOINTS EVERY 20'.

ALL REINFORCEMENT SHALL BE TERMINATED AT EXPANSION JOINTS.

TOOL JOINT 1" DEPTH OF CONCRETE x 1/8" WIDE WITHIN 24 HOURS OF POUR

4" EXPOSED AGGREGATE CONCRETE PAVEMENT

4" LAYER OF TYPE 5 AGGREGATE BASE

COMPACTED SUBGRADE

6" SUBGRADE COMPACTION EARTH: 98% STANDARD PROCTOR DENSITY WITH OPTIMAL MOISTURE (+0% TO +3%)

NOTES: ALL TOOL JOINTS SHALL BE INSTALLED IN AGGREGATE CONCRETE WHILE WET. AFTER DESIRED FINISH IS ACHIEVED, JOINT SHOULD BE SAWED TO REMOVE DEBIS AND ACHIEVE PROPER DEPTH.

ALL EXPANSION JOINTS SHALL BE 0.5" PER MOLDED JOINT FILLER, NON-EXTRUDING, TYPE B (SUCH AS NP1 OR NOVA LINK) WITH BROWN SAND FINISH. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:

IN LONG RUNS AT A MAXIMUM SPACING OF 300 FEET

BETWEEN STANDARD CONCRETE AND EXPOSED AGGREGATE CONCRETE

WHERE THE SIDEWALK IS PARALLEL AND ADJACENT TO EXISTING OR RIDGE STRUCTURES.

CAULK OVER ALL EXPANSION NEAR BUILDING AND WALLS.

2

4" CONCRETE SIDEWALK

NOT TO SCALE

TOOL JOINT 1" DEPTH OF CONCRETE x 1/8" WIDE WITHIN 24 HOURS OF POUR

4" EXPOSED AGGREGATE CONCRETE PAVEMENT

12" LAYER OF TYPE 5 AGGREGATE BASE

COMPACTED SUBGRADE

6" SUBGRADE COMPACTION EARTH: 98% STANDARD PROCTOR DENSITY WITH OPTIMAL MOISTURE (+0% TO +3%)

NOTES: ALL TOOL JOINTS SHALL BE INSTALLED IN AGGREGATE CONCRETE WHILE WET. AFTER DESIRED FINISH IS ACHIEVED, JOINT SHOULD BE SAWED TO REMOVE DEBIS AND ACHIEVE PROPER DEPTH.

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IN LONG RUNS AT A MAXIMUM SPACING OF 300 FEET

BETWEEN STANDARD CONCRETE AND EXPOSED AGGREGATE CONCRETE

WHERE THE SIDEWALK IS PARALLEL AND ADJACENT TO EXISTING OR RIDGE STRUCTURES.

CAULK OVER ALL EXPANSION NEAR BUILDING AND WALLS.

REFER TO ANY AND ALL OF JEFFERSON CITY SPECIFICATIONS AND DETAILS FOR ALL SITE RELATED DETAILS OR NOTES. JEFFERSON CITY DESIGN STANDARDS AND DETAILS SHALL SUPERSEDE ANY DETAILS SHOWN ON THESE PLANS IF A CONFLICT SHALL OCCUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY JEFFERSON CITY STANDARD INFORMATION.

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR

Brian K. McMillian, PE - Engineer
MO PE # 2003015009

Architecture

Interior Design

Planning

Sustainability

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Missouri Certificate of Authority Number: 000826

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Missouri Certificate
of Authority
No. 000167 -
Engineering
www.bartlettwest.com

OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION

Project Name

Replace Multi-Tier Porch &
Sidewalk, Lohman Building

Jefferson Landing State
Historic Site

100 Jefferson St,
Jefferson City, MO 65101

PROJECT # X2514-01

SITE # 5311

ASSET # 7815311001

ISSUE FOR BID

REVISION	DATE

ISSUE DATE: April 28, 2026

CAD DWG FILE: 21854.010C_GRADING
PLAN

DRAWN BY: **PN**
CHECKED BY: **BM**
DESIGNED BY: **PN**

SHEET TITLE:
DETAILS

SHEET NUMBER:

C400

SHEET 7 OF 16

ISSUE DATE: April 28, 2026

STRUCTURAL DESIGN CRITERIA AND GENERAL SPECIFICATIONS

1. **Building Code:**
A. IBC 2018/ASCE 7-16
B. Allstate Consultants LLC is the structural engineer of record (SER), and assumes responsibility only for what appears on these drawings and disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by an engineer with our firm relating to, or intended to be used for, in any part or parts of the project to which these drawings refer.
2. **Design Loads:**
A. Risk Category II (IBC table 1604.5)
B. Floor dead load = 10 psf
C. Floor live load = 100 psf
D. Foundation design (see geotechnical report)
1) Max net allowable soil bearing = 2,500 psf
3. **General Notes:**
A. Substitution requests, for products other than those specified herein, shall be submitted by the contractor to the engineer along with calculations that demonstrate that the substituted product is capable of achieving the pertinent equivalent performance values (minimum) of the specified product having a research report recognizing the product for the appropriate design procedure and/or standard(s) as required by the building code. The submittal should include a side-by-side comparison of the specified versus the proposed product.
B. The notes on the structural drawings are applicable to all drawings in addition to the project specifications. These notes take precedence over the specifications and architectural drawings.
C. Refer to architectural, civil, and MEP drawings for misc. structural materials (e.g., steel, concrete, wood, CMU, cold-formed, etc.) items typical.
D. Drawings provide a system for the in-place structure. Methods of construction to achieve the in-place system are not addressed unless specifically noted.
E. The contractor shall verify that foundation systems adjacent to existing building/structure foundations do not undermine the existing foundation or damage the existing structure. Underpinning, soil stabilization, or shoring may be required depending on field conditions. The design shown herein is based on assumptions from existing plans and was not field verified.
F. During erection of the building, the contractor shall be responsible for temporary bracing to withstand all loads to which the structure may be subjected, including lateral loads, stockpiles of material and equipment. Such bracing shall be left in place as long as required for safety and until all framing, including roof deck is in place.
G. It is the contractor's (installer, subcontractor, tradesman, material supplier, general contractor, etc.) responsibility to be familiar with any local, city, county, state or federal regulations, codes, ordinances, etc. that may apply to their work, materials, equipment or methods of construction.
H. It is the contractor's responsibility to supervise, direct, or have control over all work done by any contractor. The engineer/design professional does not have the authority to stop work. The contractor shall have authority for or shall be responsible for the means, methods, techniques, sequences or procedures of construction selected or used by any contractor for safety precautions and programs incident to the contractor's work.
I. Unless noted, submit shop drawings of all fabricated materials for review. Design drawings shall not be reproduced for use as shop drawings without written consent of engineer. Shop drawings will not be reviewed unless they were checked, bear the initial of the checker and are stamped "approved" by the general contractor. See submittal requirements in the notes as well as the following:
1) Product specifications for engineered systems and accessories including wood, steel, and concrete systems.
2) Material certificates for structural materials including wood, steel, and concrete.
3) Shop drawing review is only for general conformance with the design concept of the project and general compliance with the information given in the construction documents. Corrections or comments made on the shop drawings shall not relieve contractor from compliance with the requirements of the plans and specifications and applicable laws, codes and regulations. Review of a specific item shall not include review of an assembly of which the item is a component. The contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of the work with that of all other trades and performing all work in a safe and satisfactory manner.
J. Existing construction: prior to fabrication and construction, contractor shall field verify all existing elevations, dimensions, and conditions as shown on the drawings and report any discrepancies to the architect/engineer.
K. Where a detail, typical detail, section, typical section, or a note is shown for one condition, it shall apply for all the like or similar conditions unless noted otherwise.
L. All dimensions shown on these drawings shall be verified by the contractor prior to the approval of shop drawings by the engineer. Conflicts on the structural, architectural, civil, or other drawings shall be communicated to the engineer prior to completing any work.
M. All of the plans depicting existing adjacent structures were created from assumptions and approximate dimensions. Therefore, confirmation of all dimensions is essential to the proper fit of fabricated items.
N. Footings placed adjacent to existing footings and foundations shall generally be adjusted in elevation to match the bearing elevation of the existing foundation as long as frost depth is provided. The elevations of foundation elements on the plans were created from assumptions and approximate dimensions. Therefore, confirmation of the existing elevations is essential and possible adjustment of the new foundation system may be required.
O. Shop Drawings and Deferred Submittals
1) Allstate Consultants LLC is only responsible for the design that appears on these drawings. Connections for mechanical, electrical, plumbing (MEP) and miscellaneous architectural items (i.e., mechanical unit curbs, mechanical units, plumbing drains, duct and pipe supports, flashing nailers, bathroom partitions, fixture mounting, ladder mounting, swings, score boards, TV screens, etcetera) see architectural or MEP drawings. If connections are not provided on the architectural, structural, or MEP plans, the contractor shall submit fabrication drawings and calculations for review signed and sealed by a professional engineer registered in the state of Missouri. The fabrication drawings shall include overall member layout, connections, as well as other information necessary for proper coordination and structural adequacy.
4. **Special Inspection General Requirements:**
A. See "Schedule of Special Inspection Services" on sheet S001 for the statement of structural special inspections as required by IBC 1704.
B. Special inspection agencies
1) Agencies shall be under direct supervision of a professional engineer registered in the state of Missouri.
2) Laboratory facilities shall meet applicable ASTM/ICC specifications.
3) Except for registered professional engineers, all testing technicians, inspectors, and engineers performing special inspections shall be certified per building code requirements as applicable for the item tested.
4) The special inspector shall furnish inspection reports in a timely manner as the project progresses to the building official, owner (or owner's agent), architect, engineer, and general contractor. During the construction process, the special inspector shall inform the contractor and the engineer immediately if any deviations or nonconformities from the contract documents are discovered.
5) A final special inspection report (per IBC 1704) shall be submitted after the completion of all of the structural systems described herein.
5. **Structural Engineer Of Record (SER) Site Visits:**
A. Contractor shall notify architect/engineer five (5) working days prior to the following construction milestones:
1) Footings: after reinforcing is placed and before placing concrete.
2) At half of wood construction.
B. Failure to notify architect/engineer of any construction milestone may result in contractor having to remove work for the purpose of review at contractor's expense.
C. Premature notification for site visit will result in an additional site visit with all expenses and fees paid by the contractor.
6. **Geotechnical Data and Foundation System (Division 2):**
A. The following design information is from the geotechnical report by Allstate Consultants LLC (PN 25038.08) dated 3-11-2026.
B. Footings shall bear on the existing undisturbed soil.
C. Footings bearing on existing undisturbed soil are designed for a maximum net bearing capacity of 2,500 psf.
D. The bottom of the footing excavation shall be cleaned of all loose soil and water prior to installing reinforcing steel.
E. Footing (or grade beam / trench) excavations shall be neatly placed where possible with sides and top edges free of loose or wet materials. Where neat excavation is not possible, they shall be open cut with edges formed and braced. The bottom excavation shall be clean and dry with all loose material removed for a flat bearing surface. Excavations shall not be left overnight unless a 2" minimum unreinforced seal (mud) slab is placed at the bottom of the footing excavation. Where soft or unsuitable bearing surfaces are encountered, the area shall be undercut as required and replaced with compacted fill, flowable fill or concrete as directed by the Geotechnical Engineer. Fill material, if used, shall be compacted in 8" maximum loose lifts to a minimum of 95% of Standard Proctor Density (ASTM D698) unless specified otherwise by the Geotechnical Engineer.
F. All topsoil and other unsuitable bearing material shall be removed. A geotechnical engineer shall inspect the excavated area to ensure all materials requiring removal have been removed, all necessary surface compaction is performed, and to verify the soil bearing capacity used for design.
G. Frost cover from exterior grade to bottom of footing shall not be less than 3'-0". Foundation systems may require lowering to provide frost depth.
H. See the geotechnical report for over-excavation contingency at footing bearing elevations. A base bid quantity of 5 cubic yards for removal unsatisfactory soil and replace with concrete fill shall be included in the bid. A unit cost (plus or minus) shall be provided.
7. **Reinforced Concrete (Division 3):**
A. Design codes: Building Code Requirements for Reinforced Concrete (ACI 318), latest adoption.
B. Material strengths
1) Concrete compressive strength (f'_c) at 28 days:
a. Footings (Exposure Class F2) 3,000 psi
b. Pedestals (Exposure Class F2) 4,000 psi
c. Concrete fill (Exposure Class F0) 2,500 psi
2) Slump (plus or minus 1 1/2 inch)
a. All concrete unless noted otherwise, shall have a slump of 5". When water reducing admixture is added to increase concrete slump, concrete shall have a slump of 5" before the admixture is added and 8" after.
3) Air Content
a. All concrete exposed to weather shall be air entrained per ACI requirements - 6% for 3/4" max aggregate, plus or minus 1.5%.
4) The contractor/producer is required to furnish concrete that is designed to the average strength level that will meet the higher of the f'_c (a) as specified for structural requirements, (b) values of f'_c associated with the specified exposure classification per ACI 318, or (c.1) values of f'_c that were developed from correlating strength with the results of ASTM C1202 tests, or (c.2) values of f'_c that were developed from

correlating strength with water/cement ratio.

5) Reinforcing steel

a. Bars and ties ASTM A615, Grade 60 ($F_y=60$ ksi)

C. Grout or non-shrink grout (for setting plates or anchors, filling bearing pockets, etc.) shown on plans shall be SikaGrout 212 by Sika (ASTM C1107) or equivalent.

D. Notes:

- 1) Placement of concrete and reinforcement shall be in accordance with ACI and CRSI standards. Lap or dowel continuous bars with Class B splices per ACI 318 unless noted otherwise. Lap or dowel bars 50 bar diameters (d_b) minimum. No welding of reinforcing is permitted. Provide the following lap or dowel bars (based on minimum ACI concrete cover and bar spacing, uncoated bars, and normal weight concrete) unless noted.
a. #3 - 19"; #4 - 25"; #5 - 32"; #6 - 38"; #
L All reinforcing steel, anchors, anchor bolts, embed plates, inserts, dowels, etc. shall be secured in position prior to placing concrete. Do not "wet set" or "float" into concrete.
2) Provide 3/4" chamfer at all exposed corners unless noted otherwise.
3) Exposed concrete surfaces shall be finished to a uniform appearance per ACI 301.
4) Reinforcing shown on details is for concept only, follow CRSI placement and cover requirements unless noted otherwise.
5) Furnish the following concrete cover at reinforcing bars unless shown otherwise on the drawings:
a. Pedestals 2" cover at ties
b. Footings 3" cover at bottom and sides
7) Maximum aggregate size shall not exceed 3/4 the concrete cover (i.e. 3/4" max aggregate for 1" cover).
- E. Shop Drawings
1) Concrete mix designs - specify placement location of each mix.
2) Reinforcing steel in concrete showing wall elevations and control joints typical. Provide a plan with wall elevation labels.

8. **Masonry (Division 4):**

A. Design code: Building Code Requirements for Concrete Masonry Structures (ACI 530), latest adoption.

B. Epoxy anchor replacement:

- 1) The existing 3/8" diameter epoxy anchors at the existing building at grid lines 1 and 10 shall be removed and replaced with new 3/8" anchors by the following procedure:
a. The existing anchors should be core cut.
b. Core a hole that is 1" greater in diameter than the new anchor rod minimum.
c. For the new threaded rod anchor, core to a depth 1" deeper than the new rod.
d. The walls of the cored substrate should be cleaned and roughened by high pressure water blast or other appropriate mechanical means to promote mechanical adhesion.
e. Anchor rods must be de-greased with a suitable solvent.
f. Cored hole surface shall be brought to a Saturated Surface Dry (SSD) condition then new anchors set in SikaGrout 212 or similar product, installed per the manufacturer's recommendations.
i) Other approved manufacturers include Master Builders Solutions and Euclid Chemical.
- C. Shop Drawings:
1) Post installed anchor system specifications including de-greaser.

9. **Structural Steel (Division 5):**

A. Design Code: Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings (AISC), latest adoption.

B. Material strengths:

- 1) Stainless steel plates shall be ASTM A193, Type 304 ($F_y=31$ ksi)
- 2) Anchor rods for column bases, ASTM F1554 Grade 55 ($F_y=55$ ksi)
- 3) Stainless steel threaded rods, ASTM A193, Grade B8, Type 304 ($F_y=30$ ksi) or equivalent

C. Notes:

- 1) All structural steel shall be fabricated and erected according to the specifications of The American Institute of Steel Construction (AISC), latest adoption.
- D. Shop Drawings:
1) Structural and miscellaneous steel including plan member layout, erection drawings showing lateral system elevations and connection assemblies. Member layout shall clearly show piece marks that are referenced and easily identifiable in the submittal. Multiple submittal shop drawings shall include an overall plan of the entire project showing member sizes and layout.

10. **Wood Framing - Rough Carpentry and Wood Products (Division 6):**

A. Design codes:

- 1) National Design Specification for Wood Construction (NDS), latest adoption.
- 2) Install rough carpentry work to comply with American Institute of Timber Construction (AITC), Timber Construction (TC) Manual, latest adoption and recommendations of the product manufacturer.

B. Material strengths:

- 1) All beams and stair stringers shall be treated glued laminated timber (Glulam beams/GLB) that comply with 24F-V5 SP/SP - architectural finish typical.
- 2) All columns shall be treated glued laminated timber that comply with Southern pine, 47 - architectural finish typical.
- 3) Decking and stair treads shall be, western red cedar, (graded under WRCLA rules) or red wood, (graded under RIS rules), Select Grade with continuous span width of stairway and deck.
- 4) Lumber for miscellaneous uses may be "standard" grade light-framing-size lumber of any species for support of other construction, including rooftop equipment and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping and similar members.
- 5) Fasteners:
a. Nails, wire, brads, and staples: ASTM F547.
b. All nails shall be common wire nails unless noted otherwise. Nails shall be driven so that heads are flush with wood surface. Over or under driven nails will not be acceptable. Nail sizes on drawings shall be as shown unless noted otherwise.
i) 16d, 0.162" shank diameter, 3 1/2" length
ii) 10d, 0.148" shank diameter, 3" length
iii) 8d, 0.131" shank diameter, 2 1/2" length
iv) 6d, 0.113" shank diameter, 2" length
c. Alternate fastener size, number and pattern may be provided with power driven fasteners. Ref Engineering Services Report (ESR) 1539.
d. Wood screws: ANSI B18.6.1.
e. Lag bolts: ANSI B18.2.1.
f. Bolts: ASTM A1554 Grade 36 or ASTM A307/A36.

