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January 6, 2009

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

**Re: McBride and Son Center, Lot 4A (#2 McBride and Son Center Dr.):**  
Amended Site Development Section Plan, Amended Architectural Elevations,  
and Architect's Statement of Design for a 1.447 acre parcel of land zoned "PC"  
Planned Commercial District and located at the northeast corner of Chesterfield  
Airport Road and McBride and Son Center Drive. (17U330178)

Dear Board Members:

Plan B Group and Volz Engineering, on behalf of Brickhouse Tavern and Tap, have submitted an Amended Site Development Section Plan, Amended Architectural Elevations and an Architect's 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 to modify the existing Joe's Crabshack building, and convert the restaurant to the Brickhouse Tavern and Tap. The proposal utilizes the existing red brick building with sections of wood in between. New cedar columns, new steel and metal guardrails, new cement board siding, and new wood and steel awnings are included for the existing building. The request also includes removal of the playground and replacing it with a landscaped area and uncovered patio. Finally, the request includes a revision to the covered deck, converting it to an uncovered patio and covered patio.

The building is located on a 1.447 acre parcel zoned "PC" Planned Commercial District. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Ordinance 1818.

**Actions Requested**

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

Respectfully submitted,



Justin Wyse  
Project Planner

Respectfully submitted



Annissa McCaskill-Clay, AICP  
Lead Senior Planner

**Attachments**

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

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name:** McBride and Son Center, Lot 4A (Brickhouse Tavern and Tap)  
**Date of Review:** January 6, 2009

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

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

<b>Guideline Description</b>	<b>Addressed as Written</b>	<b>Addressed with Modification (1)</b>	<b>Comments and Reference (2)</b>
<b>CHAPTER THREE: Landscape Design</b>			<b>No changes are being proposed to the existing landscaping.</b>
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage	<b>X</b>		<b>Signage will be reviewed and approved through a separate process.</b>
B. Lighting	<b>X</b>		<b>No changes are being proposed to the lighting on the site. Architectural lighting has not been submitted for review.</b>
C. Utilities	<b>X</b>		
D. Stormwater Drainage	<b>X</b>		
E. Energy Conservation	<b>X</b>		
F. Screening (Fences & Walls)	<b>X</b>		

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

# Brick House

#2 McBride & Son Center Dr  
Chesterfield, MO 63005

Project Number: XXXXXXXXXXXX  
Date: January 05, 2009  
Architect: Justin Krueger



## Architects Statement

### Chapter One – Site Layout

#### Physical Features

Existing topography remains virtually unchanged. The project consists of re-using the existing site conditions. Also, the site is relatively flat therefore topography does not become a factor for screening, buffering or as a transition of uses and developments. All landscaping is to be preserved. We are reducing the size of the existing playground therefore adding more landscaping to what is existing.

#### Vegetation

All existing vegetation will remain intact. The new landscaping will match what is existing.

#### Site Relationships

The size and orientation of the existing building will remain the same in relationship to the surrounding area. The increased area of landscaping will enhance the outdoor experience of the people who will work and socialize there. Since the design of the building remain the same, it will not interfere with the development of surrounding areas. There are no negative impacts such as traffic, parking, circulation and safety issues, lighting, noise odors or security conditions. Loadings and trash areas remain in the back of the building and will continue to be not visible.

#### Pedestrian & Vehicular Circulation

Circulation patterns will remain intact and remain safe, obvious and simple. Sidewalks are extended out to end of parking stalls at points of entry to discourage shortcutting through landscaping areas. All parking areas are surrounded by landscape. Access, general

circulation, separation of pedestrian and vehicular traffic and design of parking areas remain safe, convenient and do not detract from the design of the building.

#### Pedestrian Orientation

All existing pedestrian paths are to remain. They are all 5'-0" concrete sidewalks that circle the building and along Chesterfield Airport Road. There is landscaping between the building and the pedestrian walkways that allow visual interaction between pedestrian and interior activity.

### **Chapter Two – Buildings**

#### General Architectural Guidelines

A majority of the existing building remains. The new entry designed is not boxy, unadorned or under articulated. Exposed steel structures, cedar wood finishes, gray masonry materials, and cedar window awnings will compliment the existing building design. Furthermore, the new entry along with re-painting the existing wood siding and roof will help in de-brand what exists without having to affect the site and its surroundings.

#### Scale

The building remains consistent in scale to other structures in the area. The entry was designed to remain proportional to existing building in order to continue that consistency of scale in relationship to its surroundings.

