

**CASE 118-2021:
600 Rollins Street and 802 Richmond
Variances**

REVISED APPLICATOIN MATERIALS:

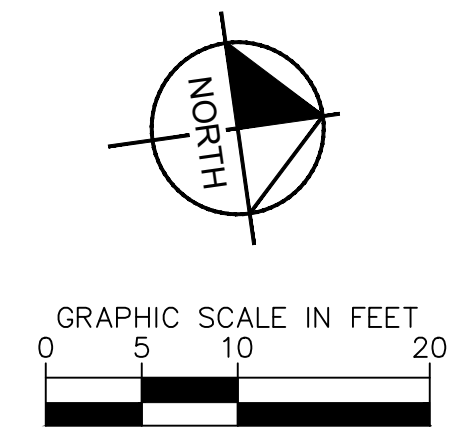
EXHIBIT B TO VARIANCE APPLICATION: REIVSED SITE PLAN

EXHIBIT C TO VARIANCE APPLICATION: REVISED ELEVATIONS

EXHIBIT F TO VARIANCE APPICATION [NEW]: PLANS, ELEVATION AND 3D VIEWS FOR BUILDING WITH 25' FRONT AND REAR SETBACKS

EXHIBIT G TO VARIANCE APPLICATION [NEW]: SUPPORTING INFORMATION PROVIDED BY APPLICANT

EXHIBIT B TO VARIANCE APPLICATION: REVISED SITE PLAN



Preliminary, not for construction, recording purposes or implementation

Architecture
Interior Design
Planning
Sustainability
2801 Woodard Drive, Suite 103
Columbia, MO 65202
573.443.1407
www.soa-inc.com

Missouri Certificate of Authority Number: 000826

CIVIL ENGINEER:
Kimley-Horn
1828 Walnut Street, Suite 06-100
Kansas City, MO 64108
816.650.0350

STRUCTURAL ENGINEER:
McClure Engineering
1901 Pennsylvania Drive
Columbia, MO 65202
573.234.2647

MEP ENGINEER:
Custom Engineering, Inc.
912 Old 63 South
Columbia, MO 65201
573.875.4365

Food Service Consultant:
Rapid Foodservice Equip. Design
13789 Rider Trail North, Suite 105
Earth City, MO 63045
636.248.0245

FarmHouse Fraternity New Chapter House

600 ROLLINS DRIVE
COLUMBIA, MO 65201

AHJ APPROVAL STAMP

ISSUE FOR REVIEW

REVISION	DATE

C100

SOA PROJECT ####-##

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SITE PLAN LEGEND

	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CURB & GUTTER
	PROPOSED BUILDING
	PAVEMENT STRIPING

SITE DEVELOPMENT SUMMARY TABLE OPTION

		Zoning	
A	Existing	R-MF	
	Proposed	R-MF	
		Total Land Area	
B	Existing	0.48	Acres
	Proposed	0.04	Acres
		Right-of-way	
C	Existing	0.00	Acres
	Proposed	0.04	Acres
		Net Land Area	
D	Existing	0.48	Acres
	Proposed	0.44	Acres
		Proposed Uses	
E	Multi Family (Fraternity) R-MF		
		Structure Height & # of floors	
F	Number of Floors	3	
	Structure Height	TBD	
		Gross Floor Area & # of Units	
G	Gross Area	TBD	
	Total Occupancy	61	
		Building Coverage & FAR	
H	Coverage	TBD	
	FAR	TBD	
		Vehicle Parking	
I	Total Stalls Required	27**	
	Total Stalls Provided	9*	
	ADA Stalls Required	1	
	ADA Stalls Provided	1	
	*Number includes ADA Stalls. Seeking variance by providing off-site parking		
**Reduction from 31 stalls to 27 based on bike parking code reduction 29-4.3(k)(1)(ii)			
		Bike Parking	
J	Stalls Provided	4	
		Timeline	
K	Estimated Start Date	July 2021	
	Estimated Completion Date	July 2022	

OPEN SPACE REQUIREMENTS
REQUIRED: 15% OF SITE .44 ACRE SITE (2,896 SF)
PROVIDED: 25% OF SITE (4,824 SF) TO BE LANDSCAPED

FINAL PLAT
FINAL PLAT & LOT CONSOLIDATION PROCESS IN PROGRESS

REAR & FRONT YARD SETBACK PAVED AREA
REQUIRED: NO PAVED DRIVEWAY TO COVER MORE THAN 30% OR 500 SF WITHIN THE REAR & FRONT YARD SETBACK
PROVIDED: 1200 SF OF PAVED AREA WITHIN REAR & FRONT YARD SETBACK

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AA	1	Acer Rubrum 'RED SUNSET'	RED MAPLE	B & B	2'	2" CAL MN
	BB	4	Liquidambar styraciflua 'SLENDER SILHOUETTE'	SWEET GUM	B & B	2'	2" CAL MN
	CC	2	Magnolia Sieboldii 'ROYAL STAR'	ROYAL STAR MAGNOLIA	B & B	MULTI-TRUNK	6' HT MN

