

Springfield Land Clearance for Redevelopment Authority

Tuesday, July 6, 2021

Busch Municipal Building - Conference Room 2-West

840 N. Boonville Avenue, Springfield, MO

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - June 1, 2021

Documents:

[MINUTES LCRA JUNE 1 2021.PDF](#)

4. New Business

4.I. Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Bolivar Apartments Public Housing Redevelopment Area At 2336 North Bolivar Road And 2301 North Fort Avenue; Keystone Family Homes, LP, Applicant

Documents:

[BOLIVAR APARTMENTS PROJECT APPLICATION.PDF](#)

4.II. Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Glenwood Apartments Public Housing Redevelopment Area At 722 East Glenwood Street; Keystone Family Homes, LP, Applicant

Documents:

[GLENWOOD APARTMENTS PROJECT APPLICATION.PDF](#)

4.III. Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Parkview Apartments Public Housing Redevelopment Area At 1111 North Parkview Avenue; Keystone Family Homes, LP, Applicant

4.III. **Request To Recommend The Brody Corners Redevelopment Area Be Declared A Blighted Area Pursuant To Sections 99.800-865, RSMo, The Real Property Tax Increment Allocation Redevelopment Act (TIF Act); West Sunshine Development, LLC, Applicant**

Documents:

[34-21 SECOND REVISED WHISPERING LANES MH PARK BLIGHT STUDY.PDF](#)

5. **Other Business**

5.I. **2020 LCRA Annual Report**

Documents:

[2020 LCRA ANNUAL REPORT FINAL \(WEB\).PDF](#)

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

**Tuesday, June 1, 2021, at 4:00 PM
Conference Room 2-West
Busch Municipal Building
840 N Boonville Ave, Springfield, MO**

Minutes

1. Call to Order

Ryan Cosby called the meeting to order at 4:01 pm

2. Roll Call

Present: Ryan Cosby, Ben Edmondson, Nancy Herchenroeder, Dan Scott, and Stephanie Shadwick

Staff: Sarah Kerner, Matt Schaefer, Kyle Tolbert, Bill Weaver and Judy White

Others Present: Mark Frees, Representative for Lone Drive and Shelby Wood, Representative of Say You Can, LLC

3. Approval of Minutes – May 4, 2021

Dan Scott made a motion to approve the May 4, 2021 minutes. Nancy Herchenroeder seconded the motion. Motion passed (5-0)

4. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project located inside the East Cherry Pocket Neighborhood Redevelopment Area at 1361-1365 East Cherry Street, Rountree's Pocket, LLC, Applicant.

Dan Scott made a motion to approve the request for Real Property Tax Abatement for Redevelopment Project located inside the East Cherry Pocket Neighborhood Redevelopment Area at 1361-1365 East Cherry Street. Stephanie Shadwick seconded the motion. Motion passed (5-0)



- b. Request for Real Property Tax Abatement for Redevelopment Project located inside the Kearney Street Corridor Redevelopment Area at 1845 East Turner Street, IPD Properties, LLC, Applicant.

Stephanie Shadwick made a motion to approve the request for Real Property Tax Abatement for Redevelopment Project located inside the Kearney Street Corridor Redevelopment Area at 1845 East Turner Street. Nancy Herchenroeder seconded the motion. Motion passed (5-0)

5. Other Business

None

6. Adjourn

Ben Edmondson made a motion to adjourn. Nancy Herchenroeder seconded the motion. Motion passed (5-0)





Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 2336 N. Bolivar Rd. and 2301 N. Fort Ave., Springfield, MO. 65807

Redevelopment Area: Bolivar Apartments Public Housing Redevelopment Area

Developer Name: Keystone Family Homes

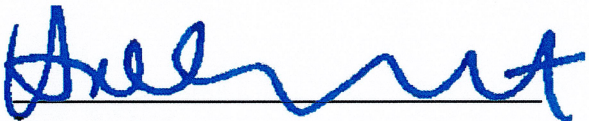
Contact Person: Holly Knight

Mailing Address: 1910 Farmerville Highway, Ruston, LA. 71270

Telephone: 318-224-2997 **Fax:** _____

Email: Jcroxton@bgcadvantage.com

Does Applicant Own or Lease the Property? Lease

Signature:  **Date:** 5-06-2021

Printed Name: Holly Knight

Required Attachments:

- Legal description of project
- \$451 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.

Legal Description

Bolivar Apartments Public Housing Redevelopment Area

KEYSTONE VILLAGE (FKA BOLIVAR ROAD APARTMENTS)

TRACT XI: (2336 N. Bolivar Rd)

ALL OF THE ADMINISTRATIVE REPLAT OF THE FINAL PLAT OF BOLIVAR ROAD FAMILY HOUSING PROJECT NO.58-6, SET FORTH IN PLAT BOOK AAA AT PAGE 707, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI.

PROJECT NARRATIVE

Bolivar Apartments Public Housing Redevelopment Area

Bolivar Road Apartments (current RAD project)

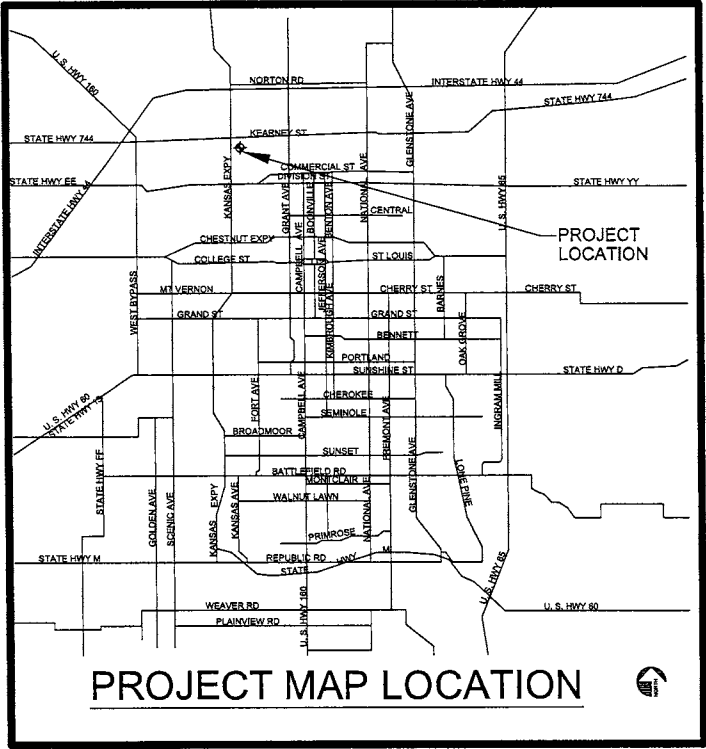
Bolivar Road Apartments are located at 2336 North Bolivar Road and 2301 North Fort Avenue, Springfield, MO - 18 one bedrooms, 33 two bedrooms, 20 three bedrooms, 8 four bedrooms, and 2 five bedrooms, totaling 81 residential housing community homes. There will be a total of 19 PBV units at this site which include the following unit mix: 9 three bedrooms, 8 four bedrooms and 2 five bedrooms.

The house located at 2301 North Fort Avenue, Springfield, MO, and one building containing 4 one-bedroom units will be demolished. A new community building will be added.

Units will receive interior updates to the kitchens, bathrooms, HVAC systems, hot water heaters, upgraded flooring, and better accessibility features. Higher efficiency lighting, water, and HVAC will be included. Exterior upgrades will be planned as well.

BOLIVAR APARTMENTS RENOVATION PROJECT

FOR HOUSING AUTHORITY OF SPRINGFIELD SPRINGFIELD, MISSOURI



GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ONSITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES THAT MAY APPLY.
3. THE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS (EXCEPT BUILDING PERMITS) AS REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUB-CONTRACTORS INSPECTIONS, UTILITY HOOK-UPS, DEPOSITS, ETC.
4. THE CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF THE WORK.
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL EQUIPMENT, (I.E., MECHANICAL, ELECTRICAL, PLUMBING, DOORS, GLASS, ETC.)
6. THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY OTHER EXISTING SERVICE.
7. THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING THE BUILDERS RISK INSURANCE. THE INSURANCE POLICY SHALL NOT ONLY NAME THE GENERAL CONTRACTOR, BUT ALSO ALL SUB-CONTRACTORS, THE OWNER, THE ARCHITECT AND THE PROJECT ENGINEERS AS ADDITIONAL INSURED UNDER THE BUILDERS RISK POLICY PURCHASED FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL UTILITIES ON-SITE PRIOR TO AND DURING CONSTRUCTION.
9. THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
10. WHERE CONFLICT MAY OCCUR IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS.
11. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, PRE-FABRICATED MATERIALS, CONFLICTS BETWEEN DIFFERENT SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS.
12. NO ADDITIONAL CHARGES OR COMPENSATION SHALL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
13. ALL NEW WOOD FRAMING SHALL BE FIRE BLOCKED.

SCOPE OF WORK

1. REMOVE / REPLACE KITCHEN CABINETS AND FLOORING AS REQUIRED. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
2. INSULATE ALL BUILDING ATTIC SPACES UP TO R43.
3. REMOVE ALL VINYL SIDING IN ONE STORY BUILDING AND TWO STORY BUILDING AND REPLACE WITH FIBER CEMENT SIDING. COLOR BY OWNER.
4. REMOVE / REPLACE FRONT ENTRY DOORS INCLUDING ENTRY STORM DOORS AND INTERIOR DOORS. DO NOT REPLACE STORM DOORS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL UNITS, AND EXISTING OTC STATION AND SECURITY BUILDING.
6. REMOVE / REPLACE APPLIANCES AND INSTALL NEW WASHER/DRYER UNITS AND RANGE HOODS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
7. REMOVE / REPLACE ALL WINDOW BLINDS AND / OR SHADES IN ALL UNITS.
8. REMOVE / REPLACE EXISTING FLOORING IN ALL UNITS. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS.
9. PLUMBING: REMOVE AND REPLACE TUBS/SHOWERS, HANDICAP ROLL-IN SHOWERS, KITCHEN SINKS, FAUCETS, WATER HEATERS, LAVATORIES. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
10. HVAC: REMOVE AND REPLACE ALL HEAT & AIR SYSTEMS. REPLACE WITH 14 SEER AND INSTALL PROGRAMMABLE THERMOSTATS.
11. ELECTRICAL: INSTALL NEW SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP. INSTALL NEW ENERGY EFFICIENT LIGHT FIXTURES. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: CHIP AND SEAL ALL EXISTING PARKING LOTS. SEE SITE LOCATIONS FOR SPECIFIC PARKING REQUIRING CHIP AND SEAL OVERLAYS.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$500.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. REFER TO ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ASPHALT. COLOR BY OWNER.
16. REMOVE ALL MEDICINE CABINETS IN BATHROOMS, (TYPICAL IN ALL UNITS) PATCH WALLS AND INSTALL FLAT PANE MIRROR IN LIEU OF.
17. ADD SHUTTERS TO FRONT WINDOWS ONLY TYP. ALL SITES. SEE EXTERIOR ELEVATIONS FOR EXACT LOCATION AT TWO STORY BUILDINGS.
18. PROVIDE MAILBOX CLUSTER AT EXISTING OFFICE.
19. REMOVE ALL EXISTING EXTERIOR CLOTHESLINES.
20. ADD MONUMENT SIGN. SEE SITE PLAN FOR NUMBER OF SIGNS AND LOCATION.
21. PROVIDE DUMPSTER ENCLOSURES AT DUMPSTER SITE TYP. SEE SITE PLAN FOR EXACT NUMBER AND DUMPSTER LOCATION.

ARCHITECTURAL SHEETS

- CV COVER SHEET
- C1.0 SURVEY
C1.1 SITE PLANS
C1.2 ENLARGED SITE PLAN
C2.1 SITE PLAN DETAILS
- A1 EXTERIOR ELEVATIONS
A1.1 EXTERIOR ELEVATIONS
- A2 EXISTING BUILDING (E,K,L,F,H) FLOOR PLANS
A3 EXISTING BUILDING (L,M) FLOOR PLANS
A4 EXISTING BUILDING (N,J) FLOOR PLANS
- A5 DEMOLITION PLANS (C,D,O)
A6 DEMOLITION PLANS (2,3,4,5 - BEDROOMS)
- A7 TYP. 1 BEDROOM FLOOR PLAN
A8 TYP. ADA 1 BEDROOM FLOOR PLAN (ADA UNIT)
A9 TYP. 2 BEDROOM FLOOR PLANS
A10 TYP. 3 BEDROOM FLOOR PLANS
A11 TYP. 4 BEDROOM FLOOR PLANS
A12 TYP. 5 BEDROOM FLOOR PLANS
- A13 DETAILS
- A14 MOUNTING MEASUREMENTS AND ADA REQ'S.
- A15 FINISH SCHEDULE BLDG C
A16 FINISH SCHEDULE BLDG D (STANDARD & ADA)
A17 FINISH SCHEDULE BLDG J
A18 FINISH SCHEDULE BLDG J
A19 FINISH SCHEDULE BLDG J
A20 FINISH SCHEDULE BLDG J
A21 FINISH SCHEDULE BLDG E
A22 FINISH SCHEDULE BLDG E
A23 FINISH SCHEDULE BLDG E, K
A24 FINISH SCHEDULE BLDG K
A25 FINISH SCHEDULE BLDG K
A26 FINISH SCHEDULE BLDG K, L
A27 FINISH SCHEDULE BLDG L
A28 FINISH SCHEDULE BLDG L
A29 FINISH SCHEDULE BLDG F
A30 FINISH SCHEDULE BLDG F
A31 FINISH SCHEDULE BLDG F
A32 FINISH SCHEDULE BLDG I
A33 FINISH SCHEDULE BLDG I
A34 FINISH SCHEDULE BLDG I
A35 FINISH SCHEDULE BLDG I
A36 FINISH SCHEDULE BLDG I
A37 FINISH SCHEDULE BLDG M
A38 FINISH SCHEDULE BLDG H
A39 FINISH SCHEDULE BLDG H
A40 FINISH SCHEDULE BLDG O
A41 FINISH SCHEDULE BLDG O
A42 FINISH SCHEDULE BLDG G
A43 FINISH SCHEDULE BLDG N
A44 FINISH SCHEDULE BLDG N
A45 FINISH SCHEDULE BLDG N

PLUMBING SHEETS

- P1 NOTES AND DETAILS
P2.0 PLUMBING PLANS
P2.1 PLUMBING PLANS

MECHANICAL SHEETS

- M1 NOTES, DETAILS AND SCHEDULES
M2.0 HVAC PLAN
M2.1 HVAC PLAN
M2.2 MECHANICAL ROOM PLAN

ELECTRICAL SHEETS

- E1 ELECTRICAL NOTES, DETAILS, & SCHEDULES
E2.0 POWER PLANS
E2.1 POWER PLANS
E2.2 POWER PLANS
E2.3 POWER PLANS
E2.4 POWER PLANS
E2.5 POWER PLANS
E3.0 SMOKE DETECTOR PLANS
E3.1 SMOKE DETECTOR PLANS
E4.0 PANEL SCHEDULES
E4.1 PANEL SCHEDULES
E4.2 PANEL SCHEDULES

BUILDING TYPES

TYPICAL 1, 2, 3, 4, 5, BEDROOMS APARTMENTS.
COMMUNITY CENTER

BUILDING SCHEDULE

- BUILDING "C" - FOUR - TYP. 1 BEDROOM UNIT
BUILDING "D" - THREE - TYP. 1 BEDROOM UNIT
BUILDING "E" - ONE - TYP. ADA 1 BEDROOM UNIT
BUILDING "F" - THREE - TYP. 1 BEDROOM UNIT
BUILDING "G" - ONE - TYP. ADA 1 BEDROOM UNIT
BUILDING "H" - EIGHT - TYP. 2 BEDROOM UNIT
BUILDING "I" - EIGHT - TYP. 2 BEDROOM UNIT
BUILDING "J" - EIGHT - TYP. 2 BEDROOM UNIT
BUILDING "K" - SIX - TYP. 3 BEDROOM UNIT
BUILDING "L" - OTC STATION/SECURITY BUILDING
BUILDING "M" - TWO - TYP. 2 BEDROOM UNIT
BUILDING "N" - TWO - TYP. 4 BEDROOM UNIT
BUILDING "O" - ONE - TYP. 3 BEDROOM UNIT
BUILDING "P" - ONE - TYP. 5 BEDROOM UNIT
BUILDING "Q" - FOUR - TYP. 4 BEDROOM UNIT
BUILDING "R" - THREE - TYP. 2 BEDROOM UNIT
BUILDING "S" - FIVE - TYP. 3 BEDROOM UNIT
BUILDING "T" - FOUR - TYP. 3 BEDROOM UNIT
BUILDING "U" - TWO - TYP. 1 BEDROOM UNIT (ADA)
BUILDING "V" - TWO - TYP. 2 BEDROOM UNIT
BUILDING "W" - TWO - TYP. 3 BEDROOM UNIT

TOTAL - (78) UNITS

UNIT SQUARE FOOTAGE

- (10) TYP. ONE BEDROOM UNIT 805 SQ.FT.
(2) TYP. ONE BEDROOM UNIT (ADA) 588 SQ.FT. (ADA)
(2) TYP. ONE BEDROOM UNIT (ADA) 805 SQ.FT. (ADA)
(33) TYP. TWO BEDROOM UNIT 843 SQ.FT.
(13) TYP. THREE BEDROOM UNIT 1,096 SQ.FT.
(8) TYP. FOUR BEDROOM UNIT 1,253 SQ.FT.
(2) TYP. FIVE BEDROOM UNIT 1,430 SQ.FT.



REVISIONS	
CD PACKAGE	9-25-2020

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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

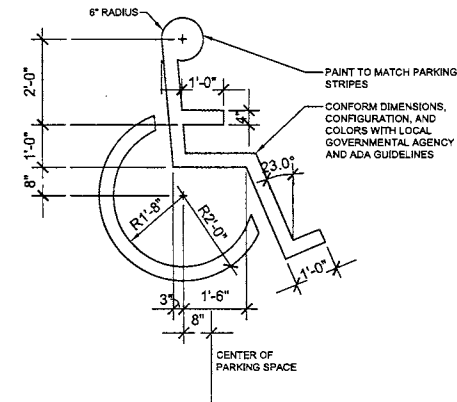
COMM. NO.
2019-1008

SHEET NO.
CV

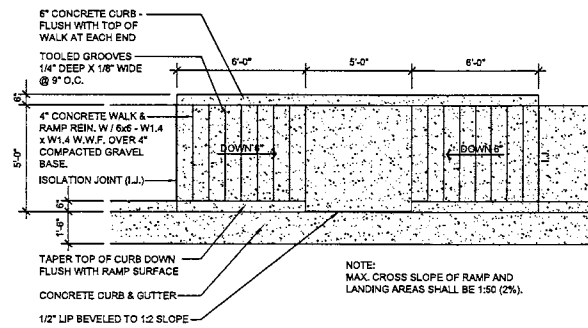
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6 ADA PARKING LOGO
1"=30'-0"

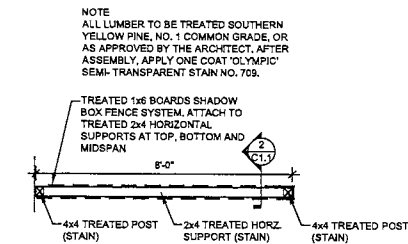


5 DUAL ADA RAMP - SIDEWALK DETAIL
1"=30'-0"

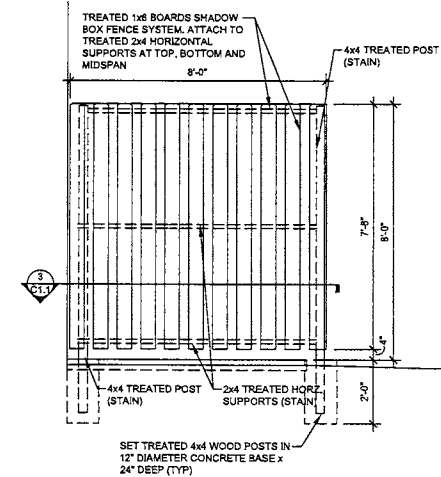
HORIZONTAL PROJECT OR RUN

SLOPE	MAX. (INCHES)	MAX. HORIZ. PROJECTION (FEET)
1:12 TO <1:16	30	30
1:16 TO <1:20	30	40

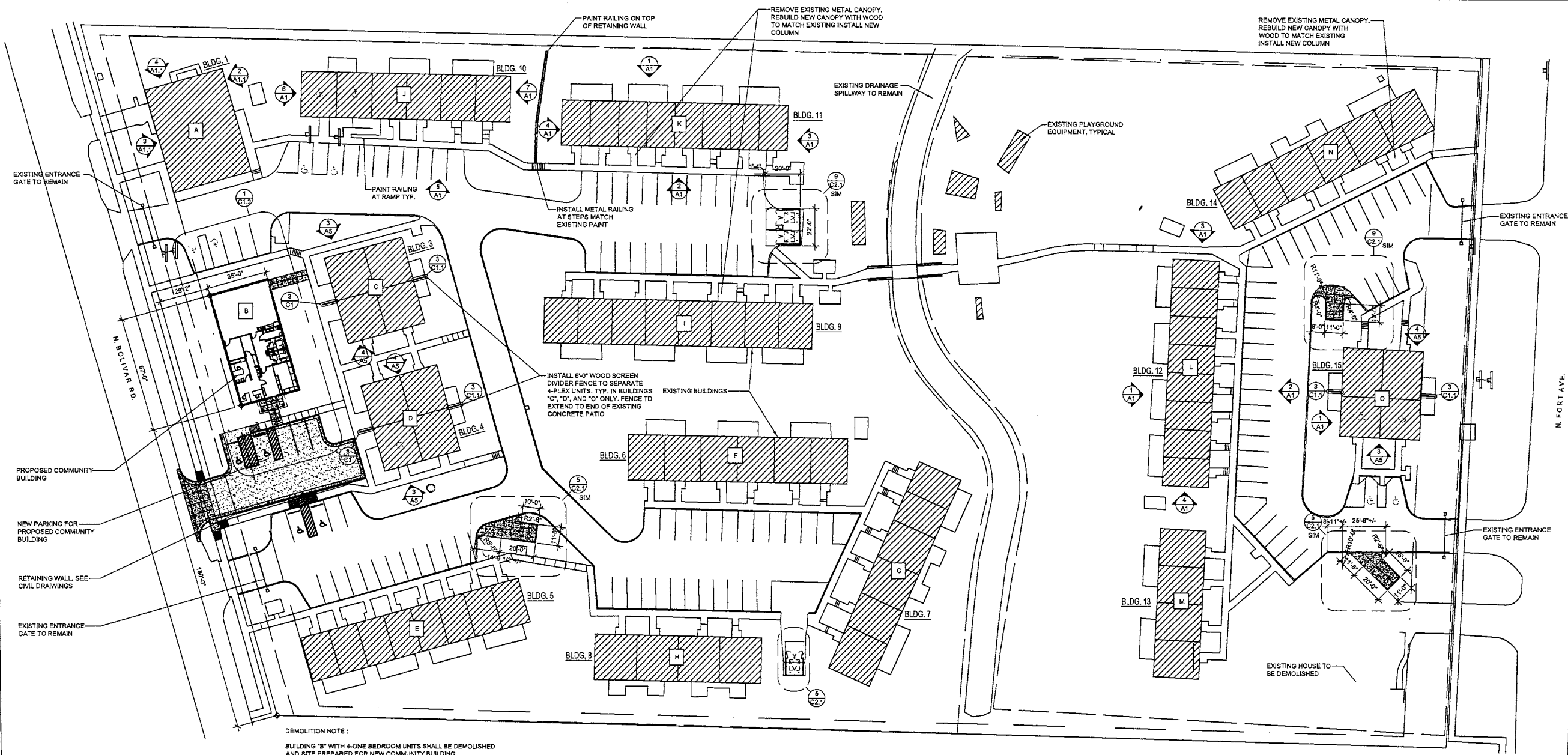
4 MAXIMUM SLOPE DIAGRAM
1"=30'-0"



3 SHADOW BOX SCREEN PLAN
3/8"=1'-0"



2 SHADOW BOX SCREEN ELEVATION
3/8"=1'-0"



1 OVERALL SITE PLAN
1"=30'-0"



REVISIONS

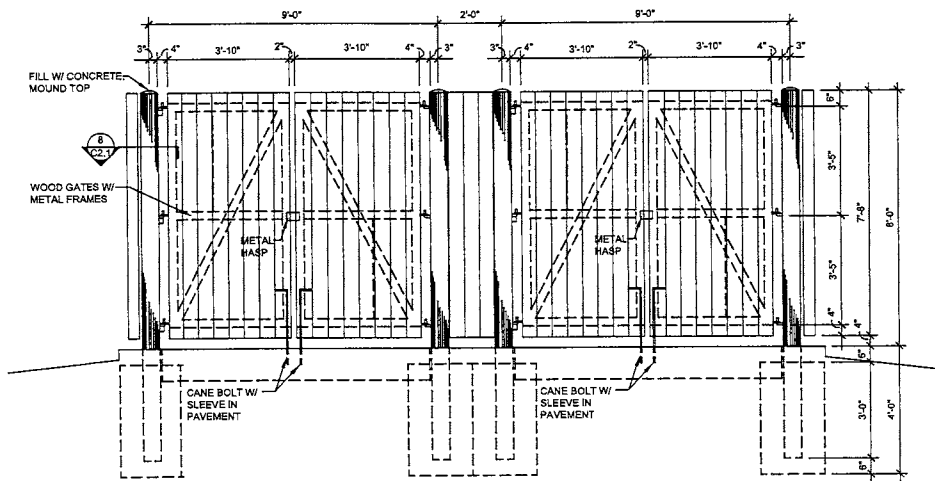
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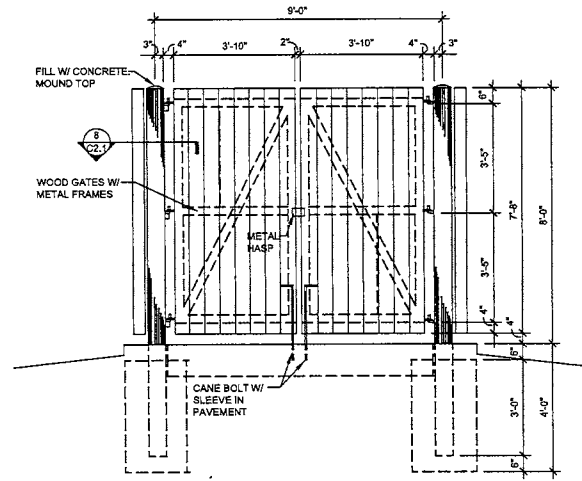
BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE	SEPTEMBER 25, 2020
COMM. NO.	2019-1008
SHEET NO.	C1.1

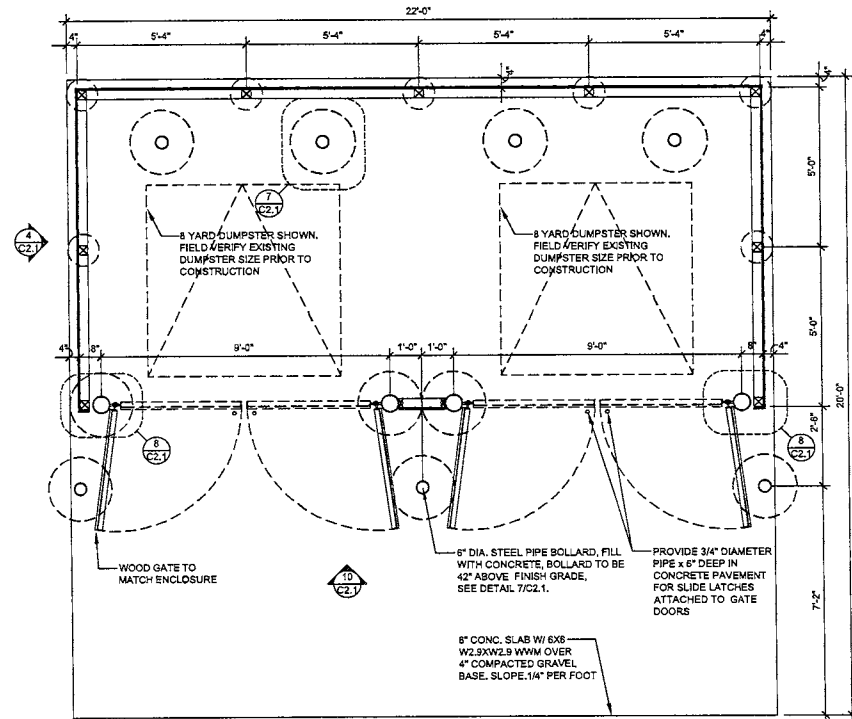
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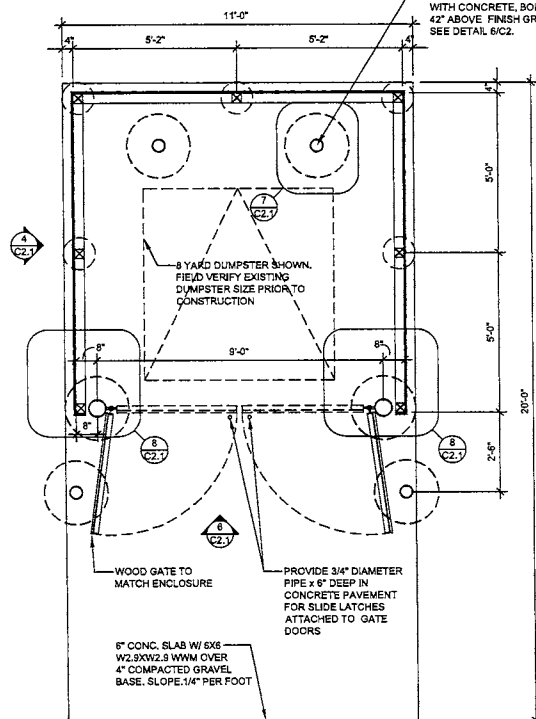
10
C2.1
2 GATE - TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



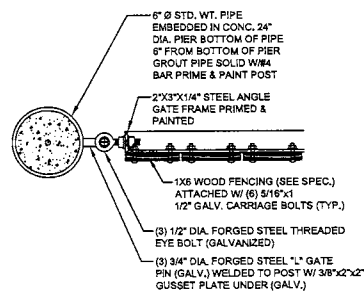
6
C2.1
TRASH ENCLOSURE GATE ELEVATION
3/8"=1'-0"



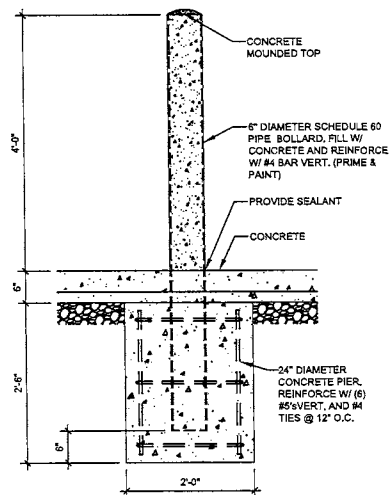
9
C2.1
2 GATE - TRASH ENCLOSURE PLAN
3/8"=1'-0"



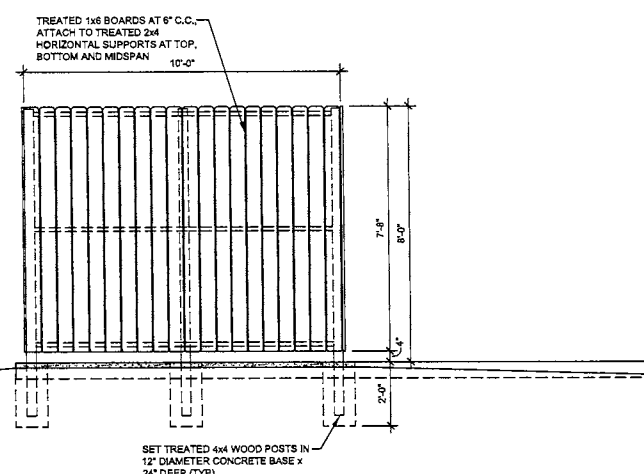
5
C2.1
1 GATE - TRASH ENCLOSURE PLAN
3/8"=1'-0"



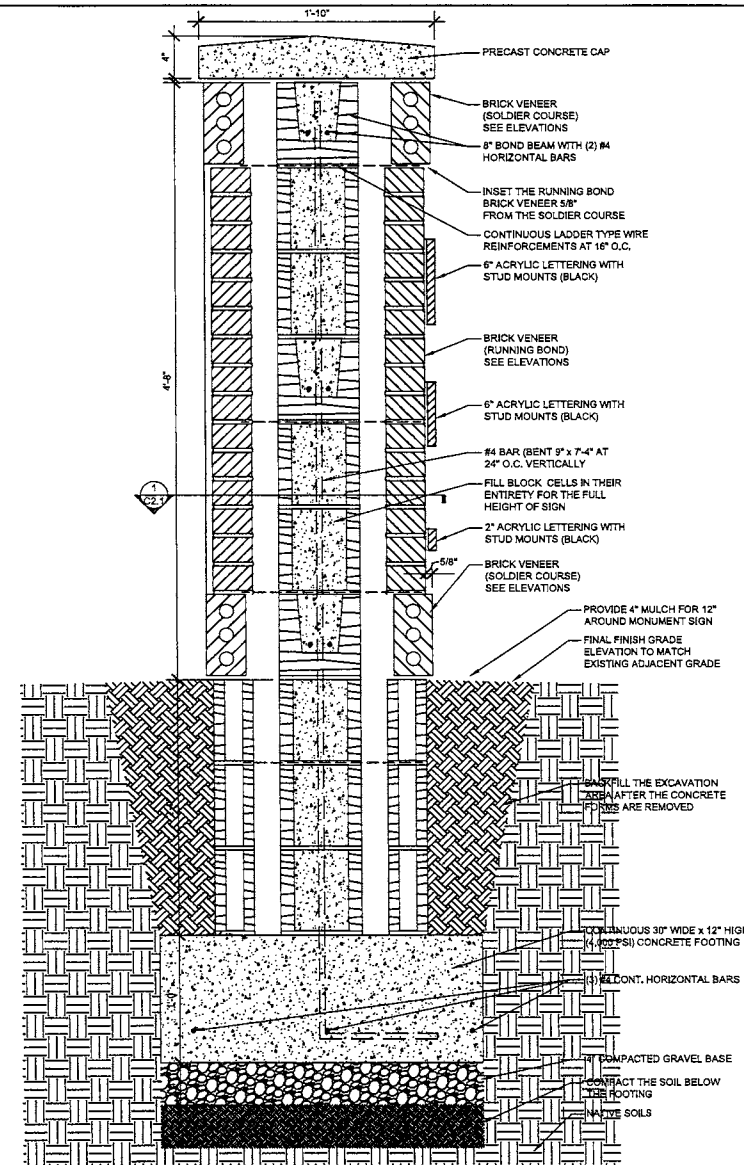
8
C2.1
GATE DETAIL
1-1/2"=1'-0"



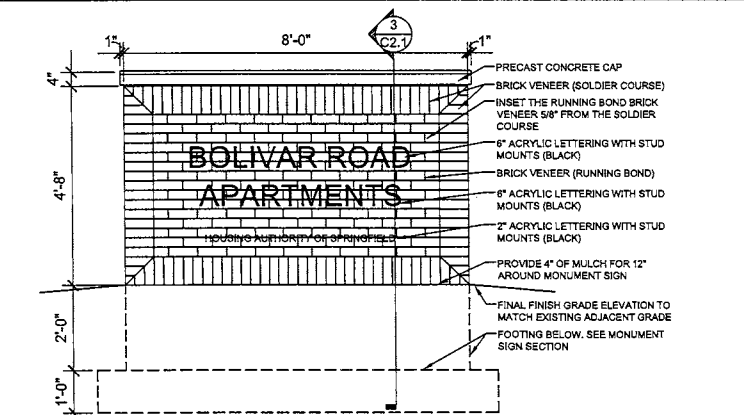
7
C2.1
BOLLARD DETAIL
3/4"=1'-0"



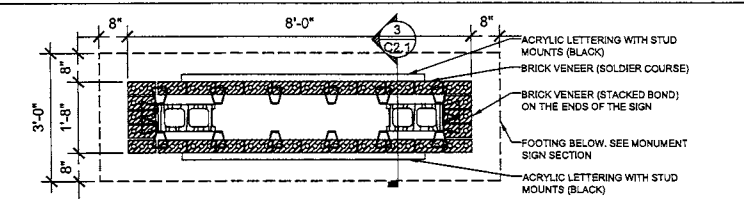
4
C2.1
TRASH ENCLOSURE SIDE ELEVATION
3/8"=1'-0"



3
C2.1
MONUMENT SIGN SECTION
1 1/2"=1'-0"



2
C2.1
MONUMENT SIGN ELEVATION
1/2"=1'-0"



1
C2.1
MONUMENT SIGN ELEVATION
1/2"=1'-0"



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE	SEPTEMBER 25, 2020
COMMA NO.	2019-1008
SHEET NO.	C2.1

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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

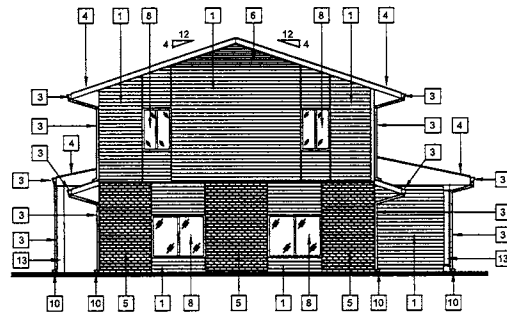
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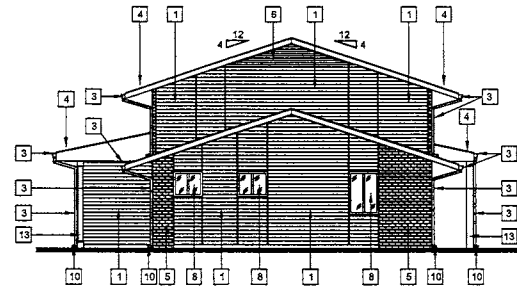
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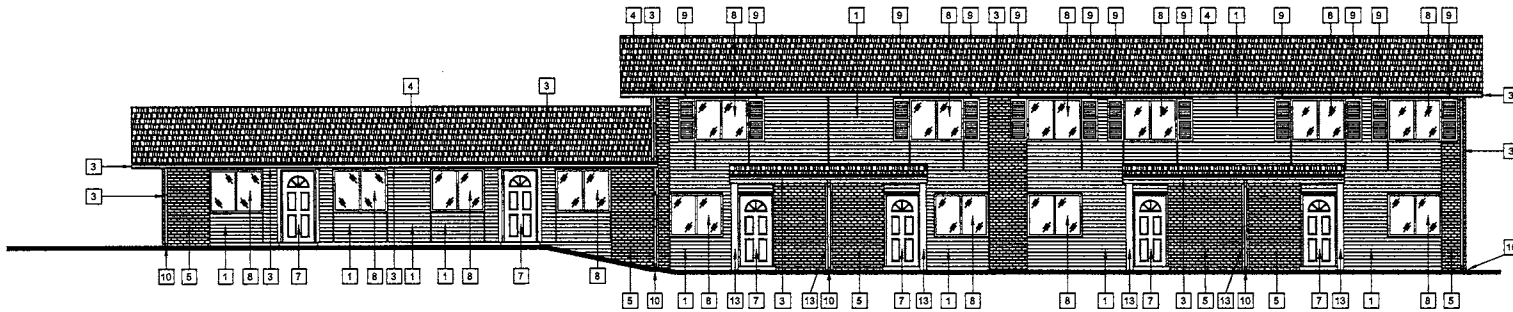
A1



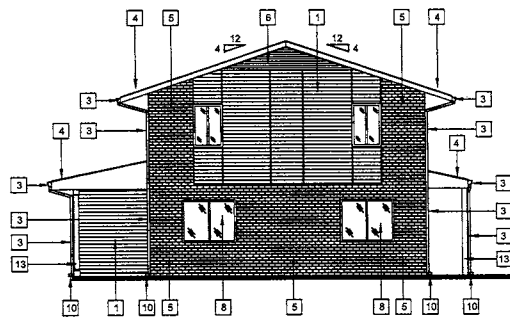
RIGHT SIDE ELEVATION - BUILDING "J"
1/8"=1'-0"



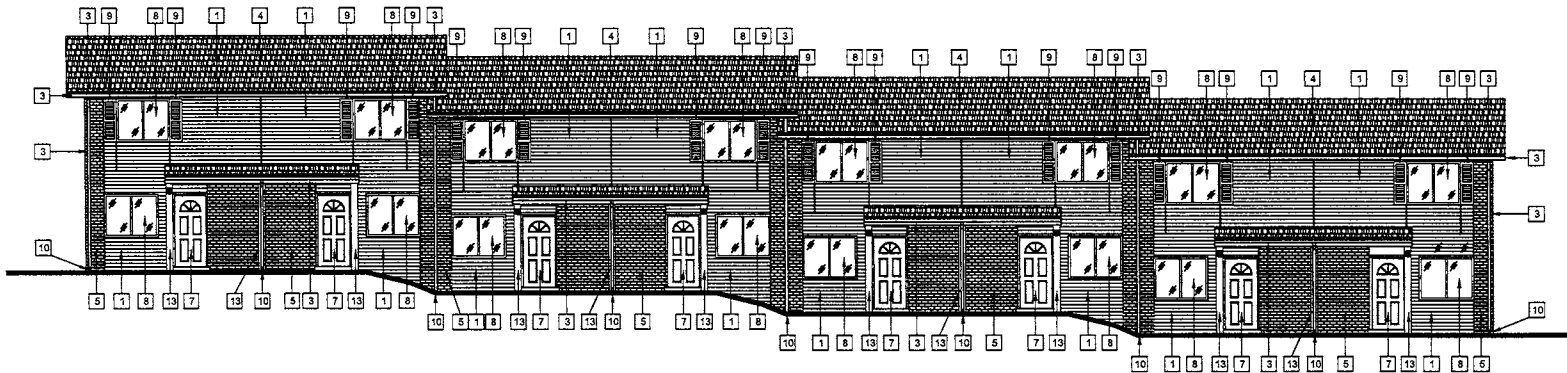
LEFT SIDE ELEVATION - BUILDING "J"
1/8"=1'-0"



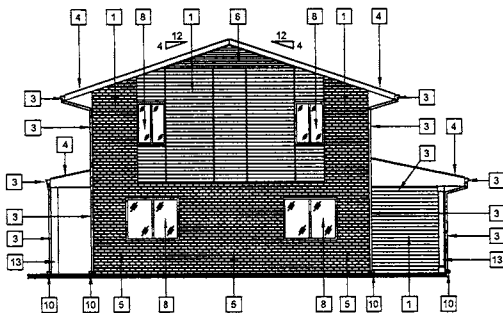
EXISTING EXTERIOR FRONT ELEVATION - BUILDING "J"
1/8"=1'-0"



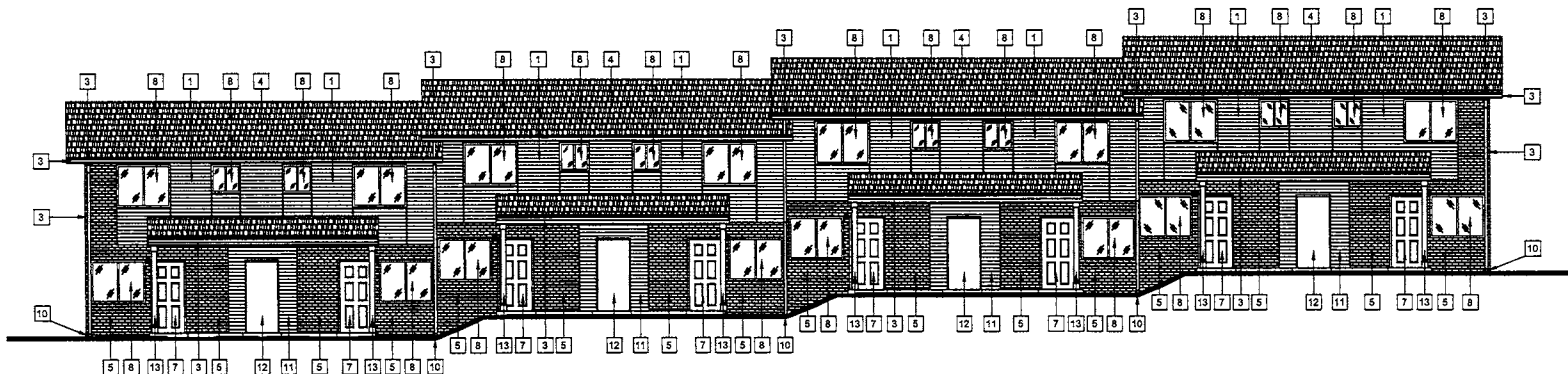
EXISTING EXTERIOR SIDE ELEVATION - BUILDING "K" & "L"
1/8"=1'-0"



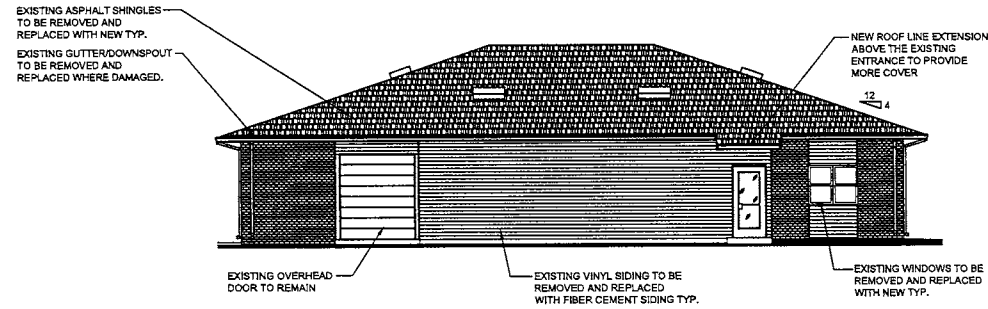
EXISTING EXTERIOR FRONT ELEVATION - BUILDING "K" & "L"
1/8"=1'-0"



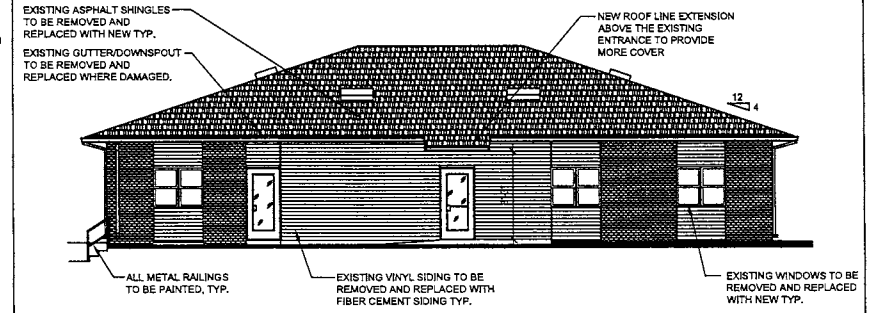
EXISTING EXTERIOR SITE ELEVATION - BUILDING "K" & "L"
1/8"=1'-0"



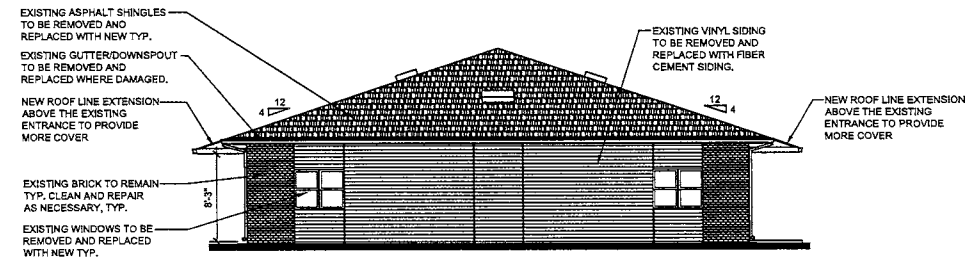
EXISTING EXTERIOR REAR ELEVATION - BUILDING "K" & "L"
1/8"=1'-0"



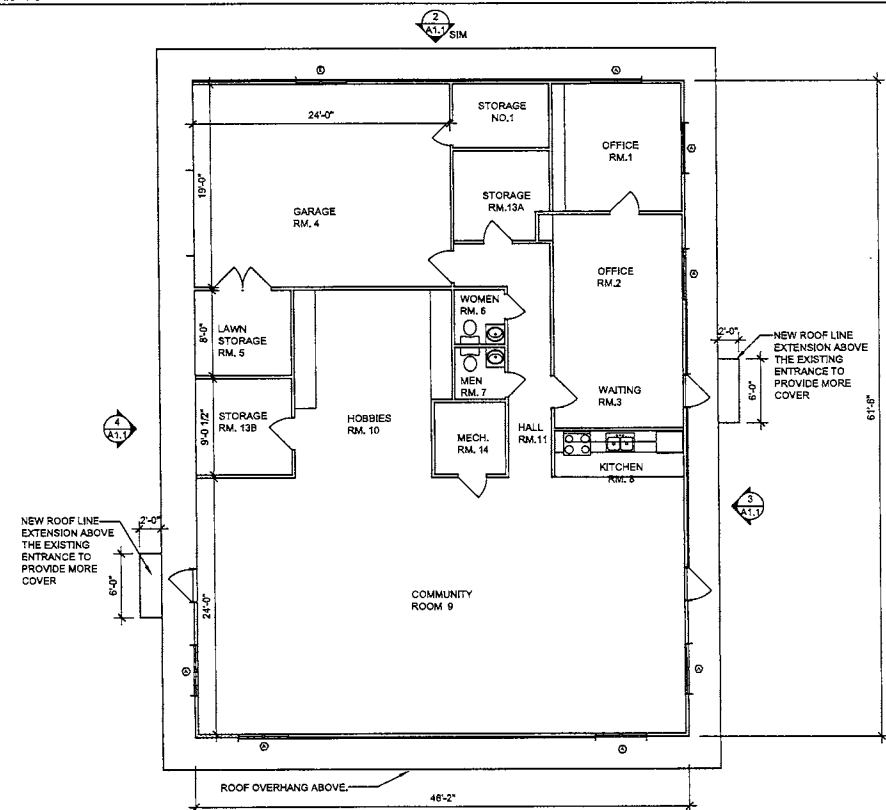
4
A1.1
EXISTING COMMUNITY BUILDING - REAR ELEVATION
1/8"=1'-0"



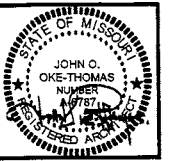
3
A1.1
EXISTING COMMUNITY BUILDING - FRONT ELEVATION
1/8"=1'-0"



2
A1.1
EXISTING COMMUNITY BUILDING - SIDE ELEVATION
1/8"=1'-0"



1
A1.1
EXISTING COMMUNITY BUILDING - FLOOR PLAN
1/8"=1'-0"



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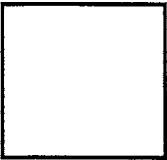
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SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
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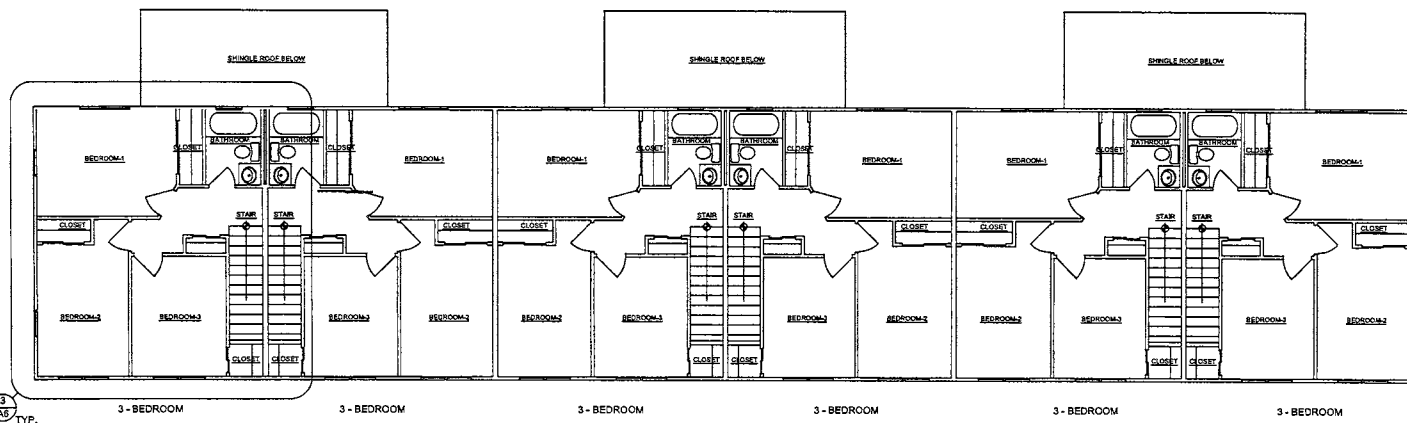
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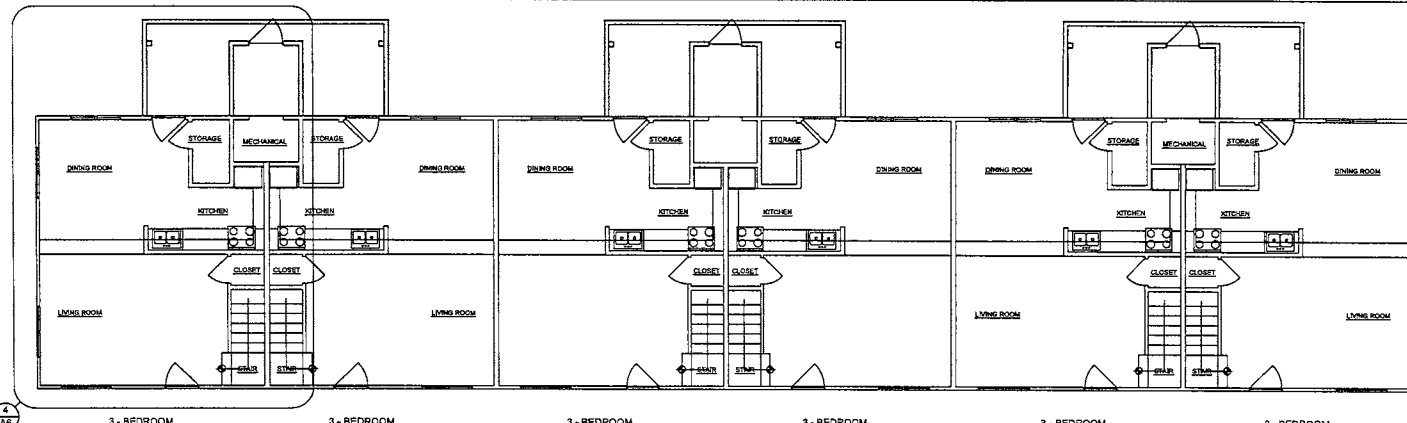
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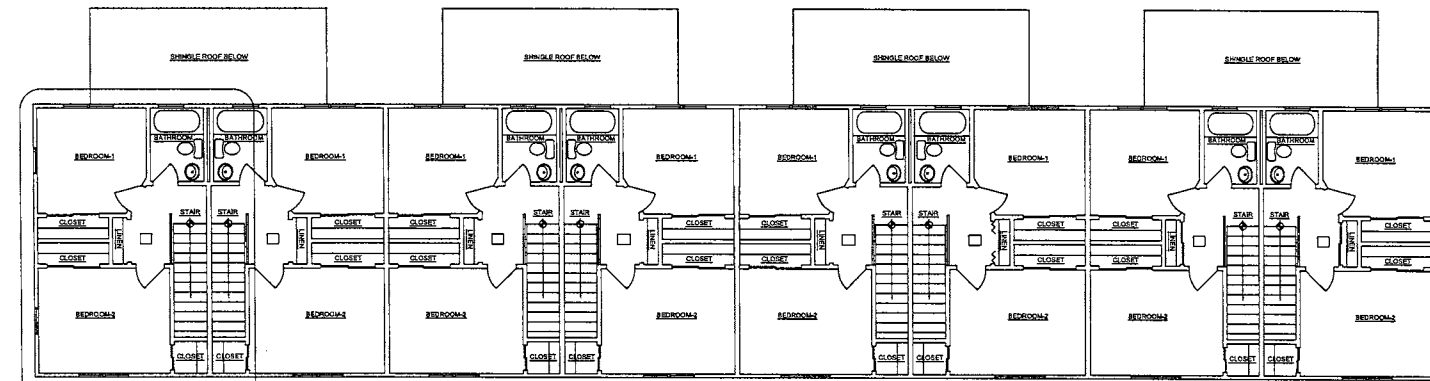
SHEET NO.
A2



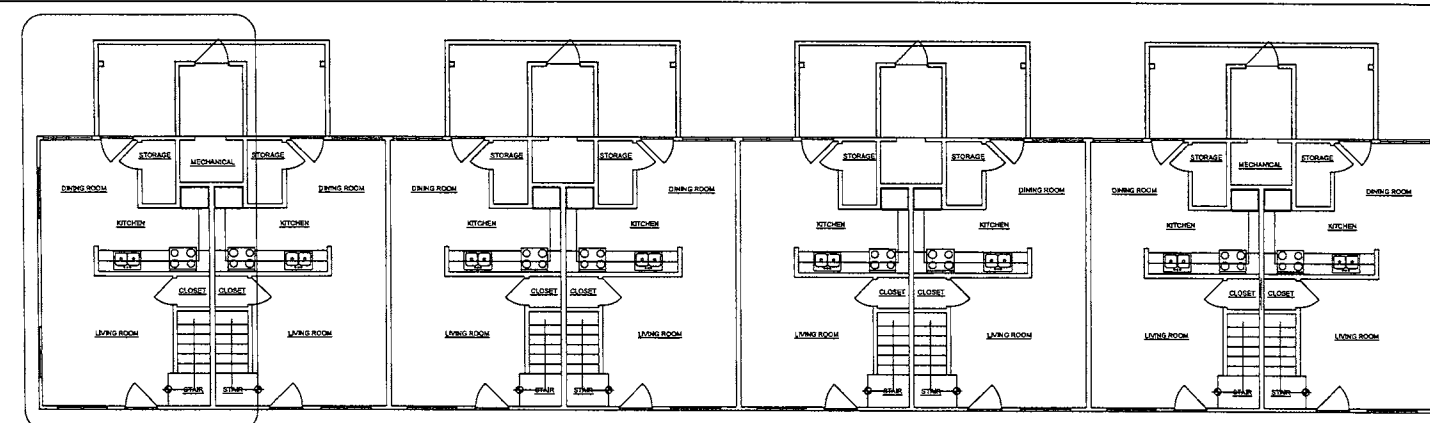
1
A12
A5
TYP.
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
SECOND FLOOR PLAN BUILDING "F" - TYP 3 BEDROOM (6 UNITS)
1/8"=1'-0"



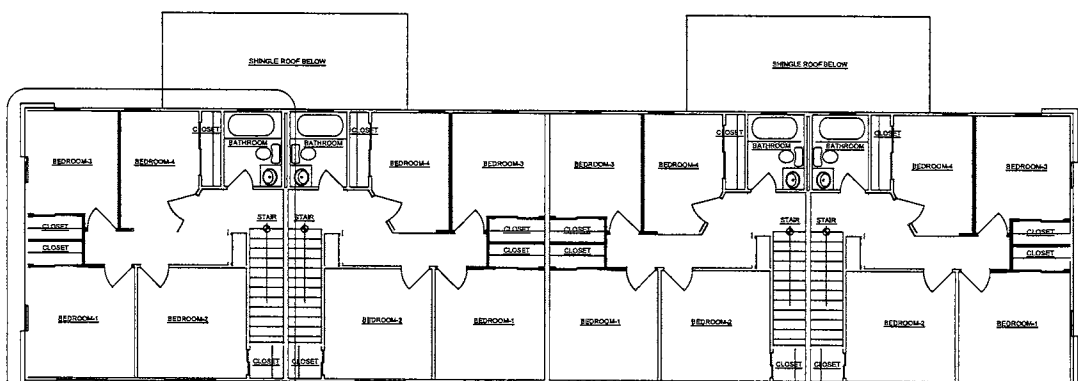
2
A12
A6
TYP.
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
3 - BEDROOM
FIRST FLOOR PLAN BUILDING "F" - TYP 3 BEDROOM (6 UNITS)
1/8"=1'-0"



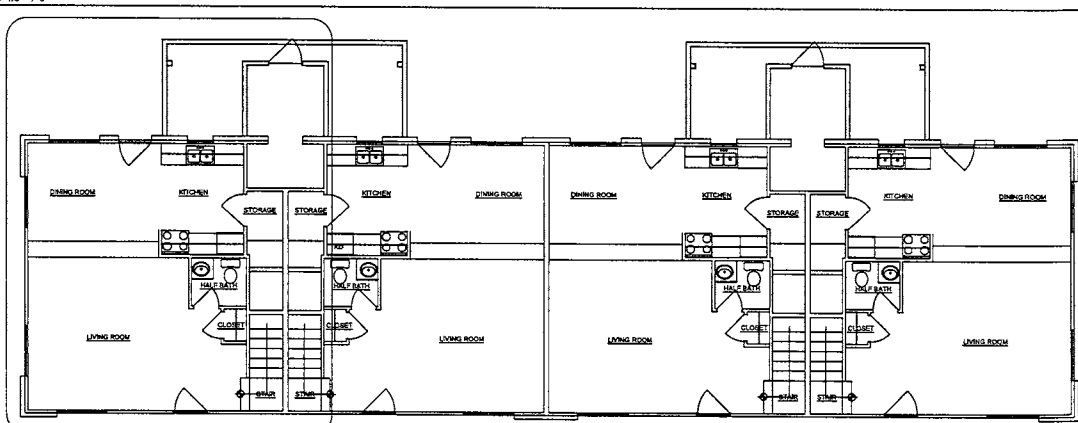
3
A6
A9
TYP.
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
SECOND FLOOR PLAN BUILDING "E" "K" "L" - TYP 2 BEDROOM (8 UNITS)
1/4"=1'-0"



1
A6
A5
TYP.
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
2 - BEDROOM
FIRST FLOOR PLAN BUILDING "E" "K" "L" - TYP 2 BEDROOM (8 UNITS)
1/4"=1'-0"



2
A11
A5
TYP.
4 - BEDROOM
4 - BEDROOM
4 - BEDROOM
4 - BEDROOM
SECOND FLOOR PLAN BUILDING "H" - TYP 4 BEDROOM (4 UNITS)
1/8"=1'-0"



1
A11
A5
TYP.
4 - BEDROOM
4 - BEDROOM
4 - BEDROOM
4 - BEDROOM
FIRST FLOOR PLAN BUILDING "H" - TYP 4 BEDROOM (4 UNITS)
1/8"=1'-0"



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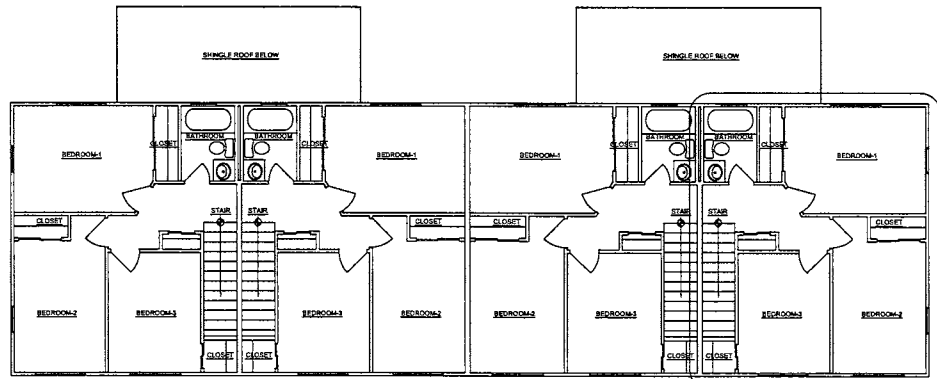
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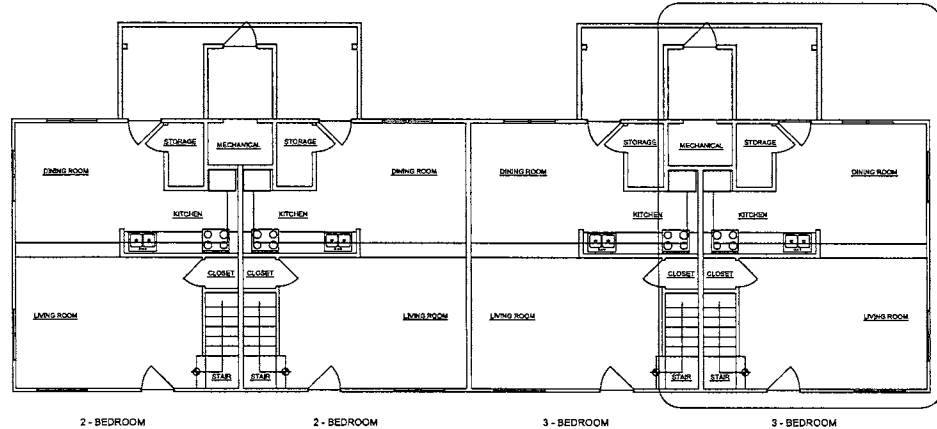
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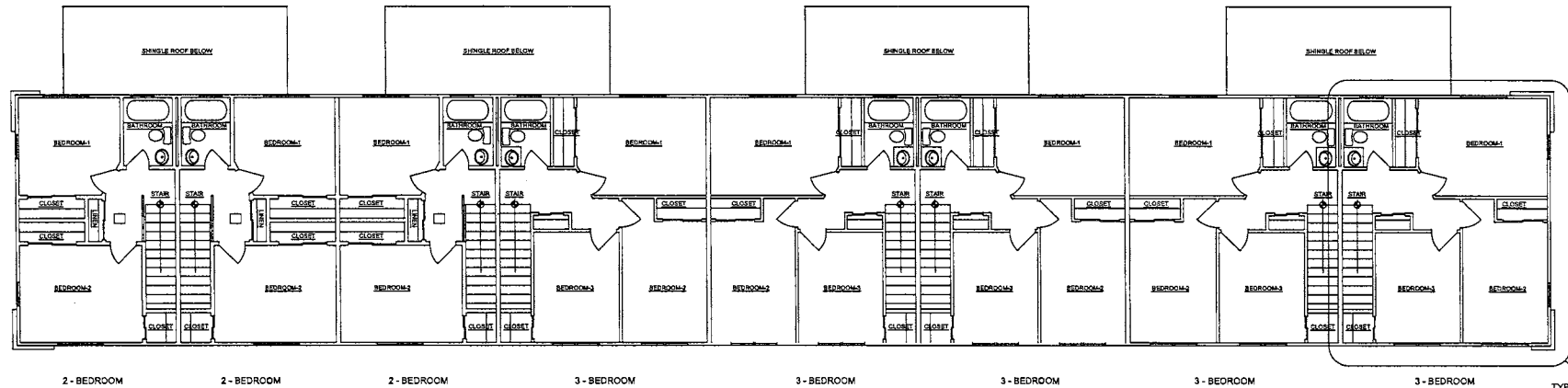
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A3



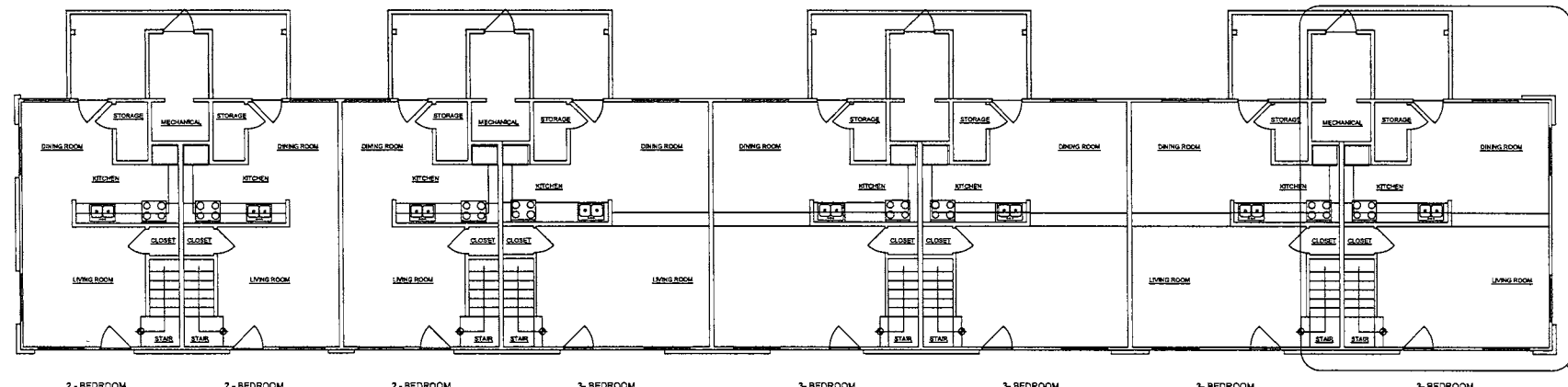
4 SECOND FLOOR BUILDING "M" - TYP 3 BEDROOM (4 UNITS)
1/8"=1'-0"



3 FIRST FLOOR BUILDING "M" - TYP 3 BEDROOM (4 UNITS)
1/8"=1'-0"



2 SECOND FLOOR PLAN BUILDING "I" - TYP 2 BEDROOM (3UNITS) & TYP. 3 BEDROOM (5 UNITS)
1/8"=1'-0"



1 FIRST FLOOR PLAN BUILDING "I" - TYP 2 BEDROOM (3UNITS) & TYP. 3 BEDROOM (5 UNITS)
1/8"=1'-0"

4 SECOND FLOOR PLAN BUILDING "J"
1/8"=1'-0"

3 FIRST FLOOR PLAN BUILDING "J"
1/8"=1'-0"

2 SECOND FLOOR PLAN BUILDING "G" & "N"
1/8"=1'-0"

1 FIRST FLOOR PLAN BUILDING "G" & "N"
1/8"=1'-0"



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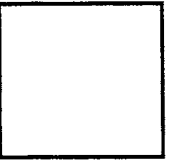
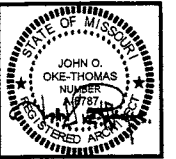
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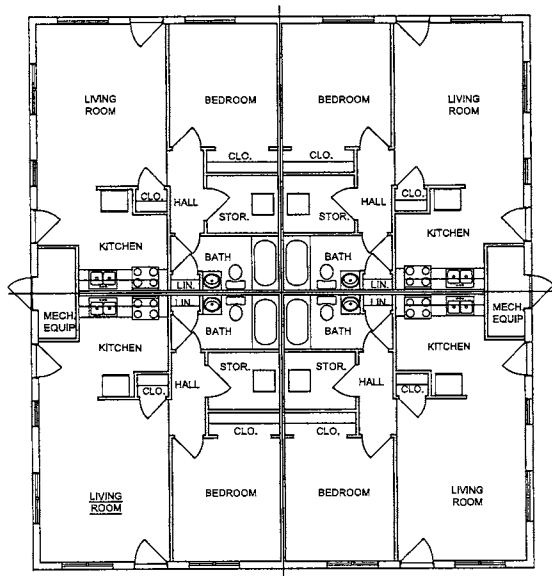
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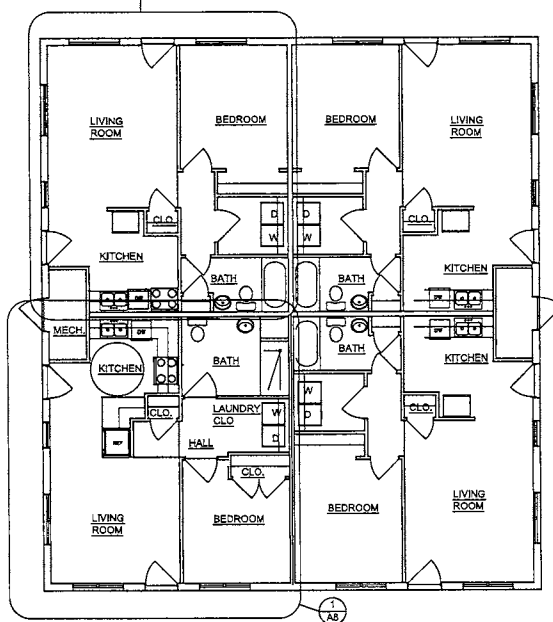
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A5

TYP. THREE STANDARD UNITS - BLDG. "D" - UNIT D1&D2&D4
TYP. THREE STANDARD UNITS - BLDG. "O" - UNIT O1 & O2 & O3
TYP. FOUR STANDARD UNITS - BLDG. "C"



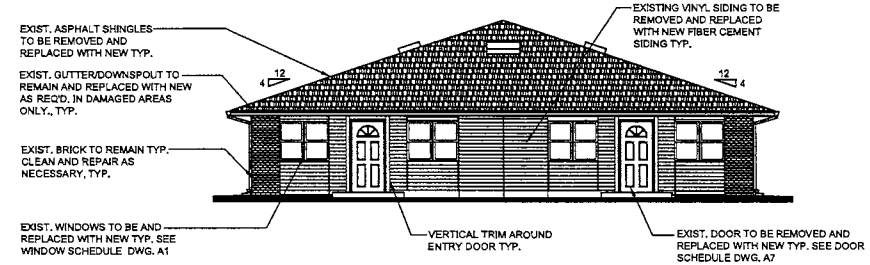
1 AS EXIST. BUILDING "C" "D" "O" - FLOOR PLAN TYP 1 BEDROOM (4 UNITS)
1/8"=1'-0"

TYP. THREE STANDARD UNITS - BLDG. "D" - UNIT D1&D2&D4
TYP. THREE STANDARD UNITS - BLDG. "O" - UNIT O1 & O2 & O3
TYP. FOUR STANDARD UNITS - BLDG. "C"



2 AS TYP. ADA 1 BEDROOM UNITS
BUILDING "D" - UNIT D3
BUILDING "O" - UNIT O4

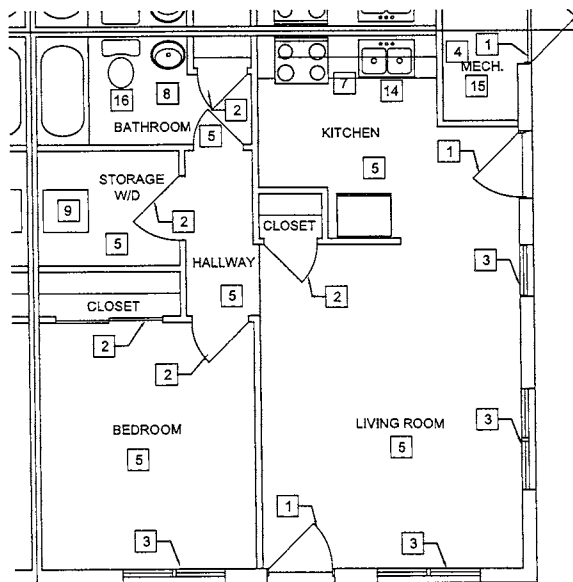
2 AS PROPOSED BUILDING "D & O" - FLOOR PLAN
1/8"=1'-0"



3 AS TYPICAL FRONT ELEVATION - BUILDING "C" "D" "O"
1/8"=1'-0"

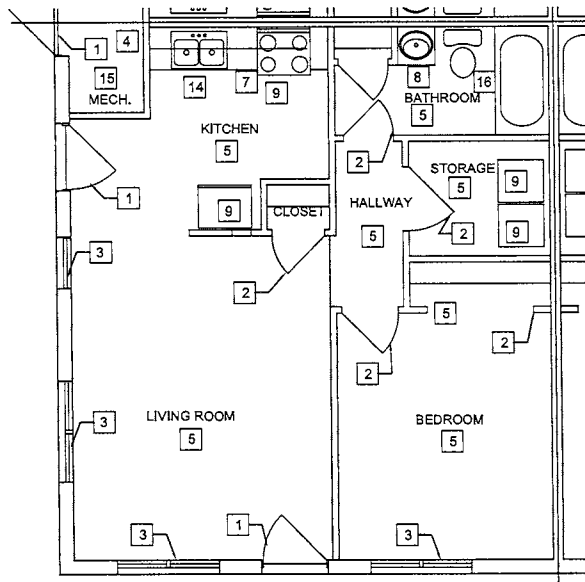


4 AS TYPICAL SIDE ELEVATION - BUILDING "C" "D" "O"
1/8"=1'-0"



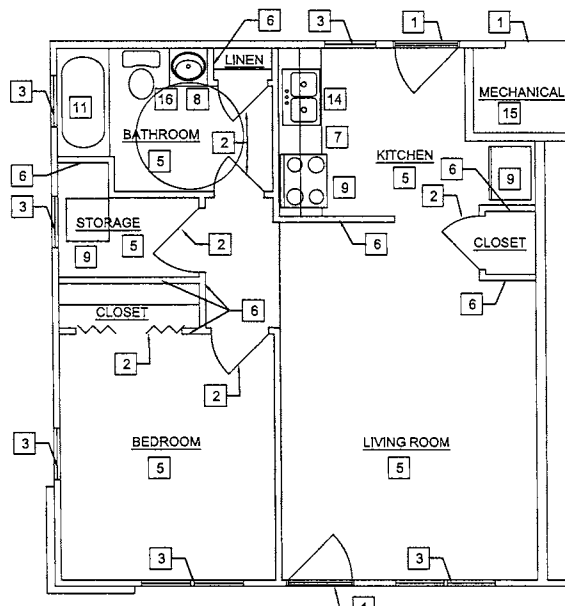
NOTE:
1. FOUR UNITS - BLDG. "C"
2. THREE UNITS - BLDG. "D" - UNIT D1 & D2 & D4
3. THREE UNITS - BLDG. "O" - UNIT O1& O2 & O3

5 AS DEMOLITION FLOOR PLAN - BLDG. "C,D,O" - TYP. 1 BEDROOM
1/4"=1'-0"



NOTE:
1. ADA MODIFIED UNITS ONLY.
2. ONE UNIT - BLDG. "D" - UNIT D3
3. ONE UNITS - BLDG. "O" - UNIT O4

6 AS DEMOLITION FLOOR PLAN - BLDG. "D & O" - TYP. 1 BEDROOM (ADA)
1/8"=1'-0"



NOTE:
1. ADA MODIFIED UNIT "J1"
2. ADA MODIFIED UNIT "J2" SIMILAR TO "J1"

7 AS DEMOLITION FLOOR PLAN - BLDG. "J" - TYP. 1 BEDROOM (2 ADA UNITS)
1/8"=1'-0"

DEMOLITION KEY NOTES:

- REMOVE AND REPLACE EXISTING ENTRY DOORS WITH NEW paneled doors AS INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE & APPLIANCES.
- REMOVE AND REPLACE EXISTING INTERIOR DOORS WITH NEW AS INDICATED ON THE FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE & APPLIANCES.
- REMOVE AND REPLACE EXISTING ALUM WINDOWS WITH NEW INSUL VINYL WINDOWS. INSTALL NEW BLINDS AND SHADES IN ALL UNITS. SEE WINDOW SCHEDULE.
- REMOVE AND REPLACE EXISTING FURNACE AND CONDENSING UNITS. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS. REPLACE AND RELOCATE DUCTWORK IN CRAWL SPACE TO ATTIC IN ALL CIRCLE AND SCATTERED DUPLEXES.
- REMOVE AND REPLACE EXISTING FLOORING WITH NEW AS REQ'D. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS OF NEW FLOORING.
- REMOVE THE EXISTING WALL SYSTEM IN ITS ENTIRETY.
- REMOVE AND REPLACE EXISTING KITCHEN CABINETS WITH NEW CABINETS OR REWORK EXISTING CABINETS TO ALLOW FOR NEW DISHWASHERS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS. REMOVE AND REPLACE COUNTER TOPS IN ALL UNITS.
- REMOVE AND REPLACE BATH SINK FAUCET WITH NEW AS REQ'D. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- REMOVE AND REPLACE APPLIANCES AS REQ'D. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- REMOVE AND REPLACE EXISTING WASHER AND DRYER. EXISTING HOOKUPS TO REMAIN.
- REMOVE EXIST. TUB IN ACCESSIBLE UNIT AND REPLACE WITH AN ACCESSIBLE ROLL-IN SHOWER WITH AN INTEGRAL SEAT, GRAB BARS AND ADJUSTABLE SHOWER HEAD. SEE ACCESSIBLE UNIT MODIFIED PLANS.
- REMOVE AND REPLACE EXISTING HVAC GRILLES.
- EXISTING KITCHEN SINK TO REMAIN ADD NEW GARBAGE DISPOSAL SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- REMOVE AND REPLACE EXIST. KITCHEN SINKS WITH NEW. SEE PLUMBING PLAN FOR KITCHEN SINK SPECIFICATIONS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION (ALL ADA UNITS)
- REMOVE AND REPLACE EXIST. HOT WATER HEATERS WITH NEW HIGH EFFICIENCY HOT WATER HEATER. SEE PLUMBING PLAN FOR NEW HOT WATER HEATER SPECIFICATIONS AND SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- REMOVE AND REPLACE EXIST WATER CLOSET WITH NEW WATER SENSIBLE WATER CLOSETS SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.



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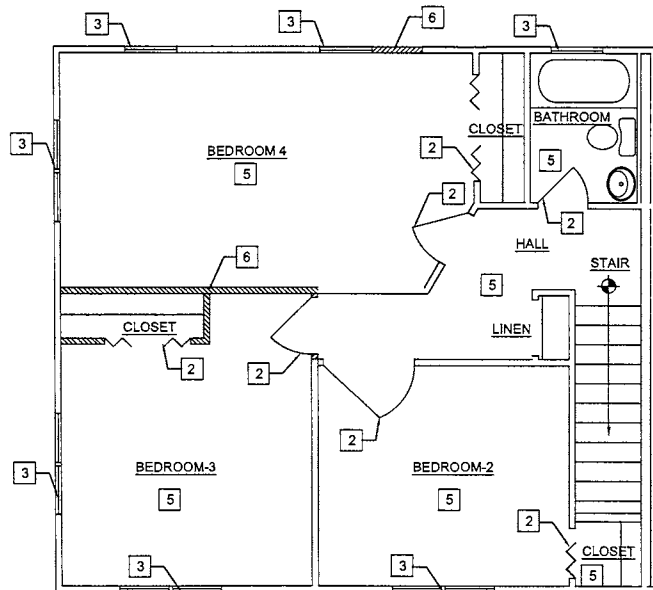
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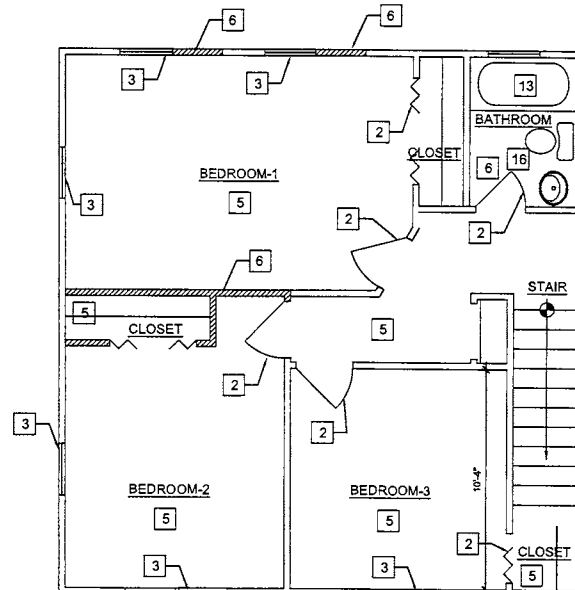
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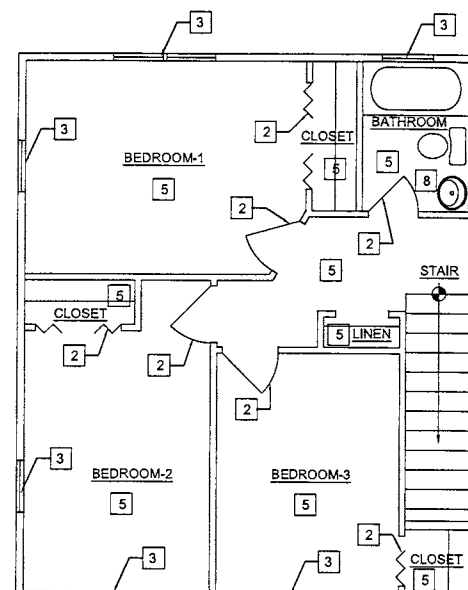
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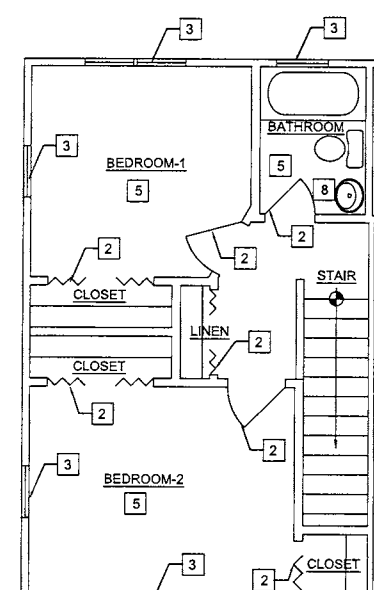
1 SECOND FLOOR DEMOLITION PLAN - 5 BEDROOM UNIT
1/4"=1'-0"



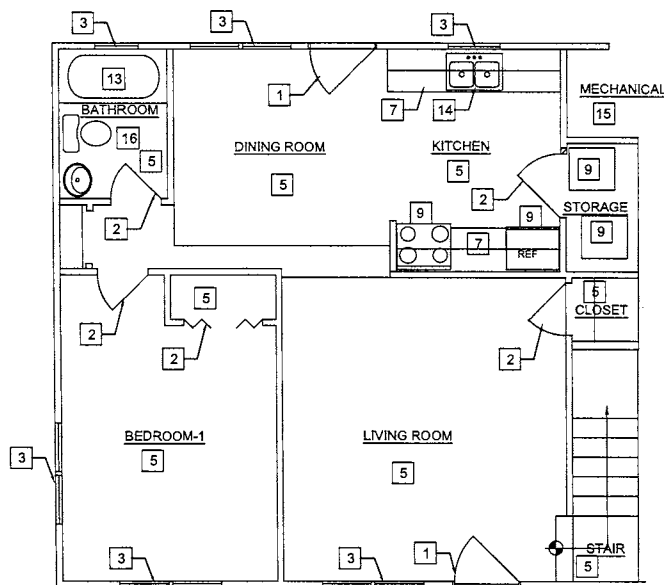
3 SECOND FLOOR DEMOLITION PLAN - 4 BEDROOM UNIT
1/4"=1'-0"



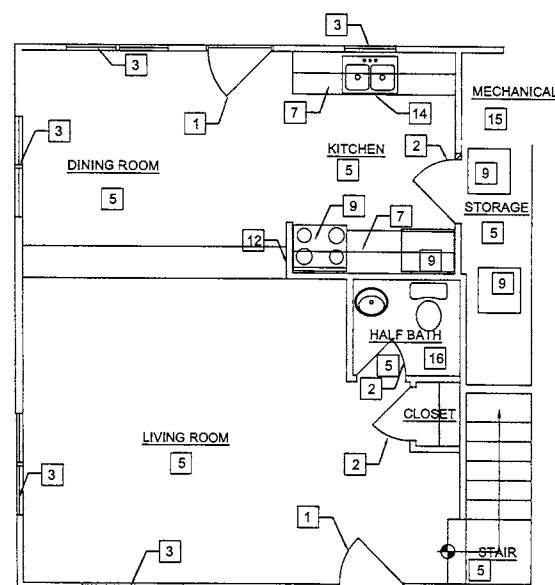
6 SECOND FLOOR DEMOLITION PLAN - 3 BEDROOM UNIT
1/4"=1'-0"



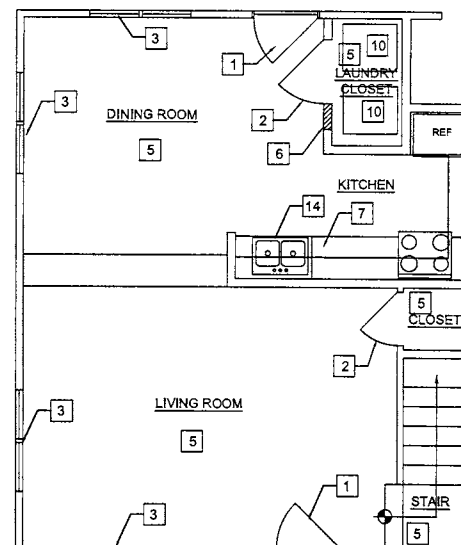
8 SECOND FLOOR DEMOLITION PLAN - 2 BEDROOM UNIT
1/4"=1'-0"



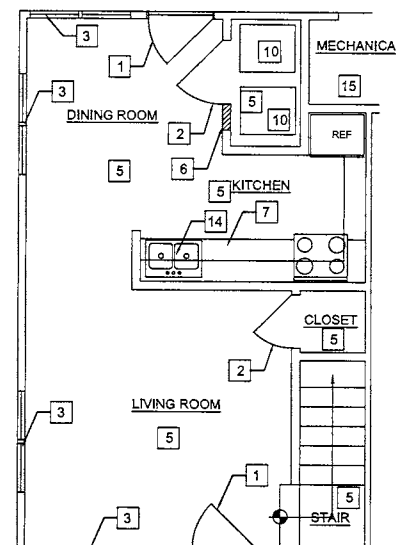
2 FIRST FLOOR DEMOLITION PLAN - 5 BEDROOM UNIT TYP.
1/4"=1'-0"



4 FIRST FLOOR DEMOLITION PLAN - 4 BEDROOM UNIT TYP.
1/4"=1'-0"



5 FIRST FLOOR DEMOLITION PLAN - 3 BEDROOM UNIT TYP.
1/4"=1'-0"

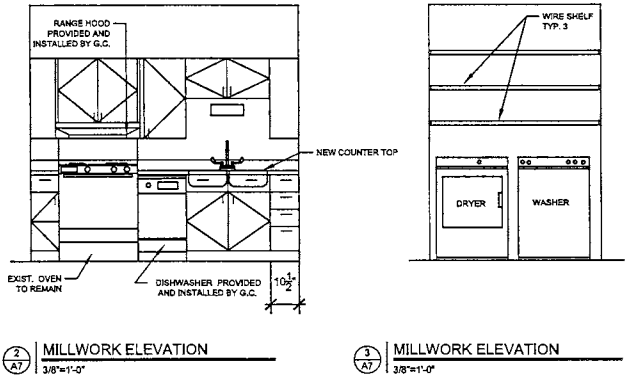


7 FIRST FLOOR DEMOLITION PLAN - 2 BEDROOM UNIT TYP.
1/4"=1'-0"

DEMOLITION KEY NOTES:

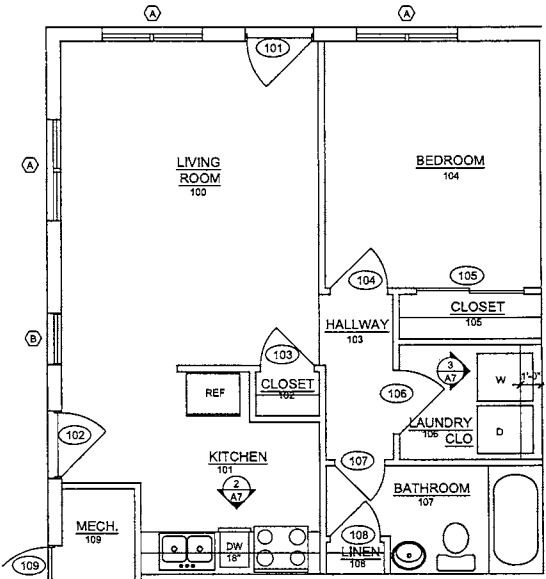
- 1 REMOVE AND REPLACE EXISTING ENTRY DOORS WITH NEW paneled doors AS INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE & APPLIANCES.
- 2 REMOVE AND REPLACE EXISTING INTERIOR DOORS WITH NEW AS INDICATED ON THE FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE & APPLIANCES.
- 3 REMOVE AND REPLACE EXISTING ALUM WINDOWS WITH NEW INSUL. VINYL WINDOWS. INSTALL NEW BLINDS AND SHADES IN ALL UNITS. SEE WINDOW SCHEDULE.
- 4 REMOVE AND REPLACE EXISTING FURNACE AND CONDENSING UNITS. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS. REPLACE AND RELOCATE DUCTWORK IN CRAWL SPACE TO ATTIC IN ALL CIRCLE AND SCATTERED DUPLEXES.
- 5 REMOVE AND REPLACE EXISTING FLOORING WITH NEW AS REQ'D. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS OF NEW FLOORING.
- 6 REMOVE THE EXISTING WALL SYSTEM IN ITS ENTIRETY.
- 7 REMOVE AND REPLACE EXISTING KITCHEN CABINETS WITH NEW CABINETS OR REWORK EXISTING CABINETS TO ALLOW FOR NEW DISHWASHERS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS. REMOVE AND REPLACE COUNTER TOPS IN ALL UNITS.
- 8 REMOVE AND REPLACE BATH SINK FAUCET WITH NEW AS REQ'D. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.

- 9 REMOVE AND REPLACE APPLIANCES AS REQ'D. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 10 REMOVE AND REPLACE EXISTING WASHER AND DRYER, EXISTING HOOK-UPS TO REMAIN.
- 11 REMOVE EXIST. TUB IN ACCESSIBLE UNIT AND REPLACE WITH AN ACCESSIBLE ROLL-IN SHOWER WITH AN INTEGRAL SEAT, GRAB BARS AND ADJUSTABLE SHOWER HEAD. SEE ACCESSIBLE UNIT MODIFIED PLANS.
- 12 REMOVE AND REPLACE EXISTING HVAC GRILLES.
- 13 EXISTING KITCHEN SINK TO REMAIN ADD NEW GARBAGE DISPOSAL. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 14 REMOVE AND REPLACE EXIST. KITCHEN SINKS WITH NEW. SEE PLUMBING PLAN FOR KITCHEN SINK SPECIFICATIONS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION (ALL ADA UNITS)
- 15 REMOVE AND REPLACE EXIST. HOT WATER HEATERS WITH NEW HIGH EFFICIENCY HOT WATER HEATER. SEE PLUMBING PLAN FOR NEW HOT WATER HEATER SPECIFICATIONS AND SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 16 REMOVE AND REPLACE EXIST WATER CLOSET WITH NEW WATER SENSIBLE WATER CLOSETS SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.



INTERIOR FINISH NOTES:

- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BD. WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D.
- SEE DWG. A13 FOR WALL AND CABINET DETAILS
- SEE DRAWING A13 FOR MILLWORK AND ACCESSIBLE NOTES.



DOOR SCHEDULE

TYPICAL 1-BEDROOM UNIT	WK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HOUR GROUP	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
101	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW INSUL ENTRY METAL CLAD DOOR	
102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW INSUL ENTRY METAL CLAD DOOR	
103	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
104	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
105	2'-6" +/- PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
106	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
107	2'-4" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR	
108	2'-4" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
109	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-1		

HARDWARE GROUPS

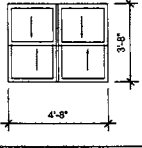
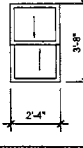
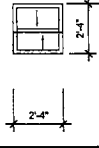
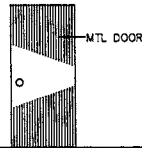
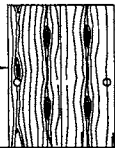
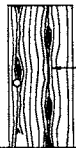
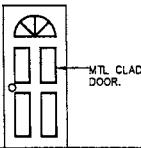
DOOR & WINDOWS TYPES

H-1 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
LOCKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLE

H-2 EACH DOOR TO HAVE:
INTEGRAL PATIO LOCK W/
SECURITY BAR
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
ONE WALL STOP

H-3 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PRIVACY LOCKSET, LEVER
HANDLE OPERATION
ONE WALL STOP

H-4 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PASSAGE LATCHSET
ONE WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	UNTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXIST. 4'-9"	EXIST. 3'-9 1/4"	INSUL LOW E	EXIST.	EXIST.	EXIST.	PAIR REQD SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXIST. 2'-5"	EXIST. 3'-9 1/4"	INSUL LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4" +/-	2'-4" +/-	EXIST.	EXIST.	INSUL LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2

WINDOW NOTE:

- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



REVISIONS	
CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
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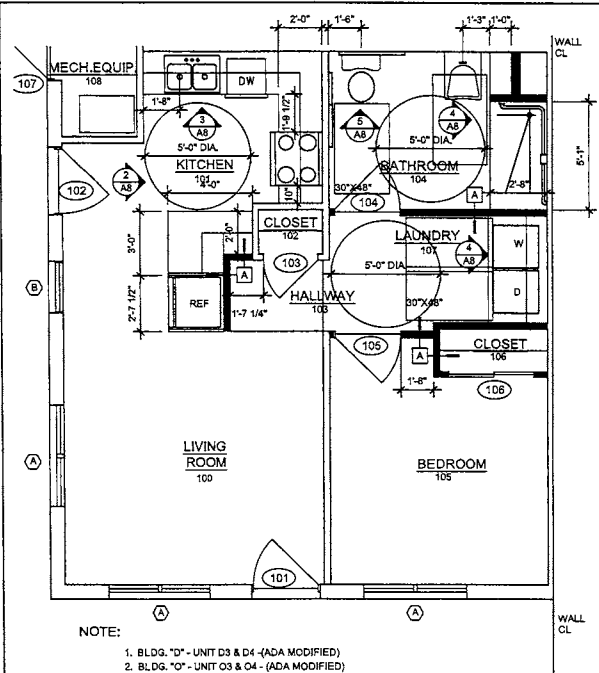
BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

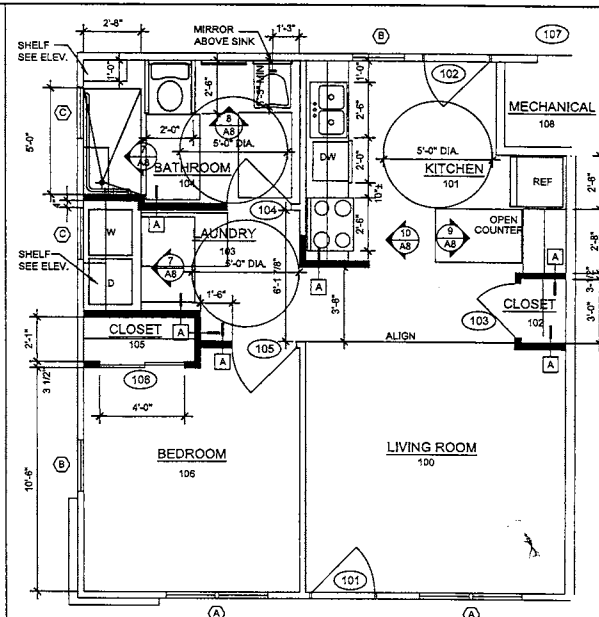
CONTRACT NO.
2019-1008

SHEET NO.
A7

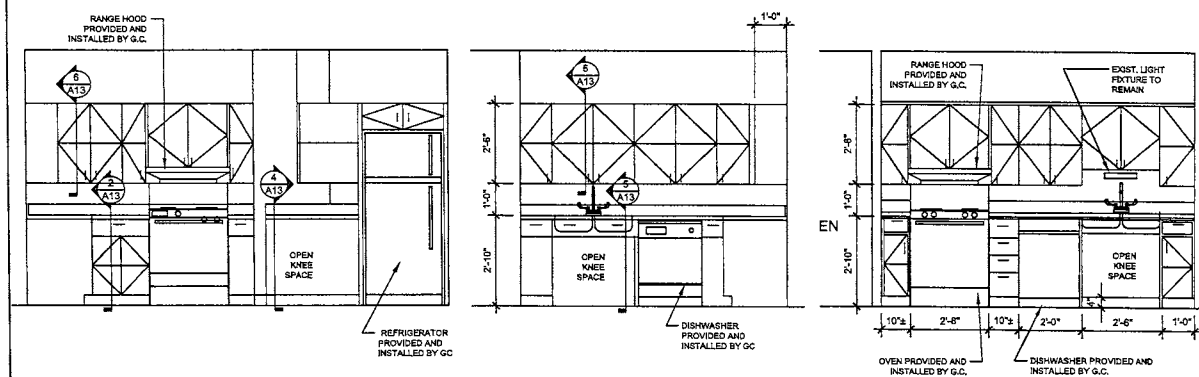
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1/8"=1'-0"
TYP ADA 1 BEDROOM FLOOR PLAN - BUILDING "D, O" (2 UNITS ADA)



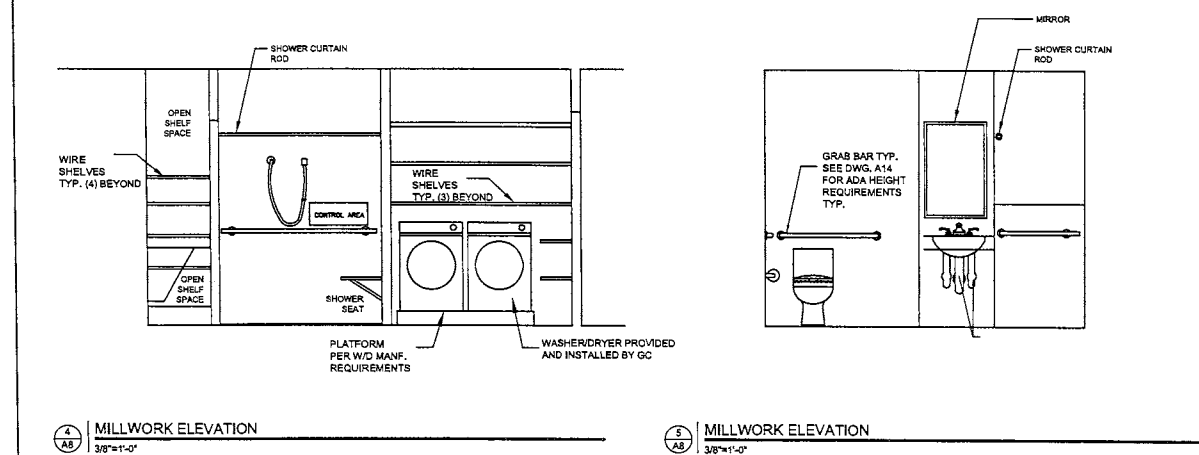
1/4"=1'-0"
TYP ADA 1 BEDROOM FLOOR PLAN - BUILDING "J" 2 ADA UNITS



3/8"=1'-0"
MILLWORK ELEVATION

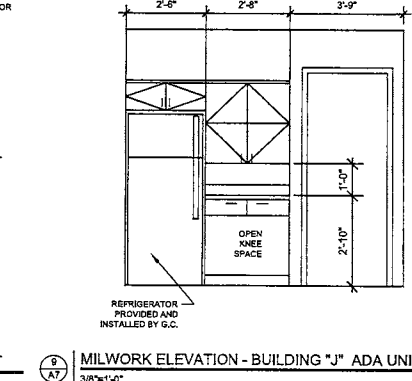
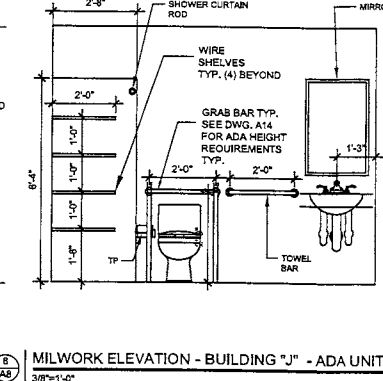
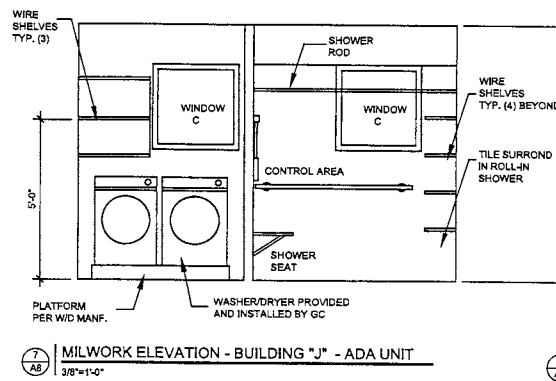
3/8"=1'-0"
MILLWORK ELEVATION

3/8"=1'-0"
MILLWORK ELEVATION - BUILDING "J" - ADA UNIT



3/8"=1'-0"
MILLWORK ELEVATION

3/8"=1'-0"
MILLWORK ELEVATION



DOOR SCHEDULE													
MARK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL	
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J
101	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE		
102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	NO	NO	YES	NONE		
103	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE		
104	3'-0" +/-	6'-8"	3'-2"	6'-10"	1 3/8"	D2	NEW WD	NO	NO	NONE	NONE		
105	3'-0" +/-	6'-8"	3'-2"	6'-10"	1 3/8"	D2	NEW WD	NO	NO	NONE	NONE		
106	2'-6" +/- (PR)	6'-8"	5'-0"	6'-10"	1 3/8"	D4	NEW WD	NO	NO	NONE	NONE		
107	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	NONE	NONE		
TYPICAL 1-BEDROOM ADA UNIT													

HARDWARE GROUPS DOOR & WINDOWS TYPES													
H-1 EACH DOOR TO HAVE: 1 1/2 PAIR HINGES LEVER HANDLE OPERATION LOCKSET & DEADBOLT WALL MOUNTED STOP PEEPHOLE				H-2 EACH DOOR TO HAVE: INTEGRAL PATIO LOCK W/ SECURITY BAR 1 1/2 PAIR HINGES LEVER HANDLE OPERATION ONE WALL STOP				H-3 EACH DOOR TO HAVE: 1 1/2 PAIR HINGES ONE PRIVACY LOCKSET, LEVER HANDLE OPERATION ONE WALL STOP				H-4 EACH DOOR TO HAVE: 1 1/2 PAIR HINGES ONE PASSAGE LATCHSET ONE WALL STOP WHERE APPLICABLE LEVER HANDLE OPERATION	
DOOR "D1"				DOOR "D2"				DOOR "D4"				DOOR "D5"	
WINDOW "C"				WINDOW "B"				WINDOW "A"					

WINDOW SCHEDULE									
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT
		WIDTH	HEIGHT	WIDTH	HEIGHT				
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4" +/-	3'-8" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4" +/-	3'-8" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4" +/-	2'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.

WINDOW NOTE:
1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

INTERIOR FINISH NOTES:

- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BD. WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D.
- SEE DWG. A13 FOR WALL AND CABINET DETAILS
- SEE DRAWING A13 FOR MILLWORK AND ACCESSIBLE NOTES.



REVISIONS	
CD PACKAGE	9-25-2020

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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A8

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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

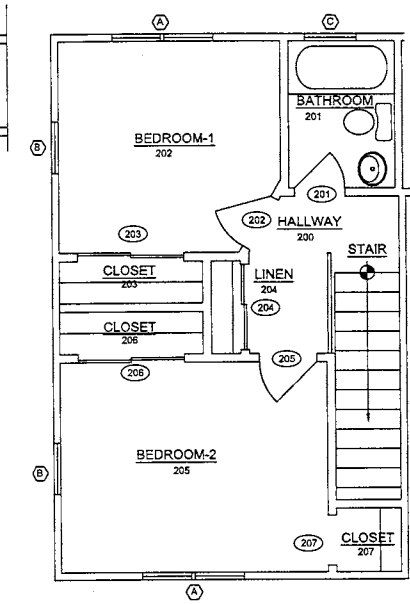
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

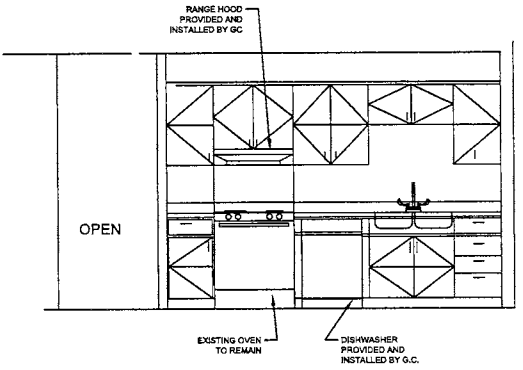
COMM. NO.
2019-1008

SHEET NO.
A9

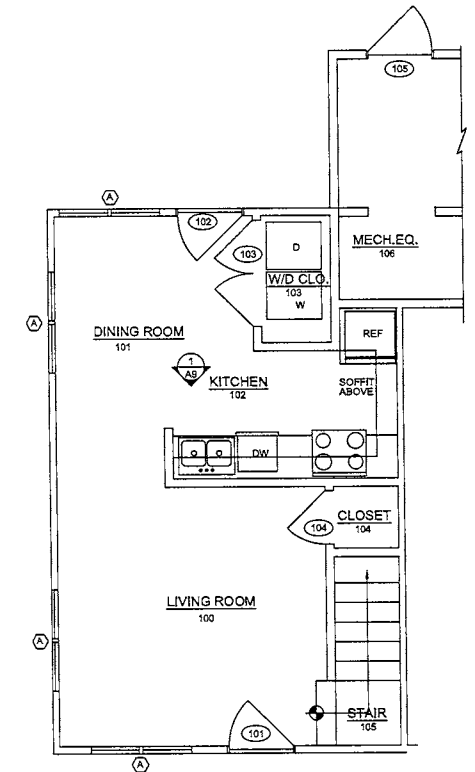
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2 SECOND FLOOR PLAN - 2 BEDROOM UNIT
1/4"=1'-0"



1 MILLWORK ELEVATION
3/8"=1'-0"



1 FIRST FLOOR PLAN - TYP. 2 BEDROOM UNIT
1/4"=1'-0"

INTERIOR FINISH NOTES:

- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BD. WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D.
- SEE DWG. A13 FOR WALL AND CABINET DETAILS
- SEE DRAWING A13 FOR MILLWORK AND ACCESSIBLE NOTES.

WINDOW NOTE:

- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

DOOR SCHEDULE

	MK	DOOR OPENING		OPENING DIMENSION		TH'KNSS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR GROUP	REMARKS	
		WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J			
TYPICAL 2-BEDROOM UNIT	101	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW INSUL. ENTRY METAL CLAD DOOR	
	102	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD.	NO	NO	YES	NONE			H-2	NEW PATIO MTL DOOR WITHOUT DEADBOLT & PEEP HOLE	
	103	2'-6"±PR	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
	104	2'-6"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
	105	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. WD	NO	NO	YES	NONE			H-1	NEW MTL DOOR & MTL FRAME WITH GRILLES	
	201	2'-4"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR	
	202	2'-8"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
	203	2'-6"±PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR SLIDING DOOR	
	204	2'-0"±PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR SLIDING DOOR	
	205	2'-8"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
	206	2'-6"±PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR SLIDING DOOR	
207	2'-4"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR		

HARDWARE GROUPS

H-1 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
LOCKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLE

H-2 EACH DOOR TO HAVE:
INTEGRAL PATIO LOCK W/
SECURITY BAR
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
ONE WALL STOP

H-3 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PRIVACY LOCKSET, LEVER
HANDLE OPERATION
ONE WALL STOP

H-4 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PASSAGE LATCHSET
ONE WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION

WINDOW "C": 2'-4" x 2'-4"

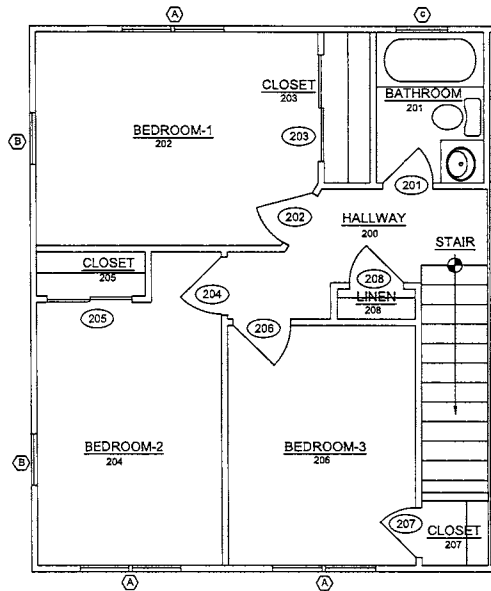
WINDOW "B": 3'-3" x 2'-4"

WINDOW "A": 4'-6" x 3'-3"

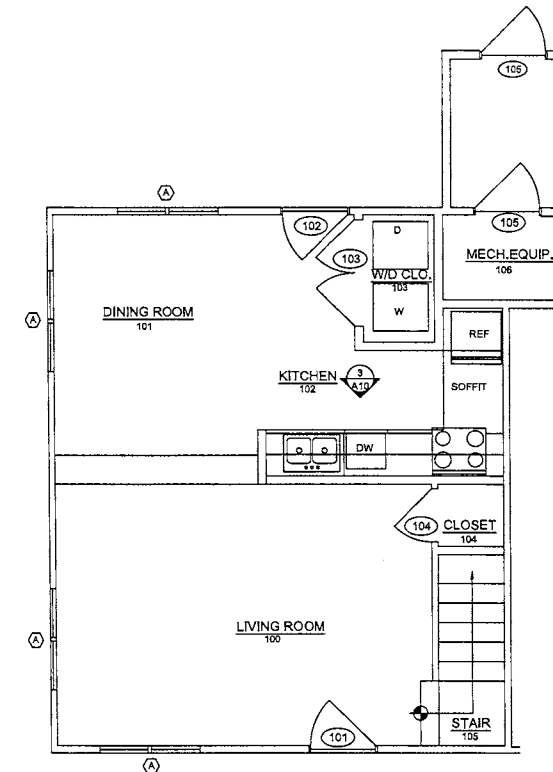
DOOR & WINDOWS TYPES

WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-6"	EXIST. 4'-9"	EXIST. 3'-8 1/4"	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	PAIR REQ'D SEE WINDOW NOTE 1 & 2
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-6"	EXIST. 2'-5"	EXIST. 3'-8 1/4"	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	2'-4"	EXIST. 2'-6"	EXIST. 2'-5 1/4"	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2



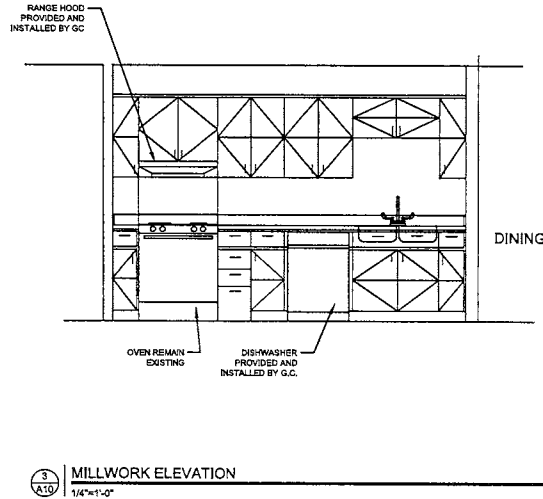
2 SECOND FLOOR PLAN - TYP. 3 BEDROOM UNIT
1/4"=1'-0"



1 FIRST FLOOR PLAN - TYP. 3 BEDROOM UNIT
1/4"=1'-0"

INTERIOR FINISH NOTES:

1. TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
2. CLEAN EXIST. GYP. BD. WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
3. INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
4. REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D.
5. SEE DWG. A13 FOR WALL AND CABINET DETAILS
6. SEE DRAWING A13 FOR MILLWORK AND ACCESSIBLE NOTES.



3 MILLWORK ELEVATION
1/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HDWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
101	3'-0"±	6'-8"	EXST.	EXST.	1 3/4"	D1	EXST. WD	YES	NO	YES	NONE			H-1	NEW INSUL. ENTRY METAL CLAD DOOR
102	3'-0"±	6'-8"	EXST.	EXST.	1 3/4"	D5	EXST. WD	NO	NO	YES	NONE			H-2	NEW PATIO MTL. DOOR WITHOUT DEADBOLT & PEEPHOLE
103	2'-6"±PR	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
104	2'-6"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
105	3'-0"±	6'-8"	EXST.	EXST.	1 3/4"	D3	EXST.MTL	NO	NO	YES	NONE			H-1	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
201	2'-4"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR
202	2'-8"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
203	2'-6"±PR	6'-8"	EXST.	EXST.	1 3/8"	D4	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR SLIDING DOOR
204	2'-8"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
205	2'-0"±PR	6'-8"	EXST.	EXST.	1 3/8"	D4	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR SLIDING DOOR
206	2'-8"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
207	2'-4"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
208	2'-6"±	6'-8"	EXST.	EXST.	1 3/8"	D2	EXST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR

HARDWARE GROUPS

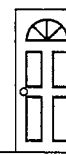
DOOR & WINDOWS TYPES

H-1 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
LOOKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLE

H-2 EACH DOOR TO HAVE:
INTEGRAL PATIO LOCK W/
SECURITY BAR
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
ONE WALL STOP

H-3 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PRIVACY LOOKSET, LEVER
HANDLE OPERATION
ONE WALL STOP

H-4 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PASSAGE LATCHSET
ONE WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



DOOR "D1"

DOOR "D2"

DOOR "D4"

DOOR "D3"

DOOR "D5"

WINDOW "C"

WINDOW "B"

WINDOW "A"

WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	UNTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXST. 4'-0"	EXST. 3'-9 1/4"	INSUL LOW E	EXST.	EXST.	EXST.	PAIR REQ'D SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXST. 2'-5"	EXST. 3'-9 1/4"	INSUL LOW E	EXST.	EXST.	EXST.	SEE WINDOW NOTE 1 & 2
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	2'-4"	EXST. 2'-4"	EXST. 2'-5 1/4"	INSUL LOW E	EXST.	EXST.	EXST.	SEE WINDOW NOTE 1 & 2

WINDOW NOTE:

1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



REVISIONS

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OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-5282
FAX: (417) 863-5282

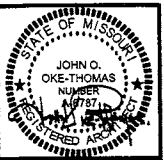
BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A10

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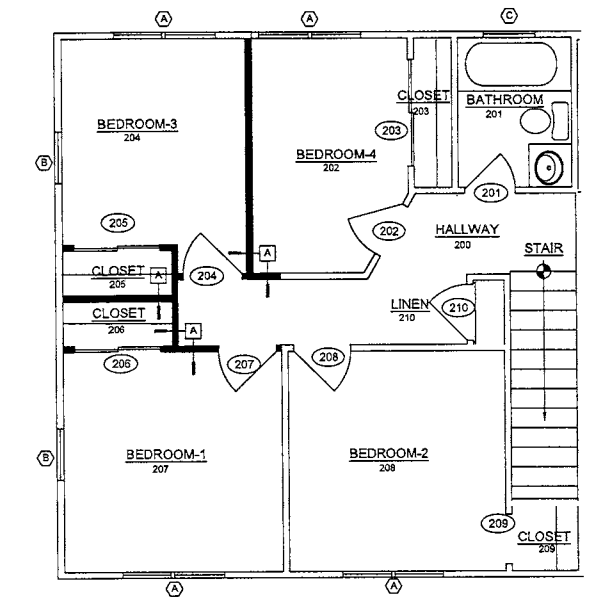
OKE-THOMAS + ASSOCIATES, INC.
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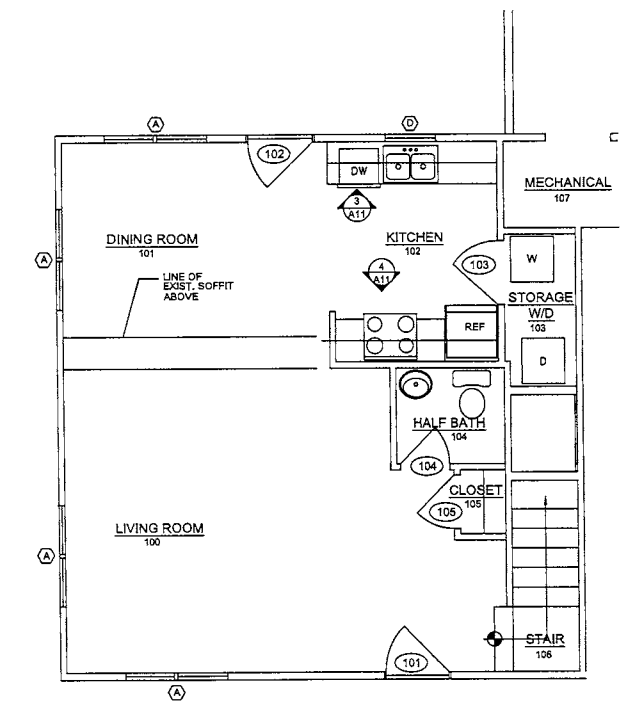
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FOR
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SPRINGFIELD, MO 65802

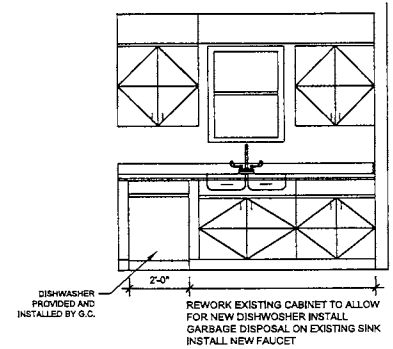
DATE SEPTEMBER 25, 2020
COMM. NO. 2019-1008
SHEET NO. A11



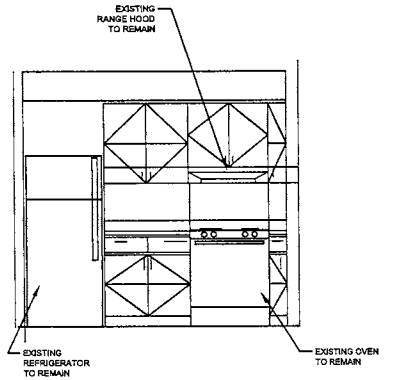
2 SECOND FLOOR PLAN - TYP. 4 BEDROOM UNIT
1/4"=1'-0"



1 FIRST FLOOR PLAN - TYP. 4 BEDROOM UNIT
1/4"=1'-0"



3 MILLWORK ELEVATION
1/4"=1'-0"



4 MILLWORK ELEVATION
1/4"=1'-0"

INTERIOR FINISH NOTES:

- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BD. WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D.
- SEE DWG. A13 FOR WALL AND CABINET DETAILS
- SEE DRAWING A13 FOR MILLWORK AND ACCESSIBLE NOTES.

WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXIST. 4'-8"	EXIST. 3'-9 1/4"	INSUL LOW E	EXIST.	EXIST.	EXIST.	PAIR REQ'D SEE WINDOW NOTE 1 & 2
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXIST. 2'-8"	EXIST. 3'-9 1/4"	INSUL LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	2'-4"	EXIST. 2'-5"	EXIST. 2'-5 1/4"	INSUL LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2

WINDOW NOTE:

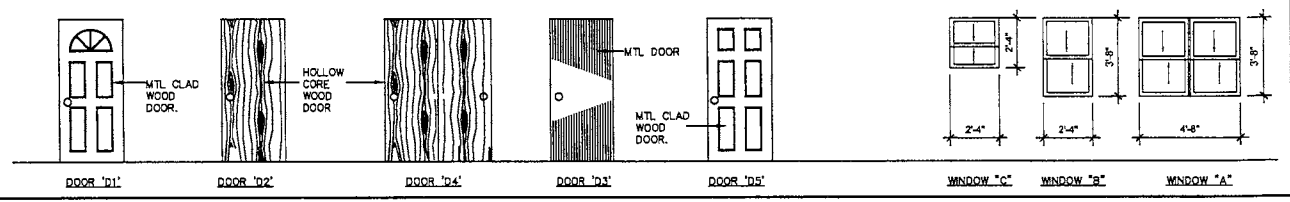
- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

DOOR SCHEDULE

TYPICAL BEDROOM UNIT	WK	DOOR OPENING		OPENING DIMENSION		TH'KNSS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR GROUP	REMARKS
		WIDTH	HEIGHT	WDTH	HEIGHT				DOOR	TRANSOM			H	J		
101	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW INSUL. ENTRY METAL CLAD DOOR	
102	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-2	NEW INSUL. PATIO ENTRY METAL DOOR	
103	3'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
104	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
105	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR	
106	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-1	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE	
201	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR	
202	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
203	2'-8"PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			-	NEW HOLLOW CORE SLIDING WD. DOOR SYSTEM	
204	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
205	2'-0"PR	6'-8"	NEW	NEW	1 3/8"	D4	NEW WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE SLIDING WD. DOOR SYSTEM	
206	2'-0"PR	6'-8"	NEW	NEW	1 3/8"	D4	NEW WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE SLIDING WD. DOOR SYSTEM	
207	2'-8"	6'-8"	NEW	NEW	1 3/8"	D2	NEW WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
208	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
209	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	
210	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR	

HARDWARE GROUPS

- H-1 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
LOCKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLE
- H-2 EACH DOOR TO HAVE:
INTEGRAL PATIO LOCK W/
SECURITY BAR
1 1/2 PAIR HINGES
LEVER HANDLE OPERATION
ONE WALL STOP
- H-3 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PRIVACY LOCKSET, LEVER
HANDLE OPERATION
ONE WALL STOP
- H-4 EACH DOOR TO HAVE:
1 1/2 PAIR HINGES
ONE PASSAGE LATCHSET
ONE WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



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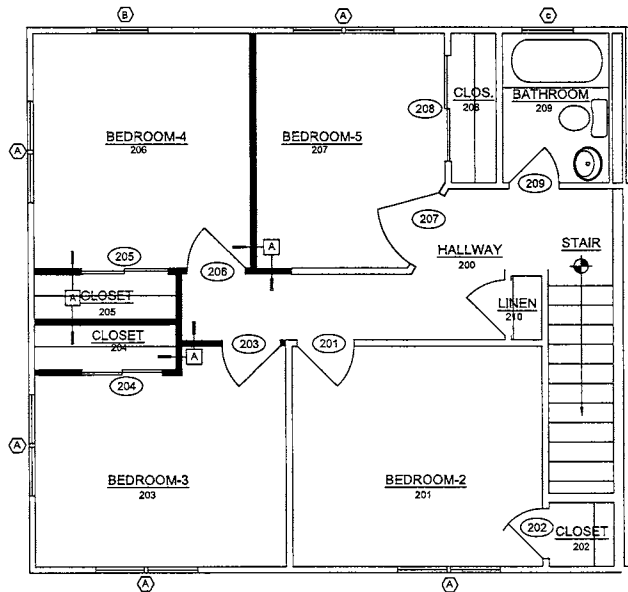
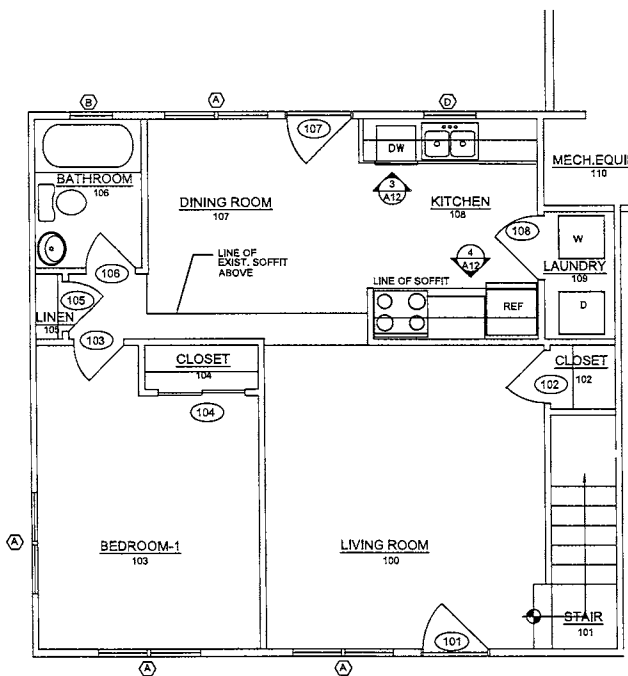
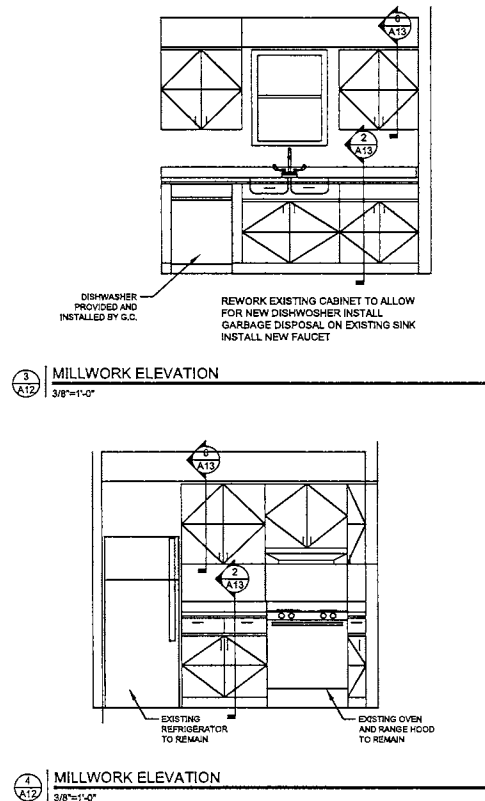
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OKE-THOMAS + ASSOCIATES, INC.
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1872 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6322 FAX: (417) 863-6328

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020COMM. NO.
2019-1008SHEET NO.
A12

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1 SECOND FLOOR PLAN - 5 BEDROOM APARTMENT
1/4"=1'-0"2 FIRST FLOOR PLAN - 5 BEDROOM APARTMENT
1/4"=1'-0"3 MILLWORK ELEVATION
3/8"=1'-0"4 MILLWORK ELEVATION
3/8"=1'-0"

INTERIOR FINISH NOTES:

- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BD. WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D.
- SEE DWG. A13 FOR WALL AND CABINET DETAILS
- SEE DRAWING A13 FOR MILLWORK AND ACCESSIBLE NOTES.

WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	UNTEL.	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXIST. 4'-8"	EXIST. 3'-9 1/4"	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	PAIR REQ'D SEE WINDOW NOTE 1 & 2
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	3'-8"	EXIST. 2'-5"	EXIST. 3'-9 1/4"	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-4"	2'-4"	EXIST. 2'-5"	EXIST. 2'-5 1/4"	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2

WINDOW NOTE:

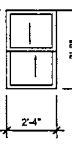
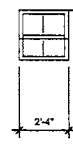
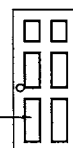
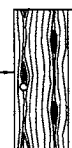
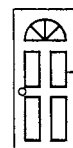
- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

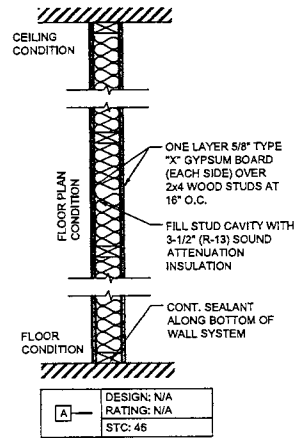
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWGR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
101	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW INSUL. METAL ENTRY DOOR
102	2'-6"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
103	2'-8"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
104	2'-0"±PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
105	2'-8"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
106	2'-4"±	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
107	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/8"	D5	EXIST. WD	NO	NO	NONE	NONE			H-2	NEW PATIO INSUL. MTL CLAD DOOR NO DEADBOLT & PEEPHOLE
108	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	NO	NO	YES	NONE			H-2	NEW HOLLOW CORE WD. DOOR
109	3'-0"±	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-1	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
201	2'-8"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
202	2'-4"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
203	2'-8"±	6'-8"	NEW	NEW	1 3/8"	D2	WOOD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
204	2'-0"PR	6'-8"	NEW	NEW	1 3/8"	D4	WOOD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
205	2'-0"PR	6'-8"	NEW	NEW	1 3/8"	D4	WOOD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
206	2'-8"±	6'-8"	NEW	NEW	1 3/8"	D2	WOOD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
207	2'-8"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
208	2'-6"PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
209	2'-4"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR
210	2'-4"±	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR

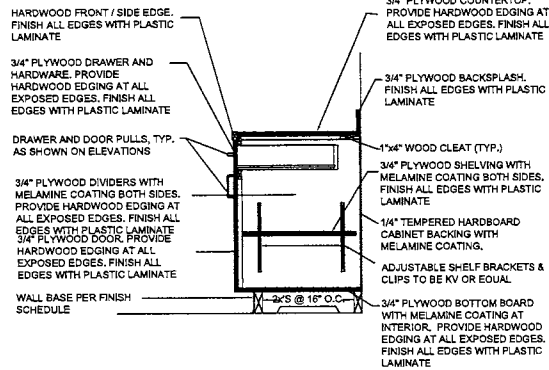
HARDWARE GROUPS

DOOR & WINDOWS TYPES

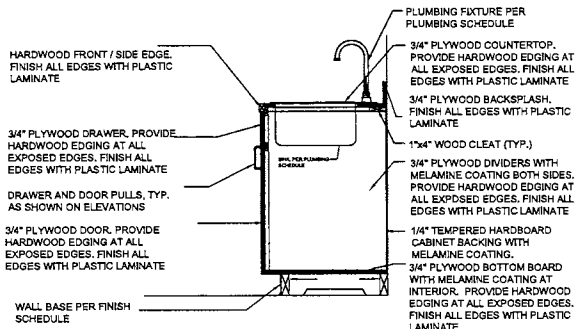
H-1 EACH DOOR TO HAVE:
1 1/2" PAIR HINGES
LEVER HANDLE OPERATION
LOCKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLEH-2 EACH DOOR TO HAVE:
INTEGRAL PATIO LOCK W/
SECURITY BAR
1 1/2" PAIR HINGES
LEVER HANDLE OPERATION
ONE WALL STOPH-3 EACH DOOR TO HAVE:
1 1/2" PAIR HINGES
ONE PRIVACY LOCKSET, LEVER
HANDLE OPERATION
ONE WALL STOPH-4 EACH DOOR TO HAVE:
1 1/2" PAIR HINGES
ONE PASSAGE LATCHSET
ONE WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



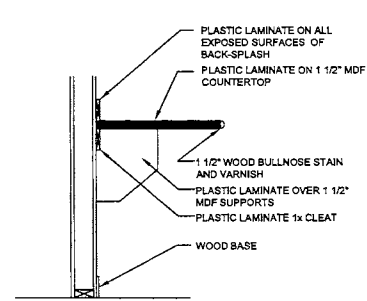
1 NEW WALL TYP. ALL UNITS
1'-0"=1'-0"



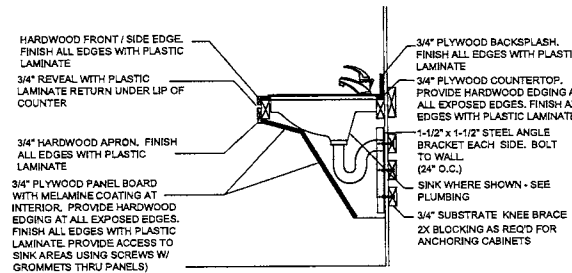
2 CASEWORK SECTION
3/4"=1'-0"



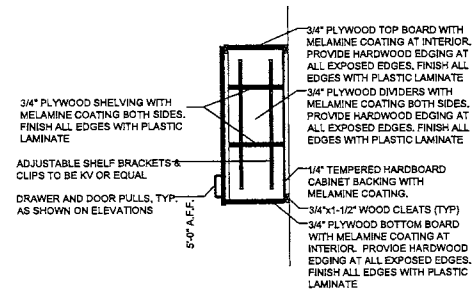
3 CASEWORK SECTION
3/4"=1'-0"



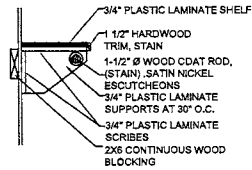
4 CASEWORK SECTION
3/4"=1'-0"



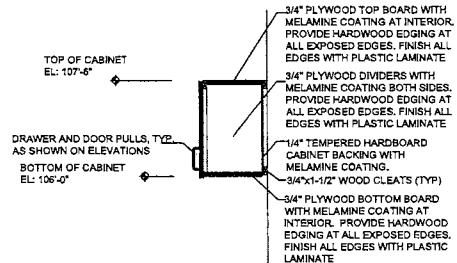
5 CASEWORK SECTION
3/4"=1'-0"



6 CASEWORK SECTION
3/4"=1'-0"



7 CASEWORK SECTION
3/4"=1'-0"



8 CASEWORK SECTION
3/4"=1'-0"

MILLWORK GENERAL NOTES:

- ALL MILLWORK DIMENSIONS SHALL BE VERIFIED AT THE JOB SITE BEFORE INSTALLATION.
- CONTRACTOR SHALL SUBMIT COPIES OF MILLWORK FABRICATION AND INSTALLATION DETAILS TO THE ARCHITECT FOR APPROVAL BEFORE INSTALLATION WORK COMMENCES.
- ALL MILLWORK SHALL BE INSTALLED AS SHOWN ON THE FLOOR PLAN AND MILLWORK ELEVATIONS UNLESS NOTED OTHERWISE.
- CAULK CONTINUOUSLY ALONG THE EDGES OF BACKSPLASH ABUTTING AGAINST THE WALLS.
- ALL EXPOSED EDGES OF MILLWORK ON COUNTERTOPS SHALL BE FINISHED WITH HALF-ROUND HARDW'D EDGES OR MATCH EXISTING.
- ALL EXPOSED SURFACES OF MILLWORK SHALL MATCH EXISTING.
- PLUMB, LEVEL AND ADJUST MILLWORK ACCESSORIES AND CABINET BEFORE SECURING THEM TIGHTLY TO BASES.
- VERIFY THAT ALL CABINETS, DRAWERS, DOORS, HARDWARE AND ACCESSORIES ARE ADJUSTED AND OPERATING PROPERLY AS INTENDED.
- ALL MILLWORK INSTALATION SHALL BE DONE IN A WORKMANLIKE MANNER, FREE OF DEFECTS AND BLEMISHES.
- CLEAN AND PROTECT FINISHED WORK UNTIL OWNER ACCEPTS FINISH WORK. REPAIR DAMAGES TO MILLWORK BEFORE FINAL ACCEPTANCE OF WORK BY OWNER.

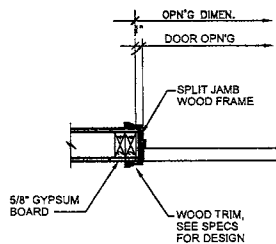
CONTRACTOR SHALL AT HIS OWN DISCRETION SUBSTITUTE PRE-FABRICATED MODULAR CASEWORK WITH INTEGRAL HARDWARE IN LIEU CUSTOM FABRICATED CASEWORK IN THE KITCHEN OF EACH APARTMENT.

ACCESSIBLE KITCHEN NOTES

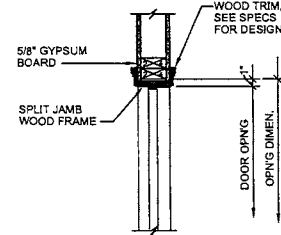
- COUNTER HEIGHT SHALL BE 34" A.F.F.
- EXTEND VINYL FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE REFRIGERATOR.
- TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
- ADD SEPARATE 3-WAY WALL SWITCHES FOR RANGE HOOD FAN AND RANGE HOOD LIGHT (SEE ELECTRICAL PLANS).
- ADD SWITCHES UNDER SINK (3-WAY) & CHANGE WALL SWITCH TO 3-WAY FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
- SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 34" A.F.F. TO BOTTOM OF SWITCH PLATE SO AS NOT TO INTERFERE WITH WALL CABINET.
- INSULATE EXPOSED PIPING BELOW KITCHEN SINK W/ "TRAP WRAP" BY BROCAR PRODUCTS, INC. OR EQUAL.
- PROVIDE LEVER HANDLE HARDWARE IN ALL DOORS.

GENERAL NOTE :

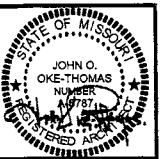
- SEE FINISH SCHEDULE FOR FINISHES, APPLIANCES AND SCOPE OF WORK AT INDIVIDUAL UNIT. (TYP)



9 DOOR JAMB DETAIL
1'-0"=1'-0"



10 DOOR HEAD DETAIL
1'-0"=1'-0"



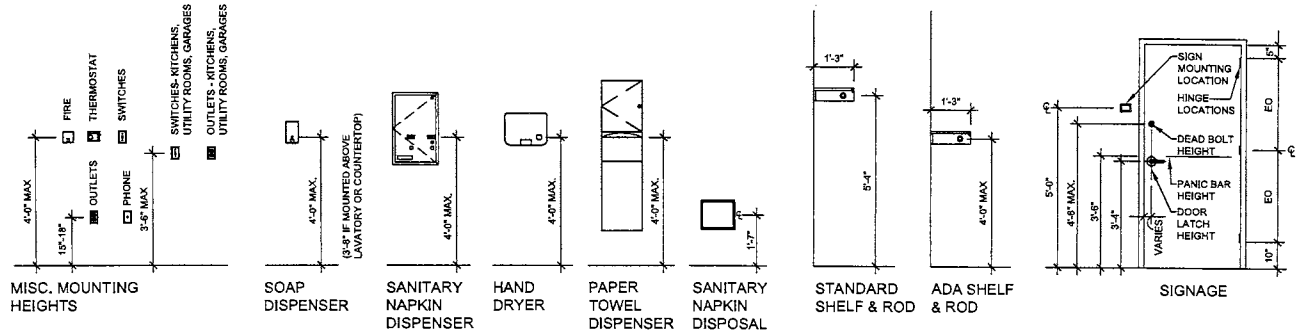
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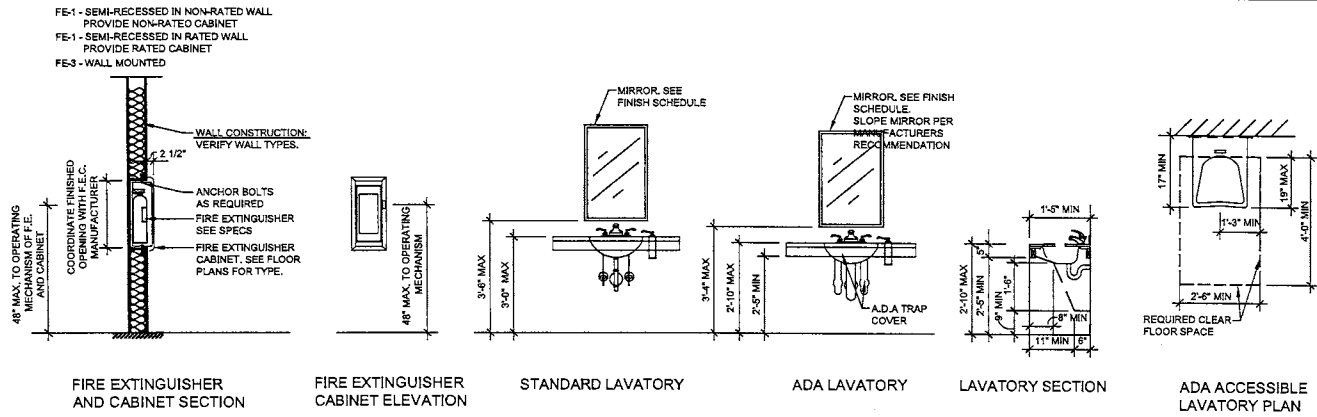
BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE SEPTEMBER 25, 2020
COMM. NO. 2019-1008
SHEET NO. A13

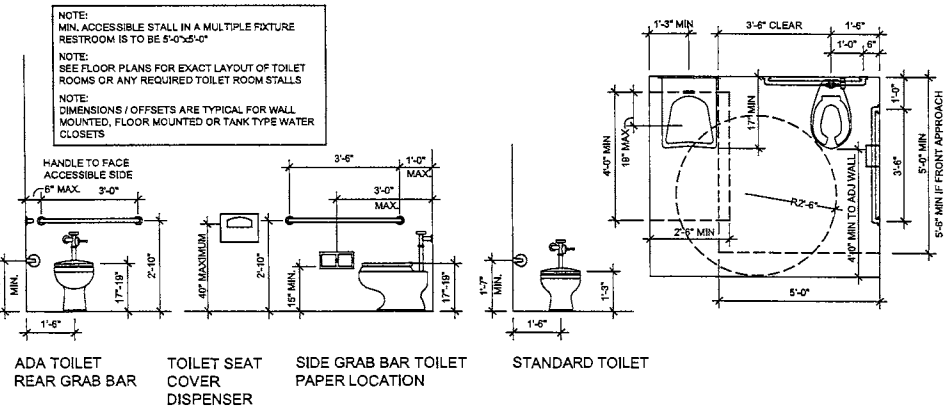
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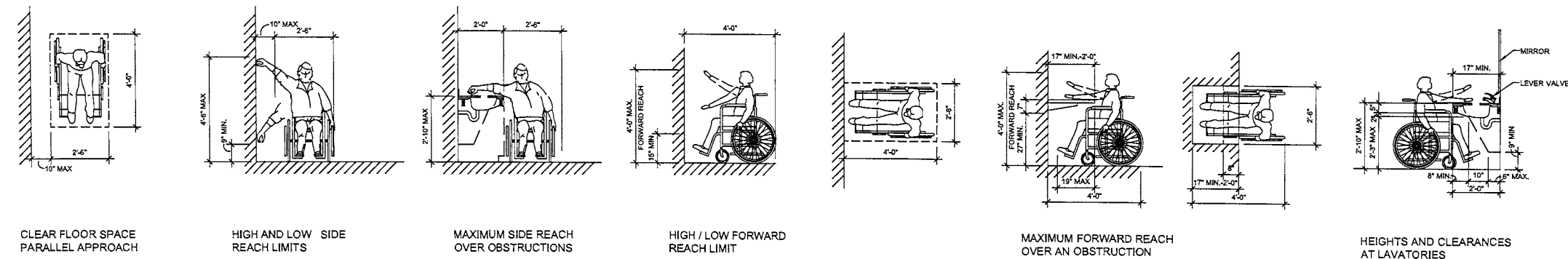
4
A14
MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"



3
A14
MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"



2
A14
MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"



1
A14
MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"

GENERAL NOTES

1. THESE FIXTURES AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATION ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT. IF A ROOM IS IN QUESTION AS TO BEING A REQUIRED ACCESSIBLE ROOM - CONTACT ARCHITECT FOR RESOLUTION.
2. PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE SOLID BLOCKING CAPABLE OF WITHSTANDING 250 LBS. FORCE (SHEAR & BENDING). GRAB BARS SHALL NOT ROTATE. FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPES FOR TYPE OF WALL CONSTRUCTION.
3. ALL EXTERIOR RAMPS SHALL HAVE A NONSKID FINISH (AS SPECIFIED). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF NONSKID MATERIAL (SEE SPECIFICATIONS). IF NO FINISH IS INDICATED ON DRAWINGS PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
4. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
5. ACCESSIBLE DOORS: SWEEP PERIOD OF DOOR CLOSURES ON ACCESSIBLE DOORS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70° DOOR WILL TAKE A MINIMUM OF 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LB. OF FORCE TO OPEN. ADJUST CLOSURES ACCORDINGLY.
6. SEE DOOR SCHEDULE FOR MINIMUM REQUIRED CLEAR AREA AT LATCH SIDE OF DOOR.

TYP MOUNTING HEIGHTS
(FOR MOUNTING HEIGHTS ONLY)

MARKER / SMART BOARD: 36" TO BOTTOM (VERIFY WITH OWNER)
WALL MOUNTED TELEPHONES: 54" TO TOP OF TELEPHONES

FIRE EXTINGUISHERS AND CABINETS

- FIRE EXTINGUISHER TYPES:**
- TYPE A: FOR USE ON FIRES INVOLVING COMBUSTIBLE MATERIALS SUCH AS WOOD, CLOTH AND PAPER.
 - TYPE B: FOR USE ON FLAMMABLE LIQUID FIRES, INCLUDING KITCHEN GREASE. NEVER USE WATER ON THIS TYPE OF FIRE.
 - TYPE C: FOR USE IN FIRES INVOLVING ENERGIZED ELECTRICAL EQUIPMENT.
- TYPE ABC - WORKS ON ALL THREE TYPES OF FIRES LISTED ABOVE.**
- FIRE EXTINGUISHER CABINET TYPES:**
- FE-1 - SEMI-RECESSED IN NON-RATED WALL PROVIDE NON-RATED CABINET
 - FE-2 - SEMI-RECESSED IN RATED WALL PROVIDE RATED CABINET
 - FE-3 - WALL MOUNTED CABINET - NON-RATED CABINET
 - FE-4 - FIRE EXTINGUISHER HANGER ONLY



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

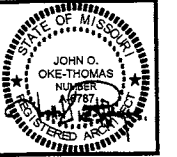
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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAIN EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAIN EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINETST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER NEW WATER HEATER EXIST. BATH TUB / SHOWER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUBSHOWER NEW ROLL IN SHOWER EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
C1 BLDG. C - 1 BEDROOM	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	108	LINEN	•	•	•	•	•	•	•	•	•	•	
109	MECHANICAL	•	•	•	•	•	•	•	•	•	•		
C2 BLDG. C - 1 BEDROOM	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	108	LINEN	•	•	•	•	•	•	•	•	•	•	
	109	MECHANICAL	•	•	•	•	•	•	•	•	•	•	
C3 BLDG. C - 1 BEDROOM	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	108	LINEN	•	•	•	•	•	•	•	•	•	•	
	109	MECHANICAL	•	•	•	•	•	•	•	•	•	•	
C4 BLDG. C - 1 BEDROOM	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	108	LINEN	•	•	•	•	•	•	•	•	•	•	
	109	MECHANICAL	•	•	•	•	•	•	•	•	•	•	



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A15

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB NEW ROLL IN SHOWER EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
D1	100	LIVING ROOM											
	101	KITCHEN											
	102	CLOSET											
	103	HALLWAY											
	104	BEDROOM											
	105	CLOSET											
	106	LAUNDRY											
	107	BATHROOM											
	108	LINEN											
	109	MECHANICAL											
D2	100	LIVING ROOM											
	101	KITCHEN											
	102	CLOSET											
	103	HALLWAY											
	104	BEDROOM											
	105	CLOSET											
	106	LAUNDRY											
	107	BATHROOM											
	108	LINEN											
	109	MECHANICAL											
D3	100	LIVING ROOM											ADA UNIT
	101	KITCHEN											
	102	CLOSET											
	103	HALLWAY											
	104	BEDROOM											
	105	CLOSET											
	106	LAUNDRY											
	107	BATHROOM											
	108	MECHANICAL											
D4	100	LIVING ROOM											
	101	KITCHEN											
	102	CLOSET											
	103	HALLWAY											
	104	BEDROOM											
	105	CLOSET											
	106	LAUNDRY											
	107	BATHROOM											
	108	MECHANICAL											



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BOLIVAR APARTMENTS
FOR
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SPRINGFIELD, MO 65802

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			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED		DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUBSHOWER NEW ROLL-IN SHOWER EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS															
O1	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	106	LAUNDRY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	108	LINEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	109	MECHANICAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
O2	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
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	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	108	LINEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	109	MECHANICAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
O3	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	102	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	103	HALLWAY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	104	BEDROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	106	LAUNDRY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	107	BATHROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	108	MECHANICAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
	O4	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	ADA UNIT			
101		KITCHEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
102		CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
103		HALLWAY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
104		BEDROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
105		CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
106		LAUNDRY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	FRONT LOADED W/D- ADA ROLL - IN SHOWER - ADA				
107		BATHROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
108		LINEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
109		MECHANICAL	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					



REVISIONS	
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OKE-THOMAS + ASSOCIATES, INC.

• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS

1872 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802

TELEPHONE: (417) 863-8282 FAX: (417) 863-9222

BOLIVAR APARTMENTS

FOR

HOUSING AUTHORITY OF SPRINGFIELD

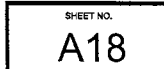
SPRINGFIELD, MO 65802

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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A17

[illegible]

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
J4	100	LIVING ROOM	●	●	●	●	●	●						
BLDG. J - 2 BEDROOM	101	DINING ROOM	●				●	●						
	102	KITCHEN	●	●	●				●					
	103	WASHER/DRYER CLOSET	●	●					●	●				
	104	PANTRY	●	●	●							●		
	105	CLOSET	●	●	●		●	●						
	106	STAIR		●	●	●		●						
	107	MECH EQUIPMENT		●	●		●				●			
	200	HALLWAY	●	●	●	●								
	201	BATHROOM	●	●	●	●	●	●	●		●	●	●	
	202	BEDROOM-1	●	●	●	●	●	●	●			●		
	203	CLOSET	●	●	●	●		●	●				●	
	204	LINEN	●	●	●	●		●	●				●	
	205	BEDROOM-2	●	●	●	●	●	●	●					
206	CLOSET	●	●	●	●		●	●				●	●	
207	CLOSET	●	●	●	●		●	●						
J5	100	LIVING ROOM	●		●	●	●	●						
BLDG. J - 3 BEDROOM	101	DINING ROOM	●	●	●		●	●					●	
	102	KITCHEN	●	●	●			●	●	●			●	
	103	WASHER/DRYER CLOSET	●	●	●		●	●			●	●	●	
	104	PANTRY	●	●	●				●			●		
	105	CLOSET	●	●	●		●	●					●	
	106	STAIR		●	●	●								
	107	MECH EQUIPMENT	●	●	●		●	●		●	●		●	
	200	HALLWAY	●	●	●	●								
	201	BATHROOM	●	●	●	●	●	●	●			●	●	
	202	CLOSET	●	●	●		●	●	●		●	●	●	
	203	BEDROOM-1	●	●	●	●	●	●	●			●	●	
	204	CLOSET	●	●	●	●		●	●			●		
	205	BEDROOM-2	●	●	●	●	●	●	●				●	
	206	BEDROOM-3	●	●	●	●	●	●	●				●	
	207	CLOSET	●	●	●	●	●	●	●				●	
	208	LINEN	●	●	●	●	●	●	●				●	



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FAX: (417) 863-8282

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINETIST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUBSHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. DRAINAGE FAN TO REMAIN NEW DRAINAGE FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
J6	100	LIVING ROOM	•	•	•	•	•	•				•	
	101	DINING ROOM	•	•	•	•		•				•	
	102	KITCHEN	•	•	•	•			•	•		•	
	103	WASHER/DRYER CLOSET	•	•	•						•	•	
	104	PANTRY	•	•	•	•						•	
	105	CLOSET	•	•	•	•	•					•	
	106	STAIR		•	•	•						•	
	107	MECH EQUIPMENT	•	•	•	•	•				•	•	
	200	HALLWAY	•	•	•	•						•	
	201	BATHROOM	•	•	•	•	•	•		•	•	•	
	202	CLOSET	•	•	•	•		•				•	
	203	BEDROOM-1	•	•	•	•	•	•				•	
	204	CLOSET	•	•	•	•		•				•	
	205	BEDROOM-2	•	•	•	•	•	•				•	
	206	BEDROOM-3	•	•	•	•	•	•				•	
	207	CLOSET	•	•	•	•	•	•	•			•	
	208	LINEN	•	•	•	•	•	•				•	



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TELEPHONE: (417) 883-9282 FAX: (417) 883-9222

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A20

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS				WINDOWS	APPLIANCES-CABINETS				PLUMBING				HVAC		ELECTRICAL		REMARKS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL NEW EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED		DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																



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TELEPHONE: (417) 883-4262
FAX: (417) 865-9222

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A21

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL NEW EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK AND NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
E4	100	LIVING ROOM	•	•	•	•	•	•					
BLDG. E - 2 BEDROOM	101	DINING ROOM	•	•	•	•	•	•					
	102	KITCHEN	•	•	•	•			•	•	•	•	
	103	WASHER/DRYER CLOSET	•	•	•	•						•	
	104	MECH. ROOM	•								•	•	
	105	CLOSET	•	•	•	•						•	
	106	STAIR		•	•	•					•	•	
	107	PANTRY	•	•	•	•						•	
	200	HALLWAY	•	•	•	•	•	•					
	201	BATHROOM	•	•	•	•	•	•			•	•	
	202	BEDROOM-1	•	•	•	•	•	•		•	•	•	
	203	CLOSET	•	•	•	•	•	•				•	
	204	LINEN	•	•	•	•	•	•				•	
	205	BEDROOM-2	•	•	•	•	•	•	•			•	•
	206	CLOSET	•	•	•	•	•	•					
207	CLOSET	•	•	•	•	•							
E5	100	LIVING ROOM	•	•	•	•	•	•				•	
BLDG. E - 2 BEDROOM	101	DINING ROOM	•	•	•	•	•	•				•	
	102	KITCHEN	•	•	•	•			•	•	•	•	
	103	WASHER/DRYER CLOSET	•	•	•	•						•	
	104	MECH. ROOM									•	•	
	105	CLOSET	•	•	•	•					•	•	
	106	STAIR		•	•	•						•	
	107	PANTRY	•	•	•	•						•	
	200	HALLWAY	•	•	•	•	•	•				•	
	201	BATHROOM	•	•	•	•	•	•		•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•				•	
	203	CLOSET	•	•	•	•	•	•				•	
	204	LINEN	•	•	•	•	•	•				•	
	205	BEDROOM-2	•	•	•	•	•	•	•			•	•
	206	CLOSET	•	•	•	•	•	•					
207	CLOSET	•	•	•	•	•							
E6	100	LIVING ROOM	•	•	•	•	•	•				•	
BLDG. E - 2 BEDROOM	101	DINING ROOM	•	•	•	•	•	•				•	
	102	KITCHEN	•	•	•	•			•	•	•	•	
	103	WASHER/DRYER CLOSET	•	•	•	•						•	
	104	MECH. ROOM	•								•	•	
	105	CLOSET	•	•	•	•					•	•	
	106	STAIR	•	•	•	•						•	
	107	PANTRY	•	•	•	•						•	
	200	HALLWAY	•	•	•	•	•	•				•	
	201	BATHROOM	•	•	•	•	•	•		•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•				•	
	203	CLOSET	•	•	•	•	•	•				•	
	204	LINEN	•	•	•	•	•	•				•	
	205	BEDROOM-2	•	•	•	•	•	•	•			•	•
	206	CLOSET		•	•	•	•	•					
207	CLOSET	•	•	•	•	•							

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
E7	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
	206	CLOSET											
207	CLOSET												
E8	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
	206	CLOSET											
207	CLOSET												
K1	100	LIVING ROOM											
	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
	206	CLOSET											
207	CLOSET												

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL NEW EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
K2	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
K3	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
K4	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE. TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL NEW EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
K5	100	LIVING ROOM	•	•	•	•	•	•					
	101	DINING ROOM	•	•	•	•	•	•					
	102	KITCHEN	•	•	•	•	•	•	•	•		•	
	103	WASHER/DRYER CLOSET	•	•	•	•	•	•		•	•	•	
	104	MECH. ROOM	•								•	•	
	105	CLOSET	•	•	•	•	•	•				•	
	106	STAIR		•	•	•	•					•	
	107	PANTRY	•	•	•	•	•	•		•		•	
	200	HALLWAY	•	•	•	•	•	•				•	
	201	BATHROOM	•	•	•	•	•	•		•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•	•			•	•
	203	CLOSET	•	•	•	•	•	•	•			•	
	K6	100	LIVING ROOM	•	•	•	•	•	•				•
101		DINING ROOM	•	•	•	•	•	•				•	
102		KITCHEN	•	•	•	•	•	•	•	•		•	
103		WASHER/DRYER CLOSET	•	•	•	•	•	•			•	•	
104		MECH. ROOM									•	•	
105		CLOSET	•	•	•	•	•	•				•	
106		STAIR		•	•	•	•					•	
107		PANTRY	•	•	•	•	•		•			•	
200		HALLWAY	•	•	•	•	•	•				•	
201		BATHROOM	•	•	•	•	•	•		•	•	•	
202		BEDROOM-1	•	•	•	•	•	•	•			•	•
203		CLOSET	•	•	•	•	•	•				•	
K7		100	LIVING ROOM	•	•	•	•	•	•				•
	101	DINING ROOM	•	•	•	•	•	•				•	
	102	KITCHEN	•	•	•	•	•	•	•	•		•	
	103	WASHER/DRYER CLOSET	•	•	•	•	•	•			•	•	
	104	MECH. ROOM	•								•	•	
	105	CLOSET	•	•	•	•	•	•				•	
	106	STAIR	•	•	•	•	•					•	
	107	PANTRY	•	•	•	•	•		•			•	
	200	HALLWAY	•	•	•	•	•	•				•	
	201	BATHROOM	•	•	•	•	•	•		•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•				•	•
	203	CLOSET	•	•	•	•	•	•				•	
	K8	100	LIVING ROOM	•	•	•	•	•	•				•
101		DINING ROOM	•	•	•	•	•	•				•	
102		KITCHEN	•	•	•	•	•	•	•	•		•	
103		WASHER/DRYER CLOSET	•	•	•	•	•	•			•	•	
104		MECH. ROOM	•								•	•	
105		CLOSET	•	•	•	•	•	•				•	
106		STAIR	•	•	•	•	•					•	
107		PANTRY	•	•	•	•	•		•			•	
200		HALLWAY	•	•	•	•	•	•				•	
201		BATHROOM	•	•	•	•	•	•		•	•	•	
202		BEDROOM-1	•	•	•	•	•	•				•	•
203		CLOSET	•	•	•	•	•	•				•	
204		LINEN	•	•	•	•	•	•				•	



REVISIONS	
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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS															
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS		
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW. AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS			
K8	100	LIVING ROOM	•	•	•	•	•	•				•			
	101	DINING ROOM	•	•	•	•		•				•			
	102	KITCHEN	•	•	•	•	•		•	•		•			
	103	WASHER/DRYER CLOSET	•	•	•	•					•	•			
	104	MECH. ROOM									•	•			
	105	CLOSET	•	•	•	•						•			
	106	STAIR		•	•	•						•			
	107	PANTRY	•	•	•	•						•			
	200	HALLWAY	•	•	•	•						•			
	201	BATHROOM	•	•	•	•				•	•	•			
	202	BEDROOM-1	•	•	•	•		•				•			
	203	CLOSET	•	•	•	•						•			
	204	LINEN	•	•	•	•						•			
L1	100	LIVING ROOM	•	•	•	•	•	•				•			
	101	DINING ROOM	•	•	•	•	•	•				•			
	102	KITCHEN	•	•	•	•			•	•		•			
	103	WASHER/DRYER CLOSET	•	•	•	•					•	•			
	104	MECH. ROOM	•								•	•			
	105	CLOSET	•	•	•	•						•			
	106	STAIR	•	•	•	•						•			
	107	PANTRY	•	•	•	•						•			
	200	HALLWAY	•	•	•	•						•			
	201	BATHROOM	•	•	•	•		•		•	•	•			
	202	BEDROOM-1	•	•	•	•		•				•			
	203	CLOSET	•	•	•	•						•			
	204	LINEN	•	•	•	•						•			
	205	BEDROOM-2	•	•	•	•		•				•			
L2	100	LIVING ROOM	•	•	•	•	•	•				•			
	100	LIVING ROOM	•	•	•	•	•	•				•			
	101	DINING ROOM	•	•	•	•			•	•		•			
	102	KITCHEN	•	•	•	•					•	•			
	103	WASHER/DRYER CLOSET	•	•	•	•					•	•			
	104	PANTRY	•	•	•	•						•			
	105	CLOSET	•	•	•	•						•			
	106	STAIR	•	•	•	•						•			
	200	HALLWAY	•	•	•	•						•			
	201	BATHROOM	•	•	•	•		•		•	•	•			
	202	BEDROOM-1	•	•	•	•		•				•			
	203	CLOSET	•	•	•	•						•			
	204	LINEN	•	•	•	•						•			
	205	BEDROOM-2	•	•	•	•		•				•			
	206	CLOSET	•	•	•	•						•			
	207	CLOSET	•	•	•	•						•			



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A26

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS														
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL NEW EXTERIOR MTL DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER/DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
L3	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•	•	•	•	•		•		
	103	WASHER/DRYER CLOSET	•	•	•	•				•		•		
	104	MECH. ROOM	•								•	•		
	105	CLOSET	•	•	•	•						•		
	106	STAIR	•	•	•	•						•		
	107	PANTRY	•	•	•	•						•		
	200	HALLWAY	•	•	•	•	•	•		•		•		
	201	BATHROOM	•	•	•	•	•	•				•		
	202	BEDROOM-1	•	•	•	•	•	•			•	•		
	203	CLOSET	•	•	•	•	•	•				•		
	204	LINEN	•	•	•	•	•	•				•		
	205	BEDROOM-2	•	•	•	•	•	•	•					
206	CLOSET	•	•	•	•	•	•				•			
207	CLOSET	•	•	•	•	•	•							
L4	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•	•	•	•	•		•		
	103	WASHER/DRYER CLOSET	•	•	•	•						•		
	104	MECH. ROOM	•								•	•		
	105	CLOSET	•	•	•	•						•		
	106	STAIR	•	•	•	•						•		
	107	PANTRY	•	•	•	•						•		
	200	HALLWAY	•	•	•	•	•	•		•		•		
	201	BATHROOM	•	•	•	•	•	•				•		
	202	BEDROOM-1	•	•	•	•	•	•		•	•	•		
	203	CLOSET	•	•	•	•	•	•				•		
	204	LINEN	•	•	•	•	•	•				•		
	205	BEDROOM-2	•	•	•	•	•	•	•					
206	CLOSET	•	•	•	•	•	•				•			
207	CLOSET	•	•	•	•	•	•							
L5	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•	•	•	•	•		•		
	103	WASHER/DRYER CLOSET	•	•	•	•						•		
	104	MECH. ROOM	•								•	•		
	105	CLOSET	•	•	•	•						•		
	106	STAIR	•	•	•	•						•		
	107	PANTRY	•	•	•	•						•		
	200	HALLWAY	•	•	•	•	•	•				•		
	201	BATHROOM	•	•	•	•	•	•				•		
	202	BEDROOM-1	•	•	•	•	•	•		•	•	•		
	203	CLOSET	•	•	•	•	•	•				•		
	204	LINEN	•	•	•	•	•	•				•		
	205	BEDROOM-2	•	•	•	•	•	•	•					
206	CLOSET	•	•	•	•	•	•				•			
207	CLOSET	•	•	•	•	•	•							



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

CDMA NO.
2019-1008

SHEET NO.
A27

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
L6	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
L7	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	MECH. ROOM											
	105	CLOSET											
	106	STAIR											
	107	PANTRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
L8	100	LIVING ROOM											
	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
	206	CLOSET											
	207	CLOSET											



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OKE-THOMAS + ASSOCIATES, INC.
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1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 882-8282 FAX: (417) 883-3222

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREAD & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINTE EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINTE EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
F1	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT (EXTERIOR)											
	200	HALLWAY											
	201	BATHROOM											
	202	CLOSET											
	203	BEDROOM-1											
	204	CLOSET											
	205	BEDROOM-2											
	206	BEDROOM-3											
	207	CLOSET											
	208	LINEN											
F2	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	CLOSET											
	203	BEDROOM-1											
	204	CLOSET											
	205	BEDROOM-2											
	206	BEDROOM-3											
	207	CLOSET											
	208	LINEN											



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A29

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS AND RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
BLDG. F - 3 BEDROOM	F3	100	LIVING ROOM	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•	•	•	•	•				
	103	WASHER/DRYER CLOSET	•	•	•	•	•	•				•		
	104	PANTRY	•	•	•	•	•	•						
	105	CLOSET	•	•	•	•	•	•						
	106	STAIR		•	•	•	•	•						
	107	MECH EQUIPMENT	•	•	•	•	•	•						
	200	HALLWAY	•	•	•	•	•	•						
	201	BATHROOM	•	•	•	•	•	•						
	202	CLOSET	•	•	•	•	•	•						
	203	BEDROOM-1	•	•	•	•	•	•						
	204	CLOSET	•	•	•	•	•	•						
	205	BEDROOM-2	•	•	•	•	•	•						
	206	BEDROOM-3	•	•	•	•	•	•						
	207	CLOSET	•	•	•	•	•	•						
	208	LINEN	•	•	•	•	•	•						
BLDG. F - 3 BEDROOM	F4	100	LIVING ROOM	•	••	•••	•	•						
	101	DINING ROOM	•	••	•••	•	•	•						
	102	KITCHEN	•	•	•	•	•	•	•	•				
	103	WASHER/DRYER CLOSET	•	•	•	•	•	•				•		
	104	PANTRY	•	•	•	•	•	•						
	105	CLOSET	•	•	•	•	•	•						
	106	STAIR		•	•	•	•	•						
	107	MECH EQUIPMENT	•	•	•	•	•	•						
	200	HALLWAY	•	•	•	•	•	•						
	201	BATHROOM	•	•	•	•	•	•						
	202	CLOSET	•	•	•	•	•	•						
	203	BEDROOM-1	•	•	•	•	•	•						
	204	CLOSET	•	•	•	•	•	•						
	205	BEDROOM-2	•	•	•	•	•	•						
	206	BEDROOM-3	•	•	•	•	•	•						
	207	CLOSET	•	•	•	•	•	•						
	208	LINEN	•	•	•	•	•	•						



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS														
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK. ADD. NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
F5	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•			•	•				
	103	WASHER/DRYER CLOSET	•	•	•	•					•			
	104	PANTRY	•	•	•	•								
	105	CLOSET	•	•	•	•								
	106	STAIR		•	•	•								
	107	MECH EQUIPMENT	•	•	•	•	•				•			
	200	HALLWAY	•	•	•	•								
	201	BATHROOM	•	•	•	•	•	•		•				
	202	CLOSET	•	•	•	•	•	•						
	203	BEDROOM-1	•	•	•	•	•	•	•					
	204	CLOSET	•	•	•	•	•	•		•				
	205	BEDROOM-2	•	•	•	•	•	•	•					
	206	BEDROOM-3	•	•	•	•	•	•	•					
	207	CLOSET	•	•	•	•	•	•		•				
	208	LINEN	•	•	•	•	•	•						
F6	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•			•	•				
	103	WASHER/DRYER CLOSET	•	•	•	•					•			
	104	PANTRY	•	•	•	•								
	105	CLOSET	•	•	•	•								
	106	STAIR		•	•	•								
	107	MECH EQUIPMENT	•	•	•	•	•				•			
	200	HALLWAY	•	•	•	•								
	201	BATHROOM	•	•	•	•	•	•	•	•				
	202	CLOSET	•	•	•	•	•	•						
	203	BEDROOM-1	•	•	•	•	•	•	•					
	204	CLOSET	•	•	•	•	•	•		•				
	205	BEDROOM-2	•	•	•	•	•	•	•					
	206	BEDROOM-3	•	•	•	•	•	•	•					
	207	CLOSET	•	•	•	•	•	•		•				
	208	LINEN	•	•	•	•	•	•						



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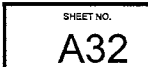


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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
16	100	LIVING ROOM	•	•	•	•	•	•					
BLDG. 1 - 3 BEDROOM	101	DINING ROOM	•	•	•	•	•	•					
	102	KITCHEN	•	•	•	•			•	•			
	103	WASHER/DRYER CLOSET	•	•	•	•				•			
	104	PANTRY	•	•	•	•							
	105	CLOSET	•	•	•	•							
	106	STAIR		•	•	•							
	107	MECH ROOM	•	•	•	•					•		
	200	HALLWAY	•	•	•	•							
	201	BATHROOM	•	•	•	•		•		•	•		
	202	CLOSET	•	•	•	•							
	203	BEDROOM-1	•	•	•	•						•	
	204	CLOSET	•	•	•	•							
	205	BEDROOM-2	•	•	•	•							
	206	BEDROOM-3	•	•	•	•							
	207	CLOSET	•	•	•	•							
208	LINEN	•	•	•	•								
BLDG. 1 - 3 BEDROOM	17	100	LIVING ROOM	•	•	•	•	•					
	101	DINING ROOM	•	•	•	•	•	•					
	102	KITCHEN	•	•	•	•			•	•			
	103	WASHER/DRYER CLOSET	•	•	•	•							
	104	PANTRY	•	•	•	•							
	105	CLOSET	•	•	•	•							
	106	STAIR		•	•	•							
	107	MECH ROOM	•	•	•	•					•		
	200	HALLWAY	•	•	•	•							
	201	BATHROOM	•	•	•	•		•		•	•		
	202	CLOSET	•	•	•	•							
	203	BEDROOM-1	•	•	•	•						•	
	204	CLOSET	•	•	•	•							
	205	BEDROOM-2	•	•	•	•							
	206	BEDROOM-3	•	•	•	•							
	207	CLOSET	•	•	•	•							
	208	LINEN	•	•	•	•							



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A33

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS														
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
18	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•	•	•						
	102	KITCHEN	•	•	•	•	•	•	•	•		•		
	103	WASHER/DRYER CLOSET	•	•	•	•	•	•			•	•		
	104	PANTRY	•	•	•	•	•	•	•			•		
	105	CLOSET	•	•	•	•	•	•				•		
	106	STAIR		•	•	•	•	•				•		
	200	HALLWAY	•	•	•	•	•	•			•	•		
	201	BATHROOM	•	•	•	•	•	•				•		
	202	CLOSET	•	•	•	•	•	•		•	•	•		
	203	BEDROOM-1	•	•	•	•	•	•				•		
	204	CLOSET	•	•	•	•	•	•	•			•		
	205	BEDROOM-2	•	•	•	•	•	•		•		•		
BLDG. 1 - 3 BEDROOM	206	BEDROOM-3	•	•	•	•	•	•				•		
	207	CLOSET	•	•	•	•	•	•				•		
	208	LINEN	•	•	•	•	•	•	•			•		
			•	•	•	•	•	•				•		



REVISIONS	
CD PACKAGE	9-25-2020



OKE-THOMAS + ASSOCIATES, INC.
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TELEPHONE: (417) 863-6282 FAX: (417) 863-9222

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A34

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREDS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REMOVE EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
11	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
12	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
13	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
13	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
13	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
13	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
13	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											



REVISIONS	
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OKE-THOMAS + ASSOCIATES, INC.
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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE SEPTEMBER 25, 2020
COMM. NO. 2019-1008
SHEET NO. A35

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS																											
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS					WINDOWS	APPLIANCES-CABINETS					PLUMBING				HVAC		ELECTRICAL			REMARKS
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS		PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING		EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED		DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET		EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER /DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS										
BLDG. M - 3 BEDROOM	M1	100	LIVING ROOM	•	•	•		•		•	•		•		•	•		•	•				•	•			
		101	DINING ROOM	•	•	•		•		•	•			•	•	•	•	•					•	•			
		102	KITCHEN	•	•	•		•			•			•	•	•	•	•					•	•			
		103	WASHER/DRYER CLOSET	•	•	•		•				•							•				•	•			
		104	PANTRY	•	•	•		•					•				•										
		105	CLOSET	•	•	•		•					•				•										
		106	STAIR		•	•		•																			
		107	MECH EQUIPMENT	•	•	•		•			•								•		•	•					
		200	HALLWAY	•	•	•		•															•	•			
		201	BATHROOM	•	•	•		•				•			•			•					•	•			
		202	CLOSET	•	•	•		•					•				•						•	•			
		203	BEDROOM-1	•	•	•		•						•										•	•		
		204	CLOSET	•	•	•		•							•												
		205	BEDROOM-2	•	•	•		•														•					
		206	BEDROOM-3	•	•	•		•																			
		207	CLOSET	•	•	•		•									•										
		208	LINEN	•	•	•		•																			
BLDG. M - 3 BEDROOM	M2	100	LIVING ROOM	•	•	•		•		•	•		•										•	•			
		101	DINING ROOM	•	•	•		•		•	•			•	•	•	•	•					•	•			
		102	KITCHEN	•	•	•		•				•		•	•	•	•	•					•	•			
		103	WASHER/DRYER CLOSET	•	•	•		•				•							•				•	•			
		104	PANTRY	•	•	•		•									•										
		105	CLOSET	•	•	•		•																			
		106	STAIR		•	•		•																			
		107	MECH EQUIPMENT	•	•	•		•			•								•		•	•					
		200	HALLWAY	•	•	•		•															•	•			
		201	BATHROOM	•	•	•		•				•			•			•					•	•			
		202	CLOSET	•	•	•		•					•										•	•			
		203	BEDROOM-1	•	•	•		•																			
		204	CLOSET	•	•	•		•									•						•	•			
		205	BEDROOM-2	•	•	•		•																			
		206	BEDROOM-3	•	•	•		•														•					
		207	CLOSET	•	•	•		•									•										
		208	LINEN	•	•	•		•																			



REVISIONS	
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OKE-THOMAS + ASSOCIATES, INC.
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TELEPHONE: (417) 863-6262 FAX: (417) 863-4222

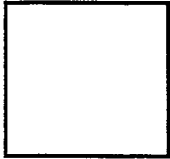
BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE SEPTEMBER 25, 2020
CONNA. NO. 2019-1008
SHEET NO. A36

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS																													
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS				WINDOWS	APPLIANCES-CABINETS				PLUMBING				HVAC		ELECTRICAL		REMARKS					
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED		DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR TO REPLACE MEDICINE CABINET	EXIST. SINK AND NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS															
M3	100	LIVING ROOM																											
	101	DINING ROOM																											
	102	KITCHEN																											
	103	WASHER/DRYER CLOSET																											
	104	PANTRY																											
	105	CLOSET																											
	106	STAIR																											
	107	MECH EQUIPMENT (EXTERIOR)																											
	200	HALLWAY																											
	201	BATHROOM																											
	202	CLOSET																											
	203	BEDROOM-1																											
	204	CLOSET																											
205	BEDROOM-2																												
206	BEDROOM-3																												
207	CLOSET																												
208	LINEN																												
M4	100	LIVING ROOM																											
	101	DINING ROOM																											
	102	KITCHEN																											
	103	WASHER/DRYER CLOSET																											
	104	PANTRY																											
	105	CLOSET																											
	106	STAIR																											
	107	MECH EQUIPMENT (EXTERIOR)																											
	200	HALLWAY																											
	201	BATHROOM																											
	202	CLOSET																											
	203	BEDROOM-1																											
	204	CLOSET																											
	205	BEDROOM-2																											
	206	BEDROOM-3																											
	207	CLOSET																											
	208	LINEN																											



REVISIONS	
CD PACKAGE	9-25-2020

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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 26, 2020

COMM. NO.
2019-1008

SHEET NO.
A37

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS																								
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS											
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS												
BLDG. H - 4 BEDROOM	H1	100	LIVING ROOM	●	●	●	●	●																
	101	DINING ROOM	●	●	●	●	●	●																
	102	KITCHEN	●	●	●	●	●	●	●	●														
	103	STORAGE WASHER - DRYER	●	●	●	●	●		●															
	104	HALF BATH	●	●	●	●	●	●		●														
	105	CLOSET	●	●	●	●	●	●																
	106	STAIR		●	●	●	●		●															
	107	MECHANICAL (EXTERIOR)	●	●	●	●	●	●			●													
	200	HALLWAY	●	●	●	●	●																	
	201	BATHROOM	●	●	●	●	●	●	●			●	●											
	202	BEDROOM-4	●	●	●	●	●	●	●	●	●	●	●											
	203	CLOSET	●	●	●	●	●	●	●			●	●											
	204	BEDROOM-3	●	●	●	●	●	●	●			●	●											
	205	CLOSET	●	●	●	●	●	●	●															
	206	CLOSET	●	●	●	●	●	●	●															
	207	BEDROOM-1	●	●	●	●	●	●	●			●	●											
	208	BEDROOM-2	●	●	●	●	●	●	●			●	●											
	209	CLOSET	●	●	●	●	●	●	●															
	210	LINEN	●	●	●	●	●	●	●															
BLDG. H - 4 BEDROOM	H2	100	LIVING ROOM	●	●	●	●	●																
	101	DINING ROOM	●	●	●	●	●	●																
	102	KITCHEN	●	●	●	●	●	●	●	●														
	103	STORAGE WASHER - DRYER	●	●	●	●	●	●	●		●													
	104	HALF BATH	●	●	●	●	●	●	●	●														
	105	CLOSET	●	●	●	●	●	●																
	106	STAIR		●	●	●	●																	
	107	MECHANICAL (EXTERIOR)	●	●	●	●	●	●			●													
	200	HALLWAY	●	●	●	●	●																	
	201	BATHROOM	●	●	●	●	●	●				●	●											
	202	BEDROOM-4	●	●	●	●	●	●	●	●	●	●	●											
	203	CLOSET	●	●	●	●	●	●	●			●	●											
	204	BEDROOM-3	●	●	●	●	●	●	●			●	●											
	205	CLOSET	●	●	●	●	●	●	●															
	206	CLOSET	●	●	●	●	●	●	●															
	207	BEDROOM-1	●	●	●	●	●	●	●			●	●											
	208	BEDROOM-2	●	●	●	●	●	●	●			●	●											
	209	CLOSET	●	●	●	●	●	●	●															
	210	LINEN	●	●	●	●	●	●	●															



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS														
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
H3	100	LIVING ROOM	•	•	•	•	•	•						
	101	DINING ROOM	•	•	•	•		•				•		
	102	KITCHEN	•	•	•	•			•	•		•		
	103	STORAGE WASHER - DRYER	•	•	•	•						•		
	104	HALF BATH	•	•	•	•						•		
	105	CLOSET	•	•	•	•						•		
	106	STAIR		•	•	•	•							
	107	MECHANICAL (EXTERIOR)	•	•	•	•	•					•		
	200	HALLWAY	•	•	•	•	•					•		
	201	BATHROOM	•	•	•	•	•	•				•		
	202	BEDROOM-4	•	•	•	•	•	•				•		
	203	CLOSET	•	•	•	•	•					•		
	204	BEDROOM-3	•	•	•	•	•	•				•		
	205	CLOSET	•	•	•	•	•					•		
	206	CLOSET	•	•	•	•	•					•		
	207	BEDROOM-1	•	•	•	•	•	•	•				•	
	208	BEDROOM-2	•	•	•	•	•	•	•				•	
	209	CLOSET	•	•	•	•	•						•	
	210	LINEN	•	•	•	•	•	•	•					



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A39

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR REPLACE MEDICINE CABINET	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
BLDG. G - 5 BEDROOM	G1	100	LIVING ROOM	●		●		●						
	101	STAIR												
	102	CLOSET	●		●									
	103	BEDROOM-1	●		●									
	104	CLOSET	●		●									
	105	LINEN	●		●									
	106	BATHROOM	●		●									
	107	DINING ROOM	●		●									
	108	KITCHEN	●		●									
	109	LAUNDRY	●		●									
	110	MECH EQUIPMENT(EXTERIOR)	●		●									
	200	HALLWAY	●		● ●		● ● ●	●						
	201	BEDROOM-2	●		●		●		●					
	202	CLOSET	●		●		●							
	203	BEDROOM-3	●		● ●		● ● ●	●						
	204	CLOSET	●		● ●		● ● ●	●						
	205	CLOSET	●		● ●		● ● ●	●						
	206	BEDROOM-4	●		● ●		● ● ●	●						
	207	BEDROOM-5	●		● ●		● ● ●	●						
	208	CLOSET	●		●		●							
	209	BATHROOM	●		●		●							
210	LINEN	●		●		●								



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BOLIVAR APARTMENTS
FOR
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SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS																											
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS				WINDOWS	APPLIANCES-CABINETS				PLUMBING				HVAC		ELECTRICAL			REMARKS		
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED		DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR REPLACE MEDICINE CABINET	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS														
G3	100	LIVING ROOM	•	•	•	•	•	•												•							
	101	DINING ROOM	•	•	•	•		•												•							
	102	KITCHEN	•	•	•	•				•	•	•	•	•	•	•	•				•						
	103	STORAGE WASHER - DRYER	•	•	•	•																•					
	104	HALF BATH	•	•	•	•																					
	105	CLOSET	•	•	•	•																					
	106	STAIR		•	•	•																•					
	107	MECHANICAL (EXTERIOR)	•	•	•	•		•																			
	200	HALLWAY	•	•	•	•																•			•		
	201	BATHROOM	•	•	•	•									•		•	•	•			•		•	•		
	202	BEDROOM-4	•	•	•	•																•		•	•		
	203	CLOSET	•	•	•	•																	•	•			
	204	BEDROOM-3	•	•	•	•																	•		•		
	205	CLOSET	•	•	•	•																					
	206	CLOSET	•	•	•	•																					
	207	BEDROOM-1	•	•	•	•																	•		•	•	
	208	BEDROOM-2	•	•	•	•																	•		•	•	
	209	CLOSET	•	•	•	•																					
210	LINEN	•	•	•	•																						
G4	100	LIVING ROOM	•	•	•	•		•														•			•		
	101	DINING ROOM	•	•	•	•			•													•			•		
	102	KITCHEN	•	•	•	•				•	•	•	•	•	•	•	•					•			•		
	103	STORAGE WASHER - DRYER	•	•	•	•																	•		•		
	104	HALF BATH	•	•	•	•										•	•						•		•		
	105	CLOSET	•	•	•	•																					
	106	STAIR		•	•	•																	•		•		
	107	MECHANICAL (EXTERIOR)	•	•	•	•		•																	•		
	200	HALLWAY	•	•	•	•																	•		•	•	
	201	BATHROOM	•	•	•	•																	•		•	•	
	202	BEDROOM-4	•	•	•	•																	•		•	•	
	203	CLOSET	•	•	•	•																		•	•		
	204	BEDROOM-3	•	•	•	•																	•		•	•	
	205	CLOSET	•	•	•	•																					
	206	CLOSET	•	•	•	•																					
	207	BEDROOM-1	•	•	•	•																	•		•	•	
	208	BEDROOM-2	•	•	•	•																	•		•	•	
	209	CLOSET	•	•	•	•																					
210	LINEN	•	•	•	•																						



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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & REERS EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR REPLACE MEDICINE CABINET	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
G5	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT (EXTERIOR)											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
G6	100	LIVING ROOM											
	101	DINING ROOM											
	102	KITCHEN											
	103	WASHER/DRYER CLOSET											
	104	PANTRY											
	105	CLOSET											
	106	STAIR											
	107	MECH EQUIPMENT											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	LINEN											
	205	BEDROOM-2											
	206	CLOSET											
	207	CLOSET											



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UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR TO REMAIN EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY WITH CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET NEW BATH TUB / SHOWER EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER, DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
N1	100	LIVING ROOM	●	●	●	●	●	●						
BLDG. N - 2 BEDROOM	101	DINING ROOM	●	●	●	●		●						
	102	KITCHEN	●	●	●	●			●	●				
	103	WASHER/DRYER CLOSET	●	●	●	●			●			●		
	104	PANTRY	●	●	●	●						●		
	105	CLOSET	●	●	●	●						●		
	106	MECH. ROOM	●	●	●	●	●				●			
	107	STAIRS	●	●	●	●								
	200	HALLWAY	●	●	●	●						●		
	201	BATHROOM	●	●	●	●		●					●	
	202	BEDROOM-1	●	●	●	●		●		●		●	●	
	203	CLOSET	●	●	●	●						●	●	
	204	LINEN	●	●	●	●								
	205	BEDROOM-2	●	●	●	●	●						●	●
	206	CLOSET	●	●	●	●	●							
	207	CLOSET	●	●	●	●								
N2	100	LIVING ROOM	●	●	●	●	●	●						
BLDG. N - 2 BEDROOM	101	DINING ROOM	●	●	●	●		●						
	102	KITCHEN	●	●	●	●			●	●				
	103	WASHER/DRYER CLOSET	●	●	●	●			●			●		
	104	PANTRY	●	●	●	●						●		
	105	CLOSET	●	●	●	●						●		
	106	MECH. EQUIPMENT	●	●	●	●	●				●			
	107	STAIRS	●	●	●	●								
	200	HALLWAY	●	●	●	●						●	●	
	201	BATHROOM	●	●	●	●		●		●		●	●	
	202	BEDROOM-1	●	●	●	●		●				●	●	
	203	CLOSET	●	●	●	●		●				●		
	204	LINEN	●	●	●	●		●						
	205	BEDROOM-2	●	●	●	●	●						●	
	206	CLOSET	●	●	●	●	●							
	207	CLOSET	●	●	●	●						●		



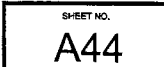
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1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-9262 FAX: (417) 863-9222

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS																										
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS													
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR NEW EXTERIOR BACK DOOR TO REMAIN EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY WITH CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER / DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS														
N3	100	LIVING ROOM	●	●	●	●	●	●																		
BLDG. N - 5 BEDROOM	101	STAIR		●	●	●						●														
	102	CLOSET	●	●	●	●						●														
	103	BEDROOM-1	●	●	●	●		●				●	●													
	104	CLOSET	●	●	●	●						●														
	105	LINEN	●	●	●	●																				
	106	BATHROOM	●	●	●	●		●	●	●		●	●													
	107	DINING ROOM	●	●	●	●						●	●													
	108	KITCHEN	●	●	●	●		●	●	●		●	●													
	109	LAUNDRY	●	●	●	●					●		●													
	110	MECH EQUIPMENT(EXTERIOR)	●	●	●	●	●					●	●													
200	HALLWAY	●	●	●	●	●					●	●														
201	BEDROOM-2	●	●	●	●		●				●	●														
202	CLOSET	●	●	●	●						●	●														
203	BEDROOM-3	●	●	●	●	●					●															
204	CLOSET	●	●	●	●	●						●														
205	CLOSET	●	●	●	●							●														
206	BEDROOM-4	●	●	●	●	●		●			●	●														
207	BEDROOM-5	●	●	●	●	●		●			●															
208	CLOSET	●	●	●	●	●						●														
209	BATHROOM	●	●	●	●	●			●	●	●															
210	LINEN	●	●	●	●	●																				
N4	100	LIVING ROOM	●	●	●	●	●	●				●	●													
BLDG. N - 3 BEDROOM	101	DINING ROOM	●	●	●	●	●	●				●	●													
	102	KITCHEN	●	●	●	●			●	●		●	●													
	103	WASHER/DRYER CLOSET	●	●	●	●	●	●			●	●	●													
	104	PANTRY	●	●	●	●						●	●													
	105	CLOSET	●	●	●	●						●	●													
	106	STAIR		●	●	●						●	●													
	107	MECH EQUIPMENT	●	●	●	●	●	●			●	●	●													
	200	HALLWAY	●	●	●	●					●	●	●													
	201	BATHROOM	●	●	●	●	●	●	●	●		●	●													
	202	CLOSET	●	●	●	●	●	●			●															
	203	BEDROOM-1	●	●	●	●	●	●	●			●	●													
	204	CLOSET	●	●	●	●				●																
	205	BEDROOM-2	●	●	●	●	●	●	●		●	●	●													
	206	BEDROOM-3	●	●	●	●	●	●	●			●	●													
	207	CLOSET	●	●	●	●	●	●				●	●													
	208	LINEN	●	●	●	●	●	●																		



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INTERIOR FINISH SCHEDULE & APPLIANCES -- BOLIVAR APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE EXIST. STOVE & REFRIGERATOR TO REMAIN EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES NEW MIRROR, REPLACE MEDICINE CABINET	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY WITH CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET NEW BATH TUB / SHOWER EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. BATH TUB / SHOWER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK REMOVE & INSTALL NEW ALL HVAC GRILLES	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
N5	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	DINING ROOM	•	•	•	•	•	•	•	•	•	•	
	102	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	103	STORAGE WASHER - DRYER	•	•	•	•	•	•	•	•	•	•	
	104	HALF BATH	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	STAIR	•	•	•	•	•	•	•	•	•	•	
	107	MECHANICAL (EXTERIOR)	•	•	•	•	•	•	•	•	•	•	
	200	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	201	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	202	BEDROOM-4	•	•	•	•	•	•	•	•	•	•	
	203	CLOSET	•	•	•	•	•	•	•	•	•	•	
	204	BEDROOM-3	•	•	•	•	•	•	•	•	•	•	
	205	CLOSET	•	•	•	•	•	•	•	•	•	•	
	206	CLOSET	•	•	•	•	•	•	•	•	•	•	
	207	BEDROOM-1	•	•	•	•	•	•	•	•	•	•	
	208	BEDROOM-2	•	•	•	•	•	•	•	•	•	•	
	209	CLOSET	•	•	•	•	•	•	•	•	•	•	
	210	LINEN	•	•	•	•	•	•	•	•	•	•	
N6	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	DINING ROOM	•	•	•	•	•	•	•	•	•	•	
	102	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	103	STORAGE WASHER - DRYER	•	•	•	•	•	•	•	•	•	•	
	104	HALF BATH	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	STAIR	•	•	•	•	•	•	•	•	•	•	
	107	MECHANICAL (EXTERIOR)	•	•	•	•	•	•	•	•	•	•	
	200	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	201	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	202	BEDROOM-4	•	•	•	•	•	•	•	•	•	•	
	203	CLOSET	•	•	•	•	•	•	•	•	•	•	
	204	BEDROOM-3	•	•	•	•	•	•	•	•	•	•	
	205	CLOSET	•	•	•	•	•	•	•	•	•	•	
	206	CLOSET	•	•	•	•	•	•	•	•	•	•	
	207	BEDROOM-1	•	•	•	•	•	•	•	•	•	•	
	208	BEDROOM-2	•	•	•	•	•	•	•	•	•	•	
	209	CLOSET	•	•	•	•	•	•	•	•	•	•	
	210	LINEN	•	•	•	•	•	•	•	•	•	•	



REVISIONS	
CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

CONV. NO.
2019-1008

SHEET NO.
A45

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PLUMBING NOTES:

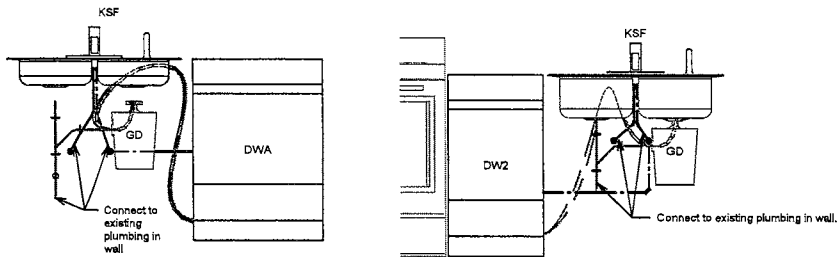
1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
2. LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
3. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
4. COORDINATE INSTALLATION TO PREVENT CONFLICTS BETWEEN PIPING, CONDUIT, LIGHTS AND STRUCTURE.
5. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PLUMBING PIPES THROUGH FOUNDATIONS, FLOORS, WALLS AND ROOF.
6. FIRE SEAL AROUND PLUMBING AND PIPING PENETRATIONS OF FIRE RATED SURFACES.
7. FINAL PRODUCT SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
8. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONAL SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL PLUMBING, INTERNATIONAL BUILDING, NATIONAL ELECTRICAL, INTERNATIONAL FUEL GAS AND INTERNATIONAL MECHANICAL CODE.
9. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
10. THESE DRAWINGS ARE DIAGRAMMATICAL. COORDINATE WITH ARCHITECTURAL DRAWINGS, EQUIPMENT AND FIXTURE SUPPLIER FOR EXACT LOCATION AND REQUIREMENTS FOR ALL ROUGH-IN AND FINAL HOOKUPS.
11. APPROPRIATE TRADES SHALL ROUGH-IN KITCHEN AREA BY DIMENSIONED ROUGH-IN SPECIFICATIONS PER KITCHEN EQUIPMENT SUPPLIER OR ARCHITECT.
12. SEE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF PLUMBING FIXTURES.
13. PROVIDE VACUUM BREAKERS AS REQUIRED FOR PLUMBING EQUIPMENT.
14. PROVIDE NECESSARY WATER CONNECTIONS FOR EQUIPMENT AS SPECIFIED BY THE EQUIPMENT SUPPLIER.
15. ANY MATERIALS IN PLENUM SPACE SHALL BE NONCOMBUSTIBLE.
16. SANITARY DRAINAGE, VENT PIPE AND WATER HEATER COMBUSTION AIR PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40, AS A MINIMUM, SOCKET TYPE CONNECTION.
17. ROUTE SEWER PIPES AT A MINIMUM 1/4" PER FOOT SLOPE UNLESS OTHERWISE INDICATED.
18. FURNISH AND/OR INSTALL ALL NECESSARY VALVES, SHUTOFF VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACK FLOW PREVENTERS, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, ETC. IF NOT FURNISHED ON OR WITH THE EQUIPMENT.
19. PROVIDE UNIONS, AS NEEDED, TO ALLOW REPLACEMENT OF VALVES OR EQUIPMENT.
20. ALL WATER LINES SHALL BE PEX (CROSS LINKED POLYETHYLENE) MEETING ASTM 878 OR TYPE L COPPER, TYPE K COPPER IF BURIED UNDERGROUND.
21. CONDENSATE LINES MUST BE VENTED, PER MANUFACTURERS INSTRUCTIONS. CONDENSATE DRAINS SHALL BE SUPPLIED, WITH P-STYLE TRAPS, AND THE CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
22. STUB OUT WATER LINES, IF LOCATED BELOW THE FLOOR, ABOVE FINISHED FLOOR A MINIMUM OF 6".
23. COORDINATE WITH ALL OTHER TRADES FOR PIPE ROUTING AND EQUIPMENT PLACEMENT, AVOID INTERFERENCE WITH ARCHITECTURAL FEATURES, BEAMS, WINDOWS, ETC., NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
24. GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE. STUB OUT TO EQUIPMENT WITH A SHUT OFF VALVE FOR EACH PIECE OF EQUIPMENT. PROVIDE REGULATORS, AS NEEDED, TO ACCOMMODATE PRESSURE RATINGS OF INDIVIDUAL PIECES OF EQUIPMENT. PIPING SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM, PER INTERNATIONAL FUEL GAS CODE. ALL GAS LINES 2" AND BELOW AND IN ACCESSIBLE AREAS MAY BE THREADED CONNECTIONS. GAS LINES OVER 2" AND IN INACCESSIBLE AREAS MUST BE CONTINUOUS PIPING OR WELDED, PROVIDE A FULL PORT SHUTOFF VALVE AT EACH PIECE OF EQUIPMENT. PLUMBING CONTRACTOR MUST PRESSURE TEST THE GAS LINE PER THE LOCAL REGULATORY REQUIREMENTS.
25. PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
26. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
27. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
28. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
29. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.

Refer to Finish Schedule in Architectural drawing set for authorized replacement schedule of all equipment.
Construction Manager shall receive verification of any equipment not meeting Engineer/Architect specifications.

Plumbing Equipment Schedule			
Type Mark	Description	Manufacturer	Model
WH	40 Gallon Atmospheric Vent Energy Saver Gas Water Heater	Rheem	PROG40-38N RH62 with Amtrol ST-5 Expansion Tank

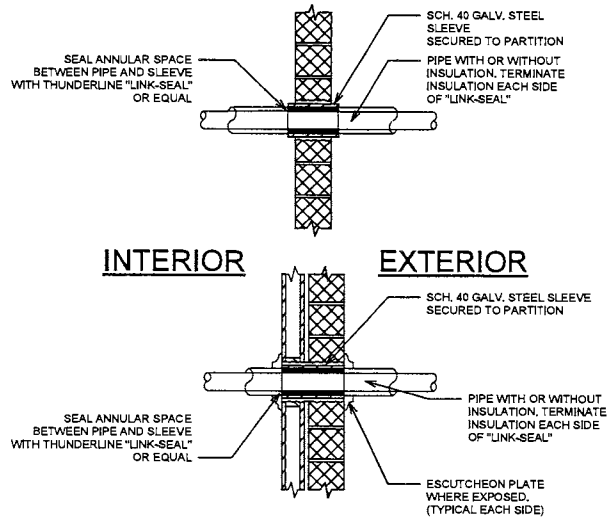
Plumbing Fixture Schedule			
Type Mark	Description	Manufacturer	Model
DW	Dishwasher	General Electric	GSD3300KWW Energy Star
DW2	Dishwasher	Contractor Choice	18" Energy Star
DWA	Dishwasher ADA Compliant	Contractor Choice	24" Wide Energy Star
GD	Garbage Disposal	General Electric	GFC325N
HKS	Lustertone Double Bowl Sink	Elkay Manufacturing	LR3321
HLAV	20 Inch x 27 Inch mounted/concealed arm carrier wheelchair bathroom sink with 11-1/2 Inch centers faucet holes	American Standard	9141.011 w/ Z1251-79 Mounting System
HLF	LK535 Series Deck Mount Faucets	Elkay Manufacturing	LK535-AT08-T6
HSV	Thermostatic wall-mounted bath-shower mixer with diverter-flow regulator, handshower, 1.70 m flexible hose and swivel wall bracket	Roca	5A1146C02
HWC	Cadet Pro Right Height Elongated Toilet	American Standard*	215AA.104
KSF	3 Hole Deck Faucet w/ Lever Handle with Sprayer	Cleveland Faucet	LK1000CR
WB	Washer Box - Plastic	Contractor Choice	Contractor Choice

KSF to be replaced, as needed, per owner/construction manager instruction.



5 Typical DW connection Right side
3/4" = 1'-0"

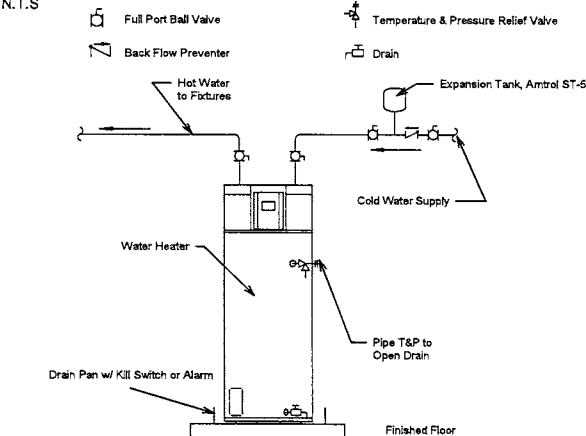
6 Typical DW connection Left side
3/4" = 1'-0"



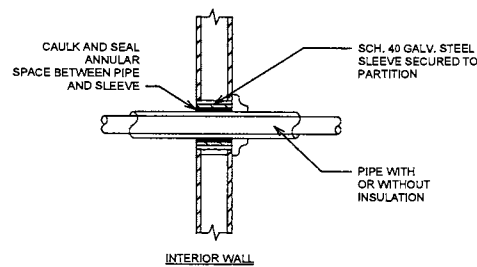
NOTES:

1. TYPICAL FOR INSULATED AND NON-INSULATED PIPING AND CONDUIT.
2. TYPICAL FOR MASONRY OR CONCRETE WALL.
3. WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE, AND PROVIDE AN ESCUTCHEON PLATE.
4. FOR WALL PENETRATION WITH FIRE RATINGS GREATER THAN (1) HOUR, USE THUNDERLINE "PYRO-PAC" SEALS OR EQUAL.

1 Pipe Through Exterior Wall Detail
N.T.S.



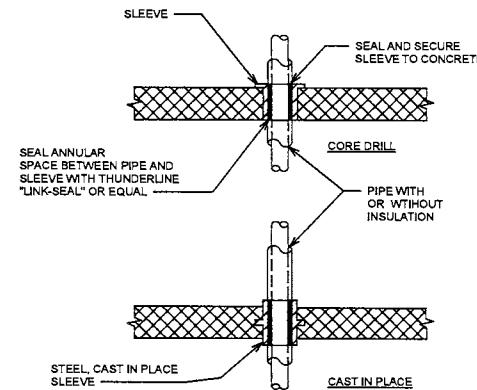
3 Typical Water Heater Piping
N.T.S.



NOTES:

1. TYPICAL FOR NON-INSULATED PIPE AND CONDUIT.
2. ALL CAULKING AND SEALANT SHALL BE FIRE RATED.
3. WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE AN ESCUTCHEON PLATE.

2 Pipe Through Interior Wall Detail
N.T.S.



NOTES:

- TYPICAL FOR NON-INSULATED PIPE AND CONDUIT.
- FOR FLOOR PENETRATIONS WITH FIRE RATING GREATER THAN (1) HOUR, USE THUNDERLINE "PYRO-PAC" SEALS OR EQUAL.
- WHERE PIPING IS EXPOSED AT FINISHED FLOOR, FLUSH MOUNT SLEEVE AND PROVIDE ESCUTCHEON PLATE.

4 Pipe Penetration Through Floor
N.T.S.

PIPING LEGEND	
---	Domestic Cold Water
---	Domestic Hot Water
---	Hot Water Recirculation
---	Sanitary Sewer
---	Sanitary Vent
---	Natural Gas
---	Existing
---	Demolished

Date 10/2019
Project Number 191004



2038 E. ADOLPHUS CT
SPRINGFIELD, MO 65804
TEL: 417-234-1700
WWW.GREENENGINEERINGMO.COM

Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

OKE-THOMAS + ASSOCIATES, INC.
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TELEPHONE: (417) 868-4882
FAX: (417) 868-4822

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
N. BOLIVAR RD.
SPRINGFIELD, MO

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
P1

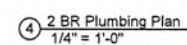
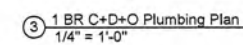
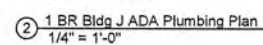
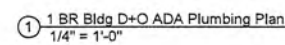
This Professional Engineer shall be responsible for the design and construction of the project. The Engineer shall be responsible for the design and construction of the project. The Engineer shall be responsible for the design and construction of the project.

JOHN OKE-THOMAS - ARCHITECT
NO. 8-4
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #



Jeff Green - Professional Engineer
MO# PE-50120057-50

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Date	10/2019
Project Number	191004



N. BOLIVAR RD. SPRINGFIELD, MO



REVISIONS	
FINAL SET	04/8/2019

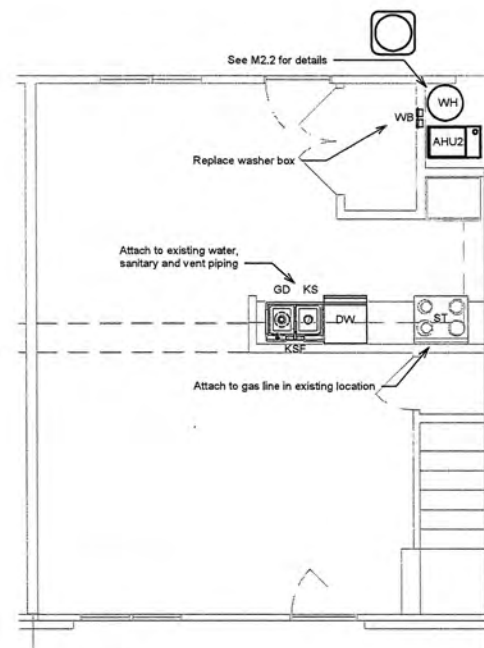
JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #



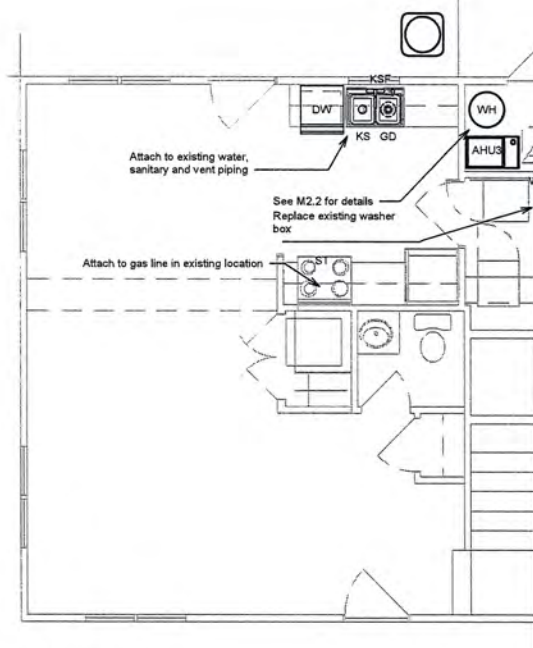
Jeff Green - Professional Engineer
MO# PE-2012000758

The Professional Engineers attested to this stand applies only to the material and items shown on this sheet. All drawings, instruments or documents not exhibiting this stand shall not be considered prepared by this engineer, and this engineer disclaims any and all responsibility for such plans, drawings, or documents not exhibiting this stand.

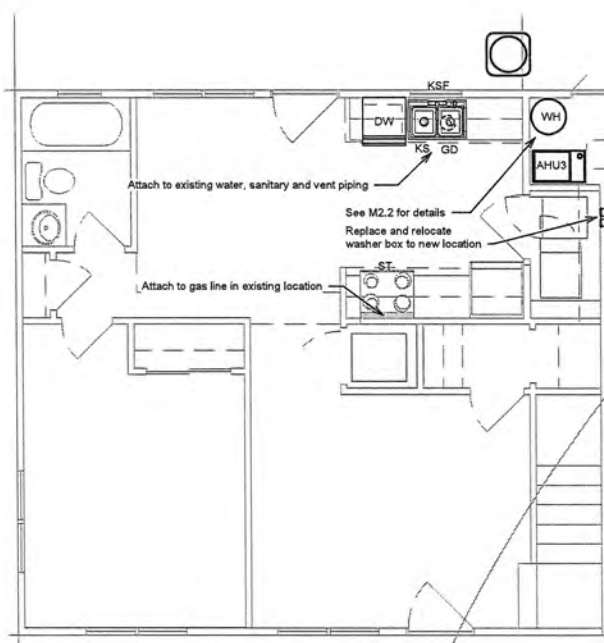
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① 3 BR Plumbing Plan
1/4" = 1'-0"



② 4 BR Plumbing Plan
1/4" = 1'-0"



③ 5 BR Plumbing Plan
1/4" = 1'-0"

Plumbing Plans

Date	10/2019
Project Number	191004
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BOLIVAR APARTMENTS
FOR
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N. BOLIVAR RD. SPRINGFIELD, MO

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JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #

REVISIONS

FINAL SET	04/8/2019

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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

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P2.1

The Professional Engineer affixed to this sheet applies only to the mechanical and plumbing portions of this drawing. It does not apply to the architectural or civil portions of this drawing. The Professional Engineer is not responsible for the accuracy of the information provided in this drawing, or for the accuracy of the information provided in any other drawing, or for the accuracy of the information provided in any other document, or for the accuracy of the information provided in any other manner.

Jeff Green - Professional Engineer
MO# PE-2012000758

MECHANICAL NOTES

1. LOCATE DUCTWORK, PIPING, AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
2. COORDINATE INSTALLATION TO PREVENT CONFLICTS BETWEEN PIPING, DUCTWORK, CONDUIT, LIGHTS, ALARMS AND STRUCTURE.
3. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
4. MECHANICAL CONTRACTOR TO COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR WIRING REQUIREMENTS OF DUCT MOUNT SMOKE DETECTORS IF AND WHEN THEY ARE SPECIFIED OR REQUIRED.
5. DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL NEW AND EXISTING EQUIPMENT, DUCTWORK, ETC. FOR LOCATION, ORIENTATION AND FUNCTION.
6. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FLOORS, WALLS, AND ROOFS. WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE AN ESCUTCHEON PLATE.
7. ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
8. FIRE SEAL AROUND DUCT AND PIPING PENETRATIONS OF FIRE RATED STRUCTURES.
9. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
10. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, INCLUDING ANY FLASHING, MOUNTING EQUIPMENT, ETC., AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, NATIONAL ELECTRICAL, INTERNATIONAL FUEL GAS, INTERNATIONAL PLUMBING AND INTERNATIONAL MECHANICAL CODE.
11. LOCATION OF DUCTWORK AND EQUIPMENT, AS INDICATED IN THE DRAWINGS, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD.
12. ALL HVAC UNITS MUST HAVE A THERMOSTAT. HVAC CONTRACTOR WILL PROVIDE OPERATING AND CONTROL PROGRAMMING FOR ALL OF THE HVAC UNITS.
13. CONDENSATE DRAINS SHALL BE SUPPLIED AND CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE/VENTING AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODE. DO NOT DRAIN DIRECTLY ONTO ROOF FROM RTU UNITS. UNITS MOUNTED ABOVE CEILING MUST HAVE SECONDARY DRAIN PAN INSTALLED COMPLETELY UNDER THE HVAC UNIT. THIS DRAIN PAN TO BE TRAPPED AND ROUTED TO THE NEAREST DRAIN. DRAIN AND DRAIN LINE TO BE INSULATED F ABOVE A FINISHED CEILING.
14. ALL DUCTWORK SHALL HAVE A PRESSURE CLASS RATING OF 1" W.G. UNLESS OTHERWISE NOTED.
15. LOW PRESSURE DUCTWORK SHALL BE SIZED AT A PRESSURE DROP OF 0.08" W.G. PER 100 FT.
16. MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE. WHEN THE CAVITY ABOVE A CEILING IS USED AS A COMMON RETURN AIR PLENUM, ALL WASTE AND VENT PIPING TO BE CAST IRON AND NOT PVC. MECHANICAL CONTRACTOR TO ADVISE OTHER CONTRACTORS WHEN CAVITY SPACE ABOVE CEILING IS A COMMON RETURN AND NOT DUCTED.
17. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
18. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT FOR ALL POWER TO HVAC EQUIPMENT AND CONDUIT FOR THERMOSTAT LOCATION (BOX AND 3/4" CONDUIT STUBBING UP ABOVE CEILING). MECHANICAL CONTRACTOR TO PROVIDE THERMOSTATS AND THE WIRE THERMOSTATS AND HVAC CONTROLS.
19. CONTRACTOR SHALL INSTALL THERMOSTATS APPROXIMATELY 5'-6" ABOVE FINISHED FLOOR AT LOCATIONS SHOWN ON DRAWING. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
20. TAPE AND SEAL ALL DUCTWORK JOINTS TO PREVENT LEAKAGE.
21. HVAC CONTRACTOR MUST PROVIDE A MINIMUM OF 1" THICK PLEATED MERV 8 FILTERS AND FLEXIBLE ISOLATION SECTIONS BETWEEN DUCTWORK AND FURNACES/AIR HANDLERS OF BOTH SUPPLY AND RETURN AIR CONNECTIONS.
22. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE AND FUNCTIONAL HVAC SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS WHETHER OR NOT EVERY ELEMENT THEREOF IS SPECIFICALLY CALLED OUT.
23. REFRIGERANT LINES ARE TO BE FULLY INSULATED UTILIZING 3/4" APPROVED INSULATION MEETING ASTM E-84 FOR FLAME SPREADS AND SMOKE DEVELOPMENT. ARMSTRONG AP ARMAFLEX PIPE INSULATION, OR EQUAL IF APPLICABLE.
24. FIELD VERIFY LIQUID AND SUCTION LINE SIZES FOR LENGTH OF RUNS, IF APPLICABLE. ALL REFRIGERANT LINES SHALL EITHER BE TYPE ACR COPPER (TYPE "L" ABOVE GROUND AND TYPE "K" BELOW GROUND) OR PRECHARGED LINES. ALL NON PRECHARGED REFRIGERANT LINES SHALL BE LEAK TESTED.
25. LAVATORY VENT FAN SHALL BE DUCTED AND TERMINATED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
26. ALL WASHER/DRYER VENTING SHALL HAVE A CLEANOUT AT THE BASE OF THE VENT AND A BACKDRAFT DAMPER LOCATED OUTSIDE. UTILIZE COMPRESSION FITTINGS.
27. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
28. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
29. ALL OUTDOOR PIPING (I.E. CONDENSATE, CHILLED WATER, COMPRESSED AIR, ETC.) SHALL BE INSULATED PER ASHRAE 90.1 AND SHALL BE PROVIDED WITH FREEZE PROTECTION UL LISTED SELF REGULATED OR THERMOSTATICALLY CONTROLLED HEAT TAPE RATED AT 5-6 WATTS PER FOOT AT 120 VOLTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, UNLESS OTHERWISE INDICATED.
30. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
31. SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR PLENUMS WITH AIR FLOWS OF 2000 CFM OR GREATER, UPSTREAM OF THE OUTDOOR AIR DUCT. THESE DETECTORS MUST HAVE BOTH VISUAL AND AUDIBLE ALARM REMOTE MOUNTED IN AN ACCESSIBLE AREA AND TURN OFF THE AIR HANDLERS WHEN ACTIVATED.
32. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FLASHING, FITTING, SUPPORTS, ETC. THAT ARE REQUIRED IN ORDER TO PROVIDE A FUNCTIONAL SYSTEM. WHETHER OR NOT THOSE ITEMS ARE DOCUMENTED IN THESE PLANS.
33. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
34. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
35. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
36. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.

Refer to Finish Schedule in Architectural drawing set for authorized replacement schedule of all equipment.
Construction Manager shall receive verification of any equipment not meeting Engineer/Architect specifications.

Split System Unit Schedule							
Type Mark	Description	Manufacturer	Model	Total Cooling Capacity	Total Heating Capacity	Supply Air Flow	External Static Pressure
AHU1	2 Ton Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0601317MSA With matching cooling coils	24,000 Btu/h	53,000 Btu/h	800 CFM	0.50 in-wg
AHU2	2 1/2 Ton Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA With matching cooling coils	30,000 Btu/h	66,500 Btu/h	1000 CFM	0.50 in-wg
AHU3	3 Ton Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA With matching cooling coils	36,000 Btu/h	66,500 Btu/h	1200 CFM	0.50 in-wg
CD1	2 Ton, 14 Seer, Energy Star, Classic Series Air Conditioner Condenser	Rheem	RA1424XJ1NB				
CD2	2 1/2 Ton, 14 Seer, Energy Star, Classic Series Air Conditioner Condenser	Rheem	RA1430XJ1NB				
CD3	3 Ton, 14 Seer, Energy Star, Classic Series Air Conditioner Condenser	Rheem	RA1436WJ1NB				

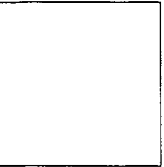
Replace all HVAC grilles. Return air grill shall include a filter frame and filter.

Exhaust Fan Schedule			
Mark	Description	Manufacturer	Model
EF1	Bathroom Exhaust Fan - Energy Star	Delta Breeze	ITG50LED

Specialty Equipment Schedule			
Mark	Description	Manufacturer	Model
DR	Washer	General Electric	Energy Star
REF	Refrigerator	General Electric	GTE16DTHWW Energy Star
ST	4 burner gas stove	General Electric	JGBS60DEKWW
ST1	4 burner gas stove	Contractor Choice	ADA Compliant
WA	Washer	General Electric	Energy Star

Notes, Details, Schedules

Date	10/2019
Project Number	191004
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Jeff Green - Professional Engineer
Missouri Professional Engineer
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REVISIONS

FINAL SET	04/9/2019

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FOR
HOUSING AUTHORITY OF SPRINGFIELD

N. BOLIVAR RD. SPRINGFIELD, MO

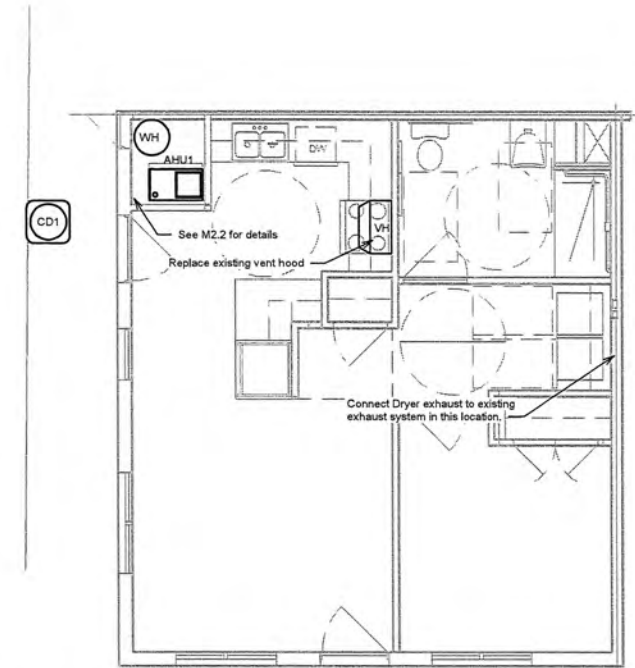
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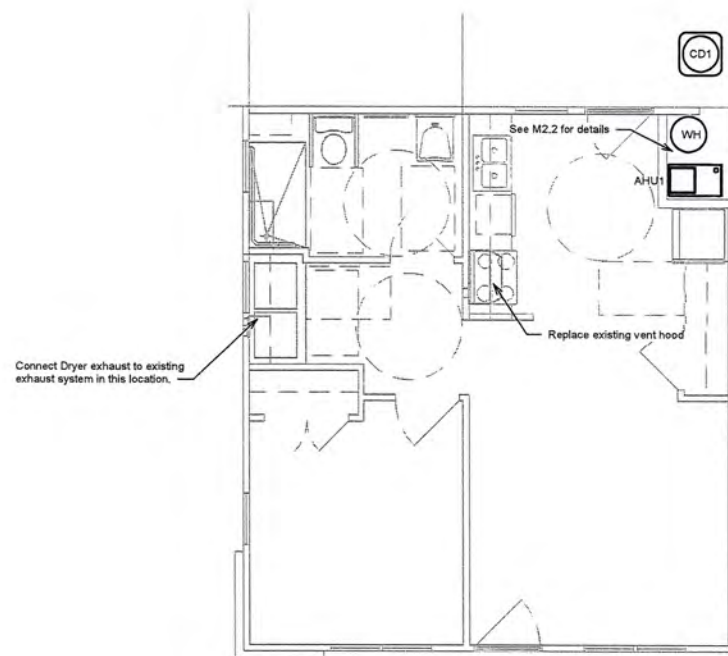
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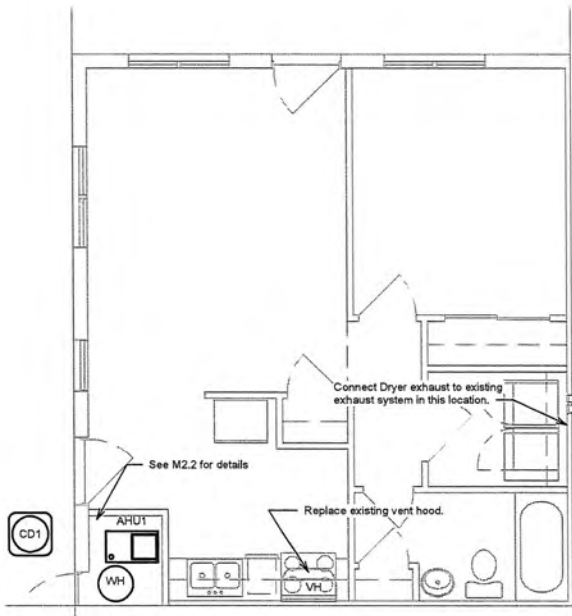
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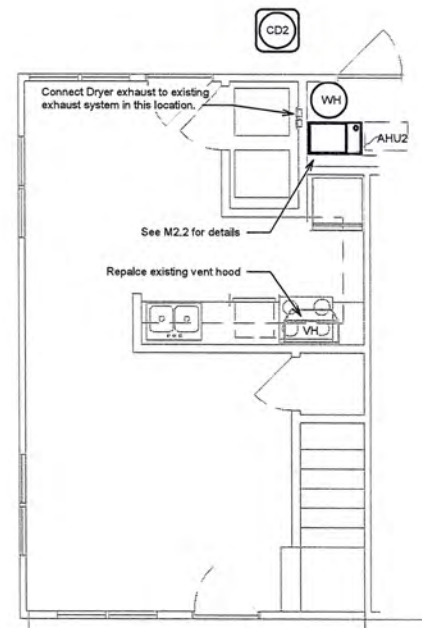
① 1 BR Bldg D+O ADA Mechanical Plan
1/4" = 1'-0"



② 1 BR Bldg J ADA Mechanical Plan
1/4" = 1'-0"



③ 1 BR Bldgs C+D+O Mechanical Plan
1/4" = 1'-0"



④ 2 BR Mechanical Plan
1/4" = 1'-0"

HVAC Plan

Date	10/2019
Project Number	191004
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DATE
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The Professional Engineer affixed to this sheet certifies that he is the author and has prepared the design and calculations shown on this sheet. It is his duty to ensure that the design and calculations are in accordance with the applicable code and standards and to maintain the records of the design and calculations for a period of five years after the date of completion of the project.



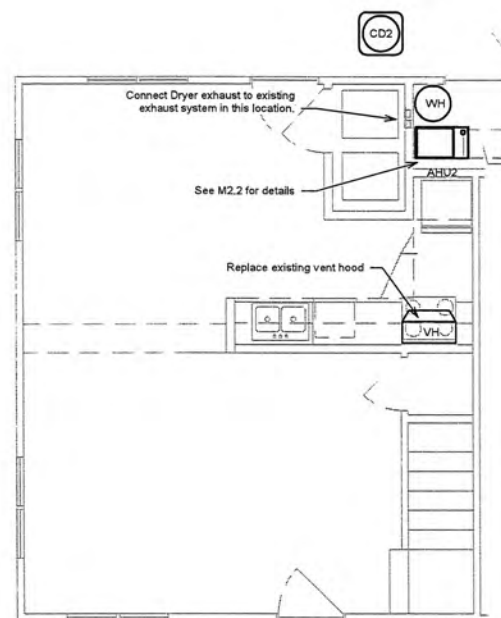
Jeff Green - Professional Engineer
MO# FE-201200759

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FINAL SET	04/8/2019

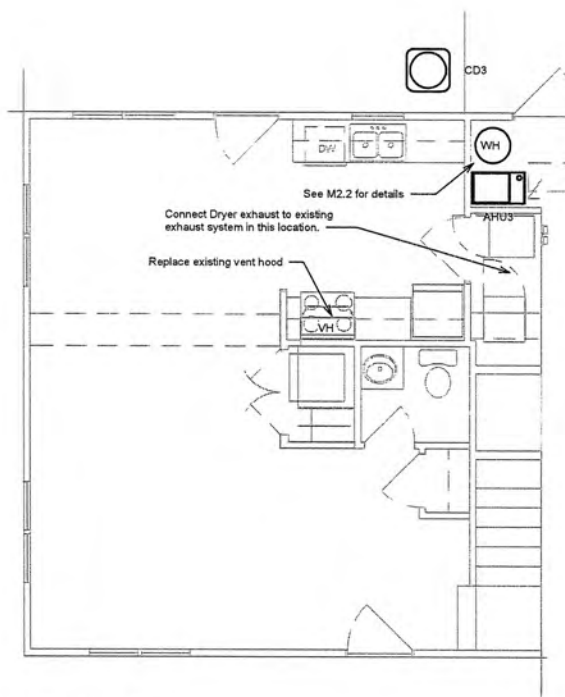
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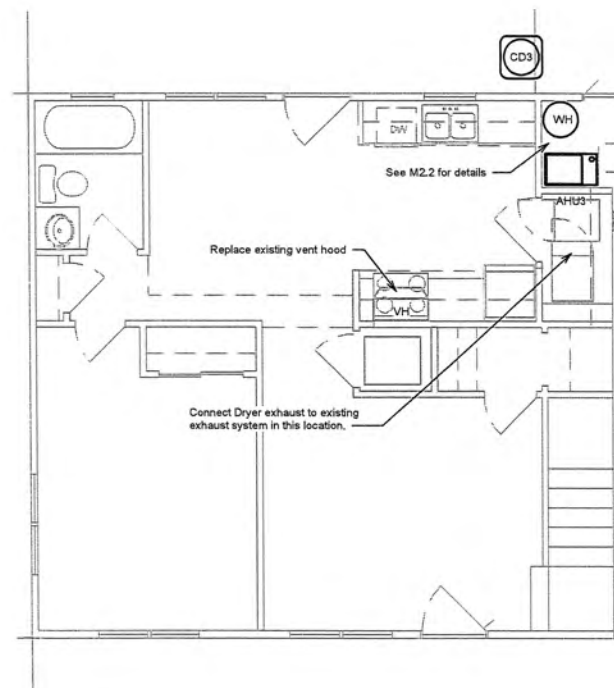
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① 3 BR Mechanical Plan
1/4" = 1'-0"



② 4 BR Mechanical Plan
1/4" = 1'-0"



③ 5 BR Mechanical Plan
1/4" = 1'-0"

HVAC Plan

Date	10/2019
Project Number	191004

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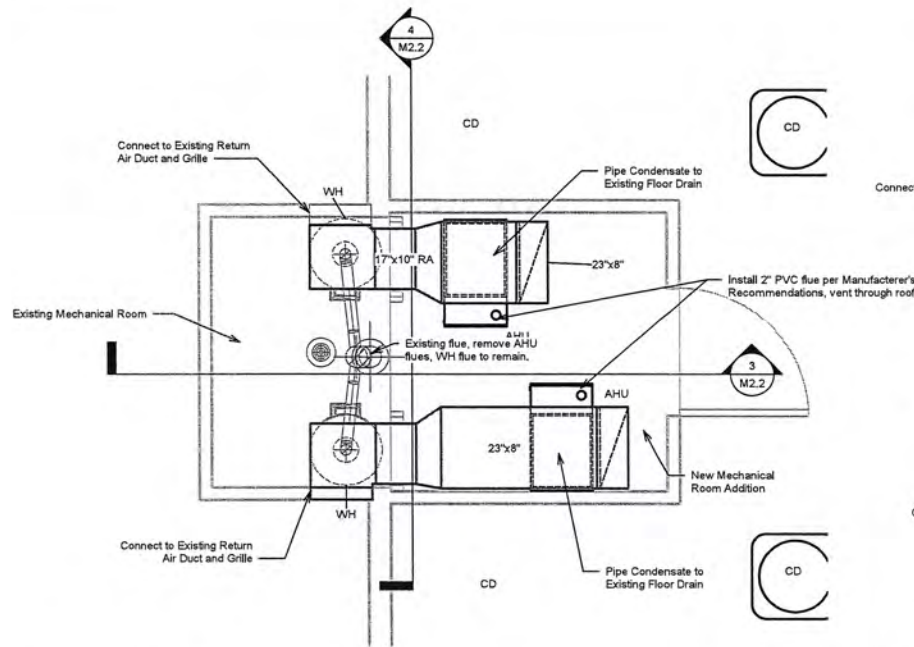
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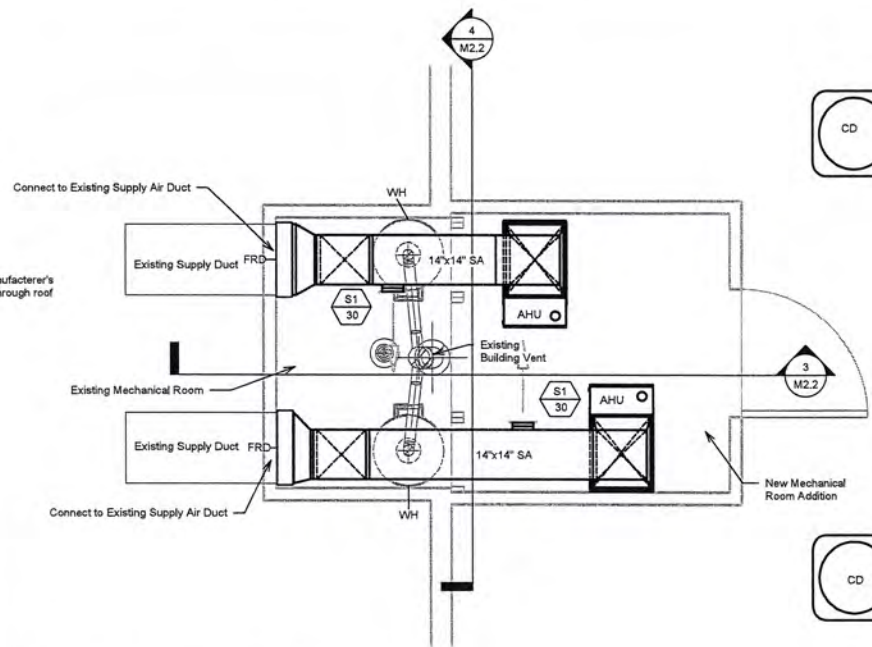
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① Mechanical Room Return Air Plan
1/2" = 1'-0"

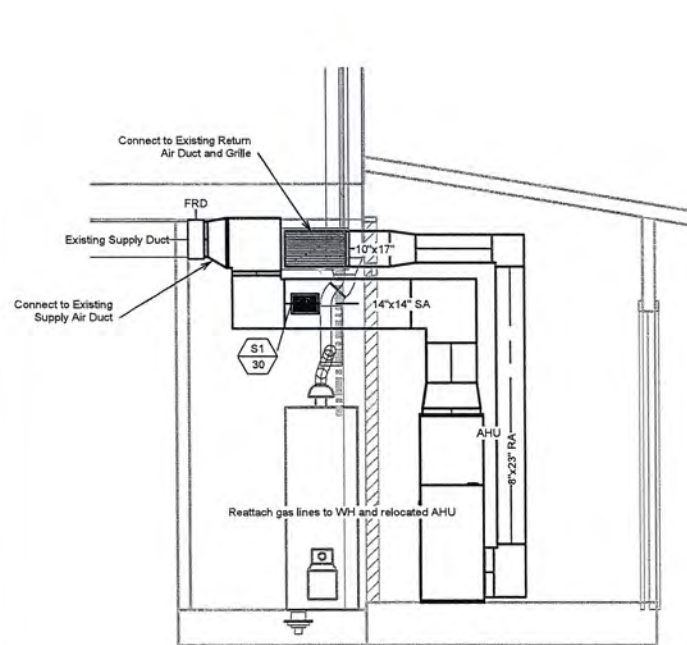


② Mechanical Room Supply Air Plan
1/2" = 1'-0"

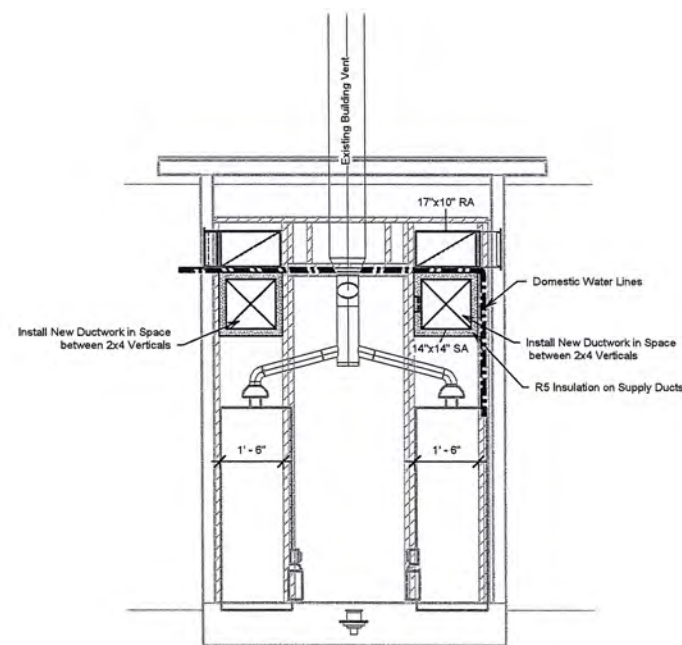
Mechanical Room Air Terminal Schedule					
Type Mark	Description	Size	Border Type	Manufacturer	Model
S1	Adjustable Supply Grille with Double Deflection - Fire Rated	6"x4"	Surface Mount	Titus*	PAS-FR 12 x 12, 8x8 neck

Adjust ducting or diffuser location, as needed, to accommodate fire rated diffuser

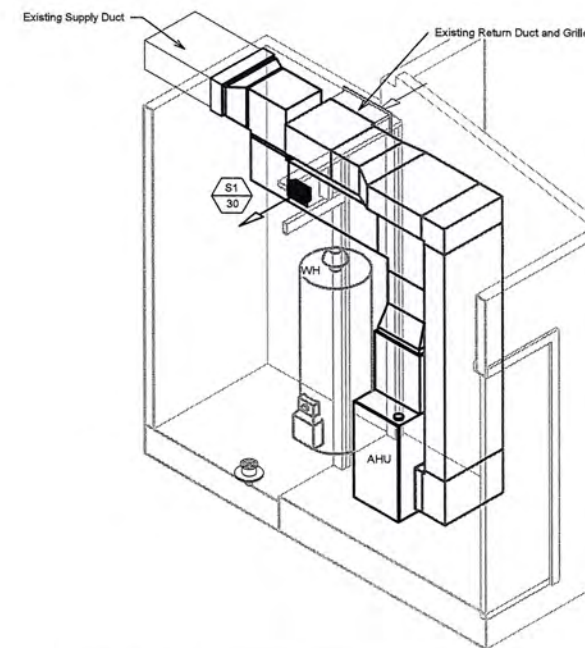
Duct Accessory Schedule			
Type Mark	Description	Manufacturer	Model
FRD	Curtain Type Dynamic Fire Dampers	Ruskin	DIBD2



③ Section 1
1/2" = 1'-0"



④ Section 2
1/2" = 1'-0"



⑤ Mechanical Room 3D

Mechanical Room Plan

Date	10/2019
Project Number	191004



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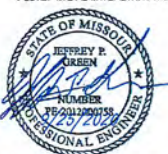
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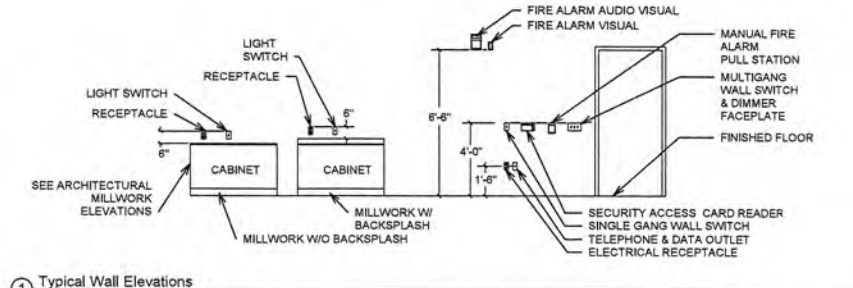
JOHN OKE-THOMAS - ARCHITECT
MO # 6-8-
OKE-THOMAS + ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEER



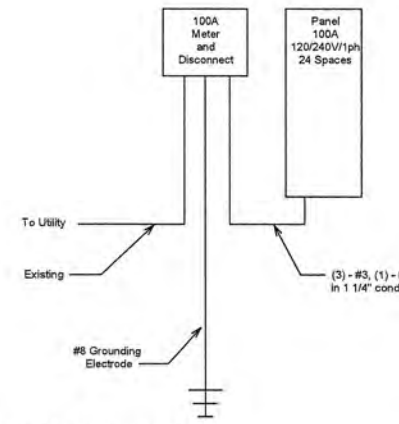
Jeff Green - Professional Engineer
MO # PE-201200759

ELECTRICAL NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
- BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 201 BREAKERS UNLESS OTHERWISE NOTED.
- CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
- THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
- SEE THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS FOR GUIDELINES FOR THE INSTALLATION OF ELECTRICAL DEVICES, EQUIPMENT, CONDUIT, BOXES, ETC. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTRUCTIONS AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
- DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
- FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONAL SYSTEM (INCLUDING ANY FLASHING, MOUNTING EQUIPMENT, TRANSFORMERS, ETC.) AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, INTERNATIONAL FUEL GAS, INTERNATIONAL PLUMBING AND NATIONAL ELECTRICAL CODES.
- SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
- VERIFY THAT EXISTING MAIN PANEL, SUPPLY WIRING SIZE, INCLUDING VOLTAGE DROP FROM METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
- INSTALL AFCI AND GFCI BREAKERS, AS NEEDED, PER NEC 210.12.
- ELECTRICAL CONTRACTOR SHALL RELOCATE ANY EXISTING RANGE RECEPTACLES SO THAT THEY ARE LOCATED BEHIND THE EQUIPMENT AND BELOW THE HEIGHT OF THE COUNTERTOP.
- VERIFY THAT SEE ARCHITECTURAL DRAWINGS FOR SITE PLANS AND INDIVIDUAL SUITE LOCATIONS.
- COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
- MAIN SERVICE AND CONNECTIONS FROM METERS TO PANEL WIRING SHALL BE 600V COPPER WITH THHN INSULATION. BRANCH CIRCUIT CONDUCTORS TO BE COPPER WITH THHN/THWN INSULATION AND SIZED AT 90° C RATING FOR CIRCUITS LESS THAN 800 AMPERES AND AT 75° C RATING FOR CIRCUITS OF 800 AMPERES OR GREATER.
- DEACTIVATE EXISTING CIRCUITS, INSTALL NEW CIRCUITS TO MEET CURRENT CODE REQUIREMENTS.
- PROVIDE NO. 10 AWG COPPER CONDUCTORS FOR HOMERUNS EXCEEDING 100 FEET IN LENGTH AND NO. 8 AWG COPPER CONDUCTORS EXCEEDING 150 FEET IN LENGTH UNLESS OTHERWISE NOTED.
- ALL WIRING/CONTROL DEVICES REQUIRED FOR THE OPERATION OF ALL EQUIPMENT WILL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. WIRING DIAGRAMS WILL BE PROVIDED TO THE ELECTRICAL CONTRACTOR BY THE MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT. SWITCHGEAR SHALL BE UL LISTED AND RATED FOR SERVICE ENTRANCE DUTY WHERE APPLICABLE. TERMINALS SHALL BE LISTED FOR USE WITH 75° C CONDUCTORS. PROVIDE NEMA 1 ENCLOSURES AND DISCONNECTS FOR INDOOR USE AND NEMA 3R FOR OUTDOOR USE. PANELBOARDS SHALL BE OF THE DEAD FRONT TYPE AND SHALL HAVE A COPPER BUS. CIRCUIT BREAKERS SHALL BE SERIES RATED, QUICK-MAKE, QUICK-BREAK DISCONNECTS SHALL BE STANDARD DUTY UNLESS OTHERWISE SPECIFIED. THE CIRCUIT DIRECTORY MUST BE FILLED OUT UPON COMPLETION OF THE PROJECT. PROVIDE MINIMUM OF SIX (6) SPARE 20 AMP, 1 POLE BREAKERS.
- THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
- PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
- PROVIDE A MINIMUM OF ONE EMPTY, CAPPED 1" CONDUIT STUBBED ABOVE THE CEILING FOR FUTURE CIRCUITS.
- FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
- ANY HARDWIRED CONNECTIONS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE CONDUIT CONNECTIONS. ALL CORD DROPS SHALL HAVE STRAIN RELIEF AT THE CONNECTION TO THE JUNCTION BOX.
- ALL 120 VOLT RECEPTACLES IN KITCHEN, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI. PROVIDE AFCI CIRCUITS AS REQUIRED BY CODE. COORDINATE EQUIPMENT SWITCHES, JUNCTION BOXES, ROUGH IN AND CONNECTIONS TO ENSURE ALL DEVICES REMAIN ACCESSIBLE. COORDINATE COVERPLATES COLOR WITH THE ARCHITECT. USE STAINLESS STEEL IF NO COLOR IS SPECIFIED.
- MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FOR ALL POWER AND CONTROLS TO THE HVAC EQ. AND THERMOSTATS LOCATIONS (WALL BOX 3/4" CONDUIT TERMINATED 12" ABOVE CEILING). MECHANICAL CONTRACTOR TO PROVIDE THERMOSTAT AND HVAC CONTROLS AND MAKE WIRING CONNECTIONS. ELECTRICAL CONTRACTOR TO MAKE ALL POWER CONNECTIONS.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION MANAGER SHALL COORDINATE WITH OWNER TO DETERMINE INTERNET WIRING SCOPE, PROVIDER AND SYSTEM CONFIGURATION THAT WILL PROVIDE INTERNET TO EVERY SUITE. SYSTEM SHALL CONTAIN ANY ITEMS THAT ARE REQUIRED TO PROVIDE INTERNET SERVICE. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
- ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
- CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



1 Typical Wall Elevations
N.T.S.



2 100A 1 phase Electrical Riser
N.T.S.

Refer to Finish Schedule in Architectural drawing set for authorized replacement schedule of all equipment.
Construction Manager shall receive verification of any equipment not meeting Engineer/Architect specifications.

Lighting Fixture Schedule			
Type Mark	Manufacturer	Model	Dimmable
SL	Eaton	FM15WRCCR	•
V	AFX	FUV25052LAJD2SN 3500K	•

Replace all existing non-LED light fixtures in all suites with new LED light fixtures. Type "SL" light fixture shall replace all ceiling mounted light fixtures. Type "V" light fixture shall replace all wall mounted rest room vanity fixtures. Install Type "SL" light in every storage unit with new switch if switch in not existing.

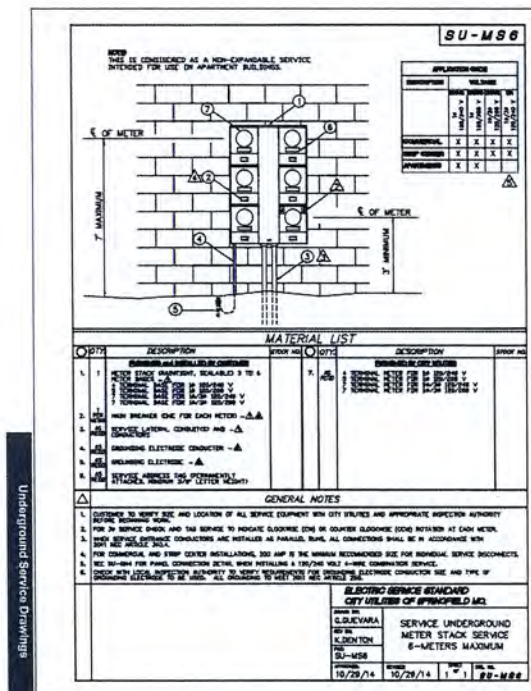
Exhaust Fan Schedule			
Mark	Description	Manufacturer	Model
EF1	Bathroom Exhaust Fan - Energy Star	Delta Breeze	ITG50LED

New and existing Range/stove power receptacle shall be installed behind the range and below the cooking level surface.

Replace and/or add all exhaust fans in all suites per owner/construction manager instruction.

Specialty Device Schedule			
Type Mark	Description	Manufacturer	Model
DB	Door bell horn strobe	Construction Manager Specify	Construction Manager Specify

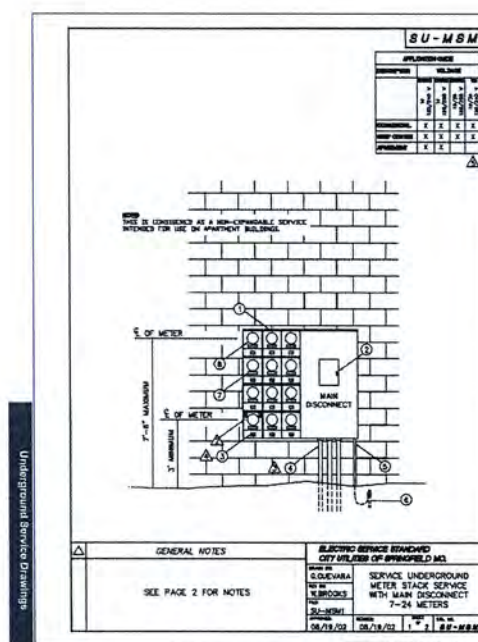
Exhaust fan shall be installed on the bathroom light circuit and activated by the bathroom light switch.



Page 126

Replace buildings H and D existing meter banks with new meter banks per City Utilities standard shown above.

Four apartment meters and 1 Housing Authority lights meter.

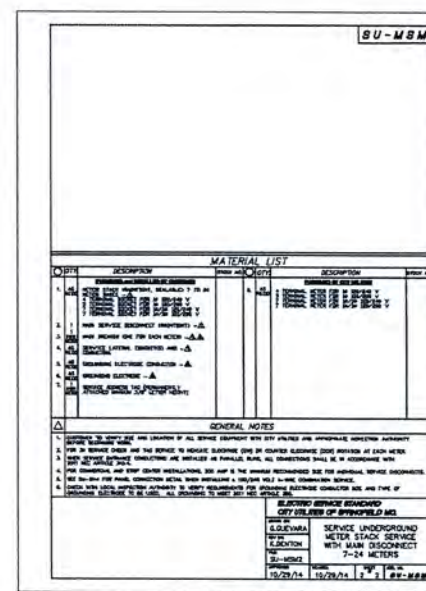


Page 130

Replace buildings D, F, H and E existing meter banks with new meter banks per City Utilities standard shown above.

D, F, H - 6 apartment meters and 1 Housing Authority meter.
E - 8 apartment meters

EC to verify and coordinate final meter quantities with owner/construction manager, including any buildings not previously documented.



