

City of Springfield



Agenda

Land Clearance for Redevelopment
Authority

July 7, 2026

4:00 PM

Conference Room 2 - West
Busch Municipal Building
840 N Boonville Avenue,
Springfield, MO

Rules and procedures can be found on the [Agenda Center](#).

1. CALL TO ORDER.

2. ROLL CALL.

3. APPROVAL OF MINUTES.

3.1. Approval of Minutes of March 3, 2026, Meeting.

4. NEW BUSINESS.

4.1. Request for Real Property Tax Abatement for Redevelopment Project inside the Hampton-Florence Redevelopment Area located at 300, 304, 308, & 312 South Hampton Avenue and 307 & 311 South Florence Avenue. Hampton Suites, LLC, applicant.

4.2. Request for Real Property Tax Abatement for Redevelopment Project inside the Grant Avenue Parkway Redevelopment Area located at 823 South Grant Avenue. Michael Young, applicant.

4.3. Request for Real Property Tax Abatement for Redevelopment Project inside the Kearney Street Corridor Redevelopment Area located at 2003 East Kearney Street. JAC Commercial, LLC, applicant.

5. OTHER BUSINESS.

6. ADJOURN.

[ADA-STMT]

Springfield Land Clearance for Redevelopment Authority

Tuesday, March 3, 2025, at 4:00 PM
Conference Room 2-West
Busch Municipal Building
840 N Boonville Ave, Springfield, MO

Minutes

1. Call to Order
2. Roll Call

Present: Ryan Cosby, Ben Edmondson, Steve Jackson, Jacob Saylor, and Jim Robinette

Staff: Amanda Ohlensehlen, Matt Schaefer, Patrick Ruiz, Laura Vales, Bill Weaver, Corey Stinson, and Judy White

Others Present: Conan Dougherty and Karen Craigo

3. Approval of Minutes

Jim Robinette made a motion to approve the minutes with the spelling correction of Jacob Saylor's name. Ben seconded the motion. Motion was approved 5-0).

4. New Business

- a. Updated Blight Report and First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area, generally located along Kearney Street between North Kansas Expressway and North Glenstone Avenue. City of Springfield, Applicant.

Steve Jackson made a motion to approve the Update Blight Report and First Amended and Restated Redevelopment Plan for the Kearney Street Corridor Redevelopment Area. Ben Edmondson seconded the motion. Motion was approved (5-0).

5. Other Business
6. Adjourn

Steve Jackson made a motion to adjourn. Jim Robinette seconded the motion. Motion was approved (5-0).





EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR REDEVE

FILED: 07/01/2026

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager

Attachments: 1. LCRA App- Hampton-Florence Phase II



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo
Chapter 40, Article II, Springfield City Code

Property Address: 307, 311 S Florence Ave & 300, 304, 308, 312 S Hampton Ave

Redevelopment Area: Hampton-Florence Redevelopment Area

Applicant/Developer

Name: <u>Hampton Suites, LLC</u>	
Mailing Address: <u>1122 E Walnut St, Springfield, MO 65806</u>	
Telephone: <u>417-763-3131</u>	E-Mail: <u>brandond@rozahomes.com</u>

Property Owner

Name: <u>Hampton Suites, LLC</u>	
Contact Person: <u>Brandon Dickman</u>	
Mailing Address: <u>1122 E Walnut St, Springfield, MO 65806</u>	
Telephone: <u>417-763-3131</u>	E-Mail: <u>brandond@rozahomes.com</u>

Applicant/Developer Signature: 

Printed Name and Title: Hampton Suites, LLC- Owner **Date:** 6.9.26

Required Attachments:

- \$812 application fee (payable to the City of Springfield).
- Legal description of project.
- Narrative identifying the scope of the project.
- Site plan and floor plans.
- Concept plan and/or renderings, if available.
- Narrative describing relationship of project to the adopted redevelopment plan.
- If project is in the Downtown Redevelopment Area, please see additional requirements on page 2 of this application.

**HAMPTON SUITES AREA
REDEVELOPMENT PROJECT APPLICATION
FOR THE**

HAMPTON - FLORENCE REDEVELOPMENT AREA

300, 304, 308, 312 South Hampton Ave

&

307, 311 South Florence Ave

Springfield, MO

June 9th, 2026

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HAMPTON SUITES PROJECT AREA REREDEVELOPMENT PLAN

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RELATIONSHIP OF THE PROJECT TO REDEVELOPMENT AREA 3

ADDENDA

MAPS OF REDEVELOPMENT AREA EXHIBIT A
LEGAL DESCRIPTION OF HAMPTON SUITES PROJECT AREA EXHIBIT B
SITE PLANS AND RENDERINGS HAMPTON SUITES PROJECT EXHIBIT C

I. SCOPE OF THE PROJECT

The project involves transforming approximately 0.5389 acres (zoned R-HD) into a multi-family residential development featuring duplex-style housing on a single combined lot. The project includes the construction of 12 dwelling units, with six two-bedroom units and six four-bedroom units, offering diverse housing options to accommodate different household sizes. To accommodate the redevelopment project, eighteen (18) parking stalls, along with twelve (12) bike parking spots. In addition to the residential component, the project includes making public improvements to the city sewer running east and west, just north of the redevelopment site.

II. RELATIONSHIP OF THE PROJECT TO REDEVELOPMENT PLAN

This project is being constructed in accordance with the Redevelopment Plan for the Hampton-Florence Redevelopment Area, which was approved by the Springfield City Council on 5/19/2025 by Special Ordinance 10825. This project is in the Hampton-Florence redevelopment area and will be constructed to be compatible with and as part of a multi-phase development. The gross square footage of each building is 2,735 sq ft with an individual building footprint of 1,095 sq ft. The approximate square footage of each unit type is as follows: two-bedroom 1,095 sq ft, four-bedroom, 1,635 sq ft. The overall development will be on approximately 0.5389 acres.

A. DESIGN GUIDELINES:

This project will utilize high-quality materials and thoughtful design to enhance both aesthetics and functionality, to encourage pedestrian activity, creating a more walkable and inviting environment for residents and visitors alike. By incorporating well-designed pathways, streetscapes, and building facades, the redevelopment will contribute to a cohesive and visually appealing neighborhood that aligns with the surrounding community's character.

Additionally, all publicly visible sides of buildings—whether viewed from adjacent properties or roadways—shall maintain a consistent level of architectural quality and finish. This ensures that every aspect of the development presents a well-maintained and polished appearance, reinforcing a sense of pride and investment in the area.

In addition to complying to the preceding guidelines, the project is subject to all applicable Springfield, Missouri Codes and Ordinances.

B. TIMELINE:

The developer estimates that each state of the Project will be completed according to the following schedule:

Hampton Suites Project Area

Located at 307, 311 South Florence Avenue & 306 South Hampton Avenue & 1100, 1104 East McDaniel Avenue

- Completion of Acquisition of Parcels Summer 2025
- Deed City of Springfield Additional Required R.O.W. Summer 2025
- Combination of Parcels into one parcel Summer 2025
- Construction Permitting Summer 2025
- Site Work (Demolition) Fall 2025
- Public Improvement Sewer Extension Completed Fall 2025
- Construction Completed Summer 2026

EXHIBIT A

- 1) Map of Redevelopment Area; Multi-Project Map Figure A-1

EXHIBIT B

- 1) Addressing of Hampton Suites Project Area Figure B-1
- 2) Legal Description of Hampton Suites Project Area Figure B-2

EXHIBIT C

- 1) Site Plans Figure C-1
- 2) Rendering Figure C-2
- 3) Floor Plans..... Figure C-3

EXHIBIT A-1
MAP OF REDEVELOPMENT AREA;
MULTI-PROJECT MAP

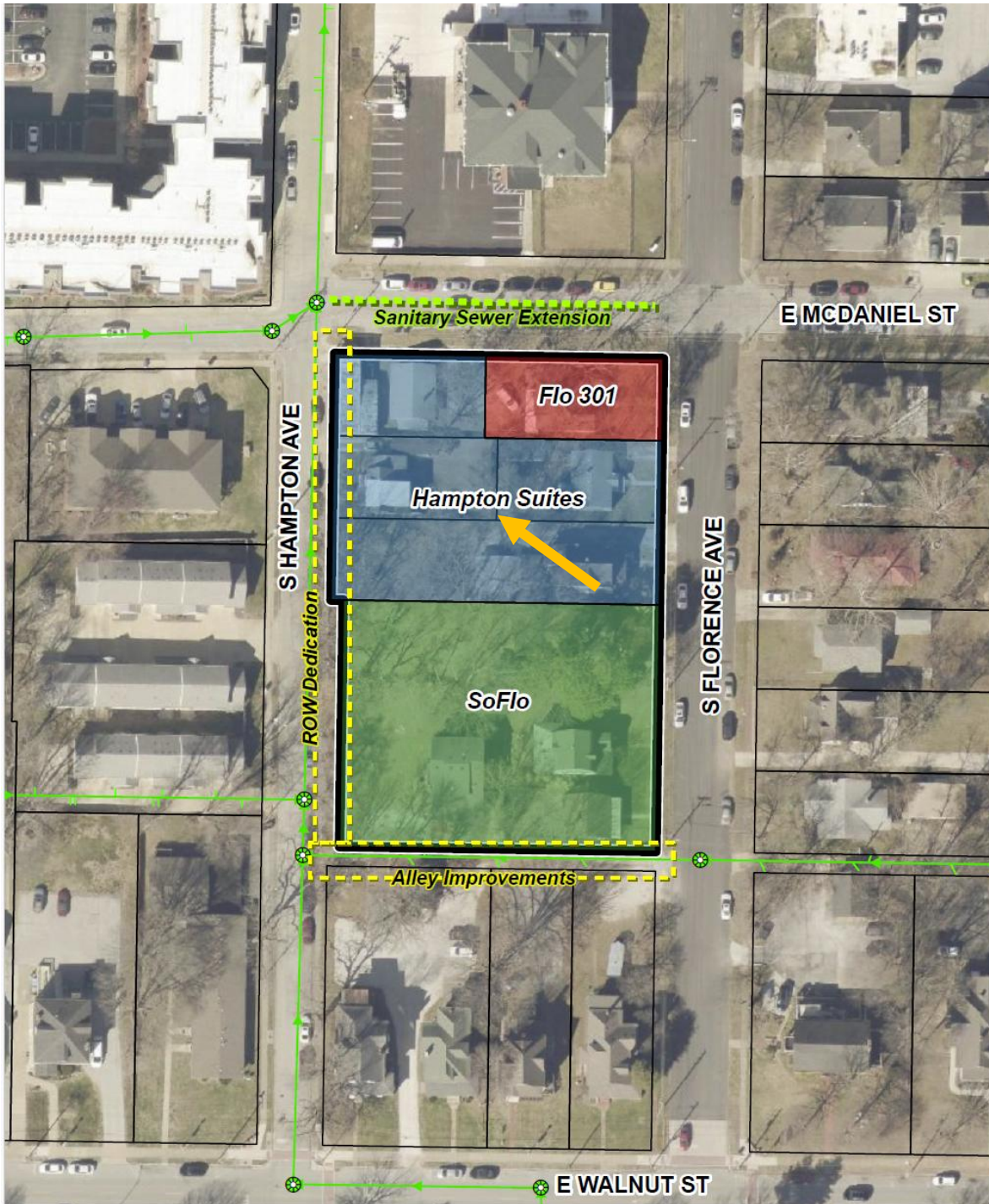


Figure A-1

EXHIBIT B-1

ADDRESSING OF HAMPTON SUITES PROJECT AREA

ADDRESSES:

300 S HAMPTON AVE, UNIT A & B

304 S HAMPTON AVE, UNIT A & B

308 S HAMPTON AVE, UNIT A & B

312 S HAMPTON AVE, UNIT A & B

307 S FLORENCE AVE, UNIT A & B

311 S FLORENCE AVE, UNIT A & B

EXHIBIT B-2

EXISTING LEGAL DESCRIPTION OF HAMPTON SUITES PROJECT AREA

ALL OF THE WEST 92 FEET OF LOT 29, ALL OF THE WEST HALF OF LOT 30,
ALL OF THE EAST HALF OF LOT 30, AND ALL OF LOT 31, EAST SIDE ADDITION
TO THYE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING
TO THE RECORDED PLAT THEREOF.
CONTAINING APPROXIMATELY 0.54 ACRES, MORE OR LESS.
ALL PF THE WEST 92 FEET

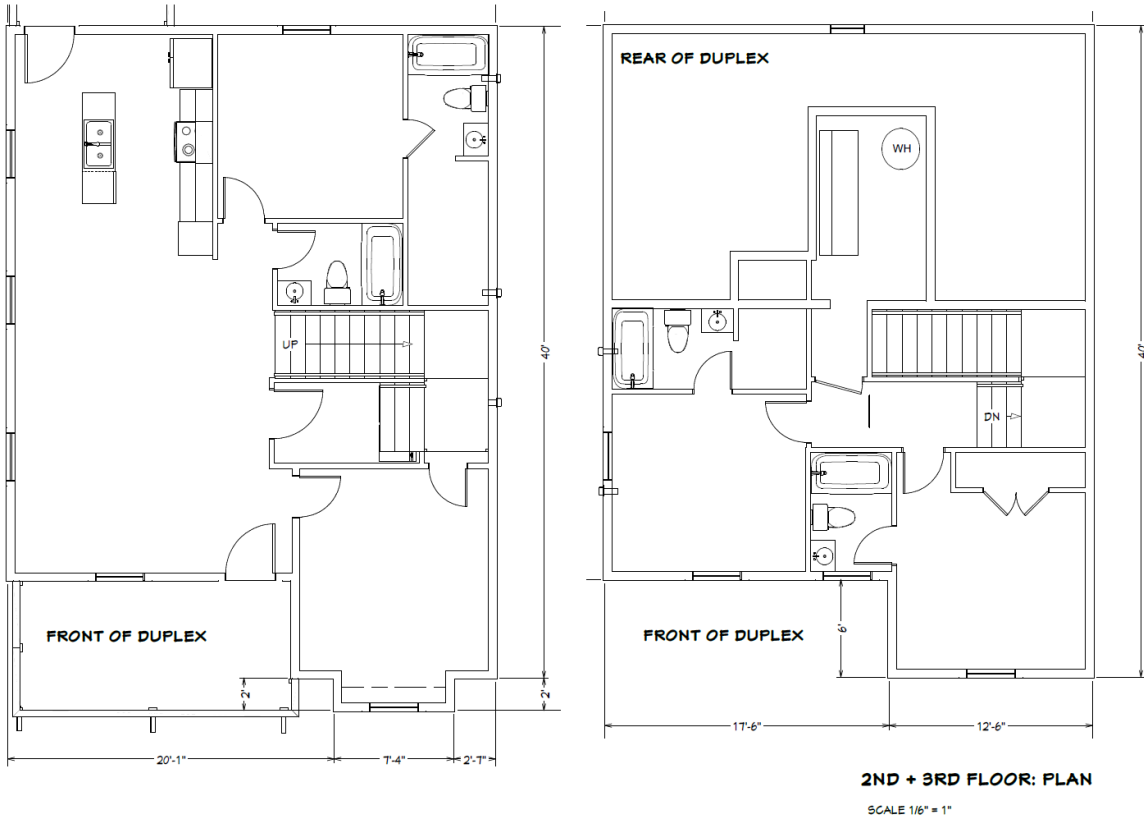
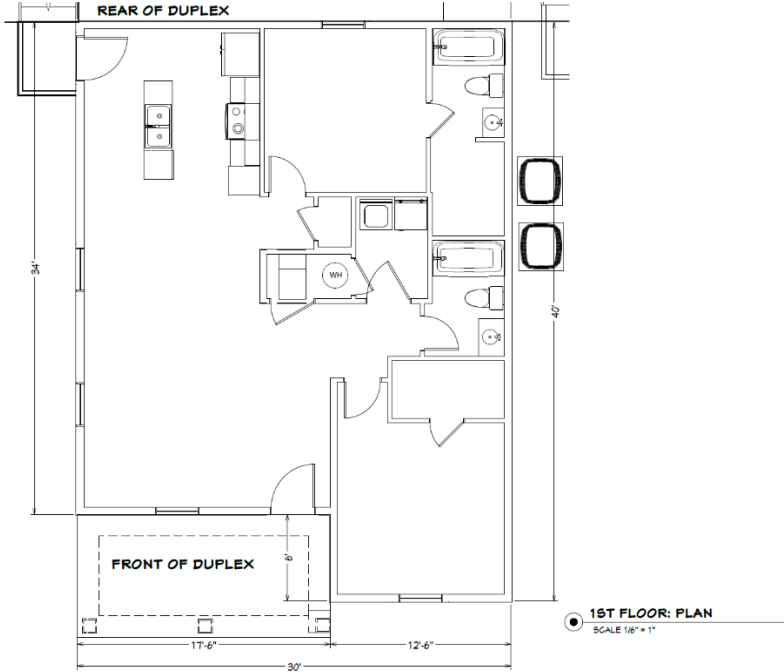
EXHIBIT C-2