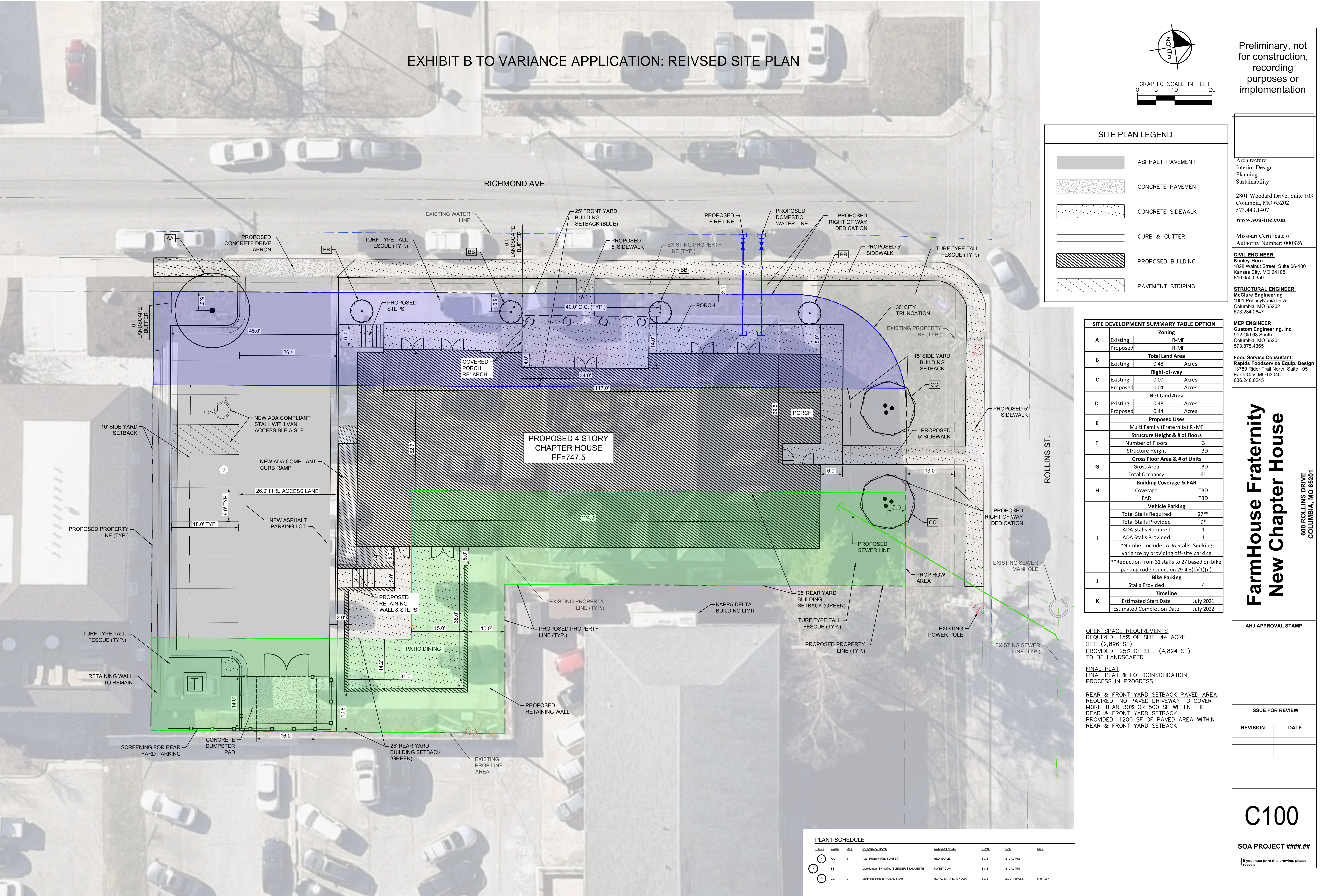
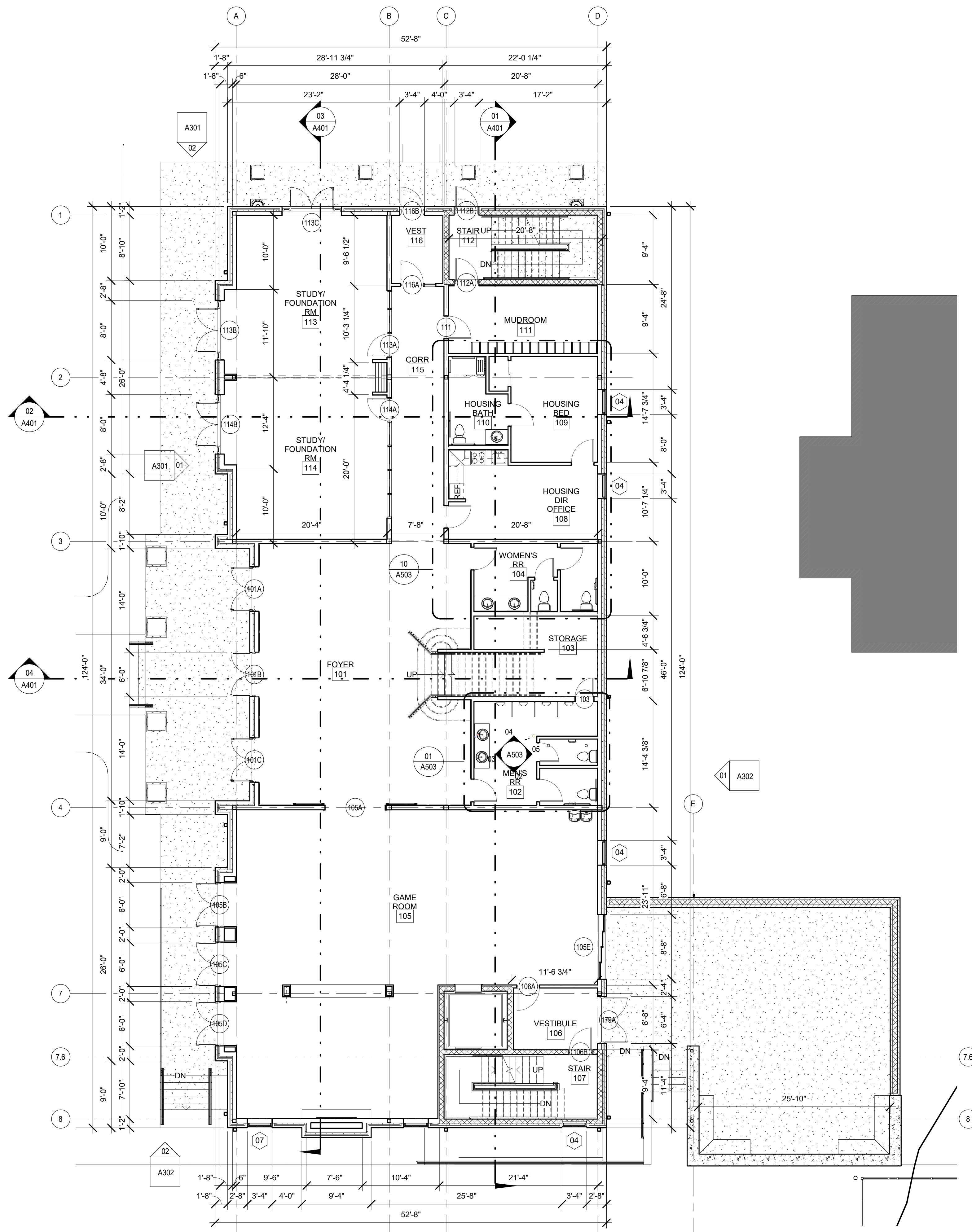
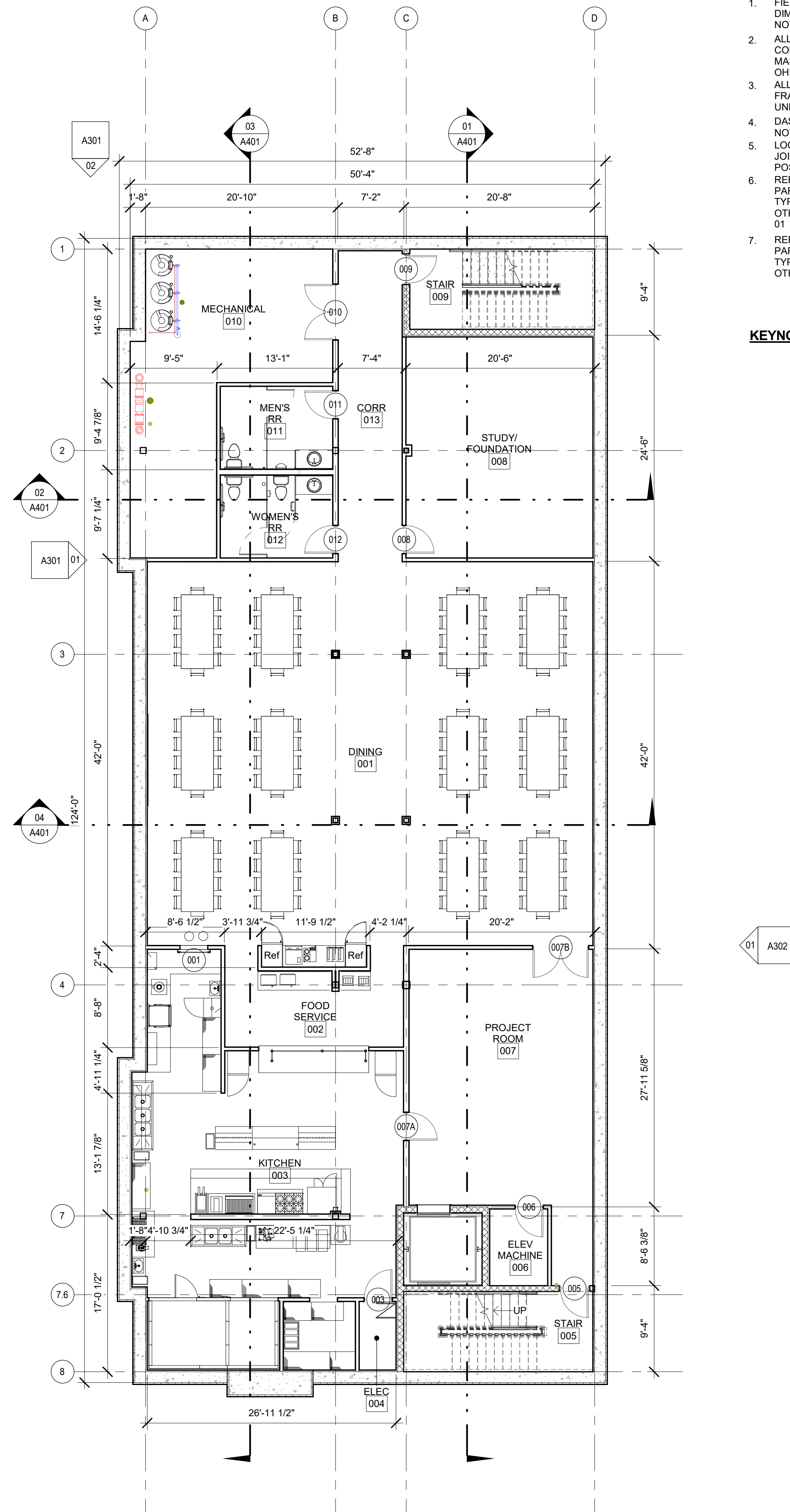


