CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, OCTOBER 16, 2008 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

A. **Spirit of St. Louis Airpark (Candlewood Suites):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard, north of its intersection with Aviation Museum Road.

B. **The Smokehouse (Annie Gunn's Restaurant):** Amended Architectural Elevations for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

III. APPROVAL OF MEETING SUMMARIES

A. August 14, 2008

IV. OLD BUSINESS

A. ARB Bylaws - Article III: Election of Officers

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).

City of Chesterfield

690 Chesterfield Pkwy W ● Chesterfield MO 63017-0760
Phone: 636-537-4000 ● Fax 636-537-4798 ● www.chesterfield.mo.us

II. A.

October 9, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, Missouri 63017

Re: **Spirit of St. Louis Airpark (Candlewood Suites)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a hotel on a 2.49 acre parcel located at 807 Spirit of St. Louis Boulevard , north of its intersection with Aviation Museum Road.

Dear Board Members:

Stock and Associates Consulting Engineers, Inc. and Environs Architects have submitted, on behalf of Candlewood Suites, a Site Development Section Plan Architectural Elevations, Landscape Plan and Architects Statement of Design for the above-referenced property. The Department of Planning and Public Works has reviewed their request and submits the following report:

Submittal Information

The request is for construction of an extended-stay hotel. Exterior building materials are proposed to be brick, limestone, and exterior insulation and finish system (EIFS). The proposed roof material and design is EPDM and copper standing seam metal, which screening material proposed to be rusticated brick and limestone to match the building. Please see the attached checklist to review the project's compliance with the City of Chesterfield' Design Guidelines.

Departmental Input

The project was reviewed for compliance with the City of Chesterfield Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 1156. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not

reviewed during this part of the process and will be reviewed by the Department of Planning.

Action Requested

The Department of Planning and Public Works requests action by the Architectural Review Board of the information presented.

Respectfully submitted,

Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal.

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Spirit of St. Louis Airpark (Candlewood Suites)**
Date of Review: **October 10, 2008**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			**Landspace is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.**
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	x		
II. Residential Structures:			**NA**
A. General Residential Architecture			
B. Multiple-Family Architecture			
III. Non-residential Structures:			
A. General			
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines			**NA**
D. Auto Service Station Guidelines			**NA**
E. Shopping Center Guidelines			**NA**
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			**Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.**
CHAPTER FOUR: Miscellaneous			
A. Signage			**Signage is a separate process, however, the developer proposes to utilize a candle flame insignia on the building in lieu of typical signage.**
B. Lighting			**Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.**
C. Utilities	**x**		
D. Stormwater Drainage	**x**		
E. Energy Conservation	**x**		
F. Screening (Fences & Walls)	**x**		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
January 2002

City of Chesterfield

ARCHITECTURAL REVIEW BOARD

Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- ☐ **Color site plan with contours, site location map, and identification of adjacent uses.** BT STOCK & ASSOCIATES
- ☑ **Color elevations for all building faces.**
- ☑ **Color rendering or model reflecting proposed topography.**
- ☑ **Large exterior material samples. *** TO BE DELIVERED IN PERSON
- ☐ **Photos' reflecting all views of adjacent uses and sites.** BT STOCK & ASSOC.
- ☑ **Details for screening, retaining walls, etc. ***
- ☑ **Section plans highlighting any building off-sets, etc.**
- ☑ **Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.**
- ☑ **Landscape plan.** BT STOCK & ASSOCIATES (ENCLOSED)
- ☑ **Any other exhibits which would aid understanding of design proposal.** PHOTOS
- ☑ **Governing ordinance requirements.**

*** Denotes that item will be brought to meeting by the petitioner**

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

City of Chesterfield

ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: Candlewood Suites Extended Stay Hotel

Developer: HMA, LLC **Architect:** Environs Architects **Engineer:** Stock & Associates

Location: 807 Spirit of St. Louis Blvd.

PROJECT STATISTICS:

Size of site (in acres): 2.49 acres **Total Square Footage:** 57,870 **Building Height:** 4 stories (43'-6")

Proposed Usage: Extended Stay Hotel (R-1)

Exterior Building Materials: Brick, limestone, exterior insulation & finish system

Construction Type: Combustible protected type 5A - NFPA 13R sprinkler system

Roof Material & Design: EPDM and copper standing seam metal roofing

Screening Material & Design: Rusticated brick and limestone to match the building

Landscape Guidelines: X **Commercial** ____ **Institutional** X **Valley** ____ **Residential**

Building Setbacks: 78' **Front** 82'/117' **Side** 85' **Rear** 4 stories **Max Bldg Ht.** ____ **Min. Lot Req.**

Description of art or architecturally significant features (if any): Candle flame insignia mounted on three sides of the building

ADDITIONAL PROJECT INFORMATION:

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

September 3, 2008

Environs
Architects-Planners
6201 West Main Street
Suite 150
Maryville, IL 62062

(618) 344-8699
(800) 974-1677
FAX (618) 344-8150

The City of Chesterfield
Architectural Review Board
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: Candlewood Suites
Chesterfield, Missouri

Dear Sirs:

I am pleased to submit the Candlewood Suites Extended Stay Hotel located at 807 Spirit of St. Louis Blvd.

Candlewood Suites Extended Stay Hotels is not dependent on "drive-by" traffic, because of the nature of the extended stay hotel. Candlewood Suites Extended Stay Hotels offer comfortable and affordable studio and one-bedroom suites with full kitchens designed to be dog and pet friendly. Executive desks and home entertainment centers have been provided for the traveler to help them relax. The gazebo provides guests an opportunity for self serve outdoor cooking and dining.

The developer's vision is of long term satisfaction of the guests as well as minimizing undesirable impacts on the surrounding neighbors. This building is located within the setback requirements, power line easements, and drainage ditch easements. This site has been designed in keeping with the open space requirement for the site.

The automobile parking surrounds the building on all sides and are landscaped and bermed in order to provide pleasing views from the main access of Chesterfield Airport Road.

Site lighting is limited to the parking areas and safety lighting around the hotel and will not shine off this site. Care has been taken to minimize spillage of light from the site in consideration of the surrounding property owners.

The trash enclosure will be screened by a minimum 6' tall enclosure constructed of materials similar to the proposed building.

A generous plaza has been included at the front entry on the west side of the building. The building is designed as single phase construction.

The building is set back from the proposed roadway to allow for good visibility for vehicular traffic and bicyclers. The parking proposed provides the most direct and safe access to the building. There are proposed access points to the proposed roadway, and Wings of Hope Blvd.

This building has been designed to franchise standards with many upgrades. The base of our building is entirely brick up to the first floor in order to provide a high quality for all users within contact of the building. The brick has been selected from a residential collection with a warm earth tone feeling. The window sills in brick areas are limestone and the footprint of our building has been increased in order to provide more room within the guest areas to maximize comfort.

The exterior of the hotel has been designed using an up-to-date style in an appropriate human scale with multiple offsets and building projections. A diversity of high quality materials have been used to provide a pleasing and harmonious appearance. The exterior insulation and finish system has been scored at the cornice and the beltline coursing to simulate the scale and size of stone in order to emulate traditional stone work. The metal roofing and flashing color has been changed from painted metal to a polished copper. The roof parapets have been designed to screen any rooftop equipment, exhaust hoods and linen chute caps. The corporate signage has been removed from the building façade and replaced with the candle flame insignia used as an architectural feature.

This building is designed with efficient systems that allow control over unoccupied rooms adjusting heating and cooling on systems to lower levels when unoccupied. Utility locations and connections to the building have been coordinated so that all utilities are underground and screened from view or landscaped in order to minimize the visual impact on public streets.

If you have any questions or if additional information will be required please do not hesitate to contact me.

Sincerely,

Michael F. Sapp, AIA

MFS/ssm

CANDLEWOOD SUITES

CHESTERFIELD, MISSOURI

DETAILING SYMBOLS

SECTION NO. / SHEET NO. / CUT LINE — A1.0

DIRECTION ELEVATION NO. / SHEET NO. — A1.0 — INTERIOR ELEVATIONS

SECTION CUT — DETAIL NO. / SHEET NO. / CUT LINE — A1.0

DRAWING NO. / SHEET NO. — A1.0 — DETAIL

NORTH ARROW

DETAIL CUT — DRAWING NO. / SHEET NO. / ENLARGED PLAN AREA — A1.0 — ENLARGED PLAN

REVISION NUMBER

WINDOW NUMBER

(101A) DOOR NUMBER

(10) EQUIP. NUMBER

DEMOLITION NOTE

FINISH NOTE

P4 — PARTITION TYPE

CODE INFORMATION:

International Building Code (2003 Edition)
2003 NFPA 70 - National Electrical Code
2003 International Mechanical Code
2003 International Fire Code
2003 International Energy Conservation Code
2003 Life Safety Code 101

CODE REQUIREMENTS	INTERNATIONAL BUILDING CODE (2003 EDITION)	
	REFERENCE	ALLOWABLE OR REQUIRED
OCCUPANCY GROUP(S)		
PRIMARY USE GROUP	302.0-312.0	R-1 HOTELS (TRANSIENT LODGING)
CONSTRUCTION TYPE	TABLE 601	TYPE VA (COMBUSTIBLE PROTECTED)
BUILDING HEIGHT AND AREA		ACTUAL HEIGHT: 43'-6"
ALLOWED (+100 %)	TABLE 503	12,000 SF AREA PER FLOOR & 3 STORIES
SPRINKLER SYSTEM THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13R. ATTIC SPACES SHALL BE PROTECTED WITH A DRY PIPE SPRINKLER SYSTEM.		
AUTOMATIC SPRINKLER INCREASE	504.2 HEIGHT	N/A
AUTOMATIC SPRINKLER INCREASE	506.3 AREA	

$A_a = A_t + \left[\frac{A_t I_f}{100}\right] + \left[\frac{A_t I_s}{100}\right]$ A_a = 14,000 SF per floor

$A_a = 12000 + \left[\frac{12000\,(65)}{100}\right] + \left[\frac{12000\,(0)}{100}\right]$

(EQUATION 5-1)
WHERE:
A_a = ALLOWABLE AREA PER FLOOR (SF)
A_t = TABULAR AREA PER FLOOR TABLE 503 (SF)
I_f = INCREASE DUE TO FRONTAGE (PERCENTAGE)
I_s = INCREASE DUE TO SPRINKLER (PERCENTAGE)

EXCESS FRONTAGE INCREASE	506.2 AREA	BUILDING PERIMETER = 622' FRONTAGE = 622'

$I_f = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30}$ I_f = 65 PERCENT

$I_f = 100\left[\frac{622'}{622'} - 0.25\right]\frac{26}{30}$

(EQUATION 5-2)
WHERE:
I_f = AREA INCREASE FRONTAGE (PERCENTAGE)
F = PERIMETER FRONTING OPEN SPACE 20' MIN.
P = PERIMETER OF ENTIRE BUILDING
W = MINIMUM WIDTH OF PUBLIC WAY (FEET)

ACTUAL FLOOR AREAS

FIRST FLOOR	14,864 S.F.
SECOND FLOOR	14,921 S.F.
THIRD FLOOR	14,921 S.F.
THIRD FLOOR	14,921 S.F.
TOTAL GROSS BUILDING AREA	57,870 S.F.

