



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 21, 2021

6:30 PM

As a precautionary measure to help prevent exposure and spread of COVID-19, the Planning and Zoning Commission scheduled for Monday, June 21, 2021 at 6:30 p.m. will be livestreamed online.

The Council Chambers will be closed to the public; however, citizens are encouraged to participate and submit public comments in the following ways:

1. **Video Livestream** — Watch a live video broadcast of the Planning and Zoning Commission meeting here <https://us02web.zoom.us/j/86298521121>. The public will be required to provide a name and email address to enter the meeting. The email address will not be saved or used to contact you. Citizens will have the opportunity to make public comments live during the meeting using the video livestream program ([How to Participate in Online Public Meetings](#)).
2. **Teleconference** — Call in to the meeting by dialing 1 301 715 8592/// Webinar ID: webinar ID: 862 9852 1121.
3. **Email** — Public comment may also be emailed to the City no later than 5:00 p.m. on June 21, 2021. Submit public comments to Whitney Kelly, City Planner, at wkelly@crevecoeurmo.gov.
4. **Live Audio** — Listen to a live audio broadcast of the Planning and Zoning Commission meeting by visiting the [Agendas & Minutes](#) page and clicking on the "Audio" link at the start of the meeting (audio only).

For agenda items that require a public hearing, the City's court reporter will swear in all persons who wish to speak on the application, however, the Planning and Zoning Commission may vote to suspend this rule for agenda items where significant public participation is expected in recognition of the logistical constraints of audio/ video conferencing. When the Chair believes it is in the best interest of the Commission to suspend this requirement, he/she shall call for a vote of the Commission to affirm the suspension prior to opening the public hearing. If the requirement is suspended, speakers in the hearing will nonetheless be expected to be truthful.

Members of the public will have three (3) minutes to provide comments. The Commission will utilize a timer that is visible to the public to monitor the time, subject to limits of technology. The Chair reserves the right to end the public comment for that individual if the time allowance is not being respected. The Chair will also have the discretion to end public comment for an individual for disruption of the hearing. Citizens are encouraged to select one or two members of a group to address the Commission as a spokesperson. Time limits for spokespersons may be extended at the discretion of the Chair.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Mr. Gene Rovak (Vice-Chair)
 Ms. Muriel Hall
 Mr. James Myers
 Mr. Larry Potashnick
 Mr. Todd Streiler

Mr. Carl Lumley, City Attorney
 Mr. Jason Jaggi, Director of Community Development
 Ms. Whitney Kelly, City Planner
 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

(None)

NEW BUSINESS

1. Application #21-020: Minor Site Plan for an Eight-Foot-Tall Sight-Proof Wood Fence Within the Front-Yard Setback Along I-270 for the Property Addressed as 23 Sackston Woods Lane

Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for the eight (8) foot tall sight-proof wood fence installed without a permit approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet. The City of Creve Coeur's Zoning Ordinance Section 405.640 (A) *Height Of Fences And Walls* state that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. And, Subsection (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

2. Application #21-021: Re-Approval of a Site Development Plan for a 20 Unit Apartment Building at 10809-10819 Olive Boulevard

Adam Bulla, of D&R Building Group, on behalf of JLA Group, LLC, has re-submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The proposal received approval from the Planning and Zoning Commission on February 3, 2020. Section 405.1080(K)(4) requires that substantial construction is to commence within 1 year, unless extended by the Planning and Zoning Commission prior to the expiration. Substantial construction consists of clearing the site, completion of footings, basement or building slab and inspection of such work. An extension had not been requested prior to the expiration; therefore, the approval has lapsed. They are seeking re-approval of the same project. The project was delayed due to COVID and material shortages. Construction is continuing however, not enough to be considered substantial construction.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JUNE 7, 2021
6:30 PM

CALL TO ORDER

Mr. Jaggi called the meeting to order at 6:30pm. Meeting conducted primarily by zoom.

ROLL CALL

Gene Rovak	Commission Member	(Absent)
Muriel Hall	Commission Member	(Remote)
Larry Potashnick	Commission Member	(Remote)
James Myers	Commission Member	(Remote)
Todd Streiler	Commission Member	(Remote)

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

After roll call, a nomination for acting Chair was taken. Mr. Potashnick nominated Mr. Myers, Mr. Streiler seconded. All in favor. Mr. Myers accepted.

ACCEPTANCE OF THE AGENDA

Mr. Streiler made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

1. May 17, 2021 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick made a motion to accept the minutes. Ms. Hall seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS**1. PUBLIC HEARING. Application #21-018: A Conditional Use Permit For A 3,562 Square Foot Vantage Credit Union Building With Drive-Through Facilities At 611 N. Lindbergh Boulevard**

The court reporter had some trouble connecting and the item was moved to be reviewed after item 21-019.

Those speaking to the request were sworn in.

Mr. Yosef Howley, of CEDC, brought up his power point. He showed the location of the proposed site. He said the site was formerly a restaurant and is currently vacant. He said there were 27 parking spaces and a place to park bicycles. He said the previous development was 53% impervious. He said the site as proposed would be 35% impervious. He went over the proposed landscaping and site lighting.

Mr. Gary Dedake, architect, showed the elevations of the building. He said the building is primarily dark brick and would have a lighter rain screen feature around door and windows. He showed the floor plan.

Mr. John Hopkins said they were excited to move into Creve Coeur. He said they would be bringing new technology.

Mr. Myers asked what the hours would be.

Mr. Hopkins said the tellers and lobby would be open 9-5 Monday- Friday and 9- noon on Saturday. He said the ATMs would be 24-hour.

Mr. Myers asked about the fence on the retaining wall.

Mr. Hopkins said it would be 42" tall at the top and back of the wall. He said it would not be opaque. He said they thought it would better to be wrought-iron style.

Mr. Myers said he did not think the suggested height was sufficient. He said it should be at least 48" minimum and opaque to block headlights.

Ms. Kelly said the applicant was seeking a conditional use permit. She said the drive-thru is what prompted the requirement for a conditional use permit. She said the buffer yard is 120 feet where only 40 feet is required.

Ms. Kelly went over the landscaping and fencing. She said the lighting meets zoning code recommendations. She said staff finds it largely in line with the comprehensive plan and design guidelines.

Mr. Brett Smith said he lives in the Sunswept neighborhood. He said he has bay windows and would appreciate a site proof fence and landscaping to keep light from coming in.

Mr. David Rose said he lives in the Sunswept neighborhood. He said the proposed building and site are very well thought out. He said their concern is the high beam lights on SUV's. He said a 6 foot fence on the retaining wall was exactly what needed to happen to shield the residents.

The applicants said site proof fencing could raise safety and security concerns at the ATM.

Mr. Jaggi said he wanted to be clear that the fence where suggested would be stark in appearance from the view on Sunswept. He asked if the retaining wall could be moved. He showed the landscape plan.

Mr. Myers said if he were a resident, he would want the higher fence to eliminate the lights. He said a 5 foot fence with evergreens would help soften the light.

There was some discussion about the headlights.

Mr. Lumley entered the exhibits into the record and the public hearing was closed.

Mr. Myers made a motion to change Condition 4 to require a dark colored sight proof fence at a height of 60" with upright evergreens for additional screening along the west and south.

Mr. Myers made a motion to recommend approval with the revised conditions, Mr. Streiler seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Myers, Commission Member
SECONDER:	Todd Streiler, Commission Member
AYES:	Hall, Potashnick, Myers, Streiler
ABSENT:	Rovak

2. Application #21-019: Minor Site Plan For A Six-Foot Tall Sight-Proof Wood Fence Within The Front-Yard Setback Along Ladue Road For The Property Addressed As 12435 Royal Manor Drive

The court reporter had some technical difficulty and item 2 was moved up ahead of item 1 for review.

The applicant Joseph Schachter introduced himself and his wife. He said he had lived in Creve Coeur for 30 years. He said they were seeking a privacy fence. He said he removed the invasive honeysuckle and lost their privacy as a result. He said some neighbors had 6-foot fences and neighbors and trustees approved of the fence.

Mr. Myers asked about the string and if it is the approximate location.

Mr. Schachter said it was approximate.

Mr. Myers asked if the fence would only be in the rear.

Mr. Schachter said yes, it would connect to the neighbors' fences.

Ms. Kelly went over the request and the code. She went over staff suggestions and code allowances.

Mr. Potashnick asked for some further clarification regarding staff approval for open style 4-foot fences.

Ms. Kelly went over the history of the ordinance. She said the commission was amiable to wrought-iron, open style, 4 foot tall and made that style fence approvable on staff level. Fences outside that scope still require review by the Planning and Zoning Commission

Mr. Streiler said he runs the trail and confirmed the applicant has lost privacy. He said he supported the fence.

Mr. Myers said he had also visited the site and found it to be busy. He said he did not think 4 feet would be sufficient. He said the neighbors lots across the street were of higher elevation. He asked the applicant if they were ok with the requirement of a stained darker color for the fence.

Mr. Schachter said they were if it was not cost prohibitive.

There was some discussion about evergreens and pampas grass.

Mr. Jaggi said the grass was not what they envisioned but would find it acceptable with year-round screening. He suggested adding some evergreens.

Mr. Streiler made a motion to approve the request with conditions as stated in the staff report with the amended condition that the landscaping be a combination of evergreen and ornamental grass to screen the fence subject to staff's approval. Mr. Potashnick seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Todd Streiler, Commission Member
SECONDER:	Larry Potashnick, Commission Member
AYES:	Hall, Potashnick, Myers, Streiler
ABSENT:	Rovak

WORK AGENDA

DEPARTMENT REPORTS

Mr. Jaggi said Schnucks at Bellerive Plaza was repainting their facade to freshen it up. No objection from the Commission.

He said the next meeting was June 21 and would have two applications to review.

Mr. Jaggi said the July 6th meeting would be canceled.

He said the July 19th meeting would likely return to in-person meetings.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. All in favor. Meeting adjourned at 8:02



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#21-020: MINOR SITE PLAN FOR AN EIGHT-FOOT-TALL SIGHT-PROOF WOOD FENCE WITHIN THE FRONT-YARD SETBACK ALONG I-270 FOR THE PROPERTY ADDRESSED AS 23 SACKSTON WOODS LANE

FOR THE MEETING OF: Monday, June 21, 2021

SUBJECT PROPERTY LOCATION: 23 Sackston Woods Lane., zoned A Single Family Residential.

REQUEST: Ramona and Tyler Richardson, homeowners of 23 Sackston Woods Lane, have submitted an application for the eight (8) foot tall sight-proof wood fence installed without a permit approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270. The subject property is zoned A Single Family Residential which has a front yard setback of 50 feet.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (A) *Height Of Fences And Walls* state that no fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem. And, Subsection (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission.

APPLICANT: Ramona and Tyler Richardson
 23 Sackston Woods Lane.
 Creve Coeur, MO 63141

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030 References

- Countryside Estate (CR)
- Design Guidelines

Zoning Code References

- Section 405.250: A-Single Family Residential
- Section 405.640: Fences and Walls
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 6/15/2021
ATTACHMENTS: Applicant's Materials received

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	A Single Family Residential	NA
South	Single family residence	A Single Family Residential	NA
East	Single family residence	A Single Family Residential	Partial Sackston Woods Lane
West	Conway Park		I-270 Highway

FENCE PLACEMENT AND DESIGN

The Applicant installed an 8-foot tall, sight-proof wood fence, approximately 20-30 feet from the rear property line, within the area equivalent to the front-yard setback along I-270 without a permit to provide privacy and security from the highway. The support posts are shown on the outside and visible from the interstate which does not meet the design standards for fences which requires the support posts and structural members to be inside the fence area or hidden from view. The fence does not fully enclose the yard, rather it is free-standing located behind the home that ends just north of the home and at the end of the driveway.

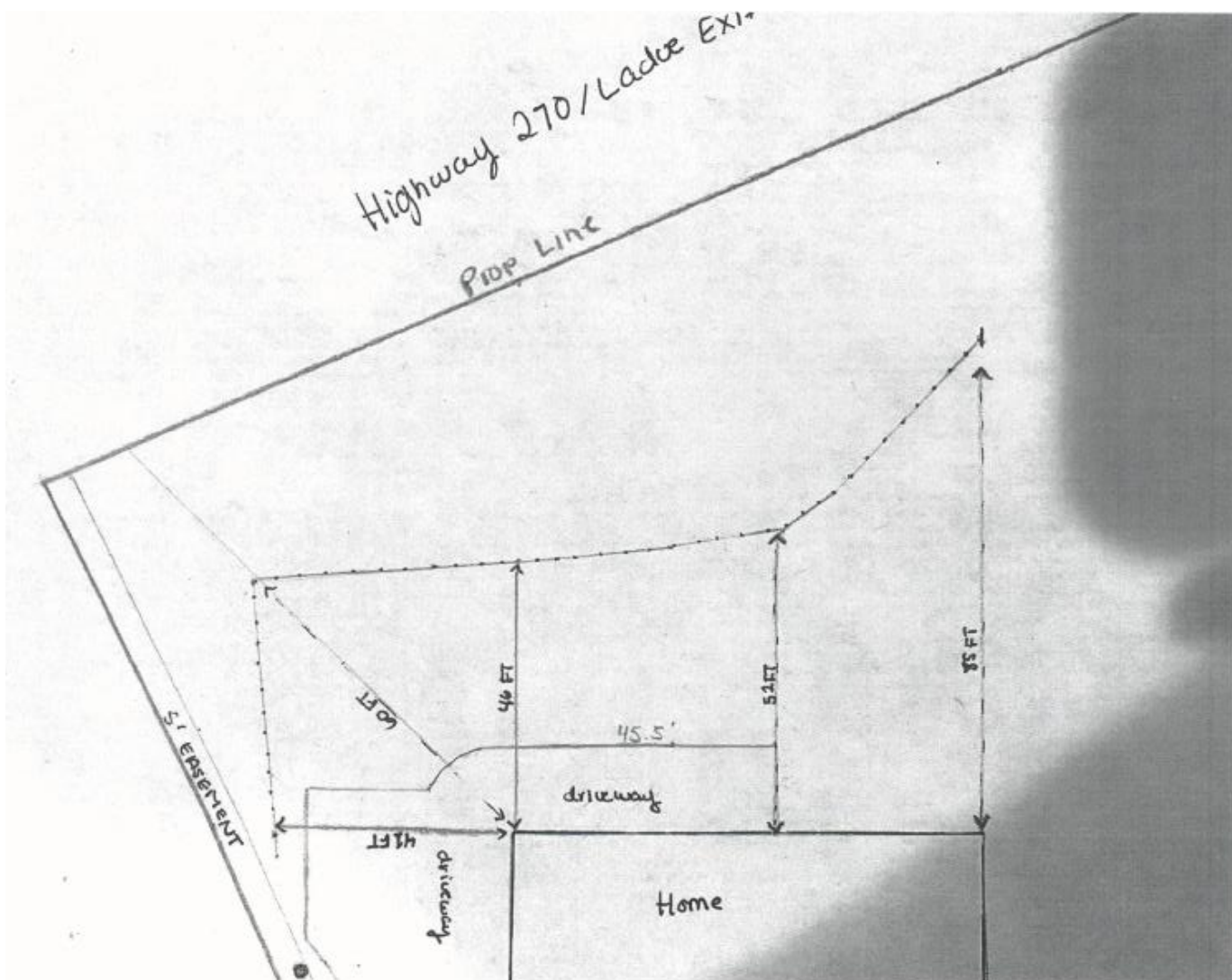


Figure 1: Applicant's Site Plan.

ANALYSIS

The Zoning Code provides standards for evaluating requests for fences within the front yard setback under Section 405.640 Fences and Walls (below also includes the revised language recently approved by the City Council):

Section 405.640. Fences And Walls. As provided under Section 405.630(A)(9) of Yard Regulations, fences and walls are allowed within required yards, subject to the following provisions:

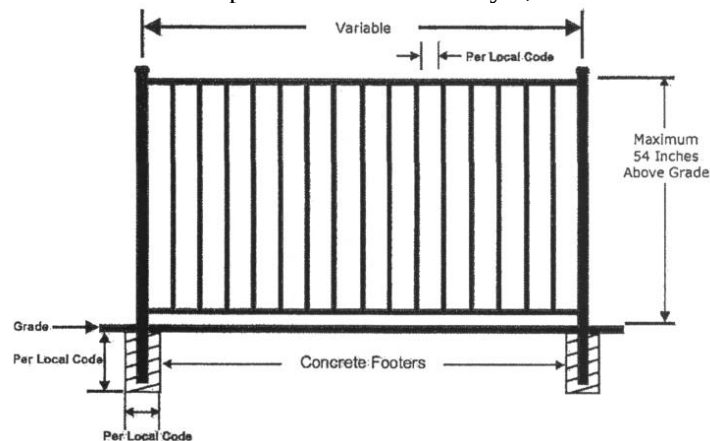
- A. Height Of Fences And Walls. No fence or wall shall exceed six (6) feet in height unless specifically approved by the Planning and Zoning Commission in consideration of a unique screening problem.
- B. Fences Or Walls At Street Intersections. No fence or wall shall be located within the sight triangle (as defined in Article II) of a street intersection.
- C. Fences Or Walls Within The Front Yard Setback And Along Street Right-Of-Way. A fence may project within the area equivalent to the front yard of the applicable zoning district, when clearly to the side or rear of the home, provided that such fence is setback at least fifteen (15) feet from the property line, no more than four (4) feet in height, and is an open slatted decorative metal fencing, similar in style for swimming pool enclosures as provided in Subsection (D). Any other fence design or location, outside of the preceding criteria, in the area equivalent to the front yard along any street right-of-way shall be subject to site development plan approval by the Planning and Zoning Commission in accordance with Section 405.1080.

Walls, entry columns, and gates, in front of the home within the front yard or the area equivalent to the front yard shall be subject to site development plan approval in accordance with Section 405.1080.

D. Fences Surrounding Swimming Pools.

- 1. Every private swimming pool constructed anywhere in the City of Creve Coeur shall be provided with an enclosure surrounding the pool area that is constructed and maintained in compliance with the Creve Coeur Building Code. The Zoning Administrator shall have the authority to approve a fence surrounding a swimming pool within a setback as described under the following conditions:

- a. The fence is at least fifteen (15) feet from any lot line.
- b. The fence is a maximum of fifty-four (54) inches in height.
- c. The fence meets Building Code standards regarding design and placement of fence to the pool.
- d. The fence is of an open slat black metal style, similar to the following:



- e. If the Zoning Administrator finds that any of the aforementioned standards is not met, the fence shall require Planning and Zoning Commission approval in accordance with Sections 405.640 and 405.1080.
- E. Game Court Fence. Tennis, basketball, racquetball, handball, and other game courts, hockey/ice rinks, batting cages, and other similar facilities may have an open dark coated chain link, or black netted fence customary for recreational activities up to ten (10) feet in height, provided such fence is setback at least fifteen (15) feet from any property line abutting a single-family residence.

Approval of permanent lighting standards for Game Courts shall be reviewed by the Planning and Zoning Commission as a Minor Site Plan as provided in Section 405.1080.

F. Fence materials and designs shall be subject to the following standards:

1. The design, color and material of the fence shall be complementary or shall match the principal structure on the property.
2. Solid sight-proof, white vinyl fences are prohibited; Vinyl fencing is permitted provided it maintains a natural wood color and/or dark color or style. For the purposes of this Section, natural colors shall include tan, gray, brown, or beige.
3. The horizontal and vertical support posts must be inside of the fence area or otherwise hidden from both the neighbor's and general public's view. Fences with a shadowbox design shall be considered to hide support posts.
4. Metal fencing shall have a flat top, similar to the graphic for subsection (D)(1)(d) above, in residential districts. Metal spikes or spears at the top of a fence are prohibited in residential districts.
5. Except as otherwise provided herein, raw metal chain link fencing is prohibited for all residential development, but dark coated fencing is allowed.

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Countryside Estate (CR) Place Type where the vision is large lots with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees. Neighborhoods should be planned around common ground featuring woods, rolling meadows, and water features. Streets should be curvilinear lanes to maximize landscape vistas, and sidewalks are not necessary. (P. 66)

The Design Guidelines provide further direction for review of fences with the following:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials.

The Site Plan also shows a 5-foot chain link fence at the property line, that would presumably be installed by MoDOT as a safety barrier. Staff has viewed the surrounding area and the proposed/installed fence appears to be the only 8-foot-tall wood fence in the vicinity. The existing vegetation does provide screening of the structure between it and I-270, particularly in the warmer months. Staff suggests that if the Commission determine that a sight-proof fence is appropriate at this location, that specific discussion on the height be reviewed to determine whether adjacency to the interstate highway represents a unique screening problem to allow the fence to be taller than 6-feet. Staff recommends that any approval should require additional wood be added to hide the support bracing from view along I-270 as required by the design standards of the fence code.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence location, height and design sufficient, they can approve it as proposed or with the conditions recommended by staff. If the request is denied, the Applicant may remove the existing fence and construct a new six-foot sight proof fence at the 50-foot setback line, or have a 4 foot, open-slatted, metal fence at 15 feet from the rear property line, with a new fence application permit.

MOTION

The motion for the fence within the setback of I-270 as shown in the enclosed site plan will be in the form of approval, approval with conditions, or deferral. City Council action is not required. The following is an example motion for this application that includes Staff recommendations discussed above:

"I move to approve the site plan for an eight-foot tall, sight-proof, wood fence to be located within the rear yard, within the area equivalent to the front yard setback along I-270 for the property addressed as 23 Sackston Woods Lane, provided that the support posts are interior to the yard or otherwise hidden from view, with the finished side facing I-270, as required under 405.640, as discussed within the application and the Staff Report on Application #21-020 for the June 21, 2021, Planning and Zoning Commission meeting" (Modification or revisions may be included by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



City Limits

Parcels

June 3, 2021



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS	Photo Dates: 06/15/2021
	Description: View looking west from Sackston Woods Lane at the front of the home and fence.
	Description: View of the existing fence looking west from the driveway.
	Description: View of the existing fence looking northwest from the end of the driveway.



Description: View looking east from I-270 where the fence is visible, and with the existing landscaping.



city of **CREVE COEUR**
PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141
Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION
SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☒

Title of Project: Highway privacy fence @ 23 Sackston Woods Lane

Location of Project: 23 Sackston Woods Lane Locator # Lot 21

Subject for Agenda: approval to retain structure and modify to city's requirements

Applicant:

Architect ☐ Engineer ☐ Contractor ☐ Agent ☐ Owner ☒

Applicant:	Applicant's Representative (if applicable):
Ramona & Tyler Richardson	
<i>Name</i>	<i>Name</i>
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
23 Sackston Woods Lane	
<i>Address</i>	<i>Address</i>
Creve Coeur MO 63141	
<i>Address</i>	<i>Address</i>
Telephone # 3146239652	
<i>Telephone #</i>	<i>Telephone #</i>
Fax #	
<i>Fax #</i>	<i>Fax #</i>
Email: itintstlouis@gmail.com	
<i>Email:</i>	<i>Email:</i>
<i>Applicant's Signature</i>	<i>Applicant's Representative's Signature</i>

RECEIVED
MAY 24 2021
PLANNING DEPT.

Owner's Acknowledgement (if different from applicant):

<i>Name</i>	<i>Company (If Applicable)</i>
<i>Address</i>	
<i>Phone</i>	<i>Fax</i>
<i>Email</i>	
<i>Applicant's Signature</i>	

Attachment: Applicant's Materials submitted on May 24 (#21-020: 23 Sackston Woods Ln Fence)

Description of Request (attach additional sheets as needed)

General Description: _____

Privacy dog-ear style pre-treated 8 ft fence installation behind home and along highway.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An

explanation of the building and landscape designs (if changes are proposed) should also be included.

I did not know a fence permit was needed but will happily cooperate with the city's requirements. I put this fence up in March 2021 because my home was broken into a year ago and months later had trespasser on camera coming in from the highway. My home is visible from the highway over late fall, winter, and early spring without the presence of the 8 foot fence. From the highway, all traffic can see into my backyard, garage, and any vehicles we have parked back there without the presence of the fence. Also, from the cut-de-sac looking towards highway, the enormous green "EXIT" signs for the ladue exit were visible to all neighbors prior to the installation of this fence. We chose to have the pickets installed on the inside facing the home because the fence is so visible from the street but are happy to add pickets to the back where visible to the highway. I would be very grateful for approval to retain the 8 foot height as it is aesthetically complementing to the neighborhood by blocking highway traffic and signage, and reducing noise. I have had only positive feedback from neighbors, glad they can no longer see the highway year round. I would like to add that where MODOT was generous enough to install concrete barrier walls along highways, those stand much higher than my 8 foot... I believe those walls are that size for a reason and my home is no less valuable. Thank you for your time.

Submittal Checklist

- | | |
|---|---|
| ☐ Rationale | ☐ Building elevations for new construction |
| ☐ Site plan 4 hard copies | ☐ Photographs of existing structures |
| ☐ Access and parking plan-4 hard copies; (may be shown on site plan) | ☐ Materials samples for Commission review |
| ☐ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☐ Fees: \$250 (non-refundable) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, _____, 20____.

****Confirm schedule and available meeting dates with Planning Division staff******Office Use Only**

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development

Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: 5/19

Attachment: Applicant's Materials submitted on May 24 (#21-020: 23 Sackston Woods Ln Fence)

Rationale:

I did not know a permit was needed to build my fence but will happily cooperate with the City's requirements.

I put this fence up in March of 2021 because my home was broken into a year ago and months later my cameras caught a middle-of-the-night trespasser entering my property from the highway.... in addition there were hand-full of other instances with trespassing on our property all of which was reported to the police. As a direct result of the break-ins in our neighborhood, we build our fence and we installed 24 hour surveillance at the entrance to the neighborhood in hopes that it would reduce the number of suspicious visitors. With that being said, my home is visible from the highway over late fall, winter, and early spring without the presence of the eight foot fence, From the highway, all traffic could see into my back yard, garage, and any vehicles we have without the fence.

In addition, prior to installing the fence, during those same months of the year... all the highway traffic was also visible to us and neighbors including the massive green highway Exit Sign. The highway is a huge nuisance not just to us but to the many lots that near the highway.

As you will see in my photos, the pickets are visible from the street to the left of my home which is why we chose to install the pickets on the inside. An additional photo will show the view of my fence to highway traffic. These photos were taken right after spring bloom... I would be shocked if you could see the fence by end of summer, but if its a concern, we are happy to put pickets on the back side. I will add that I intended to stain both sides of the fence a dark brown to match the trim on my home and to blend with nature.

In conclusion, I would be grateful for approval to retain my 8 foot height as it is aesthetically complementing to the neighborhood by blocking the highway traffic view, signage, and reduceing noise. I have had only positive feedback from neighbors, many saying they wish the other neighbor along the highway would add privacy like I did so that all the highway is no longer visible in the cul de sac. I would also like to add that where MODOT was generous enough to install concrete barrier wall along highways, those stand much higher that my 8 foot... I believe those walls are that size for a reason and my home is no less valuable.

Thank you for your time,

Sincerely

Samona Richardson

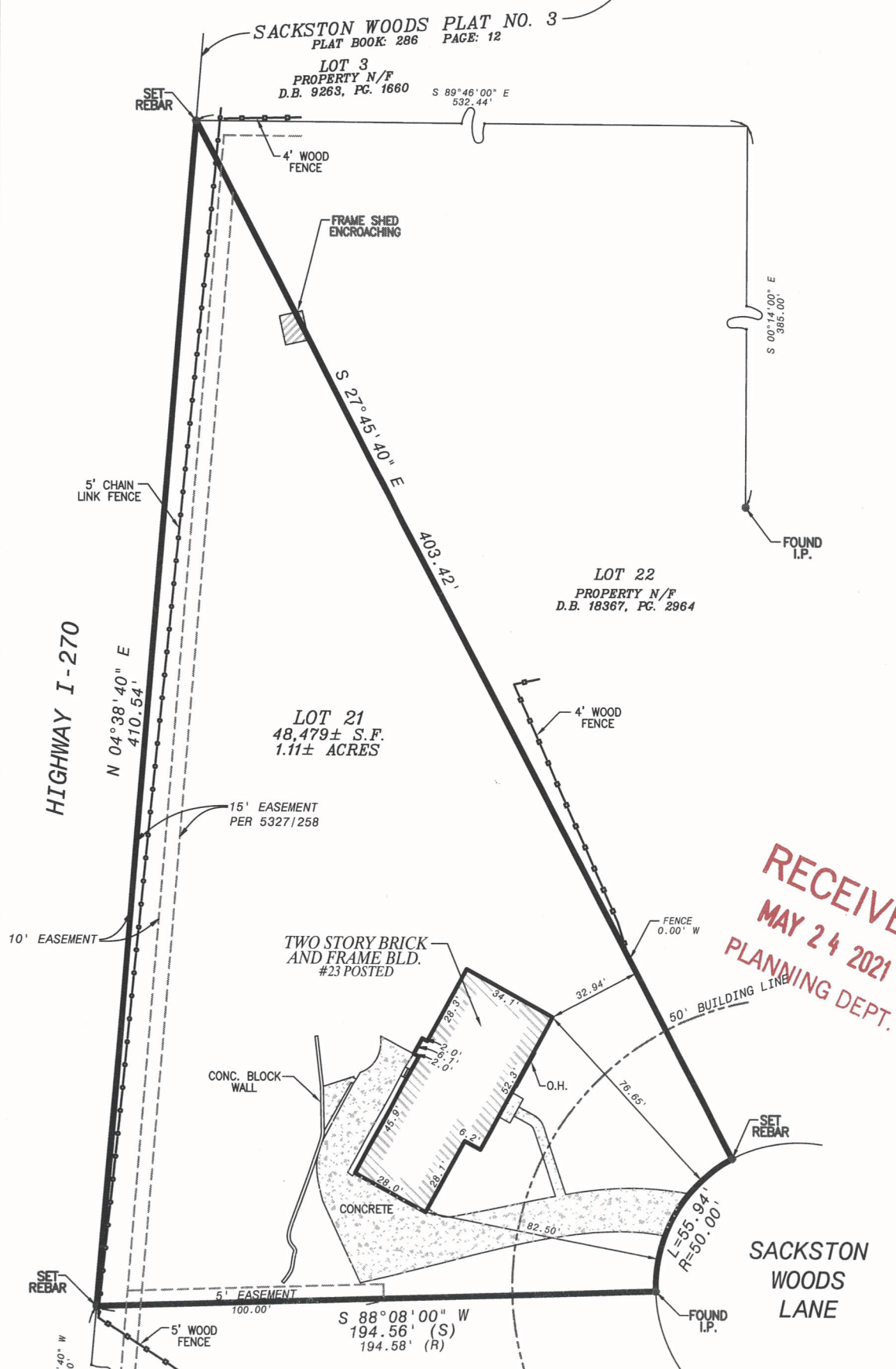
23 Sackston Woods Lane.

Attachment: Applicant's Materials submitted on May 24 (#21-020: 23 Sackston Woods Ln Fence)

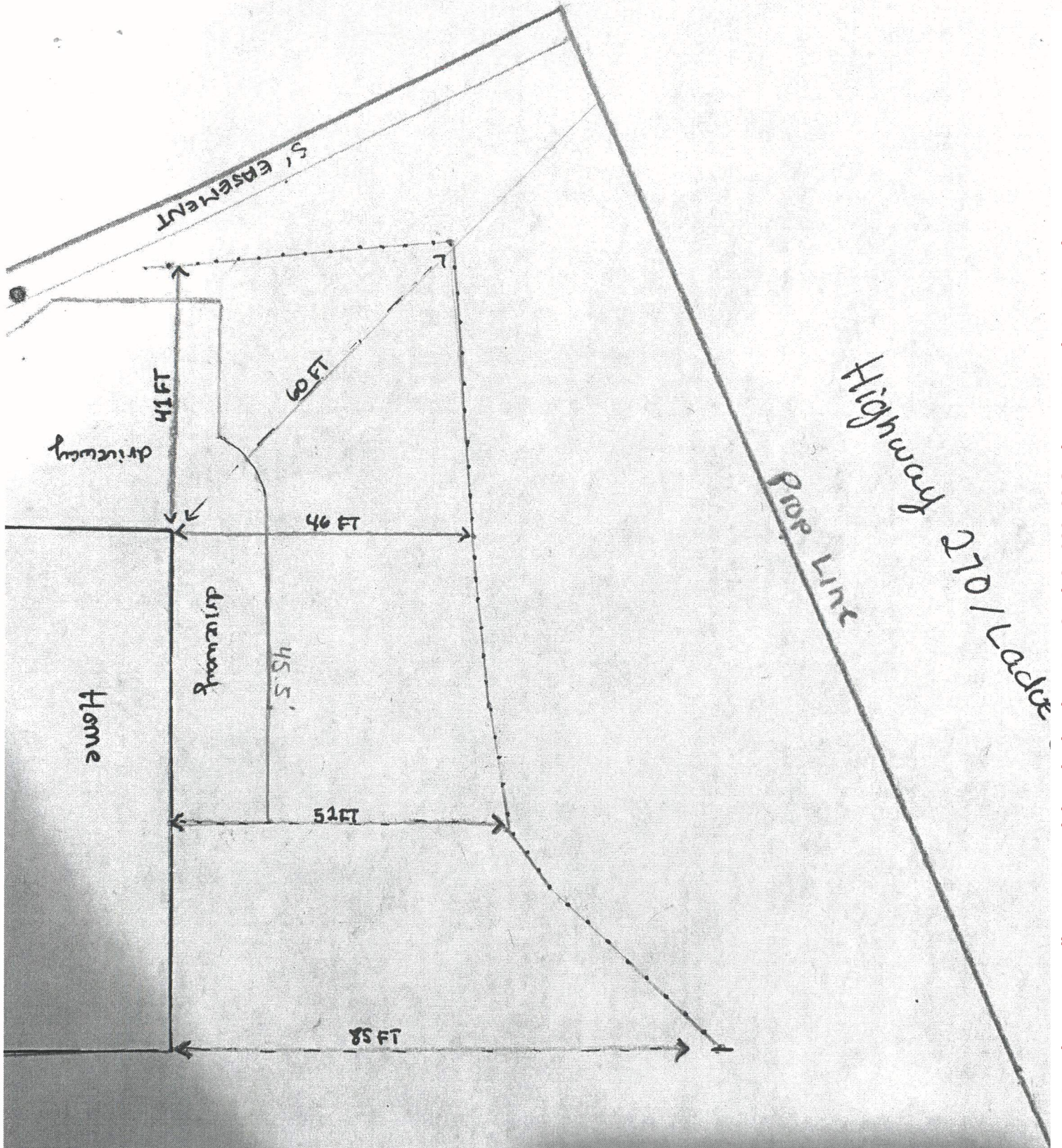
Fence construction Details

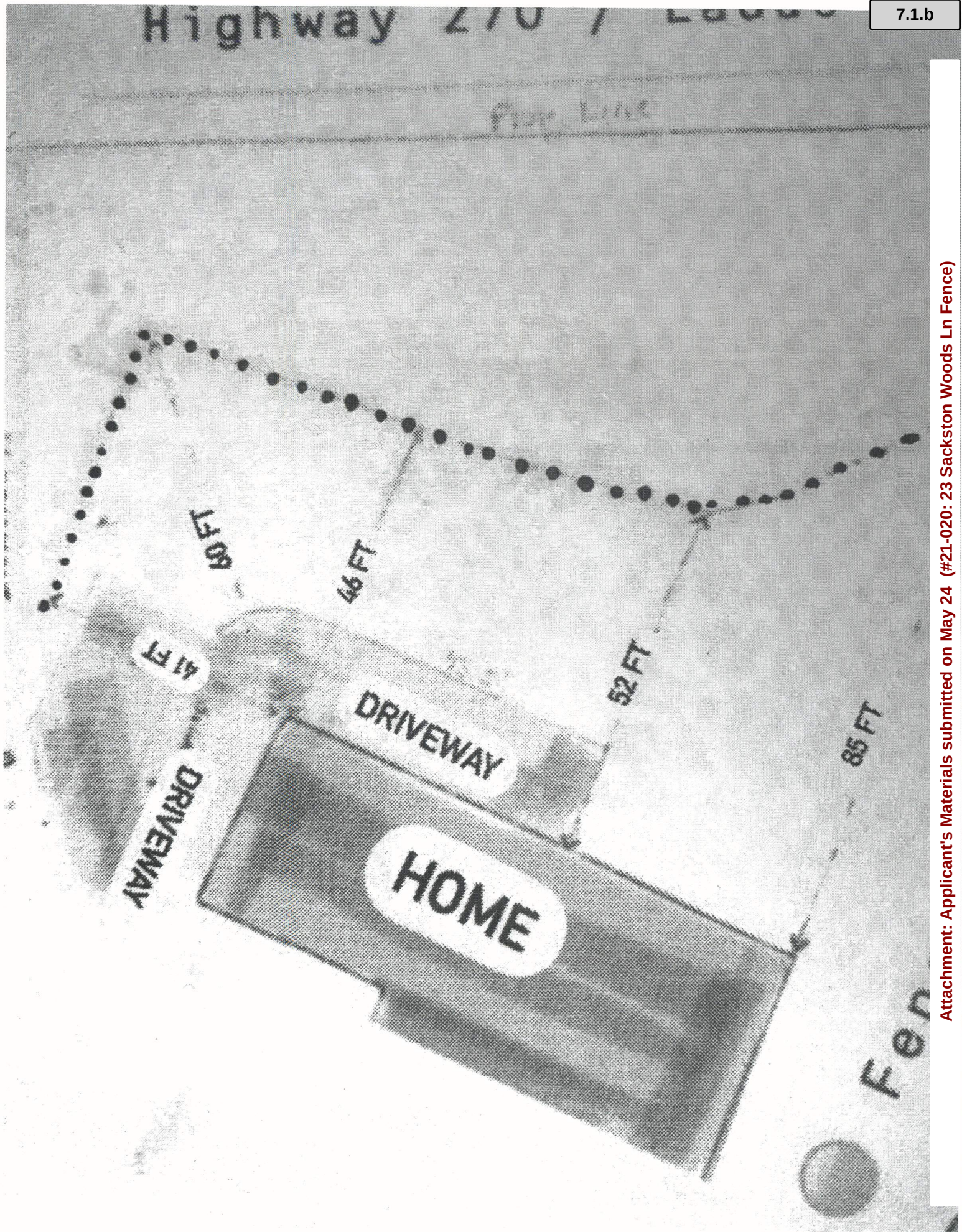
- 192 linear feet of 8 for tall pretreated lumber
 - dogear style
 - each post sits 2 feet in the ground
 - each post is set in 200 lb of strength concrete
 - 24 posts set 8 feet apart
-
- utilities were located prior to starting project

BOUNDARY AND IMPROVEMENT



Attachment: Applicant's Materials submitted on May 24 (#21-020: 23 Sackston Woods Ln Fence)



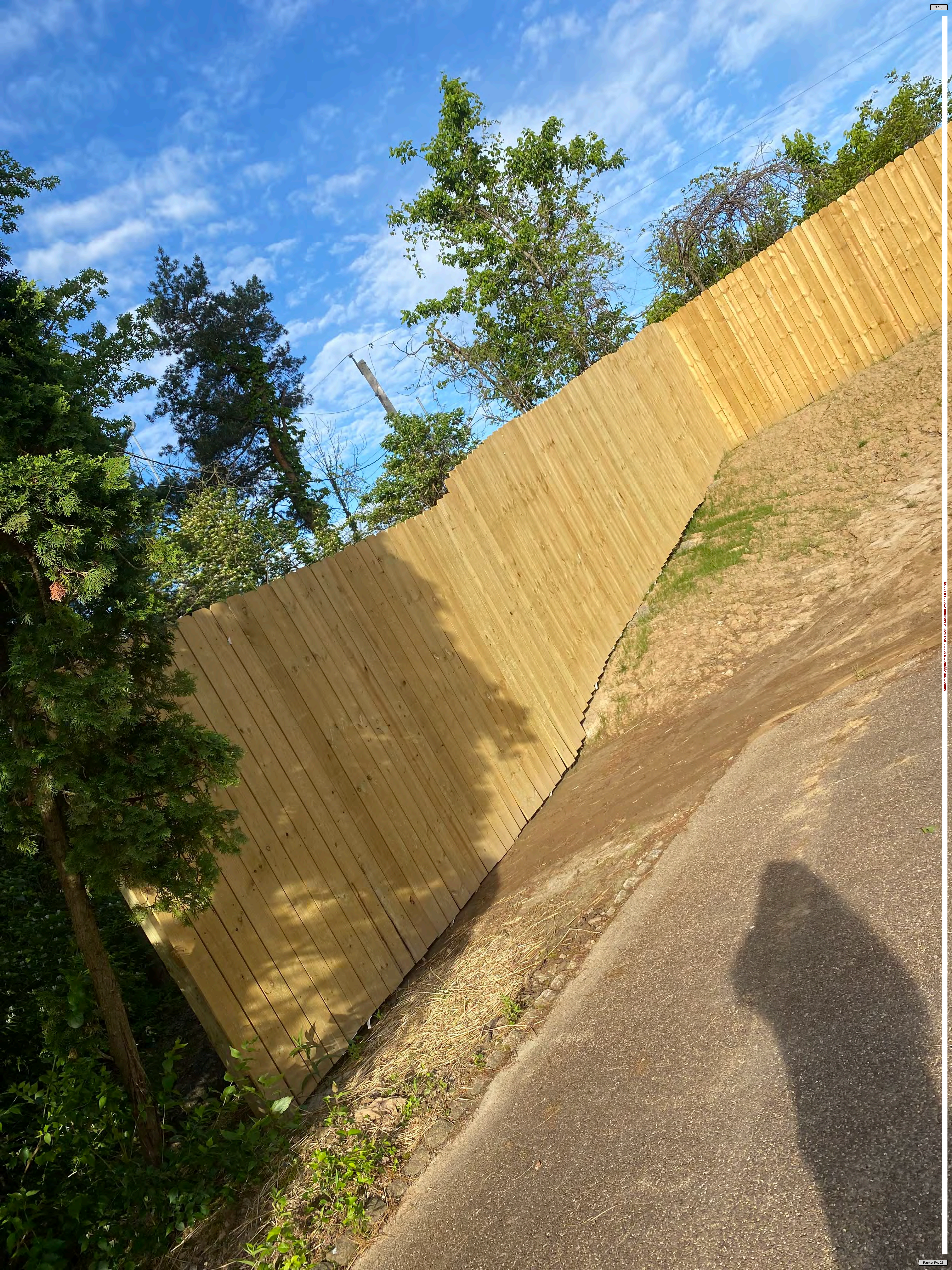












RECEIVED
JUN 16 2021
PLANNING DEPT.

*Kenneth & Margot Bean
15 Sackston Woods Ln.
St. Louis, MO 63141
314-993-8957*

City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

Re: Planning and Zoning
#21-020
23 Sackston Woods Ln.

To Whom it May Concern:

We write in support of the application for a zoning variance for the fence installed by our neighbor, Ramona and Tyler Richardson. The fence is needed for security and soundproofing. While taller than the ordinances permits, it does not appear to be that close to the front curb and it is not offensive. By the way, we are new to the neighborhood and do not know the Richardsons, but saw the public notice box out during one of our neighborhood walks. Thanks for your consideration.

Very Truly yours,

Ken Bean

Kenneth W. Bean

Cc: Ramona and Tyler Richardson
23 Sackston Woods Ln
Creve Coeur, MO 63141

Attachment: Public Comment received (#21-020: 23 Sackston Woods Ln Fence)



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#21-021: RE-APPROVAL OF A SITE DEVELOPMENT PLAN FOR A 20
UNIT APARTMENT BUILDING AT 10809-10819 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, June 21, 2021

LOCATION: 10809-10819 Olive Boulevard, Zoned Core Business District

REQUEST: Adam Bulla, of D&R Building Group, on behalf of JLA Group, LLC, has re-submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The development 1.05 acres. Building permits were issued, and construction began but not enough work was done for it to be considered substantial construction within the one-year time frame. According to the applicant, construction delays were due to COVID-19 and material shortages.

ADDITIONAL INFORMATION: The proposal received approval from the Planning and Zoning Commission on February 3, 2020. However due to construction delays, the approval has lapsed. Section 405.1080(K)(4) requires that substantial construction is to commence within 1 year, unless extended by the Planning and Zoning Commission prior to the expiration. Substantial construction consists of clearing the site, completion of footings, basement or building slab and inspection of such work. The extension had not been requested prior to the expiration; therefore, the approval has lapsed. They are seeking re-approval of the same project.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

**Creve Coeur 2030
Comprehensive Plan
References**

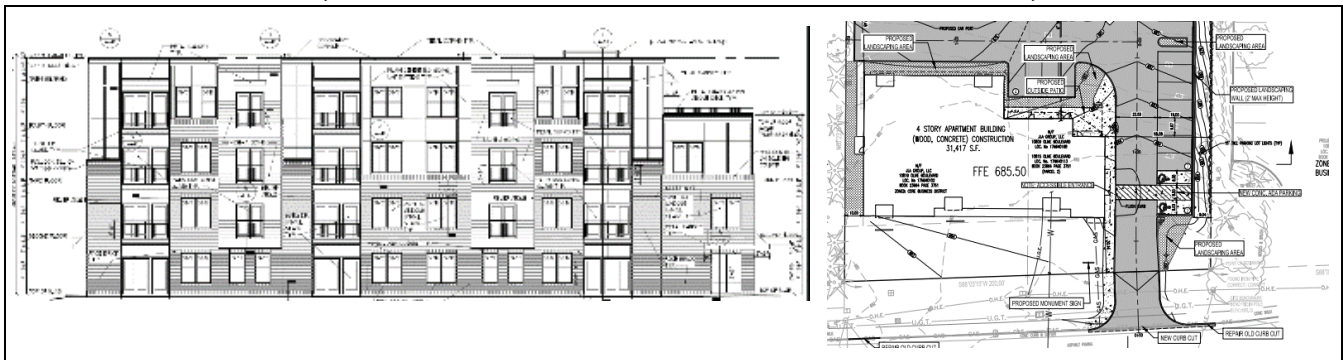
- East Olive Corridor
Neighborhood Commercial
District

Zoning Code References

- Table A: Permitted and
Conditional Uses
- Section 405.370: CB-Core
Business District
- Section 1080: Site Concept,
Site Development and
Minor Site Plan Approval.

APPLICANT: AJ Adewunmi
JLA Group, LLC
1917 Rutger Street
St. Louis, MO 63104

**APPLICANT'S
REPRESENTATIVE:** Adam Bulla
D&R Building Group
1917 Rutger St.
St. Louis, MO 63104



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 6/15/2021
ATTACHMENTS: Applicant's materials received June 4, 2021
Prior Staff Reports

PROPOSAL AND REVISIONS SINCE THE APPROVAL OF FEBRUARY 3, 2020

The Applicant is seeking re-approval of the site development plan due to a lapse in approval. The applicant has submitted the attached letter providing the reasons for the delays. A request for an extension was not submitted prior to the expiration date, therefore the Applicant must submit a new application for review and approval by the Planning and Zoning Commission. The Applicant submitted for building permits, but the final building permit was issued in error just after the February 3, 2021 deadline, and construction has started. However, substantial construction and the footing inspection of that permit has not occurred at this time.

The proposal is substantially the same as the prior approved project. The February 3rd approval included a condition for additional brick to the bottom of the third floor. Staff approved the revised elevation as part of this condition and these elevations are shown below, along with the Site Plan. The Landscape Plan was approved on February 3, 2021 as part of the Site Improvement Permit and was consistent with the Landscape Plan shown at the prior Planning and Zoning Commission Meetings for the original approval. There have been no ordinance changes that would affect this project since it was originally approved and; therefore, staff's analysis of the project remains the same. Please refer to the prior staff reports for reference.



Figure 1: Front Elevation

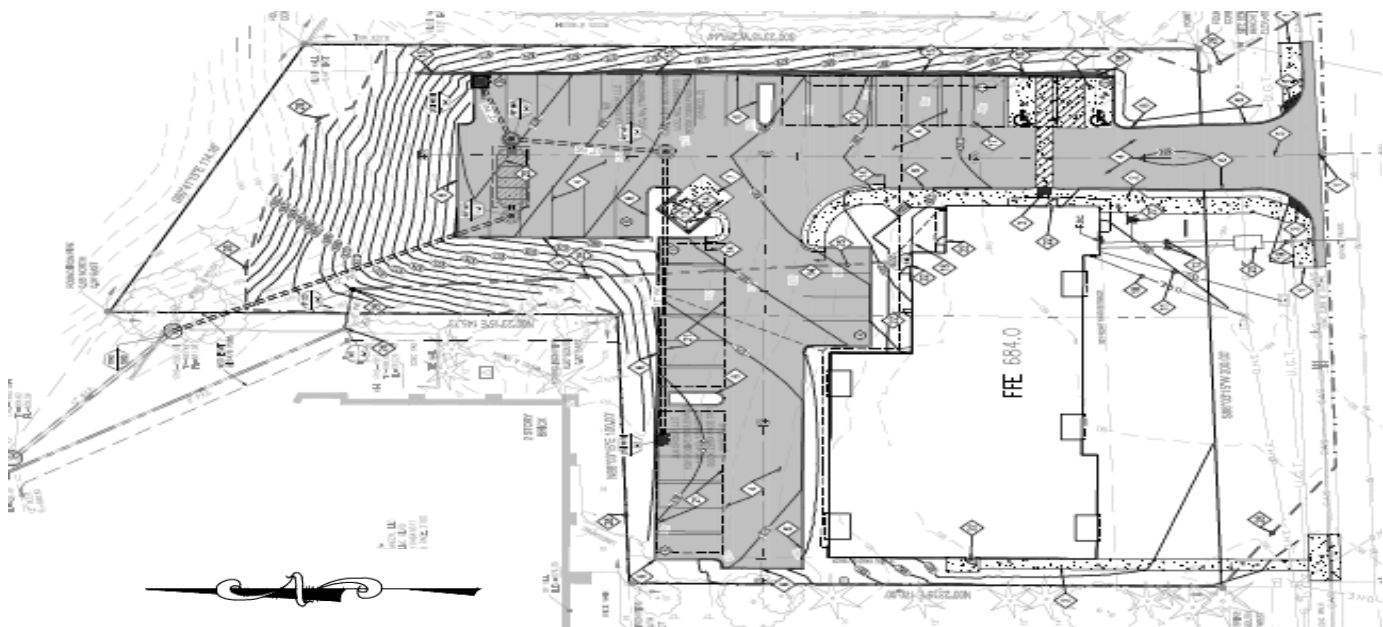


Figure 2: Site Plan

MODOT APPROVAL

The project has also received MoDOT initial approval in September 2020, and final approval on February 16, 2021. MoDOT agreed that as part of their current work in the area near the Spodee intersection that they would widen the center lane to 11 feet where it currently starts to narrow to at 10 feet, to allow for left turns into the site in this area.

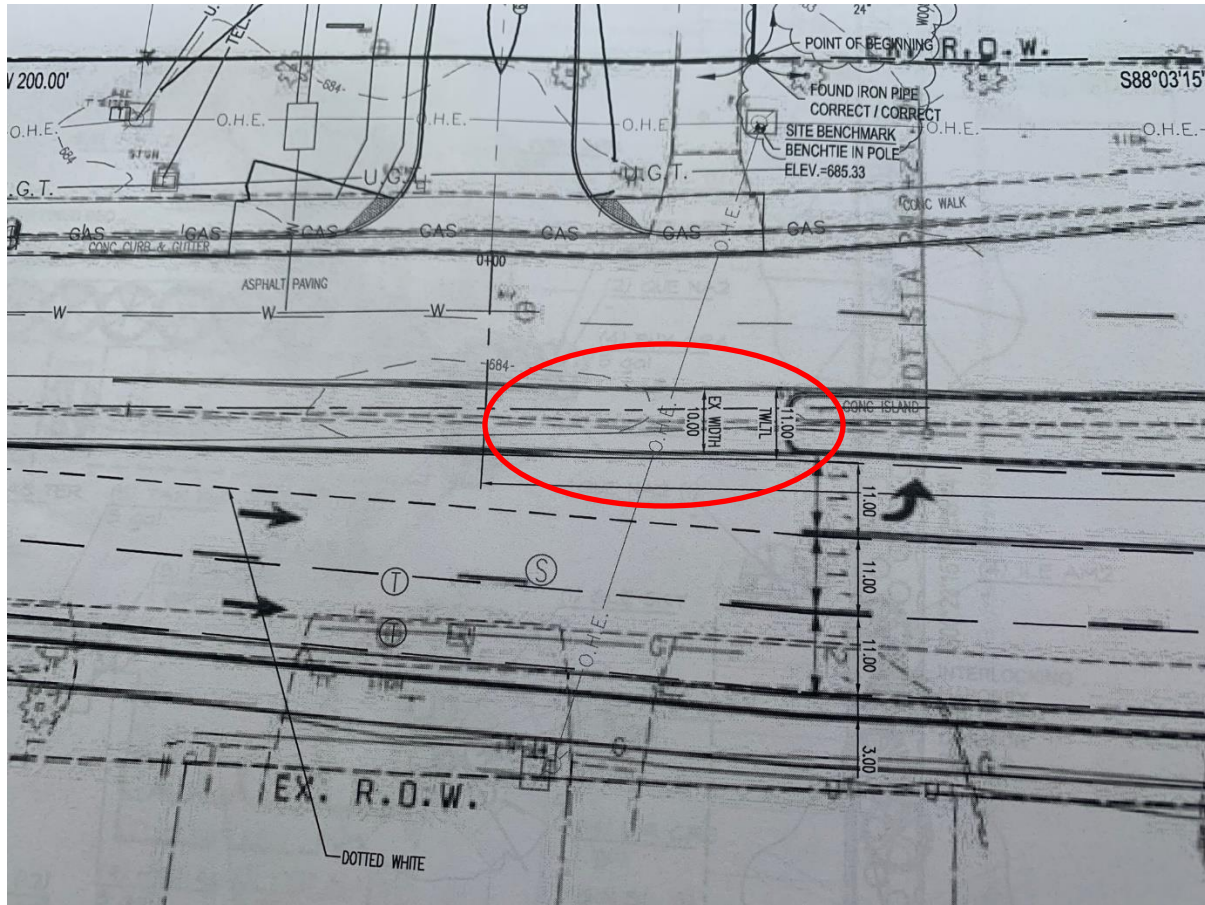


Figure 3: Close-up of the MoDOT site plan

SUMMARY AND RECOMMENDATION ON THE PROPOSED DEVELOPMENT

The Applicant will be present to answer any questions from the Commission. If the Commission has any concerns, they should discuss those with the Applicant. Below are the conditions for approval that are similar to those of the prior approval, but updated for the resubmitted dates.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Building Elevations shall be in substantial compliance with the Elevations presented to the Planning and Zoning Commission received on June 4, 2021, as bound together and submitted in conjunction with Application #21-021, by Levine Associates.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Plan information received on January 29, 2020 as bound together and submitted in conjunction with Application #21-021, by Levine Associates.
3. The carports are to use a dark bronze color similar in color to the window casings and the awnings on the building with square columns to better blend in with the site.
4. The retaining wall shall be of a color consistent with the red brick color of the building.
5. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance, and shall be a maximum of 24 feet in height, as discussed in the Staff Report.

6. The Applicant shall submit a final Landscape Plan to be in substantial compliance with the drawings received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates, in compliance with Section 405.540 Landscaping.
7. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
8. All internal sidewalks shall have a minimum width of 6 feet, and comply with Section 405.730
9. Any mechanical equipment installed for the site shall be properly screened with approved materials.
10. All signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
11. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained, and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

ACTION AND MOTION

The following is an example of an appropriate motion for this application, should the Commission wish to move forward with a vote:

“I move to reapprove Application #21-021 for a 20-Unit apartment building located at 10809-10819 Olive Boulevard as shown in the site development plans and subject to the conditions discussed in the Staff Report for the meeting of June 21, 2021” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



6/4/21

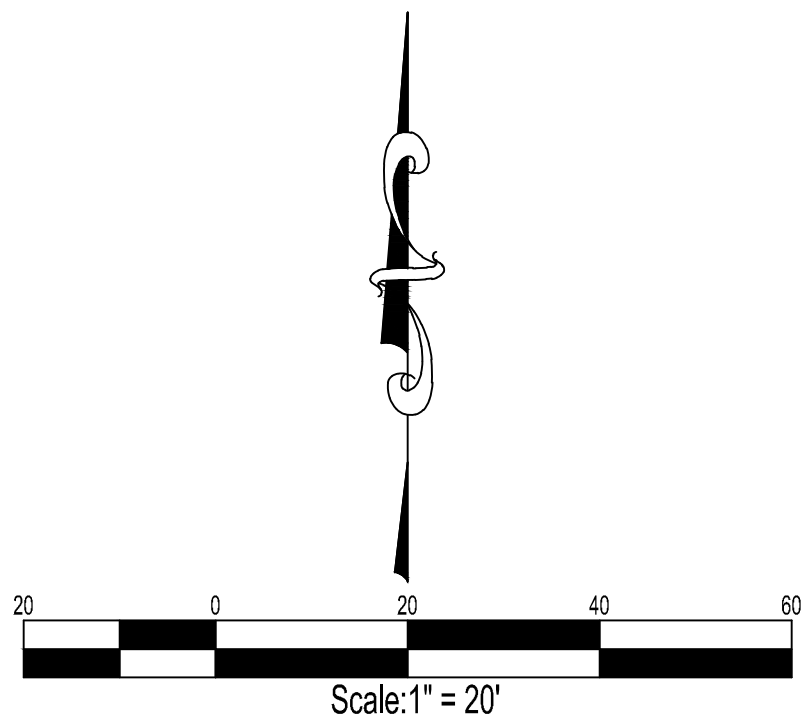
To Whom It May Concern:

The start of the project at 10809-19 Olive was delayed due to the COVID-19 pandemic, which lead to personnel and material shortages. Excavation has now been completed, and the footings/foundation are in progress.

Sincerely,

Adam Bulla
Project Manager
D&R Building Group
1917 Rutger Ave., 63104
314-450-7017

Attachment: CC Letter (#21-021::10809-10819 Olive Blvd Apartments)



NOTE:

1. CONTRACTOR SHALL FINISH GRADING AND SEED / STRAW IN THE EVENT THAT NEW CONSTRUCTION DOES NOT START WITHIN 30 DAYS OF THE COMPLETION OF DEMOLITION ACTIVITY. THE SITE WILL NEED TO BE GRADED SO IT DOES NOT HOLD WATER AND IS FLAT AND SMOOTH ENOUGH FOR A LAWN MOWER TO TRAVELSE WITHOUT DIFFICULTY.
2. DUST CONTROL: DUST CONTROL MEASURES AND CONTROL STRATEGIES TO MINIMIZE DUST AND BLOWING DEBRIS. A BACKFILL WATER MAY BE REQUIRED IF YOU PLAN TO USE THE FIRE HYDRANTS
3. CONTRACTOR SHALL CLEAN OFF ANY MUD ON THE STREETS RIGHT AWAY. SAME DAY.
4. CONTRACTOR IS ADVISED THAT THERE ARE 3 REQUIRED INSPECTIONS FOR EACH STRUCTURE TO BE REMOVED. (1) PRE-DEMO, (2) PRE-BACKFILL AND (3) FINAL

M.S.D. # 270MSD-00040 M.S.D. BASE MAP 17N	SITE PLAN
C2.0	JLA GROUP, LLC NEW 20 UNIT APARTMENT BUILDING 10809-10819 OLIVE BLVD. CREVE COEUR, ST LOUIS COUNTY, MO 63141

OLIVE APARTMENTS

JLA GROUP, DEVELOPER

20 NEW APARTMENTS
10809-10819 OLIVE BLVD
CREVE COEUR, MISSOURI 63141

GENERAL NOTES

GENERAL NOTES

GENERAL REQUIREMENTS:

- Do not scale drawings. Use written dimensions.
- Unless otherwise provided, the Subcontractor shall secure and pay for permit fees, HVAC, electric, plumbing, and for all other permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the work which are customarily secured after execution of the Contract and which are legally required at the time the bids are received. The Subcontractor must include any and all special or unusual fees required and must include cost of same in the Contract Price. Check with local authorities to verify their requirements on this project.
- The following words shall be construed to having the meaning here given them:
 - The word "Architect" means Levine Associates Architects.
 - The word "Contractor" means the General Contractor having the direct contract with the Owner.
 - The word "Subcontractor" means those having a direct contract with the General Contractor for the furnishing of labor and materials to complete the work described in the Contract Documents.
 - The word "Furnish" shall mean furnishing of all labor, materials, equipment, transportation and service required.
- Prior to commencing work, the General Contractor shall review all plans and details, verify all dimensions and existing conditions and notify the Architect of any discrepancies.
- Dimensions are shown from face of stud on interior, nominal face of brick or sheathing on exterior and face of concrete.
- These architectural drawings convey design concept. The General Contractor remains responsible for details and accuracy for confirming and correlating all quantities and dimensions, for selecting fabrication processes, for techniques of assembly, and for performing the work in a safe manner in accordance with all applicable local, state, and federal codes, ordinances, and in accordance with industry standards.
- The General Contractor and Subcontractors shall carry necessary insurances including liability insurance and worker's compensation insurance.
- Pre-fabricated items shall be installed according to manufacturer's instructions.
- Unless otherwise provided, each Subcontractor shall remove their debris, trash, and spillage from the site and leave the site in clean condition ready for subsequent work.
- Subcontractors shall clean up any wind-blown debris from adjacent public and private land.

SITEWORK:

- Apply termite/tilde solution on earth prior to placing concrete fill across entire building area including under footings.

WOOD, PLASTICS, AND COMPOSITES:

- Firestop stud walls, furred spaces, finished basement stud walls (including furred walls), and staggered stud frame walls at the ceiling and floor levels and horizontally at intervals not exceeding 10'-0". All soffits and dropped ceilings shall be firestopped. Fireblock between stair stringers at the top and bottom of the run. Fireblock around vent, pipe, and duct penetrations of ceiling and floors.
- Stairs with 4 or more risers require handrails and guards. Handrails and other projections below the handrail shall not project more than 4-1/2" into the required stairway width. Handrails shall be 34" to 38" above the leading edge of the tread. Handrail ends shall return to the wall. Guardrails shall be a min. of 34" above the leading edge of the tread and a min height of 42" at stair landings. Guardrails shall be a min. of 42" at balconies, areaways and open-sided walking areas where the difference in floor levels is more than 30". Open guards shall have intermediate vertical balusters spaced 4' apart max. Openings on the sides of a stair shall have balusters spaced less than 4' apart.
- Handrails shall meet either:
 - Circular cross section with min. diameter of 1-1/4" but not more than 2" or
 - Other approved shapes having a max. allowable horizontal width of 2-1/4", max. graspable perimeter dimensions of 6-1/4", and a min. 4" graspable perimeter dimension.

THERMAL AND MOISTURE PROTECTION:

- Caulking and Sealants: Exterior joints around windows and door frames, between wall and foundation, between wall and roof, between wall panels, at penetrations or utility services through walls, floor, and roofs, and all other openings in the exterior envelope shall be sealed in an approved manner.
- Minimum design insulation values:
 - Roof/ceiling: (R-49 specified)
 - Frame wall and band joists: (R-20 in walls, R-20 in band boards)
 - Floors at cantilevers and unheated crawl spaces: R-19 min.
 - Slab-on-grade floors: R-10 min. Insulation shall be along the perimeter of the foundation wall downward from the slab 24" min. or horizontally under the slab 24" min.
- Windows (other than uninsulated basement windows), and doors (other than overhead garage doors): U-40 max. Skylights: U-60 max. Window and door U-values shall be labeled and certified by the manufacturer.
- Insulation material and installation shall conform to code requirements.
- Where blown-in or sprayed insulation is applied in the roof/ceiling assembly, the installer shall provide a certification of the initial installed thickness, settled thickness, coverage area, and the number of bags of insulation material installed. Provide markers for every 300 sq. ft. of area attached to trusses, rafters or joists, and include one inch high numbers of the installed thickness of the insulation.
- Attic ventilation (net free) area shall not be less than 1/50 of the areas served.
- Incorporate air sealing package to reduce infiltration:
 - Seal between concrete and wood plate.
 - Caulk bottom plate of exterior walls.
 - Air seal band joist cavities between floors.
 - Ensure air barrier continuity at all framed cavities such as air chases, soffits, coffered or dropped ceilings, and behind tub/shower units on exterior walls. Utilize either an interior or exterior air barrier as per local practice.
 - Caulk/foam all electrical, plumbing, heating penetrations between floors (including attic, basement, crawl space, and garage) and to exterior.
 - Block and seal cantilevered floors and kneewalls.
 - Weatherstrip attic hatches, kneewall doors.
 - Insulate, caulk, or foam between window/door jams and framing.
 - If installing recessed lights in ceilings adjacent to unconditioned space, use rated, air-tight, Type IC housings.
- Caulk/foam HVAC register boots that penetrate the building envelope to subfloor or drywall that penetrates the building envelope.

DOORS AND WINDOWS:

- General Contractor and Window Manufacturer shall verify the size and fit of all windows prior to the manufacture and notify the Architect of any errors or inconsistencies.

- Safety glazing shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 as a Type I or Type II.
 - Glazing in storm or combination doors shall be Type I if 9 sq. ft. or less, Type II if more than 9 sq. ft.
 - Glazing in doors shall be Type I if 9 sq. ft. or less, Type II if more than 9 sq. ft.
 - Glazed openings in all panels having a glazed area in excess of 9 sq. ft. with the lowest edge less than 18" above the floor and top edge more than 36" above the floor and with a walking surface within 36" horizontally of such glazing shall be Type II.
- Glazed openings adjacent to doorways if the nearest vertical edge of the glazing material is within a 24" arc of either vertical edge of the door in a closed position and if the bottom edge of the glazing material is less than 60" above the floor shall be Type I if 9 sq. ft. or less, Type II if more than 9 sq. ft. Exceptions: a) Where there is an intervening wall or barrier to prevent a person from striking the glazing while approaching the door. b) Glazing adjacent to a door serving a closet or storage area 3 ft. or less in depth. c) Decorative glass. d) Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position. e) Glazing that is adjacent to the fixed panel of patio doors.
- Glazing in enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, showers, and pools which is located 60" or less horizontally from the water's edge and less than 60" vertically above the standing surface shall be Type II.
- Glazing in fixed or sliding panels in a sliding glass door shall be Type II.
- Glazing in hand or guard rails shall be Type I if 9 sq. ft. or less, Type II if more than 9 sq. ft.
- Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface and less than 60" vertically above the plane of the walking surface. Glazing adjacent to stairways within 60" horizontally of the bottom tread in any direction when exposed surface of the glass is less than 60" above the tread nosing Type I if 9 sq. ft. or less, Type II if more than 9 sq. ft. Exception: The glazing is protected by a guardrail or a handrail including balusters or in-fill panels and the glazing is located more than 18" horizontally from this guard or handrail.
- Maximum U' value for windows: .45; Maximum U' value for glazed doors: .71. Maximum U' value for fixed glazing: .38.
- Minimum Solar Heat Gain Coefficient (SHGC): .36.

FINISHES:

- Maximum flame-spread on all interior finish materials shall not exceed 200 or a smoke development rating exceeding 450.
- Drywall installation shall comply with the Gypsum Association recommended practice for thickness, nailing, and taping on correct stud spacing.
- Water resistant gypsum backer board conforming to ASTM C630 or C1178 shall be used in bathtub and shower compartments and at all drywall plumbing penetrations. 1/2" USG Durock or Hardibacker shall be used when ceramic tile is used. Do not install water resistant gypsum backer board over vapor barrier in shower and tub compartments. If backer board is used on a ceiling, framing shall be 12" o.c.
- Exposed batt or blanket insulation including the vapor retarder, breather paper or other covering in attics, crawl spaces and basements shall have a max. flame spread rating of 25 (16 for foam plastics) and a max. smoke developed rating of 450.
- Dropped ceilings below wood joists or attached directly to wood floor trusses shall be draftstopped by dividing the space into approximately equal areas not greater than 100sq.ft. Draftstopping shall be parallel to framing members. (Finished basement ceiling.
- Cabinet supplier shall measure area of work after rough framing to assure exact fit of cabinets.
- All paint shall be in compliance with the Lead based Paint Poisoning Prevention Act.
- Prepare all surfaces for finishing as recommended by manufacturer.

DEVELOPER

JLA GROUP
1111 RUTGER STREET
SAINT LOUIS, MISSOURI 63104
314-450-7010

ARCHITECT

LEVINE ASSOCIATES ARCHITECTS
8630 DELMAR BOULEVARD SUITE 220
SAINT LOUIS, MISSOURI 63124
314-991-5600

CIVIL/STRUCTURAL ENGINEER

FRONTENAC ENGINEERS
2725 SUITON BOULEVARD
MAPLEWOOD, MISSOURI 63143
314-644-2200

MEE ENGINEER

DP DESIGN AND CONSTRUCTION
13610 BARRETT OFFICE DRIVE SUITE 200
SAINT LOUIS, MISSOURI 63021
314-965-8032

LANDSCAPE DESIGN

ACORN LANDSCAPES
13 FORRESTER DRIVE
MANCHESTER, MISSOURI 63011
636-394-0255

PROJECT TEAM

CODE AND BUILDING DATA

ZONING DATA:

'CB' - CORE BUSINESS DISTRICT
SITE AREA: 1 ACRE ±
FRONT SETBACK 35'
SIDE YARD SETBACK 10'
REAR SETBACK 10'
PARKING: 2 PER DUELLING UNIT: 40 SPACES PROVIDED
2 HANDICAP SPACES PROVIDED
20 COVERED PARKING SPACES PROVIDED

BUILDING CODE:

2015 IBC, 2015 IMC, 2015 IPC, 2015 IFPC
2014 NEC, 2015 IECC, 2009 ICC/ANSI A117.1

USE GROUP:

R2 MULTI-FAMILY APARTMENTS
U PRIVATE GARAGE (MAXIMUM 1000 SF EACH)
- COMMON AREAS-B (BUSINESS) AND A (ASSEMBLY)
MAKE UP LESS THAN 10% OF FLOOR AREAS,
- INCIDENTAL USES (SECTION 509) NONE

CONSTRUCTION TYPE:

V-A
(carports construction type 5B)

FIRE PROTECTION SYSTEM: BUILDING SHALL BE SPRINKLED THROUGHOUT.

HEIGHT TO HIGHEST OCCUPIED FLOOR: 33 FT

UNIT MIX 20 2-BR 2-BATH APARTMENTS 138 SF

(1) TYPE 'A' ACCESSIBLE
(1) TYPE 'A' ACCESSIBLE

ALLOWABLE BUILDING HEIGHT (TABLES 504.3/504.4) = 50 FEET/FOUR STORIES
BUILDING HEIGHT: 4 STORIES 41 FEET

ALLOWABLE BUILDING AREA (TABLE 506.2) 36,000 PER FLOOR
BUILDING AREA:

FIRST FLOOR	8042 SF
SECOND FLOOR	8042 SF
THIRD FLOOR	8042 SF
FOURTH FLOOR	1141 SF
TOTAL	31267 SF

NO AREA INCREASES REQUIRED.

BUILDINGS ON THE SAME LOT (SECTION 105.3)

30' BETWEEN CARPORTS AND MAIN BUILDING = 15' SEPARATION TO IMAGINARY LINE

OCCUPANT LOAD: RESIDENTIAL - 5 PARTMENTS/FLOOR 138 SF EACH

FLOOR AREA PER FLOOR - 5690 SF /200 PER PERSON + 29 PER FLOOR
ROOFTOP DECK - 100 SF /5 SF PER PERSON + 41 OCCUPANTS

EGRESS	COMMENTS	CODE REF.
DEAD END CORRIDOR	50' W/ SPRINKLER	IBC 1010.4
CORRIDOR WIDTH	44" MIN	IBC 1010.2.2
STAIR WIDTH (2 REQUIRED)	36" MIN	IBC 1012
EXITS REQUIRED	2 MIN/FL	IBC 1006.3.1
	1 WITHIN APT	IBC 1006.2.1
	15'	IBC 1006.3.2
COMMON PATH OF TRAVEL		
(ROOFTOP A-3 OCCUPANCY)		
EXIT ACCESS DISTANCE	750' - SPRINKLERS	IBC TAB 1016.1

ACCESSIBILITY (TOTAL APARTMENTS IN BUILDING: 20 DUELLING UNITS)
UNITS REQUIRED: 1 TYPE A, ALL TYPE B
2% TYPE A
(NO ROLL-IN SHOWER)
PARKING - 2% OF 2 ACCESSIBLE PROVIDED IBC TAB 1106.1, 1106.2
SPACES FOR R-2 OCC

FIRE PROTECTION	HOUR	CODE REF.
ITEM		
CORRIDOR WALLS	5 HR	IBC TAB 1018.1
STAIR ENCLOSURE	2 HR	IBC 1012.1
ELEVATOR SHAFT	2 HR	IBC 1008.4
FIRE PARTITIONS (PARTY WALLS BETWEEN UNITS)	1 HR	IBC 4202, 109.11, 109.3
DOORS		
DOORS - 2 HR WALL	15 HR	IBC TABLE 715.4
DOORS - 1 HR WALL		IBC TABLE 715.4
-EXIT ENCLOSURE	15 HR	
-OTHER FIRE BARRIERS	45 MIN	
-CORRIDOR WALLS	20 MIN	

NFPA 15 FIRE SUPPRESSION SYSTEM (INCLUDES SIDEWAY DRY HEADS AT EXTERIOR DECKS)
OR SPRINKLER HEADS, FIRE ALARM AND FIRE DETECTION SYSTEMS
STANDPIPE IN EACH STAIRWELL
FIRE DEPARTMENT "Y" CONNECTION

MARKINGS AND ID OF PROTECTED OPENINGS TO CONCEALED FIRE RATED SPACES WILL BE LOCATED WITHIN 15'-0" OF ENDS OF WALLS AND AT INTERVALS MAX. 30'-0" HORIZONTALLY. LETTERING MIN. 3" H. WITHIN 3/8" STROKE IN CONTRASTING COLOR. SUGGESTED WORDING: FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS

FIRE RESISTANCE OF BLG ELEMENTS

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

FOR CONSTRUCTION TYPE V-A: TABLE 601

COLUMNS	1 HRS
STRUCTURAL FRAME (INCLUDING GIRDERS, TRUSSES)	1 HRS
BEARING WALLS (EXTERIOR)	1 HRS
BEARING WALLS (INTERIOR)	1 HRS
NONBEARING WALLS AND PARTITIONS (INTERIOR)	0 HRS
FLOOR CONSTRUCTION (INCL. SUPPORT BEAMS, JOISTS)	1 HRS
ROOF CONSTRUCTION (INCL. SUPPORT BEAMS, JOISTS)	1 HRS

INCIDENTAL USE AREAS (TABLE 509) NONE

DRAWING INDEX

CIVIL ENGINEERING

C00 COVER SHEET
C01 SPECIFICATIONS SHEET 1
C02 SPECIFICATIONS SHEET 2
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C11 DETAIL PLAN
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C40 DETAILS AND SPECIFICATIONS
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S-60 NORTH COVERED PARKING
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MECHANICAL

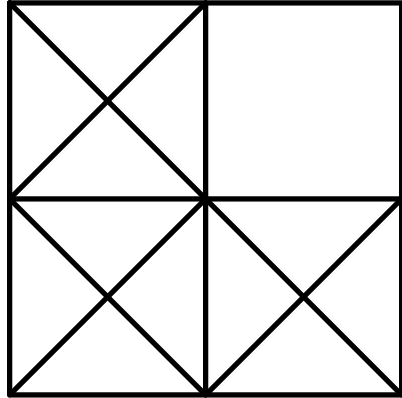
M-1 FIRST FLOOR MECHANICAL PLAN, GENERAL NOTES
M-2 SECOND FLOOR MECHANICAL PLAN
M-3 THIRD FLOOR MECHANICAL PLAN
M-4 FOURTH FLOOR MECHANICAL PLAN
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P-3 THIRD FLOOR PLUMBING PLANS
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ELECTRICAL

E-1 FIRST FLOOR ELECTRICAL PLAN, GENERAL NOTES
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DIA LEVINE ASSOCIATES

CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

cover sheet, project information, code data

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

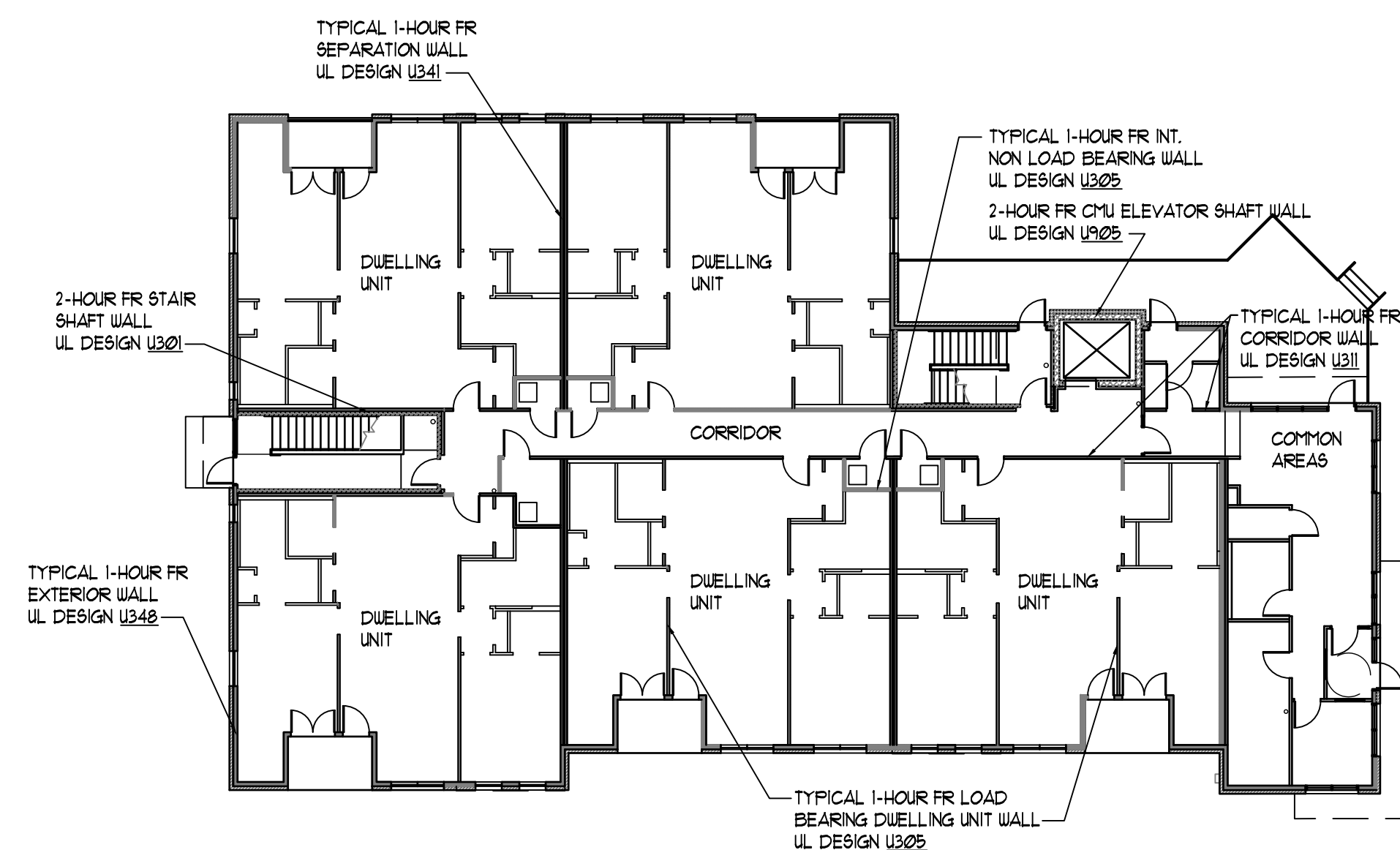
REVISIONS

NO.	DATE	ITEM

SHEET NO.