Page 131

Electrical Legend	
	Duplex Receptacle, Countertop
	Duplex Receptacle, Dishwasher
	Duplex Receptacle, Ground Fault Interrupter
	Duplex Receptacle, Refrigerator
	Duplex Receptacle
	Duplex Receptacle, Microwave, 5' 6" aff. countertop height in ADA suite.
	Duplex Receptacle, Garbage Disposal
	Duplex Receptacle, Weatherproof
	Junction Box, Vent Hood, 5' 6" aff.
	Receptacle, Washer/Dryer - Range
	Single pole light switch
	Smoke Detector Alarm, Kidde Model i4518
	Smoke/Carbon Monoxide Detector Alarm, Kidde Model KN-COPE-I
	Horn/Strobe system with integral doorbell, install doorbell at front door.

Date 10/2019
Project Number 191004



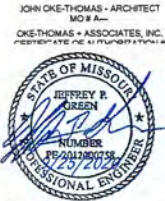
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FOR
HOUSING AUTHORITY OF SPRINGFIELD

N. BOLIVAR RD. SPRINGFIELD, MO

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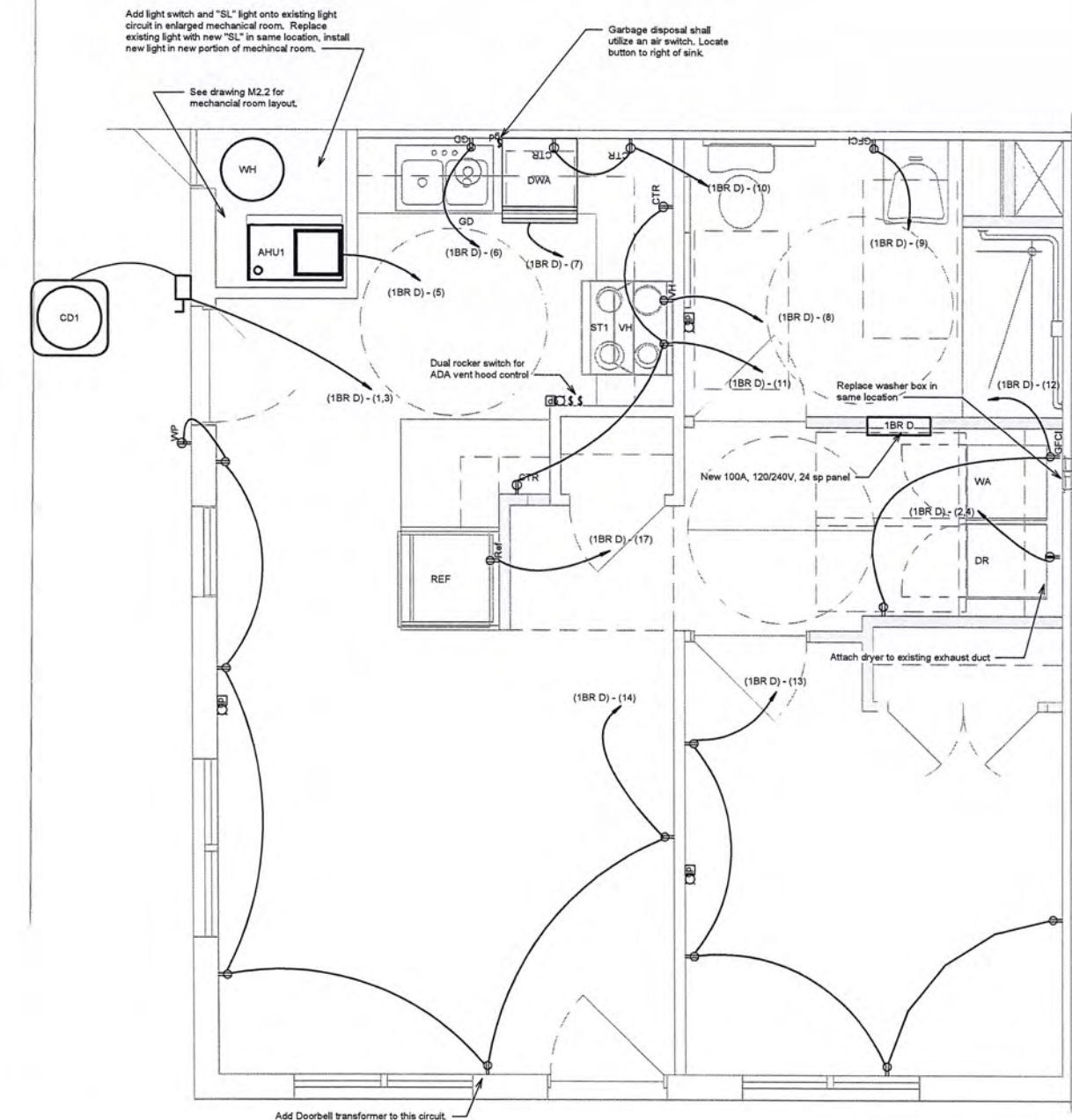
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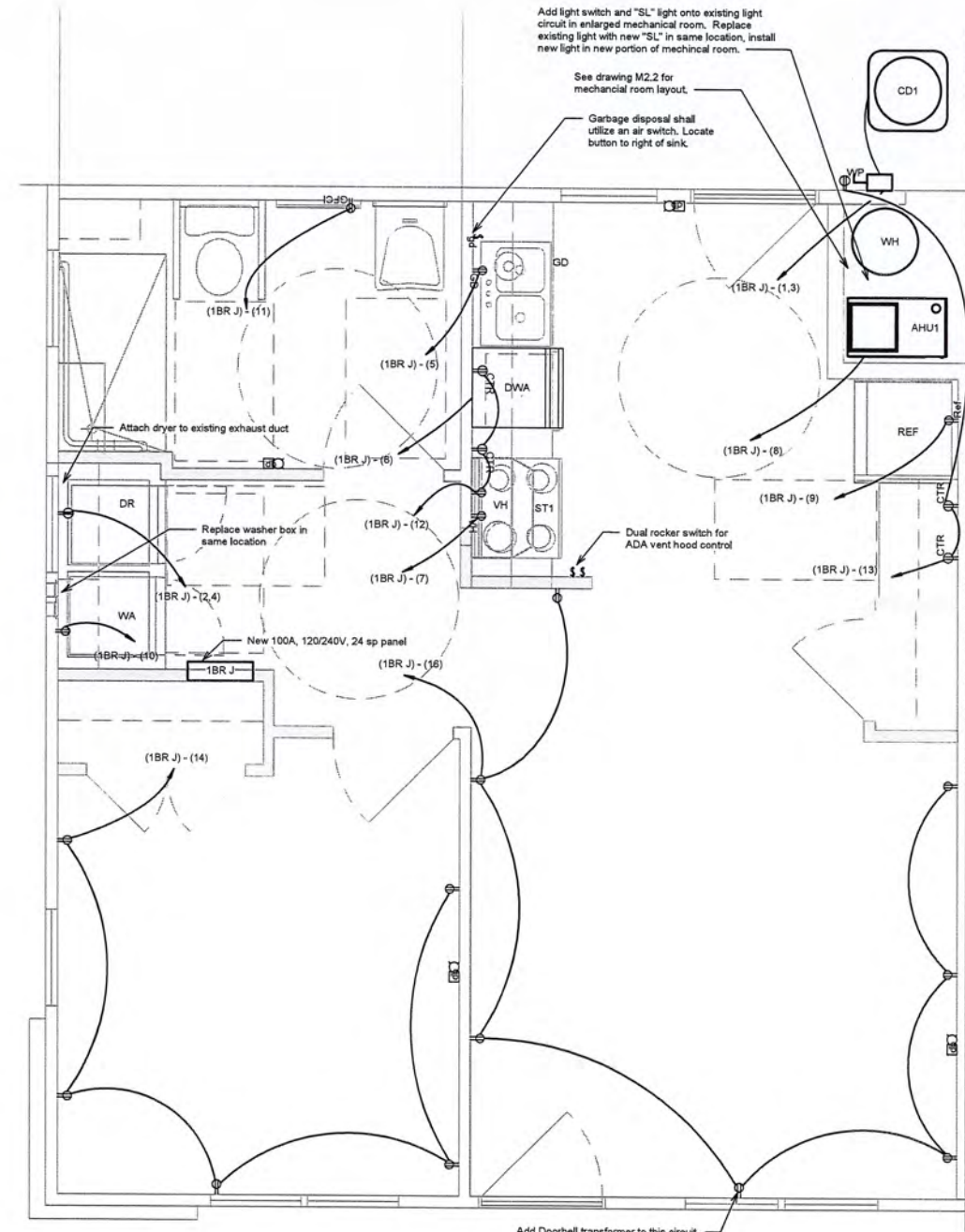
REVISIONS	
FINAL SET	04/8/2019

SHEET NO.
E1

Electrical Notes, Details, Schedules



1 1 BR Bldg D+Q ADA Electrical Plan
1/2" = 1'-0"



2 1 BR Bldg J ADA Electrical Plan
1/2" = 1'-0"

Power Plans

Date	10/2019
Project Number	191004
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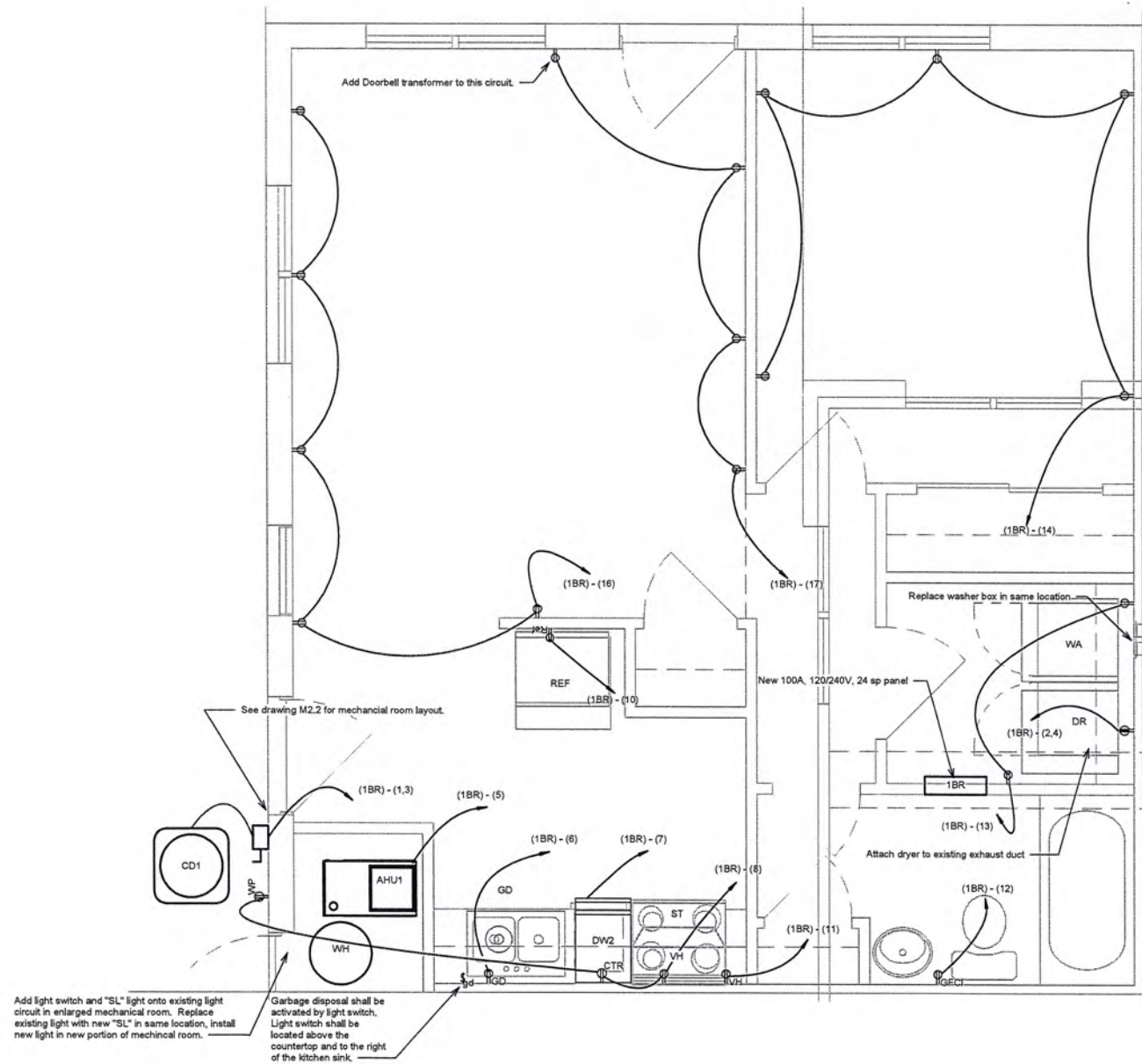
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This Professional Engineer certifies that the design and construction of the project shown on this drawing were prepared by him or her, or under his or her direct supervision and control, and that he or she is a duly licensed Professional Engineer in the State of Missouri.

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Jeff Green - Professional Engineer
MO# PE-01200756

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1 BR (Bldgs. C+D+O) Electrical Plan
1/2" = 1'-0"

Power Plans

Date	10/2019
Project Number	191004

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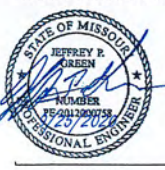
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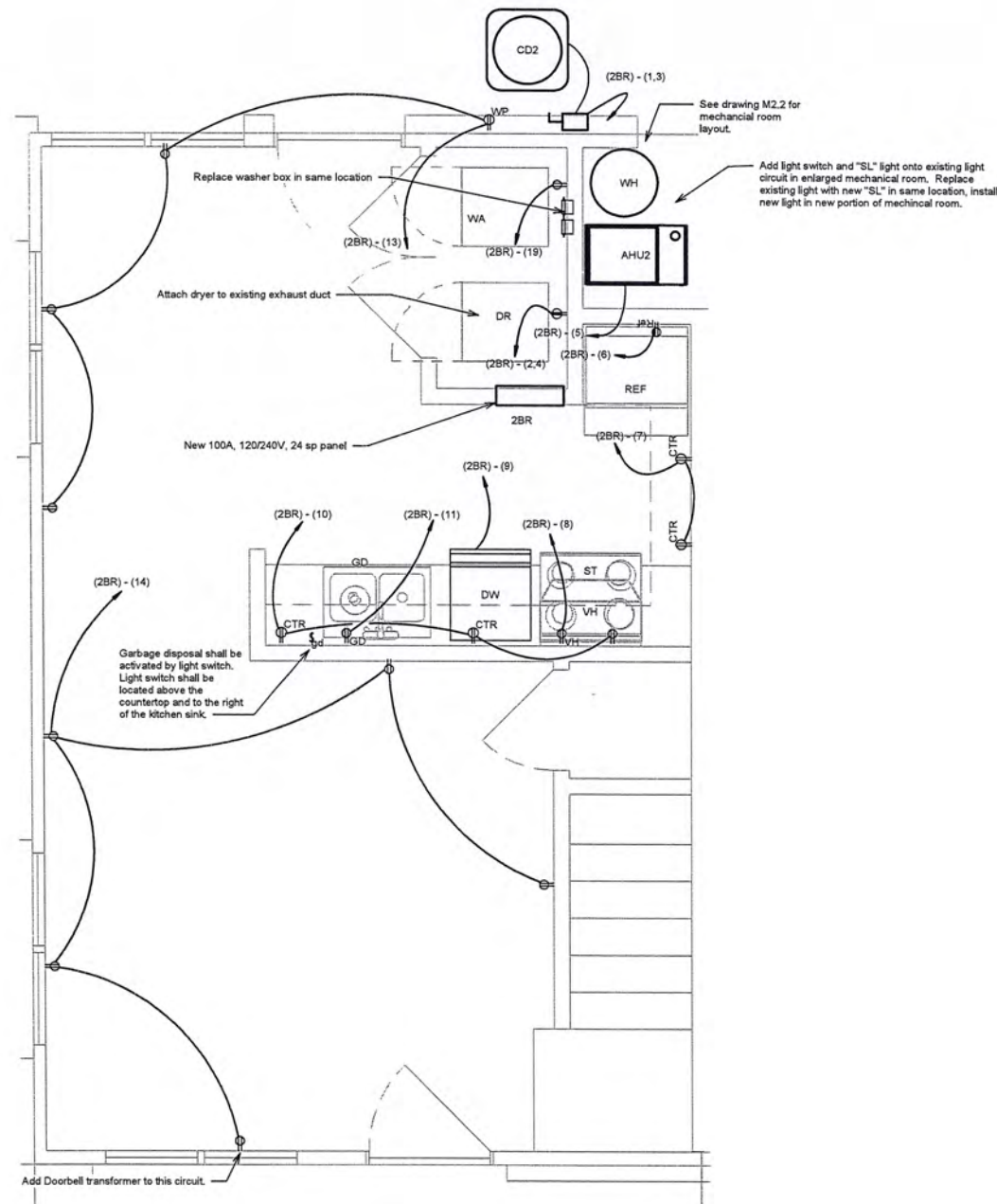
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The Professional Engineer attests to the accuracy of the information shown on this drawing and that the design complies with the applicable laws, rules, and regulations of the State of Missouri. The Professional Engineer shall be responsible for the design and construction of the project.

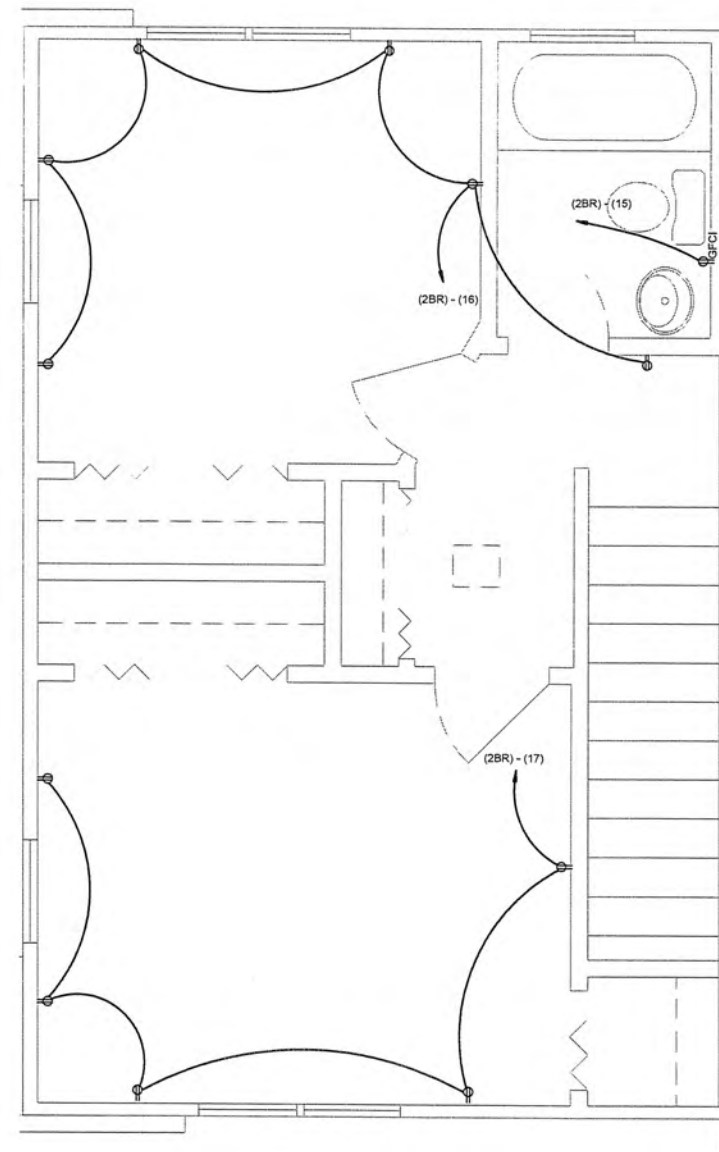
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MO# PE-201200755

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① 2 BR First Floor Electrical Plan
1/2" = 1'-0"



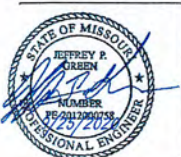
② 2 BR Second Floor Electrical Plan
1/2" = 1'-0"

Power Plans

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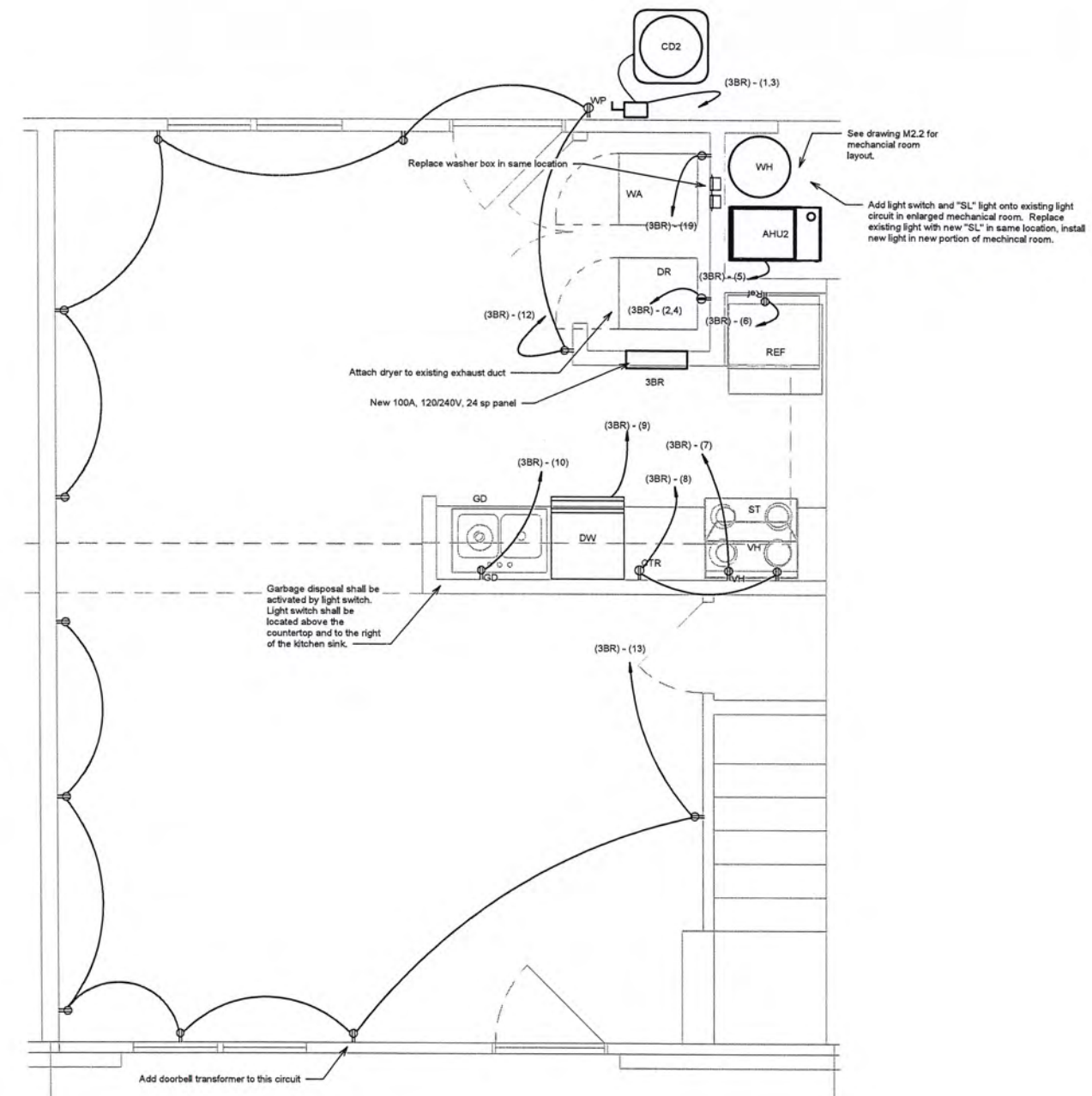
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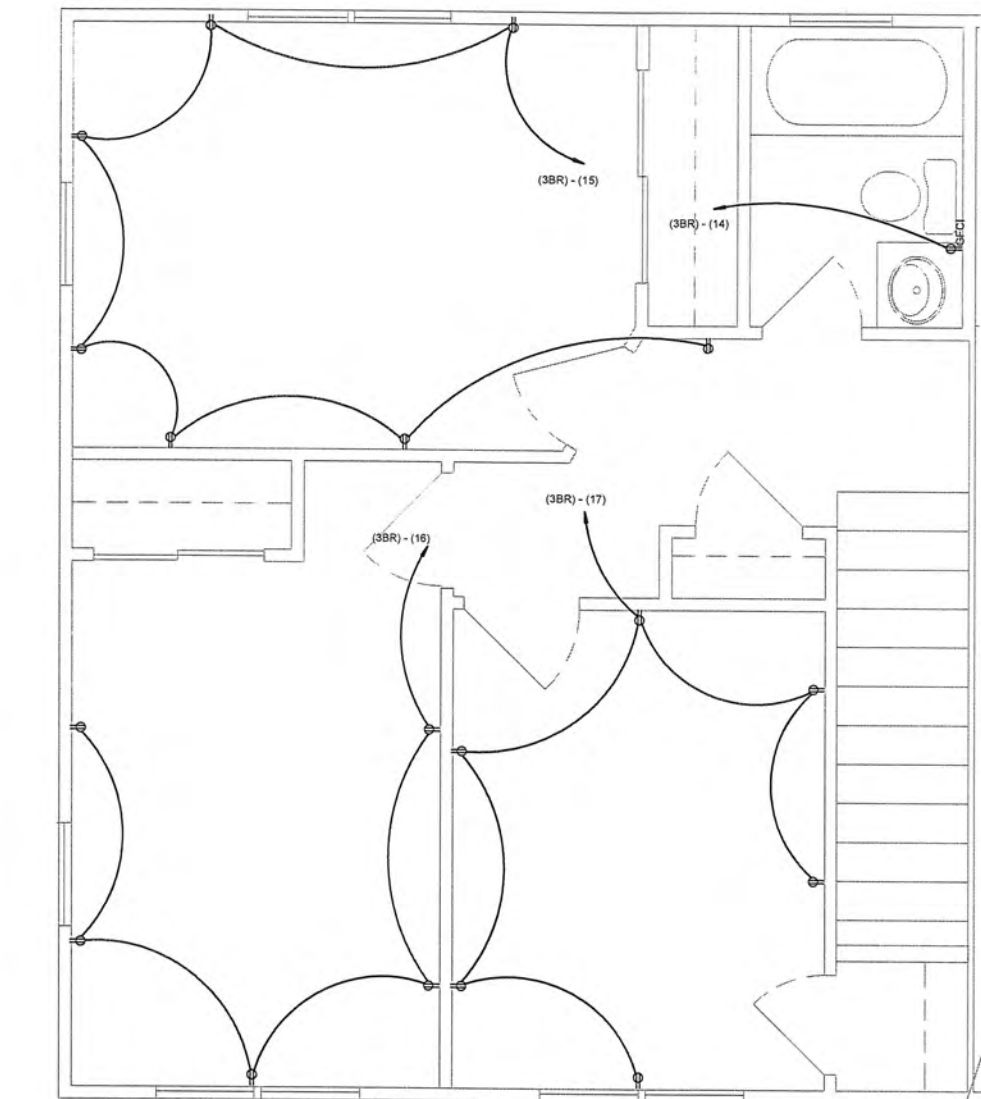
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MO# PE-201200758



① 3 BR First Floor Electrical Plan
1/2" = 1'-0"



② 3 BR Second Floor Electrical Plan
1/2" = 1'-0"

Power Plans

Date	10/2019
Project Number	191004

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MO # A-
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #

JEFFREY E. GREEN
Professional Engineer
Missouri State Certificate of Authority #201000775A

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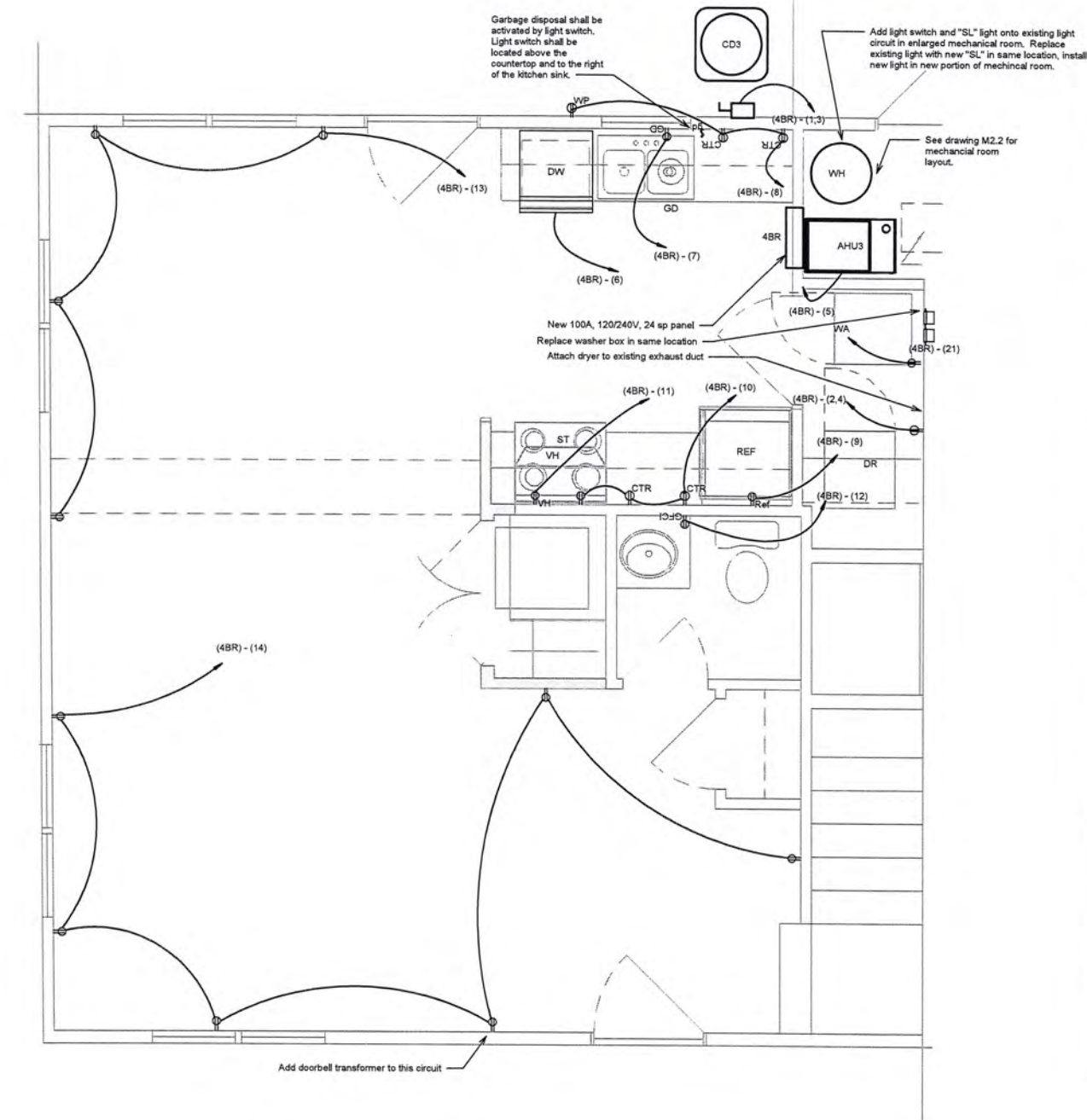
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N. BOLIVAR RD.
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DATE
SEPTEMBER 25, 2020

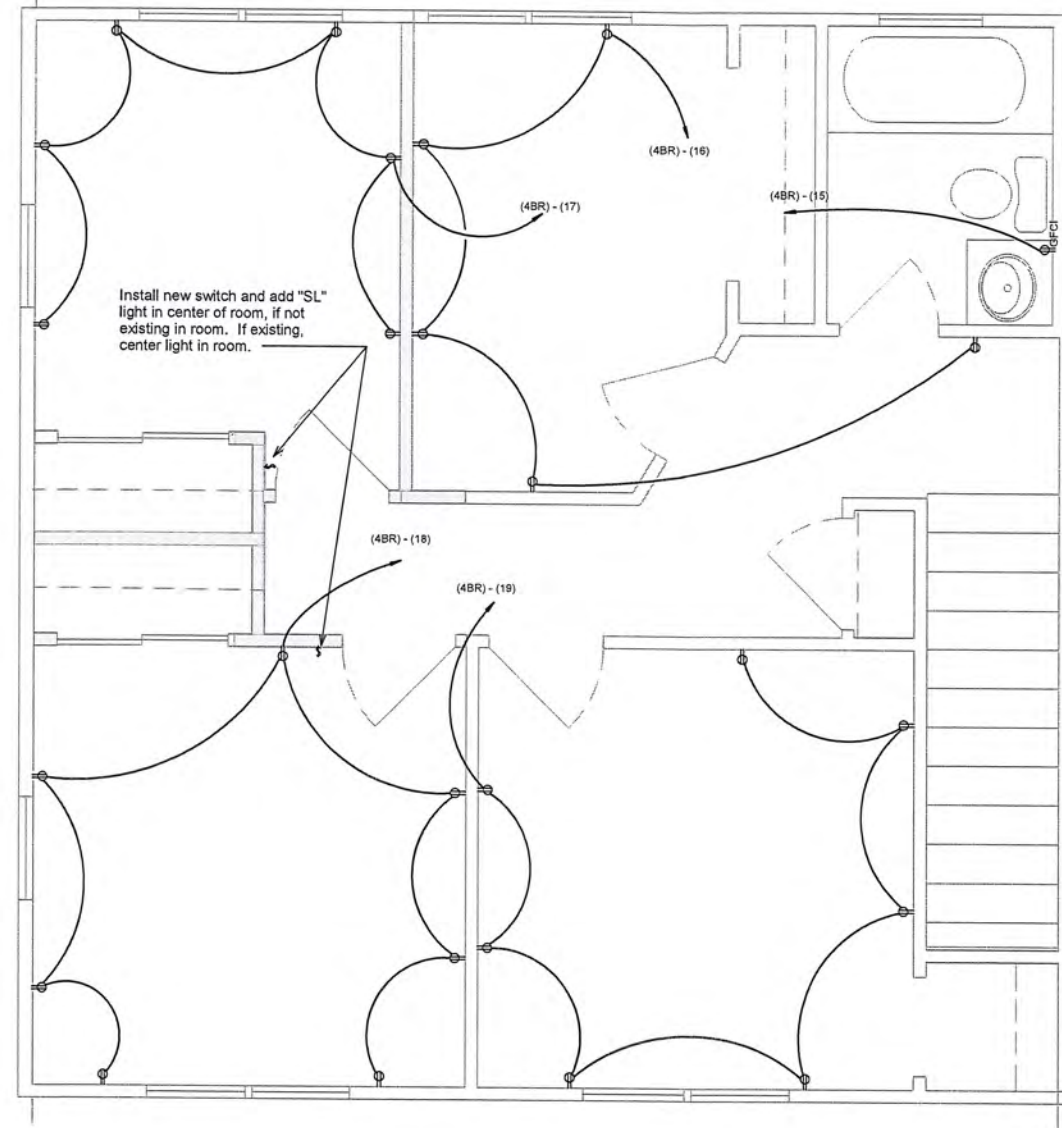
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① 4 BR First Floor Electrical Plan
1/2" = 1'-0"



② 4 BR Second Floor Electrical Plan
1/2" = 1'-0"

Power Plans

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The Professional Engineer attested to this sheet applies only to the electrical and plumbing work and is not to be construed as a guarantee of the accuracy of the other work shown on this sheet. The Professional Engineer is not responsible for the accuracy of the other work shown on this sheet.

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MO # A-
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #



Jeff Green - Professional Engineer
MPE #2010028846

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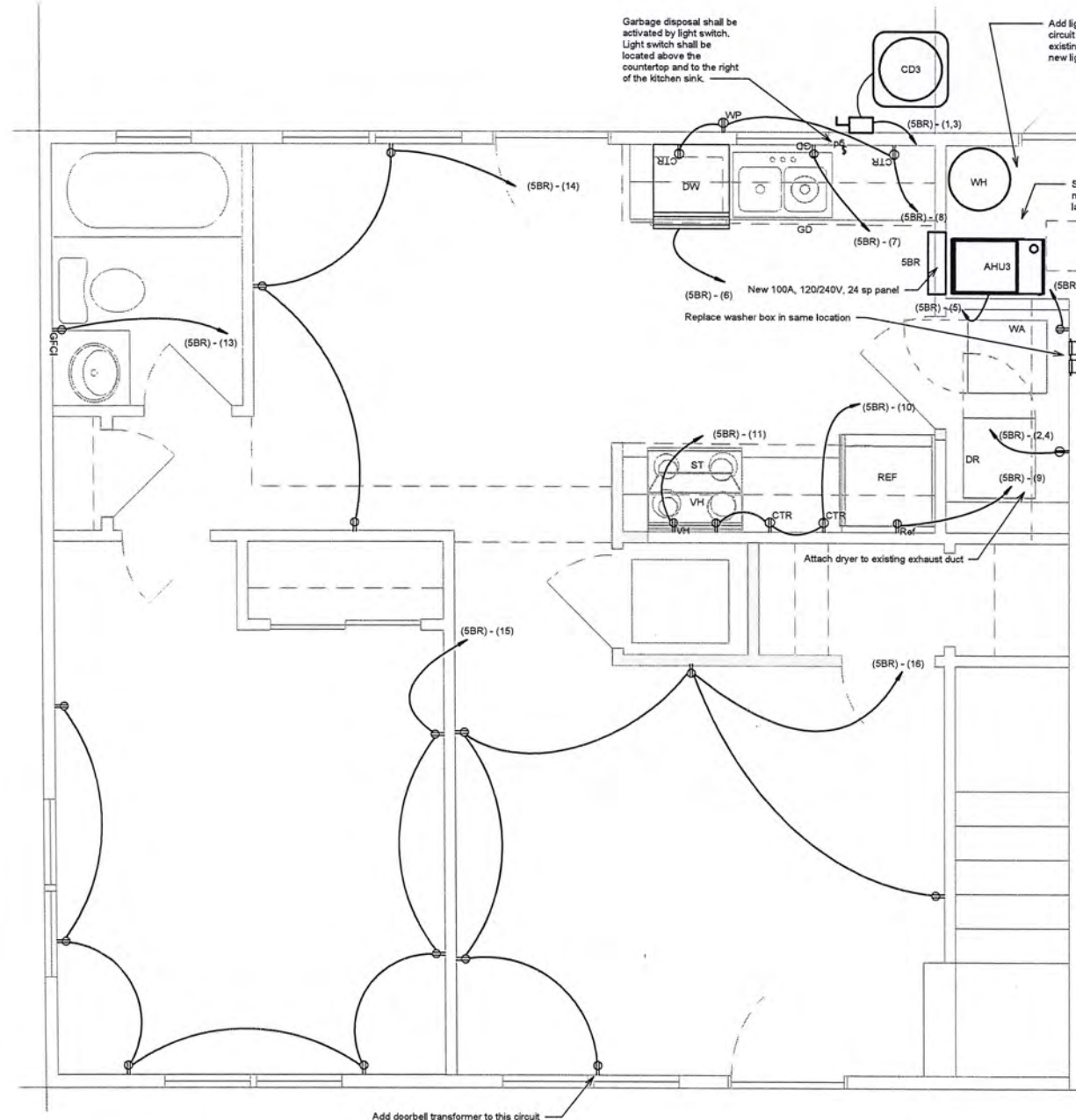
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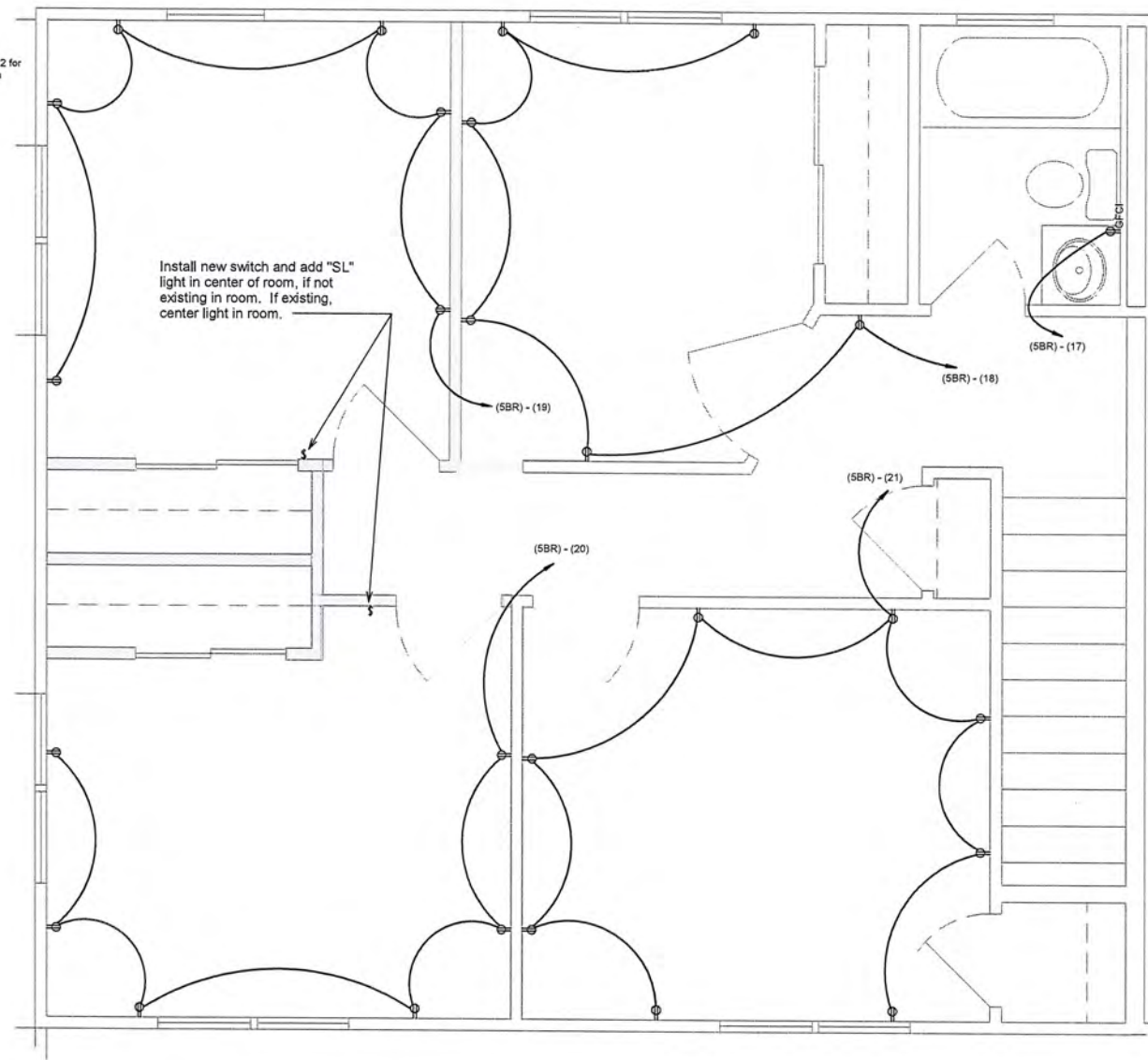
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2019-1008

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E2.4



1 5 BR First Floor Electrical Plan
1/2" = 1'-0"



2 5 BR Second Floor Electrical Plan
1/2" = 1'-0"

Power Plans

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MCE# PF-201200758

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FOR
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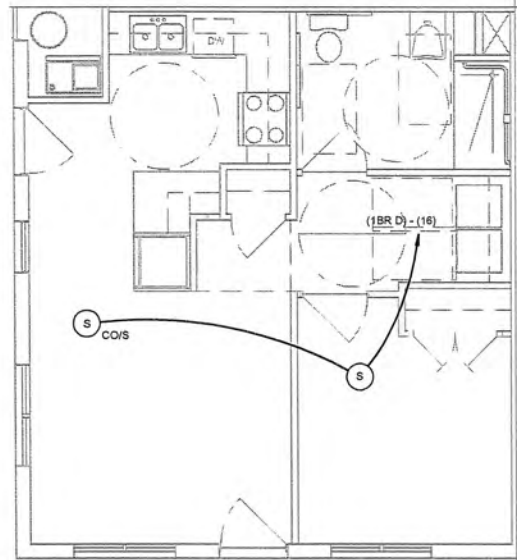
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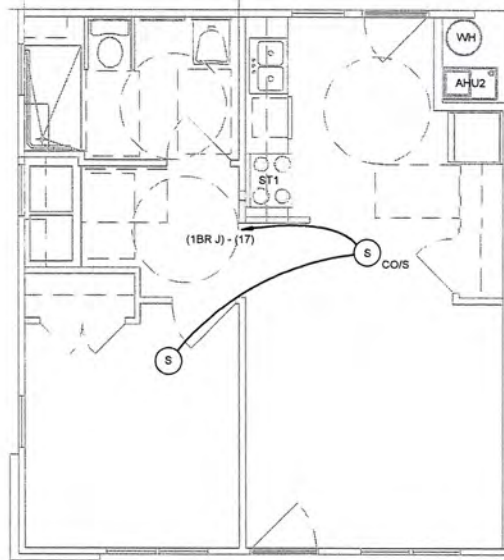
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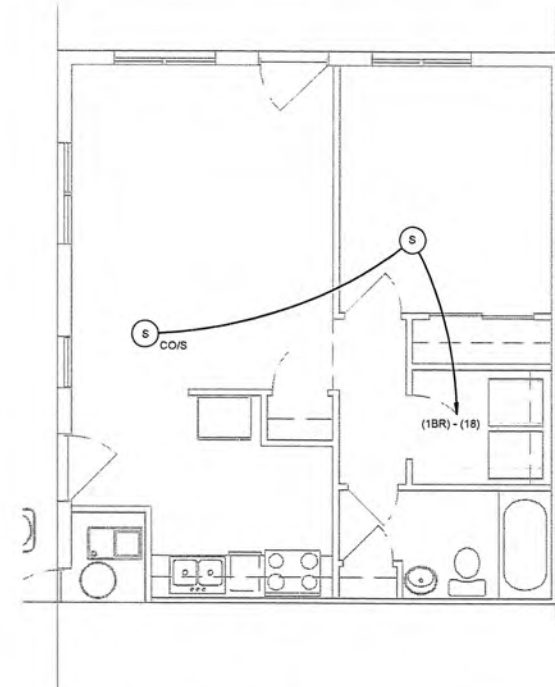
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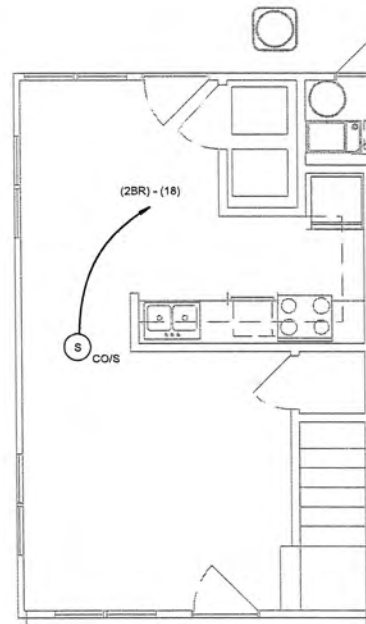
① 1 BR Bldg D+O ADA Smoke Detector Plan
1/4" = 1'-0"



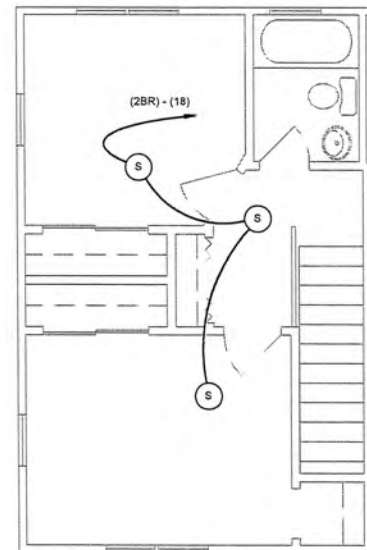
② 1 BR Bldg J ADA Smoke Detector Plan
1/4" = 1'-0"



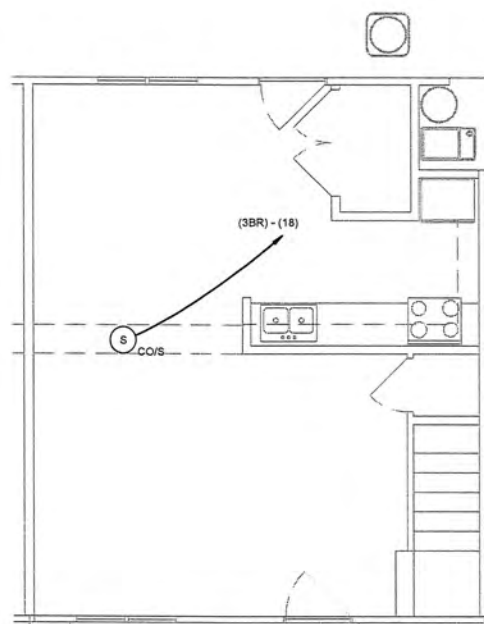
③ 1 BR Bldgs C+D+O Smoke Detector Plan
1/4" = 1'-0"



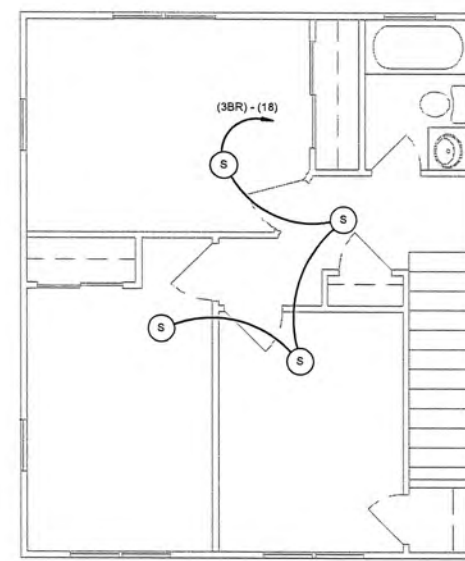
④ 2 BR First Floor Smoke Detector Plan
1/4" = 1'-0"



⑤ 2 BR Second Floor Smoke Detector Plan
1/4" = 1'-0"



⑥ 3 BR First Floor Smoke Detector Plan
1/4" = 1'-0"



⑦ 3 BR Second Floor Smoke Detector Plan
1/4" = 1'-0"

Smoke Detector Plans

Date 10/2019
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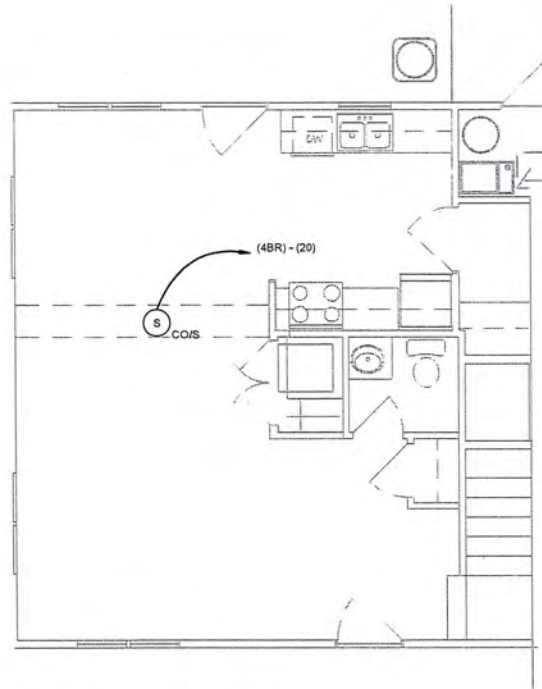


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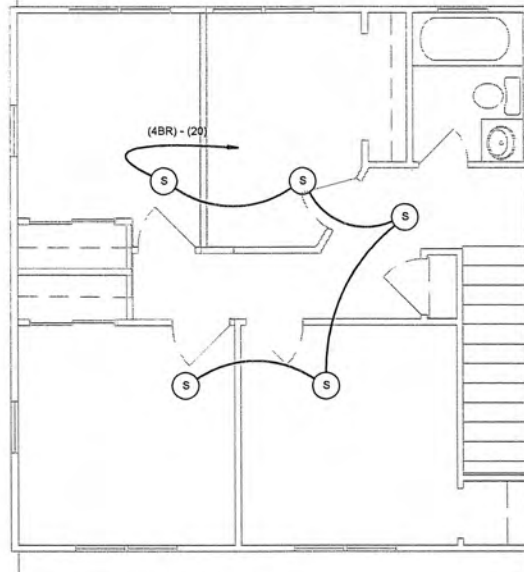
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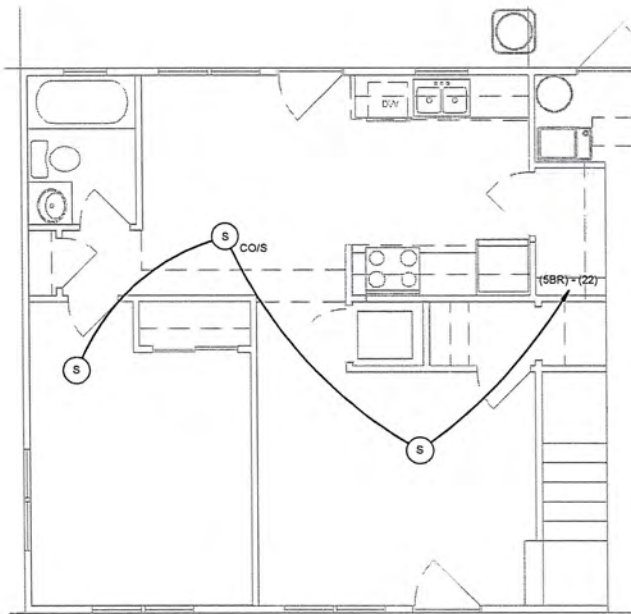
E3.0



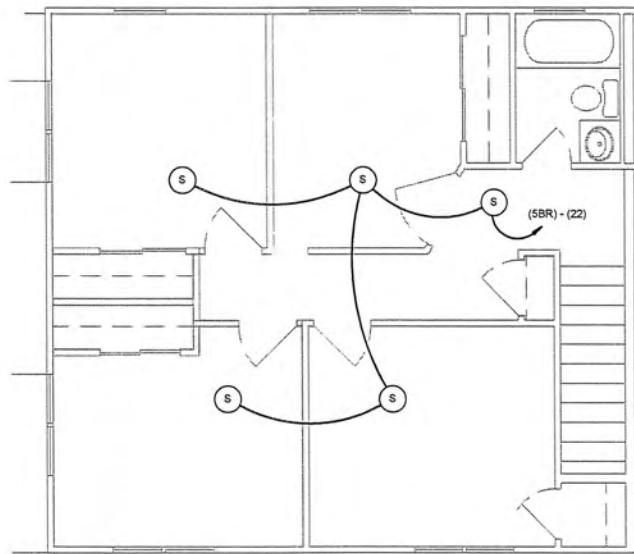
① 4 BR First Floor Smoke Detector Plan
1/4" = 1'-0"



② 4 BR Second Floor Smoke Detector Plan
1/4" = 1'-0"



③ 5 BR First Floor Smoke Detector Plan
1/4" = 1'-0"



④ 5 BR Second Floor Smoke Detector Plan
1/4" = 1'-0"

Smoke Detector Plans

Date	10/2019
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Jeffrey P. Green
Professional Engineer
Missouri Professional Engineer
MO# PE-201200758

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Branch Panel:		1BR	VOLTAGE ELECTRICAL DATA MOUNTING		120/240 Single 120 V/1-0 VA Recessed	PHASES A/C	1			
Oke-Thomas and Assoc. Bolivar Apartments										
Circuit	Load Name	Rating				Rating	Load Name	Circuit		
1	CD	20 A	1680 VA / 2880 VA			30 A	Dryer	2		
3	—	—		1680 VA / 2880 VA		—	—	4		
5	AHU	15 A	1150 VA / 480 VA			20 A	GD	6		
7	DW	20 A		744 VA / 540 VA		20 A	Kitchen Power	8		
9			0 VA / 180 VA			20 A	Ref.	10		
11	VH	20 A		250 VA / 180 VA		20 A	Bathroom	12		
13	Washer	20 A	360 VA / 900 VA			20 A	BR	14		
15	Lights	20 A		500 VA / 900 VA		20 A	LR	16		
17	LR	20 A	720 VA / 240 VA			20 A	Smoke Detectors	18		
19	Spare	20 A		0 VA / 0 VA		20 A	Spare	20		
21	Spare	20 A	0 VA / 0 VA			20 A	Spare	22		
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24		
Load Classification			CONNECTED LOAD			DEMAND LOAD			PANEL TOTALS	
LOAD TYPE			CONNECTED LOAD			DEMAND LOAD				
HVAC			1150 VA			1150 VA			TOTAL CONNECTED LOADS: 16121 VA	
COOLING			3360 VA			3360 VA			TOTAL ESTIMATED DEMAND: 15686 VA	
LIGHTING									TOTAL CONNECTED CURRENT: 67 A	
RECEPTACLE			10270 VA			10135 VA			TOTAL ESTIMATED LOAD: 67 A	
POWER			1408 VA			1408 VA			NON-COINCIDENTAL HTG/CLG: 5 A	
KITCHEN									TOTAL ESTIMATED DEMAND ~... 62 A	

Electrical Circuit Schedule Panel 1BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
1BR	240 V	3360 W	14 A	2-#12, 1-#12, 1-#12	1,3	CD
1BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
1BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	5	AHU
1BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	6	GD
1BR	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	7	DW
1BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	8	Kitchen Power
1BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	Ref.
1BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	11	VH
1BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	12	Bathroom
1BR	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	13	Washer
1BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	14	BR
1BR	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	15	Lights
1BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	16	LR
1BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	17	LR
1BR	120 V	240 W	2 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors

Branch Panel:		1BR D	VOLTAGE ELECTRICAL DATA MOUNTING		120/240 Single 120 V/1-2 VA Recessed	PHASES A/C		1
Oke-Thomas and Assoc. Bolivar Apartments								
Circuit	Load Name	Rating				Rating	Load Name	Circuit
1	CD	20 A	1680 VA / 2880 VA			30 A	Dryer	2
3	—	—			1680 VA / 2880 VA	—	—	4
5	AHU	15 A	1150 VA / 480 VA			20 A	GD	6
7	DW	20 A			744 VA / 250 VA	20 A	VH	8
9	Bathroom	20 A	180 VA / 360 VA			20 A	Kitchen Power	10
11	Kitchen Power	20 A			540 VA / 360 VA	20 A	Washer	12
13	BR	20 A	720 VA / 1080 VA			20 A	LR	14
15	Lights	20 A			500 VA / 240 VA	20 A	Smoke Detectors	16
17	Ref.	20 A	180 VA / 0 VA					18
19	Spare	20 A			0 VA / 0 VA	20 A	Spare	20
21	Spare	20 A	0 VA / 0 VA			20 A	Spare	22
23	Spare	20 A			0 VA / 0 VA	20 A	Spare	24
Load Classification								
LOAD TYPE		CONNECTED LOAD		DEMAND LOAD		PANEL TOTALS		
HVAC		1150 VA		1150 VA		TOTAL CONNECTED LOADS: 15762 VA		
COOLING		3360 VA		3360 VA		TOTAL ESTIMATED DEMAND: 15762 VA		
LIGHTING						TOTAL CONNECTED CURRENT: 66 A		
RECEPTACLE		9910 VA		9910 VA		TOTAL ESTIMATED LOAD: 66 A		
POWER		1408 VA		1408 VA		NON-COINCIDENTAL HTG/CLG: 5 A		
KITCHEN						TOTAL ESTIMATED DEMAND ~ 61 A		

Electrical Circuit Schedule Panel 1BR D						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
1BR D	240 V	3360 W	14 A	2-#12, 1-#12, 1-#12	1,3	CD
1BR D	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
1BR D	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	5	AHU
1BR D	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	6	GD
1BR D	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	7	DW
1BR D	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	8	VH
1BR D	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	9	Bathroom
1BR D	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	10	Kitchen Power
1BR D	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	11	Kitchen Power
1BR D	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	12	Washer
1BR D	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	13	BR
1BR D	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	14	LR
1BR D	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	15	Lights
1BR D	120 V	240 W	2 A	1-#12, 1-#12, 1-#12	16	Smoke Detectors
1BR D	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	17	Ref.

Panel Schedules

Date	10/2019
Project Number	191004
 2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028846	



JOHN OKE-THOMAS - ARCHITECT
MO # A-1
OKE-THOMAS & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #



REVISIONS	
FINAL SET	04/2019

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY •
SPRINGFIELD, MO 65802
TELEPHONE: (417) 853-4323
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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
N. BOLIVAR RD. SPRINGFIELD, MO

DATE SEPTEMBER 25, 2020
COMM. NO. 2019-1008
SHEET NO. E4.0

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Jeff Green - Professional Engineer
MO# PE-201200725

Branch Panel:		1BR J	VOLTAGE		120/240 Single		PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA		A/C		
			MOUNTING		Recessed				
Oke-Thomas and Assoc. Bolivar Apartments									
Circuit	Load Name	Rating	A	B	C	Rating	Load Name	Circuit	
1	CD	20 A	1680 VA / 2880 VA			30 A	Dryer	2	
3	--	--		1680 VA / 2880 VA		--	--	4	
5	GD	20 A	480 VA / 744 VA			20 A	DW	6	
7	VH	20 A		250 VA / 1150 VA		15 A	AHU	8	
9	Ref.	20 A	180 VA / 180 VA			20 A	Washer	10	
11	Bathroom	20 A		180 VA / 540 VA		20 A	Kitchen Power	12	
13	Kitchen Power	20 A	540 VA / 900 VA			20 A	BR	14	
15	Lights	20 A		600 VA / 1260 VA		20 A	Kitchen Power	16	
17	Smoke Detectors	20 A	240 VA / 0 VA					18	
19	Spare	20 A		0 VA / 0 VA		20 A	Spare	20	
21	Spare	20 A	0 VA / 0 VA			20 A	Spare	22	
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24	
Load Classification									
LOAD TYPE		CONNECTED LOAD		DEMAND LOAD				PANEL TOTALS	
HVAC		1150 VA		1150 VA		TOTAL CONNECTED LOADS:		18121 VA	
COOLING		3360 VA		3360 VA		TOTAL ESTIMATED DEMAND:		15988 VA	
LIGHTING						TOTAL CONNECTED CURRENT:		67 A	
RECEPTACLE		10270 VA		10135 VA		TOTAL ESTIMATED LOAD:		67 A	
POWER		1408 VA		1408 VA		NON-COINCIDENTAL HTG/CLG:		5 A	
KITCHEN						TOTAL ESTIMATED DEMAND ~...		62 A	

Electrical Circuit Schedule Panel 1BR J						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
1BR J	240 V	3360 W	14 A	2-#12, 1-#12, 1-#12	1,3	CD
1BR J	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
1BR J	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	5	GD
1BR J	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	6	DW
1BR J	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	7	VH
1BR J	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	8	AHU
1BR J	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	9	Ref.
1BR J	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	Washer
1BR J	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	11	Bathroom
1BR J	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	12	Kitchen Power
1BR J	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	Kitchen Power
1BR J	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	14	BR
1BR J	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	15	Lights
1BR J	120 V	1260 W	11 A	1-#12, 1-#12, 1-#12	16	Kitchen Power
1BR J	120 V	240 W	2 A	1-#12, 1-#12, 1-#12	17	Smoke Detectors

Branch Panel:		3BR	VOLTAGE		120/240 Single		PHASES		1		
			ELECTRICAL DATA		120 V/1-0 VA		A/C				
			MOUNTING		Recessed						
Oke-Thomas and Assoc. Bolivar Apartments											
Circuit	Load Name	Rating	A		B		C		Rating	Load Name	Circuit
1	CD	30 A	2160 VA / 2880 VA						30 A	Dryer	2
3	--	--			2160 VA / 2880 VA				--	--	4
5	AHU	15 A	1150 VA / 180 VA						20 A	Ref.	6
7	VH	20 A			250 VA / 360 VA				20 A	Kitchen Power	8
9	Washer	30 A	744 VA / 480 VA						20 A	GD	10
11	Lights	20 A			500 VA / 1080 VA				20 A	DR	12
13	LR	20 A	1080 VA / 180 VA						20 A	Bathroom	14
15	Bedroom	20 A			1280 VA / 900 VA				20 A	Bedroom	16
17	Bedroom	20 A	1080 VA / 600 VA						20 A	Smoke Detectors	18
19	Washer	20 A			180 VA / 0 VA						20
21	Spare	20 A	0 VA / 0 VA						20 A	Spare	22
23	Spare	20 A			0 VA / 0 VA				20 A	Spare	24
Load Classification											
LOAD TYPE		CONNECTED LOAD		DEMAND LOAD				PANEL TOTALS			
HVAC		1150 VA		1150 VA				TOTAL CONNECTED LOADS:		19960 VA	
COOLING		4320 VA		4320 VA				TOTAL ESTIMATED DEMAND:		18566 VA	
LIGHTING								TOTAL CONNECTED CURRENT:		83 A	
RECEPTACLE		12790 VA		11395 VA				TOTAL ESTIMATED LOAD:		77 A	
POWER		1753 VA		1753 VA				NON-COINCIDENTAL HTG/CLG:		5 A	
KITCHEN								TOTAL ESTIMATED DEMAND ~...		73 A	

Branch Panel:		2BR	VOLTAGE		120/240 Single		PHASES		1		
			ELECTRICAL DATA		120 V/1-0 VA		A/C				
				MOUNTING		Recessed					
Oke-Thomas and Assoc. Bolivar Apartments											
Circuit	Load Name	Rating					Rating	Load Name	Circuit		
1	CD	30 A	2160 VA / 2880 VA				30 A	Dryer	2		
3	—	—		2160 VA / 2880 VA			—	—	4		
5	AHU	15 A	1150 VA / 180 VA				20 A	Ref.	6		
7	Kitchen Power	20 A		360 VA / 250 VA			20 A	VH	8		
9	DW	20 A	744 VA / 540 VA				20 A	Kitchen Power	10		
11	GD	20 A		480 VA / 500 VA			20 A	Lights	12		
13	DR	20 A	720 VA / 900 VA				20 A	LR	14		
15	Bathroom	20 A		180 VA / 1080 VA			20 A	Bedroom	16		
17	Bedroom	20 A	900 VA / 480 VA				20 A	Smoke Detectors	18		
19	Washer	20 A		180 VA / 0 VA			20 A	Spare	20		
21	Spare	20 A	0 VA / 0 VA				20 A	Spare	22		
23	Spare	20 A		0 VA / 0 VA			20 A	Spare	24		
Load Classification											
LOAD TYPE		CONNECTED LOAD		DEMAND LOAD				PANEL TOTALS			
HVAC		1150 VA		1150 VA				TOTAL CONNECTED LOADS:		18581 VA	
COOLING		4320 VA		4320 VA				TOTAL ESTIMATED DEMAND:		17816 VA	
LIGHTING								TOTAL CONNECTED CURRENT:		77 A	
RECEPTACLE		11530 VA		10785 VA				TOTAL ESTIMATED LOAD:		74 A	
POWER		1637 VA		1637 VA				NON-COINCIDENTAL HTG/CLG:		5 A	
KITCHEN								TOTAL ESTIMATED DEMAND ~...		69 A	

Electrical Circuit Schedule Panel 2BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
2BR	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	1,3	CD
2BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
2BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	5	AHU
2BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	6	Ref.
2BR	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	7	Kitchen Power
2BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	8	VH
2BR	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	9	DW
2BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	10	Kitchen Power
2BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	11	GD
2BR	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	12	Lights
2BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	13	DR
2BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	14	LR
2BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	Bathroom
2BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	16	Bedroom
2BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	17	Bedroom
2BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
2BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	19	Washer

Electrical Circuit Schedule Panel 3BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	1,3	CD
3BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
3BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	5	AHU
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	6	Ref.
3BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	7	VH
3BR	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	8	Kitchen Power
3BR	120 V	595 W	5 A	1-#10, 1-#10, 1-#10	9	Washer
3BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	10	GD
3BR	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	11	Lights
3BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	12	DR
3BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	13	LR
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	14	Bathroom
3BR	120 V	1260 W	11 A	1-#12, 1-#12, 1-#12	15	Bedroom
3BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	16	Bedroom
3BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	17	Bedroom
3BR	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	19	Washer

Branch Panel:		4BR	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	A/C		
			MOUNTING		Recessed			
Oke-Thomas and Assoc. Bolivar Apartments								
Circuit	Load Name	Rating	A	B	C	Rating	Load Name	Circuit
1	CD	35 A	2520 VA / 2880 VA			30 A	Dryer	2
3	--	--		2520 VA / 2880 VA		--	--	4
5	AHU	15 A	1150 VA / 744 VA			20 A	DW	6
7	GD	20 A		480 VA / 540 VA		20 A	Kitchen Power	8
9	Ref.	20 A	180 VA / 540 VA			20 A	Kitchen Power	10
11	VH	20 A		250 VA / 180 VA		20 A	Bathroom	12
13	DR	20 A	720 VA / 1080 VA			20 A	LR	14
15	Bedroom	20 A		180 VA / 900 VA		20 A	Bedroom	16
17	Bedroom	20 A	1080 VA / 1260 VA			20 A	Receptacle	18
19	Receptacle	20 A		1260 VA / 720 VA		20 A	Smoke Detector	20
21	Washer	20 A	180 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification								
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD	PANEL TOTALS					
HVAC	1150 VA	1150 VA						
COOLING	5040 VA	5040 VA						
LIGHTING								
RECEPTACLE	14580 VA	12295 VA						
POWER	1389 VA	1389 VA						
KITCHEN								
			TOTAL CONNECTED LOADS: 22100 VA					
			TOTAL ESTIMATED DEMAND: 19805 VA					
			TOTAL CONNECTED CURRENT: 92 A					
			TOTAL ESTIMATED LOAD: 89 A					
			NON-COINCIDENTAL HTG/CLG: 5 A					
			TOTAL ESTIMATED DEMAND --- 78 A					

Branch Panel:			5BR	VOLTAGE		120/240 Single	PHASES		1
				ELECTRICAL DATA		120 V/1-0 VA	A/C		
				MOUNTING		Recessed			
Oke-Thomas and Assoc. Bolivar Apartments									
Circuit	Load Name	Rating	P		C	Rating	Load Name	Circuit	
1	CD	35 A	2520 VA / 2880 VA			30 A	Dryer	2	
3	--	--				--	--	4	
5	AHU	15 A	1150 VA / 744 VA			20 A	DW	6	
7	GD	20 A	480 VA / 540 VA			20 A	Kitchen Power	8	
9	Ref.	20 A	180 VA / 540 VA			20 A	Kitchen Power	10	
11	VH	20 A	250 VA / 180 VA			20 A	Washer	12	
13	Bathroom	20 A	180 VA / 540 VA			20 A	DR	14	
15	Bedroom	20 A	1080 VA / 900 VA			20 A	LR	16	
17	Bathroom	20 A	180 VA / 1080 VA			20 A	Bedroom	18	
19	Bedroom	20 A	1080 VA / 1080 VA			20 A	Bedroom	20	
21	Bedroom	20 A	1440 VA / 960 VA			20 A	Smoke Detectors	22	
23	Spare	20 A	0 VA / 0 VA			20 A	Spare	24	
Load Classification									
LOAD TYPE		CONNECTED LOAD	DEMAND LOAD		PANEL TOTALS				
HVAC		1150 VA	1150 VA						
COOLING		5040 VA	5040 VA						
LIGHTING									
RECEPTACLE		15490 VA	12745 VA						
POWER		1618 VA	1618 VA						
KITCHEN									
					TOTAL CONNECTED LOADS:		23239 VA		
					TOTAL ESTIMATED DEMAND:		20495 VA		
					TOTAL CONNECTED CURRENT:		97 A		
					TOTAL ESTIMATED LOAD:		85 A		
					NON-COINCIDENTAL HTG/CLG:		5 A		
					TOTAL ESTIMATED DEMAND - ...		81 A		

Electrical Circuit Schedule Panel 4BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
4BR	240 V	5040 W	21 A	2-#10, 1-#10, 1-#10	1,3	CD
4BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
4BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	5	AHU
4BR	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	6	DW
4BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	7	GD
4BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	8	Kitchen Power
4BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	9	Ref.
4BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	10	Kitchen Power
4BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	11	VH
4BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	12	Bathroom
4BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	13	DR
4BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	14	LR
4BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	Bathroom
4BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	16	Bedroom
4BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	17	Bedroom
4BR	120 V	1260 W	11 A	1-#12, 1-#12, 1-#12	18	Receptacle
4BR	120 V	1260 W	11 A	1-#12, 1-#12, 1-#12	19	Receptacle
4BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	20	Smoke Detector
4BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	21	Washer

Electrical Circuit Schedule Panel 5BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
5BR	240 V	5040 W	21 A	2-#10, 1-#10, 1-#10	1,3	CD
5BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	2,4	Dryer
5BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	5	AHU
5BR	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	6	DW
5BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	7	GD
5BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	8	Kitchen Power
5BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	9	Ref.
5BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	10	Kitchen Power
5BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	11	VH
5BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	12	Washer
5BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	13	Bathroom
5BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	14	DR
5BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	15	Bedroom
5BR	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	16	LR
5BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	17	Bathroom
5BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	18	Bedroom
5BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	19	Bedroom
5BR	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	20	Bedroom
5BR	120 V	1440 W	12 A	1-#12, 1-#12, 1-#12	21	Bedroom
5BR	120 V	960 W	8 A	1-#12, 1-#12, 1-#12	22	Smoke Detectors

Panel Schedules

Date	10/2019
Project Number	191004
 2036 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028846	

BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

N. BOLIVAR RD. SPRINGFIELD, MO

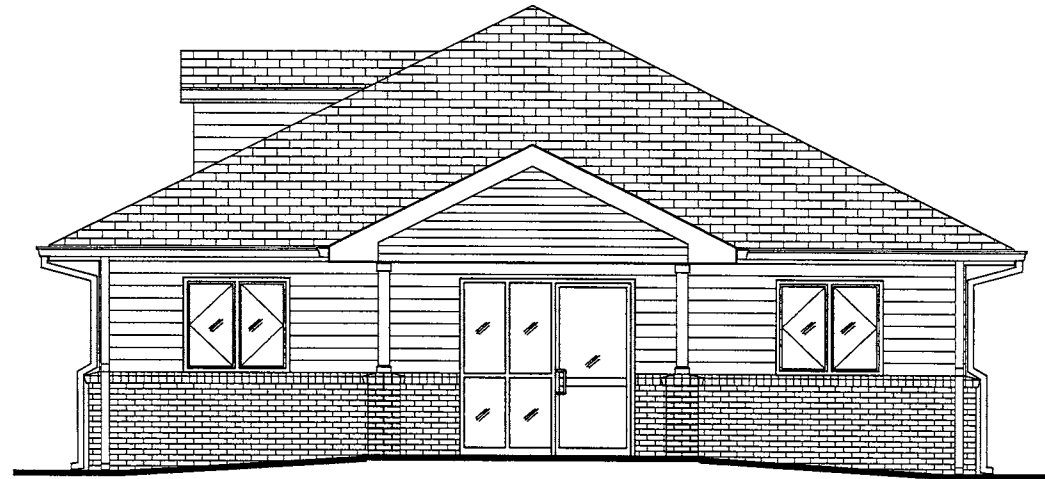
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Jeff Green - Professional Engineer

NEW COMMUNITY BUILDING FOR BOLIVAR ROAD APARTMENTS



OKE-THOMAS + ASSOCIATES, INC.
SPRINGFIELD, MISSOURI 65802

BUILDING DATA

OCCUPANCY USE GROUP	GROSS BUILDING AREA
PRIMARY USE GROUP..... <u>ASSEMBLY (A2)</u>	FLOOR AREA2,345 SQ. FT.
MIXED OCCUPANCY - YES ___ NO <u>X</u>	WATER DETENTION
CONSTRUCTION TYPE <u>VB</u>	A STORM WATER BUYOUT WILL BE SUBMITTED.
SPRINKLED - YES___ NO <u>X</u> - (13, 13R, 13D)	LIFE SAFETY
FIRE DISTRICT - YES <u>X</u> NO ___ - SPRINGFIELD FIRE DEPT.	EMERGENCY LIGHTING AND EXIT SIGNS
ACTUAL STORIES / HEIGHT:.....1 STORY / 18'-2"	YES <u>X</u> NO ___
REQUIRED WALL RATINGS	FIRE ALARM & SMOKE DETECTION SYSTEM
CORRIDORS.....0 HOUR	YES <u>X</u> NO ___
EXTERIOR WALLS.....0 HOUR	PANIC HARDWARE
APPLICABLE CODES	YES <u>X</u> NO ___
BUILDING CODE.....2018 INTERNATIONAL BUILDING CODE	ARCHITECT
PLUMBING CODE.....2018 INTERNATIONAL PLUMBING CODE	OKE-THOMAS + ASSOCIATES, INC.
GAS CODE.....2018 INTERNATIONAL FUEL GAS CODE	1972 E. CHESTNUT EXPRESSWAY
MECHANICAL CODE..2018 INTERNATIONAL MECHANICAL CODE	SPRINGFIELD, MISSOURI 65802
ENERGY CODE.....2012 INTERNATIONAL ENERGY CONSERVATION CODE	BUS: 1-417-863-6262
ELECTRICAL CODE.....2017 NATIONAL ELECTRICAL CODE	E-MAIL: JOHN@OKE-THOMAS.COM
SAFETY.....NFPA 101 LIFE SAFETY CODE	CONSTRUCTION MANAGER
	SNYDER CONSTRUCTION GROUP
	JOSH STRINGER
	4820 NORTH TOWNE CENTRE DRIVE
	OZARK, MO 65721
	BUS: 1-417-887-6897
	E-MAIL: JSTRINGER@SNYDERCG.COM

PROJECT CONTACTS

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EMAIL:HASOFFICE@HASPROPERTIES.ORG

DEVELOPER
HOLLY KNIGHT
BGC ADVANTAGE
1910 FARMERVILLE HIGHWAY
RUSTON, LA 71270
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MEP ENGINEER
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STRUCTURAL ENGINEER
PINNACLE DESIGN CONSULTANTS
RON HEMME; P.E.
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SPRINGFIELD, MO 65807
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E-MAIL: RON@PINNACLEDC.COM

CIVIL ENGINEER
PINNACLE DESIGN CONSULTANTS
DAVID BODEEN; P.E.
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SPRINGFIELD, MO 65807
BUS: 1-417-501-8820
E-MAIL: BODEEN@PINNACLEDC.COM

PROJECT DIALOGUE

THIS NEW COMMUNITY BUILDING WILL BE A NEW ADDITION TO THE EXISTING BOLIVAR ROAD APARTMENTS FOR THE HOUSING AUTHORITY OF SPRINGFIELD.

ARCHITECTURAL SHEETS

CV COVER SHEET

A0.1 MOUNTING HEIGHTS AND SYMBOLS LEGEND
A0.2 OCCUPANCY LOAD AND EGRESS PLAN

CIVIL SHEETS

C1.0 SURVEY - WHITE LAND SURVEYING INC.
C1.1 ARCHITECTURAL SITE PLAN
C1.2 SITE DETAILS
C2.1 GRADING PLAN
C3.1 SITE UTILITY PLAN
C4.1 SITE DETAILS
C5.1 EROSION AND SEDIMENT CONTROL PLAN

STRUCTURAL SHEETS

S1.1 FOUNDATION PLAN
S2.1 ROOF FRAMING PLAN
S3.1 FRAMING AND FOUNDATION DETAILS
S3.2 FRAMING AND FOUNDATION DETAILS

ARCHITECTURAL SHEETS

A1.1 FLOOR PLAN
A1.2 ROOF PLAN

A2.1 EXTERIOR ELEVATIONS

A3.1 BUILDING SECTIONS
A3.2 WALL SECTIONS

A6.1 REFLECTED CEILING PLAN

A7.1 DOOR SCHEDULE AND DOOR DETAILS
A7.2 WINDOW DETAILS

A8.1 FLOOR FINISH SCHEDULE
A8.2 CASEWORK ELEVATIONS AND SECTIONS

MECHANICAL SHEETS

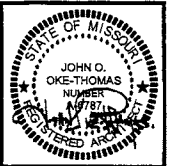
M1 NOTES AND DETAILS
M2 HVAC PLAN
M3 HVAC SCHEDULES AND 3D VIEW

PLUMBING SHEETS

P1 NOTES AND DETAILS
P2 SANITARY PLUMBING PLAN
P3 DOMESTIC WATER AND GAS PLANS

ELECTRICAL SHEETS

E1 NOTES, DETAILS AND SCHEDULES
E2 POWER AND LIGHTING PLAN



JOHN OKE-THOMAS - ARCHITECT
MO # 65878
OKE-THOMAS + ASSOCIATES, INC.



REVISIONS

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OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
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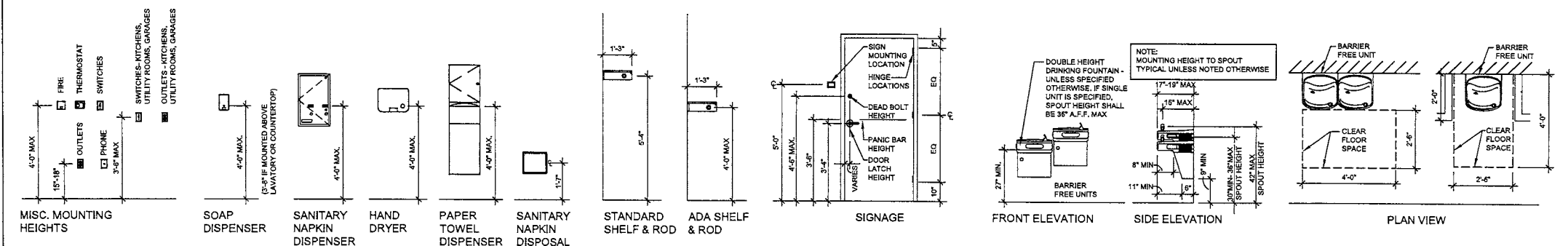
NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS
2336 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 65613

DATE
SEPTEMBER 25, 2020

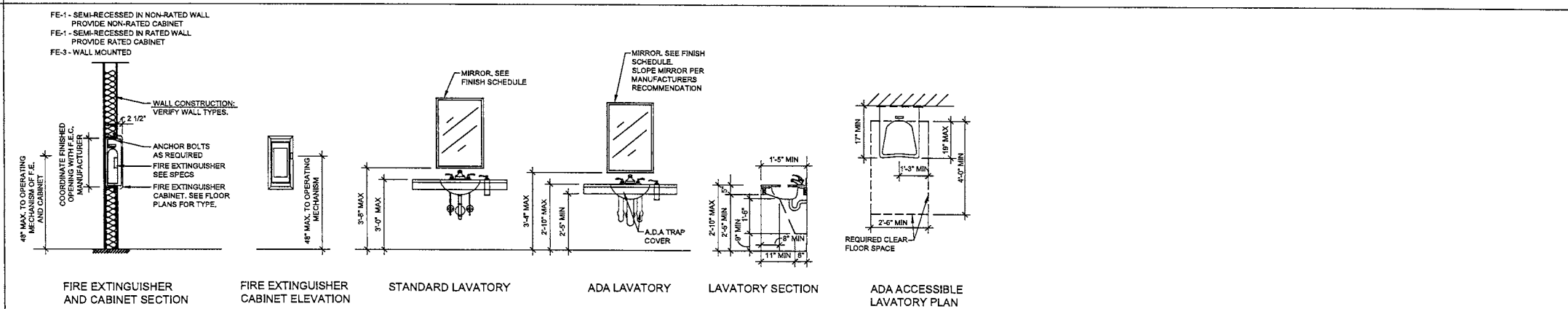
COMM. NO.
2019-1008

SHEET NO.
CV

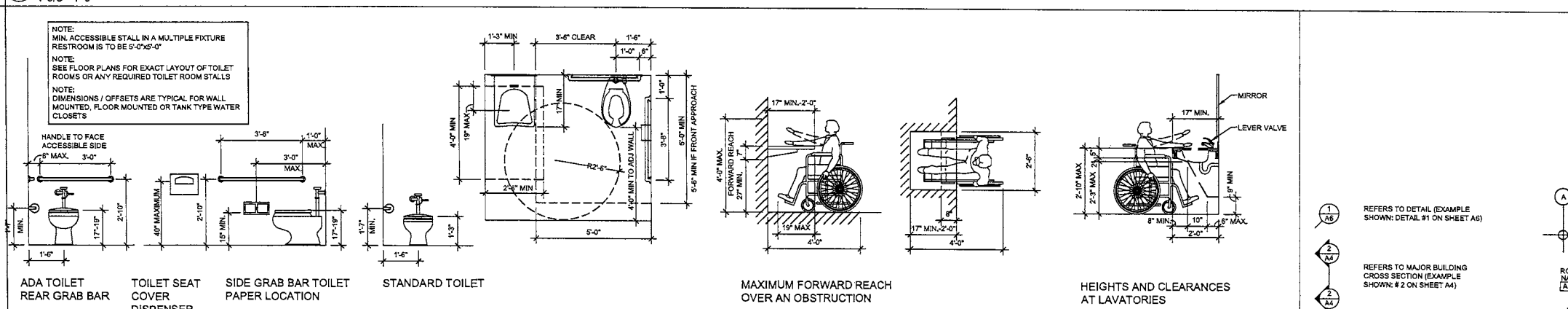
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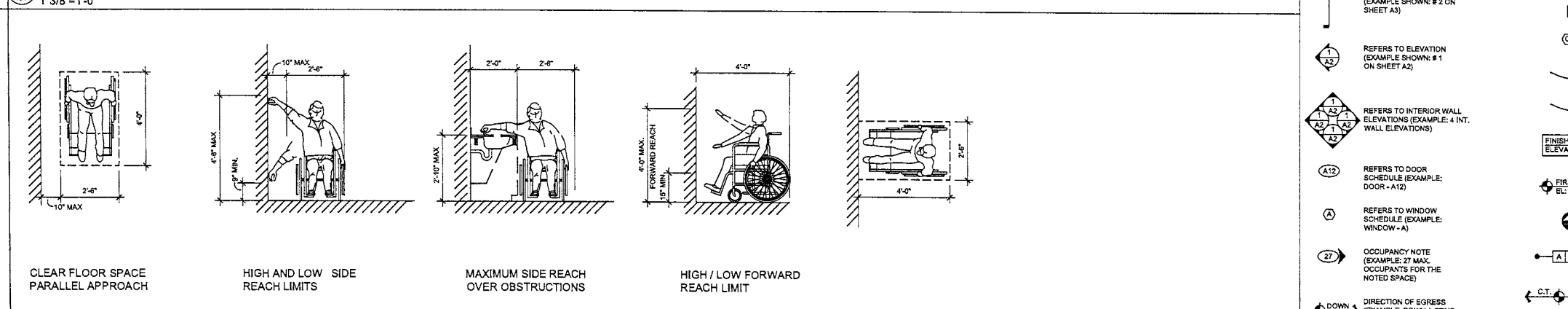
4 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"



3 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"



2 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"



1 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
3/8"=1'-0"

GENERAL NOTES

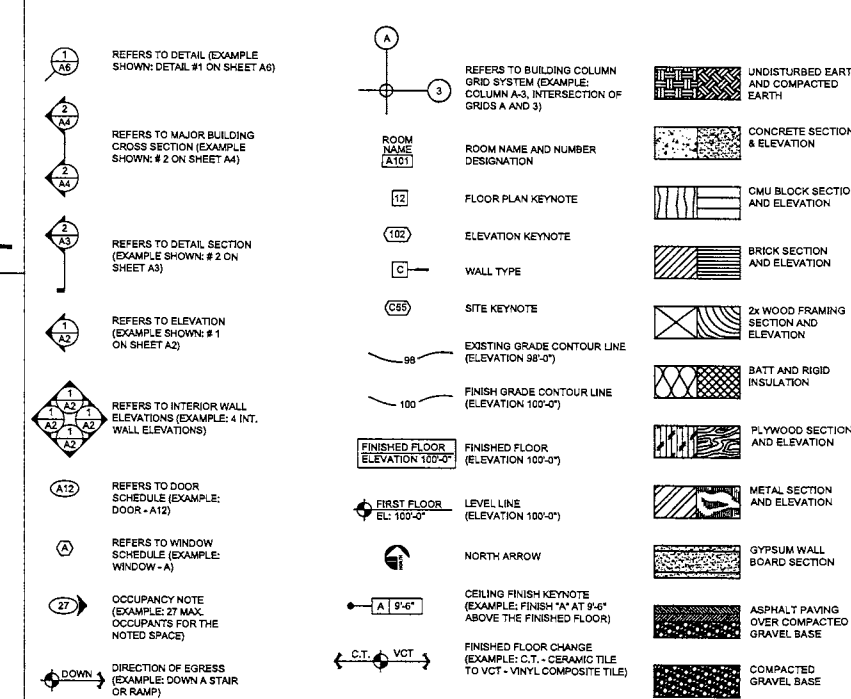
1. THESE FIXTURES AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATION ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT. IF A ROOM IS IN QUESTION AS TO BEING A REQUIRED ACCESSIBLE ROOM - CONTACT ARCHITECT FOR RESOLUTION.
2. PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE SOLID BLOCKING CAPABLE OF WITHSTANDING 250 LBS. FORCE (SHEAR & BENDING). GRAB BARS SHALL NOT ROTATE. FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPES FOR TYPE OF WALL CONSTRUCTION.
3. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
4. ACCESSIBLE DOORS: SWEEP PERIOD OF DOOR CLOSURES ON ACCESSIBLE DOORS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70" DOOR WILL TAKE A MINIMUM OF 3 SECONDS TO MOVE TO A POINT 9" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LBS. OF FORCE TO OPEN. ADJUST CLOSURES ACCORDINGLY.
5. SEE DOOR SCHEDULE FOR MINIMUM REQUIRED CLEAR AREA AT LATCH SIDE OF DOOR.

TYP MOUNTING HEIGHTS
(FOR MOUNTING HEIGHTS ONLY)

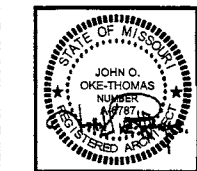
MARKER / SMART BOARD: 36" TO BOTTOM (VERIFY WITH OWNER)
WALL MOUNTED TELEPHONES: 54" TO TOP OF TELEPHONES

FIRE EXTINGUISHERS AND CABINETS

- FIRE EXTINGUISHER TYPES:**
- TYPE A:** FOR USE ON FIRES INVOLVING COMBUSTIBLE MATERIALS SUCH AS WOOD, CLOTH AND PAPER.
 - TYPE B:** FOR USE ON FLAMMABLE LIQUID FIRES, INCLUDING KITCHEN GREASE. NEVER USE WATER ON THIS TYPE OF FIRE.
 - TYPE C:** FOR USE IN FIRES INVOLVING ENERGIZED ELECTRICAL EQUIPMENT.
 - TYPE ABC:** WORKS ON ALL THREE TYPES OF FIRES LISTED ABOVE.
- FIRE EXTINGUISHER CABINET TYPES:**
- FE-1 - SEMI-RECESSED IN NON-RATED WALL - PROVIDE NON-RATED CABINET
 - FE-2 - WALL MOUNTED CABINET - NON-RATED CABINET
 - FE-3 - FIRE EXTINGUISHER HANGER ONLY



5 SYMBOL LEGEND AND MATERIAL LEGEND
3/8"=1'-0"



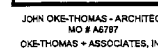
JOHN OKE-THOMAS - ARCHITECT
NO # A RET.
OKE-THOMAS + ASSOCIATES, INC.

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CD PACKAGE	9-25-2020

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NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS
2336 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 65613

DATE	SEPTEMBER 25, 2020
COMM. NO.	2019-1008
SHEET NO.	A0.1



REVISIONS	
CD PACKAGE	9-25-2020

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**NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS**

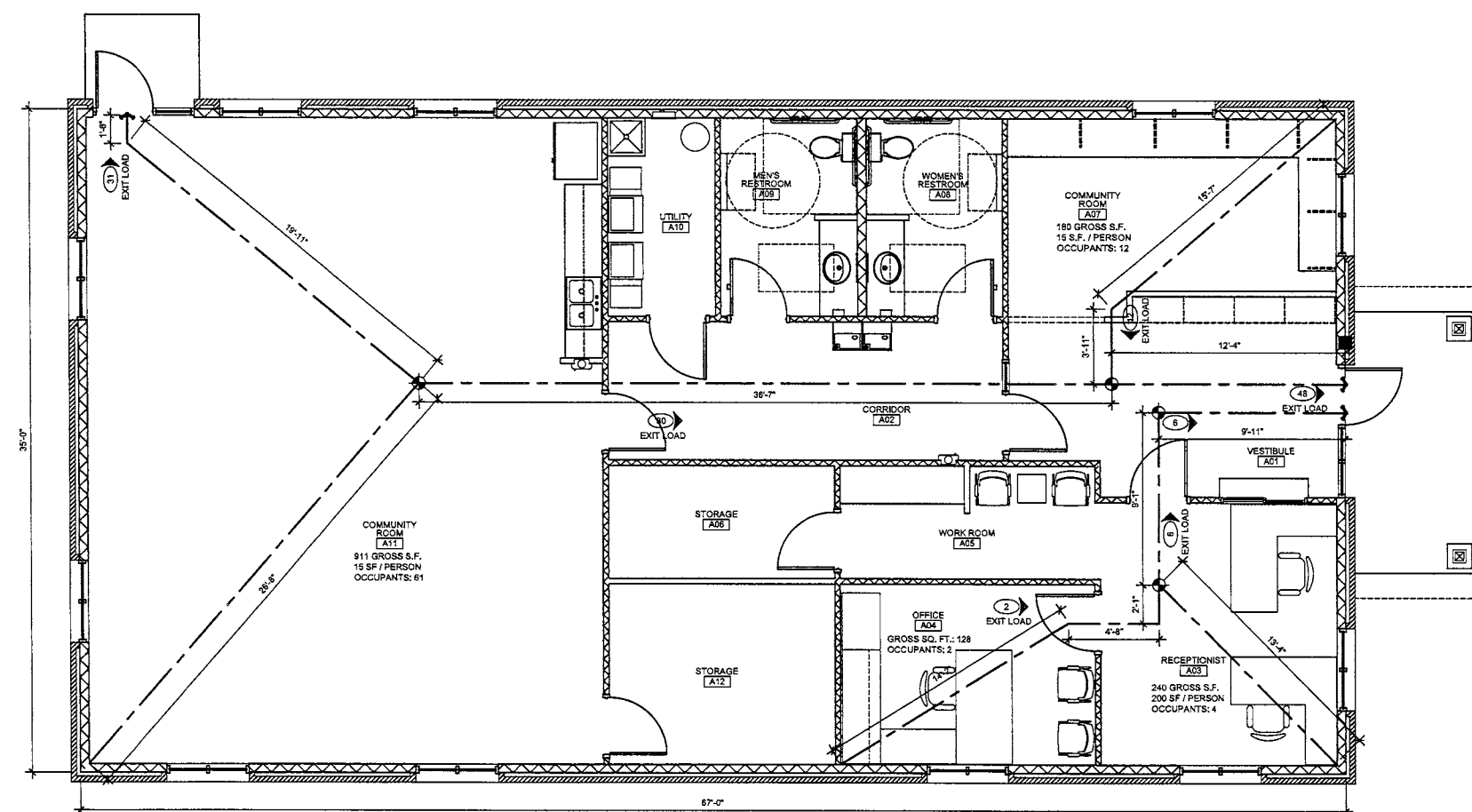
BOEYAL PROBABLY AKA MICHAEL
BOEYAL BOEYAL ROAD
BOEYAL BOEYAL MISSOURI 65613

2335 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 65613

DATE
SEPTEMBER 25, 202

COMM. NO.
2019-1008

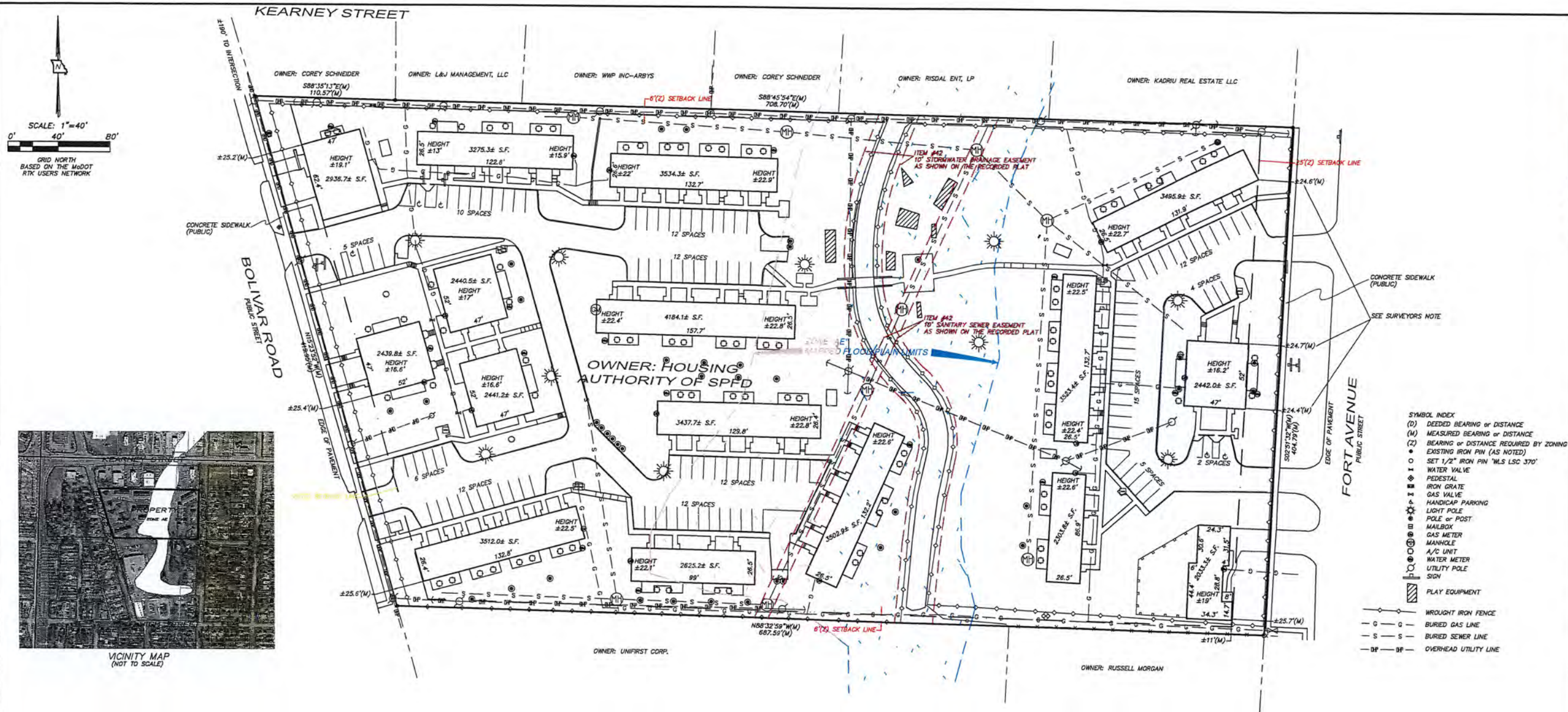
SHEET NO.
A0.2



1
A0.2

OCCUPANCY LOAD / EGRESS PLAN

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



WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 01/28/20
DWG DATE: 08/28/2020
DRAWN BY: MW
S/T/R: 11/29/22
PROJECT No.: 2020-001.1

ALTA / NSPS LAND TITLE SURVEY - TRACT XI
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 2236 N. BOLIVAR ROAD
SPRINGFIELD, GREENE COUNTY, MISSOURI

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 2236 N. BOLIVAR ROAD, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A ZONE "A" FLOOD HAZARD AREA (MAP #2907700331E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±303,807.8 SQUARE FEET (±7.0 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #228, ELEVATION OF 1283.33'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-10" LOW-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.
- BULK REGULATIONS:**
MAXIMUM STRUCTURE HEIGHT: 35 FEET OR TWO AND ONE-HALF STORIES ABOVE FINISHED GRADE
YARD REQUIREMENTS: FRONT YARD - 25 FEET, SIDE YARD - 6 FEET, REAR YARD - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR MORE THAN 20 FEET BE REQUIRED
MINIMUM OPEN SPACE REQUIREMENTS: NOT LESS THAN 20%
MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 2,450 SQUARE FEET PER DWELLING UNIT.
- ITEM 6(b) - ALL SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY ARE:
FRONT YARD - 25 FEET
SIDE YARD - 6 FEET
REAR YARD - 20 FEET (BASED ON THE ZONING CERTIFICATE PREPARED BY CITY OF SPRINGFIELD, DATE OF REPORT: JANUARY 05, 2020)
- ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE AT GROUND LEVEL
- ITEM 7(b)(1) - SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, ARE AS SHOWN HEREON
- ITEM 8 - SUBSTANTIAL SITE FEATURES ARE AS SHOWN HEREON
- ITEM 9 - THERE ARE 119 STRIPED PARKING SPACES ON THE SUBJECT PROPERTY
114 STANDARD SPACES
5 HANDICAP SPACES
SEE OFF-STREET PARKING REQUIREMENTS
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200200238)
- ITEM 13 - NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE GREENE COUNTY ASSESSORS G.I.S. MAPPING
- ITEM 16 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
- ITEM 17 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE MADE AVAILABLE TO THIS SURVEYOR. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK
- ITEM 18 - THERE HAS BEEN NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST
- ITEM 19 - NOT APPLICABLE TO THIS PROPERTY

SEC. 36-455 - OFF-STREET PARKING REQUIREMENTS

USE	NUMBER OF SPACES REQUIRED
1. SINGLE-FAMILY, TOWNHOUSE AND TWO FAMILY DWELLINGS AND MOBILE HOME ON INDIVIDUAL LOTS	ONE FOR EACH DWELLING
2. MULTIFAMILY DWELLING	ONE FOR EACH DWELLING UNIT
a. MICRO-EFFICIENCY DWELLING UNIT	ONE AND ONE-HALF FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	TWO FOR EACH DWELLING UNIT
c. DWELLING UNITS WITH TWO OR MORE BEDROOMS	TWO FOR EACH DWELLING UNIT

THE NUMBER OF SPACES REQUIRED FOR MULTIFAMILY DWELLINGS MAY BE REDUCED BY ONE PERCENT FOR EACH TEN DWELLING UNITS OVER 50 DWELLING UNITS (EXCLUDING MICRO-EFFICIENCY DWELLING UNITS). BUT THE REDUCTION IN PARKING SHALL NOT EXCEED 50 PERCENT OF THE TOTAL PARKING REQUIREMENT.

SCHEDULE B, PART II (EXCEPTIONS) - TRACT XI

23. TERMS AND PROVISIONS OF DECLARATION OF TRUST FROM THE HOUSING AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI TO DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS SET OUT IN BOOK 1548, AT PAGE 2386, IN BOOK 2076, AT PAGE 2473, AT PAGE 2632, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, ARE NOT SURVEY RELATED ITEMS.
- ITEM 42. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR BOLIVAR ROAD FAMILY HOUSING PROJECT MO 58-6, IN PLAT BOOK Z, AT PAGE 56, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- ITEM 43. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY RESTRICTIVE COVENANTS AS SET OUT IN BOOK 1526, AT PAGE 1108, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
- ITEM 44. TERMS AND PROVISIONS OF DECLARATION OF TRUST FROM THE HOUSING AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI TO DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS SET OUT IN BOOK 1548, AT PAGE 2386, IN BOOK 2076, AT PAGE 135, IN BOOK 2118, AT PAGE 1912 AND IN BOOK 2473, AT PAGE 2632, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, ARE NOT SURVEY RELATED ITEMS.
- ITEM 45. TERMS AND PROVISIONS OF LICENSE WITH TELECADABLE OF SPRINGFIELD AS CONTAINED IN BOOK 1812, AT PAGE 1325, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT XI: (2236 N. BOLIVAR RD)
ALL OF THE FINAL PLAT OF BOLIVAR ROAD FAMILY HOUSING PROJECT NO. 58-6, FILED IN PLAT BOOK Z AT PAGE 86 RECORDER'S OFFICE, GREENE COUNTY, MISSOURI

SURVEYORS NOTE

BUILDINGS ARE ENCRANCHING OVER SETBACK LINE.

SOURCES USED FOR SURVEY

- PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
- TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (ISSUING AGENT: HOGAN LAND TITLE), COMMITMENT DATE: JANUARY 28, 2020, COMMITMENT NUMBER: 2001514

CERTIFICATION:

TO:

- (1) BGC ADVANTAGE
(2) REEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
(3) RED STONE EQUITY MANAGER, LLC
(4) FIDELITY NATIONAL TITLE INSURANCE COMPANY
(5) HOGAN LAND TITLE
(6) KEYSTONE FAMILY HOMES, LP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 28, 2020.

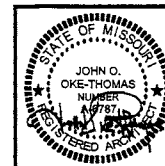
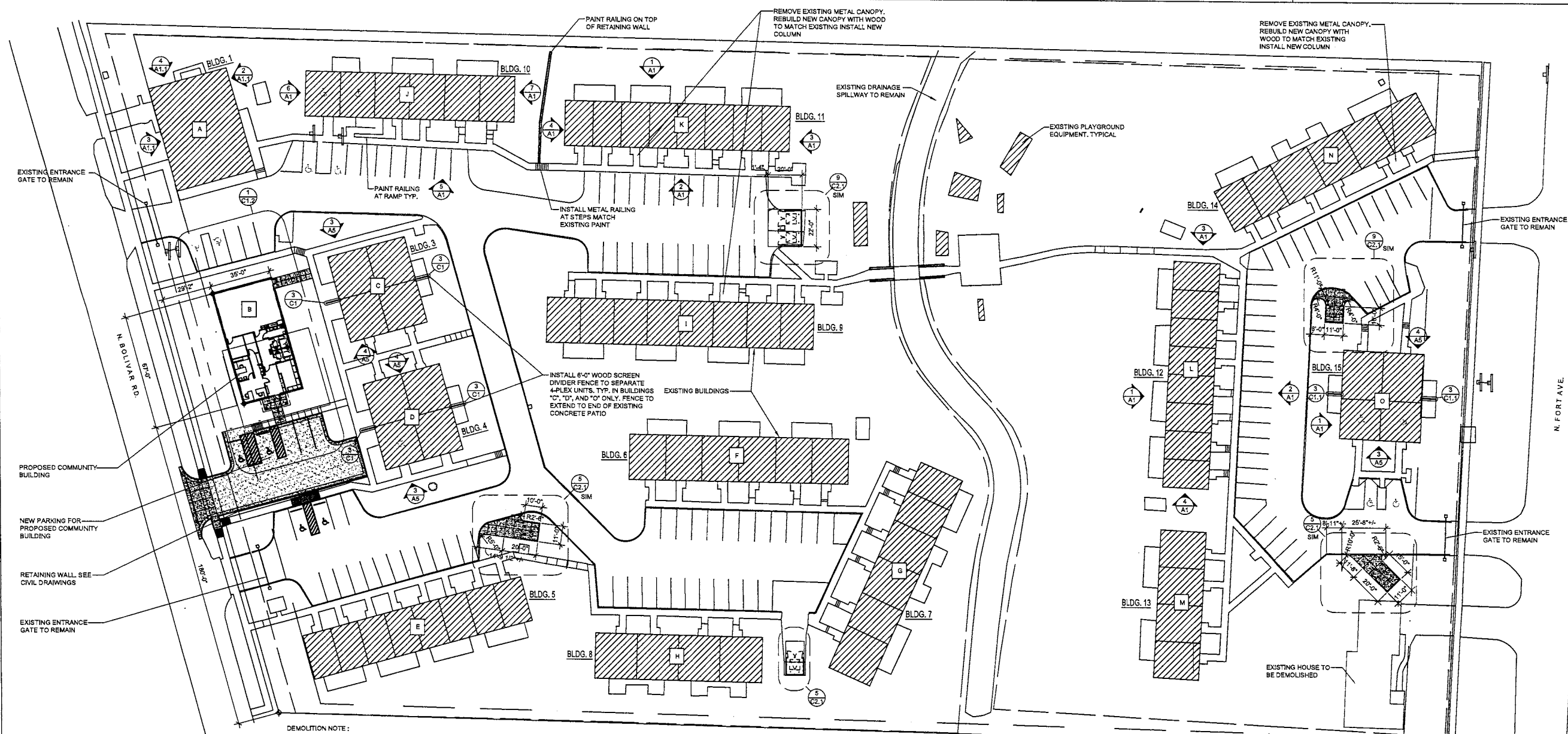
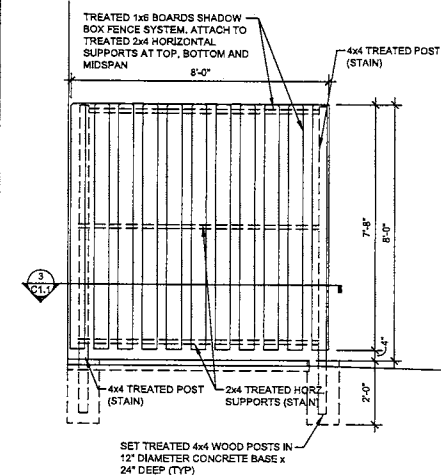
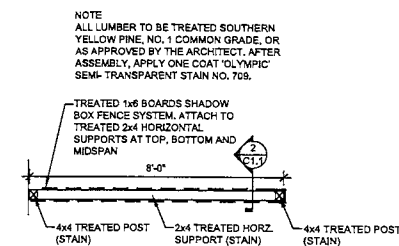
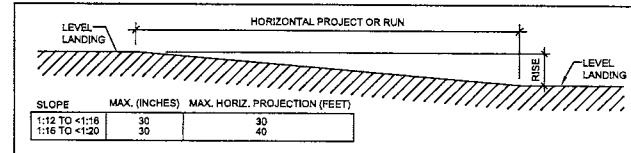
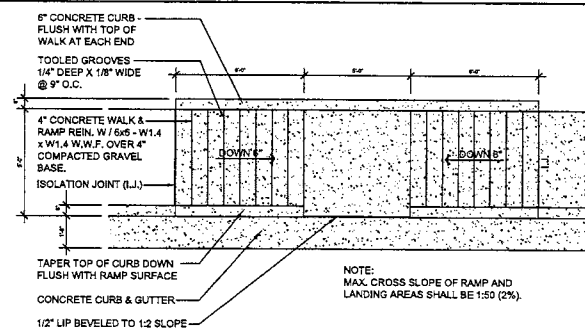
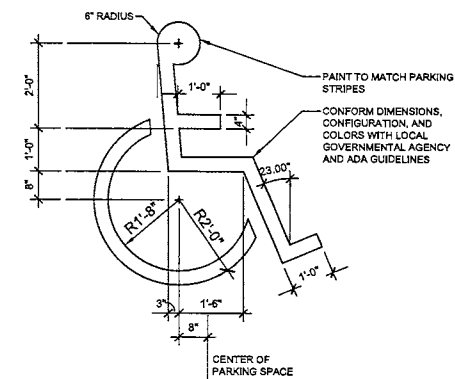
DATE OF PLAT OR MAP: 08/28/2020

Michael White
MICHAEL WHITE - MO PLS 2488

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



08/28/2020



JOHN OKE-THOMAS - ARCHITECT
MO # A6787
OKE-THOMAS + ASSOCIATES, INC.

REVISIONS

CD PACKAGE	9-25-2020
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OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS



**NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS**

2336 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 65613

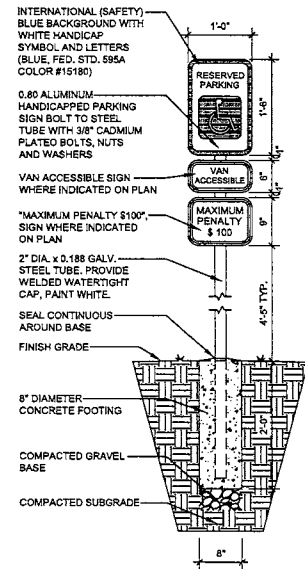
2338 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 63015

DATE
SEPTEMBER 25, 2020

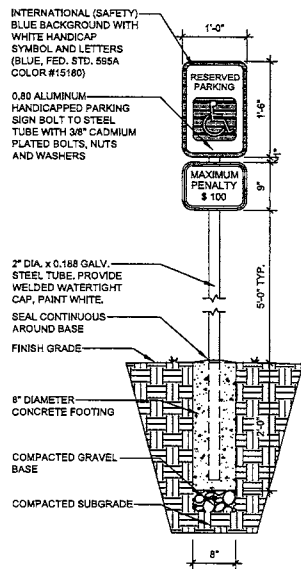
COMM. NO.
2019-1008

SHEET NO.
C1.1

- ① INSTALL CONCRETE WHEEL STOP. SEE DETAIL 3/C1.2
- ② PAINT 4' WIDE PARKING LOT STRIPING (WHITE)
- ③ PAINT 4' WIDE STRIPES @ 24" O.C., 45° ANGLE, WITH 1/2" WIDE PERIMETER STRIPE (WHITE)
- ④ CONSTRUCT HANDICAP RAMP. SEE DETAIL 3/C1.1
- ⑤ SUPPLY AND INSTALL HANDICAP SIGN W/ POST. SEE DETAIL 4/C1.2
- ⑥ SUPPLY AND INSTALL "VAN ACCESSIBLE" HANDICAP SIGN W/ POST. SEE DETAIL 5/C1.2
- ⑦ CONSTRUCT 4" THICK X 4'-0" WIDE CONCRETE SIDEWALK
- ⑧ PAINT HANDICAP SYMBOL. SEE DETAIL 6/C1.1



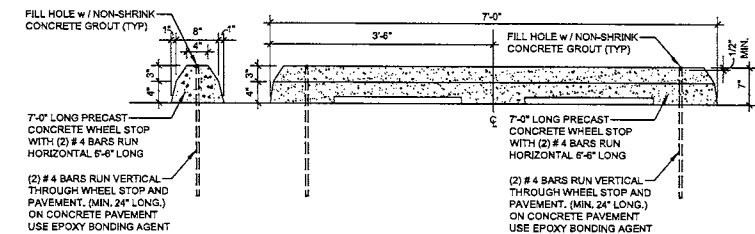
5 | VAN ACCESSIBLE SIGN
C1.2 | 3/4"=1'-0"



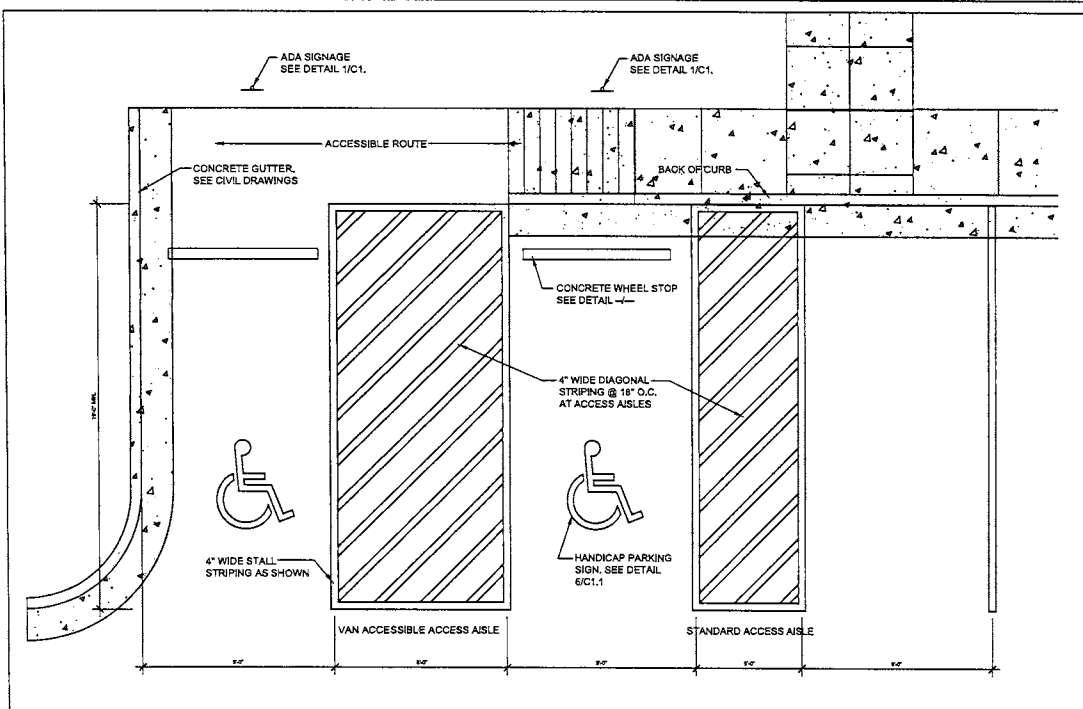
4
C1.2

ADA PARKING SIGN

3/4"=1'-0"



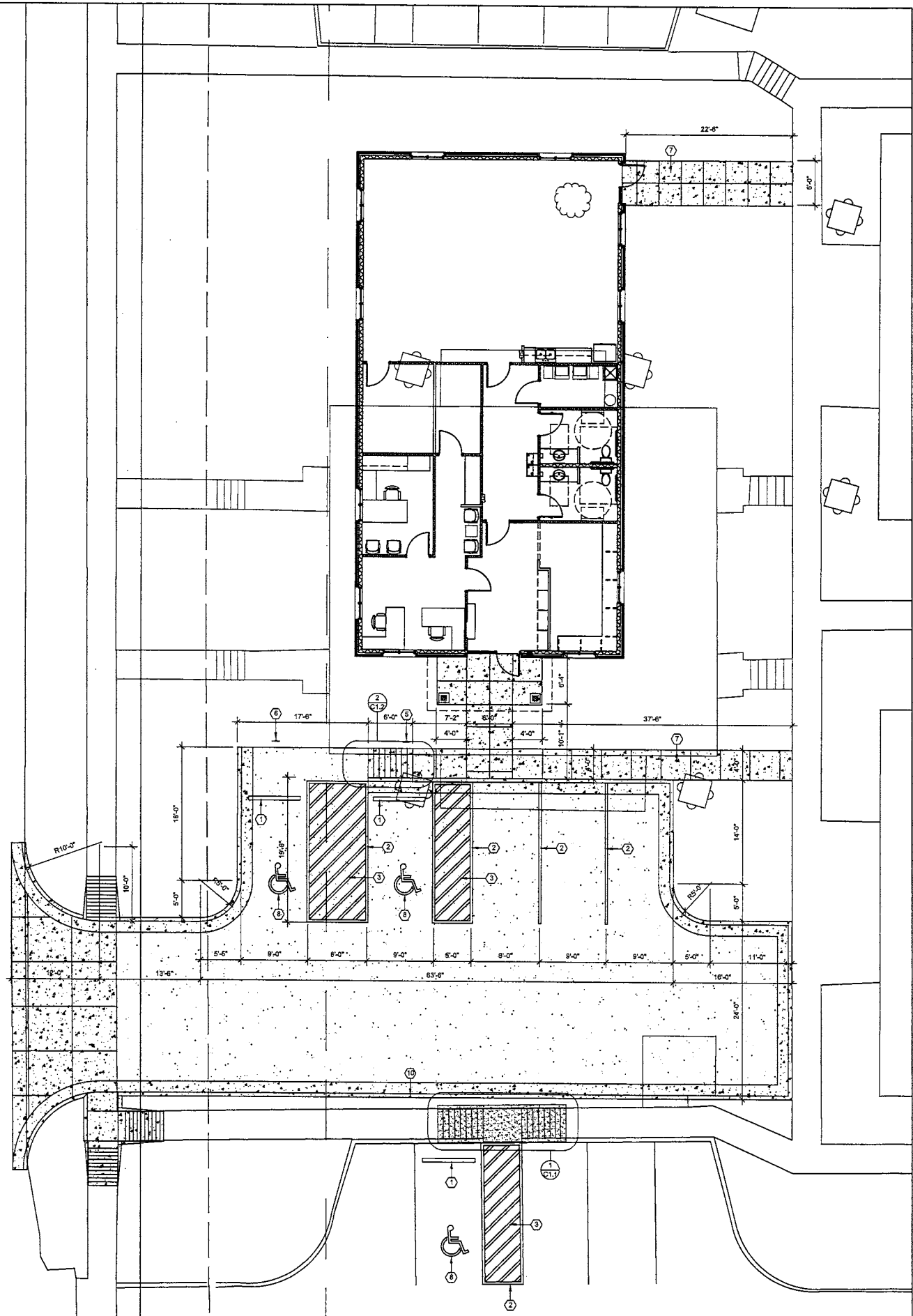
3 | PARKING BUMPER DETAIL
C1.2 | 3/4"=1'-0"



2
C1.2

HANDICAP PARKING LAYOUT

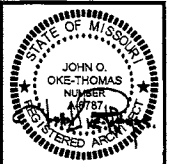
3/4"=1'-0"



1
C1.2

ENLARGED SITE PLAN

1/8"=1'-0"



JOHN OKE-THOMAS - ARCHITECT
MO # A6787
OKE-THOMAS + ASSOCIATES, INC.

CD PACKAGE	9-25-2020
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ROKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS



**NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS**

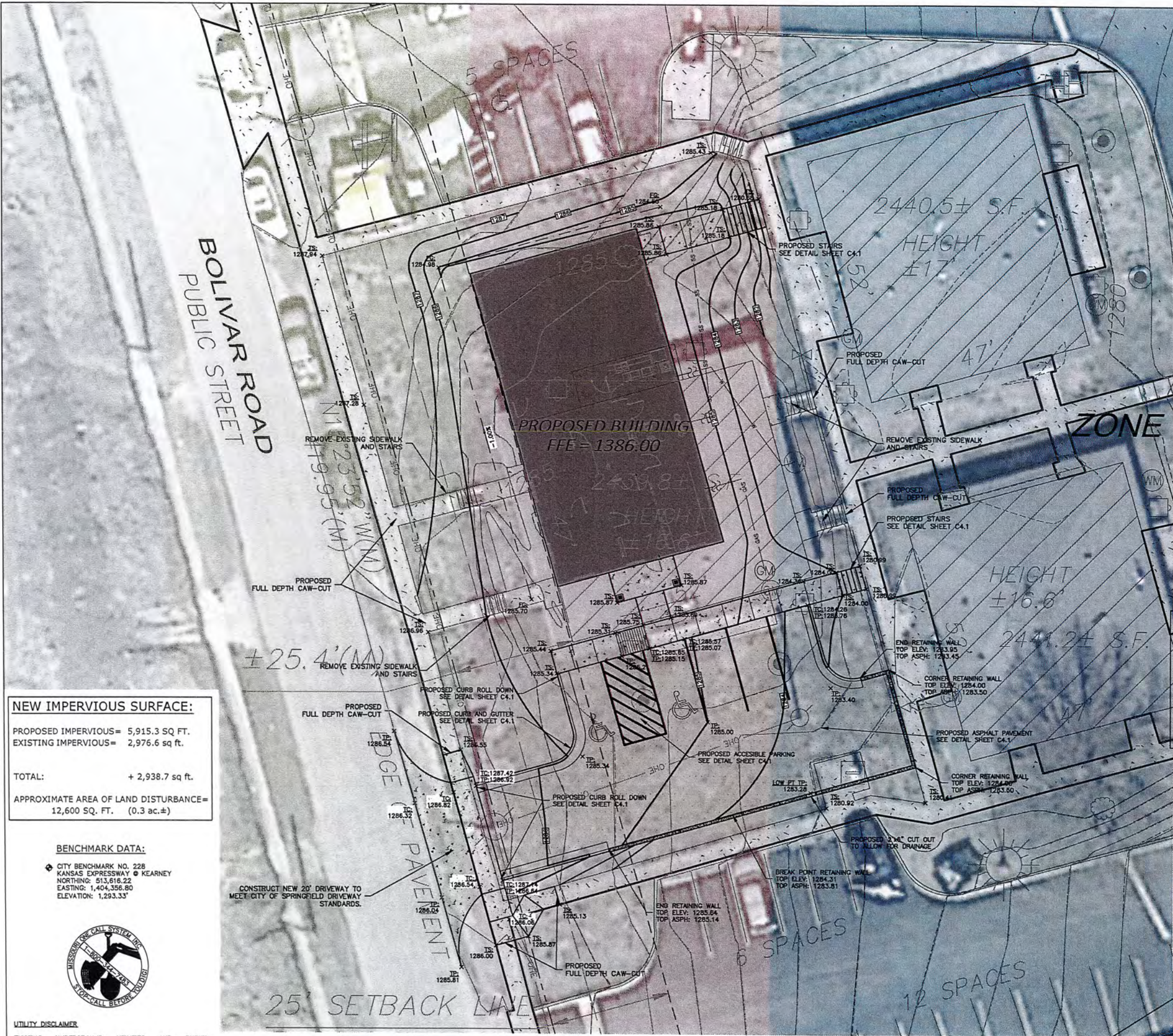
2336 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 65613

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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
C1.2



NEW IMPERVIOUS SURFACE:

PROPOSED IMPERVIOUS= 5,915.3 SQ. FT.
EXISTING IMPERVIOUS= 2,976.6 sq ft.