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)			UL NUMBER
STRUCTURAL FRAME	TABLE 601	1 HOUR	N502
LOAD BEARING WALLS - EXTERIOR	TABLE 601, 704, 708.5	1 HOUR	U264
LOAD BEARING WALLS - INTERIOR	TABLE 601	1 HOUR	U340
NON-LOADBEARING WALLS & PARTITIONS EXTERIOR	TABLE 602, 704, 708.5, 715.3	1 HOUR	U415
NON-LOADBEARING WALLS & PARTITIONS INTERIOR	TABLE 602	0 HOUR	U333
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	TABLE 601	1 HOUR	L512
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	TABLE 601	1 HOUR	P522
CORRIDORS	708, 715, 1004.3.2.1	1 HOUR	U340
STAIRS	1019, 715	1 HOUR	U340
GUEST ROOM SEPARATION	708, 715	1 HOUR	U340
ELEVATOR SHAFT ENCLOSURE	707	2 HOUR	U905
LINEN CHUTE SHAFT ENCLOSURE	707	2 HOUR	U415
INCIDENTAL USE AREAS: LAUNDRY > 100 SF	302.2.1	1 HOUR OR PROVIDE AUTOMATIC FIRE-EXTINGUISHING SYSTEM	U357
INCIDENTAL USE AREAS: WASTE & LINEN COLLECTION ROOMS > 100 SF	302.2.1	1 HOUR OR PROVIDE AUTOMATIC FIRE-EXTINGUISHING SYSTEM	U357
INCIDENTAL USE AREAS: STORAGE GREATER THAN 100 SF	302.2.1	1 HOUR OR PROVIDE AUTOMATIC FIRE-EXTINGUISHING SYSTEM	U357
INCIDENTAL USE AREAS: FURNACE RM > 400,000 BTU/HR INPUT	302.2.1	1 HOUR OR PROVIDE AUTOMATIC FIRE-EXTINGUISHING SYSTEM	U357
INCIDENTAL USE AREAS: BOILERS OVER 15 PSI AND 10 HP	302.2.1	1 HOUR OR PROVIDE AUTOMATIC FIRE-EXTINGUISHING SYSTEM	U357

OCCUPANT LOAD			
PRIMARY OCCUPANTS: RESIDENTIAL	1003.2.2.2	200 GROSS SF/OCCUPANT	141 PEOPLE
ASSEMBLY (TABLES & CHAIRS) MTG RM	TABLE 1003.1	15 NET SF/OCCUPANT	22 PEOPLE
EXERCISE ROOM	TABLE 1003.1	50 GROSS SF/OCCUPANT	6 PEOPLE
BUSINESS	TABLE 1003.1	100 GROSS SF/OCCUPANT	5 PEOPLE

MEANS OF EGRESS			
NUMBER OF EXITS	1014, 1016	2 MINIMUM PER STORY	
NUMBER OF AREAS OF REFUGE	1007.6	1 MINIMUM/FLOOR EXCEPT AT EXIT LEVEL	
STAIRWAY WIDTH	1003.1 (0.20")	141 OCCUPANT LOAD	44" CLEAR MIN.
COMMON PATH OF TRAVEL	1013.3	75'-0" MAXIMUM	
TRAVEL DISTANCE LIMIT	1015	250'-0" MAX	
CORRIDOR WIDTH	1016, 1003.1 (0.15)	44" MINIMUM	44" CLEAR MIN.
DEAD END CORRIDOR	1013.3	20'-0" MAX	

STRUCTURAL DESIGN LOADING

FLOOR LIVE LOAD =	(TABLE 1607.1)
GUEST ROOMS:	40 PSF
PUBLIC AREAS:	100 PSF
ROOF LIVE LOAD =	14 PSF
GROUND SNOW LOAD =	P_g = 20 PSF (TABLE 1608.2)
SEISMIC DESIGN CATAGORY =	I
SITE CLASSIFICATION =	D
WIND LOAD:	
BASIC WIND SPEED =	V = 90 MPH
IMPORTANCE FACTOR =	1.00 (TABLE 1604.5)
WIND EXPOSURE =	EXPOSURE "B"
WIND DESIGN PRESSURE (P) =	TABLE 1609.6.2.1 (1)
SEISMIC DESIGN:	
SPECTRAL RESPONSE ACCELERATION COEFFICIENTS	S_s =.20 S_{ds}=.16 S_1 =.9 S_{d1}=.9
PEAK VELOCITY =	0.15
PEAK ACCELERATION =	0.15
SEISMIC HAZARD EXPOSURE GROUP =	GROUP I
SEISMIC DESIGN CATEGORY=	B
SOIL PROFILE TYPE =	(VERIFY W/ SOILS ENGINEER)
BASIC STRUCTURAL SYSTEM =	LIGHT FRAME WALLS WITH SHEAR PANELS-WOOD STRUCTURAL PANELS/SHEET STEEL PANELS
RESPONSE MODIFICATION FACTOR R =	6
SYSTEM OVER-STRENGTH FACTOR, =	3
DEFLECTION AMPLIFICATION FACTOR Cd =	4
BUILDING HEIGHT LIMITATIONS BY CATEGORY=	NOT LIMITED
ANALYSIS PROCEDURE -	EQUIVALENT LATERAL FORCE PROCEDURE

CODE EXCERPTS

CHAPTER 7
EXTERIOR WALLS 1 HOUR RATED AT INTERIOR FACE ONLY. (704.5)
PARAPETS NEED NOT BE RATED- NO ROOF OPENING WITHIN 5' OF 1 HOUR RATED EXTERIOR WALLS. (704.11)
SHAFTS, INCLUDING STAIRS, ELEVATORS, & LINEN CHUTES TO BE 2 HOUR RATED. (707.4)
CORRIDOR WALLS & WALLS SEPERATING GUESTROOMS TO BE 1 HOUR RATED. (708.3 & 1009.4.3.2)
DRAFTSTOPPING IN ATTIC IS NOT REQUIRED. ATTIC TO BE SPRINKLED.
PENETRATIONS TO HAVE SAME FIRE RATING AS PARTITION.
SHAFTS SHALL BE 2 HOUR RATED CONTINUOUS THROUGH CONCEALED SPACES TO THE UNDERSIDE OF THE ROOF SHEATHING (707.4 & 5)

OPENING PROTECTIVES

CORRIDOR DOOR	20 MINUTE
STAIRS	1 1/2 HR RATING "B" LABEL
ELEVATORS	1 1/2 HR RATING "B" LABEL
STORAGE, MECHANICAL, ETC.	1 HR RATING "B" LABEL

CHAPTER 10
EXIT SIGNS IN CORRIDORS NO MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN (1003.2.10.1)

ABBREVIATIONS

@	AT THE RATE OF
AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
ADD'L	ADDITIONAL
ADD'N	ADDITION
ADJ	ADJACENT
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
APPROX	APPROXIMATE
BLDG	BUILDING
BOF	BOTTOM OF FOOTING
BRNG	BEARING
BS	BRICK SHELF
BSMT	BASEMENT
CB	CASING BEAD
CPT	CARPET
CES	CARPET EDGE STRIP
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CRS	COURSE
CT	CERAMIC TILE
DBO	DESIGNED BY OTHERS
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
EA	EACH
EJ	EXPANSION JOINT
ELEV, EL	ELEVATION
ELEC	ELECTRIC
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST, (E)	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISHED
FLR	FLOOR
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GL. BLK	GLASS BLOCK
GRAN	GRANULAR
GYP BD, GB	GYPSUM BOARD
HB	HOSE BIBB
HC	HANDICAPPED
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
LJ	ISOLATION JOINT
LAV	LAVATORY
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MCB	METAL CORNER BEAD
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OVER HEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
P-LAM	PLASTIC LAMINATE
PLB	PLUMBING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RAD, R	RADIUS
R	RISER
REINF	REINFORCING
REQ'D	REQUIRED
RO	ROUGH OPENING
SF	SQUARE FOOT
SH	SHELF
SIM	SIMILAR
SOG	SLAB ON GRADE
STD	STANDARD
STL	STEEL
SUSP	SUSPENDED
T	TREAD
TOB	TOP OF BEAM
T & G	TONGUE AND GROOVE
TEMP	TEMPERED
TOF	TOP OF FOUNDATION
TOC	TOP OF CONCRETE
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TOS	TOP OF SLAB
T/S	TOP OF STEEL
TYP	TYPICAL
V	VINYL
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VWC	VINYL WALL COVERING
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF/ING
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT

NOTE:
SEE FINISH SCHEDULE FOR ABBREVIATIONS NOT LISTED HERE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE OF WORK AND VERIFY EXISTING CONDITIONS, MATERIALS AND DIMENSIONS.
2. ALL WORK SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF AUTHORITIES HAVING JURISDICTION.
3. SEE FOUNDATION NOTES & PROJECT SPECIFICATION FOR ADDITIONAL INFORMATION.
4. ALL INTERIOR PARTITION DIMENSIONS SHALL BE STUD TO STUD UNLESS OTHERWISE NOTED.
5. HVAC, PLUMBING AND ELECTRICAL WORK REQUIRED SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, ORDINANCES AND REQUIREMENTS OF LOCAL UTILITY COMPANIES AND AUTHORITIES HAVING JURISDICTION. FURNISH ALL COMPONENTS FOR A COMPLETE INSTALLATION AND CODE COMPLIANCE EVEN THOUGH NOT SPECIFICALLY NOTED OR INDICATED. SYSTEM DESIGN NOT SPECIFICALLY INDICATED SHALL BE DESIGNED BY THE CONTRACTOR TO THE OWNER'S SPECIFICATIONS.
6. REFER TO DRAWINGS PREPARED BY OTHERS FOR SITE DEVELOPMENT AND PLOT INFORMATION. (DESIGNED BY OTHERS)
7. FIRE SPRINKLER SYSTEM DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR THAT WILL INSTALL THE SYSTEM. ALL APPROPRIATE INFORMATION AS SPECIFIED IN NFPA 13R, INCLUDING ATTIC, SHALL BE PROVIDED ON THE DRAWINGS. CALCULATIONS MUST BE SUBMITTED PROVING PRIVATE FIRE MAINS ARE ADEQUATE TO SUPPLY WATER DEMANDS AS SPECIFIED IN THE 2003 INTERNATIONAL FIRE CODE APPENDIX B.
8. NFPA 72 COMPLIANT FIRE ALARM DRAWINGS SHALL BE SUBMITTED FOR REVIEW. ALL NEW FIRE ALARM SYSTEMS SHALL MEET ALL NFPA 72 STANDARDS. MULTI-TENANT OCCUPANCIES WITH AUTOMATIC SPRINKLER SYSTEMS SHALL HAVE ONE NOTIFICATION DEVICE PER SUITE. ANY SUPPRESSION SYSTEM OTHER THAN AUTOMATIC SPRINKLERS SHALL SOUND THE BUILDING FIRE ALARM SYSTEM WHEN TRIPPED.

