



**FOREST PARK SOUTHEAST
DEVELOPMENT COMMITTEE**

May 28, 2019

5:30 P.M.

MEETING AGENDA

1. **Introductions**5 Minutes
2. **Minutes from April 23, 2019**2 Minutes
3. **1211 Tower Grove:** Request for Community support letter for Landmark Designation
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
4. **4270 Manchester:** Support letter for a Conditional Use
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
5. **4327 Hunt:** Community Support for the project and Project Overview
 - Park Central Presentation.....5 Minutes
 - Business Presentation5 Minutes
 - Public Comments.....5 Minutes
 - Committee Comments.....5 Minutes
6. **Project Update:** 4101 Manchester Renderings and Construction Update (Video Call)
7. **Closed Session**10 Minutes



FPSE Development Committee Meeting Minutes
April 23, 2019 at 5:30 pm
at 4512 Manchester, St. Louis, MO 63110

Committee members in attendance: John Boldt, Guy Slay, Brian Phillips, Tom Ernst, Kasan Moorehead, Sharon Blaine, Mark Mangapora, Patrick Brown, Patrice Willis, Meredith Jones

Committee members not present: David Wolfe

Staff in attendance: Abdul Abdullah and Annette Pendilton

Others in attendance: Ron Coleman (City of St. Louis), Lucas Henson (WUMRC), Michael Browning, Sarah Kogan, Sarah Wilson Mangapora, Adam Kepka (Residents), Sean Baztall and Gabe McKee (presenters), Mark Rubin (presenter), Alderman Joe Roddy

1. Call to Order:

J. Boldt called the meeting to order at 5:30 pm.

2. Minutes from March 26, 2019

G. Slay motioned to approve minutes for March 26, 2019. S. Blaine seconded. Motion passes 7-0-2 Abstain, Patrice Willis and Patrick Brown

3. 4170 Manchester: Request for community support for Conditional Use

A. Abdullah read the proposal to the board. Copy of the report can be requested with Park Central Development staff.

Park Central Development recommends support of the project with the following conditions:

1. The business owner will sign the Grove CID Good Neighbor Agreement.
2. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

Presenters – Sean Batzell and Gabe McKee

4. 900 Sarah: Community Support for the project and variances needed as well as Community Feedback.

Park Central Development recommends support of the project with the following conditions:

1. The developer install and coordinate its exterior security cameras and placement of them with the Neighborhood Security Initiatives and coordinate the cameras with the FPSE Camera Network.
2. Repair any streets or infrastructure impacted by the project and provide ADA accessible ramps/curbs for all sidewalks within the project property line.
3. Communicate with Language Immersion School to coordinate an safety precautions that may impact student arrival and departure.
4. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

Presenters – Mark Rubin with the Koman Group: Mark Rubin request the following variances to Setbacks:

1. On Sarah the project is requesting 5'-6" setback.
2. On Papin the Project is requesting 10'-2"

5. Closed Session

A. 4170 Manchester -

Guy Slay motioned to support and Conditional Use with the following conditions:

1. The business owner will sign the Grove CID Good Neighbor Agreement.
2. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

Philips seconded. The motion passes.

B. 900 Sarah –

Patrick Brown motioned to move the project forward with the following conditions:

1. The developer install and coordinate its exterior security cameras and placement of them with the Neighborhood Security Initiatives and coordinate the cameras with the FPSE Camera Network.
2. Repair any streets or infrastructure impacted by the project and provide ADA accessible ramps/curbs for all sidewalks within the project property line.
3. Communicate with Language Immersion School to coordinate an safety precautions that may impact student arrival and departure.
4. Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

5. Provide Additional information on Set Back and Rational on Sarah Street and Papin. The additional information shall be sent out via email for discussion and electronic vote.

Mark Mangapora seconded. The motion passed.

6. Meeting adjourned at 6:30 pm.

During the follow up via email. The developer provided the following rational for the requested setbacks:

- Sarah Street- On Sarah the project is requesting 5'-6" setback. The reason for the setback request is the project is attempting to maintain the same setback as used in Cortex, and to align with the plan to align the Sarah street Corridor into cortex. This was done in order to do so without sacrificing a 60' right of way and amenities such as bike lanes etc. The project will need to keep to these dimensions. In addition, Arch to Park is currently working on the detailing the design for the entire stretch of Sarah which will align with what this project is proposing.
- Papin- On Papin the project is requesting an 10'-2" They are maintaining the same setback as the building to the east. Without the set back the building will not align with the building from the existing Chroma building.

The Electronic vote had eight (8) in the Affirmative to support the variance , 1 in the Negative against the request, and 2 abstentions. Mark Mangapora was not in favor of the project.


Forest Park Southeast Development Committee

May 28th, 2019

Park Central Development Conference Room

4512 Manchester, Suite 100

5:30 PM



1211 Tower Grove Ave.

Community Letter of
Support for the Project.

Property Owner: Tim Greenwald

Contact: Time Greenwald

Mailing Address: 1211 Tower Grove Ave.

Relevant Experience: The Developer has 10 + Years developing projects

History of Site: From 1884 UNTIL 1911, this was the home of Oscar M. and Mary C. Waring. Mr. Waring was the first African American principal of Sumner High School.

Project
Description

Project Information

- **Proposed Project:**
 - The proposed project will designing the Oscar Waring House and Historical Landmark.
- **Back Ground Information**
 - Oscar Waring was a lawyer and teacher who became the first black principal of Sumner High School in 1879. Sumner High School, also known as Charles H. Sumner High School, is a St. Louis public high school that was the first high school for African-American students west of the Mississippi River. Notable alumni include: Arthur Ash, Chuck Berry, Congressman William (Bill) Clay, Robert Guillaume, Julius Hunter, Bobby McFerrin, Roscoe Robinson Jr. (First Black 4 Star General) and Tina Turner.
 - Waring was a gifted linguist who spoke fluent German, French, Spanish, and Italian. Waring was the only black property owner in FPSE in the 1900 census.



Oscar Waring House

- Support from the Development Committee to designate this home/location a historical landmark.

Park Central Recommendation

4270 Manchester Ave.
Request for a letter of
support & community
support for a
conditional use .



Project Description

- Company Name: Grace Meat + Three
- Contact: Rick Lewis
- Mailing Address: 4270
Manchester, St. Louis, MO
63110
- Company Owners/ Principals:
Rick Lewis
- Relevant Experience: The
Grace Meat + Three team has
been experienced with serving
quick, friendly & affordable
service since 2017.
- History of site: The Mangrove
Building was formerly used as
The Mangrove Ice Cream Shop
and Sweet Pies. The building is
now home to Grace Meat +
Three (2017)



Project Information

- **Proposed Project:** Grace Meat + Three will extend the usage of our space by creating a walk-up window concept on the Tower Grove side of our building. The concept will include three commercial grade windows, that slide up during business hours. The walk-up window will include an awning, lighting, signage and a plant feature. The walk-up window will be handicap accessible.
- **Parking:** The project will include 2 dedicated 15-minute parking spaces on Tower Grove. Parking will also be available on Manchester and Tower Grove.
- **Current Zoning:** Neighborhood Center, Type 1

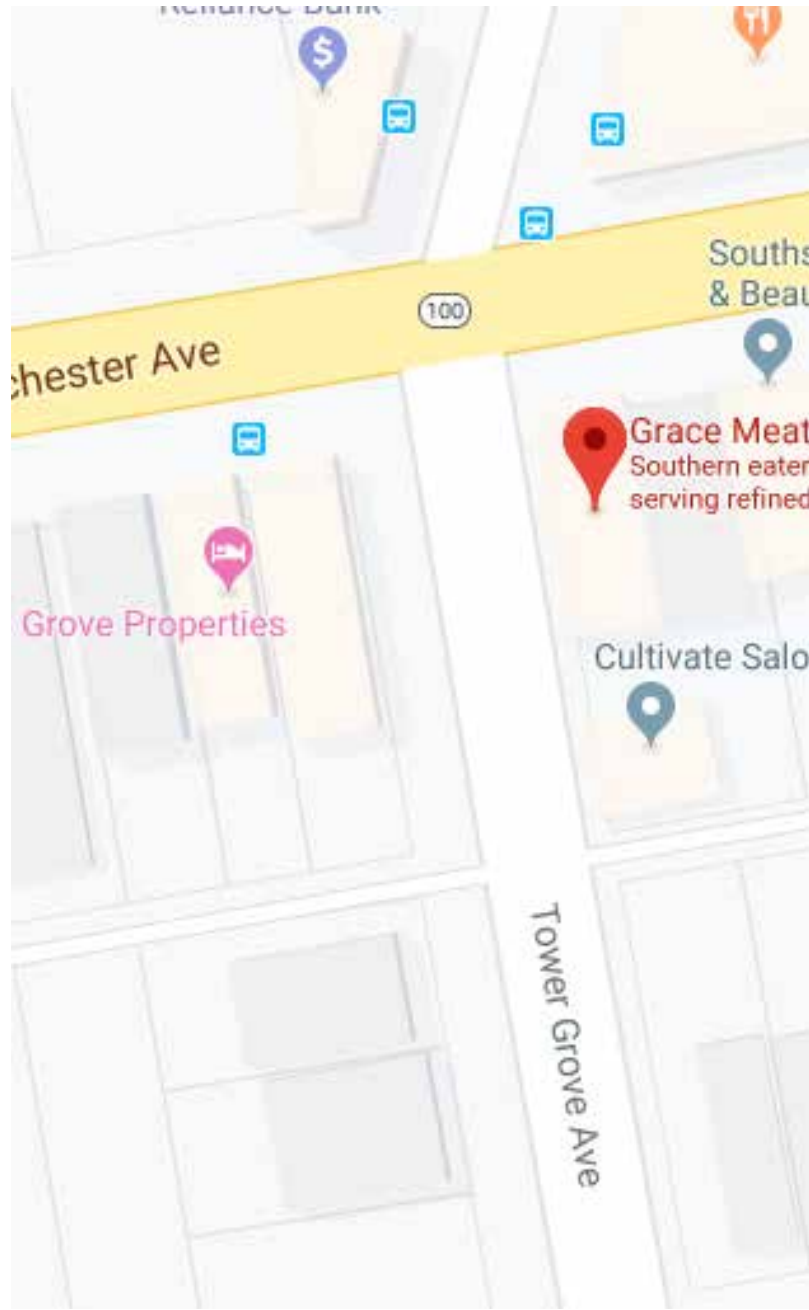
Project Information

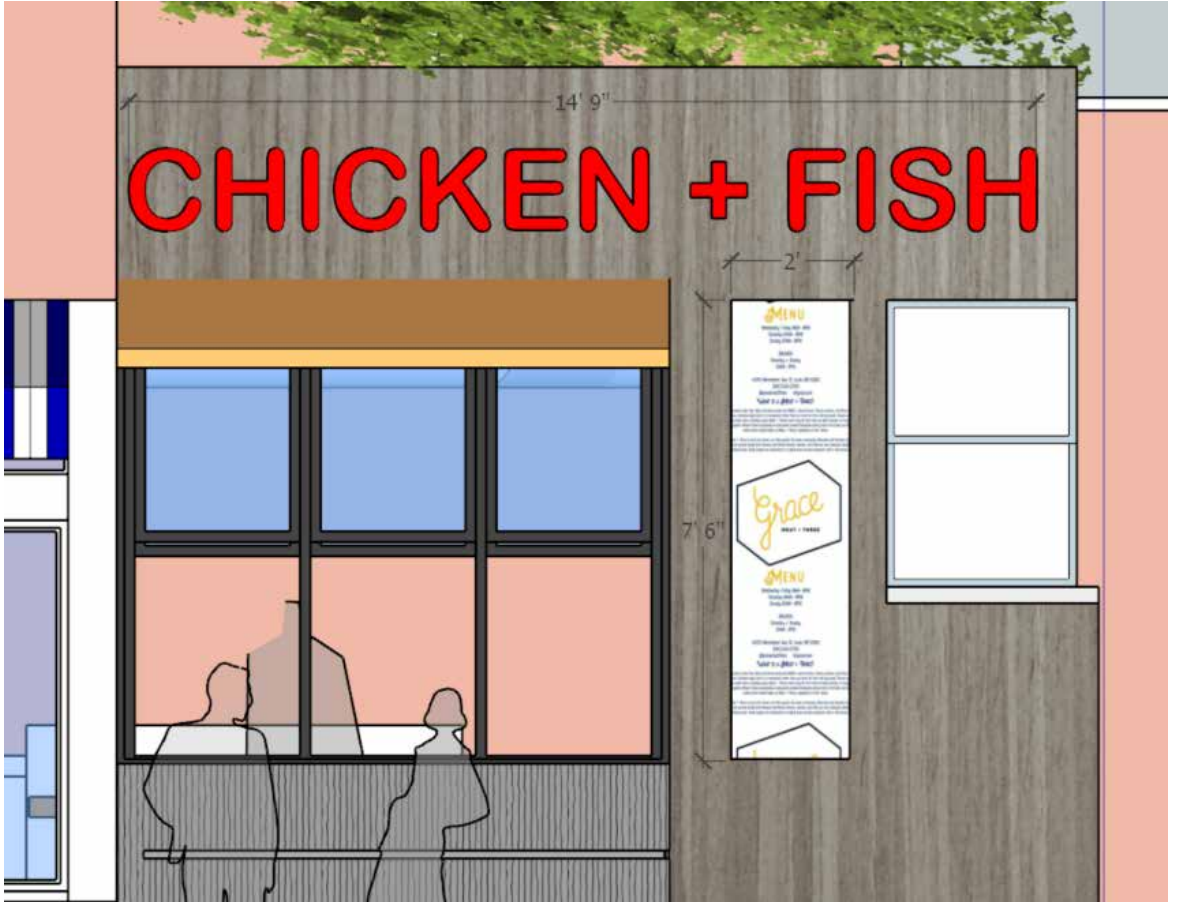
Costs

- Acquisition: N/A
- Pre-development Soft Cost: \$5,000
- Construction Cost: \$15,000-\$40,000
- Total: \$20,000-\$40,000
- Financial incentives: N/A

Timeline

- Site Control: N/A
- Construction Start: June 2019
- Construction Complete: July 2019
- Occupancy: N/A





- Support for the owner's conditional use with the following conditions:
- Support the Project and Conditional use being requested.
- Sign the Good Neighbor Agreement
- Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review.

Park Central Recommendation



4327 Hunt Ave.

Community Support for the
Project.

Company Name: HSE Investment

Contact: Gabe McKee

Mailing Address: 4422 Pegasus Dr.

Company Owners: Enis Niksic

Relevant Experience: The Developer has 20 + Years
developing homes

History of Site: Single Family Home

Project
Description

Project Information

- **Proposed Project:**
 - The proposed project will be a gut rehab and a 2nd Story addition on a residential home. The existing building structure is 1,250 sq/ft. The propose future development will be 2,400 sq/ft.
 - 3 Bedrooms and 3 Baths
- **Parking:** The project will feature a carport with two spaces.
- **Current Zoning:** Neighborhood Center 2 (NC2)

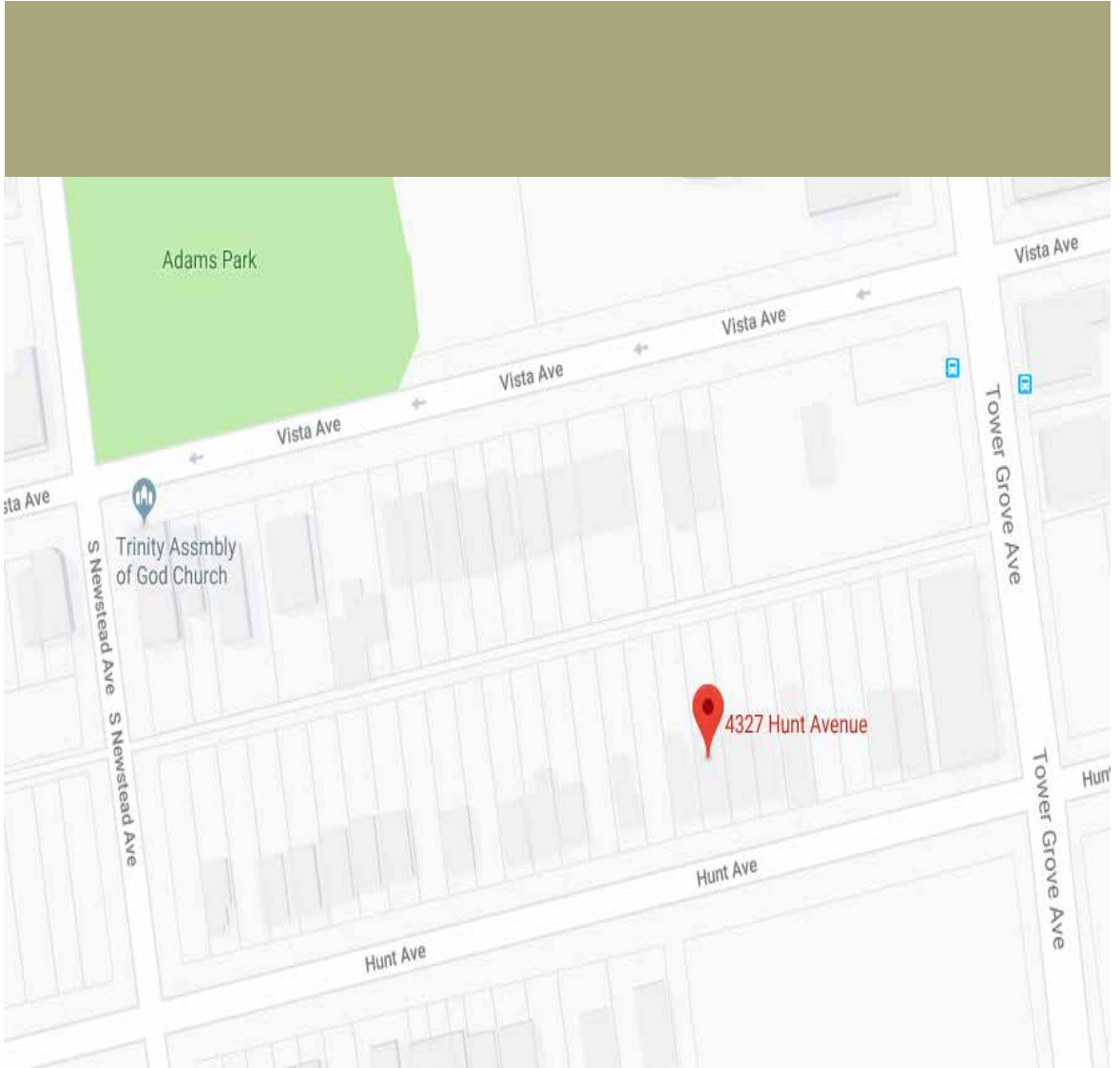
Project Information

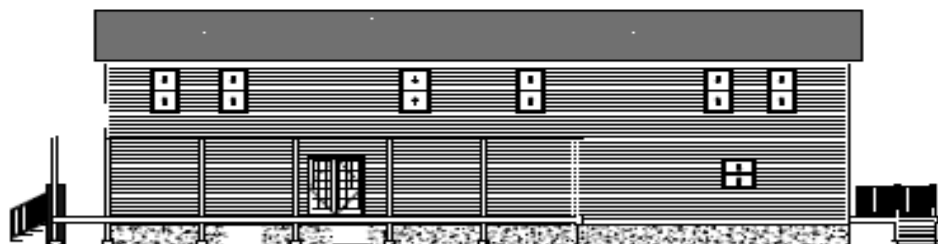
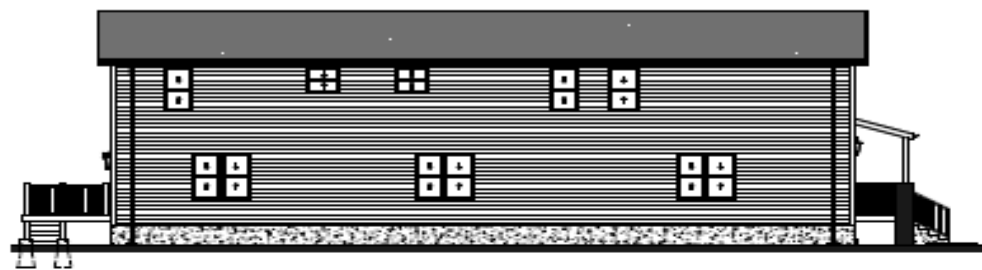
Costs

