

Springfield Land Clearance for Redevelopment Authority

*Tuesday, September 6, 2022 at 4:00 p.m. -
Conference Room 2-West*

*Busch Municipal Building, 840 Boonville Avenue,
Springfield, MO*

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - May 3, 2022

Documents:

[MINUTES LCRA MAY 3 2022.PDF](#)

4. New Business

4.I. Request For Real Property Tax Abatement For Redevelopment Project Inside The East High Street Public Housing Redevelopment Area Located At 1405, 1407, 1411, 1413, 1417, 1419, 1423, And 1425 East High Street; Keystone Family Homes, LP, Applicant

Documents:

[EAST HIGH APPLICATION PACKET.PDF](#)

4.II. Request For Real Property Tax Abatement For Redevelopment Project Inside The North Delaware Avenue Public Housing Redevelopment Area Located At 1633 To 1654 North Delaware Avenue; Keystone Family Homes, LP, Applicant

Avenue, Keystone Family Homes, LP, Applicant

Documents:

[NORTH DELAWARE APPLICATION PACKET.PDF](#)

4.III. Request For Real Property Tax Abatement For Redevelopment Project Inside The South Weaver Avenue Public Housing Redevelopment Area Located At 406 To 419 South Weaver Avenue; Keystone Family Homes, LP, Applicant

Documents:

[SOUTH WEAVER APPLICATION PACKET.PDF](#)

4.IV. Request For Real Property Tax Abatement For Redevelopment Project Inside The West Sunset Street Public Housing Redevelopment Area Located At 714 To 738 West Edgewood Street, 2628 To 2630 South Grant Avenue, And 809 To 825 And 915 West Sunset Street; Keystone Family Homes, LP, Applicant

Documents:

[WEST SUNSET APPLICATION PACKET.PDF](#)

5. Other Business

6. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, May 3, 2022, at 4:00 PM
Conference Room 2-West
Busch Municipal Building
840 N Boonville Ave, Springfield, MO**

MINUTES

1. Call to Order

2. Roll Call

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

Absent: Dan Scott

Others Present: None

Staff: Amanda Ohlensehlen, Matt Schaefer, Bill Weaver, Jill Burris, and Judy White

3. Approval of Minutes – January 4, 2022

Stephanie Shadwick made a motion to approve. Ben Edmondson seconded the motion. Motion was approved (4-0, Dan Scott absent)

4. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project inside the Cedarbrook Apartments Public Housing Redevelopment Area located at 811 North Cedarbrook Avenue: Keystone Family Homes, LP, Applicant.

Stephanie Shadwick made a motion to approve. Nancy Herchenroeder seconded the motion. Motion was approved (4-0, Dan Scott absent)



- b. Request for Real Property Tax Abatement for Redevelopment Project inside the Dogwood Apartments Public Housing Redevelopment Area generally located at the southeast corner of the intersection South Campbell Avenue and West Madison Street, Keystone Family Homes, LP, Applicant.

Nancy Herchenroeder made a motion to approve. Stephanie Shadwick seconded the motion. Motion was approved (4-0, Dan Scott absent)

- c. Request for Real Property Tax Abatement for Redevelopment Project inside the Villa Marie Apartments Public Housing Redevelopment Area generally located along the north side of the 1000 block of East Norton Road: Keystone Family Homes, LP, Applicant.

Ben Edmondson made a motion to approve. Nancy Herchenroeder seconded the motion. Motion was approved (4-0, Dan Scott absent)

5. Other Business

6. Adjourn

Nancy Herchenroeder made a motion to adjourn. Ben Edmondson seconded the motion. Motion was approved (4-0, Dan Scott absent)





Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: East High Street, Springfield, MO

Redevelopment Area: East High 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@knightdev.co

Does Applicant Own or Lease the Property? Lease

Signature:  Date: 07/11/2022

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.

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

**ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), FINAL PLAT
FREMONT-HIGH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI.**

PROJECT NARRATIVE

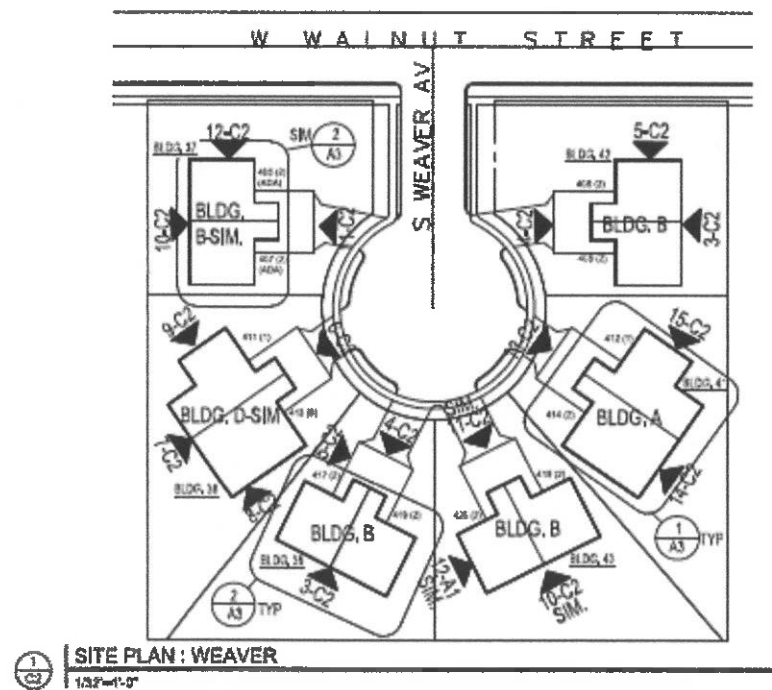
North Delaware Public Housing Redevelopment Area East High Street Public Housing Redevelopment Area South Weaver Avenue Public Housing Redevelopment Area West Sunset Street Public Housing Redevelopment Area

Circles and Scattered Sites (current RAD project)

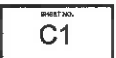
Circle Apartments are located at North Delaware and South Weaver, Springfield, MO - 5 one bedrooms, 22 two bedrooms, and 3 three bedrooms, totaling 30 residential housing community homes.

Scattered Sites are located at North Delaware, West Edgewood, South Grant, East High, and West Sunset, Springfield, MO – 16 two bedrooms and 16 three bedrooms, totaling 32 residential housing community homes.

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. All designated handicap units shall be upgraded to ADA standards and shall meet ANSI requirements. Existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats. Exterior windows shall be removed and replaced with energy efficient windows. Landscaping shall be installed in all areas affected by construction.

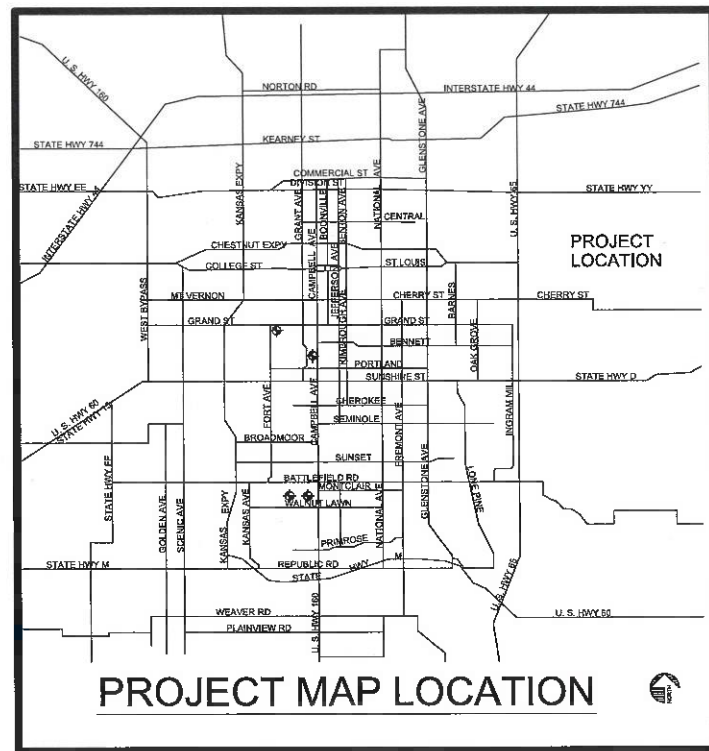


1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A'SIM." - TYP. 1 & 2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2 & 2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B'SIM." - TYP. 2 & 2 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 2 & 3 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C'SIM." - TYP. 2 & 3 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1 & 3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D'SIM." - TYP. 3 & 1 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



CIRCLE & SCATTERED DUPLEX RENOVATION PROJECT

FOR HOUSING AUTHORITY OF SPRINGFIELD SPRINGFIELD, MISSOURI



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. 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 SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. DIFFERENT 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.
12. 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 & APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL DUPLEXES.
6. REMOVE / REPLACE APPLIANCES AS REQUIRED. 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 AND APPLIANCES.
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: (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, AND EXTERIOR LIGHTS. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: SEAL EXISTING PARKING AND DRIVEWAYS. SEE SITE PLANS FOR SPECIFIC LOCATIONS.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$500.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. REMOVE AND REPLACE SUB-FLOORING IN (3) ONE BEDROOM UNITS AS DIRECTED BY OWNER.
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ASPHALT SHINGLES - 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.
18. REMOVE AND REPLACE GUTTERS AND DOWNSPOUT ONLY IN DAMAGED AREAS.
19. REMOVE AND REPLACE EXISTING RANGE HOODS IN ALL DUPLEX UNITS.
20. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.

ARCHITECTURAL SHEETS

- CV COVER SHEET
A0.1 MOUNTING HEIGHTS
- C1 SITE PLANS
C1.1 DELAWARE AVENUE SURVEY
C1.2 EDGEWOOD AND GRANT AVENUE SURVEY
C1.3 HIGH STREET SURVEY
C1.4 SUNSET STREET SURVEY
C1.5 WEAVER AVENUE SURVEY
- C2 SITE PLANS & EXTERIOR ELEVATIONS
A1 EXTERIOR ELEVATIONS
A2 DEMOLITION FLOOR PLANS
A3 EXISTING BUILDING FLOOR PLANS
A4 MODIFIED 1 BEDROOM UNIT
A5 MODIFIED 2 BEDROOM UNIT
A6 MODIFIED 3 BEDROOM UNIT
A7 MODIFIED 2 BEDROOM UNIT (ADA)
A7.1 MODIFIED 3 BEDROOM UNIT (ADA)
A8 DETAILS
A9 FINISH SCHEDULE - WEAVER UNIT 405 (ADA), 407 (ADA), 411
A10 FINISH SCHEDULE - WEAVER UNIT 413, 417, 419
A11 FINISH SCHEDULE - WEAVER UNIT 420, 418, 414
A12 FINISH SCHEDULE - WEAVER UNIT 406, 408, 412
A13 FINISH SCHEDULE - DELAWARE UNIT 1633 (ADA), 1635 (ADA), 1641
A14 FINISH SCHEDULE - DELAWARE UNIT 1639, 1643
A15 FINISH SCHEDULE - DELAWARE UNIT 1645, 1652, 1654
A16 FINISH SCHEDULE - DELAWARE UNIT 1650, 1648, 1644
A17 FINISH SCHEDULE - DELAWARE UNIT 1642, 1638, 1634
A18 FINISH SCHEDULE - HIGH ST. UNIT 1405, 1407, 1411
A19 FINISH SCHEDULE - HIGH ST. UNIT 1413, 1417, 1423
A20 FINISH SCHEDULE - HIGH ST. UNIT 1419, 1425
A21 FINISH SCHEDULE - SUNSET ST. UNIT 917, 915, 823
A22 FINISH SCHEDULE - SUNSET ST. UNIT 825, 817
A23 FINISH SCHEDULE - SUNSET ST. UNIT 415, 811, 809
A24 FINISH SCHEDULE - GRANT ST. UNIT 2528 (ADA), 2530 (ADA)
A25 FINISH SCHEDULE - EDGEWOOD UNIT 714, 716, 724
A26 FINISH SCHEDULE - EDGEWOOD UNIT 722, 730
A27 FINISH SCHEDULE - EDGEWOOD UNIT 732, 736, 738

PLUMBING SHEETS

- P1 NOTES & DETAILS
P2 PLUMBING PLANS
P3 PLUMBING PLANS

MECHANICAL SHEETS

- M1 NOTES & DETAILS
M2 MECHANICAL PLANS

ELECTRICAL SHEETS

- E1 ELECTRICAL NOTES, DETAILS, SCHEDULES
E2 POWER PLAN 1BDR
E3 POWER PLAN 2 BDR & 2 BDR ADA
E4 POWER PLAN 3 BDR
E5 POWER PLAN 3 BDR ADA
E6 SMOKE DETECTOR PLANS
E7 PANEL SCHEDULES
E8 PANEL SCHEDULES
E9 PANEL SCHEDULES

BUILDING TYPES

- BUILDING "A" TYP. 142 BEDROOM UNIT
BUILDING "A" SIM TYP. 241 BEDROOM UNIT
BUILDING "B" TYP. 242 BEDROOM UNIT
BUILDING "B" SIM TYP. 242 BEDROOM UNIT (ADA)
BUILDING "C" TYP. 342 BEDROOM UNIT
BUILDING "C" SIM TYP. 243 BEDROOM UNIT
BUILDING "D" TYP. 143 BEDROOM UNIT
BUILDING "D" SIM TYP. 341 BEDROOM UNIT
BUILDING "C" SIM TYP. 342 BEDROOM UNIT (ADA)

UNIT SQUARE FOOTAGE

- TYP. ONE BEDROOM UNIT 644 SQ.FT
TYP. TWO BEDROOM UNIT 802 SQ.FT
TYP. THREE BEDROOM UNIT 1,003 SQ.FT



REVISIONS

CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
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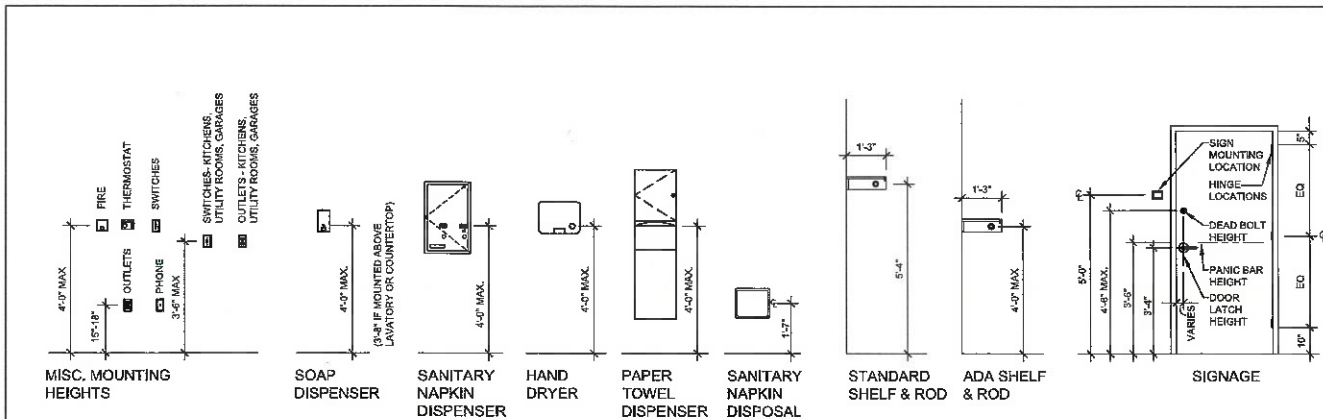
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

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.

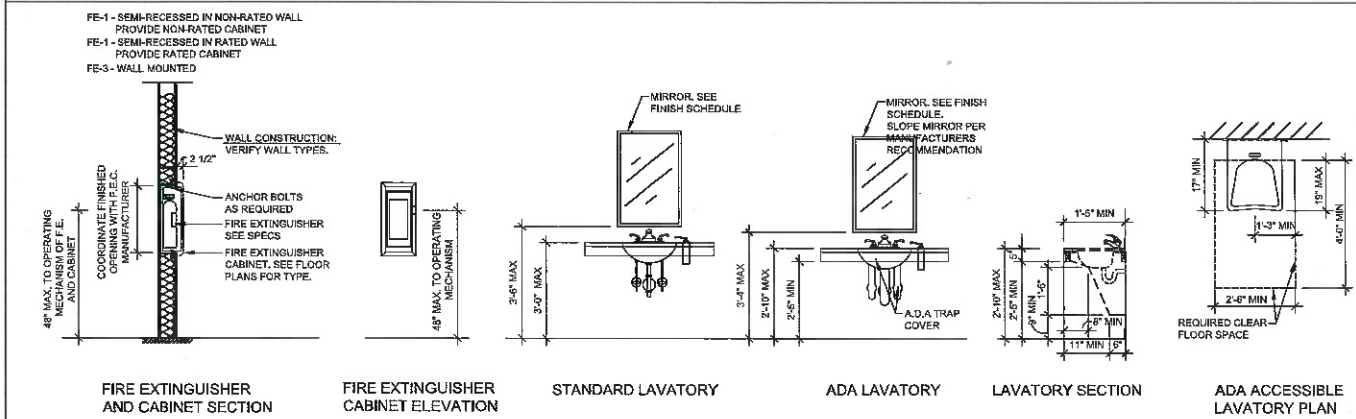
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

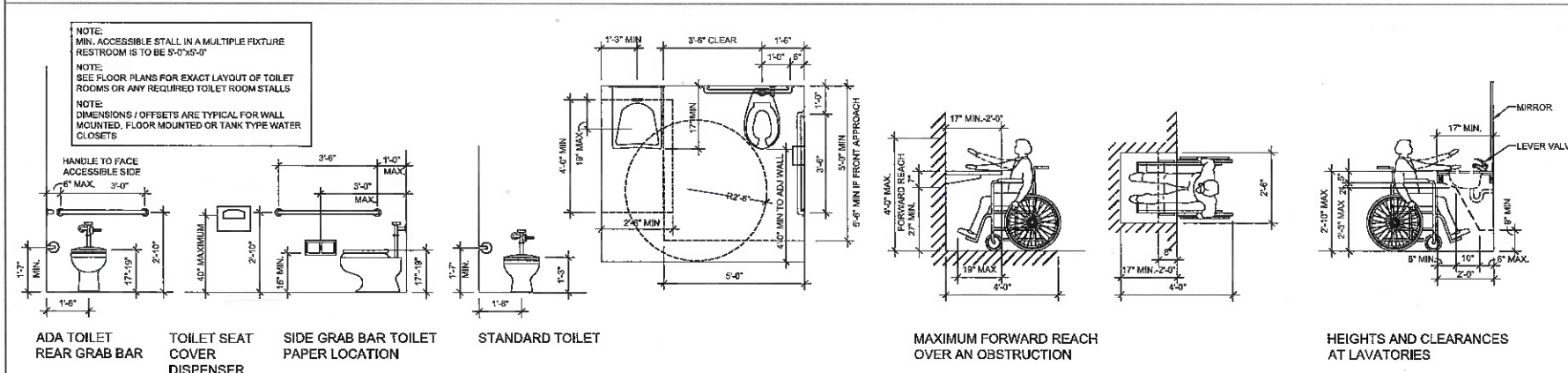
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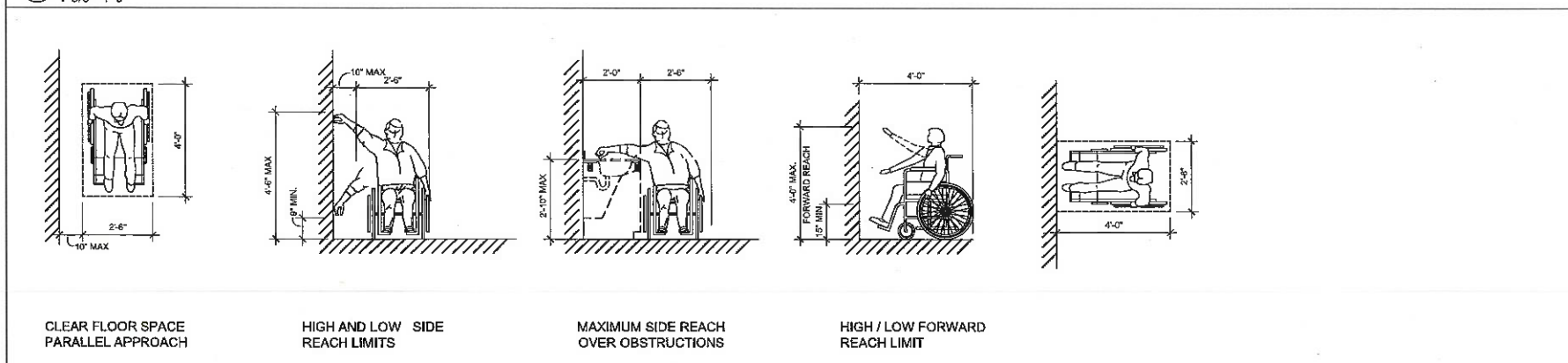
MOUNTING MEASUREMENTS AND ADA REQUIREMENTS



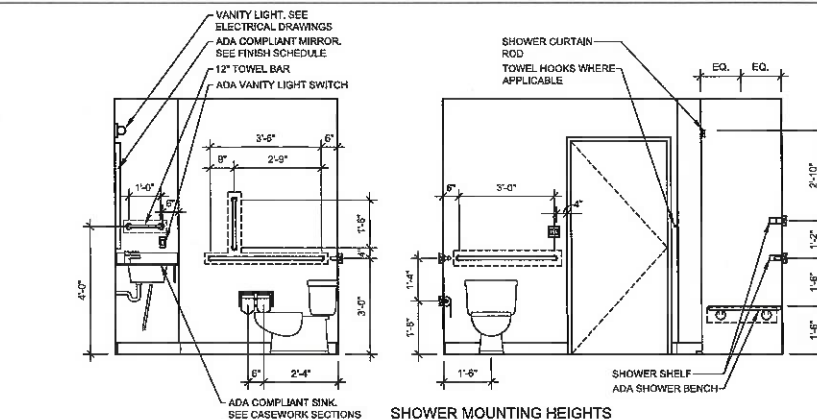
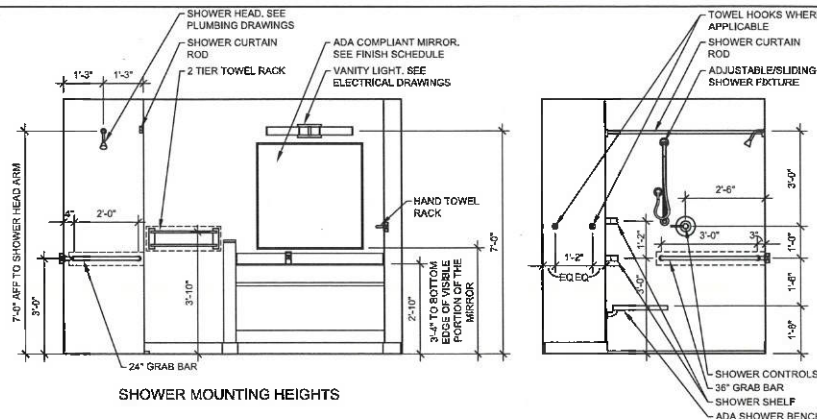
MOUNTING MEASUREMENTS AND ADA REQUIREMENTS



MOUNTING MEASUREMENTS AND ADA REQUIREMENTS



MOUNTING MEASUREMENTS AND ADA REQUIREMENTS



MOUNTING MEASUREMENTS AND ADA REQUIREMENTS

GENERAL NOTES

- 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.
- 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.
- ALL EXTERIOR RAMPS SHALL HAVE A NONSLIP FINISH (AS SPECIFIED). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF NONSLIP MATERIAL (SEE SPECIFICATIONS). IF NO FINISH IS INDICATED ON DRAWINGS, PROVIDE RUBBER RADIAL TILE ON FINISH FLOOR SURFACE OF INTERIOR RAMPS.
- ANY METAL FLOOR GRATINGS OR DRAINAGE GRATINGS IN AN ACCESSIBLE PATH SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN ONE DIRECTION. LONG DIMENSION SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
- 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 2" FROM THE LATCH. DOORS SHALL REQUIRE NO MORE THAN 5 LB. OF FORCE TO OPEN. ADJUST CLOSURES ACCORDINGLY.
- 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:

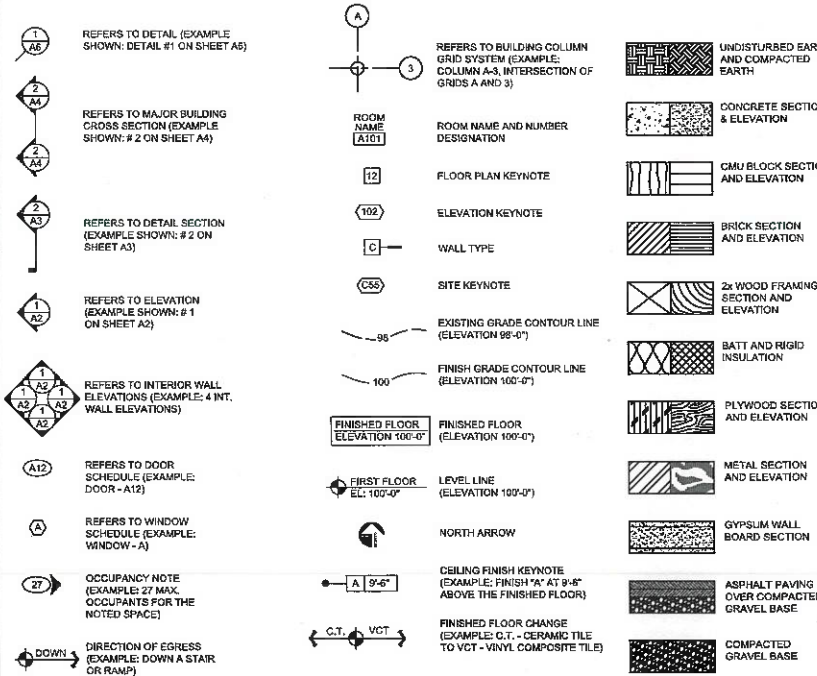
- TYPE A - FOR USE ON FIRES INVOLVING COMBUSTIBLE MATERIALS SUCH AS WOOD, CLOTH AND PAPER.
- TYPE B - FOR USE ON FLAMMABLE LIQUID FIRES, INCLUDING KITCHEN GREASE. NEVER USE WATER ON THIS TYPE OF FIRE.
- TYPE C - FOR USE IN FIRES INVOLVING ENERGIZED ELECTRICAL EQUIPMENT.
- TYPE ABC - WORKS ON ALL THREE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

FIRE EXTINGUISHER CABINET TYPES:

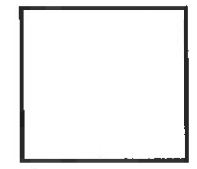
- FE-1 - SEMI-RECESSED IN NON-RATED WALL
- FE-2 - SEMI-RECESSED IN RATED WALL
- FE-3 - WALL MOUNTED CABINET - NON-RATED CABINET
- FE-4 - FIRE EXTINGUISHER HANGER ONLY

ALL ACCESSIBLE UNITS SHALL MEET THE FOLLOWING STANDARDS:

- UNIFORM FEDERAL ACCESSIBILITY STANDARDS OF APRIL 1, 1983 (24 CFR PART 6).
- FAIR HOUSING ACT (42 U.S.C. 3601-19) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 100.
- SECTION 504 OF THE REHABILITATION ACT OF 1973 (29 U.S.C. 794) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 6.
- ARCHITECTURAL BARRIERS ACT OF 1968, AS AMENDED (42 U.S.C. § 4151 ET SEQ.).
- AMERICANS WITH DISABILITIES ACT (28 CFR PART 36).



SYMBOL LEGEND AND MATERIAL LEGEND



REVISIONS	
CD PACKAGE	9-25-2020

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CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802

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

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT II (1633, 1635, 1639, 1641, 1643, 1645, 1634, 1636, 1642, 1644, 1648, 1650, 1652 & 1654 N. DELAWARE AVE)
ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) FINAL PLAT OF NORTH COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYORS NOTES

1. A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 7 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. A PORTION OF THE BUILDINGS ON LOT 4 AND LOT 5 ARE BUILT OVER THE SETBACK LINE
3. ALL EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF NORTH COURT SUBDIVISION (ITEM 11, SCHEDULE B PART II)
4. BUILDING SETBACK LINES ARE BASED ON THE PROPERTY ZONING

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

11. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR NORTH COURT, IN PLAT BOOK FF, AT PAGE 58, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
12. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD, AS CONTAINED IN BOOK 1701, AT PAGE 1645, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
13. TERMS AND PROVISIONS OF LICENSE WITH TELEGRAPH OF SPRINGFIELD AS CONTAINED IN BOOK 1812, AT PAGE 1349, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
14. 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 2358, AT PAGE 574, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3811-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1633 - 1654 N. DELAWARE AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±78,853.6 SQUARE FEET (±1.8 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR MORE THAN 20 FEET BE REQUIRED
- 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 14 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381906)
- 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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

SOURCES USED FOR SURVEY

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

CERTIFICATION:

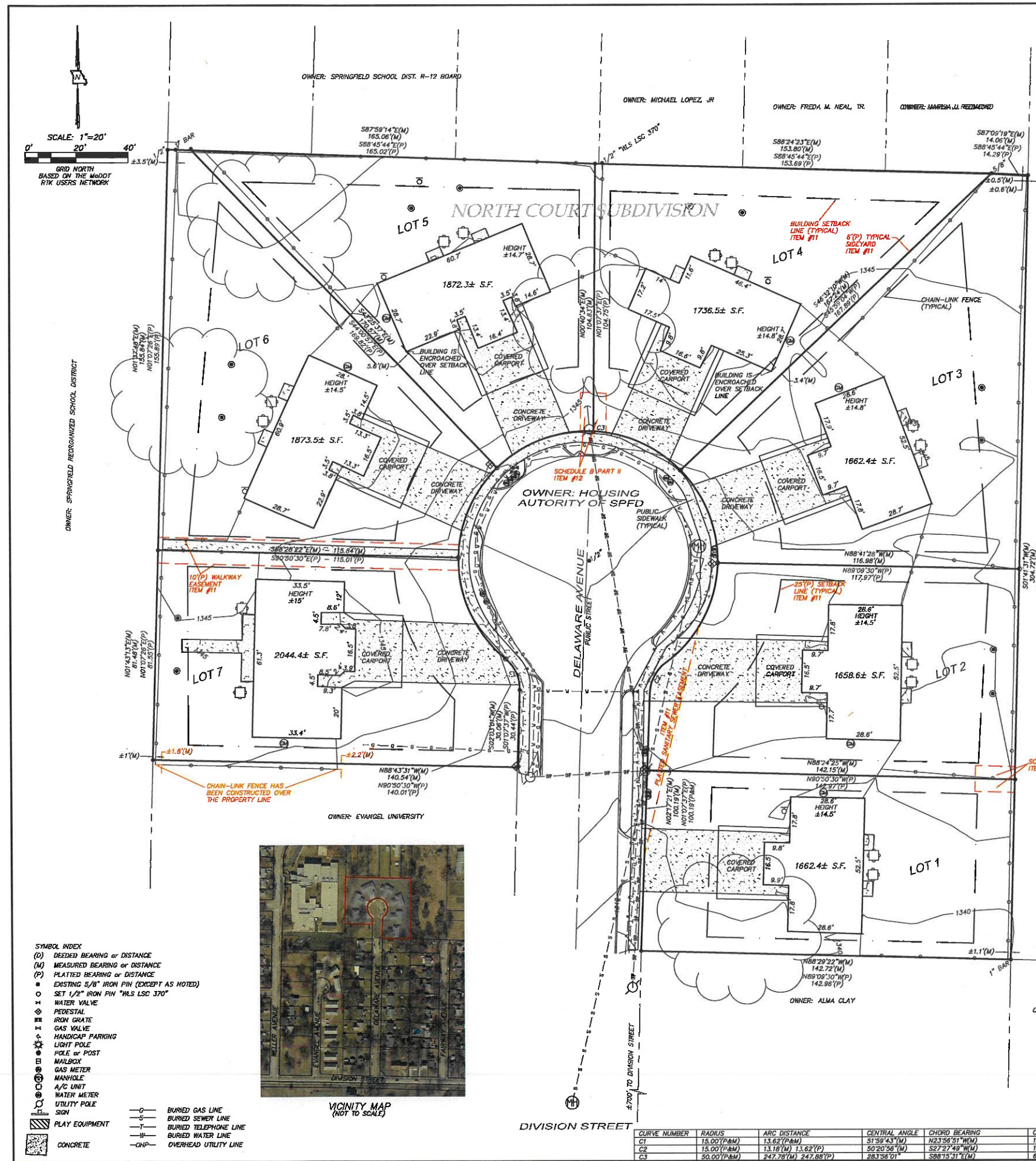
- TO:
- (1) BGC ADVANTAGE
 - (2) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
 - (3) RED STONE EQUITY MANAGER, LLC
 - (4) KEYSTONE FAMILY HOMES, LP

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), 7(a), 7(b), 7(c), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	13.62'(P&M)	51°58'43"(M)	N23°56'51"W(M)	13.15(M)
C2	15.00'(P&M)	13.18'(M)	50°20'56"(M)	S27°27'49"W(M)	12.76(M)
C3	50.00'(P&M)	247.78'(M)	247.68'(P)	S88°15'31"E(M)	61.61(M)



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222 OLD TOWN RD.
BILLYS, MISSOURI
PHONE: 417.732.8008
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 02/14/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 07/29/21
PROJECT No.: 2020-001.3

ALTA / NSPS LAND TITLE SURVEY - TRACT II
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 1633 - 1654 N. DELAWARE AVENUE
SPRINGFIELD, GREENE COUNTY, MISSOURI

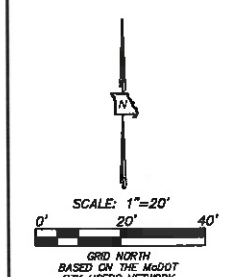
PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370

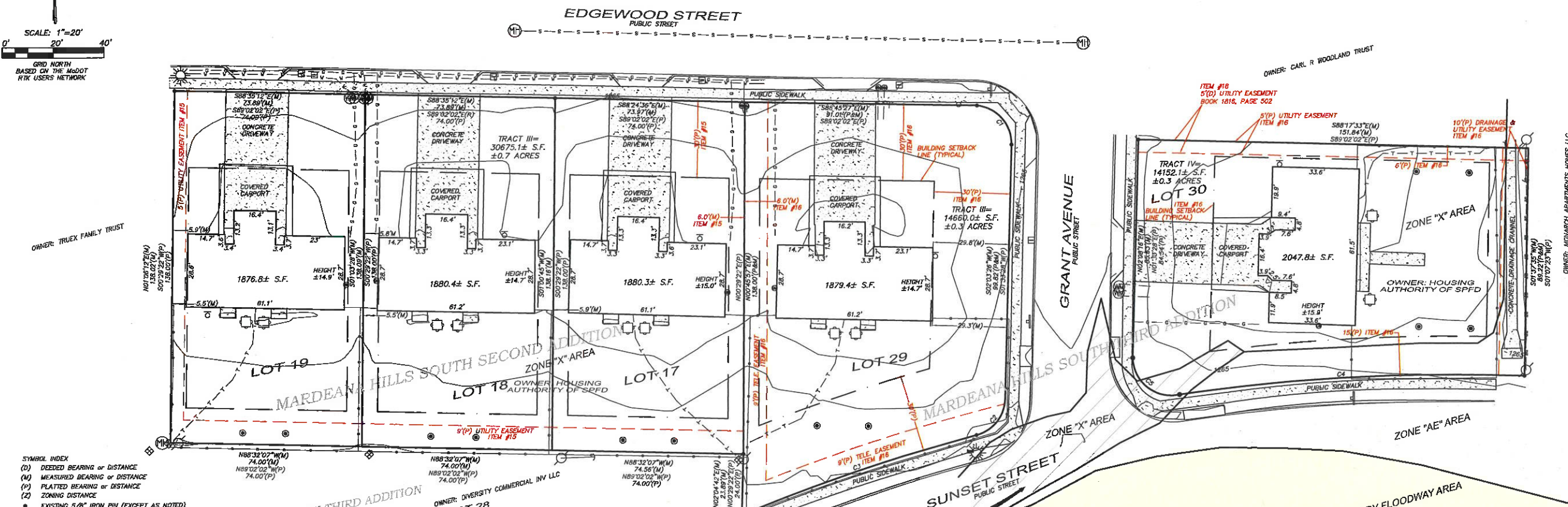
Michael White
MICHAEL WHITE
NUMBER
PLS-002488
PROFESSIONAL LAND SURVEYOR

08/26/2020

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CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00 (P&M)	22.45 (M) 23.72 (P)	85°44'58" (M)	S40°49'03" E (M)	20.41 (M) 21.33 (P)
C2	15.00 (P&M)	19.32 (P&M)	73°47'49" (M)	S35°57'20" W (M)	18.01 (P&M)
C3	729.87 (P&M)	97.19 (M) 98.47 (P)	73°47'49" (M)	S71°35'17" W (M)	97.12 (M)
C4	729.87 (P&M)	121.82 (M) 120.20 (P)	8°33'47" (M)	S86°38'20" W (M)	121.68 (M)
C5	15.00 (P&M)	24.39 (M) 26.41 (P)	93°05'35" (M)	N47°08'12" W (M)	21.79 (M) 23.13 (P)



- SYMBOL INDEX**
- (D) DECEDED BEARING OR DISTANCE
 - (M) MEASURED BEARING OR DISTANCE
 - (P) PLATTED BEARING OR DISTANCE
 - (Z) ZONING DISTANCE
 - EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
 - SET 1/2" IRON PIN "WLS LSC 370"
 - ⊕ WATER VALVE
 - ⊕ PEDESTAL
 - ⊕ IRON GRATE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
 - ⊕ POLE OR POST
 - ⊕ MAILBOX
 - ⊕ GAS METER
 - ⊕ MANHOLE
 - ⊕ A/C UNIT
 - ⊕ WATER METER
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - BURIED GAS LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - OVERHEAD UTILITY LINE
 - CONCRETE

- TABLE "A" SURVEY NOTES**
- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS:
- TRACT III: 714-738 W. EDGEWOOD STREET, SPRINGFIELD, MISSOURI
- TRACT IV: 2628 & 2630 S. GRANT AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES (LOT 30) LIE WITHIN A ZONE "A" AND ZONE "AE" FLOOD HAZARD AREAS (MAP #250777C03416, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±59,487.2 SQUARE FEET (±1.3 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1259.88'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 NO PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKETS: 200610301 & 200610302,)
- ITEM 13 - NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE GREENE COUNTY ASSESSORS G.L.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



DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT III: (714, 716, 722, 724, 730, 732, 736, 738 W. EDGEWOOD)

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), MARDEANA HILLS SOUTH SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

ALL OF LOT TWENTY-NINE (29) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT IV: (2628 & 2630 S. GRANT AVE)

ALL OF LOT THIRTY (30) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

- SURVEYOR'S NOTES**
1. A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 30 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. A PORTION OF THE BUILDINGS ON LOT 17, LOT 18, LOT 19 AND LOT 29 ARE BUILT OVER THE SETBACK LINE
3. EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH SECOND & THIRD ADDITION (SCHEDULE B PART II ITEMS 15 & 16)

- SCHEDULE B PART II (EXCEPTIONS - TRACT III & TRACT IV)**
14. 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 2385, AT PAGE 874, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3881-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH SECOND ADDITION, IN PLAT BOOK FF, AT PAGE 45, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
16. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK FF, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
18. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1815, AT PAGE 502, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
19. TERMS AND PROVISIONS OF RIGHT-OF-WAY DEEDS GRANTED TO THE CITY OF SPRINGFIELD FOR DRAINAGE EASEMENT AS CONTAINED IN BOOK 2658, AT PAGE 279 AND IN BOOK 2660, AT PAGE 585, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS A TEMPORARY CONSTRUCTION EASEMENT AND NO LONGER AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

- SOURCES USED FOR SURVEY**
1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns
- (3) RED STONE EQUITY MANAGER, LLC
- (4) 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), 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 MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White

MICHAEL WHITE - MO PLS 2488

222 OLD TOWN RD.
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SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 02/28/22
PROJECT No.: 2020-01.6a

OWNER: NOVARCH APARTMENTS HOMES LLC

ALTA / NSPS LAND TITLE SURVEY - TRACT III & TRACT IV
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: S. GRANT, W. EDGEWOOD
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003003370

08/26/2020

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CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
CI	15.00 (P&M)	23.52 (P&M)	90.03°25'(M)	N42°35'11"W(M)	21.18 (P&M)

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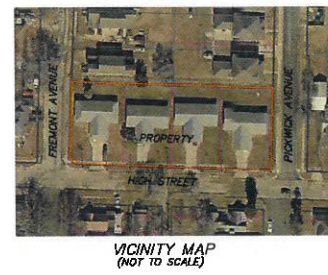
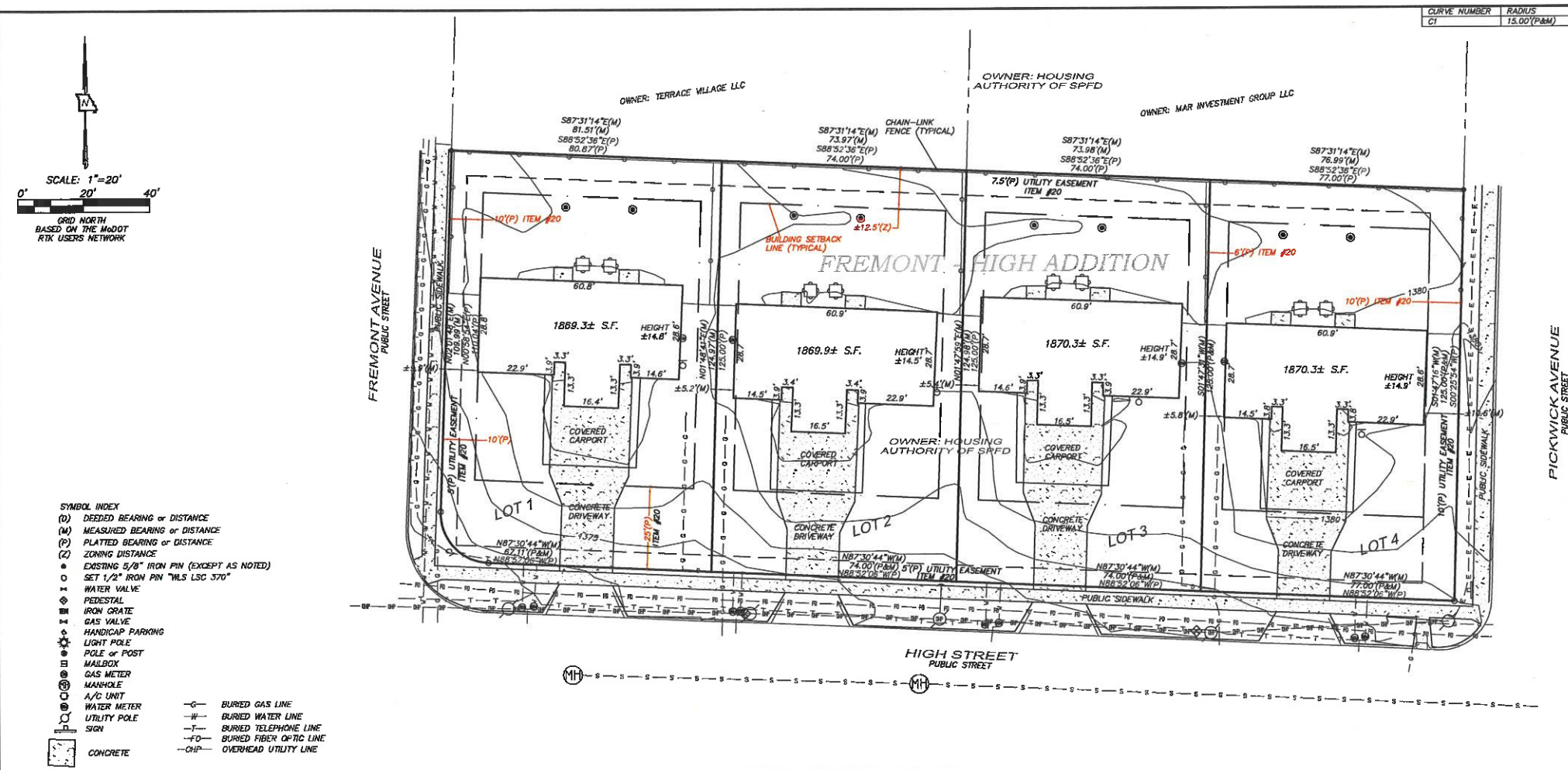
SURVEY DATE: 03/19/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 07/29/21
PROJECT No.: 2020-001.7

ALTA / NSPS LAND TITLE SURVEY - TRACT VI
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 1405 - 1424 E HIGH STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

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



08/26/2020
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SURVEYORS NOTES

1. THE WEST SIDE OF EACH BUILDING EXTENDS OVER THE ZONING SIDE SETBACK REQUIREMENTS
2. EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF FREMONT-HIGH ADDITION (SCHEDULE B PART II - ITEM #20)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1405 - 1424 E. HIGH STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±38,283.6 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200720590)
- 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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VI: (1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E. HIGH ST.)
ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), FINAL PLAT FREMONT-HIGH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT VI)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3671-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
20. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR FREMONT-HIGH ADDITION, IN PLAT BOOK 66, AT PAGE 82, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
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 2386, AT PAGE 674 AND IN BOOK 2473, AT PAGE 2632, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

SOURCES USED FOR SURVEY

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

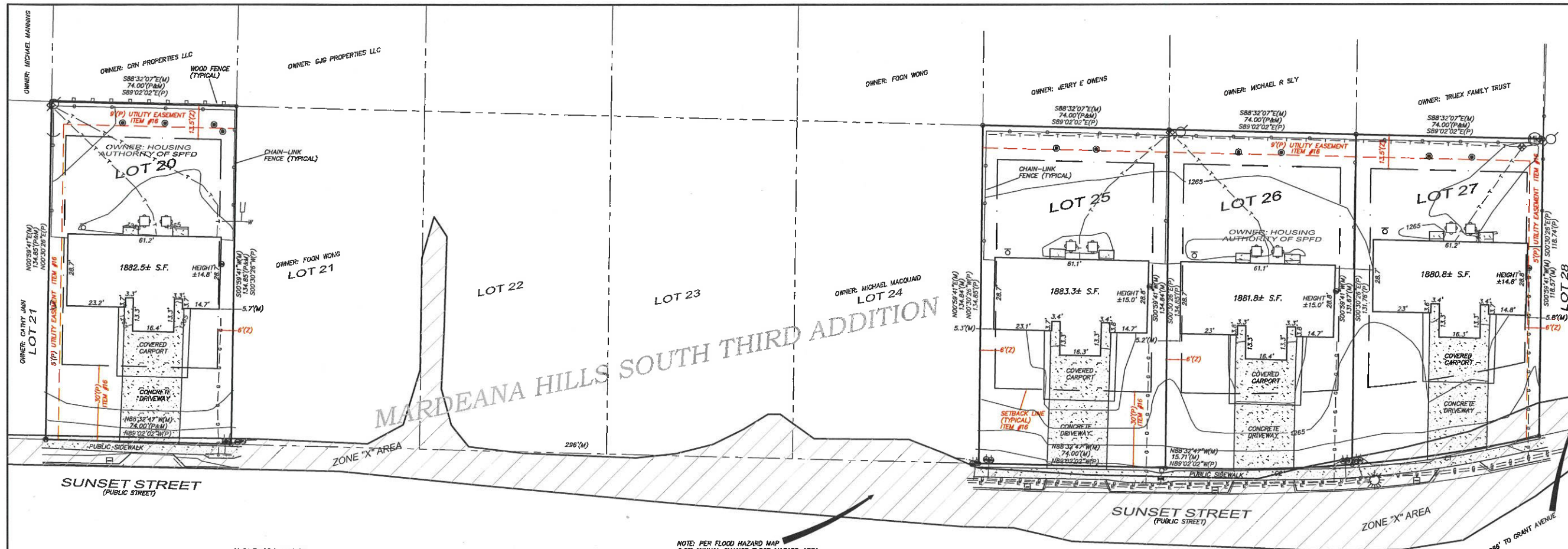
CERTIFICATION:

- IT:
- (1) BGC ADVANTAGE
(2) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns
(3) RED STONE EQUITY MANAGER, LLC
(4) 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(c), 7(a), 7(b), 7(c), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

MICHAEL WHITE - MO PLS 2488



SURVEYOR'S NOTES

- EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION (SCHEDULE B PART II ITEM 16). SETBACKS ARE BASED ON THE FINAL PLAT AND PROPERTY ZONING.
- A PORTION OF THE BUILDING ON LOT 20 IS BUILT OVER THE EAST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 25 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 26 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 27 IS BUILT OVER THE EAST SETBACK LINE.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS 915 W. SUNSET STREET & 809 W. SUNSET STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0341E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±39,183.4 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1" CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1266.86'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED.
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200610300)
- 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

NOTE: PER FLOOD HAZARD MAP
0.2% ANNUAL CHANCE FLOOD HAZARD AREA
AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTH LESS THAN ONE FOOT OR
WITH DRAINAGE AREAS OF LESS THAN ONE
SQUARE MILE (ZONE X)



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT V: (809, 811, 815, 817, 823, 825, 915, 917 W. SUNSET)

ALL OF LOTS TWENTY (20), TWENTY-FIVE (25), TWENTY-SIX (26), AND TWENTY-SEVEN (27), MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT V)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3581-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK 17, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
- (3) RED STONE EQUITY MANAGER, LLC
- (4) 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), 7(a), 7(b), 8(a), 8, 9, 10 (N/A), 11, 13, 14, 15, 16, 17, 18, 19, 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 20, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	549.96 (P&M)	75.07 (M) 75.10 (P)	749.14 (M)	S81°27'42" (M)	75.01 (M)
C2	549.96 (P&M)	58.38 (P&M)	6.04 (33.76)	S88°24'46" (M)	58.35 (M)

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0008
email: info@white-land-surveying.com
www.white-land-surveying.com

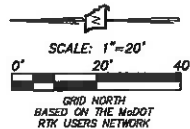
SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
5/17/20: 02/28/22
PROJECT No.: 2020-01.6b

ALTA / NSPS LAND TITLE SURVEY - TRACT V
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 809-825 & 915-917 W. SUNSET STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

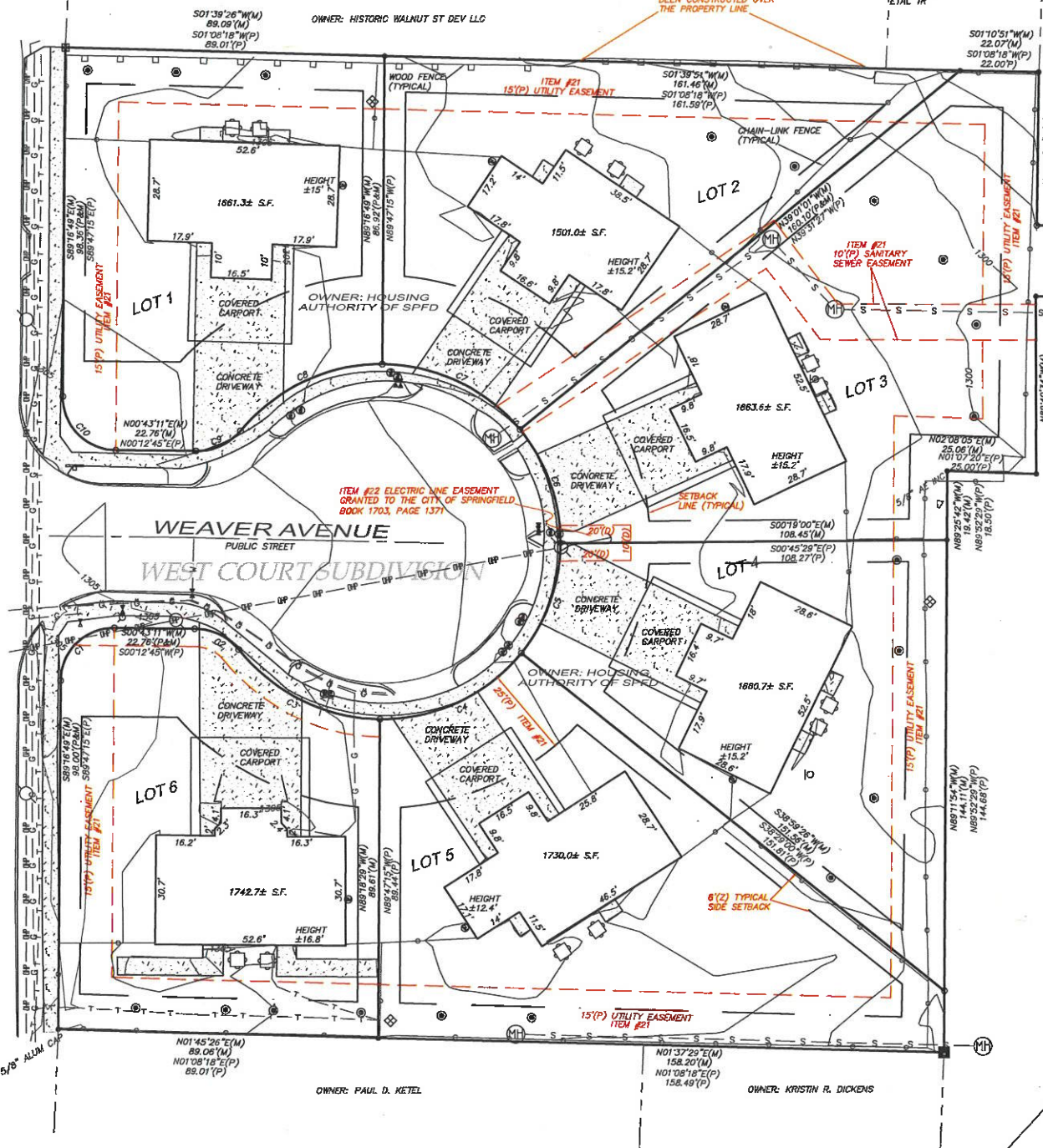
PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



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WALNUT STREET
PUBLIC STREET



CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	23.56'(P&M)	89°59'33\"	S44°17'02\"E(M)	21.21'(P&M)
C2	15.00'(P&M)	13.62'(P&M)	52°01'28\"	S26°43'51\"W(M)	13.16'(P&M)
C3	50.00'(P&M)	45.40'(P&M)	52°01'32\"	S38°43'38\"W(M)	43.85'(P&M)
C4	50.00'(P&M)	45.14'(P&M)	51°44'32\"	S25°09'24\"E(M)	43.62'(P&M)
C5	50.00'(P&M)	33.41'(M) 34.24'(P)	38°17'23\"	S70°10'22\"E(M)	32.80'(M) 33.58'(P)
C6	50.00'(P&M)	34.64'(M) 33.83'(P)	39°41'41\"	N70°30'05\"E(M)	33.85'(M) 33.19'(P)
C7	50.00'(P&M)	43.66'(P&M)	50°15'45\"	N25°31'22\"E(M)	42.47'(P&M)
C8	50.00'(P&M)	45.40'(P&M)	52°01'32\"	N25°17'18\"W(M)	43.85'(P&M)
C9	15.00'(P&M)	13.62'(P&M)	52°01'28\"	N25°17'28\"W(M)	13.16'(P&M)
C10	15.00'(P&M)	23.56'(P&M)	89°59'33\"	N45°43'24\"E(M)	21.21'(P&M)

OWNER: GREENE COUNTY TR NUMBER 429

OWNER: GREENE COUNTY TR NUMBER 1017



VICINITY MAP
(NOT TO SCALE)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 405 - 419 S. WEAVER AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0333E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS 465,613.7 SQUARE FEET (±1.5 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #028, ELEVATION OF 1287.53'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 12 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381918)
- 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

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSP HOLDING, LLC, it's successors and/or assigns

(3) RED STONE EQUITY MANAGER, LLC

(4) 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), 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White
MICHAEL WHITE - MO FLS 2488

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VII: (405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 S. WEAVER) ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6) FINAL PLAT WEST COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYORS NOTES

1. A PORTION OF THE WOOD FENCE ON THE EAST SIDE OF LOT 2 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. ALL BUILDINGS ARE BUILT WITHIN THE ZONING SETBACK REQUIREMENTS
3. EASEMENTS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE BASED ON THE FINAL PLAT OF WEST COURT (SCHEDULE B PART II - ITEM #21)

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

21. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR WEST COURT, IN PLAT BOOK FF, AT PAGE 59, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
22. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1703, AT PAGE 1371, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

- SYMBOL INDEX
- (D) DEEDED BEARING or DISTANCE
- (M) MEASURED BEARING or DISTANCE
- (P) PLATTED BEARING or DISTANCE
- EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
- EXISTING RAIL IRON
- EXISTING STONE
- SET 1/2" IRON PIN "M.S. LSC 370"
- WATER VALVE
- PEDESTAL
- IRON GRATE
- GAS VALVE
- HANDICAP PARKING
- POLE or POST
- MAILBOX
- GAS METER
- MANHOLE
- A/C UNIT
- WATER METER
- UTILITY POLE
- SIGN
- PLAY EQUIPMENT
- CONCRETE
- BURIED GAS LINE
- BURIED WATER LINE
- BURIED TELEPHONE LINE
- BURIED SEWER LINE
- OVERHEAD UTILITY LINE

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILINGS, MISSOURI
63009
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 02/21/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 23/28/22
PROJECT No.: 2020-001.4

ALTA / NSPS LAND TITLE SURVEY - TRACT VII
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 405 - 419 S. WEAVER AVENUE
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #20030603770



08/26/2020



REVISIONS	
CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 893-5232 FAX: (417) 893-5222

CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

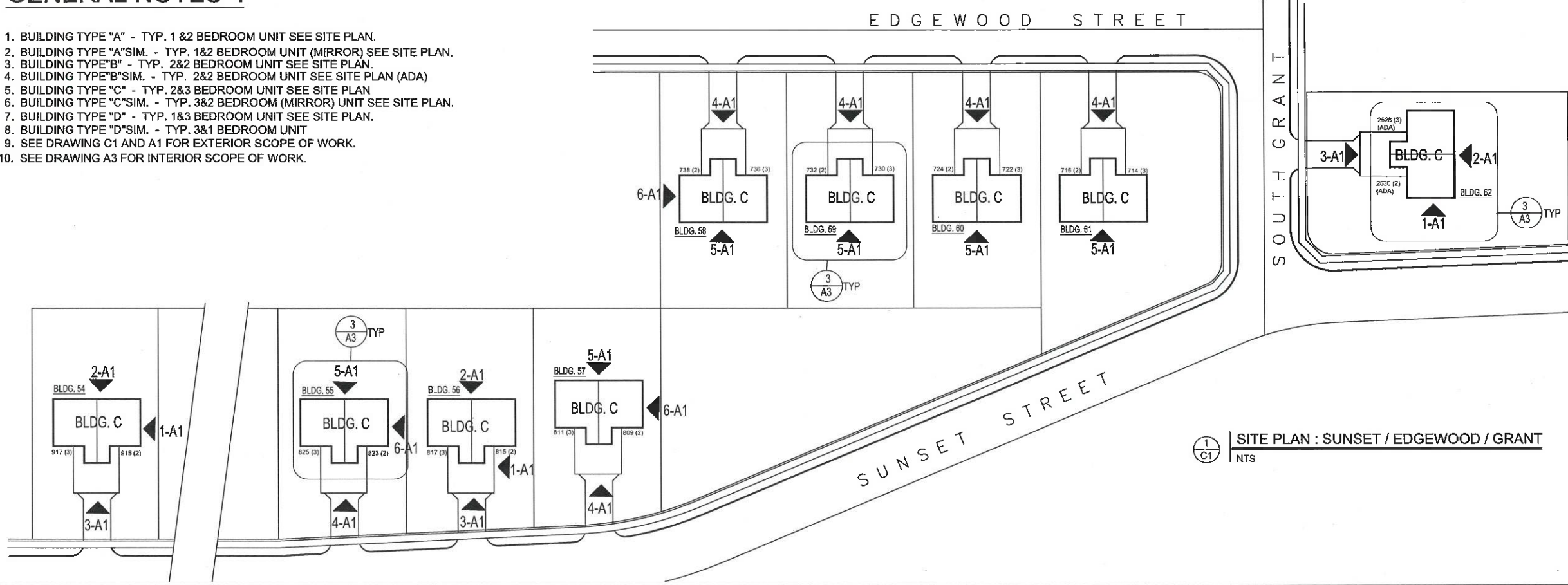
COMM. NO.
2019-1008

SHEET NO.
C1

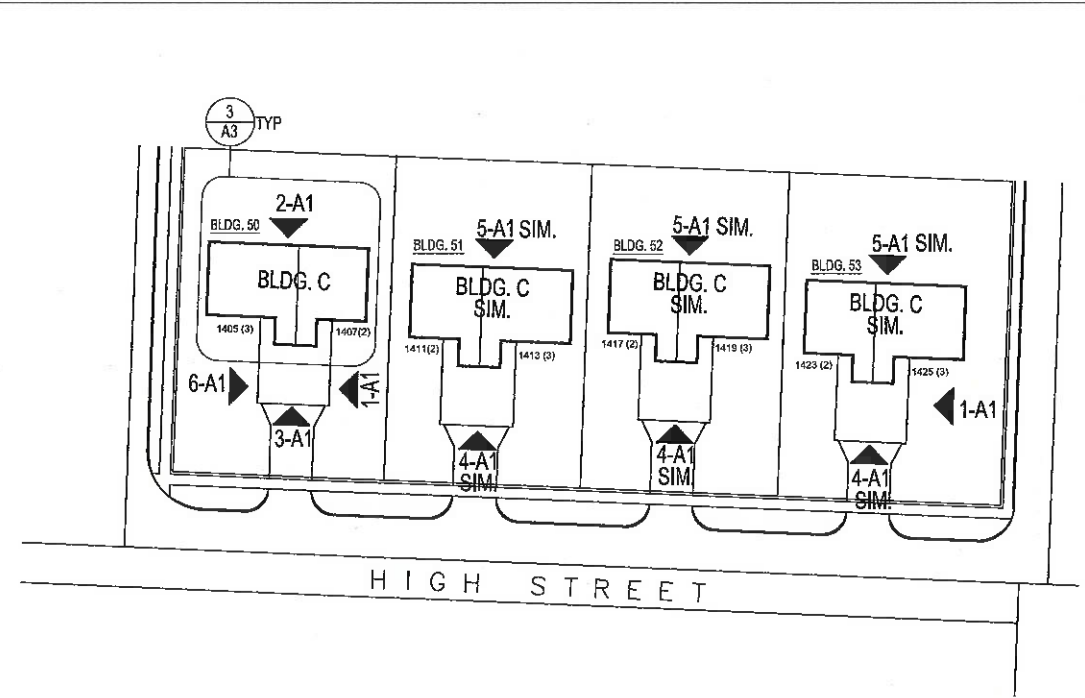
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

GENERAL NOTES :

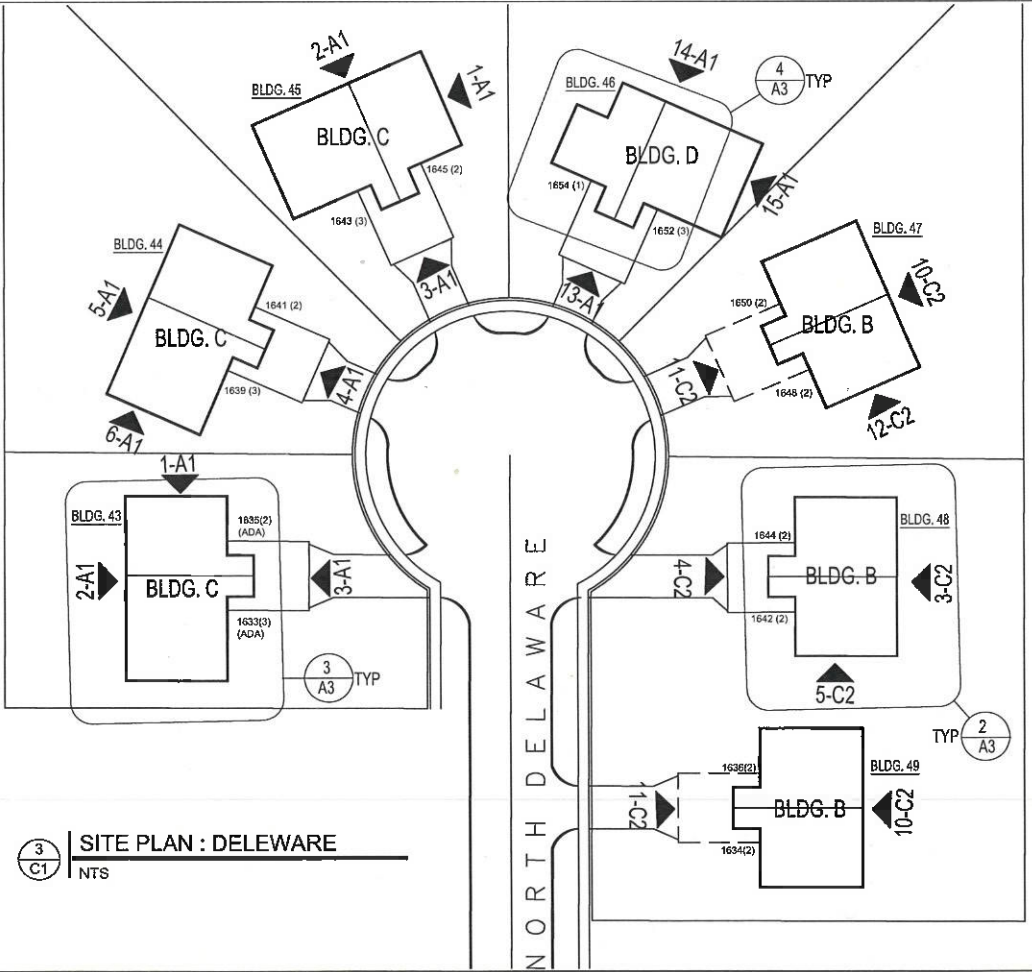
1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A"SIM. - TYP. 1&2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B"SIM. - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 2&3 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C"SIM. - TYP. 3&2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1&3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D"SIM. - TYP. 3&1 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



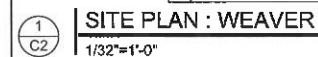
1 SITE PLAN : SUNSET / EDGEWOOD / GRANT
C1 NTS



2 SITE PLAN : HIGH
C1 NTS



3 SITE PLAN : DELEWARE
C1 NTS



15
C2

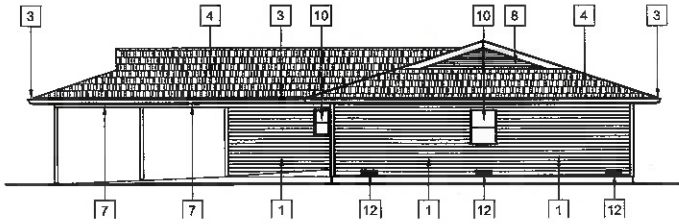
BUILDING "A" SIDE ELEVATION

NTS

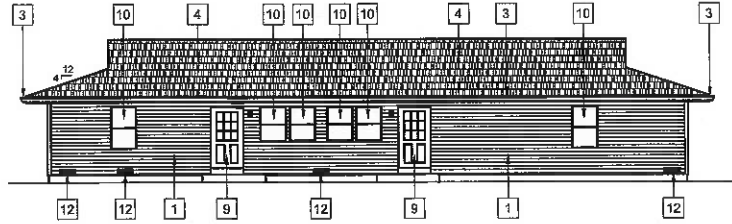


SHEET NO.

C2



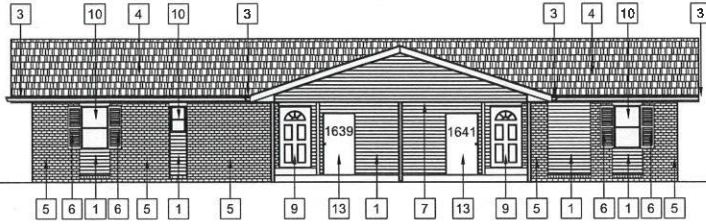
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A1 BUILDING "C" SIDE ELEVATION
NTS



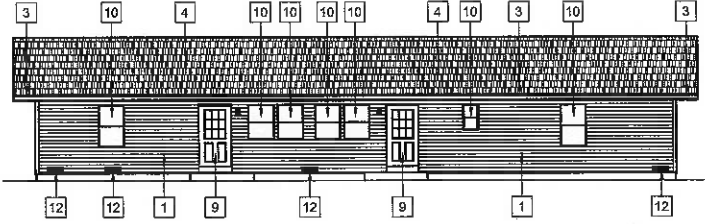
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A1 BUILDING "C" REAR ELEVATION
NTS



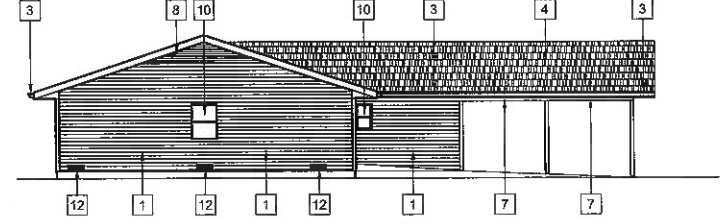
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A1 BUILDING "C" FRONT ELEVATION
NTS



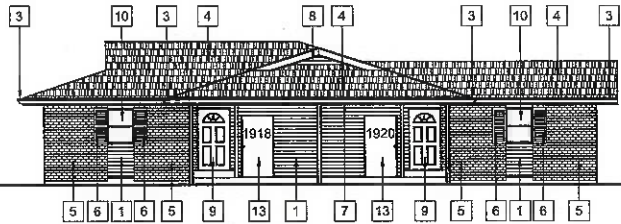
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A1 BUILDING "C" SIM. FRONT ELEVATION
NTS



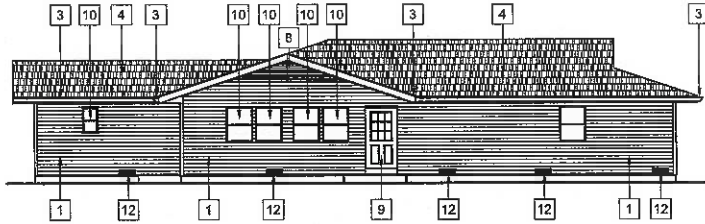
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A1 BUILDING "C" SIM. REAR ELEVATION
NTS



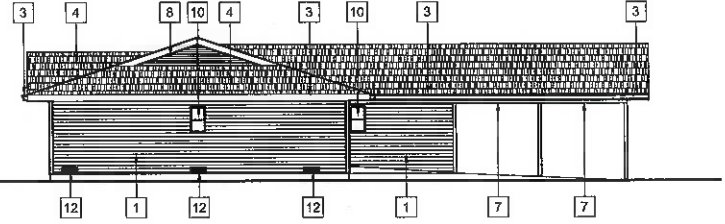
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A1 BUILDING "C" SIM. SIDE ELEVATION
NTS



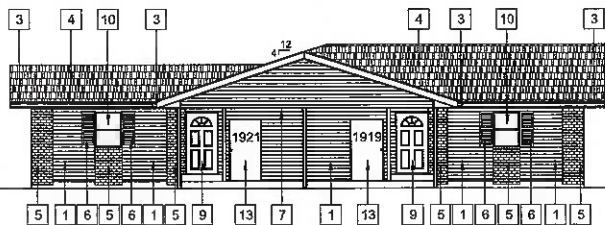
7
A1 BUILDING "A" SIM. FRONT ELEVATION
NTS



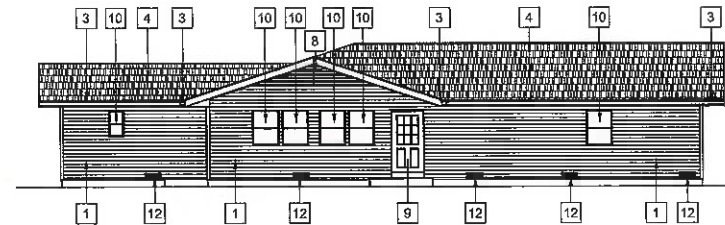
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A1 BUILDING "A" SIM. REAR ELEVATION
NTS



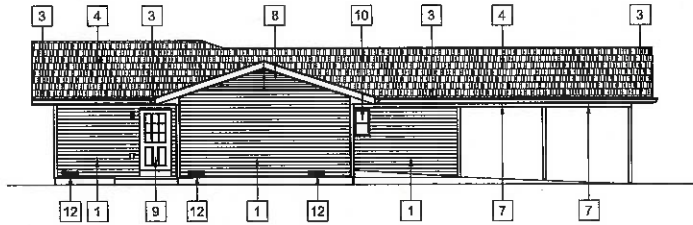
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A1 BUILDING "A" SIM. SIDE ELEVATION
NTS



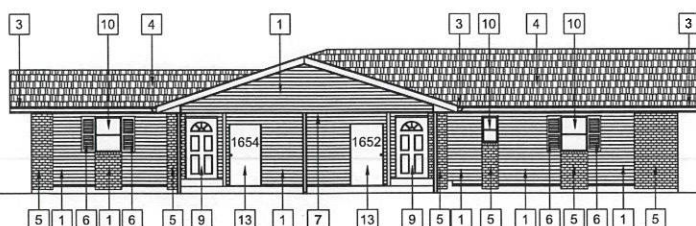
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A1 BUILDING "A" FRONT ELEVATION
NTS



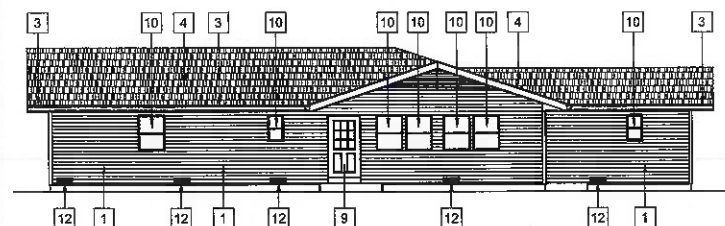
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A1 BUILDING "A" REAR ELEVATION
NTS



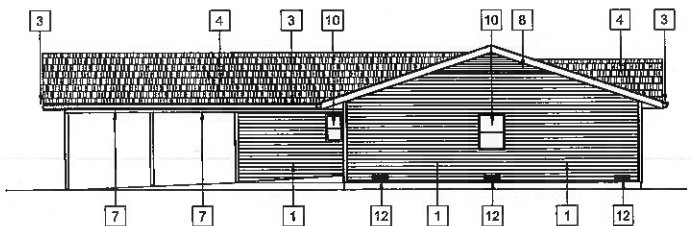
12
A1 BUILDING "A" SIDE ELEVATION
NTS



13
A1 BUILDING "D" FRONT ELEVATION
NTS



14
A1 BUILDING "D" REAR ELEVATION
NTS

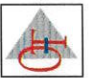


15
A1 BUILDING "D" SIDE ELEVATION
NTS



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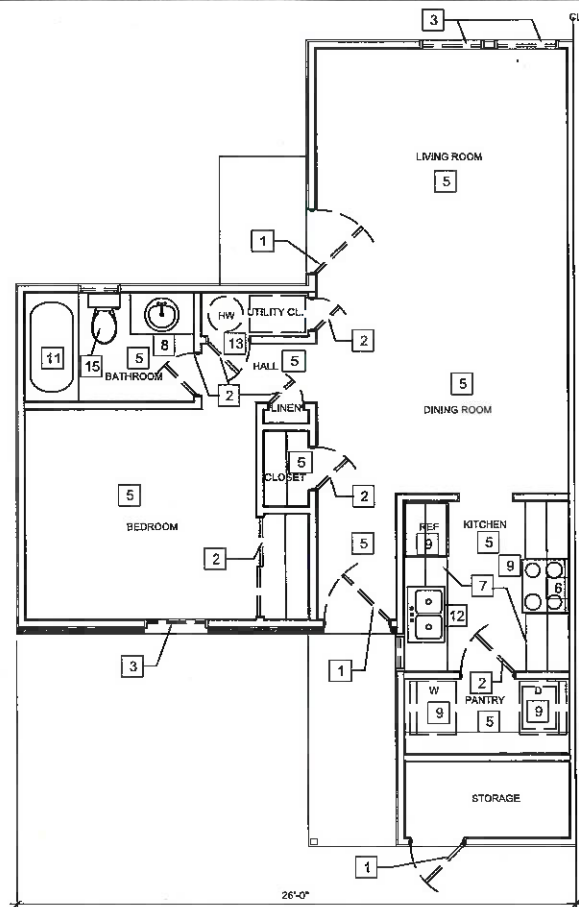
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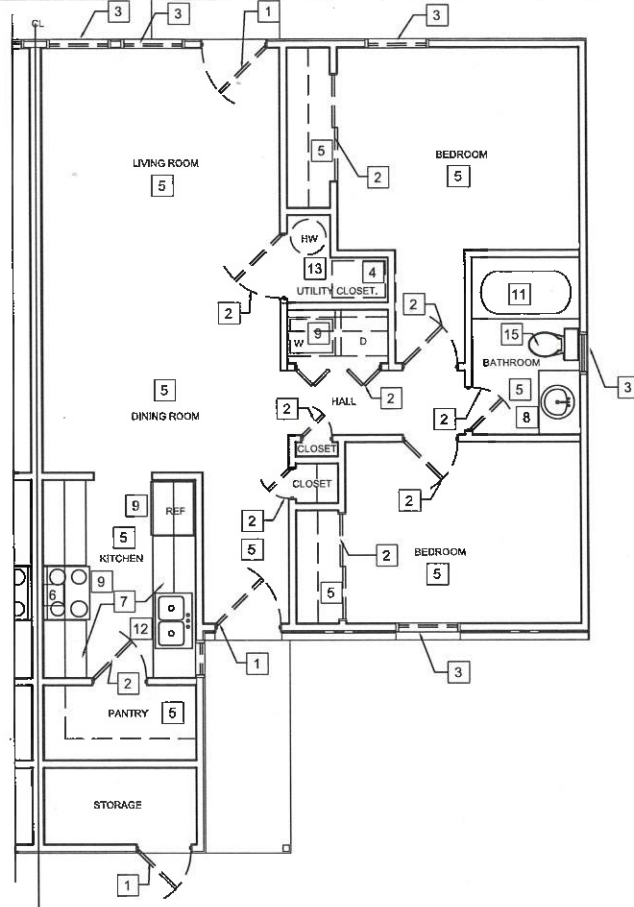
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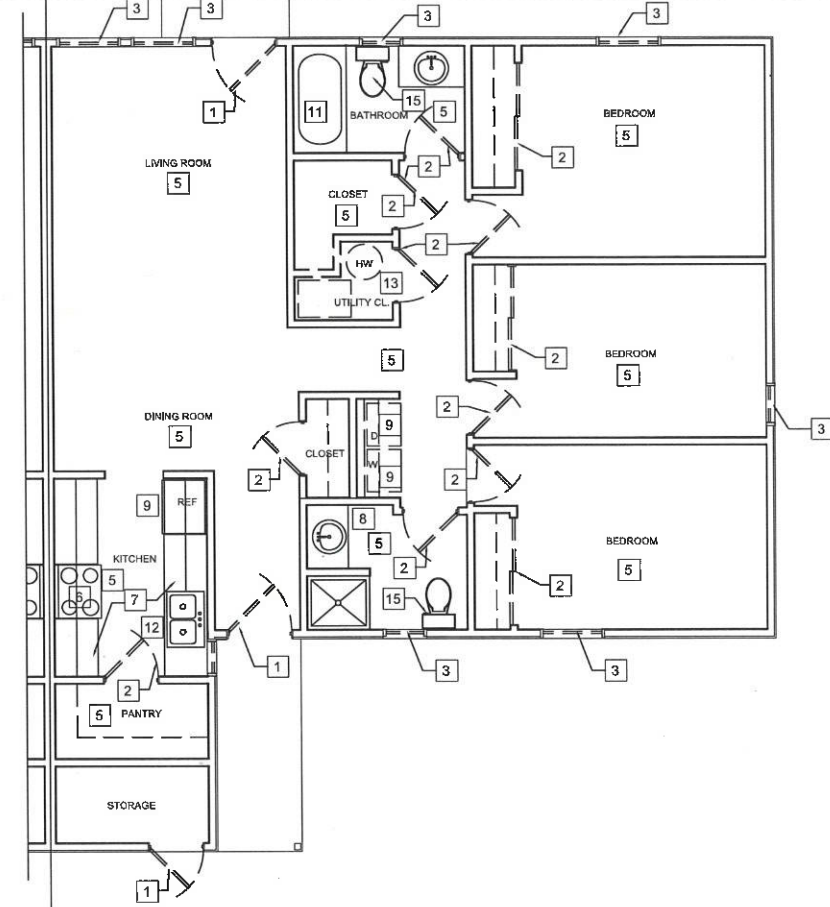
SHEET NO.
A1



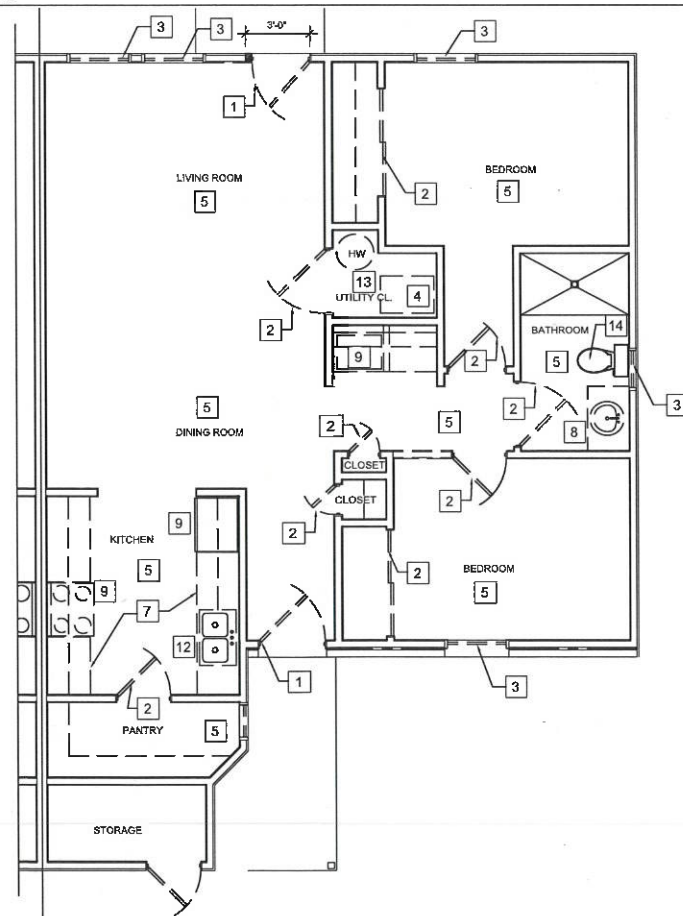
1
A3
DEMO - TYP 1 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A3
DEMO - TYP 2 BEDROOM FLOOR PLAN
1/4"=1'-0"



3
A3
DEMO - TYP 3 BEDROOM FLOOR PLAN
1/4"=1'-0"



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

DEMOLITION KEYED 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 CARPET.
- 6 REMOVE AND REPLACE EXISTING RANGE HOOD.
- 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.
- 8 EXISTING VANITY TO REMAIN. 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 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.
- 11 EXISTING TUB / SHOWER TO REMAIN.
- 12 EXISTING KITCHEN SINK TO REMAIN. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 13 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.
- 14 REMOVE AND REPLACE EXIST WATER CLOSET WITH NEW WATER SENSIBLE WATER CLOSETS SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 15 EXISTING WATER CLOSET TO REMAIN



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SHEET NO.
A2



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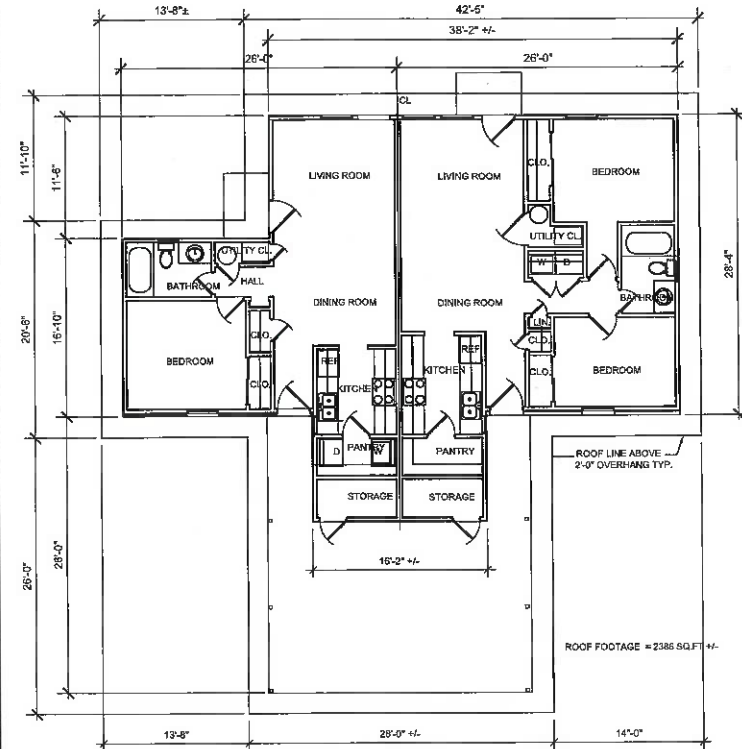
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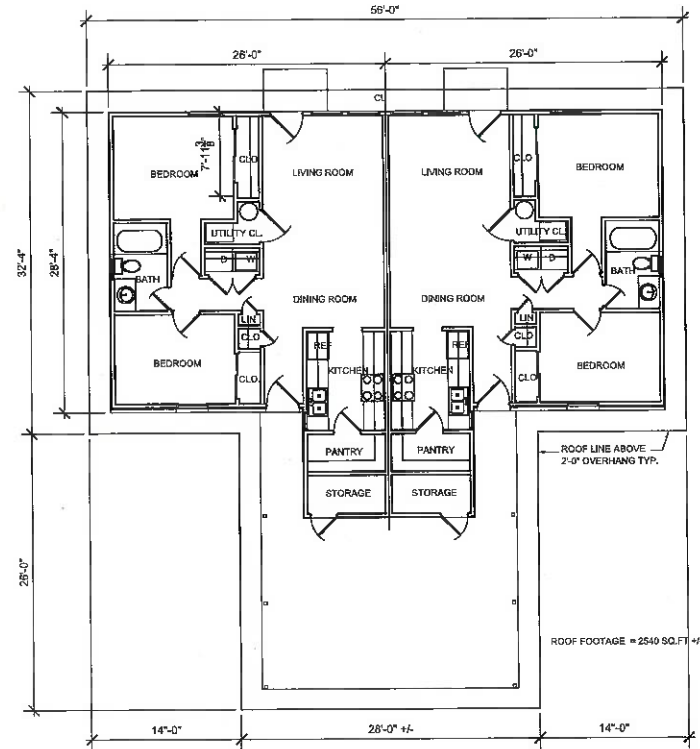
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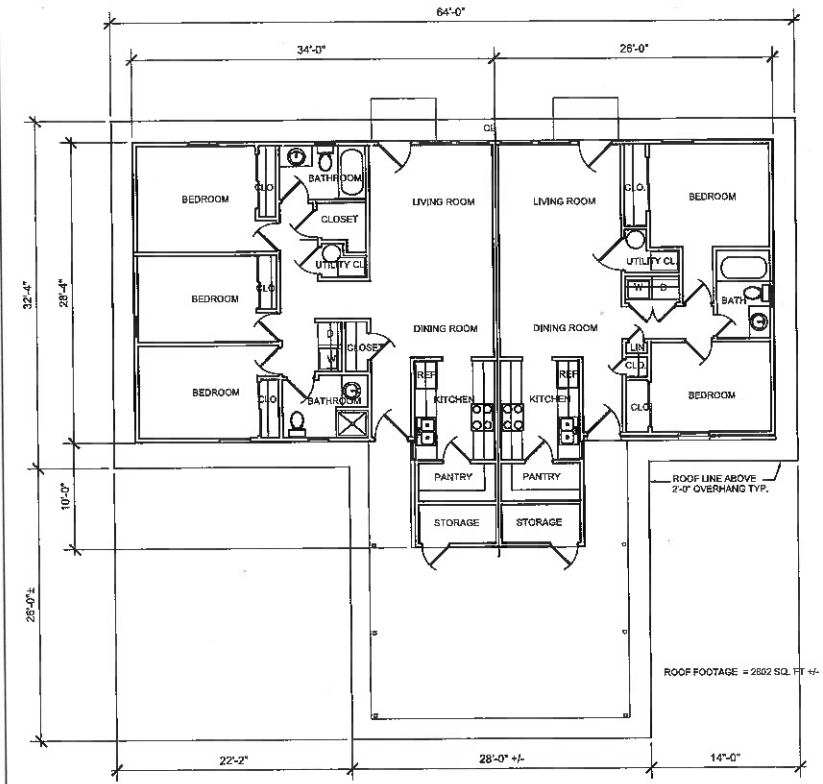
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A3