GUESTROOM MIX

DESCRIPTION	1ST	2ND	3RD	4TH	TOTAL
STUDIO A-122(188)	16	16	16	16	70
ACCESSIBLE STUDIO A1-127(148)	1*	1	1	1	4
G G STUDIO B-109(111)	5	8	7	8	28
ACCESSIBLE G G STUDIO B1-313(301)	0	0	1	0	1
BR SUITE C-218 (221)	0	1	2	2	5
ACCESSIBLE BR SUITE C1-214 (214)	0	1	0	0	1
STUDIO D1K-217(238)	0	1	1	1	3
ACCESSIBLE STUDIO D1AK -118(191)	1*	0	0	0	1
TOTAL ROOMS	23	30	30	30	113

NOTES:
1. EVERY HANDICAPPED ACCESSIBLE ROOM IS HEARING IMPAIRED EQUIPPED
2. * TOTAL HANDICAPPED ACCESSIBLE ROOMS REQUIRED (4 PROVIDED) (ADAAG SECT. 4.1.3)
3. 3 ADDITIONAL HEARING IMPAIRED ROOMS PROVIDED (ADAAG SECT. 4.1.3)
4. *HANDICAPPED ACCESSIBLE ROOMS WITH ROLL-IN SHOWER (2 REQUIRED)* (ADAAG SECT. 4.1.3)

PROJECT LOCATION MAP

SCHEDULE OF DRAWINGS

G1.0 COVER SHEET AND BUILDING SYNOPSIS
A0.1 ARCHITECTURAL SITE PLAN
A1.0 FIRST AND SECOND FLOOR PLAN
A1.1 THIRD FLOOR PLAN AND ROOF PLAN
A1.2 ENLARGED FLOOR PLANS
A1.3 TYPICAL GUESTROOM ENLARGED PLANS
A2.0 EXTERIOR BUILDING ELEVATIONS
A2.1 BUILDING SECTIONS & MISC. DETAILS
A2.2 STAIR AND ELEVATOR SECTIONS & DETAILS
A2.3 SITE DETAILS, GAZEBO AND SIGNAGE
A3.0 WALL SECTIONS
A3.1 CANOPY DETAILS
A4.0 FINISH AND COLOR SCHEDULES & NOTES
A4.1 DOOR & WINDOW SCHEDULE & DETAILS
A4.2 INTERIOR ELEVATIONS
A4.3 INTERIOR ELEVATIONS AND DETAILS
A4.4 PARTITION TYPES
A4.5 PARTITION TYPES
A4.6 FIREPROOFING DETAILS
A4.7 MISCELLANEOUS INTERIOR DETAILS
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S1.1 FOUNDATION DETAILS AND NOTES
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S1.3 ROOF FRAMING PLAN
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E1.0 FIRST & SECOND FLOOR ELECTRICAL PLANS
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E1.2 LARGE SCALE ELECTRICAL PLANS
E1.3 TYPICAL GUESTROOM ELECTRICAL PLANS
E1.4 PANEL SCHEDULES- EP1 THRU EP11
E1.5 PANEL SCHEDULES- EP14 THRU EP37 & MDP
E1.6 FIXTURE SCHEDULES, NOTES, & DIAGRAMS

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AUGUST 8, 2008
REVISIONS:

CANDLEWOOD SUITES
PROPERTY CODE:

A NEW HOTEL AND SUITES FOR:
CANDLEWOOD SUITES
807 SPIRIT OF ST. LOUIS BLVD.
CHESTERFIELD, MISSOURI 63005

COVER SHEET AND BUILDING SYNOPSIS

SHEET
G1.0

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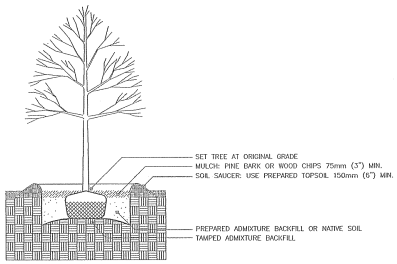
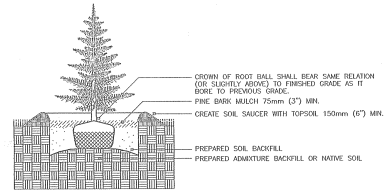
PLANT-SCHEDULE

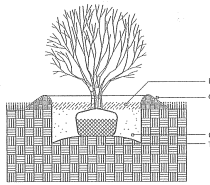
SYM	BOTANICAL/COMMON	CONT	QTY	FOLIAGE	MATURITY
RM	Acer rubrum / Red Maple	2.5"	10	Deciduous	45'+
CRB	Betula nigra / Clump River Birch	10-12'	6	Deciduous	45'+
HORN	Carpinus betulus 'Fastigiata' / Columnar Hornbeam	2"	6	Deciduous	35-40'
APA	Fraxinus americana 'Autumn Purple' / Autumn Purple Ash	2.5"	4	Deciduous	45'+
SA	Fraxinus pennsylvanica 'Summit' / Summit Ash	2.5"	5	Deciduous	45'+
SHL	Gleditsia triacanthos 'Skycole' / Skyline Honeylocust	2.5"	7	Deciduous	45'+
JANE	Magnolia 'Jane' / Jane Magnolia	6-8'	2	Deciduous	10-15'
SSFC	Malus 'Spring Snow' / Spring Snow Fl. Crab	2"	6	Deciduous	20-25'
RP	Pinus resinosa / Red Pine	8'	14	Evergreen	45'+
CBS	Picea pungens 'Glauca' / Colorado Blue Spruce	8'	8	Evergreen	30-40'
PB	Buxus 'Green Mountain' / Pyramidal Boxwood	30-36"	2	Evergreen	36"
GVB	Buxus 'Green Velvet' / Green Velvet Boxwood	5 gal	58	Evergreen	3-4'
DBB	Euonymus alatus 'Compactus' / Dwf. Burning Bush	18-24"	36	Deciduous	4'
DAY	Hemerocallis hybrid / Daylily	1 gal	72	Deciduous	12"
CGH	Ilex meserveae 'China Girl' / China Girl Holly	18-24"	15	Evergreen	3-4'
ITEA	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 gal	2	Deciduous	3-4'
BJ	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal	45	Evergreen	12"
MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	9	Deciduous	5'
BAY	Myrica pensylvanica / Northern Bayberry	24-30"	13	Deciduous	6-8'
DFG	Pennisetum alopecuroides 'Hamelin' / Dwarf Fountain Grass	5 gal	9	Deciduous	2-3'
PSC	Prunus cistena / Purple Sand Cherry	2-3'	8	Deciduous	4-5'
KR	Rosa 'Radrazz' / Knockout Rose	5 gal	9	Deciduous	3-4'
GMS	Spiraea bumalda 'Goldmound' / Goldmound Spirea	5 gal	14	Deciduous	2-3'



DECIDUOUS TREE PLANTING



CONIFEROUS TREE PLANTING



SHRUB PLANTING

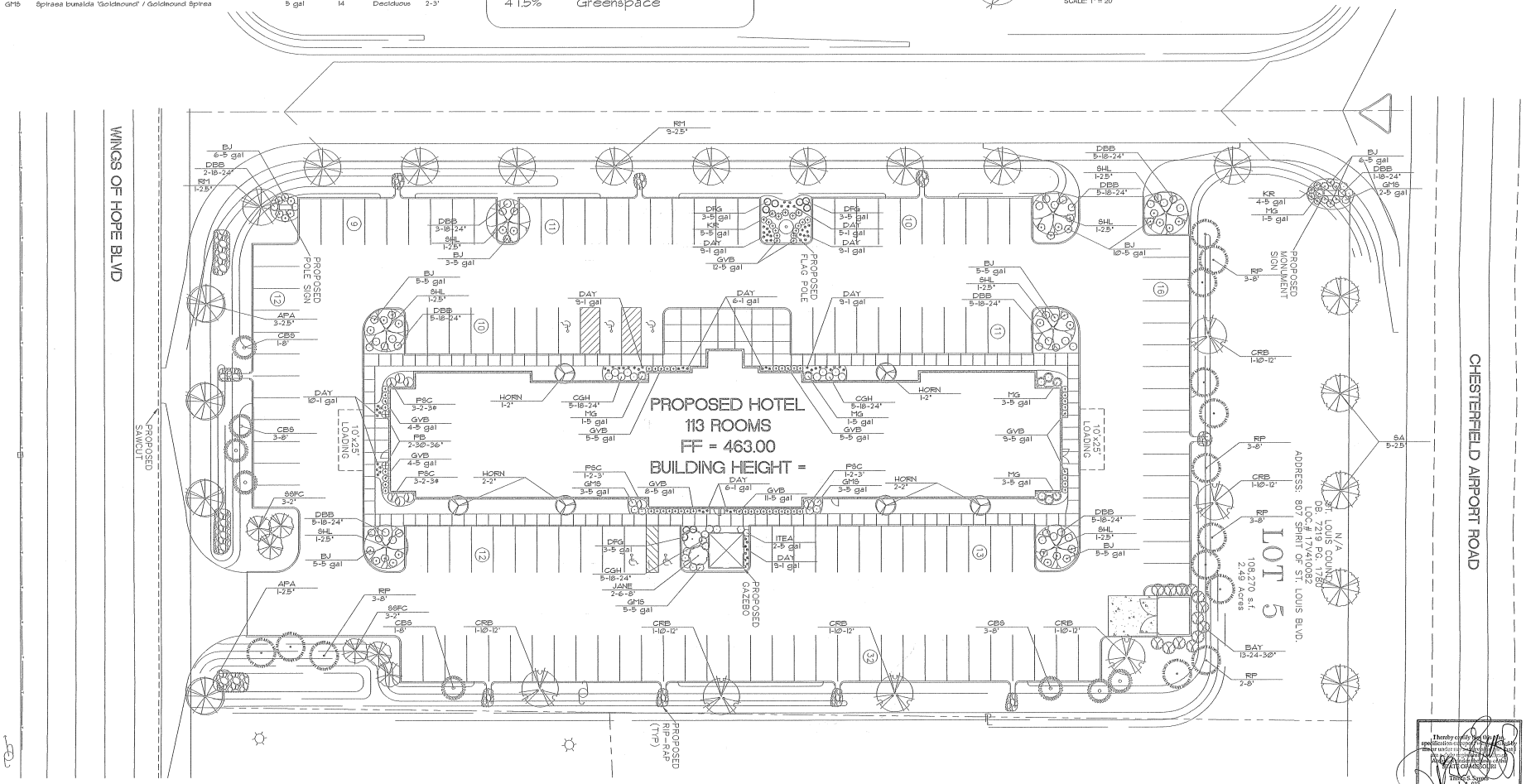
GREENSPACE CALCULATION:

51,265	Sq. Ft. Greenspace Area
107,868	Sq. Ft. Total Area
47.5%	Greenspace

NORTH

0 20 40 60 feet

SCALE: 1" = 20'



