

STAGING & TRAFFIC CONTROL PLAN NOTES

1. TRAFFIC CONTROL DEVICES AND TEMPORARY TRAFFIC CONTROL PLANS SHALL BE PER THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. MODIFY THE TEMPORARY TRAFFIC CONTROL PLAN TO ACCOMMODATE CONSTRUCTION METHODS & METHODS, SEQUENCING, AND TECHNIQUES OR PROCEDURES. MODIFICATIONS TO THE TEMPORARY TRAFFIC CONTROL PLAN SHALL BE:
 - COORDINATED WITH THE OWNER'S REPRESENTATIVE
 - COORDINATED BY THE CONTRACTOR WITH THE CITY OF COLUMBIA
 - APPROVED IN WRITING BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY REQUIRED PERMITS AND COORDINATING CITY PERMIT TIMELINES WITH CONSTRUCTION SCHEDULING.
4. MONITOR TRAFFIC FLOW THROUGH THE WORK ZONE AND MAKE ADJUSTMENTS TO THE TRAFFIC CONTROL PLAN AS REQUIRED.
5. SIDEWALK CLOSURE SIGNS AND FENCINGS ARE TO REMAIN IN PLACE ONLY WHILE WORK IS ACTIVE. RE-OPEN SIDEWALK TO PEDESTRIAN TRAFFIC AS SOON AS POSSIBLE.
6. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL CONSTRUCTION SIGNS, BARRICADES, AND FENCING. AT REGULAR INTERVALS, CHECK TO ENSURE SIGNS REMAIN IN PLACE AND ARE LEGIBLE.
7. PROVIDE CONSTRUCTION FENCING, WITH SCREENING FABRIC, AROUND WORKSPACE. SEE SPECIAL CONDITIONS IN THE PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
8. PROTECT EXISTING SIDEWALK & CURB FROM EQUIPMENT OR OTHER CONSTRUCTION DAMAGE. AT CLOSE OF PROJECT REPAIR ANY DAMAGED CONCRETE. VERIFY AGAINST PRE-CONSTRUCTION PHOTOGRAPHS.

STAGING & TRAFFIC CONTROL PLAN LEGEND

1. SIDEWALK CLOSED AHEAD CROSS HERE
R8-11 SIGN
2. SIDEWALK CLOSED
R8-8 SIGN
3. STANDARD HIGHWAY SIGN - MIN. 24"x24"
W20-1 SIGN
4. STANDARD HIGHWAY SIGN - MIN. 24"x24"
W1-4R SIGN
5. STANDARD HIGHWAY SIGN - MIN. 24"x24"
W1-4L SIGN
6. STOP SIGN - MIN. 24"x24"
R1-1 SIGN
PROVIDE MIN. 6'-0" TALL POLE SUPPORT ON ANCHORED BASE
7. CHANNELIZER CONE/MARKER @ 30" TALL MIN. PROVIDE W/ REFLECTIVE BANDS

WORK AREA FENCING: OUTSIDE POWER PLANT GROUNDS, PROVIDE CHAIN LINK FENCE PANELS, MIN. 6'-0" TALL, SUPPORTED ON WEIGHTED TEE STANDS. PROVIDE SCREEN FABRIC, SET AS SHOWN IN DRAWINGS. MAINTAIN THROUGHOUT PROJECT. COORDINATE WITH OWNER'S REPRESENTATIVE.



LOCATION MAP
SCALE: N.T.S.

STAGING & TRAFFIC CONTROL PLAN SCOPE OF WORK NOTES

- CONTRACTOR PARKING - MAX. 2 VEHICLES. COORDINATE ON-SITE WITH OWNER'S REPRESENTATIVE
 - CONTRACTOR STAGING AREA - 15'-0" x 50'-0". COORDINATE ON-SITE WITH OWNER'S REPRESENTATIVE.
- SEE G003 FOR ADDITIONAL NOTES.

LARGE SCALE		SMALL SCALE	
BRICK MASONRY UNIT		PLAN, SECTION	ELEVATION
CONCRETE MASONRY UNIT		PLAN, SECTION	ELEVATION
CONCRETE		PLAN, SECTION	ELEVATION
GYPSON BOARD		PLAN, SECTION	ELEVATION
GRAVEL AREA OF EXISTING DRIVEWAY		PLAN, SECTION	ELEVATION
MODEL AND/OR STRUCTURE		PLAN, SECTION	ELEVATION
INSULATION		PLAN, SECTION	ELEVATION
ROOF SHINGLES		PLAN, SECTION	ELEVATION
CONTINUOUS WOOD FRAMING		PLAN, SECTION	ELEVATION
WOOD BLOCKING		PLAN, SECTION	ELEVATION
PLYWOOD		PLAN, SECTION	ELEVATION
EXISTING BUILDING		PLAN, SECTION	ELEVATION

MATERIAL LEGEND
SCALE: N.T.S.