RENDERING: HAMPTON SUITES PROJECT AREA



EXHIBIT C-3

FLOOR PLANS: HAMPTON SUITES PROJECT AREA





EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR REDEVE

FILED: 07/01/2026

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager

Attachments: None



EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR REDEVE

FILED: 07/01/2026

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:
Maurice S. Jones, Deputy City Manager

Attachments: 1. 2003 E Kearney St Application



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

[Sections 99.700-99.715, RSMo](#)
[Chapter 40, Article II, Springfield City Code](#)

Property Address: 2003 E. Kearney St. Springfield, MO 65803

Redevelopment Area: Kearney Street Corridor Redevelopment Area

Applicant/Developer

Name: <u>JAC Commercial, LLC</u>	
Mailing Address: <u>1900 E. Chestnut Expy. Springfield, MO 65802</u>	
Telephone: <u>(417) 827-7336</u>	E-Mail: <u>agpropst@gmail.com</u>

Property Owner

Name: <u>JAC Commercial, LLC</u>	
Contact Person: <u>Austin Propst</u>	
Mailing Address: <u>1900 E. Chestnut Expy. Springfield, MO 65803</u>	
Telephone: <u>(417) 827-7336</u>	E-Mail: <u>agpropst@gmail.com</u>

Applicant/Developer Signature: 

Printed Name and Title: Austin Propst - Managing Member Date: 6/1/26

Required Attachments:

- \$812 application fee (payable to the City of Springfield).
- Legal description of project.
- Narrative identifying the scope of the project.
- Site plan and floor plans.
- Concept plan and/or renderings, if available.
- Narrative describing relationship of project to the adopted redevelopment plan.
- If project is in the Downtown Redevelopment Area, please see additional requirements on page 2 of this application.

O’Kearney Renovation - Kearney Redevelopment Project Application

For the First Amended and Restated Redevelopment Plan for the Kearney Street Corridor
Redevelopment Area

Project Address: 2003 E. Kearney Street, Springfield, MO 65802

Date of Submittal: June 7, 2026

Submitted By: Austin Propst, JAC Commercial, LLC

Contents:

- LCRA Application
- Legal Description
- Scope of Work
- Project Relationship to the Redevelopment Plan
- Supplemental Exhibits (Google Drive link with stamped plans/renderings)

Legal Description

BEGINNING AT A POINT THAT IS 30.41 FEET NORTH AND 26.25 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), SAID POINT BEING ON THE NORTHRIGHT OF WAY LINE OF KEARNEY STREET (HIGHWAY NO. 66); THENCE EASTALONG THE NORTH LINE OF SAID KEARNEY STREET, ADISTANCE OF 110.25 FEET TO A POINT; THENCE NORTH PARALLEL WITHTHE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 157 FEET; THENCE WEST PARALLELWITH THE NORTH RIGHT OF WAY OF KEARNEY, ADISTANCE OF 110.25 FEET; THENCE SOUTH PARALLEL WITHTHE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) ADISTANCE OF 157 FEET TO THE POINT OF BEGINNING, ALL IN SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE CERTIFICATE OF APPROVAL FOR MINOR SUBDIVISION RECORDED IN THE GREENE COUNTY RECORDER'S OFFICE AT BOOK 1923 AND PAGE 1771. SUBJECT TO ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

Scope of Work

Plans are to upgrade/improve interior floor slab to accommodate new retail/office, add various new colors and exterior coverings to the exterior, including all new paint, new stucco, Nichiha siding, and improve front structural to both replace and add new glass storefront. As tenants are secured we will upgrade the electrical and utilities, re-stripe and surface the parking lot, add landscaping and update/modernize the interior. Most of the exterior work is essentially complete now and more details can be seen on the plans provided. Once complete, total improvements will likely exceed \$600,000.

See Supplemental Exhibits (stamped architectural plans, elevations, renderings, and material specifications in the attached Google Drive folder) for complete details of the exterior proposed improvements.

Project Relationship to the Redevelopment Plan

The O’Kearney Renovation Redevelopment Project is located within the Kearney Street Corridor Redevelopment Area as defined in the **First Amended and Restated Redevelopment Plan** approved by City Council on April 20, 2026 via Special Ordinance 28279. This project fully abides by the **Land Use Plan** outlined in Section V of the

Redevelopment Plan. The proposed retail and small office uses are not among the excluded uses listed in subsection (a) (which include adult-oriented businesses, pawn shops, smoke/vape shops, etc.). The property also satisfies the frontage requirements in subsection (b), as it has direct frontage along Kearney Street. The project directly supports the core goals of the Redevelopment Plan (Sections I, II, and IV):

- Elimination of blight and transformation of the corridor into a vibrant commercial area.
- Removal of deferred maintenance and visual blight through comprehensive exterior upgrades (new stucco, Nichiha siding, paint, and modern glass storefront).
- Increased retail sales opportunities and economic activity, consistent with the 2016 PGAV market study referenced in the Plan that identified \$95 million in unmet retail demand along the corridor.
- Revitalization and modernization of an aging commercial corridor, building on recent successful developments near Glenstone Avenue.

At this time, the project requires no public infrastructure upgrades listed in Section VII (Required Public Facilities and Utilities), as all improvements are private (interior/exterior building renovations, parking resurfacing, and landscaping).

We have been in discussions with Matt Schaefer since fall of 2024 and purchased the property specifically with the intent of participating in the redevelopment incentives that were being reestablished. Nearly \$300,000 in improvements have already been finished this year, demonstrating our commitment prior to final plan approval. We have already received initial interest from national retail tenants and believe this project will serve the exact purposes of the Plan: to revitalize the area, generate new retail sales and tax revenue, clean up and modernize the corridor, and create a safer, more attractive environment to work, shop, and play. Supplemental Exhibits (Google Drive link provided below) include renderings, architectural plans, elevations, material samples, and photos documenting existing conditions and completed exterior work.





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GENERAL NOTES

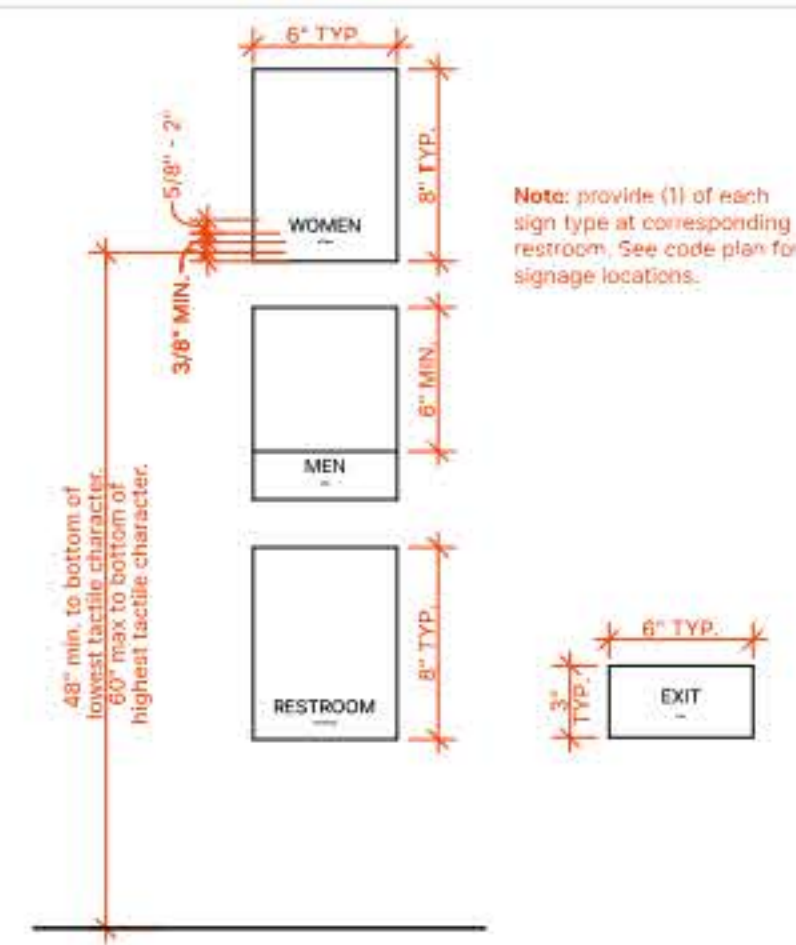
- These fixtures and accessory mounting details & requirements are typical and apply to required accessible installations only. Refer to plans for locations and types of layouts. Equipment & details shown on this sheet may or may not appear on this project. If a room is in question as to being a required accessible room or a required detail on this project, contact the architect for resolution.
- Provide in all locations of required accessories, adequate solid blocking capable of withstanding 250 lbs of force (shear & bending). Grab bars shall not rotate. Fasteners shall be of a type to withstand required force and type for type of wall construction.
- All exterior ramps shall have a non-skid finish as specified. All interior ramps shall have floor material non-skid material (see specifications). If no finish is indicated on drawings, provide rubber radial finish floor surface of interior ramps.
- Any metal floor gratings or drainage gratings in an accessible path shall have spaces no greater than 1/2-inch wide in any direction. Long dimensions shall be perpendicular to the dominant direction of travel.
- Accessible doors: sweep period of door closers on accessible doors shall be adjusted so that from open position of 70-degrees, door will take a minimum of 3 seconds to move to a point 3-inches from the latch. Doors shall require no more than 5-lbs of force to open. Adjust closers accordingly. See door schedule for minimum required clear area at latch side of door.
- Thresholds at doorways shall not exceed 1/2-inch in height with a max slope of 1:2 each side and 1/4-inch max vertical lip at edge.