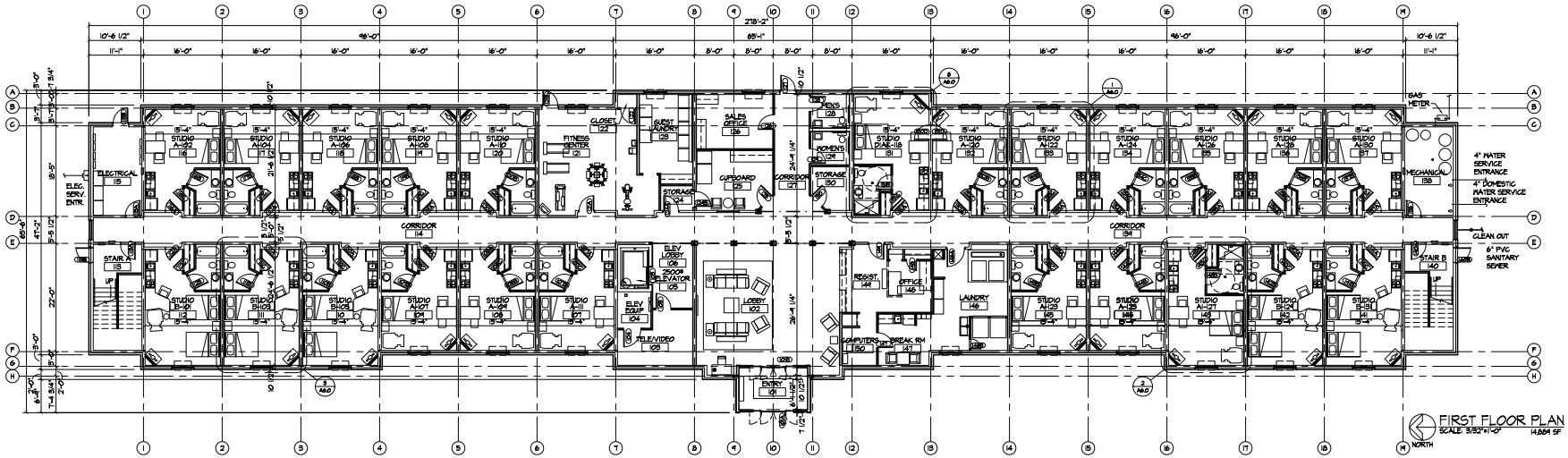
I hereby certify that this plan is based on information obtained from a field survey made under my supervision and to the best of my knowledge and belief is a true representation of the conditions existing on the date hereof.
STATE OF MISSOURI
Timothy A. Squier
L.A. 023

Drawn by: CJA
Scale: 1" = 20'
Date: 1-2-08
Revised:

BAXTER FARMS and NURSERIES
3411 CREVE COEUR MILL ROAD
ST. LOUIS, MISSOURI 63146
314/542-9400

Landscape Planting Plan For:
Candlewood Suites
Prepared For:

Drawing Number:
L-1
of one



FIRST FLOOR PLAN
SCALE: 3/32"=1'-0" 14,884 SF

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FIRST FLOOR PLAN

SHEET
A1.0

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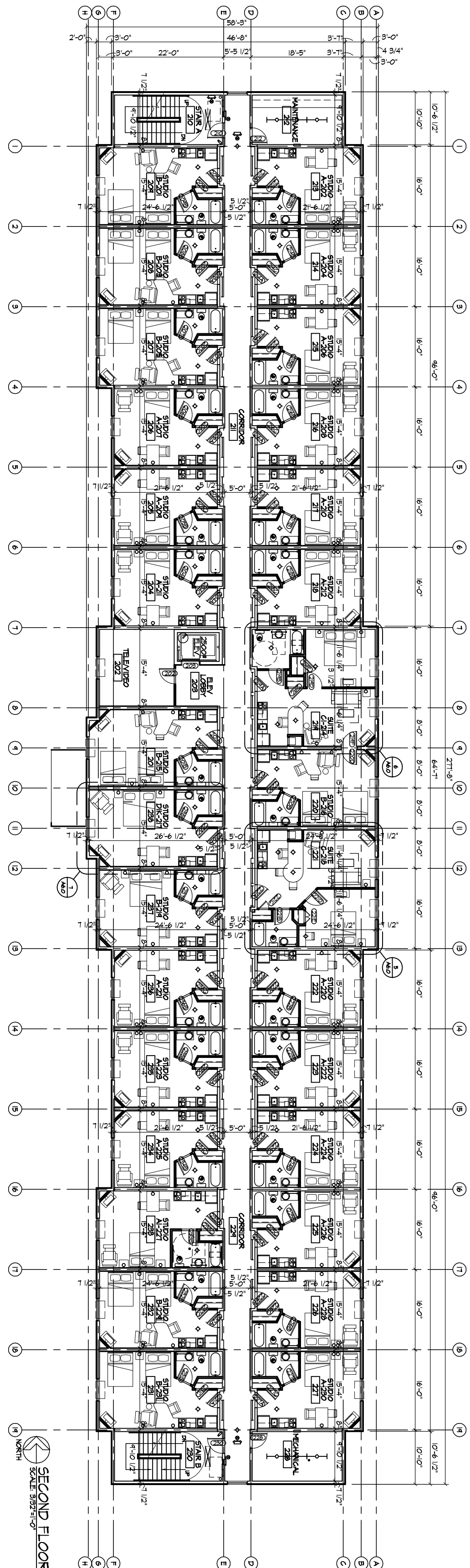

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SECOND FLOOR PLAN

SHEET A1.1

CANDLEWOOD SUITES

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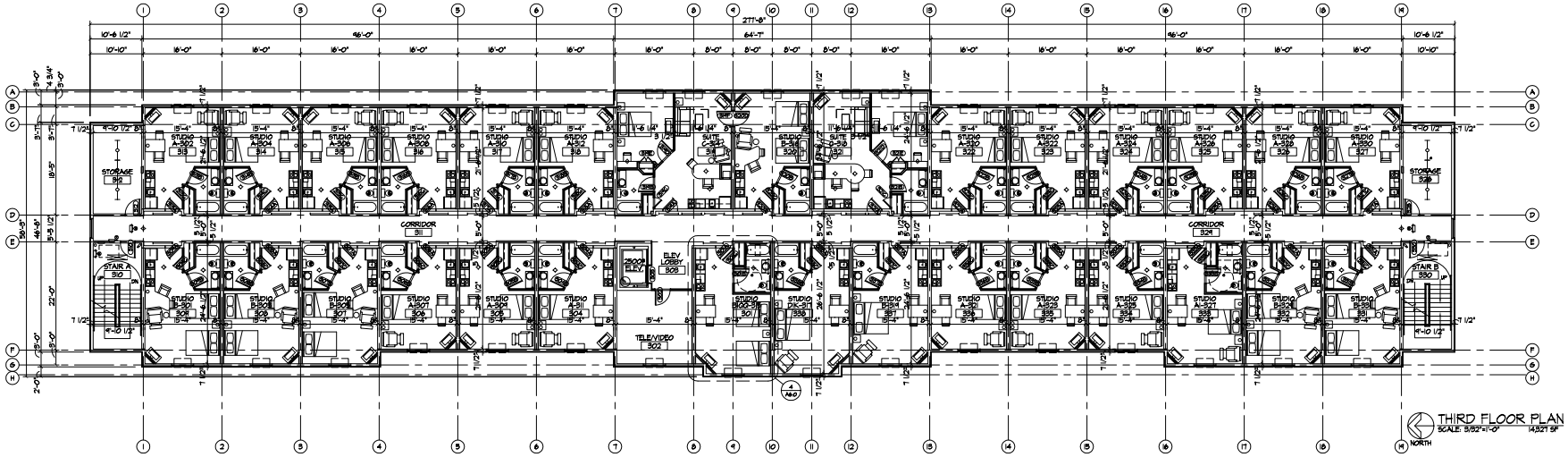

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THIRD FLOOR PLAN

SHEET

A1.2

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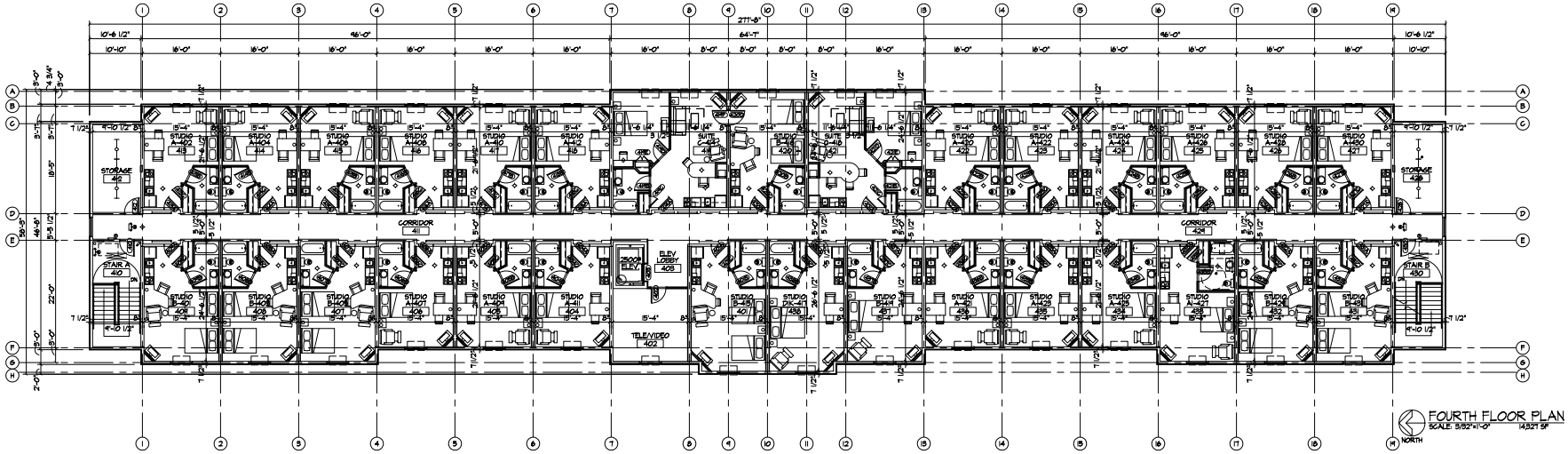

FOURTH FLOOR PLAN
SCALE: 5/32"=1'-0" 14,521 SF

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FOURTH FLOOR PLAN

SHEET
A1.3

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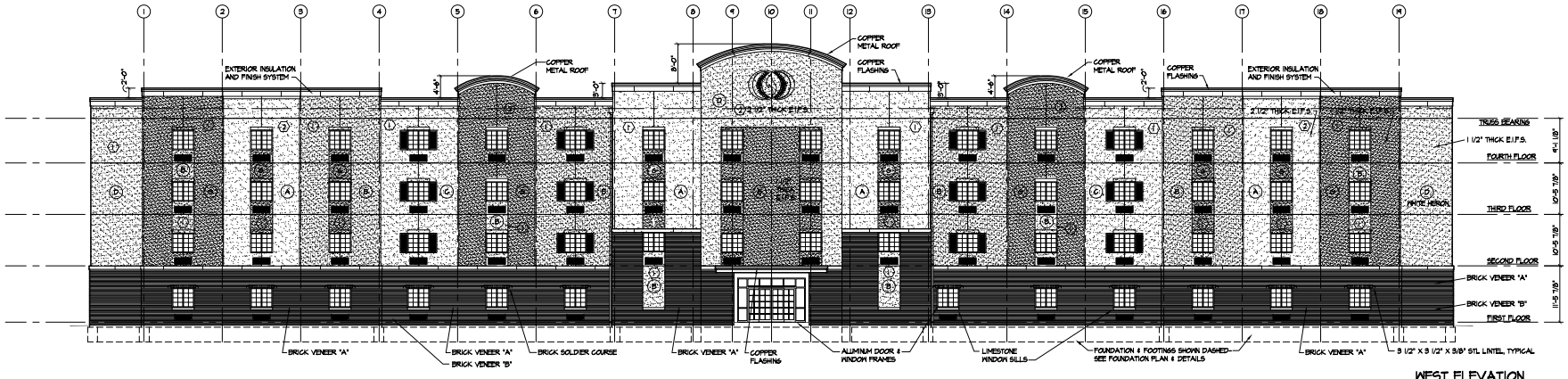
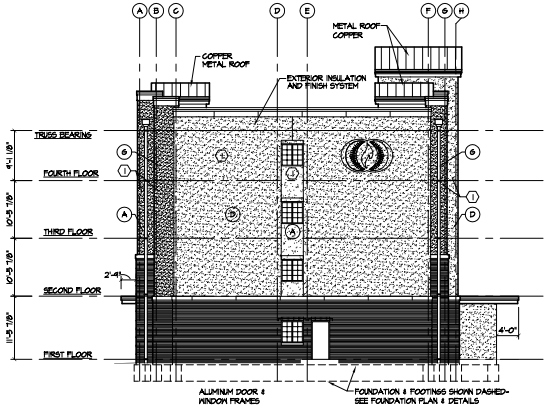


