

## Architectural Review Board Checklist

**Please initial all items below to verify that your submittal includes all requirements:**

The following items shall be submitted via email to [aquinn@cityofladue-mo.gov](mailto:aquinn@cityofladue-mo.gov) by 11:00 am, no later than 7 days prior to the regularly scheduled meeting.

Your combined PDF should contain the following:

N/A Signatures of Subdivision trustees if home is part of an HOA (If in question, please check with the building department to verify before submitting). These signatures can be on the digital plans OR you can submit one signed hard copy to our offices. **If these are not included, your project will not be placed on the agenda until that is obtained.**

Completed ARB application

Schematic site plan at a scale of not less than one-inch equals 20 feet including the following:

- Dimensioned property lines,
- Building setback lines,
- Easements identified,
- Existing and proposed area of work,
- Location of driveways and parking areas,
- Topographic contours of the existing grades and proposed finished grades at two-foot interval minimums for a distance 25 feet from the face of the existing and proposed area of work with an indication of direction of flow of storm water. (For new residence and home additions only)
- Location of proposed landscape material (New residence only)
- Landscape material proposed to be removed (New residence only), and
- Identifying any accessory structures proposed or existing.
- Hardscape and greenspace coverage calculations for existing and proposed front, rear, side and overall lot.

Schematic floor plans (at a minimum scale of one-quarter inch equals one foot) showing overall building dimensions. Plans may be printed in half-size.

Building elevations (at a minimum scale of one-quarter inch equals one foot) showing vertical dimensions, fenestration, proposed materials and colors, and any existing construction where an addition or modification is proposed. All existing and proposed building materials shall be indicated on the existing building elevations. Plans may be printed in half-size

Color photographs of the main building located on adjoining property. Color photographs of all building elevations of existing structures for projects involving remodeling or additions.



# Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

### APPLICANT INFORMATION

Name of Applicant: T-V Acquisitions LLC

Phone #: (314) 640-1500

Email address of Applicant (for review comments): matt.towerman@tristarproperties.com

### PROJECT PROPERTY INFORMATION

Address for proposed work: Proposed Lot A3 of Lot A - Rock Hill Quarries Plat 2

If this ARB application is amending a project that is currently under construction, list permit #: N/A

Zoning District: PDD Sq. Footage of improvements: Lot Area = +/- 7.126 Acres

DESCRIPTION OF PROPOSED PROJECT: 235 Multi-Family Units / 9,250 sf. Retail Area / 53 Surface Parking / 520 Parking Structure Spaces.

### Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X [Signature] as W-Manager of T-V Acquisitions, LLC Date: 4/30/2026

\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.

April 21, 2026

## **Design Narrative – Safety, Sound and Sustainability**

### Ladue Mixed-Use Development

#### **1. Safety**

The proposed mixed-use development has been designed to exceed baseline code requirements through a layered approach to life safety, security, and occupant well-being. These enhancements improve both daily usability and emergency performance, resulting in a safer and more resilient building.

- **Enhanced Egress Capacity**  
The building provides an increased number of exits beyond minimum code requirements, reducing travel distances and improving evacuation efficiency.
- **Elevator Redundancy and Accessibility**  
Elevator count exceeds minimum requirements, improving accessibility, reducing wait times, and providing operational redundancy.
- **Controlled Access Systems**  
Card reader access is integrated at key entry points, limiting unauthorized access and enhancing resident and tenant security.
- **Wider Circulation Paths**  
Corridor and egress widths exceed minimum code requirements, allowing for more comfortable daily use and more efficient movement during emergency events.
- **Enhanced Fire Protection System**  
The building will be fully sprinklered in accordance with National Fire Protection Association Standard NFPA 13, which exceeds the more limited NFPA 13R system typically permitted for residential occupancies, providing a higher level of fire suppression and life safety performance.

#### **2. Sound**

Acoustic performance has been intentionally elevated beyond minimum code standards to improve occupant comfort, privacy, and overall quality of living. The project exceeds required Sound Transmission Class (STC) ratings across all major assemblies.

- **Demising Walls (Unit-to-Unit)**  
Designed to achieve an STC rating of 59 (exceeds code minimum of 50)
- **Corridor Walls**  
Designed to achieve an STC rating of 51 (exceeds code minimum of 50)
- **Floor-Ceiling Assemblies**  
Designed to achieve an STC rating of 60 (exceeds code minimum of 50)
- **Improved Acoustic Separation**  
These enhanced assemblies significantly reduce airborne noise transmission between units and from common areas, contributing to a quieter and more comfortable residential environment.