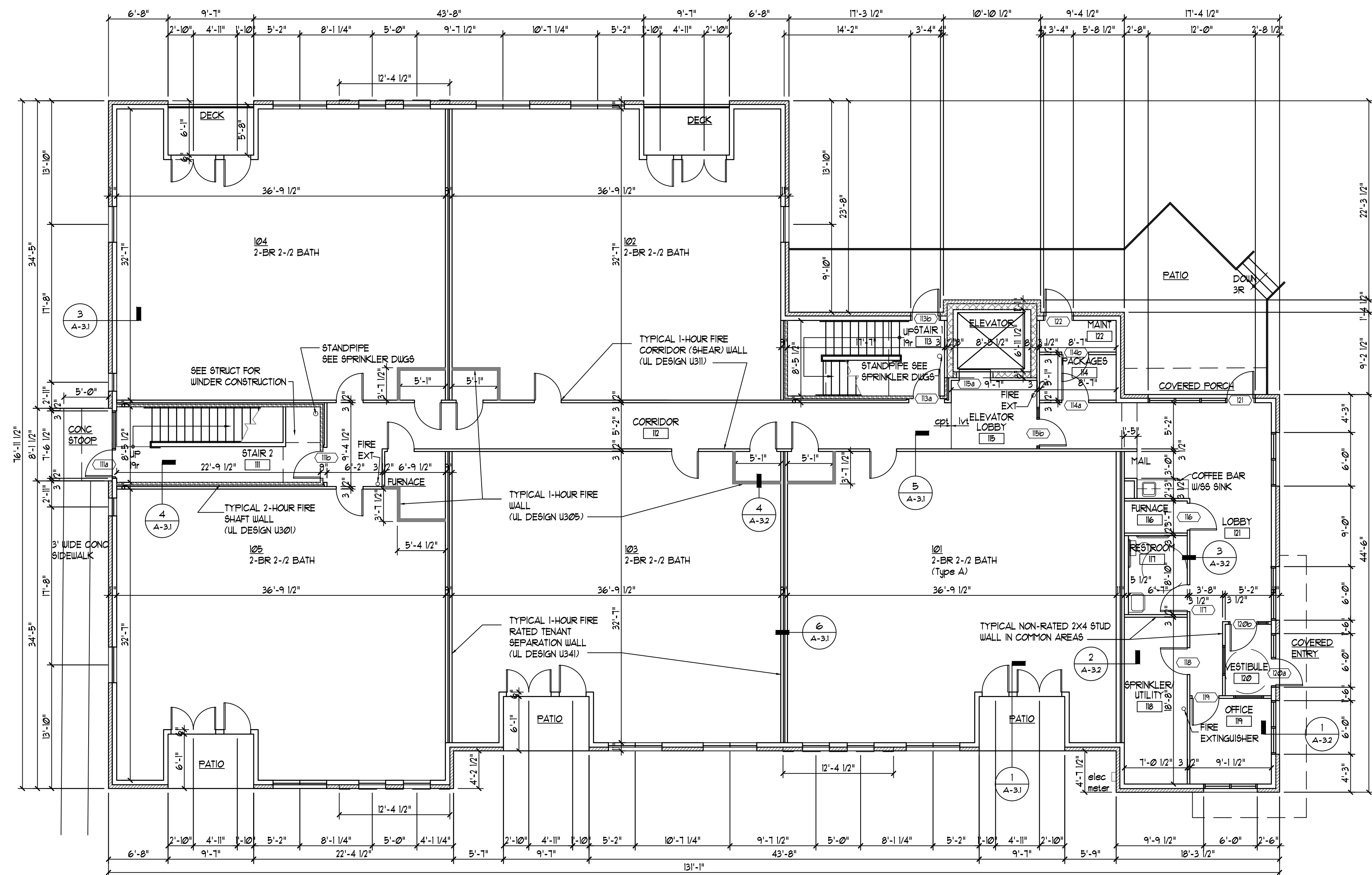
A-0.1

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

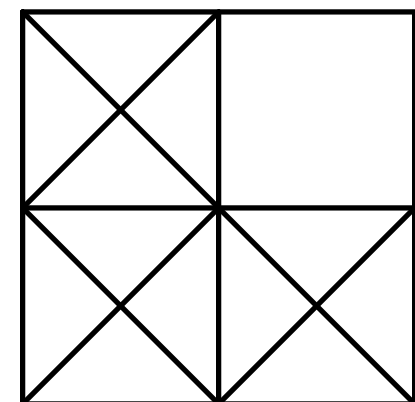


FIRST FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"

FLOOR PLAN LEGEND	
	1 HOUR FR. NON-BEARING PARTITION
	BRICK VENEER
	CONC. MASONRY UNITS
	2 HOUR SHAFT WALL AT STAIRS

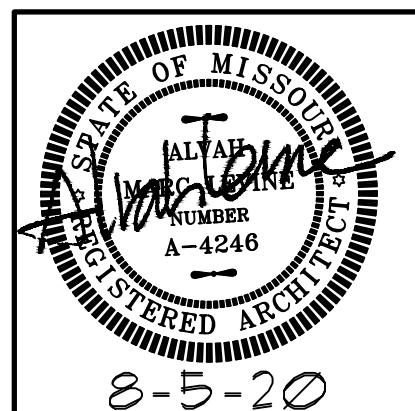


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" Ø122 SF



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CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-201804328

first floor plan

20 APARTMENTS
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JLA GROUP, DEVELOPER

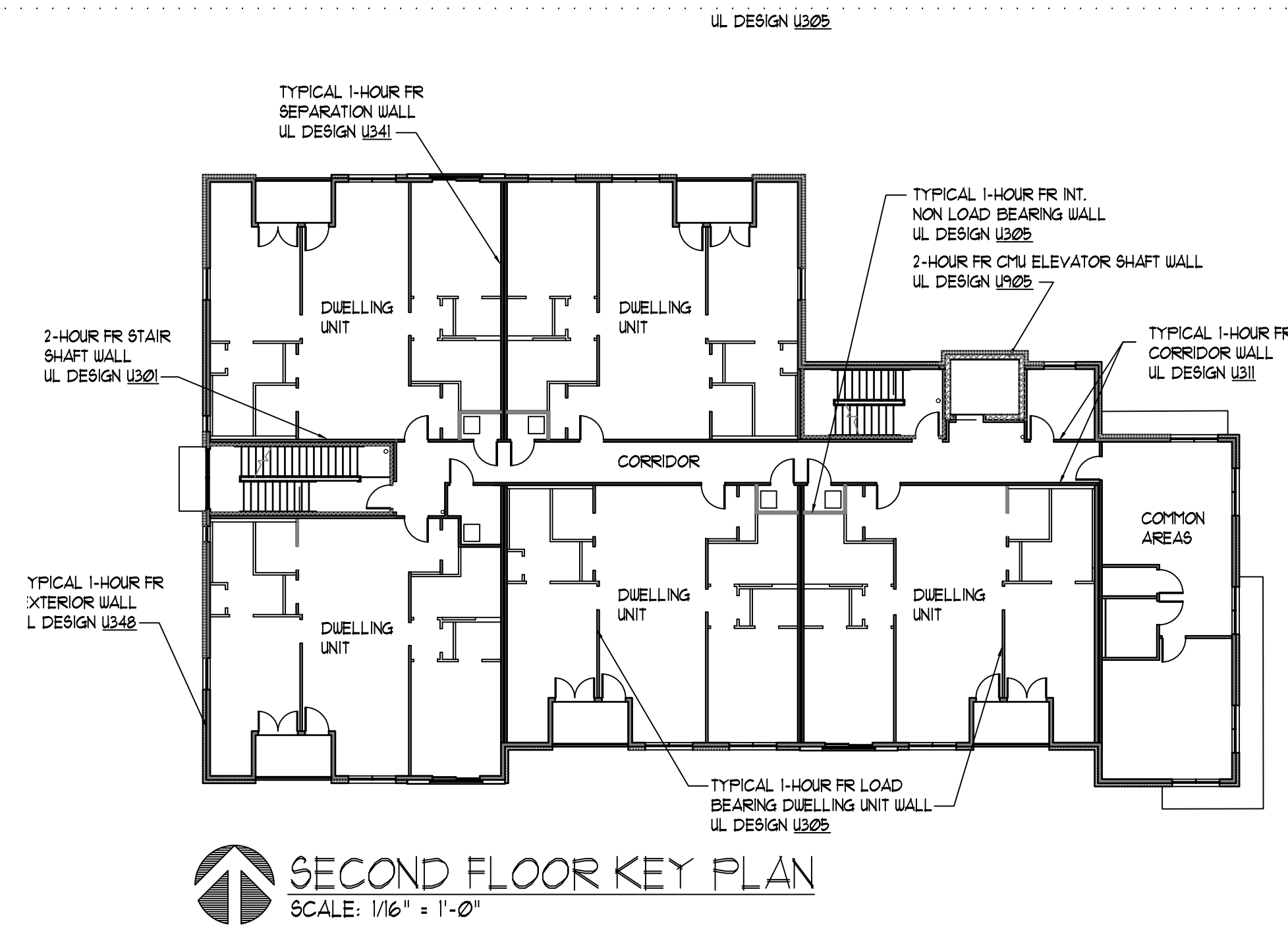
REVISIONS

NO.	DATE	ITEM
1	10-26-20	creve cover
2	2-5-2021	re-rev/low

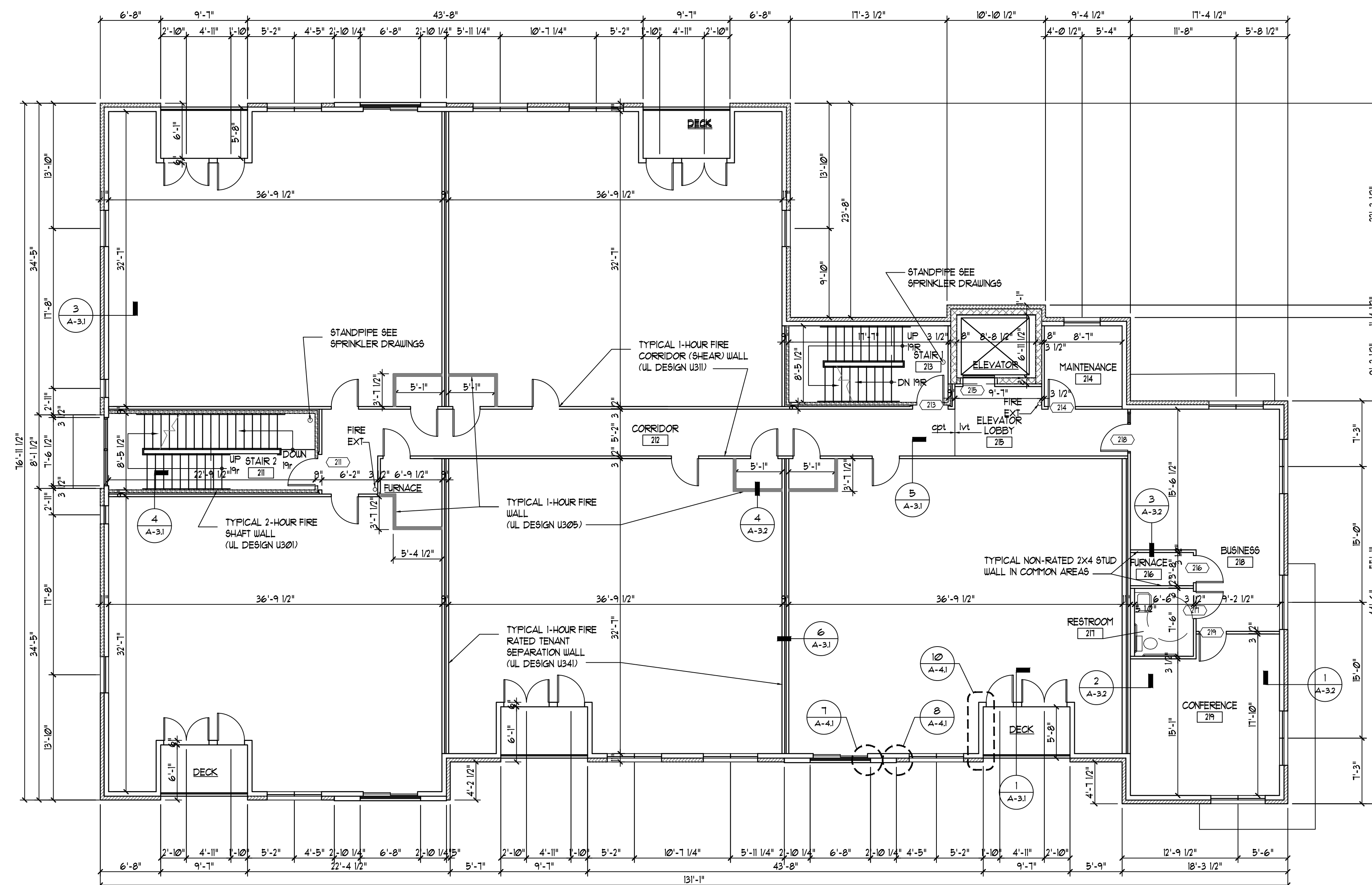
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A-11

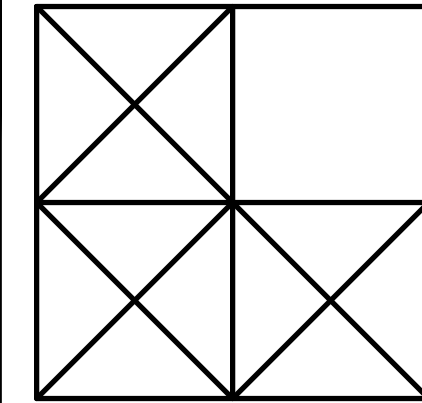
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



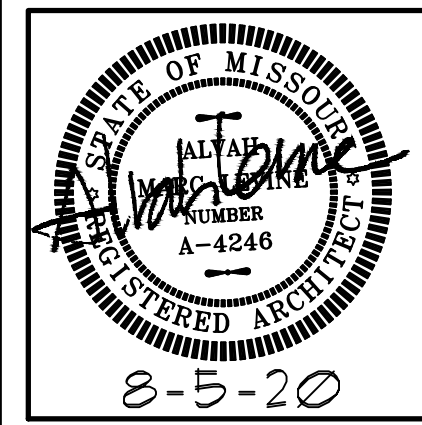
FLOOR PLAN LEGEND	
	1 HOUR FR NON-BEARING PARTITION
	BRICK VENEER
	CONC. MASONRY UNITS
	2 HOUR SHAFT WALL AT STAIRS



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 0/22 SF



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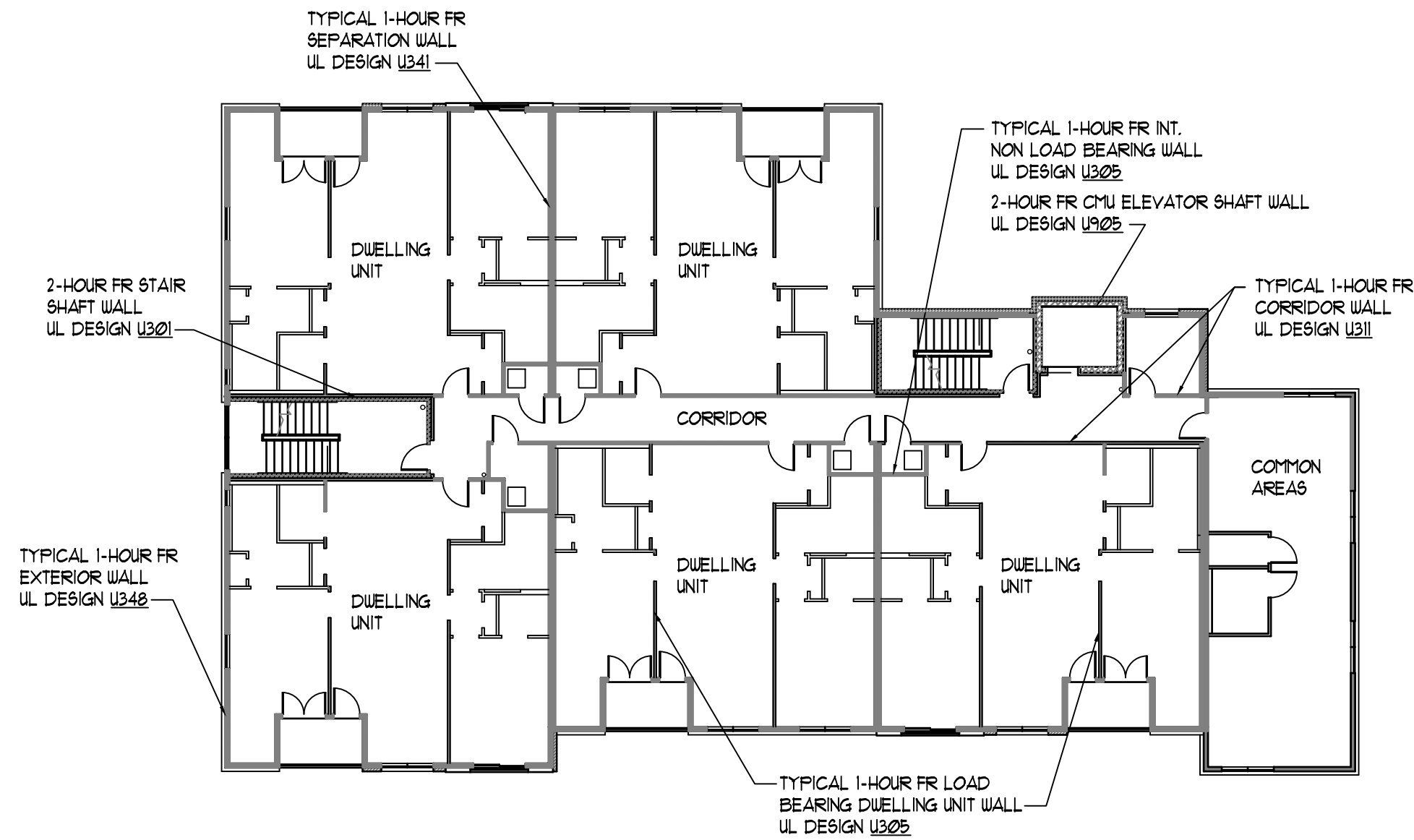
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ALVAH M. LEVINE, INC.
DBA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040325

second floor plan
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	10-26-20	CREVE COEUR
2	2-5-2021	re-review

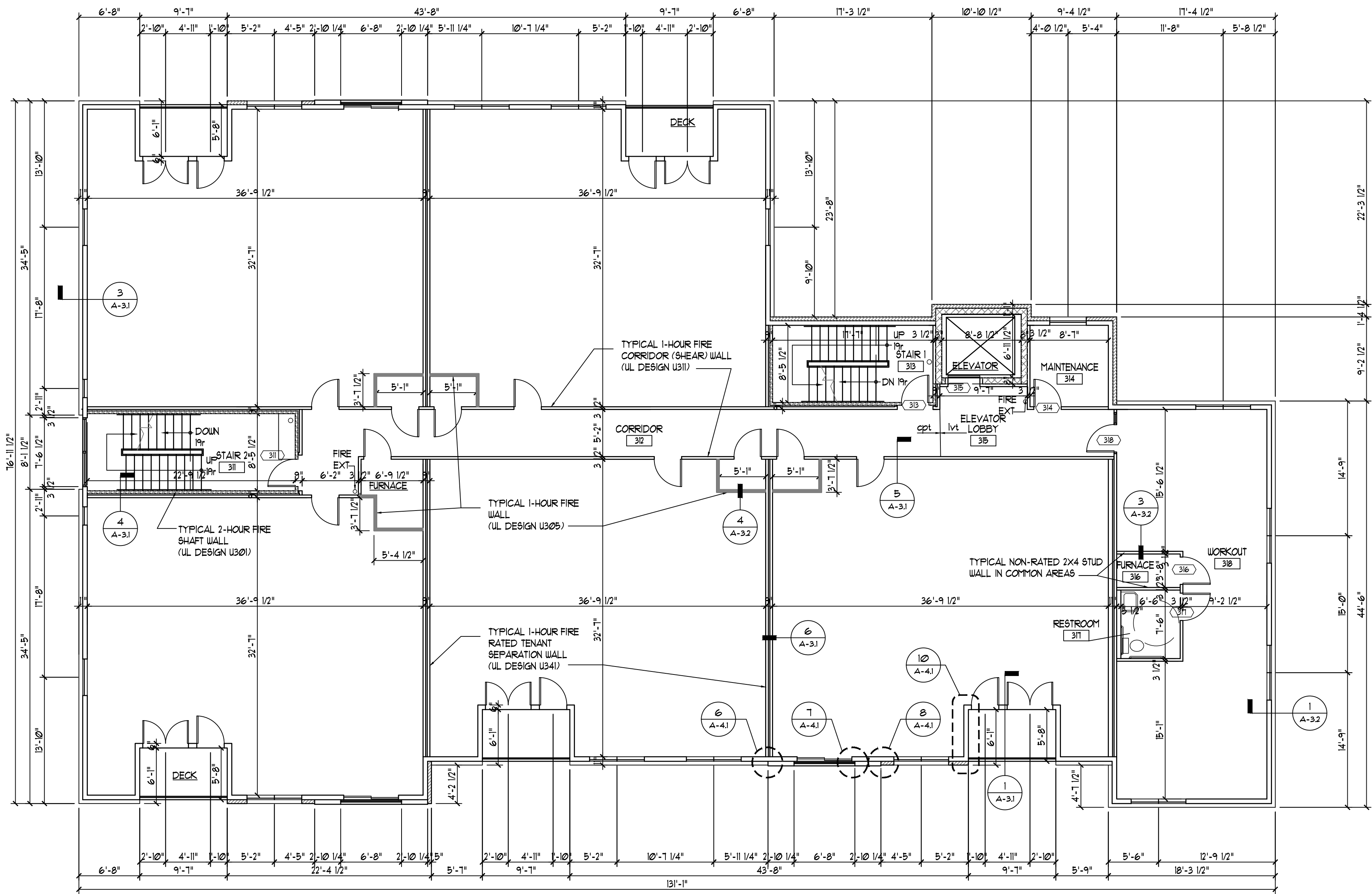
SHEET NO.
A-1.2

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

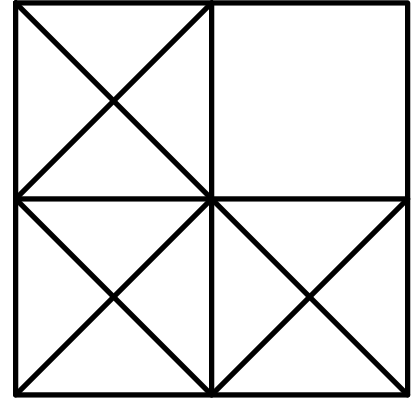


THIRD FLOOR KEY PLAN
SCALE: 1/16" = 1'-0"

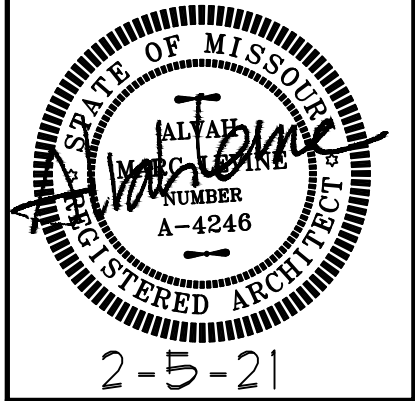
FLOOR PLAN LEGEND	
	1 HOUR F.R. NON-BEARING PARTITION
	BRICK VENEER
	CONC. MASONRY UNITS
	2 HOUR SHAFT WALL AT STAIRS



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" 0/22 OF



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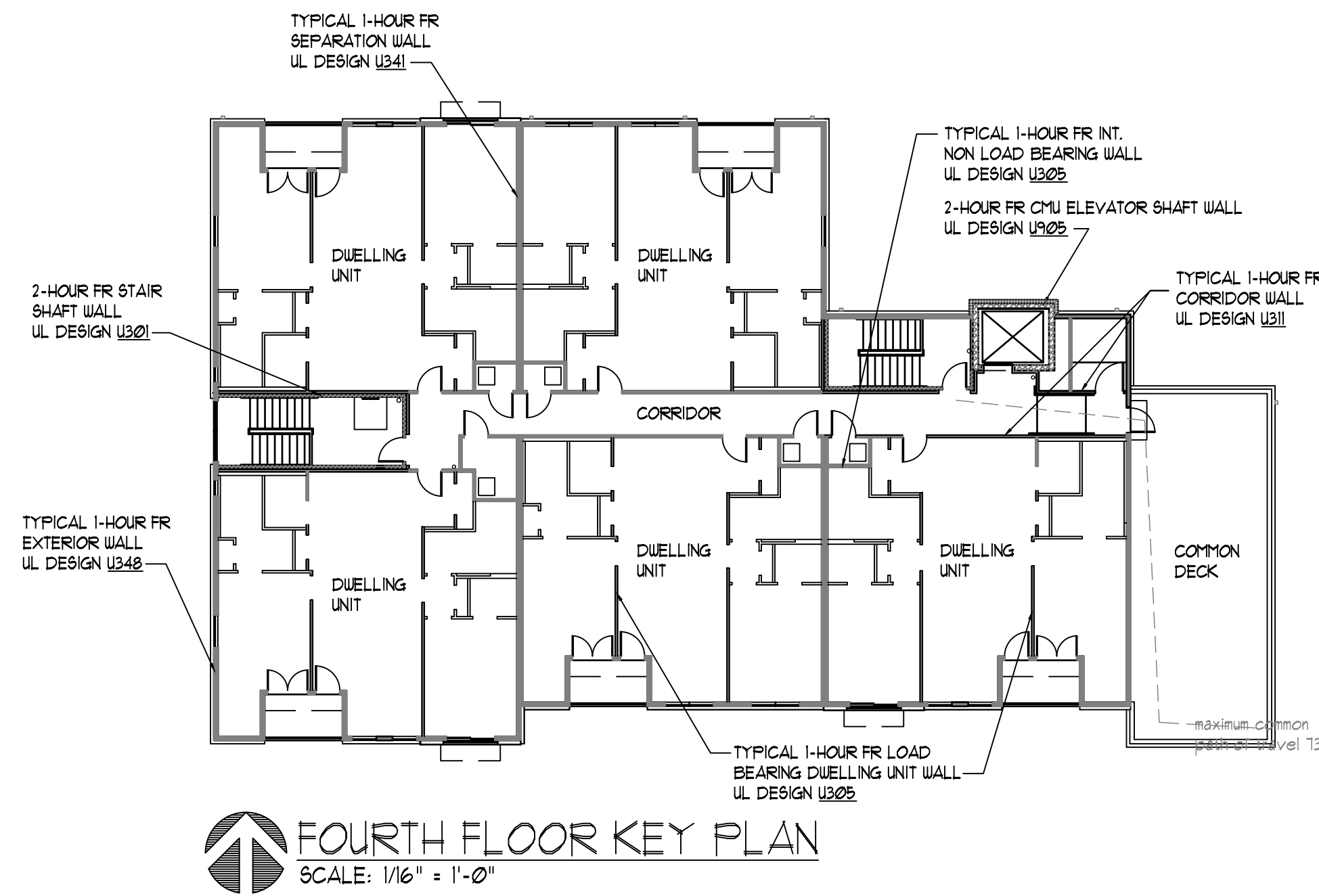


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CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

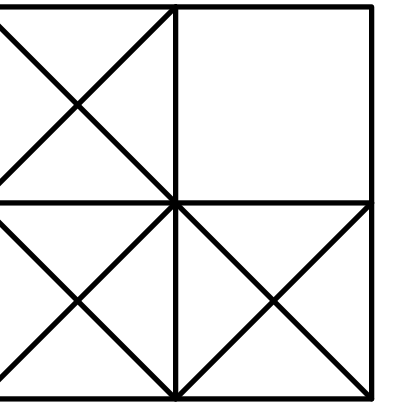
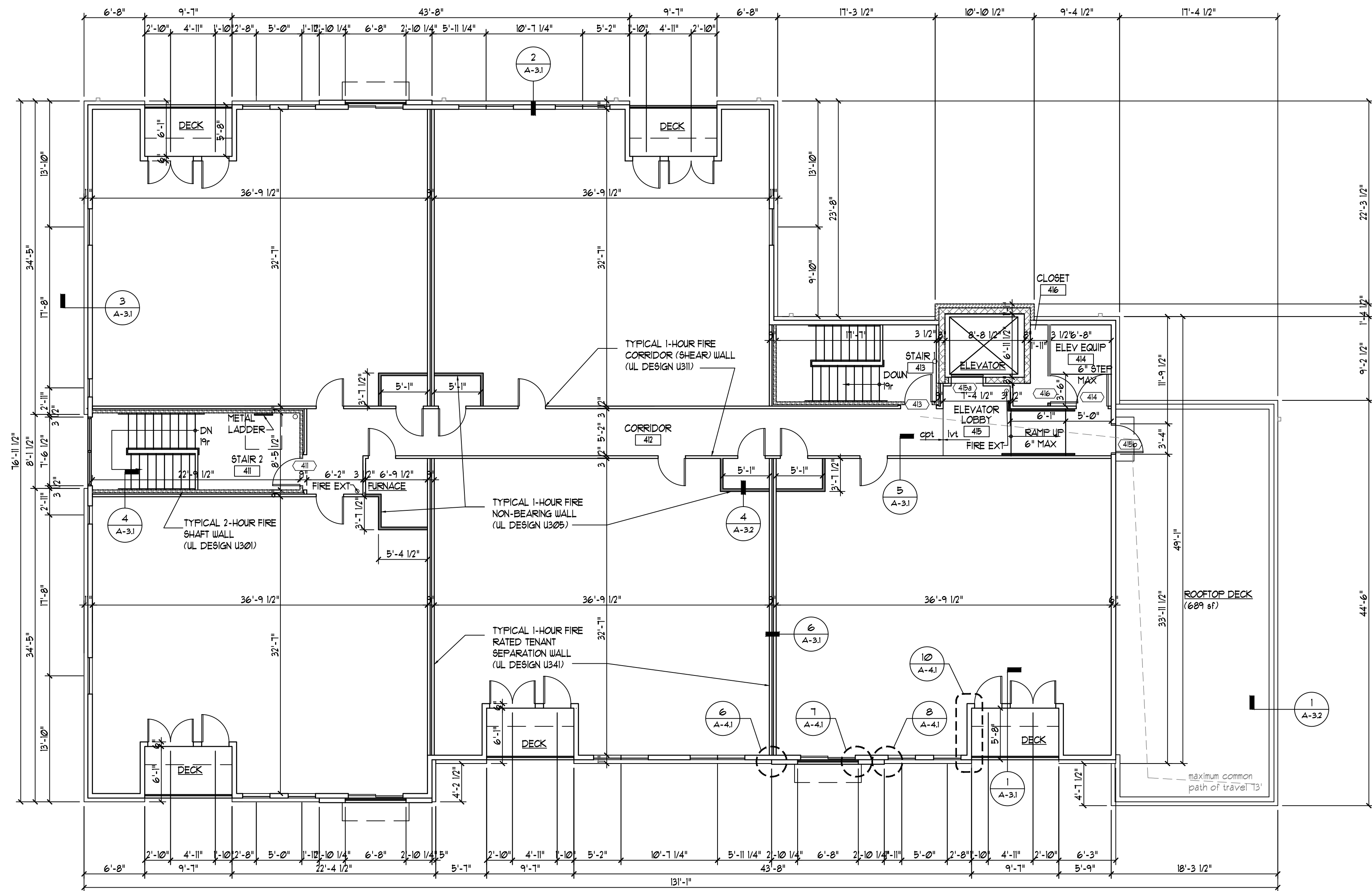
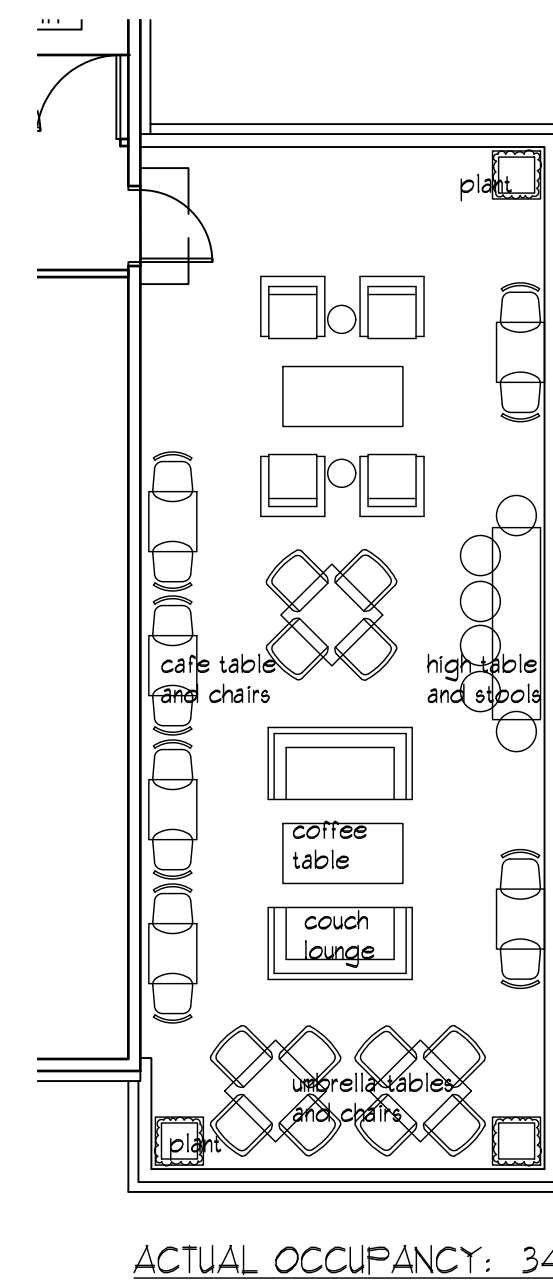
third floor plan
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve cour
2	2-5-2011	re-rev low

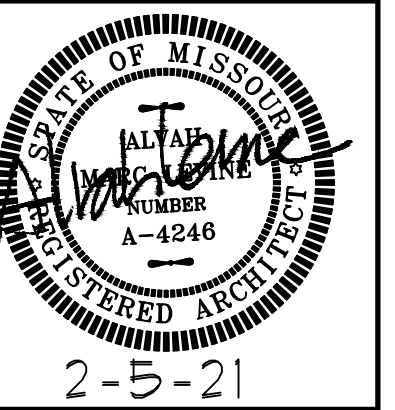
SHEET NO.
A-1.3
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



FLOOR PLAN LEGEND	
	1 HOUR FR NON-BEARING PARTITION
	BRICK VENEER
	CONC. MASONRY UNITS
	2 HOUR SHAFT WALL AT STAIRS



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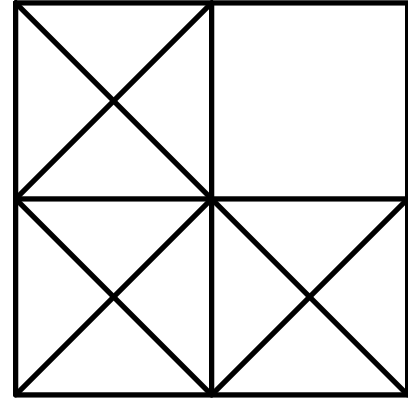


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LICENSE NUMBER A-2018040328

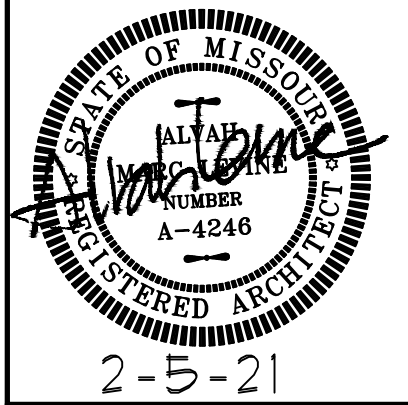
fourth floor plan
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve cover
2	2-5-2021	re-review

SHEET NO.
A-1.4
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
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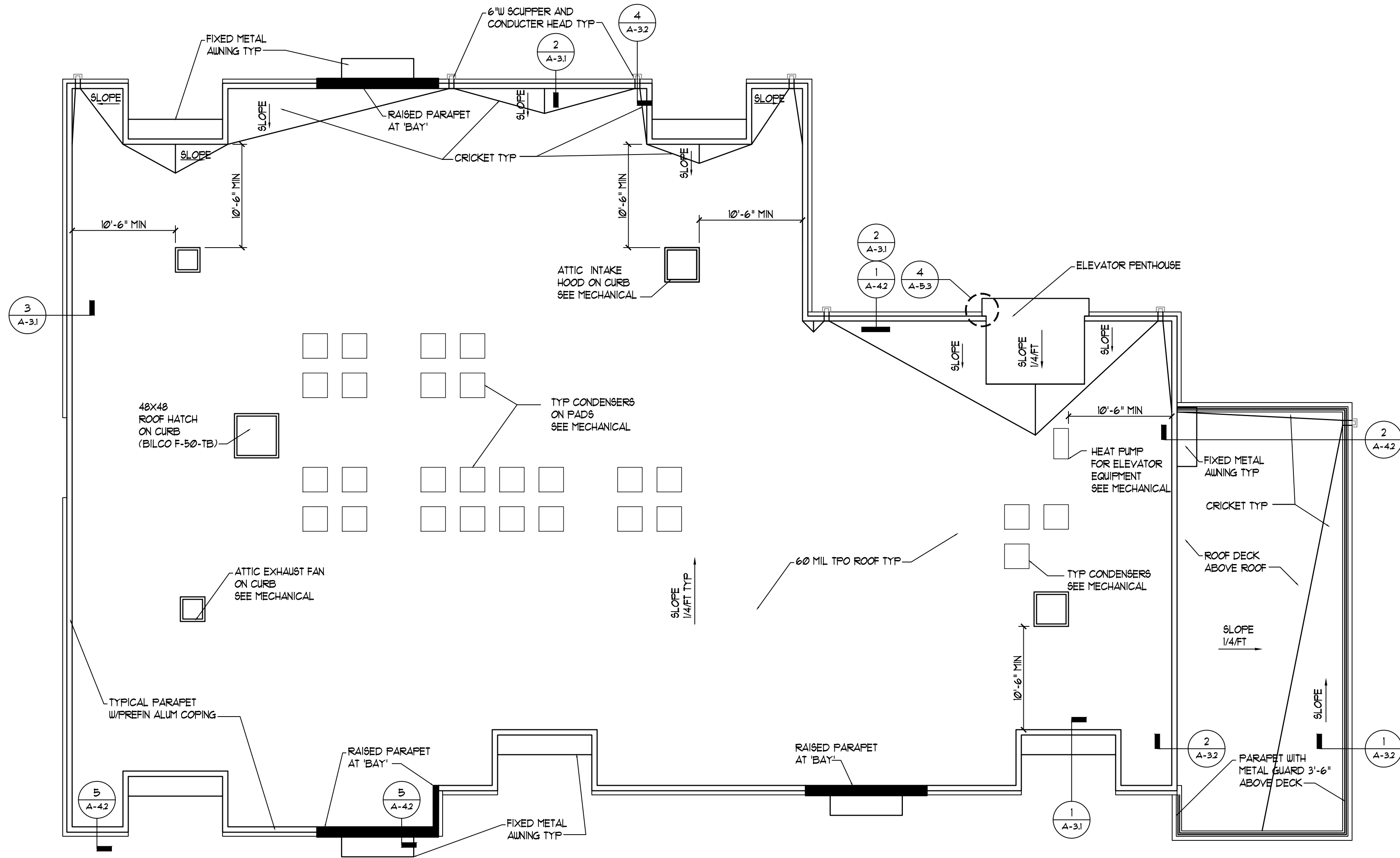
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ALVAH M. LEVINE, INC.
DIA LEVINE ASSOCIATES
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LICENSE NUMBER A-2018040328

roof plan
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

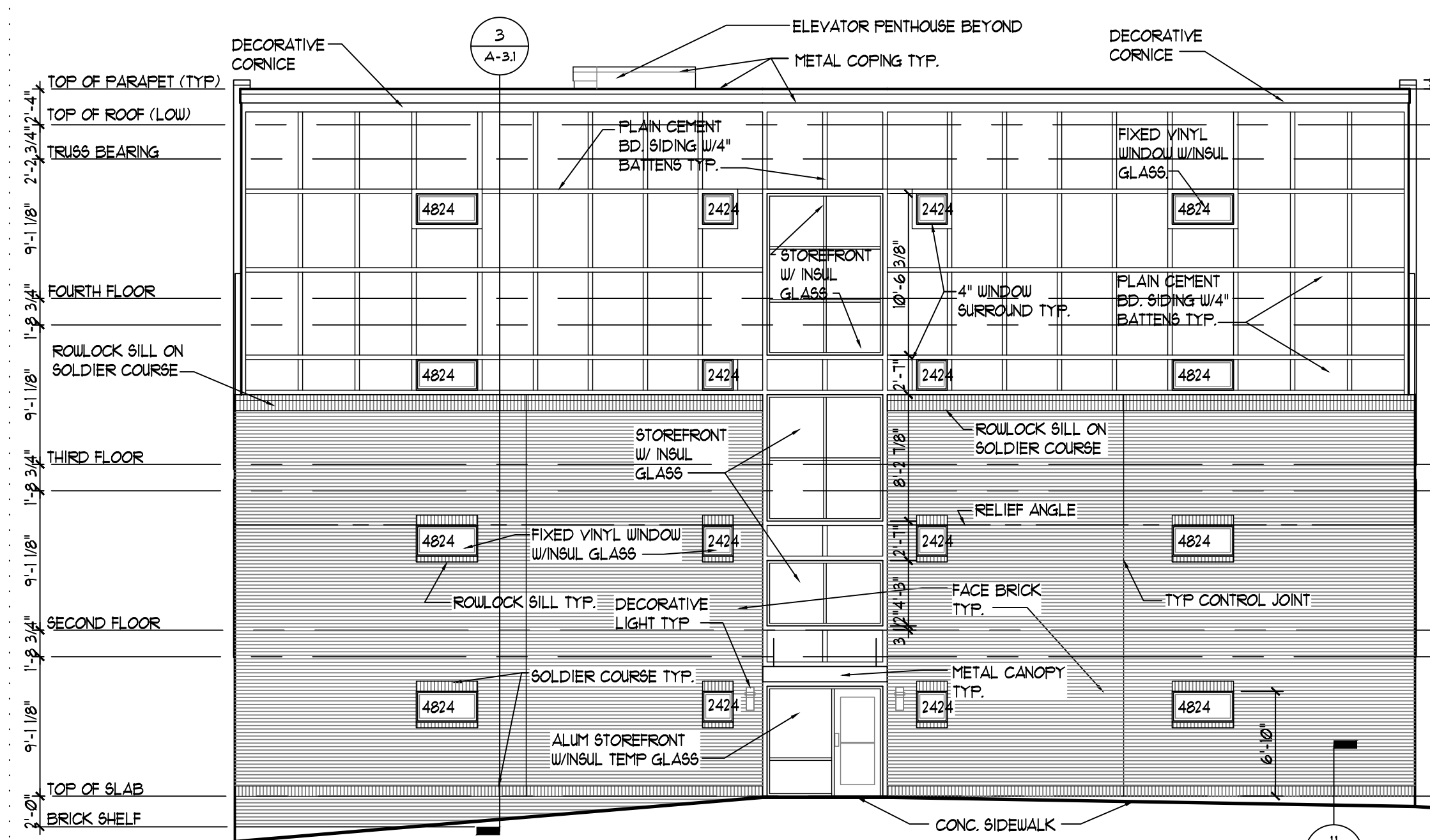
REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve coeur
2	2-5-2011	re-revision

SHEET NO.
A-1.5

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



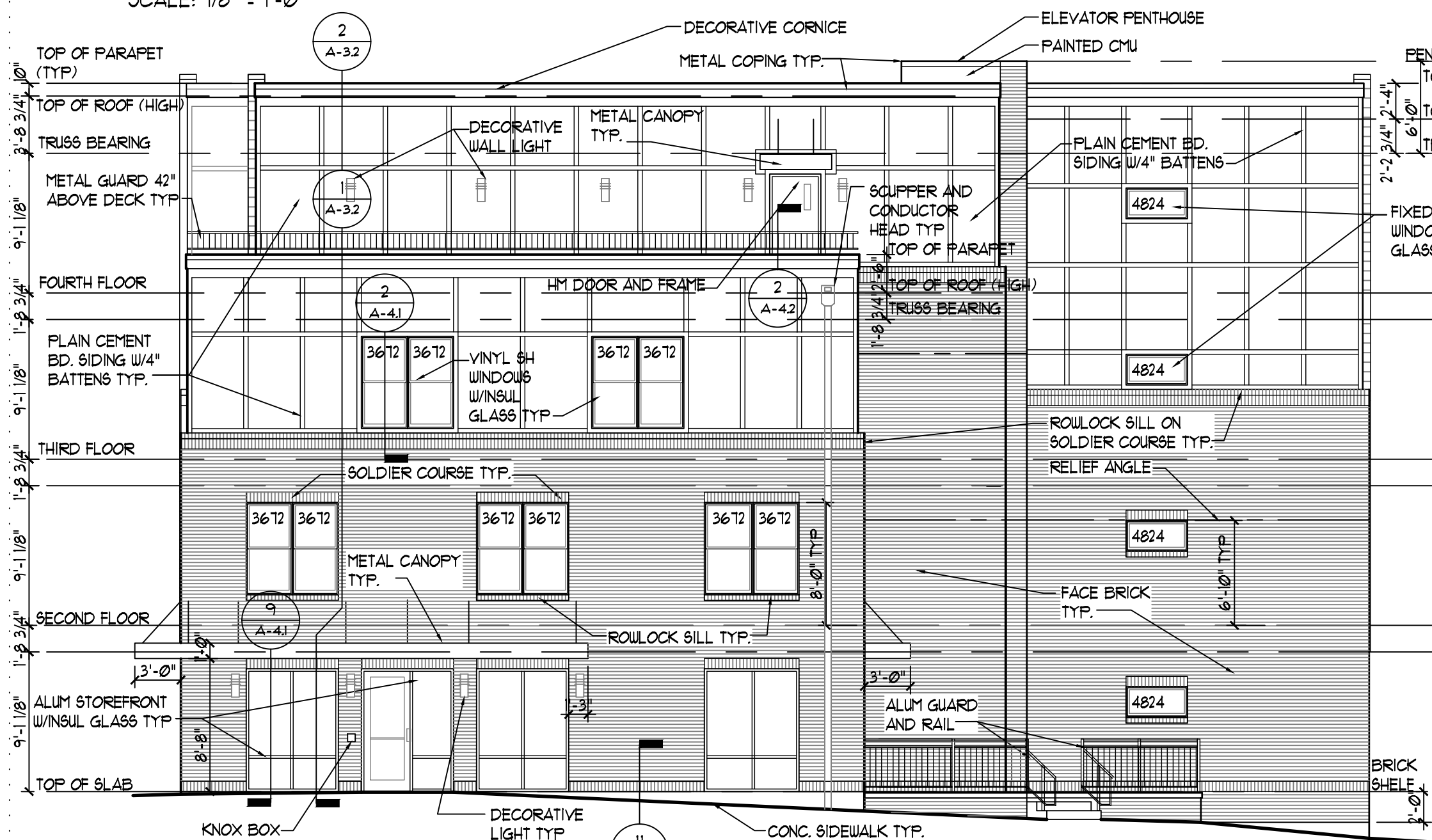
ROOF PLAN
SCALE: 1/8" = 1'-0"



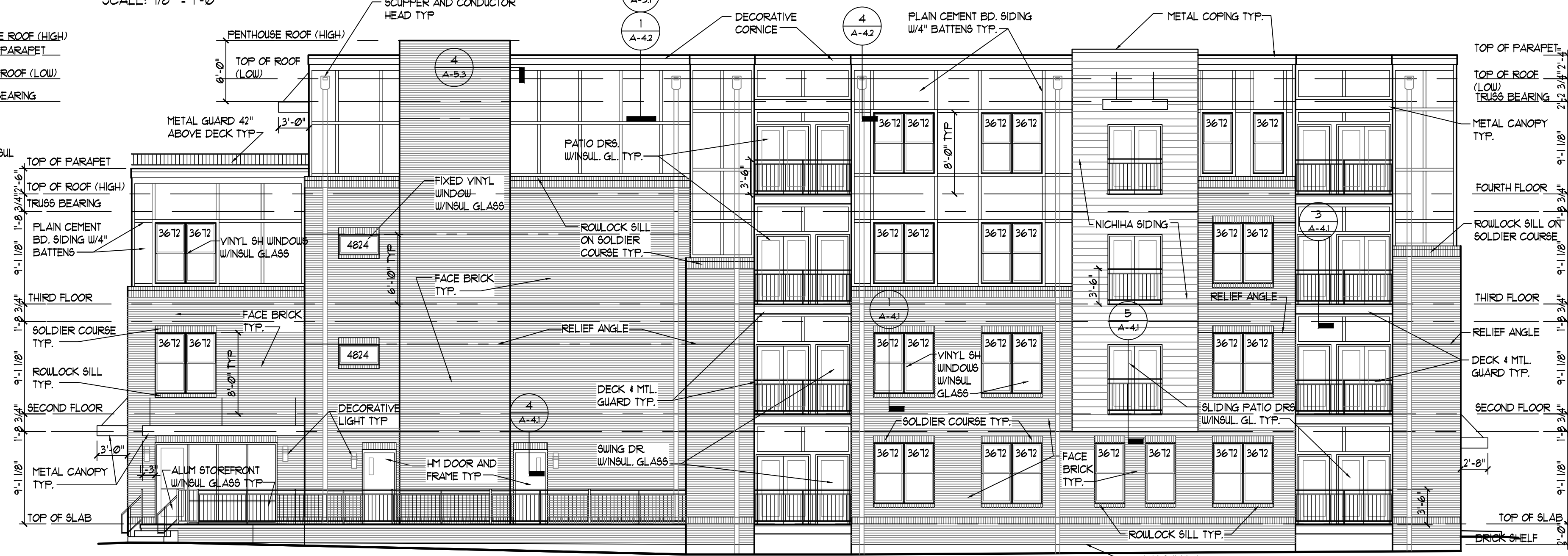
WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



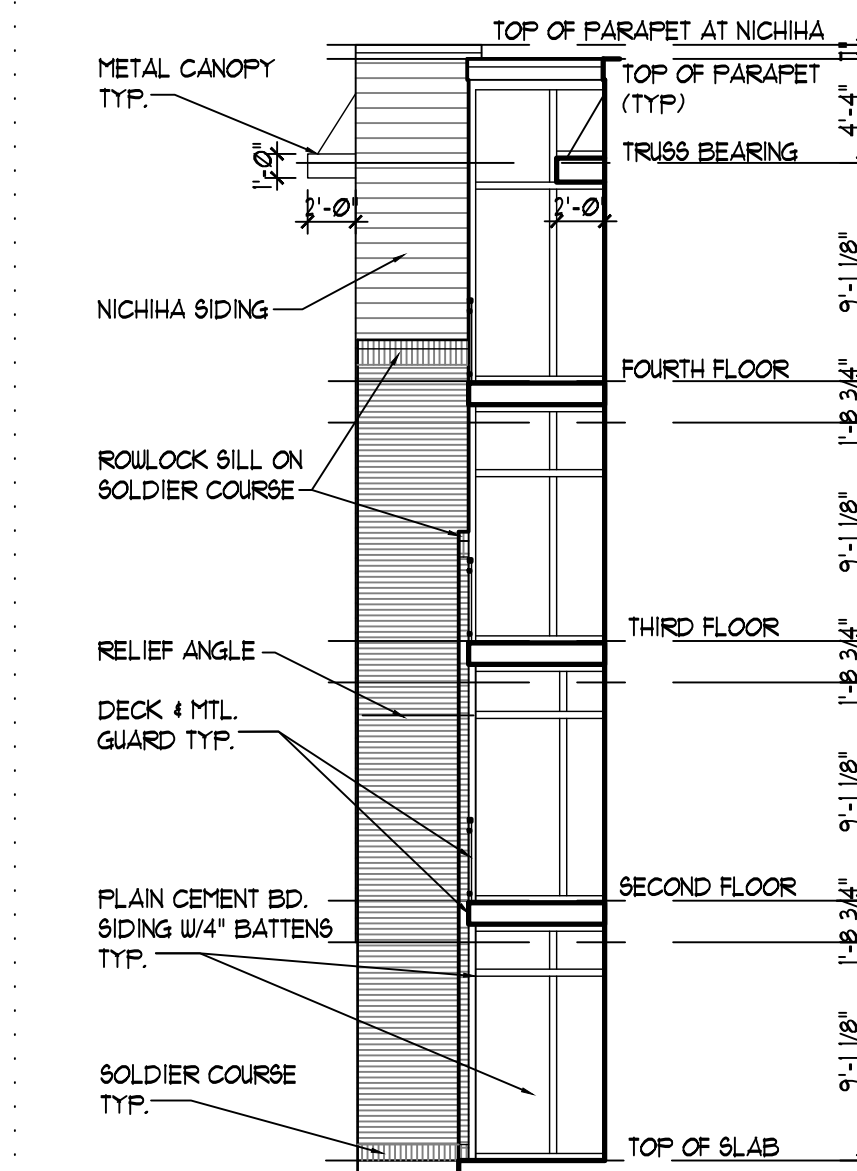
SOUTH FRONT ELEVATION
SCALE: 1/8" = 1'-0"



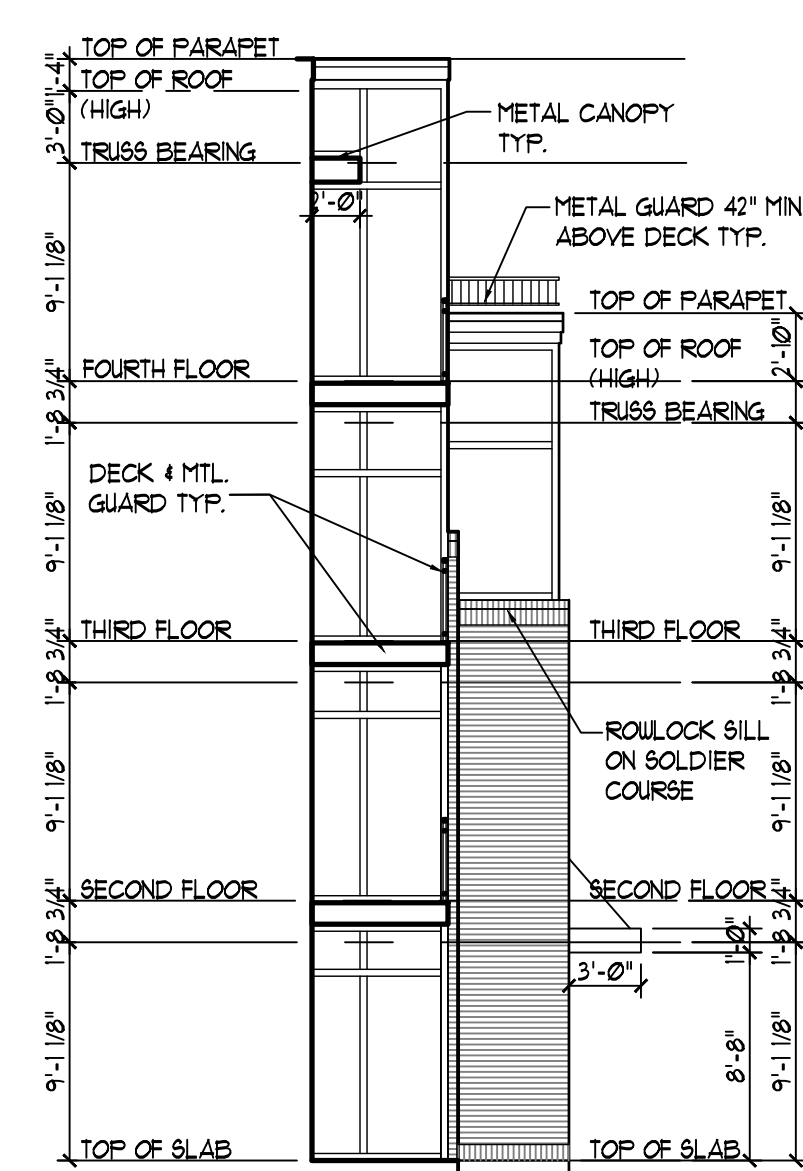
EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NORTH REAR ELEVATION
SCALE: 1/8" = 1'-0"

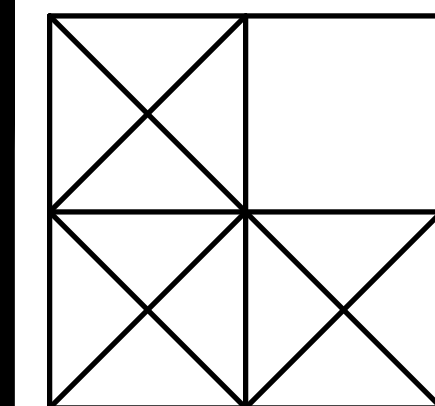


SECTION LOOKING WEST
SCALE: 1/8" = 1'-0"

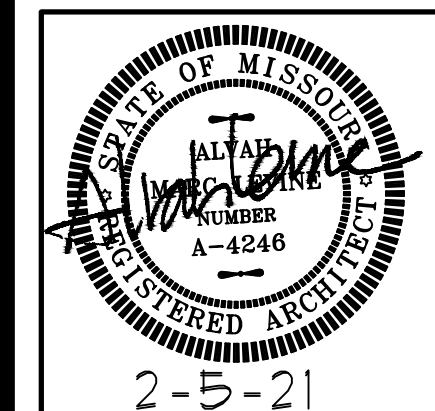


SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"

COLOR AND MATERIAL SELECTION
BRICK: GLEN-GERY "TERRA COTTA COLONIAL MODULAR"
NICHHA SIDING: "VINTAGE WOOD" REDWOOD
PLAIN CEMENT BD SIDING: LIGHT GREY
TRIM: WHITE
WINDOWS: BRONZE
STOREFRONT: BRONZE
TPO ROOFING: WHITE (EXCEPT GREY FOR CARPORTS)
GUTTERS/DOWNSPOUTS: BRONZE
ROOF COPING: BRONZE
RAILINGS: BRONZE
CMU RETAINING WALL: VERSALOK ATANDARD "SIERRA BLEND"



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CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

elevations

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

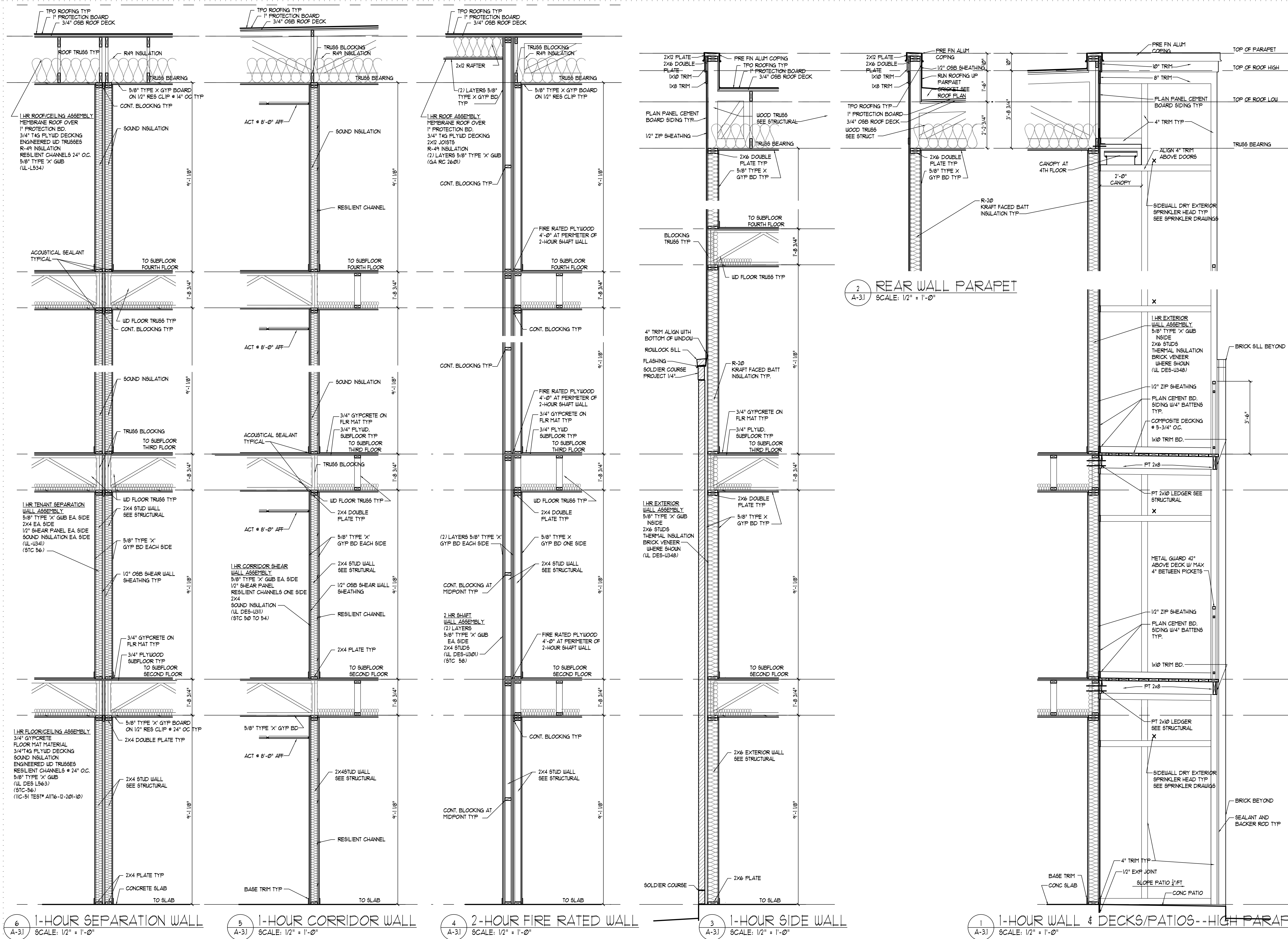
REVISIONS

NO.	DATE	ITEM
1	10-26-20	creve cover
2	2-5-2021	re-revision

SHEET NO.

A-2.1

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
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STATE OF MISSOURI
ALTAIR
NUMBER
A-4246
REGISTERED ARCHITECT
2-5-21

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ALYAH M. LEVINE, INC.
DIA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

full height sections

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
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JLA GROUP, DEVELOPER

REVISIONS

NO.	DATE	ITEM
1	10-26-20	creve cover
2	2-5-2021	re-rev/low

SHEET NO.

