



January 3, 2012

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

**Spirit of St. Louis Airpark (Spirit Hangars):** Second Amended Architectural Elevations and Second Amended Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

**Background Information**

On February 17, 2011 Adams Architectural Associates, on behalf of Sycamore Company LLC, submitted amended architectural elevations and amended architect's statement of design for the above reference project. At the meeting, the following motion was made by the Architectural Review Board by a vote of 5-1:

1. The sunscreen at the top of the building should be increased in size based on the manufacturer's standard with a minimum depth of 4 feet.
2. The canopy at the front entrance should be increased in depth based on the manufacturer's standards with a minimum depth of 6 feet.
3. The sunshade material is to be comprised of clear anodized prefinished aluminum material and the canopy is to be made of prefinished aluminum, clear anodized with stainless steel fasteners and a translucent glass canopy.
4. The petitioner is to work with Staff regarding the entryway plantings.
5. The proposed black banding as depicted in the rendering is acceptable, however, it is suggested that the size of the stripe be increased.
6. Rooftop screening is to match the building accent color.
7. The petitioner is to work with Staff on addressing these items prior to placement on the Planning Commission agenda.

This project was then placed on the March 14, 2011 Planning Commission agenda where the project, as presented to the Architectural Review Board and with those

recommendations included, recommended approval of the amended architectural elevations by a vote of 5-3.

**Project Status**

The Applicant, Chris Janson, has provided entryway plantings and a black band has been painted on the side and rear elevations as required. A schedule for completion of the remaining items was provided to Chris Janson. The construction and installation of the canopy and sunscreen along the front and side elevations, were never completed. A letter was received by the Department from Janson stating that he was not able to complete the required modifications and a request was made to install metal architectural blades instead.

**Department Input**


Due to a variety of outstanding City Code violations at this location, a summons was issued and court hearing held on November 8, 2011. At that time, upon the recommendation of the Planning and Development Services Director, Chris Janson was ordered to return back to the Architectural Review Board for review and recommendation to the Planning Commission on the changes to the architecture that he is now requesting.

**Action Requested**

Attached to this report is a copy of the submittal provided by the Applicant. In addition, you will find a copy of the color elevations as approved in 2006, as approved in March 2011 and the request today.

The Department of Planning and Public Works requests action by the Architectural Review Board on this project.

Respectfully submitted,



Aimee Nassif, AICP

Planning and Development Services Director

**Attachments**

1. Architectural Review Submittal
2. Photos of the Site
3. Previous Approvals
  - a. Original Elevations as approved in 2006
  - b. Amended Elevations as approved in March 2011



## ADAMS ARCHITECTURAL ASSOCIATES

P.O. Box 230  
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(636) 537-9333 • Fax (636) 537-1267

Date 12/28/2011

18366 Wings of Hope Blvd  
Chesterfield, MO 63005

RE: 18366 Wings of Hope Blvd Chesterfield, MO 63005

Dear Board Members:

Sycamore Company today submits an Amended Architectural Elevations, and Architect's Statement of Design for the above referenced project.

Sycamore Company previously proposed the use of a sunshade/screen on the building to the Architectural Review Board and Planning Commission which was approved this summer. It was found that the structure would not carry the dead/live or wind load from that type of sunshade. I believe that the approved proposal is not structurally sound, and is not able to be constructed.

The request is to replace the approved sunshade/screen with the wing sunshade in the current submission.

Respectfully yours,

Matt C. Adams  
Adams Architectural Associates



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Date 12/20/2011

Re: Architects Statement of Design

The following is the Architects Statements for Spirit Hangers.

18366 Wings of Hope Blvd  
Chesterfield, MO 63005

### Site Design

#### **Site Relationships:**

The project site is within the St. Louis Airpark and contains adjusted lot #2 totaling 5.4 +/- acres. The lot will contain one building consisting of an office/hangar building of 31,200 s.f.. The site is fairly flat as most sites in Chesterfield Valley area. The site is bordered to the north by Wings of Hope facility and to the south by the runway.

The office/hangar building footprints is arranged to allow for full glazing on three elevations. The building incorporates an entryway on the northeast side. The building is sited to create a "campus like feeling" about one curb cut for both lots on the northeast property line. The site is bordered to the north, east and west by natural drainage swales and the topography is such to support this function.

#### **Circulation System and Access:**

The pedestrian circulation on the site is primarily limited to travel from their vehicles to the main entries. The automobile circulation is via a curb cut off cut off Wings of Hope Blvd. and is the only curb cut and will be shared by both buildings. The parking, loading zones are located to indecently support each building as a stand alone. There is one trash enclosure for the complex and it is located at the southeast corner of the site.

The site relates to human scale and context with the buildings around by implementing similar scale, massing and materials. The location of the building entry is positioned for clarity of circulation by the visiting patrons.

#### **Topography:**

The current site is in Phase one of finish state building pad state on Phase two and is currently devoid of vegetation. The building has introduced landscaping control site line to the building. The tenant entryway has incorporated plating in order to soften the transition between parking a building.



All parking lot water drains to the swales located around the site. The roof storm water is collected through internal roof drains and downspouts and piped underground to discharge into drainage swales at the property perimeter.

**Retaining Walls:**

There are no retaining walls incorporated into this project.

**Building Design:**

**Scale:**

This design accommodates the office and airline hangar so the vertical metal panels of the hangar serve to lift the eye skyward. At the building entrance to the office the rotunda adds the softening element to transform from a box to the striking entrance. The horizontal mullions give the office a softening human scale.

**Design:**

The design of this building borrows elements of the existing buildings in the area while trying to set precedence for the future buildings in quality and scale. The screening material will match the glazing color and conceal the rooftop equipment from the street scape. The trash enclosure is located away from the predominant street view.

**Materials/Colors:**

The materials on the building include full storefront glazing system on three sides at office/display area with dark bronze frames and glazing. The hangar materials are a full smooth flat panel with concealed fastener system to eliminate the traditional metal building looking structure in a complimentary silver metallic finish.

**Landscape Design and Screening:**

The landscaping away from the building is located to screen utilities. Concrete curbs are used at all pavement/ grass or planting intersections and will provide the protection for all landscaping. The landscape design will promote each individual building with its own identity while respecting the campus homogeneity. Lawn irrigation is used to keep all the vegetation healthy during the dry months.

All on site utilities are underground. The transformer is located to avoid visibility as much as possible

The trash enclosure is built from masonry construction to hide the dumpster inside and a Trex latching gate keeps any loose debris contained.

**Signage:**

Signage for the project has not been determined. Once the exact type and style is determined it will go through the proper permitting process.

**Lighting:**

The parking areas are lighted by standard poles and wall paks.

**Elevations:**

Attached are the revised renderings of the wing sunshade we propose to erect.

The prior recommendation of your planning board of a 6' projecting sunshade is not able to be erected to the curtain wall. It was not designed to carry the dead/live or wind load.

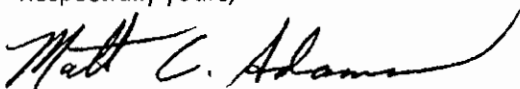
The covering/awning at front door is proposed to be blade sunshade in lieu of the 6' glass awning due to the same conditions above.

The sample will be submitted for illustration purposes also.

The latest cut sheets submitted for the blade by Sycamore Company, LLC were provided by the sunshade manufacturer as a standard detail for this glazing system. The latest rendering was Adams Arch. Rendering with the brackets removed to demonstrate how the blade will look vs. the 6' sunshade recommended by the planning board. The existing structure will not carry that type of load or span.

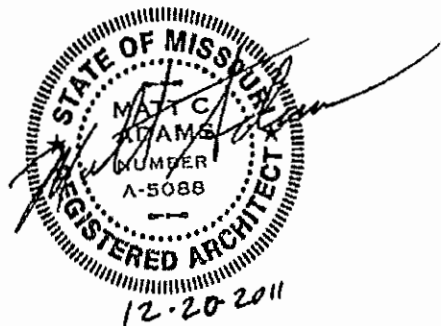
My clients submitted the drawings as requested by Aimee Nassif of City of Chesterfield to illustrate alternative, workable solution and were in no means meant to be structural or permit shop drawings. Sycamore Company, LLC also had a physical mock up built to be the actual element for perspective and scale.

