



**II. B.**

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January 10, 2008

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

**Re: Delmar Gardens of Chesterfield (14855 N. Outer 40):** An Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design for Delmar Gardens of Chesterfield, located on an 11.17 acre parcel located at 14855 N. Outer Forty Drive, east of the intersection of Highway 40/Interstate 64 and Chesterfield Parkway East.

Dear Board Members:

Gray Design Group has submitted, on behalf of Delmar Gardens, an Amended Site Development Plan, Architectural Elevations, and 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 replace the exterior wood siding with an Exterior Insulation Finish System (EIFS) for the dining room expansion; and the windows and frames will be replaced to match the existing. The request also includes replacing the existing canopy with a new standing seam metal canopy and a proposed covered walkway from the therapy area to activities area. Finally, the request includes the signature "butterfly" as an integral element on the canopy and proposed dining room expansion. The building is located on an 11.17 acre parcel zoned "NU" Non-Urban District. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

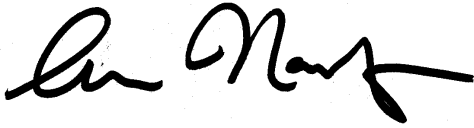
**Departmental Input**

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

**Actions Requested**

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aimee Nassif  
Senior Planner

**Attachments**

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

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

**Project Name:** Delmar Gardens-14855 N. Outer 40 Road

**Date of Review:** January 10, 2008

| Guideline Description                           | Addressed as Written | Addressed with Modification (1) | Comments and Reference (2) |
|---|----------------------|---------------------------------|----------------------------|
| <b>CHAPTER ONE:<br/>Site Layout</b>             |                      |                                 |                            |
| A. Physical Features                            | N/A                  |                                 |                            |
| B. Vegetation                                   | N/A                  |                                 |                            |
| C. Site Relationships                           | X                    |                                 |                            |
| D. Pedestrian & Vehicular Circulation           | N/A                  |                                 |                            |
| E. Pedestrian Orientation                       | N/A                  |                                 |                            |
|   |                      |                                 |                            |
| <b>CHAPTER TWO:<br/>Building all Structures</b> |                      |                                 |                            |
| <b>I. All Structures:</b>                       |                      |                                 |                            |
| 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                    |                                 |                            |
|   |                      |                                 |                            |
| <b>II. Residential Structures:</b>      |                      |                                 |                            |
| A. General Residential Architecture     | X                    |                                 |                            |
| B. Multiple-Family Architecture         | N/A                  |                                 |                            |
|   |                      |                                 |                            |
| <b>III. Non-residential Structures:</b> |                      |                                 |                            |
| A. General                              | N/A                  |                                 |                            |
| B. Building Equipment Service           | N/A                  |                                 |                            |
| C. Fast Food Restaurant Guidelines      | N/A                  |                                 |                            |
| D. Auto Service Station Guidelines      | N/A                  |                                 |                            |
| E. Shopping Center Guidelines           | N/A                  |                                 |                            |
| F. Chesterfield Valley Guidelines       | N/A                  |                                 |                            |



| <b>Guideline Description</b>               | <b>Addressed as Written</b> | <b>Addressed with Modification (1)</b> | <b>Comments and Reference (2)</b>   |
|--|-----------------------------|--|---|
| <b>CHAPTER THREE:<br/>Landscape Design</b> | <b>X</b>                    |  | <b>There is no landscaping being proposed that necessitates landscape plan review. New plantings are internal to site in the courtyard area only.</b> |
| <b>CHAPTER FOUR:<br/>Miscellaneous</b>     |                             |  |   |
| A. Signage                                 | <b>N/A</b>                  |  |   |
| B. Lighting                                | <b>N/A</b>                  |  |   |
| C. Utilities                               | <b>N/A</b>                  |  |   |
| D. Stormwater Drainage                     | <b>N/A</b>                  |  |   |
| E. Energy Conservation                     | <b>N/A</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.