MISC. ACCESSIBLE MOUNTING HEIGHTS

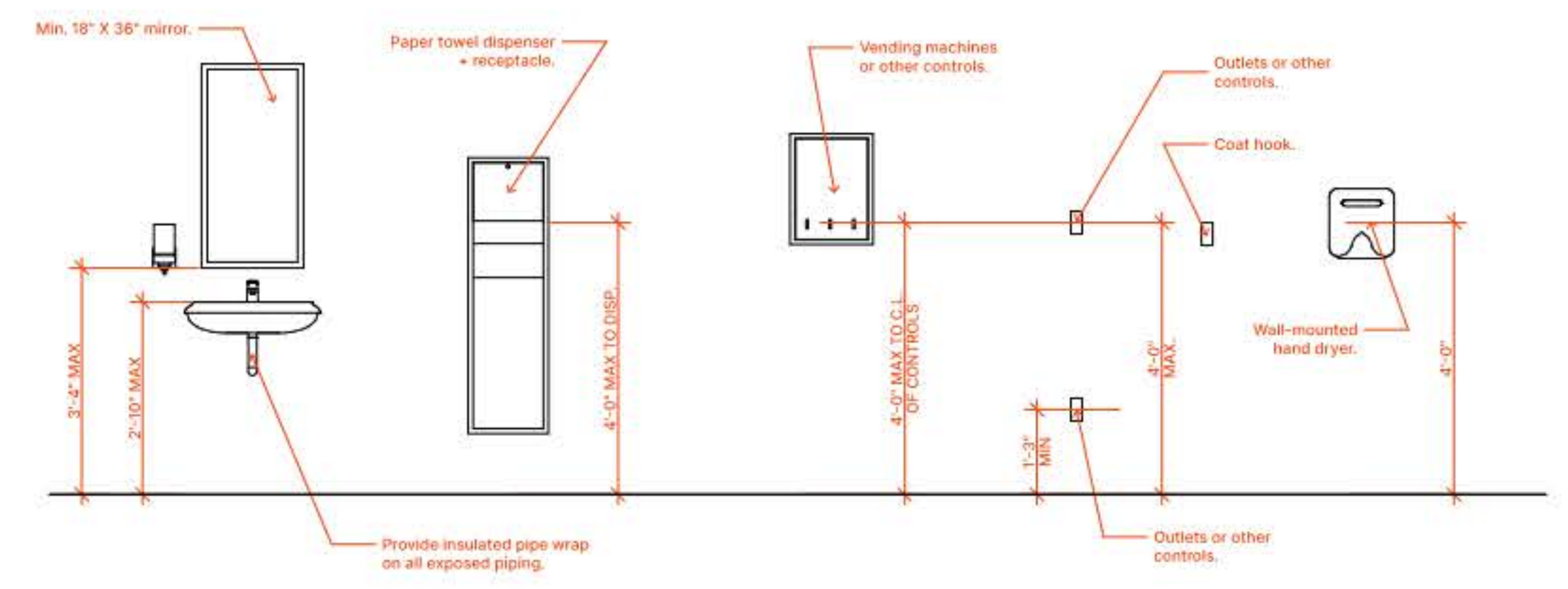
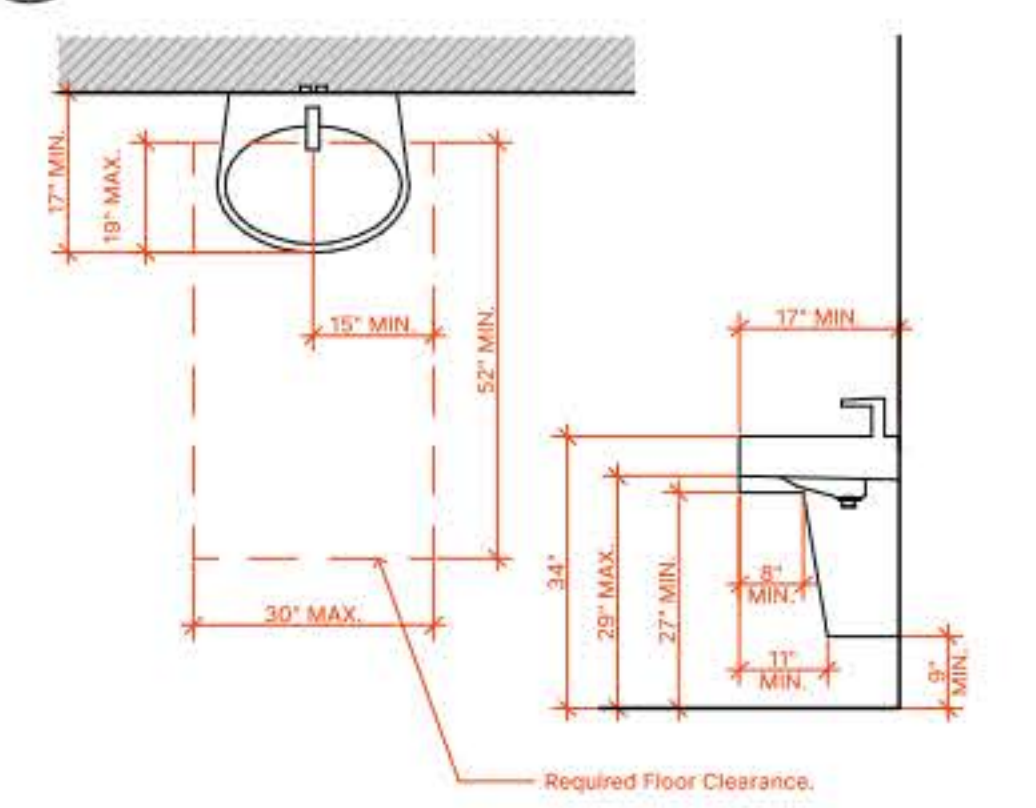
Fire Extinguishers:	48" max to centerline of controls.
Visual Display Boards:	Verify with owner.
Wall-Mounted Telephones:	48" max to top of keypad.
Closet/Shelf Rods:	60" to top of non-accessible shelf. 48" to top of accessible shelf.
Knox Box:	60" max. Install per fire department requirements. Coordinate location and height with the fire department.

SIGNAGE LOCATION REQUIREMENTS:

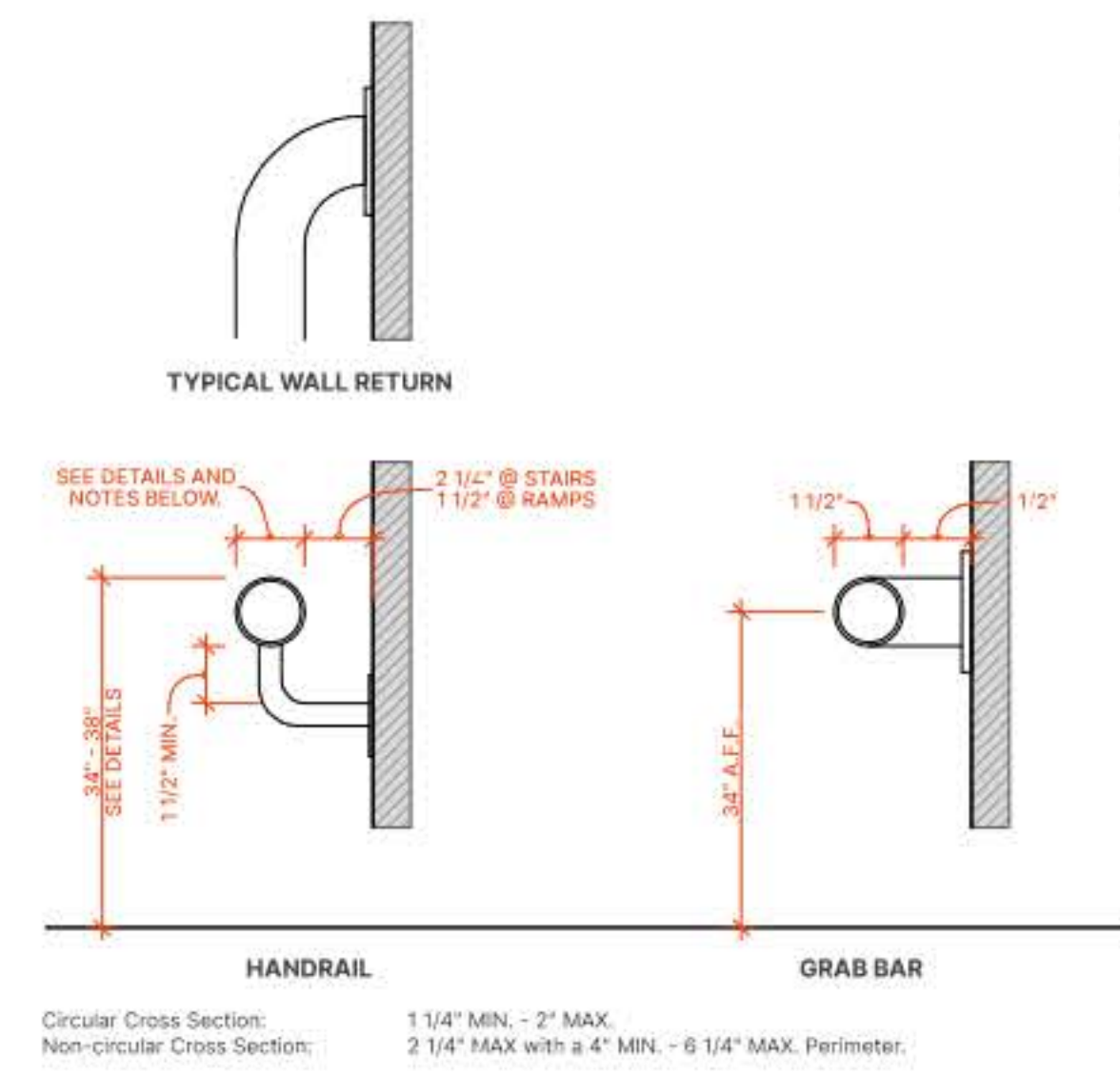
- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.
- Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf, where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.
- Signs containing tactile characters shall be located so that a clear floor space of 18-inches minimum by 18-inches minimum, centered on the tactile character, is provided beyond the arc of any door swing between the closed position and 45-degree open position, exception: signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.



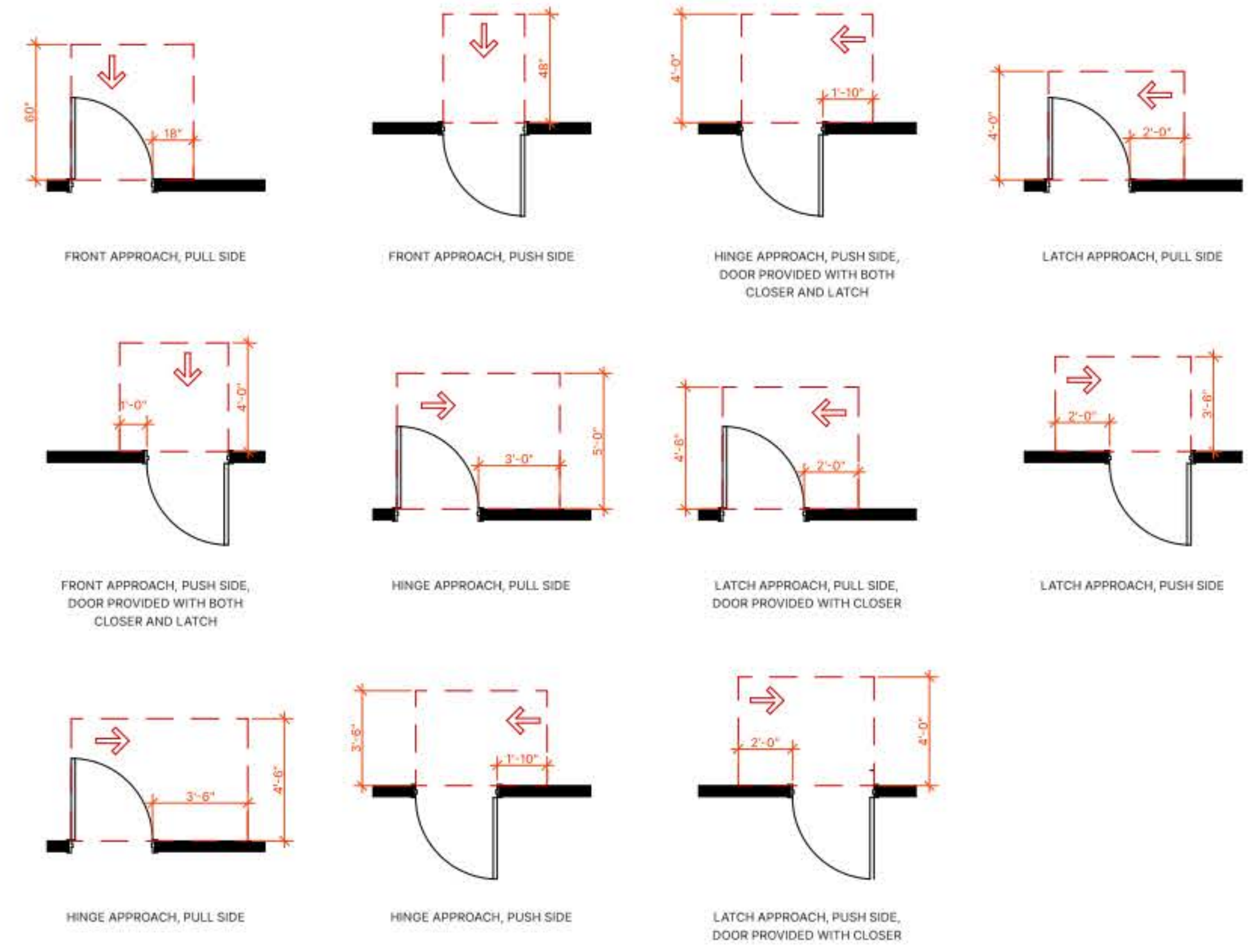
5 Interior Signage
SCALE: 1 1/2" = 1'-0"



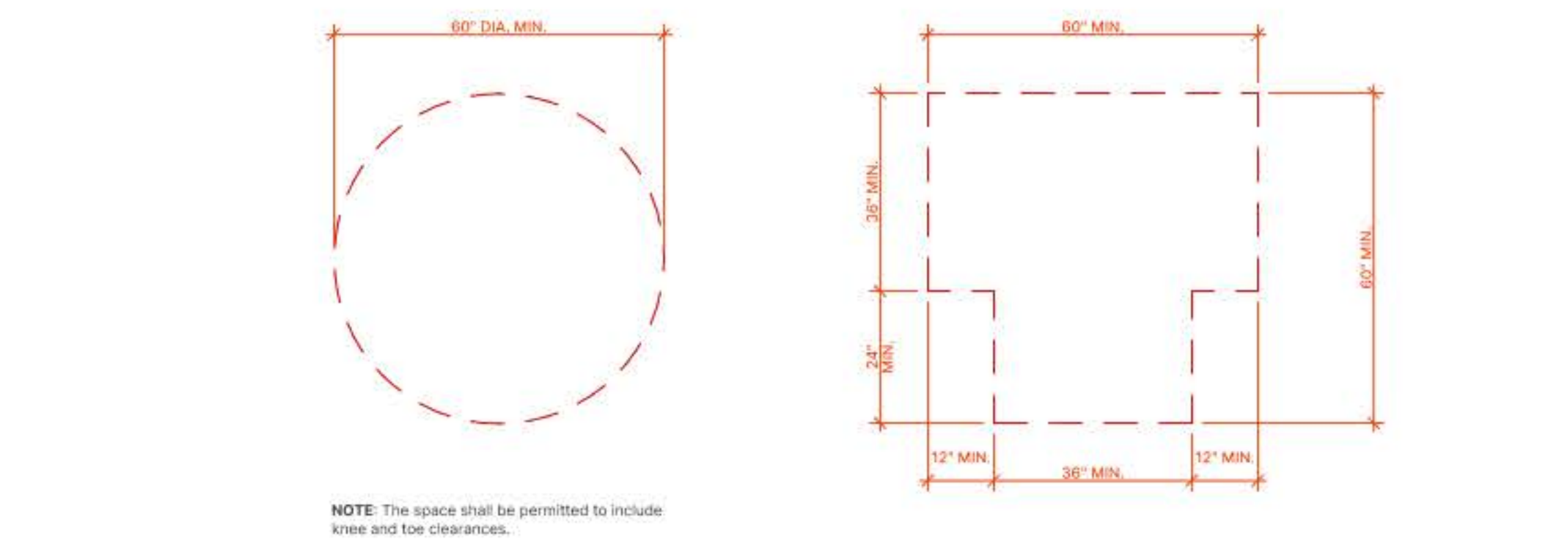
3 Misc. Accessible Accessories
SCALE: 1/2" = 1'-0"