TOTAL: + 2,938.7 sq ft.

APPROXIMATE AREA OF LAND DISTURBANCE= 12,600 SQ. FT. (0.3 ac.±)

BENCHMARK DATA:

CITY BENCHMARK NO. 228
KANSAS EXPRESSWAY @ KEARNEY
NORTHING: 513,618.22
EASTING: 1,404,356.80
ELEVATION: 1,293.33'



UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES AS SHOWN HEREON HAVE BEEN MAPPED ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO, OR DISCOVERED BY THE SURVEYOR IN THE PREPARATION OF THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED.

0' 10' 20'
SCALE: 1"=10'

SYMBOL INDEX

- (D) DEEDED BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE
- EXISTING IRON PIN (AS NOTED)
- SET 1/2" IRON PIN "M.S. LSC 370"
- WATER VALVE
- PEDESTAL
- IRON GRATE
- GAS VALVE
- HANDICAP PARKING
- LIGHT POLE
- POLE OR POST
- MAILBOX
- GAS METER
- MANHOLE
- A/C UNIT
- WATER METER
- UTILITY POLE
- SIGN
- PLAY EQUIPMENT

WROUGHT IRON FENCE
BURIED GAS LINE
BURIED SEWER LINE
OVERHEAD UTILITY LINE

GRADING NOTES

ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.

TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 2 FEET OF PAVEMENT.

AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.

PROVIDE POSITIVE DRAINAGE (MINIMUM 1% AWAY FROM BUILDING) WITHOUT PONDING, IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.

ALL PROPOSED SPOT ELEVATIONS ARE AS SHOWN ON DRAWING.

SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.

CONTRACTOR SHALL KEEP THE MUD, DIRT, AND ROCKS OFF OF STREETS & DRIVES..

RAISE OR LOWER MANHOLE LID AND JUNCTION BOX LID ELEVATIONS AS REQUIRED BY USE OF APPROVED RISERS.

ANY REQUIRED IMPORT MATERIAL SHALL BE BROUGHT TO THE SITE AT NO ADDITIONAL COST TO THE CONTRACT.

BURNING WILL NOT BE ALLOWED ON THE SITE.

BLASTING WILL NOT BE ALLOWED ON THE SITE.

GENERAL COMPACTION NOTES

ALL IMPROVED AREAS, INCLUDING PAVEMENT, CURB, AND SIDEWALK AREAS, SHALL BE PROPERLY COMPACTED IN LAYERS NOT EXCEEDING 8 INCHES (LOOSE MEASUREMENT) AT THE RECOMMENDED MOISTURE CONTENT WITH TEST RESULTS PROVIDED TO THE ENGINEER. DENSITY AND MOISTURE REQUIREMENTS SHALL BE IN RELATION TO THE MAXIMUM DENSITY AND OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR COMPACTION TESTS. COMPACTION SHALL BE AT LEAST 90 PERCENT OF MAXIMUM DENSITY FOR EMBANKMENT UP TO WITHIN 18" INCHES OF THE SUBGRADE. THE TOP 18" INCHES OF THE EMBANKMENT SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY. ALL EMBANKMENT WITHIN 50 FEET OF ANY STRUCTURE SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY FOR A DEPTH OF ONE FOOT BELOW SUBGRADE. ALL AGGREGATE BASE ROCK SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY.

ALL BACKFILL OF TRENCHES UNDER ANY PAVEMENT, SIDEWALK, OR ANY TRENCH WITHIN 2 FEET OF ANY OF THESE SHALL BE BACKFILLED WITH CLEAN AGGREGATE. BACKFILL OF TRENCHES IN OTHER AREAS SHALL BE COMPACTED TO AT LEAST 90 PERCENT OF MAXIMUM DENSITY. IN LIEU OF MEETING COMPACTION REQUIREMENTS FLOWABLE CONCRETE FILL AS RECOMMENDED FOR ANY TRENCH BACKFILL. COMPACTION TESTS MAY BE REQUIRED AT ANY TIME DEEMED NECESSARY BY THE ENGINEER. THESE TESTS MUST BE PERFORMED BY AN INDEPENDENT LABORATORY AT NO EXPENSE TO THE OWNER. AS AN ABSOLUTE MINIMUM, ONE TEST SHALL BE PERFORMED HORIZONTALLY EVERY 300 LINES FEET. THE INDEPENDENT LABORATORY CAN WAIVE A TEST BY REPORTING THAT THE EMBANKMENT OR SUBGRADE CONSISTS SUBSTANTIALLY OF ROCK.

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STATE OF MISSOURI
DAVID D. BOELEN - ENGINEER
MO # E-2001004556

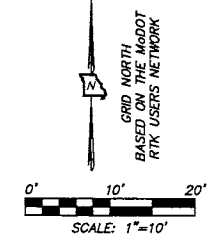
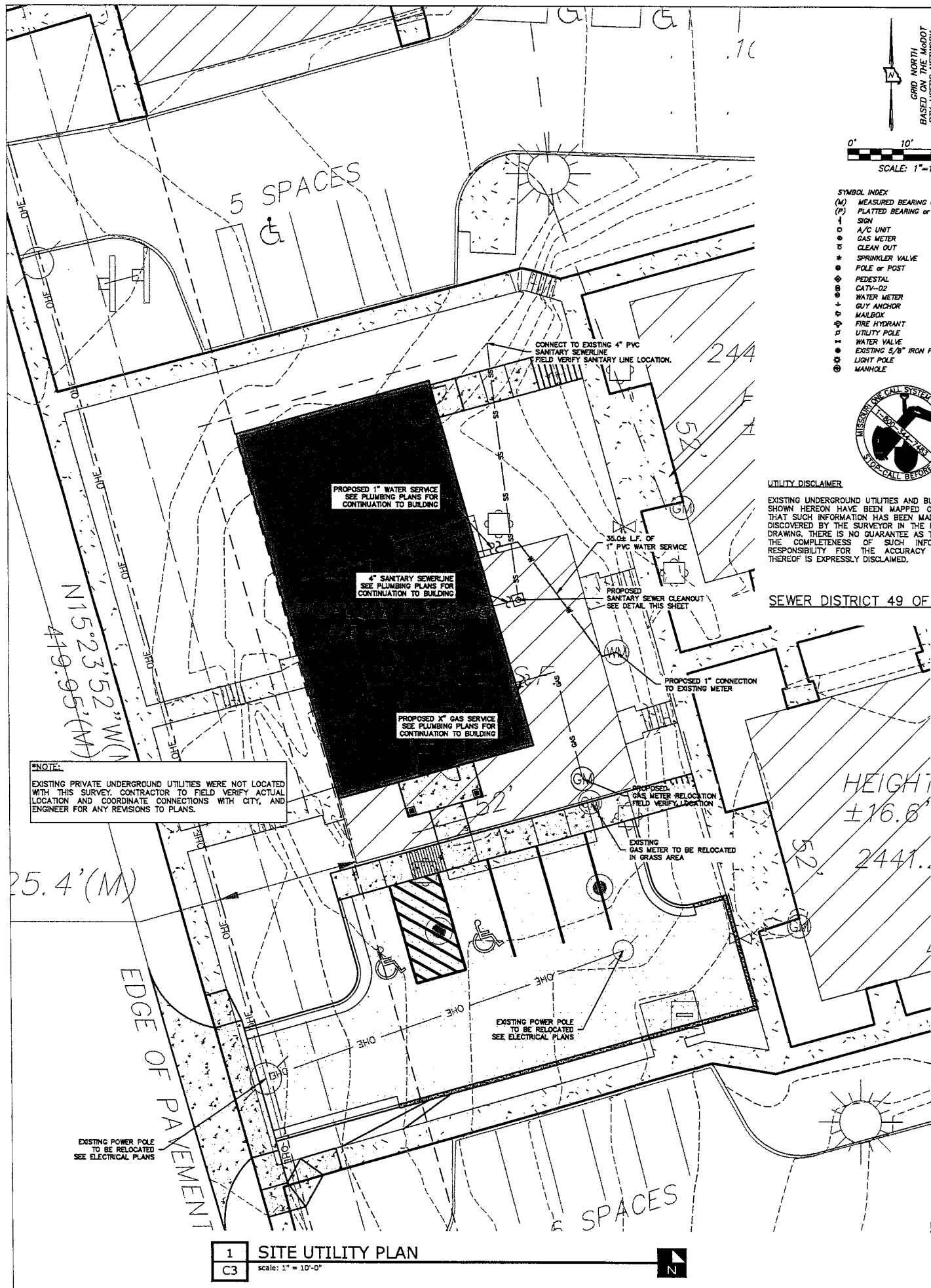
REVISIONS	
FINAL SET	4/2018

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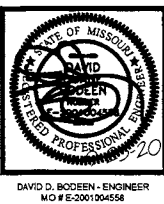
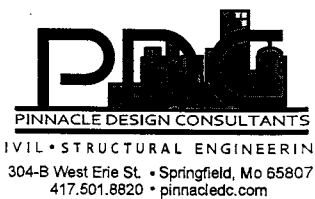
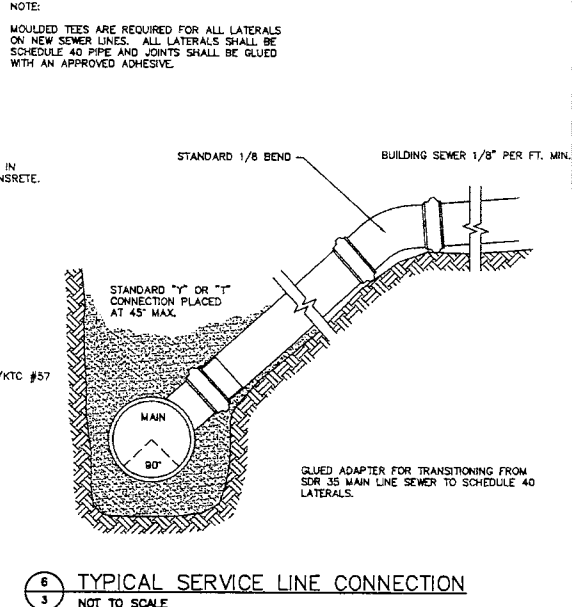
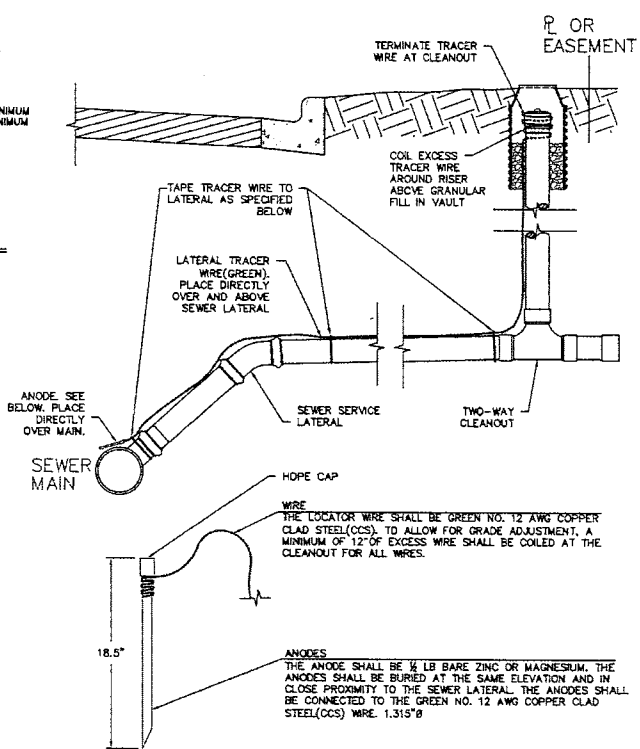
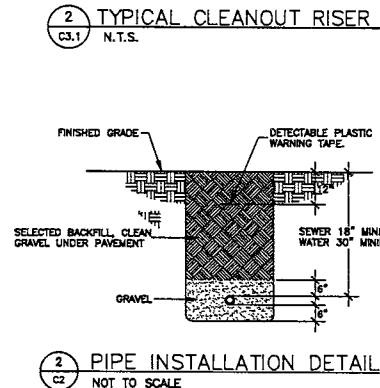
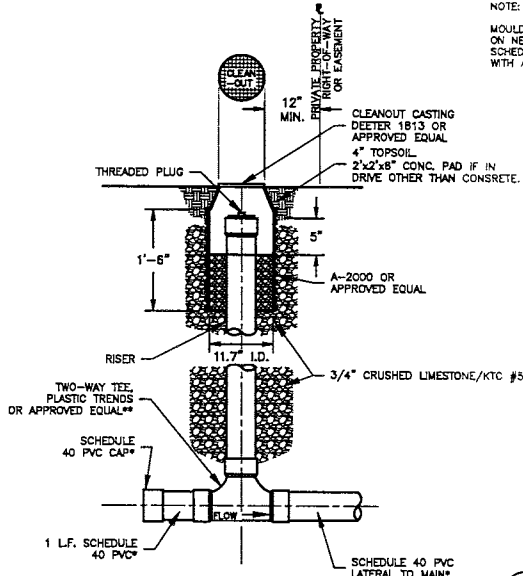
NEW COMMUNITY BUILDING FOR BOLIVAR APARTMENTS
2845 LE COMPTÉ ROAD
SPRINGFIELD, MO 65802

DATE	SEPTEMBER 25, 2020
COMM. NO.	2019-1008
SHEET NO.	C2.1

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- SYMBOL INDEX**
- (M) MEASURED BEARING or DISTANCE
 - (P) PLATTED BEARING or DISTANCE
 - SIGN
 - A/C UNIT
 - GAS METER
 - CLEAN OUT
 - SPRINKLER VALVE
 - POLE or POST
 - PEDESTAL
 - CATV-02
 - WATER METER
 - GUY ANCHOR
 - WALBOX
 - FIRE HYDRANT
 - UTILITY POLE
 - WATER VALVE
 - EXISTING 5/8" IRON PIN W/CAP
 - LIGHT POLE
 - MANHOLE



REVISIONS	
FINAL SET	4/2019

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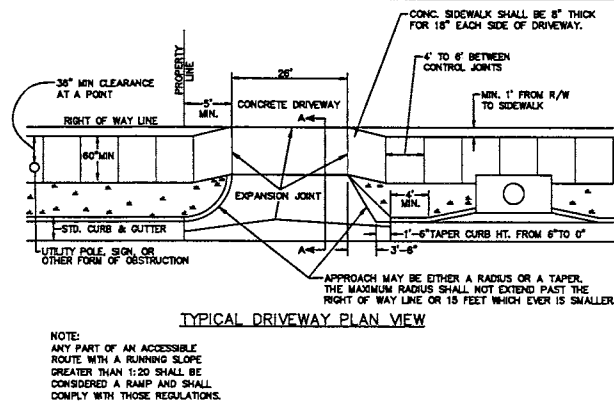
NEW COMMUNITY BUILDING
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DATE
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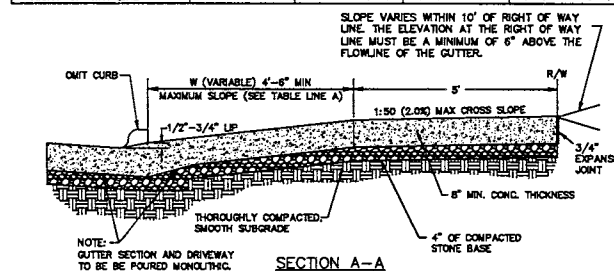
COMM. NO.
2019-1008

SHEET NO.
C3.1

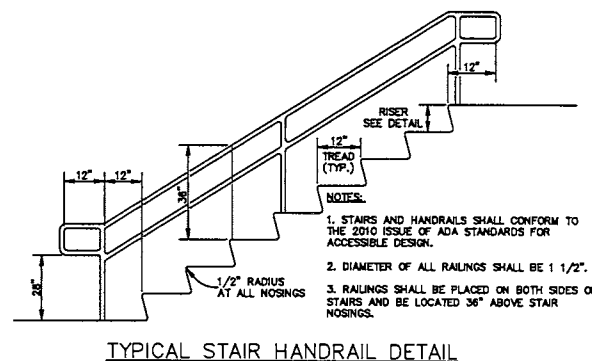
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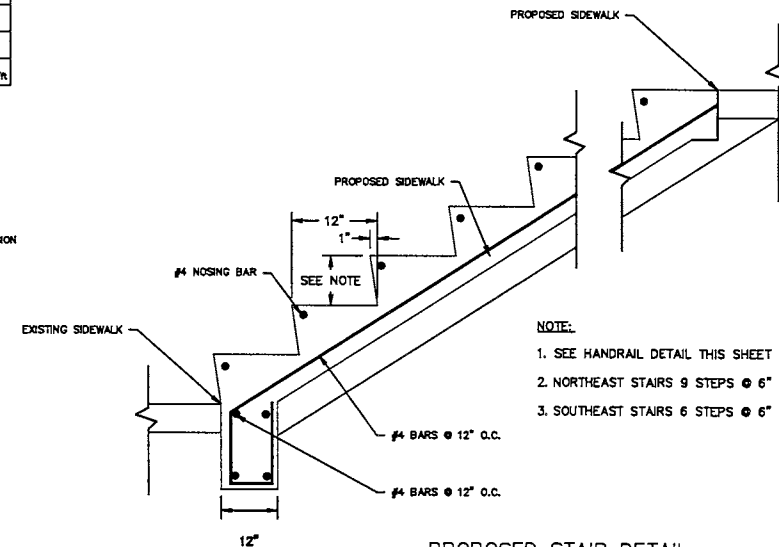
REQUIRED DRIVEWAY GRADES				
	MAJOR ARTERIAL	SECONDARY ARTERIAL	COLLECTOR	NON-RESIDENTIAL LOCAL
A. DRIVEWAY APPROACH GRADE	1/4in/ft to 1/2in/ft	1/4in/ft to 5/8in/ft	1/4in/ft to 3/4in/ft	1/4in/ft to 1in/ft
B. MAXIMUM CHANGE OF GRADE AT BACK OF SIDEWALK	4%	5%	5%	5%
C. SLOPE WITHIN 10' FEET OF RIGHT-OF-WAY LINE	-2% to 6%	-2% to 7%	-6% to 6%	-6% to 10%



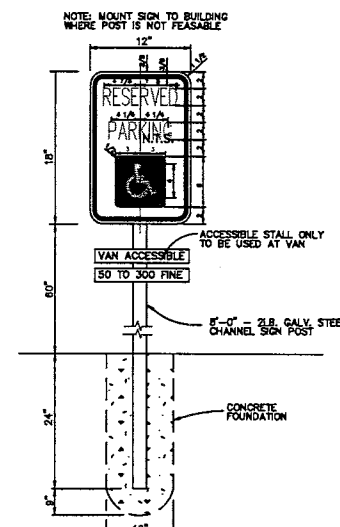
COMMERCIAL DRIVEWAY APPROACH ST-9
N.T.S.



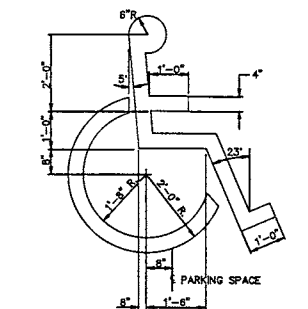
TYPICAL STAIR HANDRAIL DETAIL



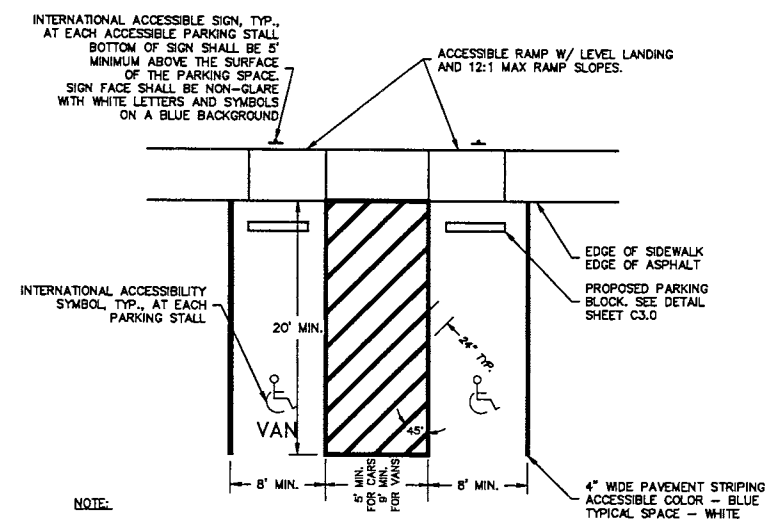
PROPOSED STAIR DETAIL
N.T.S.



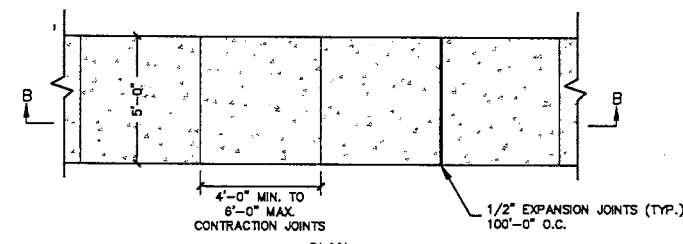
ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



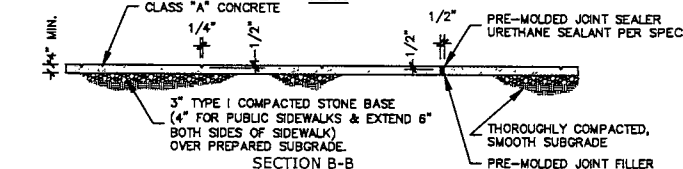
PAINTED SYMBOL OF ACCESSIBILITY
NOT TO SCALE



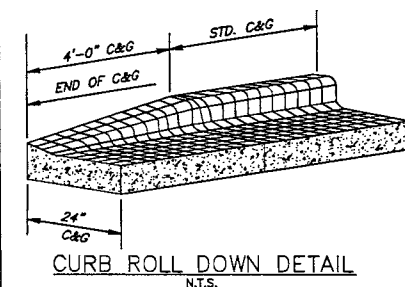
TYPICAL ACCESSIBLE PARKING LAYOUT
N.T.S.



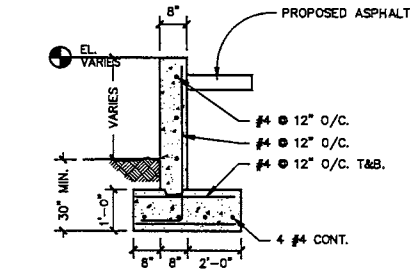
PARKING LOT SIDEWALK DETAIL
N.T.S.



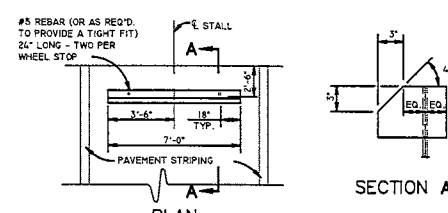
SIDEWALK DETAIL



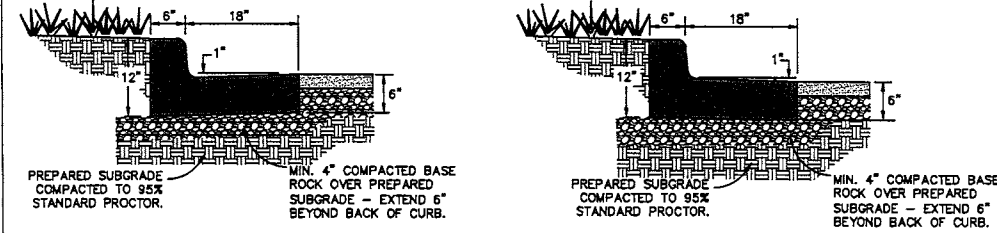
CURB ROLL DOWN DETAIL
N.T.S.



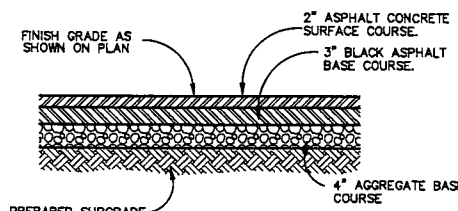
CONCRETE RETAINING WALL SECTION
N.T.S.



PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



CONCRETE CURB & GUTTER
N.T.S.



LIGHT ASPHALT PAVEMENT DETAIL
N.T.S.



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REVISIONS	
FINAL SET	4-2019

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NEW COMMUNITY BUILDING
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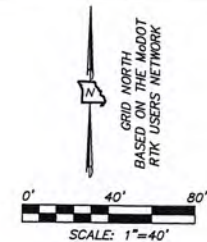
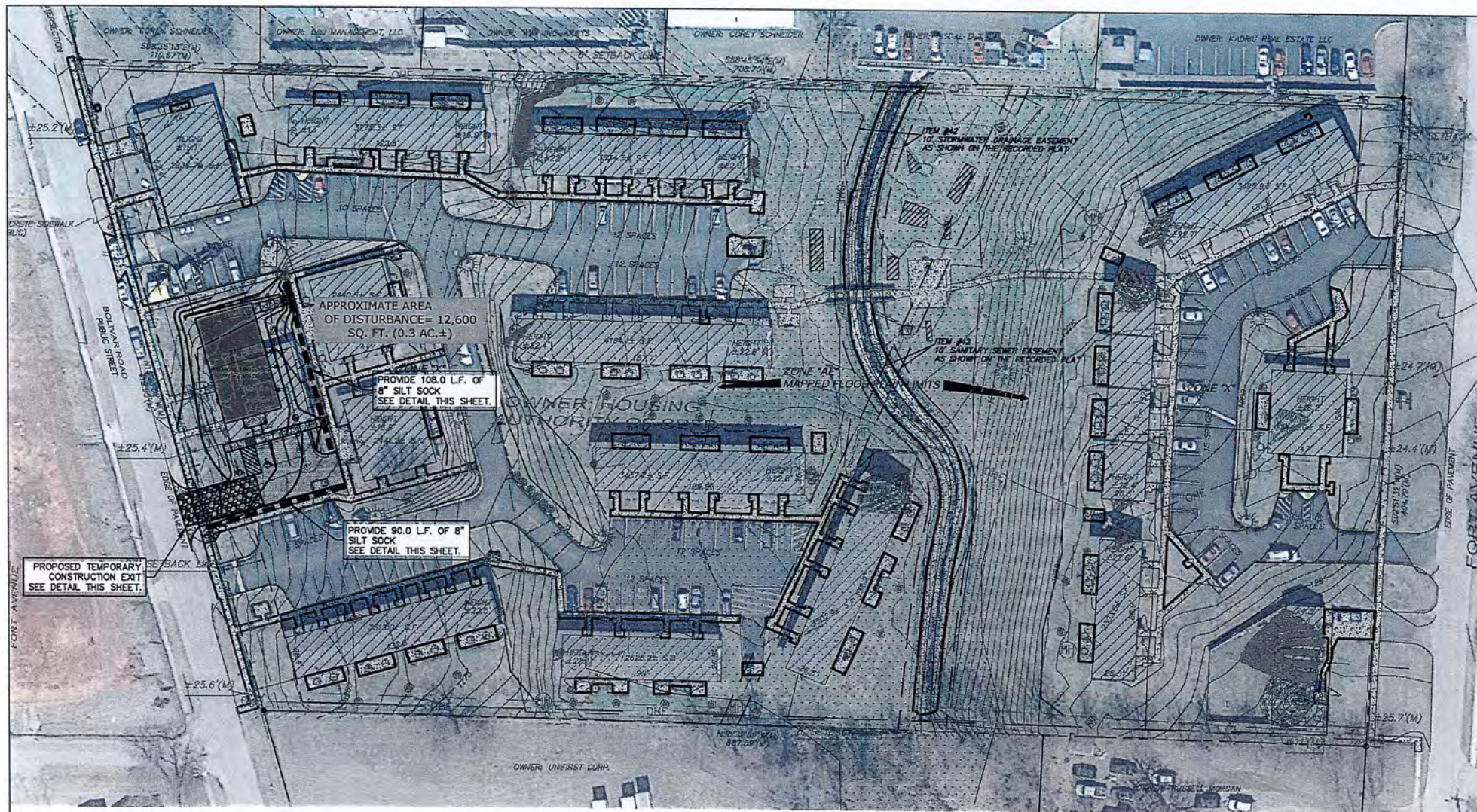
2845 LE COMPTRE ROAD
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C4.1



- SYMBOL INDEX**
- (D) DEEDED BEARING or DISTANCE
 - (M) MEASURED BEARING or DISTANCE
 - EXISTING IRON PIN (AS NOTED)
 - SET 1/2" IRON PIN "MLS LSC 370"
 - ⊕ WATER VALVE
 - ⊙ PEDESTAL
 - ⊖ IRON GRATE
 - ⊕ GAS VALVE
 - ⊙ HANDICAP PARKING
 - ⊕ LIGHT POLE
 - ⊙ POLE or POST
 - ⊖ MAILBOX
 - ⊕ GAS METER
 - ⊙ MANHOLE
 - ⊕ A/C UNIT
 - ⊙ WATER METER
 - ⊕ UTILITY POLE
 - ⊙ SIGN
 - ▨ PLAY EQUIPMENT
 - WROUGHT IRON FENCE
 - BURIED GAS LINE
 - BURIED SEWER LINE
 - OVERHEAD UTILITY LINE
 - ▨ SILT SOCK
 - LIMITS OF CONSTRUCTION



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REVISIONS

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FINAL SET	4/2019

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SEDIMENT & EROSION CONTROL NOTES

- THIS PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY SEDIMENT CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THIS PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
- TEMPORARY CONSTRUCTION ENTRANCE(S) AND SILT FENCES, STRAW BALE DIKES OR OTHER INITIAL SEDIMENT CONTROLS SHOWN ON THIS PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
- SEDIMENT BASINS SHOWN ON THIS PLAN MUST BE INSTALLED WITHIN TEN (10) CALENDAR DAYS AFTER CONSTRUCTION BEGINS OR AS SOON AS TWO (2) OR MORE ACRES ARE DISTURBED, WHICHEVER OCCURS FIRST.
- THE CONTRACTOR SHALL CLEAN STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED, AFTER EACH RAINFALL, AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER THE CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ACCUMULATED SEDIMENT FROM STORM DRAINS PRIOR TO APPROVAL OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD, ETC., SHALL BE HYDRO SEEDED.

SEQUENCE OF CONSTRUCTION

PRE-CONSTRUCTION PHASE

- CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE. LIMIT ALL CONSTRUCTION TRAFFIC INTO AND OUT OF THE SITE TO THIS ENTRANCE.
- INSTALL SILT FENCE AROUND PERIMETER OF ALL AREAS TO BE DISTURBED OR AS SHOWN ON THE DRAWINGS.
- INSTALL TREE PRESERVATION FENCING AROUND ALL AREAS TO BE PROTECTED.
- ESTABLISH EQUIPMENT/MATERIAL YARD AREAS, LOCATE PORTABLE TOILET, TRASH DUMPSTER LOCATIONS.

CONSTRUCTION PHASE

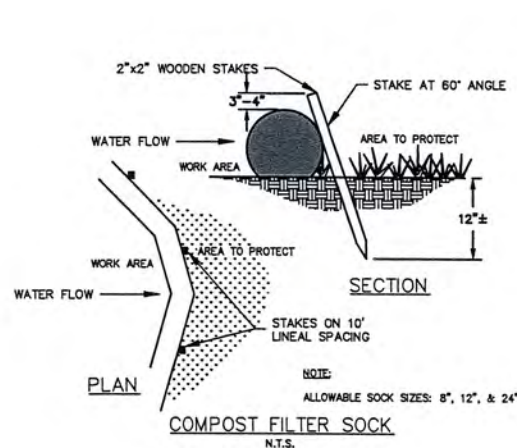
- STRIP TOPSOIL FROM SITE AND STOCKPILE IN APPROVED AREA. SURROUND TOPSOIL STOCKPILE WITH SILT FENCE.
- ROUGH GRADING, (PERFORM DUST CONTROL MEASURES DURING ALL EARTHWORK ACTIVITY.)
- INSTALL CONCRETE WASH-OUT PIT LOCATION.
- INSTALLATION OF STORM DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION AS EACH INLET IS INSTALLED.
- FINE GRADING, PAVING, ETC. MODIFY STORM WATER OUTLET CONTROL STRUCTURE(S) INCLUDING RIP-RAP SURFACES, FLARED END ROCK CHECK.
- CLEAN SEDIMENT FROM INLETS PERIODICALLY AND AFTER EVERY RAINFALL EVENT.
- INSTALL TEMPORARY SEED AND MULCH IF GRADING OPERATIONS ARE SUSPENDED FOR 30 DAYS OR MORE.

STABILIZATION PHASE

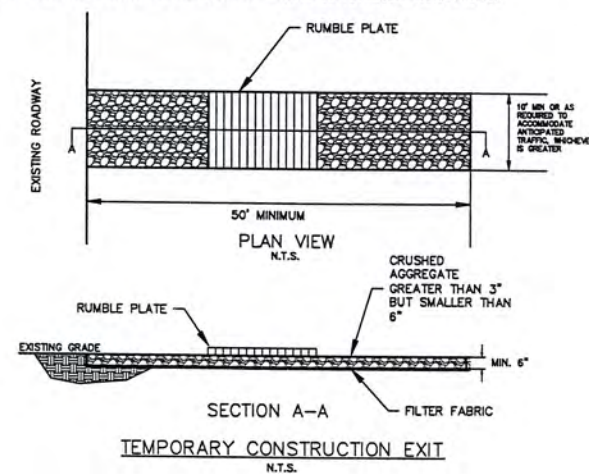
- WHEN SITE GRADING IS COMPLETE, INSTALL TOPSOIL AS INDICATED, SEED AND MULCH ALL AREAS.
- WHEN ALL CONSTRUCTION IS COMPLETE AND UNIFORM STANDS OF GRASS HAVE BEEN ACCEPTED, REMOVE GRATE INLET FILTER FROM GRATE INLETS.
- REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED.

EROSION AND SEDIMENT CONTROL PLAN

scale: 1" = 40'-0"



- NOTES:**
- RUMBLE STRIPS ARE RECOMMENDED FOR LARGER SITES.
 - RUMBLE STRIPS SHALL BE A MINIMUM LENGTH OF 20' OR AS NEEDED TO REMOVE SEDIMENT FROM TIRES.
 - AVOID PLACING EXITS IN AN OUTFALL AREA OR OTHER LOW AREAS WHERE WATER PONDS OR FLOWS.
 - A CULVERT SHALL BE INSTALLED IF EXIT CROSSES A DITCH.
 - ROCK APRON INSTALLATION SHALL BE WIDE ENOUGH TO ACCOMMODATE TURNING VEHICLES.
 - ADD NEW ROCK OR RAKE EXISTING ROCK WHEN VOIDS FILL WITH SEDIMENT.
 - ANY MUD, ROCK OR DEBRIS TRACKED ONTO PAVED SURFACES AND ACCUMULATED IN CURBS SHALL BE REMOVED IMMEDIATELY USING A SWEEPER, SHOVEL, ETC.
 - REMOVE EXIT WHEN VEHICLES AND EQUIPMENT WILL NO LONGER ACCESS UNPAVED AREAS.



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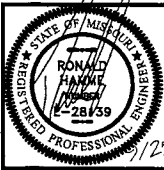
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CONSTRUCTION
DOCUMENTS



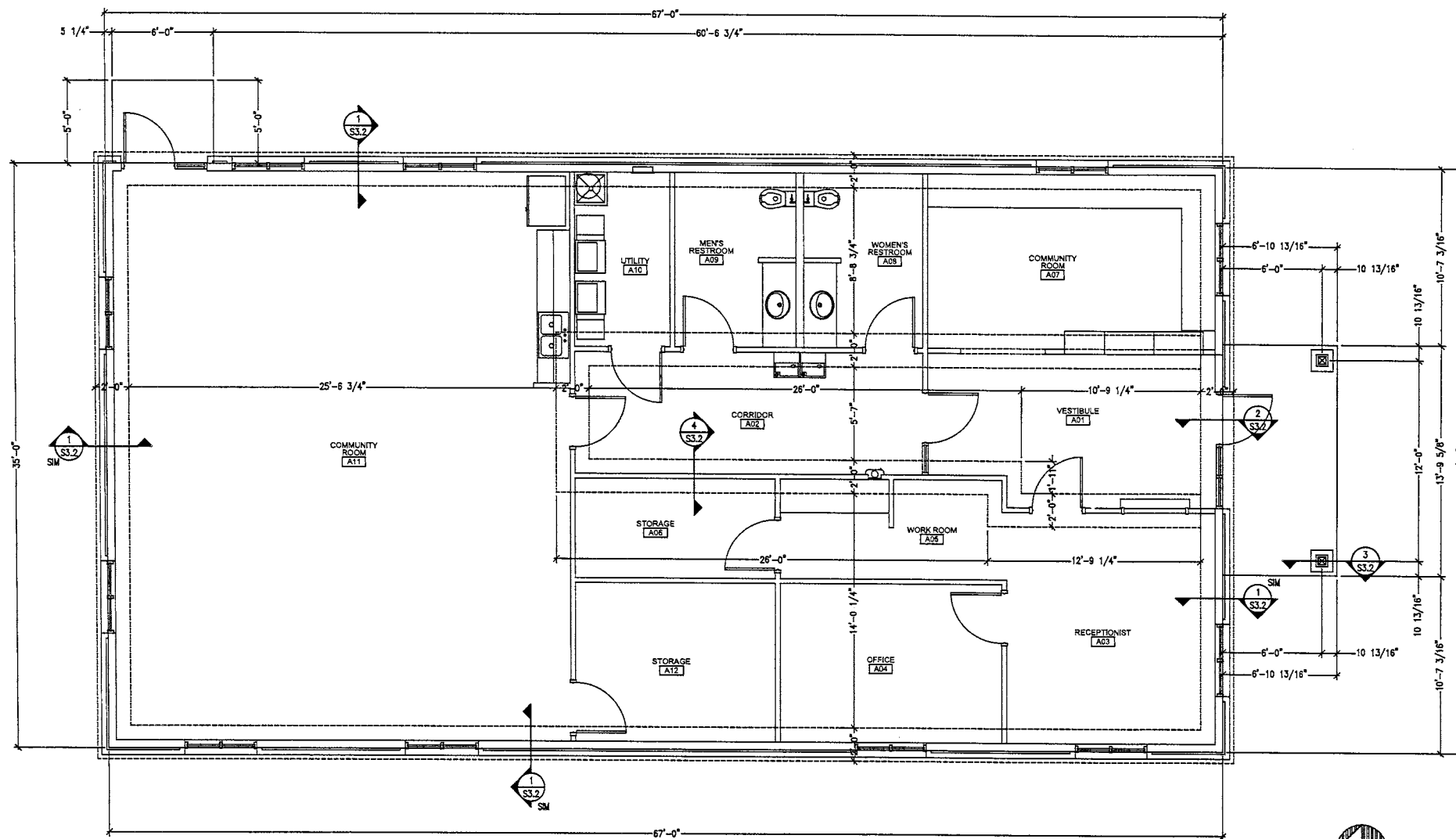
REVISIONS	

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BOLIVAR APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE September 25, 2020
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SHEET NO. S1.1

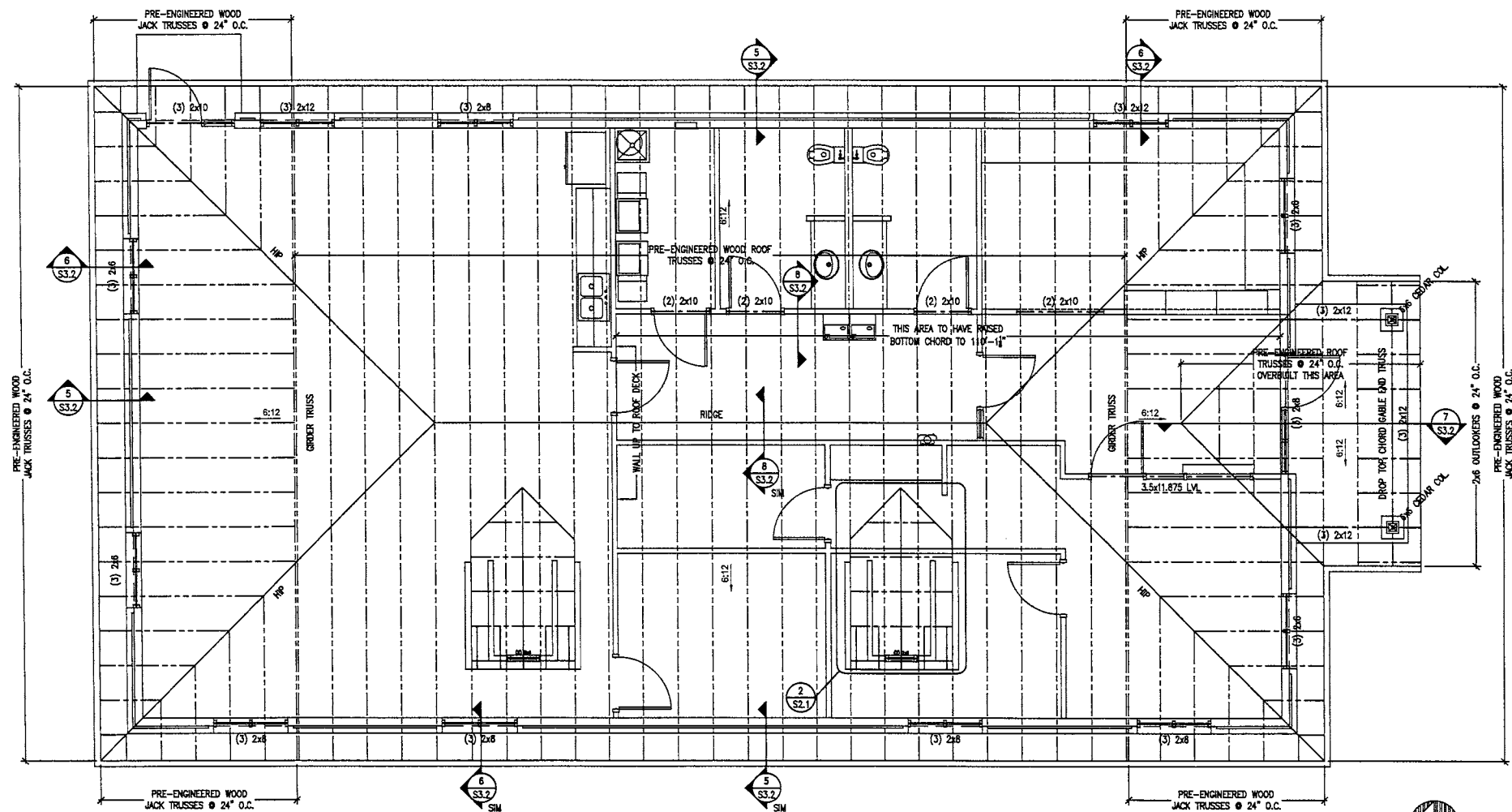
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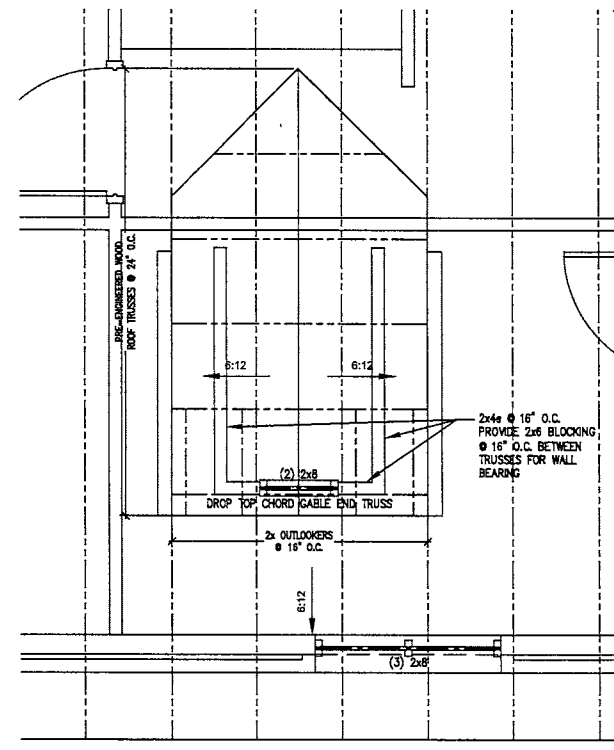
- PLAN NOTE**
1. SLAB ON GRADE CONSTRUCTION IS 4" NORMAL WEIGHT CONCRETE W/ 4x4 W2.SxW2.9 W.W.F. OVER 10 MIL VAPOR BARRIER OVER 4" MIN. COMPACTED GRANULAR FILL.
 2. T.O. SLAB IS 100' - 0" U.A.O.
 3. ROOF FRAMING: PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
 4. ROOF DECKING: 8" PLYWOOD ROOF DECK
 5. ROOF BEARING ELEVATION IS 108'-11"
 6. FOR GENERAL NOTES AND DETAILS SEE SHEET S3.1.
 7. TYPICAL FOUNDATION DETAILS SEE SHEET S3.2
 8. TYPICAL FRAMING DETAILS SEE SHEET S3.2
 9. ADD (2) ADDITIONAL BARS WITHIN 6' OF CORNERS OF BUILDING.

FOUNDATION PLAN
1/4"=1'-0"

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1
S2.1
ROOF FRAMING PLAN
1/4"=1'-0"



2
S2.1
ENLARGED DORMER FRAMING PLAN
1/2"=1'-0"

- PLAN NOTE
1. SLAB ON GRADE CONSTRUCTION IS 4" NORMAL WEIGHT CONCRETE W/ 4x4 W2.9xW2.9 W.W.F. OVER 10 MIL VAPOR BARRIER OVER 4" MIN. COMPACTED GRANULAR FILL.
 2. T.O. SLAB IS 100' - 0" U.N.O.
 3. ROOF FRAMING: PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
 4. ROOF DECKING: 1" PLYWOOD ROOF DECK
 5. ROOF BEARING ELEVATION IS 109'-11"
 6. FOR GENERAL NOTES AND DETAILS SEE SHEET S3.1.
 7. TYPICAL FOUNDATION DETAILS SEE SHEET S3.2
 8. TYPICAL FRAMING DETAILS SEE SHEET S3.2
 9. ADD (2) ADDITIONAL BARS WITHIN 6" OF CORNERS OF BUILDING.

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CONSTRUCTION
DOCUMENTS



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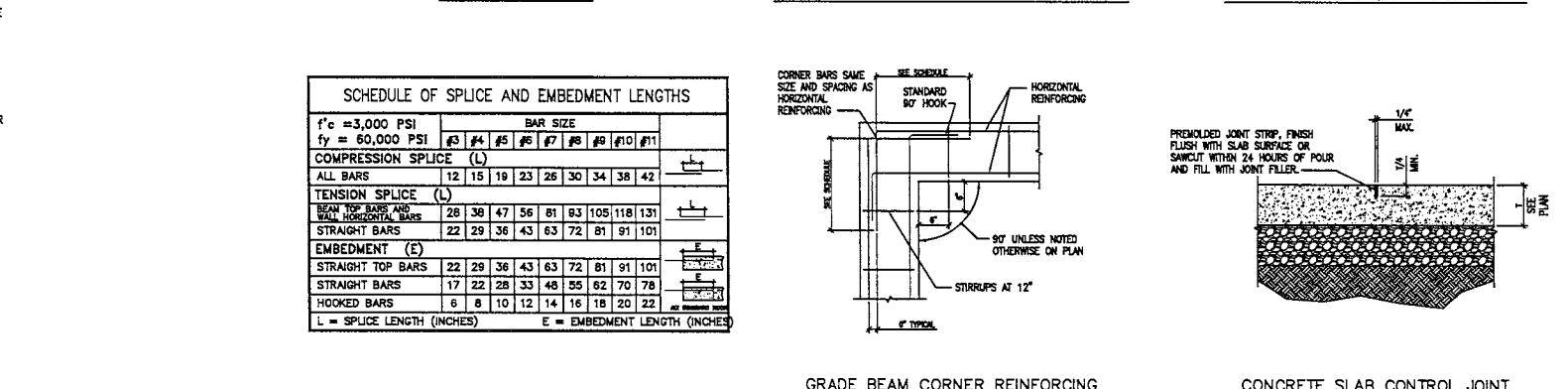
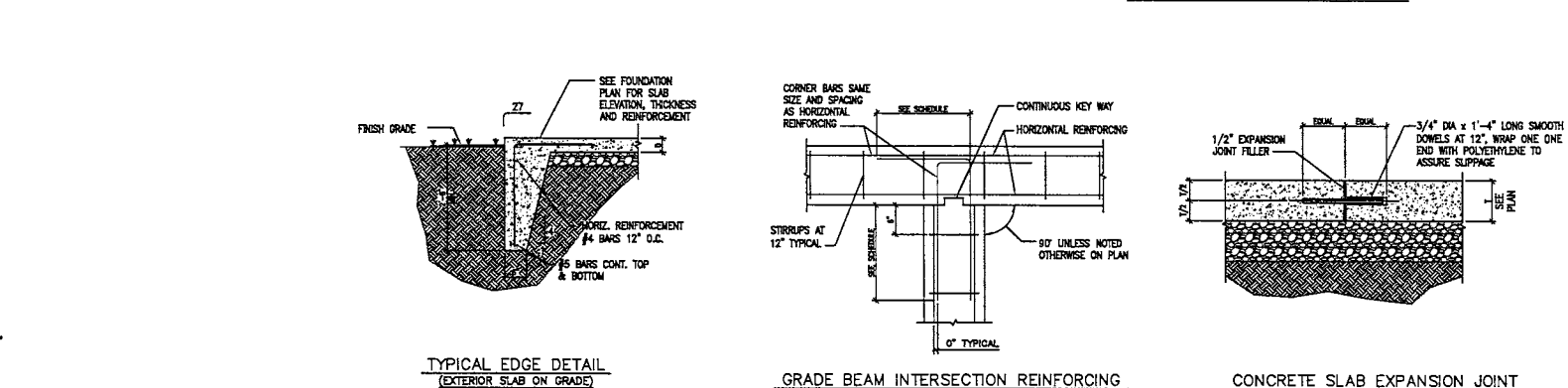
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2019-1008

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S2.1

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

1. EXCEPT WHERE NOTED, OTHERWISE ALL 2" LUMBER SHALL BE #2 OR BETTER D.F. AND ALL SOLID TIMBER BEAMS AND POSTS SHALL BE #1 D.F.
2. STUDS SHALL BE #2 AND BETTER S.P.F.
3. TOP AND BOTTOM PLATES SHALL BE #2 OR BETTER D.F. PLATES IN CONTACT WITH CONCRETE SHALL BE ACQ. TREATED. NAUL SHALL BE G185 CORROSION RESISTANT OR TYPE 304 OR 316 STAINLESS STEEL.
4. EXCEPT AS NOTED, OTHERWISE MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN TABLE NO. 2304.9.1 FASTENING SCHEDULE OF THE CURRENT INTERNATIONAL BUILDING CODE.
5. 2x6 STUDS SHALL BE NAILED TO TOP PLATE WITH 3-16D END NAILS AND TO SOLE PLATE WITH 6-8D TRENDALS OR 3-16D END NAILS.
6. ALL PLYWOOD OR O.S.B. BO. SHEATHING SHALL BE APA RATED EXPOSURE 1. PANEL IDENTIFICATION INDEX AND/OR THICKNESS SHALL BE $\frac{3}{8}$ " MINIMUM, OR AS NOTED ON DRAWINGS.
7. TRUSSED RAFTERS AND MANUFACTURED JOISTS, AS WELL AS ALL CONNECTIONS, SHALL BE DESIGNED BY A REGISTERED ENGINEER TO SUPPORT THE FULL DEAD AND LIVE LOADS OF THE ROOF, FLOOR, CEILING, AND ANY OTHER SUPERIMPOSED LOADS. WEB ARRANGEMENT AND MEMBER FORCES SHALL BE DETERMINED BY THE TRUSSED RAFTER/JOIST FABRICATOR. STRESSES SHALL NOT EXCEED THOSE ALLOWED BY THE CURRENT INTERNATIONAL BUILDING CODE. LOAD DURATION FACTOR MAY BE 1.15 FOR ROOF TRUSSES ONLY. CALCULATIONS AND SHOP DRAWINGS, INCLUDING MEMBER SIZES, LUMBER SPECIES AND GRADES, AND SUBSTITUTING DATA FOR CONNECTOR CAPACITIES, SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
8. LEAD HOLES FOR LAG BOLTS SHALL BE DRILLED IN ACCORDANCE WITH TABLE 5.1 OF THE A.I.T.C. TIMBER CONSTRUCTION MANUAL.
9. TEMPORARY CONSTRUCTION LOADS WHICH EXCEED THE DESIGN CAPACITY OF ANY ELEMENT ARE PROHIBITED. ERECTION BRACING SHALL BE PROVIDED TO ASSURE ADEQUATE LATERAL SUPPORT FOR THE MEMBER AND ITS ELEMENTS, AS WELL AS THE ENTIRE SYSTEM UNTIL SHEATHING IS INSTALLED. (SHEATHING CAN BE EITHER PLYWOOD, OSB, OR GYP-BEARD)
- L. WOOD DECKING
1. FLOOR DECKING SHALL BE $\frac{3}{4}$ " TONGUE AND GROOVE IN ALL FLOORS.
2. ROOF DECKING SHALL BE $\frac{3}{4}$ " PLYWOOD FASTENED WITH 10D NAILS AT 12" ON CENTER AND 8" ON CENTER OVER JOINTS.
- M. SHEARWALL NOTES AND ROOF DIAPHRAGMS
1. PROVIDE SHEARWALLS AT ALL EXTERIOR WALLS.
2. $\frac{1}{2}$ " OSB NAILED WITH 10D NAILS AT 4" ON CENTER AT EDGES STAGGERED, AND 10D NAILS AT 12" ON CENTER AT INTERIOR SUPPORTS. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
3. SHEARWALL ANCHORING
- a. PROVIDE 2-2x4 (MIN.) AT ENDS OF SHEARWALL 2-CS16. CUT STRAP TO ALLOW FOR 14" (MIN) END LENGTH.
- b. ALL REFERENCES TO PLYWOOD INDICATE ANY WOOD (EXTERIOR RATED) SHEATHING WITH APA EQUIVALENT SPAN RATING PER THE FOLLOWING:
- | APPROXIMATE THICKNESS | $\frac{1}{8}$ " |
|-----------------------|-----------------|
| SPAN RATING | 32/16 |
- N. ROOF TRUSS LOADING
- | | 8.0 PSF |
|----------------------------|------------------------|
| • DL AT TOP CHORD | 11.0 PSF |
| • DL AT BOTTOM CHORD | 20.0 PSF |
| • TOTAL DEAD LOAD | 30.0 PSF |
| • LIVE LOAD (MINIMUM) | 50.0 PSF |
| • TOTAL DESIGN LOAD | 10.0 PSF (30 @ 0.4 H.) |
| • NET UPLIFT (DUE TO WIND) | |
- O. HEADER SCHEDULE
1. FIRST FLOOR
- a. SPAN
- | 3'-0" | 4'-0" | 5'-0" | 6'-0" | 7'-0" | 8'-0" |
|---------|---------|----------|----------|----------|----------|
| (2) 2x6 | (2) 2x6 | (2) 2x10 | (2) 2x12 | (3) 2x12 | (3) 2x12 |
2. ROOF
- a. SPAN
- | 3'-0" | 4'-0" | 5'-0" | 6'-0" | 7'-0" | 8'-0" |
|---------|---------|----------|----------|----------|----------|
| (2) 2x6 | (2) 2x6 | (2) 2x10 | (2) 2x12 | (2) 2x12 | (2) 2x12 |
- P. GROUTS FOR BASEPLATES AND ANCHORS
1. A NON-METALLIC SHRINKAGE RESISTANT GROUT UNDER BASEPLATES AND BEARING PLATES SHALL BE "MASTERFLO 713" BY MASTER BUILDERS.
2. EPOXY GROUT FOR GROUTING REBARS SHALL BE "SIKADUR 370" BY SIKA CHEMICAL COMPANY, OR APPROVED EQUAL. FOR SURFACE PREPARATION, PROPORTION, MIXING, AND APPLICATION, FOLLOW MANUFACTURER'S DIRECTIONS.
- R. MISCELLANEOUS CONSTRUCTION NOTES
1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT IF CONDITIONS ENCOUNTERED ARE NOT AS SHOWN ON DRAWINGS.
2. CONSULT ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR VERIFICATION OF THE LOCATION AND DIMENSIONS OF THE CHASES, INSERTS, OPENINGS, SLEEVES, WASHES, DIPS, REVEALS, DEPRESSIONS, AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. NO CHANGE IN SIZE OR DIMENSIONS OF MEMBERS SHALL BE MADE, NOR ANY OPENINGS OR SLEEVES SHALL BE PERMITTED THROUGH ANY STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT.
4. OPENINGS IN SLABS OR WALLS LESS THAN 12" IN DIAMETER ARE NOT GENERALLY SHOWN.
5. FURNISH AND INSTALL ALL SUPPORTS, TEMPORARY AND PERMANENT, NECESSARY TO BRACE WALLS, EXISTING ADJACENT STRUCTURES, AND GRADE SO THAT NO HORIZONTAL OR VERTICAL SETTLEMENT OCCURS TO THESE WALLS, STRUCTURES OR GRADES. BRACING SHALL BE LEFT IN PLACE UNTIL PERMANENT SUPPORTS ARE INSTALLED.
6. WHERE DETAIL IS NOT SHOWN ON THE DRAWINGS, FOR SUCH A SITUATION, THE DETAIL SHALL BE ASSUMED IN ACCORDANCE WITH APPLICABLE DETAILS OR SIMILAR TO THAT SHOWN FOR MOST NEARLY SIMILAR SITUATIONS, AS DETERMINED BY THE ARCHITECT. CONTRACTOR SHALL PROVIDE A COMPLETE FUNCTIONAL SYSTEM WHETHER OR NOT A PARTICULAR ELEMENT IS SPECIFICALLY CALLED OUT.
7. CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY REVIEW ALL CONDITIONS AND RESPONSIBILITIES STATED IN THESE NOTES, PLANS, SECTIONS, AND DETAILS, AND SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING PRIOR TO BIDDING OF ANY DISCREPANCIES, CONFLICTS, ERRORS, OR OMISSIONS FOUND ON THE PLANS. IF CONTRACTOR FAILS TO NOTIFY SAID REPRESENTATIVES, HE/SHE SHALL BE RESPONSIBLE FOR ALL COST OF LABOR AND MATERIALS NEEDED.



U-BARS SAME SIZE AND SPACING AS HORIZONTAL REINFORCING

SEE SCHEDULE

HORIZONTAL REINFORCING

6" INTERVAL

6"

STIRRUPS AT 12"

DECK

3/4" MIN

CONTINUOUS KEYWAY

#6 REBAR x 4'-6" LONG AT 18"

SEE PLAN

PAINT SURFACE WITH CEMENT SLURRY

18"

12"

12"

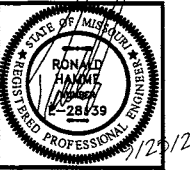
18"

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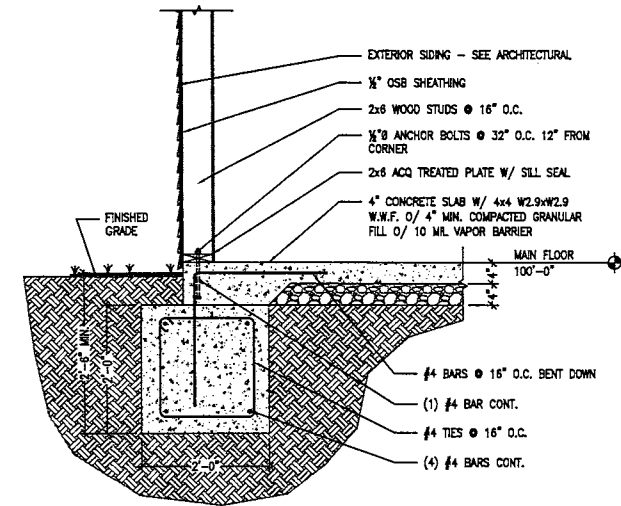
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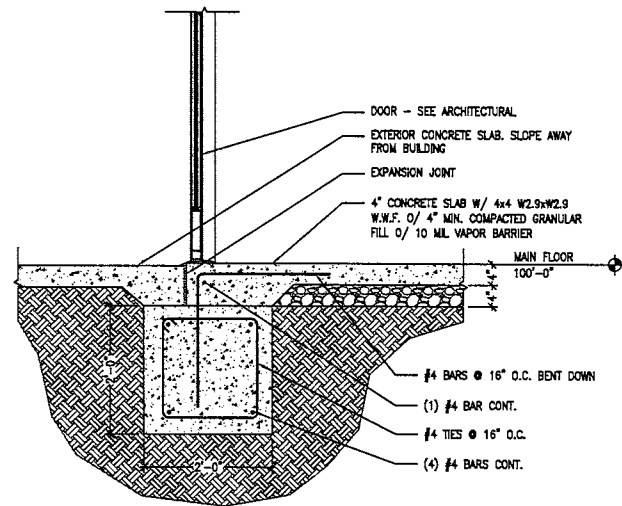
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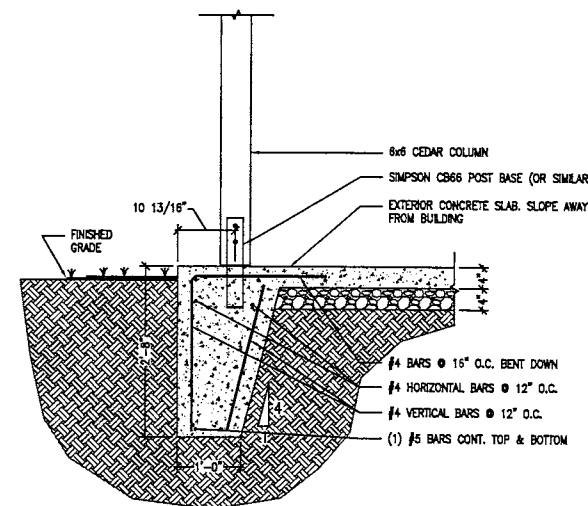
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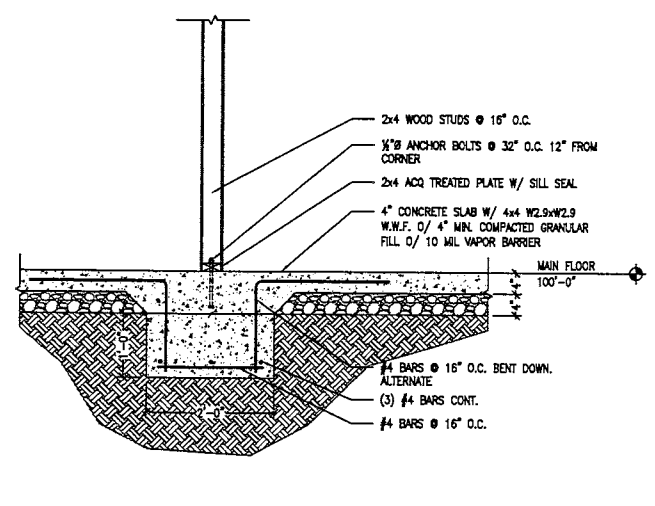
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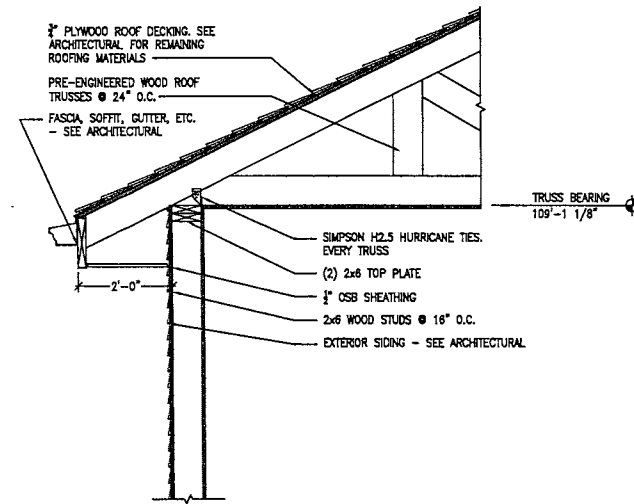
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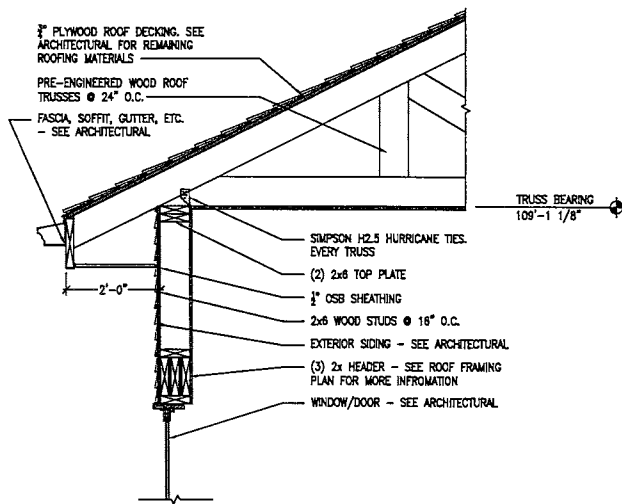
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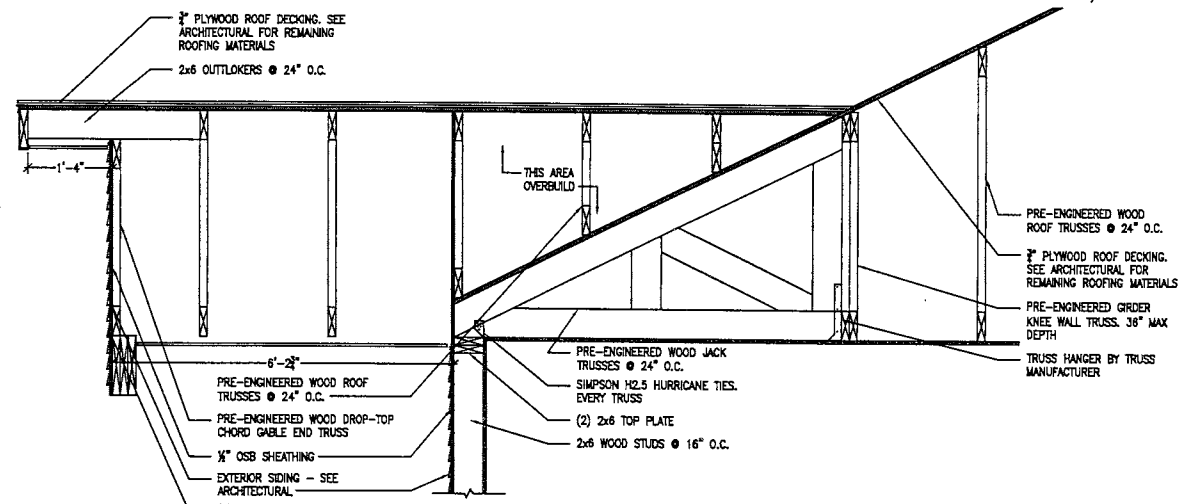
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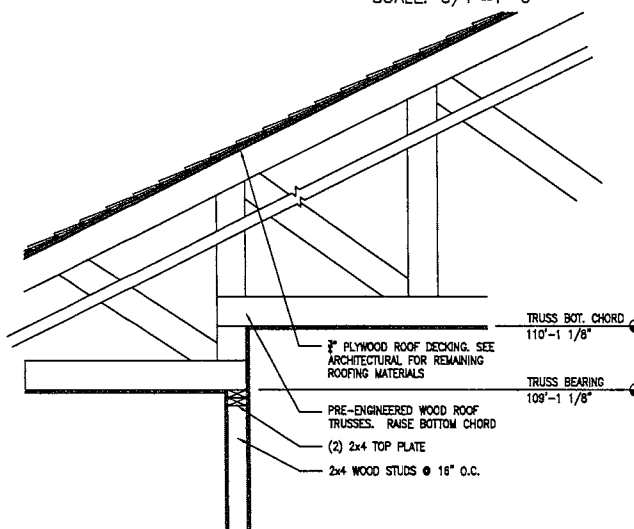
5 SECTION
 SCALE: 3/4"=1'-0"



6 SECTION
 SCALE: 3/4"=1'-0"



7 SECTION
 SCALE: 3/4"=1'-0"

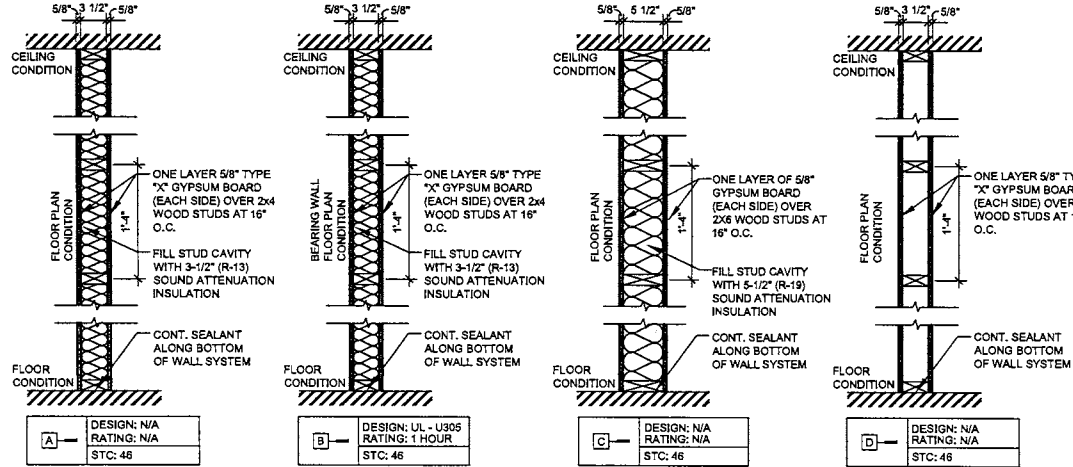


9 SECTION
 SCALE: 3/4"=1'-0"

GENERAL NOTES

1. RUN ALL FIRE RATED WALLS TO UNDERSIDE OF ROOF OR FLOOR DECK ABOVE. PROVIDE FIRE SAFING INSULATION AT ALL DECK FLUTES, TAPE, CAULK OR GROUT FIRE WALLS TIGHTLY AROUND ANY PENETRATION.
2. CONTRACTOR SHALL COORDINATE OPENINGS THRU FULL HEIGHT WALLS FOR HVAC, ELECTRICAL, PLUMBING AND OTHER EQUIPMENT AS REQUIRED TO AVOID CUTTING THROUGH WALLS AFTER CONSTRUCTION OF WALLS.
3. ALL RESTROOM WALLS SHALL EXTEND TO UNDERSIDE OF DECK ABOVE.
4. EXTEND TO DECK AND SEAL WALL OF ALL STORAGE ROOMS OVER 100 SQUARE FEET.
5. RUN NON-FIRE RATED STUD WALLS TO 12" ABOVE HIGHEST ADJACENT CEILING UNLESS NOTED OTHERWISE.
6. PROVIDE MOISTURE RESISTANT GYP BOARD IN ALL RESTROOMS AND KITCHEN AREAS.
7. USE 1/2" TILE BACKER BOARD IN LIEU OF GYPSUM ON ALL WET SURFACE WALLS RECEIVING TILE.
8. IF ANY QUESTION ON WALL TYPES SHALL ARISE, CONTACT THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

WOOD STUD WALL TYPES



FLOOR PLAN KEY NOTES

- 1 TACTILE EXIT SIGNAGE
- 2 TACTILE OCCUPANCY SIGNAGE
- 3 TACTILE RESTROOM SIGNAGE
- 4 INSTALL RECESSED KNOX BOX AT 5'-0" A.F.F.
- 5 2A-108C PORTABLE FIRE EXTINGUISHER WITH CABINET
- 6 MOP SINK, SEE PLUMBING SHEET P3
- 7 FURNITURE - BY OWNER
- 8 AIR HANDLER MECHANICAL UNITS - SEE SHEET M2
- 9 ELECTRICAL PANELS - SEE SHEET E1
- 10 MAILBOX SYSTEM EQUAL TO:
- 11 6x8 CEDAR POST - SEE STRUCTURAL
- 12 HOT WATER HEATER - SEE SHEET P2
- 13 WORK STATION COUNTER - SEE DETAIL 13/A8.2

GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ON-SITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES THAT MAY APPLY.
3. THE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS (EXCEPT BUILDING PERMITS) AS REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUB-CONTRACTORS INSPECTIONS, UTILITY HOOK-UPS, DEPOSITS, ETC.
4. THE CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF THE WORK.
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL EQUIPMENT. (I.E., MECHANICAL, ELECTRICAL, PLUMBING, DOORS, GLASS, ETC.)
6. THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY OTHER EXISTING SERVICE.
7. THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING THE BUILDERS RISK INSURANCE. THE INSURANCE POLICY SHALL NOT ONLY NAME THE GENERAL CONTRACTOR, BUT ALSO ALL SUB-CONTRACTORS, THE OWNER, THE ARCHITECT AND THE PROJECT ENGINEERS AS ADDITIONAL INSURED UNDER THE BUILDERS RISK POLICY PURCHASED FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL UTILITIES ON-SITE PRIOR TO AND DURING CONSTRUCTION.
9. THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
10. WHERE CONFLICT MAY OCCUR IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS.
11. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, PRE-FABRICATED MATERIALS, CONFLICTS BETWEEN DIFFERENT SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.



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NEW COMMUNITY BUILDING
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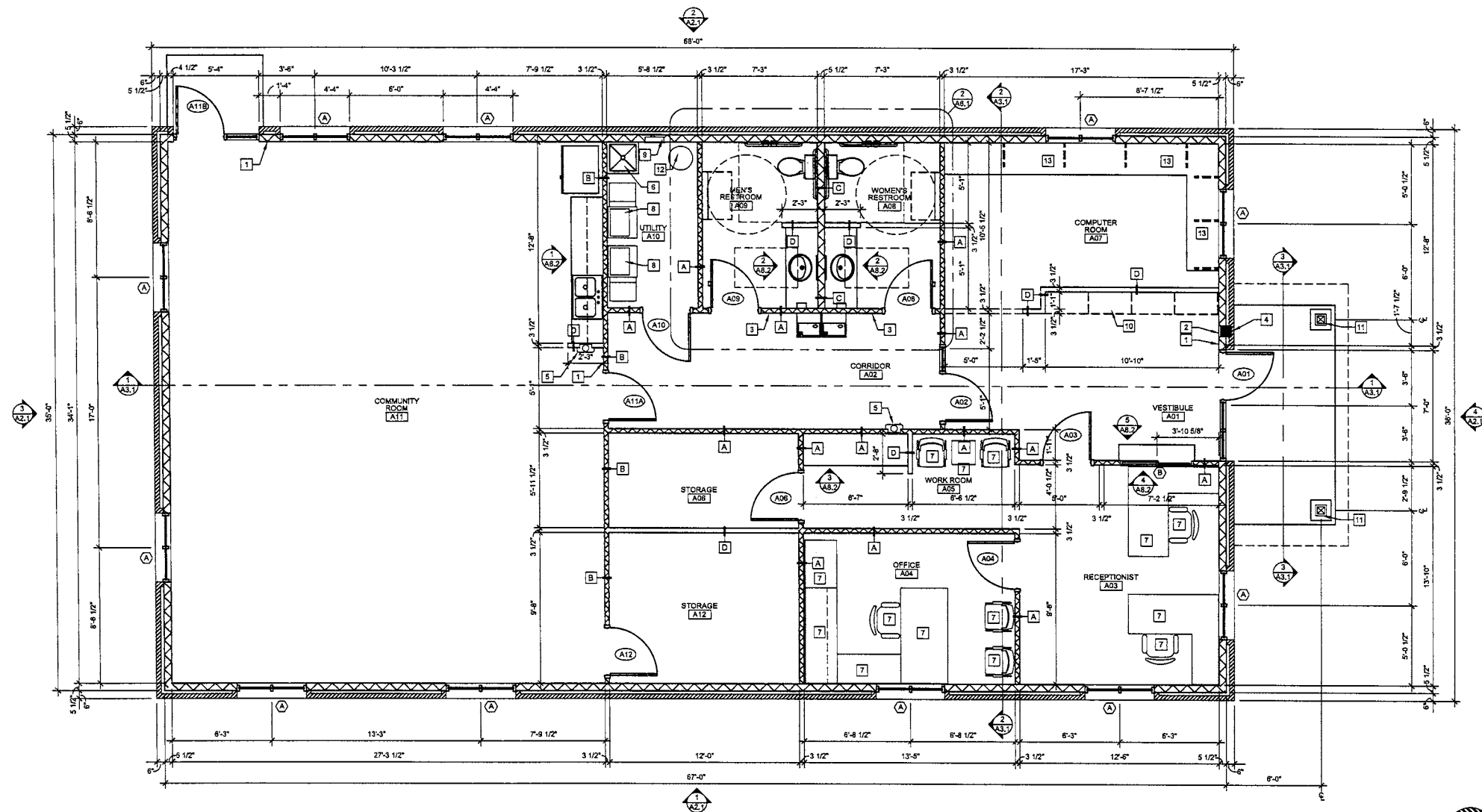
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2 WALL TYPES

1"=1'-0"

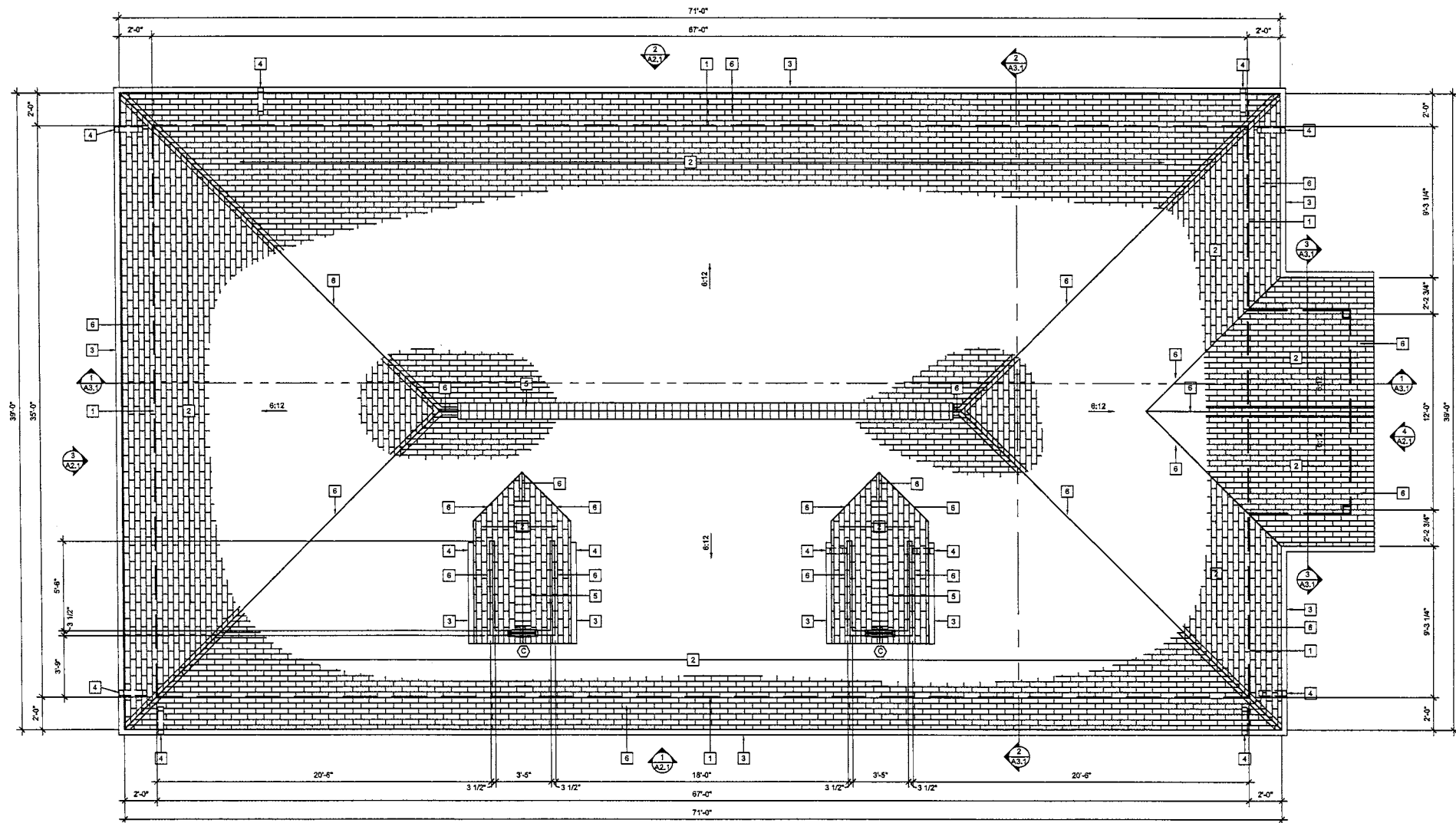


1 FLOOR PLAN

1/4"=1'-0"

1
A1.2

ROOF PLAN
1/4"=1'-0"



ROOF PLAN KEY NOTES

- 1 LINE OF EXTERIOR WALL BELOW
- 2 COMPOSITE SHINGLES OVER
COMPOSITE UNDERLAYMENT OVER 5/8"
PLYWOOD DECKING
- 3 NEW 4" x 4" PREFINISHED GUTTER
- 4 NEW 4" x 3" PREFINISHED DOWNSPOUT
- 5 RIDGE VENT PER MANUFACTURERS
STANDARD INSTALLATION DETAILS
- 6 ICE AND WATER SHIELD AT ALL RIDGES,
VALLEYS, VERTICAL TRANSITIONS AND
EAVE DETAILS

GENERAL NOTE

G.C. TO COORDINATE ALL ROOF PENETRATIONS
FOR PLUMBING AND VENTILATION REQUIREMENTS



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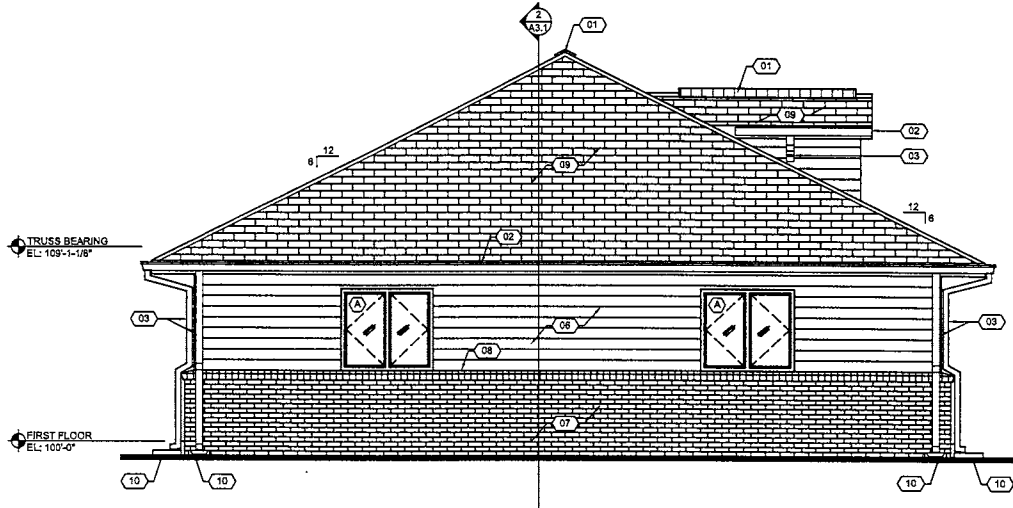
NEW COMMUNITY BUILDING
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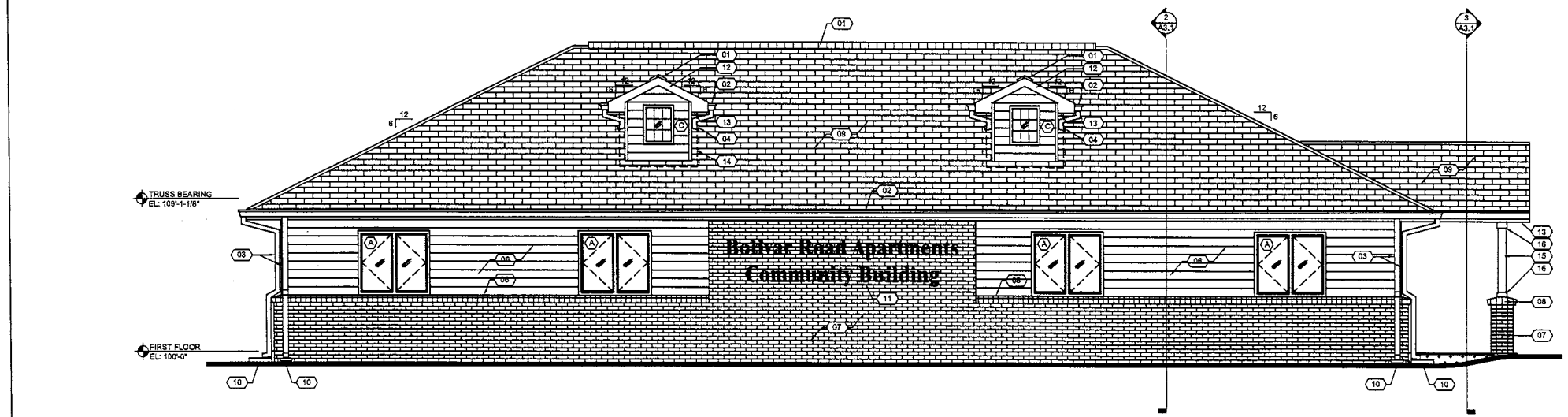
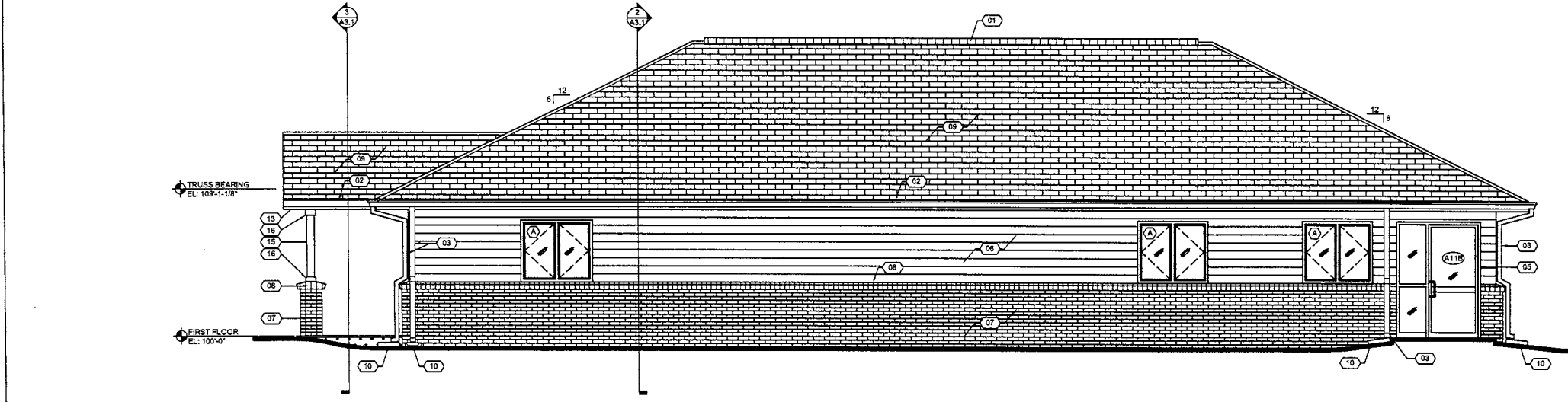
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ELEVATION KEY NOTES

- 01 RIDGE VENT (TYP.)
- 02 NEW 4"x4" PREFINISHED ALUMINUM GUTTER
- 03 NEW 4"x3" PREFINISHED ALUMINUM DOWNSPOUT
- 04 NOT USED
- 05 ALUMINUM STOREFRONT DOOR SYSTEM
- 06 HORIZONTAL VINYL SIDING
- 07 BRICK VENEER - RUNNING BOND
- 08 BRICK WATER TABLE
- 09 ASPHALT SHINGLE ROOF
- 10 PRECAST CONCRETE SPLASHBLOCK
- 11 12" ACRYLIC LETTERS - POST MOUNTED
- 12 ALUMINUM FASCIA
- 13 VENTED ALUMINUM SOFFITS
- 14 ALUMINUM ROOF TRANSITION FLASHING
- 15 6X6 PAINTED CEDAR POST - SEE STRUCTURAL
- 16 3/4" X 6" PAINTED CEDAR TRIM



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**NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS**
BOLIVAR, MISSOURI 65613
2336 NORTH BOLIVAR ROAD

DATE SEPTEMBER 25, 2020
COMM. NO. 2019-1008
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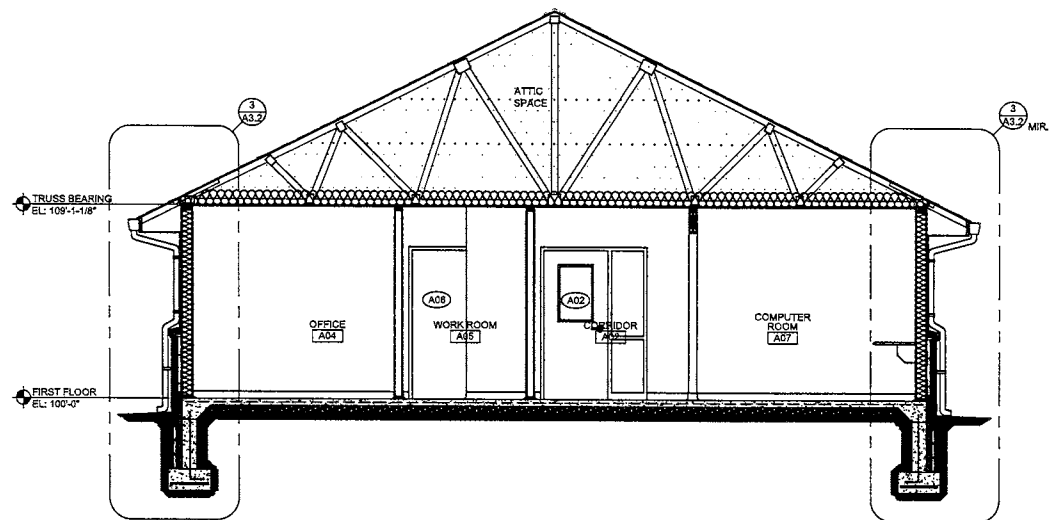
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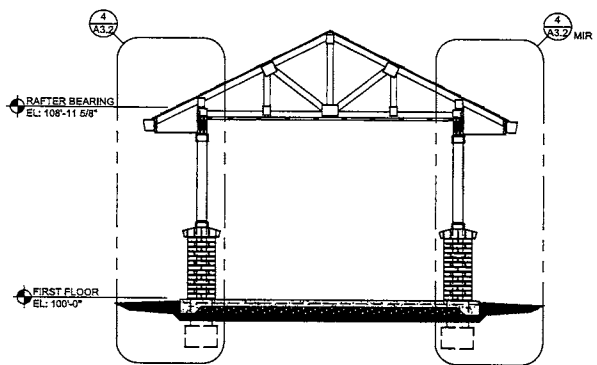
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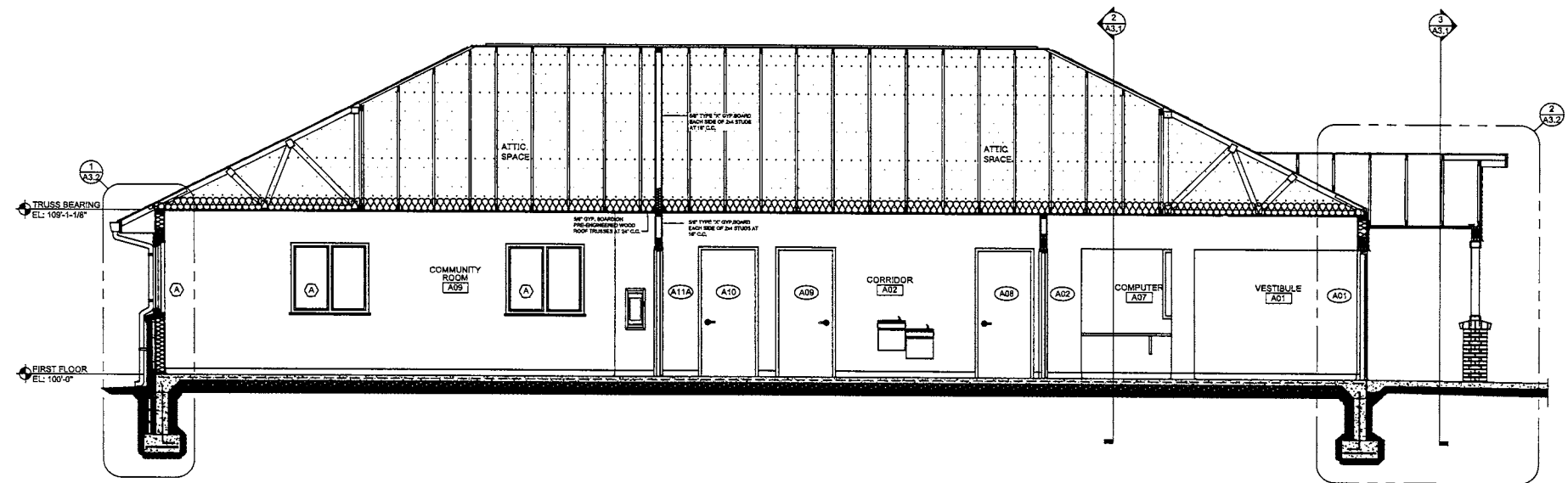
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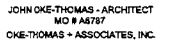
2
A3.1
BUILDING SECTION
1/4\"=1'-0"



3
A3.1
BUILDING SECTION
1/4\"=1'-0"



1
A3.1
BUILDING SECTION
1/4\"=1'-0"



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NEW COMMUNITY BUILDING
FOR
BOLIVAR ROAD APARTMENTS
BOLIVAR, MISSOURI 65616
NORTH BOLIVAR ROAD

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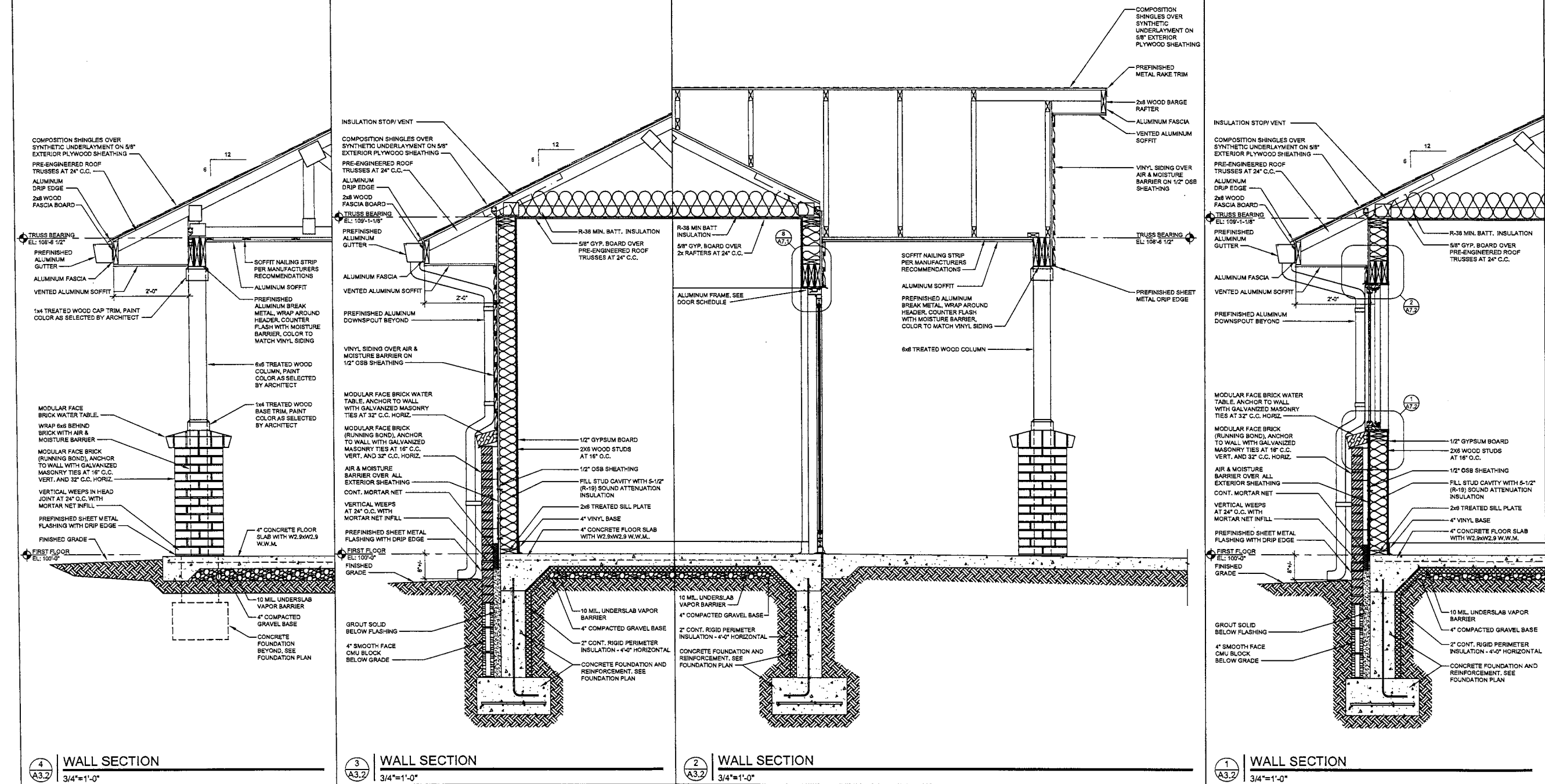
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DARTMOUTH, MASSACHUSETTS 01929

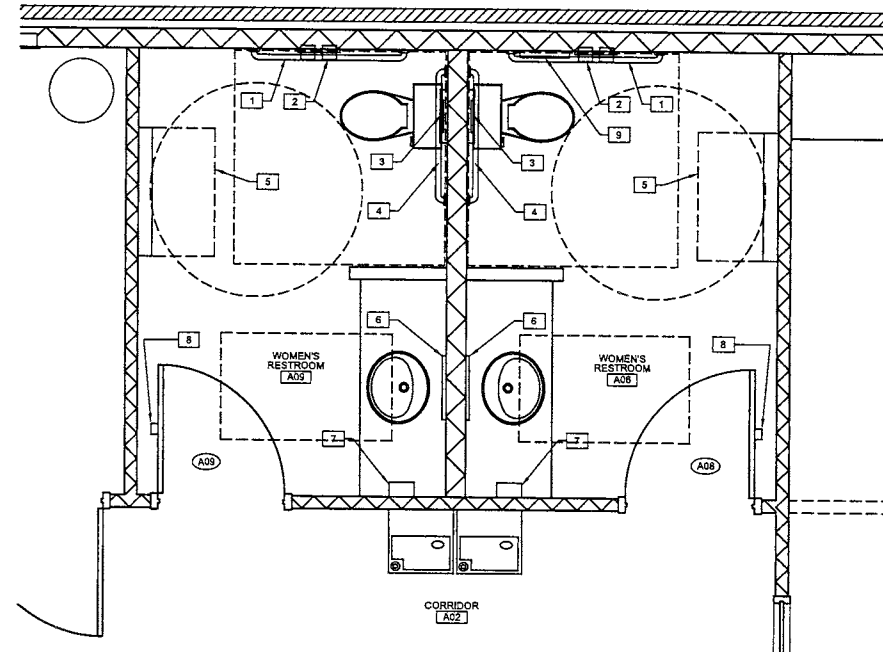
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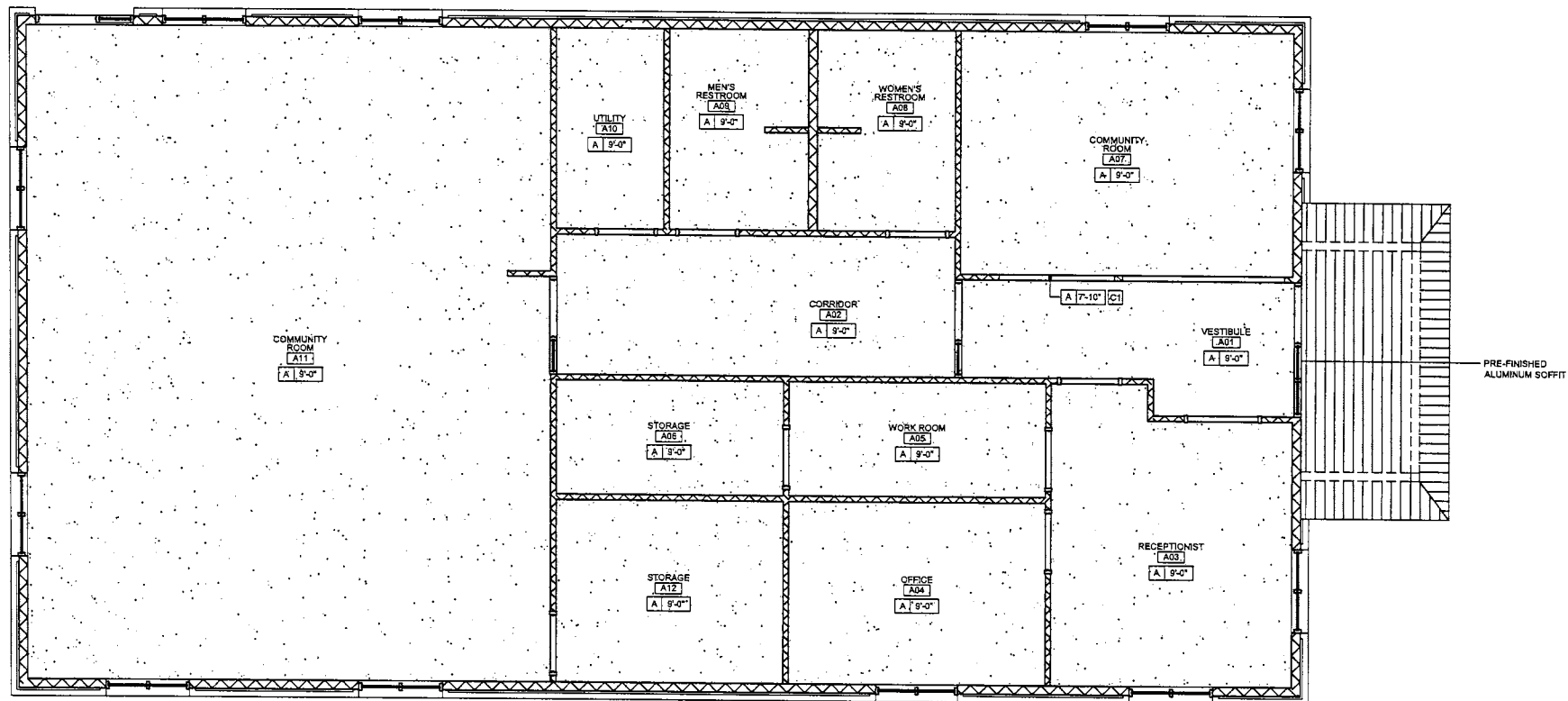
COMM. NO.
2019-1008

SHEET NO.
A3.2





2
A6.1
ENLARGED RESTROOM PLAN
1/2"=1'-0"



1
A6.1
REFLECTED CEILING PLAN
1/4"=1'-0"

RESTROOM ACCESSORIES

- 42" GRAB BAR @ SIDE WALL
- DBL ROLL SEMI RECESSED TOILET PAPER HOLDER
- TOILET SEAT COVER DISPENSER
- 38" GRAB BAR @ BACK WALL
- REINFORCED POLY BABY CHANGING STATION
- 18" X 30" MIRROR W/ S.S. FRAME
- LIQUID SOAP DISPENSER
- DBL ROBE COAT HOOK
- SANITARY NAPKIN DISPENSER

ALL RESTROOM ACCESSORIES SHALL BE STAINLESS STEEL UNLESS NOTED SPECIFICALLY

CEILING LEGEND

- CEILING HEIGHT
A 9'-0"
- CEILING TYPE
A 5/8" GYPSUM BOARD (PAINT)

CEILING TYPES

- A 5/8" GYPSUM BOARD (PAINT)

KEYNOTES

- C1 PAINTED GYP BOARD HEADER.

GENERAL NOTES

- ALL HEIGHTS ARE FROM FINISH FLOOR EL: 100'-0".
- ALL DIMENSIONS FOR INTERIOR SOFFITS ARE TO STUD.
- ALL DIMENSIONS FOR EXTERIOR SOFFITS ARE TO FACE OF BRICK/EIFS/PANEL SURFACE.
- REFER TO INTERIOR FINISH SCHEDULE FOR FINISHES.
- INFORMATION ON THIS SHEET GOVERNS THE LAYOUT OF THE CEILING GRID. SEE ELECTRICAL AND MECHANICAL SHEETS FOR FIXTURE TYPES, QUANTITIES, CIRCUITING, DUCTING AND SCHEDULING.



JOHN OKE-THOMAS - ARCHITECT
NO. 8 A077
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NEW COMMUNITY BUILDING
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2336 NORTH BOLIVAR ROAD
BOLIVAR, MISSOURI 65613

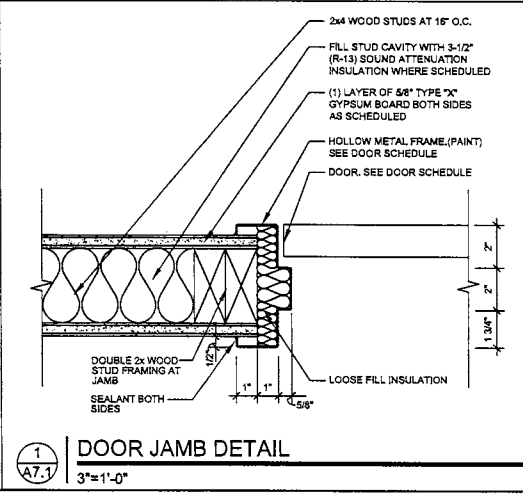
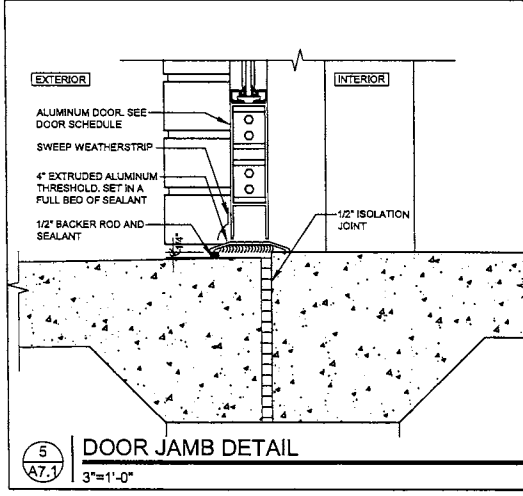
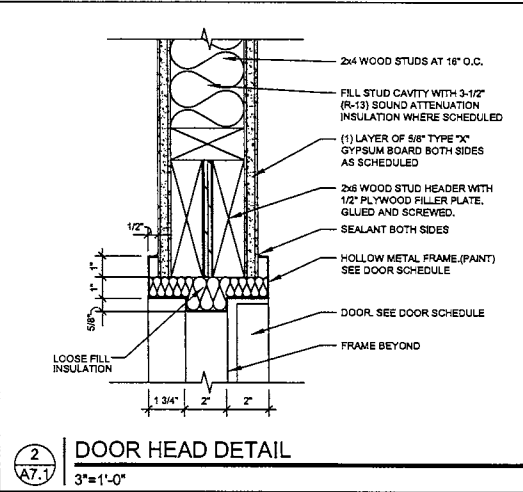
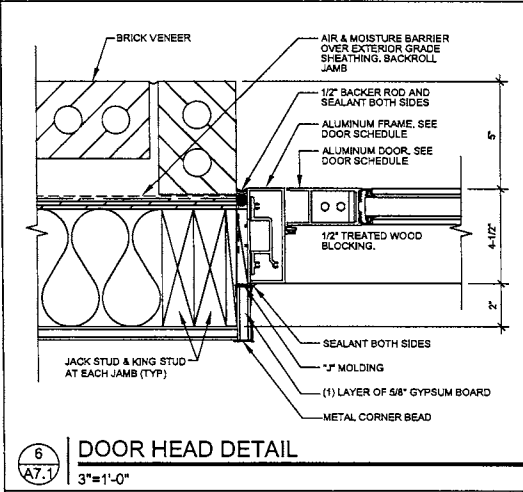
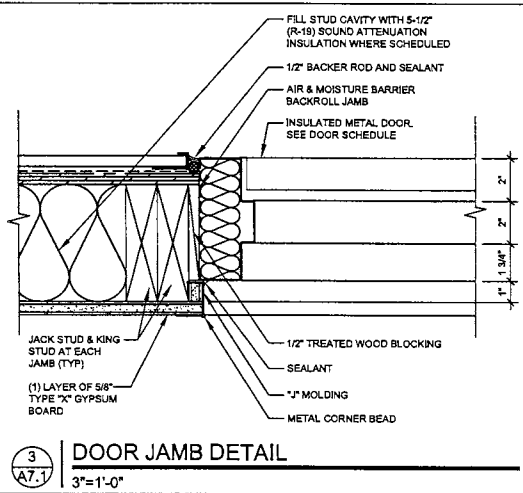
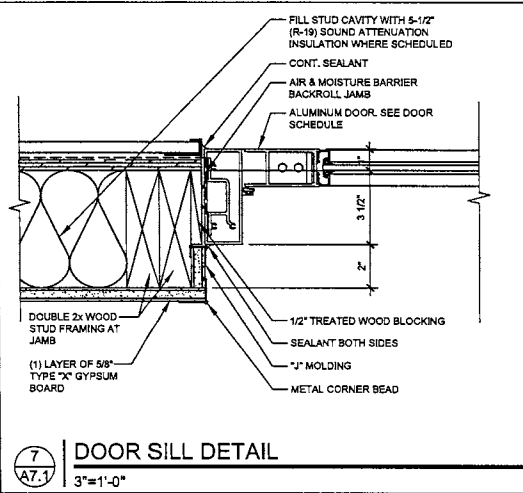
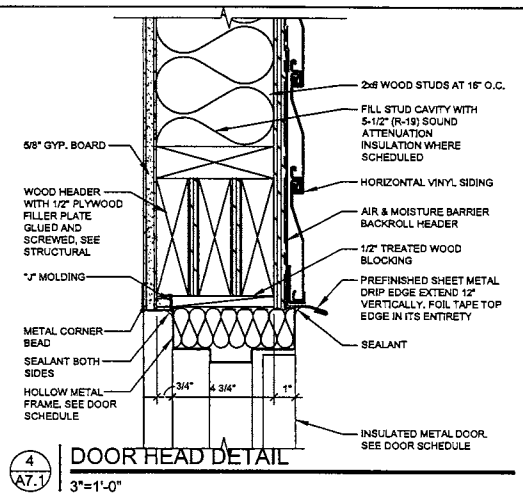
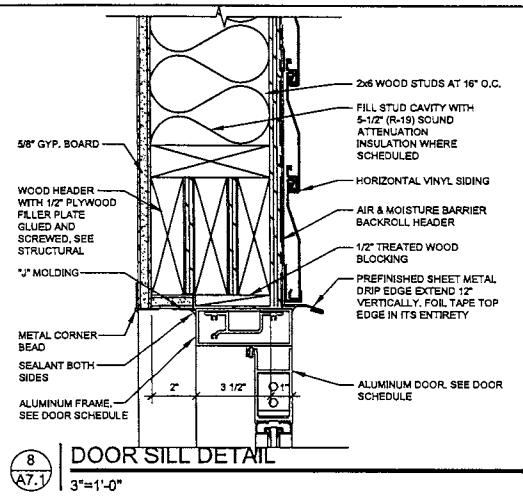
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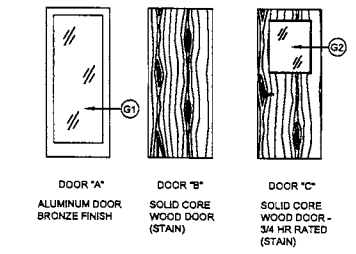
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DOOR SCHEDULE

MARK	DOOR OPENING		OPENING DIMENSION		DOOR TYPE	THICKNESS	FRAME TYPE	GLAZING	RATED ASSEMBLY	THRESHOLD	HDWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT								
A01	3'-0"	7'-0"	6'-11"	7'-2"	A	1 3/4"	1	1" INSULATED	-	ALUM	1	
A02	3'-0"	7'-0"	5'-0"	7'-2"	C	1 3/4"	2	1/4" SAFETY GLAZING	-	-	3	
A03	3'-0"	7'-0"	3'-4"	7'-2"	C	1 3/4"	3	1/4" SAFETY GLAZING	-	-	2	
A04	3'-0"	7'-0"	3'-4"	7'-2"	B	1 3/4"	3	1/4" SAFETY GLAZING	-	-	2	
A06	3'-0"	7'-0"	3'-4"	7'-2"	B	1 3/4"	3	1/4" SAFETY GLAZING	-	-	2	
A08	3'-0"	7'-0"	3'-4"	7'-2"	B	1 3/4"	3	1/4" SAFETY GLAZING	-	-	4	
A09	3'-0"	7'-0"	3'-4"	7'-2"	B	1 3/4"	3	1/4" SAFETY GLAZING	-	-	4	
A10	3'-0"	7'-0"	3'-4"	7'-2"	B	1 3/4"	3	1/4" SAFETY GLAZING	-	-	3	
A11A	3'-0"	7'-0"	3'-4"	7'-2"	C	1 3/4"	3	1/4" SAFETY GLAZING	1 HR.	-	8	
A11B	3'-0"	7'-0"	3'-4"	7'-2"	A	1 3/4"	4	1" INSULATED	-	ALUM	1	
A12	3'-0"	7'-0"	3'-4"	7'-2"	B	1 3/4"	3	1/4" SAFETY GLAZING	1 HR.	-	3	

DOOR TYPES



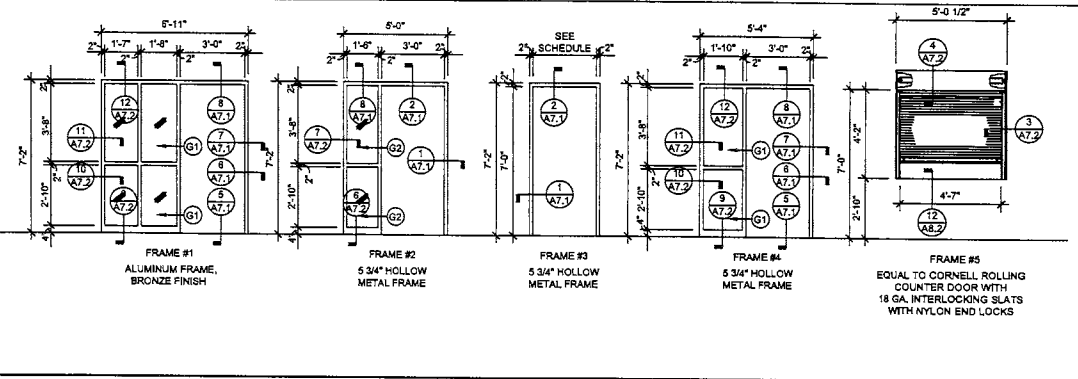
HARDWARE

- ALL HARDWARE BY DOOR SUPPLIER
- (3) HINGES
(1) KEYED LOCKSET, LEVER HANDLE
(1) WALL STOP
- (3) HINGES
(1) PASSAGE SET, LEVER HANDLE
(1) WALL STOP
- (3) HINGES
(1) PRIVACY LOCK, LEVER HANDLE
(1) WALL STOP
- (3) HINGES
(1) PASSAGE SET, LEVER HANDLE
(1) WALL STOP AND CLOSER
- (3) HINGES
(1) EXIT ONLY PANIC DEVICE
(1) CLOSER

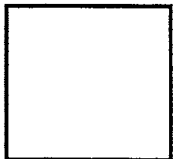
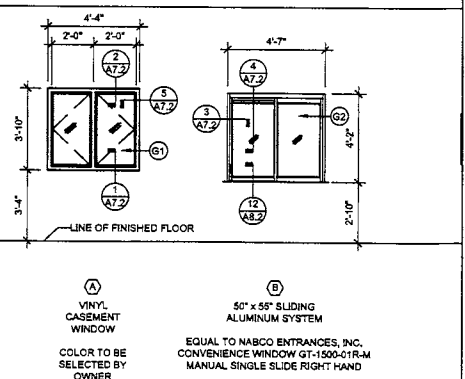
GLASS LEGEND

- G1 1" INSULATED / TEMPERED GLASS, LOW E OUTBOARD - TINTED, INBOARD - CLEAR
- G2 1/4" SAFETY GLAZING, CLEAR

FRAME TYPES



WINDOW TYPES



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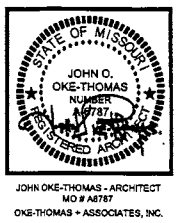
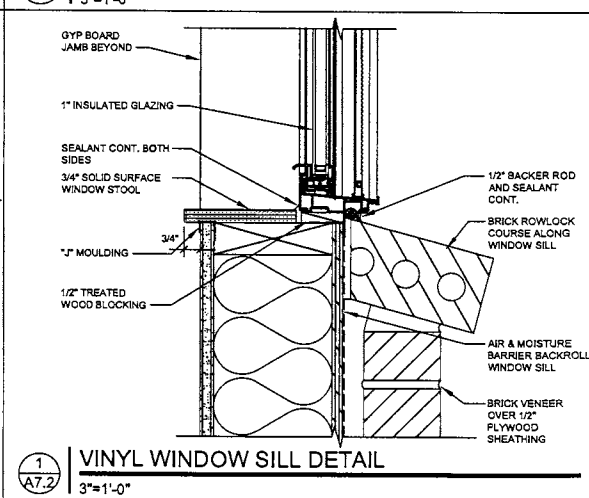
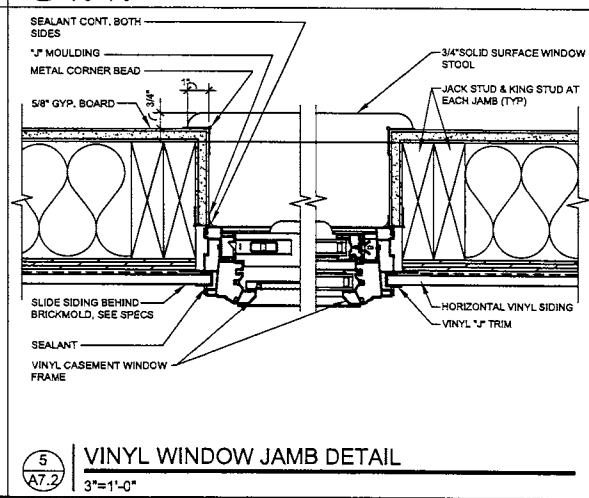
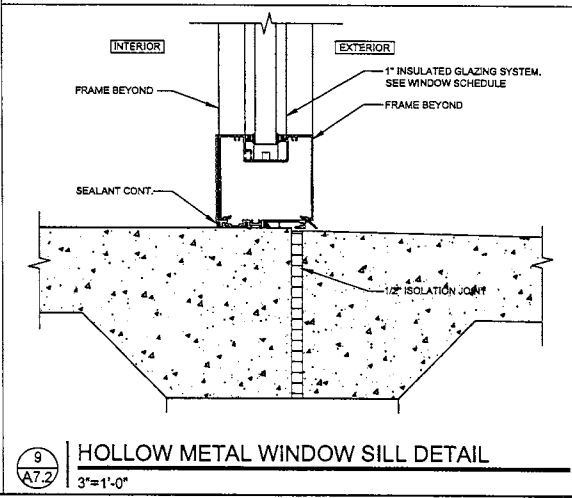
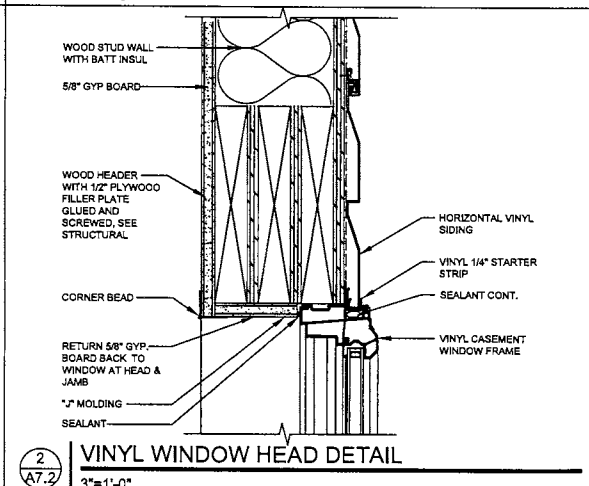
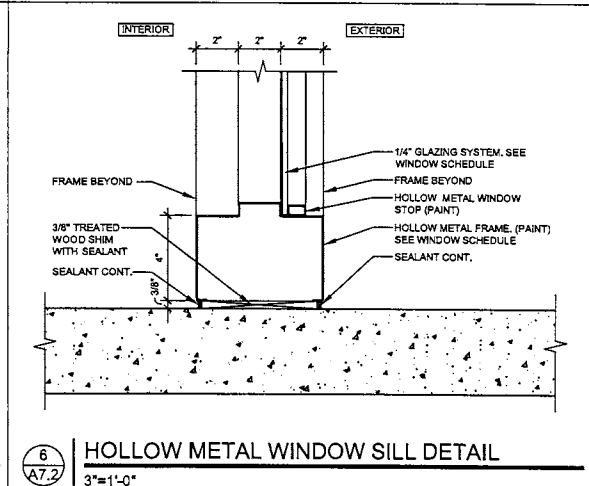
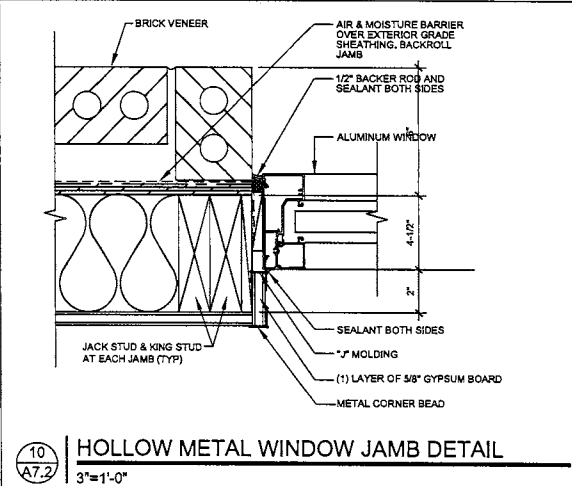
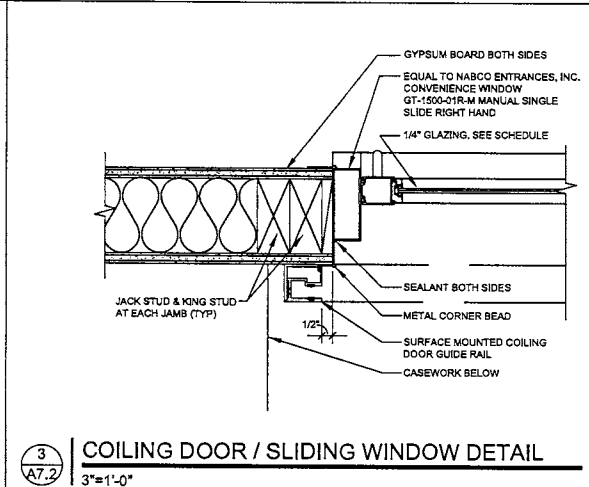
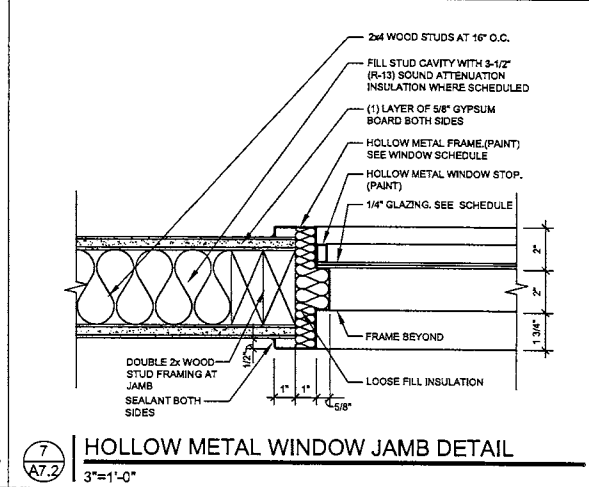
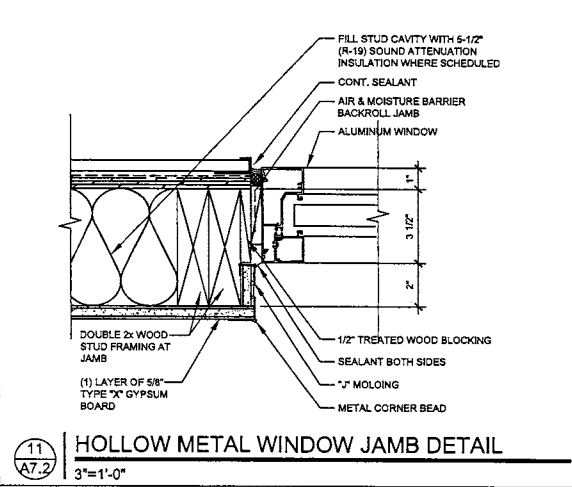
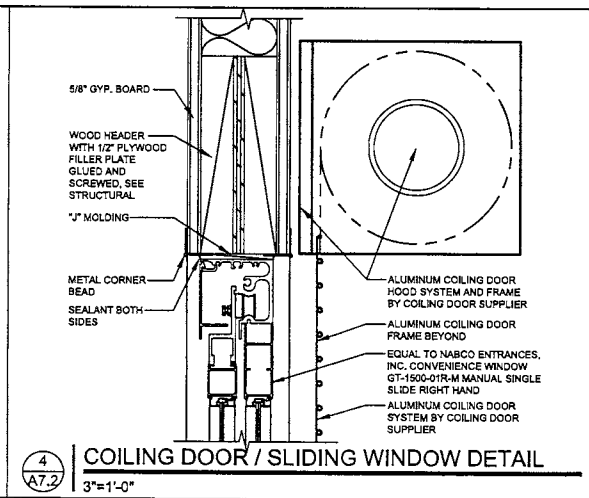
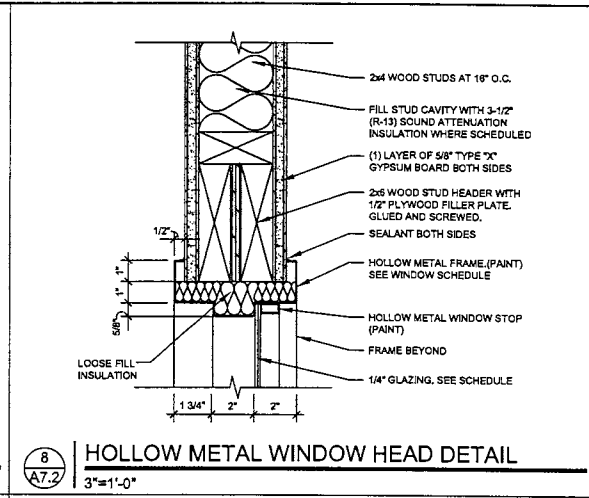
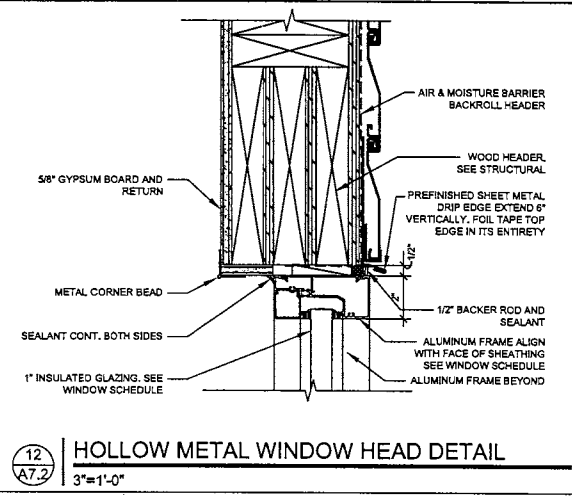
NEW COMMUNITY BUILDING
 FOR
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 2336 NORTH BOLIVAR ROAD
 BOLIVAR, MISSOURI 65613

DATE
SEPTEMBER 25, 2020

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MO # 948787
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DATE
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COMM. NO.
2019-100B

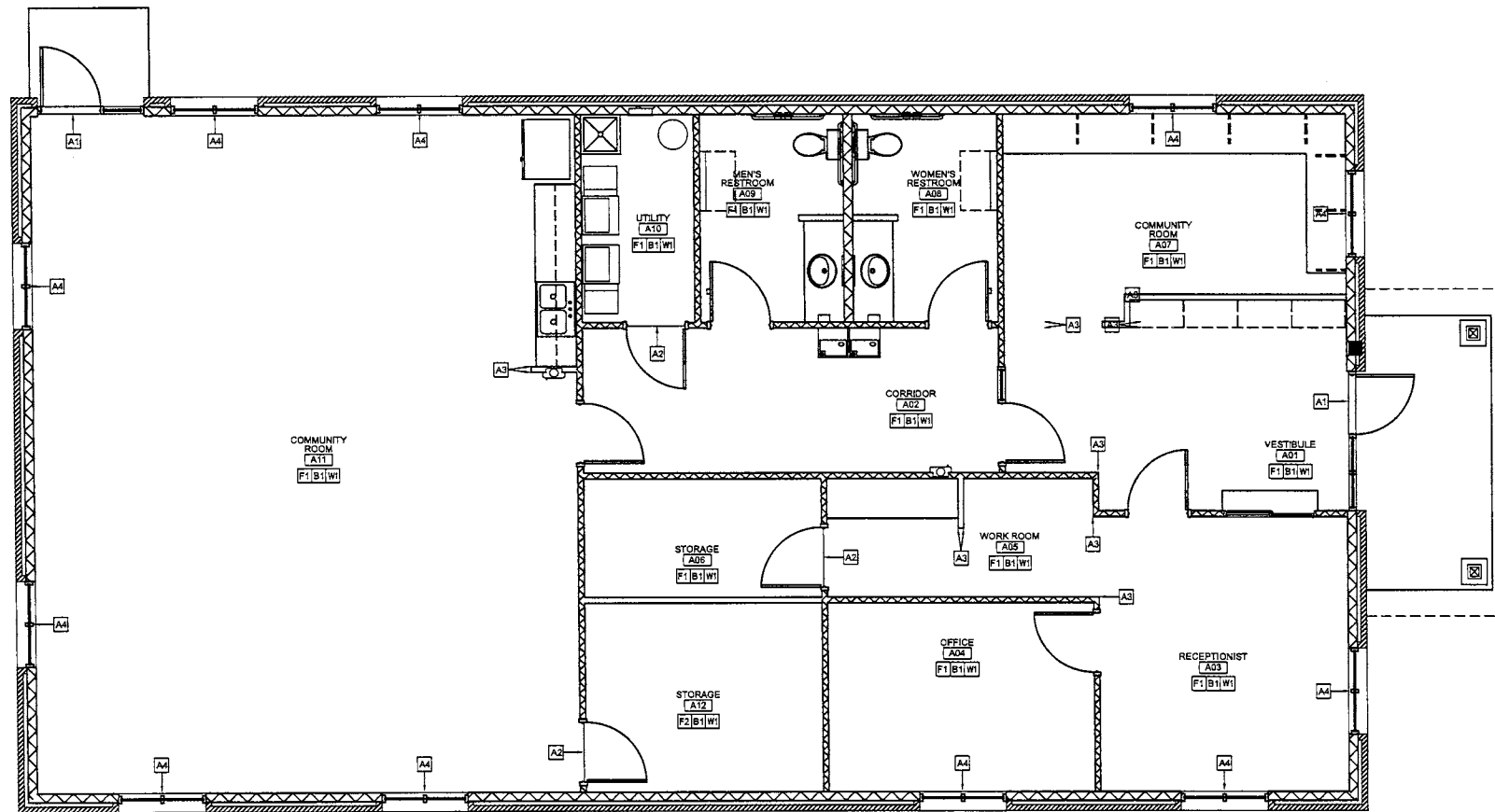
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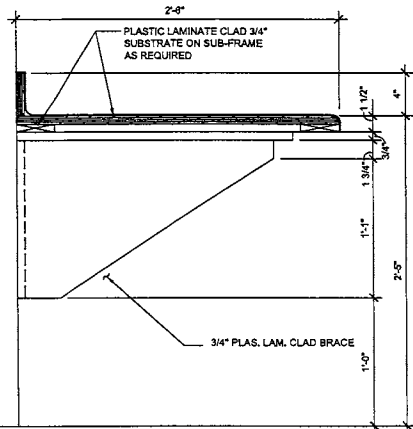
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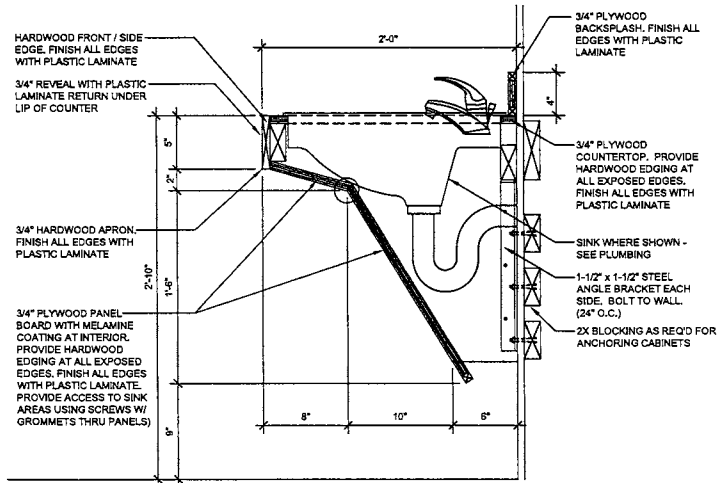
A1	ANODIZED ALUMINUM (ADA) THRESHOLD
A2	TRANSITION STRIP
A3	CLEAR CORNER GUARD
A4	1" HORIZONTAL VINYL BLINDS

- 1 SEAL CONCRETE FLOOR WITH TWO-COATS OF CONCRETE SHINE SEALER.
- 2 VINYL BASE SHALL BE 4" EQUAL TO "JOHNSONITE", COLOR SHALL BE AS SELECTED BY ARCHITECT.
- 3 APPLY (1) ONE COAT OF PRIMER AND (2) TWO COATS OF SEMI-GLOSS ON GYP. BOARD WALLS. COLOR SHALL BE AS SELECTED BY ARCHITECT.
- 4 ALL WOOD DOORS SHALL BE STAINED. COLOR SHALL BE AS SELECTED BY ARCHITECT. NOTE-CONTRACTOR SHALL PROVIDE SEALED FINISHES ON ALL SURFACES AND EXPOSED EDGES.
- 5 CEILING SHALL BE 60% TYPE "X" GYP. BOARD TEXTURED TO MEDIUM STAMP CONTRAST. APPLY (1) ONE COAT OF PRIMER AND (2) TWO COATS OF CEILING PAINT ON GYP. BOARD. COLOR SHALL BE AS SELECTED BY ARCHITECT.
- 6 PROVIDE AND INSTALL 1" VERTICAL BLINDS IN WINDOWS (TYP.) G.C. TO FIELD VERTICAL DIMENSIONS PRIOR TO INSTALLATION.