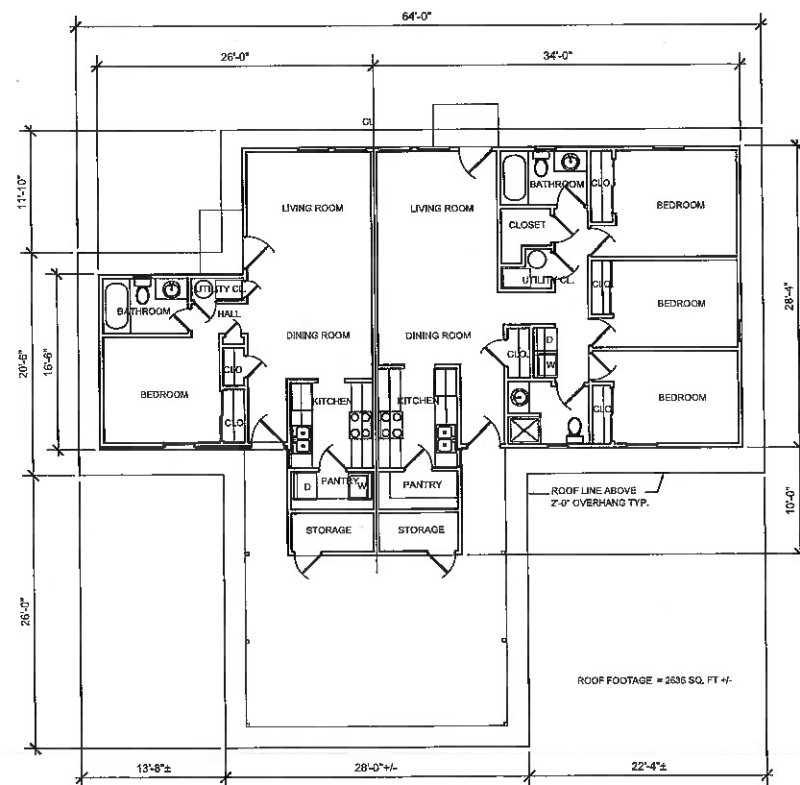
1
A3
EXIST. TYP 1 & 2 BEDROOM UNIT - BLDG. TYPE "A"
1/8"=1'-0"



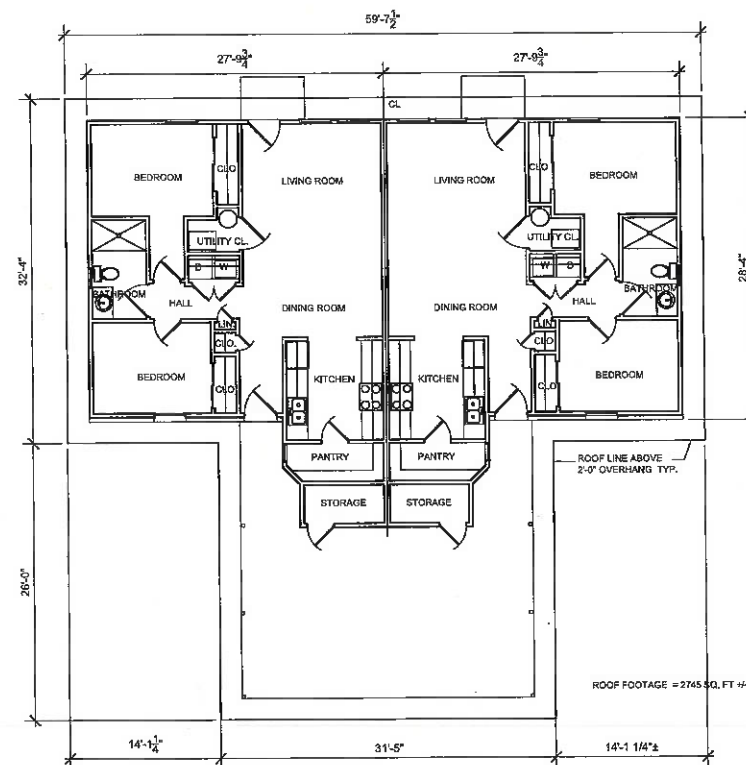
2
A3
EXIST TYP 2 & 2 BEDROOM UNIT - BLDG. TYPE "B"
1/8"=1'-0"



3
A3
EXIST TYP 3 & 2 BEDROOM UNIT - BLDG. TYPE "C"
1/8"=1'-0"



4
A3
EXIST TYP 1 - 3 BEDROOM UNIT - BLDG TYPE "D"
1/8"=1'-0"



5
A3
EXIST. TYP 2 & 2 BEDROOM (ADA) UNIT - BLDG. TYPE "BSIM"
1/8"=1'-0"



A4

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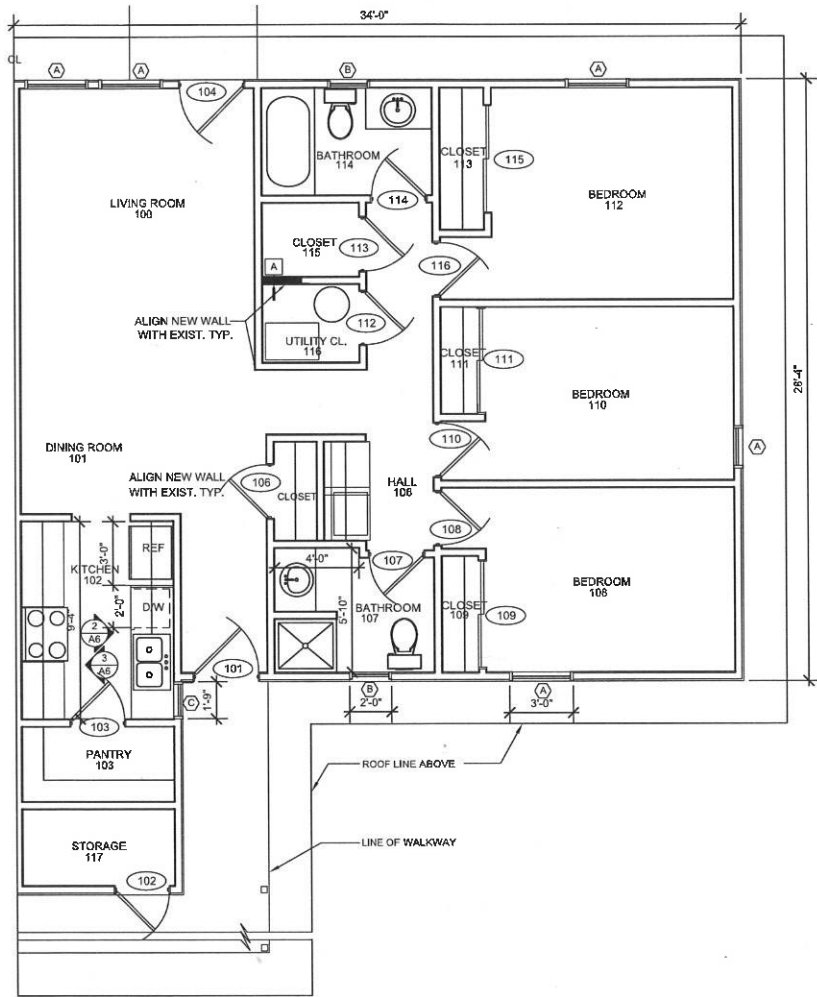
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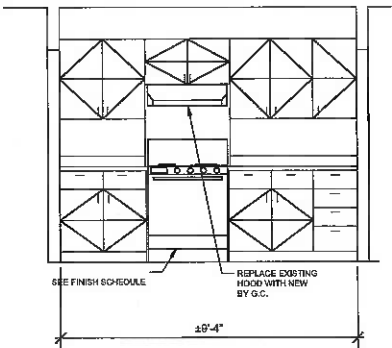
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SEPTEMBER 25, 2020

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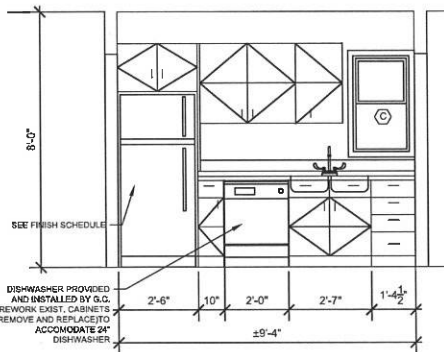
SHEET NO.
A6



1
A6
TYP. 3 BEDROOM FLOOR PLAN
3/8"=1'-0"



3
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"



2
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"

WINDOW SCHEDULE

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

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
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"	D5	EXIST. WD	YES		YES	NONE			H-1	NEW PATIO WD. DOOR
106	2'-6" +/-	6'-8"	2'-8"	6'-10"	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
108	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
109	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
111	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
112	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
113	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	
114	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
115	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
116	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	

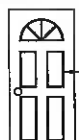
HARDWARE GROUPS

H-1 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
LOOKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLE
WEATHER STRIPPING

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

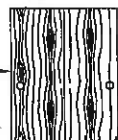
H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



DOOR "D1"



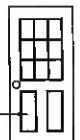
DOOR "D2"



DOOR "D4"



DOOR "D3"



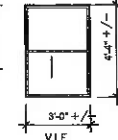
DOOR "D5"



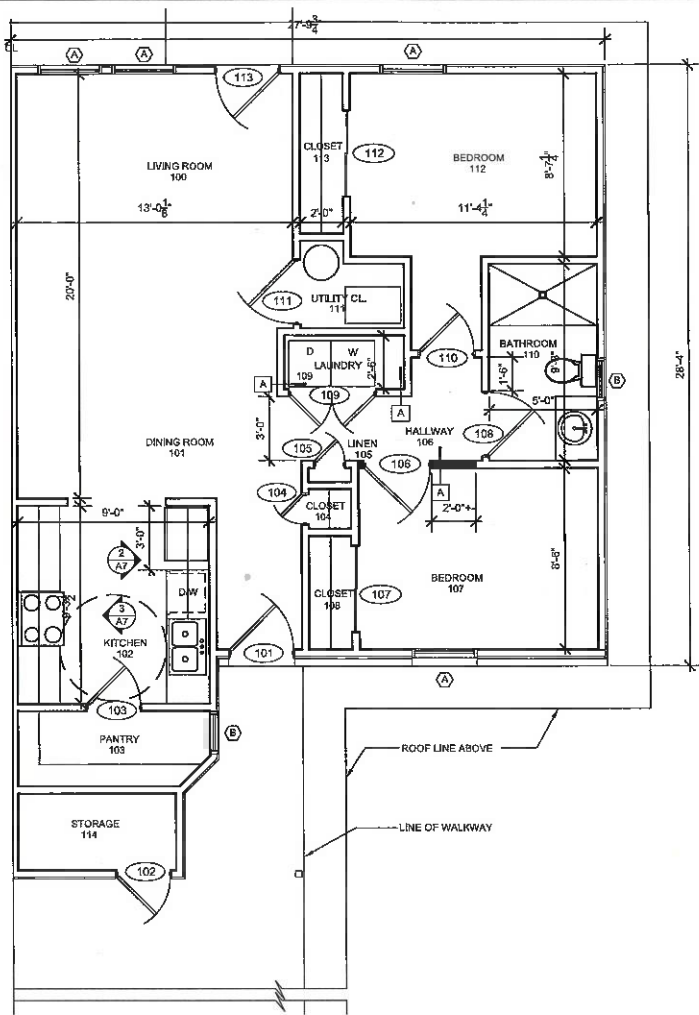
WINDOW "C"



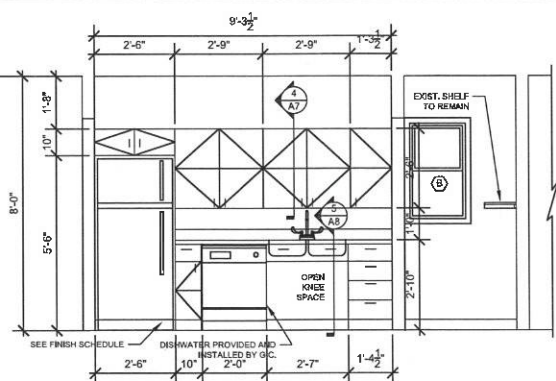
WINDOW "B"



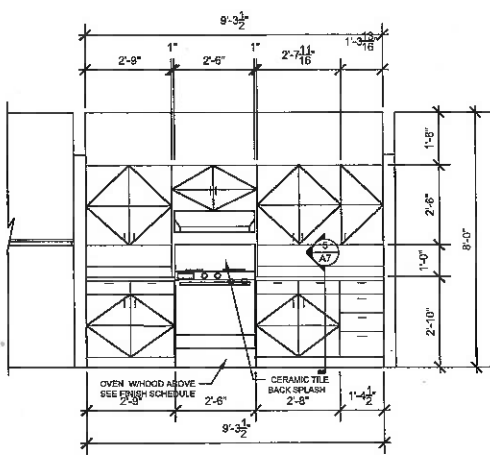
WINDOW "A"



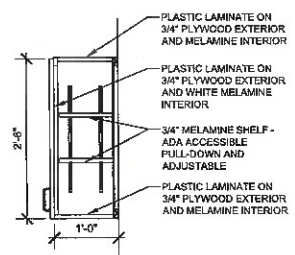
1
A7
TYP. 2 BEDROOM FLOOR PLAN (ADA)
1/4"=1'-0"



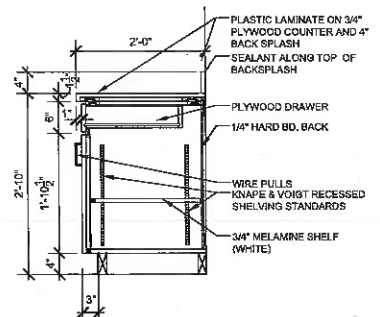
2
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=4'-0"



3
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=1'-0"



4
A7
TYP. CASEWORK SECTION
3/4"=1'-0"



5
A7
TYP. CASEWORK SECTION
3/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEP HOLE
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'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
105	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
106	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
108	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
109	2'-0" (PR) +/-	6'-8"	4'-2"	6'-10"	1 3/8"	D6	WOOD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
111	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. WD			YES	NONE			H-4	
112	4'-0" +/-	6'-8"	4'-2"	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
113	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-2	NEW ALUMINIUM CLAD DOOR

HARDWARE GROUPS

DOOR & WINDOWS TYPES

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

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION

WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-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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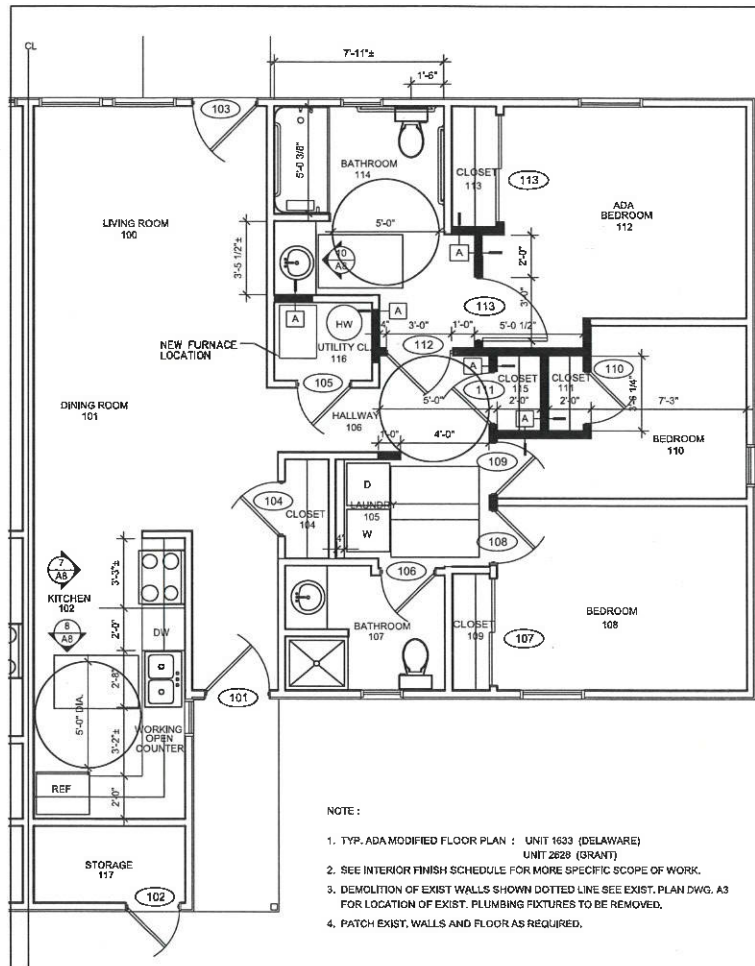
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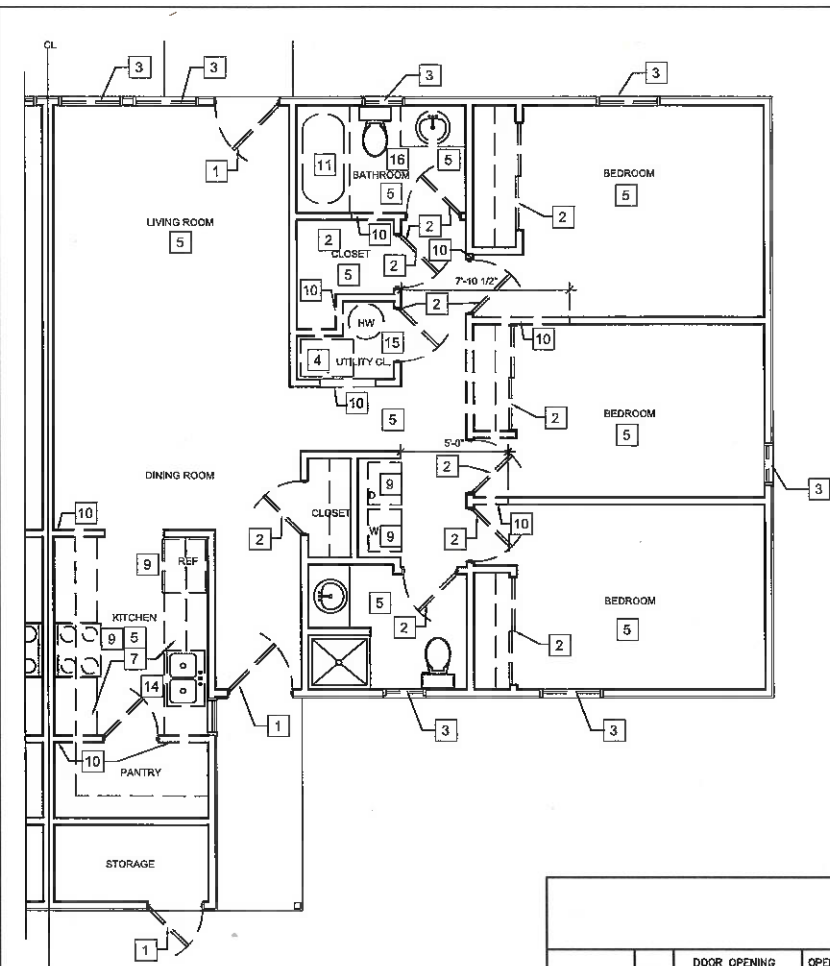
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1009

SHEET NO.
A7



1
A6
ADA MODIFIED - 3 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A6
DEMO - 3 BEDROOM FLOOR PLAN
1/4"=1'-0"

DEMOLITION KEYED NOTES:

- REMOVE AND REPLACE EXISTING ENTRY DOORS WITH NEW PANELLED 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 & APPLIANCES FOR SPECIFIC LOCATIONS.
- REMOVE AND REPLACE EXISTING RANGE HOOD
- 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 VANITY CABINETS 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.
- EXIST. WALL TO BE REMOVED. PATCH AND RESTORE DAMAGE TO EXIST. WALL TO MATCH EXIST. CONDITION.
- 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.
- NOT USED.
- REMOVE AND REPLACE EXIST. TUBS IN ALL UNITS AND PREPARE BATHROOMS TO RECEIVE NEW TUBS. SEE 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.
- 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.

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWDR 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 ENTRY DOOR
102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	NEW MTL	NO	NO	YES	NONE			H-2	NEW MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEephole
103	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D5	EXIST. WD	NO	NO	YES	NONE			H-1	NEW PATIO WD. DOOR
104	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO		YES	NONE			H-4	NEW HOLLOW CORE WD. DOOR
105	3'-0" +/-	6'-8"	3'-2"	6'-10"	1 3/8"	D2	NEW WOOD	NO		NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
106	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR
107	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	NEW SLIDING DOOR
108	2'-8" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
109	2'-8" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
110	2'-8" +/-	6'-8"	4'-2"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	
111	2'-8" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	
112	3'-0" +/-	3'-2"	3'-2"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR
113	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	NEW SLIDING WD. DOOR

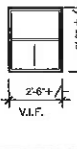
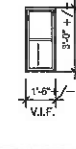
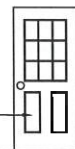
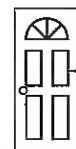
HARDWARE GROUPS

H-1 EACH DOOR TO HAVE:

H-2 EACH DOOR TO HAVE:

H-3 EACH DOOR TO HAVE:

H-4 EACH DOOR TO HAVE:



DOOR "D1"

DOOR "D2"

DOOR "D3"

DOOR "D4"

DOOR "D5"

WINDOW "C"

WINDOW "B"

WINDOW "A"

WINDOW SCHEDULE

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

WINDOW NOTE:

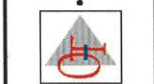
- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



REVISIONS

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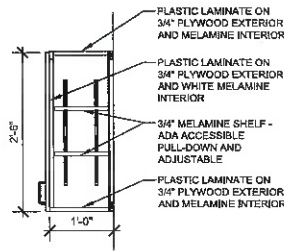
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

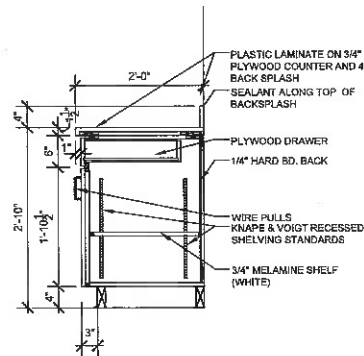
COMM. NO.
2019-1008

SHEET NO.
A7.1

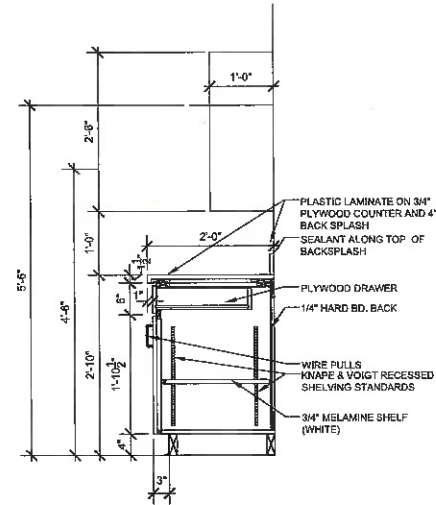
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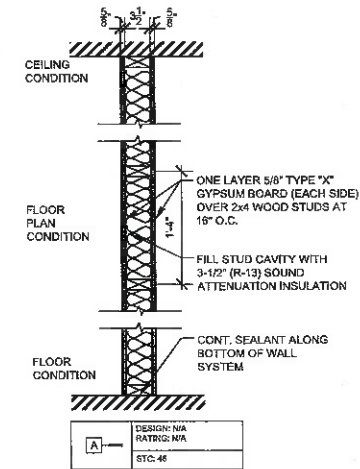
1
A8
TYP. CASEWORK SECTION
3/4\"=1'-0"



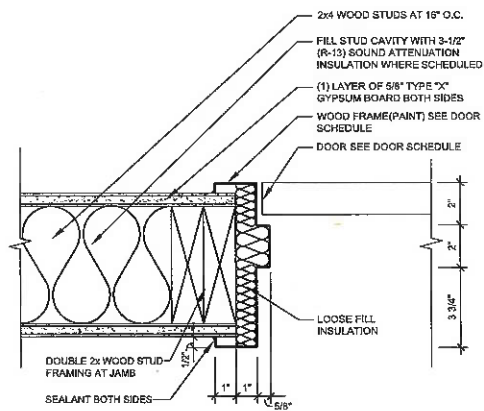
2
A8
CASEWORK SECTION
3/4\"=1'-0"



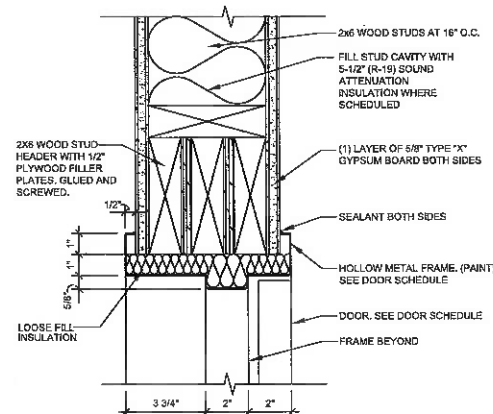
3
A8
CASEWORK SECTION
3/4\"=1'-0"



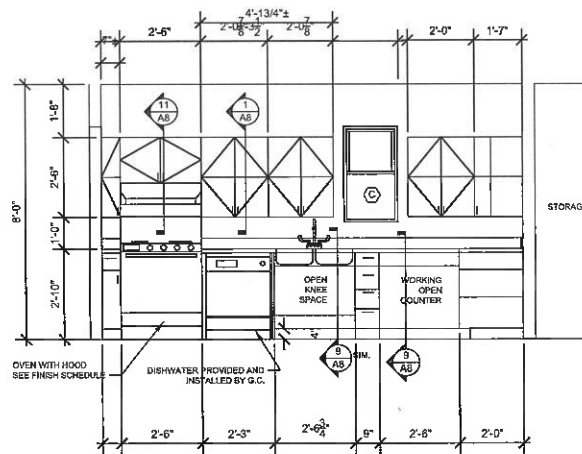
4
A8
TYP. NEW WALL
1\"=1'-0"



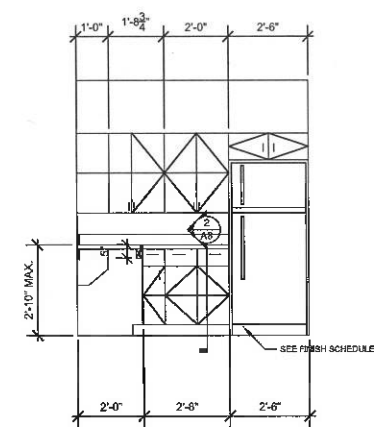
5
A8
DOOR JAMB DETAIL
3\"=1'-0"



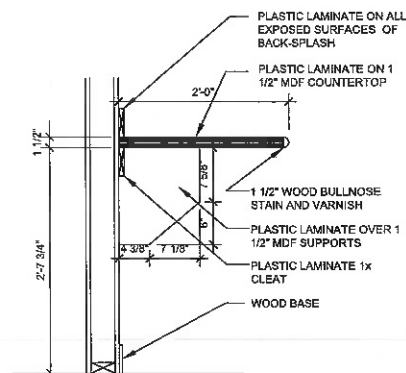
6
A8
DOOR HEAD DETAIL
3\"=1'-0"



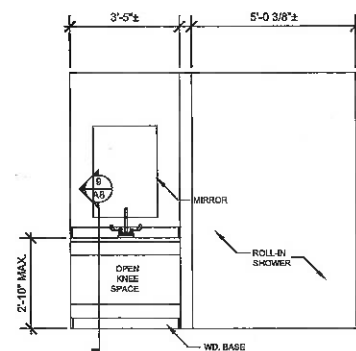
7
A8
MILLWORK ELEVATION
3/8\"=1'-0"



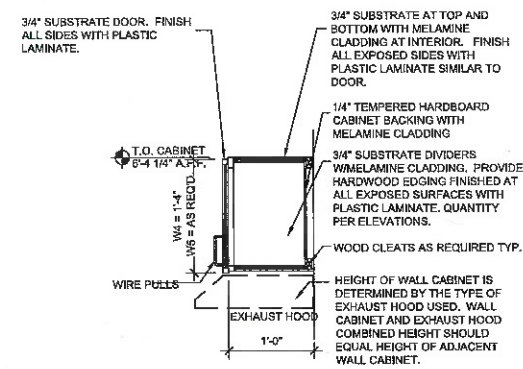
8
A8
MILLWORK ELEVATION
3/8\"=1'-0"



9
A8
CASEWORK SECTION
1\"=1'-0"



10
A8
CASEWORK SECTION
3/8\"=1'-0"



11
A8
CASEWORK SECTION
1\"=1'-0"



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CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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PLUMBING NOTES:

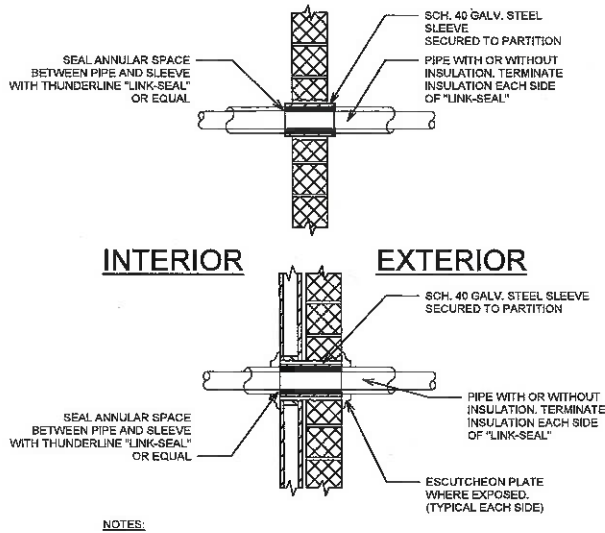
1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
2. LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
3. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
4. 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 876 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-SYCLE TRAPS, AND THE CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
22. 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.
23. 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.
24. PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
25. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
26. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
27. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
28. 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.

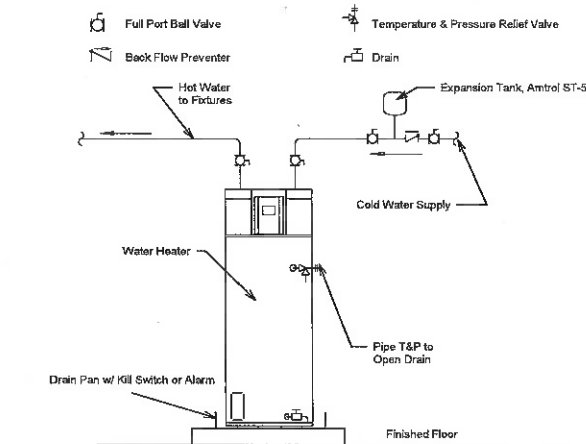
Plumbing Equipment Schedule			
Mark	Description	Manufacturer	Model
WH	40 Gallon Atmospheric Vent Energy Saver Gas Water Heater	Rheem	PROG40-38N-RH62 with Amtrol ST-5 Expansion Tank

Plumbing Fixture Schedule			
Type Mark	Description	Manufacturer	Model
DW	Dishwasher	General Electric	GSD3300KWW Energy Star
DW2	Dishwasher	Contractor Choice	18" Energy Star
DWA	Dishwasher	Contractor Choice	24" Wide - Energy Star ADA Compliant
GD	Garbage Disposal	General Electric	GFC325N
HKS	Lusterline 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	Elkay Faucet	LK1000CR
WB	Washer Box - Plastic	Contractor Choice	Contractor Choice

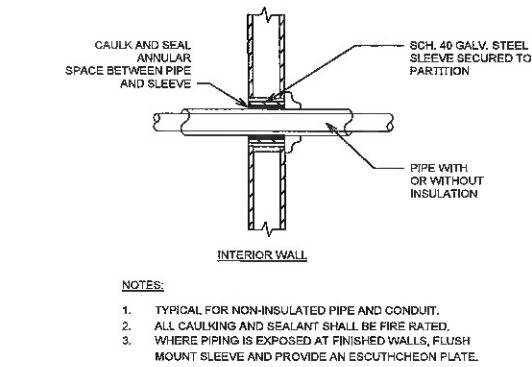
KSF to be replaced, as needed, per owner/construction manager instruction.



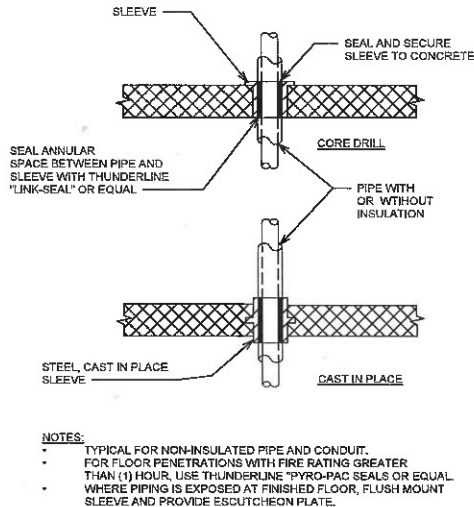
1 Pipe Through Exterior Wall Detail
N.T.S.



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.

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

Date 7/2019
Project Number 190707



Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

Notes and Details

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CIRCLE APARTMENTS
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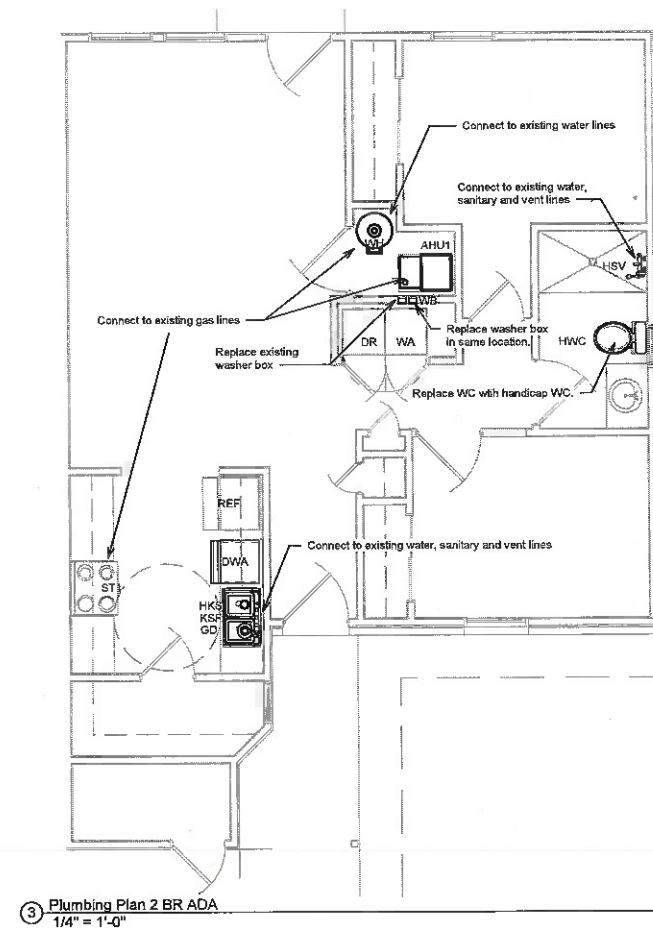
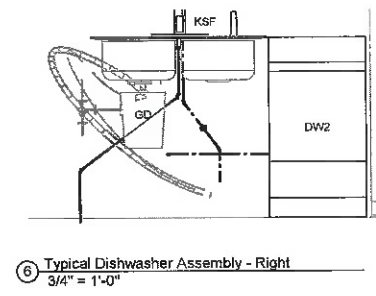
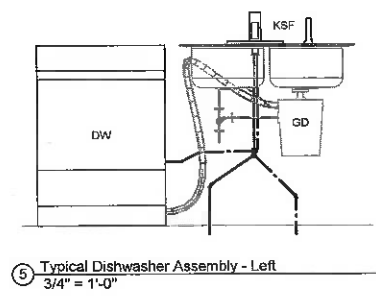
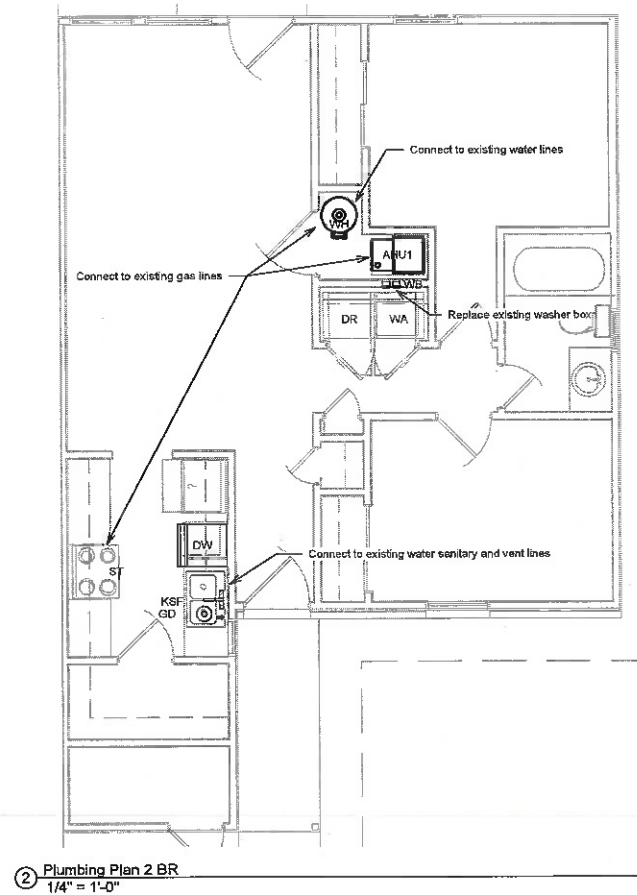
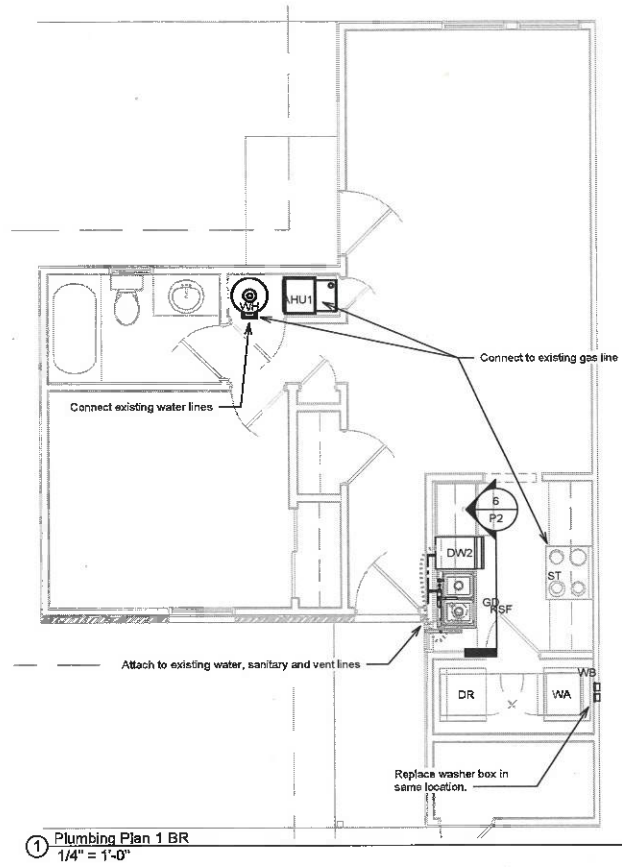


Jeff Green - Professional Engineer
MO PE-201200759

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
P1



Plumbing Plans

Date	7/2019
Project Number	190707
 GREEN ENGINEERING 2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028946	

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 SPRINGFIELD, MO 65802

DATE	SEPTEMBER 25, 2020
COMMA NO.	2019-1008
SHEET NO.	P2

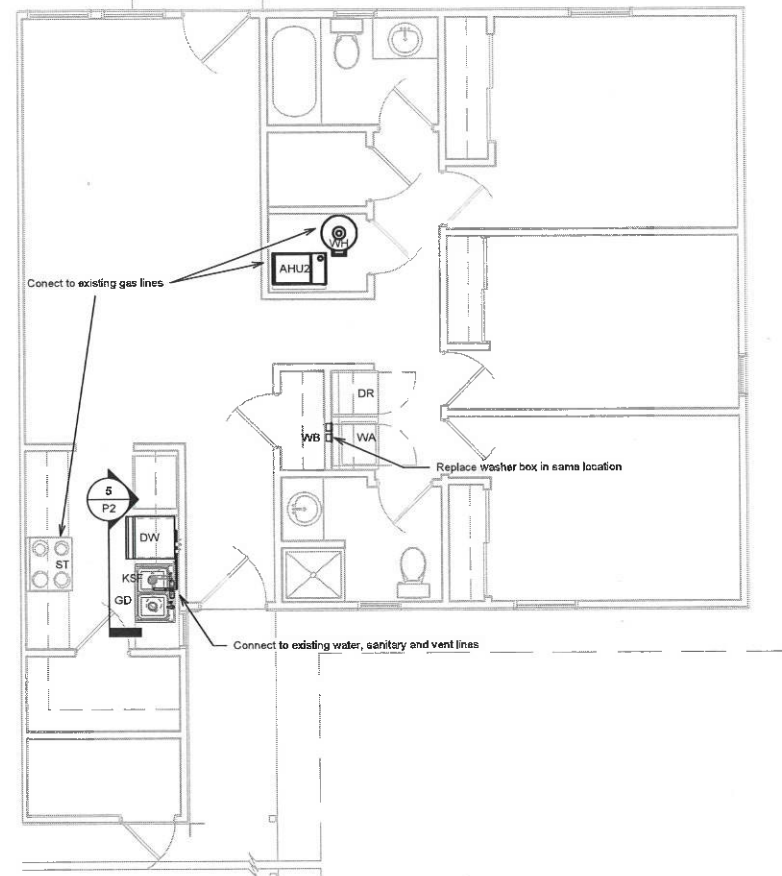
The Professional Engineer attests to the accuracy of the information shown on this plan, to the best of his knowledge, and to the fact that he is a duly licensed Professional Engineer in the State of Missouri.



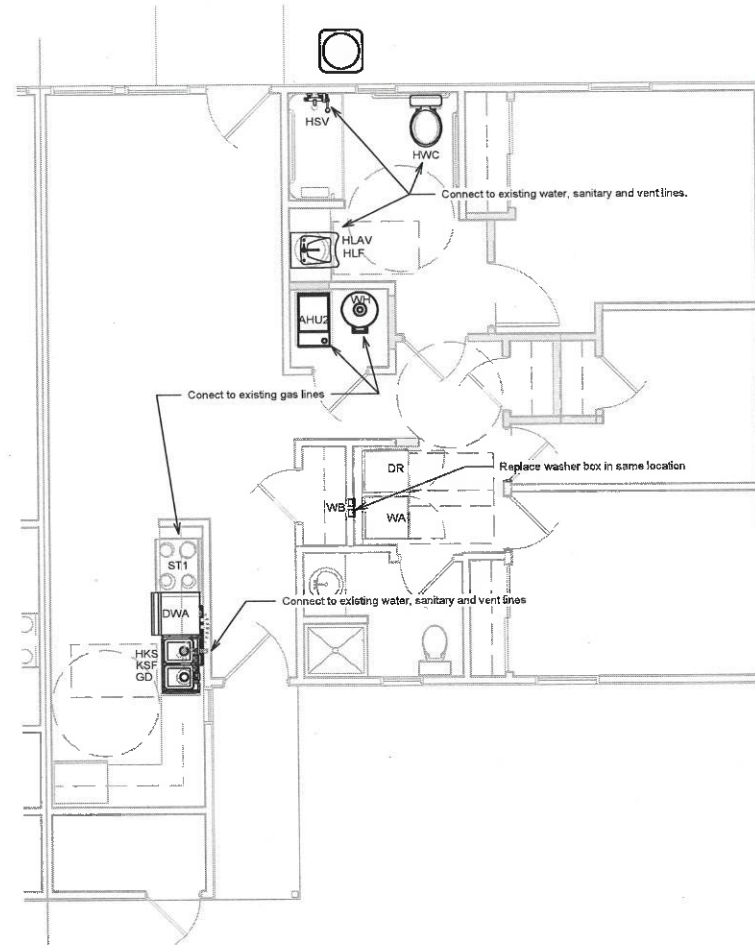
Jeff Green - Professional Engineer
 MO# PE-201200796

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① Plumbing Plan 3 BR
1/4" = 1'-0"



② Plumbing Plan 3 BR ADA
1/4" = 1'-0"

Plumbing Plans

Date	7/2019
Project Number	190707



**GREEN
ENGINEERING**

2038 E. ADOLPHUS CT
SPRINGFIELD, MO 65804
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www.GREENENGINEERINGMO.COM

Green Engineering LLC
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REVISIONS	
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Jeff Green, Professional Engineer
MICH PE-207300758

The Professional Engineer affixed to this seal applies only to the related project and does not constitute a recommendation or endorsement of the project or the engineer's services. The seal is the property of the engineer and shall not be used for any other project without the engineer's written consent.

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 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 0.03" 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. ALL SUPPLY BRANCHES TO INDIVIDUAL DIFFUSERS MUST BE SUPPLIED WITH BALANCING DAMPERS, WHERE BRANCH TAKEOFFS ARE INACCESSIBLE BALANCE DAMPERS SHALL BE PROVIDED AT THE FACE OF THE DIFFUSER. WHERE BRANCH TAKEOFFS ARE ACCESSIBLE, BALANCE DAMPER SHALL BE LOCATED AT BRANCH TAKEOFF.
18. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
19. 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.
20. CONTRACTOR SHALL INSTALL THERMOSTATS APPROXIMATELY 5'-6" ABOVE FINISHED FLOOR AT EXISTING LOCATIONS. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
21. TAPE AND SEAL ALL DUCTWORK JOINTS TO PREVENT LEAKAGE.
22. ALL SYSTEMS MUST BE FIELD BALANCED TO WITHIN 10% OF THE DESIGN FLOW INDICATED ON THE DRAWINGS. CERTIFIED AIR BALANCING IS NOT REQUIRED. CONTRACTOR MUST SUBMIT BALANCING REPORT PRIOR TO RECEIVING FINAL PAYMENT.
23. 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.
24. 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.
25. 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.
26. 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.
27. LAVATORY VENT FAN SHALL BE DUCTED AND TERMINATED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
28. ALL WASHER/DRYER VENTING SHALL HAVE A CLEANOUT AT THE BASE OF THE VENT AND A BACKDRAFT DAMPER LOCATED OUTSIDE.
29. MECHANICAL CONTRACTOR SHALL VERIFY EXISTANCE OF OUTSIDE AIR DUCTING AND INSTALL IF MISSING.
30. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
31. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
32. 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.
33. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
34. 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.
35. 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.
36. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
37. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
38. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
39. 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				
Mark	Description	Manufacturer	Model	Outside AirFlow
AHU1	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0601317MSA With matching cooling coils	160 CFM
AHU2	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA With matching cooling coils	200 CFM
CD	Classic Series Air Conditioner	Rheem	RA1424XJ1NB	
CD2	Classic Series Air Conditioner	Rheem	RA1430XJ1NB	

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

Air Terminal Schedule			
Type Mark	Description	Manufacturer	Model
S1	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
S2	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
VH	Vent Hood - Energy Star	Broan	BCSEK130WW

*Or Equivalent

Notes and Details

This Professional Engineer shall not be held responsible for any errors or omissions in this drawing set, including but not limited to, the design, construction, or performance of the project, or any other matter, without the written consent of the Engineer.

JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



REVISIONS

FINAL SET	7/2019

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CIRCLE APARTMENTS

FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
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Date 7/2019
Project Number 190707



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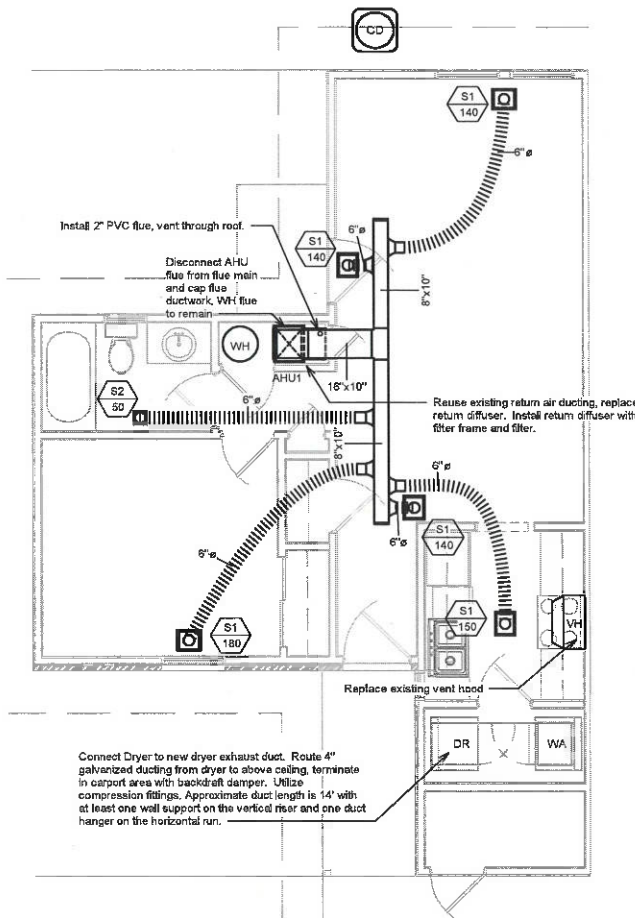
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DATE
SEPTEMBER 25, 2020

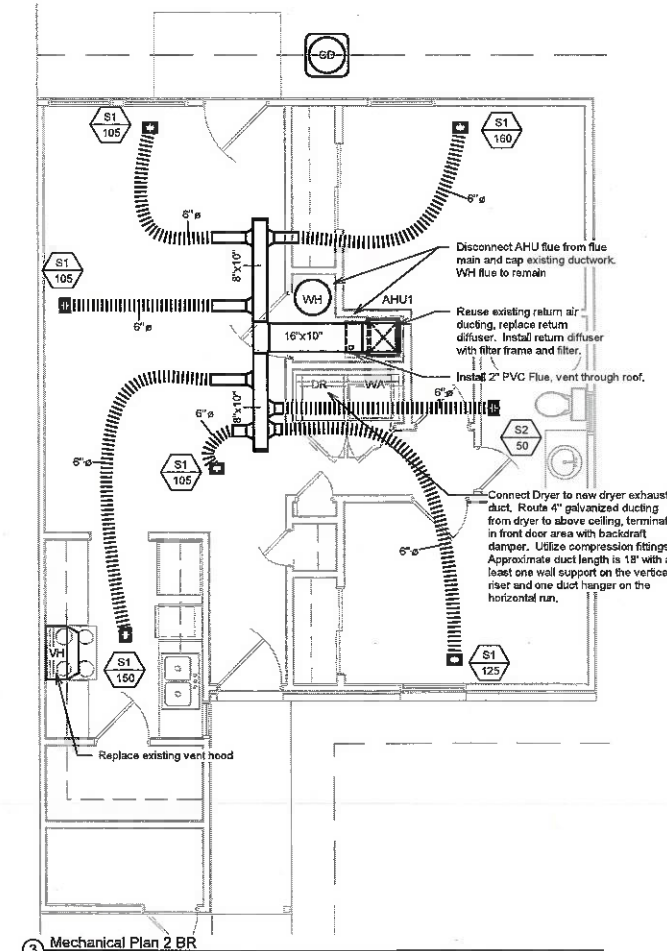
COMM. NO.
2019-1008

SHEET NO.

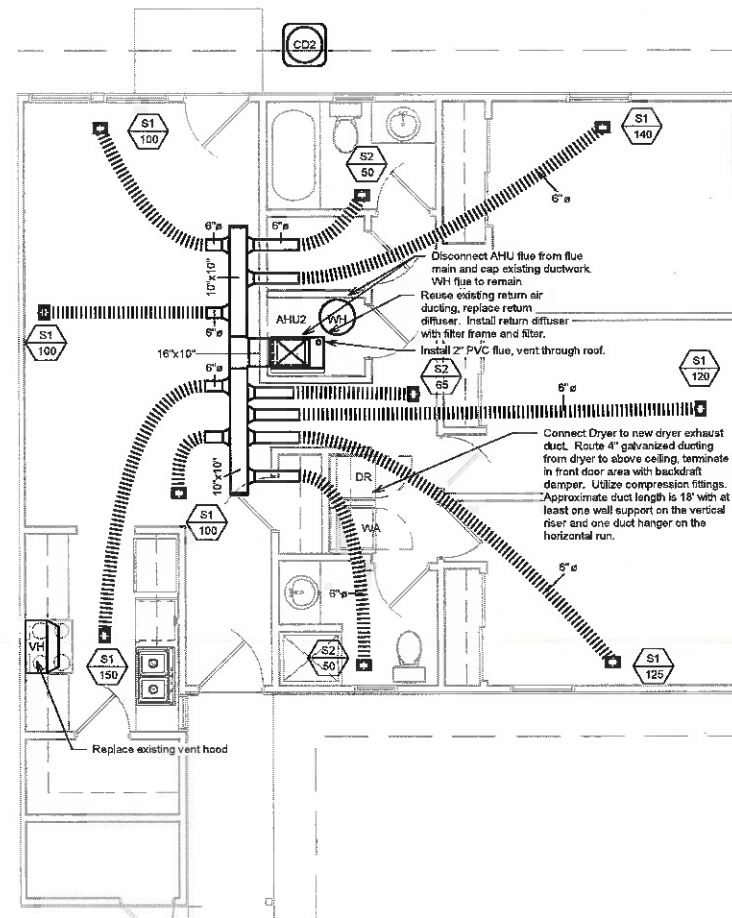
M1



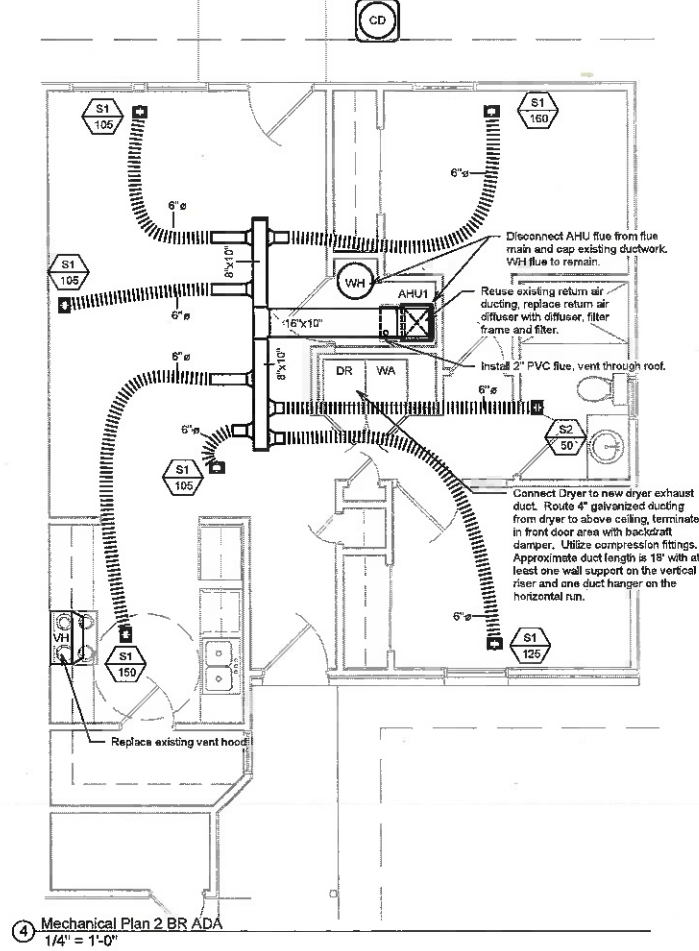
1 Mechanical Plan 1 BR
1/4" = 1'-0"



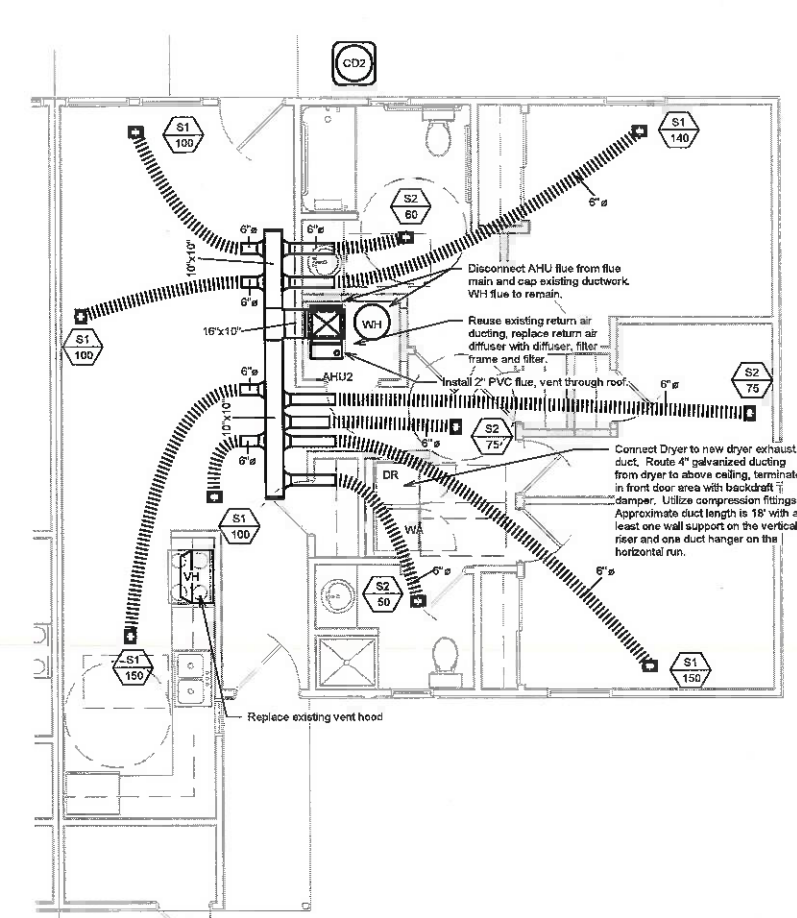
3 Mechanical Plan 2 BR
1/4" = 1'-0"



2 Mechanical Plan 3 BR
1/4" = 1'-0"



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



5 Mechanical Plan 3 BR ADA
1/4" = 1'-0"

Remove all ducting located in crawl space and patch all holes in surfaces. Install new ducting in attic space.

Mechanical Plans

Date	7/2019
Project Number	190707
	
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 OKE-THOMAS & ASSOCIATES, INC.
 MISSOURI STATE CERTIFICATION
 OF AUTHORITY #

JEFFREY P. GREEN
 MISSOURI STATE CERTIFICATION
 OF AUTHORITY #2010028846
 PROFESSIONAL ENGINEER

Jeff Green - Professional Engineer
 MO# PE-201200755

REVISIONS	
FINAL SET	-7/2019

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CIRCLE APARTMENTS
 FOR
 HOUSING AUTHORITY OF SPRINGFIELD

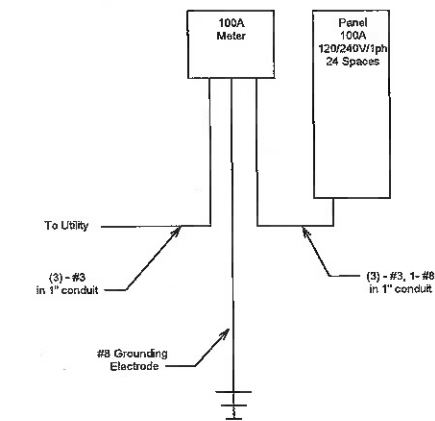
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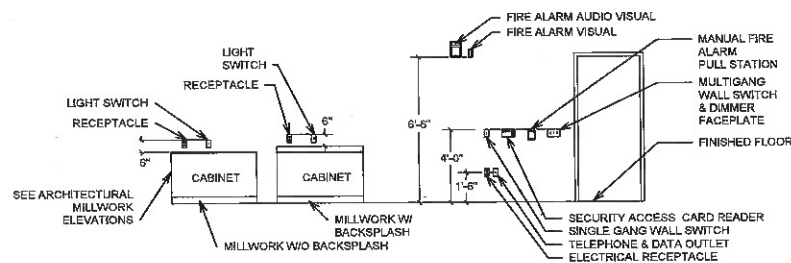
DATE	SEPTEMBER 25, 2020
COMM. NO.	2019-1008
SHEET NO.	M2

ELECTRICAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
2. BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 20A BREAKERS UNLESS OTHERWISE NOTED.
3. CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
4. THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
5. 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.
6. DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
7. 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.
8. SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
9. VERIFY THAT EXISTING MAIN PANEL SUPPLY WIRING SIZE, INCLUDING VOLTAGE DROP, FOR METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
10. SEE ARCHITECTURAL DRAWINGS FOR SITE PLANS AND INDIVIDUAL SUITE LOCATIONS.
11. INSTALL AFCI AND GFCI BREAKERS, AS NEEDED, PER NEC 210.12.
12. ELECTRICAL CONTRACTOR SHALL RELOCATE ANY EXISTING RANGE RECEPTACLES SO THAT THEY ARE LOCATED BEHIND THE EQUIPMENT AND BELOW THE HEIGHT OF THE COUNTERTOP.
13. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND INDIVIDUAL SUITE LOCATIONS.
14. COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
15. SEE EQUIPMENT LISTS ON DRAWINGS M1 AND P1.
16. 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.
17. VERIFY THAT EXISTING MAIN PANEL SIZE, INCLUDING VOLTAGE DROP, FROM METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
18. DEACTIVATE EXISTING CIRCUITS, INSTALL NEW CIRCUITS TO MEET CURRENT CODE REQUIREMENTS.
19. 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.
20. ALL WIRING ABOVE GRADE SHALL BE IN CONDUIT. TYPE MC CONDUIT MAY BE USED FOR BRANCH CIRCUITS, EXCEPT HOMERUNS, WHICH SHALL BE IN CONDUIT.
21. 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, IF SPACE ALLOWS.
23. THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
24. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
25. PROVIDE A MINIMUM OF ONE EMPTY, CAPPED 1" CONDUIT STUBBED ABOVE THE CEILING FOR FUTURE CIRCUITS.
26. FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
27. 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.
28. ALL 120 VOLT RECEPTACLES IN KITCHEN, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI.
29. 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.
30. MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
31. NUMBER NEXT TO LIGHT FIXTURE REPRESENTS FIXTURE TYPE/SWITCH NUMBER. NUMBER NEXT TO HOMERUNS REPRESENTS PANEL/CIRCUIT NUMBER.
32. 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.
33. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
34. 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.
35. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
37. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



② 200A 1 phase Electrical Riser
N.T.S



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	Dimmable
SL	Eaton	FM15VRCCR	•
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 is not existing.

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

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

Electrical Legend	
	Duplex Receptacle, Countertop
	Duplex Receptacle, Dishwasher
	Duplex Receptacle, Ground Fault Interrupter
	Duplex Receptacle, Refrigerator
	Duplex Receptacle
	Duplex Receptacle, Microwave, 5' 0" aff
	Receptacle, Washer/Dryer
	Duplex Receptacle, Garbage Disposal
	Single pole light switch
	Smoke Detector Alarm, Kidde Model 14618
	Smoke/Carbon Monoxide Detector Alarm, Kidde Model KN-CODE-I
	Horn/Strobe system with integral doorbell. Install doorbell at front door.

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CIRCLE APARTMENTS
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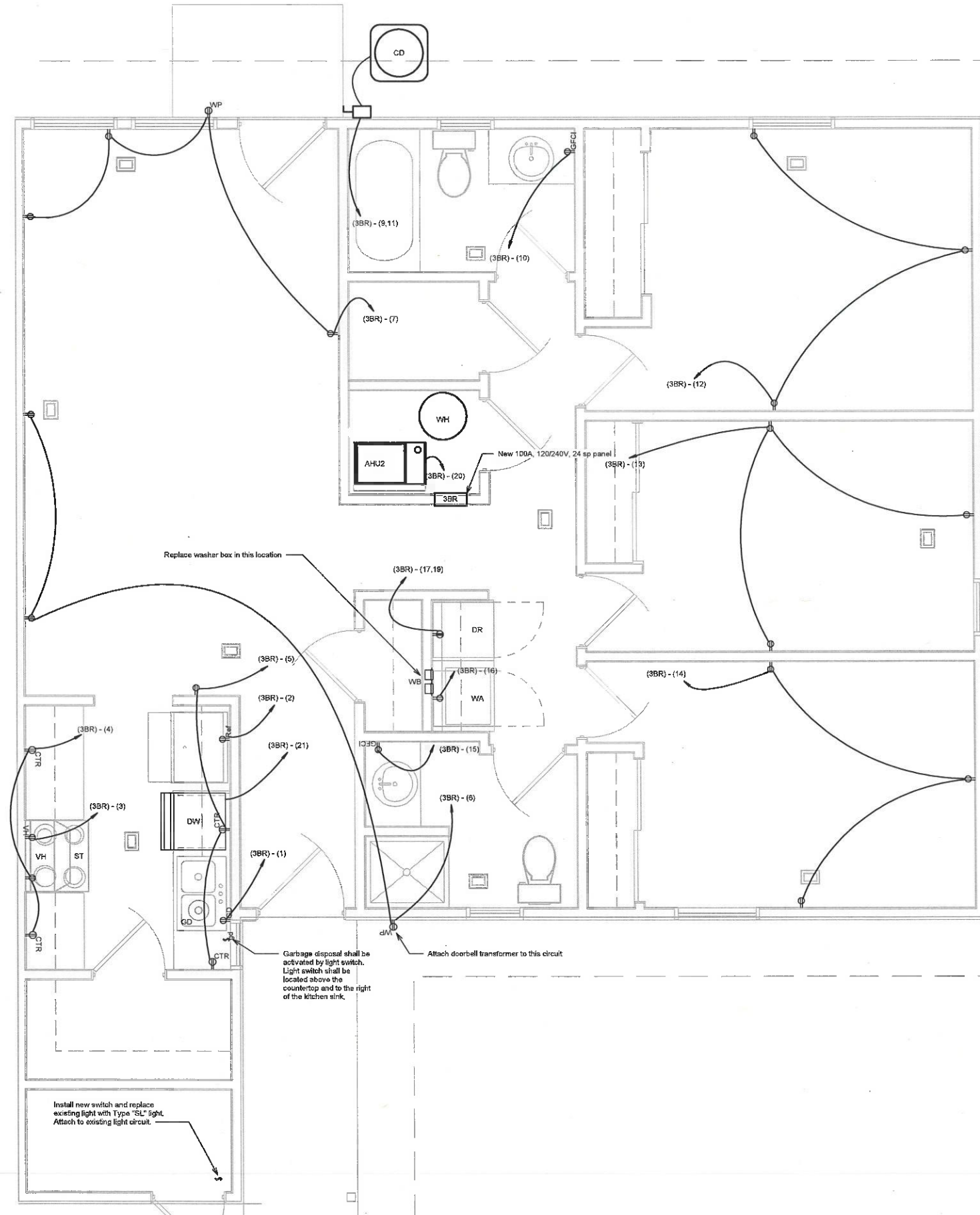
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Electrical Notes, Details, Schedules

DATE SEPTEMBER 25, 2020
CONTRACT NO. 2019-1008
SHEET NO. E1



① Power Plan 3 BR
1/2" = 1'-0"

Power Plan 3BR

Date	7/2019
Project Number	190707



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

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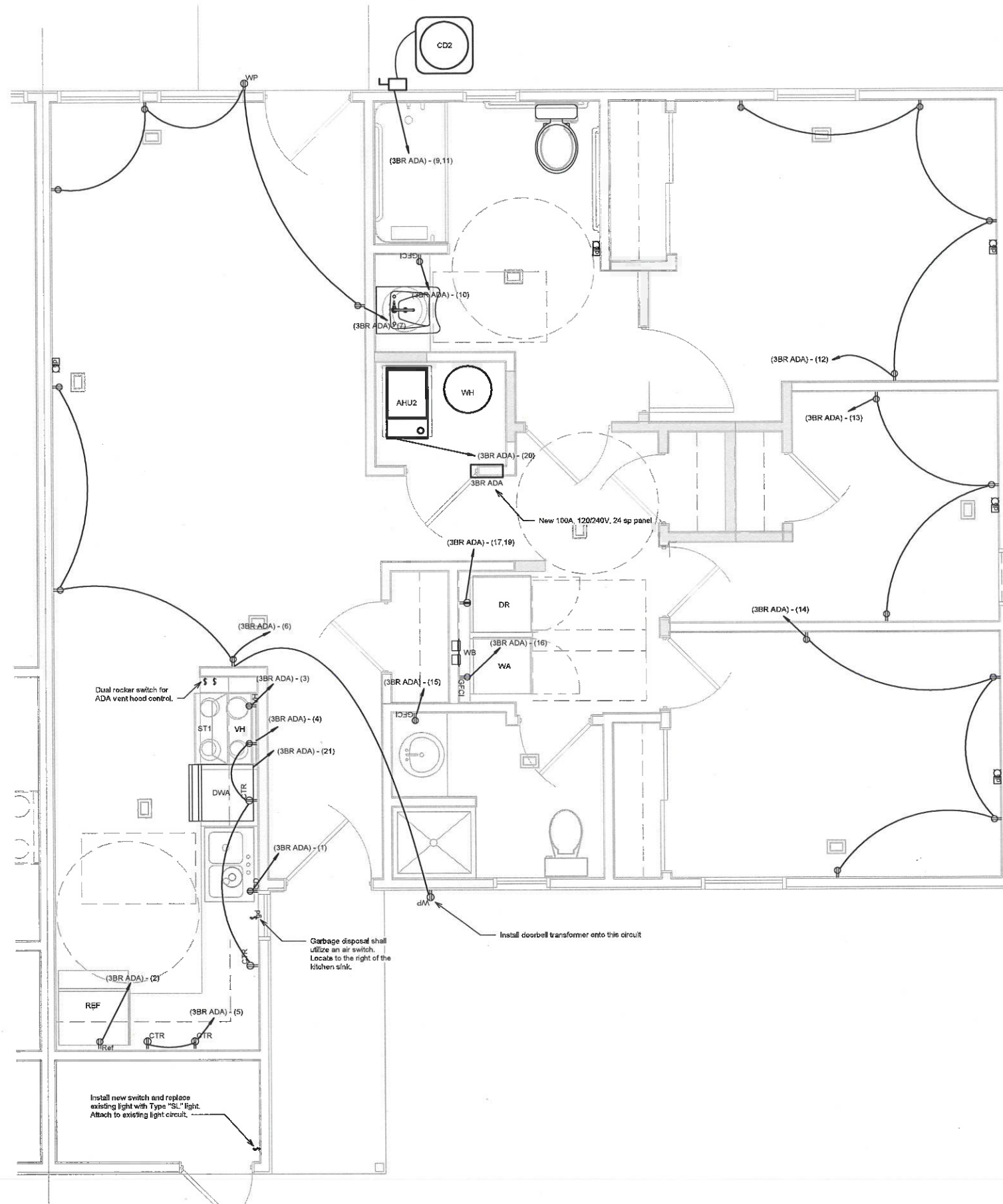
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REVISIONS	
FINAL SET	7/2019



Jeff Green - Professional Engineer
MO# PE-20100758

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1 Power Plan 3 BR ADA
1/2" = 1'-0"

Power Plan 3BR ADA

Date	7/2019
Project Number	190707



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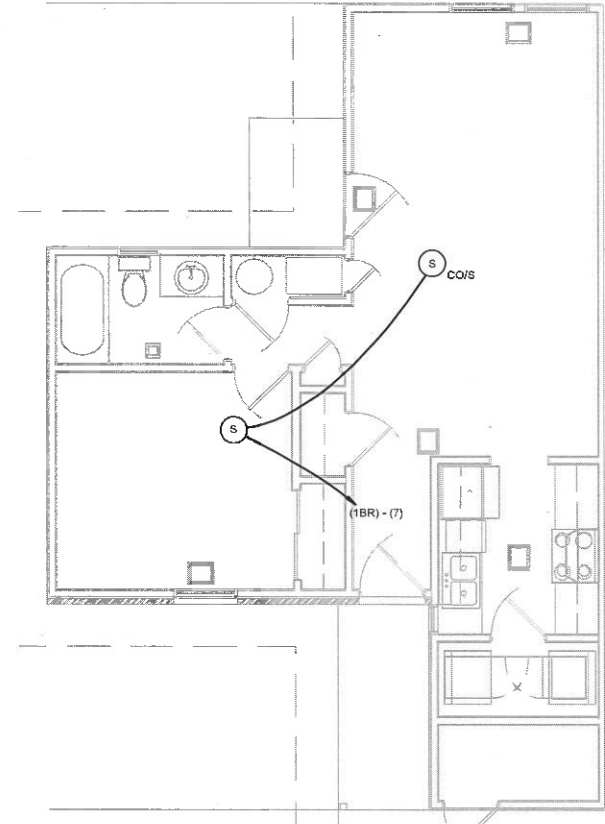


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FINAL SET	7-2019

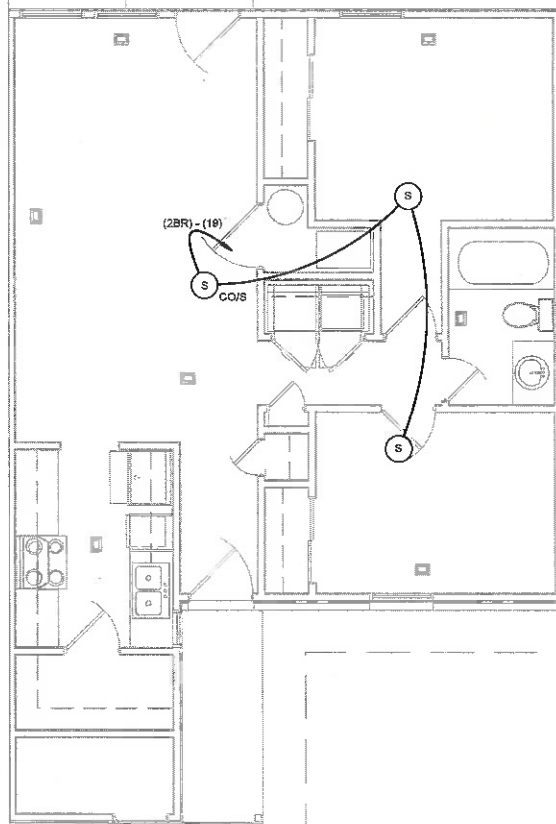
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Jeff Green - Professional Engineer
MO# PE-201200756

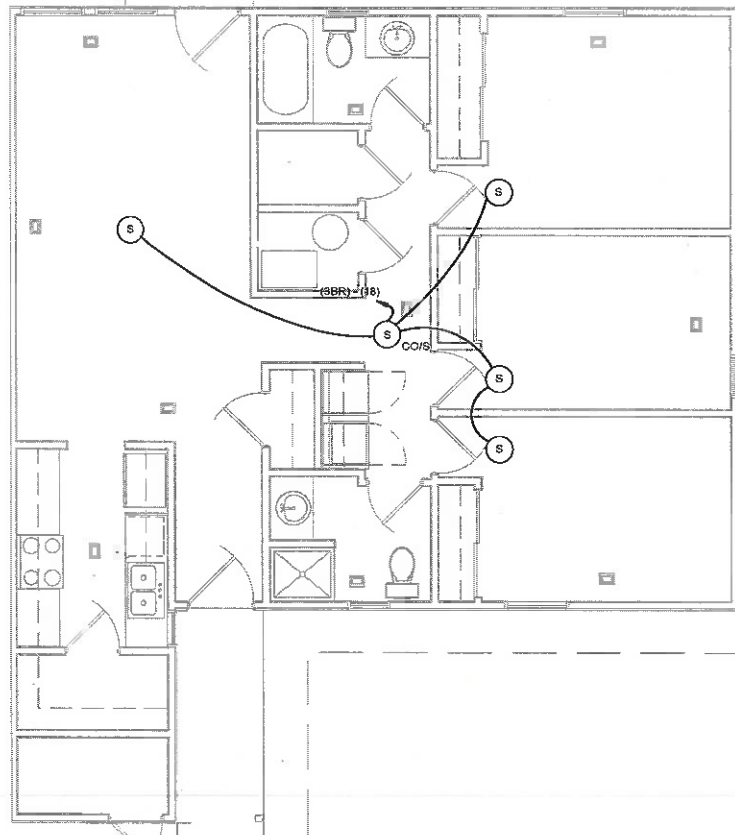
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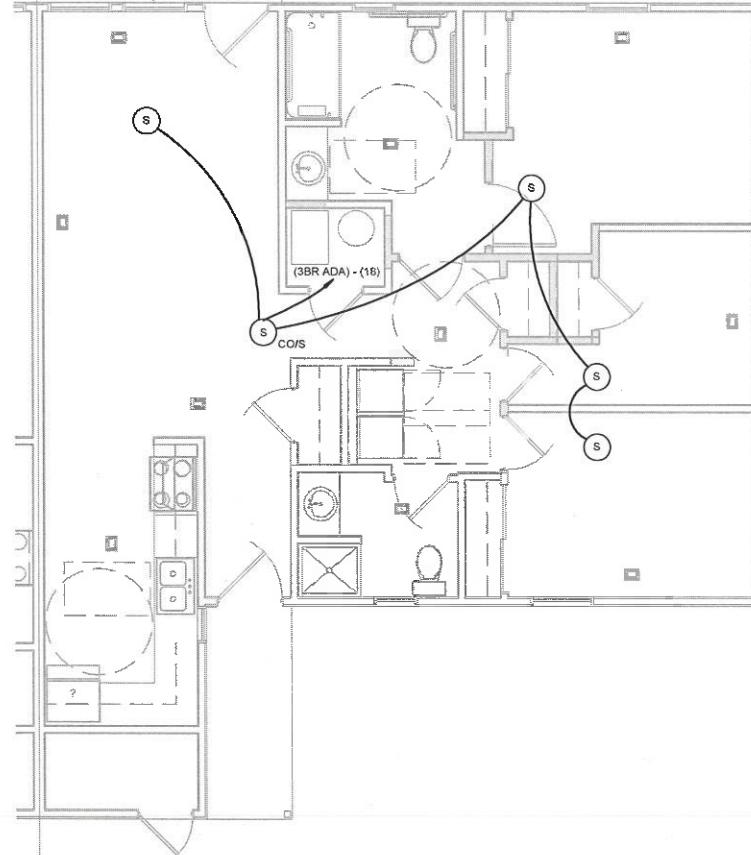
① Smoke Detector Plan 1 BR
1/4" = 1'-0"



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



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



④ Smoke Detector Plan 3 BR ADA
1/4" = 1'-0"

Smoke Detector Plans

Date	7/2019
Project Number	190707

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WWW.GREENENGINEERINGMO.COM

Green Engineering LLC
Missouri State Certificate of Authority
#2010022846

DATE
SEPTEMBER 25, 2020

COMMA NO.
2019-1008

SHEET NO.
E6

CIRCLE APARTMENTS FOR HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-4262
FAX: (417) 863-4922

REVISIONS	
FINAL SET	7/2019



JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

Jeff Green - Professional Engineer
MOP PE-201200758

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Branch Panel:	1BR	VOLTAGE	120/240 Single	PHASES	1			
		ELECTRICAL DATA	120 V/1-0 VA	A/C				
		MOUNTING	Recessed					
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 540 VA			20 A	Kitchen Power	2
3	DR/LR Power	20 A		1080 VA / 250 VA		20 A	MW	4
5	DW	20 A	744 VA / 180 VA			20 A	Refrigerator	6
7	Smoke Detectors	20 A		240 VA / 2160 VA		30 A	CD	8
9	Dryer	30 A	2880 VA / 2160 VA			--	--	10
11	--	--		2880 VA / 900 VA		20 A	BR	12
13	RR	20 A	180 VA / 540 VA			20 A	Kitchen Power	14
15	Washer	20 A		180 VA / 1150 VA		20 A	AHU	16
17	Lights	20 A	500 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						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD		DEMAND LOAD					
HVAC	1150 VA		1150 VA					
COOLING					TOTAL CONNECTED LOADS: 16901 VA			
LIGHTING					TOTAL ESTIMATED DEMAND: 16856 VA			
RECEPTACLE	10090 VA		10045 VA		TOTAL CONNECTED CURRENT: 70 A			
POWER	5434 VA		5434 VA		TOTAL ESTIMATED LOAD: 70 A			
KITCHEN					NON-COINCIDENTAL HTG/CLG: 0 A			
					TOTAL ESTIMATED DEMAND --- 70 A			

Branch Panel:		2BR ADA	VOLTAGE		120/240 Single		PHASES		1		
			ELECTRICAL DATA		120 V/1-0 VA		A/C				
			MOUNTING		Recessed						
Oke-Thomas Circle Apartments											
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...			
1	GD	20 A	480 VA / 744 VA			20 A	DW	2			
3	DR Power	20 A		540 VA / 180 VA		20 A	Refrigerator	4			
5			0 VA / 2160 VA			30 A	CD	6			
7	Dryer	30 A		2880 VA / 2160 VA		--	--	8			
9	--	--	2880 VA / 250 VA			20 A	MW	10			
11	Kitchen Power	20 A		540 VA / 360 VA		20 A	Kitchen Power	12			
13	LR Power	20 A	720 VA / 720 VA			20 A	BR Power	14			
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16			
17	BR Power	20 A	720 VA / 500 VA			20 A	Lights	18			
19	Smoke Detectors	20 A		360 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						TOTAL CONNECTED LOADS:		16411 VA			
COOLING						TOTAL ESTIMATED DEMAND:		16095 VA			
LIGHTING						TOTAL CONNECTED CURRENT:		66 A			
RECEPTACLE		10630 VA		10315 VA		TOTAL ESTIMATED LOAD:		67 A			
POWER		5434 VA		5434 VA		NON-COINCIDENTAL HTG/CLG:		0 A			
KITCHEN						TOTAL ESTIMATED DEMAND --		67 A			

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

Branch Panel:		3BR	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	A/C		
			MOUNTING		Recessed			
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	MW	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	540 VA / 540 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 540 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 540 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA		TOTAL CONNECTED LOADS: 18341 VA				
COOLING				TOTAL ESTIMATED DEMAND: 17756 VA				
LIGHTING				TOTAL CONNECTED CURRENT: 76 A				
RECEPTACLE	11170 VA	10585 VA		TOTAL ESTIMATED LOAD: 74 A				
POWER	5434 VA	5434 VA		NON-COINCIDENTAL HTG/CCLG: 0 A				
KITCHEN				TOTAL ESTIMATED DEMAND -- 74 A				

Electrical Circuit Schedule - 3BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	MW
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	4	Kitchen Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
3BR	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	8	Lights
3BR	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	9,11	CD
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	RR
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	12	BR Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR	120 V	585 W	5 A	1-#12, 1-#12, 1-#12	21	DW

Panel Schedule

Date7/2019

Project Number190707



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Green Engineering LLC
Missouri State Certificate of Authority
#2010028848

CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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JOHN OKE-THOMAS - ARCHITECT
MO # A-1-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



REVISIONS	
FINAL SET	7/2019

SHEET NO.
E8

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

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Jeff Green - Professional Engineer
MO# PE-201200758

The Professional Engineer affirms that the design and calculations are his or her original work and that he or she is not providing engineering services to any other party without the written consent of the client. All drawings, specifications, and calculations are the property of the engineer and shall remain confidential and shall not be used for any other purpose without the written consent of the engineer.

Branch Panel:		3BR ADA	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	A/C		
			MOUNTING		Recessed			
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	Vent Hood	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	360 VA / 720 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 720 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 720 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA		TOTAL CONNECTED LOADS:		18701 VA		
COOLING				TOTAL ESTIMATED DEMAND:		17536 VA		
LIGHTING				TOTAL CONNECTED CURRENT:		78 A		
RECEPTACLE	11530 VA	10765 VA		TOTAL ESTIMATED LOAD:		75 A		
POWER	5434 VA	5434 VA		NON-COINCIDENTAL HTG/CLG:		0 A		
KITCHEN				TOTAL ESTIMATED DEMAND ~...		75 A		

Electrical Circuit Schedule - 3BR ADA						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR ADA	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR ADA	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	Vent Hood
3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	4	Kitchen Power
3BR ADA	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
3BR ADA	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	8	Lights
3BR ADA	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	9,11	CD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	RR
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	12	BR Power
3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR ADA	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR ADA	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR ADA	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR ADA	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	21	DW

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JOHN OKE-THOMAS - ARCHITECT
MO #A--
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



Jeff Green - Professional Engineer
MO# PE-201230758

REVISIONS

FINAL SET	-4/2019

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
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TELEPHONE: (417) 883-6222
FAX: (417) 883-6222



CIRCLE APARTMENTS

FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
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 7/2019
Project Number 190707



2038 E. ADAMS CT
SPRINGFIELD, MO 65804
TEL: 417-234-1705
WWW.GREENENGINEERINGMO.COM

Green Engineering LLC
Missouri State Certificate of Authority
#2010028346

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.

E9

Panel Schedules



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: North Delaware, Springfield, MO

Redevelopment Area: North Delaware 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@knightdev.co

Does Applicant Own or Lease the Property? Lease

Signature:  Date: 07/11/2022

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.

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), AND SEVEN (7) FINAL PLAT OF NORTH COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PROJECT NARRATIVE

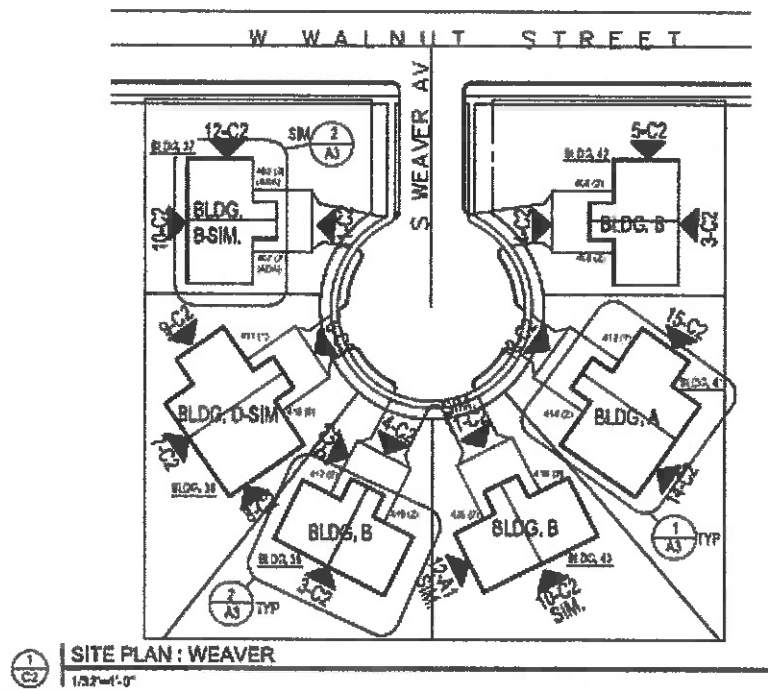
North Delaware Public Housing Redevelopment Area East High Street Public Housing Redevelopment Area South Weaver Avenue Public Housing Redevelopment Area West Sunset Street Public Housing Redevelopment Area

Circles and Scattered Sites (current RAD project)

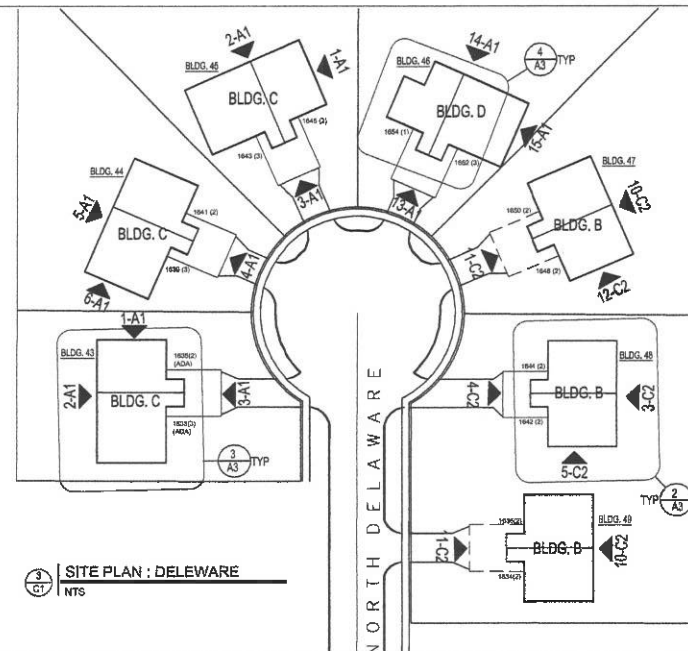
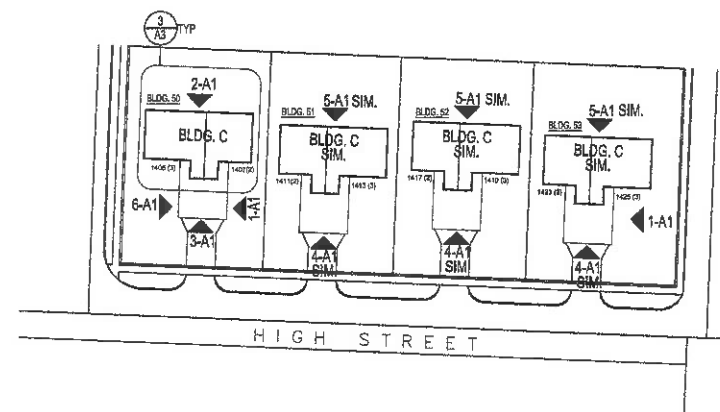
Circle Apartments are located at North Delaware and South Weaver, Springfield, MO - 5 one bedrooms, 22 two bedrooms, and 3 three bedrooms, totaling 30 residential housing community homes.

