



# VII. C.

---

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

---

## Planning Commission Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** January 9, 2017

**From:** Justin Wyse  
Senior Planner

**Cc:** Aimee Nassif, Planning & Development Services Director

**Location:** North of Olive Street Rd., between Premium Way and Brasher St.

**Applicant:** Silverstone Hotel, LLC

**Description:** **Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) SDSP:** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Rd., between Premium Way and Brasher St.

---

### **PROPOSAL SUMMARY**

Silverstone Hotel, LLC, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevation, and Architect's Statement of Design for construction of a 112 room hotel within the Chesterfield Blue Valley development. The proposed hotel is 94,584 square feet in size and will be located on Lot 5B-2, which is 2.171 acres in size. The Chesterfield Blue Valley development is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2805. Primary building materials for the new building include fiber cement board, stone veneer, EIFS, and metal panels.

### **HISTORY OF SUBJECT SITE**

In 2006, the first planned district was approved for the site and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance 2805 to modify development criteria of the development. Ordinance 2805 is the current ordinance of record.

A Lot Split Plat was approved by the City of Chesterfield City Council on September 19, 2016. This plat created lots 5B-1 and 5B-2. Additionally, the plat established cross access easements between the two lots and created a parking easement on Lot 5B-1 for the benefit of Lot 5B-2.

**Land Use and Zoning of Surrounding Properties**

Direction	Land Use	Zoning
North	Commercial (Burlington)	“PC” Planned Commercial District
South	Commercial (Vacant)	“PC” Planned Commercial District
East	Commercial (Vacant)	“PC” Planned Commercial District
West	Commercial (Vacant)	“PC” Planned Commercial District



Figure 1—Chesterfield Blue Valley Development

**Comprehensive Plan Analysis**

The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan indicates the Chesterfield Blue Valley development is within the Mixed Use (Retail / Office / Warehouse) land use designation, which includes retail, low-density office, and limited office / warehouse facilities as appropriate land uses within this area.

The Comprehensive Plan includes Commercial Development Policies as well as specific policies which are applicable to developments within the Chesterfield Valley sub-area; the policies which are applicable to the proposed development are detailed below.

**Commercial Development Policies**

- **3.1.1 Quality of Design** – Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design,

pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

- *This policy is met by this proposed development. The project was reviewed by the Architectural Review Board and Staff to ensure high architectural design, site design, and landscape design are incorporated into the project.*

Additionally, the Chesterfield Blue Valley development was approved with the Chesterfield Blue Valley Architectural Concept Standards. The project has made substantial modifications since the initial submittal in order to come into compliance with these standards. Primary changes that have been made include addition of stone into the façade, a shift from a vertical orientation to a horizontal orientation for the building design, and softening colors on the façade.

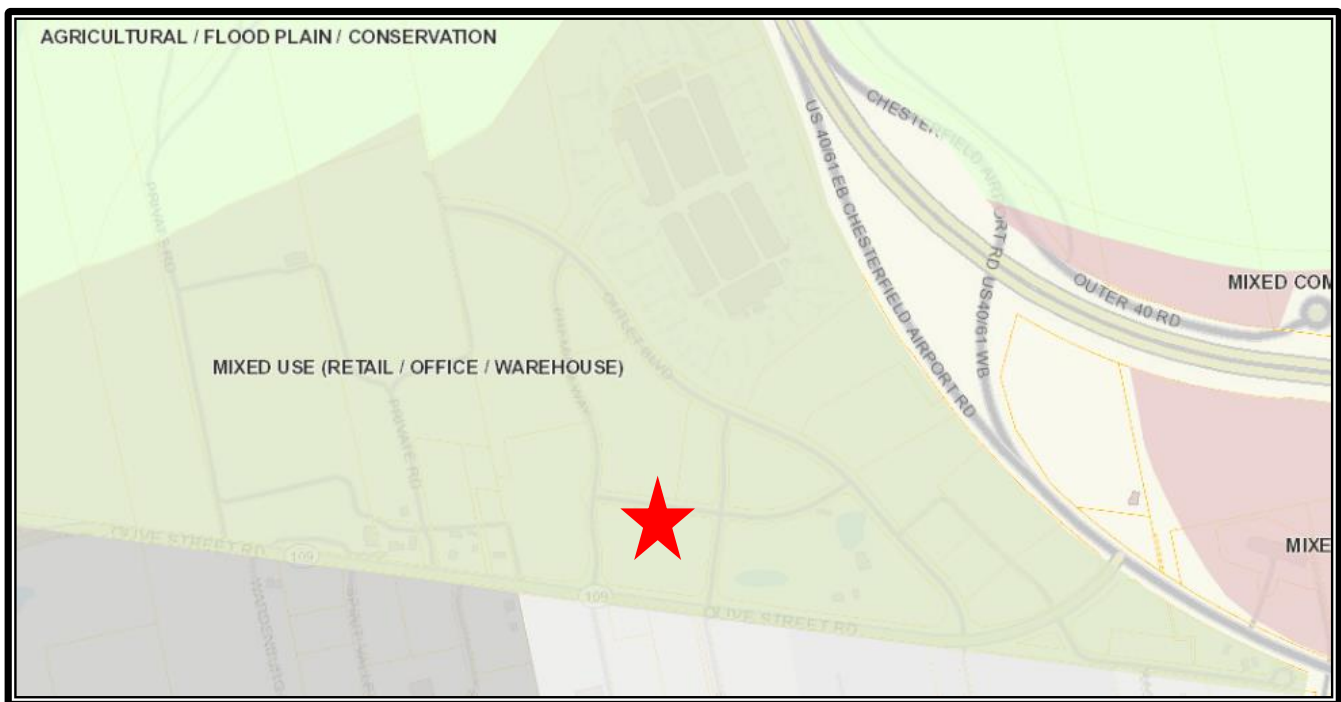


Figure 2—Comprehensive Land Use Plan

## **STAFF ANALYSIS**

### **Zoning**

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2805 and is located within the Chesterfield Blue Valley development. The governing ordinance permits a maximum of 1.4 million square feet of development. Including the proposed hotel, approximately 690,000 square feet of development remain available for existing, undeveloped tracts. It should be noted that this total accounts for Phase II of St. Louis Premium Outlets that was approved in March of 2015 by the Planning Commission but has not yet been constructed.

### **Access and Site Circulation**

The Chesterfield Blue Valley development has an approved Site Development Concept Plan that addresses preliminary access locations from the roadways on the interior of the development. Future

section plan submittals are required to comply with the access management standards within the Unified Development Code and substantially conform to the approved concept plan. As mentioned previously, cross access easements have previously been established between Lot 5B-1 and Lot 5B-2. The proposed section plan utilizes these access locations, complies with UDC standards for access management, and substantially conforms to the approved concept plan.

### **Parking**

The applicant has submitted a Parking Demand Study for the proposed hotel to the Planning and Development Services Director. The study finds that the proposed hotel has a lower parking demand than the City's minimum requirement due to the nature of the proposed hotel being an all-suites hotel. Local and national data supports that the proposed use will be adequately served with the proposed 116 spaces instead of 135 spaces. The request was found to meet the requirements of the Unified Development Code and has been approved by the Director in accordance with Section 04-04.I of the UDC.

Parking is provided on the west and south sides of the building to take advantage of the existing cross access easement. The proposal includes 116 spaces total. Ten of these parking stalls are located on Lot 5B-1 under a recorded easement. This parking, as it is required for the hotel, will not be permitted to be counted toward future minimum parking requirements for development on Lot 5B-1.

### **Landscaping and Open Space**

The site is required to provide a minimum of 30% open space and the proposed plan includes 37.59%. The provision of additional open space is, in part, due to the reduced amount of parking for the property.

Trees are proposed around the perimeter of the site and are dispersed throughout the parking field, as required by the UDC. Plantings are included around the perimeter of the building and are shown around the base of monument sign locations.

### **Lighting**

Several light fixtures are proposed for the new development. These include parking lot lighting, building mounted lighting, and bollards. These fixtures provide both utilitarian and architectural lighting throughout the site.

The proposal does include uplighting on the top of the building to highlight the architecture of the building. The rooftop overhang has been extended since initial submittal to ensure that all light is fully captured by this element to comply with code requirements.

### **Architectural Elevations**

Primary building materials are fiber cement board, stone veneer, and EIFS. The project was reviewed by the Architectural Review Board on October 13<sup>th</sup>, 2016. A motion to forward the submittal to the Planning Commission with a recommendation for approval with the conditions listed below was passed by a vote of 5-0. The recommendation and proposed changes to address each recommendation is included below.

Include logical transition of materials –The thickness of the EIFS at the Weimaraner color was modified to provide a 3” separation in the materials to provide a logical transition from one material to another. Additionally, 4” wide aluminum reveals were added where the stone and EIFS adjoin the fiber cement board. These changes provide plane change and shadow as recommended by the Architectural Review Board.

The proposed “white diamond” should include tints of adjacent colors to make the color compatible with the overall color palette – The proposal uses color from the adjacent EIFS to provide a more compatible color palette.

Address the imbalanced white panel on the north side of the building – The rear of the building (facing Blue Valley Ave.) was revised to mimic the front of the building.

### **STAFF RECOMMENDATION**

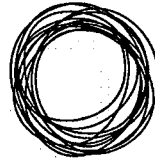
Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, the Site Development Concept Plan, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites).

### **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites).
- 2) “I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) with the following conditions...” (Conditions may be added, eliminated, altered or modified).

Attachments:   Site Development Section Plan  
                      Landscape Plan  
                      Lighting Plan  
                      Lighting Cut-sheets  
                      Architect’s Statement of Design  
                      Architectural Elevations  
                      Architectural Renderings



# chasen b. garrett

ARCHITECTS, PLLC

10/5/2016

## Architect's Statement of Design – Towneplace Suites – Chesterfield Blue Valley

### General Requirements for Site Design:

#### Site Relationship

The new hotel development will be addressed to 18500 Blue Valley Avenue. The site has vacant land to the south, and the site's northern boundary is Blue Valley Avenue. Brasher Street borders the site to the east and Premium Way is to the west. The only existing adjacent structure is Burlington Coat Factory across Blue Valley Avenue to the north. As this building will have somewhat prominent views from each of its four elevations. For this reason, all four elevations have been considered as primary and have received treatment addressing them as such. However, due to the need to direct hotel guests to the main entry and lobby, the southern view and elevation has received special attention to draw guests to that main entry.

#### Circulation System and Access

The site entries have been coordinated well with city staff to have two site entries. One is to be on Premium Way to the west. The other is to be on Brasher Street to the east. These two entries will exist on the shared property line with the adjacent property and will therefore be used to serve both sites. This effectively creates an average of 1 curb cut per site for the two sites. Interior circulation is a simple double loaded parking corridor that has the city's required width and landscape areas.

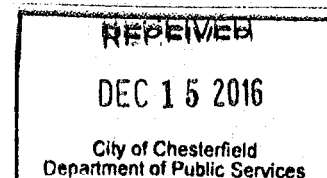
Pedestrian circulation is provided by means of a sidewalk system built to city standards. This sidewalk system is provided on the three street sides of the building as well as internal walks that connect the building with parking areas and the street walks.

#### Topography

The existing topography is relatively flat. Storm water will therefore flow underground to a detention area on the east side of the building, then out into the municipal system. Further drainage is provided along the three street boundaries by way of municipal ditches/swales.

#### Retaining Walls

No retaining wall are required or planned for this development.