A-3.1

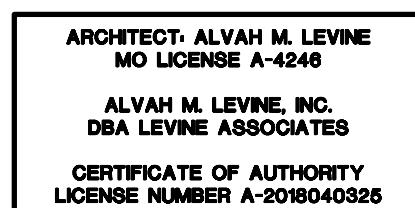
ISSUE DATE: 8-4-20

PROJECT #: 1939.01

DRN. CMC CHK. AML

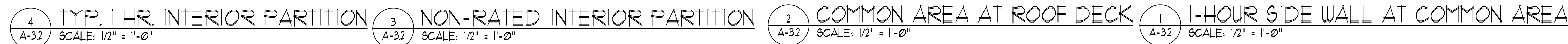
Attachment: Olive Architectural (#21-021:10809-10819 Olive Blvd Apartments)

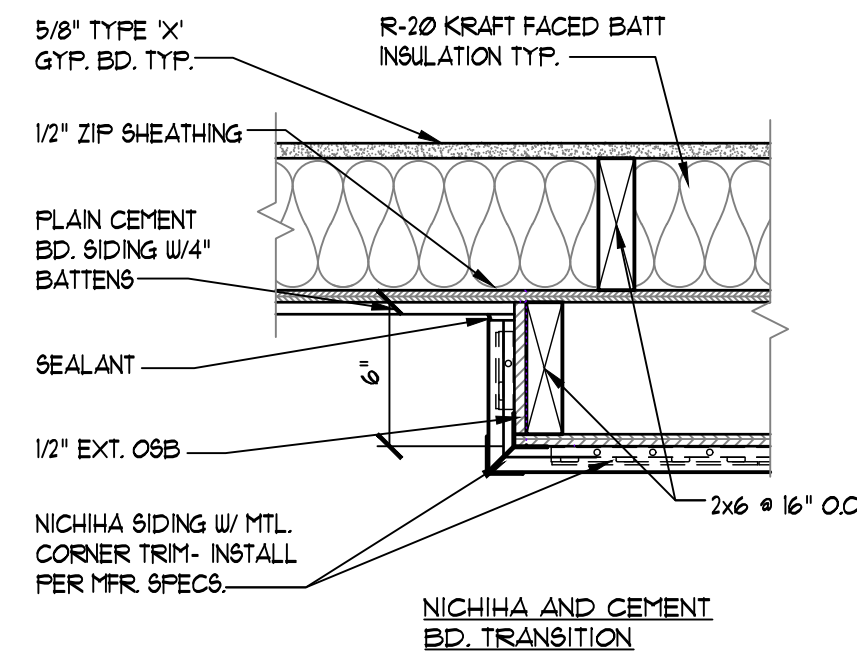
Packet Pg. 42



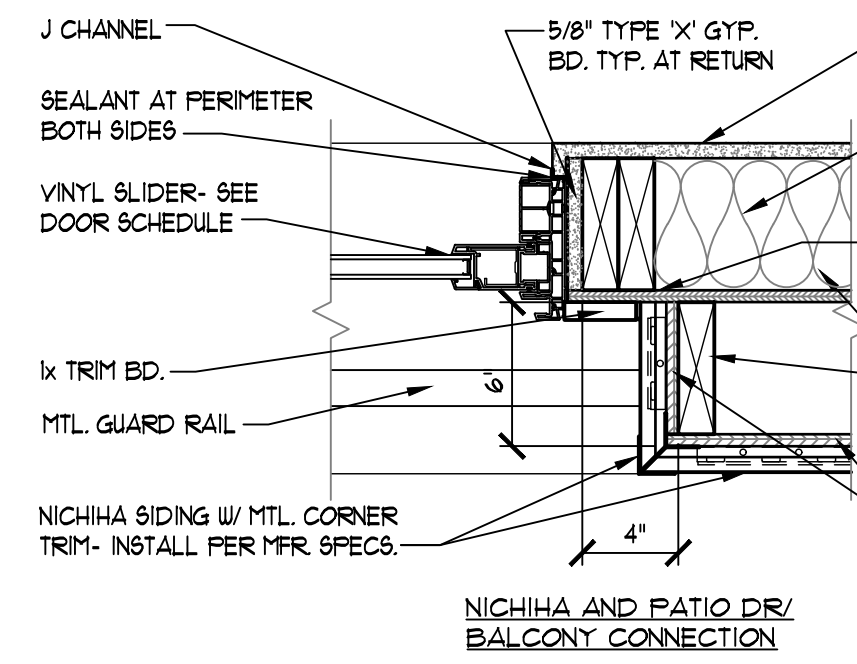
20 APARTMENTS
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SHEET NO.
A-3.2
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

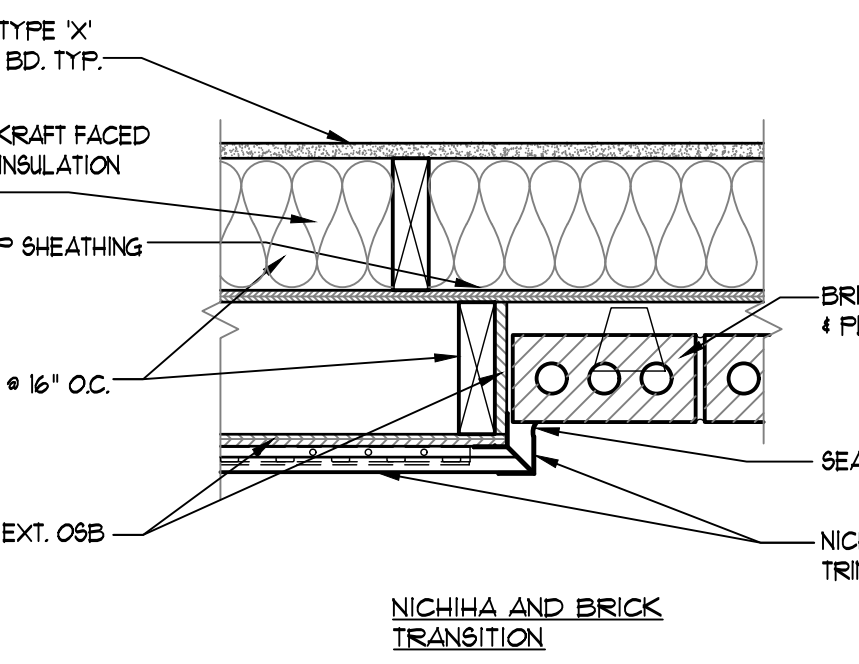




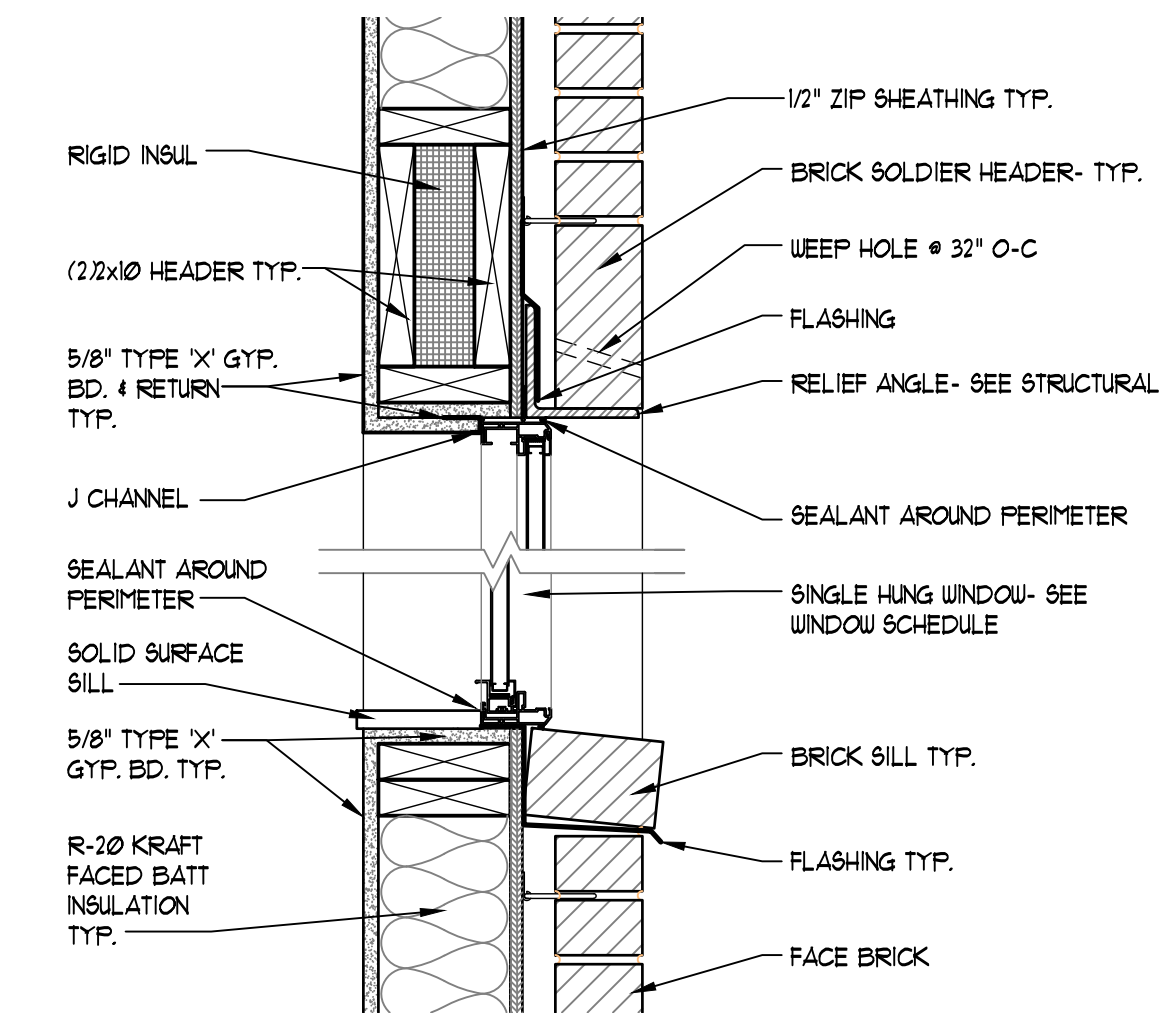
6 APPLIED BAY PLAN DTL.
A-41 SCALE: 1 1/2" = 1'-0"



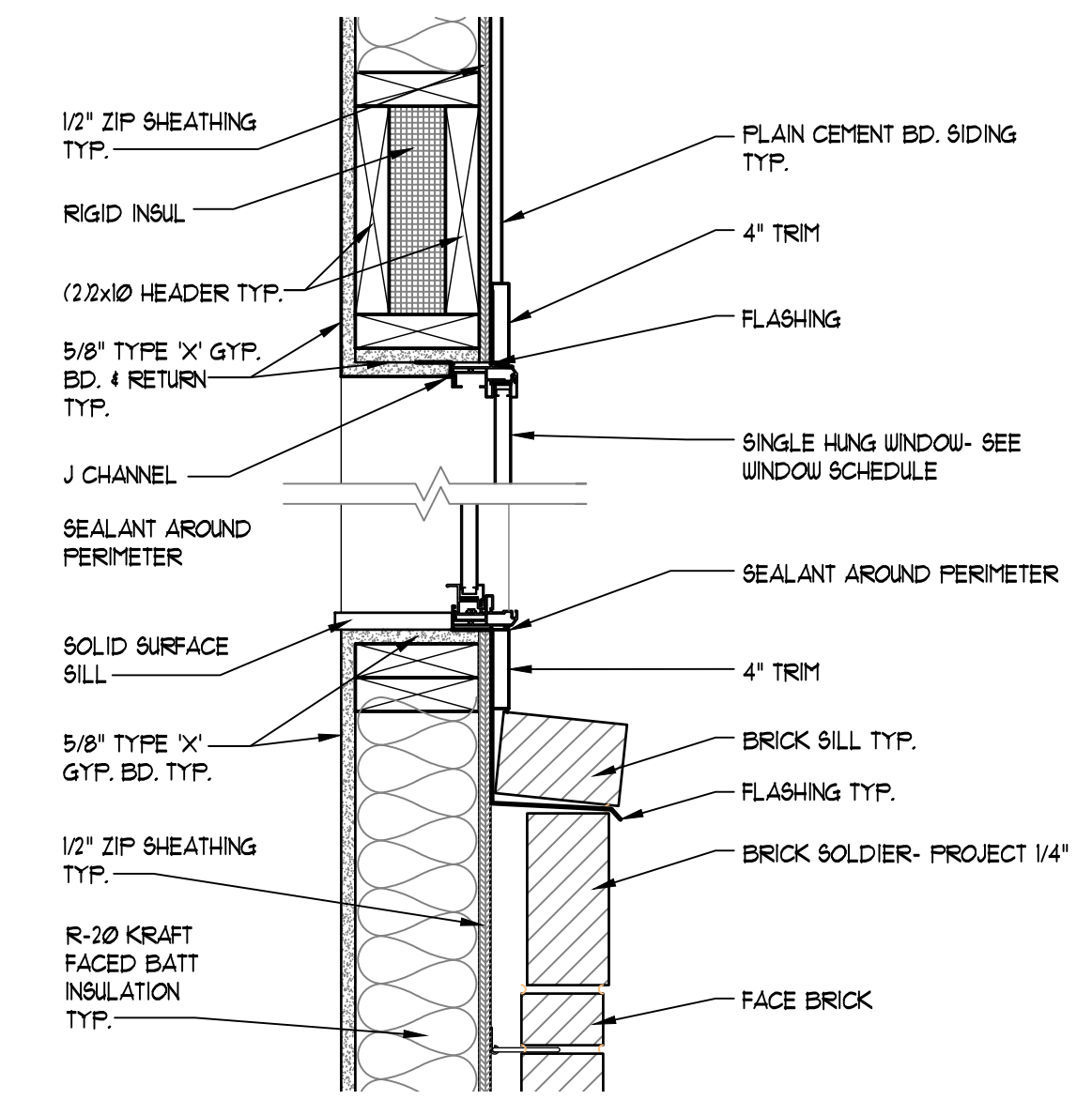
7 APPLIED BAY PLAN DTL.
A-41 SCALE: 1 1/2" = 1'-0"



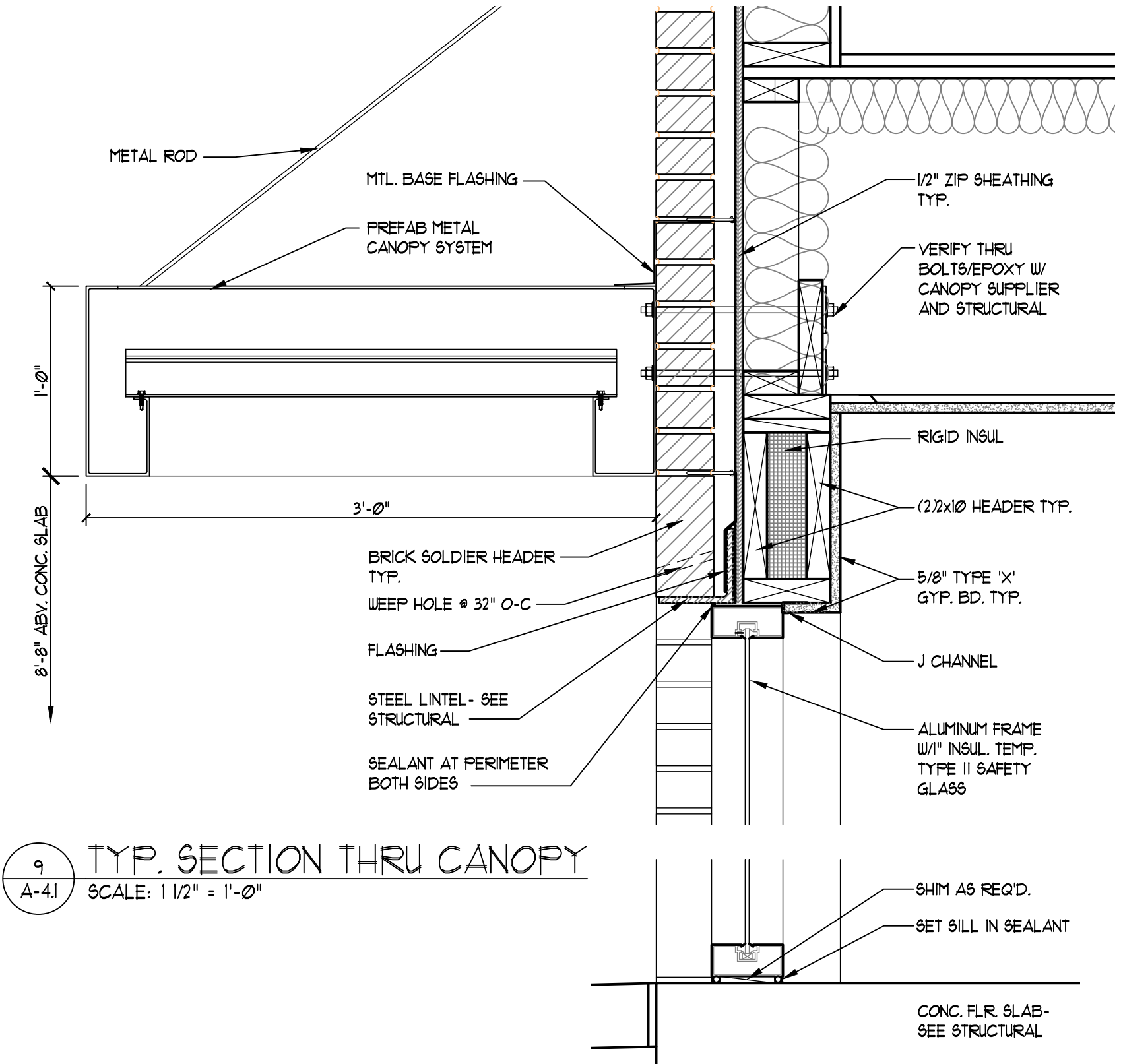
8 APPLIED BAY PLAN DTL.
A-41 SCALE: 1 1/2" = 1'-0"



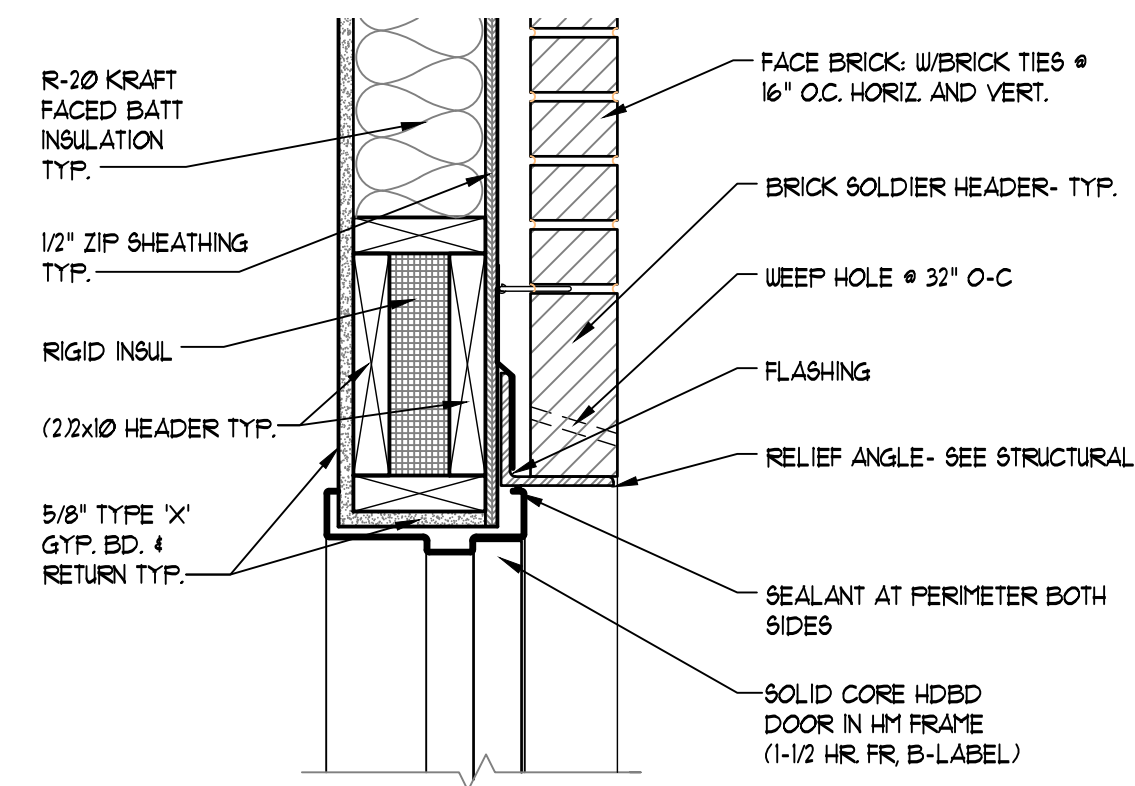
1 TYP. SECTION THRU SH WINDOW @ BRICK
A-41 SCALE: 1 1/2" = 1'-0"



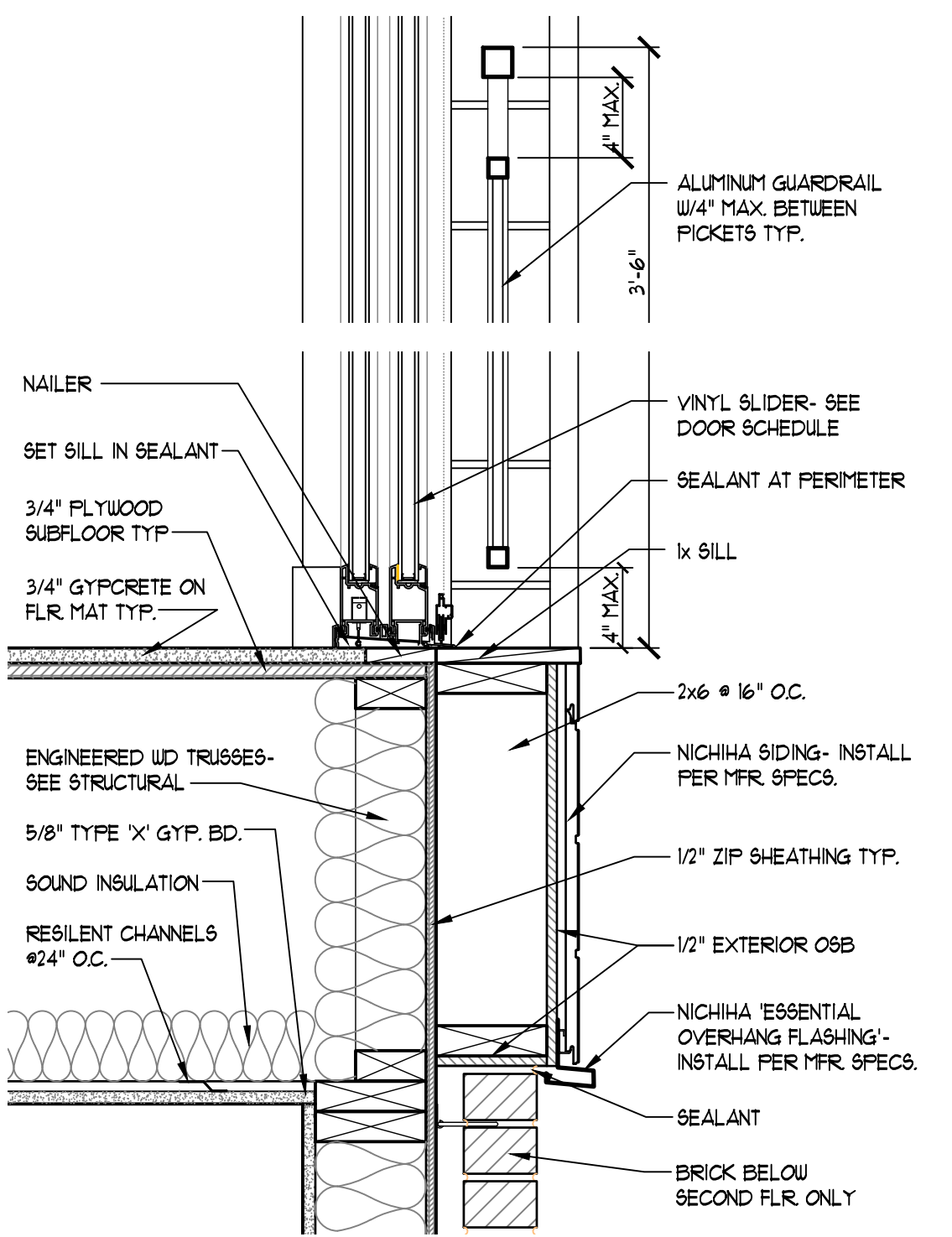
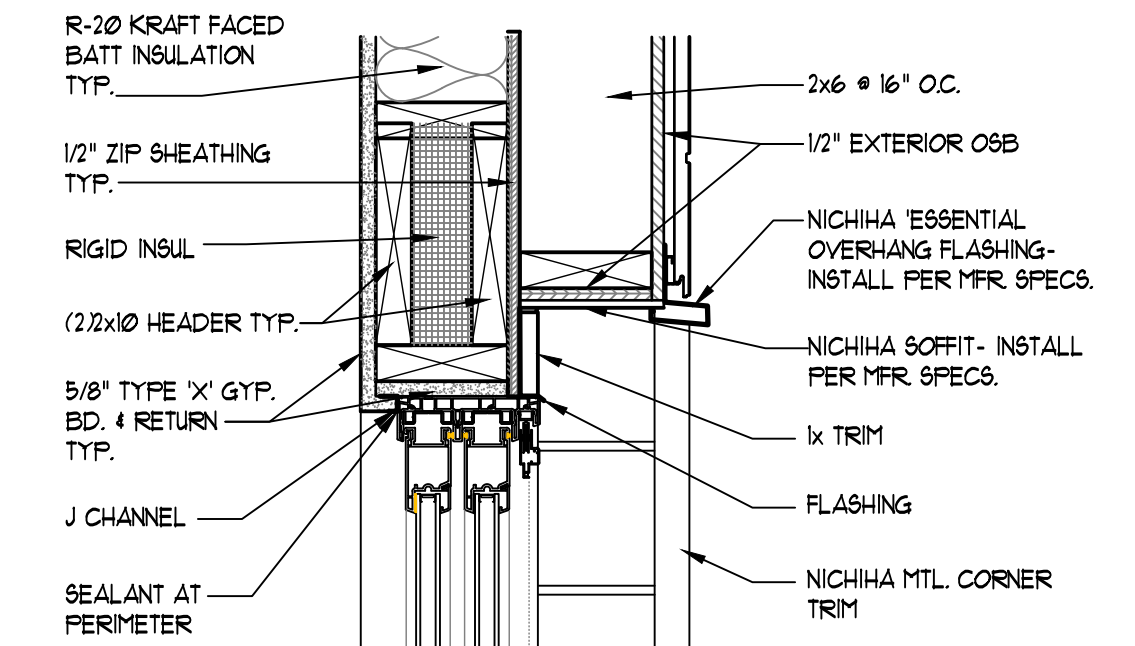
2 SILL DTL. @ SIDING/BRICK TRANSITION
A-41 SCALE: 1 1/2" = 1'-0"



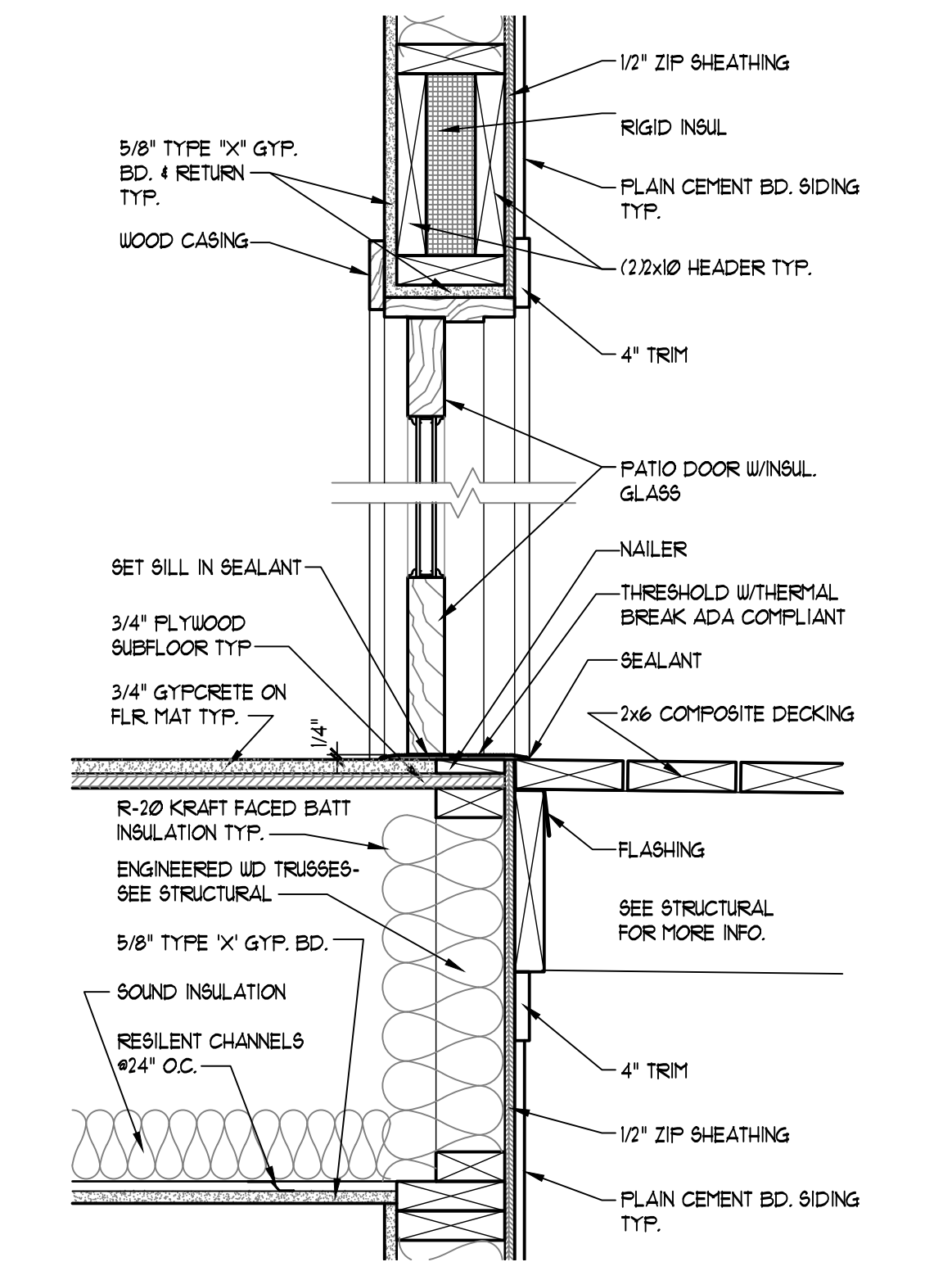
9 TYP. SECTION THRU CANOPY
A-41 SCALE: 1 1/2" = 1'-0"



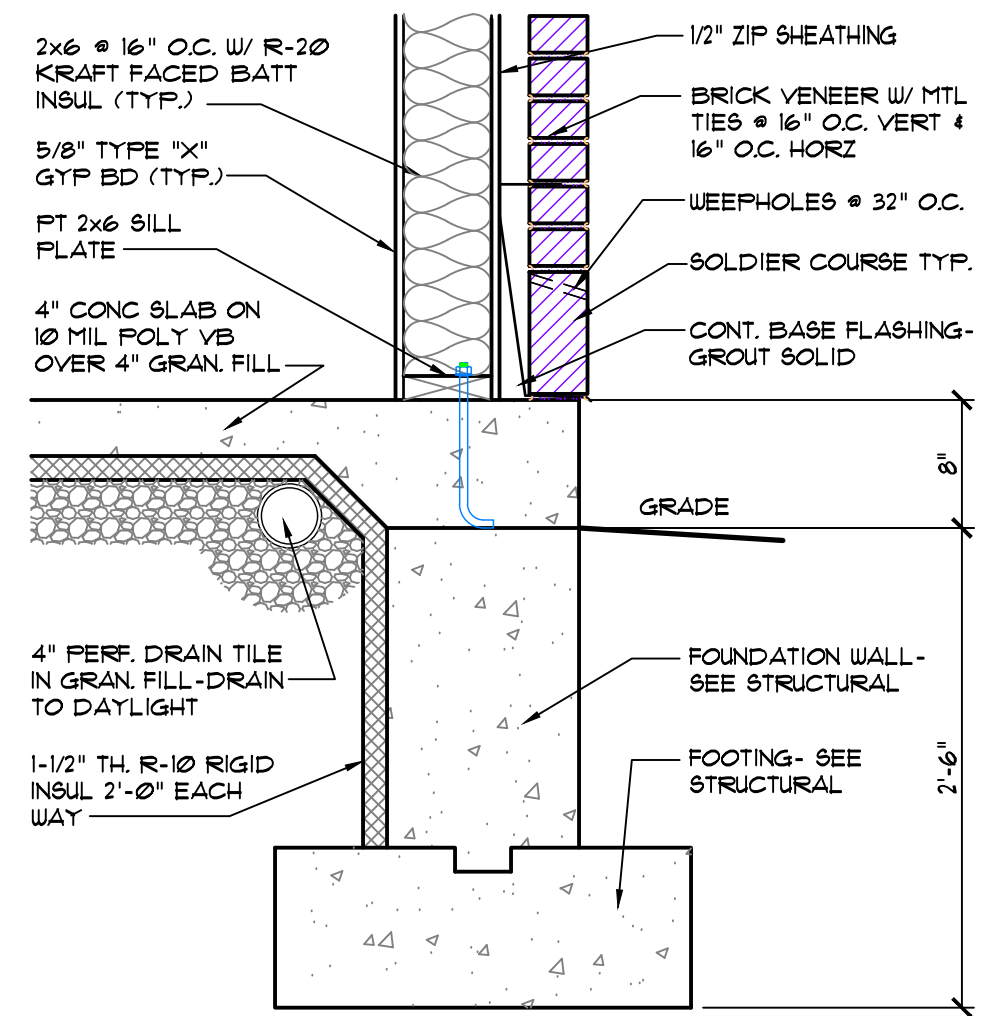
4 TYP. SECTION THRU EXT. DR. HEADER
A-41 SCALE: 1 1/2" = 1'-0"



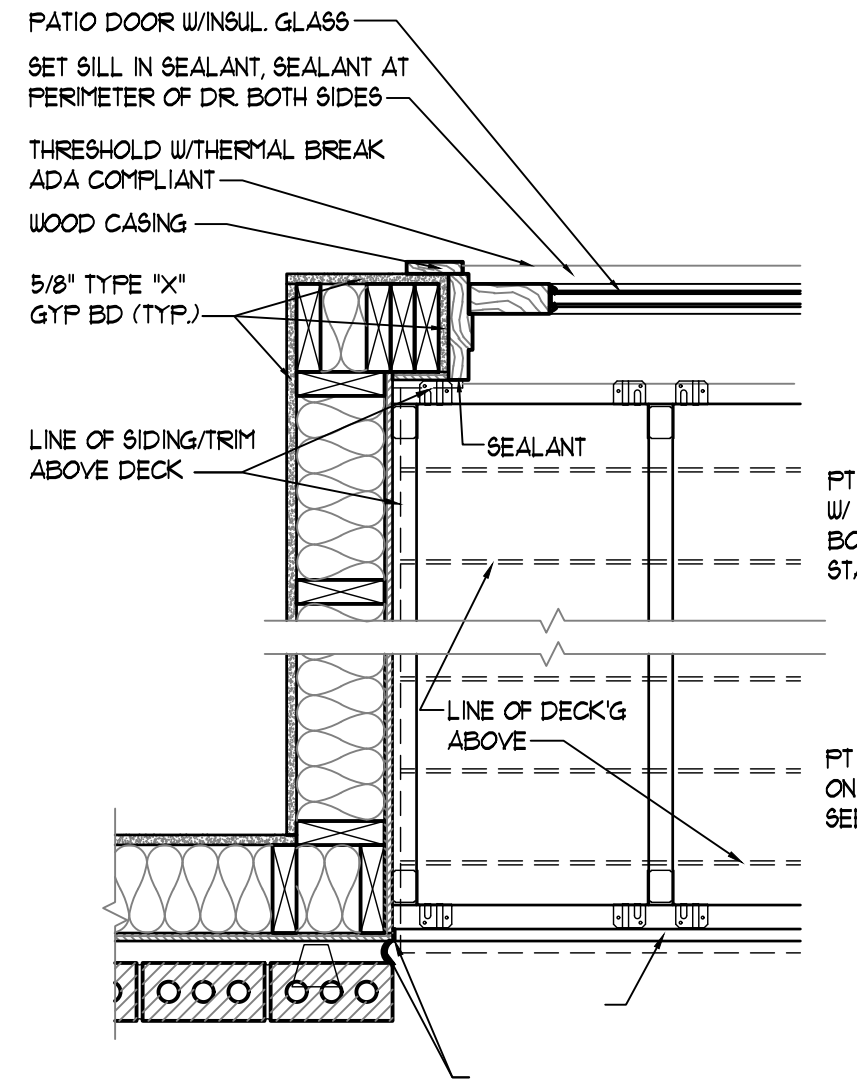
5 TYP. SECTION THRU JULIET BALCONY
A-41 SCALE: 1 1/2" = 1'-0"



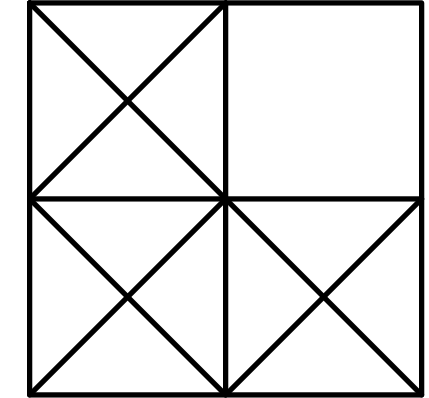
3 TYP. SECTION THRU PATIO DR. @ DECK
A-41 SCALE: 1 1/2" = 1'-0"



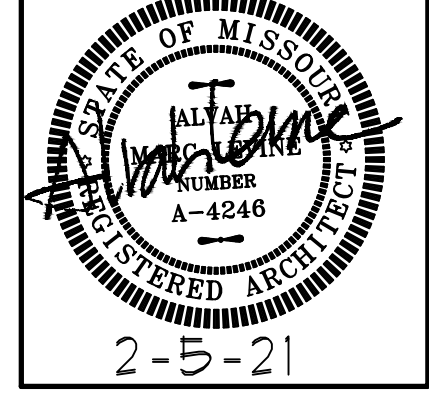
11 TYP. WALL AT SLAB
A-41 SCALE: 1" = 1'-0"



10 TYP. DECK STRUCT. LAYOUT
A-41 SCALE: 1" = 1'-0"



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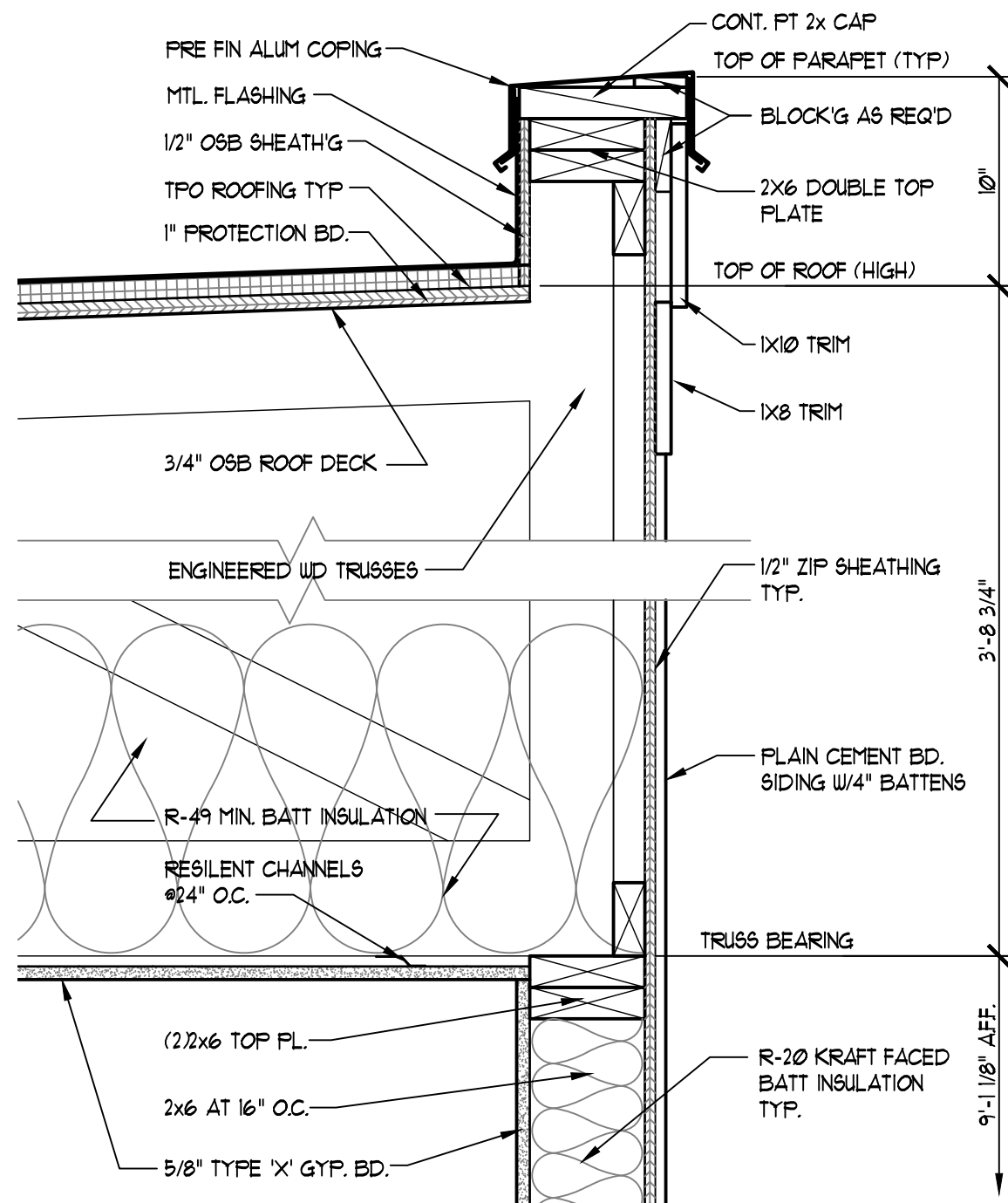
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NO LICENSE A-4246
ALVAN M. LEVINE, INC.
DIA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

details
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

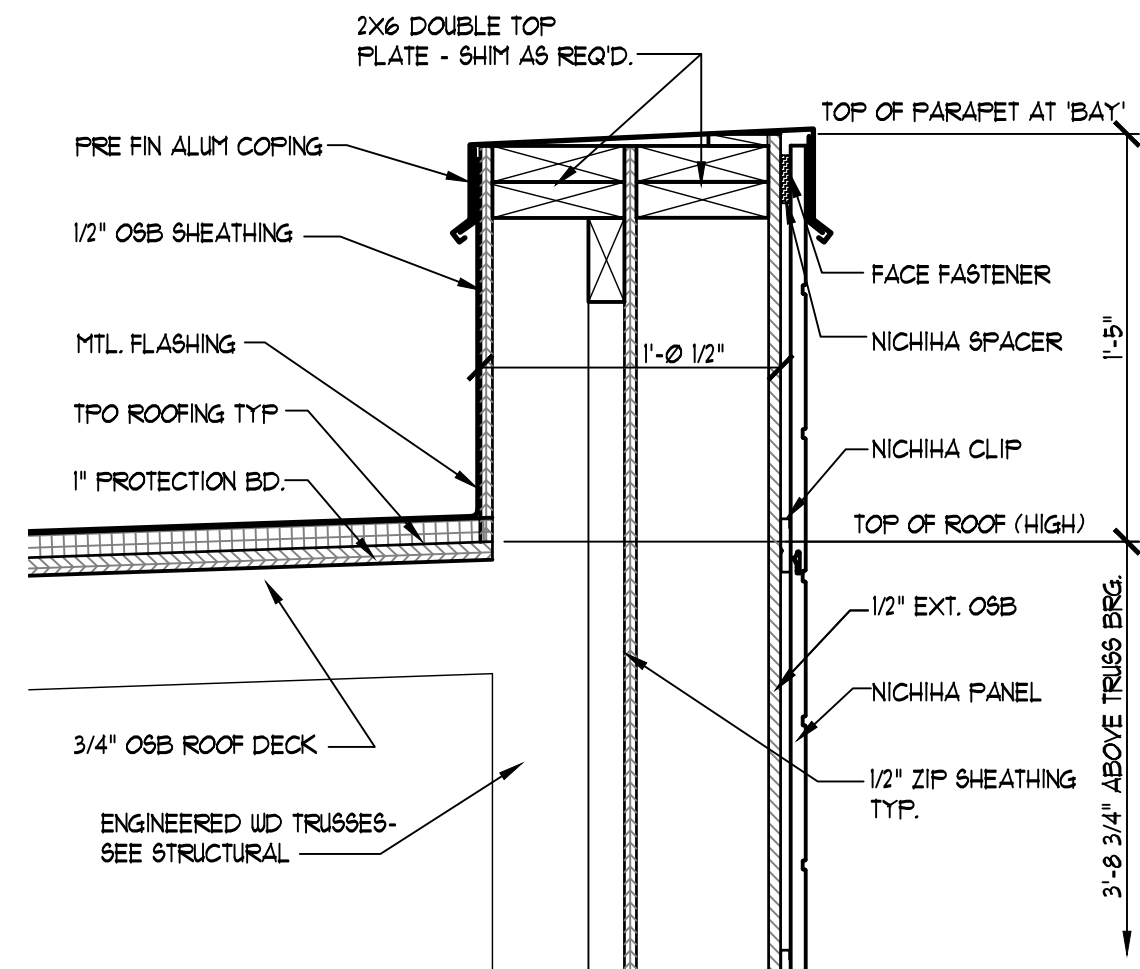
REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve cour
2	2-5-2021	re-rev/low

SHEET NO.
A-4.1

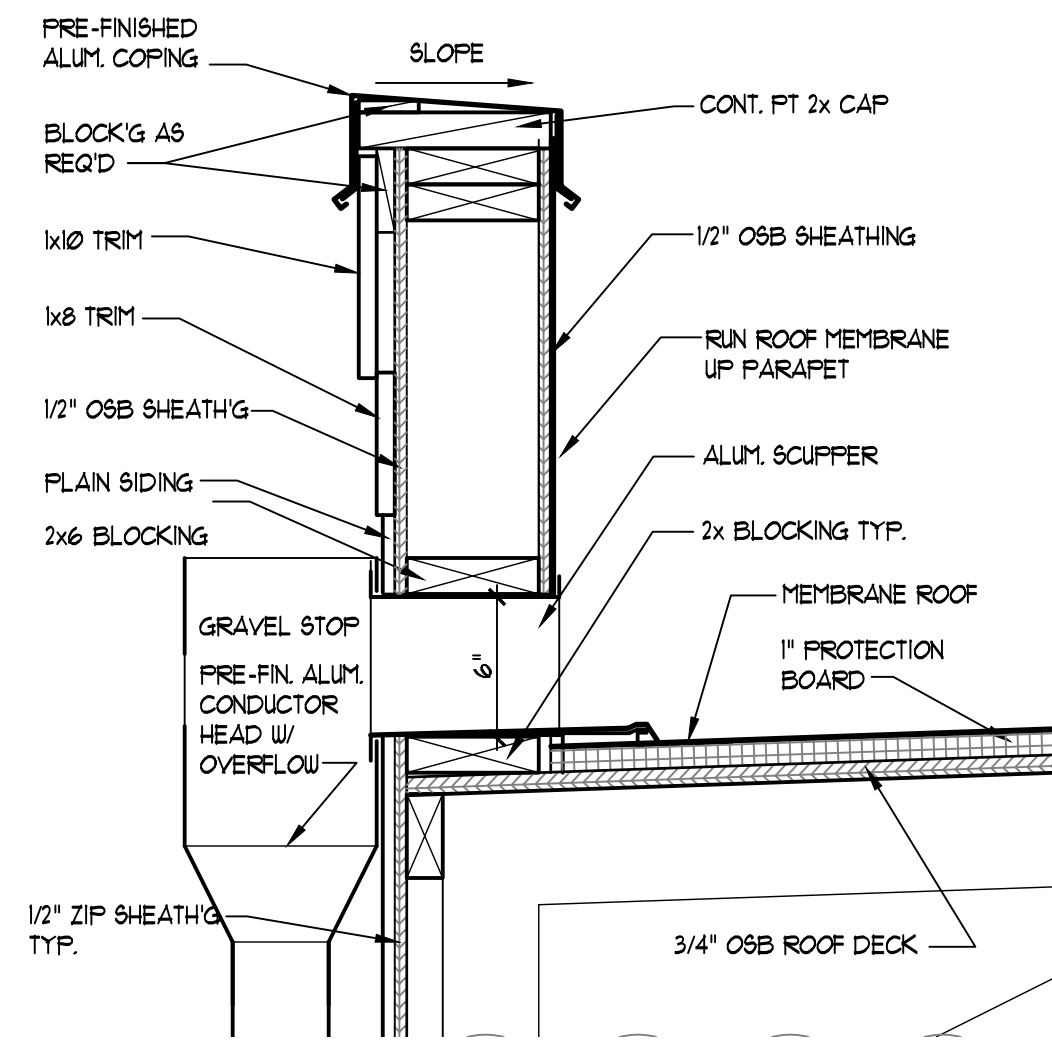
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



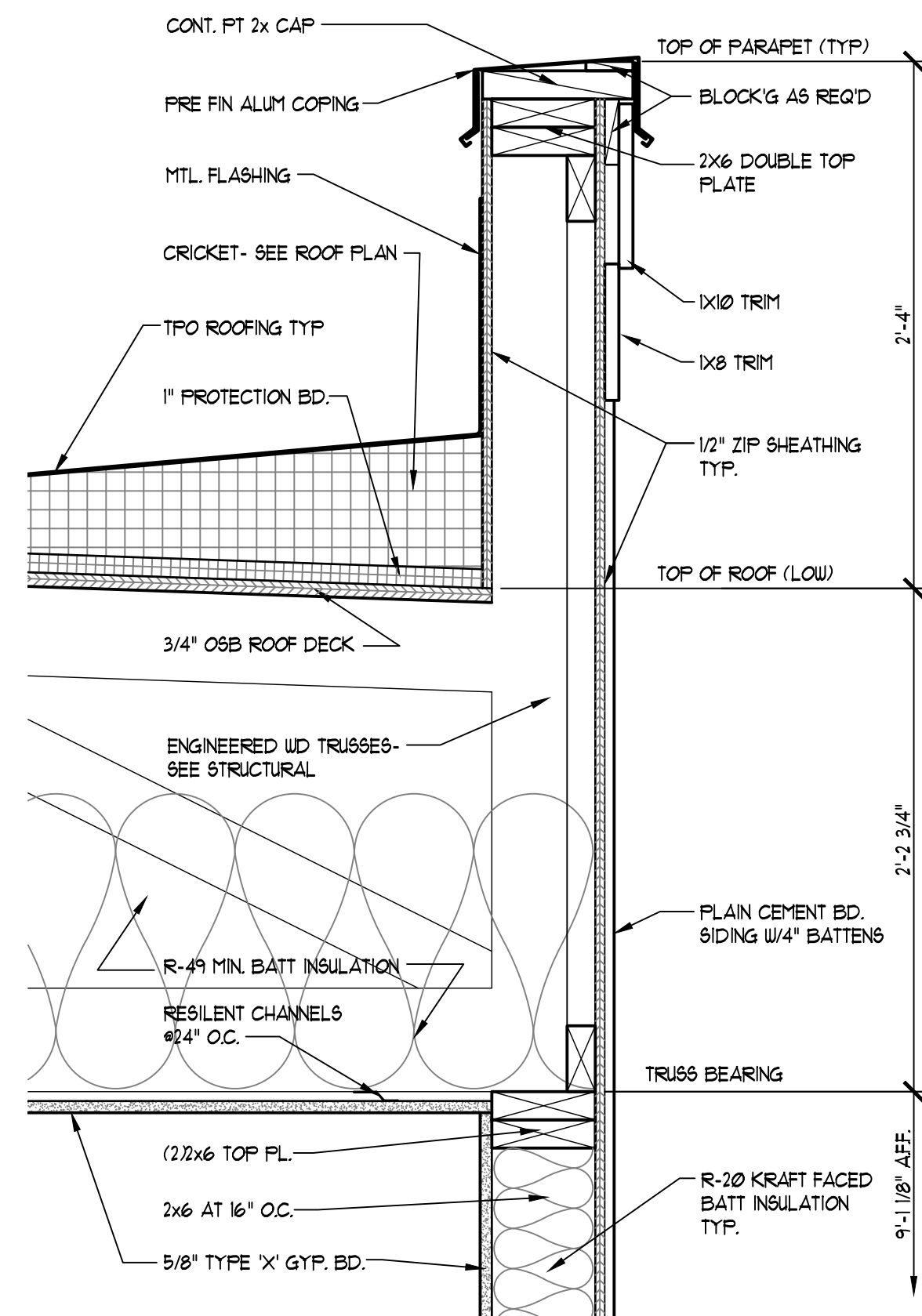
5 TYP. PARAPET DTL. @ HIGH ROOF
A-42 SCALE: 1 1/2" = 1'-0"



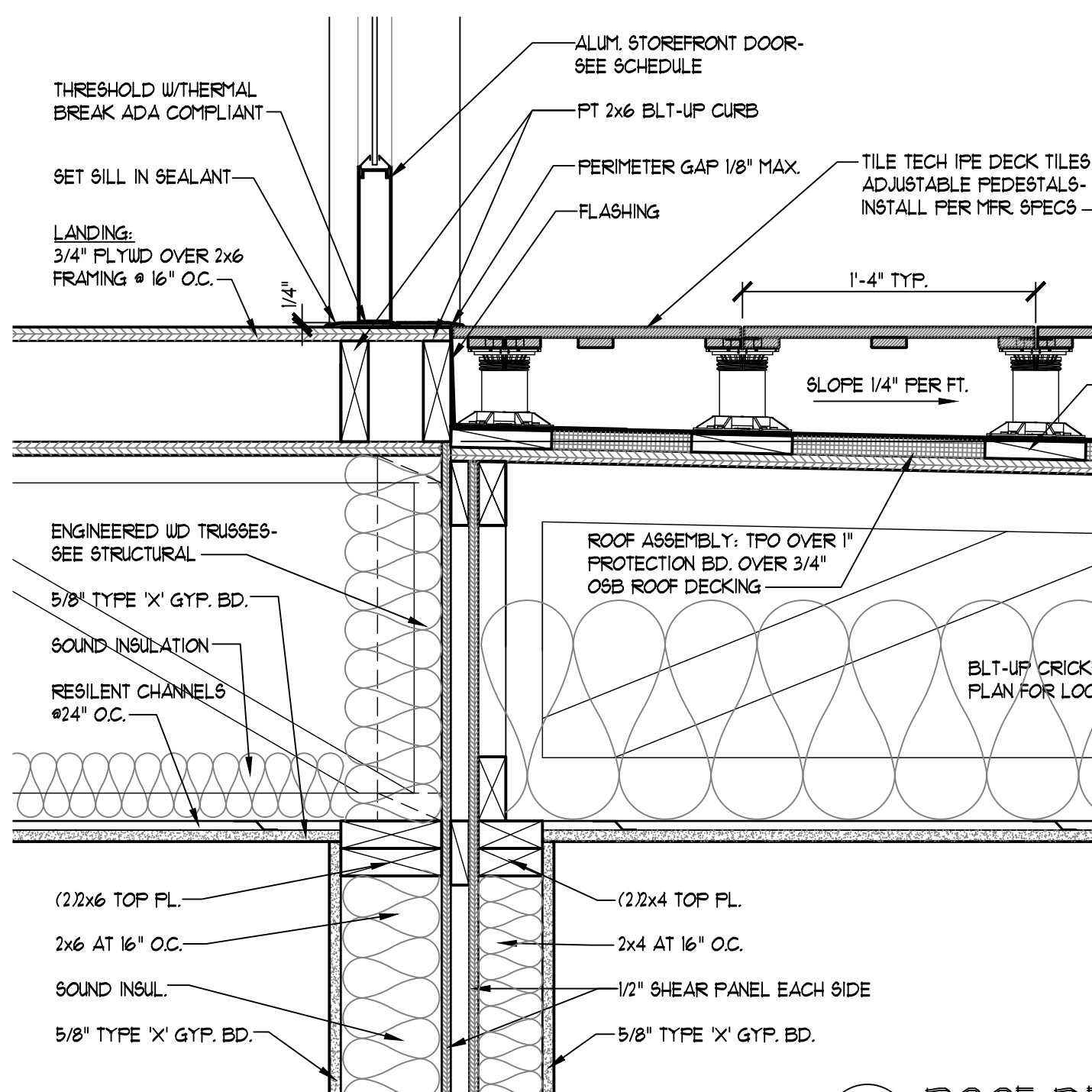
3 PARAPET DTL. @ NICHIBA/HIGH ROOF
A-42 SCALE: 1 1/2" = 1'-0"



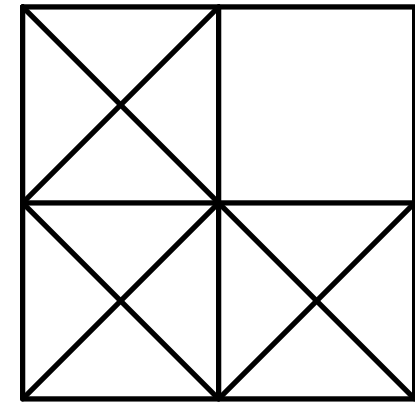
4 TYP. SCUPPER DETAIL
A-42 SCALE: 1 1/2" = 1'-0"



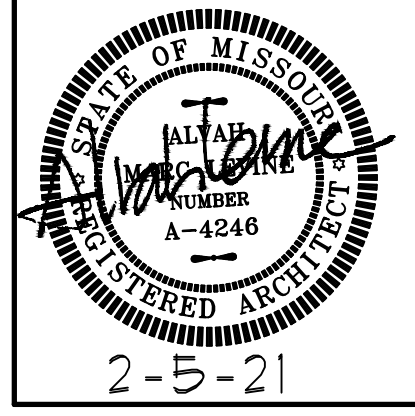
1 TYP. PARAPET DTL. @ LOW ROOF
A-42 SCALE: 1 1/2" = 1'-0"



2 ROOF DECK DETAIL
A-42 SCALE: 1 1/2" = 1'-0"



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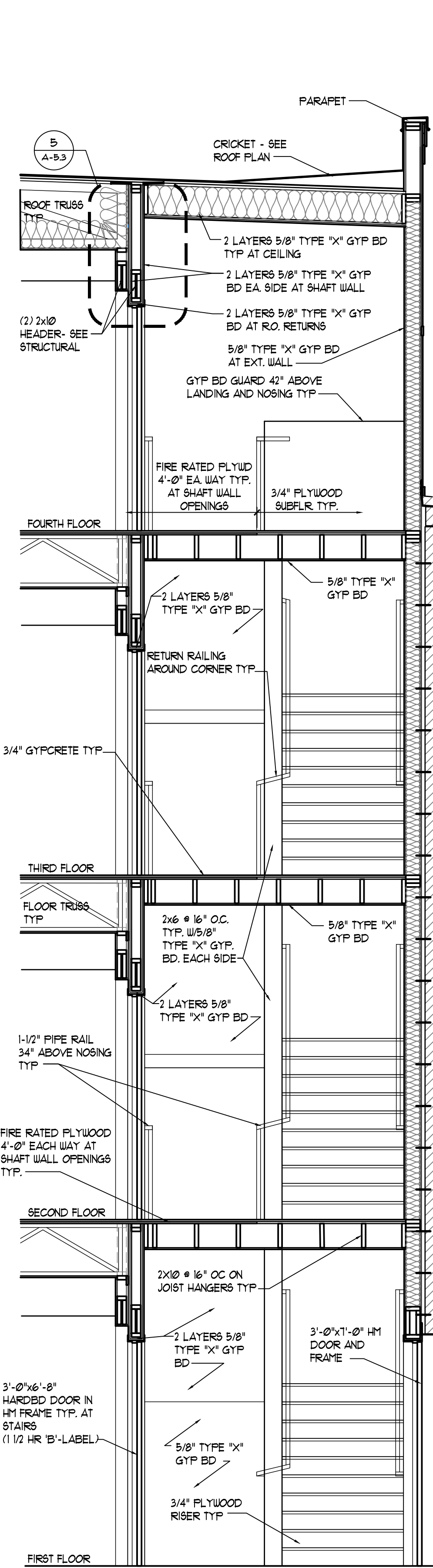
details

20 APARTMENTS
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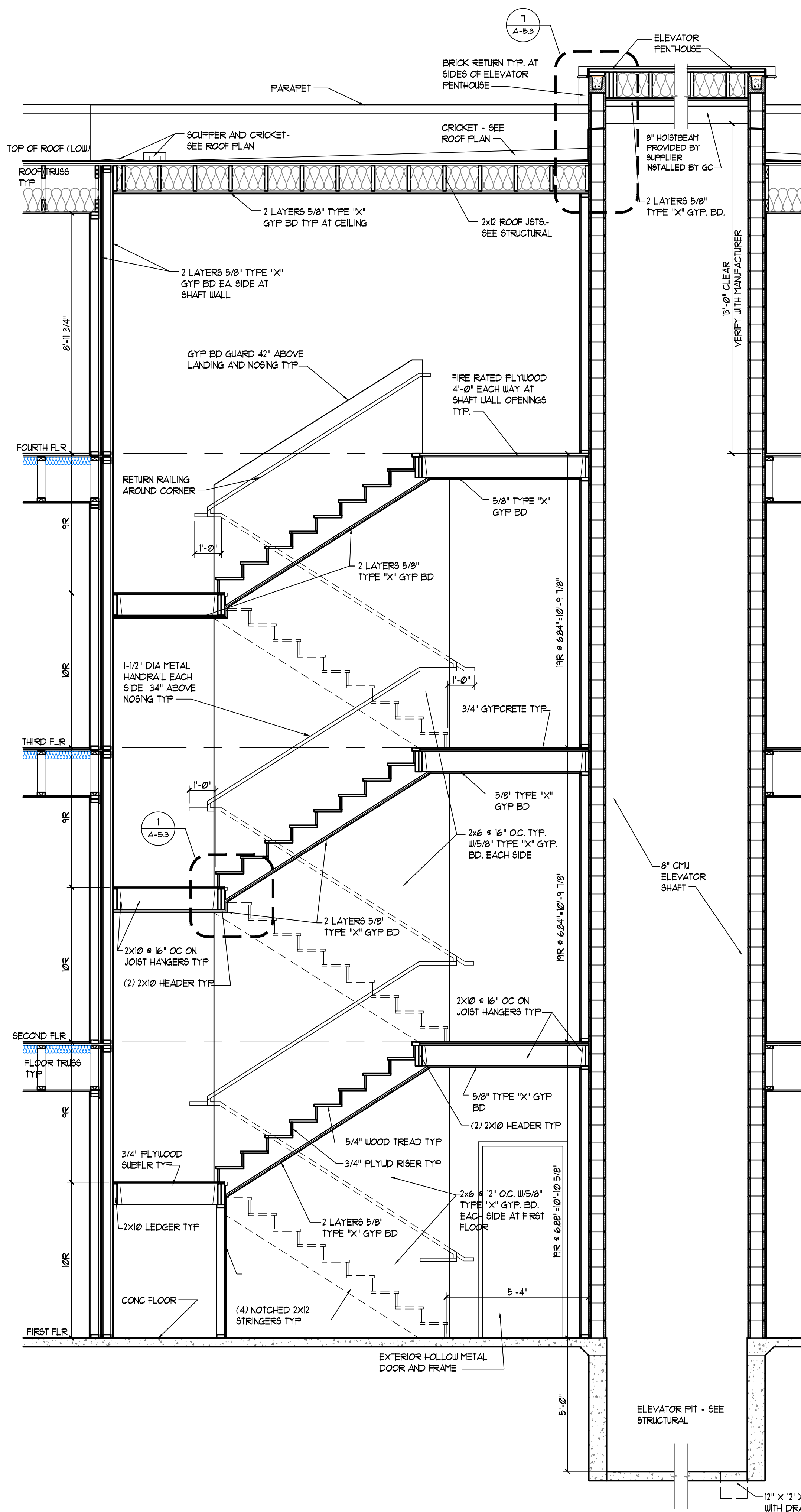
REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve couer
2	2-5-2021	re-revision

SHEET NO.
A-4.2

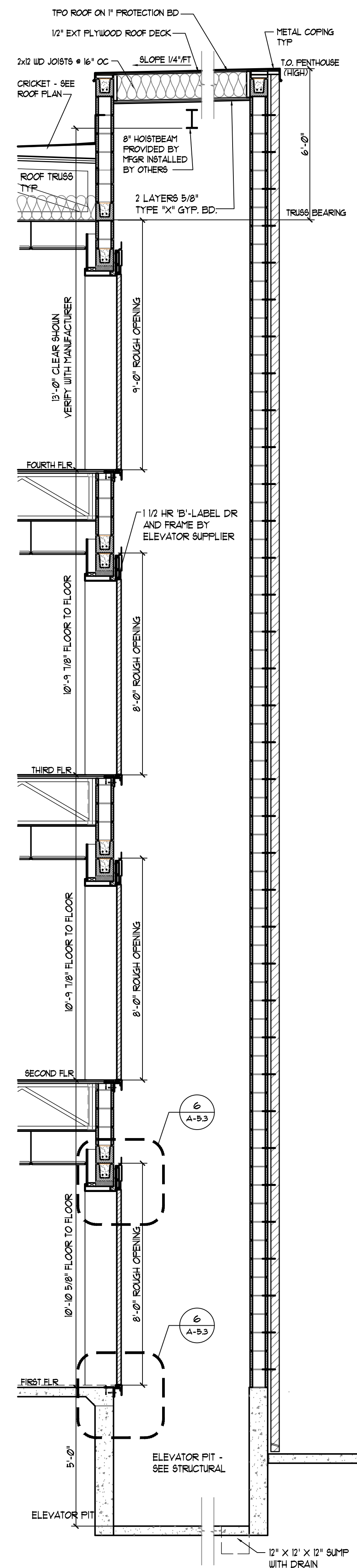
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



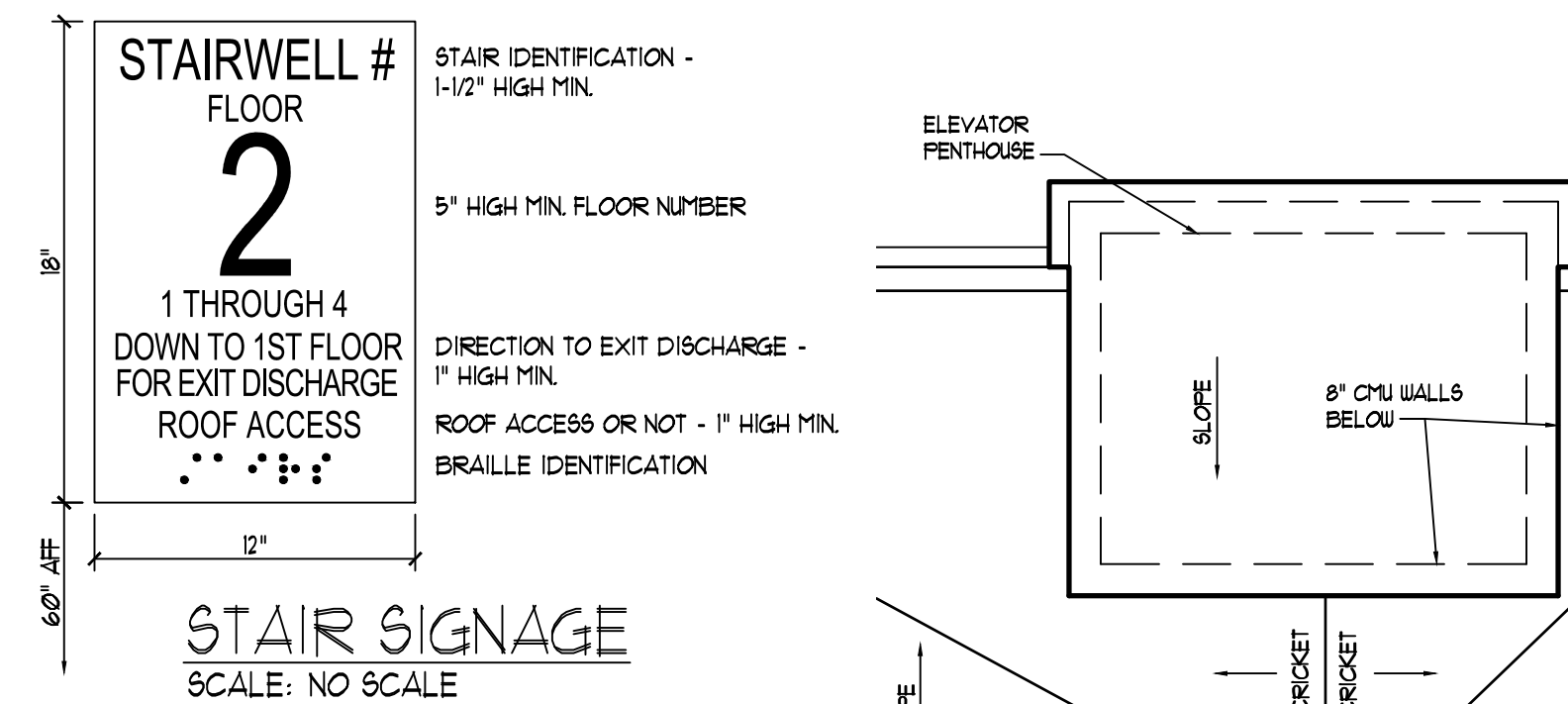
STAIR 1 LANDING SECTION
SCALE: 3/8" = 1'-0"



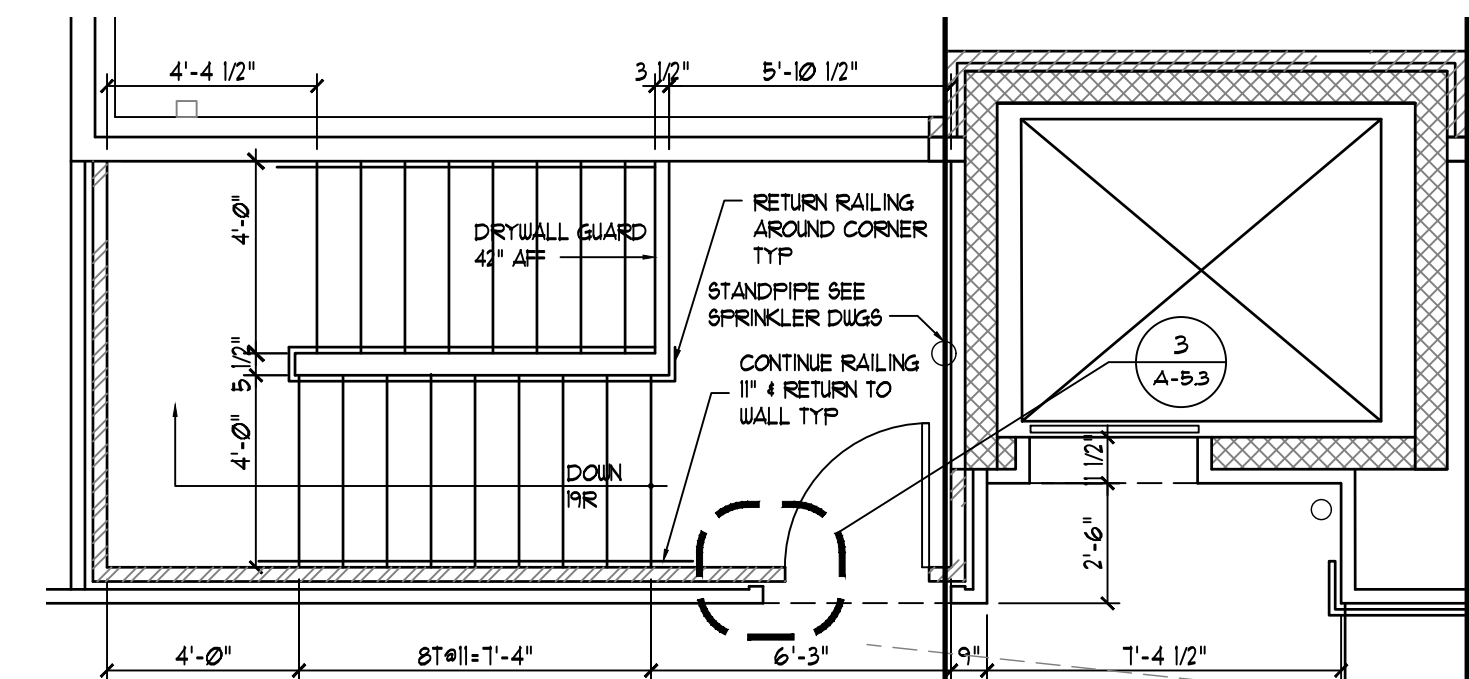
STAIR 1 AND ELEVATOR SECTION
SCALE: 3/8" = 1'-0"



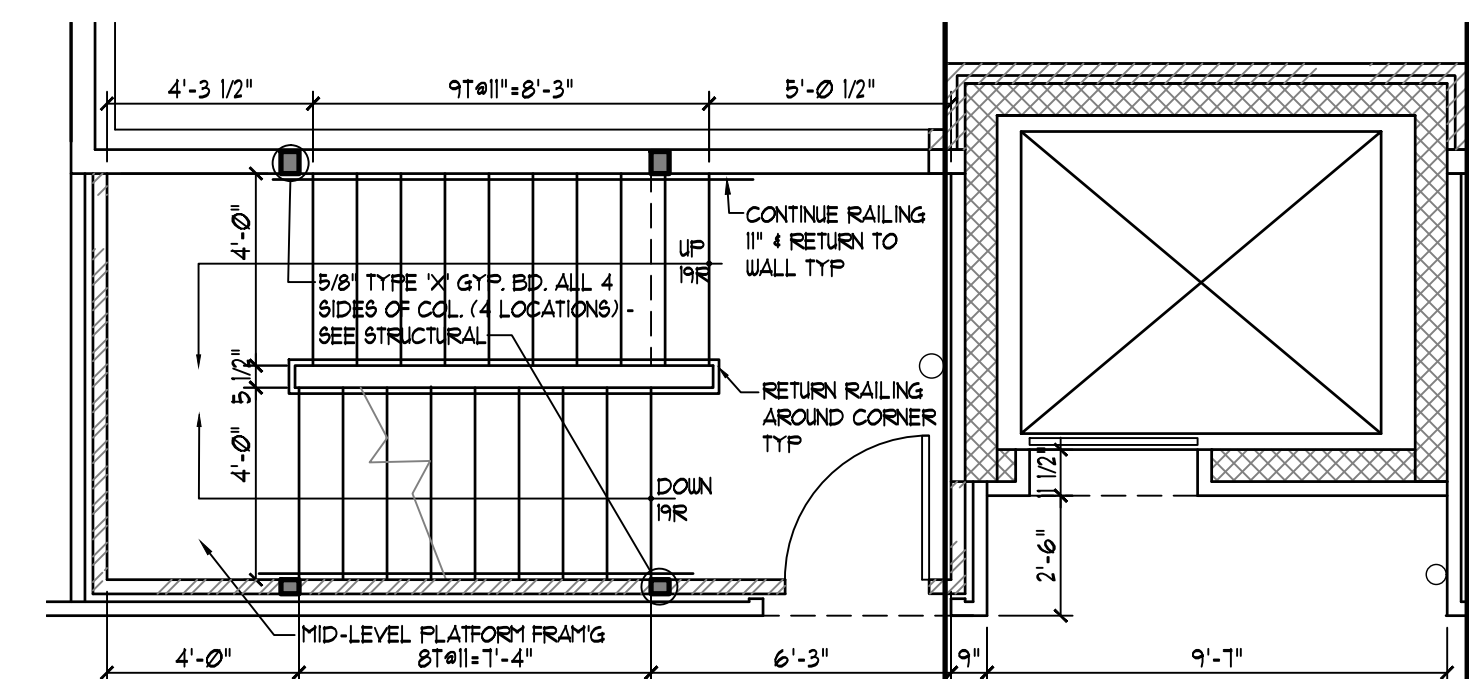
ELEVATOR SECTION
SCALE: 3/8" = 1'-0"



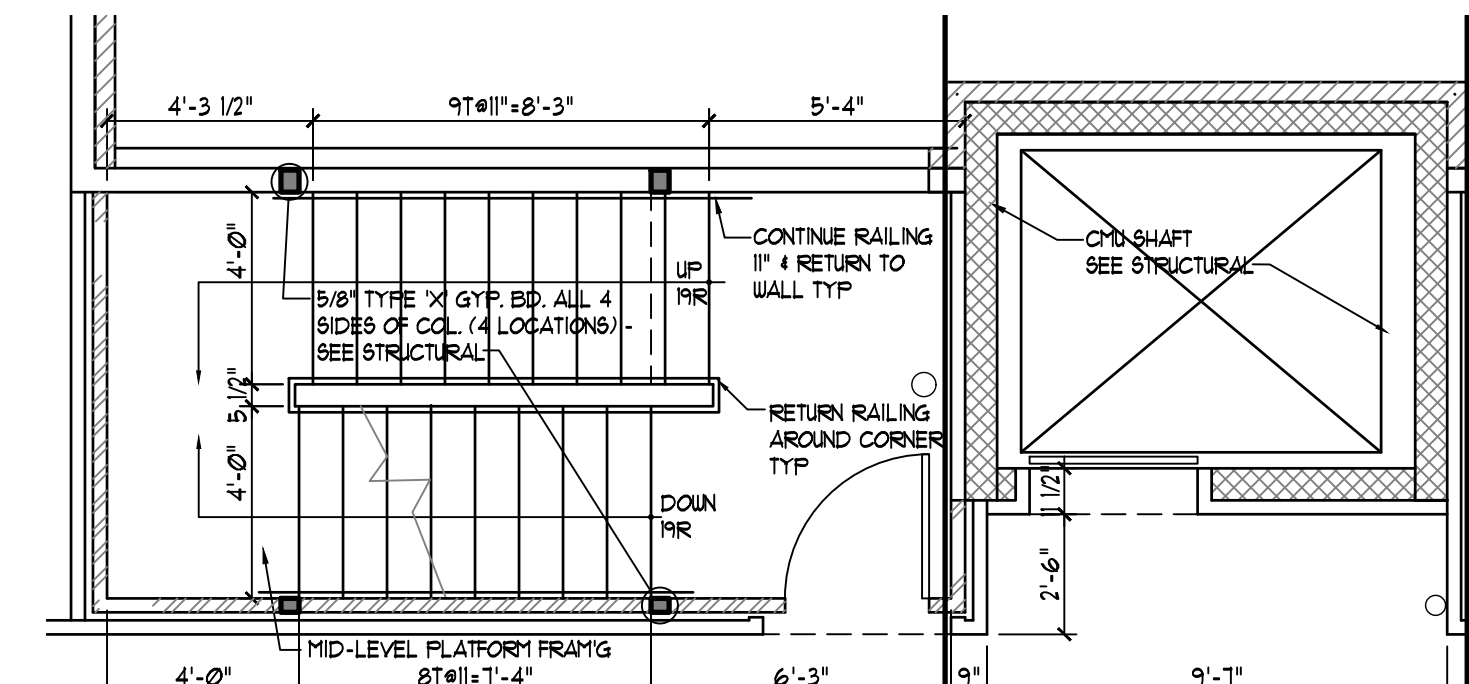
STAIR 1 AND ELEVATOR PENTHOUSE/ROOF
SCALE: 1/4" = 1'-0"



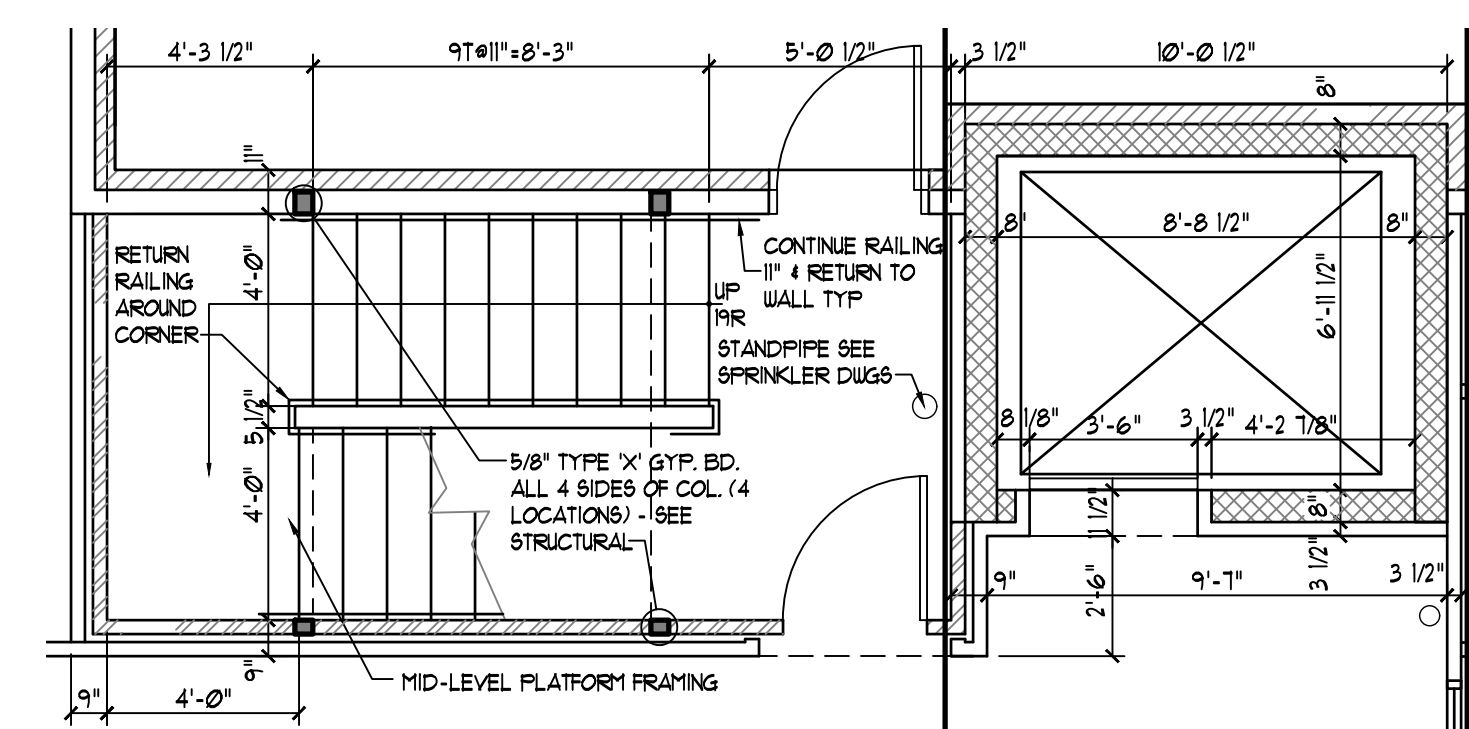
STAIR 1 AND ELEVATOR FOURTH FLOOR
SCALE: 1/4" = 1'-0"



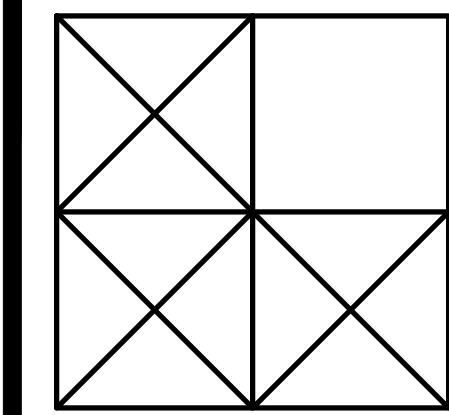
STAIR 1 AND ELEVATOR THIRD FLOOR
SCALE: 1/4" = 1'-0"



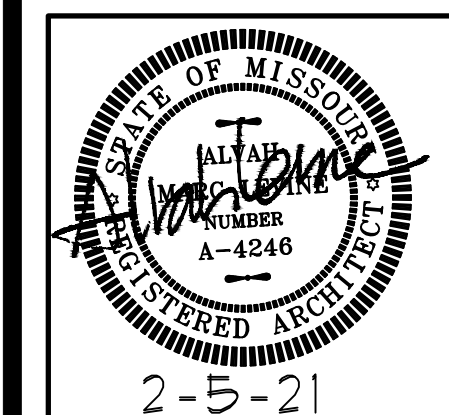
STAIR 1 AND ELEVATOR SECOND FLOOR
SCALE: 1/4" = 1'-0"



STAIR 1 AND ELEVATOR FIRST FLOOR
SCALE: 1/4" = 1'-0"



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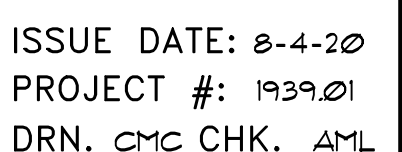
ARCHITECT: ALVAH M. LEVINE
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ALVAH M. LEVINE, INC.
DIA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-201804328

