



II.A.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

February 6, 2009

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

RE: Chesterfield Commons Six, Lot 7B (Hyatt Place Hotel): A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting and Architect's Statement of Design for a 2.807 acre lot of land zoned "C-8" Planned Commercial located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Dear Board Members:

M2 Architecture Studio and Volz Inc. have submitted, on behalf of THF Properties, a Site Development Section Plan, Architectural Elevations, Landscape Plan, 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 a new five (5) story, 77,764 square foot building for hotel use. The exterior building materials will be comprised of Brick Veneer, Clear Glass, Fritted Glass, and EIFS. The roof is proposed to be comprised of single ply membrane flat roof. Please see the attached checklist to review the project's compliance with the Architectural Review Board Guidelines.

Departmental Input

The submittal was reviewed for compliance with the Architectural Review Board Guidelines, City of Chesterfield Ordinance 2096, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to the City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning and Public Works.

Actions Requested

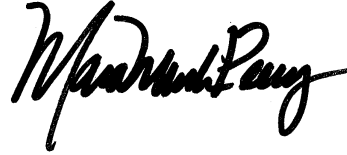
The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully Submitted



Kristian Corbin
Project Planner

Respectfully Submitted



Mara Perry, AICP
Senior Planner

Attachments:

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

ARCHITECTURAL REVIEW BOARD

Project Name: Chesterfield Commons Six, Lot 7B
(Hyatt Place Hotel)

Guidelines Review Checklist

Date of Review: 2/5/2009

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		
B. Circulation System and Access	X		
C. Topography	X		
D. Retaining Walls	X		
General Requirements for Building Design			
A. Scale	X		
B. Design	X		
C. Materials and Color	X		
D. Landscape Design and Screening	X		
E. Signage			Not submitted for approval at this time
F. Lighting	X		Lighting is being addressed through site plan review for proper light levels. Architectural lighting has been submitted for review.
Use Type: Commercial			
Access			
Exterior Elements			
Landscaping and Screening			
Scale			
Site Design			

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.

Form revised: February 2009



ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: HYATT PLACE HOTEL.
CHESTERFIELD
Developer: HOSPITALITY SVCS. Architect: M² ARCHITECTURE Engineer: VOLZ ENGINEERING.
Location: INTERSTATE 64 & BOONE'S CROSSING (S.W. CORNER).

PROJECT STATISTICS:

Size of site (in acres): 2.807 Total Square Footage: 17,704 Building Height: 55'-0"

Proposed Usage: HOTEL

Exterior Building Materials: BRICK, EIFS, GLASS

Construction Type: 2A

Roof Material & Design: SINGLE PLY MEMBRANE / FLAT ROOF

Screening Material & Design: LANDSCAPE PLAN.

Landscape Guidelines: Commercial Institutional Valley Residential

Building Setbacks: 100' Front 15' Side 0' Rear 5' Max Bldg Ht. _____ Min. Lot Req. _____

Description of art or architecturally significant features (if any): PORTE COCHERE

ADDITIONAL PROJECT INFORMATION:



2

architecture studio

architecture

engineering

planning

interiors

Statement of Design

Project Name: Hyatt Place, Chesterfield, Missouri

Project Number: 08-143

Date: January 20, 2009



Site Relationships

This site has been designed to incorporate the City of Chesterfield's Access Management Ordinance with respect to entry from the existing road. The siting of the building capitalizes on the sixty-five foot building line along the southern property line to incorporate green space, softening the image of the building from the street. The building has been oriented on the site to take advantage of morning and afternoon sun along its two primary elevations.

Circulation System and Access

Vehicular circulation around the site provides access to all four elevations of the building and meets the requirements of the Monarch fire Protection District for critical clearances. Parking areas have been located so as to provide clear and direct access to the building, and wherever possible, have been located to minimize interference with pedestrian walkways. Parking has also been located to the sides and rear of the building as approached from the street to assist in minimizing its visual impact. Accessible parking spaces have been located adjacent to the building.

The pedestrian walkways on the site are clear and differentiated from the vehicular circulation through the use of other distinctive materials.

Topography

As this site is located adjacent to Interstate 64 in the Chesterfield Valley, its topographic features are minimal. Site contours have been designed to provide smooth transitions with the existing street servicing the site, and to provide drainage for storm water. The site's contours have been minimally disturbed to accommodate the building's placement.

1232 washington ave.

suite 230

st. louis, mo 63103

p: 314.241-6262

f: 314.241-6263

www.m2astudio.com

Retaining Walls

As the site's topography is relatively flat, retaining walls have not been incorporated into this design.

Building Design: Scale

This building is similar in scale and size to the Hampton Inn project directly adjacent to the east. The massing of the building has been minimized through the articulation of the exterior wall with insets, outside corners and the use of various parapet heights. The Porte Cochere at the building's entry serves as an architectural cue denoting the primary entry and has been designed to a height that will mitigate the boundary between wide open exterior space and the more intimate interior spaces.

The verticality of the building mass has been treated with two different finish materials to provide a visual break for the exterior walls whose height is approximately fifty (50) feet. The height of the masonry has been varied around the building.

Building Design: Design

The hotel is designed to incorporate a number of various elements and bring them together in a holistic manner. While the exterior finish materials vary, they are meant to serve as a palette of textures and finishes that bring the massing together in a single composition. Brick, exterior insulated finish system (EIFS) and glass all combine to create an experience that identifies public and private zones of the building as well as meeting the functional needs of protection and security, visual connection and sound transmission.

The articulation of the parapet walls allows for the screening of the mechanical equipment that serves the public corridors of the building, and is an extension of the exterior wall design. Reveals in the EIFS finish align with window heads and sills to give them a sense of purpose and to visually break up the areas of the material. The exterior doors of the building are identified with an architectural drip cap to mark their presence.



Building Design: Colors

The color scheme for the hotel is primarily composed of warm tones and punctuated by glass with a blue, non-reflective tint. As previously indicated, the lowest story of the building is clad entirely of brick masonry for a more monumental presence and to withstand the challenges of being accessible to direct contact.