405 Garrison Ave. Ste. 103 · Fort Smith, AR 72901

Phone: 479-652-0175 · Fax: 479-434-5004 · [www.cbgarchitects.com](http://www.cbgarchitects.com)

## General Requirements for Building Design:

### Scale

This building will be a 4 story structure with a roof deck height of approximately 48.5 feet and an extreme height at the tallest portion of the highest roof of 62'. The buildings length is approximately 289' with a width of 75 feet. The building is taller than several of the buildings in the area. However, this helps to reduce site impermeability by raising the building vertically instead of spreading the building out over a large ground floor footprint. This height and shape configuration is also necessary for the typology of a hotel and residential building where each sleeping area requires a window and natural light.

The scale and composition of design elements have been set as they are in order to achieve a balanced façade and proportion. The human scale is achieved at the public entrance areas of the building where guests interact with the building.

### Design

The hotel employs schematic massing concepts reminiscent of the Prairie Style in its overall horizontality of the two primary elevations. This horizontal is further accentuated by the horizontal window banks which serve the hotel's guestrooms. This horizontal theme extends down to the entry canopy which is an elongated flag roof canopy with partial openings in the roof that allow light to filter into the gathering spaces outside.

The roof lines are of slight pitch and slope low to allow the building to rise from the site but yet harmonize with the surrounding landscape as the building's roof lines and the earth horizon complement each other. Additionally, the roof massing is thickened to evoke the Prairie style.

The building materiality will be expressed in the use of native finishes. The use of stone, stucco, and fiber cement panels the building utilizes are common with the Prairie Style and help the building to appear as an extension of the landscape.

### Materials and Colors

The building will use a combination of cement fiber board siding, exterior insulation finishing system, and manufactured stone. The colors of which are indicated in the schedule below. Samples will be submitted separate from this document.

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
A-1	FASCIA-ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BUCKHORN - 887"
A-2	FASCIA OR COPING - ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH ADJACENT WALL COLOR
A-3	FASCIA-ALUMINUM	LOWER ROOFS	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BARREN PLAIN - 2111-60"
E-1	4 1/2" THICK EPS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "WEIMARANER - AF-155"
E-2	1 1/2" THICK EPS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "SHAKESPEARE TAN - 228"
MT-1	4" WIDE ALUMINUM REVEAL	MATERIAL TRANSITION	GC/FRY REGLET	COLOR TO MATCH BENJAMIN MOORE "KENDALL CHARCOAL - HC166"
P-1	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "CARRIAGE RED - BMCW 250"
P-3	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "BARREN PLAIN - 2111-60"
PT-1	FIBER CEMENT SOFFIT	SOFFIT UPPER ROOFS	NICHIHA	NICHISOFFIT - SMOOTH - PAINTED TO MATCH BENJAMIN MOORE "SAVORY ASH - 986 - GLOSSY FINISH"
ST-1	MANUFACTURED STONE VENEER	ACCENT WALLS	HERITAGE STONE	SUMMIT TERRA CUT

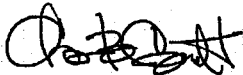
### **Landscape Design and Screening**

A complete landscape design has been completed and submitted with this document. This landscape design has been completed per city standards and includes several techniques to achieve the overall strategy. First, street perimeter tree plantings have been provided to as well as the interior parking area trees. Also, shrubs have been provided where needed to screen mechanical units and other sight lines. Furthermore, foundational plantings have been provided at the base of the building to ground the building and provide flora where most guest foot traffic will be concentrated. The entryways receive an increase in these foundation plantings to accentuate the entries for guest courtesies.

### **Lighting**

The development will utilize several different lighting strategies. For the site lighting, 20' high pole mounted, 200w, Metal Halide fixtures with full cut features are used. This is for general light levels in the parking and other site spaces. Other site lighting will include bollard lighting along the main sidewalk approach to the building. This further highlights the main path to the front entry. At the building, the entry has a higher amount of general lighting and decorative lighting to ensure safe passage into the building. Certain features such as a sitting area also has decorative task lighting. The building itself has accent lighting at the upper level which accents the roof lines.

Sincerely,



Chasen B. Garrett AIA, LEED, AP BD+C



## DESCRIPTION

The Galleria luminaires beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria luminaire a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

The Galleria luminaires superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

### Electrical

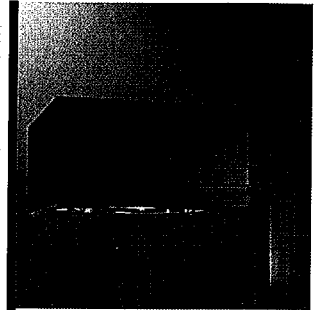
**BALLAST TRAY:** Ballast tray is hard-mounted to housing interior for cooler operation.

### Optics

**REFLECTOR:** Choice of fourteen high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

### Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



## GSM/GSL GALLERIA SQUARE

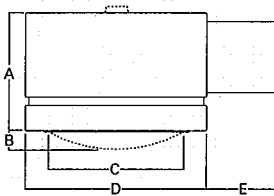
100 - 1000W

Pulse Start Metal Halide  
High Pressure Sodium  
Metal Halide

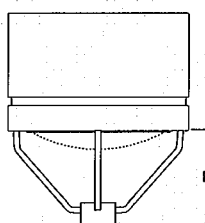
ARCHITECTURAL AREA  
LUMINAIRE

## DIMENSIONS

### ARM MOUNT



### SPIDER MOUNT



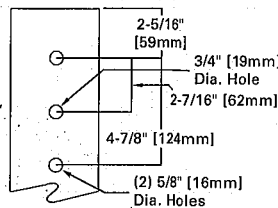
## DIMENSIONAL DATA

Fixture	A	B	C	D	E	F
GSM	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm]	15" [381mm]
					14" [356mm]	16" [406mm]
GSL	14-1/2" [279mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm]	18-3/4" [476mm]
					14" [356mm]	19-3/4" [502mm]

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

## ARM DRILLING

### TYPE "M"



## ENERGY DATA

**CWA Ballast Input Watts**  
 150W MP HPF (185 Watts)  
 175W MP HPF (198 Watts) ©  
 250W MP HPF (283 Watts) ©  
 250W HPS HPF (295 Watts)  
 400W MP HPF (452 Watts) ©  
 400W HPS HPF (457 Watts)  
 750W MP HPF (820 Watts)  
 1000W MH HPF (1080 Watts)  
 1000W HPS HPF (1100 Watts)

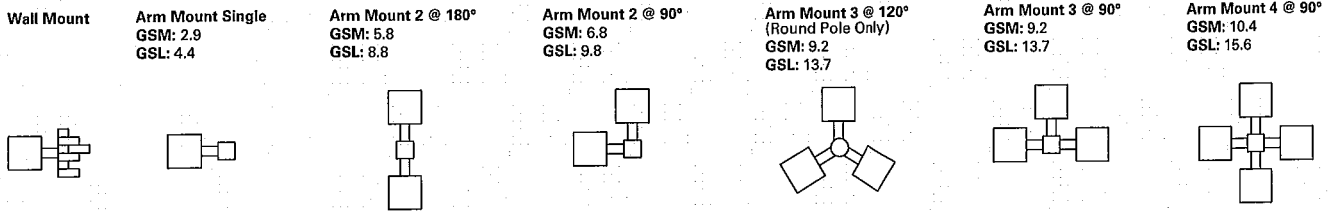
## EPA

**Effective Projected Area: (Sq. Ft.)**  
 [Without Arm]  
 GSM: 2.40 GSL: 3.90  
 [Spider Mount]  
 GSM: 2.86 GSL: 4.45

## SHIPPING DATA

**Approximate Net Weight:**  
 GSM: 79 lbs. (36 kgs.)  
 GSL: 88 lbs. (40 kgs.)

**MOUNTING CONFIGURATIONS AND EPAS**



**ORDERING INFORMATION**

Sample Number: GSM-AM-400-MP-MT-3V-SG-BZ-L

Product Family <sup>1</sup>	Mounting Method	Lamp Wattage <sup>5</sup>		Lamp Type	Voltage <sup>10</sup>	Distribution <sup>7</sup>	Lens Type	Color <sup>18</sup>
GSM=Galleria Square Medium GSL=Galleria Square Large	<b>Arm Mount</b> AM=Arm Mount <sup>2</sup> AIR=Arm Included for Round Pole <sup>3</sup> AIS=Arm Included for Square Pole <sup>3</sup>  <b>Spider Mount</b> SM2=Spider Mount (3" O.D. Tenon) SM3=Spider Mount (3-1/2" O.D. Tenon) <sup>4</sup>	<b>Pulse Start Metal Halide</b> 150=150W 175=175W 200=200W 250=250W 320=320W 350=350W 400=400W <sup>6</sup> 450=450W <sup>7</sup> 750=750W 875=875W 1000=1000W <sup>8</sup>	<b>High Pressure Sodium</b> 100=100W 150=150W 250=250W 400=400W 750=750W 1000=1000W <sup>8</sup>  <b>Metal Halide <sup>9</sup></b> 175=175W 250=250W 400=400W 1000=1000W <sup>8</sup>	MP=Pulse Start Metal Halide HPS=High Pressure Sodium MH=Metal Halide <sup>9</sup>	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V 480V=480V MT=Multi-Tap <sup>11</sup> TT=Triple-Tap <sup>11</sup> 5T=5-Tap <sup>12</sup>	<b>Horizontal Lamp</b> 1F=Type I Formed <sup>13</sup> 2F=Type II Formed 2S=Type II Segmented <sup>14</sup> 3F=Type III Formed 3S=Type III Segmented <sup>14</sup> 4S=Type IV Segmented <sup>14</sup> 5S=Type V Segmented <sup>14</sup> FT=Forward Throw SL=Spill Light Eliminator <sup>15</sup> CA=Cutoff Asymmetric w/EHS  <b>Vertical Lamp</b> AR=Area Round AS=Area Square 3V=Type III Vertical RW=Rectangular Wide <sup>16</sup>	FG=Flat Glass <sup>17</sup> SG=Sag Glass	AP=Grey BZ=Bronze BK=Black WH=White DP=Dark Platinum GM=Graphite Metallic
<b>Options (Add as Suffix)</b>		<b>Accessories (Order Separately) <sup>22</sup></b>						
CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP Only) F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included EM=Quartz Restrike w/Delay <sup>19</sup> Q=Quartz Restrike <sup>19</sup> R=NEMA Twistlock Photocontrol Receptacle EHS=External Adjustable House Side Shield HS=House Side Shield <sup>20</sup> VS=Vandal Shield <sup>21</sup>		GSM-EXTHS=External House Side Shield - 2.24 EPA GSL-EXTHS=External House Side Shield - 2.46 EPA MA1004XX=14" Arm for Square Pole - 1.0 EPA <sup>23</sup> MA1005XX=6" Arm for Square Pole - 0.6 EPA MA1006XX=Direct Mount Kit for Square Pole MA1007XX=14" Arm for Round Pole - 1.0 EPA <sup>23</sup> MA1008XX=6" Arm for Round Pole - 0.5 EPA MA1009XX=Direct Mount Kit for Round Pole MA1029XX=Wall Mount Bracket with 10" Arm MA1208XX=11-1/2" Arm and Round Pole Adapter - 0.8 EPA OA1066XX=Mast Arm Adapter MA1010XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon				MA1014XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1061=House Side Shield for GSM - Field Installed <sup>24</sup> MA1062=House Side Shield for GSL - Field Installed <sup>24</sup> OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V		