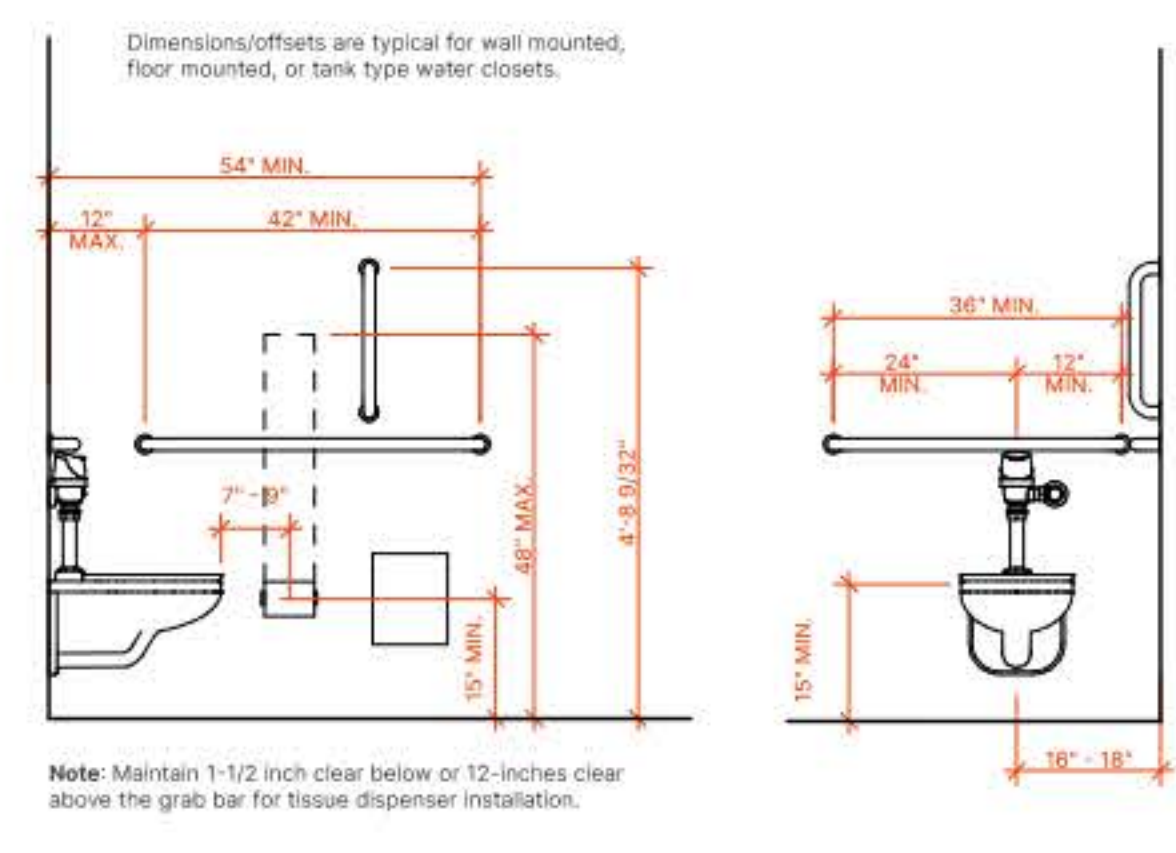
7 Grab Bar Details
SCALE: 3" = 1'-0"



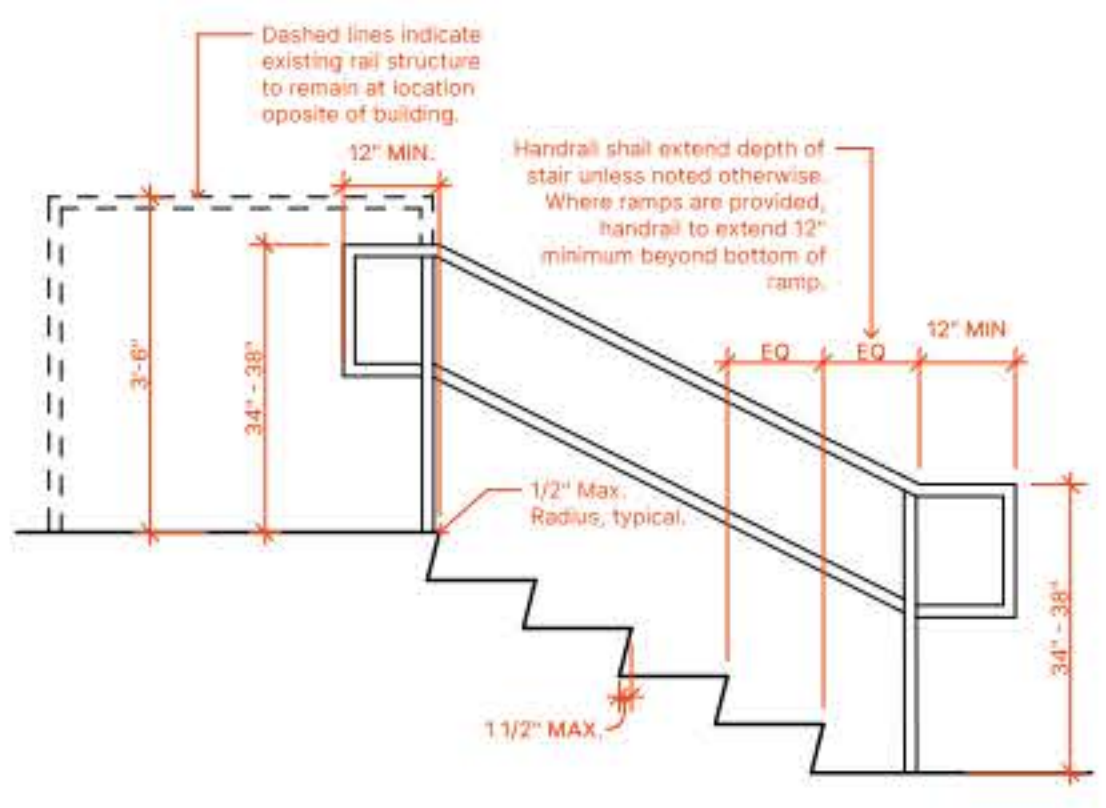
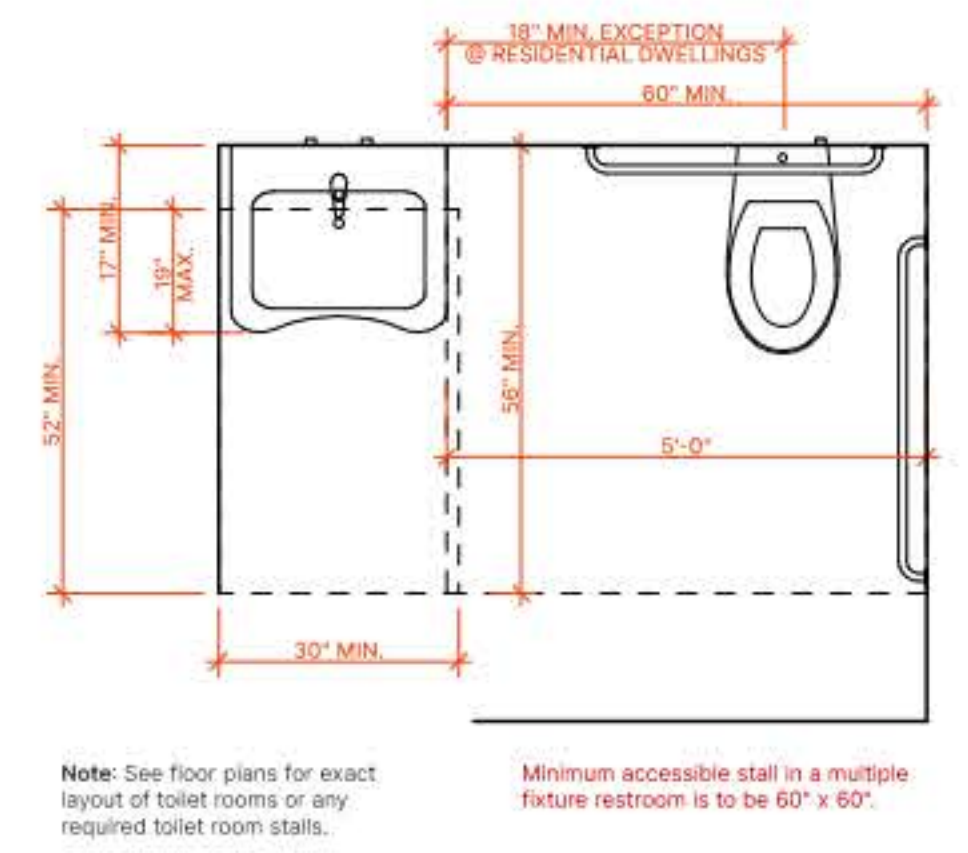
4 Accessible Lavatory
SCALE: 1/2" = 1'-0"



2 Turning Radius
SCALE: 1/2" = 1'-0"



1 Accessible Water Closet
SCALE: 1/2" = 1'-0"



8 Stair Handrail Detail
SCALE: 1/2" = 1'-0"

6 Door Clearances
SCALE: 1/4" = 1'-0"

SPECIAL NOTICE:
 In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and those changes are not approved in writing by the design professional, the client acknowledges that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damages, liability or cost (including reasonable attorney fees and costs of defense) arising from such changes.

The personal seal of the registered Architect or Engineer shall be the legal equivalent of his signature whenever it is used and the owner of the seal shall authorize the use and the identification and/or pointing to this seal. Responsibility shall be distributed for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural project.

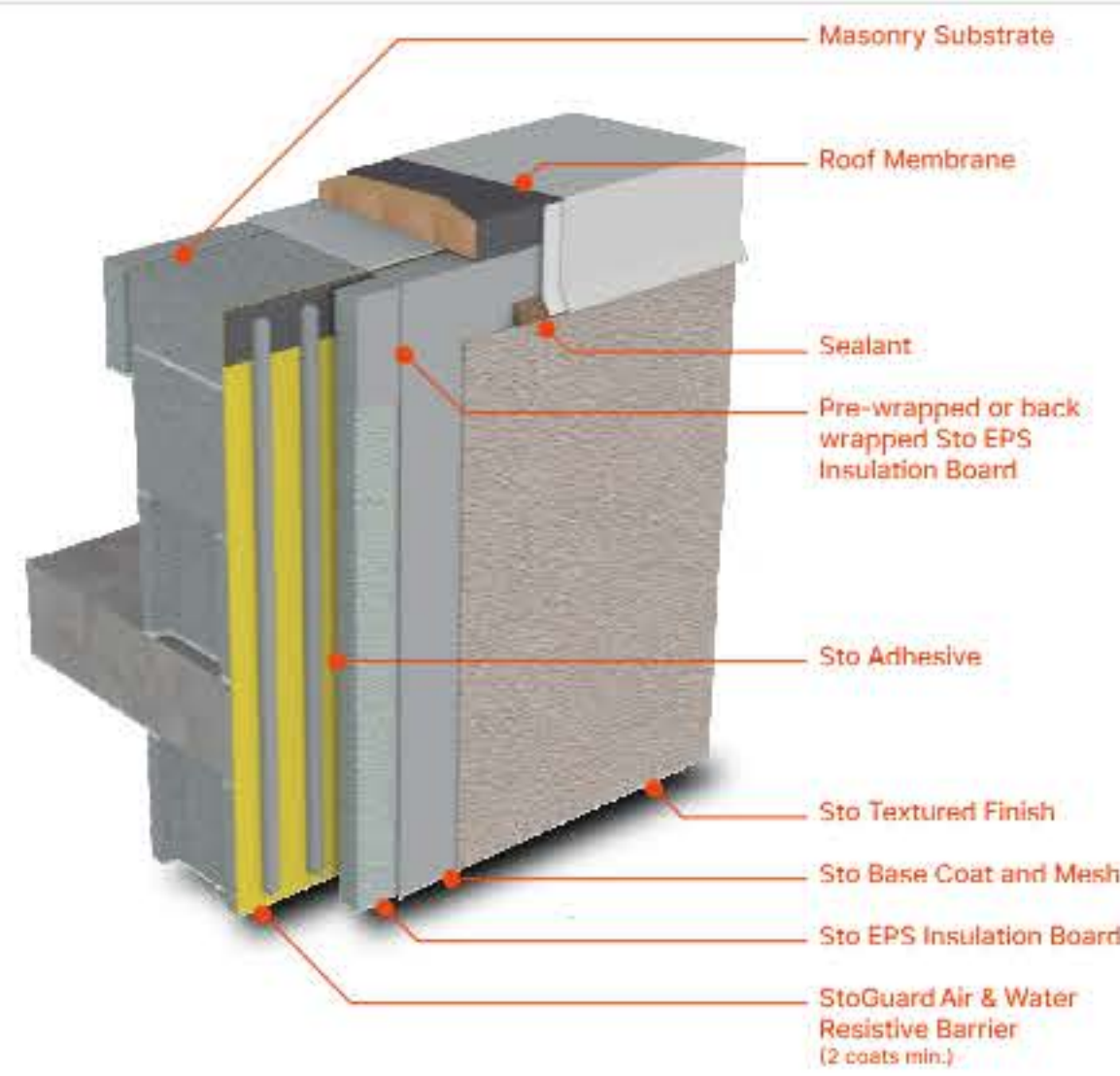
REVISION SCHEDULE:

REV.	Description	Issue Date

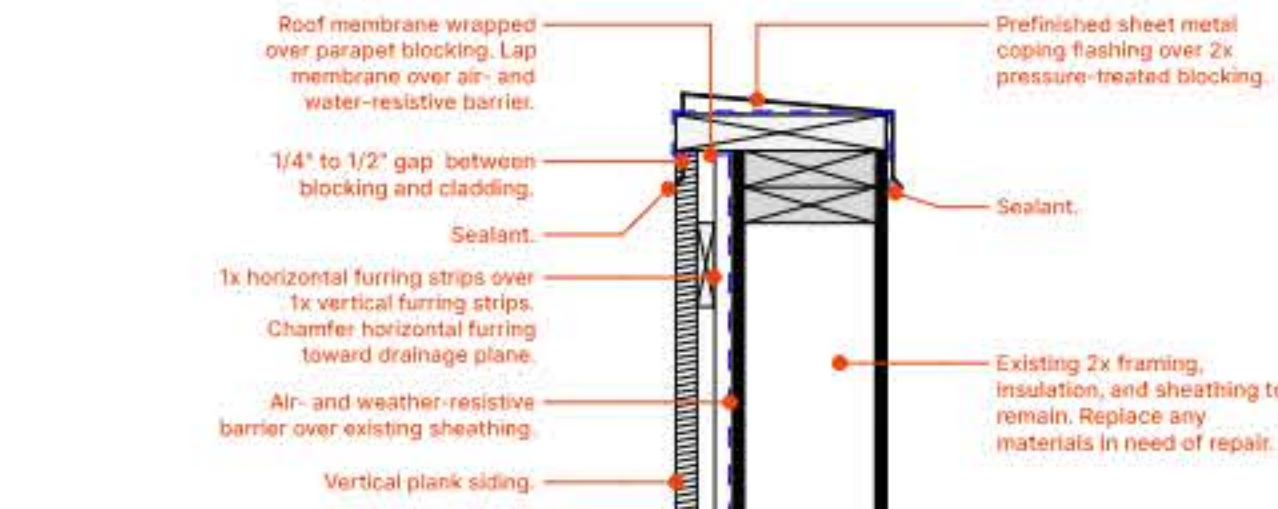
PROJECT NO: 241118
 DATE: 12/02/2024
 DRAWN BY: NSB
 SHEET TITLE:

STANDARD ADA DETAILS + REQUIREMENTS

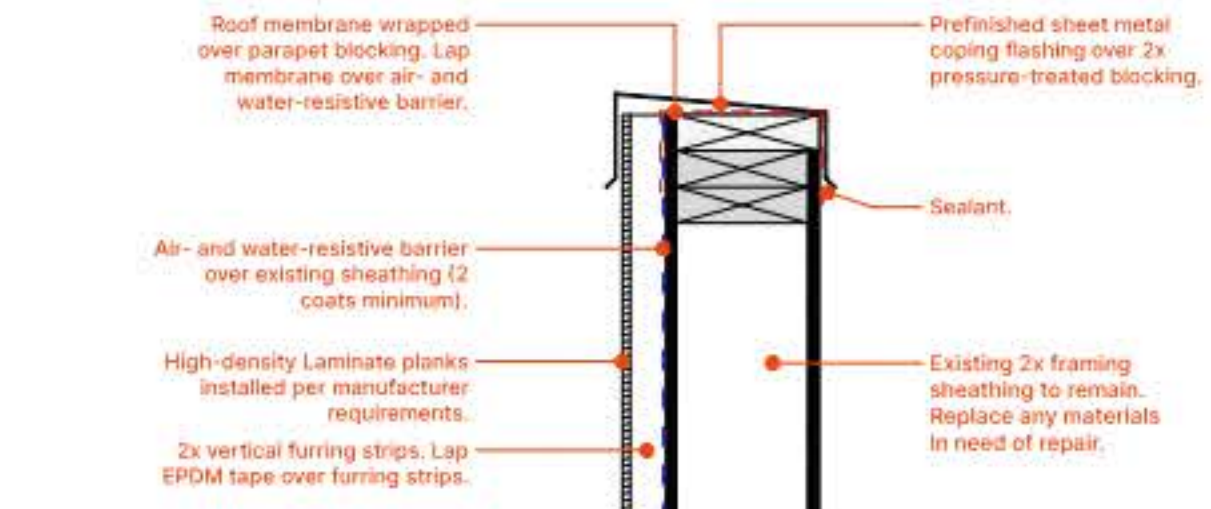
G201



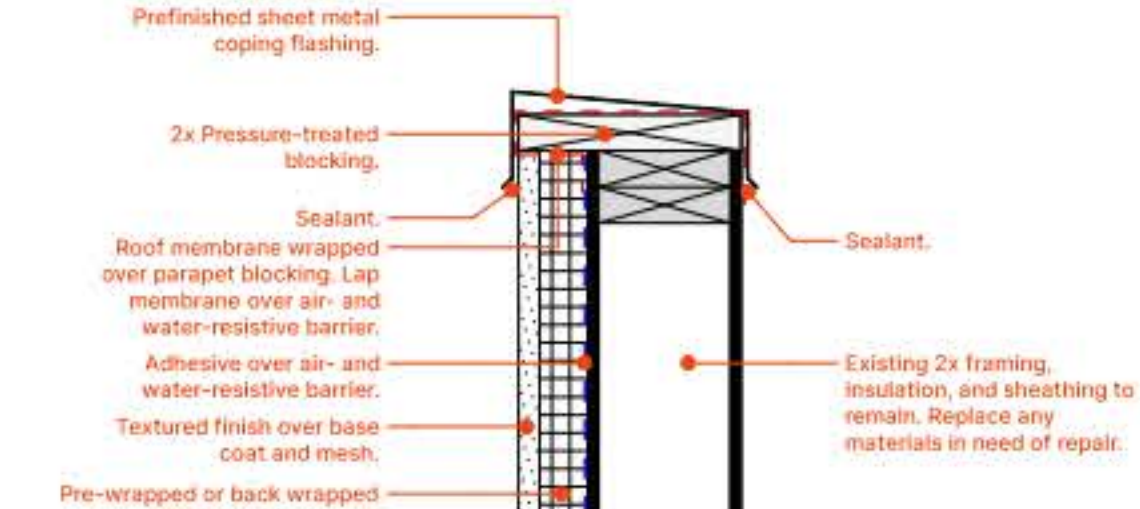
8 EIFS PARAPET DETAIL
NOT TO SCALE



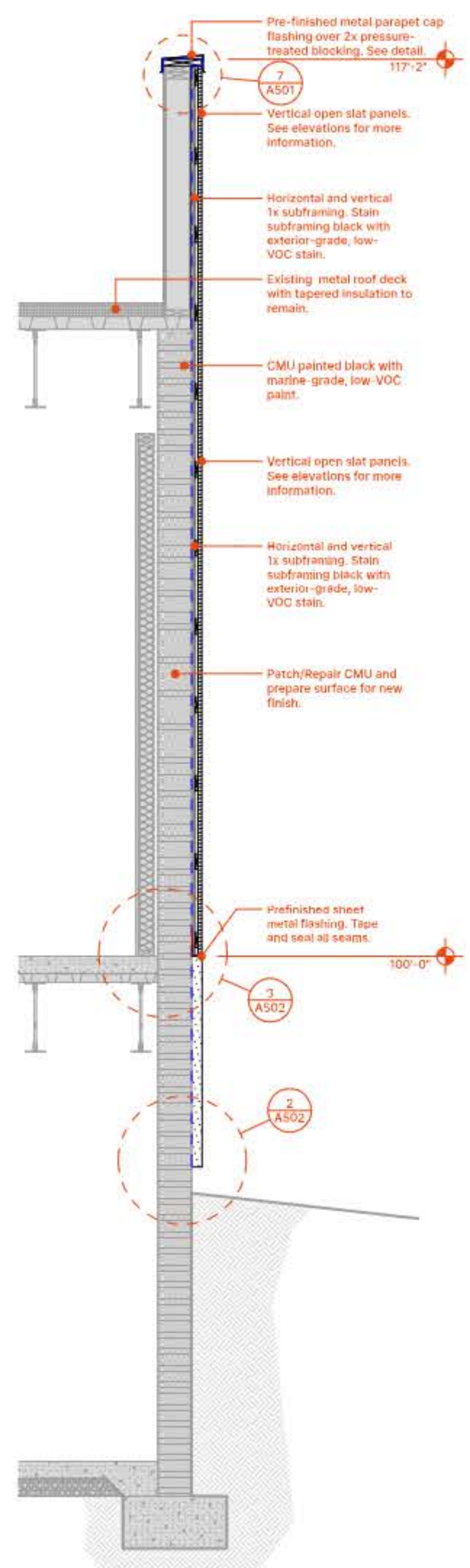
7 PARAPET DETAIL @ VERT. WOOD PANEL
SCALE: 1/2" = 1'-0"



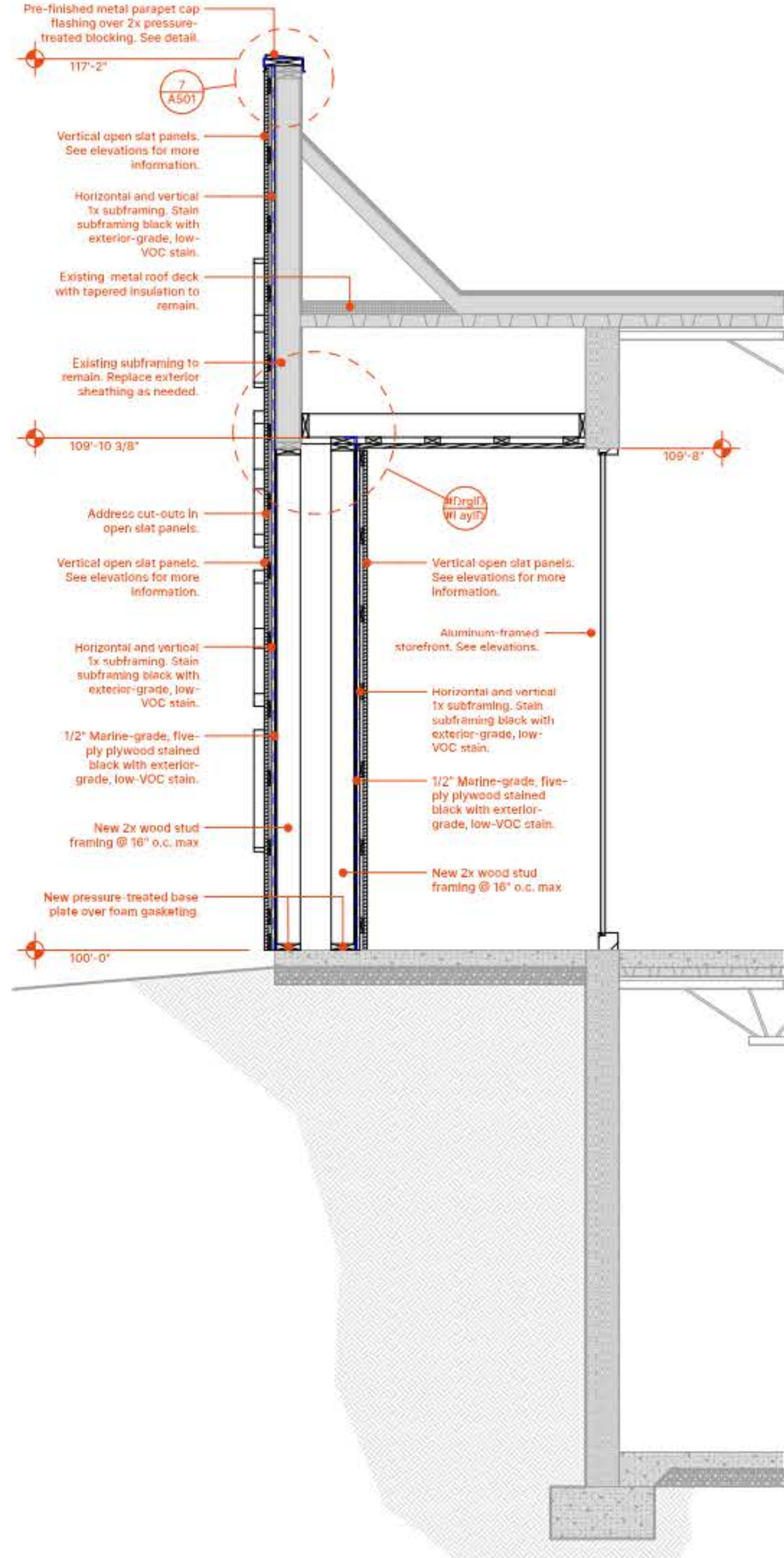
6 PARAPET DETAIL @ HPL
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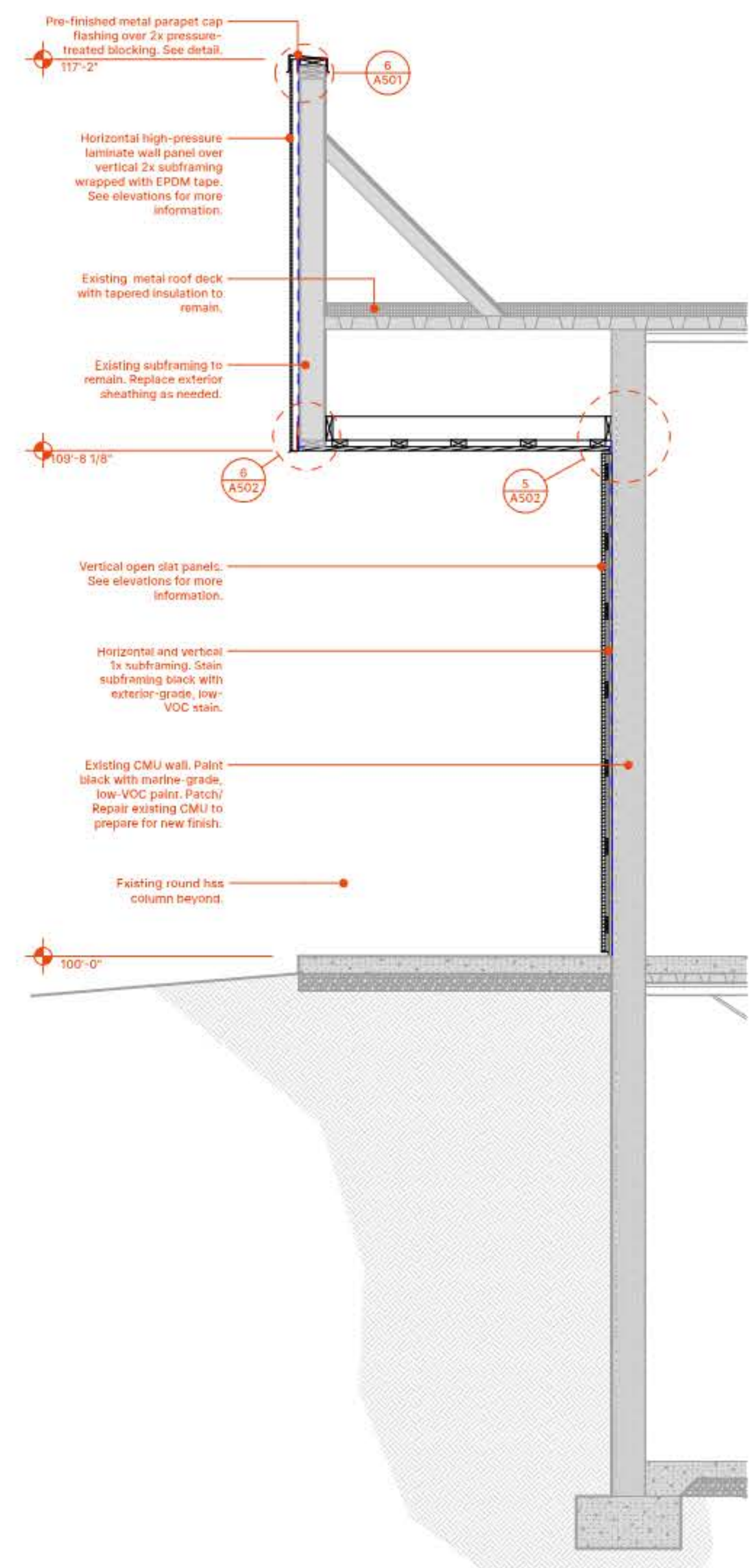
5 PARAPET DETAIL @ EIFS
SCALE: 1/2" = 1'-0"