Scattered Sites are located at North Delaware, West Edgewood, South Grant, East High, and West Sunset, Springfield, MO – 16 two bedrooms and 16 three bedrooms, totaling 32 residential housing community homes.

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. All designated handicap units shall be upgraded to ADA standards and shall meet ANSI requirements. Existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats. Exterior windows shall be removed and replaced with energy efficient windows. Landscaping shall be installed in all areas affected by construction.



1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A" SIM. - TYP. 1 & 2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" SIM. - TYP. 201 & 202 ROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B" SIM. - TYP. 282 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 283 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C" SIM. - TYP. 3&2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 183 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D" SIM. - TYP. 381 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



REVISIONS	
CD PACKAGE	B-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
102E EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE (417) 860-0322 FAX: (417) 863-0222

CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO

DATE
SEPTEMBER 26, 2020

DOI: 10.1002/eqm2
2019-1008

FIGURE NO.
C1

FOR
HOUSING AUTHORITY
OF SPRINGFIELD

PROJECT LOCATION

PROJECT MAP LOCATION

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 CODES, CONSTRUCTION CONVENTIONS 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, BUT NOT LIMITED TO, ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES, ETC.
4. THE CONTRACTOR SHALL FURNISH A LIST OF SUBCONTRACTORS 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 OBTAINING 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 SUCH AND BE 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 PRIOR TO, OR AFTER CONSTRUCTION, WITHOUT THE PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
10. 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 WITH THE SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. DIFFERENT NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
12. ALL NEW WOOD FRAMING SHALL BE FIRE BLOCKED.

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 RAJ.
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 & APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL DUPLEXES.
6. REMOVE / REPLACE APPLIANCES AS REQUIRED. SEE HVC 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 AND APPLIANCES.
9. PLUMBING: REMOVE AND REPLACE TUB/SHOWERS, HANDICAP ROLL-IN SHOWERS, KITCHEN SINKS, FAUCETS, WATER HEATERS, LAVATORIES. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
10. HVAC: (ALL UNITS) INSTALL FIVE PUMP, HEAT & AIR/ 14 SEER AND INSTALL PROGRAMMABLE THERMOSTATS. REPLACE AND RELOCATE ALL DUCTWORK IN COMMON SPACE TO LOCATE 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, AND INTERIOR LIGHTS. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: SEAL EXISTING PARKING AND DRIVEWAYS. SEE SITE PLANS FOR SPECIFIC LOCATIONS.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$500.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. REMOVE AND REPLACE SUB-FLOORING IN (B) ONE BEDROOM UNITS AS DIRECTED BY OWNER
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ASPHALT SHINGLES - 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 SIZES. SEE EXTERIOR ELEVATIONS FOR EXACT LOCATION.
18. REMOVE AND REPLACE GUTTERS AND DOWNSPOUT ONLY IN DAMAGED AREAS.
19. REMOVE AND REPLACE EXISTING RANGE HOODS IN ALL DUPLEX UNITS
20. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.

CV COVER SHEET
A0.1 MOUNTING HEIGHTS

C1 SITE PLANS
C1.1 DELAWARE AVENUE SURVEY
C1.2 EDGEWOOD AND GRANT AVENUE SURVEY
C1.3 HIGH STREET SURVEY
C1.4 SUNSET STREET SURVEY
C1.5 WEAVER AVENUE SURVEY

C2 SITE PLANS & EXTERIOR ELEVATIONS

A1 EXTERIOR ELEVATIONS

A2 DEMOLITION FLOOR PLANS

A3 EXISTING BUILDING FLOOR PLANS

A4 MODIFIED 1 BEDROOM UNIT
A5 MODIFIED 2 BEDROOM UNIT
A6 MODIFIED 3 BEDROOM UNIT
A7 MODIFIED 2 BEDROOM UNIT (ADA)
A7.1 MODIFIED 3 BEDROOM UNIT (ADA)

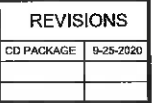
A8 DETAILS

A9 FINISH SCHEDULE - WEAVER UNIT 405 (ADA), 407(ADA), 411
A10 FINISH SCHEDULE - WEAVER UNIT 413, 417, 419
A11 FINISH SCHEDULE - WEAVER UNIT 420, 416, 414
A12 FINISH SCHEDULE - WEAVER UNIT 402, 406, 412
A13 FINISH SCHEDULE - DELAWARE UNIT 1633 (ADA), 1635 (ADA), 1641
A14 FINISH SCHEDULE - DELAWARE UNIT 1638, 1643,
A15 FINISH SCHEDULE - DELAWARE UNIT 1645, 1652, 1654
A16 FINISH SCHEDULE - DELAWARE UNIT 1650, 1648, 1654
A17 FINISH SCHEDULE - DELAWARE UNIT 1642, 1635, 1634
A18 FINISH SCHEDULE - HIGH ST. UNIT 1405, 1407, 1411
A19 FINISH SCHEDULE - HIGH ST. UNIT 1413, 1417, 1423
A20 FINISH SCHEDULE - HIGH ST. UNIT 1419, 1424
A21 FINISH SCHEDULE - SUNSET ST. UNIT 917, 915, 923
A22 FINISH SCHEDULE - SUNSET ST. UNIT 925, 917
A23 FINISH SCHEDULE - SUNSET ST. UNIT 915, 911, 909
A24 FINISH SCHEDULE - GRANT ST. UNIT 2628(ADA), 2630 (ADA)
A26 FINISH SCHEDULE - EDGEWOOD UNIT 714, 716, 724
A28 FINISH SCHEDULE - EDGEWOOD UNIT 722, 730
A27 FINISH SCHEDULE - EDGEWOOD UNIT 732, 736, 738

E1	ELECTRICAL NOTES, DETAILS, SCHEDULES
E2	POWER PLAN 1BDR
E3	POWER PLAN 2 BDR & 2 BDR ADA
E4	POWER PLAN 3 BDR
E5	POWER PLAN 3 BDR ADA
E6	SMOKE DETECTOR PLANS
E7	PANEL SCHEDULES
E8	PANEL SCHEDULES
E9	PANEL SCHEDULES

BUILDING "A"	TYP. 1&2 BEDROOM UNIT
BUILDING "A" SIM	TYP. 2&1 BEDROOM UNIT
BUILDING "B"	TYP. 2&2 BEDROOM UNIT
BUILDING "B" SIM	TYP. 2&2 BEDROOM UNIT (ADA)
BUILDING "C"	TYP. 3&2 BEDROOM UNIT
BUILDING "C" SIM	TYP. 2&3 BEDROOM UNIT
BUILDING "D"	TYP. 1&3 BEDROOM UNIT
BUILDING "D" SIM	TYP. 3&1 BEDROOM UNIT
BUILDING "C" SIM	TYP. 3&2 BEDROOM UNIT (ADA)

TYP. ONE BEDROOM UNIT 644 SQ.FT
TYP. TWO BEDROOM UNIT 802 SQ.FT
TYP. THREE BEDROOM UNIT 1,033 SQ.FT



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CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

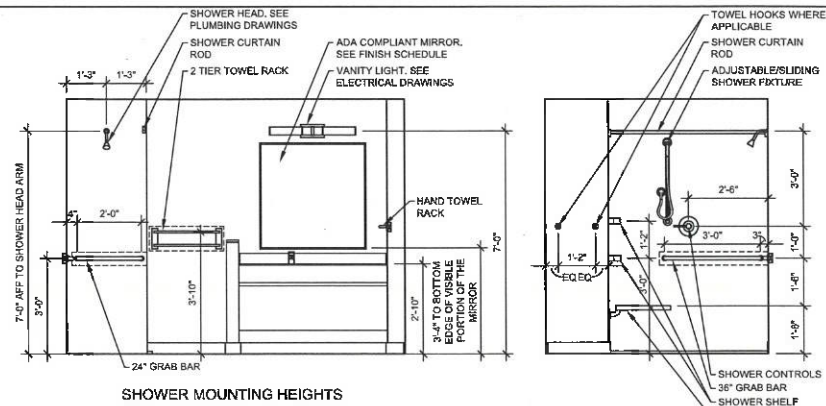
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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.

CV



GENERAL NOTES

1. THESE FEATURES AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATION ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. ELEVATIONS SHOWN MAY OR MAY NOT APPEAR ON THE 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). GRID BARS SHALL NOT BE USED. FASTENERS SHALL BE OF TYPE TO WITHSTAND REQUIRED FORCE AND TYPE. GRAD BARS SHALL BE WELD CONSTRUCTION.
3. ALL EXTERIOR RAMPS SHALL HAVE A NONSKID FINISH (AS SPECIFIED). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF HONSDKO MATERIAL. (SEE SPECIFICATIONS). IF NON FINISH IS QUOTED OR CHARGED, PROVIDE RUBBER RAGMATI. 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" AND NO MORE THAN 1/4" APART. ALL GRATINGS SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
5. ACCESSIBLE DOORS: SWEEP PERCENT OR 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 OF 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.

REVISIONS

CD PACKAGE	9-25-2020
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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.

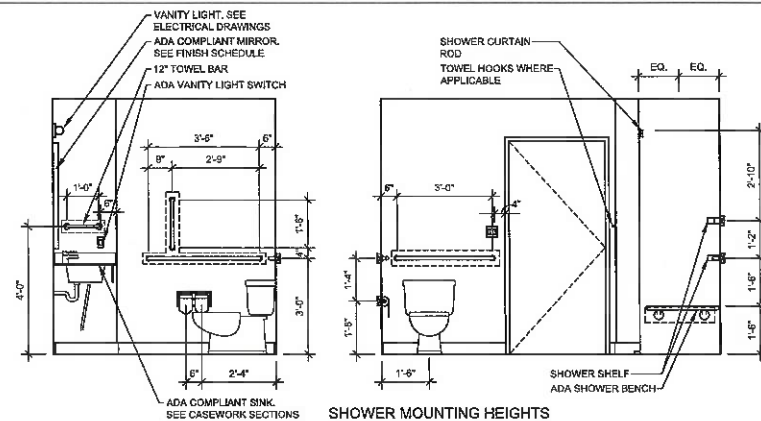
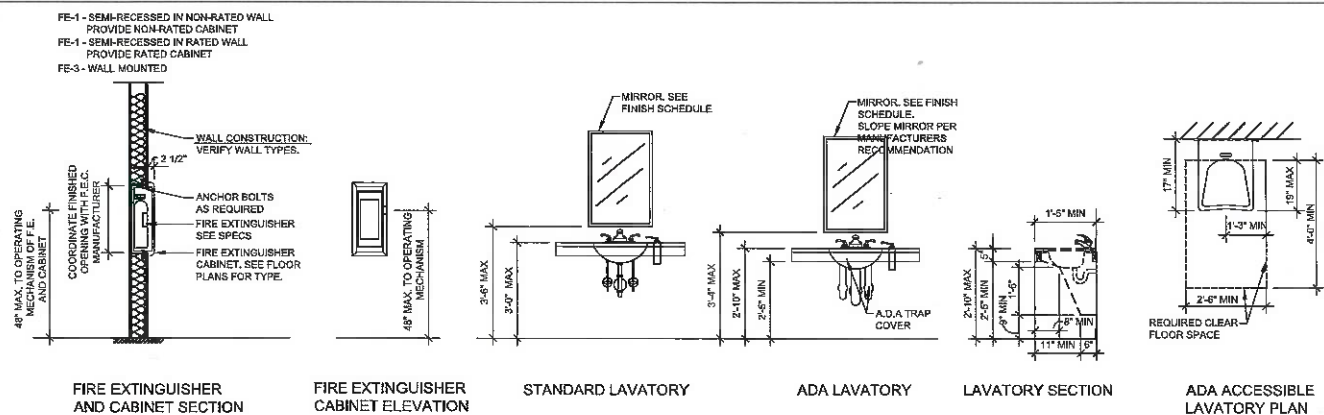
FIRE EXTINGUISHER CABINET TYPES:

FE-1 : SEMI-RECESSED IN NON-RATED WALL PROVIDE NON-RATED CABINET

FE-2 : SEMI-RECESSED IN RATED WALL PROVIDE RATED CABINET

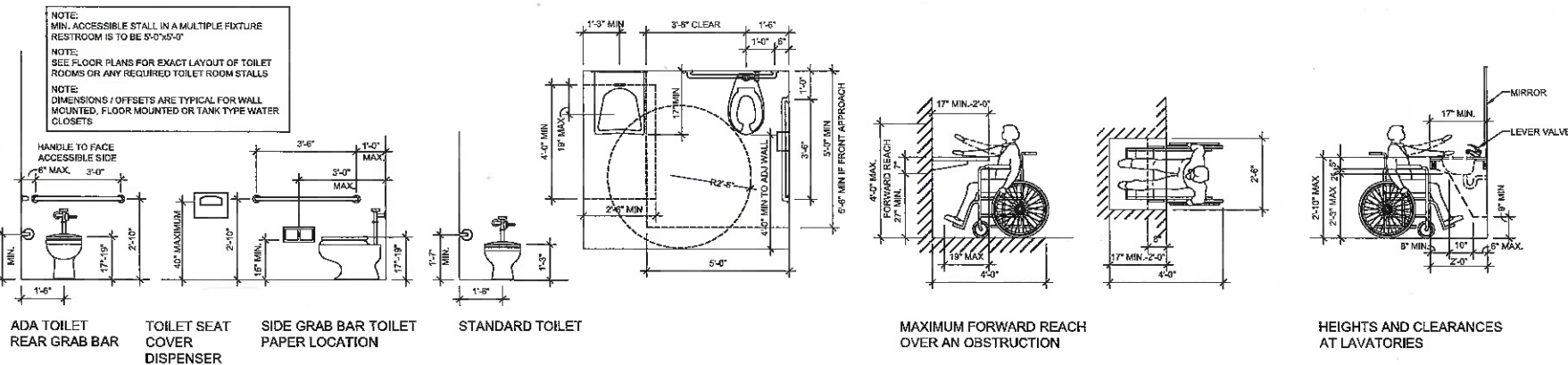
FE-3 : WALL MOUNTED CABINET - NON-RATED CABINET

FE-4 : FIRE EXTINGUISHER HANGER ONLY

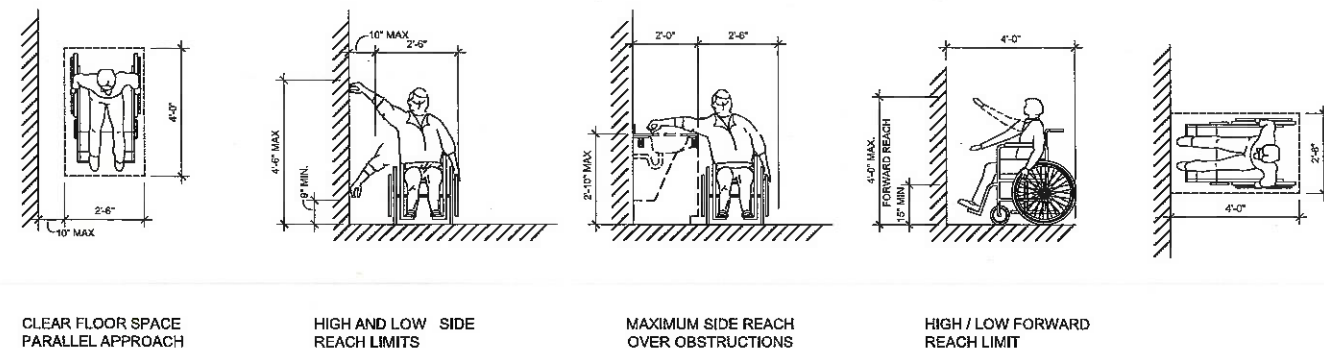


ALL ACCESSIBLE UNITS SHALL MEET THE FOLLOWING STANDARDS;

- UNIFORM FEDERAL ACCESSIBILITY STANDARDS OF APRIL, 1988 (24 CFR PART 8).
- FAIR HOUSING ACT (42 U.S.C. 3601-19) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 100.
- SECTION 504 OF THE REHABILITATION ACT OF 1973 (29 U.S.C. 794) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 8.
- ARCHITECTURAL BARRIERS ACT OF 1968, AS AMENDED (42 U.S.C. § 4151 ET SEQ.).
- AMERICANS WITH DISABILITIES ACT (28 CFR PART 36).



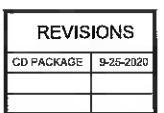
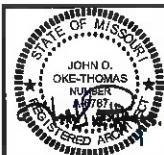
	REFERS TO DETAIL (EXAMPLE SHOWN: DETAIL #1 ON SHEET A5)		REFERS TO BUILDING COLUMN GRID SYSTEM (EXAMPLE: COLUMN A-3, INTERSECTION OF GRIDS A AND 3)		UNDISTURBED EARTH AND COMPACTED EARTH
	REFERS TO MAJOR BUILDING CROSS SECTION (EXAMPLE SHOWN: # 2 ON SHEET A4)		ROOM NAME AND NUMBER DESIGNATION		CONCRETE SECTION & ELEVATION
	REFERS TO DETAIL SECTION (EXAMPLE SHOWN: # 2 ON SHEET A3)		FLOOR PLAN KEYNOTE		CMU BLOCK SECTION AND ELEVATION
	REFERS TO ELEVATION (EXAMPLE SHOWN: # 1 ON SHEET A2)		ELEVATION KEYNOTE		BRICK SECTION AND ELEVATION
	REFERS TO INTERIOR WALL ELEVATIONS (EXAMPLE: 4 INT. WALL ELEVATIONS)		WALL TYPE		2x WOOD FRAMING SECTION AND ELEVATION
	REFERS TO DOOR SCHEDULE (EXAMPLE: DOOR - A12)		SITE KEYNOTE		BATT AND RIGID INSULATION
	REFERS TO WINDOW SCHEDULE (EXAMPLE: WINDOW - A)		EXISTING GRADE CONTOUR LINE (ELEVATION 95'-0")		PLYWOOD SECTION AND ELEVATION
	OCCUPANCY NOTE (EXAMPLE: 27 MAX. OCCUPANTS FOR THE NOTED SPACE)		FINISHED FLOOR (ELEVATION 100'-0")		METAL SECTION AND ELEVATION
	DIRECTION OF EGRESS (EXAMPLE: DOWN A STAIR OR RAUM)		LEVEL LINE (ELEVATION 100'-0")		GYPSUM WALL BOARD SECTION
			NORTH ARROW		ASPHALT PAVING OVER COMPACTED GRAVEL BASE
			CEILING FINISH KEYNOTE (EXAMPLE: FINISH "A" AT 9'-6" ABOVE THE FINISHED FLOOR)		COMPACTED GRAVEL BASE



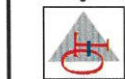
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SYMBOL LEGEND AND MATERIAL LEGEND

NTS



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CIRCLE & SCATTERED DUPLEXES
FOR
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SPRINGFIELD, MO 65802

DATE
SEP 25, 2020

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019-1008

SHEET NO.

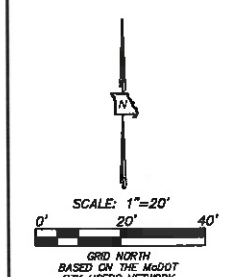
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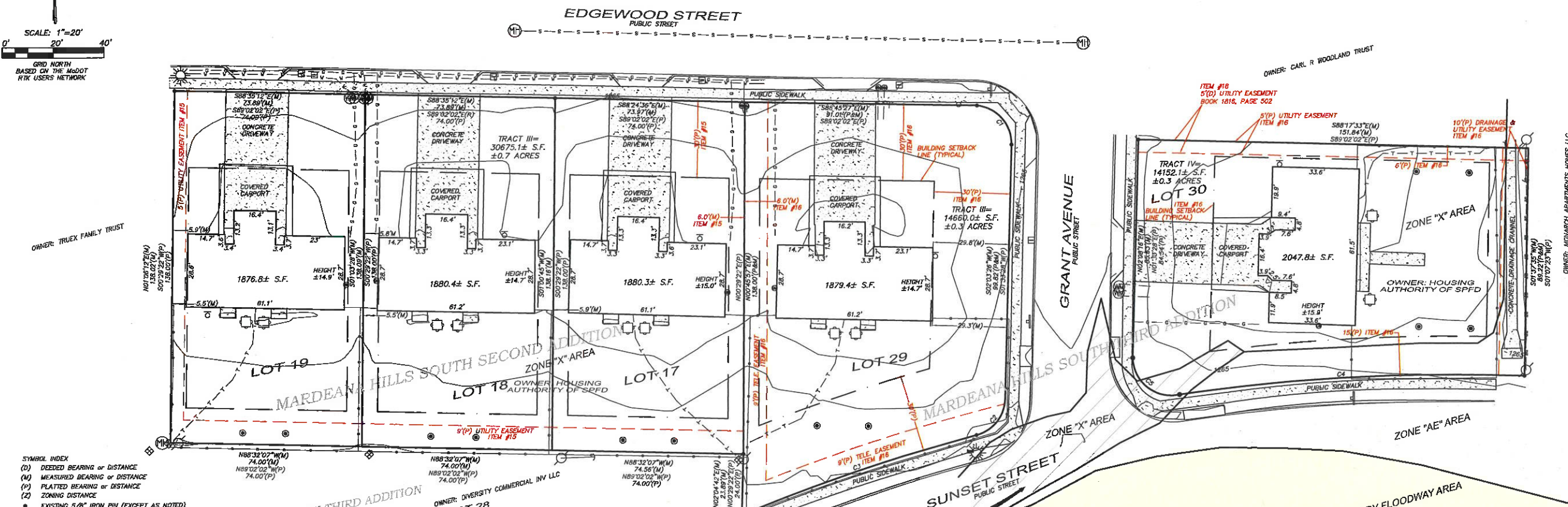
CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	13.62'(P&M)	51°59'43"(M)	N23°56'51"W(M)	13.15'(M)
C2	15.00'(P&M)	13.18'(M) 13.62'(P)	50°20'56"(M)	S27°27'49"W(M)	12.76'(M)
C3	50.00'(P&M)	247.78'(M) 247.88'(P)	283°58'01"	S88°15'31"E(M)	61.61'(M)

MICHAEL WHITE ~ MD PLS 2488

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CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00 (P&M)	22.45 (M) 23.72 (P)	85°44'58" (M)	S40°49'03" E (M)	20.41 (M) 21.33 (P)
C2	15.00 (P&M)	19.32 (P&M)	73°47'49" (M)	S35°57'20" W (M)	18.01 (P&M)
C3	729.87 (P&M)	97.19 (M) 98.47 (P)	73°47'49" (M)	S71°35'17" W (M)	97.12 (M)
C4	729.87 (P&M)	121.82 (M) 120.20 (P)	8°33'47" (M)	S86°38'20" W (M)	121.68 (M)
C5	15.00 (P&M)	24.39 (M) 26.41 (P)	93°05'35" (M)	N47°08'12" W (M)	21.79 (M) 23.13 (P)



- SYMBOL INDEX**
- (D) DECEDED BEARING OR DISTANCE
 - (M) MEASURED BEARING OR DISTANCE
 - (P) PLATTED BEARING OR DISTANCE
 - (Z) ZONING DISTANCE
 - EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
 - SET 1/2" IRON PIN "HLS LSC 370"
 - ⊕ WATER VALVE
 - ⊕ PEDESTAL
 - ⊕ IRON GRATE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
 - ⊕ POLE OR POST
 - ⊕ MAILBOX
 - ⊕ GAS METER
 - ⊕ MANHOLE
 - ⊕ A/C UNIT
 - ⊕ WATER METER
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - BURIED GAS LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - OVERHEAD UTILITY LINE
 - CONCRETE

- TABLE "A" SURVEY NOTES**
- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS:
- TRACT III: 714-738 W. EDGEWOOD STREET, SPRINGFIELD, MISSOURI
- TRACT IV: 2628 & 2630 S. GRANT AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES (LOT 30) LIE WITHIN A ZONE "A" AND ZONE "AE" FLOOD HAZARD AREAS (MAP #250777C03416, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±50,487.2 SQUARE FEET (±1.3 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1259.88'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 NO PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKETS: 200610301 & 200610302,)
- ITEM 13 - NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE GREENE COUNTY ASSESSORS G.L.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



DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT III: (714, 716, 722, 724, 730, 732, 736, 738 W. EDGEWOOD)

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), MARDEANA HILLS SOUTH SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

ALL OF LOT TWENTY-NINE (29) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT IV: (2628 & 2630 S. GRANT AVE)

ALL OF LOT THIRTY (30) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

SURVEYOR'S NOTES

1. A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 30 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)

2. A PORTION OF THE BUILDINGS ON LOT 17, LOT 18, LOT 19 AND LOT 29 ARE BUILT OVER THE SETBACK LINE

3. EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH SECOND & THIRD ADDITION (SCHEDULE B PART II ITEMS 15 & 16)

NOTE: PER FLOOD HAZARD MAP 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X)

- SCHEDULE B PART II (EXCEPTIONS - TRACT III & TRACT IV)**
14. 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 2385, AT PAGE 874, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3881-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH SECOND ADDITION, IN PLAT BOOK FF, AT PAGE 45, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
16. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK FF, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
18. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1815, AT PAGE 502, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
19. TERMS AND PROVISIONS OF RIGHT-OF-WAY DEEDS GRANTED TO THE CITY OF SPRINGFIELD FOR DRAINAGE EASEMENT AS CONTAINED IN BOOK 2658, AT PAGE 279 AND IN BOOK 2660, AT PAGE 585, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS A TEMPORARY CONSTRUCTION EASEMENT AND NO LONGER AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON

2. 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) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns

(3) RED STONE EQUITY MANAGER, LLC

(4) 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), 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White

MICHAEL WHITE - MO PLS 2488

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222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
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www.whitelandsurveying.com

SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 02/28/22
PROJECT No.: 2020-01.6a

OWNER: NOVARCH APARTMENTS HOMES LLC

ALTA / NSPS LAND TITLE SURVEY - TRACT III & TRACT IV
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: S. GRANT, W. EDGEWOOD
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003003370

08/26/2020

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CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
CI	15.00 (P&M)	23.52 (P&M)	90.03°25'(M)	N42°35'11"W(M)	21.18 (P&M)

WHITE
LAND SURVEYING, LLC

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BELLINGHAM, MISSOURI
PH: 417.232.0000
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www.whitelandsurveying.com

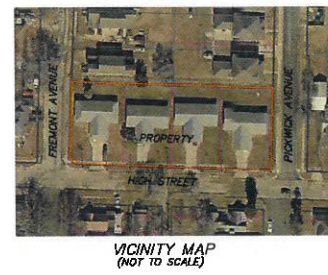
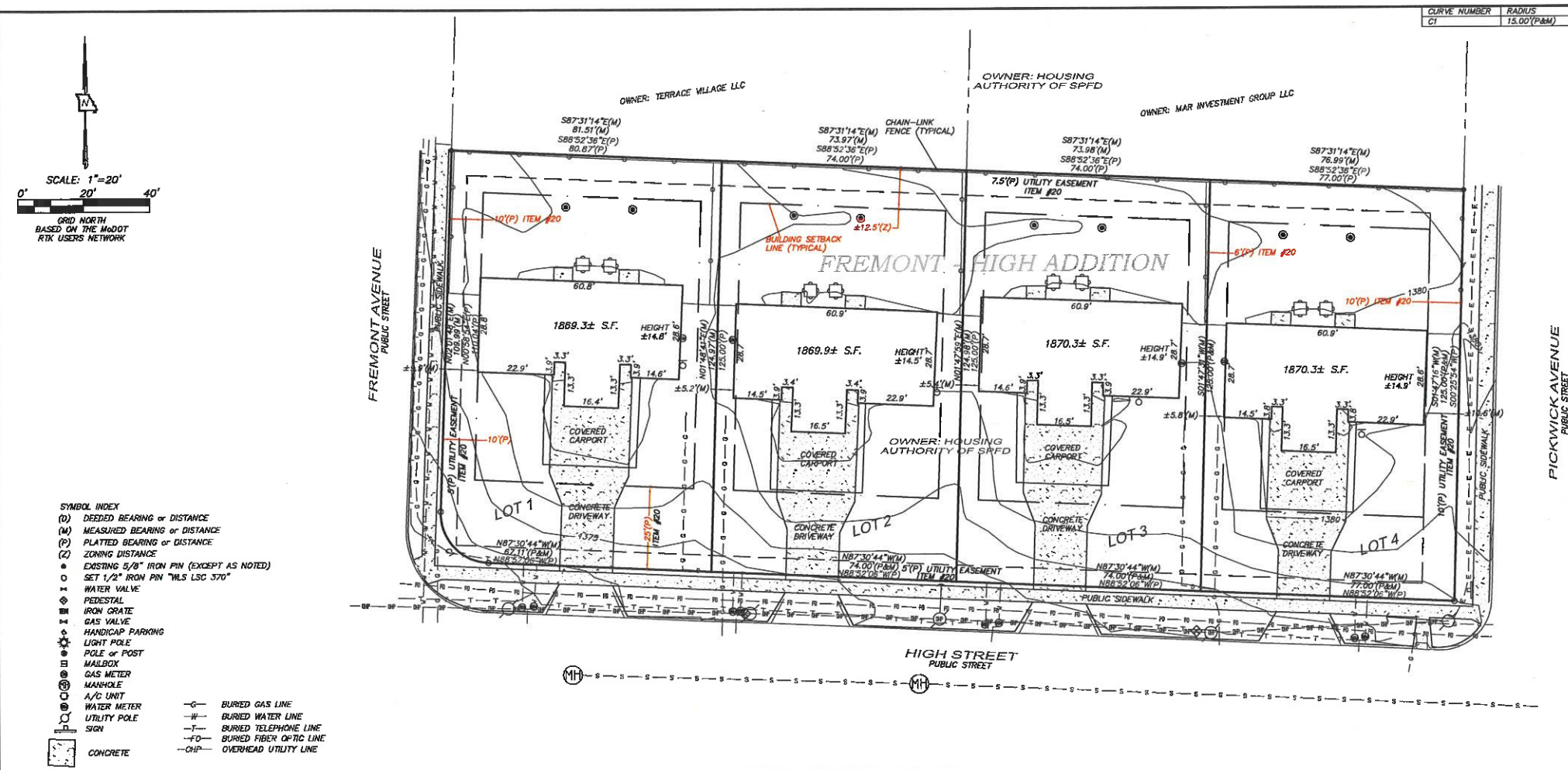
SURVEY DATE: 03/19/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 07/29/21
PROJECT No.: 2020-001.7

ALTA / NSPS LAND TITLE SURVEY - TRACT VI
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 1405 - 1424 E HIGH STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

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



08/26/2020
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SURVEYOR'S NOTES

1. THE WEST SIDE OF EACH BUILDING EXTENDS OVER THE ZONING SIDE SETBACK REQUIREMENTS
2. EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF FREMONT-HIGH ADDITION (SCHEDULE B PART II - ITEM #20)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1405 - 1424 E. HIGH STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±38,283.6 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200720590)
- 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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VI: (1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E. HIGH ST.) ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), FINAL PLAT FREMONT-HIGH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT VI)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3671-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
20. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR FREMONT-HIGH ADDITION, IN PLAT BOOK 66, AT PAGE 82, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
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 2386, AT PAGE 674 AND IN BOOK 2473, AT PAGE 2632, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

SOURCES USED FOR SURVEY

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

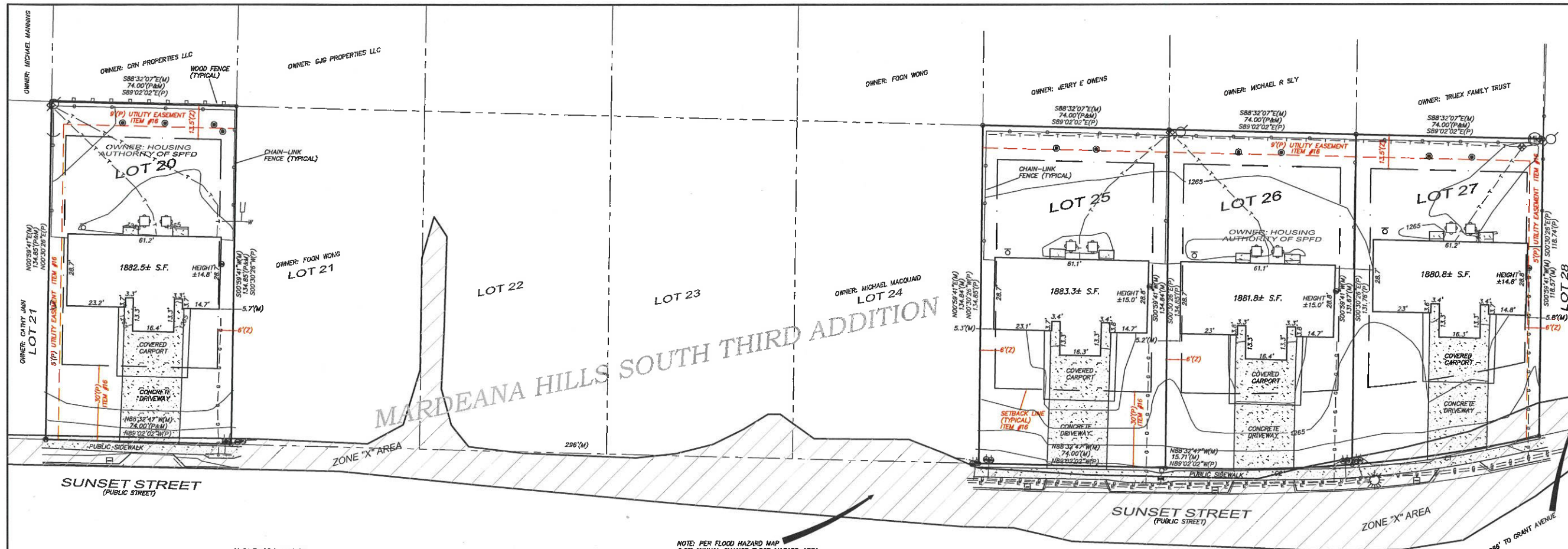
CERTIFICATION:

- IT:
- (1) BGC ADVANTAGE
 - (2) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns
 - (3) RED STONE EQUITY MANAGER, LLC
 - (4) 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(c), 7(a), 7(b), 7(c), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

MICHAEL WHITE - MO PLS 2488



SURVEYOR'S NOTES

- EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION (SCHEDULE B PART II ITEM 16). SETBACKS ARE BASED ON THE FINAL PLAT AND PROPERTY ZONING.
- A PORTION OF THE BUILDING ON LOT 20 IS BUILT OVER THE EAST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 25 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 26 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 27 IS BUILT OVER THE EAST SETBACK LINE.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS 915 W. SUNSET STREET & 809 W. SUNSET STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0341E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±39,183.4 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1" CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1266.86'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED.
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200610300)
- 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

NOTE: PER FLOOD HAZARD MAP
0.2% ANNUAL CHANCE FLOOD HAZARD AREA
AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTH LESS THAN ONE FOOT OR
WITH DRAINAGE AREAS OF LESS THAN ONE
SQUARE MILE (ZONE X)



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT V: (809, 811, 815, 817, 823, 825, 915, 917 W. SUNSET)

ALL OF LOTS TWENTY (20), TWENTY-FIVE (25), TWENTY-SIX (26), AND TWENTY-SEVEN (27), MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT V)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3581-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK 17, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
- (3) RED STONE EQUITY MANAGER, LLC
- (4) 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), 7(a), 7(b), 8(a), 8, 9, 10 (N/A), 11, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 20, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	549.96 (P&M)	75.07 (M) 75.10 (P)	749.14 (M)	S81°27'42" (M)	75.01 (M)
C2	549.96 (P&M)	58.38 (P&M)	6.04 (33.76)	S88°24'46" (M)	58.35 (M)

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222 OLD TOWN RD.
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www.whiteandsurveying.com

SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
5/T/R: 02/28/22
PROJECT No.: 2020-01.6b

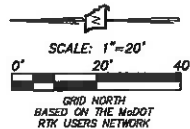
ALTA / NSPS LAND TITLE SURVEY - TRACT V
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 809-825 & 915-917 W. SUNSET STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

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

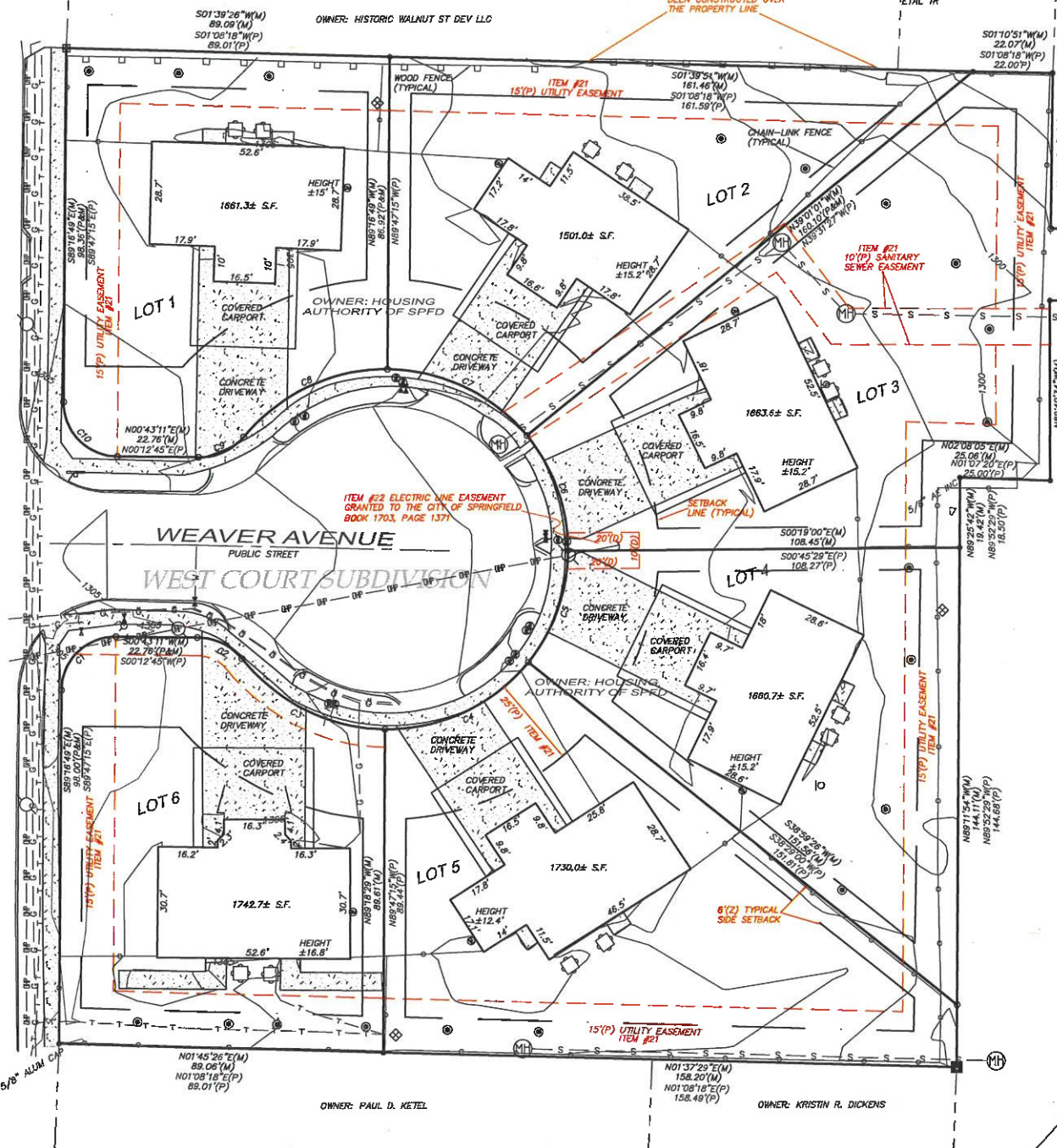


08/26/2020

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WALNUT STREET
PUBLIC STREET



CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00(P&M)	23.56(P&M)	89°59'33\"	S44°17'02\"E(M)	21.21(P&M)
C2	15.00(P&M)	13.62(P&M)	52°01'28\"	S26°43'51\"W(M)	13.16(P&M)
C3	50.00(P&M)	45.40(P&M)	52°01'32\"	S38°43'38\"W(M)	43.85(P&M)
C4	50.00(P&M)	45.14(P&M)	51°44'32\"	S25°09'24\"E(M)	43.62(P&M)
C5	50.00(P&M)	33.41(M)	34°24'P	S70°10'22\"E(M)	32.80(M)
C6	50.00(P&M)	34.64(M)	33.83(P)	N70°30'05\"E(M)	33.85(M)
C7	50.00(P&M)	43.66(P&M)	50°15'45\"	N25°31'22\"E(M)	42.47(P&M)
C8	50.00(P&M)	45.40(P&M)	52°01'32\"	N25°17'18\"W(M)	43.85(P&M)
C9	15.00(P&M)	13.62(P&M)	52°01'28\"	N25°17'28\"W(M)	13.16(P&M)
C10	15.00(P&M)	23.56(P&M)	89°59'33\"	N45°43'24\"E(M)	21.21(P&M)

OWNER: GREENE COUNTY TR NUMBER 429

OWNER: GREENE COUNTY TR NUMBER 1017



VICINITY MAP
(NOT TO SCALE)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 405 - 419 S. WEAVER AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0333E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS 465,613.7 SQUARE FEET (±1.5 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #028, ELEVATION OF 1287.53"
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 12 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381918)
- 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

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSP HOLDING, LLC, it's successors and/or assigns

(3) RED STONE EQUITY MANAGER, LLC

(4) 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, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White
MICHAEL WHITE - MO FLS 2488

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VII: (405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 S. WEAVER) ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6) FINAL PLAT WEST COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYORS NOTES

1. A PORTION OF THE WOOD FENCE ON THE EAST SIDE OF LOT 2 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. ALL BUILDINGS ARE BUILT WITHIN THE ZONING SETBACK REQUIREMENTS
3. EASEMENTS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE BASED ON THE FINAL PLAT OF WEST COURT (SCHEDULE B PART II - ITEM #21)

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

21. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR WEST COURT, IN PLAT BOOK FF, AT PAGE 59, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
22. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1703, AT PAGE 1371, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

- SYMBOL INDEX
- (D) DEED BEARING or DISTANCE
- (M) MEASURED BEARING or DISTANCE
- (P) PLATTED BEARING or DISTANCE
- EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
- EXISTING RAIL IRON
- EXISTING STONE
- SET 1/2" IRON PIN "M.S. LSC 370"
- WATER VALVE
- PEDESTAL
- IRON GRATE
- GAS VALVE
- HANDICAP PARKING
- POLE or POST
- MAILBOX
- GAS METER
- MANHOLE
- A/C UNIT
- WATER METER
- UTILITY POLE
- SIGN
- PLAY EQUIPMENT
- CONCRETE
- BURIED GAS LINE
- BURIED WATER LINE
- BURIED TELEPHONE LINE
- BURIED SEWER LINE
- OVERHEAD UTILITY LINE

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILINGS, MISSOURI
65702
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 02/21/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 23/28/22
PROJECT No.: 2020-001.4

ALTA / NSPS LAND TITLE SURVEY - TRACT VII
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 405 - 419 S. WEAVER AVENUE
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #20030603770



08/26/2020



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CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
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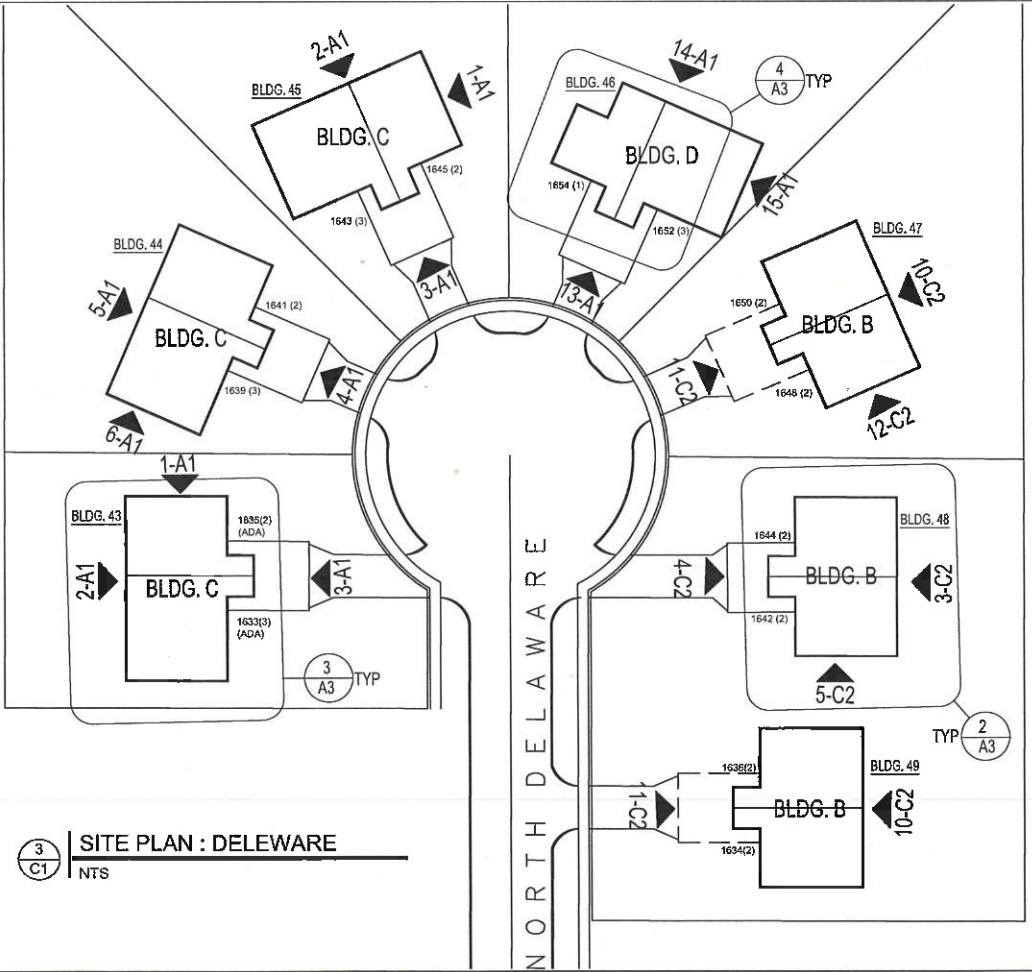
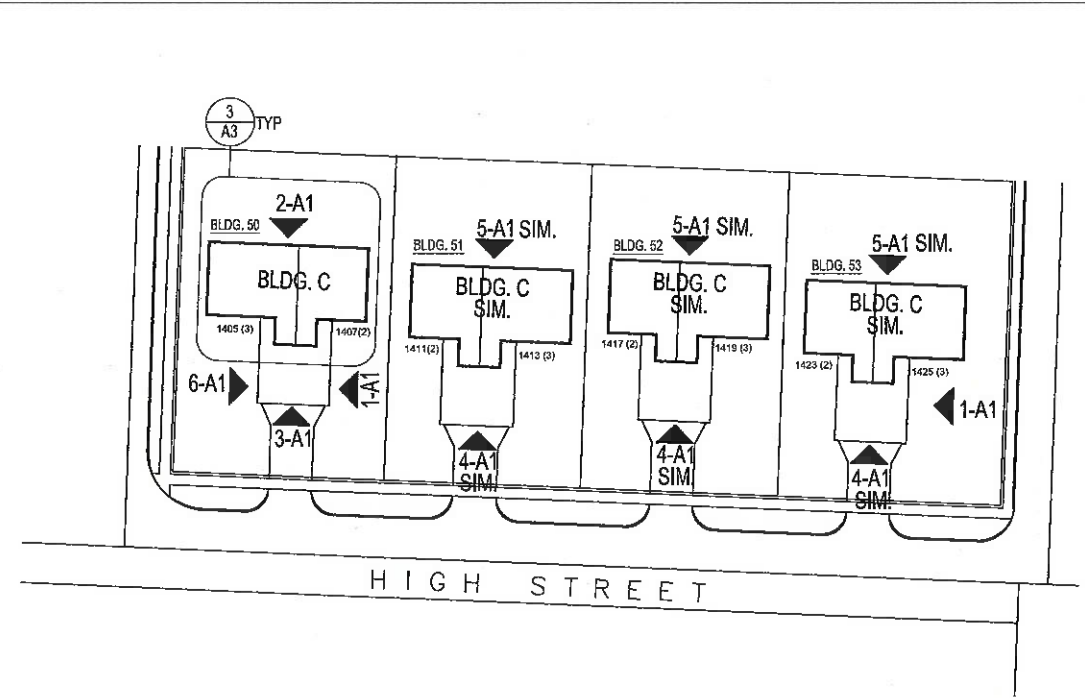
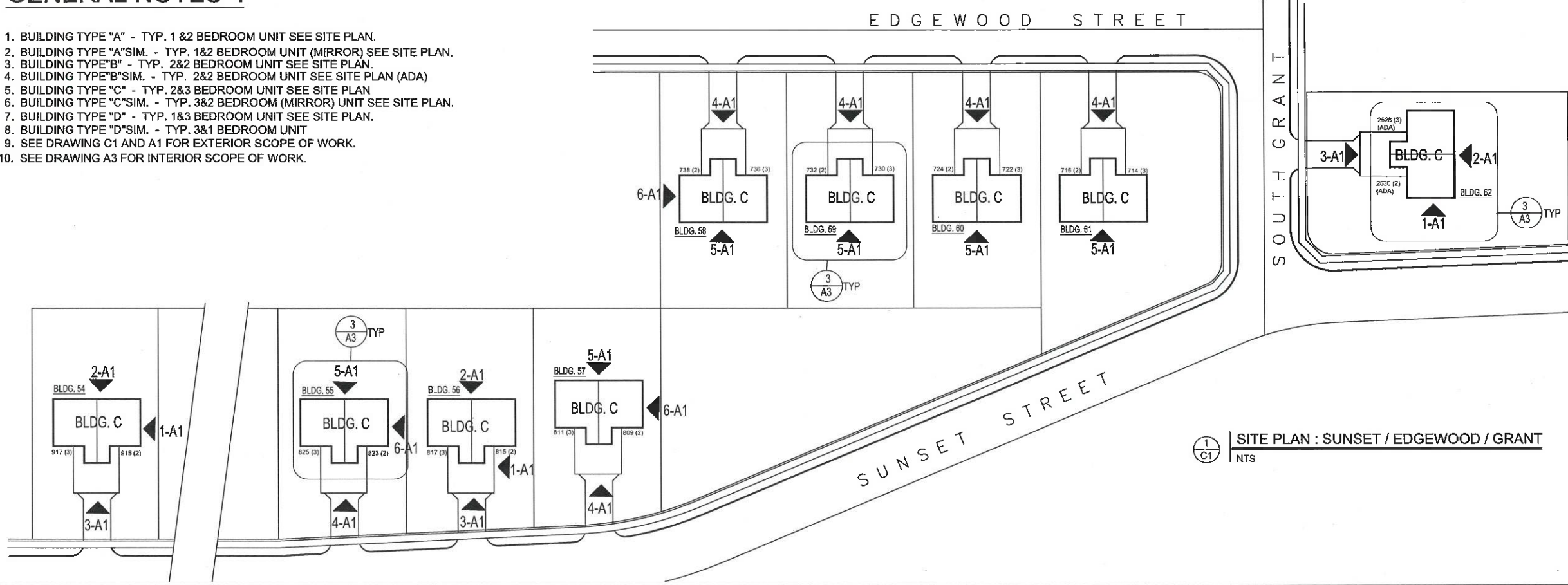
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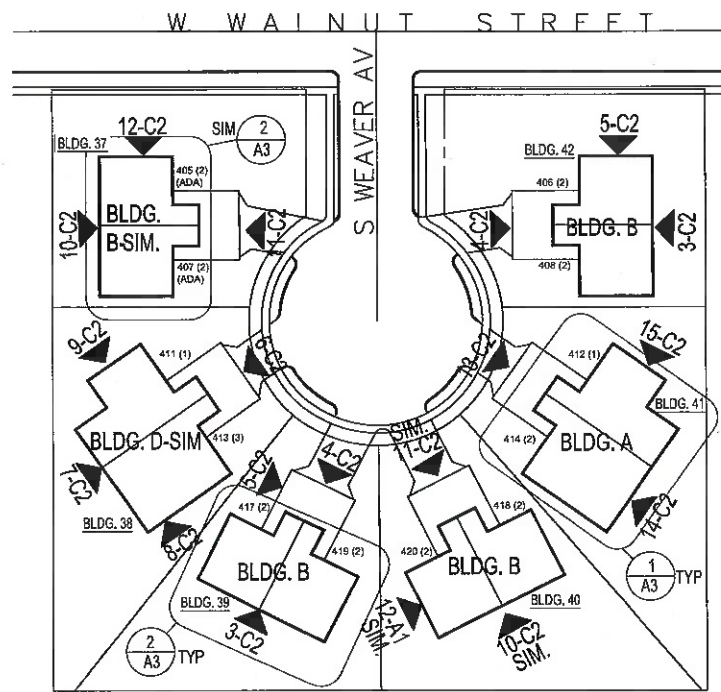
SHEET NO.
C1

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GENERAL NOTES :

1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A"SIM. - TYP. 1&2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B"SIM. - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 2&3 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C"SIM. - TYP. 3&2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1&3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D"SIM. - TYP. 3&1 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



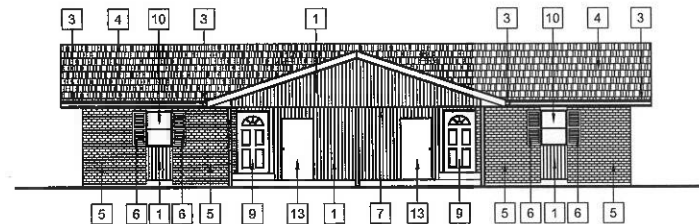


1 C2 SITE PLAN : WEAVER
1/32"=1'-0"

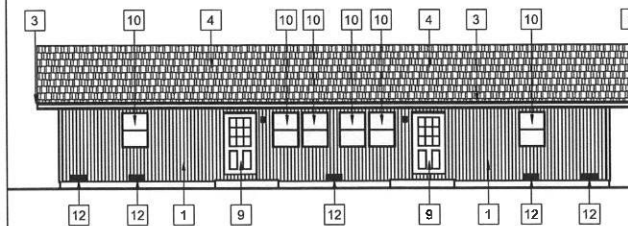
EXTERIOR ELEVATION KEYNOTES

- 1 EXISTING SIDING TO BE CLEANED AND REPAIRED AS REQUIRED.
- 2 PAINT ALL EXTERIOR HANDRAILS, ARCHITECT TO SELECT COLOR.
- 3 REMOVE AND REPLACE EXISTING DAMAGED GUTTER AND DOWNSPOUT SYSTEMS. MATCH EXISTING COLOR.
- 4 REMOVE EXISTING ASPHALT SHINGLE ROOF SYSTEM AND EXISTING #15 ASPHALT ROOFING PAPER DOWN TO THE EXISTING WOOD SHEATHING. REPLACE WITH NEW ARCHITECTURAL GRADE ASPHALT SHINGLE SYSTEM OVER #15 ASPHALT ROOFING PAPER AND ICE AND WATER SHIELD AT ALL RIDGES, VALLEYS AND EAVE LOCATIONS PER STANDARD INSTALLATION PRACTICES.
- 5 CLEAN EXISTING BRICK VENEER. (PROTECT DURING CONSTRUCTION)
- 6 NEW 16" WIDE LOUVERED VINYL WINDOW SHUTTERS AT FRONT ELEVATION ONLY.
- 7 PAINT ALL EXISTING CARPORT WOOD SOFFIT TYP. ALL BUILDINGS
- 8 REMOVE ALL EXISTING ATTIC VENT SYSTEMS. REPLACE WITH PREFINISHED ALUMINUM VENT SYSTEMS. COLOR BY ARCHITECT.
- 9 REMOVE AND REPLACE THE EXISTING ENTRY DOOR WITH NEW paneled door INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE.
- 10 REMOVE AND REPLACE EXISTING ALUMINUM WINDOWS WITH NEW INSULATED VINYL WINDOWS.
- 11 REUSE EXISTING OR PROVIDE PRECAST CONCRETE SPLASH BLOCK.
- 12 CLEAN ALL EXISTING CRAWL SPACE VENTS. REPAIR AS REQUIRED.
- 13 REMOVE AND REPLACE THE EXISTING STORAGE DOOR WITH NEW DOOR INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE.

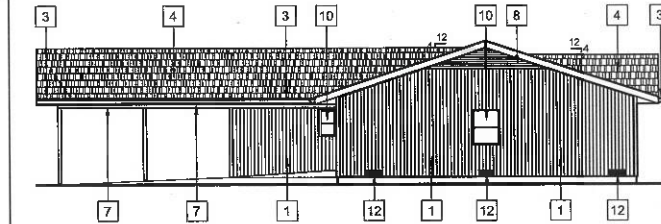
2 C2 NOT USED
1/32"=1'-0"



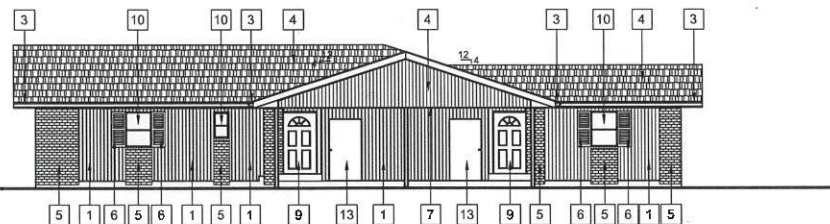
4 C2 BUILDING "B" FRONT ELEVATION
NTS



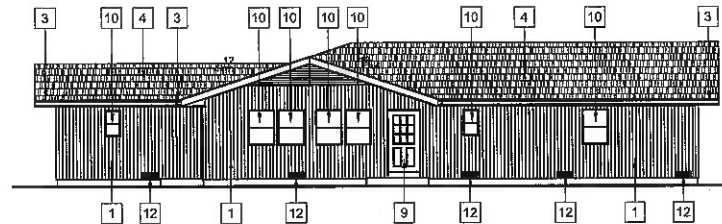
3 C2 BUILDING "B" REAR ELEVATION
NTS



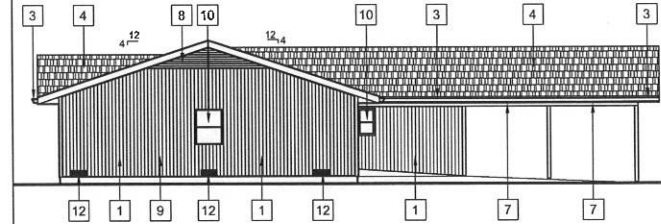
5 C2 BUILDING "B" SIDE ELEVATION
NTS



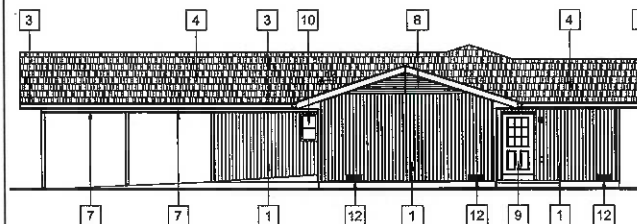
6 C2 BUILDING "D" SIM. FRONT ELEVATION
NTS



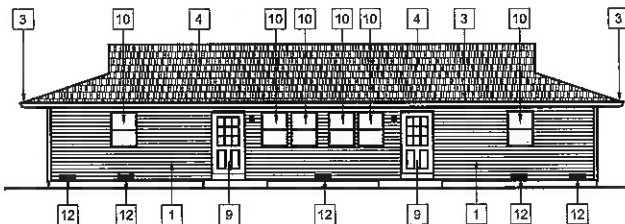
7 C2 BUILDING "D" SIM. REAR ELEVATION
NTS



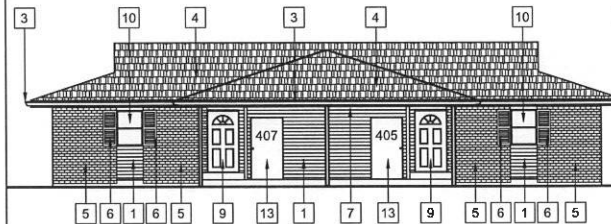
8 C2 BUILDING "D" SIM. SIDE ELEVATION
NTS



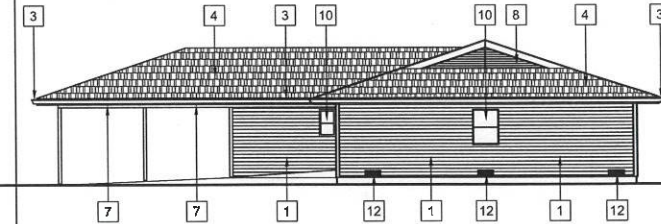
9 C2 BUILDING "D" SIM. SIDE ELEVATION
NTS



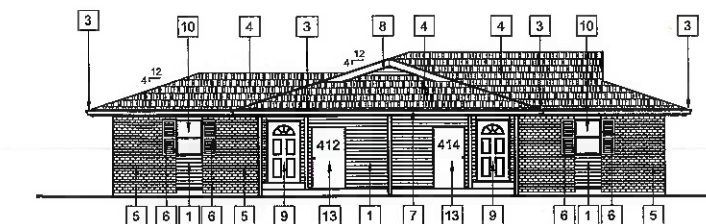
10 C2 BUILDING "B" SIM. REAR ELEVATION
NTS



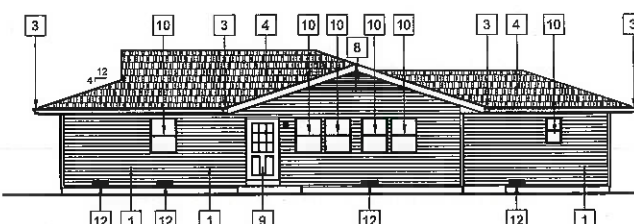
11 C2 BUILDING "B" SIM. FRONT ELEVATION
NTS



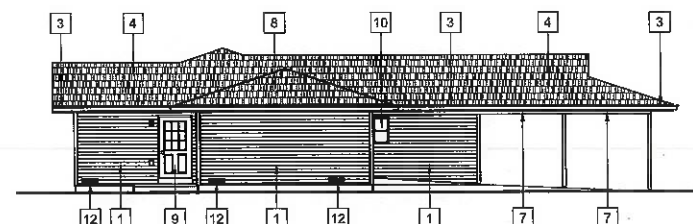
12 C2 BUILDING "B" SIM. SIDE ELEVATION
NTS



13 C2 BUILDING "A" FRONT ELEVATION
NTS



14 C2 BUILDING "A" REAR ELEVATION
NTS



15 C2 BUILDING "A" SIDE ELEVATION
NTS



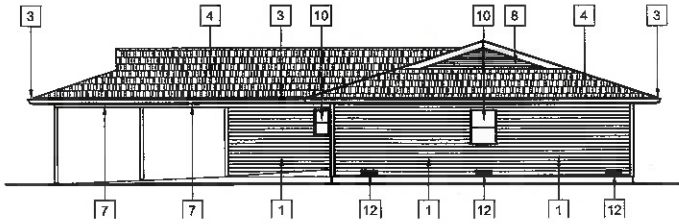
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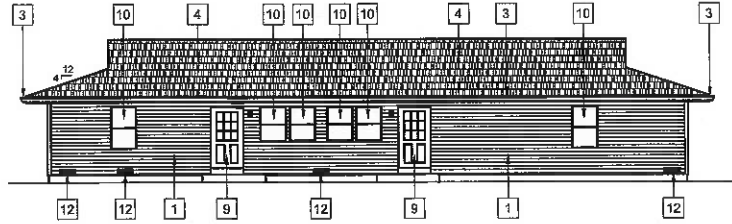
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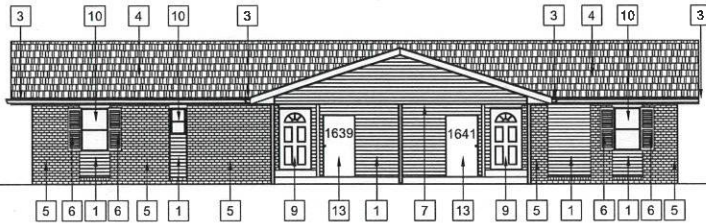
1
A1 | BUILDING "C" SIDE ELEVATION
NTS



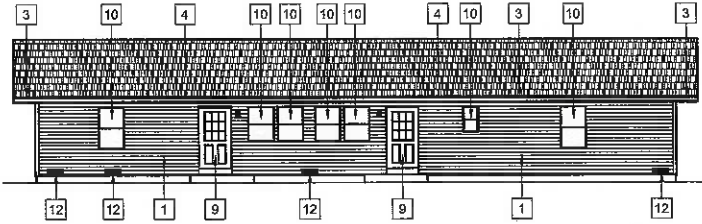
2
A1 | BUILDING "C" REAR ELEVATION
NTS



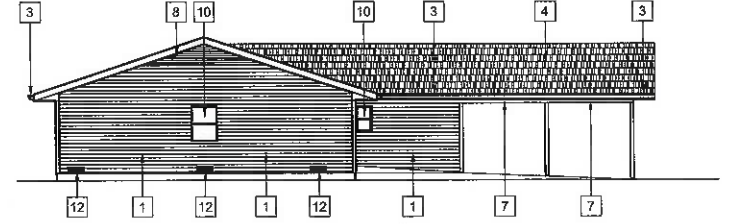
3
A1 | BUILDING "C" FRONT ELEVATION
NTS



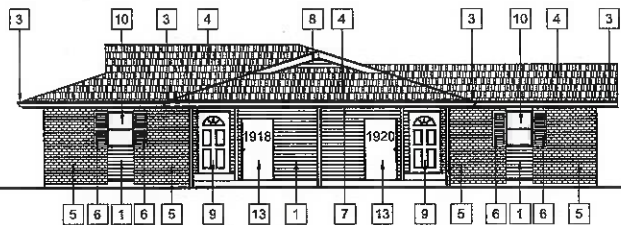
4
A1 | BUILDING "C" SIM. FRONT ELEVATION
NTS



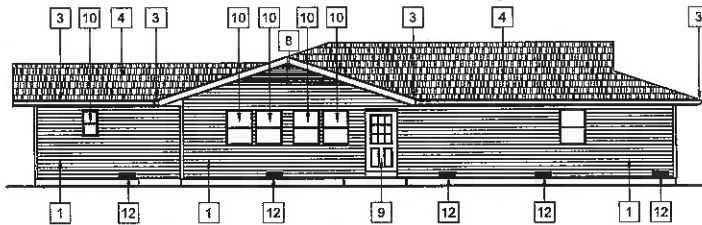
5
A1 | BUILDING "C" SIM. REAR ELEVATION
NTS



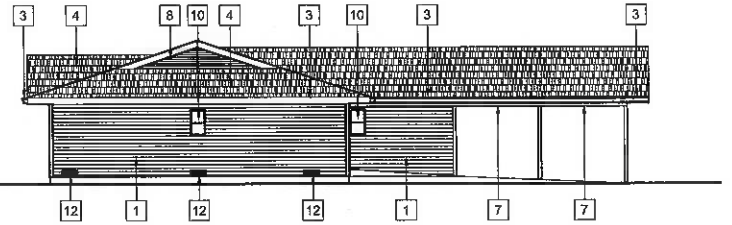
6
A1 | BUILDING "C" SIM. SIDE ELEVATION
NTS



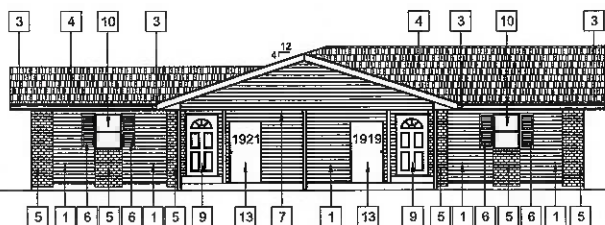
7
A1 | BUILDING "A" SIM. FRONT ELEVATION
NTS



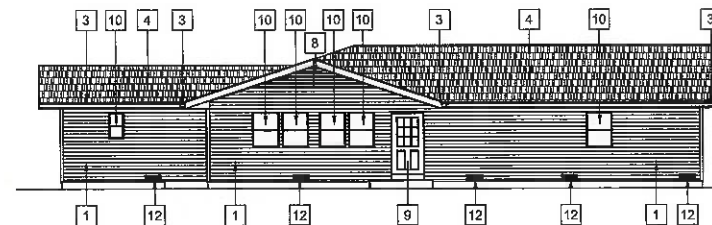
8
A1 | BUILDING "A" SIM. REAR ELEVATION
NTS



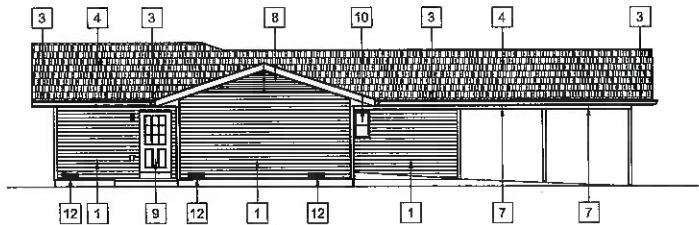
9
A1 | BUILDING "A" SIM. SIDE ELEVATION
NTS



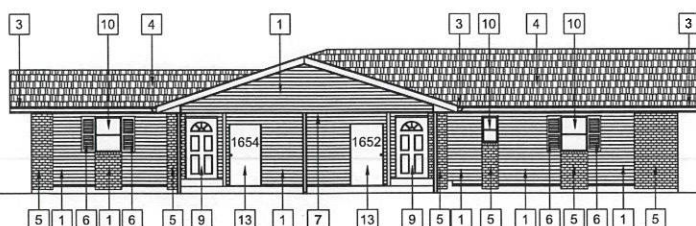
10
A1 | BUILDING "A" FRONT ELEVATION
NTS



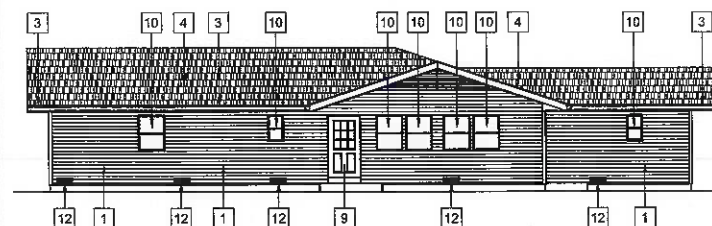
11
A1 | BUILDING "A" REAR ELEVATION
NTS



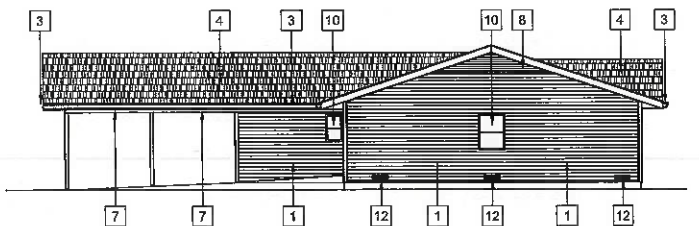
12
A1 | BUILDING "A" SIDE ELEVATION
NTS



13
A1 | BUILDING "D" FRONT ELEVATION
NTS



14
A1 | BUILDING "D" REAR ELEVATION
NTS

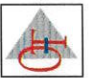


15
A1 | BUILDING "D" SIDE ELEVATION
NTS



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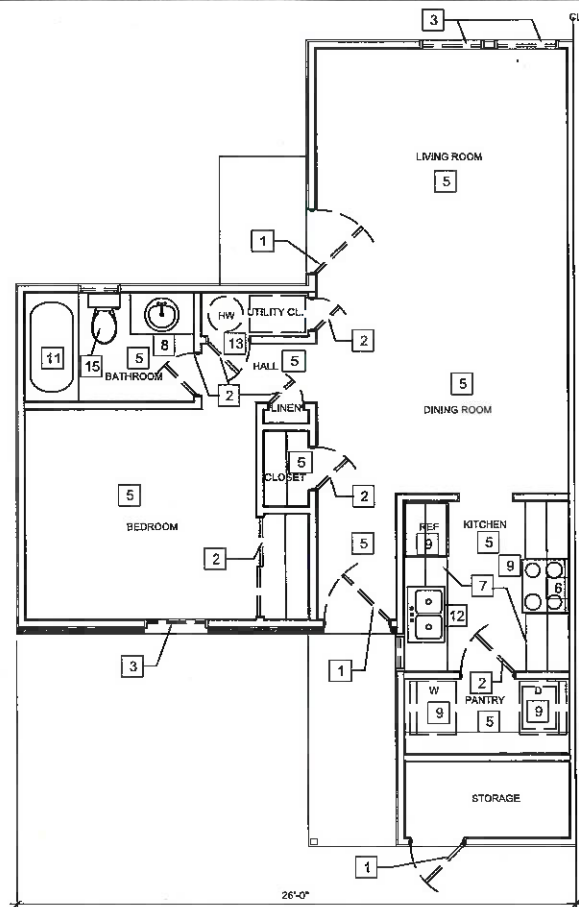
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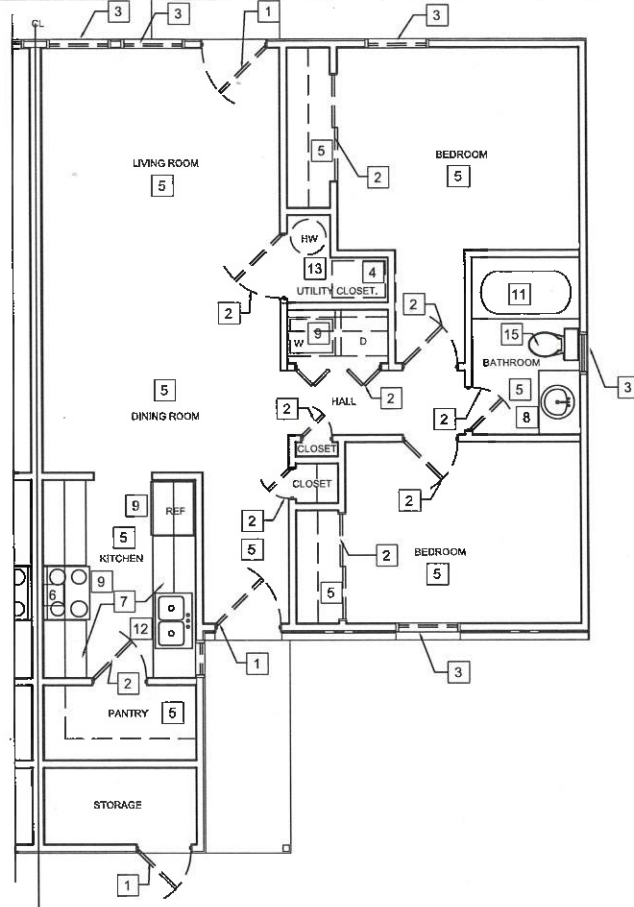
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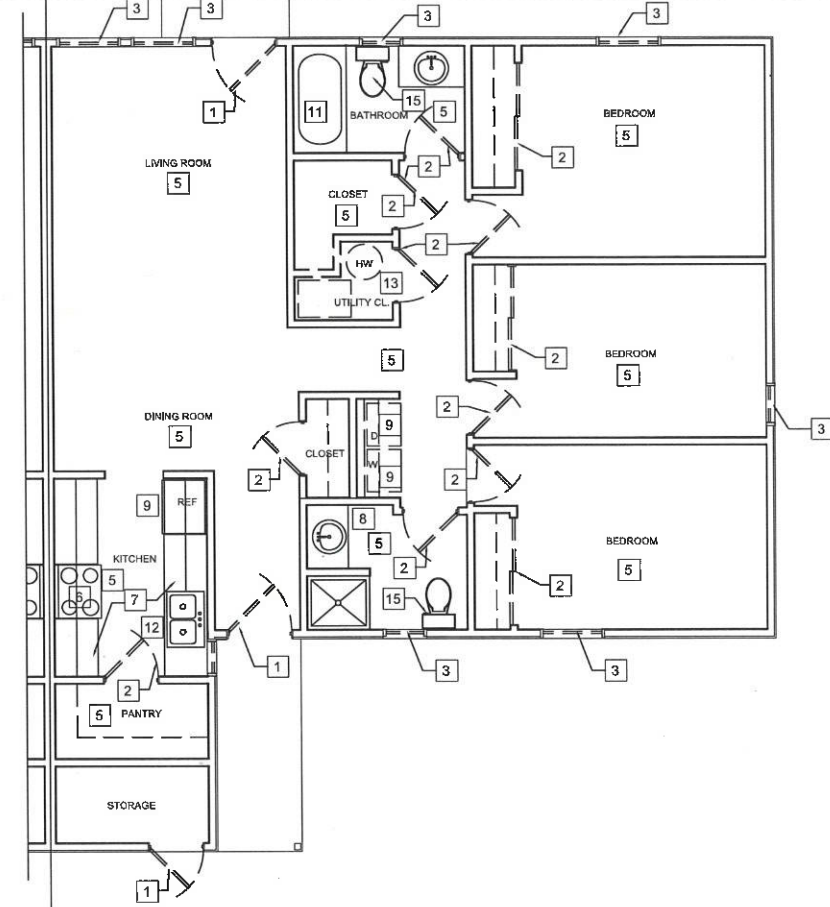
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A1



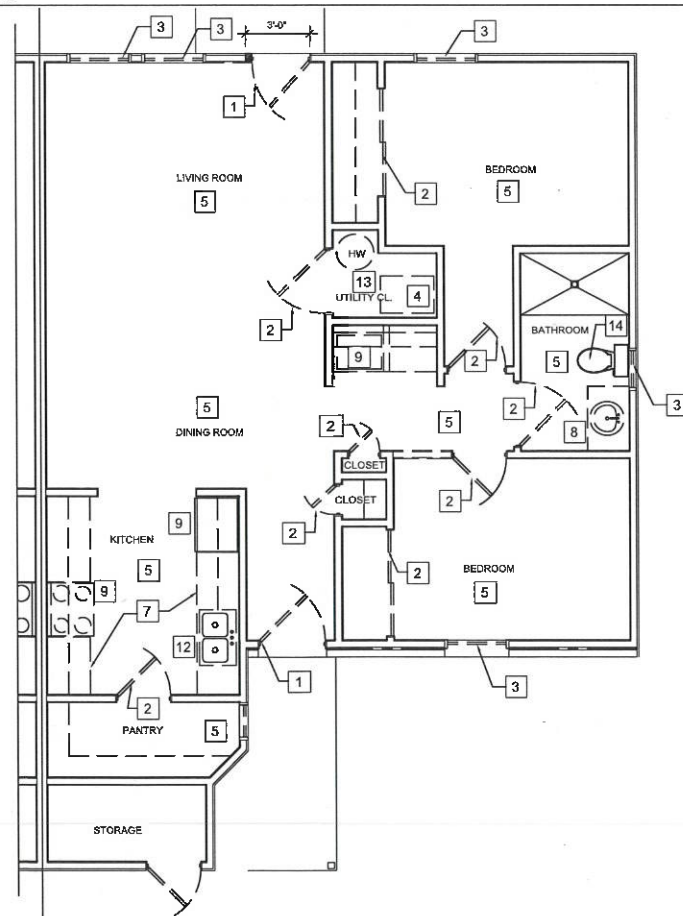
1
A3
DEMO - TYP 1 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A3
DEMO - TYP 2 BEDROOM FLOOR PLAN
1/4"=1'-0"



3
A3
DEMO - TYP 3 BEDROOM FLOOR PLAN
1/4"=1'-0"



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

DEMOLITION KEYED 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 CARPET.
- 6 REMOVE AND REPLACE EXISTING RANGE HOOD.
- 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.
- 8 EXISTING VANITY TO REMAIN. 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 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.
- 11 EXISTING TUB / SHOWER TO REMAIN.
- 12 EXISTING KITCHEN SINK TO REMAIN. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 13 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.
- 14 REMOVE AND REPLACE EXIST WATER CLOSET WITH NEW WATER SENSIBLE WATER CLOSETS SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 15 EXISTING WATER CLOSET TO REMAIN



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A2



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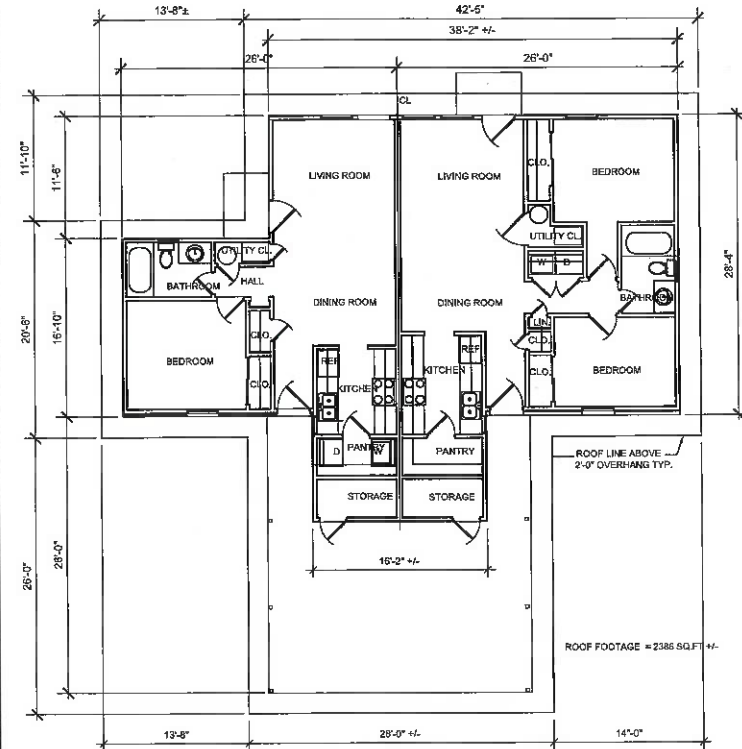
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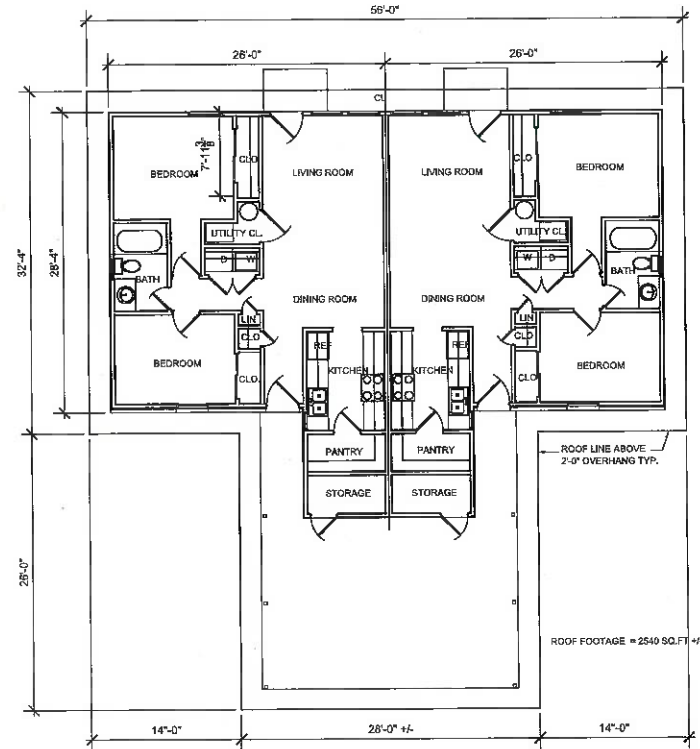
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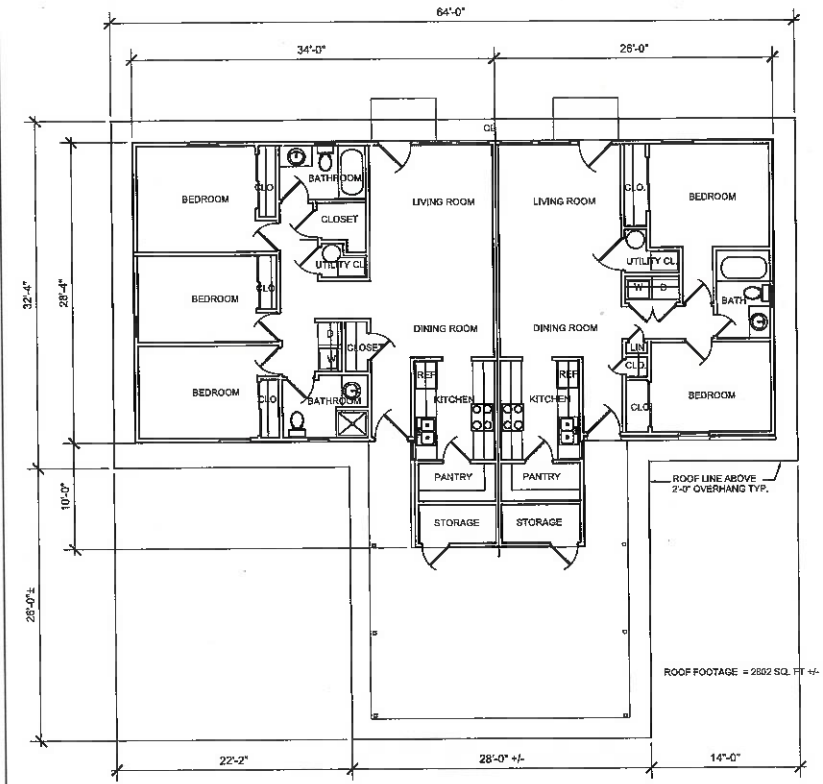
SHEET NO.
A3



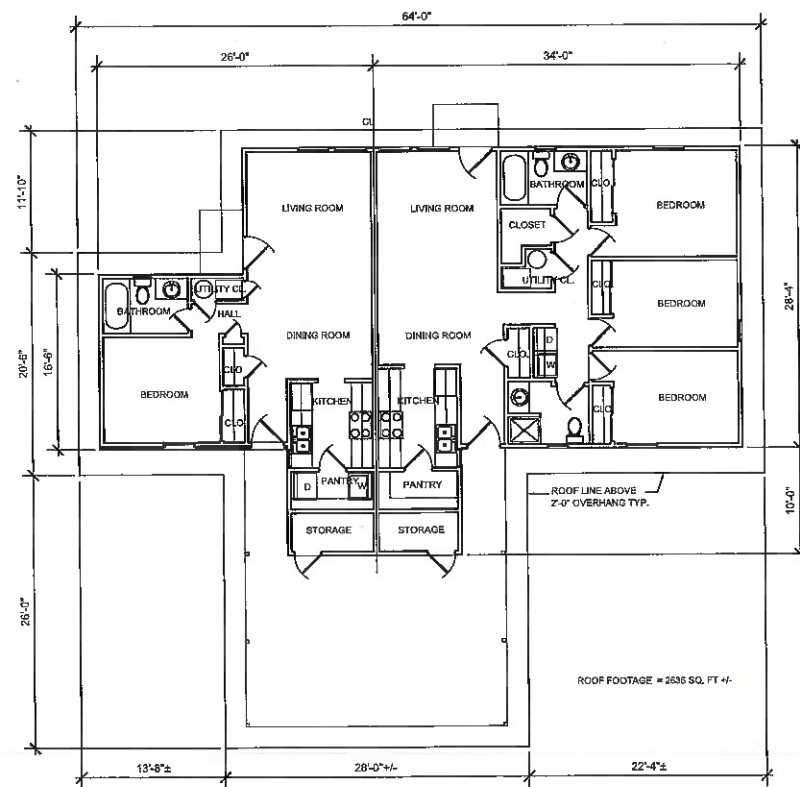
1
A3 | EXIST. TYP 1 & 2 BEDROOM UNIT - BLDG. TYPE "A"
1/8"=1'-0"



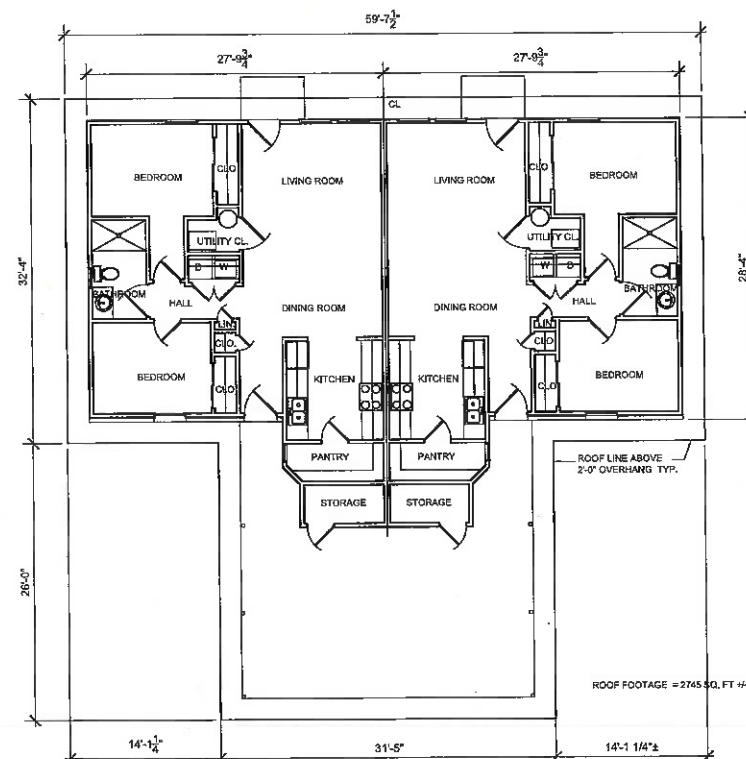
2
A3 | EXIST TYP 2 & 2 BEDROOM UNIT - BLDG. TYPE "B"
1/8"=1'-0"