Respectfully yours,



Matt C. Adams

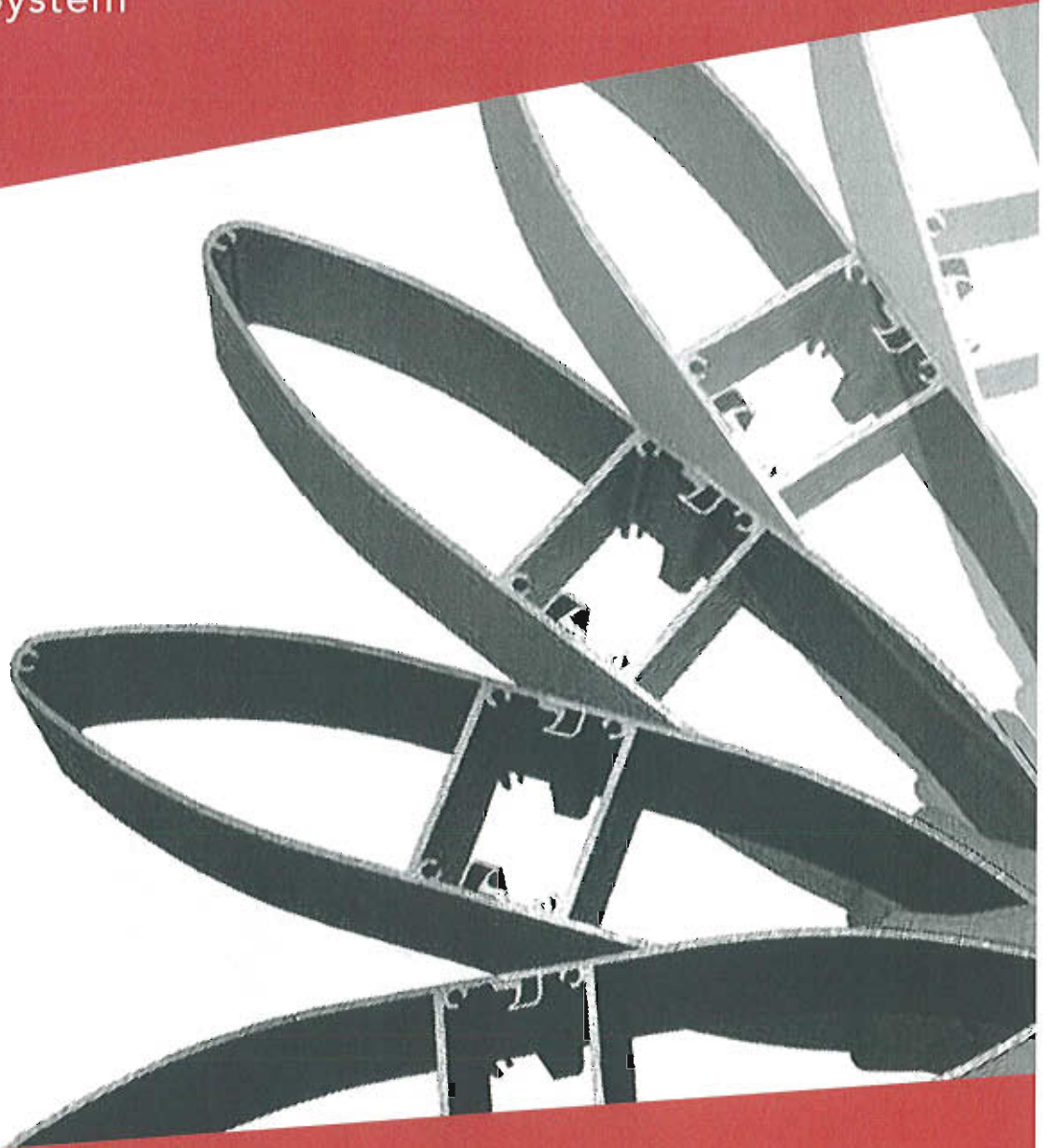
Adams Architectural Associates





# Versoleil™ SunShade Single Blade System

Shades of Versatility  
in Form and Function



Versoleil™ SunShades, the next generation of Kawneer's sunshade platform, comprise a broad range of versatile products designed to suit almost any project under the sun. Pre-engineered for multiple Kawneer curtain wall systems, the common component design offers versatility in both form and function. Versoleil™ SunShades provide design flexibility to incorporate sunshades easily into any building envelope to help create your vision. All this, plus highly configurable blade options for maximum shading and energy-saving potential.

## Performance

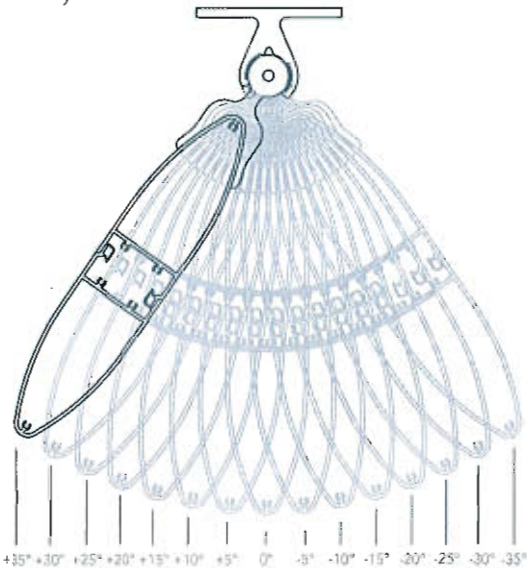
With its multiple single blade options as a standard offering, Versoleil™ SunShades deliver an unmatched breadth and depth of application — all from a single-source supplier. The innovative design allows for variation of blade angles during installation based on sun angle and building orientation. To maximize energy-saving potential, reduce solar heat gain and increase occupant comfort and productivity, blades can be oriented horizontally or vertically, mounted perpendicular to the facade or tilted to specific angles. The product has been designed and tested to withstand combined wind, snow and dead loads.

## Fabrication and Installation

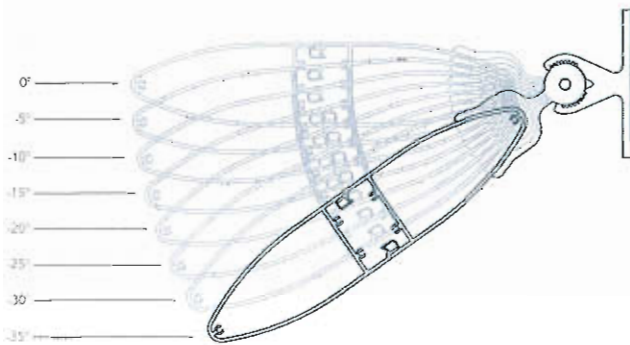
The Single Blade System can be used on almost any project. Easily assembled, it utilizes common components across all applications. With a uniform approach of attaching sunshades to a wide variety of Kawneer curtain wall platforms, it allows for quick familiarity with the system and installation practices.

The considerable savings in fabrication and attachment time compared with custom sunshades creates economies in budgets and construction schedules.

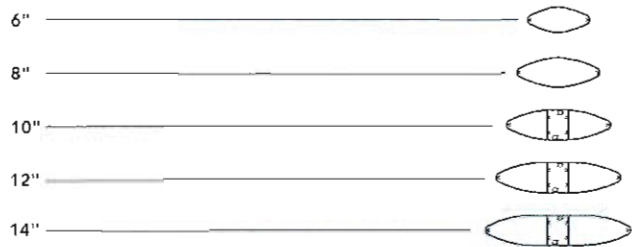
In addition, the bracket accepts all blade sizes, including our 10-, 12- and 14-inch products. These larger blades, extruded as two smaller symmetrical halves, snap together simply and securely. This design not only eases handling during fabrication and installation, but also reduces inventory costs.



Vertical blade angle settings: 15 different angles ranging from +35 to -35 degrees with 5 degree increments.



Horizontal blade angle settings: 8 different angles ranging from 0 to -35 degrees with 5 degree increments.



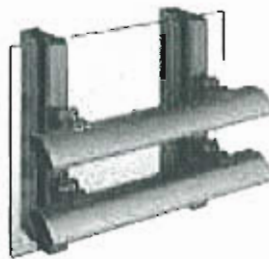
Blade Sizes

## Sustainability

Versoleil™ SunShades can help earn Leadership in Energy and Environmental Design (LEED) credits in three categories: Materials & Resources – Recycled Content; Energy & Atmosphere – Optimize Energy Performance; and Indoor Environmental Quality – Daylight and Views. When Versoleil™ SunShades are strategically placed, they allow for maximum daylighting — all while minimizing direct sunlight penetration and reducing solar heat gain.