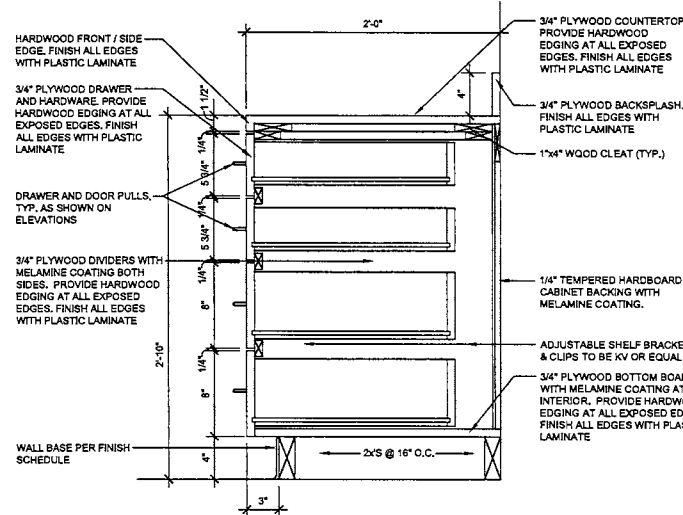




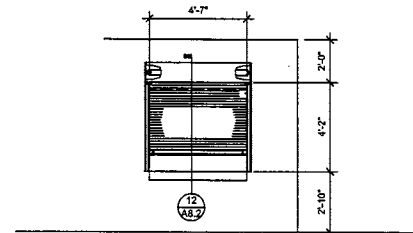
13
A8.2 CASEWORK SECTION
1-1/2"=1'-0"



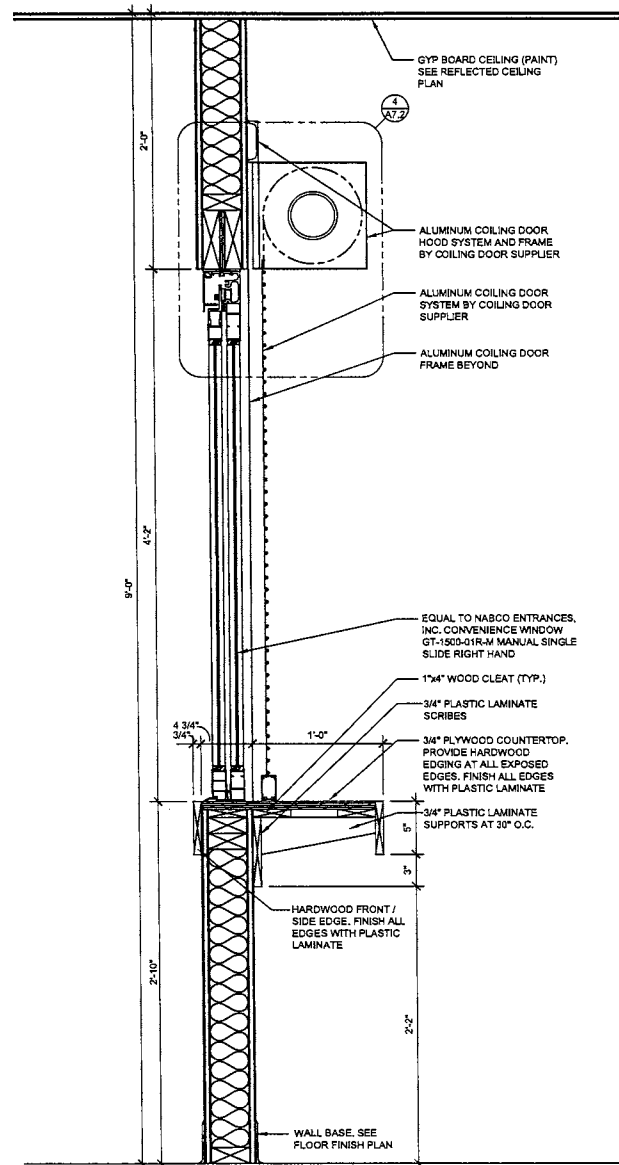
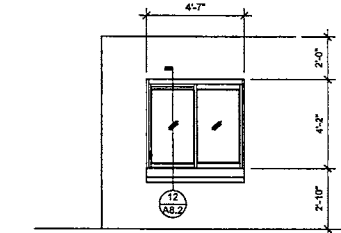
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A8.2 CASEWORK SECTION
1-1/2"=1'-0"



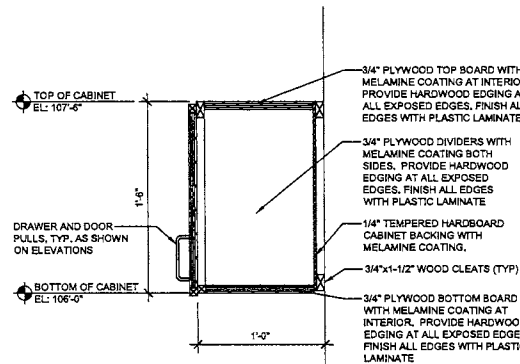
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A8.2 CASEWORK SECTION
1-1/2"=1'-0"



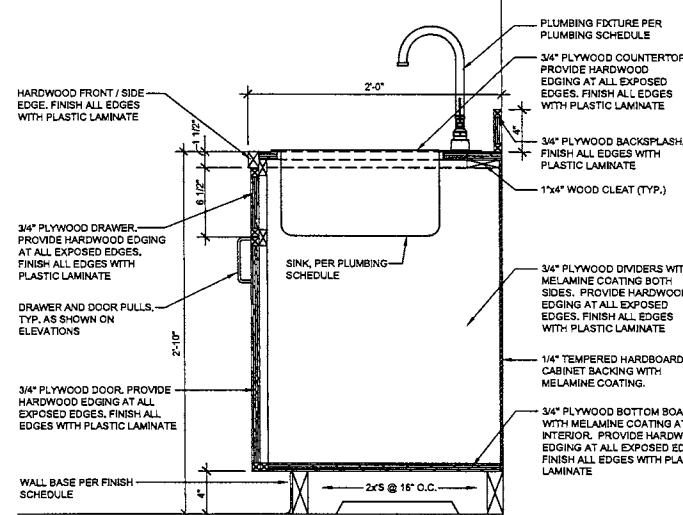
5
A8.2 CASEWORK ELEVATION
1/4"=1'-0"



12
A8.2 CASEWORK SECTION
1-1/2"=1'-0"

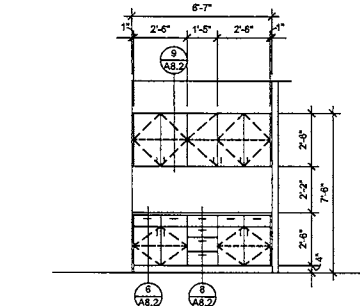


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A8.2 CASEWORK SECTION
1-1/2"=1'-0"

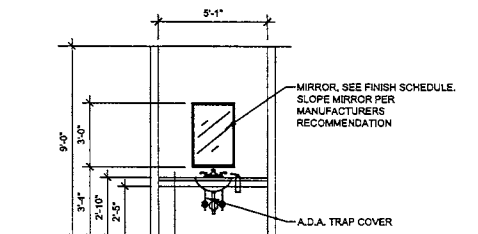


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A8.2 CASEWORK SECTION
1-1/2"=1'-0"

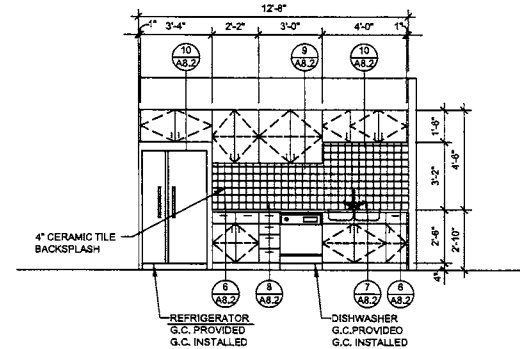
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A8.2 CASEWORK ELEVATION
1/4"=1'-0"



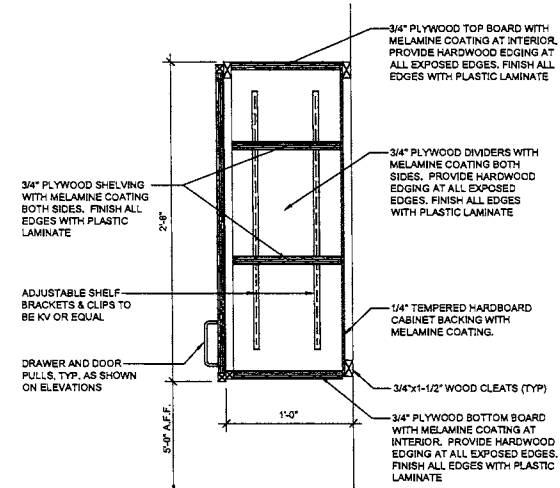
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A8.2 CASEWORK ELEVATION
1/4"=1'-0"



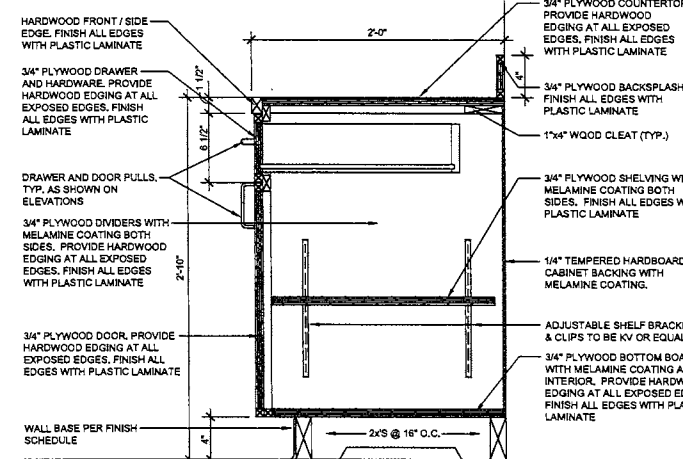
2
A8.2 CASEWORK ELEVATION
1/4"=1'-0"



1
A8.2 CASEWORK ELEVATION
1/4"=1'-0"



9
A8.2 CASEWORK SECTION
1-1/2"=1'-0"



6
A8.2 CASEWORK SECTION
1-1/2"=1'-0"



JOHN O. OKE-THOMAS - ARCHITECT
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DATE
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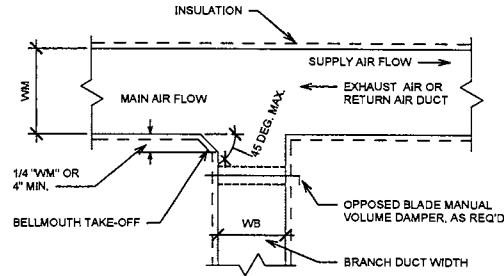
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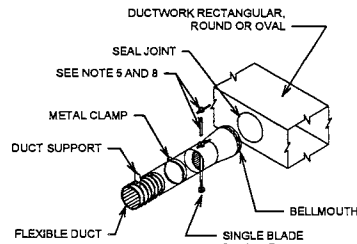
MECHANICAL NOTES

1. LOCATE DUCTWORK, PIPING, AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
2. COORDINATE INSTALLATION TO PREVENT CONFLICTS BETWEEN PIPING, DUCTWORK, CONDUIT, LIGHTS, ALARMS AND STRUCTURE.
3. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
4. MECHANICAL CONTRACTOR TO COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR WIRING REQUIREMENTS OF DUCT MOUNT SMOKE DETECTORS IF AND WHEN THEY ARE SPECIFIED OR REQUIRED.
5. DRAWINGS ARE DIAGRAMMATICAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL NEW AND EXISTING EQUIPMENT, DUCTWORK, ETC. FOR LOCATION, ORIENTATION AND FUNCTION.
6. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FLOORS, WALLS, AND ROOFS. WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE AN ESCUTCHEON PLATE.
7. ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
8. FIRE SEAL AROUND DUCT AND PIPING PENETRATIONS OF FIRE RATED STRUCTURES.
9. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
10. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, INCLUDING ANY FLASHING, MOUNTING EQUIPMENT, ETC., AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, NATIONAL ELECTRICAL, INTERNATIONAL FUEL GAS, INTERNATIONAL PLUMBING AND INTERNATIONAL MECHANICAL CODE.
11. LOCATION OF DUCTWORK AND EQUIPMENT, AS INDICATED IN THE DRAWINGS, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD.
12. ALL HVAC UNITS MUST HAVE A DISCONNECT AND THERMOSTAT. HVAC CONTRACTOR WILL PROVIDE OPERATING AND CONTROL PROGRAMMING FOR ALL OF THE HVAC UNITS.
13. CONDENSATE DRAINS SHALL BE SUPPLIED AND CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE/VENTING AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODE. DO NOT DRAIN DIRECTLY ONTO ROOF FROM RTU UNITS. UNITS MOUNTED ABOVE CEILING MUST HAVE SECONDARY DRAIN PAN INSTALLED COMPLETELY UNDER THE HVAC UNIT. THIS DRAIN PAN TO BE TRAPPED AND ROUTED TO THE NEAREST DRAIN. DRAIN AND DRAIN LINE TO BE INSULATED IF ABOVE A FINISHED CEILING.
14. ALL DUCTWORK SHALL HAVE A PRESSURE CLASS RATING OF 1" W.G. UNLESS OTHERWISE NOTED.
15. LOW PRESSURE DUCTWORK SHALL BE SIZED AT A PRESSURE DROP OF 0.08" W.C. PER 100 FT.
16. MATERIALS EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE. WHEN THE CAVITY ABOVE A CEILING IS USED AS A COMMON RETURN AIR PLENUM, ALL WASTE AND VENT PIPING TO BE CAST IRON AND NOT PVC. MECHANICAL CONTRACTOR TO ADVISE OTHER CONTRACTORS WHEN CAVITY SPACE ABOVE CEILING IS A COMMON RETURN AND NOT DUCTED.
17. ALL ROUND TAKEOFFS ARE TO HAVE A BELLMOUTH TYPE FITTING, UNLESS OTHERWISE INDICATED ON DRAWINGS. TAKEOFFS TO INDIVIDUAL SUPPLY DIFFUSERS/GRILLES ARE TO HAVE MANUAL BALANCING DAMPERS IN THEY ARE IN ACCESSIBLE LOCATIONS.
18. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
19. SEE DIFFUSER SCHEDULE FOR SIZING.
20. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT FOR ALL POWER TO HVAC EQUIPMENT AND CONDUIT FOR THERMOSTAT LOCATION (BOX AND 3/4" CONDUIT STUBBING UP ABOVE CEILING). MECHANICAL CONTRACTOR TO PROVIDE THERMOSTATS AND THE WIRE THERMOSTATS AND HVAC CONTROLS.
21. CONTRACTOR SHALL INSTALL THERMOSTATS APPROXIMATELY 5'-6" ABOVE FINISHED FLOOR AT LOCATIONS SHOWN ON DRAWING. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS AND INSTALLED IN LOCK BOXES WITH CLEAR COVERS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
22. ALL DUCTWORK SHALL BE UL LISTED AND HAVE A MINIMUM OF R-5 INSULATION IN ALL UNCONDITIONED SPACES AND A MINIMUM OF R-8 WHEN LOCATED OUTDOORS. MATERIALS LOCATED IN PLENUM SPACES SHALL BE NONCOMBUSTIBLE.
23. RADIUS ELBOWS ARE PREFERRED WHERE SPACE PERMITS, OTHERWISE USE MITERED ELBOWS WITH TURNING VANES.
24. PULL FLEXIBLE DUCT INSULATION OVER DUCTWORK. SEAL VAPOR BARRIER WITH TAPE TO SEAL JOINT.
25. PROVIDE A MANUAL TYPE BALANCING DAMPER FOR EACH SUPPLY OUTLET. INSTALL DAMPERS IN THE OPEN POSITION. FINAL POSITIONING BY BALANCING CONTRACTOR.
26. PROVIDE EXTENSION RODS, AS NEEDED, TO ACCOMMODATE INSULATION.
27. INSTALL LOCKING QUADRANT AND HANDLE ON SIDE OF DUCT FOR EASY SERVICE.
28. SECURE ALL JOINTS WITH POP RIVETS OR SHEET METAL SCREWS, MINIMUM OF 3 EACH AT 120 DEGREE INTERVALS. ENSURE RIVETS OR SCREWS DO NOT INTERFERE WITH DAMPER OPERATION.
29. PULL DUCTWORK INSULATION TO EDGE OF DUCTWORK AND SEAL TO EFFECT VAPOR BARRIER.
30. TAPE AND SEAL ALL DUCTWORK JOINTS TO PREVENT LEAKAGE.
31. REFER TO HVAC FLOOR PLANS FOR DUCTWORK SIZES.
32. MAXIMUM FLEXIBLE DUCT LENGTH SHALL BE 8 FEET. FLEXIBLE DUCT SHALL HAVE A CLASS 1, POLYETHYLENE OR METALLIZED JACKET PRE-INSULATED AND TESTED IN ACCORDANCE WITH UL-181.
33. COMBUSTION AIR PIPING AND VENT PIPING SHALL BE ROUTED THROUGH ROOF, WHEN POSSIBLE. COORDINATE EXACT LOCATIONS WITH ROOFING CONTRACTOR AND OWNER PRIOR TO PLACEMENT. PIPING SHALL BE SIZED PER MANUFACTURERS SPECS.
34. TEST AND BALANCE HVAC SYSTEM IN ORDER TO ATTAIN +/- 5 PERCENT OF THE AIR FLOW AND PRESSURE REQUIREMENTS SHOWN ON PLAN. WHEN ALL HVAC SYSTEMS ARE IN OPERATION, THE BUILDING SHALL HAVE A POSITIVE PRESSURE OF +0.05" W.C. WITH RESPECT TO THE OUTDOORS. THE BUILDING SHALL NEVER BE BALANCED TO HAVE A NEGATIVE PRESSURE UNLESS SPECIFICALLY STATED OTHERWISE ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE TESTING AND BALANCING TO BALANCE THE SYSTEMS TO ACHIEVE THIS PRESSURE. TAKE READINGS WHILE SIMULATING MAXIMUM DESIGN CONDITION.
35. HVAC CONTRACTOR MUST PROVIDE A MINIMUM OF 1" THICK PLEATED MERV 8 FILTERS AND FLEXIBLE ISOLATION SECTIONS BETWEEN DUCTWORK AND FURNACES/AIR HANDLERS OF BOTH SUPPLY AND RETURN AIR CONNECTIONS.
36. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE AND FUNCTIONAL HVAC SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS WHETHER OR NOT EVERY ELEMENT THEREOF IS SPECIFICALLY CALLED OUT.
37. DUCTWORK TO BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10' AND IN ACCORDANCE WITH APPLICABLE CODE.
38. REFRIGERANT LINES ARE TO BE FULLY INSULATED UTILIZING 3/4" APPROVED INSULATION MEETING ASTM E-84 FOR FLAME SPREADS AND SMOKE DEVELOPMENT. ARMSTRONG AP ARMAFLEX PIPE INSULATION, OR EQUAL IF APPLICABLE.
39. FIELD VERIFY LIQUID AND SUCTION LINE SIZES FOR LENGTH OF RUNS, IF APPLICABLE. ALL REFRIGERANT LINES SHALL EITHER BE TYPE ACR COPPER (TYPE "L" ABOVE GROUND AND TYPE "K" BELOW GROUND) OR PRECHARGED LINES. ALL NON PRECHARGED REFRIGERANT LINES SHALL BE LEAK TESTED.
40. LAVATORY VENT FAN SHALL BE DUCTED AND TERMINATED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
41. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
42. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
43. ALL OUTDOOR PIPING (E. CONDENSATE, CHILLED WATER, COMPRESSED AIR, ETC.) SHALL BE INSULATED PER ASHRAE 90.1 AND SHALL BE PROVIDED WITH FREEZE PROTECTION UL LISTED SELF REGULATED OR THERMOSTATICALLY CONTROLLED HEAT TAPE RATED AT 5-6 WATTS PER FOOT AT 120 VOLTS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS, UNLESS OTHERWISE INDICATED.
44. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
45. SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR PLENUMS WITH AIR FLOWS OF 2000 CFM OR GREATER, UPSTREAM OF THE OUTDOOR AIR DUCT. THESE DETECTORS MUST HAVE BOTH VISUAL AND AUDIBLE ALARM REMOTE MOUNTED IN AN ACCESSIBLE AREA AND TURN OFF THE AIR HANDLERS WHEN ACTIVATED.
46. FIRE ALARMS AND ASSOCIATED SENSORS DESIGN IS BY OTHERS.
47. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
48. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
49. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
50. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



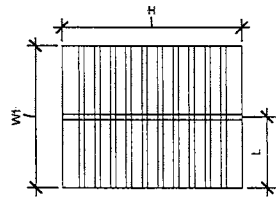
NOTES:
SUPPLY AIR DUCT SHALL BE EXTERNALLY INSULATED.

1 Duct Main and Branch Take-offs
N.T.S



- NOTES:
1. BAND FLEX TO COLLAR 1/2" MINIMUM FROM OUTBOARD BELLMOUTH.
 2. SUPPORT DUCTWORK AS REQUIRED.
 3. INSTALL DAMPER IN OPEN POSITION.
 4. PULL FLEXIBLE DUCT INSULATION UP TO END OF BELLMOUTH AT EDGE OF RECTANGULAR DUCTWORK, SEAL VAPOR BARRIER WITH GREY TAPE TO PREVENT MOISTURE MIGRATION.
 5. PROVIDE EXTENSION RODS TO ACCOMMODATE INSULATION, PULL TO EDGE OF DUCTWORK AS REQUIRED AND SEAL TO EFFECT VAPOR BARRIER.
 6. POP RIVET OR SHEET METAL SCREWS, MINIMUM 3 EACH AT 120 DEGREE INTERVALS, CONNECTING STOVEPIPE TO COLLAR. ENSURE RIVETS OR SCREWS DO NOT INTERFERE WITH DAMPER.
 7. TAPE AND SEAL ALL JOINTS TO PREVENT LEAKAGE.
 8. INSTALL LOCKING QUADRANT AND HANDLE ON BOTTOM OF DUCT FOR EASY SERVICE (SHOWN ON TOP FOR EASE OF ILLUSTRATION ONLY).

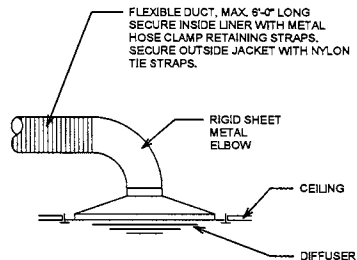
2 Flex Duct with Damper Detail
N.T.S



L = MAX UNSUPPORRT VANE LENGTH
SMALL SINGLE VANE = 36"
LARGE SINGLE VANE = 36"
SMALL DOUBLE VANE = 60"
LARGE DOUBLE VANE = 72"

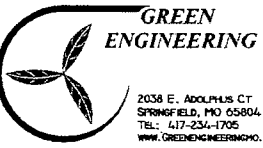
- NOTES:
1. INSTALL VANES IN SECTIONS OR USE TIE RODS TO LIMIT UNBRACED VANE LENGTH.
 2. SECURELY FASTEN VANES TO RUNNERS TO ELIMINATE VIBRATION.
 3. IF W1 DOES NOT EQUAL W2, SPECIAL PROVISIONS MUST BE MADE IN VANES SHAPE, ANGLE OF ENTRY, OR EXIT. THIS APPLIES TO ALL TYPES OF VANES

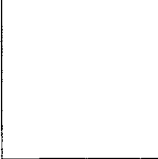
3 Installation of Turning Vanes in Elbow
N.T.S



4 Typical Supply Diffuser Detail
N.T.S

Notes and Details

Date	8/2020
Project Number	200802
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Green Engineering LLC Missouri State Certificate of Authority #2010028846	



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NO. 9-1
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CERTIFICATE OF AUTHORIZATION #



Jeff Green - Professional Engineer
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REVISIONS

FINAL SET	04/8/2019

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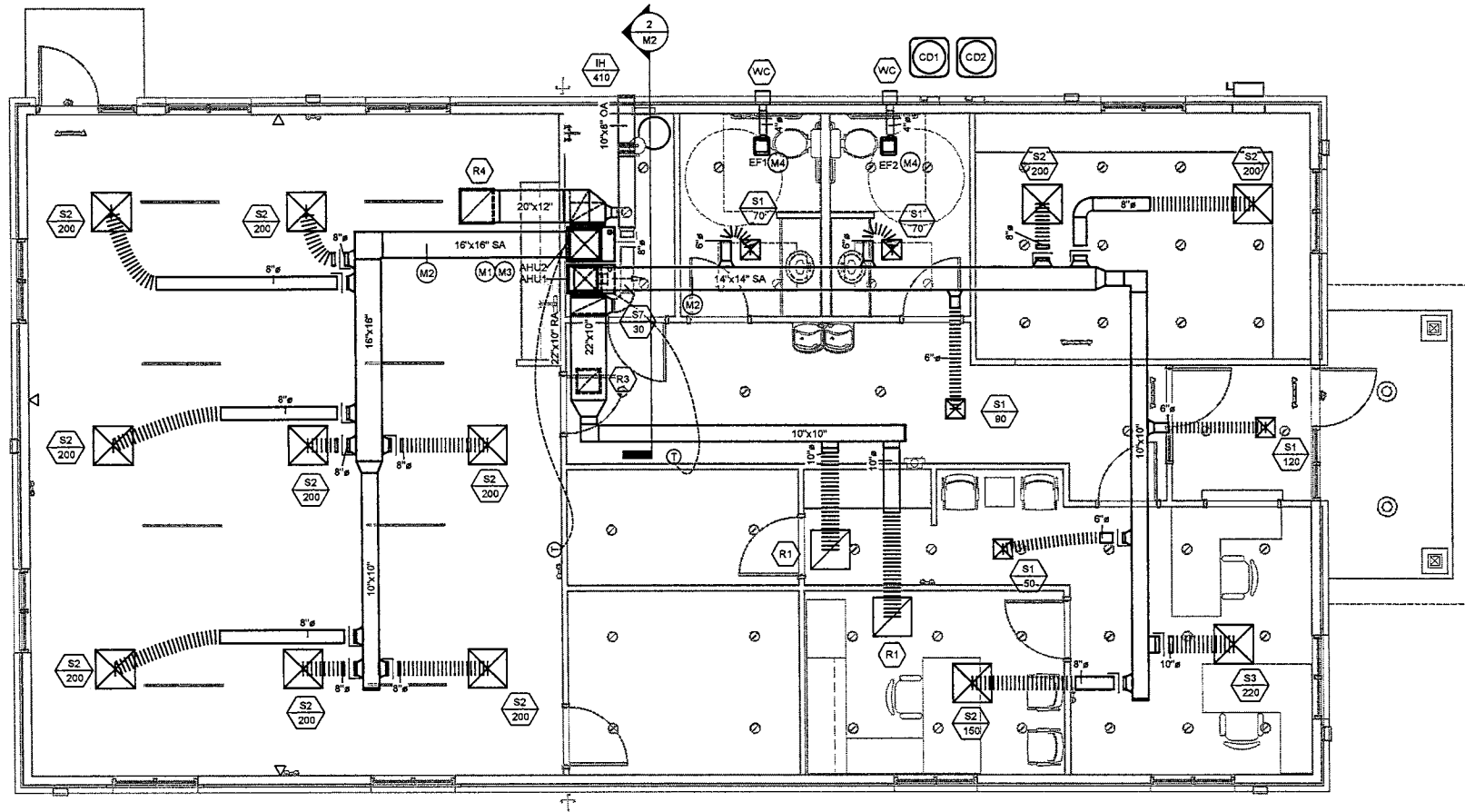
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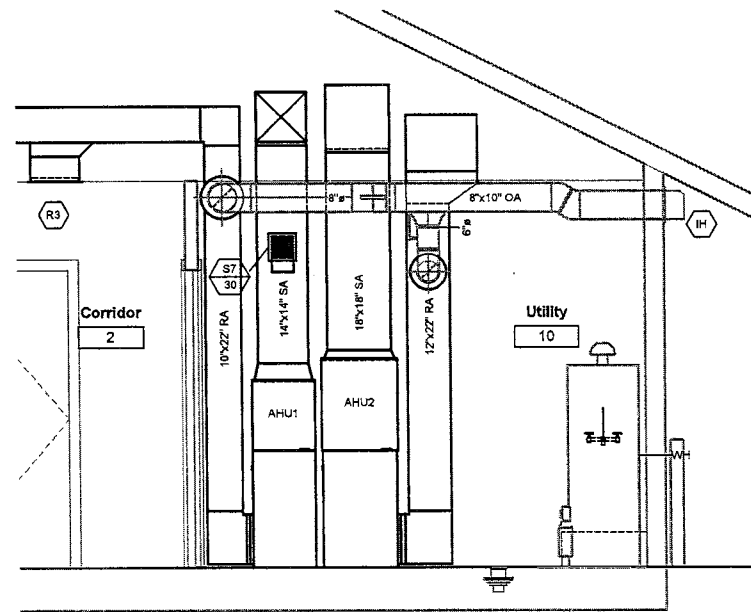
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

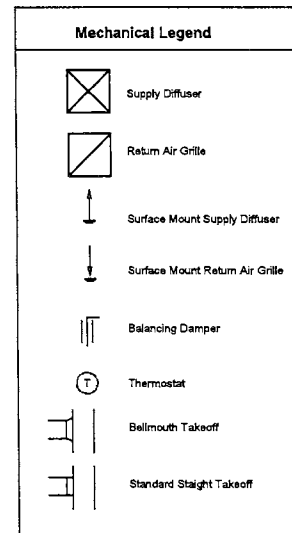
SHEET NO
M1



1 HVAC Plan
1/4" = 1'-0"



2 Mechanical Room Section
1/2" = 1'-0"



Mechanical Keynote Legend	
Key Value	Keynote Text
M1	PROVIDE CONDENSATE LINE, PIPE TO FLOOR DRAIN OR OUTDOORS
M2	INSULATE DUCTWORK WITH FLEXIBLE GLASS FIBER BLANKET 2 INCHES THICK. IF DUCT IS AN EXPOSED DUCT PROVIDE 3 INCHES THICK FLEXIBLE GLASS FIBER BLANKET WITH STAINLESS STEEL JACKETING.
M3	CONTRACTOR TO EXTEND OUTSIDE AIR DUCT FROM RETURN AIR DUCT TO NEAREST WALL, IF SPACE PERMITS. FIELD COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR. VENT TO BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE WITH BIRD SCREEN, DUCT TO BE INSTALLED WITH 1" WRAP. INSTALL BALANCING DAMPER ON RETURN AIR DUCT AND OUTSIDE AIR DUCT. TERMINATE IN FRESH AIR VENT WITH BIRD / BUG SCREEN.
M4	INSTALL EXHAUST FAN PER MANUFACTURERS RECOMMENDATIONS. DUCT TO OUTSIDE WALL. TERMINATE OUTSIDE WITH COMPATIBLE WALL CAP WITH BUG SCREEN. ARRANGE THE EXHAUST FANS SO THAT THEY ARE AT LEAST 10' AWAY FROM ANY OUTSIDE AIR INTAKE.

HVAC Plan

Date 8/2020
Project Number 200802

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2038 E. ADOLPHUS CT
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Green Engineering LLC
Missouri State Certificate of Authority
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BOLIVAR COMMUNITY BLDG
FOR
HOUSONG AUTHORITY OF SPRINGFIELD

N. BOLIVAR RD. SPRINGFIELD, MO

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
M2

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JOHN OKE-THOMAS - ARCHITECT
MO # A-...
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #

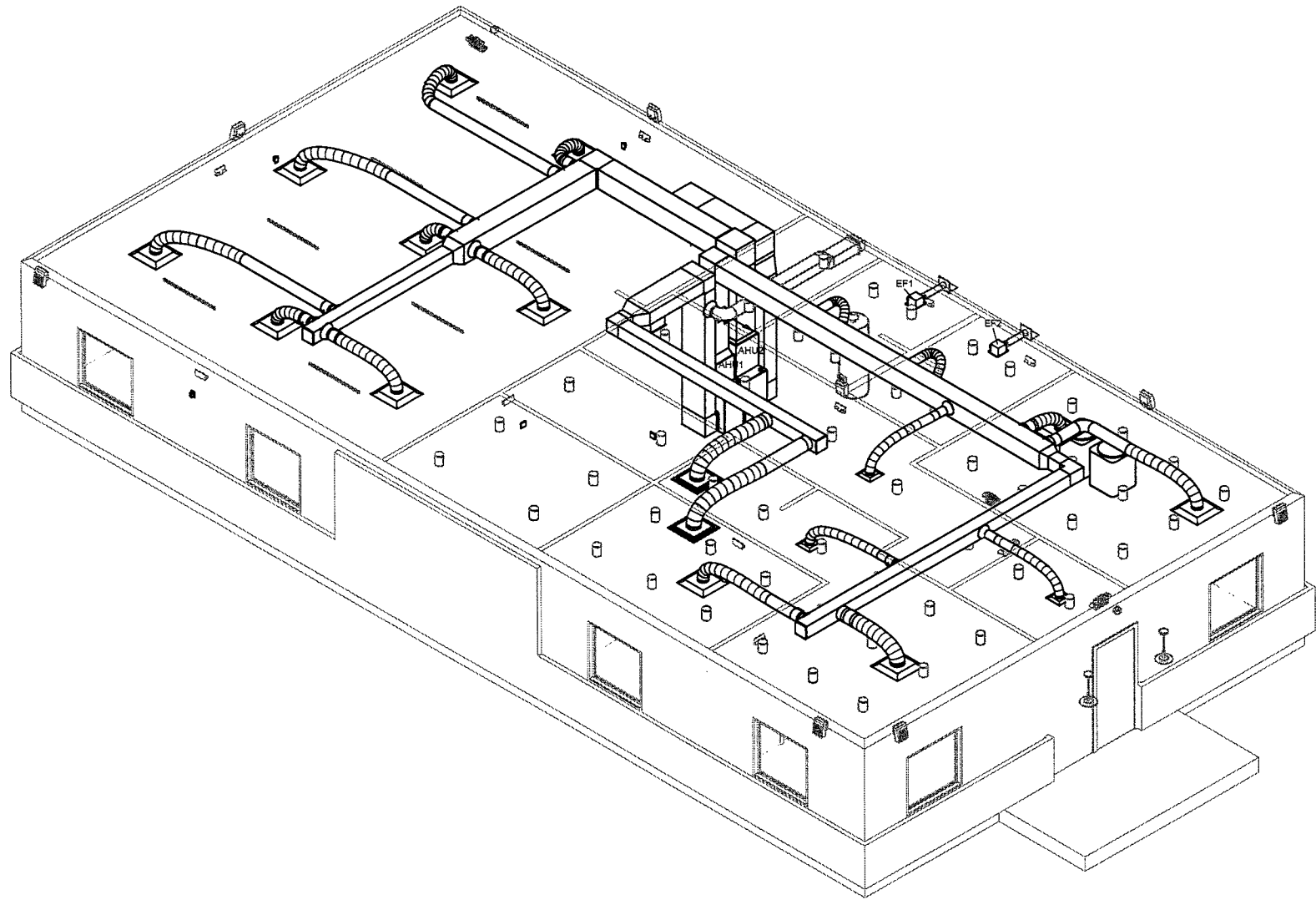


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1 HVAC 3D View

Air Terminal Schedule							
Type Mark	Description	Size	Module Size	Border Type	Manufacturer	Model	Count
IH	Intake Hood	8"x10"		Wall Mount	Contractor Select		1
R1	Perforated Square Ceiling Diffuser	10"ø	24 x 24	Surface Mount	Titus*	PAR-10-24x24-1-26	2
R3	Eggcrate Return Grille	14"x14"		Surface Mount	Titus*	50F	1
R4	Eggcrate Return Grille	20"x20"		Surface Mount	Titus*	50F	1
S1	High Performance Square Cone Diffuser	6"ø	12 x 12	Surface Mount	Titus*	TMS-06-12x12-1-26	5
S2	High Performance Square Cone Diffuser	8"ø	24 x 24	Surface Mount	Titus*	TMS-08-24x24-1-26	11
S3	High Performance Square Cone Diffuser	10"ø	24 x 24	Surface Mount	Titus*	TMS-10-24x24-1-26	1
S7	Adjustable Supply Grille with Double Deflection	6"x6"		Surface Mount	Titus*	300RL	1
WC	Exhaust Fan Wall Cap	4"ø		Wall Mount	Contractor Select		2

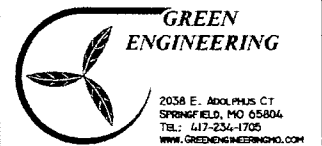
* or Equivalent

Exhaust Fan Schedule					
Mark	Description	Manufacturer	Model	Actual Exhaust Air Flow	Exhaust Total Static Pressure
EF2	Restroom Exhaust Fan - Energy Star	Delta Products Corporation	ITG80	80 CFM	0.10 in-wg
EF1	Restroom Exhaust Fan - Energy Star	Delta Products Corporation	ITG80	80 CFM	0.10 in-wg

Split System Unit Schedule								
Mark	Description	Manufacturer	Model	Total Cooling Capacity	Total Heating Capacity	Supply Air Flow	External Static Pressure	Outside AirFlow
AHU1	3 Ton Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA with Matching Coils	36,000 Btu/h	30,000 Btu/h	1200 CFM	0.50 in-wg	160 CFM
AHU2	4 Ton Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-1001521MSAwth Matching Coils	48,000 Btu/h	98,000 Btu/h	1600 CFM	0.50 in-wg	250 CFM
CD1	3 Ton 14 Seer, Energy Star, Classic Series Air Conditioner Condenser	Rheem	RA1436XJ1					
CD2	4 Ton 14 Seer, Energy Star, Classic Series Air Conditioner Condenser	Rheem	RA1648BJ1NB					

HVAC Schedules & 3D View

Date	8/2020
Project Number	200802



Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

BOLIVAR COMMUNITY BLDG
FOR
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N. BOLIVAR RD. SPRINGFIELD, MO

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REVISIONS	
FINAL SET	04/8/2019

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Jeff Green - Professional Engineer
MO# PE-2012000756

PLUMBING NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
- LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
- INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
- COORDINATE INSTALLATION TO PREVENT CONFLICTS BETWEEN PIPING, CONDUIT, LIGHTS AND STRUCTURE.
- CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES AND ARRANGE FOR DOMESTIC WATER, SEWER SERVICE AND GAS SERVICE AS INDICATED ON DRAWINGS.
- WATER SERVICE: THE UTILITY COMPANY SHALL MAKE THE MAIN TAP AND PROVIDE THE METER AND METER MANIFOLD AS WELL AS THE INTERCONNECTING PIPING, TRENCHING AND BACKFILL FROM THE WATER MAIN TAP TO THE METER. NORMALLY THE PLUMBING CONTRACTOR SHALL PROVIDE ALL PIPING AND ASSOCIATED TRENCHING AND BACKFILL FROM THE METER TO THE BUILDING. THE PLUMBING CONTRACTOR MUST CONFIRM WHAT IS AND IS NOT PROVIDED BY THE UTILITY COMPANY.
- GAS SERVICE: THE UTILITY COMPANY SHALL MAKE THE MAIN TAP AND PROVIDE THE METER AND METER MANIFOLD AS WELL AS ALL PIPING, TRENCHING AND BACKFILL FROM THE GAS MAIN TO THE METER. NORMALLY THE PLUMBING CONTRACTOR SHALL PROVIDE ALL PIPING, TRENCHING AND BACKFILL FROM THE METER TO THE FIXTURES. THE PLUMBING CONTRACTOR MUST CONFIRM WHAT IS AND IS NOT PROVIDED BY THE UTILITY COMPANY.
- SEWER SERVICE: NORMALLY THE PLUMBING CONTRACTOR SHALL MAKE THE SEWER TAP. BE RESPONSIBLE FOR ALL PIPING AND ASSOCIATED TRENCHING AND BACKFILL FROM THE SEWER CONNECTION POINT TO THE BUILDING. THE PLUMBING CONTRACTOR MUST CONFIRM WHAT IS AND IS NOT PROVIDED BY THE UTILITY COMPANY.
- EXCAVATION AND BACKFILL: PROVIDE ALL NECESSARY SAFETY REQUIREMENTS. INSTALL CONDUIT ON A 8" THICK BED OF PEA GRAVEL AND COVER TO 12" ABOVE THE CONDUIT WITH PEA GRAVEL. BACKFILL WITH ALLOWANCE FOR SETTLEMENT, WITH MATERIAL CONTAINING ROCK NO LARGER THAN 8" AND TAMP TO 85% COMPACTION. DISPOSE OF SPOILS AS DIRECTED BY THE ARCHITECT, WHEN AVAILABLE.
- PROVIDE SLEEVES AND/OR OPENINGS TO RUN PLUMBING PIPES THROUGH FOUNDATIONS, FLOORS, WALLS AND ROOF.
- FIRE SEAL AROUND PLUMBING AND PIPING PENETRATIONS OF FIRE RATED SURFACES.
- FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONAL SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL PLUMBING, INTERNATIONAL BUILDING, NATIONAL ELECTRICAL, INTERNATIONAL FUEL GAS AND INTERNATIONAL MECHANICAL CODE.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
- THESE DRAWINGS ARE DIAGRAMMATICAL. COORDINATE WITH ARCHITECTURAL DRAWINGS, EQUIPMENT AND FIXTURE SUPPLIER FOR EXACT LOCATION AND REQUIREMENTS FOR ALL ROUGH IN AND FINAL HOOKUPS.
- APPROPRIATE TRADES SHALL ROUGH-IN KITCHEN AREA BY DIMENSIONED ROUGH-IN SPECIFICATIONS PER KITCHEN EQUIPMENT SUPPLIER OR ARCHITECT.
- SEE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF PLUMBING FIXTURES.
- ALL LAVATORIES AND HAND SINKS SHALL HAVE AN ASSE 1070 TEMPERING VALVE SET AT 110 DEG. FA.
- PROVIDE VACUUM BREAKERS AS REQUIRED FOR PLUMBING EQUIPMENT.
- PROVIDE NECESSARY WATER CONNECTIONS FOR EQUIPMENT AS SPECIFIED BY THE EQUIPMENT SUPPLIER.
- ANY MATERIALS IN PLENUM SPACE SHALL BE NONCOMBUSTIBLE.
- SANITARY DRAINAGE, VENT PIPE AND WATER HEATER COMBUSTION AIR PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40, AS A MINIMUM, SOCKET TYPE CONNECTION.
- ROUTE SEWER PIPES AT A MINIMUM 1/4" PER FOOT SLOPE UNLESS OTHERWISE INDICATED.
- ALL FLOOR DRAINS MUST BE INSTALLED WITH AN APPROPRIATELY SIZED "SURE SEAL" TRAP SEAL.
- FURNISH AND/OR INSTALL ALL NECESSARY VALVES, SHUTOFF VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACK FLOW PREVENTERS, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, ETC. IF NOT FURNISHED ON OR WITH THE EQUIPMENT.
- PROVIDE UNIONS, AS NEEDED, TO ALLOW REPLACEMENT OF VALVES OR EQUIPMENT.
- ALL WATER LINES SHALL BE PEX (CROSS LINKED POLYETHYLENE) MEETING ASTM 878 OR TYPE L COPPER, TYPE K COPPER IF BURIED UNDERGROUND.
- CONDENSATE LINES MUST BE VENTED, PER MANUFACTURERS INSTRUCTIONS. CONDENSATE DRAINS SHALL BE SUPPLIED, WITH P-STYLE TRAPS, AND THE CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
- STUB OUT WATER LINES, IF LOCATED BELOW THE FLOOR, ABOVE FINISHED FLOOR A MINIMUM OF 6".
- COORDINATE WITH ALL OTHER TRADES FOR PIPE ROUTING AND EQUIPMENT PLACEMENT, AVOID INTERFERENCE WITH ARCHITECTURAL FEATURES, BEAMS, WINDOWS, ETC. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- ALL EXPOSED HOT AND COLD WATER LINES AND SANITARY PIPES IN PUBLIC ACCESS AREAS SHALL BE CHROMED PLATED. EXCLUDES PIPING LOCATED IN EXPOSED CEILING.
- ALL EXPOSED HOT AND COLD WATER LINE AND SANITARY LINES SHALL BE COVERED WITH ADA COMPLIANT UNDER-THE-SINK LAVATORY PIPE INSULATION.
- INSULATE ALL INDIRECT DRAIN LINES FROM ICE BINS, REFRIGERATORS, ETC., AS PER SPECIFICATIONS.
- OWNER AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ANY NEED FOR AND OBTAINING AND INSTALLING ANY WATER CONDITIONING SYSTEMS. THE DESIGN FOR THE WATER CONDITIONING SYSTEM SHALL BE BY OTHERS.
- GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE. STUB OUT TO EQUIPMENT WITH A SHUT OFF VALVE FOR EACH PIECE OF EQUIPMENT. PROVIDE REGULATORS, AS NEEDED, TO ACCOMMODATE PRESSURE RATINGS OF INDIVIDUAL PIECES OF EQUIPMENT. PIPING SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM, PER INTERNATIONAL FUEL GAS CODE. ALL GAS LINES 2" AND BELOW AND IN ACCESSIBLE AREAS MAY BE THREADED CONNECTIONS. GAS LINES OVER 2" AND IN INACCESSIBLE AREAS MUST BE CONTINUOUS PIPING OR WELDED. PROVIDE A FULL PORT SHUTOFF VALVE AT EACH PIECE OF EQUIPMENT. PLUMBING CONTRACTOR MUST PRESSURE TEST THE GAS LINE PER THE LOCAL REGULATORY REQUIREMENTS.
- PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
- CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
- ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
- CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.

PIPING LEGEND

---	Domestic Cold Water
---	Domestic Hot Water
---	Hot Water Recirculation
---	Sanitary Sewer
---	Sanitary Vent
---	Natural Gas
---	Existing
---	Demolished

Minimum Domestic Water Requirements

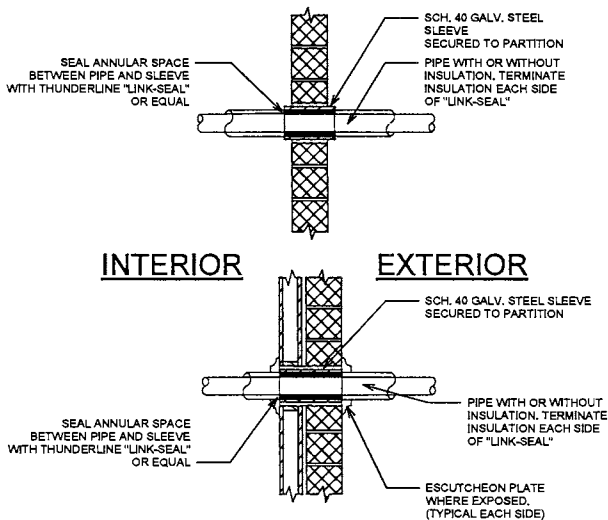
GPM = 26
Pressure at RPZ = 53

* Or Equivalent

Plumbing Fixture Schedule

Type Mark	Description	Manufacturer	Model	Count
CO	Level Trol Adjustable Floor Cleanout	Zurn Industries *	Z1400-IC4	1
CTG	Level Trol Adjustable Floor Cleanout	Zurn Industries *	Z1400-IC4	1
DF	EZ ADA Two Station Wall Mount Water Cooler	Elkay	EZSTL8"C	1
ET	Expansion Tank	Amtrol*	ST-5	1
FD2	Adjustable 3" Floor Drain w/ 5" Strainer	Zurn Industries *	FD2210-PV3	2
HB	Ext. anti freeze & siphon Wall Faucet	Woodford*	19-PX3-4	3
HWC	Cadet Pro Right Height Elongated Toilet	American Standard*	215AA.104	2
KS	Stainless Steel Equal Double Bowl Drop-in Sink	Dayton	DSE23322	1
KSF	Everyday 3 Hole Deck Faucet w/ Lever Handle, IPS connections and Sprayer.	Elkay Faucet	LK1000CR	1
LAV	"AQUALYN" Basin, faucet holes on 4" centres, 20-1/2" x 17-1/2" x 7-3/8" deep, counter mounted, vitreous china, front overflow, tapered style rim and self rimming, cut-off template.	American Standard*	0476.028	2
LF1	"RELIANT 3" Faucet, C.P. 4" C.C., all metal construction, maximum temperature limit stop, with 1.5 GPM flow pressure compensating aerator outlet, single control metal lever handle and braided flexible supplies. Less Drain, less pop-up hole.	American Standard*	7385.004.002	2
MS	Mop Service Basin 24x24x10	Zurn Industries *	Z1996-24	1
MSF	Wall Faucet to be used with Mop Sink	Chicago Faucets*	897-RCF	1
RPZ	Reduced Pressure Zone Back Flow Preventer	Watts*	1" 009M2QT	1

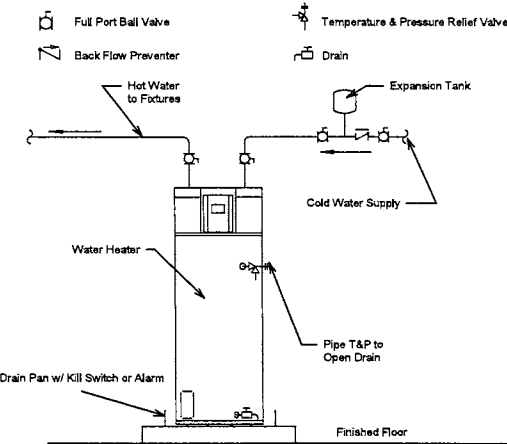
Mark	Description	Manufacturer	Model
WH	40 Gallon Atmospheric Vent Energy Saver Gas Water Heater	Rheem	M-J-4076FBN



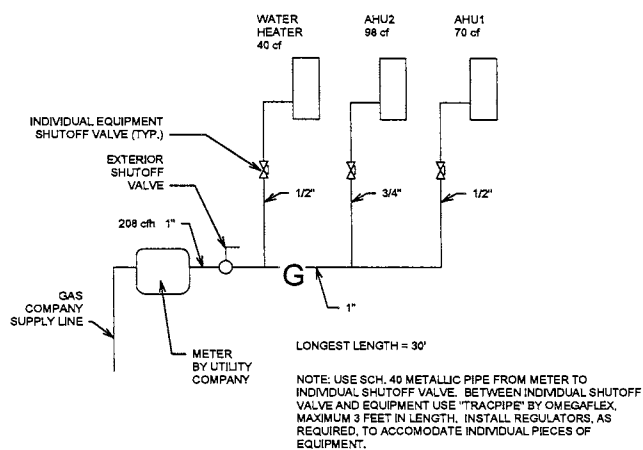
NOTES:

- TYPICAL FOR INSULATED AND NON-INSULATED PIPING AND CONDUIT.
- TYPICAL FOR MASONRY OR CONCRETE WALL.
- WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE, AND PROVIDE AN ESCUTCHEON PLATE.
- FOR WALL PENETRATION WITH FIRE RATINGS GREATER THAN (1) HOUR, USE THUNDERLINE "PYRO-PAC" SEALS OR EQUAL.

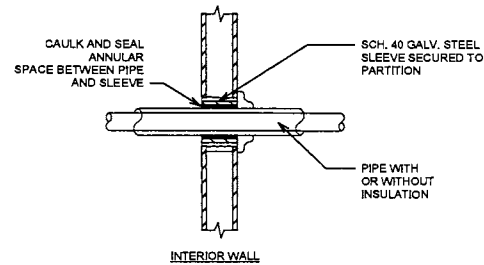
1 Pipe Through Exterior Wall Detail N.T.S.



3 Typical Water Heater Piping N.T.S.



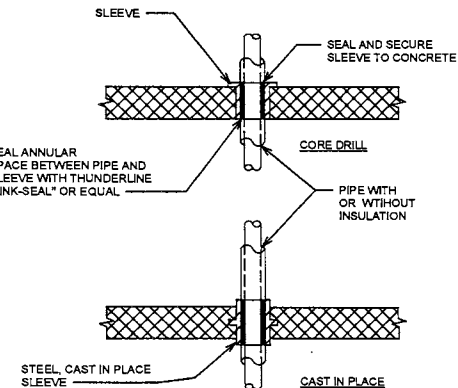
5 Gas Supply N.T.S.



NOTES:

- TYPICAL FOR NON-INSULATED PIPE AND CONDUIT.
- ALL CAULKING AND SEALANT SHALL BE FIRE RATED.
- WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE AN ESCUTCHEON PLATE.

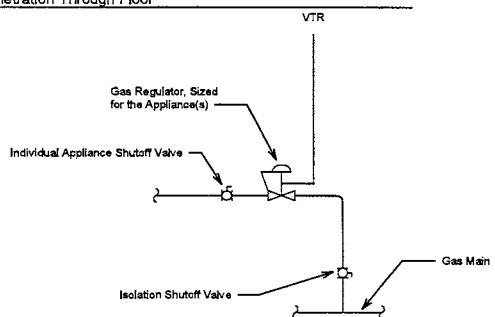
2 Pipe Through Interior Wall Detail N.T.S.



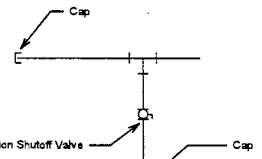
NOTES:

- TYPICAL FOR NON-INSULATED PIPE AND CONDUIT.
- FOR FLOOR PENETRATIONS WITH FIRE RATING GREATER THAN (1) HOUR, USE THUNDERLINE "PYRO-PAC" SEALS OR EQUAL.
- WHERE PIPING IS EXPOSED AT FINISHED FLOOR, FLUSH MOUNT SLEEVE AND PROVIDE ESCUTCHEON PLATE.

4 Pipe Penetration Through Floor N.T.S.

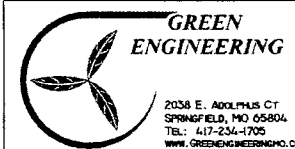


7 Typical New Gas Line Branch Connection N.T.S.



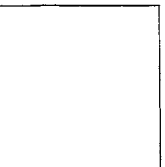
8 Gas Line Drip Leg Detail N.T.S.

Date	8/2020
Project Number	200802



Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

Notes and Details



JOHN OKE-THOMAS - ARCHITECT
NO. 2-
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #



Jeff Green - Professional Engineer
MCE# PE-20100288

REVISIONS

FINAL SET	04/2019
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OKE-THOMAS + ASSOCIATES, INC.

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1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
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FOR
HOUSING AUTHORITY OF SPRINGFIELD

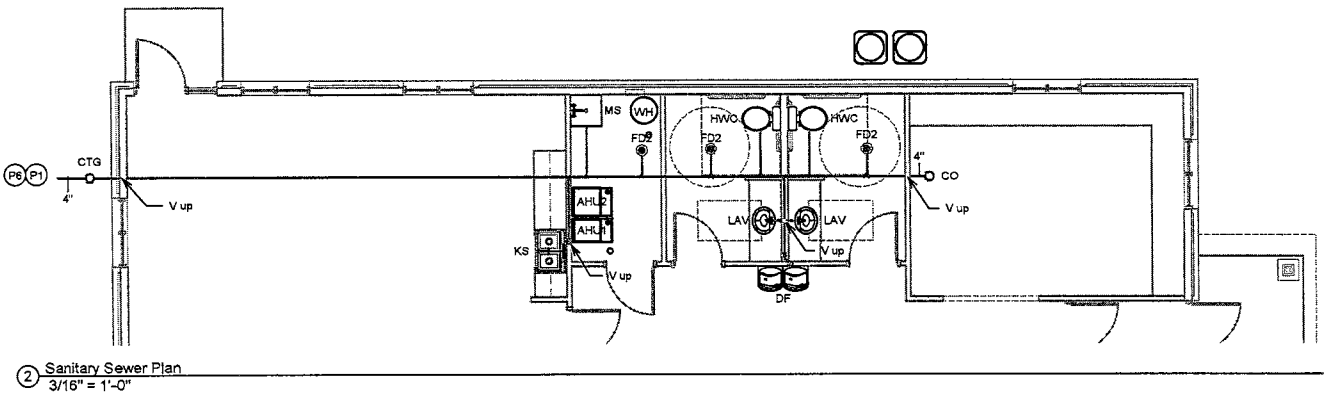
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DATE
SEPTEMBER 25, 2020

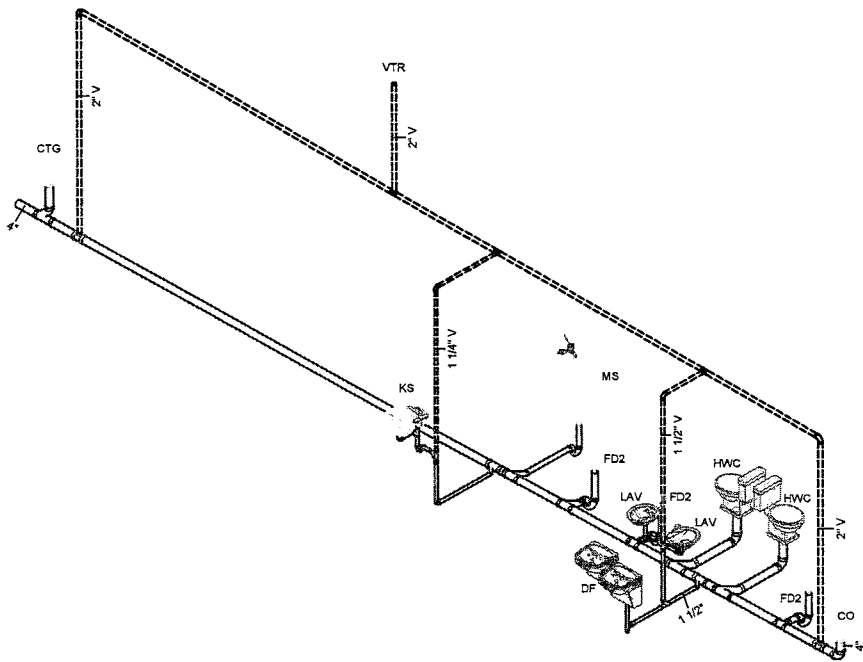
CONTRACT NO.
2019-1008

SHEET NO.
P1



② Sanitary Sewer Plan
3/16" = 1'-0"

Plumbing Keynote Legend	
Key Value	Keynote Text
P1	CONTINUE TO EXISTING SANITARY SEWER.
P2	INSTALL NATURAL GAS PIPING AS HIGH AS POSSIBLE.
P3	UNDERGROUND WATER MAIN, SCHEDULE 40, PVC IS ACCEPTABLE.
P4	INSTALL NATURAL GAS PIPING ABOVE CEILING
P5	ALL NEW ABOVE GRADE COPPER WATER LINES INCLUDING THOSE IN WALLS AND ABOVE CEILINGS (BOTH HOT AND COLD) SHALL BE WRAPPED IN 1/2" THICK AP ARMAFLEX INSULATION WITH ARMSTRONG 520 ADHESIVE.
P6	CONTINUATION PER CIVIL PLANS
P7	CONTINUATION TO EXISTING WITH NEW METER
P8	CONNECT TO UTILITY GAS SUPPLY.
P9	PAINT EXTERIOR GAS LINES TO MATCH BUILDING EXTERIOR PAINT COLOR.



① Sanitary Plumbing Riser

Sanitary Plumbing Plan

Date	8/2020
Project Number	200802
 GREEN ENGINEERING 2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1700 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028846	

The Professional Engineer shall be responsible for the design and construction of the sanitary plumbing system. The Professional Engineer shall be responsible for the design and construction of the sanitary plumbing system.

JOHN OKE-THOMAS - ARCHITECT
MO # 4-
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #



Jeff Green - Professional Engineer
MO# PE-2010028846

REVISIONS

FINAL SET	04/8/2019

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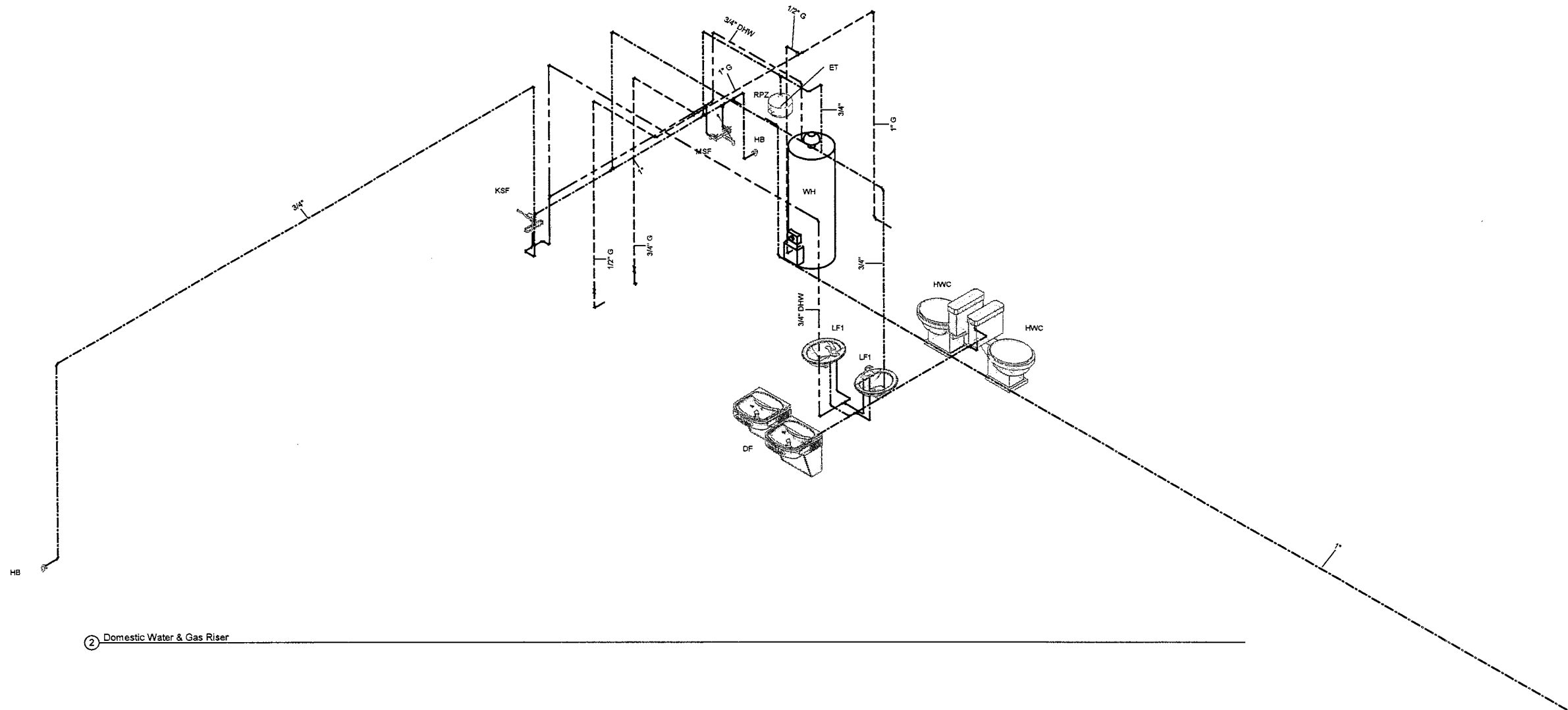
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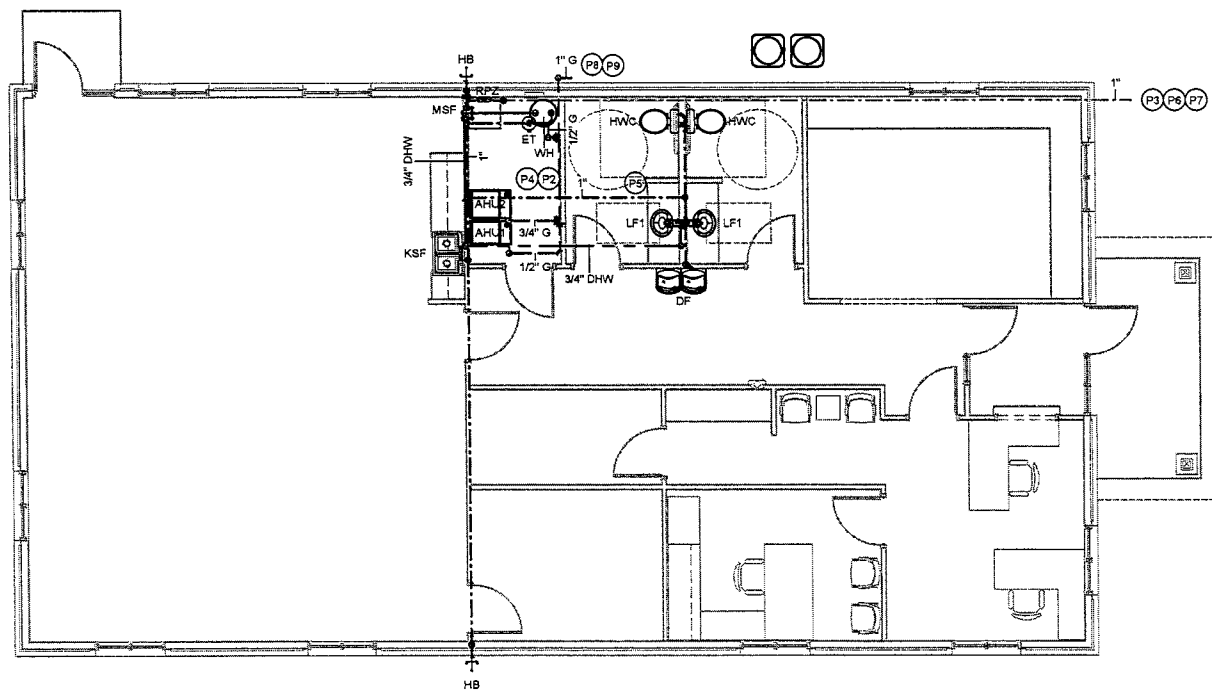
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
P2



② Domestic Water & Gas Riser



① Domestic Water Plan
3/16\"/>

Plumbing Keynote Legend	
Key Value	Keynote Text
P1	CONTINUE TO EXISTING SANITARY SEWER.
P2	INSTALL NATURAL GAS PIPING AS HIGH AS POSSIBLE.
P3	UNDERGROUND WATER MAIN, SCHEDULE 40, PVC IS ACCEPTABLE.
P4	INSTALL NATURAL GAS PIPING ABOVE CEILING
P5	ALL NEW ABOVE GRADE COPPER WATER LINES INCLUDING THOSE IN WALLS AND ABOVE CEILINGS (BOTH HOT AND COLD) SHALL BE WRAPPED IN 1/2\"/>
P6	CONTINUATION PER CIVIL PLANS
P7	CONTINUATION TO EXISTING WITH NEW METER
P8	CONNECT TO UTILITY GAS SUPPLY.
P9	PAINT EXTERIOR GAS LINES TO MATCH BUILDING EXTERIOR PAINT COLOR.

Domestic Water & Gas Plans

Date	8/2020
Project Number	200802



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REVISIONS	
FINAL SET	04/02/2019

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BOLIVAR COMMUNITY BLDG
FOR
HOUSONG AUTHORITY OF SPRINGFIELD
N. BOLIVAR RD. SPRINGFIELD, MO

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1006

SHEET NO.
P3

The Professional Engineer's seal is required on all drawings. The seal is not valid unless it is accompanied by the Professional Engineer's signature. The seal is not valid unless it is accompanied by the Professional Engineer's signature.

JOHN OKE-THOMAS - ARCHITECT
MO # A-...
OKE-THOMAS + ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #

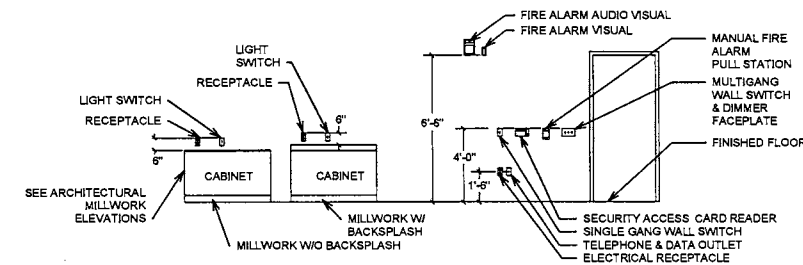


Jeff Green - Professional Engineer
MO# PE-201200739

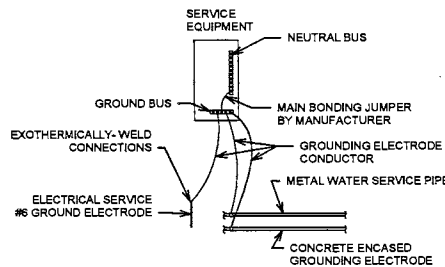
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ELECTRICAL NOTES:

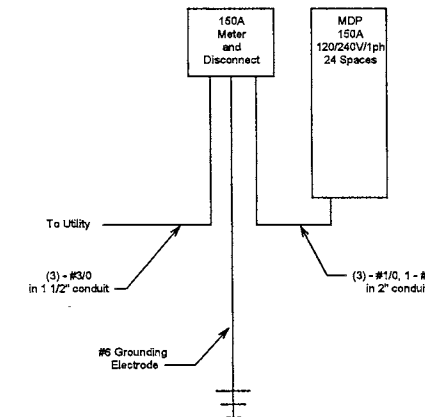
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
- BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 20/1 BREAKERS UNLESS OTHERWISE NOTED.
- CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
- THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
- SEE THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS FOR GUIDELINES FOR THE INSTALLATION OF ELECTRICAL DEVICES, EQUIPMENT, CONDUIT, BOXES, ETC. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTRUCTIONS AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
- DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
- FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONAL SYSTEM (INCLUDING ANY FLASHING, MOUNTING EQUIPMENT, TRANSFORMERS, ETC.) AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, INTERNATIONAL FUEL GAS, INTERNATIONAL MECHANICAL, INTERNATIONAL PLUMBING AND NATIONAL ELECTRICAL CODES.
- SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
- COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
- UNDERGROUND ELECTRICAL SERVICE THE ELECTRICAL CONTRACTOR SHALL PROVIDE ANY REQUIRED TRANSFORMER, CT CABINET, METER BASE, ETC., CONCRETE PADS, ASSOCIATED TRENCHING AND BACKFILL FROM THE ELECTRICAL JUNCTION CABINET TO TRANSFORMER, AS WELL AS ANY INTERCONNECTING CONDUIT AND WIRING. ALSO INCLUDE ANY BUILDING ELECTRIC SERVICE, REFERENCE THE ELECTRICAL RISER DIAGRAM. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO CONFIRM REQUIRED MATERIALS AND SHOULD INCLUDE ANY ASSOCIATED COSTS.
- EXCAVATION AND BACKFILL: PROVIDE ALL NECESSARY SAFETY REQUIREMENTS. INSTALL CONDUIT ON A 8" THICK BED OF PEA GRAVEL AND COVER TO 12" ABOVE THE CONDUIT WITH PEA GRAVEL. BACKFILL WITH ALLOWANCE FOR SETTLEMENT, WITH MATERIAL CONTAINING ROCK NO LARGER THAN 8" AND TAMP TO 85% COMPACTION. DISPOSE OF SPOILS AS DIRECTED BY THE ARCHITECT, WHEN AVAILABLE.
- MAIN SERVICE AND CONNECTIONS FROM METERS TO PANEL WIRING SHALL BE 600V COPPER WITH THIN INSULATION. BRANCH CIRCUIT CONDUCTORS TO BE COPPER WITH THIN/WHI INSULATION AND SIZED AT 90° C RATING FOR CIRCUITS LESS THAN 600 AMPERES AND AT 75° C RATING FOR CIRCUITS OF 600 AMPERES OR GREATER.
- PROVIDE NO. 10 AWG COPPER CONDUCTORS FOR HOMERUNS EXCEEDING 100 FEET IN LENGTH AND NO. 8 AWG COPPER CONDUCTORS EXCEEDING 150 FEET IN LENGTH UNLESS OTHERWISE NOTED.
- ALL WIRING ABOVE GRADE SHALL BE IN CONDUIT. TYPE MC CONDUIT MAY BE USED FOR BRANCH CIRCUITS, EXCEPT HOMERUNS, WHICH SHALL BE IN CONDUIT.
- ALL WIRING/CONTROL DEVICES REQUIRED FOR THE OPERATION OF ALL EQUIPMENT WILL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. WIRING DIAGRAMS WILL BE PROVIDED TO THE ELECTRICAL CONTRACTOR BY THE MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT. SWITCHGEAR SHALL BE LISTED AND RATED FOR SERVICE ENTRANCE DUTY WHERE APPLICABLE. TERMINALS SHALL BE LISTED FOR USE WITH 75° C CONDUCTORS. PROVIDE NEMA 1 ENCLOSURES AND DISCONNECTS FOR INDOOR USE AND NEMA 3R FOR OUTDOOR USE. PANELBOARDS SHALL BE OF THE DEAD FRONT TYPE AND SHALL HAVE A COPPER BUS. CIRCUIT BREAKERS SHALL BE SERIES RATED, QUICK-MAKE, QUICK-BREAK. DISCONNECTS SHALL BE STANDARD DUTY UNLESS OTHERWISE SPECIFIED. THE CIRCUIT DIRECTORY MUST BE FILLED OUT UPON COMPLETION OF THE PROJECT. PROVIDE MINIMUM OF 8X(6) SPARE 20 AMP, 1 POLE BREAKERS.
- THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
- PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
- PROVIDE A MINIMUM OF ONE EMPTY, CAPPED 1" CONDUIT STUBBED ABOVE THE CEILING FOR FUTURE CIRCUITS.
- FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
- ANY HARDWIRED CONNECTIONS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE CONDUIT CONNECTIONS. ALL CORD DROPS SHALL HAVE STRAIN RELIEF AT THE CONNECTION TO THE JUNCTION BOX.
- ALL 120 VOLT RECEPTACLES IN KITCHEN, BAR, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI.
- ALL EMERGENCY/EXIT LIGHTS SHALL BE WIRED PRIOR TO ANY LIGHTING CONTROLS.
- LIGHT FIXTURES OVER FOOD PREP AREAS AND OPEN FOOD ARE TO HAVE BULBS WITH "SHATTER SHIELD LAMPS".
- COORDINATE EQUIPMENT SWITCHES, JUNCTION BOXES, ROUGH IN AND CONNECTIONS TO ENSURE ALL DEVICES REMAIN ACCESSIBLE.
- COORDINATE COVERPLATES COLOR WITH THE ARCHITECT. USE STAINLESS STEEL IF NO COLOR IS SPECIFIED.
- MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
- NUMBER NEXT TO LIGHT FIXTURE REPRESENTS FIXTURE TYPE/SWITCH NUMBER. NUMBER NEXT TO HOMERUNS REPRESENTS PANEL/CIRCUIT NUMBER.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FOR ALL POWER AND CONTROLS TO THE HVAC EQ. AND THERMOSTATS LOCATIONS (WALL BOX 3/4" CONDUIT TERMINATED 12" ABOVE CEILING). MECHANICAL CONTRACTOR TO PROVIDE THERMOSTAT AND HVAC CONTROLS AND MAKE WIRING CONNECTIONS. ELECTRICAL CONTRACTOR TO MAKE ALL POWER CONNECTIONS.
- INSTALL A 1" CONDUIT FROM EACH TELECOMMUNICATION OUTLET WHICH WILL TERMINATE 12" ABOVE THE FINISHED WALL. ALL TELECOMMUNICATION JUNCTION BOXES WILL BE 4"x4". TELECOMMUNICATION WIRING DESIGN AND INSTALLATION WILL BE BY OTHERS. PROVIDE A PULL ROPE IN EACH CONDUIT.
- FIRE ALARMS AND ASSOCIATED SENSORS DESIGN ARE BY OTHERS.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
- ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
- CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



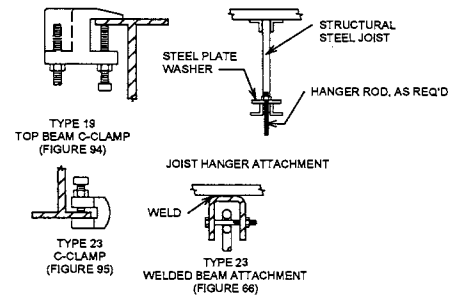
1 Typical Wall Elevations
N.T.S.



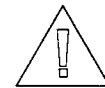
3 Grounding Detail
N.T.S.



5 150A 1 phase Electrical Riser
N.T.S.



NOTE:
FIGURE NUMBERS TYPICAL TO GRINNELL SUPPORT NUMBERS.
C-CLAMP, JOIST HANGER ROD, AND
WELDED BEAM ATTACHMENTS
2 N.T.S.



WARNING

ARCFASHAND SHOCK HAZARD.
APPROPRIATE PERSONAL PROTECTIVE
EQUIPMENT (PPE) REQUIRED.

NOTES:

A. ALL SWITCHBOARDS AND PANELBOARDS SHALL HAVE A COMMERCIALY PRODUCED PERMANENT LABEL APPLIED, SIMILAR TO THE ABOVE, TO WARN OF POTENTIAL ARC FLASH HAZARDS, IN ACCORDANCE WITH CEC 110-10.

B. LABELING MAY BE COMPLETED BY EQUIPMENT MANUFACTURER, EQUIPMENT VENDOR/SUPPLIER, OR THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THAT ALL SWITCHBOARDS AND PANELBOARDS ARE PROPERLY LABELED IN THE FIELD PER CEC 110-16.

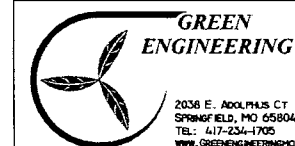
Branch Panel:		MDP	VOLTAGE	120/240 Single	PHASES	1
			ELECTRICAL DATA	120 V/1-0 VA	AIC	
			MOUNTING	Recessed		
Owner						
Bolivar Apartment Communit...						
Panel	Load	Panel	Panel	Panel	Panel	Panel
1	Lighting	20 A	794 VA / 884 VA	900 VA / 1260 VA	20 A	Lighting
3	CTR Recept-Coom Rm	20 A			20 A	Recept-Coom Rm
5	Receptacle Womens RR	20 A	180 VA / 180 VA		20 A	Receptacle Mens RR
7	DF	20 A		180 VA / 180 VA	20 A	Ref.
9	Receptacle Kitchen/Utility	20 A	1080 VA / 1260 VA		20 A	Receptacle Community Room
11	Receptacle Community...	20 A		1260 VA / 1080 VA	20 A	Receptacle Office
13	Receptacle Reception	20 A	720 VA / 1080 VA		20 A	Receptacle Reception
15	GD	20 A		460 VA / 2675 VA	40 A	CD1
17	AHU1	15 A	1254 VA / 2675 VA		-	-
19	AHU2	20 A		1254 VA / 2520 VA	35 A	CD2
21	Spare	20 A	0 VA / 2520 VA		-	-
23	Spare	20 A		0 VA / 0 VA	20 A	Spare
LOAD TYPE						
		CONNECTED LOAD		DEMAND LOAD		
HVAC		2508 VA		2508 VA		TOTAL CONNECTED LOADS: 24737 VA
COOLING		10790 VA		10790 VA		TOTAL ESTIMATED DEMAND: 24737 VA
LIGHTING		1434 VA		1434 VA		TOTAL CONNECTED CURRENT: 103 A
RECEPTACLE		9820 VA		9820 VA		TOTAL ESTIMATED LOAD: 103 A
POWER						NON-COINCIDENTAL HTG/CLG: 10 A
KITCHEN						TOTAL ESTIMATED DEMAND ... 93 A

Electrical Circuit Schedule						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
MDP	120 V	774 W	6 A	1-#10, 1-#10, 1-#10	1	Lighting
MDP	120 V	840 W	7 A	1-#12, 1-#12, 1-#12	2	Lighting
MDP	120 V	900 W	8 A	1-#12, 1-#12, 1-#12	3	CTR Recept-Coom Rm
MDP	120 V	1260 W	11 A	1-#12, 1-#12, 1-#12	4	Recept-Coom Rm
MDP	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	5	Receptacle Womens RR
MDP	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	6	Receptacle Mens RR
MDP	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	7	DF
MDP	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	8	Ref.
MDP	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	9	Receptacle Kitchen/Utility
MDP	120 V	1260 W	11 A	1-#10, 1-#10, 1-#10	10	Receptacle Community Room
MDP	120 V	1260 W	11 A	1-#10, 1-#10, 1-#10	11	Receptacle Community Room/Storage
MDP	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	12	Receptacle Office
MDP	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	13	Receptacle Reception
MDP	120 V	1080 W	9 A	1-#12, 1-#12, 1-#12	14	Receptacle Reception
MDP	120 V	460 W	4 A	1-#12, 1-#12, 1-#12	15	GD
MDP	240 V	5750 W	24 A	2-#8, 1-#8, 1-#10	16,18	CD1
MDP	120 V	1254 W	10 A	1-#12, 1-#12, 1-#12	17	AHU1
MDP	120 V	1254 W	10 A	1-#12, 1-#12, 1-#12	19	AHU2
MDP	240 V	5040 W	21 A	2-#8, 1-#8, 1-#10	20,22	CD2

Electrical Notes, Details, Schedules

Date 8/2020

Project Number 200802



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Green Engineering LLC
Missouri State Certificate of Authority
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BOLIVAR COMMUNITY BLDG
FOR
HOUSING AUTHORITY OF SPRINGFIELD

N. BOLIVAR RD. SPRINGFIELD, MO

DATE
SEPTEMBER 25, 2020

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SHEET NO.
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This Professional Engineer's Office is not responsible for the material and labor used in the construction of the project. The Professional Engineer's Office is not responsible for the material and labor used in the construction of the project. The Professional Engineer's Office is not responsible for the material and labor used in the construction of the project.

JOHN OKE-THOMAS - ARCHITECT
NO. 8
OKE-THOMAS & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #

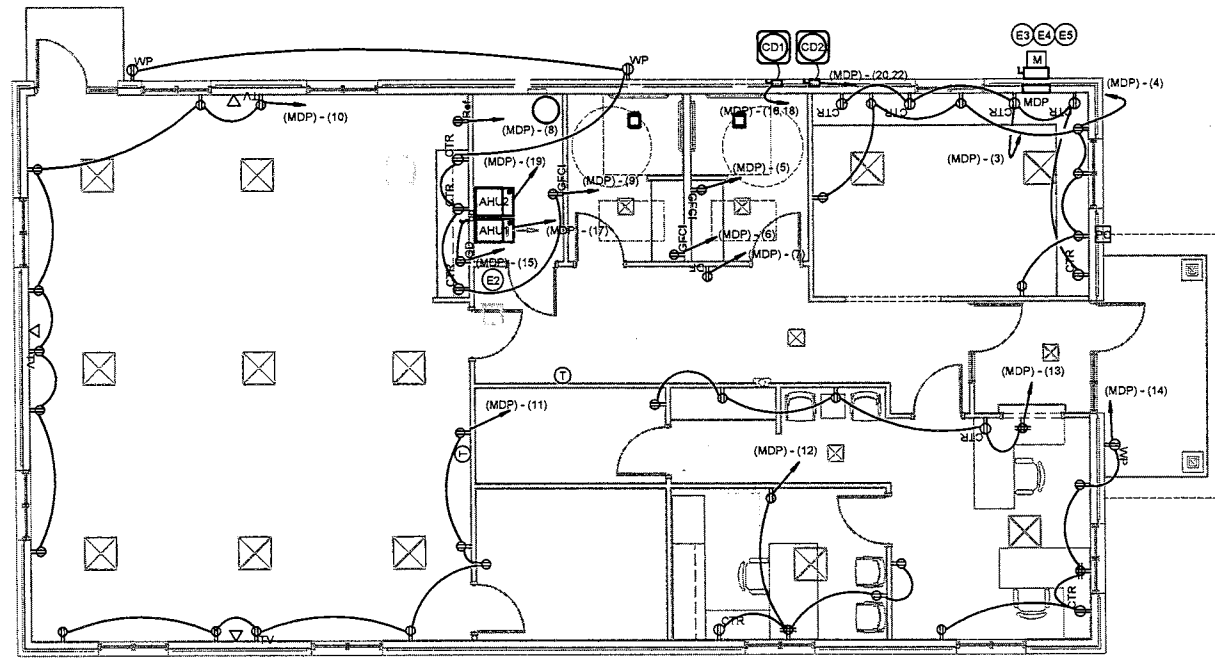


Jeff Green - Professional Engineer
MO# PE20191008

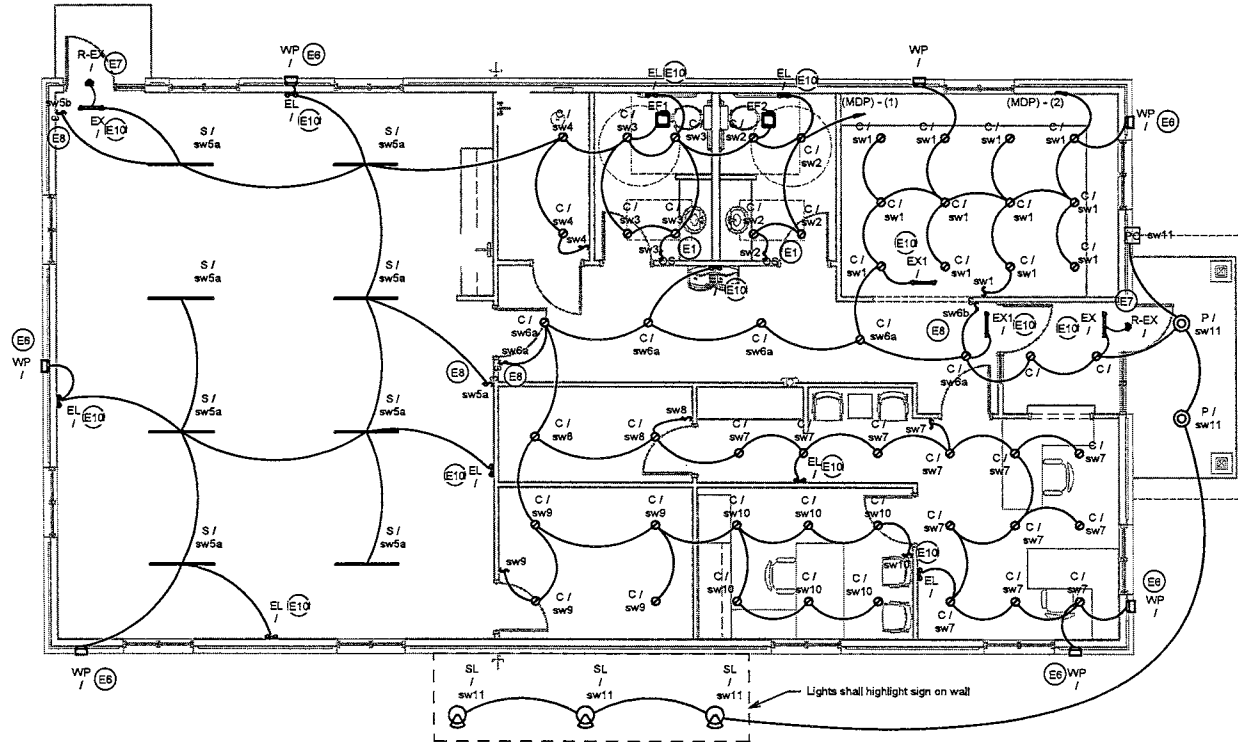
REVISIONS

FINAL SET	04/8/2019

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1 Power Plan
3/16" = 1'-0"



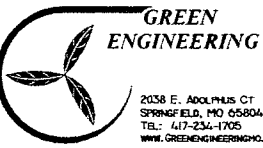
2 Lighting Plan
3/16" = 1'-0"

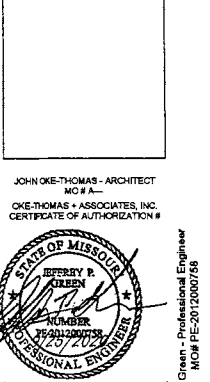
Electrical Keynote Legend	
Key Value	Keynote Text
E1	PROVIDE OCCUPANCY SENSOR WITH OVERRIDE SWITCH. EXHAUST FAN AND LIGHT ACTIVATED BY LIGHT SWITCH. CONTRACTOR SHALL VERIFY RANGE OF PHOTOSENSOR TO ASSURE COMPLETE COVERAGE.
E2	GARBAGE DISPOSAL TO BE ACTIVATED BY SWITCH LOCATED ABOVE THE COUNTER.
E3	MAIN SERVICE WIRING FROM METERS TO INDIVIDUAL PANELS SHALL BE INSTALLED IN EMT METAL CONDUIT SIZED IN ACCORDANCE WITH NEC.
E4	PROVIDE SCHEDULE 40 PVC CONDUIT FOR THE SERVICE ENTRANCE CONDUCTORS FOR ABOVE GRADE CONDUIT AND LONG SWEEP STEEL OR PVC ELBOWS FOR UNDERGROUND CONDUIT. PVC SCHEDULE 40 CONDUIT IS ACCEPTABLE FOR UNDERGROUND CONDUIT.
E5	IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO ARRANGE FOR CONNECTION AND TO COORDINATE ALL UTILITY SERVICES TO THE FACILITIES/BUILDINGS.
E6	CONTAINS INTEGRAL PHOTOCONTROL.
E7	RECEIVES POWER FROM EXIT LIGHT.
E8	PROVIDE DIMMABLE THREE WAY SWITCH.
E10	ALL EMERGENCY AND EXIT SHALL BE WIRED PRIOR TO ANY SWITCHING.

Lighting Fixture Schedule				
Type Mark	Manufacturer	Model	Count	Dimmable
C	Cooper Lighting*	ML5609830-692W w/ Halo H71CAT Housing	53	•
EL	Cooper Industries, Inc.	APCL	9	
EX	Cooper Industries, Inc.	APCH7	2	
EX1	Cooper Industries, Inc.	APC7	2	
P	H.E. Williams*	LC6-L11C-835-BRZ-CS-M-DRV-UNV	2	•
R-EX	Cooper Industries, Inc.	APWR2	2	
S	H.E. Williams*	AI3SLD-4-L16-835-DIM-UNV	8	•
SL	H.E. Williams*	VF2-L70-740-MF-SR-UNV	3	
WP	Cooper Lighting*	XTOR8B-PC1	7	

*Or Equivalent

Power & Lighting Plan

Date	8/2020
Project Number	200802
	
2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028846	



REVISIONS	
FINAL SET	04/2019

OKE-THOMAS + ASSOCIATES, INC.
 ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
 1972 EAST CHESTNUT EXPRESSWAY
 SPRINGFIELD, MO 65802
 TELEPHONE: (417) 863-4262
 FAX: (417) 863-3222



BOLIVAR COMMUNITY BLDG
 FOR
 HOUSING AUTHORITY OF SPRINGFIELD

N. BOLIVAR RD.
 SPRINGFIELD, MO

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DATE
 SEPTEMBER 25, 2020

COMM. NO.
 2019-1008

SHEET NO.
E2



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 722 East Glenwood, Springfield, MO. 65807

Redevelopment Area: Glenwood Apartments Public Housing Redevelopment Area

Developer Name: Keystone Family Homes

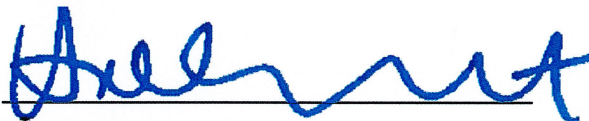
Contact Person: Holly Knight

Mailing Address: 1910 Farmerville Highway, Ruston, LA. 71270

Telephone: 318-224-2997 Fax: _____

Email: Jcroxton@bgcadvantage.com

Does Applicant Own or Lease the Property? Lease

Signature:  Date: 5-06-2021

Printed Name: Holly Knight

Required Attachments:

- Legal description of project
- \$451 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.

Legal Description

Glenwood Apartments Public Housing Redevelopment Area

GREEN WAY VILLAGE (FKA GLENWOOD APARTMENTS)

TRACT I: (722 E. Glenwood)

**ALL OF LOT TWO (2) AND LOT THREE (3), HOLLAND SUBDIVISION FIRST ADDITION, A
SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.**

PROJECT NARRATIVE

Glenwood Apartments Public Housing Redevelopment Area

Glenwood Apartments (current RAD project)

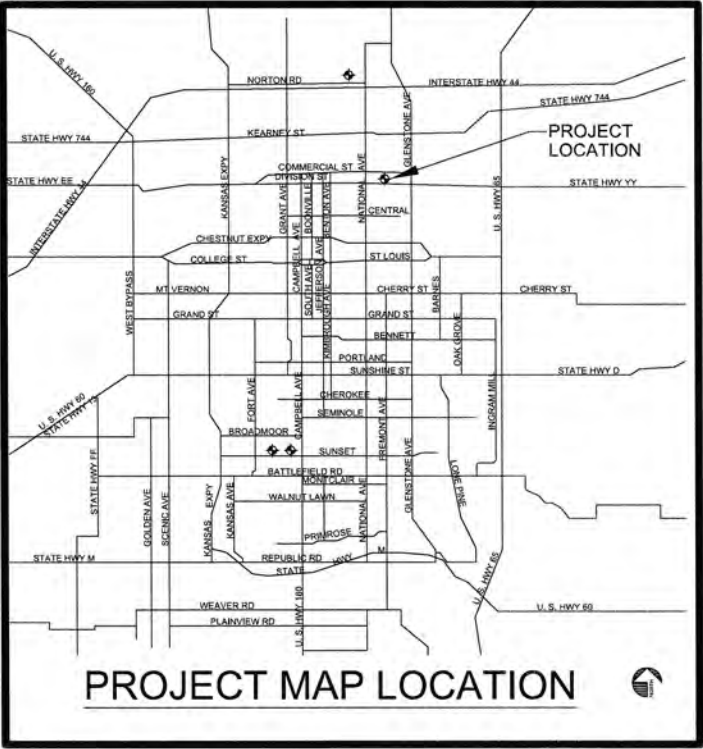
Glenwood Apartments are located at 722 East Glenwood Street, Springfield, MO – 13 two bedrooms and 20 three bedrooms, totaling 33 residential housing community homes. There will be 10 three-bedroom PBV units at this site.

Units will receive interior updates to the kitchens, bathrooms, HVAC systems, hot water heaters, upgraded flooring, and better accessibility features. Higher efficiency lighting, water, and HVAC will be included. Exterior upgrades will be planned as well.

GLENWOOD APARTMENTS RENOVATION PROJECT

FOR HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MISSOURI



GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ONSITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES THAT MAY APPLY.
3. THE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS (EXCEPT BUILDING PERMITS) AS REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUB-CONTRACTORS INSPECTIONS, UTILITY HOOK-UPS, DEPOSITS, ETC.
4. THE CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF THE WORK.
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL EQUIPMENT, (I.E., MECHANICAL, ELECTRICAL, PLUMBING, DOORS, GLASS, ETC.)
6. THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY OTHER EXISTING SERVICE.
7. THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING THE BUILDERS RISK INSURANCE. THE INSURANCE POLICY SHALL NOT ONLY NAME THE GENERAL CONTRACTOR, BUT ALSO ALL SUB-CONTRACTORS, THE OWNER, THE ARCHITECT AND THE PROJECT ENGINEER AS ADDITIONAL INSURED UNDER THE BUILDERS RISK POLICY PURCHASED FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL UTILITIES ON-SITE PRIOR TO AND DURING CONSTRUCTION.
9. THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
10. WHERE CONFLICT MAY OCCUR IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS.
11. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, PRE-FABRICATED MATERIALS, CONFLICTS BETWEEN DIFFERENT SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS.
12. NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
13. ALL NEW WOOD FRAMING SHALL BE FIRE BLOCKED.

SCOPE OF WORK

1. REMOVE / REPLACE KITCHEN CABINETS AND BATHROOM VANITIES AS REQUIRED. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
2. INSULATE ALL BUILDING ATTIC SPACES UP TO R43.
3. SIDING: POWER WASH ALL BUILDING UNITS AND REMOVE / REPLACE DAMAGED AREAS OF SIDING.
4. REMOVE / REPLACE FRONT ENTRY DOORS INCLUDING ENTRY STORM DOORS AND INTERIOR DOORS. DO NOT REPLACE STORM DOORS. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL UNITS, INCLUDING COMMUNITY BUILDING.
6. REMOVE / REPLACE APPLIANCES AND INSTALL STACKABLE WASHER/DRYER UNITS AND RANGE HOODS. SEE HVAC ACCESSIBLE UNITS FOR SPECIFIED WASHER & DRYERS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
7. REMOVE / REPLACE ALL BLINDS AND / OR SHADES IN ALL UNITS.
8. REMOVE / REPLACE EXISTING FLOORING AND CARPET IN ALL UNITS AS NOTED ON INTERIOR FINISH SCHEDULE & APPLIANCES.
9. PLUMBING: REMOVE AND REPLACE TUBSHOWERS, HANDICAP ROLL-IN SHOWERS, KITCHEN SINKS, FAUCETS, WATER HEATERS, LAVATORIES. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
10. HVAC: (ALL UNITS) NEW HEAT PUMPS, (HEAT & AIR) 14 SEER AND INSTALL PROGRAMMABLE THERMOSTATS. REPLACE AND RELOCATE ALL DUCTWORK IN CRAWL SPACE TO ATTIC FOR ALL DUPLEXES IN CIRCLE AND SCATTERED UNITS.
11. ELECTRICAL: INSTALL NEW SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP. INSTALL NEW ENERGY EFFICIENT LIGHT FIXTURES, NEW SITE LIGHTS. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: 2" ASPHALT OVERLAY ON EXISTING PARKING LOT. SEE SITE LOCATIONS FOR SPECIFIC PARKING REQUIRING OVERLAYS.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$750.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. INSTALL 6'-0" IRON ROD FENCING WITH GATES AT DOGWOOD AND GLENWOOD PROPERTIES. FENCE & GATE SIMILAR EXISTING AT CEDARBROOK & BOLIVAR ROAD APARTMENTS.
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ARCHITECTURAL COLOR BY OWNER.
16. REMOVE ALL MIRROR CABINETS IN BATHROOMS. (TYPICAL IN ALL UNITS) PATCH WALLS AND INSTALL FLAT PANE MIRROR IN LIEU OF.
17. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.

ARCHITECTURAL SHEETS

- CV COVER SHEET
A0.1 MOUNTING HEIGHTS
C1.0 SITE SURVEY
C1.1 SITE PLAN
C2.1 SITE DETAILS
A1 EXISTING EXTERIOR ELEVATIONS
A1.1 EXISTING EXTERIOR ELEVATIONS
A2 EXISTING BUILDING FLOOR PLANS
A2.1 EXISTING BUILDING FLOOR PLANS
A3 DEMOLITION FLOOR PLANS
A4 2 BEDROOM UNIT TYP.
A5 3 BEDROOM UNIT TYP.
A6 FINISH SCHEDULE BUILDING "A1" & "A2"
A7 FINISH SCHEDULE BUILDING "A3" & "A4"
A8 FINISH SCHEDULE BUILDING "A5" & "A6"
A9 FINISH SCHEDULE BUILDING "B1" & "B2" & "B3"
A10 FINISH SCHEDULE BUILDING "B4" & "B5" & "B6"
A11 FINISH SCHEDULE BUILDING "B7" & "C1" & "C2"
A12 FINISH SCHEDULE BUILDING "C3" & "C4" & "C5"
A13 FINISH SCHEDULE BUILDING "C6"
A14 FINISH SCHEDULE BUILDING "D1" & "D2"
A15 FINISH SCHEDULE BUILDING "D3" & "D4"
A16 FINISH SCHEDULE BUILDING "D5" & "D6"
A17 FINISH SCHEDULE BUILDING "E1" & "E2"
A18 FINISH SCHEDULE BUILDING "E3" & "E4"
A19 FINISH SCHEDULE BUILDING "E5" & "E6"
A20 FINISH SCHEDULE BUILDING "E7" & "E8"

PLUMBING SHEETS

- P1 NOTES & DETAILS
P2 PLUMBING PLANS

MECHANICAL SHEETS

- M1 NOTES & DETAILS
M2 MECHANICAL PLAN

ELECTRICAL SHEETS

- E1 ELECTRICAL NOTES, DETAILS, SCHEDULES
E2 POWER PLAN - LOWER LEVEL
E3 POWER PLAN - UPPER LEVEL
E4 PANEL SCHEDULES AND CIRCUIT SCHEDULE
E5 SMOKE DETECTOR 2 BEDROOM
E6 SMOKE DETECTOR 3 BEDROOM

BUILDING TYPES

TYPICAL 2 BEDROOM UNITS - 13 UNITS
TYPICAL 3 BEDROOM UNITS - 20 UNITS
TOTAL: 33 UNITS

BUILDING SCHEDULE

BUILDING "A" - (8) 3 BEDROOM UNITS
BUILDING "B" - (7) 2 BEDROOM UNITS
BUILDING "C" - (6) 2 BEDROOM UNITS
BUILDING "D" - (6) 3 BEDROOM UNITS
BUILDING "E" - (8) 3 BEDROOM UNITS
TOTAL: 33 UNITS

UNIT SQUARE FOOTAGE

(13) TYP. TWO BEDROOM UNITS880 SQ.FT.
(20) TYP. THREE BEDROOM UNITS.....1,080 SQ.FT.



REVISIONS

CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6242 FAX: (417) 863-9222



GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
CV

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REVISIONS

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GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

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GENERAL NOTES

1. THESE FIXTURES AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATION ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. EQUIPMENT SHOWN MAY OR MAY NOT APPEAR ON THIS PROJECT. IF A ROOM IS IN QUESTION AS TO BEING A REQUIRED ACCESSIBLE ROOM - CONTACT ARCHITECT FOR RESOLUTION.
2. PROVIDE IN ALL LOCATIONS OF REQUIRED ACCESSORIES, ADEQUATE SOLID BLOCKING CAPABLE OF WITHSTANDING 250 LBS. FORCE (SHEAR & BENDING). GRAB BARS SHALL NOT ROTATE. FASTENERS SHALL BE OF A TYPE TO WITHSTAND REQUIRED FORCE AND TYPES FOR TYPE OF WALL CONSTRUCTION.
3. ALL EXTERIOR RAMPS SHALL HAVE A NONSKID FINISH (AS SPECIFIED). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF NONSKID MATERIAL (SEE SPECIFICATIONS). IF NO FINISH IS INDICATED ON DRAWINGS, PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
4. ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
5. ACCESSIBLE DOORS: SWEEP PERIOD OF DOOR CLOSURES ON ACCESSIBLE DOORS SHALL BE ADJUSTED SO THAT FROM OPEN POSITION OF 70° DOOR WILL TAKE A MINIMUM OF 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LBS. OF FORCE TO OPEN. ADJUST CLOSURES ACCORDINGLY.
6. SEE DOOR SCHEDULE FOR MINIMUM REQUIRED CLEAR AREA AT LATCH SIDE OF DOOR.

TYP MOUNTING HEIGHTS
(FOR MOUNTING HEIGHTS ONLY)

MARKER / SMART BOARD: 36" TO BOTTOM (VERIFY WITH OWNER)
WALL MOUNTED TELEPHONES: 54" TO TOP OF TELEPHONES

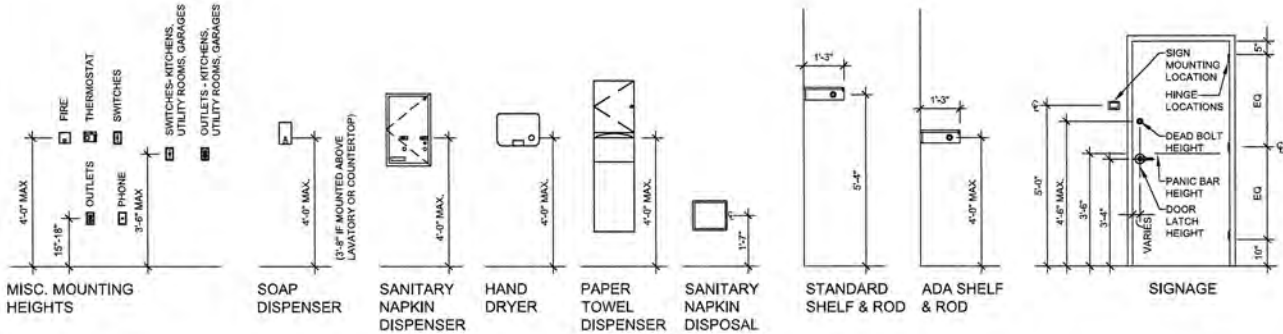
FIRE EXTINGUISHERS AND CABINETS

FIRE EXTINGUISHER TYPES:

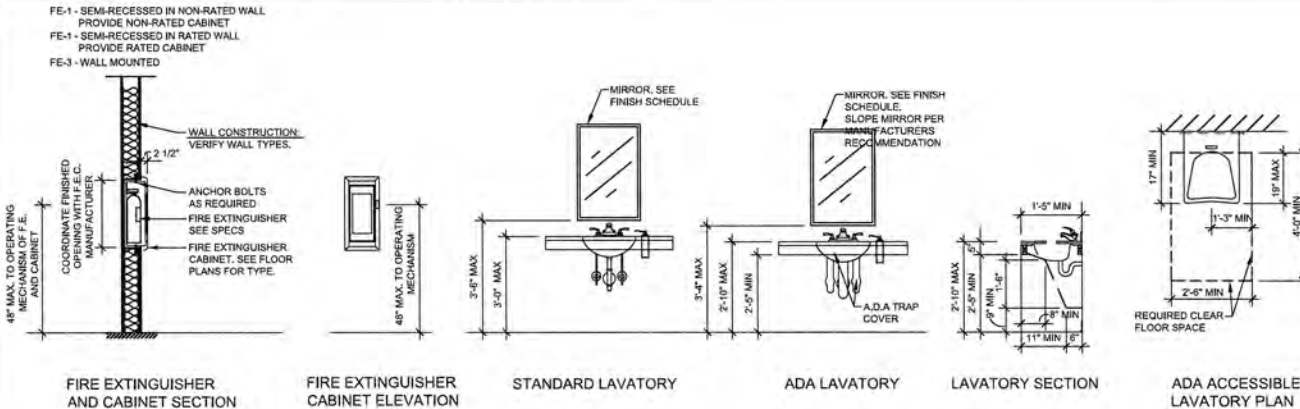
- TYPE A - FOR USE ON FIRES INVOLVING COMBUSTIBLE MATERIALS SUCH AS WOOD, CLOTH AND PAPER.
TYPE B - FOR USE ON FLAMMABLE LIQUID FIRES, INCLUDING KITCHEN GREASE. NEVER USE WATER ON THIS TYPE OF FIRE.
TYPE C - FOR USE IN FIRES INVOLVING ENERGIZED ELECTRICAL EQUIPMENT.
TYPE ABC - WORKS ON ALL THREE TYPES OF FIRES LISTED ABOVE.

FIRE EXTINGUISHER CABINET TYPES:

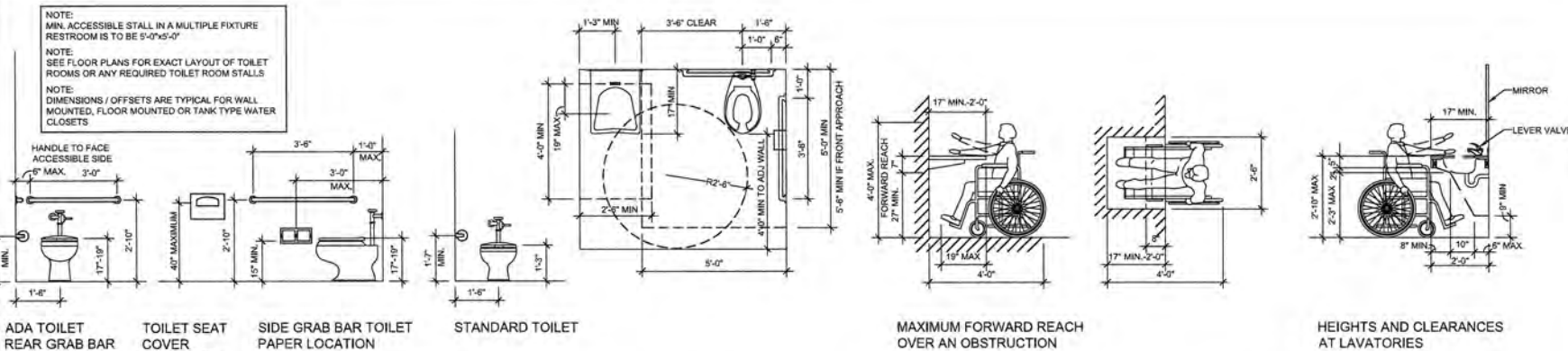
- FE-1 - SEMI-RECESSED IN NON-RATED WALL
PROVIDE NON-RATED CABINET
FE-2 - SEMI-RECESSED IN RATED WALL
PROVIDE RATED CABINET
FE-3 - WALL MOUNTED CABINET - NON-RATED CABINET
FE-4 - FIRE EXTINGUISHER HANGER ONLY



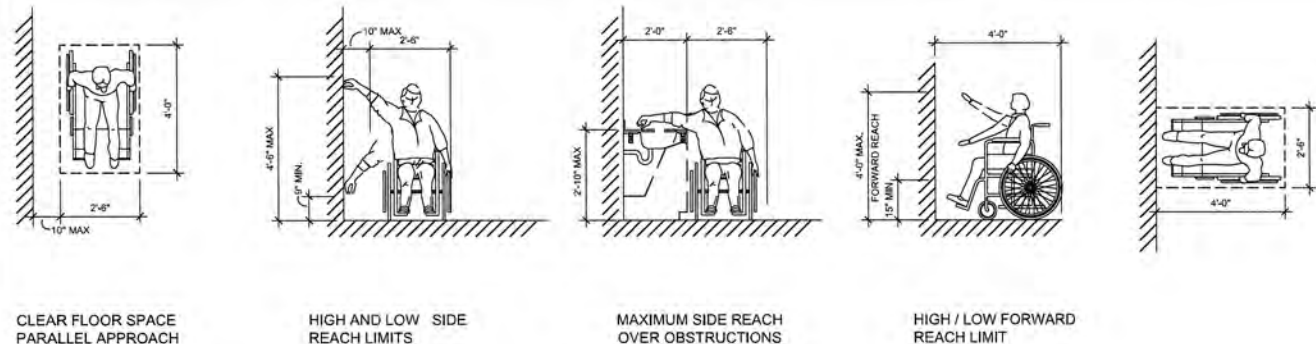
4 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
A0.1 3/8"=1'-0"



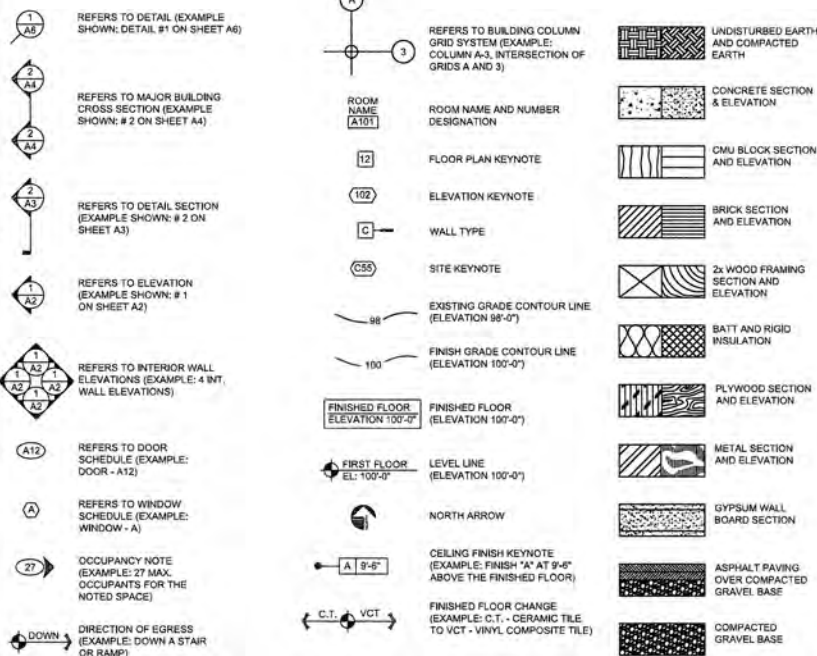
3 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
A0.1 3/8"=1'-0"



2 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
A0.1 3/8"=1'-0"



1 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS
A0.1 3/8"=1'-0"



5 SYMBOL LEGEND AND MATERIAL LEGEND
A0.1 NTS



ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON

ITEM 2 - PROPERTY IS ADDRESSED AS 722 E. GLENWOOD STREET, SPRINGFIELD, MISSOURI

ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION THE SUBJECT PROPERTY DOES LIE WITHIN A FLOOD HAZARD AREA (MAP #25077C0341E, EFFECTIVE DATE: 12/17/2010)

ITEM 4 - GROSS LAND AREA IS ±143,452.5 SQUARE FEET (±3.3 ACRES)

ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #047, ELEVATION OF 1289.23'

ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "TR-LD" LOW-DENSITY MULTIFAMILY RESIDENTIAL DISTRICT.