3
A3 | EXIST TYP 3 & 2 BEDROOM UNIT - BLDG. TYPE "C"
1/8"=1'-0"



4
A3 | EXIST TYP 1 - 3 BEDROOM UNIT - BLDG TYPE "D"
1/8"=1'-0"



5
A3 | EXIST. TYP 2 & 2 BEDROOM (ADA) UNIT - BLDG. TYPE "BSIM"
1/8"=1'-0"



A4

A5



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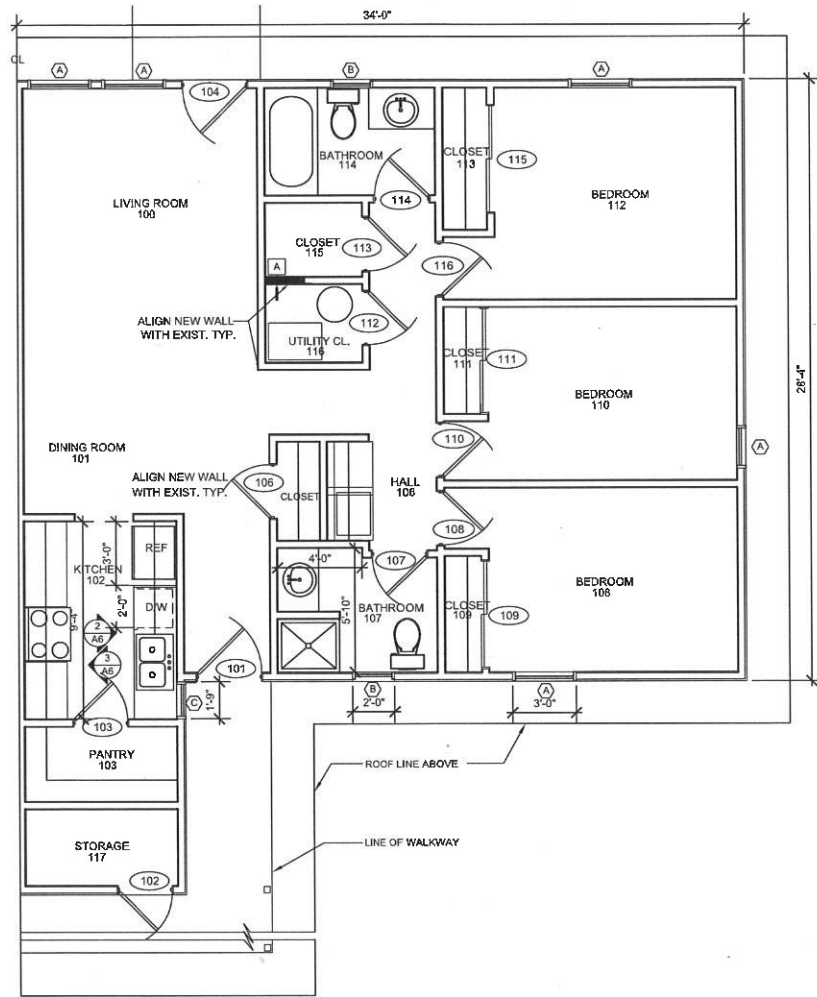
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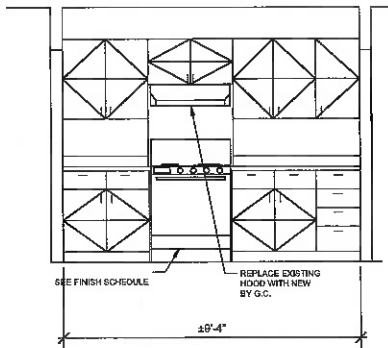
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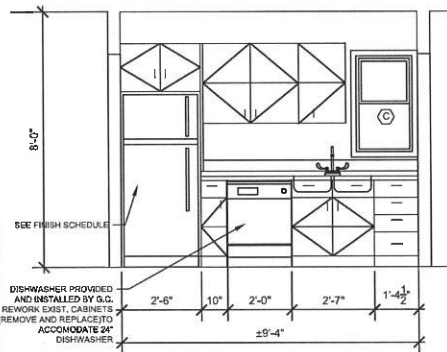
SHEET NO.
A6



1
A6
TYP. 3 BEDROOM FLOOR PLAN
3/8"=1'-0"



3
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"



2
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"

WINDOW SCHEDULE

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

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
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"	D5	EXIST. WD	YES		YES	NONE			H-1	NEW PATIO WD. DOOR
106	2'-6" +/-	6'-8"	2'-8"	6'-10"	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
108	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
109	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
111	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
112	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
113	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	
114	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
115	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
116	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	

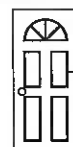
HARDWARE GROUPS

H-1 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
LOOKSET & DEADBOLT
WALL MOUNTED STOP
PEEPHOLE
WEATHER STRIPPING

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

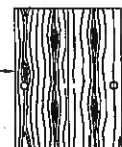
H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



DOOR "D1"



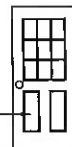
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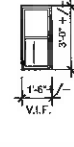
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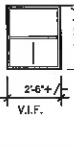
DOOR "D3"



DOOR "D5"



WINDOW "C"



WINDOW "B"



WINDOW "A"



REVISIONS	
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FOR
HOUSING AUTHORITY OF SPRINGFIELD

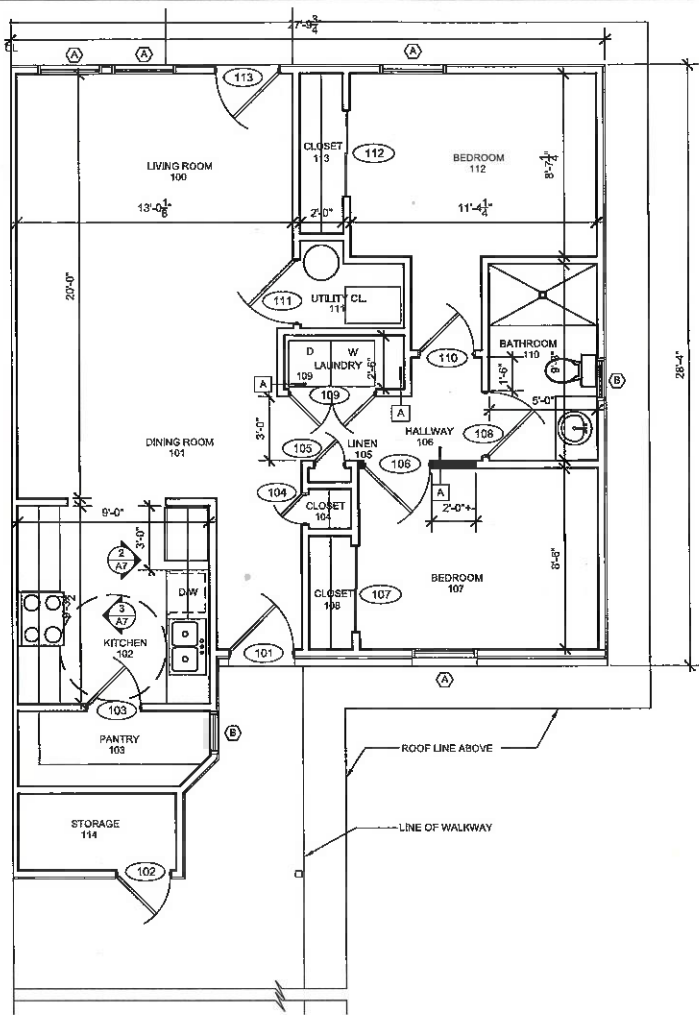
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

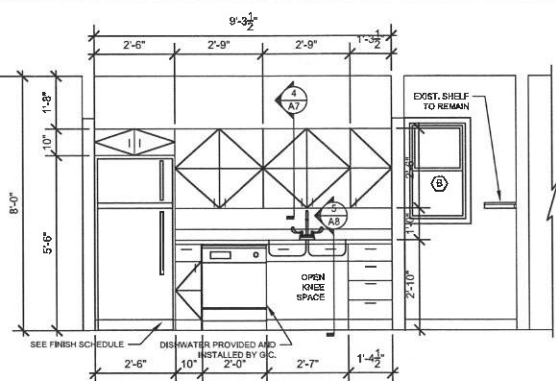
COMM. NO.
2019-1009

SHEET NO.
A7

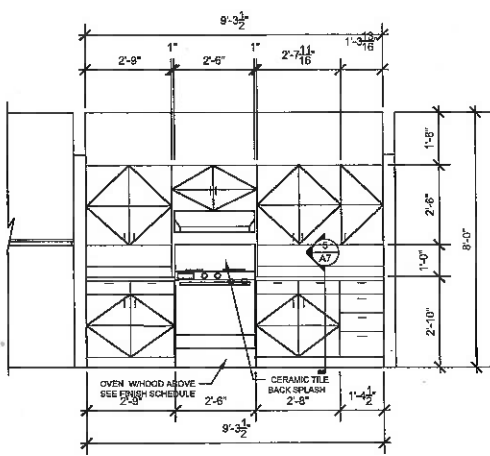
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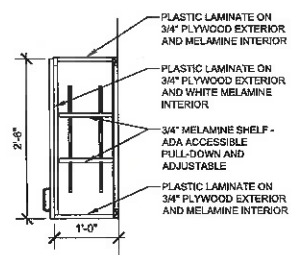
1
A7
TYP. 2 BEDROOM FLOOR PLAN (ADA)
1/4"=1'-0"



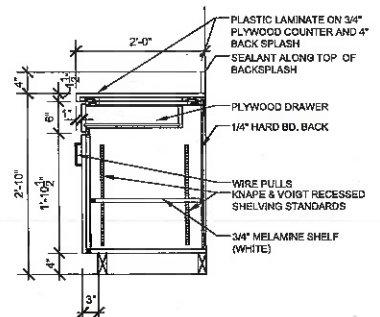
2
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=4'-0"



3
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=1'-0"



4
A7
TYP. CASEWORK SECTION
3/4"=1'-0"



5
A7
TYP. CASEWORK SECTION
3/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEP HOLE
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'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
105	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
106	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
108	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
109	2'-0" (PR) +/-	6'-8"	4'-2"	6'-10"	1 3/8"	D6	WOOD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
111	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. WD			YES	NONE			H-4	
112	4'-0" +/-	6'-8"	4'-2"	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
113	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-2	NEW ALUMINIUM CLAD DOOR

HARDWARE GROUPS

DOOR & WINDOWS TYPES

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

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

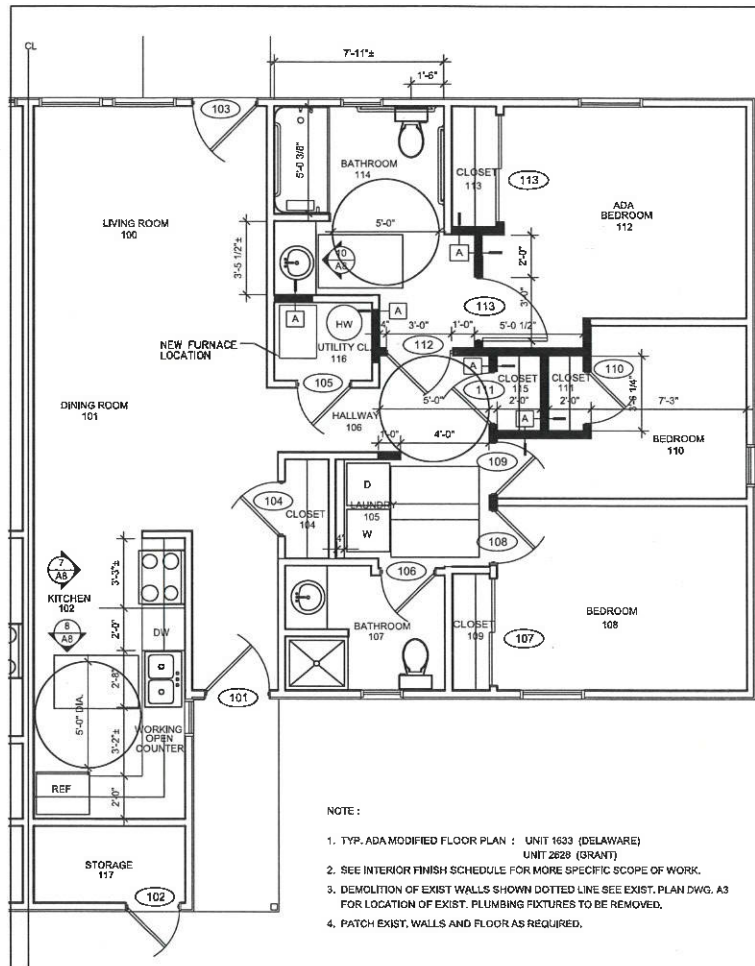
H-3 EACH DOOR TO HAVE:
(3) PAIR HINGES
(1) PRIVACY LOCKSET, LEVER HANDLE OPERATION
(1) WALL STOP

H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION

WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-0" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

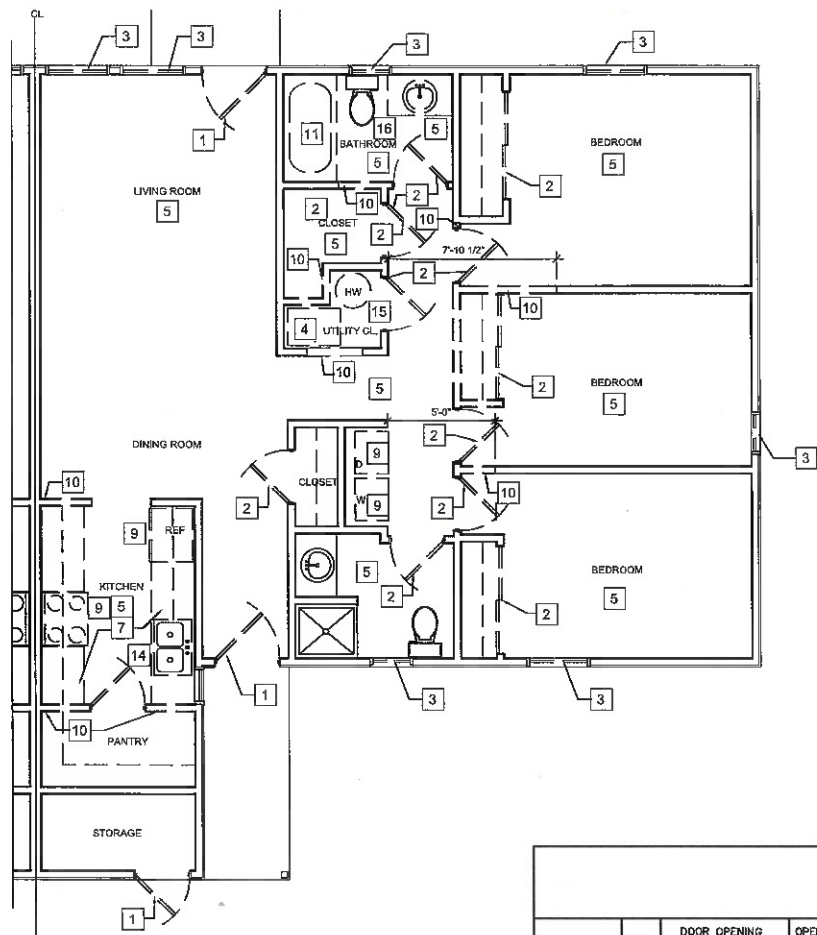
WINDOW NOTE: 1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



NOTE:

1. TYP. ADA MODIFIED FLOOR PLAN : UNIT 1633 (DELAWARE) UNIT 2628 (GRANT)
2. SEE INTERIOR FINISH SCHEDULE FOR MORE SPECIFIC SCOPE OF WORK.
3. DEMOLITION OF EXIST. WALLS SHOWN DOTTED LINE SEE EXIST. PLAN DWG. A3 FOR LOCATION OF EXIST. PLUMBING FIXTURES TO BE REMOVED.
4. PATCH EXIST. WALLS AND FLOOR AS REQUIRED.

1
A6
ADA MODIFIED - 3 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A6
DEMO - 3 BEDROOM FLOOR PLAN
1/4"=1'-0"

DEMOLITION KEYED 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.
6. REMOVE AND REPLACE EXISTING RANGE HOOD
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.
8. REMOVE AND REPLACE VANITY CABINETS 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. EXIST. WALL TO BE REMOVED. PATCH AND RESTORE DAMAGE TO EXIST. WALL TO MATCH EXIST. CONDITION.
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. NOT USED.
13. REMOVE AND REPLACE EXIST. TUBS IN ALL UNITS AND PREPARE BATHROOMS TO RECEIVE NEW TUBS. SEE 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.
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.

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWDR 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 ENTRY DOOR
102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	NEW MTL	NO	NO	YES	NONE			H-2	NEW MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEephole
103	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D5	EXIST. WD	NO	NO	YES	NONE			H-1	NEW PATIO WD. DOOR
104	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NO		YES	NONE			H-4	NEW HOLLOW CORE WD. DOOR
105	3'-0" +/-	6'-8"	3'-2"	6'-10"	1 3/8"	D2	NEW WOOD	NO		NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
106	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR
107	2'-0" PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	NEW SLIDING DOOR
108	2'-8" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
109	2'-8" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	NEW HOLLOW CORE WD. DOOR
110	2'-8" +/-	6'-8"	4'-2"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	
111	2'-8" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-4	
112	3'-0" +/-	3'-2"	3'-2"	6'-10"	1 3/8"	D2	NEW WOOD			NONE	NONE			H-3	NEW HOLLOW CORE WD. DOOR
113	2'-0" PR +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	NEW SLIDING WD. DOOR

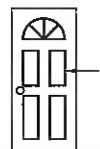
HARDWARE GROUPS

H-1 EACH DOOR TO HAVE:

H-2 EACH DOOR TO HAVE:

H-3 EACH DOOR TO HAVE:

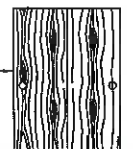
H-4 EACH DOOR TO HAVE:



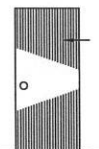
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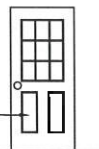
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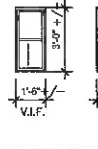
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DOOR "D4"



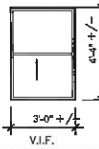
DOOR "D5"



WINDOW "C"



WINDOW "B"



WINDOW "A"

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	3'-0" +/-	4'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	PR 2'-6" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
C	DOUBLE HUNG VINYL INSULATED WINDOW	1'-6" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

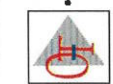
WINDOW NOTE:

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.



REVISIONS	
CD PACKAGE	9-25-2020

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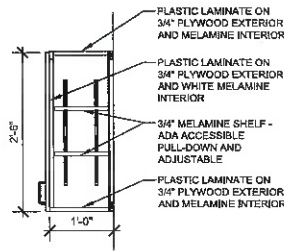
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

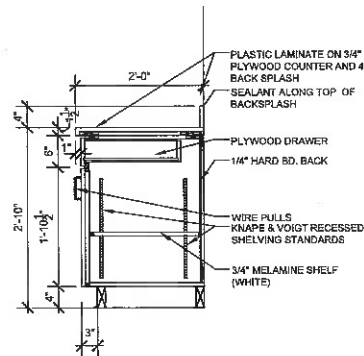
COMM. NO.
2019-1008

SHEET NO.
A7.1

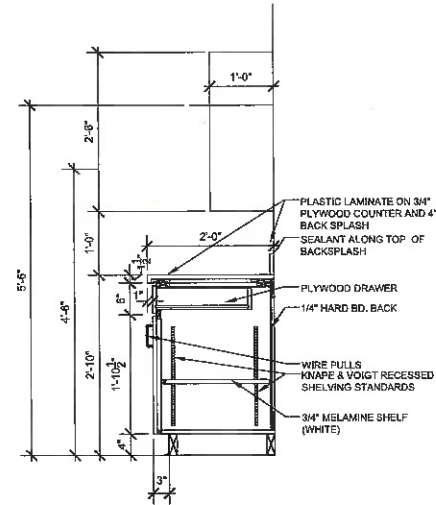
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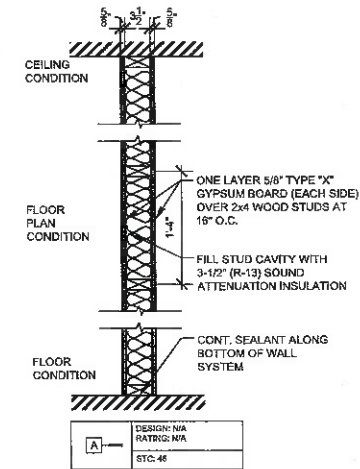
1
A8
TYP. CASEWORK SECTION
3/4\"=1'-0"



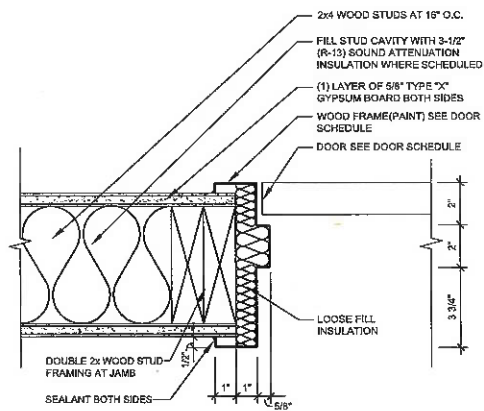
2
A8
CASEWORK SECTION
3/4\"=1'-0"



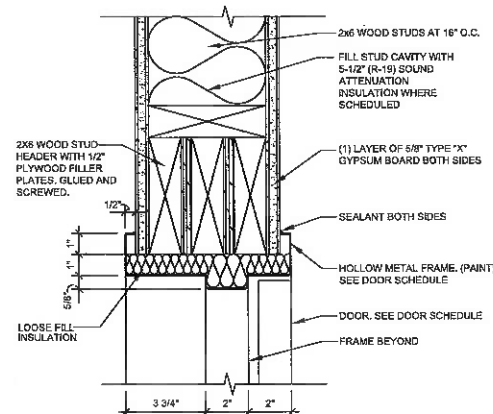
3
A8
CASEWORK SECTION
3/4\"=1'-0"



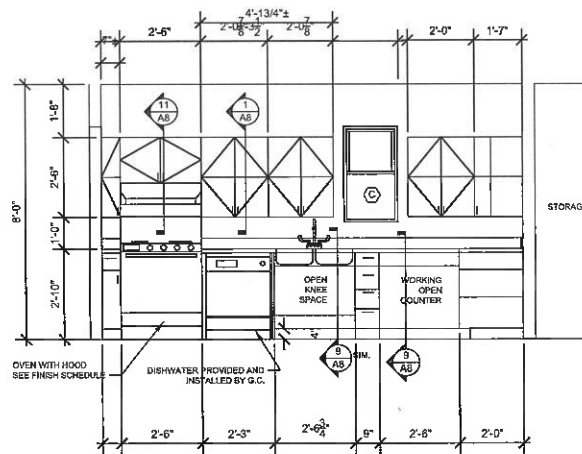
4
A8
TYP. NEW WALL
1\"=1'-0"



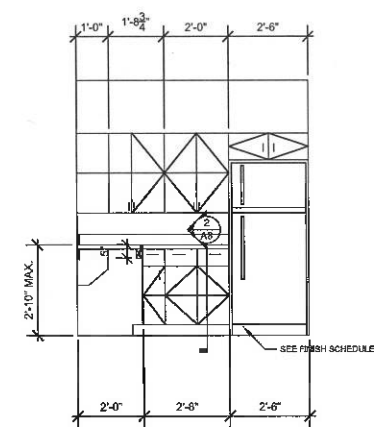
5
A8
DOOR JAMB DETAIL
3/8\"=1'-0"



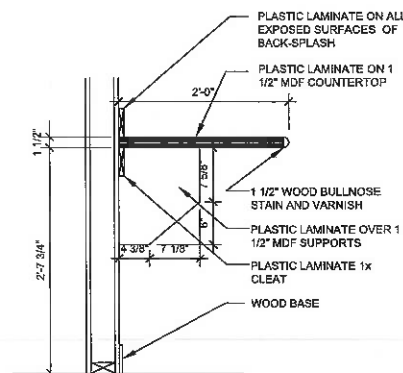
6
A8
DOOR HEAD DETAIL
3/8\"=1'-0"



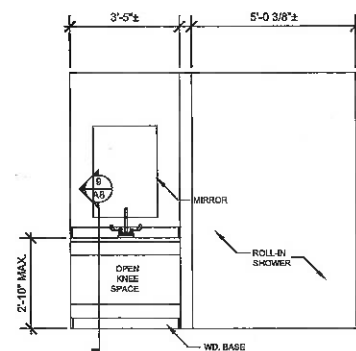
7
A8
MILLWORK ELEVATION
3/8\"=1'-0"



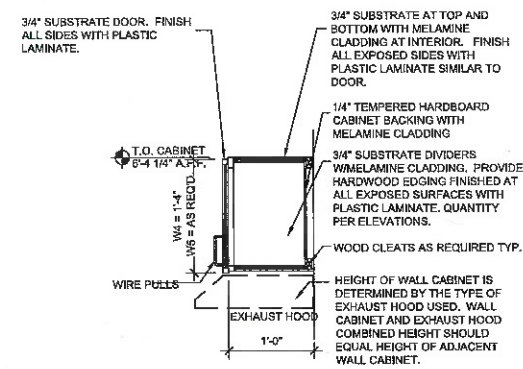
8
A8
MILLWORK ELEVATION
3/8\"=1'-0"



9
A8
CASEWORK SECTION
1\"=1'-0"



10
A8
CASEWORK SECTION
3/8\"=1'-0"

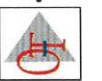


11
A8
CASEWORK SECTION
1\"=1'-0"



REVISIONS	
CD PACKAGE	9-25-2020

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CIRCLE & SCATTERED DUPLEXES
FOR
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A8

PLUMBING NOTES:

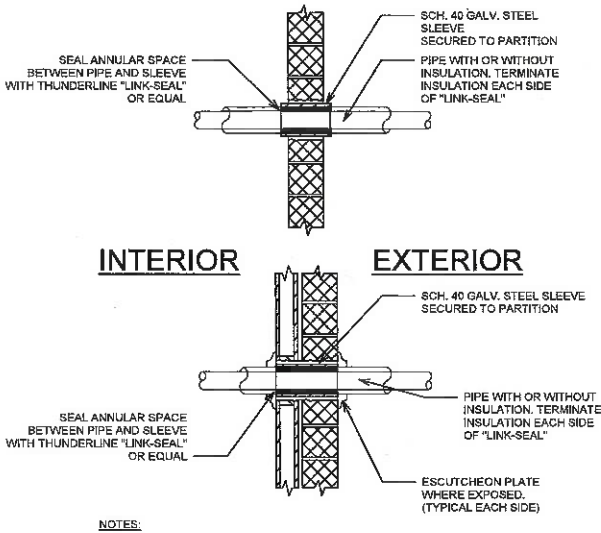
1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
2. LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
3. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
4. 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 876 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-SYCLE TRAPS, AND THE CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
22. 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.
23. 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.
24. PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
25. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
26. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
27. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
28. 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.

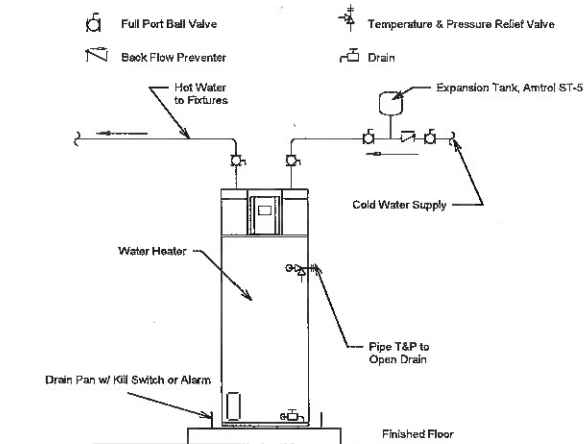
Plumbing Equipment Schedule			
Mark	Description	Manufacturer	Model
WH	40 Gallon Atmospheric Vent Energy Saver Gas Water Heater	Rheem	PROG40-38N-RH62 with Amtrol ST-5 Expansion Tank

Plumbing Fixture Schedule			
Type Mark	Description	Manufacturer	Model
DW	Dishwasher	General Electric	GSD3300KWW Energy Star
DW2	Dishwasher	Contractor Choice	18" Energy Star
DWA	Dishwasher	Contractor Choice	24" Wide - Energy Star ADA Compliant
GD	Garbage Disposal	General Electric	GFC325N
HKS	Lusterline 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	Elkay Faucet	LK1000CR
WB	Washer Box - Plastic	Contractor Choice	Contractor Choice

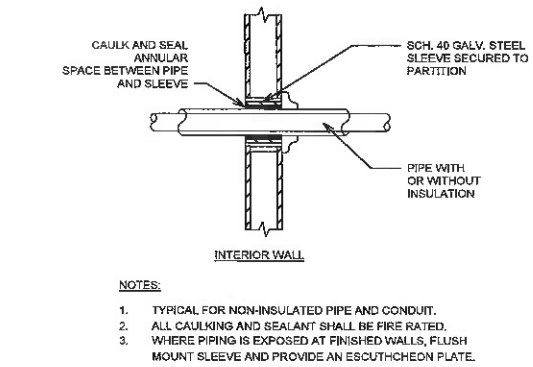
KSF to be replaced, as needed, per owner/construction manager instruction.



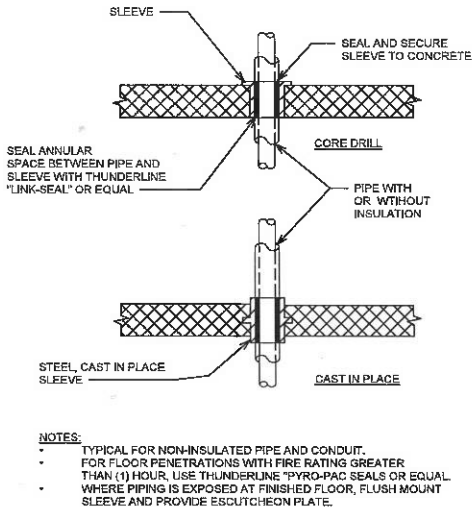
1 Pipe Through Exterior Wall Detail
N.T.S.



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.

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

Date 7/2019
Project Number 190707



2036 E. ADOLPHUS CT
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WWW.GREENENGINEERINGMO.COM

Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

Notes and Details

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CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

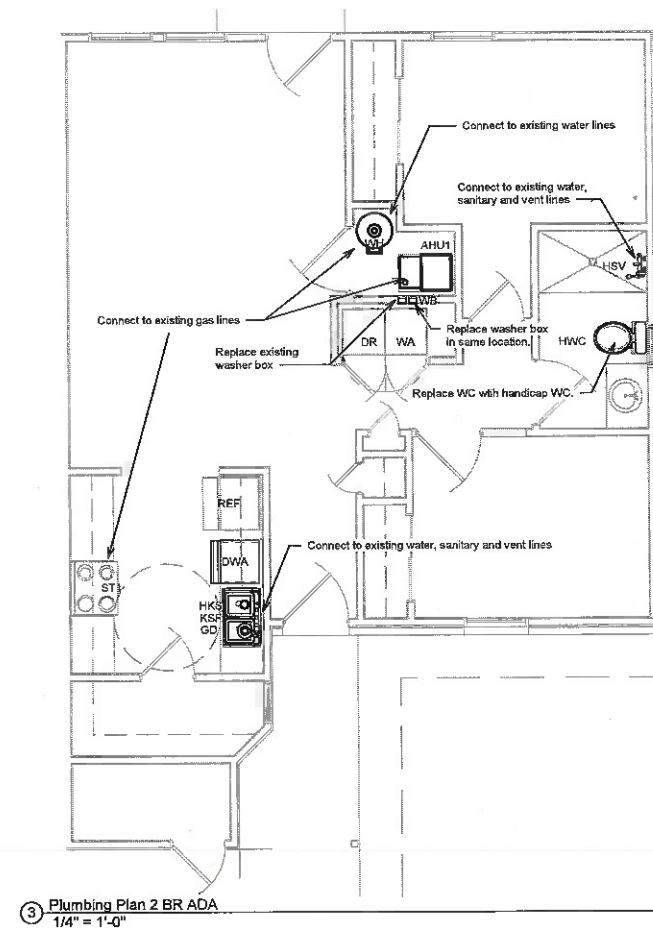
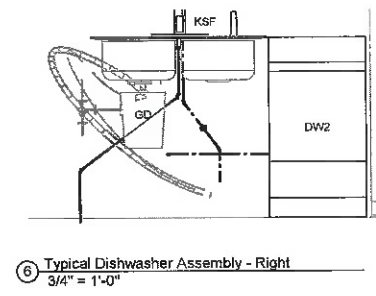
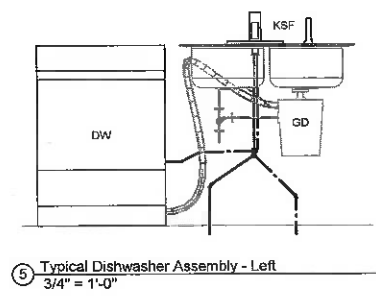
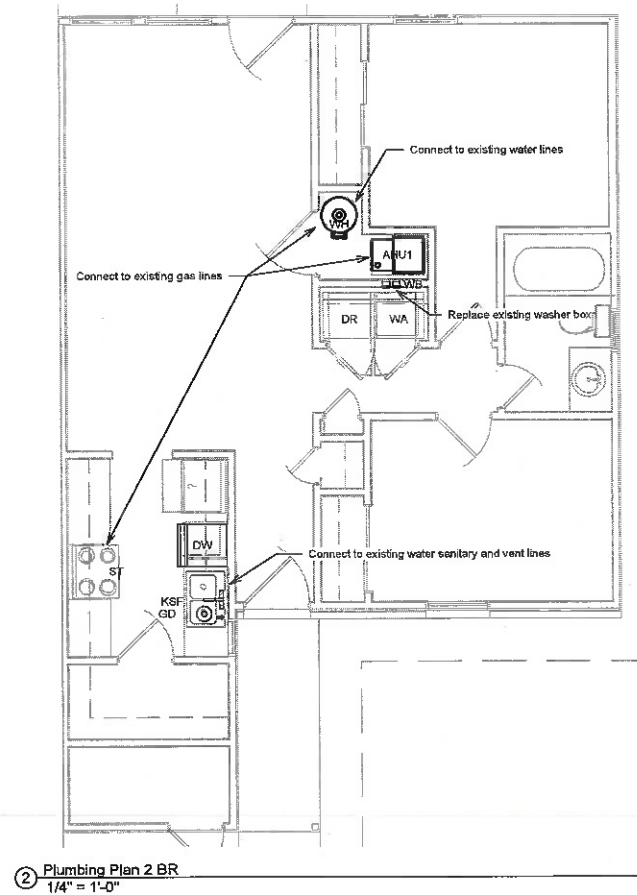
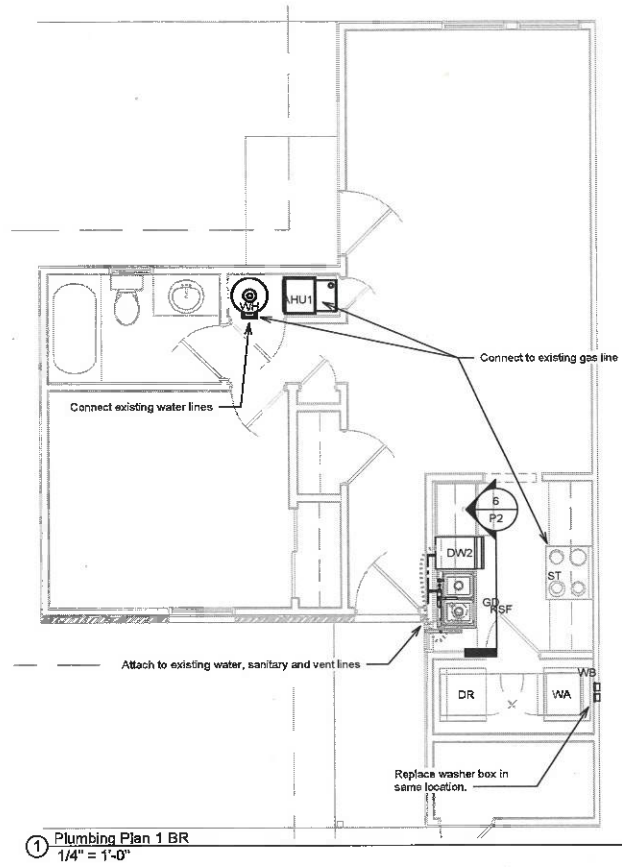
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REVISIONS	
FINAL SET	7/2019

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
P1



Plumbing Plans

Date	7/2019
Project Number	190707
 GREEN ENGINEERING 2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028946	

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CIRCLE APARTMENTS
 FOR
HOUSING AUTHORITY OF SPRINGFIELD
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 SPRINGFIELD, MO 65802

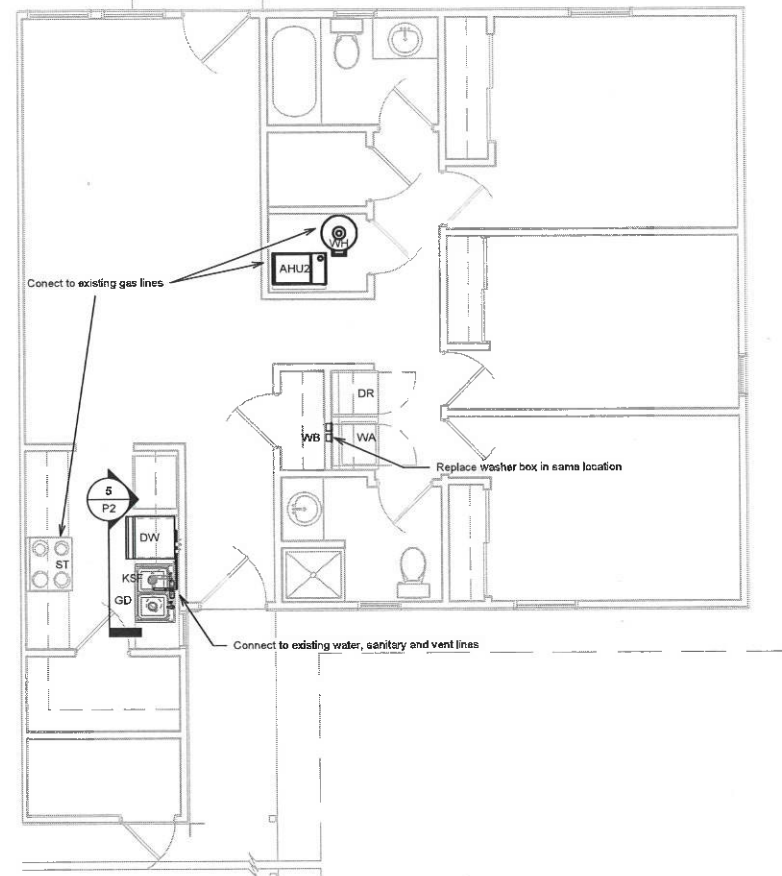
DATE	SEPTEMBER 25, 2020
COMMA NO.	2019-1008
SHEET NO.	P2

The Professional Engineer attests to the accuracy of the information shown on this plan. It is the responsibility of the Professional Engineer to ensure that the information shown on this plan is accurate and that the information is not misleading or deceptive. The Professional Engineer is not responsible for any errors or omissions on this plan.

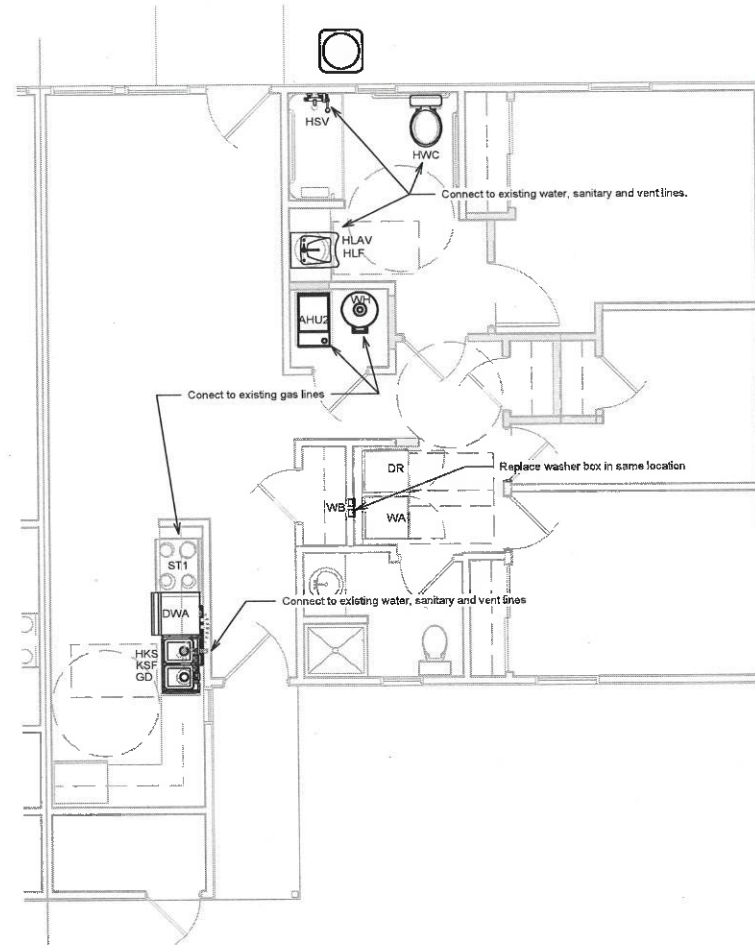


Jeff Green - Professional Engineer
 MO# PE-201200796

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① Plumbing Plan 3 BR
1/4" = 1'-0"



② Plumbing Plan 3 BR ADA
1/4" = 1'-0"

Plumbing Plans

Date	7/2019
Project Number	190707
 GREEN ENGINEERING 2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 www.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028846	

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CIRCLE APARTMENTS
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Jeff Green, Professional Engineer
 MICH PE-207300758

REVISIONS	
FINAL SET	7/2019

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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 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 0.03" 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. ALL SUPPLY BRANCHES TO INDIVIDUAL DIFFUSERS MUST BE SUPPLIED WITH BALANCING DAMPERS, WHERE BRANCH TAKEOFFS ARE INACCESSIBLE BALANCE DAMPERS SHALL BE PROVIDED AT THE FACE OF THE DIFFUSER. WHERE BRANCH TAKEOFFS ARE ACCESSIBLE, BALANCE DAMPER SHALL BE LOCATED AT BRANCH TAKEOFF.
18. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
19. 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.
20. CONTRACTOR SHALL INSTALL THERMOSTATS APPROXIMATELY 5'-6" ABOVE FINISHED FLOOR AT EXISTING LOCATIONS. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
21. TAPE AND SEAL ALL DUCTWORK JOINTS TO PREVENT LEAKAGE.
22. ALL SYSTEMS MUST BE FIELD BALANCED TO WITHIN 10% OF THE DESIGN FLOW INDICATED ON THE DRAWINGS. CERTIFIED AIR BALANCING IS NOT REQUIRED. CONTRACTOR MUST SUBMIT BALANCING REPORT PRIOR TO RECEIVING FINAL PAYMENT.
23. 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.
24. 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.
25. 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.
26. 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.
27. LAVATORY VENT FAN SHALL BE DUCTED AND TERMINATED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
28. ALL WASHER/DRYER VENTING SHALL HAVE A CLEANOUT AT THE BASE OF THE VENT AND A BACKDRAFT DAMPER LOCATED OUTSIDE.
29. MECHANICAL CONTRACTOR SHALL VERIFY EXISTANCE OF OUTSIDE AIR DUCTING AND INSTALL IF MISSING.
30. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
31. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
32. 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.
33. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
34. 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.
35. 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.
36. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
37. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
38. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
39. 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				
Mark	Description	Manufacturer	Model	Outside AirFlow
AHU1	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0601317MSA With matching cooling coils	160 CFM
AHU2	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA With matching cooling coils	200 CFM
CD	Classic Series Air Conditioner	Rheem	RA1424XJ1NB	
CD2	Classic Series Air Conditioner	Rheem	RA1430XJ1NB	

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

Air Terminal Schedule			
Type Mark	Description	Manufacturer	Model
S1	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
S2	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
VH	Vent Hood - Energy Star	Broan	BCSEK130WW

*Or Equivalent

Notes and Details

This Professional Engineer shall not be held responsible for any errors or omissions in this drawing set, including the use of this drawing set for any purpose other than that for which it was prepared, or for any consequences resulting therefrom.

JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



REVISIONS

FINAL SET	7/2019

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Date 7/2019
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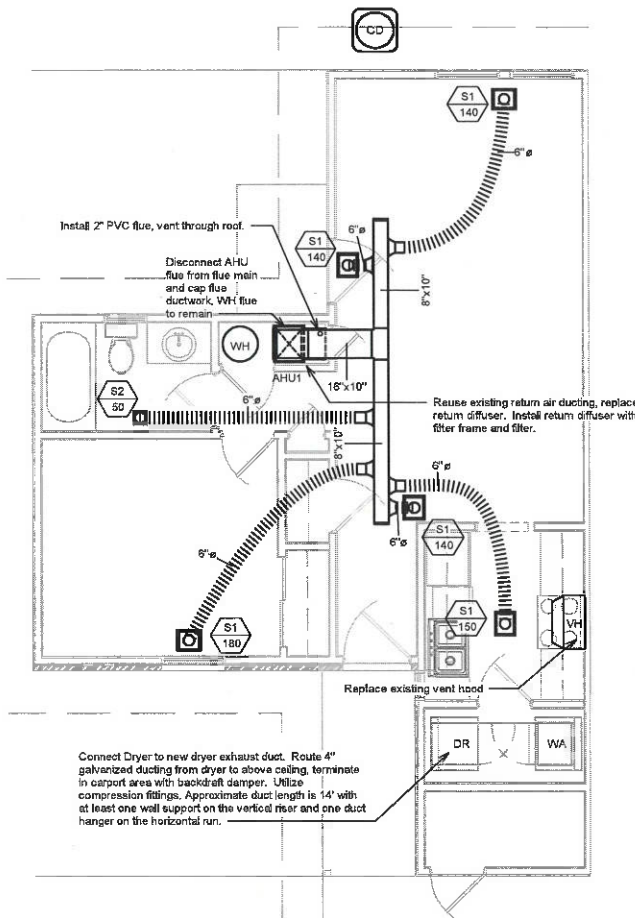
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DATE
SEPTEMBER 25, 2020

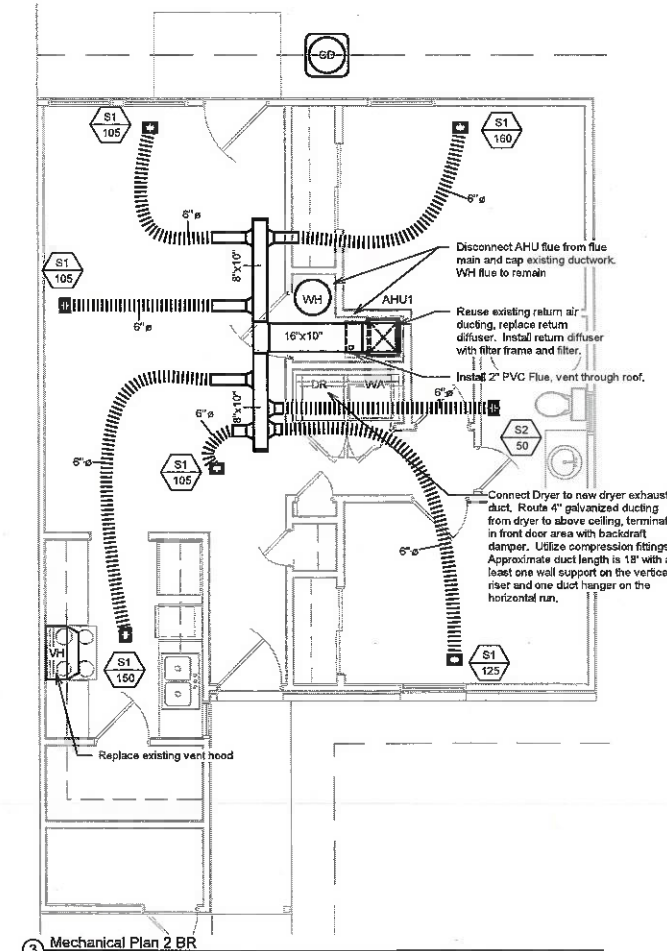
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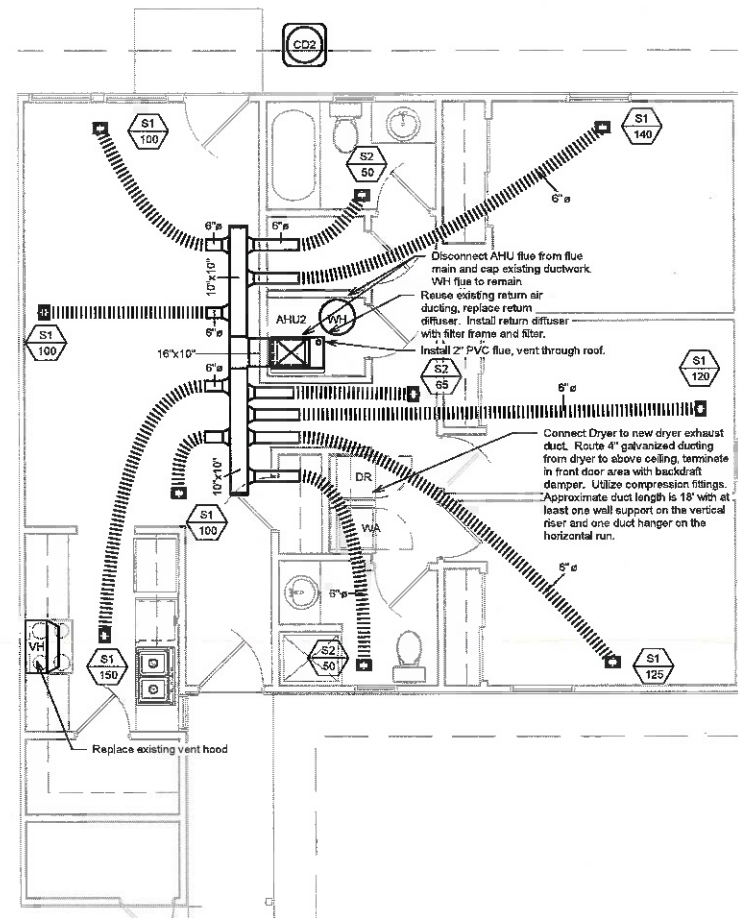
M1



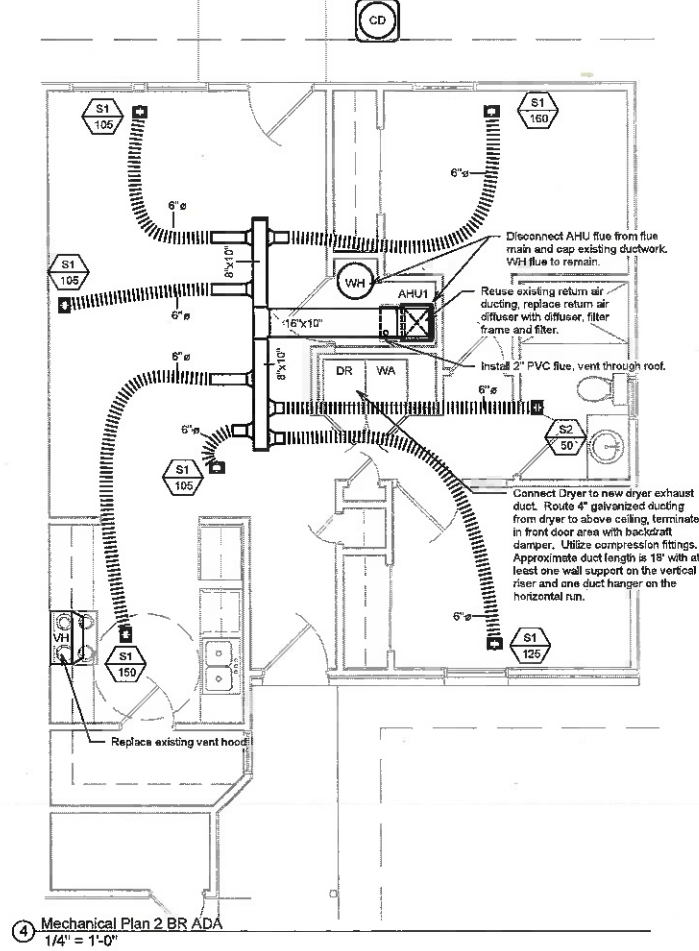
1 Mechanical Plan 1 BR
1/4" = 1'-0"



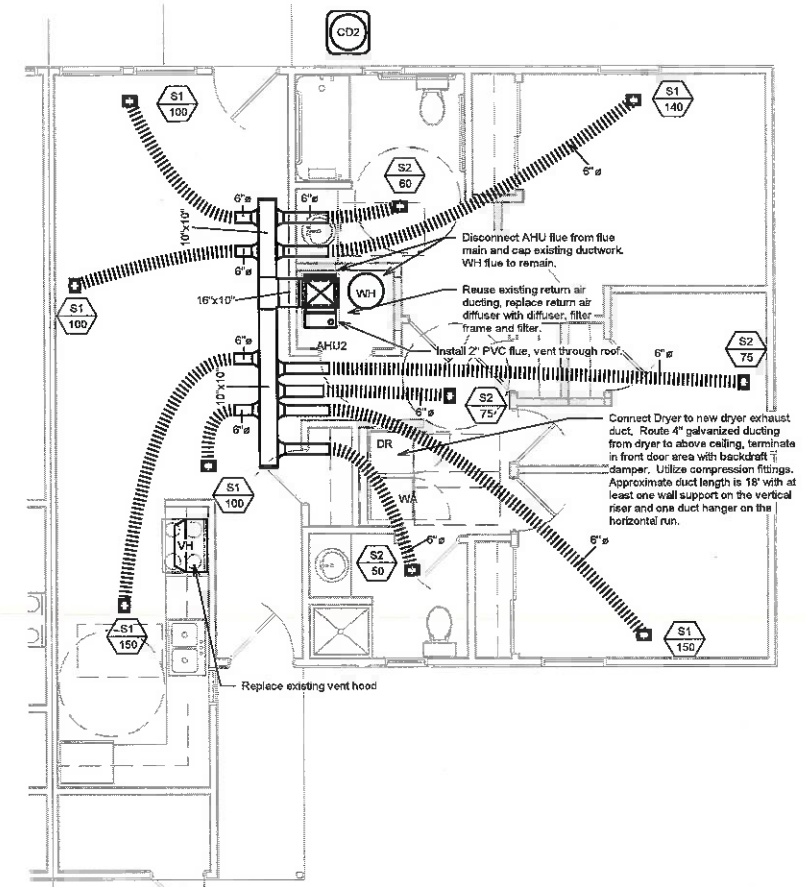
3 Mechanical Plan 2 BR
1/4" = 1'-0"



2 Mechanical Plan 3 BR
1/4" = 1'-0"



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



5 Mechanical Plan 3 BR ADA
1/4" = 1'-0"

Remove all ducting located in crawl space and patch all holes in surfaces. Install new ducting in attic space.

Mechanical Plans

Date	7/2019
Project Number	190707
	
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 # 6-444

OKE-THOMAS & ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

JEFFREY P. GREEN
REGISTERED PROFESSIONAL ENGINEER
#2010028846

REVISIONS

FINAL SET	-7/2019
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**CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

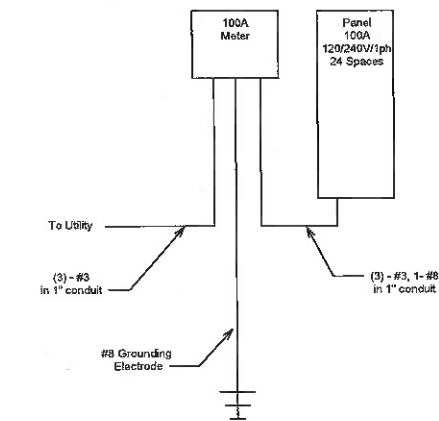
COMM. NO.
2019-1008

SHEET NO.
M2

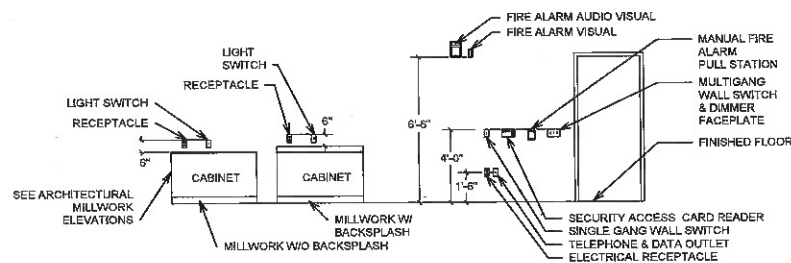
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ELECTRICAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
2. BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 20A BREAKERS UNLESS OTHERWISE NOTED.
3. CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
4. THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
5. 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.
6. DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
7. 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.
8. SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
9. VERIFY THAT EXISTING MAIN PANEL SUPPLY WIRING SIZE, INCLUDING VOLTAGE DROP, FOR METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
10. SEE ARCHITECTURAL DRAWINGS FOR SITE PLANS AND INDIVIDUAL SUITE LOCATIONS.
11. INSTALL AFCI AND GFCI BREAKERS, AS NEEDED, PER NEC 210.12.
12. ELECTRICAL CONTRACTOR SHALL RELOCATE ANY EXISTING RANGE RECEPTACLES SO THAT THEY ARE LOCATED BEHIND THE EQUIPMENT AND BELOW THE HEIGHT OF THE COUNTERTOP.
13. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND INDIVIDUAL SUITE LOCATIONS.
14. COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
15. SEE EQUIPMENT LISTS ON DRAWINGS M1 AND P1.
16. 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.
17. VERIFY THAT EXISTING MAIN PANEL SIZE, INCLUDING VOLTAGE DROP, FROM METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
18. DEACTIVATE EXISTING CIRCUITS, INSTALL NEW CIRCUITS TO MEET CURRENT CODE REQUIREMENTS.
19. 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.
20. ALL WIRING ABOVE GRADE SHALL BE IN CONDUIT. TYPE MC CONDUIT MAY BE USED FOR BRANCH CIRCUITS, EXCEPT HOMERUNS, WHICH SHALL BE IN CONDUIT.
21. 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.
22. 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, IF SPACE ALLOWS.
23. THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
24. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
25. PROVIDE A MINIMUM OF ONE EMPTY, CAPPED 1" CONDUIT STUBBED ABOVE THE CEILING FOR FUTURE CIRCUITS.
26. FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
27. 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.
28. ALL 120 VOLT RECEPTACLES IN KITCHEN, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI.
29. COORDINATE EQUIPMENT SWITCHES, JUNCTION BOXES, ROUGH IN AND CONNECTIONS TO ENSURE ALL DEVICES REMAIN ACCESSIBLE.
30. COORDINATE COVERPLATES COLOR WITH THE ARCHITECT. USE STAINLESS STEEL IF NO COLOR IS SPECIFIED.
31. MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
32. NUMBER NEXT TO LIGHT FIXTURE REPRESENTS FIXTURE TYPE/SWITCH NUMBER. NUMBER NEXT TO HOMERUNS REPRESENTS PANEL/CIRCUIT NUMBER.
33. 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.
34. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
35. 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.
36. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
37. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
38. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



2 200A 1 phase Electrical Riser
N.T.S



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	Dimmable
SL	Eaton	FM15VRCCR	•
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 is not existing.

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

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

Electrical Legend	
	Duplex Receptacle, Countertop
	Duplex Receptacle, Dishwasher
	Duplex Receptacle, Ground Fault Interrupter
	Duplex Receptacle, Refrigerator
	Duplex Receptacle
	Duplex Receptacle, Microwave, 5' 0" aff
	Receptacle, Washer/Dryer
	Duplex Receptacle, Garbage Disposal
	Single pole light switch
	Smoke Detector Alarm, Kidde Model 14618
	Smoke/Carbon Monoxide Detector Alarm, Kidde Model KN-CODE-I
	Horn/Strobe system with integral doorbell. Install doorbell at front door.

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CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

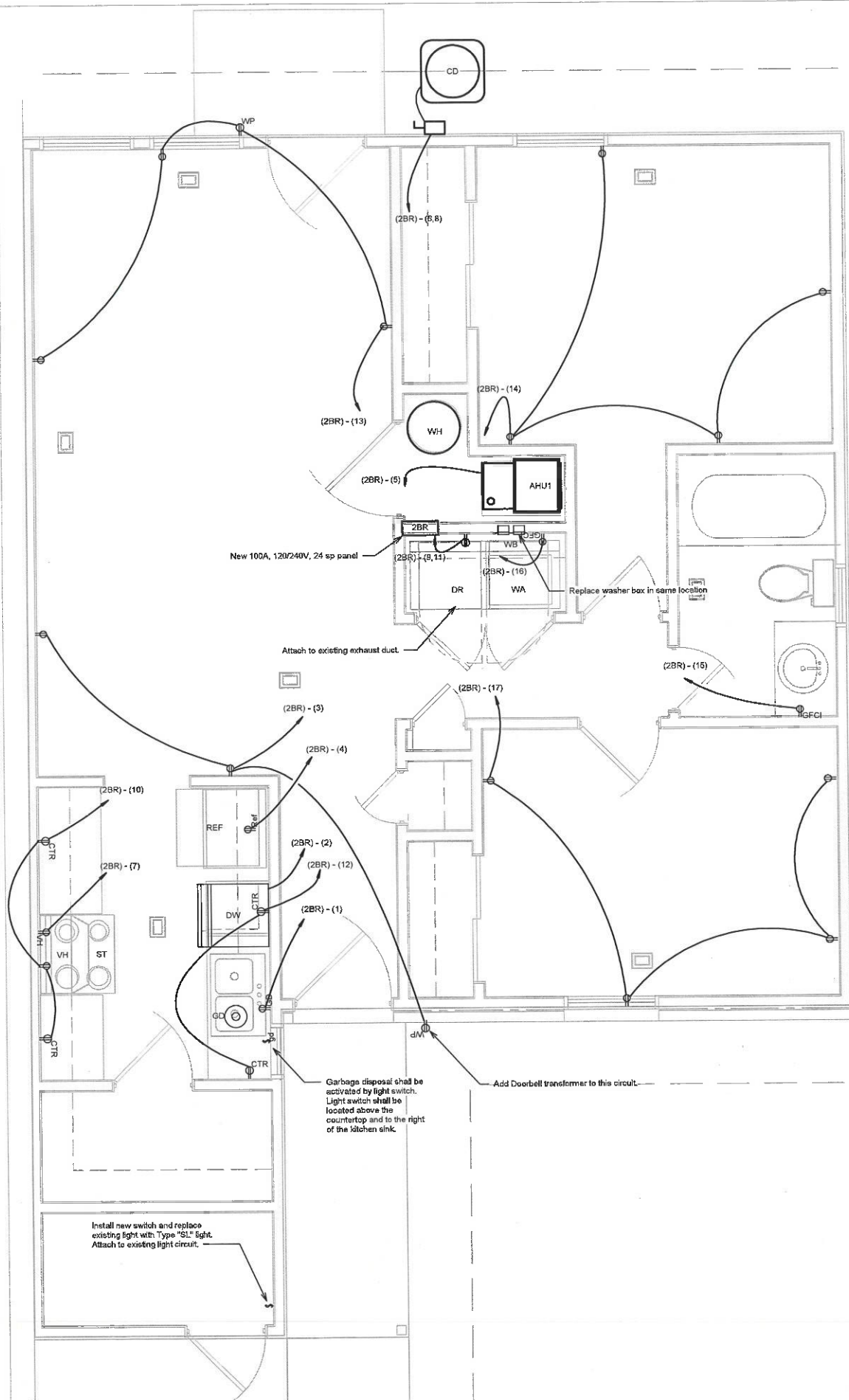
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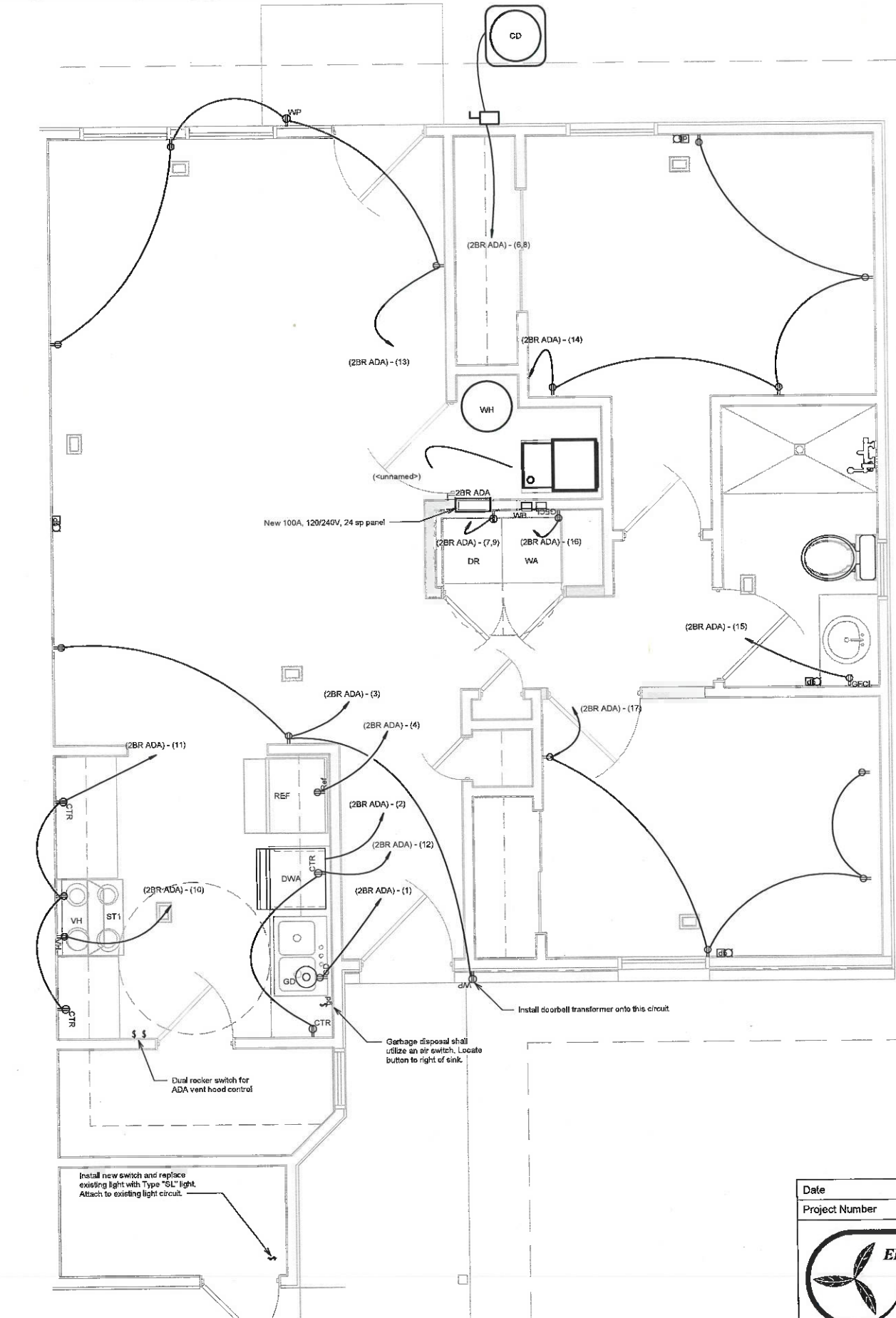
Date	7/2019
Project Number	190707
2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-254-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028845	

Electrical Notes, Details, Schedules

DATE SEPTEMBER 25, 2020
CONTRACT NO. 2019-1008
SHEET NO. E1



① Power Plan 2 BR
1/2" = 1'-0"



② Power Plan 2 BR ADA
1/2" = 1'-0"

Power Plan 2 BR & 2 BR ADA

Date	7/2019
Project Number	190707
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JOHN OKE-THOMAS - ARCHITECT
 MO # 1-1-
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 MISSOURI STATE CERTIFICATION
 OF AUTHORITY #

JEFFREY P. GIBSON
 MISSOURI STATE CERTIFICATION
 OF AUTHORITY #
 PROFESSIONAL ENGINEER
 MOW FE-2012800753

REVISIONS	
FINAL SET	7-2019

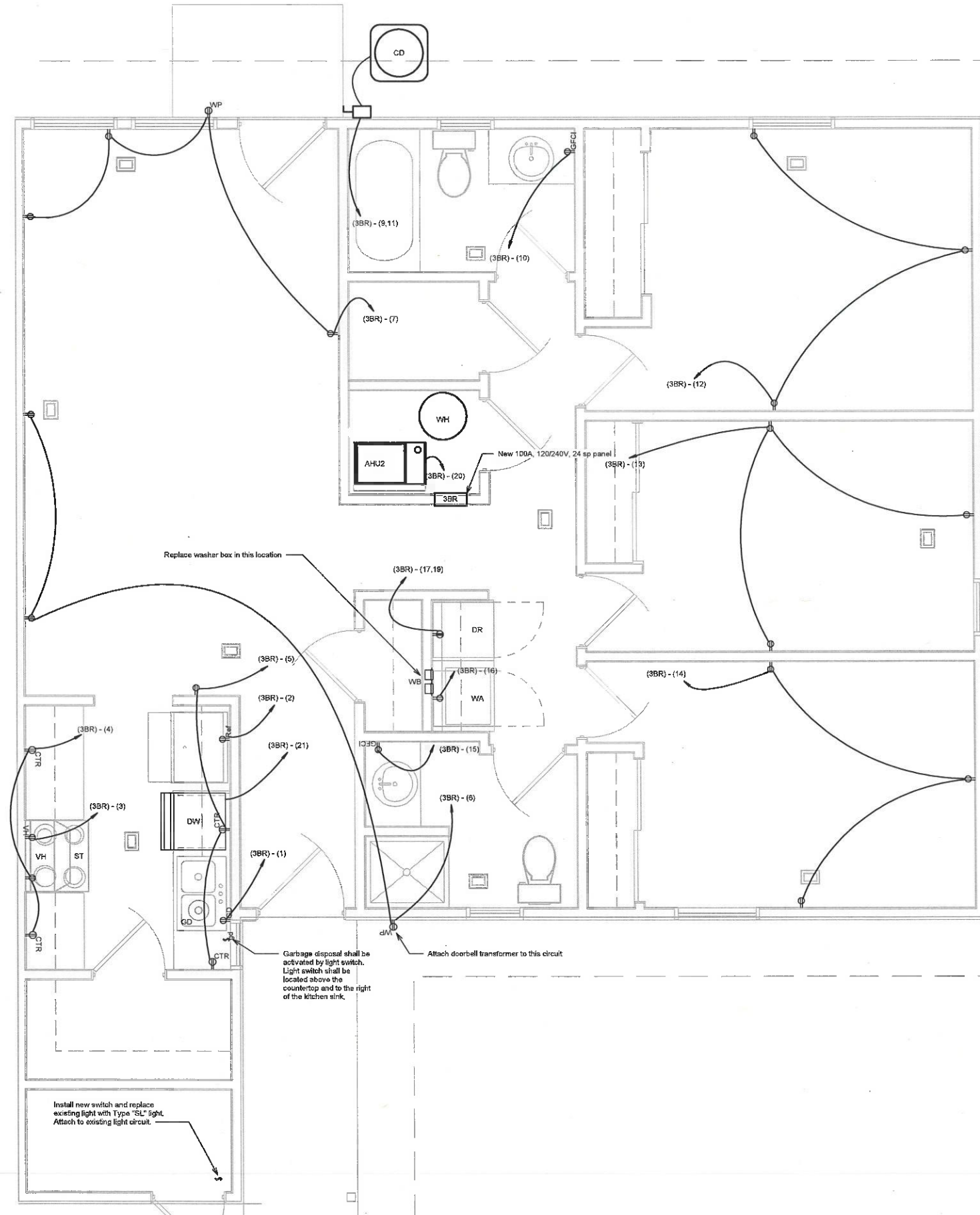
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**CIRCLE APARTMENTS
 FOR
 HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
 SPRINGFIELD, MO 65802

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DATE	SEPTEMBER 25, 2020
COMM. NO.	2019-1008
SHEET NO.	E3



① Power Plan 3 BR
1/2" = 1'-0"

Power Plan 3BR

Date	7/2019
Project Number	190707



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Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

**CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

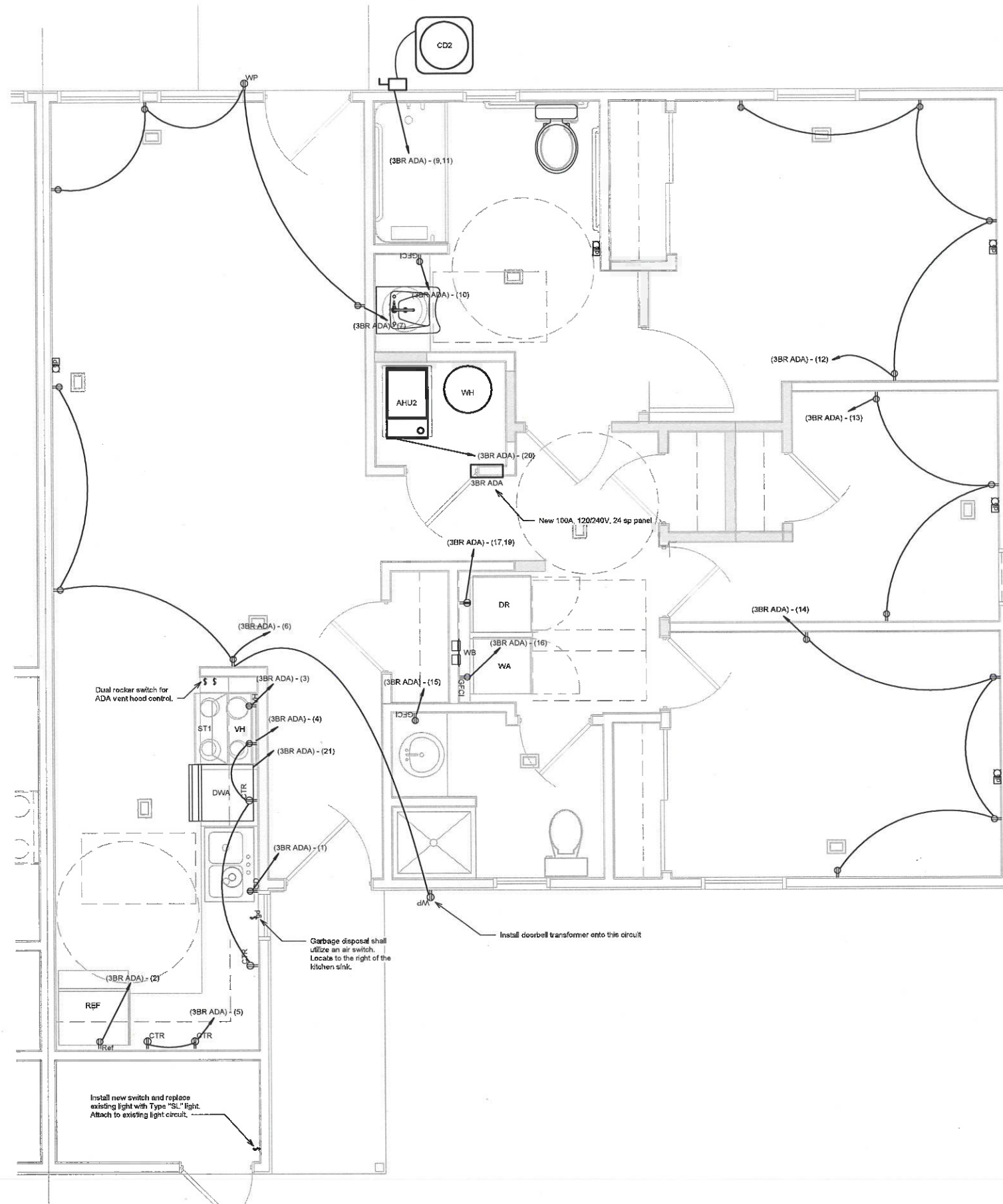
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Jeff Green - Professional Engineer
MO# PE-20100758

REVISIONS	
FINAL SET	7/2019



1 Power Plan 3 BR ADA
1/2" = 1'-0"

Power Plan 3BR ADA

Date	7/2019
Project Number	190707



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Green Engineering LLC
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#2010028846

**CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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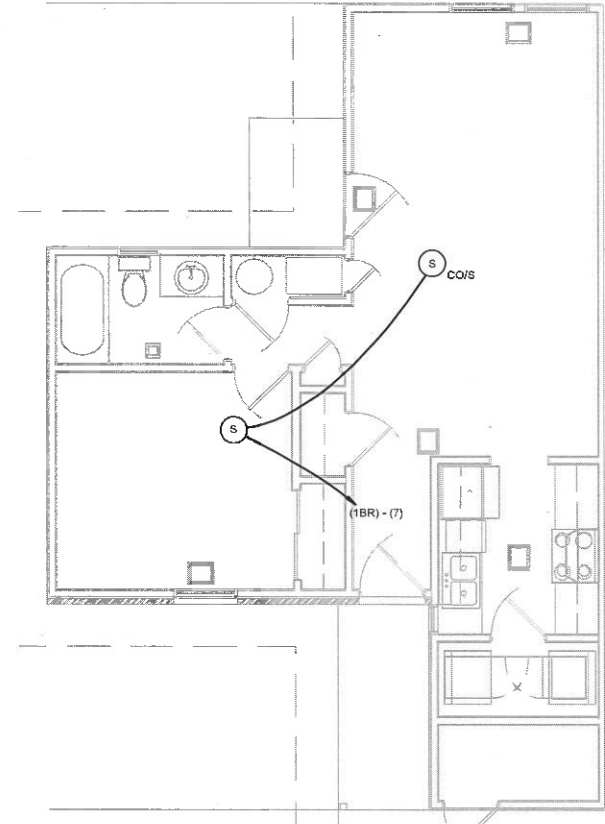
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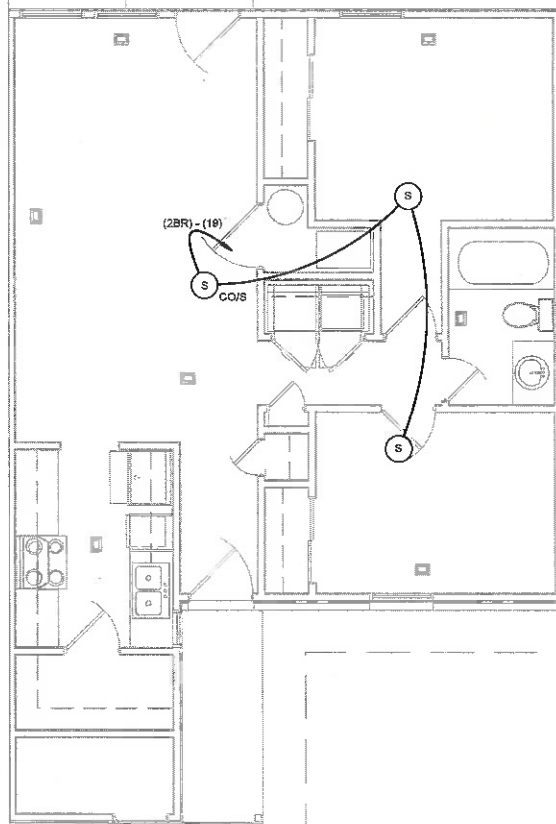
Jeff Green - Professional Engineer
MO# PE-201200756

REVISIONS	
FINAL SET	7-2019

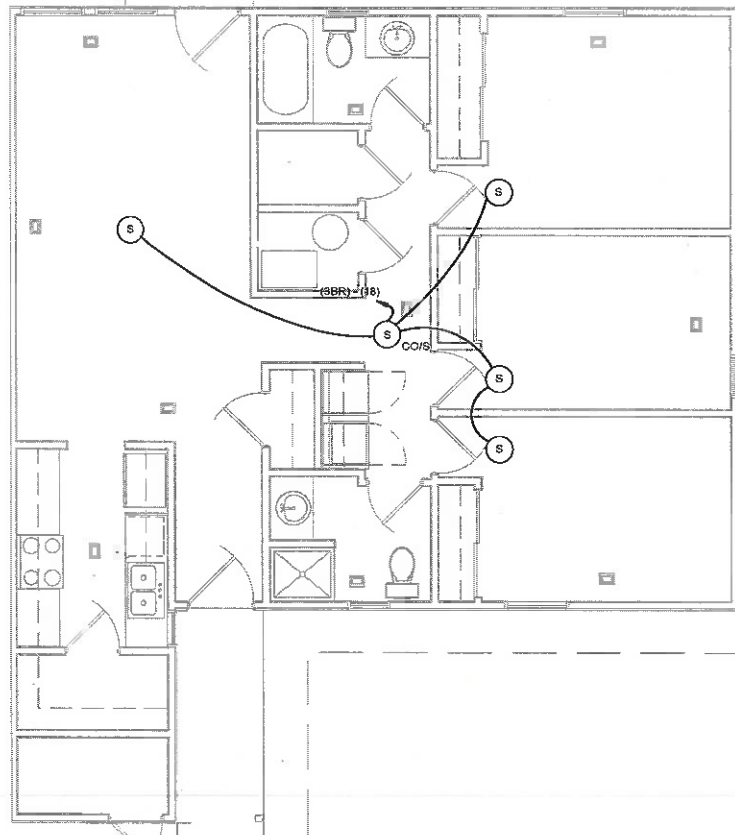
This Professional Engineer shall be the sealed signature call to be retained and have shown on this drawing. It is the responsibility of the Professional Engineer to ensure that all drawings, specifications, and documents are complete and correct and are responsible for each other's design or documents and satisfying the work.



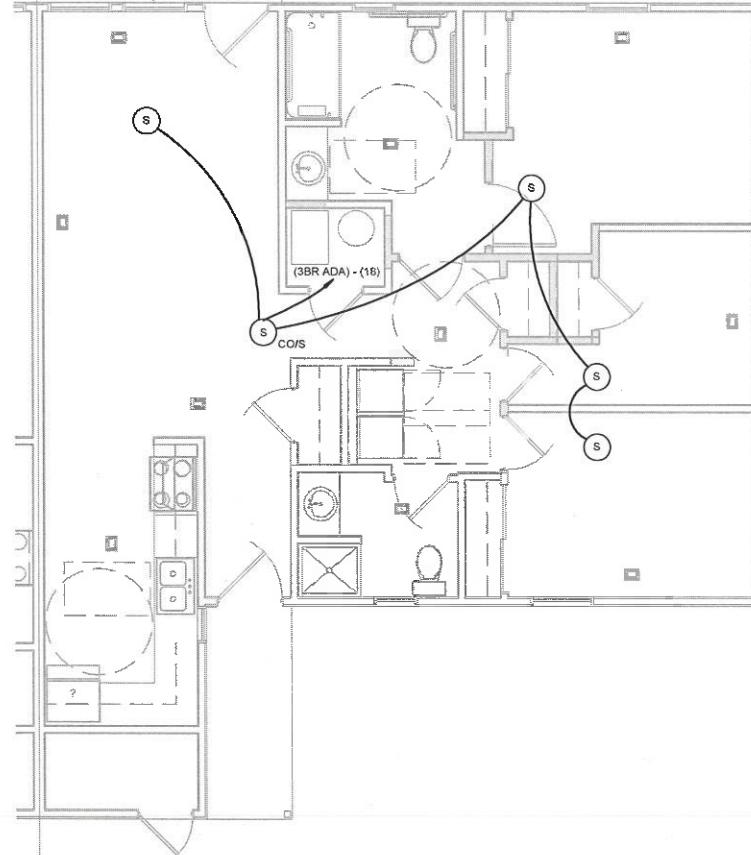
① Smoke Detector Plan 1 BR
1/4" = 1'-0"



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



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



④ Smoke Detector Plan 3 BR ADA
1/4" = 1'-0"

Smoke Detector Plans

Date	7/2019
Project Number	190707



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Green Engineering LLC
Missouri State Certificate of Authority
#2010022846

DATE	SEPTEMBER 25, 2020
COMMA NO.	2019-1008
SHEET NO.	E6

**CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802



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REVISIONS	
FINAL SET	7/2019



JEFFREY R. GREEN
NUMBER 2010022846
PROFESSIONAL ENGINEER

JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

Jeff Green - Professional Engineer
MOP PE-201200758

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Branch Panel:	1BR	VOLTAGE	120/240 Single	PHASES	1			
		ELECTRICAL DATA	120 V/1-0 VA	A/C				
		MOUNTING	Recessed					
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 540 VA			20 A	Kitchen Power	2
3	DR/LR Power	20 A		1080 VA / 250 VA		20 A	MW	4
5	DW	20 A	744 VA / 180 VA			20 A	Refrigerator	6
7	Smoke Detectors	20 A		240 VA / 2160 VA		30 A	CD	8
9	Dryer	30 A	2880 VA / 2160 VA			--	--	10
11	--	--		2880 VA / 900 VA		20 A	BR	12
13	RR	20 A	180 VA / 540 VA			20 A	Kitchen Power	14
15	Washer	20 A		180 VA / 1150 VA		20 A	AHU	16
17	Lights	20 A	500 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						PANEL TOTALS		
LOAD TYPE		CONNECTED LOAD		DEMAND LOAD				
HVAC		1150 VA		1150 VA		TOTAL CONNECTED LOADS: 16901 VA		
COOLING						TOTAL ESTIMATED DEMAND: 16856 VA		
LIGHTING						TOTAL CONNECTED CURRENT: 70 A		
RECEPTACLE		10090 VA		10045 VA		TOTAL ESTIMATED LOAD: 70 A		
POWER		5434 VA		5434 VA		NON-COINCIDENTAL HTG/CLG: 0 A		
KITCHEN						TOTAL ESTIMATED DEMAND --- 70 A		

Branch Panel:		2BR ADA	VOLTAGE		120/240 Single		PHASES		1		
			ELECTRICAL DATA		120 V/1-0 VA		AIC				
			MOUNTING		Recessed						
Oke-Thomas Circle Apartments											
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...			
1	GD	20 A	480 VA / 744 VA			20 A	DW	2			
3	DR Power	20 A		540 VA / 180 VA		20 A	Refrigerator	4			
5			0 VA / 2160 VA			30 A	CD	6			
7	Dryer	30 A		2880 VA / 2160 VA		--	--	8			
9	--	--	2880 VA / 250 VA			20 A	MW	10			
11	Kitchen Power	20 A		540 VA / 360 VA		20 A	Kitchen Power	12			
13	LR Power	20 A	720 VA / 720 VA			20 A	BR Power	14			
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16			
17	BR Power	20 A	720 VA / 500 VA			20 A	Lights	18			
19	Smoke Detectors	20 A		360 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						TOTAL CONNECTED LOADS:		16411 VA			
COOLING						TOTAL ESTIMATED DEMAND:		16095 VA			
LIGHTING						TOTAL CONNECTED CURRENT:		66 A			
RECEPTACLE		10630 VA		10315 VA		TOTAL ESTIMATED LOAD:		67 A			
POWER		5434 VA		5434 VA		NON-COINCIDENTAL HTG/CLG:		0 A			
KITCHEN						TOTAL ESTIMATED DEMAND --		67 A			

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

Branch Panel:		3BR	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	AIC		
			MOUNTING		Recessed			
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	MW	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	540 VA / 540 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 540 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 540 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA		TOTAL CONNECTED LOADS: 18341 VA				
COOLING				TOTAL ESTIMATED DEMAND: 17756 VA				
LIGHTING				TOTAL CONNECTED CURRENT: 76 A				
RECEPTACLE	11170 VA	10585 VA		TOTAL ESTIMATED LOAD: 74 A				
POWER	5434 VA	5434 VA		NON-COINCIDENTAL HTG/CCLG: 0 A				
KITCHEN				TOTAL ESTIMATED DEMAND -- 74 A				

Electrical Circuit Schedule - 3BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	MW
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	4	Kitchen Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
3BR	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	8	Lights
3BR	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	9,11	CD
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	RR
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	12	BR Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR	120 V	585 W	5 A	1-#12, 1-#12, 1-#12	21	DW

Panel Schedule

Date7/2019

Project Number190707



GREEN
ENGINEERING

2038 E. ADAMS CT
SPRINGFIELD, MO 65904
TEL: 417-234-1705
WWW.GREENENGINEERINGMO.COM

Green Engineering LLC
Missouri State Certificate of Authority
#2010028848

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1872 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 883-4822 FAX: (417) 883-4822

CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
E8

This Professional Engineer's official seal and signature must be placed on this drawing. The Professional Engineer's seal and signature must be placed on this drawing. The Professional Engineer's seal and signature must be placed on this drawing.

JOHN OKE-THOMAS - ARCHITECT
MO # A-...

OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



Jeff Green - Professional Engineer
MO# PE-201200758

REVISIONS	
FINAL SET	7/2019

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Branch Panel:		3BR ADA	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	A/C		
Oke-Thomas			MOUNTING		Recessed			
Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	Vent Hood	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	360 VA / 720 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 720 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 720 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA		TOTAL CONNECTED LOADS:				
COOLING				TOTAL ESTIMATED DEMAND:				
LIGHTING				TOTAL CONNECTED CURRENT:				
RECEPTACLE	11530 VA	10765 VA		TOTAL ESTIMATED LOAD:				
POWER	5434 VA	5434 VA		NON-COINCIDENTAL HTG/CLG:				
KITCHEN				TOTAL ESTIMATED DEMAND ~...				
				75 A				

Electrical Circuit Schedule - 3BR ADA						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR ADA	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR ADA	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	Vent Hood
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3BR ADA	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
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3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR ADA	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR ADA	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR ADA	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR ADA	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	21	DW

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JOHN OKE-THOMAS - ARCHITECT
MO #A--
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



Jeff Green - Professional Engineer
MO# PE-201200758

REVISIONS

FINAL SET	-4/2019
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CIRCLE APARTMENTS

FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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Date	7/2019
Project Number	190707



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#2010028346

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.

E9

Panel Schedules



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: South Weaver Avenue, Springfield, MO

Redevelopment Area: South Weaver Avenue 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@knightdev.co

Does Applicant Own or Lease the Property? Lease

Signature:  Date: 07/11/2022

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.

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6)
FINAL PLAT WEST COURT, A SUBDIVISION IN THE CITY OF SPRINGFIELD,
GREENE COUNTY, MISSOURI.

PROJECT NARRATIVE

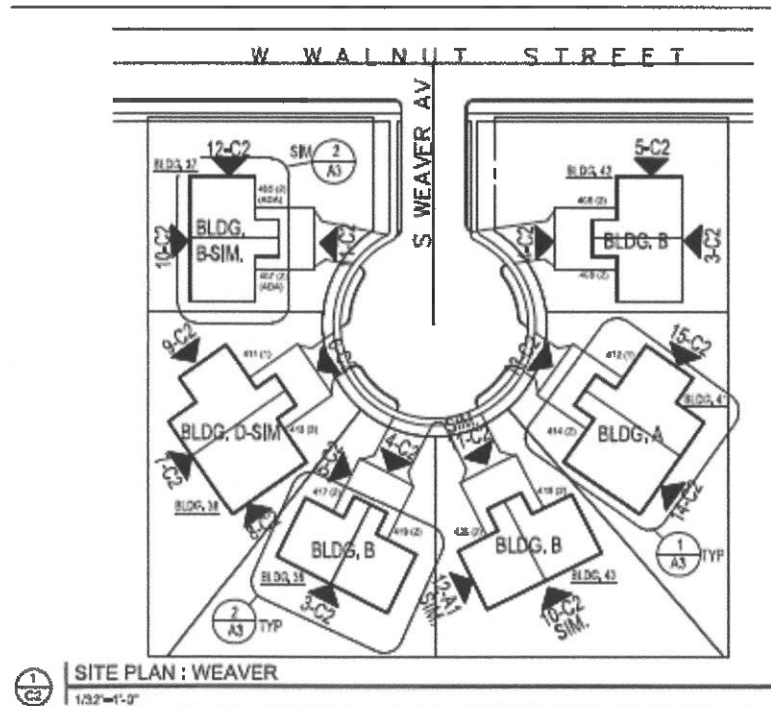
North Delaware Public Housing Redevelopment Area East High Street Public Housing Redevelopment Area South Weaver Avenue Public Housing Redevelopment Area West Sunset Street Public Housing Redevelopment Area

Circles and Scattered Sites (current RAD project)

Circle Apartments are located at North Delaware and South Weaver, Springfield, MO - 5 one bedrooms, 22 two bedrooms, and 3 three bedrooms, totaling 30 residential housing community homes.

Scattered Sites are located at North Delaware, West Edgewood, South Grant, East High, and West Sunset, Springfield, MO – 16 two bedrooms and 16 three bedrooms, totaling 32 residential housing community homes.

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. All designated handicap units shall be upgraded to ADA standards and shall meet ANSI requirements. Existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats. Exterior windows shall be removed and replaced with energy efficient windows. Landscaping shall be installed in all areas affected by construction.

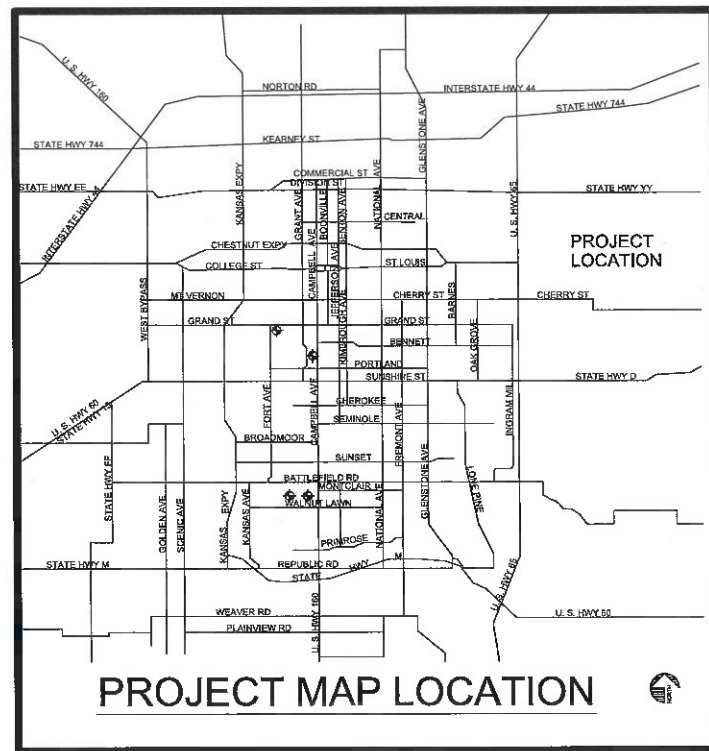


1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A"SIM. - TYP. 1 & 2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2 & 2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B"SIM. - TYP. 2 & 2 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 2 & 3 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C"SIM. - TYP. 3 & 2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1 & 3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D"SIM. - TYP. 1 & 3 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



CIRCLE & SCATTERED DUPLEX RENOVATION PROJECT

FOR HOUSING AUTHORITY OF SPRINGFIELD SPRINGFIELD, MISSOURI



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. 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 SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. DIFFERENT 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.
12. 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 & APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL DUPLEXES.
6. REMOVE / REPLACE APPLIANCES AS REQUIRED. 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 AND APPLIANCES.
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: (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, AND EXTERIOR LIGHTS. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: SEAL EXISTING PARKING AND DRIVEWAYS. SEE SITE PLANS FOR SPECIFIC LOCATIONS.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$500.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. REMOVE AND REPLACE SUB-FLOORING IN (3) ONE BEDROOM UNITS AS DIRECTED BY OWNER.
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ASPHALT SHINGLES - 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.
18. REMOVE AND REPLACE GUTTERS AND DOWNSPOUT ONLY IN DAMAGED AREAS.
19. REMOVE AND REPLACE EXISTING RANGE HOODS IN ALL DUPLEX UNITS.
20. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.

ARCHITECTURAL SHEETS

- CV COVER SHEET
A0.1 MOUNTING HEIGHTS
- C1 SITE PLANS
C1.1 DELAWARE AVENUE SURVEY
C1.2 EDGEWOOD AND GRANT AVENUE SURVEY
C1.3 HIGH STREET SURVEY
C1.4 SUNSET STREET SURVEY
C1.5 WEAVER AVENUE SURVEY
- C2 SITE PLANS & EXTERIOR ELEVATIONS
- A1 EXTERIOR ELEVATIONS
A2 DEMOLITION FLOOR PLANS
A3 EXISTING BUILDING FLOOR PLANS
- A4 MODIFIED 1 BEDROOM UNIT
A5 MODIFIED 2 BEDROOM UNIT
A6 MODIFIED 3 BEDROOM UNIT
A7 MODIFIED 2 BEDROOM UNIT (ADA)
A7.1 MODIFIED 3 BEDROOM UNIT (ADA)
- A8 DETAILS
- A9 FINISH SCHEDULE - WEAVER UNIT 405 (ADA), 407 (ADA), 411
A10 FINISH SCHEDULE - WEAVER UNIT 413, 417, 419
A11 FINISH SCHEDULE - WEAVER UNIT 420, 418, 414
A12 FINISH SCHEDULE - WEAVER UNIT 406, 408, 412
A13 FINISH SCHEDULE - DELAWARE UNIT 1633 (ADA), 1635 (ADA), 1641
A14 FINISH SCHEDULE - DELAWARE UNIT 1639, 1643
A15 FINISH SCHEDULE - DELAWARE UNIT 1645, 1652, 1654
A16 FINISH SCHEDULE - DELAWARE UNIT 1650, 1648, 1644
A17 FINISH SCHEDULE - DELAWARE UNIT 1642, 1638, 1634
A18 FINISH SCHEDULE - HIGH ST. UNIT 1405, 1407, 1411
A19 FINISH SCHEDULE - HIGH ST. UNIT 1413, 1417, 1423
A20 FINISH SCHEDULE - HIGH ST. UNIT 1419, 1425
A21 FINISH SCHEDULE - SUNSET ST. UNIT 917, 915, 823
A22 FINISH SCHEDULE - SUNSET ST. UNIT 825, 817
A23 FINISH SCHEDULE - SUNSET ST. UNIT 415, 811, 809
A24 FINISH SCHEDULE - GRANT ST. UNIT 2528 (ADA), 2530 (ADA)
A25 FINISH SCHEDULE - EDGEWOOD UNIT 714, 716, 724
A26 FINISH SCHEDULE - EDGEWOOD UNIT 722, 730
A27 FINISH SCHEDULE - EDGEWOOD UNIT 732, 736, 738

PLUMBING SHEETS

- P1 NOTES & DETAILS
P2 PLUMBING PLANS
P3 PLUMBING PLANS

MECHANICAL SHEETS

- M1 NOTES & DETAILS
M2 MECHANICAL PLANS

ELECTRICAL SHEETS

- E1 ELECTRICAL NOTES, DETAILS, SCHEDULES
E2 POWER PLAN 1BDR
E3 POWER PLAN 2 BDR & 2 BDR ADA
E4 POWER PLAN 3 BDR
E5 POWER PLAN 3 BDR ADA
E6 SMOKE DETECTOR PLANS
E7 PANEL SCHEDULES
E8 PANEL SCHEDULES
E9 PANEL SCHEDULES

BUILDING TYPES

- BUILDING "A" TYP. 142 BEDROOM UNIT
BUILDING "A" SIM TYP. 241 BEDROOM UNIT
BUILDING "B" TYP. 242 BEDROOM UNIT
BUILDING "B" SIM TYP. 242 BEDROOM UNIT (ADA)
BUILDING "C" TYP. 342 BEDROOM UNIT
BUILDING "C" SIM TYP. 243 BEDROOM UNIT
BUILDING "D" TYP. 143 BEDROOM UNIT
BUILDING "D" SIM TYP. 341 BEDROOM UNIT
BUILDING "C" SIM TYP. 342 BEDROOM UNIT (ADA)

UNIT SQUARE FOOTAGE

- TYP. ONE BEDROOM UNIT 644 SQ.FT
TYP. TWO BEDROOM UNIT 802 SQ.FT
TYP. THREE BEDROOM UNIT 1,003 SQ.FT



REVISIONS

CD PACKAGE	9-25-2020

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• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
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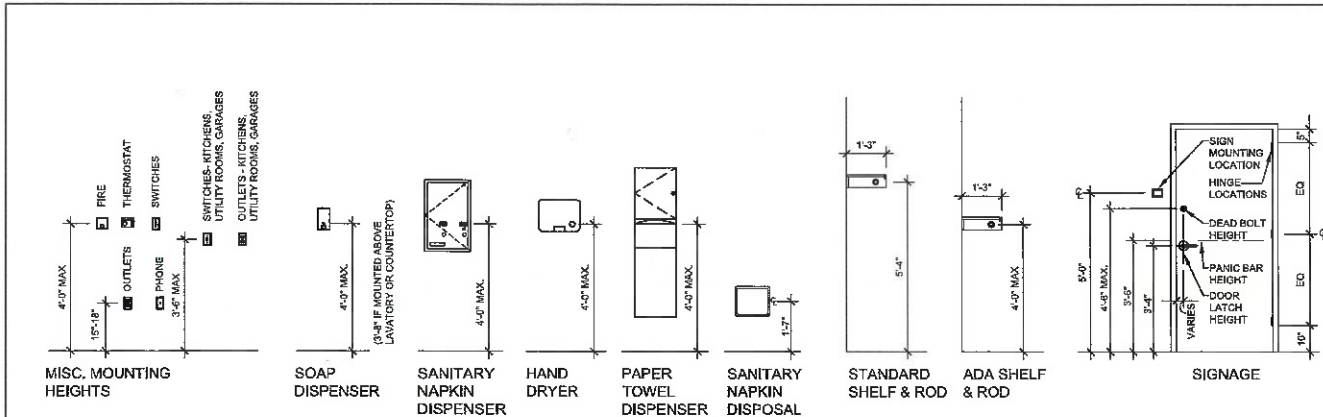
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802
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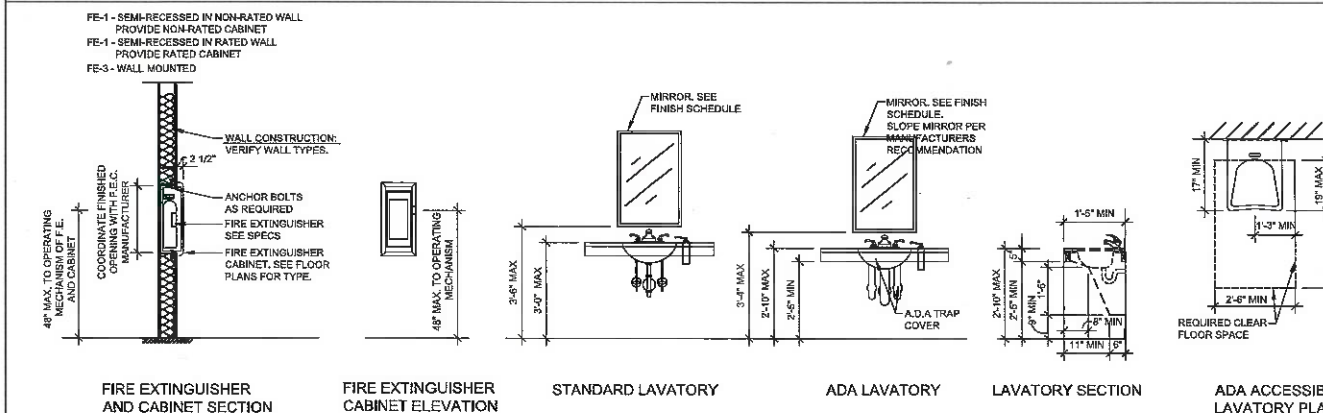
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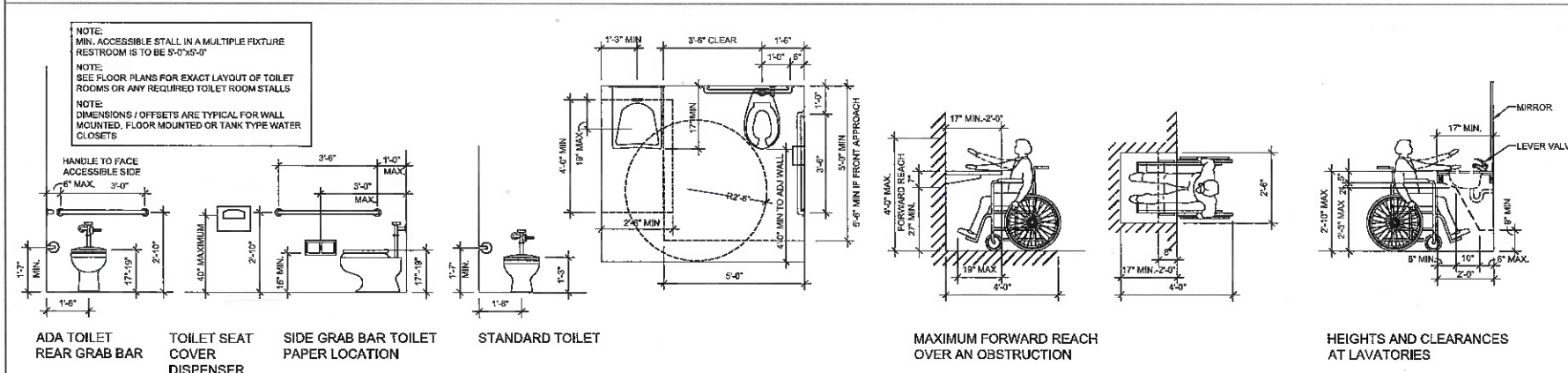
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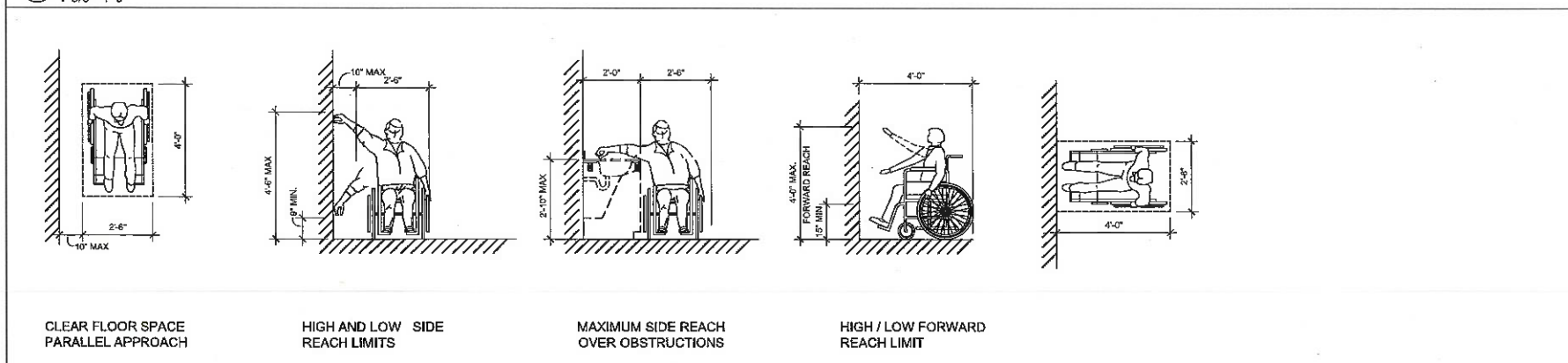
4 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS 3/8"=1'-0"



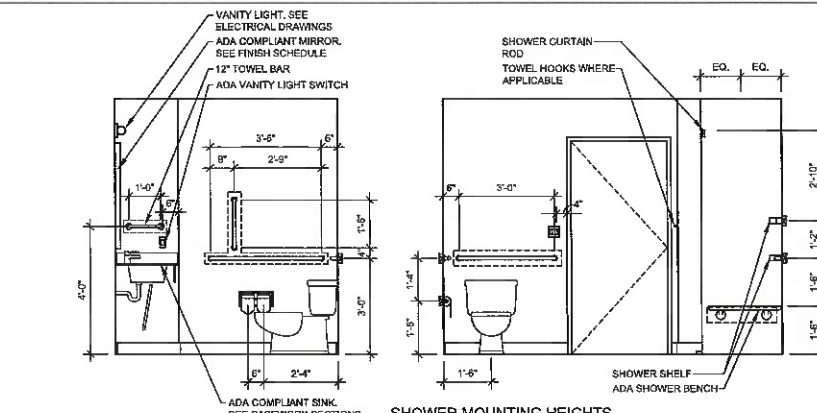
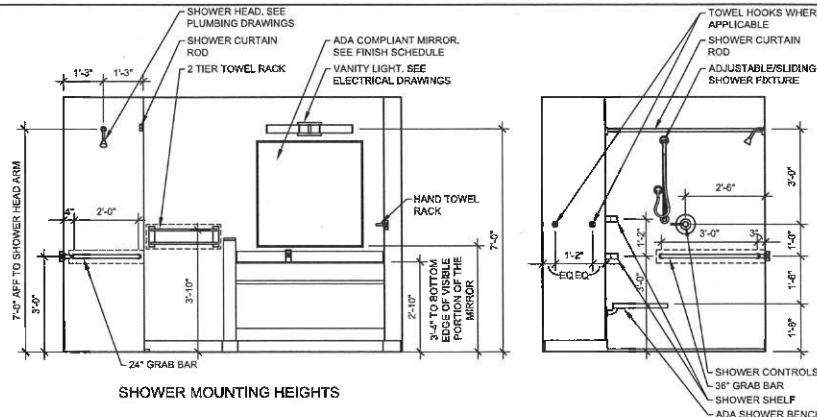
3 MOUNTING MEASUREMENTS AND ADA REQUIREMENTS 3/8"=1'-0"



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. 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 2" 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)

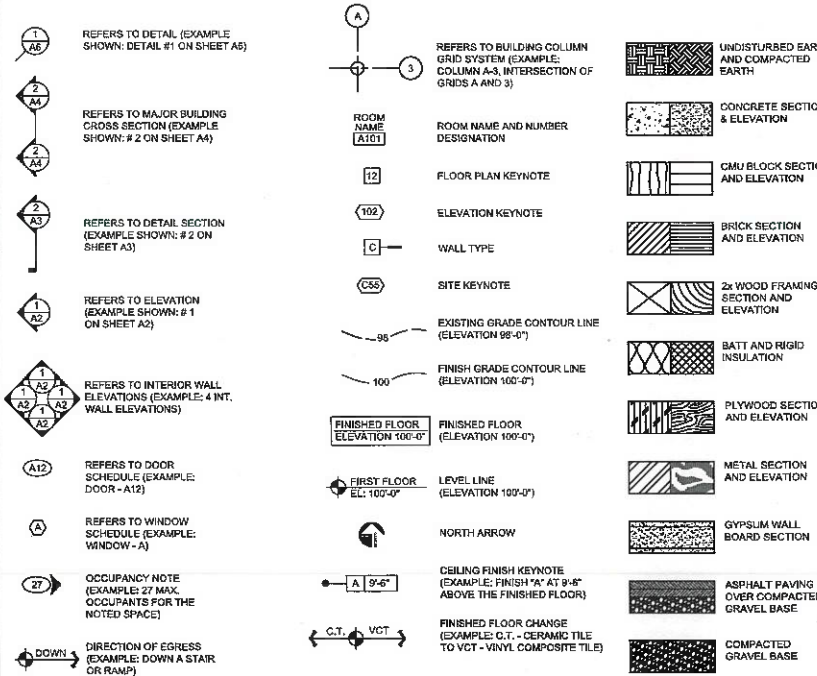
MARKER / SMART BOARD: 36" TO BOTTOM (VERIFY WITH OWNER)
WALL MOUNTED TELEPHONES: 54" TO TOP OF TELEPHONES

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

ALL ACCESSIBLE UNITS SHALL MEET THE FOLLOWING STANDARDS:

- UNIFORM FEDERAL ACCESSIBILITY STANDARDS OF APRIL 1, 1983 (24 CFR PART 6).
- FAIR HOUSING ACT (42 U.S.C. 3601-19) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 100.
- SECTION 504 OF THE REHABILITATION ACT OF 1973 (29 U.S.C. 794) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 6.
- ARCHITECTURAL BARRIERS ACT OF 1968, AS AMENDED (42 U.S.C. § 4151 ET SEQ.).
- AMERICANS WITH DISABILITIES ACT (28 CFR PART 36).

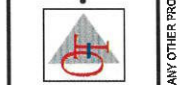


5 SYMBOL LEGEND AND MATERIAL LEGEND 3/8"=1'-0"



REVISIONS	
CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1072 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-8282
FAX: (417) 863-9222



CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

CDAL NO.
2019-1008

SHEET NO.
A0.1

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.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT II (1633, 1635, 1639, 1641, 1643, 1645, 1634, 1636, 1642, 1644, 1648, 1650, 1652 & 1654 N. DELAWARE AVE)
ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) FINAL PLAT OF NORTH COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYOR'S NOTES

- A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 7 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
- A PORTION OF THE BUILDINGS ON LOT 4 AND LOT 5 ARE BUILT OVER THE SETBACK LINE
- ALL EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF NORTH COURT SUBDIVISION (ITEM 11, SCHEDULE B PART II)
- BUILDING SETBACK LINES ARE BASED ON THE PROPERTY ZONING

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

- ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR NORTH COURT, IN PLAT BOOK FF, AT PAGE 58, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD, AS CONTAINED IN BOOK 1701, AT PAGE 1645, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS AND PROVISIONS OF LICENSE WITH TELEGRAPH OF SPRINGFIELD AS CONTAINED IN BOOK 1812, AT PAGE 1349, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
- 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 2358, AT PAGE 574, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3881-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1633 - 1654 N. DELAWARE AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±78,853.6 SQUARE FEET (±1.8 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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. MINIMUM OPEN SPACE REQUIREMENTS: NOT LESS THAN 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR MORE THAN 20 FEET BE REQUIRED
- 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 14 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381906)
- 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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

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:

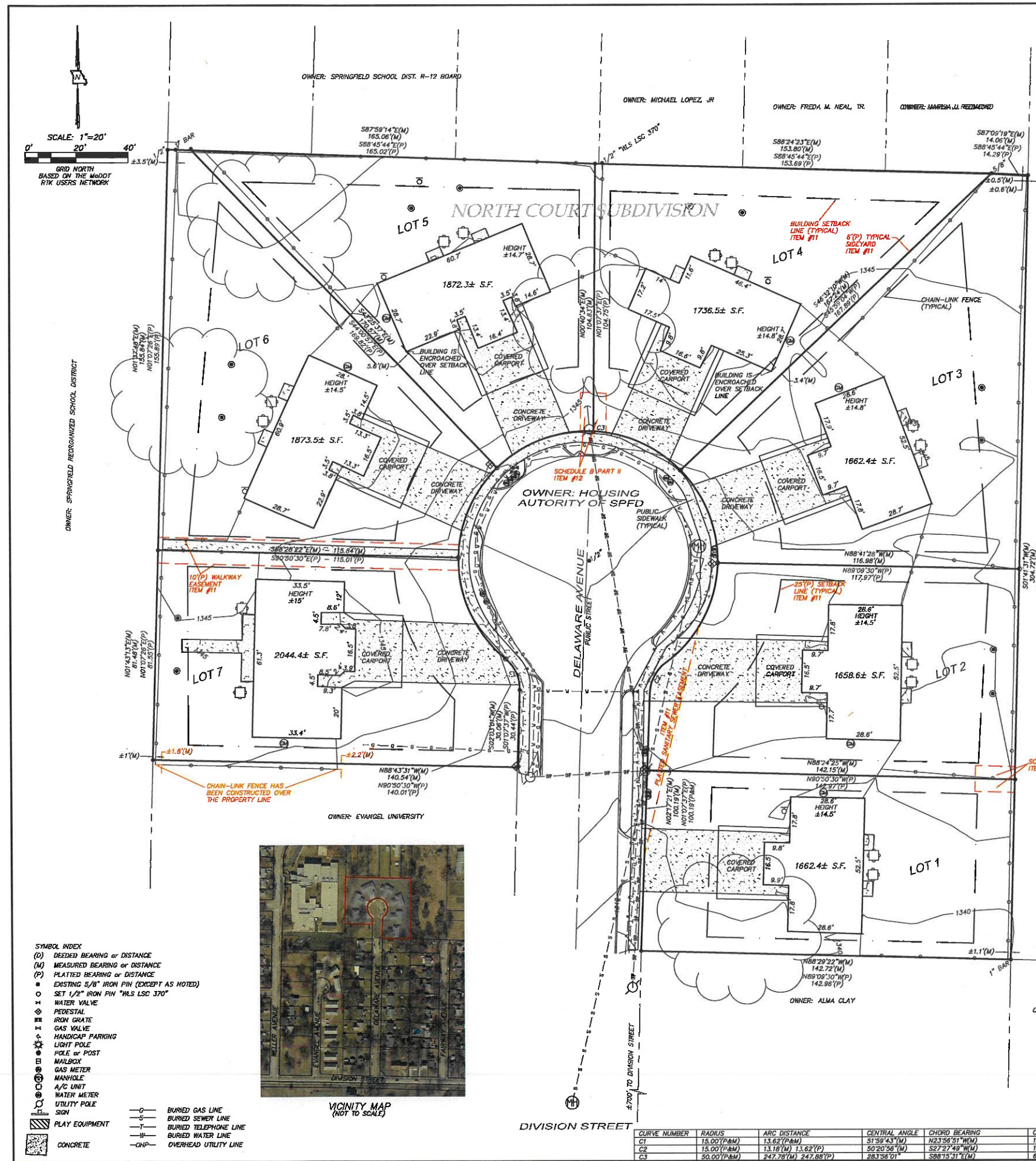
- TO:
- (1) BGC ADVANTAGE
- (2) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
- (3) RED STONE EQUITY MANAGER, LLC
- (4) KEYSTONE FAMILY HOMES, LP

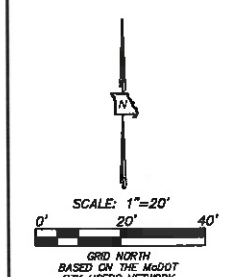
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9,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

DATE OF PLAT OR MAP: AUGUST 26, 2020

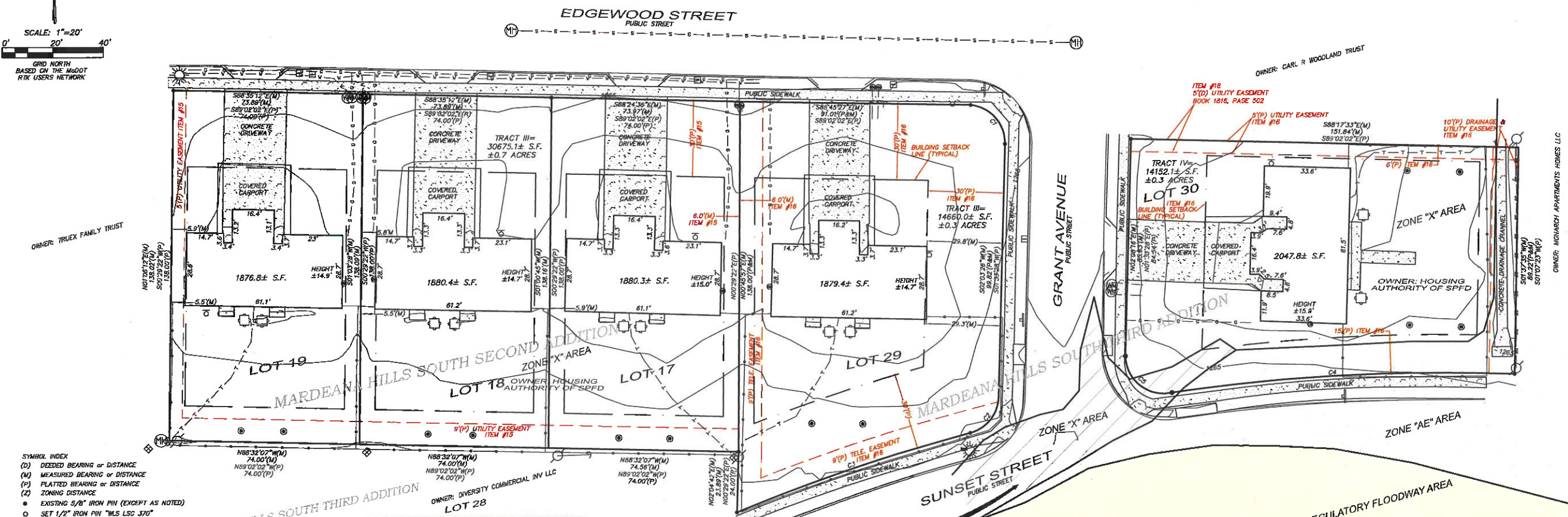
Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	13.62'(P&M)	51°58'43"(M)	N23°56'51"W(M)	13.15(M)
C2	15.00'(P&M)	13.18'(M)	50°20'56"(M)	S27°27'49"W(M)	12.76(M)
C3	50.00'(P&M)	247.78'(M)	247.68'(P)	S88°15'31"E(M)	61.61(M)





CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00 (P&M)	22.45 (M) 23.72 (P)	85°44'58" (M)	S40°49'03" E (M)	20.41 (M) 21.33 (P)
C2	15.00 (P&M)	19.32 (P&M)	73°47'49" (M)	S35°57'20" W (M)	18.01 (P&M)
C3	729.87 (P&M)	97.19 (M) 98.47 (P)	73°47'49" (M)	S71°35'17" W (M)	97.12 (M)
C4	729.87 (P&M)	121.82 (M) 120.20 (P)	8°33'47" (M)	S86°38'20" W (M)	121.68 (M)
C5	15.00 (P&M)	24.39 (M) 26.41 (P)	93°05'35" (M)	N47°08'12" W (M)	21.79 (M) 23.13 (P)



- SYMBOL INDEX**
- (D) DECEDED BEARING OR DISTANCE
 - (M) MEASURED BEARING OR DISTANCE
 - (P) PLATTED BEARING OR DISTANCE
 - (Z) ZONING DISTANCE
 - EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
 - SET 1/2" IRON PIN "HLS LSC 370"
 - ⊕ WATER VALVE
 - ⊕ PEDESTAL
 - ⊕ IRON GRATE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
 - ⊕ POLE OR POST
 - ⊕ MAILBOX
 - ⊕ GAS METER
 - ⊕ MANHOLE
 - ⊕ A/C UNIT
 - ⊕ WATER METER
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - BURIED GAS LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - OVERHEAD UTILITY LINE
 - CONCRETE

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS:
- TRACT III: 714-738 W. EDGEWOOD STREET, SPRINGFIELD, MISSOURI
- TRACT IV: 2628 & 2630 S. GRANT AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES (LOT 30) LIE WITHIN A ZONE "A" AND ZONE "AE" FLOOD HAZARD AREAS (MAP #250777003416, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±50,487.2 SQUARE FEET (±1.3 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1259.88'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 10 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKETS: 200610301 & 200610302,)
- ITEM 13 - NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE GREENE COUNTY ASSESSORS G.L.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



DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT III: (714, 716, 722, 724, 730, 732, 736, 738 W. EDGEWOOD)

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), MARDEANA HILLS SOUTH SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

ALL OF LOT TWENTY-NINE (29) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT IV: (2628 & 2630 S. GRANT AVE)

ALL OF LOT THIRTY (30) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

SURVEYOR'S NOTES

- A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 30 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
- A PORTION OF THE BUILDINGS ON LOT 17, LOT 18, LOT 19 AND LOT 29 ARE BUILT OVER THE SETBACK LINE
- EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH SECOND & THIRD ADDITION (SCHEDULE B PART II ITEMS 15 & 16)

NOTE: PER FLOOD HAZARD MAP 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X)

SCHEDULE B PART II (EXCEPTIONS - TRACT III & TRACT IV)

- 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 2385, AT PAGE 874, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3881-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
- ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH SECOND ADDITION, IN PLAT BOOK FF, AT PAGE 45, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK FF, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1815, AT PAGE 502, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS AND PROVISIONS OF RIGHT-OF-WAY DEEDS GRANTED TO THE CITY OF SPRINGFIELD FOR DRAINAGE EASEMENT AS CONTAINED IN BOOK 2658, AT PAGE 279 AND IN BOOK 2660, AT PAGE 585, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS A TEMPORARY CONSTRUCTION EASEMENT AND NO LONGER AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

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:
- BGC ADVANTAGE
 - RSEP HOLDING, LLC, IT'S successors and/or assigns
 - RED STONE EQUITY MANAGER, LLC
 - 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 2018 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), 7(a), 7(b)(1), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 02/28/22
PROJECT No.: 2020-01.6a

ALTA / NSPS LAND TITLE SURVEY - TRACT III & TRACT IV
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: S. GRANT, W. EDGEWOOD
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003003370

08/26/2020

Copyright 2020 - White Land Surveying, LLC

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
CI	15.00 (P&M)	23.52 (P&M)	90.03°25'(M)	N42°35'11"W(M)	21.18 (P&M)

WHITE
LAND SURVEYING, LLC

222 OLD TOWN RD.
BELLINGHAM, MISSOURI
PH: 417.232.0004
FAX: 417.232.0005
email: info@whitelandsurveying.com
www.whitelandsurveying.com

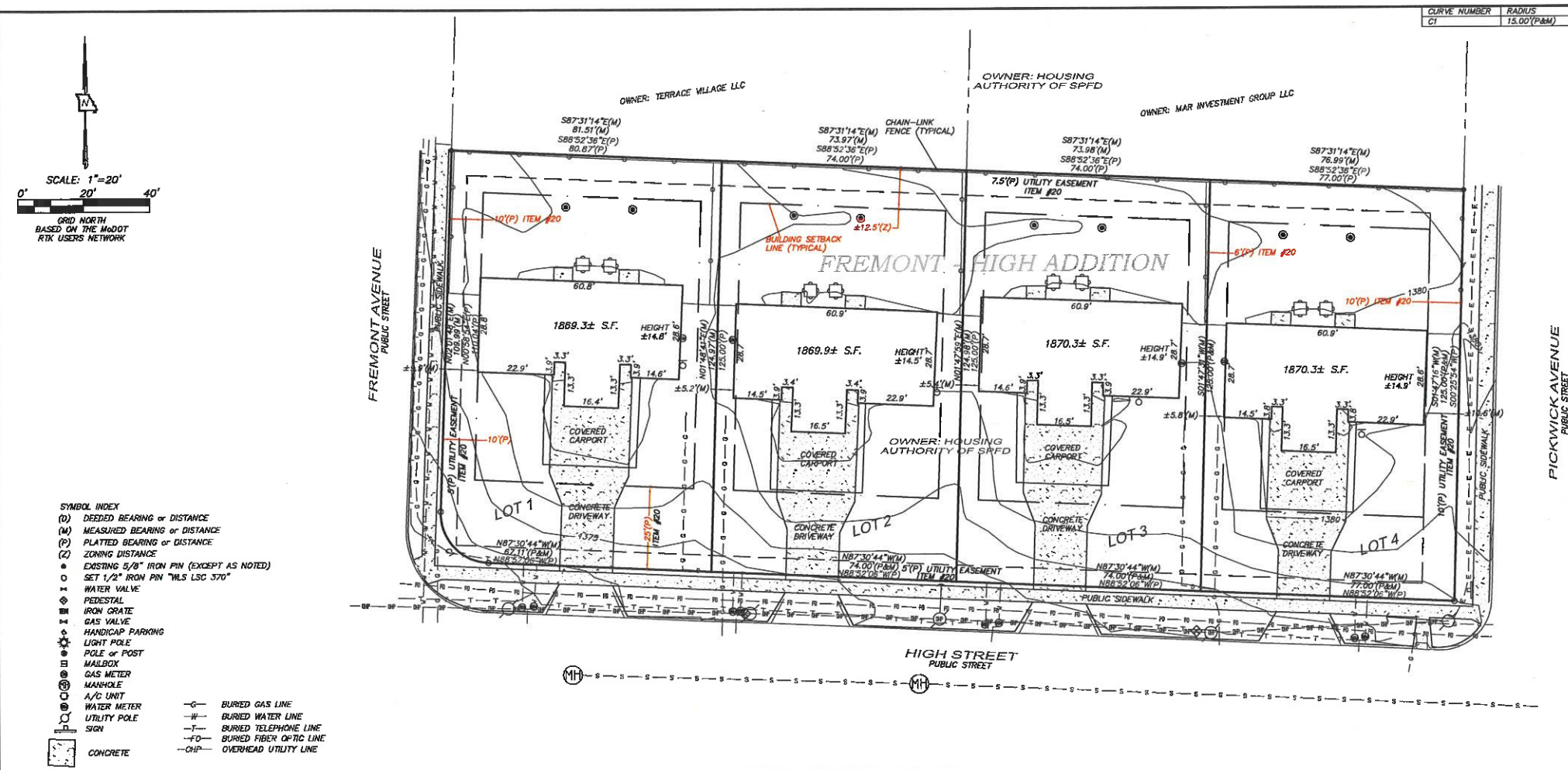
SURVEY DATE: 03/19/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 07/29/21
PROJECT No.: 2020-001.7

ALTA / NSPS LAND TITLE SURVEY - TRACT VI
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 1405 - 1424 E HIGH STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003060370



08/26/2020
Copyright 2020 - White Land Surveying, LLC



- SYMBOL INDEX**
- (D) DEEDED BEARING or DISTANCE
 - (M) MEASURED BEARING or DISTANCE
 - (P) PLATTED BEARING or DISTANCE
 - (Z) ZONING DISTANCE
 - (E) EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
 - (S) SET 1/2" IRON PIN W/LS 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
 - CONCRETE
 - BURIED GAS LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - BURIED FIBER OPTIC LINE
 - OVERHEAD UTILITY LINE

SURVEYORS NOTES

- THE WEST SIDE OF EACH BUILDING EXTENDS OVER THE ZONING SIDE SETBACK REQUIREMENTS
- EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF FREMONT-HIGH ADDITION (SCHEDULE B PART II - ITEM #20)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1405 - 1424 E. HIGH STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±38,283.6 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT).
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200720590)
- 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



VICINITY MAP
(NOT TO SCALE)

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT V: (1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E. HIGH ST.) ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), FINAL PLAT FREMONT-HIGH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT V)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3671-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
20. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR FREMONT-HIGH ADDITION, IN PLAT BOOK 66, AT PAGE 82, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
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 2386, AT PAGE 674 AND IN BOOK 2473, AT PAGE 2632, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

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

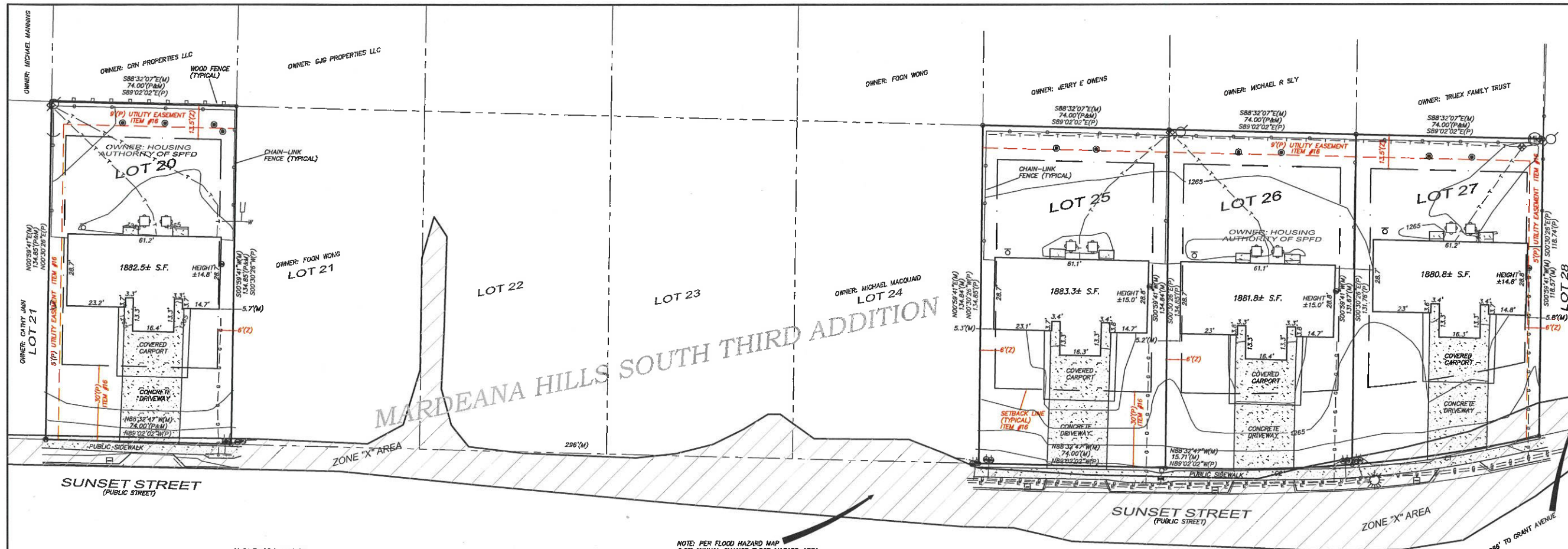
CERTIFICATION:

- IT:
- (1) BGC ADVANTAGE
 - (2) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns
 - (3) RED STONE EQUITY MANAGER, LLC
 - (4) 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(c), 7(a), 7(b), 7(c), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

MICHAEL WHITE - MO PLS 2488



SURVEYOR'S NOTES

- EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION (SCHEDULE B PART II ITEM 16). SETBACKS ARE BASED ON THE FINAL PLAT AND PROPERTY ZONING.
- A PORTION OF THE BUILDING ON LOT 20 IS BUILT OVER THE EAST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 25 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 26 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 27 IS BUILT OVER THE EAST SETBACK LINE.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS 915 W. SUNSET STREET & 809 W. SUNSET STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0341E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±39,183.4 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1" CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1266.86'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED.
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200610300)
- 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

NOTE: PER FLOOD HAZARD MAP
0.2% ANNUAL CHANCE FLOOD HAZARD AREA
AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTH LESS THAN ONE FOOT OR
WITH DRAINAGE AREAS OF LESS THAN ONE
SQUARE MILE (ZONE X)



VICINITY MAP
(NOT TO SCALE)

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT V: (809, 811, 815, 817, 823, 825, 915, 917 W. SUNSET)

ALL OF LOTS TWENTY (20), TWENTY-FIVE (25), TWENTY-SIX (26), AND TWENTY-SEVEN (27), MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT V)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3581-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK FF, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

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) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
(3) RED STONE EQUITY MANAGER, LLC
(4) 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), 7(a), 7(b), 8(a), 8, 9, 10 (N/A), 11, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 20, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	549.96 (P&M)	75.07 (M) 75.10 (P)	749.14 (M)	S81°27'42" (M)	75.01 (M)
C2	549.96 (P&M)	58.38 (P&M)	6.04 (33.76)	S88°24'46" (M)	58.35 (M)

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0008
email: info@white-land-surveying.com
www.white-land-surveying.com

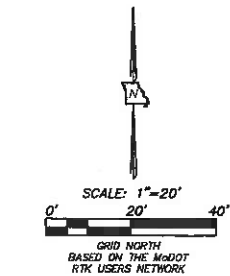
SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
5/T/R: 02/28/22
PROJECT No.: 2020-01.6b

ALTA / NSPS LAND TITLE SURVEY - TRACT V
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 809-825 & 915-917 W. SUNSET STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

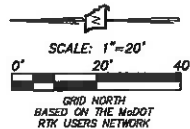
PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



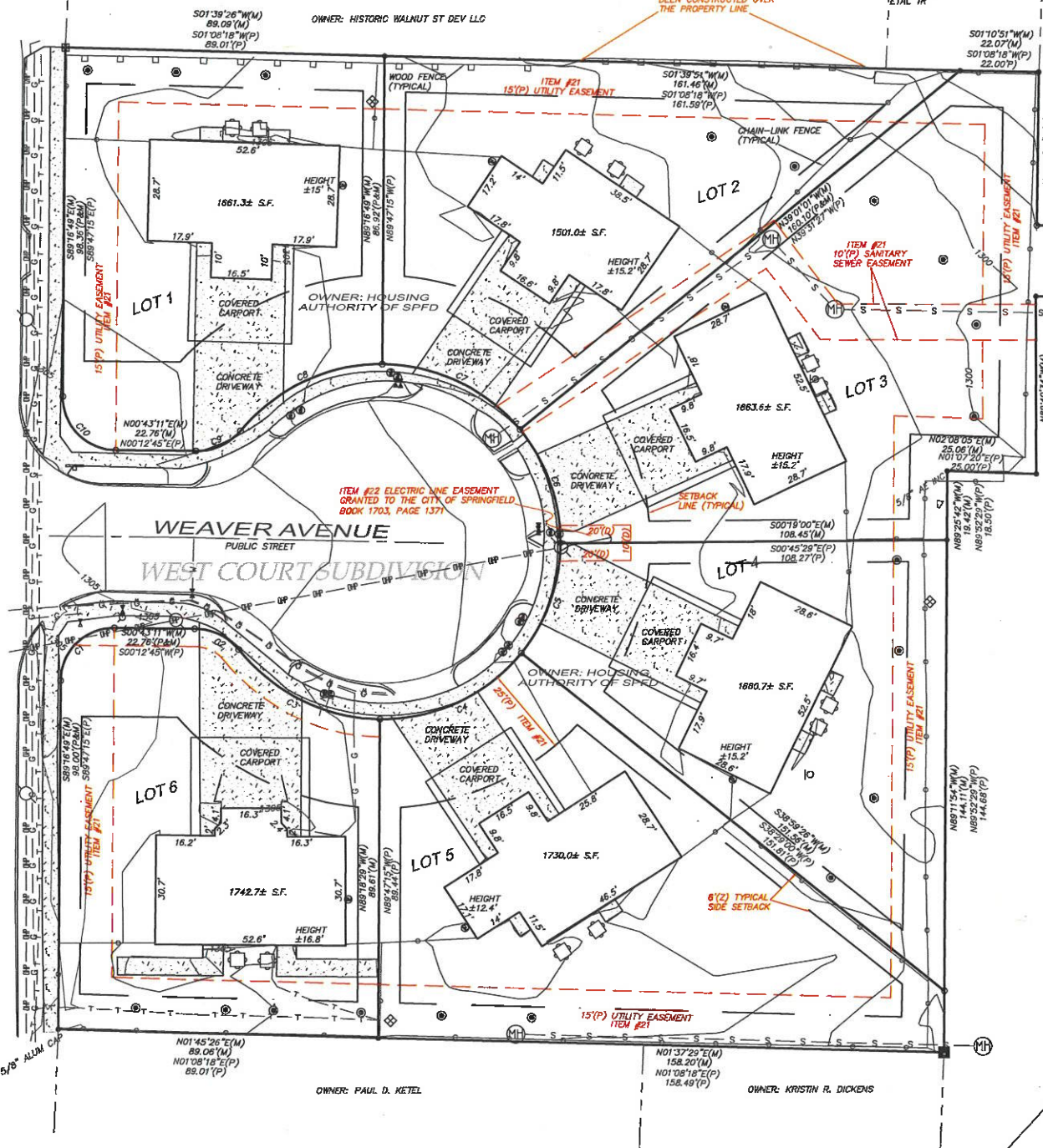
08/26/2020
Copyright 2020 - White Land Surveying, LLC



- SYMBOL INDEX**
- (D) DEEDED BEARING OR DISTANCE
(M) MEASURED BEARING OR DISTANCE
(P) PLATTED BEARING OR DISTANCE
(Z) ZONING DISTANCE
- EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
● EXISTING "X" CUT IN CONCRETE
○ SET 1/2" IRON PIN "M.S. LSC. 370"
- WATER VALVE
○ PEDESTAL
○ IRON GRATE
○ GAS VALVE
○ LIGHT POLE
○ POLE OR POST
○ MAILBOX
○ GAS METER
○ MANHOLE
○ A/C UNIT
○ WATER METER
○ UTILITY POLE
○ SIGN
- CONCRETE
- G— BURIED GAS LINE
—W— BURIED WATER LINE
—T— BURIED TELEPHONE LINE
—CHP— OVERHEAD UTILITY LINE



WALNUT STREET
PUBLIC STREET



CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	23.56'(P&M)	89°59'33\"	S44°17'02\"E(M)	21.21'(P&M)
C2	15.00'(P&M)	13.62'(P&M)	52°01'28\"	S26°43'51\"W(M)	13.16'(P&M)
C3	50.00'(P&M)	45.40'(P&M)	52°01'32\"	S38°43'38\"W(M)	43.85'(P&M)
C4	50.00'(P&M)	45.14'(P&M)	51°44'32\"	S25°09'24\"E(M)	43.62'(P&M)
C5	50.00'(P&M)	33.41'(M) 34.24'(P)	38°17'23\"	S70°10'22\"E(M)	32.80'(M) 33.58'(P)
C6	50.00'(P&M)	34.64'(M) 33.83'(P)	39°41'41\"	N70°30'05\"E(M)	33.85'(M) 33.19'(P)
C7	50.00'(P&M)	43.66'(P&M)	50°15'45\"	N25°31'22\"E(M)	42.47'(P&M)
C8	50.00'(P&M)	45.40'(P&M)	52°01'32\"	N25°17'18\"W(M)	43.85'(P&M)
C9	15.00'(P&M)	13.62'(P&M)	52°01'28\"	N25°17'28\"W(M)	13.16'(P&M)
C10	15.00'(P&M)	23.56'(P&M)	89°59'33\"	N45°43'24\"E(M)	21.21'(P&M)

OWNER: GREENE COUNTY TR NUMBER 429

OWNER: GREENE COUNTY TR NUMBER 1017



VICINITY MAP
(NOT TO SCALE)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 405 - 419 S. WEAVER AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0333E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS 468,613.7 SQUARE FEET (±1.5 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #028, ELEVATION OF 1287.53'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 12 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381918)
- 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

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSP HOLDING, LLC, it's successors and/or assigns

(3) RED STONE EQUITY MANAGER, LLC

(4) 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), 7(a), 7(b), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White
MICHAEL WHITE - MO FLS 2488

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VII: (405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 S. WEAVER) ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6) FINAL PLAT WEST COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYORS NOTES

1. A PORTION OF THE WOOD FENCE ON THE EAST SIDE OF LOT 2 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. ALL BUILDINGS ARE BUILT WITHIN THE ZONING SETBACK REQUIREMENTS
3. EASEMENTS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE BASED ON THE FINAL PLAT OF WEST COURT (SCHEDULE B PART II - ITEM #21)

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

21. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR WEST COURT, IN PLAT BOOK FF, AT PAGE 59, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
22. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1703, AT PAGE 1371, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

- SYMBOL INDEX
- (D) DEED BEARING or DISTANCE
- (M) MEASURED BEARING or DISTANCE
- (P) PLATTED BEARING or DISTANCE
- EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
- EXISTING RAIL IRON
- EXISTING STONE
- SET 1/2" IRON PIN "M.S. LSC 370"
- WATER VALVE
- PEDESTAL
- IRON GRATE
- GAS VALVE
- HANDICAP PARKING
- POLE or POST
- MAILBOX
- GAS METER
- MANHOLE
- A/C UNIT
- WATER METER
- UTILITY POLE
- SIGN
- PLAY EQUIPMENT
- CONCRETE
- BURIED GAS LINE
- BURIED WATER LINE
- BURIED TELEPHONE LINE
- BURIED SEWER LINE
- OVERHEAD UTILITY LINE

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILINGS, MISSOURI
63009
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 02/21/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 23/28/22
PROJECT No.: 2020-001.4

ALTA / NSPS LAND TITLE SURVEY - TRACT VII
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 405 - 419 S. WEAVER AVENUE
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #20030603770



08/26/2020



REVISIONS	
CD PACKAGE	9-25-2020

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TELEPHONE: (417) 893-5232 FAX: (417) 893-5222

CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

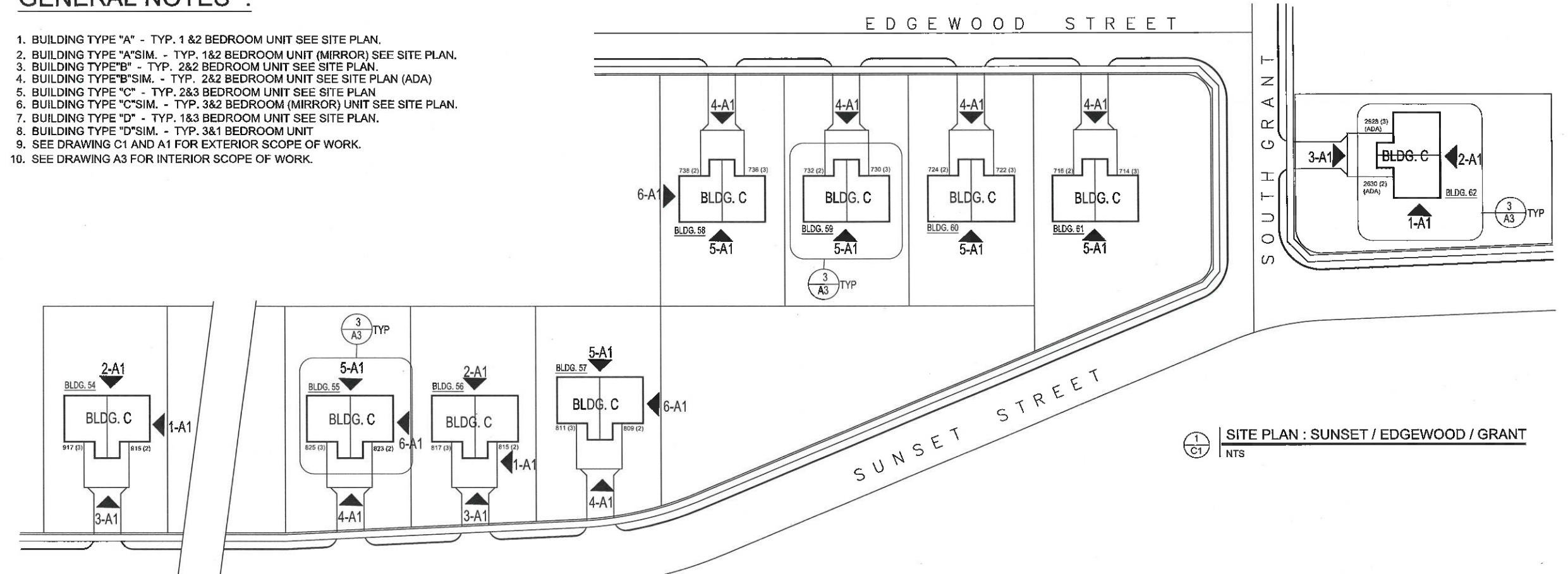
COMM. NO.
2019-1008

SHEET NO.
C1

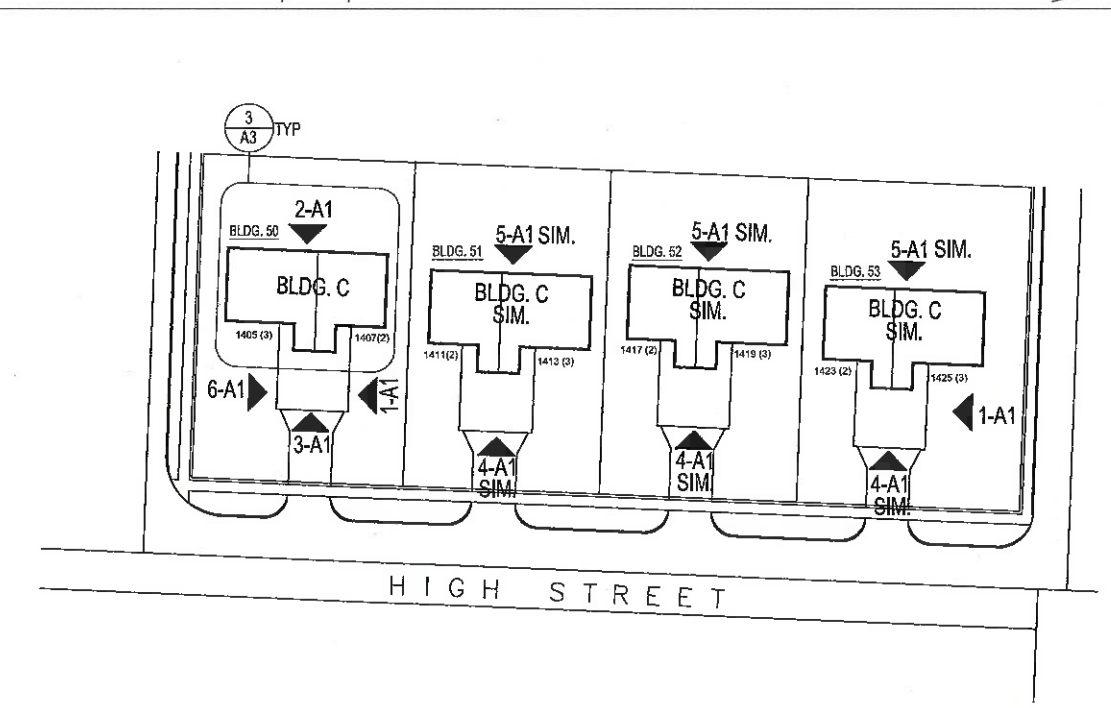
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GENERAL NOTES :

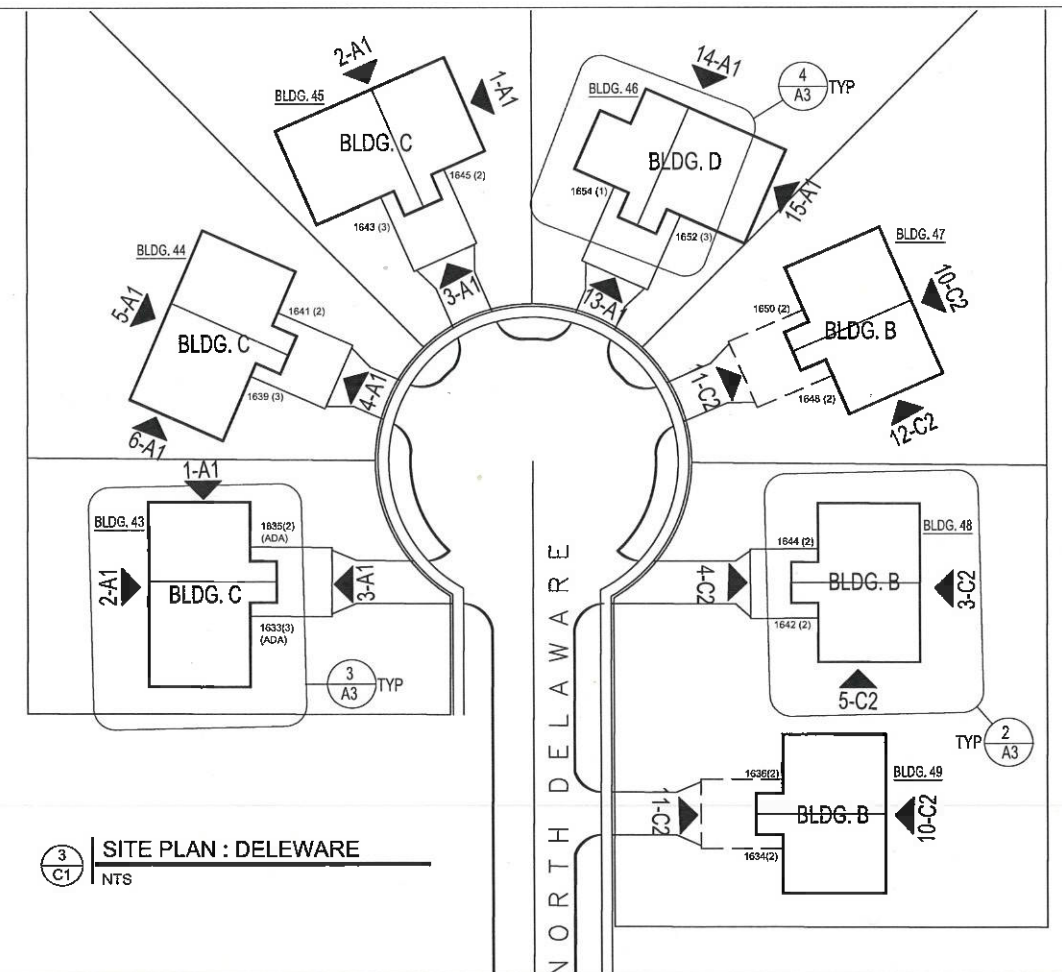
1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A"SIM. - TYP. 1&2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B"SIM. - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 2&3 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C"SIM. - TYP. 3&2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1&3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D"SIM. - TYP. 3&1 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



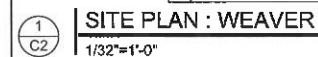
1 SITE PLAN : SUNSET / EDGEWOOD / GRANT
C1 NTS



2 SITE PLAN : HIGH
C1 NTS



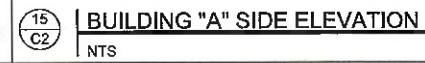
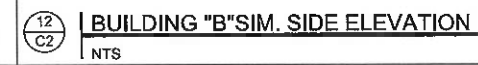
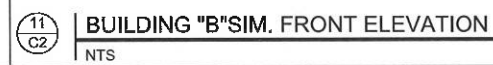
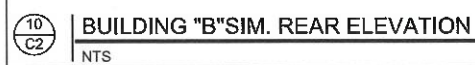
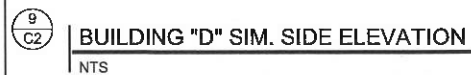
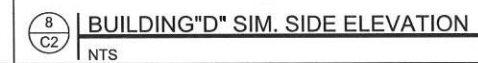
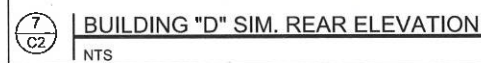
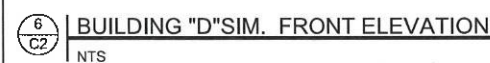
3 SITE PLAN : DELEWARE
C1 NTS

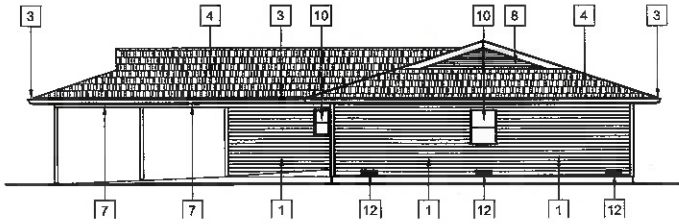


2
C2

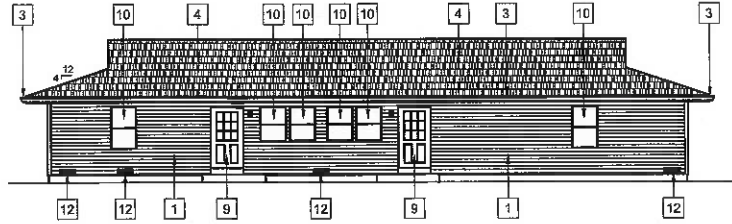
NOT USED

1/32"=1'-0"





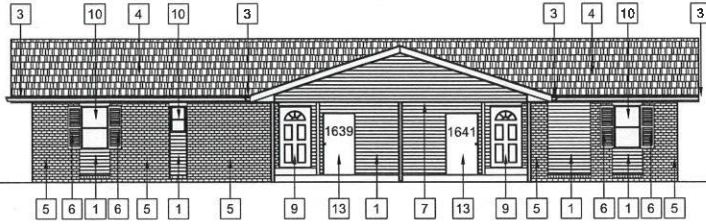
1
A1 BUILDING "C" SIDE ELEVATION
NTS



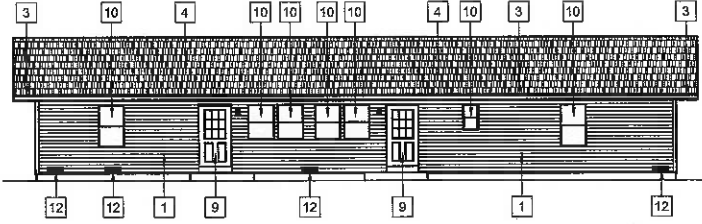
2
A1 BUILDING "C" REAR ELEVATION
NTS



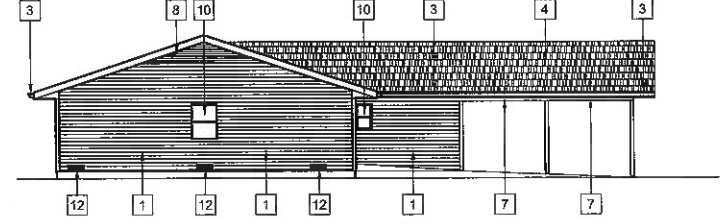
3
A1 BUILDING "C" FRONT ELEVATION
NTS



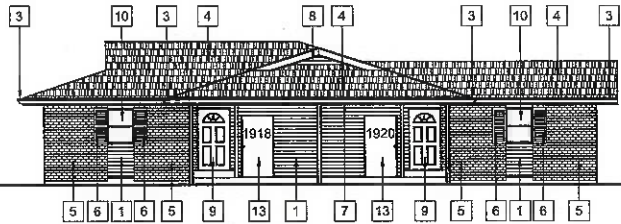
4
A1 BUILDING "C" SIM. FRONT ELEVATION
NTS



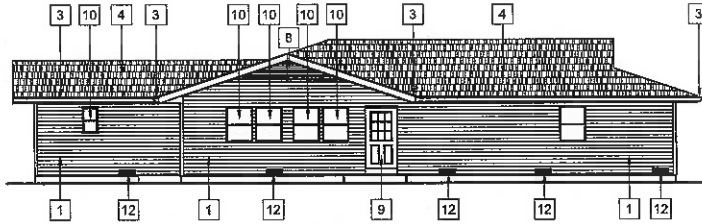
5
A1 BUILDING "C" SIM. REAR ELEVATION
NTS



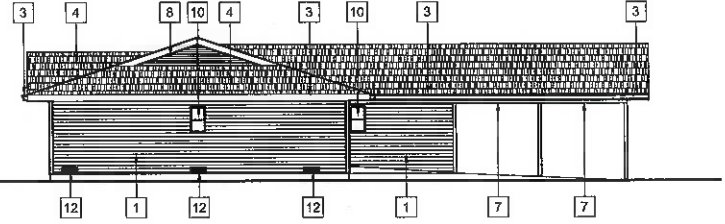
6
A1 BUILDING "C" SIM. SIDE ELEVATION
NTS



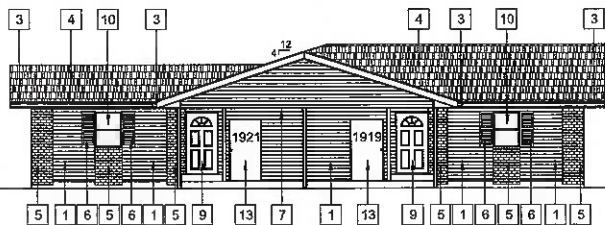
7
A1 BUILDING "A" SIM. FRONT ELEVATION
NTS



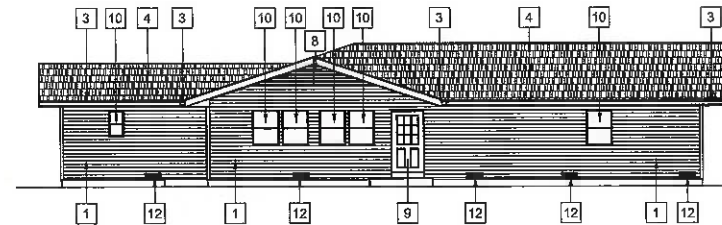
8
A1 BUILDING "A" SIM. REAR ELEVATION
NTS



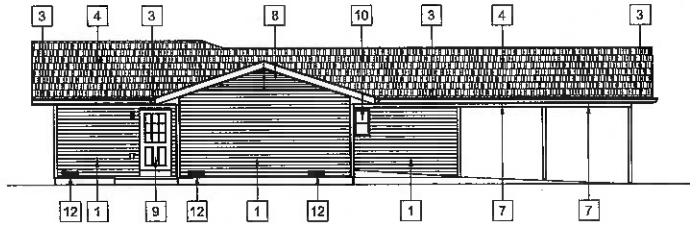
9
A1 BUILDING "A" SIM. SIDE ELEVATION
NTS



10
A1 BUILDING "A" FRONT ELEVATION
NTS



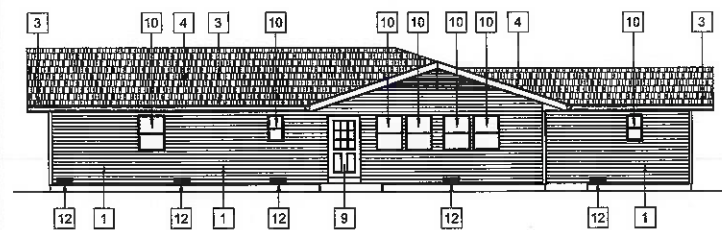
11
A1 BUILDING "A" REAR ELEVATION
NTS



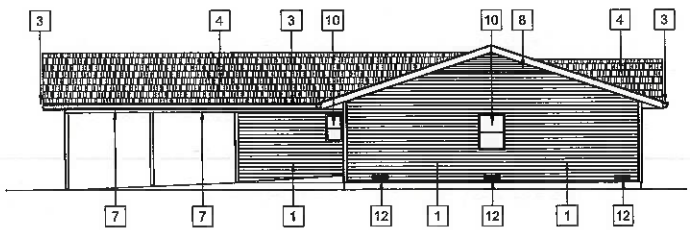
12
A1 BUILDING "A" SIDE ELEVATION
NTS



13
A1 BUILDING "D" FRONT ELEVATION
NTS



14
A1 BUILDING "D" REAR ELEVATION
NTS

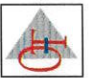


15
A1 BUILDING "D" SIDE ELEVATION
NTS



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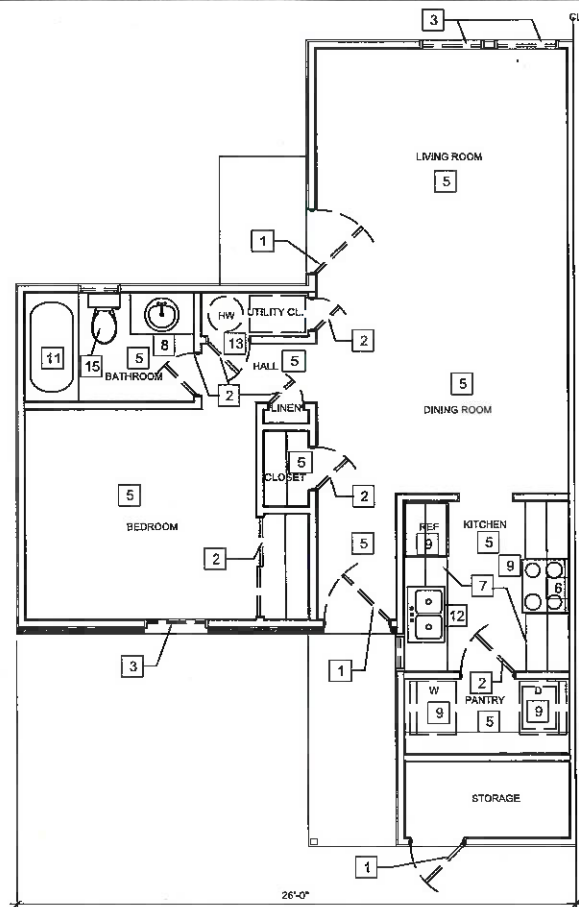
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802
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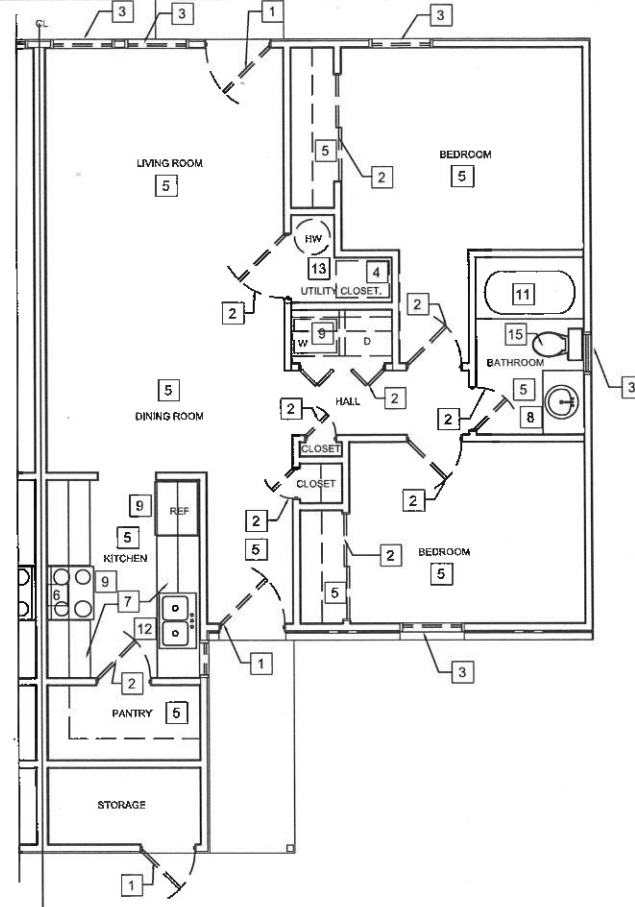
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

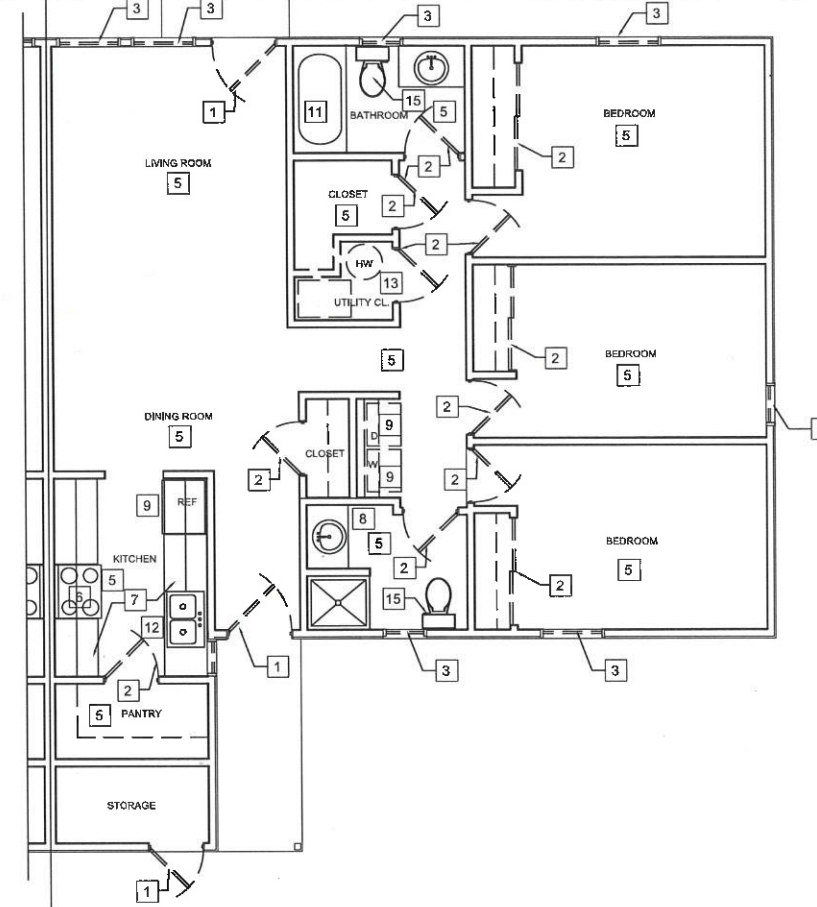
SHEET NO.
A1



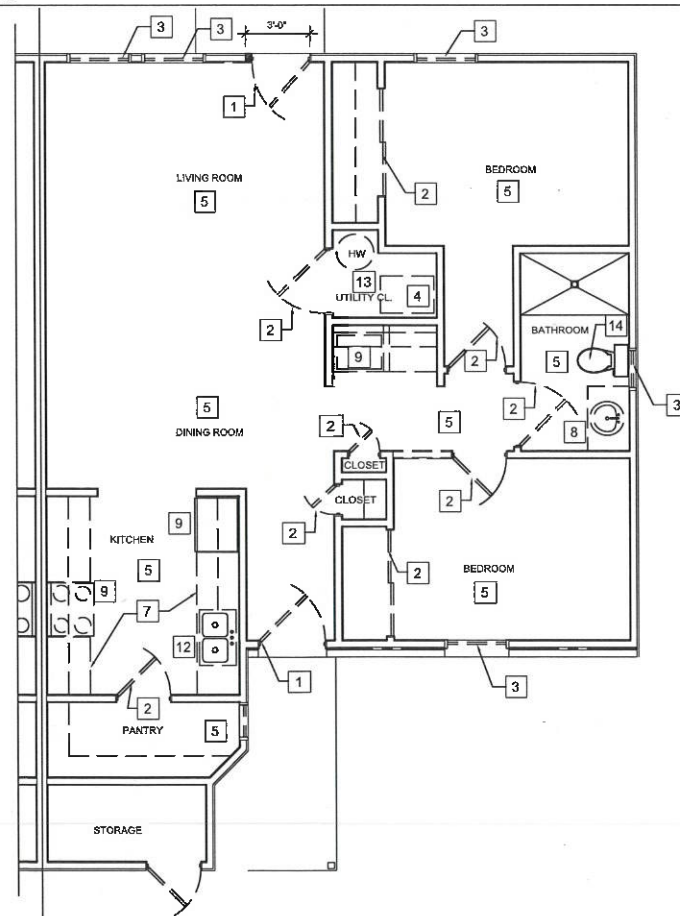
1
A3
DEMO - TYP 1 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A3
DEMO - TYP 2 BEDROOM FLOOR PLAN
1/4"=1'-0"



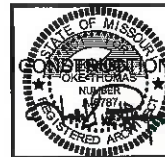
3
A3
DEMO - TYP 3 BEDROOM FLOOR PLAN
1/4"=1'-0"



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

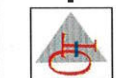
DEMOLITION KEYED NOTES:

- 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 CARPET.
- 6 REMOVE AND REPLACE EXISTING RANGE HOOD.
- 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.
- 8 EXISTING VANITY TO REMAIN. 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 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.
- 11 EXISTING TUB / SHOWER TO REMAIN.
- 12 EXISTING KITCHEN SINK TO REMAIN. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 13 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.
- 14 REMOVE AND REPLACE EXIST WATER CLOSET WITH NEW WATER SENSIBLE WATER CLOSETS SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 15 EXISTING WATER CLOSET TO REMAIN



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FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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COMM. NO.
2019-1009

SHEET NO.
A2



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CIRCLE & SCATTERED DUPLEXES
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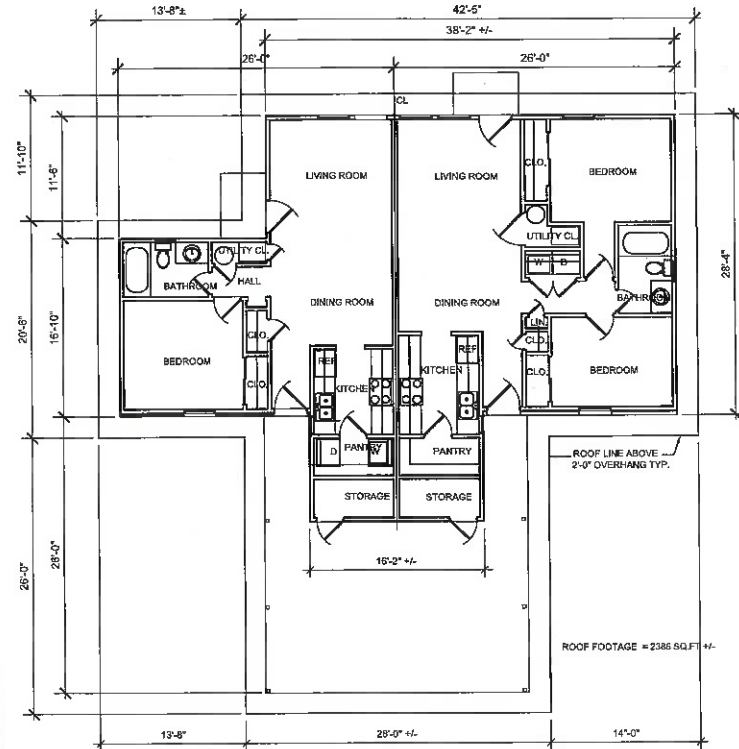
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DATE
SEPTEMBER 25, 2020

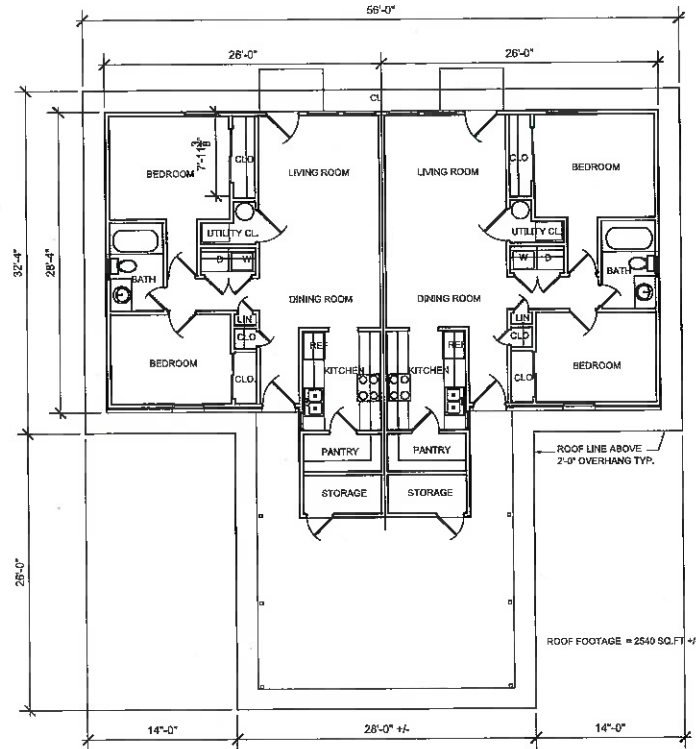
COMPL. NO.
2019-1008

SHEET NO.