The building signage is to be located on the glazed design element near the center of the building. The element is intended to serve this purpose and the purpose of introducing natural light into the building's interior spaces.

Building Design: Landscape Design and Screening

The existing site for this project was an open expanse and therefore with the exception of grass, no existing landscape could be incorporated into the design. The landscaping planned for this project is a combination of brand guidelines from Hyatt and the guidelines as set forth by the City of Chesterfield. The plantings are intended to introduce natural vegetation into the project, provide color and to soften the boundary between building and site. The landscaping has been strategically grouped to punctuate the corners of the building, taking advantage of space not used for pedestrian walkways.

The landscaping in the parking areas is comprised primarily of elm, oak and maple trees and is protected from vehicular traffic by means of concrete curbing. Juniper and bayberry plants have been planned for the southeast corner of the site to visually screen the trash dumpster enclosure, the walls of which are constructed from brick masonry to match the exterior of the building. There is an existing fence encircling the MSD pump station on the northeast corner of the site. This fence was constructed, and is maintained by MSD.

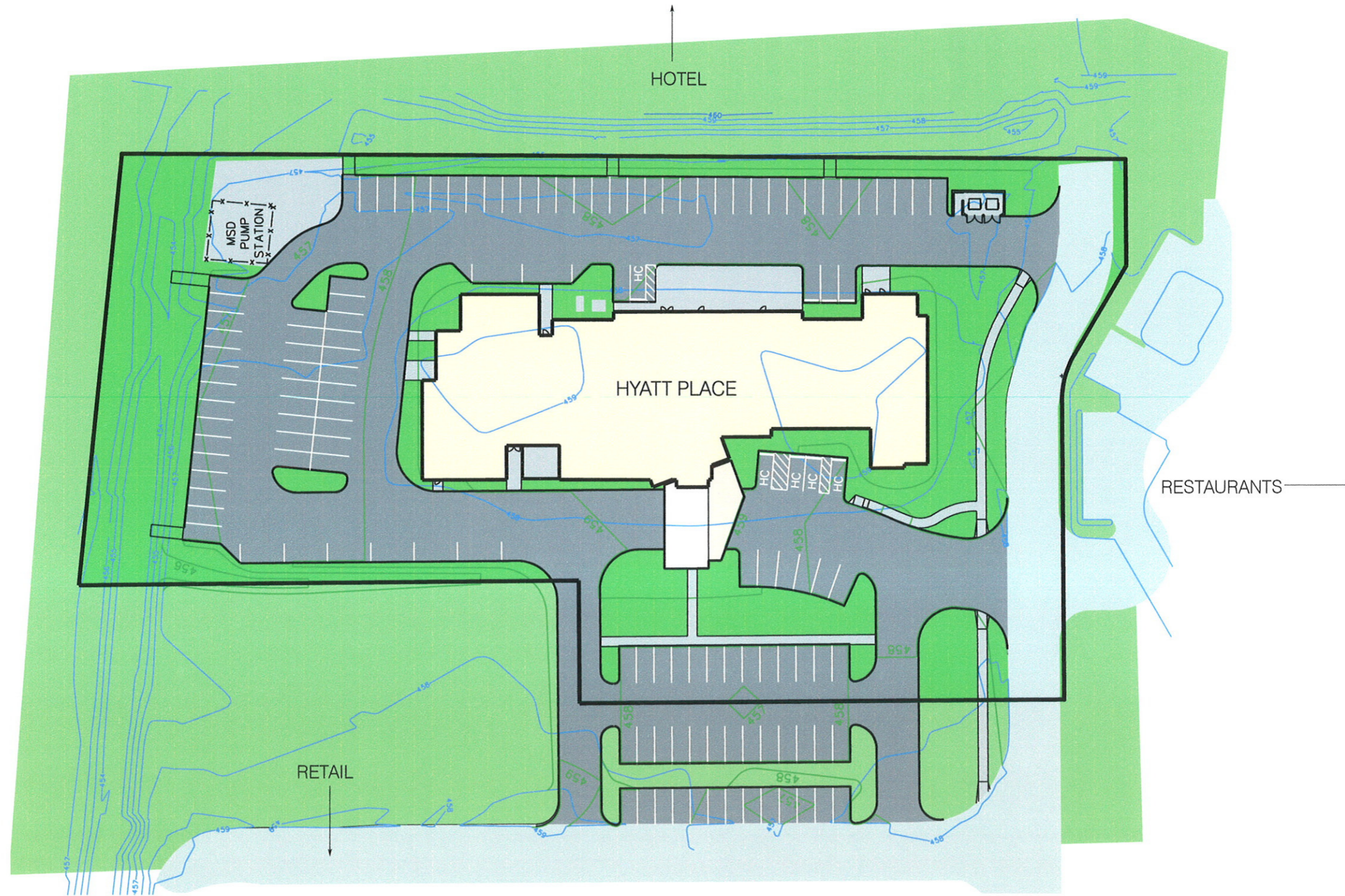
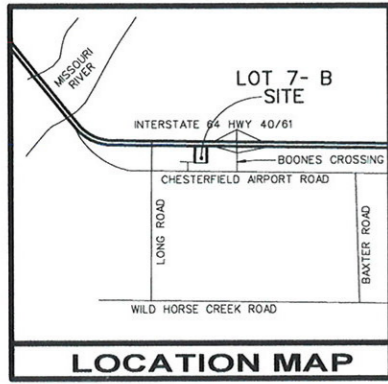
Building Design: Signage

Building signage will be brand-standard from Hyatt and will comply with the requirements of the City of Chesterfield for size, location and lighting/optics. Additionally, way-finding signage will be incorporated into the site design and will be consistent with the brand identity graphics that identify Hyatt Place.

Building Design: Lighting

The exterior lighting for this project has been architecturally integrated to enhance the building's presence at night, accent its features and provide the necessary life-safety needs for the building's users. The lighting optics and shielding will comply with the requirements of the City of Chesterfield.





HYATT PLACE CHESTERFIELD

SITE PLAN
Scale: N.T.S.