SHEET INDEX

- G001 COVER SHEET
- G002 LOCATION MAP, TRAFFIC CONTROL PLAN, LIST OF DRAWINGS, LEGENDS
- G003 STAGING PLANS & PROTECTION DETAILS
- A201 BUILDING ELEVATIONS
- A202 BUILDING ELEVATIONS
- A203 BUILDING ELEVATIONS
- A501 DETAILS
- A502 DETAILS
- A503 DETAILS - INFRUIT @ NORTH WALL
- A701 PHOTOS
- A702 PHOTOS

DRAWING BULLET WITH NORTH ARROW		GRID REFERENCE	ARCH SCALE
DRAWING TITLE		SCALE: XX" = 1'-0"	ARCH SCALE
DRAWING BULLET WITHOUT NORTH ARROW		GRID REFERENCE	ARCH SCALE
DRAWING TITLE		SCALE: XX" = 1'-0"	ARCH SCALE
PAGE FIRST REFERRED (IF APPLICABLE)			
ELEVATION BULLETS	PLAN/ELEVATION DETAIL BULLET	GRID REFERENCE	SHEET NUMBER
ONE ELEVATION	SECTION BULLET	GRID REFERENCE	SHEET NUMBER
PHOTOGRAPH BULLETS	SECTION BULLET	GRID REFERENCE	SHEET NUMBER
SCOPE OF WORK BULLET	SECTION BULLET	GRID REFERENCE	SHEET NUMBER
WINDOW BULLET	DOOR BULLET	GRID REFERENCE	SHEET NUMBER
REVISION NOTE	GENERAL NOTE	COLUMN LINE BULLETS	SECTION NUMBER
BENCHMARK BULLET	SPOT ELEV. BULLETS	TO-TOP OF CURB	TO-TOP OF GRADE
		TO-TOP OF WALL	TO-TOP OF PAVING

SYMBOL LEGEND
SCALE: N.T.S.

BUILDING CODE (IBC 2021)

- THIS IS AN EXTERIOR MAINTENANCE AND/OR REPAIR PROJECT.
- NO NEW AREA IS BEING ADDED.
- THERE IS NO CHANGE TO THE EXISTING USE OR OCCUPANCY OF ANY OF THE BUILDINGS.
- THERE IS NO CHANGE TO EGRESS.

SPECIAL INSPECTIONS (IBC 1704)

- THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION:
- CONCRETE GROUT GERMING
- CONCRETE
- CONCRETE REINFORCING STEEL
- CONCRETE FOR CELL GROUPS
- CONCRETE FOR CELL GROUPS

REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE BEING BEING ACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESS OF THE WORK.

DEFERRED SUBMITTALS: NO DEFERRED SUBMITTALS ARE REQUIRED ON THIS PROJECT.

LIST OF APPLICABLE CODES

- INTERNATIONAL BUILDING CODE (IBC) - 2021
- INTERNATIONAL RESIDENTIAL CODE (IRC) - 2021
- INTERNATIONAL MECHANICAL CODE (IMC) - 2021
- INTERNATIONAL FIRE CODE (IFC) - 2021
- INTERNATIONAL ELECTRICAL CODE (NEC) - 2020
- 2018 IBC STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS - 2018
- 2018 IBC STANDARD FOR MECHANICAL SYSTEMS - 2018
- 2018 IBC STANDARD FOR PLUMBING SYSTEMS - 2018
- 2018 IBC STANDARD FOR ROOFING SYSTEMS - 2018
- 2018 IBC STANDARD FOR GLAZING SYSTEMS - 2018
- 2018 IBC STANDARD FOR ACCESSIBLE DESIGN - 2018

PWArchitects, Inc.
3150 Parker Blvd., Ste. 101
Columbia, Missouri 65203
PWArchitects.com | 572.449.2883
Professional Seal of Architect License
Missouri State Certificate of Authority No. 000584