### **3. Sustainability**

The project integrates a series of site, material, and environmental strategies to improve long-term performance, reduce resource consumption, and enhance occupant health. These measures reflect a practical and durable approach to sustainability.

- **Native and Adaptive Plantings**

The landscape design prioritizes native and regionally adaptive plant species that are well-suited to the local climate, reducing resource demand while supporting ecological health.

- Native and drought-tolerant plantings reduce irrigation demand
- Reduced reliance on fertilizers and chemical treatments
- Support for pollinators and local biodiversity
- Lower long-term maintenance requirements

- **Stormwater Management**

The site incorporates green infrastructure strategies to manage stormwater at the source, improving water quality and reducing impacts on municipal systems.

- Bioswales and rain gardens to slow and infiltrate runoff
- Permeable paving in targeted areas to reduce impervious surface
- Landscaped areas designed for on-site detention and filtration
- Reduced peak runoff rates and improved downstream conditions

- **Heat Island Reduction**

Strategies are incorporated to reduce heat absorption and improve site microclimate.

- High-albedo roofing materials to reflect solar heat gain
- Strategic placement of shade trees in parking and pedestrian areas
- Reduction of heat-absorbing hardscape where feasible
- Improved outdoor thermal comfort

- **Dark Sky / Reduced Light Pollution**

Exterior lighting is designed to balance safety with environmental responsibility by minimizing glare and light trespass.

- Full cutoff, shielded fixtures directing light downward
- Reduced glare for pedestrians and adjacent properties
- Lighting designed to meet safety needs without over-illumination
- Minimized light spill into surrounding areas and the night sky

- **Water Efficiency**

Water use is minimized through efficient systems and thoughtful landscape design.

- High-efficiency irrigation systems, if required
- Reduced turf areas in favor of native plantings
- Targeted irrigation strategies such as drip systems
- Opportunity for rainwater reuse for irrigation

- **Site Materials and Durability**

Material selection emphasizes longevity and reduced environmental impact over the life of the project.

- Use of locally sourced materials where feasible
- Durable, low-maintenance hardscape materials
- Potential incorporation of recycled content
- Reduced lifecycle impacts through long-lasting materials

- **Indoor Environmental Quality**

Interior material selections support occupant health and comfort.

- Low-VOC materials used throughout interior spaces
- Reduced off-gassing and improved indoor air quality
- Healthier environment for residents and tenants

- **Pedestrian Experience and Comfort**

Sustainability strategies are integrated with the overall user experience to create functional and comfortable outdoor spaces.

- Shaded pedestrian pathways and gathering areas
- Integration of landscape with outdoor amenity spaces
- Improved microclimate through shade and material selection
- Enhanced usability of outdoor environments throughout the year