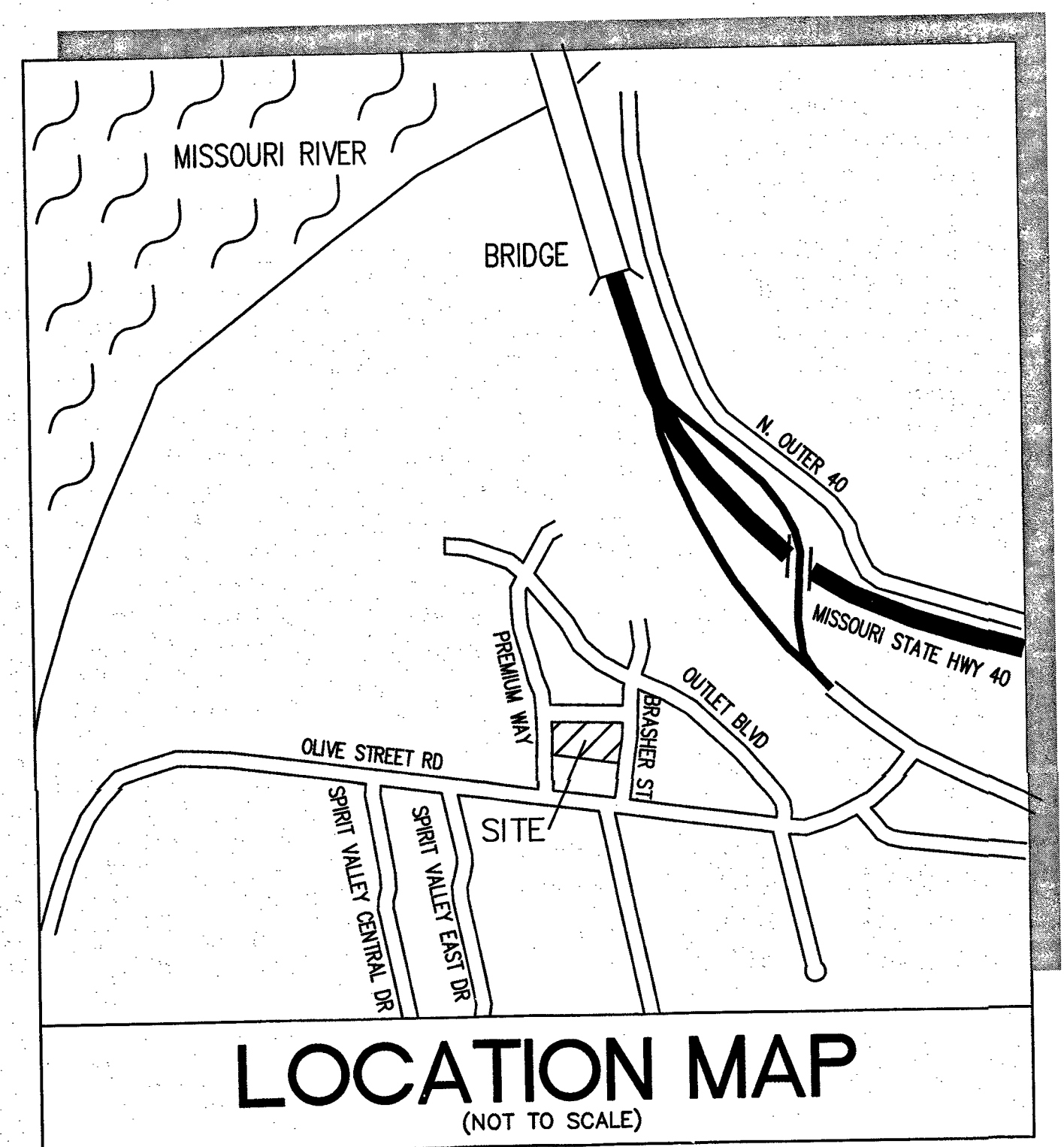
- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
  - Arm not included. See Accessories.
  - Arm length varies based on housing size: 11-1/2" for GSM and 14" for GSL.
  - Available on GSL housing only.
  - Standard with mogul-base lamp sockets. Wattage availability varies by housing size, see wattage table.
  - Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
  - 450W Pulse start metal halide only available in vertical lamp orientations (AR, AS, 3V or RW distributions).
  - Requires reduced envelope BT-37 lamp when used with GSM housing.
  - 175, 250 and 400W Metal halide available for non-US markets only.
  - Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
  - Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 120/277/347V wired to 347V.
  - 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
  - Medium housing fixture only.
  - Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
  - Must use reduced envelope lamp, not available in GSL housing.
  - RW optic not available with flat glass.
  - 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
  - Other finish colors available, including a full line of RAL color matches. Consult your lighting representative at Eaton for more information.
  - Quartz options not available with SL optics.
  - House side shield not available with 5S, RW, AS, AR, SL and CA optics.
  - Arm mount only, 400W maximum.
  - Replace XX with color suffix.
  - Use for mounting fixtures at 90° increments.
  - Compatible with sag lens vertical optics only.

# SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PART OF THE RESUBDIVISION OF LOT 5 OF CHESTERFIELD BLUE VALLEY PLAT ONE OF THE LOT SPLIT PLAT OF LOT 5B AS RECORDED IN PLAT BOOK 364, PAGE 428. TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
 LOT 5B-2 (2.171 Ac)

ABBREVIATIONS			
W	- WATER	DB	- DEED BOOK
E	- ELECTRIC	PB	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG	- PAGE
UE	- UNDERGROUND ELECTRIC	(L,W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE	FT	- FEET
TBR	- TO BE REMOVED	N/F	- NOW OR FORMERLY
TBR & R	- TO BE REMOVED AND REPLACED	FND	- FOUND
UIP	- USE IN PLACE	SQ	- SQUARE
ATG	- ADJUST TO GRADE	CO	- CLEANOUT
BC	- BACK OF CURB	MH	- MANHOLE
FC	- FACE OF CURB	AI	- AREA INLET
TW	- TOP OF WALL	CI	- CURB INLET
BW	- BOTTOM OF WALL	GI	- GRATE INLET
PVMT	- PAVEMENT	YD	- YARD DRAIN
ASPH	- ASPHALT	PVC	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	RCP	- REINFORCED CONCRETE PIPE
GRND	- GROUND	CMP	- CORRUGATED METAL PIPE
FG	- FINISHED GRADE	VCP	- CLAY PIPE
FF	- FINISHED FLOOR	FL	- FLOWLINE
LL	- LOWER LEVEL	TS	- TAILSTAKE
TT	- TOP OF TURF	ELEV, EL	- ELEVATION
TC	- TOP OF CURB	PROP, PR	- PROPOSED
SG	- SUBGRADE	EXIST, EX	- EXISTING
MG	- METHANE GAS	TYP	- TYPICAL
		BMP	- BEST MANAGEMENT PRACTICES
		SWPPP	- STORMWATER POLLUTION PREVENTION PLAN

SHEET INDEX	
SDSP-1	- TITLE SHEET
SDSP-2	- SITE PLAN
SDSP-3	- PHOTOMETRIC PLAN
L-1	- LANDSCAPE PLAN
A001-A005	- ARCHITECTURE ELEVATIONS



**PROPERTY DESCRIPTION**

LOT 5B-2

A tract of land being all of Lot 5 B of the "Resubdivision of Lot 5 of Chesterfield Valley Plat One" a subdivision filed for record in plat Book 363, page 107 of the St. Louis County, Missouri records and being more particularly described as follows:

COMMENCING at a point on the Northernly line of Olive Street Road at the beginning of a rounding to Premium Way; thence in a Northwesterly direction along a curve to the right having a radius of 93.00 feet, an arc length of 118.71 feet; thence chord of which bears North 30 degrees 51 minutes 14 seconds West, a chord distance of 110.81 feet to a point on the Eastern line of Premium Way; thence along said Eastern line the following: North 05 degrees 42 minutes 49 seconds East, 5.00 feet to a point; thence along a curve to the left having a radius of 275.00 feet, an arc length of 49 seconds East, 5.00 feet to a point; thence along a curve to the right having a radius of 225.00 feet, an arc length of 86.80 feet to the point of tangency; thence North 12 degrees 22 minutes 14 seconds West, 25.51 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said line North 12 degrees 22 minutes 14 seconds West, 72.11 feet to a point of curvature; thence along a curve to the right having a radius of 225.00 feet, an arc length of 71.02 feet to the point of tangency; thence North 05 degrees 42 minutes 49 seconds East, 2.00 feet to a point of curvature; thence along a curve to the right having a radius of 33.00 feet and an arc length of 51.84 feet to a point on the Southern line of Blue Valley Avenue; thence along said Southern line South 84 degrees 17 minutes 11 seconds East, 492.49 feet to a point of curvature; thence along a curve to the right having a radius of 53.00 feet and seconds East, 492.49 feet to a point of curvature; thence along a curve to the right having a radius of 53.00 feet and seconds East, 492.49 feet to a point of curvature; thence along a curve to the right having a radius of 53.00 feet and seconds East, 492.49 feet to a point on the western line of Brasher Street; thence along said Western line South 05 degrees 42 minutes 49 seconds West, 140.39 feet to a point; thence leaving said line North 84 degrees 17 minutes 11 seconds West, 524.59 feet to the Point of Beginning and containing 94,584 square feet or 2.171 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during May, 2016.

**PARKING**

REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT CODE SEC. 04-04

HOTEL: 112 UNITS  
 REQUIRED: 1.2 SPACES/UNIT  
 1.2 SPACES/UNIT x 112 UNITS = 134 SPACES

OFFICE/MEETING ROOM: 600 S.F. (ACCESSORY USE 40% OF REQUIRED)  
 REQUIRED: 3.3 SPACES/1000 S.F.  
 [600 S.F. x (3.3 SPACES/1000 S.F.)] x 40% = 1 SPACES

TOTAL REQUIRED: 135 SPACES

TOTAL PROVIDED: 116 SPACES \* (INCLUDES 6 H.C. SPACES)

\* REQUIRES A 14% PARKING REDUCTION THROUGH A PARKING DEMAND STUDY

**PERTINENT DATA**

EX. LOT AREA: 4.488 AC. (PART OF LOT 5)  
 PR. LOT AREA: 2.171 AC. LOT 5B-2  
 EXISTING ZONING: "PC" PLANNED COMMERCIAL ORDINANCE NO. 2805

LOCATOR NO: 17W530222  
 ADDRESS: 748 PREMIUM WAY, CHESTERFIELD MO 63005  
 OWNER: CHESTERFIELD BLUE VALLEY, LLC.  
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT: ROCKWOOD  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
 WATER SHED: MISSOURI RIVER  
 FEMA MAP: 29189C0145K, FEBRUARY 4, 2015

- GENERAL NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
  - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
  - NO GRADE SHALL EXCEED 3:1 SLOPE.
  - BUILDING HEIGHT = 63'-8"
  - GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
  - STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
  - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SUBJECT TO THE APPROVED SIGN PACKAGE FOR CHESTERFIELD BLUE VALLEY.
  - WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A COMBINATION OF BIOTENTION AND POROUS PAVEMENT TO BE DESIGNED WITH THE IMPROVEMENT PLANS.
  - HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED BY THE EXTERIOR PARAPET WALLS.
  - ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

**OPENSOURCE:**

REQUIRED: 30% PER ORDINANCE 2805  
 PROVIDED: 37.58%

TOTAL LOT AREA=94,584 S.F. = 2.171 AC.  
 BUILDING = 16,593 S.F.  
 PAVEMENT = 42,441 S.F.  
 GREENSPACE = 35,550 S.F.

**FLOOD NOTE:**

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0145 K, WITH AN EFFECTIVE MAP DATE OF 02/04/2015.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AH (AREAS OF 1.0% ANNUAL CHANCE FLOOD; ANNUAL CHANCE FLOOD WITH DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATION OF 461.00) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0145 K, WITH AN EFFECTIVE MAP DATE OF 02/04/2015.

**SURVEYOR'S CERTIFICATION**

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions. L.S. No. 222-D

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.

