

MAPLEWOOD LOFTS

MAPLEWOOD, ST. LOUIS COUNTY, MISSOURI

RE: Demolition approval request for 7240 Anna Ave, St. Louis, Missouri

To whom it may concern:

Please consider this our formal request for approval of the demolition of the existing structure located at the aforementioned address. The demolition of this project is a part of a larger proposal to the Missouri Housing Development Commission to build 42 units of senior housing on the site. The project will contain 42-2-bedroom units and have a mix of market rate and tax credit units. The managing member of the proposed project will be Catholic Charities of St. Louis. Catholic Charities brings a long-standing history of experience and excellence in the housing arena along with a bevy of supportive services for elderly tenants. RCH Development, LLC will serve as the developer and financing expert. RCH has multiple decades of experience developing superior quality housing across the state of Missouri. The demolition of this building is contingent upon the approval of the financing of the project. The approval of the demolition of this building is crucial to allow our project is able to move forward.

We greatly appreciate your consideration. Please reach out with any questions you may have.

Sincerely,

Chad Hartle

RCH Development, LLC





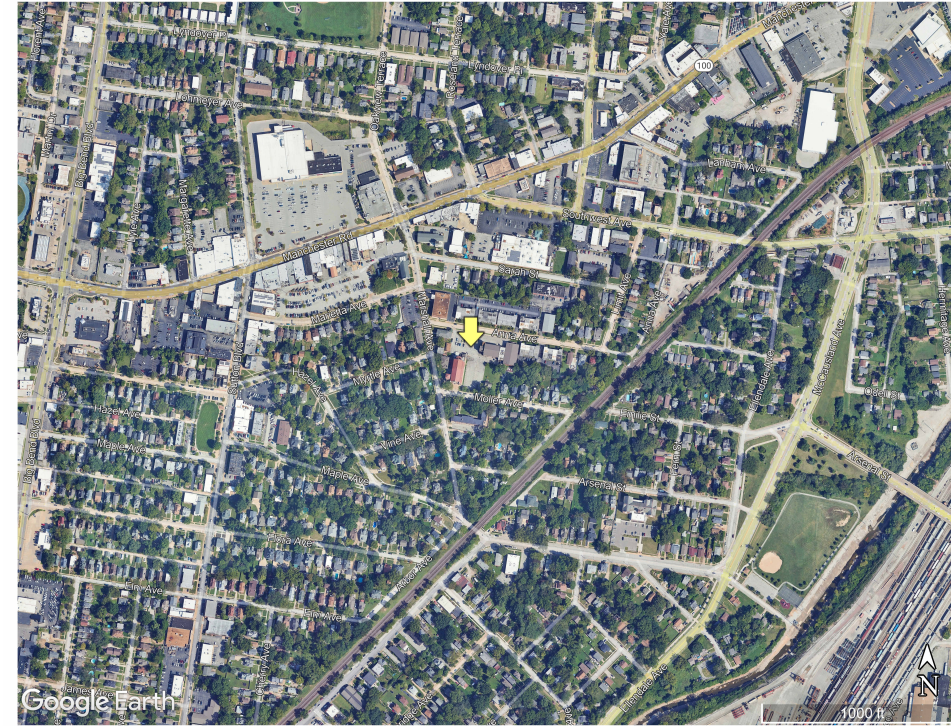
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PROJECT LOCATION



GPS WAYPOINT
38° 36' 41.52" N
90° 18' 57.32" W

UNIT & BUILDING TYPE MATRIX

NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS								
UNIT LABEL	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	NRA PER UNIT TYPE	LEVEL IDENTIFICATION			TOTAL NUMBER OF FLOORS	
				FIRST	SECOND	THIRD	(3)	
				NUMBER OF UNITS PER BUILDING	TOTAL NUMBER OF UNITS PER UNIT TYPE	RESIDENTIAL AREA PER UNIT TYPE:		
						TOTAL NRA		
(42) 2-BR UNITS 100%								
FHA 2-BR	2	1	868 SF	13	12	13	38	32,984 SF
FHA AUDIO/VISUAL 2-BR	2	1	868 SF	-	1	-	1	868 SF
UFAS 2-BR	2	1	868 SF	1	1	1	3	2,604 SF
TOTAL NUMBER OF UNITS PER FLOOR:				14	14	14	42	36,456 SF
TOTAL NRA PER FLOOR:				12,152 SF	12,152 SF	12,152 SF		
NON-RESIDENTIAL AREA:							TOTAL	
COMMON AREA PER FLOOR:				2,299 SF	2,299 SF	2,299 SF	6,897 SF	
RESIDENTIAL BUILDING(S)				TOTAL RESIDENTIAL AREA:			36,456 SF	
				TOTAL NON-RESIDENTIAL AREA:			6,897 SF	
				RESIDENTIAL BUILDING(S) TOTAL AREA:			43,353 SF	
				TOTAL DEVELOPMENT AREA:			43,353 SF	

SAMPLE EXTERIOR RENDERING






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APP 0

SITE LEGEND

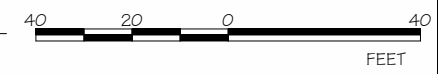
-  ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX.)
-  UFAS/ADA ACCESSIBLE
-  HEARING/VISUAL (H/V) ACCESSIBLE

UNIT TYPE LEGEND

- TYP. = TYPICAL UNIT
- UFAS = UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- AV = AUDIOVISUAL



 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"



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APP 1

4/18/2024 10:22:57 AM



FHA 2-BR UNIT FLOOR PLAN

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

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APP 2

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UFAS 2-BR UNIT FLOOR PLAN

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

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APP 3

FEBRUARY 2024

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UFAS 2-BR UNIT FLOOR PLAN

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

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