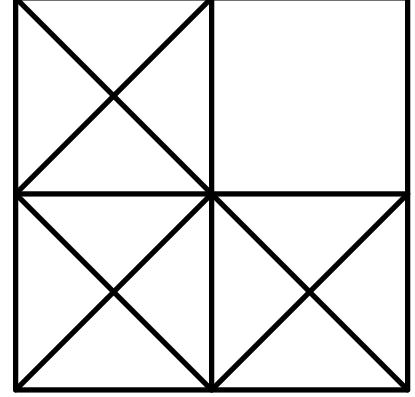
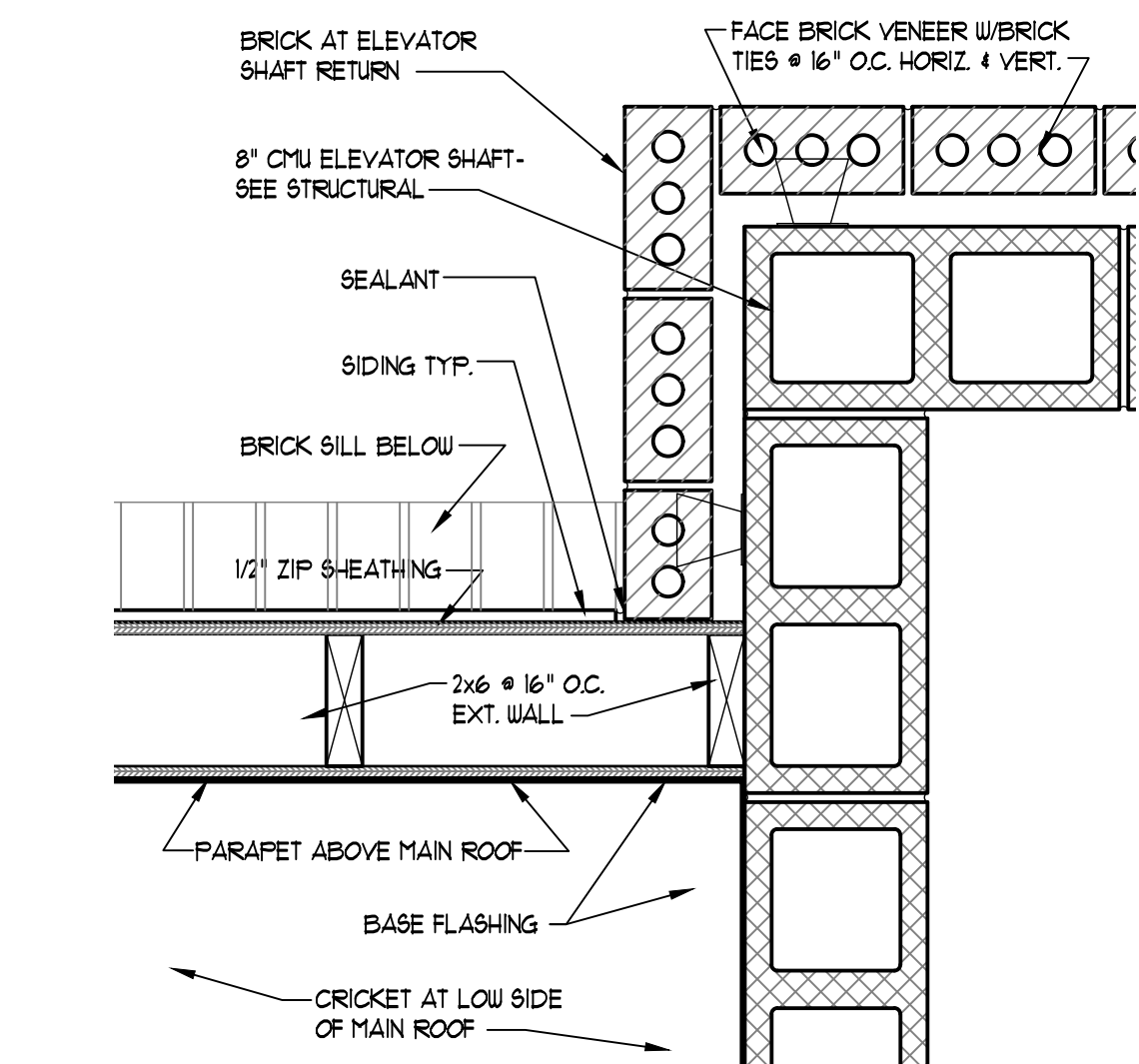
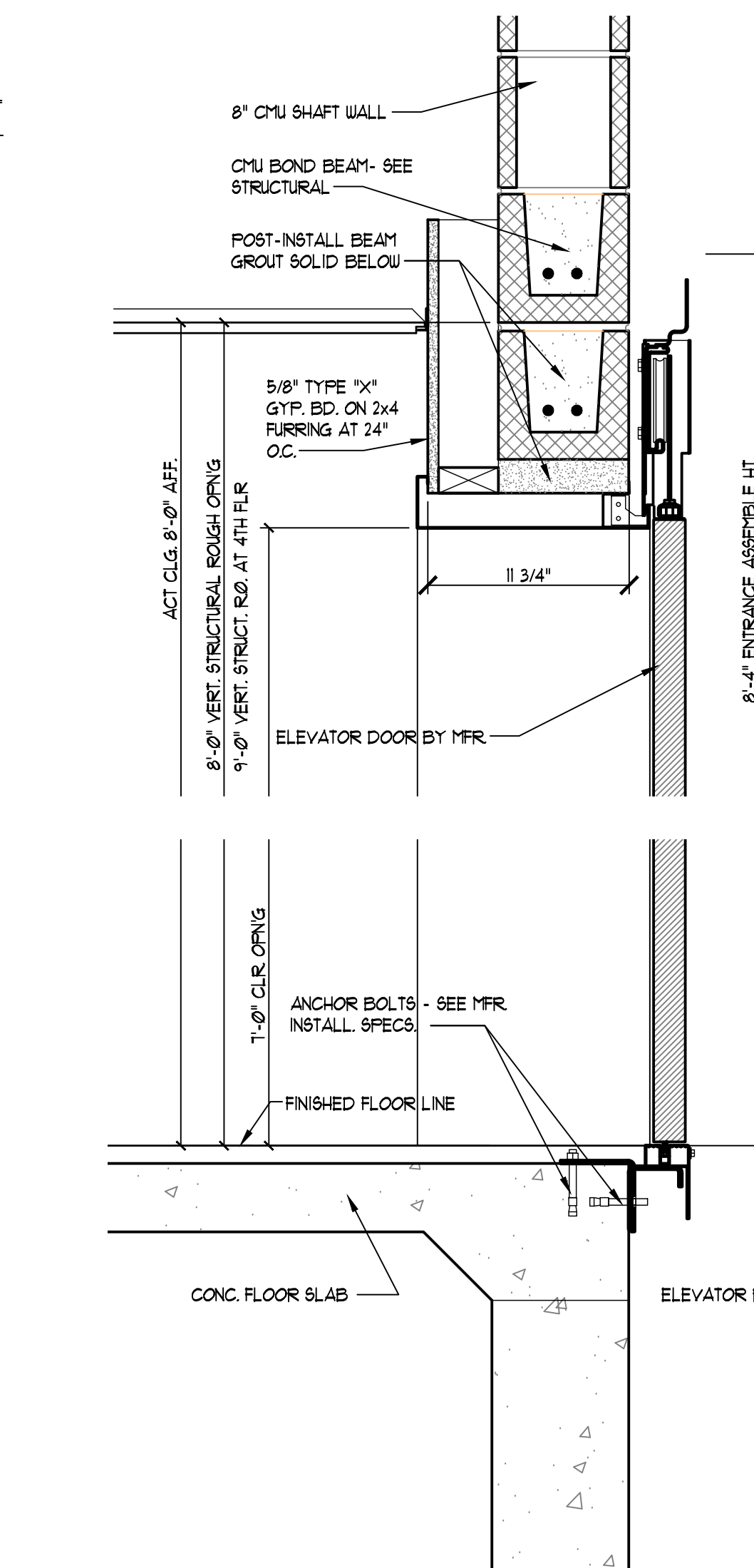
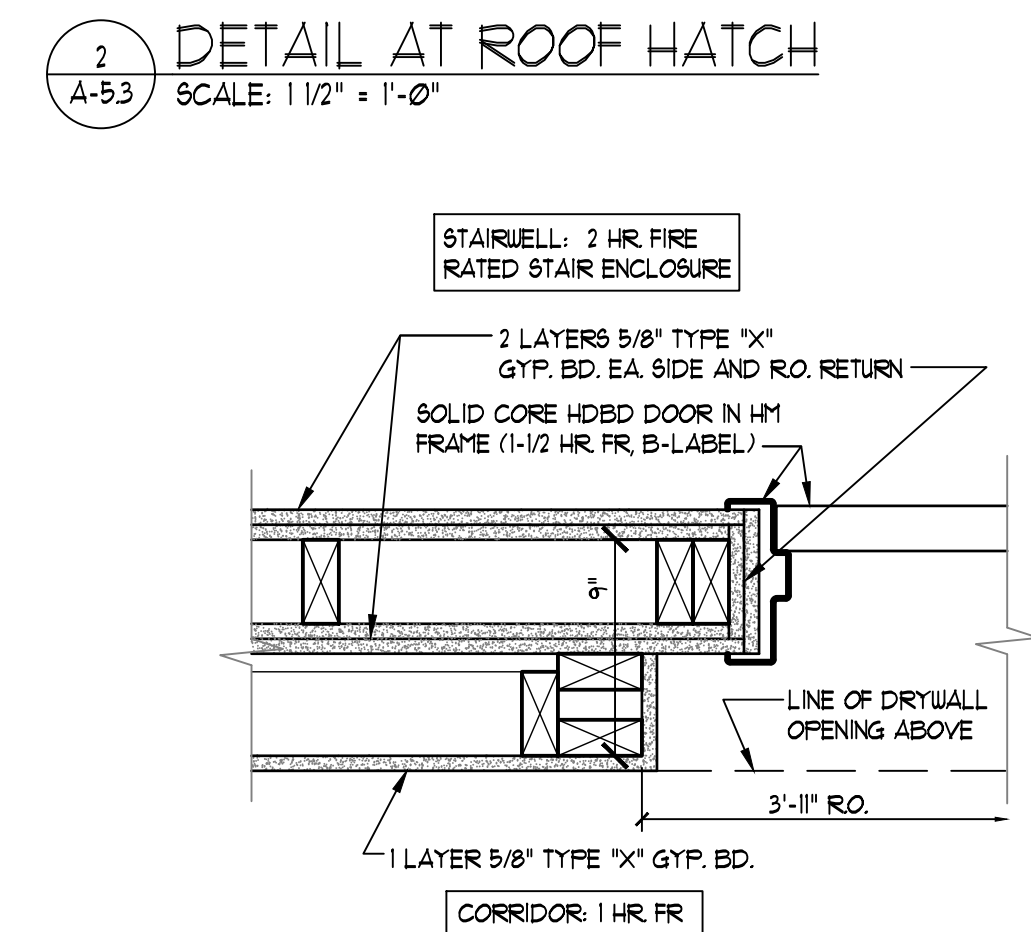
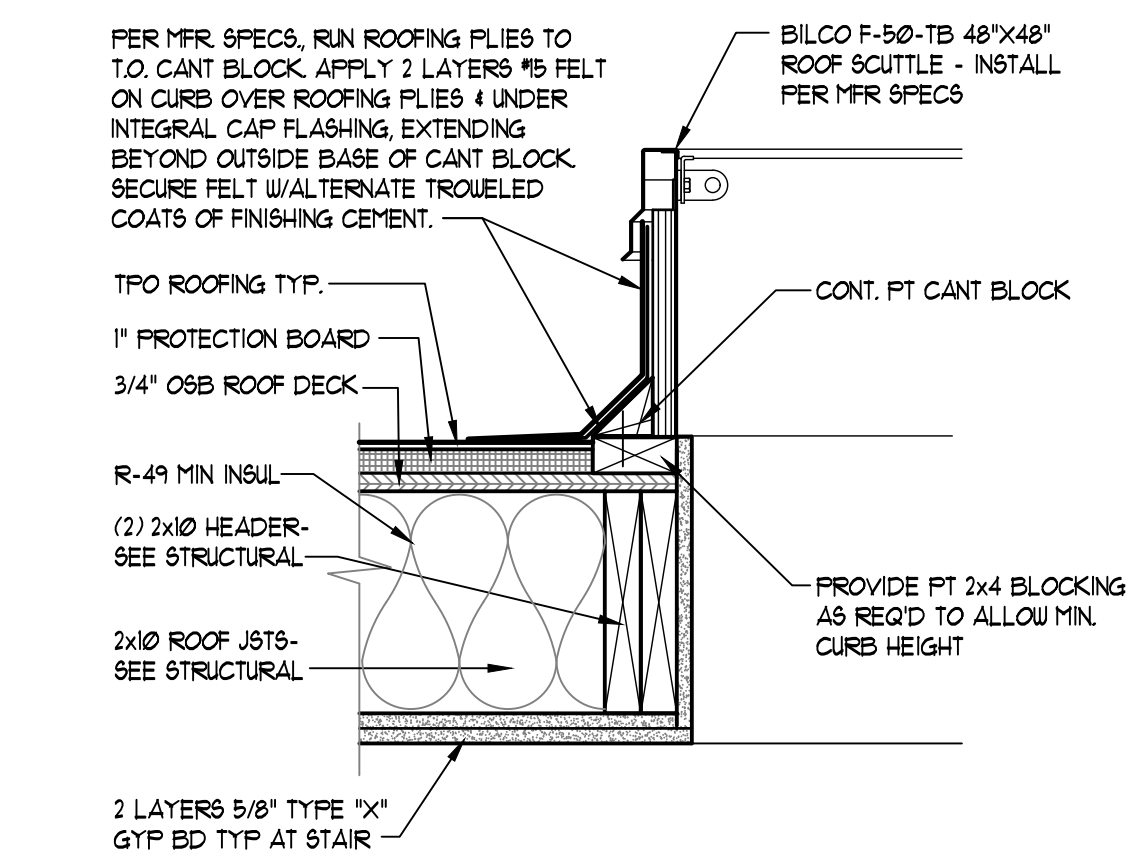
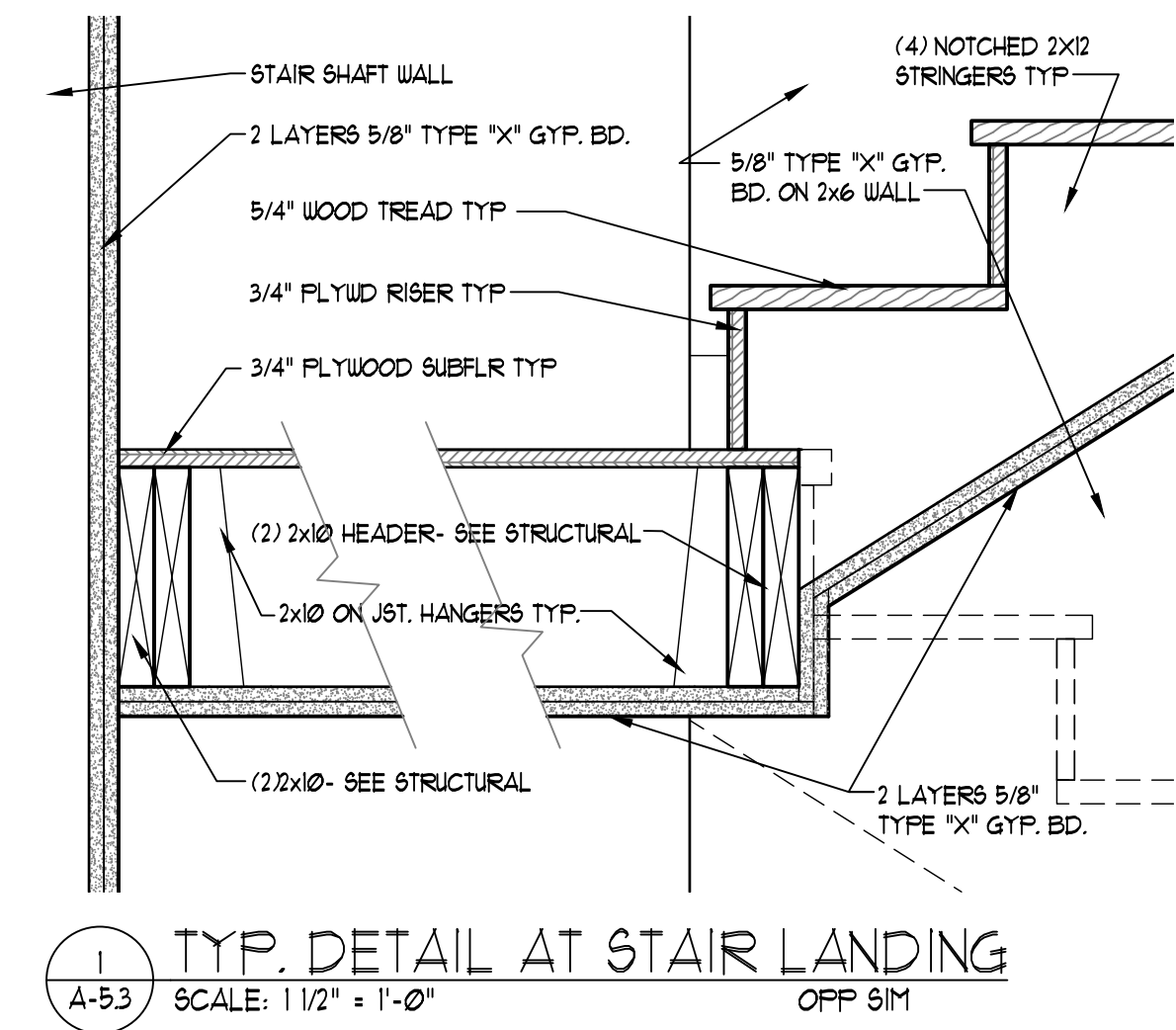
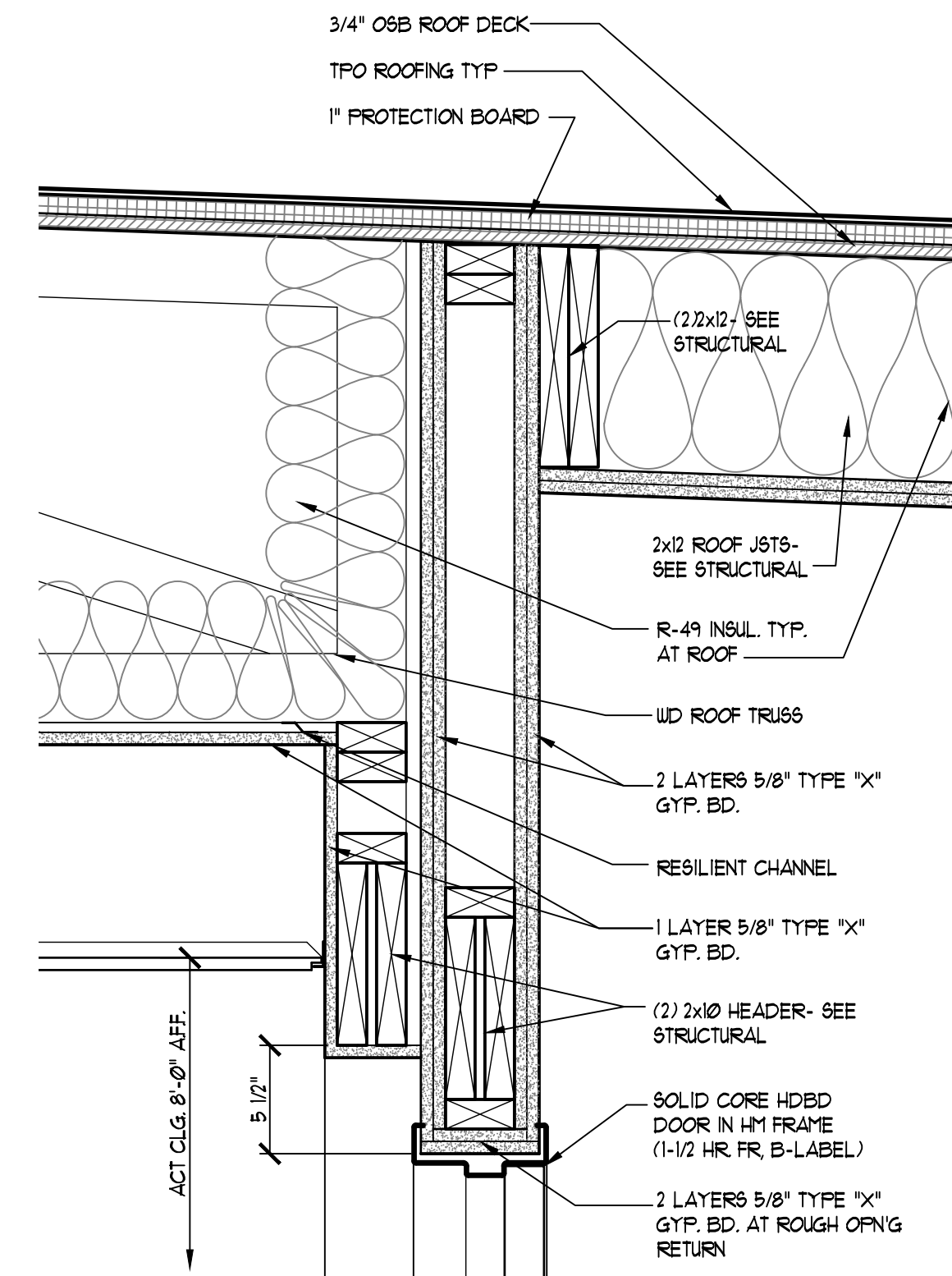
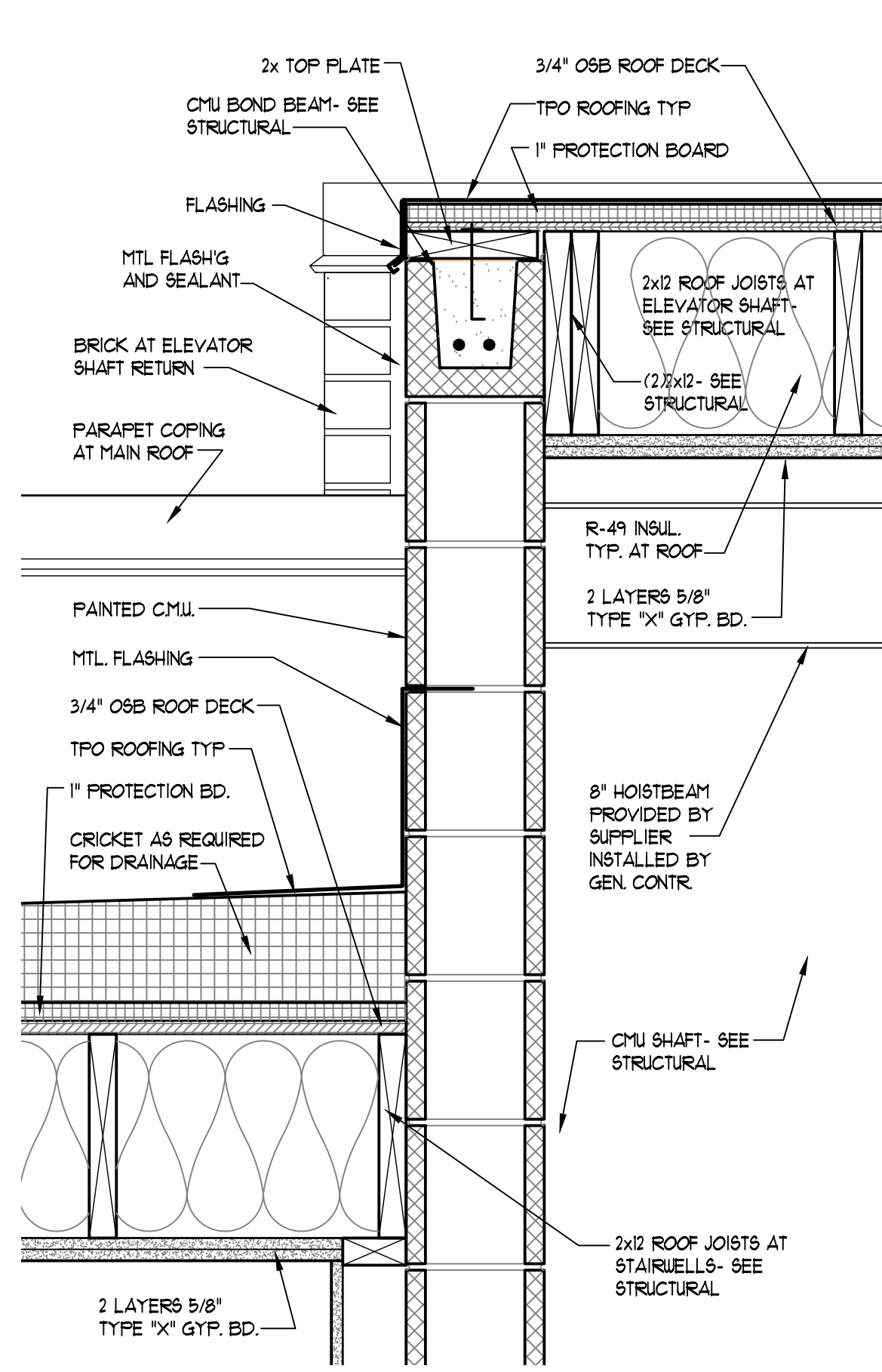
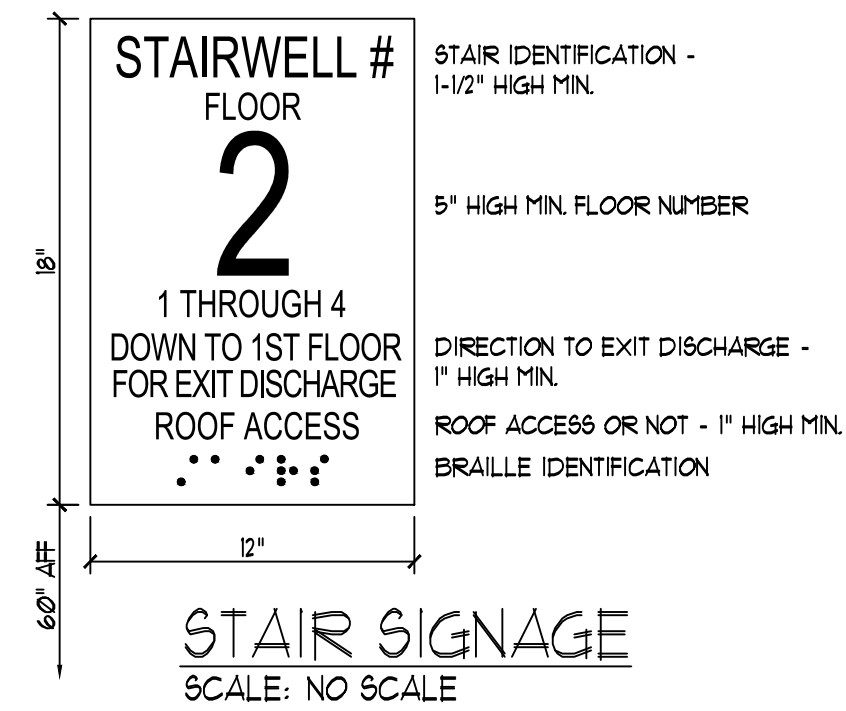
stair 1 and elevator
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve cour
2	2-5-2021	re-review

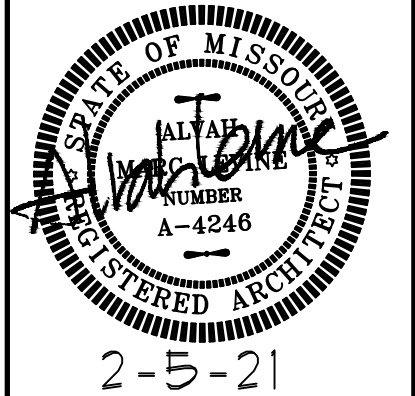
SHEET NO.
A-5.1

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
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CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

stair and elevator details
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
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REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve coeur
2	2-5-2021	re-revision

SHEET NO.
A-5.3
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

TOILET ACCESSORY SCHEDULE

ALL TOILET ACCESSORIES TO BE STAINLESS STEEL FINISH OR CLOSEST MATCHING FINISH.

GRAB BARS: (EACH HANDICAP ACCESSIBLE TOILET)
BOBRICK B-5806 X 36 (HORIZONTAL)
BOBRICK B-5806 X 42 (HORIZONTAL)
BOBRICK B-5806 X 18 (VERTICAL)
1-1/4" DIA. SMOOTH, CONCEALED MOUNTING

MULTI-ROLL TOILET TISSUE DISPENSER: (AT EACH TOILET)
BOBRICK B-2888
SURFACE MOUNTED, LOCKABLE

MIRROR: (SEE INTERIOR ELEVATIONS)
FLATE GLASS IN ALUMI FRAME
BOBRICK B-165 SIZE AS DIMENSIONED ON PLANS

PAPER TOWEL DISPENSER: BY OWNER

SOAP DISPENSER: WALLMOUNTED
BOBRICK B-55

COAT HOOK (ON DOOR)
BOBRICK B-2116
SURFACE MOUNTED, CONCEALED MOUNTING

SANITARY NAPKIN DISPENSER
BOBRICK B-254
SURFACE MOUNTED, LOCKABLE

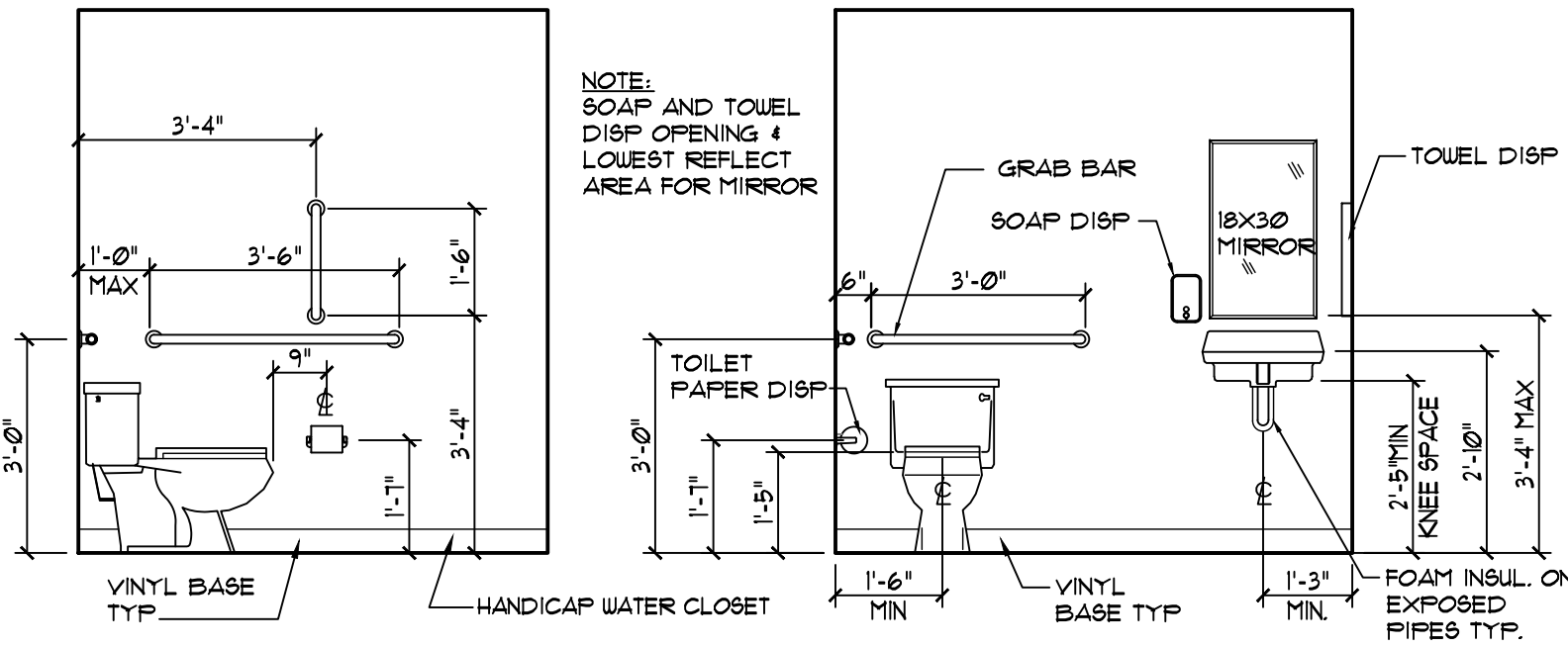
WASTE RECEPTACLE: (ONE MOUNTED NEAR EACH TOILET ENTRY)
BOBRICK B-3644 SEMI-RECESSED

SIGN:
PANEL SIGN FOR ADA TOILET
"MEN/WOMEN" WITH PICTOGRAM AND ADA WHEELCHAIR SYMBOL
"SIMILAR TO BEST SIGNS UP728RB WITH GRADE 2 BRAILLE.

LOCATE SIGNS ADJACENT TO LATCH SIDE OF DOOR. MOUNT 60" AFF TO CENTERLINE OF SIGN AND 12" FROM FRAME TO CENTERLINE OF SIGN.

ROOM FINISH SCHEDULE

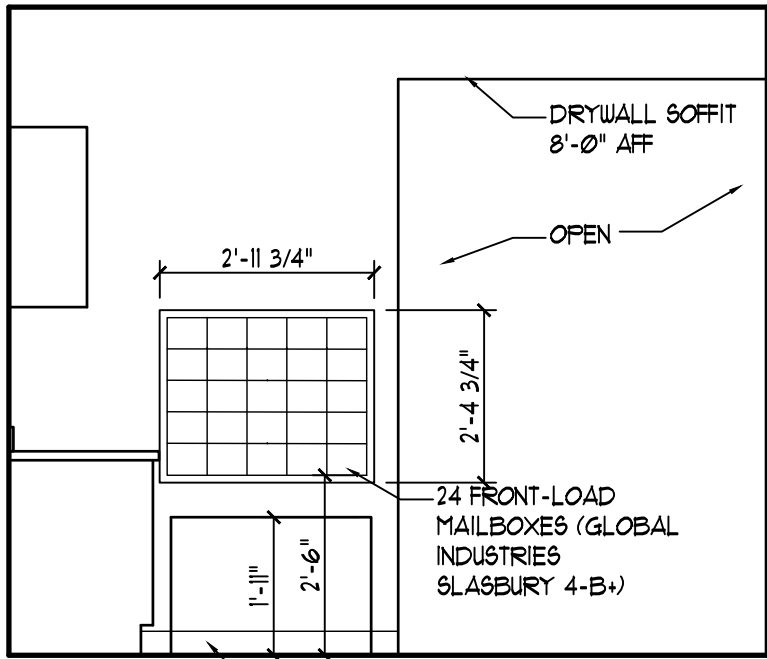
MARK	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG HGT	REMARKS
111	STAIR 2	SEAL CONC/ CARPET	MDF	DW -PT	DW-PT	9'-0"	CARPET TREADS AND RISERS
112	CORRIDOR	LVT	MDF	DW -PT	ACT	8'-0"	
113	STAIR 1	SEAL CONC/ CARPET	MDF	DW -PT/ CHU-PT	DW-PT	9'-0"	CARPET TREADS AND RISERS
114	PACKAGES	LVT	MDF	DW -PT	ACT	8'-0"	
115	ELEVATOR LOBBY	LVT	MDF	DW -PT	ACT	8'-0"	
116	FURNACE	SEAL CONC	MDF	DW -PT	DW-PT	8'-0"	
117	RESTROOM	LVT	MDF	DW -PT	ACT	8'-0"	
118	SPRINKLER/ UTILITY	SEAL CONC	MDF	DW -PT	DW-PT	9'-0"	
119	OFFICE	LVT	MDF	DW -PT	ACT	8'-0"	
120	VESTIBULE	LVT	MDF	DW -PT	ACT	8'-0"	
121	LOBBY	LVT	MDF	DW -PT	DW-PT	9'-0"	
122	MAINTENANCE	SEAL CONC	MDF	DW -PT	DW-PT	9'-0"	
211	STAIR 2	CARPET	MDF	DW -PT	DW-PT	9'-0"	CARPET TREADS AND RISERS
212	CORRIDOR	CARPET	MDF	DW -PT	ACT	8'-0"	
213	STAIR 1	CARPET	MDF	DW -PT/ CHU-PT	DW-PT	9'-0"	CARPET TREADS AND RISERS
214	MAINTENANCE	VCT	MDF	DW -PT/ CHU-PT	DW-PT	9'-0"	
215	ELEVATOR LOBBY	LVT	MDF	DW -PT	ACT	8'-0"	
216	FURNACE	VCT	MDF	DW -PT	DW-PT	9'-0"	
217	RESTROOM	LVT	MDF	DW -PT	DW-PT	9'-0"	
218	BUSINESS	LVT	MDF	DW -PT	DW-PT	9'-0"	
219	CONFERENCE	LVT	MDF	DW -PT	DW-PT	9'-0"	
311	STAIR 2	CARPET	MDF	DW -PT	DW-PT	9'-0"	CARPET TREADS AND RISERS
312	CORRIDOR	CARPET	MDF	DW -PT	ACT	8'-0"	
313	STAIR 1	CARPET	MDF	DW -PT/ CHU-PT	DW-PT	9'-0"	CARPET TREADS AND RISERS
314	MAINTENANCE	VCT	MDF	DW -PT/ CHU-PT	DW-PT	9'-0"	
315	ELEVATOR LOBBY	LVT	MDF	DW -PT	ACT	8'-0"	
316	FURNACE	VCT	MDF	DW -PT	DW-PT	9'-0"	
317	RESTROOM	LVT	MDF	DW -PT	DW-PT	9'-0"	
318	WORKOUT	LVT	MDF	DW -PT	DW-PT	9'-0"	
411	STAIR 2	CARPET	MDF	DW -PT	DW-PT	-	CARPET TREADS AND RISERS DRYWALL ROOF JOISTS
412	CORRIDOR	CARPET	MDF	DW -PT	ACT	8'-0"	
413	STAIR 1	CARPET	MDF	DW -PT/ CHU-PT	DW-PT	-	CARPET TREADS AND RISERS DRYWALL ROOF JOISTS
414	ELEVATOR EQUIPMENT	VCT	MDF	DW -PT/ CHU-PT	DW-PT	9'-0"	
415	ELEVATOR LOBBY	LVT	MDF	DW -PT	ACT	8'-0"	LVT ON RAMP AND LANDING



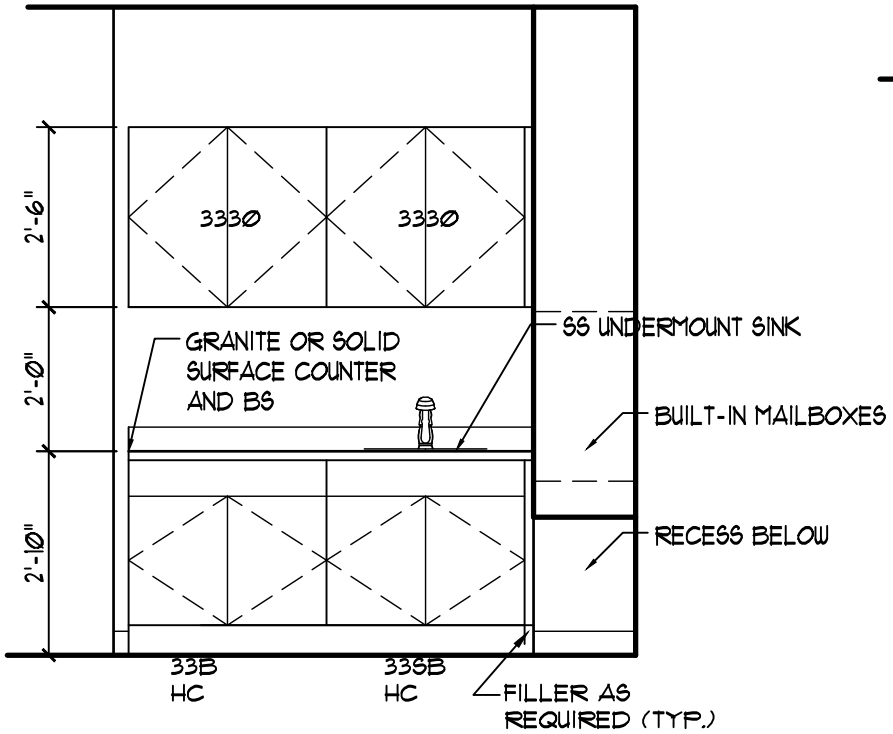
NOTES FOR HC ACCESSIBLE RESTROOMS

- TOILET FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN COMPLIANCE WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- GRAB BAR SHALL BE 1 1/2" CLEARANCE BETWEEN ADJACENT WALL OR PARTITION.
- GRAB BARS FASTENERS AND MOUNTING SUPPORTS SHALL WITHSTAND MINIMUM 250 LB POINT LOAD IN BENDING, SHEAR, AND TORSION.
- GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
- ALL DIMENSIONS SHOWN ARE TO FINISH SURFACES.
- PROVIDE HANDICAP SIGNAGE AT TOILET ROOM DOOR

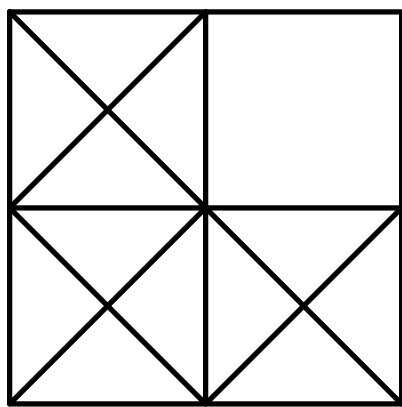
SINGLE OCCUPANCY TOILET
SCALE: 3/8" = 1'-0"



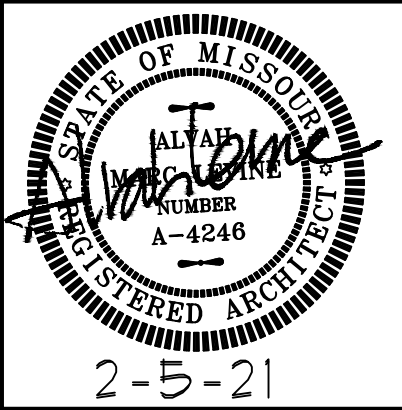
COFFEE BAR AND MAIL
SCALE: 3/8" = 1'-0"



RAMP TO ROOFTOP DECK
SCALE: 3/8" = 1'-0"



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room finish schedule, interior elevations and partition types
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

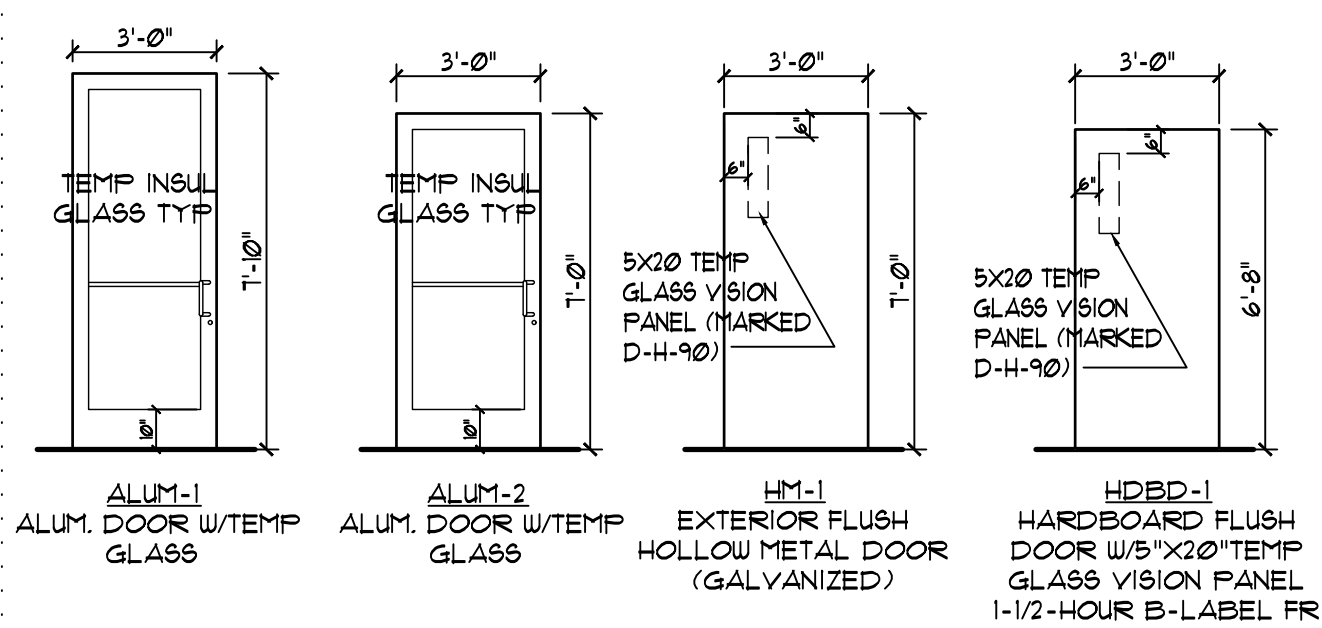
REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve cover
2	2-5-2021	re-revision

SHEET NO.
A-6.1
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
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DOOR SCHEDULE						
MARK	DOOR	FRAME				REMARKS
SIZE	TYPE	TYPE	LABEL	H/W/L	GROUP	
111a	3'-0"X 7'-0"	ALUM-2	AL-4		2	SEE STOREFRONT ELEV AL-6.1,2 FOR WINDOWS ABOVE
111b	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
113a	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
113b	3'-0"X 7'-0"	HM-1	HM-1		3	
114a	3'-0"X 6'-8"	HDBD-2	HM-2	20 MIN	8	
114a	3'-0"X 6'-8"	HDBD-2	HM-2		4	
115a	ELEVATOR DOOR 3'-6"X 7'-0"	-	-	1/2 HR B-LABEL	-	ELEVATOR DOOR BY SUPPLIER
115b	3'-0"X 6'-8"	HDBD-2	HM-3	20 MIN	9	20 MIN FIRE-RATED GLASS SIDELIGHT
116	3'-0"X 6'-8"	HDBD-2	HM-2		4	
117	3'-0"X 6'-8"	HDBD-2	HM-2		7	
118	3'-0"X 6'-8"	HDBD-2	HM-2		4	
119	3'-0"X 6'-8"	HDBD-2	HM-2		5	SEE STOREFRONT ELEV AL-3
120a	3'-0"X 7'-10"	ALUM-1	AL-1		1	
120b	3'-0"X 6'-8"	HDBD-2	HM-3		6	SEE BORROUOLIGHT ELEV HM-4
121	3'-0"X 7'-10"	ALUM-1	AL-2		1	SEE STOREFRONT ELEV AL-3
122	3'-0"X 7'-0"	HM-1	HM-1		3	
211	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
213	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
214	3'-0"X 6'-8"	HDBD-1	HM-2	20 MIN	4	
215	ELEVATOR DOOR 3'-6"X 7'-0"	-	-	1/2 HR B-LABEL	-	ELEVATOR DOOR BY SUPPLIER
216	3'-0"X 6'-8"	HDBD-2	HM-2		4	
217	3'-0"X 6'-8"	HDBD-2	HM-2		7	
218	3'-0"X 6'-8"	HDBD-2	HM-3	20 MIN	9	20 MIN FIRE-RATED GLASS SIDELIGHT
219	3'-0"X 6'-8"	HDBD-2	HM-2		8	
311	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
313	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
314	3'-0"X 6'-8"	HDBD-2	HM-2	20 MIN	4	
315	ELEVATOR DOOR 3'-6"X 7'-0"	-	-	1/2 HR B-LABEL	-	ELEVATOR DOOR BY SUPPLIER
316	3'-0"X 6'-8"	HDBD-2	HM-2		4	
317	3'-0"X 6'-8"	HDBD-2	HM-2		7	
318	3'-0"X 6'-8"	HDBD-2	HM-3	20 MIN	9	20 MIN FIRE-RATED GLASS SIDELIGHT
411	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
413	3'-0"X 6'-8"	HDBD-1	HM-2	1/2 HR B-LABEL	8	
414	3'-6"X 6'-8"	HDB-2	HM-2	45 MIN	4	
415a	ELEVATOR DOOR 3'-6"X 7'-0"	-	-	1/2 HR B-LABEL	-	ELEVATOR DOOR BY SUPPLIER
415b	3'-0"X 7'-0"	HM-1	HM-1	20 MIN	10	ALWAYS OPERABLE FROM EXTERIOR
416	3'-0"X 6'-8"	HM-1	HM-2	45 MIN	8	

DOOR AND HARDWARE NOTES

- ALL ALUMINUM DOORS TO BE MEDIUM STYLE ALUMINUM WITH INSUL TEMP GLASS. PROVIDE 10" HIGH BOTTOM RAIL.
- EXTERIOR HUNG DOORS TO BE 18 GA HOLLOW METAL DOORS (GALVANIZED) IN 14 GAGE WELDED HOLLOW METAL FRAMES (GALVANIZED).
- INTERIOR HOLLOW METAL FRAMES TO BE 16 GA KNOCK-DOWN HOLLOW METAL FRAMES.
- INTERIOR FLUSH HARDBOARD DOORS TO BE PRE-PRIMED FOR PAINT FINISH.
- ALL LOCKSETS TO BE 1-IN BY BEST HARDWARE.
- ALL NEW DOOR HARDWARE TO HAVE LEVER HANDLES. NO HARDWARE REQUIRING TIGHT GRIPPING OR TWISTING PERMITTED.
- COORDINATE WITH OWNER'S SECURITY SYSTEM. PROVIDE ELECTRONIC STRIKES AND KEY FOB READERS WHERE INDICATED.
- MASTER KEY SYSTEM PER OWNER'S REQUIREMENTS.
- GLAZING IN 20 MINUTE RATED OPENINGS TO BE MARKED D-H-04-20. GLAZING IN 90 MINUTE FIRE RATED DOORS TO BE MARKED D-H-90.



DOOR TYPES

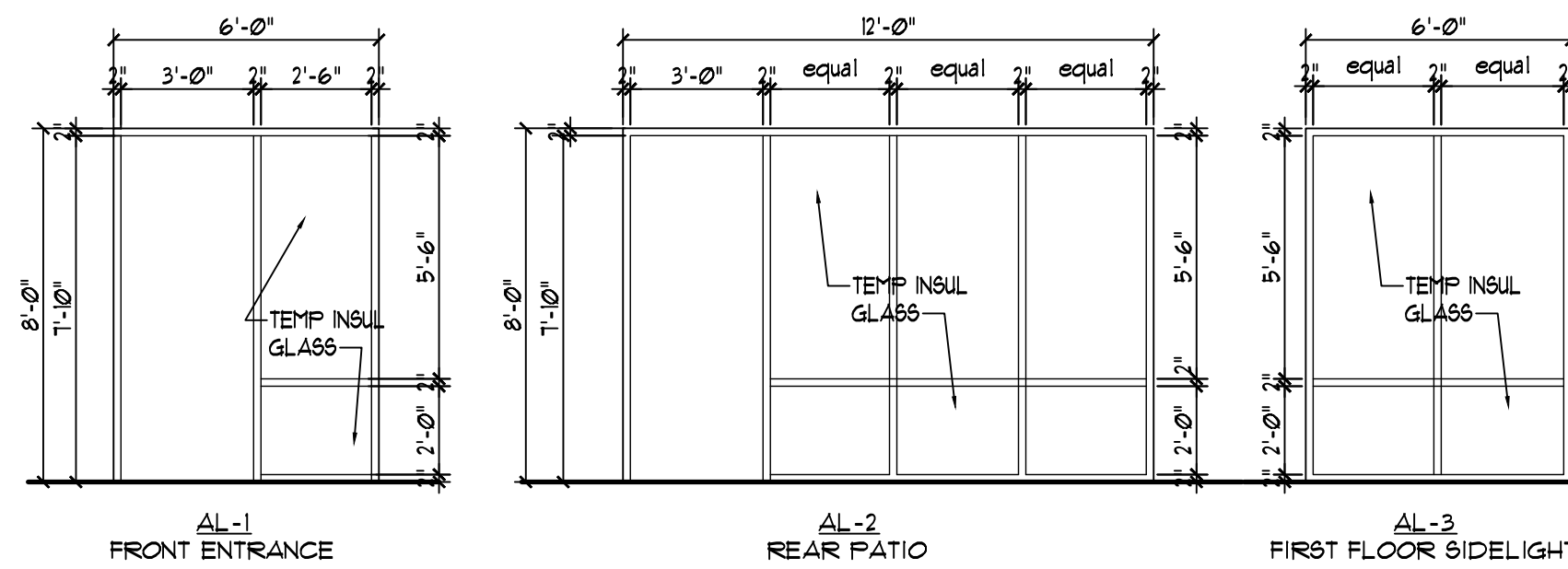
SCALE: 1/4" = 1'-0"

HARDWARE SCHEDULE

- Group 1--7'-10" aluminum entrance door
- lock cylinder
 - panic release
 - exterior pull
 - all other hardware by door supplier including: hinges, closers, weatherstripping, flat threshold, sweep.
- Group 2--7' aluminum entrance door
- lock cylinder
 - panic release
 - exterior pull
 - all other hardware by door supplier including: hinges, closer, weatherstripping, flat threshold, sweep.
 - (Reverse hardware for rooftop door)
- Group 3--Single exterior hollow metal door
- hinges NRP
 - storeroom lockset
 - lockguard
 - closer
 - flat threshold
 - weatherstripping
 - sweep
- Group 4--Storage closet door
- hinges
 - storeroom lockset
 - 34x10 kickplate
 - wall bumper
- Group 5--Office entry door
- 1-1/2 pr Butts
 - office entry lockset
 - wall bumper
- Group 6--Vestibule Door
- hinges
 - keyed cylindrical lockset
 - electric strike
 - 34x10 kickplate
 - wall bumper
- Group 7--single occupancy toilet
- hinges
 - privacy lockset
 - wall bumper
- Group 8--Single passage door
- hinges
 - passage lockset
 - wall bumper
 - (including 1-1/2 hour 'B'-label stair doors)
- Group 9--Single locked interior door
- hinges
 - keyed cylindrical lock
 - closer
 - wall bumper
 - 34x10 kickplate
- Group 10--Rooftop deck
- hinges
 - keyed cylindrical lockset (always operable from exterior)
 - closer
 - weatherstripping
 - flat threshold
 - sweep

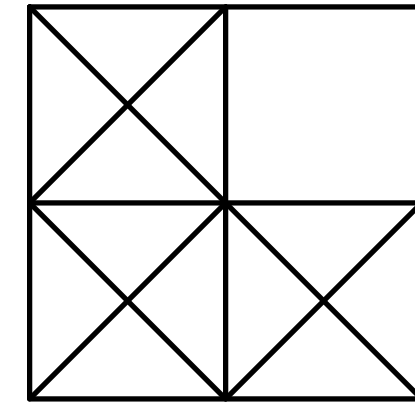
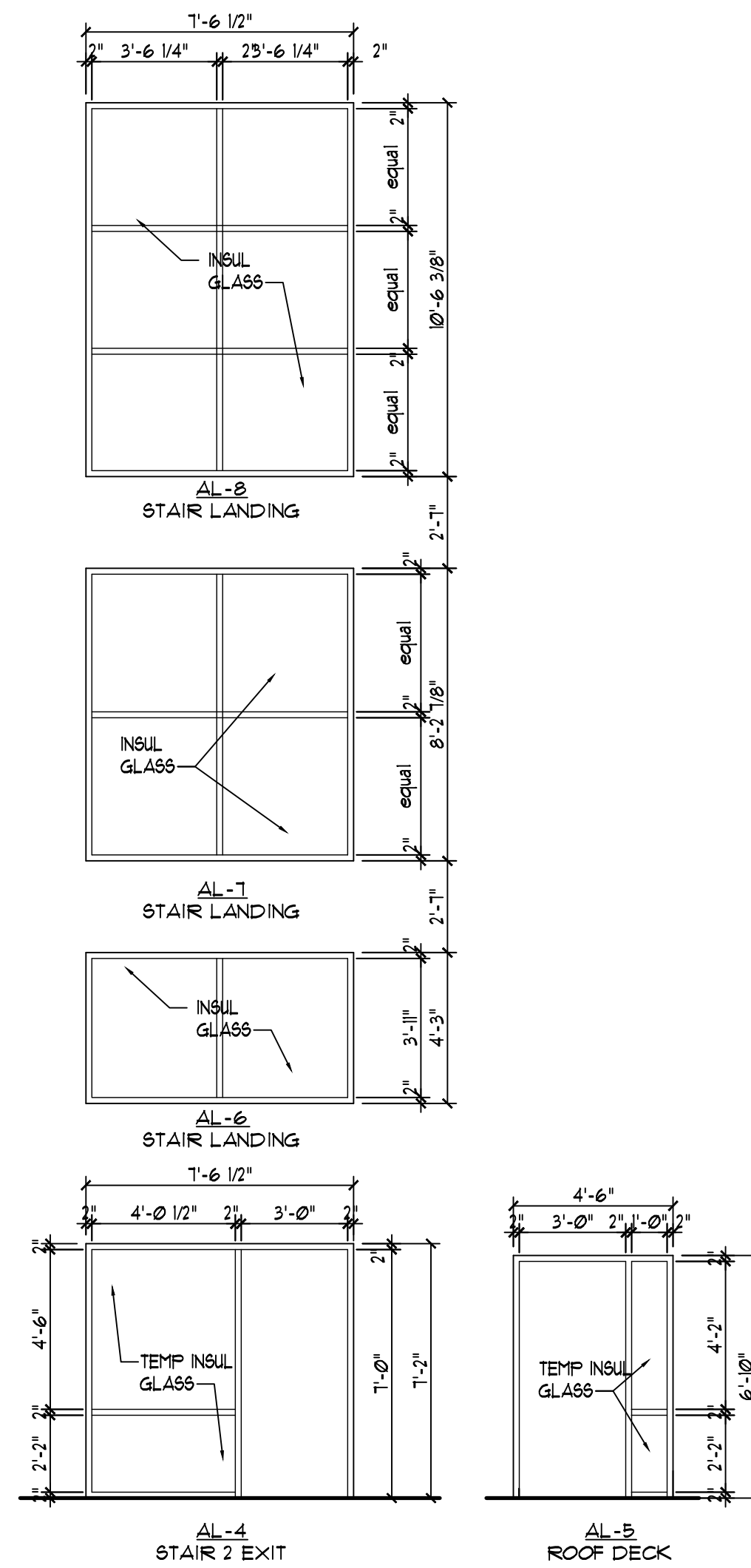
HOLLOW METAL FRAME TYPES

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



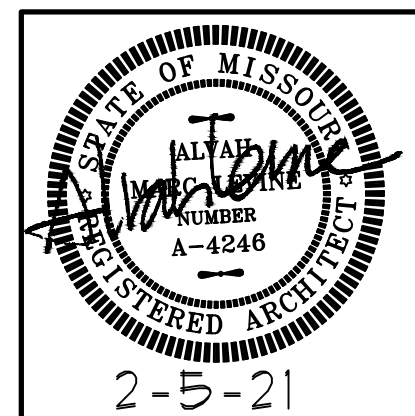
ALUMINUM FRAME TYPES

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



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doors and hardware

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

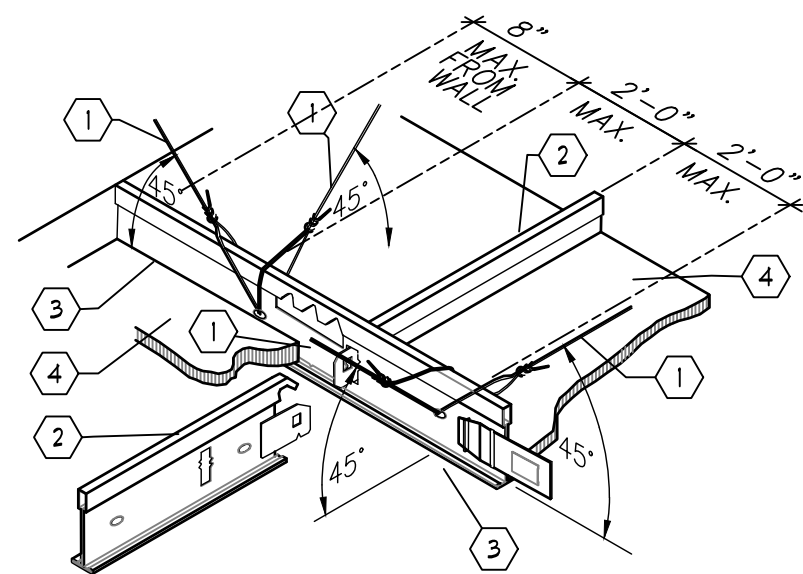
REVISIONS

NO.	DATE	ITEM
1	10-26-20	creve couer
2	2-5-2011	re-revlow

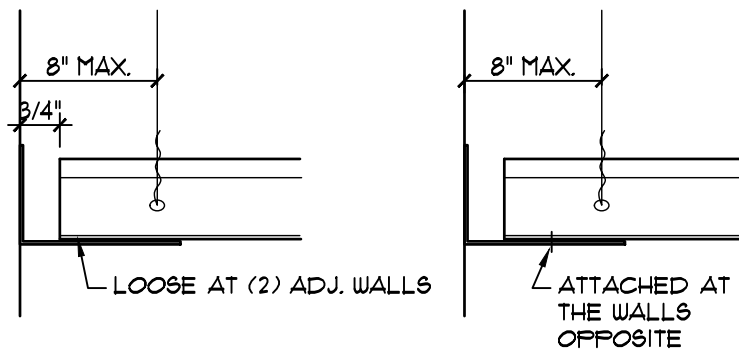
SHEET NO.

A-6.2

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



- 1 12 GAUGE HANGER WIRE. 9 GAUGE WIRE IN FLARE OF EACH RUNNER - VERTICAL ANGLE 45°
- 2 CROSS RUNNER TEE
- 3 MAIN RUNNER TEE
- 4 ACOUSTICAL CEILING TILE



THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2". IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON THE 2" CLOSURE ANGLE. THE MAIN AND CROSS RUNNERS SHALL BE TIED TOGETHER TO PREVENT TWISTING.

HORIZONTAL RESTRAINT (4 SPLAYED WIRES SHOWN) SHALL BE PROVIDED 12'-0" OC EACH DIRECTION AND A MAXIMUM OF 4'-0" FROM WALLS. PROVIDE ADDITIONAL VERTICAL SUSPENSION WIRES AT EACH CORNER OF ALL DEVICES (LIGHT FIXTURES, HVAC DIFFUSERS, ETC). SUSPENSION WIRE SHALL NOT BEND AROUND OBSTRUCTIONS. REFER TO SPECIFICATIONS FOR FURTHER REQUIREMENTS.

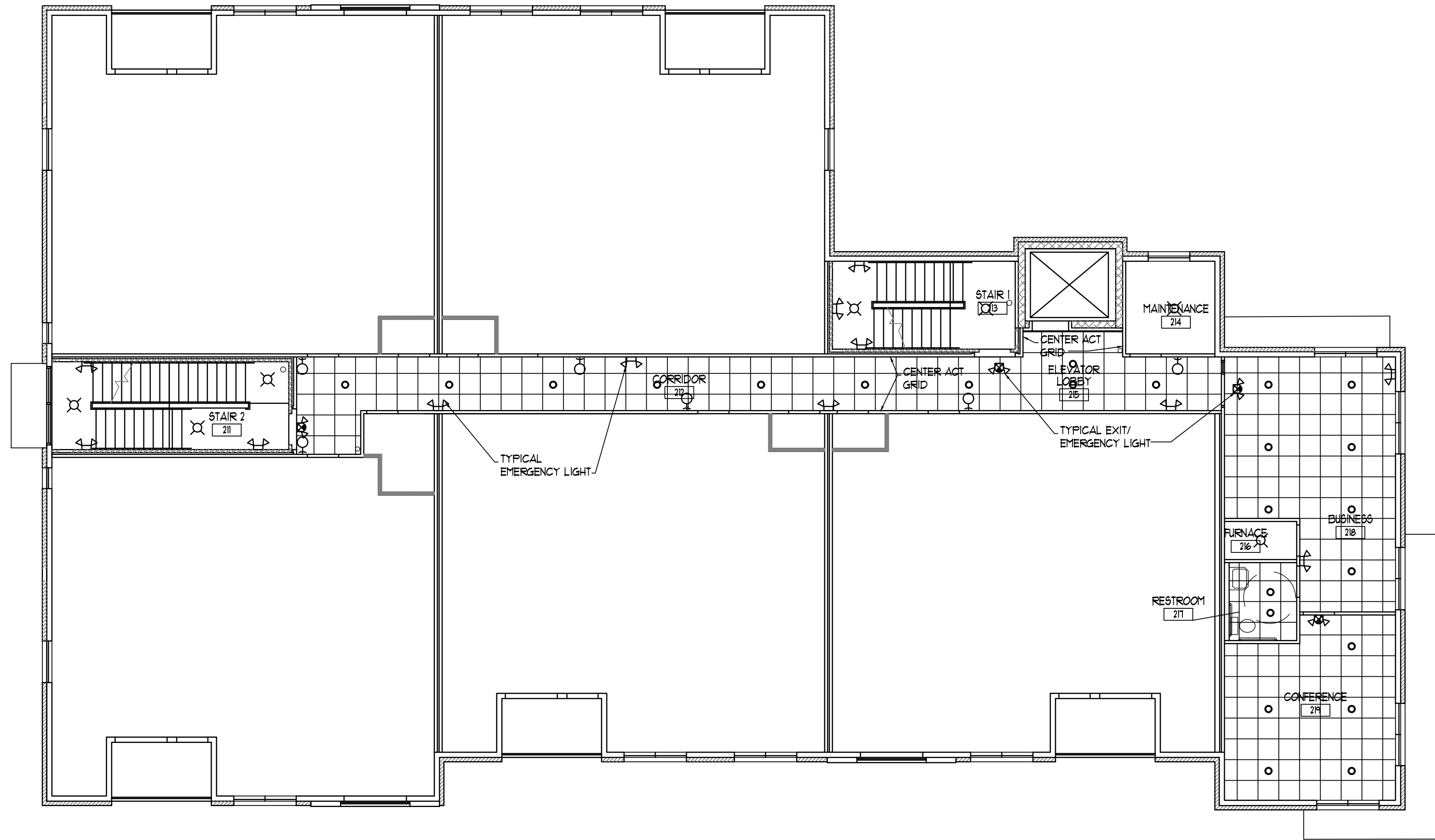
ADDITIONAL VERTICAL SUPPORT WIRES ARE NEEDED IN THE FOLLOWING LOCATIONS:

1. 4' ON CENTER SPACING ALONG THE MAIN RUNNER.
2. LIGHT FIXTURES MUST BE POSITIVELY ATTACHED TO THE CEILING GRID WITH AN ATTACHMENT CAPABLE OF CARRYING 100% OF THE WEIGHT OF THE LIGHT FIXTURE. LIGHT FIXTURES WEIGHING UP TO 56 POUNDS REQUIRE TWO VERTICAL SUPPORT WIRES. THESE WIRES MAY BE SLACK. LIGHT FIXTURES WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.
3. MECHANICAL AIR TERMINALS WEIGHING LESS THAN 20 POUNDS SHALL BE POSITIVELY ATTACHED TO THE CEILING GRID. AIR TERMINALS WEIGHING 20 POUNDS BUT NOT MORE THAN 56 POUNDS SHALL BE SECURED TO THE SHELL BUILDING STRUCTURE ABOVE THE CEILING IN ADDITION TO ATTACHING THE AIR TERMINAL TO THE CEILING GRID. THESE TWO NO. 12 GAUGE WIRES MAY BE SLACK. AIR TERMINAL WEIGHING MORE THAN 56 POUNDS SHALL REQUIRE INDEPENDENT SUPPORT FROM THE SHELL BUILDING STRUCTURE ABOVE THE CEILING.

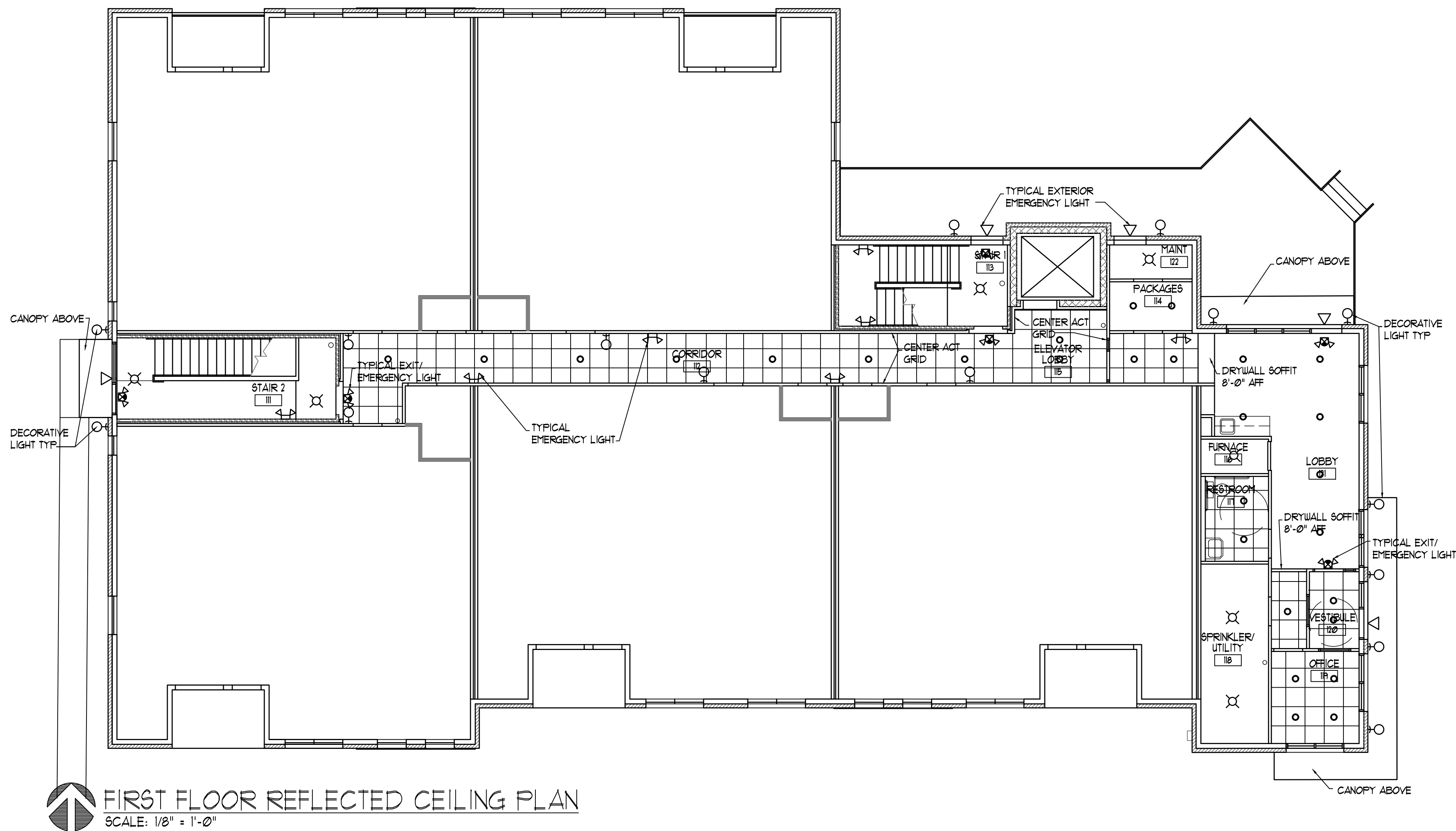
SPRINKLER HEADS AND OTHER PENETRATIONS OF THE SUSPENDED CEILING SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER TO ALLOW 1" HORIZONTAL MOVEMENT IN ALL DIRECTIONS.

SEISMIC ACT DETAIL

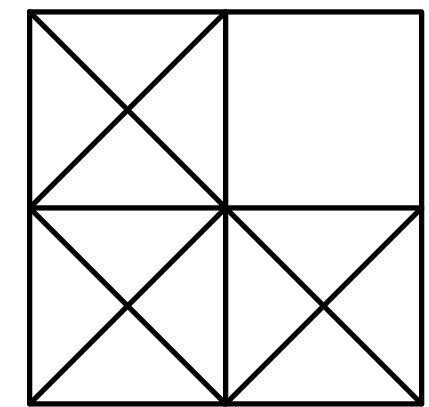
SCALE: N.T.S.