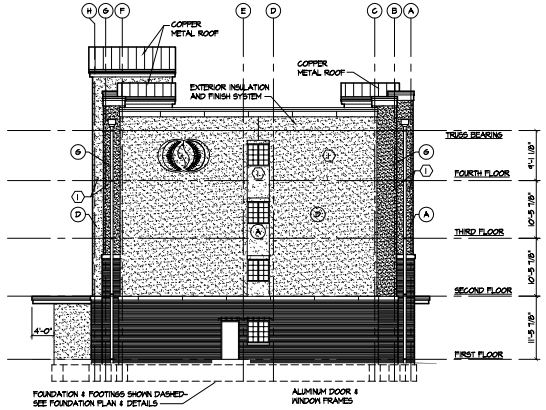
WEST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



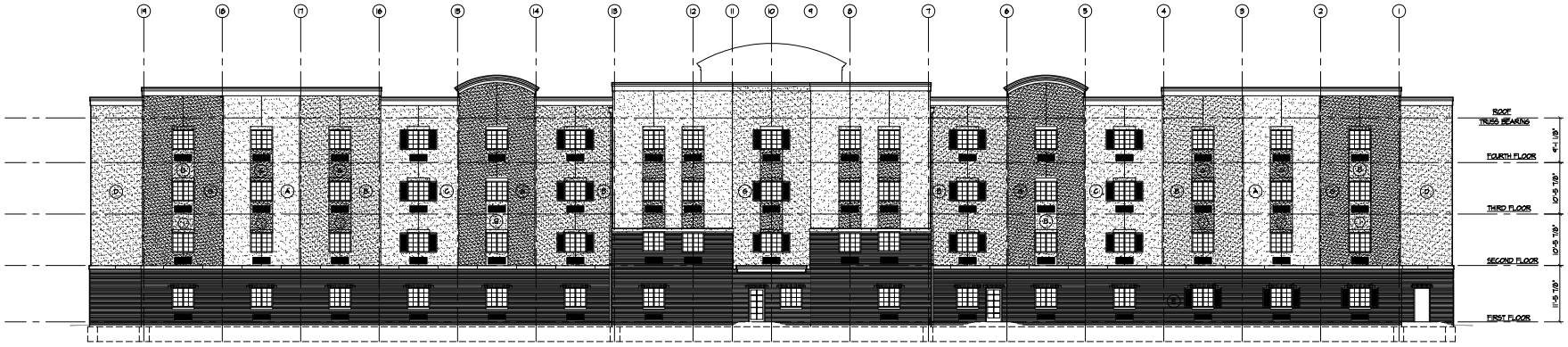
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- (A) WHITE SAND
- (B) LIGHT KHAKI
- (C) PROVIDENCE OLIVE
- (D) WHITE HERON
- (E) VALLEY FORGE TAN

- (1) 1 1/2" THICK E.I.F.S.
- (2) 2 1/2" THICK E.I.F.S.
- (3) BRICK VENEER



EAST ELEVATION

SCALE: 3/32" = 1'-0"

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EXTERIOR ELEVATIONS

SHEET
A2.0

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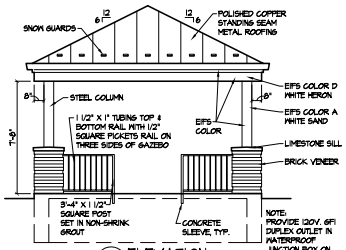
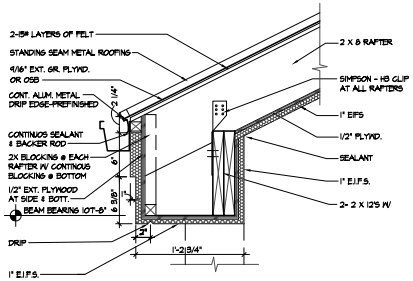
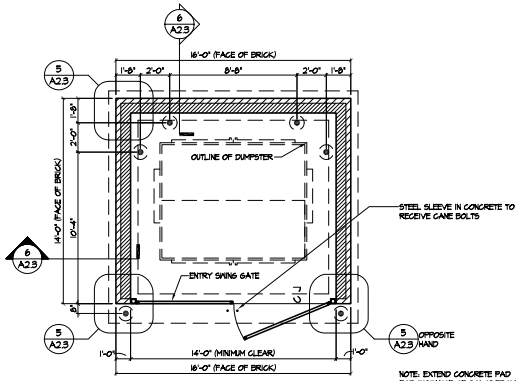


6 A2.3 ELEVATION
SCALE: 1/4"=1'-0"

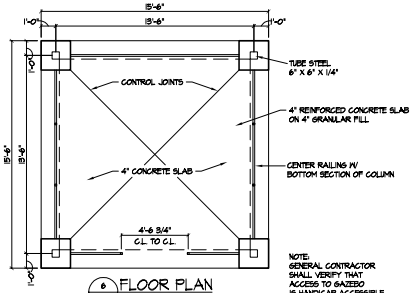


8 A2.3 BEAM AT COLUMN
SCALE: 1 1/2" = 1'-0"



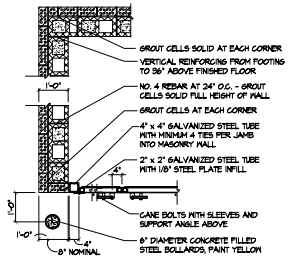
NOTE: EXTEND CONCRETE PAD FOR DISTANCE OF 20'-0" FROM FACE OF DUMPSTER SCREEN

1 A2.3 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

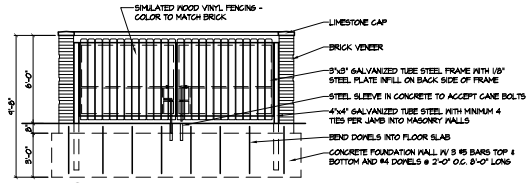


NOTE: GENERAL CONTRACTOR SHALL VERIFY THAT ACCESS TO GAZEBO IS HANDICAP ACCESSIBLE (ADA REQUIREMENTS)

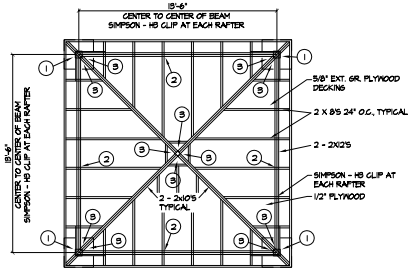
6 A2.3 FLOOR PLAN
SCALE: 1/4"=1'-0"



5 A2.3 DUMPSTER PLAN DETAIL
SCALE: 1/2"=1'-0"



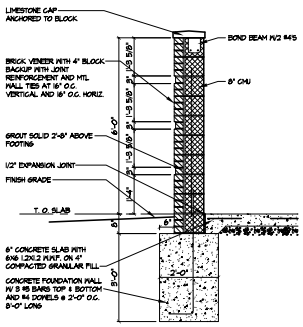
2 A2.3 DUMPSTER FRONT ELEVATION
SCALE: 1/4"=1'-0"



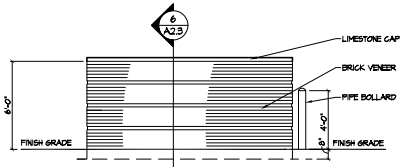
FRAMING LEGEND

1	COL L & R	SIMPSON	COLUMN CAP
2	H3	SIMPSON	STD. JOIST CLIP - TYP.
3	A35	SIMPSON	FRAMING ANCHORS ONE SIDE

9 A2.3 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



6 A2.3 WALL SECTION
SCALE: 1/2"=1'-0"



3 A2.3 REAR & SIDE ELEVATIONS
SCALE: 1/4"=1'-0"

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SITE DETAILS AND SIGNAGE

SHEET
A2.1

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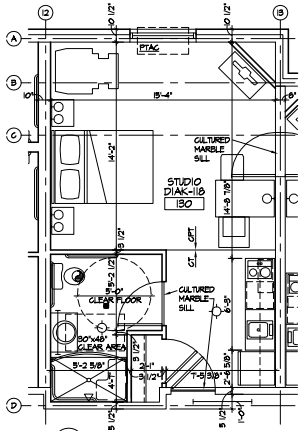
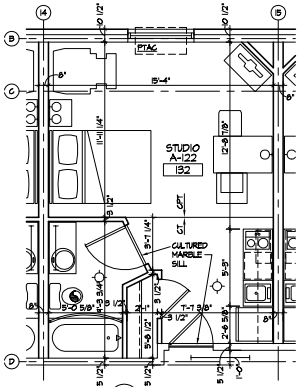
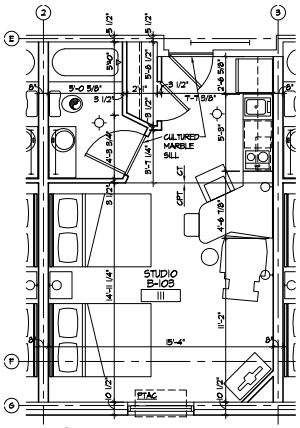


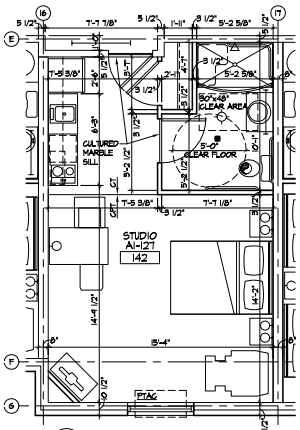
8 A6.0 ACCESSIBLE STUDIO DIAK
SCALE: 1/4"=1'-0"



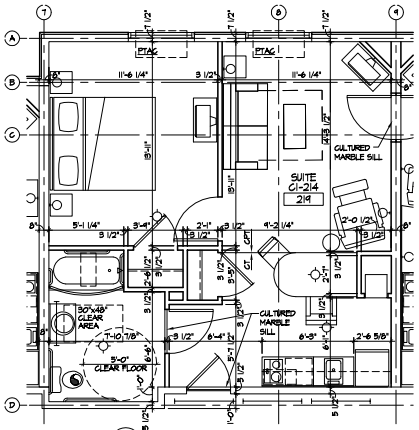
1 A6.0 STUDIO A
SCALE: 1/4"=1'-0"