January 28, 2009





HYATT PLACE CHESTERFIELD

WEST ELEVATION
Scale: 1/16 = 1'-0"

January 28, 2009



architecture studio



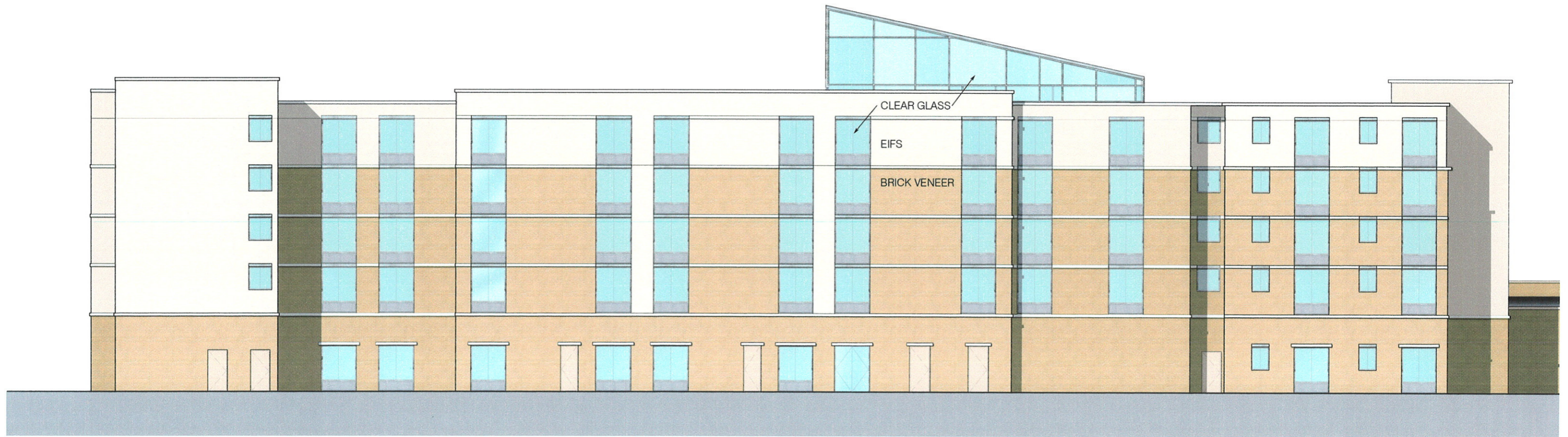
HYATT PLACE CHESTERFIELD

NORTH ELEVATION
Scale: 1/16 = 1'-0"

January 28, 2009



architecture studio



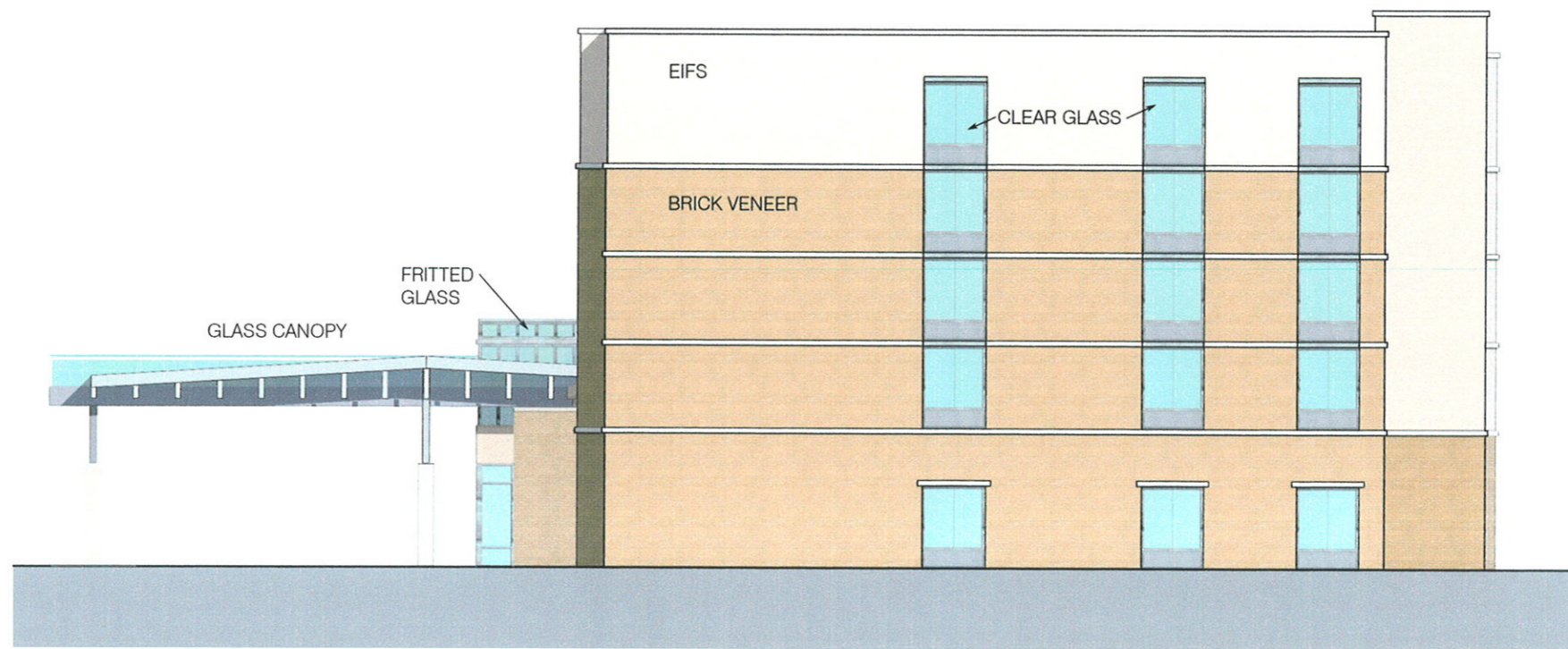
HYATT PLACE CHESTERFIELD

EAST ELEVATION
Scale: 1/16" = 1'-0"

January 28, 2009



architecture studio



HYATT PLACE CHESTERFIELD

SOUTH ELEVATION
Scale: 1/16 = 1'-0"

