Springfield Land Clearance for Redevelopment Authority

Tuesday, February 4, 2020 at 4:00 p.m.

Room 2-West, Busch Municipal Building

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **Minutes-January 7, 2020**

   Documents:

   MINUTES LCRA JANUARY 7 2020.PDF

4. **New Business**

   4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Downtown Redevelopment Area At 637 West College Street, The Touchstone Group, LLC. Applicant.**

   Documents:

   637 W COLLEGE ST LCRA APPLICATION.PDF

   4.II. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Kearney Street Corridor Redevelopment Area At 1900 West Kearney Street, WWCW Properties, LLC, Applicant.**

   Documents:

   1900 W KEARNEY ST LCRA APPLICATION.PDF

5. **Other Business**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, January 7, 2020, at 4:00 PM
Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call

   Present: Ryan Cosby, Allen Grymes, Steve Jackson, Nancy Herchenroeder and Dan Scott
   Absent: None
   Others Present: Allen Kunkel, Missouri State University; Danny Collins, Vecino Group; and Laura Derrick, Missouri State University
   Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Judy White, and Nick Woodman

3. Approval of Minutes - October 8, 2019

   Dan Scott made a motion to approve the October 8, 2019 Minutes. Ryan Cosby seconded the motion. Motion was approved (5-0).

4. New Business

   a. Request to recommend three areas of the IDEA Commons TIF, the area consists of approximately 3.5 acres generally bounded by East Tampa Street and East Phelps Street to the north, the BSNF Railroad to the south, the Robert W. Plaster Free Enterprise Center (the "eFactory") to the east, and North Boonville Avenue to the West. Said area includes an undeveloped portion of the Roy Blunt Jordan Valley Innovation Center (JVIC Building 4) as well as the former MFA grain elevators, which are located near the intersection of East Phelps Street and North Robberson Avenue be declared blighted pursuant to Sections 99.800-865, RSMo, the Real Property Tax Increment Allocation Redevelopment Act (TIF Act); City of Springfield, The Vecino Group, and Missouri State University, Applicant. Resolution 2020-3263.

      Ryan Cosby made a motion to approve recommending three areas of the IDEA Commons TIF, the area consists of approximately 3.5 acres generally bounded by East Tampa Street and East Phelps Street to the

north, the BSNF Railroad to the south, the Robert W. Plaster Free Enterprise Center (the “eFactory”) to the east, and North Boonville Avenue to the West. Said area includes an undeveloped portion of the Roy Blunt Jordan Valley Innovation Center (JVIC Building 4) as well as the former MFA grain elevators, which are located near the intersection of East Phelps Street and North Robberson Avenue be declared blighted pursuant to Sections 99.800-865, RSMo, the Real Property Tax Increment Allocation Redevelopment Act (TIF Act). Allen Grymes seconded the motion. Motion was approved (5-0).

5. Other Business

   The Commission and Staff thanked Steve Jackson for his time serving on the Commission as this was his last meeting. Ryan Cosby will chair the meeting until the Election of Officers at the Annual Meeting in June 2020.

6. Adjourn

Land Clearance for Redevelopment Authority
Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 637 W. College Street

Redevelopment Area: Center City / Downtown

Developer Name: The Touchstone Group, LLC

Contact Person: Brad Erwin

Mailing Address: 430 S. Glenstone, Springfield MO 65802

Telephone: 417-459-1796 **Fax:**

Email: erwin@paragonarchitecture.com

Does Applicant Own or Lease the Property? Own

Signature: _____ **Date:** 12/10/2019

Printed Name: Brad Erwin

Required Attachments:

- Legal description of project
- $312 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

1. Required Attachments
    a. Legal Description
        i. Pioneer School Addition Lot 4
    b. Application fee for $312 enclosed
    c. 10 hard copies
        i. Narrative identifying scope of project
            1. (see Additional Requirements submission)
        ii. Site plan and floor plan enclosed
        iii. Concept renderings enclosed
        iv. Narrative describing relationship to Center City Plan Element
            1. See below

The project at 637 W College Street currently under development was developed using key elements and strategies of the Center City Development Plan.

- We are rehabilitating the vacant Inland Printing building and restoring it to 1950's era prime thus preserving the historic nature of the building and helping link the community to its past and keeping the existing appropriate scale, mass and form
- This property will help further development of West College St and be an island of which future redevelopment will grow out from
- This project will help define the gateway from the west to downtown similar to what was described in the original 1998 Vision 20/20 Framework Plan for the Greater Downtown District and helping create a more pedestrian friendly block along West College Street and help enhance the east-west continuity through downtown
- We are trying to help expand downtown's position as and arts and entertainment district by planning for a large wall mural if we can gain cooperation from the adjacent Brown Derby property
- We are continuing to make our parking lot welcoming to the Springfield Police Department for vehicle parking after hours
- We are decreasing the amount of impervious surface and incorporating several landscaping areas on the previous desolate parking lot
- We are allowing for almost 30 dedicated off-street parking spaces on our lot instead of adding additional building area to the property
- We will be bringing almost 20 new professionals to the downtown community that will help stimulate business, retail, arts and possibly even residential in the future.
- This redevelopment will help enhance Historic Preservation, Visual Identity, Arts & Culture and Open Space

1. Developer
    a. The Touchstone Group, LLC, 430 S. Glenstone Ave, Springfield MO 65802 is the owner of 637 W. College Street. Brad Erwin is the managing member
        i. Brad Erwin is married to Cara Erwin, currently employed with the Springfield Greene County Health Department
            1. Due to the perceived conflict with City Charter, The Touchstone Group LLC was not eligible to go through the HUD funding that would have secured financing at 3% for 20 years. The original project proforma was based on this financing. The tax abatement is even more critical to the financial feasibility of this project because that funding source is unavailable to the developer.
    b. Brad Erwin has assisted numerous commercial developers and public agencies in the adaptive re-use of blighted, abandoned and underutilized buildings across the state including the Missouri State Highway Patrol Crime Lab on E. Tampa, The Paladin Building on S. Glenstone and other commercial office renovations.
    c. See attached exhibit for financial capability for Paragon Architecture and The Touchstone Group
2. Development Plan
    a. Legal Description
        i. Pioneer School Addition Lot 4
    b. Paragon Architecture has designed the adaptive reuse of the original Herricks Oldsmobile building for the new Springfield HQ for Paragon Architecture and another office tenant (lease pending). The 10,500sf building will be completely renovated including but not limited to:
        i. New roof membrane and roof decking over the former auto mechanic area
        ii. New doors and windows throughout
            1. While keeping the original sliding showroom door in place
        iii. New pervious landscape areas, landscaping and trees
        iv. New parking lot paving
        v. Complete renovation of interior space including offices, conference room, community forum room, open studio, virtual reality room, wellness room, locker-room, gym and storage
    c. The project is currently under construction with planned completion of mid-January 2020
    d. See attached exhibit for current tally of total project costs
    e. See attached exhibit for financing terms with Old Missouri Bank
    f. See attached exhibit of project plans
3. Documentation
    a. See attached pro formas showing 10 year projections

Touchstone Group, LLC
Balance Sheet

	Oct 31, 19	Dec 31, 18	Dec 31, 17
ASSETS			
Current Assets			
Checking/Savings			
10000 · Arvest Bank	0.00	8,256.67	-1,860.00
10250 · Old Missouri Bank	12,918.76	8,380.42	0.00
10500 · OakStar Bank Checking	74,362.02	3,374.05	1,806.01
Total Checking/Savings	87,280.78	20,011.14	-53.99
Total Current Assets	87,280.78	20,011.14	-53.99
Fixed Assets			
12000 · 903 S Oak Grove Ave.	152,200.00	152,200.00	152,200.00
12001 · Land - 903 S Oak Grove Ave.	63,000.00	63,000.00	63,000.00
12005 · 637 W College Street	338,000.00	339,243.06	0.00
12006 · Land - 637 W College Street	80,000.00	80,000.00	0.00
17000 · Accumulated Depreciation	-12,222.13	-12,222.13	-12,222.13
Total Fixed Assets	620,977.87	622,220.93	202,977.87
Other Assets			
19000 · Due to/Due from related party	-474,325.35	-354,075.35	-192,205.35
Total Other Assets	-474,325.35	-354,075.35	-192,205.35
TOTAL ASSETS	**233,933.30**	**288,156.72**	**10,718.53**
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Other Current Liabilities			
20000 · Arvest Loan - Oak Grove	0.00	100,613.67	111,096.51
20100 · OMB Loan-College St-08.19-5.25%	102,173.49	338,000.00	0.00
20100 · OMB Loan-College St-08.19-5.25%	398,522.31		
24800 · Tenant Security Deposits Held	650.00	650.00	650.00
Total Other Current Liabilities	501,345.80	439,263.67	111,746.51
Total Current Liabilities	501,345.80	439,263.67	111,746.51
Total Liabilities	501,345.80	439,263.67	111,746.51
Equity			
32000 · Members Equity	-151,106.95	-101,027.98	-45,722.33
Net Income	-116,305.55	-50,078.97	-55,305.65
Total Equity	-267,412.50	-151,106.95	-101,027.98
TOTAL LIABILITIES & EQUITY	**233,933.30**	**288,156.72**	**10,718.53**

Touchstone Group, LLC
Profit & Loss

	Jan - Oct 19	Jan - Dec 18	Jan - Dec 17
Ordinary Income/Expense			
Income			
47400 · Rental Income	6,500.00	7,800.00	7,800.00
45000 · Interest Income	17.71		
Total Income	6,517.71	7,800.00	7,800.00
Expense			
60400 · Bank Service Charges	5.00	415.45	79.00
61000 · Closing Costs	5,969.38	6,986.40	988.20
61500 · Non-Refundable Escrow		0.00	5,000.00
61700 · Computer and Internet Expenses	640.00		
62000 · Consulting	22,221.58	28,138.05	37,783.19
62400 · Depreciation Expense		0.00	5,534.55
63300 · Insurance Expense		8,195.25	1,344.00
63400 · Interest Expense	25,259.54	5,774.70	4,662.31
64500 · Mowing	2,160.00	2,430.00	1,520.00
64700 · Building Permit Fees	1,382.00		
66300 · Printing and Reproduction		2,500.00	23.14
66700 · Professional Fees		1,812.60	1,772.00
67200 · Repairs and Maintenance		0.00	2,695.36
68600 · Utilities	892.95		
68000 · Taxes - Property		1,626.52	1,703.90
95000 · College Street Expenses	64,292.81		
Total Expense	122,823.26	57,878.97	63,105.65
Net Ordinary Income	-116,305.55	-50,078.97	-55,305.65
Net Income	**-116,305.55**	**-50,078.97**	**-55,305.65**

November 25, 2019

RE: The Touchstone Group LLC/637 W. College St, Springfield MO

To Whom It May Concern:

In November of 2018, Old Missouri Bank financed the purchase the of the subject real estate located at 637 W. College Street for Brad Erwin and his real estate holding company The Touchstone Group LLC.

In August of 2019, Old Missouri Bank put together a new construction loan for the development and rehab of the 637 W. College St property. After completion the property will be leased back to Mr. Erwin's architecture firm, Paragon Architecture LLC.

The construction draw loan is set up on a 12 month note not to exceed $1,037,000. Interest is due monthly at a floating rate of Prime + 0.00% with a floor of 5.25%. All repayment requirements have been paid as agreed.

Regards,

Ryan Sutherland
SVP Lending
Old Missouri Bank
417-869-9000
NMSL# 716508

OMB
OLD MISSOURI BANK

FDIC
EQUAL HOUSING LENDER

January 22, 2020

RE: The Touchstone Group LLC/637 W. College St, Springfield MO

To Whom It May Concern:

In November of 2018, Old Missouri Bank financed the purchase the of the subject real estate located at 637 W. College Street for Brad Erwin and his real estate holding company The Touchstone Group LLC.

In August of 2019, Old Missouri Bank put together a new construction loan for the development and rehab of the 637 W. College St property. After completion the property will be leased back to Mr. Erwin's architecture firm, Paragon Architecture LLC.

Old Missouri Bank will offer Mr. Erwin/The Touchstone Group LLC permanent financing on the College Street property upon completion of the construction project. Final rates and terms are subject to approval. The bank can offer a real estate loan up to but not exceeding 25 years. The fixed interest rate will be for 5 years at an estimated rate of 5.25%. After the 5 year fixed period the rate will adjust to Prime + 0.50% Floating (rate subject to change annually) for the remaining term of the loan.