JANUARY 8, 2008



*Delmar Gardens of Chesterfield*  
(14855 N. OUTER 40 ROAD)

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OWNER: DELMAR GARDENS ENTERPRISES



REMOVE EXISTING  
BRICK WALL

REMOVE EXISTING  
CANOPY

REMOVE EXISTING  
ENTRY DOORS

REMOVE EXISTING  
GLAZING AND FRAME

REMOVE EXISTING  
CURB

REMOVE EXISTING  
SIDEWALK

EXISTING PORTE COCHERE - PHOTO 1





REMOVE EXISTING  
CANOPY

REMOVE EXISTING  
BRICK WALL

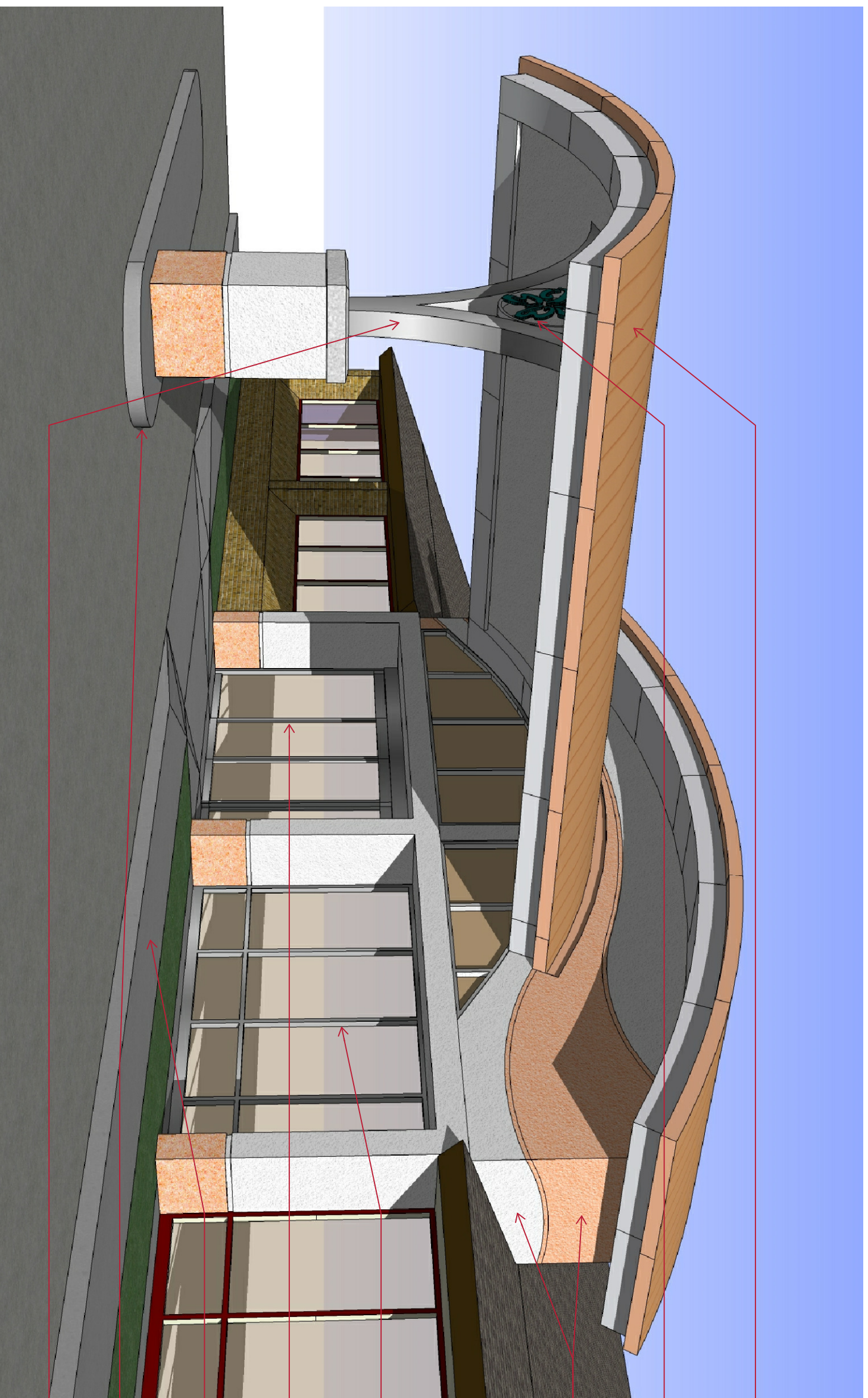
REMOVE EXISTING  
ENTRY DOORS

REMOVE EXISTING  
SIDEWALK