#### Design

The buildings are not stylized for advertising or self-promotion. All elevations received complementing consideration to the existing building materials and design. A balanced design is achieved in the materials, number of new materials introduced, architectural form and detailing. Parapets screen all roof top equipment. Long overhangs offer entrance protection from the elements and awnings provide extra shade to exterior window openings.

#### Relation to Adjacent Development

The overall architectural and site design of the building remains the same. It is compatible with the developed character of the neighboring area. The building shares elements of building style, form, size, color and materials with surrounding properties. The new exterior finish materials and colors do not clash with existing materials and are consistent with other colors found in the area.

### Materials and Colors

The existing building consists of a red brick around building with sections of wood siding between the brick and the metal roof. This type of construction is common in surrounding area. All new materials proposed for this project are subdued and complement all existing materials. Most existing windows will remain and any new proposed glass will be clear and non-reflecting promoting the visual interaction of exterior traffic and interior activity. Dark painted window and door frames provided crisp lines to elevations and accentuate openings. The use of natural cedar wood to cover existing columns and provide new window awnings further compliment the existing materials and tie in the new steel and masonry materials to the existing brick.

### **Non-Residential Architecture**

#### General

Rear and side facades are designed with similar detailing and are compatible with the principle facades of the building. All elevations are included in this packet for review.

#### Building and Equipment Service

Access for service vehicles, trash collection and storage areas are located at the rear of the building located away from Chesterfield Airport Road. Building equipment and utilities are located to minimize visual impact on public streets, surface parking lots and adjacent development.

#### Fast Food Restaurant Guidelines

The intent of this project was to carefully de-brand the existing business by implementing design features that would not require disrupting what is existing within the site and the surrounding areas. The changes done to the building remain minimal by only changing the entry space. The building will not include drive through. All vehicular and pedestrian pathways will remain intact and safe. The Outdoor Patio will reduce in size to add more landscaping around the building and will be compatible to the existing architecture and in line to the new concept of the project.

#### Auto Service Station Guidelines

Not Applicable



### Shopping Center Guidelines

Not Applicable

### Chesterfield Valley Guidelines – General Guidelines for Chesterfield Valley

Our primary facade is the South elevation facing Chesterfield Airport Rd and they convey an image of high quality commercial development. All existing site lighting will remain due to the parking lot and site not changing. Any new signage will comply with the requirements of the Chesterfield zoning ordinance. No outdoor storage, parking of equipment, trucks, trash storage, or loading is visible from Chesterfield Airport Rd or Highway 40. All existing ADA compliant Sidewalks will remain along with parking and entrance ramps. All new on-site utilities will be installed underground. We meet the open space requirements of our specific amended zoning ordinance. Our landscaping meets or exceeds the requirements within Chesterfield Valley.

### **Chapter Three – Landscape Design**

All landscaping is to remain the same. The reducing in size of the playground area will increase the size of landscaping which will be consistent to the existing landscape concept. The plant materials are of a uniform theme and help to soften the views, direct pedestrian/vehicular traffic and provide shade in parking areas. A variety of plant types and sizes are provided near the building and in the streetscape. The overall landscape plan enhances the architecture of the existing building through the use of color and texture. All landscape material is provided protection via curbing and are set back far enough from the curb to damage from overhanging bumpers. The landscape planting areas take full advantage to minimize the amount of paving and maximize the opportunities for landscape and turf beds.

The existing automatic irrigation system will also remain intact. The plan will attempt to make good use of our water resources. Additionally, the new landscape material choices will match the existing, which was selected from the plat list of trees approved for Chesterfield Valley.

### **Chapter Four – Miscellaneous**

#### Signage

Future tenant signage will be submitted for approval at a later date. Any signage shown in our presentation is for general design intent only. All future signage will comply with Chesterfield's requirements

### Lighting

The site plan prepared by the Civil engineer indicates the lighting layout and the light standards to be used. The lighting design will remain unchanged in order to remain consistent with Chesterfield criteria.

### Utilities

All incoming utilities will meet the required design criteria.

### Stormwater Drainage

Stormwater Drainage will be provided as per Chesterfield mater plan as indicated on the site plan submitted by the civil engineer.

### Energy Conservation

The design of the new structure and the existing building provides an energy efficient environment in accordance with all current standards and building regulations.