Project CP242421
POWER PLANT - 1923 & 1955
BRICK AND MORTAR REPAIRS
COLUMBIA, MO
For The Curators of the University of Missouri

Drawn:	202411	Project Number:
Checked:	CAD File Name (Number):	
ER	G002.DWG	
Location Map, Traffic Control Plan, List of Drawings, Legends		
No.	Revisions	Date

Submission Date: 12/11/2024
Drawing Number: G002
Revision: 12/02/2024

GENERAL SITE PLAN & STAGING NOTES

1. FIELD VERIFICATION: INFORMATION CONTAINED IN THESE DRAWINGS IS BASED ON EXISTING DOCUMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM WITH EXISTING CONDITIONS IN CASES WHERE CHANGES IN DETAILS ARE NECESSARY. THESE DRAWINGS CONVEY THE DESIGN INTENT ONLY.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EXECUTING ANY WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY OMBIGATIONS OR WORK DIFFERING FROM THAT SHOWN FOR CLARIFICATION BY THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS ARE TO FACE OF STUD, OR MASONRY, UNLESS OTHERWISE NOTED.
4. REMOVE ALL EXISTING BUILDING ELEMENTS AS NOTED AND THOSE THAT WOULD INTERFERE WITH THE INSTALLATION OF NEW WORK. VERIFY WITH OWNER'S REPRESENTATIVE REMOVAL OF ANY ITEMS NOT NOTED FOR DEMOLITION.
5. PROTECT ALL ADJACENT AREAS, INCLUDING LANDSCAPING NOT DESIGNATED FOR WORK. FROM DAMAGE AS A RESULT OF THIS WORK. DAMAGED ITEMS WILL BE REPAIRED BY THE OWNER. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF THE REPAIRS.
6. PROVIDE CONSTRUCTION FENCING WITH BLACK SCREENING FABRIC AROUND WORKSPACE. SEE SPECIAL CONDITIONS IN THE PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
7. PROTECT EXISTING SIDEWALK & CURB FROM EQUIPMENT OR OTHER CONSTRUCTION DAMAGE. AT CLOSE OF PROJECT REPAIR ANY DAMAGED CONCRETE; VERIFY AGAINST PRE-CONSTRUCTION PHOTOGRAPHS.
8. FLASHING DETAILS SHOWN ARE BASED ON STANDARD DETAILS FROM THE SHEETMETAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA). NOTIFY OWNER'S REPRESENTATIVE OR FABRICATOR OF INSTALLATION REQUIREMENTS THAT DIFFER FROM THOSE SHOWN. DO NOT PROCEED WITH WORK UNTIL INSTRUCTIONS ARE RECEIVED FROM OWNER'S REPRESENTATIVE.
9. NO CONSTRUCTION TRAFFIC IS ALLOWED ON THE ROOF WITHOUT PROTECTION BOARDS AS DEFINED IN THE PROJECT DOCUMENTS OR AS OTHERWISE PERMITTED BY THE OWNER'S REPRESENTATIVE.
10. PROTECT ALL AREAS THAT INTERFACE WITH SCAFFOLDING SUCH AS CORNERS, FLASHINGS, AND OTHER LIKE ITEMS.
11. PROTECT ALL BUILDING ENTRANCES WHEN DOING WORK OVERHEAD, WHEN APPROVED BY THE OWNER'S REPRESENTATIVE A SINGLE ENTRANCE MAY BE TEMPORARILY CLOSED WHILE OVERHEAD WORK IS BEING COMPLETED. ONLY ONE ENTRANCE MAY BE CLOSED AT A TIME.
12. COORDINATE ALL REQUIRED UTILITIES WITH OWNER.
13. DO NOT SCALE DRAWINGS-WHERE DIMENSIONAL DISCREPANCIES ARE ENCOUNTERED NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
14. LEAVE AREA CLEAN AND FREE OF DEBRIS AT THE END OF EACH DAY.
15. UNLESS OTHERWISE NOTED OR SHOWN, DIMENSIONS ARE PROVIDED FOR PURPOSES OF OBTAINING APPROXIMATE QUANTITIES ONLY. FIELD VERIFY ALL QUANTITIES.
16. OFFLOAD ALL MATERIALS AT DESIGNATED AREA. MOVE ALL DELIVERY VEHICLES FROM SITE IMMEDIATELY AFTER OFFLOADING.