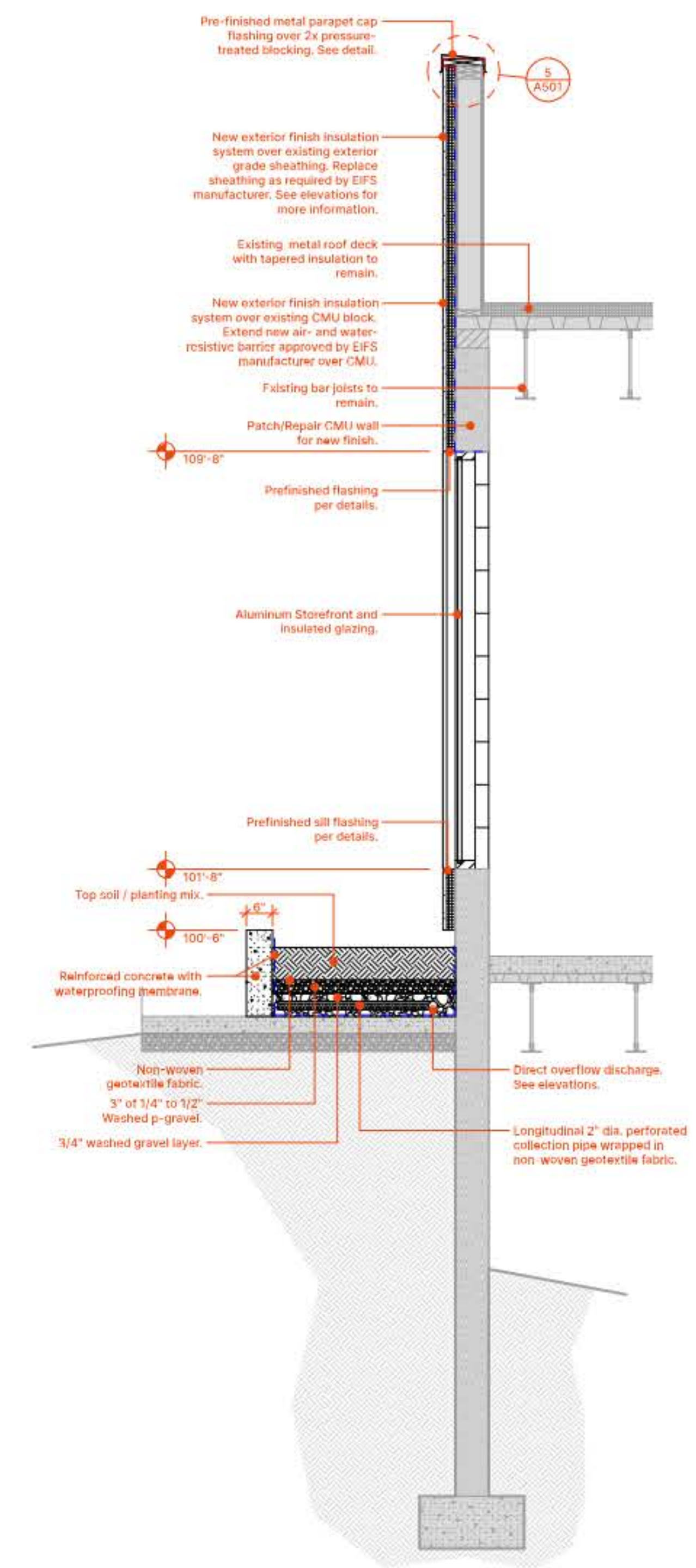
4 WALL SECTION
SCALE: 1/2" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"

BURKHOLDER
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO
BOARD OF OFFICIALS

REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THIS REVIEW AND APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OR ADDRESS OR OVERTHULE THE REQUIREMENTS OF OTHER JURISDICTIONS OF AGENCIES UNLESS SPECIFICALLY NOTED OTHERWISE.

SIGNATURE: *Nathan S. Burkholder*
PRJ2025-00247

7/7/2025
NATHAN S. BURKHOLDER, ARCHITECT
MO. # A-2018041156

O'Kearney Renovation
2003 E. Kearney Street Springfield, MO 65803

SPECIAL NOTICE:
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other contractual documents, and those changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney fees and costs of defense arising from such changes).

REVISION SCHEDULE:

REV.	Description	Issue Date

PROJECT NO: 241118
DATE: 12/02/2024
DRAWN BY: NSB
SHEET TITLE: WALL DETAILS

A501

REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THIS REVIEW AND APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OR ADDRESS OR OVERRULE THE REQUIREMENTS OF OTHER JURISDICTIONS OF AGENCIES UNLESS SPECIFICALLY NOTED OTHERWISE.

NATHAN S. BURKHOLDER
ARCHITECT
NUMBER 202504135
DATE 7/7/2025
SIGNATURE PRJ2025-00247

NATHAN S. BURKHOLDER, ARCHITECT
MO. # A-201804135

O'Kearney Renovation
2003 E. Kearney Street Springfield, MO 65803

SPECIAL NOTICE:
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other contractual documents, and those changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are the sole responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the design professional's use, to invent and use and the design professional's liability from any damage, liability or cost resulting from any attorney fees and costs of defense arising from such changes.

The personal seal of the registered Architect or Engineer shall be the legal equivalent of his signature whenever it is used and the owner of the seal shall indemnify the client and the design professional pertaining to this seal. Responsibility shall be distributed for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural project.

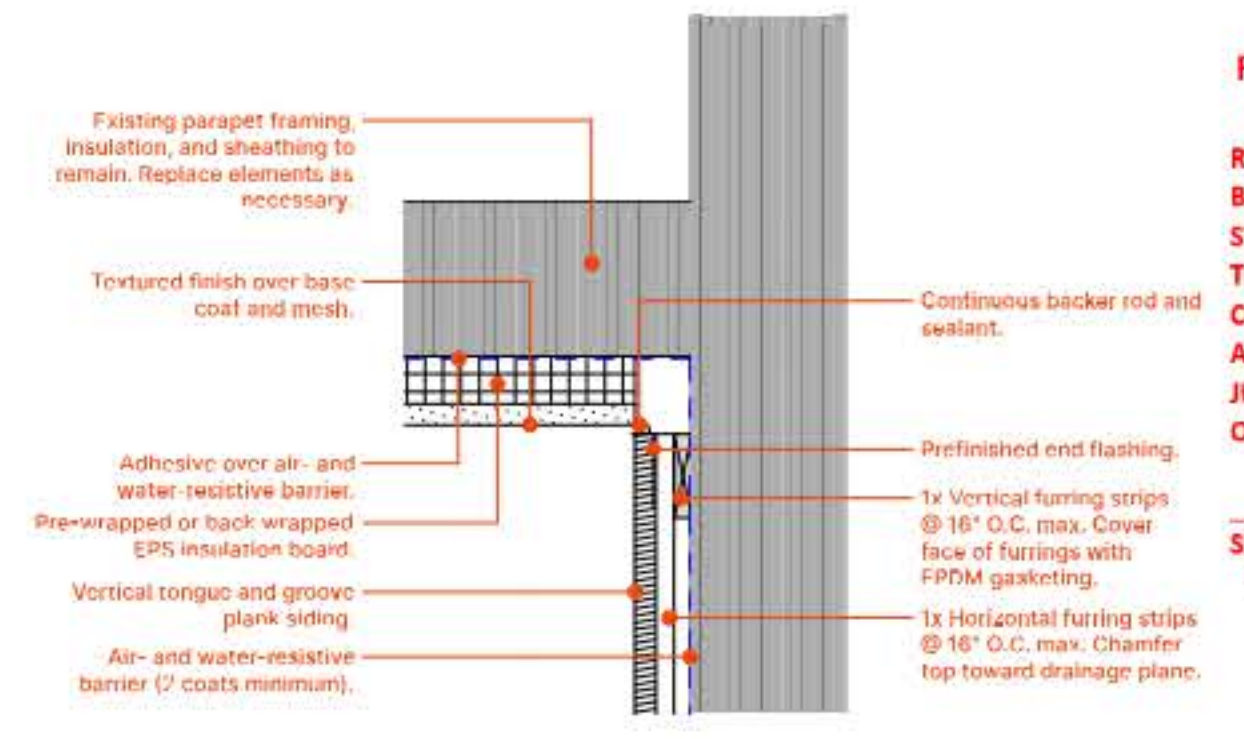
REVISION SCHEDULE:

REV.	Description	Issue Date

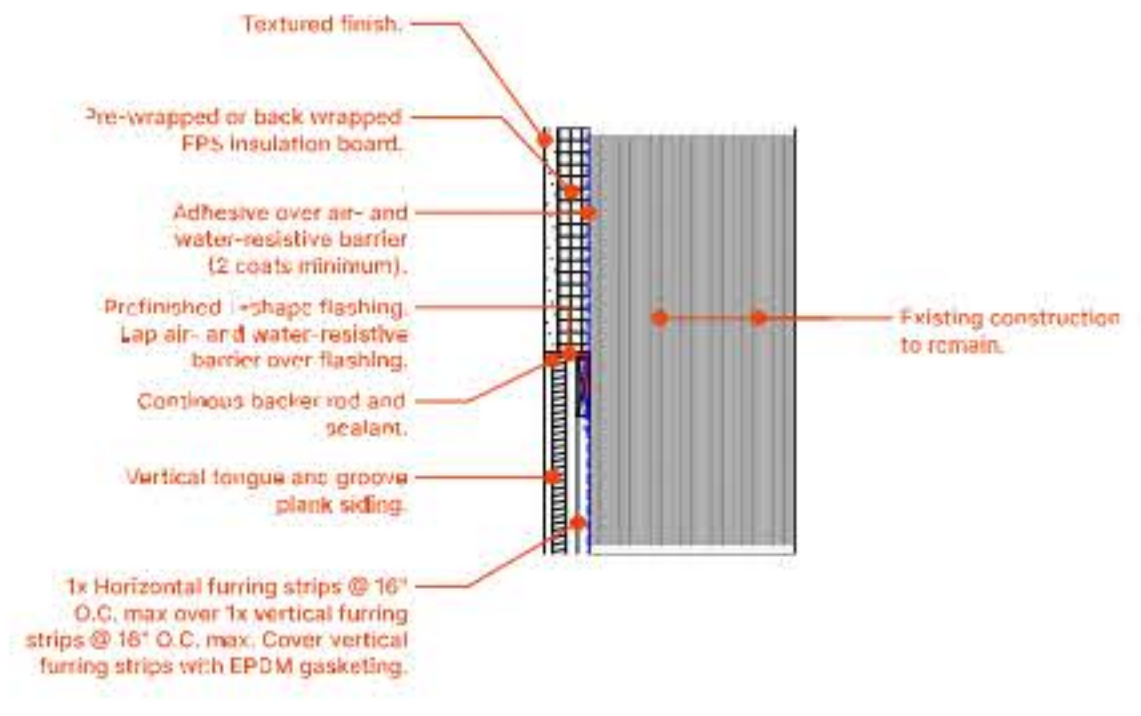
PROJECT NO: 241118
DATE: 12/02/2024
DRAWN BY: NSB
SHEET TITLE:

WALL DETAILS

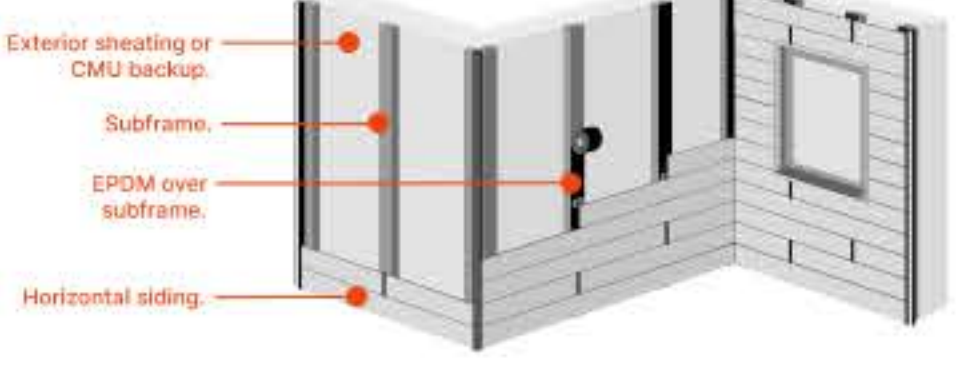
A502



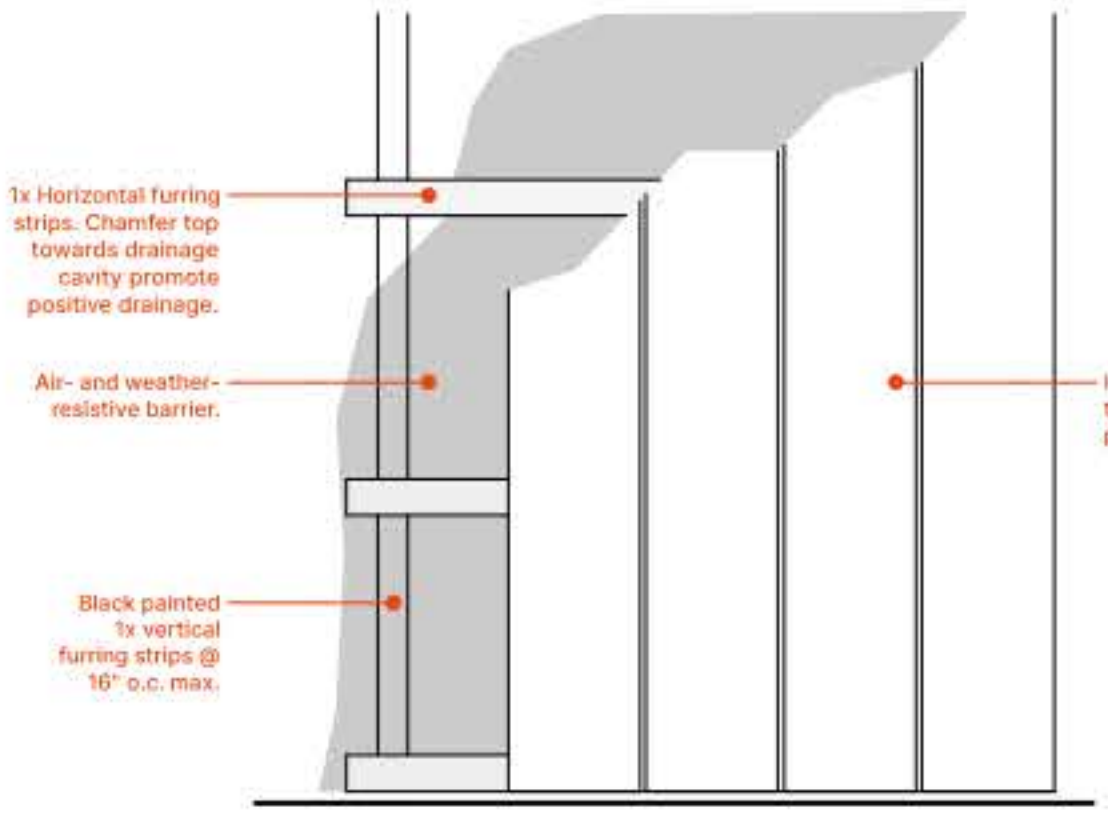
8 Plan Detail - VWP @ HPL
SCALE: 1/2" = 1'-0"