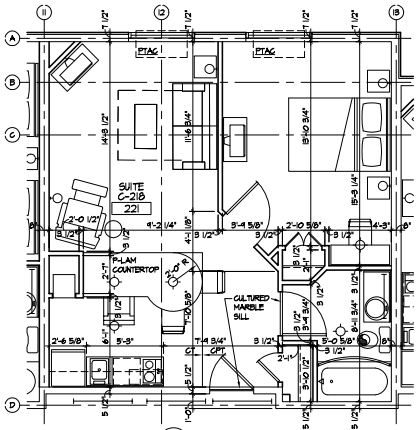
9 A6.0 QUEEN QUEEN STUDIO B
SCALE: 1/4"=1'-0"



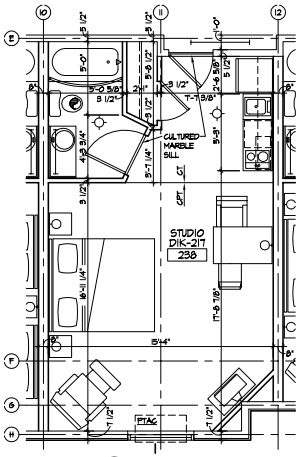
2 A6.0 ACCESSIBLE STUDIO A1
SCALE: 1/4"=1'-0"



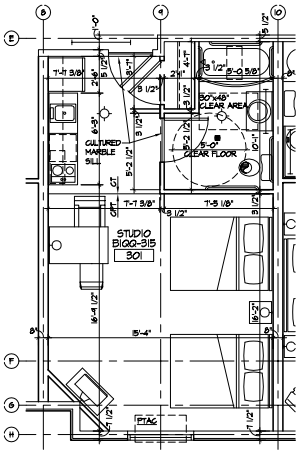
6 A6.0 ACCESSIBLE BR SUITE C1
SCALE: 1/4"=1'-0"



5 A6.0 BR SUITE C
SCALE: 1/4"=1'-0"



7 A6.0 STUDIO DIK
SCALE: 1/4"=1'-0"



4 A6.0 ACCESSIBLE Q Q STUDIO B1
SCALE: 1/4"=1'-0"

NOTE: SEE SHEET A6.2 FOR FURNITURE LAYOUT.

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TYPICAL ENLARGED PLANS

SHEET
A6.0

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WEST ELEVATION

0 2 8 32
1 4 16

NORTH ELEVATION

0 2 8 32
1 4 16

SOUTH ELEVATION

0 2 8 32
1 4 16

CANDLEWOOD SUITES - EXTERIOR COLOR SPECIFICATIONS			
MANUFACTURER	MATERIAL	COLOR	COLOR NUMBER
BENJAMIN MOORE COLORS	E.I.F.S.	WHITE SAND	OC-10
BENJAMIN MOORE COLORS	E.I.F.S.	LIGHT KHAKI	2148-40
BENJAMIN MOORE COLORS	E.I.F.S.	PROVIDENCE OLIVE	HC-98
BENJAMIN MOORE COLORS	E.I.F.S.	WHITE HERON	OC-57
BENJAMIN MOORE COLORS	E.I.F.S.	VALLEY FORGE TAN	AC-35
BELDEN BRICK	FACE BRICK		8X46 OR 8X50
BELDEN BRICK	INSET BRICK		8X130
SWANSEA BUILDING CORP.	SILLS-CASTSTONE		99 WHITE

EAST ELEVATION

0 2 8 32
1 4 16

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EXTERIOR ELEVATIONS

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SUITES

City of Chesterfield

II. B.

690 Chesterfield Pkwy W ● Chesterfield MO 63017-0760
Phone: 636-537-4000 ● Fax 636-537-4798 ● www.chesterfield.mo.us

October 10, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **The Smokehouse (Annie Gunn's Restaurant)**: Amended Architectural Elevations for a 1.85 acre parcel of land zoned "C-8" Planned Commercial District and located south of Chesterfield Airport Road and west of Baxter Road. (17T240201)

Dear Board Members:

Lawrence Fabric Structures and Dick Busch Architects, have submitted, on behalf of The Smokehouse and Annie Gunn's Restaurant Amended Architectural Elevations and an Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information
The request is for a one story addition to the building enclosing an existing patio for restaurant use. Materials will be a steel framed fabric membrane structure. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input
The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Ordinance 2125. The original two-story structure is listed on the Inventory of Historic Buildings.

Actions Requested
The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Downtown Chesterfield Lots 3-6 (Buildings D, E, F, & G)**
Date of Review: **07-11-08**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	**NA**		
B. Vegetation	**X**		
C. Site Relationships	**X**		
D. Pedestrian & Vehicular Circulation	**X**		
E. Pedestrian Orientation	**X**		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	**X**		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	**X**		
C. Design	**X**		
D. Relation to Adjacent Development	**X**		
E. Material/Colors	**X**		
II. Residential Structures:			
A. General Residential Architecture	**NA**		
B. Multiple-Family Architecture	**NA**		
III. Non-residential Structures:			
A. General	**X**		
B. Building Equipment Service	**X**		
C. Fast Food Restaurant Guidelines	**NA**		
D. Auto Service Station Guidelines	**NA**		
E. Shopping Center Guidelines	**NA**		
F. Chesterfield Valley Guidelines	**X**		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	**NA**		
CHAPTER FOUR: Miscellaneous			
A. Signage	**NA**		
B. Lighting	**NA**		
C. Utilities	**X**		
D. Stormwater Drainage	**X**		
E. Energy Conservation	**X**		
F. Screening (Fences & Walls)	**NA**		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
January 2002

PROPOSED MEMBRANE STRUCTURE FOR

ANNIE GUNN'S RESTAURANT

16806 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005

CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD

LAWRENCE
Fabric Structures Inc.
3509 Tree Court Industrial Blvd.
St. Louis, Missouri 63122
636.861.0100
636.861.0150 fax

dick busch architects, p.c.
16678 old chesterfield road
chesterfield, mo 63017
(636) 530-7787
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RECEIVED
SEP 30 2008
DEPT. OF PLANNING
& PUBLIC WORKS

DATE: 9-29-08

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2. PHOTOGRAPHS OF ADJACENT PROPERTIES & USES
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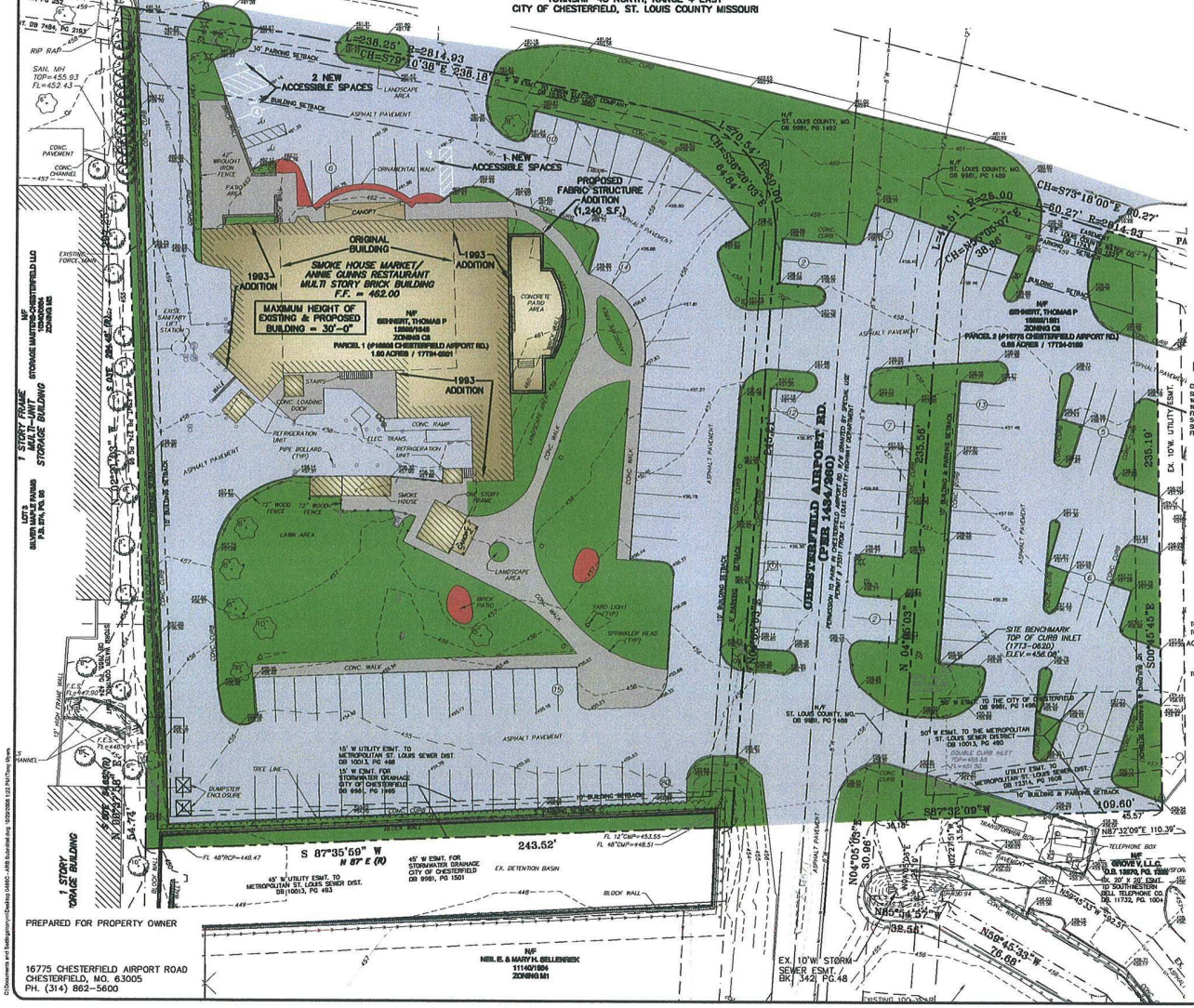
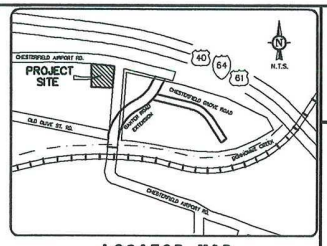
7. COLOR RENDERING SOUTH ELEVATION
8. ARCHITECT'S STATEMENT

AMENDED SITE DEVELOPMENT PLAN FOR
SMOKEHOUSE/ANNIE GUNN'S FABRIC STRUCTURE ADDITION

A TRACT OF LAND IN U.S. SURVEY 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.