BULK REGULATIONS:

MAXIMUM STRUCTURE HEIGHT: 35 FEET OR TWO AND ONE-HALF STORIES ABOVE FINISHED GRADE

YARD REQUIREMENTS: FRONT YARD - 25 FEET, SIDE YARD - 6 FEET, REAR YARD - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED

MINIMUM OPEN SPACE REQUIREMENTS: NOT LESS THAN 30%

MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 2,450 SQUARE FEET PER DWELLING UNIT.

ITEM 6(b) - ALL SETBACK REQUIREMENTS FOR THE SUBJECT PROPERTY ARE:
FRONT YARD - 25 FEET
SIDE YARD - 6 FEET
REAR YARD - 20 FEET (BASED ON THE ZONING CERTIFICATE PREPARED BY CITY OF SPRINGFIELD, DATE OF REPORT: JANUARY 06, 2020)

ITEM 7(a) - EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE AT GROUND LEVEL

ITEM 7(b)(1) - SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL, ARE AS SHOWN HEREON

ITEM 8 - SUBSTANTIAL SITE FEATURES ARE AS SHOWN HEREON

ITEM 9 - THERE ARE 49 STRIPED PARKING SPACES ON THE SUBJECT PROPERTIES
- 49 STANDARD SPACES
- 0 HANDICAP SPACES

ITEM 10 - NOT APPLICABLE TO THIS PROPERTY

ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKETS: 192321047, 19231048 & 19289020)

ITEM 13 - NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE GREENE COUNTY ASSESSORS G.I.S. MAPPING

ITEM 15 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK

ITEM 17 - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE MADE AVAILABLE TO THIS SURVEYOR. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

ITEM 18 - THERE HAS BEEN NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST

ITEM 19 - NOT APPLICABLE TO THIS PROPERTY

9. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR HOLLAND SUBDIVISION, FIRST ADDITION, IN PLAT BOOK CC, AT PAGE 4, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

10. TERMS AND PROVISIONS OF LICENSE WITH TELECASTER OF SPRINGFIELD AS CONTAINED IN BOOK 1812, AT PAGE 1321, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

10. TERMS AND PROVISIONS OF DECLARATION OF TRUST FROM THE HOUSING AUTHORITY OF THE CITY OF SPRINGFIELD, MISSOURI TO DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN BOOK 2358, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3868-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

TRACT II: (722 E. GLENWOOD STREET)

ALL OF LOT TWO (2) AND THREE (3), HOLLAND SUBDIVISION FIRST ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

1. THERE WERE NO VISIBLE ENCRoACHMENTS OBSERVED DURING THE COURSE OF THIS SURVEY.

2. TITLE COMMITMENT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (ISSUING AGENT: HOGAN LAND TITLE), COMMITMENT DATE: JANUARY 28, 2020, COMMITMENT NUMBER: 2001514

TO:

- (i) BGC ADVANTAGE
- (ii) RSEP HOLDING, LC, its successors and/or assigns
- (iii) RED STONE EQUITY MANAGER, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a) (b), 7(a) (b) (c), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, & 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2019, AND AGAIN ON MARCH 17, 2020.

DATE OF PLAT OR MAP: MARCH 21, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	23.56'(P&M)	90°00'00"(M)	S43°00'03"E(M)	21.21'(M)
C2	15.00'(P&M)	23.56'(P&M)	S46°59'57"W(M)	21.21'(M)	21.21'(M)
C3	15.00'(P&M)	23.56'(P&M)	90°00'00"	N43°00'03"W(M)	21.21'(M)
C4	15.00'(P&M)	23.56'(P&M)	90°00'00"(M)	N46°59'57"E(M)	21.21'(M)

SURVEY DATE: 09/12/19
& 03/17/2020
DWG DATE: 03/21/2020
DRAWN BY: MW
S/T/R: 36/29/22
PROJECT No.: 2020-01.9

ALTA / NSPS LAND TITLE SURVEY - TRACT /
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 722 E. GLENWOOD STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370

03/21/2020

SCOPE OF WORK

1. CONSTRUCT WOOD FENCE ENCLOSURE FOR TRASH BIN. SEE DETAIL 6/C2.1
2. REPAINT PARKING STRIPPING. SEE KEYNOTE C5 AND C10.
3. EXISTING PLAYGROUND EQUIPMENT TO REMAIN. (PROTECT)
4. REMOVE ALL EXISTING EXTERIOR CLOTHES LINES INCLUDING THE WIRES, POSTS AND FOOTINGS. BACKFILL AND RESEED THE DISTURBED AREAS.
5. EXISTING CONCRETE PARKING SHALL REMAIN. (PROTECT). SEE NOTE C5 AND C10.
6. PROVIDE NEW 72" HIGH ALUMINUM FENCE SYSTEM ALONG WITH (2) AUTOMATIC SLIDING GATE SYSTEMS. (2) MANUAL SLIDING GATE SYSTEMS AND (1) 42" MAN GATE SYSTEM. SEE KEYNOTES C1, C3, C4 & C7.
7. MODIFY THE EXISTING GRADE IN THE AREA SHOWN FOR KEYNOTE 16.
8. PROVIDE NEW HANDICAP RAMP. SEE KEYNOTE C12.

SITE PLAN KEYNOTES

- C1 INSTALL NEW AUTOMATIC SLIDING GATE SYSTEM
- C2 PROVIDE NEW MONUMENT SIGN. SEE DETAILS 1/C2.1, 2/C2.1 & 3/C2.1
- C3 INSTALL NEW 6'-0" TALL x 8'-0" WIDE ALUMINUM FENCE PANEL SYSTEM EQUAL TO ALUMIGUARD (MUNICIPAL GRADE)
- C4 NEW CARD ACCESS ENTRY SYSTEM BY ATLAS COMMUNICATION
- C5 REMOVE EXISTING PARKING STRIPPING
- C6 INSTALL (2) NEW MANUAL SLIDING GATE SYSTEMS
- C7 SLIDING GATE CONTROL BOX
- C8 PROVIDE NEW 42" MAN GATE WITH CARD ACCESS SYSTEM
- C9 5'-0" x 5'-0" CONCRETE ENTRY / EXIT PAD. 4" THICK
- C10 INSTALL CONCRETE WHEEL STOP. SEE DETAIL 2/C20.1
- C11 PAINT 4" WIDE PARKING LOT STRIPING (WHITE) WITH 4" WIDE PERIMETER STRIPE (WHITE)
- C12 CONSTRUCT HANDICAP RAMP. SEE DETAIL 10/C2.1.
- C13 SUPPLY AND INSTALL HANDICAP SIGN WITH POST. SEE DETAIL 12/C2.1.
- C14 SUPPLY AND INSTALL "VAN ACCESSIBLE" HANDICAP SIGN WITH POST. SEE DETAIL 11/C2.1.
- C15 PAINT HANDICAP SYMBOL. SEE DETAIL 9/C2.1
- C16 MODIFY GRADE TO DRAIN STORM WATER TO THE EXISTING SWALE TO THE NORTH. EXISTING SIDEWALKS TO BE REPLACED AS NECESSARY
- C17 INSTALL (1) NEW MANUAL SLIDING GATE SYSTEM



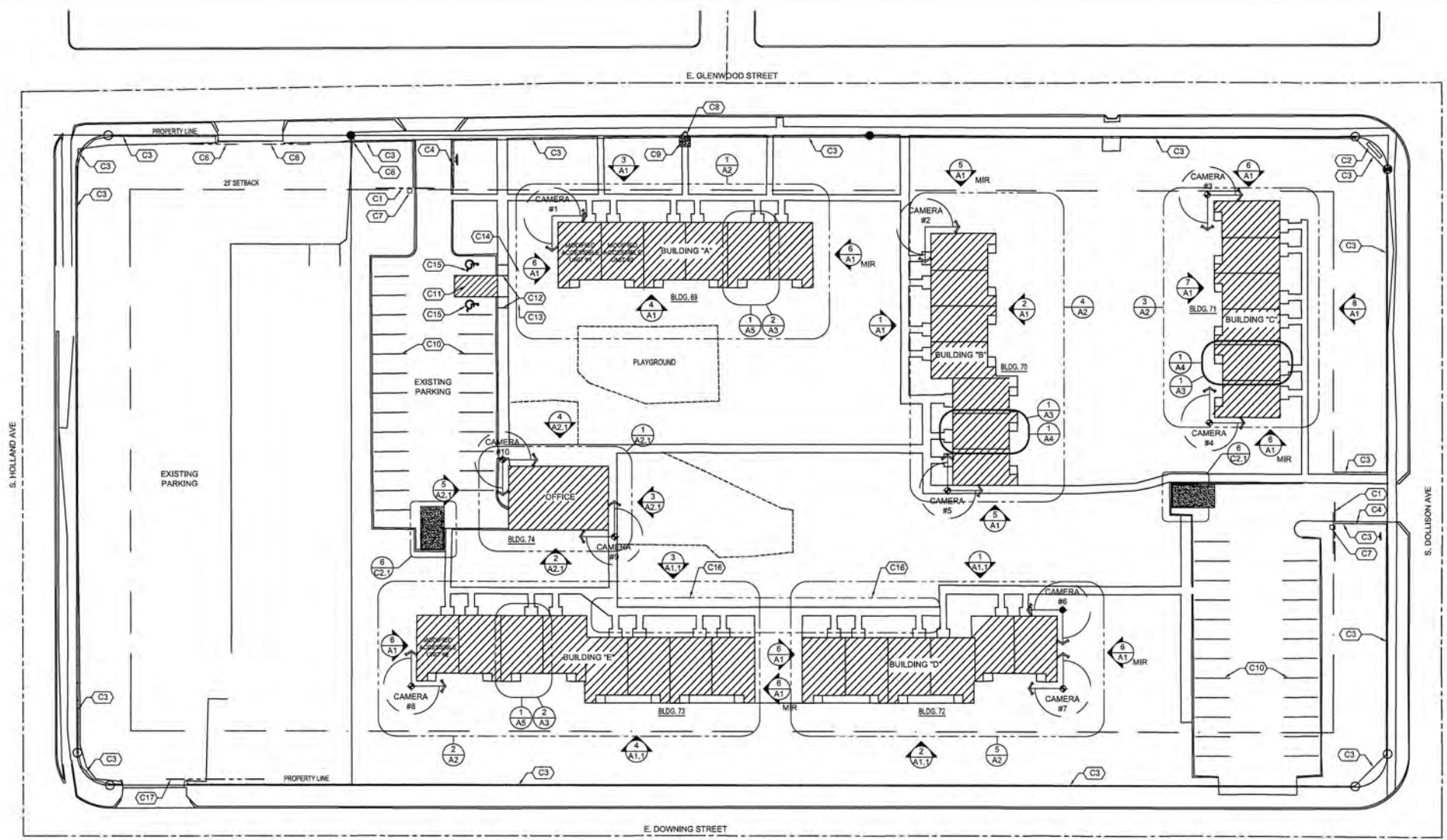
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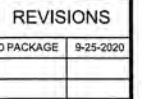
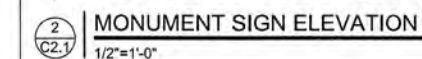
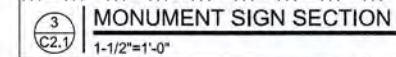
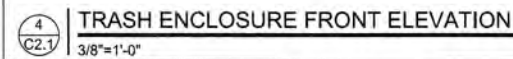
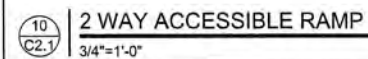
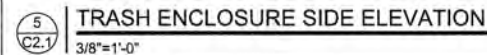
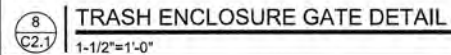
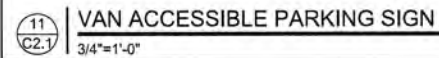
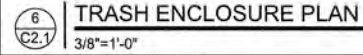
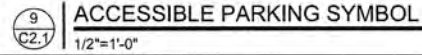
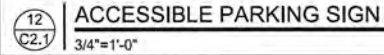
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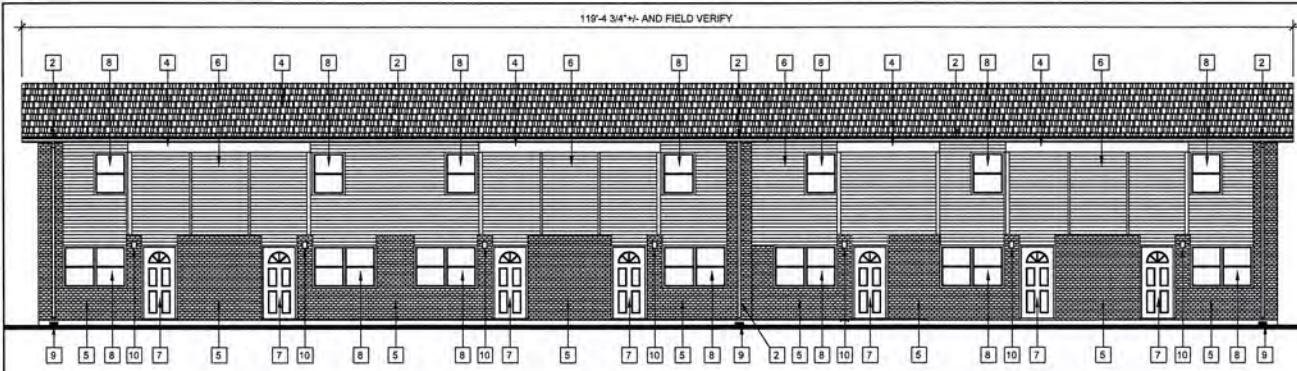
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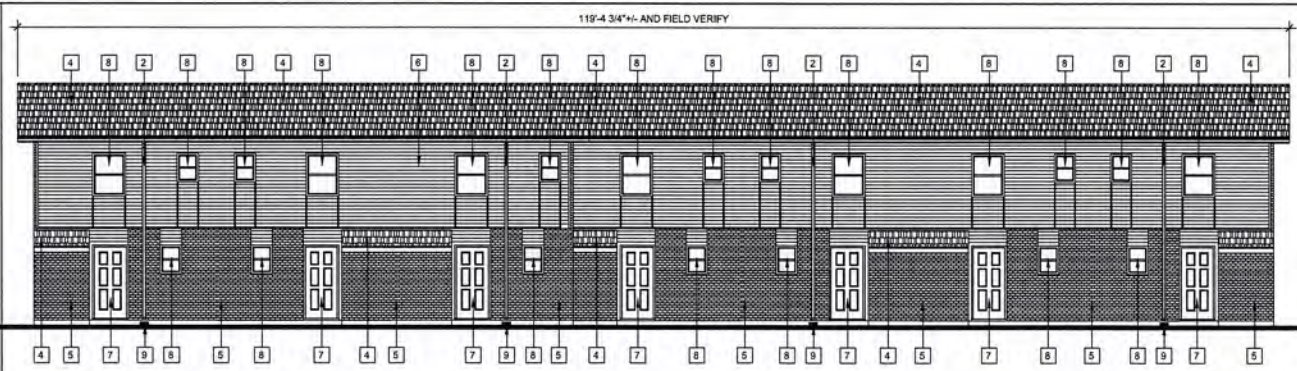
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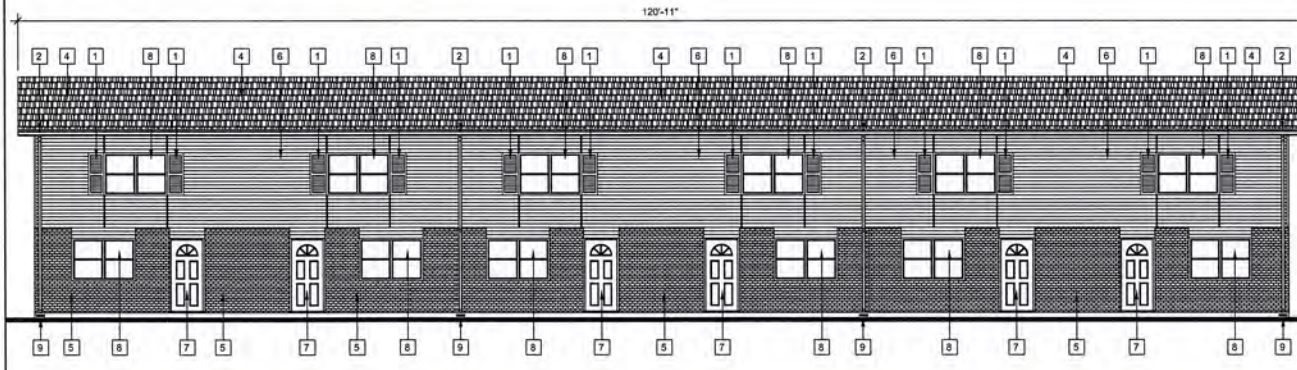
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A1



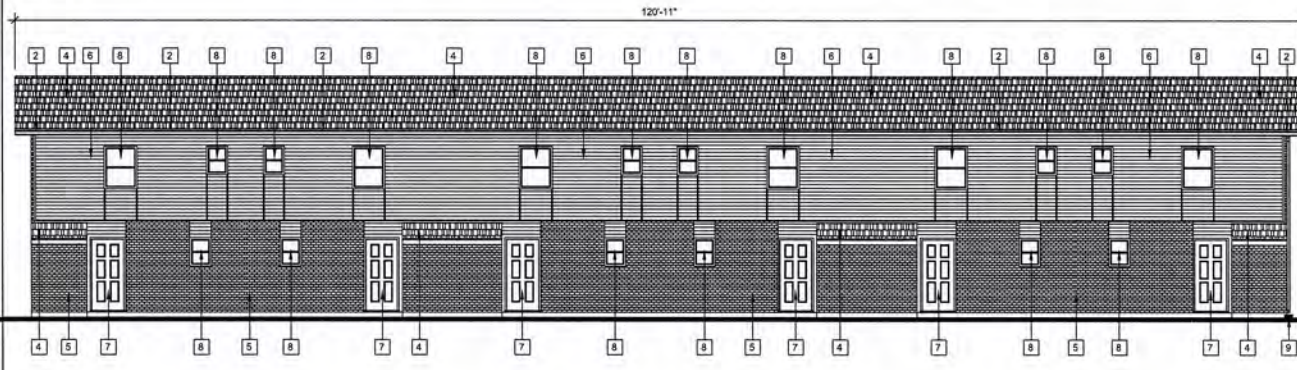
1
A1 | BLDG. # B- (TYP. 2-BEDROOM UNIT) FRONT ELEVATION
1/8"=1'-0"



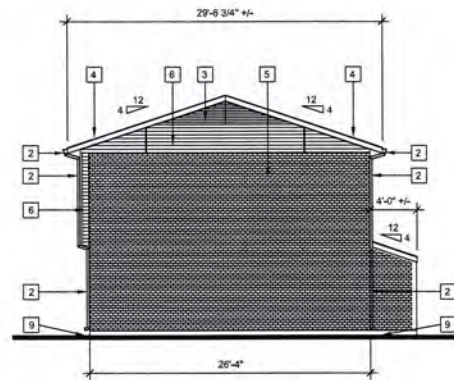
2
A1 | BLDG. # B- (TYP. 2-BEDROOM UNIT) REAR ELEVATION
1/8"=1'-0"



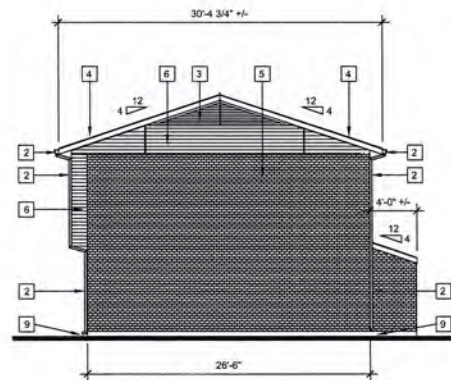
3
A1 | BLDG. # A- (TYP. 3-BEDROOM UNIT) FRONT ELEVATION
1/8"=1'-0"



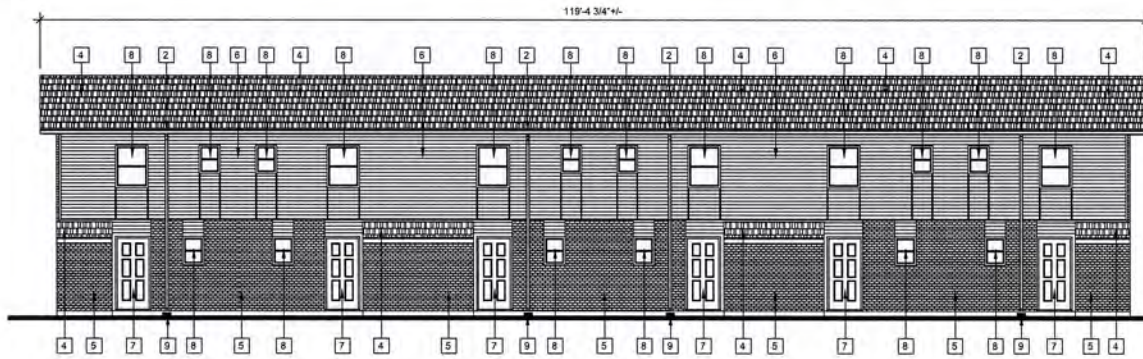
4
A1 | BLDG. # A- (TYP. 3-BEDROOM UNIT) REAR ELEVATION
1/8"=1'-0"



5
A1 | TYPICAL SIDE ELEVATION
1/8"=1'-0"



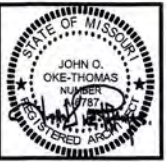
6
A1 | TYPICAL SIDE ELEVATION
1/8"=1'-0"



7
A1 | BLDG. # C- (TYP. 2-BEDROOM UNIT) REAR ELEVATION
1/8"=1'-0"



8
A1 | BLDG. # C- (TYP. 2-BEDROOM UNIT) FRONT ELEVATION
1/8"=1'-0"



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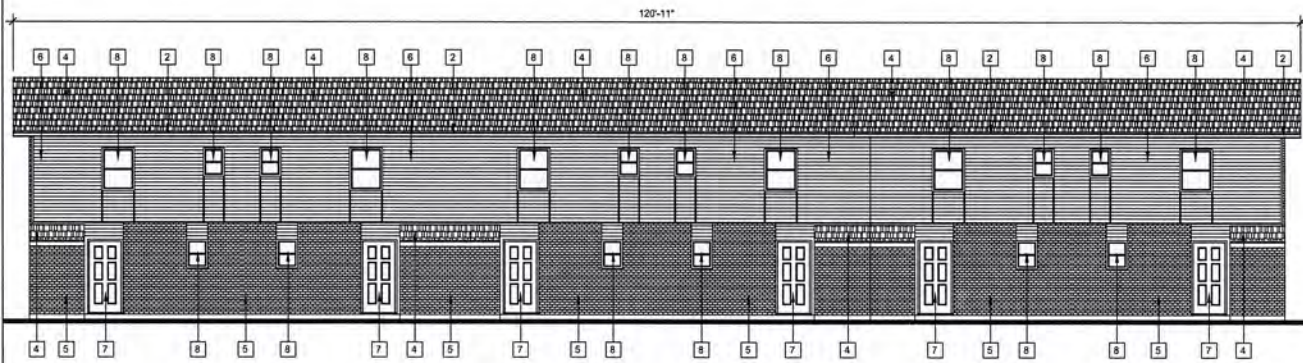
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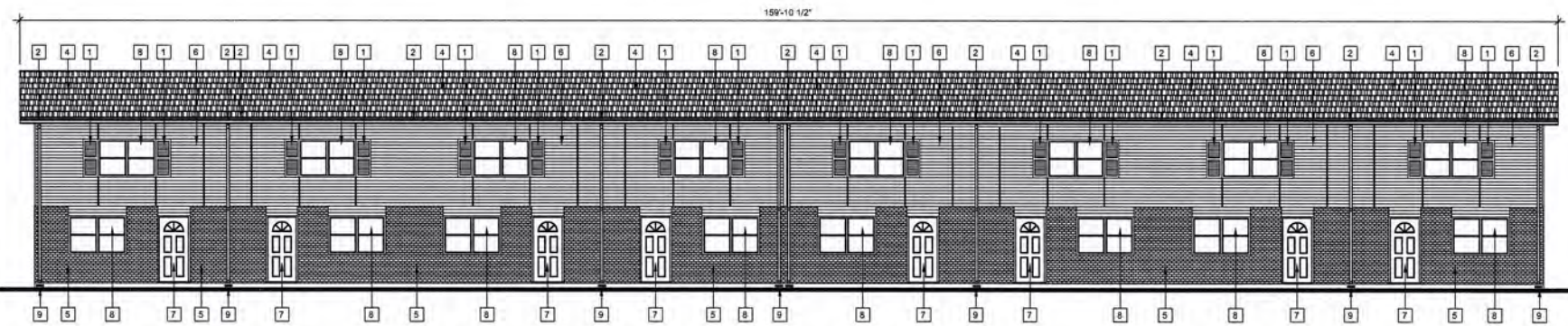
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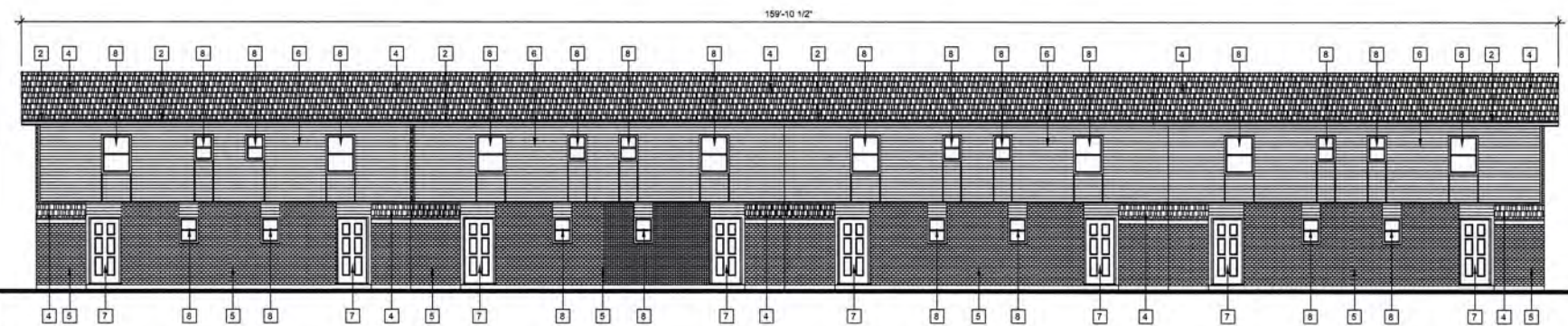
1
A1.1
BLDG. # D- (TYP. 3-BEDROOM UNIT) FRONT ELEVATION
1/8"=1'-0"



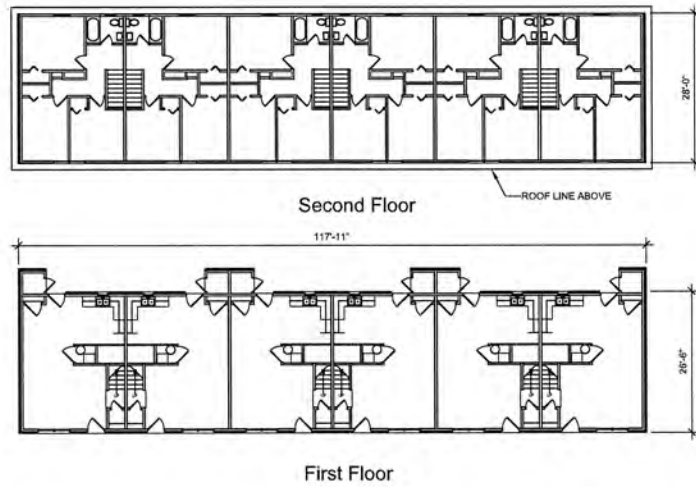
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A1.1
BLDG. # D- (TYP. 3-BEDROOM UNIT) REAR ELEVATION
1/8"=1'-0"



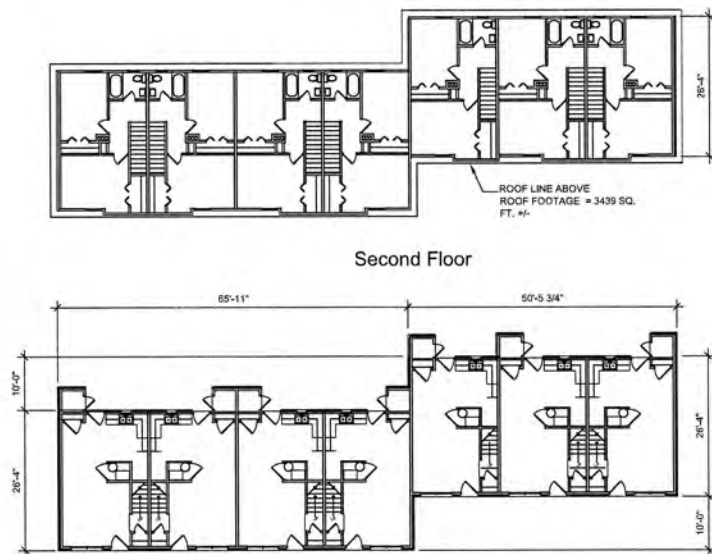
3
A1.1
BLDG. # E- (TYP. 3-BEDROOM UNIT) FRONT ELEVATION
1/8"=1'-0"



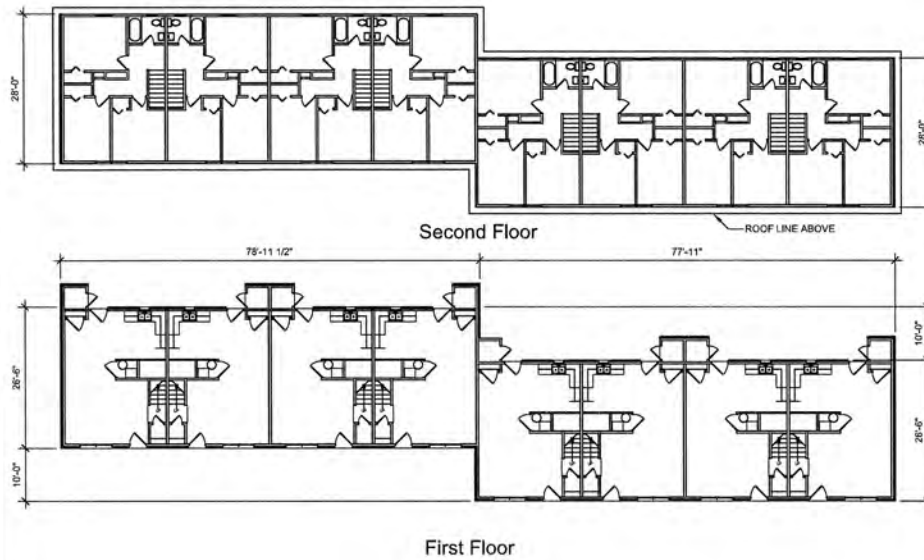
4
A1.1
BLDG. # E- (TYP. 3-BEDROOM UNIT) REAR ELEVATION
1/8"=1'-0"



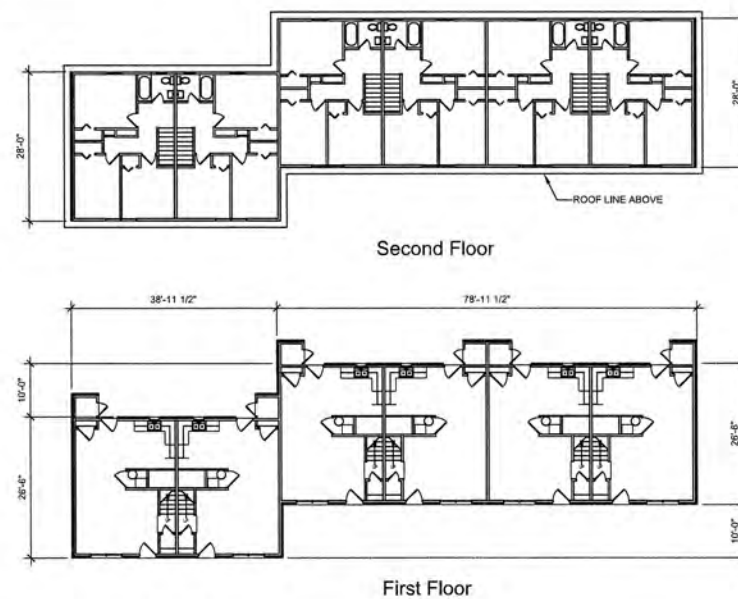
1
A2 BUILDING "A" - (6 TYP. 3-BEDROOM UNIT) EXISTING FLOOR PLAN
1/16"=1'-0"



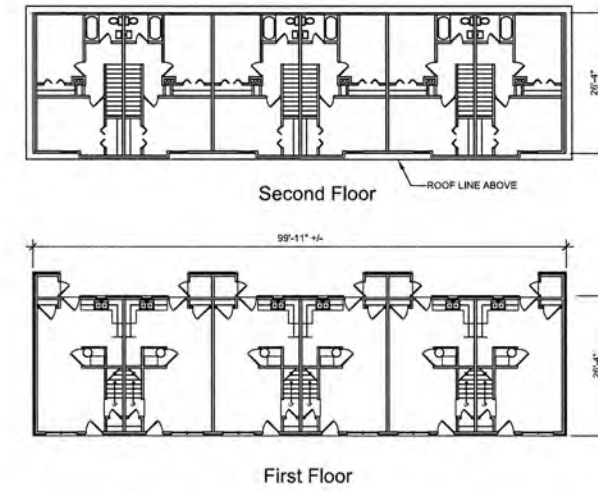
4
A2 BUILDING "B" - (7 TYP. 2-BEDROOM UNIT) EXISTING FLOOR PLAN
1/16"=1'-0"



2
A2 BUILDING "E" - (8TYP. 3-BEDROOM UNIT) EXISTING FLOOR PLAN
1/16"=1'-0"



5
A2 BUILDING "D" - (6 TYP. 3-BEDROOM UNIT) EXISTING FLOOR PLAN
1/16"=1'-0"



3
A2 BUILDING "C" - (6 TYP. 2-BEDROOM UNIT) EXISTING FLOOR PLAN
1/16"=1'-0"



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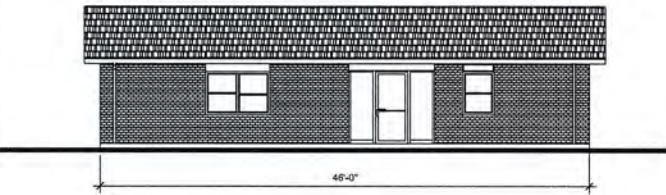
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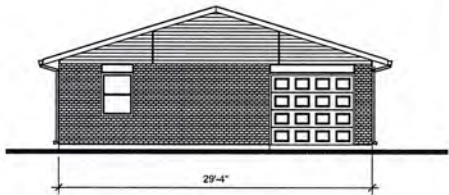
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A2

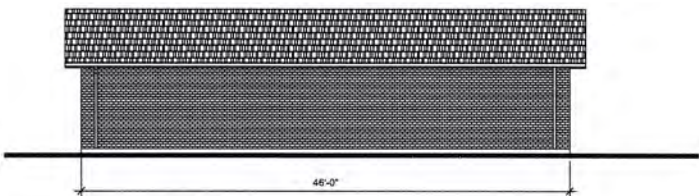
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4 OFFICE BUILDING - NORTH ELEVATION
A2.1 1/8"=1'-0"



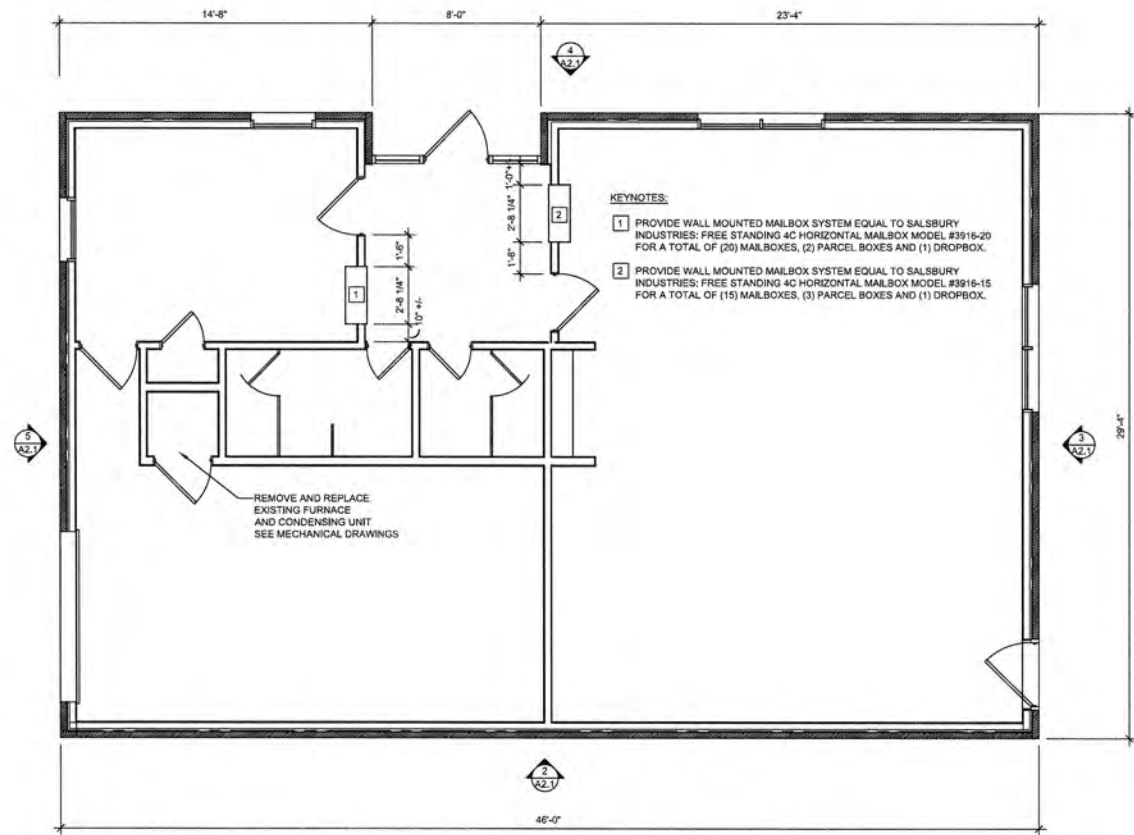
5 OFFICE BUILDING - WEST ELEVATION
A2.1 1/8"=1'-0"



2 OFFICE BUILDING - SOUTH ELEVATION
A2.1 1/8"=1'-0"



3 OFFICE BUILDING - EAST ELEVATION
A2.1 1/8"=1'-0"



1 OFFICE BUILDING - FLOOR PLAN
A2.1 1/4"=1'-0"



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SHEET NO.
A2.1

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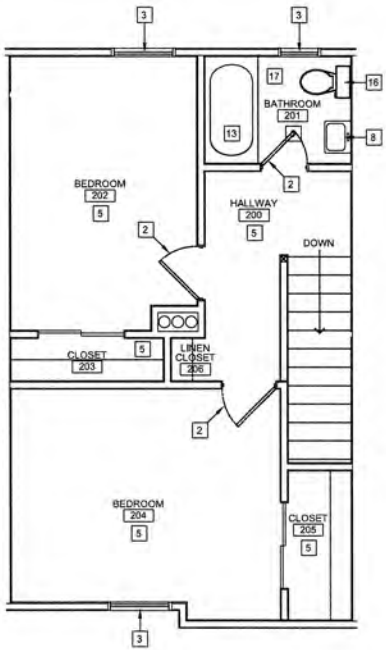
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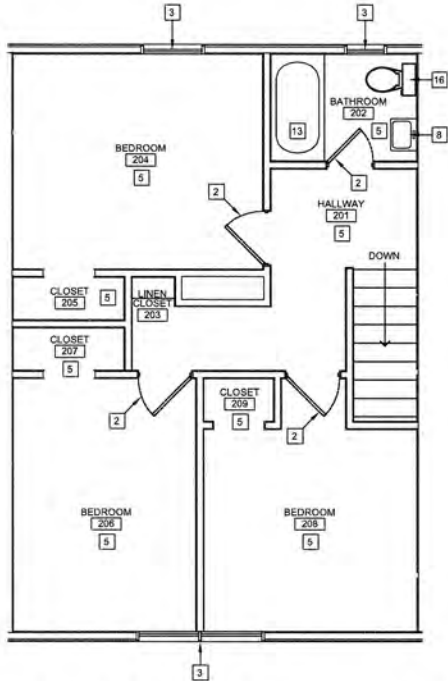
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SHEET NO.
A3



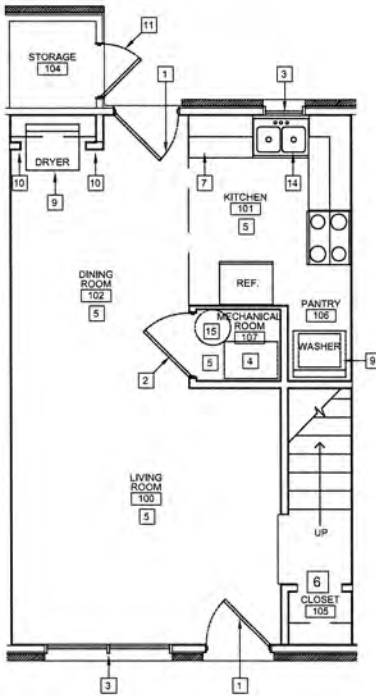
DEMOLITION PLAN - (TYP) 2-BEDROOM 2ND FLOOR
1/4"=1'-0"



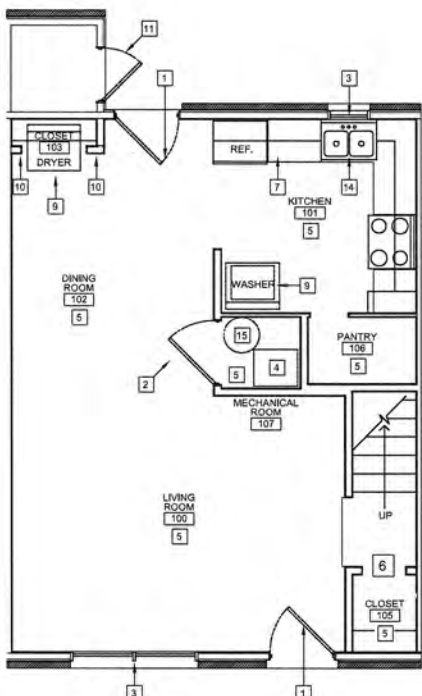
DEMOLITION PLAN - (TYP) 3-BEDROOM 2ND FLOOR
1/4"=1'-0"

DEMOLITION KEYNOTES:

- 1 REMOVE AND REPLACE EXISTING ENTRY DOORS WITH NEW paneled DOORS AS INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE AND APPLIANCES.
- 2 REMOVE AND REPLACE EXISTING INTERIOR DOORS WITH NEW AS INDICATED ON THE FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE AND APPLIANCES.
- 3 REMOVE AND REPLACE EXISTING ALUMINUM WINDOWS WITH NEW INSULATED VINYL WINDOWS. INSTALL NEW BLINDS AND SHADES IN ALL UNITS. SEE WINDOW SCHEDULE.
- 4 REMOVE AND REPLACE EXISTING FURNACE AND CONDENSING UNITS. SEE MECHANICAL DRAWINGS.
- 5 REMOVE AND REPLACE EXISTING FLOORING WITH NEW AS REQUIRED. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS OF NEW FLOORING.
- 6 EXISTING CLOSET DOOR AT THE BOTTOM OF STAIR LANDING TO REMAIN.
- 7 REMOVE AND REPLACE EXISTING KITCHEN CABINETS WITH NEW CABINETS OR REWORK EXISTING CABINETS TO ALLOW FOR NEW DISHWASHER. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS. ALL OTHER TO REMAIN.
- 8 EXISTING WALL HUNG SINKS IN THE BATHROOMS TO REMAIN.
- 9 REMOVE AND REPLACE APPLIANCES AS REQUIRED. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATION.
- 10 EXTEND EXISTING CLOSET WALLS TO ENCLOSE DRYER UNITS.
- 11 REMOVE AND REPLACE THE EXISTING DOOR WITH NEW METAL DOOR SYSTEM. SEE DOOR SCHEDULE.
- 12 EXISTING TUB/SHOWER TO REMAIN.
- 13 REUSE EXISTING KITCHEN SINKS AND ADD NEW GARBAGE DISPOSAL. SEE PLUMBING DRAWINGS FOR SPECIFICATIONS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 14 REMOVE AND REPLACE EXISTING HOT WATER HEATERS WITH NEW HIGH EFFICIENCY HOT WATER HEATER. SEE PLUMBING PLAN FOR NEW HOT WATER HEATER SPECIFICATIONS AND SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATION.
- 15 EXISTING WATER SENSITIVE WATER CLOSETS TO REMAIN.
- 16 REMOVE AND REPLACE ALL MECHANICAL GRILLES (FLOOR, CEILING, WALLS AND DOORS) TYPICAL IN ALL UNITS. PAINT AS REQUIRED.



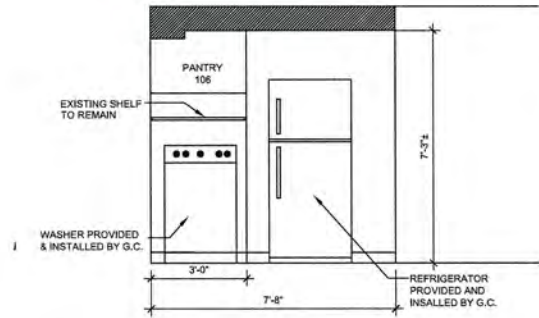
1
A3 DEMOLITION PLAN - (TYP) 2-BEDROOM 1ST FLOOR
1/4"=1'-0"



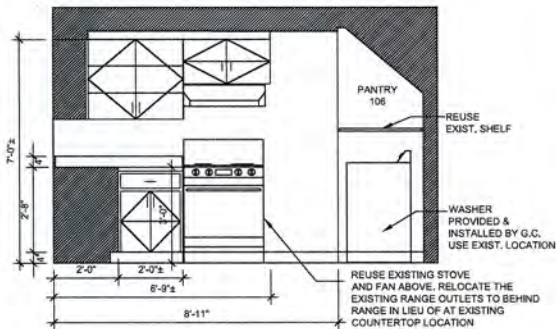
2
A3 DEMOLITION PLAN - (TYP) 3-BEDROOM 1ST FLOOR
1/4"=1'-0"

INTERIOR FINISH NOTES:

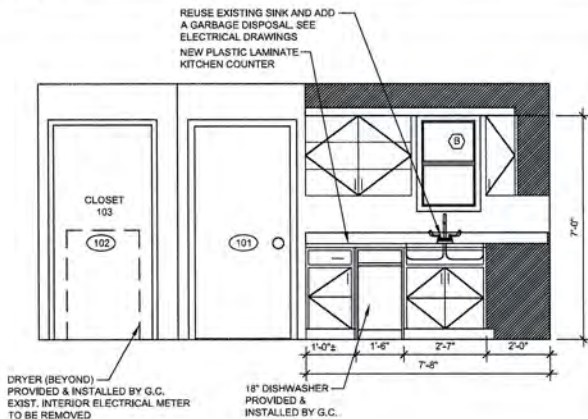
1. TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BOARD. WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
2. CLEAN EXIST. GYP. BOARD WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
3. INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
4. REPAIR, CLEAN AND PAINT EXIST. GYP. BOARD CEILING AS REQUIRED.
5. SEE FINISH SCHEDULE FOR SPECIFIC UNIT FINISHES AND SCOPE OF WORK.



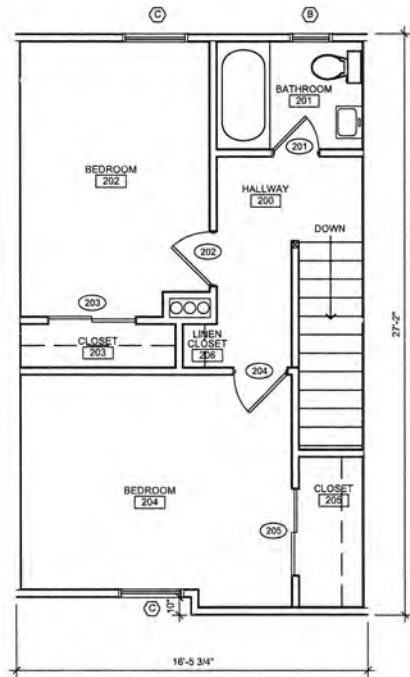
5
A4
TYP. 2-BEDROOM MILLWORK ELEVATION
3/8"=1'-0"



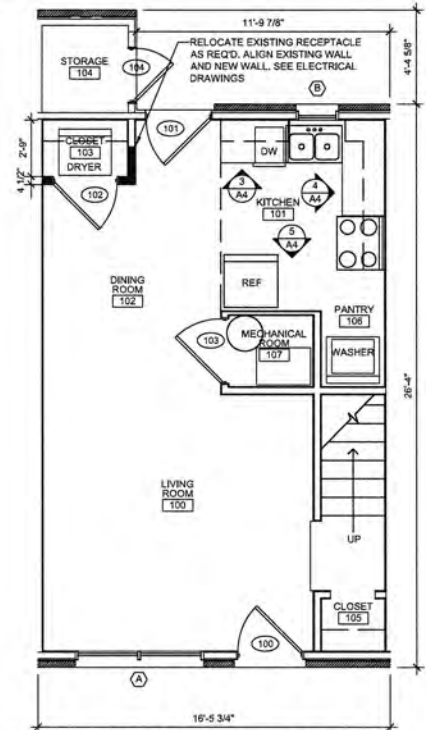
4
A4
TYP. 2-BEDROOM MILLWORK ELEVATION
3/8"=1'-0"



3
A4
TYP. 2-BEDROOM MILLWORK ELEVATION
3/8"=1'-0"



2
A4
(TYPICAL) 2-BEDROOM 2ND FLOOR PLAN
1/4"=1'-0"



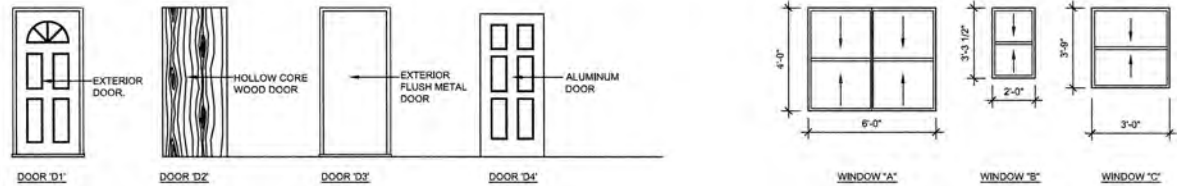
1
A4
(TYPICAL) 2-BEDROOM 1ST FLOOR PLAN
1/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXISTING	YES	NONE	YES	NONE			H-1	
101	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D4	EXIST.	NONE	NONE	YES	NONE			H-2	
102	3'-0"	6'-8"	3'-4"	6'-10"	1 3/8"	D2	NEW	NONE	NONE	NONE	NONE			H-4	
103	3'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	YES	NONE			H-3	
104	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST.	NONE	NONE	NONE	NONE			H-4	
201	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-3	
202	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-3	
203															EXISTING TO REMAIN
204	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-3	
205															EXISTING TO REMAIN

HARDWARE GROUPS

- H-1 EACH DOOR TO HAVE: (3) HINGES, LEVER HANDLE OPERATION, ENTRANCE LOCKSET & DEADBOLT WALL MOUNTED STOP, PEEPHOLE, WEATHER STRIPPING
- H-2 EACH DOOR TO HAVE: (3) HINGES, PRIVACY LOCKSET, LEVER HANDLE OPERATION, WALL STOP
- H-3 EACH DOOR TO HAVE: (3) HINGES, ONE PASSAGE LOCKSET, WALL STOP, LEVER HANDLE OPERATION
- H-4 EACH DOOR TO HAVE: (3) HINGES, ENTRANCE LOCKSET, WALL STOP, LEVER HANDLE OPERATION, WEATHER STRIPPING



WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LITEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	VINYL INSULATED WINDOW	6'-0"	4'-0"	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	VINYL INSULATED WINDOW	2'-0"	3'-4"	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
C	VINYL INSULATED WINDOW	3'-0"	3'-0"	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

- WINDOW NOTE:
1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
 2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



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OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-4322 FAX: (417) 863-4322

GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

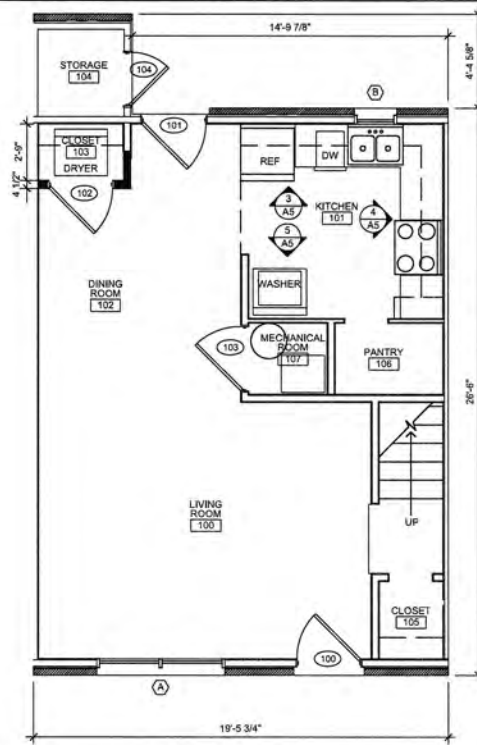
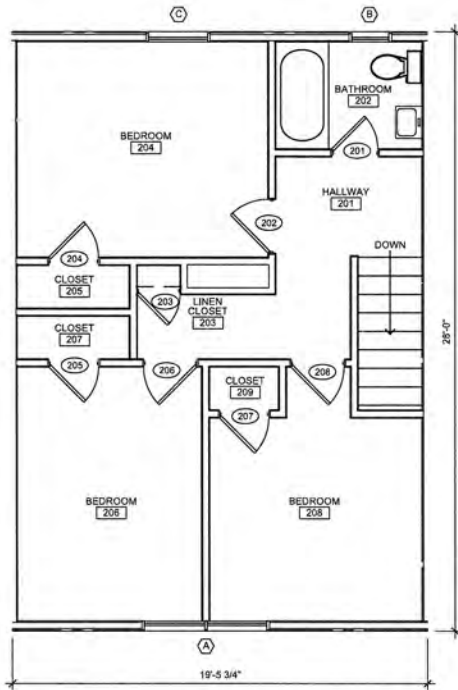
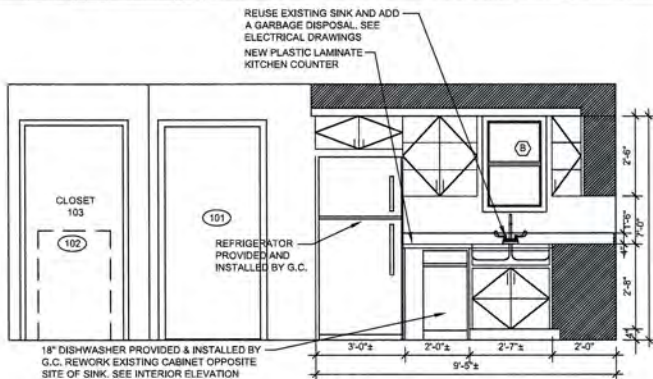
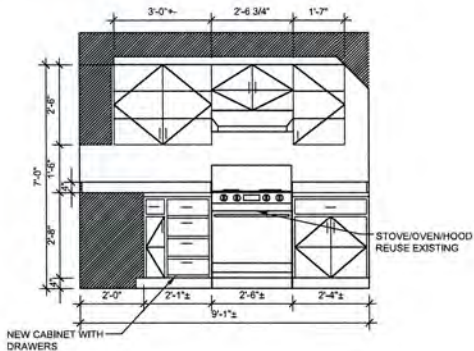
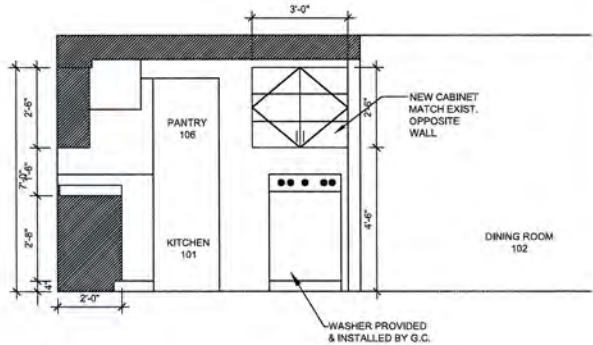
DATE
SEPTEMBER 25, 2020

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2019-1008

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A4

INTERIOR FINISH NOTES:

1. TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BOARD, WALLS AND APPLY ONE (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
2. CLEAN EXIST. GYP. BOARD WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
3. INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
4. REPAIR, CLEAN AND PAINT EXIST. GYP. BOARD CEILING AS REQUIRED.
5. SEE FINISH SCHEDULE FOR SPECIFIC UNIT FINISHES AND SCOPE OF WORK.



DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HOWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXISTING	YES	NONE	YES	NONE			H-1	
101	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D4	EXIST.	YES	NONE	YES	NONE			H-1	
102	3'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-3	
103	3'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-3	
104	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST.	NONE	NONE	YES	NONE			H-4	
201	2'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-2	
202	2'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-2	
203	1'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	NEW	NONE	NONE	NONE	NONE			H-3	
204	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-3	
205	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	NEW	NONE	NONE	NONE	NONE			H-3	
206	2'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-2	
207	2'-4"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	NEW	NONE	NONE	NONE	NONE			H-3	
208	2'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.	NONE	NONE	NONE	NONE			H-1	

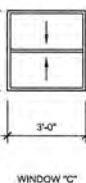
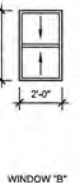
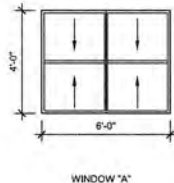
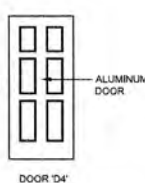
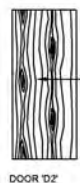
HARDWARE GROUPS

H-1 EACH DOOR TO HAVE:
(1) HINGES, LEVER HANDLE
OPERATION, ENTRANCE LOCKSET &
DEADBOLT WALL MOUNTED STOP,
PEEPHOLE, WEATHER STRIPPING

H-2 EACH DOOR TO HAVE:
(1) HINGES, PRIVACY LOCKSET,
LEVER HANDLE OPERATION,
WALL STOP

H-3 EACH DOOR TO HAVE:
(1) HINGES, ONE PASSAGE LOCKSET,
WALL STOP, LEVER HANDLE OPERATION

H-4 EACH DOOR TO HAVE:
(1) HINGES, ENTRANCE LOCKSET,
WALL STOP, LEVER HANDLE
OPERATION, WEATHER STRIPPING



WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LITEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	VINYL INSULATED WINDOW	6'-0"	4'-0"	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	VINYL INSULATED WINDOW	2'-0"	3'-4"	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
C	VINYL INSULATED WINDOW	3'-0"	3'-10"	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

WINDOW NOTE:

1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



REVISIONS

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OKE-THOMAS + ASSOCIATES, INC.
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GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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A5

INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR MTL. DOOR WIGGRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS			
A1	100	LIVING ROOM	●	●	●	●	●	●	●	●	●	●	
	101	KITCHEN	●	●	●	●	●	●	●	●	●	●	
	102	DINING ROOM	●	●	●	●	●	●	●	●	●	●	
	103	CLOSET	●	●	●	●	●	●	●	●	●	●	
	104	STORAGE (EXTERIOR)	●	●	●	●	●	●	●	●	●	●	
	105	CLOSET	●	●	●	●	●	●	●	●	●	●	
	106	PANTRY	●	●	●	●	●	●	●	●	●	●	
	107	MECH ROOM	●	●	●	●	●	●	●	●	●	●	
	108	LAUNDRY	●	●	●	●	●	●	●	●	●	●	
	109	STAIR	●	●	●	●	●	●	●	●	●	●	
	201	HALLWAY	●	●	●	●	●	●	●	●	●	●	
	202	BATHROOM	●	●	●	●	●	●	●	●	●	●	
	203	LINEN CLOSET	●	●	●	●	●	●	●	●	●	●	
	204	BEDROOM-1	●	●	●	●	●	●	●	●	●	●	
	205	CLOSET	●	●	●	●	●	●	●	●	●	●	
	206	BEDROOM-2	●	●	●	●	●	●	●	●	●	●	
	207	CLOSET	●	●	●	●	●	●	●	●	●	●	
	208	BEDROOM-3	●	●	●	●	●	●	●	●	●	●	
	209	CLOSET	●	●	●	●	●	●	●	●	●	●	
A2	100	LIVING ROOM	●	●	●	●	●	●	●	●	●	●	
	101	KITCHEN	●	●	●	●	●	●	●	●	●	●	
	102	DINING ROOM	●	●	●	●	●	●	●	●	●	●	
	103	CLOSET	●	●	●	●	●	●	●	●	●	●	
	104	STORAGE (EXTERIOR)	●	●	●	●	●	●	●	●	●	●	
	105	CLOSET	●	●	●	●	●	●	●	●	●	●	
	106	PANTRY	●	●	●	●	●	●	●	●	●	●	
	107	MECH ROOM	●	●	●	●	●	●	●	●	●	●	
	108	LAUNDRY	●	●	●	●	●	●	●	●	●	●	
	109	STAIR	●	●	●	●	●	●	●	●	●	●	
	201	HALLWAY	●	●	●	●	●	●	●	●	●	●	
	202	BATHROOM	●	●	●	●	●	●	●	●	●	●	
	203	LINEN CLOSET	●	●	●	●	●	●	●	●	●	●	
	204	BEDROOM-1	●	●	●	●	●	●	●	●	●	●	
	205	CLOSET	●	●	●	●	●	●	●	●	●	●	
	206	BEDROOM-2	●	●	●	●	●	●	●	●	●	●	
	207	CLOSET	●	●	●	●	●	●	●	●	●	●	
	208	BEDROOM-3	●	●	●	●	●	●	●	●	●	●	
	209	CLOSET	●	●	●	●	●	●	●	●	●	●	



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OKE-THOMAS + ASSOCIATES, INC.
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TELEPHONE: (417) 863-6262
FAX: (417) 863-9222

GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A6

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TRAILS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAIN EXIS. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAIN EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR METL. DOOR & GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
A3	100	LIVING ROOM	●	●	●	●	●	●					
	101	KITCHEN	●	●	●	●		●	●			●	
	102	DINING ROOM	●	●	●	●	●				●		
	103	CLOSET	●	●	●	●						●	
	104	STORAGE (EXTERIOR)	●					●					
	105	CLOSET	●	●	●	●							
	106	PANTRY	●	●	●	●			●				
	107	MECH ROOM	●	●	●	●	●			●	●	●	
	108	LAUNDRY	●	●	●	●							
	109	STAIR		●	●	●							
	201	HALLWAY	●	●	●	●							
	202	BATHROOM	●	●	●	●	●	●		●	●	●	
	203	LINEN CLOSET	●	●	●	●							
	204	BEDROOM-1	●	●	●	●	●	●				●	
	205	CLOSET	●	●	●	●	●	●	●				
	206	BEDROOM-2	●	●	●	●	●	●	●			●	
	207	CLOSET	●	●	●	●	●	●	●			●	
	208	BEDROOM-3	●	●	●	●	●	●	●			●	
	209	CLOSET	●	●	●	●	●	●	●			●	
A4	100	LIVING ROOM	●	●	●	●	●	●					
	101	KITCHEN	●	●	●	●		●	●			●	
	102	DINING ROOM	●	●	●	●	●				●		
	103	CLOSET	●	●	●	●						●	
	104	STORAGE (EXTERIOR)	●					●					
	105	CLOSET	●	●	●	●							
	106	PANTRY	●	●	●	●			●				
	107	MECH ROOM	●	●	●	●	●			●	●	●	
	108	LAUNDRY	●	●	●	●							
	109	STAIR		●	●	●							
	201	HALLWAY	●	●	●	●							
	202	BATHROOM	●	●	●	●	●	●		●	●	●	
	203	LINEN CLOSET	●	●	●	●							
	204	BEDROOM-1	●	●	●	●	●	●				●	
	205	CLOSET	●	●	●	●	●	●	●				
	206	BEDROOM-2	●	●	●	●	●	●	●			●	
	207	CLOSET	●	●	●	●	●	●	●			●	
	208	BEDROOM-3	●	●	●	●	●	●	●			●	
	209	CLOSET	●	●	●	●	●	●	●			●	



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GLENWOOD APARTMENTS
FOR
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SPRINGFIELD, MO 65802

DATE
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COMM. NO.
2019-1008

SHEET NO.
A7

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

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2019-1008

SHEET NO.
A8

INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREAD & RIGERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXISTING WATER CLOSET TO REMAIN NEW WATER CLOSET NEW BATH TUB / SHOWER EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW. AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
B1	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	DINING ROOM	•	•	•	•	•	•	•	•	•	•	
	103	PANTRY	•	•	•	•	•	•	•	•	•	•	
	104	STORAGE (EXTERIOR)	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	MECH ROOM	•	•	•	•	•	•	•	•	•	•	
	107	STAIR	•	•	•	•	•	•	•	•	•	•	
	108	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	200	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	201	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•	•	•	•	•	
	203	CLOSET	•	•	•	•	•	•	•	•	•	•	
	204	BEDROOM-2	•	•	•	•	•	•	•	•	•	•	
	205	CLOSET	•	•	•	•	•	•	•	•	•	•	
	206	LINEN CLOSET	•	•	•	•	•	•	•	•	•	•	
B2	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	DINING ROOM	•	•	•	•	•	•	•	•	•	•	
	103	PANTRY	•	•	•	•	•	•	•	•	•	•	
	104	STORAGE (EXTERIOR)	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	MECH ROOM	•	•	•	•	•	•	•	•	•	•	
	107	STAIR	•	•	•	•	•	•	•	•	•	•	
	108	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	200	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	201	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•	•	•	•	•	
	203	CLOSET	•	•	•	•	•	•	•	•	•	•	
	204	BEDROOM-2	•	•	•	•	•	•	•	•	•	•	
	205	CLOSET	•	•	•	•	•	•	•	•	•	•	
	206	LINEN CLOSET	•	•	•	•	•	•	•	•	•	•	
B3	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	
	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	
	102	DINING ROOM	•	•	•	•	•	•	•	•	•	•	
	103	PANTRY	•	•	•	•	•	•	•	•	•	•	
	104	STORAGE (EXTERIOR)	•	•	•	•	•	•	•	•	•	•	
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	
	106	MECH ROOM	•	•	•	•	•	•	•	•	•	•	
	107	STAIR	•	•	•	•	•	•	•	•	•	•	
	108	LAUNDRY	•	•	•	•	•	•	•	•	•	•	
	200	HALLWAY	•	•	•	•	•	•	•	•	•	•	
	201	BATHROOM	•	•	•	•	•	•	•	•	•	•	
	202	BEDROOM-1	•	•	•	•	•	•	•	•	•	•	
	203	CLOSET	•	•	•	•	•	•	•	•	•	•	
	204	BEDROOM-2	•	•	•	•	•	•	•	•	•	•	
	205	CLOSET	•	•	•	•	•	•	•	•	•	•	
	206	LINEN CLOSET	•	•	•	•	•	•	•	•	•	•	



REVISIONS	
CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6282 FAX: (417) 863-6222

GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A9

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NEW GYP. BD. MATCH EXISTING NONE	EXIST. INTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. INTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. INTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR METAL DOOR W/ROLLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER NEW WASHER DRYER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
B4	100	LIVING ROOM											
BLDG. B - 2 BEDROOM	101	KITCHEN											
	102	DINING ROOM											
	103	PANTRY											
	104	STORAGE (EXTERIOR)											
	105	CLOSET											
	106	MECH ROOM											
	107	STAIR											
	108	LAUNDRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	BEDROOM-2											
	205	CLOSET											
	206	LINEN CLOSET											
B5	100	LIVING ROOM											
BLDG. B - 2 BEDROOM	101	KITCHEN											
	102	DINING ROOM											
	103	PANTRY											
	104	STORAGE (EXTERIOR)											
	105	CLOSET											
	106	MECH ROOM											
	107	STAIR											
	108	LAUNDRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	BEDROOM-2											
	205	CLOSET											
	206	LINEN CLOSET											
B6	100	LIVING ROOM											
BLDG. B - 2 BEDROOM	101	KITCHEN											
	102	DINING ROOM											
	103	PANTRY											
	104	STORAGE (EXTERIOR)											
	105	CLOSET											
	106	MECH ROOM											
	107	STAIR											
	108	LAUNDRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	BEDROOM-2											
	205	CLOSET											
	206	LINEN CLOSET											



REVISIONS	
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GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A10

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXISTING MTL DOOR WEGRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINETST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
B7	100	LIVING ROOM	•	•	•	•	•	•					
BLDG. B - 2 BEDROOM	101	KITCHEN	•	•	•	•	•	•	•	•		•	
	102	DINING ROOM	•	•	•	•	•				•	•	
	103	PANTRY	•	•		•	•					•	
	104	STORAGE (EXTERIOR)	•										
	105	CLOSET	•	•		•	•		•				
	106	MECH ROOM	•			•	•				•	•	
	107	STAIR		•	•	•	•					•	
	108	LAUNDRY	•	•		•	•		•				
	200	HALLWAY	•	•		•	•					•	•
	201	BATHROOM	•	•	•	•	•	•	•	•		•	
	202	BEDROOM-1	•	•	•	•	•	•	•			•	
	203	CLOSET	•	•	•	•	•	•	•			•	
	204	BEDROOM-2	•	•	•	•	•	•	•			•	
	205	CLOSET	•	•	•	•	•	•	•			•	
206	LINEN CLOSET	•	•		•	•							
C1	100	LIVING ROOM	•	•	•	•	•	•				•	
BLDG. C - 2 BEDROOM	101	KITCHEN	•	•	•	•	•	•	•	•		•	
	102	DINING ROOM	•	•	•	•	•		•		•	•	
	103	PANTRY	•	•		•	•					•	
	104	PANTRY	•									•	
	105	CLOSET	•	•		•	•		•				
	106	MECH ROOM	•			•	•				•	•	
	107	STAIR		•	•	•	•					•	
	108	LAUNDRY	•		•	•	•		•				
	200	HALLWAY	•	•		•	•					•	•
	201	BATHROOM	•	•	•	•	•	•	•	•		•	
	202	BEDROOM-1	•	•	•	•	•	•	•		•	•	
	203	CLOSET	•	•	•	•	•	•	•			•	
	204	BEDROOM-2	•	•	•	•	•	•	•			•	
	205	CLOSET	•	•	•	•	•	•	•				
206	LINEN CLOSET	•	•		•	•							
C2	100	LIVING ROOM	•	•	•	•	•	•				•	
BLDG. C - 2 BEDROOM	101	KITCHEN	•	•	•	•	•	•	•	•		•	
	102	DINING ROOM	•	•	•	•	•		•		•	•	
	103	PANTRY	•	•		•	•					•	
	104	PANTRY	•									•	
	105	CLOSET	•	•		•	•		•				
	106	MECH ROOM	•			•	•				•	•	
	107	STAIR		•	•	•	•					•	
	108	LAUNDRY	•	•		•	•		•				
	200	HALLWAY	•	•		•	•					•	•
	201	BATHROOM	•	•	•	•	•	•	•	•		•	
	202	BEDROOM-1	•	•	•	•	•	•	•		•	•	
	203	CLOSET	•	•	•	•	•	•	•			•	
	204	BEDROOM-2	•	•	•	•	•	•	•			•	
	205	CLOSET	•	•	•	•	•	•	•				
206	LINEN CLOSET	•	•		•	•							

INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREAD & RISERS EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR METAL DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK, ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER, DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW SMOKE DETECTORS		
C3	100	LIVING ROOM											
	101	KITCHEN											
	102	DINING ROOM											
	103	PANTRY											
	104	STORAGE (EXTERIOR)											
	105	CLOSET											
	106	MECH ROOM											
	107	STAIR											
	108	LAUNDRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	BEDROOM-2											
	205	CLOSET											
	206	LINEN CLOSET											
C4	100	LIVING ROOM											
	101	KITCHEN											
	102	DINING ROOM											
	103	PANTRY											
	104	STORAGE (EXTERIOR)											
	105	CLOSET											
	106	MECH ROOM											
	107	STAIR											
	108	LAUNDRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	BEDROOM-2											
	205	CLOSET											
	206	LINEN CLOSET											
C5	100	LIVING ROOM											
	101	KITCHEN											
	102	DINING ROOM											
	103	PANTRY											
	104	STORAGE (EXTERIOR)											
	105	CLOSET											
	106	MECH ROOM											
	107	STAIR											
	108	LAUNDRY											
	200	HALLWAY											
	201	BATHROOM											
	202	BEDROOM-1											
	203	CLOSET											
	204	BEDROOM-2											
	205	CLOSET											
	206	LINEN CLOSET											



REVISIONS	
CD PACKAGE	9-25-2020

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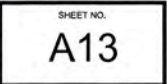
GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR MTL. DOOR WORKILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD. NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUBSHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
D1	100	LIVING ROOM	●	●	●	●	●	●					
	101	KITCHEN	●	●	●	●		●	●	●		●	
	102	DINING ROOM	●	●	●	●	●				●	●	
	103	CLOSET	●	●	●	●		●				●	
	104	STORAGE (EXTERIOR)	●					●					
	105	CLOSET	●	●	●	●			●				
	106	PANTRY	●	●	●	●			●			●	
	107	MECH ROOM	●	●	●		●			●		●	
	108	LAUNDRY	●	●	●	●					●	●	
	109	STAIR		●	●	●					●	●	
	201	HALLWAY	●	●	●	●						●	
	202	BATHROOM	●	●	●	●	●	●	●	●		●	●
	203	LINEN CLOSET	●	●	●	●				●	●		
	204	BEDROOM-1	●	●	●	●	●	●	●			●	●
	205	CLOSET	●	●	●	●	●	●	●			●	
	206	BEDROOM-2	●	●	●	●	●	●	●			●	●
	207	CLOSET	●	●	●	●	●	●	●			●	
	208	BEDROOM-3	●	●	●	●	●	●				●	●
	209	CLOSET	●	●		●	●	●	●				
D2	100	LIVING ROOM	●	●	●	●	●	●					
	101	KITCHEN	●	●	●	●		●	●	●		●	
	102	DINING ROOM	●	●	●	●	●				●	●	
	103	CLOSET	●	●	●	●		●				●	
	104	STORAGE (EXTERIOR)	●					●					
	105	CLOSET	●	●	●	●			●				
	106	PANTRY	●	●	●	●			●			●	
	107	MECH ROOM	●	●	●		●			●	●	●	
	108	LAUNDRY	●	●	●	●						●	
	109	STAIR		●	●	●						●	
	201	HALLWAY	●	●	●	●						●	
	202	BATHROOM	●	●	●	●	●	●	●	●	●	●	
	203	LINEN CLOSET	●	●	●	●				●			
	204	BEDROOM-1	●	●	●	●	●	●	●			●	●
	205	CLOSET	●	●	●	●	●	●	●			●	
	206	BEDROOM-2	●	●	●	●	●	●	●			●	●
	207	CLOSET	●	●	●	●	●	●	●			●	
	208	BEDROOM-3	●	●	●	●	●	●				●	●
	209	CLOSET	●	●		●	●	●	●				



REVISIONS	
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OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESWAY • SPRINGFIELD, MO 65802
TELEPHONE (417) 863-6262 FAX (417) 863-6262

GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS 4 RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL EDGE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR METL. DOOR 4 GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REMOVE EXISTING CABINET/ST REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER / DRYER STACKABLE NEW WASHER / DRYER TO REMAIN NEW WASHER 4 DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE 4 RIGID ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
D3	100	LIVING ROOM	•	•	•	•	•	•					
	101	KITCHEN	•	•	•	•	•	•	•	•		•	
	102	DINING ROOM	•	•	•	•	•	•			•		
	103	CLOSET	•	•	•	•	•	•				•	
	104	STORAGE (EXTERIOR)	•				•	•					
	105	CLOSET	•	•	•	•	•	•					
	106	PANTRY	•	•	•	•	•	•				•	
	107	MECH ROOM	•	•	•	•	•	•			•	•	
	108	LAUNDRY	•	•	•	•	•	•			•	•	
	109	STAIR	•	•	•	•	•	•				•	
	201	HALLWAY	•	•	•	•	•	•				•	
	202	BATHROOM	•	•	•	•	•	•		•		•	
	203	LINEN CLOSET	•	•	•	•	•	•					
	204	BEDROOM-1	•	•	•	•	•	•				•	
	205	CLOSET	•	•	•	•	•	•				•	
	206	BEDROOM-2	•	•	•	•	•	•				•	
	207	CLOSET	•	•	•	•	•	•				•	
	208	BEDROOM-3	•	•	•	•	•	•				•	
	209	CLOSET	•	•	•	•	•	•				•	
D4	100	LIVING ROOM	•	•	•	•	•	•					
	101	KITCHEN	•	•	•	•	•	•	•	•		•	
	102	DINING ROOM	•	•	•	•	•	•			•		
	103	CLOSET	•	•	•	•	•	•				•	
	104	STORAGE (EXTERIOR)	•				•	•					
	105	CLOSET	•	•	•	•	•	•					
	106	PANTRY	•	•	•	•	•	•				•	
	107	MECH ROOM	•	•	•	•	•	•			•	•	
	108	LAUNDRY	•	•	•	•	•	•			•	•	
	109	STAIR	•	•	•	•	•	•				•	
	201	HALLWAY	•	•	•	•	•	•				•	
	202	BATHROOM	•	•	•	•	•	•		•		•	
	203	LINEN CLOSET	•	•	•	•	•	•					
	204	BEDROOM-1	•	•	•	•	•	•				•	
	205	CLOSET	•	•	•	•	•	•				•	
	206	BEDROOM-2	•	•	•	•	•	•				•	
	207	CLOSET	•	•	•	•	•	•				•	
	208	BEDROOM-3	•	•	•	•	•	•				•	
	209	CLOSET	•	•	•	•	•	•				•	



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FAX: (417) 883-9222

GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A15

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREAD & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER, DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
D5	100	LIVING ROOM	●	●	●		●	●					
BLDG. D - 3 BEDROOM	101	KITCHEN	●	●	●		●	●	●	●		●	
	102	DINING ROOM	●	●	●		●				●		
	103	CLOSET	●	●	●							●	
	104	STORAGE (EXTERIOR)	●						●	●			
	105	CLOSET		●	●					●			
	106	PANTRY		●						●			
	107	MECH ROOM	●	●							●		
	108	LAUNDRY		●	●	●							●
	109	STAIR		●	●	●					●	●	
	201	HALLWAY		●	●	●							●
	202	BATHROOM		●	●	●				●	●		
	203	LINEN CLOSET		●	●	●						●	
	204	BEDROOM-1		●	●	●				●			●
	205	CLOSET		●	●	●				●			
	206	BEDROOM-2		●	●	●				●			●
	207	CLOSET		●	●	●				●			
	208	BEDROOM-3		●	●	●				●			●
	209	CLOSET		●		●				●			
D6	100	LIVING ROOM	●	●	●		●	●					●
BLDG. D - 3 BEDROOM	101	KITCHEN	●	●	●				●	●		●	●
	102	DINING ROOM	●	●	●		●				●		●
	103	CLOSET	●	●	●								●
	104	STORAGE (EXTERIOR)	●						●	●			
	105	CLOSET		●	●					●			
	106	PANTRY		●	●					●			●
	107	MECH ROOM	●	●							●		●
	108	LAUNDRY		●	●	●							●
	109	STAIR		●	●	●					●	●	
	201	HALLWAY		●	●	●							●
	202	BATHROOM		●	●	●				●	●		●
	203	LINEN CLOSET		●	●	●							●
	204	BEDROOM-1		●	●	●				●			●
	205	CLOSET		●	●	●				●			
	206	BEDROOM-2		●	●	●				●			●
	207	CLOSET		●	●	●				●			
	208	BEDROOM-3		●	●	●				●			●
	209	CLOSET		●		●				●			



REVISIONS		
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GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

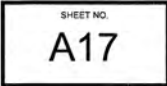
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A16

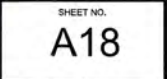
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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS																													
UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS				WINDOWS	APPLIANCES-CABINETS				PLUMBING				HVAC		ELECTRICAL		REMARKS					
				EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREADS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PANT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PANT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER /DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER.	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTOR(S)																
E1	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
BLDG. E - 3 BEDROOM	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	102	DINING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	103	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	104	STORAGE (EXTERIOR)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	105	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	106	PANTRY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	107	MECH ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	108	LAUNDRY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	109	STAIR	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	201	HALLWAY	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	202	BATHROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	203	LINEN CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	204	BEDROOM-1	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	205	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	206	BEDROOM-2	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	207	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	208	BEDROOM-3	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	209	CLOSET	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	E2	100	LIVING ROOM	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•					
BLDG. E - 3 BEDROOM	101	KITCHEN	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
	102	DINING ROOM	•	•	•	•																							

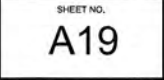


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UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS	
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREDS & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAIN EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAIN EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR METL. DOOR & GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINETST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK. ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS		
E3	100	LIVING ROOM	●	●	●	●	●	●						
BLDG. E - 3 BEDROOM	101	KITCHEN	●	●	●	●		●	●	●	●	●		
	102	DINING ROOM	●	●	●		●				●	●		
	103	CLOSET	●	●	●							●		
	104	STORAGE (EXTERIOR)	●											
	105	CLOSET	●	●	●				●					
	106	PANTRY	●	●	●				●					
	107	MECH ROOM	●	●	●		●	●			●	●		
	108	LAUNDRY	●	●	●	●	●				●	●		
	109	STAIR		●	●	●	●				●	●		
	201	HALLWAY	●	●	●	●	●					●		
	202	BATHROOM	●	●	●	●	●	●	●	●		●	●	
	203	LINEN CLOSET	●	●	●	●	●			●	●			
	204	BEDROOM-1	●	●	●	●	●	●	●			●	●	
	205	CLOSET	●	●	●	●	●	●	●					
	206	BEDROOM-2	●	●	●	●	●	●	●			●	●	
	207	CLOSET	●	●	●	●	●	●	●					
	208	BEDROOM-3	●	●	●	●	●	●				●	●	
	209	CLOSET	●	●	●	●	●		●					
E4	100	LIVING ROOM	●	●	●	●	●	●				●		
BLDG. E - 3 BEDROOM	101	KITCHEN	●	●	●	●		●	●	●	●	●		
	102	DINING ROOM	●	●	●		●				●	●		
	103	CLOSET	●	●	●	●						●		
	104	STORAGE (EXTERIOR)	●											
	105	CLOSET	●	●	●	●			●					
	106	PANTRY	●	●	●	●			●			●		
	107	MECH ROOM	●	●	●	●	●	●			●	●		
	108	LAUNDRY	●	●	●	●	●				●	●		
	109	STAIR		●	●	●	●				●	●		
	201	HALLWAY	●	●	●	●	●					●	●	
	202	BATHROOM	●	●	●	●	●	●	●	●	●	●		
	203	LINEN CLOSET	●	●	●	●	●			●	●			
	204	BEDROOM-1	●	●	●	●	●	●				●	●	
	205	CLOSET	●	●	●	●	●	●	●					
	206	BEDROOM-2	●	●	●	●	●	●				●	●	
	207	CLOSET	●	●	●	●	●	●	●					



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[illegible]

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INTERIOR FINISH SCHEDULE & APPLIANCES -- GLENWOOD APARTMENTS

UNIT NO.	ROOM NO.	ROOM	FLOOR	BASE	WALLS	CEILING	DOORS	WINDOWS	APPLIANCES-CABINETS	PLUMBING	HVAC	ELECTRICAL	REMARKS
			EXIST. FLOOR TO REMAIN NEW LUXURY VINYL FLOORING NEW CARPET REPAIR AND SEAL CONCRETE FLOOR INSTALL RUBBER TREAD & RISERS	EXIST. BASE TO REMAIN NEW WOOD BASE NEW VINYL BASE NONE	PAINT EXIST. AND NEW WALLS TYP. NEW GYP. BD. NEW WALLS	PAINT EXISTING AND NEW CEILING NONE NEW GYP. BD. MATCH EXISTING	EXIST. EXTERIOR FRONT DOOR TO REMAIN NEW EXTERIOR FRONT DOOR EXIST. EXTERIOR BACK DOOR TO REMAIN NEW EXTERIOR BACK DOOR EXIST. EXTERIOR STORAGE DOOR TO REMAIN NEW EXTERIOR STORAGE DOOR EXIST. INTERIOR DOOR TO REMAIN NEW INTERIOR DOOR EXIST. SLIDING CLOSET DOOR TO REMAIN NEW SLIDING CLOSET DOOR EXIST. DOOR FRAMES TO REMAIN NEW DOOR FRAMES HARDWARE INSTALL EXTERIOR MTL. DOOR W/GRILLS	NEW DOUBLE HUNG VINYL INSULATED	DISHWASHER REFRIGERATOR STOVE MICROWAVE EXIST. CABINET TO REMAIN NEW CABINET REWORK EXISTING CABINET/ST EXIST. SHELVES TO REMAIN NEW SHELVES REMOVE EXISTING MEDICINE CABINET INSTALL NEW MIRROR	EXIST. SINK ADD NEW GARBAGE DISPOSAL NEW SINK W/ GARBAGE DISPOSAL EXIST. LAVATORY TO REMAIN NEW LAVATORY / CABINET NEW FAUCET EXIST. WATER CLOSET TO REMAIN NEW WATER CLOSET EXIST. BATH TUB / SHOWER TO REMAIN EXIST. WATER HEATER TO REMAIN NEW WATER HEATER EXIST. WASHER TO REMAIN NEW WASHER DRYER STACKABLE EXIST. DRYER TO REMAIN NEW WASHER & DRYER FRONT LOAD INSTALL BATH SURROUND AT TUB/SHOWER	EXIST. FURNACE TO REMAIN NEW GAS FURNACE EXIST. AIR CONDIT. CONDENSER TO REMAIN NEW AIR CONDIT. CONDENSER EXIST. EXHAUST FAN TO REMAIN NEW EXHAUST FAN NEW DUCTWORK	EXIST. ELECTRICAL PANEL TO REMAIN NEW ELECTRICAL PANEL RELOCATE & REDO ELECTRICAL PANEL EXIST. LED LIGHTS TO REMAIN INSTALL NEW LED LIGHT FIXTURES INSTALL NEW RECEPTACLES INSTALL NEW SMOKE DETECTORS	
E7	100	LIVING ROOM	●	●	●	●	●	●					
BLDG. E - 3 BEDROOM	101	KITCHEN	●	●	●	●		●	●	●		●	
	102	DINING ROOM	●	●	●		●				●	●	
	103	CLOSET	●	●	●			●	●			●	
	104	STORAGE (EXTERIOR)	●						●	●			
	105	CLOSET	●	●	●	●							
	106	PANTRY	●	●	●	●			●			●	
	107	MECH ROOM	●	●	●		●		●		●	●	
	108	LAUNDRY	●	●	●	●						●	
	109	STAIR		●	●	●					●	●	
	201	HALLWAY	●	●	●	●						●	
	202	BATHROOM	●	●	●	●	●			●	●	●	
	203	LINEN CLOSET	●	●	●	●						●	
	204	BEDROOM-1	●	●	●	●	●	●		●		●	●
	205	CLOSET	●	●	●	●	●	●	●			●	
	206	BEDROOM-2	●	●	●	●	●	●	●			●	●
	207	CLOSET	●	●	●	●	●	●	●			●	
	208	BEDROOM-3	●	●	●	●	●	●				●	●
	209	CLOSET	●	●		●	●		●				
E8	100	LIVING ROOM	●	●	●	●	●	●				●	
BLDG. E - 3 BEDROOM	101	KITCHEN	●	●	●	●		●	●	●		●	
	102	DINING ROOM	●	●	●		●				●	●	
	103	CLOSET	●	●	●	●		●	●			●	
	104	STORAGE (EXTERIOR)	●						●	●			
	105	CLOSET	●	●	●	●							
	106	PANTRY	●	●	●	●			●			●	
	107	MECH ROOM	●	●	●		●		●		●	●	
	108	LAUNDRY	●	●	●	●					●	●	
	109	STAIR		●	●	●					●	●	
	201	HALLWAY	●	●	●	●						●	
	202	BATHROOM	●	●	●	●	●		●	●		●	
	203	LINEN CLOSET	●	●	●	●						●	
	204	BEDROOM-1	●	●	●	●	●	●				●	●
	205	CLOSET	●	●	●	●	●	●	●			●	
	206	BEDROOM-2	●	●	●	●	●	●				●	●
	207	CLOSET	●	●	●	●	●	●	●			●	
	208	BEDROOM-3	●	●	●	●	●	●				●	●
	209	CLOSET	●	●		●	●		●			●	



REVISIONS	
CD PACKAGE	9-25-2020

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GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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PLUMBING NOTES

- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
- LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
- INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
- COORDINATE INSTALLATION TO PREVENT CONFLICTS BETWEEN PIPING, CONDUIT, LIGHTS AND STRUCTURE.
- CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES AND ARRANGE FOR DOMESTIC WATER, SEWER SERVICE AND GAS SERVICE AS INDICATED ON DRAWINGS.
- PROVIDE SLEEVES AND/OR OPENINGS TO RUN PLUMBING PIPES THROUGH FOUNDATIONS, FLOORS, WALLS AND ROOF.
- FIRE SEAL AROUND PLUMBING AND PIPING PENETRATIONS OF FIRE RATED SURFACES.
- FINAL PRODUCT SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
- FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONAL SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL PLUMBING, INTERNATIONAL BUILDING, NATIONAL ELECTRICAL, INTERNATIONAL FUEL GAS AND INTERNATIONAL MECHANICAL CODE.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
- THESE DRAWINGS ARE DIAGRAMMATICAL. COORDINATE WITH ARCHITECTURAL DRAWINGS, EQUIPMENT AND FIXTURE SUPPLIER FOR EXACT LOCATION AND REQUIREMENTS FOR ALL ROUGH IN AND FINAL HOOKUPS.
- APPROPRIATE TRADES SHALL ROUGH-IN KITCHEN AREA BY DIMENSIONED ROUGH-IN SPECIFICATIONS PER KITCHEN EQUIPMENT SUPPLIER OR ARCHITECT.
- SEE ARCHITECTURAL DRAWINGS FOR THE EXACT LOCATION OF PLUMBING FIXTURES.
- ALL LAVATORIES AND HAND SINKS SHALL HAVE AN ASSE 1070 TEMPERING VALVE SET AT 110 DEG. FA.
- PROVIDE VACUUM BREAKERS AS REQUIRED FOR PLUMBING EQUIPMENT.
- PROVIDE NECESSARY WATER CONNECTIONS FOR EQUIPMENT AS SPECIFIED BY THE EQUIPMENT SUPPLIER.
- ANY MATERIALS IN PLENUM SPACE SHALL BE NONCOMBUSTIBLE.
- SANITARY DRAINAGE, VENT PIPE AND WATER HEATER COMBUSTION AIR PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40, AS A MINIMUM, SOCKET TYPE CONNECTION.
- ROUTE SEWER PIPES AT A MINIMUM 1/4" PER FOOT SLOPE UNLESS OTHERWISE INDICATED.
- FURNISH AND/OR INSTALL ALL NECESSARY VALVES, SHUTOFF VALVES, TRAPS, FLOW CONTROLS, FILTERS, BACK FLOW PREVENTERS, FAUCETS, STOPS, TAILPIECES, VACUUM BREAKERS, ETC. IF NOT FURNISHED ON OR WITH THE EQUIPMENT.
- PROVIDE UNIONS, AS NEEDED, TO ALLOW REPLACEMENT OF VALVES OR EQUIPMENT.
- ALL WATER LINES SHALL BE PEX (CROSS LINKED POLYETHYLENE) MEETING ASTM 878 OR TYPE L COPPER, TYPE K COPPER IF BURIED UNDERGROUND.
- COORDINATE WITH ALL OTHER TRADES FOR PIPE ROUTING AND EQUIPMENT PLACEMENT, AVOID INTERFERENCE WITH ARCHITECTURAL FEATURES, BEAMS, WINDOWS, ETC., NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- GAS PIPING SHALL BE SCHEDULE 40 METALLIC PIPE. STUB OUT TO EQUIPMENT WITH A SHUT OFF VALVE FOR EACH PIECE OF EQUIPMENT. PROVIDE REGULATORS, AS NEEDED, TO ACCOMMODATE PRESSURE RATINGS OF INDIVIDUAL PIECES OF EQUIPMENT. PIPING SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUNDING ELECTRODE SYSTEM, PER INTERNATIONAL FUEL GAS CODE. ALL GAS LINES 2" AND BELOW AND IN ACCESSIBLE AREAS MAY BE THREADED CONNECTIONS. GAS LINES OVER 2" AND IN INACCESSIBLE AREAS MUST BE CONTINUOUS PIPING OR WELDED. PROVIDE A FULL PORT SHUTOFF VALVE AT EACH PIECE OF EQUIPMENT. PLUMBING CONTRACTOR MUST PRESSURE TEST THE GAS LINE PER THE LOCAL REGULATORY REQUIREMENTS.
- PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
- CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
- ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
- CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.

PIPING LEGEND	
---	Domestic Cold Water
---	Domestic Hot Water
---	Hot Water Recirculation
---	Sanitary Sewer
---	Sanitary Vent
---	Natural Gas
---	Existing
---	Demolished

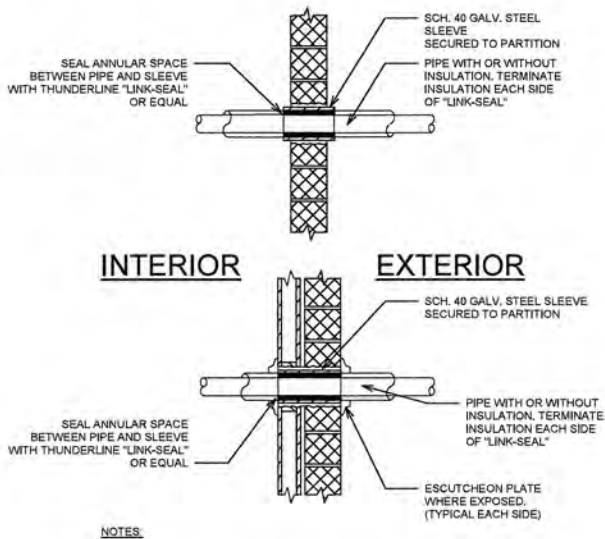
Refer to Finish Schedule in Architectural drawing set for authorized replacement schedule of all equipment. Construction Manager shall receive verification of any equipment not meeting Engineer/Architect specifications.

Plumbing Equipment Schedule			
Mark	Description	Manufacturer	Model
WH	40 Gallon Powered Vent Energy Star Gas Water Heater	Rheem	PRO+38-40N-RH69 PD w/ Amtrol ST-5 Expansion Tank

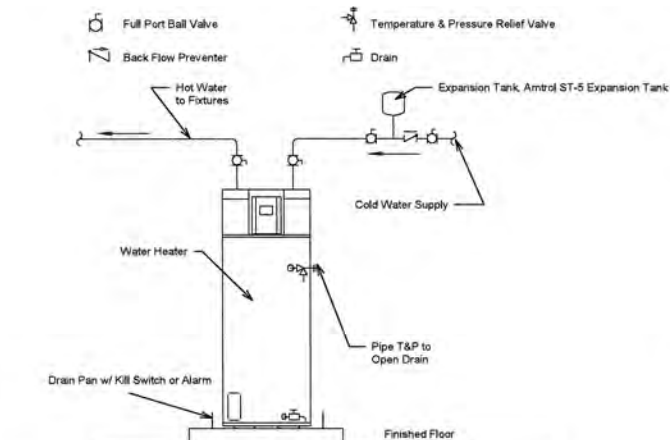
Plumbing Fixture Schedule			
Type Mark	Description	Manufacturer	Model
DW1	Dishwasher	General Electric	GSD3300KWW Energy Star
DW2	Dishwasher	Contractor Choice	18" Wide - Energy Star
GD	Garbage Disposal	General Electric	GFC325N
KSF	Everyday 3 hole deck mount faucet with lever handle and sprayer	Elkay Faucet	LK1000CR
WB	Washer Box	Contractor Choice	Contractor Choice

Specialty Equipment Schedule			
Type Mark	Description	Manufacturer	Model

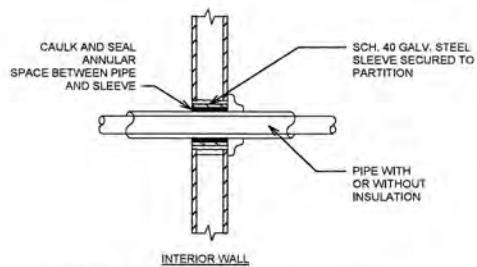
KSF to be replaced, as needed, per owner/construction manager instruction.



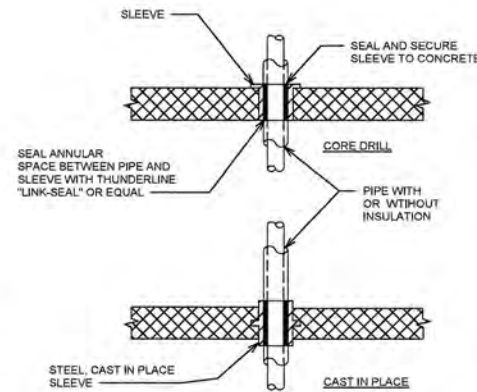
1 Pipe Through Exterior Wall Detail
N.T.S.



3 Typical Water Heater Piping
N.T.S.



2 Pipe Through Interior Wall Detail
N.T.S.



4 Pipe Penetration Through Floor
N.T.S.

Notes and Details

Date	7/2019
Project number	190703



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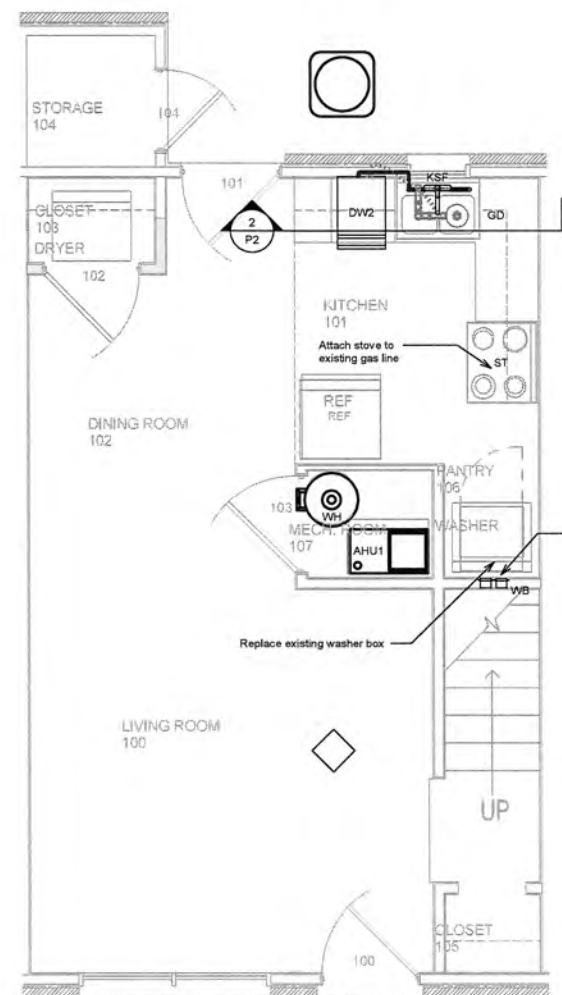
GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD
421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

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P1

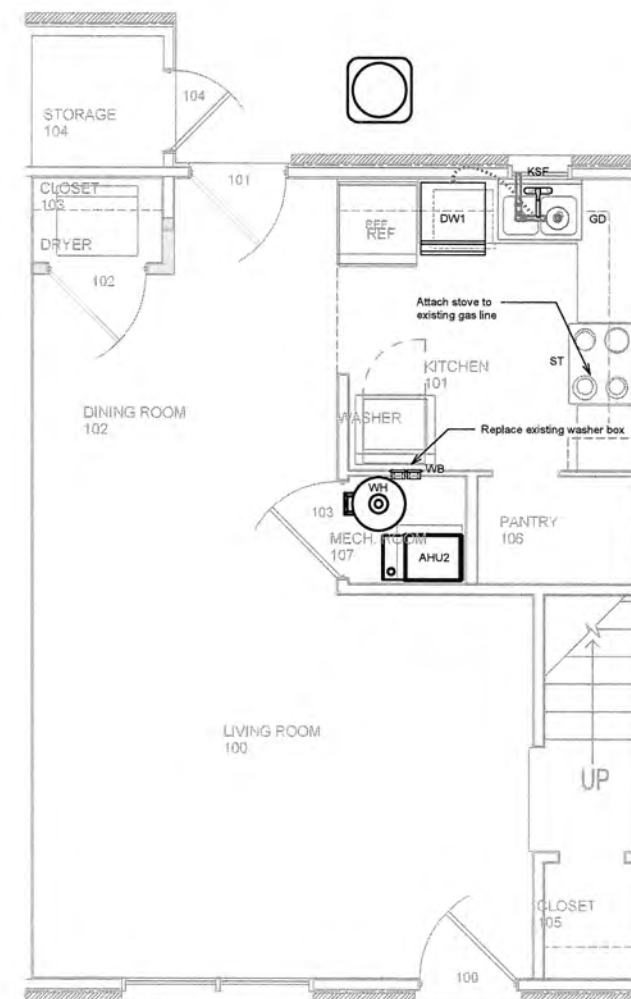
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Typ, 2 Bedroom Unit

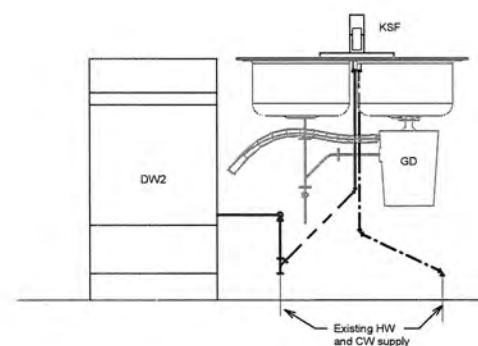
Reroute existing gaslines in 2 bedroom and 3 bedroom suites for water heater and AHU to new locations in mechanical room

Install kitchen sink Elkay Drop-in Double bowl sink "Elkay LRAD332165 with center rear drain location" in all ADA units.



Typ, 3 Bedroom Unit

1 Plumbing Plans
3/8" = 1'-0"



2 Typ DW/KS Connections
1" = 1'-0"

Plumbing Plans

Date	7/2019
Project number	190703



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Jeff Green - Professional Engineer
MO# PE-2012000758

REVISIONS

FINAL SET	-J/2019

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GLENWOOD APARTMENTS
FOR
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MECHANICAL NOTES

1. LOCATE DUCTWORK, PIPING, AND MECHANICAL EQUIPMENT AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
2. COORDINATE INSTALLATION TO PREVENT CONFLICTS BETWEEN PIPING, DUCTWORK, CONDUIT, LIGHTS, ALARMS AND STRUCTURE.
3. COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
4. MECHANICAL CONTRACTOR TO COORDINATE WITH THE ELECTRICAL CONTRACTOR FOR WIRING REQUIREMENTS OF DUCT MOUNT SMOKE DETECTORS IF AND WHEN THEY ARE SPECIFIED OR REQUIRED.
5. DRAWINGS ARE DIAGRAMMATICAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL NEW AND EXISTING EQUIPMENT, DUCTWORK, ETC. FOR LOCATION, ORIENTATION AND FUNCTION.
6. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FLOORS, WALLS, AND ROOFS. WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE AN ESCUTCHEON PLATE.
7. ADJUST PIPING AND DUCTWORK SIZES TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
8. FIRE SEAL AROUND DUCT AND PIPING PENETRATIONS OF FIRE RATED STRUCTURES.
9. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
10. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, INCLUDING ANY FLASHING, MOUNTING EQUIPMENT, ETC., AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, NATIONAL ELECTRICAL, INTERNATIONAL FUEL GAS, INTERNATIONAL PLUMBING AND INTERNATIONAL MECHANICAL CODE.
11. LOCATION OF DUCTWORK AND EQUIPMENT, AS INDICATED IN THE DRAWINGS, ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD.
12. ALL HVAC UNITS MUST HAVE A UNIT MOUNTED DISCONNECT AND 120V GFCI OUTLET AND A THERMOSTAT. HVAC CONTRACTOR WILL PROVIDE OPERATING AND CONTROL PROGRAMMING FOR ALL OF THE HVAC UNITS.
13. CONDENSATE DRAINS SHALL BE SUPPLIED AND CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE/VENTING AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODE.
14. ALL HVAC DUCTWORK IS EXISTING AND SHALL REMAIN. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FLASHING OR TRANSITIONS THAT IS REQUIRED IN ORDER TO CONNECT THE NEW AHU TO THE EXISTING DUCTWORK.
15. ALL DUCTWORK SHALL HAVE A PRESSURE CLASS RATING OF 1" W.G. UNLESS OTHERWISE NOTED.
16. LOW PRESSURE DUCTWORK SHALL BE SIZED AT A PRESSURE DROP OF 0.08" W.G. PER 100 FT.
17. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
18. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT FOR ALL POWER TO HVAC EQUIPMENT AND CONDUIT FOR THERMOSTAT LOCATION (BOX AND 3/4" CONDUIT STUBBING UP ABOVE CEILING). MECHANICAL CONTRACTOR TO PROVIDE THERMOSTATS AND THE WIRE THERMOSTATS AND HVAC CONTROLS.
19. CONTRACTOR SHALL INSTALL THERMOSTATS IN SAME LOCATION AS THE OLD THERMOSTATS. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS AND INSTALLED IN LOCK BOXES WITH CLEAR COVERS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
20. HVAC CONTRACTOR MUST PROVIDE A MINIMUM OF 1" THICK PLEATED MERV 8 FILTERS AND FLEXIBLE ISOLATION SECTIONS BETWEEN DUCTWORK AND FURNACES/AIR HANDLERS OF BOTH SUPPLY AND RETURN AIR CONNECTIONS.
21. THE HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE AND FUNCTIONAL HVAC SYSTEM IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS WHETHER OR NOT EVERY ELEMENT THEREOF IS SPECIFICALLY CALLED OUT.
22. DUCTWORK TO BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING 10' AND IN ACCORDANCE WITH APPLICABLE CODE.
23. REFRIGERANT LINES ARE TO BE FULLY INSULATED UTILIZING 3/4" APPROVED INSULATION MEETING ASTM E-84 FOR FLAME SPREADS AND SMOKE DEVELOPMENT. ARMSTRONG AP ARMAFLEX PIPE INSULATION, OR EQUAL, IF APPLICABLE.
24. FIELD VERIFY LIQUID AND SUCTION LINE SIZES FOR LENGTH OF RUNS, IF APPLICABLE. ALL REFRIGERANT LINES SHALL EITHER BE TYPE ACR COPPER (TYPE "L" ABOVE GROUND AND TYPE "K" BELOW GROUND) OR PRECHARGED LINES. ALL NON PRECHARGED REFRIGERANT LINES SHALL BE LEAK TESTED.
25. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
26. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
27. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
28. SMOKE DETECTORS SHALL BE INSTALLED IN RETURN AIR PLENUMS WITH AIR FLOWS OF 2000 CFM OR GREATER, UPSTREAM OF THE OUTDOOR AIR DUCT. THESE DETECTORS MUST HAVE BOTH VISUAL AND AUDIBLE ALARM REMOTE MOUNTED IN AN ACCESSIBLE AREA AND TURN OFF THE AIR HANDLERS WHEN ACTIVATED.
29. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FLASHING, FITTING, SUPPORTS, ETC. THAT ARE REQUIRED IN ORDER TO PROVIDE A FUNCTIONAL SYSTEM, WHETHER OR NOT THOSE ITEMS ARE DOCUMENTED IN THESE PLANS.
30. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
31. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
32. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
33. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.

Refer to Finish Schedule in Architectural drawing set for authorized replacement schedule of all equipment.
Construction Manager shall receive verification of any equipment not meeting Engineer/Architect specifications.

Split System Unit Schedule					
Type Mark	Description	Manufacturer	Model	Total Cooling Capacity	Total Heating Capacity
AHU1	2 Ton Classic Plus Single Stage Gas Furnace with Coils in Vertical Position	Rheem	R95TA-0601317MSA Withmatching cooling coils	24,000 Btu/h	18,000 Btu/h
AHU2	2.5 Ton Classic Plus Single Stage Gas Furnace with Coils in Vertical Position	Rheem	R95TA-0701317MSA With matching cooling coils	30,000 Btu/h	24,000 Btu/h
CD1	Classic Series Air Conditioner	Rheem	RA1424XJ1NB		
CD2	Classic Series Air Conditioner	Rheem	RA1430XJ1NB		

Replace all HVAC grilles. Return air grill shall include a filter frame and filter.

Air Terminal Schedule			
Type Mark	Description	Manufacturer	Model
VH	Vent Hood - Energy Star	Broan	BCSEK130WW

Specialty Equipment Schedule			
Type Mark	Description	Manufacturer	Model

Notes and Details

Date 7/2019
Project number 190703



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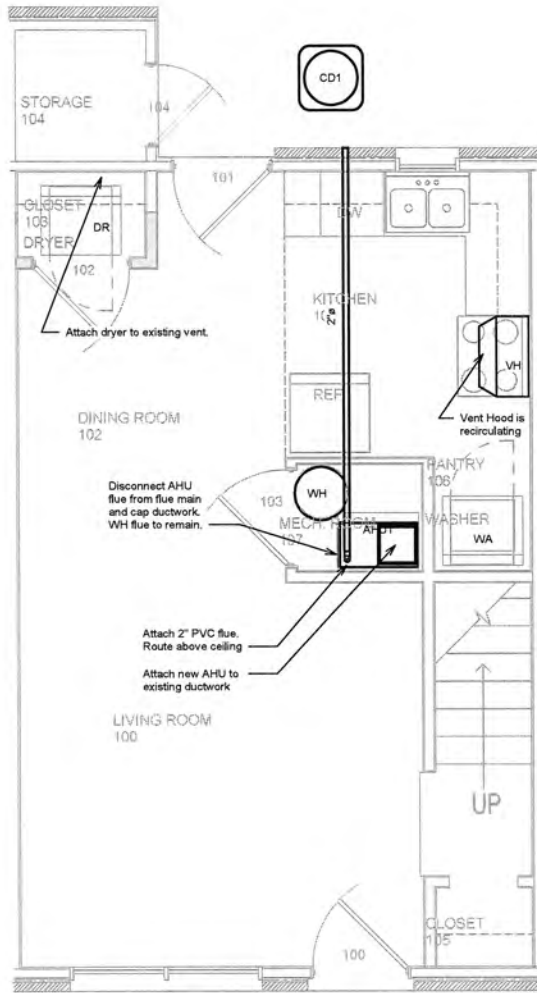
GLENWOOD APARTMENTS
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DATE
SEPTEMBER 25, 2020

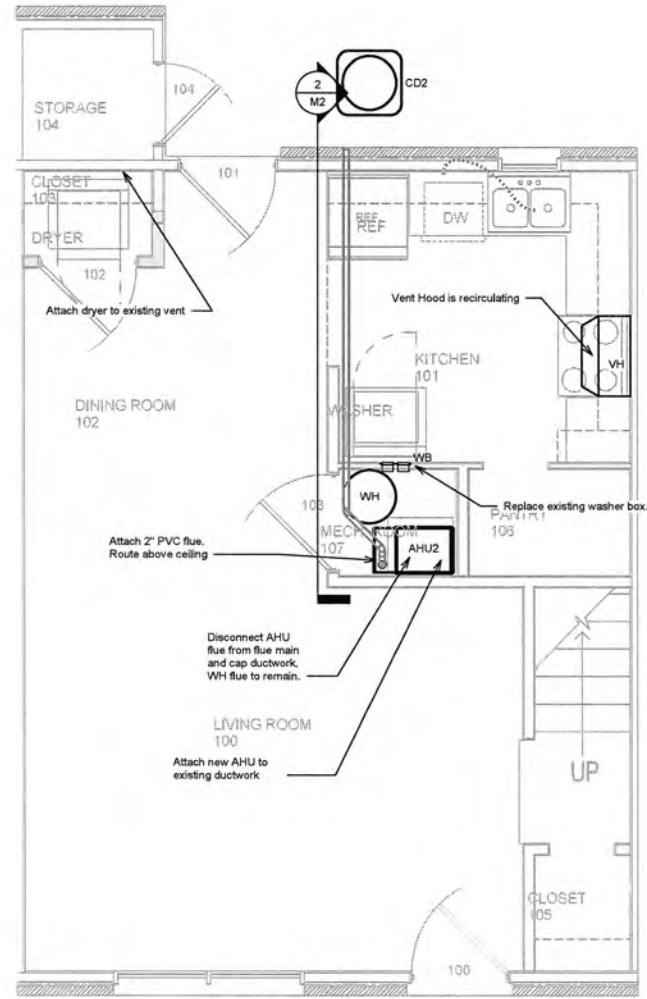
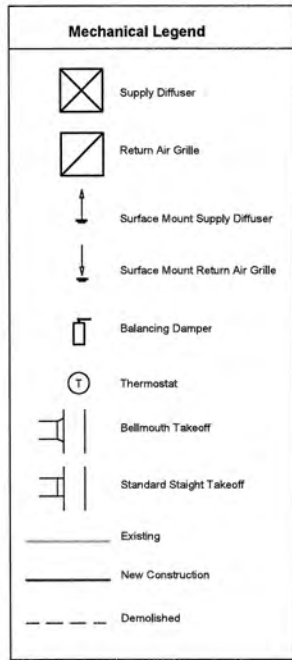
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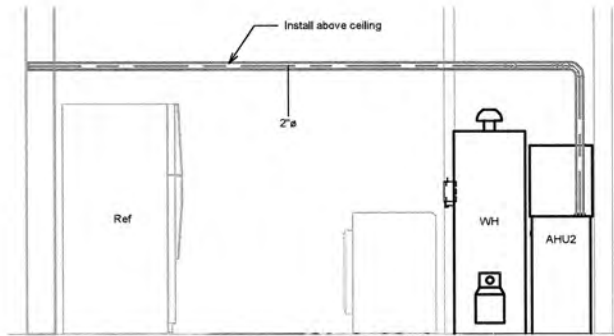


Typ. 2 Bedroom Unit



Typ. 3 Bedroom Unit

1 Mechanical Plan
3/8" = 1'-0"



2 AHU Flue Piping
1/2" = 1'-0"

Mechanical Plan

Date	7/2019
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The Professional Engineer affixed to this sheet is authorized to seal and issue on this sheet. All drawings, specifications or documents not including this seal and not the seal of the Professional Engineer are void and of no legal effect.



Jeff Green - Professional Engineer
MO# PE-2012000758

REVISIONS

REVISION	DATE
FINAL SET	4/2019

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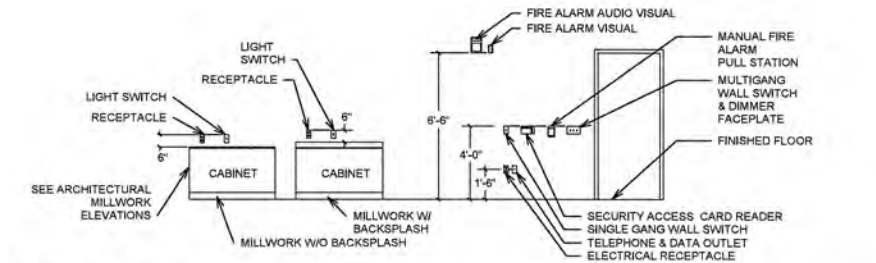
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ELECTRICAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
2. SEE ARCHITECTURAL DRAWINGS TO DETERMINE FINAL TALLY OF 2 BEDROOM AND 2 BEDROOM SUITES TO BE RENOVATED.
3. BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 20/1 BREAKERS UNLESS OTHERWISE NOTED.
4. CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
5. THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
6. SEE THE MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS FOR GUIDELINES FOR THE INSTALLATION OF ELECTRICAL DEVICES, EQUIPMENT CONDUIT, BOXES, ETC. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS WRITTEN INSTRUCTIONS AT A PROFESSIONAL LEVEL OF QUALITY AND WORKMANSHIP.
7. DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
8. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONAL SYSTEM (INCLUDING ANY FLASHING, MOUNTING EQUIPMENT, TRANSFORMERS, ETC.) AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING, INTERNATIONAL FUEL GAS, INTERNATIONAL MECHANICAL, INTERNATIONAL PLUMBING AND NATIONAL ELECTRICAL CODES.
9. SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
10. VERIFY THAT EXISTING MAIN PANEL SUPPLY WIRING SIZE, INCLUDING VOLTAGE DROP, FOR METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
11. SEE ARCHITECTURAL DRAWINGS FOR SITE PLANS AND INDIVIDUAL SUITE LOCATIONS.
12. INSTALL AFCI BREAKERS, AS NEEDED, PER NEC 210.12.
13. COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
14. SEE EQUIPMENT LISTS ON DRAWINGS M1 AND P1.
15. MAIN SERVICE AND CONNECTIONS FROM METERS TO PANEL WIRING SHALL BE 800V COPPER WITH THHN INSULATION. BRANCH CIRCUIT CONDUCTORS TO BE COPPER WITH THHN/THWN INSULATION AND SIZED AT 90° C RATING FOR CIRCUITS LESS THAN 800 AMPERES AND AT 75° C RATING FOR CIRCUITS OF 800 AMPERES OR GREATER.
16. REPLACE EXISTING 100A PANEL WITH NEW 100A, 24 SPACE PANEL. ELECTRICAL CONTRACTOR SHALL VERIFY THE PANEL WALL LOCATION WILL ACCOMMODATE THE NEW LARGER PANEL.
17. DEACTIVATE EXISTING CIRCUITS. INSTALL NEW CIRCUITS TO MEET CURRENT CODE REQUIREMENTS.
18. PROVIDE NO. 10 AWG COPPER CONDUCTORS FOR HOMERUNS EXCEEDING 100 FEET IN LENGTH AND NO. 8 AWG COPPER CONDUCTORS EXCEEDING 150 FEET IN LENGTH UNLESS OTHERWISE NOTED.
19. ALL WIRING ABOVE GRADE SHALL BE IN CONDUIT. TYPE NM CABLEING MAY BE USED FOR BRANCH CIRCUITS.
20. ALL WIRING/CONTROL DEVICES REQUIRED FOR THE OPERATION OF ALL EQUIPMENT WILL BE PROVIDED BY THE ELECTRICAL CONTRACTOR. WIRING DIAGRAMS WILL BE PROVIDED TO THE ELECTRICAL CONTRACTOR BY THE MECHANICAL CONTRACTOR FOR ALL MECHANICAL EQUIPMENT.
21. SWITCHGEAR SHALL BE UL LISTED AND RATED FOR SERVICE ENTRANCE DUTY WHERE APPLICABLE. TERMINALS SHALL BE LISTED FOR USE WITH 75° C CONDUCTORS. PROVIDE NEMA 1 ENCLOSURES AND DISCONNECTS FOR INDOOR USE AND NEMA 3R FOR OUTDOOR USE. PANELBOARDS SHALL BE OF THE DEAD FRONT TYPE AND SHALL HAVE A COPPER BUS. CIRCUIT BREAKERS SHALL BE SERIES RATED, QUICK-MAKE, QUICK-BREAK, DISCONNECTS SHALL BE STANDARD DUTY UNLESS OTHERWISE SPECIFIED. THE CIRCUIT DIRECTORY MUST BE FILLED OUT UPON COMPLETION OF THE PROJECT. PROVIDE MINIMUM OF SIX (6) SPARE 20 AMP, 1 POLE BREAKERS.
22. THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
23. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
24. FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
25. ANY HARDWIRED CONNECTIONS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE CONDUIT CONNECTIONS. ALL CORD DROPS SHALL HAVE STRAIN RELIEF AT THE CONNECTION TO THE JUNCTION BOX.
26. ALL 120 VOLT RECEPTACLES IN KITCHEN, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI.
27. COORDINATE EQUIPMENT SWITCHES, JUNCTION BOXES, ROUGH IN AND CONNECTIONS TO ENSURE ALL DEVICES REMAIN ACCESSIBLE.
28. COORDINATE COVERPLATES COLOR WITH THE ARCHITECT. USE STAINLESS STEEL IF NO COLOR IS SPECIFIED.
29. MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
30. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT AND WIRING FOR ALL POWER AND CONTROLS TO THE HVAC EQ. AND THERMOSTATS LOCATIONS (WALL BOX 3/4" CONDUIT TERMINATED 12" ABOVE CEILING). MECHANICAL CONTRACTOR TO PROVIDE THERMOSTAT AND HVAC CONTROLS AND MAKE WIRING CONNECTIONS. ELECTRICAL CONTRACTOR TO MAKE ALL POWER CONNECTIONS.
31. CONSTRUCTION MANAGER SHALL COORDINATE WITH OWNER TO DETERMINE INTERNET WIRING SCOPE, PROVIDER AND SYSTEM CONFIGURATION THAT WILL PROVIDE INTERNET TO EVERY SUITE. SYSTEM SHALL CONTAIN ANY ITEMS THAT ARE REQUIRED TO PROVIDE INTERNET SERVICE. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
32. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
33. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
34. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



1 Typical Wall Elevations
N.T.S.

Refer to Finish Schedule in Architectural drawing set for authorized replacement schedule of all equipment.
Construction Manager shall receive verification of any equipment not meeting Engineer/Architect specifications.

Lighting Fixture Schedule				
Type Mark	Manufacturer	Model	Description	Dimmable
SL	Eaton	FM15WRCCR	LED Low Profile Round Flushmount Light	•
V	AFX	FUV250520AJD2SN	Fusion LED Vanity Light	•

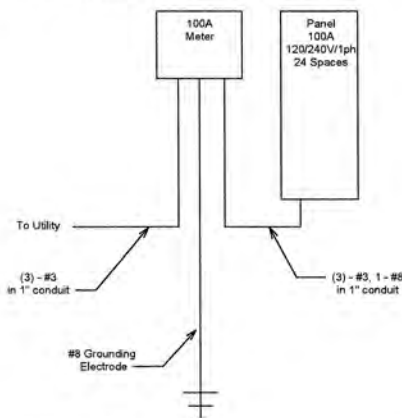
Replace all existing non-LED light fixtures in all suites with new LED light fixtures. Type "SL" light fixture shall replace all ceiling mounted light fixtures. Type "V" light fixture shall replace all wall mounted rest room vanity lights.
Install Type "SL" light in every storage unit with new switch if switch is not existing.