EXHIBIT C TO VARIANCE APPLICATION REVISED



02 LEVEL 01 - PLAN

A301 A201 1/8" = 1'-0"



01 BASEMENT LEVEL - PLAN

A301 A201 1/8" = 1'-0"

NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO CENTERLINE OF COLUMN, FACE OF STEEL STUD, OR MASONRY UNLESS NOTED OTHERWISE
3. ALL NON STRUCTURAL METAL FRAMING (NSMF) 16" ON CENTER UNLESS NOTED OTHERWISE
4. DASHED GRAY COMPONENTS ARE NOT IN CONTRACT
5. LOCATE GYPSUM BOARD CONTROL JOINTS AT DOOR FRAMES WHEN POSSIBLE
6. REFER TO SHEET A002 FOR PARTITION TYPES. ALL WALLS TO BE TYPE "A10" UNLESS NOTED OTHERWISE ON BASEMENT & LEVEL 01
7. REFER TO SHEET A002 FOR PARTITION TYPES. ALL WALLS TO BE TYPE "A10" UNLESS NOTED OTHERWISE ON LEVELS 02 & 03

KEYNOTES - PLAN

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New Chapter House**

600 ROLLINS DRIVE
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ISSUE FOR REVIEW
APRIL 20, 2021
REVISION DATE

BASEMENT & FIRST FLOOR PLANS

A201

SOA PROJECT 20052

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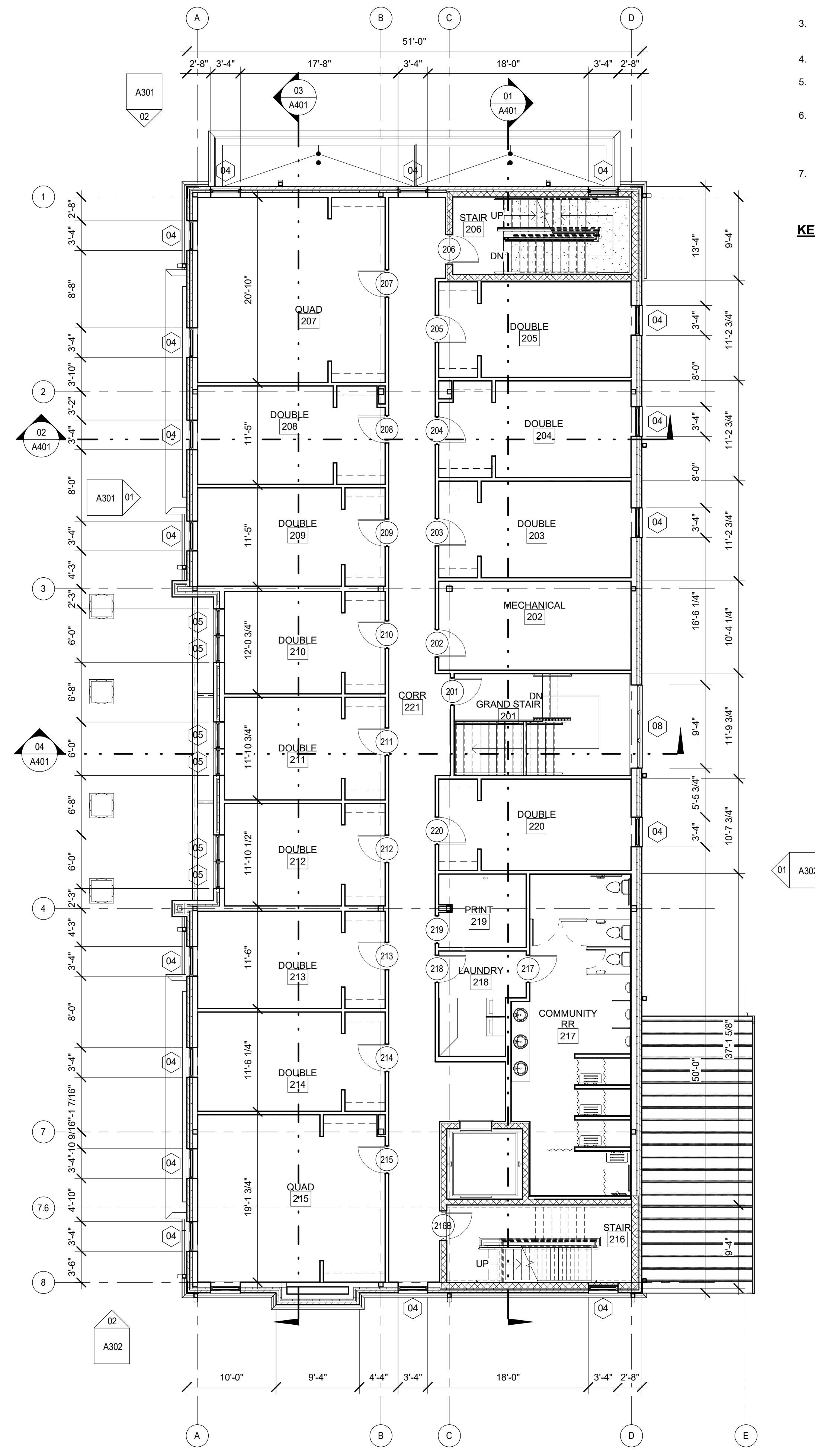
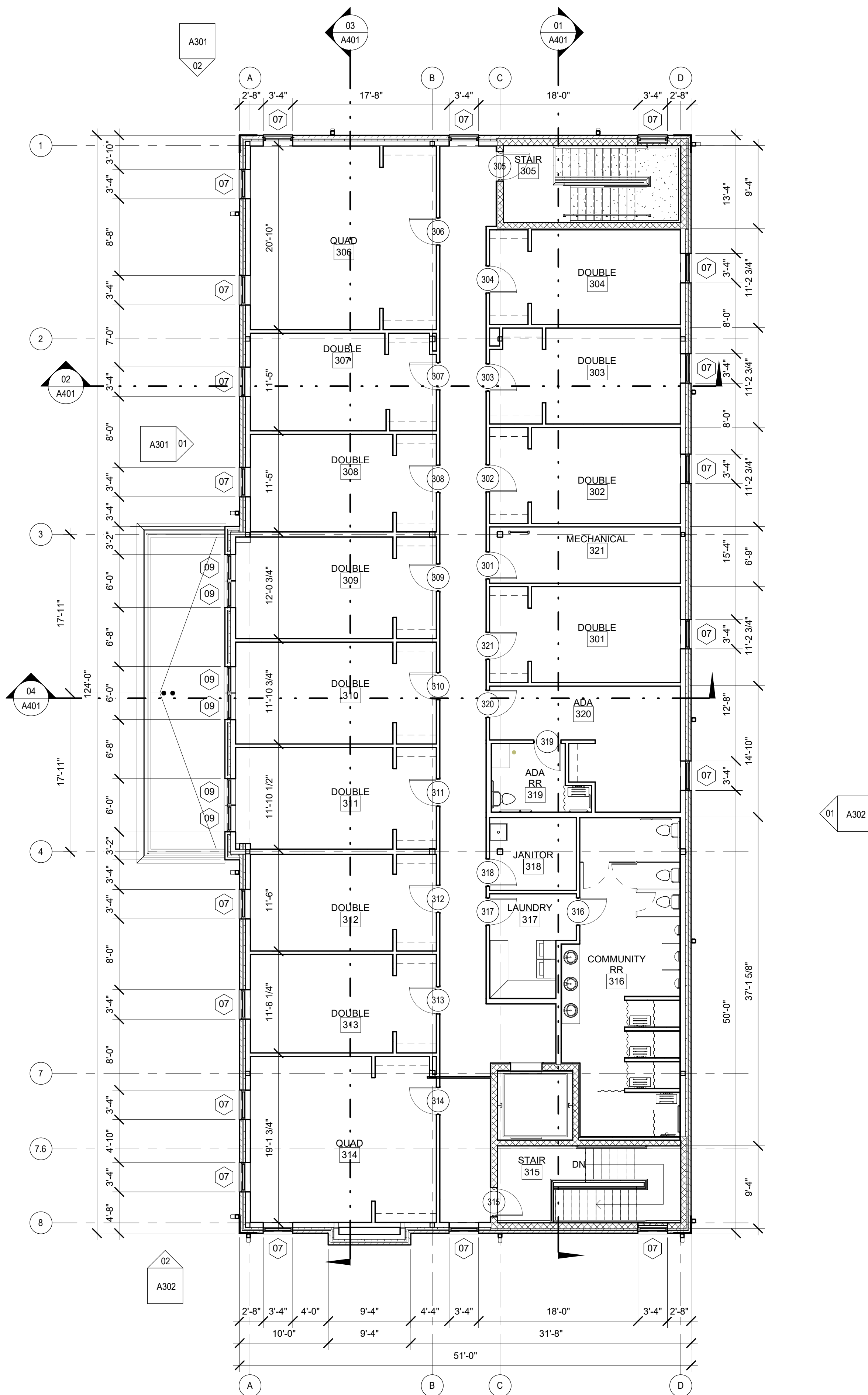
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SECOND & THIRD
FLOOR PLANS