January 28, 2009



architecture studio



LYNCH HUMMER

NORTH



WEST



EAST



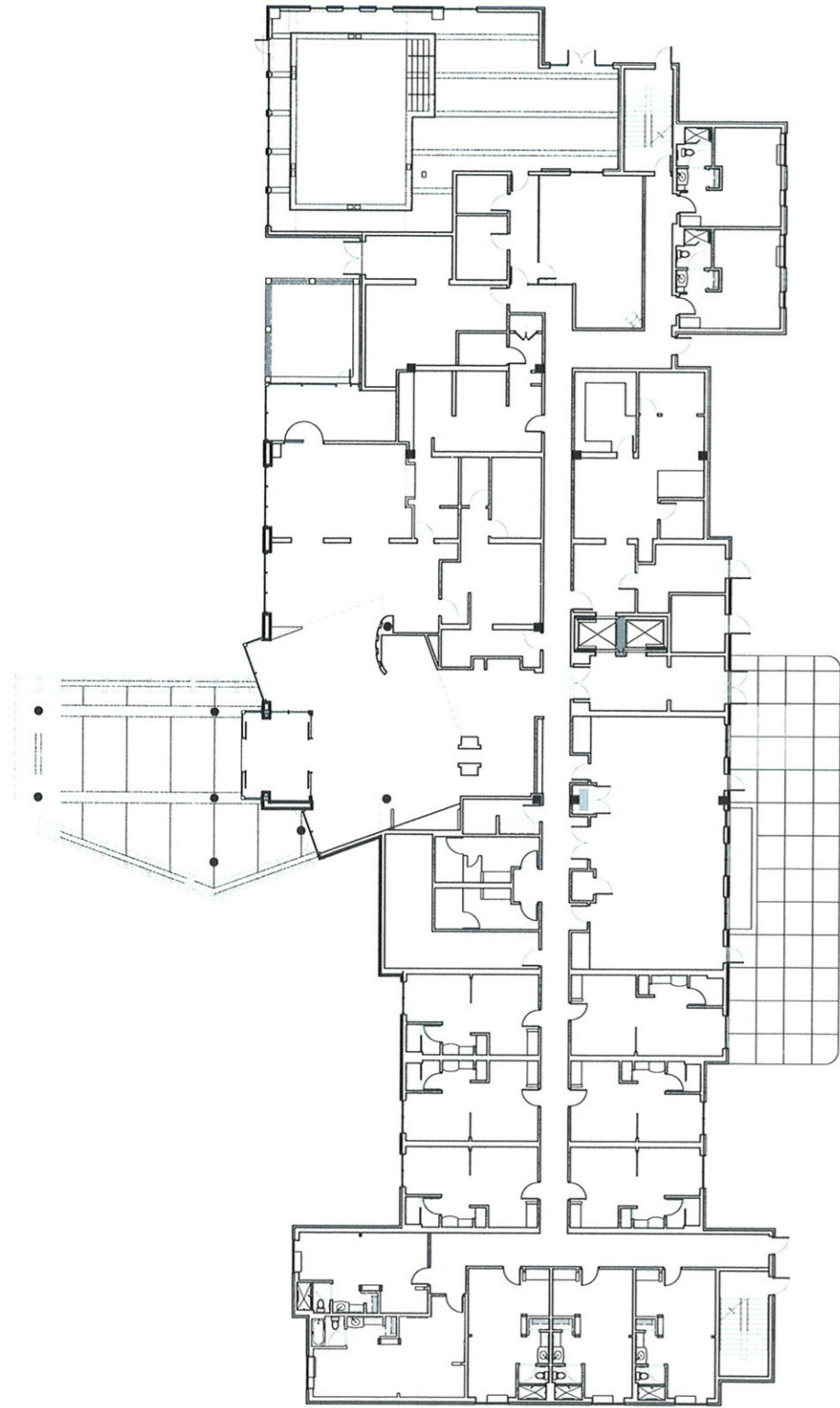
Culver's
RESTAURANTS &
FRESH CUSTARDS

Menu board displaying various food items and prices.