## Aesthetics

Beyond shading interiors and conserving energy, Versoleil™ SunShades easily add aesthetic appeal to any building envelope. Seamlessly incorporated into multiple curtain wall platforms in horizontal and vertical configurations, the Single Blade System gives architects increased flexibility and several combinations to craft their vision. Its unique, highly configurable design with sleek aerofoil-shaped blades and depth selections of 6, 8, 10, 12 and 14 inches provides nearly endless possibilities to create even more dramatic effects, sightlines and shade lines.



6" Single Blade Horizontal SunShade shown at -15 degree angle on 1600 SS™ Curtain Wall



14" Single Blade Vertical SunShade shown at -15 degree angle on 1600 SS™ Curtain Wall

## For the Finishing Touch

Architectural Class I anodized aluminum finishes are available in clear and Permaodic® color choices.

Painted finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

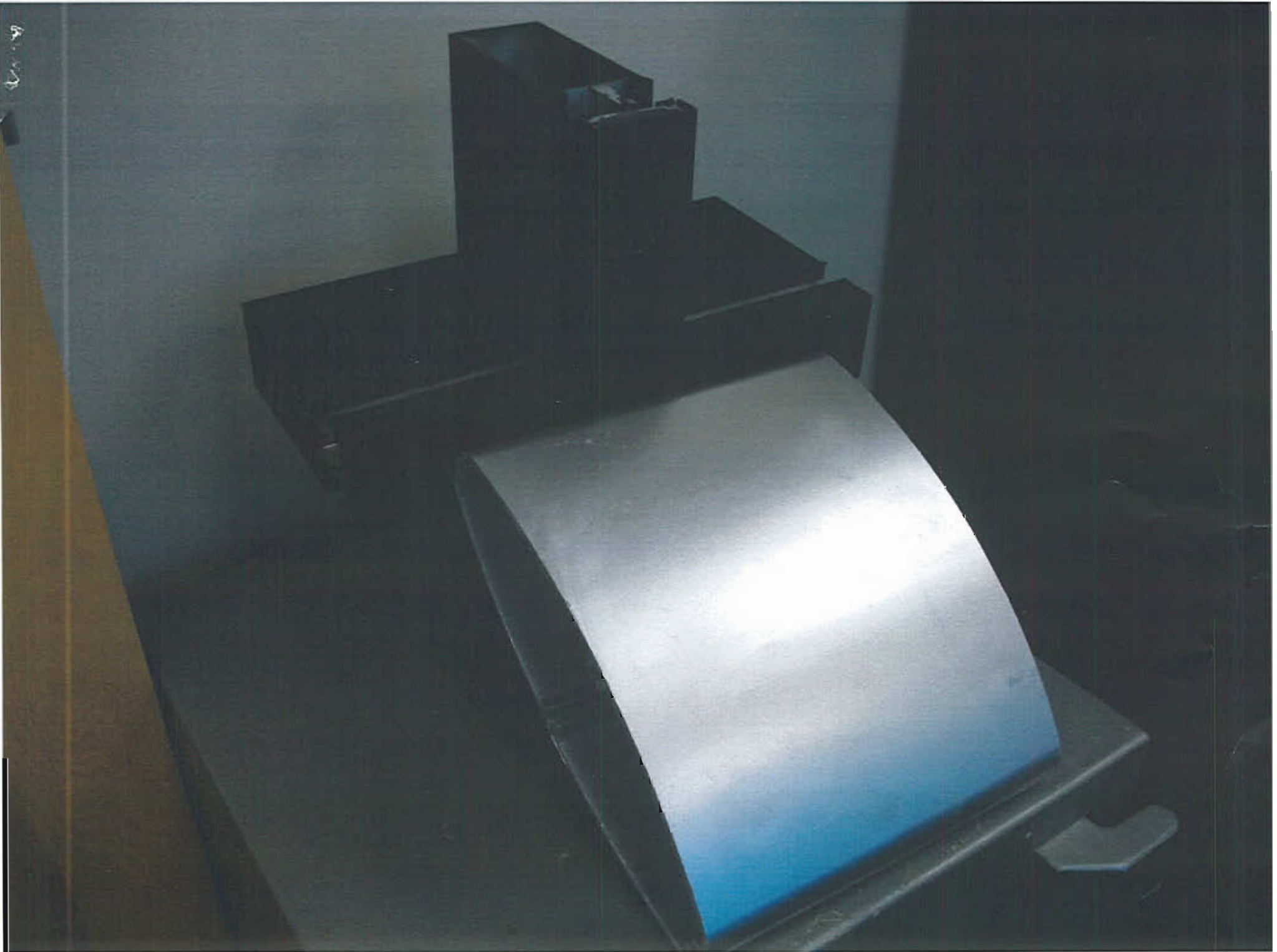
Kawneer Company, Inc.  
Technology Park / Atlanta  
555 Guthridge Court  
Norcross, GA 30092

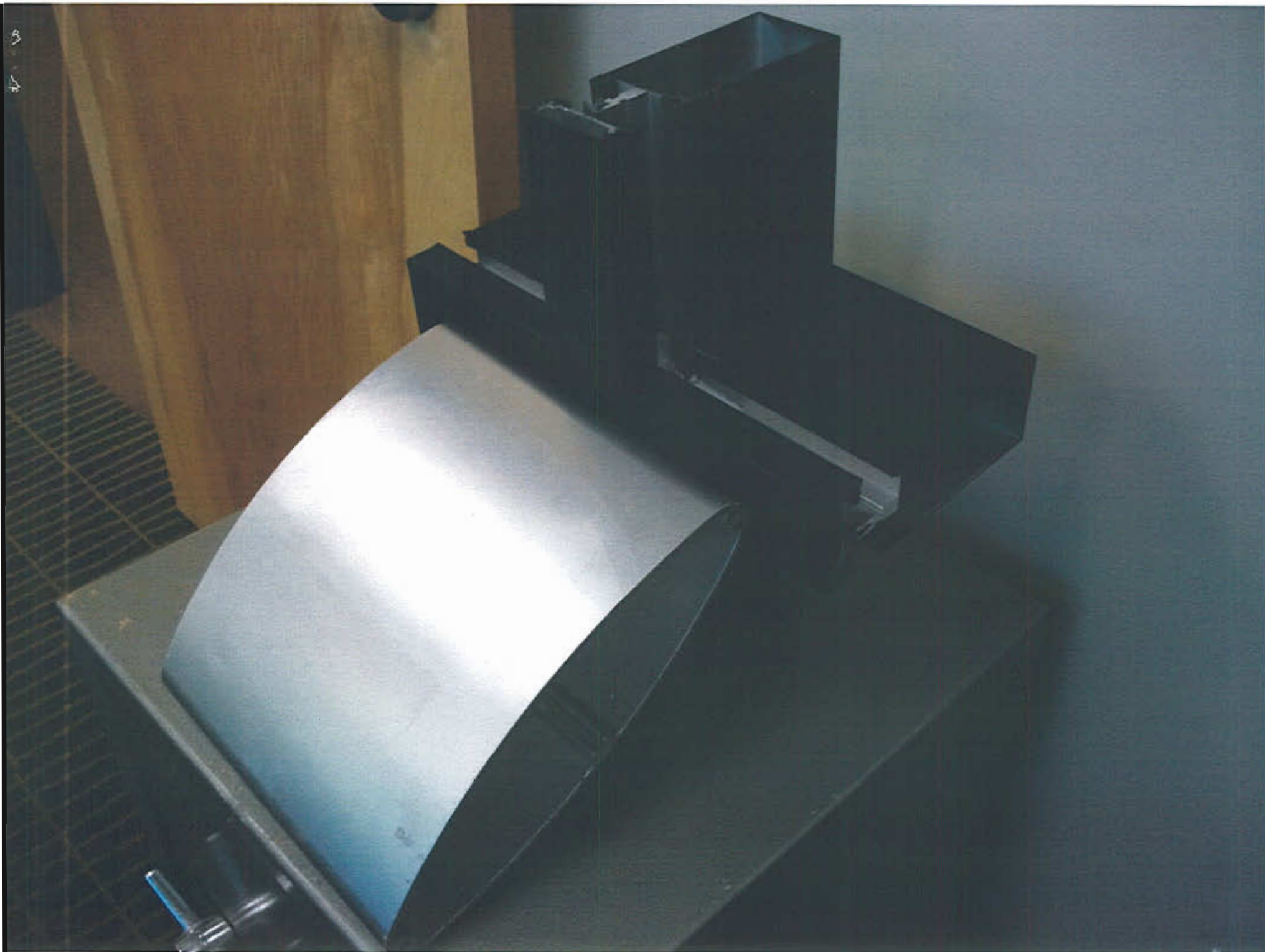
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**FRONT VIEW RENDERING**