C. Notes:

- 1) Fasten 2" nominal timber decking with (2) 16d nails or (2) #10 flat head self drilling screws at end and intermediate supports unless noted otherwise.
- 2) All metal connectors shall meet the following corrosion resistance requirements or equivalent. All fasteners used with connectors shall meet the level of corrosion resistance of the connector and be compatible. Refer to manufacturer's recommendations.
a. Exterior locations that are unconditioned
i) High/Severe-Level corrosion resistant: GC shall use stainless steel connectors except where in contact with a galvanized hanger or base.
a) Fasteners, hot-dipped galvanized in accordance with ASTM A153, class C or type 316 stainless steel.
b) Connectors, hot-dipped galvanized per ASTM A123 or type 316 stainless steel.
c) Anchor bolts, hot-dipped galvanized per ASTM F2329.
3) The following concealed beam hangers and column base ties are the basis-of-design products. Products other than those listed below shall meet or exceed the published loads. See the general notes for substitution requests.
a. CBH2.37x5.5 concealed beam hanger, hot-dipped galvanized by Simpson Strong-Tie.
b. CPTB62 concealed post tie, ZMAX-galvanized by Simpson Strong-Tie.
c. Other manufacturers include Mitek and MTC Solutions. At the contractors' option, these products may be fabricated to the specifications of the products listed above.
- 4) Preservative pressure treat lumber with water-borne preservatives to comply with AWPAC UC3b, respectively, and with requirements indicated below.
a. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
b. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not require incising, contain colorants, bleed through, or otherwise adversely affect finishes.
c. For interior uses, after treatment, kiln-dry lumber and plywood to a maximum moisture content, respectively, of 19 percent and 15 percent. Treat indicated items and the following:
a) Wood cants, nailers, curbs, equipment, support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
i) Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
d. Complete fabrication of treated items prior to treatment, where possible. If cut after treatment, coat cut surfaces to comply with AWPAC M4. Inspect each piece of lumber or plywood after drying and discard damaged or defective pieces.

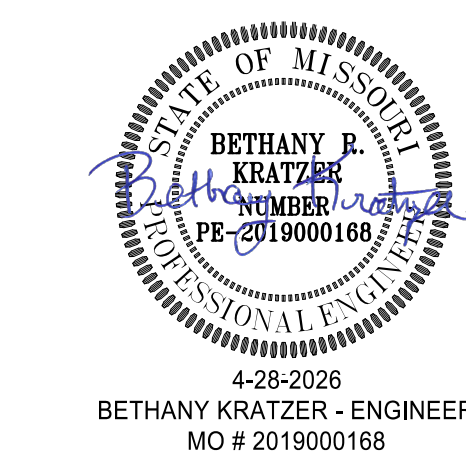
TYPICAL STRUCTURAL ABBREVIATIONS AND SYMBOLS

ACI	AMERICAN CONCRETE INSTITUTE	FD	FLOOR DRAIN	REINF	REINFORCEMENT		DET NUMBER (TOP)
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	FLG	FLANGE	REQD	REQUIRED		SHT NUMBER (BOT)
ASTM	AMERICAN SOCIETY OF TESTING MATERIALS	FND	FOUNDATION	RTU	ROOF TOP UNIT		COL GRID LINE
AB	ANCHOR BOLT	FTG	FOOTING	RXN	REACTION		CONC GRADE BM/WALL
ADJ	ADJACENT	GAG	GAGE	SAH	STRONG AXIS HORIZONTAL		COL/FTG/PEID
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED	SCHED	SCHEDULE		KEYED NOTE
AHU	AIR HANDLING UNIT	GDR	GIRDOR	SECT	SECTION		CONC DRILLED PIER DIA AND TOP EL
ALT	ALTERNATE	GYP	GYPSPUM	SHT	SHEET		SPOT EL
L	ANGLE	H.S.	HEADED ANCHOR STUD	SIM	SMILAR		EL MK
ARCH	ARCHITECT	HK	HOOK	SJ	STEEL JOIST INSTITUTE		PLAN NORTH OR REFERENCE NORTH
BFF	BELOW FINISHED FLOOR	HOR	HORIZONTAL	SPA	SPACING		W12x19 TOB EL 100'-0"
BLDC	BUILDING	INCL	INCLUDING	SPTS	SPECIFICATIONS		a. DESIGNATION OF STRUCT MEMBER
BLKG	BLOCKING	INSUL	INSULATION	STD	STANDARD		b. EL OF THE STRUCT MEMBER
BM	BEAM	INT	INTERIOR	STIFF	STIFFENER		
BOC	BOTTOM OF CAISSON	JST	JOIST	STL	STEEL		
BOT	BOTTOM	K	KIP = 1000 LBS	SQ	SQUARE		
BRG	BEARING	JOINT	JOINT	SYM	SYMMETRICAL		
BTWN	BETWEEN	KIP	KIP=FEET (Moment)	T	TENSION		
C	COMPRESSION	L	LOCATION	T&B	TOP AND BOTTOM		
CL	CENTER LINE	LLH	LONG LEG HORIZONTAL	THK	THICK OR THICKNESS		
CJ	CONTROL/CONST JOINT	LLV	LONG LEG VERTICAL	TOB	TOP OF		
CLR	CLEAR	MAX	MAXIMUM	TOC	TOP OF BRICK LEDGE		
COL	COLUMN	MECH	MECHANICAL	TOD	TOP OF CONCRETE		
CONC	CONCRETE	MIN	MINIMUM	TOF	TOP OF FOOTING		
CONN	CONNECTION	MISC	MISCELLANEOUS	TOM	TOP OF MASONRY		
CONT	CONTINUOUS	MFR	MANUFACTURER	TOS/TOB	TOP OF STEEL/BEAM		
DBA	DEFORMED BAR ANCHOR	MO	MASONRY OPENING	TOW	TOP OF WALL		
DIA or Ø	DIAMETER	MTL	METAL	TRUSS	TRUSS		
DIM	DIMENSION	NUM	NUMBER OR POUND	UNO	UNLESS NOTED OTHERWISE		
DET	DETAIL	NIC	NOT IN CONTRACT	VERT	VERTICAL		
DN	DOWN	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD		
DWG	DRAWING	O.C.	ON CENTER	W/	WITH		
DWL	DOWEL	OPNG	OPENING	WP	WORKING POINT		
EA	EACH	OPP	OPPOSITE HAND	WWF	WELDED WIRE FABRIC		
EE	EXTENDED ENDS	PMB	PRE-ENGINEERED METAL BUILDING				
EF	EACH FACE	P.C.	PRECAST CONCRETE				
EL	ELEVATION	PL	PLATE				
EMBED	EMBEDMENT LENGTH	PF	POUNDS PER FOOT				
EQ	EQUAL/EQUVALENT	PROJ	PROJECTION				
EW	EACH WAY	PSF	POUNDS PER SQUARE FOOT				
EXIST	EXISTING	PSI	POUNDS PER SQUARE INCH				
EXP	EXPANSION	R	RADIUS				
EXT	EXTERIOR	RD	ROOF DRAIN				
FIN	FINISH	RE	REFERENCE				

MATERIAL TESTING AND INSPECTIONS

MATERIAL / ACTIVITY	SERVICE	EXTENT
1704.2.5 Inspection of Fabricators		
Verify fabrication/quality control procedures	In-plant review (3)	Periodic
1705.1.1 Special Cases (work unusual in nature, including but not limited to alternative materials and systems, unusual design applications, materials and systems with special manufacturer's requirements)	Submittal review, shop (3) and/or field inspection	
1705.2 Steel Construction		
1. Material verification of structural steel	Shop (3) and field inspection	Periodic
1705.3 Concrete Construction		
1. Inspection of reinforcing steel installation	Shop (3) and field inspection	Periodic
2. Inspection of anchors and reinforcing steel post-installed in hardened concrete: Per research reports including verification of anchor type, anchor dimensions, hole dimensions, hole cleaning procedures, anchor spacing, edge distances, concrete minimum thickness, anchor embedment and tightening torque	Field inspection	Periodic or as required by the research report issued by an approved source
3. Verify use of approved design mix	Shop (3) and field inspection	Periodic
4. Fresh concrete sampling, perform slump and air content tests and determine temperature of concrete	Shop (3) and field inspection	Continuous
5. Inspection of concrete placement for proper application techniques	Shop (3) and field inspection	Continuous
6. Inspection for maintenance of specified curing temperature and techniques	Shop (3) and field inspection	Periodic
7. Inspection of formwork for shape, lines, location and dimensions	Field inspection	Periodic
8. Concrete strength testing and verification of compliance with construction documents	Field testing and review of laboratory reports	Periodic
1705.5 Wood Construction		
1. Inspection of the fabrication process of wood structural elements and assemblies in accordance with Section 1704.2.5	In-plant review (3)	Periodic
1705.6 Soils		
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	Field inspection	Periodic
2. Verify excavations are extended to proper depth and have reached proper material.	Field inspection	Periodic
3. Perform classification and testing of controlled fill materials.	Field inspection	Periodic
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of controlled fill	Field inspection	Continuous
5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly	Field inspection	Periodic

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Project Name
**Replace Multi-Tier Porch &
Sidewalk, Lohman Building**
Jefferson Landing State
Historic Site
100 Jefferson St,
Jefferson City, MO 65101

PROJECT # X2514-01

SITE # 5311

ASSET # 7815311001

ISSUE FOR BID

REVISION	DATE

ISSUE DATE: April 28, 2026

CAD DWG FILE: Lohman-S-S001

DRAWN BY: brk
CHECKED BY: claw
DESIGNED BY: brk

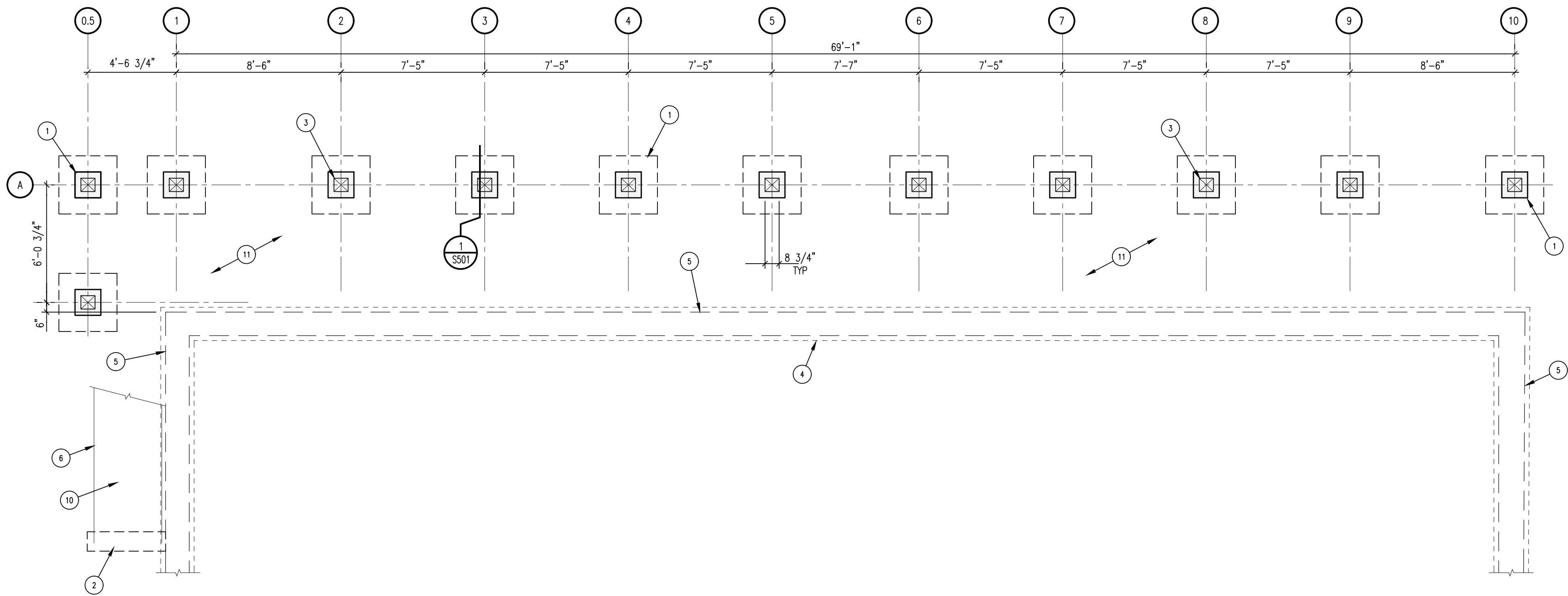
SHEET TITLE:
**STRUCTURAL DESIGN
CRITERIA, NOTES,
ABBREVIATIONS AND
MATERIAL TESTING**

SHEET NUMBER:

S001

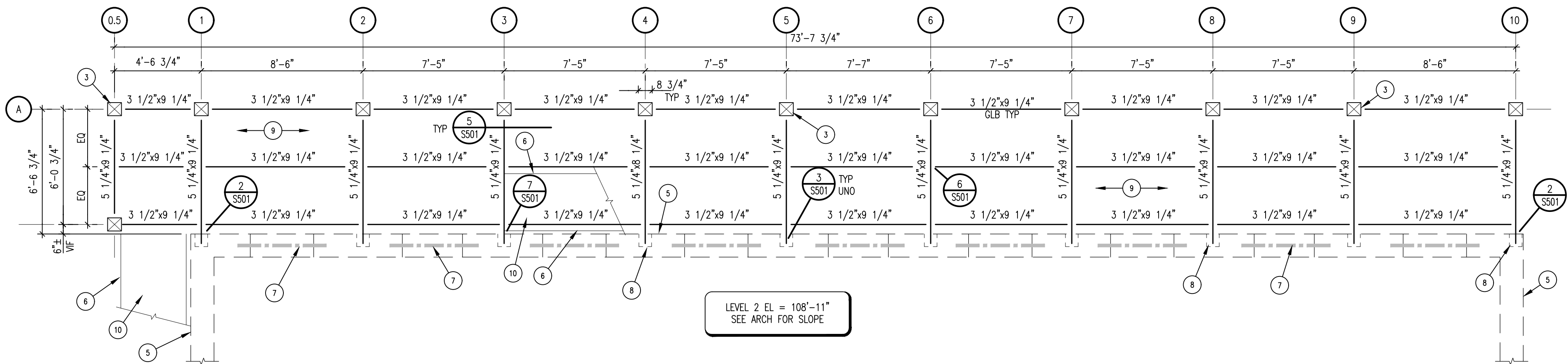
SHEET 8 OF 16

ISSUE DATE: April 28, 2026



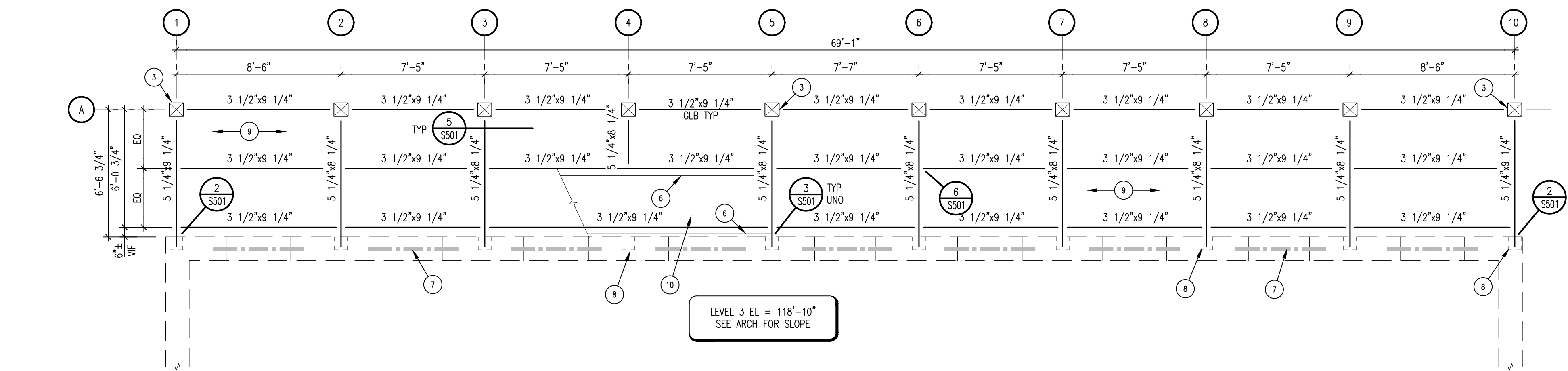
FOUNDATION PLAN

1/4" = 1'-0"



LEVEL 2 FRAMING PLAN

1/4" = 1'-0"



LEVEL 3 FRAMING PLAN

1/4" = 1'-0"

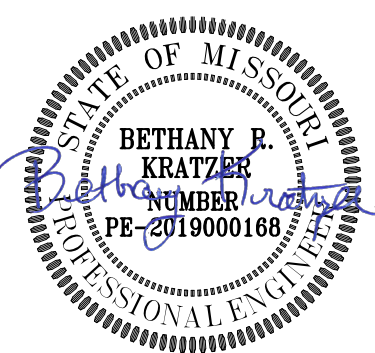
GENERAL NOTES

- NOTES AND KEYNOTES ON THIS SHT APPLY TO ALL FOUNDATION ELEMENTS OF STRUCTURE (S10x SHEETS) TYP
- SEE SHEET S001 FOR DESIGN LOAD INFORMATION, GENERAL NOTES, AND SOIL ALLOWABLE BEARING CAPACITIES
- PAVING, WALKWAY, AND SITE RETAINING WALL LOCATIONS/DETAILS SEE SITE PLAN TYPICAL
- ALL DIMENSIONS SHOWN ON FOUNDATION PLANS SHOULD BE COORDINATED WITH THE ARCHITECTURAL PLANS TO ENSURE CORRECT PLACEMENT OF STRUCTURAL ITEMS (INCLUDING COLUMNS, FOOTINGS, THICKENED SLABS, ETC.)
- CENTER CONC FOOTINGS AND PEDESTALS ON COLUMNS
- EXISTING FOUNDATION SYSTEMS ADJACENT TO NEW FTGS SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF NEW FOUND SYSTEMS UNO
- CONSTRUCTION METHODS ARE NOT ADDRESSED HEREIN. WALL BRACING AND EXISTING BUILDING SUPRT DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, SEE S001 NOTES TYP
- NEW FOOTING BOT ELEVATIONS SHALL BE ADJUSTED IN THE FIELD TO MATCH ADJACENT EXISTING FOOTING BOT ELEVATIONS UNO
- COORD WITH ARCH SECTIONS FOR FINISHED FLOOR ELEVATIONS TYP

KEYED NOTES

- NEW 12"x12" PEDESTAL AND 3'-0" SQUARE FTG TYP, SEE 1/S001. (12) TOTAL
- 12" WIDE x 3'-0" DEEP FTG FOR STAIR STRINGER SUPPORT. REINF W/ #4s AT 15"o.c. EW, CENTERED ON FTG
- NEW TREATED 8 3/4"x8 1/4" GLULAM COLUMN CONT FOR FULL HEIGHT. THE LONG SIDE SHALL BE PARALLEL TO THE NORTH SIDE OF THE BUILDING - (12) TOTAL
- EXIST FTG
- OUTSIDE FACE OF EXIST WALL
- 2 7/8"x11 1/4" GLB STAIR STRINGER, ATTACH TO BM WITH CONCEALED HANGER CENTERED ON STRINGER. NOTCH STRINGER AS REQD, SEE S001 NOTES
- EXIST OPENING IN EXIST WALL
- EXIST BM POCKET IN WALL. GC TO FIELD VERIFY DEPTH, WIDTH, AND HEIGHT
- 2x6 CEDAR DECKING
- 4x12 CEDAR STAIR TREADS
- SEE ARCH/CIVIL PLANS FOR NEW SIDEWALK/PAVING/GUTTERS