**DISCLAIMER:**

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

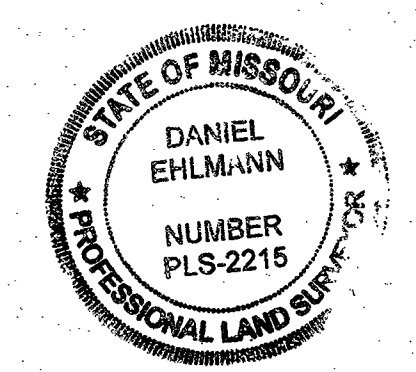
**UTILITY NOTE:**

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR 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.

AS INDIVIDUAL LOTS DEVELOP, WATER QUALITY AND VOLUME REDUCTION SHALL BE PROVIDED PER MSD REGULATIONS IN PLACE AT TIME OF DEVELOPMENT.

PREPARED FOR  
 SILVERSTONE HOTEL, L.L.C.  
 1656 SWIFT AVE.  
 KANSAS CITY, MO 64116  
 ATTN: MR. JAY KOSHIYA  
 JAYKOSHIYA@GMAIL.COM

Daniel Ehlmann, Missouri L.S. No. 2215



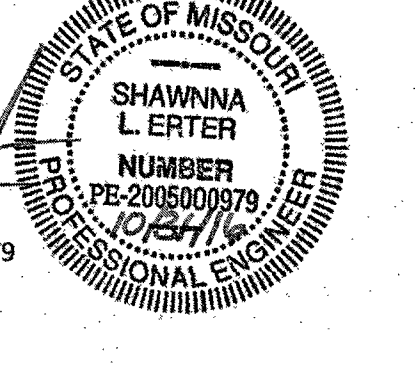
**STATEMENT OF COMPLIANCE WITH GEOTECHNICAL REPORT**

SCI Engineering, Inc. and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineers has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his/her opinion the grading and improvements relative to slope construction as shown on the plans, as well as foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, title Geotechnical Report SCI No. 2016-0852.10- Townplace Suites Chesterfield, Missouri and dated October 2016.

SCI Engineering, Inc. and the undersigned assume no responsibility for service by other, (pursuant to RSMO 327.411). Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.

SCI ENGINEERING, INC.

Shawanna L. Erter  
 Missouri PE No. PE-2005000979



PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
 St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLANS FOR:  
**LOT 5B-2**  
 748 PREMIUM WAY - LOT 5B-2  
 CHESTERFIELD, MO 63005

STATE OF MISSOURI  
 GEORGE MICHAEL STOCK  
 NUMBER PE-23116  
 PROFESSIONAL ENGINEER

12/15/16  
 GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000968

REVISIONS:	
1.	2016-09-28 CITY SDSP COMMENTS
2.	2016-11-08 CITY SDSP COMMENTS
3.	2016-12-15 CITY

RECEIVED  
 DEC 15 2016  
 City of Chesterfield  
 Department of Public Services

DRAWN BY:	CHECKED BY:
K.M.S.	G.M.S.
DATE: 9/2/2016	JOB NO: 216-8750.1
M.S.D. # P-0029437-04	BASE MAP # 16W, 17W
S.L.C. HAT #	HAT S.U.P. #
M.D.N.R. #	

SHEET TITLE:  
**TITLE SHEET**

SHEET NO:  
**SDSP-1**



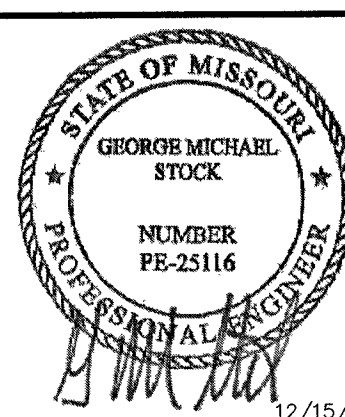




PREPARED BY:  
 SITE DEVELOPMENT SECTION PLANS FOR:

**LOT 5B-2**

748 PREMIUM WAY - LOT 5B-2  
 CHESTERFIELD, MO 63005



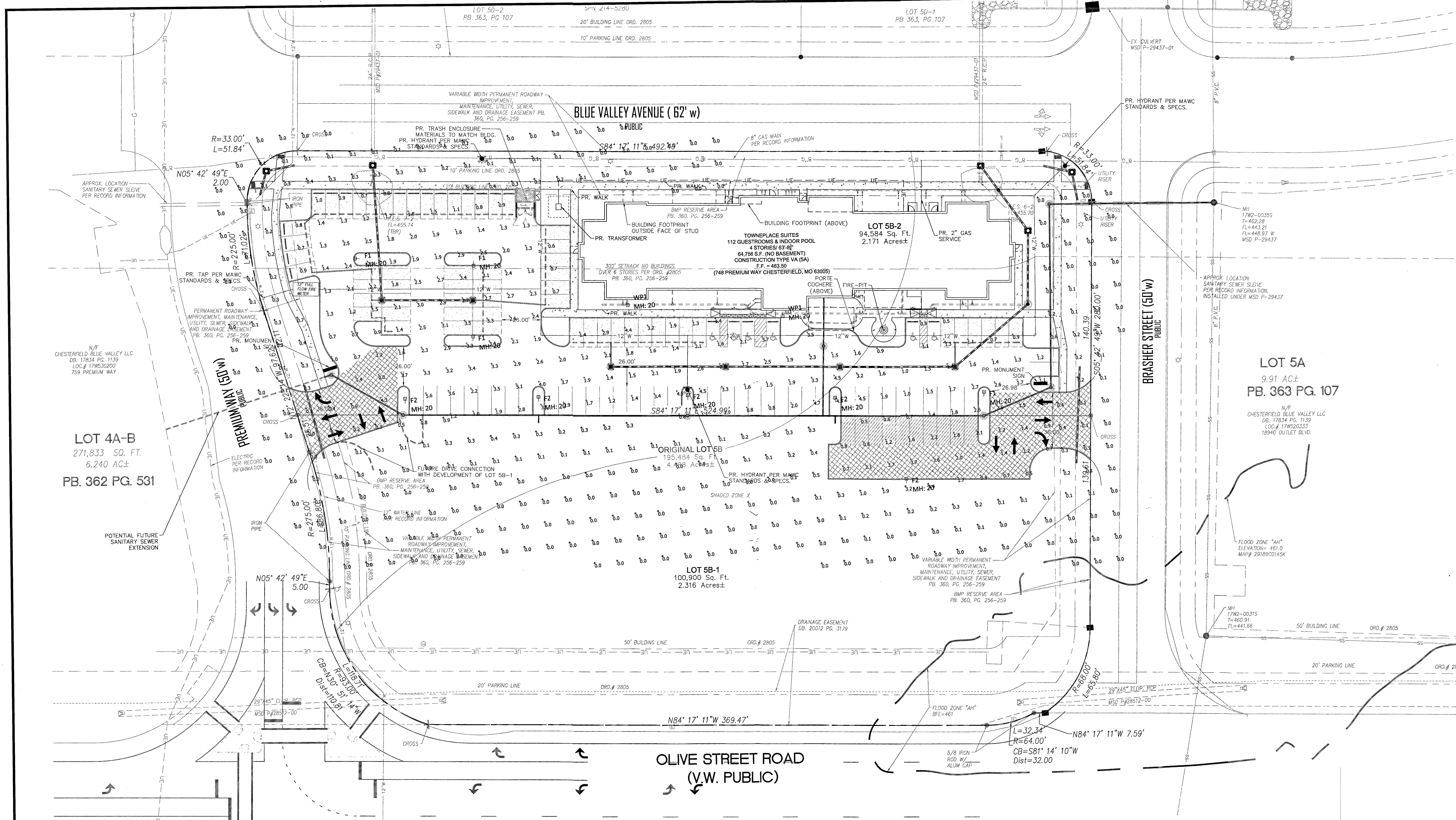
GEORGE M. STOCK E-25116  
 CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

- REVISIONS:
- 2016-09-28 CITY SDSP COMMENTS
  - 2016-11-08 CITY SDSP COMMENTS
  - 2016-12-15 CITY

DRAWN BY: K.M.S. CHECKED BY: G.M.S.  
 DATE: 9/2/2016 JOB NO: 216-5750.1  
 M.S.D. P. # BASE MAP #  
 P-0029437-04 15W, 17W  
 S.L.C. HAT # HKT S.U.P. #  
 M.D.N.R. #

SHEET TITLE:  
**PHOTOMETRIC PLAN**

SHEET NO:  
**SDSP-3**

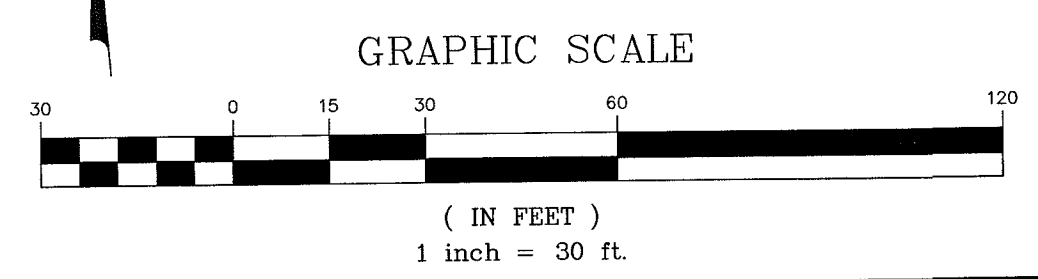


POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE  
 LIGHT LEVELS CALCULATED ON THE GROUND

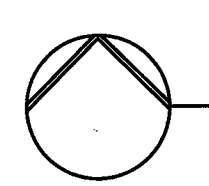
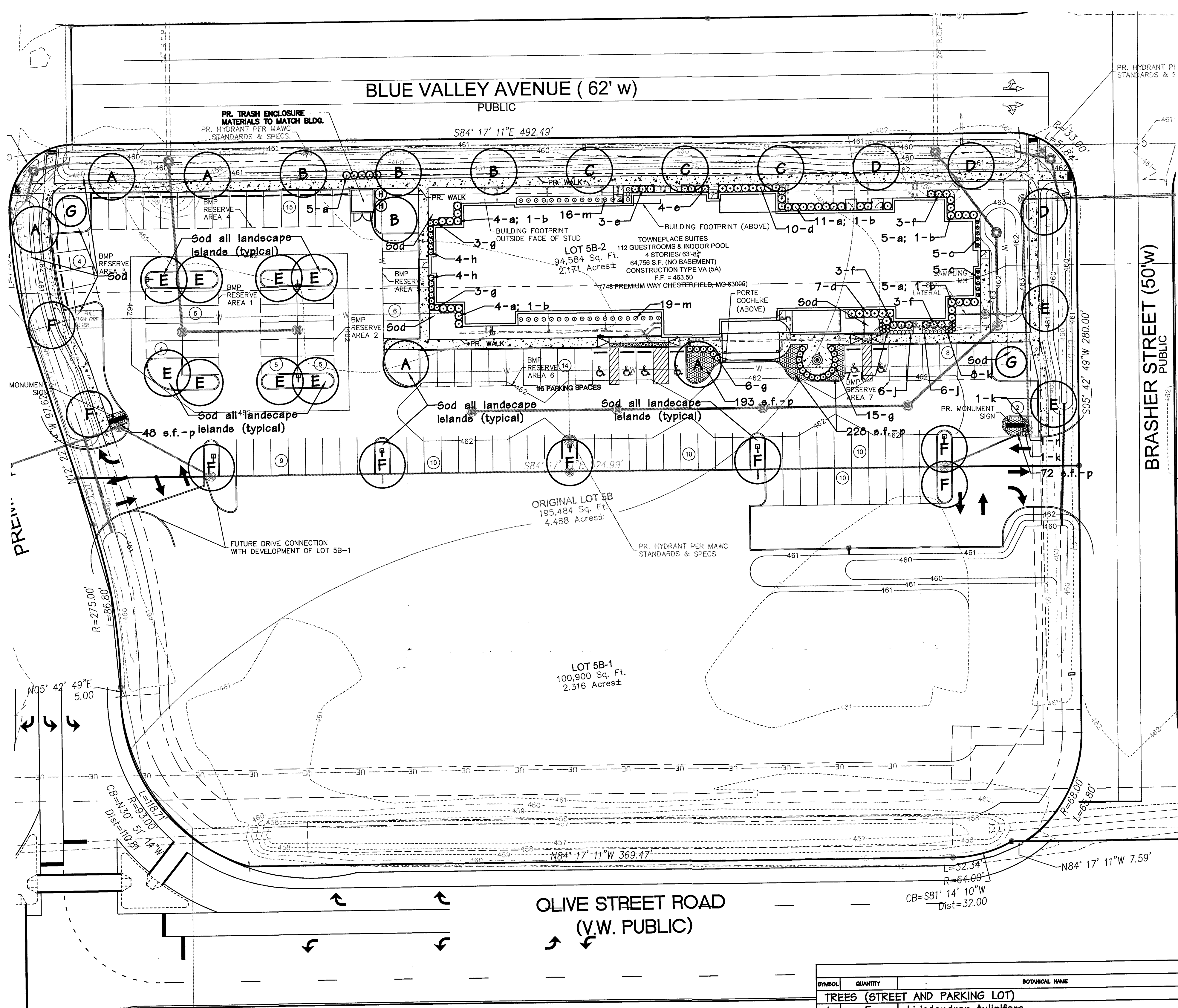
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.99	5.6	0.5	3.98	11.20
SPILL LIGHT	Illuminance	Fc	0.11	3.4	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	4	F1	SINGLE	19000	1.000	GSM-AM-200-MP-MT-AS-FG
□	5	F2	SINGLE	18100	1.000	GSM-AM-200-MP-MT-3S-FG-HS
□	2	WP1	SINGLE	18100	1.000	GSM-AM-200-MP-MT-3S-FG-HS WALL MOUNT