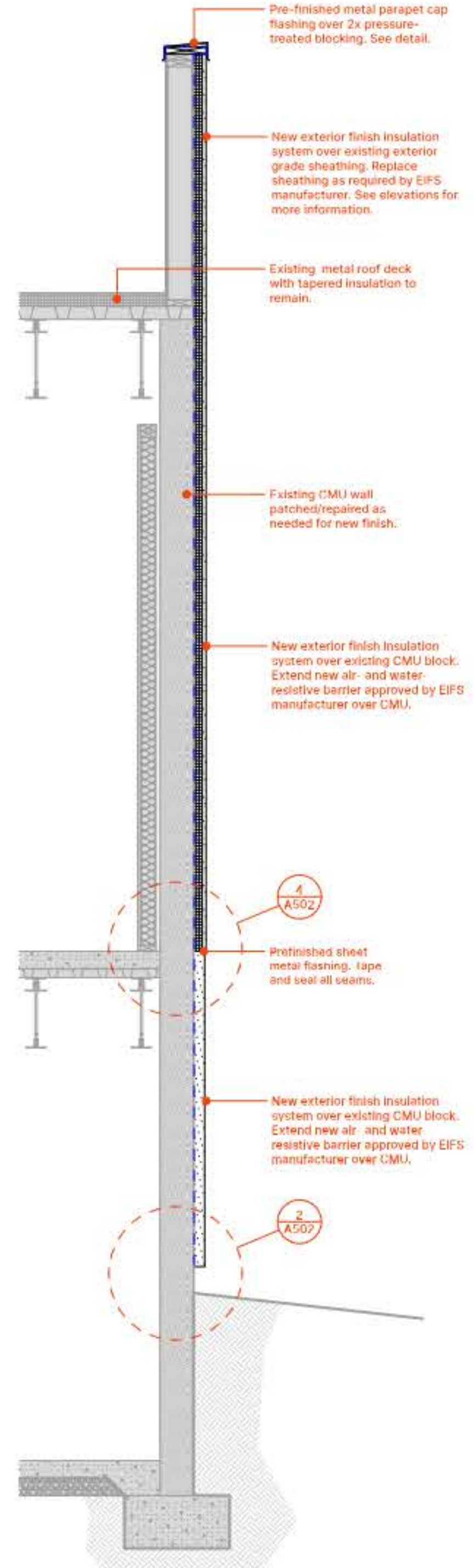
9 Plan Detail - EIFS to Vertical Panel
SCALE: 1" = 1'-0"



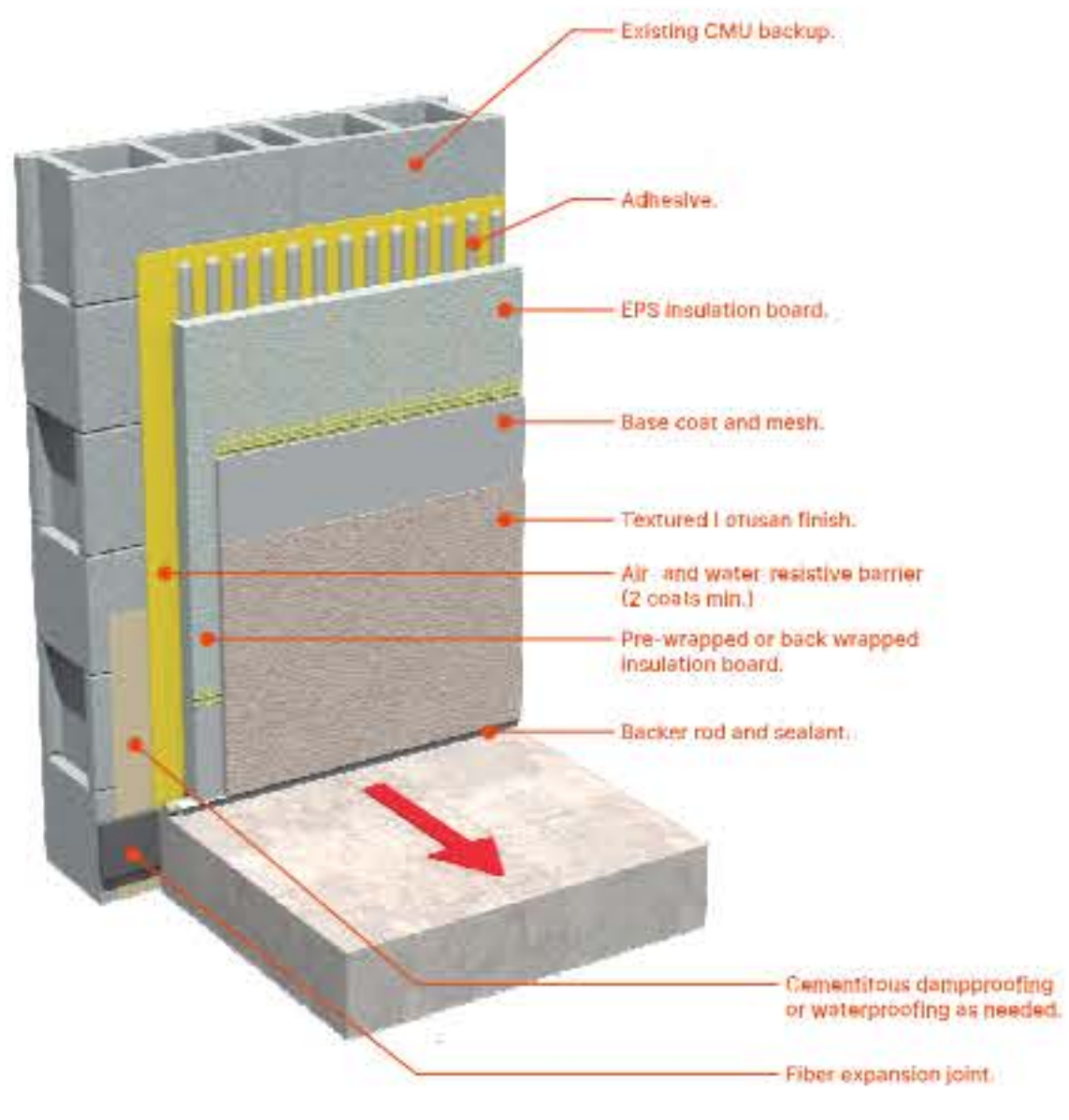
10 HORIZONTAL HDL PANEL DETAIL
NOT TO SCALE



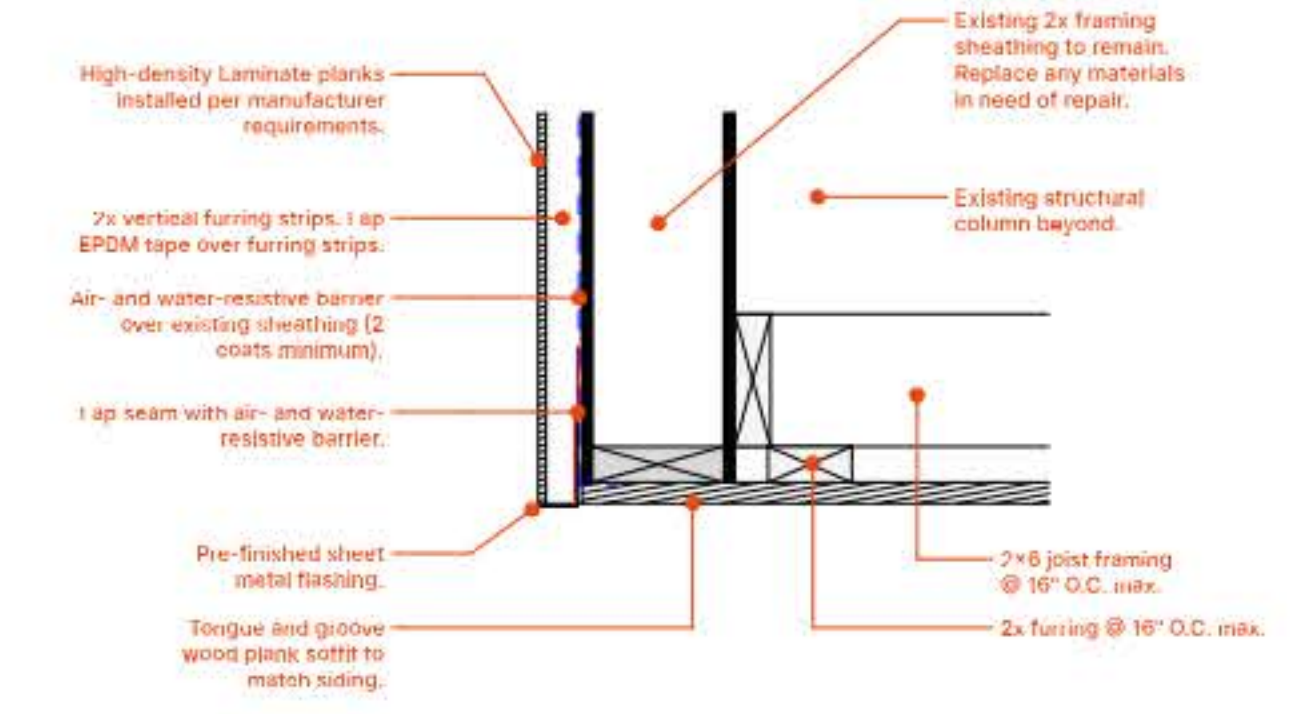
11 VERTICAL PLANK SIDING
SCALE: 1 1/2" = 1'-0"



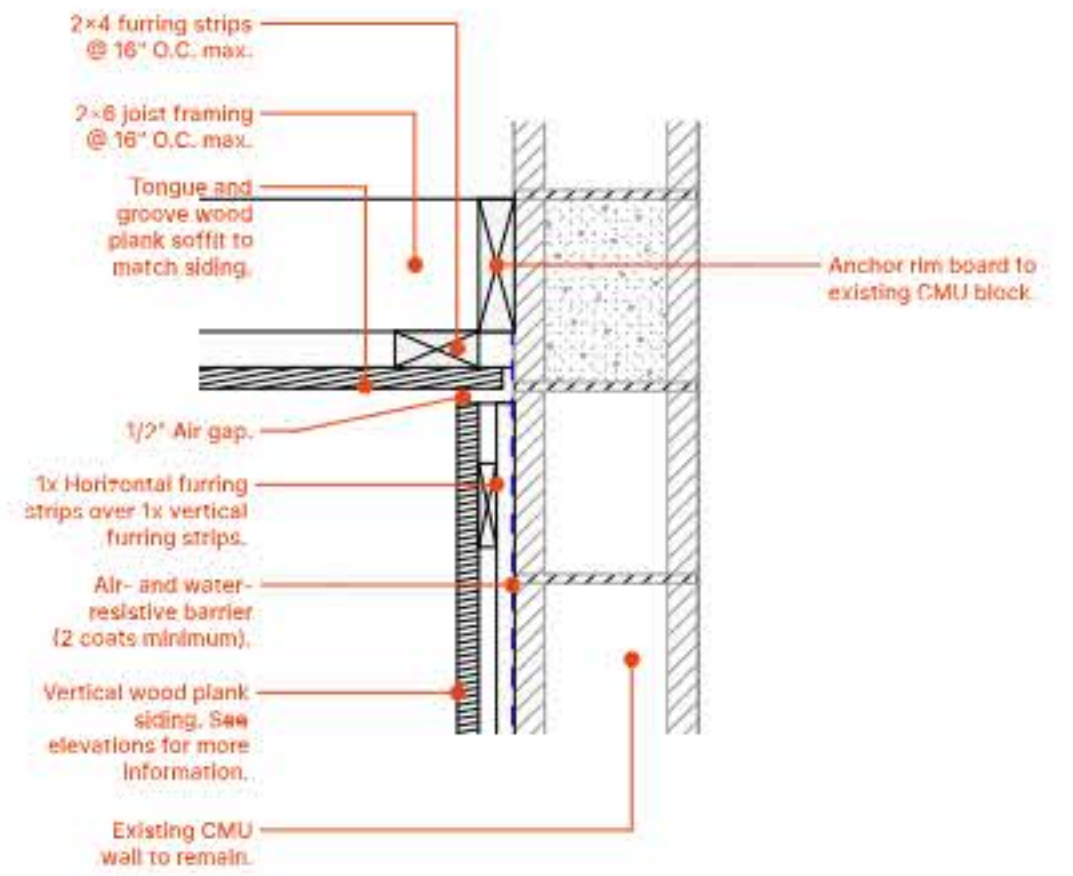
1 WALL SECTION
SCALE: 1/2" = 1'-0"