STATE OF MISSOURI
MIKE KEHOE,
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BETHANY KRATZER - ENGINEER
MO # 2019000168



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DIVISION OF FACILITIES
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CONSTRUCTION**

Project Name

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Sidewalk, Lohman Building**

Jefferson Landing State

Historic Site

100 Jefferson St,

Jefferson City, MO 65101

PROJECT # X2514-01

SITE # 5311

ASSET # 7815311001

ISSUE FOR BID

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ISSUE DATE: April 28, 2026

CAD DWG FILE: Lohman-S-S101

DRAWN BY: brk

CHECKED BY: dclw

DESIGNED BY: brk

SHEET TITLE:

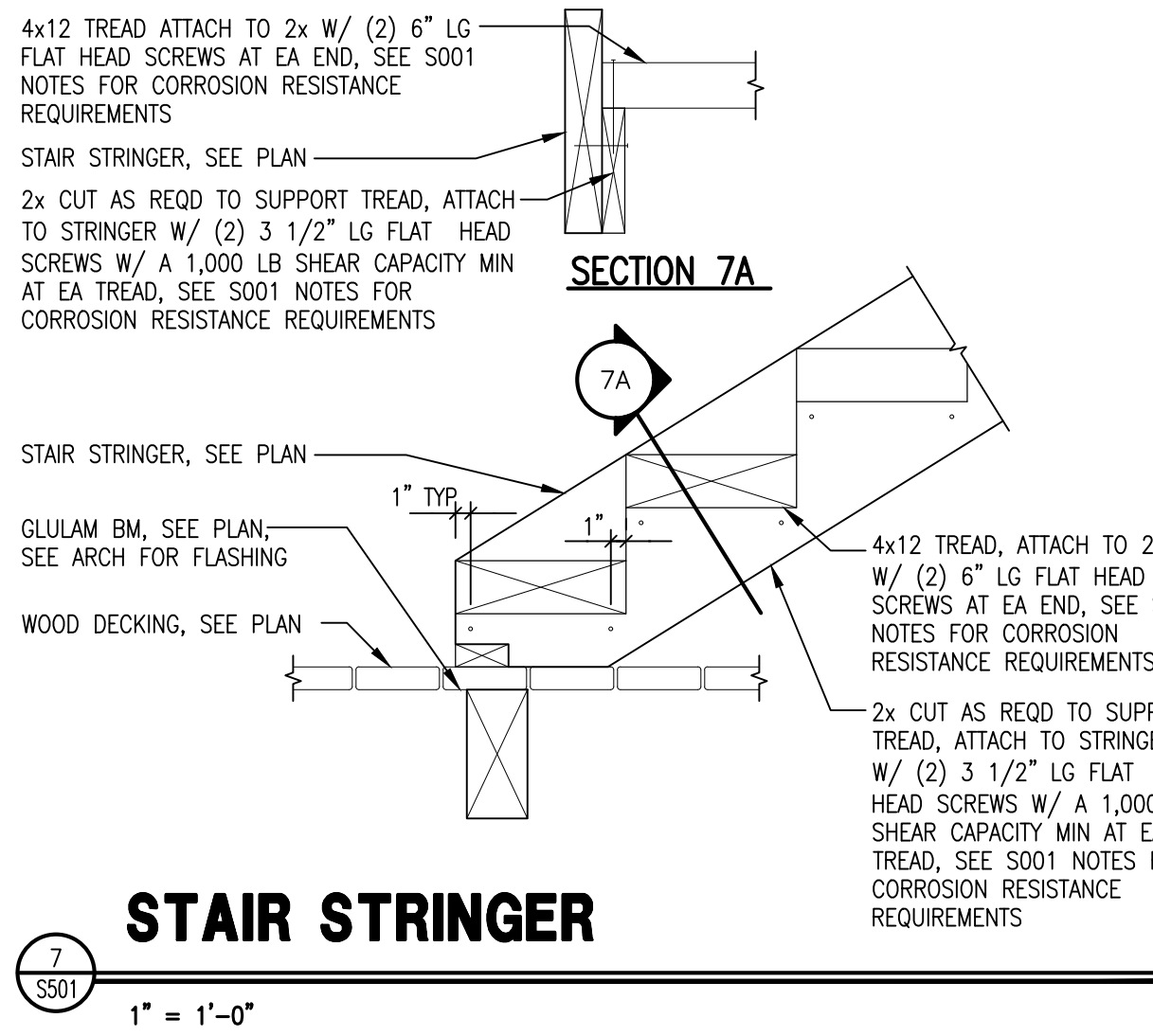
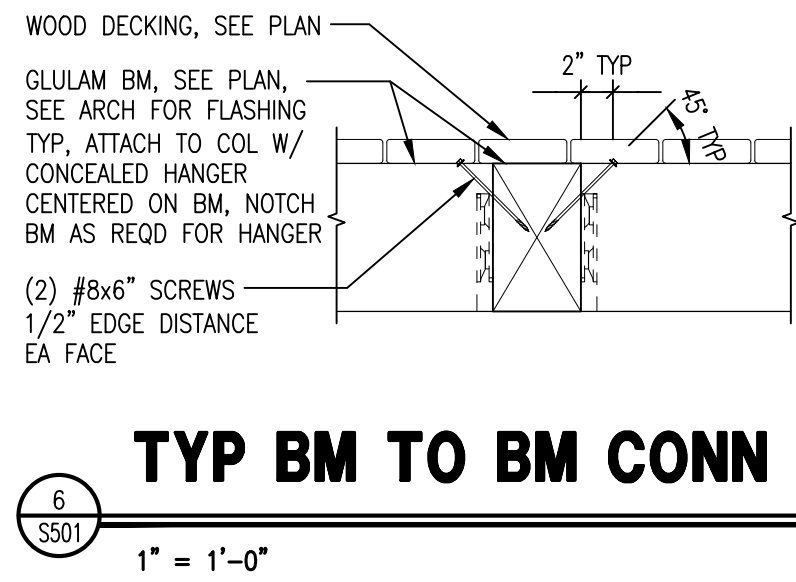
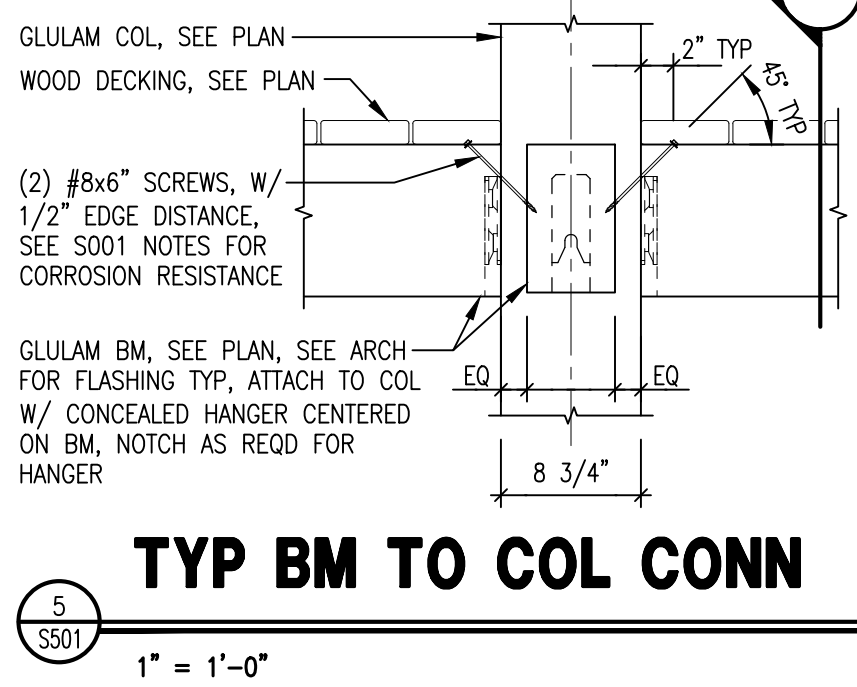
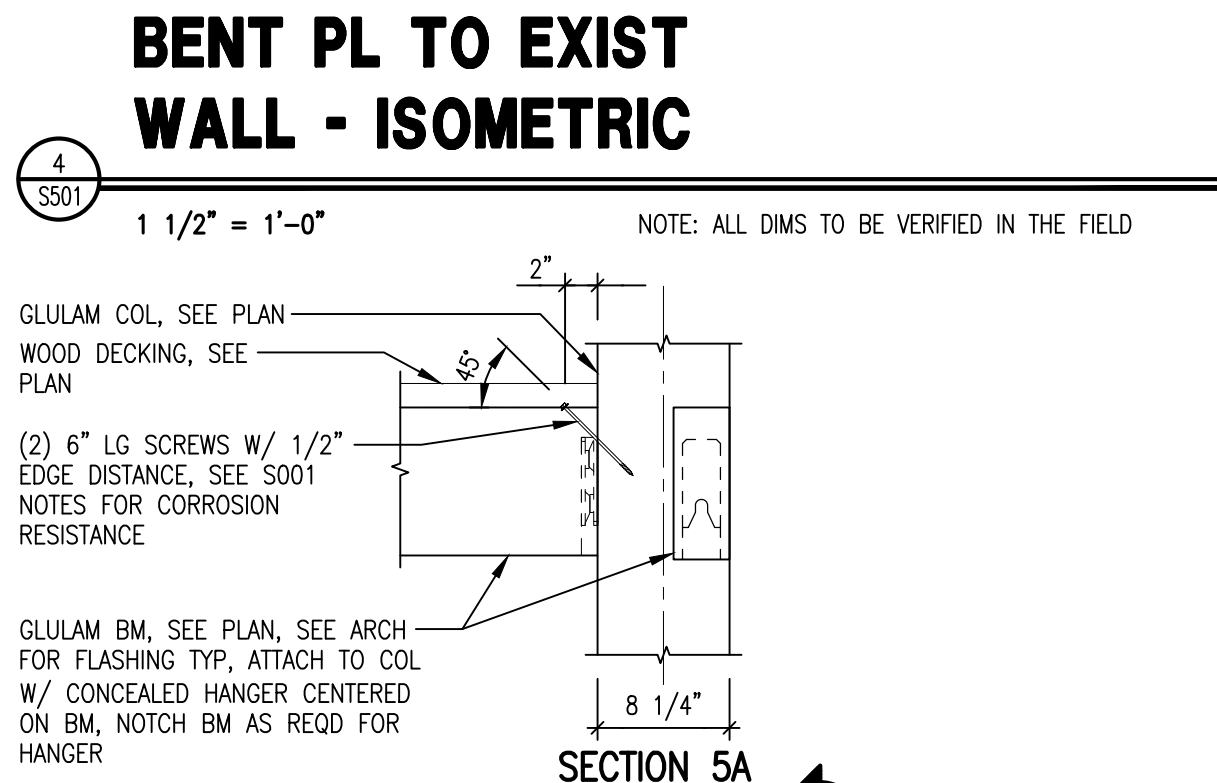
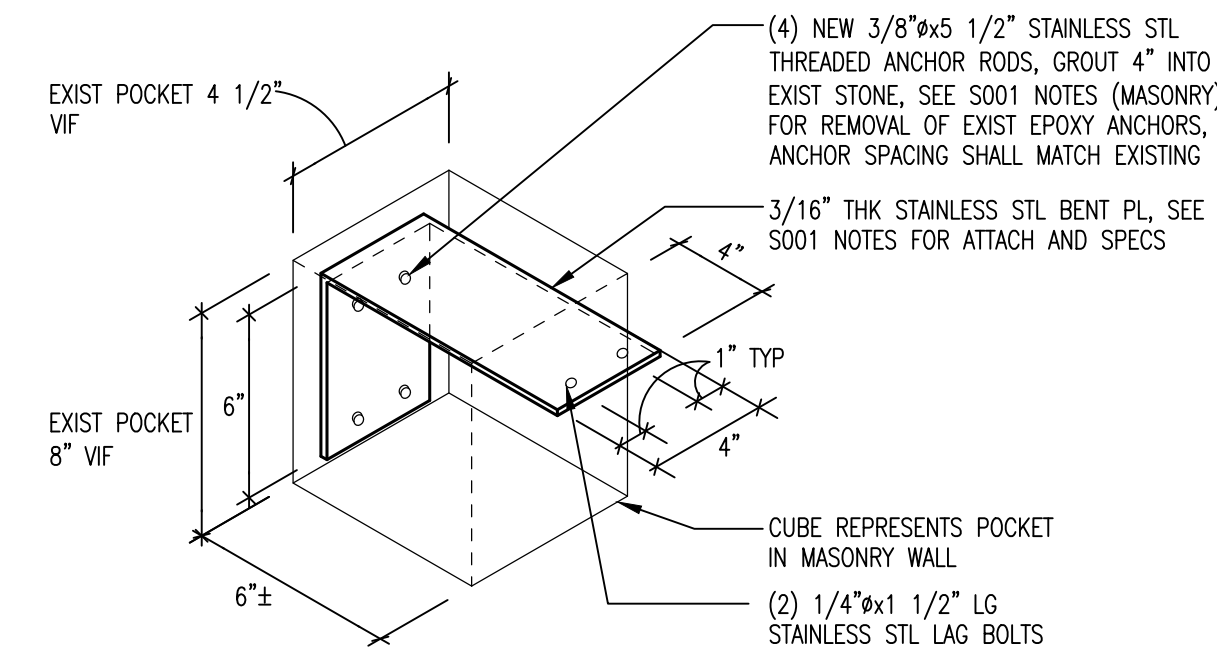
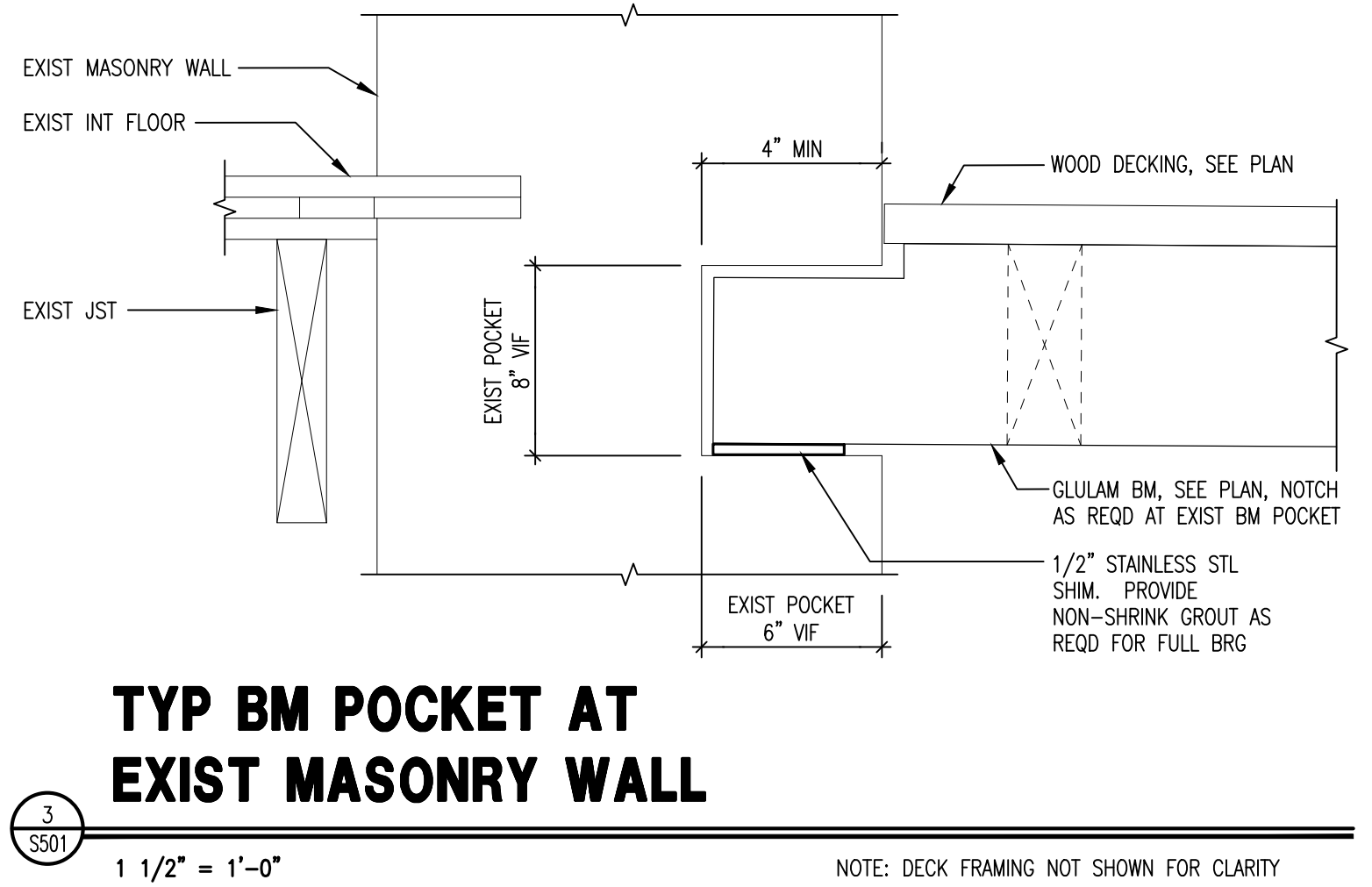
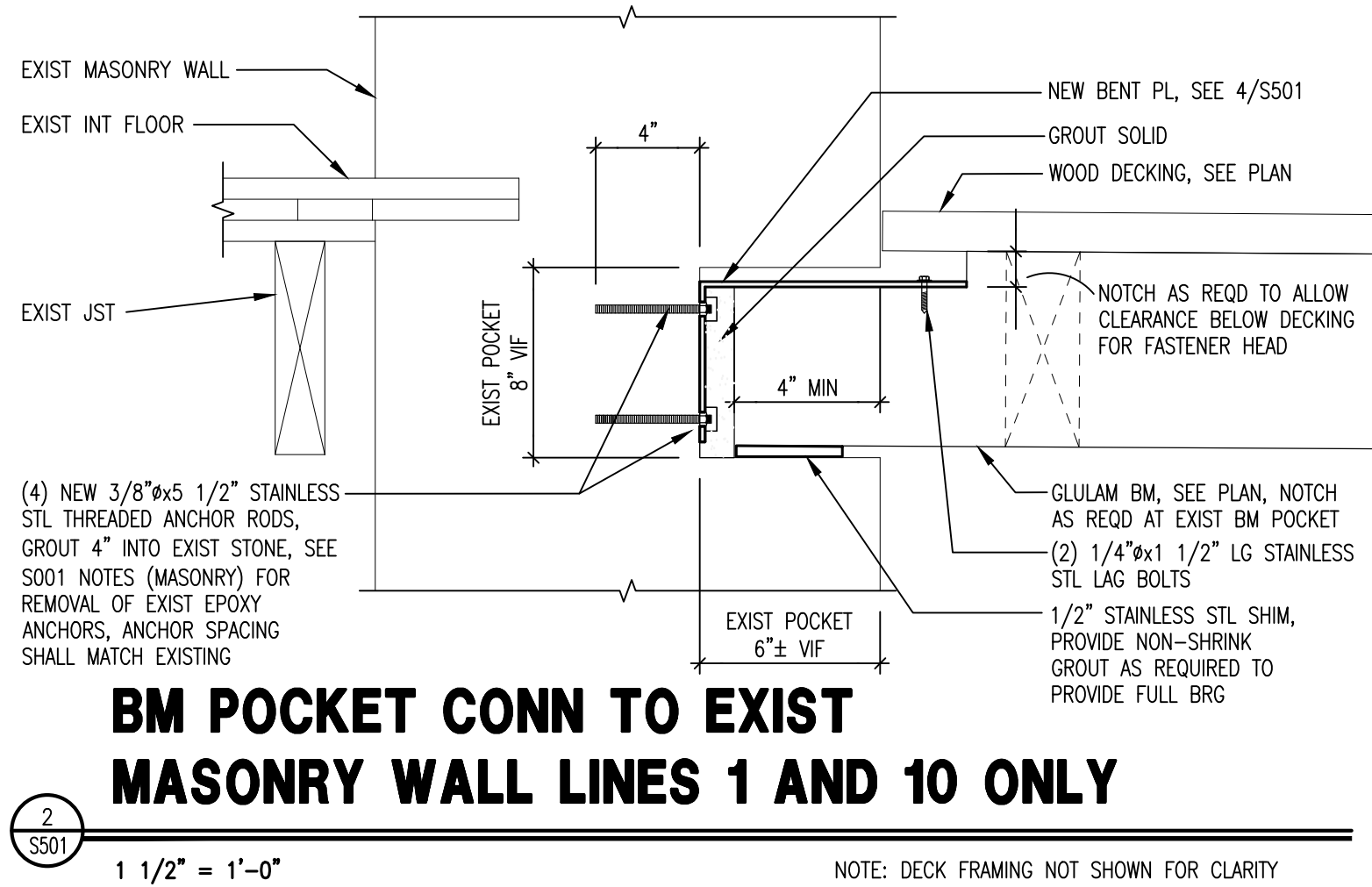
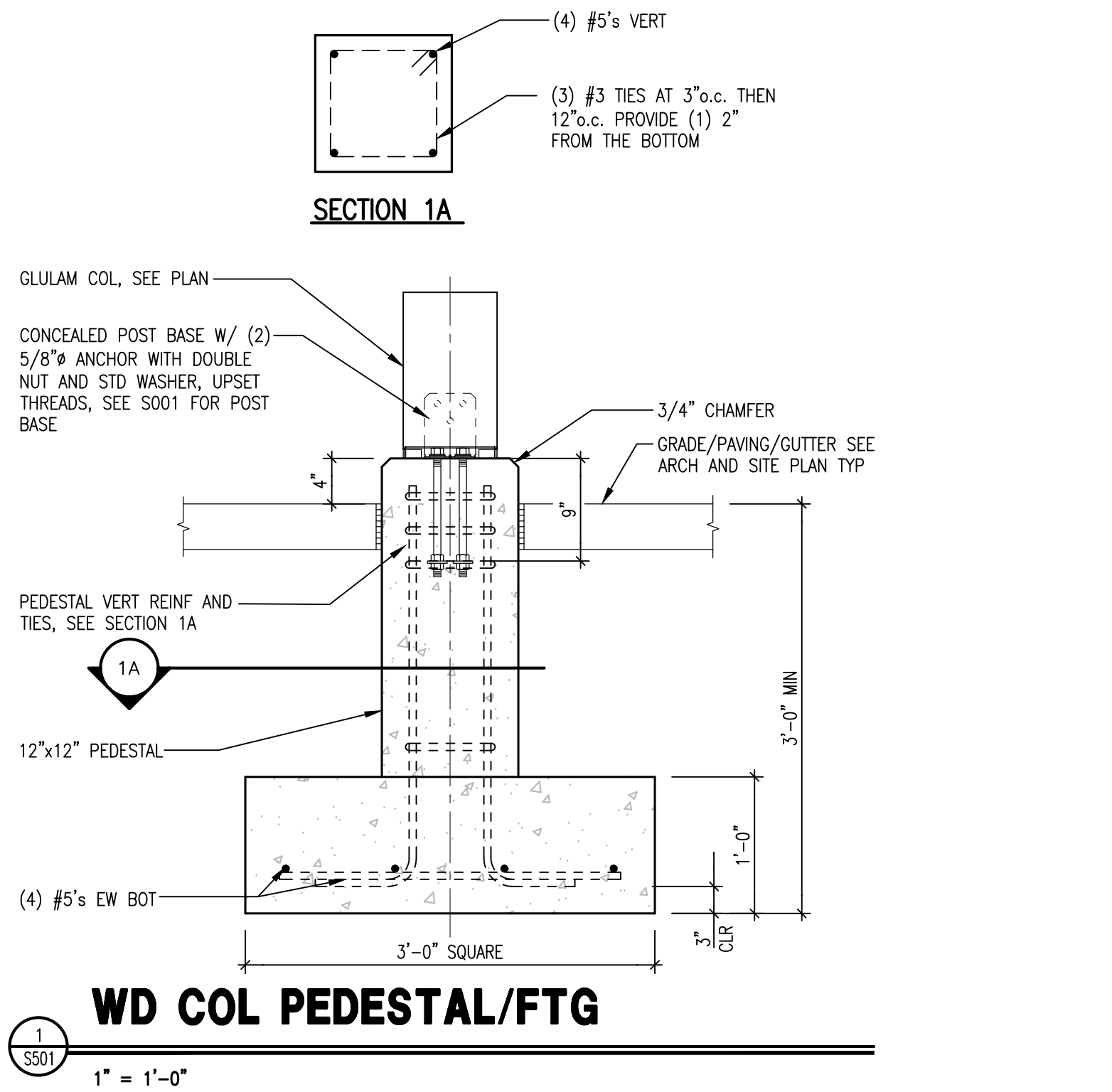
**FOUNDATION PLAN
AND FRAMING
PLANS**