Regards,

Ryan Sutherland
SVP Lending
Old Missouri Bank
417-869-9000
NMSL# 716508

College Street Project Summary

Project Name: College Street
Developer: Touchstone Group, LLC
Address: 637 W College Street

Uses

Acquisition Costs:

Acquisition: Land		$	80,000
Acquisition: Buildings		$	338,000
Total Acquisition:		***$***	***418,000***

Construction:

Construction Costs		$	1,160,000
Construction Contingency	3%	$	47,340
Total Construction:		***$***	***1,207,340***

Soft Costs:

Gerken - Asbestos Windows		$	22,938
Tiling Floor - Material		$	3,900
Tiling Wall - Material		$	2,822
LVT - Material		$	3,585
Carpet - Material		$	4,106
Artisan Elements - Material		$	1,200
Curtain and Curtain Track - Material		$	500
Landscaping / Irrigation / Cistern		$	10,000
Acoustical Blades - Material		$	6,000
Exterior Signage TBD		$	5,000
Interior Signage - Material		$	300
Cork Wall Panel - Material		$	400
Wall Graphics		$	1,000
Whiteboards		$	-
Lockers - Material		$	1,500
Bike Racks		$	700
Appliances		$	3,700
Projector / Projection Screen		$	-
Quartz (Daltile) - Material		$	1,883
Furnishings		$	-
Havens		$	-
Artwork		$	-
Plumbing Fixtures - Material		$	10,000
Building Automation - ATC		$	66,542
Light Fixtures - Material		$	65,000
Access Control, Security, Cameras		$	20,000
Audio/Video - TV's Video		$	-
Audio/Video Pitt Technology		$	-
Telephone System VoIP		$	-
Data Cabling		$	16,000
Fiber Internet Service		$	-
Server/IT/Wifi		$	-
Additional Computers/Hardware		$	-
Solar		$	25,000
Moving Expenses		$	-
Financing Costs		$	-
Envelope Testing - Entegrity		$	5,400
A/E fees		$	52,000
Permit/Fees		$	2,669
Soft Cost Contingency	3%	$	8,324
Total Soft Costs:		***$***	***340,469***

Total Development Cost:	***$***	***1,965,809***

Sources

Supportable Debt (see Operating& Cash Flow)	**$**	**1,578,512**
Additional Sources of Funds:		
Owner/Investor Equity	$	149,580.91
Related Party Loans	$	-
Total Development Sources:	***$***	***1,728,093***
Gap/(Or Excess Sources):	***$***	***237,716***

Annual Income Statement Without Abatement

Project Name: College Street
Address: 637 W College Street

Tot NSP Units Serving Households below 50% AMI: 2

Income:

Rent:	# Units	Monthly Rent	Annual Rent
Paragon Architecture	1	$ 3,800	$ 45,600
Revel Advertising	1	$ 11,000	$ 132,000
Total Units	2		
Gross Rent			***$ 177,600***
Less:			
Vacancy		0.0%	$ -
Bad Debt		0.0%	$ -
Gross Effective Income:			***$ 177,600***

Expenses:

Administrative		Annual
Advertising & Marketing		$ 500
Mgmt Fee (% of collections)	0.0%	$ -
Administrative		$ 1,500
Legal		$ 1,500
Accounting		$ 1,200
Other		$ -
Total Administrative:		***$ 4,700***
Maintenance paid for in CAM fees		
Repairs		$ -
Security		$ -
Grounds (landscaping, snow removal)		$ -
Building supplies		$ -
Service contracts (HVAC)		$ -
Other		$ -
Total Maintenance:		***$ -***
Operating paid for in CAM fees		
Electric		$ -
Water/Sewer		$ -
Internet		$ -
Trash removal		$ -
Cleaning		$ -
Exterminating		$ -
Other		$ -
Total Operating Costs:		***$ -***
Taxes & Insurance:		
Real Estate Taxes		$ 46,987
Insurance		$ 6,500
Other Taxes, Licenses, Fees		$ -
Total Taxes:		***$ 53,487***
Total Annual Operating Expenses:		***$ 58,187***

NOI Before Reserves & Debt Svc:	***$ 119,413***

Reserves:

	Per Unit	Annual
Replacement Reserve	$ 500	$ 1,000
Operating Reserve	$ 80	$ 160
Cashflow Before Debt Service:		$ 118,253
Debt Service (See Terms Below)		$118,253.00
Cashflow After Debt Service		***($0.00)***

Supportable Debt Service Calculation:

Required Debt Service Coverage (Ratio):	1
Loan Amortization Period (in years)	15
Interest Rate	5.50%

Supportable Debt on Terms Above:	***$ 1,206,047.76***

(This figure ties to the Development Budget/Sources & Uses)

College Street Project 10 Year Cash Flow Projection without Abatement

Project Name: **College Street** Project Address: **637 W College Street**
Income Adjuster: 0.00% Expense Adjuster: 5.00%

Income:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Effective Income	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*
Expenses:										
Administrative	$ 4,700	$ 4,935	$ 5,182	$ 5,441	$ 5,713	$ 5,999	$ 6,299	$ 6,614	$ 6,945	$ 7,292
Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Taxes & Insurance	$ 53,487	$ 56,161	$ 58,969	$ 61,917	$ 65,013	$ 68,264	$ 71,677	$ 75,261	$ 79,024	$ 82,975
Total Expense:	***$ 58,187***	***$ 61,096***	***$ 64,151***	***$ 67,358***	***$ 70,726***	***$ 74,263***	***$ 77,976***	***$ 81,875***	***$ 85,969***	***$ 90,267***
NOI (w/o Res & Debt Svc)	$ 119,413	$ 116,504	$ 113,449	$ 110,242	$ 106,874	$ 103,337	$ 99,624	$ 95,725	$ 91,631	$ 87,333
Replacement & Op Reserves	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160
Debt Service	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773
Cashflow After Debt Svc:	**($36,520)**	**($39,429)**	**($42,484)**	**($45,691)**	**($49,059)**	**($52,596)**	**($56,309)**	**($60,208)**	**($64,302)**	**($68,600)**

Annual Income Statement

Project Name: College Street
Address: 637 W College Street

Tot NSP Units Serving Households below 50% AMI: 2

Income:

Rent:	# Units	Monthly Rent	Annual Rent
Paragon Architecture	1	$ 3,800	$ 45,600
Revel Advertising	1	$ 11,000	$ 132,000
Total Units	2		
Gross Rent			***$ 177,600***
Less:			
Vacancy		0.0%	$ -
Bad Debt		0.0%	$ -
Gross Effective Income:			***$ 177,600***

Expenses:

Administrative		Annual
Advertising & Marketing		$ 500
Mgmt Fee (% of collections)	0.0%	$ -
Administrative		$ 1,500
Legal		$ 1,500
Accounting		$ 1,200
Other		$ -
Total Administrative:		***$ 4,700***
Maintenance paid for in CAM fees		
Repairs		$ -
Security		$ -
Grounds (landscaping, snow removal)		$ -
Building supplies		$ -
Service contracts (HVAC)		$ -
Other		$ -
Total Maintenance:		***$ -***
Operating paid for in CAM fees		
Electric		$ -
Water/Sewer		$ -
Internet		$ -
Trash removal		$ -
Cleaning		$ -
Exterminating		$ -
Other		$ -
Total Operating Costs:		***$ -***
Taxes & Insurance:		
Real Estate Taxes		$ 10,467
Insurance		$ 6,500
Other Taxes, Licenses, Fees		$ -
Total Taxes:		***$ 16,967***
Total Annual Operating Expenses:		***$ 21,667***

NOI Before Reserves & Debt Svc:	***$ 155,933***

Reserves:

	Per Unit	Annual
Replacement Reserve	$ 500	$ 1,000
Operating Reserve	$ 80	$ 160
Cashflow Before Debt Service:		$ 154,773
Debt Service (See Terms Below)		$154,773.13
Cashflow After Debt Service		***($0.00)***

Supportable Debt Service Calculation:

Required Debt Service Coverage (Ratio):	1
Loan Amortization Period (in years)	15
Interest Rate	5.50%

Supportable Debt on Terms Above:	***$ 1,578,512.06***

(This figure ties to the Development Budget/Sources & Uses)

College Street Project 10 Year Cash Flow Projection

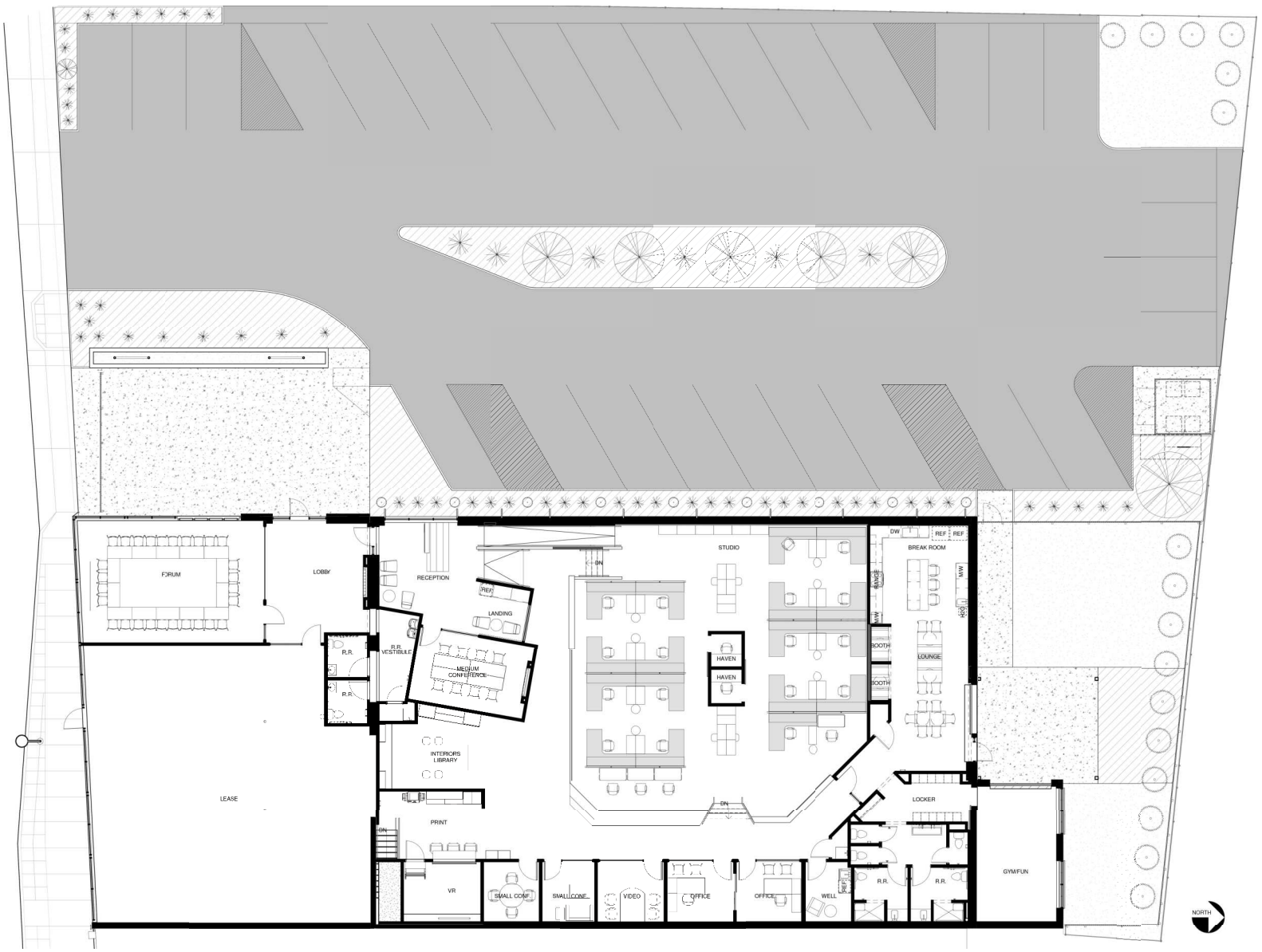
Project Name: **College Street**
Income Adjuster: 0.00%

Project Address: **637 W College Street**
Expense Adjuster: 5.00%

Income:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Effective Income	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*	*$ 177,600*
Expenses:										
Administrative	$ 4,700	$ 4,935	$ 5,182	$ 5,441	$ 5,713	$ 5,999	$ 6,299	$ 6,614	$ 6,945	$ 7,292
Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operating	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Taxes & Insurance	$ 16,967	$ 17,815	$ 18,706	$ 19,641	$ 20,623	$ 21,654	$ 22,737	$ 23,874	$ 25,068	$ 26,321
Total Expense:	***$ 21,667***	***$ 22,750***	***$ 23,888***	***$ 25,082***	***$ 26,336***	***$ 27,653***	***$ 29,036***	***$ 30,488***	***$ 32,013***	***$ 33,613***
NOI (w/o Res & Debt Svc)	$ 155,933	$ 154,850	$ 153,712	$ 152,518	$ 151,264	$ 149,947	$ 148,564	$ 147,112	$ 145,587	$ 143,987
Replacement & Op Reserves	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160	$ 1,160
Debt Service	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773	$154,773
Cashflow After Debt Svc:	**$0**	**($1,083)**	**($2,221)**	**($3,415)**	**($4,669)**	**($5,986)**	**($7,369)**	**($8,821)**	**($10,346)**	**($11,946)**

PARAGON NEW OFFICE

EXTERIOR RENDERING **Date: 06/26/2019**



PARAGON NEW OFFICE

FLOOR PLAN Date: 06/26/2019

PARAGON NEW OFFICE

LOBBY/RECEPTION **Date: 06/26/2019**

APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO
BUILDING OFFICIAL

ISSUED FOR COMPLIANCE WITH THE CITY CONSTRUCTION AND ZONING CODES, ZONING ORDINANCE, AND DESIGN STANDARDS. SEE NOTICE OF APPROVAL FOR CONDITIONS. IT IS THE DEVELOPER OR HIS AGENT'S ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF OTHER JURISDICTIONS, AS WELL AS COVENANTS, UNLESS SPECIFICALLY NOTED OTHERWISE.