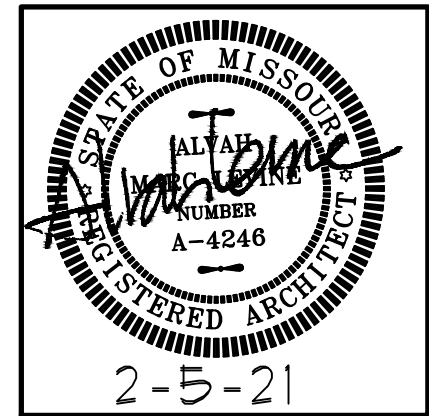
SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0" 8/22 SF



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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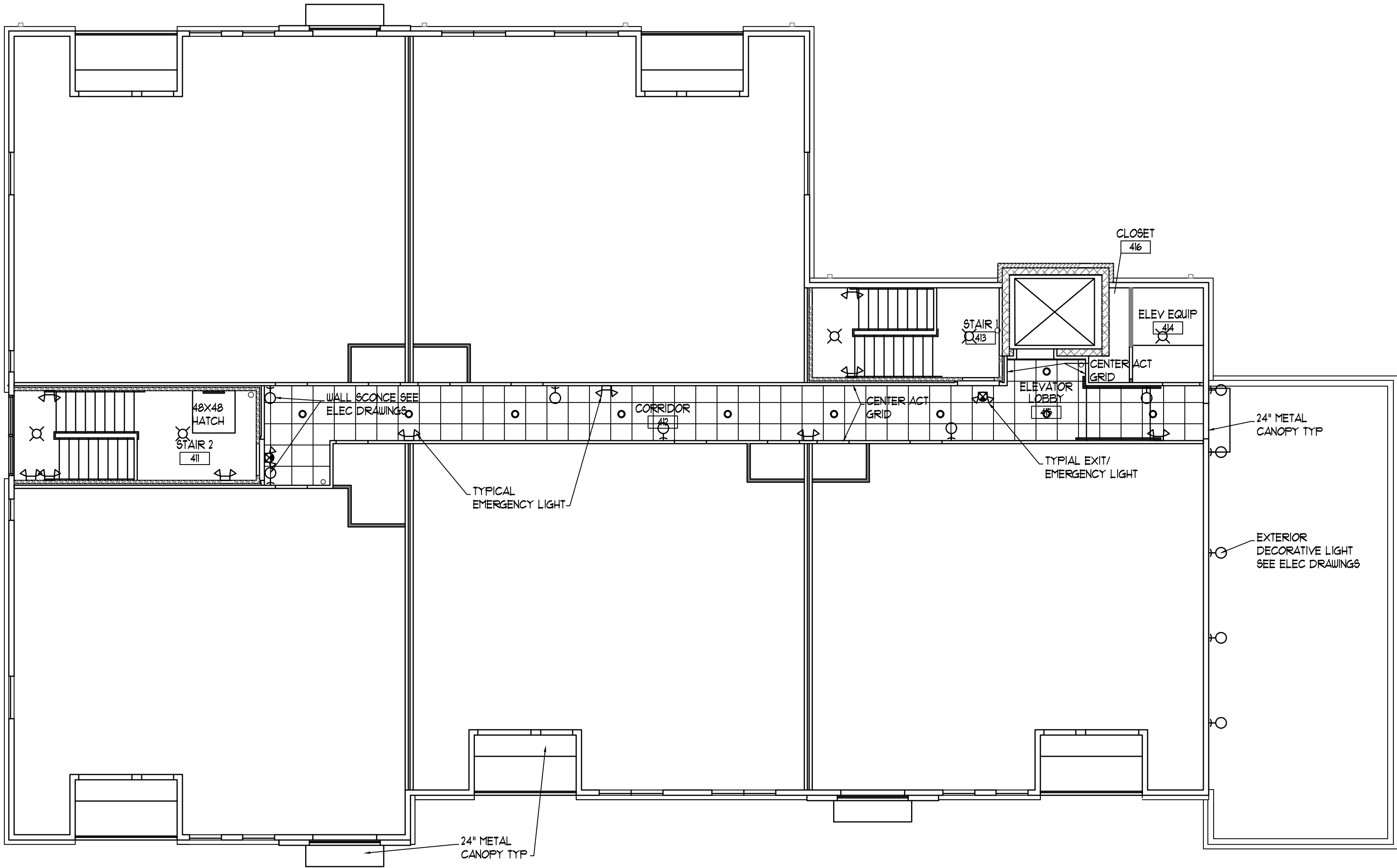
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first and second floor reflected ceiling plan

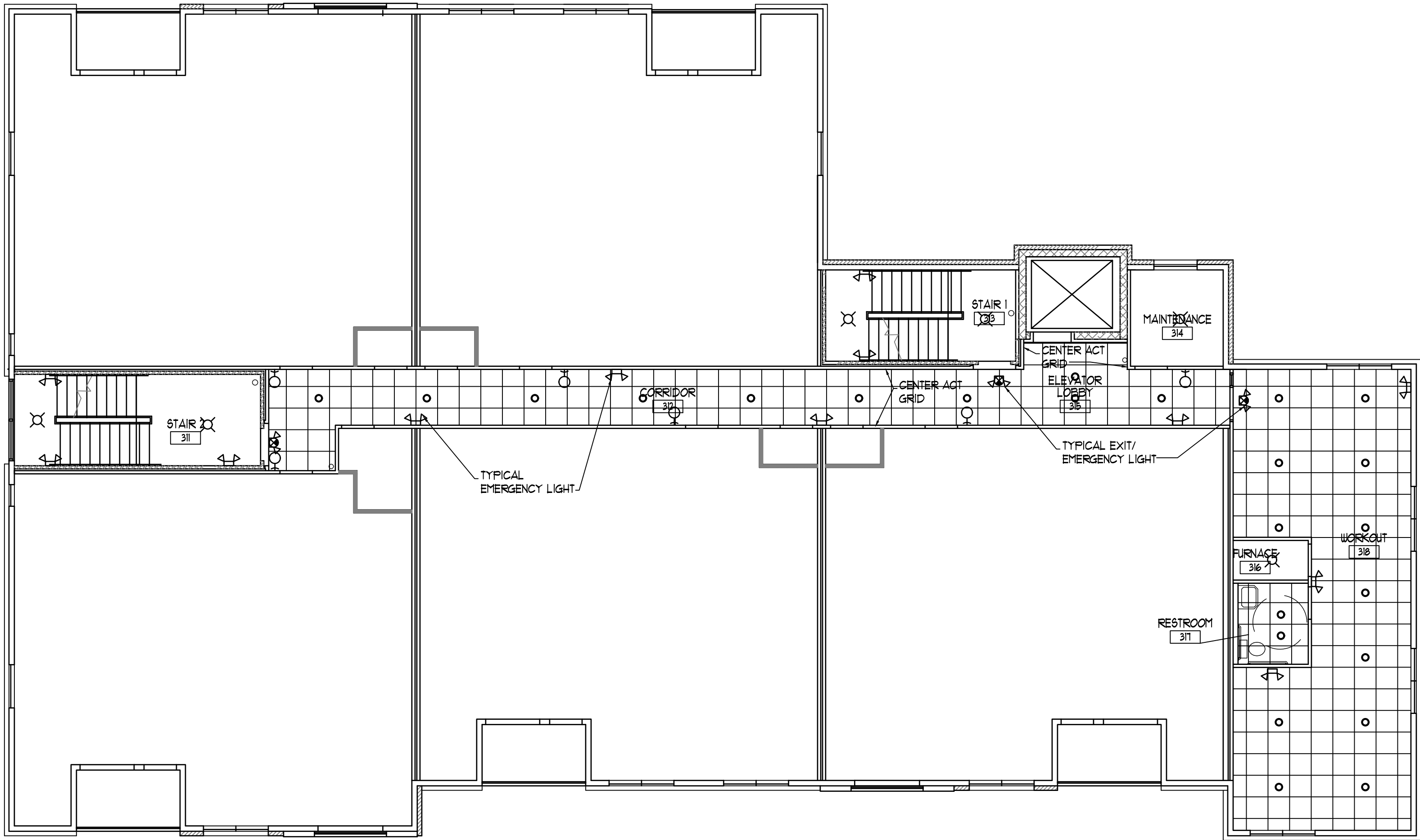
20 APARTMENTS
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CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve coeur
2	2-5-2021	re-revision

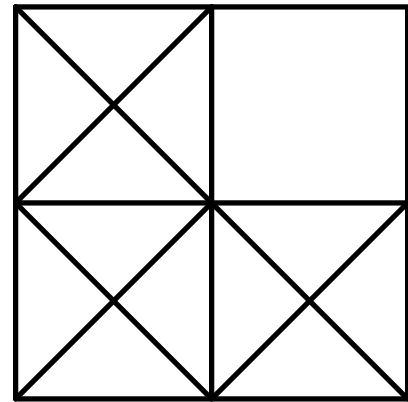
SHEET NO.
A-7.1
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



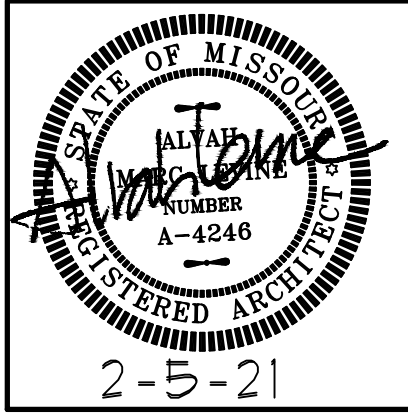
FOURTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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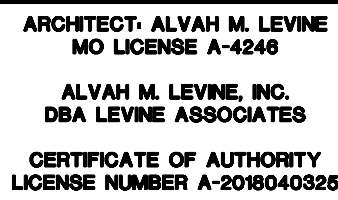
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third and fourth floor reflected ceiling plans
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
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JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	10-26-20	CREVE COEUR
2	2-5-2021	RE-REVISED

SHEET NO.
A-7.2

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

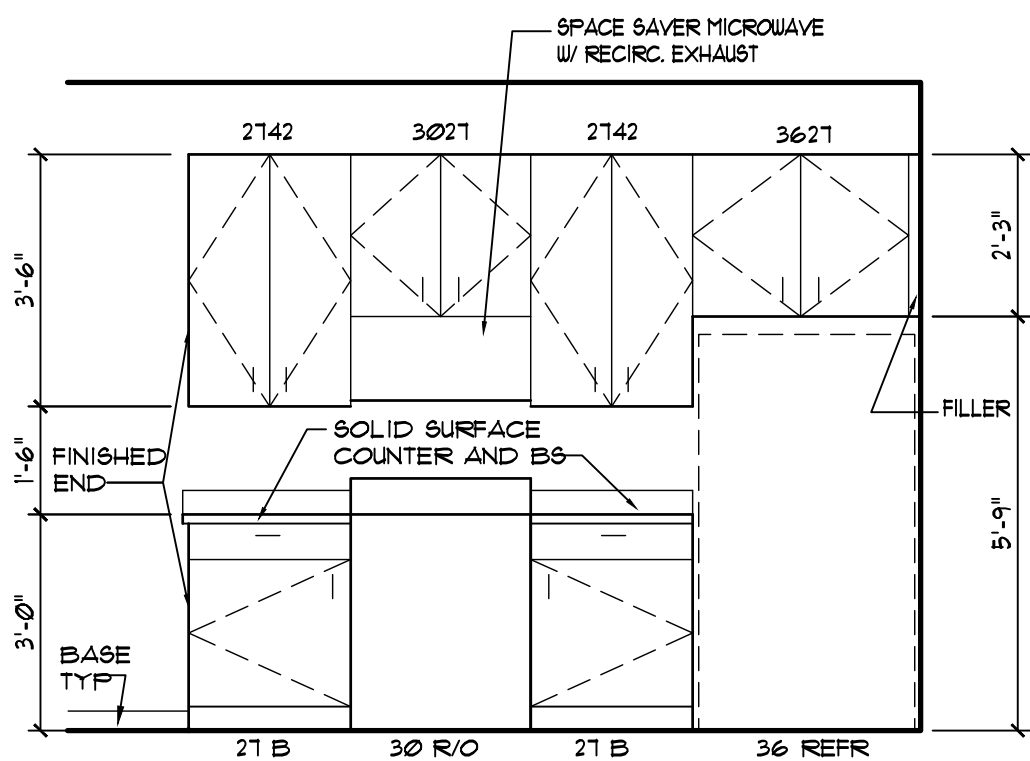


20 APARTMENTS
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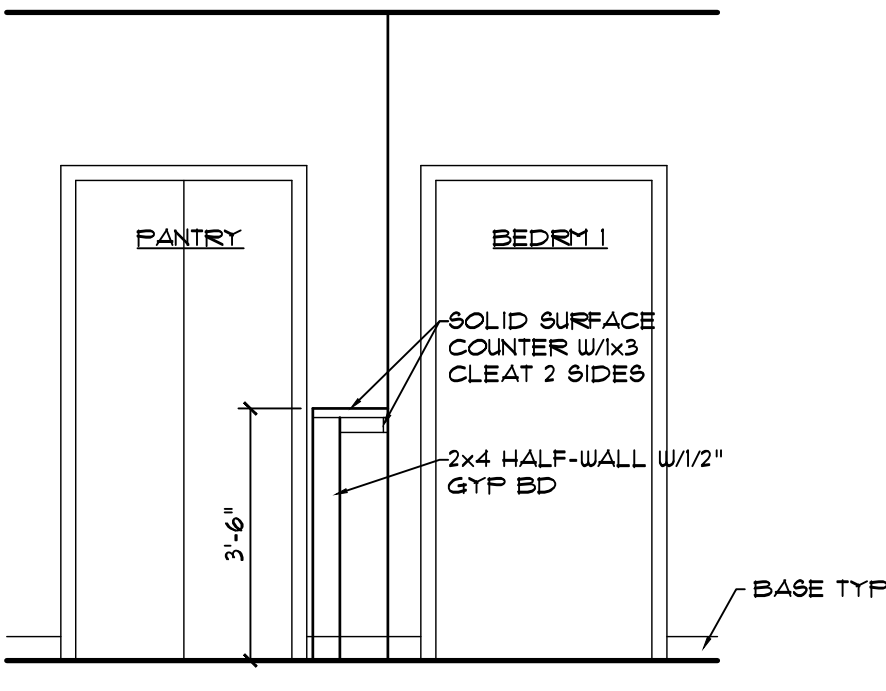
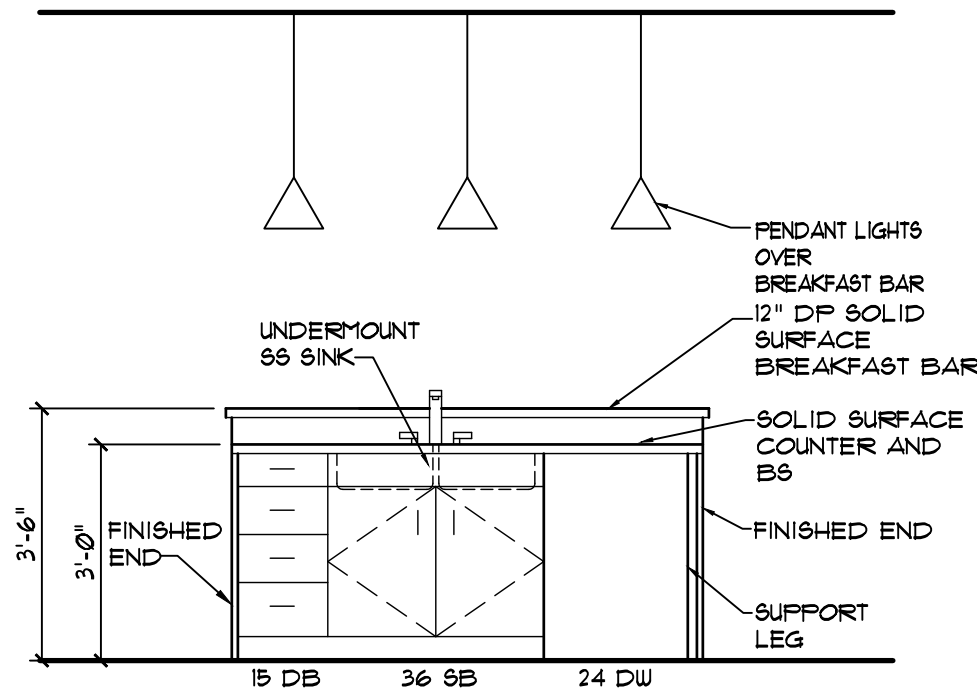
SHEET NO.
A-8.1

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

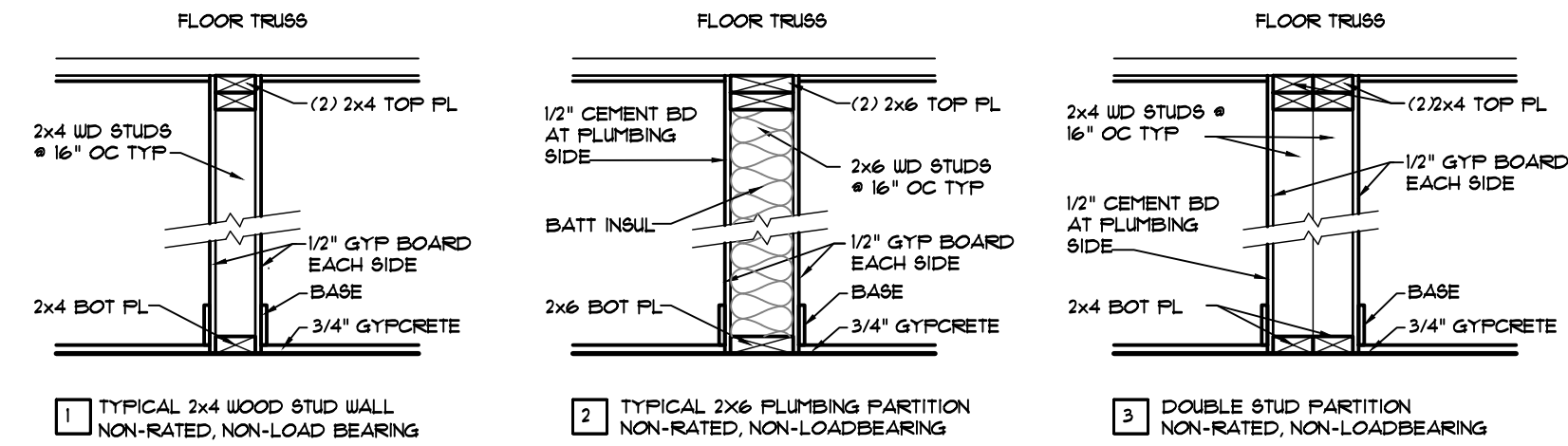




TYPICAL KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"



CHARGING STATION
SCALE: 3/8" = 1'-0"

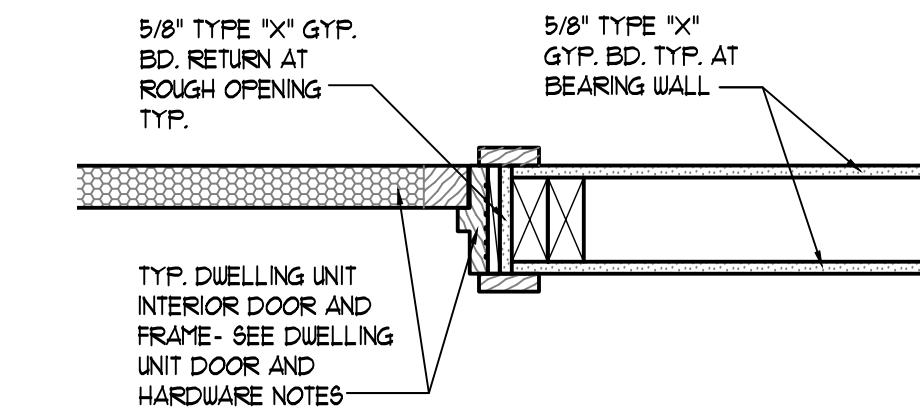


DWELLING UNIT PARTITION TYPES
SCALE: NO SCALE SEE FULL HEIGHT WALL SECTIONS ON SHEETS A-3.1 AND A-3.2 FOR BEARING WALL AND OTHER FIRE RATED PARTITIONS

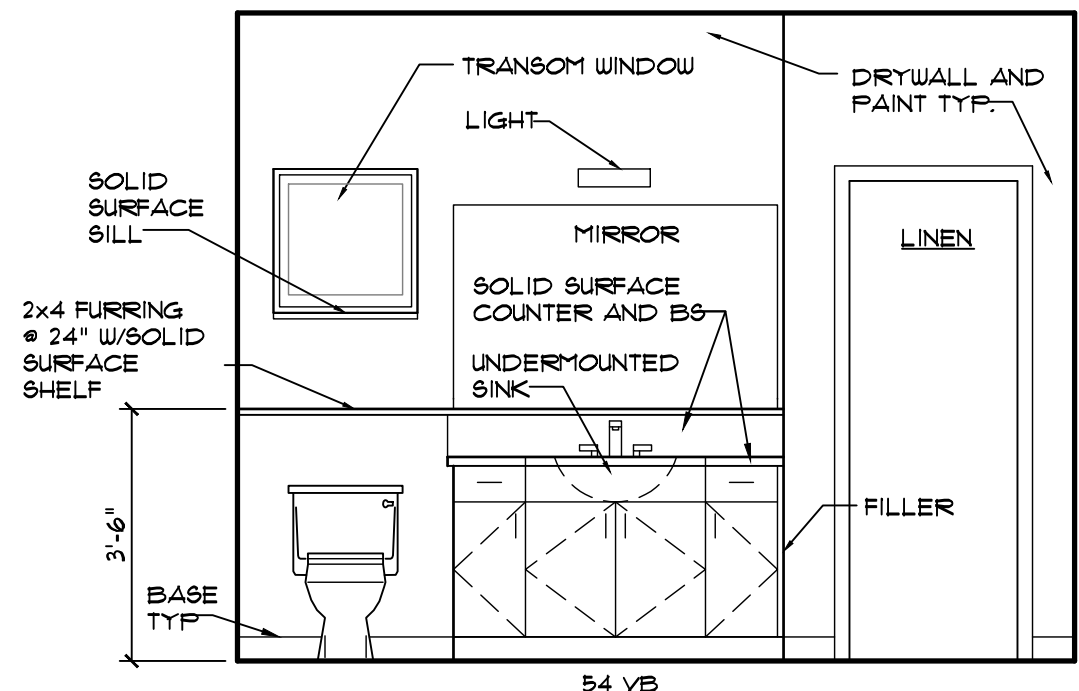
TYPICAL DWELLING UNIT ROOM FINISH SCHEDULE						
ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
ENTRY / HALL & CLOSET	VINYL FLANK	MDF	DW PAINT-EGG SHELL FLAT	DW PAINT-EGG SHELL FLAT	9'-0"	-
LIVING / DINING	VINYL FLANK	MDF	DW PAINT-EGG SHELL FLAT	DW PAINT-EGG SHELL FLAT	9'-0"	-
KITCHEN	VINYL FLANK	MDF	DW PAINT-EGG SHELL FLAT	DW PAINT-EGG SHELL FLAT	9'-0"	-
BEDROOM & ADJACENT CLOSET	VINYL FLANK	MDF	DW PAINT-EGG SHELL FLAT	DW PAINT-EGG SHELL FLAT	9'-0"	-
BATHROOM & ADJACENT CLOSET	CERAMIC TILE	MDF	DW PAINT-EGG SHELL FLAT	DW PAINT-EGG SHELL FLAT	9'-0"	CER TILE OR SOLID SURFACE TUB SURROUND
LAUNDRY	VINYL FLANK	MDF	DW PAINT-EGG SHELL	EXP	9'-0"	FAN WITH DRAIN

- DWELLING UNIT FINISH NOTES:
1. PAINT ALL WALLS WITH LATEX EGG SHELL FINISH.
 2. PAINT ALL CEILINGS WITH FLAT LATEX PAINT.
 3. PAINT WOOD DOORS AND TRIM WITH SEMI-GLOSS LATEX PAINT.
 4. ALL COUNTERS, BACKSPLASHES, BARS, WALL CAPS, ETC TO BE GRANITE OR SOLID SURFACE MATERIAL.

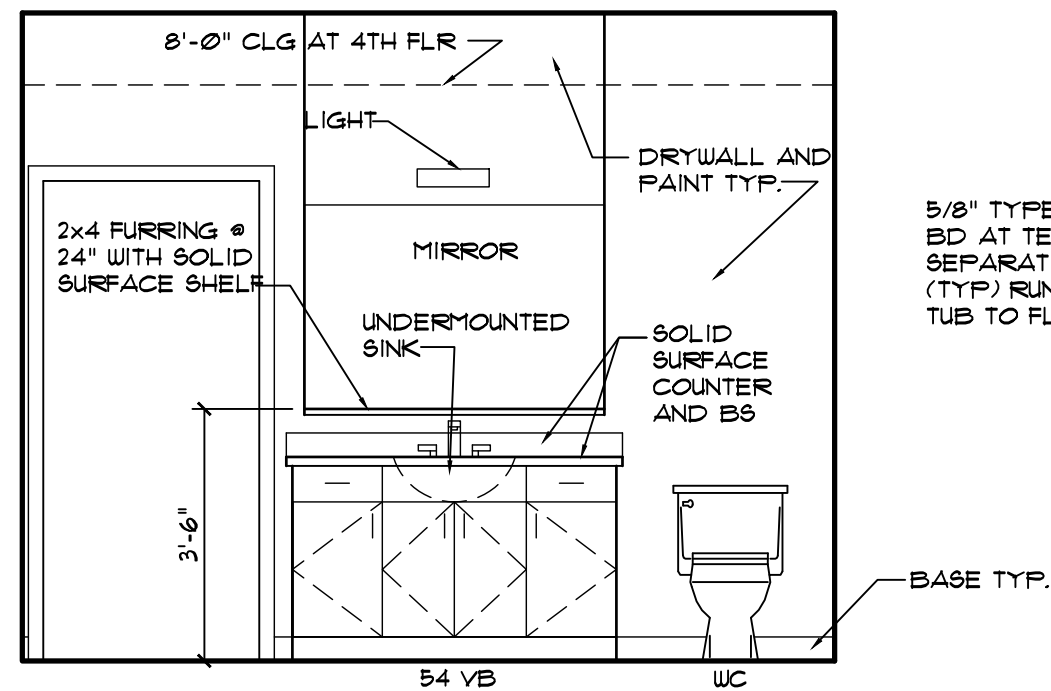
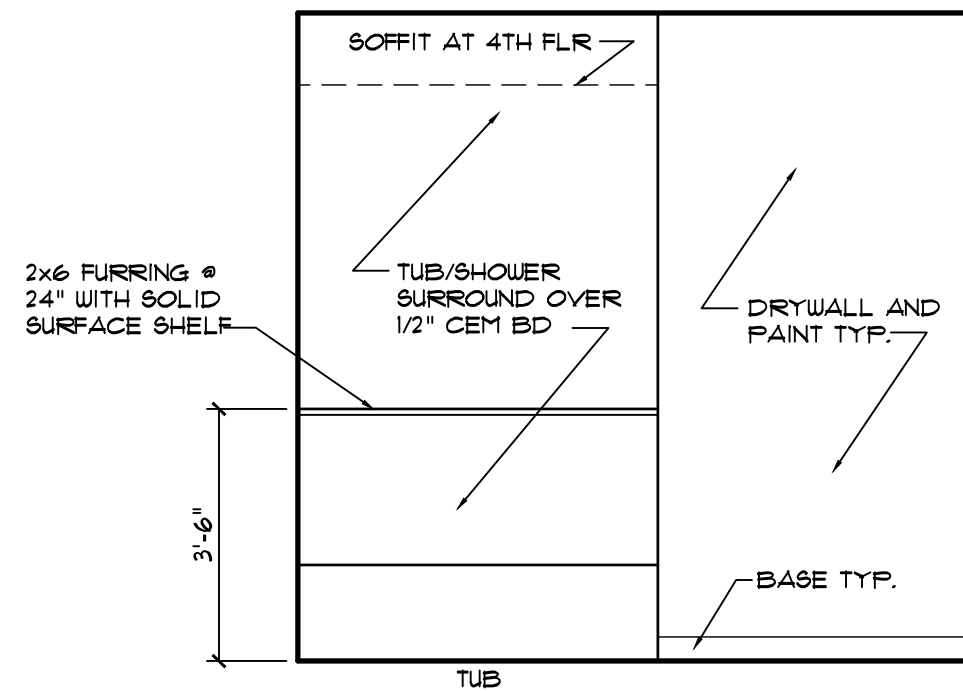
- DWELLING UNIT DOOR AND HARDWARE NOTES:
1. DWELLING UNIT ENTRY AND CORRIDOR HVAC CLOSET DOOR TO BE 3'-0" X 6'-8" FLUSH HARDBOARD DOOR IN HOLLOW METAL FRAME. PROVIDE 20 MINUTE FIRE RATING. PROVIDE FLAT THRESHOLDS.
 2. DWELLING ENTRY AND CORRIDOR HVAC DOOR HARDWARE TO INCLUDE ENTRANCE LOCKSET WITH LEVER HANDLE, CLOSER AND SOUND STRIPPING. KEY EACH DWELLING AND CORRESPONDING HVAC CLOSET ALIKE, TO BUILDING MASTER KEY SYSTEM.
 3. ALL INTERIOR SWING DOORS TO BE PREHUNG FLUSH HARDBOARD DOOR IN WOOD FRAME, PRIME FOR PAINT FINISH.
 4. PROVIDE PRIVACY LOOK FOR BATHROOMS, PASSAGE LATCHSET FOR ALL OTHER SINGLE DOORS. PROVIDE DUMMY TRIM AND ROLLER CATCHES FOR PAIRS OF SWING CLOSET DOORS.
 5. ALL HARDWARE TO BE BRUSHED CHROME FINISH.
 6. PROVIDE LEVER HARDWARE FOR ALL SWING DOORS.
 7. DOORS IN BEARING WALLS WITHIN DWELLING UNITS MUST HAVE DRYWALL RETURNS IN ROUGH OPENINGS. SEE DETAIL 4/A-8.2
 8. PROVIDE PEEPHOLE IN DWELLING UNIT ENTRY DOORS. SET AT 58" AFF.



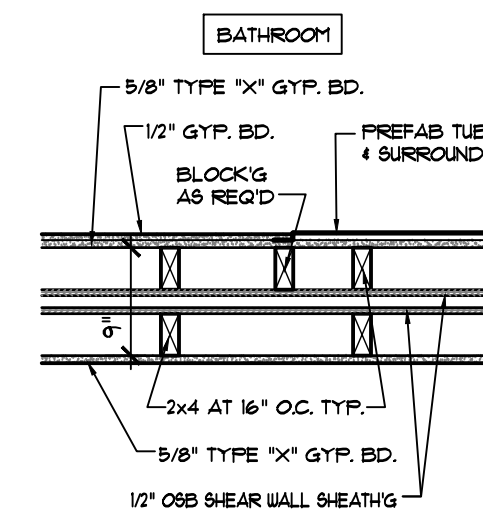
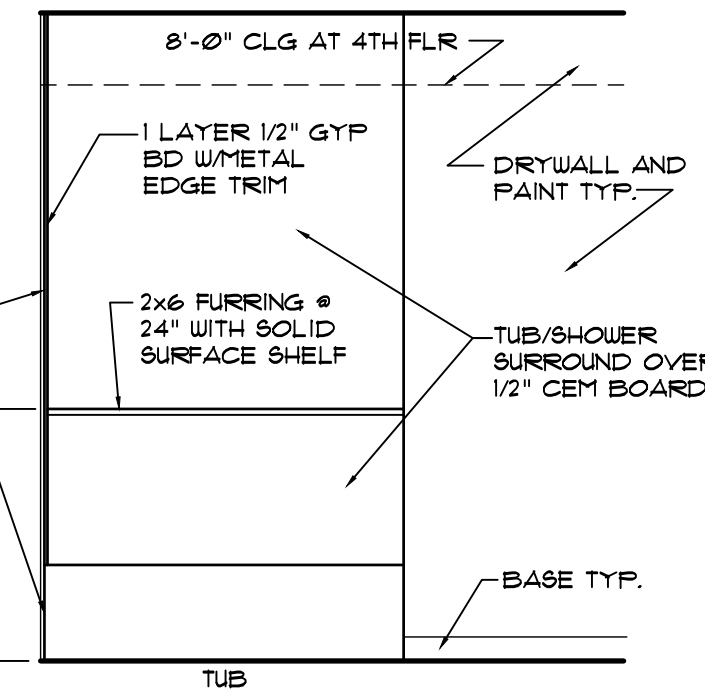
4 DWELLING UNIT DOOR IN 1 HOUR BEARING WALL
SCALE: 1 1/2" = 1'-0"



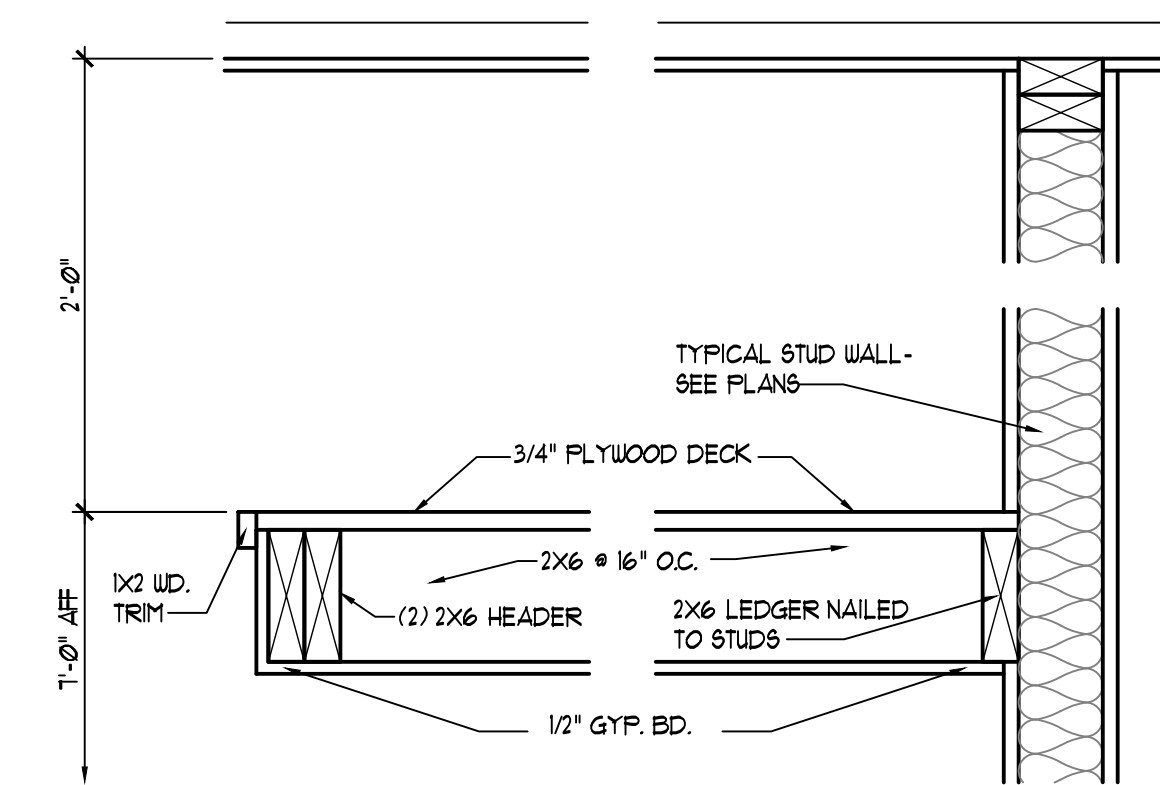
TYPICAL BATHROOM 1
SCALE: 3/8" = 1'-0"



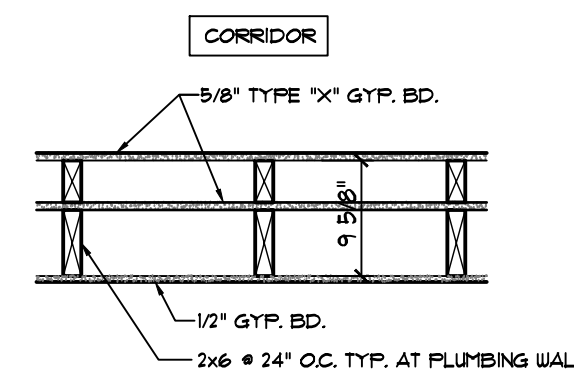
TYPICAL BATHROOM 2
SCALE: 3/8" = 1'-0"



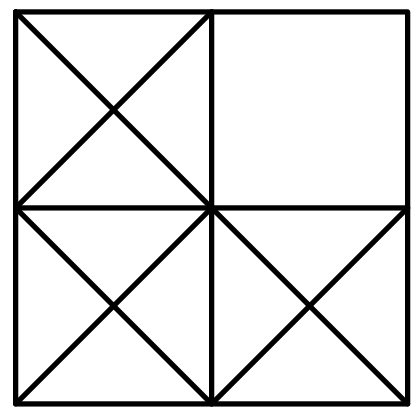
1 PLAN DTL BATHTUB AT DEMISING WALL
SCALE: 3/4" = 1'-0"



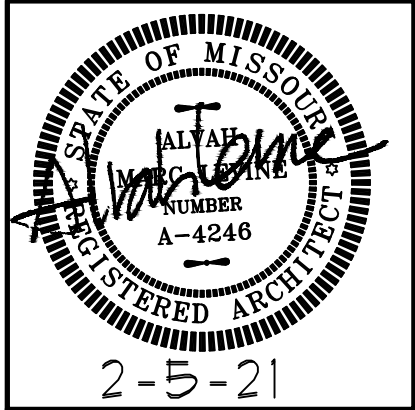
3 STORAGE LOFT DETAIL
SCALE: 1 1/2" = 1'-0"



2 PLAN DTL AT FURRED PLUMBING WALL
SCALE: 3/4" = 1'-0"



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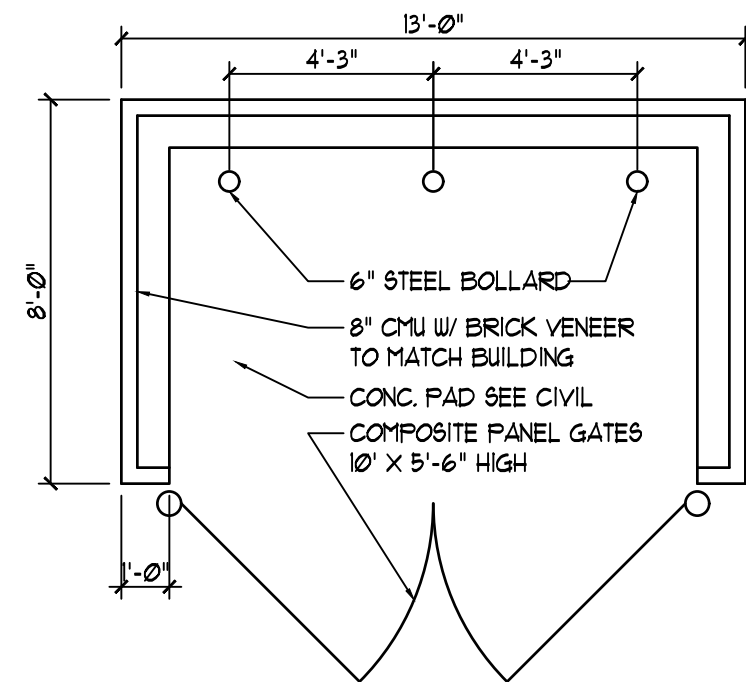
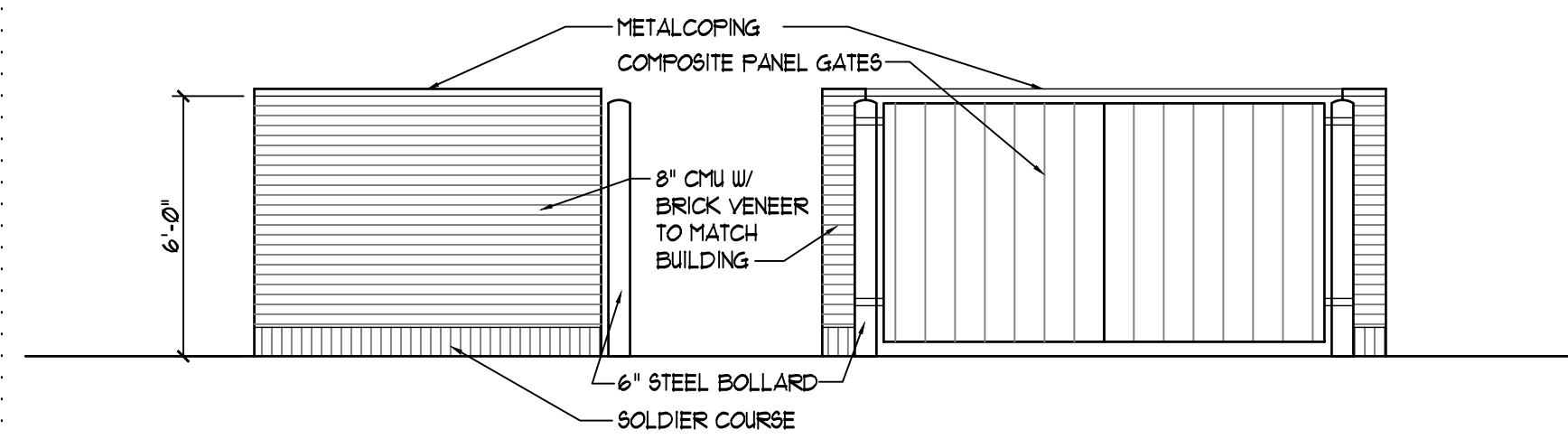
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dwelling unit interior elevations
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

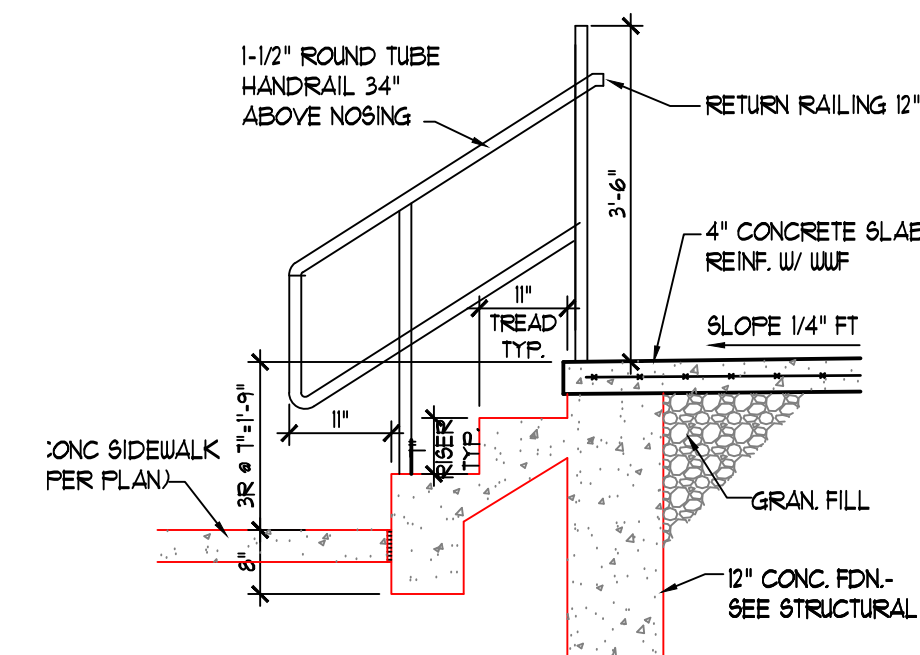
REVISIONS		
NO.	DATE	ITEM
1	10-26-20	creve couer
2	2-5-2021	re-revision

SHEET NO.
A-8.2

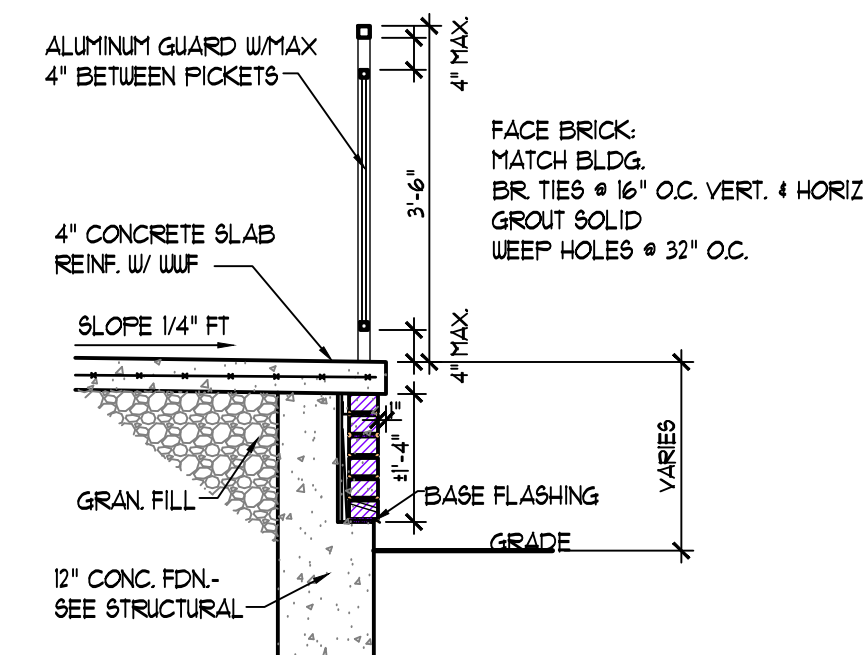
ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



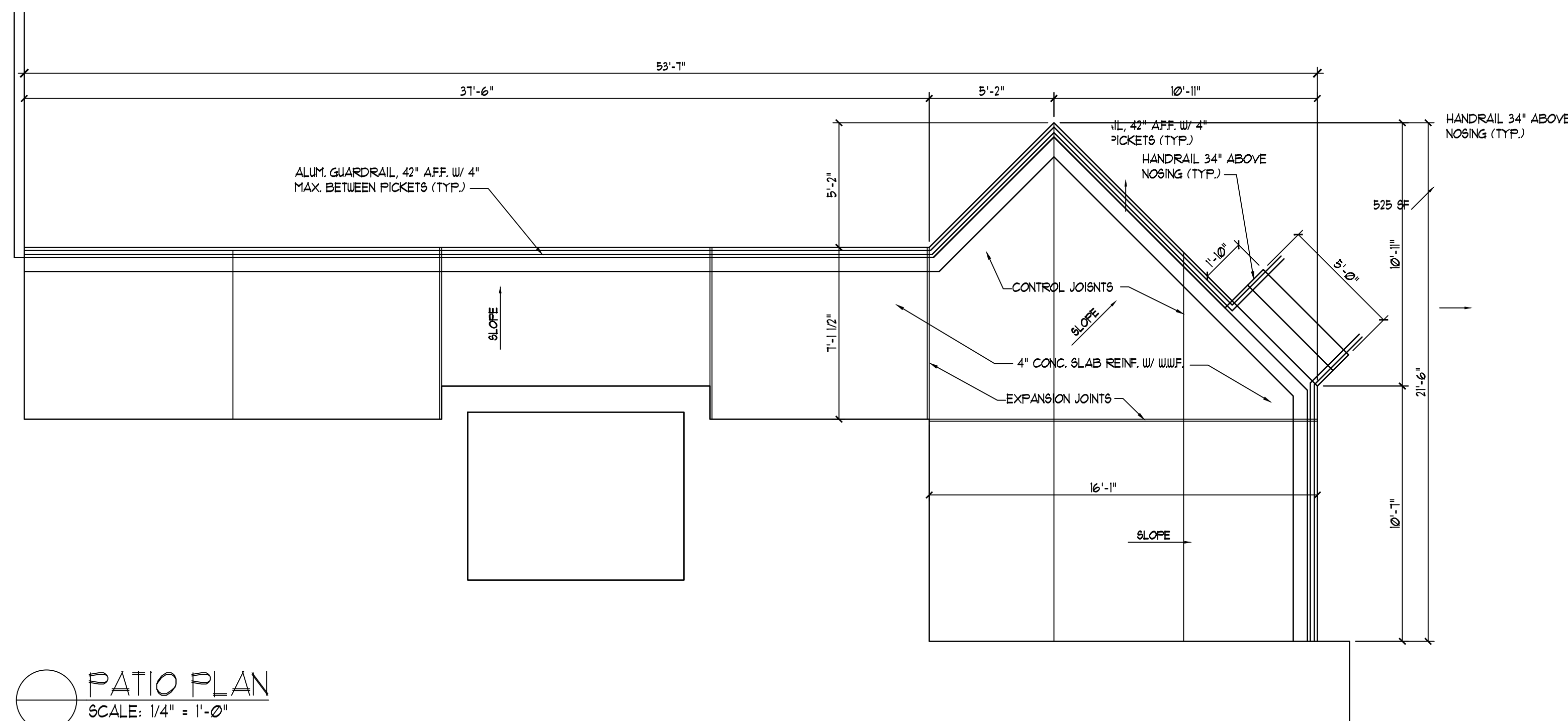
TRASH ENCLOSURE PLAN AND ELEVATION
SCALE: 1/4" = 1'-0"



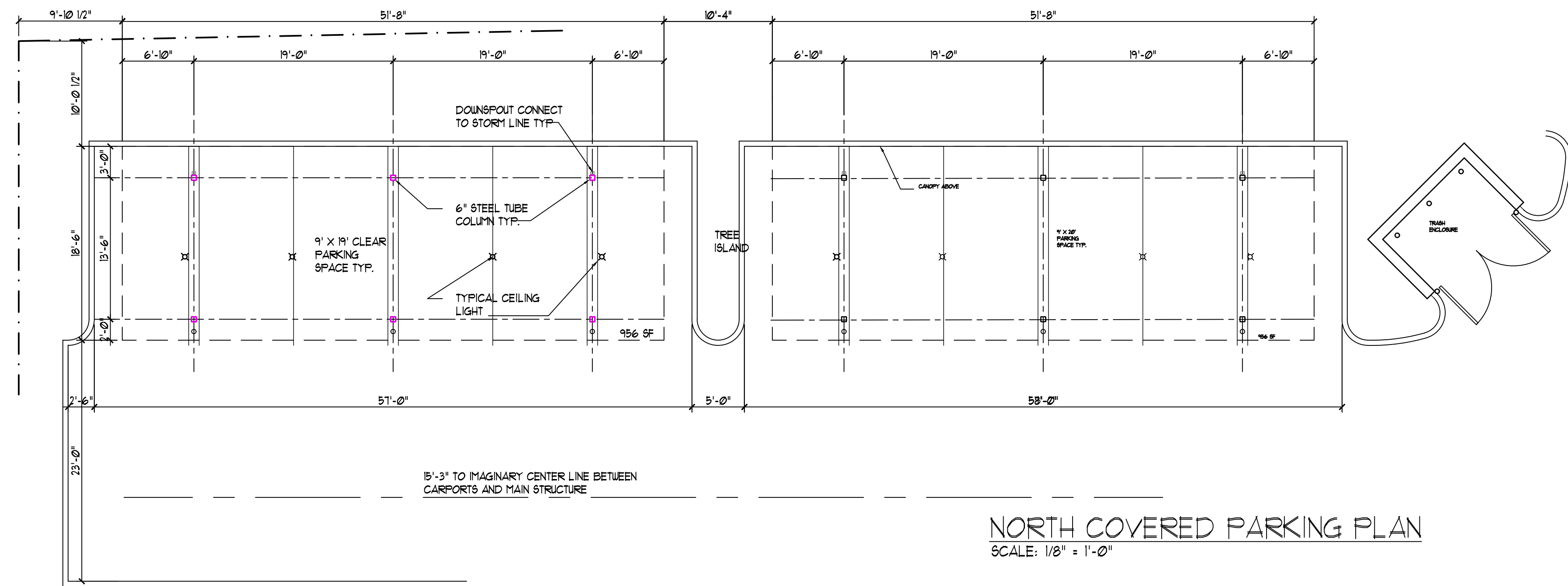
PATIO STAIR
SCALE: 1/2" = 1'-0"



PATIO WALL AND RAIL
SCALE: 1/2" = 1'-0"

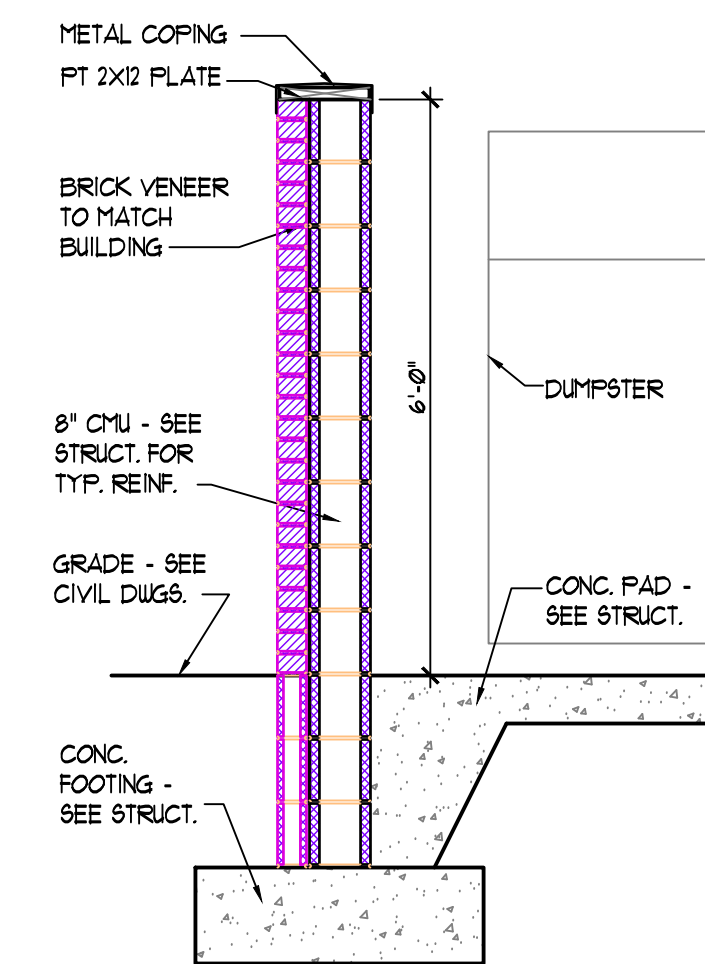


PATIO PLAN
SCALE: 1/4" = 1'-0"

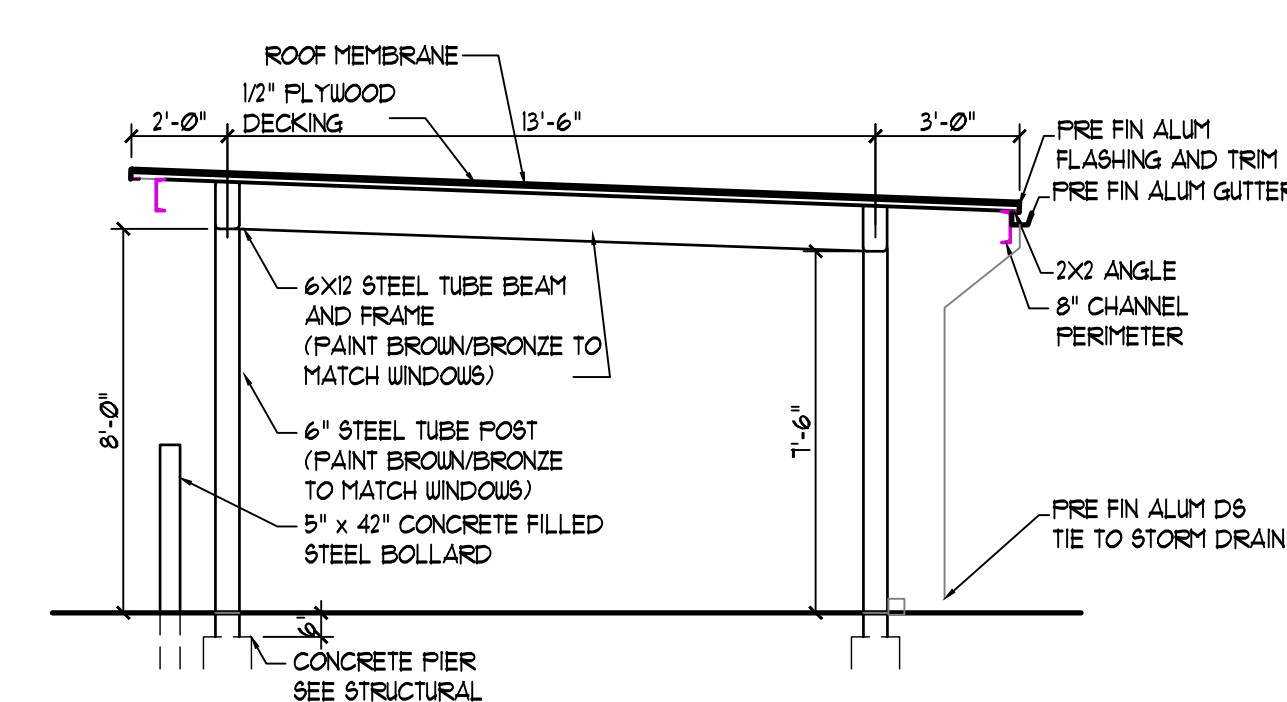


NORTH COVERED PARKING PLAN
SCALE: 1/8" = 1'-0"

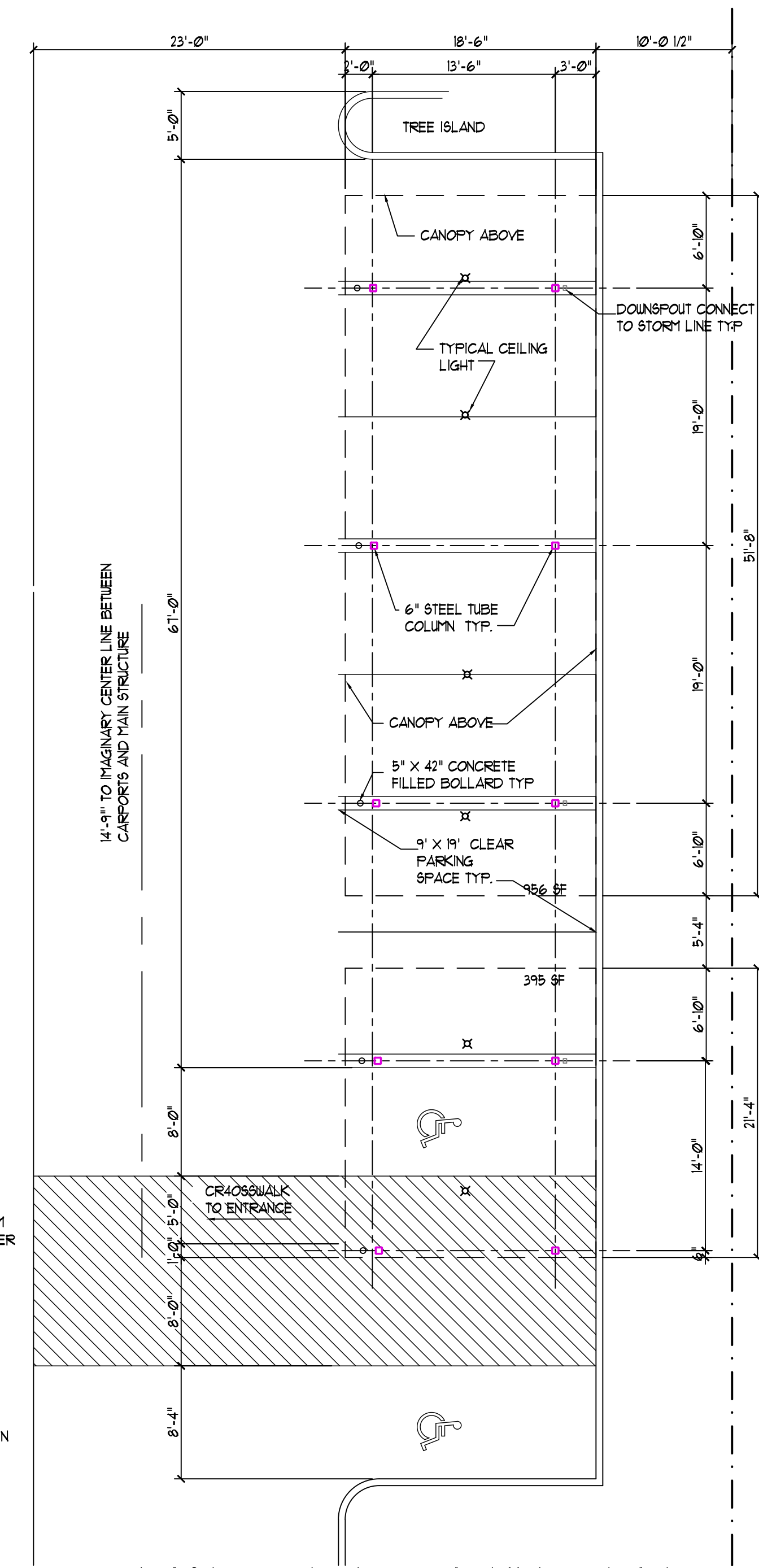
BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



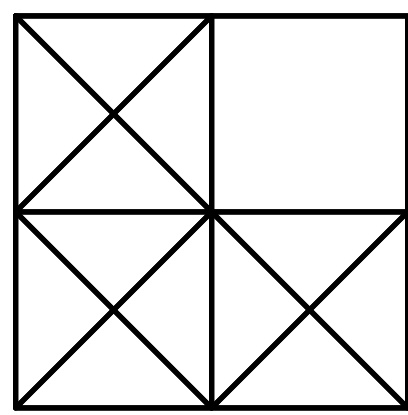
TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



CARPORT SECTION
SCALE: 1/4" = 1'-0"

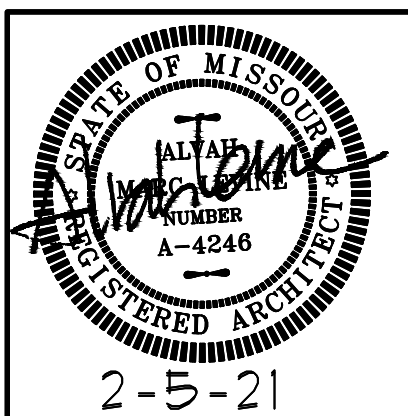


EAST COVERED PARKING PLAN
SCALE: 1/8" = 1'-0"



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covered parking, patio and trash enclosure

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS

NO.	DATE	ITEM
1	10-26-20	creve cover
2	2-5-2021	re-revision

SHEET NO.

A-9.1

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

1 HOUR INTERIOR WALL STC-56
(APPLIES TO BEARING AND NON-BEARING)

BXUV.U305

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U305

July 15, 2020

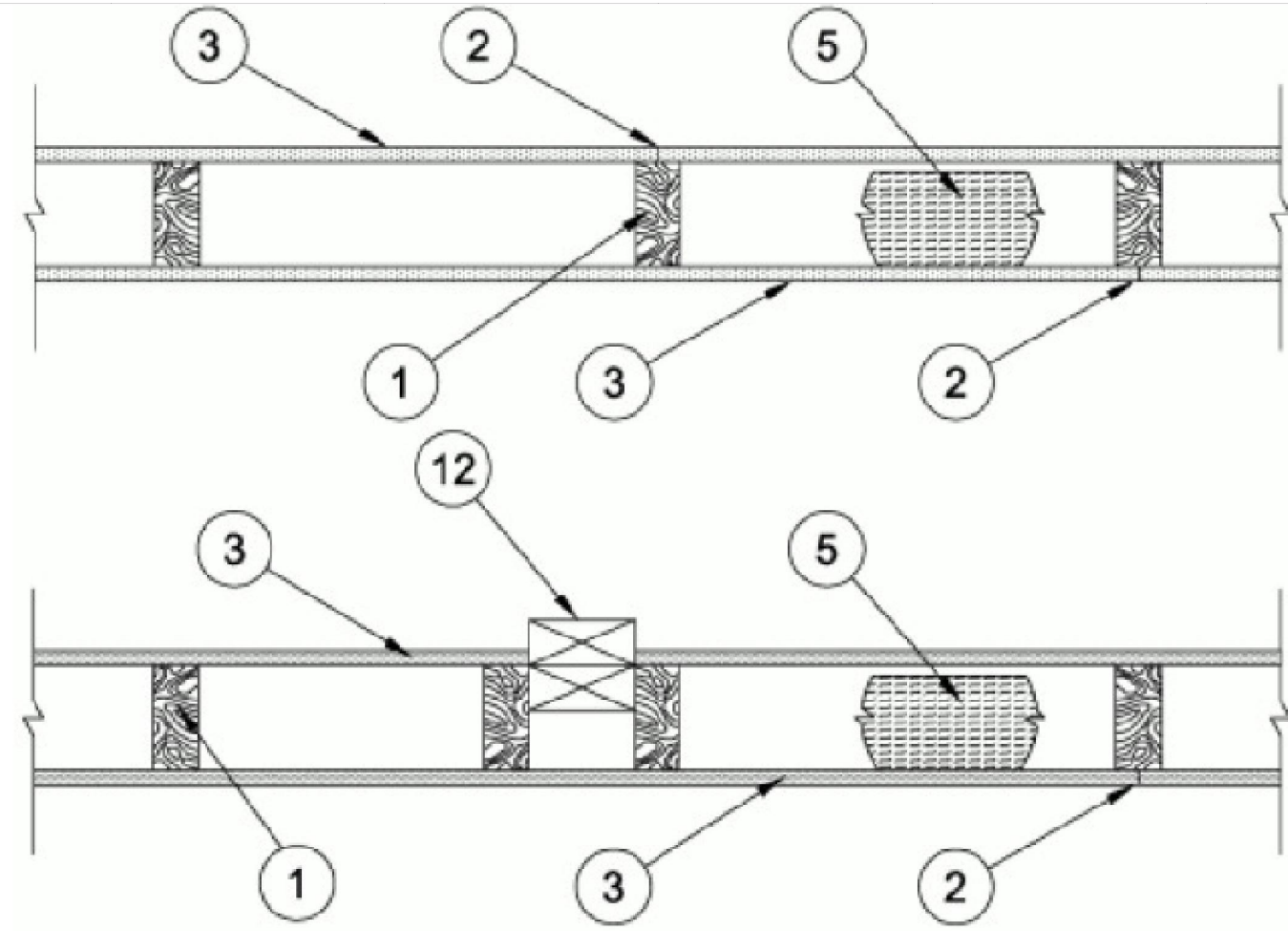
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. Joints and Nail-Heads — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. Gypsum Board* — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6F. Steel Framing Members*.

When Items 6, 6B, 6C, 6D, 6E or 6F, Steel Framing Members*, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

When Item 5K, Foamed Plastic (CCVW) is used, 5/8 in. thick, 4 ft. wide, applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field.

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CABOT MANUFACTURING ULC — Type X (finish rating 22 min), 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

CERTAINTED GYPSUM INC — Type C, Type X or Type X-1 (finish rating 26 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min), Type ULIX (finish rating 20 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLX (finish rating 21 min), Type CLX (finish rating 24 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPF51 (finish rating 20 min), Type GPF52 (finish rating 20 min), Type GPF56 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit-Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type-DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LWX (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSWR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min), Type RSX (finish rating 26 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-5, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), or Type PG-C

PANEL REY S A — Type GREX, GRIX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min), PRX2 (finish rating 21 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

4. Steel Corner Fasteners — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* — (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.

CERTAINTED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSION INSULATION INC

ROCKWOOL — Types Acoustical Fire Batts and Type AFB, min. density 1.69 pcf / 27.0 kg/m³

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts

ROCK WOOL MANUFACTURING CO — Delta Board

THERMAFIBER INC — Type SAFB, SAFB FF

5A. Fiber, Sprayed* — (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS750LD, INS765LD or INS773LD. U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD, and INS773LD are to be used for dry application only

5B. Fiber, Sprayed* — (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft. NU-WOOL CO INC — Cellulose Insulation

5C. Batts and Blankets* — Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall. THERMAFIBER INC — Type SAFB, SAFB FF

5D. Glass Fiber Insulation — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

7. Furring Channel — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. Caulking and Sealants — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. STC Rating — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

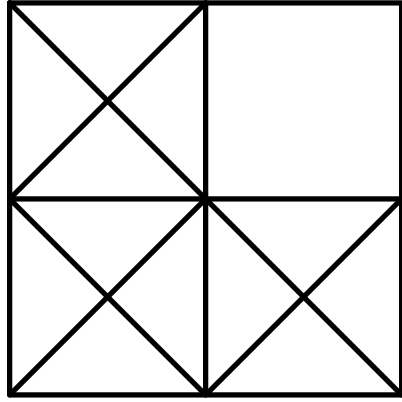
E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

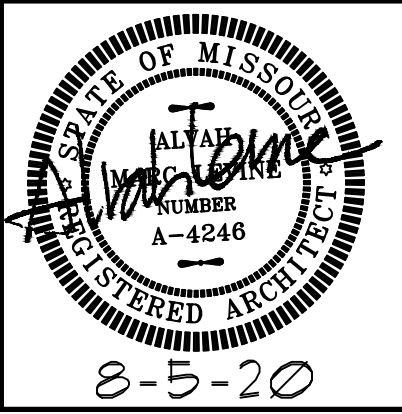
12. Non-Bearing Wall Partition Intersection — (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC, vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC, vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. Mesh Netting — (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



LEVINE
associates
architecture · interiors · planning
8630 Delmar Boulevard, Suite 220
Delmar, Delaware 19740
Phone 314-991-5600 Fax 314-991-4420



ARCHTECT: ALVAH M. LEVINE
MO LICENSE A-4246
ALVAH M. LEVINE, INC.
DBA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

1 hour interior wall
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM

SHEET NO.
A-10.1

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

1 HOUR INTERIOR SHEAR WALL STC 50-54
(SEE GYPSUM ASSOC. NOTE 26)

BXUV.U311

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U311

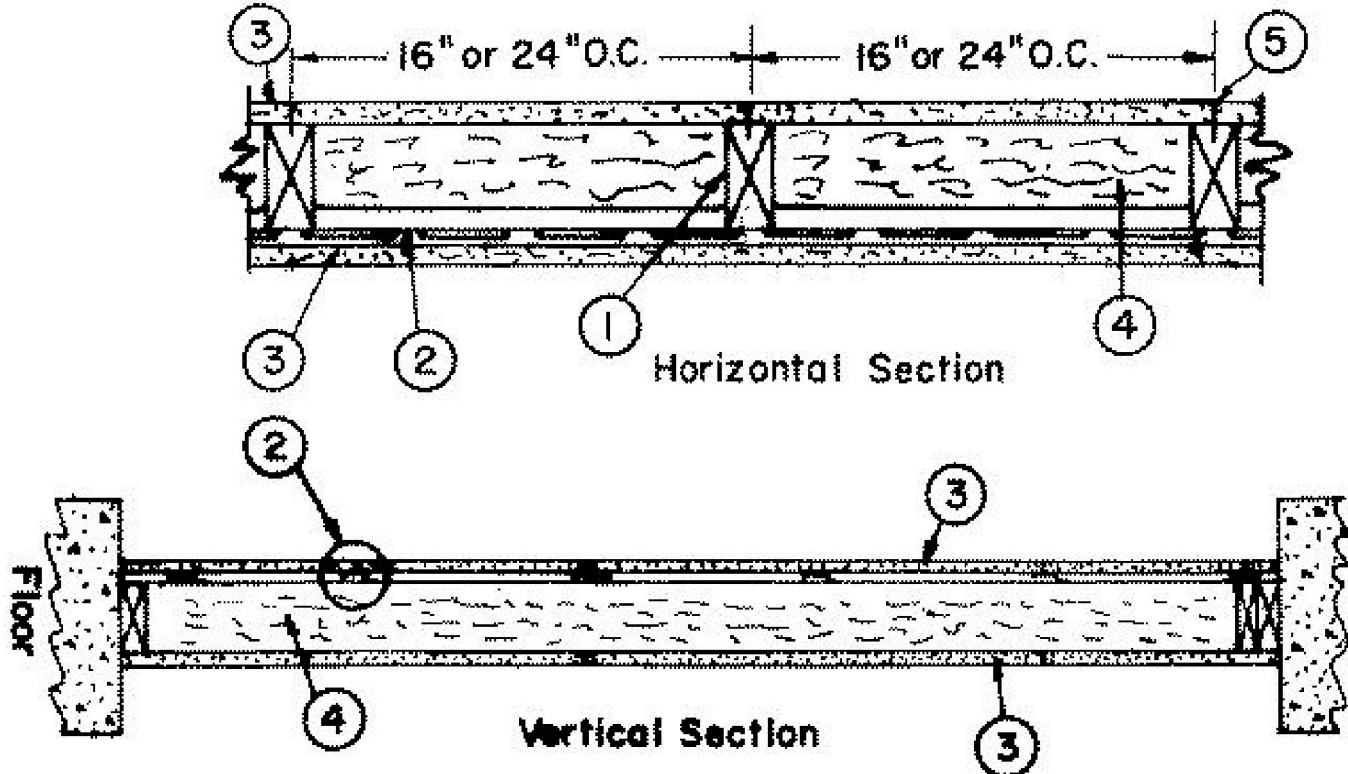
March 11, 2020

Bearing Wall Rating — 1 HR.

Finish Rating — 23 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Wood Studs** — Nom 2 by 4 in., spaced 16 or 24. OC. Effectively cross braced.

2. **Resilient Channel** — 25 MSG galv steel. Resilient channels spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws.

- 2A. **Steel Framing Members*** — (Optional, Not Shown) — As an alternate to Item 2, furring channels and Steel Framing Members as described below:
- a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel.
- b. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
- PAC INTERNATIONAL L L C** — Types RSIC-1, RSIC-1 (2.75).

- 2B. **Steel Framing Members*** — Furring channels and Steel Framing Members as described below:
- a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

- b. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
- PLITEQ INC** — Type Genie Clip

- 2C. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
- a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

- b. **Steel Framing Members*** — Used to attach furring channels (Item 2Ca) to studs. Clips spaced 48 in. OC,, and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
- STUDCO BUILDING SYSTEMS** — RESILMOUNT Sound Isolation Clips — Type A237R

- 2D. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:
- a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

- b. **Steel Framing Members*** — Used to attach furring channels (Item 2Da) to studs. Clips spaced 48 in. OC,, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
- REGUPOL AMERICA** — Type SonusClip

- 2E. **Steel Framing Members*** — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:
- a. **Resilient Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

- b. **Steel Framing Members*** — Used to attach resilient channels (Item 2Ea) to studs. Clips spaced 48 in. OC,, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
- KEENE BUILDING PRODUCTS CO INC** — Type RC+ Assurance Clip

- 2F. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Framing Members as described below:
- a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Fb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Two layers of gypsum board attached to furring channels as described in Item 3A.

- b. **Framing Members*** — Used to attach furring channels (Item 2Fa) to studs (Item 1). Rafts secured to stud, spaced a maximum of 24 in. OC, horizontally, vertically spaced 3 in. from the top and bottom and 24 inch on center along each stud and secured with two 1-1/4 inch (No. 6) Type W drywall screws. One on each side of the core. Fasteners should not be placed closer than 1/4 inch to the edges of the mounts.
- BCD LLC** — Type HushFrame Raft Connector

3. **Gypsum Board*** — 5/8 in. thick, 4 ft wide. Screw attached on one side of wall to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints located midway between studs and back blocked with furring channels, attached with 1 in. long, self-drilling, self-tapping screws, spaced 12 in. OC, along each edge. Gypsum board on opposite side of wall attached directly to studs with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced 12 in. OC. Vertical joints shall be located over studs on this side of the wall.
- AMERICAN GYPSUM CO** — Types AG-C

CERTAINTED GYPSUM INC — Type C

CGC INC — Types C, IP-X2, IPC-AR, ULIX

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types S, DAPC, TG-C

NATIONAL GYPSUM CO — Types -eXP-C, FSK-C, FSW-C, FSW-G

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C or PG-C

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV'Air, Gyproc FireStop MR ACTIV'Air, Gyproc FireStop M2TECH ACTIV'Air, Gyproc DuraLine, Gyproc DuraLine MR, Gyproc DuraLine M2TECH, Gyproc DuraLine ACTIV'Air, Gyproc DuraLine MR ACTIV'Air, Gyproc DuraLine M2TECH ACTIV'Air

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

- 3A. **Gypsum Board*** — (For use with Item 2F) - Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKN) eligible for use in Design No. G512. Two layers, applied vertically, and attached to furring channels (Item 2Fa). Vertical gypsum board side joints offset 24 inches between layers. Horizontal butt joints offset 48 inches from adjacent board horizontal joints and 24 inches from base layer butt joint. Vertical joints staggered one stud cavity on opposite sides of studs. Type S steel screws used to attach gypsum board to furring channels. First layer - 1 in. long, 3 inches from the edge and 24 in. OC. Second layer- 1-5/8 in. long, spaced 1 inch from the edge and 12 in. OC.

4. **Batts and Blankets*** — 3-1/2 in. thick mineral wool batts, placed to fill interior of wall, attached to the 4-in. face of the studs with staples placed 24 in. OC.
- JOHNS MANVILLE**

ROCKWOOL — Types Acoustical Fire Batts and AFB, min. density 1.69 pcf / 27.0 kg/m³

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts.

ROCK WOOL MANUFACTURING CO — Type Delta Board

THERMAFIBER INC — Type SAFB, SAFB FF.

- 4A. **Glass Fiber Insulation** — (As an alternate to Item 4) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

- 4B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
- U S GREENFIBER L L C** — INS735, INS745 and INS750LD for use with wet or dry application. INS515LD, INS541LD, INS735, INS765LD and INS773LD are to be used for dry application only

- 4C. **Fiber, Sprayed*** — As an alternate to Items 4, 4A, and 4B — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft³.
- NU-WOOL CO INC** — Cellulose Insulation

- 4D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.
- INTERNATIONAL CELLULOSE CORP** — Celbar-RL

5. **Joints and Screw Heads** — Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

6. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
- PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM** — Type QuietRock QR-500 and QR-510

7. **Mineral and Fiber Board** — (Optional, Not Shown) — 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on the side of the wood framing without the resilient channels, in between the wood framing and the UL Classified gypsum board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed horizontally or vertically and fastened through the fiber boards to wood framing with 2 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Gypsum board joints staggered from fiber board joints. Fiber boards not evaluated or intended as a substitute for the required layer of UL Classified Gypsum Board.
- BLUE RIDGE FIBERBOARD INC** — SoundStop

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

STAIR LANDING

GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
WOOD JOISTS, GYPSUM WALLBOARD			
Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.			
Approx. Ceiling Weight: 5 psf		Fire Test: FM FC 172, 2-25-72; ITS, 6-6-98	
Fire Test:		Sound Test: Estimated	

1 hour shear wall and stair landing assemblies

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS

NO.	DATE	ITEM

SHEET NO.

A-10.2

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML

1 HOUR FLOOR/CEILING STC- 56
BXUV.L563

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. L563

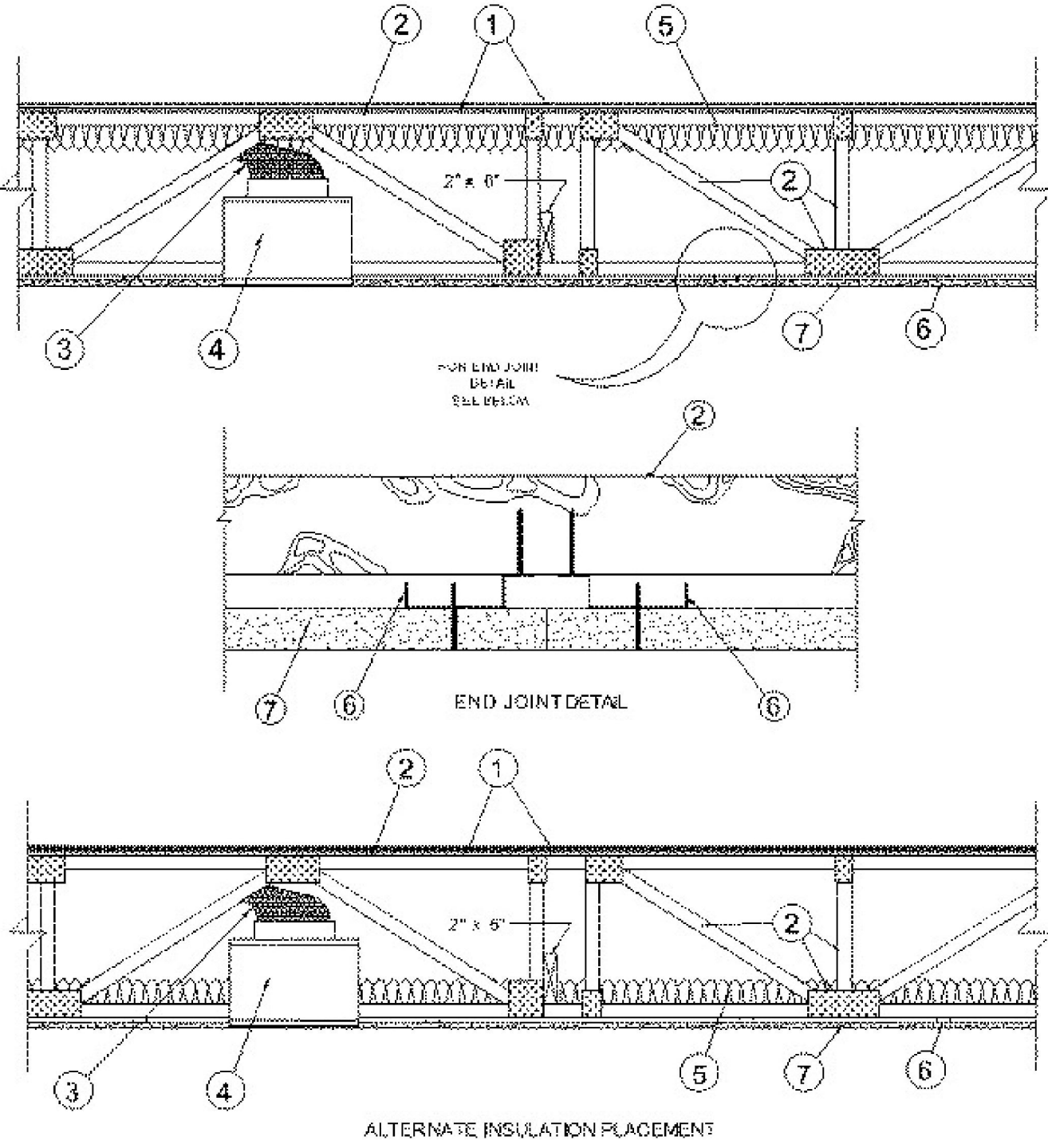
July 01, 2020

Unrestrained Assembly Rating - 1 Hr

Finish Rating - 25 Min (See Items 5 or 5A and 7), 20 Min. (See Items 6E and 7A)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Flooring System — The flooring system shall consist of one of the following:

System No. 2

Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Floor Mat Materials* - (Optional) — Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor-topping mixture.