LOCATOR MAP

LEGEND

- UTILITY POLE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- GAS LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- EXISTING CONTOURS
- EXISTING LIGHT STANDARD
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING TREE

ABBREVIATIONS

N/F	NOW OR FORMERLY
w	WIDE
DB.	DEED BOOK
PB.	PLAT BOOK
PG.	PAGE
CONC.	CONCRETE
SAN.	SANITARY
MH	MANHOLE
R	RADIUS
L	LENGTH
TBR	TO BE REMOVED
UIP	TO BE USED IN PLACE

PERTINENT DATA

CURRENT ZONING	"C-8"
SITE AREA	1.88 ACRES
WATER SHED	MISSOURI RIVER
WATER DISTRICT	ST. LOUIS COUNTY WTR.
FIRE DISTRICT	CHESTERFIELD
SCHOOL DISTRICT	ROCKWOOD R-6
SEWER DISTRICT	MSD
FEMA MAP NUMBER	29189C0140 H
	DATE: AUG. 2, 1995

GREENSPACE CALCULATIONS

SITE AREA = 2.92 ACRES
BUILDING COVERAGE = 0.28 ACRES
PAVED AREA = 1.76 ACRES
DIFFERENCE = 0.88 ACRES (LANDSCAPE AREA)

[(0.88 AC.)/(2.92 AC.)] x 100 = 30.0% LANDSCAPE AREA

PARKING REQUIREMENTS

EXISTING BUILDING:
ANNIE GUNNS:
84 SEATS (INTERIOR TABLES)
30 SEATS (BAR)

114 SEATS @ 1 SPACE / 3 SEATS	38 SPACES (REQUIRED)
RETAIL: 3030 S.F. @ 5.5 SPACES / 1000 S.F.	12 SPACES (REQUIRED)
PRESENT EMPLOYEES: (15) MAX. SHIFT @ 2 SPACES FOR EACH 3 EMPLOYEES	10 SPACES (REQUIRED)
EXISTING SPACES REQUIRED:	60 SPACES REQUIRED
BUILDING EXPANSION: 54 SEATS @ 1 SPACE / 3 SEATS	18 SPACES (REQUIRED)
NEW EMPLOYEES: (8) MAX. SHIFT @ 2 SPACES FOR EACH 3 EMPLOYEES	4 SPACES (REQUIRED)
NEW SPACES REQUIRED:	22 SPACES REQUIRED

TOTAL PARKING REQUIRED: 82 SPACES+9 SPACES FOR CHESTERFIELD GROVE LOT 1A
TOTAL PARKING PROVIDED: 91 SPACES

ACCESSIBLE REQUIREMENTS:
REQUIRED 5
PROPOSED 5
(1 VAN ACCESSIBLE)

TOTAL ON-SITE PARKING PROVIDED: 130 SPACES

GENERAL NOTES:

1.) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

2.) ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.

3.) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.

4.) ALL GRADING AND DRAINAGE TO BE CONFORMANCE WITH ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.

5.) NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).

6.) ALL GRADING AREAS TO BE SEEDED OR SODDED ONCE GRADING IS COMPLETED.

7.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

8.) EXISTING CONTOURS, WATER LINE, AND SANITARY SEWER LOCATIONS TAKEN FROM CHESTERFIELD GROVE CONSTRUCTION PLANS DESIGNED BY J.R. GRIMES CONSULTING ENGINEERS, INC.

THIS TO CERTIFY THAT WE HAVE DURING SEPTEMBER OF 2008, PREPARED A AMENDED SITE DEVELOPMENT PLAN AND THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS TO THE BEST OF OUR KNOWLEDGE AND THE RESULTS ARE SHOWN HEREON.

GRIMES CONSULTING , INC.

M.S.D. BASE MAP 17-T
ZIP CODE 63017

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PH. (314) 849-8100
FAX. (314) 849-8200

REV. NO.	REMARKS	DATE

SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN

SMOKEHOUSE/ANNIE GUNNY'S FABRIC STRUCTURE ADDITION

JOB NUMBER: 0486C
DRAWN BY: TMM
DATE: 09/26/08
CHECKED BY: LJM
DATE: 09/26/08
SHEET: 1 of 1

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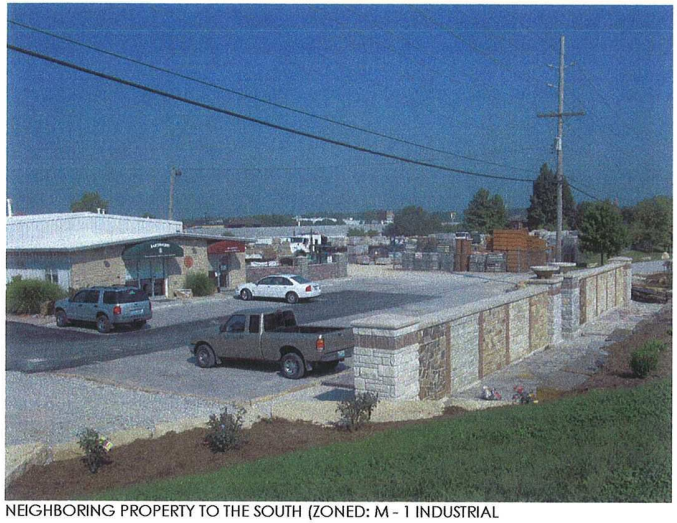
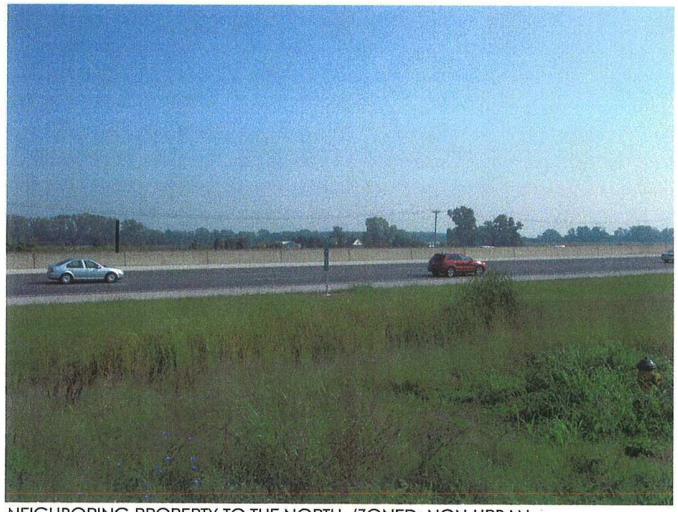
PHOTOGRAPHS OF ADJACENT USES AND SITES

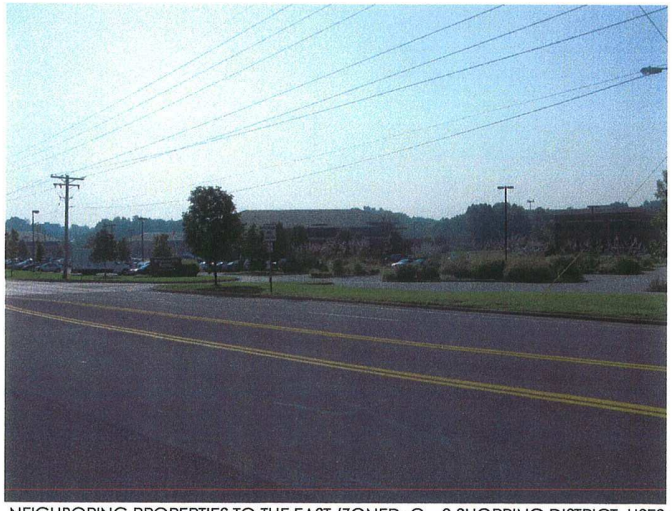


NEIGHBORING PROPERTY TO THE SOUTH (ZONED: M - 1 INDUSTRIAL USE: CONSTRUCTION MATERIAL WHOLESALE) ANNIE GUNN'S/SMOKEHOUSE IS LOCATED BEYOND TREE LINE SEEN ON THE RIGHT.

NEIGHBORING PROPERTY TO THE WEST (ZONED: M-3 INDUSTRIAL, USE: STORAGE FACILITY RENTAL) VIEWED FROM CHESTERFIELD AIRPORT ROAD, LOOKING S.W.



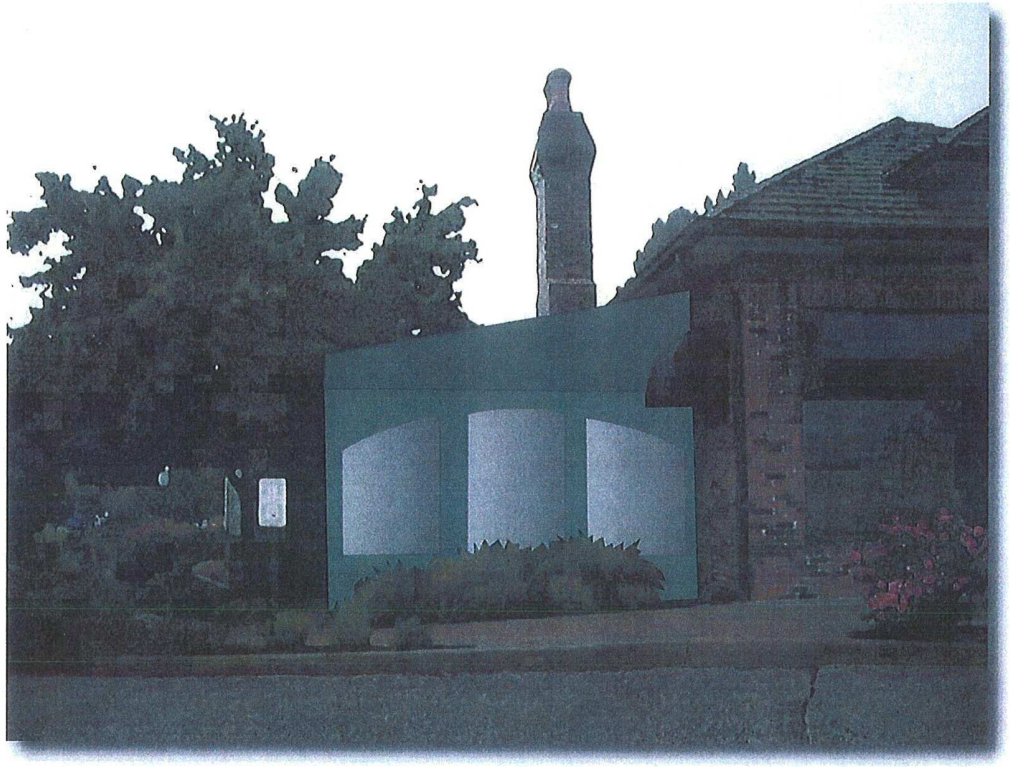
NEIGHBORING PROPERTY TO THE NORTH, (ZONED: NON-URBAN, USE: AGRICULTURAL) VIEWED LOOKING N.W. ACROSS I-64/40.



NEIGHBORING PROPERTIES TO THE EAST (ZONED: C – 3 SHOPPING DISTRICT, USES: MEDICAL OFFICE AND FINANCIAL INSTITUTION) VIEWED LOOKING S.E. ACROSS CHESTERFIELD AIRPORT ROAD.

LAWRENCE
Fabric Structures Inc.

