



II.B

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

January 9, 2009

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

Re: Brooking Park Village (Willows at Brooking Park): Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design for a 15.119 acre parcel zoned R-1, R3 CUP located west of Woods Mill Road at the intersection of Woods Mill Road and Brooking Park Drive.

Board Members:

Team Four/Saur Architects, have submitted, on behalf of St. Andrews Resources for Seniors, an Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and 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 twelve (12) attached and two (2) detached single family villas and two (2) multi-family apartment buildings located west of Woods Mill Road at the intersection of Woods Mill Road and Brooking Park Drive. Exterior materials for both the villas and the apartment buildings will include brick, pre-cast stone, and cement board siding. Roof materials will be architectural asphalt shingles. 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, City of Chesterfield Conditional Use Permit 31, the City of Chesterfield Tree Manual, and the City of Chesterfield Lighting ordinance. Signage is not

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

Actions Requested

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

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Site Plan Review

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Brooking Park Village (The Willows at Brooking Park):**
Date of Review: **01-05-2009**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
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	X		
B. Multiple-Family Architecture	X		
III. Non-residential Structures:			
A. General	NA		
B. Building Equipment Service	NA		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	NA		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting	X		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

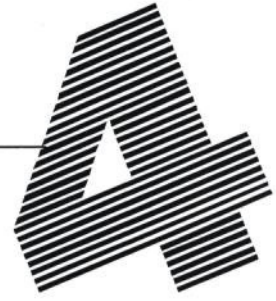
- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002

TeamFour/Saur

A R C H I T E C T S

14 North Newstead Avenue
St. Louis, Missouri 63108
314 / 533-2200 314 / 533-2203 Fax



Transmittal

To:	Shawn Seymour, AICP Project Planner Dept of Planning & Public Works City of Chesterfield 690 Chesterfield Parkway West Chesterfield, MO 63017-0760		
From:	Tom Eckelman	Date:	December 30, 2008
CC:			
Project:	The Willows @ Brooking Park	Number:	2005.1
File:	K:\26015.00 St Pauls Lutheran Church-CD\B1 Correspondence\TRANS-MODot Final Drawings 03-10-08.doc		
Re:	ARB Submittal	Sent:	Courier

<input type="checkbox"/> Urgent	<input checked="" type="checkbox"/> For Review/Comment	<input type="checkbox"/> For Your Information	<input type="checkbox"/> For Your Use
<input type="checkbox"/> Per Request	<input type="checkbox"/> Being Returned	<input type="checkbox"/> For Payment	<input type="checkbox"/> For Distribution
Title or Descriptions	Dated	Copies	
ARB Submittal for January 15 Agenda	12-22-08	14	

All materials, color schemes, etc. will match existing buildings. Photographs of the existing buildings are included as a reference.

Cc: Mary Alice Ryan, St Andrew's Resources for Seniors
Pete Benoist, Hercules CM
George Stock, Stock & Associates



City of Chesterfield

DEPARTMENT OF PLANNING

APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

- | | |
|--|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Amended Site Plan |
| <input type="checkbox"/> Site Development Plan | <input checked="" type="checkbox"/> Amended Site Development Plan |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan |
| <input type="checkbox"/> Amend Elevations | <input type="checkbox"/> Other (specify): _____ |

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: THE WILLOWS @ BROOKING PARK _____

Development Firm: ST. ANDREWS RESOURCES FOR SENIORS _____

Architectural Firm: TEAM FOUR/SAUR _____

Engineering Firm: STOCK & ASSOCIATES, CONSULTING ENGINEERS, INC. _____

Approximate Location of Project: OLD WOODS MILL ROAD & BROOKING PARK DRIVE _____

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

Record: ST. ANDREWS RESOURCES FOR SENIORS
Address: 6633 DELMAR BLVD.
City: ST. LOUIS **State:** MO **Zip:** 63130
Tel.: 314-726-0111 **Fax:** 314-726-2773

*Attach additional sheets as necessary.

Applicant, if other than owner(s): GEORGE M. STOCK, P.E.
Address: 257 CHESTERFIELD BUSINESS PARKWAY
City: CHESTERFIELD **State:** MO **Zip:** 63005
Tel.: 636-530-9100 **Fax:** 636-530-9130

Legal Interest: AUTHORIZED AGENT

(Provide date of contract and date of expiration of contract)

*Attach additional sheets as necessary.

II. PROJECT STATISTICS

Acreage: 26.6 **Gross Floor Area:** 930,500SF **Building Height:** 3 STORIES/GARAGE
Existing Overlay Districts: Check (✓) all that apply C.U.P. [] C.S.P. [] L.P.A.
Proposed Usage: SKILLED CARE, RESIDENTIAL CARE UNITS, SELF CARE UNITS
Exterior Building Materials: BRICK, ALUMINUM-CLAD WINDOWS, PRECAST STONE, CEMENT-BOARD SIDING
Construction Type: WOOD FRAME / CONCRETE GARAGES BELOW GRADE (BLDGS. A & E)
Roof Material and Design: HEAVY-TEXTURED ASPHALT SHINGLES, HIPPED ROOFS
Building Setbacks: **Front Yard:** CUP **Side Yard:** CUP **Rear Yard:** CUP
Max. Building Height: 3 STORIES/GAR. **Min. Lot Requirement:** CUP
Description of art or architecturally significant features (if any): DESIGN & MATERIALS TO BE CONSISTANT WITH EXISTING BUILDINGS

Screening Material and Design: BRICK WALLS ON GRADE / WOOD RAILINGS ON MECHANICAL BALCONIES

Additional Project Information, if any:

III. ZONING

Current Zoning District: R1, R3, CUP
Existing Uses(s) on property: SKILLED CARE, RESIDENTIAL CARE, SELF CARE UNITS
Proposed Use(s) on property: SKILLED CARE, RESIDENTIAL CARE, SELF CARE UNITS
Proposed Development Intensity: 930,500 SF du / sf (circle one)*

* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

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IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: Residential: _____ Commercial: _____ Institutional: _____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: 1 2 3 4

Any site-specific design guidelines: LANDSCAPING INCLUDING LOW LEVEL PLANTINGS ALONG THE SOUTH PROPERTY LINE ABUTTING THE TERRACE CONDOMINIUM PROPERTY

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use (use separate sheet as needed)
North	MEDICAL USE	MU	MEDICAL USE	
South	RESIDENTIAL	R3	RESIDENTIAL	
East	HOSPITAL	MU	MEDICAL USE	
West	RESIDENTIAL	FPR1	RESIDENTIAL	

VI. PARTIES OF INTEREST

Principal Contact: TOM ECKELMAN **Title:** PRINCIPAL
Address: TEAM FOUR/SAUR, 14 N. NEWSTEAD AVE
City: ST LOUIS **State:** MO **Zip:** 63108
Tel.: 314-533-2200 **Fax:** 314-533-2203
Email: tom.e@teamfourstl.com

Other Contact: GEORGE STOCK, STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
Address: 257 CHESTERFIELD BUSINESS PARKWAY
City: ST LOUIS **State:** MO **Zip:** 63005
Tel.: 636-530-9100 **Fax:** 636-530-9130
Email: george.stock@stockassoc.com

Other Contact: PETE BENOIST, HERCULES CONSTRUCTION MANAGEMENT CO.
Address: 14500 SOUTH OUTER FORTY DR., SUITE 203
City: CHESTERFIELD **State:** MO **Zip:** 63017
Tel.: 314-576-1155 **Fax:** 314-576-1180
Email: pbenoist@hercules.com

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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.**
- Color elevations for all building faces.** BUILDINGS A & E - SEE PHOTOS OF EXISTING BUILDINGS
- Color rendering or model reflecting proposed topography.**
- Large exterior material samples.*** MATCH EXISTING
- Photos' reflecting all views of adjacent uses and sites.**
- Details for screening, retaining walls, etc.*** MATCH EXISTING
- Section plans highlighting any building off-sets, etc.**
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- Governing ordinance requirements.**

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

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TeamFour/Saur

A R C H I T E C T S

14 North Newstead Avenue
St. Louis, Missouri 63108
314 / 533-2200 314 / 533-2203 Fax



December 29, 2008

The Willows at Brooking Park Architectural Review Design Guidelines City of Chesterfield, Missouri

CHAPTER ONE/SITE LAYOUT

A. Physical Features

1. Occasionally a site exists that has few if any natural features to be preserved. This was one such site. However, there were many topographical conditions which we have carefully and meticulously created that mold the existing terrain with the new development to give the finished appearance of a site and building setting harmoniously crafted that answer with enthusiasm most of the questions asked in your set of design guidelines.
2. The site falls 70 feet from west to east. The development steps down the hill creating courtyards at multiple levels with a lake and landscape features along Woods Mill Road. The topography allows basement entry for underground garages.
3. All existing foliage has been replaced with an extensive tree mitigation plan. The storm drainage is integrated into a water feature as a signature element in the development.
4. After many adjustments the site development plan responds simultaneously to landscape and engineering criteria to achieve a balance between cut and fill for the site. Walls are only used at garage entries and at locations on the site where the slope exceeds the three-to-one ratio. The walls connected to the buildings are typically faced with brick with stone caps. The free-standing walls on the site are color coordinated modular masonry units.
5. Answered in 4. above.

B. Vegetation

1. Landscaping is the theme of this development, which is named "The Willows at Brooking Park". When the project is completed, over 700 new trees will be planted on the site many of which surround the building area of the development and form a perimeter border that both establishes an image for the new development and protects the neighbors view toward this development and the view outward from the development. We have received a tree removal and mitigation permit for the Villas site.

2. There are five layers of landscape design.
 - a. The massive tree clusters around the site perimeter.
 - b. The treatment with smaller trees within the smaller courtyards to obscure views across the space.
 - c. Ground cover and bushes between the buildings and perimeter road to create individual settings for the buildings.
 - d. Foundation plantings next to the building near the patios on the ground floor.
 - e. Decorative or feature landscaping at key focal points like the courtyard area, the reflection pool court, the entry rotary and the main entry to the buildings and the site entry off Woods Mill Road.

C. Site Relationships of Design

1. All parking with exception of the visitor parking is below the buildings or in garages (Villas) leaving all the exterior spaces to be treated as landscaped courtyards, a foil or view from the buildings. It is a campus type composition. The outdoor spaces are designed to encourage outdoor living and the central focal point in the courtyard is intentionally created for group activities.
2. The entire perimeter or border of the site is a heavily landscaped vehicular corridor and is generally lower than the adjacent property. This will minimize the need to interface the structures between this development and the adjacent properties. The north half of this roadway presently exists as the access to the skilled care facility and the villas.

In response to the development of the property to the north and east of the Brooking Park site by St. Luke's Hospital and the related realignment of Old Woods Mill Road, the Brooking Park site plan has been amended to eliminate the two easternmost buildings closest to Old Woods Mill Road and to reconfigure the two north buildings as "t" shaped structures. Eliminating and reconfiguring the buildings provides open green space along the entire eastern section of the site and allows the dry detention channel to be designed as a retention pond.

3. Trash, parking, deliveries, etc. are made through the below-grade garages, thus hidden from view. A/C condensing units are all located on outdoor balconies or behind garden walls completely disguising them from perimeter view.
4. The development is a campus with all parking below grade. All of the outdoor spaces are treated as courtyards and necessary amenities to the project. The large open space along Woods Mill incorporates a lake and fountain and a heavily landscaped setback of 150 feet with a variety of trees, featuring "The Willow".
5. Covered in earlier remarks. This is a private residential development.
6. Conformance to all design elements of the Approved Site Development Plan and Architectural Design Guidelines, including Site Layout, Building Design, Landscape Design and Miscellaneous Elements will insure a continuity between the existing development and the proposed development for the remainder of the site.

D. Pedestrian and Vehicular Circulation

1. The vehicular circulation is a simple loop around the perimeter of the properties. The garages and entries are accessed from this loop, thus minimizing vehicular circulation across the site.

2. All vehicle traffic is isolated to the perimeter of the site. There are three pedestrian walkways: 1) an exterior loop sidewalk on the inboard side of the road; 2) an exterior walking trail through the courtyards; and 3) an interior loop inside the buildings used in inclement weather. Where pedestrian and vehicular intersect, although minimal and with very low volume, there is very good visibility.
3. Not applicable.
4. The circulation system accommodates cars, pedestrians, delivery trucks, emergency vehicles, buses and vans.
5. Bicycling is not applicable to this retirement community.
6. Shared driveways are used in several instances.
7. All parking is below grade or in garages with the exception of three small auto courts for visitor use. Service areas are inside and below the structures.
8. Previously answered.

E. Pedestrian Orientation

1. Previously addressed.
2. Previously addressed.
3. The development intensely utilizes the site. It is much like a European village where every building part is integrated with a piece of the site while the site works as a foil to the buildings and views. This is perhaps the best question in this set of guidelines that could be asked of the site plan for this development, because it explains best what is exceptional about this site plan. It is totally integrated strategy of buildings, courtyards and landscape buffers, not forgotten or left-over spaces.
4. Previously addressed.
5. Not applicable.
6. The buildings have no rears; that function is out of sight below grade and the few surface parking areas that do exist are treated as auto courts enhanced with landscaping.

CHAPTER TWO/BUILDINGS

A. General Architectural Guidelines

1. The elevations demonstrate the concern for architectural treatment. The buildings include: a) full room projections from the main building; b) fireplace or chimney features; c) balconies supported by brick piers with wood detail handrail; d) a variety of window types; e) brick and stone details; and f) architectural asphalt shingle roofs.

B. Scale

1. Although the buildings are all three levels in height the entry structures are a single level and the balcony structures are two levels (see elevations). The scale of the Villas complements the existing skilled care facility while using materials complementary to the larger buildings.

2. Great care has been taken to achieve a human scale, not just at the entries and more visible areas, but throughout the entire development. The courtyards are penetrated by architectural projections that diminish the size of the courtyards and make the development more intimate.
3. Not applicable. The height is determined by the three-story CUP restriction. The landscape buffer alleviates the need to relate to neighboring structures because the eye does not carry from one property to another.

C. Design

1. The design, a campus only without parking lots, suggests a continuity of architecture with variations from building to building depending on site conditions and views. All of the buildings are variations on a theme.
2. Previously addressed (see elevations).
3. Not applicable.
4. Previously addressed.
5. Previously addressed.
6. Previously addressed.
7. Not applicable.
8. All entries have large, generous overhangs.
9. There is extensive use of roof overhangs and awnings.
10. A conscious effort has been made to create both visual continuity and a “completed” image at each phase of the development through landscaping and water features.

D. Relation to Adjacent Development

1. Not applicable because there is no visual continuity that encompasses the adjoining sites.
2. Previously addressed.
3. Previously addressed.
4. A simple and very soft, muted color scheme has been used for the development. The masonry is a rose-colored, with buff mortar and buff stone.
5. Previously addressed.

E. Materials/Colors

1. The intent of the design for the new construction phase of this project is to match the existing construction closely with a few minor exceptions. The exterior building materials for this project are as follows:

Exterior Walls:

- Brick veneer masonry construction (brick & mortar to match exist.) throughout with brick soldier course accents to match existing.
- Vinyl siding accents vertically between bay windows and as infill in masonry openings above and around living unit patio/deck door openings. (This is a change from EIFS used in earlier construction).
- Precast stone sills and caps at window openings, patios, fireplace chimneys, column caps etc. to match existing construction.
- Sheet metal gutters, downspouts and copings to match existing color and configurations.

- Wood windows & exterior doors with aluminum exterior cladding to have green and/or clear glazing, mullions & muntin patterns to match existing. (Low E with argon gas glazing). Sills at bay windows to be aluminum clad to match windows.

Roofing:

- Architectural asphalt shingles to match existing.

Deck & Balconies:

- Treated wood framing with cedar or redwood railings and decking, color stained to match existing.

Fascias/Soffiting:

- Painted cement board soffit with venting and painted wood fascias to match gutters and downspouts.

Concrete Paving:

- Colored paving at villa private walks and porches to match existing color and finish.
- Standard concrete public walks and patios to match existing.

Retaining Walls:

- Color and style to match existing.

2. Previously addressed.
3. Previously addressed.
4. The auto courts and the main entries are colored concrete.
5. Gutter boards are 2 x 8 stained consistent with handrail and window details and the soffits will be compatible in finish and color with the metal clad windows.

RESIDENTIAL ARCHITECTURE

A. General Residential Architecture

1. Previously addressed.
2. Not applicable.
3. The Villas are designed to create a human scale by use of porches, overhangs, chimneys, bay windows and variations of materials on the elevations.
4. Previously addressed.
5. Not applicable.

B. Multiple-Family Architecture

Items 1 through 6 have been previously addressed.

D. Storm Water Drainage

1. All rooftop or hard surface drainage is connected into a subsurface system.
2. All is underground.
3. Drainage designed by Stock & Associates, Civil Engineers.
4. Detention area has been developed into a signature element lake with a fountain at the Wood Mill entry.

E. Energy Conservation

1. Previously addressed.

F. Screening (Fences and Walls)

1. All rooftop or hard surface drainage is connected into a subsurface system.
2. Previously addressed.
3. Previously addressed.
4. There will be no chain link fencing.
5. No special fencing is proposed.
6. As previously stated, most of the service type elements that usually clutter a site are below grade in the basement garage. Materials or elements of the architecture will screen transformers, etc.; similar to the method used to contain the A/C equipment.

TeamFour/Saur

A R C H I T E C T S

14 North Newstead Avenue
St. Louis, Missouri 63108
314 / 533-2200 314 / 533-2203 Fax



December 29, 2008

The Willows at Brooking Park Architectural Review Design Guidelines City of Chesterfield, Missouri

CHAPTER ONE/SITE LAYOUT

A. Physical Features

1. Occasionally a site exists that has few if any natural features to be preserved. This was one such site. However, there were many topographical conditions which we have carefully and meticulously created that mold the existing terrain with the new development to give the finished appearance of a site and building setting harmoniously crafted that answer with enthusiasm most of the questions asked in your set of design guidelines.
2. The site falls 70 feet from west to east. The development steps down the hill creating courtyards at multiple levels with a lake and landscape features along Woods Mill Road. The topography allows basement entry for underground garages.
3. All existing foliage has been replaced with an extensive tree mitigation plan. The storm drainage is integrated into a water feature as a signature element in the development.
4. After many adjustments the site development plan responds simultaneously to landscape and engineering criteria to achieve a balance between cut and fill for the site. Walls are only used at garage entries and at locations on the site where the slope exceeds the three-to-one ratio. The walls connected to the buildings are typically faced with brick with stone caps. The free-standing walls on the site are color coordinated modular masonry units.
5. Answered in 4. above.

B. Vegetation

1. Landscaping is the theme of this development, which is named "The Willows at Brooking Park". When the project is completed, over 700 new trees will be planted on the site many of which surround the building area of the development and form a perimeter border that both establishes an image for the new development and protects the neighbors view toward this development and the view outward from the development. We have received a tree removal and mitigation permit for the Villas site.

2. There are five layers of landscape design.
 - a. The massive tree clusters around the site perimeter.
 - b. The treatment with smaller trees within the smaller courtyards to obscure views across the space.
 - c. Ground cover and bushes between the buildings and perimeter road to create individual settings for the buildings.
 - d. Foundation plantings next to the building near the patios on the ground floor.
 - e. Decorative or feature landscaping at key focal points like the courtyard area, the reflection pool court, the entry rotary and the main entry to the buildings and the site entry off Woods Mill Road.

C. Site Relationships of Design

1. All parking with exception of the visitor parking is below the buildings or in garages (Villas) leaving all the exterior spaces to be treated as landscaped courtyards, a foil or view from the buildings. It is a campus type composition. The outdoor spaces are designed to encourage outdoor living and the central focal point in the courtyard is intentionally created for group activities.
2. The entire perimeter or border of the site is a heavily landscaped vehicular corridor and is generally lower than the adjacent property. This will minimize the need to interface the structures between this development and the adjacent properties. The north half of this roadway presently exists as the access to the skilled care facility and the villas.