REMOVE EXISTING  
CURB

EXISTING PORTE COCHERE - PHOTO 2





NEW STANDING SEAM METAL CANOPY

NEW POLISHED STAINLESS STEEL DELMAR GARDENS "BUTTERFLY" ARCHITECTURAL FEATURE

NEW EIFS

NEW GLAZING AND POLISHED STAINLESS STEEL FRAME

NEW DOUBLE SLIDING ENTRY DOORS

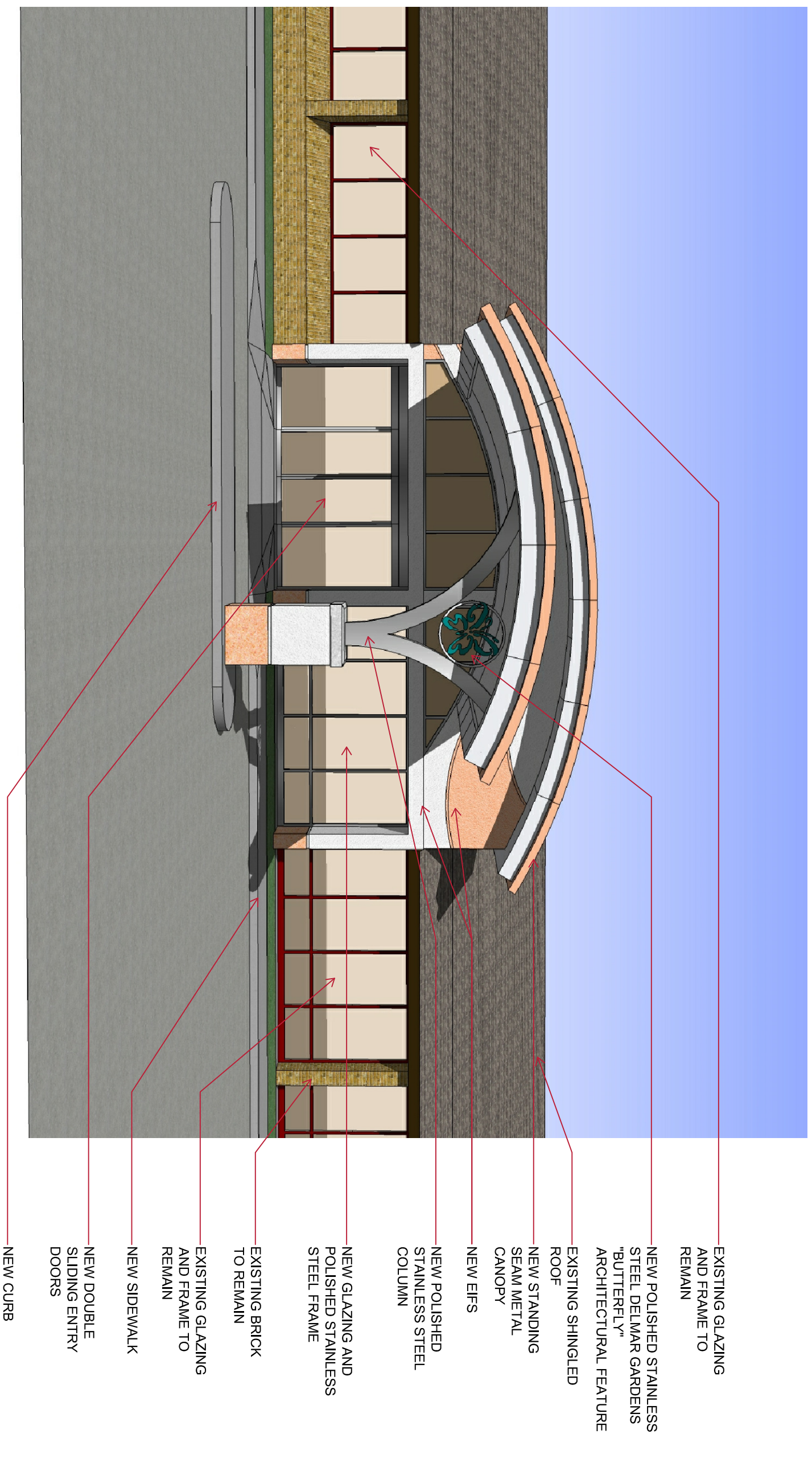
NEW SIDEWALK

NEW CURB

NEW POLISHED STAINLESS STEEL COLUMN

PROPOSED PORTE COCHERE - MODEL 1





PROPOSED PORTE COCHERE - MODEL 2





EXISTING SHINGLED  
ROOF

NEW STANDING  
SEAM METAL  
CANOPY

NEW POLISHED STAINLESS  
STEEL DELMAR GARDENS  