KEYNOTE LEGEND

32.0000.01	(2) BICYCLE PARKING SPACES PER SECTION 36-455. SEE DETAIL ON AS1-1.
32.0000.02	ACCESSIBLE STALL & SIGNAGE SEE DETAIL ON AS1-1
32.0000.04	WOOD FENCE. SEE DETAIL ON AS1-1.
32.0000.05	EXISTING FENCE TO REMAIN.
32.1313.01	ADA CURB RAMP. SEE DETAIL ON AS1-1.
32.1729.01	STRIPED AREA WITH 4" DIAGONAL LINES SPACED 24" O.C.
32.9300.01	(1) 1" CALIPER SERVICEBERRY UNDERSTORY TREE
32.9300.02	(10) COMPACT BURNING BUSH SHRUBS. MIN. INSTALLED HEIGHT OF 24" AFTER PLANTING/PRUNING.

JARED A. YOUNGLOVE
NUMBER
A-2017019282
ARCHITECT
STATE OF MISSOURI
10/29/19
JARED A. YOUNGLOVE, ARCHITECT
MO #: A-2017019282

SIGNATURE DATE

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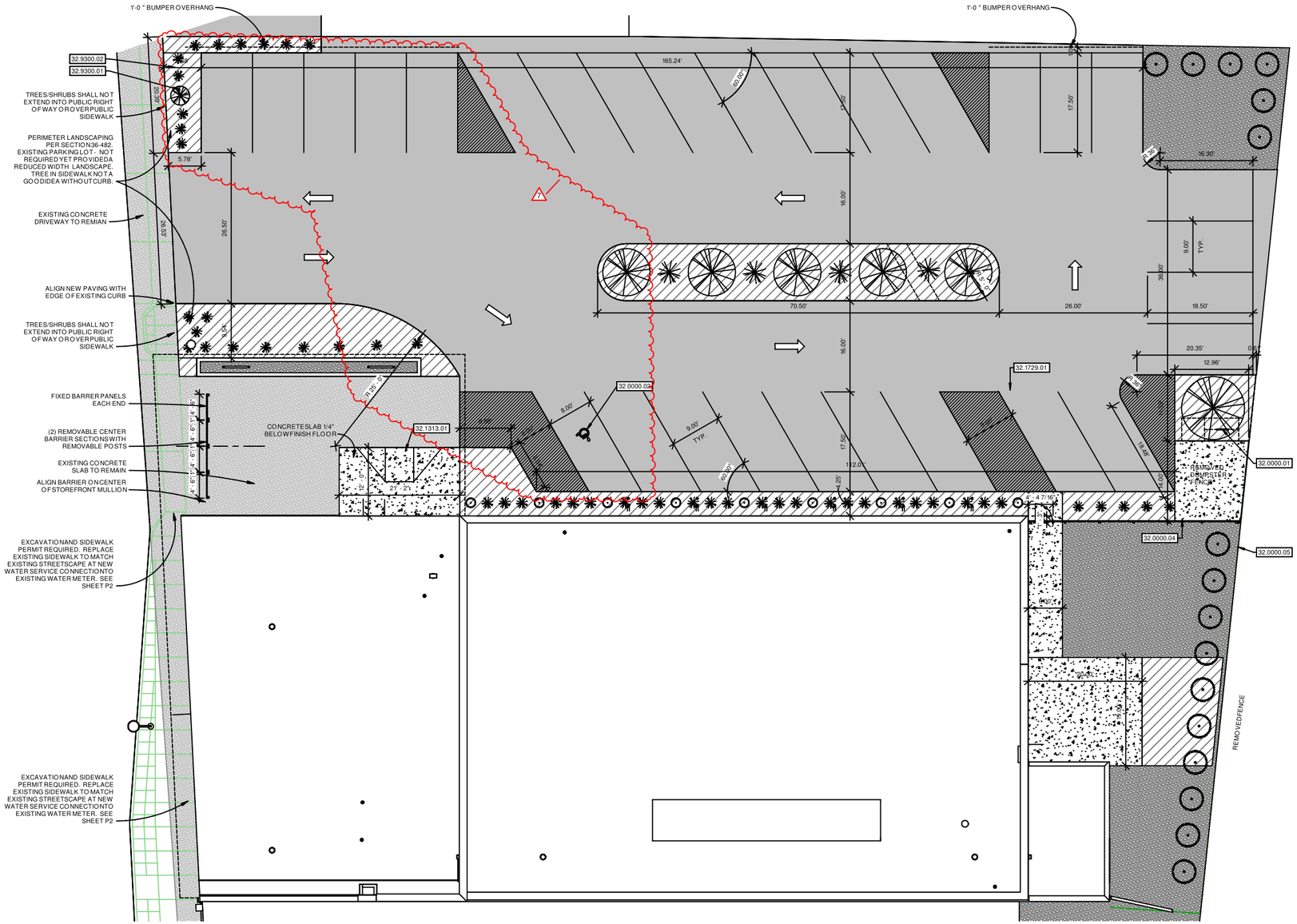
PRJ2019-00882



1 01 FIRST LEVEL ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

PAVEMENT LEGEND

- CONCRETE SIDEWALK. 4" CONCRETE WITH FIBERMESH REINF. 150 AT A RATE OF 1.5 LBS/C.Y. OVER 4" THICK TYPE 1 AGGREGATE BASE OVER COMPACTED FILL.
- STANDARD ASPHALT. 2" HOT MIX ASPHALT SURFACE COURSE OVER 3" HOT MIX ASPHALT BASE COURSE OVER 6" COMPACTED TYPE 1 AGGREGATE BASE OVER COMPACTED SUB GRADE.
- STANDARD ASPHALT. 2" HOT MIX ASPHALT SURFACE COURSE OVER 3" HOT MIX ASPHALT BASE COURSE OVER 6" COMPACTED TYPE 1 AGGREGATE BASE OVER COMPACTED SUB GRADE.

LANDSCAPE LEGEND

- SOD GRASS OVER TOPSOIL OVER NATIVE EARTH. REMOVE BASE ROCK TO EARTH.
- MULCH OVER WEED BARRIER OVER TOPSOIL OVER NATIVE EARTH. REMOVE BASE ROCK TO EARTH.

PARKING SUMMARY

PARKING SPACES REQUIRED = ZERO (CENTER CITY)

PARKING SPACES PROVIDED:
(29) PARKING SPACES - INCLUDES 1 ADA SPACE

(2) BICYCLE PARKING SPACES

LEGAL DESCRIPTION

ALL OF LOT FOUR (4), PIONEER SCHOOL ADDITION FINAL PLAT, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY MISSOURI.

MISSOURI STATE CERTIFICATE OF AUTHORITY #A 2019600415

PARAGON
ARCHITECTURE
430 S. GLENSTONE AVE. SPRINGFIELD, MO 65802
1310 SOUTH MAIN STREET, JOPLIN, MO 64801
PH: 417.885.0002 FAX: 417.868.0072
www.paragonarchitecture.com

REVISION SCHEDULE

6	AD-06	09/04/19
7	AD-08	10/29/19

SHEET NUMBER: AS1-0
PROJECT DESCRIPTION: Paragon Architecture Office Building
ARCHITECTURAL SITE PLAN

PROJECT NUMBER: 19-515
DATE: 5/2/19

637 W. College Street
Springfield, MO

PROJECT ARCHITECT: BEE
DRAWN BY: JAY/LPR
CHECKED BY: JAY

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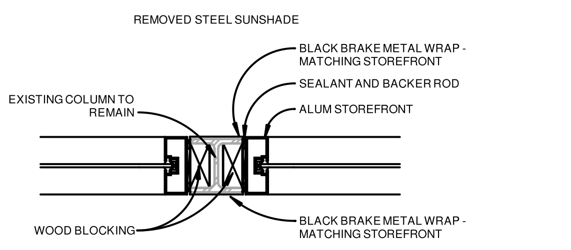
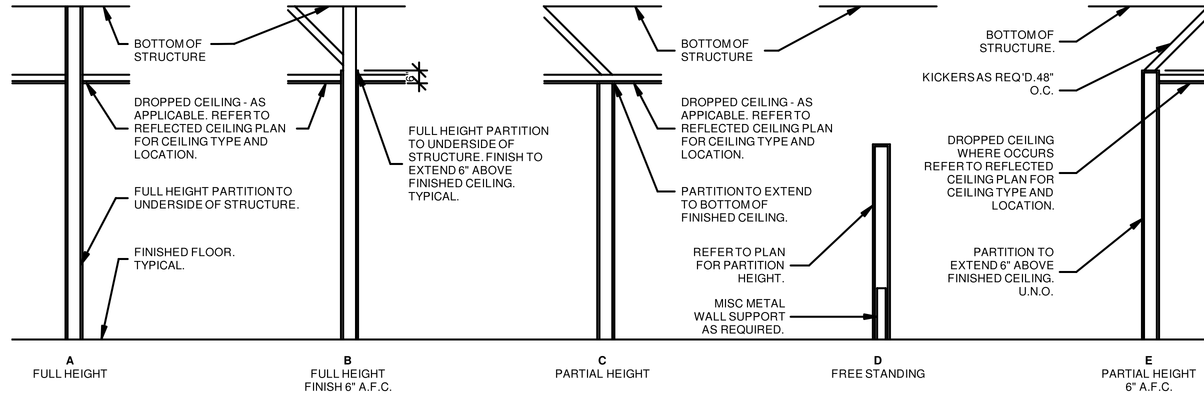
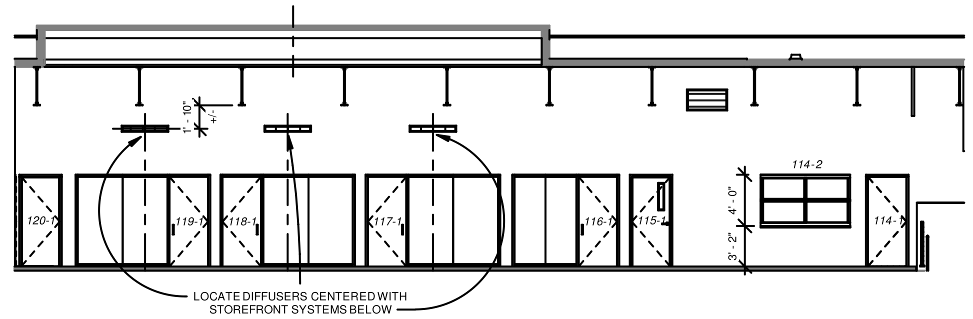
APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO
BUILDING OFFICIAL
REVIEWED FOR COMPLIANCE WITH THE CITY CODES, ADOPTED BUILDING CODES, ZONING ORDINANCE, AND DESIGN STANDARDS. THIS REVIEW AND APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERRULE THE REQUIREMENTS OF OTHER JURISDICTIONS OR AGENCIES UNLESS SPECIFICALLY NOTED OTHERWISE.
SIGNATURE
01/06/20
DATE
PRJ2019-00882



2 TYP. WINDOW JAMB DTL @ COL

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





4 EAST WALL ELEVATION

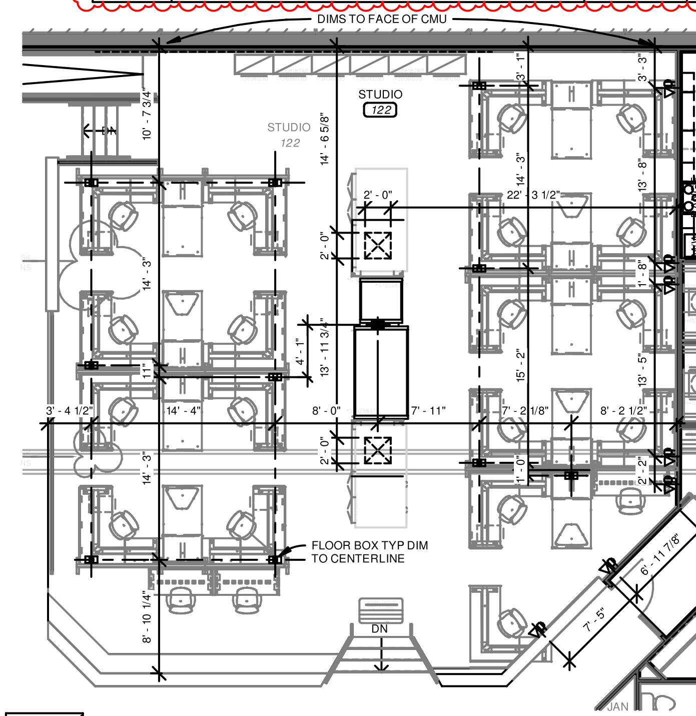
SCALE: 1/8" = 1'-0"

PARTITION TYPE SCHEDULE

MARK	CONSTRUCTION DESCRIPTION	OVERALL WIDTH	STC
00.			
00.01	3-5/8" METAL STUDS AT 16" O.C. MAX. WITH 5/8" GYPSUM BOARD EACH SIDE. PROVIDE SOUND BATT INSULATION FULL DEPTH OF CAVITY.	4 7/8"	
00.02	3-5/8" METAL STUDS AT 16" O.C. MAX. WITH 5/8" GYPSUM BOARD FINISH SIDE. PROVIDE SOUND BATT INSULATION FULL DEPTH OF CAVITY.	4 1/4"	
00.03	6" METAL STUDS AT 16" O.C. MAX. WITH 5/8" GYPSUM BOARD EACH SIDE. PROVIDE SOUND BATT INSULATION FULL DEPTH OF CAVITY.	7 1/4"	
00.05	7/8" HAT CHANNELS AT 16" O.C. MAX. WITH 5/8" GYPSUM BOARD FINISH SIDE.	1 1/2"	
00.07	5/8" GYPSUM BOARD OVER 3 5/8" METAL STUDS 16" O.C. PROVIDE 3" ccSPF AGAINST BLOCK WALL AND INTO STUD CAVITY.	5 1/4"	
00.09	3-5/8" METAL STUDS AT 16" O.C. MAX WITH 1-1-2" FURRING CHANNELS WITH 5/8" GYPSUM BOARD FINISH SIDE. PROVIDE SOUND BATT INSULATION FULL DEPTH OF CAVITY.	5 3/4"	
00.10	3-5/8" METAL STUDS AT 16" O.C. MAX. WITH 1-1-2" FURRING CHANNELS AT 24" O.C. MAX. WITH 5/8" GYPSUM BOARD FINISH SIDE. PROVIDE SOUND BATT INSULATION FULL DEPTH OF CAVITY.	5 3/8"	52
00.11	6" METAL STUDS AT 16" O.C. MAX. WITH RC-1 AT 24" O.C. MAX. WITH 5/8" GYPSUM BOARD FINISH SIDE. PROVIDE SOUND BATT INSULATION FULL DEPTH OF CAVITY.	7 3/4"	