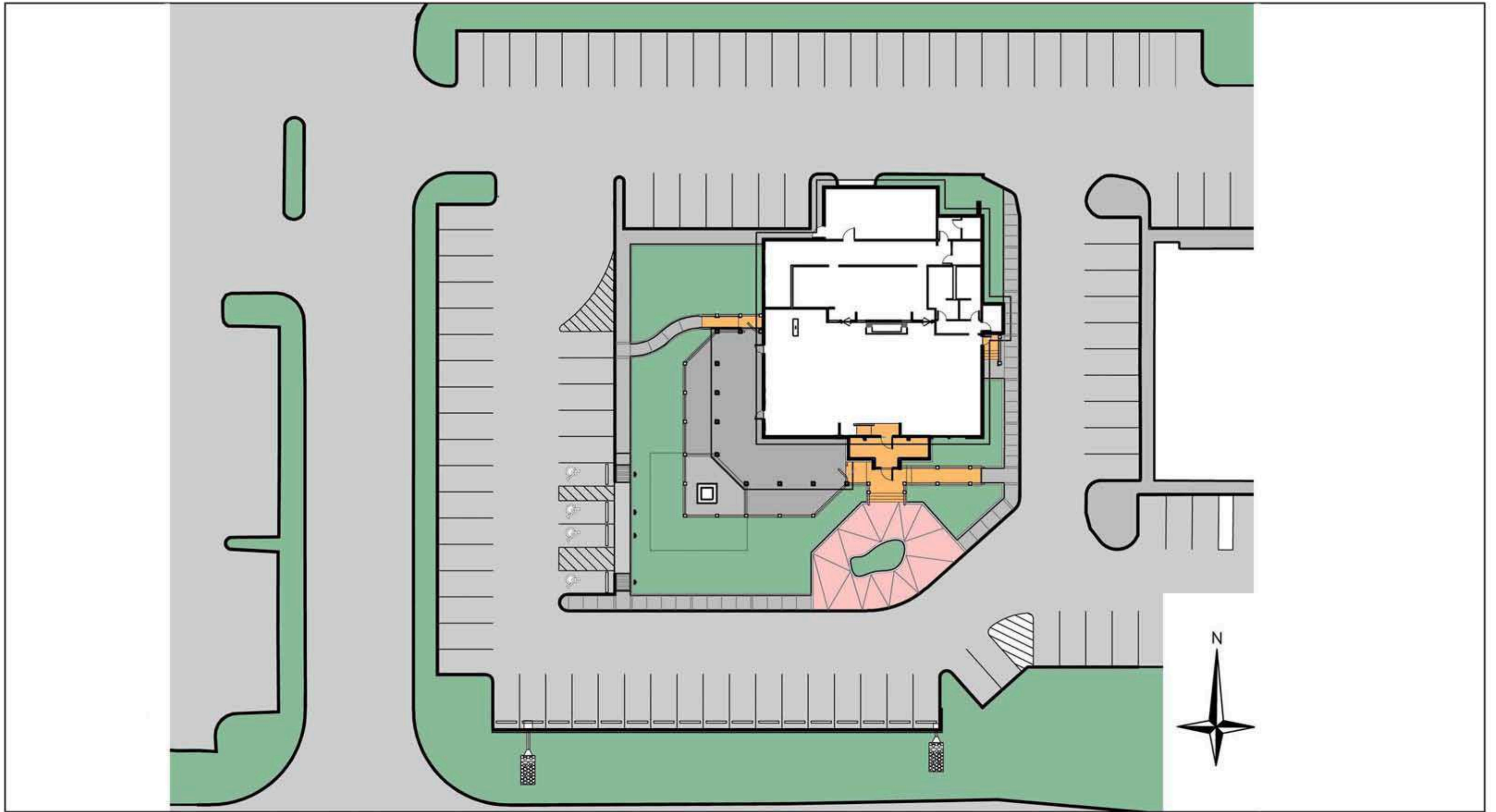
### Screening (Fences and Walls)

The design of the existing trash enclosure is kept within the existing building walls. All other service items will continue to be screened or hidden from public view in an appropriate manner. No special fencing is to be included in this project.