Exhaust Fan Schedule		
Description	Manufacturer	Model
Energy Star Exhaust Fan	Delta Breeze	ITG80LED

Replace and/or add all exhaust fans in all suites per owner/construction manager instruction.
Exhaust fan shall be installed on the bathroom light circuit and activated by the bathroom light switch.

Specialty Device Schedule			
Type Mark	Description	Manufacturer	Model
DB	Door bell horn strobe	Construction Manager Specify	Construction Manager Specify

Remove any abandoned electric meters located inside the suites.



2 100A 1 phase Electrical Riser
N.T.S.

Electrical Legend	
	Duplex Receptacle, Refrigerator
	Duplex Receptacle
	Duplex Receptacle, Refrigerator
	GFCI Receptacle, Garbage Disposal
	30A/240V Receptacle, Washer/Dryer
	Duplex Receptacle, Microwave, 5' 6" aff
	Duplex Receptacle, Garbage Disposal
	Smoke Detector Alarm, Kidde Model 14618
	Smoke Detector/Carbon Monoxide Detector Alarm, Kidde Model KN-COPE-I
	Single pole Light Switch
	Horn/Strobe system with integral doorbell. Install doorbell at front door

Date 7/2019
Project number 190703



Green Engineering LLC
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Electrical Notes, Details, Plans & Schedules

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GLENWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

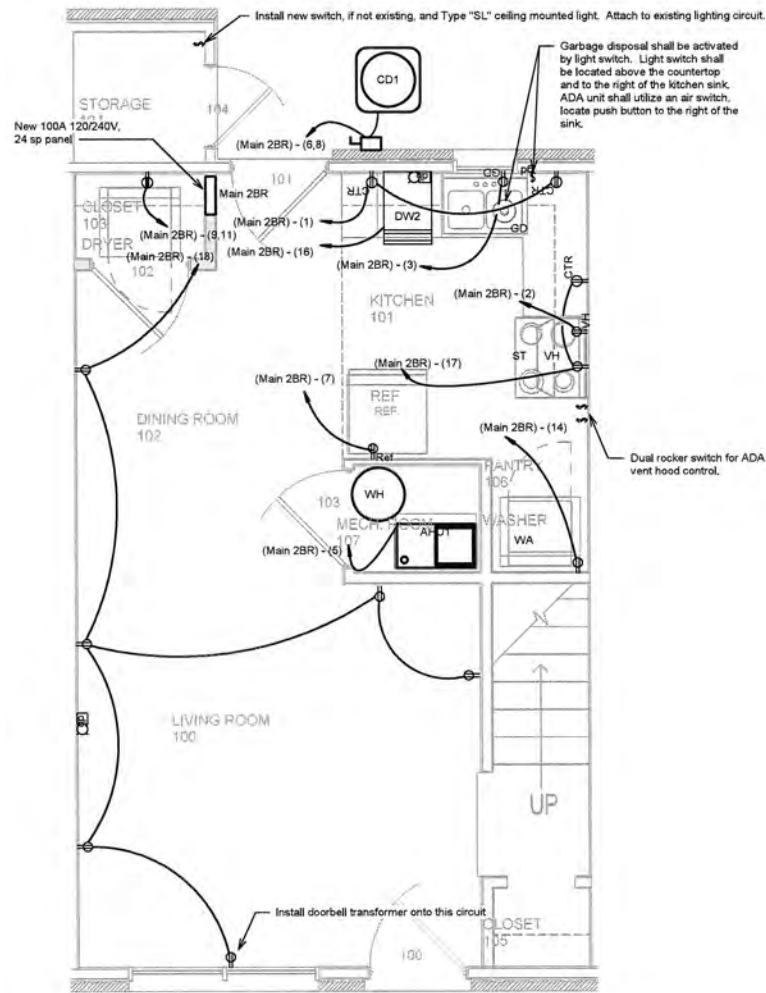
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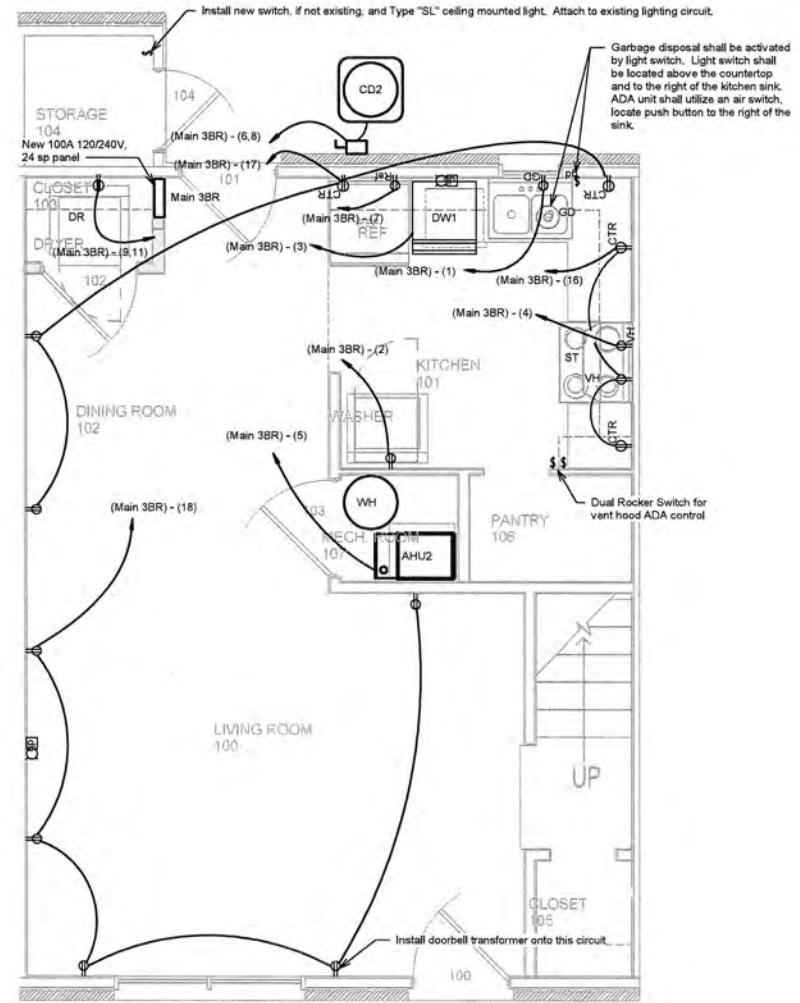
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Typ. 2 Bedroom Unit

Doorbell horn/strobe shall only be placed in the ADA units.

All range receptacles shall be located or relocated to behind the range and below the countertop level.



Typ. 3 Bedroom Unit

1 Power Plan - Lower Level
3/8" = 1'-0"

Power Plan - Lower Level

Date	7/2019
Project number	190703
 GREEN ENGINEERING 2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
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The Professional Engineer affixed to this sheet certifies that he has prepared and sealed this drawing in accordance with the provisions of the Missouri Professional Engineer Act, Chapter 320, RSMo, and that he is not providing engineering services to any other project for which he is providing engineering services.



Jeff Green - Professional Engineer
MO# PE-2012000758

REVISIONS

REVISION	DATE
FINAL SET	4/2019

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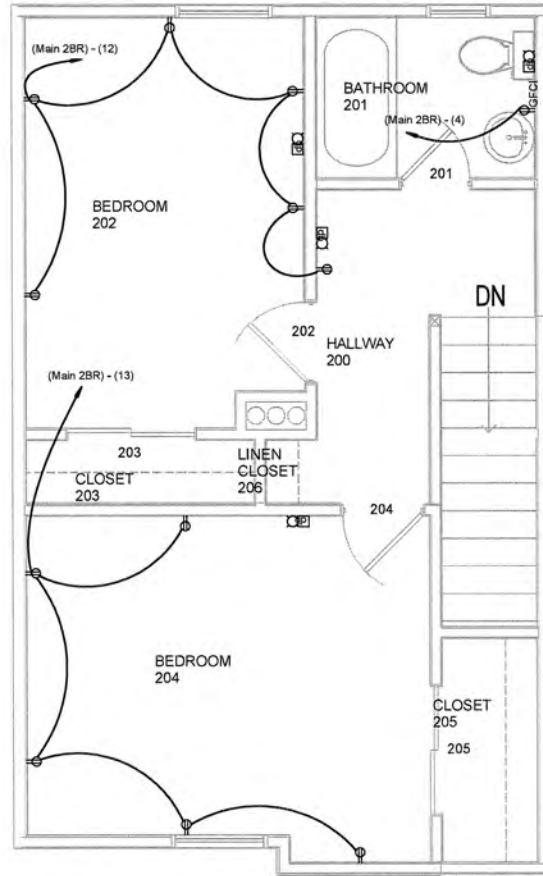
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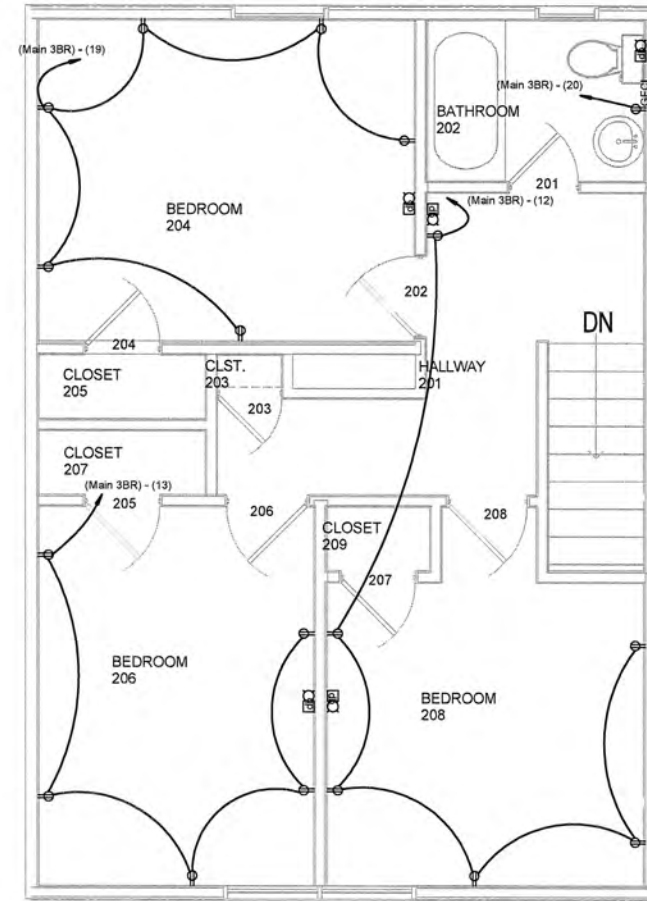
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① Power Plan - Upper Level
3/8" = 1'-0"

Doorbell horn/strobe shall only be placed in the ADA units.



Power Plan - Upper Level

Date	7/2019
Project number	190703



**GREEN
ENGINEERING**

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SPRINGFIELD, MO 65804
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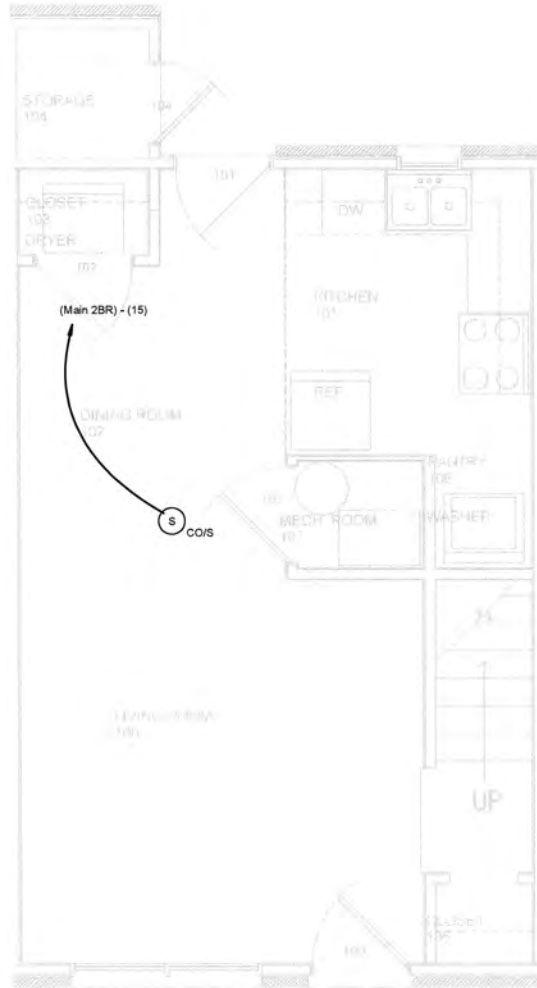
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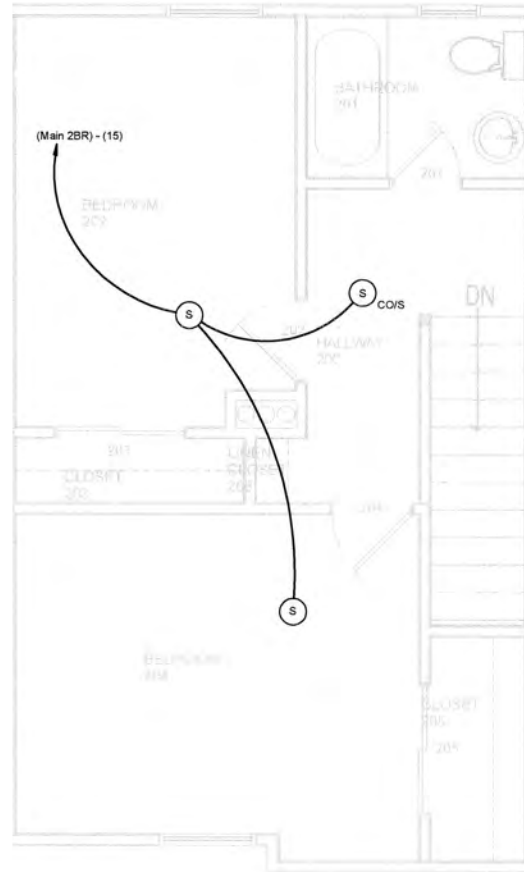
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Branch Panel:		Main 2BR		VOLTAGE		120/240 Single		PHASES		1			
				ELECTRICAL DATA		120 V/1-0 VA		A/C					
				MOUNTING		Recessed							
Oke-Thomas													
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...					
1	Kitchen Power	20 A	360 VA / 250 VA			20 A	Vent Hood	2					
3	GD	20 A		480 VA / 180 VA		20 A	Bathroom	4					
5	AHU1	20 A	1150 VA / 1800 VA			25 A	CD1	6					
7	Refrigerator	20 A		900 VA / 1800 VA		—	—	8					
9	Dryer	30 A	2880 VA / 500 VA			20 A	Lights	10					
11	—	—		2880 VA / 1080 VA		20 A	Bedroom Power	12					
13	Bedroom Power	20 A	900 VA / 180 VA			20 A	Washer	14					
15	Smoke Detector	20 A		480 VA / 744 VA		20 A	DW	16					
17	Kitchen Power	20 A	360 VA / 1080 VA			20 A	LR/DR Power	18					
19	Spare	20 A		0 VA / 0 VA		20 A	Spare	20					
21	Spare	20 A	0 VA / 0 VA			20 A	Spare	22					
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24					



② 2BR - 1st Floor Smoke Detector Plan
3/8" = 1'-0"



③ 2BR - 2nd Floor Smoke Detector Plan
3/8" = 1'-0"

Smoke Detector 2BR

Date 7/2019
Project number 190703



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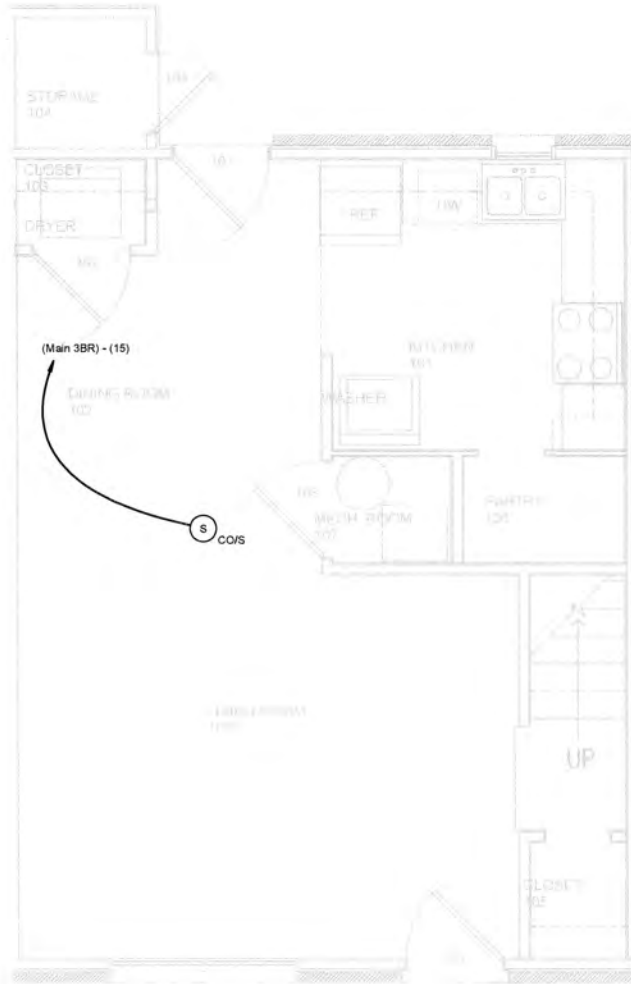
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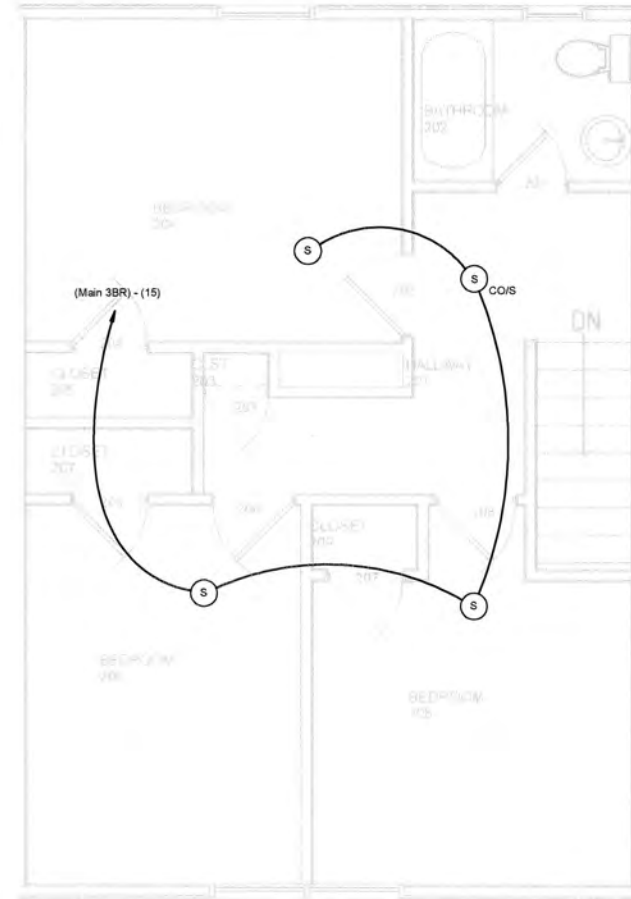


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MO# PE-2012000758

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① 3BR - 1st Floor Smoke Detector Plan
3/8" = 1'-0"



② 3BR - 2nd Floor Smoke Detector Plan
3/8" = 1'-0"

Smoke Detector 3BR

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Project number	190703
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**Blight Study
of
Whispering Lanes Mobile Home Park
Located at the Northwest Quadrant of
James River Freeway and West Sunshine Street
in the City of Springfield
Greene County, Missouri**

**Prepared For:
Cory Collins, Esquire
Husch Blackwell**

**Effective Date:
February 2, 2021**



RICK J. MUENKS, J.D., MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER

CHRISTOPHER P. MUELLER, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER

SETH JOHNSON, MAI
CERTIFIED GENERAL REAL ESTATE APPRAISER

CASSANDRA J. SICKMAN
CERTIFIED GENERAL REAL ESTATE APPRAISER



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April 6, 2021

West Sunshine Development, LLC
c/o Cory Collins, Esquire
Husch Blackwell
901 St. Louis Street, Suite 1800
Springfield, MO 65806

RE: Blight Study- Whispering Lanes Mobile Home Park
NWQ James River Freeway and West Sunshine Street
5505 West Sunshine Street
Springfield, Missouri 65619
Unincorporated Greene County, Missouri
Our file number: 34-21

Mr. Collins:

In fulfillment of your request, Southwest Valuation, LLC is pleased to transmit our narrative report developing an opinion of blight as defined in Section 99.805 (1) RSMo. The effective date of this report is February 2, 2021.

This study will be used by the you and your client as it pertains to a redevelopment plan application and determination of blight in the area covered by the redevelopment plan. The following report sets forth the most pertinent data gathered, and the reasoning leading to the opinion of blight. The analysis, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis or if Southwest Valuation, LLC can be of further service, please contact us.

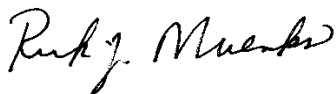
Respectfully submitted,

Rick J. Muenks, MAI
General Real Estate Appraiser
Missouri State Certified
RA003286

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the area or property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined conclusion that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this study.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Rick Muenks has made a personal inspection of the area that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification except the following individuals: report production, None
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Rick Muenks have completed the continuing education program of the Appraisal Institute.



Rick J. Muenks, MAI
General Real Estate Appraiser
Missouri State Certified
RA003286

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Summary of Study Conclusions

Study Area:	Former Whispering Lanes Mobile Home Park, Springfield, Greene County, Missouri.
Location Description:	The study area is located at the northwest quadrat of James River Freeway and West Sunshine Street. The eastern portion of the study area (approximately 3.07 acres) is located in the city of Springfield and the land area is zoned GR – General Retail. The remaining portion of the study area is located in the unincorporated area of Greene County, Missouri and is zoned MH-1 – Mobile Home District. The study area is in the southwest portion of the City of Springfield limits, within the urban service district for Springfield and is generally surrounded by areas incorporated into the city of Republic to the north and south.
Property Type:	Former Mobile Home Park – closed in 2012.
Report Type:	Narrative
Study Question:	Blighted Area under Section 99.805 (1) RSMo
Report Date:	February 12, 2021
Effective Study Date:	February 2, 2021
Inspection Date:	February 2, 2021
Blight Factor – Defective or Inadequate Street Layout:	The study area has frontage along Sunshine Street and the access on ramp to James River Freeway. There is not direct access to Whispering Lanes from Sunshine Street. Instead there is an access road that was constructed to line up with the median cut when James River Freeway was constructed. As a result of this alignment, an access road located within the existing right of way with a street jog of nearly a 90 degree turn exist. This access road has no curb or gutters, and appears to have been constructed as a temporary means to connect to the private street within Whispering Lanes instead of creating a new private street. Section 36-243 (5) of the Land Development Code of the City of Springfield prohibits the use of street jogs with a center line off set of less than 150 feet. Such an access alignment is unusual and would not appear to meet street alignment standards. When the right of way was acquired by the Missouri Department of Transportation, access to Whispering Lanes from the Sunshine Street right of way was restricted to its current access point and therefore it appears that the existing right of way strip will require acquisition or modification as it pertains to rights of access in order to improve the current access deficiency. There are interior paved streets that once served the various mobile home residences at Whispering Lanes. Private streets are generally discouraged as a means of internal circulation to a land development. Section 36-243 (21) of the <i>Land</i>

	<i>Development Code of the City of Springfield.</i> Private streets are required to meet city standards and specifications. The current private streets in Whispering Lanes are not constructed to city standards and specifications and are in a state of deterioration.
Blight Factor – Insanitary or Unsafe Conditions:	The Whispering Lanes Mobile Home Park exhibits two overwhelming insanitary or unsafe conditions: 1. An onsite wastewater treatment system that has not been removed or remediated as required by a Court Order; and 2. There is an accumulation of debris and trash, as it appears the mobile home park has become a dumping site.
Blight Factor – Deterioration of Site Improvements:	Besides the dilapidated building structure and various mobile home remnants scattered through the area, there are various site improvements that remain in the area that are left over from the former mobile home park use. These site improvements include asphalt streets, a wastewater treatment facility including two lagoon cells situated within a sinkhole, underground water lines, and underground sewer lines, underground electrical lines, an older private water well, water storage tank, and a number of concrete pads. These site improvements have not been in use since 2012, are not in a useable condition and would require removal in order for the area to support any land use. Under the current zoning regulations that apply to the study area, and zoning regulations that would apply to any foreseeable use in the study area, connection to a public water supply is required. The existing on site system is not recognized as a public supply district. The nearest public water supply line is located at the southeast corner of Farm Road 115 and Sunshine Street. This is approximately 3,200 linear feet, and the preliminary cost to extend is in the area of \$400,000 to \$500,000.
Blight Factor – Improper Subdivision or Obsolete Platting:	The area has never been platted or subdivided beyond the mobile home park improvements which are in a deteriorated condition. The Greene County portion of the study area remains to be zoned for a Mobile Home Park, but this use has been discontinued and the current subdivision layout does not comply with the zoning requirements. The present subdivision would not comply with city of Springfield requirements for a mobile home park. The southeast portion of the subject was previously added to the main parcel of the subject, but subdividing the adjacent parcel to the east. This subdividing was never approved by the City of Springfield and has been deemed to be an illegal split and additional platting must be completed and approved to cure the current illegal status.
Blight Factor – Conditions which Endanger Life or Property:	Since Whispering Lanes Mobile Home Park has been closed since 2012, there are no residents in the area that might be

	endangered and there are no improvements that are of value. In its present condition, the area could be utilized by homeless persons, and thereby put themselves at danger, the inspection of the area found no direct evidence of the area being used by homeless persons.
Blight Factor – Retards the Provision of Housing Accommodations:	The area in its present condition, including the existing court order to close the wastewater treatment facility, does not and cannot support housing accommodations, without significant redevelopment of the area.
Blight Factor – Constitutes an Economic or Social Liability or Menace to Public Health, etc.	In its present condition the area has a wastewater treatment system that has been ordered closed including two lagoon cells located within a sinkhole. The area has become a dumping ground for various trash and debris, including tires and asphalt shingles. Various site improvements including utility lines, concrete pads and streets are deteriorated and require removal. This present condition represents an economic liability as the area is not currently in any form of a productive state, and regulatory bodies have been unsuccessful in achieving compliance with orders from a court made in 2014 to close the lagoons. The existence of the non-compliant lagoons, dumping, and debris on the site, and overall site conditions clearly have created a menace to public health.
Blight Conclusions:	Based on a complete examination of the blight factors set out in Section 99.805 (1), the area under study known as the Whispering Lanes Mobile Home Park is blighted. Under the statutory scheme, only one factor can justify a blight conclusion, however in this case every factor indicates blight.

Identification of Assignment

Purpose of the Blight Study

To determine whether the area under study meets the definition of a Blighted area as defined in Section 99.805 (1) RSMo and known as the Real Property Tax Increment Allocation Redevelopment Act.

Intended Use

The intended use of this report is the incorporation into an Application for Approval of a Redevelopment Plan to create a Tax Incremental Financing District ("TIF") within the City of Springfield, Greene County, Missouri.

Intended User(s)

This report is for the intended use of the client, Cory Collins, Esquire, his client, its agents and advisors and the City of Springfield, in reaching legislative determinations of a Blighted Area as defined in Section 99.805 (1) RSMo.

Blighted Area Definition

A Blighted Area is defined as: "an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire or other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;" Section 99.805 (1).

Identification of Study Area

The area consists of two assessor-described tracts of land which are generally situated at the northwest quadrant of James River Freeway and Sunshine Street. Much of this area formerly functioned as the Whispering Lanes Mobile Home Park. The following table summarize the two assessor parcel tracts that make up the study area, followed by a map of the redevelopment area. The legal description for the study area is attached as Exhibit A to this report.

Summary of Parcels Located in Study Area

Address	Assessor Parcel Number	Land Size (Per Assessor Records)	Building Improvement Size	Building Improvement Status
15505 West Sunshine Street, Springfield	881701200099	24.05 acres	1,100 SF	Dilapidated structure with water storage tank. Various other concrete pads and building remnants scattered across site. Abandoned wastewater treatment facility.
Highway 60, Springfield	881701100097	3.01 acres	None	Billboard sign assumed to be leased.
Total		27.06 acres	1,100 SF	

As shown in the above table, the study area contains approximately 27.06 acres of land, improved with a dilapidated 1,100 SF former office structure and a water tank that supported a private water system on the site. There are also various other scattered building remnants on the site, and a wastewater treatment facility consisting of two lagoon cells and an extended aeration plant.

Aerial of Study Area



As noted, the subject study area is the former Whispering Lanes Mobile Home Park. Based on review of historical aerials the Whispering Lanes Mobile Home Park was in existence prior to 1990. In 1990, James River Freeway was not constructed, and Whispering Lanes had access directly from Sunshine Street.

Historical Aerials of Study Area (Source: Google Earth)

1990 Aerial



The exact date that the Whispering Lanes Mobile Home Park was constructed is not known, but it was fully operational in 1990 so its construction would predate 1990. By 1997, James River Freeway was being constructed, and access to the subject was changed with a jogged, nearly 90 degree access road that was constructed within the Sunshine Street right of way. It appears to have been acquired as part of the James River Freeway right of way acquisition which is reflected in a 2002 aerial.

1997 Aerial



2002 Aerial



Based on the aerals of 2002, 2005, 2008 and 2011, the Whispering Lanes Mobile Home Park appears to have continued to operate as a mobile home park with little changes. Besides the opening of James River Freeway, the immediate adjacent area to Whispering Lanes had a large lot residential subdivision put in place around 2005 to the north; a mini storage facility to the northeast initiated construction around 1997. Otherwise, review of the aerals do not indicate any changes to land use.

2005 Aerial



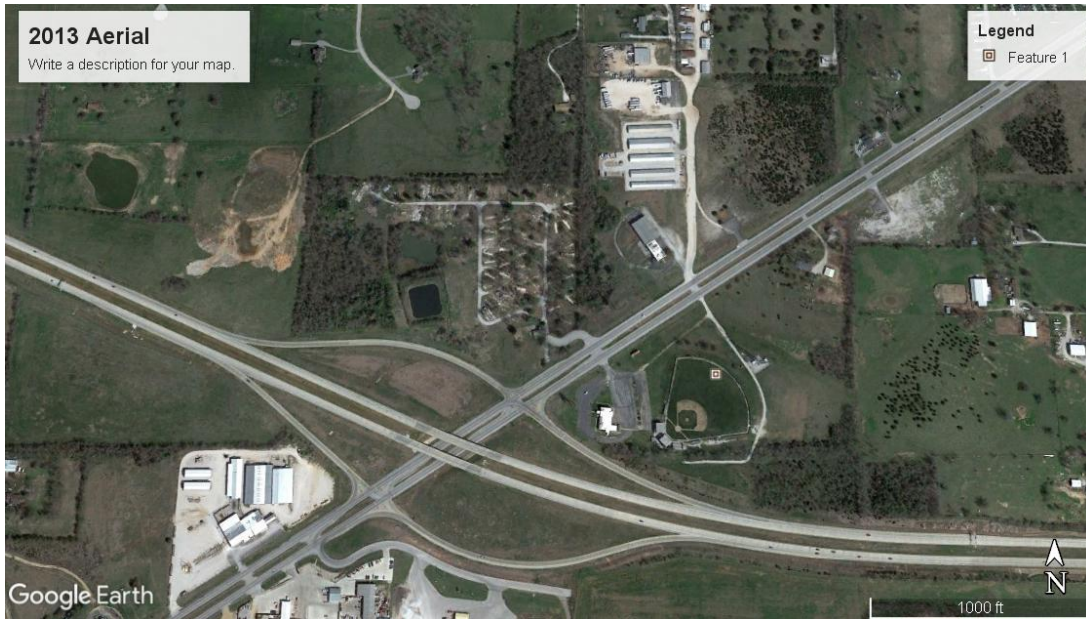
2008 Aerial



2011 Aerial



2013 Aerial



Sometime around 2013, the Whispering Lanes Mobile Home Park discontinued to function. As will be presented later in this study, an action was initiated by the Missouri Department of Natural Resources (DNR) in 2014 to close the lagoon at Whispering Lanes. The finding of facts contained in the judgment of the court indicate that the Whispering Lanes Mobile Home Park closed in 2012.

2015 Aerial



By 2015 most of the mobile homes located at Whispering Lanes had been removed and the area has remained vacated since that time. It should be noted that Cox Roofing, acquired the former radio station property that was located to the east of Whispering Lanes and made some renovations to this property to support their roofing business operations.

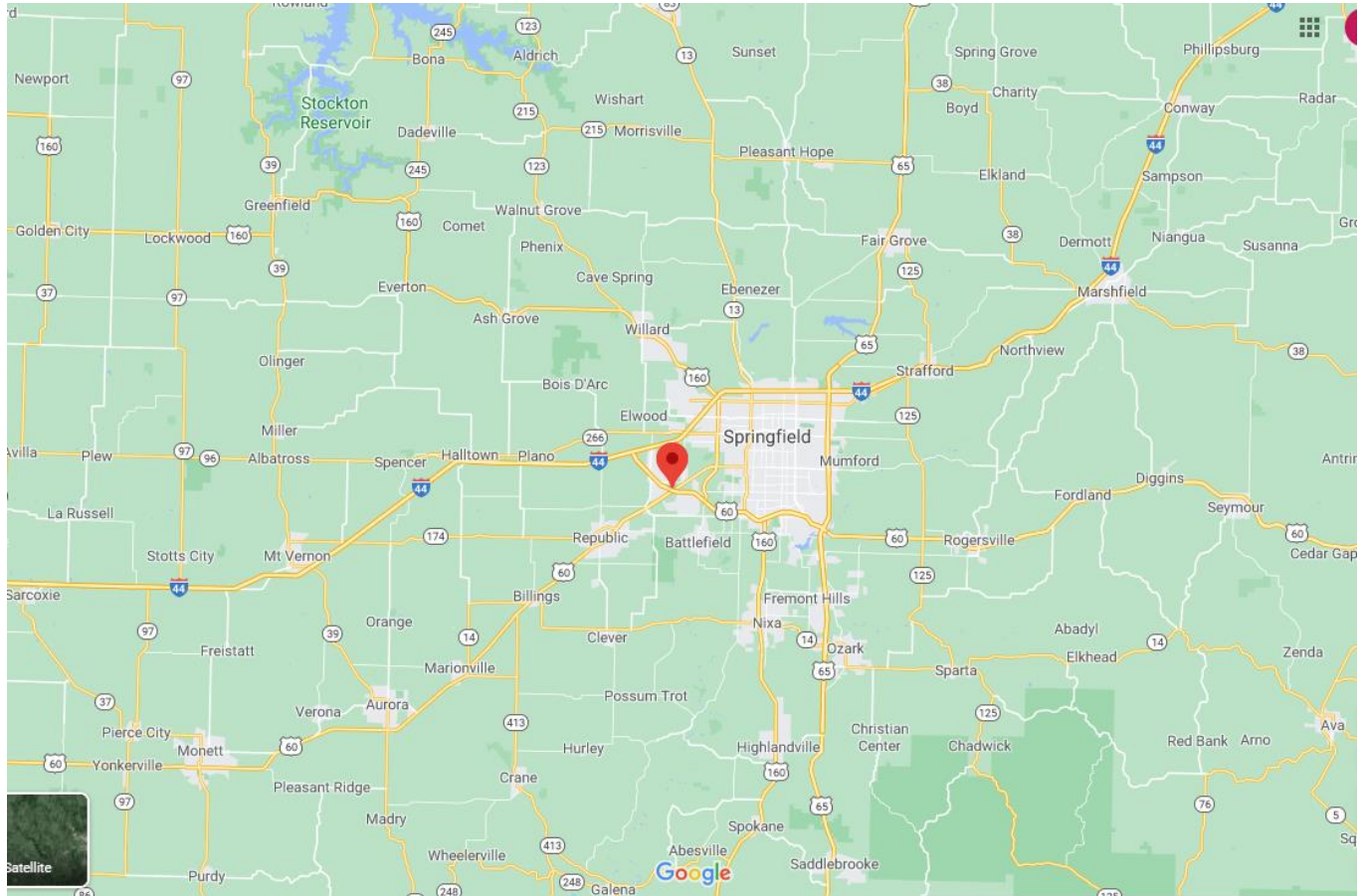
2019 Aerial



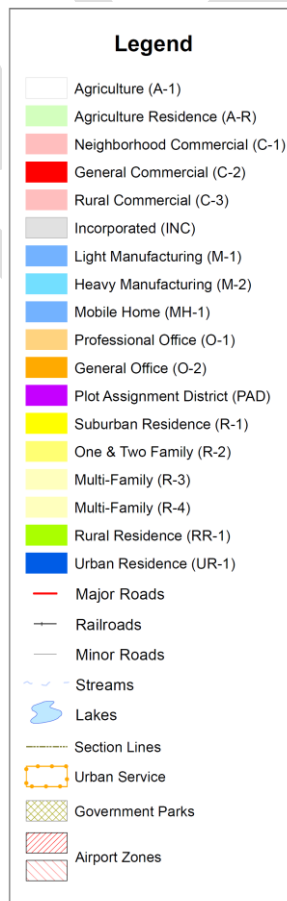
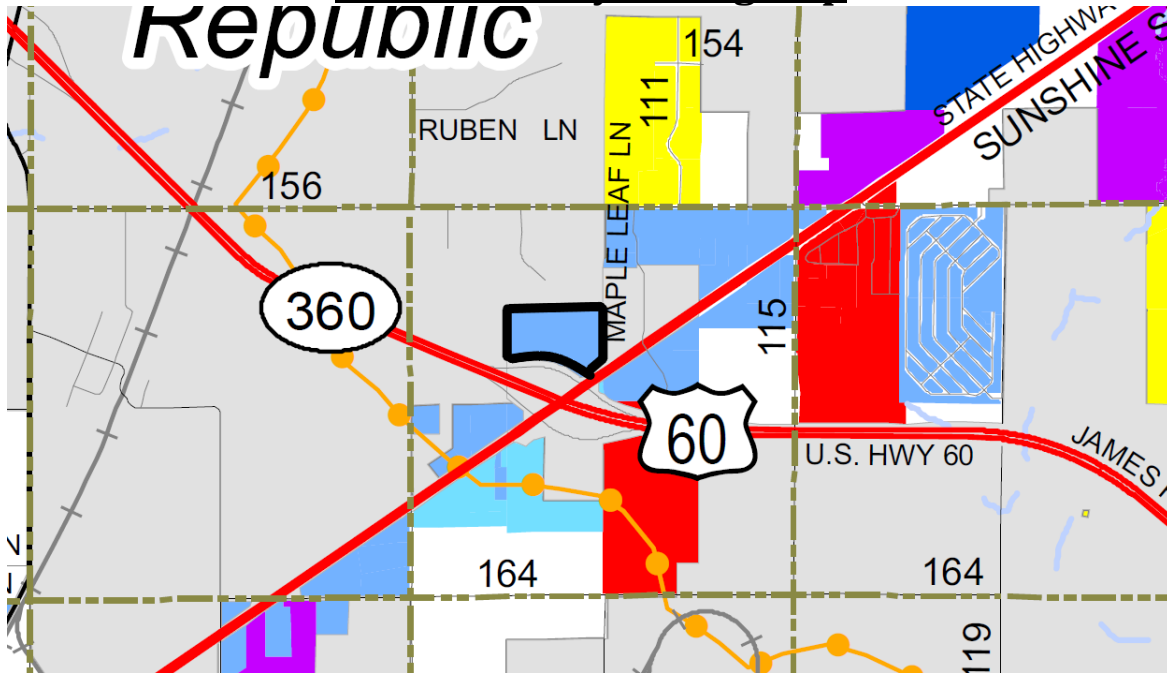
The regional location of the former Whispering Lanes mobile home park is in the Southwest Springfield/Greene County sub market which has been the primary growth direction in the region in terms of population and housing units for the past several decades. Prior studies by Southwest Valuation suggest that this sub market has been capturing around 50% to 60% of the Greene County population growth since at least 1990. The subject study area is at the intersection of two regional thoroughfares yet little change has occurred in the immediate area in terms of land development. Over the past decade there has been significant development at the intersection of Sunshine Street and West Bypass located approximately 3 miles northeast of the subject. This location is anchored by various large retailers including Wal Mart, Menards, Burlington Coat Factory, Ross, and various commercial users. There has also been significant industrial and distribution development near the intersection of James River Freeway and Highway MM, approximately two miles northwest of the subject study area. This development includes a number of users with the most recent activity being an Amazon fulfillment center and the new facility for Convoy of Hope.

The eastern portion of the study area (approximately 3.07 acres) is located in the city of Springfield and this portion of the study area is zoned GR – General Retail. The remaining portion is located in the unincorporated area of Greene County and this area is zoned MH-1 Mobile Home by Greene County. City of Springfield sewer services are located in the study area and water services are believed to be at or near the study area.

Regional Location Map

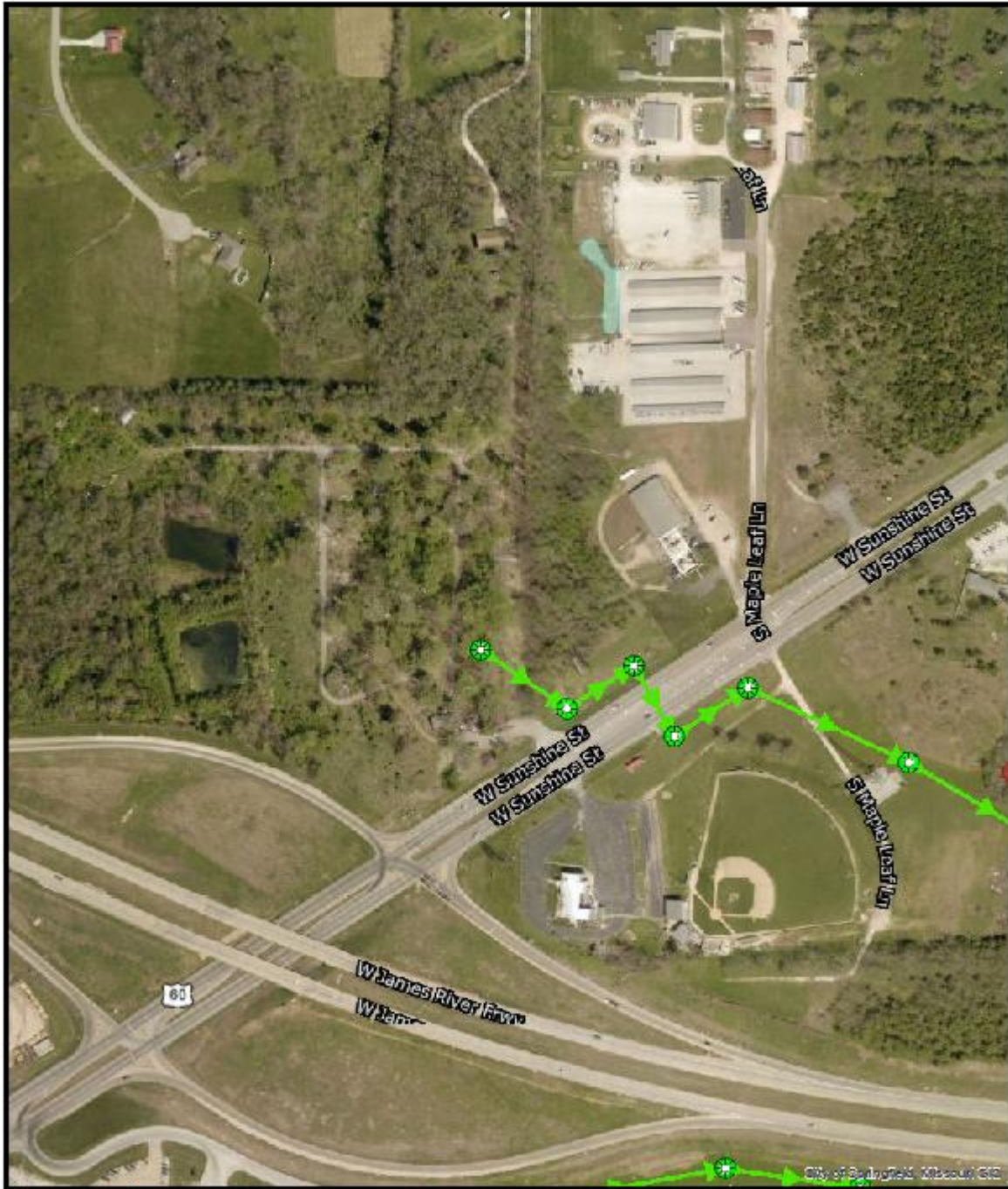


Greene County Zoning Map



Sewer Main Map

GIS Data



Photographs of Area surrounding Study Area



Looking northeast along Sunshine Street from Maple Street



Looking north at Maple Street from Cox Roofing access point of Sunshine Street. There are various storage and warehouse uses on Maple Street, which turns to a gravel road.



Looking south from the adjacent residential subdivision north of the Study Area. The pine trees are the boundary of the Study Area and the former Whispering Lanes Mobile Home Park.



Looking north at the adjacent residential subdivision to the north.



Looking east from the Sunshine Street access at the American Legion hall and baseball complex.



Looking south along Sunshine Street and James River Freeway.

Analysis of Factors Determining Blight

As noted, the statute defines blight based on reasons of the predominance of:

- Defective or inadequate street layout;
- Insanitary or unsafe conditions;
- Deterioration of site improvements;
- Improper subdivision or obsolete platting;
- The existence of conditions which endanger life or property by fire and other causes, or any combination of such factors;
- Retards the provision of housing accommodations;
- Constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

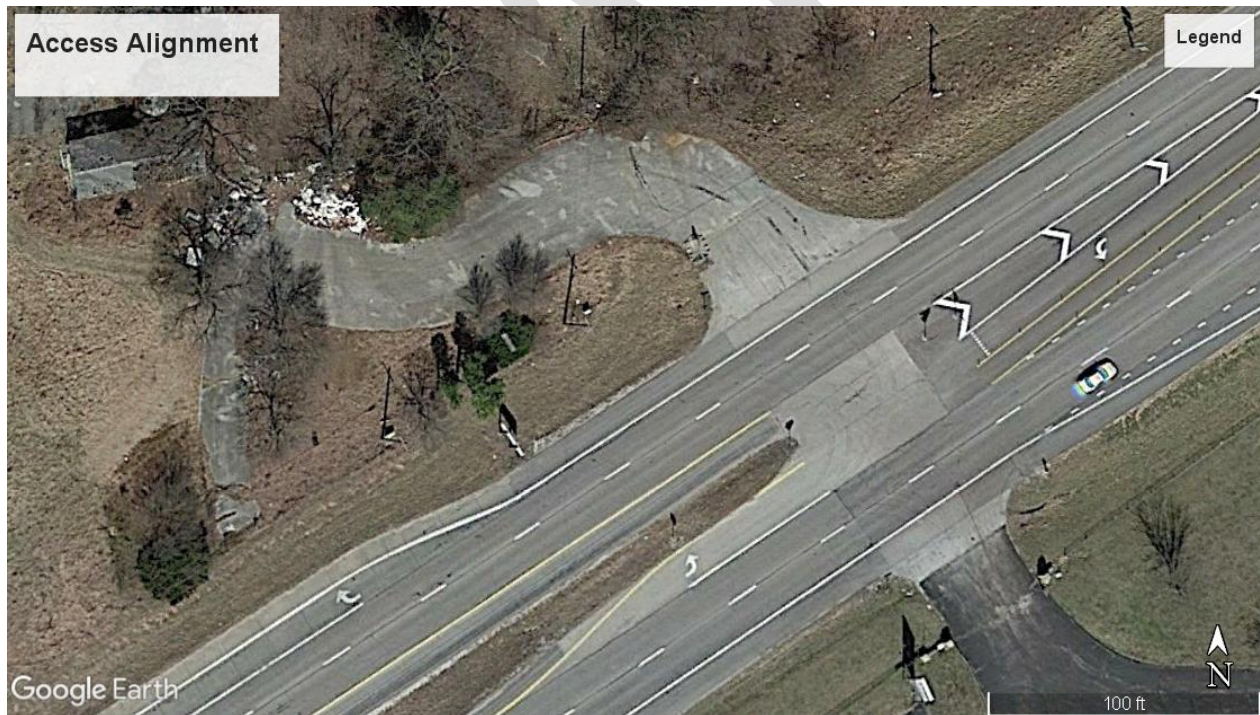
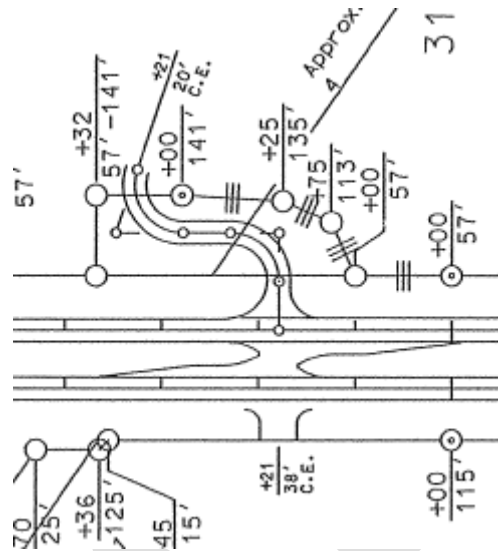
The following addresses these factors.

Defective or Inadequate Street Layout

The study area has frontage along Sunshine Street and the access on ramp to James River Freeway. There is not a direct access to Whispering Lanes from Sunshine Street. Instead there is an access road that was constructed to line up with the median cut and the access cut to the opposite property to the south when James River Freeway was constructed. As a result of this alignment, an access road located within the existing right of way with a street jog of nearly a 90 degree turn exist. This access road has no curb or gutters, and appears to have been constructed as a temporary means to connect to the private street within Whispering Lanes instead of creating a new private street. Section 36-243 (5) of the Land Development Code of the City of Springfield prohibits the use of street jogs with a center line off set of less than 150 feet. Such an access alignment is unusual and would not appear to meet street alignment standards.

The more acceptable street access to Whispering Lanes would be a generally straight alignment from the two way median access point at Sunshine Street. However additional onsite modifications become necessary in order to achieve such an alignment as a straighter alignment from Sunshine Street would be interrupted by an existing overhead transmission easement thereby requiring possible relocation of this existing facility. In addition, when the right of way was acquired by the Missouri Department of Transportation, access to Whispering Lanes from the right of way was restricted to its current access point and therefore it appears that the existing right of way strip will require acquisition or modification in order to improve the current access deficiency. The following MoDot right of way map, aerials and photographs show the existing access design.

MoDot Right of Way Acquisition Sketch
(Crossed Hatched Lines Do Not Allow Access from ROW)





Looking north east at access road from West Sunshine Street.



Looking south along access road before it jogs back to the interior of the former mobile home park.



Looking north along the electric transmission easement extending through the Study Area.

Besides the inadequate access design from Sunshine Street, there are interior paved streets that once served the various mobile home residences at Whispering Lanes. Private streets are generally discouraged as a means of internal circulation to a land development. Section 36-243 (21) of the *Land Development Code of the City of Springfield* provides:

- (21) *Private streets.* Private streets are discouraged and may be permitted only where the council finds:
- (a) That private ownership, control and maintenance of street right-of-way is integral to the design and function of the subdivision;
 - (b) Provision has been made for the continuing and adequate maintenance of such streets;
 - (c) There is evidence that the property rights, including rights of access of persons purchasing land within and adjacent to the subdivision, are safeguarded to the degree they would be protected if the streets were dedicated to the public;
 - (d) The public interest and welfare is not jeopardized.

Private streets shall be improved in accordance with city standards and specifications.

The current private streets in Whispering Lanes are not constructed to city standards and specifications and are in a state of deterioration as shown in the following photographs.



Internal Private Street



Internal Private Street



Internal Private Street

Insanitary or Unsafe Conditions

The Whispering Lanes Mobile Home Park exhibits two overwhelming insanitary or unsafe conditions: 1. an onsite wastewater treatment system that has not been removed or remediated; and 2. an accumulation of debris and trash, as it appears the mobile home park has become a dumping site.

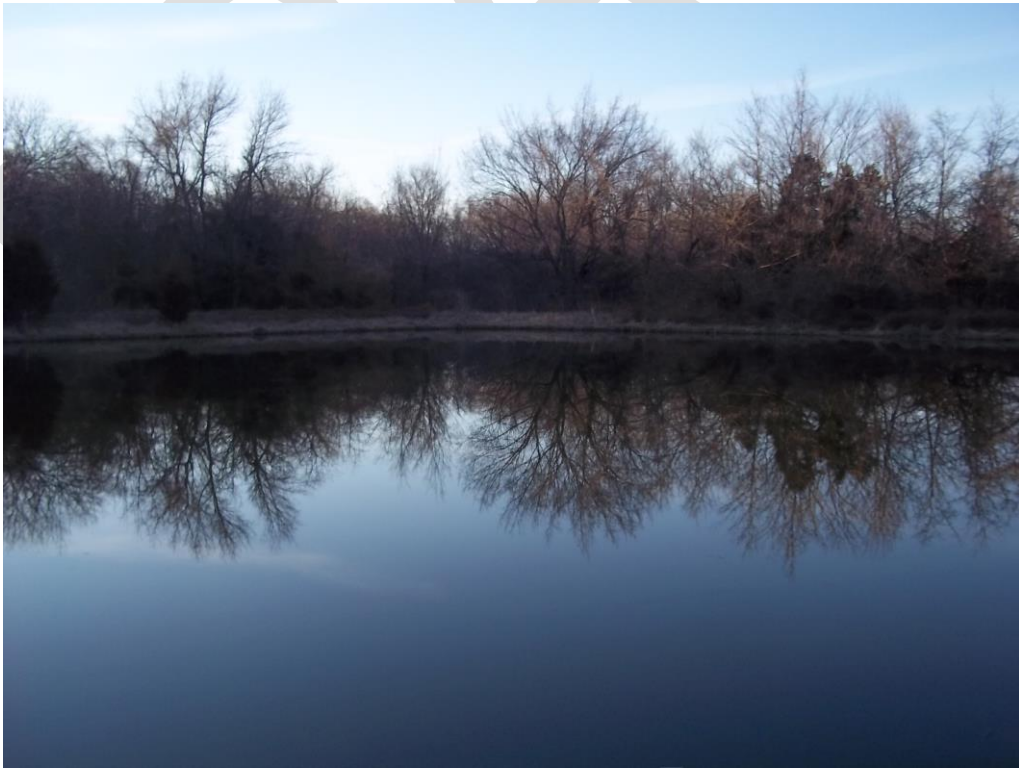
Wastewater Treatment Facility

On November 10, 2014, judgment was entered in favor of the State of Missouri/Missouri Department of Natural Resources (DNR) and against the prior owner RLB Properties LLC and Michael Pierce. The judgment ordered injunctive relief that included compliance with the Missouri Clean Water Law, to stop all discharges from the lagoon, to stop operating the lagoon without a permit and to submit a closure plan of the lagoon to DNR for their approval. In addition, the court assessed civil penalties in the amount of \$41,820. A complete copy of the order and the findings of facts is attached as Exhibit B. To date, no compliance with the judgment and order appears to have occurred, as there are subsequent filings to obtain compliance that are also attached as Exhibit B.

The Greene County Circuit Court in its ruling found:

- that Whispering Lanes Mobile Home Park closed on May 31, 2012;
- that the wastewater treatment plant consisted of two lagoon cells and an extended aeration plan;
- that the lagoon cells were built in a sinkhole and leaking;
- inspections dating back to 2005 revealed that large quantities of poorly treated wastewater was coming from the treatment plant and entering the eye of a sinkhole and that samples of wastewater entering the sinkhole exceeded effluent bacteria levels;
- that dye trace from the lagoon showed up in a nearby drinking well and the drinking water tested positive for coliform bacteria;

- that the original lagoon cell experienced a partial collapse at one point and the most recent geological survey gave the lagoon a “severe” rating for collapse potential.



Looking at south lagoon cell

Accumulation of Trash and Debris

The Whispering Lanes Mobile Home Park has been closed since 2012, and since that time the area has been a depository for trash, and debris resulting in insanitary conditions. The following on site photographs show this accumulation.















Deterioration of Site Improvements

Besides the dilapidated building structure and various mobile home remnants scattered through the area, there are various site improvements that remain in the area that are left over from the former mobile home park use. These site improvements include asphalt streets, a wastewater treatment facility including two lagoon cells situated within a sinkhole, underground water lines, and underground sewer lines, underground electrical lines, a private water well and water storage tank, and a number of concrete pads. These site improvements have not been in use since 2012, are not in a useable condition and would require removal in order for the area to support any land use.

Under the current zoning regulations that apply to the study area, and zoning regulations that would apply to any foreseeable use in the study area, connection to a public water supply is required. The existing on site system is not recognized as a public supply district. The nearest public water supply line is located at the southeast corner of Farm Road 115 and Sunshine Street. This is approximately 3,200 linear feet, and the preliminary cost to extend is in the area of \$400,000 to \$500,000.

The following are various photographs of these conditions.



Improper Subdivision or Obsolete Platting

The area has never been platted or subdivided beyond the mobile home park improvements which are in a deteriorated condition. The Greene County portion of the study area remains to be zoned for a Mobile Home Park, but this use has been discontinued and the current subdivision layout does not comply with the zoning requirements. Greene County zoning regulations would require connection to public water supply, 300 SF of open space per site or lot and at least 50% of the open space dedicated to active recreation facilities, perimeter fencing along Sunshine and at least two paved parking spaces per site. Streets are to be constructed to Greene County Design Standard for Public Improvements, none of which exists in the current state. The present subdivision would not comply with city of Springfield requirements for a mobile home park.

The southeast portion of the subject was previously added to the main parcel of the subject, but subdividing the adjacent parcel to the east. This subdividing was never approved by the City of Springfield and has been deemed to be an illegal split and additional platting must be completed and approved to cure the current illegal status.

Existence of Conditions which Endanger Life or Property by fire and other causes, or any combination of such factors

Since Whispering Lanes Mobile Home Park has been closed since 2012, there are no residents in the area that might be endangered and there are no improvements that are of value. In its present condition, the area could be utilized by homeless persons, and thereby put themselves at danger, the inspection of the area found no direct evidence of the area being used by homeless persons.

Retards the Provision of Housing Accommodations

The area in its present condition, including the existing court order to close the wastewater treatment facility, and the extension of public water system does not and cannot support housing accommodations, without significant redevelopment of the area.

Constitutes an Economic or Social Liability or Menace to the Public Health, Safety, Morals, or Welfare in its Present Condition and Use

In its present condition the area has a wastewater treatment system that has been ordered closed including two lagoon cells located within a sinkhole. The area has become a dumping ground for various trash and debris, including tires and asphalt shingles. Various site improvements including utility lines, concrete pads and streets are deteriorated and require removal. This present condition represents an economic liability as the area is not currently in any form of a productive state, and regulatory bodies have been unsuccessful in achieving compliance with court orders were made in 2014 to close the lagoons. The existence of the non-compliant lagoons, dumping, and debris on the site, and condition of site improvements clearly have created a menace to public health and welfare..

Conclusion to Blight Factors:

Based on a complete examination of the blight factors set out in Section 99.805 (1), the area under study known as the Whispering Lanes Mobile Home Park is blighted, as the predominance of the factors support this conclusion. Under the statutory scheme, only one factor is necessary to justify a blight conclusion, however in this case every factor indicates blight.

DRAFT

Exhibit A – Legal Description of Blighted Area

Electronically Recorded
041704-16 14 Oct 2016 10:28:27 AM
Book: 2016
Page: 041704-16
3 pages



REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION

Cheryl Dawson-Spaulding
Cheryl Dawson-Spaulding
Recorder of Deeds

lcunningham

QUIT-CLAIM DEED (Missouri)

THIS INDENTURE is made on this 29th day of September, 2016, by and between 5505 WEST SUNSHINE, LLC, a Missouri limited liability company (the "Grantor") and RLB PROPERTIES, LLC, an Arkansas limited liability company (the "Grantee"), whose mailing address is: c/o Mike Pierce, 7700 North Shore Place, North Little Rock, AR 72118.

WITNESSETH, THAT GRANTOR, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents REMISE, RELEASE and FOREVER QUIT CLAIM unto Grantee the following described lots, tracts or parcels of land, lying, being and situate in the County of Greene and State of Missouri, to-wit:

TRACT I:

BEGINNING AT A POINT 427.87 FEET EAST OF THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 907.7 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF (E1/2) OF SAID LOT ONE (1); THENCE SOUTH ALONG THE EAST LINE OF THE EAST ONE-HALF (E1/2) OF SAID LOT ONE (1), 826 FEET TO THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 166; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 490 FEET; THENCE NORTHWESTERLY MAKING AN ANGLE OF 90° WITH THE LAST DESCRIBED COURSE 362.65 FEET; THENCE WEST MAKING AN ANGLE OF 56° 30' TO THE LEFT WITH THE LAST DESCRIBED COURSE 298.4 FEET; THENCE NORTH MAKING AN ANGLE OF 90° 59' TO THE RIGHT WITH THE LAST DESCRIBED COURSE, 794.05 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST FRACTIONAL

QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI.

TRACT II:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST ONE-HALF (E1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23); THENCE EAST 427.87 FEET; THENCE SOUTH 800 FEET; THENCE WEST 427.87 FEET; THENCE NORTH TO BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

TRACT III:

A TRACT OF LAND LOCATED IN SECTION ONE (1), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, ALL BEING IN SPRINGFIELD, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION ONE (1); THENCE ALONG THE WEST LINE OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION ONE (1), SOUTH 00°06'27" EAST A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°04'21" EAST A DISTANCE OF 675.90 FEET TO THE POINT FOR CORNER; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 413 THE FOLLOWING DESCRIBED COURSE, SOUTH 55°23'51" WEST A DISTANCE OF 299.98 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 58°40'55" WEST A DISTANCE OF 61.27 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 79°21'47" WEST A DISTANCE OF 54.75 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 57°44'32" WEST A DISTANCE OF 5.28 FEET TO A POINT FOR CORNER; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION ONE (1), NORTH 00°06'27" WEST A DISTANCE OF 724.17 FEET TO THE POINT OF BEGINNING, ALL IN SPRINGFIELD, GREENE COUNTY, MISSOURI.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto Grantee and unto its successors and assigns forever; so that neither Grantor, its successors and assigns, nor any other entity, person or persons, for it or in its name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Chief Executive Manager the day and year above written.

5505 WEST SUNSHINE, LLC,
a Missouri Limited Liability Company

NO SEAL

By:


Print Name: W. Craig Hosmer
Title: MEMBER 5505 W. Sunshine LLC

STATE OF Missouri)
) ss.
COUNTY OF Greene)

On this 29th day of September, 2016, before me, the undersigned, a Notary Public within and for said County and State, personally appeared W. Craig Hosmer, to me personally known who being by me duly sworn, did say that he is the member of 5505 West Sunshine, LLC, a Missouri limited liability company, that said instrument was signed on behalf of said company by authority of its members, and W. Craig Hosmer acknowledged said instrument to be the free act and deed of said company

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Springfield, Missouri the day and year last above written.

Lori Muetzel
Notary Public in and for Said County and State
Lori Muetzel
(Type, print or stamp the Notary's name.)

My Commission Expires: March 30, 2018



Exhibit B – Final Judgment and Related Court Filings – Circuit Court of Greene County, Case No. 1331-CC01162

Daily Filed - Greene - September 05, 2018 - 03:57 PM

IN THE CIRCUIT COURT OF GREENE COUNTY
STATE OF MISSOURI

STATE OF MISSOURI ex rel.	)	
Joshua D. Hawley, the Attorney	)	
General of Missouri, and the	)	
Missouri Department of	)	
Natural Resources,	)	
	)	
Plaintiff,	)	
	)	
v.	)	Case No. 1331-CC01162
	)	
RLB PROPERTIES, LLC and	)	
	)	
MICHAEL PIERCE,	)	
	)	
d/b/a Whispering Lanes Mobile	)	
Home Park,	)	
	)	
Defendants.	)	

Application for Order to Show Cause

Plaintiff, the State of Missouri, by and through Attorney General Joshua D. Hawley and Assistant Attorney General Shawna M. Bligh, requests that this Court require Defendants, RLB Properties, LLC and Michael Pierce d/b/a Whispering Lanes Mobile Home Park to appear before this court to show cause why Defendants should not be adjudged in contempt for failing to comply with this Court's Final Judgment entered on November 10, 2014. In support of its Application, Plaintiff states as follows:

1. On September 6, 2013, Plaintiff filed its *Petition for Injunction and Civil Penalties* against Defendants.

2. On November 10, 2014, the Court entered a Final Judgment against Defendants ordering them to comply with the Missouri Clean Water Law and its implementing regulations with respect to Defendants' wastewater violations at Whispering Lanes Mobile Home Park in Greene County, Missouri. A copy of the Final Judgment is attached hereto as Exhibit A.

3. Specifically, this Court ordered Defendant to pay a civil penalty of Forty-One Thousand Eight Hundred and Twenty Dollars and No Cents (\$41,820.00), as well as undertake certain required injunctive relief set forth on page 6 of the Final Judgment.

4. On July 10, 2018, this Court granted Plaintiff's Motion to Enforce requiring that Defendants comply with the terms of the Final Judgment within thirty days or by August 9, 2018.

5. To-date, Defendants have not complied with the terms of the Final Judgment.

6. Consequently, Plaintiff is left no other recourse than to file the instant Application for a Show Cause Hearing with this Court.

7. Defendants failure to comply with this Court's Final Judgment constitutes a violation of the rights of Plaintiff and is calculated to defeat the rights and remedies of the State of Missouri.



WHEREFORE, Plaintiff requests that this Court issue its Order to Show Cause directed to RLB Properties, LLC and Michael Pierce d/b/a Whispering Lanes Mobile Home Park requiring them to appear and Show Cause why they should not be adjudged in contempt of Court for their failure to comply with the terms of the Final Judgment entered November 10, 2014.

Respectfully submitted,

JOSHUA D. HAWLEY
Attorney General

/s/ Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General
Missouri Bar No. 56079
P.O. Box 899
Jefferson City, MO 65102
Phone: (573)751-8261
Fax: (573) 751-8796
Email: Shawna.Bligh@ago.mo.gov

ATTORNEYS FOR PLAINTIFF

Certificate of Service

I hereby certify that a true and accurate copy of the foregoing was mailed, postage prepaid, by Federal Express, delivery confirmation, this 5th day of September, 2018 to:

RLB Properties, LLC
R/A Dan R. Nelson
910 St Louis Street Suite 100
Springfield, MO 65806

Michael Pierce
7700 N. Shore Place
North Little Rock, Arkansas 72118

/s/Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General



4. Under the Final Judgment, Defendants were required to comply with the Missouri Clean Water Law and all implementing regulations for any and all future activities in the State of Missouri.

5. Defendants were also required to stop all discharges, including discharges or potential discharges to groundwater.

6. The Final Judgment ordered and enjoined Defendants from operating or maintaining a wastewater treatment facility ("WWTF") without a permit.

7. Defendants were also ordered to submit a closure plan of the WWTF to the Department of Natural Resources ("Department") within 30 days of entry of the Final Judgment and to complete closure of the WWTF within 180 days of the Department's approval of the closure plan.

8. To-date, Defendant has failed to comply with the requirements set forth in the Final Judgment, as provided herein in Paragraphs 4-7 above.

9. Due to Defendant's failure to comply with the terms of the Default Judgment, the Attorney General was left no other recourse than to file the instant Motion to Enforce Judgment.

9. Defendant's failure to comply with this Court's Final Judgment constitutes a violation of the rights of Plaintiff and is calculated to defeat the rights and remedies of the State of Missouri.

ORDERS

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

10. This Court, applying the findings hereby ORDERS Defendants, RLB

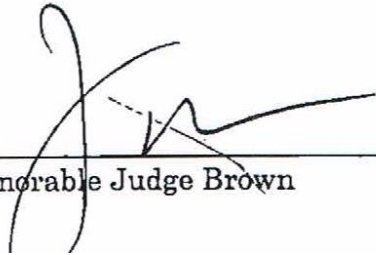
Properties, LLC and Michael Pierce to perform all acts and provide all documentation required under the terms of the Final Judgment within thirty days (30) of entry of this Order, including, but not limited to cessation of all discharges, including discharges or potential discharges to groundwater, cease operating or maintaining the WWTF without a permit; and submit a closure plan of the WWTF to the Department within fifteen (15) days of entry of this Order and complete closure of the WWTF within forty-five (45) days of entry of this Order.

11. Defendant is ORDERED to allow a representative of the Department of Natural Resources to undertake a site visit or inspection to monitor Defendant's progress complying with the orders set forth in Paragraph 10 above.

12. Nothing in this Order shall prevent Plaintiff from applying to this Court for further orders or relief to enforce this Order or the terms of Plaintiff's Default Judgment, including, but not limited to the collection of any civil penalties provided for in the Default Judgment, including that portion suspended pending Defendant's compliance.

SO ORDERED.

Date: 7-10-18



The Honorable Judge Brown

IN THE CIRCUIT COURT OF GREENE COUNTY, MISSOURI

STATE OF MISSOURI <i>ex rel.</i>	)	
Attorney General Joshua D. Hawley,	)	
	)	
Plaintiff,	)	
	)	
v.	)	Case No. 1331-CC01162
	)	
	)	
RLB PROPERTIES, LLC and	)	
	)	
MICHAEL PIERCE,	)	
	)	
d/b/a Whispering Lanes Mobile	)	
Home Park,	)	
	)	
Defendants.	)	

Motion to Enforce Judgment

COMES NOW, Plaintiff, State of Missouri ex. rel. Attorney General Joshua D. Hawley (“State”), by and through Assistant Attorney General, Shawna M. Bligh for its Motion to Enforce Judgment against Defendants, RLB Properties, LLC and Michael Pierce d/b/a Whispering Lanes Mobile Home Park, and states the following in support thereof:

1. On September 6, 2013, the State filed its *Petition for Injunctive Relief and Civil Penalties* (“*Petition*”) against Defendants for violations of the Missouri Clean Water Law.

2. Defendant RLB Properties, LLC owns the property formerly operated as Whispering Lanes Mobile Home Park, located at 5505 West Sunshine, Springfield, MO 65619.

3. Defendant RLB Properties, LLC owns and operates property on which there is an extended aeration wastewater treatment plant and two-cell wastewater treatment lagoon (“WWTF”) to serve the property formerly operated as Whispering Lanes Mobile Home Park (“mobile home park”). Defendant RLB Properties, LLC has owned the site since 2002.

4. Defendant Michael Pierce is a member of RLB Properties, LLC and was responsible for operation of the mobile home park.

5. On November 10, 2014, this Court entered its Final Judgment in this case. See Final Judgment attached hereto as Exhibit A.

6. Defendants were required to pay a civil penalty in the amount of \$41,820.00 within thirty days of entry of the Final Judgment. See Exhibit A at P. 7.

7. The Final Judgment also required Defendants to undertake certain injunctive relief. See *Id.*

8. Under the Final Judgment, Defendants were required to comply with the Missouri Clean Water Law and all implementing regulations for any and all future activities in the State of Missouri.

9. Defendants were also required to stop all discharges, including discharges or potential discharges to groundwater.

10. The Final Judgment ordered and enjoined Defendants from operating or maintaining the WWTF without a permit.

11. Defendants were also ordered to submit a closure plan of the WWTF to the Department of Natural Resources (“Department”) within 30 days of entry of the Final Judgment and to complete closure of the WWTF within 180 days of the Department’s approval of the closure plan.

12. To-date, Defendants have failed to comply with any of the orders set forth in the Final Judgment.

WHEREFORE, the State respectfully moves the Court to order Defendants to comply with the Final Judgment and to (i) commence performance of all acts and provide all documentation required under the terms of the Final Judgment within thirty days of entry of an order on the State’s Motion to Enforce Judgment; and (ii) pay all costs of this proceeding and for such other and further relief as this Court deems just and proper.





Respectfully submitted,

JOSHUA D. HAWLEY
Attorney General

/s/ Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General
Missouri Bar No. 56079
P.O. Box 899
Jefferson City, MO 65102
Phone: (573) 751-8261
Fax: (573) 751-8796
Email: Shawna.Bligh@ago.mo.gov

ATTORNEYS FOR PLAINTIFF

DR

Certificate of Service

I hereby certify that a true and accurate copy of the foregoing was sent
via Federal Express, delivery confirmation this 13th day of June, 2018 to:

RLB PROPERTIES, LLC
R/A Dan R. Nelson
910 St Louis Street Suite 100
Springfield, MO 65806

Michael Pierce
7700 N Shore Place
North Little Rock, AR 72118

/s/ Shawna M. Bligh
Shawna M. Bligh
Assistant Attorney General

IN THE CIRCUIT COURT OF GREENE COUNTY, MISSOURI

STATE OF MISSOURI ex rel.
Attorney General Chris Koster and
Missouri Department of
Natural Resources,

Plaintiff,

v.

RLB PROPERTIES, LLC and

MICHAEL PIERCE,

d/b/a Whispering Lanes Mobile
Home Park,

Defendants.

**FILED 11/10/2014
GREENE COUNTY CIRCUIT COURT
DIVISION 1**

Case No. 1331-CC01162

FINAL JUDGMENT

On November 10, 2014, the above matter came before this Court for trial. Plaintiff appeared by counsel Timothy A. Blackwell. Defendants appeared not.

The Court, having considered the evidence adduced at trial, together with the pleadings herein, enters these findings of fact, conclusions of law, judgment and order.

Findings of Fact

1. Defendant RLB Properties, LLC owns the property formerly operated as Whispering Lanes Mobile Home Park, located at 5505 West

Sunshine, Springfield, MO 65619. Defendant RLB Properties, LLC has owned the site since 2002.

2. Defendant Michael Pierce is a member of the LLC and has been responsible for operation of the mobile home park.

3. The wastewater treatment facility (WWTF) at the site consists of two lagoon cells and an extended aeration plant.

4. Defendants closed the mobile home park on May 31, 2012. Defendants have never submitted a closure plan for approval by the Department, and have failed to close the WWTF in accordance with a closure plan approved by the Department.

5. Defendants have never obtained an operating permit from the Missouri Department of Natural Resources for the WWTF at the site.

6. The lagoon cells have been shown to be leaking, and dye studies performed by the Department have revealed that wastewater from the system was entering groundwater supplies through sinkholes located on the property. The lagoon is built on a sinkhole.

7. An inspection in 2005 revealed that a large quantity of poorly treated wastewater was coming from the wastewater treatment plant and entering the eye of a sinkhole on the property. A water quality analysis of samples of the wastewater being discharged into the sinkhole showed that effluent limits for bacteria were exceeded.

8. A dye trace from the lagoon showed up in a nearby drinking water well and the drinking water tested positive for coliform bacteria.

9. The original lagoon cell experienced a partial collapse at one point, and the most recent geological survey gave the lagoon a “severe” rating for collapse potential.

Conclusions of Law

1. This Court has jurisdiction over the subject matter herein and of the parties pursuant to section 644.076.1, RSMo.

10. The WWTF is a “water contaminant source” as that term is defined by § 644.016(25), RSMo.

11. Untreated, undertreated, and treated discharges of wastewater from the lagoon are “water contaminants,” as that term is defined in § 644.016(24), RSMo.

12. Subsurface groundwater is part of the “water[s] of the state” as defined in § 644.016(23), RSMo.

Count I – Failure to Close WWTF

13. Missouri Clean Water Regulation 10 CSR 20-6.010(12)(A) requires persons who cease operation of waste, wastewater, and sludge handling and treatment facilities to close the facilities in accordance with a closure plan approved by the Department.

14. Section 644.076.1, RSMo Supp. 2013, provides:

It is unlawful for any person to cause or permit any discharge of water contaminants from any water contaminant or point source located in Missouri in violation of sections 644.006 to 644.141, or any standard, rule or regulation promulgated by the commission. In the event the commission or the director determines that any provision of sections 644.006 to 644.141 or standard, rules, limitations or regulations promulgated pursuant thereto, or permits issued by, or any final abatement order, other order, or determination made by the commission or the director, or any filing requirement pursuant to sections 644.006 to 644.141 or any other provision which this state is required to enforce pursuant to any federal water pollution control act, is being, was, or is in imminent danger of being violated, the commission or director may cause to have instituted a civil action in any court of competent jurisdiction for the injunctive relief to prevent any such violation or further violation or for the assessment of a penalty not to exceed ten thousand dollars per day for each day, or part thereof, the violation occurred and continues to occur, or both, as the court deems proper.

15. Since 2012, when Defendants abandoned the WWTF, Defendants have failed to submit a closure plan for the WWTF to the Department and failed to close the WWTF, including the lagoon.

16. Defendants violated 10 CSR 20-6.010(12)(A) by failing to submit a closure plan for the WWTF to the Department for review and approval.

17. Defendants violated 10 CSR 20-6.010(12)(A) by failing to properly close the WWTF in accordance with an approvable closure plan.

Count II—Operating or Maintaining the WWTF Without a Permit

18. Section 644.051.2, RSMo, provides that it shall be unlawful for any person to operate, use or maintain any water contaminant or point

source in this state that is subject to standards, rules or regulations promulgated pursuant to the provisions of sections 644.066 to 644.141, RSMo, unless such person holds an operating permit from the Clean Water Commission.

19. The Court hereby finds and concludes that Defendants have been in continuing violation of § 644.051.2, RSMo Supp. 2013, since at least 2002, and continuing to the present, by operating and/or maintaining the WWTF without a permit.

**COUNTS III and IV – Causing Pollution to Waters of the State and
Introducing Water Contaminants into the Subsurface Waters of the
State through a Sinkhole**

20. Section 644.051.1(1), RSMo, makes it “unlawful for any person to cause pollution of any waters of the state or to place or cause or permit to be placed any water contaminant in a location where it is reasonably certain to cause pollution of any waters of the state.”

21. The Missouri Cave Resources Act, § 578.215.1, RSMo, prohibits any person from purposely introducing into any cave, cave system, sinkhole, or subsurface waters of the state any substance that will or could violate any provision of the Missouri Clean Water Law.

22. In 2005, a water quality analysis of samples of the wastewater being discharged into the sinkhole showed that effluent limits for bacteria were exceeded.

23. Defendants violated § 644.051.1(1), RSMo, by causing and permitting the discharge of water contaminants from the WWTF in a location where those water contaminants were reasonably certain to cause pollution to the waters of the state, and Defendants violated § 578.215.1, RSMo, by introducing water contaminants into the subsurface waters of the state through a sinkhole.

24. Pursuant to § 644.076.1, RSMo, Defendants are subject to the imposition of injunctive relief and a civil penalty not to exceed \$10,000 per day for each day, or part thereof, that each violation of the Missouri Clean Water Law occurred.

Judgment

The Court hereby enters judgment in favor of Plaintiff and against Defendants, jointly and severally.

The provisions of this Judgment and order shall be binding upon Defendants, as well as their agents, servants, employees, heirs, successors, assigns, and upon all persons, firms, corporations and other entities who are, or who will be, acting in concert or privity with, or on behalf of Defendants or his agents, servants, employees, heirs, successors, and assigns.

Order

A. Injunctive Relief

1. Defendants are hereby ordered and enjoined to comply with the Missouri Clean Water Law and all implementing regulations for any and all future activities in the State of Missouri.

2. Defendants are hereby ordered and enjoined to stop all discharges, including discharges or potential discharges to groundwater.

3. Defendants are hereby ordered and enjoined from operating or maintaining the WWTF without a permit.

4. Defendants are hereby ordered and enjoined to submit a closure plan to DNR within 30 days of entry of this judgment and to complete closure of the WWTF within 180 days of DNR's approval of the closure plan.

B. Civil Penalty

The Court may assess a penalty of up to \$10,000 per violation for each day, or part thereof, that the violation continued or continues without abatement. Section 644.076.1, RSMo Supp. 2013. In considering the penalty amount, the Court has considered Defendants' bad faith and the economic benefit of non-compliance. The Court hereby assesses against Defendants a civil penalty of \$41,820.00. Within thirty days after entry of the Judgment, Defendants shall pay the civil penalty by check made payable to the "*State of Missouri (Green County)*." Defendants shall mail the check to Collections



Specialist, Missouri Attorney General's Office, P.O. Box 899, Jefferson City,
MO 65102-0899 for deposit or credit to the proper account.

Modification

15. Except as otherwise specified herein, this Judgment may be
modified or amended only with the approval of the Court.

Costs

16. Defendants shall pay all court costs in this action.

SO ORDERED.

Judge, Greene County

Date: 11/10/2014



Curriculum Vitae Rick J. Muenks

EDUCATION

**Texas Wesleyan University School of Law
Ft. Worth, Texas
Juris Doctor, August 1998**

**University of North Texas
Denton, Texas
Master of Science Applied Economics, August 1991**

**Central Missouri State University
Warrensburg, Missouri
Bachelor of Science Economics, Finance Minor, May 1988**

PROFESSIONAL DESIGNATIONS AND LICENSES

**MAI Designation, Appraisal Institute #9956
Missouri State Certified General Real Estate Appraiser -- RA003286
The Missouri Bar #50835
Springfield Metropolitan Bar Association - Member
Missouri Real Estate Appraisers Commission - Member - 2005-2007
Ozark Mountain Chapter Appraisal Institute - President 2004 and 2005
Approved Course and Seminar Instructor - Appraisal Institute**

EXPERIENCE

**Rick J. Muenks, Attorney at Law, LLC
*Solo Practice***

**Springfield, Missouri
*1999 to Present***

Solo practitioner firm with a focus in real estate transactions, real estate zoning and land use controls, real estate litigation, commercial law, and probate.

**Southwest Valuation, LLC
*Managing Member***

**Springfield, Missouri
*2000 to Present***

Southwest Valuation serves a variety of clients with real estate valuation services including appraisal studies, market studies, feasibility studies, economic impact studies, data support, litigation support and dispute resolution support.

**Fanning and Associates
*Senior Analyst***

**Denton, Texas
*1988-1999***

Served as the primary analyst for numerous valuation assignments, feasibility and market studies including mixed use developments, raw land with near term urban development potential, special purpose properties including golf courses and parking garages, office buildings, shopping centers, and specialized commercial properties.

PUBLICATIONS

***Highest and Best Use and Property Rights - Does it Make a Difference?*, The Appraisal Journal, Summer 2018, co-authored with Stephen F. Fanning, and Larry T. Wright.**

PRESENTATIONS

Highest and Best Use, 2014 Appraisal Seminar, MoDot Central District Office, April, 2014.

Exactions and Inverse Condemnation, Missouri Bar Real Estate Seminar Series, 2010.

Real Estate Appraisal and Evaluation Review, Various Real Estate Lenders, 2007

Meth Labs and Potential Impact on Real Estate Value, Ozark Mountain Chapter of the Appraisal Institute, September 2005.

Appraiser Legals and Liabilities, Knowledge Sharing Real Estate Appraisal Symposium, Ozarks Technical College, March 2004.

HIGHLIGHTS OF EXPERIENCE

Prepared valuation appraisals for property tax, estate tax and gift tax purposes.

Prepared and reviewed market studies, land plans and valuation appraisals for acquisition and eminent domain proceedings by cities, counties, public utility districts, state and federal agencies for such purposes as: utility easements, road and highway right of ways, and other public use projects.

Expert Witness as to opinion of fair market value and other relevant questions in various condemnation, administrative, marital dissolutions, bankruptcy, and civil litigation proceedings and trials.

Prepared numerous market, marketability, valuation, and feasibility studies of mixed use developments, recreational land, agricultural and ranch land, residential estates, residential subdivisions, multi family complexes, office center, shopping/retail centers, country clubs/golf courses, theaters, industrial facilities, convenience stores, storage facilities, bowling alleys, lodging, restaurants, medical offices, environmentally impacted property, ethanol plants, and various other residential and commercial properties and projects.

Notable projects include:

- Franciscan Promenade, Los Angeles, California. A 45-acre power center retail site that involved various market and environmental issues as the tract was partially contaminated.
- Valley Ranch, Irving, Texas. A mixed use development that served as home of the Dallas Cowboys. The study included the valuation of raw land suited for single family, residential and retail uses.
- Texas Motor Speedway, Ft. Worth, Texas. An economic and land use impact study of the 125,000 seat facility and the area surrounding the speedway.
- Northgate (North Natomas), Sacramento, California. A 1,000 acre mixed use development located near Sacramento's Arco Arena. The valuation and market study was used for bankruptcy proceedings and involved complex development impact fee allocations, and environmental issues.



- **Shangri-La, Afton, Oklahoma.** Valuation and market study on a lodging resort and two 18-hole golf facilities.
- **CityPlace, Dallas, Texas.** A valuation and market study involving a mixed use 128 acre holding in the central city which was being revitalized as part of a TIF district.
- **Hermosa Center, Hermosa Beach, California.** An existing multi-story retail and office center anchored by a movie theater.
- **Downtown Springfield Market Study.** A market study addressing the demand for owned condo units in the downtown market.
- **Downtown Springfield Market Study, Springfield, Missouri.** A market study of loft apartments, office and retail uses in downtown Springfield, Missouri.
- **Southwest Greene County.** Valuation and market study of a 700 + acre mixed use potential land tract.
- **Whisper Cove, Branson, Missouri.** Market study on proposed residential development fronting Table Rock Lake.
- **Golden Triangle Energy Ethanol Facility, Holt County, Missouri.** Extensive valuation assignment for an operating ethanol and industrial alcohol production facility.
- **Aspen Heights, downtown Springfield, Missouri.** A market study and valuation analysis on a proposed large student housing project.
- **Hammons Field, downtown Springfield, Missouri.** Valuation analysis of baseball stadium that was the home of the Springfield Cardinals minor league team.
- **Real Estate Market and Sales Study of the Rio Grande Valley of Texas** to support Border Wall construction project in Starr, Hidalgo and Cameron counties of Texas.

Appraiser's Licenses





Land Clearance for Redevelopment Authority
2020 Annual Report

City of Springfield, Missouri
Department of Planning and Development

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Section I: Chapter 99 - Land Clearance for Redevelopment Authority Law

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Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

The Land Clearance for Redevelopment Authority Law provides incentives to encourage investment and the removal of blight within City Council-approved redevelopment areas. The Law contains enabling legislation for the establishment of the Springfield Land Clearance for Redevelopment Authority (LCRA), which is governed by a five-member board of commissioners that is appointed by the Mayor and confirmed by City Council. The LCRA has the authority to prepare or cause to be prepared and recommend redevelopment plans and urban renewal plans to City Council and to undertake land clearance and urban renewal projects.

Partial Real Property Tax Abatement

The LCRA may authorize partial real property tax abatement for individual redevelopment projects that conform to an adopted redevelopment plan and are located within a designated redevelopment area or urban renewal area that City Council has declared as blighted. Partial real property tax abatement is based on 100% of the assessed value of the new construction or rehabilitation for 10 years.

In 2020, there were 66 redevelopment projects located among 26 redevelopment areas that either received or were authorized to receive real property tax abatement pursuant to the LCRA Law.

Redevelopment Plan/Urban Renewal Plan Approval Process

The LCRA or a private developer may prepare an application requesting City Council adopt a redevelopment plan or urban renewal plan. The application must include a redevelopment plan or urban renewal plan, as well as a blight report that sufficiently demonstrates the proposed redevelopment area or urban renewal area is a blighted area or insanitary area. The Missouri Revised Statutes defines a blighted area and an insanitary area as follows:

"Blighted Area" (Section 99.320(3), RSMo)

An area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use.

"Insanitary Area" (Section 99.320(9), RSMo)

An area in which there is a predominance of buildings and improvements which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare.

The LCRA reviews the blight report and redevelopment or urban renewal plan and makes a recommendation to City Council. The Planning and Zoning Commission also reviews the redevelopment or urban renewal plan for conformance to the Comprehensive Plan and makes a recommendation to City Council. Both documents, along with recommendations from the LCRA, Planning and Zoning Commission, and Staff are then forwarded to City Council for consideration and approval.

Following approval of an urban renewal plan or redevelopment plan, applications may be submitted to the LCRA requesting property tax abatement for redevelopment projects that are located within the

redevelopment area. Per State statute, the LCRA shall authorize real property tax abatement to projects that conform to an adopted urban renewal or redevelopment plan.

Workable Program

Adopted in 2018 by General Ordinance 6437 and codified in Section 40, Article II of the Springfield City Code, the Workable Program establishes a plan of action for dealing with blighted areas in the City and includes a framework for evaluating redevelopment proposals that will involve real property tax abatement. The Workable Program imposes certain requirements, in addition to those contained in the statute, on all new or amended redevelopment plans submitted after October 16, 2017, as follows:

- In the case of a new or amended redevelopment plan proposed in an existing blighted area, the Applicant shall provide either:
 - o An updated blight study, or other evidence that the area still exhibits the blighting factors that existed at the time it was declared a blighted area, or;
 - o A new blight study showing sufficient blighting factors exist to support a finding that the area meets the definition of a blighted area, per the LCRA Law.
- Written notification shall be provided to all property owners within 500 ft of the proposed redevelopment area and to all impacted political subdivisions and registered neighborhood organizations at least 10 days prior to the City Council's first public hearing.
- Redevelopment Plans for *Single-Project Redevelopment Areas* must include sufficient evidence demonstrating the proposed redevelopment project would not occur or would not be financially feasible but for receiving tax abatement (But-for Test).
- Redevelopment Plans for Multi-Project Redevelopment Areas are exempt from the But-for-Test requirement.

Redevelopment/Urban Renewal Areas with Projects Currently Subject to/Approved for Abatement

Redevelopment/Urban Renewal Areas with redevelopment projects that are either currently receiving partial real property tax abatement or have been certified for partial real property tax abatement per the LCRA Law:

- South Central “A” Urban Renewal Area (6 projects)
- Downtown Redevelopment Area (23 projects)
- Boonville Corridor Redevelopment Area (1 project)
- Madison & Kimbrough Redevelopment Area (7 projects)
- O’Neill Suites Redevelopment Area (1 project)
- Deep Elm Redevelopment Area (1 project)
- 1200 Walnut Redevelopment Area (1 project)
- UMHE Campus Housing Redevelopment Area (1 project)
- Lantz Housing Redevelopment Area (1 project)
- Bears Crossing Apartments Redevelopment Area (1 project)
- College Street Corridor Redevelopment Area (2 projects)
- “The Q Place” Redevelopment Area (1 project)
- Galloway Redevelopment Area (4 projects)
- East Cherry Flats Redevelopment Area (1 project)
- Hampton Townhouses Redevelopment Area (1 project)
- Greenway Studios Redevelopment Area (1 project)
- So-El District Lofts Redevelopment Area (1 project)
- The One House Redevelopment Area (1 project)
- Madison and Holland Redevelopment Area (1 project)
- Lantz 1124, LLC Redevelopment Area (1 project)
- Cherry Townhouse Redevelopment Area (1 project)
- Robberson Avenue Multi-Family Redevelopment Area (1 project)
- 1325/1329 E. Cherry Redevelopment Area (1 project)
- Kearney Street Corridor Redevelopment Area (3 projects)
- 600-610 E. Harrison Redevelopment Area (1 project)
- Talmage Redevelopment Area (1 project)

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South Central "A" Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 188 acres generally bounded by West Walnut Street, East Pershing Street, and East Elm Street to the north; East Grand Street to the south; East Holland Avenue to the east; and South Patton Avenue and South Market Avenue to the west.

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)

Urban Renewal Plan

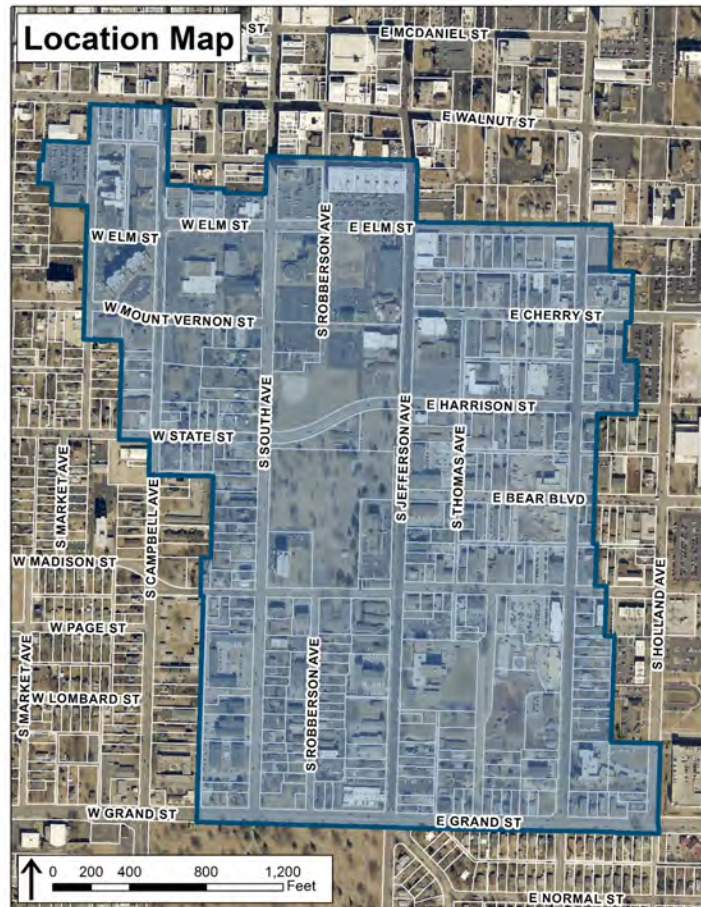
Adopted: 9/11/1967 (Resolution 4794)
Amended: 12/14/1970 (Resolution 5302)
2/19/1973 (Resolution 5600)
5/13/1974 (Resolution 5798)
2/3/1975 (Resolution 5919)
7/5/1977 (Resolution 6367)
3/10/1980 (Resolution 6628)

Approved Land Uses

- Single-family and multi-family residential
- Places of worship/public assembly
- Neighborhood commercial
- Retail
- General commercial
- Office

Goals/Objectives

- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences
- Provide public park
- Provide low and moderate cost housing
- Improve streets and sidewalks, upgrade utilities
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses
- Dispose of acquired properties to permit redevelopment in accordance with the plan
- Offer opportunities for expansion of existing facilities such as churches and hospitals by making cleared land available to them for redevelopment
- Provide relocation assistance for displaced residents



2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 6

Projects receiving real property tax abatement: 6

	Taxed	Abated	Total
Appraised Value	\$3,661,300	\$12,106,200	\$15,767,500
Assessed Value	\$779,390	\$2,346,570	\$3,125,960

520 South Jefferson Avenue

Parcel Nos. 881324243047 thru 881324243054

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/7/2011

LCRA Resolution: 3142

Proposed Land Use: Multi-family residential

Project Status

Completed. The project is in compliance with the application, as approved by the LCRA. The project, which is known as the Wilshire, consists of six residential condominium units.

Partial Real Property Tax Abatement

Start: 2011 End: 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$245,300	\$943,000	\$1,188,300
Assessed Value	\$46,600	\$179,190	\$225,790



400 West Walnut Street

Parcel No. 881323147024

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/29/2011
LCRA Resolution: 3144
Proposed Land Uses: Commercial, retail, office, and multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. Building contains office and retail space on first floor, and residential apartments on the upper floor.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$146,200	\$155,900	\$302,100
Assessed Value	\$46,780	\$49,890	\$96,670



415 East Bear Boulevard

Parcel No. 881324312008

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/13/2011
LCRA Resolution: 3155
Proposed Land Uses: Multi-family residential

Project Status

Completed. The project complies with the application as approved by the LCRA. It is known as Beacon Park, a 48-dwelling unit (120-bedroom) student housing development.

Partial Real Property Tax Abatement

Start: 2012 **End:** 2021

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$732,400	\$2,423,800	\$3,156,200
Assessed Value	\$139,160	\$460,520	\$599,680



835 South Jefferson Avenue

Parcel No. 881324310058

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2012
LCRA Resolution: 3159
Proposed Land Uses: Multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. It is known as The Jefferson Apartments, a 38-unit (115-bedrooms) multi-family residential development that is marketed to college students.

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$350,100	\$2,347,500	\$2,697,600
Assessed Value	\$66,520	\$446,020	\$512,540



506 South Jefferson Avenue

Parcel No. 881324243034

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/7/2012
LCRA Resolution: 3164
Proposed Land Uses: Fitness center

Project Status

Completed. The project complies with the application, as approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$498,000	\$200,800	\$698,800
Assessed Value	\$159,360	\$64,260	\$223,620



530 & 533 East Bear Boulevard

Parcel Nos. 881324318029 and 881324317039

South Central "A" Urban Renewal Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/1/2013
LCRA Resolution: 3178
Proposed Land Use: Multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. It is known as Beacon Suites, a 100-unit student housing development.

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,689,300	\$6,035,200	\$7,724,500
Assessed Value	\$320,970	\$1,146,690	\$1,467,660



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Downtown Redevelopment Area

Summary

Location: Approximately 148 acres generally bounded by Water Street to the north, Elm and Walnut Streets to the south, Kimbrough Avenue to the east, and Grant Avenue to the west.

Blighted: 4/29/1985 (Resolution 7185)

Redevelopment Plan

Adopted: 4/14/1986 (Resolution 7309)

Amended: 9/10/1990 (Resolution 7821)

Plan Summary:

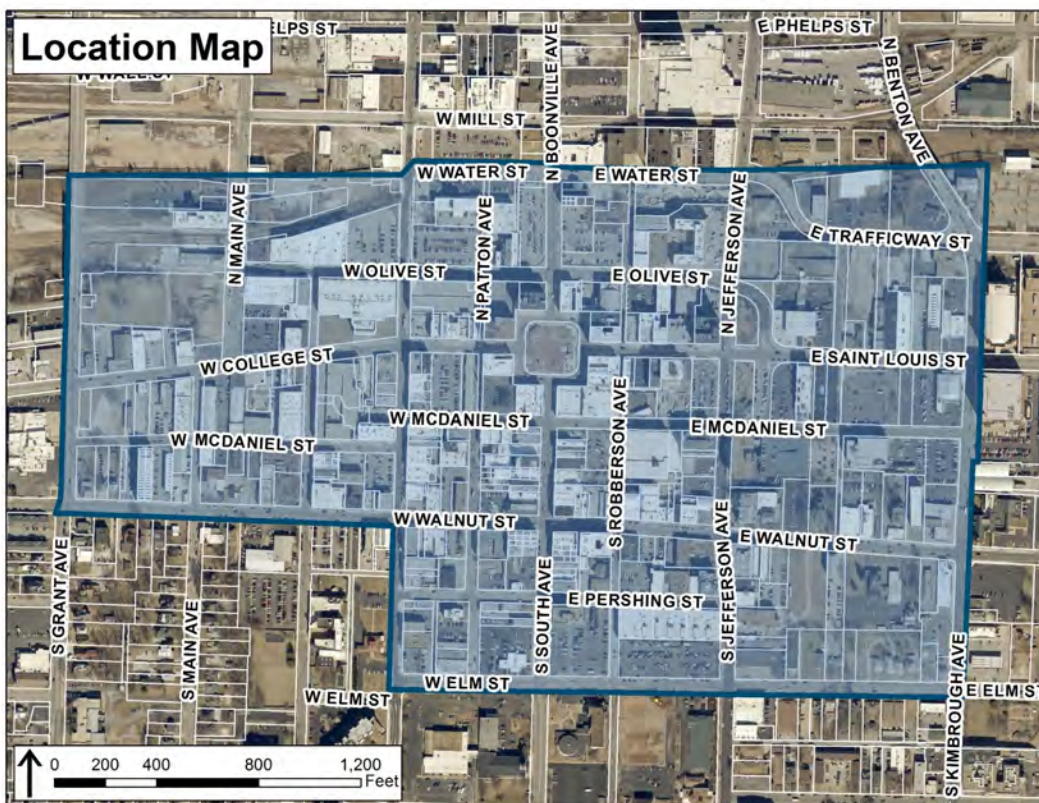
- Revitalize the Central Business District by removing blighting influences and encouraging redevelopment within the Redevelopment Area
- Improve traffic circulation
- Provide additional parking facilities
- Renovate physically deteriorated structures

2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 23

Projects receiving real property tax abatement: 22

	Taxed	Abated	Total
Appraised Value	\$9,312,500	\$42,726,500	\$52,039,000
Assessed Value	\$2,757,000	\$9,864,000	\$12,621,000



222 North Park Central Avenue

Parcel No. 881324224004

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/5/2009

LCRA Resolution: 3127

Proposed Land Uses: Retail and multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. A Chinese restaurant occupies the first floor with residential apartments on the upper floors.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$120,000	\$154,100	\$274,100
Assessed Value	\$38,400	\$35,700	\$74,100



309 South Avenue

Parcel No. 881324219007

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 4/6/2010

LCRA Resolution: 3128

Proposed Land Uses: Commercial and multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. Occupancy includes the Veridian Event Center.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$446,900	\$475,200	\$922,100
Assessed Value	\$143,000	\$152,070	\$295,070



450 East Walnut Street

Parcel No. 881324242008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/14/2010
LCRA Resolution: 3129
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. It consists of the Walnut Quads, a four-story, 32-bedroom student housing project.

Partial Real Property Tax Abatement

Start: 2010 **End:** 2019

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$94,300	\$1,555,300	\$1,649,600
Assessed Value	\$17,920	\$295,500	\$313,420



213 West Olive Street

Parcel No. 881324223015

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/13/2010

LCRA Resolution: 3130

Proposed Land Uses: Commercial and multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. The project includes residential apartments and an eye clinic.

Partial Real Property Tax Abatement

Start: 2012 **End:** 2021

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$528,100	\$1,679,700	\$2,207,800
Assessed Value	\$101,250	\$349,170	\$450,420



400 South Avenue

Parcel No. 881324226019

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/14/2010
LCRA Resolution: 3157
Proposed Land Use: Commercial, retail, office, and multi-family residential

Project Status

Completed. The project complies with the application, as approved by the LCRA. Occupancy includes a Mediterranean restaurant, commercial offices, and residential apartments.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$500,700	\$660,000	\$1,160,700
Assessed Value	\$160,220	\$211,200	\$371,420



305 Park Central West

Parcel No. 881324211008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/23/2010
LCRA Resolution: 3133
Proposed Land Uses: Office and retail

Project Status

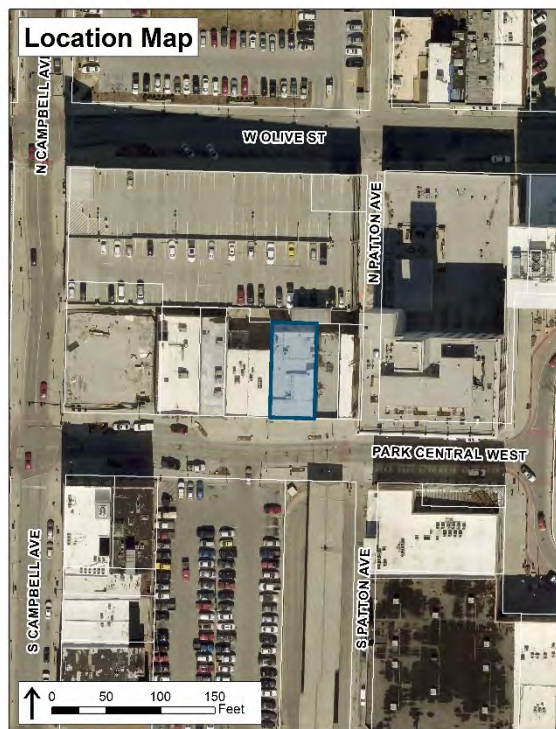
Completed. The project complies with the application, as approved by the LCRA. A law firm currently occupies the building.

Partial Real Property Tax Abatement

Start: 2012 End: 2021

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$148,000	\$538,600	\$686,600
Assessed Value	\$47,360	\$172,350	\$219,710



137 Park Central Square

Parcel No. 881324220001

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011
LCRA Resolution: 3136
Proposed Land Uses: Retail, and office

Project Status

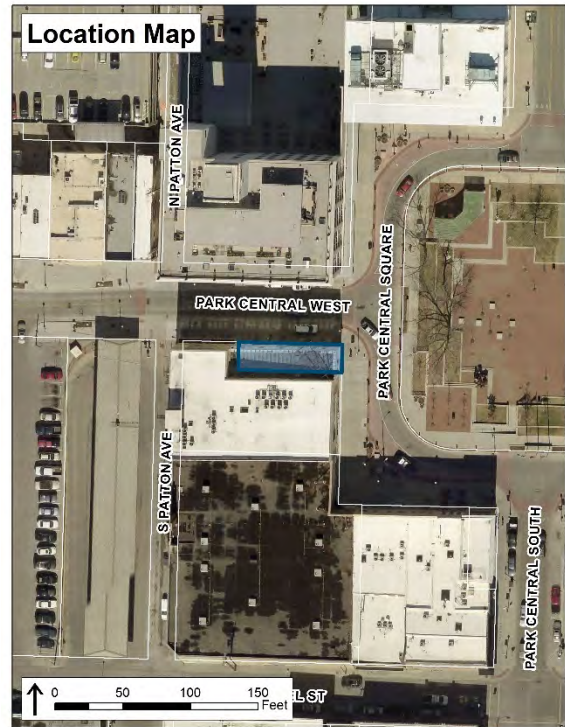
Completed. Project is in compliance with the application approved by the LCRA. The first floor is occupied by The Golden Girl Rum Club.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$140,600	\$45,400	\$186,000
Assessed Value	\$44,990	\$7,170	\$52,160



220 South Campbell Avenue

Parcel No. 881324212010

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011
LCRA Resolution: 3137
Proposed Land Uses: Retail and office

Project Status

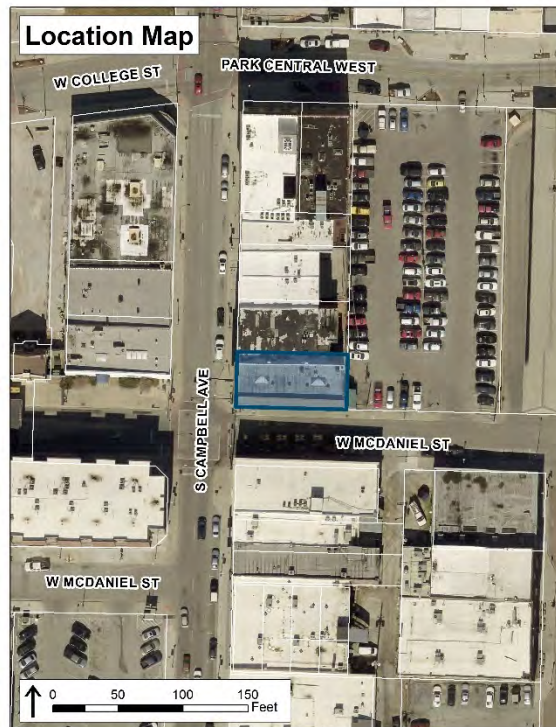
Completed. The project complies with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$221,800	\$172,900	\$394,700
Assessed Value	\$70,980	\$55,320	\$126,300



325 South Avenue

Parcel No. 881324219012

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/15/2011

LCRA Resolution: 3138

Proposed Land Use: Office

Project Status

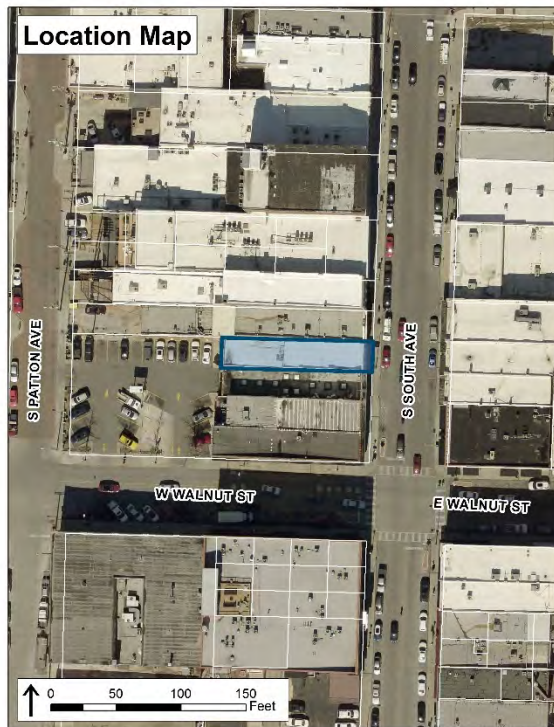
Completed. Worsham Law Firm occupies the first floor. The second floor contains office space.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$208,100	\$36,200	\$244,300
Assessed Value	\$66,600	\$11,580	\$78,180



412 South Avenue

Parcel No. 881324226024

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/15/2011

LCRA Resolution: 3139

Proposed Land Uses: Retail and multi-family residential

Project Status

Completed. The project complies with the application approved by the LCRA. The first floor is occupied by Five Pound Apparel. The second floor contains two residential loft apartments.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$237,200	\$116,700	\$353,900
Assessed Value	\$75,900	\$16,800	\$92,700



316 Park Central East

Parcel No. 881324233003

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution: 3185

Proposed Land Uses: Multi-family residential and commercial

Project Status

Completed. The project complies with the application approved by the LCRA. The subject property has been rehabilitated as The U, a 39-unit multi-family residential development marketed primarily to students with commercial tenant space on the first floor facing Park Central East.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$550,000	\$6,072,800	\$6,622,800
Assessed Value	\$176,000	\$1,377,000	\$1,553,000



134 Park Central Square

Parcel No. 881324220018

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014
LCRA Resolution: 3186
Proposed Land Uses: Retail and office

Project Status

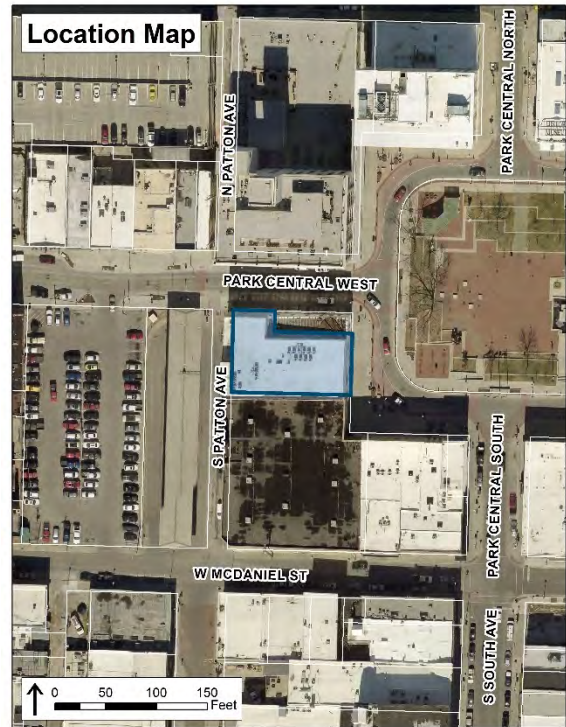
Completed. Project is in compliance with the application approved by the LCRA. Dake Wells Architecture, Anvil Customs, and LA Luna Hair Academy occupy portions of the building. The remainder of the building includes office and retail space.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$569,700	\$845,300	\$1,415,000
Assessed Value	\$182,300	\$270,500	\$452,800



318 South Campbell Avenue

Parcel No. 881324213008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution: 3187

Proposed Land Uses: Retail

Project Status

Completed. Project is in compliance with the application approved by the LCRA. A Valeria Boss Salon occupies the building.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$227,700	\$256,000	\$483,700
Assessed Value	\$72,860	\$81,920	\$154,780



311 Park Central West

Parcel No. 881324211015

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2014

LCRA Resolution: 3188

Proposed Land Uses: Commercial and multi-family residential

Project Status

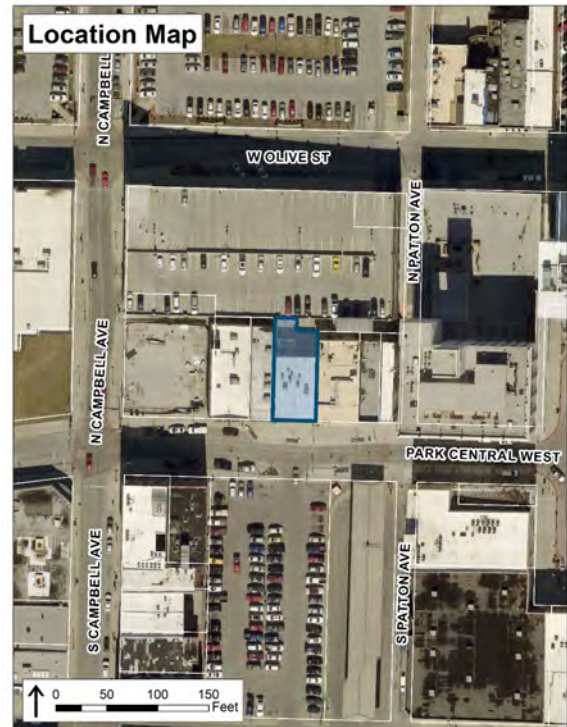
Completed. The project is in compliance with the application as approved by the LCRA. Falstaff's Local (bar and grill) is located on the first floor, and two residential apartments are located on the second floor.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$338,900	\$380,600	\$719,500
Assessed Value	\$108,450	\$82,260	\$190,710



312 Park Central East

Parcel No. 881324233009

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 1/6/2015

LCRA Resolution: 3203

Proposed Land Uses: Commercial and multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. Project is known as the Sterling Lofts. It includes first-floor commercial/office space that faces Park Central East. The remainder of the building contains 30 residential apartments.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$214,900	\$945,500	\$1,160,400
Assessed Value	\$68,770	\$197,470	\$266,240



610 West College Street

Parcel No. 881323119011

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/1/2016

LCRA Resolution: 3225

Proposed Land Uses: Microbrewery and restaurant

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The property is occupied by the Lost Signal Brewing Company.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$253,000	\$208,300	\$461,300
Assessed Value	\$80,960	\$66,660	\$147,620



310 North Jefferson Avenue

Parcel No. 881324236010

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/2/2017

LCRA Resolution: 3231

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. Project is known as the Cresco Lofts, a 103-unit multi-family residential apartment building with an adjoining parking deck.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,051,300	\$4,792,900	\$5,844,200
Assessed Value	\$217,200	\$910,770	\$1,127,970



505 East Trafficway Street

Parcel No. 881324204003

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/3/2017

LCRA Resolution: 3245

Proposed Land Uses: Retail and event space

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The building is occupied by the STD Flea Market, event/banquet space, and a commercial kitchen.

Partial Real Property Tax Abatement

Start: 2019 **End:** 2028

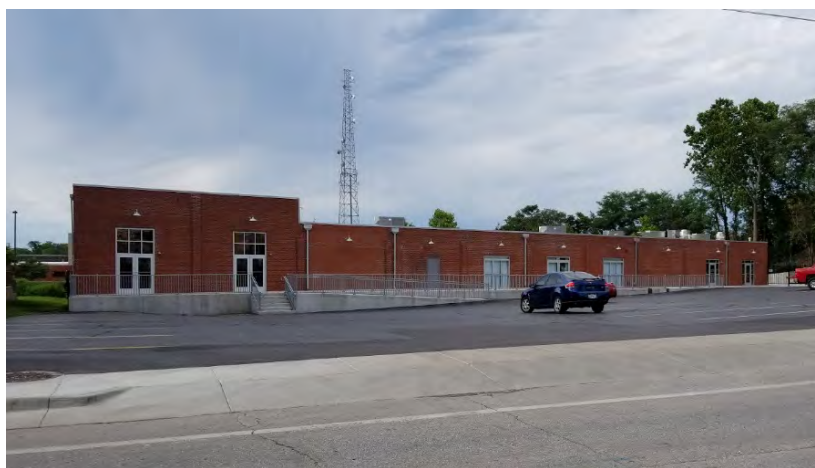
Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$511,000	\$366,600	\$877,600
Assessed Value	\$163,520	\$117,310	\$280,830



426 South Jefferson Avenue

Parcel No. 881324242045

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/7/2017
LCRA Resolution: 3246
Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The project consists of a 5-story, 106-unit multi-family residential apartment building. Covered off-street tenant parking and amenity space are located on the ground floor. Dwelling units are located on the upper floors. The project also includes an outdoor pool and courtyard on the second-floor roof.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,210,700	\$13,898,400	\$15,109,100
Assessed Value	\$378,060	\$2,514,030	\$2,892,090



515 West McDaniel Street

Parcel No. 881323109014 (p/o)

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2018

LCRA Resolution: 3247

Proposed Land Uses: Multi-family residential

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The project is known as the Union Biscuit Lofts West. It involved the historic rehabilitation and adaptive reuse of a former warehouse as a 10-unit multi-family residential apartment building.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$700,000	\$801,600	\$1,501,600
Assessed Value	\$209,580	\$147,420	\$357,000



154 East Park Central Square

Parcel No. 881324224008

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/4/2018

LCRA Resolution: 3258

Proposed Land Uses: Museum

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The History Museum on the Square occupies the building.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$449,000	\$1,898,200	\$2,347,200
Assessed Value	\$143,680	\$607,420	\$751,100



260 East McDaniel Street

Parcel No. 881324232046

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/4/2019

LCRA Resolution: 3260

Proposed Land Uses: Hotel

Project Status

Completed. The project is in compliance with the application as approved by the LCRA. The project is an expansion of the Hotel Vandivort, which consists of a new four-story building with 48 guest rooms and a rooftop restaurant/bar.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$122,800	\$6,826,200	\$6,949,000
Assessed Value	\$39,300	\$2,184,380	\$2,223,680



637 West College Street

Parcel No. 881323112075

Downtown Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2020

LCRA Resolution: 3264

Proposed Land Uses: Office

Project Status

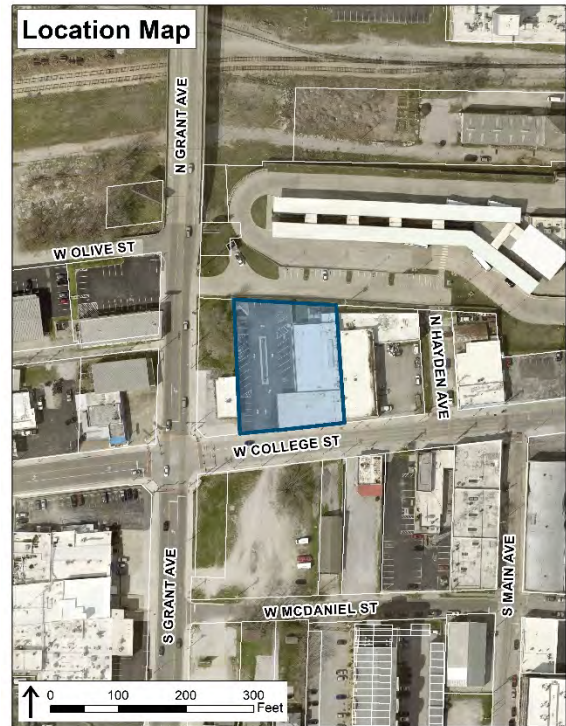
Completed. The project is in compliance with the application as approved by the LCRA. Paragon Architecture occupies the rehabilitated building.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

Project was not subject to abatement in 2020.

	Taxed	Abated	Total
Appraised Value	\$467,800	\$0	\$467,800
Assessed Value	\$149,700	\$0	\$149,700



Boonville Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the east side of the 400-600 blocks of North Boonville Avenue (3.92 acres).

Blighted: 3/25/2002 (Resolution 8938)

Redevelopment

Plan Adopted: 3/25/2002 (Resolution 8938)

Plan Summary:

- Acquire and redevelop/rehabilitate former MFA properties.
- Rehabilitate the D.M. Oberman building for loft apartments and commercial/office uses.

2020 Status/Impact of Abatement

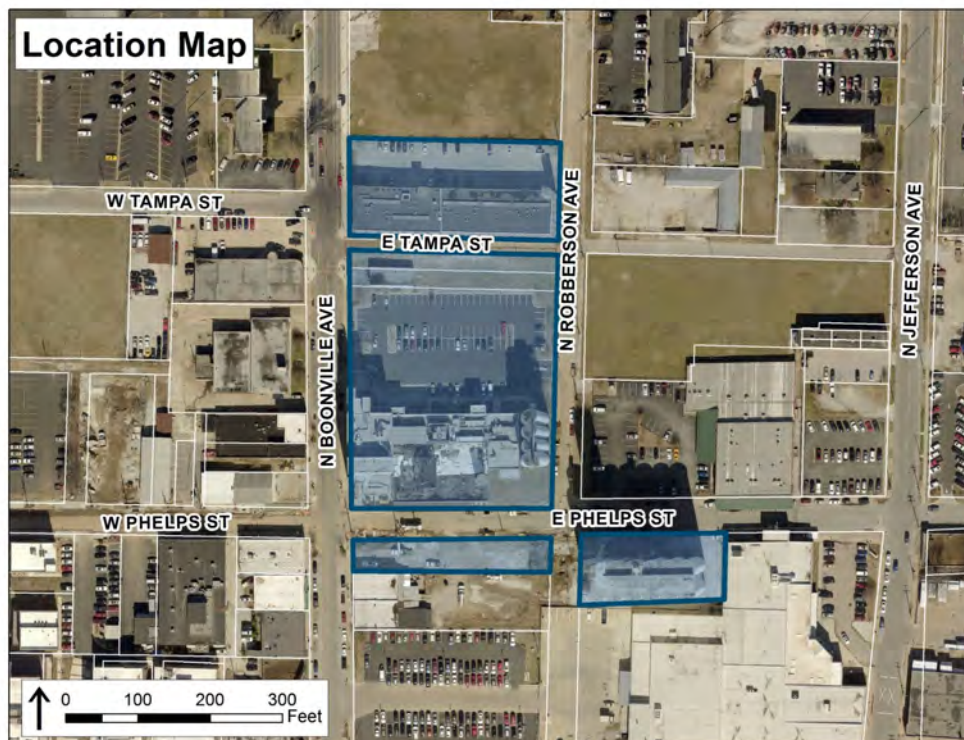
Missouri State University acquired the properties south of East Tampa Street as part of the IDEA Commons initiative. This area currently houses the Roy Blunt Jordan Valley Innovation Center (JVIC), located in the former MFA building at the northeast corner of East Phelps Street and North Boonville Avenue. These publicly owned properties are tax-exempt, except for the portions thereof that are leased to private, for-profit tenants.

The D.M. Oberman building, located on the north side of East Tampa Street, has been rehabilitated for residential apartments and offices. Real property tax abatement on said property ended in 2019.

Projects certified for real property tax abatement: 1

Projects subject to real property tax abatement: 0

	Taxed	Abated	Total
Appraised Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0



524 North Boonville Avenue

Parcel No. 881313312010

Boonville Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Certified: 8/4/2020

LCRA Resolution: 3266

Proposed Land Uses: Office and Commercial

Project Status

Under construction. The project involves replacing Jordan Valley Innovation Center (JVIC) Building 4 with a new 3-story, 33,500 ft² building that will provide additional shell and core facilities for new and expanding JVIC tenants.

Partial Real Property Tax Abatement

Start: NA End: NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

Project was not subject to abatement in 2020.

	Taxed	Abated	Total
Appraised Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0



Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located northwest and southwest of the intersection of East Madison Street and South Kimbrough Avenue (9.84 acres).