In response to the development of the property to the north and east of the Brooking Park site by St. Luke's Hospital and the related realignment of Old Woods Mill Road, the Brooking Park site plan has been amended to eliminate the two easternmost buildings closest to Old Woods Mill Road and to reconfigure the two north buildings as "t" shaped structures. Eliminating and reconfiguring the buildings provides open green space along the entire eastern section of the site and allows the dry detention channel to be designed as a retention pond.

3. Trash, parking, deliveries, etc. are made through the below-grade garages, thus hidden from view. A/C condensing units are all located on outdoor balconies or behind garden walls completely disguising them from perimeter view.
4. The development is a campus with all parking below grade. All of the outdoor spaces are treated as courtyards and necessary amenities to the project. The large open space along Woods Mill incorporates a lake and fountain and a heavily landscaped setback of 150 feet with a variety of trees, featuring "The Willow".
5. Covered in earlier remarks. This is a private residential development.
6. Conformance to all design elements of the Approved Site Development Plan and Architectural Design Guidelines, including Site Layout, Building Design, Landscape Design and Miscellaneous Elements will insure a continuity between the existing development and the proposed development for the remainder of the site.

D. Pedestrian and Vehicular Circulation

1. The vehicular circulation is a simple loop around the perimeter of the properties. The garages and entries are accessed from this loop, thus minimizing vehicular circulation across the site.

2. All vehicle traffic is isolated to the perimeter of the site. There are three pedestrian walkways: 1) an exterior loop sidewalk on the inboard side of the road; 2) an exterior walking trail through the courtyards; and 3) an interior loop inside the buildings used in inclement weather. Where pedestrian and vehicular intersect, although minimal and with very low volume, there is very good visibility.
3. Not applicable.
4. The circulation system accommodates cars, pedestrians, delivery trucks, emergency vehicles, buses and vans.
5. Bicycling is not applicable to this retirement community.
6. Shared driveways are used in several instances.
7. All parking is below grade or in garages with the exception of three small auto courts for visitor use. Service areas are inside and below the structures.
8. Previously answered.

E. Pedestrian Orientation

1. Previously addressed.
2. Previously addressed.
3. The development intensely utilizes the site. It is much like a European village where every building part is integrated with a piece of the site while the site works as a foil to the buildings and views. This is perhaps the best question in this set of guidelines that could be asked of the site plan for this development, because it explains best what is exceptional about this site plan. It is totally integrated strategy of buildings, courtyards and landscape buffers, not forgotten or left-over spaces.
4. Previously addressed.
5. Not applicable.
6. The buildings have no rears; that function is out of sight below grade and the few surface parking areas that do exist are treated as auto courts enhanced with landscaping.

CHAPTER TWO/BUILDINGS

A. General Architectural Guidelines

1. The elevations demonstrate the concern for architectural treatment. The buildings include: a) full room projections from the main building; b) fireplace or chimney features; c) balconies supported by brick piers with wood detail handrail; d) a variety of window types; e) brick and stone details; and f) architectural asphalt shingle roofs.

B. Scale

1. Although the buildings are all three levels in height the entry structures are a single level and the balcony structures are two levels (see elevations). The scale of the Villas complements the existing skilled care facility while using materials complementary to the larger buildings.

2. Great care has been taken to achieve a human scale, not just at the entries and more visible areas, but throughout the entire development. The courtyards are penetrated by architectural projections that diminish the size of the courtyards and make the development more intimate.
3. Not applicable. The height is determined by the three-story CUP restriction. The landscape buffer alleviates the need to relate to neighboring structures because the eye does not carry from one property to another.

C. Design

1. The design, a campus only without parking lots, suggests a continuity of architecture with variations from building to building depending on site conditions and views. All of the buildings are variations on a theme.
2. Previously addressed (see elevations).
3. Not applicable.
4. Previously addressed.
5. Previously addressed.
6. Previously addressed.
7. Not applicable.
8. All entries have large, generous overhangs.
9. There is extensive use of roof overhangs and awnings.
10. A conscious effort has been made to create both visual continuity and a “completed” image at each phase of the development through landscaping and water features.

D. Relation to Adjacent Development

1. Not applicable because there is no visual continuity that encompasses the adjoining sites.
2. Previously addressed.
3. Previously addressed.
4. A simple and very soft, muted color scheme has been used for the development. The masonry is a rose-colored, with buff mortar and buff stone.
5. Previously addressed.

E. Materials/Colors

1. The intent of the design for the new construction phase of this project is to match the existing construction closely with a few minor exceptions. The exterior building materials for this project are as follows:

Exterior Walls:

- Brick veneer masonry construction (brick & mortar to match exist.) throughout with brick soldier course accents to match existing.
- Vinyl siding accents vertically between bay windows and as infill in masonry openings above and around living unit patio/deck door openings. (This is a change from EIFS used in earlier construction).
- Precast stone sills and caps at window openings, patios, fireplace chimneys, column caps etc. to match existing construction.
- Sheet metal gutters, downspouts and copings to match existing color and configurations.

- Wood windows & exterior doors with aluminum exterior cladding to have green and/or clear glazing, mullions & muntin patterns to match existing. (Low E with argon gas glazing). Sills at bay windows to be aluminum clad to match windows.

Roofing:

- Architectural asphalt shingles to match existing.

Deck & Balconies:

- Treated wood framing with cedar or redwood railings and decking, color stained to match existing.

Fascias/Soffiting:

- Painted cement board soffit with venting and painted wood fascias to match gutters and downspouts.

Concrete Paving:

- Colored paving at villa private walks and porches to match existing color and finish.
- Standard concrete public walks and patios to match existing.

Retaining Walls:

- Color and style to match existing.

2. Previously addressed.
3. Previously addressed.
4. The auto courts and the main entries are colored concrete.
5. Gutter boards are 2 x 8 stained consistent with handrail and window details and the soffits will be compatible in finish and color with the metal clad windows.

RESIDENTIAL ARCHITECTURE

A. General Residential Architecture

1. Previously addressed.
2. Not applicable.
3. The Villas are designed to create a human scale by use of porches, overhangs, chimneys, bay windows and variations of materials on the elevations.
4. Previously addressed.
5. Not applicable.

B. Multiple-Family Architecture

Items 1 through 6 have been previously addressed.

CHAPTER THREE/LANDSCAPE DESIGN

1. Previously addressed under “vegetation #2”.
2. Previously addressed under “Vegetation #2” and “Pedestrian circulation #2” - The landscape features reinforce the circulation pattern.
3. Previously addressed under “Site relationship to design #2”. ‘The Willows’ name is reflected in the landscaping of the setback along Woods Mill.
4. This is our intent as we have provided an irrigation system for the landscape health and maintenance as well.
5. Auto courts are minimal in size, and are enhanced with tree groupings.
6. A fountain in the lake, a reflecting pond and sculpture pieces in the courtyard add variety to the lush landscaping.
7. Previously addressed in “Site relationship to design” and ‘Vegetation #1 & #2’.
8. Previously addressed.
9. Previously addressed, refer to “Vegetation #2”.
10. Previously addressed under “Physical features #3”.
11. Previously addressed under “Landscape design #4”.
12. Not applicable.
13. Previously addressed under “Site relationship to design #'s 1,2,3 & 4.

MISCELLANEOUS

A. Signage

1. We have used a minimal amount of signage since this is a residential development. The entry monuments are constructed from the architectural masonry and stone of the campus style project; they are low profile and discreet. Other directional signs will only identify the buildings in the development and the main entries. They will reflect the colors of the development.
2. Not applicable.
3. Not applicable as this is not an institutional project.
4. We concur with the preferred signage type.

B. Lighting

1. Refer to the Site Lighting Plan.
2. Refer to the Site Lighting Plan.
3. We propose low bollards of contemporary styling.
4. Previously addressed.
5. Bollard lighting is used throughout the site.
6. Previously addressed.
7. Not applicable.

C. Utilities

1. All are underground.

D. Storm Water Drainage

1. All rooftop or hard surface drainage is connected into a subsurface system.
2. All is underground.
3. Drainage designed by Stock & Associates, Civil Engineers.
4. Detention area has been developed into a signature element lake with a fountain at the Wood Mill entry.

E. Energy Conservation

1. Previously addressed.

F. Screening (Fences and Walls)

1. All rooftop or hard surface drainage is connected into a subsurface system.
2. Previously addressed.
3. Previously addressed.
4. There will be no chain link fencing.
5. No special fencing is proposed.
6. As previously stated, most of the service type elements that usually clutter a site are below grade in the basement garage. Materials or elements of the architecture will screen transformers, etc.; similar to the method used to contain the A/C equipment.

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Civil Engineer
Stock & Associates, Consulting Engineers
247 Chestnut Street
St. Louis, Missouri 63102
Tel: 636.520.7100 Fax: 636.520.7130


The Willows
AT BROOKING PARK
Chesterfield, MO

ST. ANDREW'S RESOURCES FOR SENIORS
Owner
6633 Dalmour Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111
Fax: 314.726.5773

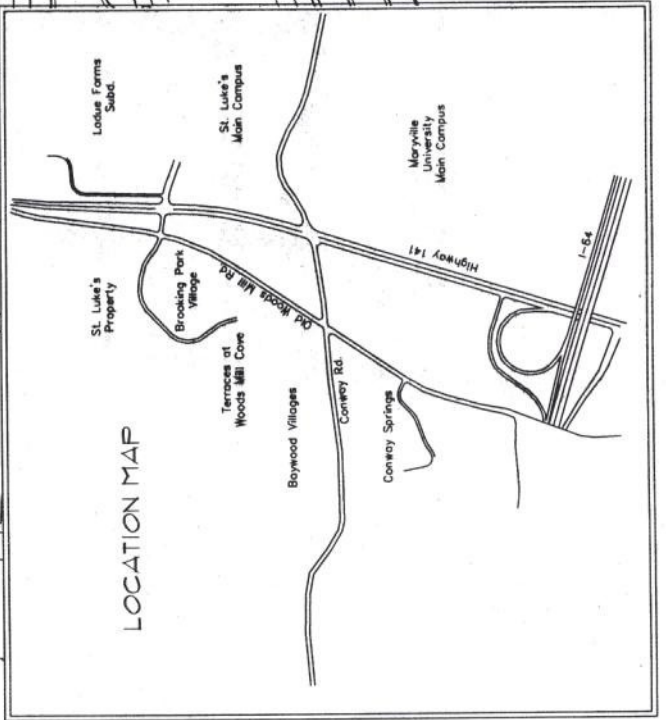
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Project Number: 2008.01

Date: 12-22-08

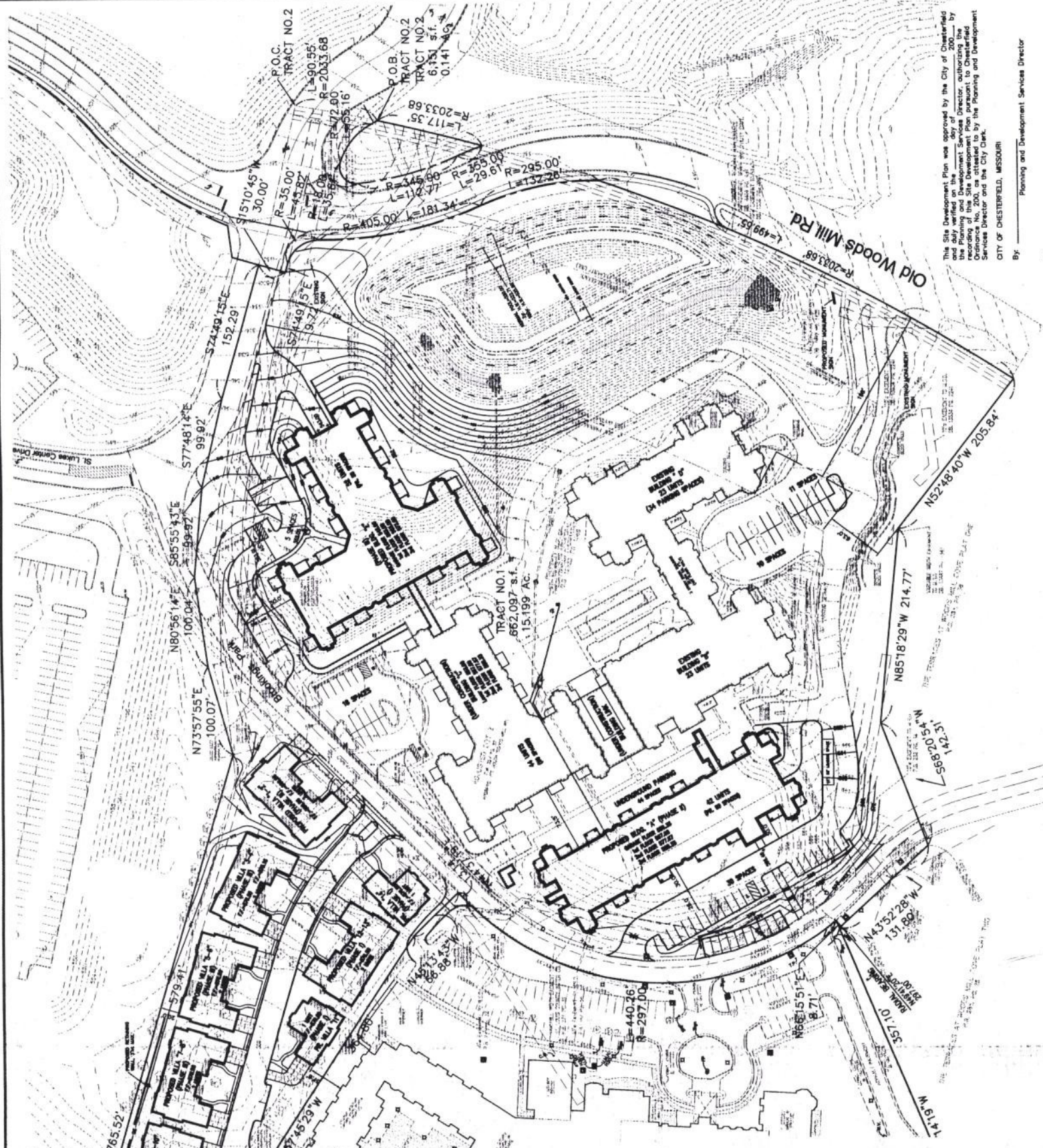
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Sheet Number:





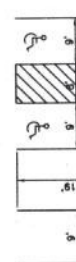
GEORGE M. STOCK E-25818



The Willows at Brookings Park

3rd Amended Site Development Plan
A TRACT OF LAND BEING ALLOT LOT 1 OF THE BROOKING PARK
VILLAGE LOTS 1 & 2 BOUNDARY ADJUSTMENT PLAN,
LOCATED IN SECTION 12, TOWNSHIP 45 NORTH, RANGE 4 EAST
AND IN SECTION 7, TOWNSHIP 45 NORTH, RANGE 5 EAST
OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

By: *[Signature]*
Planning and Development Services Director
CITY OF CHESTERFIELD, MISSOURI



SITE COVERAGE	
Total Site Area	= 686,248 s.f.
Total Imp. Area	= 84,055 s.f. (12.1%)
Exst. Pavt.	= 66,316 s.f. (9.7%)
Prop. Pavt.	= 17,739 s.f. (2.6%)
Total Coverage	= 84,055 s.f. (12.1%)
Open Space Area	= 602,193 s.f. (87.9%)
F.A.R.	= 387,205 s.f. = 33

- PERTINENT DATA**
- TRACT NO. 1
 - LOCATION: BROOKING PARK
 - SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
 - WATER DISTRICT: MISSOURI WATER/COLEMAN CREEK
 - ELECTRIC SERVICE: MISSOURI-AMERICAN WATER CO.
 - GAS SERVICE: MISSOURI-AMERICAN WATER CO.
 - LANDFILL: GAS
 - TELEPHONE SERVICE: AT&T TELEPHONE

ST. LOUIS CO. BENCHMARK

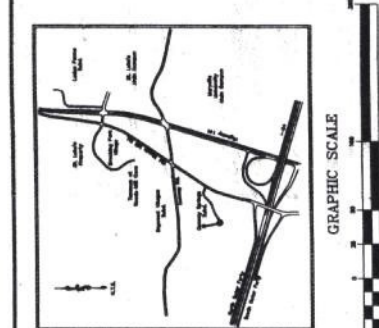
12-18 - 1" IN THE CORNER ISLAND AT CROSS WALKS
DRIVE (EAST BENTON TO LAKE TRAILS) IS NORTH OF THE
CENTRELINE OF LAKE ROAD AND 0.2 MILE WEST OF HURWITZ HL.
ELEV. = 489.48

GEOTECHNICAL ENGINEER'S STATEMENT

Geotechnical, Inc. and the undersigned engineer have not prepared any part of the plans shown on sheets SDP-1 of this project. The undersigned engineer has been retained by the City of Chesterfield and is a professional engineer in the State of Missouri. The undersigned engineer has reviewed the plans and drawings and has found them to be in accordance with the current practice of the profession. The undersigned engineer has not performed any geotechnical investigation or testing of soils or materials. The undersigned engineer has not performed any calculations or design. The undersigned engineer has not performed any other services. The undersigned engineer has not performed any other services. The undersigned engineer has not performed any other services.

UTILITY NOTE

UTILITY NOTE: THE UNDERSIGNED ENGINEER HAS REVIEWED THE PLANS AND DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CURRENT PRACTICE OF THE PROFESSION. THE UNDERSIGNED ENGINEER HAS NOT PERFORMED ANY GEOTECHNICAL INVESTIGATION OR TESTING OF SOILS OR MATERIALS. THE UNDERSIGNED ENGINEER HAS NOT PERFORMED ANY CALCULATIONS OR DESIGN. THE UNDERSIGNED ENGINEER HAS NOT PERFORMED ANY OTHER SERVICES.



PROPERTY DESCRIPTION:
A tract of land being part of Amended Lot 1 of the Third Amended Plan and Lot 1 of the Third Amended Plan, located in Section 12, Township 45 North, Range 4 East, and in Section 7, Township 45 North, Range 5 East, of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

GENERAL NOTES:
1. THE UNDERSIGNED ENGINEER HAS REVIEWED THE PLANS AND DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CURRENT PRACTICE OF THE PROFESSION.