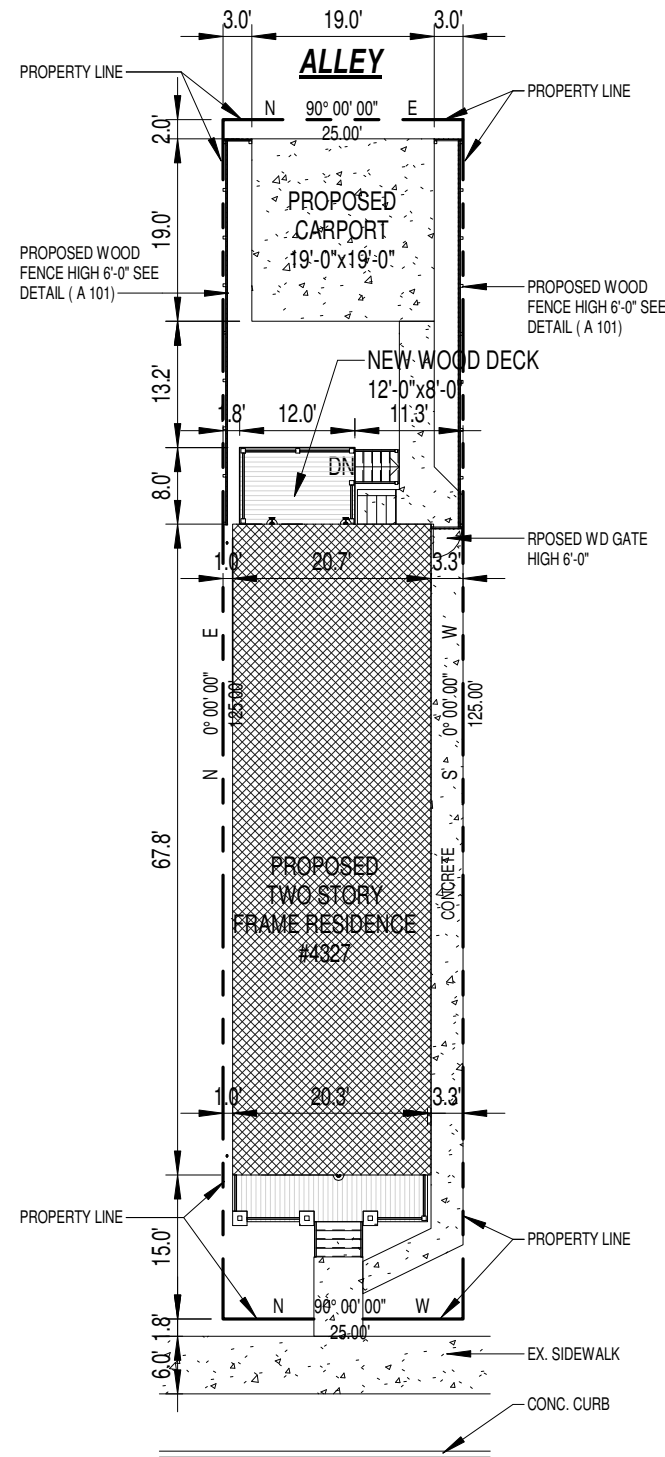
- Acquisition: 37,000
- Pre-development Soft Cost: \$5,000
- Construction Cost: \$220,000
- Total: \$262,000
- No financial incentives from the city will be given

Timeline

- Site Control: Yes
- Construction Start: June 2019
- Construction Complete: November 2019
- Occupancy: December 2019







HUNT AVE

④ SITE PLAN
1" = 20'-0"

GENERAL NOTES

- PRIOR BEGINNING THE WORK THE GENERAL CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS AT JOB SITE AND NOTIFY THE ARCHITECT OF ANY DRAWING INCONSISTENCIES PRIOR CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL PLANS AND DETAILS AND NOTIFY ARCHITECT OF ANY ERRORS OR INCONSISTENCIES.
- THE GENERAL CONTRACTOR AND WINDOW MANUFACTURER SHALL VERIFY THE SIZE AND FIT ALL WINDOWS PRIOR MANUFACTURE AND PROVIDED ALL SHOP DRAWINGS ALL WINDOWS TO ARCHITECT.
- DO NOT SCALE. DRAWING USE WRITTEN DIMENSIONS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT TYPICAL FOR STANDARD CONSTRUCTION OF ANY WORK SHALL BE INCLUDED IN CONTRACT AS THOUGHT IT WHERE SHOWN IN THESE DOCUMENT.
- CONTRACTORS ARE SOLELY RESPONSIBLE FOR SAFETY OF PROCEDURES IN PERFORMANCE OF THEIR WORK AND SHALL CARRY LIABILITY INSURANCE FOR BODILY INJURY AND PROPERTY DAMAGE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING CODES, ORDINANCES AND REGULATIONS OF POLITICAL JURISDICTIONS IN WHICH THE WORK IS LOCATED. NOTHING IN THESE DOCUMENTS SHALL BE CONSTRUED TO PERMIT WORK NOT IN CONFORMANCE WITH SUCH CODES.
- ALL MATERIAL SHALL BE WARRANTED FOR A PERIOD OF YEAR FROM DATE OF SUBSTANTIAL COMPLETION UNLESS A SPECIFIC ITEM HAS MORE LIBERAL TERMS FROM MANUFACTURER.
- SITE TO BE NEATLY MAINTAINED DURING CONSTRUCTION RESTORED TO ORIGINAL CONDITION AT END WORK.
- DO NOT CUT OR DRILL STRUCTURAL MEMBERS WITHOUT THE ARCHITECTS PERMISSION. ANY CUTTING, DRILLING, STRAPPING OR BACKING REQUIRED FOR HVAC PLUMBING OR ELECTRICAL WORK SHALL BE THE RESPONSIBILITY OF SUBCONTRACTOR FOR THAT WORK.
- COMPLY WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT THEY ARE MORE STRINGENT THEN THE REQUIREMENTS SET FORTH IN THESE DOCUMENTS.
- EXCESS MATERIALS SHALL BE REMOVED FROM SITE BY CONTRACTORS AND LEGALLY DISPOSED OF.
- THE OWNER SHALL MAKE ALL SELECTIONS OF HARDWARE, APPLIANCES, COUNTERTOPS, CABINETS, VANITIES, HVAC EQUIPMENT, LIGHT AND PLUMBING FIXTURES, BATH ACCESSORIES, FLOOR AND WALL FINISHES AND IN GENERAL, ALL COLOR SELECTIONS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A NEATLY ORGANIZED PACKAGED CONTAINING ALL EQUIPMENT OPERATION AND MAIN MANUALS, PRODUCT INFORMATION, WRITTEN WARRANTIES AND GUARANTEES, AND SERVICE CONTRACTS FOR ALL EQUIPMENT, APPLIANCES, PRODUCTS SYSTEMS AND SERVICES PROVIDING SUCH INFORMATION, THE CONTRACTOR SHALL ARRANGE FOR THE APPROPRIATE REPRESENTATIVE TO WALK THROUGH THE OPERATION AND MAINTENANCE OF EACH SYSTEM WITH THE OWNER OR OWNERS REPRESENTATIVE.
- WAIVERS OF LIEN SHALL BE SUBMITTED WITH EACH APPLICATION FOR PAYMENT, EXCEPT THE FIRST. ALL WAIVERS MUST BE RECEIVED BY THE FINAL PAYMENT IS MADE TO CONTRACTOR.
- CONTRACT SUMS SHALL INCLUDE ALL CITY, STATE, FEDERAL SALES, AND SIMILAR TAXES ALSO, ALL PERMIT FEES.
- NOTE: ALL VAC PLUMBING AND ELECTRICAL PORTIONS OF THE ARCHITECTS DRAWINGS AND SPECIFICATIONS ARE DESIGN BUILD. THE ARCHITECT SHOWS THE LOCATIONS OF FIXTURE AND DEVICES FOR DESIGN PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE DESIGN SUBMITTALS FOR REVIEW AND APPROVAL BY ARCHITECT, INCLUDE ALL ITEMS REQUIRED FOR COMPLETE INSTALLATION.

② GENERAL NOTES
1/4" = 1'-0"

FRAMING NOTES:

- ALL FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:
FLOOR AREAS OTHER THAN SLEEPING ROOMS LL 40lb PER SQ. FT.
SLEEPING ROOMS: LL 30lb PER SQ. FT.
BALCONY: LL 40lb PER SQ. FT.
DESK: LL 40lb PER SQ. FT.
- ALL HEADERS SHALL BE 2X10'S Fb=1050 psi, NUMBER GRADE SOUTHERN PINE.
 - ALL PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL LUMBER SHALL BE GRADE MARKED 1250 F5 UNLESS OTHERWISE NOTED.
 - ALL FRAMING SHALL BE IN CONFORMANCE WITH NATIONAL FOREST PRODUCT MANUAL FOR HOUSE FRAMING.
 - ALL SOUTHERN PINE STRUCTURAL NUMBER 2 WOOD COLUMNS INDICATED ON THE PLANS SHALL MEET FOLLOWING SPECIFICATIONS: Fb=1500 psi- Fc=1650 PSI E=1.6x10 PSI
 - ALL BEARING POSTS SHALL BE RUN OR BLOCKED CONTINUOUSLY PRO POINT OF BEARING TO TOP OF FOUNDATIONS. PROVIDE ADEQUATE NUMBER OF WOOD STUDS TO ACHIEVE FULL BEARING UNDER WIDTH OF BEAM.
 - DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.
 - PROVIDE BRIDGING ON ALL FLOOR JOISTS AT MID-POINT OF SPAN (8'-0" O.C. MAX.) SPANS 16'-0" OR LONGER REQUIRE TWO ROWS OF BRIDGING.
 - PROVIDE SIMPLIFIED BRACING METHOD WHERE THE ENTIRE STRUCTURE IS SHEATHED WITH 1/2" PLYWOOD OR OSB STRUCTURAL PANELS. BRACED WALL LINES SHALL CONSIST OF BRACED WALL PANELS 1/2" PLYWOOD SHEATHING FROM BOTTOM TO TOP PLATE, 48" MIN. WIDE IN ACCORDANCE W SECTION 602.10.3 AND TABLE 60.10.1 PER 2005 IRC.
 - ALL NAILING AND FASTENING SHALL COMPLY WITH THE TABLE R602.3(1) THROUGH R602.3(4) NOT EXCEED THE LIMITATIONS SET FORTH IN SECTION R602 AND R602.1.
 - CUTTING NOTCHING AND/OR BORING HOLES IN WOOD BEAMS, JOISTS, RAFTERS OR STUDS SHALL EXCEED THE LIMITATIONS SET FORTH IN SECTION R602 AND R602.1.
 - FIRE STOP ALL STUDS WALLS AT TOP AND BOTTOM.
 - ALL SOFFITS AND DROP CEILING SHALL BE FIREBLOCKED.
 - FIREBLOCKING REQUIRED BETWEEN STAIRWAY STRINGERS AT TOP@BOTTOM OF THE RUN.
 - ALL ROOFING FRAMING SHALL BE DESIGNED TO SUPPORT THE FOLLOWING MINIMUMS:
 - ROOF RAFTERS LL 20lb PER SQ. FT.
 - CEILING JOISTS LL 20lb PER SQ. FT.
 - THE DOWN ANCHORS SHALL BE USED ON ROOF RAFTERS WHERE THEY MEET BEARING WALLS.

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE AND REVIEW ALL AREAS OF WORK PRIOR TO SUBMITTING A BID FOR THE REQUIRED DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL AREAS OF THIS AND ADJOINING STRUCTURES INCLUDING THOSE SHALL REMAIN OCCUPIED DURING THE WORK COORDINATE WITH BUILDING OWNER FOR ADDITIONAL REQUIREMENTS TO PROTECT THE EXISTING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ELEMENTS OF EXISTING CONSTRUCTION TO REMAIN. THESE ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO:
- PARTITIONS, DOORS, BASE, TRIM AND MOLDING WINDOWS, HARDWARE.
- COORDINATE WITH MEPFP DOCUMENTS FOR RELATED SCOPE OF DEMOLITION AND RENOVATION WORK REQUIRED AT SPECIFIED INTERIOR AND EXTERIOR AREAS OF THE BUILDING.
- CONTRACTOR SHALL DISCONNECT AND MODIFY/ TERMINATE EXISTING UTILITIES AS DIRECTED BY MEPFP DRAWING.

ELECTRICAL

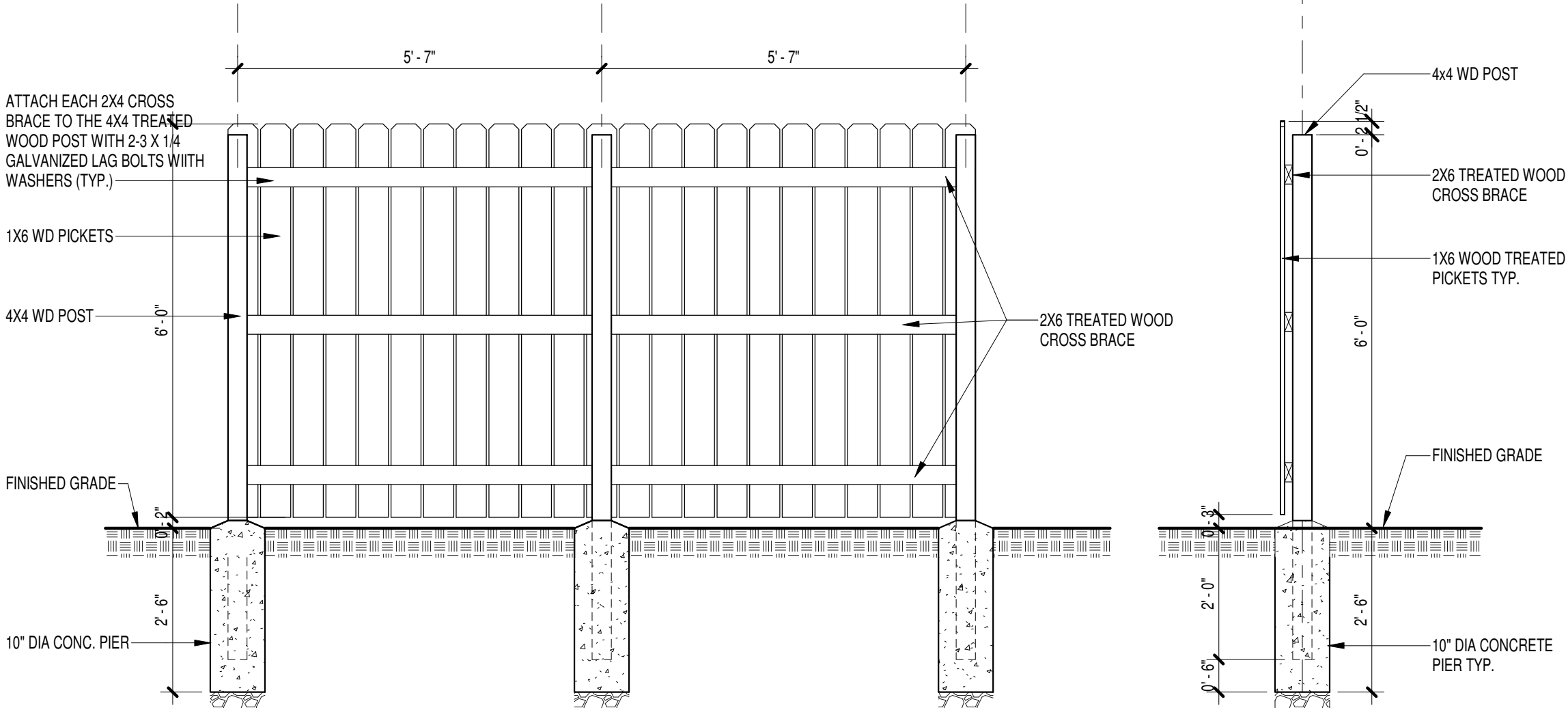
- ALL ELECTRICAL WORK SHALL COMPLY 2008 NATIONAL ELECTRIC CODE AND BUILDING CODE STANDARDS AND REQUIREMENTS.
- PROVIDE A GFI DUPLEX RECEPTACLES IN THE BATHROOM AND KITCHEN.
- ALL RECESSED LIGHT FIXTURES IN INSULATED AND ATTICS SPACES BY TYPE I.C.
- SMOKE DETECTORS SHALL BE AC POWERED WITH BATTERY BACKUP AND BE UL APPROVED. INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 12-01 SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM ENTRANCE, DOOR (BEDROOM HALLWAY) AND WITHIN EACH BEDROOM LOCATE BEDROOM HALLWAY DETECTORS HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEAVES WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT CEILING NEAR STAIRWAY.
- A CARBON MONOXIDE ALARM IS REQUIRED OUTSIDE OF SLEEPING AREAS, IN THE IMMEDIATE VICINITY OF SLEEPING AREAS. IF DWELLING UNIT CONTAINS A FUEL FIRED APPLIANCE OR HAS AN ATTACHED OR BASEMENT GARAGE.
- ARC-FAULT CIRCUIT INTERRUPTION PROTECTION SHALL PROVIDE FOR ALL CIRCUITS SUPPLYING POWER TO BEDROOMS.

HVAC

- HVAC EQUIPMENT AND DUCTWORK SHALL COMPLY WITH CURRENT MECHANICAL CODE.
- HVAC CONTRACTOR TO CHECK CAPACITY OF EXISTING FURNACE AND COOLING SYSTEM AND ADD ADDITIONAL UNITS IF REQUIRED.

REMOVE ALL EXISTING ROOF STRUCTURE AND ENTIRE FIRST FLOOR EXTERIOR AND INTERIOR WALLS WITH ALL EXISTING ELECTRICAL MECHANICAL AND PLUMBING LINES. REMOVE EXISTING FIRST FLOOR FLOORING AND FLOOR STRUCTURE AND SHEATHING.