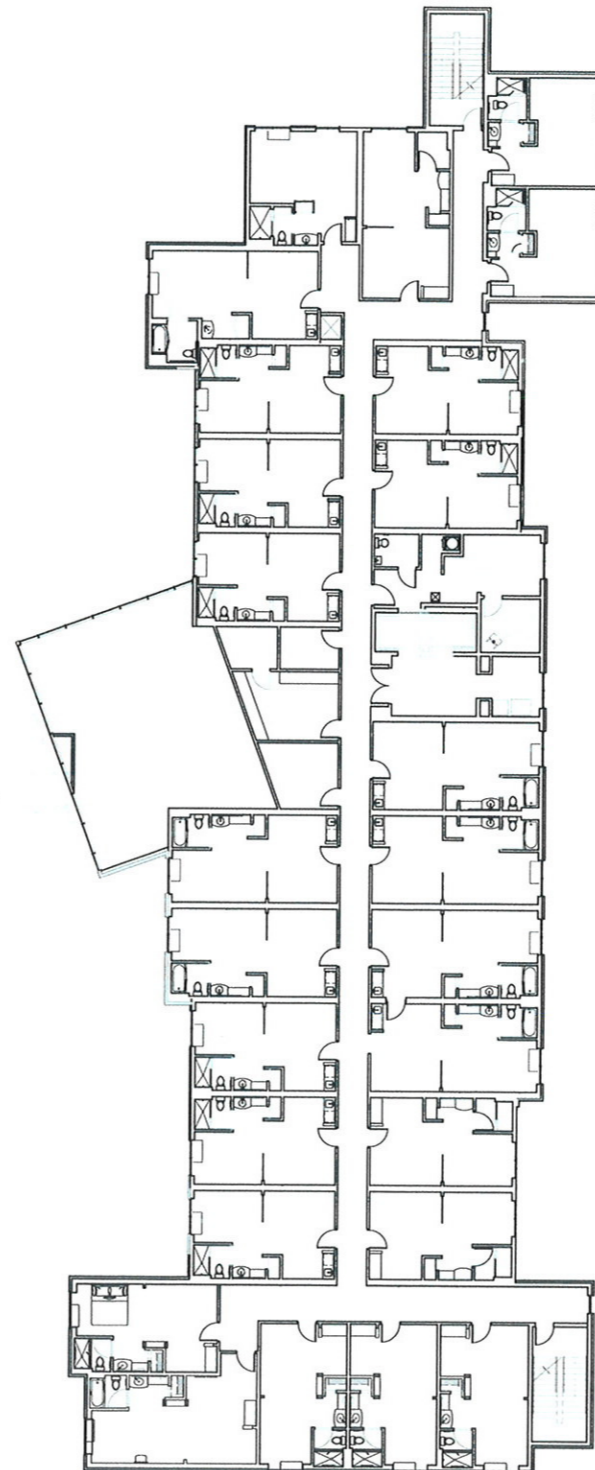
SOUTH



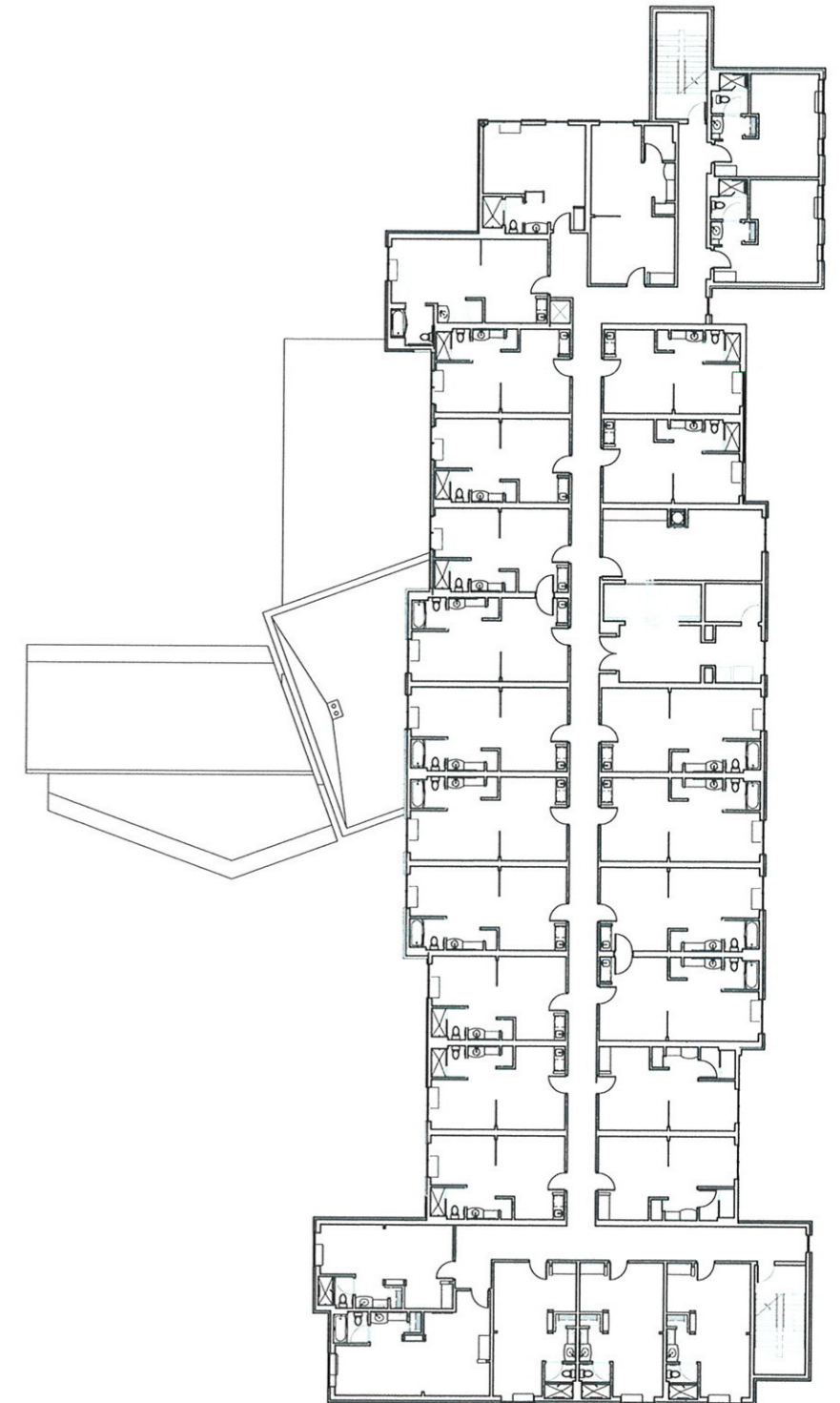
SOUTH



FIRST FLOOR



SECOND FLOOR



UPPER FLOORS

HYATT PLACE CHESTERFIELD

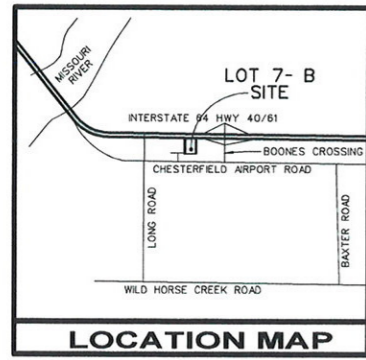
FLOOR FOOTPRINTS
Scale: 1/32" = 1'-0"



January 28, 2009



architecture studio



ST. LOUIS COUNTY BENCH MARKS:

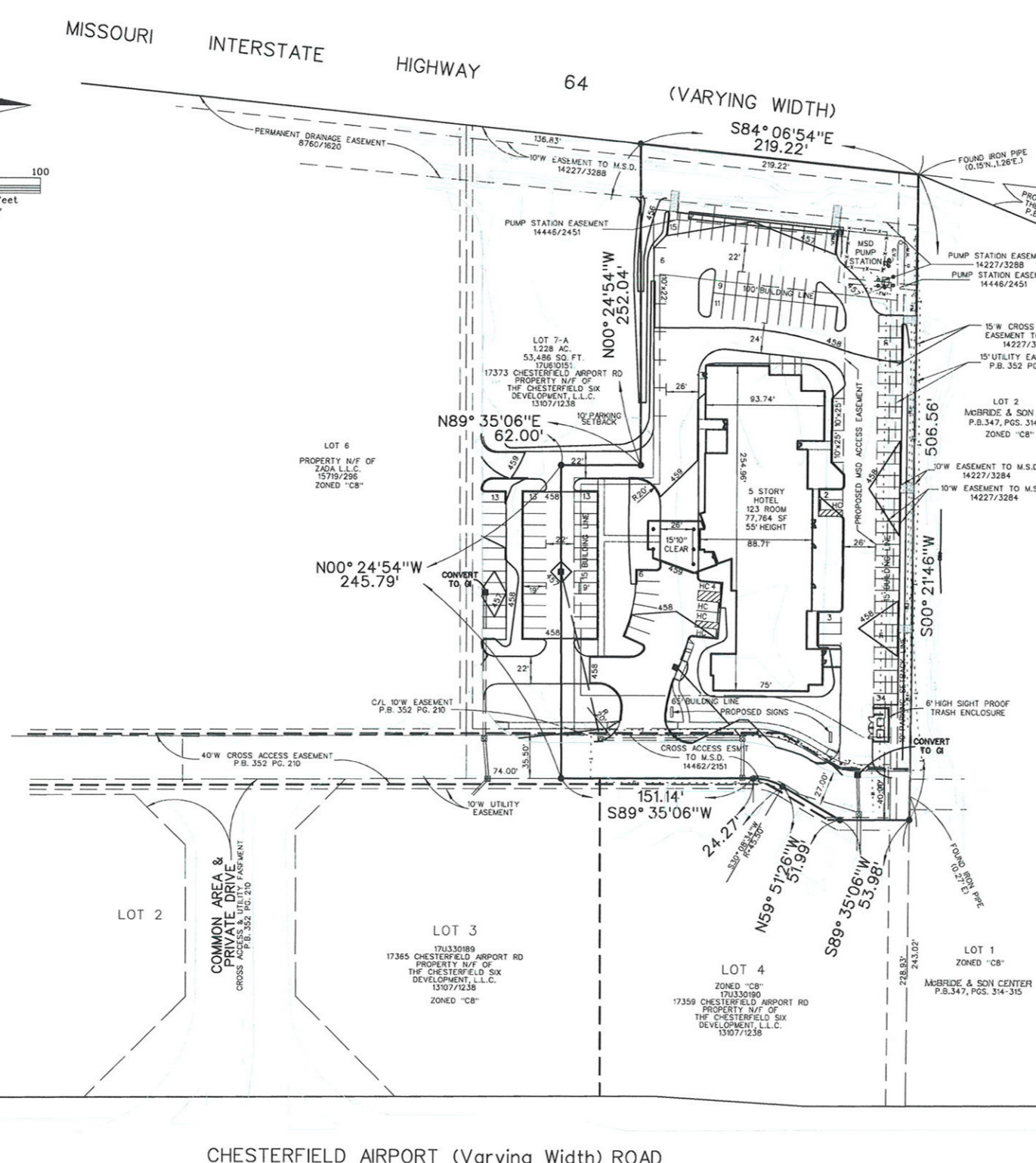
12-171 460.06 - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

GENERAL NOTES

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:	
MISSOURI-AMERICAN WATER COMPANY AMERICAN GAS COMPANY SOUTHWESTERN BELL TELEPHONE COMPANY CHARTER COMMUNICATIONS (CABLE TV) LA CROSSE GAS COMPANY	
THIS SITE IS IN THE FOLLOWING DISTRICTS:	
METROPOLITAN ST. LOUIS SEWER DISTRICT MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICTS MISSOURI RIVER WATERSHED	
PROJECT NOTES	
LOCATOR NUMBER:	17U610162
OWNER OF RECORD:	THF CHESTERFIELD SIX DEVELOPMENT LLC 17369 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO. 63005 2127 INNERBELT BUSINESS CENTER DR. SUITE 200 ST. LOUIS, MO. 63114
PREPARED BY:	VOLZ ENGINEERING INC. 10849 INDIAN HEAD IND'L BLVD. ST. LOUIS, MISSOURI 63132 314.428.6212 314.899.1250 (FAX)
PREPARED FOR:	CHESTERFIELD HOSPITALITY SERVICES, INC. 1028 EAST LINWOOD DRIVE SPRINGFIELD, MISSOURI 65807 P: 417.862.6096
EXISTING ZONING:	"C-8"
ORDINANCE NUMBER:	2098 - CHESTERFIELD 1817 - ST. LOUIS COUNTY
PROPOSED USES:	123 ROOM - 5 STORY HOTEL - 77,764 SF
AREA OF SITE:	2.807 AC
PARKING:	1 SPACE FOR EVERY SLEEPING UNIT, 2 SPACES FOR EVERY 3 EMPLOYEES ON A MAXIMUM SHIFT, PLUS 1 SPACE FOR EVERY VEHICLE CUSTOMARILY USED IN OPERATION OF THE USE STORED ON THE PREMISES. 123 ROOMS = 123 SPACES 8 EMPLOYEES ON A MAX SHIFT = 8 SPACES NO VEHICLES ARE STORED ON THIS SITE TOTAL REQUIRED: 129 SPACES TOTAL PROVIDED: 129 SPACES
OPEN SPACE:	38,249.85 SF/122,272.92 SF = 31%

WATER QUALITY IMPROVEMENTS - SITE DESIGN WILL USE STORM WATER CREDITS (GRASS CHANNELS AND DISCONNECTION OF NON-ROOFTOP AND ROOFTOP RUNOFF) TO MINIMIZE THE REQUIRED WATER QUALITY IMPROVEMENTS. POSSIBLE WATER QUALITY IMPROVEMENTS TO BE DESIGNED WITH THE CONSTRUCTION DOCUMENTS MAY INCLUDE A RAIN GARDEN OR STRUCTURAL SAND FILTER VAULT FOR STORM WATER FILTRATION.