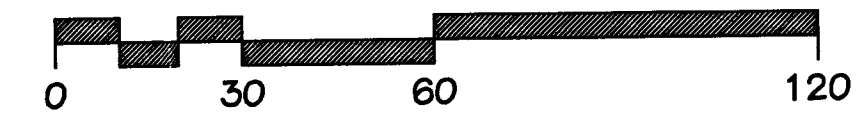
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.  
 ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND  
 EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL  
 VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



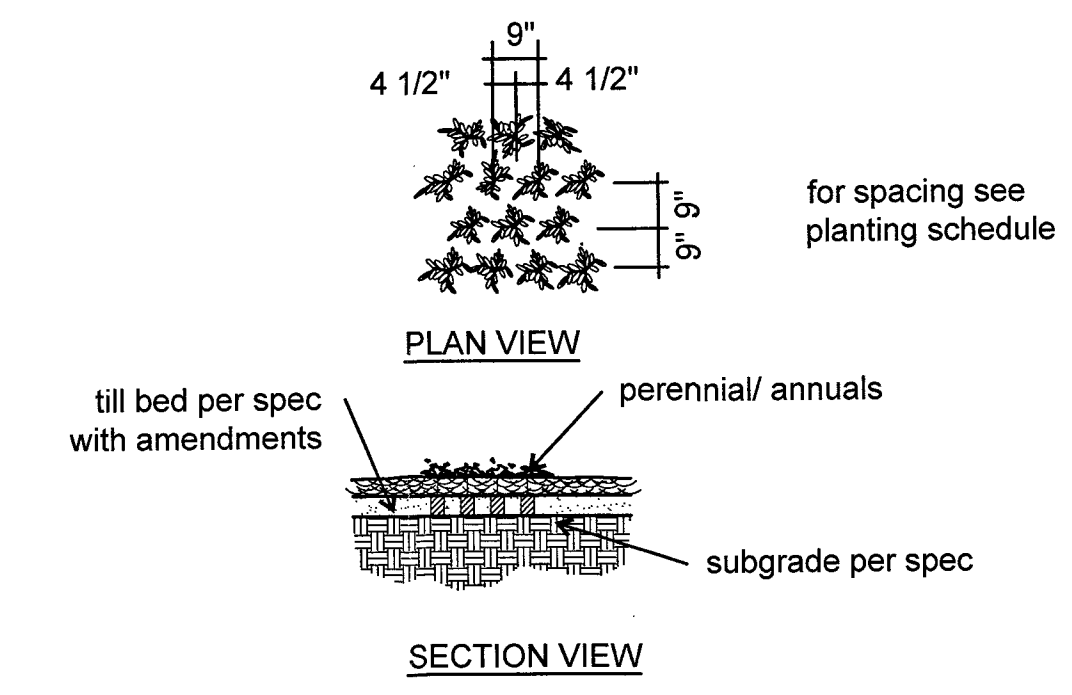




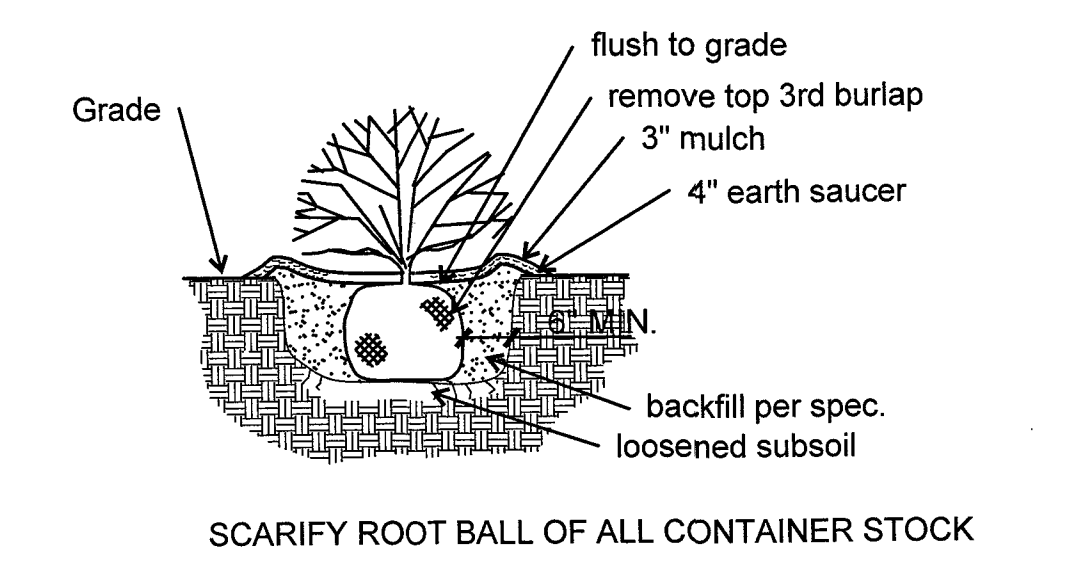
Landscape Plan  
SCALE 1"=30'