**01** PERSPECTIVE  
N.T.S.

PLAN <sup>B</sup>  
BRAND → DESIGN → DIRECTION



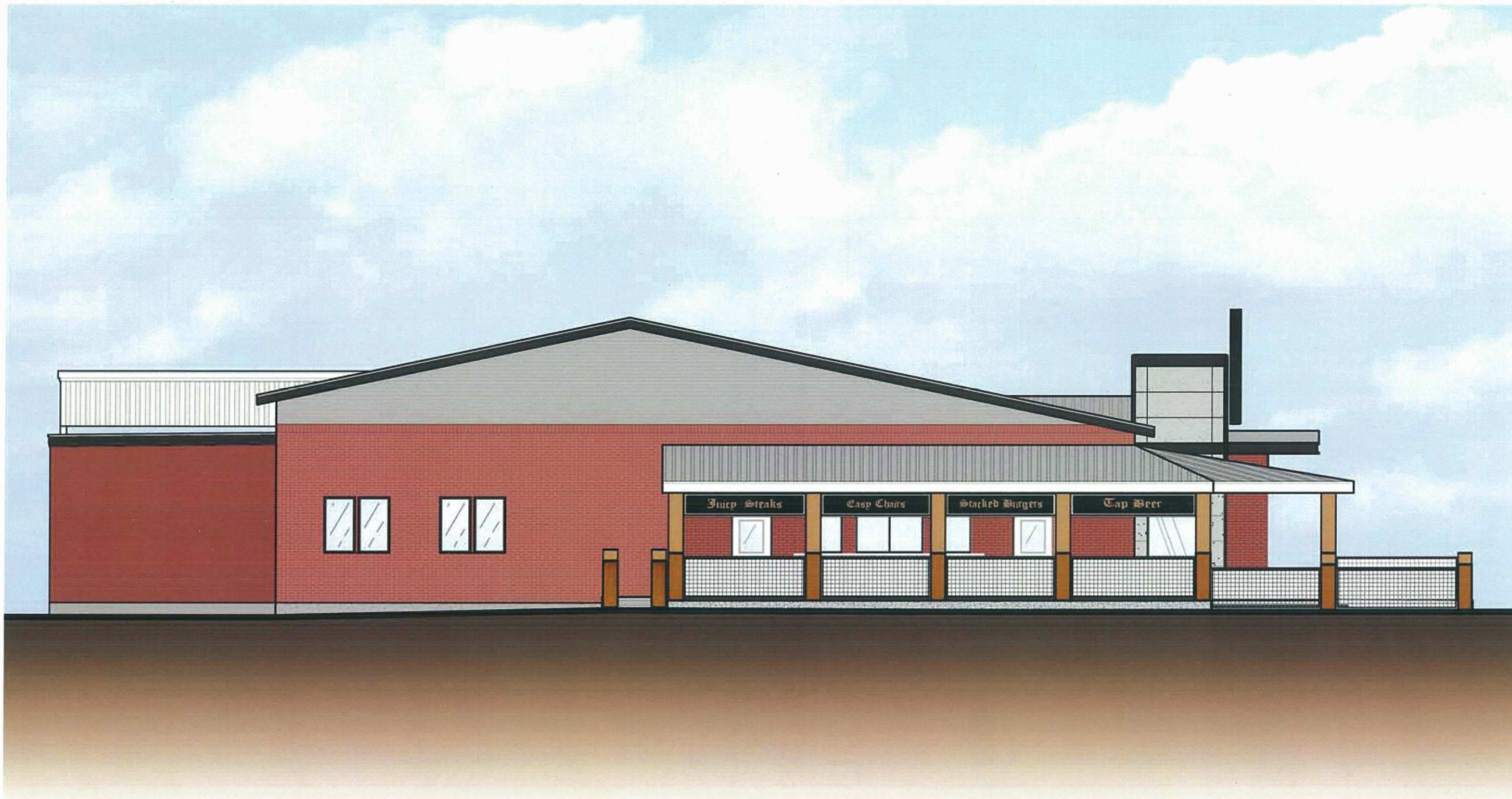
**01** **SITE PLAN**  
N.T.S.