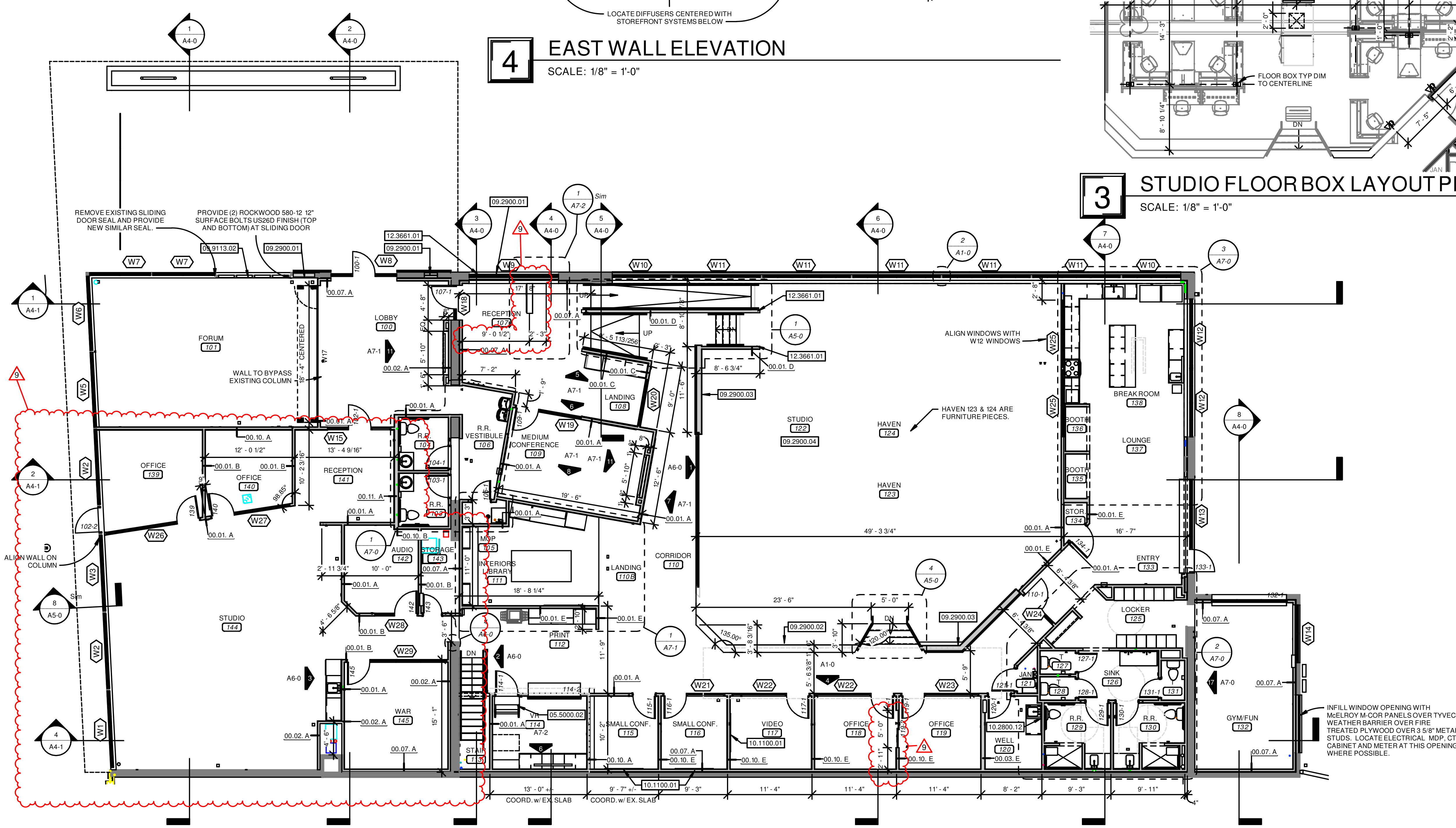
KEYNOTE LEGEND

05.5000.02	SHIP LADDER. OFOI.
09.2900.01	INFILL EXISTING DOOR/WINDOW OPENING WITH 6" METAL STUDS 16" O.C. PROVIDE BATT INSULATION. PROVIDE DENS GLASS SHEATHING AND WEATHER BARRIER AT EXTERIOR. PROVIDE GYPSUM BOARD AT AREAS EXPOSED TO INTERIOR. FRAME WINDOW OPENINGS WHERE INDICATED.
09.2900.02	(2) 14" RISER STEPS. STUD FRAMED. SEE FINISH PLAN
09.2900.03	PLANTER WALL SEE PLANTER WALL DETAIL.
09.2900.04	1" GYPCRETE OVER 1/4" MAXXON ACOUSTIMAT OVER DECKING AND JOISTS PER STRUCTURAL.
09.9113.02	EXTERIOR PAINTING - PAINT EXISTING SLIDING GARAGE DOOR. RESTORE OPERATION OF SLIDING DOOR.
10.1100.01	OFCI GLASS MARKER BOARD, PROVIDE BLOCKING AS REQUIRED.
10.2800.12	OFCI 36X36" MIRROR.
12.3661.01	SOLID SURFACE SILL - SS1. PROVIDE 3/4" SOLID SURFACE WITH 3/4" OVERHANG WITH MITERED CORNERS AND EASED EDGES OVER 3/4" PLYWOOD.



3 STUDIO FLOOR BOX LAYOUT PLAN

SCALE: 1/8" = 1'-0"



1 01 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS INDICATED IN CONTACT DOCUMENTS ARE FROM FACE OF STUD TO FACE OF STUD FOR INTERIOR PARTITIONS, FACE OF EXISTING STRUCTURE OR FINISH, FACE OF CONCRETE OR BLOCK, OR TO STRUCTURAL LINE, EXCEPT AS NOTED OTHERWISE. DIMENSIONS OF EXISTING STRUCTURE, ETC ARE +/- AND SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT NOTIFIED OF ANY DISCREPANCIES.
2. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK AND PROVIDE ALL NECESSARY CONSTRUCTION TO FACILITATE WORK INCLUDING BUT NOT LIMITED TO ROUGH OPENINGS, EQUIPMENT SUPPORTS, AND BACKING ETC.
3. PROVIDE SOLID WOOD BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, CASEWORK ETC. VERIFY WITH OWNER FOR ALL ADDITIONAL OWNER FURNISHED ITEMS THAT REQUIRE BLOCKING.
4. ALL GLASS IN DOORS, ADJACENT OR WITHIN 12" OF DOORS HORIZONTALLY, WITHIN 36" OF STAIRS OR CLOSER THAN 18" TO FLOOR TO BE TEMPERED PER CODE (IBC ADOPTED EDITION).
5. INTERIOR DOORS TO BE LOCATED 5" AWAY FROM ADJACENT CORNERS, UNLESS NOTED OR DIMENSIONED OTHERWISE.
6. SEE STRUCTURAL DRAWINGS FOR ALL HEADER, BOND BEAM, LINTEL, COLUMN, AND OTHER STRUCTURAL REQUIREMENTS.
7. SEE CODE COMPLIANCE PLAN FOR FIRE EXTINGUISHER AND SIGNAGE REQUIREMENTS AND LOCATIONS.
8. FINISH FLOOR ELEVATION INDICATED ON ARCHITEUCTURAL DRAWINGS IS AT ELEVATION 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATION.

PARTITION TYPE GENERAL NOTES

1. EXTERIOR WALL CONSTRUCTION IS DESCRIBED IN WALL SECTIONS. INTERIOR WALL TYPES ARE DESCRIBED BY THEIR DENOTED WALL TYPES / WALL SECTIONS HEREIN.
2. ANY WALL CONSTRUCTION NOT NOTED WITH A PARTITION TYPE WALL TAG SHALL BE CLARIFIED FOR INTERPRETATION BY THE ARCHITECT PRIOR TO BIDDING.
3. THESE WALL SECTIONS INDICATE PRIMARY WALL TYPE. OVERLAID VENEERS, WAINSCOT, PILASTERS, PAINT, WALL COVERINGS ETC. ARE INDICATED ON FLOOR PLANS, FINISH PLANS, INTERIOR ELEVATIONS, SCHEDULES, SPECIFICATIONS OR OTHER DETAILS.
4. ALL WALLS WITH PLUMBING FIXTURES SHALL RECEIVE MOISTURE AND MOLD RESISTANT GYPSUM BOARD-BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL), BOTH SIDES OF WALL TYP. UNLESS ABUTTING SURFACE.
5. INTERIOR NON-LOAD BEARING WALLS SHALL BE INSTALLED PER METAL STUD MANUFACTURER'S LIMITING HEIGHT / GAGE INFORMATION. INTERIOR WALL FRAMING TO ACCOMMODATE A LATERAL LOAD OF 5 POUNDS PER SQUARE FOOT (PSF) WITH A DEFLECTION LIMIT OF L/360.
6. DESIGN OF LIGHT-GAUGE METAL FRAMING (INCLUDING ALL LOAD BEARING AND NON LOAD BEARING WALLS) AND THEIR CONNECTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. SUBMIT SHOP DRAWINGS & CALCULATIONS SIGNED & SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE. REVIEW OF SHOP DRAWINGS SHALL BE FOR THE GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS REGARDING ARRANGEMENT AND SIZE OF MEMBERS AND THE CONTRACTOR'S INTERPRETATION OF THE DESIGN LOADS AND CONTRACT DOCUMENT DETAILS. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR THE DESIGN OF THE MEMBERS AND THEIR CONNECTIONS.
7. CONTRACTOR SHALL COORDINATE WALL FRAMING ABOVE FINISHED CEILINGS WITH FRAMING, PLUMBING, AND HVAC CONTRACTORS. FRAMING CONTRACTOR SHALL PROVIDE NECESSARY ROUGH OPENING FRAMING REQUIRED TO FACILITATE PIPING OR DUCTWORK PENETRATIONS - REFER TO MEP ENGINEERING DRAWINGS FOR LOCATIONS OF LOCATIONS OF NEW / EXISTING DUCTS, PIPING, ETC. SOME WALL FRAMING / BRACING MAY REQUIRE ADJUSTMENT OR RE-LOCATION TO ALLOW FOR DUCT / PIPE ROUTING.
8. SEE INTERIOR ELEVATIONS FOR GYPSUM BOARD CONTROL JOINTS AND PROVIDE PER USG GOOD DESIGN PRACTICES (IF CONTROL JOINTS ARE NOT SHOWN) FOR DRYWALL STEEL FRAMED SYSTEMS AND DESIGN DETAILS THEREIN.
9. ALL WALLS IN RESTROOMS, KITCHENS, JANITOR, LOCKER AND SHOWER ROOMS SHALL RECEIVE MOLD, MILDEW AND MOISTURE RESISTANT GYPSUM BOARD, BASIS OF DESIGN 5/8" FIRE RESISTANT GYPSUM BOARD (GOLDBOND BRAND XP GYP. BD WITH SPORGUARD OR EQUAL).
10. ALL WALLS IN CORRIDORS SHALL RECEIVE ABUSE-RESISTANT GYPSUM BOARD UP TO 4'-0" MIN. BASIS-OF-DESIGN TO BE NATIONAL GYPSUM HI-ABUSE XP OR ARCHITECT APPROVED EQUAL.
11. SEE STRUCTURAL DRAWINGS, NOTES, AND DETAILS FOR ADDITIONAL STRUCTURAL CMU / STUD WALL INFORMATION - TYPICAL FOR ALL WALL TYPES.
12. ASSEMBLIES SHALL BE AIRTIGHT. SEAL ALL PENETRATIONS AND CRACKS WITH ACOUSTICAL SEALANT OR FIRE RATED SEALANT AT FIRE RATED PARTITIONS. TOP (WHERE PARTITIONS EXTEND TO DECK ABOVE) AND BOTTOM OF PARTITIONS TO RECEIVE ACOUSTICAL SEALANT OR FIRE RATED SEALANT AT FIRE RATED PARTITIONS."
13. RECESSED FIXTURES SUCH AS OUTLETS SHOULD NOT BE PLACED BACK TO BACK IN THE SAME STUD CAVITY.
14. PROVIDE 2X WOOD BLOCKING FOR ALL ACCESSORIES, EQUIPMENT, AND CASEWORK. SEE PLANS FOR LOCATIONS.