AMENDATION:
NO. 1
DATE: 11/25/08
BY: *[Signature]*





Revisions	Addendum	
No.	Date	Description



11-24-08

Project #: 2005.1

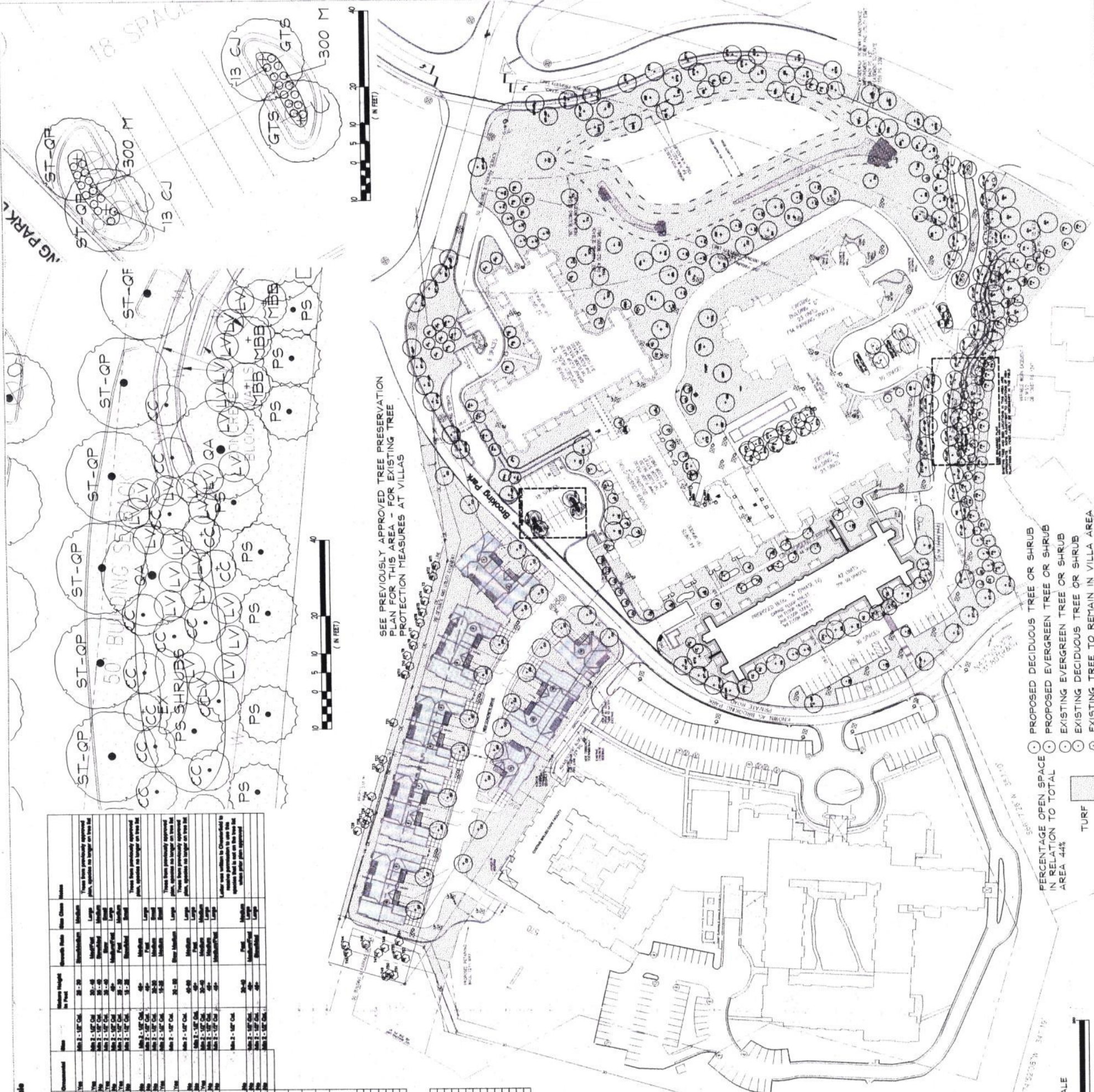
Date: 11-24-08

Sheet Title:

Landscape Plan

Sheet Number:

L-1



SEE PREVIOUSLY APPROVED TREE PRESERVATION PLAN FOR THIS AREA - FOR EXISTING TREE PROTECTION MEASURES AT VILLAS

- PROPOSED DECIDUOUS TREE OR SHRUB
 - PROPOSED EVERGREEN TREE OR SHRUB
 - EXISTING EVERGREEN TREE OR SHRUB
 - EXISTING DECIDUOUS TREE OR SHRUB
 - EXISTING TREE TO REMAIN IN VILLA AREA
 - TURF
- PERCENTAGE OPEN SPACE IN RELATION TO TOTAL AREA 44%

Plant Schedule

Symbol	Quantity	Latin Name	Common Name	Plant Height	Plant Spacing	Notes
ST-QP	100	Quercus prinus	White Oak	40'	10' x 10'	Plant in 20' x 20' grid
LV	200	Liriodendron tulipifera	Tulip Tree	40'	10' x 10'	Plant in 20' x 20' grid
PS	500	Prunella serotina	Blackberry	4'	4' x 4'	Plant in 4' x 4' grid
CC	1000	Coreopsis grandiflora	Tickseed	3'	2' x 2'	Plant in 2' x 2' grid
GTS	100	Gymnocladia dioica	Coccoloba	40'	10' x 10'	Plant in 20' x 20' grid

Item	Description	Quantity	Notes
1	Planting of all trees and shrubs shown on plan	See Schedule	
2	Planting of all turf areas shown on plan	See Schedule	
3	Planting of all existing trees to remain in villa area	See Schedule	

Note: All Street Trees
 Trunks to be clear of
 branches 6' - 7' (Approx. 1/2
 the height of the tree)

ALL LANDSCAPED AREAS
 TO BE IRRIGATED



The Willows
AT BROOKING PARK

Chesterfield, MO

**ST. ANDREW'S
RESOURCES
FOR SENIORS**

**PHASE III
BUILDING 'C'**

Owner
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

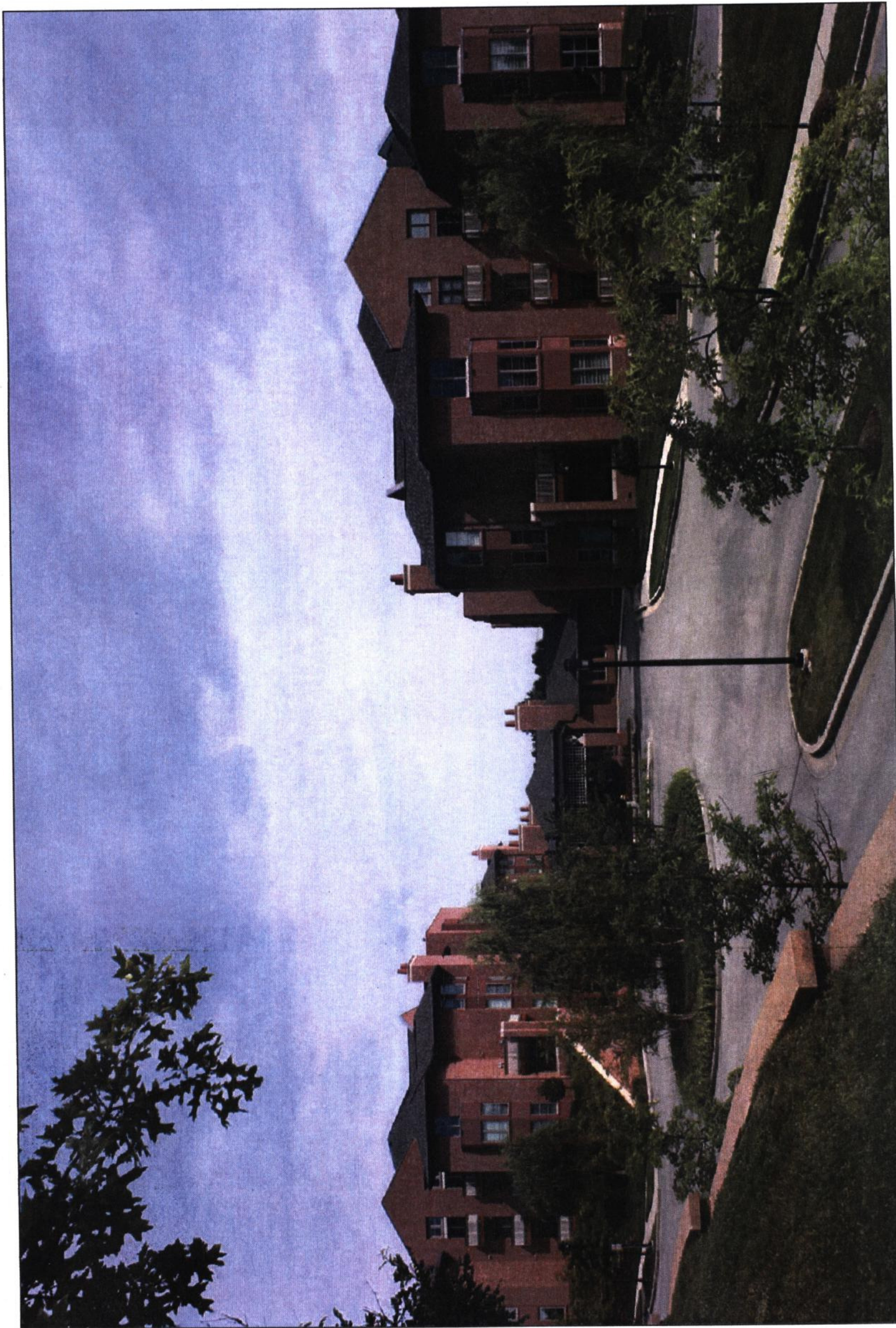
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Drawing Scale:

Date: 12-22-08

Unit Number:

Unit Type:



Phase I & II - South Entry (Buildings A & E Elevations Similar)



The Willows
AT BROOKING PARK

Chesterfield, MO

ST. ANDREW'S
RESOURCES
FOR SENIORS

PHASE III
BUILDING 'C'

Owner
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

Keyplan:

Drawing Scale:

Date: 12-22-08

Unit Number:

Unit Type:



Phase III - Building C (Buildings A & E Elevations Similar)



The Willows
AT BROOKING PARK

Chesterfield, MO

**ST. ANDREW'S
RESOURCES
FOR SENIORS**

**PHASE III
BUILDING 'C'**

Owner:
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

Keyplan:

Drawing Scale:

Date: 12-22-08

Unit Number:

Unit Type:



Phase III - Building C (Buildings A & E Elevations Similar)



The Willows
AT BROOKING PARK
Chesterfield, MO

PHASE V
BUILDING - A

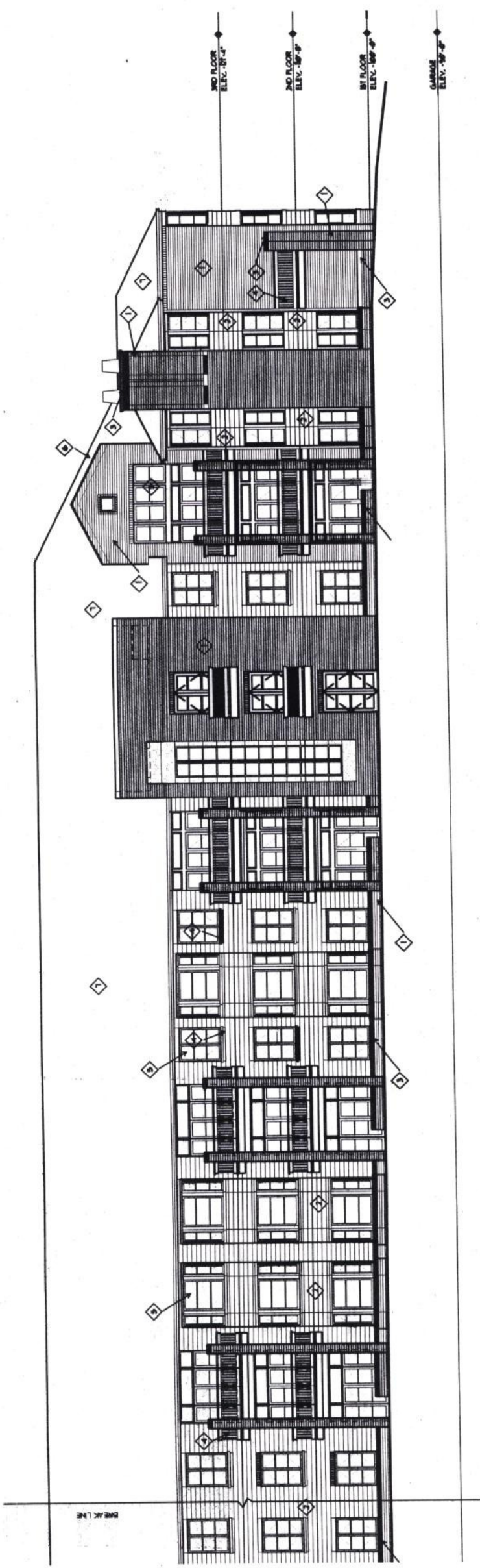
ST. ANDREWS
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Owner
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Revisions		Addendum	
No.	Date	Description	

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Date: 11/24/08
Sheet Title:

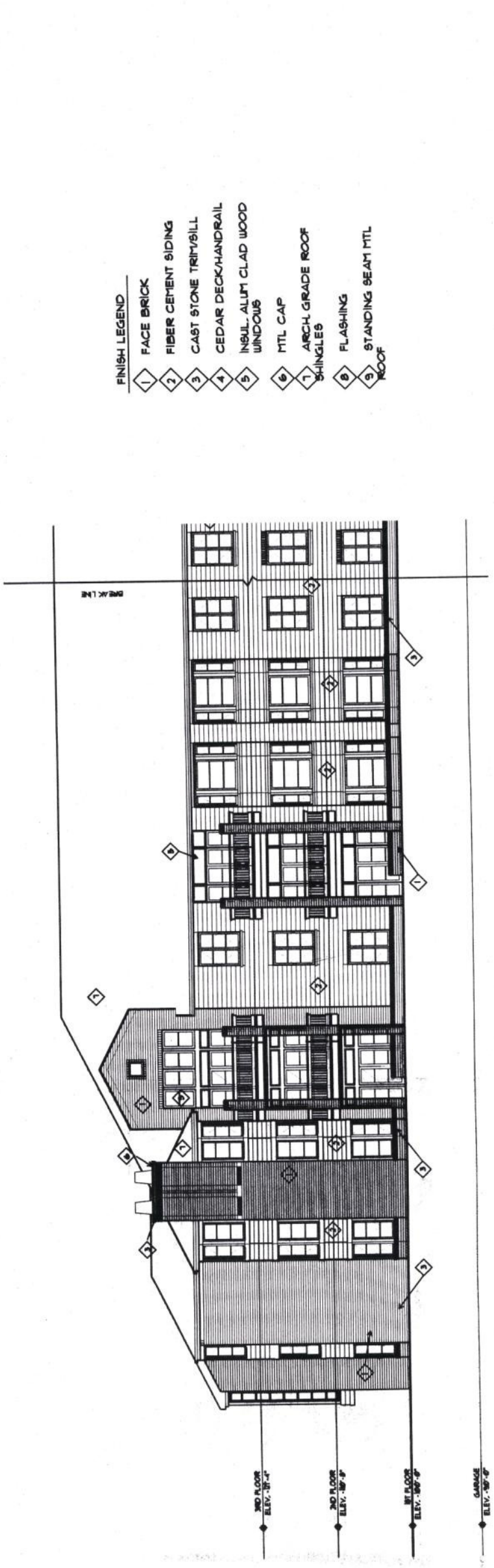
BUILDING - A
ELEVATIONS

Sheet Number:
A.1



1
AJ
1/8" = 1'-0"

Partial West Elevation



FINISH LEGEND

- 1 FACE BRICK
- 2 FIBER CEMENT SIDING
- 3 CAST STONE TRIM/BILL
- 4 CEDAR DECK/HANDRAIL
- 5 INSUL. ALUM. CLAD WOOD WINDOWS
- 6 MTL CAP
- 7 ARCH. GRADE ROOF SHINGLES
- 8 FLASHING
- 9 STANDING SEAM MTL ROOF

2
AJ
1/8" = 1'-0"

Partial West Elevation

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Landscape Architect
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6651 Dale Avenue
St. Louis, Missouri 63139
Tel: 314.645.5200 Fax: 314.645.6182



The Willows
AT BROOKING PARK
Chesterfield, MO

PHASE VI
BUILDING - E

**ST. ANDREW'S
RESOURCES
FOR SENIORS**

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St. Louis, Missouri 63130
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Fax: 314.726.2773

Revisions Addendum

No.	Date	Description

Seal

Project #: 2008.01

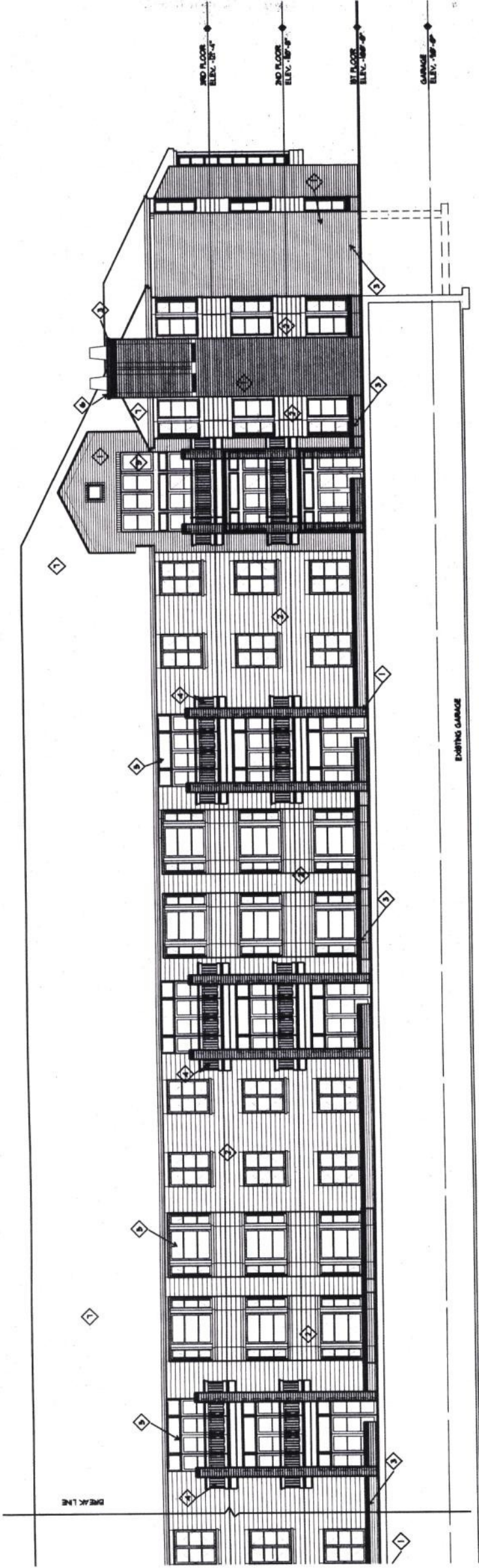
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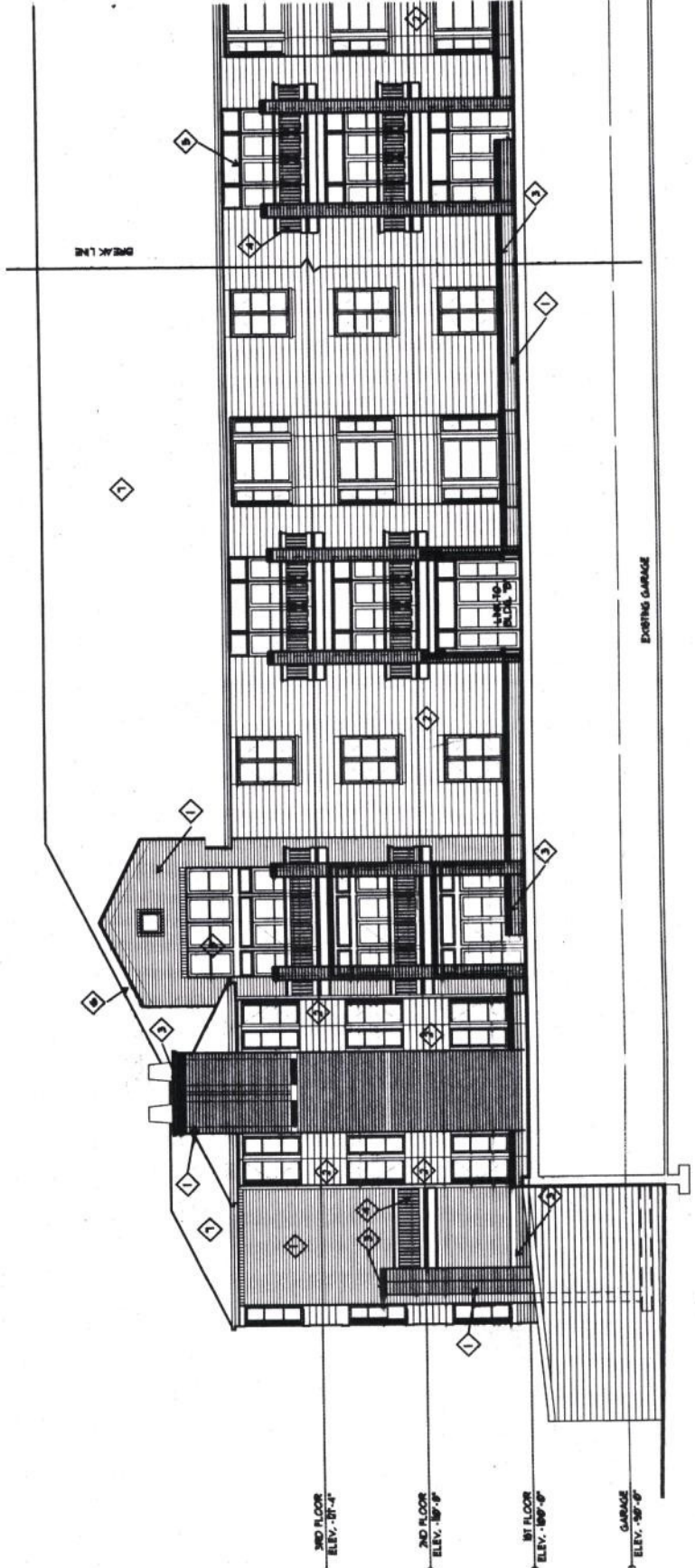
BUILDING - A
ELEVATIONS