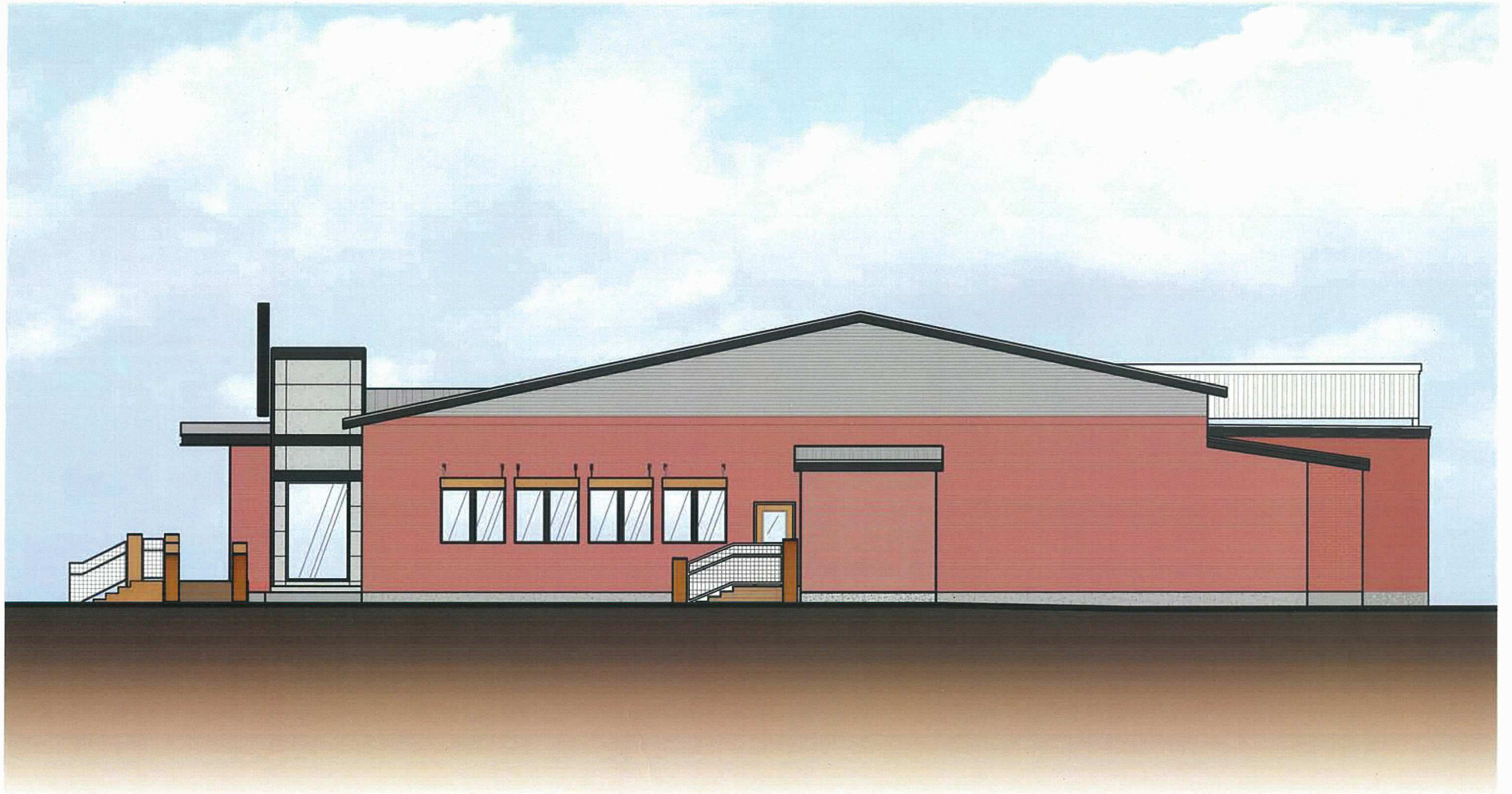
**01 SOUTH ELEVATION**  
1/8" = 1'-0"