STAGING & TRAFFIC CONTROL PLAN LEGEND

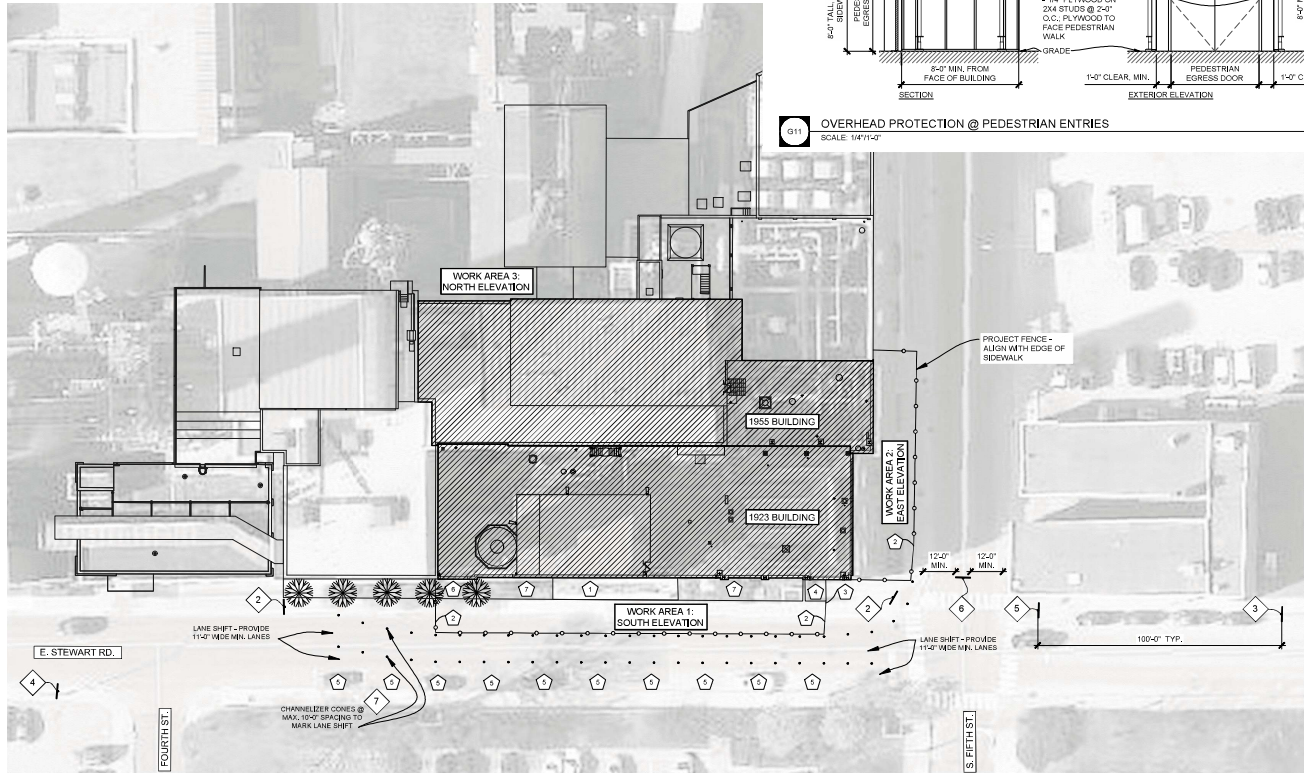
1. "SIDEWALK CLOSED AHEAD CROSS HERE"
R9-11 SIGN
 2. "SIDEWALK CLOSED"
R9-9 SIGN
 3. STANDARD HIGHWAY SIGN - MIN. 24"x24"
W20-4 SIGN
 4. STANDARD HIGHWAY SIGN - MIN. 24"x24"
W1-4R SIGN
 5. STANDARD HIGHWAY SIGN - MIN. 24"x24"
W1-4L SIGN
 6. STOP SIGN - MIN. 24"x24"
R1-1 SIGN
PROVIDE MIN. 6'-0" TALL POLE SUPPORT ON ANCHORED BASE
 7. CHANNELIZER CONE/MARKER @ 36" TALL MIN. PROVIDE W/ REFLECTIVE BANDS
- WORK AREA FENCING: OUTSIDE POWER PLANT GROUNDS. PROVIDE CHAIN LINK FENCE PANELS, MIN. 6'-0" TALL, SUPPORTED ON WEIGHTED TEE STANDS. PROVIDE SCREEN FABRIC, SET AS SHOWN IN DRAWINGS. MAINTAIN THROUGHOUT PROJECT. COORDINATE WITH OWNER'S REPRESENTATIVE.