Sheet Number:

A.2

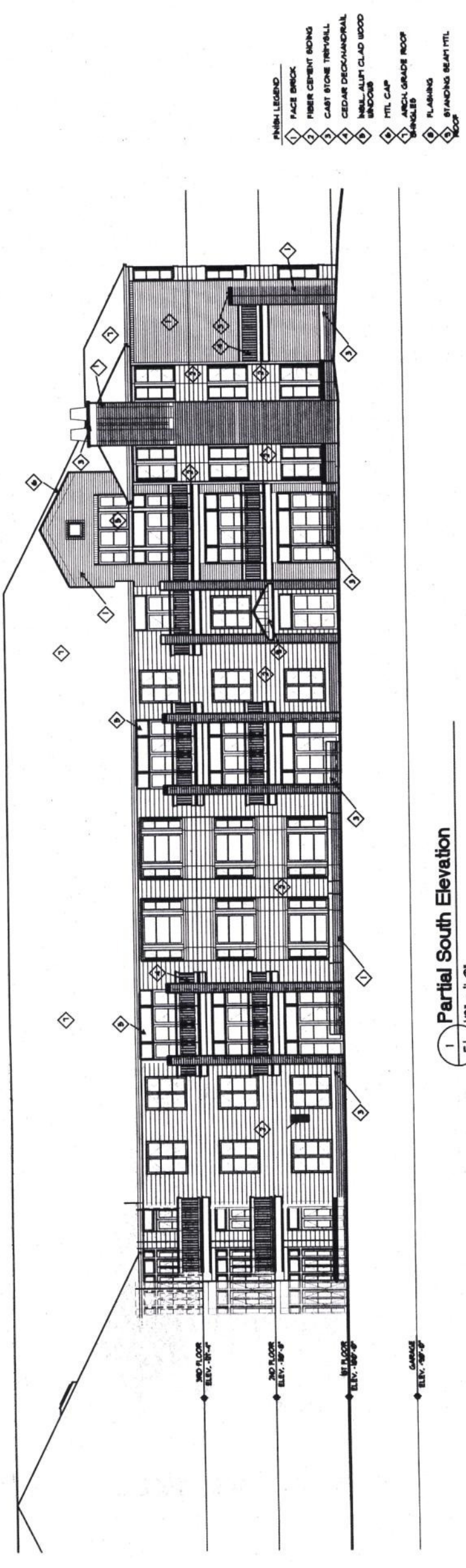


1 Partial East Elevation
1/8" = 1'-0"

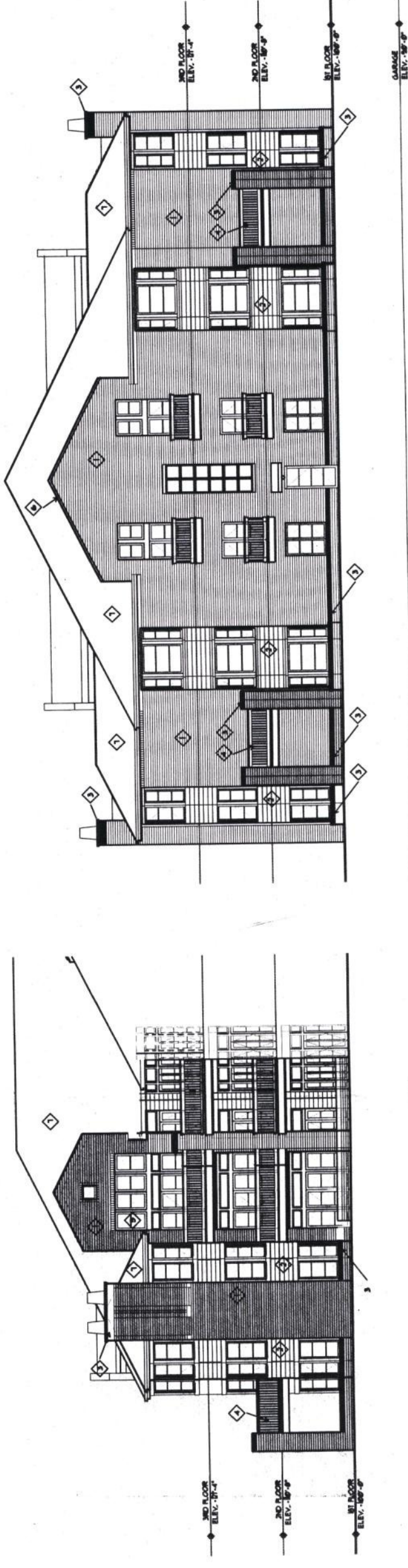


2 Northeast Elevation
1/8" = 1'-0"

- FINISH LEGEND**
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CAST STONE TYPHWALL
 - 4 CEDAR DECK/HANDRAIL
 - 5 HVL ALUM CLAD WOOD WINDOWS
 - 6 PTL CAP
 - 7 ARCHL GARAGE ROOF
 - 8 GABLES
 - 9 FLASHING
 - 0 STANDING SEAM PTL ROOF



1 Partial South Elevation
EJ 1/8" = 1'-0"



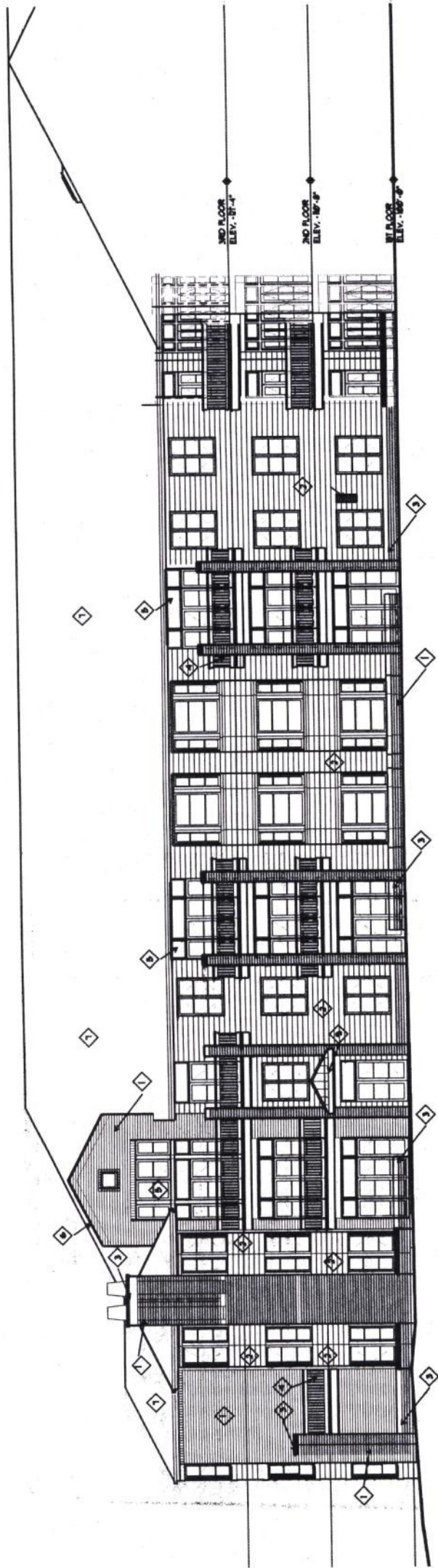
2 Southeast Elevation
EJ 1/8" = 1'-0"

3 South Elevation (North Similar)
EJ 1/8" = 1'-0"

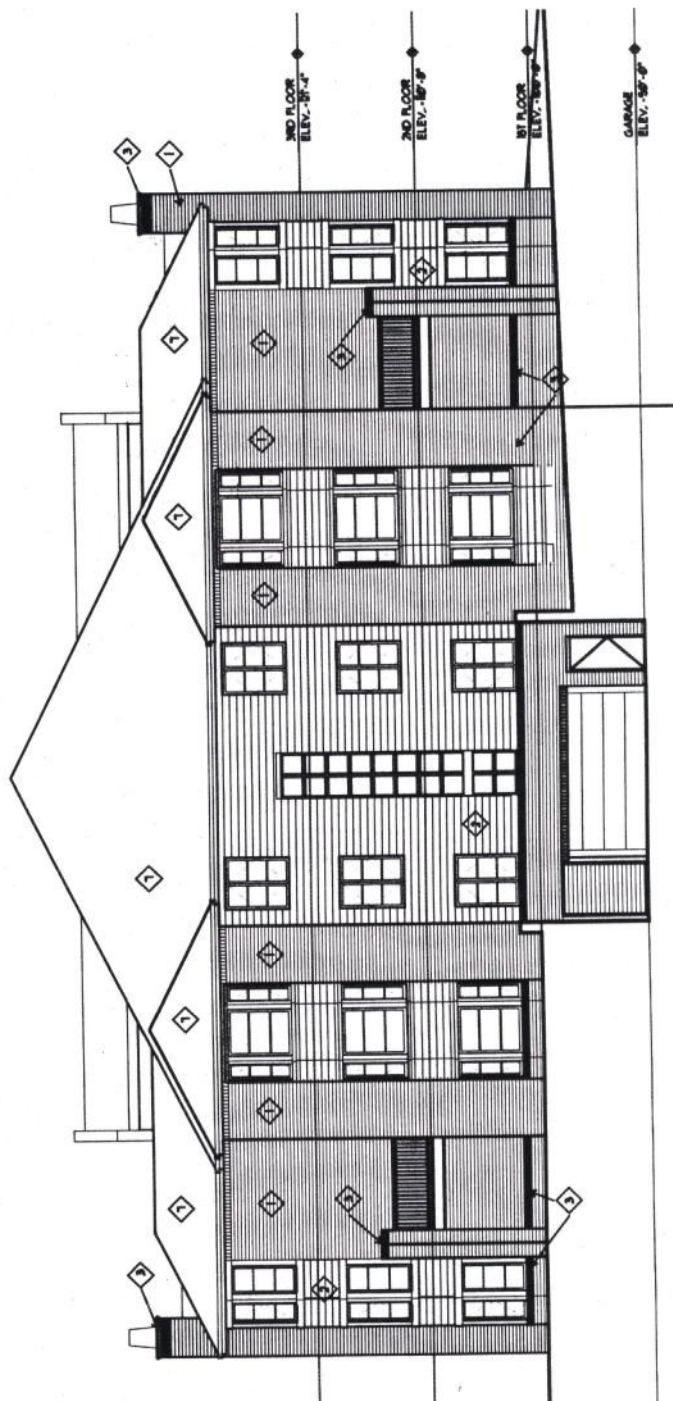


No.	Date	Description

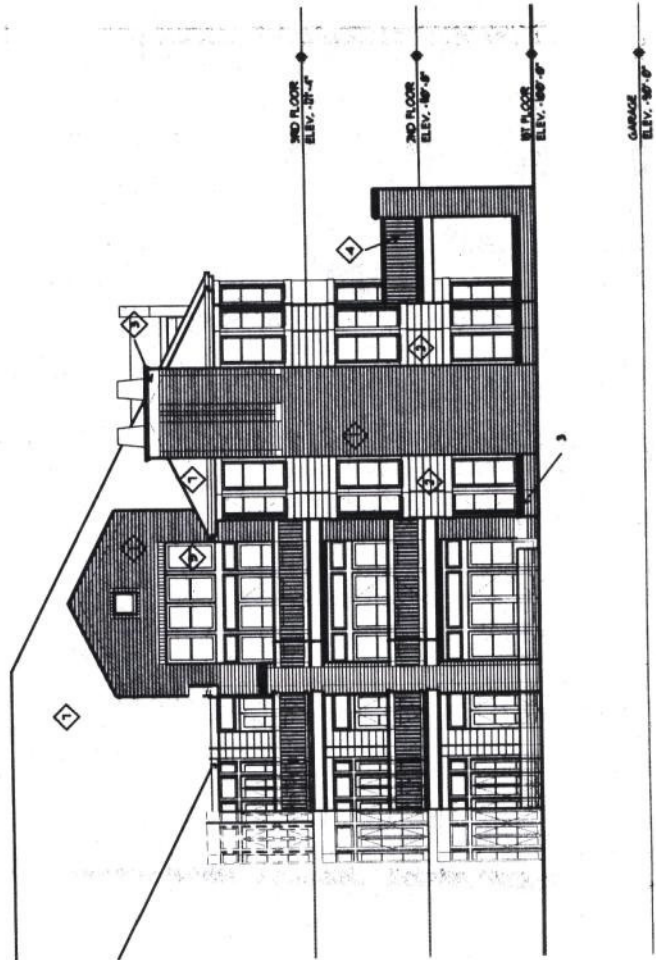
- FINISH LEGEND
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CAST STONE TRIM-MAIL
 - 4 CEDAR DECK/HANDRAIL
 - 5 MIL-LUMI CLAD WOOD WINDOWS
 - 6 MTL. CAP
 - 7 ARCH. GRADE ROOF DANGLES
 - 8 FLASHING
 - 9 STANDING SEAM MTL ROOF



1 Partial North Elevation
E2 1/8" = 1'-0"



3 East Elevation
E2 1/8" = 1'-0"



2 Northeast Elevation
E2 1/8" = 1'-0"

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The Willows
AT BROOKLING PARK
Chesterfield, MO

PHASE VI
BUILDING - E

ST. ANDREWS'S
RESOURCES
FOR SENIORS

Owner
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St. Louis, Missouri 63130
Tel: 314.726.0111
Fax: 314.726.2773

Revisions Addendum

No.	Date	Description

Steel

Project #: 2008.01

Date: 11/24/08

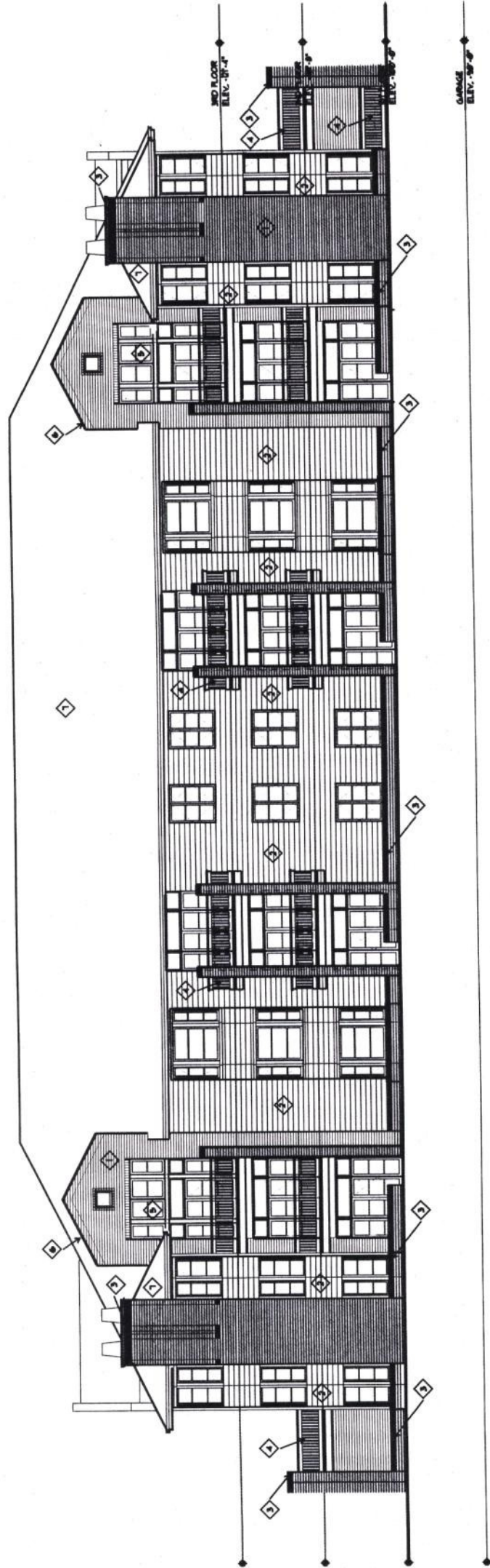
Sheet Title:

BUILDING - E
ELEVATIONS

Sheet Number:

E.3

- FINISH LEGEND**
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CABOT STONE TYPHANY
 - 4 CEDAR DECK/COMMERCIAL
 - 5 MILUMALUM CLAD WOOD UNDOORS
 - 6 MET. CAP
 - 7 ARCH. GRADE ROOF BRACKLES
 - 8 FLASHING
 - 9 STANDING SEAM MET. ROOF



1 West Elevation
E.3 1/8" = 1'-0"

188 North Hancock Avenue, Suite 101
St. Louis, Missouri 63105
Tel: 314.737.4184
Fax: 314.737.4763
www.saurandassociates.com

Landscape Architect
Saur & Associates, Landscape Architects
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St. Louis, Missouri 63139
Tel: 314.645.5300 Fax: 314.645.6162

Civil Engineer
Seak & Associates, Consulting Engineers
227 Chestnut Hill Boulevard
St. Louis, Missouri 63105
Tel: 636.536.9100 Fax: 636.536.9130



The Willows
AT BROOKLING PARK
Crestwood, MO

ST. ANDREW'S
RESOURCES
FOR SENIORS

Owner
6433 Dahlmer Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0311
Fax: 314.726.0773

Revisions		Addendum	
No.	Date	Description	See

Project Number:
2008.01

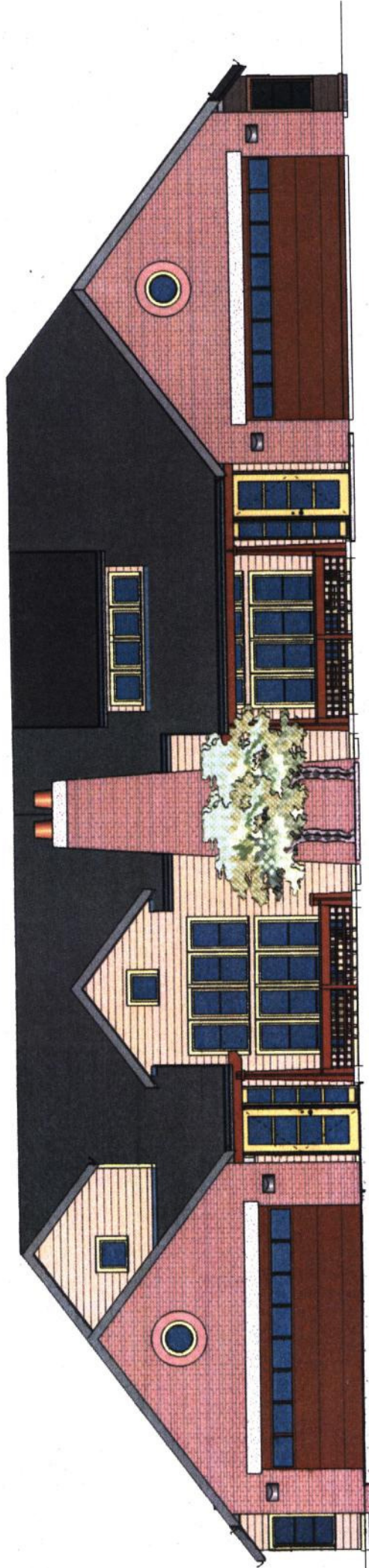
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12-22-08