SCALE: NONE  
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 MARCH 02, 2011  
 MARCH 04, 2011

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**SYCAMORE COMPANY, LLC**  
 18366 WINGS OF HOPE BLVD  
 CHESTERFIELD, MO 63005



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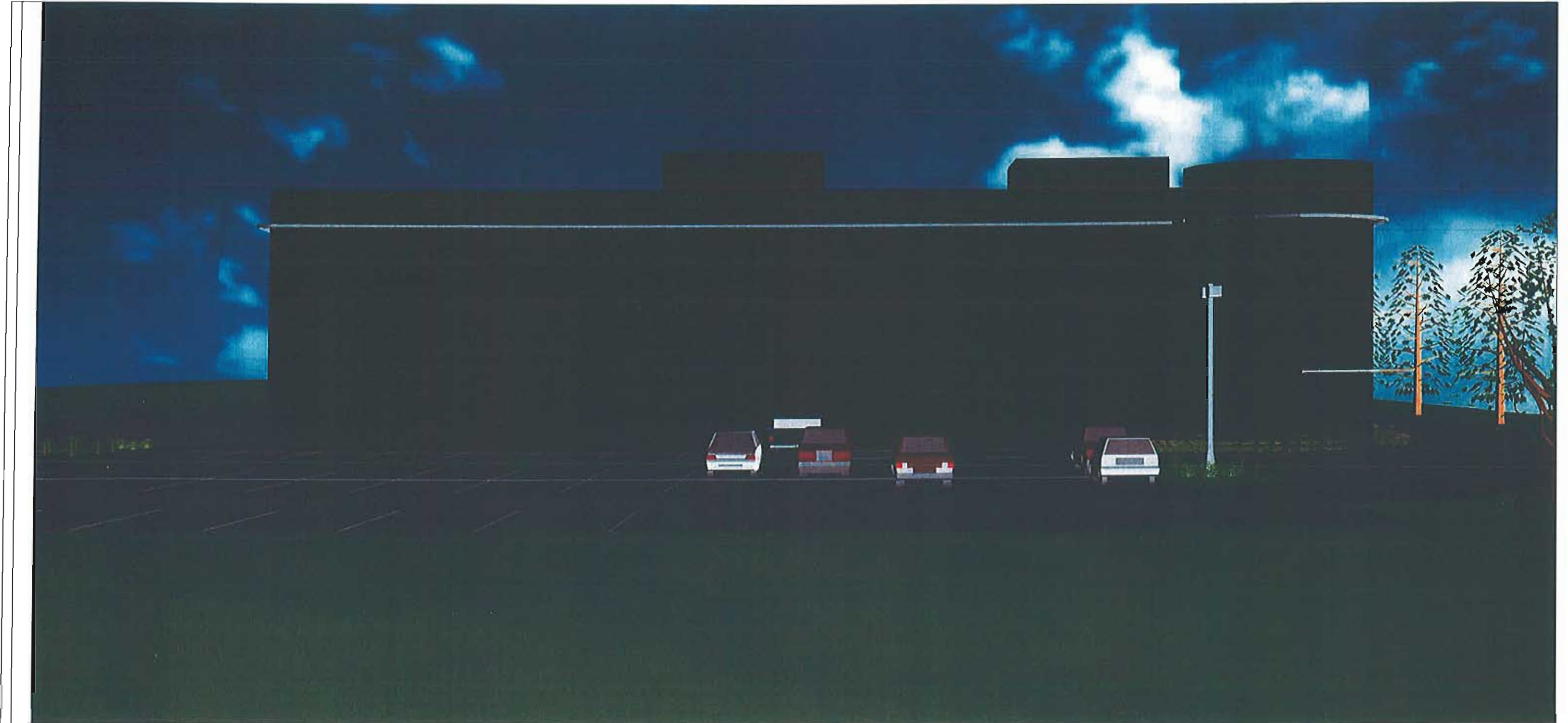
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**EAST VIEW RENDERING**

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 DECEMBER 16, 2010 DECEMBER 22, 2011  
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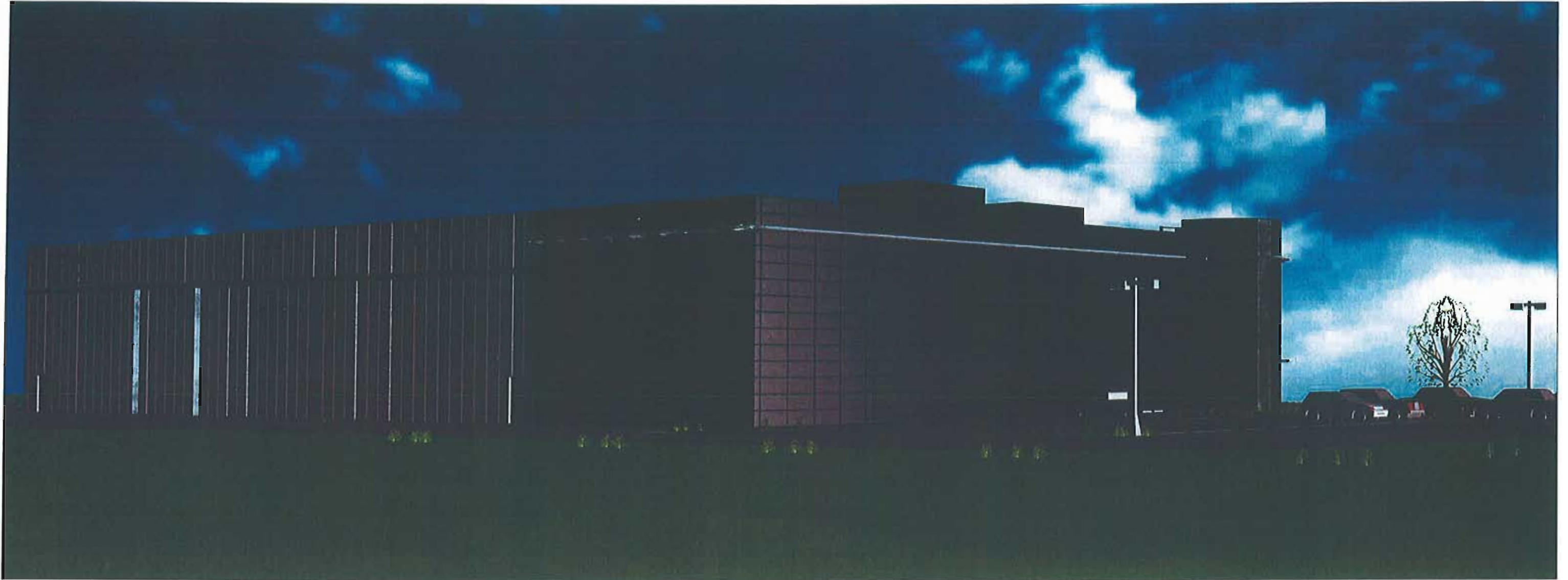
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**SOUTHEAST VIEW RENDERING**

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DECEMBER 16, 2010 DECEMBER 22, 2011  
JANUARY 14, 2011  
JANUARY 26, 2011  
MARCH 02, 2011  
MARCH 04, 2011