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT A NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATELY ONLY. ACTUAL LOCATION SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- LANDSCAPING, STREETLIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
- LOT 7-A WILL REQUIRE A CROSS ACCESS AND CROSS PARKING AGREEMENT. LOT 7-A WILL REQUIRE AN EASEMENT FOR GRADING.



CHESTERFIELD HOSPITALITY SERVICES, INC., THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.145 "C-8" OF CITY OF CHESTERFIELD ORDINANCE #624, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

STATE OF MISSOURI)
).
COUNTY OF ST. LOUIS)

ON THIS _____ DAY OF _____, A.D. 2009, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE _____ OF THE _____ A CORPORATION IN THE STATE OF MISSOURI, AND THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____

THESE PLANS HAVE BEEN REVIEWED BY SCI ENGINEERING INC. FOR THEIR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATIVE TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR OPINION THAT THE SITE MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND THE RECOMMENDATIONS GIVEN IN OUR GEOTECHNICAL REPORT(S).

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED ONLY TO CONFIRM MY PERSONAL REVIEW AND APPROVAL OF THE SITE GRADING PLAN AS IT RELATES TO THE STABILITY OF EARTH SLOPES.

SCI ENGINEERING INC. MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA. THAT OUR RECOMMENDATIONS RELATIVE TO SITE GRADING ARE IMPLEMENTED, AND THAT OTHER GEOTECHNICAL ASPECTS OF THIS SITE DEVELOPMENT ARE PERFORMED IN ACCORDANCE WITH THESE PLANS.

SCI ENGINEERING INC.

LOT 7B
A TRACT OF LAND BEING PART OF LOT 7 OF "CHESTERFIELD COMMONS SIX" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352 PAGE 210 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID LOT 7, ALSO BEING THE WEST LINE OF "MCBRIDE & SON CENTER," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347 PAGES 314 THROUGH 315 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 21 MINUTES 48 SECONDS WEST 588.35 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE WESTWARDLY ALONG SAID SOUTH LINE OF LOT 7, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 53.98 FEET, NORTH 59 DEGREES 51 MINUTES 28 SECONDS WEST 51.99 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 08 MINUTES 34 SECONDS WEST 45.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 24.27 FEET, AND SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 151.14 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 24 MINUTES 54 SECONDS WEST 252.04 FEET TO A POINT; THENCE NORTH 88 DEGREES 38 MINUTES 06 SECONDS EAST 82.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 54 SECONDS WEST 252.04 FEET TO THE NORTH LINE OF SAID LOT 7, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF MISSOURI INTERSTATE HIGHWAY 64 VARYING WIDTH THENCE EASTWARDLY ALONG SAID NORTH LINE OF LOT 7, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 219.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.807 ACRES ACCORDING TO A SURVEY BY VOLZ, INC. DURING JULY 2004.

THIS AMENDED SITE SECTION DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____, 2009, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND CITY CLERK.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

CITY CLERK

BY ORDER OF CHESTERFIELD HOSPITALITY SERVICES, INC., WE HAVE PREPARED A SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT SECTION PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT SECTION PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

TIMOTHY MEYER, P.E. ENGINEER
BRUCE E. THOMAS, P.L.S. PROFESSIONAL LAND SURVEYOR MO P.L.S. #2220

CHESTERFIELD HOSPITALITY SERVICES, INC.
1028 EAST LINWOOD DRIVE
SPRINGFIELD, MISSOURI 65807
P: 417.862.6096

REVISED
LOT 7 B OF CHESTERFIELD COMMONS SIX
A TRACT OF LAND BEING PART OF U.S. SURVEY 123
TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED "C-8, ORDINANCE NO. 2006

HYATT PLACE

AMENDED SITE DEVELOPMENT SECTION PLAN
LOT 7-B
2.807 AC.
122,272.92 SQ. FT.
15/09

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be developed to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Obtain the approval of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All site are to have well drains listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- All plant material to be transported shall be transported according to guidelines set by AAS standards. Transported material will not be guaranteed by the landscape contractor.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be 2" deep and free of foreign materials including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Filter fabric shall be used beneath all gravel mulch beds.
- Edge all beds between turf & bark mulch or bark mulch & gravel beds with aluminum edging (Permaloc, Synlase or equal).

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Ratio shall be 5:1 topsoil mix to 1:1 peat moss and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, nitrogen matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