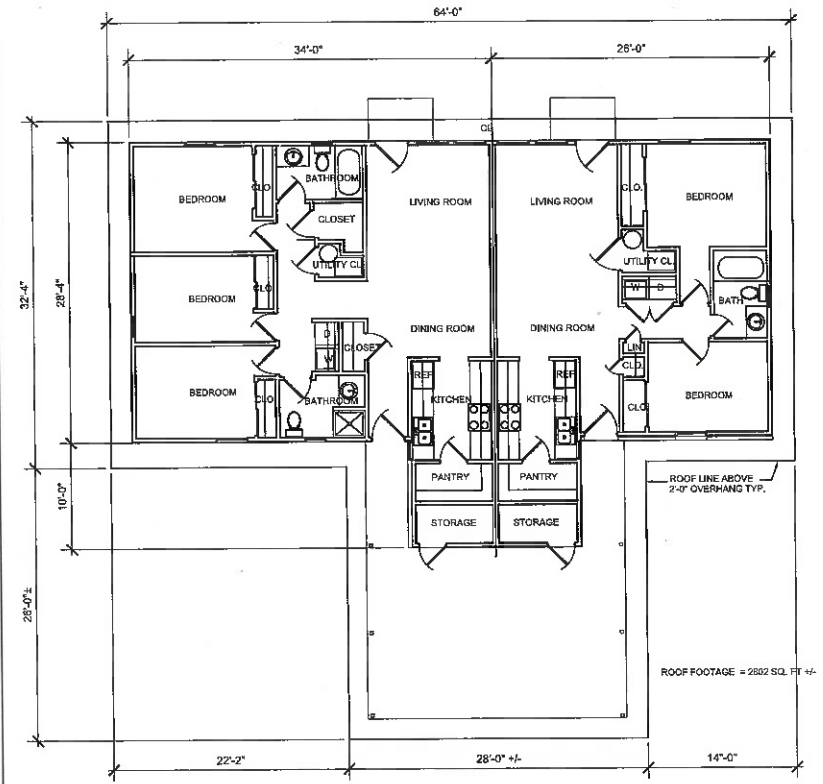
A3



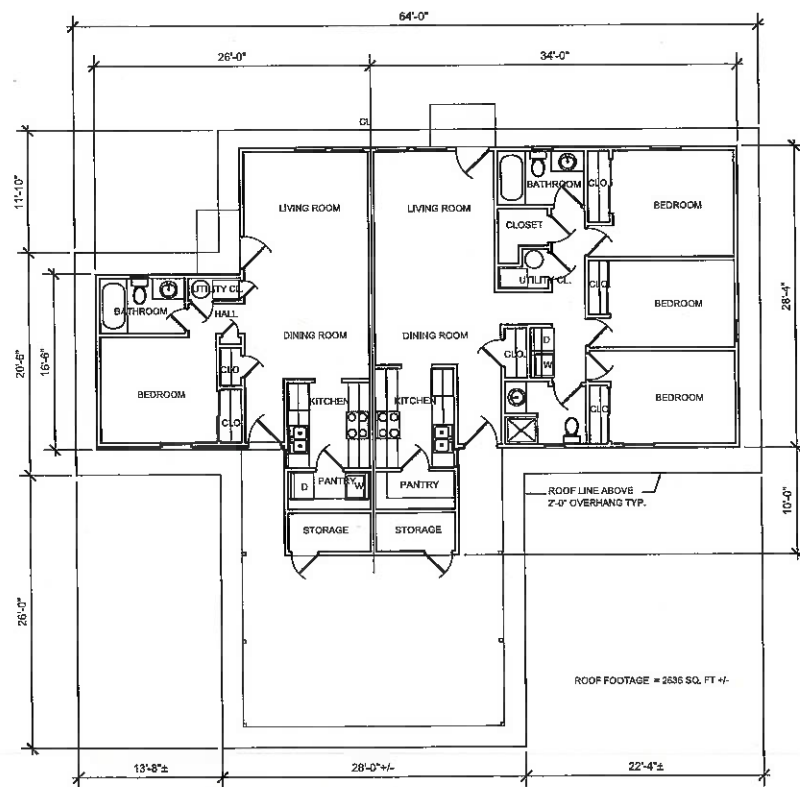
1
A3 | EXIST. TYP 1 & 2 BEDROOM UNIT - BLDG. TYPE "A"
1/8"=1'-0"



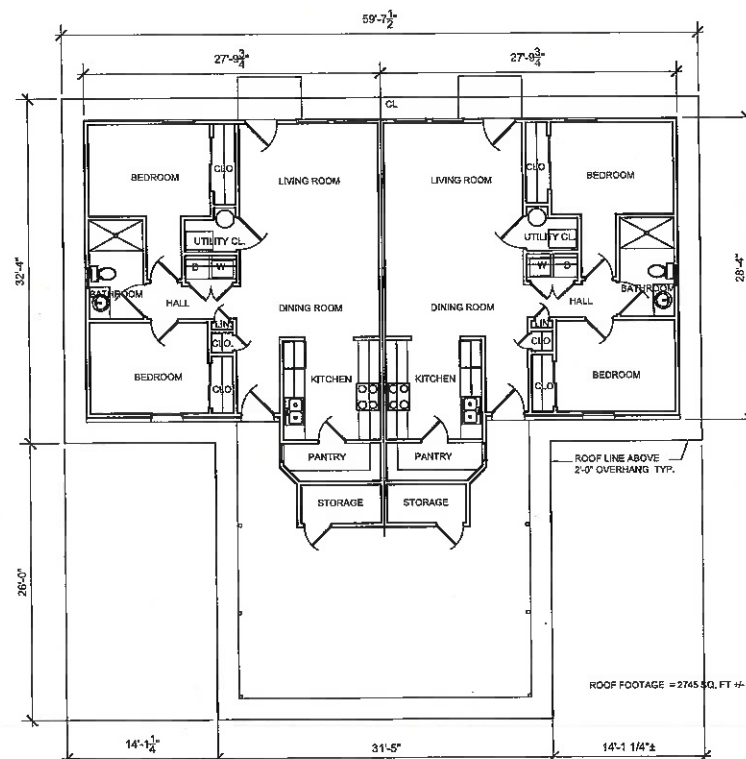
2
A3 | EXIST TYP 2 & 2 BEDROOM UNIT - BLDG. TYPE "B"
1/8"=1'-0"



3
A3 | EXIST TYP 3 & 2 BEDROOM UNIT - BLDG. TYPE "C"
1/8"=1'-0"



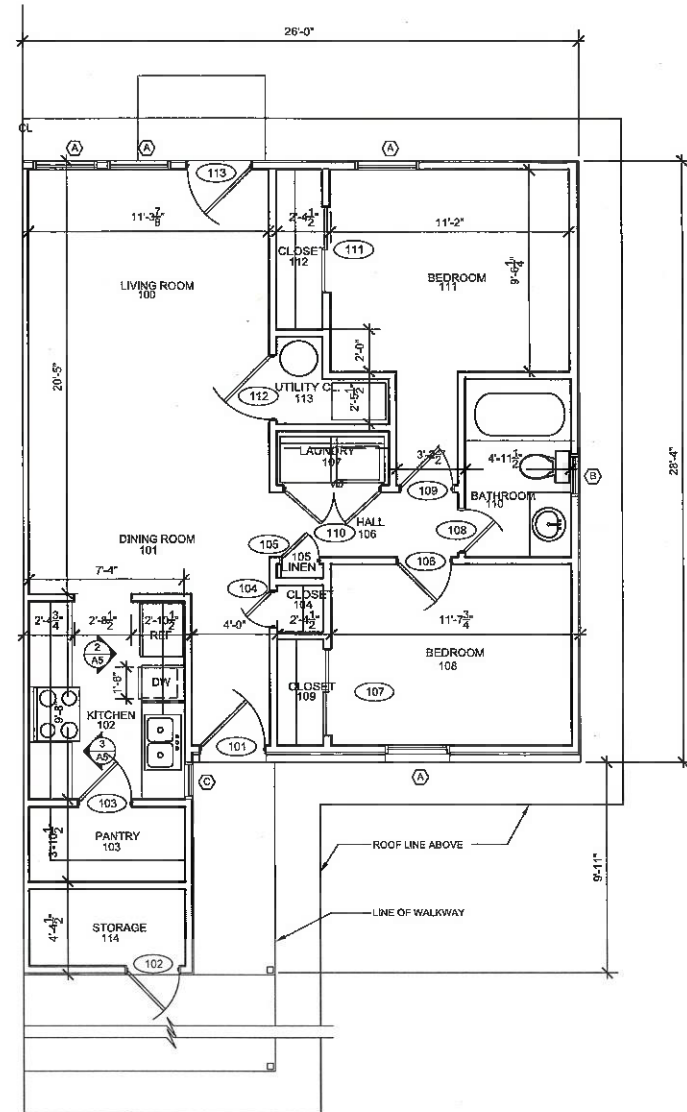
4
A3 | EXIST TYP 1 - 3 BEDROOM UNIT - BLDG TYPE "D"
1/8"=1'-0"



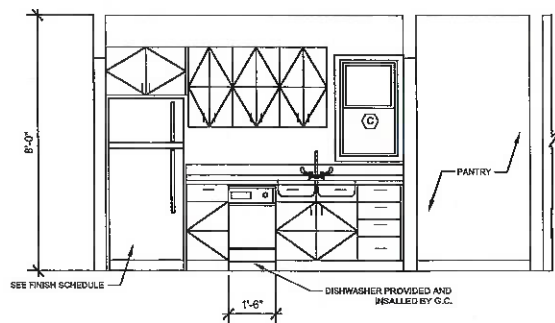
5
A3 | EXIST. TYP 2 & 2 BEDROOM (ADA) UNIT - BLDG. TYPE "BSIM"
1/8"=1'-0"



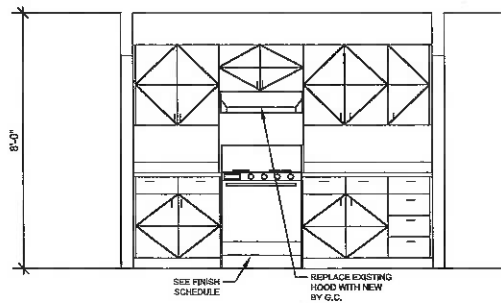
SHEET NO.



1
A5 | TYP. 2 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A5 | TYP. 2 BEDROOM MILLWORK ELEV
1/4"=1'-0"



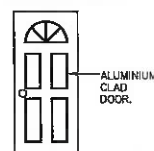
3
A5 | TYP. 2 BEDROOM MILLWORK ELEV
1/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
103	2'-6" +/-	6'-8"	2'-8"	6'-10"	1 3/8"	D2	WOOD	NO	NO	NONE	NONE			H-4	
104	1'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
105	1'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-4	
106	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-3	
107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	EXIST SLIDING DOOR CLOSET TO REMAIN
108	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
109	2'-6" +/-	6'-8"	EXIST.	EXIST.	EXIST.	EXIST.	EXIST. WD			NONE	NONE			H-3	
110	2'-0" (PR)	6'-8"	4'-2"	6'-10"	1 3/8"	D6	WOOD			NONE	NONE			H-4	
111	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	EXIST SLIDING DOOR CLOSET TO REMAIN
112	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	WOOD			NONE	NONE			H-4	
113	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-1	NEW PATIO WD. DOOR

HARDWARE GROUPS

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



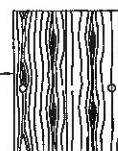
DOOR 'D1'

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING



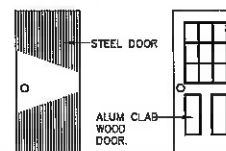
DOOR 'D2'

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



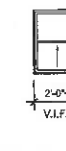
DOOR 'D4'

H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION

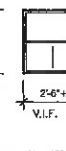


DOOR 'D3'

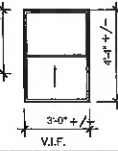
DOOR 'D5'



WINDOW 'C'



WINDOW 'B'



WINDOW 'A'

WINDOW SCHEDULE

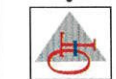
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LITEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
(A)	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
(B)	DOUBLE HUNG VINYL INSULATED WINDOW	PR 2'-6" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
(C)	DOUBLE HUNG VINYL INSULATED WINDOW	2'-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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TELEPHONE: (417) 863-9262 FAX: (417) 863-9262



CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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SEPTEMBER 25, 2020

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2019-1008

SHEET NO.
A5



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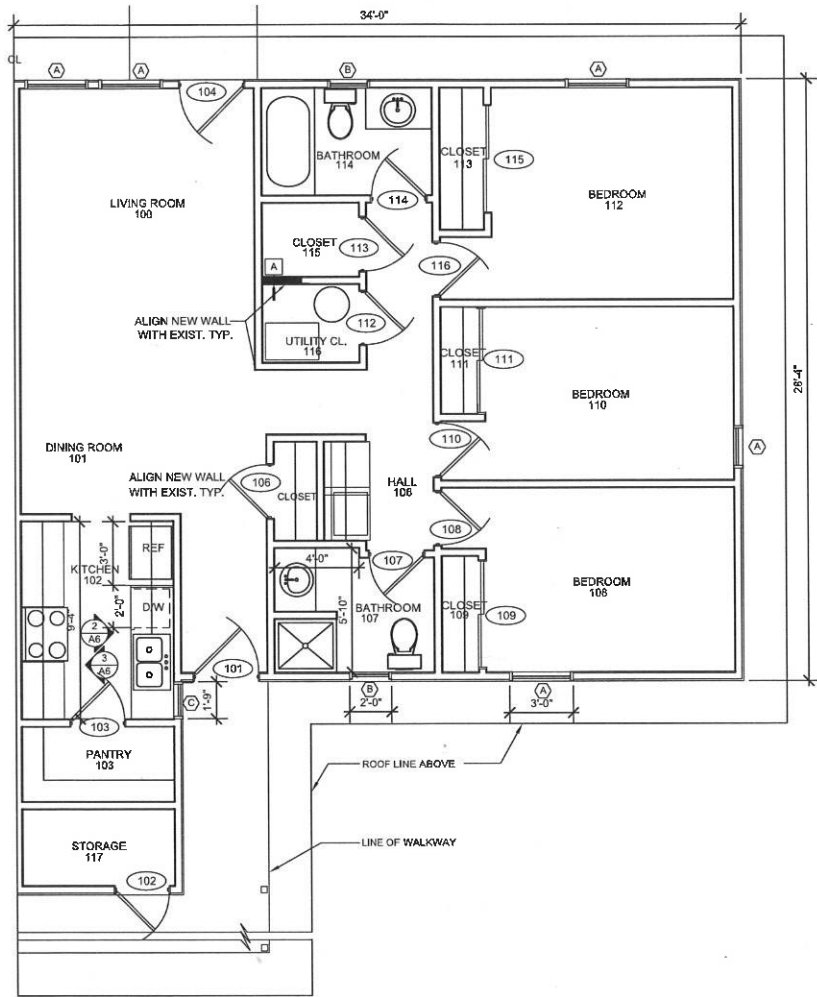
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HOUSING AUTHORITY OF SPRINGFIELD

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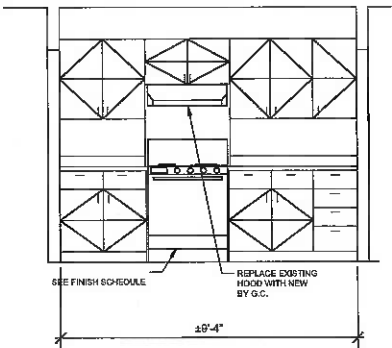
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

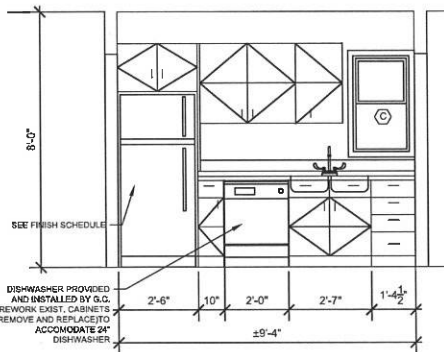
SHEET NO.
A6



1
A6
TYP. 3 BEDROOM FLOOR PLAN
3/8"=1'-0"



3
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"



2
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"

WINDOW SCHEDULE

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

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
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"	D5	EXIST. WD	YES		YES	NONE			H-1	NEW PATIO WD. DOOR
106	2'-6" +/-	6'-8"	2'-8"	6'-10"	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
108	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
109	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
111	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
112	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
113	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	
114	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
115	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
116	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	

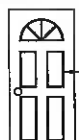
HARDWARE GROUPS

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

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

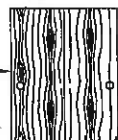
H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



DOOR "D1"



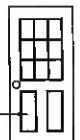
DOOR "D2"



DOOR "D4"



DOOR "D3"



DOOR "D5"



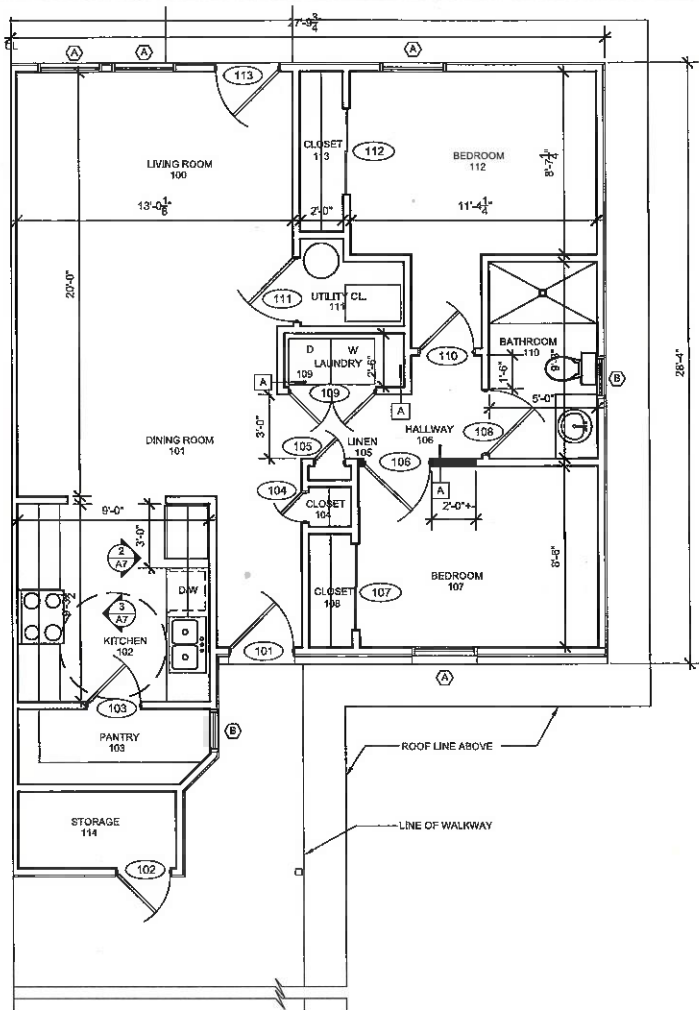
WINDOW "C"



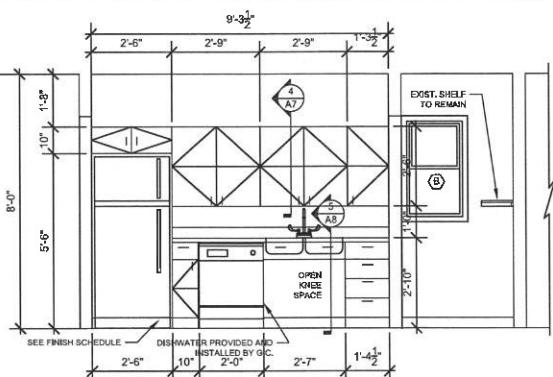
WINDOW "B"



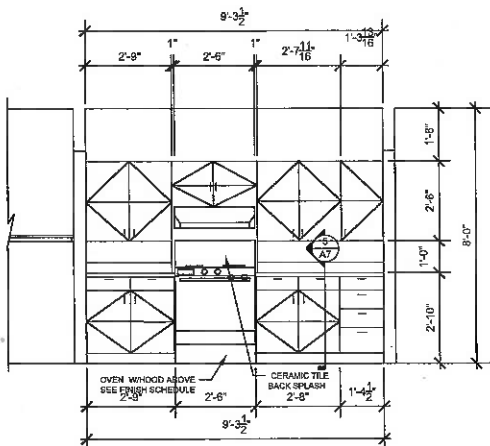
WINDOW "A"



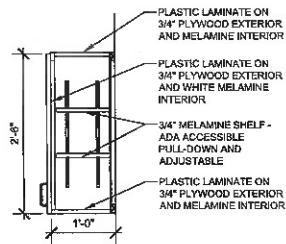
1
A7
TYP. 2 BEDROOM FLOOR PLAN (ADA)
1/4"=1'-0"



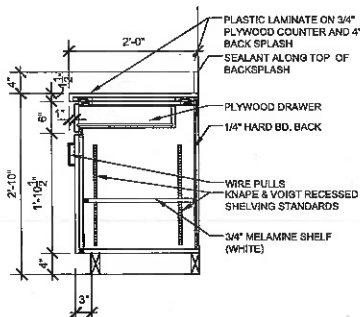
2
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=4'-0"



3
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=1'-0"



4
A7
TYP. CASEWORK SECTION
3/4"=1'-0"



5
A7
TYP. CASEWORK SECTION
3/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEP HOLE
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'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
105	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
106	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
108	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
109	2'-0" (PR) +/-	6'-8"	4'-2"	6'-10"	1 3/8"	D6	WOOD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
111	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. WD			YES	NONE			H-4	
112	4'-0" +/-	6'-8"	4'-2"	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
113	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-2	NEW ALUMINIUM CLAD DOOR

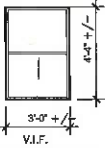
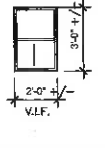
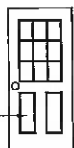
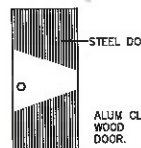
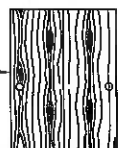
HARDWARE GROUPS

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

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



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	3'-0" +/-	4'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-0" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

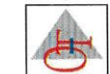
WINDOW NOTE:

- 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.



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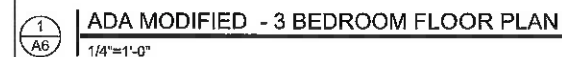
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2019-1009

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A7

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- DOOR SCHEDULE

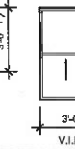
HARDWARE GROUPS

DOOR & WINDOWS TYPES

H-4 EACH DOOR TO HAVE:



DOOR 'DE

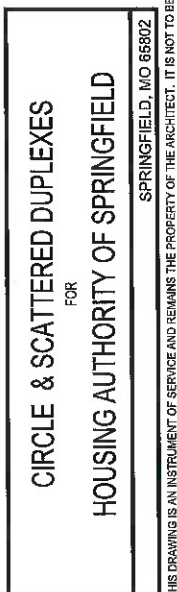


WINDOW "A"

WINDOW SCHEDULE

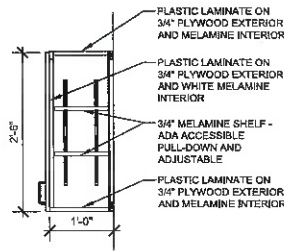
WINDOW NOTE:

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.

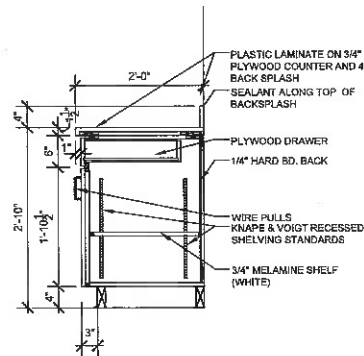


SHEET NO.
A7.1

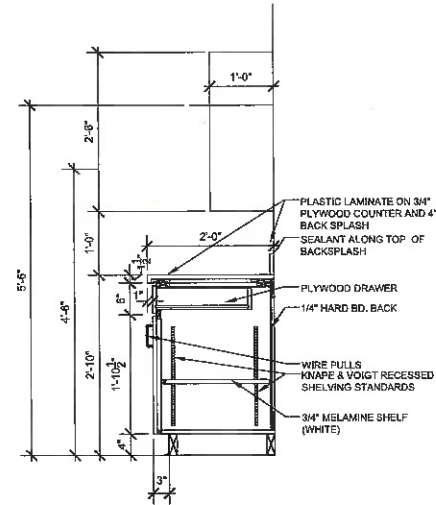
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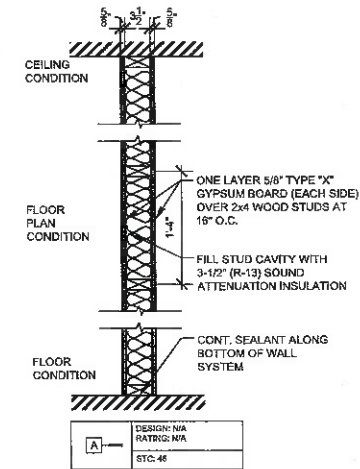
1
A8
TYP. CASEWORK SECTION
3/4\"=1'-0"



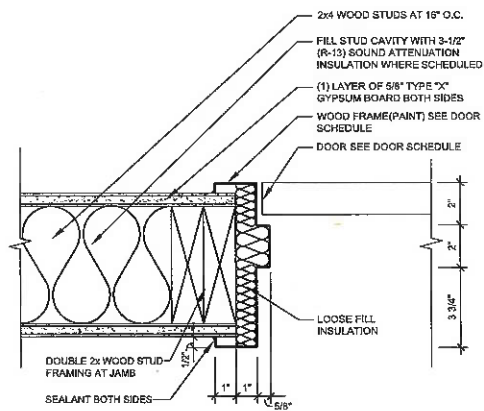
2
A8
CASEWORK SECTION
3/4\"=1'-0"



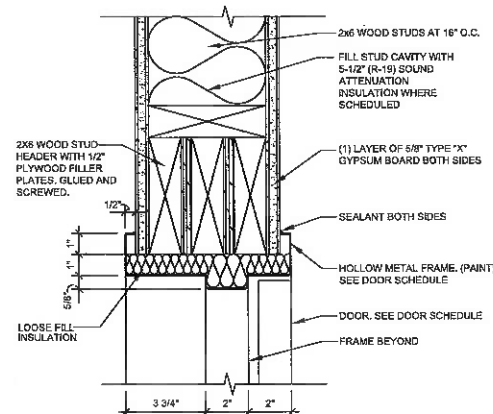
3
A8
CASEWORK SECTION
3/4\"=1'-0"



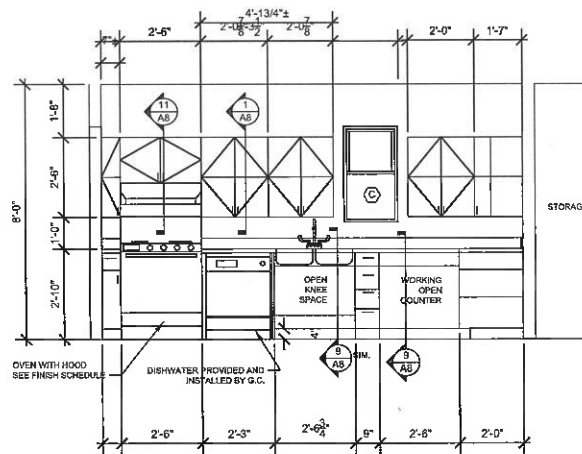
4
A8
TYP. NEW WALL
1\"=1'-0"



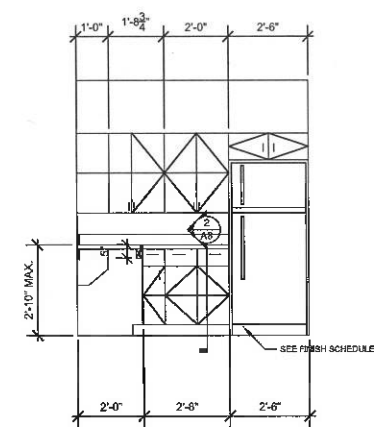
5
A8
DOOR JAMB DETAIL
3\"=1'-0"



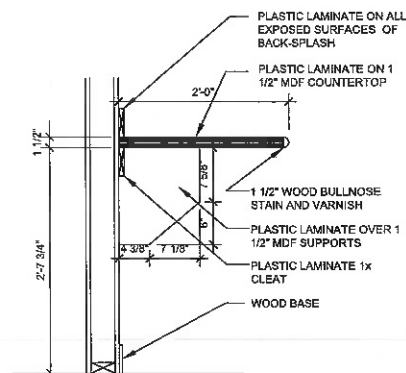
6
A8
DOOR HEAD DETAIL
3\"=1'-0"



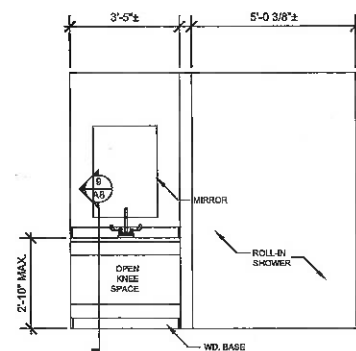
7
A8
MILLWORK ELEVATION
3/8\"=1'-0"



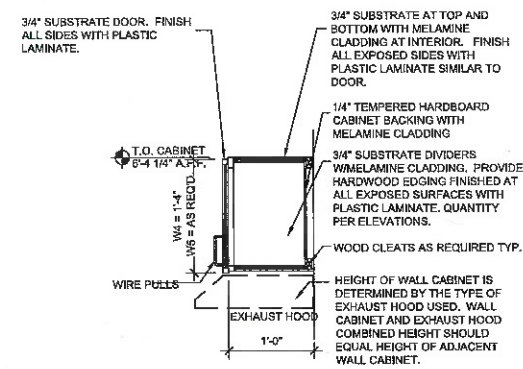
8
A8
MILLWORK ELEVATION
3/8\"=1'-0"



9
A8
CASEWORK SECTION
1\"=1'-0"



10
A8
CASEWORK SECTION
3/8\"=1'-0"

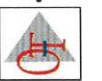


11
A8
CASEWORK SECTION
1\"=1'-0"



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HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

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2019-1008

SHEET NO.
A8

PLUMBING NOTES:

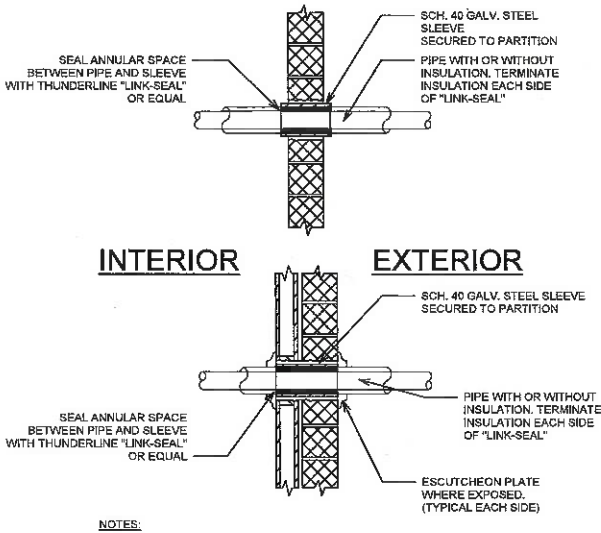
1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
2. LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
3. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
4. 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 876 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-SYCLE TRAPS, AND THE CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
22. 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.
23. 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.
24. PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
25. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
26. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
27. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
28. 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.

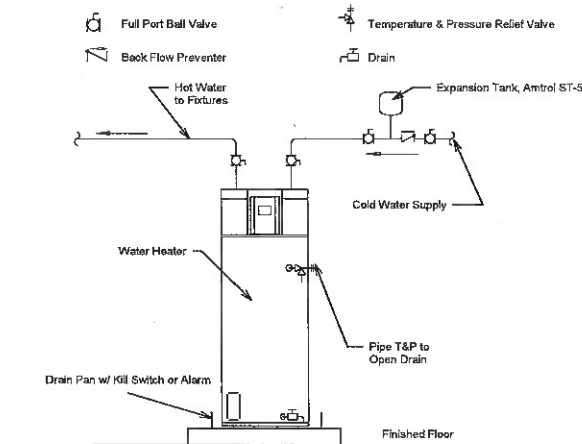
Plumbing Equipment Schedule			
Mark	Description	Manufacturer	Model
WH	40 Gallon Atmospheric Vent Energy Saver Gas Water Heater	Rheem	PROG40-38N-RH62 with Amtrol ST-5 Expansion Tank

Plumbing Fixture Schedule			
Type Mark	Description	Manufacturer	Model
DW	Dishwasher	General Electric	GSD3300KWW Energy Star
DW2	Dishwasher	Contractor Choice	18" Energy Star
DWA	Dishwasher	Contractor Choice	24" Wide - Energy Star ADA Compliant
GD	Garbage Disposal	General Electric	GFC325N
HKS	Lusterline 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	Elkay Faucet	LK1000CR
WB	Washer Box - Plastic	Contractor Choice	Contractor Choice

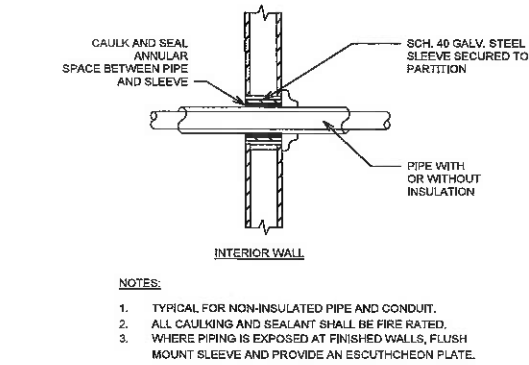
KSF to be replaced, as needed, per owner/construction manager instruction.



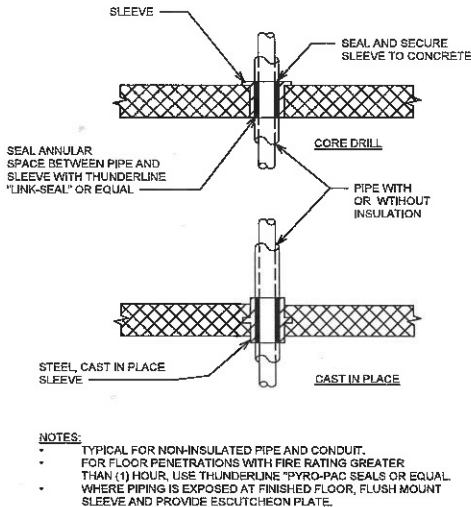
① Pipe Through Exterior Wall Detail
N.T.S.



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.

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

Date 7/2019
Project Number 190707



Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

Notes and Details

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FOR
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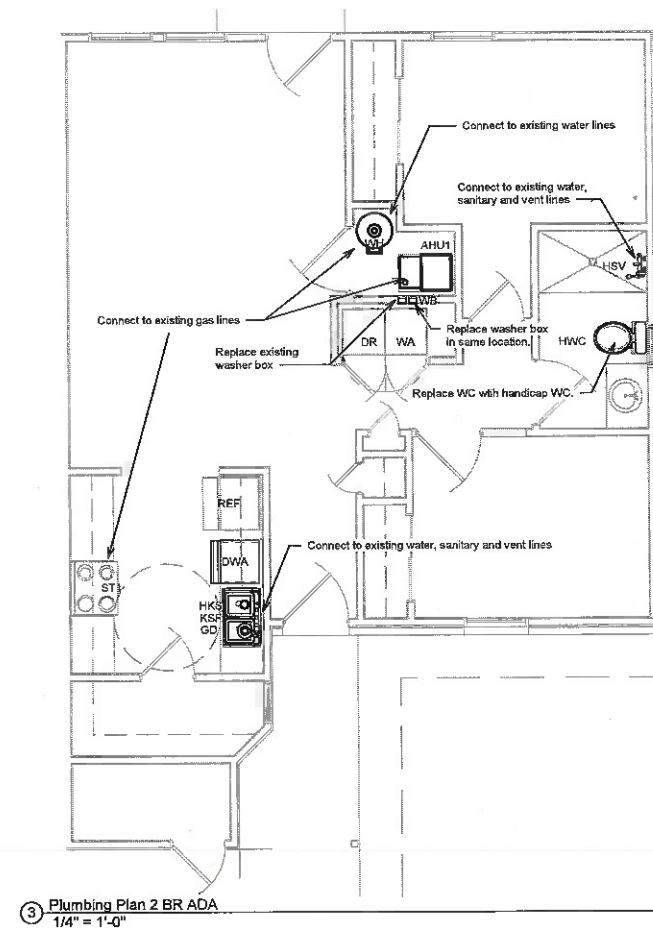
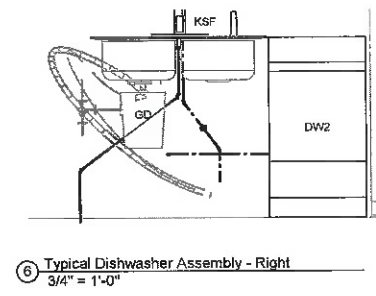
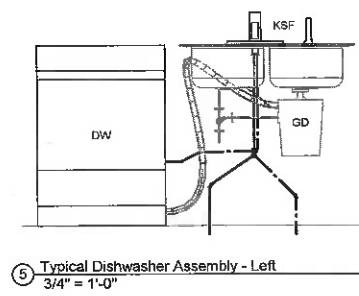
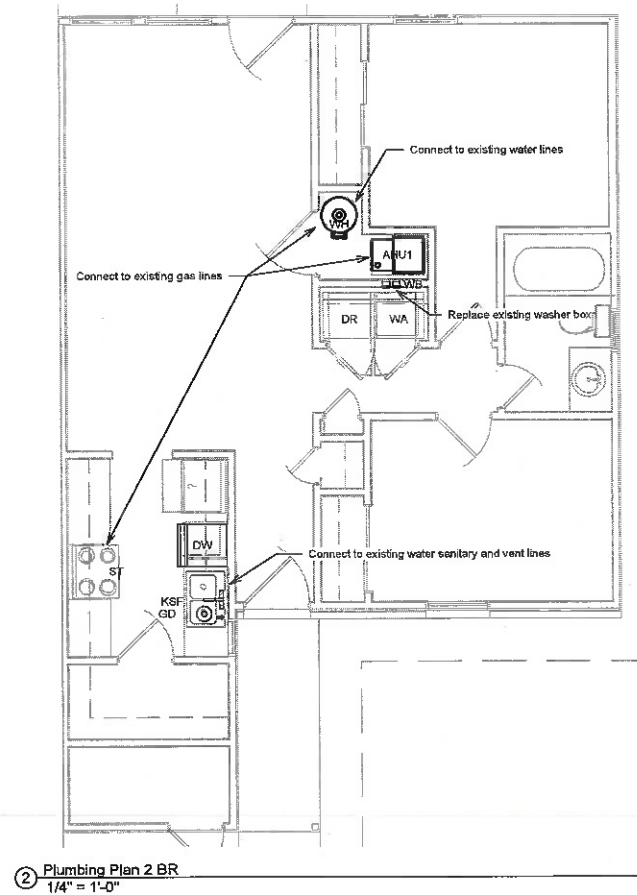
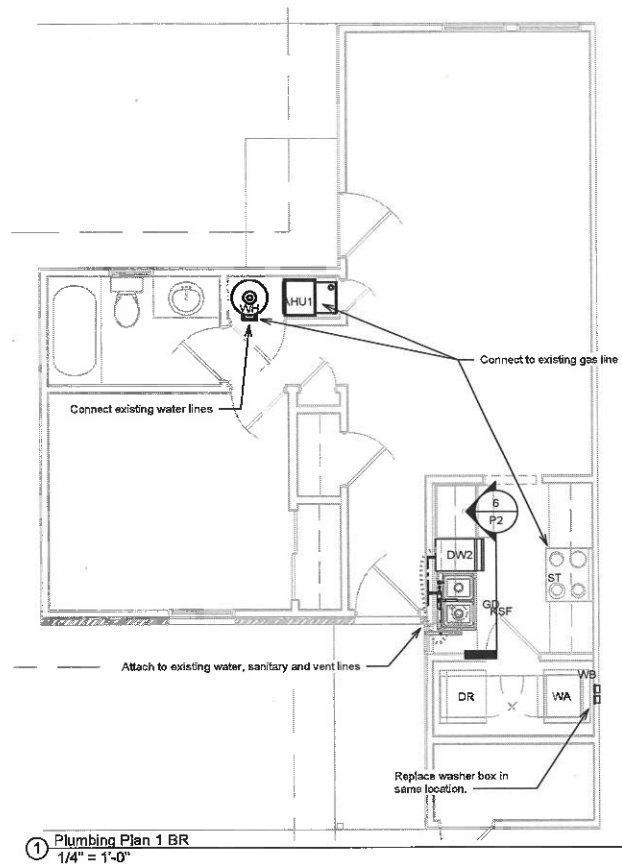
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DATE
SEPTEMBER 25, 2020

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SHEET NO.
P1



Plumbing Plans

Date	7/2019
Project Number	190707
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P2

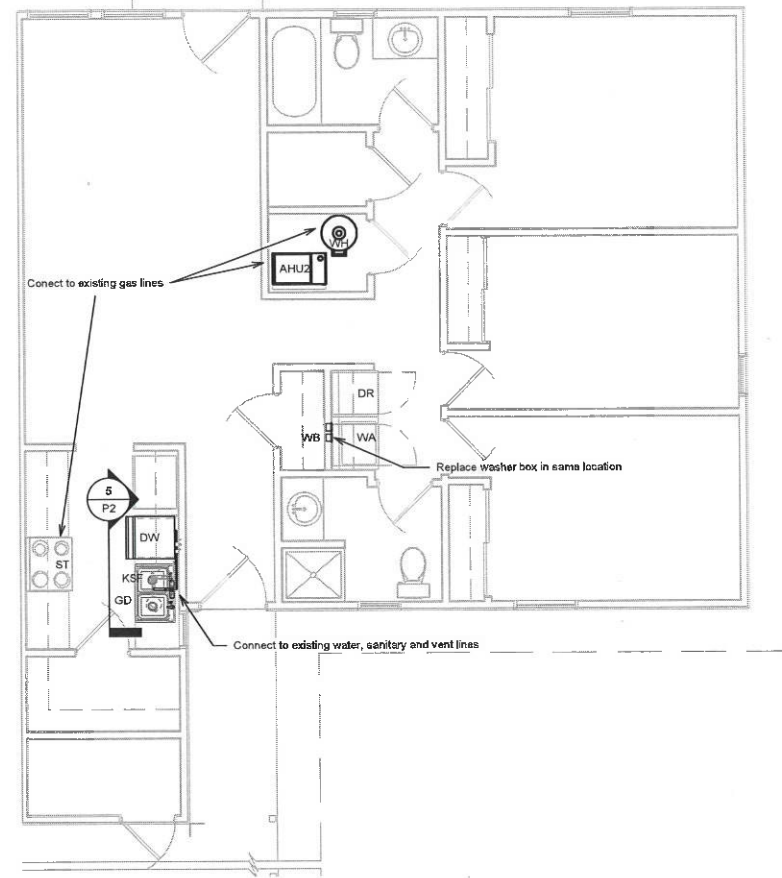
The Professional Engineer attests to the accuracy of the information shown on this plan, to the best of his knowledge, information and belief, and that he is not responsible for any errors, omissions, or inaccuracies in the work.



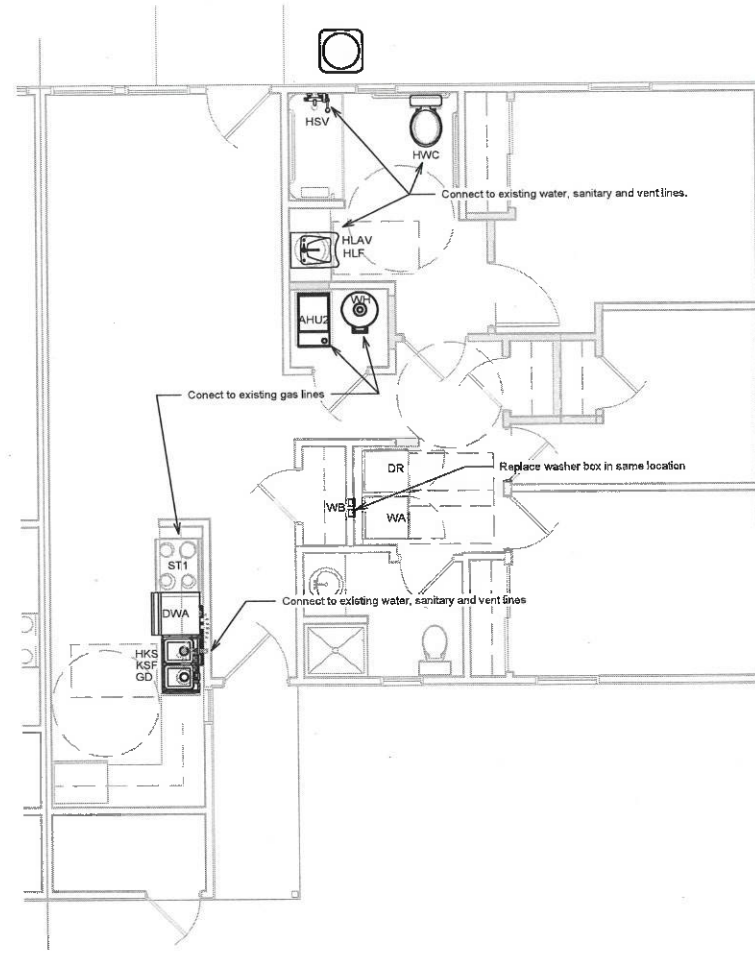
Jeff Green - Professional Engineer
MO# PE-201200796

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① Plumbing Plan 3 BR
1/4" = 1'-0"



② Plumbing Plan 3 BR ADA
1/4" = 1'-0"

Plumbing Plans

Date	7/2019
Project Number	190707



**GREEN
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P3

JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

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The Professional Engineer affixed to this seal applies only to the project and the time period shown on the seal. The seal is not valid if the project is not completed within the time period shown on the seal. The seal is not valid if the project is not completed within the time period shown on the seal. The seal is not valid if the project is not completed within the time period shown on the seal.

Jeff Oke - Professional Engineer
MCH PE-207300758

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 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 0.03" 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. ALL SUPPLY BRANCHES TO INDIVIDUAL DIFFUSERS MUST BE SUPPLIED WITH BALANCING DAMPERS, WHERE BRANCH TAKEOFFS ARE INACCESSIBLE BALANCE DAMPERS SHALL BE PROVIDED AT THE FACE OF THE DIFFUSER. WHERE BRANCH TAKEOFFS ARE ACCESSIBLE, BALANCE DAMPER SHALL BE LOCATED AT BRANCH TAKEOFF.
18. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
19. 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.
20. CONTRACTOR SHALL INSTALL THERMOSTATS APPROXIMATELY 5'-6" ABOVE FINISHED FLOOR AT EXISTING LOCATIONS. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
21. TAPE AND SEAL ALL DUCTWORK JOINTS TO PREVENT LEAKAGE.
22. ALL SYSTEMS MUST BE FIELD BALANCED TO WITHIN 10% OF THE DESIGN FLOW INDICATED ON THE DRAWINGS. CERTIFIED AIR BALANCING IS NOT REQUIRED. CONTRACTOR MUST SUBMIT BALANCING REPORT PRIOR TO RECEIVING FINAL PAYMENT.
23. 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.
24. 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.
25. 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.
26. 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.
27. LAVATORY VENT FAN SHALL BE DUCTED AND TERMINATED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
28. ALL WASHER/DRYER VENTING SHALL HAVE A CLEANOUT AT THE BASE OF THE VENT AND A BACKDRAFT DAMPER LOCATED OUTSIDE.
29. MECHANICAL CONTRACTOR SHALL VERIFY EXISTANCE OF OUTSIDE AIR DUCTING AND INSTALL IF MISSING.
30. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
31. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
32. 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.
33. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
34. 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.
35. 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.
36. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
37. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
38. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
39. 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				
Mark	Description	Manufacturer	Model	Outside AirFlow
AHU1	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0601317MSA With matching cooling coils	160 CFM
AHU2	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA With matching cooling coils	200 CFM
CD	Classic Series Air Conditioner	Rheem	RA1424XJ1NB	
CD2	Classic Series Air Conditioner	Rheem	RA1430XJ1NB	

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

Air Terminal Schedule			
Type Mark	Description	Manufacturer	Model
S1	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
S2	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
VH	Vent Hood - Energy Star	Broan	BCSEK130WW

*Or Equivalent

Notes and Details

This Professional Engineer shall not be held responsible for any errors or omissions in this drawing set, including the use of this drawing set for any purpose other than that for which it was prepared, or for any consequences resulting therefrom.

JOHN OKE-THOMAS - ARCHITECT
MO # A-
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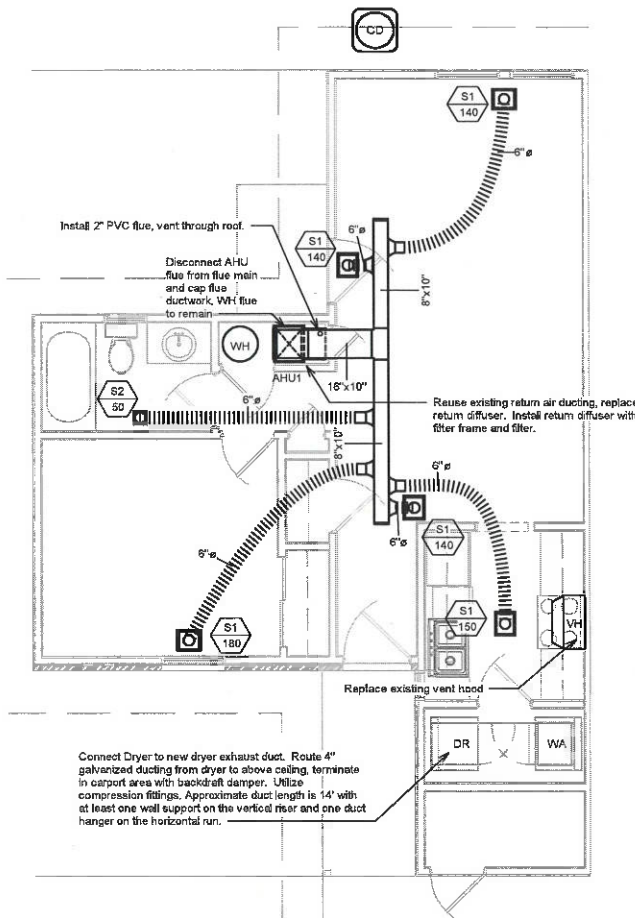
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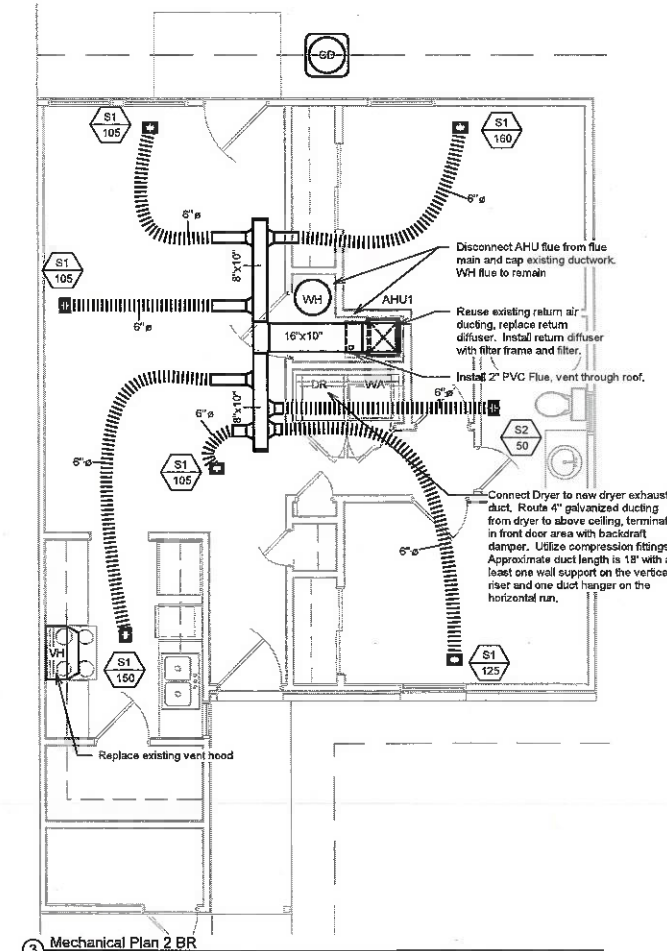
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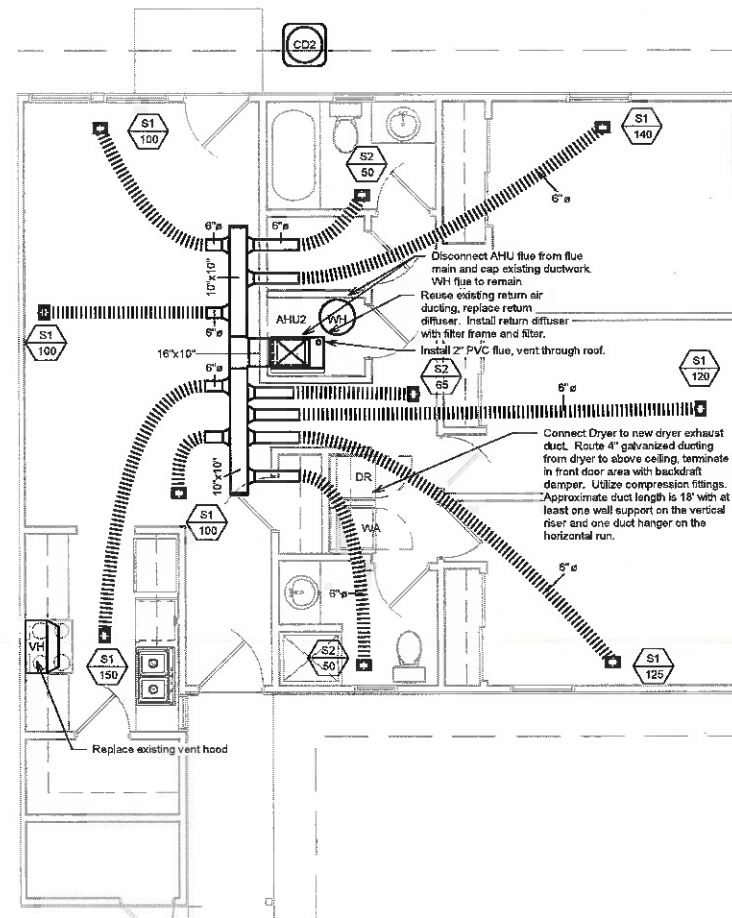
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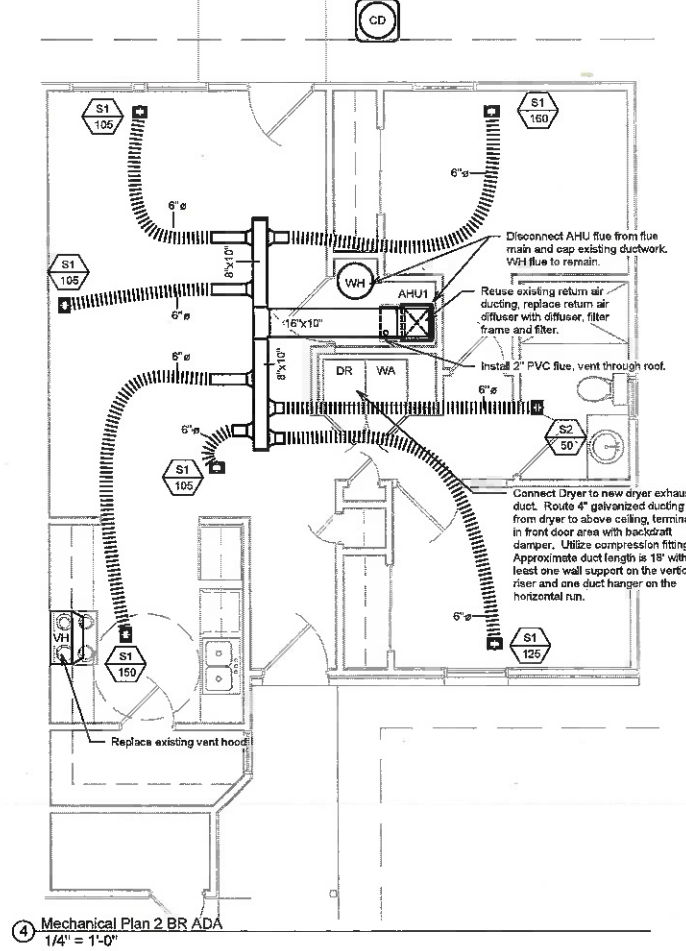
1 Mechanical Plan 1 BR
1/4" = 1'-0"



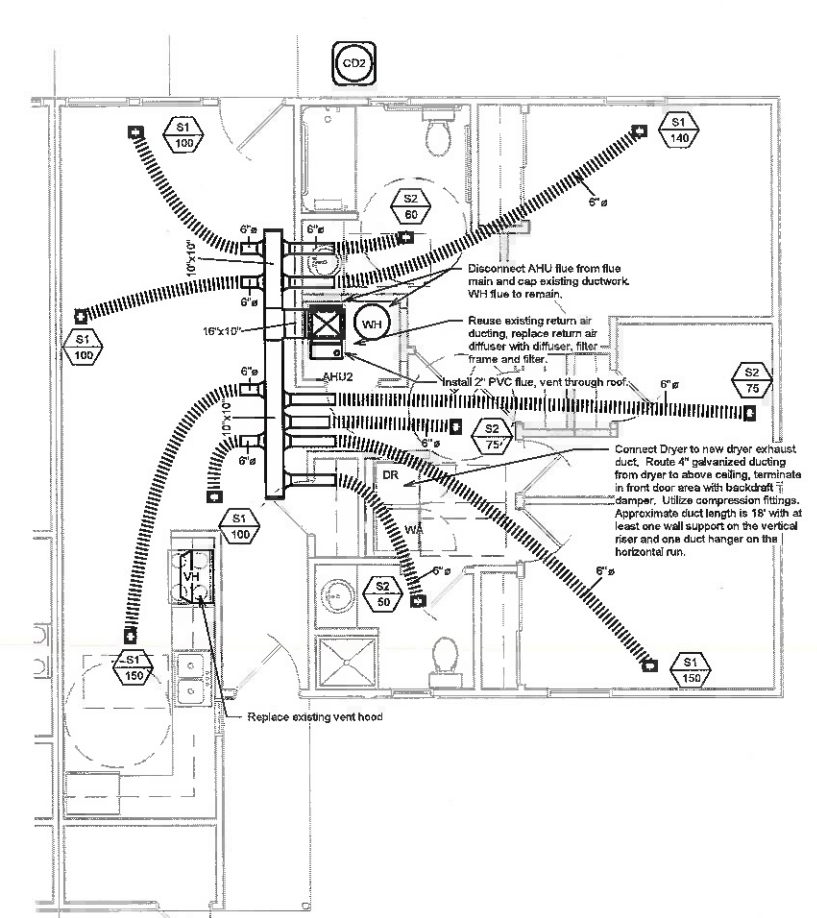
3 Mechanical Plan 2 BR
1/4" = 1'-0"



2 Mechanical Plan 3 BR
1/4" = 1'-0"



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



5 Mechanical Plan 3 BR ADA
1/4" = 1'-0"

Remove all ducting located in crawl space and patch all holes in surfaces. Install new ducting in attic space.

Mechanical Plans

Date 7/2019
Project Number 190707



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MO # 2010028846

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Jeff Green - Professional Engineer
MO# PE-201200755

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M2

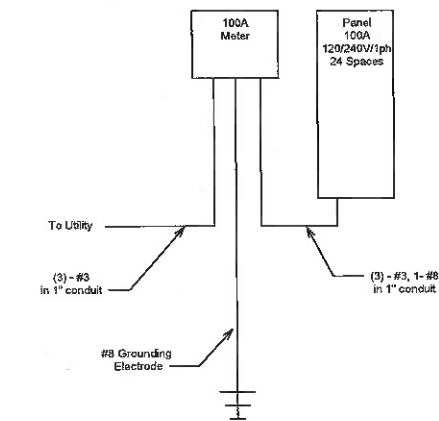
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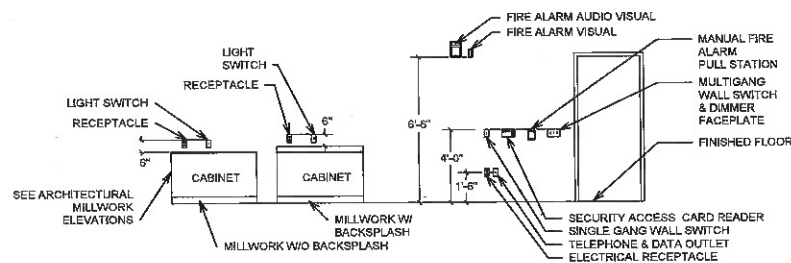
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ELECTRICAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
2. BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 20A BREAKERS UNLESS OTHERWISE NOTED.
3. CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
4. THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
5. 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.
6. DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
7. 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.
8. SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
9. VERIFY THAT EXISTING MAIN PANEL SUPPLY WIRING SIZE, INCLUDING VOLTAGE DROP, FOR METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
10. SEE ARCHITECTURAL DRAWINGS FOR SITE PLANS AND INDIVIDUAL SUITE LOCATIONS.
11. INSTALL AFCI AND GFCI BREAKERS, AS NEEDED, PER NEC 210.12.
12. ELECTRICAL CONTRACTOR SHALL RELOCATE ANY EXISTING RANGE RECEPTACLES SO THAT THEY ARE LOCATED BEHIND THE EQUIPMENT AND BELOW THE HEIGHT OF THE COUNTERTOP.
13. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND INDIVIDUAL SUITE LOCATIONS.
14. COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
15. SEE EQUIPMENT LISTS ON DRAWINGS M1 AND P1.
16. 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.
17. VERIFY THAT EXISTING MAIN PANEL SIZE, INCLUDING VOLTAGE DROP, FROM METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
18. DEACTIVATE EXISTING CIRCUITS, INSTALL NEW CIRCUITS TO MEET CURRENT CODE REQUIREMENTS.
19. 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.
20. ALL WIRING ABOVE GRADE SHALL BE IN CONDUIT. TYPE MC CONDUIT MAY BE USED FOR BRANCH CIRCUITS, EXCEPT HOMERUNS, WHICH SHALL BE IN CONDUIT.
21. 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, IF SPACE ALLOWS.
23. THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
24. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
25. PROVIDE A MINIMUM OF ONE EMPTY, CAPPED 1" CONDUIT STUBBED ABOVE THE CEILING FOR FUTURE CIRCUITS.
26. FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
27. 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.
28. ALL 120 VOLT RECEPTACLES IN KITCHEN, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI.
29. 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.
30. MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
31. NUMBER NEXT TO LIGHT FIXTURE REPRESENTS FIXTURE TYPE/SWITCH NUMBER. NUMBER NEXT TO HOMERUNS REPRESENTS PANEL/CIRCUIT NUMBER.
32. 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.
33. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
34. 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.
35. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
37. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



2 200A 1 phase Electrical Riser
N.T.S



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	Dimmable
SL	Eaton	FM15VRCCR	•
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 is not existing.

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

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

Electrical Legend	
	Duplex Receptacle, Countertop
	Duplex Receptacle, Dishwasher
	Duplex Receptacle, Ground Fault Interrupter
	Duplex Receptacle, Refrigerator
	Duplex Receptacle
	Duplex Receptacle, Microwave, 5' 0" aff
	Receptacle, Washer/Dryer
	Duplex Receptacle, Garbage Disposal
	Single pole light switch
	Smoke Detector Alarm, Kidde Model 14618
	Smoke/Carbon Monoxide Detector Alarm, Kidde Model KN-COPE-I
	Horn/Strobe system with integral doorbell. Install doorbell at front door.

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CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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Date 7/2019
Project Number 190707



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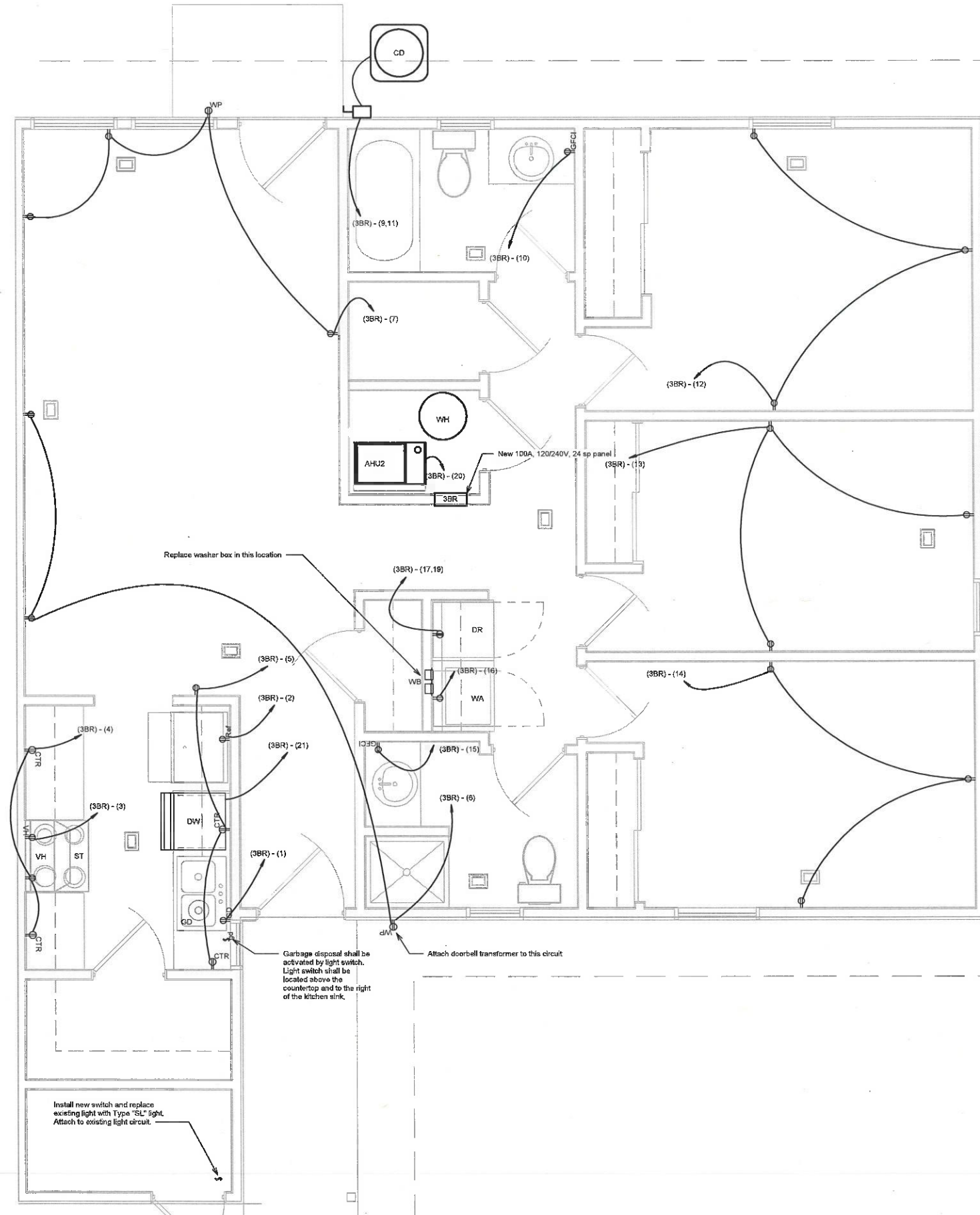
Green Engineering LLC
Missouri State Certificate of Authority
#2010028845

Electrical Notes, Details, Schedules

DATE
SEPTEMBER 25, 2020

CONTRACT NO.
2019-1008

SHEET NO.
E1



① Power Plan 3 BR
1/2" = 1'-0"

Power Plan 3BR

Date	7/2019
Project Number	190707



**GREEN
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Missouri State Certificate of Authority
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**CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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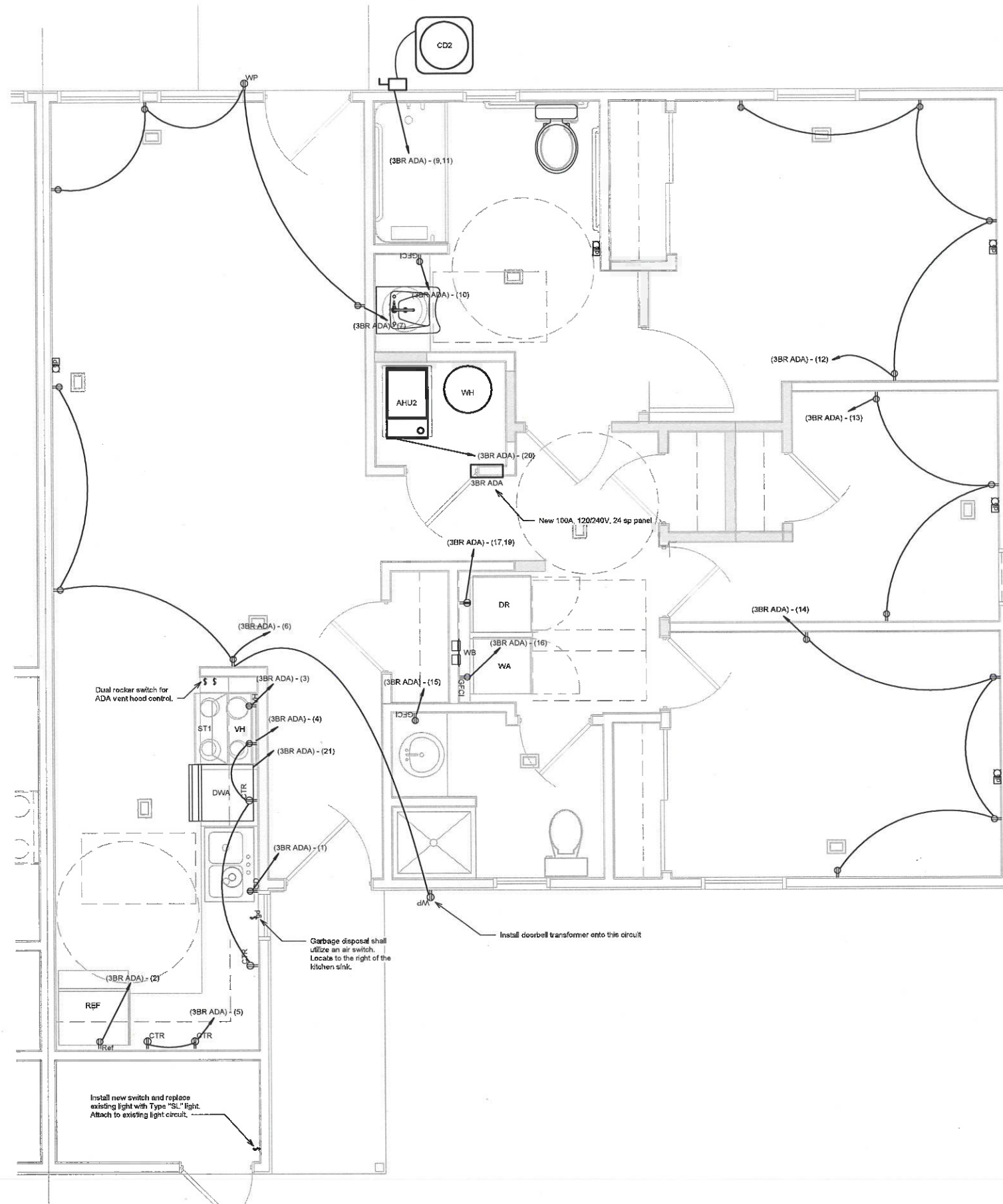
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Jeff Green - Professional Engineer
MO# PE-20100758

REVISIONS	
FINAL SET	7/2019

The Professional Engineer affixed to this drawing is not to be used on any other project than that for which it is drawn without liability. It is not to be used on any other project than that for which it is drawn without liability.



1 Power Plan 3 BR ADA
1/2" = 1'-0"

Power Plan 3BR ADA

Date	7/2019
Project Number	190707



**GREEN
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Green Engineering LLC
Missouri State Certificate of Authority
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**CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD**

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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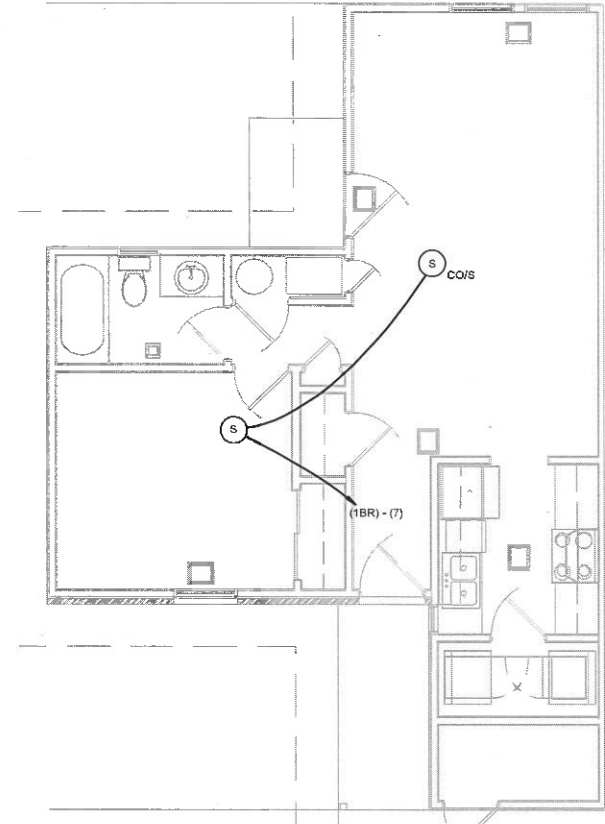
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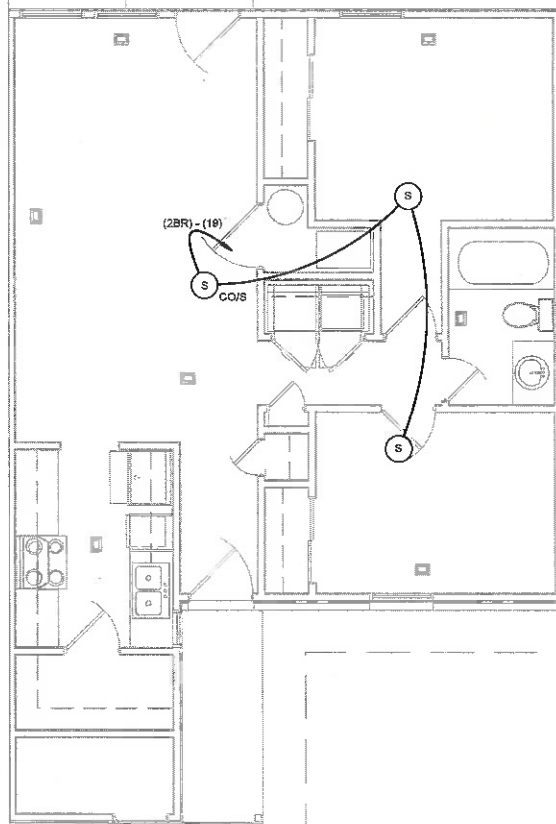
Jeff Green - Professional Engineer
MO# PE-201200756

REVISIONS	
FINAL SET	7-2019

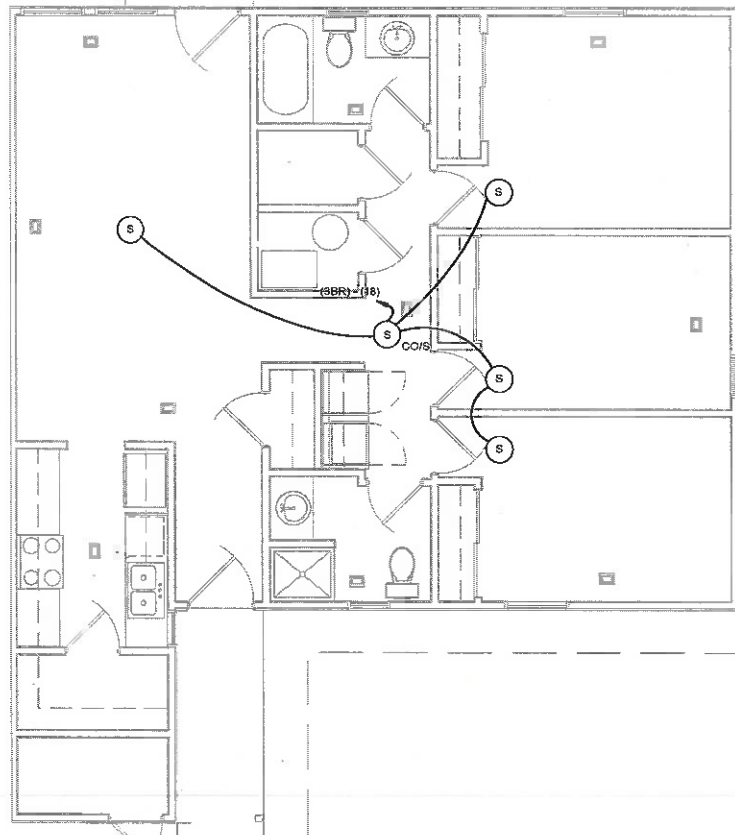
This Professional Engineer shall be the sealed signature call to be retained and have shown on this drawing. It is the responsibility of the Professional Engineer to ensure that all drawings are in accordance with the Missouri State Code of Professional Engineers and all applicable laws and regulations.



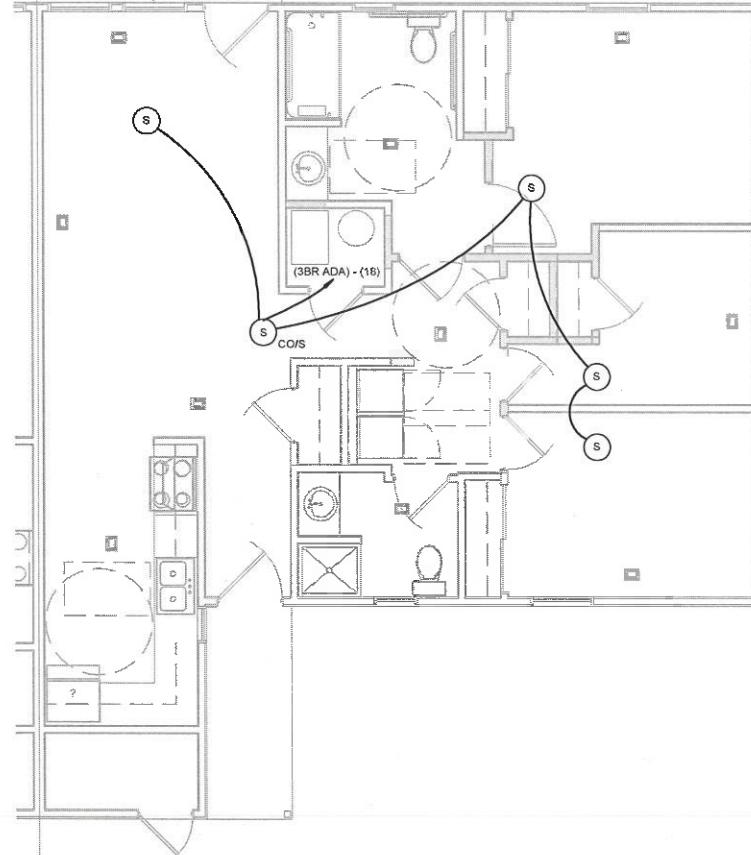
① Smoke Detector Plan 1 BR
1/4" = 1'-0"



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



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



④ Smoke Detector Plan 3 BR ADA
1/4" = 1'-0"

Smoke Detector Plans

Date	7/2019
Project Number	190707



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#2010022846

DATE	SEPTEMBER 25, 2020
COMMA NO.	2019-1008
SHEET NO.	E6

CIRCLE APARTMENTS FOR HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802



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REVISIONS	
FINAL SET	7/2019



JEFFREY R. GREEN
NUMBER 2010022846
PROFESSIONAL ENGINEER

JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

Jeff Green - Professional Engineer
MOP PE-201200758

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Branch Panel:	1BR	VOLTAGE	120/240 Single	PHASES	1			
		ELECTRICAL DATA	120 V/1-0 VA	A/C				
		MOUNTING	Recessed					
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 540 VA			20 A	Kitchen Power	2
3	DR/LR Power	20 A		1080 VA / 250 VA		20 A	MW	4
5	DW	20 A	744 VA / 180 VA			20 A	Refrigerator	6
7	Smoke Detectors	20 A		240 VA / 2160 VA		30 A	CD	8
9	Dryer	30 A	2880 VA / 2160 VA			--	--	10
11	--	--		2880 VA / 900 VA		20 A	BR	12
13	RR	20 A	180 VA / 540 VA			20 A	Kitchen Power	14
15	Washer	20 A		180 VA / 1150 VA		20 A	AHU	16
17	Lights	20 A	500 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						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD		DEMAND LOAD					
HVAC	1150 VA		1150 VA		TOTAL CONNECTED LOADS: 16901 VA			
COOLING					TOTAL ESTIMATED DEMAND: 16856 VA			
LIGHTING					TOTAL CONNECTED CURRENT: 70 A			
RECEPTACLE	10090 VA		10045 VA		TOTAL ESTIMATED LOAD: 70 A			
POWER	5434 VA		5434 VA		NON-COINCIDENTAL HTG/CLG: 0 A			
KITCHEN					TOTAL ESTIMATED DEMAND --- 70 A			

Branch Panel:		2BR ADA	VOLTAGE		120/240 Single		PHASES		1		
			ELECTRICAL DATA		120 V/1-0 VA		AIC				
			MOUNTING		Recessed						
Oke-Thomas Circle Apartments											
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...			
1	GD	20 A	480 VA / 744 VA			20 A	DW	2			
3	DR Power	20 A		540 VA / 180 VA		20 A	Refrigerator	4			
5			0 VA / 2160 VA			30 A	CD	6			
7	Dryer	30 A		2880 VA / 2160 VA		--	--	8			
9	--	--	2880 VA / 250 VA			20 A	MW	10			
11	Kitchen Power	20 A		540 VA / 360 VA		20 A	Kitchen Power	12			
13	LR Power	20 A	720 VA / 720 VA			20 A	BR Power	14			
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16			
17	BR Power	20 A	720 VA / 500 VA			20 A	Lights	18			
19	Smoke Detectors	20 A		360 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			

Branch Panel:		3BR ADA	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	A/C		
Oke-Thomas Circle Apartments			MOUNTING		Recessed			
Circuit	Load Name	Rating	A	B	C	Rating	Load Name	Circuit
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	Vent Hood	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	360 VA / 720 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 720 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 720 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification			PANEL TOTALS					
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA	TOTAL CONNECTED LOADS:			18701 VA		
COOLING			TOTAL ESTIMATED DEMAND:			17536 VA		
LIGHTING			TOTAL CONNECTED CURRENT:			78 A		
RECEPTACLE	11530 VA	10785 VA	TOTAL ESTIMATED LOAD:			75 A		
POWER	5434 VA	5434 VA	NON-COINCIDENTAL HTG/CLG:			0 A		
KITCHEN			TOTAL ESTIMATED DEMAND ~...			75 A		

Electrical Circuit Schedule - 3BR ADA						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR ADA	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR ADA	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	Vent Hood
3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	4	Kitchen Power
3BR ADA	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
3BR ADA	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	8	Lights
3BR ADA	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	9,11	CD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	RR
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	12	BR Power
3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR ADA	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR ADA	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR ADA	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR ADA	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	21	DW

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JOHN OKE-THOMAS - ARCHITECT
MO #A--
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



Jeff Green - Professional Engineer
MO# PE-201200758

REVISIONS

FINAL SET	-4/2019

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CIRCLE APARTMENTS

FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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Date7/2019

Project Number190707



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WWW.GREENENGINEERINGMO.COM

Green Engineering LLC
Missouri State Certificate of Authority
#2010028346

DATE SEPTEMBER 25, 2020
COMM. NO. 2019-1008
SHEET NO. E9



Land Clearance for Redevelopment Authority
Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: West Sunset Street, Springfield, MO

Redevelopment Area: West Sunset Street 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@knightdev.co

Does Applicant Own or Lease the Property? Lease

Signature: 

Date: 07/11/2022

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.

EXHIBIT A
LEGAL DESCRIPTION OF REDEVELOPMENT AREA

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), MARDENA HILLS SOUTH SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; AND

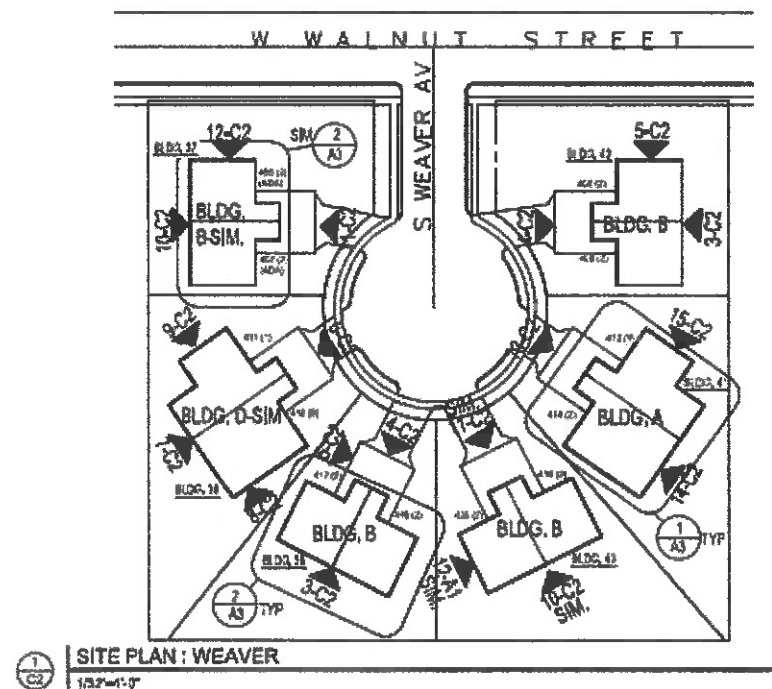
ALL OF LOT TWENTY-NINE (29) MARDENA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; AND

ALL OF LOT THIRTY (30) MARDENA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; AND

ALL OF LOTS TWENTY (20), TWENTY-FIVE (25), TWENTY-SIX (26), AND TWENTY-SEVEN (27), MARDENA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

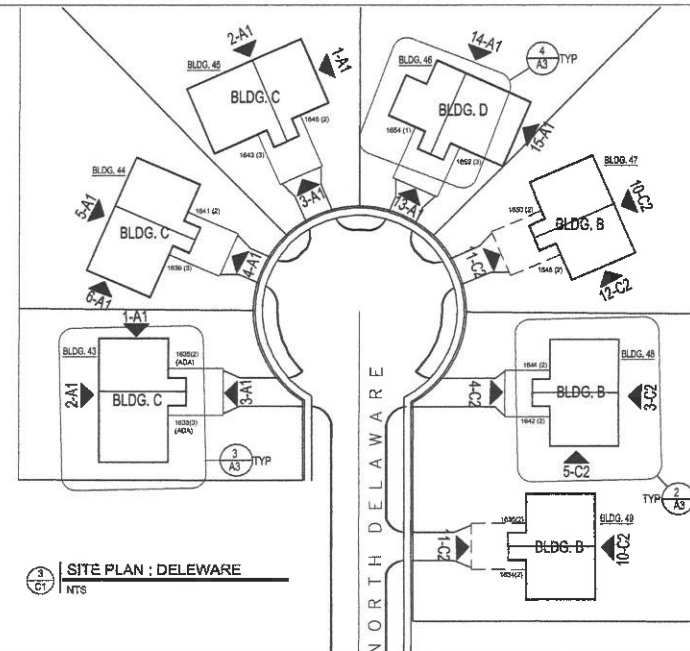
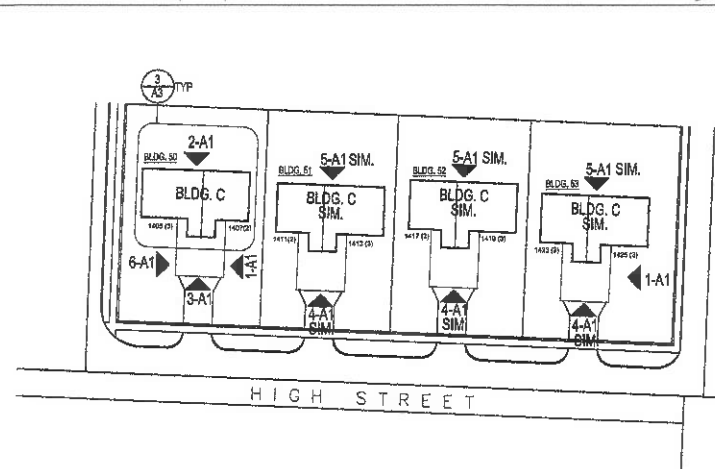
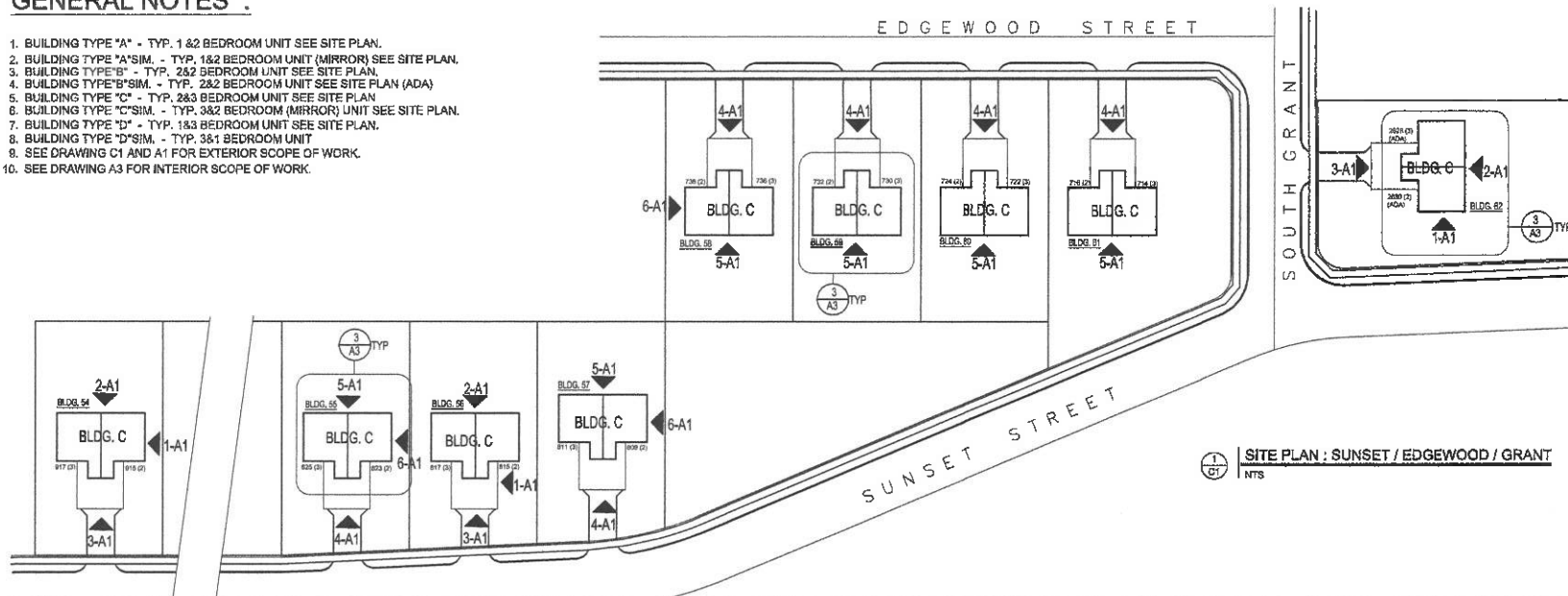
North Delaware Public Housing Redevelopment Area
East High Street Public Housing Redevelopment Area
South Weaver Avenue Public Housing Redevelopment Area
West Sunset Street Public Housing Redevelopment Area

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. All designated handicap units shall be upgraded to ADA standards and shall meet ANSI requirements. Existing split systems of furnaces and condensing units shall be replaced with energy efficient, energy star units with programmable thermostats. Exterior windows shall be removed and replaced with energy efficient windows. Landscaping shall be installed in all areas affected by construction.



GENERAL NOTES :

1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A" SIM. - TYP. 1 & 2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2 & 2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B" SIM. - TYP. 2 & 2 BEDROOM UNIT (MIRROR) SEE SITE PLAN (ADA).
5. BUILDING TYPE "C" - TYP. 2 & 3 BEDROOM UNIT SEE SITE PLAN.
6. BUILDING TYPE "C" SIM. - TYP. 3 & 2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1 & 3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D" SIM. - TYP. 3 & 1 BEDROOM UNIT.
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.