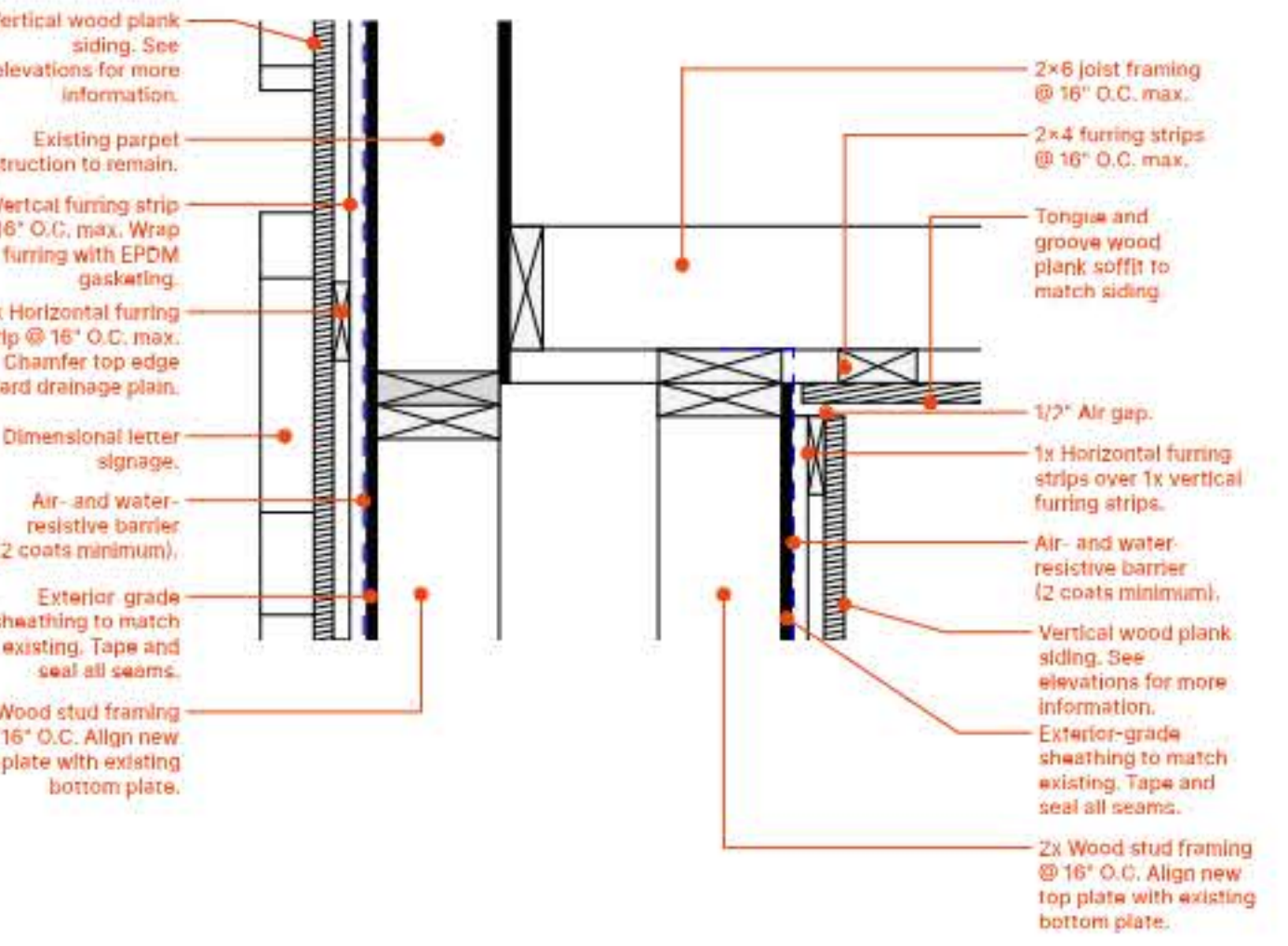
2 EIFS SILL DETAIL
NOT TO SCALE



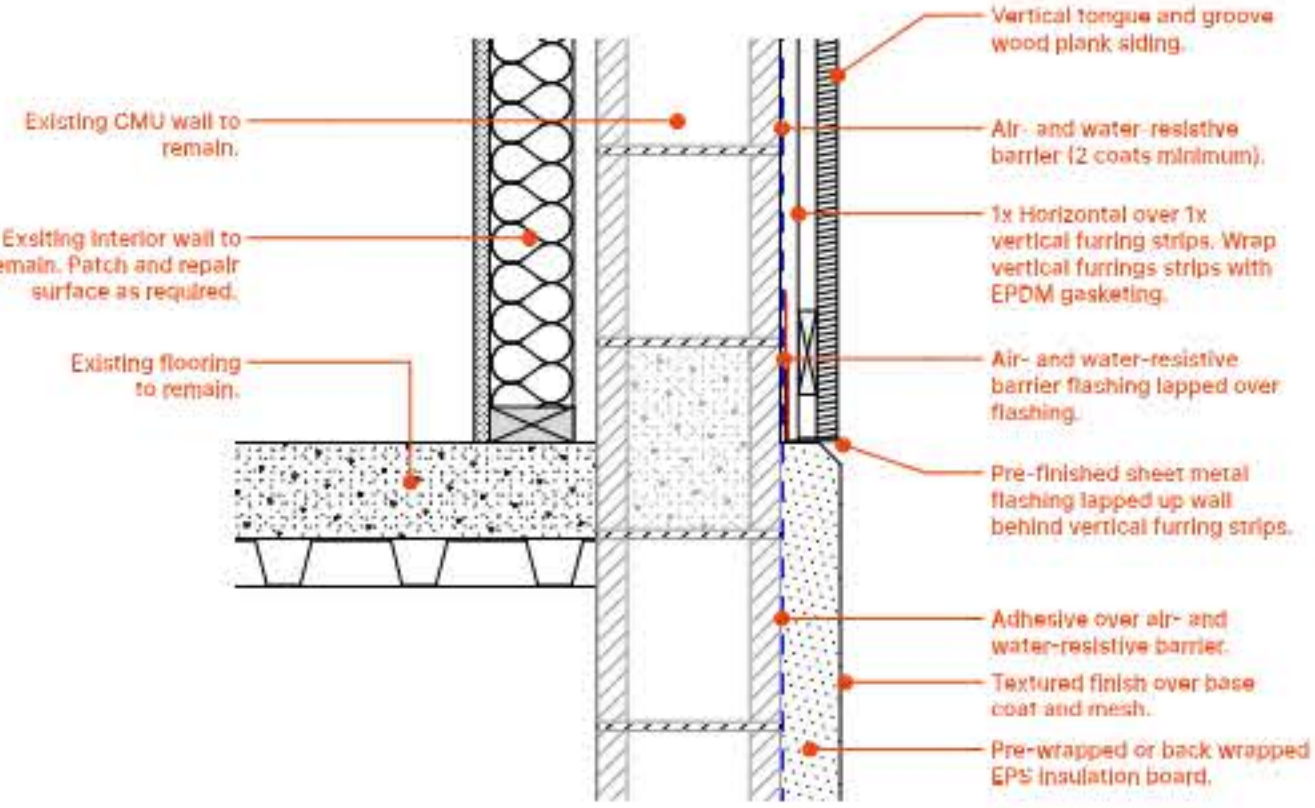
6 SOFFIT DETAIL @ HPL
SCALE: 1 1/2" = 1'-0"



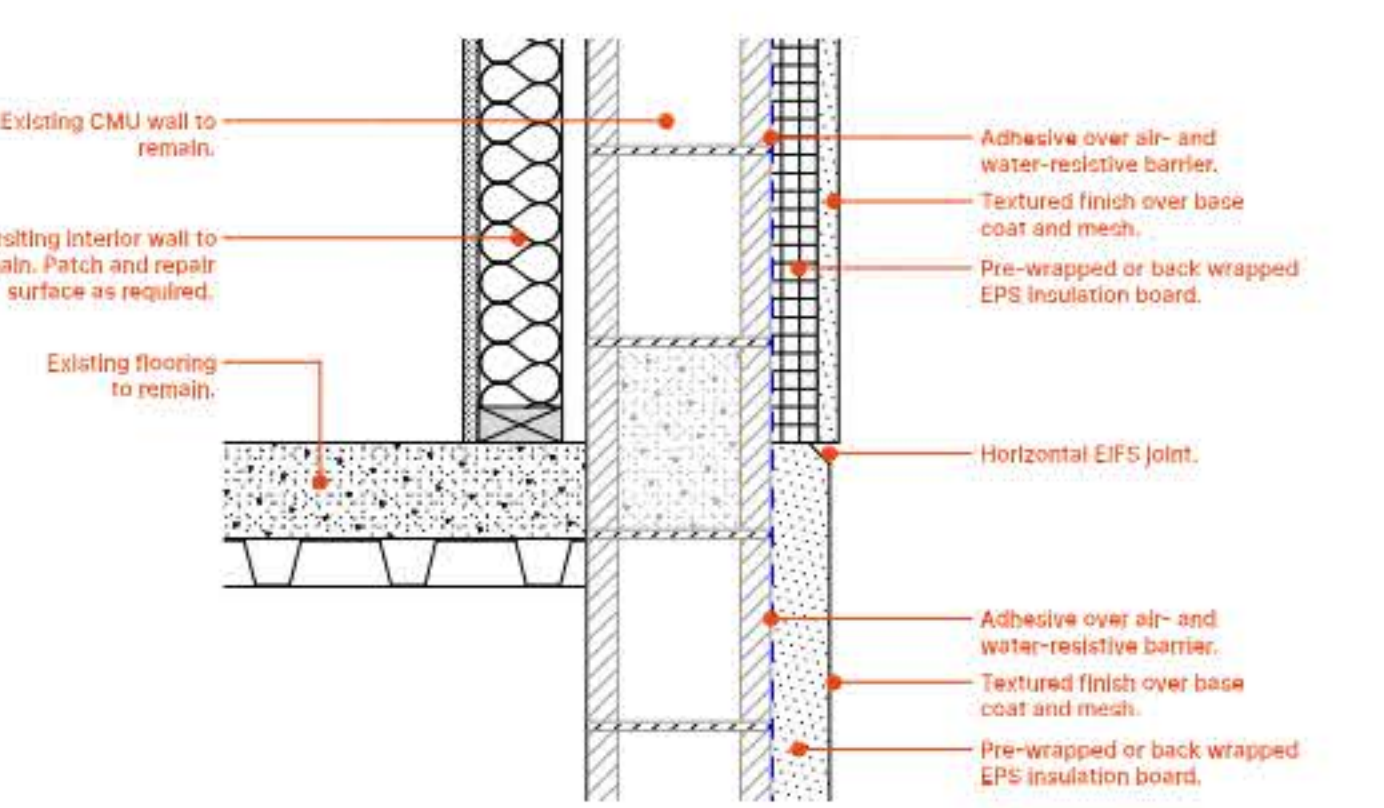
5 SOFFIT DETAIL @ VERT. WOOD PANEL
SCALE: 1 1/2" = 1'-0"



7 SOFFIT DETAIL @ COLUMN
SCALE: 1 1/2" = 1'-0"



3 VERT. WOOD PANEL @ EIFS
SCALE: 1 1/2" = 1'-0"



4 HORIZ. EIFS JOINT
SCALE: 1 1/2" = 1'-0"

REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THIS REVIEW IS NOT TO BE TAKEN AS A GUARANTEE OF THE ACCURACY OF THE DRAWINGS OR THE DESIGNER'S LIABILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OR ADDRESS OR OVERVIEW THE REQUIREMENTS OF OTHER JURISDICTIONS OR AGENCIES UNLESS SPECIFICALLY NOTED OTHERWISE.

Signature: [Signature]
DATE: 3/11/2025
PRJ2025-00247
 RTM ENGINEERING CONSULTANTS, LLC
 3045 S. KANSAS EXPRESSWAY
 SPRINGFIELD, MO 65807
 PHONE: 417.708.9315
 MO COA: 2014039826



Lucas Huck, PE
 Lic. # PE 2021030214

O'Kearney Renovation
 2003 E Kearney St., Springfield, MO 65803

SPECIAL NOTICE:
 The professional seal of the registered architect or engineer shall be the legal equivalent of his signature whenever it is shown used, and the owner of the seal shall be held responsible for the use of the seal and the specifications pertaining to the seal. Responsibility shall be disclaimed for all other plans, specifications, estimates, reports or other documents or instruments relating to or connected with the work hereunder.

REVISION SCHEDULE:

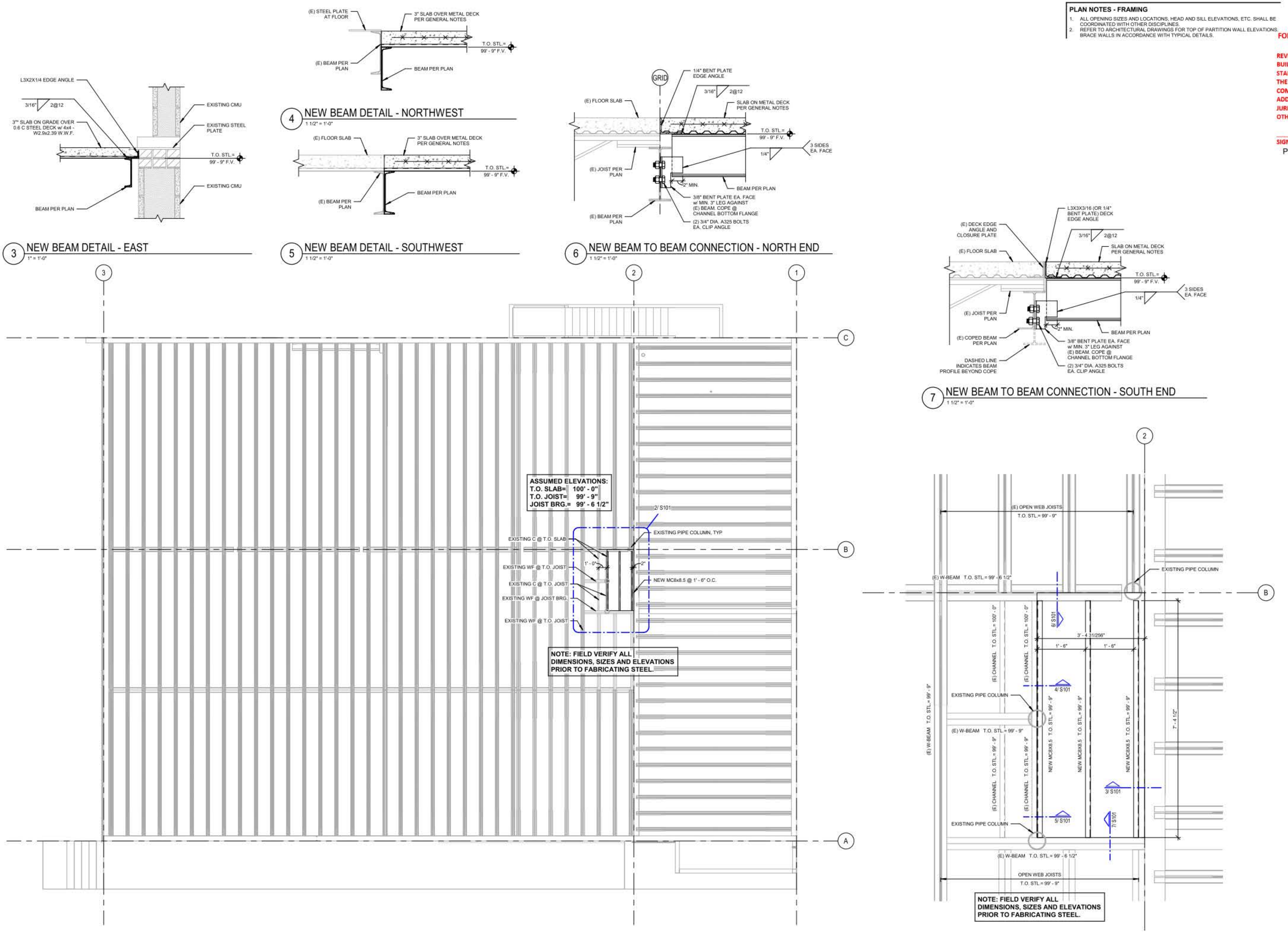
Rev.	Description	Issue Date

PROJECT NO: 241118
DATE: 02/06/2025
DRAWN BY: CAW
SHEET TITLE:

GROUND FLOOR FRAMING PLAN

S101

PLAN NOTES - FRAMING
 1. ALL OPENING SIZES AND LOCATIONS, HEAD AND SILL ELEVATIONS, ETC. SHALL BE COORDINATED WITH OTHER DISCIPLINES.
 2. REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF PARTITION WALL ELEVATIONS. BRACE WALLS IN ACCORDANCE WITH TYPICAL DETAILS.



1 GROUND FLOOR FRAMING PLAN
 3/16" = 1'-0"

2 ENLARGED FRAMING AT FLOOR INFILL
 3/4" = 1'-0"



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