Sheet Title:
VILLAS DETAIL
SITE PLAN

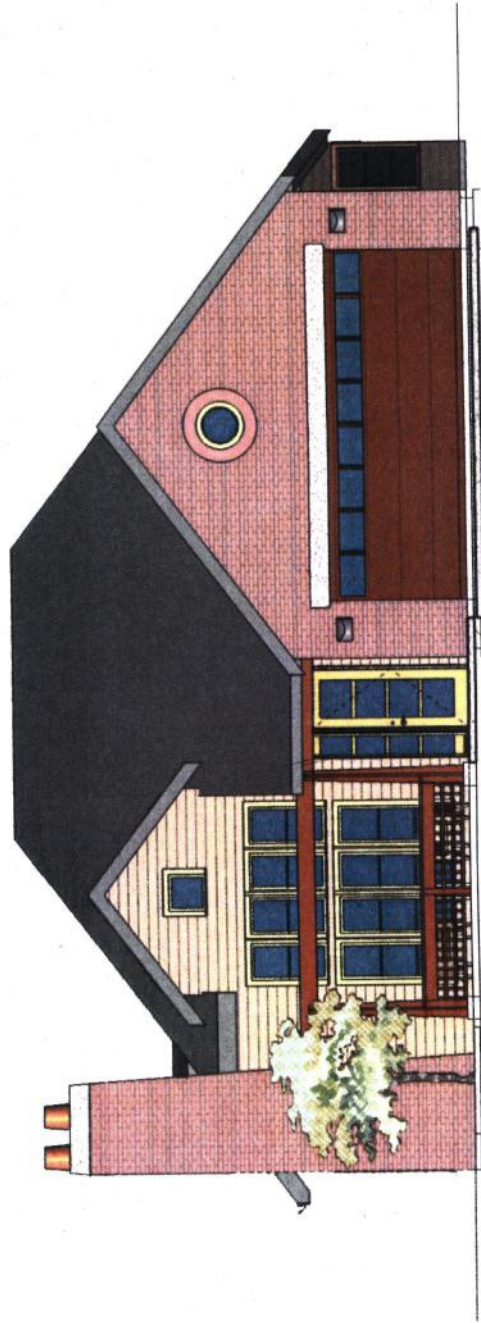
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ST. LUKE'S MEDICAL CENTER
MEDICAL USE (MU)





1 TYPICAL FRONT ELEVATION - UNITS A & B
 1/4" = 1'-0"

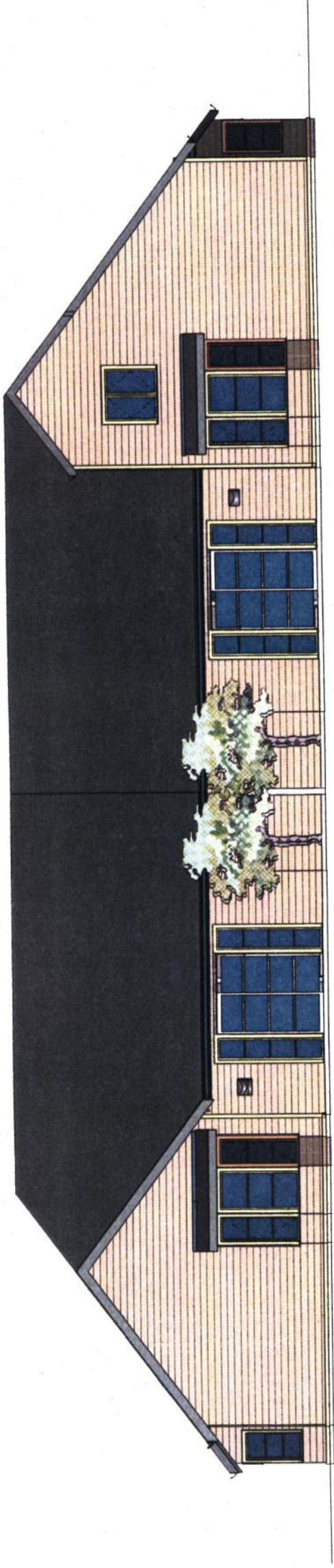


2 TYPICAL FRONT ELEVATION - UNIT C
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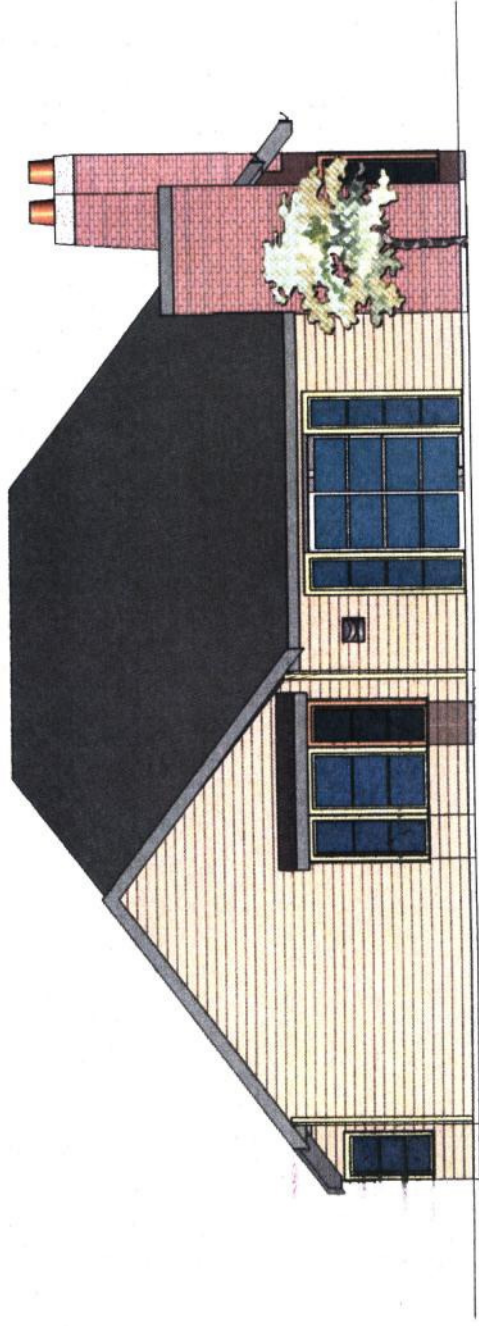


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 Chesterfield, MO

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 Architects



1 TYPICAL REAR ELEVATION - UNITS A & B
 A-20.2 1/4" = 1'-0"

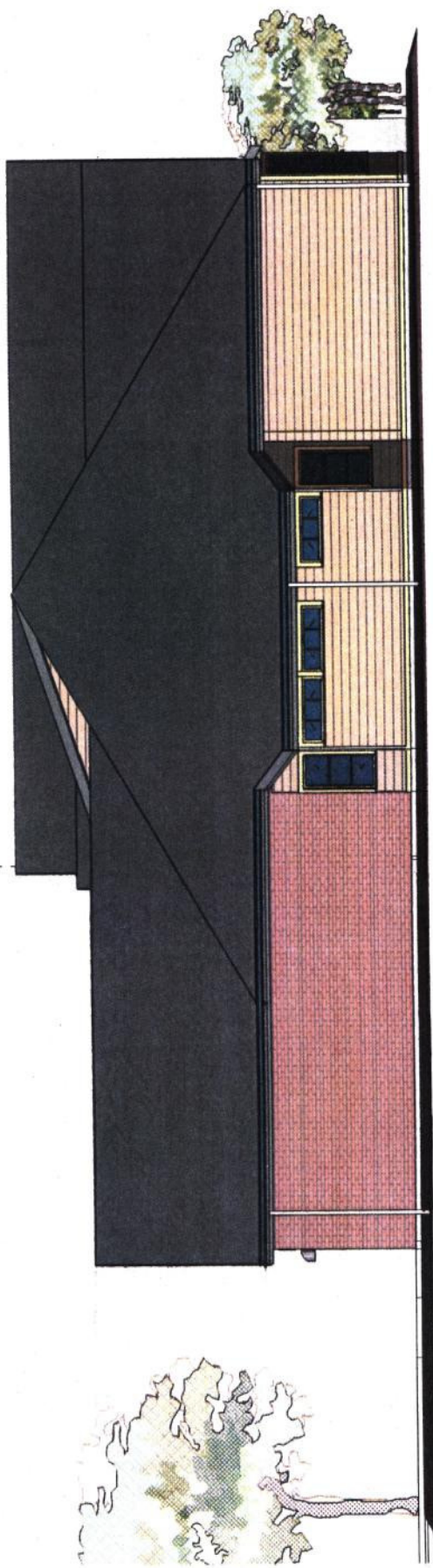


2 TYPICAL REAR ELEVATION - UNIT C
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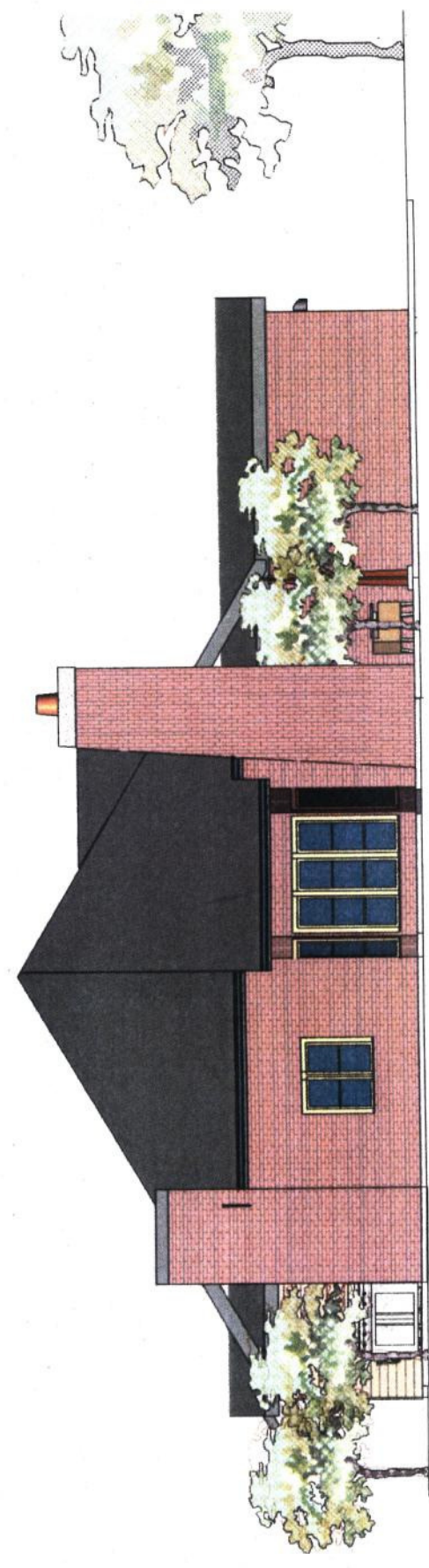


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 AT BROOKING PARK
 Chesterfield, MO

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1 TYPICAL SIDE ELEVATION
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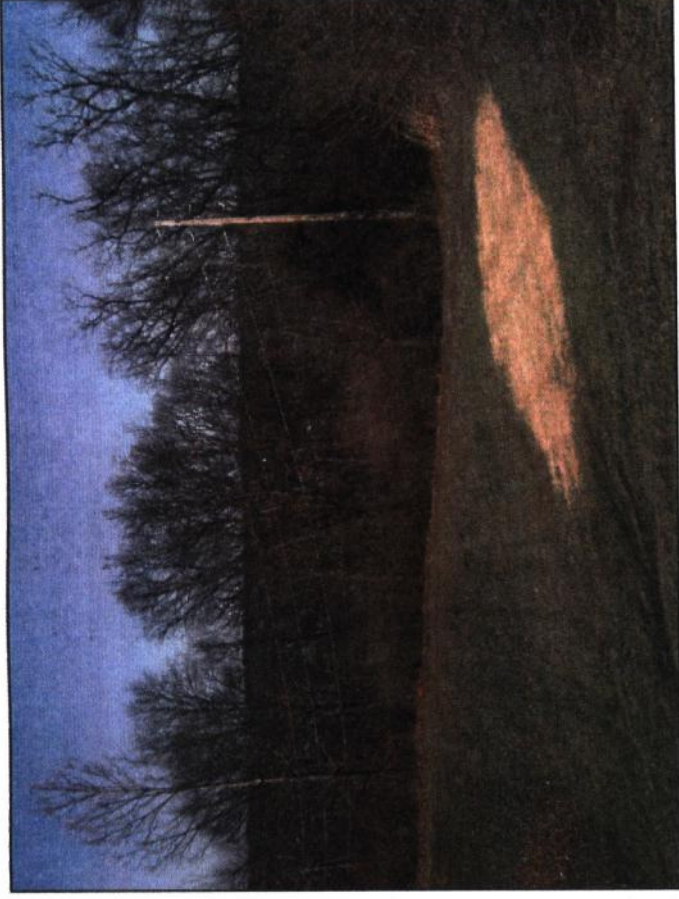


2 Unit C East- color
1/4" = 1'-0"

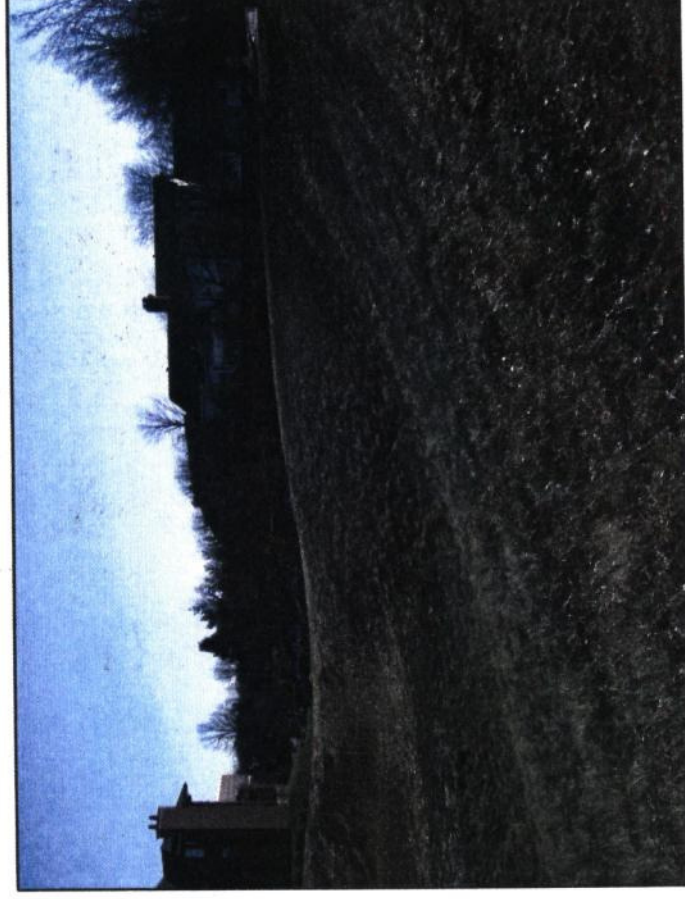


The Villas
AT BROOKING PARK
Chesterfield, MO

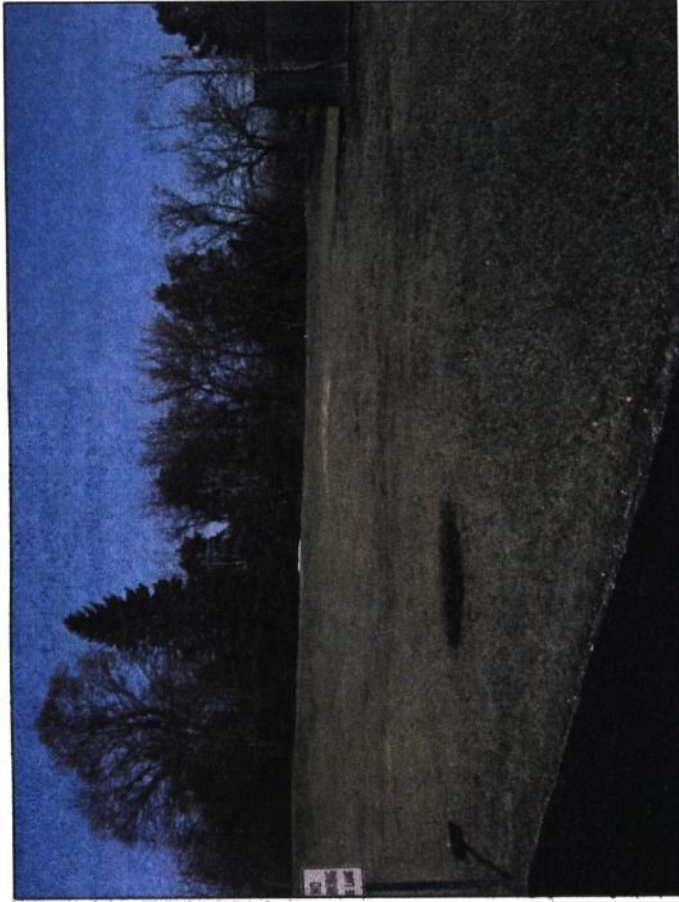
Saur & Associates
Architects



Villas Site - Looking Northwest



Building A Site - Looking South



Villas Site - Looking Northwest



Villas Site - Looking Northeast



The Willows
AT BROOKING PARK

Chesterfield, MO

**ST. ANDREW'S
RESOURCES
FOR SENIORS**

**PHASE III
BUILDING 'C'**

Owner:
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

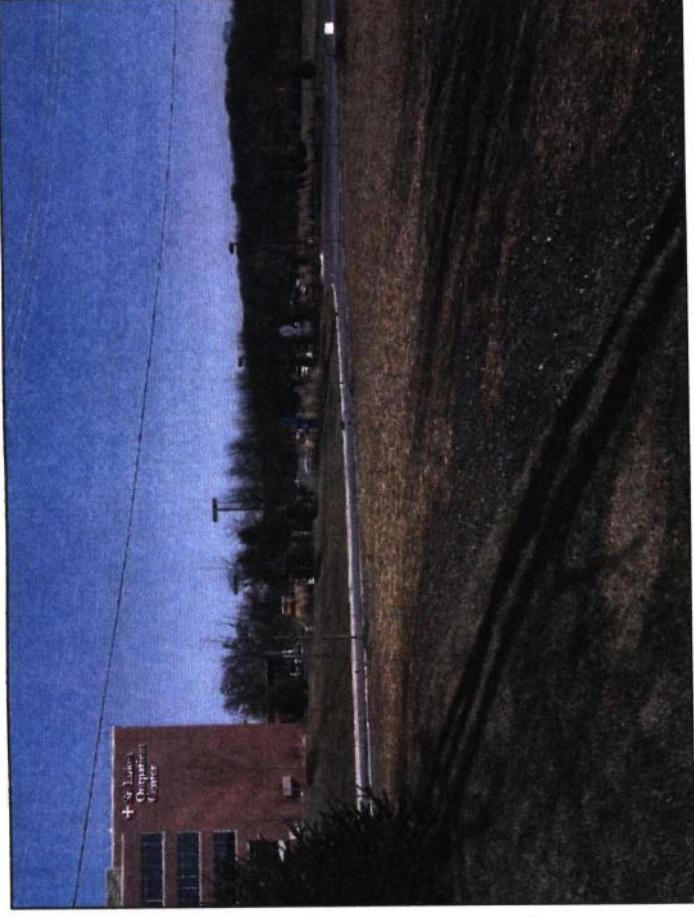
Keyplan:

Drawing Scale:

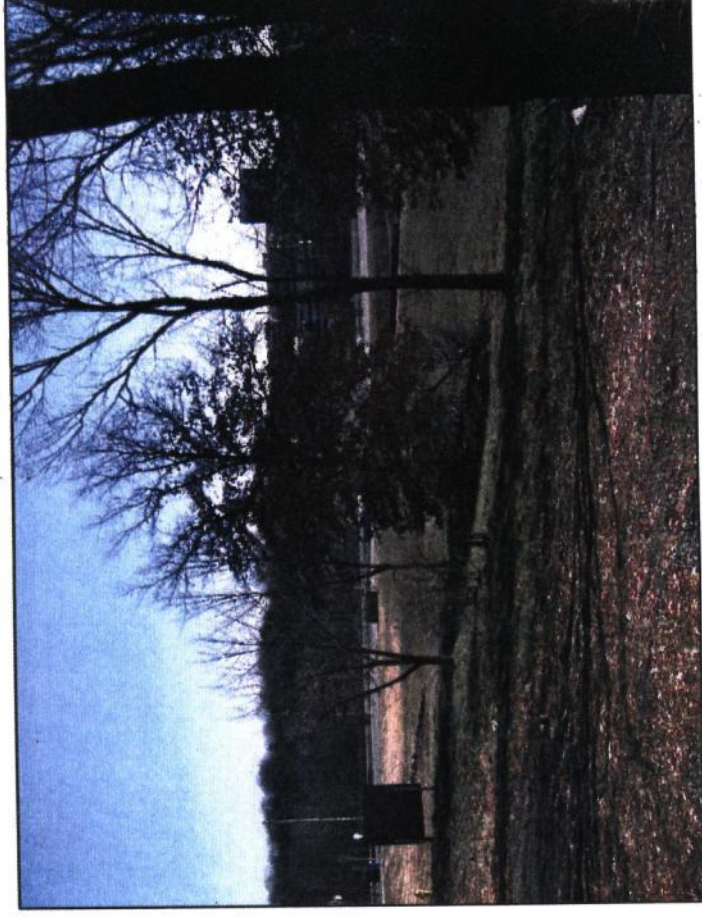
Date: 12-22-08

Unit Number:

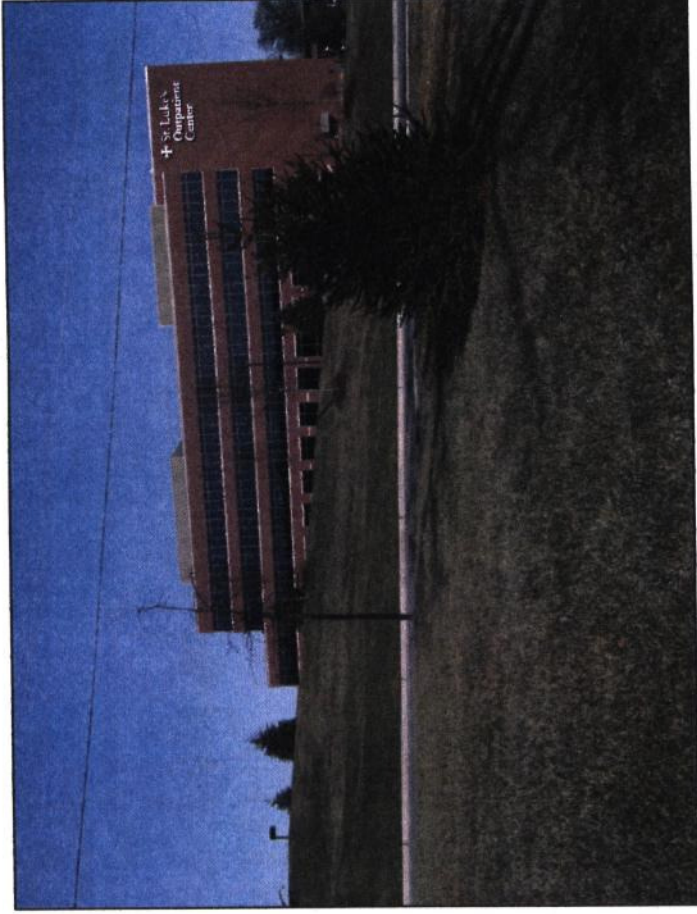
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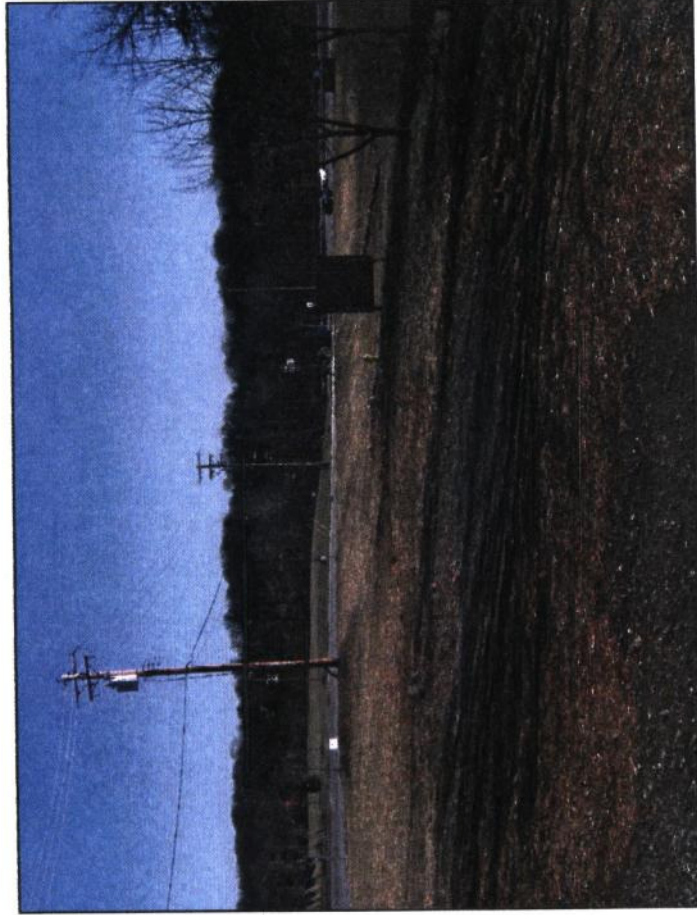
Building E Site - Looking North



Building E Site - Looking East



Building E Site - Looking Northeast



Building E Site - Looking East

No.	Date	Description





The Willows
AT BROOKINGS PARK

Chesterfield, MO

**ST. ANDREW'S
RESOURCES
FOR SENIORS**

**PHASE III
BUILDING 'C'**

Owner:
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

Keyplan:

Drawing Scale:

Date: 12-22-08

Unit Number:

Unit Type:



Phase I & II - South Entry (Buildings A & E Elevations Similar)



The Willows
AT BROOKING PARK

Chesterfield, MO

ST. ANDREW'S
RESOURCES
FOR SENIORS

PHASE III
BUILDING 'C'

Owner:
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

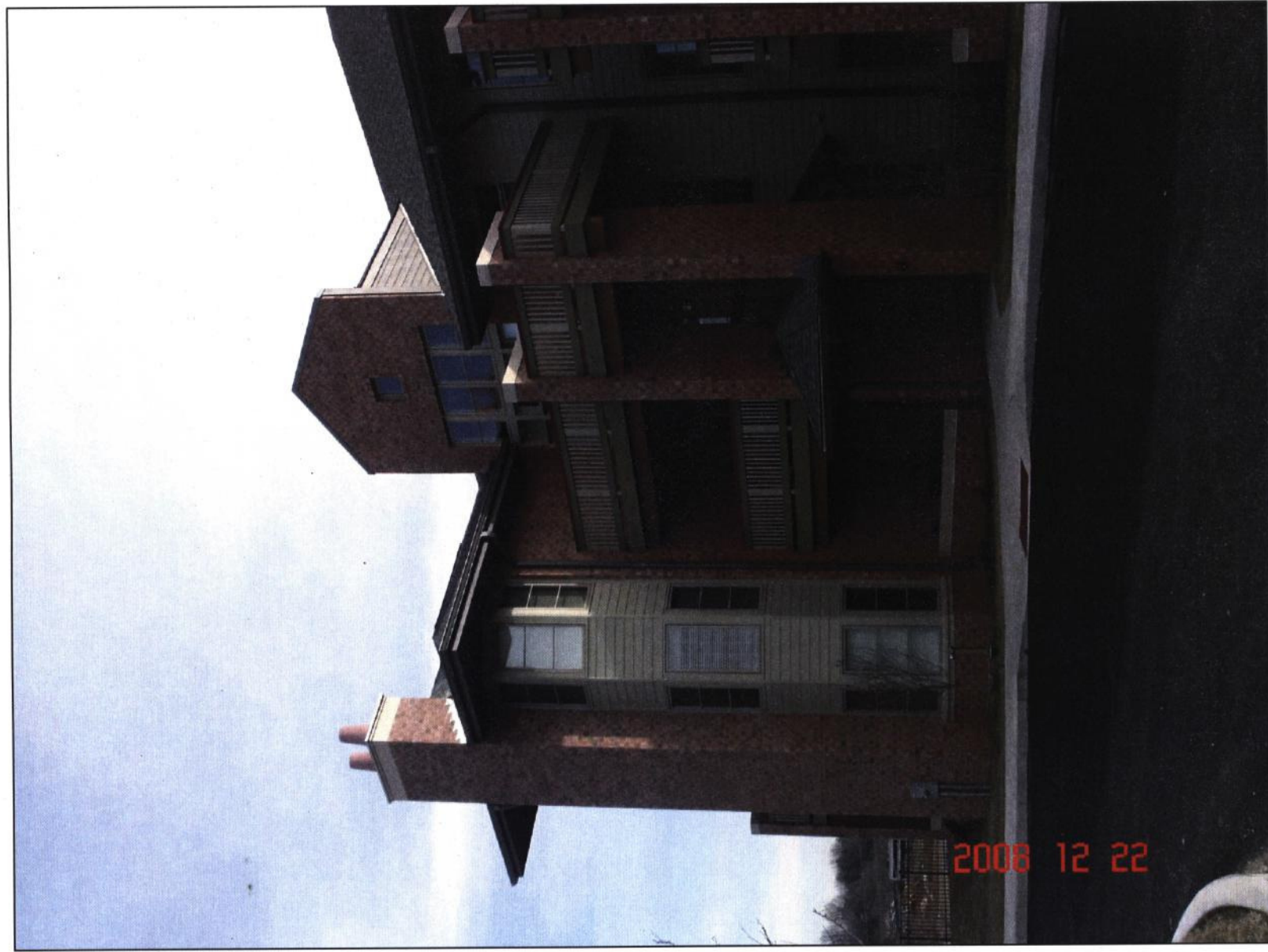
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Drawing Scale:

Date: 12-22-08

Unit Number:

Unit Type:



Phase III - Building C (Buildings A & E Elevations Similar)



The Willows
AT BROOKING PARK

Chesterfield, MO

**ST. ANDREW'S
RESOURCES
FOR SENIORS**

**PHASE III
BUILDING 'C'**

Owner:
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111

Keyplan:

Drawing Scale:

Date: 12-22-08

Unit Number:

Unit Type:



Phase III - Building C (Buildings A & E Elevations Similar)



No.	Date	Description

Seal

Project #: 2008.01

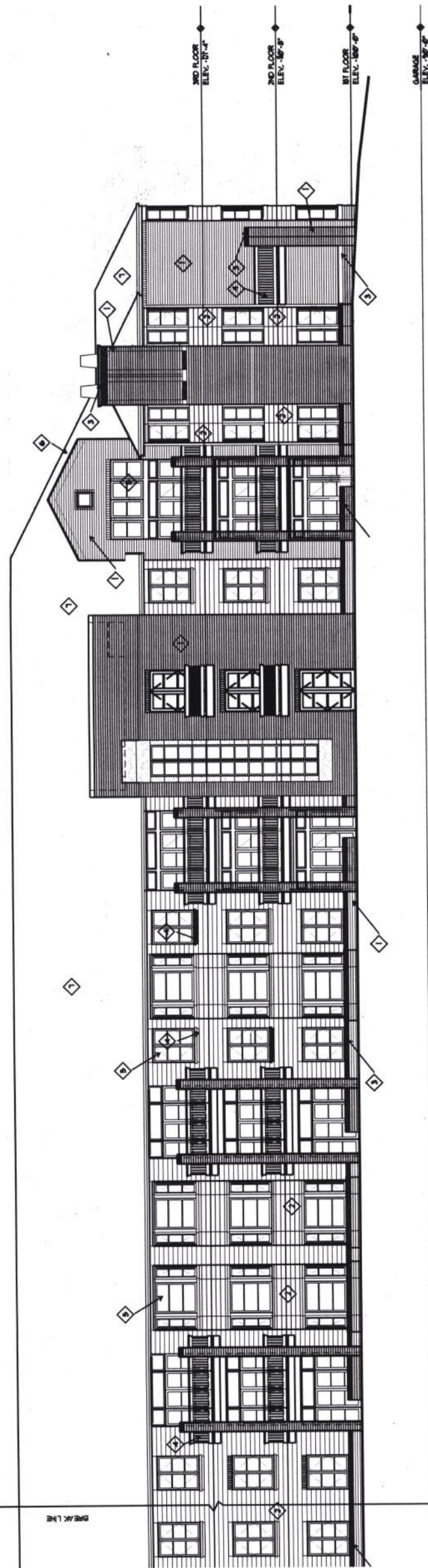
Date: 11/24/08

Sheet Title:

BUILDING - A
ELEVATIONS

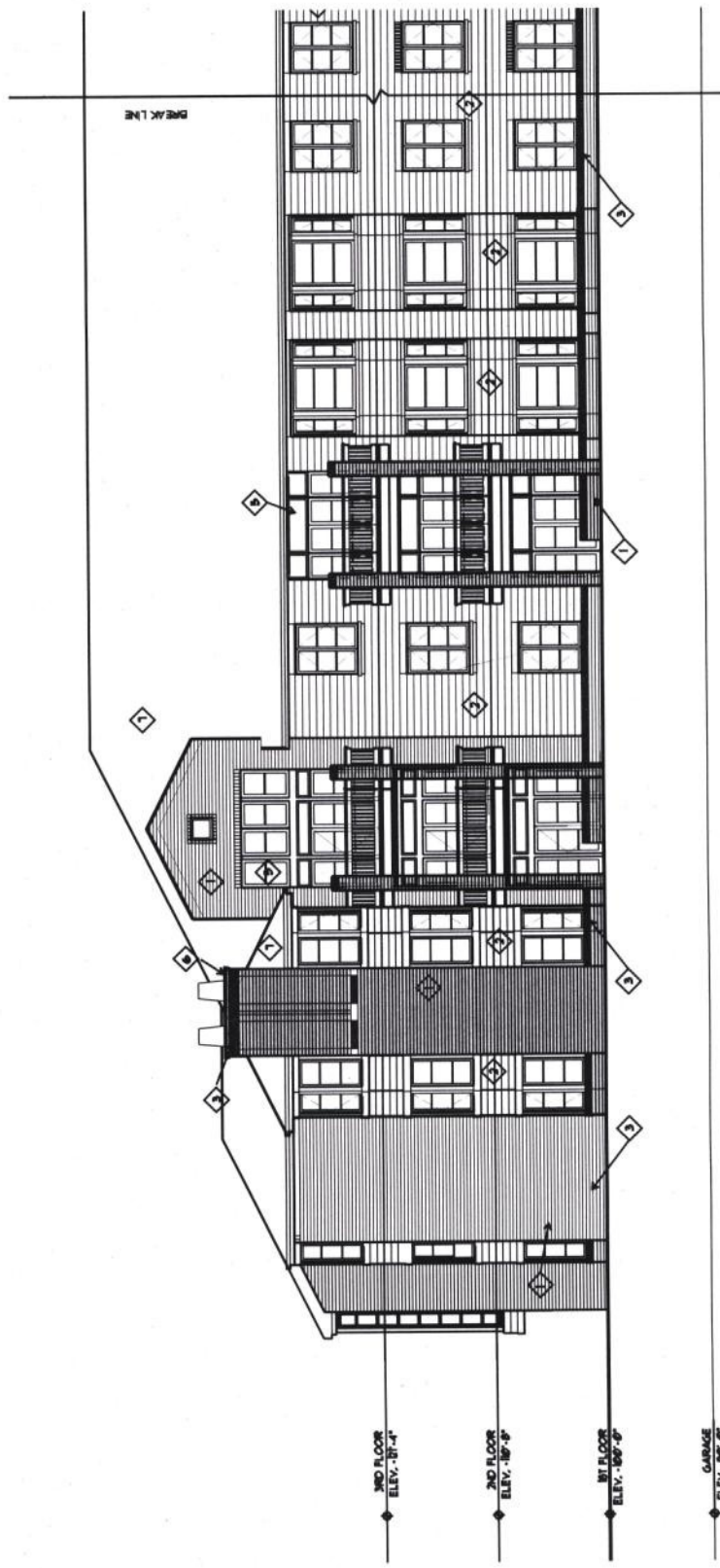
Sheet Number:

A.1



1
AJ
1/8" = 1'-0"

Partial West Elevation



2
AJ
1/8" = 1'-0"

Partial West Elevation

- FINISH LEGEND**
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CAST STONE TRIM/SILL
 - 4 CEDAR DECK/HANDRAIL
 - 5 INSUL. ALUMI CLAD WOOD WINDOWS
 - 6 MTL CAP
 - 7 ARCH. GRADE ROOF SHINGLES
 - 8 FLASHING
 - 9 STANDING SEAM MTL ROOF

148 North Main Street, Suite 101
Capehart, Missouri 63111-05
Tel: 314.727.4484
Fax: 314.727.6763
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Call Engineer
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207 Chestnut Business Parkway
Capehart, Missouri 63102
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Landscaping Architect
Moylthorpe & Associates, Landscaping Architects
6451 Dale Avenue
St. Louis, Missouri 63139
Tel: 314.645.5200 Fax: 314.645.6162