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CHESTERFIELD, MO 63005*



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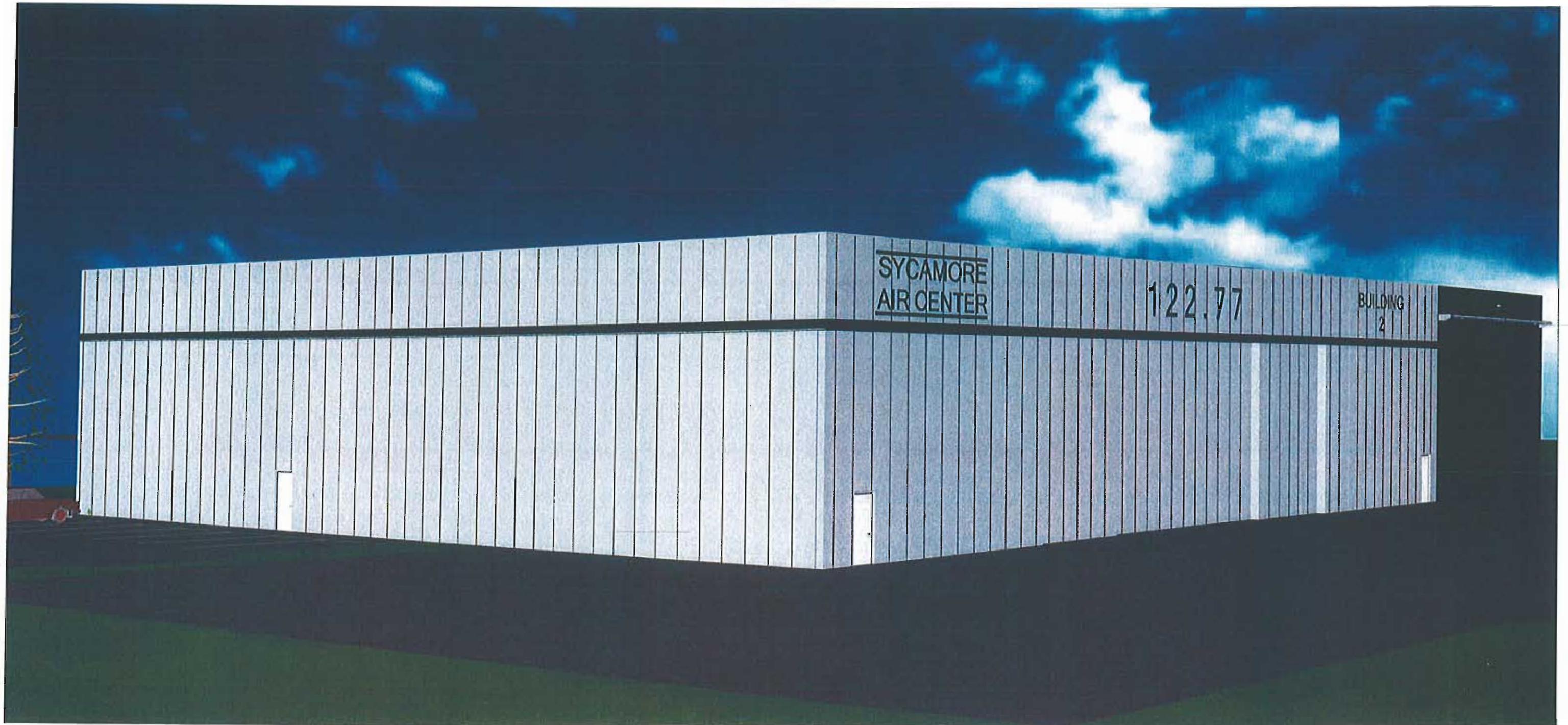
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**SOUTHWEST VIEW RENDERING**

SCALE: NONE  
 DECEMBER 16, 2010 DECEMBER 22, 2011  
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 MARCH 02, 2011  
 MARCH 04, 2011

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**NORTHWEST VIEW RENDERING**

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**SYCAMORE COMPANY, LLC**  
*18366 WINGS OF HOPE BLVD  
CHESTERFIELD, MO 63005*

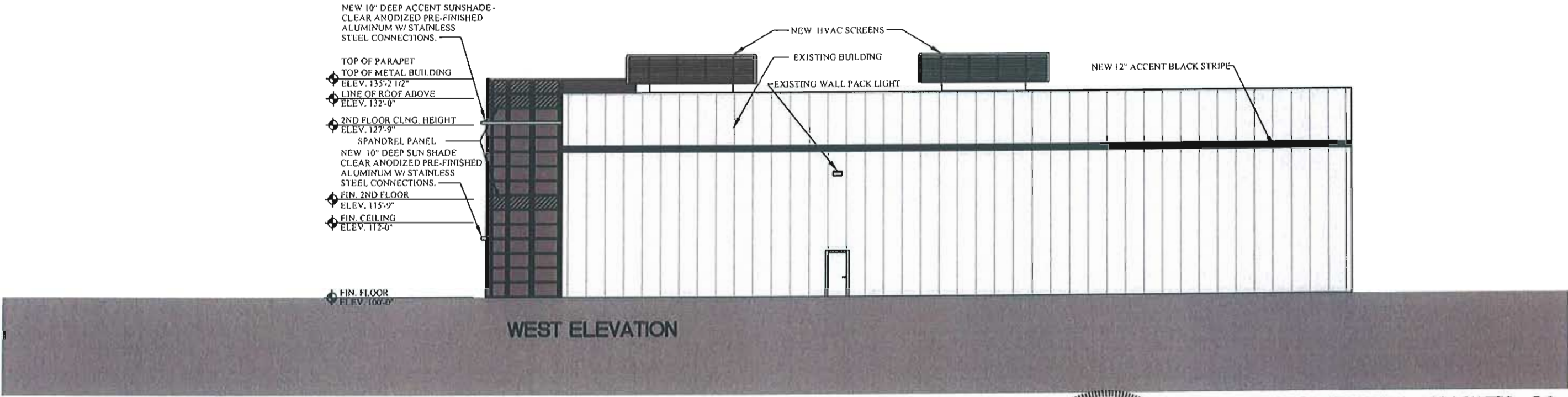
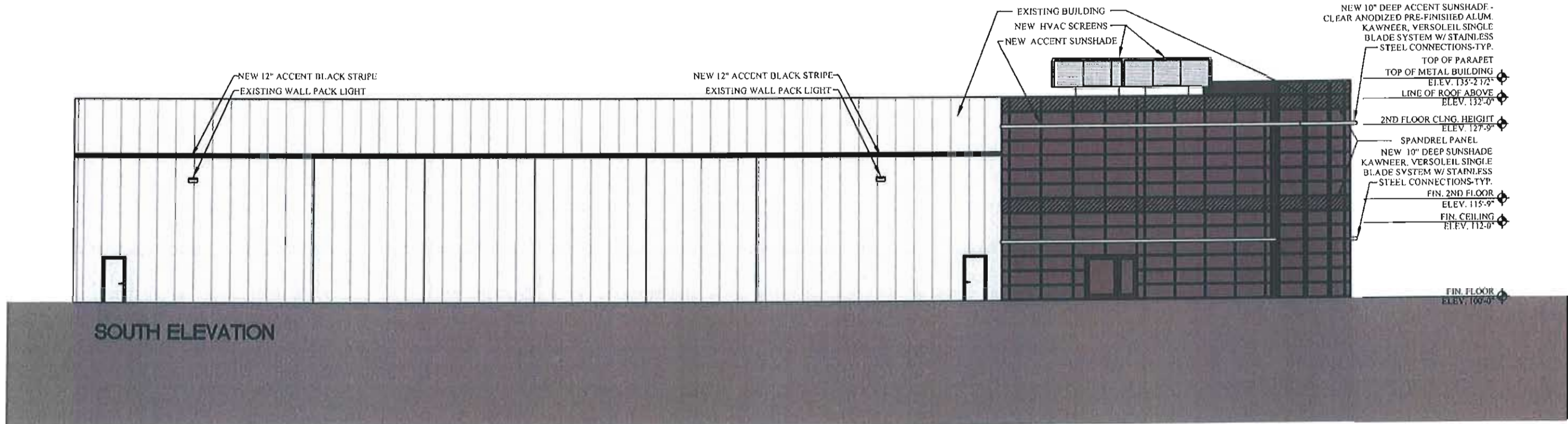


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**SOUTH AND WEST ELEVATIONS**  
 SCALE: 1/16" = 1'-0"  
 JANUARY 13, 2011  
 JANUARY 26, 2011  
 MARCH 02, 2011  
 MARCH 03, 2011