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (25 mm)

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250, Quiet Qurl 55/025

Alternate Floor Mat Materials - (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm)

HACKER INDUSTRIES INC — FIRM-FILL SCM 400, Quiet Qurl 60/040

Metal Lath (Optional) — For use with 3/8 in. (10 mm) floor mat materials, 3/8 in. expanded steel diamond mesh, 3/4 lbs/sq yd placed over the floor mat material, Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.9 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength, Gyp-Span Radiant

System No. 8

Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with end joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Mixture shall consist of 5 to 8 gal of water to 80 lbs of floor topping mixture to 2.1 cu ft of sand.

ULTRA QUIET FLOORS — Types UQF-A, UQF-Super Blend, UQF-Plus 200

System No. 9

Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier - (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAXXON CORP — Type Maxxon Standard and Maxxon High Strength

Floor Mat Materials* - (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

MAXXON CORP — Type Encapsulated Sound Mat.

System No. 10

Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue, or non-veneer APA Rated "Sturd-I-Floor" T & G panels per APA specifications PRP-108. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

FORMULATED MATERIALS LLC — Types FR-25, FR-30, and SiteMix

Floor Mat Material* — (Optional) Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.

FORMULATED MATERIALS LLC — Types M1, M2, M3, Elite, Duo, R1, and R2

System No. 11

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) - Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 13

Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue, or nonveneer APA Rated "Sturd-I-Floor" T & G panels per APA specifications PRP-108. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

ACG MATERIALS — AccuCrete types NexGen, Green, Prime, B, M, and PrePour, AccuRadiant, AccuLevel types G40, G50 and SD30.

Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 9.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in.

ACG MATERIALS — AccuQuiet types P80, C40, D13, D-18, D25, DX38, EM.125, EM.125S, EM.250, EM.250S, EM.375, EM.375S, EM.750, and EM.750S.

System No. 14

Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue, or nonveneer APA Rated "Sturd-I-Floor" T & G panels per APA specifications PRP-108. Plywood or nonveneer APA rated panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

DEPENDABLE LLC — GSL M3.4, GSL K2.6, GSL-CSD and GSL RH.

Floor Mat Materials* — (Optional) - Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) - Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 19

Subflooring — Nom 23/32 in. thick wood structural panels installed perpendicular to trusses with end joints staggered. Plywood panels secured to trusses with construction adhesive and No. 6d ringed shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) - Commercial asphalt saturated felt, 0.030 in. thick.

Finish Flooring - Floor Topping Mixture* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See Floor- and Roof-Topping Mixtures (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional, Not Shown) - Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

LOW & BONAR INC — EnkaSonic® by Colbond a member of the Low & Bonar group Types 125, 250, 250 Plus, 400, 400 Plus, 750 and 750 Plus.

Floor Mat Reinforcement — (Optional) - Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — Expanded steel diamond mesh, 2.5 lb / sq yd loose laid over floor mat material.

Fiberglass Mesh Reinforcement — (Optional) — Coated non-woven glass fiber mesh grid loose laid over floor mat material.

2. Trusses — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 12 in. when Ceiling Dampers* are not used. Min truss depth is 18 in. when Ceiling Damper* is used. Truss members secured together with min 0.036 0356 in. thick galvanized steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tool has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. Air Duct* (Optional) — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

4. Ceiling Damper* (Optional). To be used with Air Duct Item 3. — For use with min 18 in. deep trusses Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot.

LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

UNITED ENERTECH CORP — Model C-S/R-WT-L, C-S/R-EA-L, C-S/R-BT, C-S/R-EA-BL

4A. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max plenum box size nom 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6, CRD50-® X-BT-6

4B. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max size ceiling outlet in plenum box nom 12 in. long by 12 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturer's installation instructions provided with the damper.

AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot.

LLOYD INDUSTRIES INC — Model CRD 50-95BT, CRD 50-EA-95BT, CRD 55-95BT, CRD 55 EA-95BT

4C. Alternate Ceiling Damper* — For use with min 18 in. deep trusses. Max size ceiling outlet in plenum box nom 16 in. long by 16 in. wide. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

CROWN PRODUCTS CO INC — Models CRD50-FGPB-4.2-CP, -6.0-CP; CRD50-FGPB-4.2-EA-CP, -6.0-EA-CP.

LLOYD INDUSTRIES INC — Models CRD 50-FGPB-4.2, -4.2 NL, -6.0, -6.0 NL; CRD50-EA-FGPB-4.2, -4.2 NL, -6.0, -6.0 NL.

4D. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max plenum box size nom 15 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

LLOYD INDUSTRIES INC — Models 45-CRD-LT-BT and 45-CRD-LTD-BT

4E. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max size ceiling outlet in plenum box nom 10 in. long by 10 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturer's installation instructions provided with the damper.

LLOYD INDUSTRIES INC — Model 45-LTD-95-BT-4

4F. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max plenum box size nom 19 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 96 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

LLOYD INDUSTRIES INC — Model CRD50-® X-BT

4G. Alternate Ceiling Damper* — For use with min. 18 in. deep trusses. Max. nom area shall be 349 sq in. Max. overall length and width shall not exceed 18-11/16 in. by 18-11/16 in. with max. 16 in. by 16 in. register opening. Aggregate damper openings shall not exceed 175 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. An aluminum or steel grille (Item 9) shall be installed in accordance with installation instructions.

MIAMI TECH INC — Model Series RxCRD, RxCRDS or RxCRPD

4H. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

METAL-FAB INC — Models MSCD-HC and MRCD-HC

4I. Alternate Ceiling Damper* — For use with min 18 in. deep trusses Max plenum box size nom 14 in. long by 16 in. wide and 15 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 112 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper.

METAL-FAB INC — Model MCCD

5. Batts and Blankets* — (Optional) - Glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. When no insulation is installed in the concealed space resilient channels (Item 6) are spaced 24 in. OC. When the resilient channels (Item 6) are spaced 16 in. OC, the insulation shall be a max of 3-1/2 in. thick, and shall be secured against the subflooring with staples at 12 in. OC or held suspended in the concealed space by 0.090 in. diam galv steel wires attached to the wood trusses at 12 in. OC. When the resilient channels are spaced a max of 12 in. OC or when the Steel Framing Members (Item 6A) are used, there is no limit in the overall thickness of insulation, and the insulation can be secured against the subflooring, held suspended in the concealed space or draped over the resilient channels (or Steel Framing Members) and gypsum panel membrane. The finished rating has only been determined when the insulation is secured to the subflooring.

5A. Loose Fill Material* — (Optional) - As an alternate to Item 5, when the resilient channels (Item 6) are spaced a max of 12 in. OC, or when the Steel Framing Members (Item 6A) are used - Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics. There is no limit in the overall thickness of insulation. The finished rating when loose fill material is used has not been determined.

5B. Cavity Insulation - Batts and Blankets* or Loose Fill Material* - (Not Shown) — (As described above in Items 5 and 5A) — For Use with Item 7A — Min. 3-1/2 in thick with no limit on maximum thickness fitted in the concealed space, draped over the resilient channel (Item 6E)/gypsum board (Item 7A) ceiling membrane.

6. Resilient Channels — Formed from min 25 MSG galv steel installed perpendicular to the trusses. When insulation (Item 5) is secured to the underside of the subfloor, the resilient channels are spaced 16 in. OC. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane, the resilient channels are spaced 12 in. OC. Channels are applied to each truss with 1-1/4 in. long Type 5 bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of panel.

7. Gypsum Board* — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type 5 bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane the screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail. When Steel Framing Members (Item 6A) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long Type 5 bugle-head screws spaced 8 in. OC in the field and along end joints. Panels fastened to main runners with 1 in. long Type 5 bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from board edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 2 ft OC. When **Steel Framing Members** (Item 6B) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long No. 6 Type 5 bugle-head steel screws spaced 12 in. OC in the field of the board. Screw spacing is reduced to 8 in. OC when insulation is applied over the furring channel/gypsum panel ceiling membrane. Gypsum board butted end joints shall be staggered minimum 16 in. within the assembly. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 6B. Screw spacing along the gypsum board butt joint shall be 6 in. OC. When **Steel Framing Members** (Item 6C) are used, gypsum panels installed with long dimensions perpendicular to furring channels.

Panels attached to the furring channels using 1 in. long Type 5 bugle-head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members** (Item 6D) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type 5 bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end joint. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel. When **Steel Framing Members** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type 5 bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved

1 HOUR TENANT SEPARATION WALL STC-56
BXUV.U341

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U341

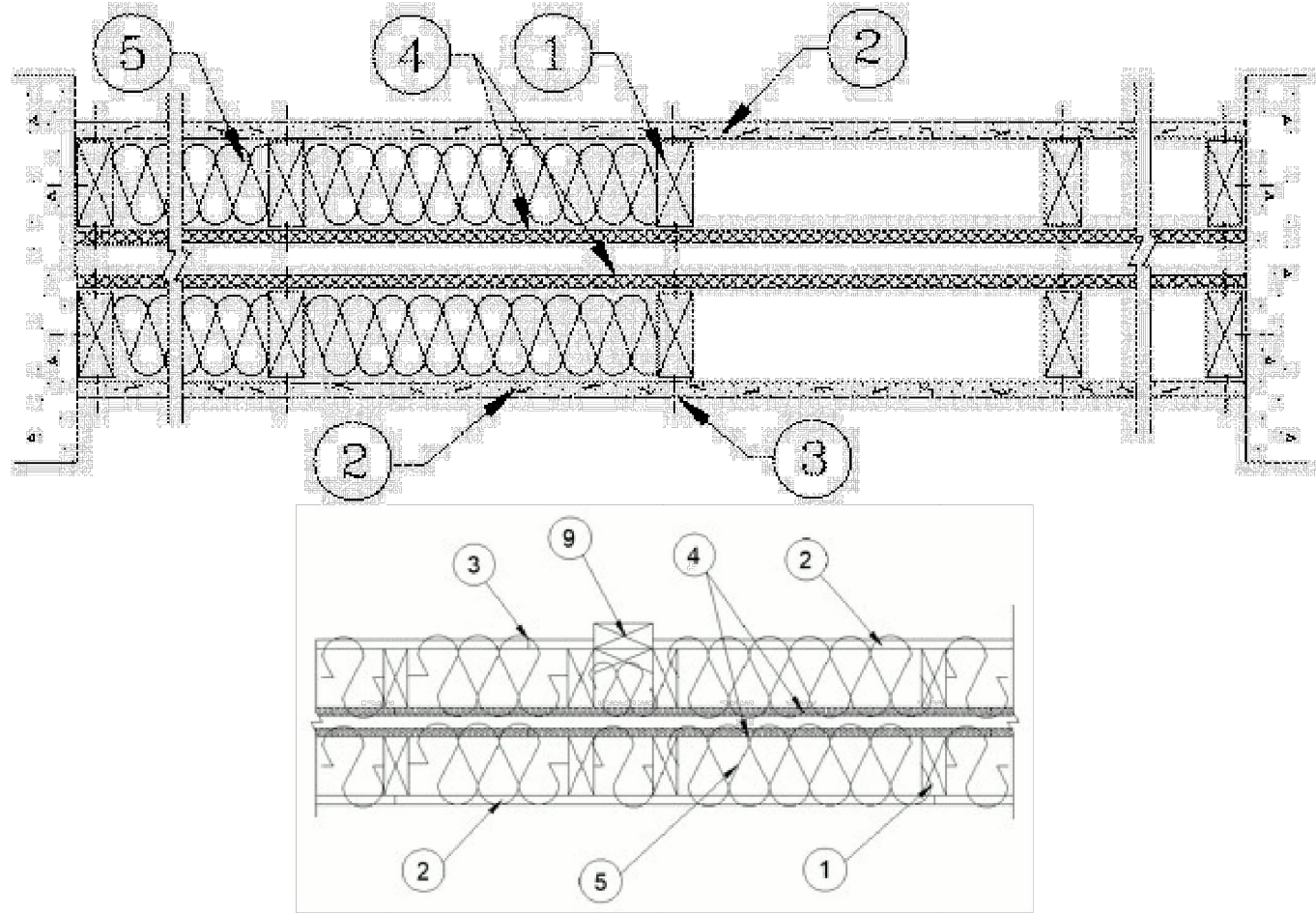
March 11, 2020

Bearing Wall Rating — 1 Hr.

Finish Rating — Min 20 min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See items 4 and 5.

2. **Gypsum Board*** — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Nom 5/8 in. thick 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. When **Steel Framing Members*** (Item 6-6C) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When used in widths other than 48 in., gypsum board to be installed horizontally.

AMERICAN GYPSUM CO (View Classification) — CKNXR14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNXR19374

CABOT MANUFACTURING ULC (View Classification) — CKNXR25370

CERTAINTED GYPSUM INC (View Classification) — CKNXR3660

CGC INC (View Classification) — CKNXR19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNXR18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNXR2717

LOADMASTER SYSTEMS INC (View Classification) — CKNXR11809

NATIONAL GYPSUM CO (View Classification) — CKNXR3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNXR7094

PANEL REY S A (View Classification) — CKNXR21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNXR19262

2 HOUR CMU WALL
BXUV.U905

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U905

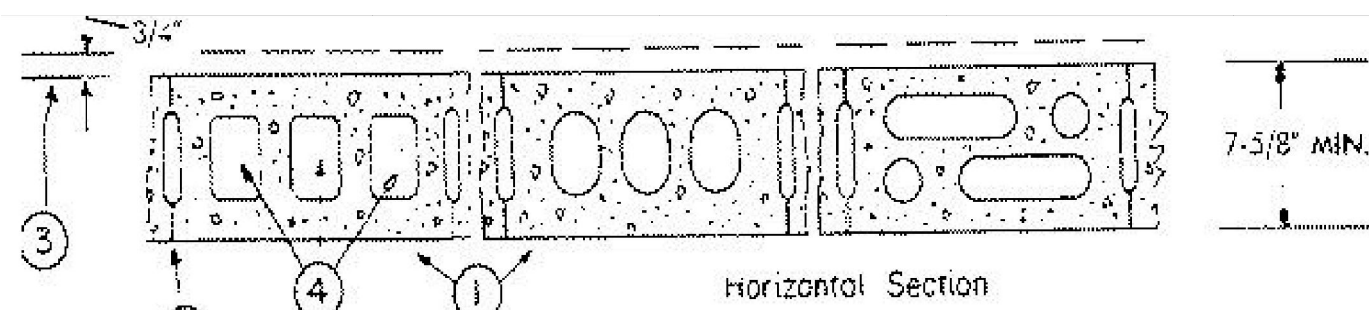
March 02, 2020

Bearing Wall Rating — 2 HR.

Nonbearing Wall Rating — 2 HR

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. **Concrete Blocks*** — Various designs. Classification D-2 (2 hr). See **Concrete Blocks** category for list of eligible manufacturers.

2. **Mortar** — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

3. **Portland Cement Stucco or Gypsum Plaster** — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).

4. **Loose Masonry Fill** — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.

5. **Foamed Plastic*** — (Optional-Not Shown) — 1-1/2 in. thick max. 4 ft wide sheathing attached to concrete blocks (Item 1). **ATLAS ROOFING CORP** — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", "EnergyShield CGF Pro and EnergyShield Ply Pro

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax iH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

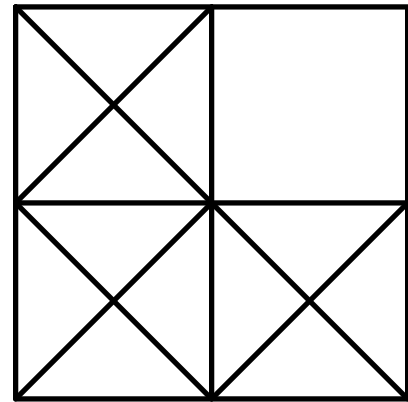
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX, A BUSINESS UNIT OF SIKA CORPORATION — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath", "Thermasheath-3", "Durasheath-3".

5A. **Building Units** — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in. **HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC** — "Xci NB", "Xci Ply"

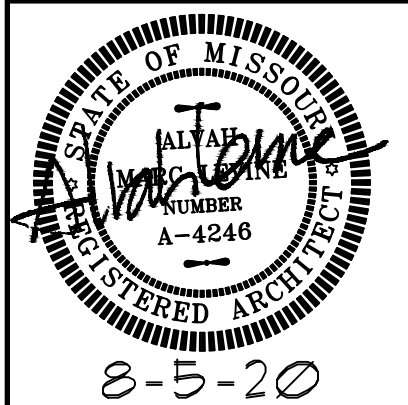
RMAX, A BUSINESS UNIT OF SIKA CORPORATION — "Thermasheath-SI", "ECOBASeci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



LEVINE
associates
architecture • interiors • planning

8630 Delmar Boulevard, Suite 220
Delmar, Delaware 19740
Phone 314-991-5800 Fax 314-991-4420



ARCHITECT: ALVAH M. LEVINE
NO LICENSE A-4246
ALVAH M. LEVINE, INC.
DBA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

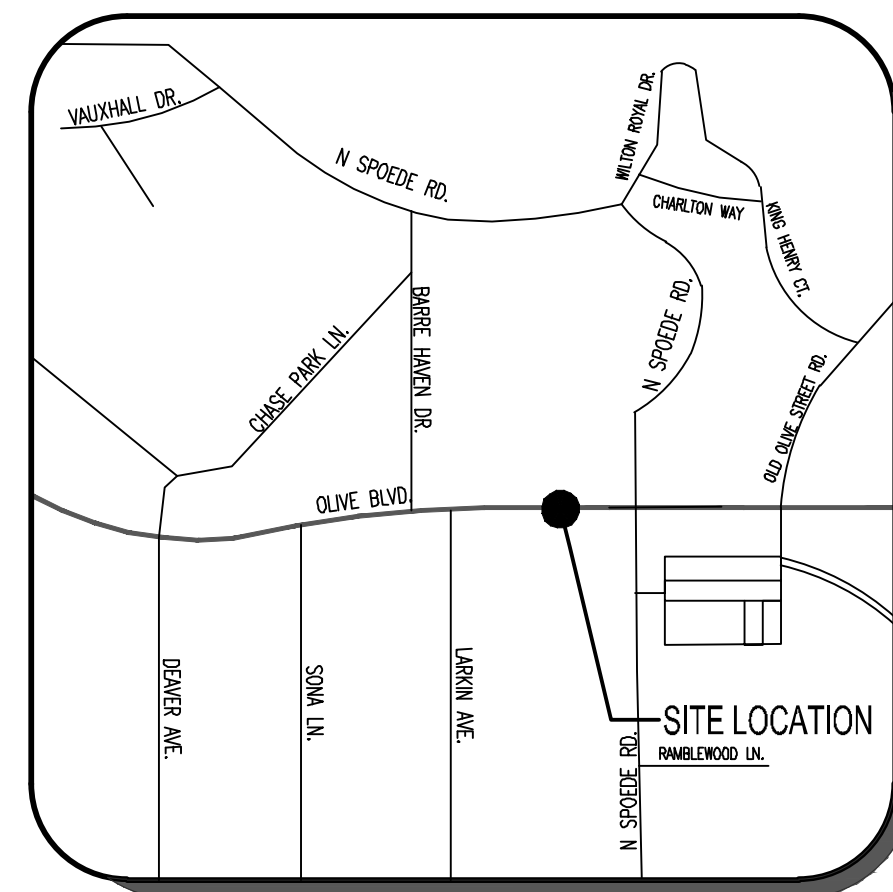
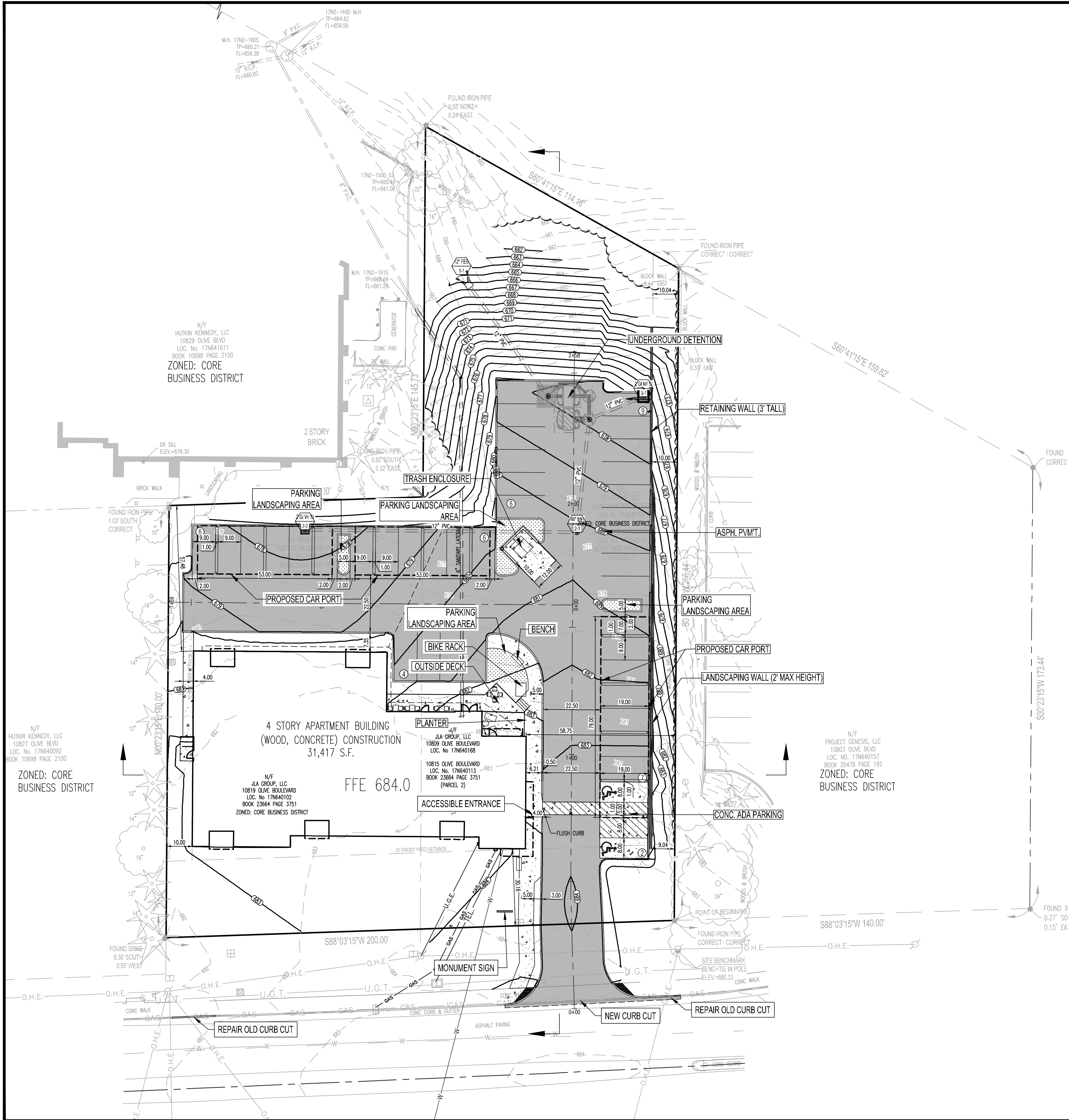
1 hr tenant separation and 2 hour cmu wall assemblies

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM

SHEET NO.
A-10.4

ISSUE DATE: 8-4-20
PROJECT #: 1939.01
DRN. CMC CHK. AML



SITE LOCATION MAP
SCALE: N.T.S.

SERVICES & UTILITIES	
COMPANIES	ADDRESS
ELECTRIC	AMEREN UE 4440 NORTH UNION ST. LOUIS, MO. 63115 TEL: (314) 324-1111
GAS	SPIRE ENERGY 700 MARKET STREET ST. LOUIS MO. 63101 TEL: (314) 342 0500
SEWER	M.S.D. 2350 MARKET ST. LOUIS, MO. 63103 TEL: (314) 768-6200
TELEPHONE	AT & T COMMUNICATIONS 14780 MANCHESTER ROAD ST. LOUIS, MO. 63131 TEL: (314) 505-1486
WATER	MISSOURI AMERICAN WATER 535 NORTH NEW BALLAS ROAD ST. LOUIS, MO. 63141 TEL: (314) 991-0333
CABLE	CHARTER COMMUNICATIONS 941 CHARTER COUNTRIES DRIVE TOWN & COUNTRY, MO. 63017 TEL: (636) 207-7044
FIRE	GREVE COEUR FIRE DISTRICT 11221 OLIVE BLVD. GREVE COEUR, MO. 63141 TEL: (314) 432-5570
SCHOOL	LADUE SCHOOL DISTRICT 9703 CONWAY RD. ST. LOUIS, MO. 63124 TEL: (314) 994-7080

SITE DATA TABLE		
	EXISTING	PROPOSED
USE	2 - SINGLE FAMILY RESIDENCES	APARTMENT BUILDING
ZONING	CORE BUSINESS DISTRICT	CORE BUSINESS DISTRICT
ADJACENT ZONING	CORE BUSINESS DISTRICT	CORE BUSINESS DISTRICT
TOTAL SITE AREA	45,570 S.F. (1.05 ACRES)	45,570 S.F. (1.05 ACRES)
PERVIOUS AREA	28,941 S.F.	17,824 S.F.
IMPERVIOUS AREA	16,629 S.F.	27,746 S.F.
SITE COVERAGE	36.5%	54.8%
PARKING	REQUIRED PARKING = 20 UNITS @ 2 SPACES/ UNIT = 40 SPACES REQUIRED PROVIDED PARKING = 40 SPACE W/ 2 SPACES BEING ADA COMPLIANT.	
LANDSCAPE RATIO	PARKING AREA REQUIRED LANDSCAPE = 15,855 SF/ 350 X 10 PARKING LANDSCAPE PROVIDED 58' SF EACH PARKING LOT ISLAND 181 SF AROUND TRASH ENCLOSURE 207 SF AT INTERSECTION	= 15,855 SF = 453 SF = 504 SF
LOT INFO	SITE AREA = 45,570 SF; FLOOR AREA RATIO = 68.9%; LOT COVERAGE: 25,000 SF = 54.8%	
BUILDING INFO	1 BUILDING; 4 STORIES = 48' HIGH; NUMBER OF UNITS: 20 DWELLING UNITS TOTAL; UNIT TYPE: 2-BEDROOM 2-1/2 BATH	
BUILDING INFO	8,014 SF PER FLOOR, 7226 SF ON FLOOR 4 GROSS BUILDING AREA = 31,268 SF EACH UNIT = 1,133 SF	
TOTAL SITE AREA	45,570 S.F. (1.05 ACRES)	

NO SLOPES SHALL EXCEED 3:1
PRIVATE OPEN SPACE = 7.372 SF

PROPERTY DESCRIPTION PER TITLE COMMITMENT:

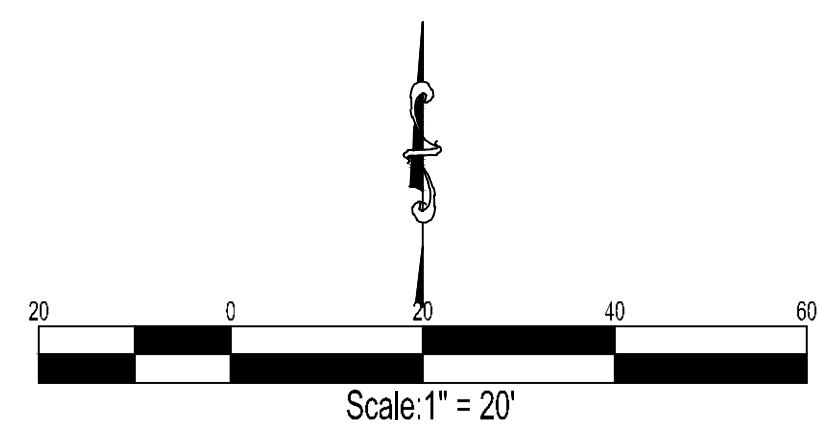
PARCEL 1:
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, FRONTING 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTHWARDLY BETWEEN PARALLEL LINES OF 200 FEET AND BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO ERNEST C. LANDERS AND WIFE BY DEED RECORDED IN BOOK 2625 PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

PARCEL 2:
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND DESCRIBED AS HAVING A FRONTAGE 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTH, BETWEEN PARALLEL LINES TO THE SOUTHWEST LINE OF THE CITY OF ST. LOUIS WATER CONDUIT RIGHT OF WAY, BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO JOSEPH METZLER AND WIFE BY DEED RECORDED IN BOOK 2129 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

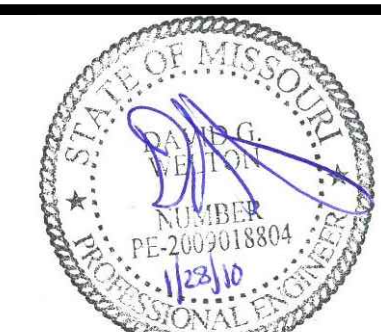
151R-20MIN STORM EVENT				
SITE AREA		45,570 SF	1.05 AC	
	AREA		PI	TQ
	SF	AC	CFS/AC*	CFS
EXISTING CONDITIONS				
BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER)	0	0.00	3.54	0.00
BUILDINGS (DIRECTLY CONNECTED TO SEWER)	7,44.5	0.17	4.20	0.72
PAVEMENT	9,184	0.21	3.54	0.75
POROUS PAVEMENT	0	0.00	1.70	0.00
LANDSCAPE	28,941	0.66	1.70	1.13
TOTALS =	45,570	1.05		2.59
			% IMPERVIOUS =	36.49%
PROPOSED CONDITIONS				
BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER)	0	0.00	3.54	0.00
BUILDINGS (DIRECTLY CONNECTED TO SEWER)	8,713	0.20	4.20	0.84
PAVEMENT	19,033	0.44	3.54	1.55
POROUS PAVEMENT	0	0.00	1.70	0.00
LANDSCAPE	17,824	0.41	1.70	0.70
TOTALS =	45,570	1.05		3.08
			% IMPERVIOUS =	60.89%
DIFFERENTIAL RUNOFF =		0.49 CFS	< 2 CFS, FLOOD PROTECTION NOT REQUIRED BY MSD	
DIFFERENTIAL RUNOFF STORAGE		0.49 CFS x 60s x 20min = 588 CF		
PER CITY REQUIREMENTS				
PROVIDED STORAGE =		760 CF		

DEVELOPER/OWNER: JLA GROUP, LLC
ADDRESS: 1917 RUTGER AVE, ST. LOUIS, MO 63104
PHONE: 314-602-9030
EMAIL: AJADEWUNMI@GMAIL.COM

ARCHITECT: ALVAH LEVINE
ADDRESS: 8630 DELMAR AVE, SUITE 220
ST. LOUIS, MO 63124
PHONE: 314-991-5600
EMAIL: ALVAH@LEVINEARCH.NET



SITE BENCHMARK:
"BENCHMARK" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT. SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33
BENCHMARK:
STATION SL-23 DATUM: NAVD 88
ELEV. = 621.30 SURVEY ELEV. = 621.35

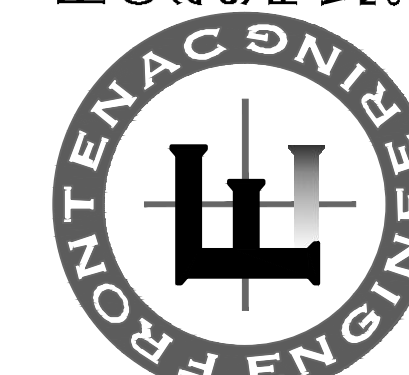


DAVID G. WELTON, PROFESSIONAL ENGINEER

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FRONTENAC ENGINEERING GROUP
CIVIL / STRUCTURAL / LAND SURVEYING
2725 SUTTON BLVD.



DATE: 01/28/2020	CHECKED: JB	DRAWN: ML	SCALE: AS NOTED
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SITE DEVELOPMENT PLAN

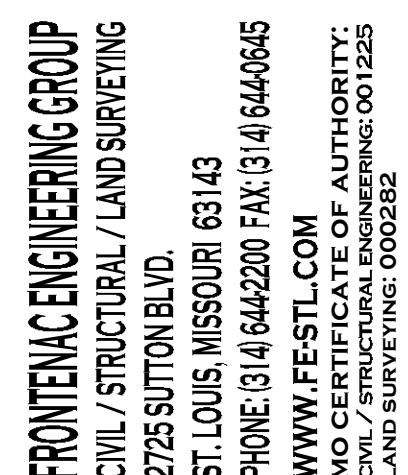
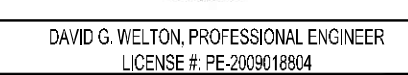
JULA GROUP, LLC
NEW 20 UNIT APARTMENT BUILDING
10809-10819 OLIVE BLVD.
PREVE COEUR ST LOUIS COUNTY MO 63141

SDP1.0



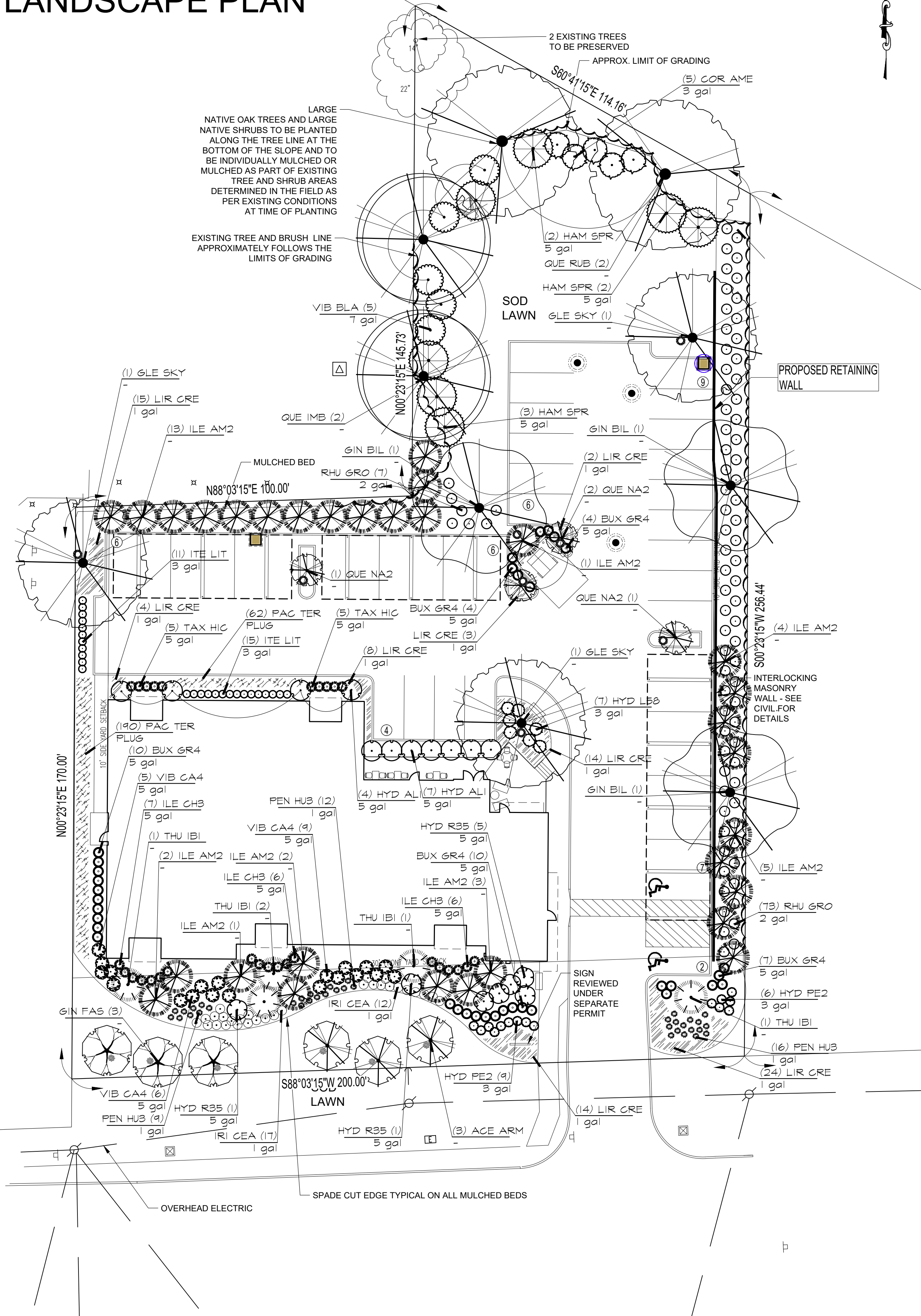
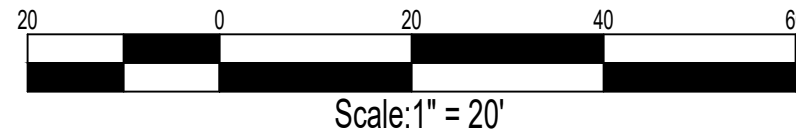
G:\2019\191245_ILA Group - 10809-10819 Olive Blvd Axioms 2.0 Civil 3.0 Drawings\3.4 Output Sheets\191245 - Sections.dwg

DATE: 01/28/2020	
CHECKED: JB	DRAWN: ML
SCALE: AS NOTED	

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LANDSCAPE PLAN



PLANT SCHEDULE

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ILE AM2	Ilex opaca / American Holly	-	-	6' tall	31
THU IBI	Thuja x 'Green Giant' / Green Giant Arborvitae	-	-	6' tall	5
DECIDUOUS TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
ACE ARM	Acer rubrum 'Armstrong' / Armstrong Red Maple	-	-	3' cal	3
GIN BIL	Ginkgo biloba / Maidenhair Tree	-	-	3' cal	3
GIN FAS	Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree	-	-	3' cal	3
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	-	-	3' cal	3
QUE IMB	Quercus imbricaria / Shingle Oak	-	-	3' cal	2
QUE RUB	Quercus rubra / Red Oak	-	-	3' cal	2
QUE NA2	Quercus x warei 'Nadler' TM / Kindred Spirit Oak	-	-	3' cal	4
SHRUBS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
BUX GR4	Buxus x 'Green Mountain' / Boxwood	5 gal	-	-	35
COR AME	Corylus americana / American Hazelnut	3 gal	-	-	5
HAM SPR	Hamamelis vernalis / Spring Blooming Witchhazel	5 gal	-	-	7
HYD PE2	Hydrangea arborescens 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	-	-	15
HYD L58	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	-	-	7
HYD R35	Hydrangea paniculata 'Renny' / Vanilla Strawberry Hydrangea	5 gal	-	-	7
HYD ALI	Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	5 gal	-	-	11
ILE CH3	Ilex x meserveae 'China Girl' TM / China Girl Holly	5 gal	-	-	14
ITE LIT	Itea virginica 'Little Henry' TM / Virginia Sweetspire	3 gal	-	-	26
RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal	-	-	80
TAX HIC	Taxus x media 'Hicksii' / Hicks Yew	5 gal	-	-	10
VIB CA4	Viburnum dilatatum 'Cardinal Candy' / Cardinal Candy Viburnum	5 gal	-	-	20
VIB BLA	Viburnum prunifolium / Blackhaw Viburnum	7 gal	-	-	5
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
IRI CEA	Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal	-	-	24
PEN HUB	Penstemon digitalis 'Husker Red' / Beardtongue	1 gal	-	-	37
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	CAL	SPACING	QTY
LIR CRE	Liriope spicata / Creeping Lily Turf	1 gal	-	30" o.c.	83
PAC TER	Pachysandra terminalis / Japanese Spurge	PLUG	-	16" o.c.	252

TREE CALCULATIONS

EXISTING TREES - 2 EXISTING TREES WILL BE PRESERVED 53 TREES WILL BE REMOVED

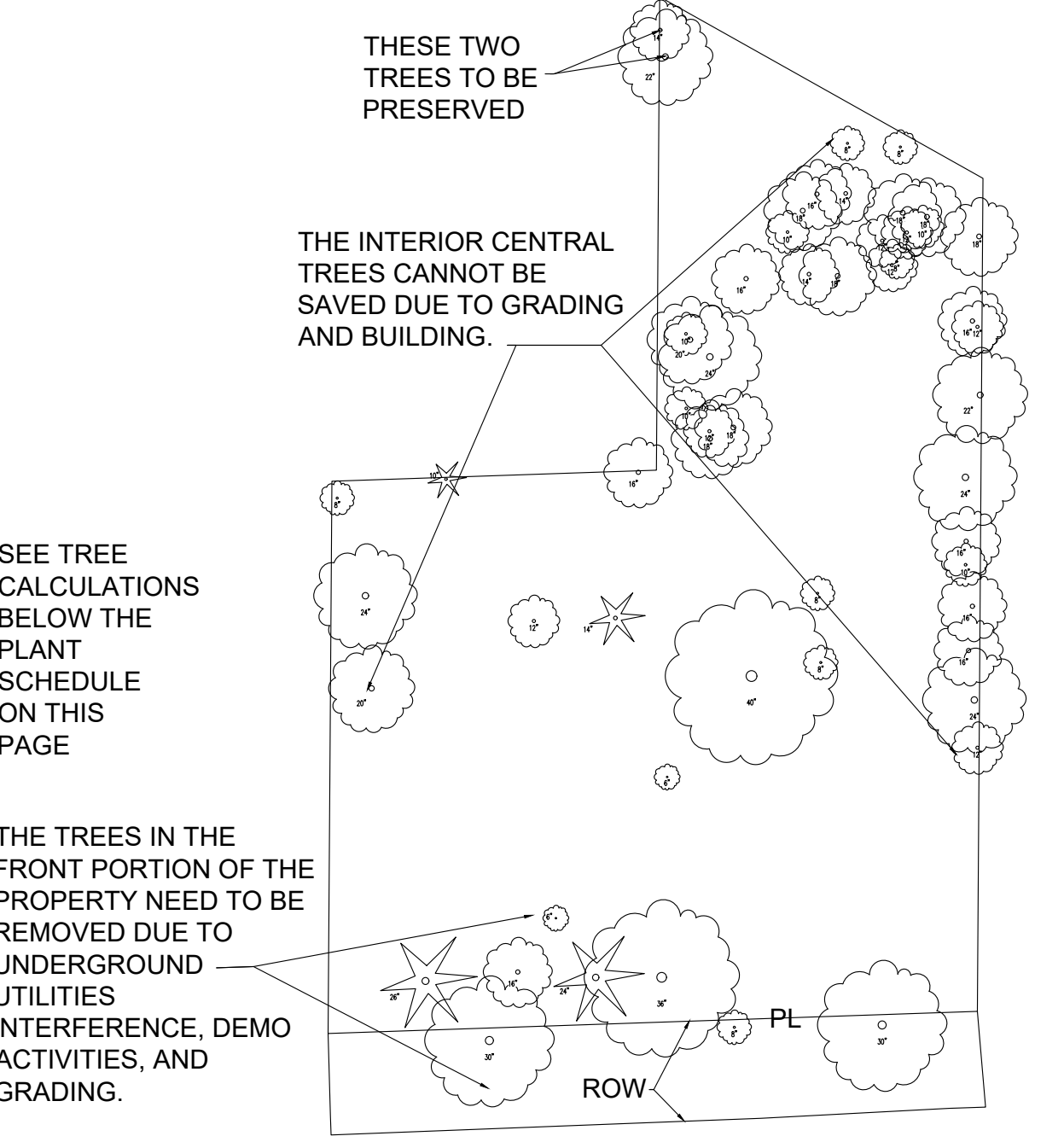
STREET TREES ALONG OLIVE - OVERHEAD UTILITIES ARE PRESENT IN THIS LOCATION REQUIRING THE STREET TREES TO BE PUSHED FARTHER BACK FROM THE CURB. 175' OF FRONTAGE (NOT INCLUDING DRIVE ISLE) REQUIRES 6 STREET TREES AND 6 TREES ARE PROVIDED (3 COLUMNAR GINKGO AND 3 COLUMNAR MAPLE). COLUMNAR TREES WILL BE USED SET BACK FROM THE OVERHEAD UTILITIES BETWEEN TO PROVIDE MINIMUM CLEARANCE OF FUTURE CANOPY. THE STREET TREES HAVE THE SYMBOL ● NEXT TO THE TRUNK

INTERIOR PARKING LOT TREES - 388 LF OF PARKING REQUIRE 7.5 PARKING LOT TREES. 8 PARKING LOT TREES ARE PROVIDED AND SHOWN ON THE PLAN WITH THE SYMBOL ● NEXT TO THE TRUNK

TREES REQUIREMENT TABLE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT TREES	7.5	8
STREET TREES REQUIRED	6	6
EXTRA TREES TO BE PLANTED	0	42
EXISTING TREES TO BE PRESERVED	0	2
TOTAL TREES	13.5	56

EXISTING TREE DIAGRAM



- NOTES:
- ALL LANDSCAPE AREAS WITHIN GRADING LIMITS, INCLUDING TURF, TO BE IRRIGATED WITH AN INSTALLED PERMANENT IN GROUND IRRIGATION SYSTEM.
 - ALL GREENSPACE AREAS OUTSIDE OF MULCHED LANDSCAPE BEDS, BUT WITHIN THE GRADING LIMITS TO BE SODDED TURF. IN AREAS OUTSIDE OF THE GRADING LIMITS THE EXISTING UNDISTURBED DENSE SHRUB AND TREES WILL BE PRESERVED.
 - SEE L3 FOR PLANTING DETAILS AND SPECIFICATIONS

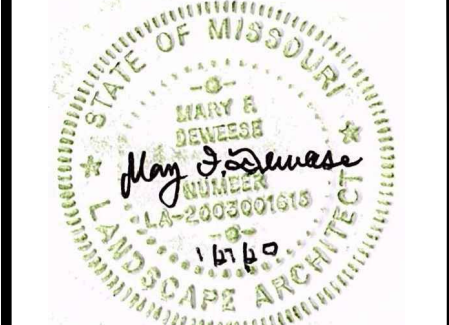
Interior Parking Greenspace Calculations

Parking area 15,855 sf
Required landscape 15,855 sf/ 350 x 10 = 453 sf
Parking landscape provided = 504 sf
58 sf each parking lot island
181 around trash enclosure
207 south of trash enclosure



CALL BEFORE YOU DIG!
1-800-DIG-RITE

SITE BENCHMARK: "BENCHITE" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33
BENCHMARK: STATION SL-23 DATUM: NAVD 88
ELEV. = 621.30 SURVEY ELEV. = 621.35



MARY F. DEWEESE LANDSCAPE ARCHITECT
LICENSE # 200301815

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REVISIONS	DATE	REVISIONS AS PER CITY COMMENT LETTER	1/3/20	REVISIONS AS PER P/Z FOLLOW UP EMAIL	12/23/19
NO.	1	1/9/20			
	2	1/27/20			

ACORN LANDSCAPES
MARY F. DEWEESE - LANDSCAPE ARCHITECT
13 FORRESTER DR., MANCHESTER, MO 63011
630-384-0635
www.acornlandscapes.com

DATE:	12/19/19
CHECKED:	MD
DRAWN:	MD
SCALE:	1" = 20'

LANDSCAPE PLAN
JLA GROUP
NEW 20 UNIT APARTMENT BUILDING
10809-10819 OLIVE BLVD.
CREVE COEUR, ST LOUIS COUNTY, MO 63141

L1.0

1 OF 2

Irrigation Guidelines

Landscape and turf areas are to have an automated irrigation system installed in all areas outside of tree protection zone. No irrigation heads or lines are to be placed outside of the property boundary, although the spray patterns should be adjusted to irrigate new trees on adjacent property to the west to extent possible.

A "Watersense" approved 'smart' controller is to be used to conserve water use.

All areas to be water efficient drip or micro spray heads when possible. Avoid the over use of long distance spray heads or overspray onto hard surfaces.

The sprinkler system shall be designed to avoid watering hardscape areas.

Pressure regulator valves or modules shall be used on laterals that have an excess of pressure.

When activated sprinkler nozzles shall extend at least four inches above the soil line in turf areas unless otherwise requested by the owner. With tall fescue it is highly encouraged to use 6 inch pop-ups.

Separate irrigation blocks/zones should be designed and installed for turf areas and mulched bed areas

Turf areas and mulched bed areas shall be set on separate controller programs and schedules.

Low-head drainage problems shall be controlled with the appropriate irrigation check valve equipment.

Matched precipitation rate nozzles shall be used when available otherwise the precipitation rate shall be balanced with the appropriate laterals (blocks) and nozzles.

Swing joints shall be used on all rotary-type sprinklers in excess of 4 gallons per minute.

Drip emitters and bubblers shall be placed at the proper location to water the root ball

Drip emitter, microspray, microsprinklers or bubblers shall be scheduled to ensure over-watering and root rot do not occur.

Microspray/microsprinkler emitters shall be placed to accommodate the root growth of the plant. Additional emitters will be installed by others as the plant root systems extend in radius.

A Xeri-Pop™ micro-spray pop-up or similar implement should be considered on each buried drip zone to ensure ease of determining if the particular system is functional.

Filtration shall be provided as follows:

For non-potable water, adequate filtration shall be installed for all irrigation systems based on manufacture recommendations.

The contractor shall provide sufficient irrigation to all plant materials until final acceptance by the Owner.

Prior to project acceptance by the Owner, the contractor shall:
Program the "Smart" controller to ensure efficient and proper irrigation.

Provide the Owner with an as-built drawing of the irrigation system.

Provide the Owner a copy of the "Smart" controller manual.

Provide the Owner with a copy of the program settings on the controller.

Prior to project acceptance by the Owner, the contractor shall be responsible for the irrigation schedule.

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

The WORK under this Section includes providing all labor, materials, tools, and equipment necessary to furnish and install all trees, shrubs, perennials, ornamental grasses and groundcovers called for in the Planting Plan.

PART 2 - PRODUCTS

2.1 PLANTS

- A. Plants shall be nursery-grown unless otherwise specifically permitted in each instance.American Association of Nurserymen Standard ASA Z 60.1 shall apply.
- B. Upon completion of the WORK and prior to the final acceptance invoices or written statements from the suppliers showing the name of materials received or shipped, shall be presented to the OWNERS REPRESENTATIVE for a final check as to conformance to these Specifications.
- C. Plant material shall conform to state and federal laws relating to inspection for diseases and insect infestation, and shall conform to the American Standard for Nursery Stock.
- D. Plants shall have normal, well-developed branches and be densely foliated when in leaf. Plants shall be vigorous and free from defects, disease, insect pests, eggs or larvae, sun-scaled, injuries and abrasions of the bark. Plants shall have well-developed root systems.
- E. Plants shall be container grown or burlap balled, Freshly dug plants, heeled in plants or plants from cold storage shall not be accepted. Trees that have their leader cut, or are so damaged that cutting is necessary, shall not be accepted.

2.2 SUBSTITUTIONS

A. Substitutions will be permitted only with prior approval of the landscape architect

2.3 BALLED AND BURLAPPED PLANTS

- A. Balled and burlapped plants shall be contained in firm natural balls of earth, of sufficient diameter and depth to include all fibrous and feeding roots. Plants in which the ball has been broken or cracked, either before or during planting operations, will not be accepted.
- B. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet peat moss, wet sawdust, or wet ground bark.
- C. Roots or balls of plants shall be protected from sun and drying winds.
- D. Bundles of plants shall be opened and the plants separated before the roots are covered. Care shall be taken to prevent air pockets among the roots. During plating operations, bare roots shall be covered with canvas, hay, or other approved material.

2.4 PLANTING SOIL

A. Planting soil shall be composed of a mixture of one part topsoil and one part rotted manure or peat.

2.5 FERTILIZER

A. Fertilizer shall be a standard commercial grade of organic or inorganic fertilizer containing the following percentage of total nitrogen, available phosphoric acid and water soluble potash: 14-14-14, furnished in standard unopened containers with weight, name of plant nutrients, and manufacturer's guaranteed statement of analysis clearly marked in accordance with state and federal laws.

2.6 MULCH

A. Mulch shall be ground hardwood, free from weed seeds, tannin, or other compounds detrimental to plant life. Mulch shall have a size range of one-fourth to one-inch, with a maximum of 50% passing a one-half-inch screen.

PART 3 - EXECUTION

3.1 PLANTING SEASONS

A. All planting shall be performed between March 1st and May 30th or between September 1st and November 15th, unless otherwise authorized in writing by the OWNERS REPRESENTATIVE.

3.2 INSPECTION OF PLANT MATERIAL

A. Plants shall be subject to inspection by the owners representative and approval upon delivery as to size, quality, species, and variety. Approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the WORK, for reasons of size, condition of ball or roots, diseases, insects, latent defects, or injuries. Plants that meet the measurements specified, but do not possess a normal balance between height and spread, shall be rejected. Rejected plants shall be removed from the site immediately.

3.3 PLANTING PITS

A. Excavate circular pits with vertical sides to a diameter at least two feet greater than the rootball and no more than 2 inches greater in depth.

3.4 MULCHED LANDSCAPE BED PREPARATION

A. All mulched landscape bed areas are to have 2 inches of planting soil, thoroughly mixed with fertilizer at the rate of one pound of fertilizer per ten cubic feet of planting soil. This mixture shall be applied and tilled into the top 6 inches of soil. After tilling a 2 to 3 inch layer of mulch is to be spread over entire planting bed area. All landscape bed areas to have a space cut edge and shall be protected from lawn seed contamination from adjacent lawn seeding operations if applicable. Final grades with mulch layer shall conform to grading plan. It is the contractors responsibility to remove soil before bed prep if necessary so that the final grades of the landscape beds are flush with the surrounding soil levels and allow for water flow as shown on the grading plan.

3.5 PLACEMENT AND BACKFILL FOR INDIVIDUAL TREES AND SHRUBS

A. Before plant placement, thoroughly mix fertilizer with planting soil at the rate of one pound of fertilizer per ten cubic feet of planting soil. Backfill pit with one foot of planting soil or until original root crown soil line is flush with, or slightly above, finished grade when plant is set in pit. Place plant in center of pit in upright position. When pit has been backfilled approximately two thirds full, water thoroughly, saturating rootball and eliminating all air pockets. Complete backfill around rootball with soil mixture and bring to finish grade while flooding with water. After backfilling, apply fertilizer to surface around periphery of plant rootballs at the rate of ten pounds per 1,000 square feet.

3.6 TREE STAKING

A. Do NOT stake any trees.

3.7 MULCHING

A. All planting pits shall be mulched to a three inch depth in a 30-36-inch circle. Mulch shall be applied within two days after planting. Mulch shall not come in contact with the tree or shrub bark. Volcano type mulching will not be accepted.

3.8 MAINTENANCE

A. Maintenance of all plants shall be required from the time of planting until the initial acceptance. Maintenance shall include watering, weeding, resetting plants to proper grades or upright position and removal of dead materials. No plants will be accepted unless they show a healthy growth and satisfactory foliage condition.

3.9 GUARANTEE

A. The CONTRACTOR shall provide 100% replacement guarantee for a period of one year, beginning at the date of initial acceptance by the OWNERS REPRESENTATIVE. At the end of the guarantee period and upon written request from the CONTRACTOR, the OWNERS REPRESENTATIVE will make own inspection. The OWNERS REPRESENTATIVE will ensure the plants are healthy, showing satisfactory growth and, in general, show signs of developing into healthy, mature representatives of their species. The CONTRACTOR shall remove and replace promptly any plant material that is dead or not showing satisfactory growth.
B. Any necessary repairs under the guarantee shall be made within thirty days after receiving notice of need, weather permitting. In the event the CONTRACTOR does not make repairs accordingly, the OWNER, without further notice, may provide materials and labor to make such repairs at the expense of the CONTRACTOR. The replacement shall be on the same variety, size and character as specified for original planting. If approved by the OWNERS REPRESENTATIVE, trees may be replanted at start of next year's planting season. In such cases, the CONTRACTOR shall remove dead trees immediately.

END OF SECTION

LAWN SODDING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. Furnish all materials, tools, equipment, and labor for preparation of the sod bed, sodding the lawn areas as shown on the plans and specified herein. All landscape areas outside of paving and mulched beds are to be sodded. All other areas disturbed by construction, are to be seeded.
- B. Workmanship: All work described to be executed in first class workmanship manner.
- C. Cleanup: Upon completion of work, Contractor to leave premises clean and ready for use.

1.2 SEASONS FOR SODDING

- A. The season for sodding shall be from April 1 to May 15 and August 15 to October 30. Only upon written instructions by the Owners Representative may planting begin earlier or continue later than the dates specified.
- B. The preparation of lawn areas to be sodded may begin as soon as the area is designated by the Owner's Representative.

PART 2 - PRODUCTS

C. 2.1 na

2.2 SODDING MATERIALS

- A. Sod:
 - a. Certified Turfgrass Sod: Certified turfgrass sod is superior sod grown from certified, high quality seed of known origin or from plantings of certified grass sprigs or stolons. It is inspected by the certification agency of the area to assure satisfactory varietal identity and purity, overall high quality and freedom from noxious weeds or excessive amounts of other crop and weedy plants at time of harvest. It may be of either one variety or composed of a mixture of two or more varieties or species. However, all seed in a mixture must be certified. The turfgrass sod must meet the area's published standards for certification.
- B. Erosion Control Sock
 - a. An erosion control sock with a minimum diameter of 8 inches.
- C. Composted leafmold

PART 3 - EXECUTION

3.1 SODBED PREPARATION

- A. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet grade at all walks and paved surfaces.
- B. Spread commercial grade 10-10-10- fertilizer over all areas to be seeded/sodded at the rate of 15 lbs per 1000 s.f. (650 lbs per acre) with an approved spreader. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.
- C. Spread composted leaf mould to a depth of 1/4 inch over all areas to be seeded/sodded.
- D. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizer and compost into the soil to a depth of 3" (inches). Drag lawn areas with approved equipment to insure a smooth surface to all lawn areas. Surface shall be cleaned of all stones larger than one inch, and of all existing vegetation, roots, brush, wire, grade stakes, and other objects.
- E. Inspection: The Owner's Representative shall be notified upon completion of seedbed preparation to examine and approve the grading and soil preparation and condition prior to start of seeding operations.

3.2 SODDING

- A. Moisten prepared surface immediately prior to laying sod.
- B. Lay sod within 24 hours after harvesting to prevent deterioration.
- C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
 - 1. Lay sod across slopes exceeding 1:3.
 - 2. Anchor sod with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.
- D. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.
- E. After sod and soil have dried. Roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.
- F. Sod shall not be placed during a drought nor on frozen ground. No dry or frozen sod shall be used.
- G. Upon completion of the above work, the surface of the sodded areas shall coincide with the finished grade, shall be flush with other seeded or turfed areas, and shall meet the established grade adjacent to any paved areas. Care should be taken in sodding to preserve the finish grade elevation, so that there will be not depressions or uneven places in the surface of the sodded turf areas.
- H. An erosion control sock shall be installed along the entire limit of the top edge of the sod installation. The sock shall be staked in place if necessary (stakes shall not extend above the level of the sock) and the sock shall be removed by the contractor after establishment of the sod has progressed to the point that undercutting by water infiltration has been eliminated and the above slope seeded turf has established to control downslope accumulation of soil or erosion. Reseed area under sock when it is removed.

3.4 CLEAN UP

- A. Upon completion of the work, clean ground of all debris, superfluous materials and equipment and remove them from the premises.

3.5 MAINTENANCE AND GUARANTEE:

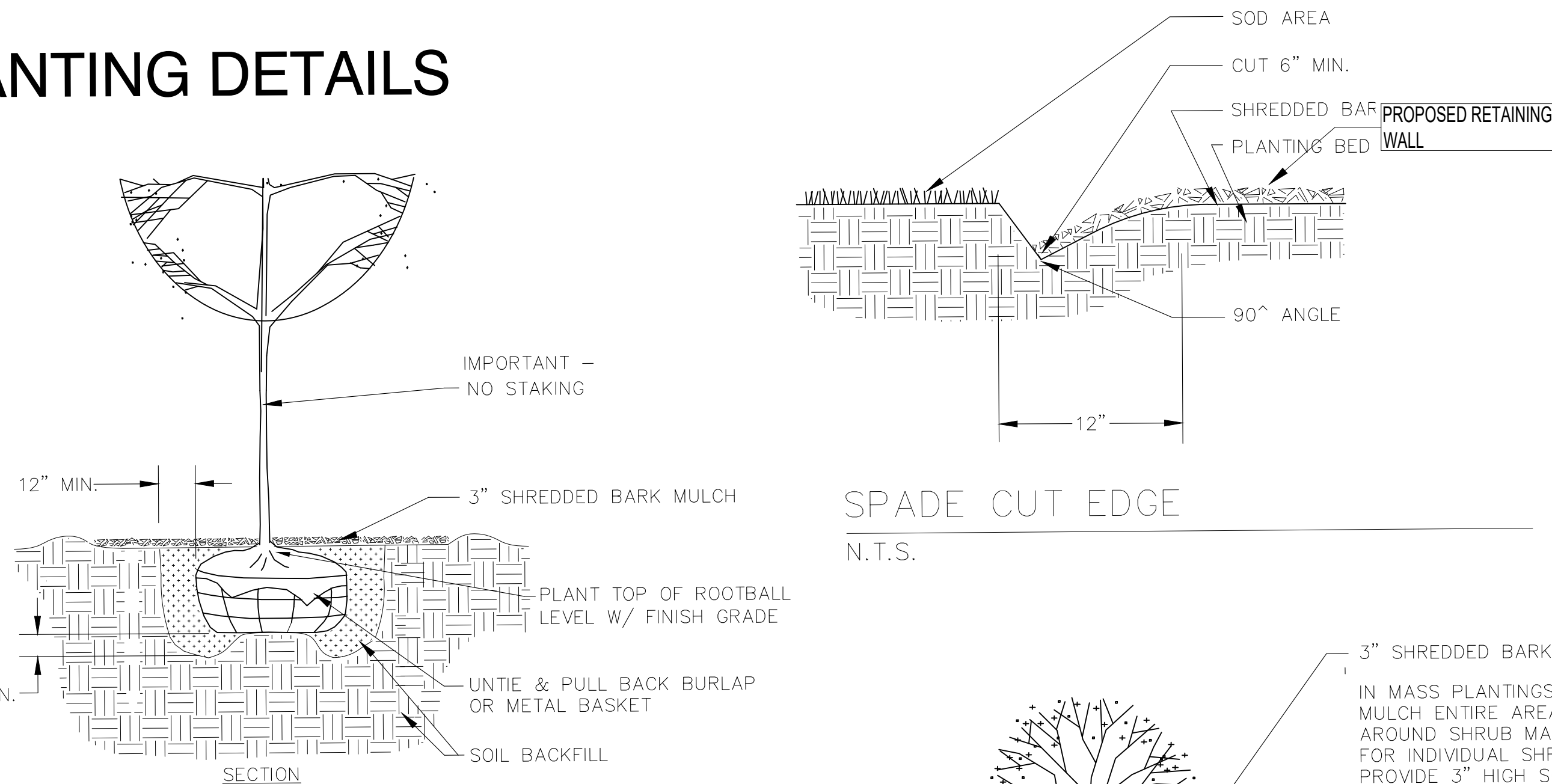
- A. Protection - Protection shall begin immediately after each portion of the work is completed by the Contractor.
- B. The maintenance of the seeded and sodded turf areas shall be the Contractor's responsibility until the new seeded grass is 4" high and thick enough to receive its first mowing by the Owner and the sod has fully rooted into the prepared base soil. Contractor shall water as necessary and reseed/resod bare spots which are larger than one square foot in size. Contractor shall protect seeded and sodded areas by watering, fertilizing, removing weeds, and reseeding/sodding as necessary, for a uniform stand of established grass and until approved by the Owner's Representative.
- C. Guarantee - The Contractor shall guarantee the production of a close stand of the specified species of grass, acceptable to the Owner's Representative. All repairs and reseeding/resodding are to be done as part of the contract and at no extra cost to the Owners.

3.6 INSPECTIONS

- A. The Project Construction Manager will make inspections upon request by the owner with or without notification to the Contractor.
- B. The Contractor shall notify the Project Construction Manager for final inspection. The request shall be in written form and received at least 10 (ten) calendar days before the anticipated date of inspection.

END OF SECTION

PLANTING DETAILS



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY FOLLOWING PLANTING.

TREE PLANTING

N.T.S.

NOTES -

ALL LANDSCAPE AREAS OUTSIDE OF MULCHED BEDS AND EXISTING NATURALIZED SHRUB/TREE AREAS TO BE SODDED

MECHANICAL IN GROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS INCLUDING TURF AND PARKING LOT ISLANDS

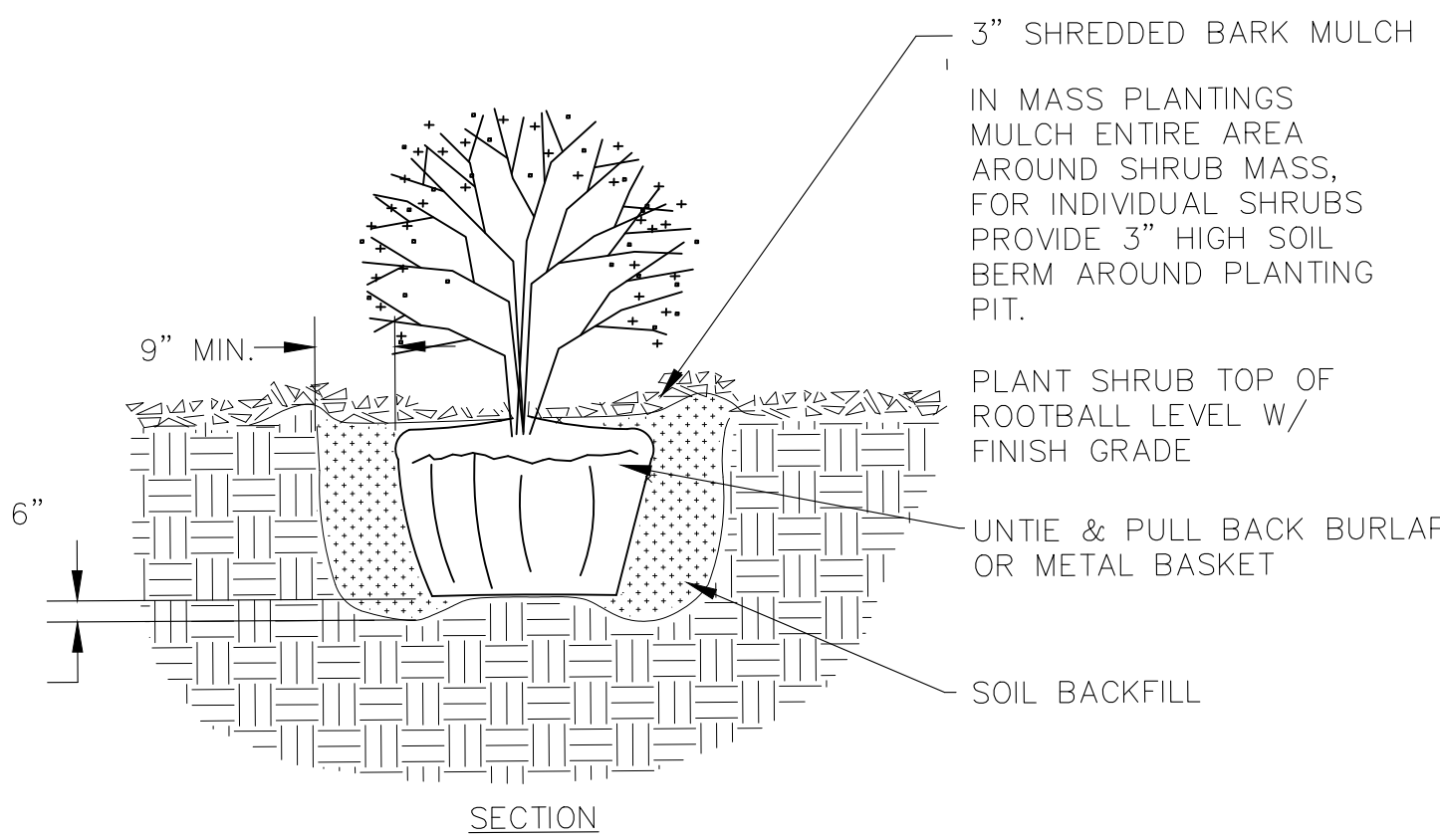
ALL SUBSTITUTIONS NEED TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO TREES ON THIS PLAN ARE TO BE STAKED

CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE FEATURES CAUSED BY ANY MEANS OF THE LANDSCAPE CONTRACTOR OR LANDSCAPE SUBCONTRACTORS.

SPADE CUT EDGE

N.T.S.



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY FOLLOWING PLANTING.

SHRUB PLANTING

N.T.S.



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

SITE BENCHMARK:
"BENCHMARK" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33
BENCHMARK:
STATION SL-23 DATUM: NAVD 88
ELEV. = 621.30 SURVEY ELEV. = 621.35

MARY F. DEWEESE LANDSCAPE ARCHITECT LICENSE # 200301815	
THE PROFESSIONAL SEAL AND SIGNATURE APPLY ONLY TO THIS DOCUMENT TO WHICH THEY ARE APPLICABLE. THE PROFESSIONAL PLANS AND LANDSCAPE DESIGN ARE RESPONSIBLE FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS. NO PART OR PARTS OF THE PROJECT SHALL BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ACORN LANDSCAPES, INC.	
REMARKS	ISSUE / REVISION DESCRIPTIONS
NO. DATE	

DATE: 12/19/19	CHECKED: MD	DRAWN: MD	SCALE: NA
LANDSCAPE PLAN DETAILS AND SPECS			
JLA GROUP NEW 20 UNIT APARTMENT BUILDING 10809-10819 OLIVE BLVD. CREVE COEUR, ST LOUIS COUNTY, MO 63141			
M.S.D. BASE MAP 17N	SHEET NO. L2.0	1 OF 2	



300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#19-046 & #19-047: APPROVAL OF A BOUNDARY ADJUSTMENT AND
A SITE DEVELOPMENT PLAN FOR A 20 UNIT APARTMENT BUILDING
AT 10809-10819 OLIVE BOULEVARD**

FOR THE MEETING OF: Monday, February 3, 2020

LOCATION: 10809-10819 Olive Boulevard, Zoned Core Business District

REQUEST: Alvah Levine, of Levine Associates, on behalf of JLA Group, LLC, has submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multi-family Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The Boundary Adjustment will consolidate the three lots into one development for a total of 1.05 acres.

ADDITIONAL INFORMATION: Section 405.1080 requires site plan approval by the Planning and Zoning Commission for any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed. City Council action is not required. The existing structure on the properties are 2 original pre-existing homes with a detached garage from 1950 & 1959. The Planning and Zoning Commission continued this item from the January 21st meeting for revisions to the proposal.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

**Creve Coeur 2030
Comprehensive Plan
References**

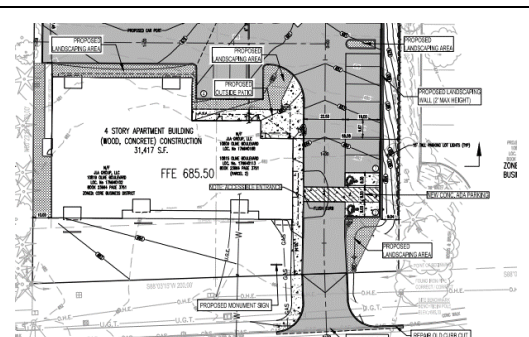
- East Olive Corridor
Neighborhood Commercial
District

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.370: CB-Core Business District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: AJ Adewunmi
JLA Group, LLC
1917 Rutger Street
St. Louis, MO 63104

**APPLICANT'S
REPRESENTATIVE:** Alvah Levine
Levine Associates
830 Delmar Suite 220
St. Louis, MO 63124



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 1/30/2020

ATTACHMENTS: Applicant's Revised Materials received January 29, 2020
Prior Staff Report and Supplemental Materials from January 21, 2020
Public Comments

REVISIONS SINCE THE PRIOR MEETING OF JANUARY 21, 2020

During the previous meeting, discussion included increasing the amount of brick material to approximately 75% of the building, decreasing the number of building materials on the building, and revisions to the carports to comply with the Design Guidelines that Accessory Buildings and Facilities are to be designed to directly relate in material, character and detail to the primary building on the site. Other requested revisions provide greater design consideration of the pedestrian amenity space along the north side of the entrance and add additional upright evergreen plantings along the east property lines to screen the carports from view. Additionally, the Commission requested a rendering of the building along with the adjacent buildings in the area and to review the color scheme to ensure consistency with the surrounding buildings.

The Applicant has revised the elevations to include more brick, thereby increasing the percentage of brick to about 60% of the material, removed the lap siding, and increased the plain cement building siding with 4" battens in a light grey with white trim siding. The Nichiha "vintage wood cedar" cement siding remains the same at approximately 10%. The overall height was lowered to 46 feet in height by reducing the parapet.



Figure 1: Previous South Front Elevation. Red circles indicate where the additional brick has been added. Blue arrows indicate the Lap siding that was removed and replaced with the plain cement building siding w/4" battens in a light grey with white trim,



Figure 2: Proposed New South Front Elevation. Red circles indicate where the additional brick has been added.

The north elevation was revised to lower the brick from the elevator tower and add two windows, increase brick on the east and west sides of the apartment units, increase the plain cement building siding w/4" battens in a light grey with white trim, and remove the lap siding.



Figure 3: Prior North Rear Elevation. Red circles indicate where brick has been added and red arrow indicates where the brick has been lowered in the revised elevations.



Figure 4: Revised North Rear Elevation. Red Circles indicate where brick has been added. Red Arrow shows where brick has been lowered, and additional windows have been added.

The east and west elevations were revised in the same manner; however, the central corridor was revised to provide for spandrel glass on all floors.



Figure 5: Prior East and West Elevations. Red Circles indicate where brick has been added in the revised elevations.



Figure 6: Revised East and West Elevations. Red Circles indicate where brick has been added. Note the additional windows on the side entrance.

The Applicant has provided an architectural image of how the building will appear with the adjacent buildings.



Figure 7: Close-up of the Applicant's Streetscape Study of the adjacent buildings

Building Design and Materials

As discussed in the prior staff report, the City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear and well-articulated design concept. (C-Design, p. 8) Further, Architectural design should be compatible with the developing character of the neighborhood area. Design Compatibility includes complementary building style, form, size color and materials. (D. Relationship to Neighboring Development, p. 9). Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "Green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided (E. Materials/Colors, p. 9 and 10). During the previous meeting Staff recommended increasing the amount of brick to better ground the structure and integrate it with the surrounding buildings and limit the plain cement board to further the proposal towards the Design Guidelines. The Applicant discussed bringing the brick to the same level above the third floor to meet with the 75% brick to be consistent with the discussion of the design considerations for the East Olive Corridor. Greater design consideration for this project and for the East Olive Corridor as a whole, is in large part due to the feedback of the design and materials of other recently approved apartment buildings in the area.

However, with only 60% brick now proposed, the revised drawings do not reflect the additional brick as suggested by the Applicant and requested by the Commission. While changes are an improvement over the previous design, Staff still believes that the appearance of the building would benefit from additional brick for the reasons previously stated. The east and west elevations, in particular, highlight the amount of the plain panels that create an inconsistent design of the building. The Commission should discuss the changes to the design and determine whether additional brick is necessary. Following that discussion, if the Commission is comfortable with Staff approval of such a change to add brick, a condition has been

included that the brick should be increased to the same level on all sides in a consistent design to be at least 75% of the building materials per the prior discussion.

Accessory Structures Design

During the previous meeting, the design of the carports were also discussed, where greater design consideration was needed to meet with the intent of the Design Guidelines and the Zoning Ordinance that state that accessory buildings are to be designed to directly relate in materials, character and detail of the main building. Greater design consideration was to be provided to the column, instead of the painted steel post and beams on a concrete base. The Applicant has removed the concrete base, so that the simple painted round steel post comes all the way to the ground. The carport will have a white fascia at the roof as the main element that is carried over from the building. While additional upright evergreens have been added to screen the carport from view, Staff finds that the entire structure should be a darker bronze color to blend into the environment, and match the dark bronze metal of the windows and awnings, as opposed to the white fascia, and for a consistent and more subtle appearance. Consideration should also be given for the use of square columns instead of the round to provide more heft and to better relate the primary building.