BEFORE STRTING WORK , CHECK ALL DIMENSIONS OF THE OBJECT AND PROPERTY LINE



③ PRIVACY WOOD FENCE DETAILS
1/2" = 1'-0"

PROJECT DRAW:
MEHO OSMANOVIC
NON REGISTER ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_osmanovic@yahoo.com

OWNER

FOCA CONSTRUCTION

4092 ROBERT AVE
ST. LOUIS, MO 63116

PROJECT NAME

SINGLE FAMILY REHAB & FIRST
AND SECOND FLOOR ADDITION

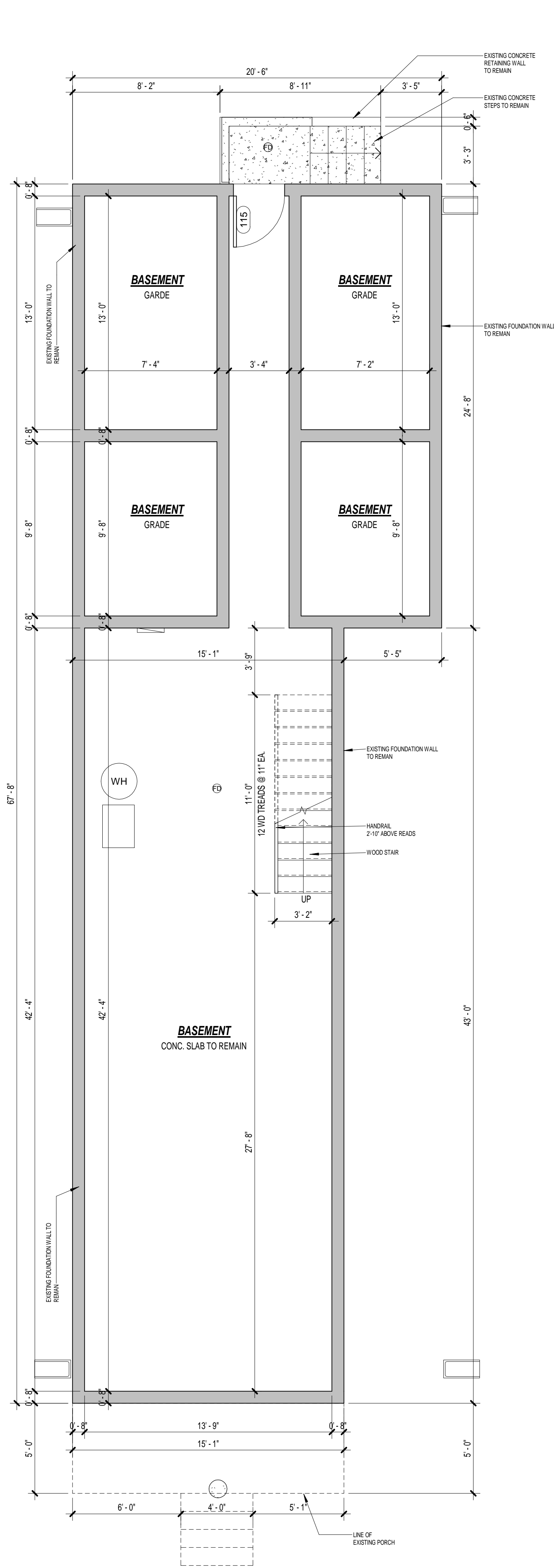
4327 HUNT AVE
ST. LOUIS MO

CONTRACTOR

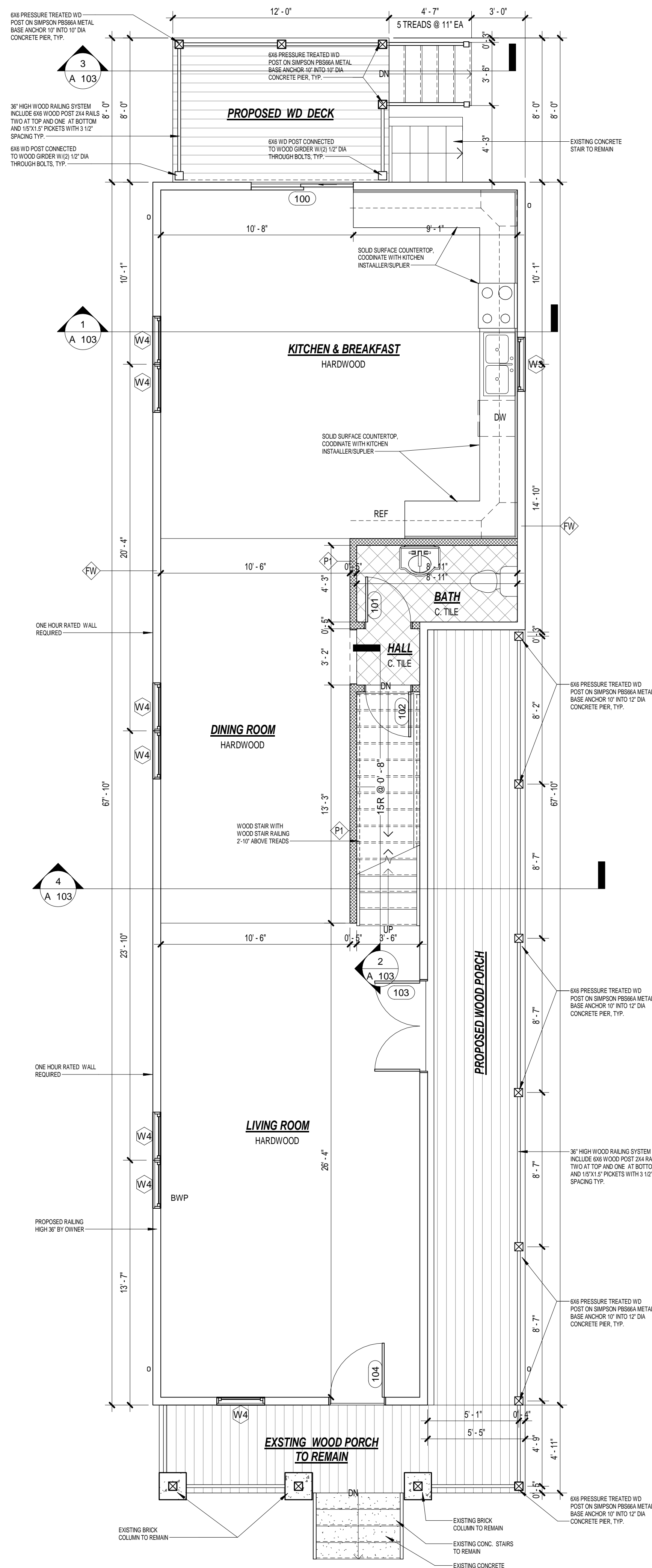
SEAL AND DATE

SITE PLAN & COVER SHITS

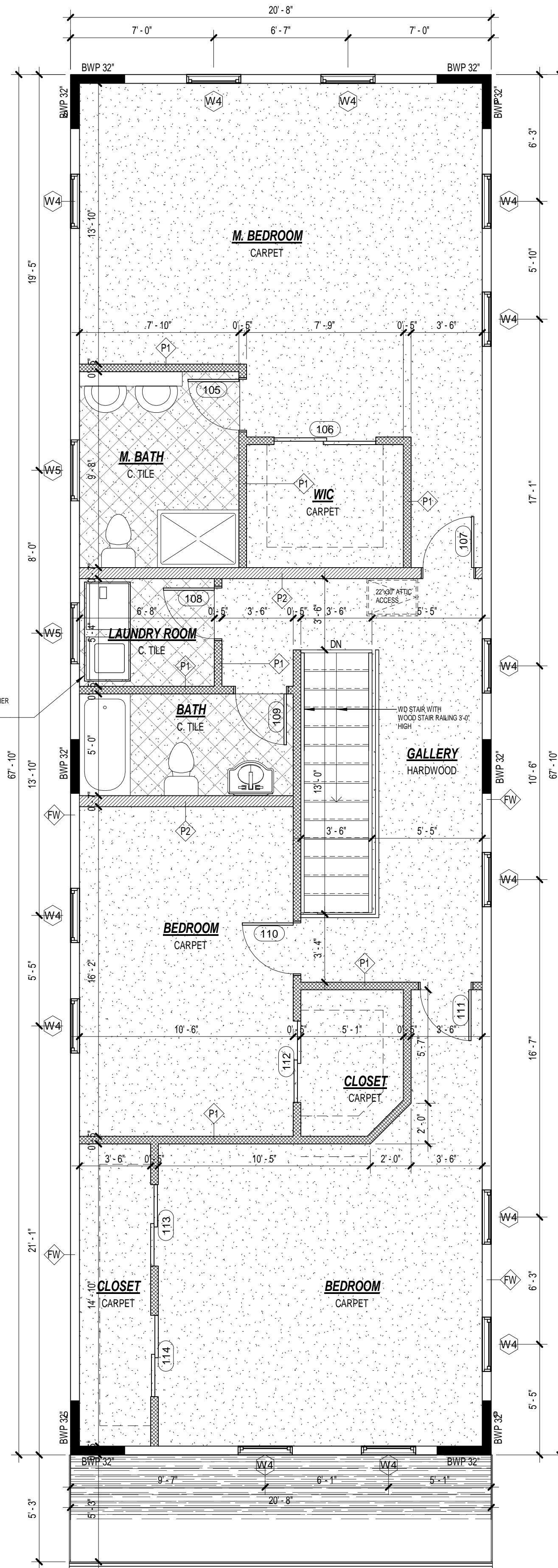
SCALE	As indicated
PROJECT NUMBER	122-III/19
DATE	3/5/2019
DRAWN BY	Author
CHECKED BY	Checker



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



2 FIRST FLOOR PLAN
1/4" = 1'-0"



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

WALL BRACING NOTES:

TRUSS MANUFACTURER VERIFY ALL DIMENSION AND ROOF SLOPE PRIOR TRUSS FABRICATION.
SUBMIT FLOOR AND ROOF TRUSSES SPECIFICATION SHEETS, SEALED BY PROFESSIONAL, A RESIDENT REGISTERED ENGINEER TO THE BUILDING INSPECTOR PRIOR INSTALLATION. SHEETS MUST BE SIGNED AND CORRESPOND TO ACTUALLY TRUSSES USED.

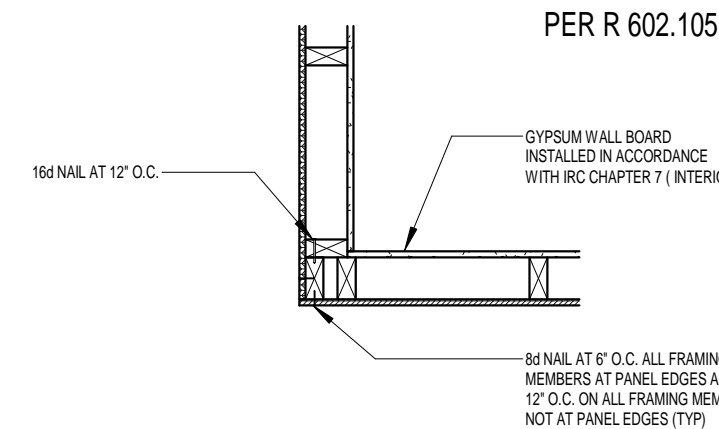
NOTES:

1. THIS PLAN IS LITERALLY SUPPORTED ACCORDANCE WITH SIMPLY FIELD BRACING METHOD OF ST. LOUIS CITY.
2. THE INTERIOR EXTERIOR WALL CONFIGURATION BRACES STRUCTURE IN ACCORDANCE OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION 1601 OF THE 2009 EDITION OF THE IRC SECTION 2305 OF THE 2009 EDITION OF THE IBC.

BWP-BRACED WALL PANEL 4'-0" U.N.D. FROM BOTTOM TO TOP LATE (SEE CORNER BRACING DETAIL). ALL VERTICAL JOINTS BETWEEN PANEL SHALL BE BLOCKED.

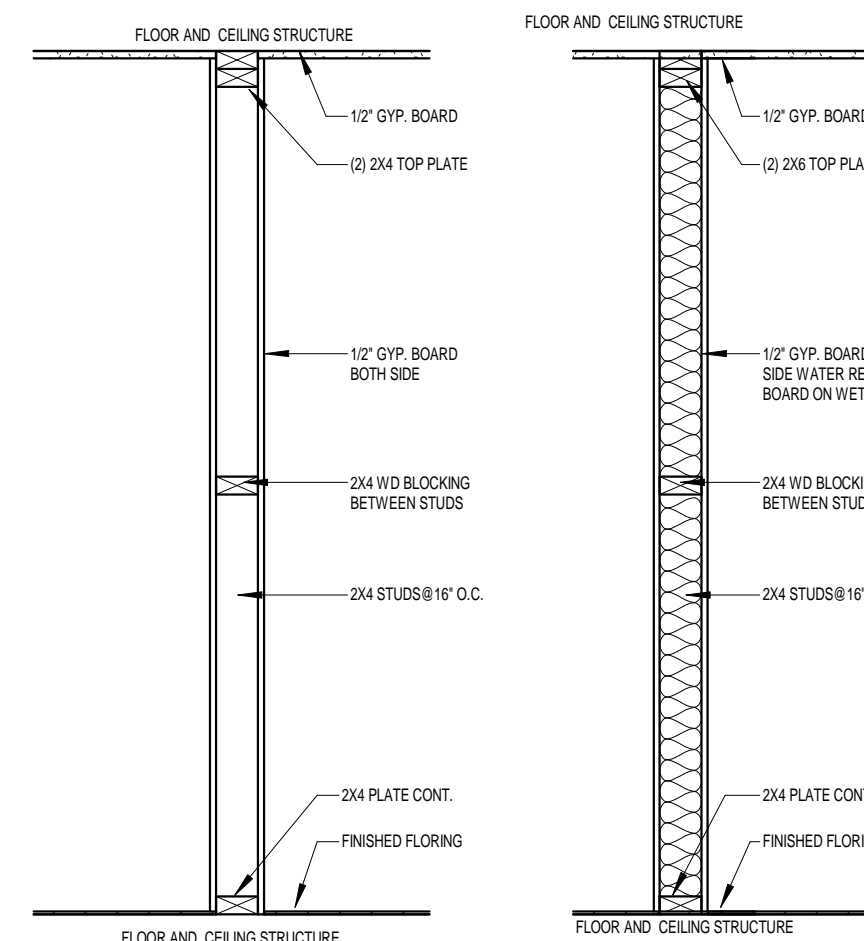
IMPORTANT CODE REQUIREMENTS:

ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R 602.105.



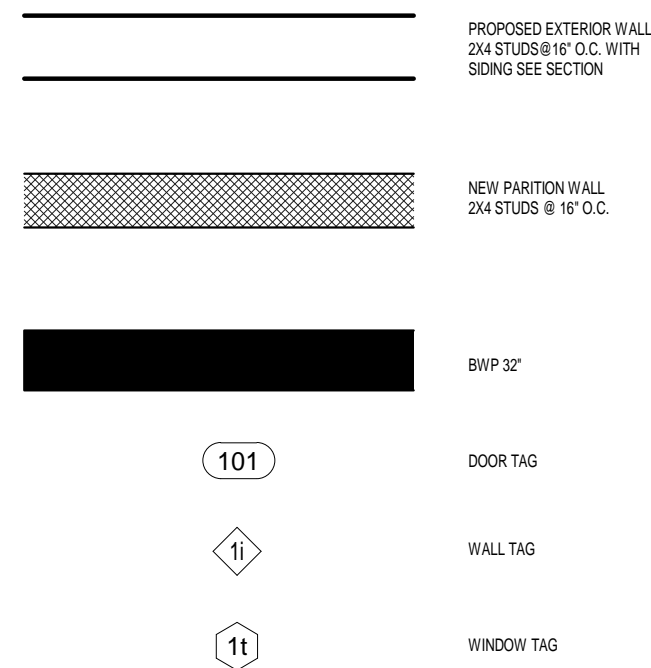
PER R 602.105

4 WALL SIMPLY BRACING DETAIL
3/4" = 1'-0"



P1
TYPICAL PARTITION
2X4 STUDS @ 16" O.C.

P2
TYPICAL PARTITION
2X6 STUDS @ 16" O.C.
ON WET AREA



NOTE:

ON THE FIRST FLOOR TO REPLACE ALL THE AMAGED OUTER WALLS. EXTERIOR WALL MUST BE IDENTICAL ON THE FIRST AND THE NEW ADDITION

5 TYPICAL PARTITION TYPES
3/4" = 1'-0"

PROJECT DRAW:
MEHO OSMANOVIC
NON REGISTER ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_o_osmanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