DECEMBER 22, 2011

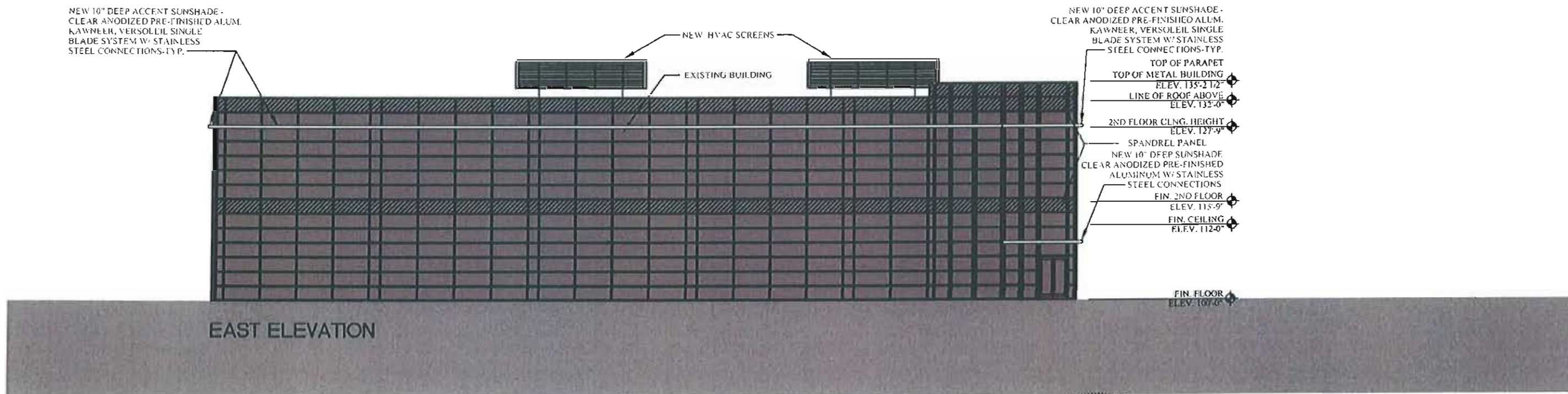
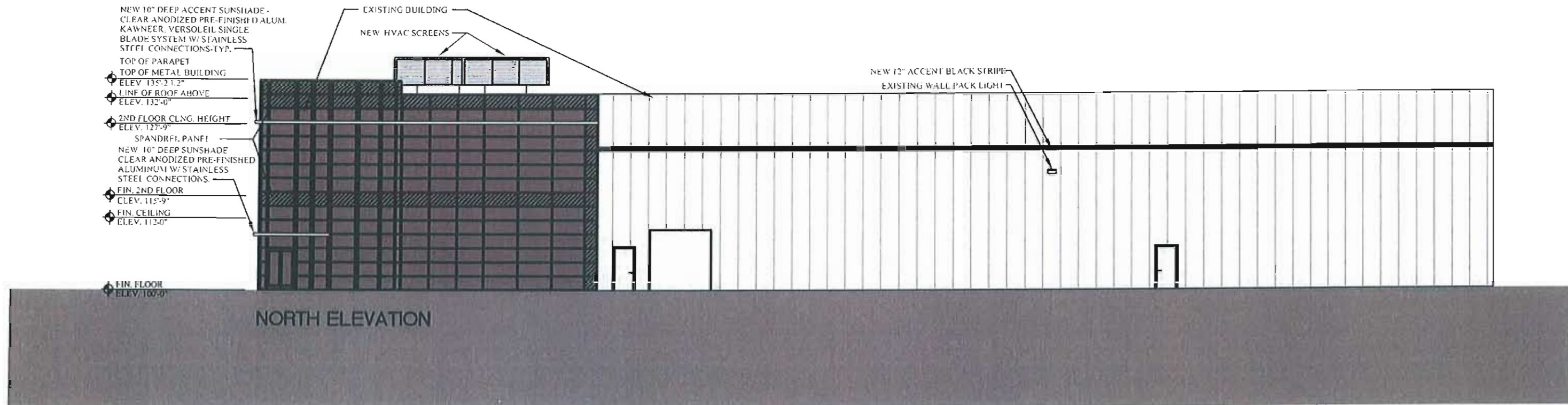


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**NORTH AND EAST ELEVATIONS**  
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 JANUARY 13, 2011 DECEMBER 22, 2011  
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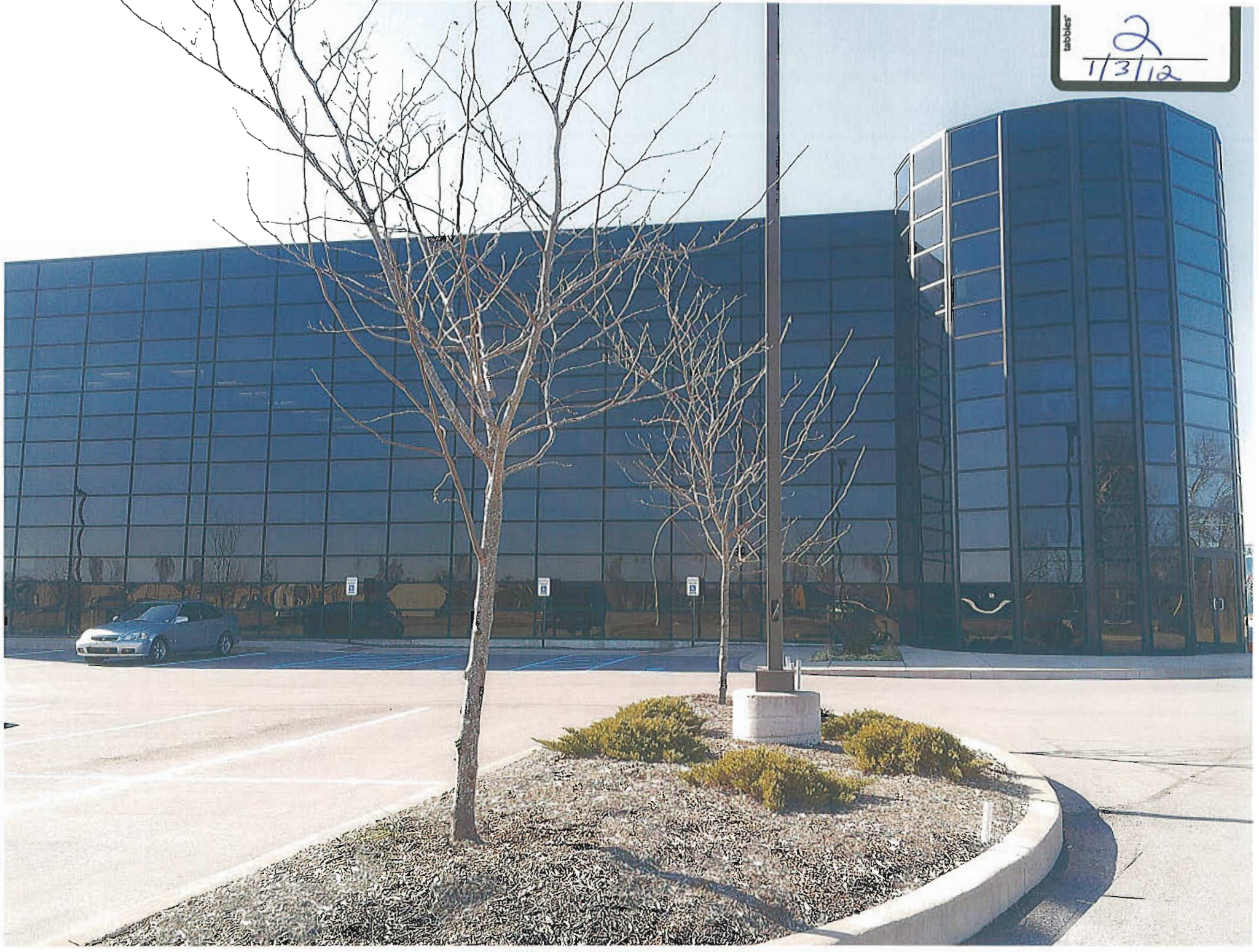
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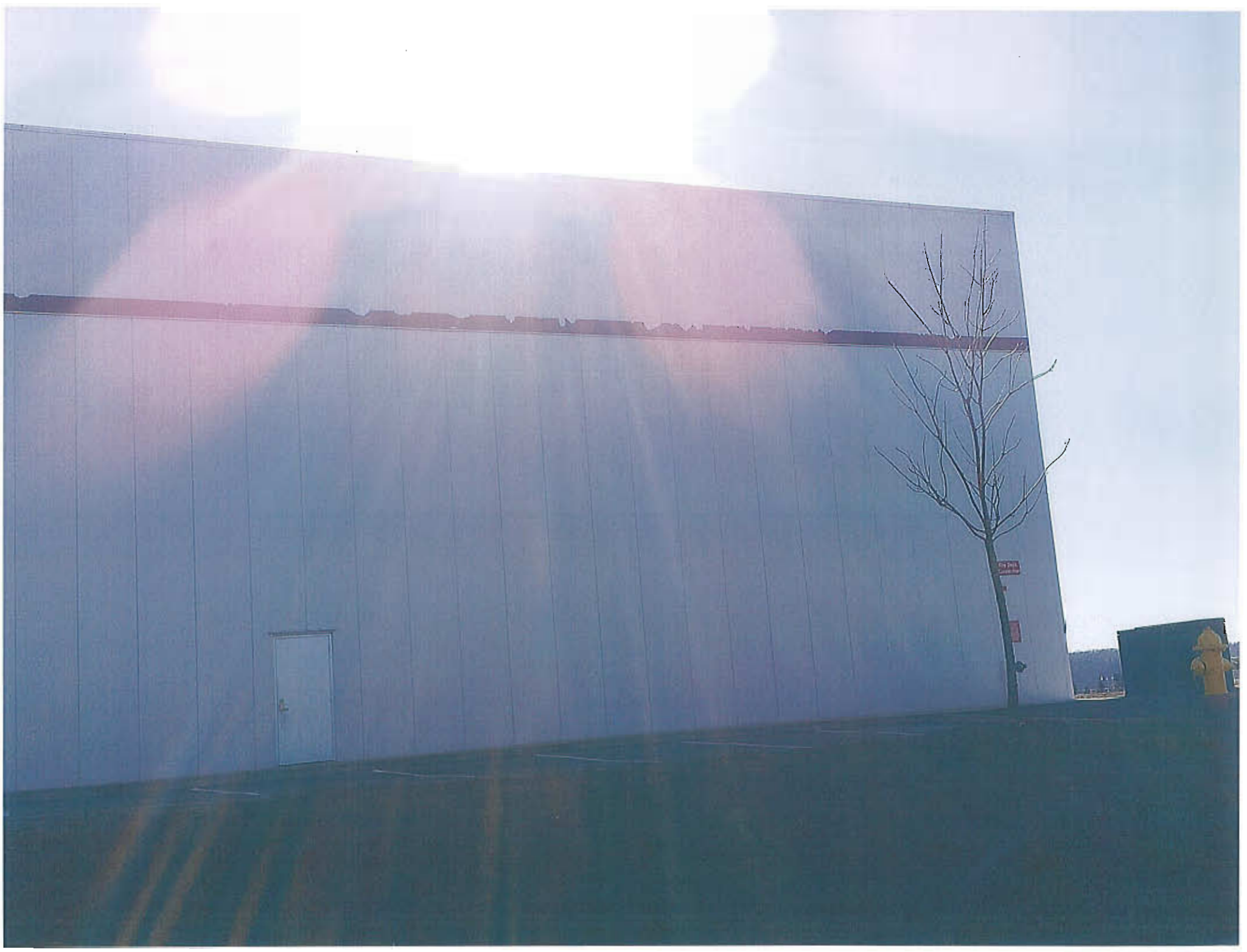