PARTITION TAG LEGEND

PARTITION TAG IS COMPRISED OF THREE PARTS AS NOTED BELOW:

XX.XX.X

PARTITION RATING
00 = NON-RATED PARTITION
01 = 1-HOUR RATED PARTITION
02 = 2-HOUR RATED PARTITION

PARTIITON TYPE
REFER TO DESCRIPTION IN PARTITION TYPE SCHEDULE

PARTITION TERMINATION
REFER TO TOP OF PARTITION LEGEND

STATE OF MISSOURI
JARED A. YOUNGLOVE
NUMBER A-2017019282
ARCHITECT
12/18/19
JARED A. YOUNGLOVE, ARCHITECT
MO #: A-2017019282

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PARAGON ARCHITECTURE
430 S. GLENSTONE AVE. SPRINGFIELD, MO 65802
1310 SOUTH MAIN STREET, JOPLIN, MO 64801
PH: 417.885.0002 FAX: 417.868.0072
www.paragonarchitecture.com
MISSOURI STATE CERTIFICATE OF AUTHORITY #A-2016000415

REVISION SCHEDULE

6	AD-06	09/04/19
7	AD-08	10/29/19
9	PR #2	12/18/19

PROJECT DESCRIPTION: Paragon Architecture Office Building
637 W. College Street
Springfield, MO

PROJECT ARCHITECT: BEE
DRAWN BY: JAY/LPR
CHECKED BY: JAY

SHEET NUMBER: A1-0
FLOOR PLAN

PROJECT NUMBER: 19-515
DATE: 11/8/19

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APPROVED
FOR CONSTRUCTION BY THE CITY OF SPRINGFIELD, MO
BUILDING OFFICIAL

REVIEWED FOR COMPLIANCE WITH THE CITY CODES, ORDINANCES, AND DESIGN STANDARDS. ISSUANCE OF THIS APPROVAL OR HIS ASSIGNS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY CODE OR OTHER RULE JURISDICTION. CITY ASSUMES NO ACCESS

KEYNOTE LEGEND

05.5000.01	VERTICAL WALL ACCESSSTAIR. OFOI. COORDINATE NO UNDERWRITERS LABORATORIES REQUIREMENTS WITH OWNER.
05.5213.01	PROVIDE 1 1/2" DIA. METAL PIPE HANDRAIL 36" AFF. RETURN RETURN TO WALL AT OR FLOOR PER ELEVATIONS. PROVIDE BLOCKING AS REQUIRED.

JARED A. YOUNGLOVE
NUMBER
A-2017019282
ARCHITECT
STATE OF MISSOURI
7/19/19
JARED A. YOUNGLOVE, ARCHITECT
MO #: A-2017019282

SIGNATURE DATE

PRJ2019-00882

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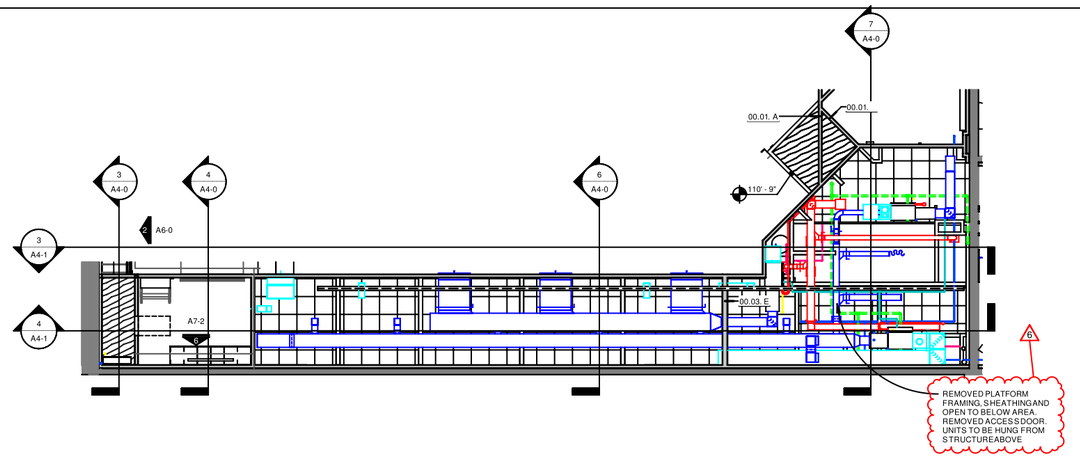
1310 SOUTH MAIN STREET. JOPLIN, MO 64801
PH: 417.885.0002 FAX: 417.868.0072
www.paragonarchitecture.com

REVISION SCHEDULE

4	A0-04	7/02/19
6	A0-06	09/04/19

SHEET NUMBER: A1-1
PROJECT DESCRIPTION: Paragon Architecture Office Building
LOWER LEVEL & MECHANICAL PLATFORM PLAN

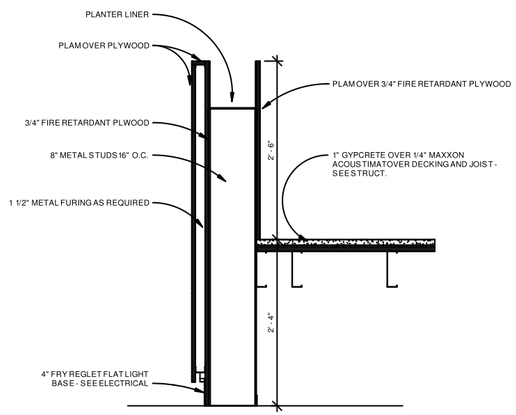
PROJECT NUMBER: 19-515
637 W. College Street
Springfield,MO
DATE: 5/2/19
PROJECT ARCHITECT: BEE
DRAWN BY: JAY/LPR
CHECKED BY: JAY



4 MECHANICAL PLATFORM

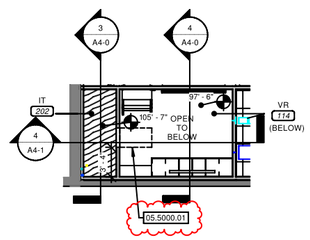
SCALE: 1/8" = 1'-0"

NORTH



3 PLANTER WALL DETAIL

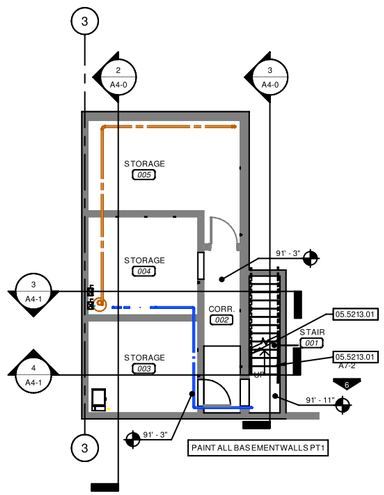
SCALE: 1" = 1'-0"



2 IT PLATFORM

SCALE: 1/8" = 1'-0"

NORTH



1 LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

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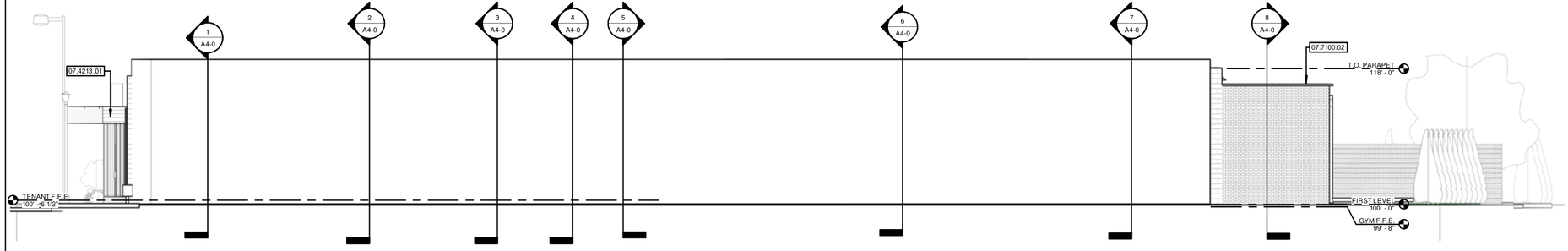
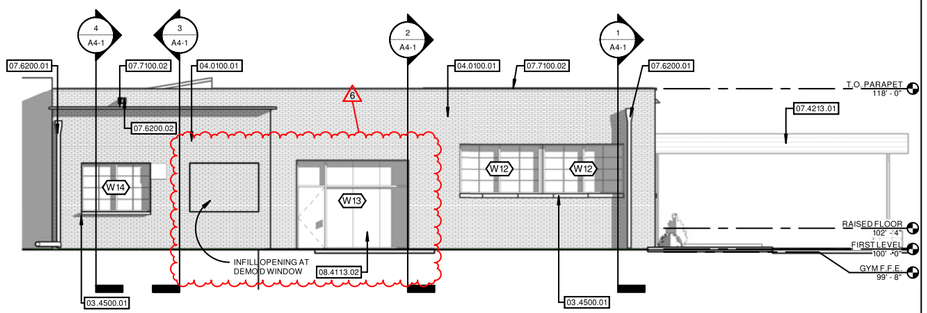
PRJ2019-00982



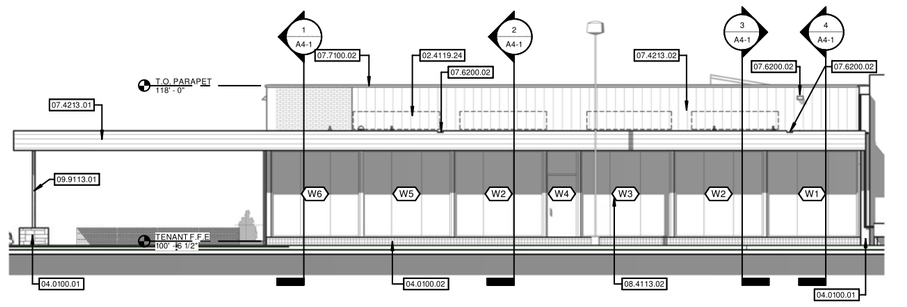
4 EAST ELEVATION

SCALE: 1/8" = 1'-0"



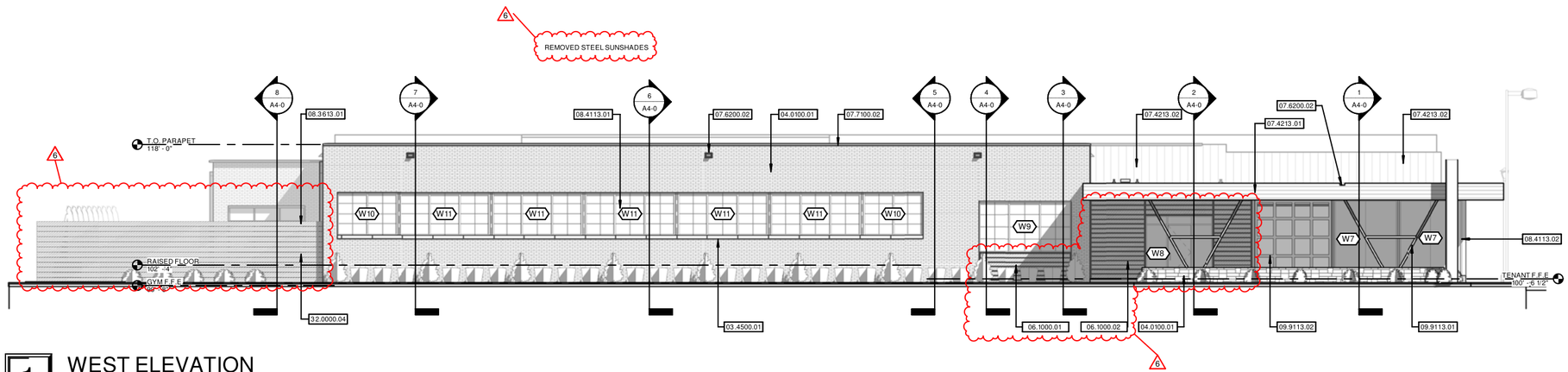
2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

02.4119.24	DEMO EXISTING GLASS BLOCK WINDOWS AND INFILL OPENING WITH SIMILAR WALL CONSTRUCTION TO EXISTING.
03.4500.01	PRECAST ARCHITECTURAL CONCRETE WINDOW SILL
04.0100.01	MAINTENANCE OF MASONRY: BLAST CLEANING (SOFTBLAST) UNLESS OTHERWISE REPALCEMENT OF UNITS-WHERE REQUIRED AND REPOINTING OF MORTAR JOINTS WHERE NEEDED. INTSTALL WATER REPELLANT ON ALL EXPOSED MASONRY.
04.0100.02	REMOVE EXISTINGCERAMIC TILE DOWN TO CMU BLOCK. INTERIOR, EXTERIOR AND BELOW WINDOW SILL. PROVIDE NEW STUCCO FINISH AT EXTERIOR. VERIFY COLOR AND TEXTURE WITH ARCHITECT.
06.1000.01	1x8 SMOOTH CEDAR SHIPLAP SIDING, 1-1/2 GAP, WITH 1x2 CEDAR TRIM OVER TYVEK WEATHER BARRIER OVER 5/8" FIRE RETARDANT PLYWOOD SHEATHING OVER 6" METAL STUDS 16" O.C. STAIN - VERIFY STAIN WITH OWNER.
06.1000.02	1x8 SMOOTH CEDAR SHIP LAP SIDING, 1/4" GAP, WITH 1x2 CEDAR TRIM OVER TYVEK WEATHER BARRIER OVER 5/8" FIRE RETARDANT PLYWOOD SHEATHING OVER WOOD 2x FURRINGSTRIPS 16" O.C. ATTACHED TO EXISTING BRICK WALL. STAIN - VERIFY STAIN WITH OWNER.
07.4213.01	METAL WALL PANELS AT FASCIA
07.4213.02	EXPOSED FASTENER METAL WALL PANELS, VR-CLASSIC OMEGA 24 GAGE GALVANIZED STEEL. COLOR SELECTED FROM STANDARD COLOR CHART. INSTALL OVER HAT CHANNELS SPACED AS REQUIRED BY MFR OVER EXISTING MASONRY WALL. FROM COUTNERFLASING TO COPING.
07.6200.01	REPLACE EXISTING OVERFLOW SCUPPER AND DOWNSPOUT
07.6200.02	PROVIDE NEW 8" WIDE OVERFLOW SCUPPER. TPO COATED METAL SCUPPER ASSEMBBLY. PROVIDE SHEET METAL CLOSURE FLANGE AND DRIP EDGE FLASHING SEALED TO VENEER.
07.7100.02	METAL COPING
08.3613.01	FULL GLASS SECTIONAL DOORS
08.4113.01	ALUMINUM FRAMED STORFRONT WITH SURFACE APPLIED MUNTINS
08.4113.02	ALUMINUM FRAMED STORFRONT
09.9113.01	EXTERIOR PAINTING - PAINT COLUMNS
09.9113.02	EXTERIOR PAINTING - PAINT EXISTING SLIDING GARAGE DOOR. RESTORE OPERATION OF SLIDING DOOR.
32.0000.04	WOOD FENCE. SEE DETAIL ON AS1-1.