A203

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KEYNOTES - BUILDING ELEVATION

- 01 STONE VENEER
- 02 BRICK VENEER
- 03 METAL WALL PANEL
- 04 SOLDIER & KEYSTONE HEAD
- 05 ALUMINUM CLAD WOOD WINDOWS
- 06 STONE QUOINS
- 07 BRICK REVEAL COURSE
- 08 LIMESTONE SILL
- 09 PREFINISHED METAL GUTTER
- 10 PREFINISHED METAL DOWNSPOUT
- 11 FIBERGLASS COLUMNS, BASES, & CAPITALS
- 12 PROXIMITY READER
- 13 KNOX BOX
- 14 FIRE DEPARTMENT CONNECTION
- 15 CONTROL JOINT
- 16 CHIMNEY CAP
- 17 LIGHT FIXTURE - REFER TO ELECTRICAL
- 18 LIMESTONE WALL CAP
- 19 ASPHALT SHINGLES
- 20 STONE CREST
- 21 RUBBED CONCRETE WALL
- 22 FYPON TRIM MLD543-12
- 23 FYPON TRIM MLD543-12, FLT185-12, & MLD246-16
- 24 FYPON TRIM MLD641-16 & MLD644-16
- 25 FYPON TRIM EV580
- 26 PREFINISHED MTL WRAPPED PLYWOOD FASCIA
- 27 DIMENSIONAL LETTERS
- 28 PREFINISHED METAL COPING CAP
- 29 BRICK VENEER - HERRINGBONE PATTERN
- 30 PREFINISHED METAL HANDRAIL AND GUARDRAIL
- 31 PREFINISHED METAL GUARDRAIL
- 32 STEEL COLUMN PAINT EPS-5777 - REFER TO STRUCTURAL

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New Chapter House**
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COLUMBIA, MO 65201

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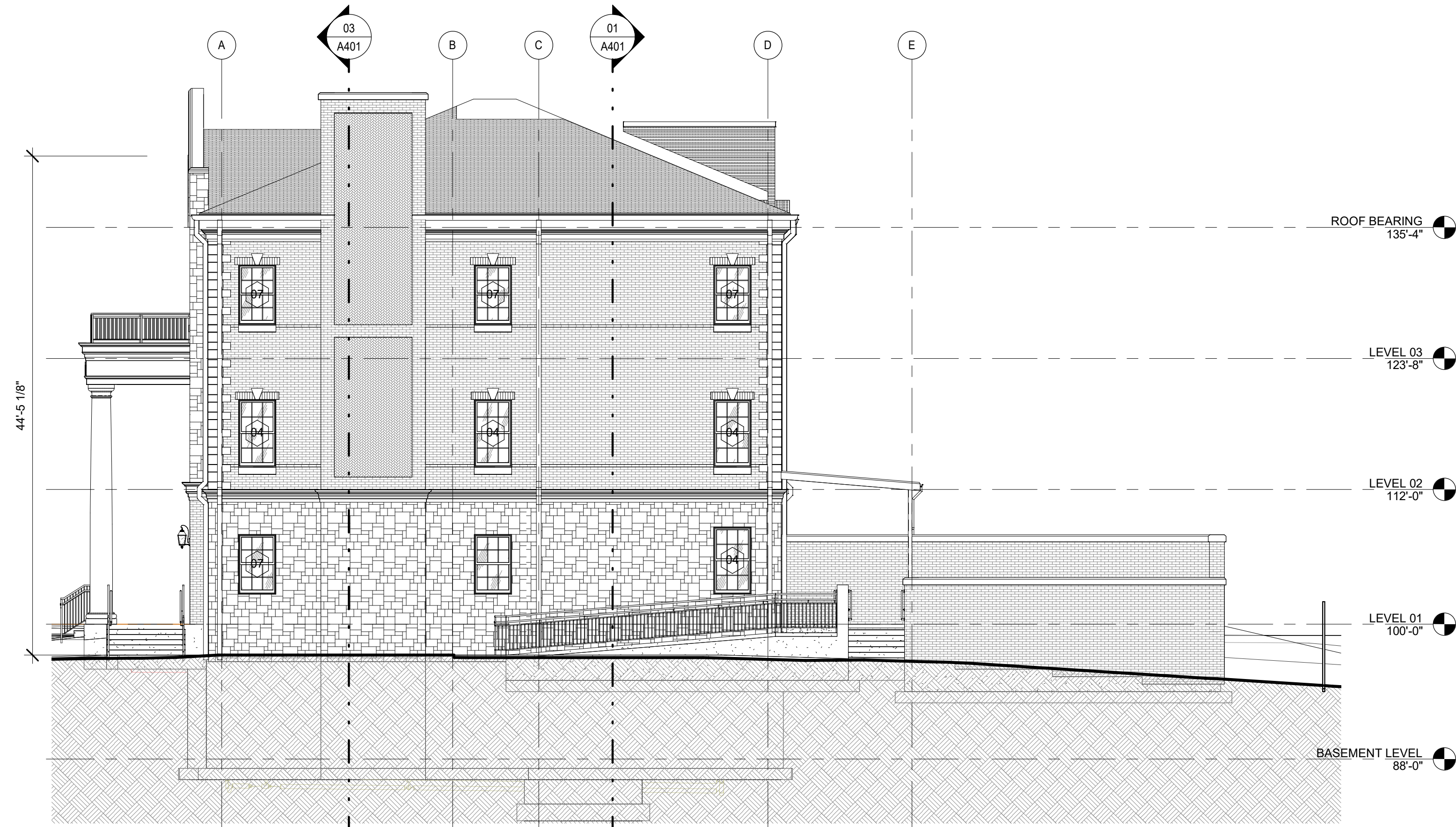
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BUILDING ELEVATIONS

A301

SOA PROJECT 20052





02 SOUTH ELEVATION

A302 1/8" = 1'-0"



01 EAST ELEVATION

A302 1/8" = 1'-0"

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KEYNOTES - BUILDING ELEVATION

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- 31 PREFINISHED METAL GUARDRAIL
- 32 STEEL COLUMN PAINT EPS-5??? - REFER TO STRUCTURAL

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Kansas City, MO 64108
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Columbia, MO 65202
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Earth City, MO 63045
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**FarmHouse Fraternity
New Chapter House**

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ISSUE FOR REVIEW
APRIL 20, 2021