The Willows
AT BROOKING PARK
Chesterfield, MO

PHASE VI
BUILDING - E

**ST. ANDREWS
RESOURCES
FOR SENIORS**

Owner
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111
Fax: 314.726.2773

Revisions Addendum

No.	Date	Description

Seal

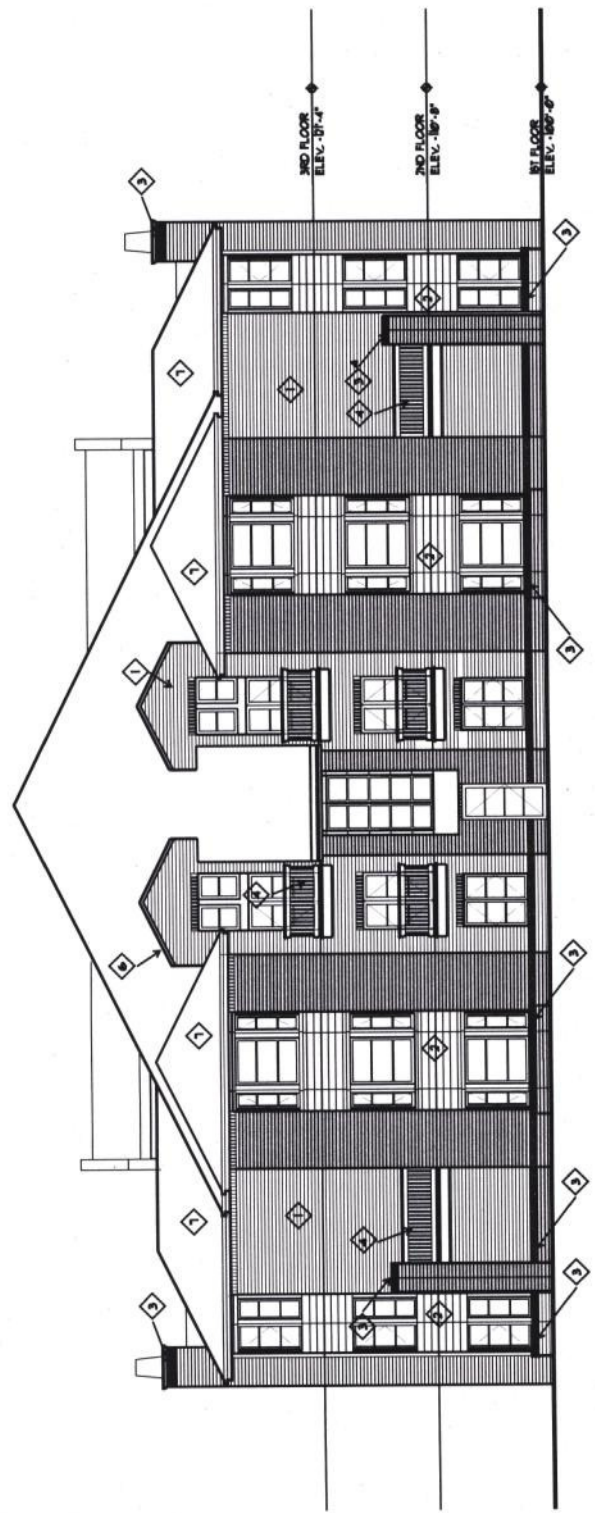
Project #: 2008.01

Date: 11/24/08

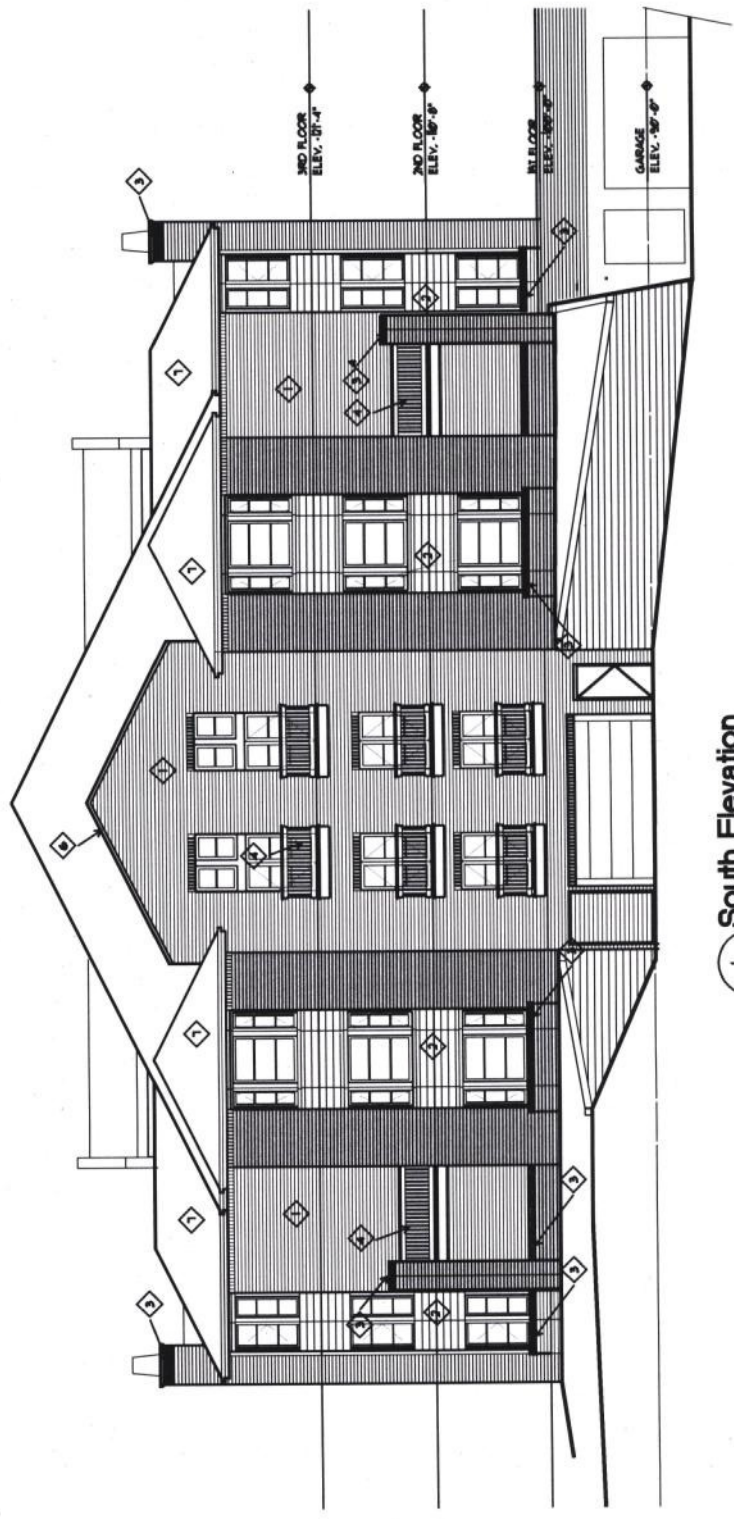
Sheet Title:
BUILDING - A
ELEVATIONS

Sheet Number:

A.3



1 North Elevation
A.3 1/8" = 1'-0"



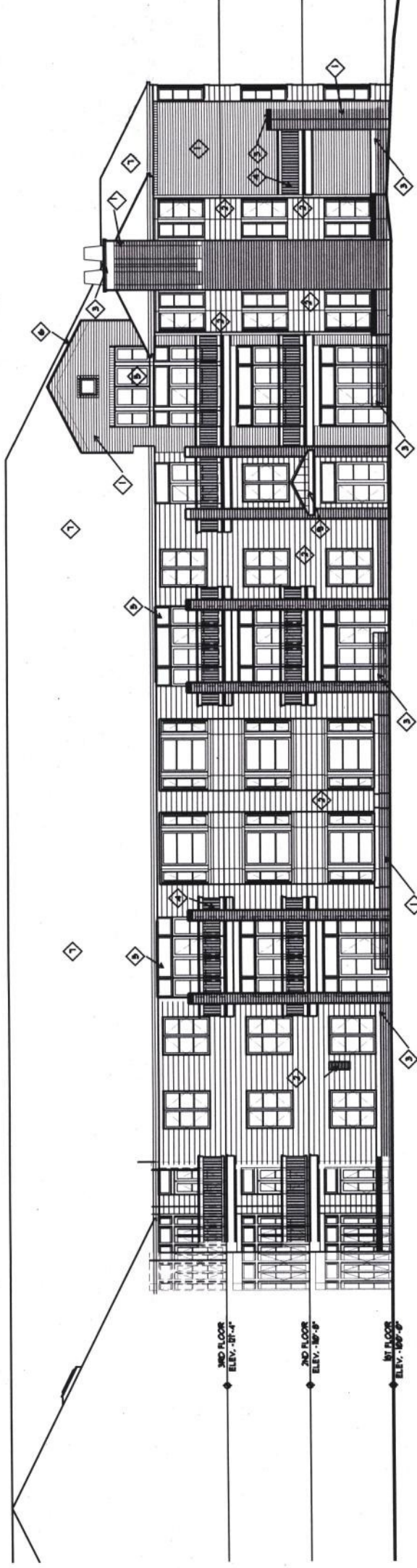
1 South Elevation
A.3 1/8" = 1'-0"

- FINISH LEGEND
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CAST STONE TYPHWALL
 - 4 CEDAR DECK/RANDRILL
 - 5 INSUL. ALUMI. CLAD WOOD WINDOWS
 - 6 MTL. CAP
 - 7 ARCH. GRADE ROOF SHINGLES
 - 8 FLASHING
 - 9 STANDING SEAM MTL. ROOF

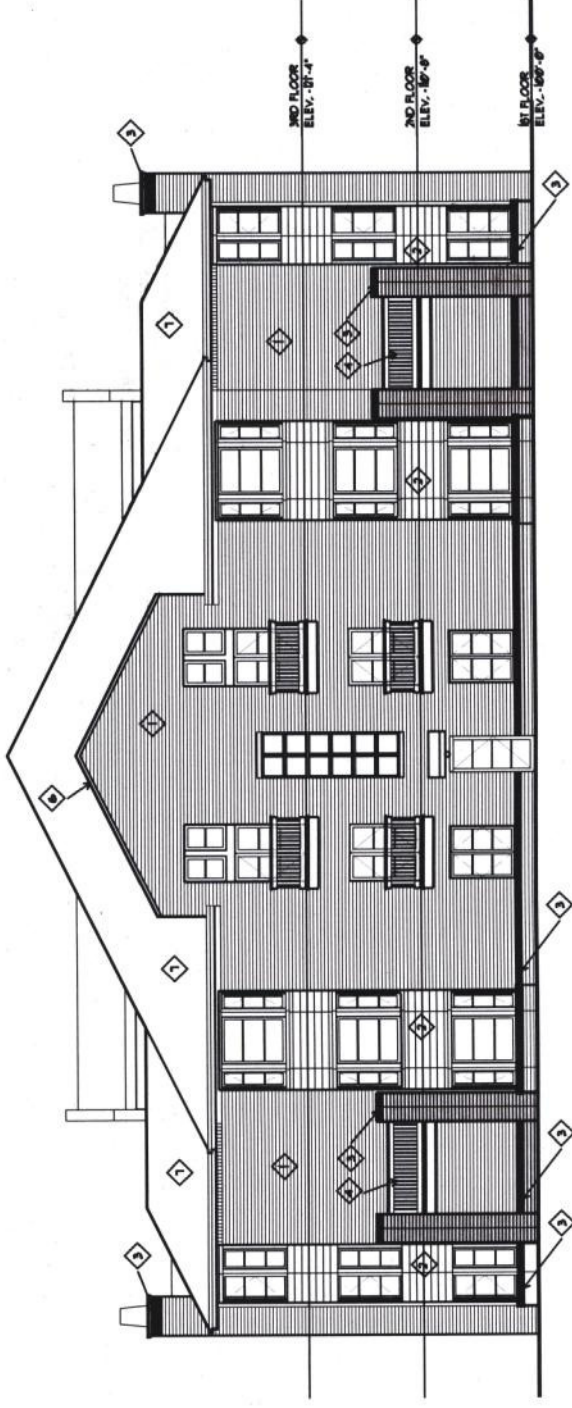


No.	Date	Description

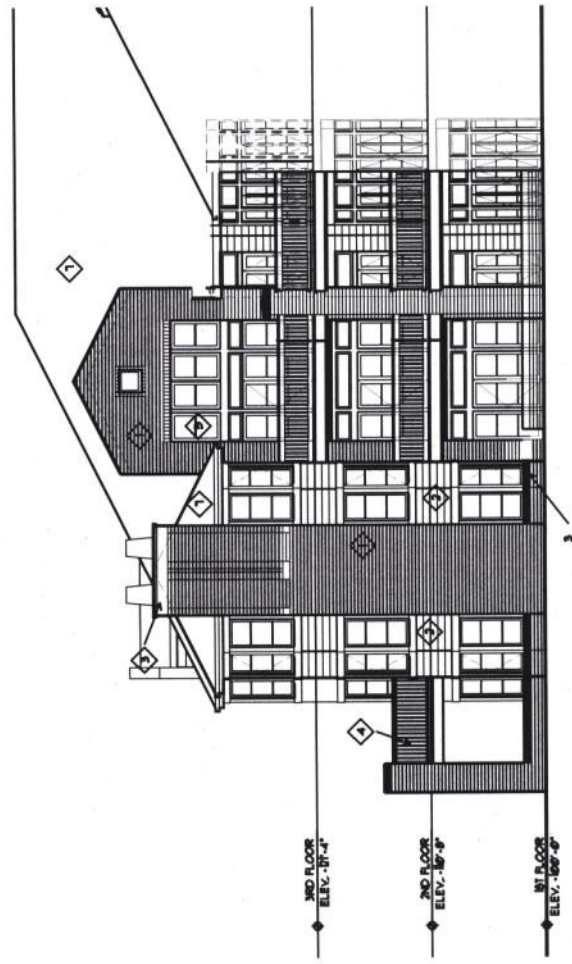
- FINISH LEGEND**
- 1 FACE BRICK
 - 2 FIBER CEMENT SIDING
 - 3 CAST STONE TYPHILL
 - 4 CEDAR DECK/RAMP/RAIL
 - 5 NBL. ALUM. CLAD WOOD WINDOWS
 - 6 PTL CAP
 - 7 ARCH. GRADE ROOF SHINGLES
 - 8 FLASHING
 - 9 STANDING SEAM PTL ROOF



1 Partial South Elevation
EJ 1/8" = 1'-0"



3 South Elevation (North Similar)
EJ 1/8" = 1'-0"



2 Southeast Elevation
EJ 1/8" = 1'-0"



The Willows
AT BROOKING PARK
Chesterfield, MO

PHASE VI
BUILDING - E

ST. ANDREW'S
RESOURCES
FOR SENIORS

Owner
6633 Delmar Boulevard
St. Louis, Missouri 63130
Tel: 314.726.0111
Fax: 314.726.2773

Revisions Addendum

No. Date Description

Project #: 2008.01

Date: 11/24/08

Sheet Title:

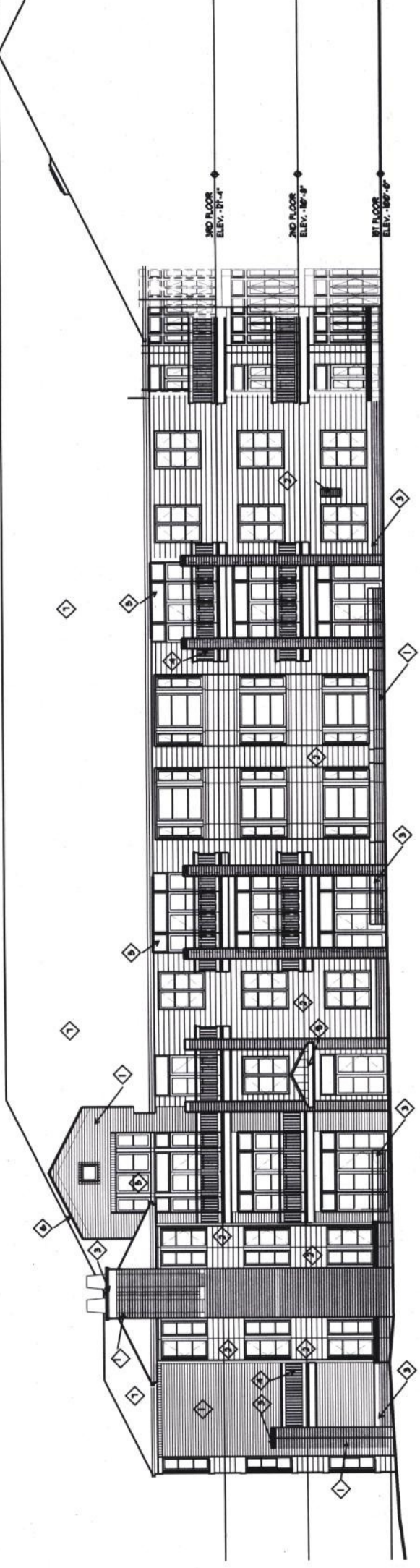
BUILDING - E
ELEVATIONS

Sheet Number:

E.2

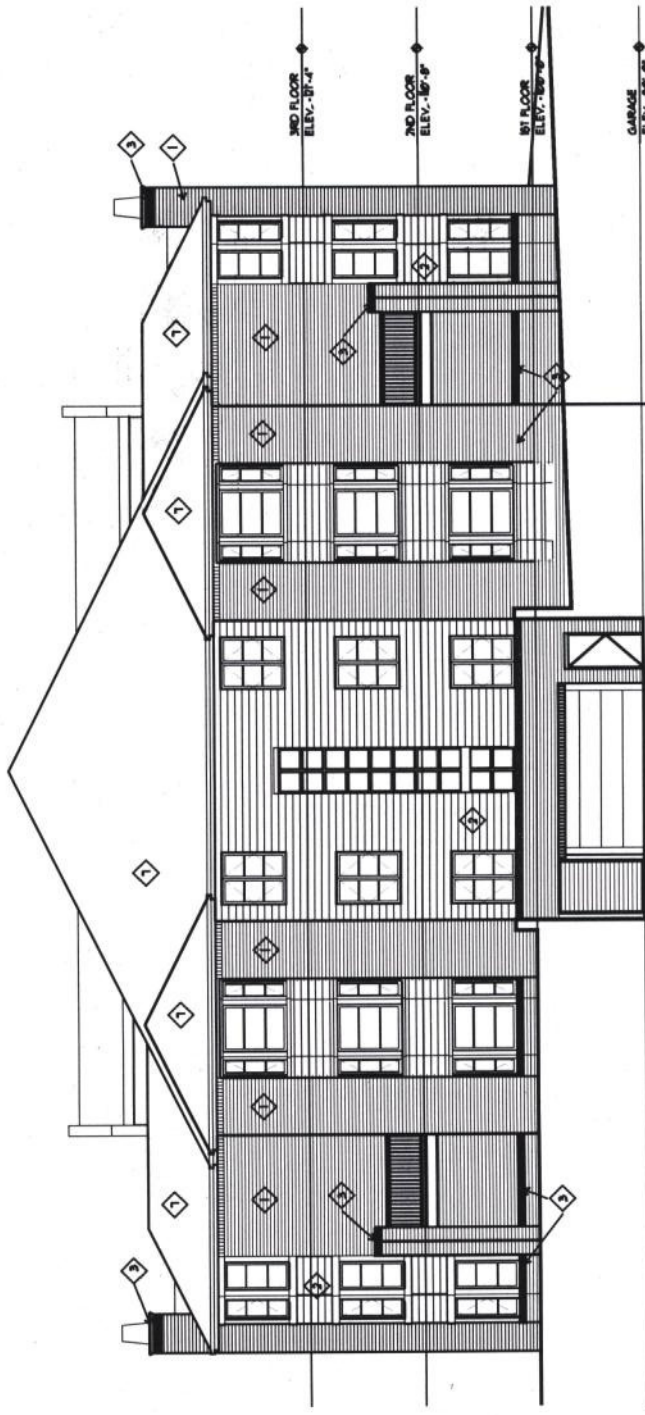
FINISH LEGEND

1	FACE BRICK
2	FIBER CEMENT SIDING
3	CAST STONE TIRNBALL
4	CEDAR DECK/HANDRAIL
5	INSUL-ALUM CLAD WOOD UNDOOR
6	PVL CAP
7	ASPHL GRADE ROOF W/ ANGLES
8	FLASHING
9	STANDING SEAM PVL ROOF



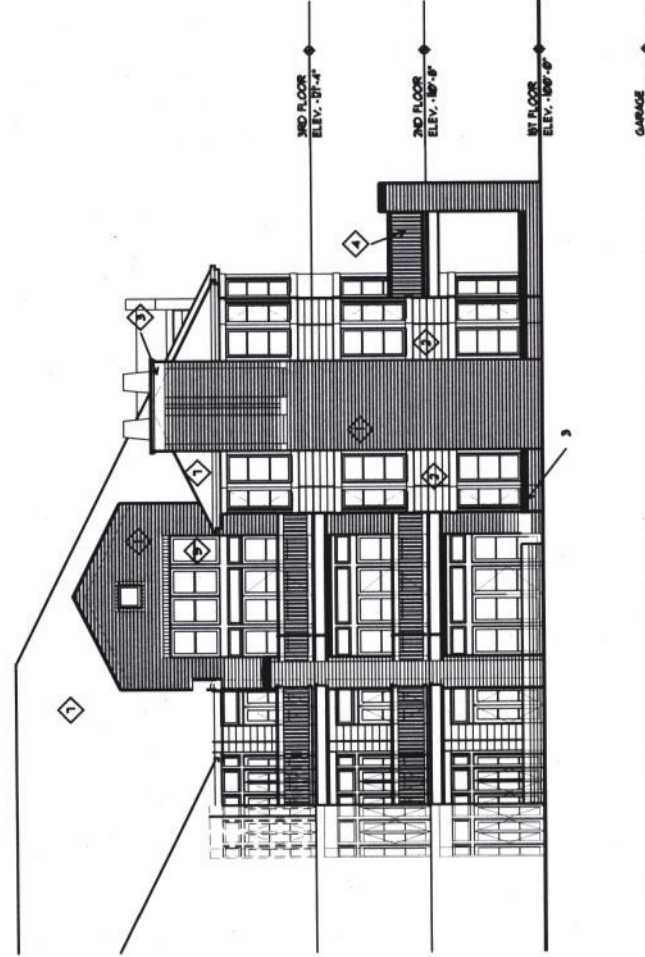
1 Partial North Elevation

E2 1/8" = 1'-0"



3 East Elevation

E2 1/8" = 1'-0"