REVIEWED FOR COMPLIANCE WITH THE CITY CODES, LAWS, STANDARDS, ORDINANCE, AND DESIGN CRITERIA. APPROVAL OR NO EXCEPTION TAKEN DOES NOT RELIEVE ANY PERSON FROM COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THESE OR OTHER JURISDICTIONS. IT IS THE RESPONSIBILITY OF THE PERSON SUBMITTING THESE PLANS FOR REVIEW TO DETERMINE WHICH CODES AND REGULATIONS APPLY TO THIS PROJECT.

JARED A. YOUNGLOVE
NUMBER A-2017019282
STATE OF MISSOURI
JARED A. YOUNGLOVE
NUMBER A-2017019282
REGISTERED ARCHITECT
9/4/19
9/4/19
JARED A. YOUNGLOVE, ARCHITECT
MO #: A-2017019282
DATE

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THESE PRINTS ARE THE PROPERTY OF PARAGON ARCHITECTURE, LLC AND SHALL BE USED ONLY FOR THE PROJECT REFERENCE BELOW

MISSOURI STATE CERTIFICATE OF AUTHORITY #A-00600415

PARAGON
ARCHITECTURE
430 S. GLENSTONE AVE. SPRINGFIELD, MO 65802
1310 SOUTH MAIN STREET, JOPLIN, MO 64801
PH: 417.885.0002 FAX: 417.868.0072
www.paragonarchitecture.com

REVISION SCHEDULE

6	AD-06	09/04/19

SHEET NUMBER: A3-0
PROJECT DESCRIPTION: Paragon Architecture Office Building
EXTERIOR ELEVATIONS

PROJECT NUMBER: 19-515
DATE: 5/2/19

637 W. College Street
Springfield, MO

PROJECT ARCHITECT: BEE
DRAWN BY: JAY/LPR
CHECKED BY: JAY

THIS WORK IS PROTECTED UNDER U.S. COPYRIGHT LAW AND THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. FAILURE TO COMPENSATE PARAGON ARCHITECTURE FOR THE USE OF THESE DRAWINGS AS GOVERNED BY THE TERMS OF THE CLIENT-ARCHITECT AGREEMENT (CONTRACT ON FILE), OR 5 % OF THE COST OF CONSTRUCTION MINIMUM IF CONTRACT IS IMPLIED (USE OF THESE DOCUMENTS CREATES AN IMPLIED CONTRACT), SHALL BE CONSIDERED SUBSTANTIAL NON-PERFORMANCE AND CONSTITUTES A BREACH OF CONTRACT AND RESULTS IN THE LOSS OF PERMISSION TO USE THESE DOCUMENTS FOR ANY PURPOSE, BY ANYONE. USE OF THESE DOCUMENTS AFTER FAILURE TO COMPENSATE THE ARCHITECT CONSTITUTES COPYRIGHT INFRINGEMENT. A SERVICE FEE OF 1.5 % WILL BE CHARGED PER MONTH ON THE UNPAID BALANCE. THE USER OF THESE DRAWINGS SHALL PAY ALL COSTS OF COLLECTION, INCLUDING ATTORNEY'S FEES.

CITY OF Springfield

Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 1900 W. Kearney St.

Redevelopment Area: Kearney Street Corridor

Developer Name: WWCW Properties, LLC

Contact Person: Kent Wellington

Mailing Address: 3751 N. Mill Ridge Ave., Springfield, MO 65803

Telephone: 417-942-8606 **Fax:** 417-831-5002

Email: kent@mmcva.com

Does Applicant Own or Lease the Property? Own

Signature: _____ **Date:** 1/7/2020

Printed Name: Kent Wellington

Required Attachments:

- Legal description of project
- $312 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
  - Narrative identifying the scope of the proposed project
  - Site plan and floor plans
  - Concept plan and/or renderings, if available
  - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

MMC Fencing & Railing Project

Developed by WWCW Properties, LLC

1900 W. Kearney St.

All of Beginning 375 feet north of the Northeast Corner of Elizabet Avenue and Turner Street; thence North to Kearney Street; thence East to the East line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) Section ten (10), Township Twenty-Nine (29), Range Twenty -Two (22); thence South to a point 375 feet North of Turner Street; thence East to the Beginning, in Greene County, Missouri, [Greene County Parcel No. 881310105015 located at 2344 N. Elizabeth Avenue, Springfield, Missouri]; and

The South 42 feet of the following: Beginning 258 feet North of the Northeast corner of Turner and Elizabeth Street, thence North 117 feet, thence East 145, thence South 117 feet, thence West 145 feet to point of beginning, in the City of Springfield, Greene County, Missouri, [Greene County Parcel No. 881310105010 located at 2332 N. Elizabeth Avenue, Springfield, Missouri.

Since 2003, MMC Fencing & Railing has been a part of the Kearney Street business community operating out of our current location of 1024 E. Kearney St. Many improvements have been made to this location, but we have outgrown it and need another location. We started looking for property to incorporate our office, showroom and warehouse in 2017. In 2018 when the Kearney Street Corridor Redevelopment Plan was announced we focused on finding a location in the Kearney Street Corridor so that we could stay on Kearney Street.

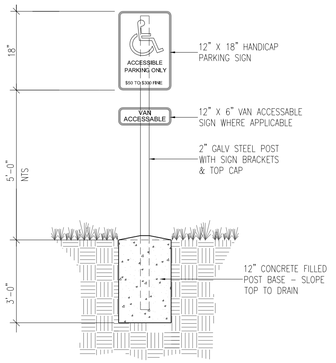
The property at 1900 W. Kearney met all our needs and we started the process to rezone and design a facility that would fit the criteria in the requirements for the LCRA. The property was occupied by a business that the owners were looking at retiring and the building was in very poor condition.

We will be constructing a 9900 sf building with includes a 2250 sf of office and showroom and the balance will be used as warehouse. We are not a traditional fence company as the majority (70%) of our sales comes from e-commerce. We want to bring a fresh look to our facility and believe our plans reflect this.

This area of Kearney Street is at the far west edge of the redevelopment area and has numerous business which might be considered blighted. We are looking forward to bringing a new facility to this portion of Kearney as it might encourage further development and removal of other blighted properties.

We have met requirements for the Excluded Uses, Frontage, Landscaping and Building Materials and have had the property rezoned.

NOTE: MOUNT SIGN ON POST OR ON FACE OF BUILDING IF AVAILABLE.



Notes:
Signs equal to "Street-Signs-USA" 18 ga aluminum with white lettering on blue background.

Typical Handicap Parking Sign

No Scale:

15' - BUFFERYARD "S-2"
REQUIRED ALONG EAST & WEST SIDE OF PROPERTY

PLANT SYMBOL	TOTAL PLANTS REQUIRED		
		THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREES, TWO (2) UNDERSTORY TREES, AND FOUR (4) SHRUBS PER 100 LINEAR FEET OF BUFFERYARD "S-2". TOTAL LINEAR FEET OF BUFFERYARD ON EAST & WEST SIDE = 310 FEET (3.1 X LIST ABOVE = REQUIRED PLANTINGS)	
	2	CANOPY TREE (1.5" MIN. CALIPER AT PLANTING) (8'-0" MIN. HEIGHT AT PLANTING)	WO - WHITE OAK, RO - RED OAK WA - WHITE ASH SM - SILVER MAPLE
	7	UNDERSTORY TREES (SMALL TREES) (1" MIN. CALIPER AT PLANTING) (6'-0" MIN. HEIGHT AT PLANTING)	ER-EASTERN REDBUD, BP-BRADFORD PEARS OR FD-FLOWERING DOGWOOD
	13	SHRUBS (18" MIN. HEIGHT AT PLANTING)	BW-BOXWOOD, EG-EVONYMOUS GREEN, EY-EVONYMOUS YELLOW, PC-PINK CREEP MYRTLE, WC-WHITE CREEP MYRTLE

20' - BUFFERYARD "F"
REQUIRED ALONG SOUTH SIDE OF PROPERTY

PLANT SYMBOL	TOTAL PLANTS REQUIRED		
		THERE SHALL BE A MINIMUM OF THREE (3) CANOPY TREES, THREE (3) UNDERSTORY TREES, FOUR (4) EVERGREEN TREES AND TWENTY (20) SHRUBS PER 100 LINEAR FEET OF BUFFERYARD "F". TOTAL LINEAR FEET OF BUFFERYARD F ALONG SOUTH SIDE OF LOT - 132' (1.32 X LIST ABOVE = REQUIRED PLANTINGS)	
	4	CANOPY TREE (1.5" MIN. CALIPER AT PLANTING) (8'-0" MIN. HEIGHT AT PLANTING)	WO - WHITE OAK, RO - RED OAK WA - WHITE ASH SM - SILVER MAPLE
	4	UNDERSTORY TREES (SMALL TREES) (1" MIN. CALIPER AT PLANTING) (6'-0" MIN. HEIGHT AT PLANTING)	ER-EASTERN REDBUD, BP-BRADFORD PEARS OR FD-FLOWERING DOGWOOD
	6	EVERGREEN TREES (1" MIN. CALIPER AT PLANTING) (6'-0" MIN. HEIGHT AT PLANTING)	WP-WHITE PINE, SP-SCOTCH PINE
	27	SHRUBS (18" MIN. HEIGHT AT PLANTING)	BW-BOXWOOD, EG-EVONYMOUS GREEN, EY-EVONYMOUS YELLOW, PC-PINK CREEP MYRTLE, WC-WHITE CREEP MYRTLE
		PLUS 6'-0" HIGH SOLID WOOD SCREEN FENCE ALONG FULL SOUTH SIDE OF BUFFER YARD "F" (132')	

SITE PLAN TAG NOTES

1	NEW 9,9000 SQ. FT. PRE-ENGINEERED METAL BUILDING ON CONCRETE SLAB ON GRADE FOUNDATION.
2	PAVING SURFACE - REFER TO PAVING & SITE DETAILS ON CIVIL ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
3	CONCRETE CURB & GUTTER WHERE INDICATED - REFER TO CIVIL DRAWINGS FOR FURTHER DETAIL.
4	CONCRETE SIDEWALKS - REFER TO PAVING & SITE DETAILS ON CIVIL ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
5	NEW ENTRANCE DRIVES PER CITY OR STATE HIGHWAY DEPARTMENT REQUIREMENTS - SEE CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
6	6' HIGH SOLID WOOD SCREEN FENCE ALL ALONG SOUTH SIDE OF PROPERTY. (131 FEET)
7	PROVIDE SERIES 3200 SURFACE MOUNTED KNOX BOX HERE.
8	DETENTION BASIN AREA WITH GRAVEL TRICLE CHANNELS AND LANDSCAPE BLOCK RETAINING WALLS - SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
9	TWO SPACE 1.5" Ø GALVANIZED STEEL PIPE BYCYCLE RACK BOLTED TO SIDEWALK.
10	NEW PUBLIC SIDEWALKS - REFER TO PUBLIC WORKS DRAWING FROM WILSON SURVEY CO INC. (NOT IN CONTRACT)
11	VAN ACCESSABLE HANDICAP PARKING SPACE WITH CENTER UNLOADING AISLE AND HANDICAP PARKING SIGN ONLY IN FRON OF EACH SPACE.