REVISIONS
CD PROJECT 9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
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 SPRINGFIELD, MA 01104
 TEL: 413-263-1111
 FAX: 413-263-1112

CIRCLE & SCATTERED DUPLEXES
 FOR
HOUSING AUTHORITY OF SPRINGFIELD
 SPRINGFIELD, MA 01104

DATE	SEPTEMBER 26, 2020
------	--------------------

COM. NO.	20-10-1528
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SHEET NO.	C1
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FOR
HOUSING AUTHORITY
OF SPRINGFIELD

PROJECT LOCATION

PROJECT MAP LOCATION

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 CODES, CONSTRUCTION CONVENTIONS 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 ALL SUB-CONTRACTORS, INSURANCE, 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 OBTAINING 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 SUCH AND BE 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 ARISING OR AFTER CONSTRUCTION. THE ARCHITECT REQUIRES WRITTEN APPROVAL FROM THIS ARCHITECT.
10. 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 WITH THE SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. DIFFERENT NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY MEASUREMENTS. THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
12. ALL NEW WOOD FRAMING SHALL BE FIRE BLOCKED.

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 RAJ.
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 & APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL DUPLEXES.
6. REMOVE / REPLACE APPLIANCES AS REQUIRED. SEE HVC 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 AND APPLIANCES.
9. PLUMBING: REMOVE AND REPLACE TUB/SHOWERS, HANDICAP ROLL-IN SHOWERS, KITCHEN SINKS, FAUCETS, WATER HEATERS, LAVATORIES. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
10. HVAC: (ALL UNITS) INSTALL FIVE PUMP, HEAT & AIR/ 14 SEER AND INSTALL PROGRAMMABLE THERMOSTATS. REPLACE AND RELOCATE ALL DUCTWORK IN COMMON SPACE TO LOCATE 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, AND INTERIOR LIGHTS. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: SEAL EXISTING PARKING AND DRIVEWAYS. SEE SITE PLANS FOR SPECIFIC LOCATIONS.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$500.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. REMOVE AND REPLACE SUB-FLOORING IN (B) ONE BEDROOM UNITS AS DIRECTED BY OWNER
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ASPHALT SHINGLES - 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 SIZES. SEE EXTERIOR ELEVATIONS FOR EXACT LOCATION.
18. REMOVE AND REPLACE GUTTERS AND DOWNSPOUT ONLY IN DAMAGED AREAS.
19. REMOVE AND REPLACE EXISTING RANGE HOODS IN ALL DUPLEX UNITS
20. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.

CV COVER SHEET
A0.1 MOUNTING HEIGHTS

C1 SITE PLANS
C1.1 DELAWARE AVENUE SURVEY
C1.2 EDGEWOOD AND GRANT AVENUE SURVEY
C1.3 HIGH STREET SURVEY
C1.4 SUNSET STREET SURVEY
C1.5 WEAVER AVENUE SURVEY

C2 SITE PLANS & EXTERIOR ELEVATIONS

A1 EXTERIOR ELEVATIONS

A2 DEMOLITION FLOOR PLANS

A3 EXISTING BUILDING FLOOR PLANS

A4 MODIFIED 1 BEDROOM UNIT
A5 MODIFIED 2 BEDROOM UNIT
A6 MODIFIED 3 BEDROOM UNIT
A7 MODIFIED 2 BEDROOM UNIT (ADA)
A7.1 MODIFIED 3 BEDROOM UNIT (ADA)

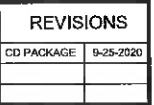
A8 DETAILS

F1 FINISH SCHEDULE - WEAVER UNIT 405 (ADA), 407(ADA),411
A10 FINISH SCHEDULE - WEAVER UNIT 413,417,419
A11 FINISH SCHEDULE - WEAVER UNIT 420,416,414
A12 FINISH SCHEDULE - WEAVER UNIT 402,406,402
A13 FINISH SCHEDULE - DELAWARE UNIT 1633 (ADA),1635 (ADA),1641
A14 FINISH SCHEDULE - DELAWARE UNIT 1638,1643
A15 FINISH SCHEDULE - DELAWARE UNIT 1645,1652,1654
A16 FINISH SCHEDULE - DELAWARE UNIT 1650,1648,1654
A17 FINISH SCHEDULE - DELAWARE UNIT 1642,1635,1634
A18 FINISH SCHEDULE - HIGH ST. UNIT 1405,1407,1411
A19 FINISH SCHEDULE - HIGH ST. UNIT 1413,1417,1423
A20 FINISH SCHEDULE - HIGH ST. UNIT 1419,1426
A21 FINISH SCHEDULE - SUNSET ST. UNIT 917,915,923
A22 FINISH SCHEDULE - SUNSET ST. UNIT 925,917
A23 FINISH SCHEDULE - SUNSET ST. UNIT 915,911,909
A24 FINISH SCHEDULE - GRANT ST. UNIT 2928(ADA), 2930 (ADA)
A26 FINISH SCHEDULE - EDGEWOOD UNIT 714,716,724
A28 FINISH SCHEDULE - EDGEWOOD UNIT 722,730
A27 FINISH SCHEDULE - EDGEWOOD UNIT 732,736,738

E1	ELECTRICAL NOTES, DETAILS, SCHEDULES
E2	POWER PLAN 1BDR
E3	POWER PLAN 2 BDR & 2 BDR ADA
E4	POWER PLAN 3 BDR
E5	POWER PLAN 3 BDR ADA
E6	SMOKE DETECTOR PLANS
E7	PANEL SCHEDULES
E8	PANEL SCHEDULES
E9	PANEL SCHEDULES

BUILDING "A"	TYP. 1&2 BEDROOM UNIT
BUILDING "A" SIM	TYP. 2&1 BEDROOM UNIT
BUILDING "B"	TYP. 2&2 BEDROOM UNIT
BUILDING "B" SIM	TYP. 2&2 BEDROOM UNIT (ADA)
BUILDING "C"	TYP. 3&2 BEDROOM UNIT
BUILDING "C" SIM	TYP. 2&3 BEDROOM UNIT
BUILDING "D"	TYP. 1&3 BEDROOM UNIT
BUILDING "D" SIM	TYP. 3&1 BEDROOM UNIT
BUILDING "C" SIM	TYP. 3&2 BEDROOM UNIT (ADA)

TYP. ONE BEDROOM UNIT 644 SQ.FT
TYP. TWO BEDROOM UNIT 802 SQ.FT
TYP. THREE BEDROOM UNIT 1,033 SQ.FT



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CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

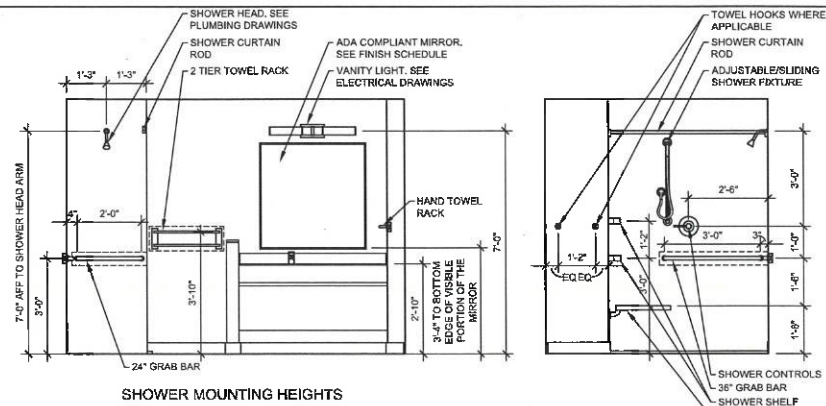
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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.

CV



GENERAL NOTES

1. THESE FEATURES AND ACCESSORIES MOUNTING DETAILS AND REQUIREMENTS ARE TYPICAL AND APPLY TO REQUIRED ACCESSIBLE INSTALLATION ONLY. REFER TO PLANS FOR LOCATIONS AND TYPES OF LAYOUTS. ELEVATION SHOWN MAY OR MAY NOT APPEAR ON THE 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). GRIP BARS SHALL NOT BE FASTENED TO THE SUBSTRATE. PROVIDE RUBBER RAMPAL TREAD REQUIRED FORCE TO BE IN PLACE OF WITHSTAND CONSTRUCTION.
3. ALL EXTERIOR RAMPS SHALL HAVE A NONSKID FINISH (AS SPECIFIED). ALL INTERIOR RAMPS SHALL HAVE FLOOR MATERIAL OF HONSDO MATERIAL. (SEE SPECIFICATIONS). IF FINISH IS OTHER THAN CONCRETE, PROVIDE RUBBER RAMPAL TREAD 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" AND NO MORE THAN 1/4" APART. ALL GRATINGS SHALL BE PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
5. ACCESSIBLE DOORS: SWEEP PERMANENT 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 OF 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.

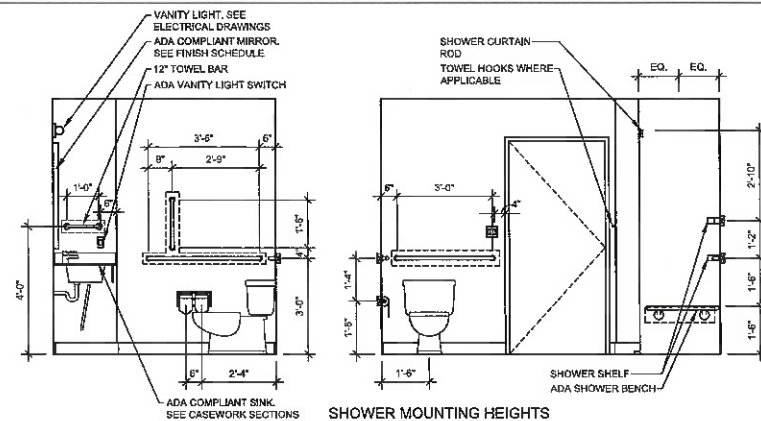
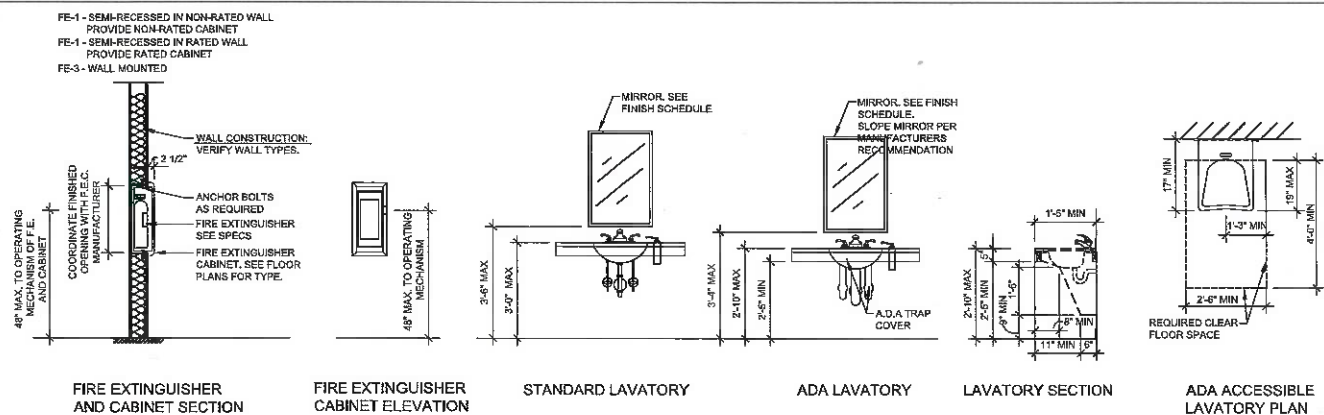
FIRE EXTINGUISHER CABINET TYPES:

FE-1 : SEMI-RECESSED IN NON-RATED WALL PROVIDE NON-RATED CABINET

FE-2 : SEMI-RECESSED IN RATED WALL PROVIDE RATED CABINET

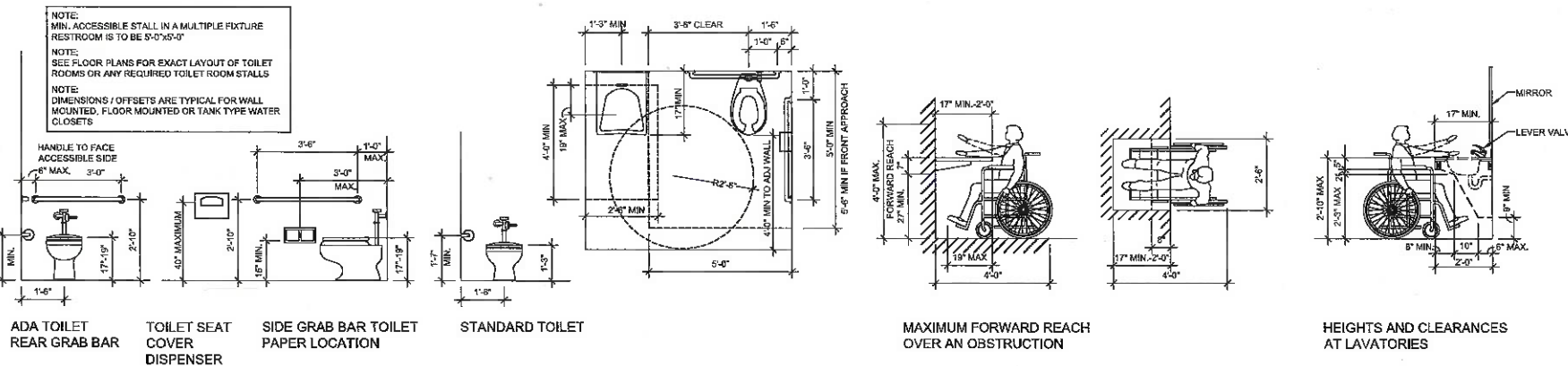
FE-3 : WALL MOUNTED CABINET - NON-RATED CABINET

FE-4 : FIRE EXTINGUISHER HANGER ONLY

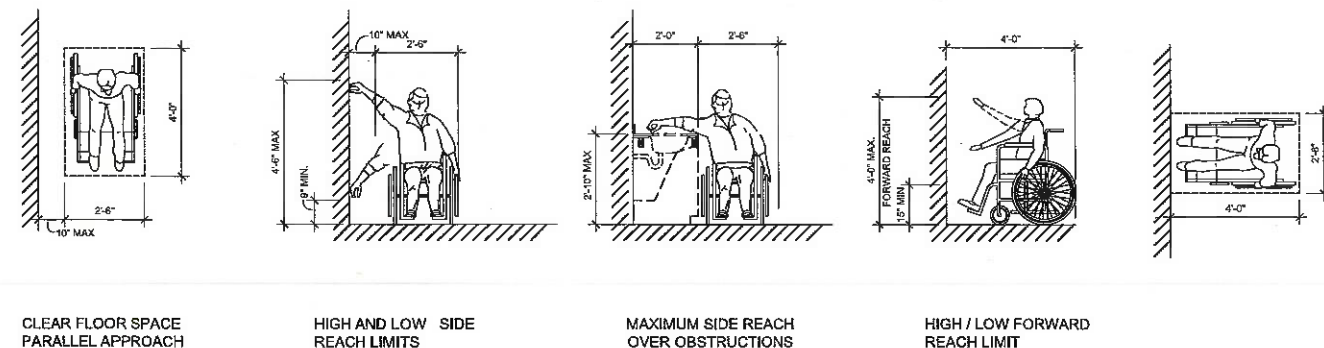


ALL ACCESSIBLE UNITS SHALL MEET THE FOLLOWING STANDARDS;

- UNIFORM FEDERAL ACCESSIBILITY STANDARDS OF APRIL, 1988 (24 CFR PART 8).
- FAIR HOUSING ACT (42 U.S.C. 3601-19) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 100.
- SECTION 504 OF THE REHABILITATION ACT OF 1973 (29 U.S.C. 794) AND IMPLEMENTING REGULATIONS AT 24 CFR PART 8.
- ARCHITECTURAL BARRIERS ACT OF 1968, AS AMENDED (42 U.S.C. § 4151 ET SEQ.).
- AMERICANS WITH DISABILITIES ACT (28 CFR PART 36).



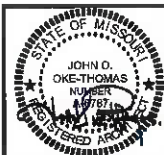
	REFERS TO DETAIL (EXAMPLE SHOWN: DETAIL #1 ON SHEET A5)		REFERS TO BUILDING COLUMN GRID SYSTEM (EXAMPLE: COLUMN A-3, INTERSECTION OF GRIDS A AND 3)		UNDISTURBED EARTH AND COMPACTED EARTH
	REFERS TO MAJOR BUILDING CROSS SECTION (EXAMPLE SHOWN: # 2 ON SHEET A4)		ROOM NAME AND NUMBER DESIGNATION		CONCRETE SECTION & ELEVATION
	REFERS TO DETAIL SECTION (EXAMPLE SHOWN: # 2 ON SHEET A3)		FLOOR PLAN KEYNOTE		CMU BLOCK SECTION AND ELEVATION
	REFERS TO ELEVATION (EXAMPLE SHOWN: # 1 ON SHEET A2)		ELEVATION KEYNOTE		BRICK SECTION AND ELEVATION
	REFERS TO INTERIOR WALL ELEVATIONS (EXAMPLE: 4 INT. WALL ELEVATIONS)		WALL TYPE		2x WOOD FRAMING SECTION AND ELEVATION
	REFERS TO DOOR SCHEDULE (EXAMPLE: DOOR - A12)		SITE KEYNOTE		BATT AND RIGID INSULATION
	REFERS TO WINDOW SCHEDULE (EXAMPLE: WINDOW - A)		EXISTING GRADE CONTOUR LINE (ELEVATION 95'-0")		PLYWOOD SECTION AND ELEVATION
	OCCUPANCY NOTE (EXAMPLE: 27 MAX. OCCUPANTS FOR THE NOTED SPACE)		FINISHED FLOOR (ELEVATION 100'-0")		METAL SECTION AND ELEVATION
	DIRECTION OF EGRESS (EXAMPLE: DOWN A STAIR OR RAUM)		LEVEL LINE (ELEVATION 100'-0")		GYPSUM WALL BOARD SECTION
	NORTH ARROW		CEILING FINISH KEYNOTE (EXAMPLE: FINISH "A" AT 9'-6" ABOVE THE FINISHED FLOOR)		ASPHALT PAVING OVER COMPACTED GRAVEL BASE
	FINISHED FLOOR CHANGE (EXAMPLE: C.T. - CERAMIC TILE TO VCT - VINYL COMPOSITE TILE)		CEILING FINISH KEYNOTE (EXAMPLE: FINISH "A" AT 9'-6" ABOVE THE FINISHED FLOOR)		COMPACTED GRAVEL BASE



5
A0.1

SYMBOL LEGEND AND MATERIAL LEGEND

NTS



REVISIONS

CD PACKAGE	9-25-2020

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CIRCLE & SCATTERED DUPLEXES
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SPRINGFIELD, MO 65802

DATE
SEP 25, 2020

COMM. NO.
019-1008

SHEET NO.

A0.1

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT II (1633, 1635, 1639, 1641, 1643, 1645, 1634, 1636, 1642, 1644, 1648, 1650, 1652 & 1654 N. DELAWARE AVE)
ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) FINAL PLAT OF NORTH COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYOR'S NOTES

- A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 7 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
- A PORTION OF THE BUILDINGS ON LOT 4 AND LOT 5 ARE BUILT OVER THE SETBACK LINE
- ALL EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF NORTH COURT SUBDIVISION (ITEM 11, SCHEDULE B PART II)
- BUILDING SETBACK LINES ARE BASED ON THE PROPERTY ZONING

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

- ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR NORTH COURT, IN PLAT BOOK FF, AT PAGE 58, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD, AS CONTAINED IN BOOK 1701, AT PAGE 1645, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
- TERMS AND PROVISIONS OF LICENSE WITH TELEGRAPH OF SPRINGFIELD AS CONTAINED IN BOOK 1812, AT PAGE 1349, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
- 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 2358, AT PAGE 574, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3881-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1633 - 1654 N. DELAWARE AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±78,853.6 SQUARE FEET (±1.8 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 NOR MORE THAN 20 FEET.
- MINIMUM OPEN SPACE REQUIREMENTS: NOT LESS THAN 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR MORE THAN 20 FEET NOR MORE THAN 20 FEET.
- 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 14 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381906)
- 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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

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:

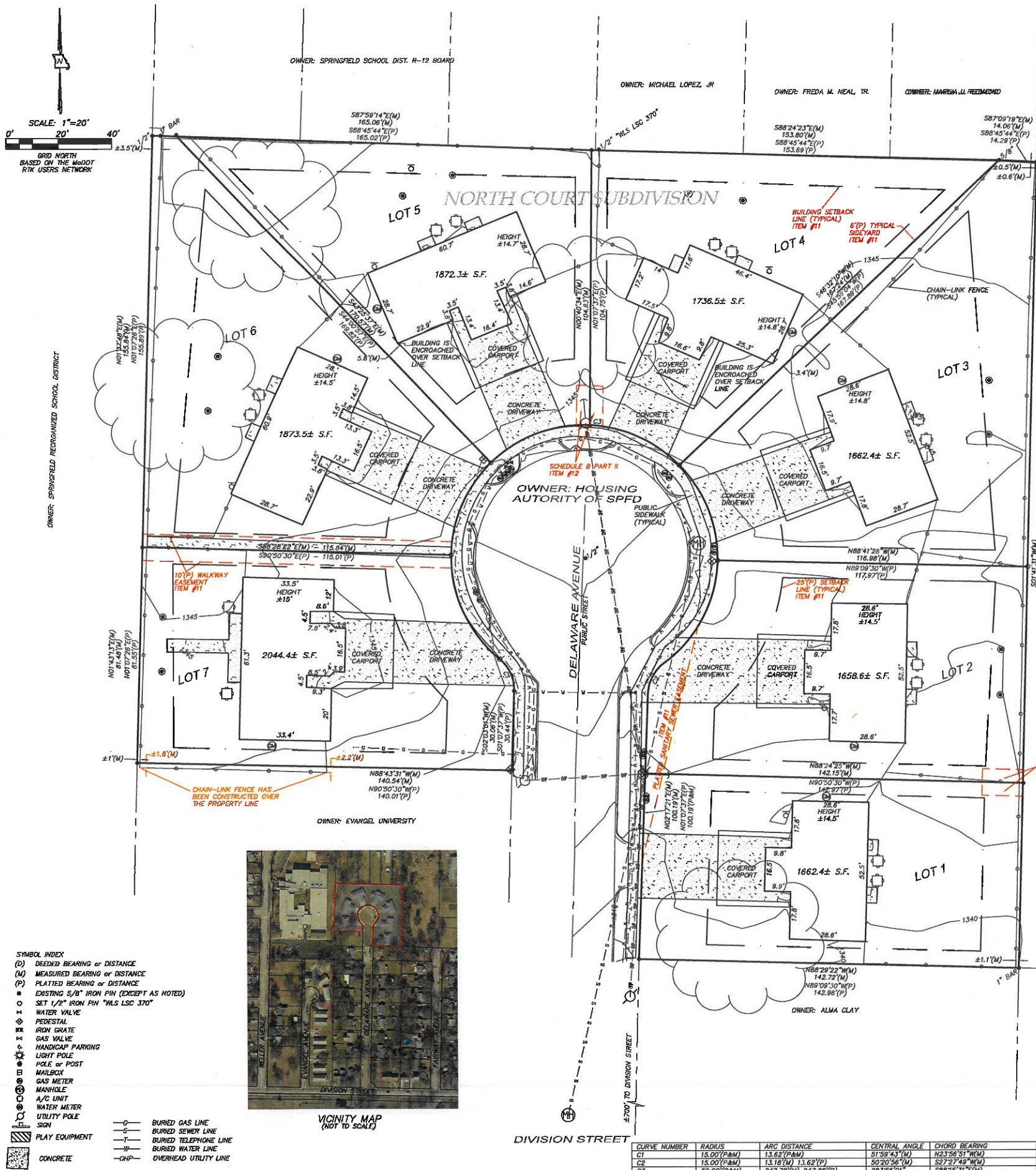
- TO:
- (1) BGC ADVANTAGE
- (2) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
- (3) RED STONE EQUITY MANAGER, LLC
- (4) KEYSTONE FAMILY HOMES, LP

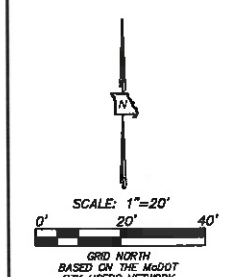
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ON WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9,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

DATE OF PLAT OR MAP: AUGUST 26, 2020

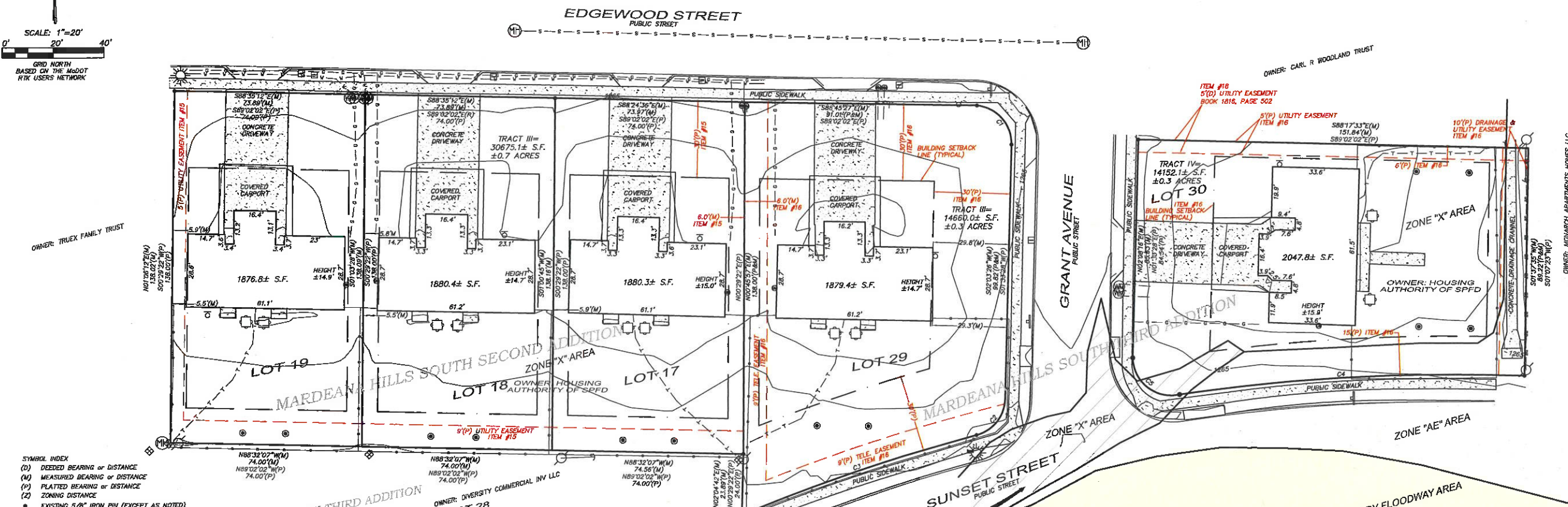
Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'(P&M)	13.62'(P&M)	51°58'43"(M)	N23°56'51"W(M)	13.15'(M)
C2	15.00'(P&M)	13.18'(M)	50°20'56"(M)	S27°27'49"W(M)	12.76'(M)
C3	50.00'(P&M)	247.78'(M)	247.68'(P)	S88°15'31"E(M)	61.61'(M)





CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00 (P&M)	22.45 (M) 23.72 (P)	85°44'58" (M)	S40°49'03" E (M)	20.41 (M) 21.33 (P)
C2	15.00 (P&M)	19.32 (P&M)	73°47'49" (M)	S35°57'20" W (M)	18.01 (P&M)
C3	729.87 (P&M)	97.19 (M) 98.47 (P)	73°47'49" (M)	S71°35'17" W (M)	97.12 (M)
C4	729.87 (P&M)	121.82 (M) 120.20 (P)	8°33'47" (M)	S86°38'20" W (M)	121.68 (M)
C5	15.00 (P&M)	24.39 (M) 26.41 (P)	93°05'35" (M)	N47°08'12" W (M)	21.79 (M) 23.13 (P)



- SYMBOL INDEX**
- (D) DECEDED BEARING OR DISTANCE
 - (M) MEASURED BEARING OR DISTANCE
 - (P) PLATTED BEARING OR DISTANCE
 - (Z) ZONING DISTANCE
 - EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
 - SET 1/2" IRON PIN "HLS LSC 370"
 - ⊕ WATER VALVE
 - ⊕ PEDESTAL
 - ⊕ IRON GRATE
 - ⊕ GAS VALVE
 - ⊕ LIGHT POLE
 - ⊕ POLE OR POST
 - ⊕ MAILBOX
 - ⊕ GAS METER
 - ⊕ MANHOLE
 - ⊕ A/C UNIT
 - ⊕ WATER METER
 - ⊕ UTILITY POLE
 - ⊕ SIGN
 - BURIED GAS LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - OVERHEAD UTILITY LINE
 - CONCRETE

- TABLE "A" SURVEY NOTES**
- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS:
- TRACT III: 714-738 W. EDGEWOOD STREET, SPRINGFIELD, MISSOURI
- TRACT IV: 2628 & 2630 S. GRANT AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES (LOT 30) LIE WITHIN A ZONE "A" AND ZONE "AE" FLOOD HAZARD AREAS (MAP #250777003416, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±59,487.2 SQUARE FEET (±1.3 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1259.88'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 NO PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKETS: 200610301 & 200610302,)
- ITEM 13 - NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE GREENE COUNTY ASSESSORS G.L.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



DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT III: (714, 716, 722, 724, 730, 732, 736, 738 W. EDGEWOOD)

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), MARDEANA HILLS SOUTH SECOND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND

ALL OF LOT TWENTY-NINE (29) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

TRACT IV: (2628 & 2630 S. GRANT AVE)

ALL OF LOT THIRTY (30) MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

- SURVEYOR'S NOTES**
1. A PORTION OF THE CHAIN-LINK FENCE ON THE SOUTH SIDE OF LOT 30 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. A PORTION OF THE BUILDINGS ON LOT 17, LOT 18, LOT 19 AND LOT 29 ARE BUILT OVER THE SETBACK LINE
3. EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH SECOND & THIRD ADDITION (SCHEDULE B PART II ITEMS 15 & 16)

NOTE: PER FLOOD HAZARD MAP 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X)

- SCHEDULE B PART II (EXCEPTIONS - TRACT III & TRACT IV)**
14. 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 2385, AT PAGE 874, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3881-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH SECOND ADDITION, IN PLAT BOOK FF, AT PAGE 45, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
16. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK FF, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.
18. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1815, AT PAGE 502, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
19. TERMS AND PROVISIONS OF RIGHT-OF-WAY DEEDS GRANTED TO THE CITY OF SPRINGFIELD FOR DRAINAGE EASEMENT AS CONTAINED IN BOOK 2658, AT PAGE 279 AND IN BOOK 2660, AT PAGE 585, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS A TEMPORARY CONSTRUCTION EASEMENT AND NO LONGER AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

- SOURCES USED FOR SURVEY**
1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns
- (3) RED STONE EQUITY MANAGER, LLC
- (4) 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), 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

Michael White

MICHAEL WHITE - MO PLS 2488

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

SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 02/28/22
PROJECT No.: 2020-01.6a

OWNER: NOVARCH APARTMENTS HOMES LLC

ALTA / NSPS LAND TITLE SURVEY - TRACT III & TRACT IV
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: S. GRANT, W. EDGEWOOD
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003003370

08/26/2020

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CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
CI	15.00 (P&M)	23.52 (P&M)	90.03°25'(M)	N42°35'11"W(M)	21.18 (P&M)

WHITE
LAND SURVEYING, LLC

222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.232.0004
email: info@whitelandsurveying.com
www.whitelandsurveying.com

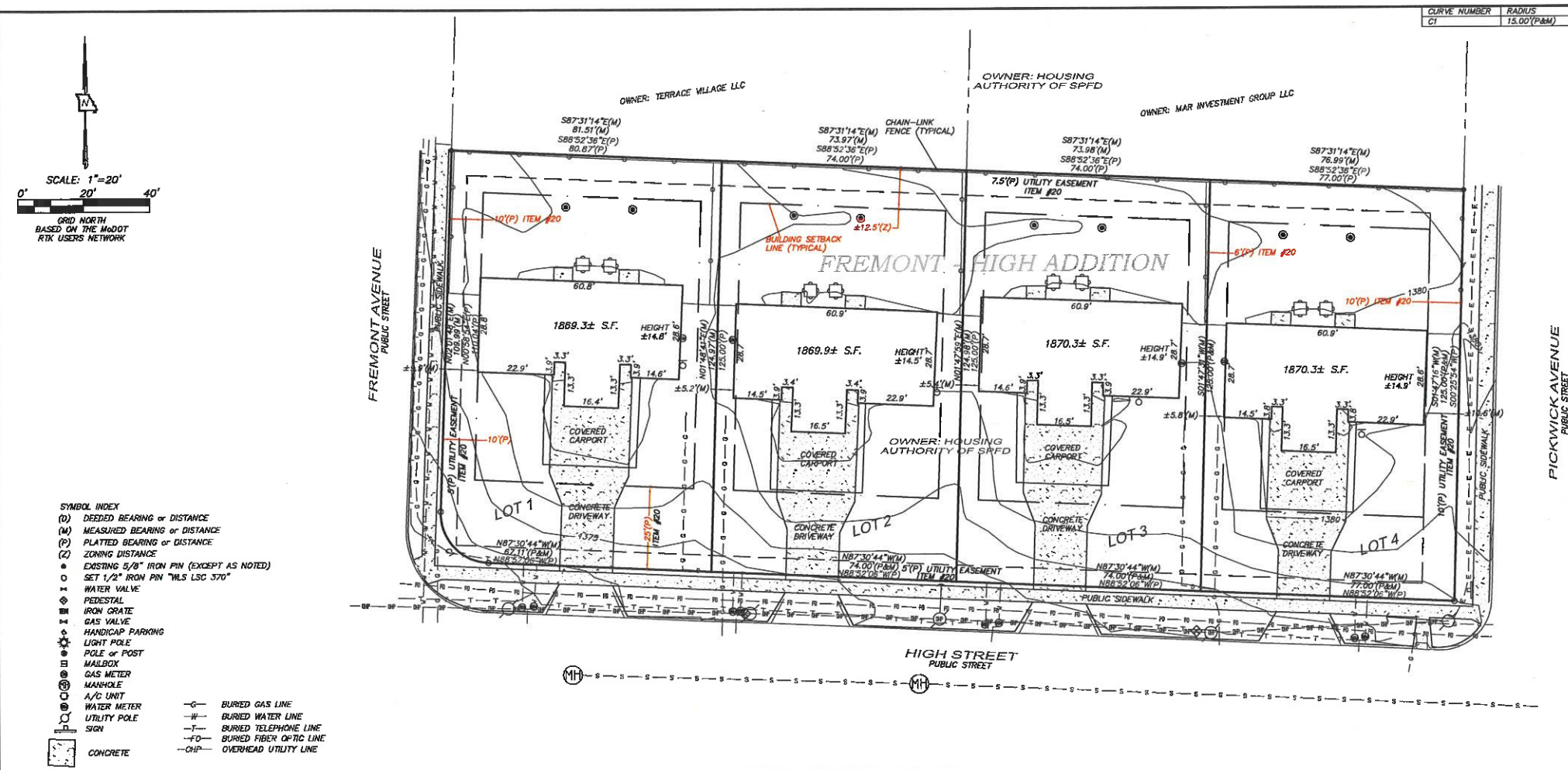
SURVEY DATE: 03/19/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 07/29/21
PROJECT No.: 2020-001.7

ALTA / NSPS LAND TITLE SURVEY - TRACT VI
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 1405 - 1424 E HIGH STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

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



08/26/2020
Copyright 2020 - White Land Surveying, LLC



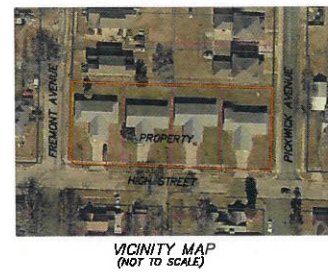
- SYMBOL INDEX**
- (D) DEEDED BEARING or DISTANCE
 - (M) MEASURED BEARING or DISTANCE
 - (P) PLATTED BEARING or DISTANCE
 - (Z) ZONING DISTANCE
 - (*) EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
 - (S) SET 1/2" IRON PIN W/LS LSC 370"
 - WATER VALVE
 - PEDESTAL
 - IRON GRATE
 - GAS VALVE
 - HANDICAP PARKING
 - LIGHT POLE
 - POLE or POST
 - MAILBOX
 - GAS METER
 - MANHOLE
 - A/C UNIT
 - WATER METER
 - UTILITY POLE
 - SIGN
 - CONCRETE
 - BURIED GAS LINE
 - BURIED WATER LINE
 - BURIED TELEPHONE LINE
 - BURIED FIBER OPTIC LINE
 - OVERHEAD UTILITY LINE

SURVEYORS NOTES

1. THE WEST SIDE OF EACH BUILDING EXTENDS OVER THE ZONING SIDE SETBACK REQUIREMENTS
2. EASEMENTS SHOWN ARE BASED ON THE FINAL PLAT OF FREMONT-HIGH ADDITION (SCHEDULE B PART II - ITEM #20)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 1405 - 1424 E. HIGH STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #2907700332E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±38,283.6 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #121, ELEVATION OF 1318.25'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT).
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200720590)
- 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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VI: (1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E. HIGH ST.) ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), FINAL PLAT FREMONT-HIGH ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT VI)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3671-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
20. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR FREMONT-HIGH ADDITION, IN PLAT BOOK 66, AT PAGE 82, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
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 2386, AT PAGE 674 AND IN BOOK 2473, AT PAGE 2632, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.

SOURCES USED FOR SURVEY

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

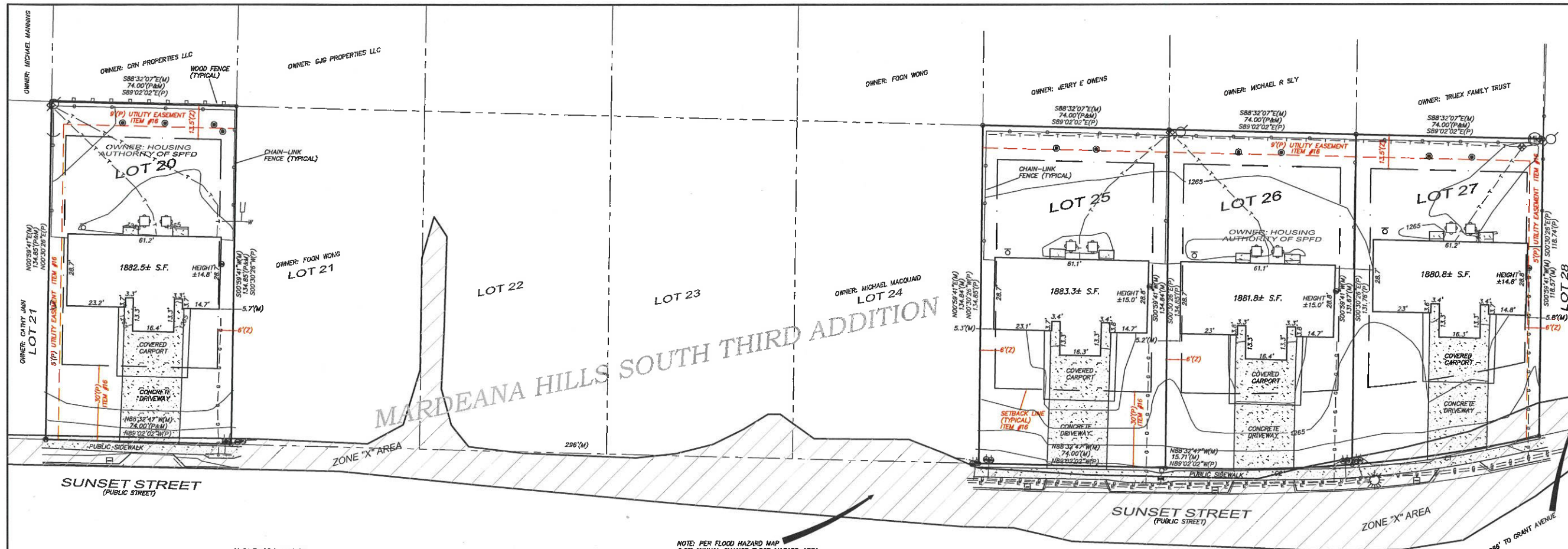
CERTIFICATION:

- IT:
- (1) BGC ADVANTAGE
 - (2) RSEP HOLDING, LLC, IT'S SUCCESSORS and/or assigns
 - (3) RED STONE EQUITY MANAGER, LLC
 - (4) 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(c), 7(a), 7(b), 7(c), 8, 9, 10 (N/A), 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

MICHAEL WHITE - MO PLS 2488



SURVEYOR'S NOTES

- EASEMENTS SHOWN HERE ON ARE BASED ON THE FINAL PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION (SCHEDULE B PART II ITEM 16). SETBACKS ARE BASED ON THE FINAL PLAT AND PROPERTY ZONING.
- A PORTION OF THE BUILDING ON LOT 20 IS BUILT OVER THE EAST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 25 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 26 IS BUILT OVER THE WEST SETBACK LINE.
- A PORTION OF THE BUILDING ON LOT 27 IS BUILT OVER THE EAST SETBACK LINE.

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTIES ARE ADDRESSED AS 915 W. SUNSET STREET & 809 W. SUNSET STREET, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, A PORTION OF THE SUBJECT PROPERTIES LIE WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0341E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS ±39,183.4 SQUARE FEET (±0.9 ACRES)
- ITEM 5 - 1" CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #045, ELEVATION OF 1266.86'
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-TH" - RESIDENTIAL TOWNHOUSE DISTRICT
- BULK REGULATIONS:**
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED.
- 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 8 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200610300)
- 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

NOTE: PER FLOOD HAZARD MAP
0.2% ANNUAL CHANCE FLOOD HAZARD AREA
AREAS OF 1% ANNUAL CHANCE FLOOD WITH
AVERAGE DEPTH LESS THAN ONE FOOT OR
WITH DRAINAGE AREAS OF LESS THAN ONE
SQUARE MILE (ZONE X)



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT V: (809, 811, 815, 817, 823, 825, 915, 917 W. SUNSET)

ALL OF LOTS TWENTY (20), TWENTY-FIVE (25), TWENTY-SIX (26), AND TWENTY-SEVEN (27), MARDEANA HILLS SOUTH THIRD ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SCHEDULE B PART II (EXCEPTIONS - TRACT V)

14. 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 2386, AT PAGE 674, IN BOOK 2473, AT PAGE 2632 AND IN BOOK 2012, AT PAGE 3581-12, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, IS NOT A SURVEY RELATED ITEM.
15. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR MARDEANA HILLS SOUTH THIRD ADDITION, IN PLAT BOOK 17, AT PAGE 46, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
17. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY COVENANTS, CONDITIONS AND PROVISIONS CONTAINED IN SPECIAL WARRANTY DEED AS SET OUT IN BOOK 1770, AT PAGE 925, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

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) RSEP HOLDING, LLC, IT'S SUCCESSORS AND/OR ASSIGNS
(3) RED STONE EQUITY MANAGER, LLC
(4) 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), 7(a), 7(b), 8(a), 8, 9, 10 (N/A), 11, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 20, 2020.

DATE OF PLAT OR MAP: AUGUST 20, 2020

Michael White
MICHAEL WHITE - MO PLS 2488

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	549.96 (P&M)	75.07 (M) 75.10 (P)	749.14 (M)	S81°27'42" (M)	75.01 (M)
C2	549.96 (P&M)	58.38 (P&M)	6.04 (33.76)	S88°24'46" (M)	58.35 (M)

WHITE
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222 OLD TOWN RD.
BILLINGS, MISSOURI
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email: info@white-land-surveying.com
www.white-land-surveying.com

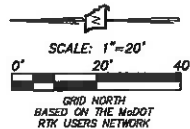
SURVEY DATE: 03/20/20
DWG DATE: 08/26/2020
DRAWN BY: MW
5/17/20: 02/28/22
PROJECT No.: 2020-01.6b

ALTA / NSPS LAND TITLE SURVEY - TRACT V
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 809-825 & 915-917 W. SUNSET STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI

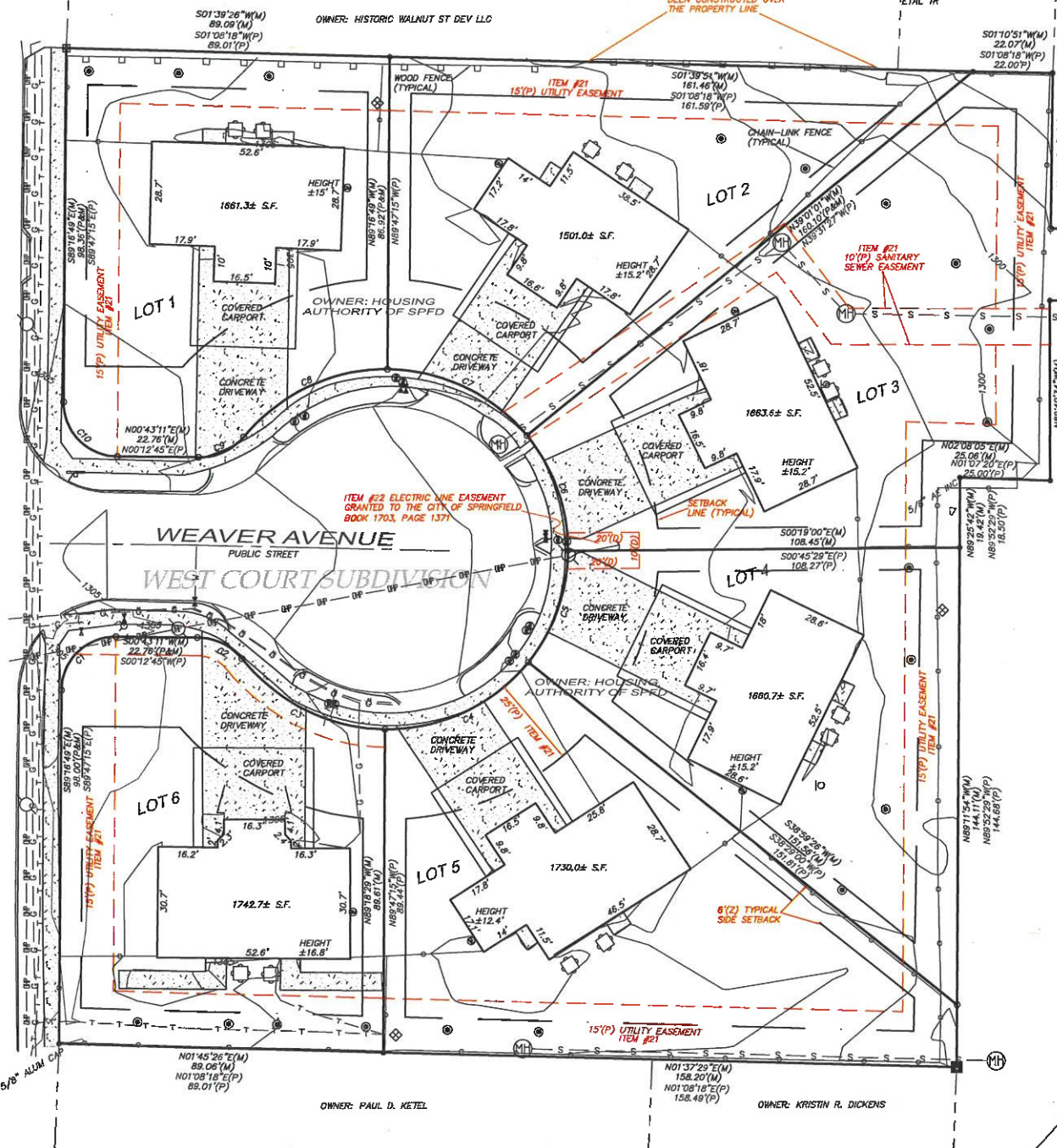
PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



08/26/2020
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WALNUT STREET
PUBLIC STREET



CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00(P&M)	23.56(P&M)	89°59'33\"	S44°17'02\"E(M)	21.21(P&M)
C2	15.00(P&M)	13.62(P&M)	52°01'28\"	S26°43'51\"W(M)	13.16(P&M)
C3	50.00(P&M)	45.40(P&M)	52°01'32\"	S38°43'38\"W(M)	43.85(P&M)
C4	50.00(P&M)	45.14(P&M)	51°44'32\"	S25°09'24\"E(M)	43.62(P&M)
C5	50.00(P&M)	33.41(M)	34°24'P	S70°10'22\"E(M)	32.80(M)
C6	50.00(P&M)	34.64(M)	33.83(P)	N70°30'05\"E(M)	33.85(M)
C7	50.00(P&M)	43.66(P&M)	50°15'45\"	N25°31'22\"E(M)	42.47(P&M)
C8	50.00(P&M)	45.40(P&M)	52°01'32\"	N25°17'18\"W(M)	43.85(P&M)
C9	15.00(P&M)	13.62(P&M)	52°01'28\"	N25°17'28\"W(M)	13.16(P&M)
C10	15.00(P&M)	23.56(P&M)	89°59'33\"	N45°43'24\"E(M)	21.21(P&M)

OWNER: GREENE COUNTY TR NUMBER 429

OWNER: GREENE COUNTY TR NUMBER 1017



VICINITY MAP
(NOT TO SCALE)

TABLE "A" SURVEY NOTES

- ITEM 1 - MONUMENTS IN PLACE AS SHOWN HEREON
- ITEM 2 - PROPERTY IS ADDRESSED AS 405 - 419 S. WEAVER AVENUE, SPRINGFIELD, MISSOURI
- ITEM 3 - BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY LIES WITHIN A ZONE "X" FLOOD HAZARD AREA (MAP #28077C0333E, EFFECTIVE DATE: 12/17/2010)
- ITEM 4 - GROSS LAND AREA IS 465,613.7 SQUARE FEET (±1.5 ACRES)
- ITEM 5 - 1' CONTOUR INTERVALS AS SHOWN HEREON, ARE BASED ON THE CITY OF SPRINGFIELD BENCHMARK #028, ELEVATION OF 1287.53"
- ITEM 6(a) - BASED ON THE ZONING CERTIFICATE PREPARED BY THE CITY OF SPRINGFIELD, THE SUBJECT PROPERTY CURRENTLY ZONED "R-1H" - RESIDENTIAL TOWNHOUSE DISTRICT.
- BULK REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: WHEN SIDE YARDS ARE LESS THAN 15 FEET IN WIDTH, 35 FEET OF TWO AND ONE-HALF STORIES ABOVE THE 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 20%.
- MAXIMUM DENSITY REQUIREMENTS: THE MAXIMUM DENSITY SHALL BE 3,750 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 - 10% OF THE LOT DEPTH BUT MAY NOT BE LESS THAN TEN FEET NOR WILL MORE THAN 20 FEET BE REQUIRED
- 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 12 PARKING SPACES UNDER THE COVERED CARPORTS ON THE SUBJECT PROPERTIES (ASSUMING 2 CARS PER CARPORT)
- ITEM 10 - NOT APPLICABLE TO THIS PROPERTY
- ITEM 11 - LOCATION OF UTILITIES ARE BASED ON MARKINGS BY MISSOURI ONE-CALL (TICKET: 200381918)
- 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

SOURCES USED FOR SURVEY

1. PROPERTY DEEDS AND EASEMENTS AS SHOWN HEREON
2. 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) RSP HOLDING, LLC, it's successors and/or assigns

(3) RED STONE EQUITY MANAGER, LLC

(4) 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, 11, 13, 14, 16, 17, 18, 19 & 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2020.

DATE OF PLAT OR MAP: AUGUST 26, 2020

MICHAEL WHITE - MO FLS 2488

SYMBOL INDEX

- (D) DEEDED BEARING or DISTANCE
- (M) MEASURED BEARING or DISTANCE
- (P) PLATTED BEARING or DISTANCE
- EXISTING 5/8" IRON PIN (EXCEPT AS NOTED)
- EXISTING RAIL IRON
- EXISTING STONE
- SET 1/2" IRON PIN "M.S. LSC 370"
- WATER VALVE
- PEDESTAL
- IRON GRATE
- GAS VALVE
- HANDICAP PARKING
- POLE or POST
- MAILBOX
- GAS METER
- MANHOLE
- A/C UNIT
- WATER METER
- UTILITY POLE
- SIGN
- PLAY EQUIPMENT
- CONCRETE
- BURIED GAS LINE
- BURIED WATER LINE
- BURIED TELEPHONE LINE
- BURIED SEWER LINE
- OVERHEAD UTILITY LINE

DESCRIPTION OF PROPERTY (FROM TITLE COMMITMENT)

TRACT VII: (405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 S. WEAVER) ALL OF LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6) FINAL PLAT WEST COURT SUBDIVISION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEYORS NOTES

1. A PORTION OF THE WOOD FENCE ON THE EAST SIDE OF LOT 2 HAS BEEN CONSTRUCTED OVER THE PROPERTY LINE (AS SHOWN HEREON)
2. ALL BUILDINGS ARE BUILT WITHIN THE ZONING SETBACK REQUIREMENTS
3. EASEMENTS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE BASED ON THE FINAL PLAT OF WEST COURT (SCHEDULE B PART II - ITEM #21)

SCHEDULE B PART II (EXCEPTIONS - TRACT II)

21. ALL RIGHTS-OF-WAY, EASEMENTS, SETBACK LINES, AND INFORMATIONAL NOTES WHICH ARE SHOWN ON THE RECORDED PLAT FOR WEST COURT, IN PLAT BOOK FF, AT PAGE 59, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
22. TERMS AND PROVISIONS OF ELECTRIC LINE EASEMENT GRANTED TO THE CITY OF SPRINGFIELD AS CONTAINED IN BOOK 1703, AT PAGE 1371, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

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	
a. MICRO-EFFICIENCY DWELLING UNIT	ONE FOR EACH DWELLING UNIT
b. EFFICIENCY AND ONE-BEDROOM UNITS	ONE AND ONE-HALF 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 20 PERCENT OF THE TOTAL PARKING REQUIREMENT.

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BILINGS, MISSOURI
65702
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 02/21/20
DWG DATE: 08/26/2020
DRAWN BY: MW
S/T/R: 23/28/22
PROJECT No.: 2020-001.4

ALTA / NSPS LAND TITLE SURVEY - TRACT VII
PREPARED FOR
BGC ADVANTAGE
PROJECT LOCATION: 405 - 419 S. WEAVER AVENUE
SPRINGFIELD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #20030603770



08/26/2020



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CD PACKAGE	9-25-2020

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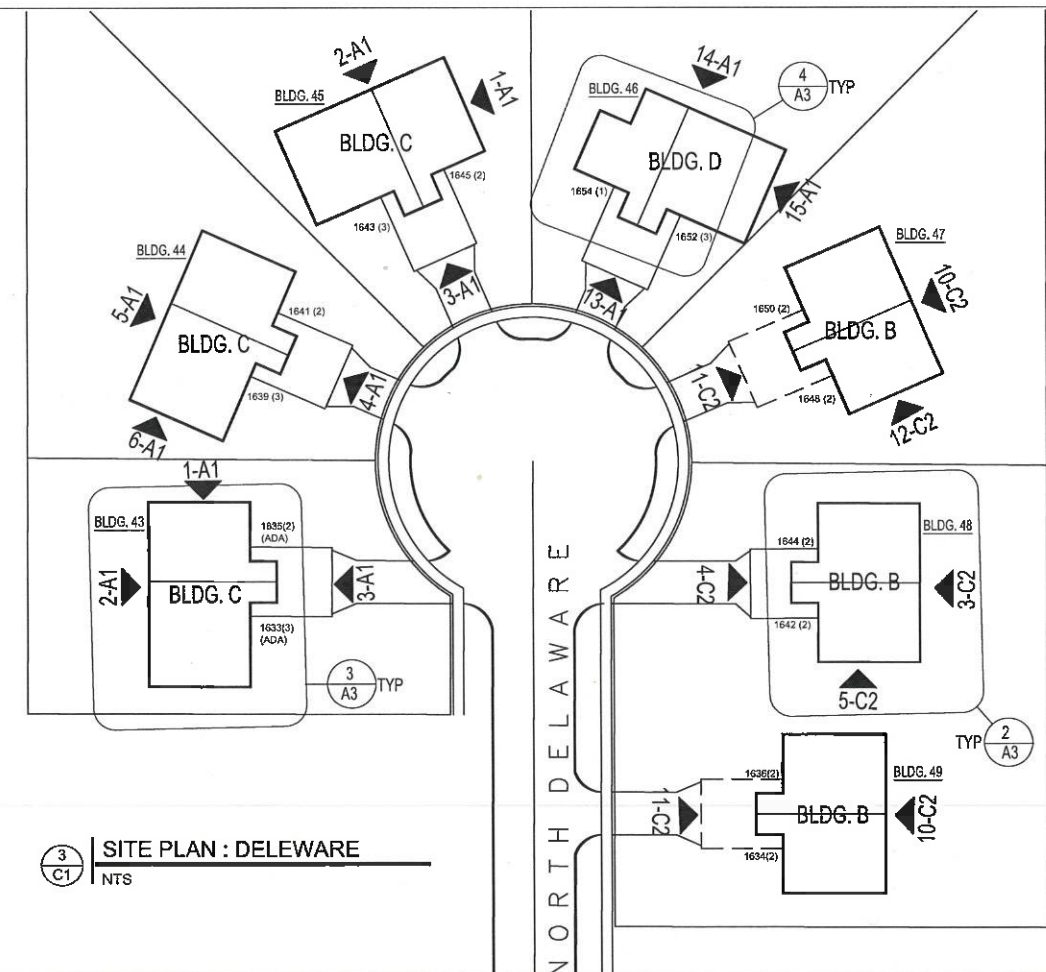
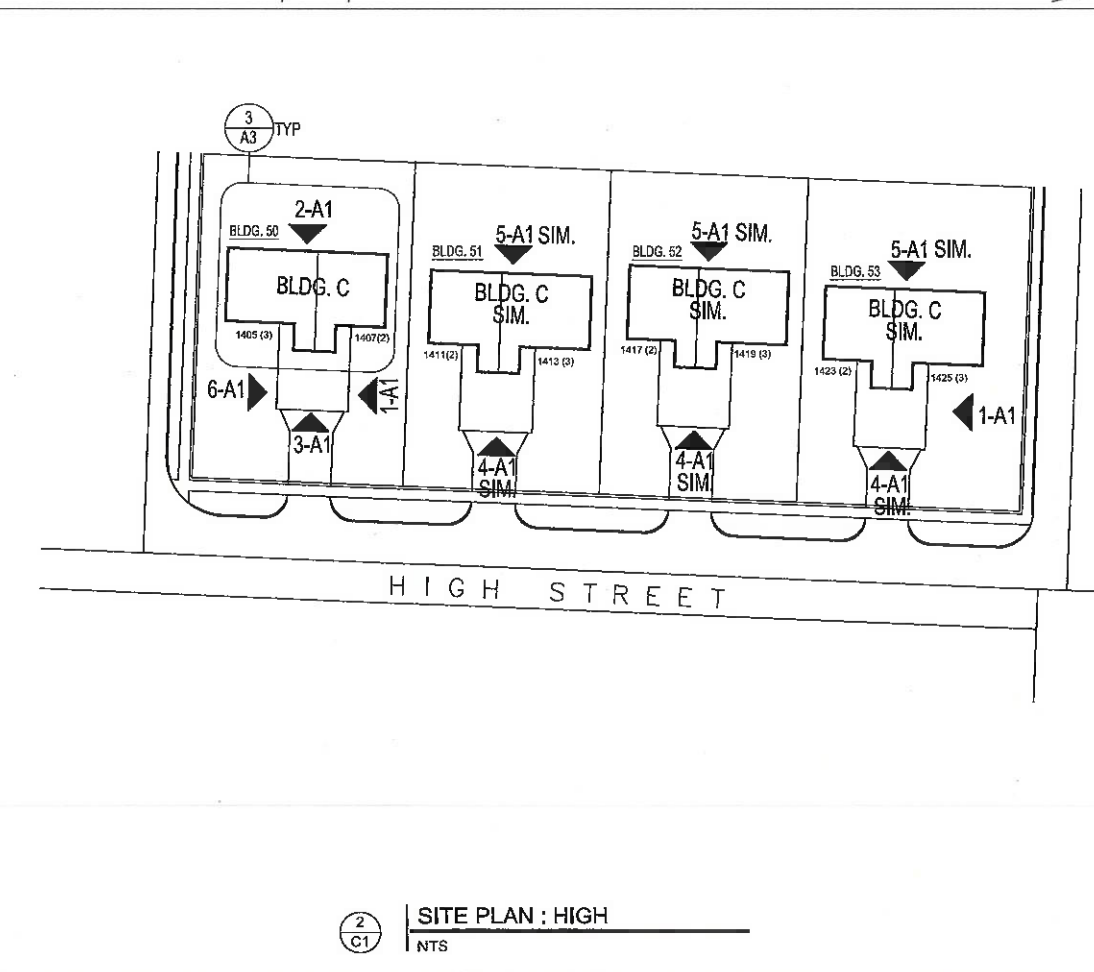
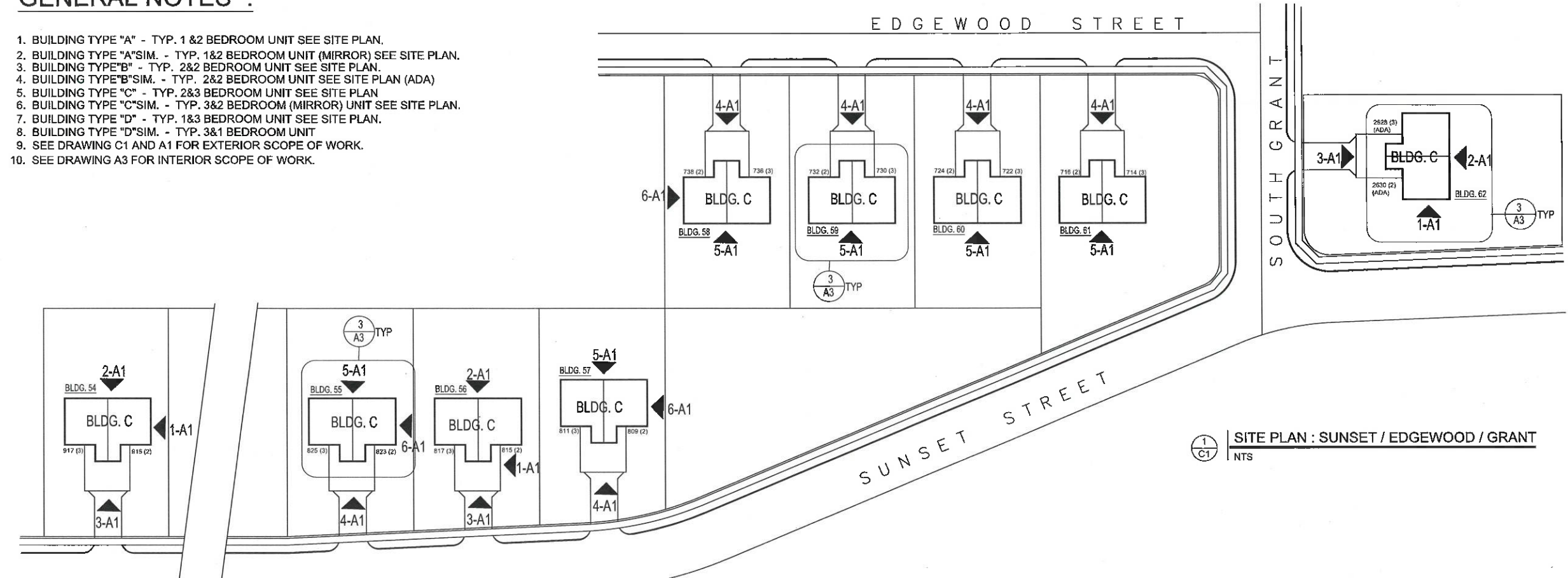
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

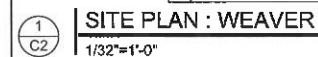
SPRINGFIELD, MO 65802

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

GENERAL NOTES :

1. BUILDING TYPE "A" - TYP. 1 & 2 BEDROOM UNIT SEE SITE PLAN.
2. BUILDING TYPE "A"SIM. - TYP. 1&2 BEDROOM UNIT (MIRROR) SEE SITE PLAN.
3. BUILDING TYPE "B" - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN.
4. BUILDING TYPE "B"SIM. - TYP. 2&2 BEDROOM UNIT SEE SITE PLAN (ADA)
5. BUILDING TYPE "C" - TYP. 2&3 BEDROOM UNIT SEE SITE PLAN
6. BUILDING TYPE "C"SIM. - TYP. 3&2 BEDROOM (MIRROR) UNIT SEE SITE PLAN.
7. BUILDING TYPE "D" - TYP. 1&3 BEDROOM UNIT SEE SITE PLAN.
8. BUILDING TYPE "D"SIM. - TYP. 3&1 BEDROOM UNIT
9. SEE DRAWING C1 AND A1 FOR EXTERIOR SCOPE OF WORK.
10. SEE DRAWING A3 FOR INTERIOR SCOPE OF WORK.





15
C2

BUILDING "A" SIDE ELEVATION

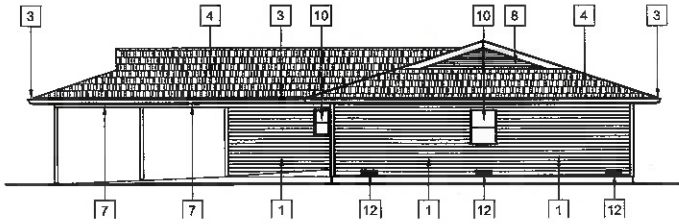
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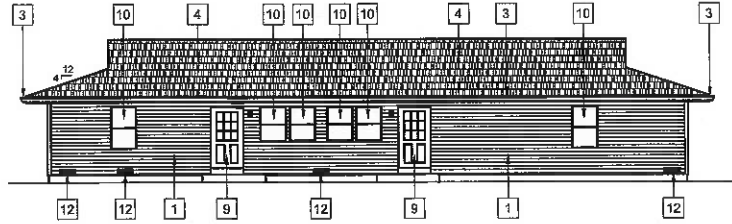
... AND REMAINING THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

SHEET NO.

C2



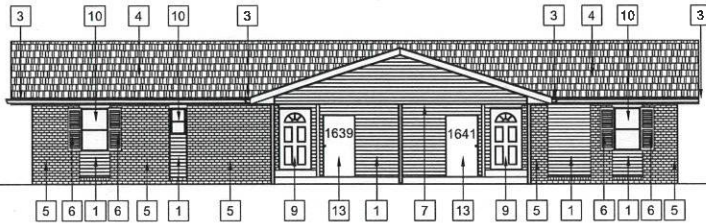
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A1 | BUILDING "C" SIDE ELEVATION
NTS



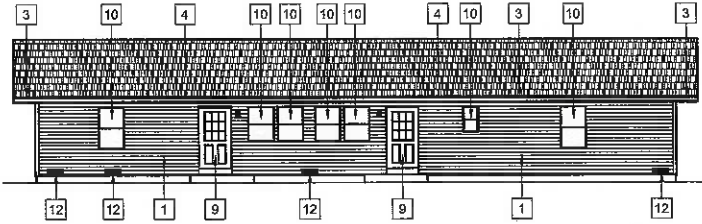
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A1 | BUILDING "C" REAR ELEVATION
NTS



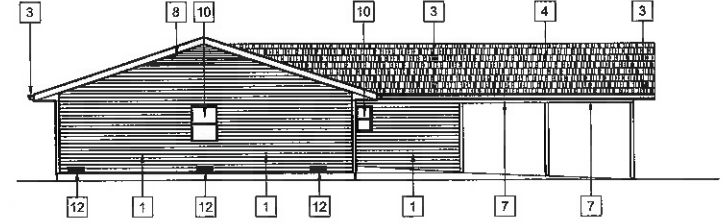
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A1 | BUILDING "C" FRONT ELEVATION
NTS



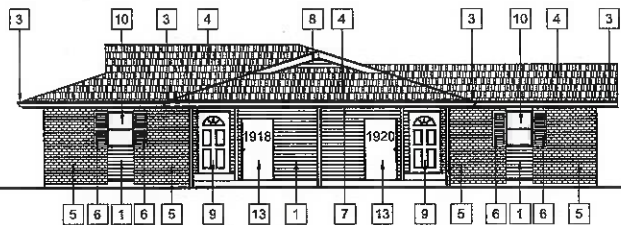
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A1 | BUILDING "C" SIM. FRONT ELEVATION
NTS



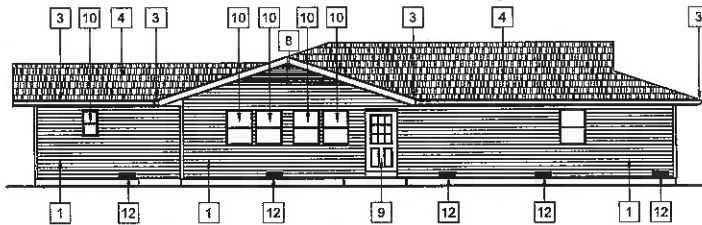
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A1 | BUILDING "C" SIM. REAR ELEVATION
NTS



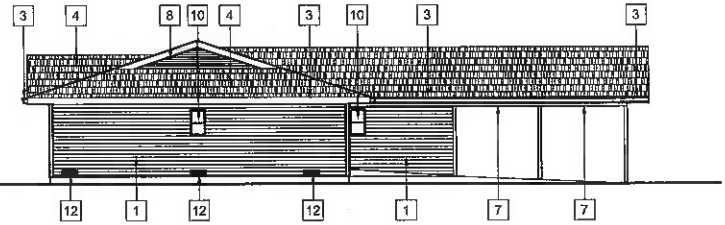
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NTS



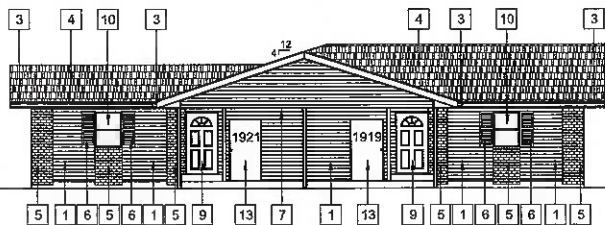
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NTS



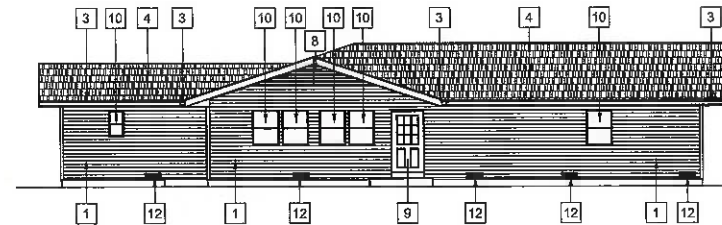
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A1 | BUILDING "A" SIM. REAR ELEVATION
NTS



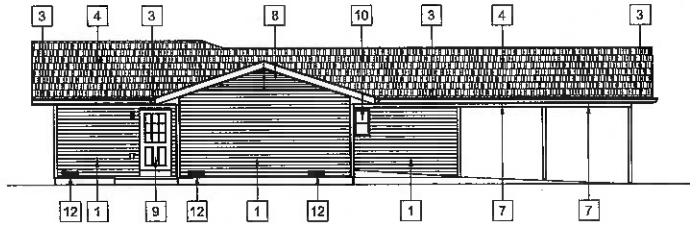
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A1 | BUILDING "A" SIM. SIDE ELEVATION
NTS



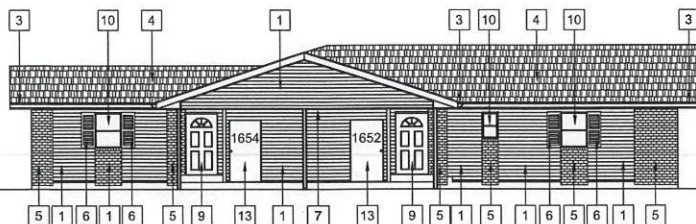
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A1 | BUILDING "A" FRONT ELEVATION
NTS



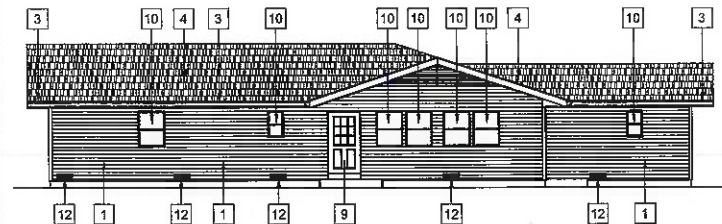
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A1 | BUILDING "A" REAR ELEVATION
NTS



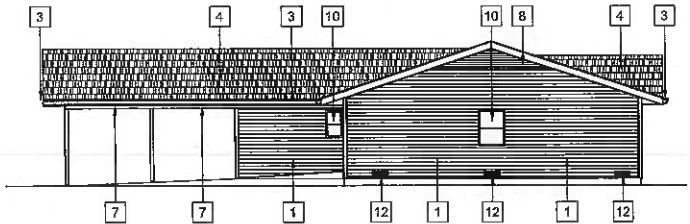
12
A1 | BUILDING "A" SIDE ELEVATION
NTS



13
A1 | BUILDING "D" FRONT ELEVATION
NTS



14
A1 | BUILDING "D" REAR ELEVATION
NTS

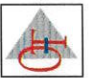


15
A1 | BUILDING "D" SIDE ELEVATION
NTS



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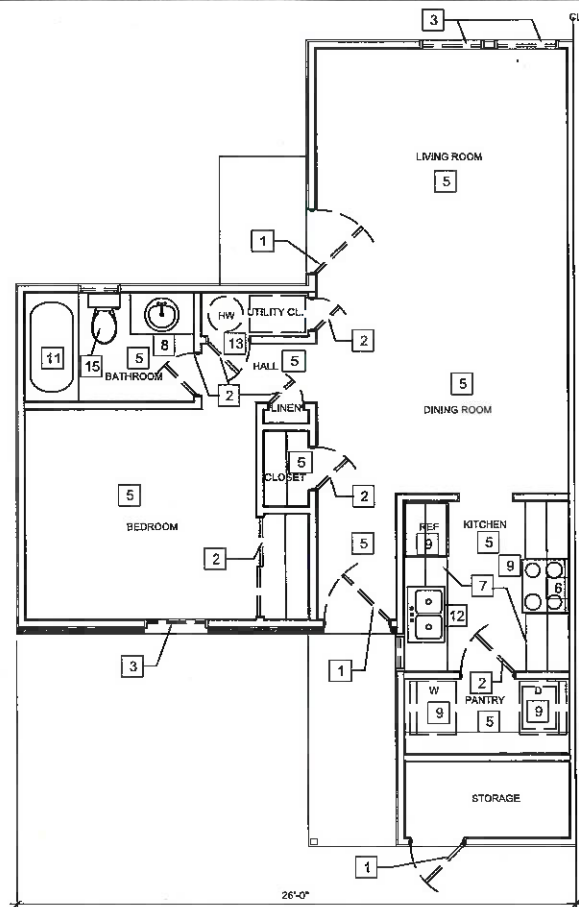
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802
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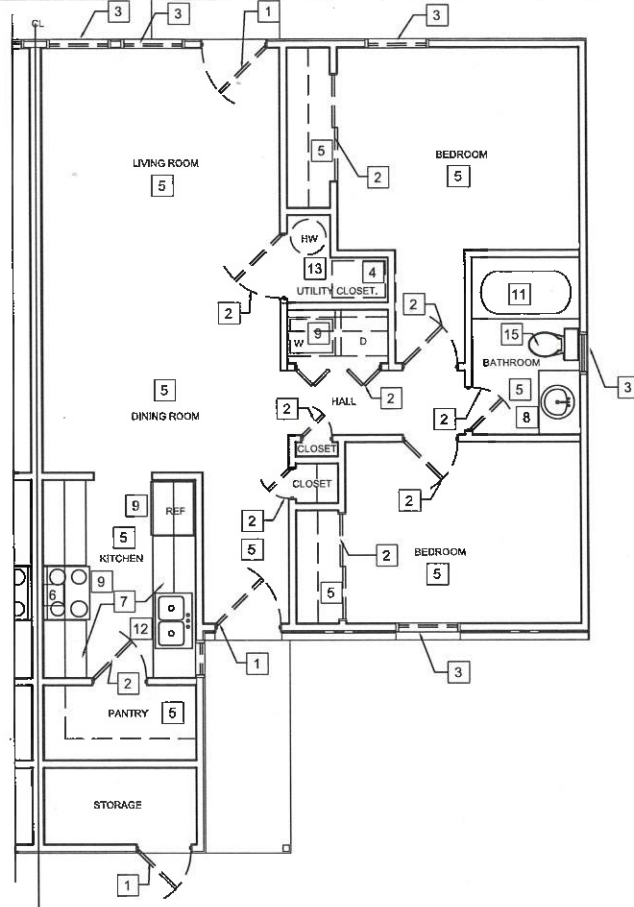
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SEPTEMBER 25, 2020

COMM. NO.
2019-1008

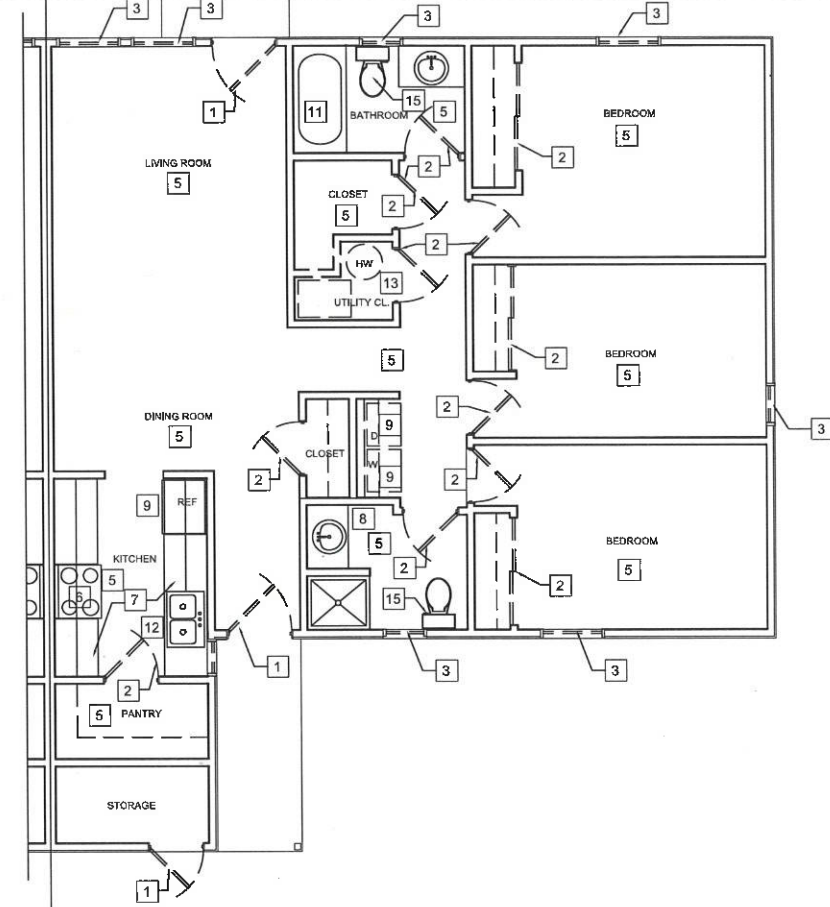
SHEET NO.
A1



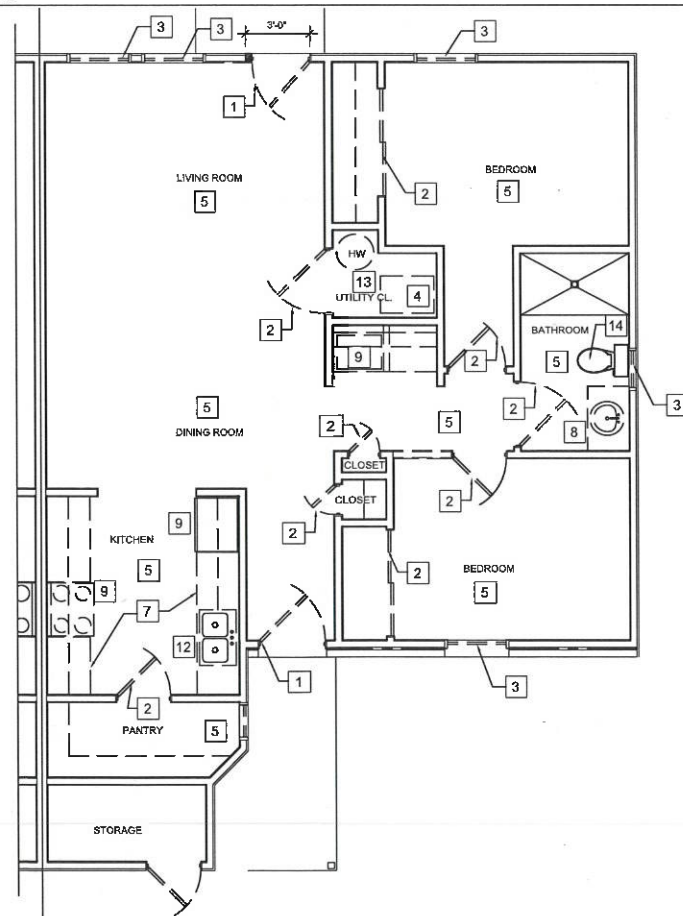
1
A3
DEMO - TYP 1 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A3
DEMO - TYP 2 BEDROOM FLOOR PLAN
1/4"=1'-0"



3
A3
DEMO - TYP 3 BEDROOM FLOOR PLAN
1/4"=1'-0"



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

DEMOLITION KEYED 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 CARPET.
- 6 REMOVE AND REPLACE EXISTING RANGE HOOD.
- 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.
- 8 EXISTING VANITY TO REMAIN. 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 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.
- 11 EXISTING TUB / SHOWER TO REMAIN.
- 12 EXISTING KITCHEN SINK TO REMAIN. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 13 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.
- 14 REMOVE AND REPLACE EXIST WATER CLOSET WITH NEW WATER SENSIBLE WATER CLOSETS SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATION.
- 15 EXISTING WATER CLOSET TO REMAIN



REVISIONS	
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 FOR
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A2



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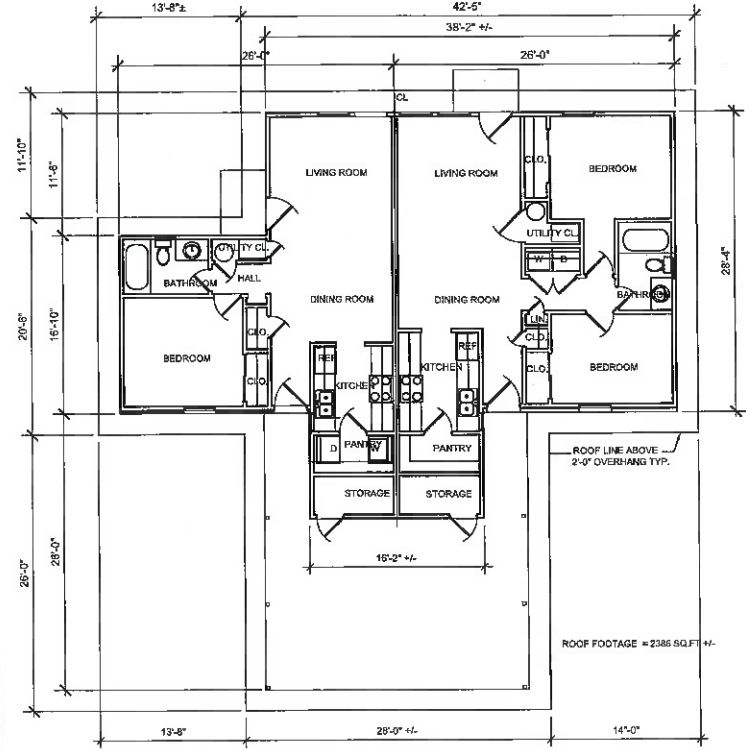
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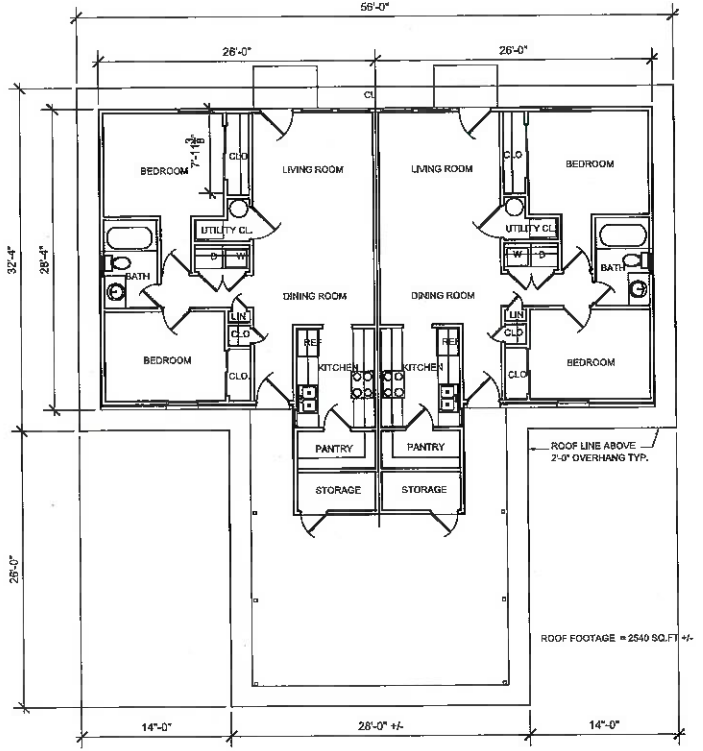
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SEPTEMBER 25, 2020

COMPL. NO.
2019-1008

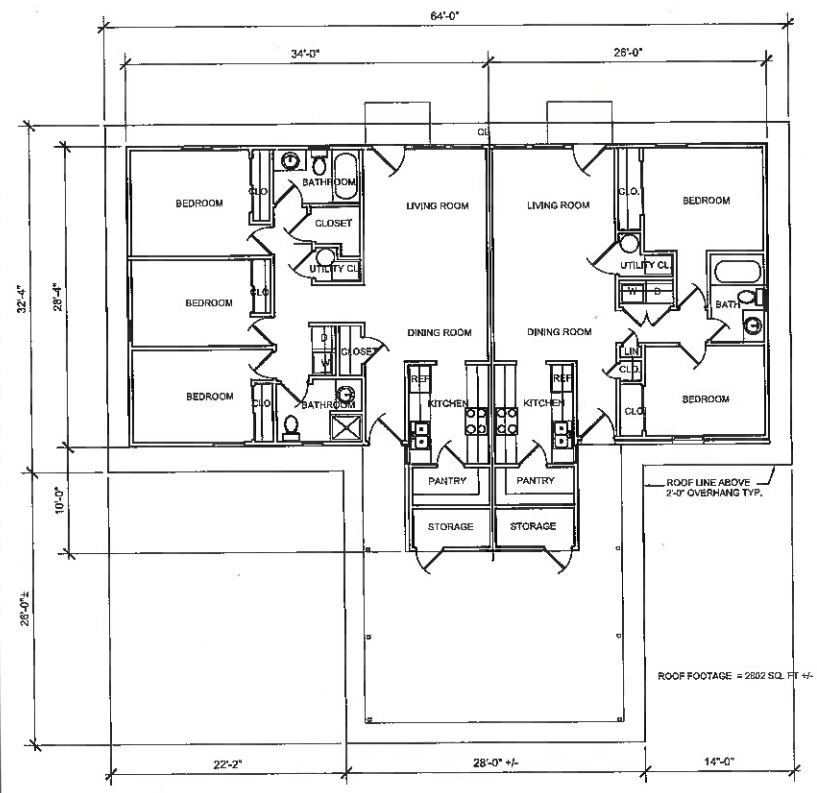
SHEET NO.
A3



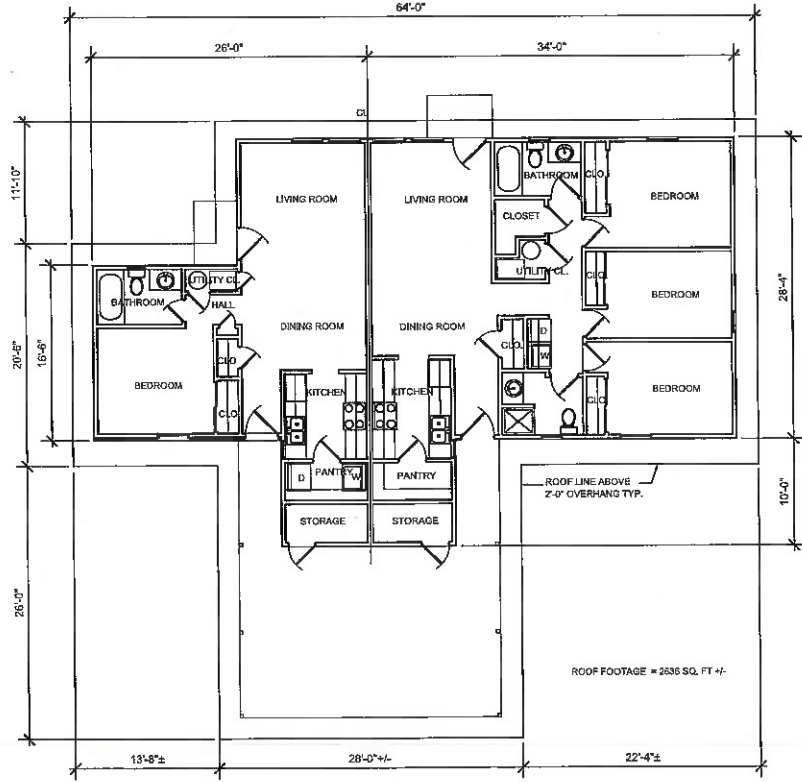
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A3
EXIST. TYP 1 & 2 BEDROOM UNIT - BLDG. TYPE "A"
1/8"=1'-0"



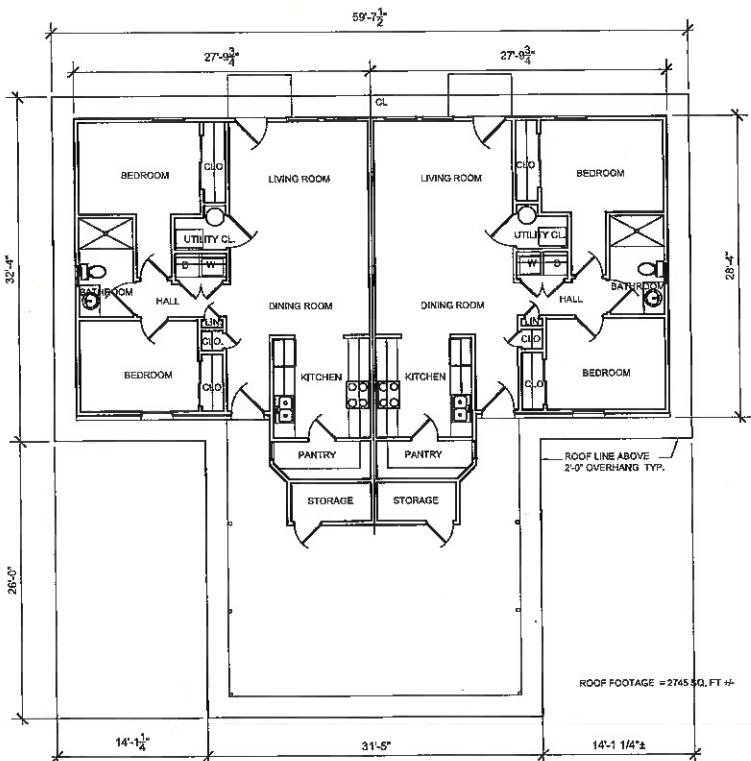
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A3
EXIST TYP 2 & 2 BEDROOM UNIT - BLDG. TYPE "B"
1/8"=1'-0"



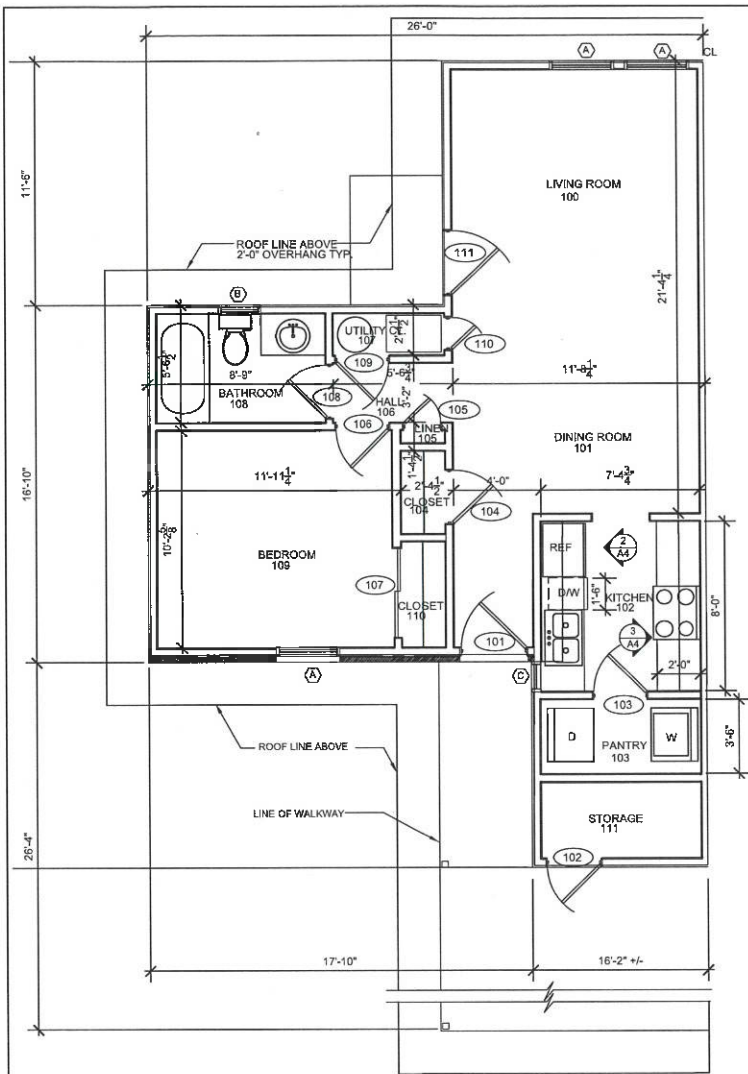
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EXIST TYP 3 & 2 BEDROOM UNIT - BLDG. TYPE "C"
1/8"=1'-0"



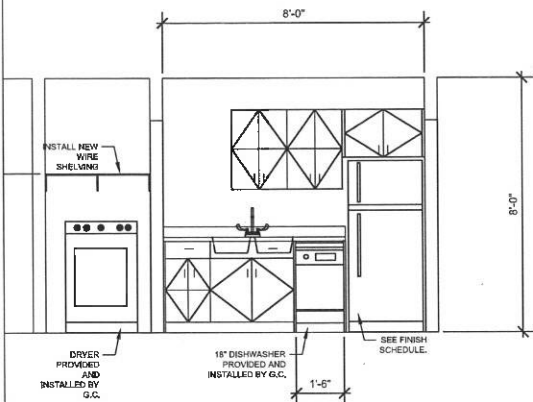
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A3
EXIST TYP 1 - 3 BEDROOM UNIT - BLDG TYPE "D"
1/8"=1'-0"



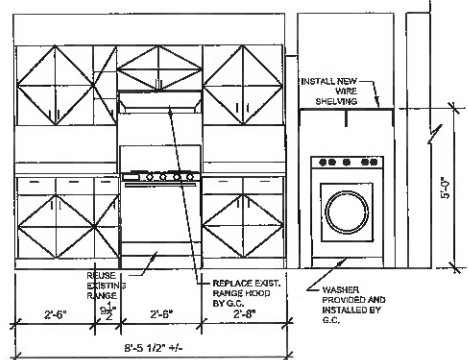
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A3
EXIST. TYP 2 & 2 BEDROOM (ADA) UNIT - BLDG. TYPE "BSIM"
1/8"=1'-0"



1
A4
TYP. 1 BEDROOM FLOOR PLAN
1/4"=1'-0"



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



3
A4
TYP. 1 BEDROOM MILLWORK ELEV.
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
- EXISTING SUBFLOOR NEED TO BE REMOVED AND REPLACED THROUGHOUT 3 UNITS. CONTRACTOR TO VERIFY LOCATION OF UNITS.
- REPLACE EXISTING RANGE HOODS AS REQUIRED TYP.
- REFER TO FINISH SCHEDULE FOR SPECIFIC SCOPE OF WORK, THIS SITE.
- SEAL EXISTING CONCRETE SLAB WHERE REQUIRED.