**01 WEST ELEVATION**  
1/8" = 1'-0"





**01 EAST ELEVATION**  
1/8" = 1'-0"



**PLAN<sup>B</sup>**  
BRAND → DESIGN → DIRECTION



**01** NORTH ELEVATION  
1/8" = 1'-0"







**01** NORTH  
N.T.S.



**02** EAST  
N.T.S.



**03** SOUTH  
N.T.S.



**04** WEST  
N.T.S.



**VIEWS**  
N.T.S.





DESIGN FIRM  
 PLAN B GROUP INC  
 4811 BUBBA VISTA, SUITE A  
 DALLAS, TX 75235  
 WWW.PLANBGROUP.NET  
 214.522.0006

BRICK HOUSE

CHESTERFIELD AIRPORT RD.  
 CHESTERFIELD, MO 63005

ISSUE FOR PERMIT

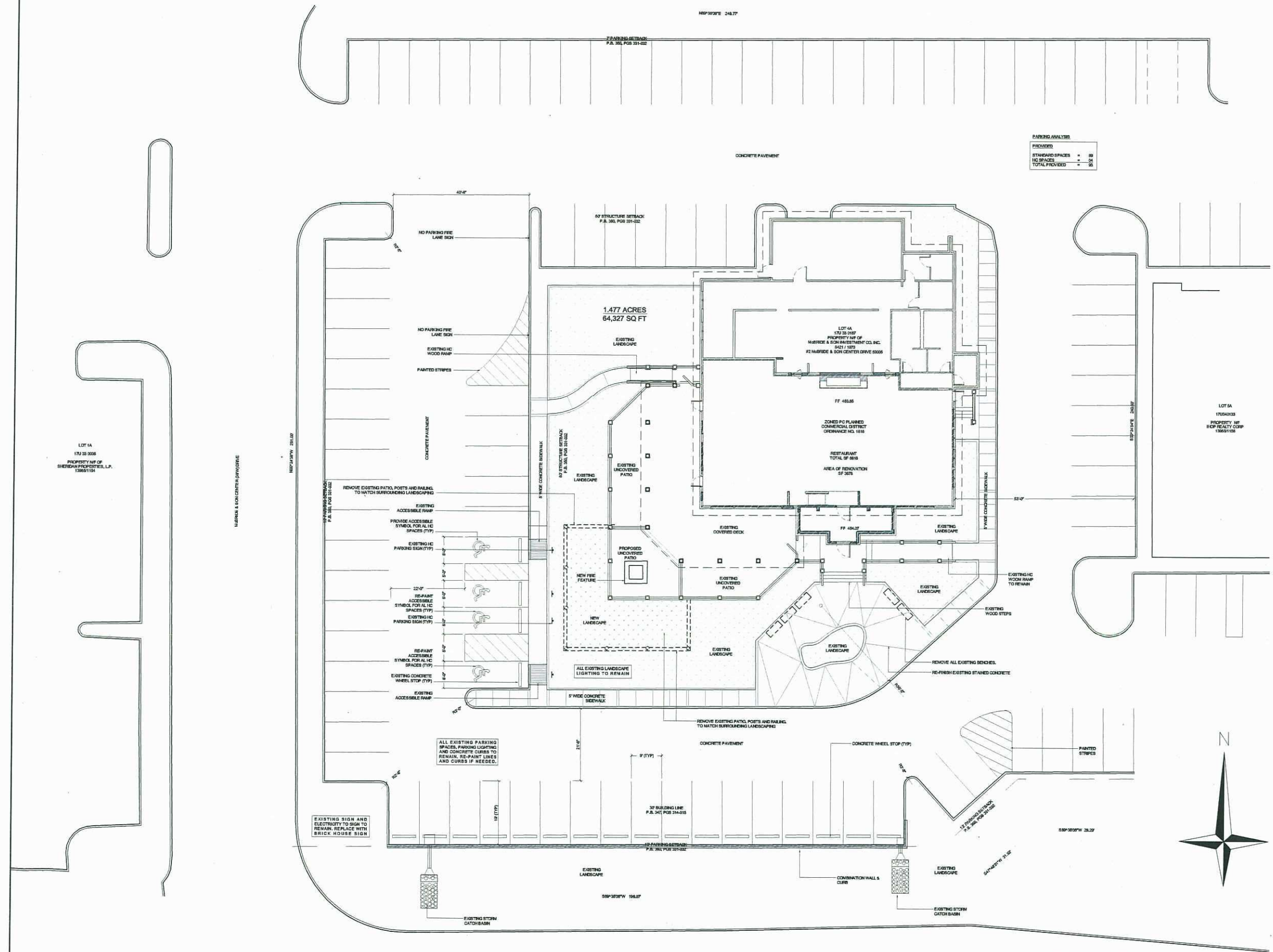


12.12.08