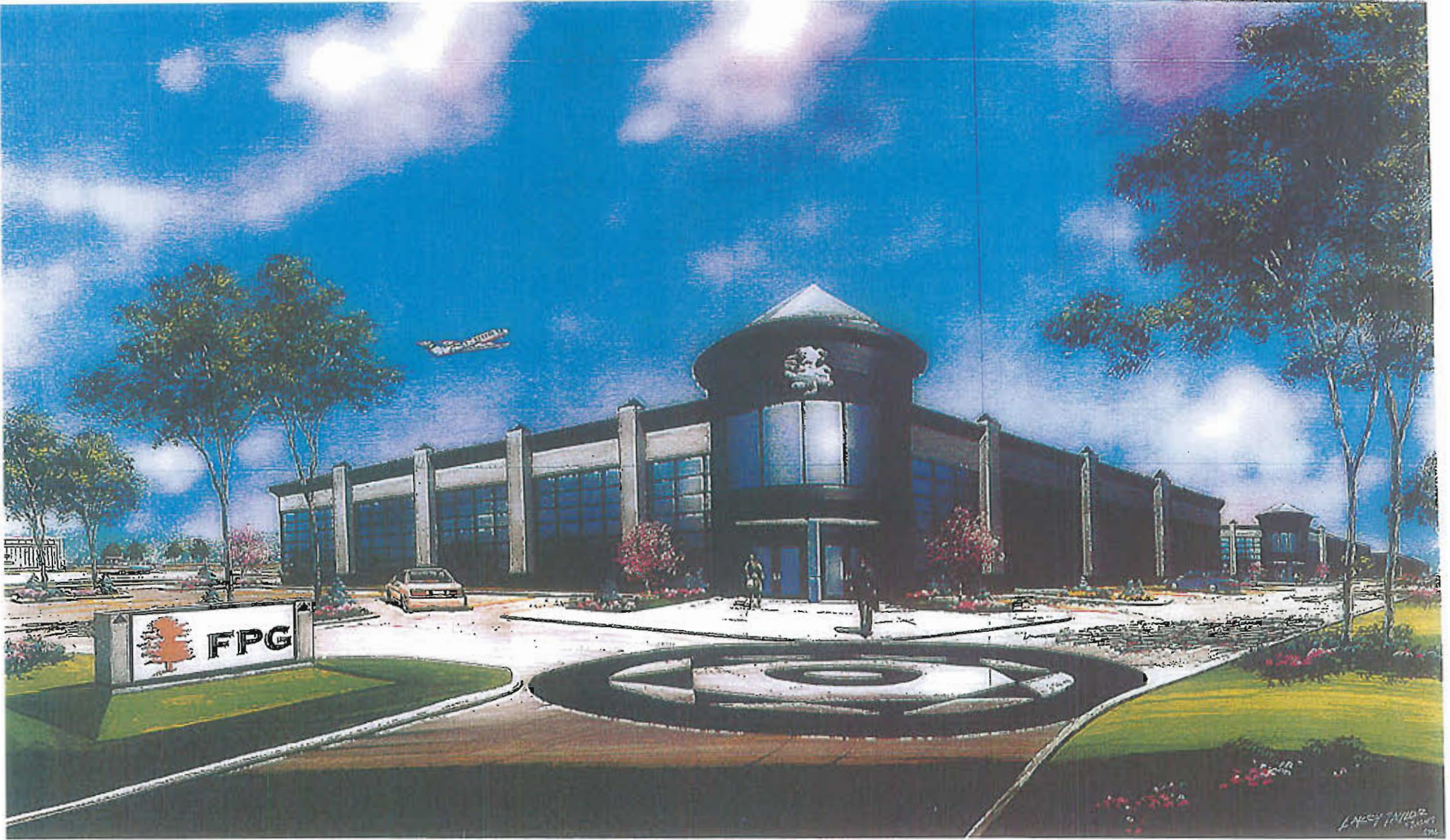








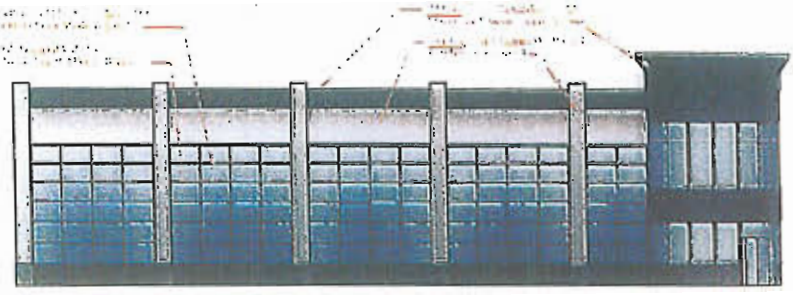
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2006  
Approved  
Rendering