- **Energy Use**

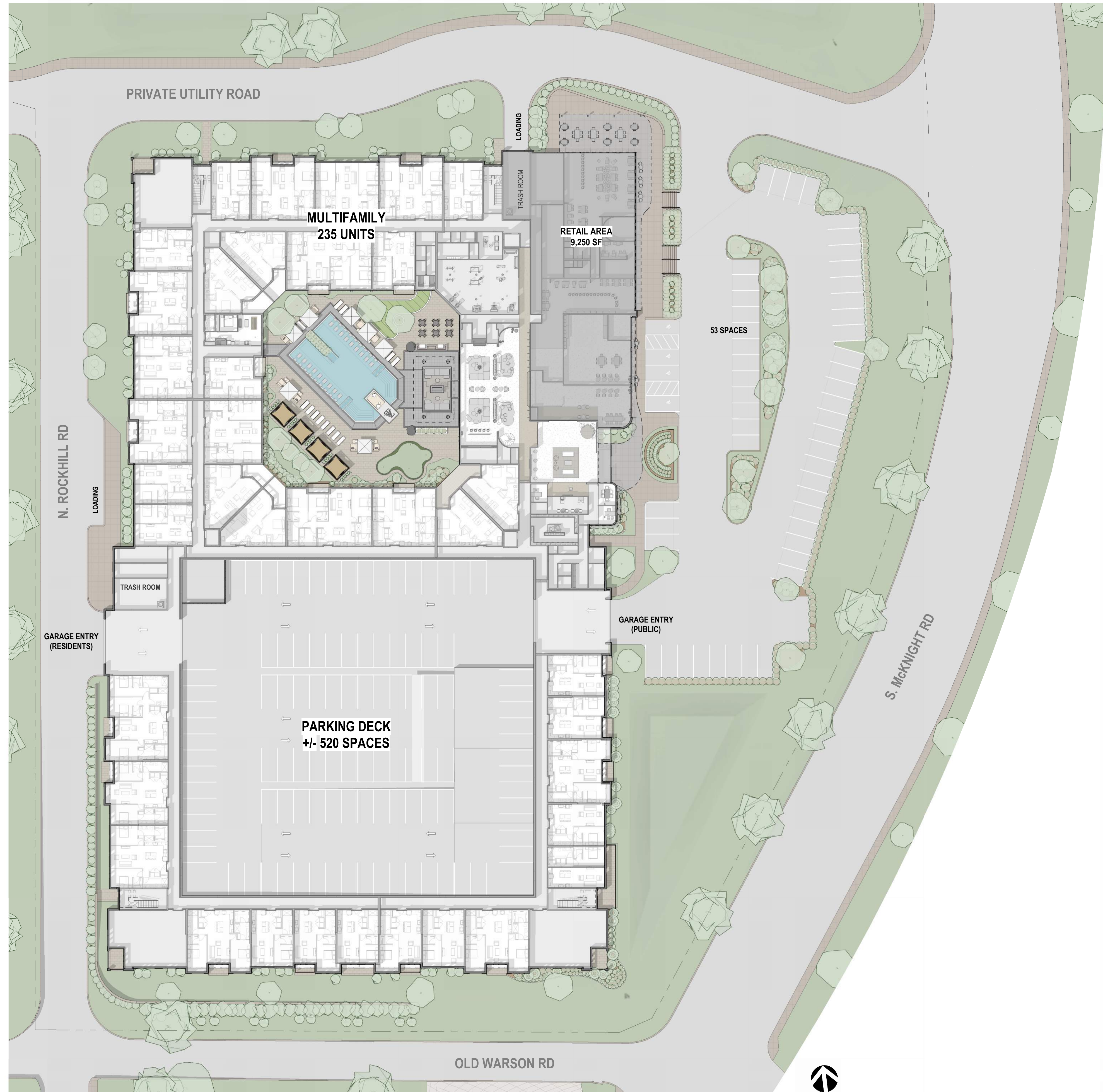
Energy use is reduced through efficient, high-performance building systems and equipment selections.

- Interior and exterior lighting will prioritize long-life LED fixtures with high efficacy and appropriate controls (including occupancy sensors and daylight-responsive dimming where feasible).
- Residential appliances will be specified to meet or exceed ENERGY STAR performance criteria.
- Smart thermostats
- Efficient garage ventilation controls with CO sensors and variable-speed fans



NORTHEAST - AERIAL VIEW







- T.O. HIGH ROOF 156' - 2 5/8" ●
- 5TH FLOOR 145' - 7 1/2" ●
- 4TH FLOOR 134' - 11 5/8" ●
- 3RD FLOOR 124' - 3 3/4" ●
- T.O. ROOF RETAIL 119' - 1 1/8" ●
- 2ND FLOOR 113' - 7 7/8" ●
- 1ST FLOOR 100' - 0" ●

1 ELEVATION - EAST  
RDD - 02 1/16" = 1'-0"



- T.O. HIGH ROOF 156' - 2 5/8" ●
- 5TH FLOOR 145' - 7 1/2" ●
- 4TH FLOOR 134' - 11 5/8" ●
- 3RD FLOOR 124' - 3 3/4" ●
- T.O. ROOF RETAIL 119' - 1 1/8" ●
- 2ND FLOOR 113' - 7 7/8" ●
- 1ST FLOOR 100' - 0" ●

4 ELEVATION - WEST  
RDD - 02 1/16" = 1'-0"



- T.O. HIGH ROOF 156' - 2 5/8" ●
- 5TH FLOOR 145' - 7 1/2" ●
- 4TH FLOOR 134' - 11 5/8" ●
- 3RD FLOOR 124' - 3 3/4" ●
- T.O. ROOF RETAIL 119' - 1 1/8" ●
- 2ND FLOOR 113' - 7 7/8" ●
- 1ST FLOOR 100' - 0" ●