PROJECT NAME
SINGLE FAMILY REHAB & FIRST AND SECOND FLOOR ADDITION

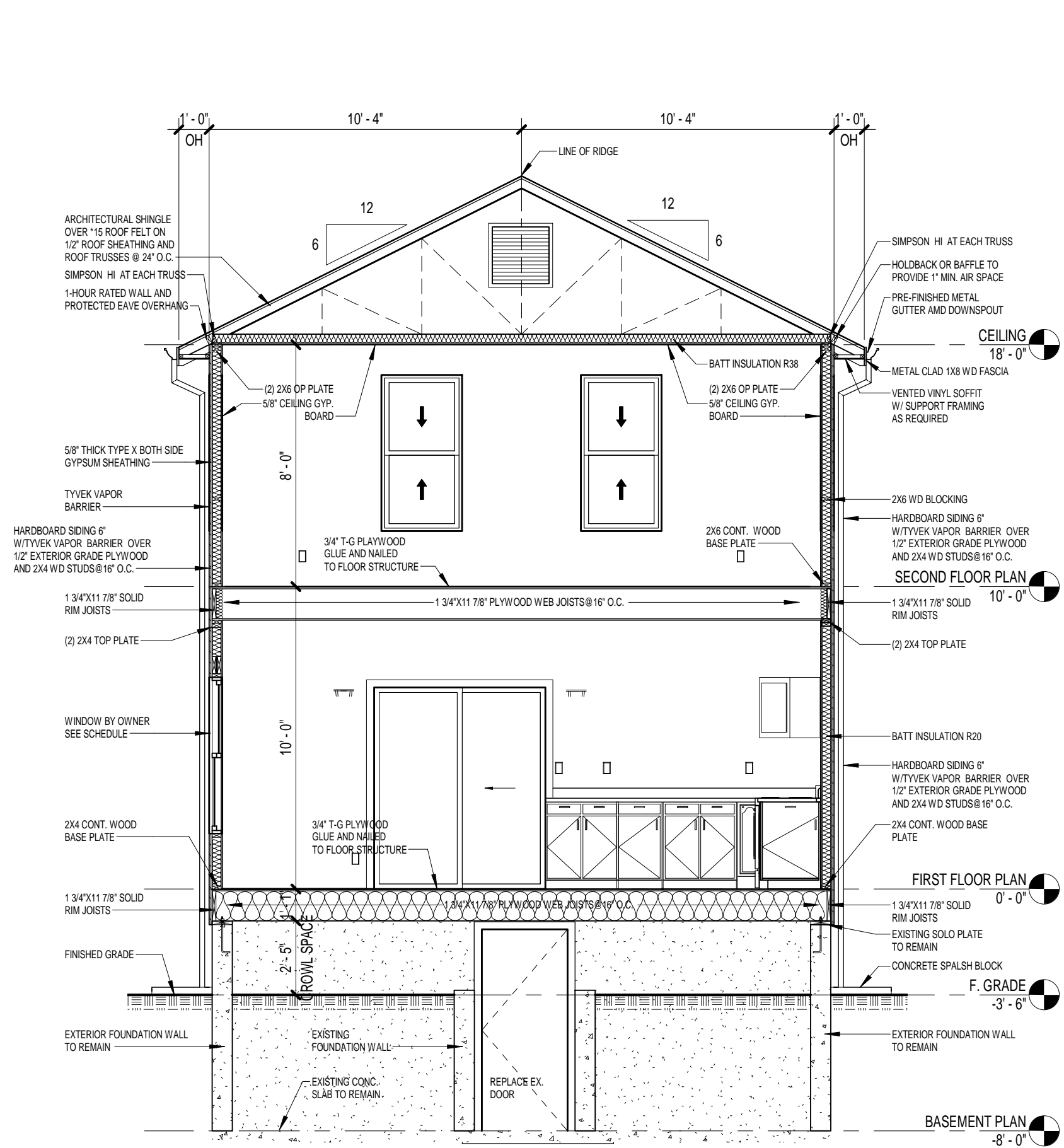
CONTRACTOR

SEAL AND DATE

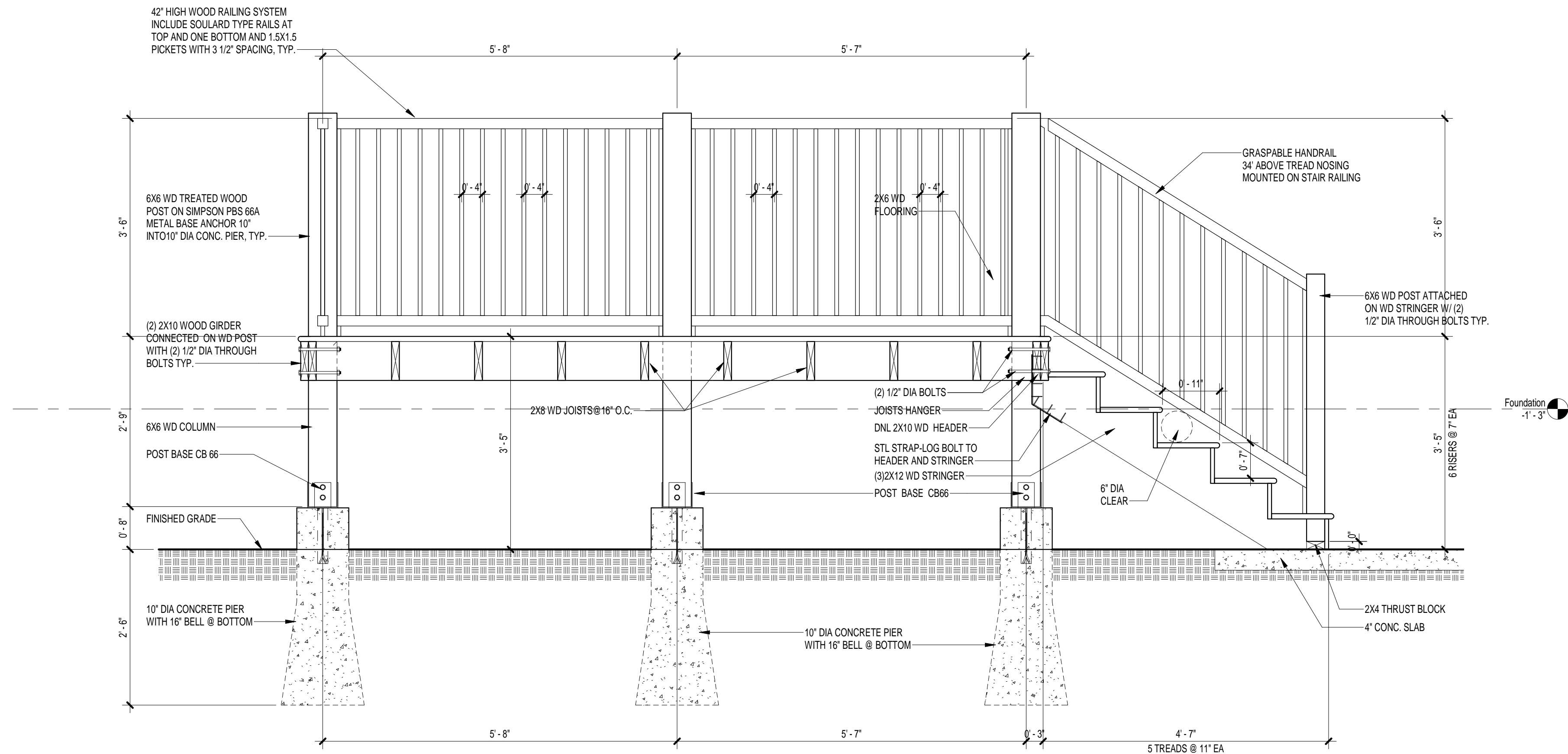
FLOORS

SCALE
As indicated
PROJECT NUMBER
122-III/19
DATE
3/5/2019
DRAWN BY
MO
CHECKED BY
MO

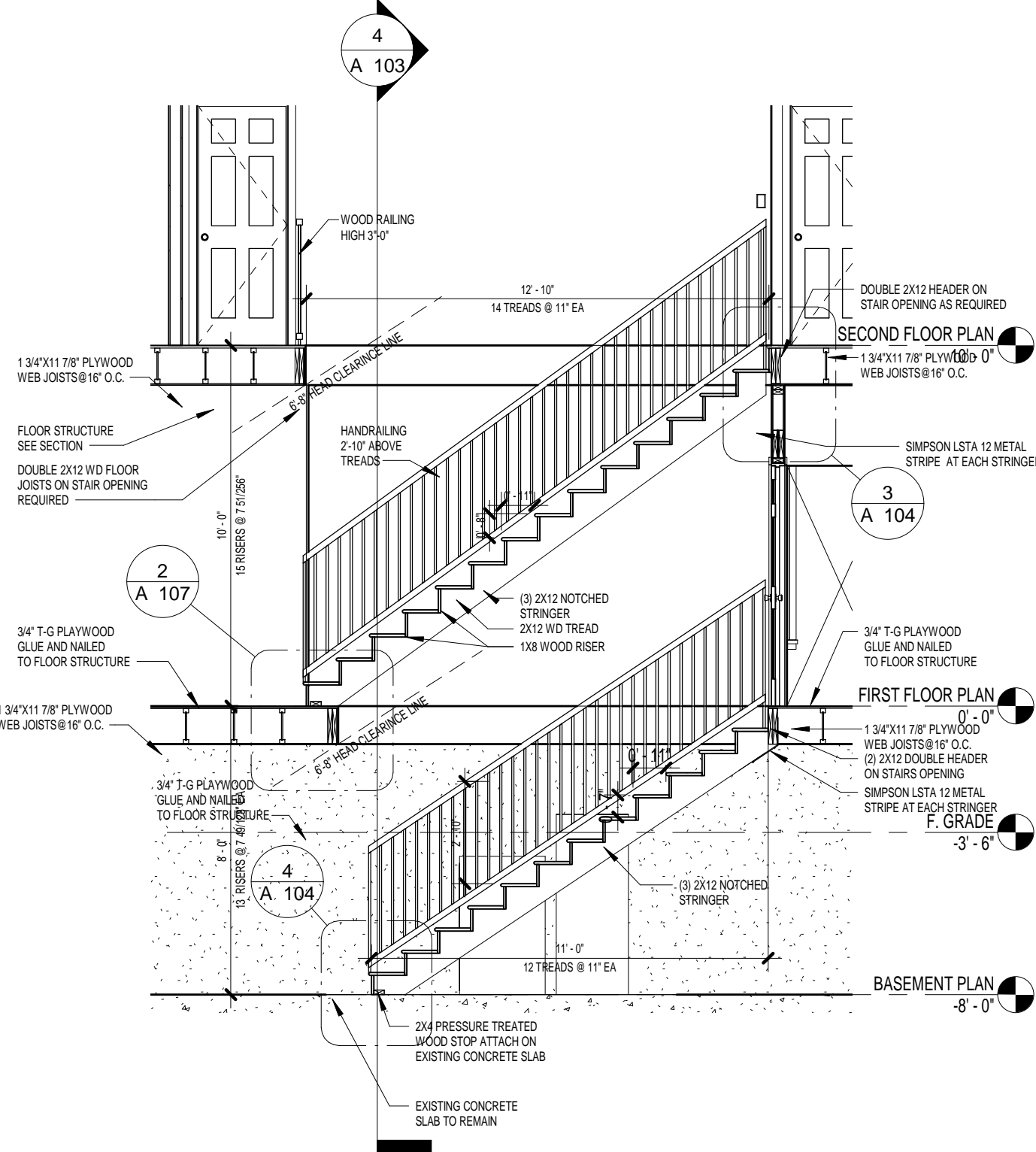
A 102



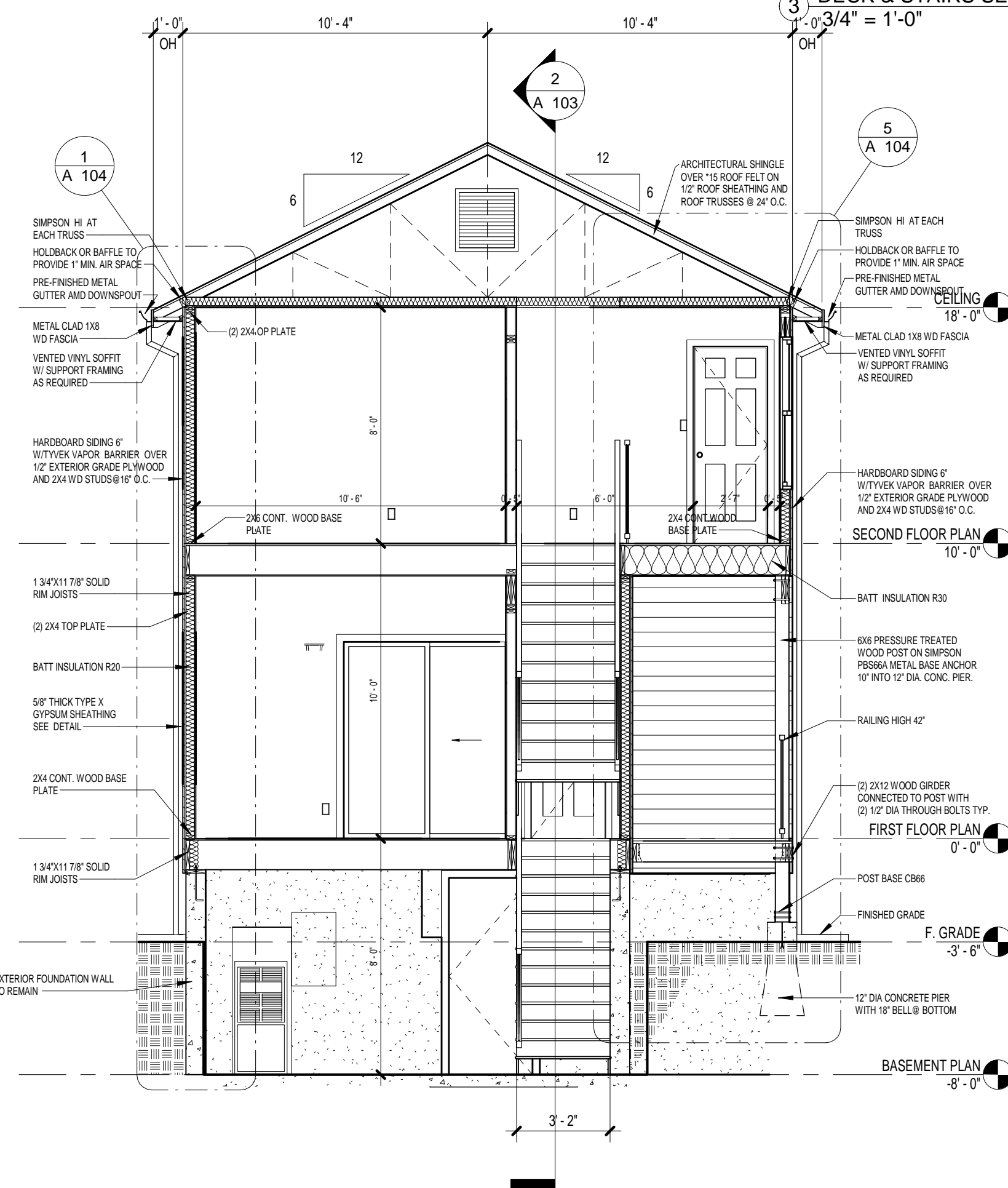
1 BUILDING SECTION
1/4" = 1'-0"



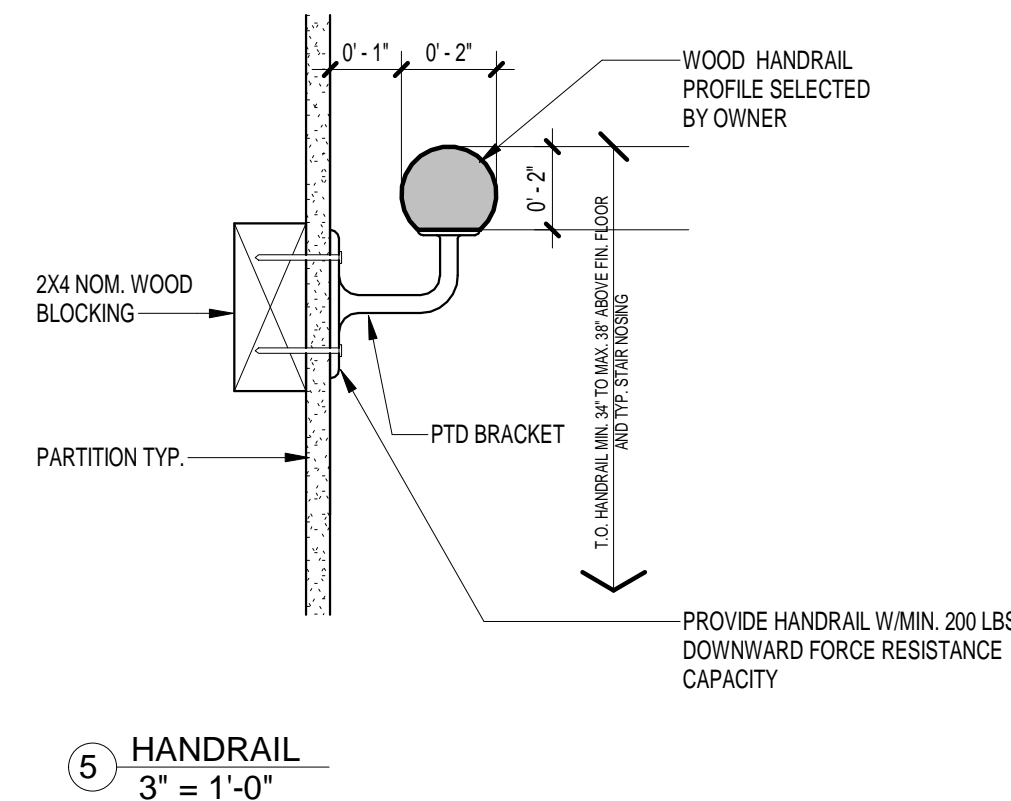
3 DECK & STAIRS SECTION
3/4" = 1'-0"



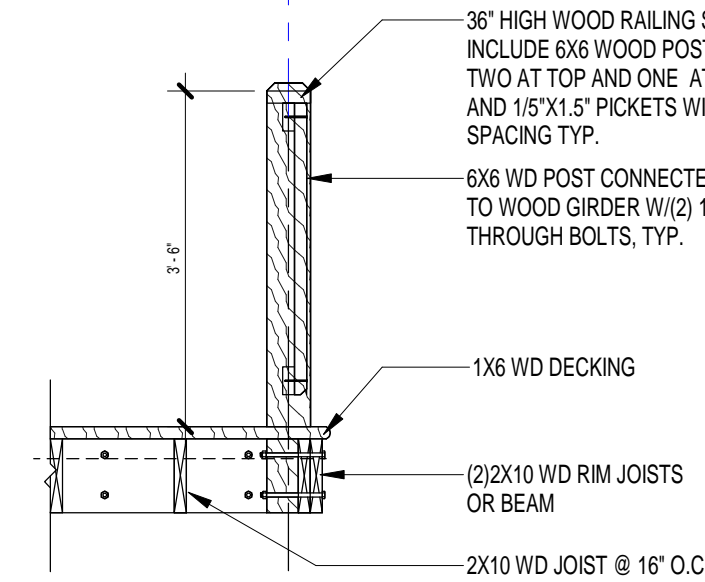
2 STAIRS SECTION
1/4" = 1'-0"



4 BUILDING SECTION I
1/4" = 1'-0"



5 HANDRAIL
3" = 1'-0"



6 DECK RAILING DETAIL
1/2" = 1'-0"

PROJECT NAME
SINGLE FAMILY REHAB & FIRST AND SECOND FLOOR ADDITION

OWNER
FOCA CONSTRUCTION

CONTRACTOR

SEAL AND DATE

SECTIONS

SCALE
As indicated

PROJECT NUMBER
122-III/19

DATE
3/5/2019

DRAWN BY
Author

CHECKED BY
Checker

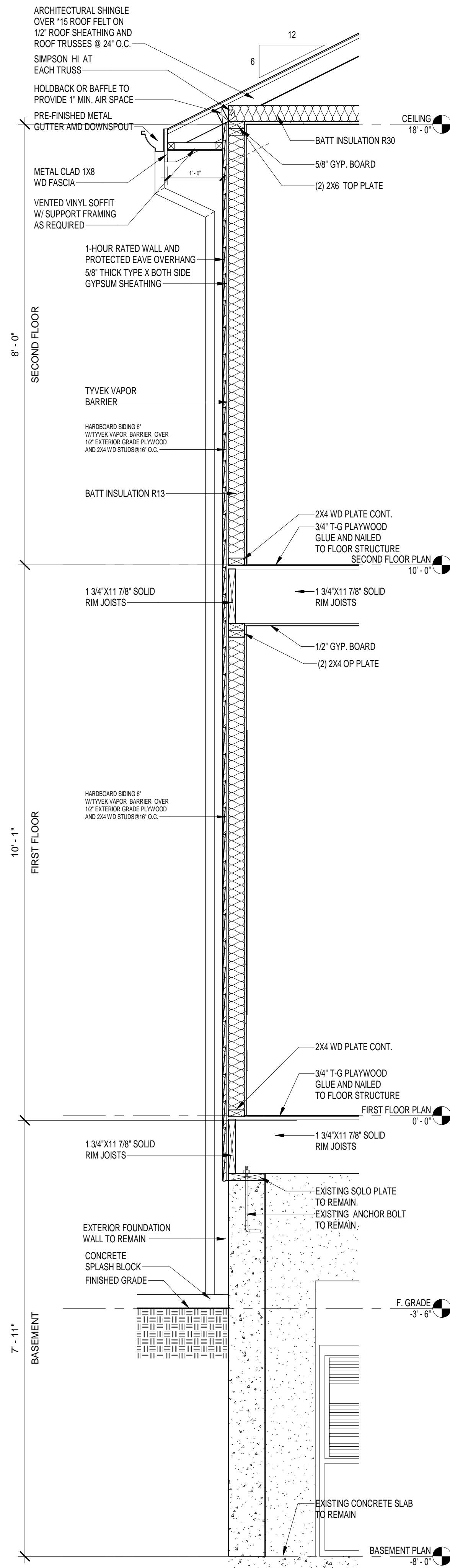
A 103

PROJECT DRAW:
MEHO OSMANOVIC
NON REGISTER ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_osmanovic@yahoo.com