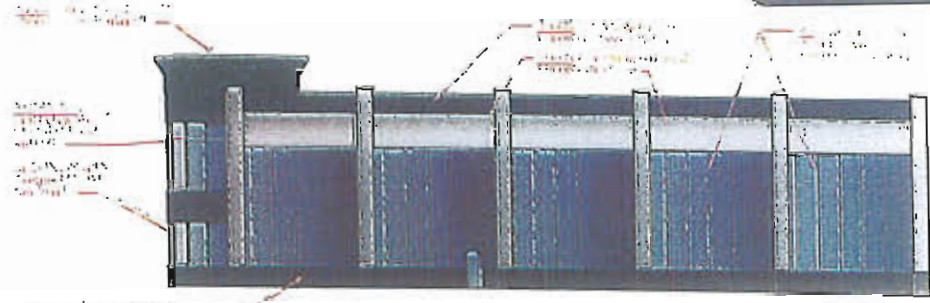
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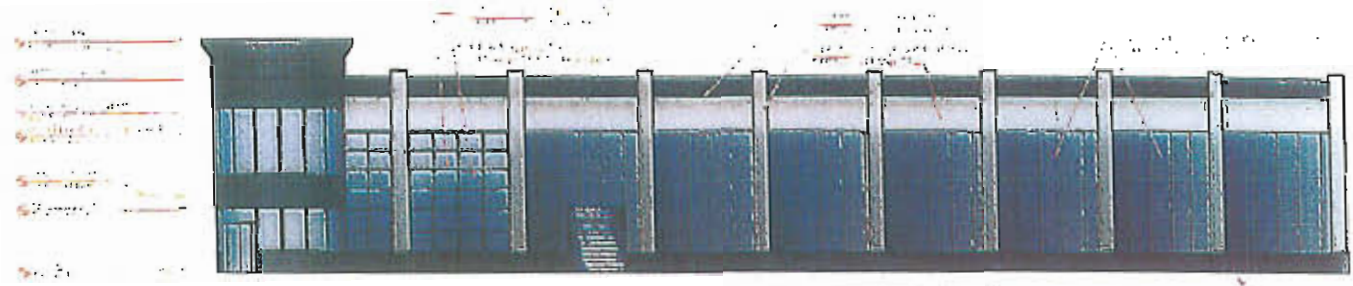
EXHIBIT  
2006  
Approved  
Elevations



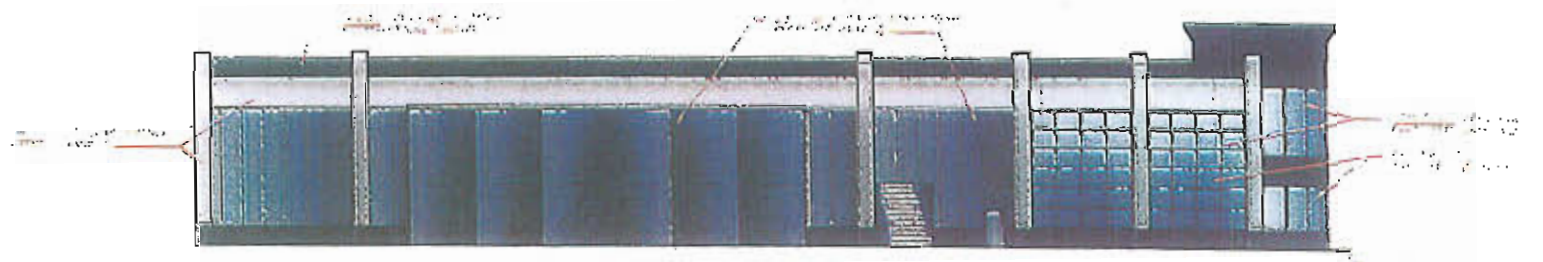
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SCALE: 3/16" = 1'-0"



2 BUILDING NO. 1 & NO. 2 - WEST ELEVATION  
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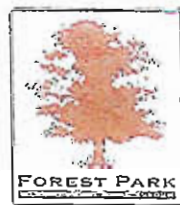


3 BUILDING NO. 1 & NO. 2 - NORTH ELEVATION  
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4 BUILDING NO. 1 & NO. 2 - SOUTH ELEVATION  
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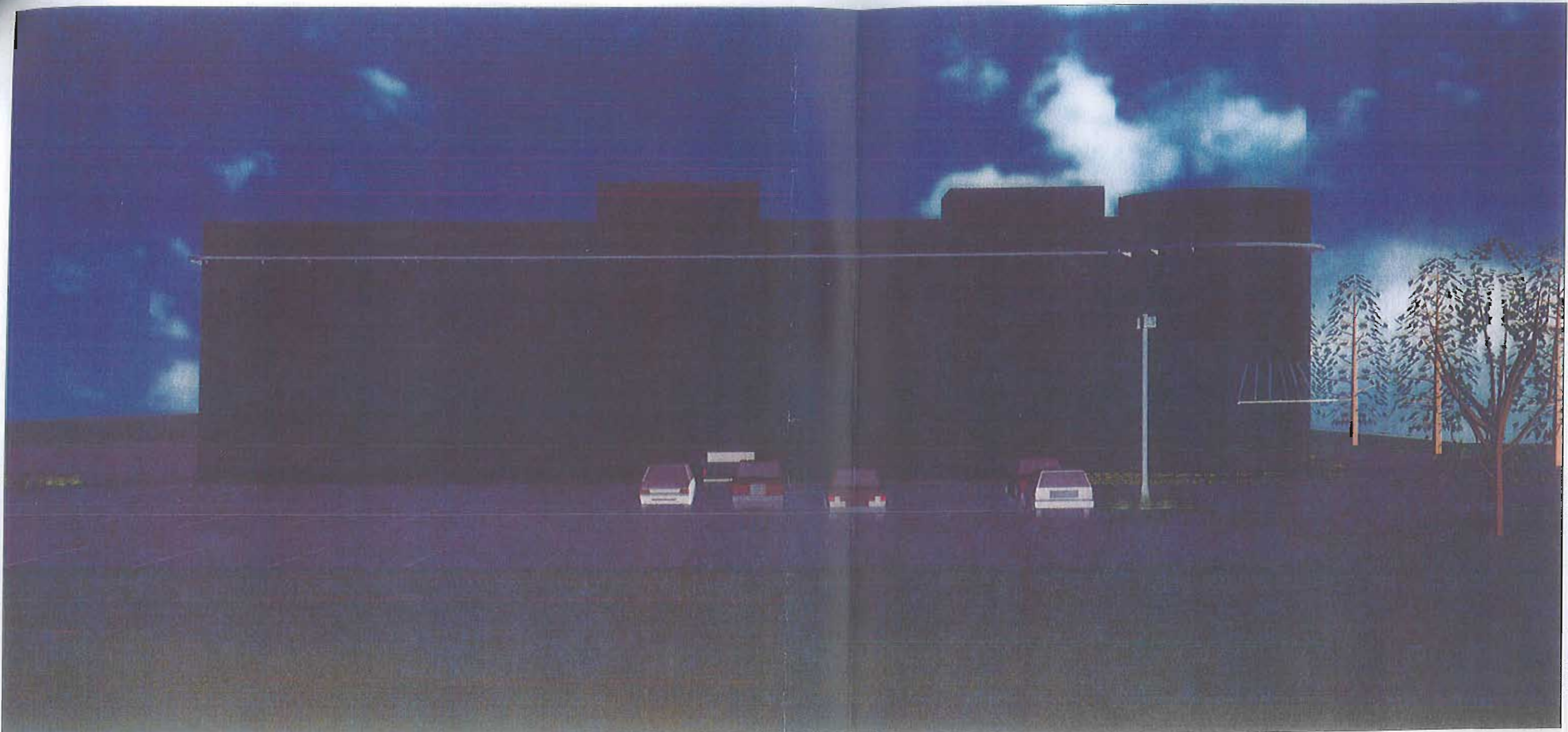
FOREST PARK GROUP - SPIRIT HANGARS  
18366 AVIATION MUSEUM PKWY. CHESTERFIELD, MO 63005



PROPOSED EXTERIOR COLOR ELEVATIONS



EXHIBIT  
2011 approved  
amended  
elevations



**EAST VIEW RENDERING**

SCALE NONE  
DECEMBER 10, 2010  
JANUARY 26, 2011  
MARCH 02, 2011  
MARCH 04, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION  
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18366 WINGS OF HOPE BLVD  
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**FRONT VIEW RENDERING**

SCALE NONE  
DECEMBER 18 2010  
JANUARY 26 2011  
MARCH 02 2011  
MARCH 04 2011

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**SOUTHWEST VIEW RENDERING**

SCALES: NONE  
DECEMBER 16, 2010  
JANUARY 11, 2011  
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