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BUILDING ELEVATIONS

A302

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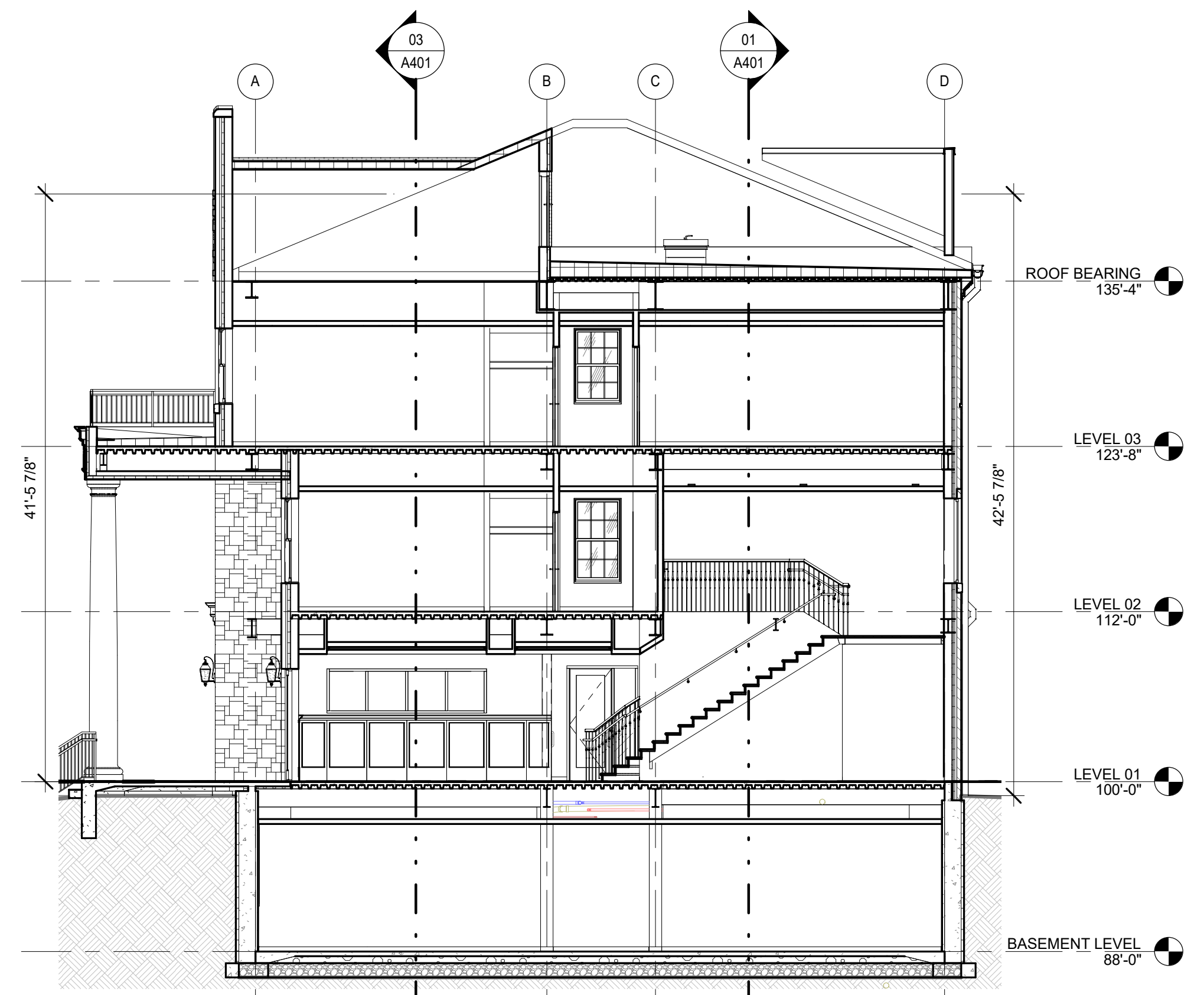
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Kimley-Horn
1828 Walnut Street, Suite 06-100
Kansas City, MO 64108
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1901 Pennsylvania Drive
Columbia, MO 65202
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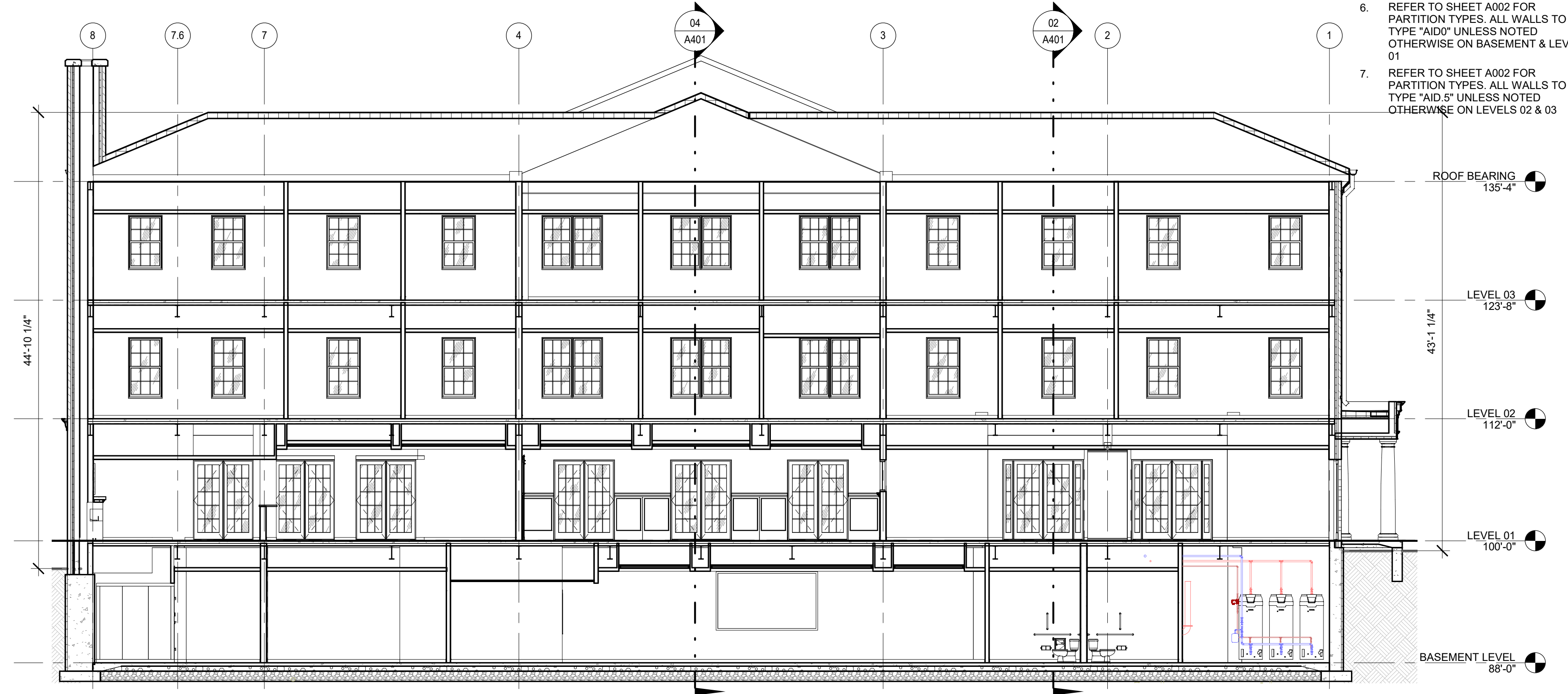
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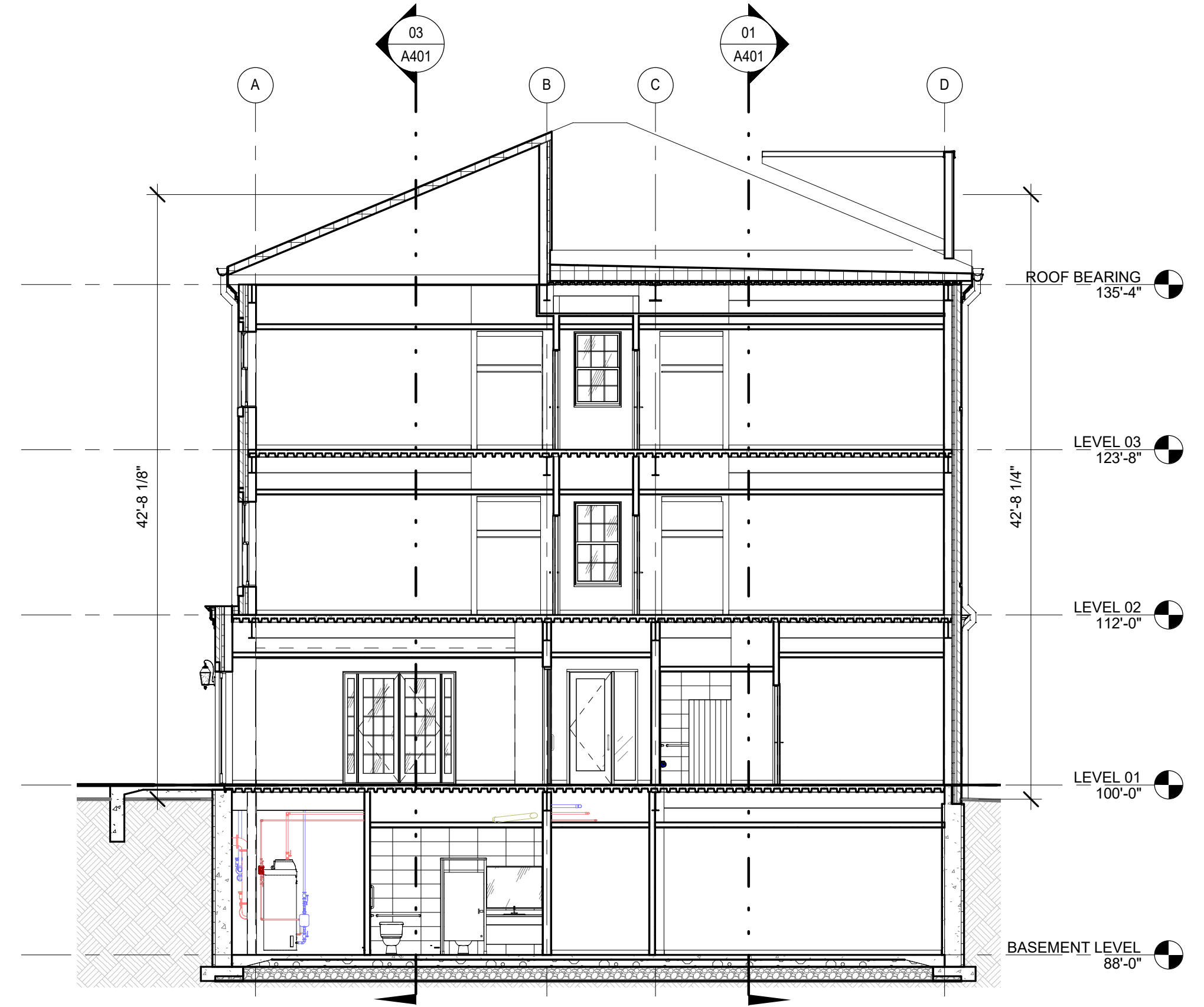
04 E/W BLDG SECTION - MIDDLE