SHEET NUMBER:

S101

SHEET 9 OF 16

ISSUE DATE: April 28, 2026



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MIKE KEHOE,
GOVERNOR



BETHANY KRATZER - ENGINEER
MO # 2019000168



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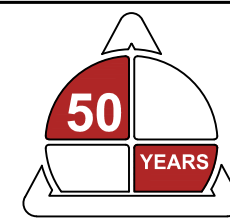
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Jefferson City, MO 65101

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SITE # 5311

ASSET # 7815311001

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CAD DWG FILE:

DRAWN BY: brk
CHECKED BY: dclw
DESIGNED BY: brk

SHEET TITLE: Lohman-S-S501

**STRUCTURAL
DETAILS**

SHEET NUMBER:

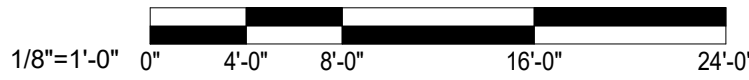
S501

SHEET 10 OF 16

ISSUE DATE: April 28, 2026

SHEET TO BE PRINTED IN COLOR

SHEET TO BE PRINTED IN COLOR

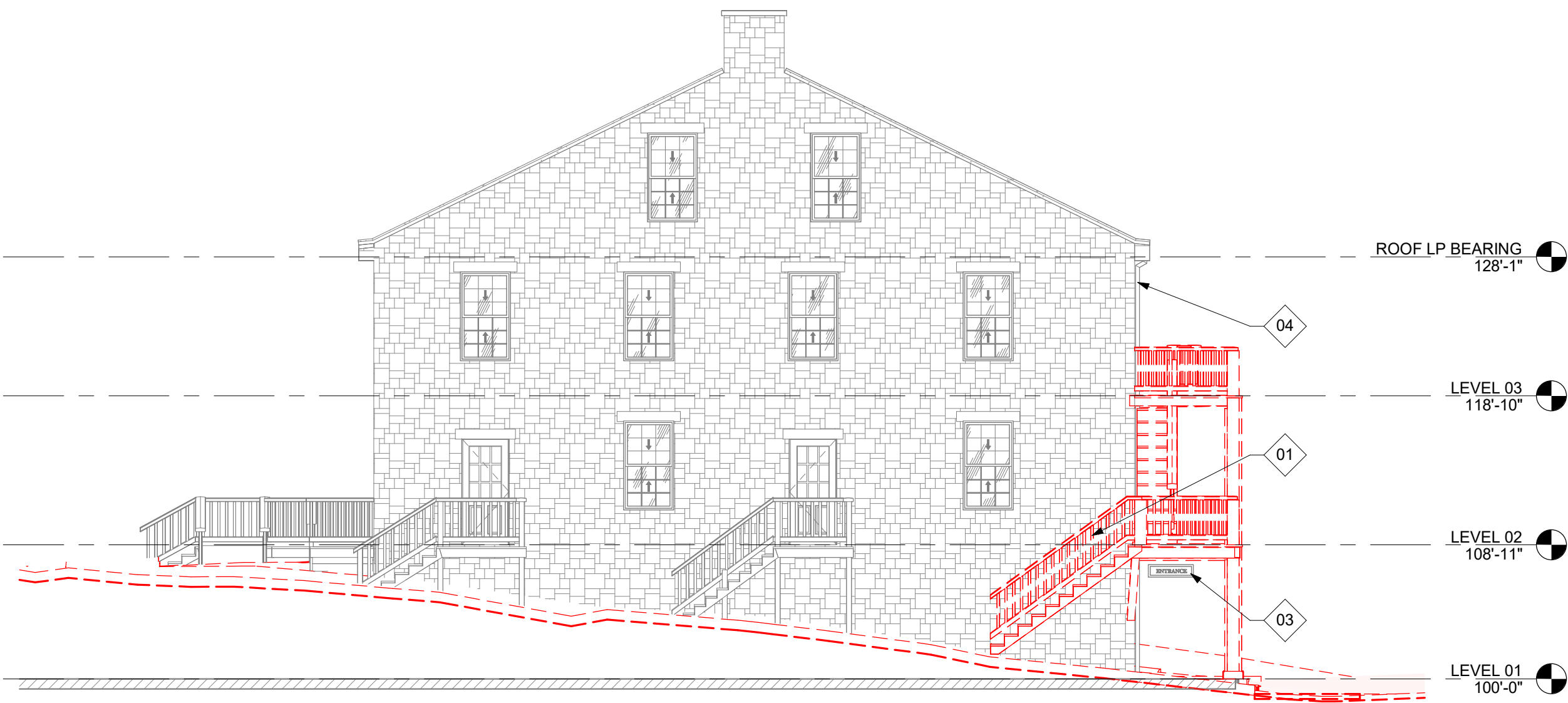


GENERAL NOTES - DEMOLITION

1. REMOVE STRUCTURE INDICATED BY THE FOLLOWING LINETYPE (UNLESS NOTED OTHERWISE):
2. PROTECT EXISTING SURFACES & COMPONENTS SCHEDULED TO REMAIN
3. REFER TO STRUCTURAL & CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION
4. BEFORE DEMOLITION PHASE, COORDINATE WITH OWNER REPRESENTATIVE

KEYNOTES - DEMOLITION

- | | |
|----|---|
| 01 | 2-STORY WOOD DECK STRUCTURE, RAILINGS, STAIRS - REMOVE IN THEIR ENTIRETY |
| 02 | "C.F. LOHMAN" SIGN - REMOVE & SALVAGE FOR REHABILITATION AND REINSTALLATION |
| 03 | "ENTRANCE" SIGN - REMOVE |
| 04 | DOWNSPOUT TO REMAIN - PROTECT DURING DEMOLITION AND RECONSTRUCTION |
| 05 | SECURITY CAMERA - OWNER TO REMOVE & SALVAGE PRIOR TO DEMOLITION OF DECKS |
| 06 | AUTOMATIC DOOR OPERATOR TO REMAIN - PROTECT DURING CONSTRUCTION |
| 07 | CONCRETE CURB - REMOVE PER CIVIL DRAWINGS |
| 08 | CONCRETE COLUMN FOUNDATION X 10 - REMOVE PER STRUCTURAL DRAWINGS - TYPICAL FOR 10 COLUMNS |
| 09 | FLAGSTONE PAVERS - REMOVE - REFER TO CIVIL DRAWINGS |
| 10 | CONCRETE PAVEMENT - REMOVE - REFER TO CIVIL DRAWINGS |
| 11 | CONCRETE STREET PAVERS - REMOVE & SALVAGE FOR REINSTALLATION - REFER TO CIVIL DRAWINGS FOR EXTENT |



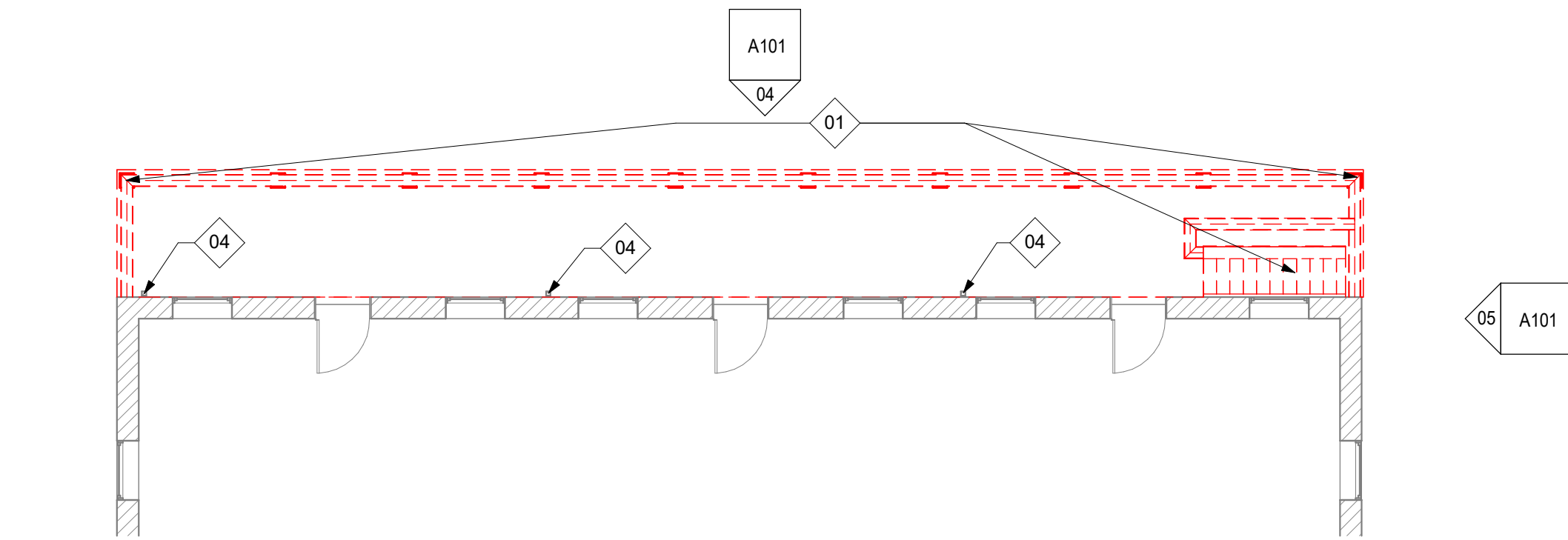
05 EAST DEMOLITION ELEVATION

A101 1/8" = 1'-0"



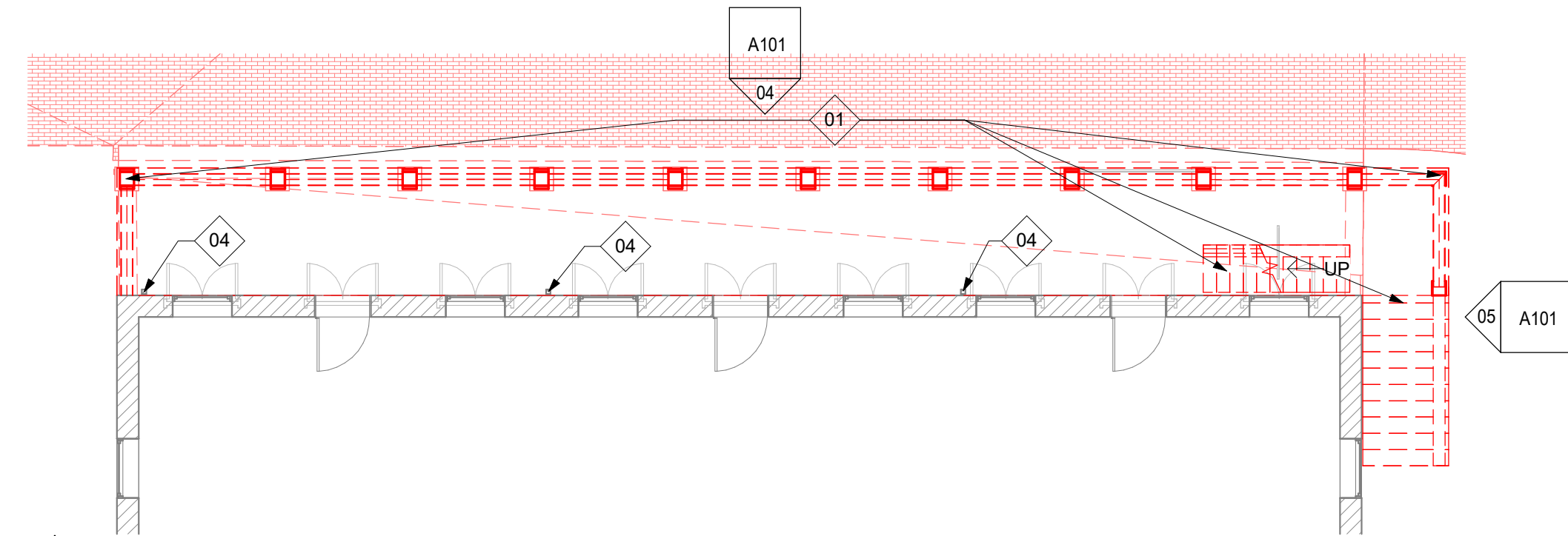
04 NORTH DEMOLITION ELEVATION

A101 A101 1/8" = 1'-0"