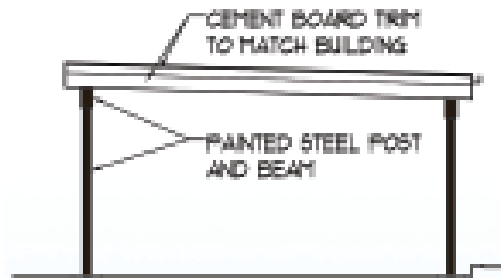


Figure 8: Applicants revised Carport Side view

Materials or a color drawing of the retaining wall still have not been provided. Staff has included a condition of approval that the retaining wall shall be a darker color to coordinate with the red brick.

The prior Staff report also discussed the need for greater design consideration of the ground floor patio area at the north side of the building in order to elevate the overall design. The pedestrian connections from the parking to the north elevation to the lobby/entrance need to provide better connections as opposed to just ending at the parking lot. The Applicants are now showing additional bench seating and tables and chairs against the brick wall, in addition to the proposed rooftop amenity area which contributes to the private outdoor gathering spaces for the residents.

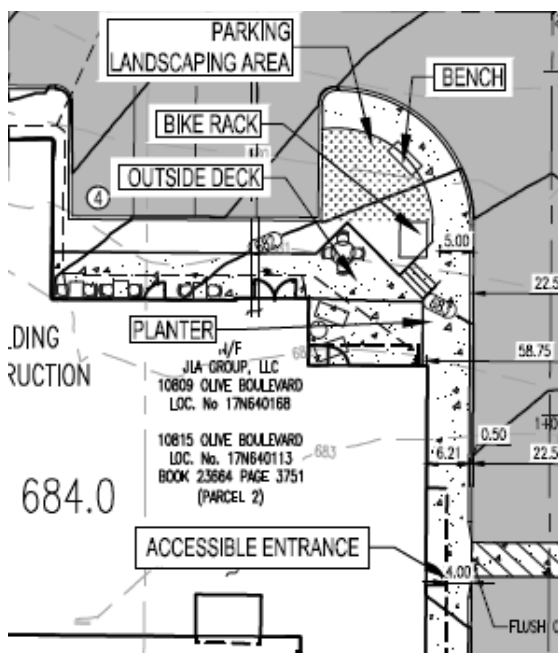


Figure 9: Close up of the site plan showing the north patio area

Private Usable Open Space

Section 405.370(G)(4) Private usable open space within the CB-Core Business zoning district, states that private usable open space shall be provided for all multi-family residential developments in accordance with the standards provided in Section 405.710. Section 405.710 requires that a minimum of 20% of the net multiple-family residential acreage shall be devoted to private useable open space, as defined within that Section. The Applicant is showing that the private open space is 7,372 sf. However, this is a typo, the Applicant has indicated that the correct square footage is 17,372. The ratio to site area is 38%. Therefore, the private usable open space appears to meet with the requirements of the Zoning Ordinance.

Sidewalks

Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. While the proposal is a residential development, it is in a commercial zoning district within a walkable area, and given that the use is 20 units, versus a single-family residence, Staff recommends that all of the sidewalks have a consistent walkway of 6 feet throughout the development. Therefore, the sidewalks were widened to 6 feet since the prior discussion, however, the plans are showing a mislabeled 5 feet. Staff has included a condition of approval that all sidewalks shall be a minimum of 6 feet in width.

Fire Vehicle Turn Radius

The Applicants have provided a drawing showing fire truck vehicular movement. While it appears very tight, it does show that the turn movements can be made. The Creve Coeur Fire District will be required to review and provide final approval for access and radius.

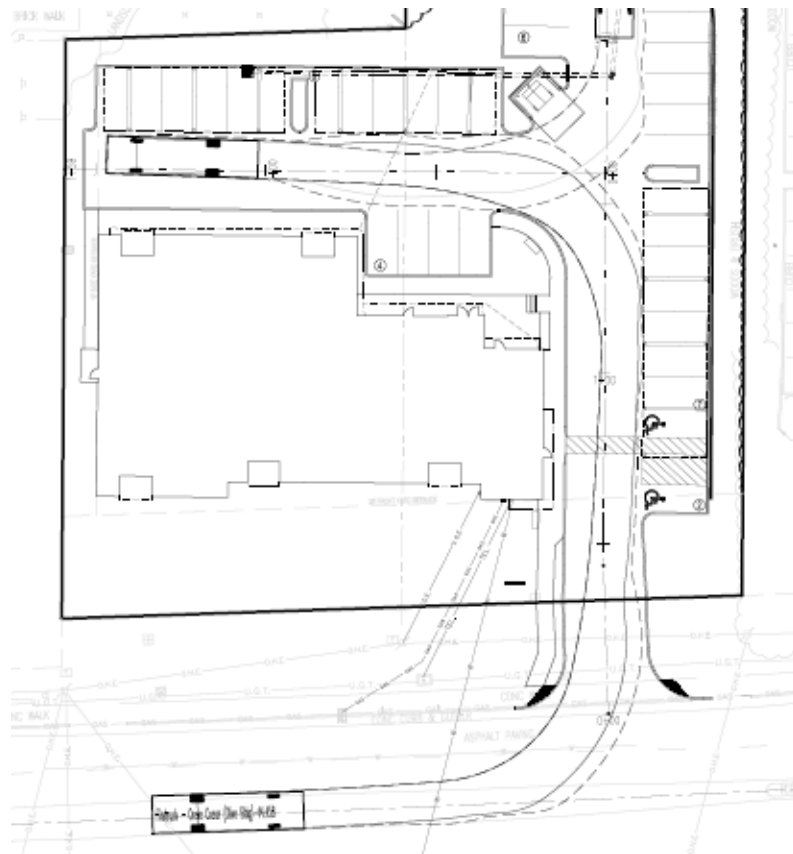


Figure 9: Fire Vehicle Tracking

SUMMARY AND RECOMMENDATION ON THE PROPOSED DEVELOPMENT

Once the Commission has discussed the revisions with the Applicant, and if they are generally comfortable with the overall design and with Staff approval of additional brick up to 75%, and with the other Staff Recommendations, below are the proposed conditions for approval; additional direction and conditions may need to be added or modified depending on the discussion at the meeting:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Building Elevations shall be in substantial compliance with the Elevations presented to the Planning and Zoning Commission received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates and as amended below.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for the repair, resurfacing and striping of the parking lot, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Plan information received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates, and as amended below and by Fire District if applicable.
3. The Building elevations shall be modified to provide additional brick to meet the level of 75% on all elevations to create a more consistent design as discussed within the Staff Report for the meetings of January 21st and February 3rd. Private open space shall be approximately 17,332 sq. ft. as discussed in the Staff report.
4. The carports are to use a dark bronze color similar in color to the window casings and the awnings on the building, with square columns to better blend in with the site and primary building.
5. The retaining wall shall be of a darker color consistent with the red brick color of the building.
6. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance, and shall be a maximum of 24 feet in height, as discussed in the Staff Report.
7. The Applicant shall submit a final Landscape Plan to be in substantial compliance with the drawings received on January 29, 2020 as bound together and submitted in conjunction with Application #19-046, by Levine Associates, in compliance with Section 405.540 Landscaping.
8. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner.
9. All internal sidewalks shall have a minimum width of 6 feet, and comply with Section 405.730
10. Any mechanical equipment installed for the site shall be properly screened with approved materials.
11. All signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
12. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained, and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review

procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

ACTION AND MOTION ON THE BOUNDARY ADJUSTMENT/CONSOLIDATION PLAT

As discussed in the prior staff report. The proposal includes a site consolidation plat to consolidate the two lots into one of 1.05 Acres.

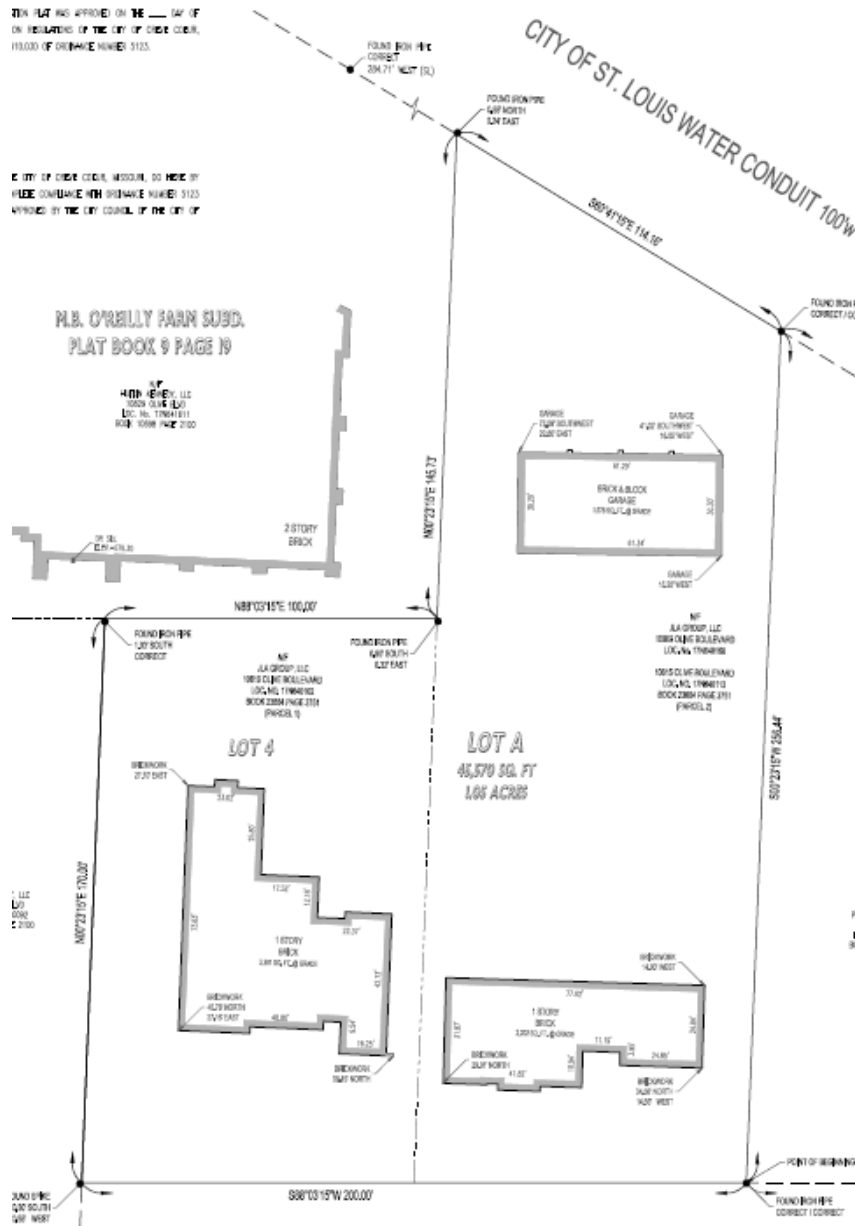


Figure 8: Cloe-up of the Site Consolidation Plat.

Technical Review

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be

required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. Properties zoned CB-Core Business District require a minimum of 1/2 acre or 21,780 square feet of lot area, and a minimum lot of width and lot depth of 100 feet, and there are no non-conformities being created with the consolidation of the existing properties. Staff has included a condition that a cross access easement be provided at the north west area, should further redevelopment of the adjacent parcel wish to include such as that time.

ACTION AND MOTION ON THE BOUNDARY ADJUSTMENT/SITE CONSOLIDATION PLAT AND THE SITE DEVELOPMENT PLAN

If the Commission wishes to continue the discussion of the Site Development Plans for revisions to the elevations, Staff recommends that both Applications should be continued. The following is an example of an appropriate motion for this application:

“I move to continue Application #19-046 and # 19-047 to the Tuesday February 18, 2020 Planning and Zoning Commission meeting”

Should the Commission wish to move forward with the boundary adjustment, in conjunction with the approval of the site plan, two separate motions are needed. The following is an example of a motion for the Boundary Adjustment/Consolidation Plat:

“I move to approve the Lot Consolidation Plat Part of Lot 4 of M.B. O'Reilly Farm Subdivision Plat Book 9 page 19 City of Creve Coeur, St. Louis County, MO, as described in the staff report on application #19-047 for the meeting of February 3, 2020 subject to the condition that a cross access easement be provided, approved by the City Attorney and recorded prior to the issuance of a building permit, and a final drawing be prepared for signature and recording, and a copy of the recorded plat be provided to the City.”

The following is an example of an appropriate motion for this application, should the Commission wish to move forward with a vote:

“I move to approve Application #19-046 for a 20-Unit apartment building located at 10809-10819 Olive Boulevard as shown in the site development plans and subject to the conditions discussed in the Staff Report for the meeting of February 3, 2020” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



JLA GROUP
LLC

1917 Rutger Street St. Louis MO 63104

Planning and Zoning Commission
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 631421

RE: 10809-19 Olive
Site Plan Review Submission

JLA Group is pleased to submit site development drawings for a new 20-unit apartment project at this address. I have lived in Creve Coeur for most of my adult life, and I have looked at this property as a great location for multi-family apartments.

The parcel consists of two lots (to be combined), originally single family homes, but used for business operations recently. The parcel is zoned CB Core Business District. This zoning permits medium density residential up to 20 units per acre. The parcel is just over an acre in area, and we are proposing 20 two-bedroom apartments.

Two parking spaces are required per dwelling. The project includes 40 parking spaces, with half of the parking located under carports. There will be two handicap accessible parking spaces.

The project meets all of the requirements for this zoning district. Additionally, the building has been designed to conform to the requirements of the city Design Guidelines.

The building is set back from the Olive Right-of-Way a minimum of 30 feet. However there is a wide green space in the right of way, which sets the building about 55 feet from the curb. The front area is to be heavily planted, including new shade trees. (While there are several existing trees in the front yard, these are impacted by existing utility lines and cannot be saved.) The building foundation is screen by shrubbery, including larger elements to mask private patios on the first floor. Additional trees and other landscaping is provided around the parking and trash areas.

The four-story building is oriented so the mass of the building fronts on Olive, with easy pedestrian access from the street. All parking is set back from the building line, and generally screened by the building itself. The building elevation includes a varied massing, setbacks, and bays. The elevation is generally brick, with several elements using cement board siding. The color palette of the elevation is smooth red brick, and light gray siding with white trim. Distinctive prefinished wood color siding is used on projecting bays.

The building includes common areas for residents. There will be a secure entry, adjacent to the building office. The open lobby includes a sitting area, mail area and coffee bar. The lobby is open to a rear patio. On upper floors there will be a meeting room, workout room and a rooftop terrace. Interior corridors are heated and cooled.

10809-19 Olive

Page 2

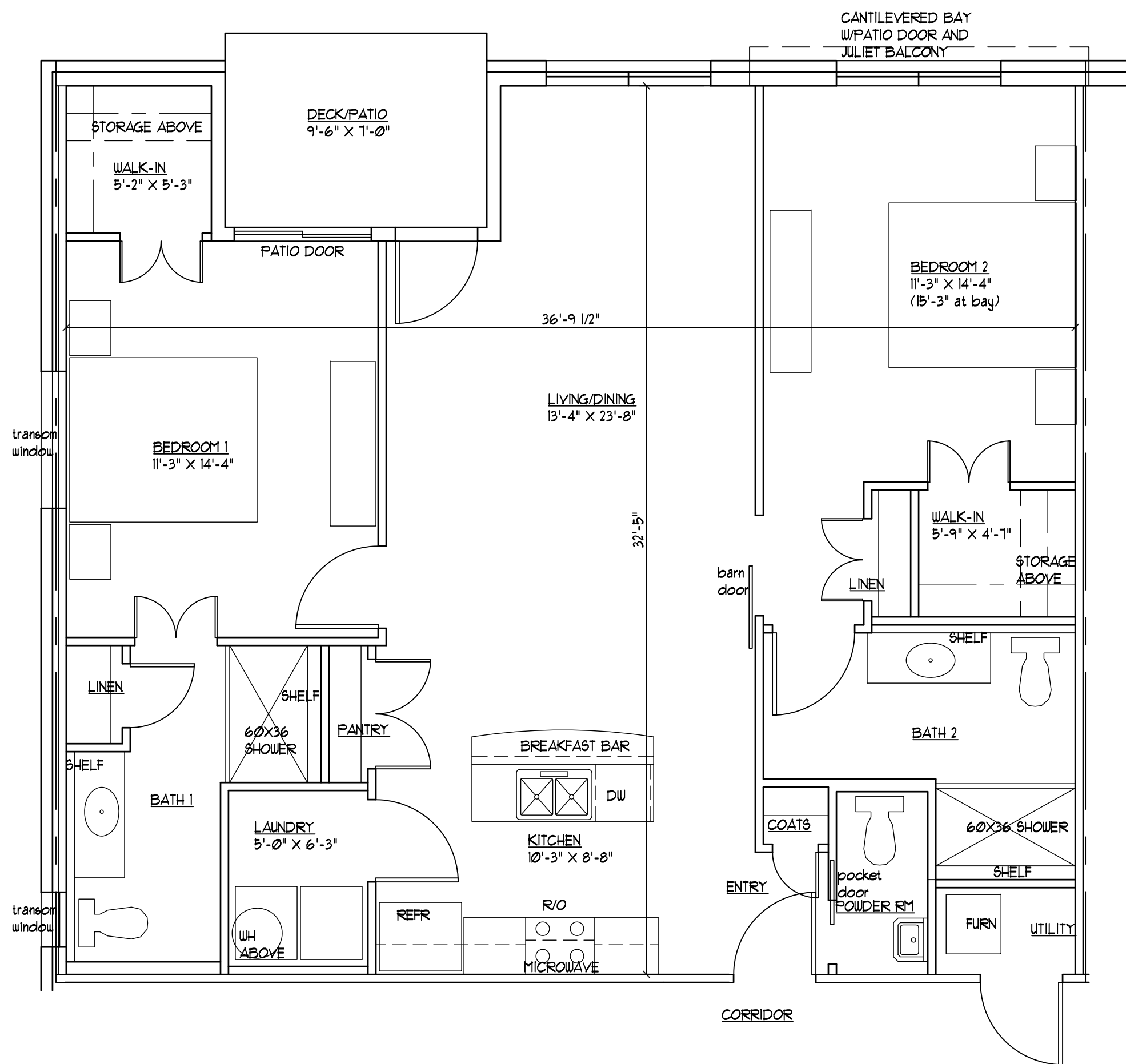
The dwellings are all large—about 1138 sf each, and includes a private patio or deck. Each two bedroom unit is designed for Type “B” handicap accessibility, with one Type “A” fully handicap accessible unit in the project. Each bedroom includes walk-in closet and a private bathroom, and the apartment also includes a powder room. The open kitchen includes an island with a breakfast bar. Side by side washer and dryer will fit in the laundry room. Each apartment has a separate furnace and water heater.

We are excited about the opportunity to present the project to the Planning and Zoning Commission.

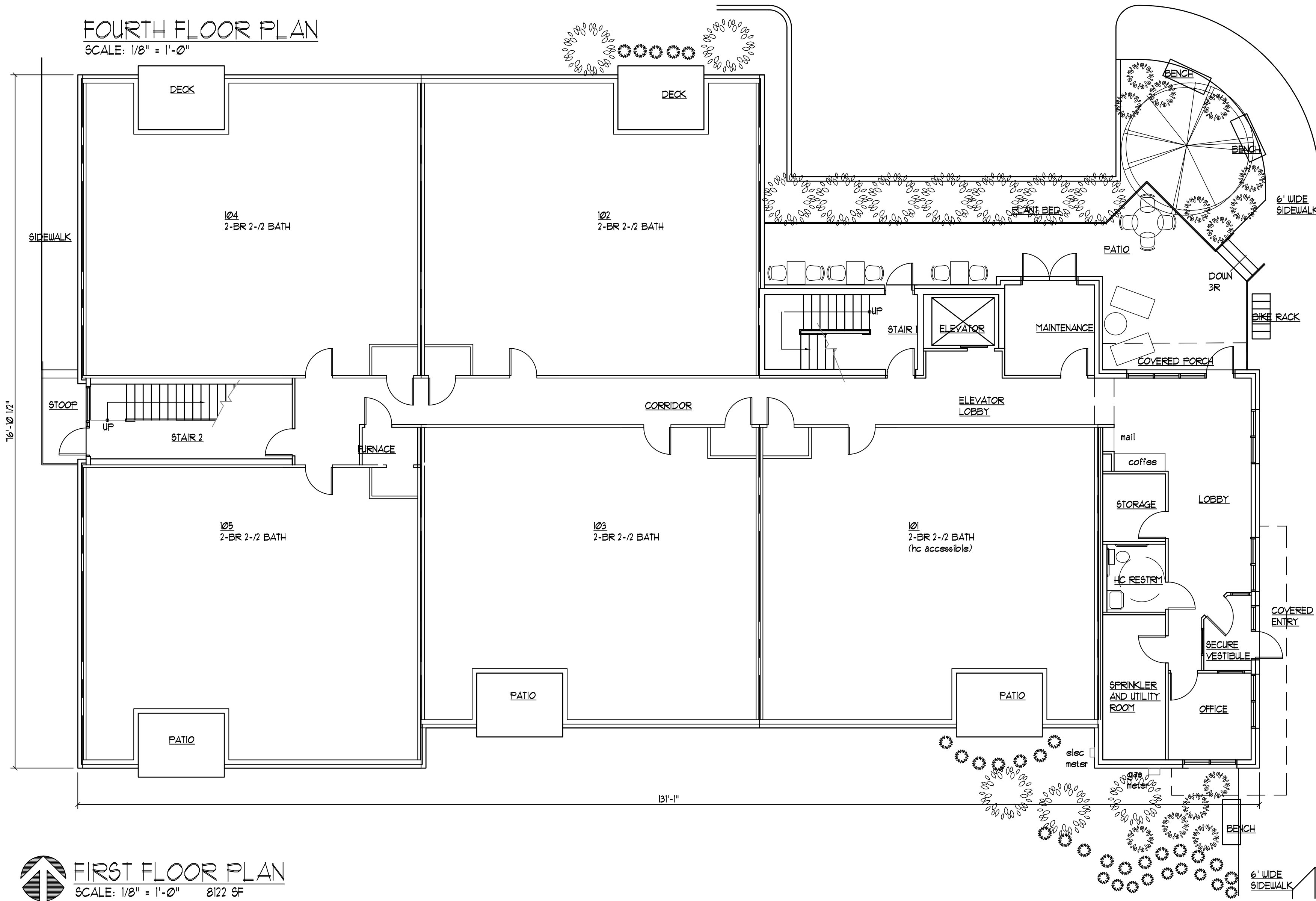
Sincerely,

AJ Adewunmi
JLA Group LLC

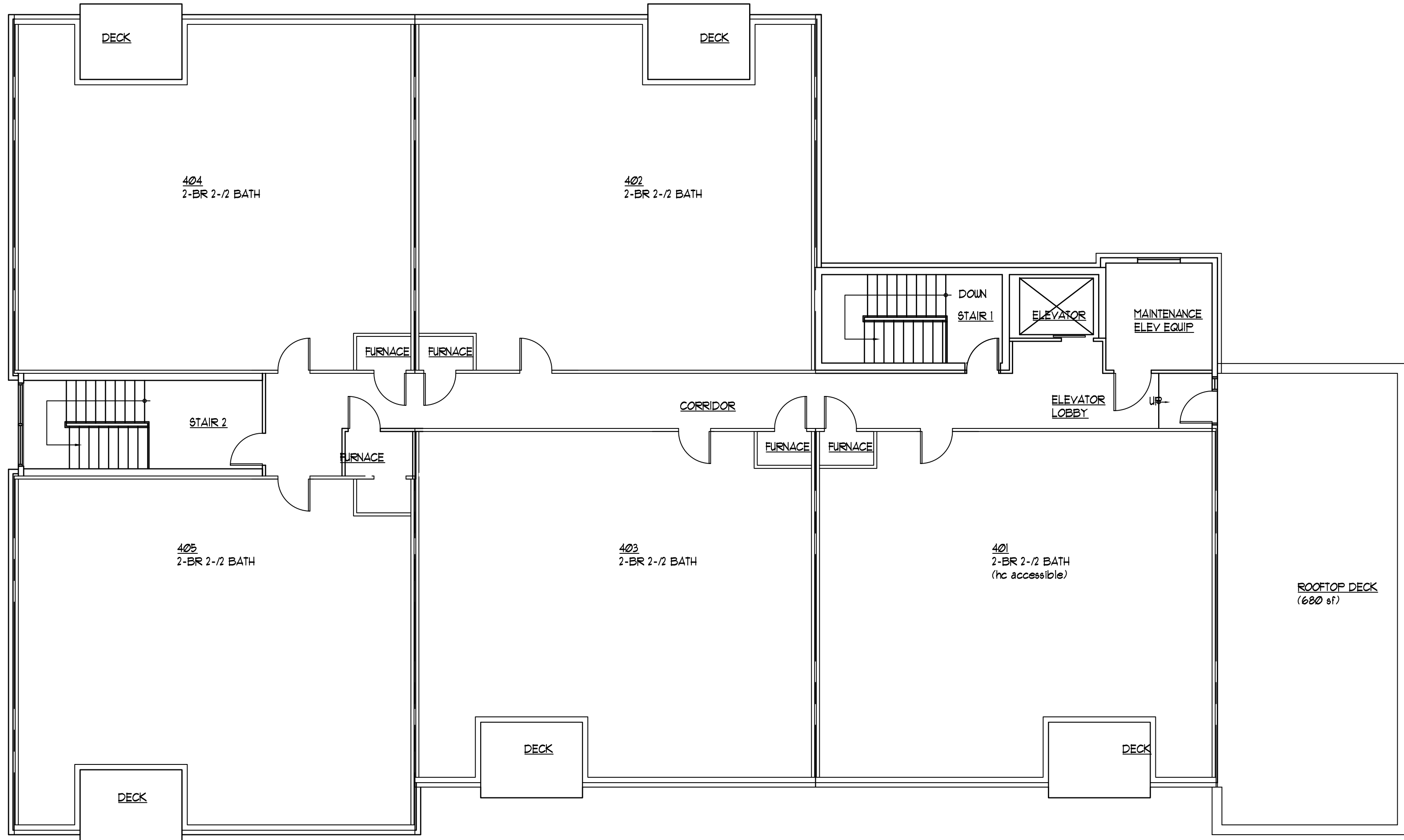
Attachment: Applicant's Materails submitted 1-29-2020 (#21-021:10809-10819 Olive Blvd Apartments)



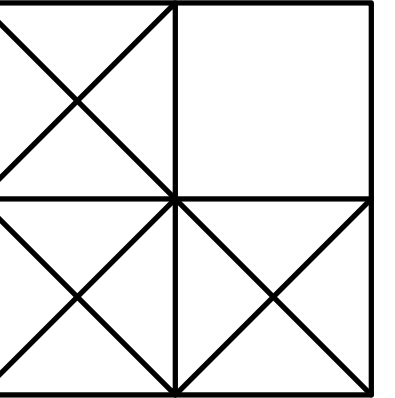
TYPICAL UNIT PLAN
SCALE: 1/8" = 1'-0" 1138 SF



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 8122 SF



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



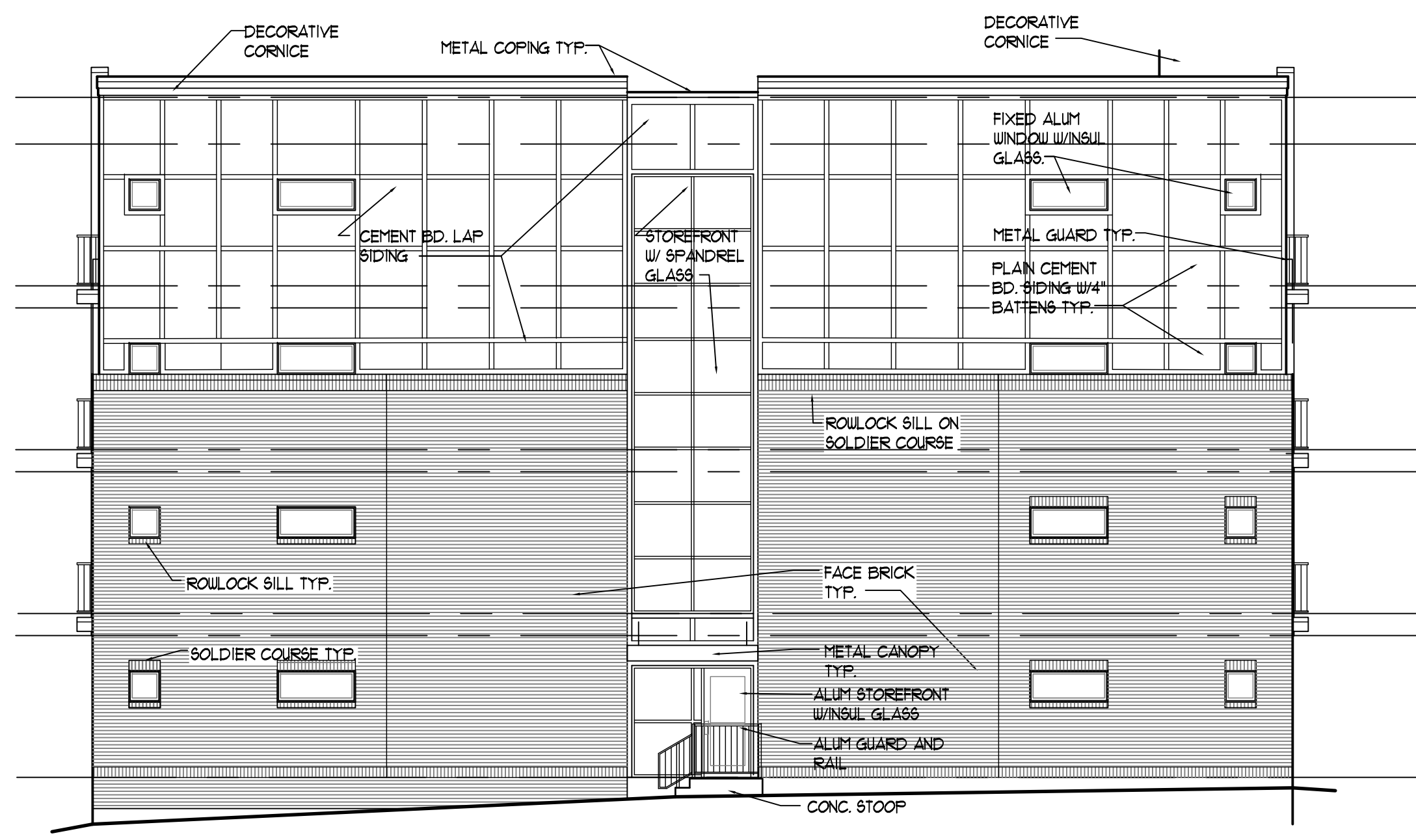
LEVINE
associates
architecture · interiors · planning
8830 Delmar Boulevard, Suite 220
Delmar, Delaware 19740
Phone 314-991-5800 Fax 314-991-4420

ARCHITECT: ALYAH M. LEVINE
NO LICENSE A-4248
ALYAH M. LEVINE, INC.
DBA LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

preliminary building plan, unit plan and front elevation
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	1-9-20	revision comments
2	1-29-20	p and z comments

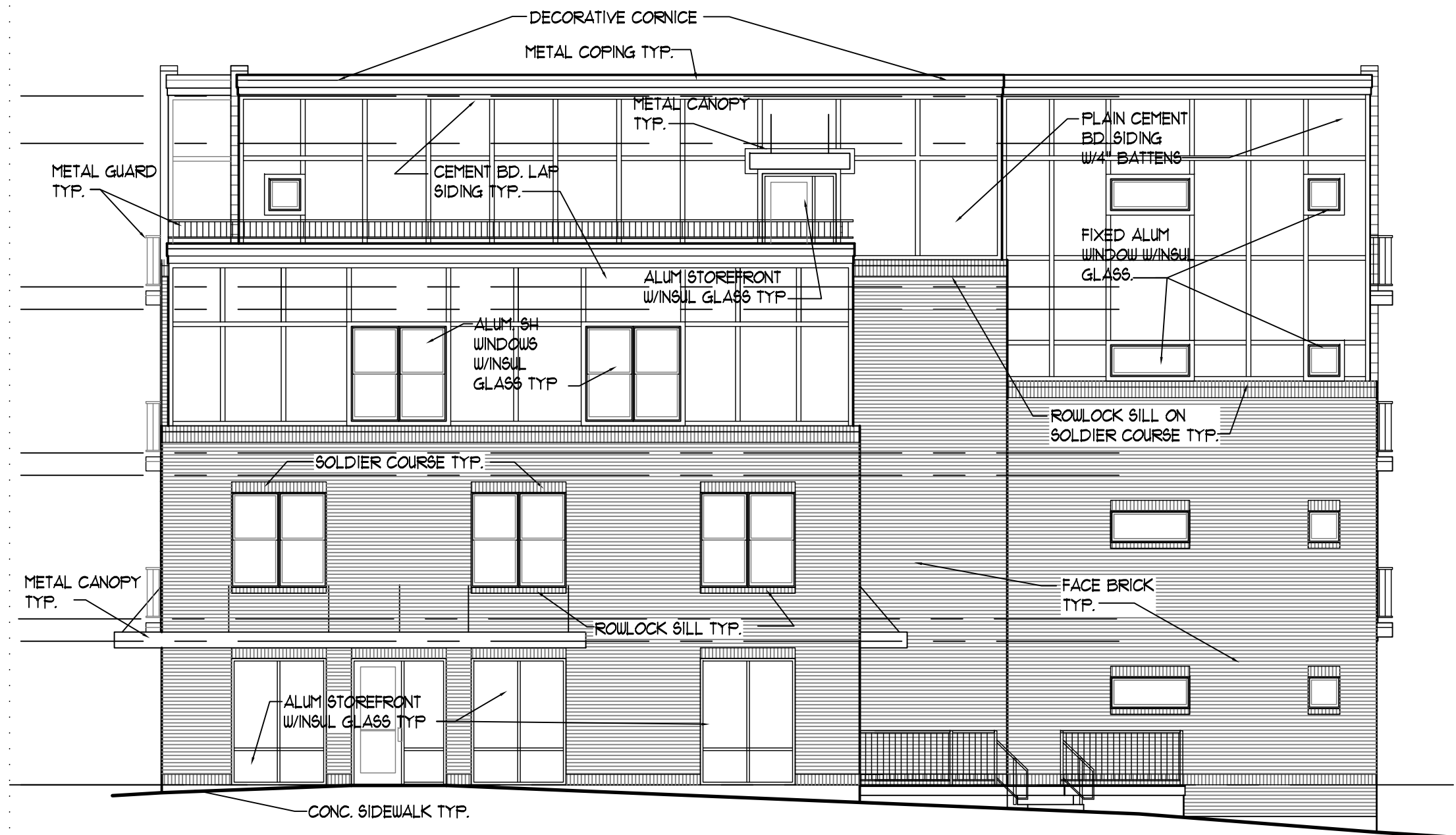
SHEET NO.
A-1
ISSUE DATE: 12-19-19
PROJECT #: 1939.01
DRN. CMC CHK. AML



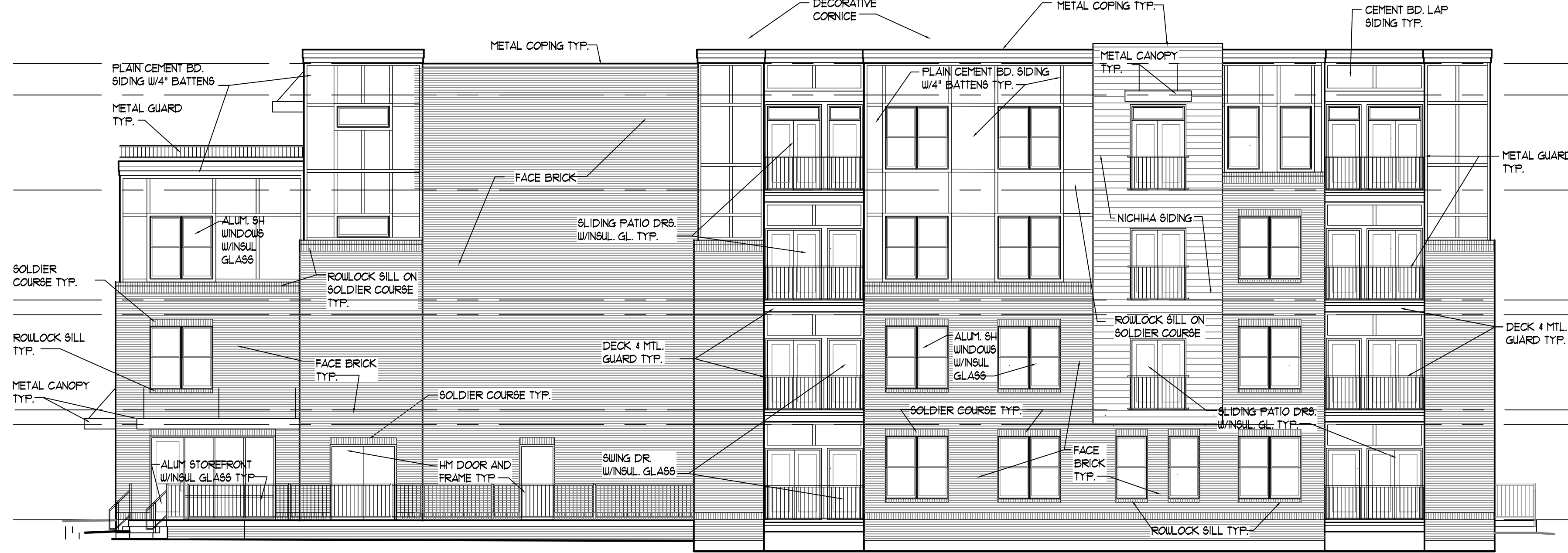
WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



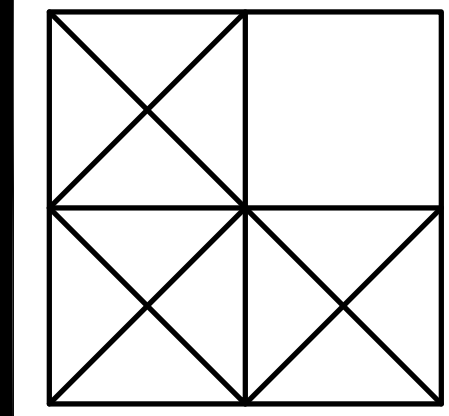
SOUTH FRONT ELEVATION
SCALE: 1/8" = 1'-0"



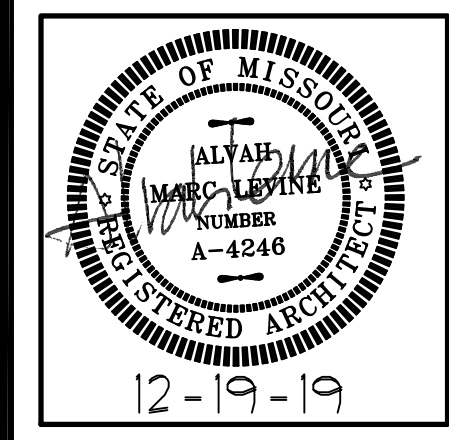
EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"



NORTH REAR ELEVATION
SCALE: 1/8" = 1'-0"



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8330 Delmar Boulevard, Suite 220
Delmar, Delaware 19740
Phone 314-991-5600 Fax 314-991-4420

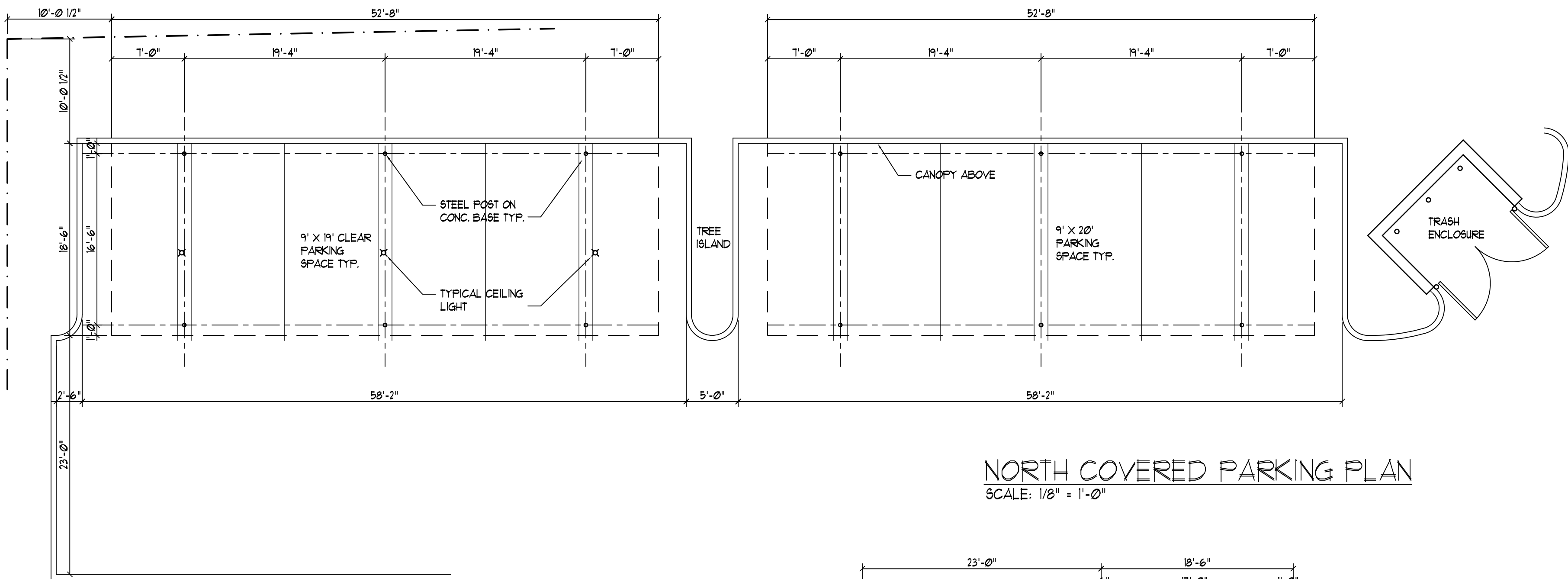


ARCHITECT: ALVAN M. LEVINE
NO LICENSE A-4246
ALVAN M. LEVINE, INC.
DBA: LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

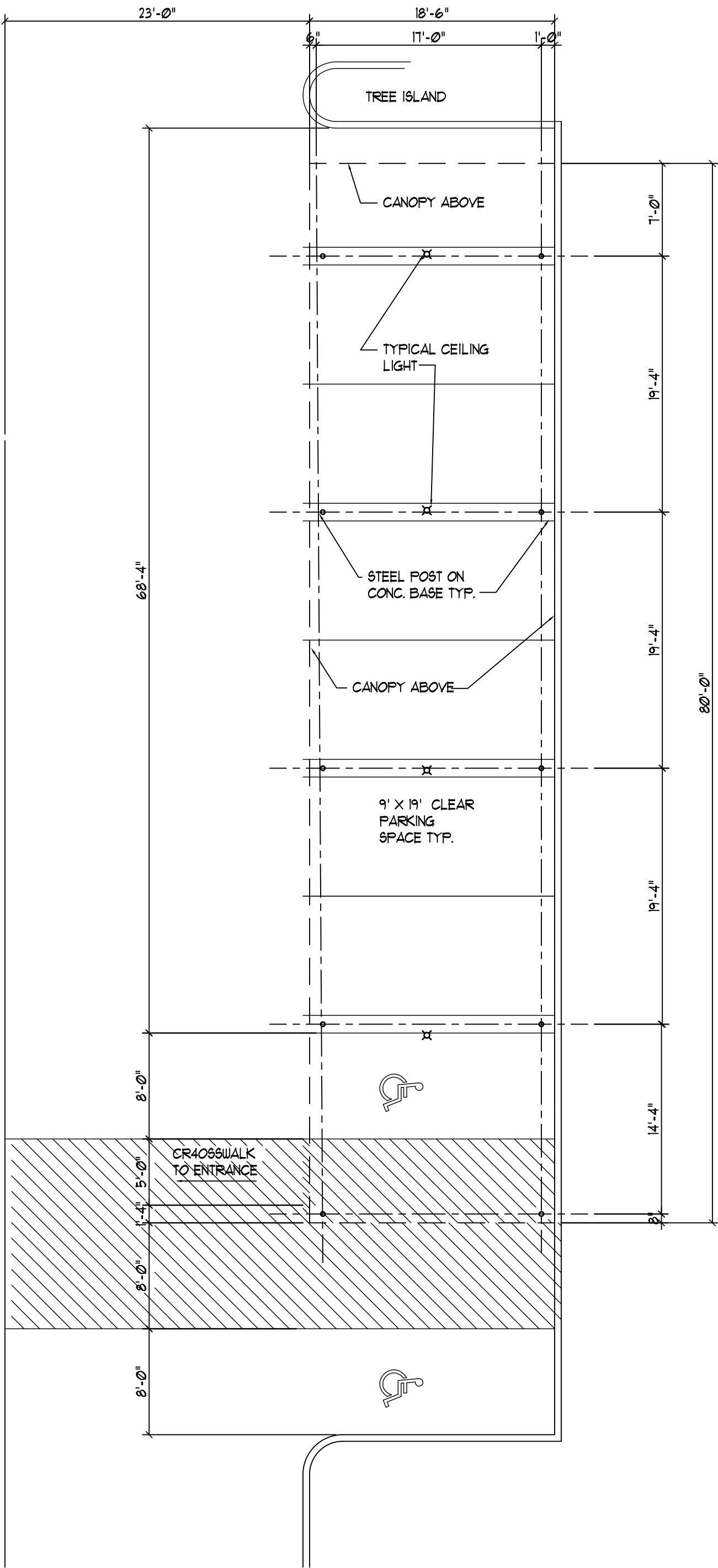
preliminary building plan, unit plan and front elevation
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	1-9-20	revision comments
2	1-29-20	p and z comments

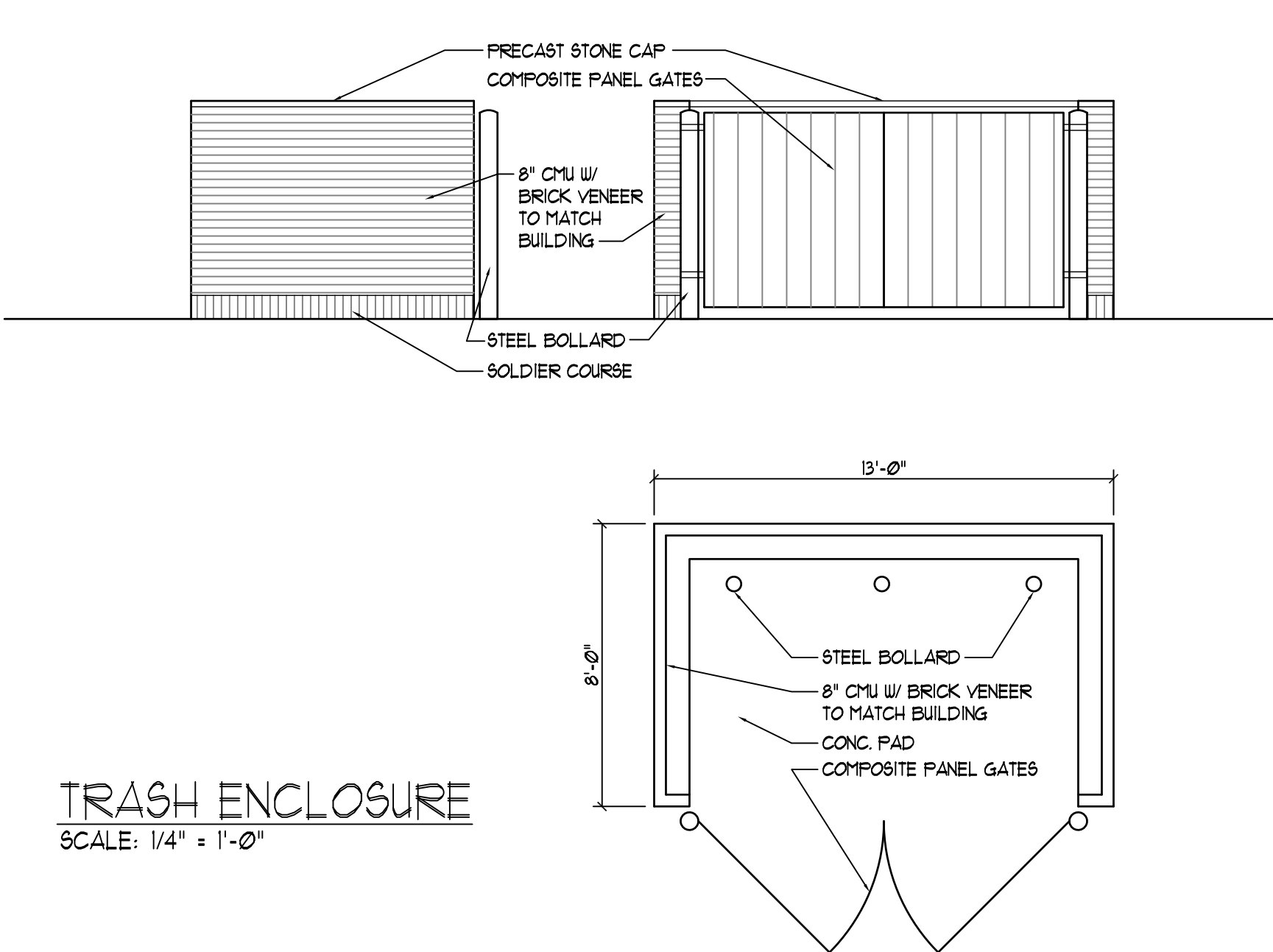
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ISSUE DATE: 12-19-19
PROJECT #: 1939.01
DRN. CMC CHK. AML



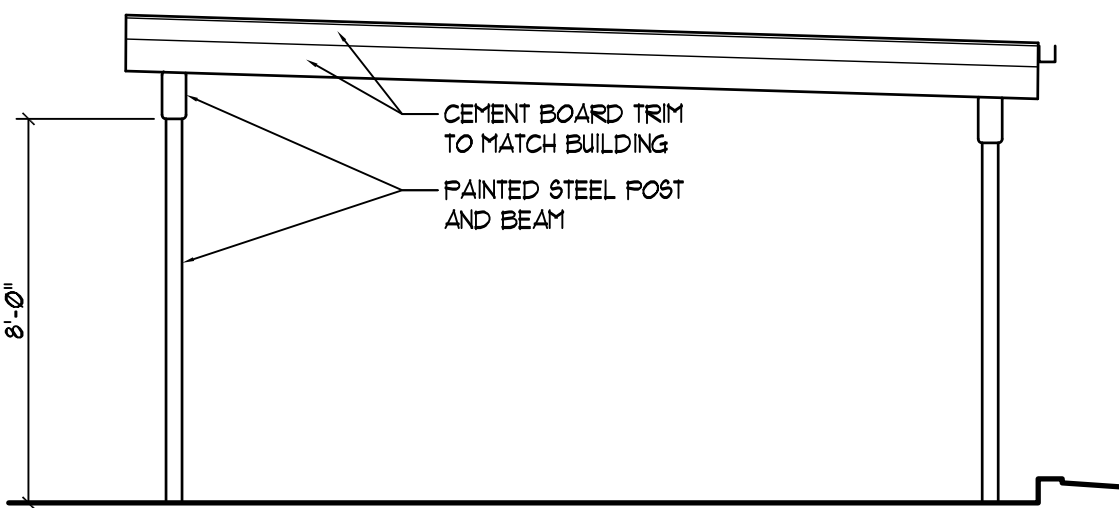
NORTH COVERED PARKING PLAN
SCALE: 1/8" = 1'-0"



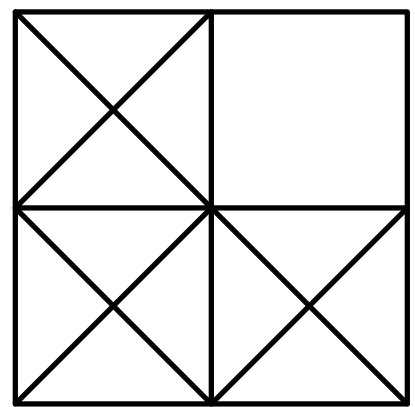
EAST COVERED PARKING PLAN
SCALE: 1/8" = 1'-0"



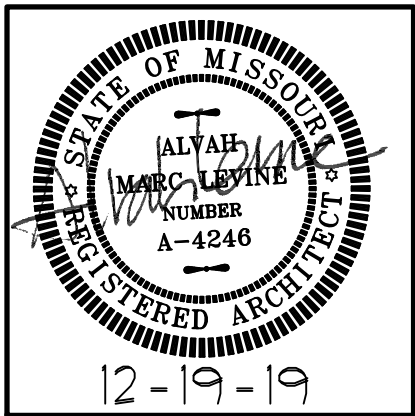
TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



COVERED PARKING ELEVATION
SCALE: 1/4" = 1'-0"



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San Diego, California 92161
Phone 314-991-5600 Fax 314-991-4420



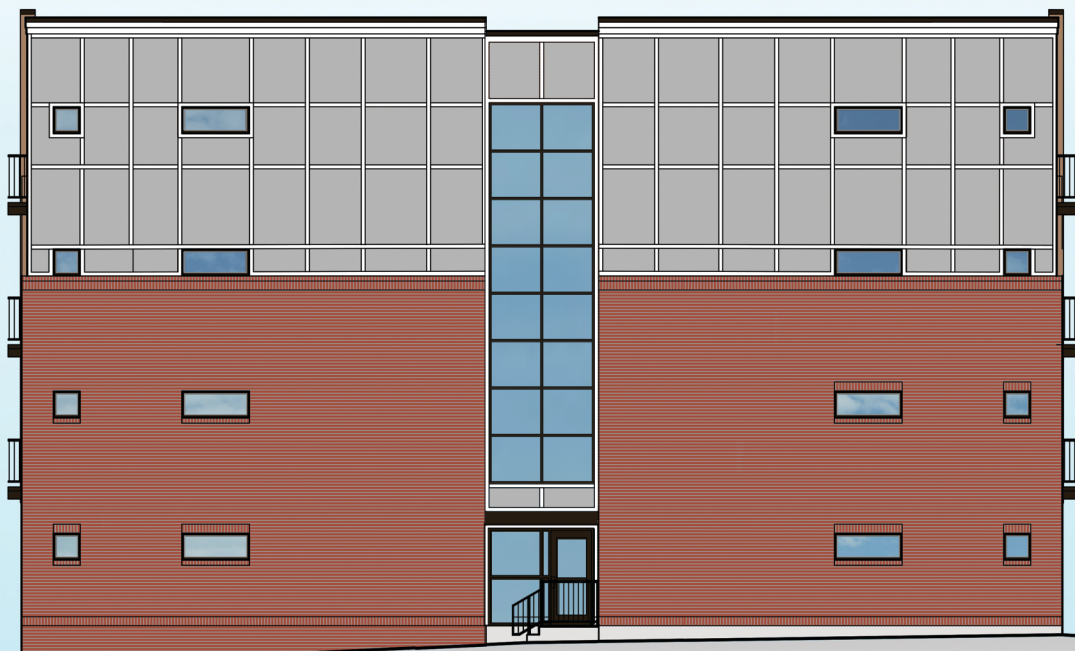
ARCHITECT: ALVAH M. LEVINE
NO LICENSE A-4246
ALVAH M. LEVINE, INC.
DBA: LEVINE ASSOCIATES
CERTIFICATE OF AUTHORITY
LICENSE NUMBER A-2018040328

covered parking and trash enclosure

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

REVISIONS		
NO.	DATE	ITEM
1	1-9-20	revision comments
2	1-29-20	p and z comments

SHEET NO.
A-3
ISSUE DATE: 12-19-19
PROJECT #: 1939.01
DRN. CMC CHK. AML



WEST SIDE ELEVATION



SOUTH FRONT ELEVATION



EAST SIDE ELEVATION



NORTH REAR ELEVATION

20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

PROJECT: 1939.01
1-28-20

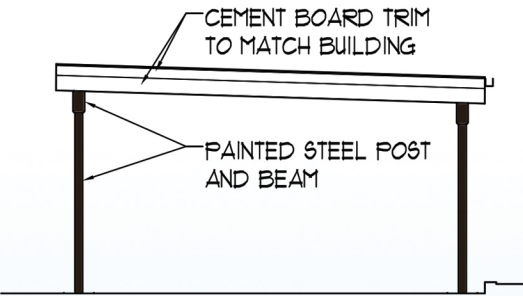
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Saint Louis, Missouri 63124
Phone 314-991-5600 Fax 314-991-4420



Packet Pg. 78



CARPORT SIDE ELEVATION



SOUTH FRONT ELEVATION

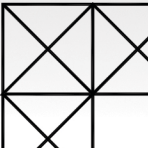
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

PROJECT: 1939.01
1-28-20

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Saint Louis, Missouri 63124
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Packet Pg. 79

Attachment: Applicant's Materials submitted 1-29-2020 (#21-021:10809-10819 Olive Blvd Apartments)



STREETSCAPE STUDY
SCALE: 1"= 40'-0"

Attachment: Applicant's Materials submitted 1-29-2020 (#21-021:10809-10819 Olive Blvd Apartments)

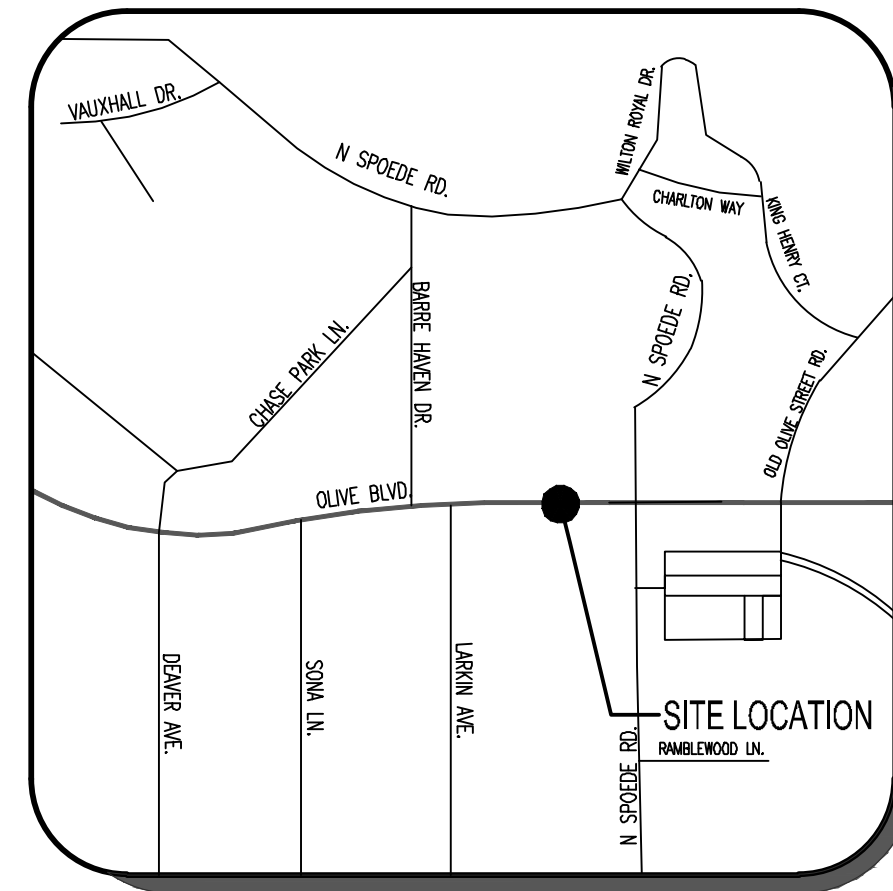
20 APARTMENTS
10809-10819 OLIVE BOULEVARD
CREVE COEUR, MISSOURI 63141
JLA GROUP, DEVELOPER

PROJECT: 1939.01
1-28-20

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Saint Louis, Missouri 63124
Phone 314-991-5600 Fax 314-991-4420

Packet Pg. 80



SITE LOCATION MAP
SCALE: N.T.S.

SERVICES & UTILITIES	
COMPANIES	ADDRESS
ELECTRIC	AMEREN UE 4440 NORTH UNION ST. LOUIS, MO. 63115 TEL: (314) 324-1111
GAS	SPIRE ENERGY 700 MARKET STREET ST. LOUIS MO. 63101 TEL: (314) 342 0500
SEWER	M.S.D. 2350 MARKET ST. LOUIS, MO. 63103 TEL: (314) 768-6200
TELEPHONE	AT & T COMMUNICATIONS 14780 MANCHESTER ROAD ST. LOUIS, MO. 63131 TEL: (314) 505-1486
WATER	MISSOURI AMERICAN WATER 535 NORTH NEW BALLAS ROAD ST. LOUIS, MO. 63141 TEL: (314) 991-0333
CABLE	CHARTER COMMUNICATIONS 941 CHARTER COMMONS DRIVE TOWN & COUNTRY, MO. 63017 TEL: (636) 207-7044
FIRE	CREVE COEUR FIRE DISTRICT 11221 OLIVE BLVD. CREVE COEUR, MO. 63141 TEL: (314) 432-5570
SCHOOL	LADUE SCHOOL DISTRICT 9703 CONWAY RD. ST. LOUIS, MO. 63124 TEL: (314) 994-7080

SITE DATA TABLE		
	EXISTING	PROPOSED
USE	2 - SINGLE FAMILY RESIDENCES	APARTMENT BUILDING
ZONING	CORE BUSINESS DISTRICT	CORE BUSINESS DISTRICT
ADJACENT ZONING	CORE BUSINESS DISTRICT	CORE BUSINESS DISTRICT
TOTAL SITE AREA	45,570 S.F. (1.05 ACRES)	45,570 S.F. (1.05 ACRES)
PERVIOUS AREA	28,941 S.F.	17,824 S.F.
IMPERVIOUS AREA	16,629 S.F.	27,746 S.F.
SITE COVERAGE	36.5%	54.8%
PARKING	REQUIRED PARKING = 20 UNITS @ 2 SPACES/ UNIT = 40 SPACES REQUIRED PROVIDED PARKING = 40 SPACE W/ 2 SPACES BEING ADA COMPLIANT.	
LANDSCAPE RATIO	PARKING AREA	= 15,855 SF
	REQUIRED LANDSCAPE = 15,855 SF/ 350 X 10	= 453 SF
	PARKING LANDSCAPE PROVIDED	= 504 SF
	58 SF EACH PARKING LOT ISLAND 181 SF AROUND TRASH ENCLOSURE 207 SF AT INTERSECTION	
LOT INFO	SITE AREA = 45,570 SF; FLOOR AREA RATIO = 68.9%; LOT COVERAGE: 25,000 SF = 54.8%	
BUILDING INFO	1 BUILDING; 4 STORIES = 48' HIGH; NUMBER OF UNITS: 20 DWELLING UNITS TOTAL; UNIT TYPE: 2-BEDROOM 2-1/2 BATH	
BUILDING INFO	8,014 SF PER FLOOR; 7226 SF ON FLOOR 4 GROSS BUILDING AREA = 31,268 SF EACH UNIT = 1,133 SF	
TOTAL SITE AREA	45,570 S.F. (1.05 ACRES)	

NO SLOPES SHALL EXCEED 3:1
PRIVATE OPEN SPACE = 7,372 SF

PROPERTY DESCRIPTION PER TITLE COMMITMENT:

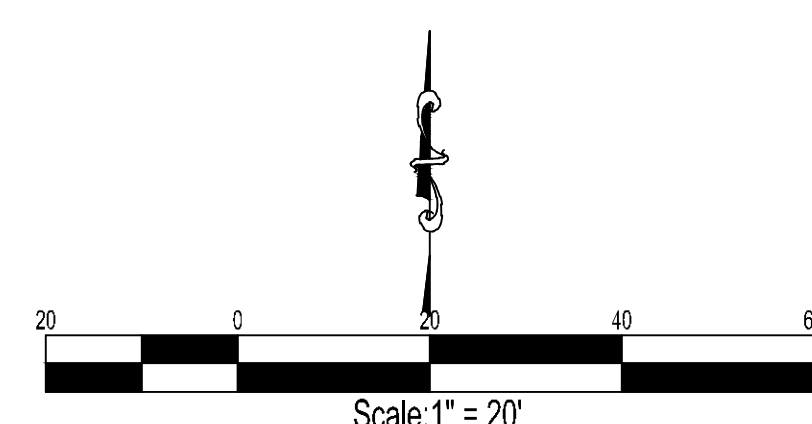
PARCEL 1:
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, FRONTING 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTHWARDLY BETWEEN PARALLEL LINES OF 200 FEET AND BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO ERNEST C. LANDERS AND WIFE BY DEED RECORDED IN BOOK 2625 PAGE 544 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

PARCEL 2:
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND DESCRIBED AS HAVING A FRONTAGE 100 FEET ON THE NORTH LINE OF OLIVE STREET ROAD BY A DEPTH NORTH, BETWEEN PARALLEL LINES TO THE SOUTHWEST LINE OF THE CITY OF ST. LOUIS WATER CONDUIT RIGHT OF WAY, BOUNDED EAST BY WEST LINE OF PROPERTY CONVEYED TO JOSEPH METZLER AND WIFE BY DEED RECORDED IN BOOK 2129 PAGE 72 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI ACCORDING TO INSTRUMENT RECORDED IN BOOK 3927 PAGE 547.

15YR-20MIN STORM EVENT				
SITE AREA		45,570 SF	1.05 AC	
	AREA		PI	
	SF	AC	CFS/AC*	QFS
<u>EXISTING CONDITIONS</u>				
BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER)	0	0.00	3.54	0.00
BUILDINGS (DIRECTLY CONNECTED TO SEWER)	7,445	0.17	4.20	0.7
PAVEMENT	9,184	0.21	3.54	0.7
POROUS PAVEMENT	0	0.00	1.70	0.0
LANDSCAPE	28,941	0.66	1.70	1.1
TOTALS =	45,570	1.05		2.5
	% IMPERVIOUS =		36.49%	
<u>PROPOSED CONDITIONS</u>				
BUILDINGS (NOT DIRECTLY CONNECTED TO SEWER)	0	0.00	3.54	0.00
BUILDINGS (DIRECTLY CONNECTED TO SEWER)	8,713	0.20	4.20	0.8
PAVEMENT	19,033	0.44	3.54	1.5
POROUS PAVEMENT	0	0.00	1.70	0.0
LANDSCAPE	17,824	0.41	1.70	0.7
TOTALS =	45,570	1.05		3.0
	% IMPERVIOUS =		60.89%	
DIFFERENTIAL RUNOFF =		0.49 CFS	< 2 CFS, FLOOD PROTECTION NOT REQUIRED BY MSD	
DIFFERENTIAL RUNOFF STORAGE		0.49 CFS x 60s x 20MIN =	588 CF	
PER CITY REQUIREMENTS				
PROVIDED STORAGE =			760 CF	

DEVELOPER/OWNER: JLA GROUP, LLC
ADDRESS: 1917 RUTGER AVE, ST. LOUIS, MO 63104
PHONE: 314-602-9030
EMAIL: AJADEWUNMI@GMAIL.COM

ARCHITECT: ALVAH LEVINE
ADDRESS: 8630 DELMAR AVE, SUITE 220
ST. LOUIS, MO 63124
PHONE: 314-991-5600
EMAIL: ALVAH@LEVINEARCH.NET



SITE BENCHMARK:
"BENCHMARK" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33
BENCHMARK:
STATION SL-23 DATUM: NAVD 88
ELEV. = 621.30 SURVEY ELEV. = 621.35

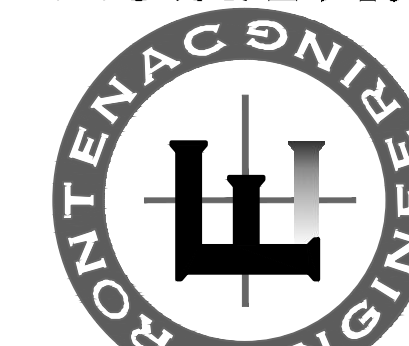


DAVID G. WELTON, PROFESSIONAL ENGINEER

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[illegible]

FRONTENAC ENGINEERING GROUP
CIVIL / STRUCTURAL / LAND SURVEYING
2725 SUTTON BLVD.



DATE: 01/28/2020	CHECKED: JB	DRAWN: ML	SCALE: AS NOTED
---------------------	----------------	--------------	--------------------

SITE DEVELOPMENT PLAN

JULA GROUP, LLC
NEW 20 UNIT APARTMENT BUILDING
10809-10819 OLIVE BLVD.
PREVE COEUR ST LOUIS COUNTY MO 63141

1.S.D.#
1.S.D.: BASE MAP 17N

SHEET NO.