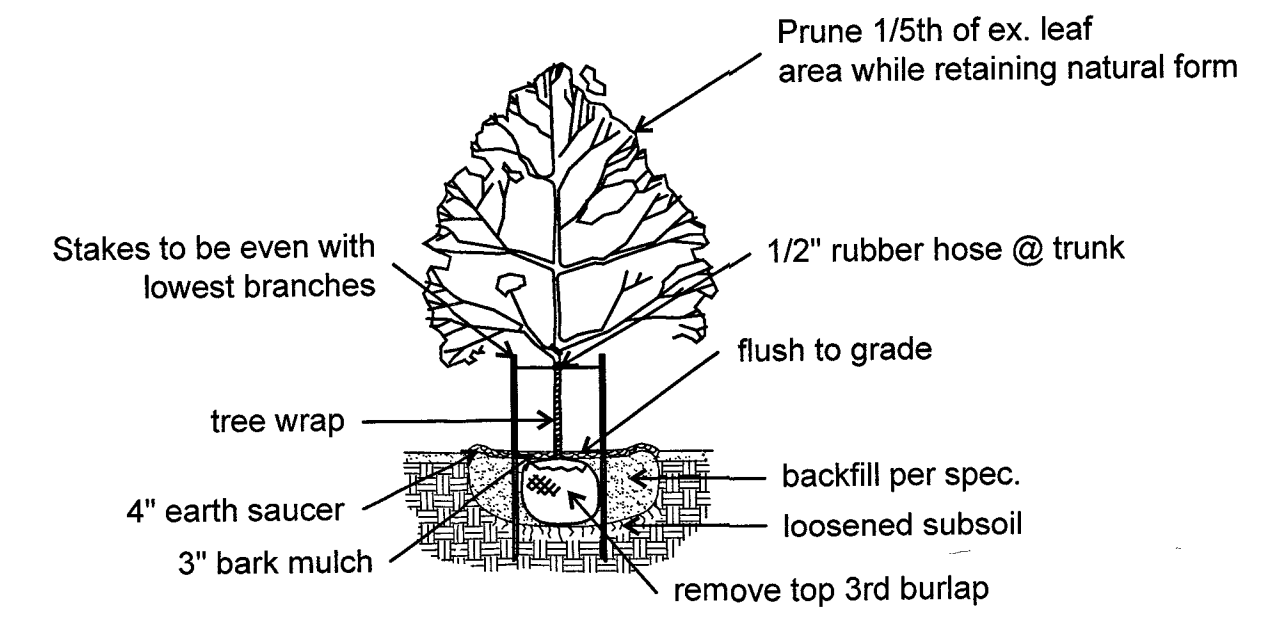
Open Space = 38.05%



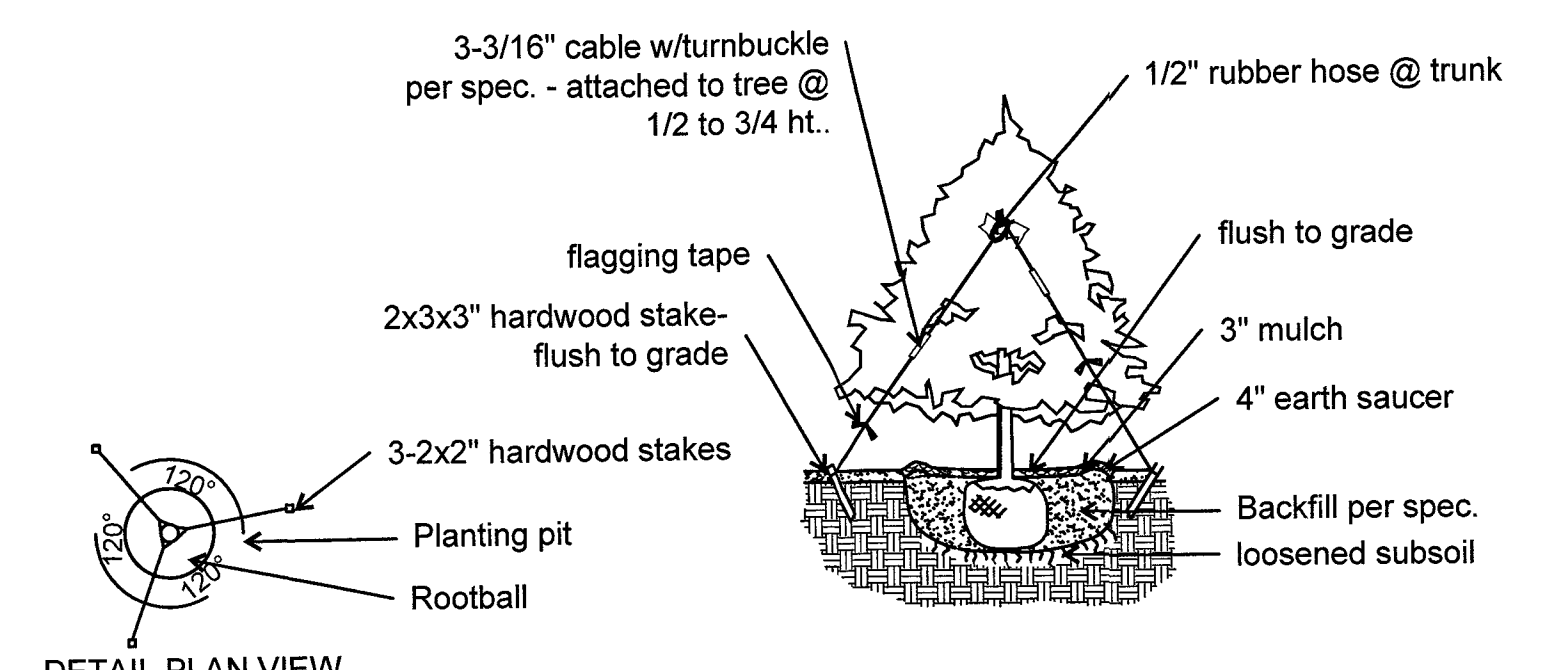
TYPICAL PERENNIAL PLANTING



TYPICAL SHRUB PLANTING

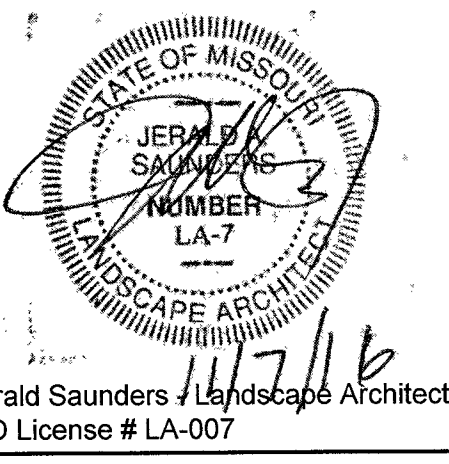


CANOPY TREE PLANTING



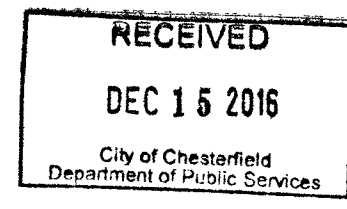
TYPICAL EVERGREEN PLANTING

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROWTH RATE/SIZE
<b>TREES (STREET AND PARKING LOT)</b>						
A	5	Liriodendron tulipifera	Tuliptree	2.5" cal	B&B	Deciduous Fast / Large
B	4	Quercus coccolinea	Scarlet Oak	2.5" cal	B&B	Deciduous Medium - Fast / Large
C	3	Acer x freemanii 'Jefferson' Autumn Blaze	Autumn Blaze Maple	2.5" cal	B&B	Deciduous Fast / Large
D	3	Gleditsia triacanthos f. Inermis 'Skycole' Skyline	Skyline Honeylocust	2.5" cal	B&B	Deciduous Fast / Large
E	10	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	2.5" cal	B&B	Deciduous Slow - Medium / Large
F	8	Ostrya virginiana	American Hornbeam	2.5" cal	B&B	Deciduous Slow - Medium / Medium
G	2	Carpinus caroliniana	American Hornbeam	2.5" cal	B&B	Ornamental Medium / Small
H	2	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6' ht	B&B	Evergreen Slow - Medium / Small
<b>SHRUBS AND GRASSES</b>						
a	34	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	24"		Evergreen
b	5	Ilex x meserveae 'Blue Prince'	Blue Prince Holly	24"		Evergreen
c	10	Buxus 'Green Gem'	Green Gem Boxwood	24"		Evergreen
d	17	Buxus 'Green Velvet'	Green Velvet Boxwood	24"		Evergreen
e	7	Ceanothus americanus	New Jersey Tea	24"		Deciduous
f	9	Chaenomeles x superba 'Jet Trail'	Jet Trail Flowering Quince	24"		Deciduous
g	27	Buxus 'Green Mound'	Green Mound Boxwood	24"		Evergreen
h	8	Spiraea japonica 'Gold Mound'	Gold Mound Spiraea	24"		Deciduous
j	12	Itea virginica 'Sprich' Little Henry	Little Henry Itea	24"		Deciduous
k	17	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	5 gal		Ornamental
m	35	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"		Deciduous
n	1	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal		Ornamental
p	541 s.f.	Annuales	To Be Selected	12" o.c.		



Consultants:

Towne Place Suites  
748 Premium Way  
Chesterfield, Missouri



Revisions:

Date	Description	No.
9/29/16	Plan Changes	1
11/3/16	City Comments	2
11/7/16	City Comments	3

Drawn: KP  
Checked: RS

**loomisAssociates**

landscape architects/planners  
700 Sprinkler Park Drive, Suite 104  
Chesterfield, MO 63005-1104  
636.519.8668 Fax 636.519.0797  
e-mail: info@loomis-associates.com

Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan  
Sheet No: L-1  
Date: 9/2/16  
Job #: 613.053





① SOUTH ELEVATION  
3/32" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
A-1	FASCIA-ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BUCKHORN - 987"
A-2	FASCIA OR COPING - ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH ADJACENT WALL COLOR
A-3	FASCIA-ALUMINUM	LOWER ROOFS	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BARREN PLAIN - 2111-60"
E-1	4 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "WEIMARANER - AF-155"
E-2	1 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "SHAKESPEARE TAN - 228"
MT-1	4" WIDE ALUMINUM REVEAL	MATERIAL TRANSITION	GO/FRY REGLT	COLOR TO MATCH BENJAMIN MOORE "KENDALL CHARCOAL - HC166"
P-1	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "CARRIAGE RED - BMCW 250"
P-3	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "BARREN PLAIN - 2111-60"
PT-1	FIBER CEMENT SOFFIT	SOFFIT UPPER ROOFS	NICHIHA	NICHISOFFIT - SMOOTH - PAINTED TO MATCH BENJAMIN MOORE "SAVORY ASH - 986 - GLOSSY FINISH"
ST-1	MANUFACTURED STONE VENEER	ACCENT WALLS	HERITAGE STONE	SUMMIT TERRA CUT

GENERAL ELEVATION NOTES

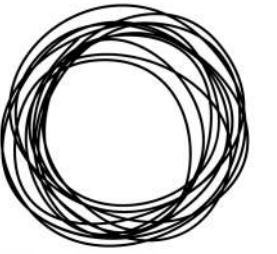
- ALL MECHANICAL PENETRATIONS OF EXTERIOR WALLS, INCLUDING BUT NOT LIMITED TO INTAKE GRILLS, EXHAUST GRILLS, ETC. ARE TO BE PAINTED OR PRE-FINISHED TO MATCH THE ADJACENT WALL COLOR.



② NORTH ELEVATION  
3/32" = 1'-0"

PLAN STATUS	DATE
DESCRIPTION	11/14/2016
30% FRANCHISE	12/15/2016
CITY REVIEW	

**chasen b. garrett**  
ARCHITECTS, P L L C  
405 GARRISON AVE. SUITE 103  
FORT SMITH, ARKANSAS 72901  
479.652.0175



TOWNEPLACE SUITES #9281911  
SILVERSTONE HOTELS, LLC.  
748 PREMIUM WAY - CHESTEFIELD, MISSOURI  
EXTERIOR ELEVATIONS



DATE: 11/14/2016  
SHEET NUMBER: A001





① WEST ELEVATION  
1/8" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE				
MARK	MATERIAL	LOCATION	MANUFACTURER	FINISH DESCRIPTION
A-1	FASCIA-ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BUCKHORN - 987"
A-2	FASCIA OR COPING - ALUMINUM	UPPER ROOFS	BENJAMIN MOORE	COLOR TO MATCH ADJACENT WALL COLOR
A-3	FASCIA-ALUMINUM	LOWER ROOFS	BENJAMIN MOORE	COLOR TO MATCH BENJAMIN MOORE "BARREN PLAIN - 2111-60"
E-1	4 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "WEIMARANER - AF-155"
E-2	1 1/2" THICK EIFS	REFER TO DRAWINGS	DRYVIT	FINE FINISH - BENJAMIN MOORE "SHAKESPEARE TAN - 228"
MT-1	4" WIDE ALUMINUM REVEAL	MATERIAL TRANSITION	GC/FRY REGLT	COLOR TO MATCH BENJAMIN MOORE "KENDALL CHARCOAL - HC166"
P-1	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "CARRIAGE RED - BMCW 250"
P-3	FIBER CEMENT PANEL	BOARD PANELS	NICHIHA	ILLUMINATION SERIES - HORIZONTAL INSTALLATION 18"H x 60"L PANELS WITHOUT SCORE - BENJAMIN MOORE "BARREN PLAIN - 2111-60"
PT-1	FIBER CEMENT SOFFIT	SOFFIT UPPER ROOFS	NICHIHA	NICHISOFFIT - SMOOTH - PAINTED TO MATCH BENJAMIN MOORE "SAVORY ASH - 986 - GLOSSY FINISH"
ST-1	MANUFACTURED STONE VENEER	ACCENT WALLS	HERITAGE STONE	SUMMIT TERRA CUT

GENERAL ELEVATION NOTES

1. ALL MECHANICAL PENETRATIONS OF EXTERIOR WALLS, INCLUDING BUT NOT LIMITED TO INTAKE GRILLS, EXHAUST GRILLS, ETC. ARE TO BE PAINTED OR PRE-FINISHED TO MATCH THE ADJACENT WALL COLOR.

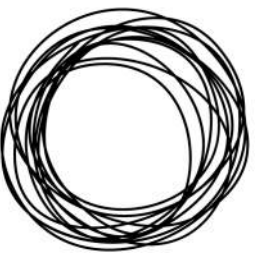


② EAST ELEVATION  
1/8" = 1'-0"

PLAN STATUS	DATE
DESCRIPTION	11/14/2016
30% FRANCHISE	12/15/2016
CITY REVIEW	

**chasen b. garrett**  
ARCHITECTS, P L L C

405 GARRISON AVE., SUITE 103  
FORT SMITH, ARKANSAS 72901  
479.652.0175



TOWNEPLACE SUITES #9281911  
SILVERSTONE HOTELS, LLC.