DOOR SCHEDULE																
TYPICAL 1-BEDROOM UNIT	MK	DOOR OPENING		OPENING DIMENSION		TH'KNSS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
	102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	MTL	YES	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
	103	2'-6" +/-	6'-8"	2'-10"	6'-10"	1 3/8"	D2	EXIST. WD	NO	NO	NONE	NONE	DET.	DET.	H-4	
	104	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
	105	1'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-4	
	106	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-3	
	107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4				NONE	NONE			H-4	
	108	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-3	
	109	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-4	
	110	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD		NO	NONE	NONE			H-4	
111	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-1	NEW ALUMINIUM CLAD DOOR	

HARDWARE GROUPS				DOOR & WINDOWS TYPES			
H-1 EACH DOOR TO HAVE: (3) PAIR HINGES (1) LEVER HANDLE OPERATION (1) LOCKSET & DEADBOLT (1) WALL MOUNTED STOP (1) PEEP HOLE (1) WEATHER STRIPPING	H-2 EACH DOOR TO HAVE: (3) PAIR HINGES (1) LEVER HANDLE OPERATION (1) WALL STOP (1) LOCKSET (1) WEATHER STRIPPING	H-3 EACH DOOR TO HAVE: (3) PAIR HINGES (1) PRIVACY LOCKSET, LEVER HANDLE OPERATION (1) WALL STOP	H-4 EACH DOOR TO HAVE: (3) HINGES (1) PASSAGE LOCKSET (1) WALL STOP WHERE APPLICABLE (1) 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	LINTEL	STOOL	SILL HEIGHT
		WIDTH	HEIGHT	WIDTH	HEIGHT				
A	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0 1/4"	4'-4 1/4"	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-8 1/4"	3'-0 1/4"	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.
C	DOUBLE HUNG VINYL INSULATED WINDOW	1'-6 1/4"	3'-0 1/4"	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.

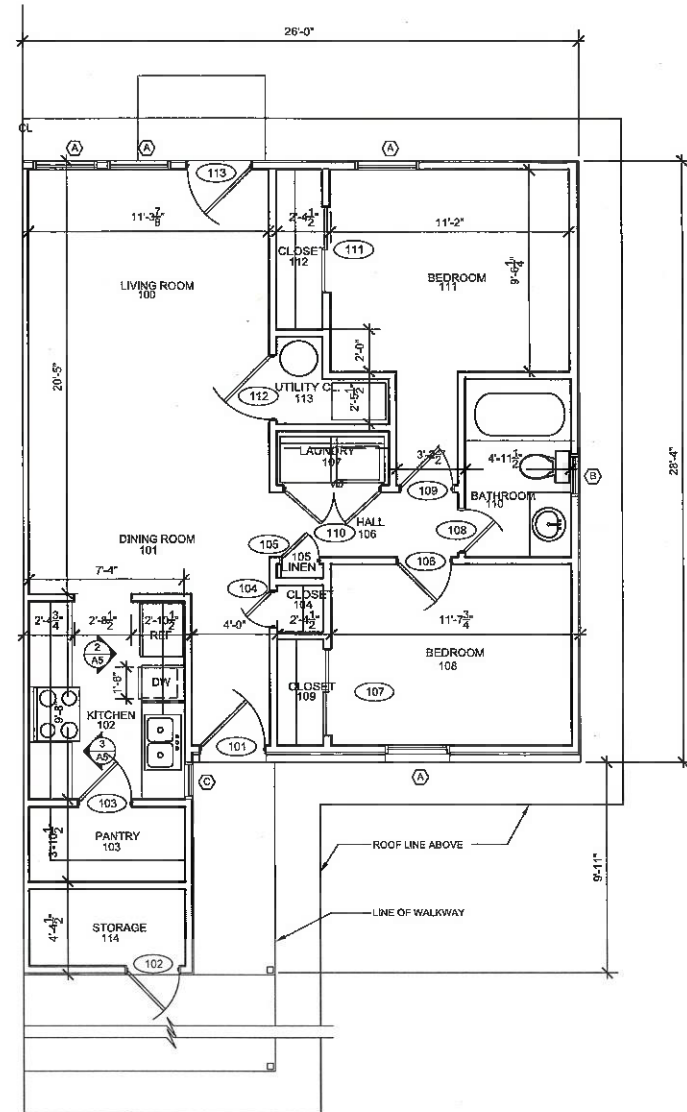
WINDOW NOTE: 1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR AS REQUIRED.



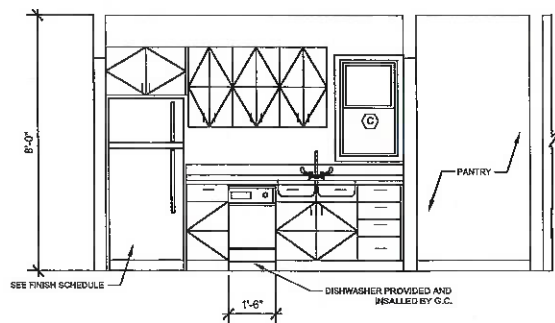
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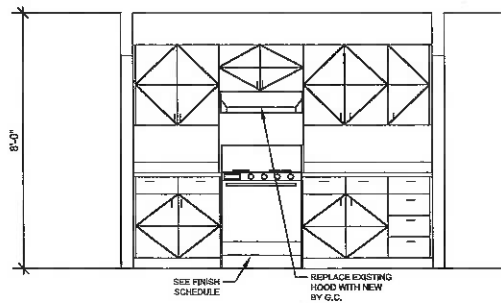
CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD
SPRINGFIELD, MO 65802



1
A5 | TYP. 2 BEDROOM FLOOR PLAN
1/4"=1'-0"



2
A5 | TYP. 2 BEDROOM MILLWORK ELEV
1/4"=1'-0"



3
A5 | TYP. 2 BEDROOM MILLWORK ELEV
1/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
103	2'-6" +/-	6'-8"	2'-8"	6'-10"	1 3/8"	D2	WOOD	NO	NO	NONE	NONE			H-4	
104	1'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
105	1'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-4	
106	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-3	
107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	EXIST SLIDING DOOR CLOSET TO REMAIN
108	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
109	2'-6" +/-	6'-8"	EXIST.	EXIST.	EXIST.	EXIST.	EXIST. WD			NONE	NONE			H-3	
110	2'-0" (PR)	6'-8"	4'-2"	6'-10"	1 3/8"	D6	WOOD			NONE	NONE			H-4	
111	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	EXIST SLIDING DOOR CLOSET TO REMAIN
112	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	WOOD			NONE	NONE			H-4	
113	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-1	NEW PATIO WD. DOOR

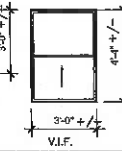
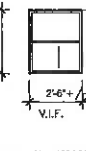
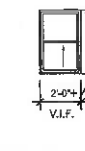
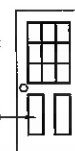
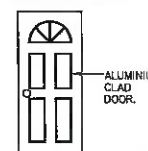
HARDWARE GROUPS

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

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



WINDOW SCHEDULE

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



REVISIONS

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CIRCLE & SCATTERED DUPLEXES
FOR
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SPRINGFIELD, MO 65802

DATE
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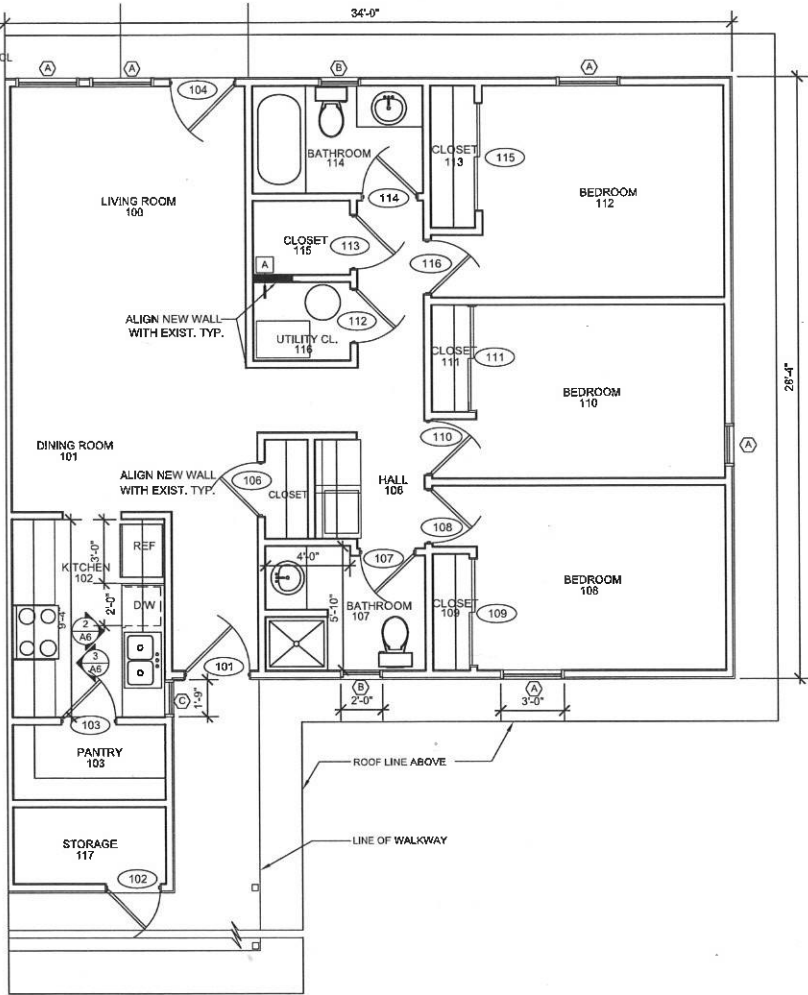
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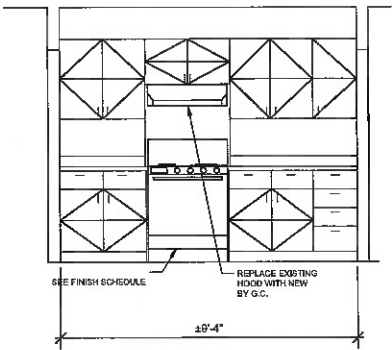


CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

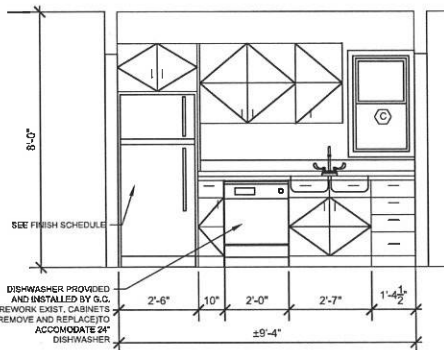
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1
A6
TYP. 3 BEDROOM FLOOR PLAN
3/8"=1'-0"



3
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"



2
A6
TYP. 3 BEDROOM MILLWORK ELEV
3/8"=1'-0"

WINDOW SCHEDULE

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

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEPHOLE
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"	D5	EXIST. WD	YES		YES	NONE			H-1	NEW PATIO WD. DOOR
106	2'-6" +/-	6'-8"	2'-8"	6'-10"	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
108	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
109	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
111	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
112	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
113	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	WOOD			NONE	NONE			H-4	
114	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
115	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			H-4	
116	2'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	

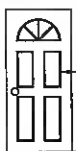
HARDWARE GROUPS

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

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING

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

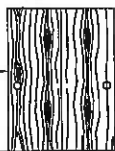
H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



DOOR "D1"



DOOR "D2"



DOOR "D4"



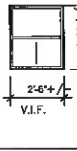
DOOR "D3"



DOOR "D5"



WINDOW "C"



WINDOW "B"

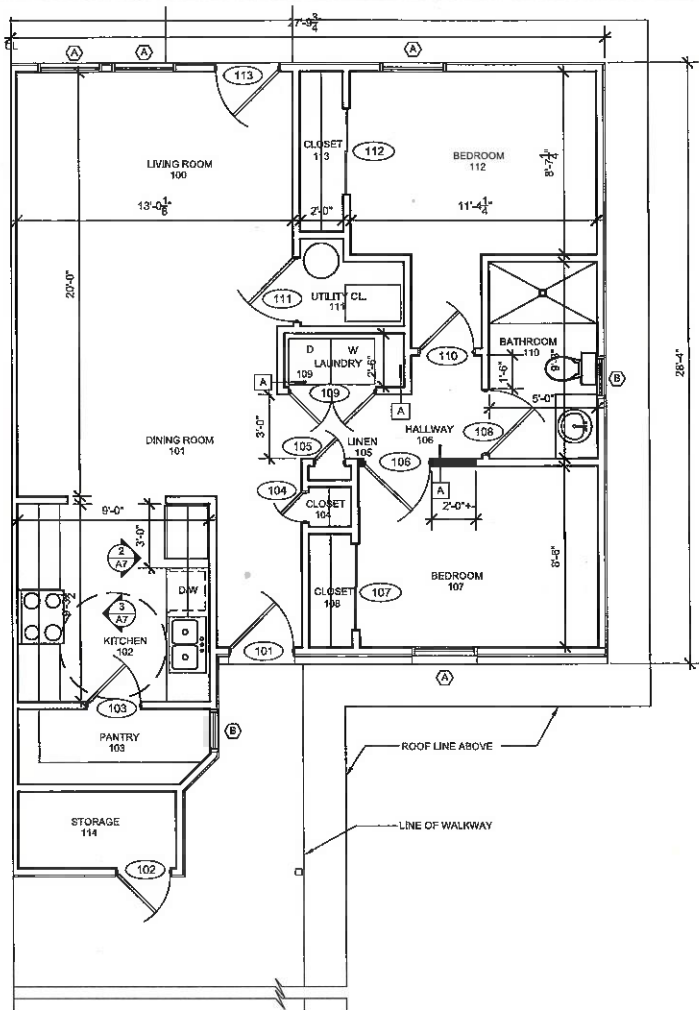


WINDOW "A"

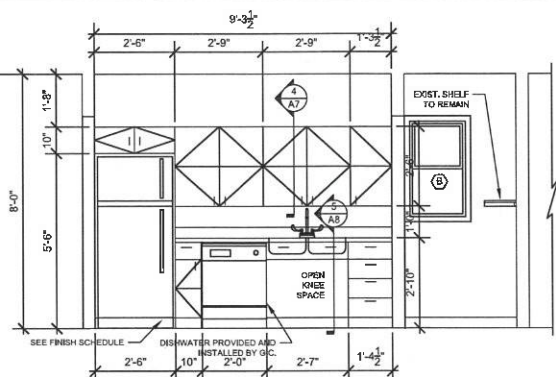
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SEPTEMBER 25, 2020

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2019-1008

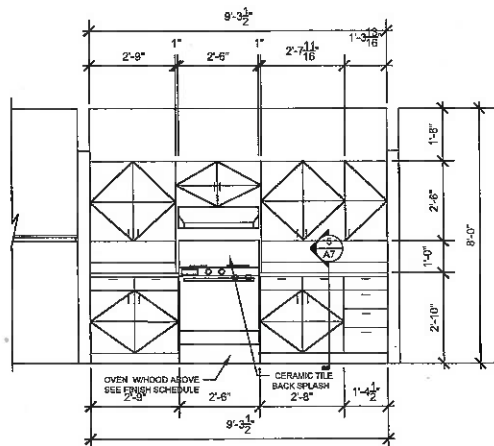
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A6



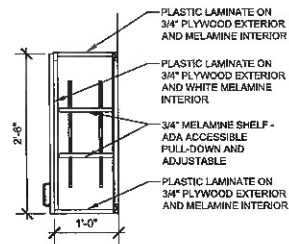
1
A7
TYP. 2 BEDROOM FLOOR PLAN (ADA)
1/4"=1'-0"



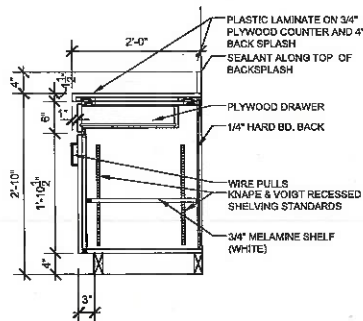
2
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=4'-0"



3
A7
TYP. 2 BEDROOM (ADA) MILLWORK ELEV
3/8"=1'-0"



4
A7
TYP. CASEWORK SECTION
3/4"=1'-0"



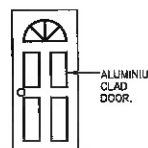
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A7
TYP. CASEWORK SECTION
3/4"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR 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 DOOR
102	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NO	NO	YES	NONE			H-2	MTL DOOR & MTL FRAMES WITHOUT DEADBOLT & PEEP HOLE
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'-6" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
105	2'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-4	
106	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
107	4'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
108	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
109	2'-0" (PR) +/-	6'-8"	4'-2"	6'-10"	1 3/8"	D6	WOOD			NONE	NONE			H-4	
110	2'-6" +/-	6'-8"	2'-8"	EXIST.	1 3/8"	D2	EXIST. WD			NONE	NONE			H-3	
111	3'-0" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. WD			YES	NONE			H-4	
112	4'-0" +/-	6'-8"	4'-2"	EXIST.	1 3/8"	D4	EXIST. WD			NONE	NONE			-	
113	2'-8" +/-	6'-8"	EXIST.	EXIST.	1 3/4"	D5	EXIST. WD	YES	NO	YES	NONE			H-2	NEW ALUMINIUM CLAD DOOR

HARDWARE GROUPS

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



DOOR "D1"

H-2 EACH DOOR TO HAVE:
(3) PAIR HINGES
LEVER HANDLE OPERATION
(1) WALL STOP
(1) LOCKSET
WEATHER STRIPPING



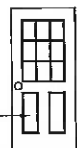
DOOR "D2"

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

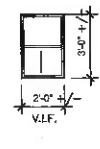


DOOR "D4"

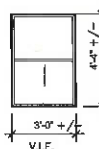
H-4 EACH DOOR TO HAVE:
(3) HINGES
(1) PASSAGE LOCKSET
(1) WALL STOP WHERE APPLICABLE
LEVER HANDLE OPERATION



DOOR "D5"



WINDOW "W2"



WINDOW "W1"

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	3'-0" +/-	4'-4" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-0" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

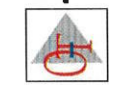
WINDOW NOTE:

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.



REVISIONS	
CD PACKAGE	9-25-2020

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CIRCLE & SCATTERED DUPLEXES
FOR
HOUSING AUTHORITY OF SPRINGFIELD

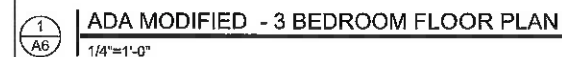
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1009

SHEET NO.
A7

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- DOOR SCHEDULE

HARDWARE GROUPS

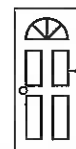
DOOR & WINDOWS TYPES

H-1 EACH DDDR TO HAVE:

H-2 EACH DOOR TO HAVE:

H-3 EACH DOOR TO HAVE:

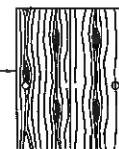
H-4 EACH DOOR TO HAVE:



DOOR 'D1'



DOOR 'DZ'



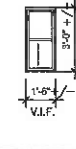
DOOR 'D4'



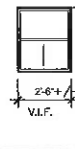
DOOR 'DE



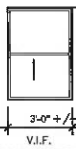
DOOR 'DE



WINDOW "C"



WINDOW "F

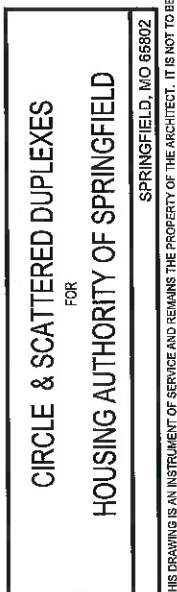


WINDOW "A"

WINDOW SCHEDULE

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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PLUMBING NOTES:

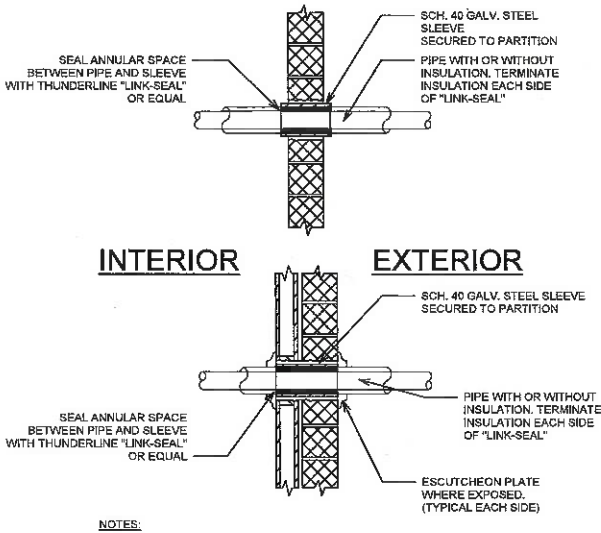
1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES AND EQUIPMENT.
2. LOCATE ALL PLUMBING AWAY FROM THE SPACE ABOVE ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT.
3. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL, OR ABOVE BOTTOM CHORD OF JOIST, IN ROOMS WITHOUT CEILING.
4. 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 876 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-SYCLE TRAPS, AND THE CONTRACTOR SHALL INSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
22. 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.
23. 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.
24. PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES, WHEN AVAILABLE.
25. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
26. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
27. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
28. 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.

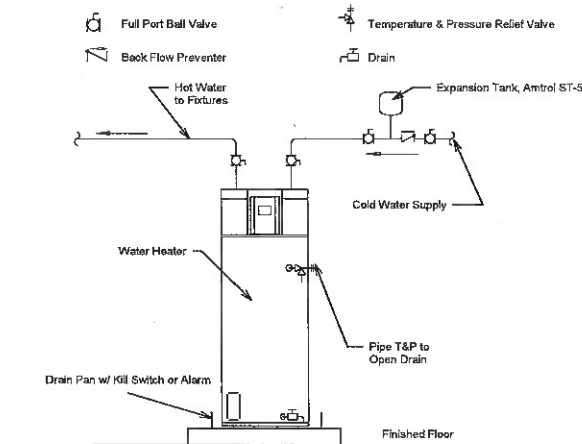
Plumbing Equipment Schedule			
Mark	Description	Manufacturer	Model
WH	40 Gallon Atmospheric Vent Energy Saver Gas Water Heater	Rheem	PROG40-38N-RH62 with Amtrol ST-5 Expansion Tank

Plumbing Fixture Schedule			
Type Mark	Description	Manufacturer	Model
DW	Dishwasher	General Electric	GSD3300KWW Energy Star
DW2	Dishwasher	Contractor Choice	18" Energy Star
DWA	Dishwasher	Contractor Choice	24" Wide - Energy Star ADA Compliant
GD	Garbage Disposal	General Electric	GFC325N
HKS	Lusterline 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	Elkay Faucet	LK1000CR
WB	Washer Box - Plastic	Contractor Choice	Contractor Choice

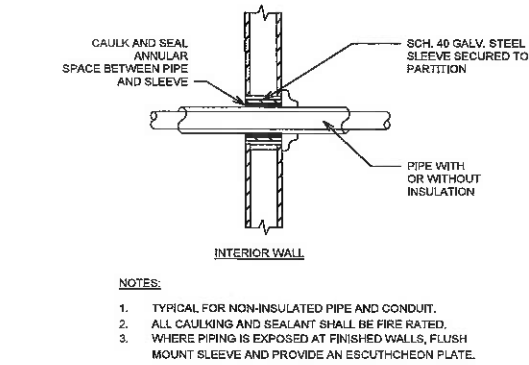
KSF to be replaced, as needed, per owner/construction manager instruction.



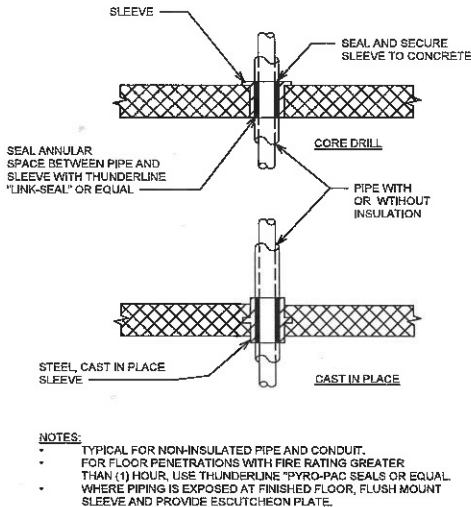
① Pipe Through Exterior Wall Detail
N.T.S.



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.

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

Date 7/2019
Project Number 190707



Green Engineering LLC
Missouri State Certificate of Authority
#2010028846

Notes and Details

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CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
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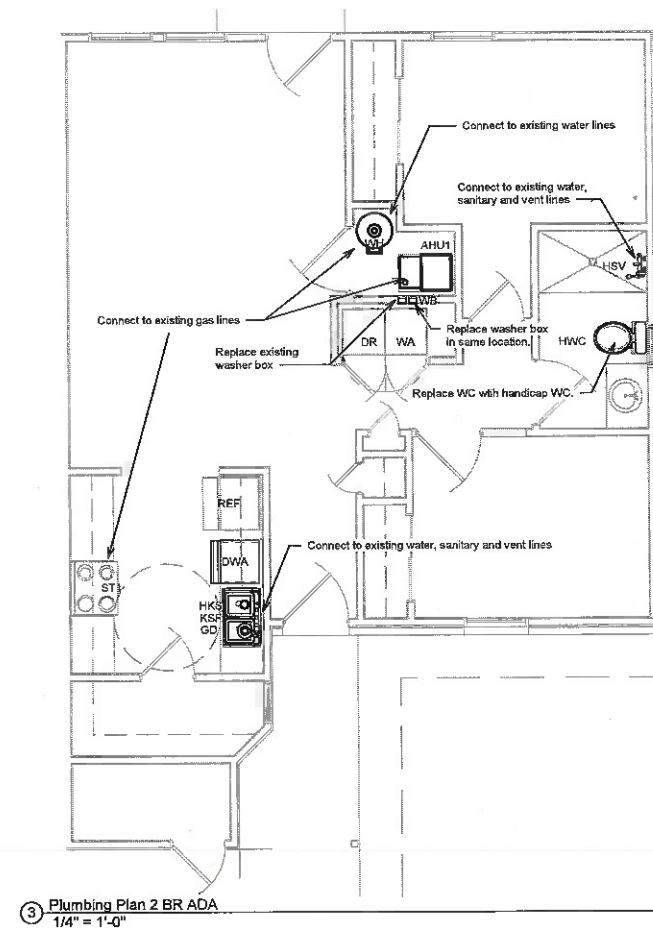
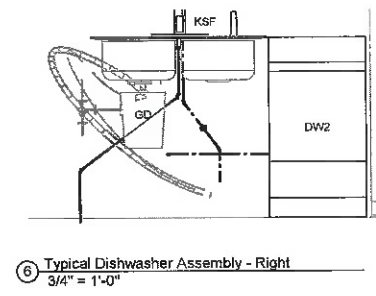
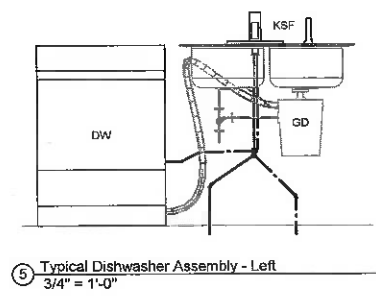
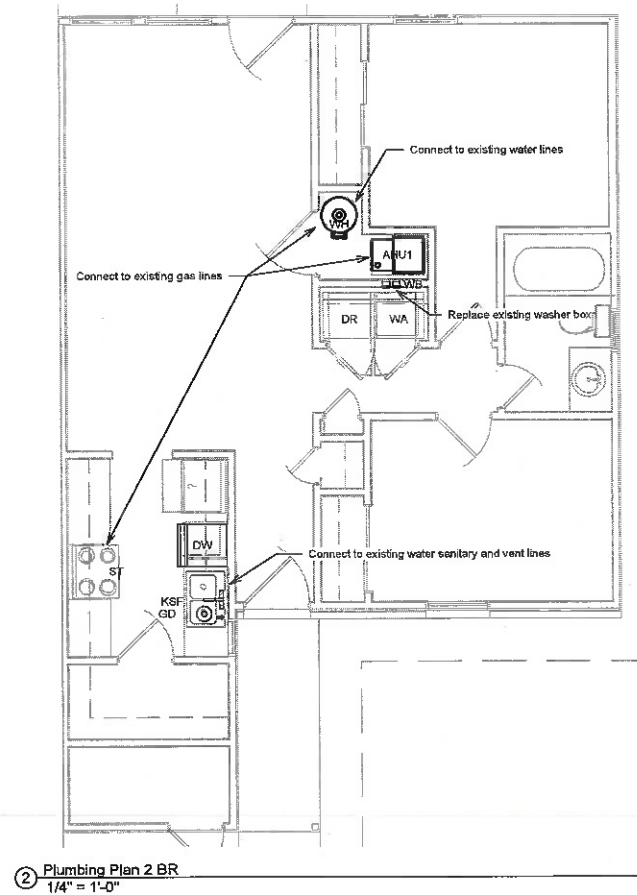
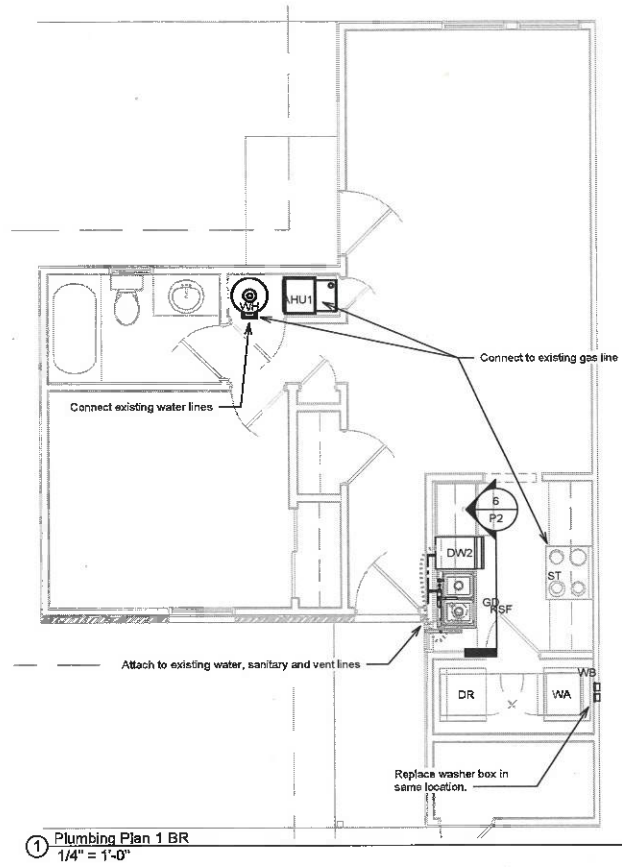


REVISIONS	
FINAL SET	7/2019

DATE
SEPTEMBER 25, 2020

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2019-1008

SHEET NO.
P1



Plumbing Plans

Date	7/2019
Project Number	190707
 GREEN ENGINEERING	
2038 E. ADOLPHUS CT SPRINGFIELD, MO 65804 TEL: 417-234-1705 WWW.GREENENGINEERINGMO.COM	
Green Engineering LLC Missouri State Certificate of Authority #2010028946	

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SPRINGFIELD, MO 65802

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SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
P2

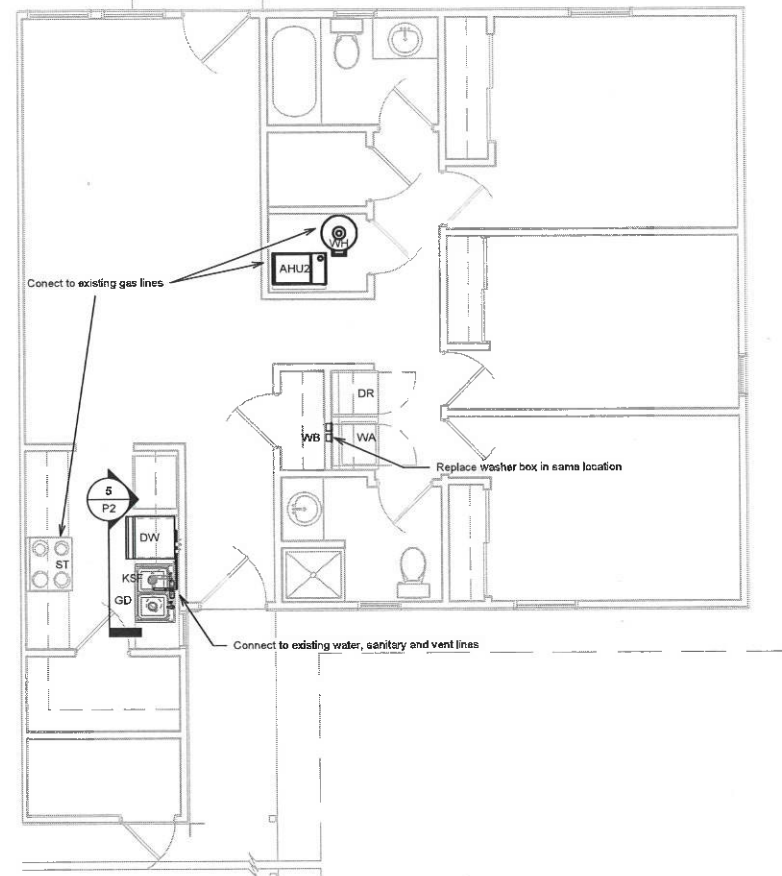
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FINAL SET	7/2019



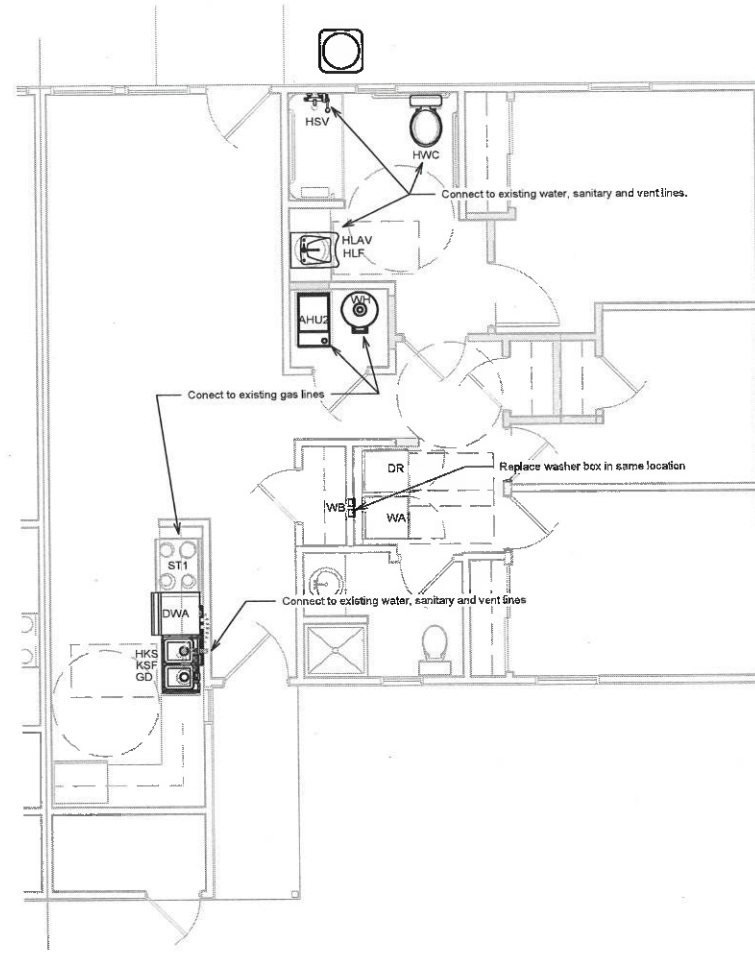
JOHN OKE-THOMAS - ARCHITECT
3018 A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

Jeff Green - Professional Engineer
MO# PE-201200796

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① Plumbing Plan 3 BR
1/4" = 1'-0"



② Plumbing Plan 3 BR ADA
1/4" = 1'-0"

Plumbing Plans

Date	7/2019
Project Number	190707



**GREEN
ENGINEERING**

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JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY

Jeff Green, Professional Engineer
MICH PE-207300758

The Professional Engineer affixed to this seal applies only to the project and the time period shown on the seal. The seal is not valid if the project is not completed within the time period shown on the seal. The seal is not valid if the project is not completed within the time period shown on the seal. The seal is not valid if the project is not completed within the time period shown on the seal.

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 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 0.03" 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. ALL SUPPLY BRANCHES TO INDIVIDUAL DIFFUSERS MUST BE SUPPLIED WITH BALANCING DAMPERS, WHERE BRANCH TAKEOFFS ARE INACCESSIBLE BALANCE DAMPERS SHALL BE PROVIDED AT THE FACE OF THE DIFFUSER. WHERE BRANCH TAKEOFFS ARE ACCESSIBLE, BALANCE DAMPER SHALL BE LOCATED AT BRANCH TAKEOFF.
18. PROVIDE A 4" CONCRETE HOUSEKEEPING PAD UNDER EACH NEW MECHANICAL EQUIPMENT OUTSIDE OF BUILDING.
19. 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.
20. CONTRACTOR SHALL INSTALL THERMOSTATS APPROXIMATELY 5'-6" ABOVE FINISHED FLOOR AT EXISTING LOCATIONS. THERMOSTATS TO BE SUPPLIED WITH ALL UNITS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE.
21. TAPE AND SEAL ALL DUCTWORK JOINTS TO PREVENT LEAKAGE.
22. ALL SYSTEMS MUST BE FIELD BALANCED TO WITHIN 10% OF THE DESIGN FLOW INDICATED ON THE DRAWINGS. CERTIFIED AIR BALANCING IS NOT REQUIRED. CONTRACTOR MUST SUBMIT BALANCING REPORT PRIOR TO RECEIVING FINAL PAYMENT.
23. 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.
24. 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.
25. 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.
26. 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.
27. LAVATORY VENT FAN SHALL BE DUCTED AND TERMINATED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
28. ALL WASHER/DRYER VENTING SHALL HAVE A CLEANOUT AT THE BASE OF THE VENT AND A BACKDRAFT DAMPER LOCATED OUTSIDE.
29. MECHANICAL CONTRACTOR SHALL VERIFY EXISTANCE OF OUTSIDE AIR DUCTING AND INSTALL IF MISSING.
30. REFER TO PLUMBING SERIES DRAWINGS FOR GAS PIPING.
31. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
32. 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.
33. ALL WALL MOUNTED EXTERIOR VENTS, LOUVERS, CAPS, PIPING, ETC. TO BE PREFINISHED (PAINTED) TO MATCH ADJACENT SURFACES. COORDINATE AND VERIFY COLOR WITH OWNER.
34. 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.
35. 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.
36. CONTRACTOR SHALL VERIFY EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT EQUIPMENT TOTALS.
37. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK ON THIS PROJECT.
38. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
39. 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				
Mark	Description	Manufacturer	Model	Outside AirFlow
AHU1	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0601317MSA With matching cooling coils	160 CFM
AHU2	Classic Plus Gas Furnace with Coils in Vertical Position	Rheem	R95TC-0701317MSA With matching cooling coils	200 CFM
CD	Classic Series Air Conditioner	Rheem	RA1424XJ1NB	
CD2	Classic Series Air Conditioner	Rheem	RA1430XJ1NB	

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

Air Terminal Schedule			
Type Mark	Description	Manufacturer	Model
S1	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
S2	Single Deflection Adjustable Supply Grille	Tuttle & Bailey*	T60-SF-WH
VH	Vent Hood - Energy Star	Broan	BCSEK130WW

*Or Equivalent

Notes and Details

This Professional Engineer shall not be held responsible for the design of the mechanical and electrical systems shown on this drawing. All drawings, specifications, and notes are subject to change without notice. The engineer shall not be held responsible for the design of the mechanical and electrical systems shown on this drawing.

JOHN OKE-THOMAS - ARCHITECT
MO # A-
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



REVISIONS

FINAL SET	7/2019

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CIRCLE APARTMENTS

FOR
HOUSING AUTHORITY OF SPRINGFIELD

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Date 7/2019
Project Number 190707



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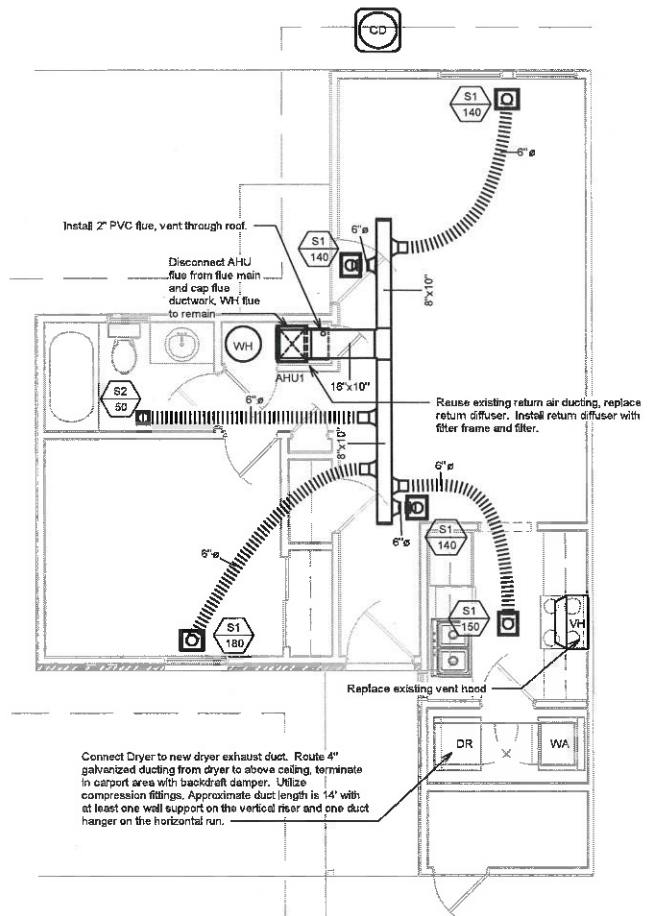
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DATE
SEPTEMBER 25, 2020

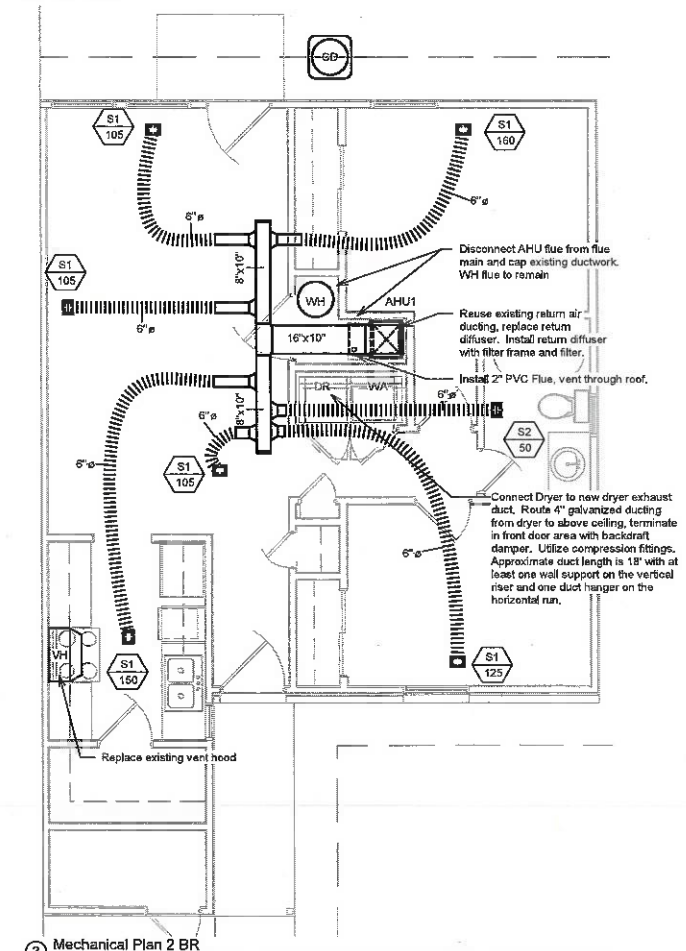
COMM. NO.
2019-1008

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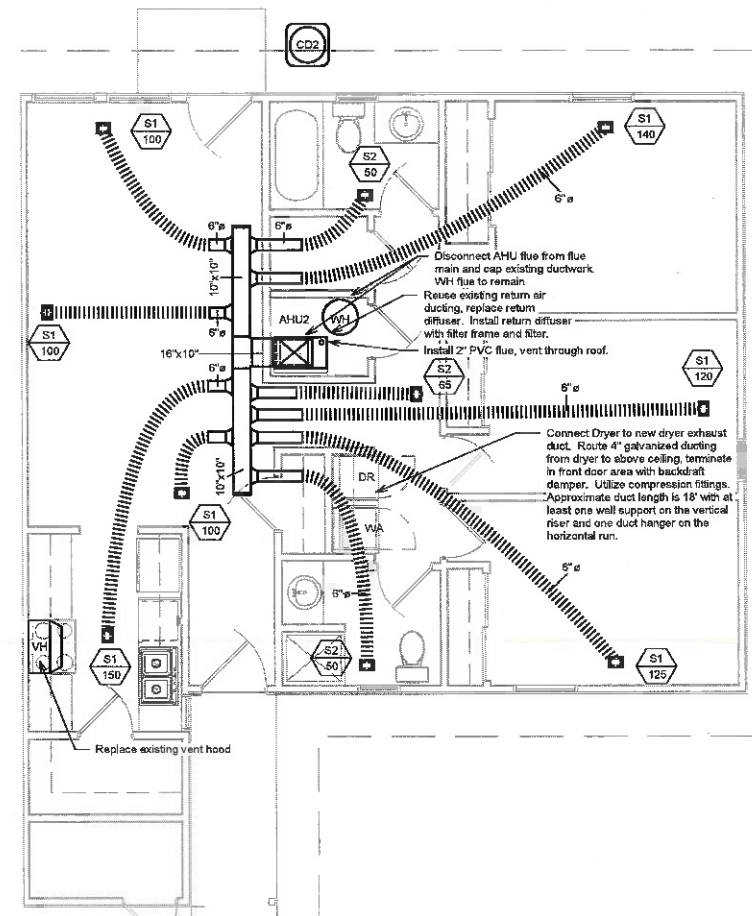
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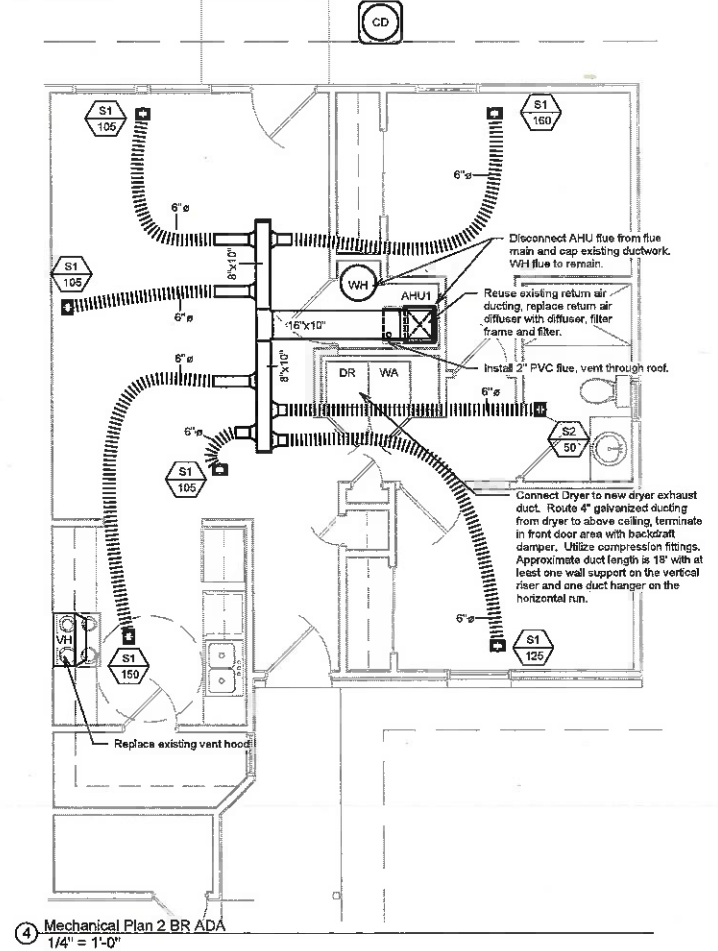
1 Mechanical Plan 1 BR
1/4" = 1'-0"



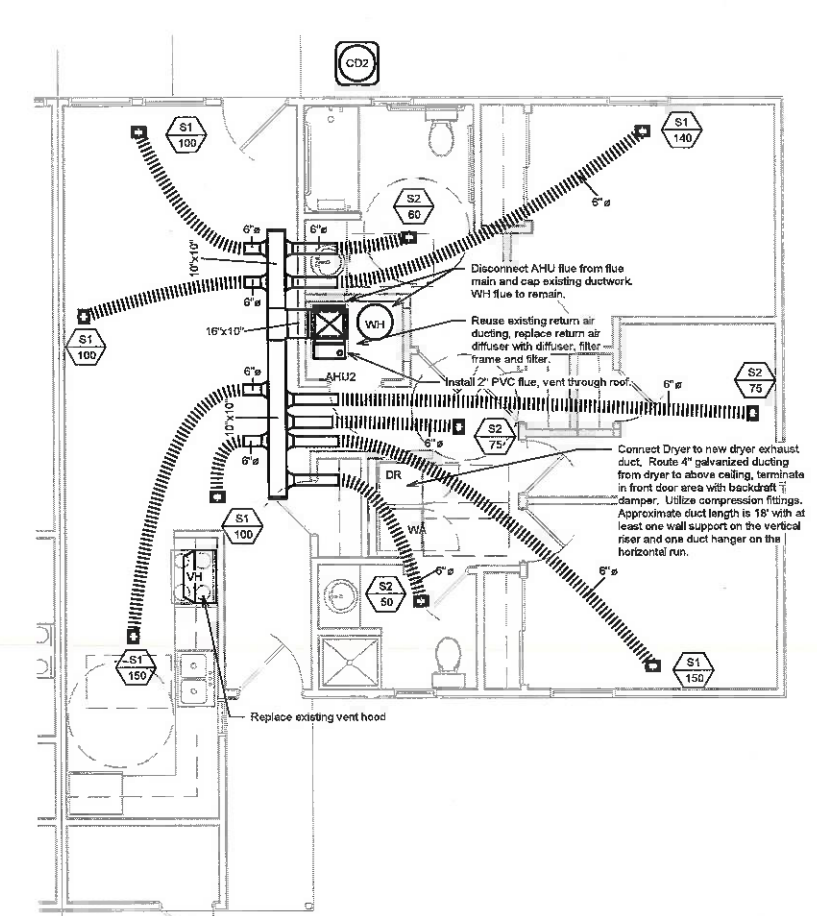
3 Mechanical Plan 2 BR
1/4" = 1'-0"



2 Mechanical Plan 3 BR
1/4" = 1'-0"



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



5 Mechanical Plan 3 BR ADA
1/4" = 1'-0"

Remove all ducting located in crawl space and patch all holes in surfaces. Install new ducting in attic space.

Mechanical Plans

Date	7/2019
Project Number	190707
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Green Engineering LLC Missouri State Certificate of Authority #2010028846	

JOHN OKE-THOMAS - ARCHITECT
MO # 6-444

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OF AUTHORITY #

JEFFREY P. GREEN
Professional Engineer
MO# PE-201200755

REVISIONS	
FINAL SET	-7/2019

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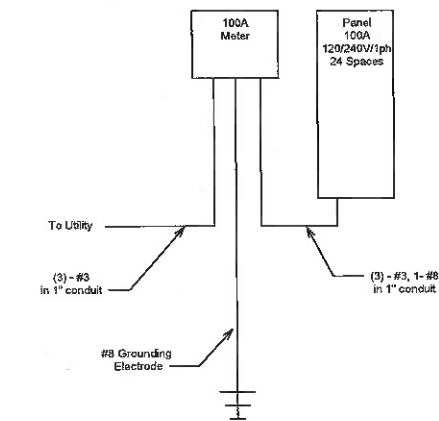
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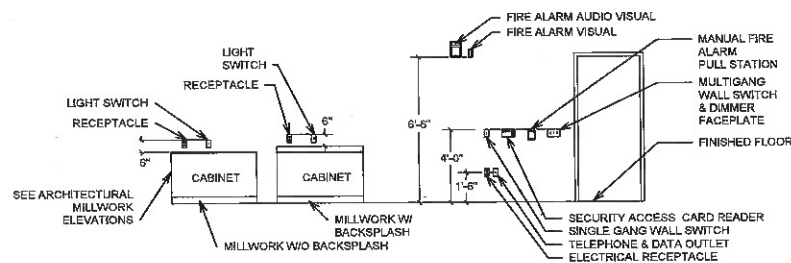
DATE	SEPTEMBER 25, 2020
COMM. NO.	2019-1008
SHEET NO.	M2

ELECTRICAL NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF WALL MOUNTED LIGHTING FIXTURES AND OTHER ELECTRICAL DEVICES.
2. BRANCH CIRCUITS SHOWN SHALL BE PROTECTED BY 20A BREAKERS UNLESS OTHERWISE NOTED.
3. CONSIDER VOLTAGE DROP WHEN DETERMINING THE EXACT ROUTING OF BRANCH CIRCUITS WIRING AND ADJUST WIRE SIZE ACCORDINGLY.
4. THE ELECTRICAL CONTRACTOR MUST VERIFY ALL CONDITIONS AND WILL BE RESPONSIBLE FOR ANY REQUIRED ITEMS NOT DOCUMENTED IN THESE PLANS.
5. 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.
6. DO NOT ALLOW PIPING, DUCTWORK AND OTHER MECHANICAL EQUIPMENT TO BE ROUTED OVER ELECTRICAL PANEL. SEE MECHANICAL AND PLUMBING DRAWINGS FOR COORDINATION OF LOCATIONS.
7. 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.
8. SEE POWER PLAN FOR ELECTRICAL PANEL LOCATIONS.
9. VERIFY THAT EXISTING MAIN PANEL SUPPLY WIRING SIZE, INCLUDING VOLTAGE DROP, FOR METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
10. SEE ARCHITECTURAL DRAWINGS FOR SITE PLANS AND INDIVIDUAL SUITE LOCATIONS.
11. INSTALL AFCI AND GFCI BREAKERS, AS NEEDED, PER NEC 210.12.
12. ELECTRICAL CONTRACTOR SHALL RELOCATE ANY EXISTING RANGE RECEPTACLES SO THAT THEY ARE LOCATED BEHIND THE EQUIPMENT AND BELOW THE HEIGHT OF THE COUNTERTOP.
13. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND INDIVIDUAL SUITE LOCATIONS.
14. COORDINATE ROUGH IN LOCATIONS OF RECEPTACLES AND JUNCTION BOXES WITH THE MECHANICAL CONTRACTOR, PLUMBING CONTRACTOR AND/OR KITCHEN EQUIPMENT INSTALLER.
15. SEE EQUIPMENT LISTS ON DRAWINGS M1 AND P1.
16. 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.
17. VERIFY THAT EXISTING MAIN PANEL SIZE, INCLUDING VOLTAGE DROP, FROM METER/DISCONNECT TO NEW PANEL WILL ACCOMMODATE THE NEW 100A PANEL.
18. DEACTIVATE EXISTING CIRCUITS, INSTALL NEW CIRCUITS TO MEET CURRENT CODE REQUIREMENTS.
19. 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.
20. ALL WIRING ABOVE GRADE SHALL BE IN CONDUIT. TYPE MC CONDUIT MAY BE USED FOR BRANCH CIRCUITS, EXCEPT HOMERUNS, WHICH SHALL BE IN CONDUIT.
21. 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, IF SPACE ALLOWS.
23. THE ELECTRICAL CONTRACTOR MUST BALANCE THE ELECTRICAL LOADS AT THE COMPLETION OF THE PROJECT.
24. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES, WIRES AND DUCTS THROUGH FLOORS, WALLS AND ROOF.
25. PROVIDE A MINIMUM OF ONE EMPTY, CAPPED 1" CONDUIT STUBBED ABOVE THE CEILING FOR FUTURE CIRCUITS.
26. FIRE SEAL AROUND ELECTRICAL PENETRATIONS OF FIRE RATED WALLS.
27. 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.
28. ALL 120 VOLT RECEPTACLES IN KITCHEN, RESTROOM AND/OR OUTDOOR AREAS SHALL BE GFCI.
29. 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.
30. MOUNT ALL POWER RECEPTACLES AT 18" ABOVE FINISHED FLOOR (MEASURED TO CENTERLINE OF RECEPTACLE) UNLESS OTHERWISE INDICATED.
31. NUMBER NEXT TO LIGHT FIXTURE REPRESENTS FIXTURE TYPE/SWITCH NUMBER. NUMBER NEXT TO HOMERUNS REPRESENTS PANEL/CIRCUIT NUMBER.
32. 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.
33. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TOTALS PRIOR TO ORDERING ANY EQUIPMENT. FINAL EQUIPMENT TOTALS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
34. 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.
35. ALL PURCHASED EQUIPMENT SHALL BE NEW WITH A MANUFACTURED DATE WITHIN ONE YEAR OF THE PURCHASED DATE.
37. CONTRACTOR SHALL GUARANTEE ALL SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, INCLUDING EQUIPMENT AND LABOR.



2 200A 1 phase Electrical Riser
N.T.S.



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	Dimmable
SL	Eaton	FM15VRCCR	•
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 is not existing.

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

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

Electrical Legend	
	Duplex Receptacle, Countertop
	Duplex Receptacle, Dishwasher
	Duplex Receptacle, Ground Fault Interrupter
	Duplex Receptacle, Refrigerator
	Duplex Receptacle
	Duplex Receptacle, Microwave, 5' 0" aff
	Receptacle, Washer/Dryer
	Duplex Receptacle, Garbage Disposal
	Single pole light switch
	Smoke Detector Alarm, Kidde Model 14618
	Smoke/Carbon Monoxide Detector Alarm, Kidde Model KN-COPE-I
	Horn/Strobe system with integral doorbell. Install doorbell at front door.

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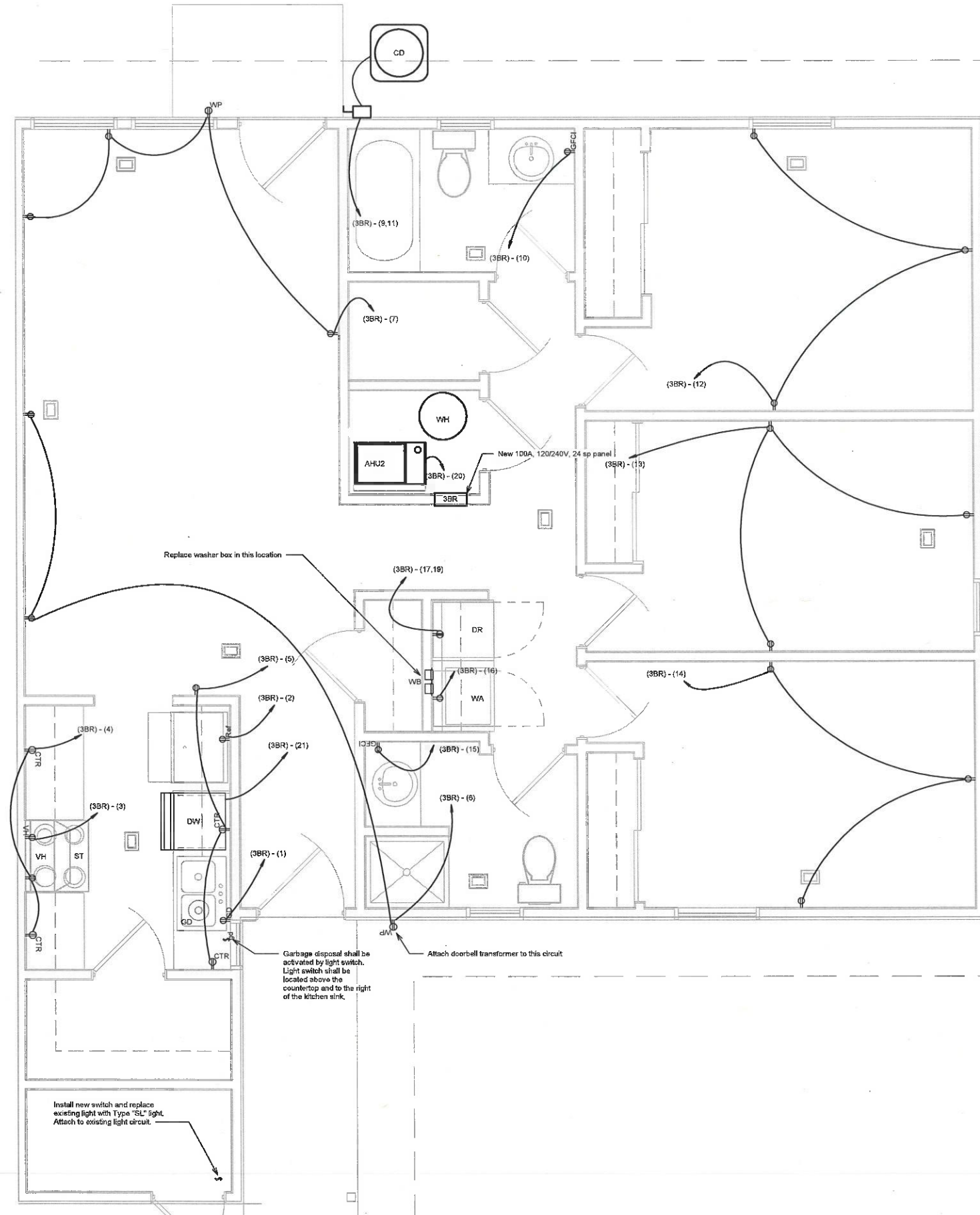
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Electrical Notes, Details, Schedules

DATE SEPTEMBER 25, 2020
CONTRACT NO. 2019-1008
SHEET NO. E1



① Power Plan 3 BR
1/2" = 1'-0"

Power Plan 3BR

Date	7/2019
Project Number	190707



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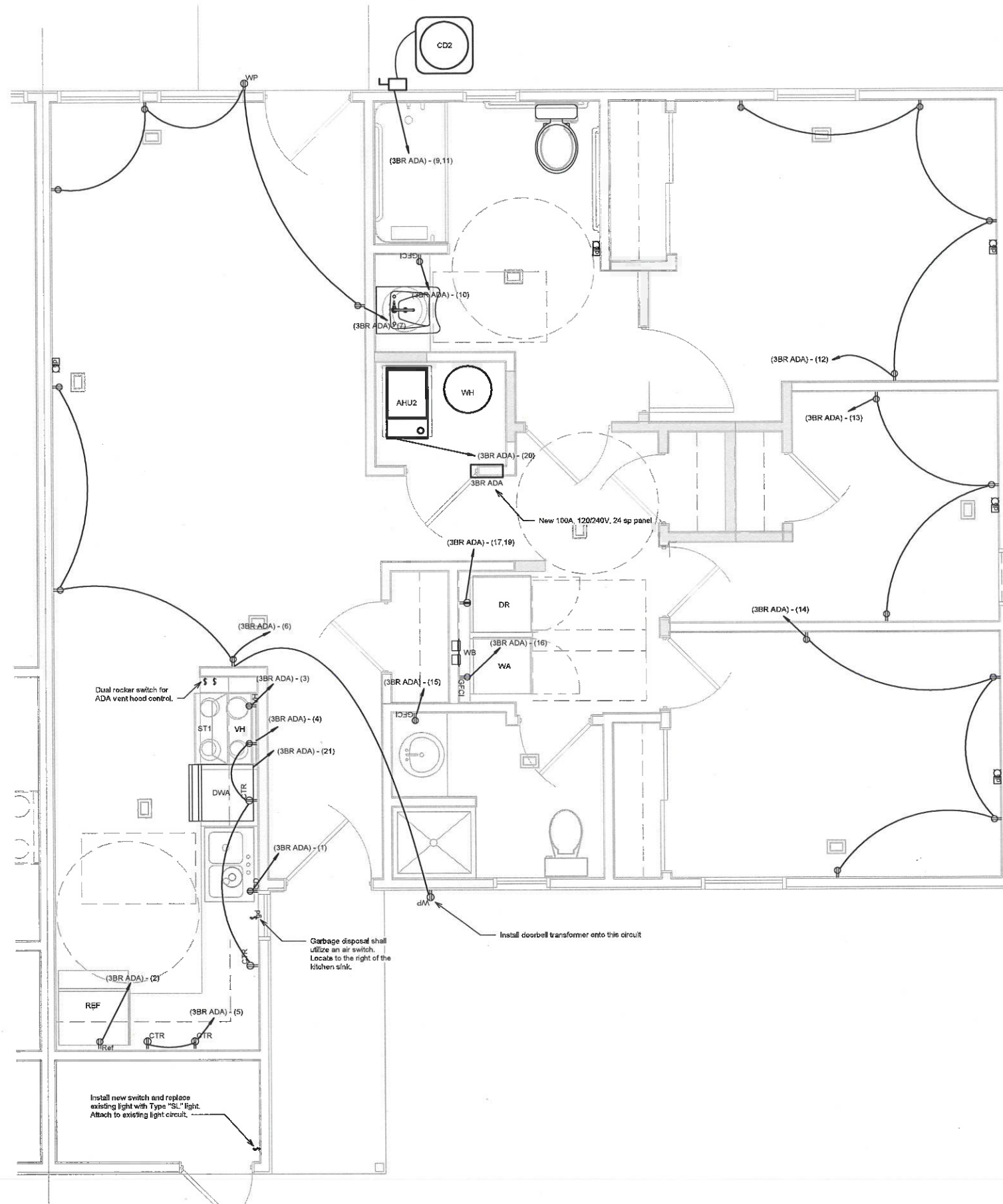
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Jeff Green - Professional Engineer
MO# PE-20100758

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FINAL SET	7/2019

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1 Power Plan 3 BR ADA
1/2" = 1'-0"

Power Plan 3BR ADA

Date	7/2019
Project Number	190707



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**CIRCLE APARTMENTS
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DATE
SEPTEMBER 25, 2020

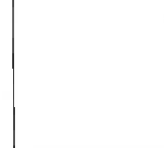
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SHEET NO.
E5

REVISIONS	
FINAL SET	7-2019

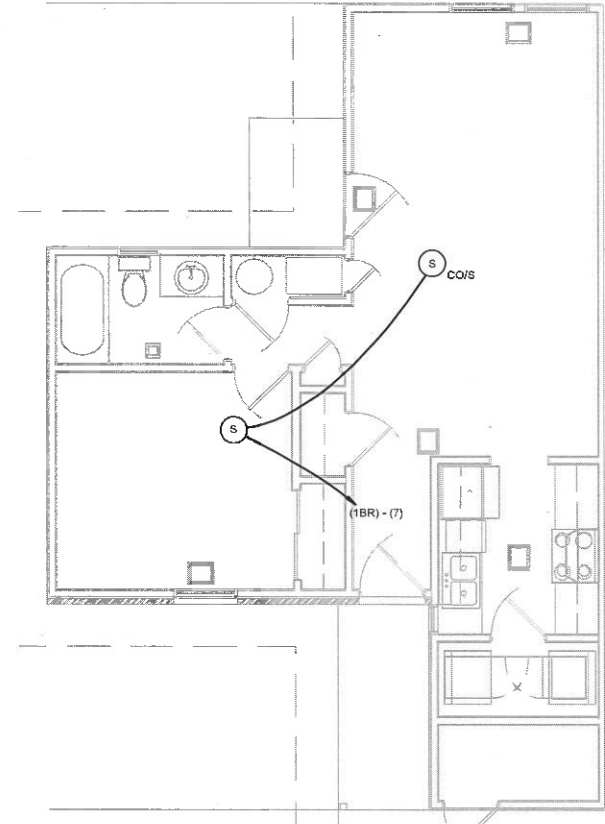


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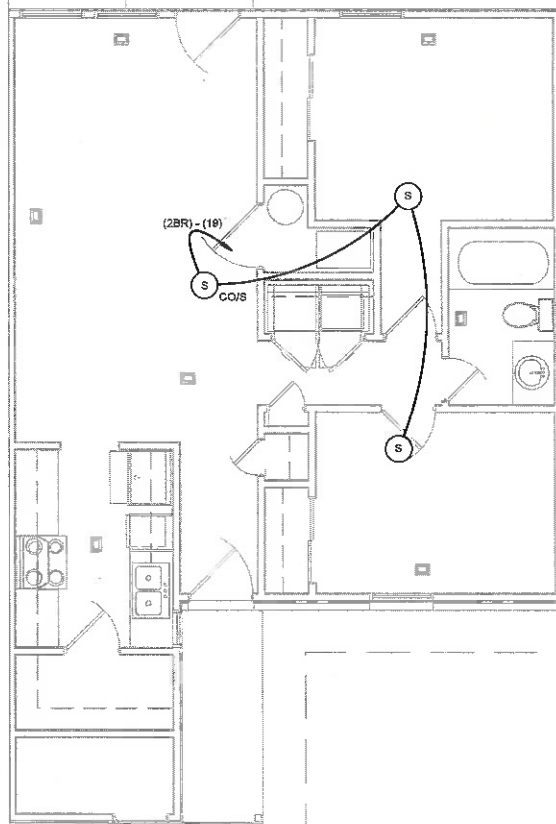


Jeff Green - Professional Engineer
MO# 19723/2020

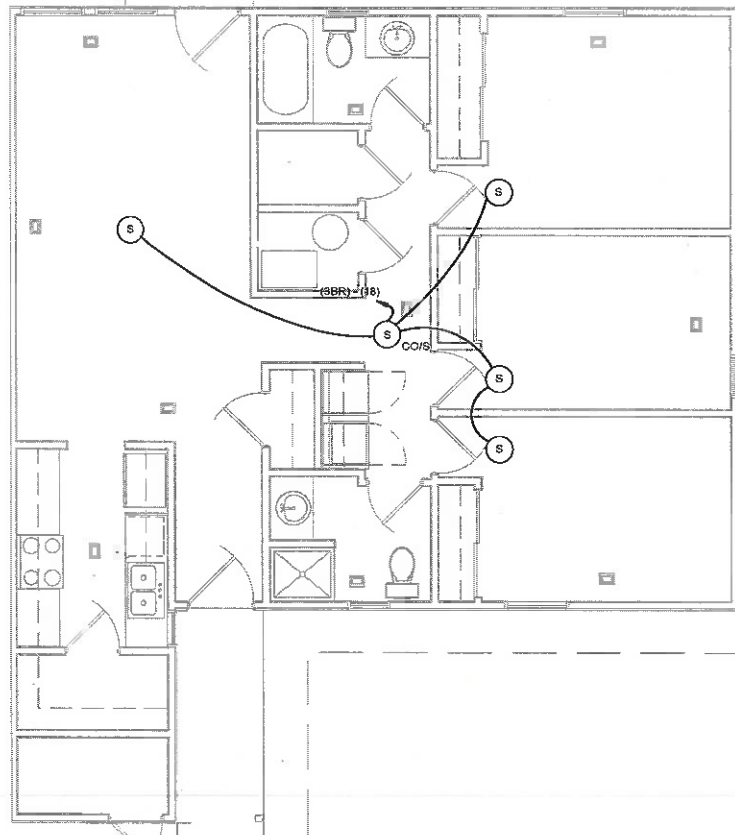
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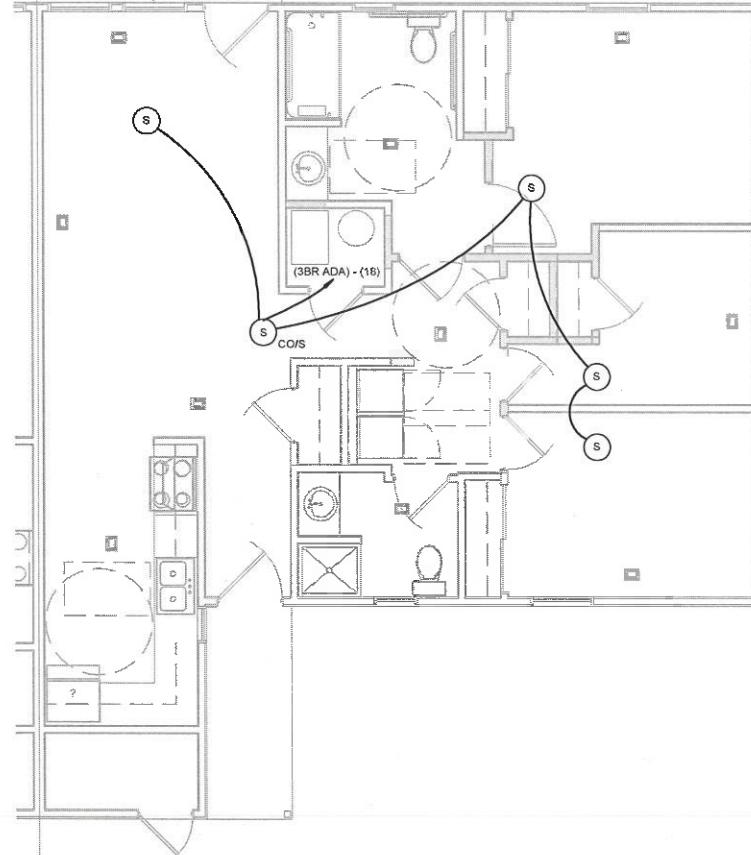
① Smoke Detector Plan 1 BR
1/4" = 1'-0"



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



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



④ Smoke Detector Plan 3 BR ADA
1/4" = 1'-0"

Smoke Detector Plans

Date	7/2019
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JEFFREY R. GREEN
NUMBER
7520000758
PROFESSIONAL ENGINEER

Jeff Green - Professional Engineer
MOP PE-201200758

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421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

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DATE
SEPTEMBER 25, 2020

COMMA NO.
2019-1008

SHEET NO.
E6

Green Engineering LLC
Missouri State Certificate of Authority
#2010022846

Branch Panel:	1BR	VOLTAGE	120/240 Single	PHASES	1			
		ELECTRICAL DATA	120 V/1-0 VA	A/C				
		MOUNTING	Recessed					
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 540 VA			20 A	Kitchen Power	2
3	DR/LR Power	20 A		1080 VA / 250 VA		20 A	MW	4
5	DW	20 A	744 VA / 180 VA			20 A	Refrigerator	6
7	Smoke Detectors	20 A		240 VA / 2160 VA		30 A	CD	8
9	Dryer	30 A	2880 VA / 2160 VA			--	--	10
11	--	--		2880 VA / 900 VA		20 A	BR	12
13	RR	20 A	180 VA / 540 VA			20 A	Kitchen Power	14
15	Washer	20 A		180 VA / 1150 VA		20 A	AHU	16
17	Lights	20 A	500 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						PANEL TOTALS		
LOAD TYPE		CONNECTED LOAD	DEMAND LOAD					
HVAC		1150 VA	1150 VA		TOTAL CONNECTED LOADS: 16901 VA			
COOLING					TOTAL ESTIMATED DEMAND: 16856 VA			
LIGHTING					TOTAL CONNECTED CURRENT: 70 A			
RECEPTACLE		10090 VA	10045 VA		TOTAL ESTIMATED LOAD: 70 A			
POWER		5434 VA	5434 VA		NON-COINCIDENTAL HTG/CLG: 0 A			
KITCHEN					TOTAL ESTIMATED DEMAND --- 70 A			

Branch Panel:		2BR ADA	VOLTAGE		120/240 Single		PHASES		1		
			ELECTRICAL DATA		120 V/1-0 VA		AIC				
			MOUNTING		Recessed						
Oke-Thomas Circle Apartments											
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...			
1	GD	20 A	480 VA / 744 VA			20 A	DW	2			
3	DR Power	20 A		540 VA / 180 VA		20 A	Refrigerator	4			
5			0 VA / 2160 VA			30 A	CD	6			
7	Dryer	30 A		2880 VA / 2160 VA		--	--	8			
9	--	--	2880 VA / 250 VA			20 A	MW	10			
11	Kitchen Power	20 A		540 VA / 360 VA		20 A	Kitchen Power	12			
13	LR Power	20 A	720 VA / 720 VA			20 A	BR Power	14			
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16			
17	BR Power	20 A	720 VA / 500 VA			20 A	Lights	18			
19	Smoke Detectors	20 A		360 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						TOTAL CONNECTED LOADS:		16411 VA			
COOLING						TOTAL ESTIMATED DEMAND:		16095 VA			
LIGHTING						TOTAL CONNECTED CURRENT:		66 A			
RECEPTACLE		10630 VA		10315 VA		TOTAL ESTIMATED LOAD:		67 A			
POWER		5434 VA		5434 VA		NON-COINCIDENTAL HTG/CLG:		0 A			
KITCHEN						TOTAL ESTIMATED DEMAND --		67 A			

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

Branch Panel:		3BR	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	AIC		
			MOUNTING		Recessed			
Oke-Thomas Circle Apartments								
Circuit...	Load Name	Rating	A	B	C	Rating	Load Name	Circuit...
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	MW	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	540 VA / 540 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 540 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 540 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification						PANEL TOTALS		
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA		TOTAL CONNECTED LOADS: 18341 VA				
COOLING				TOTAL ESTIMATED DEMAND: 17756 VA				
LIGHTING				TOTAL CONNECTED CURRENT: 76 A				
RECEPTACLE	11170 VA	10585 VA		TOTAL ESTIMATED LOAD: 74 A				
POWER	5434 VA	5434 VA		NON-COINCIDENTAL HTG/CCLG: 0 A				
KITCHEN				TOTAL ESTIMATED DEMAND -- 74 A				

Electrical Circuit Schedule - 3BR						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	MW
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	4	Kitchen Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
3BR	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	8	Lights
3BR	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	9,11	CD
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	RR
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	12	BR Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR	120 V	585 W	5 A	1-#12, 1-#12, 1-#12	21	DW

Panel Schedule

Date7/2019

Project Number190707



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ENGINEERING

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Green Engineering LLC
Missouri State Certificate of Authority
#2010028848

CIRCLE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

421 WEST MADISON AVENUE
SPRINGFIELD, MO 65802

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1872 EAST CHESTNUT EXPRESSWAY
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JOHN OKE-THOMAS - ARCHITECT
MO # A-...

OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



REVISIONS	
FINAL SET	7/2019

SHEET NO.
E8

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

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Jeff Green - Professional Engineer
MO# PE-201200758

Branch Panel:		3BR ADA	VOLTAGE		120/240 Single	PHASES		1
			ELECTRICAL DATA		120 V/1-0 VA	A/C		
Oke-Thomas Circle Apartments			MOUNTING		Recessed			
Circuit	Load Name	Rating	A	B	C	Rating	Load Name	Circuit
1	GD	20 A	480 VA / 180 VA			20 A	Refrigerator	2
3	Vent Hood	20 A		250 VA / 540 VA		20 A	Kitchen Power	4
5	Kitchen Power	20 A	360 VA / 720 VA			20 A	DR Power	6
7	LR Power	20 A		720 VA / 500 VA		20 A	Lights	8
9	CD	30 A	2160 VA / 180 VA			20 A	RR	10
11	--	--		2160 VA / 720 VA		20 A	BR Power	12
13	BR Power	20 A	540 VA / 720 VA			20 A	BR Power	14
15	RR	20 A		180 VA / 180 VA		20 A	Washer	16
17	Dryer	30 A	2880 VA / 600 VA			20 A	Smoke Detectors	18
19	--	--		2880 VA / 1150 VA		20 A	AHU	20
21	DW	20 A	744 VA / 0 VA			20 A	Spare	22
23	Spare	20 A		0 VA / 0 VA		20 A	Spare	24
Load Classification			PANEL TOTALS					
LOAD TYPE	CONNECTED LOAD	DEMAND LOAD						
HVAC	1150 VA	1150 VA	TOTAL CONNECTED LOADS:		18701 VA			
COOLING			TOTAL ESTIMATED DEMAND:		17536 VA			
LIGHTING			TOTAL CONNECTED CURRENT:		78 A			
RECEPTACLE	11530 VA	10785 VA	TOTAL ESTIMATED LOAD:		75 A			
POWER	5434 VA	5434 VA	NON-COINCIDENTAL HTG/CLG:		0 A			
KITCHEN			TOTAL ESTIMATED DEMAND ~...		75 A			

Electrical Circuit Schedule - 3BR ADA						
Panel	Voltage	True Load	True Current	Wire Size	Circuit Number	Load Name
3BR ADA	120 V	480 W	4 A	1-#12, 1-#12, 1-#12	1	GD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	2	Refrigerator
3BR ADA	120 V	250 W	2 A	1-#12, 1-#12, 1-#12	3	Vent Hood
3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	4	Kitchen Power
3BR ADA	120 V	360 W	3 A	1-#12, 1-#12, 1-#12	5	Kitchen Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	6	DR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	7	LR Power
3BR ADA	120 V	500 W	4 A	1-#12, 1-#12, 1-#12	8	Lights
3BR ADA	240 V	4320 W	18 A	2-#10, 1-#10, 1-#10	9,11	CD
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	10	RR
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	12	BR Power
3BR ADA	120 V	540 W	5 A	1-#12, 1-#12, 1-#12	13	BR Power
3BR ADA	120 V	720 W	6 A	1-#12, 1-#12, 1-#12	14	BR Power
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	15	RR
3BR ADA	120 V	180 W	2 A	1-#12, 1-#12, 1-#12	16	Washer
3BR ADA	240 V	5760 W	24 A	2-#10, 1-#10, 1-#10	17,19	Dryer
3BR ADA	120 V	600 W	5 A	1-#12, 1-#12, 1-#12	18	Smoke Detectors
3BR ADA	120 V	1150 W	10 A	1-#12, 1-#12, 1-#12	20	AHU
3BR ADA	120 V	595 W	5 A	1-#12, 1-#12, 1-#12	21	DW

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JOHN OKE-THOMAS - ARCHITECT
MO #A--
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #



Jeff Green - Professional Engineer
MO# PE-201200758

REVISIONS

FINAL SET	-4/2019
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CIRCLE APARTMENTS

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Panel Schedules