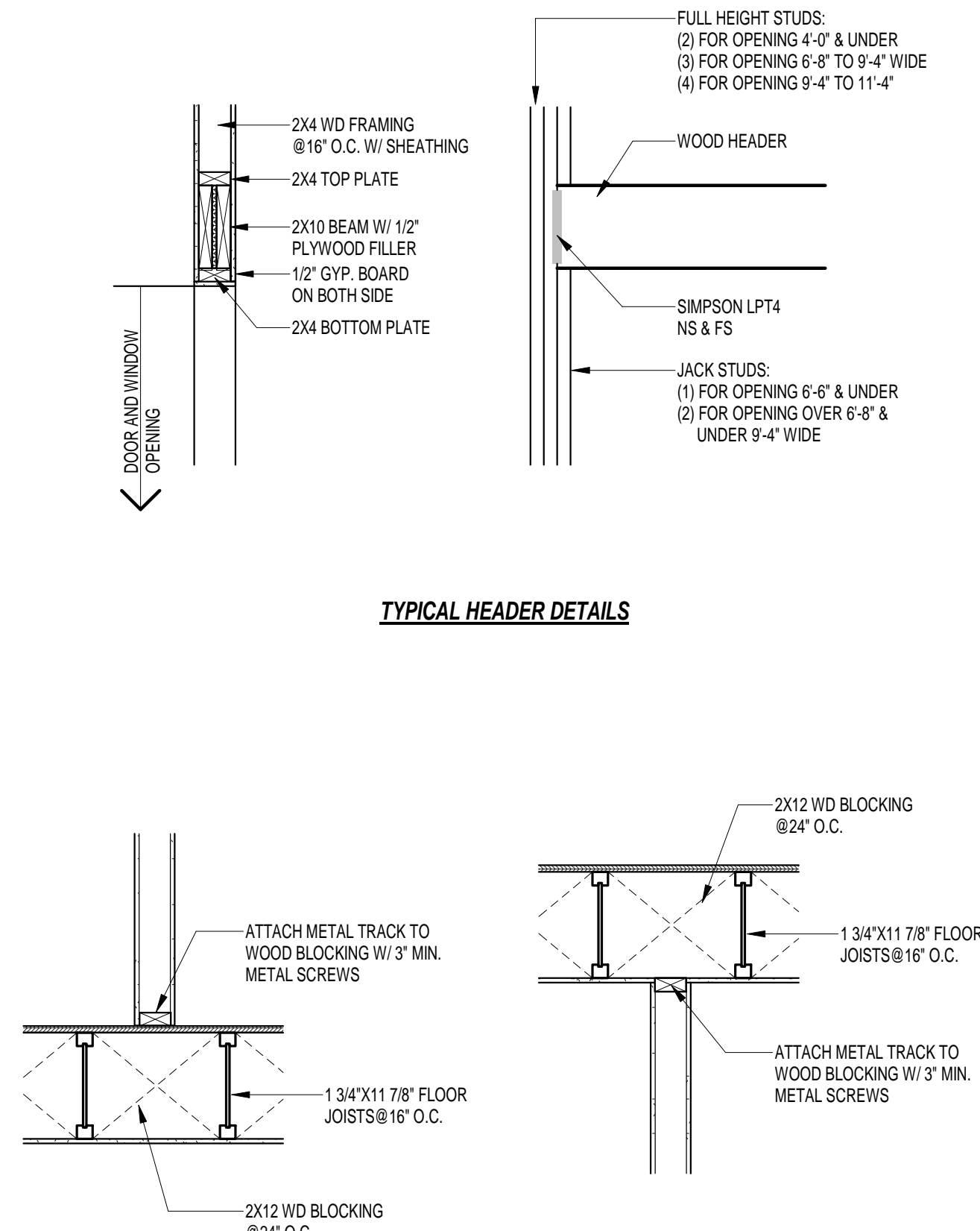
ALL CORRECTIONS
AND SUGGESTIONS SEND TO MY E-MAIL

4092 ROBERT AVE
ST. LOUIS, MO 63116

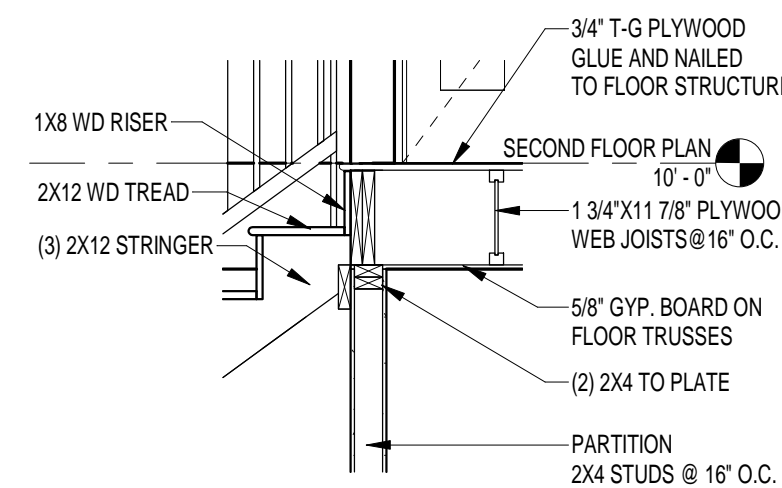
4327 HUNT AVE
ST. LOUIS MO



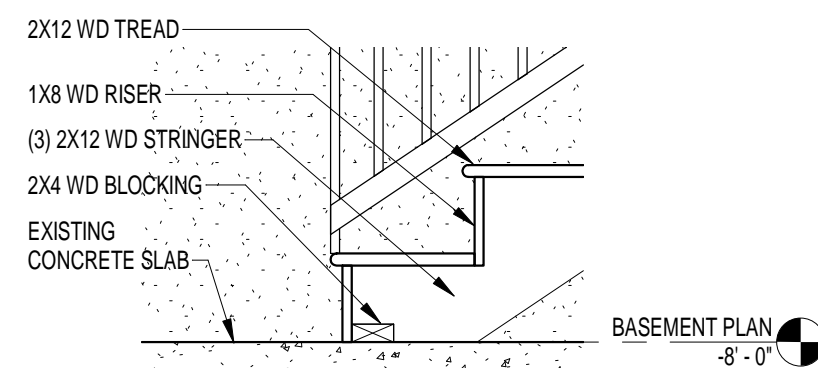
1 WALL SECTION
3/4" = 1'-0"



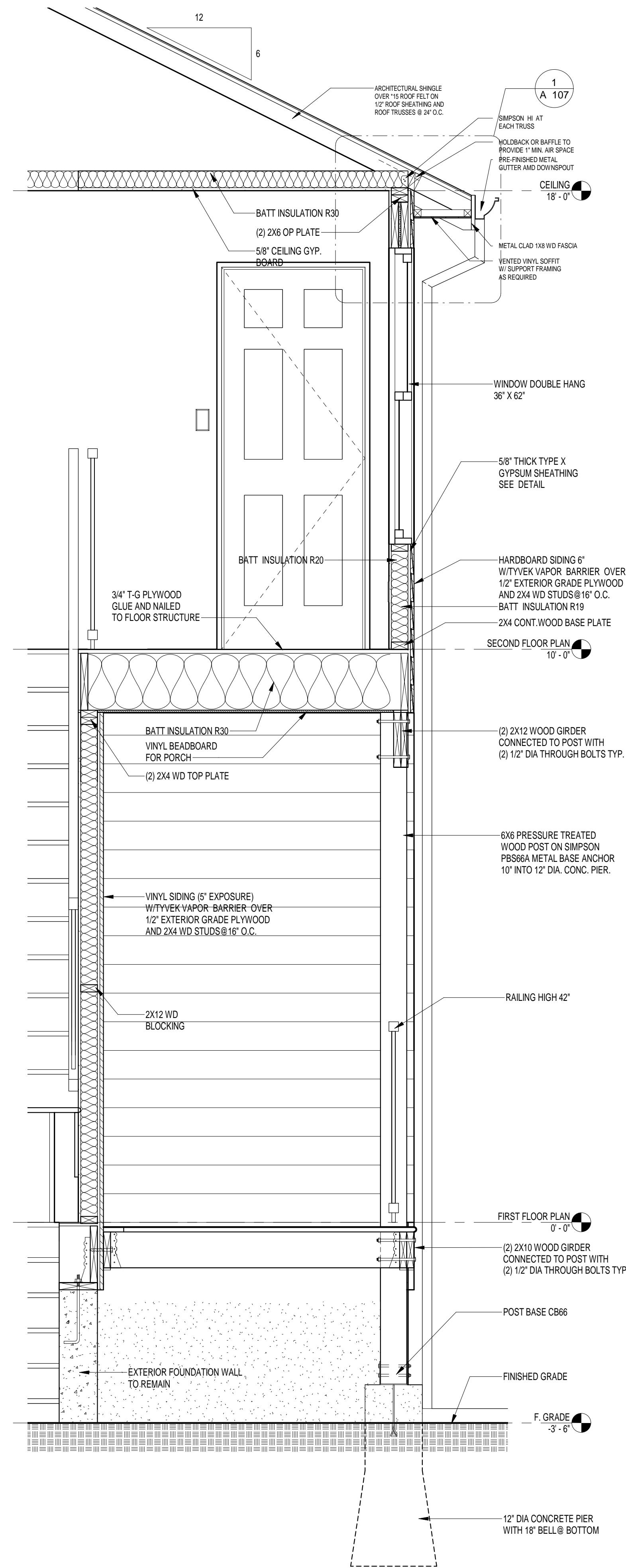
2 HHEADER & CONNECTION
3/4" = 1'-0"



3 STAIR FRAMING DETAIL
1/2" = 1'-0"



4 STAIRS CONNECTION ON CONCRETE
3/4" = 1'-0"



5 WALL AND PIER DETAIL
3/4" = 1'-0"

PROJECT DRAWN BY
MEHO OSMANOVIC
NON REGISTERED ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_o_smanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

PROJECT NAME
SINGLE FAMILY REHAB & FIRST AND SECOND FLOOR ADDITION

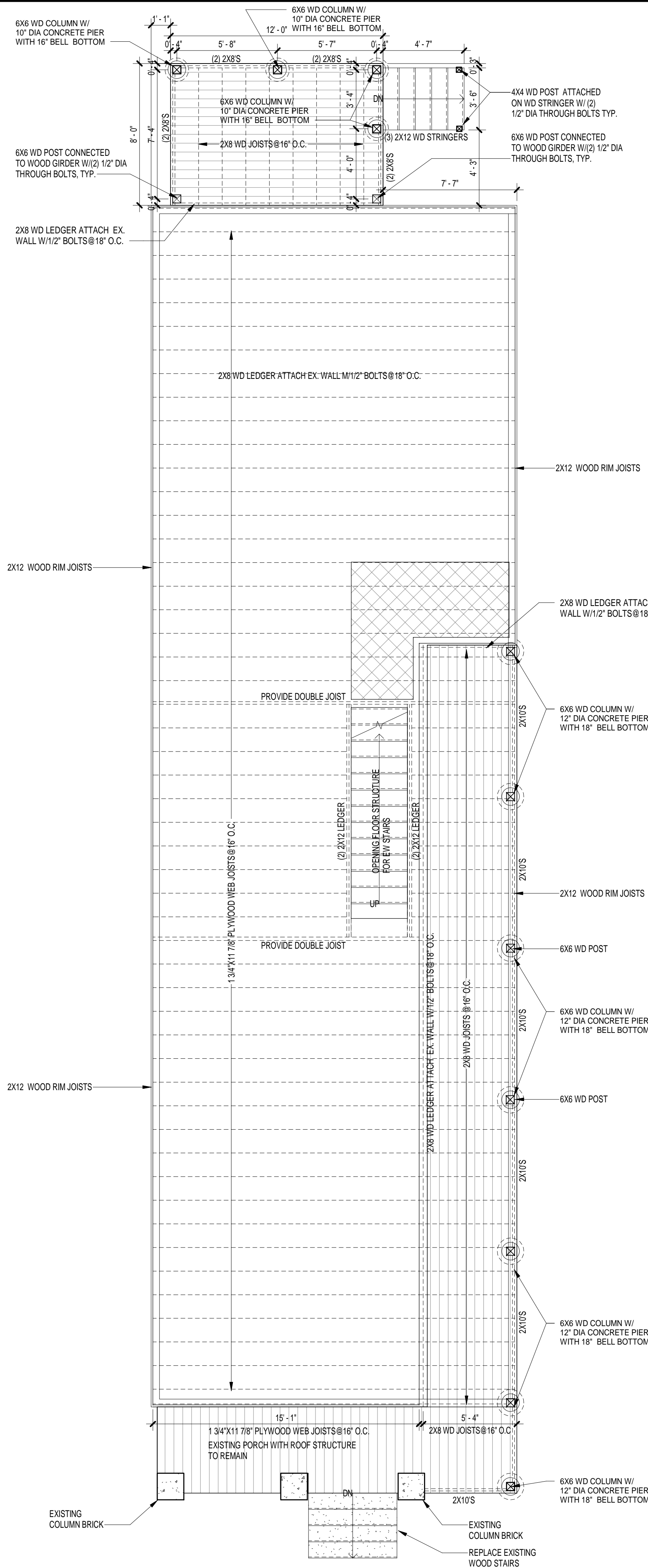
CONTRACTOR

SEAL AND DATE

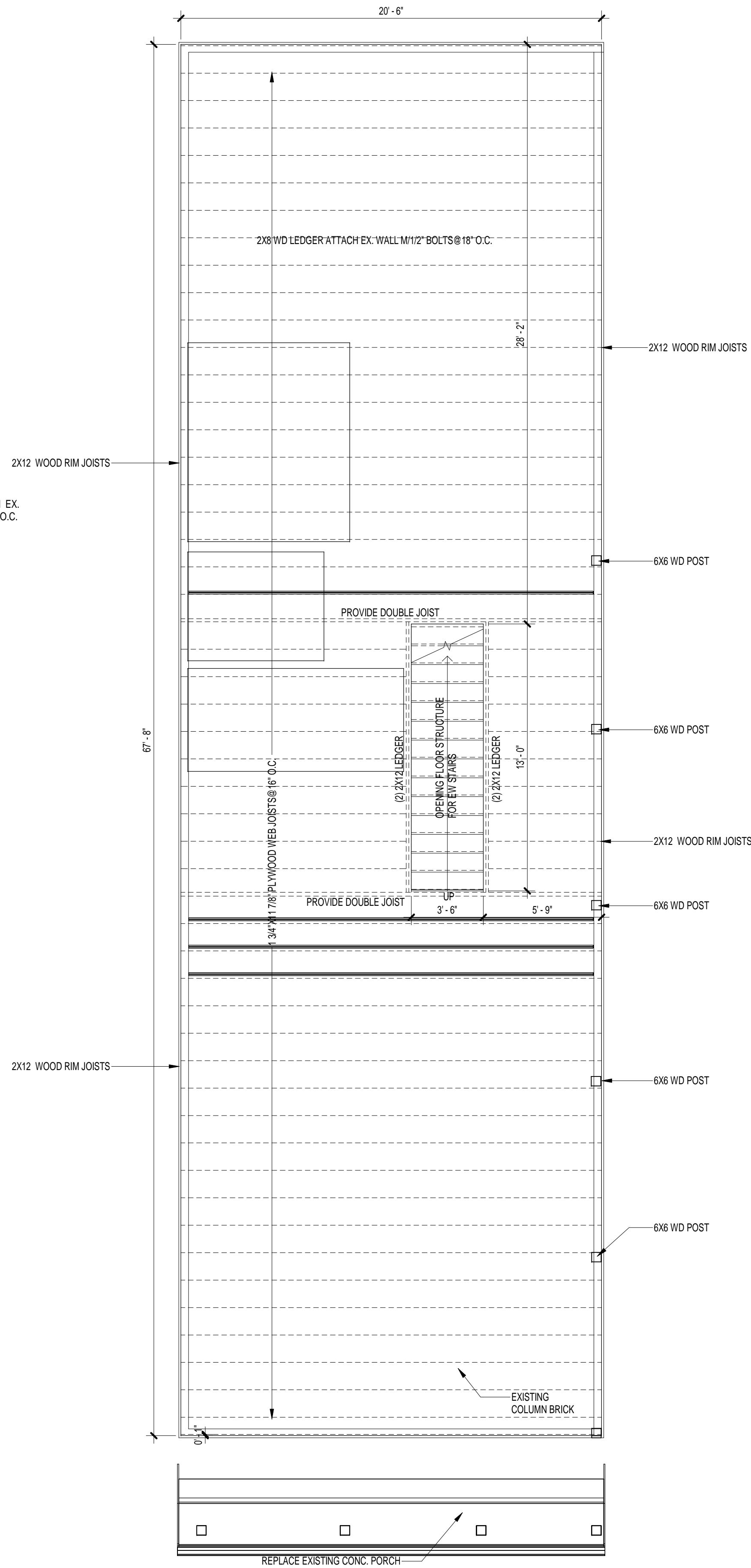
SECTIONS AND DETAILS

SCALE	As indicated
PROJECT NUMBER	122-III/19
DATE	3/5/2019
DRAWN BY	MO
CHECKED BY	MO

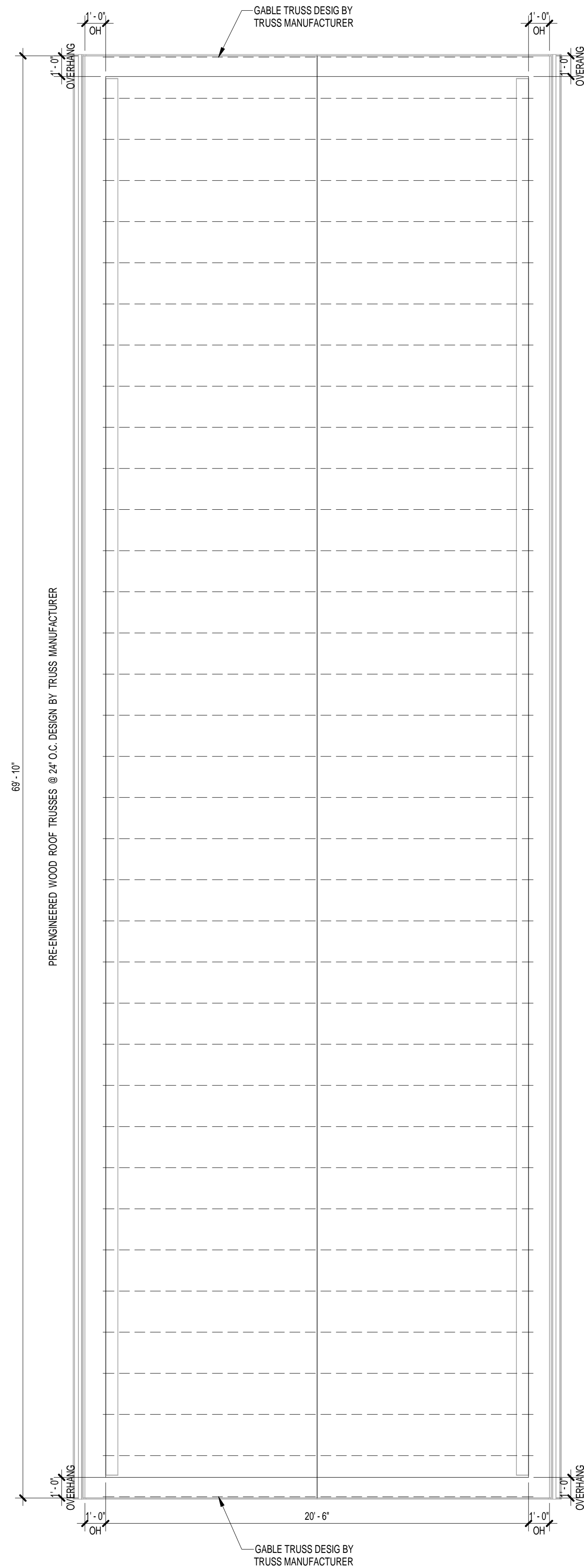
A 104



1 FIRST FLOOR FRAMING
1/4" = 1'-0"



2 SECOND FLOOR FRAMING
1/4" = 1'-0"



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

TRUSS MANUFACTURER FIELD VERIFY ALL DIMENSION
PRIOR TRUSS FABRICATION.