Blighted: 1/10/2011 (Special Ordinance 25853 & 25854)

Redevelopment Plan

Adopted: 1/10/2011 (Special Ordinance 25853 & 25854)

Amended: 9/14/2015 (Special Ordinance 26625)

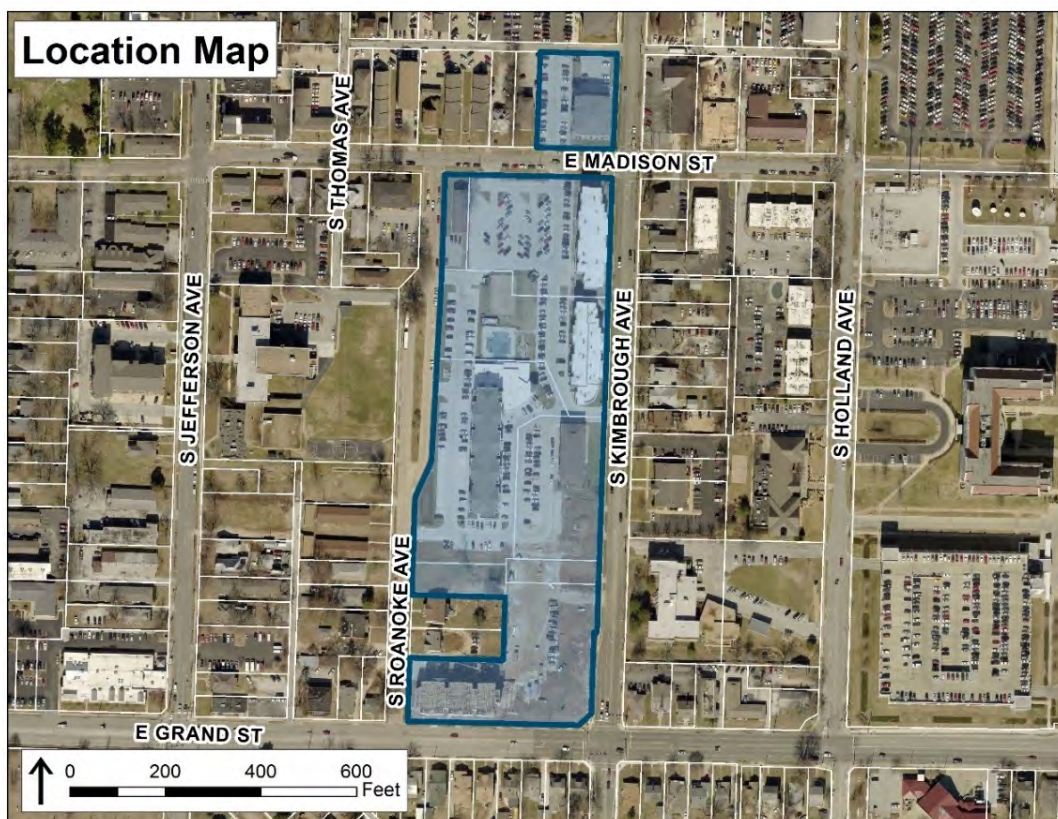
Plan Summary: Redevelop area into a residential and commercial mixed-use development that is marketed to college students.

2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 8

Projects subject to real property tax abatement: 8

	Taxed	Abated	Total
Appraised Value	\$3,858,000	\$25,563,000	\$29,421,000
Assessed Value	\$733,030	\$4,856,960	\$5,589,990



525 East Madison Street

Parcel No. 881324317038

Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/3/2011
LCRA Resolution: 3140
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Beacon Commons, a four-story apartment building consisting of 12 four-bedroom dwelling units that are rented by the bedroom. Units are marketed primarily towards Missouri State University students.

Partial Real Property Tax Abatement

Start: 2011 **End:** 2020

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$338,300	\$1,070,700	\$1,409,000
Assessed Value	\$64,280	\$203,430	\$267,710



815 South Kimbrough Avenue

Parcel No. 881324316052

Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/5/2012
LCRA Resolution: 3162
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase I of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 24-unit apartment building. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$588,900	\$2,847,600	\$3,436,500
Assessed Value	\$111,890	\$541,050	\$652,940



831 South Kimbrough Avenue

Parcel No. 881324316053

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/2/2014
LCRA Resolution: 3191
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase II of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 33-unit apartment building and an outdoor pool. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$440,300	\$2,733,500	\$3,173,800
Assessed Value	\$83,660	\$519,360	\$603,020



840 South Roanoke Avenue

Parcel No. 881324316054

Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 10/17/2014
LCRA Resolution: 3193
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase III of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 50-unit apartment building and an adjacent clubhouse. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2024

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$155,900	\$5,292,900	\$5,448,800
Assessed Value	\$29,620	\$1,005,650	\$1,035,270



940 South Roanoke Avenue & 943 South Kimbrough Avenue

Parcel No. 881324316056

Madison and Kimbrough Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/1/2016 & 5/2/2017
LCRA Resolution: 3221 & 3233
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phases IV and V of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project consists of three, four-story apartment buildings containing a total of 80 dwelling units, which are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,139,500	\$7,318,100	\$8,457,600
Assessed Value	\$216,510	\$1,390,430	\$1,606,940



909 South Kimbrough Avenue

Parcel Nos. 881324316055 & 881324316032

Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/2/2017
LCRA Resolution: 3232
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase VI of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 44-unit apartment building. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,032,400	\$3,930,600	\$4,963,000
Assessed Value	\$196,160	\$746,810	\$942,970



810 South Roanoke Avenue

Parcel No. 881324316006

Madison and Kimbrough Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 5/2/2017
LCRA Resolution: 3234
Proposed Land Use: Multi-family residential

Project Status

Completed. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as Phase VII of the Bear Village Apartments, which is a housing development located near Missouri State University that is marketed primarily to college students. The project includes a four-story, 32-unit apartment building. Apartment units are furnished and rented by the bedroom.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$162,700	\$2,369,600	\$2,532,300
Assessed Value	\$30,910	\$450,230	\$481,140



O'Neill Suites Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southeast corner of North Summit Avenue and East Webster Street (1.25 acres)

Blighted: 11/14/2011 (Special Ordinance 25981)

Redevelopment Plan Adopted: 11/14/2011 (Special Ordinance 25981)

Plan Summary:

- Construct a 3-story, 72-bed student housing facility on the Drury University campus. The facility will feature 18 fully furnished 4-bedroom apartments with private bedrooms and bathrooms that are leased by the bedroom.
- Rehabilitate the Rose O'Neill House (1126 N Summit Ave) for use as a community center for Drury University students, faculty, and staff.
- Provide off-street parking adjacent to the student housing facility and the Rose O'Neill House.



Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

All projects have been completed according to the adopted Redevelopment Plan.

Projects certified for and subject to partial real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$48,600	\$2,342,800	\$2,391,400
Assessed Value	\$9,230	\$445,140	\$454,370

1116 North Summit Avenue

Parcel No. 881313117028

O'Neill Suites Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 3/6/2012
LCRA Resolution: 3158
Proposed Land Use: Multi-family residential

Project Status

Complete. Project is in compliance with the application approved by the LCRA. The property has been redeveloped as University Suites, which is an 18-unit, 72-bed student housing development managed by Drury University.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$48,600	\$2,342,800	\$2,391,400
Assessed Value	\$9,230	\$445,140	\$454,370



Deep Elm Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324108034

Summary

Location: 635 & 701 East Elm Street; north side of East Elm Street approximately 400 ft east of South Kimbrough Avenue (0.88 acres).

Blighted: 12/12/2011 (Special Ordinance 25992)

Redevelopment Plan Adopted: 12/12/2011 (Special Ordinance 25992)

Plan Summary: Demolish existing structures and construct a new four-story, 195-bed apartment housing facility that is marketed primarily to college students.

Project Certified: 6/5/2012 (LCRA Resolution 3163)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$395,100	\$2,972,700	\$3,367,800
Assessed Value	\$75,070	\$564,810	\$639,880



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1200 Walnut Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881323221039

Summary

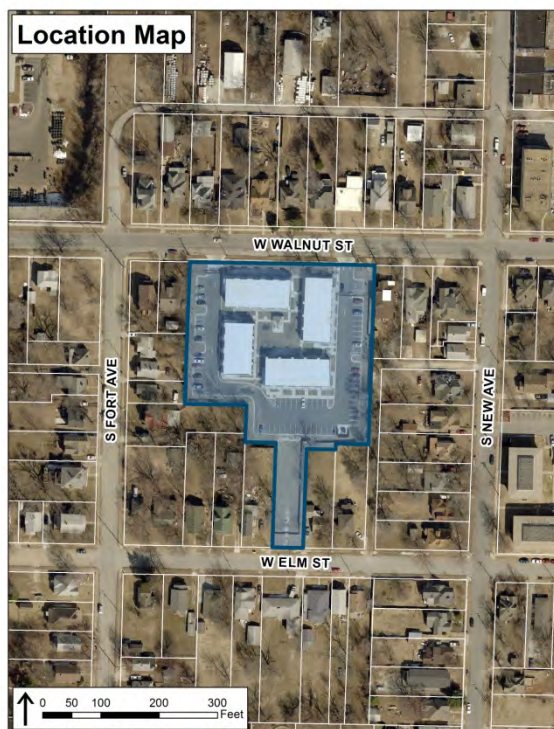
Location: Generally located along the south side of the 1100 and 1200 blocks of West Walnut Street and the north side of the 1200 block of West Elm Street (approx. 2.33 acres).

Blighted: 4/9/2012 (Special Ordinance 26035)

Redevelopment Plan Adopted: 4/9/2012 (Special Ordinance 26035)

Plan Summary: Demolish existing structures and construct a 36-unit multi-family residential apartment complex consisting of four, two-story buildings oriented around a central green space. The Redevelopment Project will be constructed in accordance with the requirements of the R-LD, Low-Density Multi-Family Residential, District and Conditional Overlay District No. 25.

Project Certified: 11/05/2013 (LCRA Resolution 3182)



Status/Redevelopment Activity

Completed. Project is in compliance with application approved by the LCRA

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$209,900	\$2,775,300	\$2,985,200
Assessed Value	\$39,880	\$527,310	\$567,190



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UMHE Campus Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324401012

Summary

Location: Generally located at the southeast corner of the intersection of East Cherry Street and South Florence Avenue (approx. 0.25 acres).

Blighted: 12/5/1965 (Resolution 4513)
9/10/2012 (Special Ordinance 26123)

Redevelopment Plan Adopted: 9/10/2012 (Special Ordinance 26123)

Plan Summary: Demolish the existing structure and construct a three-story fraternity house that will serve as the residence for approximately 40 students, as well as a location for chapter meetings and activities.

Project Certified: 2/5/2013 (LCRA Resolution 3171)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$117,300	\$906,400	\$1,023,700
Assessed Value	\$22,290	\$172,210	\$194,500



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Lantz Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324112073

Summary

Location: Generally located at the north side of the intersection East Elm Street and South Florence Avenue (approx. 0.46 acres).

Blighted: 9/24/2012 (Special Ordinance 26130)

Redevelopment Plan Adopted: 9/24/2012 (Special Ordinance 26130)

Plan Summary: Demolish the existing structures and construct a three-story sorority house that will serve as the residence for approximately 42 residents, as well as a location for chapter meetings and activities.

Project Certified: 2/5/2013 (LCRA Resolution 3170)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2014 **End:** 2023

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$200,700	\$1,328,900	\$1,529,600
Assessed Value	\$38,130	\$252,490	\$290,620



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Bears Crossing Apartments Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881219307013

Summary

Location: Located at the northeast corner of the intersection South National Avenue and East Belmont Street (approx. 0.37 acres).

Blighted: 10/8/2012 (Special Ordinance 26137)

Redevelopment Plan Adopted: 10/8/2012 (Special Ordinance 26137)

Plan Summary: Demolish the existing structure and construct a four-story apartment building containing eight four-bedroom units adjacent to the Missouri State University campus.

Project Certified: 5/7/2013 (LCRA Resolution 3172)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$199,100	\$909,400	\$1,108,500
Assessed Value	\$37,830	\$172,790	\$210,620



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College Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally bounded by Missouri and Northern Arkansas Railroad to the north, West Walnut Street to the south, Grant Avenue to the east, and Kansas Expressway to the west (approx. 52.75 acres)

Blighted: 9/9/2013 (Special Ordinance 26306)

Redevelopment

Plan Adopted: 9/9/2013 (Special Ordinance 26306)

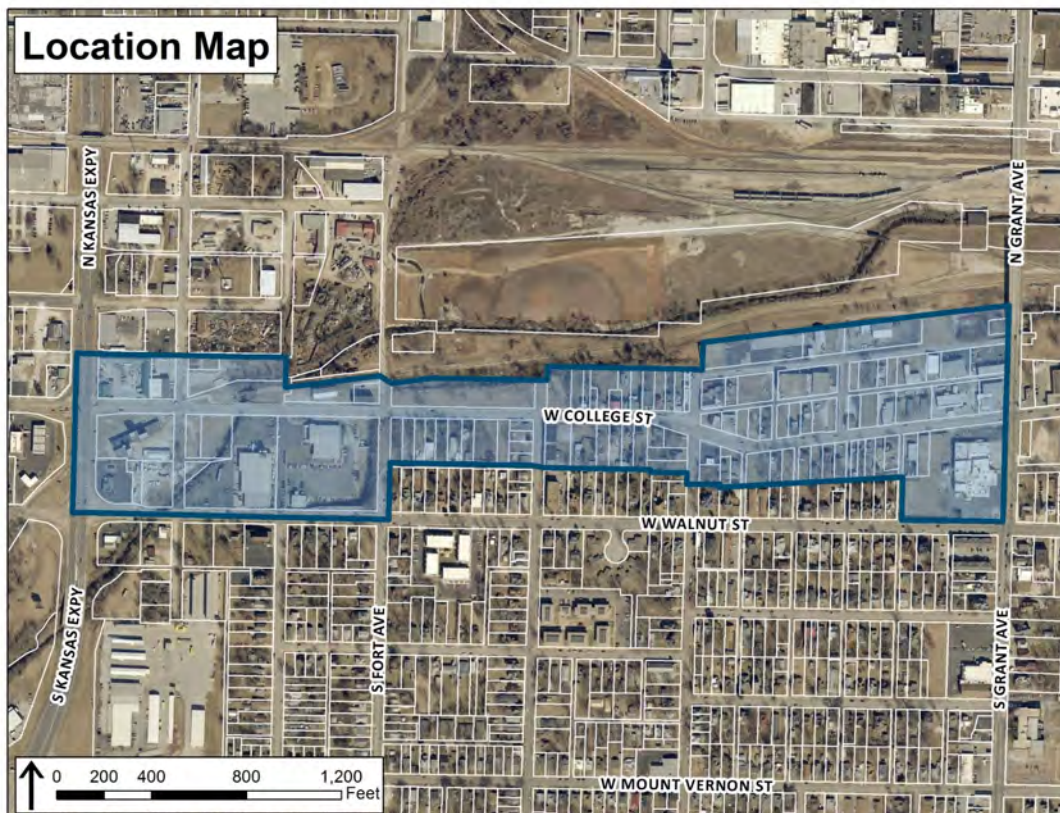
Plan Summary: The purpose of the Redevelopment Plan is to clear blight and redevelop the Area in accordance with the College Street Corridor Plan, which was adopted by City Council on 8/27/2012 by Resolution 9981. The Plan envisions the Area being integrated with West Meadows and serving as the western gateway to downtown Springfield. It also envisions redevelopment that includes mixed-uses of appropriate scale that maintain a strong identity to the Area's past being located along historic Route 66.

2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 2

Projects receiving real property tax abatement: 2

	Taxed	Abated	Total
Appraised Value	\$178,900	\$418,800	\$597,700
Assessed Value	\$57,250	\$134,010	\$191,260



1031 West College Street

Parcel No. 881323227009

College Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: October 1, 2013

LCRA Resolution: 3179

Proposed Land Use: Retail

Project Status

Completed. Project is in conformance with the approved application. The property has been redeveloped into a Route 66-themed antique store.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2022

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$22,600	\$40,900	\$63,500
Assessed Value	\$7,230	\$13,090	\$20,320



1500 West College Street

Parcel No. 881323212008

College Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/6/2017

LCRA Resolution: 3238

Proposed Land Use: Retail

Project Status

Completed. Project is in conformance with the approved application. It is located on the site of the former Hawkins Mill, which has been demolished. The property has been redeveloped as the new retail location for Cherokee Firearms.

Partial Real Property Tax Abatement

Start: 2018 End: 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$156,300	\$377,900	\$534,200
Assessed Value	\$50,020	\$120,920	\$170,940



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“The Q Place” Student Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324320019

Summary

Location: Southwest corner of the intersection East Bear Boulevard and South Holland Avenue (0.73 acres)

Blighted: 12/5/1965 (Resolution 4513)

Redevelopment Plan Adopted: 2/10/2014 (Special Ordinance 26373)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a new four-story, 29-unit multi-family residential development that will be marketed to college students. The proposed development will house up to 116 residents.

Project Certified: 9/2/2014 (LCRA Resolution 3190)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

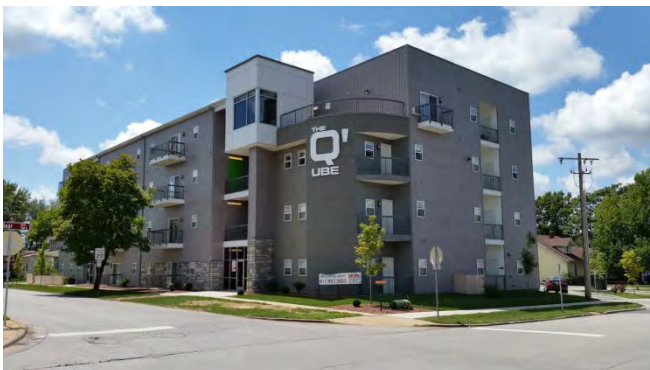
Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$524,700	\$2,332,800	\$2,857,500
Assessed Value	\$99,690	\$443,240	\$542,930



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Galloway Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the 3400 to 4100 blocks of South Lone Pine Avenue

Blighted: 5/12/2014 (Special Ord. 26407)

Redevelopment

Plan Adopted: 5/12/2014 (Special Ord. 26407)

Plan Summary: Redevelop the Area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area.



2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 4

Projects receiving real property tax abatement: 4

	Taxed	Abated	Total
Appraised Value	\$1,557,700	\$29,067,200	\$30,624,900
Assessed Value	\$396,740	\$6,193,770	\$6,590,510

3900 South Lone Pine Avenue

Parcel No. 881909301029

Galloway Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/2/2015
LCRA Resolution: 3212
Proposed Land Use: Multi-family residential

Project Status

Completed. The Project is known as the Township 28 Apartments. It consists of seven multi-family residential buildings containing a combined total of 216 residential apartments. The Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

Location Map



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$602,800	\$11,126,100	\$11,728,900
Assessed Value	\$114,530	\$2,113,960	\$2,228,490



4058 South Lone Pine Avenue

Parcel No. 881909306001

Galloway Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 6/2/2015

LCRA Resolution: 3213

Proposed Land Use: Day spa

Project Status

Completed. The project consists of a 9,000 ft², two-story commercial building that is currently occupied by the Acacia Day Spa. It is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 End: 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$472,500	\$693,800	\$1,166,300
Assessed Value	\$147,690	\$222,020	\$369,710



3938 South Lone Pine Avenue

Parcel No. 881909307019

Galloway Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 7/10/2018
LCRA Resolution: 3250
Proposed Land Use: Office, retail, and multi-family mixed-use

Project Status

Completed. The project is known as the Galloway Creek Lofts. It consists of two four-story buildings containing approximately 12,000 ft² of office and retail space on the first floor and 66 residential apartments units on the upper floors.

Partial Real Property Tax Abatement

Start: 2019 **End:** 2028

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$191,900	\$4,519,100	\$4,711,000
Assessed Value	\$61,410	\$1,094,150	\$1,155,560



4006 South Lone Pine Avenue

Parcel No. 881909307021

Galloway Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 8/7/2018
LCRA Resolution: 3252
Proposed Land Use: Office, retail, and multi-family mixed-use

Project Status

Partially completed. The project is known as Quarry Town. It consists of two two-story buildings containing approximately 6,700 ft² of retail and office space, a 2,900 ft² single-story building for restaurant use, and a 100-unit residential apartment building.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$290,500	\$12,728,200	\$13,018,700
Assessed Value	\$73,110	\$2,763,640	\$2,836,750



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East Cherry Flats Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881219208040

Summary

Location: North side of East Cherry Street between South National Avenue and South Kickapoo Avenue (1235 East Cherry Street, 0.85 acres)

Blighted: 11/10/2014 (Special Ordinance 26483)

Redevelopment Plan Adopted: 11/10/2014 (Special Ordinance 26483)

Plan Summary: Demolish existing structures and construct a new four story, 24-unit, multi-family residential development that will accommodate up to 96 residents. Project will be marketed primarily to college students.

Project Certified: 5/7/2015 (LCRA Resolution 3210)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$188,100	\$5,124,900	\$5,313,000
Assessed Value	\$35,740	\$973,730	\$1,009,470



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Hampton Townhouses Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324113119

Summary

Location: Generally located along the west side of South Hampton Avenue between East McDaniel Street and East Walnut Street (0.58 acres)

Blighted: 11/24/2014 (Special Ordinance 26490)

Redevelopment Plan Adopted: 11/24/2014 (Special Ordinance 26490)

Plan Summary: Demolish the existing structures and construct a new townhouse style multi-family residential development that will consist of up to 15 units among four structures with a maximum height of three stories.

Project Certified: 7/7/2015 (LCRA Resolution 3214)



Status/Redevelopment Activity

Completed. The project, which is known as City Reserve Premium Townhomes, is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$133,000	\$561,300	\$694,300
Assessed Value	\$25,280	\$106,640	\$131,920



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Greenway Studios Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881313119030

Summary

Location: Near the south side of the intersection of East Webster Street and North Texas Avenue (934 & 940 East Webster Street, 1.61 acres)

Blighted: 4/3/1972 (Resolution 5463)
6/4/1979 (Special Ordinance 18542)

Redevelopment Plan Adopted: 1/26/2015 (Special Ordinance 26509)

Plan Summary: Construct two, three-story, multi-family residential structures containing micro efficiency studio apartments and/or multi-family apartments in accordance with Planned Development District No. 344.

Project Certified: 4/7/2015 (LCRA Resolution 3208)



Status/Redevelopment Activity

Completed. The project, which is known as Greenway Studios, consists of 84 micro-efficiency apartments located among two three-story multi-family residential buildings. It is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$263,000	\$3,447,000	\$3,710,000
Assessed Value	\$49,970	\$654,930	\$704,900



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So-El District Lofts Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324243055

Summary

Location: Generally located along the south side of East Elm Street between South Jefferson Avenue and South Kimbrough Avenue (430 East Elm Street, 0.63 acres)

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)

Redevelopment Plan Adopted:
1/26/2015 (Special Ordinance 26510)

Plan Summary: Demolish the existing structures and construct a new four-story, mixed-use building that will contain a combination of commercial space and multi-family residential dwelling units on the first floor and multi-family residential dwelling units on the upper floors. The project will include up to 50 dwelling units.

Project Certified: 4/7/2015 (LCRA Resolution 3206)



Status/Redevelopment Activity

Completed. The project, which is known as So-El District Lofts, is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$273,600	\$2,404,800	\$2,678,400
Assessed Value	\$51,990	\$466,320	\$518,310



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The One House Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324313020

Summary

Location: Northeast corner of the intersection of South Jefferson Avenue and East Madison Street (405 East Madison Street, 0.36 acres)

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)

Redevelopment Plan Adopted: 1/26/2015 (Special Ordinance 26511)

Plan Summary: Demolish the existing structures and construct a new multi-family residential development consisting of two, four-story structures. Each structure will contain six units.

Project Certified: 4/7/2015 (LCRA Resolution 3207)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2025

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$193,100	\$522,300	\$715,400
Assessed Value	\$36,690	\$99,240	\$135,930



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Madison and Holland Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along the north and south sides of the 600 block of East Madison Street and along the west side of the 800 block of South Holland Avenue (2.13 acres).

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)
12/5/1965 (Resolution 4513)

Redevelopment

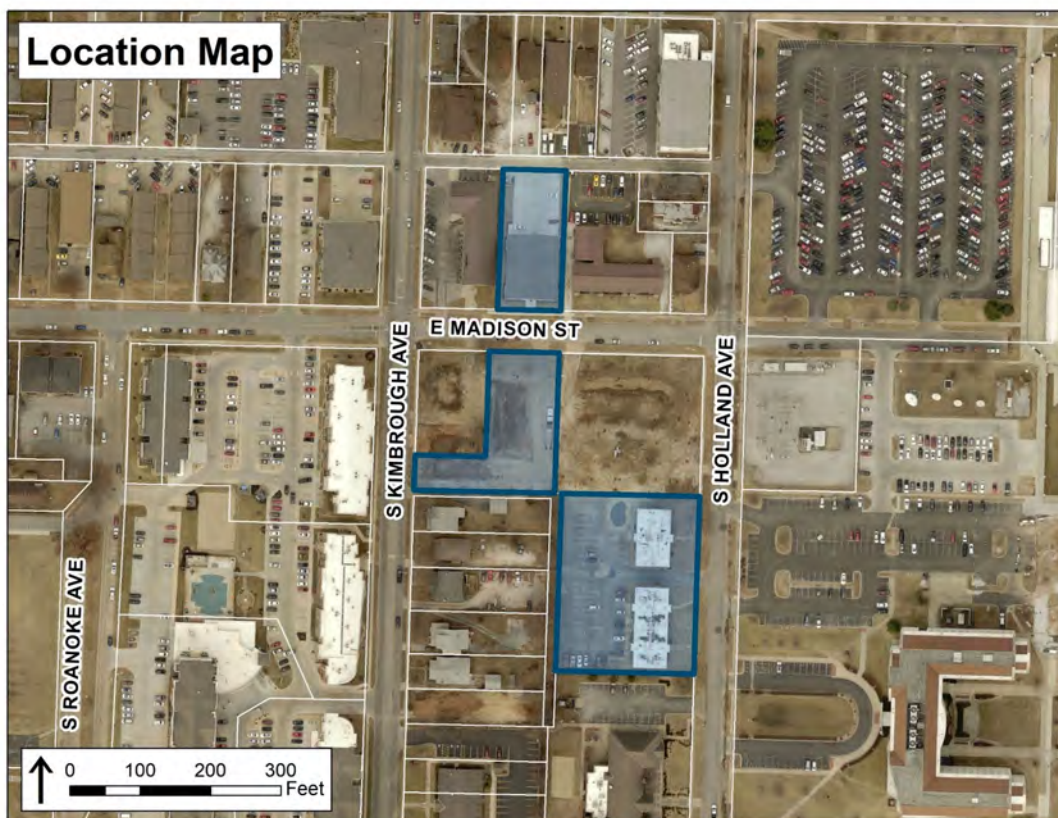
Plan Adopted: 10/1/2015 (Special Ordinance 26642)

Plan Summary: Redevelop the area into a phased, multi-family residential development that will be marketed primarily to college students.

2020 Status/Impact of Abatement

Projects certified for/subject to partial real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$176,500	\$704,500	\$881,000
Assessed Value	\$33,540	\$133,850	\$167,390



613 East Madison Street

Parcel No. 881324320020

Madison and Holland Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 12/1/2015
LCRA Resolution: 3218
Proposed Land Use: Multi-family residential

Project Status

Completed. Project consists of a three-story, 12-unit multi-family residential apartment building. It is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

Location Map



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$176,500	\$704,500	\$881,000
Assessed Value	\$33,540	\$133,850	\$167,390



Lantz 1124, LLC Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324110075

Summary

Location: Southwest corner of the intersection of East Elm Street and South Florence Avenue (1124 East Elm Street, 0.32 acres).

Blighted: 11/9/2015 (Special Ordinance 26656)

Redevelopment Plan Adopted: 11/9/2015 (Special Ordinance 26656)

Plan Summary: Demolish the existing structures and construct a new three-story fraternity house that will serve as the residence for approximately 30 students, as well a location for chapter meetings and activities.

Project Certified: 11/1/2016 (LCRA Resolution 3224)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2026

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$172,300	\$1,027,300	\$1,199,600
Assessed Value	\$32,740	\$195,160	\$227,900



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Cherry Townhouse Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324302004

Summary

Location: South side of East Cherry Street between South Thomas Avenue and South Kimbrough Avenue (516 East Cherry Street, 0.18 acres).

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)

Redevelopment Plan Adopted: 2/8/2016 (Special Ordinance 26693)

Plan Summary: Demolish the existing structures and construct a new townhouse-style multi-family residential structure that will contain between three and five dwelling units and have a maximum height of three stories.

Project Certified: 7/5/2016 (LCRA Resolution 3223)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2018 **End:** 2027

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$85,700	\$278,900	\$364,600
Assessed Value	\$16,290	\$52,980	\$69,270



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Robberson Avenue Multi-Family Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324310059

Summary

Location: East side of South Robberson Avenue between East Madison Street and East Grand Street (820-850 South Robberson Avenue, 1.82 acres).

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794))

Redevelopment Plan Adopted: 6/12/2017 (Special Ordinance 26899)

Plan Summary: Demolish the existing structures and construct a new multi-family residential development consisting of three three-story buildings containing a total of 72 dwelling units. This Plan replaces the Redevelopment Plan for the Robberson Avenue Panhellenic Redevelopment Area, which has been repealed.

Project Certified: 6/5/2018 (LCRA Resolution 3249)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2019 **End:** 2028

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$391,800	\$4,002,800	\$4,394,600
Assessed Value	\$74,450	\$760,520	\$834,970



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1325/1329 E. Cherry Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881219209027

Project Summary

Location: North side of East Cherry Street between South Fremont Avenue and South Kickapoo Avenue (1325 & 1329 East Cherry Street, 0.45 acres).

Blighted: 8/21/2017 (Special Ordinance 26940)

Redevelopment Plan Adopted: 8/21/2017 (Special Ordinance 26940)

Plan Summary: Demolish the existing structures and construct a new 12-unit multi-family residential development that will consist of two two-story buildings, each containing six units. Both buildings will be oriented towards the street and include facades with traditional porches and front doors providing access to the street-facing units. Access to the other units will be via doors located at the rear and inward facing sides of the buildings. Off-street parking will be located behind the buildings, and vehicular access will be restricted to the alley.

Project Certified: 8/7/2018 (LCRA Resolution 3253)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2019 **End:** 2028

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$106,900	\$797,300	\$904,200
Assessed Value	\$20,310	\$151,490	\$171,800



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Kearney Street Corridor Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Generally located along a three-and-half mile section of Kearney Street that extends east from the intersection of North Albertha Avenue and West Kearney Street to a point that is approximately 900 ft west of the intersection North Barnes Avenue and East Kearney Street. (Approx. 388 acres)

Blighted: 7/16/2018 (Special Ordinance 27080)

Redevelopment

Plan Adopted: 7/16/2018 (Special Ordinance 27080)

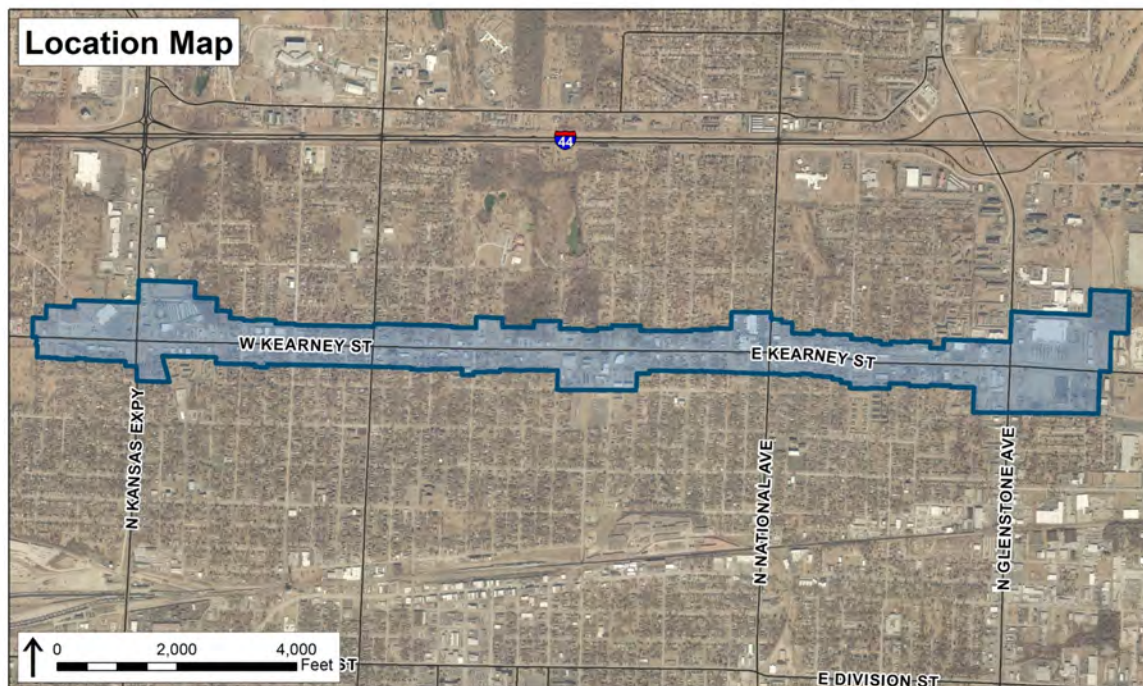
Plan Summary: The purpose of the Redevelopment Plan for the Kearney Street Corridor Redevelopment Area is to remove blight and redevelop the Area into an active and vibrant commercial and retail destination on Springfield's north side. It broadly specifies permitted land uses to allow greater flexibility in addressing prospective redevelopment needs and market conditions, but also prohibits certain undesirable land uses. The Plan requires all projects to conform to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* as well as all applicable codes and ordinances. Additionally, it imposes enhanced design and development standards to help improve traffic and pedestrian safety, improve the appearance of the Area, and promote high-quality commercial development along the Kearney Street Corridor that will be of lasting value to north Springfield.

2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 3

Projects receiving real property tax abatement: 0

	Taxed	Abated	Total
Appraised Value	\$11,458,000	\$0	\$11,458,000
Assessed Value	\$3,666,560	\$0	\$3,666,560



2431 North Glenstone Avenue

Parcel No. 881206401127

Kearney Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 11/6/2018
LCRA Resolution: 3256
Proposed Land Use: Convention center

Project Status

Completed. Project is in compliance with the application approved by the LCRA. Project consists of a 17,000 ft² convention center that is attached to the west side of the existing Doubletree Hotel. It includes 10,000 ft² of meeting space and 7,000 ft² for common area and a kitchen.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Impact of Abatement

Project was not subject to abatement in 2020.



	Taxed	Abated	Total
Appraised Value	\$10,948,400	\$0	\$10,948,400
Assessed Value	\$3,503,490	\$0	\$3,503,490



1900 West Kearney Street

Parcel No. 881310105015

Kearney Street Corridor Redevelopment Area

Land Clearance for Redevelopment Authority Law

Sections 99.300-99.715, RSMo

Project Summary

Certified: 2/4/2020

LCRA Resolution: 3265

Proposed Land Use: Retail/commercial

Project Status

Completed. Project is in compliance with the application approved by the LCRA. It serves as the new location MMC Fencing & Railing. The business was previously located inside the Redevelopment Area at 1024 East Kearney Street.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

Project was not subject to abatement in 2020.

	Taxed	Abated	Total
Appraised Value	\$90,900	\$0	\$90,900
Assessed Value	\$29,090	\$0	\$29,090



2415 North Glenstone Avenue

Parcel No. 881206401075

Kearney Street Corridor Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 9/1/2020
LCRA Resolution: 3267
Proposed Land Use: Retail/commercial

Project Status

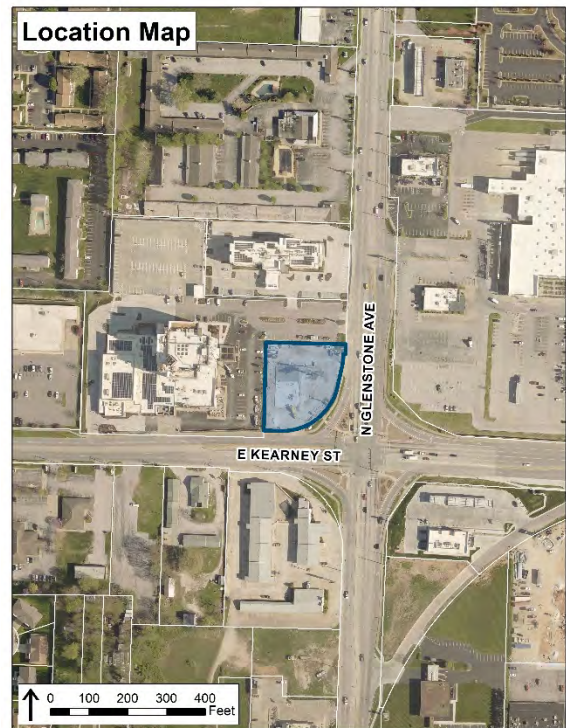
Completed. Project is in compliance with the application approved by the LCRA. Project consists of a 6,100 ft² commercial strip center. Current tenants include cellular phone store and coffee shop.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

Project was not subject to abatement in 2020.

	Taxed	Abated	Total
Appraised Value	\$418,700	\$0	\$418,700
Assessed Value	\$133,980	\$0	\$133,980



600-610 E. Harrison Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo
Parcel No. 881324319018

Summary

Location: Southeast corner of the intersection of South Kimbrough Avenue and East Harrison Street (600-610 East Harrison Street, 0.54 acres).

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)
12/5/1965 (Resolution 4513)

Redevelopment Plan Adopted: 5/7/2018 (Special Ordinance 27032)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a new four-story multi-family residential apartment building that will contain 17 dwelling units.

Project Certified: 9/3/2019 (Resolution 3262)



Status/Redevelopment Activity

Completed. Project is in compliance with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.

2020 Status/Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$171,500	\$2,021,700	\$2,193,200
Assessed Value	\$32,590	\$384,120	\$416,710



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Talmage Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 46.6 acres generally bounded by West Evergreen Street and Interstate 44 to the north, West Talmage Street to the south, North Fort Avenue to the east, and North Kansas Expressway to the west.

Blighted: 7/16/2018 (Special Ord. 27082)

Redevelopment Plan Adopted: 7/16/2018 (Special Ord. 27082)

Plan Summary: Redevelop the Area with a mixture of commercial and residential uses that will complement the look, style, scale, and intensity of existing development in the area. The proposed land uses are broadly specified in the Plan to allow greater flexibility in addressing prospective redevelopment needs and market conditions. However, such land uses shall conform to the *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan*.



2020 Status/Impact of Abatement

Projects certified for real property tax abatement: 1

Projects receiving real property tax abatement: 1

	Taxed	Abated	Total
Appraised Value	\$266,000	\$2,849,700	\$3,115,700
Assessed Value	\$50,540	\$541,440	\$591,980

1435 West Talmage Street

Parcel No. 881302305018

Talmage Redevelopment Area
Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Project Summary

Certified: 4/2/2019
LCRA Resolution: 3259
Proposed Land Use: Multi-family residential

Project Status

Completed. The project consists of two, three-story multi-family residential apartment buildings containing 74 dwelling units. The project complies with the application approved by the LCRA.

Partial Real Property Tax Abatement

Start: 2020 **End:** 2029

Authorized Level of Abatement:

100% of the assessed value of qualified new construction or rehabilitation for 10 years.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$266,000	\$2,849,700	\$3,115,700
Assessed Value	\$50,540	\$541,440	\$591,980



Redevelopment/Urban Renewal Areas – No Projects Subject to/Approved for Abatement

Redevelopment/urban renewal areas contained in this section:

- Commercial Street Redevelopment Area
- Grant Avenue Playground Urban Renewal Area
- Silver Springs Urban Renewal Area
- Sherman Avenue Urban Renewal Area
- Halls Center Redevelopment Area
- Historic Patterson House Redevelopment Area
- Elm House Redevelopment Area Redevelopment Area
- 521 Boonville Redevelopment Area
- East Cherry Pocket Neighborhood Redevelopment Area
- Bolivar Apartments Public Housing Redevelopment Area
- Cedarbrook Apartments Public Housing Redevelopment Area
- Dogwood Square Apartments Public Housing Redevelopment Area
- East High Street Public Housing Redevelopment Area
- Glenwood Apartments Public Housing Redevelopment Area
- North Delaware Avenue Public Housing Redevelopment Area
- South Weaver Avenue Public Housing Redevelopment Area
- Villa Marie Apartments Public Housing Redevelopment Area
- West Sunset Street Public Housing Redevelopment Area

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Commercial Street Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 125.69 acres generally bounded by the BNSF Railroad to the north, West Division Street to the south, North Washington Avenue to the east, and North Grant Avenue to the west.

Blighted: 11/22/1965 (Resolution 4499)

Urban Renewal Plan: The project was abandoned. No plan was adopted.

Status/Redevelopment Activity

Inactive. The project was abandoned, and no plan was adopted. The area remains blighted.



Grant Avenue Playground Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 90.57 acres generally bounded by West State Street to the north, West Grand Street to the south, South Patton Avenue to the east, and South Douglas Avenue to the west

Blighted:

5/6/1968 (Resolution 4909)
7/12/1976 (Special Ordinance 17406)

Urban Renewal Plan

Adopted: 7/12/1976 (Special Ordinance 17406)
Amended: 8/28/1978 (Special Ordinance 18254)

Goals/Objectives:

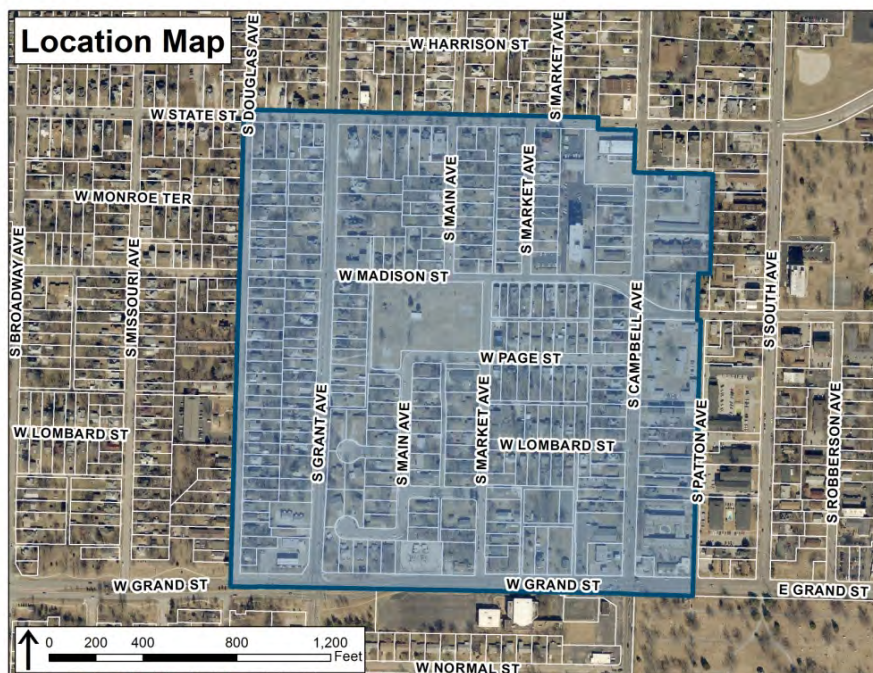
- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences.
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses.
- Make upgrades necessary to bring area into full compliance with applicable codes and ordinances.
- Provide public neighborhood playground.
- Improve public streets, utilities and infrastructure. Specific street improvements include: West Madison Street, West Page Street, West Belmont Street, Belmont Court, Lombard Court, and West Grand Avenue.
- Dispose of acquired properties to permit redevelopment in accordance with the plan.
- Provide relocation assistance for displaced residents.

Approved Land Uses

- Single-family and multi-family residential.
- Playground at southwest corner of South Market Avenue and West Madison Street.
- Plan encourages inward orientation of the neighborhood.
 - Land uses and streets are oriented away from major arterials of West Grant Avenue and South Grand Street.
 - Green-belt plantings and bicycle/pedestrian access to playground.
 - Construct cul-de-sacs.

Status/Redevelopment Activity

Inactive. However, the Urban Renewal Plan and blight designation remain in effect.



Silver Springs Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 74.63 acres generally bounded by East Division Street to the north, East Central Street to the south, North National Avenue to the east, and the BNSF Railroad to the west.

Blighted: 4/3/1972 (Resolution 5463)

Urban Renewal Plan

Adopted: 6/7/1976 (Special Ordinance 17370)

Amended: 3/13/1978 (Special Ordinance 18063)
9/10/1979 (Special Ordinance 18655)

Goals/Objectives:

- Acquire and demolish certain structures and substandard buildings to remove environmental deficiencies and blighting influences.
- Dispose of acquired properties to permit redevelopment in accordance with the plan.
- Conserve and rehabilitate properties that are structurally sound and have compatible land uses.
- Construct a neighborhood park.
- Improve streets and public infrastructure.
- Offer opportunities for expansion of existing quasi-public facilities (e.g. churches).
- Provide relocation assistance for displaced residents.

Approved Land Uses:

- Single-family residential
- Multi-family residential along North National Avenue.
- Public and quasi-public facilities (parks, churches, lodges).
- General and neighborhood commercial along Central Street.
- Light manufacturing at southwest and north corners of redevelopment area.



Status/Redevelopment Activity

Inactive. However, the Urban Renewal Plan and blight designation remain in effect.

Sherman Avenue Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 81.14 acres generally bounded by East Division Street to the North, East Central Street to the south, the BNSF Railroad to the east, and North Clay Avenue to the west

Blighted: 6/4/1979 (Special Ordinance 18542)

Urban Renewal Plan

Adopted: 6/4/1979 (Special Ordinance 18542)

Amended: 3/9/1981 (Special Ordinance 19051)
12/13/1981 (General Ordinance 3376)
6/10/1985 (General Ordinance 3621)
9/16/1985 (Special Ordinance 20328)
12/22/1986 (Special Ordinance 20766)

Goals/Objectives:

- Conservation and rehabilitation of existing housing stock
- Acquisition and clearance of substandard properties; replace with single-family and duplex housing, commercial development where allowed by zoning
- Improve streets
- Update/replace utilities

Approved Land Uses:

- Single-family residential
- Multi-family residential
- Commercial
- Manufacturing



Status/Redevelopment Activity

Inactive. However, the Urban Renewal Plan and blight designation remain in effect.

Hall's Center Urban Renewal Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

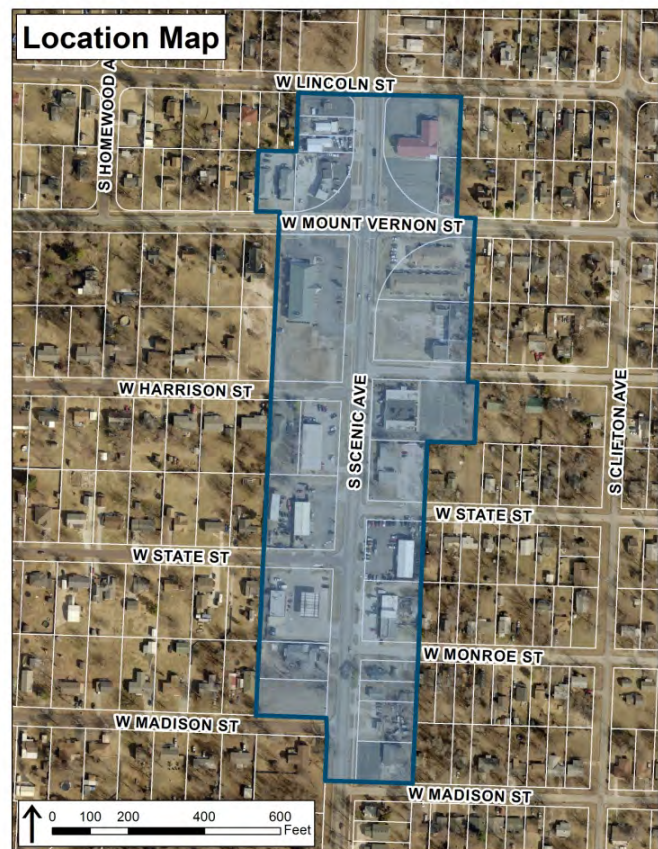
Summary

Location: Approximately 19.14 acres located along the east and west sides of South Scenic Avenue (500 through 800 blocks) between West Lincoln Street and West Madison Street.

Blighted: 12/27/1983 (Resolution 7017)

**Redevelopment
Plan Adopted:** 4/2/1984 (Special Ordinance 19883)

Plan Summary: A copy of the Redevelopment Plan is currently unavailable. The City Council Explanation Sheet and illustrative site plan attached to Special Ordinance 19883 indicate that the Redevelopment Plan proposed to redevelop and rehabilitate the Area to accommodate retail, office, and multi-family residential, and institutional/neighborhood-serving land uses in a manner consistent with the Westside Master Plan.



Status/Redevelopment Activity

Inactive. However, the Redevelopment Plan and blight designation remain in effect

Historic Patterson House Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: 1225 North Benton Avenue
Blighted: 5/11/2015 (Special Ordinance 26564)

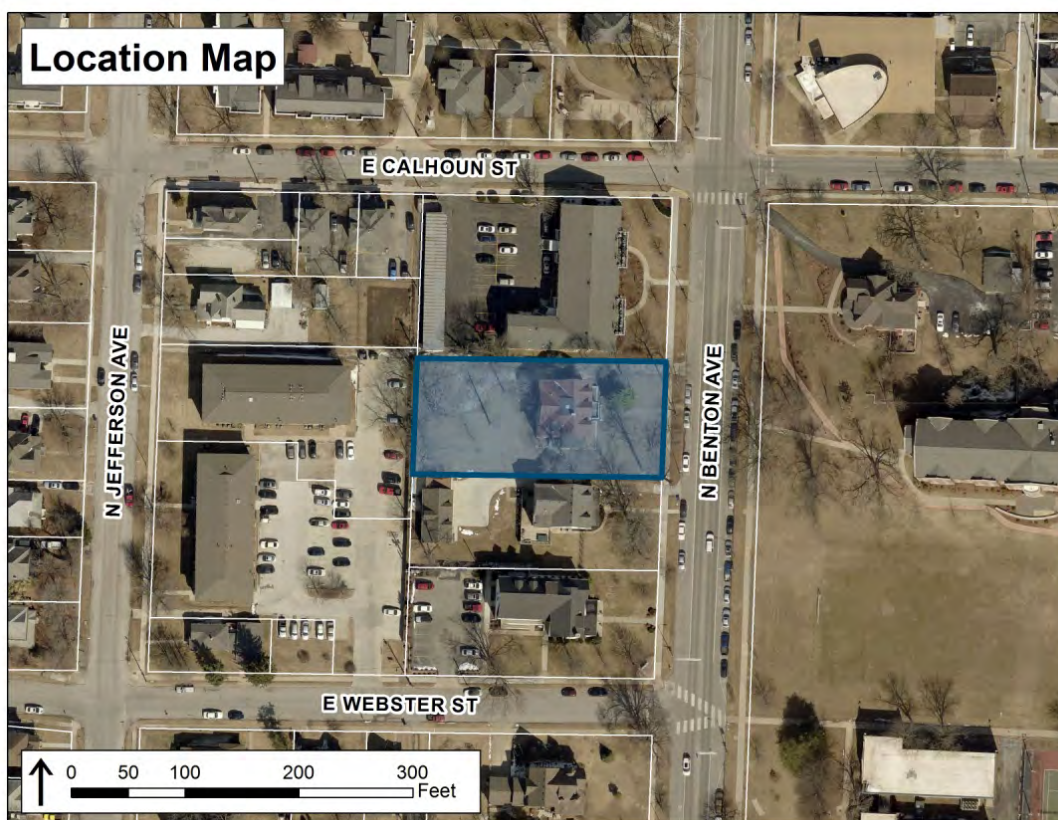
Redevelopment Plan

Adopted: 5/11/2015 (Special Ordinance 26564)
Amended: 7/11/2016 (Special Ordinance 26762)

Plan Summary: Rehabilitate and reuse the Patterson House as a 10-unit multi-family residential apartment building with the option to use it as a bed and breakfast and restaurant in the future. Rehabilitation will be performed in accordance with Planned Development District No. 348.

Status/Redevelopment Activity

Inactive. However, the Redevelopment Plan and blight designation remain in effect



Elm House Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southeast corner of the intersection of East Madison Street and South Jefferson Avenue (404-420 East Madison Street, 0.57 acres).

Blighted: 6/22/1964 (Resolution 4282)
9/11/1967 (Resolution 4794)

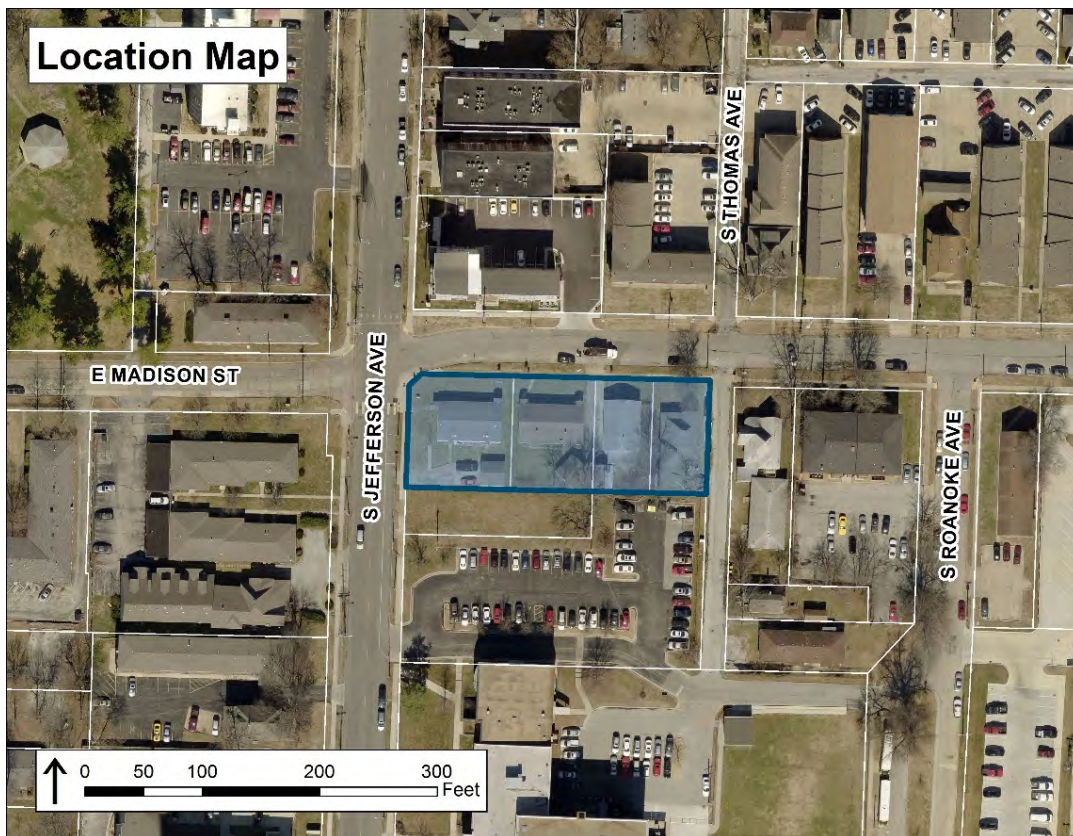
Redevelopment Plan Adopted: 12/12/2016 (Special Ordinance 26823)

Plan Summary: Demolish the existing structures within the Redevelopment Area and construct a fraternity and sorority development consisting of two, three-story buildings. The buildings will be leased to college fraternities and sororities and will each serve as the residence for up to 24 students, as well as a location for chapter meetings and activities.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



521 Boonville Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: West side of North Boonville Avenue between West Tampa Street and West Phelps Street (521 North Boonville Avenue, 0.66 acres).

Blighted: 7/24/2017 (Special Ordinance 26916)

Redevelopment

Plan Adopted: 7/24/2017 (Special Ordinance 26916)

Plan Summary: Rehabilitate and convert the existing building for office use. The building will be occupied by US Photonics, which is a business that specializes in nanotechnology-related products, services, and research and development.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



East Cherry Pocket Neighborhood Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: North side of East Cherry Street near the intersection of East Cherry Street and South Fremont Avenue (1361 and 1365 East Cherry Street)

Blighted: 1/14/2019 (Special Ordinance 27138)

Redevelopment Plan

Adopted: 1/14/2019 (Special Ordinance 27138)

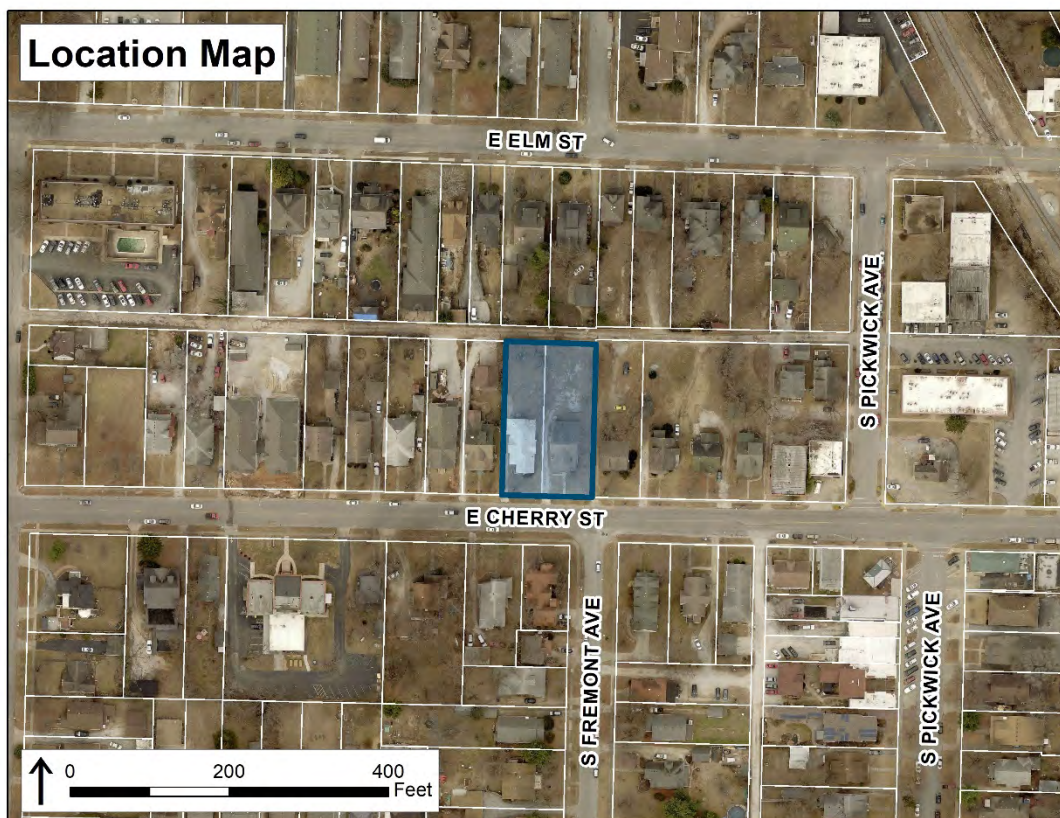
Amended: 11/2/2020 (Special Ordinance 27407)

Plan Summary: Demolish the existing structures in the Redevelopment Area and construct a new pocket neighborhood development containing six attached, single-unit residential dwellings that are oriented around a central courtyard. Each dwelling will contain two bedrooms and will utilize a modern farmhouse design, which is intended to give the project a single-family residential appearance that is compatible with the neighboring properties. The proposed dwellings will be limited to two-stories in height and include front porches and picket-fenced gardens.

Status/Redevelopment Activity

Under construction.

Projects certified for/subject to partial real property tax abatement: 0



Bolivar Apartments Public Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Approximately 200 ft south of West Kearney Street of between North Bolivar Road and North Fort Avenue (2336 North Bolivar Road)

Blighted: 12/14/2020 (Special Ordinance 27432)

Redevelopment

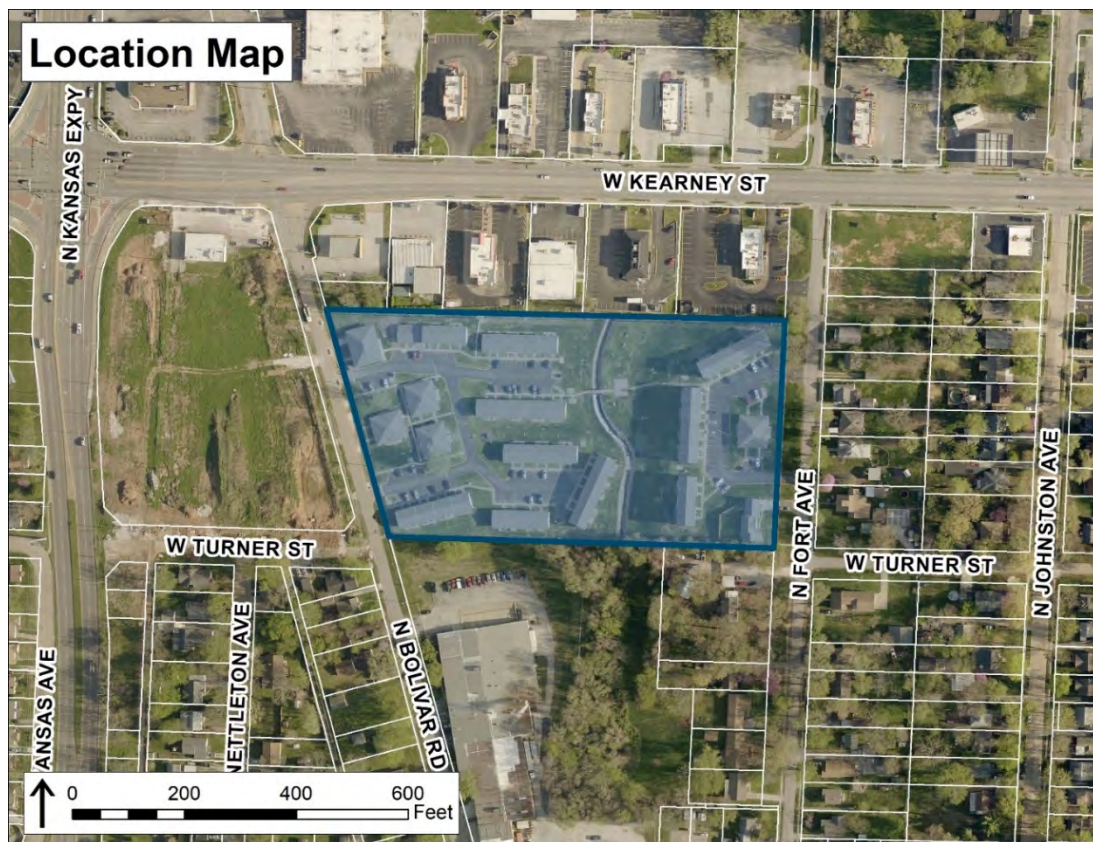
Plan Adopted: 12/14/2020 (Special Ordinance 27432)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the apartment and make various site renovations. Improvements include, among others, replacement of doors, windows, and siding; upgrades to electrical, plumbing, and mechanical systems; lead-based paint and asbestos remediation; modifications for ADA-accessibility; and parking lot upgrades. The proposed rehabilitation will include demolition of a single-family residential structure at the southeast corner of the site as well as an existing four-unit multi-family residential structure located on the west side of the site that will be replaced with a newly constructed community building for tenant use. The site will contain 76 dwelling units following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



Cedarbrook Apartments Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: West side of the North Cedarbrook Avenue between East Chestnut Expressway and East Pythian Avenue (811 N Cedarbrook Ave)

Blighted: 12/14/2020 (Special Ord. 27433)

Redevelopment

Plan Adopted: 12/14/2020 (Special Ord. 27433)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the existing apartment buildings and management office and make various site upgrades. Proposed renovations include, among others, replacement of doors, windows, and siding; upgrades to electrical, plumbing, and mechanical systems; lead-based paint and asbestos remediation; modifications for ADA-accessibility; and parking lot upgrades. In addition to rehabilitating the existing improvements, the Plan proposes construction of a community building for tenant use. The site will maintain the same number of dwelling units (80) following completion.



Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0

Dogwood Apartments Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southeast corner of the intersection of South Campbell Avenue and West Madison Street

Blighted: 12/14/2020 (Special Ordinance 27434)

Redevelopment

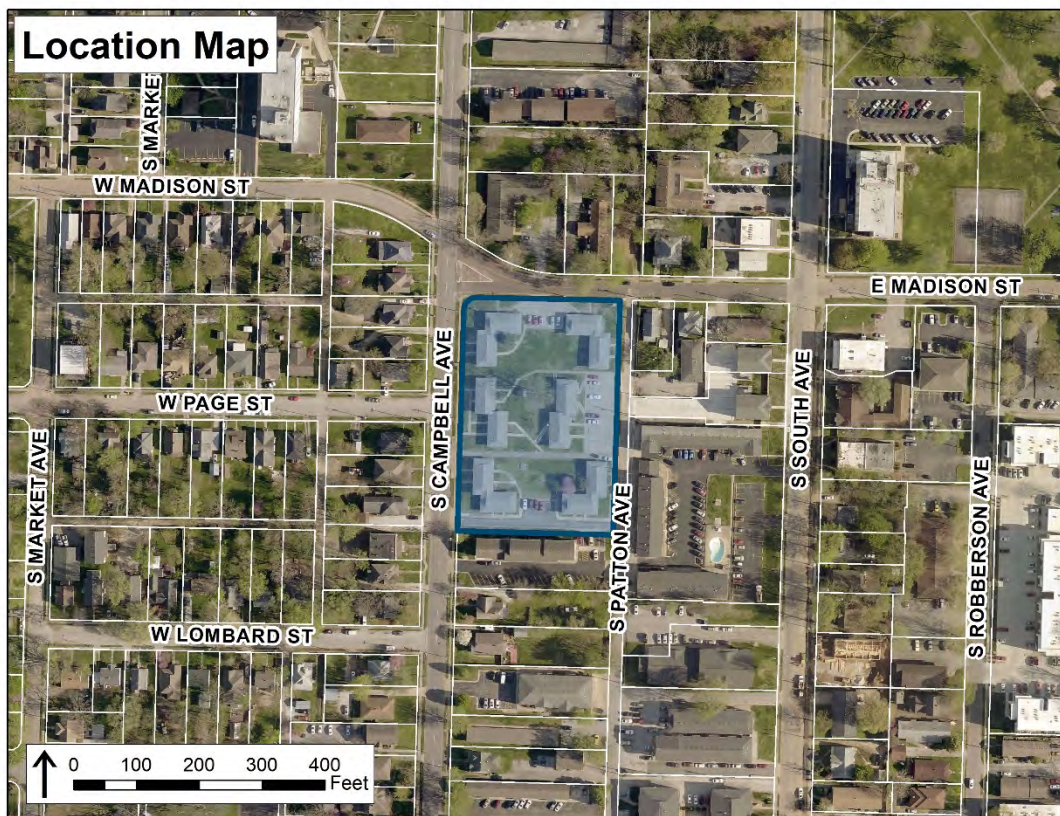
Plan Adopted: 12/14/2020 (Special Ordinance 27434)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the apartment buildings and make various site renovations. Improvements include, among others, replacement of doors, windows, and siding; upgrades to electrical, plumbing, and mechanical systems; modifications for ADA-accessibility; and parking lot upgrades. The site will maintain the same number of dwelling units (24) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



East High Street Public Housing Redevelopment Area

Land Clearance for Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: North side of East High Street between North Fremont Avenue and North Pickwick Avenue (1405-1424 E High St)

Blighted: 12/14/2020 (Special Ordinance 27436)

Redevelopment

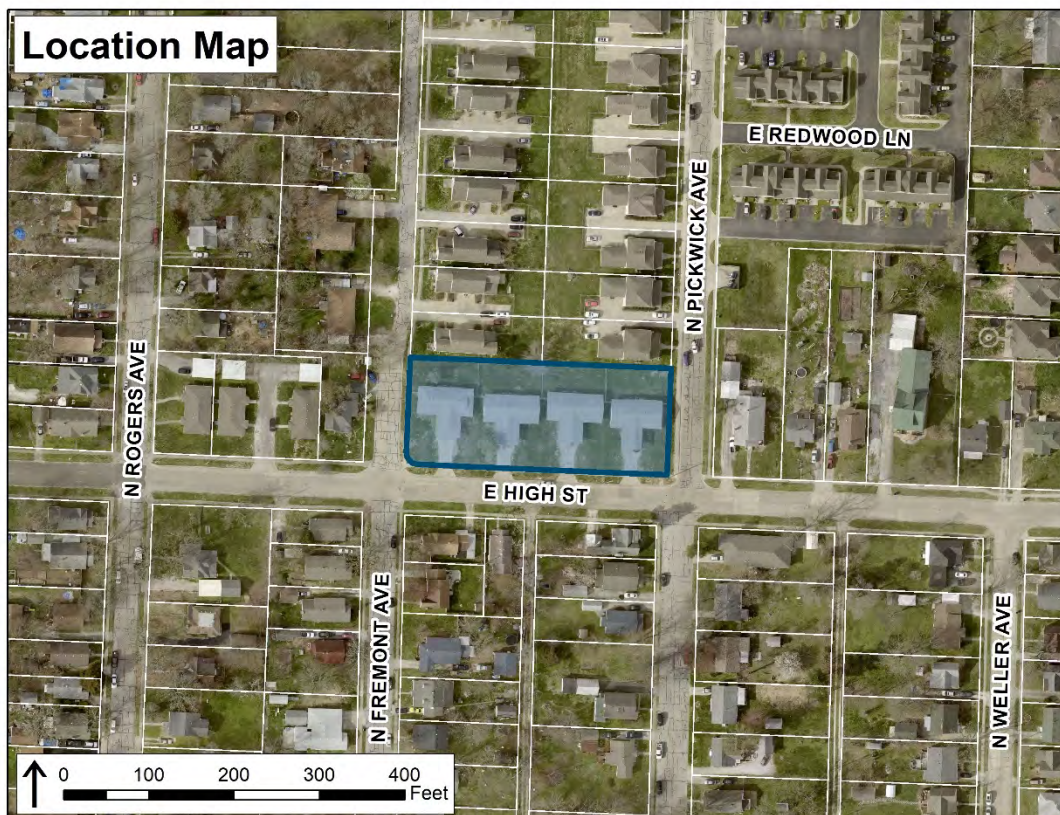
Plan Adopted: 12/14/2020 (Special Ordinance 27436)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the duplexes. Improvements include, among others, replacement of doors, windows, flooring, roof shingles, and siding; upgrades to electrical, plumbing, attic insulation, and mechanical systems; provide all new washer and dryer units. The site will maintain the same number of dwelling units (8) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



Glenwood Apartments Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: Southwest corner of the intersection of East Glenwood Street and South Dollison Avenue (722 E Glenwood St)

Blighted: 12/14/2020 (Special Ordinance 27435)

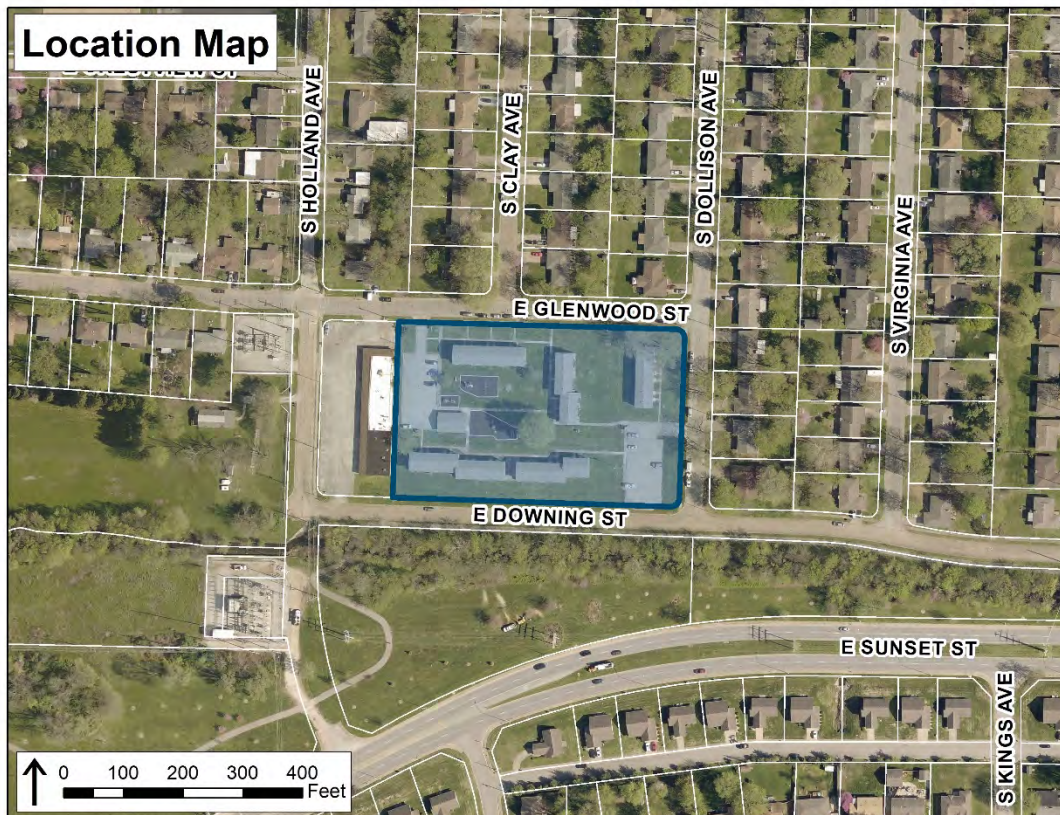
Redevelopment Plan Adopted: 12/14/2020 (Special Ordinance 27435)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the apartment buildings and make various site renovations. Improvements include, among others, replacement of doors, windows, and siding; upgrades to electrical, plumbing, and mechanical systems; lead-based paint and asbestos remediation; modifications for ADA-accessibility; and parking lot upgrades. The site will maintain the same number of dwelling units (33) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



North Delaware Avenue Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: 1633-1654 North Delaware Avenue

Blighted: 12/14/2020 (Special Ordinance 27437)

Redevelopment

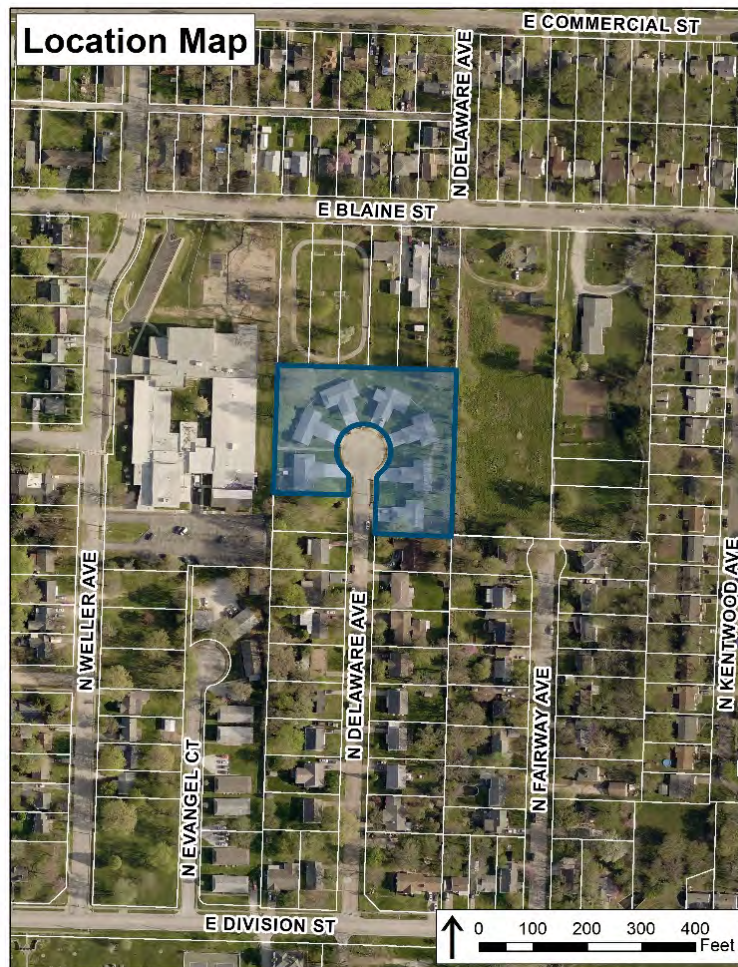
Plan Adopted: 12/14/2020 (Special Ordinance 27437)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the duplexes. The site will maintain the same number of dwelling units (14) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



South Weaver Avenue Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: South side of the intersection of West Walnut Street and South Weaver Avenue (406-419 S Weaver Ave)

Blighted: 12/14/2020 (Special Ordinance 27438)

Redevelopment

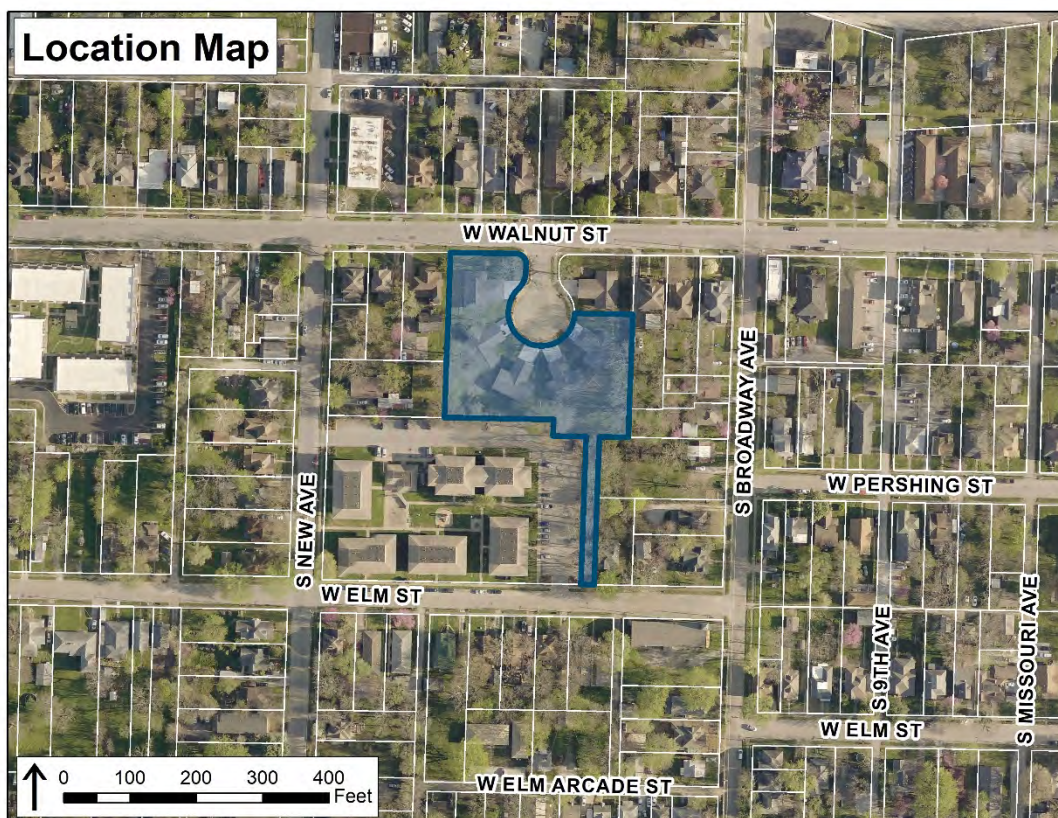
Plan Adopted: 12/14/2020 (Special Ordinance 27438)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the duplexes and make various site renovations. Improvements include, among others, replacement of doors, windows, roofing and siding; upgrades to electrical, plumbing, and mechanical systems; lead-based paint and asbestos remediation; and modifications for ADA-accessibility. The site will maintain the same number of dwelling units (12) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



Villa Marie Apartments Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

Summary

Location: North side of the 1000 block of East Norton Road

Blighted: 12/14/2020 (Special Ordinance 27440)

Redevelopment

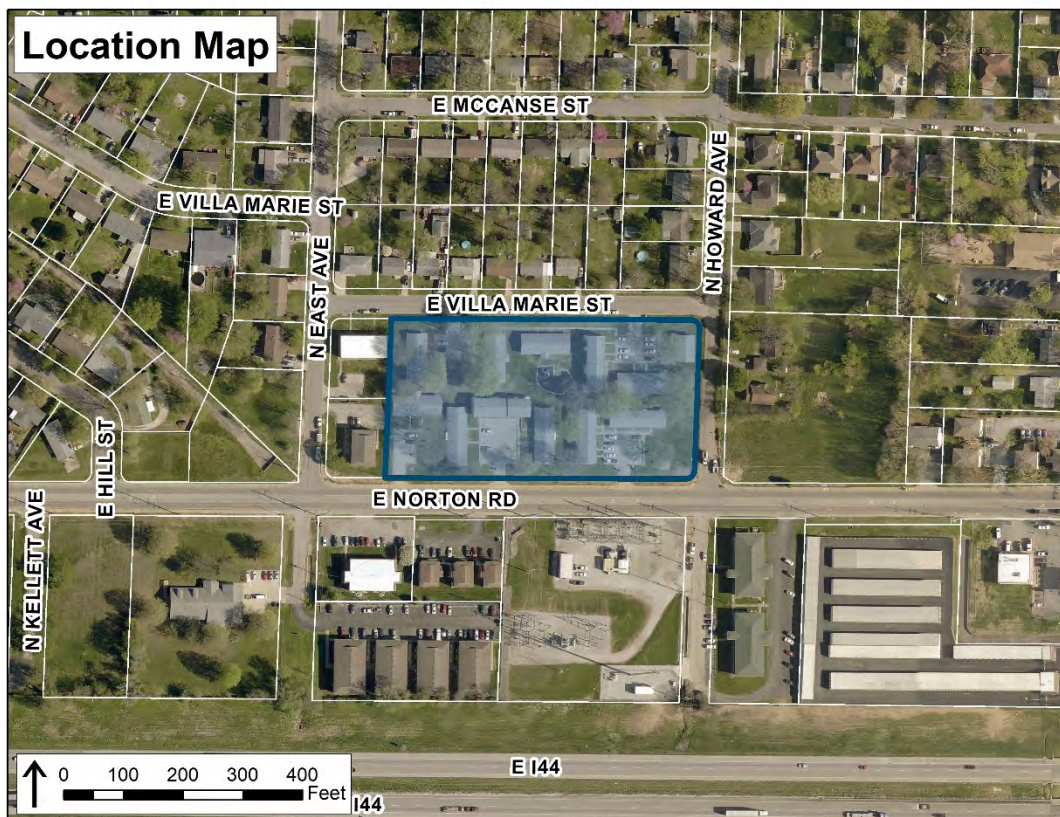
Plan Adopted: 12/14/2020 (Special Ordinance 27440)

Plan Summary: The Redevelopment Plan proposes to completely rehabilitate the apartment buildings and make various site renovations. Improvements include, among others, replacement of doors, windows, and siding; upgrades to electrical, plumbing, and mechanical systems; lead-based paint and asbestos remediation; modifications for ADA-accessibility; and parking lot upgrades. The site will maintain the same number of dwelling units (32) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



West Sunset Street Public Housing Redevelopment Area

Land Clearance for
Redevelopment Authority Law
Sections 99.300-99.715, RSMo

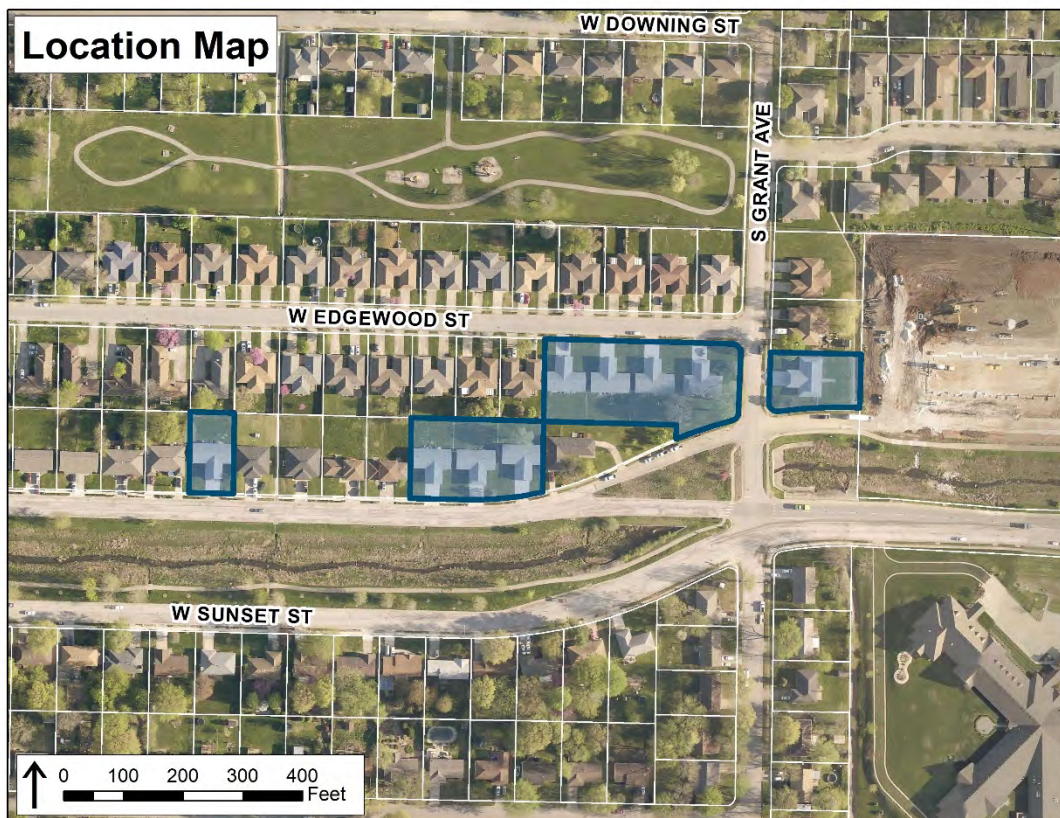
Summary

- Location:** South side of the intersection of West Edgewood Street and South Grant Avenue, and the north side of the 800-900 blocks of West Sunset Street (714-738 West Edgewood Street, 2628-2630 South Grant Avenue, and 809-825 & 915 West Sunset Street)
- Blighted:** 12/14/2020 (Special Ordinance 27439)
- Redevelopment Plan Adopted:** 12/14/2020 (Special Ordinance 27439)
- Plan Summary:** The Redevelopment Plan proposes to completely rehabilitate the apartment buildings and make various site renovations. Improvements include, among others, replacement of doors, windows, roofing and siding; upgrades to electrical, plumbing, and mechanical systems; and modifications for ADA-accessibility. The site will maintain the same number of dwelling units (18) following completion.

Status/Redevelopment Activity

Redevelopment is pending.

Projects certified for/subject to partial real property tax abatement: 0



Repealed Blight Reports and Redevelopment/Urban Renewal Plans

Center City Urban Renewal Area

Location: Approximately 114.16 acres generally bounded by West Mill Street to the north, Walnut Street to the south, Kimbrough Avenue to the east, and Main Avenue to the west.

Blighted: 1/17/1966 (Resolution 4528)
3/13/1967 (Resolution 4718)

Urban Renewal Plan

Adopted: 4/7/1969 (Resolution 5052)
Amended: 4/17/1972 (Resolution 5479)
11/12/1974 (Resolution 5886)
10/22/1979 (Resolution 6593)
2/24/1980 (Resolution 6635)
4/16/1984 (Resolution 7055)

Status: The Center City Urban Renewal Plan was repealed on 4/14/1989 (Resolution 7309) and superseded by the Downtown Redevelopment Plan. *See page 13 for information related to the Downtown Redevelopment Plan.*

Downing Street Apartments Redevelopment Area

Location: Approximately 9.41 acres generally located at the intersection of West Edgewood Street and South Grant Avenue, and along the south side of the 700-900 blocks of West Downing Street

Blighted: 3/26/1990 (Special Ordinance 21681)

Redevelopment

Plan Adopted: 3/26/1990 (Special Ordinance 21681)

Goals/Objectives

- Demolish the Downing Street Apartments (also known as Winstead Commons), which had become a significant blighting influence and;
- Construct new single-family and two-family (duplex) residential dwelling units.

Approved Land Uses

- Single-family residential
- Two-family (duplex) residential

Status: The Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 10/17/2011 (Special Ord. 25973)

Southwest Missouri State College Urban Renewal Area

Location: Generally bounded by East Cherry Street to the north, East Grand Street to the south, South Kings Avenue to the east, and South Kimbrough Avenue to the west (approx. 63.94 acres).

Blighted: 12/5/1965 (Resolution 4513)

Urban Renewal Plan

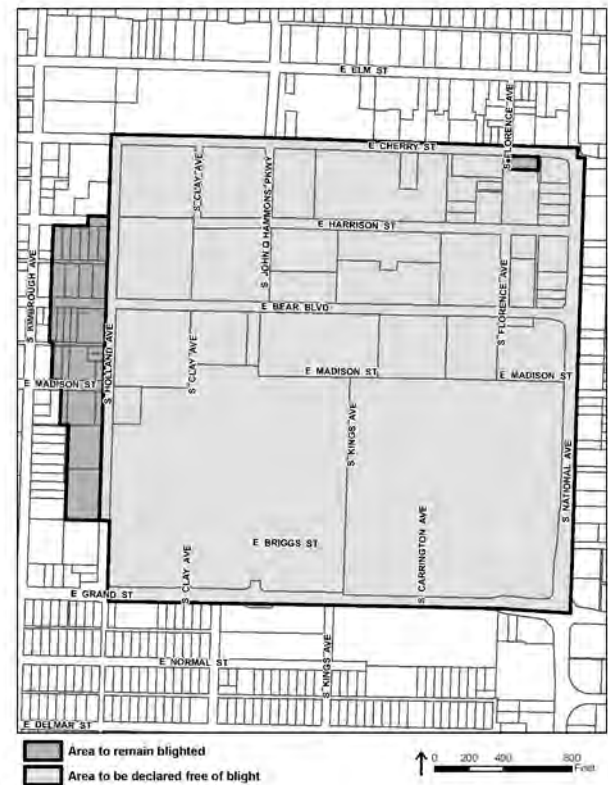
Adopted: 5/30/1972 (Resolution 5495)

Amended: 3/4/1974 (Resolution 5769)

10/14/1974 (Resolution 5866)

2/2/1976 (Resolution 6056)

Status: The Southwest Missouri State College Urban Renewal Plan was repealed on 7/29/2013 (Special Ordinance 26279). Because the area west of South Holland Avenue continues to exhibit certain blighting conditions and could utilize the existing blight designation to facilitate redevelopment, the blight designation for the entire area remained in effect. In 2015, Staff reexamined this area and concluded that the portion located west of South Holland Avenue continued to exhibit certain blighting conditions. Furthermore, the UMHE Campus Housing Redevelopment Area, located at the southeast corner of the intersection of East Cherry Street and South Florence Avenue, and “The Q Place” Student Housing Redevelopment Area, located at the southwest corner of the intersection of East Bear Boulevard and South Holland Avenue, both utilize the existing blight designation. However, the remainder of this area, which is predominately owned by Missouri State University, had been revitalized and no longer exhibited blighting conditions. City Council declared the blight remediated in this area, as depicted below, on 4/13/2015 (Special Ordinance 26547).



Robberson Avenue Panhellenic Redevelopment Area

Location: East side of South Robberson Avenue between East Madison Street and East Grand Street (1.50 acres)

Blighted: 6/22/1964 (Resolution 4282)

9/11/1967 (Resolution 4794)

Redevelopment

Plan Adopted: 7/13/2015 (Special Ordinance 26592)

Status: The City Council repealed the Redevelopment Plan and replaced it with the Redevelopment Plan for the Robberson Avenue Multi-family Redevelopment Area on 6/12/2017 by Special Ordinance 26899 (see page 87).

The Monroe Redevelopment Area

Location: 1141 East Monroe Street, located at the northeast corner of East Monroe Street and South Florence Avenue, adjacent to the Missouri State University campus (0.94 acres).

Blighted: 12/5/1965 (Resolution 4513)
Area was declared blighted as part of the former Southwest Missouri State College Urban Renewal Area.

Redevelopment Plan Adopted: 5/16/2011 (Special Ordinance 25907)

Plan Summary: Demolish existing structures and construct a four-story, 122-bed apartment housing development that is marketed primarily towards college students.

Status: The Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated: 4/13/2015 (Special Ordinance 26547)

Redevelopment Plan repealed: 11/19/2018 (Special Ordinance 27132)

Mount Vernon and Market Redevelopment Area

Location: 616 South Market Avenue (0.20 acres).

Blighted: 4/4/2016 (Special Ordinance 26710)

Redevelopment Plan Adopted: NA

Plan Summary: No plan was adopted.

Status: The site has been redeveloped with a three-unit multi-family residential apartment building. The redevelopment project did not utilize real property tax abatement.

Blight declared remediated: 11/19/2018 (Special Ordinance 27133)

Redevelopment Plan repealed: NA

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Section II: Chapter 353 - Urban Redevelopment Corporations Law

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Urban Redevelopment Corporations Law

Chapter 353, RSMo

The purpose of the Urban Redevelopment Corporations Law is to encourage the redevelopment of blighted areas through partial real property tax abatement. It authorizes the City of Springfield to grant up to 25 years of partial real property tax abatement on properties located within designated blighted areas that are acquired by Urban Redevelopment Corporations and are redeveloped and used in accordance with an approved redevelopment plan.

In 2020, there were 61 parcels (including condominium units) located within 17 redevelopment areas that were either approved for or subject to real property tax abatement per Chapter 353, RSMo.

Requirements/Procedures for Obtaining Tax Abatement:

An Urban Redevelopment Corporation must prepare a detailed application requesting City Council adopt a redevelopment plan and declare the proposed redevelopment area a blighted area. The application must include a Blight Report, Tax Impact Statement, a “But For” Analysis, and a Redevelopment Plan. As per City Council policy, the Land Clearance for Redevelopment Authority reviews the Blight Report and makes a recommendation to City Council regarding blight. The Planning and Zoning Commission reviews the Redevelopment Plan for consistency with the Comprehensive Plan. All documents, including a City-prepared Redevelopment Agreement, are then forwarded to the City Council which conducts a public hearing, followed by adoption of an ordinance declaring the redevelopment area blighted, approving the Redevelopment Plan and Redevelopment Agreement, and authorizing real property tax abatement.

Blight Report: This document must be sufficient to prove blight. Section 353.020(2), RSMo defines a “blighted area” as:

That portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

Tax Impact Statement: This is a written statement of the impact on ad valorem taxes the proposed tax abatement will have on the taxing jurisdictions. At a minimum, the statement must include an estimate of the amount of ad valorem tax revenues of each jurisdiction that will be affected by the abatement.

Redevelopment Plan: This document identifies the proposed redevelopment area, the redevelopment projects, the program to be implemented in order to remove blighting influences, and the estimated project costs.

“But For” Analysis: This consists of two 25-year project *pro forma* financial statements (one with tax abatement, one without) along with supporting documentation, each providing yearly cash flows, debt coverage ratios, and internal rate of return analyses (IRR). The projections provided within these statements help determine whether a project would or would not occur “*but for*” receiving partial real property tax abatement.

Redevelopment Agreement: This document outlines the Urban Redevelopment Corporation’s obligations for implementing the Redevelopment Plan. It typically includes the following:

- Procedures for acquiring property,
- Payments in lieu of taxes (PILOTS),
- The period for which the tax abatement will be provided,
- The period for which the Urban Redevelopment Corporation will operate, and
- Procedures for the corporation to transfer title to property in the redevelopment area.

After the abatement period starts, the Urban Redevelopment Corporation may dispose of properties located in the redevelopment area. Tax abatement may continue, provided the new property owner(s) complies with the contractual obligations on an ongoing basis.

Partial Real Property Tax Abatement:

The typical abatement profile is described below:

- Years 1-10:** Based on 100% of the assessed value of the improvements and 100% of the increase in the assessed value of land. Property taxes continue to be paid on assessed value of the land for the calendar year prior to being acquired by the Urban Redevelopment Corporation.
- Years 11-25:** Typically based on 50% of the current assessed value of land and improvements. As an incentive to encourage sustainability, City Council may grant a 25% bonus abatement (total 75% abatement) on projects that achieve a Silver rating or higher from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.
- PILOTS:** Payments in lieu of taxes (PILOTS) are typically required during the first ten years in an amount that is equal to the real property taxes based on 100% of the assessed value of the improvements for the calendar year prior to the redevelopment corporation acquiring the property. Such payments ensure real property tax revenues within the redevelopment area do not decrease as a result of granting tax abatement.

Active/Approved Redevelopment Areas

Redevelopment areas contained in this section:

- Franciscan Villa Redevelopment Area
- College Station Redevelopment Area
- Brick City Redevelopment Area
- Big Windows Redevelopment Area
- Stray Dog Redevelopment Area
- Ozark Mountain Redevelopment Area
- Springfield Tire Exchange Redevelopment Area
- Frisco Redevelopment Area
- Solo Redevelopment Area
- Woodruff Redevelopment Area
- Heer's Redevelopment Area
- Brewery District Lofts Redevelopment Area
- Aspen Springfield Redevelopment Area
- Boomertown Lofts Redevelopment Area
- Bailey School House Redevelopment Area
- Beverly Lofts Redevelopment Area
- STL 505 Redevelopment Area

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Franciscan Villa Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Northeast and southeast corners of North Concord Avenue and West Scott Street (approx. 3.05 acres)

Blighted: 8/30/2004 (Special Ordinance 24635)

Redevelopment Plan Adopted: 8/30/2004 (Special Ordinance 24635)

Plan Summary: Renovate existing structure to accommodate up to 104 multi-family residential dwelling units and provide off-street parking.

Partial Real Property Tax Abatement

Start: 2005 **End:** 2029

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Not required.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$800,300	\$3,422,700	\$4,223,000
Assessed Value	\$152,060	\$650,310	\$802,370

Project Status

Completed. Project is in compliance with the Redevelopment Plan.



College Station Redevelopment Area

Summary

Location: 400 block of West College Street (3.98 acres)

Blighted: 3/6/2006 (Special Ordinance 24952)

Redevelopment Plan

Adopted: 3/6/2006 (Special Ordinance 24952)

Plan Summary:

North Tract: Construct approximately 91,200 square feet of mixed-use development including retail, entertainment, and office space.

South Tract: Construct a multi-level parking deck that will provide approximately 417 parking spaces and 35,000 square feet of retail space on the ground level. Also construct a multi-level building with first-floor non-residential uses at the southeast corner of the South Tract.

Partial Real Property Tax Abatement

Start: North Tract: 2006 **End:** North Tract: 2030
South Tract: 2009 South Tract: 2033

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 100% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Not required.

Parking Deck Participation Payment: Property owners in the Redevelopment Area are required to make annual parking deck participation payments to the City of Springfield that are equal to the amount of real property taxes that would have been payable on land and improvements had real property tax abatement not been granted. Proceeds are used to service the debt on the parking deck.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$0	\$12,408,200	\$12,408,200
Assessed Value	\$0	\$3,824,900	\$3,824,900

Project Status

Partially completed. The parking deck and movie theater have been constructed and are in operation. Construction has also been completed on a commercial/residential mixed-use building adjoining the southeast corner of the parking deck. Some infill has occurred in a portion of the retail condominiums, which are located on the ground level of the parking deck. Infill development has yet to occur in the remaining condominium space, as well as on the vacant parcels located adjacent to the movie theater. Completed portions are in compliance with the Redevelopment Plan.

Photographs of the Redevelopment Area are provided on the following page



College Station Redevelopment Area Photographs

Movie Theater (North Tract)



College Station Parking Deck (South Tract)

Southwest corner of parking deck at the corner of West
McDaniel Street and South Market Avenue Northeast corner of parking deck



Commercial/residential mixed-use building at the northwest
corner of West McDaniel Street and South Campbell Avenue;
parking deck is in the background



Brick City Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Generally located along the 200 and 300 blocks of West Mill Street and West Phelps Street (3.55 acres)

Blighted: 9/18/2006 (Special Ordinance 25071)

Redevelopment Plan

Adopted: 9/18/2006 (Special Ordinance 25071)

Amended: 9/19/2011 (Special Ordinance 25961)

Plan Summary: Rehabilitate existing buildings for land uses permitted by the Springfield Zoning Ordinance. Buildings 5 and 6, which are located in the northwest corner of the Redevelopment Area, may be demolished to accommodate new development.

Partial Real Property Tax Abatement

Start: 2006 **End:** 2030

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,296,000	\$1,225,600	\$2,521,600
Assessed Value	\$388,610	\$366,110	\$754,720

Project Status

Completed. All buildings in the Area have been rehabilitated and are being used in conformance with the Redevelopment Plan. The Redevelopment Area includes retail and office space. It also houses Missouri State University's Art and Design Department and the University of Missouri, Kansas City School of Pharmacy's Springfield campus.



Big Windows Redevelopment Area

Summary

Location: Southwest corner, North National Avenue and East Chestnut Expressway (3.02 acres)

Blighted: 1/29/2007 (Special Ordinance 25139)

Redevelopment

Plan Adopted: 1/29/2007 (Special Ordinance 25139)

Plan Summary: Historic rehabilitation of the existing structures and conversion to mixed-use development with retail, office, and loft apartments/condominiums

Partial Real Property Tax Abatement

Start: 2008 **End:** 2032

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$3,090,600	\$3,093,100	\$6,183,700
Assessed Value	\$682,600	\$683,040	\$1,365,640

Project Status

Completed. Project is in compliance with adopted Redevelopment Plan.



Stray Dog Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: West side of the intersection of North Boonville Avenue and West Phelps Street (0.42 acres)

Blighted: 12/14/2009 (Special Ordinance 25700)

Redevelopment Plan

Adopted: 12/14/2009 (Special Ordinance 25700)

Amended: 9/19/2011 (Special Ordinance 25960)

Plan Summary: Rehabilitate properties for warehouse use and retail, office, and residential mixed-use development

Partial Real Property Tax Abatement

Start: 2010 **End:** 2034

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$40,400	\$503,800	\$544,200
Assessed Value	\$12,930	\$161,220	\$174,150

Project Status

Partially completed. Completed portions are in compliance with adopted Redevelopment Plan. In 2015, the property at 221 W Phelps St was sold to Advocates for a Healthy Community, Inc, a non-profit organization that operates the Jordan Valley Community Health Center. Said property became tax-exempt in 2016. The property at 531 N Boonville Ave has not yet been redeveloped.



Ozark Mountain Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: South side of the intersection of South Grant Avenue and West College Street (4.24 acres)

Blighted: 11/1/2010 (Special Ordinance 25831)

Redevelopment

Plan Adopted: 11/1/2010 (Special Ordinance 25831)

Plan Summary: Rehabilitate and convert former bakery into a production micro-brewery

Partial Real Property Tax Abatement

Start: 2010 **End:** 2034

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$304,300	\$1,486,700	\$1,791,000
Assessed Value	\$96,060	\$475,590	\$571,650

Project Status

Completed. Project is in compliance with the adopted Redevelopment Plan.



Springfield Tire Exchange Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

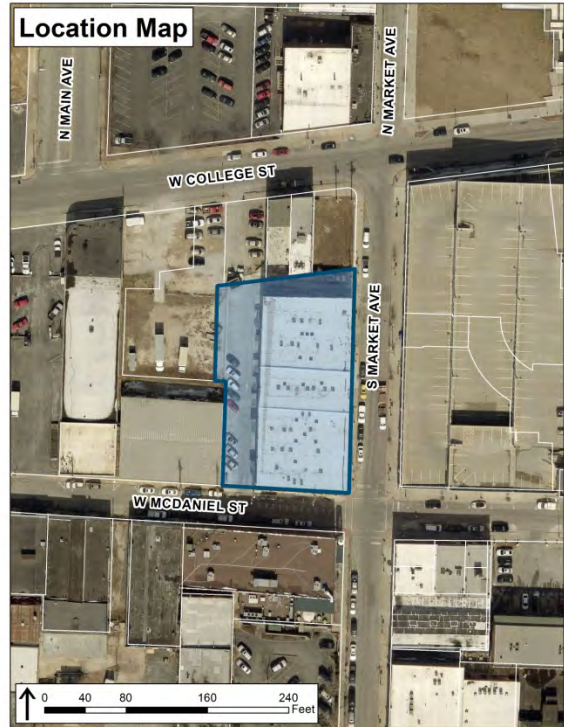
Summary

Location: Northwest corner of South Market Street and West McDaniel Street (0.62 acres)

Blighted: 5/7/2012 (Special Ordinance 26050)

Redevelopment Plan Adopted: 5/7/2012 (Special Ordinance 26050)

Plan Summary: Rehabilitate and convert the former warehouse and automotive garage into a residential and commercial mixed-use development that will feature three commercial spaces and 23 residential loft apartments with indoor parking. Ground-level residential loft apartments are prohibited along South Market Street.



Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$104,900	\$1,970,000	\$2,074,900
Assessed Value	\$33,570	\$429,670	\$463,240

Project Status

Completed. Project is in compliance with the adopted Redevelopment Plan.



Frisco Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: South side of the intersection of South Grant Avenue and West College Street (4.24 acres)

Blighted: 11/19/2012 (Special Ordinance 26163)

Redevelopment Plan Adopted: 11/19/2012 (Special Ordinance 26163)

Plan Summary: Rehabilitate and convert the existing multi-tenant office building (also known as the Landmark Building) into a 68-unit affordable housing development.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Years 1-10 - Amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

Years 11-25 - Amount equal to 100% of the real property taxes based on the assessed value of the parking garage.



2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$181,900	\$3,257,000	\$3,438,900
Assessed Value	\$58,210	\$618,830	\$677,040

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Solo Redevelopment Area

Summary

Location: Along the east side of the 1100 block of North Glenstone Avenue and the north side of the 2000 block of East Pythian Street (80.87 acres)

Blighted: 12/17/2012 (Special Ordinance 26168)

Redevelopment

Plan Adopted: 12/17/2012 (Special Ordinance 26168)

Plan Summary: Make improvements to the warehouse building facing West Chestnut Expressway and rehabilitate and subdivide the former Solo Cup manufacturing facility into a multi-tenant facility that will accommodate mixed-use industrial and office flex space, warehousing, and light manufacturing uses. Projects are planned to be completed in phases over a six-year period.

Partial Real Property Tax Abatement

Start: 2013 **End:** 2037

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$4,406,300	\$18,003,800	\$22,410,100
Assessed Value	\$1,410,010	\$5,761,220	\$7,171,230

Project Status

Building improvements and rehabilitation have been completed. Warehouse buildings facing East Chestnut Expressway and East Pythian Street are currently occupied. The mixed-use industrial and office flex space inside the former Solo Cup manufacturing facility is fully operational.



Woodruff Redevelopment Area

Summary

Location: Along the west side of North Jefferson Avenue between East Olive Street and Park Central East (0.42 acres)

Blighted: 5/6/2013 (Special Ordinance 26233)

Redevelopment Plan

Adopted: 5/6/2013 (Special Ordinance 26233)

Amended: 2/9/2015 (Special Ordinance 26519)

Plan Summary: Rehabilitate and convert the Woodruff Building into a residential and commercial mixed-use development that will feature commercial/retail space and an outdoor pool on the first floor and 90 residential apartments on the upper floors.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2040

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$159,000	\$9,187,300	\$9,346,300
Assessed Value	\$50,880	\$1,822,620	\$1,873,500

Project Status

Completed in August 2015. The project, also known as Sky Eleven, is in compliance with the Redevelopment Plan.



Heer's Redevelopment Area

Summary

Location: Northwest corner of the intersection of West Park Central Street and Park Central Square (0.68 acres)

Blighted: 8/30/2004 (Special Ordinance 24638)
12/12/2005 (Special Ordinance 24912)
8/26/2013 (Special Ordinance 26287)

Redevelopment

Plan Adopted: 8/26/2013 (Special Ordinance 26287)

Plan Summary: Rehabilitate and convert the Heer's building into a mixed-use development with approximately 85 to 95 market rate apartments and limited commercial/retail space on the ground level.

Partial Real Property Tax Abatement

Start: 2016 **End:** 2040

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs):

Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$161,500	\$10,225,500	\$10,387,000
Assessed Value	\$51,680	\$2,409,240	\$2,460,920

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Brewery District Lofts Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the north side of West Walnut Street between South Main Avenue and South Market Avenue (1.06 acres)

Blighted: 11/4/2013 (Special Ordinance 26328)

Redevelopment Plan

Adopted: 11/4/2013 (Special Ordinance 26328)
Amended: 7/13/2015 (Special Ordinance 26593)

Plan Summary:

- Demolish the buildings on the west side of the Redevelopment Area and construct a three-story commercial and residential mixed-use building that will include 3,271 ft² of commercial space and 25 market rate residential apartments.
- Rehabilitate the buildings on the east side of the Redevelopment Area for a distillery and for production and event space for Springfield Brewing Company.

Partial Real Property Tax Abatement

Start: 2015 **End:** 2039

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$1,868,800	\$3,010,000	\$4,878,800
Assessed Value	\$598,020	\$733,630	\$1,331,650

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Aspen Springfield Redevelopment Area

Summary

Location: Approximately 4.65 acres bounded by East Saint Louis Street to north, East McDaniel Street to the south, South Hampton Avenue to the east, and South McAllister Avenue to the west (1028 East Saint Louis Street)

Blighted: 5/12/2014 (Special Ordinance 26409)

Redevelopment

Plan Adopted: 5/12/2014 (Special Ordinance 26409)

Plan Summary: The Redevelopment Plan proposes to demolish the existing structures and construct a \$38.3 million, 166-unit student housing development that will house approximately 564 students. The development will consist of four five-story residential buildings, as well as a four-story parking deck and surface parking lot that will provide a combined total of approximately one off-street parking space per bedroom. The development will also include an outdoor pool and a clubhouse with a fitness room, computer room, and study space.

Partial Real Property Tax Abatement

Start: 2017 **End:** 2041

Years 1-10: 100% of the assessed value of land and improvements, excluding the assessed value of the land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$968,800	\$33,623,300	\$34,592,100
Assessed Value	\$184,070	\$6,388,430	\$6,572,500

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Boomertown Lofts Redevelopment Area

Summary

Location: Along the east side of South National Avenue between East Madison Street and East Page Street and at the northwest corner of the intersection of East Page Street and South McCann Avenue (1.68 acres)

Blighted: 7/24/2017 (Special Ordinance 26917)

Redevelopment

Plan Adopted: 7/24/2017 (Special Ordinance 26917)

Plan Summary: Demolish the existing structures along South National Avenue and construct a new multi-family residential and commercial mixed-use development that will consist of two four-story buildings containing 70 micro-efficiency residential apartments and approximately 4,850 ft² of first-floor retail space. Also rehabilitate the two single-family dwellings located along South McCann Avenue for single-family occupancy.

Partial Real Property Tax Abatement

Start: 2019 **End:** 2028

Years 1-10: 100% of assessed value of land and improvements, excluding assessed value land prior to redevelopment

Years 11-25: No abatement. The project is authorized to receive real property tax abatement only for the initial 10-year period, after which the Redevelopment Plan shall be repealed, and the abatement be terminated.

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment. If the Plan and abatement cannot be terminated after year 10, the Developer shall make annual payments in lieu of taxes during the remaining years 11-25 in an amount equal to the abated taxes.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$398,100	\$2,773,100	\$3,171,200
Assessed Value	\$75,640	\$579,460	\$655,100

Project Status

Partially complete. The two multi-family residential and commercial mixed-use buildings have been constructed per the Redevelopment Plan. However, the two single-family dwellings on South McCann Avenue have not been rehabilitated.



Bailey School House Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the north side of West Central Street between North Main Avenue and North Campbell Avenue (501 W Central Ave, 1.95 acres)

Blighted: 4/3/2017 (Special Ordinance 26865)

Redevelopment

Plan Adopted: 4/3/2017 (Special Ordinance 26865)

Plan Summary: Rehabilitate and adaptively reuse the former Bailey School as a multi-family residential building that will contain a mixture of 25 one-, two-, and three-bedroom market-rate residential dwelling units. The project will include off-street parking and amenities such as a community room and landscaped open space.

Partial Real Property Tax Abatement

Start: NA **End:** NA

Years 1-10: 100% of assessed value of land and improvements, excluding assessed value land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Developer is required to make annual payments of \$1,818 in years 1-10.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$127,400	\$2,207,900	\$2,335,300
Assessed Value	\$24,210	\$419,500	\$443,710

Project Status

Completed. The project is in compliance with the Redevelopment Plan.



Beverly Lofts Redevelopment Area

Urban Redevelopment Corporations Law
Chapter 353, RSMo

Summary

Location: Along the north side of east Cherry Street near the northeast corner of the intersection of east Cherry Street and south Kimbrough Avenue (0.68 acres)

Blighted: 4/3/2017 (Special Ordinance 26866)

Redevelopment Plan

Adopted: 4/3/2017 (Special Ordinance 26866)

Amended: 8/21/2017 (Special Ordinance 26939)

Plan Summary:

- **Phase one:** Rehabilitate and convert the structure at 529 East Cherry Street into a multi-family residential apartment building containing 16, two-bedroom dwelling units, and demolish the remainder of the site.
- **Phase two:** Construct a new 24- to 26-unit multi-family residential apartment building. Plans for this phase have not yet been finalized. The Redevelopment Plan must be amended prior to constructing this phase.

Partial Real Property Tax Abatement

Start: 2019 **End:** 2043

Years 1-10: 100% of assessed value of land and improvements, excluding value land prior to redevelopment

Years 11-25: 50% of the assessed value of land and improvements

Payments in Lieu of Taxes (PILOTs): Developer is required to make annual payments of \$1,398 in years 1-10.

2020 Impact of Abatement

	Taxed	Abated	Total
Appraised Value	\$116,100	\$1,440,700	\$1,556,800
Assessed Value	\$22,060	\$273,730	\$295,790

Project Status

Phase one is has been completed in accordance with the Redevelopment Plan. Construction of phase two is pending.



STL 505 Redevelopment Area

Summary

Location: Northeast corner of the intersection of East Saint Louis Street and North Benton Avenue (501-517 E. St. Louis St., 1.8 acres)

Blighted: 11/4/2019 (Special Ordinance 27250)

Redevelopment Plan

Approved: 11/4/2019 (Special Ordinance 27250)

Plan Summary: Proposes to construct a 193-unit student housing development that will accommodate approximately 526 students. The project will consist of a single five-story building that will be oriented around two courtyards. The entire first-floor frontage along East Saint Louis Street will be dedicated as amenity space for a lobby, lounge, study room, fitness center, and coffee shop. Additional outdoor amenities will be provided in the two courtyards. The project will also include a 171-space parking garage in the basement level, which will be accessible from North Benton Avenue.



Partial Real Property Tax Abatement

Years 1-10: 100% of assessed value of land and improvements, excluding assessed value of land prior to redevelopment

Years 11-15: 50% of the assessed value of land and improvements

Years 16-25: No abatement. The project is only authorized to receive real property tax abatement through year 15, after which the Redevelopment Plan shall be repealed, and the abatement shall be terminated.

Payments in Lieu of Taxes (PILOTs): Required during years 1-10; amount equal to 100% of the real property taxes based on the assessed value of the improvements prior to redevelopment. If the Plan and abatement cannot be terminated after year 15, the Developer shall make annual PILOTs during the remaining years 16-25 in amounts equal to the abated taxes.

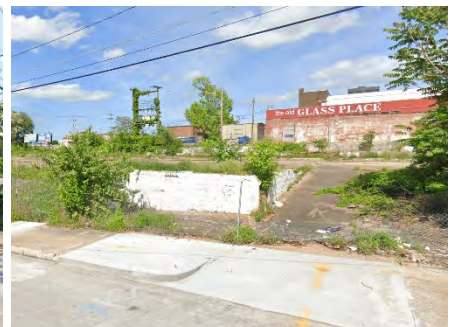
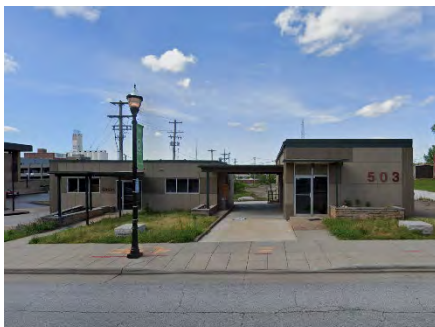
2020 Impact of Abatement

Project was not subject to abatement in 2020.

	Taxed	Abated	Total
Appraised Value	\$516,000	\$0	\$516,000
Assessed Value	\$165,120	\$0	\$165,120

Project Status

Under construction



Redevelopment Areas with Projects that are No Longer Subject to Abatement

Silver Springs Manor Redevelopment Area (Located inside the Sherman Avenue Urban Renewal Area)

Location: Generally located near the intersection of East Calhoun Street and North Texas Avenue, adjacent to the BNSF Railroad (6.18 acres).

Blighted: 6/4/1979 (Special Ordinance 18542)

Urban Renewal Plan:

Adopted: 6/4/1979 (Special Ordinance 18542)

Amended: 3/9/1981 (Special Ordinance 19051)

12/13/1981 (Special Ordinance 3376)

6/10/1985 (Special Ordinance 3621)

9/16/1985 (Special Ordinance 20328)

12/22/1986 (Special Ordinance 20766)

Plan Summary: Construct a multi-family residential development in accordance with Planned Development No. 38.

City Council passed General Ordinance 3621 on June 10, 1985, which amended the Sherman Avenue Urban Renewal Plan to allow multi-family residential uses in Planned Development No. 38. It also authorized the Land Clearance for Redevelopment Authority to dispose of real property to Urban Redevelopment Corporations for the purpose of granting partial real property tax abatement pursuant to Chapter 353, RSMo.

Status: Completed. The Redevelopment Project returned to full assessment in 2011 and is no longer subject to real property tax abatement. The Sherman Avenue Urban Renewal Area, which includes the Silver Springs Manor Redevelopment Area, remains blighted, and the Urban Renewal Plan remains in effect. *See page 104 for information regarding the Sherman Avenue Urban Renewal Area.*

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Repealed Blight Studies and Redevelopment Plans

Juris Building Redevelopment Area

Location: 821 North Boonville Avenue (0.30 acres)

Blighted: 12/16/1985 (Special Ordinance 20413)

Redevelopment

Plan Adopted: 12/16/1985 (Special Ordinance 20413)

Plan Summary: Redevelop the former Postal Employees Credit Union Building as an office building.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ordinance 25970)

University Plaza Redevelopment Area

Location: Generally located between the 600-1000 blocks of East Saint Louis Street and East Walnut Street, and along the 400-500 blocks of South John Q. Hammons Parkway (26.72 acres).

Blighted: 3/23/1981 (Special Ordinance 19060)
5/18/1981 (Special Ordinance 19119)

Redevelopment Plan:

Adopted: 5/18/1981 (Special Ordinance 19119)

Amended: 7/28/2008 (Special Ordinance 25451)

Plan Summary: Acquire and clear properties for the phased construction of a hotel and convention center, a high-rise residential condominium complex, a high-rise office building, and retail shopping space.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Special Ord. 25971)

University Towers Redevelopment Area

Location: Located near the northeast corner of South John Q. Hammons Parkway and East Cherry Street (1.34 acres).

Blighted: 5/13/1983 (Resolution 19060)
10/17/1983 (Special Ordinance 19794)

Redevelopment

Plan Adopted: 10/17/1983 (Special Ordinance 19794)

Plan Summary: Acquire properties, demolish existing structures, and construct a high-rise condominium tower with a health spa on the ground level and a private dinner club on the top level.

Status: Redevelopment Project was abandoned, and the proposed residential condominium tower was not constructed. The Area was redeveloped into a parking lot.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ordinance 25973)

Hammons Tower Redevelopment Area

Location: Generally located at the intersection of East Saint Louis Street and John Q. Hammons Parkway (8.35 acres).

Blighted: 12/27/1983 (Resolution 7016)
8/6/1984 (Special Ordinance 19993)
9/4/1984 (Special Ordinance 20021)
9/16/1985 (Special Ordinance 20327)
9/26/1986 (Special Ordinance 20677)
6/5/1989 (Special Ordinance 21471)

Redevelopment Plan:

Adopted: 8/6/1984 (Special Ordinance 19993)
Amended: 8/6/1984 (Special Ordinance 19993)
9/4/1984 (Special Ordinance 20021)
9/6/1985 (Special Ordinance 20327)
9/26/1986 (Special Ordinance 20677)
6/5/1989 (Special Ordinance 21471)
8/21/1995 (Special Ordinance 22785)

Plan Summary: Acquire and clear properties for the construction of a 22-story office building with retail shops on the first and second floors, a private club/lounge on the top floors, and off-street parking facilities. Subsequent plan amendments enabled construction of the U.S. Federal Courthouse and the John Q. Hammons Enterprise Center, which houses the Springfield Area Chamber of Commerce.

Status: Redevelopment Plan has been fully implemented, and blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ordinance 25972)

University Terrace Redevelopment Area

Location: Near the southeast corner of South John Q. Hammons Parkway and East Cherry Street (1.34 acres).

Blighted: 7/31/1985 (Resolution 7213)

Redevelopment Plan:

Adopted: 8/5/1985 (Special Ordinance 20295)

Plan Summary: Acquire properties, demolish existing structures, and construct a multi-level student dormitory that will house approximately 616 students with supporting uses on the ground level.

Status: The Redevelopment Plan has been fully implemented, and the blight within the Redevelopment Area has been remediated.

Blight declared remediated and Redevelopment Plan repealed: 9/17/2011 (Sp. Ordinance 25974)

Frances Vandivort Centre Redevelopment Area

Location: Generally located at the northeast corner of East Walnut Street and South Robberson Avenue and at the southwest corner of East McDaniel Street and South Robberson Avenue (0.91 acres)

Blighted: 4/29/1985 (Resolution 7185)

Redevelopment Plan

Adopted: 3/31/1986 (Special Ordinance 20503)

Amended: 6/21/1986 (Special Ordinance 20617)

11/20/1989 (Special Ordinance 21604)

Plan Summary: Rehabilitate structure located on East Walnut Street; demolish structures and provide public parking on two tracts of land located along the south side of East McDaniel Street.

Status: Partial real property tax abatement pursuant to Chapter 353 ended in 2011. A new owner acquired the property in 2013 and proposed to rehabilitate and convert the building into a boutique hotel. The City of Springfield issued (Chapter 100) industrial development revenue bonds to finance the project. Rehabilitation is currently in progress

Redevelopment Plan repealed: 7/29/2013 (Special Ordinance 26278)

Heer's Tower Redevelopment Area

Location: Generally located in the northwest quadrant of Park Central Square and at the southeast corner of North Campbell Avenue and West Olive Street

Blighted: 8/30/2004 (Special Ordinance 24638)
12/12/2005 (Special Ordinance 24912)

Redevelopment

Plan Adopted: 12/12/2005 (Special Ordinance 24912)

Plan Summary: Rehabilitate the Heer's Tower for Class A office space, retail and restaurant space, and 23 residential condominiums. Construct multi-level parking deck adjacent to the Heer's Tower

Status: The parking deck has been constructed and is owned and operated by the City of Springfield. A new owner acquired the Heer's building in 2013. City Council repealed the Redevelopment Plan and adopted a new redevelopment plan that proposes to rehabilitate and convert the Heer's building into a mixed-use development with approximately 85 to 95 market rate apartments and limited commercial/retail space on the ground level. Rehabilitation is currently in progress (*see page 140, Heer's Redevelopment Area*).

Redevelopment Plan repealed: 7/29/2013 (Special Ordinance 26278)

University Plaza Exhibition Hall and Trade Center Redevelopment Area

Location: Generally located along the 600 and 700 blocks of East Saint Louis Street (7.37 acres).

Blighted: 6/27/1983 (Special Ordinance 19692)
6/5/1989 (Special Ordinance 21470)

Redevelopment Plan

Adopted: 6/27/1983 (Special Ordinance 19692)
Originally named, "Center City Exhibition Hall and Trade Center."

Amended: 6/5/1989 (Special Ordinance 21470)
Renamed, "University Plaza Exhibition Hall and Trade Center."

Plan Summary:

- Rehabilitate former Sear's Department Store into an exhibition hall and trade center.
- Demolish the University Inn and construct a new 20,000 ft² exhibition hall and trade center designed to handle events that cannot be housed at the exhibition hall and trade center located on the former Sear's Department Store site.

Status: The Redevelopment Plan has been fully implemented, and the blight within the Redevelopment Area has been remediated. The buildings in the Area are known today as the Springfield Expo Center and the University Plaza Convention Center. The Redevelopment Area received 25-years of partial real property tax abatement, which ended in 2013.

Blight declared remediated and Redevelopment Plan repealed: 4/13/2015 (Sp. Ordinance 26546)

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