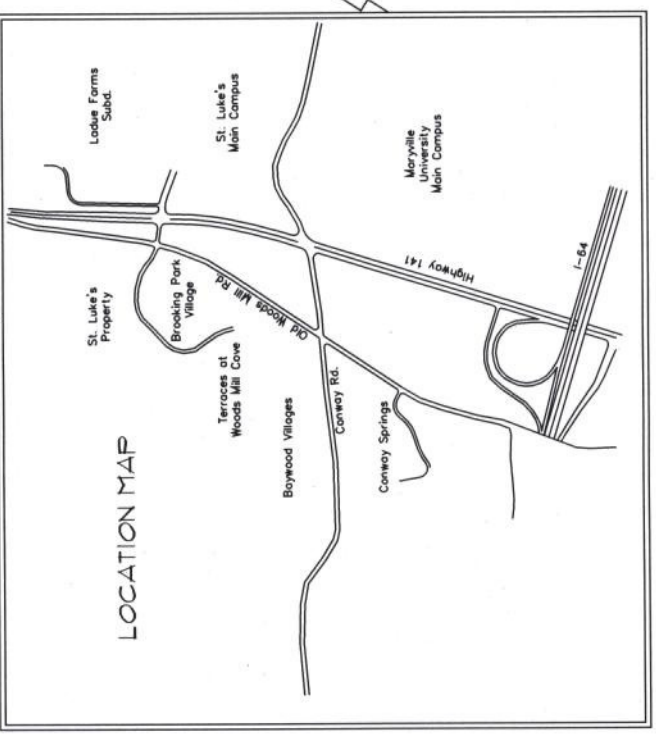
2 Northeast Elevation

E2 1/8" = 1'-0"

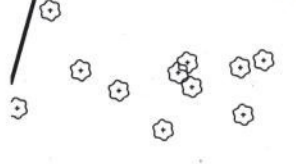


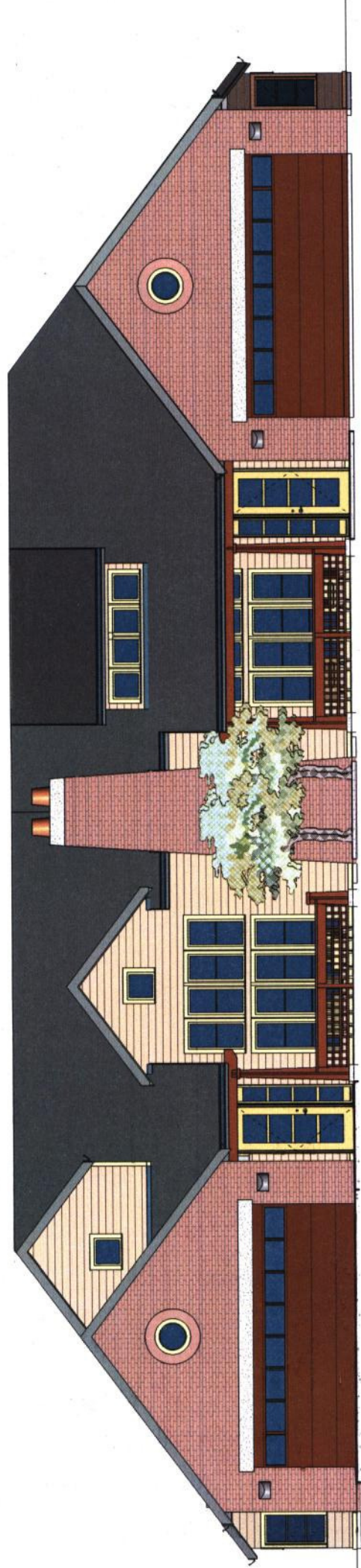
No.	Date	Description

ST. LUKE'S MEDICAL CENTER
MEDICAL USE (MU)

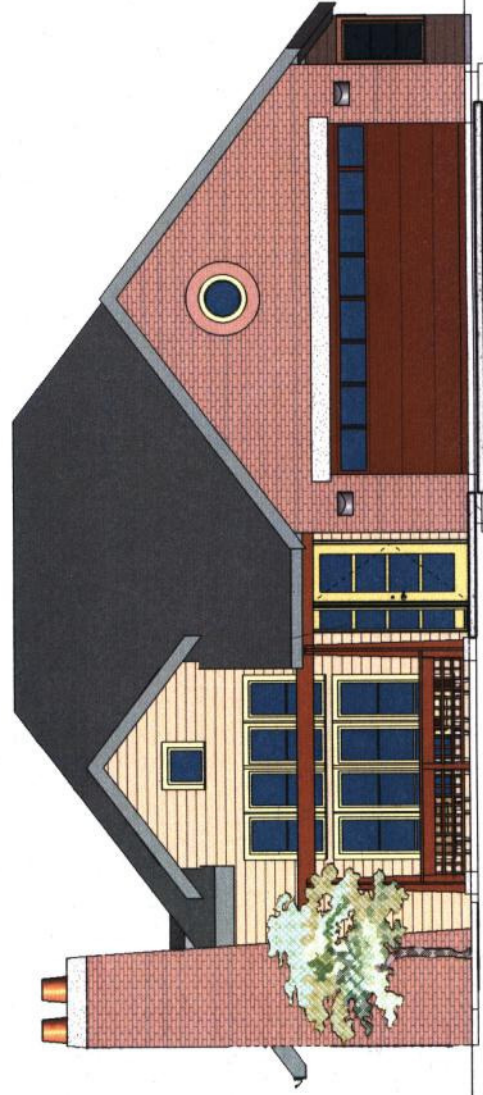


570





1 TYPICAL FRONT ELEVATION - UNITS A & B
 A20- 1/4" = 1'-0"

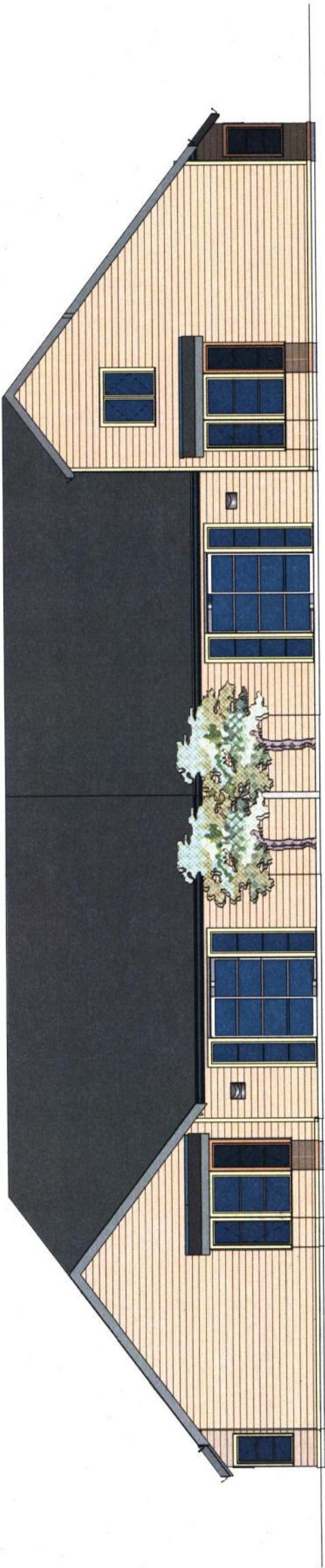


2 TYPICAL FRONT ELEVATION - UNIT C
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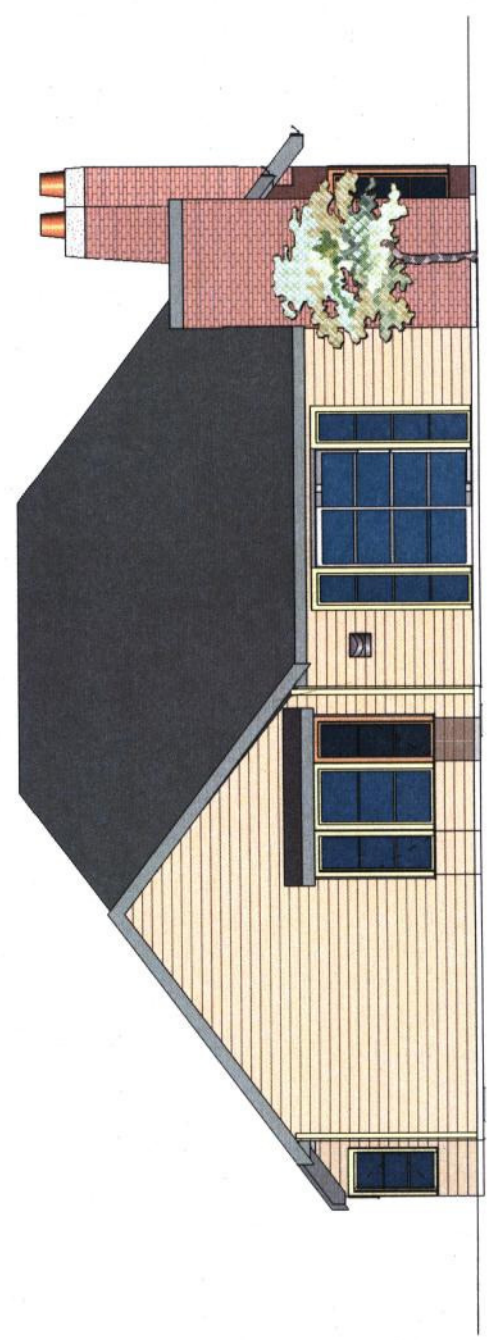


The Villas
 AT BROOKING PARK
 Chesterfield, MO

Saur & Associates
 Architects



1 TYPICAL REAR ELEVATION - UNITS A & B
 A-20.2 1/4" = 1'-0"

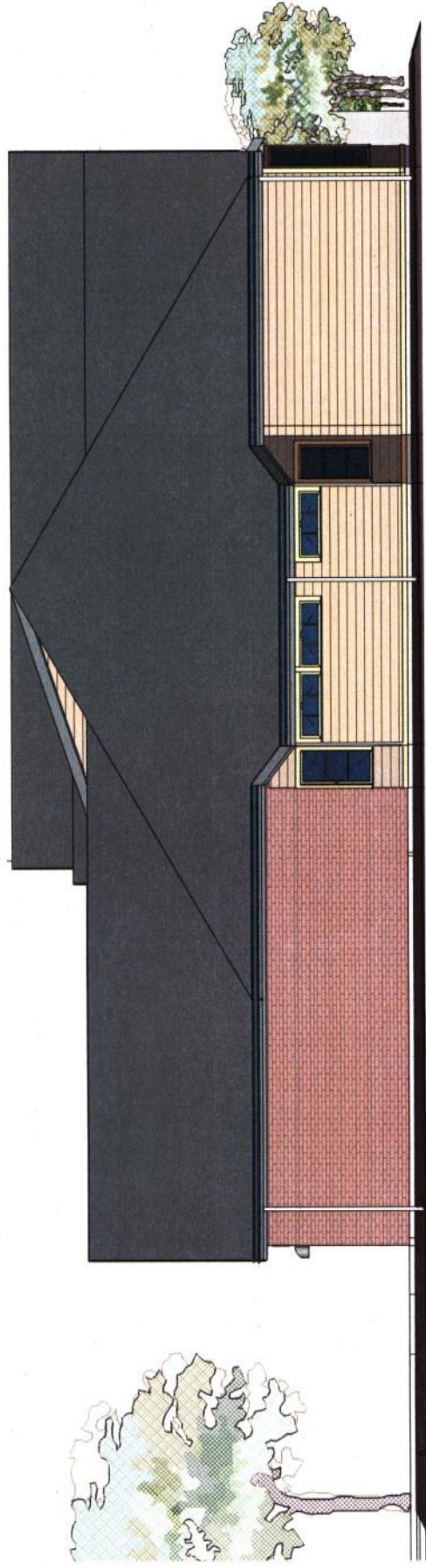


2 TYPICAL REAR ELEVATION - UNIT C
 A-20.2 1/4" = 1'-0"



The Villas
 AT BROOKING PARK
 Chesterfield, MO

Saur & Associates
 Architects



1 TYPICAL SIDE ELEVATION
A-20.3 1/4" = 1'-0"



2 Unit C East-color
A-20.3 1/4" = 1'-0"

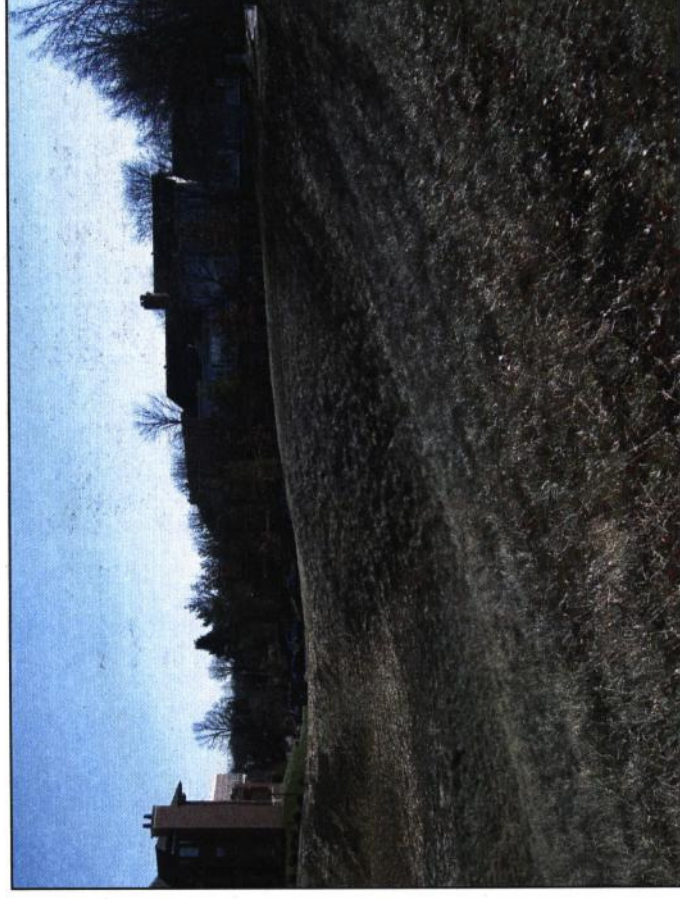


The Villas
AT BROOKING PARK
Chesterfield, MO

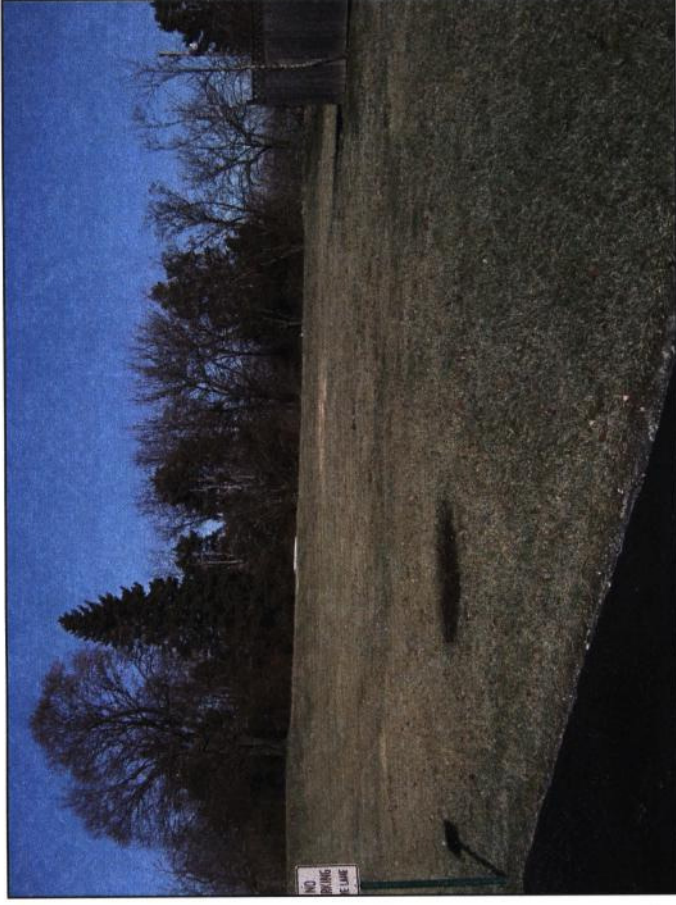
Saur & Associates
Architects



Villas Site - Looking Northwest



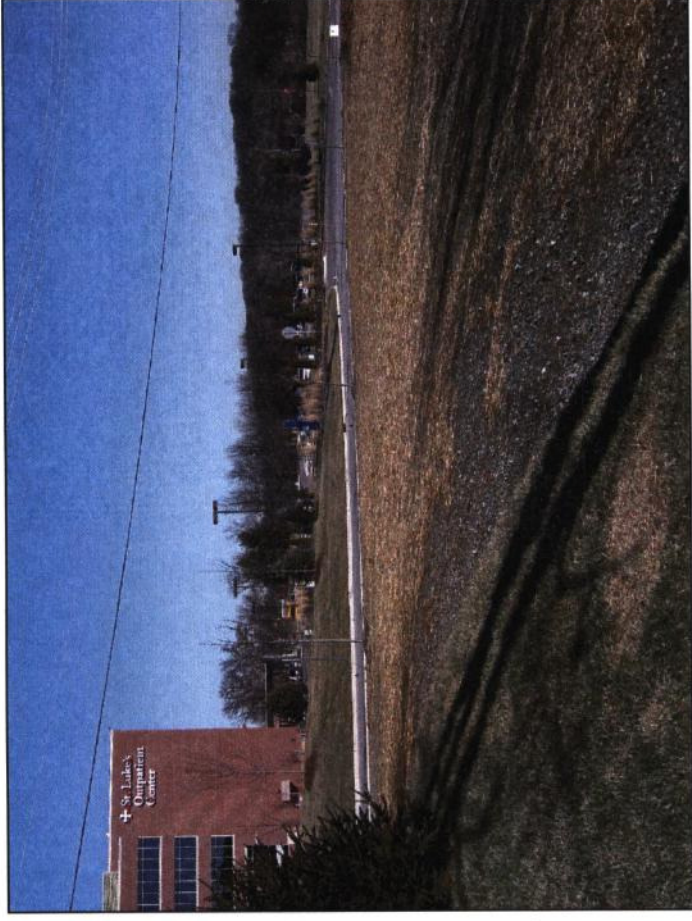
Building A Site - Looking South



Villas Site - Looking Northwest



Villas Site - Looking Northeast



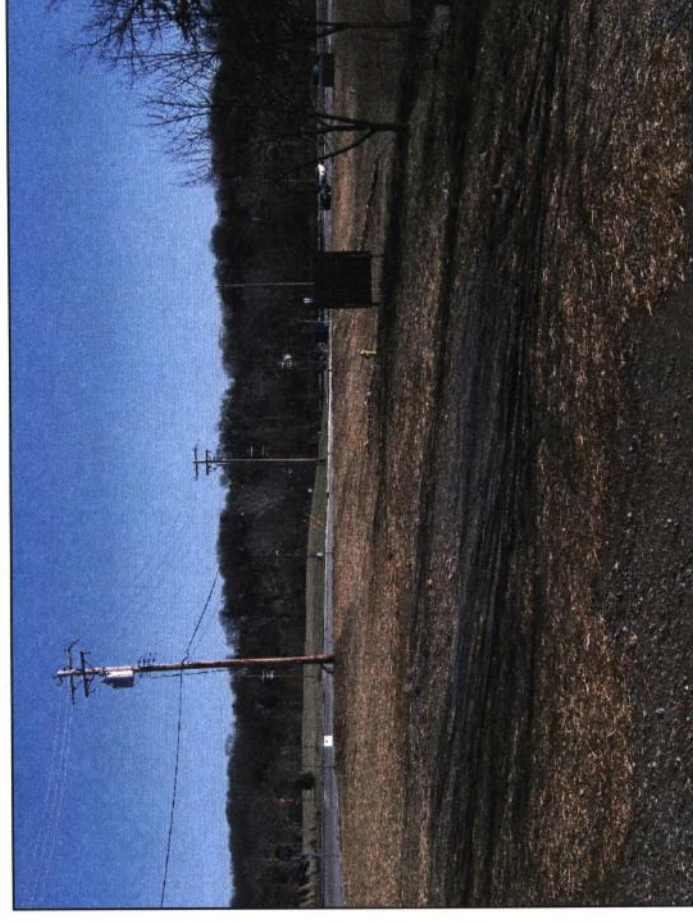
Building E Site - Looking North



Building E Site - Looking East



Building E Site - Looking Northeast



Building E Site - Looking East