"BUTTERFLY"  
ARCHITECTURAL FEATURE

NEW POLISHED  
STAINLESS STEEL  
COLUMN

NEW EIFS

NEW DOUBLE  
SLIDING ENTRY  
DOORS

NEW CURB

NEW SIDEWALK

EXISTING GLAZING  
AND FRAME TO  
REMAIN

EXISTING BRICK  
TO REMAIN

PROPOSED PORTE COCHERE - MODEL 3





EXISTING SHINGLED  
ROOF TO REMAIN

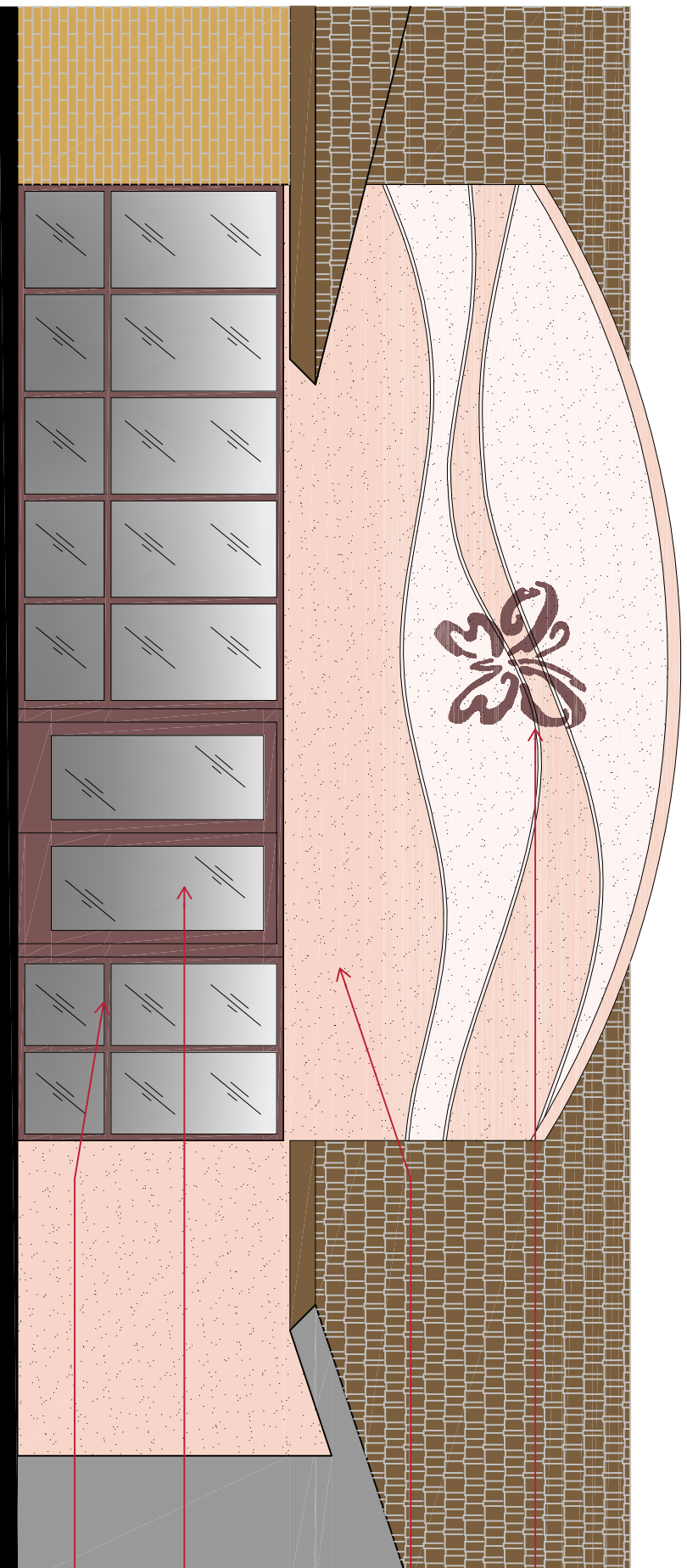
REMOVE EXISTING  
WINDOWS AND FRAMES

REMOVE EXISTING  
SLIDING DOOR

REMOVE EXISTING  
PATIO

EXISTING DINING ROOM - PHOTO 1





NEW DELMAR GARDENS  
"BUTTERFLY"  
ARCHITECTURAL FEATURE

NEW EIFS  
(CURVED IN PLAN)