A401 1/8" = 1'-0"



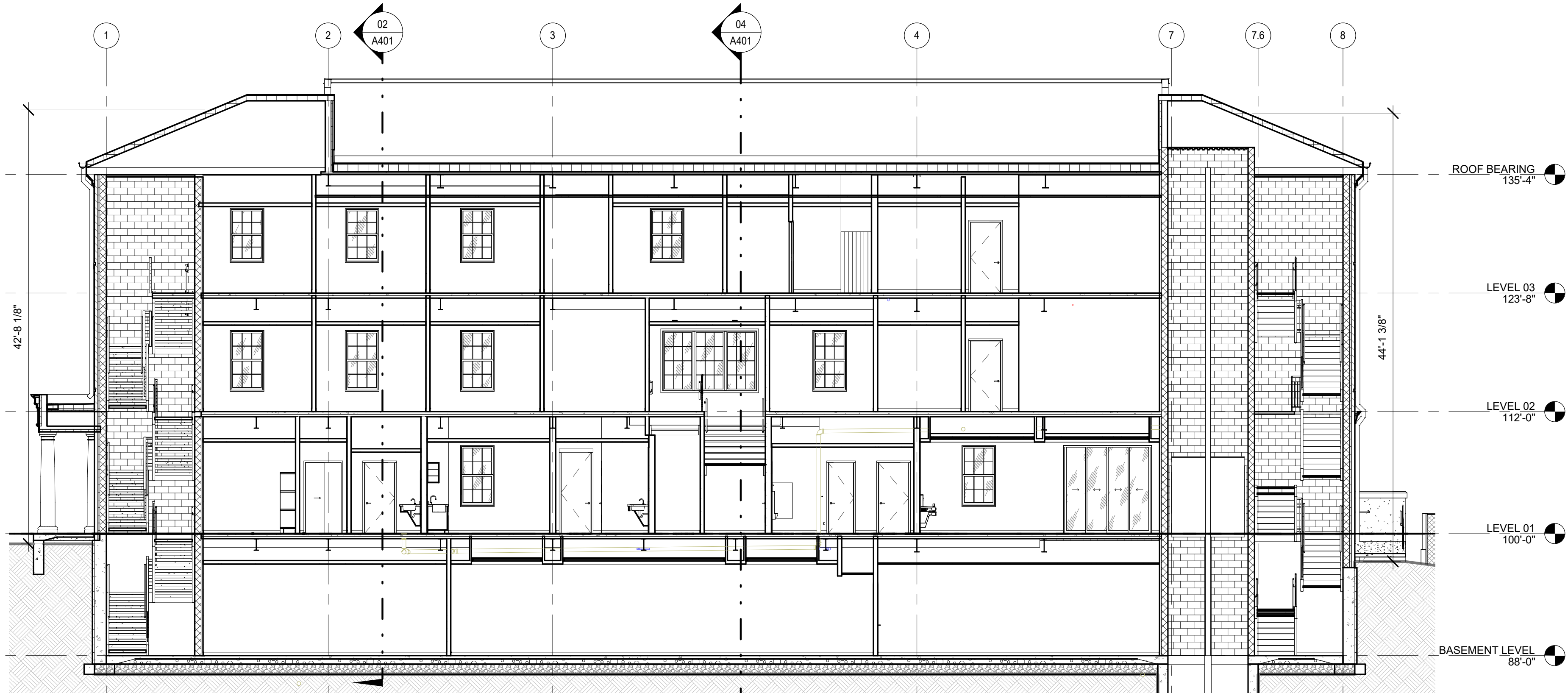
03 N/S BLDG SECTION - LOOKING WEST

A401 1/8" = 1'-0"



02 E/W BLDG SECTION - NORTH

A401 1/8" = 1'-0"



01 N/S BLDG SECTION - LOOKING EAST

A401 1/8" = 1'-0"

FarmHouse Fraternity
New Chapter House

600 ROLLINS DRIVE
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BUILDING SECTIONS

A401

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06 STREET - FROM WEST

R902 12" = 1'-0"



05 STREET - FROM SW

R902 12" = 1'-0"



04 STREET - FROM SE

R902 12" = 1'-0"



03 ELEVATED - FROM SE

R902 12" = 1'-0"



02 STREET - FROM NW

R902 12" = 1'-0"



01 ELEVATED - FROM NW

R902 12" = 1'-0"

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ISSUE FOR REVIEW
APRIL 20, 2021 DATE

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3D VIEWS

R902

SOA PROJECT 20052

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EXHIBIT F TO VARIANCE APPLICATION [NEW]: PLANS, ELEVATION AND 3D VIEWS FOR BUILDING WITH 25' FRONT AND REAR SETBACKS