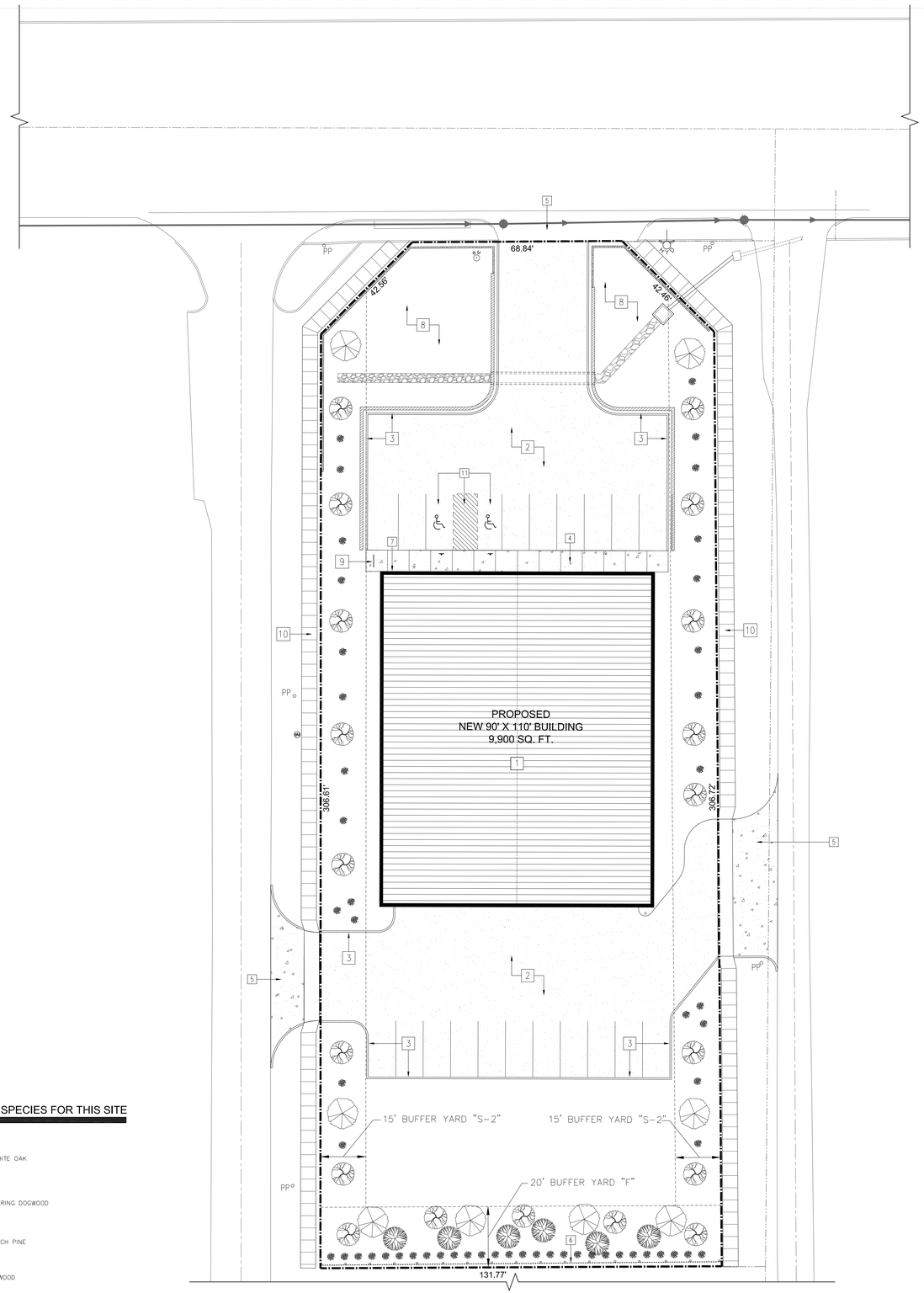
SPECIFIC TREE SPECIES FOR THIS SITE

WO - WHITE OAK

FD-FLOWERING DOGWOOD

SP-SCOTCH PINE

BW-BOXWOOD



Site Plan

Scale 1" = 20'-0"

North

Refer to Civil Sheet 3 for site dimensions.

SITE STATISTICS

TABULAR AREAS

TOTAL LAND AREA =	42,968 sq. ft.	(100%)
BUILDING COVERAGE =	9,900 sq. ft.	(23%)
PAVED SURFACE =	13,692 sq. ft.	(32%)
DEVELOPED AREA =	23,592 sq. ft.	(55%)
GREEN SPACE =	19,376 sq. ft.	(45%)

FLOOR AREA RATIO= 0.23

APPLICABLE CODES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL BUILDING CODE

ALL ELECTRICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2011 NATIONAL ELECTRIC CODE

ALL MECHANICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL MECHANICAL CODE

ALL PLUMBING DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL PLUMBING CODE

ALL LOCAL AMMENDMENTS TO THESE AND ANY OTHER PERTINENT CODES SHALL APPLY

CODE REVIEW NOTES

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A NEW 9,900 SQ FT BUILDING FOR A FENCING COMPANY WHOLESALER WITH 2400 SQ FT OFFICE/SHOWROOM AND 7500 SQ FT WAREHOUSE.

CONSTRUCTION TYPE:	2B
USE GROUP:	M & S-1 (MIXED USE NON-SPARATED
ALLOWABLE PER TABLE 503	17,500 SQ FT
ALLOWABLE WITHOUT SPRINKLERS	12,000

ZONING NOTES

ZONING DESCRIPTION:

ZONING:	HC HIGHWAY COMMERCIAL
USE:	OFFICE/MECANTILE/WAREHOUSE
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	NONE
BUFFERYARS	SEE SITE PLAN

PARKING CALCULATIONS:

REQUIREMENTS:

PARKING REQUIRED BASED ON 1 SPACE PER EMPLOYEE
PARKING REQUIRED.....10 SPACES

PARKING PROVIDED.....21 SPACES

PROPERTY OWNER

MR. KENT WELLINGTON
MMC FENCING INC.

LEGAL DESCRIPTION

SEE ACCOMPANYING ADMINISTRATIVE SUBDIVISION SHEET IN THIS DRAWING SET FOR BY WILSON SURVEY CO. INC., DATED 05/03/2019 (DWG # WD-105-457) FOR THIS PROPERTY. DOCUMENT HAS COMPLETE LEGAL DESCRIPTION AND PROPERTY DIAGRAM.

STORMWATER DETENTION NOTE:

STORMWATER DETENTION WILL BE PROVIDED ON SITE FOR THIS PROJECT. REFER TO CIVIL ENGINEERING DRAWING SHEET 1 THROUGH SHEET 5 IN THIS DRAWING SET FOR INFORMATION AND DETAILS.

ADDITIONAL SITE PLAN GENERAL NOTES:

A PORTABLE TOILET FACILITY SHALL REMAIN ON SITE DURING THE ENTIRE DURATION OF CONSTRUCTION PROJECT.

ALL EROSION CONTROL AND SEDIMENT MEASURES SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETE AND ALL DISTURBED LAND SURFACES HAVE ESTABLISHED A SUSTAINABLE STAND OF GRASS OR OTHER VEGITATION.

SITE UTILITY INFORMATION

SEE CIVIL ENGINEERS SITE DRAWINGS AND MEP ENGINEERS SITE UTILITY PLAN FOR INFORMATION ON EXISTING AND PROPOSED UTILITY ROUTING AND CONNECTIONS.

CAUTION:

INFORMATION ON THIS DRAWING SET CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR & EXCAVATORS ARE RESPONSIBLE FOR CONTACTING MISSOURI ONE-CALL FOR A DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AND COMMUNICATION LINES SO AS TO AVOID DAMAGE THERETO.

DERINGTON ARCHITECTS, L.L.C.

BILL DERINGTON - ARCHITECT - A-4061
MIKE DERINGTON - ARCHITECT - A-2004029792
1847 E. KIRKWOOD ST. - SUITE 112
SPRINGFIELD, MO. 65804
PH 417.883.3760 F 417.883.7807

MISSOURI CERTIFICATE OF AUTHORITY NO. A-2013038640

CONSULTANTS

MECHANICAL ENGINEER:
RTM ENGINEERING CONSULTANTS
3333 EAST BATTLEFIELD ROAD
SUITE 1000
SPRINGFIELD, MISSOURI 65804
PHONE 417.881.0020

SURVEY - CIVIL ENGINEERING:
WILSON SURVEY COMPANY INC.
1835 SOUTH STEWART AVE. - SUITE 124
SPRINGFIELD, MISSOURI 65804
PHONE 417.522.7870

STATE OF MISSOURI
WILLIAM T DERINGTON
NUMBER A-4061
REGISTERED ARCHITECT
6/20/19

New Office, Showroom & Warehouse for:
MMC FENCING
1900 W. Kearney
Springfield, Greene County, Missouri 65803

ISSUE DATE
06-20-2019

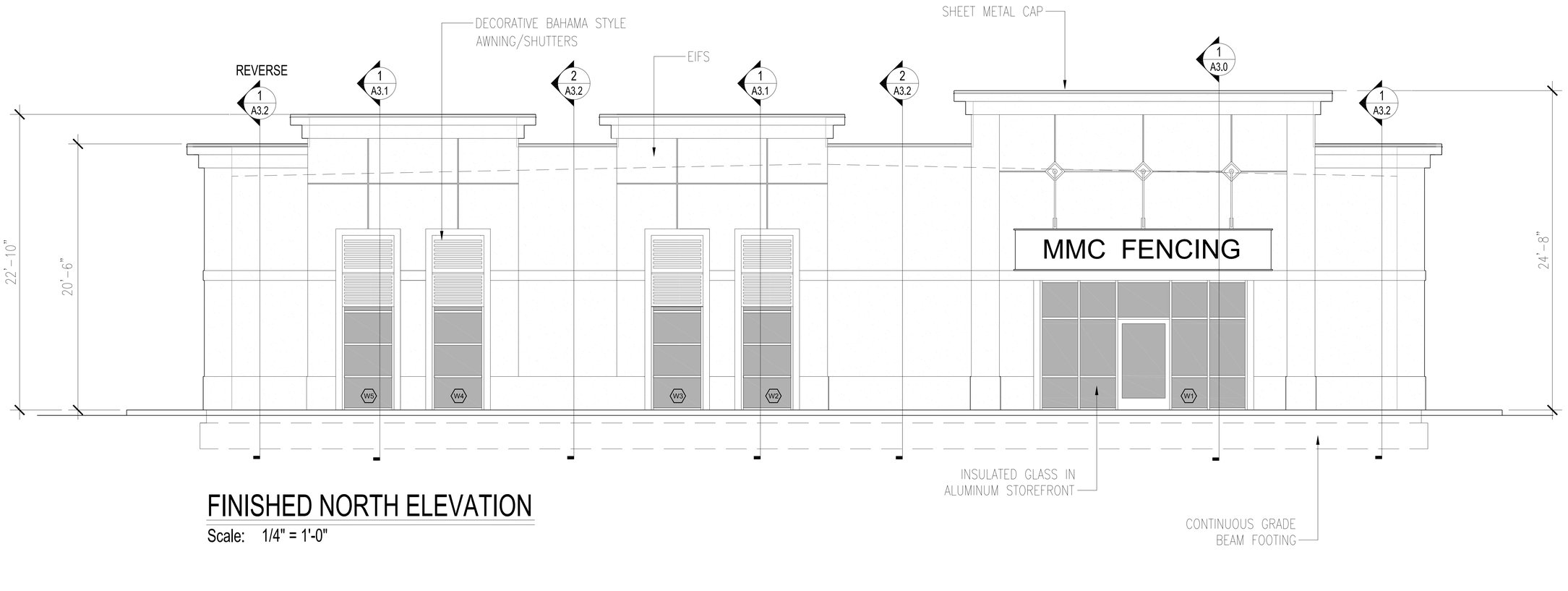
REVISIONS

NO.	DATE	TYPE

PROJECT NO.
19-MMC-BD

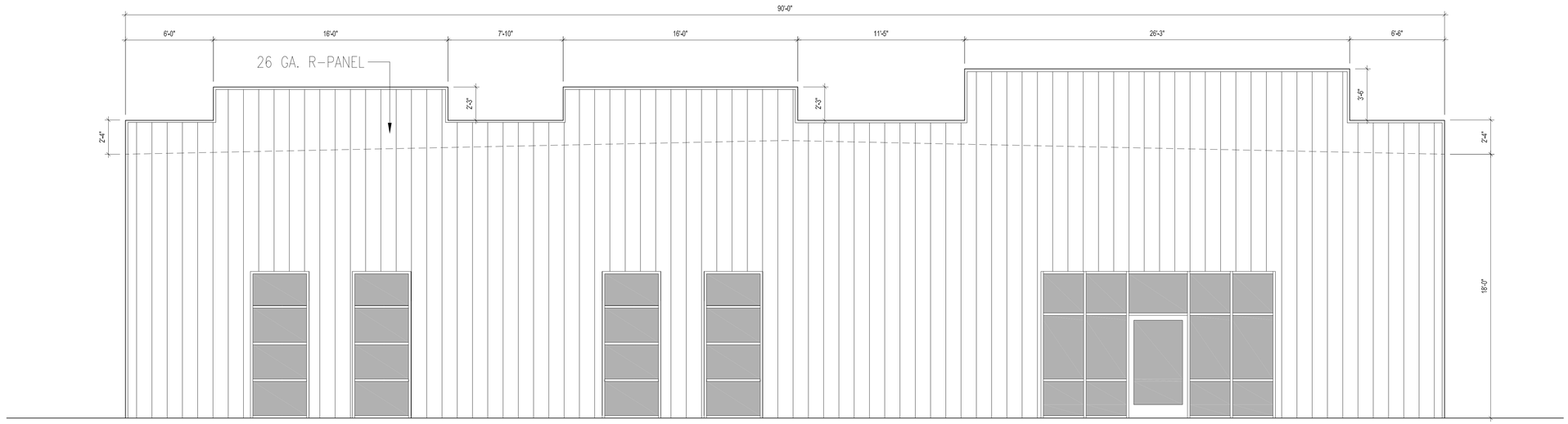
DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
C0.1



FINISHED NORTH ELEVATION

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



NORTH ELEVATION - PEMB ONLY

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

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BILL DERINGTON - ARCHITECT - A-4061
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CONSULTANTS

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SPRINGFIELD, MISSOURI 65804
PHONE 417.881.0020