748 PREMIUM WAY - CHESTEFIELD, MISSOURI

EXTERIOR ELEVATIONS



DATE: 11/14/2016

SHEET NUMBER:

A002





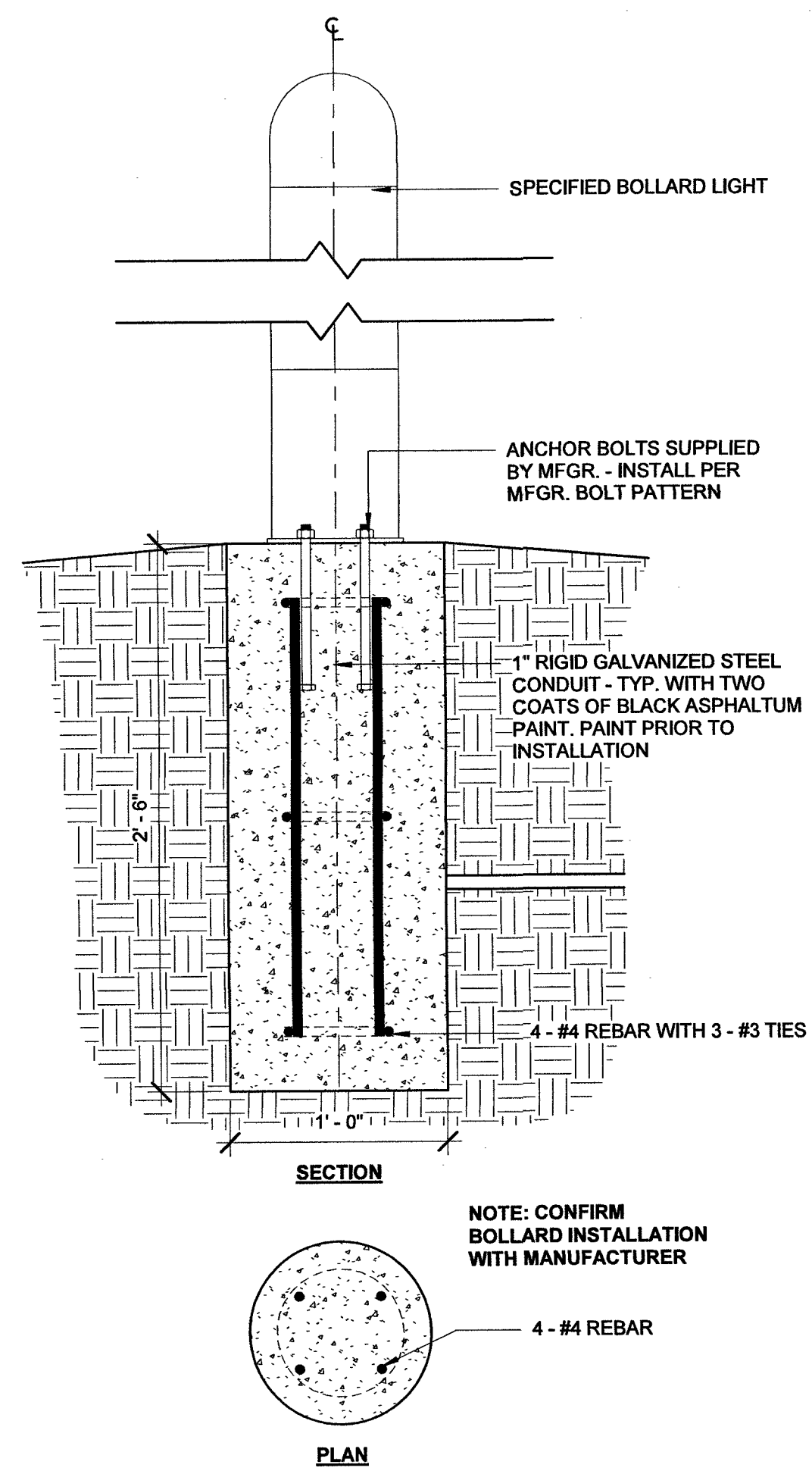




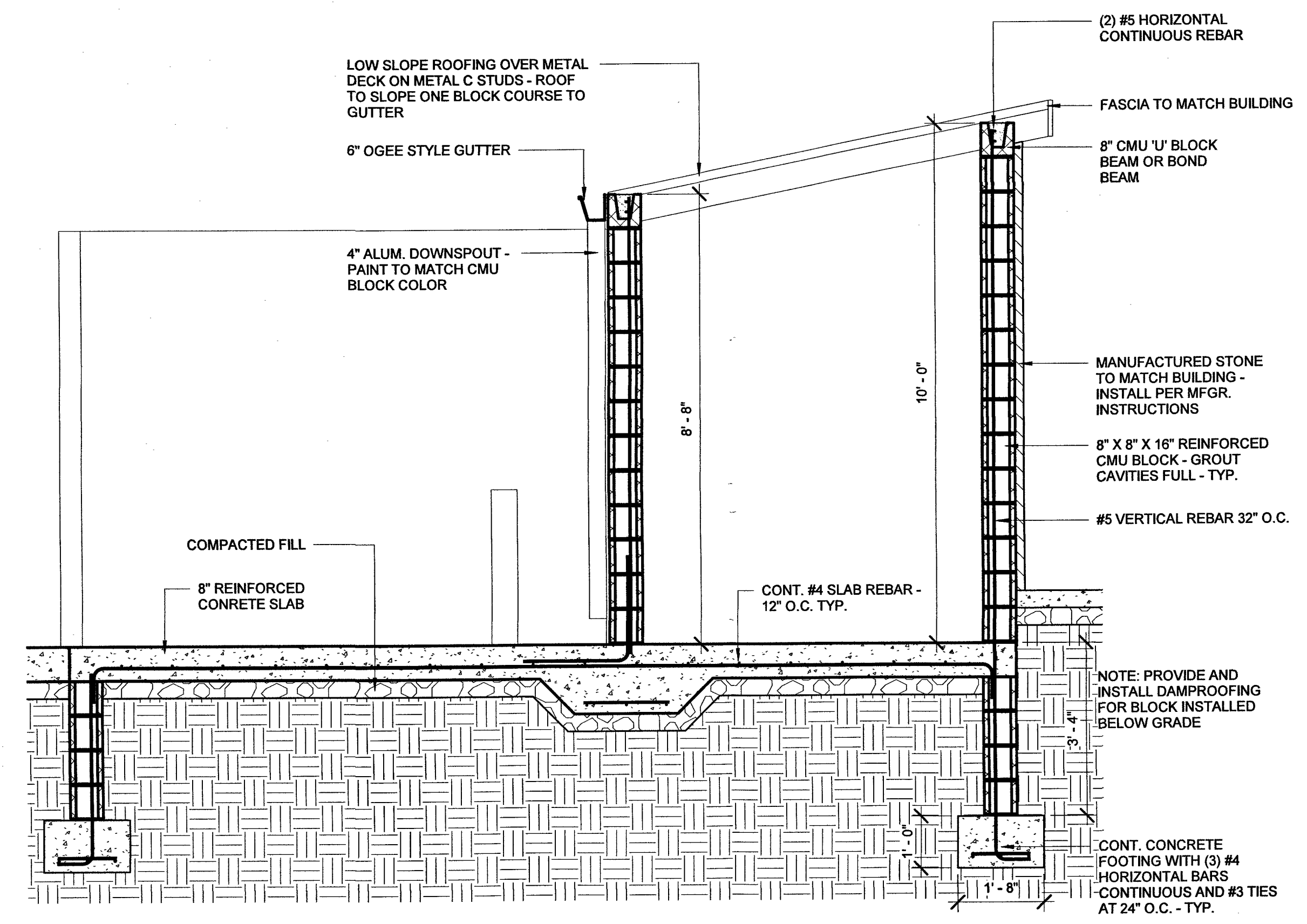




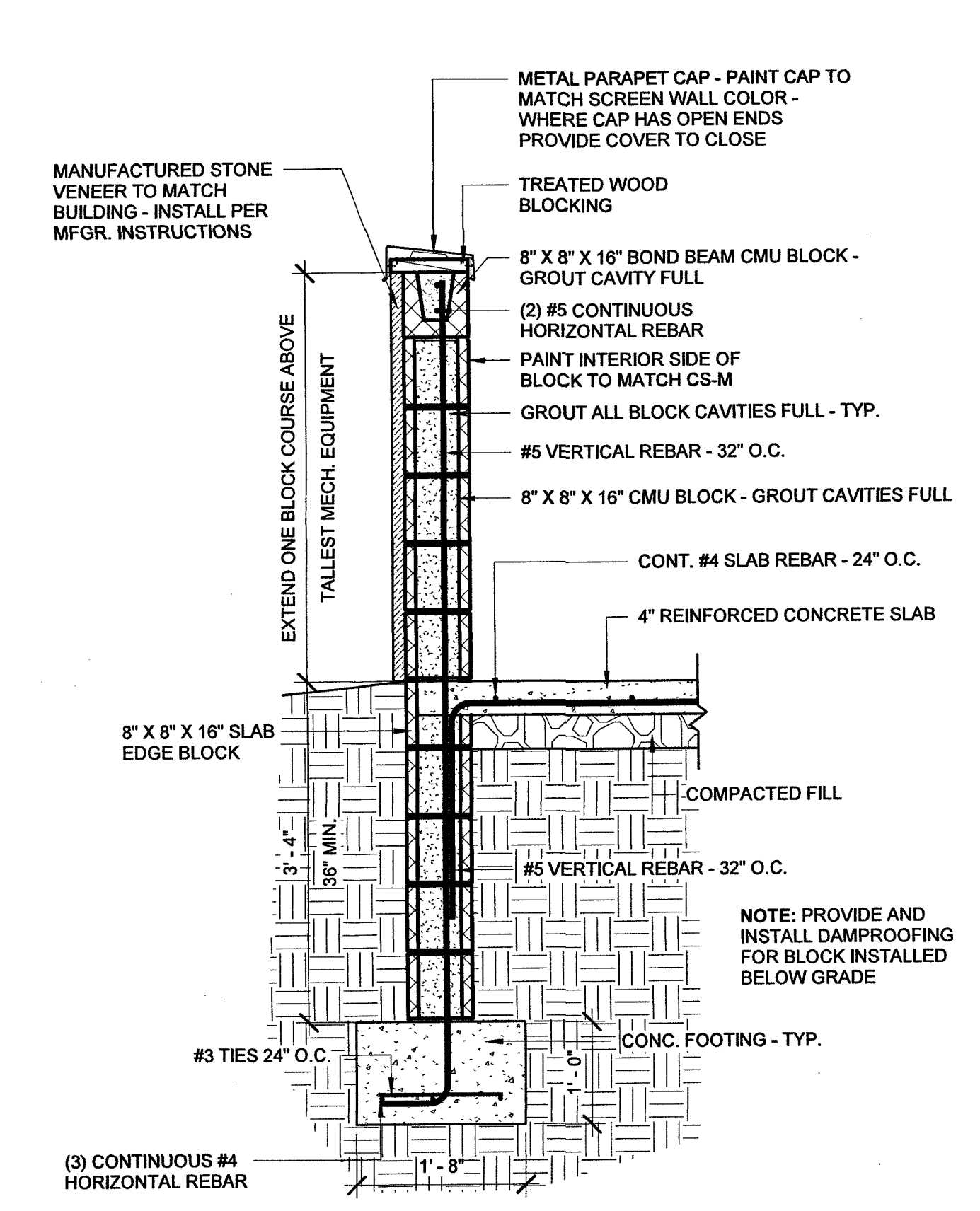




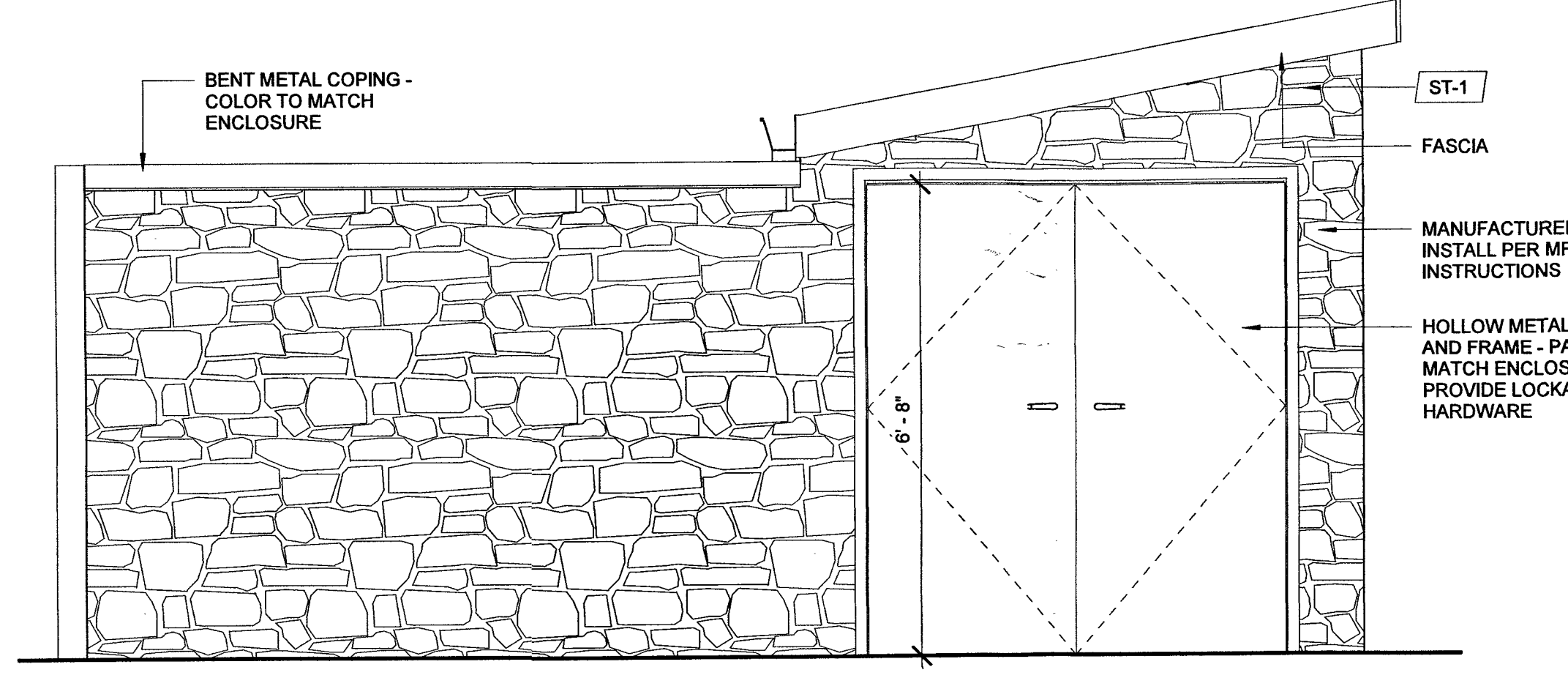
1 BOLLARD LIGHT DETAIL  
1 1/2" = 1'-0"



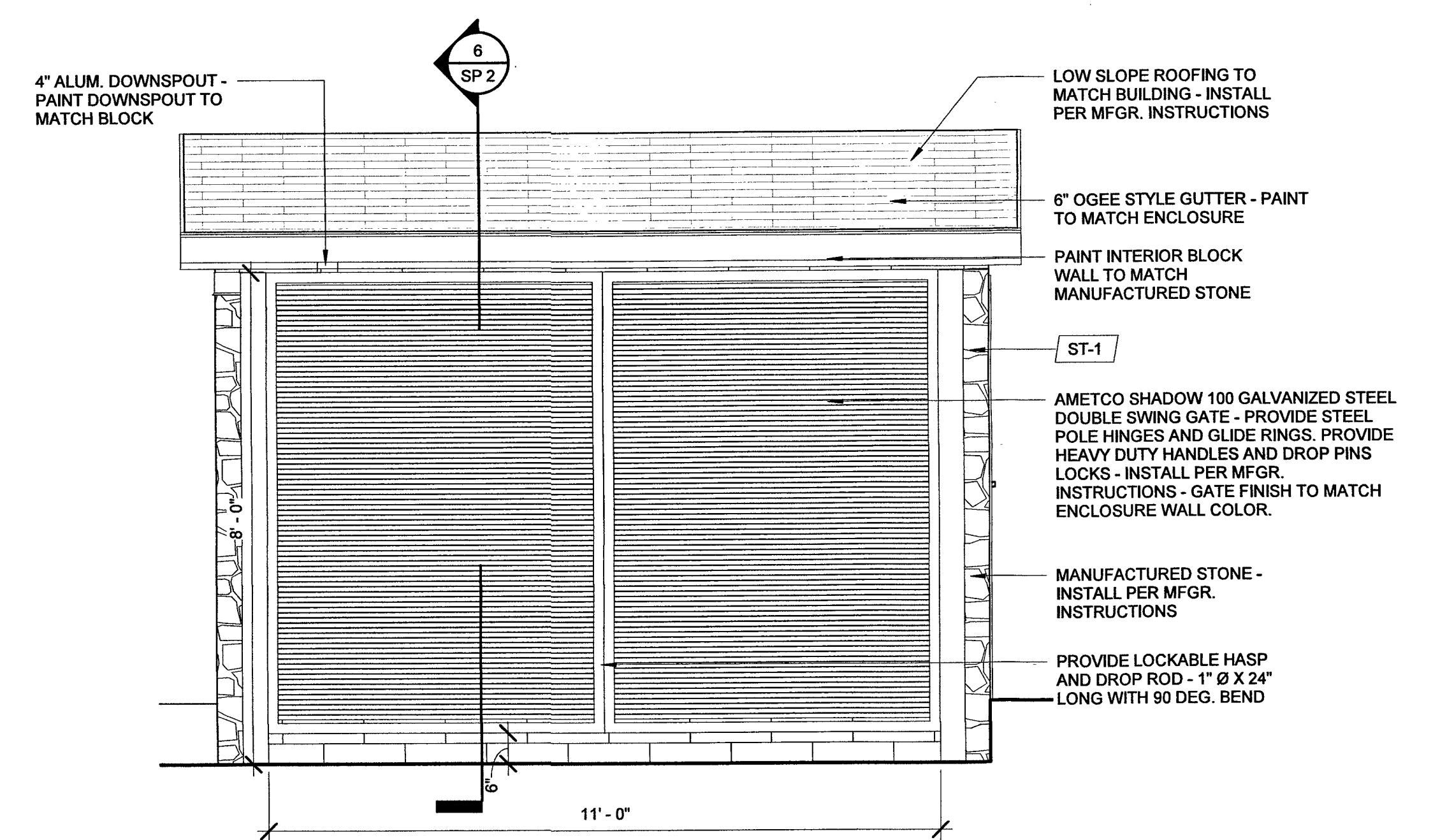
6 DUMPSTER SECTION  
1/2" = 1'-0"



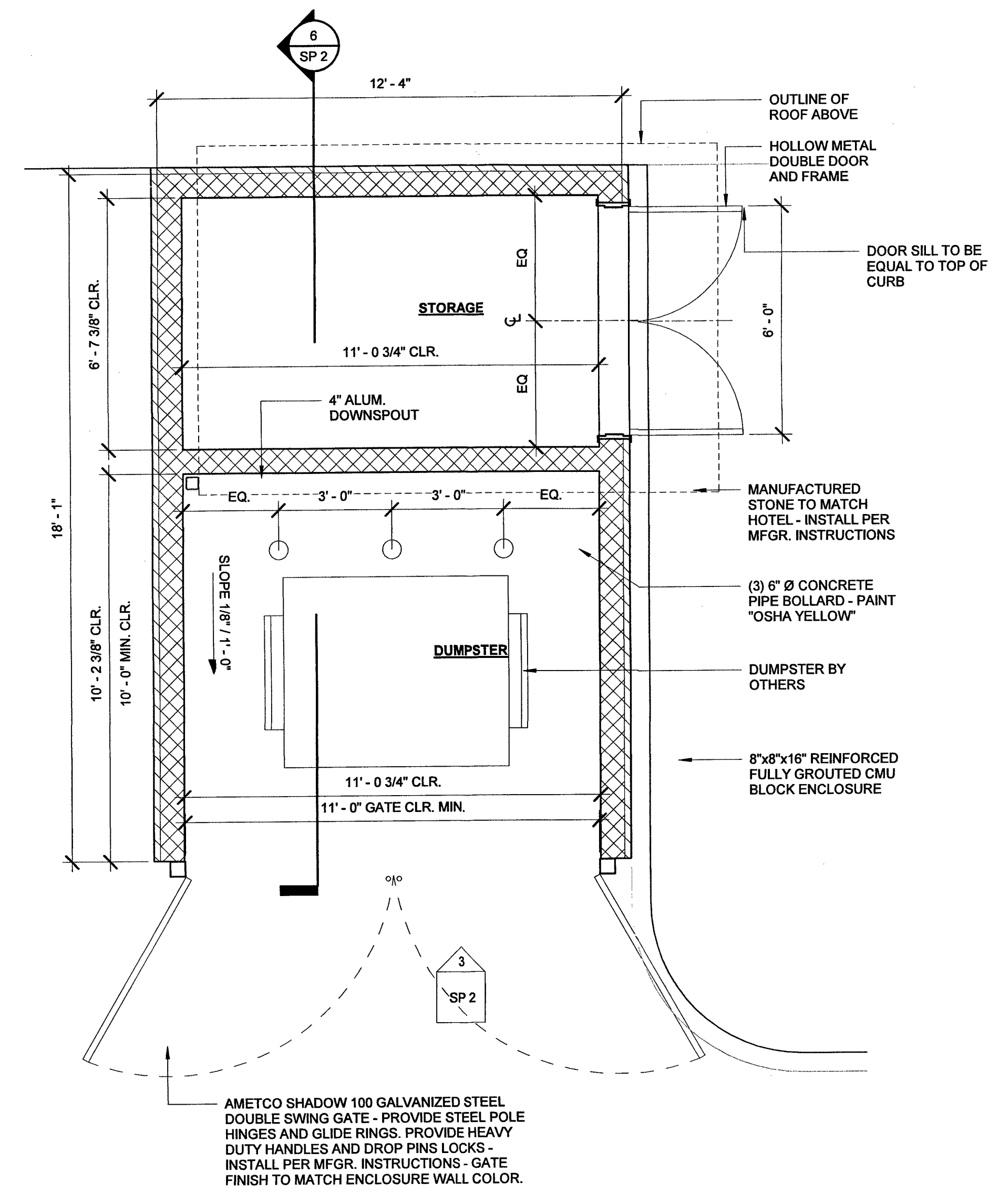
4 CMU BLOCK MECH. SCREEN DETAIL  
3/4" = 1'-0"



5 DUMPSTER ENCLOSURE - EAST ELEVATION  