SUBMIT FLOOR AND TRUSS SPECIFICATION SHEETS.
SEALED BY PROFESSIONAL A MISSOURI REGISTERED ENGINEER
TO THE BUILDING INSPECTOR. PRIOR INSTALLATION SHEETS
MUST BE SPECIFIC AND CORRESPOND TO ACTUALLY TRUSSES USED.

PROJECT DRAW:
MEHO OSMANOVIC
NON-REGISTERED ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_o_smanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

4092 ROBERT AVE
ST. LOUIS, MO 63116

PROJECT NAME
SINGLE FAMILY REHAB & FIRST
AND SECOND FLOOR ADDITION

4327 HUNT AVE
ST. LOUIS MO

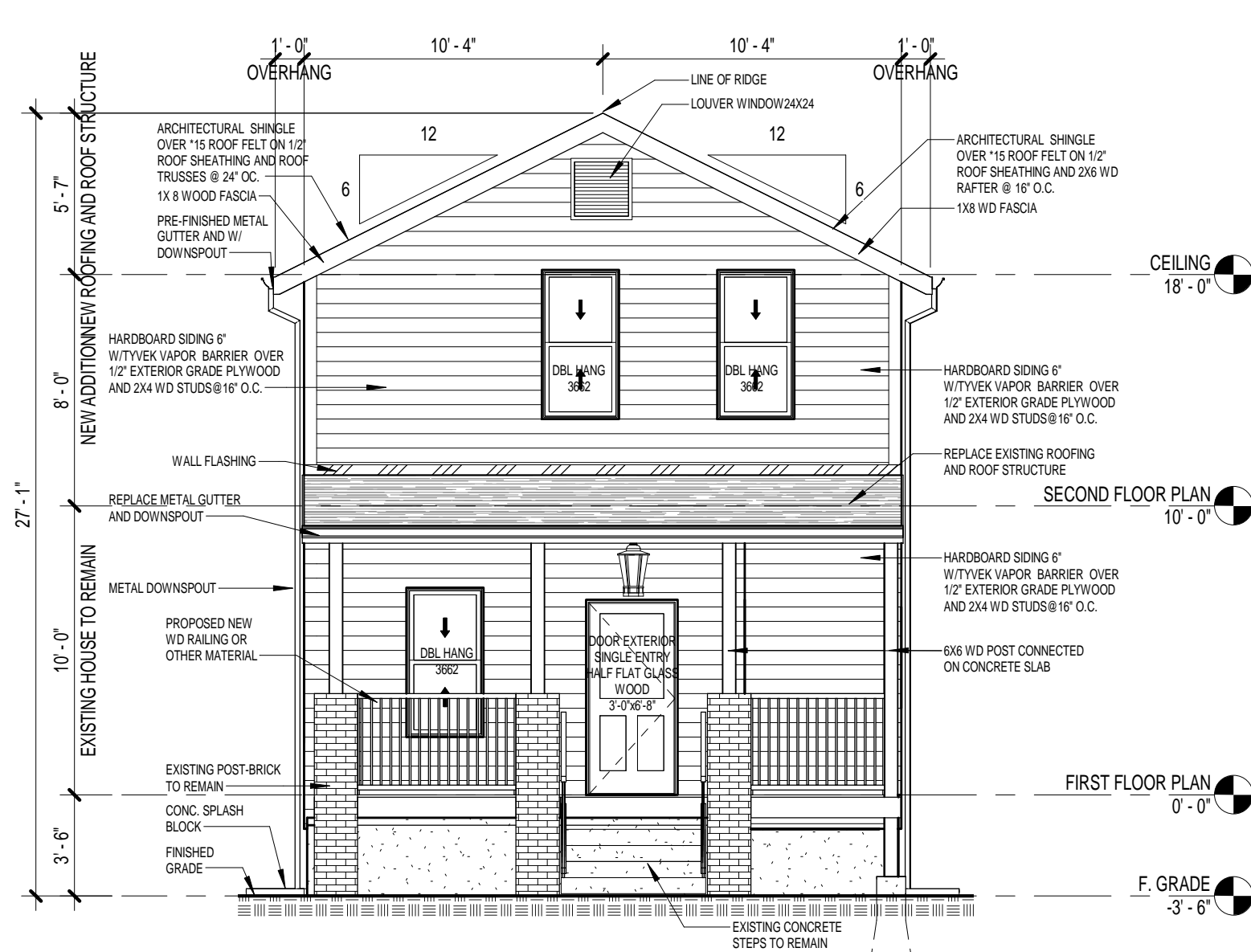
CONTRACTOR

SEAL AND DATE

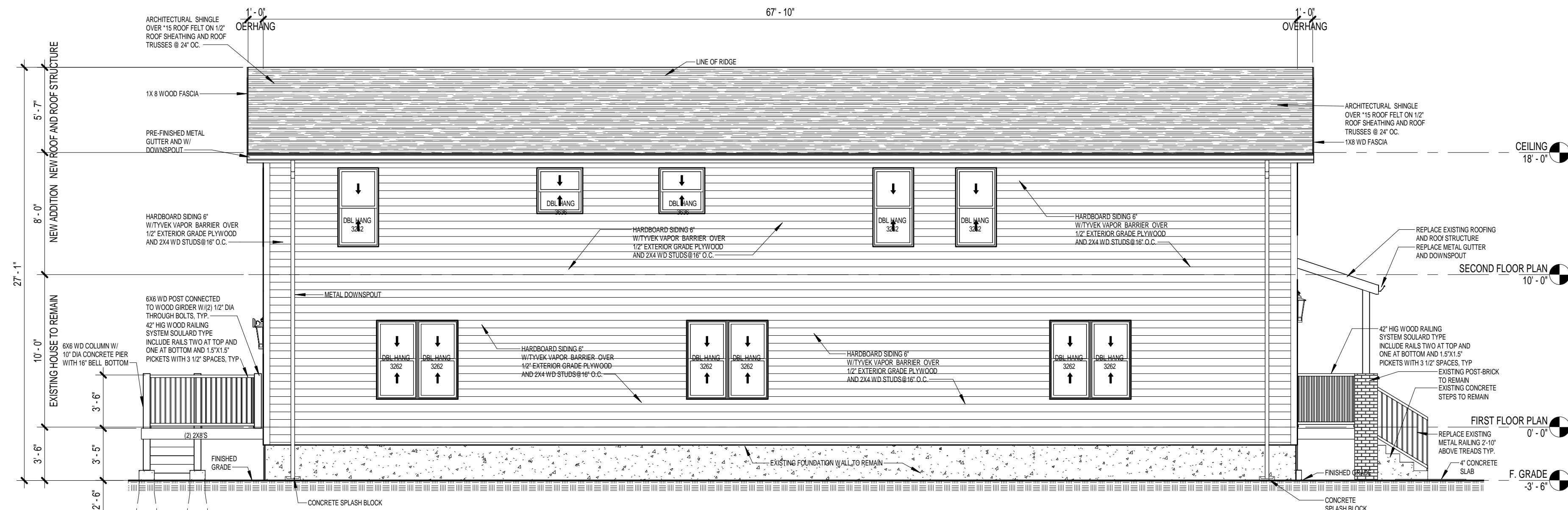
FLOORS FRAMING

SCALE	1/4" = 1'-0"
PROJECT NUMBER	122-III/19
DATE	3/5/2019
DRAWN BY	MO
CHECKED BY	MO

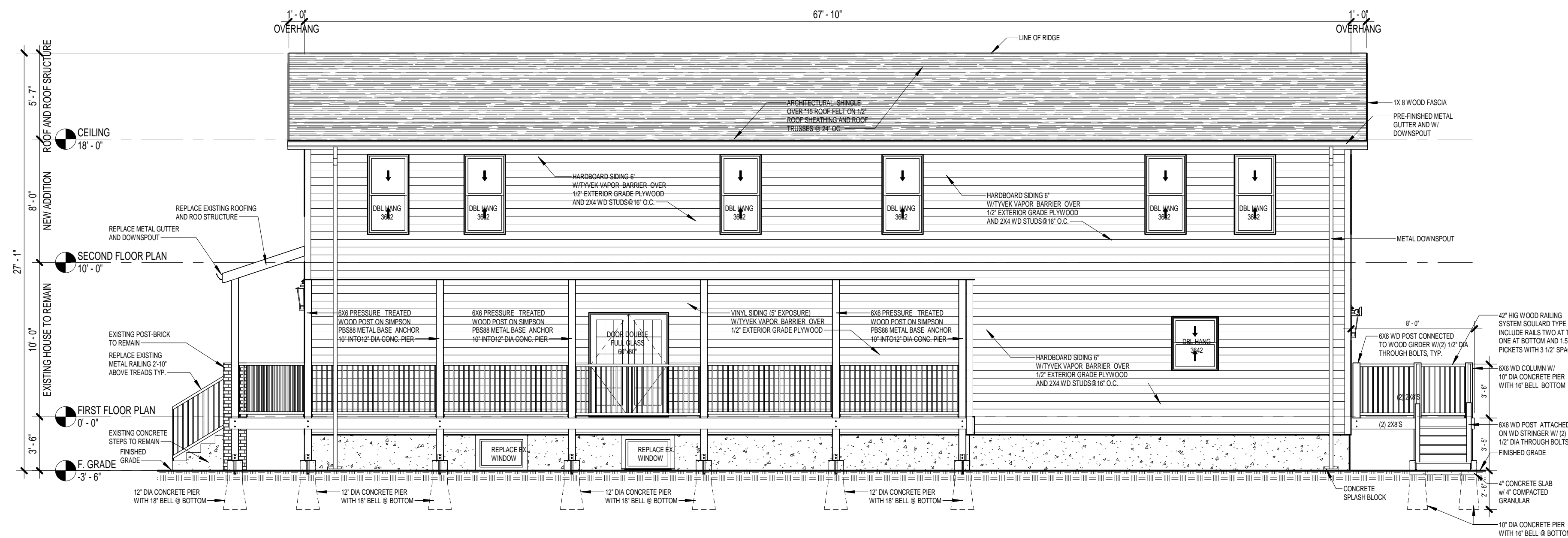
A 105



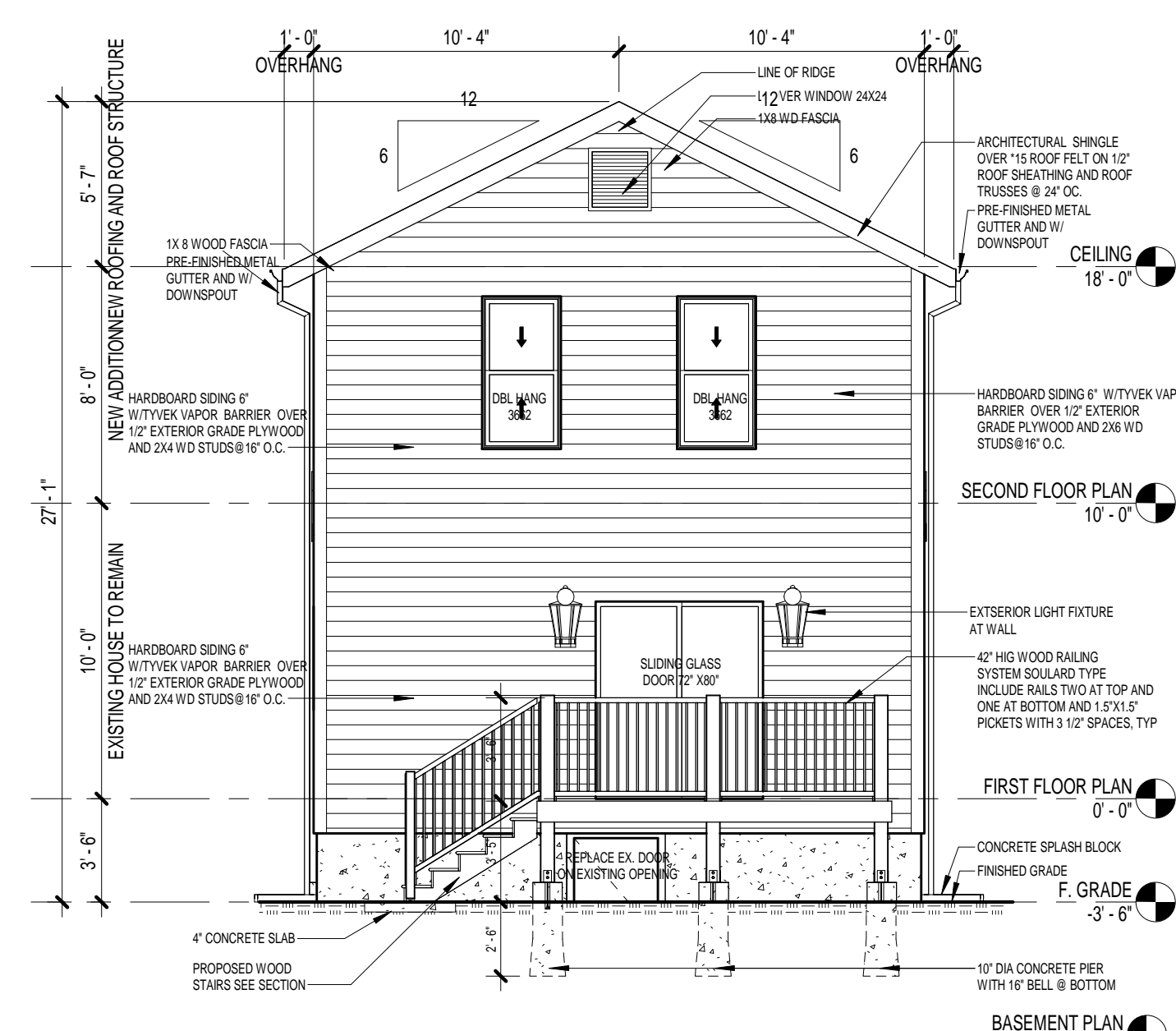
2 FRONT SIDE ELEVATION
3/16" = 1'-0"



3 LEFT SIDE ELEVATION
3/16" = 1'-0"



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



1 BACK SIDE ELEVATION
3/16" = 1'-0"

PROJECT DRAW:
MEHO OSMANOVIC
NON-REGISTERED ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_osmanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

4092 ROBERT AVE
ST. LOUIS, MO 63116

PROJECT NAME
SINGLE FAMILY REHAB & FIRST
AND SECOND FLOOR ADDITION

4327 HUNT AVE
ST. LOUIS MO

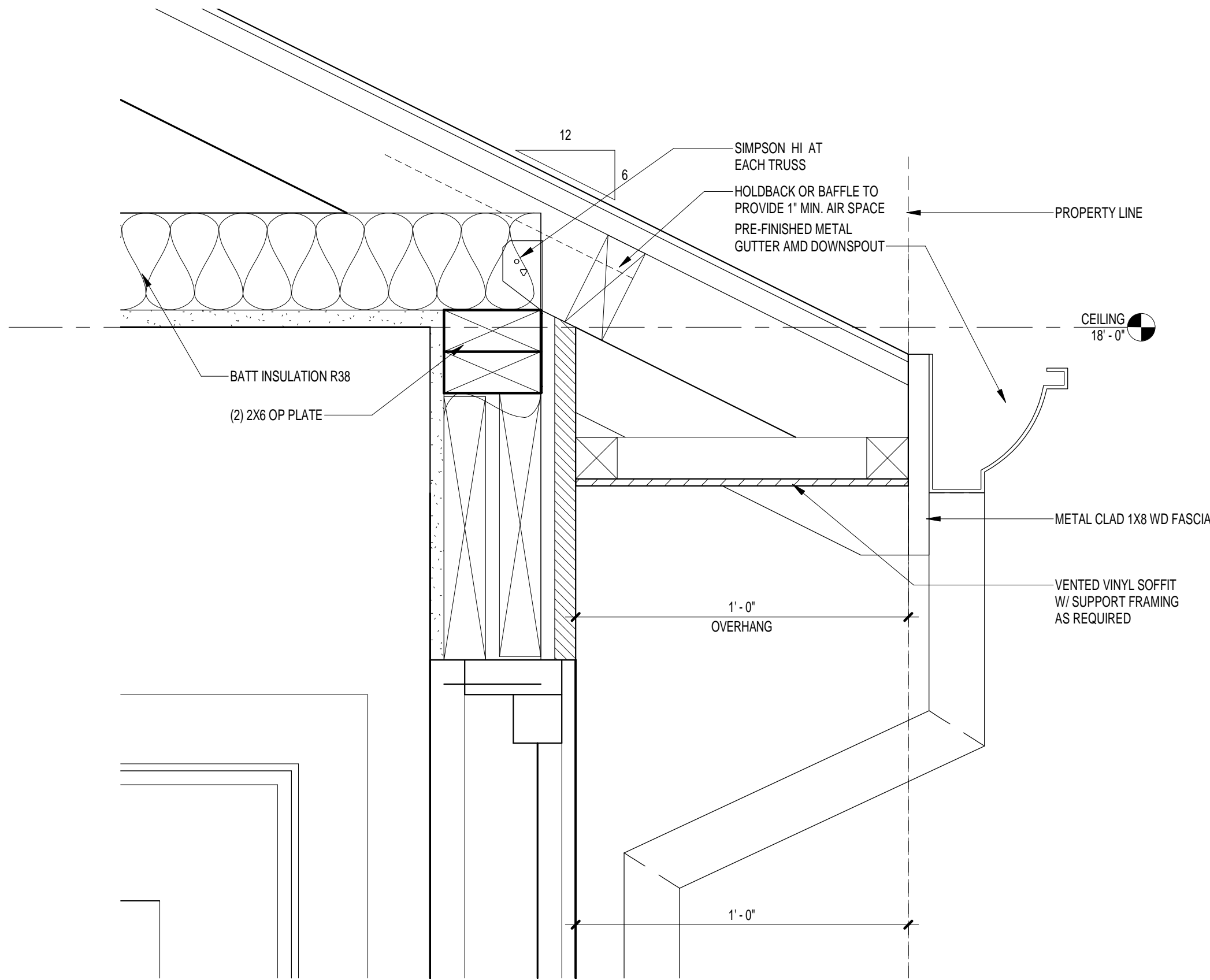
CONTRACTOR

SEAL AND DATE

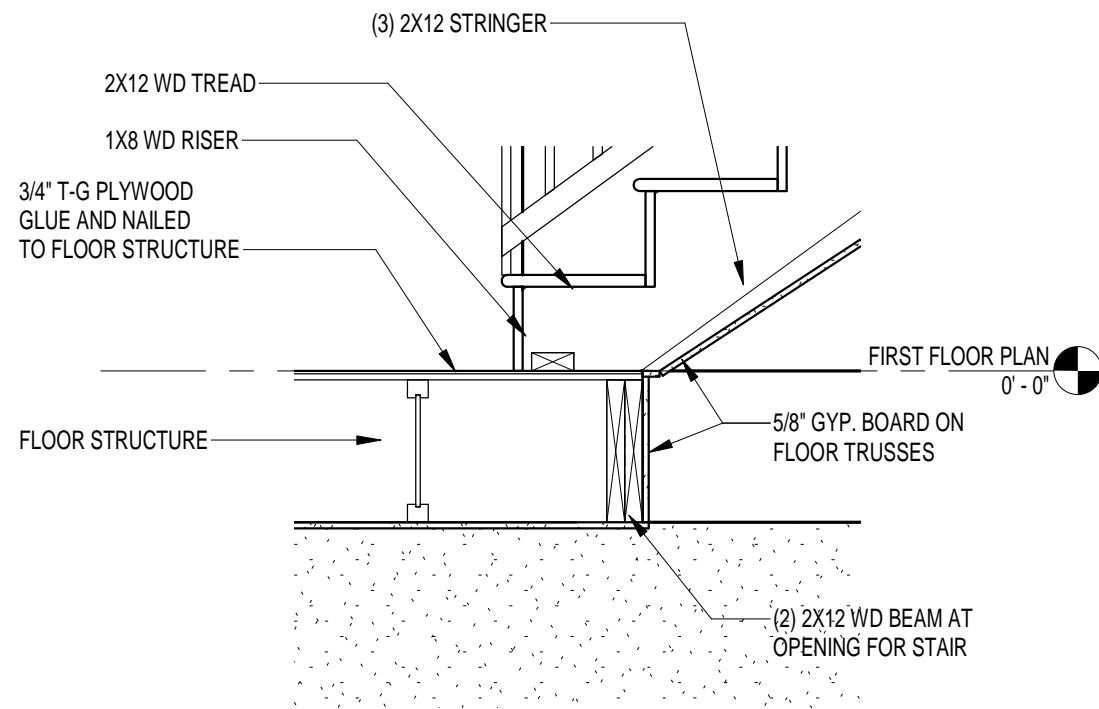
ELEVATIONS

SCALE
3/16" = 1'-0"
PROJECT NUMBER
122-III/19
DATE
3/5/2019
DRAWN BY
Author
CHECKED BY
Checker