2 ELEVATION - NORTH  
RDD - 02 1/16" = 1'-0"



- T.O. HIGH ROOF 156' - 2 5/8" ●
- 5TH FLOOR 145' - 7 1/2" ●
- 4TH FLOOR 134' - 11 5/8" ●
- 3RD FLOOR 124' - 3 3/4" ●
- T.O. ROOF RETAIL 119' - 1 1/8" ●
- 2ND FLOOR 113' - 7 7/8" ●
- 1ST FLOOR 100' - 0" ●

3 ELEVATION - SOUTH  
RDD - 02 1/16" = 1'-0"



**GENERAL NOTES: EXTERIOR MATERIALS**

MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
BR-1	BELDEN	NORMAN, RUNNING 1/3 BOND	DURANGO SMOOTH	
BR-2	BELDEN	NORMAN, RUNNING 1/3 BOND	WINTER MIST	
ES-1	HARDIE	PANEL, SMOOTH	COLT BROWN	
ES-2	MAC METALS	FLUTED PANELS	TEAK	VERTICAL WOOD-LOOK AT 5TH FLOOR AND ENTRY
ES-3	TRESPA	METEON WOOD DECORS	MILANO TERRA	HORIZONTAL WOOD-LOOK AT RETAIL
ES-4	TRESPA	METEON LUMEN	METROPOLIS BLACK	AT RETAIL STOREFRONTS
ES-5	HARDIE	PANEL, SMOOTH	DARK GREY	WINDOW SURROUNDS AND ACCENTS
ST-1	ECHOLON MASONRY	CORODOVA STONE	LIMESTONE GROUND	MASONRY SILLS, COPINGS, WINDOW ACCENTS



**BR-1 BR-2 ES-1 ES-2 ES-3 ES-4 ES-5 ST-1**



T.O. HIGH ROOF  
156' - 2 5/8"

5TH FLOOR  
145' - 7 1/2"

4TH FLOOR  
134' - 11 5/8"

3RD FLOOR  
124' - 3 3/4"

2ND FLOOR  
113' - 7 7/8"

1ST FLOOR  
100' - 0"



T.O. HIGH ROOF  
156' - 2 5/8"

5TH FLOOR  
145' - 7 1/2"

4TH FLOOR  
134' - 11 5/8"

3RD FLOOR  
124' - 3 3/4"

2ND FLOOR  
113' - 7 7/8"

1ST FLOOR  
100' - 0"

21 ELEVATION - RESIDENTIAL TYPICAL  
A-202 3/16" = 1'-0"

23 ELEVATION - RESIDENTIAL CORNER TYPICAL  
A-202 3/16" = 1'-0"



**GENERAL NOTES: EXTERIOR MATERIALS**

MATERIAL	MANUFACTURER	STYLE	COLOR	NOTES
BR-1	BELDEN	NORMAN, RUNNING 1/3 BOND	DURANGO SMOOTH	
BR-2	BELDEN	NORMAN, RUNNING 1/3 BOND	WINTER MIST	
ES-1	HARDIE	PANEL, SMOOTH	COLT BROWN	
ES-2	MAC METALS	FLUTED PANELS	TEAK	VERTICAL WOOD-LOOK AT 5TH FLOOR AND ENTRY
ES-3	TRESPA	METEON WOOD DECORS	MILANO TERRA	HORIZONTAL WOOD-LOOK AT RETAIL
ES-4	TRESPA	METEON LUMEN	METROPOLIS BLACK	AT RETAIL STOREFRONTS
ES-5	HARDIE	PANEL, SMOOTH	DARK GREY	WINDOW SURROUNDS AND ACCENTS
ST-1	ECHOLON MASONRY	CORODOVA STONE	LIMESTONE GROUND	MASONRY SILLS, COPINGS, WINDOW ACCENTS



BR-1

BR-2

ES-1

ES-2

ES-3

ES-4

ES-5

ST-1



11 ELEVATION - RETAIL  
A-202 3/16" = 1'-0"





NORTHEAST CORNER - MCKNIGHT ROAD





SOUTHEAST CORNER - McKNIGHT ROAD

ARCTURIS

RENDERING | LADUE MIXED USE | 25-3536.00 | APRIL 28, 2026





SOUTHWEST CORNER - OLD WARSON ROAD





NORTHWEST CORNER - ROCK HILL ROAD





RESIDENTIAL ENTRY & RETAIL





RESIDENTIAL ENTRY & RETAIL DUSK





RESIDENTIAL LOBBY





RESIDENTIAL CLUB ROOM





RESIDENTIAL COURTYARD