A4/G003 - ENLARGED STAGING PLAN SCOPE-OF-WORK NOTES

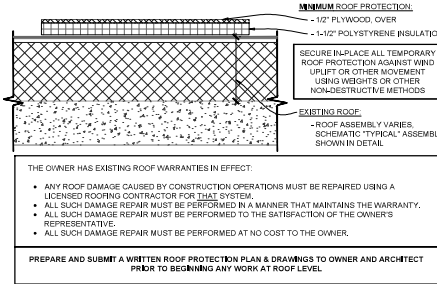
1. GAS MAIN BEHIND ALUMINUM FENCE AND JERSEY BARRIERS. WHEN WORKING IN THIS AREA, PROTECT THE GAS MAIN PER OVERHEAD PROTECTION DETAIL, K12/G003. PROVIDE PROTECTION FOR EXISTING FENCING, FENCING AND JERSEY BARRIERS TO REMAIN IN PLACE.
2. LINE OF PROJECT FENCE
3. FIELD COORDINATE PLACEMENT OF FENCE TO MAINTAIN: - EMERGENCY EGRESS FROM THE POWER PLANT ENTRY - COORDINATE ANY LIMITED CLOSURES WITH THE OWNER'S REPRESENTATIVE.
4. WHEN WORKING OVERHEAD IN THIS AREA, PROVIDE OVERHEAD PROTECTION @ THE POWER PLANT ENTRY DOOR - SEE G11/G003 FOR TYP. DETAIL
5. PURCHASE METER BAGS FOR DURATION OF ROAD CLOSURE ON STEWART
6. LANDSCAPE SERVICES WILL PRUNE EXISTING TREES TO PROVIDE MINIMUM 4'-0" CLEARANCE BETWEEN THE TREE CANOPY AND BUILDING. COORDINATE WITH OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL PRUNING WORK.
7. LANDSCAPE SERVICES WILL PRUNE EXISTING BUSHES BACK TO PROVIDE ACCESS TO BASE OF BUILDING. COORDINATE WITH OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL PRUNING WORK.

PROJECT PHASING

1. WORK MAY NOT BEGIN ON STEWART AVENUE OR FIFTH STREET UNTIL, AFTER MAY 19, 2025.
2. WORK AREA 1 - SOUTH ELEVATION ALONG STEWART AVENUE: ALL WORK MUST BE COMPLETED AND FENCING MUST BE REMOVED BY AUGUST 8, 2025.
3. WORK AREA 2 - ALL WORK AT WORK AREA 1 TO BE COMPLETED PRIOR TO SETTING FENCE AND TRAFFIC CONTROL FOR WORK AREA 2. COORDINATE WITH OWNER'S REPRESENTATIVE.
4. WORK AREA 3 - WORK MAY BE COMPLETED AT ANY TIME.

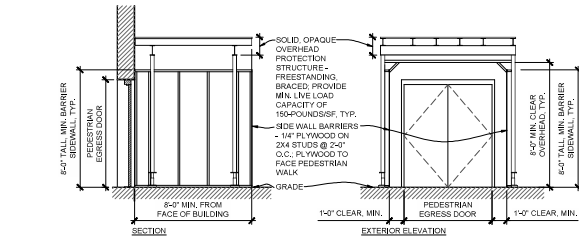


ENLARGED STAGING PLAN
SCALE: N.T.S.

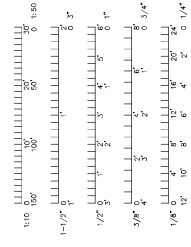


TYP. ROOF PROTECTION DETAIL
SCALE: 1/4" = 1'-0"

OVERHEAD PROTECTION @ EQUIPMENT
SCALE: 1/4" = 1'-0"



OVERHEAD PROTECTION @ PEDESTRIAN ENTRIES
SCALE: 1/4" = 1'-0"



PWArchitects, Inc.
Project CP242421
POWER PLANT - 1923 & 1955
BRICK AND MORTAR REPAIRS
COLUMBIA, MO
University of Missouri
For The Curators of the University of Missouri

Drawn: ER
Checked: ER
Project Number: 202411
CAD File Name (Number): G003.DWG
Drawing Title: STAGING PLANS & PROTECTION DETAILS

No.	Revisions	Date

Submission Date: 12/11/2024
Drawing Number: G003
Plot Date: 12/02/2024