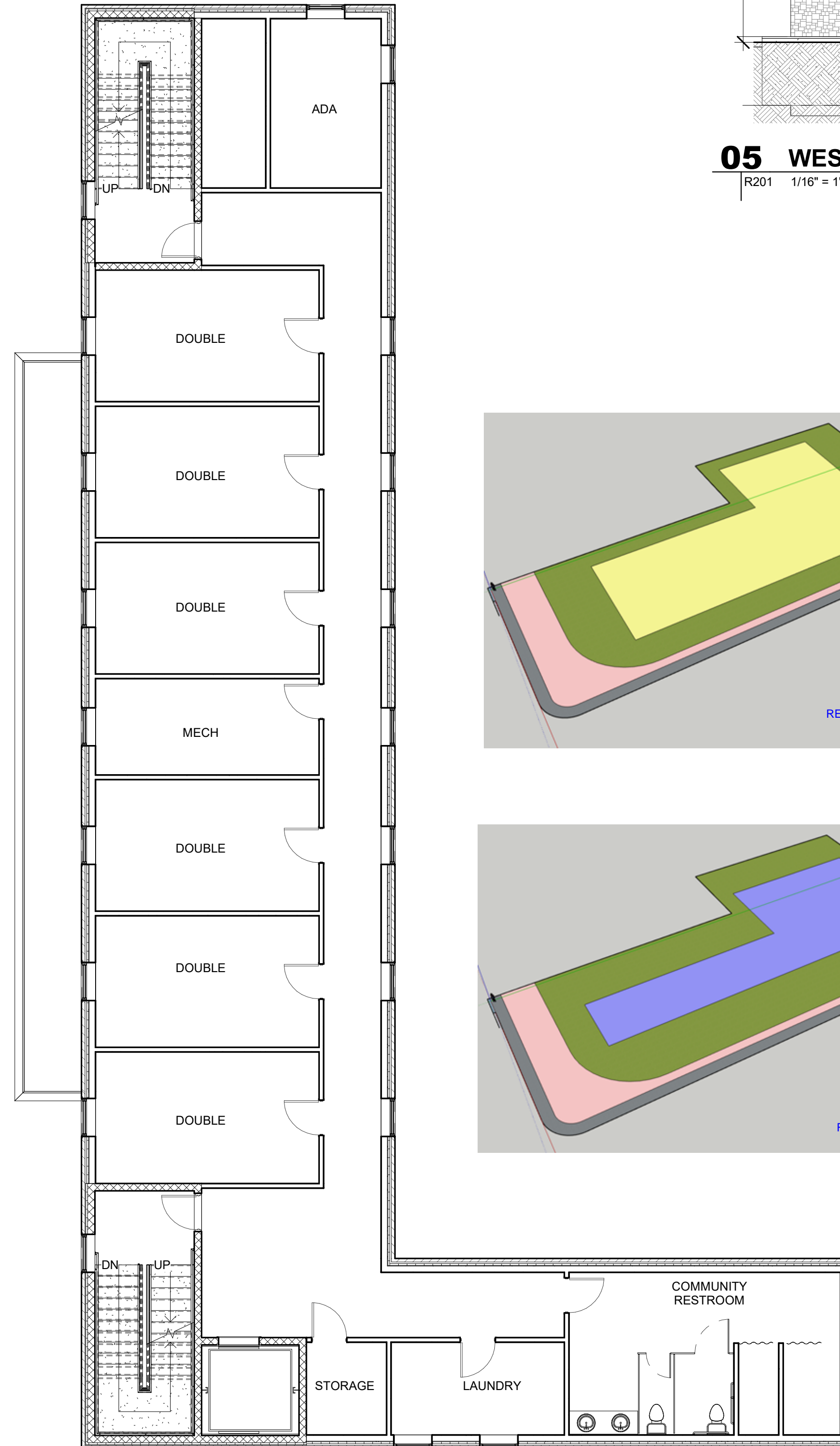
06 STREET - FROM NW
R201 12" = 1'-0"



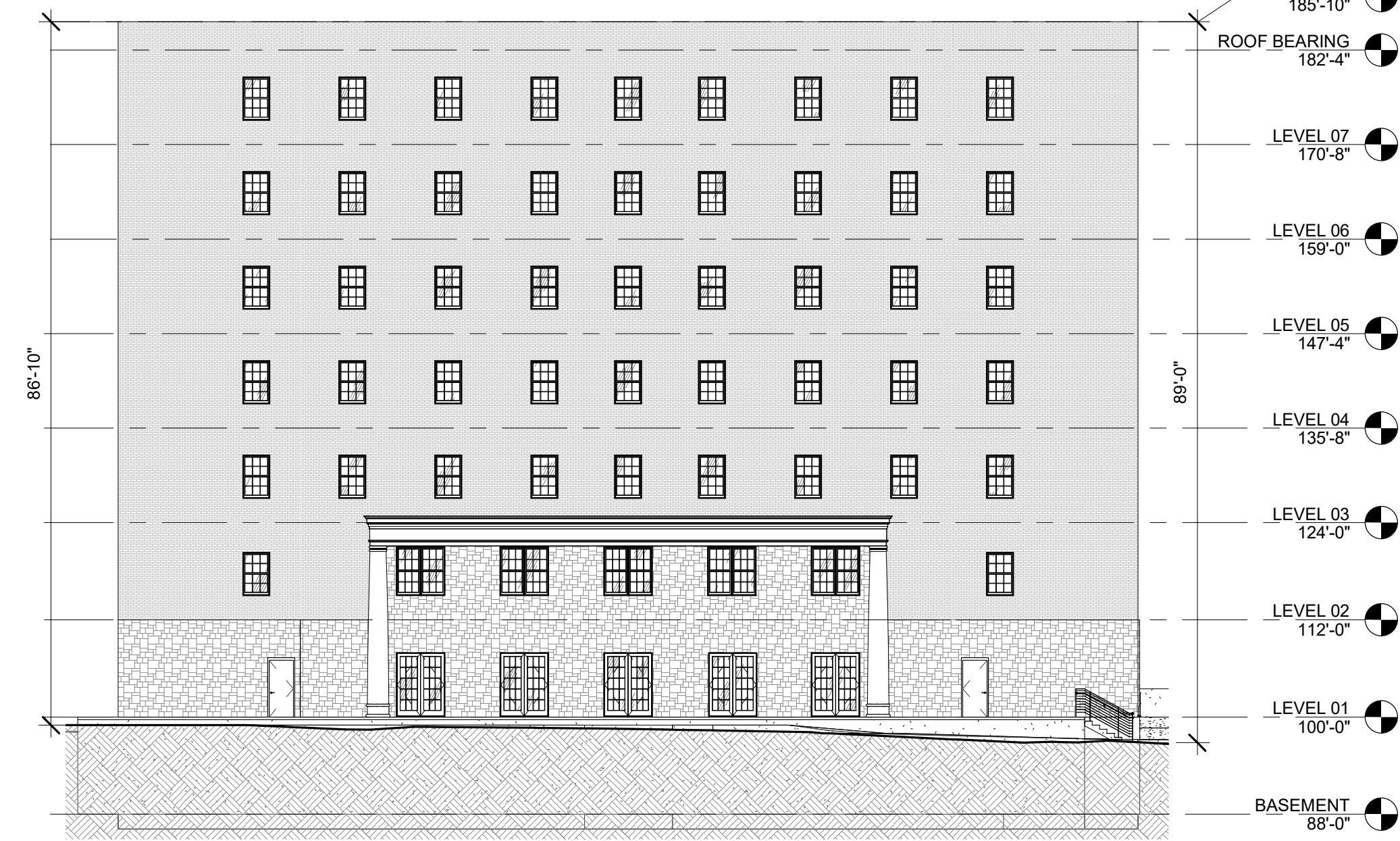
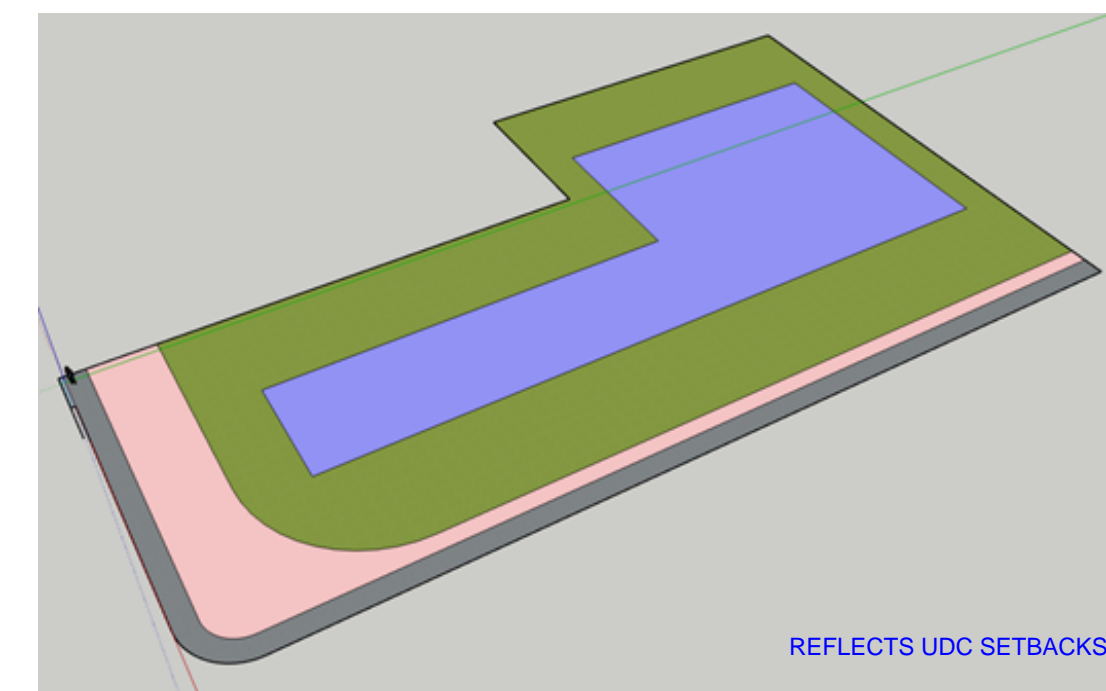
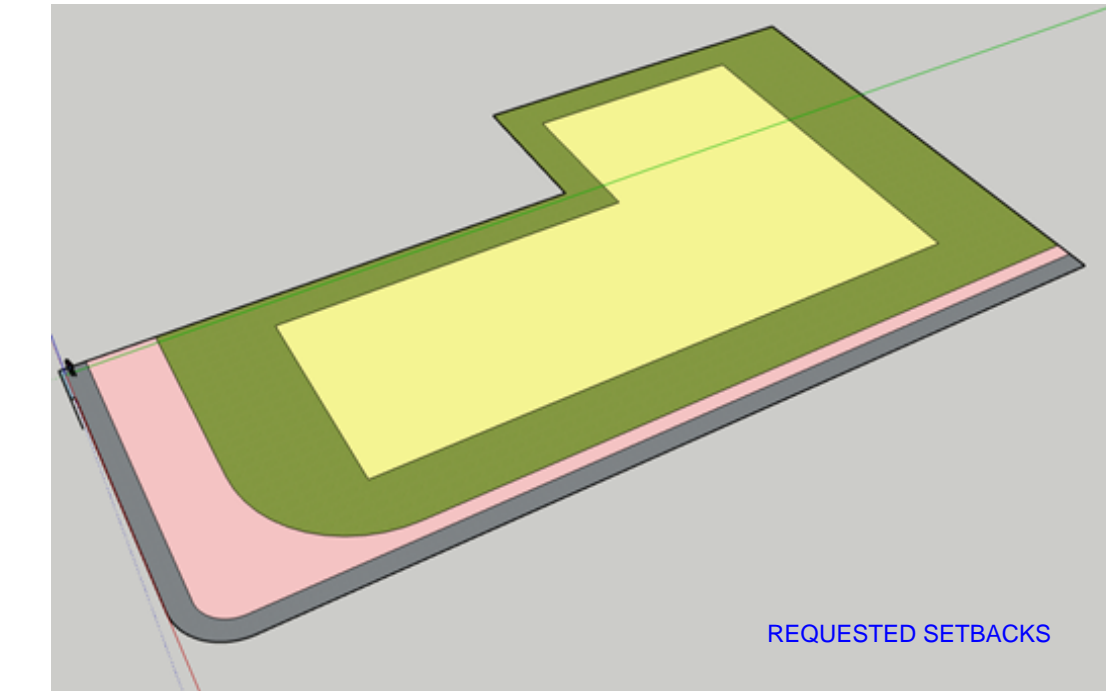
04 ELEVATED - FROM SE
R201 12" = 1'-0"