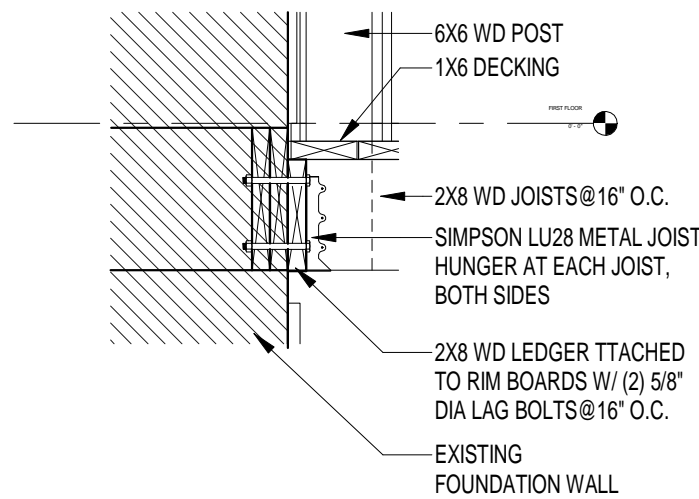
A 106



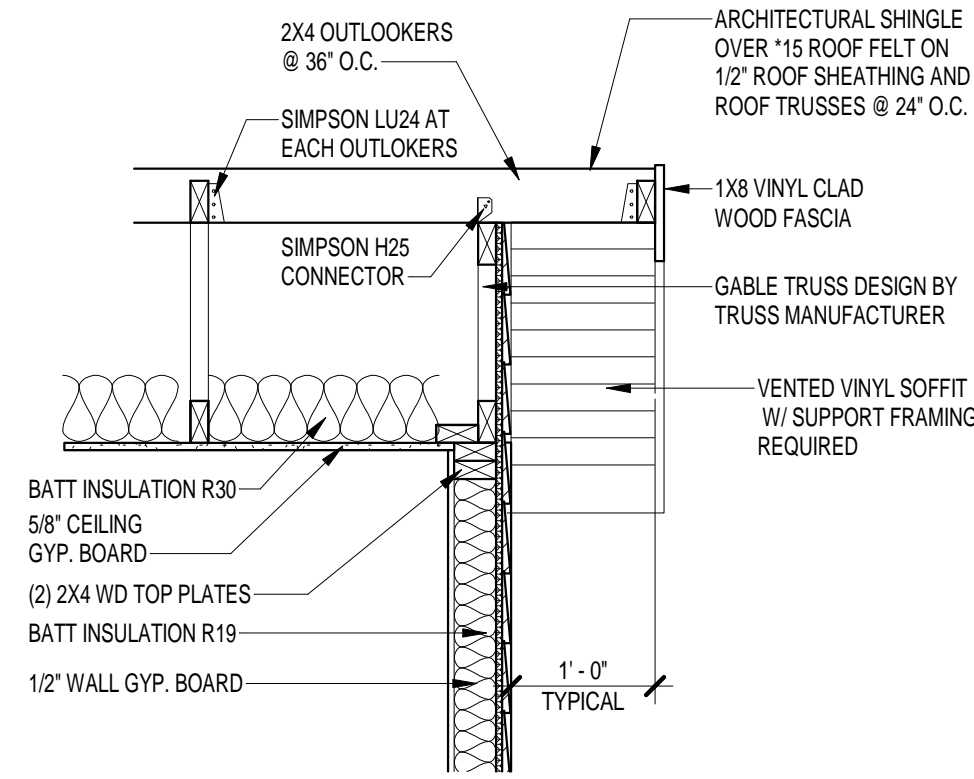
① EAVE DETAIL
3" = 1'-0"



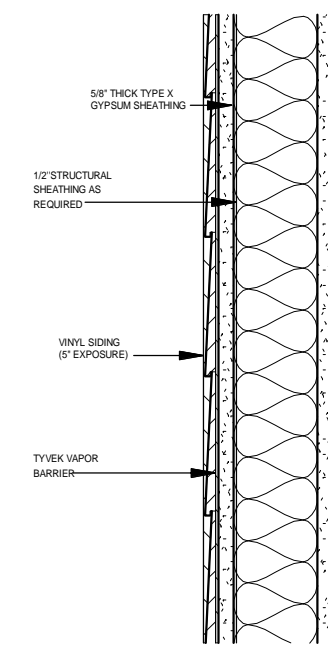
② STAIR DETAIL
3/4" = 1'-0"



④ DECK LEDGER SECTION
3/4" = 1'-0"



③ GABLE WALL
3/4" = 1'-0"



⑤ 1 HOUR FIRE WALL-FW-
1 1/2" = 1'-0"

DOOR SCHEDULE			
Door Number	Door Type	Door Size	Manufacturer

21	64	36" x 80"	BY OWNER
100	74	68" x 80"	BY OWNER
101	68	30" x 80"	BY OWNER
102	68	30" x 80"	BY OWNER
103	70	60" x 80"	BY OWNER
104	66	36" x 80"	BY OWNER
105	68	30" x 80"	BY OWNER
106	55	60" x 80"	BY OWNER
107	68	30" x 80"	BY OWNER
108	68	30" x 80"	BY OWNER
109	68	30" x 80"	BY OWNER
110	68	30" x 80"	BY OWNER
111	68	30" x 80"	BY OWNER
112	54	48" x 80"	BY OWNER
113	54	48" x 80"	BY OWNER
114	54	48" x 80"	BY OWNER
115	40	34" x 80"	BY OWNER

WINDOW SCHEDULE				
Type Mark	Rough Opening		Type	Manufacturer
	Width	Height		
53	3' - 0"	2' - 0"	Fixed with Trim	BY OWNER
66	2' - 0"		Window-Louvers	BY OWNER
W3	3' - 0"	3' - 6"	Window-Double-Hung	BY OWNER
W4	2' - 8"	5' - 2"	Window-Double-Hung	BY OWNER
W5	3' - 0"	3' - 0"	Window-Double-Hung	BY OWNER

PROJECT DRAWN:
MEHO OSMANOVIC
NON-REGISTER ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_o_smanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

4092 ROBERT AVE
ST. LOUIS, MO 63116

PROJECT NAME
SINGLE FAMILY REHAB & FIRST AND SECOND FLOOR ADDITION

4327 HUNT AVE
ST. LOUIS MO

CONTRACTOR

SEAL AND DATE

Unnamed

SCALE
As indicated

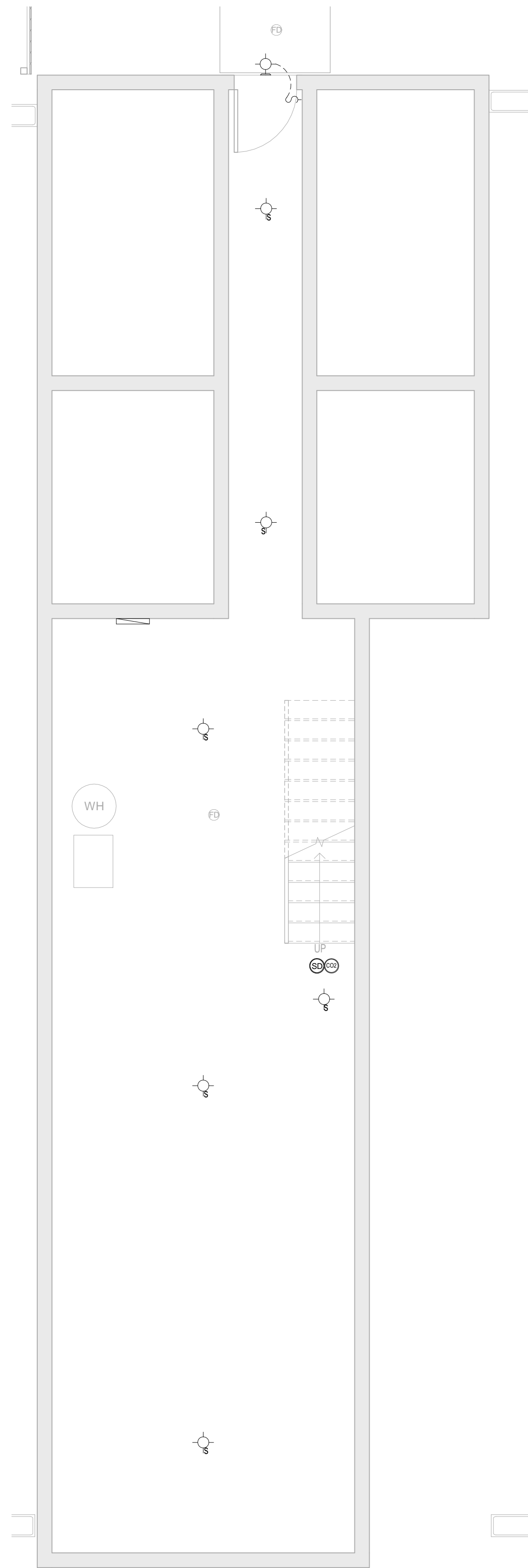
PROJECT NUMBER
122-III/19

DATE
3/5/2019

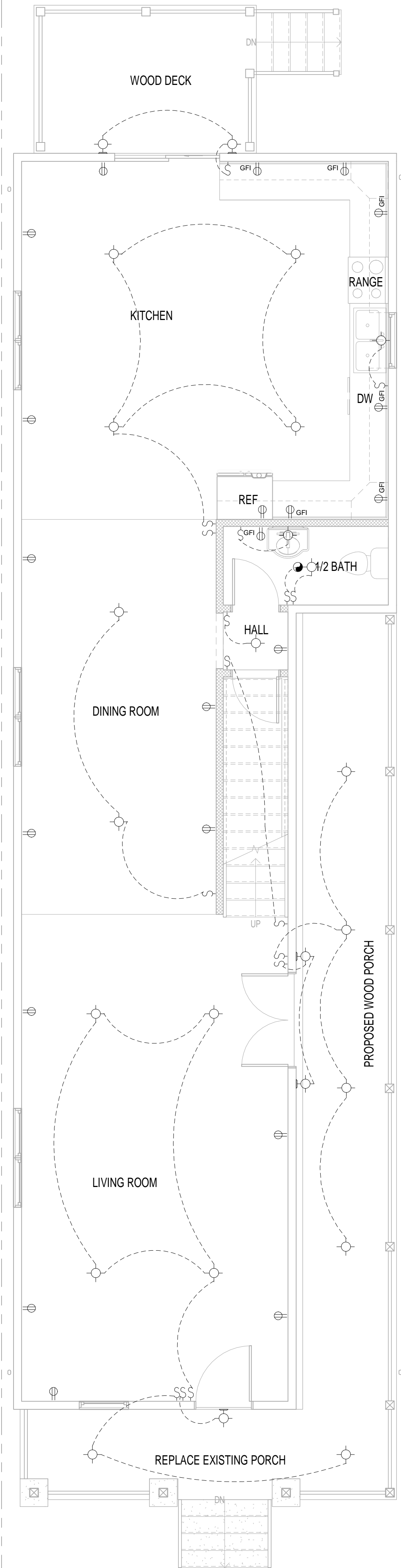
DRAWN BY
Author

CHECKED BY
Checker

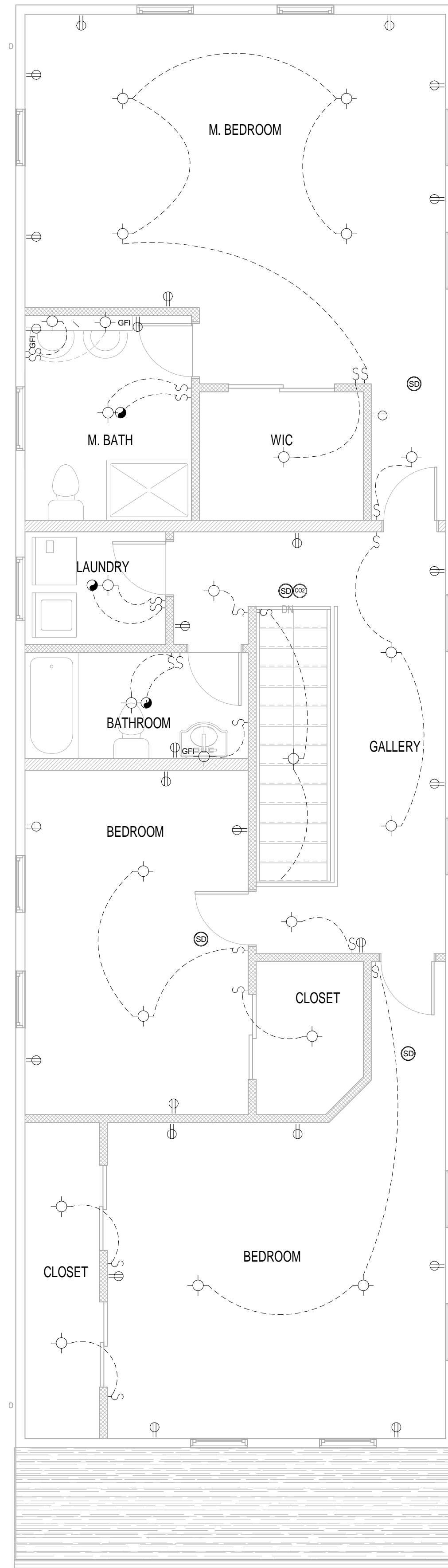
A 107



1 BASEMENT ELECTRICAL
1/4" = 1'-0"



2 FIRST FLOOR ELECTRICAL
1/4" = 1'-0"



3 SECOND FLOOR ELECTRICAL
1/4" = 1'-0"

ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY 2018 NATIONAL ELECTRIC CODE AND BUILDING CODE STANDARDS AND REQUIREMENTS.
2. PROVIDE A GFI DUPLEX RECEPTACLES IN THE BATHROOM AND KITCHEN.
3. ALL RECESSED LIGHT FIXTURES IN INSULATED AND ATTICS SPACES BY TYPE IC.
4. SMOKE DETECTORS SHALL BE AC POWERED WITH BATTERY BACKUP AND BE UL APPROVED, INTERCONNECT ALL SMOKE DETECTORS SO THAT AN ALARM SOUND THROUGHOUT THE DWELLING SIMULTANEOUSLY. DETECTORS SHALL BE IN ACCORDANCE WITH NFPA 12-01 SMOKE DETECTORS SHALL BE LOCATED ON EACH FLOOR LEVEL IN THE VICINITY OF ALL BEDROOM ENTRANCE DOOR, BEDROOM HALLWAY AND WITHIN EACH BEDROOM LOCATE BEDROOM HALLWAY DETECTORS HALLWAY DETECTORS UPSTREAM FROM OR NEAR RETURN AIR GRILL. FLOOR LEAVE'S WITHOUT BEDROOMS SHALL HAVE THE DETECTOR LOCATED AT CEILING NEAR STAIRWAY.
5. A CARBON MONOXIDE ALARM IS REQUIRED OUTSIDE OF SLEEPING AREAS, IN THE IMMEDIATE VICINITY OF SLEEPING AREAS, IF DWELLING UNIT CONTAINS A FUEL FIRED APPLIANCE OR HAS AN ATTACHED OR BASEMENT GARAGE.
6. ARC-FAULT CIRCUIT INTERRUPTION PROTECTION SHALL PROVIDE FOR ALL CIRCUITS SUPPLYING POWER TO BEDROOMS.