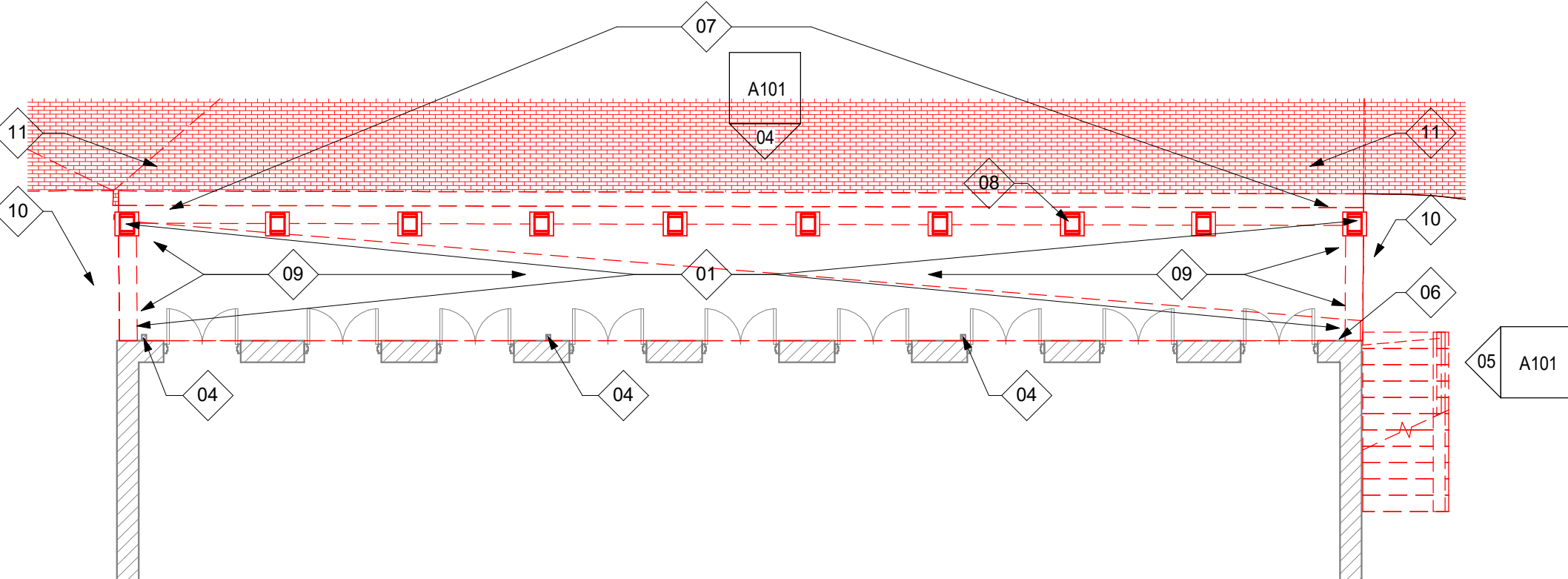
03 LEVEL 03 - DEMOLITION FLOOR PLAN

A101 A101 1/8" = 1'-0"



02 LEVEL 02 - DEMOLITION FLOOR PLAN

FV1 A101 1/8" = 1'-0"



01 LEVEL 01 - DEMOLITION FLOOR PLAN

A101 A101 1/8" = 1'-0"

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Project Name

Replace Multi-Tier Porch &
Sidewalk, Lohman Building

Jefferson Landing State
Historic Site

100 Jefferson St,
Jefferson City, MO 65101

PROJECT # X2514-01

SITE # 5311

ASSET # 7815311001

ISSUE FOR BID

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ISSUE DATE: April 28, 2026

CAD DWG FILE:

DRAWN BY: C J / J M

CHECKED BY: J H

DESIGNED BY: SOA

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DEMOLITION PLANS
& ELEVATIONS

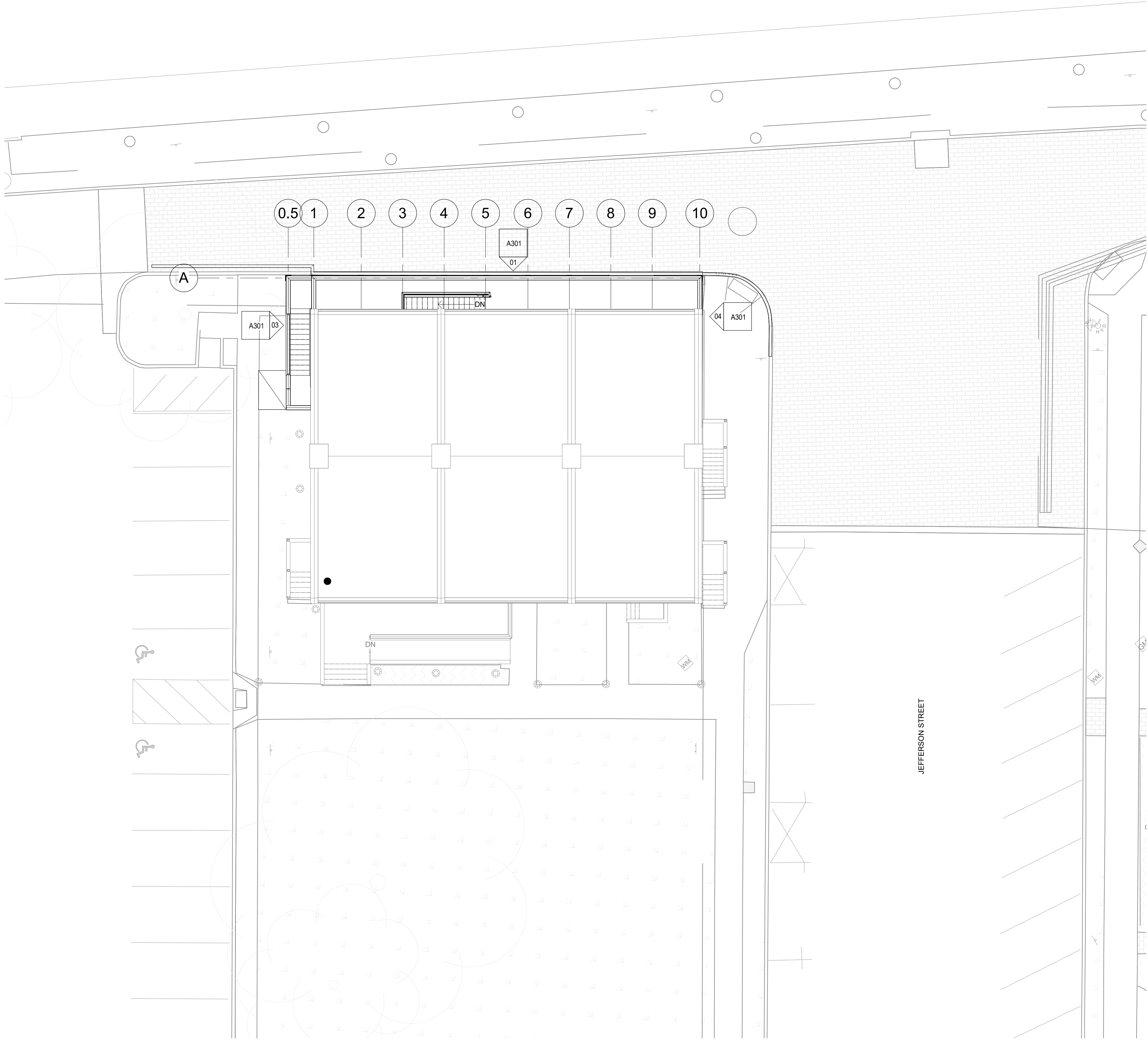
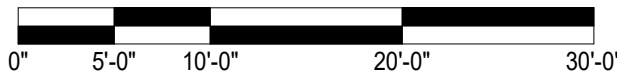
SHEET NUMBER:

A101

SHEET 11 OF 16

ISSUE DATE: April 28, 2026

SHEET TO BE PRINTED IN COLOR



01 ARCHITECTURAL SITE PLAN
A101 | A200 1" = 10'-0"

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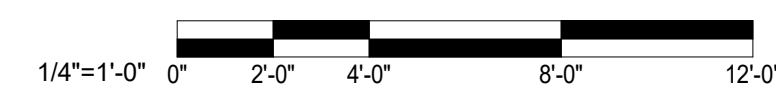
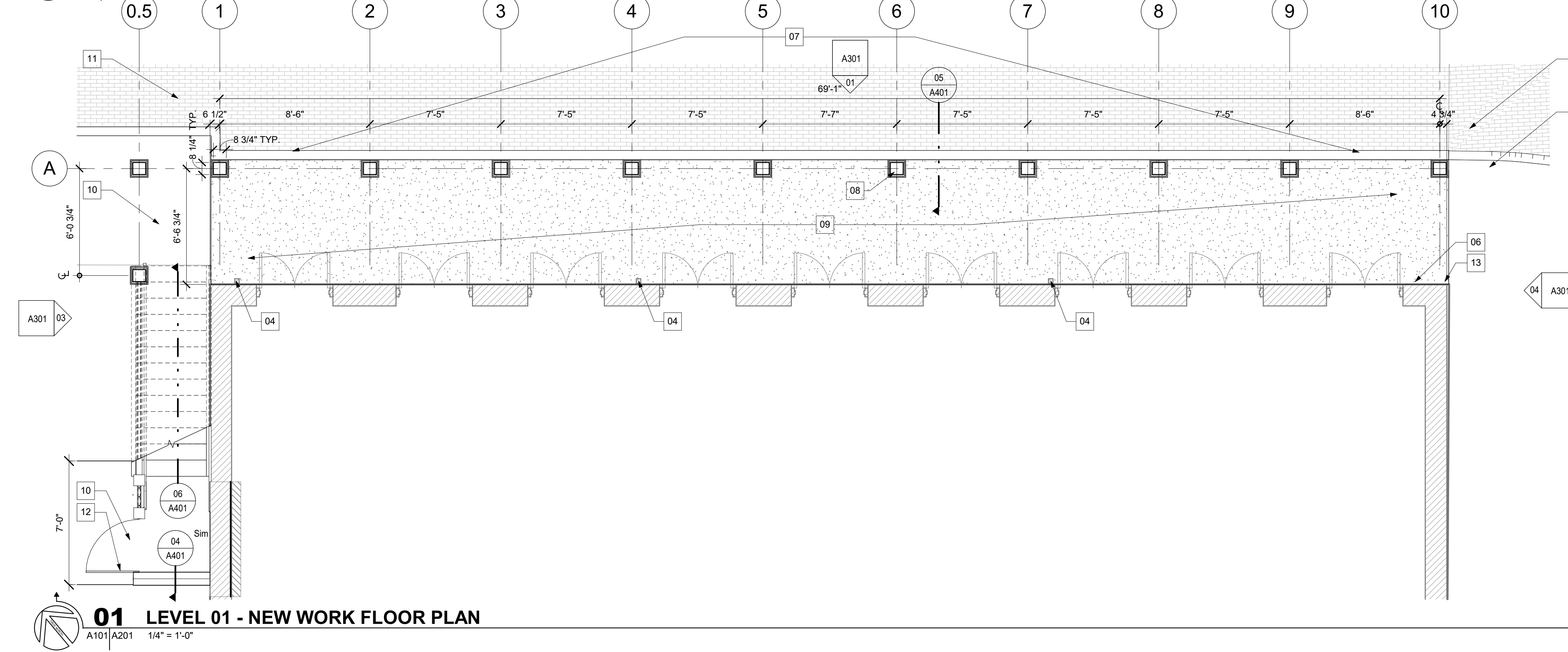
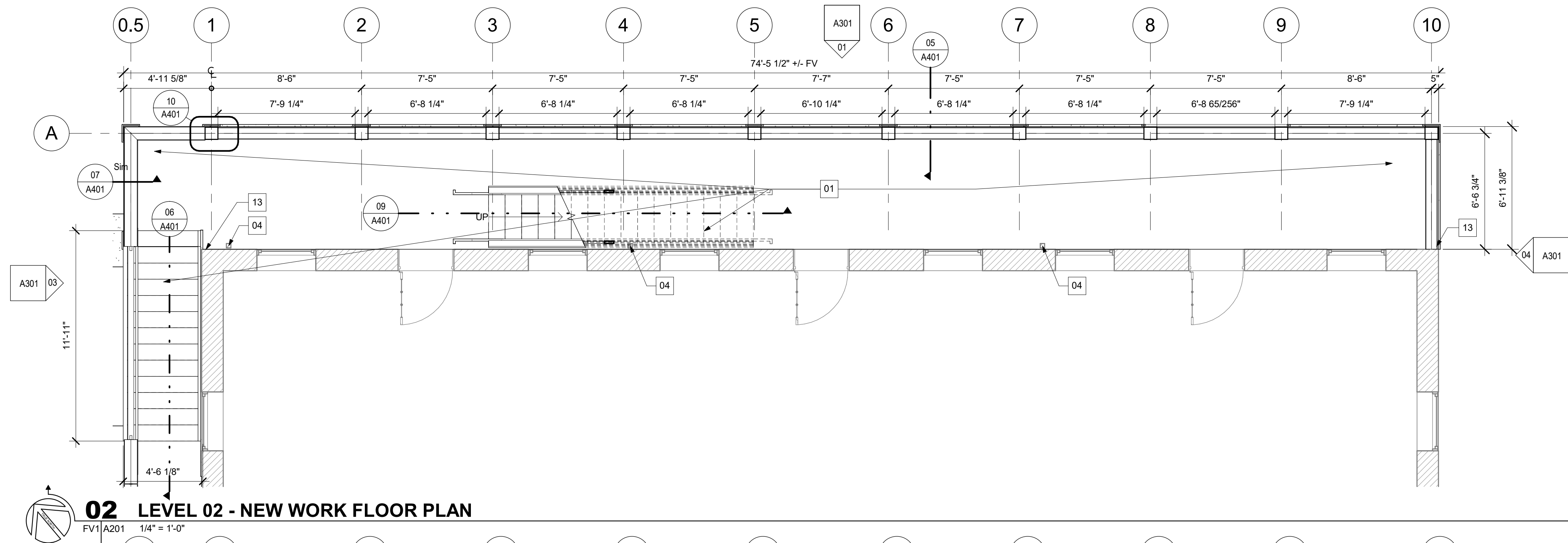
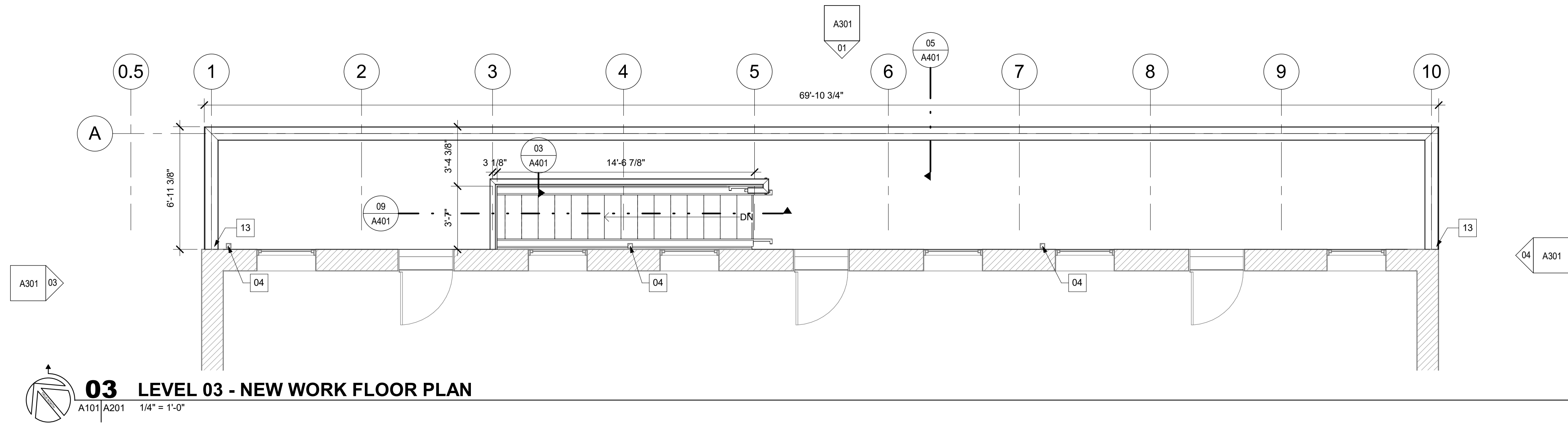
ISSUE DATE: April 28, 2026

CAD DWG FILE:

DRAWN BY: CJ/JM
CHECKED BY: JH
DESIGNED BY: SOA

SHEET TITLE:
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER:
A200
SHEET 12 OF 16
ISSUE DATE: April 28, 2026



NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF WOOD STUD, OR MASONRY UNLESS NOTED OTHERWISE
3. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION
4. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT

KEYNOTES - NEW WORK

- 01 2-STORY WOOD DECK STRUCTURE, RAILINGS, STAIRS - REFER TO A401 FOR DETAILS
- 02 SALVAGED "C.F. LOHMAN" SIGN - OWNER TO REFURBISH & REINSTALL
- 03 "ENTRANCE" SIGN - BY OWNER
- 04 DOWNSPOUT TO REMAIN - PROTECT DURING RECONSTRUCTION OF DECK
- 05 SECURITY CAMERA - OWNER TO REINSTALL
- 06 AUTOMATIC DOOR OPERATOR TO REMAIN - PROTECT DURING CONSTRUCTION
- 07 CONCRETE STEP & CURB - REFER TO CIVIL DRAWINGS
- 08 TIMBER COLUMN ON CONCRETE COLUMN FOUNDATION X 10 - PER STRUCTURAL DRAWINGS - TYPICAL FOR 10 COLUMNS (EPS-6A)
- 09 EXPOSED AGGREGATE PAVING - REFER TO CIVIL DRAWINGS
- 10 CONCRETE PAVEMENT & ADA RAMP - REFER TO CIVIL DRAWINGS
- 11 EXISTING CONCRETE STREET PAVERS - REINSTALL - REFER TO CIVIL DRAWINGS FOR EXTENT
- 12 GATE WITH PANIC HARDWARE
- 13 REPAIR STONE AT STRUCTURAL POCKET / FORMER RAILING POCKET
- 14 ALTERNATE NO. 1: EXISTING STONE MASONRY - CLEAN, POINT & REPAIR - REFER TO 02/A301
- 15 GATE WITH PANIC HARDWARE
- 20 ALTERNATE NO. 1 - REPAIR CRACKED STONE LINTEL
- 21 ALTERNATE NO. 1 - REMOVE / REPOINT CRACKED MORTAR JOINT
- 22 ALTERNATE NO. 1 - MISSING MORTAR - REPOINT JOINT

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MIKE KEHOE,
GOVERNOR



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REVISION	DATE

ISSUE DATE: April 28, 2026

CAD DWG FILE:

DRAWN BY: CJ/JM

CHECKED BY: JH

DESIGNED BY: SOA

SHEET TITLE:

**NEW WORK FLOOR
PLANS**

SHEET NUMBER:

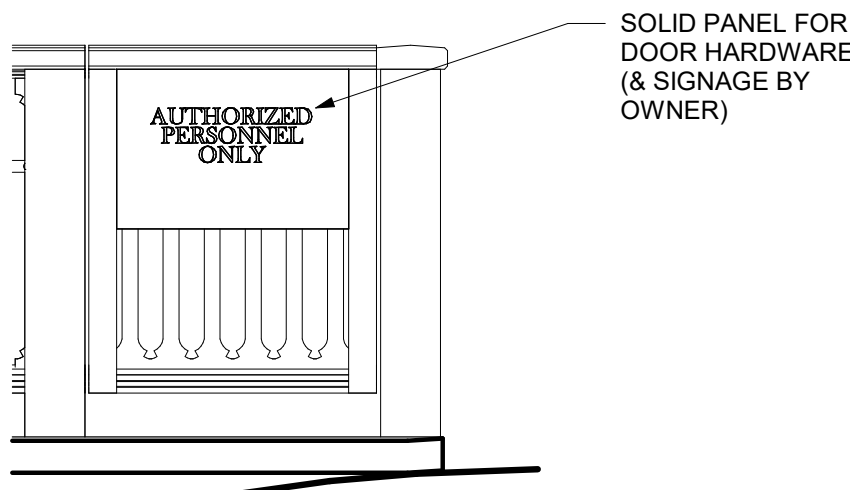
A201

SHEET 13 OF 16

ISSUE DATE: April 28, 2026

1/8"=1'-0" 0' 4'-0" 8'-0" 16'-0" 24'-0"

1/2"=1'-0" 0' 1'-0" 2'-0" 4'-0" 6'-0"



05 ENLARGED ELEV - GATE

A301 1/2" = 1'-0"

NEW WORK GENERAL NOTES

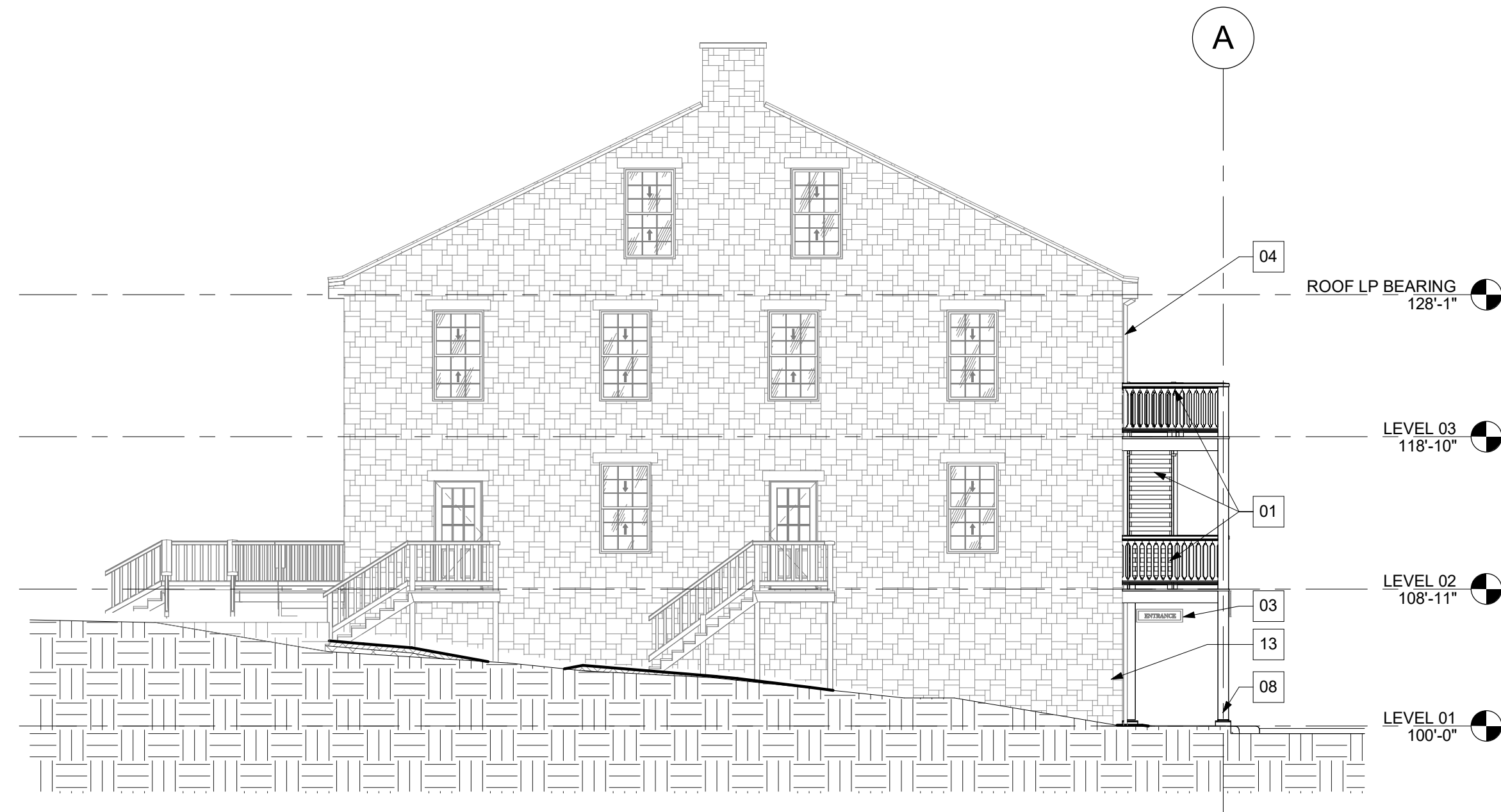
1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF WOOD STUD, OR MASONRY UNLESS NOTED OTHERWISE
3. GRAY WALLS & DOORS ARE EXISTING TO REMAIN - PROTECT DURING CONSTRUCTION
4. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT

EXTERIOR FINISH KEY:

WOOD COLUMNS, BEAMS & RAILINGS = EPS-6A
WOOD DECKING = ESS-6A

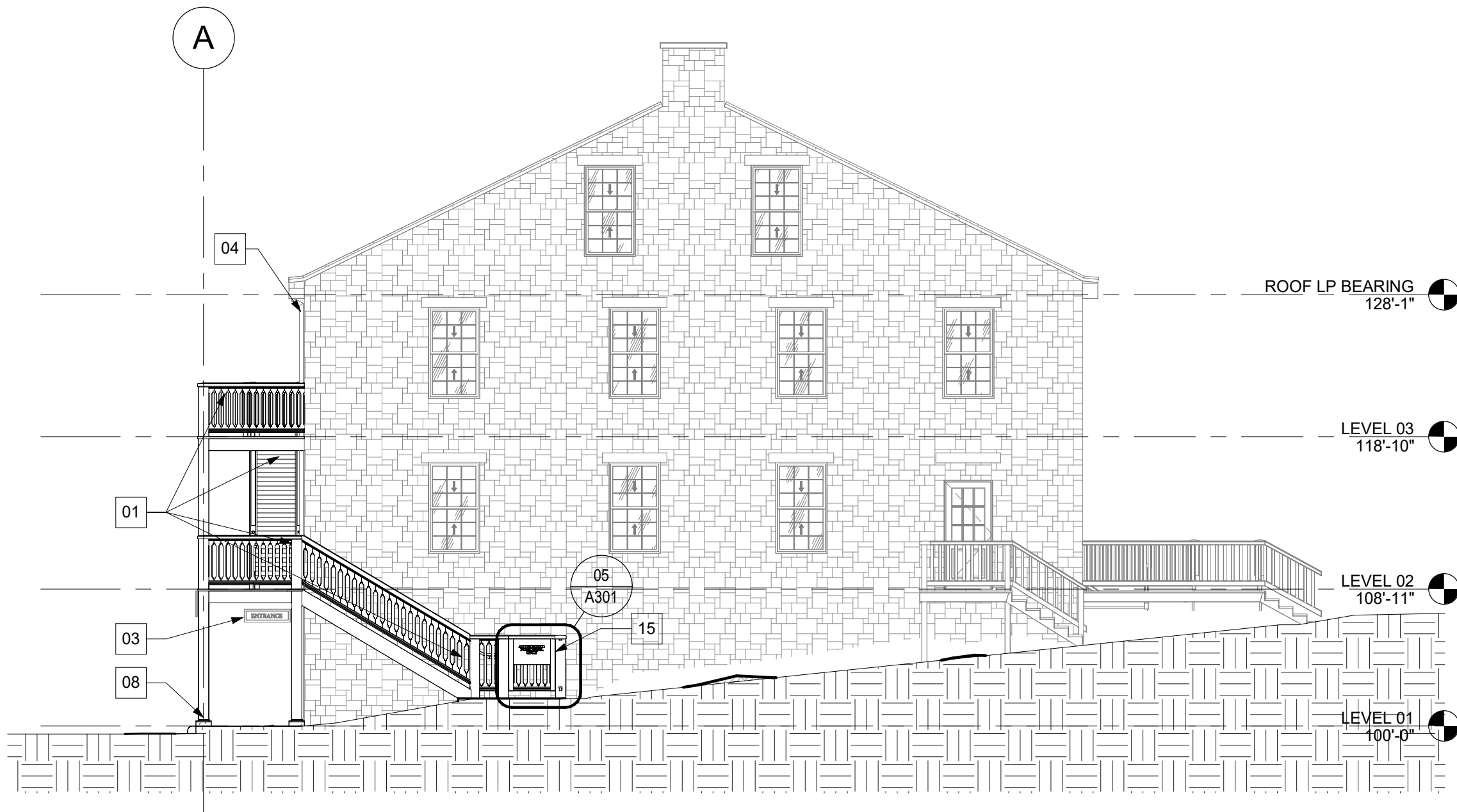
KEYNOTES - NEW WORK

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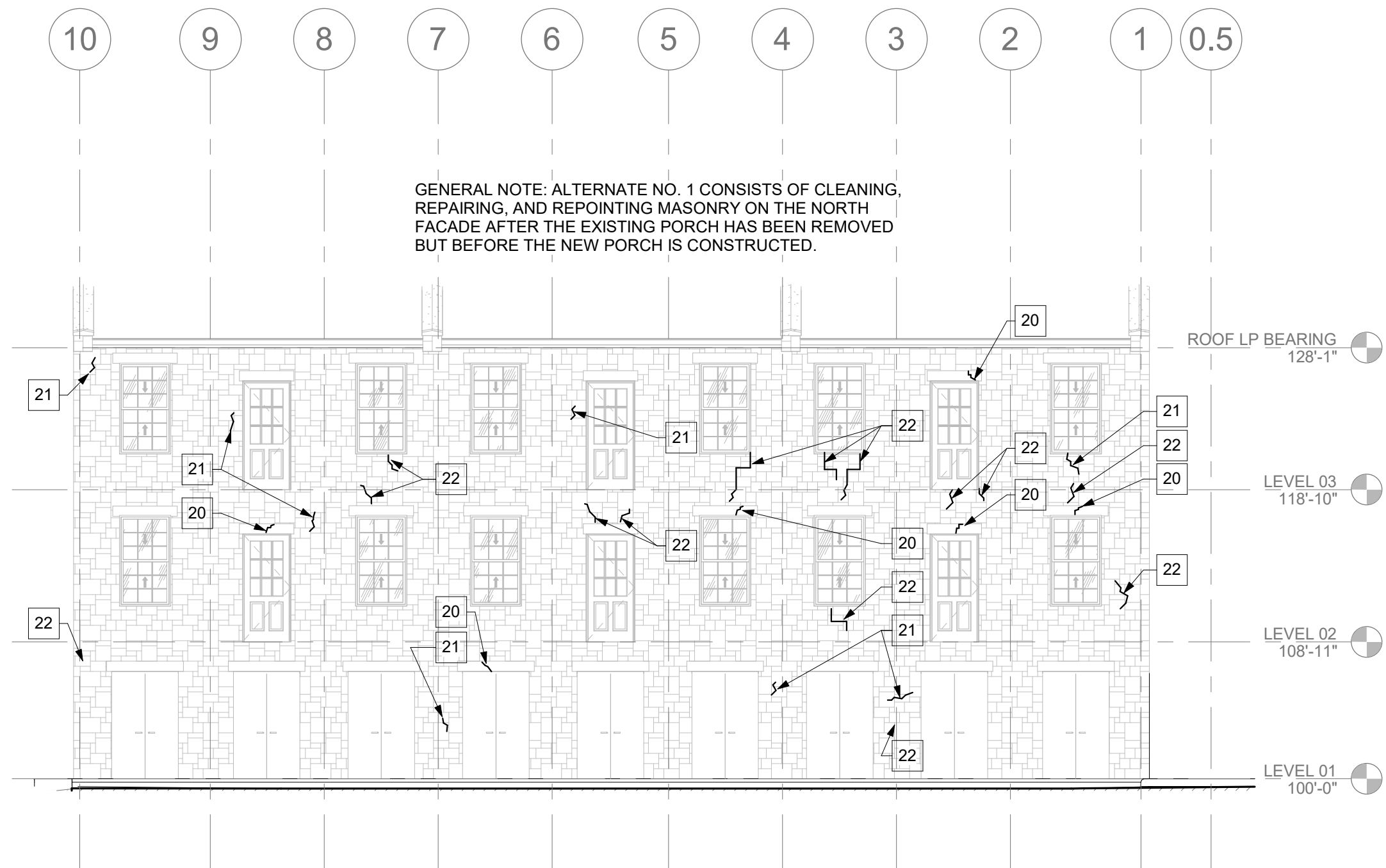
04 EAST ELEVATION

A301 1/8" = 1'-0"



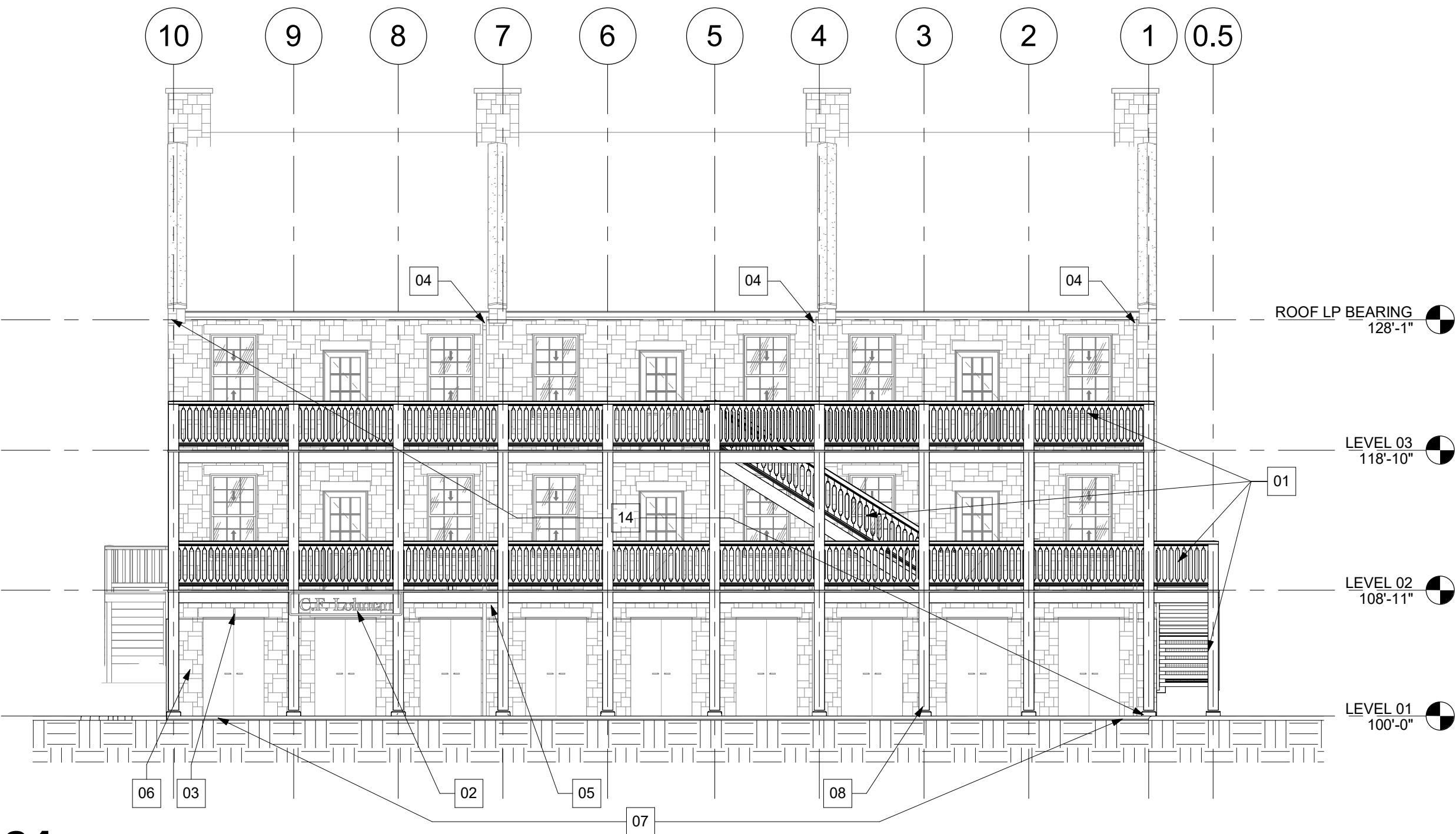
03 WEST ELEVATION

A301 1/8" = 1'-0"



02 NORTH ELEVATION - ALTERNATE NO. 1 - MASONRY REPAIR & POINTING

A301 1/8" = 1'-0"



01 NORTH ELEVATION

A301 1/8" = 1'-0"

STATE OF MISSOURI
MIKE KEHOE,
GOVERNOR



04/28/2026
Simon Oswald Associates, Inc. -
Architect
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OFFICE OF
ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND
CONSTRUCTION

Project Name

Replace Multi-Tier Porch &
Sidewalk, Lohman Building

Jefferson Landing State
Historic Site

100 Jefferson St,
Jefferson City, MO 65101

PROJECT # X2514-01

SITE # 5311

ASSET # 7815311001

ISSUE FOR BID

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DRAWN BY: CJ/JM

CHECKED BY: JH

DESIGNED BY: SOA

SHEET TITLE:
BUILDING
ELEVATIONS

SHEET NUMBER:

A301

SHEET 14 OF 16

ISSUE DATE: April 28, 2026



EXTERIOR FINISH KEY:

WOOD COLUMNS, BEAMS &
RAILINGS = EPS-6A

WOOD DECKING = ESS-6A

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SHEET TITLE:
**SECTIONS &
DETAILS**

SHEET NUMBER:

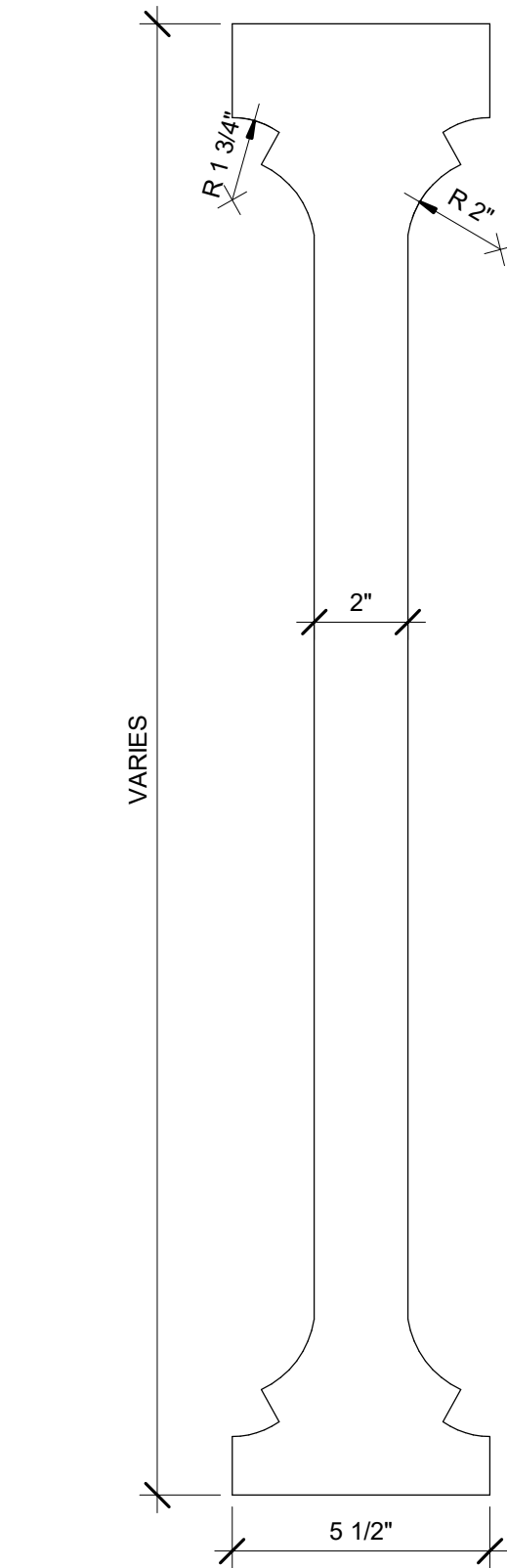
A401

SHEET 15 OF 16

ISSUE DATE: April 28, 2026

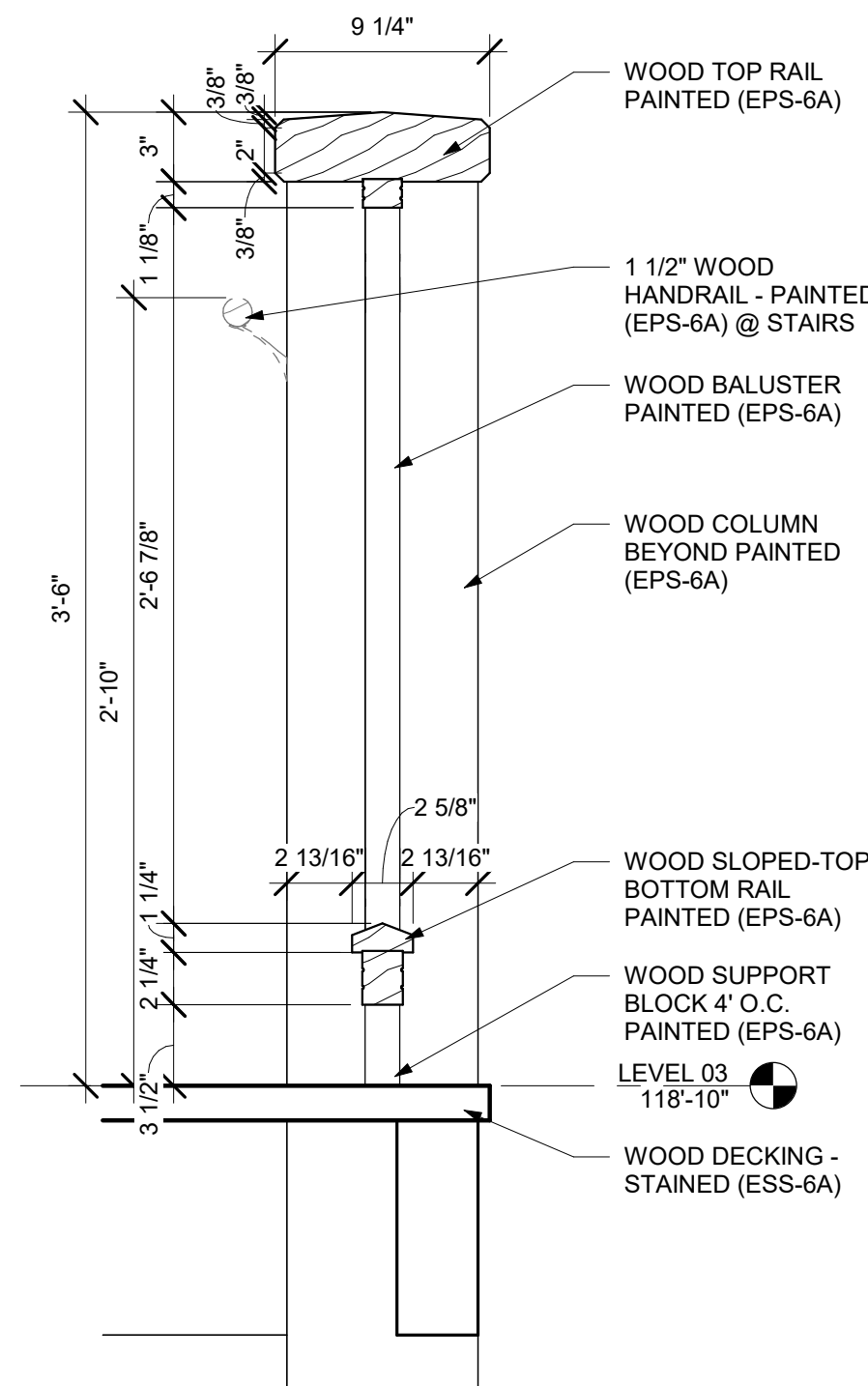
08 TYP FLAT SAWN BALUSTER DETIAL

A401 3" = 1'-0"



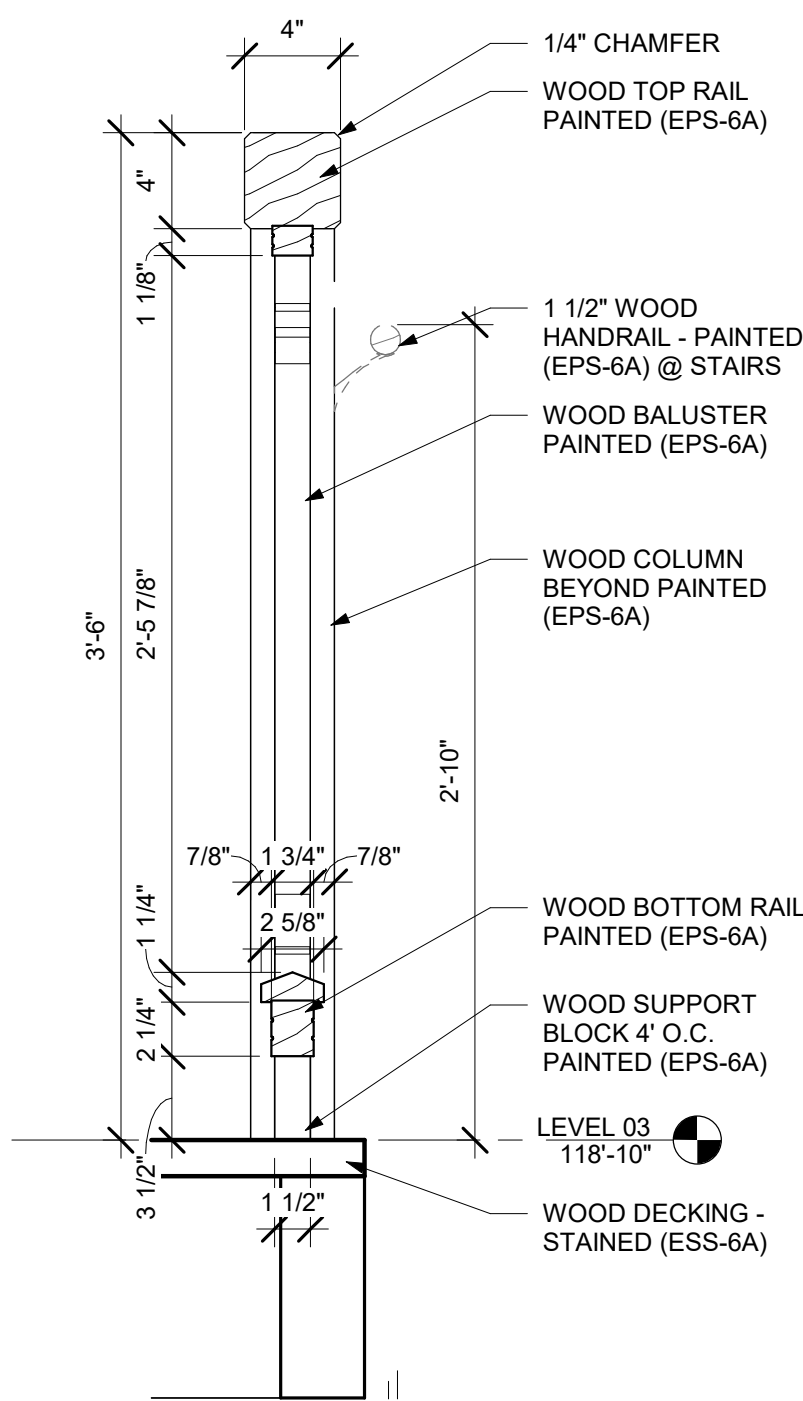
**10 PLAN DTL - TOP RAIL TRANSITION
@ COLUMN A1 LEVEL 02**

A401 1 1/2" = 1'-0"



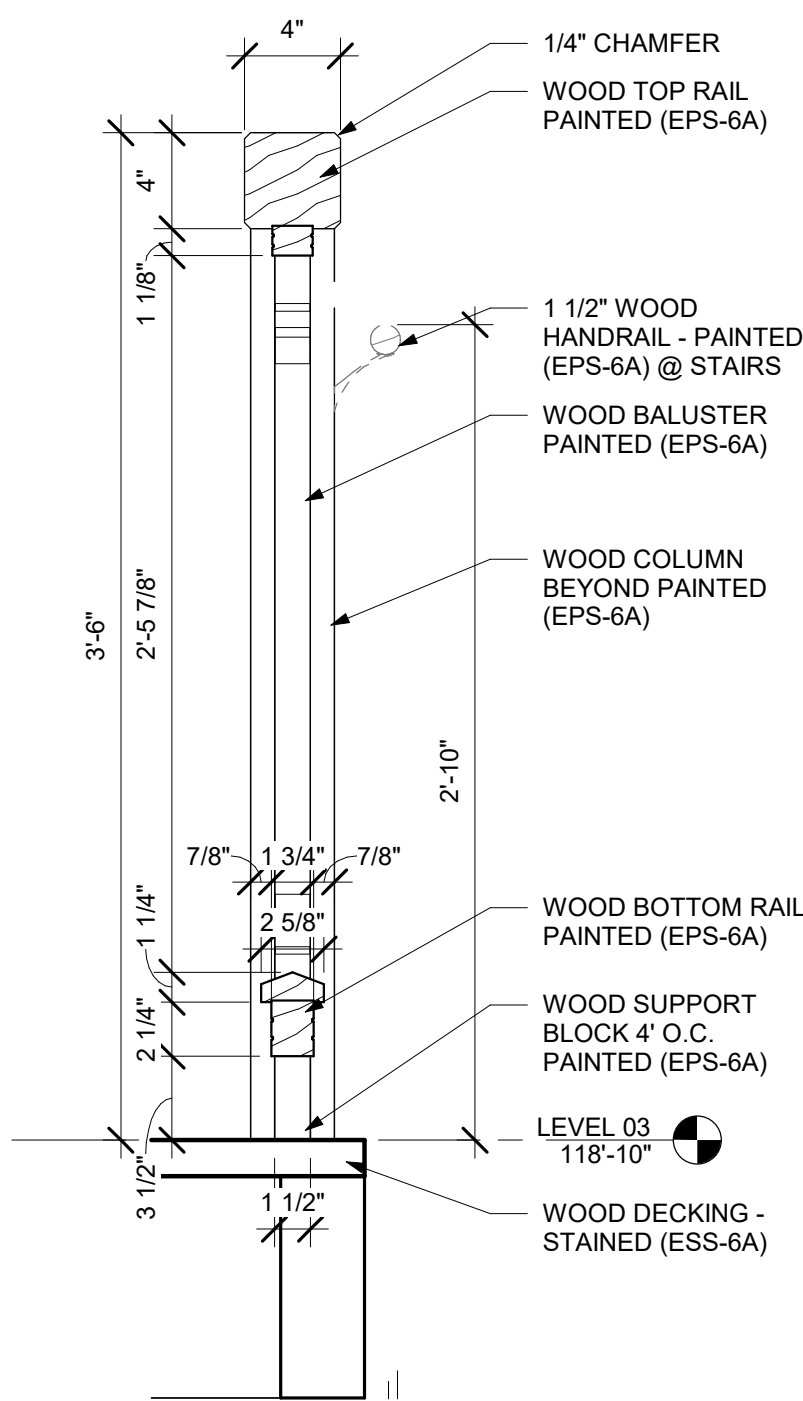
07 TYP GUARDRAIL DETAIL - LEVEL 03

A401 1 1/2" = 1'-0"



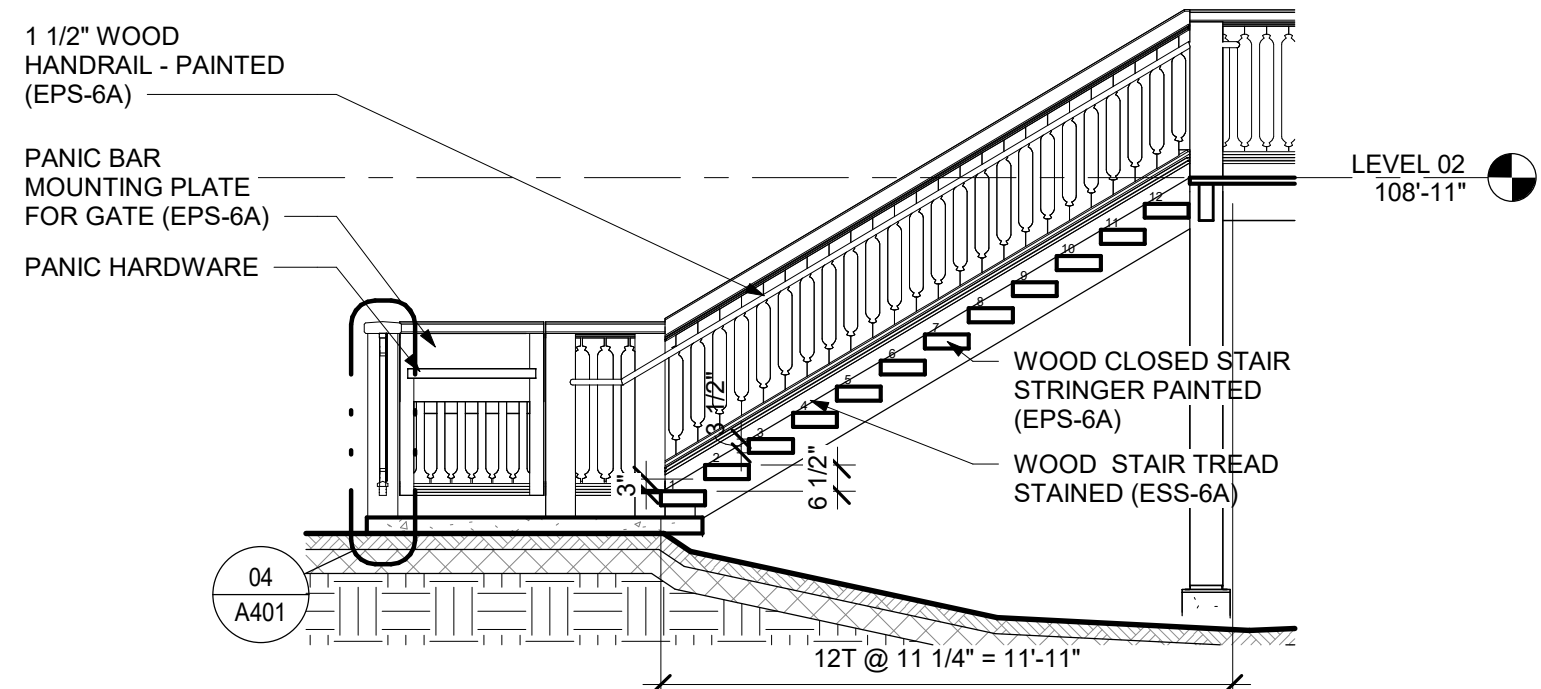
03 GUARDRAIL DETAIL @ STAIR OPENING

A401 1 1/2" = 1'-0"