SDP1.0

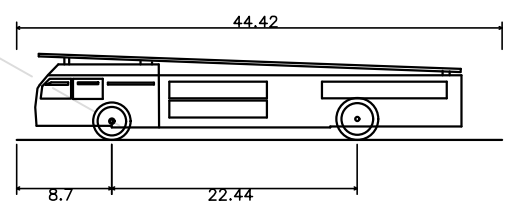
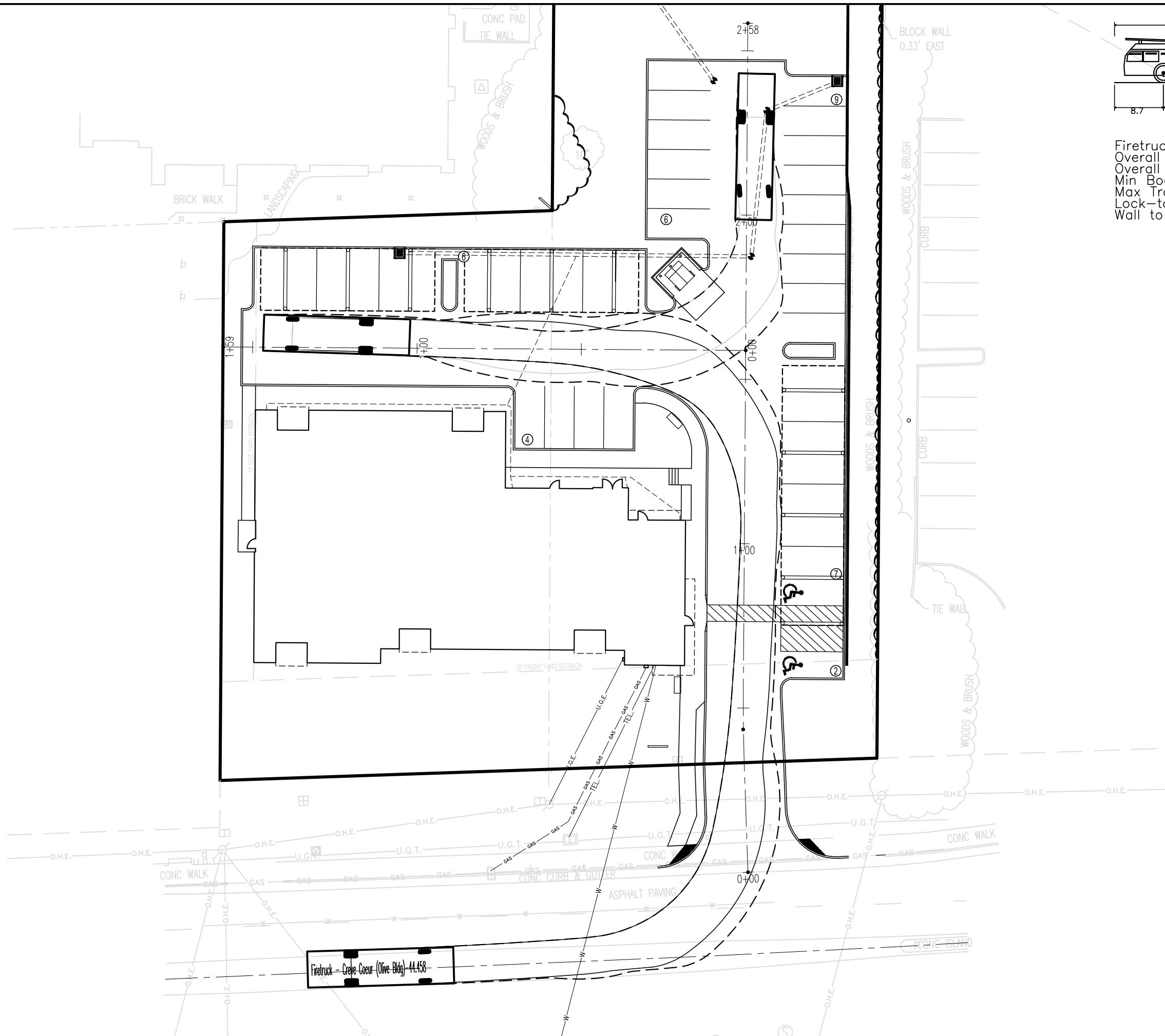


G:\2019\191245_ILA Group - 10809-10819 Olive Blvd Axi0 3.0 Drawings\3.4 Output Sheets\191245 - Sections.dwg

FRONTENAC ENGINEERING GROUP
CIVIL / STRUCTURAL / LAND SURVEYING
2725 SUTTON BLVD.
ST. LOUIS, MISSOURI 63143
PHONE: (314) 6442200 FAX: (314) 6440665
WWW.FE5TL.COM
NO CERTIFICATE OF AUTHORITY;
CIVIL / STRUCTURAL ENGINEERING: 001225
LAND SURVEYING: 000282

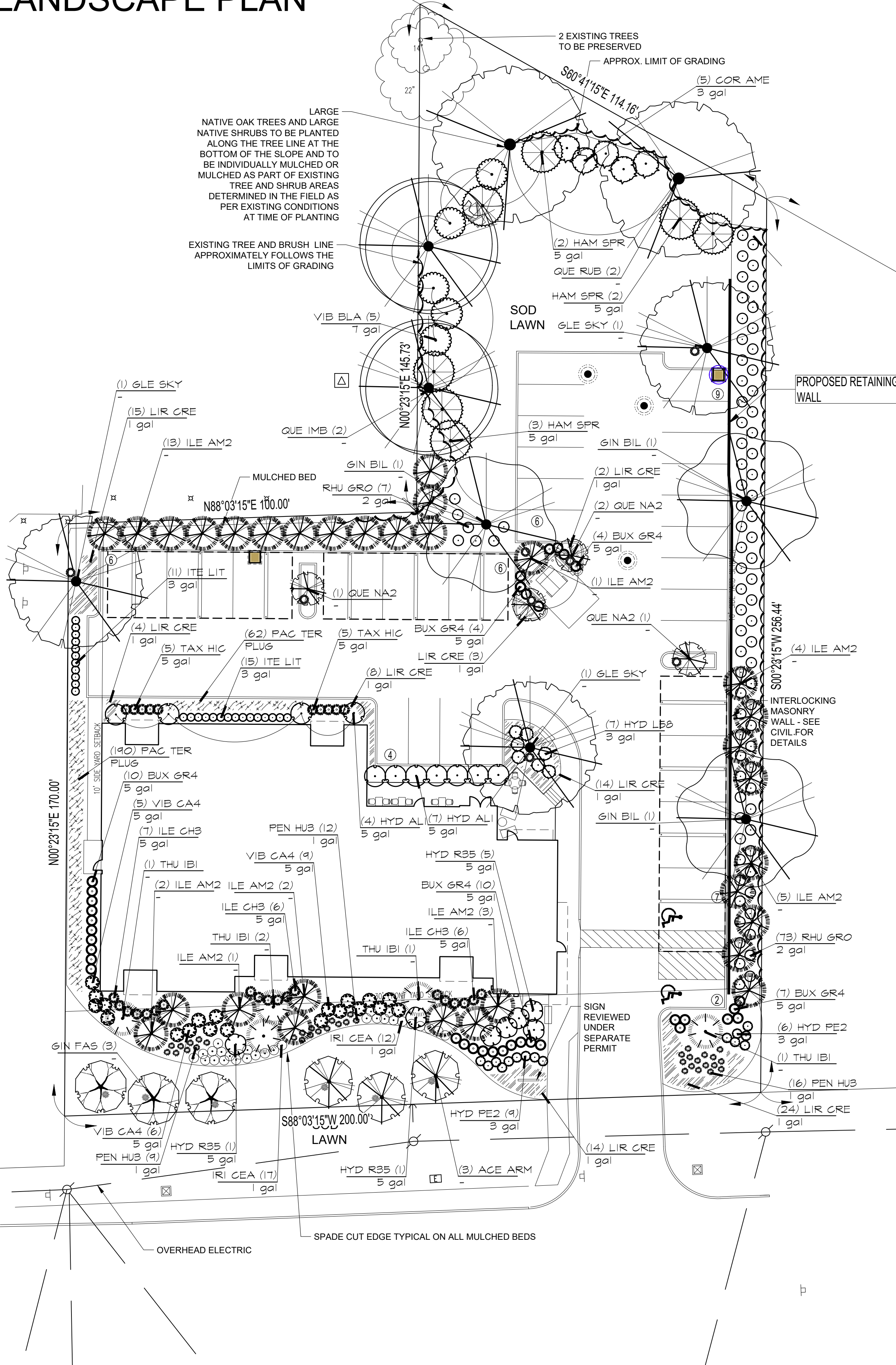
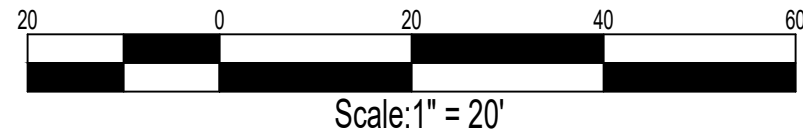


ISSUE / REVISION DESCRIPTIONS



Firetruck - Creve Coeur (Olive Bldg)	
Overall Length	44.458ft
Overall Width	11.000ft
Min Body Ground Clearance	1.146ft
Max Track Width	11.000ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	43.580ft

LANDSCAPE PLAN



PLANT SCHEDULE

EVERGREEN TREES		BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
ILE AM2		Ilex opaca / American Holly	-		6' tall	31	
THU IBI		Thuja x 'Green Giant' / Green Giant Arborvitae	-		6' tall	5	
DECIDUOUS TREES		BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	
ACE ARM		Acer rubrum 'Armstrong' / Armstrong Red Maple	-		3' cal	3	
GIN BIL		Ginkgo biloba / Maidenhair Tree	-		3' cal	3	
GIN FAS		Ginkgo biloba 'Fastigiata' / Fastigiate Maidenhair Tree	-		3' cal	3	
GLE SKY		Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	-		3' cal	3	
QUE IMB		Quercus imbricaria / Shingle Oak	-		3' cal	2	
QUE RUB		Quercus rubra / Red Oak	-		3' cal	2	
QUE NA2		Quercus x warei 'Nadler' TM / Kindred Spirit Oak	-		3' cal	4	
SHRUBS		BOTANICAL / COMMON NAME	CONT				QTY
BUX GR4		Buxus x 'Green Mountain' / Boxwood	5 gal				35
COR AME		Corylus americana / American Hazelnut	3 gal				5
HAM SPR		Hamamelis vernalis / Spring Blooming Witchhazel	5 gal				7
HYD PE2		Hydrangea arborescens 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal				15
HYD L58		Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal				7
HYD R35		Hydrangea paniculata 'Renny' / Vanilla Strawberry Hydrangea	5 gal				7
HYD ALI		Hydrangea quercifolia 'Alice' / Alice Oakleaf Hydrangea	5 gal				11
ILE CH3		Ilex x meserveae 'China Girl' TM / China Girl Holly	5 gal				14
ITE LIT		Itea virginica 'Little Henry' TM / Virginia Sweetspire	3 gal				26
RHU GRO		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal				80
TAX HIC		Taxus x media 'Hicksii' / Hicks Yew	5 gal				10
VIB CA4		Viburnum dilatatum 'Cardinal Candy' / Cardinal Candy Viburnum	5 gal				20
VIB BLA		Viburnum prunifolium / Blackhaw Viburnum	7 gal				5
ANNUALS/PERENNIALS		BOTANICAL / COMMON NAME	CONT				QTY
IRI CEA		Iris sibirica 'Caesar's Brother' / Caesar's Brother Siberian Iris	1 gal				24
PEN HUB		Penstemon digitalis 'Husker Red' / Beardtongue	1 gal				37
GROUND COVERS		BOTANICAL / COMMON NAME	CONT			SPACING	QTY
LIR CRE		Liriope spicata / Creeping Lily Turf	1 gal			30" o.c.	83
PAC TER		Pachysandra terminalis / Japanese Spurge	PLUG			16" o.c.	252

TREE CALCULATIONS

EXISTING TREES - 2 EXISTING TREES WILL BE PRESERVED 53 TREES WILL BE REMOVED

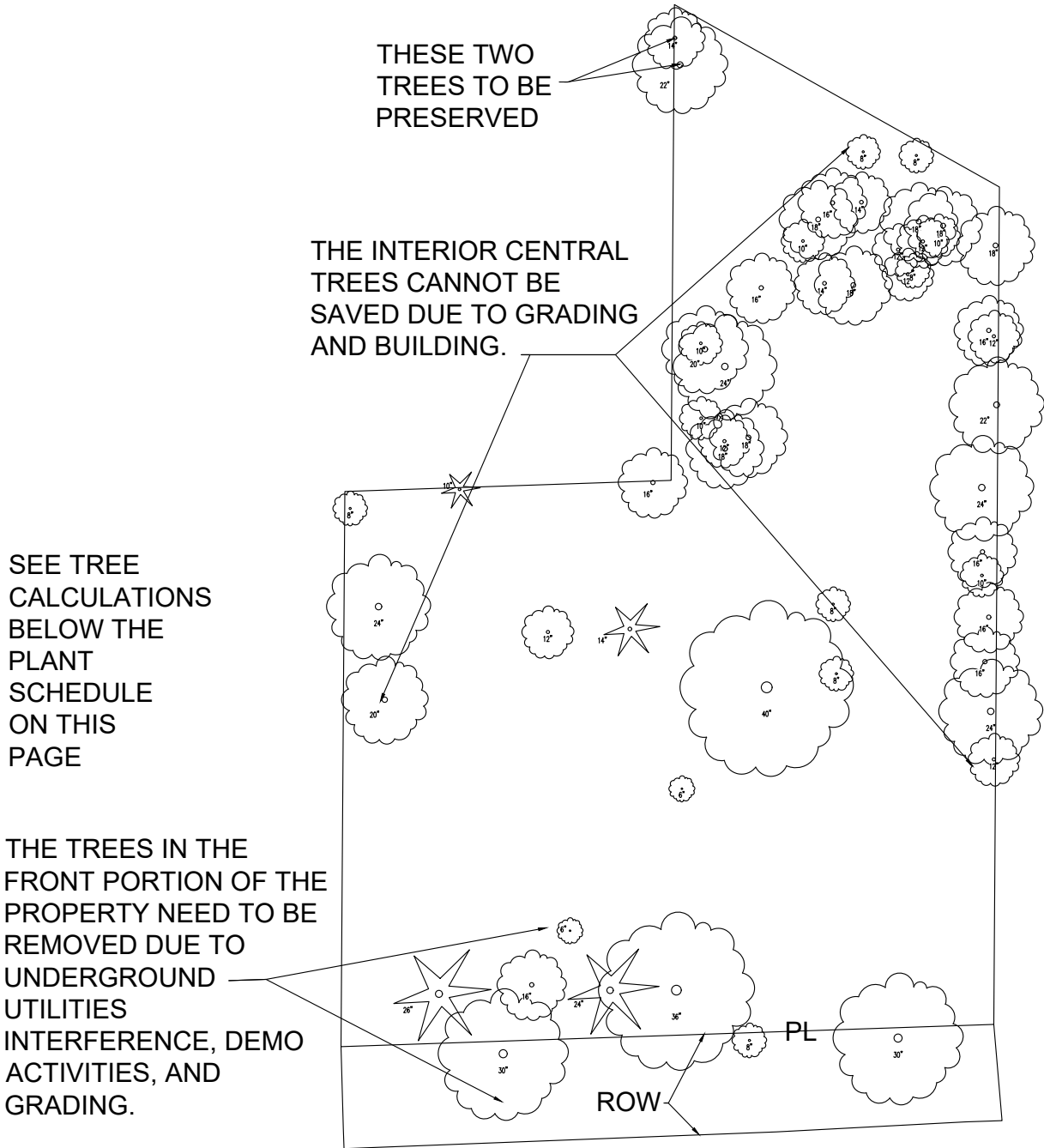
STREET TREES ALONG OLIVE - OVERHEAD UTILITIES ARE PRESENT IN THIS LOCATION REQUIRING THE STREET TREES TO BE PUSHED FARTHER BACK FROM THE CURB. 175' OF FRONTAGE (NOT INCLUDING DRIVE ISLE) REQUIRES 6 STREET TREES AND 6 TREES ARE PROVIDED (3 COLUMNAR GINKGO AND 3 COLUMNAR MAPLE). COLUMNAR TREES WILL BE USED SET BACK FROM THE OVERHEAD UTILITIES BETWEEN TO PROVIDE MINIMUM CLEARANCE OF FUTURE CANOPY. THE STREET TREES HAVE THE SYMBOL ● NEXT TO THE TRUNK

INTERIOR PARKING LOT TREES - 388 LF OF PARKING REQUIRE 7.5 PARKING LOT TREES. 8 PARKING LOT TREES ARE PROVIDED AND SHOWN ON THE PLAN WITH THE SYMBOL ● NEXT TO THE TRUNK

TREES REQUIREMENT TABLE

	REQUIRED	PROVIDED
INTERIOR PARKING LOT TREES	7.5	8
STREET TREES REQUIRED	6	6
EXTRA TREES TO BE PLANTED	0	42
EXISTING TREES TO BE PRESERVED	0	2
TOTAL TREES	13.5	56

EXISTING TREE DIAGRAM



NOTES:

- ALL LANDSCAPE AREAS WITHIN GRADING LIMITS, INCLUDING TURF, TO BE IRRIGATED WITH AN INSTALLED PERMANENT IN GROUND IRRIGATION SYSTEM.
- ALL GREENSPACE AREAS OUTSIDE OF MULCHED LANDSCAPE BEDS, BUT WITHIN THE GRADING LIMITS TO BE SODDED TURF. IN AREAS OUTSIDE OF THE GRADING LIMITS THE EXISTING UNDISTURBED DENSE SHRUB AND TREES WILL BE PRESERVED.
- SEE L3 FOR PLANTING DETAILS AND SPECIFICATIONS

Interior Parking Greenspace Calculations

Parking area	15,855 sf
Required landscape	15,855 sf / 350 x 10 = 453 sf
Parking landscape provided	= 504 sf
58 sf each parking lot island	
181 around trash enclosure	
207 south of trash enclosure	



CALL BEFORE
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SITE BENCHMARK:
"BENCHITE" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33
BENCHMARK:
STATION SL-23
ELEV. = 621.30
DATUM: NAVD 88
SURVEY ELEV. = 621.35



MARY F. DEWEESE LANDSCAPE ARCHITECT
LICENSE # 200301815

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REVISIONS		DATE	REVISIONS AS PER CITY COMMENT LETTER	DATE
NO.	1	1/9/20	REVISIONS AS PER CITY COMMENT LETTER	1/3/20
	2	1/27/20	REVISIONS AS PER P7 FOLLOW UP EMAIL	12/23/19

ISSUE / REVISION DESCRIPTIONS



DATE:	12/19/19
CHECKED:	MD
DRAWN:	MD
SCALE:	1" = 20'

LANDSCAPE PLAN

JLA GROUP

NEW 20 UNIT APARTMENT BUILDING

10809-10819 OLIVE BLVD.

CREVE COEUR, ST LOUIS COUNTY, MO 63141

MS.D. BASE MAP 17N

SHEET NO.

L1.0

1 OF 2

Irrigation Guidelines

Landscape and turf areas are to have an automated irrigation system installed in all areas outside of tree protection zone. No irrigation heads or lines are to be placed outside of the property boundary, although the spray patterns should be adjusted to irrigate new trees on adjacent property to the west to extent possible.

A "Watersense" approved 'smart' controller is to be used to conserve water use.

All areas to be water efficient drip or micro spray heads when possible. Avoid the over use of long distance spray heads or overspray onto hard surfaces.

The sprinkler system shall be designed to avoid watering hardscape areas.

Pressure regulator valves or modules shall be used on laterals that have an excess of pressure.

When activated sprinkler nozzles shall extend at least four inches above the soil line in turf areas unless otherwise requested by the owner. With tall fescue it is highly encouraged to use 6 inch pop-ups.

Separate irrigation blocks/zones should be designed and installed for turf areas and mulched bed areas

Turf areas and mulched bed areas shall be set on separate controller programs and schedules.

Low-head drainage problems shall be controlled with the appropriate irrigation check valve equipment.

Matched precipitation rate nozzles shall be used when available otherwise the precipitation rate shall be balanced with the appropriate laterals (blocks) and nozzles.

Swing joints shall be used on all rotary-type sprinklers in excess of 4 gallons per minute.

Drip emitters and bubblers shall be placed at the proper location to water the root ball

Drip emitter, microspray, microsprinklers or bubblers shall be scheduled to ensure over-watering and root rot do not occur.

Microspray/microsprinkler emitters shall be placed to accommodate the root growth of the plant. Additional emitters will be installed by others as the plant root systems extend in radius.

A Xeri-Pop™ micro-spray pop-up or similar implement should be considered on each buried drip zone to ensure ease of determining if the particular system is functional.

Filtration shall be provided as follows:

For non-potable water, adequate filtration shall be installed for all irrigation systems based on manufacture recommendations.

The contractor shall provide sufficient irrigation to all plant materials until final acceptance by the Owner.

Prior to project acceptance by the Owner, the contractor shall:
Program the "Smart" controller to ensure efficient and proper irrigation.

Provide the Owner with an as-built drawing of the irrigation system.

Provide the Owner a copy of the "Smart" controller manual.

Provide the Owner with a copy of the program settings on the controller.

Prior to project acceptance by the Owner, the contractor shall be responsible for the irrigation schedule.

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

The WORK under this Section includes providing all labor, materials, tools, and equipment necessary to furnish and install all trees, shrubs, perennials, ornamental grasses and groundcovers called for in the Planting Plan.

PART 2 - PRODUCTS

- 2.1 PLANTS
- A. Plants shall be nursery-grown unless otherwise specifically permitted in each instance.American Association of Nurserymen Standard ASA Z 60.1 shall apply.
 - B. Upon completion of the WORK and prior to the final acceptance invoices or written statements from the suppliers showing the name of materials received or shipped, shall be presented to the OWNERS REPRESENTATIVE for a final check as to conformance to these Specifications.
 - C. Plant material shall conform to state and federal laws relating to inspection for diseases and insect infestation, and shall conform to the American Standard for Nursery Stock.
 - D. Plants shall have normal, well-developed branches and be densely foliated when in leaf. Plants shall be vigorous and free from defects, disease, insect pests, eggs or larvae, sun-scaled, injuries and abrasions of the bark. Plants shall have well-developed root systems.
 - E. Plants shall be container grown or burlap balled, Freshly dug plants, heeled in plants or plants from cold storage shall not be accepted. Trees that have their leader cut, or are so damaged that cutting is necessary, shall not be accepted.

2.2 SUBSTITUTIONS

A. Substitutions will be permitted only with prior approval of the landscape architect

2.3 BALLED AND BURLAPPED PLANTS

- A. Balled and burlapped plants shall be contained in firm natural balls of earth, of sufficient diameter and depth to include all fibrous and feeding roots. Plants in which the ball has bee broken or cracked, either before or during planting operations, will not be accepted.
- B. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet peat moss, wet sawdust, or wet ground bark.
- C. Roots or balls of plants shall be protected from sun and drying winds.
- D. Bundles of plants shall be opened and the plans separated before the roots are covered. Care shall be taken to prevent air pockets among the roots. During plating operations, bare roots shall be covered with canvas, hay, or other approved material.

2.4 PLANTING SOIL

A. Planting soil shall be composed of a mixture of one part topsoil and one part rotted manure or peat.

2.5 FERTILIZER

A. Fertilizer shall be a standard commercial grade of organic or inorganic fertilizer containing the following percentage of total nitrogen, available phosphoric acid and water soluble potash: 14-14-14, furnished in standard unopened containers with weight, name of plant nutrients, and manufacturer's guaranteed statement of analysis clearly marked in accordance with state and federal laws.

2.6 MULCH

A. Mulch shall be ground hardwood, free from weed seeds, tannin, or other compounds detrimental to plant life. Mulch shall have a size range of one-fourth to one-inch, with a maximum of 50% passing a one-half-inch screen.

PART 3 -3 EXECUTION

3.1 PLANTING SEASONS

A. All planting shall be performed between March 1st and May 30th or between September 1st and November 15th, unless otherwise authorized in writing by the OWNERS REPRESENTATIVE.

3.2 INSPECTION OF PLANT MATERIAL.

A. Plants shall be subject to inspection by the owners representative and approval upon delivery as to size, quality, species, and variety. Approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the WORK, for reasons of size, condition of ball or roots, diseases, insects, latent defects, or injuries. Plants that meet the measurements specified, but do not possess a normal balance between height and spread, shall be rejected. Rejected plants shall be removed from the site immediately.

3.3 PLANTING PITS

A. Excavate circular pits with vertical sides to a diameter at least two feet greater than the rootball and no more than 2 inches greater in depth.

3.4 MULCHED LANDSCAPE BED PREPARATION

A. All mulched landscape bed areas are to have 2 inches of planting soil, thoroughly mixed with fertilizer at the rate of one pound of fertilizer per then cubic foot of planting soil. This mixture shall be applied and tilled into the top 6 inches of soil. After tilling a 2 to 3 inch layer of mulch is to be spread over entire planting bed area. All landscape bed areas to have a space cut edge and shall be protected from lawn seed contamination from adjacent lawn seeding operations if applicable. Final grades with mulch layer shall conform to grading plan. It is the contractors responsibility to remove soil before bed prep if necessary so that the final grades of the landscape beds are flush with the surrounding soil levels and allow for water flow as shown on the grading plan.

3.5 PLACEMENT AND BACKFILL FOR INDIVIDUAL TREES AND SHRUBS

A. Before plant placement, thoroughly mix fertilizer with planting soil at the rate of one pound of fertilizer per ten cubic feet of planting soil. Backfill pit with one foot of planting soil or until original root crown soil line is flush with, or slightly above, finished grade when plant is set in pit. Place plant in center of pit in upright position. When pit has been backfilled approximately two thirds full, water thoroughly, saturating rootball and eliminating all air pockets. Complete backfill around rootball with soil mixture and bring to finish grade while flooding with water. After backfilling, apply fertilizer to surface around periphery of plant rootballs at the rate of ten pounds per 1,000 square feet.

3.6 TREE STAKING

A. Do NOT stake any trees.

3.7 MULCHING

A. All planting pits shall be mulched to a three inch depth in a 30-36-inch circle. Mulch shall be applied within two days after planting. Mulch shall not come in contact with the tree or shrub bark. Volcano type mulching will not be accepted.

3.8 MAINTENANCE

A. Maintenance of all plants shall be required from the time of planting until the initial acceptance. Maintenance shall include watering, weeding, resetting plants to proper grades or upright position and removal of dead materials. No plants will be accepted unless they show a healthy growth and satisfactory foliage condition.

3.9 GUARANTEE

A. The CONTRACTOR shall provide 100% replacement guarantee for a period of one year, beginning at the date of initial acceptance by the OWNERS REPRESENTATIVE. At the end of the guarantee period and upon written request from the CONTRACTOR, the OWNERS REPRESENTATIVE will make own inspection. The OWNERS REPRESENTATIVE will ensure the plants are health, showing satisfactory growth and, in general, show signs of developing into healthy, mature representatives of their species. The CONTRACTOR shall remove and replace promptly any plant material that is dead or not showing satisfactory growth.
B. Any necessary repairs under the guarantee shall be made within thirty days after receiving notice of need, weather permitting. In the event the CONTRACTOR does not make repairs accordingly, the OWNER, without further notice, may provide materials and labor to make such repairs at the expense of the CONTRACTOR. The replacement shall be on the same variety, size and character as specified for original planting. If approved by the OWNERS REPRESENTATIVE, trees may be replanted at start of next year's planting season. In such cases, the CONTRACTOR shall remove dead trees immediately.

END OF SECTION

LAWN SODDING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK

- A. Furnish all materials, tools, equipment, and labor for preparation of the sod bed, sodding the lawn areas as shown on the plans and specified herein. All landscape areas outside of paving and mulched beds are to be sodded. All other areas disturbed by construction, are to be seeded.
- B. Workmanship: All work described to be executed in first class workmanship manner.
- C. Cleanup: Upon completion of work, Contractor to leave premises clean and ready for use.

1.2 SEASONS FOR SODDING

- A. The season for sodding shall be from April 1 to May 15 and August 15 to October 30. Only upon written instructions by the Owners Representative may planting begin earlier or continue later than the dates specified.
- B. The preparation of lawn areas to be sodded may begin as soon as the area is designated by the Owner's Representative.

PART 2 - PRODUCTS

C. 2.1 na

2.2 SODDING MATERIALS

- A. Sod:
 - a. Certified Turfgrass Sod: Certified turfgrass sod is superior sod grown from certified, high quality seed of known origin or from plantings of certified grass sprigs or stolons. It is inspected by the certification agency of the area to assure satisfactory varietal identity and purity, overall high quality and freedom from noxious weeds or excessive amounts of other crop and weedy plants at time of harvest. It may be of either one variety or composed of a mixture of two or more varieties or species. However, all seed in a mixture must be certified. The turfgrass sod must meet the area's published standards for certification.
- B. Erosion Control Sock
 - a. An erosion control sock with a minimum diameter of 8 inches.
- C. Composted leafmold

PART 3 - EXECUTION

3.1 SODBED PREPARATION

- A. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet grade at all walks and paved surfaces.
- B. Spread commercial grade 10-10-10- fertilizer over all areas to be seeded/sodded at the rate of 15 lbs per 1000 s.f. (650 lbs per acre) with an approved spreader. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.
- C. Spread composted leaf mould to a depth of 1/4 inch over all areas to be seeded/sodded.
- D. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizer and compost into the soil to a depth of 3" (inches). Drag lawn areas with approved equipment to insure a smooth surface to all lawn areas. Surface shall be cleaned of all stones larger than one inch, and of all existing vegetation, roots, brush, wire, grade stakes, and other objects.
- E. Inspection: The Owner's Representative shall be notified upon completion of seedbed preparation to examine and approve the grading and soil preparation and condition prior to start of seeding operations.

3.2 SODDING

- A. Moisten prepared surface immediately prior to laying sod.
- B. Lay sod within 24 hours after harvesting to prevent deterioration.
- C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
 - 1. Lay sod across slopes exceeding 1:3.
 - 2. Anchor sod with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.
- D. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.
- E. After sod and soil have dried. Roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.
- F. Sod shall not be placed during a drought nor on frozen ground. No dry or frozen sod shall be used.
- G. Upon completion of the above work, the surface of the sodded areas shall coincide with the finished grade, shall be flush with other seeded or turfed areas, and shall meet the established grade adjacent to any paved areas. Care should be taken in sodding to preserve the finish grade elevation, so that there will be not depressions or uneven places in the surface of the sodded turf areas.
- H. An erosion control sock shall be installed along the entire limit of the top edge of the sod installation. The sock shall be staked in place if necessary (stakes shall not extend above the level of the sock) and the sock shall be removed by the contractor after establishment of the sod has progressed to the point that undercutting by water infiltration has been eliminated and the above slope seeded turf has established to control downslope accumulation of soil or erosion. Reseed area under sock when it is removed.

3.4 CLEAN UP

- A. Upon completion of the work, clean ground of all debris, superfluous materials and equipment and remove them from the premises.

3.5 MAINTENANCE AND GUARANTEE:

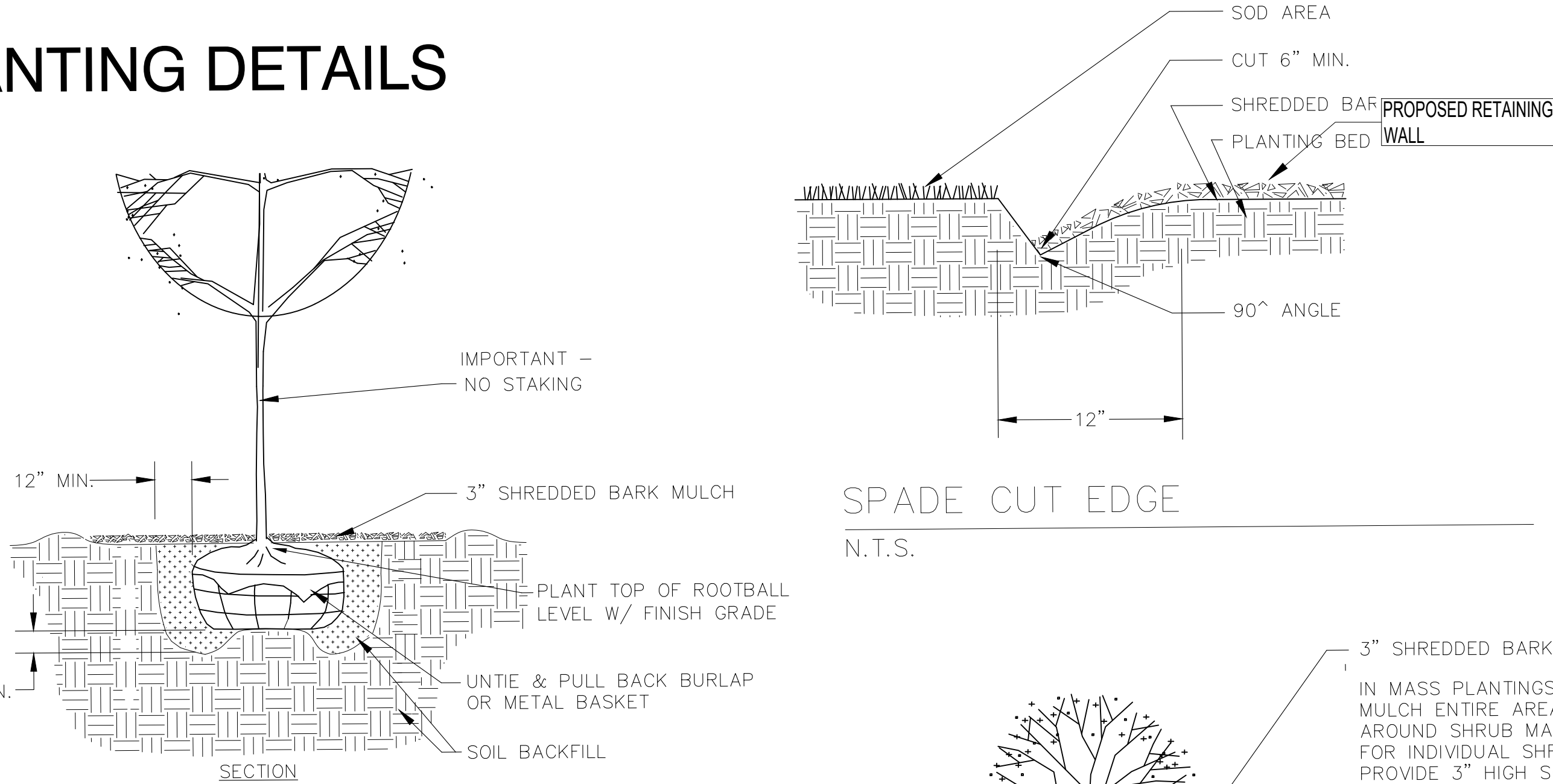
- A. Protection - Protection shall begin immediately after each portion of the work is completed by the Contractor.
- B. The maintenance of the seeded and sodded turf areas shall be the Contractor's responsibility until the new seeded grass is 4" high and thick enough to receive its first mowing by the Owner and the sod has fully rooted into the prepared base soil. Contractor shall water as necessary and reseed/replace bare spots which are larger than one square foot in size. Contractor shall protect seeded and sodded areas by watering, fertilizing, removing weeds, and reseeding/sodding as necessary, for a uniform stand of established grass and until approved by the Owner's Representative.
- C. Guarantee - The Contractor shall guarantee the production of a close stand of the specified species of grass, acceptable to the Owner's Representative. All repairs and reseedng/resodding are to be done as part of the contract and at no extra cost to the Owners.

3.6 INSPECTIONS

- A. The Project Construction Manager will make inspections upon request by the owner with or without notification to the Contractor.
- B. The Contractor shall notify the Project Construction Manager for final inspection. The request shall be in written form and received at least 10 (ten) calendar days before the anticipated date of inspection.

END OF SECTION

PLANTING DETAILS



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY FOLLOWING PLANTING.

TREE PLANTING

N.T.S.

NOTES -

ALL LANDSCAPE AREAS OUTSIDE OF MULCHED BEDS AND EXISTING NATURALIZED SHRUB/TREE AREAS TO BE SODDED

MECHANICAL IN GROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS INCLUDING TURF AND PARKING LOT ISLANDS

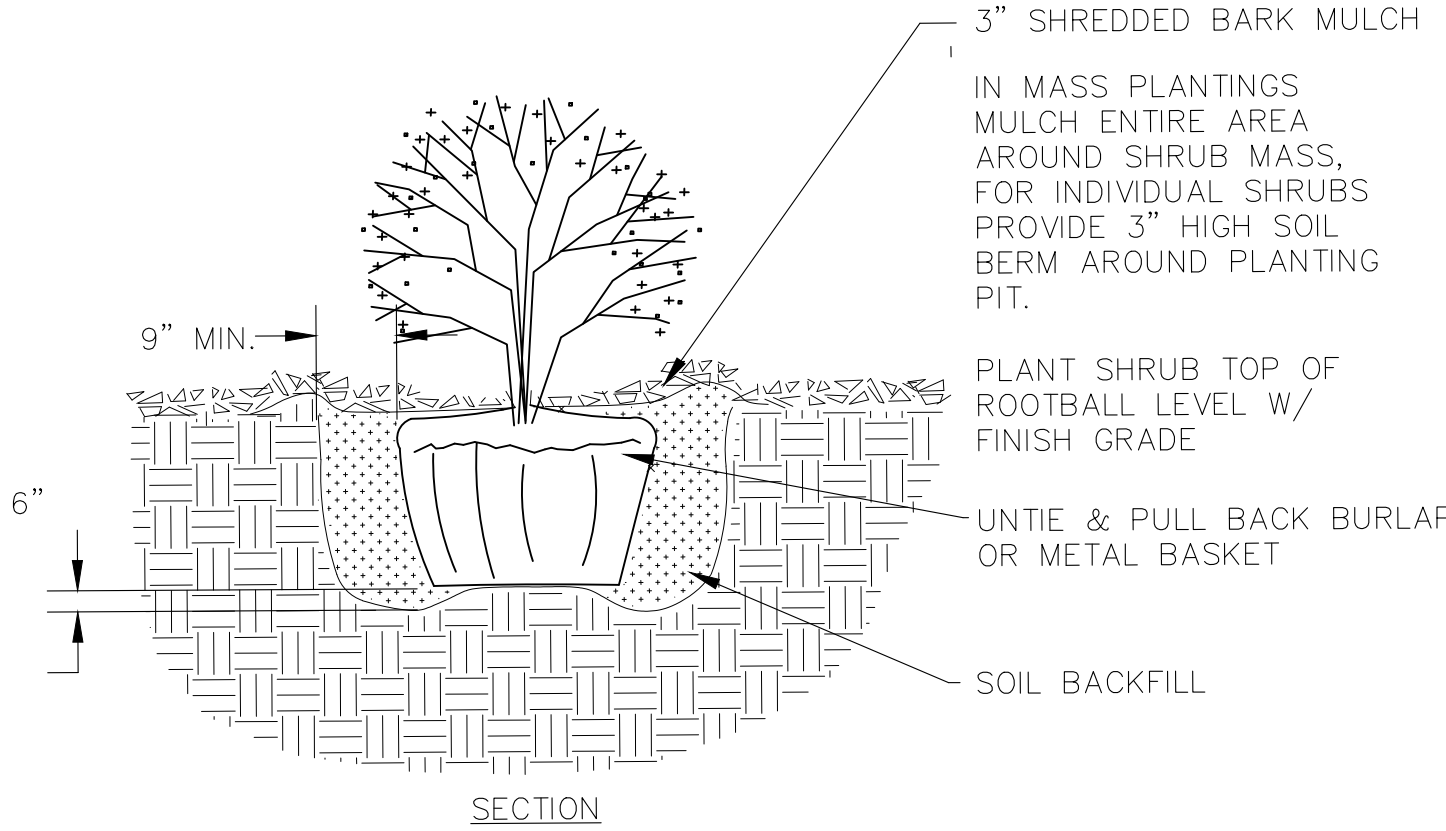
ALL SUBSTITUTIONS NEED TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO TREES ON THIS PLAN ARE TO BE STAKED

CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE FEATURES CAUSED BY ANY MEANS OF THE LANDSCAPE CONTRACTOR OR LANDSCAPE SUBCONTRACTORS.

SPADE CUT EDGE

N.T.S.



- NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
 3. WATER THOROUGHLY FOLLOWING PLANTING.

SHRUB PLANTING

N.T.S.



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

SITE BENCHMARK:
"BENCHMARK" INSTALLED ON THE SOUTH SIDE OF UTILITY POLE APPROXIMATELY 11 FT SOUTH AND 1 FT EAST OF THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY. SURVEY ELEV. = 685.33
BENCHMARK:
STATION SL-23 DATUM: NAVD 88
ELEV. = 621.30 SURVEY ELEV. = 621.35

MARY F. DEWEES LANDSCAPE ARCHITECT LICENSE # 200301815	
THE PROFESSIONAL SEAL AND SIGNATURE APPLY ONLY TO THIS DOCUMENT TO WHICH THEY ARE ATTACHED. THE PROFESSIONAL PLANS AND LANDSCAPE DESIGN ARE APPLICABLE. THE PROFESSIONAL IS RESPONSIBLE FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS. NO PART OR PARTS OF THE PROJECT OR ANY OF THE INFORMATION HEREIN IS TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ACORN LANDSCAPES, INC.	
REMARKS	ISSUE / REVISION DESCRIPTIONS
NO. DATE	



DATE: 12/19/19	CHECKED: MD	DRAWN: MD	SCALE: NA
LANDSCAPE PLAN DETAILS AND SPECS			
JLA GROUP NEW 20 UNIT APARTMENT BUILDING 10809-10819 OLIVE BLVD. CREVE COEUR, ST LOUIS COUNTY, MO 63141			
M.S.D. BASE MAP 17N	SHEET NO. L2.0	1 OF 2	

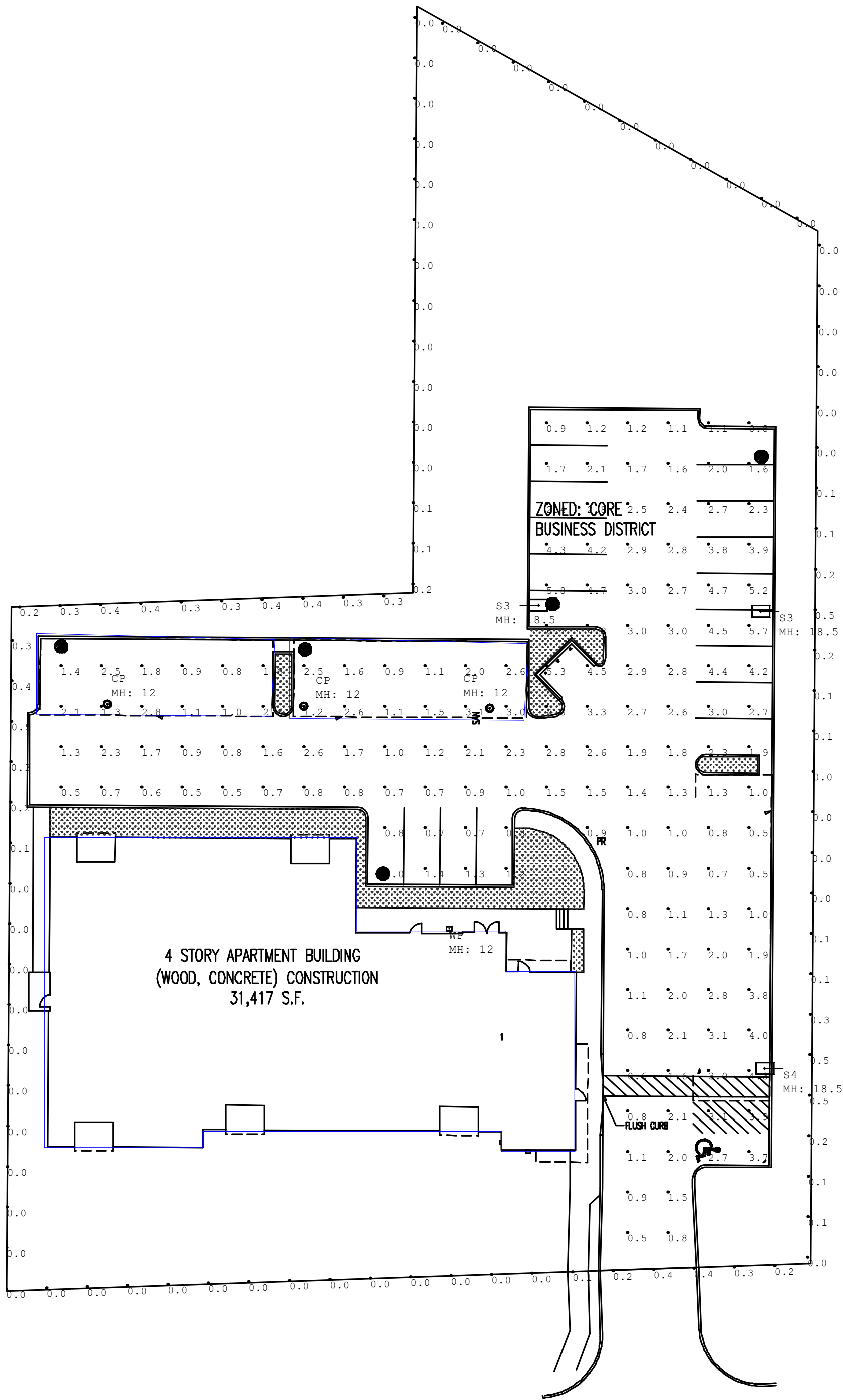


Attachment: Applicant's Materials submitted 1-29-2020 (#21-021-10809-10819 Olive Blvd Apartments)

#	Date	Comments
Revisions		

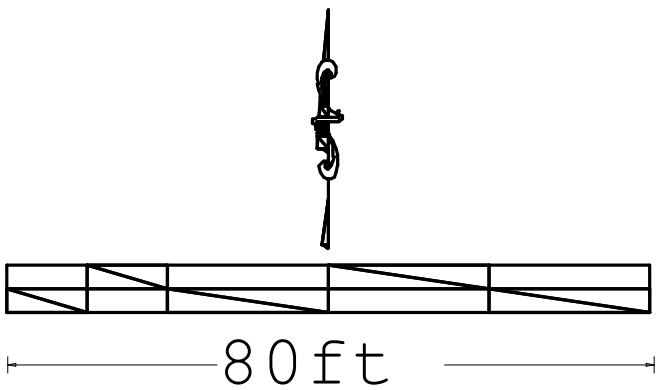
Drawn By: EEB
Checked By:
Date: 1/9/2020
Scale:

OLIVE 20 UNIT APARTMENT BLDG.AGI



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
SITE LIGHTING	Illuminance	Fc	2.04	6.1	0.5	4.08	12.20

Luminaire Schedule							
Symbol	Qty	Label	Description	Lum. Lumens	LLF	Lum. Watts	Total Watts
○	3	CP	BEACON SRT1-35-4K7-5QW-UNV-DB	3769	0.900	34.6	103.8
□	2	S3	BEACON VP-S-60L-136-4K7-3-UNV-A-DB-BC/SSS-B-16-40-A-1-B4-DB	10544	0.900	133.427	266.854
□	1	S4	BEACON VP-S-60L-136-4K7-4W-UNV-A-DB-BC/SSS-B-16-40-A-1-B4-DB	2537	0.900	133.506	133.506
□	1	WP	HUBBELL TRP1-12L20-4K7-4-UNV-DB	2151	0.900	19.9	19.9





**LEGAL DESCRIPTION
LOT CONSOLIDATION PLAT
PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION
10809-19 OLIVE BOULEVARD**

A TRACT OF LAND BEING PART OF LOT 4 OF M.B. O'REILLY FARM SUBDIVISION, RECORDED IN PLAT BOOK 9 PAGE 19, ST. LOUIS COUNTY RECORDER'S OFFICE, IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN LINE OF OLIVE BOULEVARD, IRREGULAR WIDTH, SAID POINT BEING SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 140.00 FEET, FROM THE EASTERN LINE OF SAID LOT 4;
THENCE SOUTH 88 DEGREES 03 MINUTES 15 SECONDS WEST 200.00 FEET, ALONG THE NORTHERN LINE OF SAID OLIVE BOULEVARD, TO A POINT IN THE EASTERN LINE OF HUTKIN KENNEDY, LLC PROPERTY, RECORDED IN BOOK 10698 PAGE 2100, ST. LOUIS COUNTY RECORDER'S OFFICE;
THENCE ALONG THE EASTERN LINE OF SAID HUTKIN KENNEDY, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 170.00 FEET, TO A POINT, NORTH 88 DEGREES 03 MINUTES 15 SECONDS EAST 100.00 FEET, TO A POINT AND NORTH 00 DEGREES 23 MINUTES 15 SECONDS EAST 145.73 FEET, TO A POINT IN THE SOUTHERN LINE OF CITY OF ST. LOUIS WATER CONDUIT, 100 FEET WIDE;
THENCE SOUTH 60 DEGREES 41 MINUTES 15 SECONDS EAST 114.16 FEET, ALONG THE SOUTHERN LINE OF SAID CITY OF ST. LOUIS CITY WATER CONDUIT, TO A POINT;
THENCE SOUTH 00 DEGREES 23 MINUTES 15 SECONDS WEST 256.44 FEET, ALONG A LINE PARALLEL WITH THE EASTERN LINE OF SAID LOT 4, TO A POINT IN THE NORTHERN LINE OF SAID OLIVE BOULEVARD TO THE POINT OF BEGINNING AND CONTAINING 45,570 SQUARE FEET OR 1.05 ACRES AS PREPARED BY PITZMAN'S COMPANY.

#

December 20, 2019



10803



Cockerham
Law Firm



Cockerham
Law Firm

2nd Floor
By Appointment Only

VISITOR

















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**APPLICATIONS TO PLANNING AND ZONING COMMISSION
#19-046 & #19-047: APPROVAL OF A BOUNDARY ADJUSTMENT AND
A SITE DEVELOPMENT PLAN FOR A 20 UNIT APARTMENT BUILDING
AT 10809-10819 OLIVE BOULEVARD**

FOR THE MEETING OF: Tuesday, January 21, 2020

LOCATION: 10809-10819 Olive Boulevard, Zoned Core Business District

REQUEST: Alvah Levine, of Levine Associates, on behalf of JLA Group, LLC, has submitted an application for Site Development Plan approval for a 20 Unit, 2-bedroom apartment building at 10809-10819 Olive Boulevard. Medium Density Multifamily Residential (up to 20 units per acre) (NAICS-CC814120) Developments are a permitted use in the CB-Core Business District. The Boundary Adjustment will consolidate the three lots into one development for a total of 1.05 acres.

ADDITIONAL INFORMATION: Section 405.1080 requires site plan approval by the Planning and Zoning Commission for any project which includes the development of a parcel of land that contains no buildings or for which the existing buildings are to be removed and a new building or buildings constructed. City Council action is not required. The existing structure on the properties are 2 original pre-existing homes with a detached garage from 1950 & 1959.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

**Creve Coeur 2030
Comprehensive Plan
References**

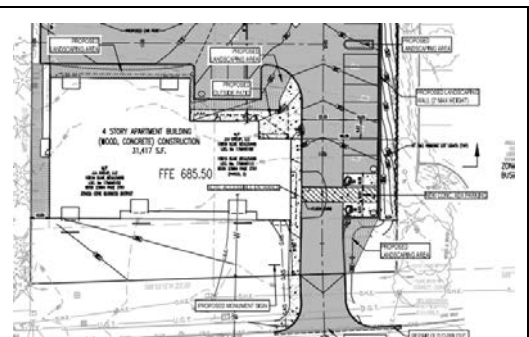
- East Olive Corridor
Neighborhood Commercial
District

Zoning Code References

- Table A: Permitted and Conditional Uses
- Section 405.370: CB-Core Business District
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: AJ Adewunmi
JLA Group, LLC
1917 Rutger Street
St. Louis, MO 63104

**APPLICANT'S
REPRESENTATIVE:** Alvah Levine
Levine Associates
830 Delmar Suite 220
St. Louis, MO 63124



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 1/16/2020
ATTACHMENTS: Applicant's Materials received January 10, 2020

PROPOSAL

The Applicant is seeking to consolidate the three lots into one 1.05 parcel with site development plan approval for a 4 story, 20-unit apartment building. A 680 square foot, roof top deck is provided along the east end of the building on the fourth floor as an amenity for the residents. The apartments are two-bedroom, 1,133 square foot each, and 40 parking spaces are provided with 20 of those located within covered carports.



Figure 1: South Front Elevation



Figure 2: North Rear Elevation



Figure 3: East and West Elevations

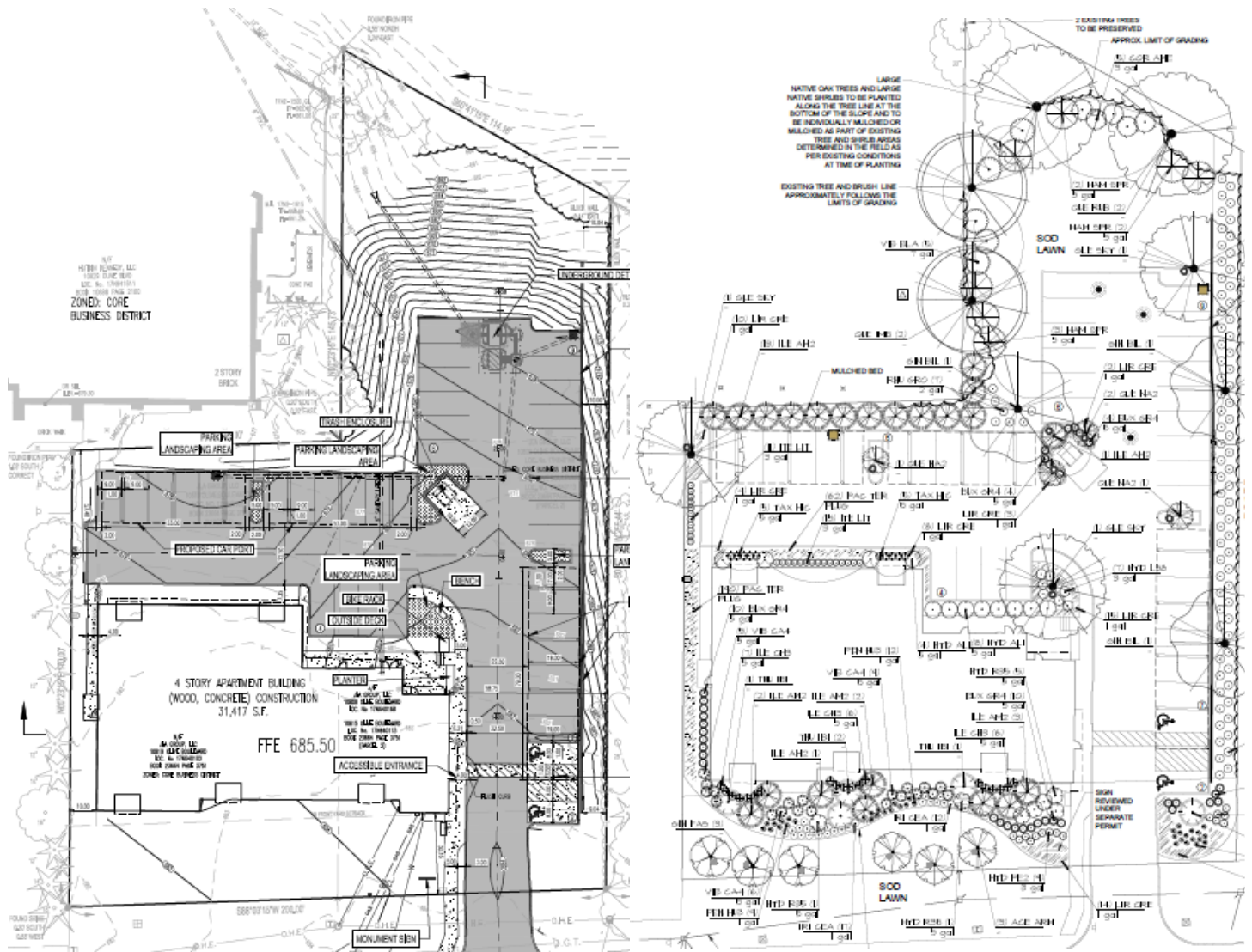


Figure 4: Applicant's Site Development Plan and Landscape Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Briarcliff Condominiums Common Ground	Un-zoned	NA
South	Residential/Office	C-Single Family Residential	Olive Boulevard
East	Office Development	CB-Core Business District	NA
West	Office Development	CB-Core Business District	NA



Figure 5: GIS Image of Zoning District in Surrounding Area.

COMPREHENSIVE PLAN REVIEW

The *Creve Coeur 2030 Plan*'s vision for the East Olive Corridor consists of the Neighborhood Commercial District place type, that supports the development of a variety of medium-to-low-density commercial, retail, office, neighborhood service business, and residential development in a commercial corridor with shallow lot depths. Recommendations include locating the majority of parking behind the building, establish pedestrian facility requirements to encourage walkable access, including 1) the provision of walkways between building and the public sidewalk; 2) walkways that provide pedestrian cross-access between neighboring lots; and 3) walkways connecting parking facilities to buildings. Additionally, the Plan includes a strategy to provide opportunities for greater diversity of housing options through the City to attract changing market demographics-including seniors, young professionals, and families. Consistent landscaping standards should be developed along Olive Boulevard to provide year-round interest with street trees, lighting and pedestrian amenities. As the use is permitted within the Zoning District and adds new housing to the East Olive Corridor where such development was recommended, the proposed use is consistent with the Comprehensive Plan.

Design Guidelines

Site Design

The proposal is well situated on the site, with the parking to the side and rear, and with significant landscaping throughout and along the front of the building. The Design Guidelines call for high quality, pedestrian scale and walkable environments. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment. Building frontages should provide at least one public entrance from the street. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. Active building fronts with large window openings at ground level with transparent non-reflective, minimally tinted glass are strongly encouraged. The main entrance is located to the side on the east elevation to serve the accessible parking, and the entrance is accentuated with a metal canopy that is carried around to the front. The lobby entrance is located on the north elevation for the parking lot.

The Design Guidelines recommend provision of outdoor spaces such as covered walkways, courtyards, and plazas, including providing outdoor seating and benches. The Pedestrian connections from the

parking to the north elevation to the lobby/entrance need to provide better connections as opposed to just ending at the parking lot, and the placement of a single bench within the landscaping seems poorly placed. A better integrated outdoor amenity space in this area would elevate the overall design of the area.

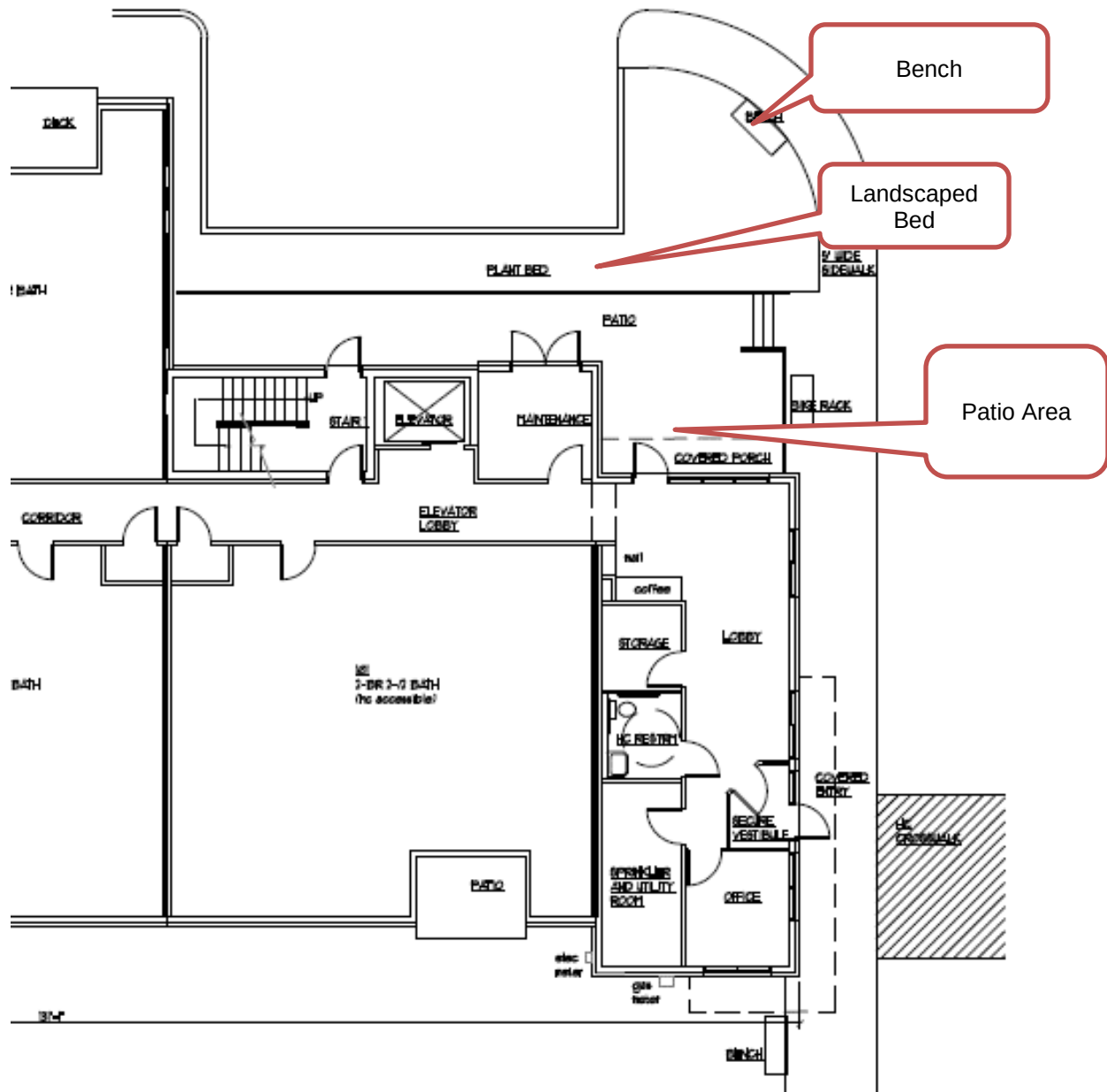


Figure 6: Close-up of the site plan where greater pedestrian interest needs to be provided.

Building Design and Materials

The City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear and well-articulated design concept. (C-Design, p. 8) Further, Architectural design should be compatible with the developing character of the neighborhood area. Design Compatibility includes complementary building style, form, size color and materials. (D. Relationship to Neighboring Development, p. 9). Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward "Green" building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged.

Inconsistent adornment and frequent changes in material should be avoided (E. Materials/ Colors, p. 9 and 10). Both the adjacent buildings are all brick structures that are 2-3 story buildings, with a darker brick on the west and a grey brick structure to the east.

Specific recommendations within the Design Guidelines for Multiple-Family/Attached Residential Developments are also provided, that include that new multi-family residential developments are to respect the scale and character of any adjacent residential neighborhood. Attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, topography and landscape should be respected, and that building facades should be articulated by using color, arrangement, or change in materials to emphasize the façade element. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades should be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering institutional appearance; and individual dwelling units should be architecturally expressed. Such expression shall help reduce the apparent scale of the building and shall increase the feeling of individual identity of each unit. (page 13).

The proposal utilizes four different materials on the building, with a reddish tone brick on the lower portion, Nichia siding in a wood-cedar color, plain cement building siding w/4" battens in a light grey with white trim, and cement building lap siding in a grey color with white trim. The overall design resembles The Vue at Creve Coeur Apartments, on Old Olive Street Road. While a repetitive design of a building is inherent for multi-family developments, Staff recommends that the Planning and Zoning Commission members review the design in context with the surrounding development and discuss any adjustments to the design; which may include increasing the amount of the brick to the overall structure, to eliminate some of the competing materials.

Material Samples were not provided in advance; the Applicant will bring the samples to the meeting. The Commission should review the proposed materials and colors with the Applicant and provide direction. Additionally, Staff could not tell if the brick was carried into the space for the balcony. Therefore, Staff has included a condition that the bricks are to be carried into the inside corners to be consistent with the Design Guidelines.

Accessory Structures Design

Additionally, the City's Design Guidelines strongly encourages high quality landscaping that accentuates the building and site. Accessory Buildings and Facilities are to be designed to directly relate in material, character and detail to the primary building on the site, as well as the design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials. The Design Guidelines state that Multi-Family Developments shall provide underground parking or parking within a basement garage for at least 50% of the required vehicular parking (p. 13). This also cross references a prior Zoning Ordinance, for the conditional uses for multi-family developments which now states that at a minimum, seventy percent (70%) of the required vehicular parking shall be provided within a parking garage or structure that is aesthetically integrated into and incorporates architectural features of the principal structure. While the proposal is not a conditional use, and thus the 70% of parking within a parking garage is not required, the Applicants are providing 50% of the parking under carports, that are appropriately placed to the rear and side of the building, behind the front building line. However, the proposed carports lack the design consideration relating to the basic structure. Greater design consideration should be provided to the column, instead of the painted steel post and beams on a concrete base. As an alternative, Staff recommends that the posts be wrapped in a durable material similar to the building and have a darker tone to blend into the site, for a smoother appearance. An example of this recommendation is provided in Figure 8, below.

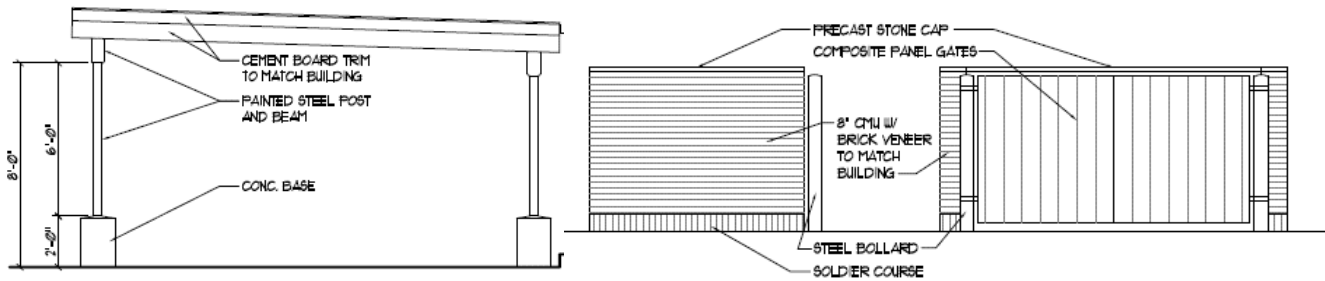


Figure 7: Applicant's Carport and Trash Enclosure Elevations



Figure 8: Google image of carport design that shows a consistent smooth column as suggested by Staff.

Significant evergreen landscaping has been provided to block the parking from the adjacent office building to the north, but on the east property line the planting are low ground cover, and upright evergreens should be incorporated to match elsewhere, to aid in screening the structures from view from Olive Boulevard for those carports along the east property line. The Commission should discuss with the Applicant greater design consideration to the carports to further the proposal toward the intent of the Design Guidelines recommendations.

The trash enclosure is a CMU with brick veneer to match the building and is also surrounded with landscaping. The site plan does indicate a retaining wall along the east property line for the new parking area that is approximately 9.04 feet from the property line, with the carports at 10 feet from the property line. The retaining wall will be between 2 and 3 feet, and the Applicant has indicated that it will be an interlocking masonry wall. However, no details or materials was provided. The Commission should review the materials and color for consistency with the building elements.

ZONING REVIEW

As previously stated, the property is zoned CB-Core Business District where Medium Density Multi-Family Developments (20 units per acre or less) are a permitted use. Maximum height allowed on lots that are smaller than three (3) acres, is four (4) stories or sixty (60) feet in height. The proposal is a four-story building with an overall height of 48 feet. Maximum site coverage is 63% in the CB-Core Business District, the proposal is showing overall site coverage of 54.8%. Building Setbacks are 10 ft for the side and rear yards, while the front has a maximum of 80-foot front yard setback for from Olive Boulevard. The Building sits at 30.16 feet to approximately 35.5 feet on the west from the front property line, and

approximately 60 feet from the curb for Olive Boulevard, and 10 feet from the west property line and approximately 57.75 feet from the east property line. The floor area ratio is 0.69, where the maximum floor area ratio allowed is one square foot of floor area per square foot of site. Therefore, the proposal meets with the requirements for the CB District. Accessory Uses and Structures such as carport, also must maintain the same side yard setback, and can be up to 5 feet from the rear property line per Section 405.460(D) Location. The carports are located 10 feet from the east property line and the north property line behind the building.

Landscaping

The Landscape Plan is well designed throughout the site, with the appropriate amount of street trees and parking lot landscaping, to comply with Section 405.540(F) of Landscaping Section within the Zoning Ordinance. The large existing trees front portion of the property need to be removed due to underground utilities interference, demo activities, and grading. The plans include that an underground irrigation system is to be provided to comply with this Section. A variety of two different street trees has been provided to address City Council's prior comments regarding greater variety of plant materials along the frontages to aid in disease resistance.

Section 405.540(F)(1) requires one street tree for every 30 lineal feet or part thereof and such trees are to be located on the subject property at least 2.5 feet but not more than 12 feet back from the curb, unless additional setback is necessary to accommodate planned road widening, overhead utility line or some other condition identified by the Director of Planning. The new street trees along Olive Boulevard are pushed farther back from the curb, due to the overhead utilities are present in this. 175' of frontage (not including drive isle) requires 6 street trees and 6 trees are provided (3 columnar ginkgo and 3 columnar maple). The columnar trees are set back from the overhead utilities between to provide minimum clearance of future canopy.

Dense evergreen plantings are provided to screen the carports from the adjacent building to the north. However, the Landscape Plan along the east property line is showing a gro-low sumac. Staff recommends that similar plantings screening the north carports should be included along the east to provide similar screening of the carport structures.

Lighting

Section 405.680 states all lighting shall be downcast and fully shielded and that lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source. Lighting standards for non-residential districts have a maximum height of 24 feet. Lighting underneath the carports have been provided. The photometric plan shows an average illumination of 0.11 at the property line, and 2.04 within the site. Section 405.810(4) and Section 405.680(B)(5) Lighting have a minimum illumination level of not less than an average of one (1) foot-candle of illumination. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination. The parking lot light fixtures will be a LED, that are downcast and shielded to meet with these requirements.

Sidewalks

The sidewalks shown on the drawings have a variety of depth from 5 feet to 6.21 adjacent to the building. Section 405.730(A)(2) requires that the minimum width of internal sidewalks in non-residential developments shall be at least six (6) feet or eight (8) feet if used as a curb stop. While the proposal is a residential development, it is in a commercial zoning district within a walkable area, and given that the use is 20 units, versus a single family residence, Staff recommends that all of the sidewalks have a consistent walkway of 6 feet throughout the development. The site plan does indicate that the accessible aisle is a textured concrete to differentiate it from the drive aisle, to comply with Section 405.730(A)(1)(c) that calls for the use of textured or tinted materials for pedestrian crossings shall be

utilized where pedestrian circulation paths cross a vehicular route as determined by the Planning and Zoning Commission.

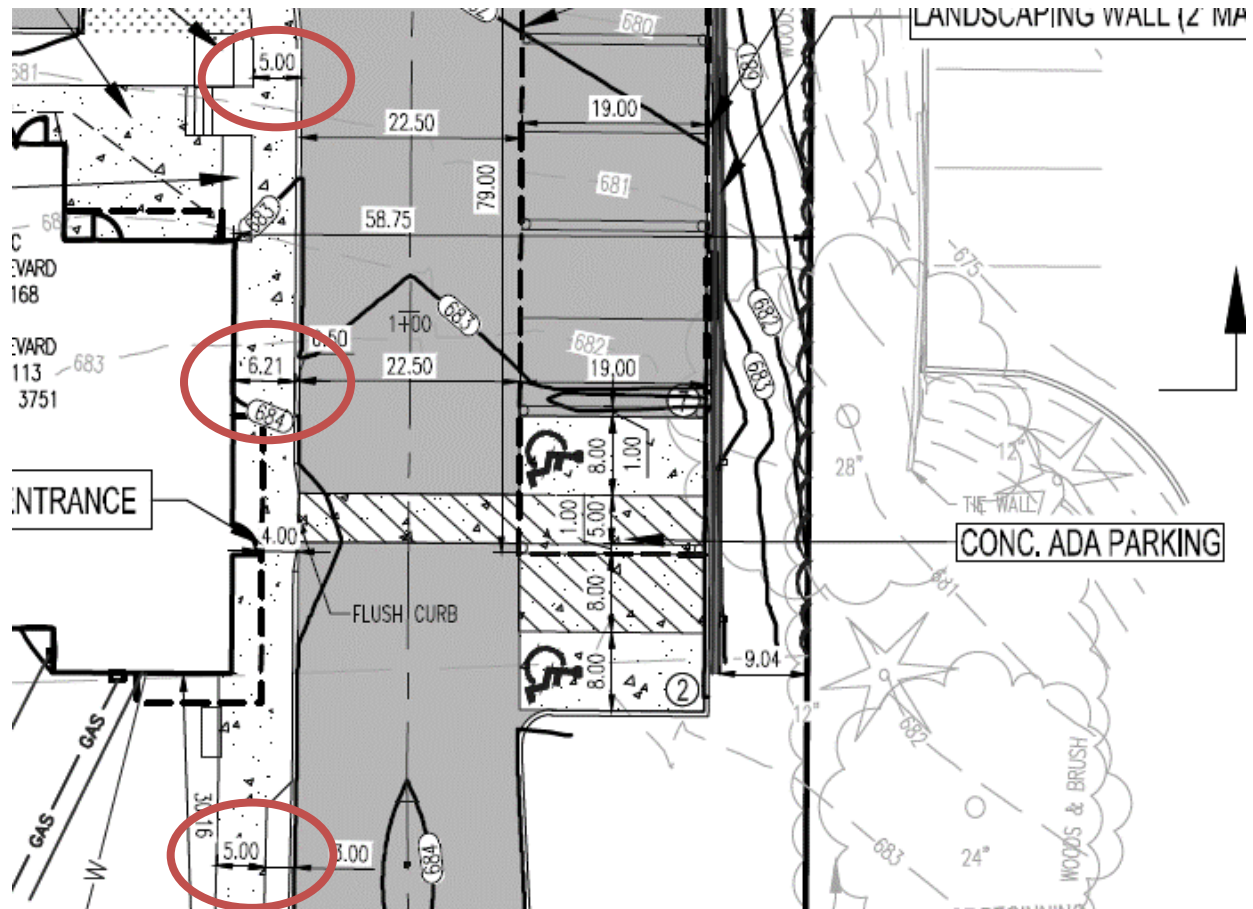


Figure 9: Close-up of the site plan showing the sidewalks with the sidewalk depth circled.

Traffic Impacts

MoDOT has performed an initial review of the proposed development and finds the site plan to be feasible. MoDOT is not requiring a traffic impact study at this time due to the number of units being below their threshold for trips to require a TIS. MoDOT has a back to back left turn project at Old Olive that may be affected by this development, but those details can be worked through during their review of the detailed plans with the permit. Final approval will be in the form of a permit issued from MoDOT after review of detailed plans.

Parking

Section 405.820(B)(2)(b) of the Required Off-Street Parking Spaces provides that multi-family uses shall provide two (2) parking spaces per dwelling unit for the first (1st) fifty (50) dwelling units; one and three-quarter ($1\frac{3}{4}$) spaces per dwelling unit for the second (2nd) fifty (50) dwelling units; and one and one-half ($1\frac{1}{2}$) spaces per dwelling unit for all units in excess of one hundred (100) units. As the development consists of 20, two-bedroom units, thus 40 parking spaces are required and 40 have been provided. Additionally, parking spaces within parking garages, parking space width shall be measured from the base of structural columns rather than from the center of such columns, per Section 405.830(C), and 90 degree parking the usable space is to be 9 feet by 19 feet, per Section 405.810(A)(1)(a). The Applicant has extended the width of the parking stalls to provide for the measuring of the parking stall at the base of the carport.

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plat; provided, however, that certification by the Planning and Zoning Commission shall be required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. Properties zoned CB-Core Business District require a minimum of 1/2 acre or 21,780 square feet of lot area, and a minimum lot of width and lot depth of 100 feet, and there are no non-conformities being created with the consolidation of the existing properties. The drawings are technically accurate, and the adjustment does not create any additional non-conformities at this time. Staff concludes that the adjustment should be approved by the Planning Commission, subject to the conditions in the example motion.

SUMMARY AND RECOMMENDATION ON THE PROPOSED DEVELOPMENT

Based on the above analysis, below is the list of issues that Staff believes need further discussion and revisions:

- Greater design consideration of the pedestrian amenity space along the north side of the entrance.
- Increase the use of brick, and thereby decrease number of competing materials on the building.
- Review the color scheme to ensure consistency with the surrounding buildings.
- Greater Design consideration of the carports
- Additional upright evergreen plantings along the east property lines to screen the carports from view.

Once the Commission has discussed these elements with the Applicant, Staff recommends that the item be continued for revisions. However, if the Commission feels that discussions with the Applicant adequately address the issues and wishes to move forward with a vote below are the recommended conditions of approval discussed within the report are below; additional conditions will need to be included to address the items above:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Building Elevations shall be in substantial compliance with the Elevations presented to the Planning and Zoning Commission received on January 10, 2020 as bound together and submitted in conjunction with Application #19-046, and as amended by the Commission.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for the repair, resurfacing and striping of the parking lot, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the Site Plan information received on January 10, 2020 as bound together and submitted in conjunction with Application #19-046, and as amended below.
3. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance, and shall be a maximum of 24 feet in height, as discussed in the Staff Report.
4. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt manner. Additional upright evergreen shall be provided along the east property line to provide additional screening of the carports.
5. All internal sidewalks shall have a minimum width of 6 feet, and comply with Section 405.730
6. Any mechanical equipment installed for the site shall be properly screened with approved materials.
7. All signs shall submit for a permit and all signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.

8. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued. Should the school wish to utilize additional square footage within the building, the Zoning Administrator may authorize such additional square footage without the need to revise the Ordinance, provided there were no significant alterations to the exterior of the building or site, and based upon a review of parking, and that all other Zoning Code and Building Code requirements are met.
9. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
10. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained, and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

ACTION AND MOTION ON THE BOUNDARY ADJUSTMENT/CONSOLIDATION PLAT

If the members of the Planning Commission are satisfied that the requested boundary adjustment meets the applicable requirements of the Subdivision Code and is otherwise appropriate, the Planning Department staff request that a final decision be voted upon; no action by the City Council is required.

Should the Commission wish to move forward with the Boundary Adjustment, in conjunction with the approval of the site plan, two separate motions are needed. The following is an example of a motion for the Boundary Adjustment/Consolidation Plat:

“I move to approve the Lot Consolidation Plat Part of Lot 4 of M.B. O’Reilly Farm Subdivision Plat Book 9 page 19 City of Creve Coeur, St. Louis County, MO, as described in the staff report on application #19-047 for the meeting of January 21, 2020 subject to the condition that a final drawing be prepared for signature and recording, and a copy of the recorded plat be provided to the City.”

ACTION AND MOTION ON THE SITE DEVELOPMENT PLAN

If the Commission wishes to continue the item for further revisions and discussion, the following is an example of an appropriate motion for this application

“I move to continue Application #19-046 to the February 6th Planning and Zoning Commission meeting for further revisions”

The following is an example of an appropriate motion for this application, should the Commission wish to move forward with a vote:

“I move to approve Application #19-046 for a 20-Unit apartment building located at 10809-10819 Olive Boulevard as shown in the site development plans and subject to the conditions discussed in the Staff Report for the meeting of January 21, 2020” (conditions may be added, eliminated, or modified by preceding motion).

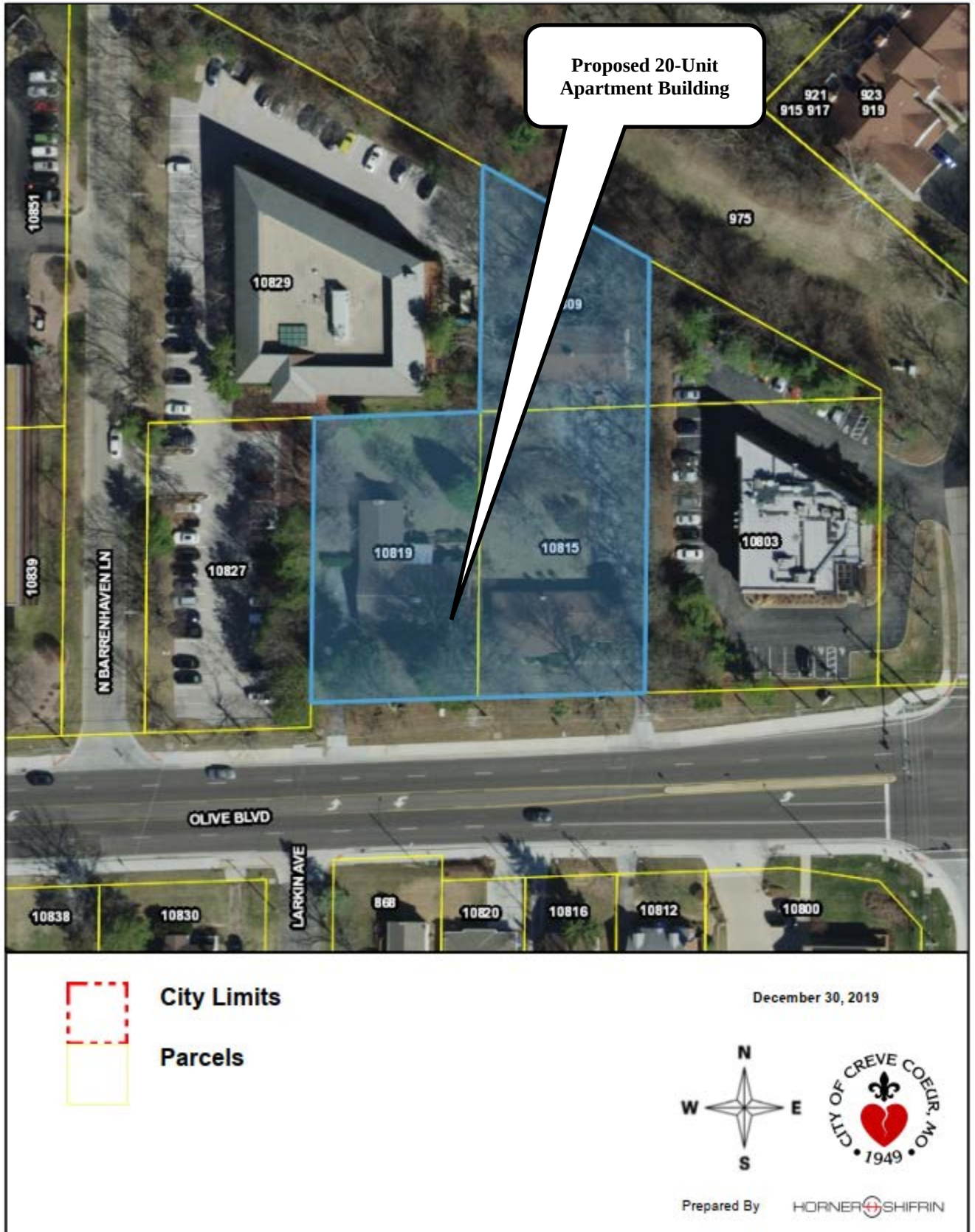
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



Attachment: #19-046 & #19-047:Staff Report.1-21-2020 (#21-021:10809-10819 Olive Blvd Apartments)

APPENDIX 4: SITE PHOTOGRAPHS

Photo Date:1/16/2020



Description: View of the subject property looking northeast from Olive Boulevard



Description: View of the subject property looking northwest from Olive Boulevard



Description: View looking north from Olive Boulevard at the existing office development at 10829 Olive Boulevard adjacent to the subject property on the west.



Description: View of the existing office development at 10839 Olive Boulevard west of the subject property



Description: View looking north from Olive Boulevard at the existing office development at 10803 Olive Boulevard adjacent to the subject property on the east.



Description: View of the office buildings looking southeast across from the subject property.



Description: View of the existing homes looking south across from the subject property.