**PLAN B**  
 BRAND • DESIGN • DIRECTION

SITE PLAN

A0.01



PARKING ANALYSIS

PROVIDED	
STANDARD SPACES	= 89
HO SPACES	= 04
TOTAL PROVIDED	= 93

**01 SITE PLAN**  
 3/32" = 1'-0"  
 0' 5' 10' 15'



DESIGN FIRM  
 PLAN B GROUP INC  
 4201 BUSH VISTA, SUITE A  
 DALLAS, TX 75204  
 WWW.PLANBGROUP.NET  
 214.522.0006

**BRICK HOUSE**  
 CHESTERFIELD AIRPORT RD.  
 CHESTERFIELD, MO 63005



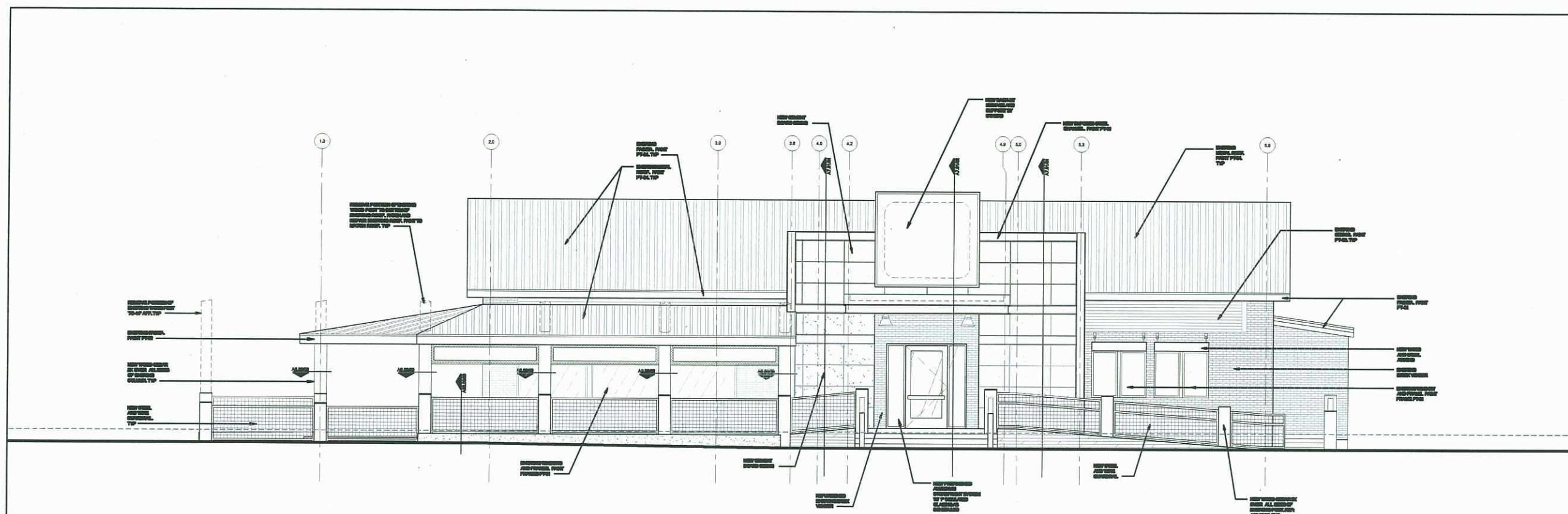
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01.01.09

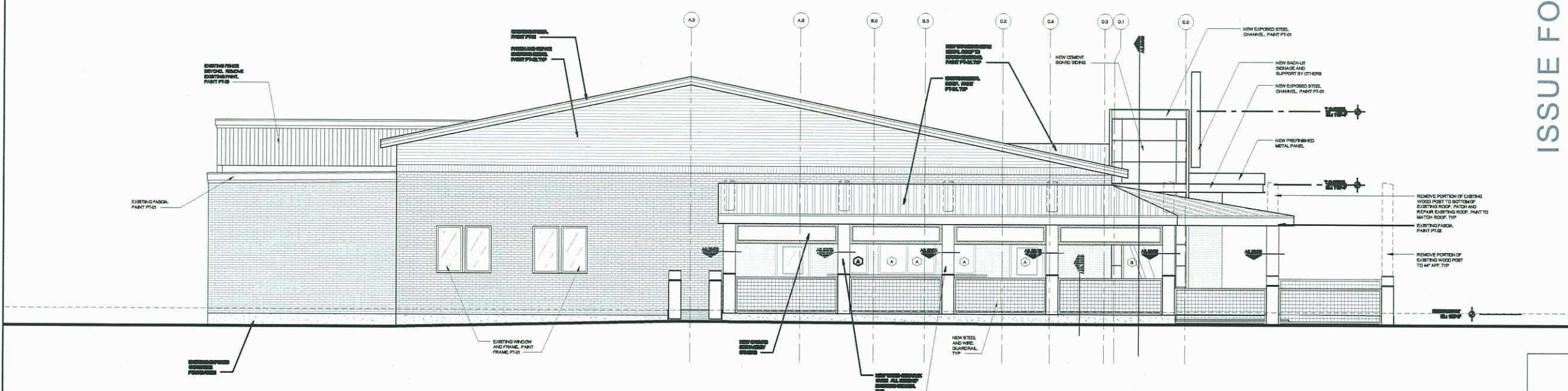
**PLAN B**  
 BRAND + DESIGN + DIRECTION