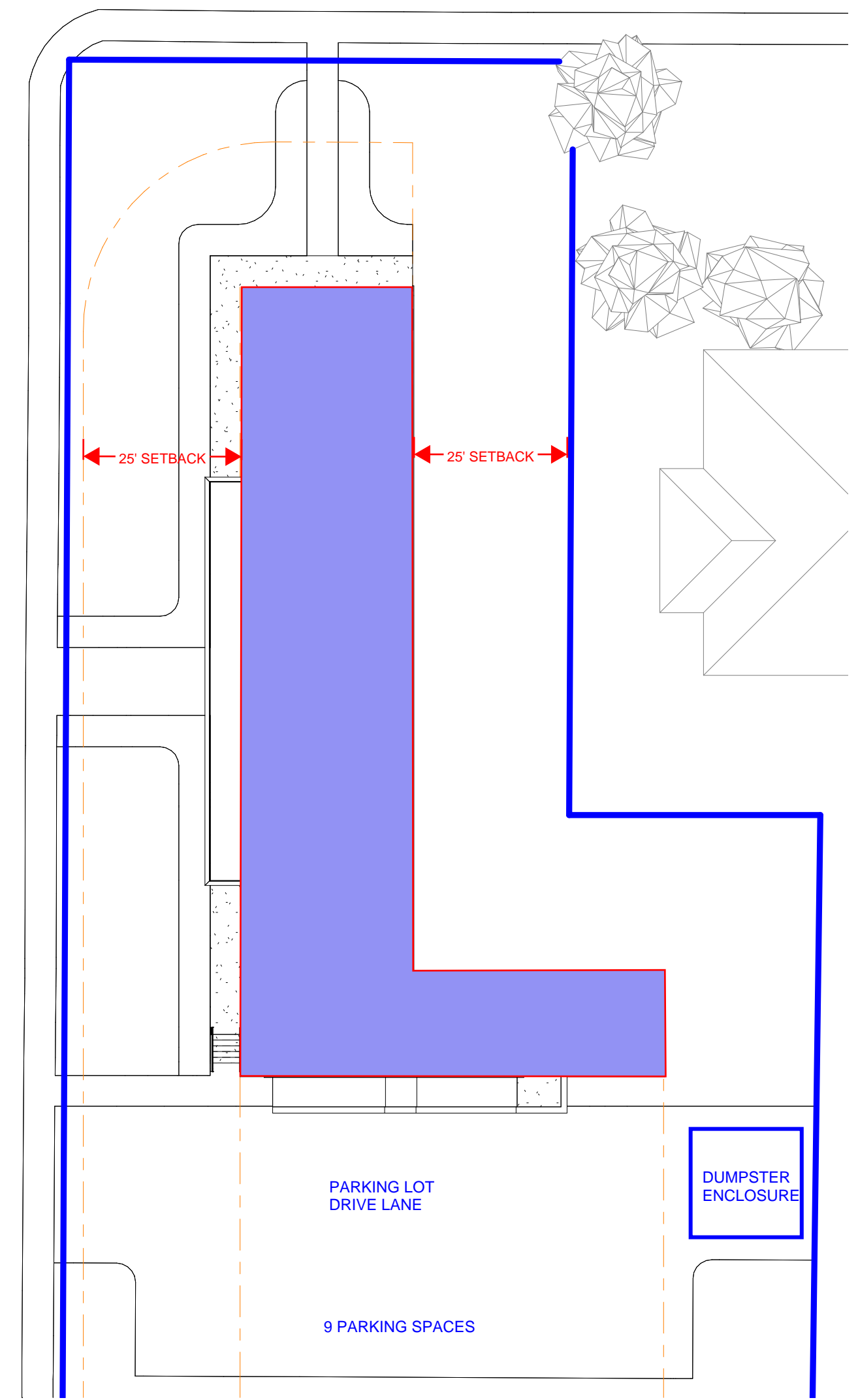
03 ELEVATED - FROM NW
R201 12" = 1'-0"



02 TYPICAL LIVING LEVEL PLAN
R201/R201 1/8" = 1'-0"



05 WEST ELEVATION
R201 1/16" = 1'-0"



01 SITE PLAN
R201/R201 1" = 20'-0"

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ISSUE FOR BOARD OF ADJUSTMENTS	
REVISION	DATE

PLANS, ELEVATIONS, & 3D VIEWS

R201

SOA PROJECT 20052

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4/23/2021 8:55:55 AM



EXHIBIT G TO VARIANCE APPLICATION [NEW]: SUPPORTING INFORMATION
PROVIDED BY APPLICANT

Patrick Zenner <patrick.zenner@como.gov>

Farmhouse Variances

Caleb Colbert <caleb@showmelaw.com>

Fri, Apr 23, 2021 at 10:43 AM

To: Patrick Zenner <Patrick.Zenner@como.gov>

Cc: Rachel Smith <rachel.bacon@como.gov>

Pat and Rachel –

Please find attached an additional exhibit for the Board's consideration, which shows the structure if compliance with the setbacks were required. Also, I asked about the change to the dimensions and the design team's response is below. Thanks and have a great weekend!

Regarding the dimensions. We did not change the footprint of the house, it is still set at the 10' offset/setback from the rear property line. We slightly adjusted the patio wall to respect the 10' setback from the rear and side yards where the property makes the "L" shape. The side by side snips are provided below.

- Updated patio screen walls to be within setbacks
- Updated design to remove elevated deck and stairs to respect Kappa Delta's request.