NEW DOUBLE  
SWINGING DOORS

NEW GLAZING  
AND FRAMES

**PROPOSED ALZHEIMERS DINING ROOM EXPANSION - ELEVATION I**





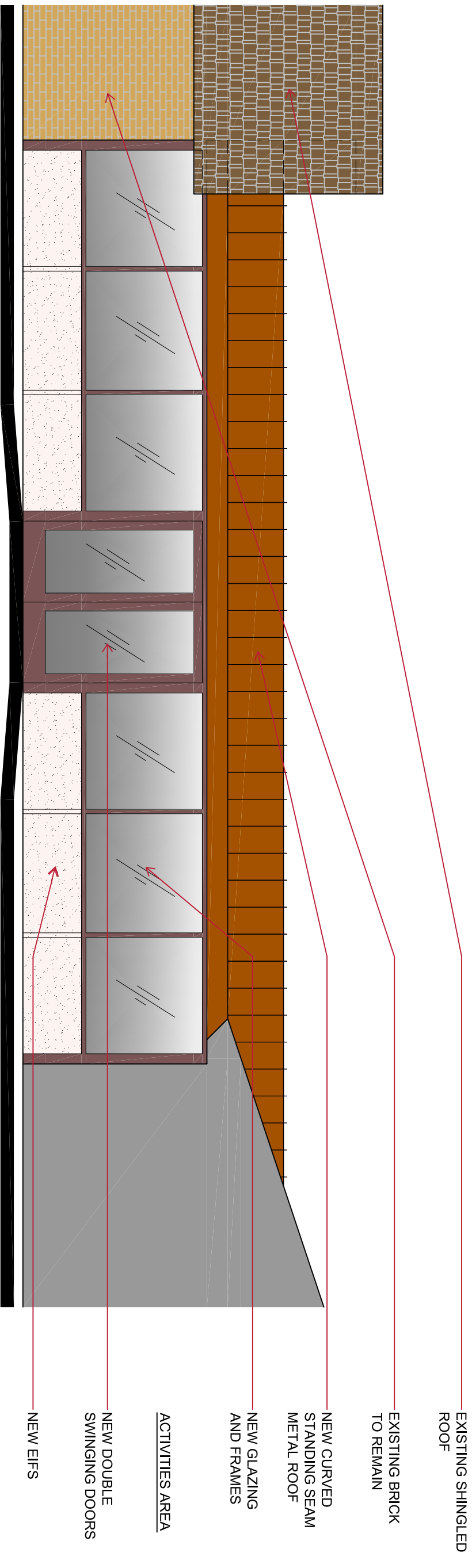
EXISTING SHINGLED  
ROOF TO REMAIN

REPLACE EXISTING  
GLAZING AND FRAME

REMOVE EXISTING  
SIDEWALK

EXISTING EXTERIOR AT ACTIVITIES AREA - PHOTO 1





**PROPOSED WALKWAY - ELEVATION I**

(OTHER SIDE MIRROR IMAGE)





CHESTERFIELD VILLAS (EXISTING WEST OF FACILITY)



CHESTERFIELD VILLAS (EXISTING WEST OF FACILITY)



DELMAR GARDENS OFFICE BUILDINGS (EXISTING EAST OF FACILITY)



DELMAR GARDENS OFFICE BUILDINGS (EXISTING EAST OF FACILITY)





DELMAR GARDENS OFFICE BUILDINGS  
(EXISTING EAST OF FACILITY LOOKING WEST)



DELMAR GARDENS OFFICE BUILDINGS  
(EXISTING EAST OF FACILITY LOOKING EAST)



EXISTING DELMAR GARDENS OF CHESTERFIELD FACILITY



CHESTERFIELD VILLAS  
(EXISTING WEST OF FACILITY LOOKING WEST)