ANNIE GUNN'S



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(636)861-0150 Fax
sales@lawrencefabric.com
www.lawrencefabric.com

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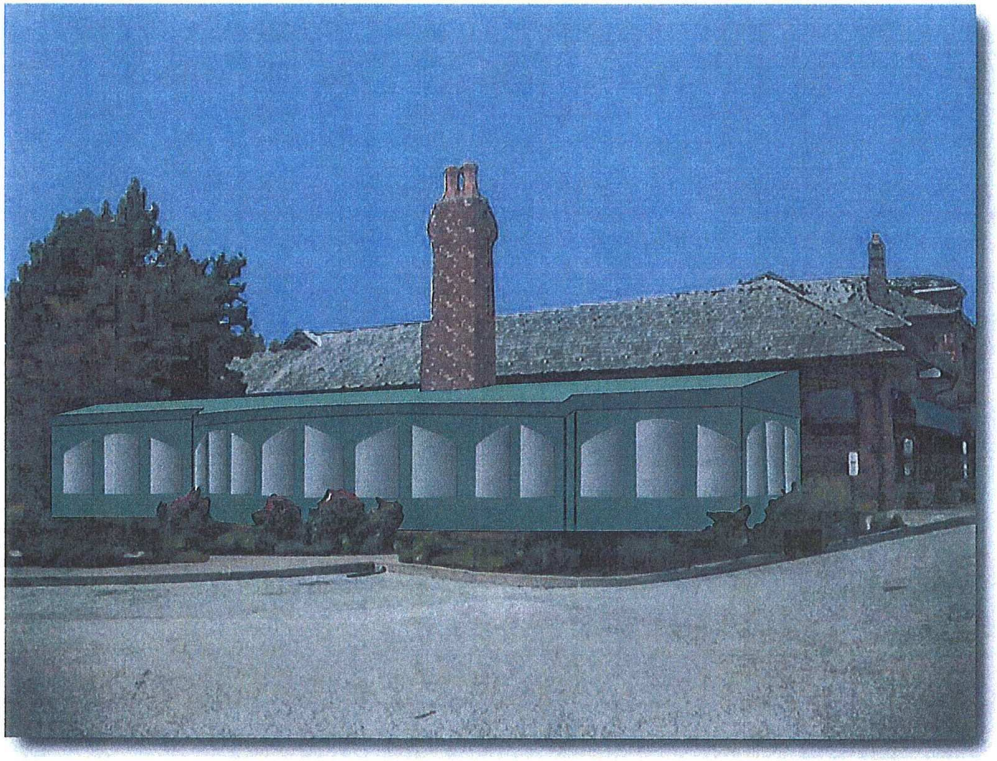
ACTUAL PHOTOGRAPH

NORTH ELEVATION

LAWRENCE
Fabric Structures Inc.

ANNIE GUNN'S



EAST ELEVATION

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ACTUAL PHOTOGRAPH

EAST ELEVATION

LAWRENCE
Fabric Structures Inc.

ANNIE GUNN'S

SOUTH ELEVATION

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ARCHITECT'S STATEMENT

THE EXTANT ANNIE GUNN'S/SMOKEHOUSE BUILDING IS A HANDSOME, INTERESTINGLY ARTICULATED, NORTH-FACING BRICK STRUCTURE. ITS CENTER SECTION IS TWO AND A HALF STORIES HIGH WITH WINGS, STEPPING DOWN IN HEIGHT TO THE EAST AND TO THE WEST.

THE SUBJECT OF THIS STATEMENT IS A ONE-STORY ADDITION TO THE BUILDING, IN THE FORM OF A PERMANENT MEMBRANE STRUCTURE ENCLOSING THE PATIO LOCATED AT THE END OF THE EAST WING. IT DESCRIBES THE APPEARANCE AND DESIGN INTENT OF THE ADDITION AND HOW IT RELATES TO ITS CONTEXT.

THE EXISTING LOW, LIMESTONE-CAPPED BRICK WALL THAT DEFINES THE PATIOS SHAPE REMAINS IN PLACE. THE NEW, STEEL-FRAMED ENCLOSURE FOLLOWS THE FOOTPRINT OF THE PATIO WHICH FEATURES A SEGMENTAL ARCH-SHAPED BAY. A DRY-LAID STONE WALL WITH A NARROW BAND OF MERAMEC GRAVEL COVERS THE GROUND JUST OUTSIDE OF THE PATIO'S PERIMETER, VISUALLY INTEGRATING THE MEMBRANE STRUCTURE WITH THE LANDSCAPE DESIGN.

THE FRONT OF THE PATIO ENCLOSURE IS SETBACK FROM THE PRIMARY BRICK FAÇADE TO PROVIDE VARIED DEPTH ALONG THE BUILDING'S FRONT ELEVATION. THE SLOPED ROOF OF THE STRUCTURE TIES INTO THE WALL OF THE MAIN BUILDING JUST BELOW THE EAVES. THIS SENSITIVE SCALE AND PLACEMENT OF THE PATIO ENCLOSURE MAKE IT SUBORDINATE TO THE MAIN BUILDING AND CREATES BALANCE WITH THE SIMILARLY MASSED WEST WING. THE TEXTURE AND THE DARK GREEN COLOR OF THE PATIO ENCLOSURE'S FABRIC MATCH THE EXISTING WINDOW AND DOOR AWNINGS HARMONIZING THE ADDITION WITH THE EXISTING BUILDING.

CONSTRUCTION OF THE MEMBRANE STRUCTURE/PATIO ENCLOSURE REQUIRES NO CHANGES TO THE TOPOGRAPHY. AMPLE PEDESTRIAN CIRCULATION PATHS SURROUND THE PATIO AREA. A COLLECTOR WALK STARTS AT THE PARKING LOT EDGE, CONTINUES
THROUGH RICHLY PLANTED GARDENS AND LEADS TO THE ANNIE GUNN'S MAIN ENTRANCE. THE CONFIGURATION AND LOCATION OF THE WALKWAY SEPARATES VEHICULAR AND FOOT TRAFFIC PROMOTING SAFE PEDESTRIAN MOVEMENT. BENCHES ADJACENT TO THE WALK PROVIDE INTEREST ALONG ITS PATH AS WELL AS FORMING OUTDOOR PUBLIC SPACES.

LANDSCAPED AREAS, FEATURING TREES, SHRUBS, ORNAMENTAL GRASSES AND EXTENSIVE PERENNIAL BEDS, ARE MAXIMIZED AROUND THE PATIO ENCLOSURE TO PROVIDE CONTINUITY OF LANDSCAPE DESIGN THROUGHOUT THE SITE. HUMAN-SCALE, PERIOD-STYLE LIGHT POSTS ADD APPEAL TO THE SURROUNDINGS AND CREATE AN ATTRACTIVE IMAGE AT NIGHT.

THE ANNIE GUNN'S/ SMOKEHOUSE BUILDING WITH ITS NEW PATIO ENCLOSURE EXHIBIT INTERESTING, VARIED, DESIGN ELEMENTS ON A UNIQUELY LANDSCAPED SITE. FROM NEIGHBORING PROPERTIES AND FROM ADJACENT THOROUGHFARES IT OFFERS A PLEASING VIEW THAT CONVEYS AN ENDURING, WELCOMING, HIGH-QUALITY, ARCHITECTURAL CHARACTER.

III. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
August 14, 2008

PRESENT	**ABSENT**
Mrs. Mary Brown	Mr. Matt Adams
Mr. Bryant Conant	Mr. Gary Perkins
Mr. Bud Gruchalla	
Mr. Dave Whitfield	
Mr. Rick Clawson	

Ms. Lu Perantoni, Planning Commission Liaison
Ms. Amy Nolan, Planning Commission Member
Ms. Wendy Geckeler, Planning Commission Member
Ms. Mara Perry, Senior Planner
Ms. Carol Olejniczak, Administrative Secretary

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. **Kraus Farm Office Center/Building A (Opus Northwest)**: A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 14.414 acre tract of land zoned "PC" Planned Commercial District located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Rick Clawson recused himself from the discussion and voting because his architectural firm is directly involvement in the project.

Senior Planner, Mara Perry, presented for Senior Planner, Anissa McCaskill-Clay, who was unable to attend. The project request is for a 172,665 square feet commercial office building which is the first building of two that will occupy the site. The site is zoned "PC" Planned Commercial District. There is a parking garage to the rear of the building and a retention basin to the front. Additionally, at the very rear of the site, behind the fire lane, there is a green area that is proposed to be dedicated to the City for recreational use. The building and parking garage exterior materials will consist of architectural pre-cast concrete, tinted glass, and pre-finished metal panels. The landscape plan has been reviewed by Staff, and there are no outstanding issues at this time.

Item(s) Discussed:

- Retention basin in front has the possibility of having a fountain feature, but it is not proposed at this time
- Berm in back with retaining wall screens residential neighbors off Conway Rd. from building
- Walkway from parking garage to building is made of pavers and accent pavement
- Trash enclosure is located out of the way, under trees and is an 8 ft. high enclosure with materials that match the building
- Site meets all of Monarch Chesterfield Fire District's requirements
- Both retention basins will be constructed at the same time but the second one will be dry until the second building is constructed
- Retaining wall will be a modular split face architectural retaining wall
- Purpose of aquatic bench is for water quality requirements by MSD that they adopted last October
- Doorway access
- Strong pedestrian pathway between parking garage and building
- Second building will be a mirror image of the first building

Mary Brown made a motion to forward the project for approval.

Bryan Conant seconded the motion.
The motion passed by voice vote 5-0

B. **Spirit Valley Business Park, Lot 12 (Chesterfield Fence)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 3.47 acre parcel located at 620 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Senior Planner, Mara Perry, presented for Project Planner, Justin Wyse, who was unable to attend. The project request is for a 25,000 square ft. building on a 3.47 acre parcel of land. The site is zoned "PI" Planned Industrial District. The exterior building materials will consist of tilt-up concrete panels and glass. The roof will be a pre-finished, standing seam, metal roof. Chesterfield Fence is expanding their current location to this site and they will be connected in the rear to their adjacent property by a gate. There will be a fence surrounding the site. Landscaping and lighting are still under review by Staff at this time.

Item(s) Discussed:

- Fencing will surround the area of the lot that is being used for storage, just the rear of the lot, not the parking area in front
- Fence material will consist of chain-link with vinyl slats
- Trash enclosure can be constructed of either tilt-up concrete panels or masonry

- Landscaping to side and rear are limited due to drainage swales; additionally landscaping was added to other areas of the site to compensate
- Space behind building that is fenced in will be used for material storage
- Roof-top units will be hidden with parapet wall everywhere but in the rear; question of visibility from the rear
- Gutters and downspouts will be used and will be a darker color compared to the building

Rick Clawson made a motion to forward the project for approval, with the following recommendations:

1. **Rooftop units must be adequately screened so they are not visible**
2. **Trash enclosure material to be an architectural concrete block, painted to match the color of the building**

Dave Whitfield seconded the motion.
The motion passed by voice vote 5-0

III. APPROVAL OF THE MEETING SUMMARY

A. July 17, 2008
Discussion of the meeting summary to be approved as written.

Rick Clawson made a motion to approve the meeting summary with the correction of removing the "1." bullet in the motion made for project IIA.

Mary Brown seconded the motion.
The motion passed by voice vote 5-0

IV. OLD BUSINESS

The Architectural Review Standards given to the members was exactly the same as what was posted on the website. Verbally, Mara Perry made two changes that were asked to be changed after the packet was given out. The two changes were:

1. **In the Makeup of the Board section, it talks about a liaison from Chesterfield Arts and it is suppose to say, "Member of the Chesterfield Arts Board."**
2. **Many of the City's titles have changed, due to this it was written, "Department of Planning and Development Services will be reviewing single-family residential," it should say, "Department of Planning and Public Works."**

Members of the Architectural Review Board discussed the Architectural Review Standards and what it allows and does not allow them to do. Discussion was centered on the positives and negatives of the document.
Mara Perry made the recommendation to bring up any questions and comments at Planning Commission.

V. NEW BUSINESS

Under the Terms of the Officers, the Architectural Review Board thought it might be necessary to hold an election of new officials at the next meeting. Mara Perry informed the Board that she would review the by-laws and see if it was necessary at this time. The Board would be informed before the next meeting if a vote is or is not required.

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

Bud Gruchalla made a motion to adjourn the meeting.

Bryant Conant seconded the motion.
The motion passed by voice vote 5-0