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1635 SOUTH STEWART AVE. - SUITE 124
SPRINGFIELD, MISSOURI 65804
PHONE 417.522.7870

STATE OF MISSOURI
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ISSUE DATE
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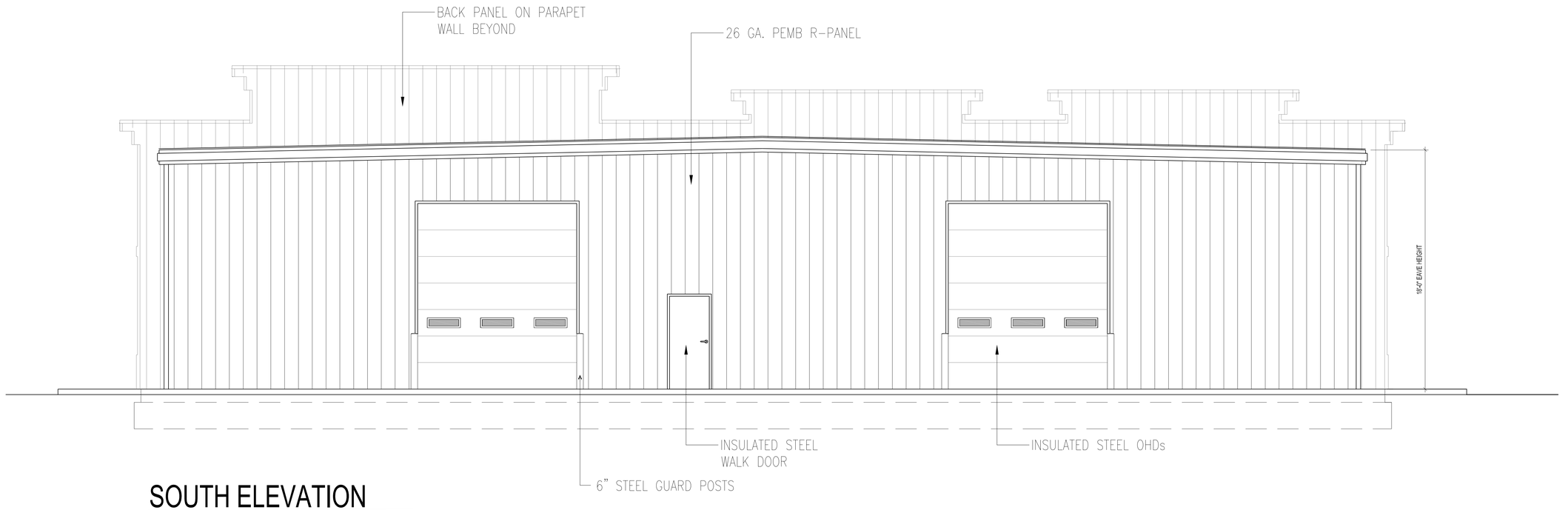
REVISIONS

NO.	DATE	TYPE

PROJECT NO.
19-MMC-BD

DRAWING TITLE
ELEVATIONS

DRAWING NO.
A2.0



SOUTH ELEVATION

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

DERINGTON
ARCHITECTS, L.L.C.

BILL DERINGTON - ARCHITECT - A-4061
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CONSULTANTS

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STATE OF MISSOURI
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Springfield, Greene County, Missouri 65803

ISSUE DATE
06-20-2019

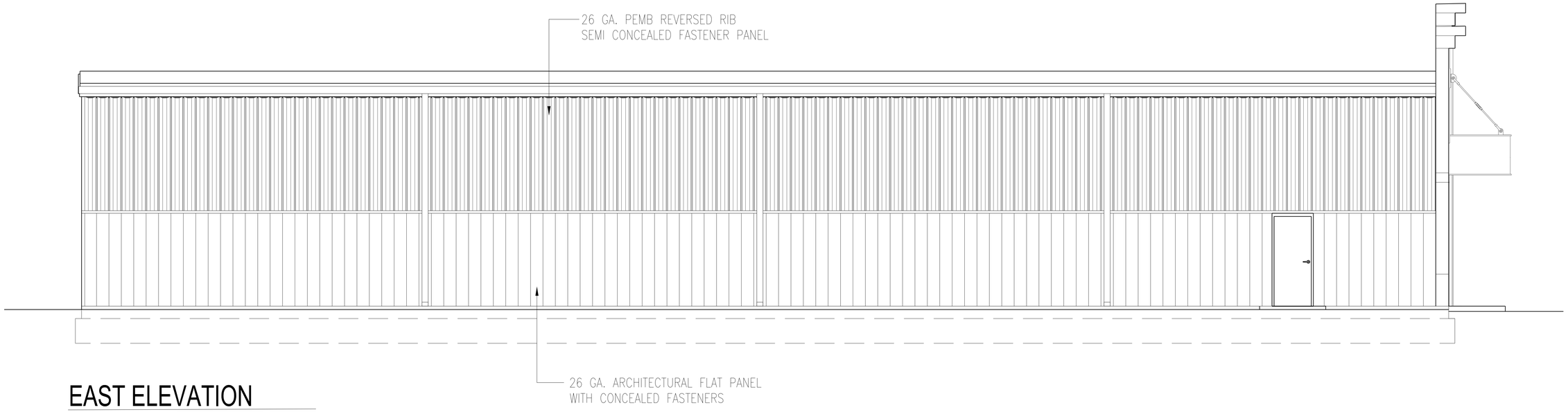
REVISIONS

NO.	DATE	TYPE

PROJECT NO.
19-MMC-BD

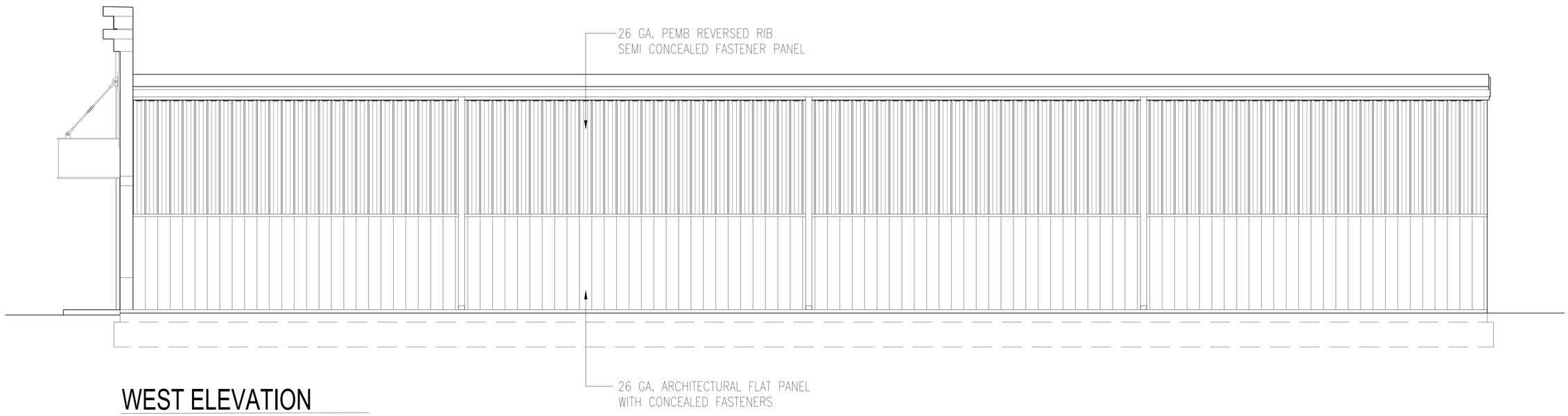
DRAWING TITLE
ELEVATIONS

DRAWING NO.
A2.2



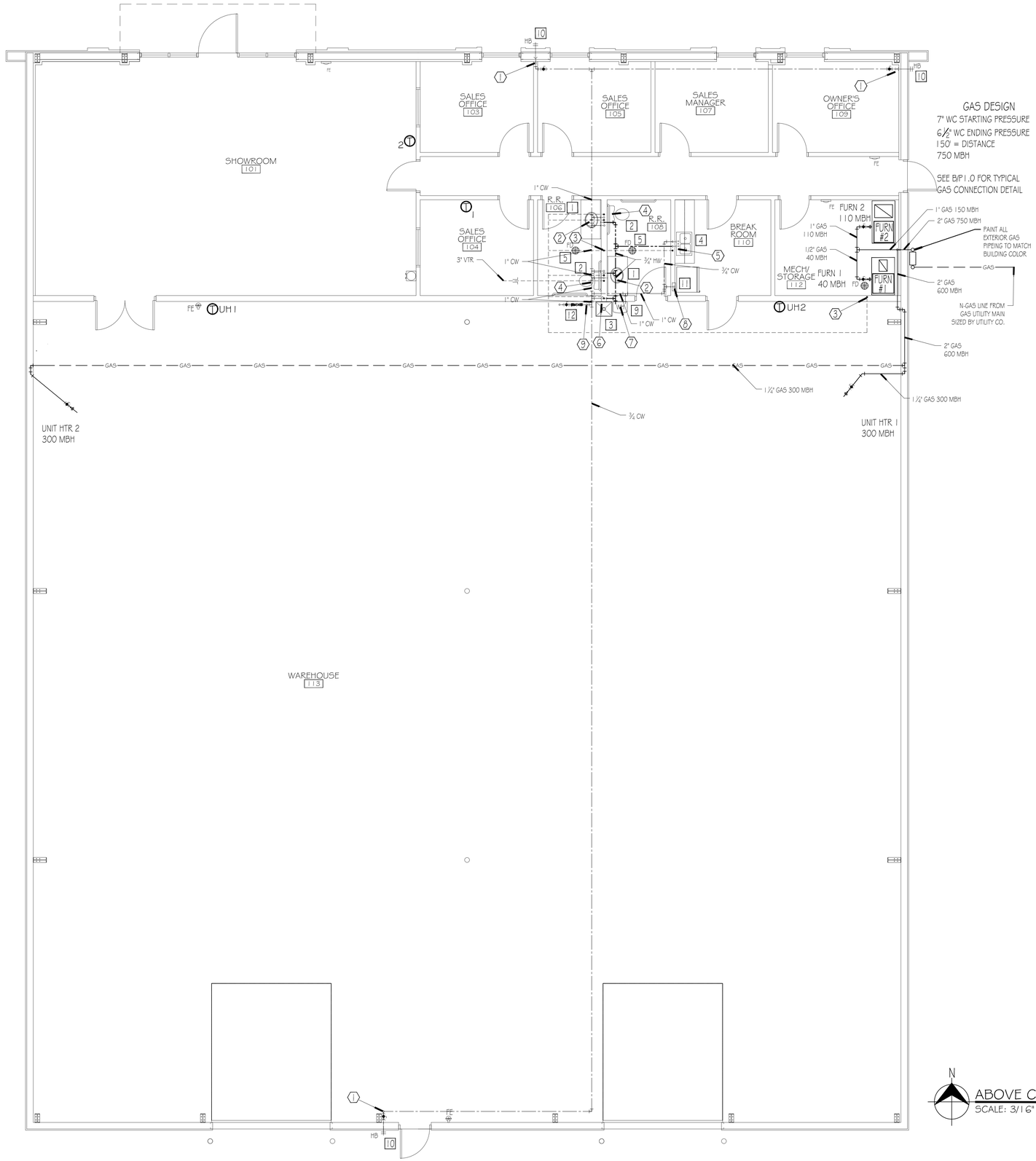
EAST ELEVATION

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



WEST ELEVATION

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



GAS DESIGN
7" WC STARTING PRESSURE
6 1/2" WC ENDING PRESSURE
150' = DISTANCE
750 MBH

SEE B/P1.0 FOR TYPICAL GAS CONNECTION DETAIL

1. 3/4" CW DOWN TO HOSE BIBB 10
2. 3/4" H & CW AND 1 1/2" VENT DOWN TO LAVATORY 1
3. 2" VENT DOWN TO FLOOR DRAINS 5
4. 3/4" CW AND 2" VENT DOWN TO ADA WATER CLOSET 2
5. 3/4" H & CW AND 1 1/2" VENT DOWN TO SINK 4
6. 3/4" H & CW AND 2" VENT DOWN TO SERVICE SINK 3
7. 3/4" H & CW DOWN TO WATER HEATER 9
8. 3/4" CW DOWN TO ICE MAKER CONNECTION BOX 11
9. 1" CW DOWN TO REDUCED PRESSURE BACKFLOW VALVE 12

N

ABOVE CEILING PLUMBING PLAN
SCALE: 3/16" = 1'-0"

DERINGTON ARCHITECTS
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DRAWING NOTES

rtm engineering consultants
3333 E. Battlefield Road, Ste. 1000
Springfield, MO 65804
rtmassociates.com | 417.881.9020

STATE OF MISSOURI
JON E. ECKHARDT
NUMBER EN-24482
REGISTERED PROFESSIONAL ENGINEER

Jon E Eckhardt

Digitally signed by Jon E Eckhardt
DN: cn=Jon E Eckhardt, o=RTM Associates, ou=Jon E Eckhardt, email=JEckhardt@rtmassociates.com, c=US
Date: 2019.06.03 10:54:39-05'00'

New Office, Showroom & Warehouse for:
MMC FENCING
1900 W. Kearney
Springfield, Greene County, Missouri 65803

ISSUE DATE
06-07-2019

REVISIONS

NO.	DATE	TYPE

PROJECT NO.
19-MMC-BD

DRAWING TITLE
ABOVE CEILING PLUMBING PLAN

DRAWING NO.
P2.1