EXTERIOR  
 ELEVATIONS

**A3.01**



**02 WEST ELEVATION**  
 1/4" = 1'-0"  
 0' 2' 4'



**01 SOUTH ELEVATION**  
 1/4" = 1'-0"  
 0' 2' 4'



DESIGN FIRM  
 PLAN B GROUP INC  
 4081 BURBA VISTA, SUITE A  
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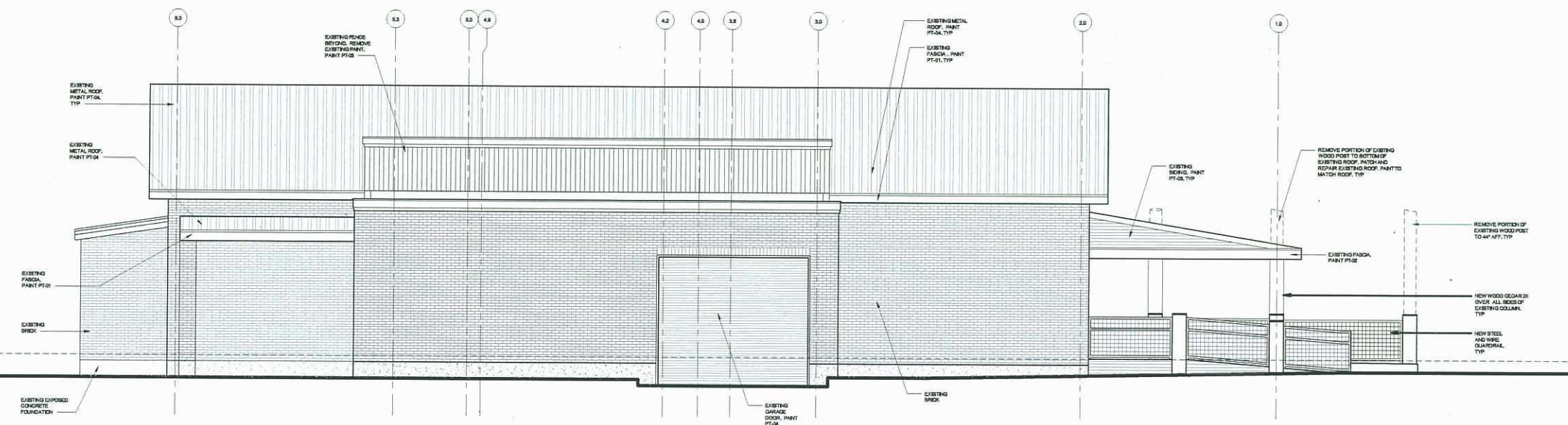
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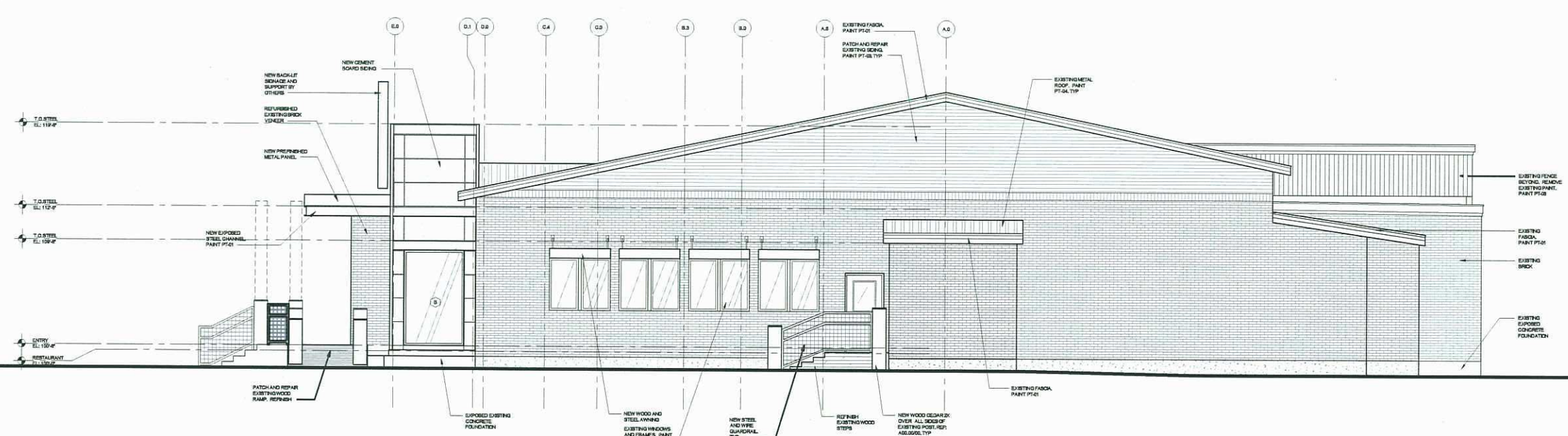
PLAN B  
 BRAND • DESIGN • DIRECTION

EXTERIOR  
 ELEVATIONS

A3.02



02 EAST ELEVATION  
 1/4" = 1'-0"  
 0 2 4



01 NORTH ELEVATION  
 1/4" = 1'-0"  
 0 2 4