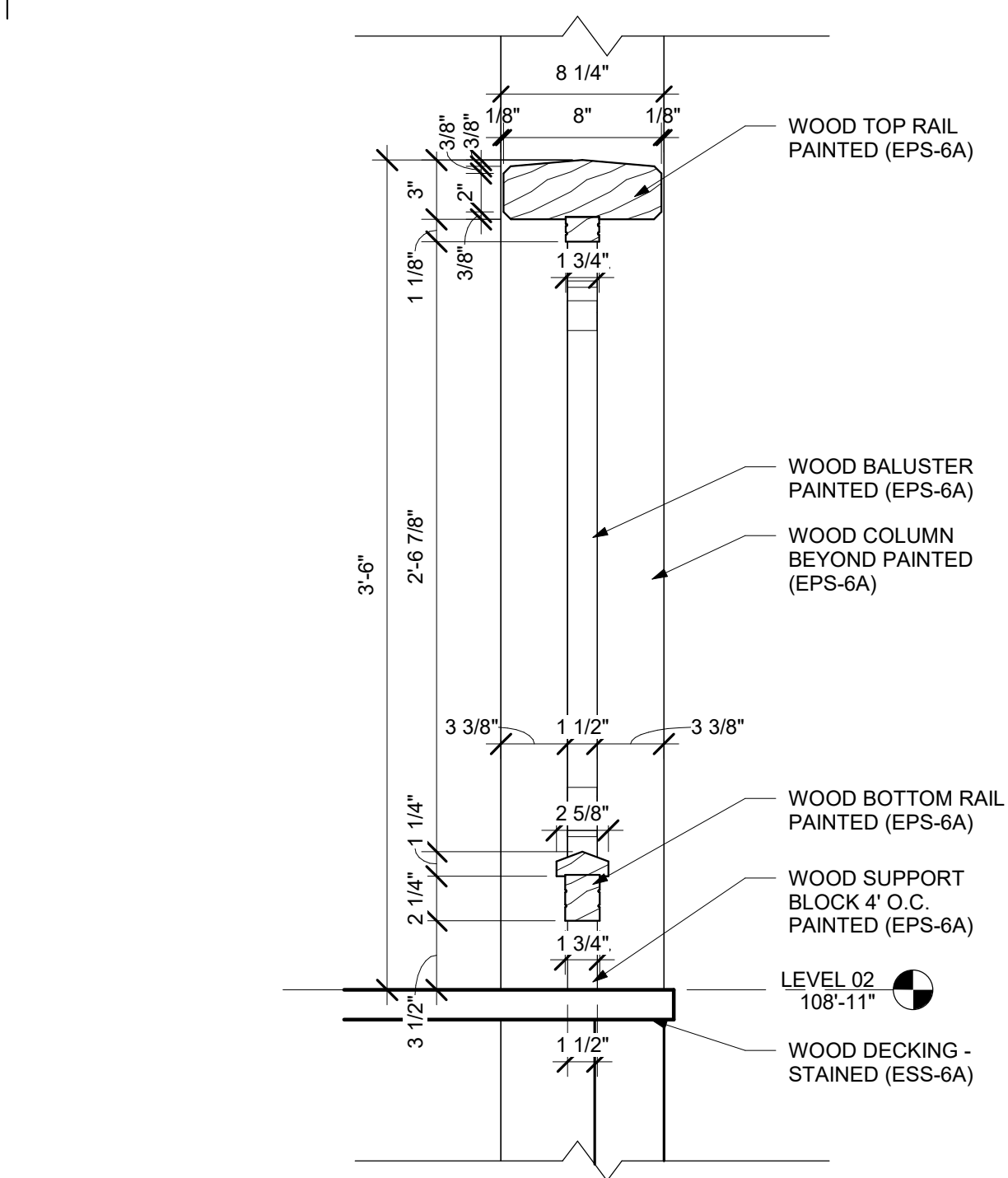
09 STAIR SECTION - LEVEL 2 TO 3

A201 A401 1/4" = 1'-0"



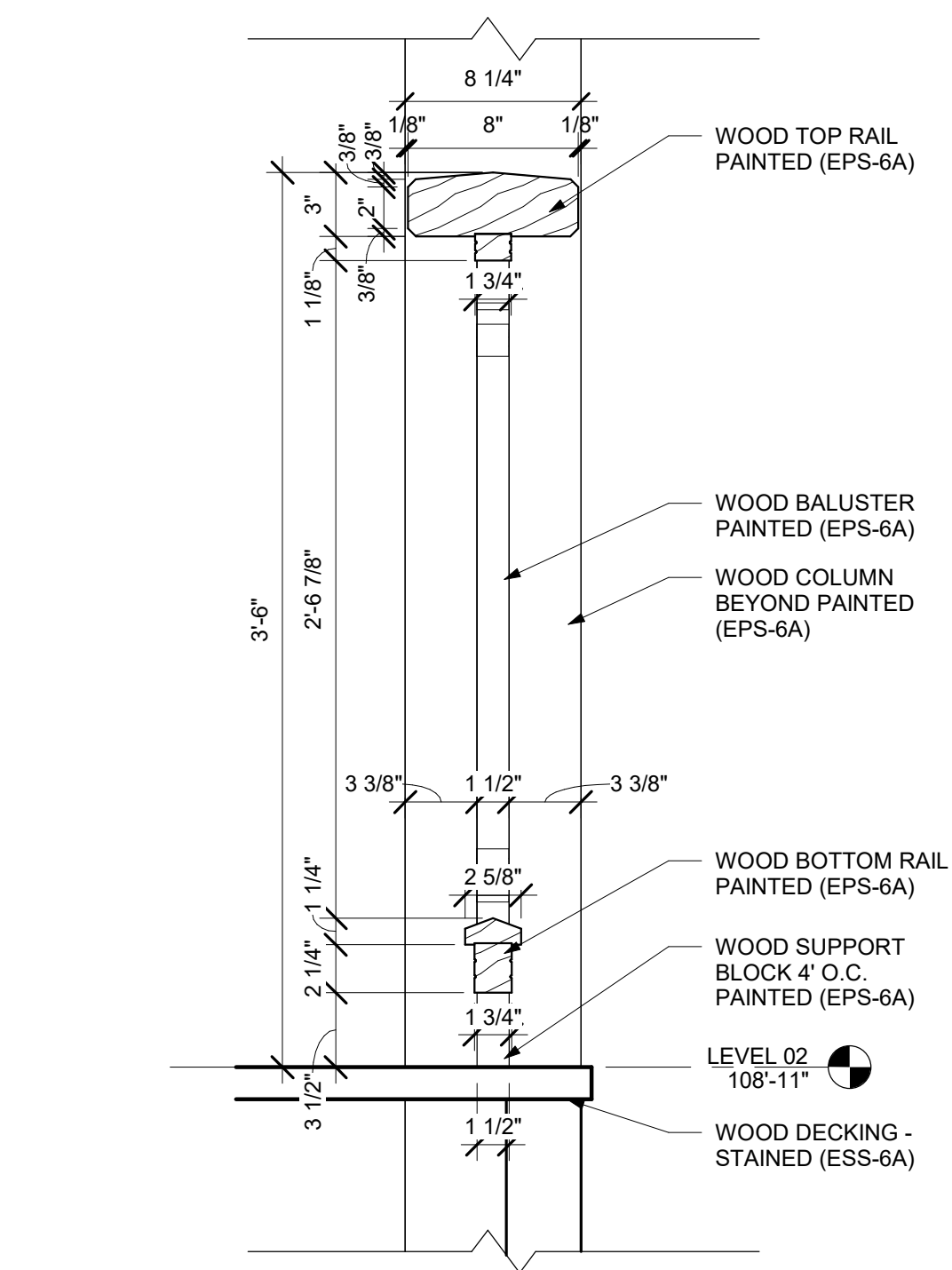
06 STAIR SECTION - LEVEL 1 TO 2

A401 1/4" = 1'-0"



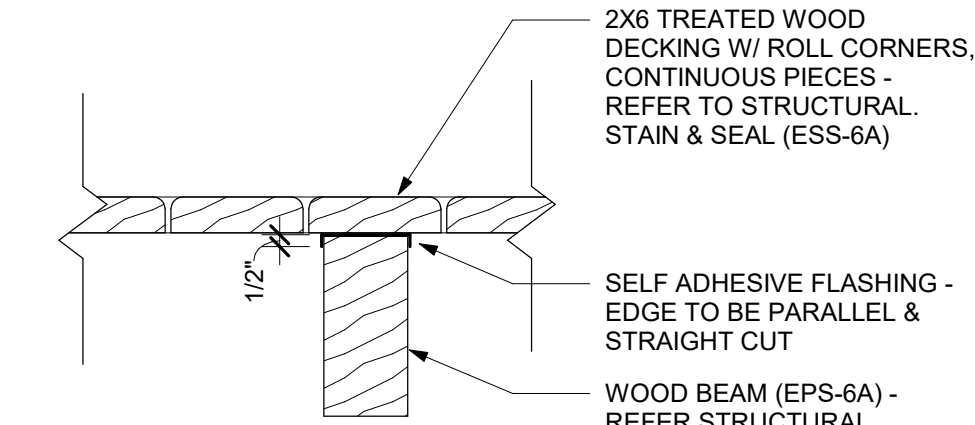
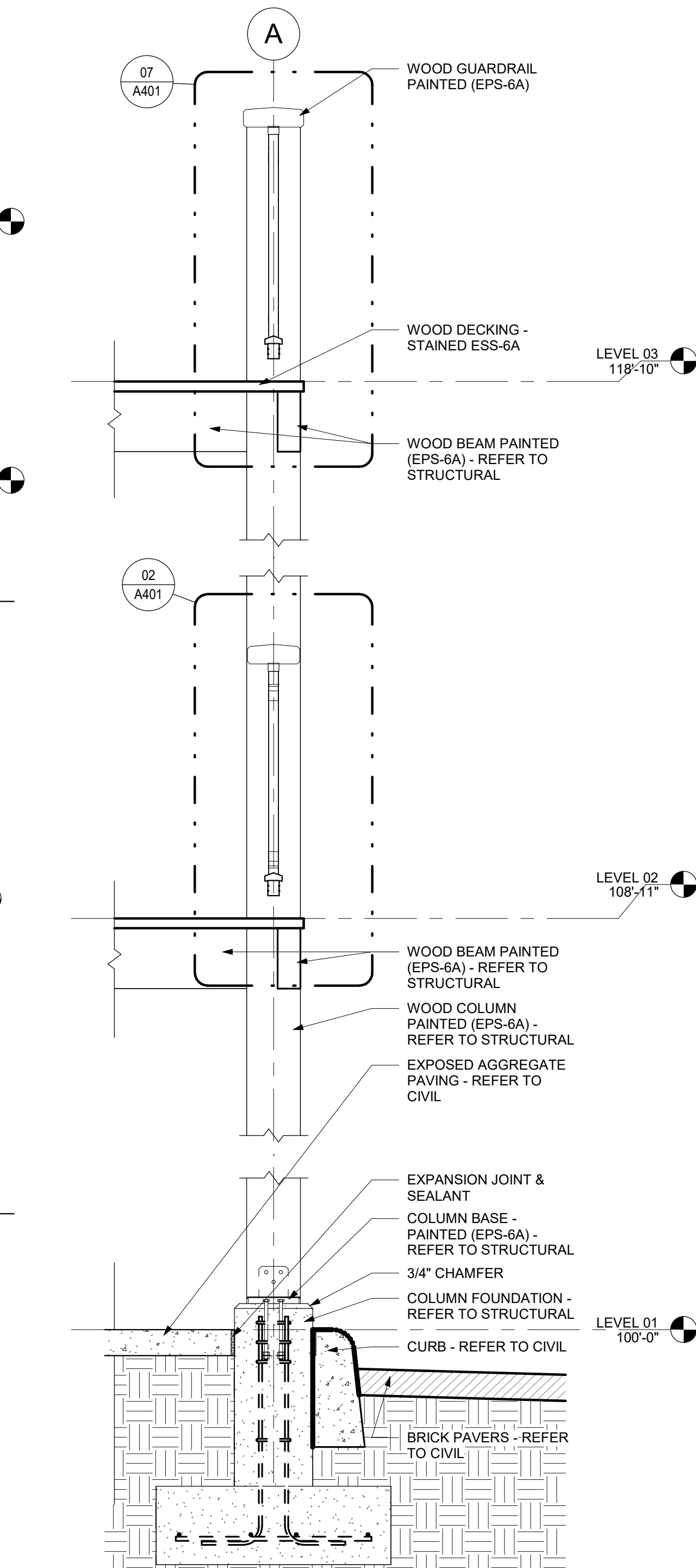
02 TYP GUARDRAIL DETAIL - LEVEL 2

A401 1 1/2" = 1'-0"



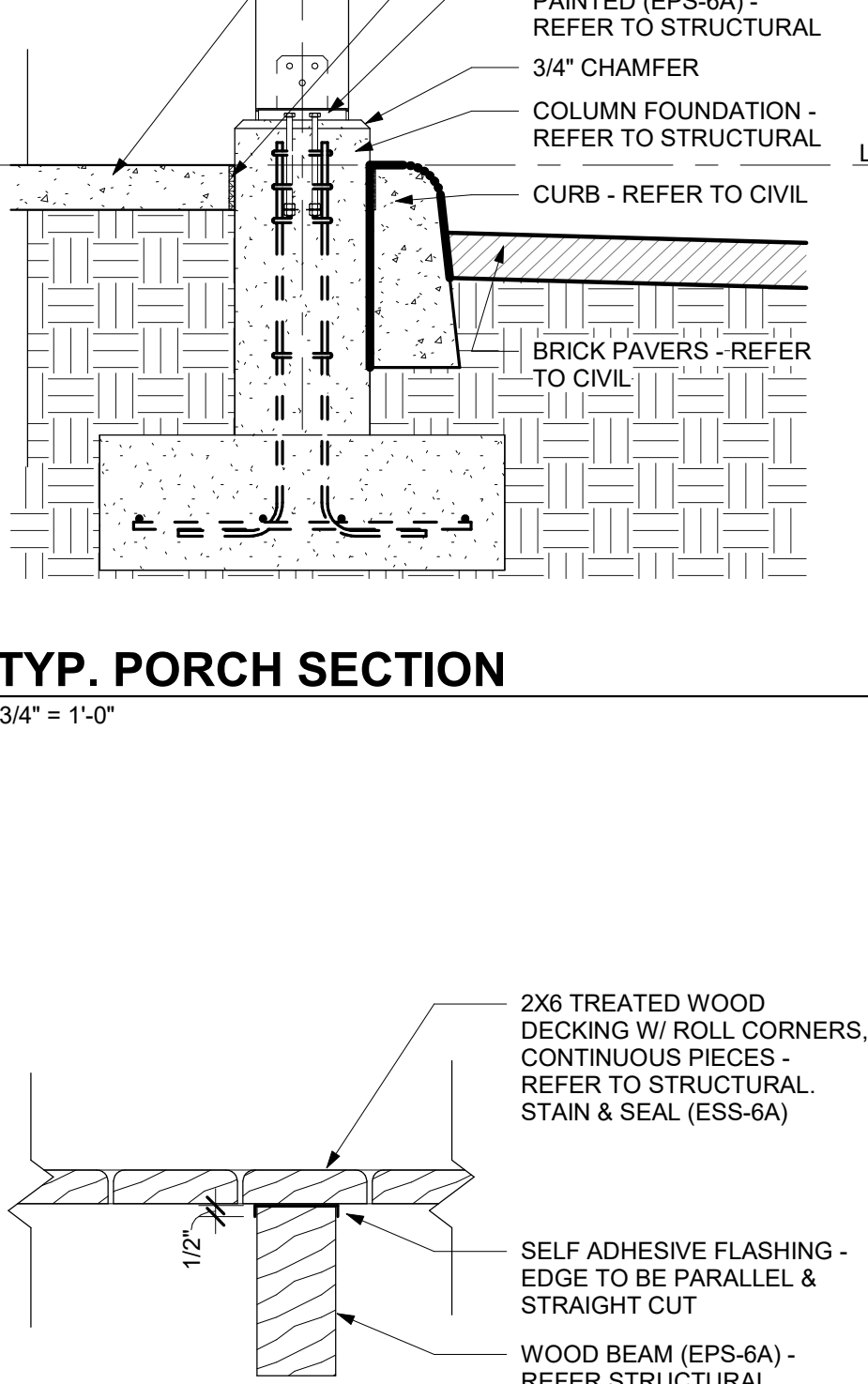
05 TYP. PORCH SECTION

A201 A401 3/4" = 1'-0"



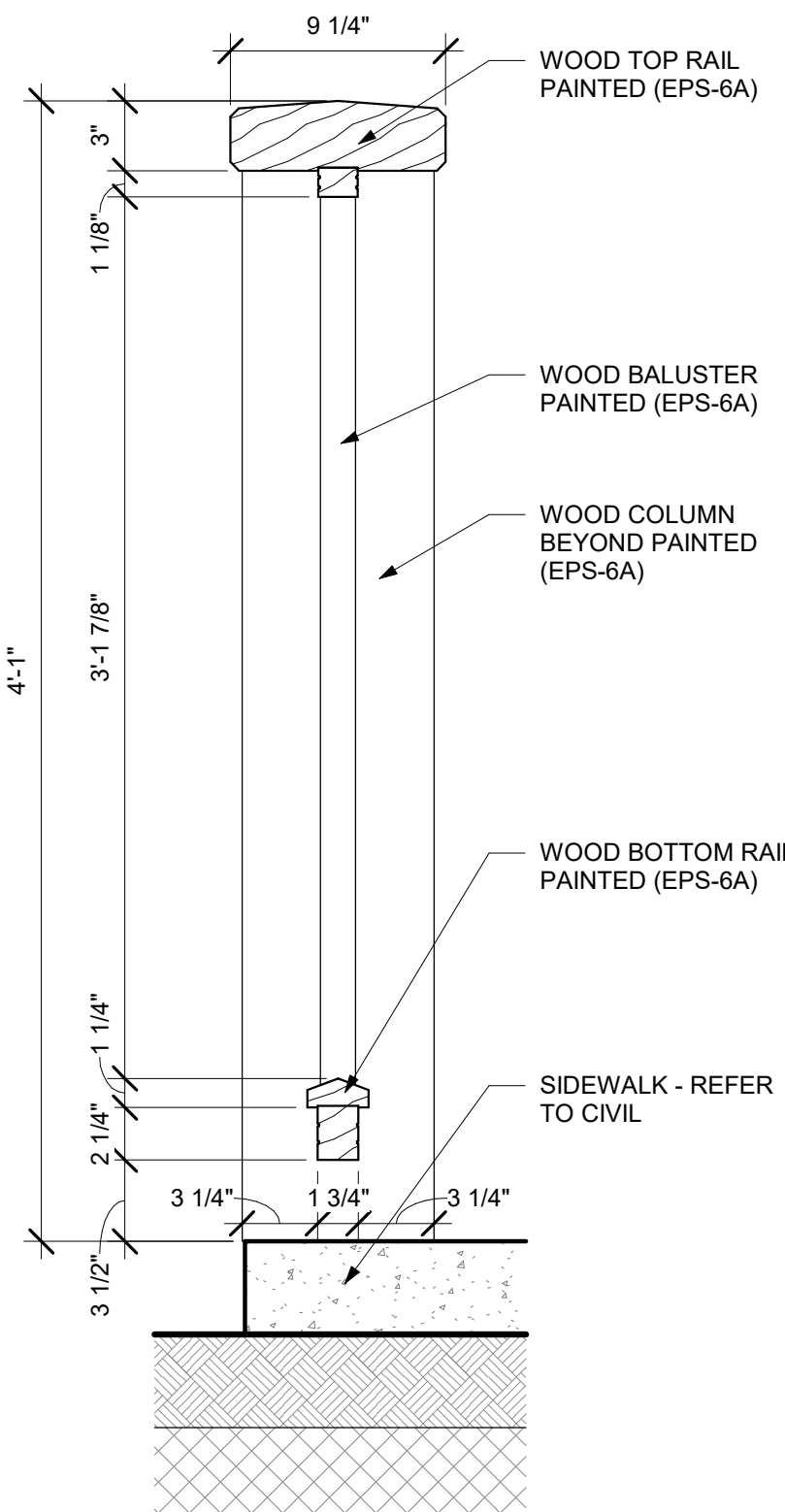
01 DTL - TYP. BEAM @ DECK

A401 1 1/2" = 1'-0"



04 GUARDRAIL DETAIL @ LEVEL 1 TO 2

A401 1 1/2" = 1'-0"





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RENDERINGS

SHEET NUMBER:
A801
SHEET 16 OF 16
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