4 ELECTRICAL
1/4" = 1'-0"

- DUPLEX RECEPTACLE
- SINGLE POLE SWITCH
- CEILING LIGHT
- GROUND FAULT INTERRUPT
- EXHAUST VENT TO BE PROPERLY VENTED TO EXTERIOR
- SMOKE DETECTOR AC- POWERED/ BATTERY BACK-UP-INTERCONNECT
- ELECTRICAL PANEL INSTALL IN THE BASEMENT WALL
- CARBON MONOXIDE DETECTOR INSTALL IN THE 2-D FLOOR
- WALL LIGHT
- LIGHT FIXTURE W/PULL SWITCH

5 ELECTRICAL SYMBOLS
1/4" = 1'-0"

PROJECT DRAWN:
MEHO OSMANOVIC
NON-REGISTERED ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_o_osmanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

PROJECT NAME
SINGLE FAMILY REHAB & FIRST AND SECOND FLOOR ADDITION
4327 HUNT AVE
ST. LOUIS MO

CONTRACTOR

SEAL AND DATE

ELECTRICAL PLANS

SCALE
1/4" = 1'-0"

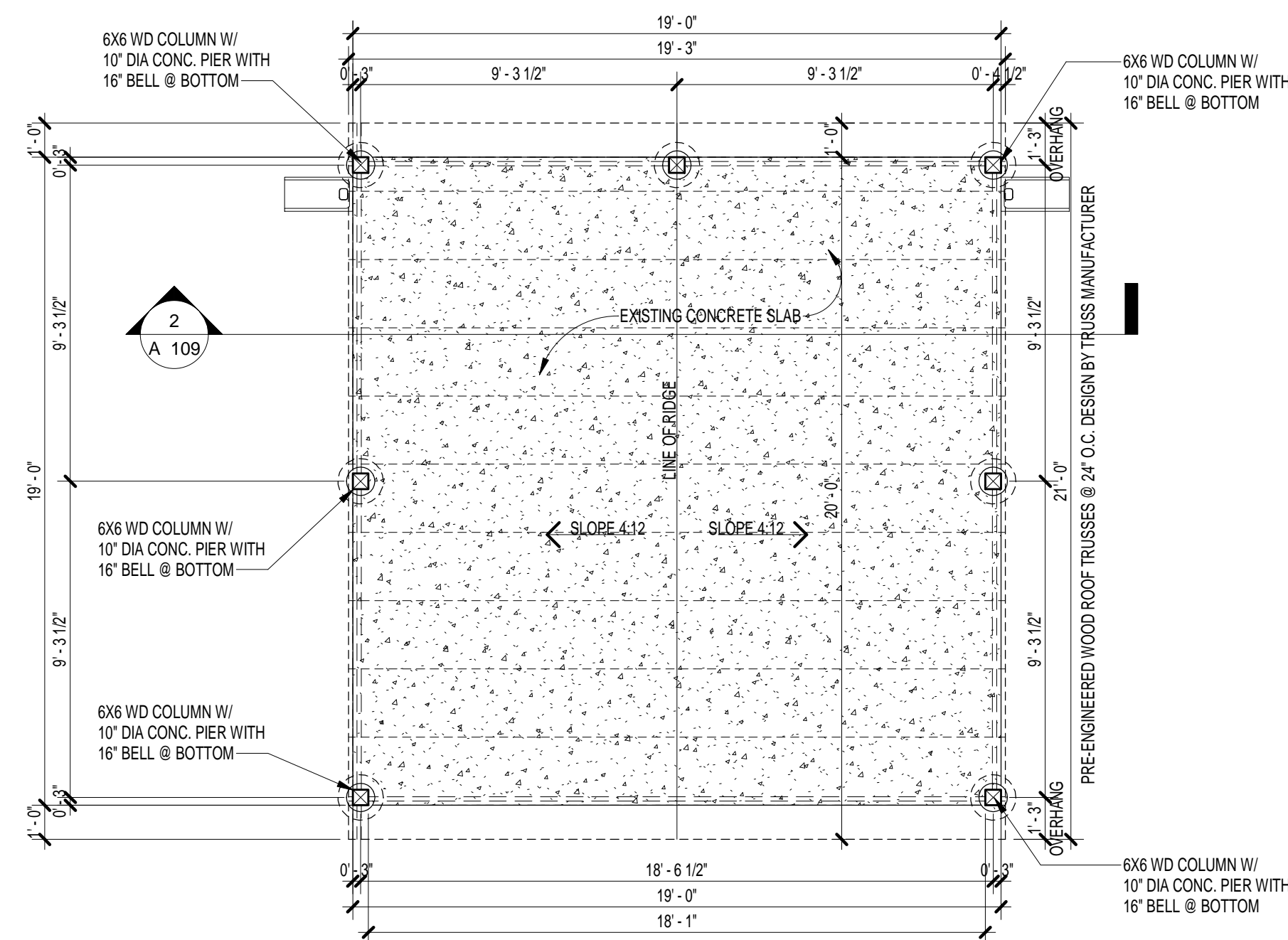
PROJECT NUMBER
122-III/19

DATE
3/5/2019

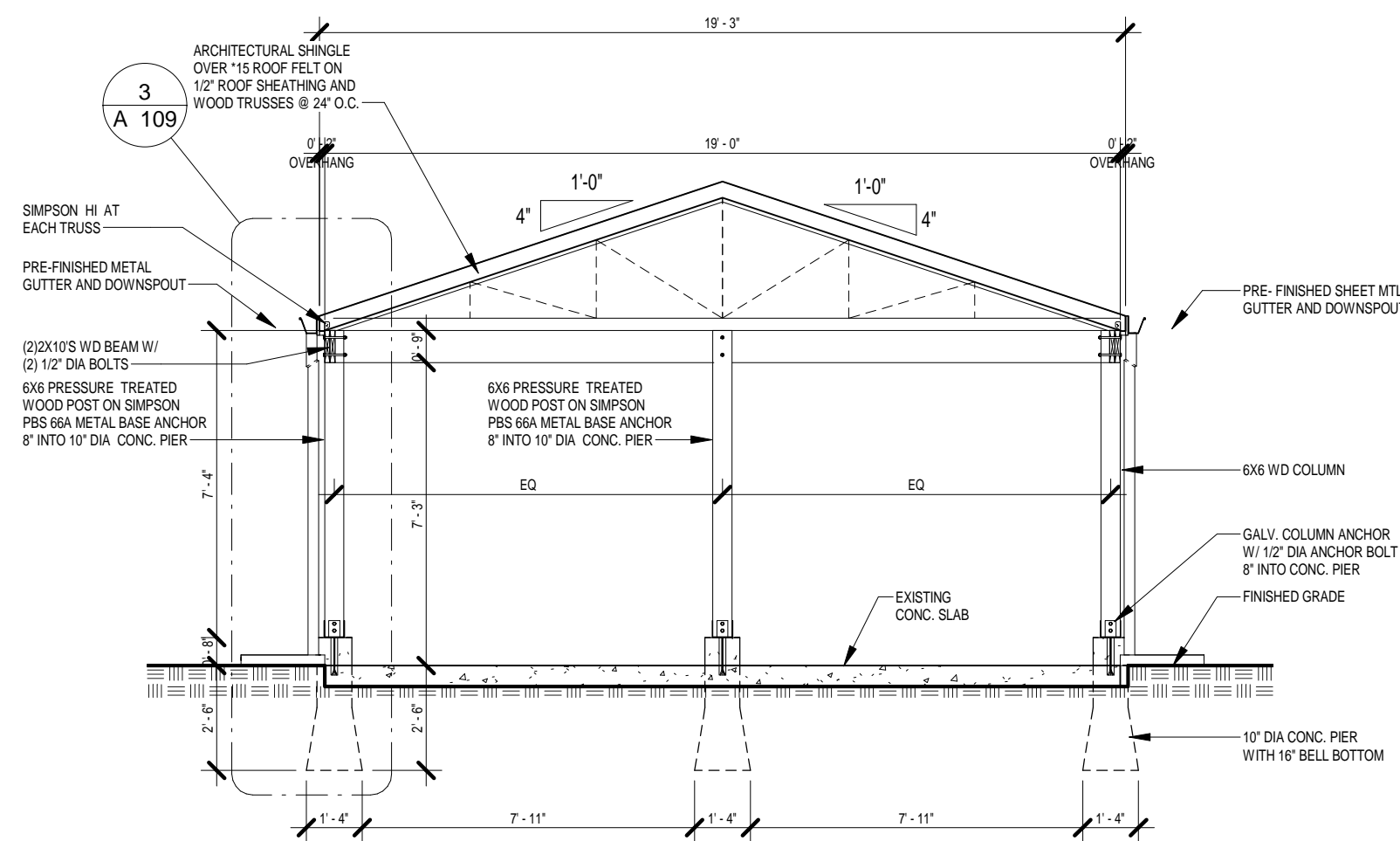
DRAWN BY
MO

CHECKED BY
MO

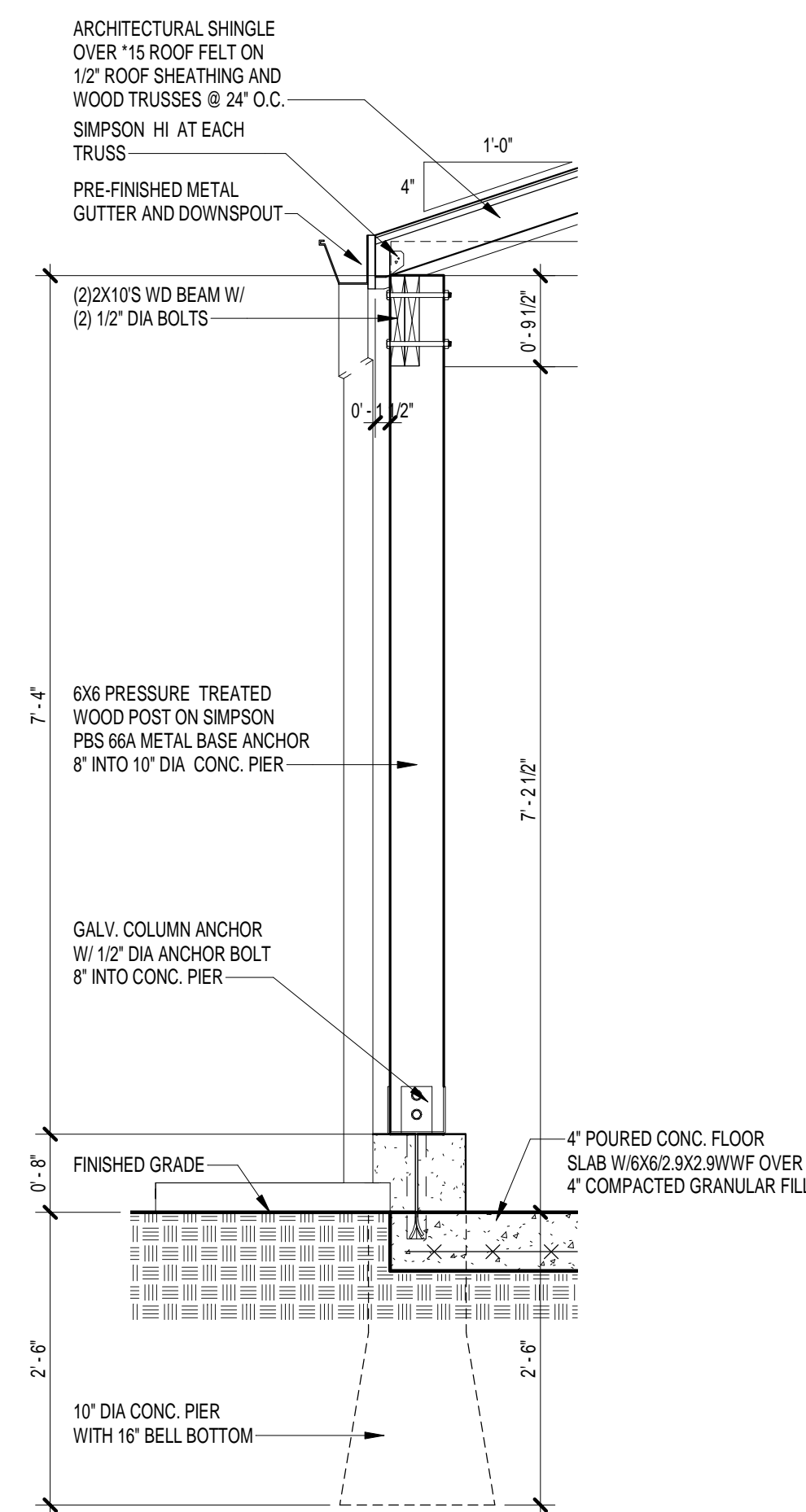
A 108



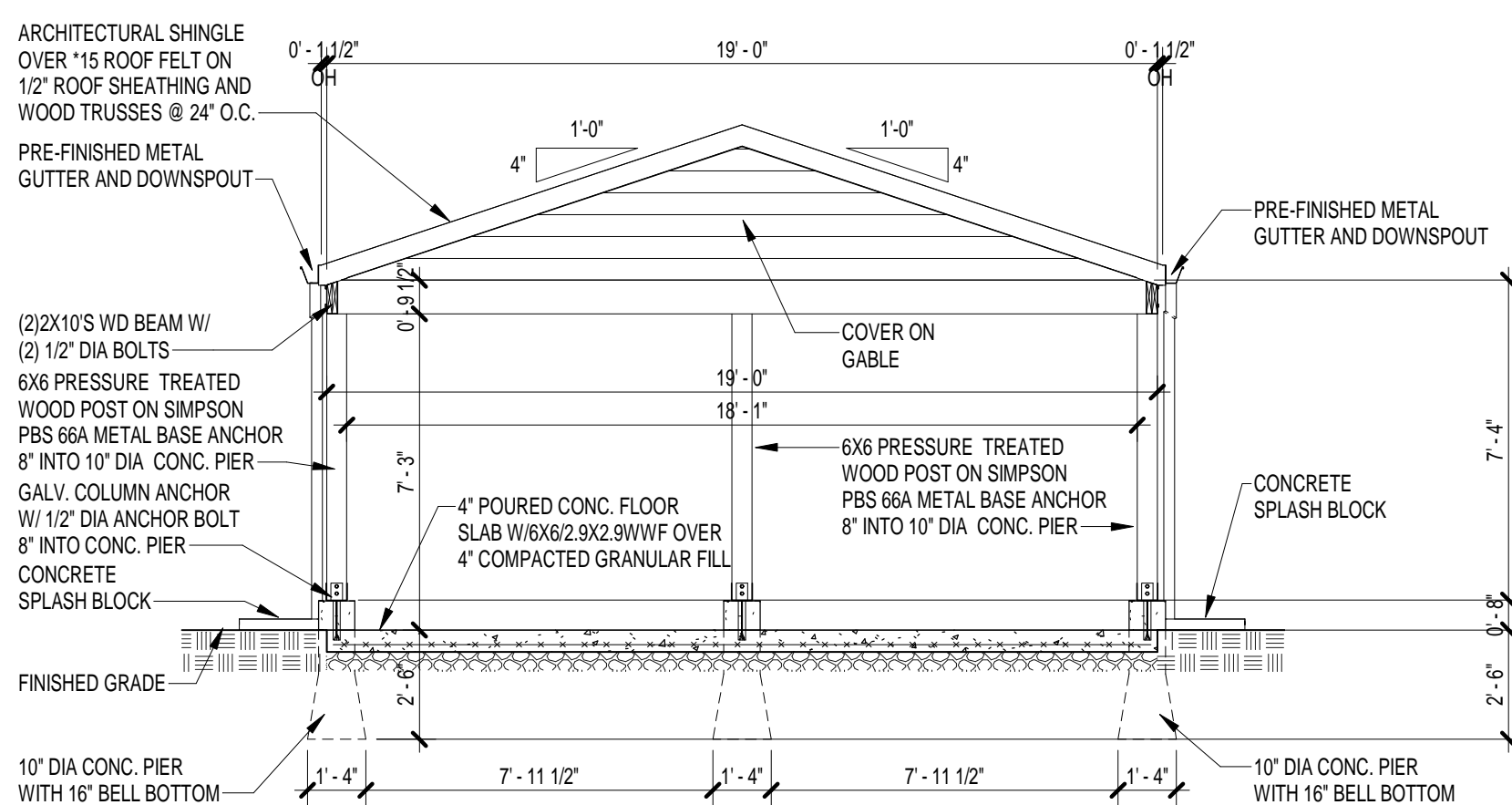
① CARPORT PLAN & ROOF FRAMING PLAN
1/4" = 1'-0"



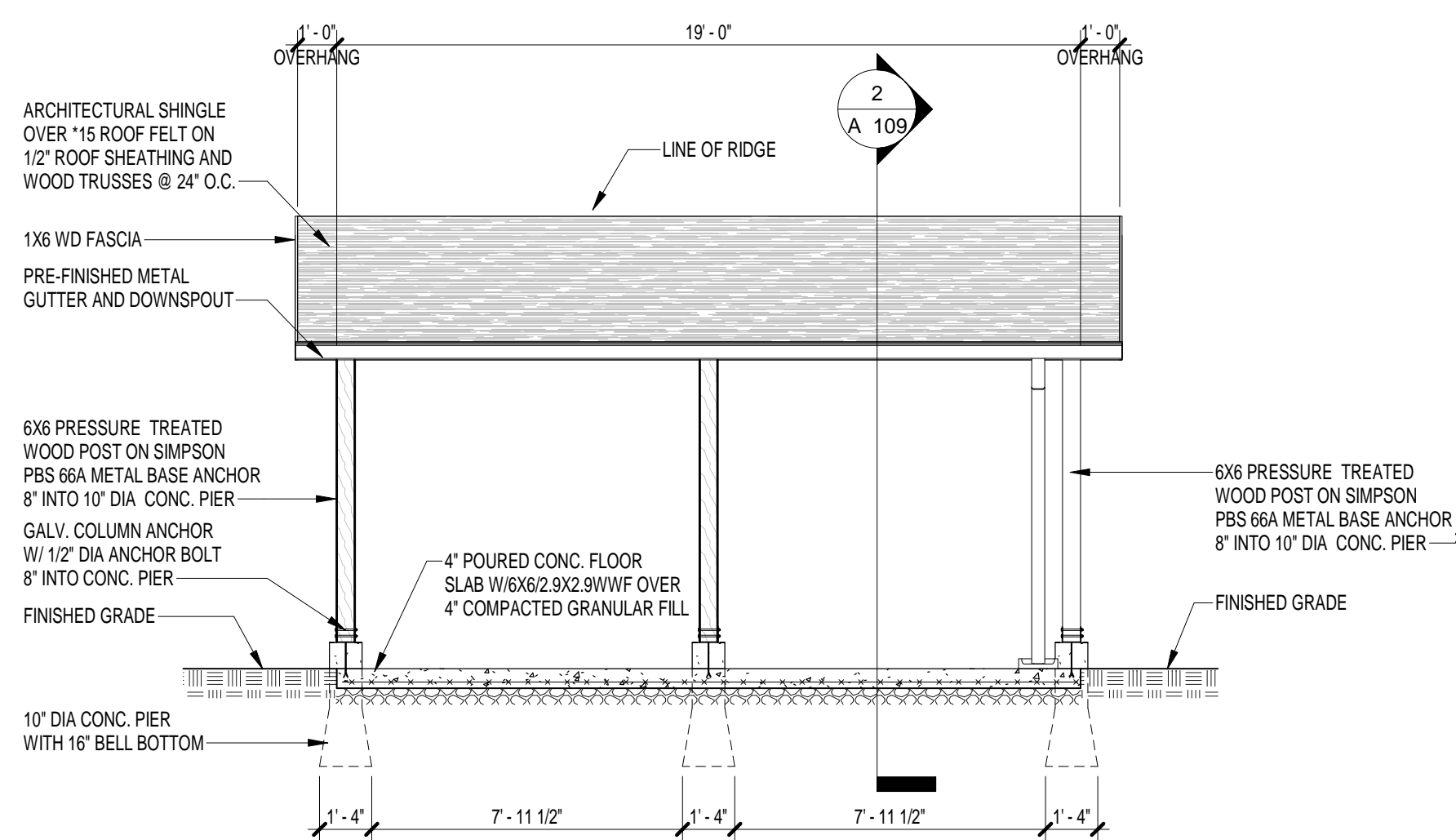
② CARPORT SECTION
1/4" = 1'-0"



③ COLUMN DETAIL
3/4" = 1'-0"



④ ELEVATION FRONT AND BACK SIDE
1/4" = 1'-0"



⑤ ELEVATION LEFT AND RIGHT SIDE
1/4" = 1'-0"

PROJECT DRAW:
MEHO OSMANOVIC
NON-REGISTER ENGINEER
4262 EIFFEL DR.
ST. LOUIS, MO 63125
PHONE:
(314) 229-7573
E-MAIL:
meho_osmanovic@yahoo.com

OWNER
FOCA CONSTRUCTION

4092 ROBERT AVE
ST. LOUIS, MO

PROJECT NAME
CARPORT

4237 HUNT AVE
ST. LOUIS, MO

CONTRACTOR

SEAL AND DATE

CARPORT

SCALE
As indicated

PROJECT NUMBER
10032-XII/18

DATE
03/04/2019

DRAWN BY
MO

CHECKED BY
MO

A 109

- Support the owner's project to rehab the home and add an additional level and provide feedback on the project.
- Any additional changes in the specified use, or any additional changes to the project requiring a variance should be brought before the FPSE Development Committee for review

Park Central Recommendation

4101 Manchester Ave.

Project Update and
Renderings by Developer
(Via Video Call)





4101 Manchester