1/2" = 1'-0"



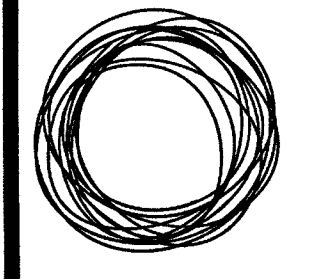
3 DUMPSTER ENCLOSURE - SOUTH ELEVATION  
1/2" = 1'-0"



2 ENLARGED DUMPSTER ENCLOSURE PLAN  
3/8" = 1'-0"

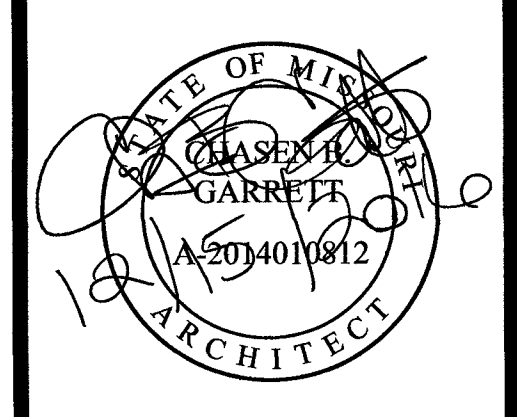
PLAN STATUS	DATE
DESCRIPTION	11/14/2016
30% FRANCHISE	

**chasen b. garrett**  
ARCHITECTS, PLLC  
405 GARRISON AVE. SUITE 103  
FORT SMITH, ARKANSAS 72901  
479.652.0175



TOWNEPLACE SUITES #9281911  
SILVERSTONE HOTELS, LLC.  
748 PREMIUM WAY - CHESTEFIELD, MISSOURI

SITE DETAILS



DATE: 11/14/2016  
SHEET NUMBER:

A005