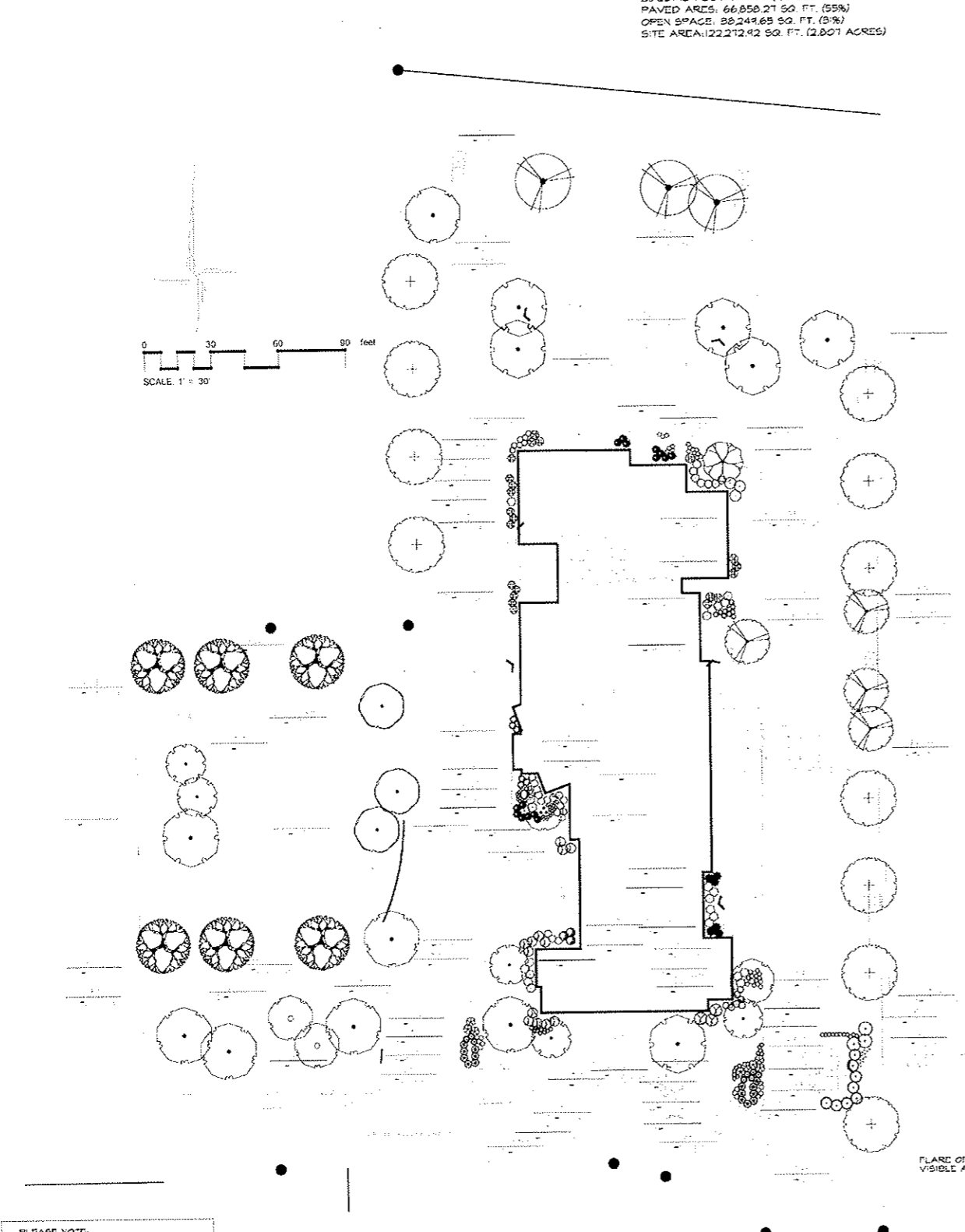
- Provide stakes and deadman of sound, non hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent boring damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-type fescue (50% per acre) and bluegrass (50% per acre). Lawn areas shall be conditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 30 square foot shall be replaced.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 5% or greater shall be seeded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

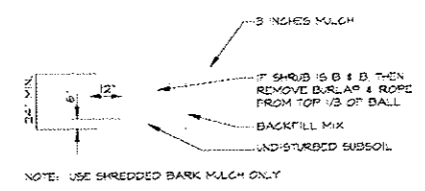
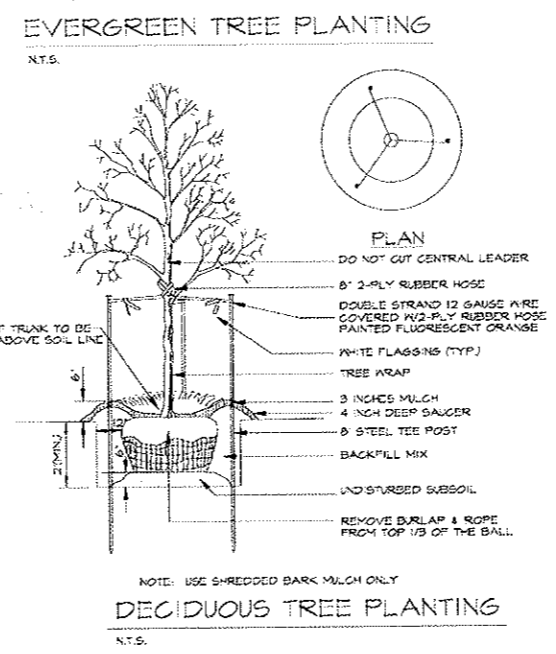
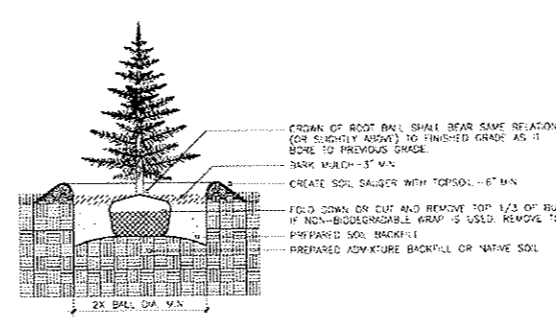
WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed the first time. Plant establishment period shall commence on the date of acceptance and 100% completion.



PLEASE NOTE:

- No plant material may be installed within 5' from any retaining walls or 6' from any fire hydrant.
- Adjust tree locations for unforeseen obstacles or underground utilities.
- Each parking lot island to be atop 18" topsoil berm (Not to exceed 3:1 cross slope).
- All landscape areas & islands shall be provided with a mechanical in-ground irrigation system (by others). Coordinate landscaping with irrigation contractor.



PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	SIZE
0001	4	Acer macrocarpa / Norway Spruce	24" Cal
0002	3	Calla occidentalis / Common Redstart	24" Cal
0003	1	Quercus bicolor / Swamp White Oak	24" Cal
0004	3	Quercus robur / English Oak	24" Cal
0005	6	Ulmus parviflora / Elm	24" Cal
EVERGREEN TREES	QTY	BOTANICAL/COMMON	SIZE
0006	6	Juniperus virginiana / Blue Juniper	4" B
FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE
0007	1	Cercis canadensis / Redbud	24" Cal
0008	1	Cornus florida / Florida Dogwood	24" Cal
0009	1	Magnolia virginiana / Sweet Bay	24" Cal
0010	1	Amelanchier canadensis / Spice Shrub	24" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
0011	15	Buxus sempervirens / Common Boxwood	6" B
0012	15	Claytonia virginica / Virginia Bluebell	6" B
0013	15	Hamamelis virginica / Witch Ham	6" B
0014	15	Hydrangea macrophylla / French Hydrangea	6" B
0015	15	Hydrangea paniculata / Panicle Hydrangea	6" B
0016	15	Malva sylvestris / Mallow	6" B
0017	15	Philadelphus coronatus / Mock Orange	6" B
0018	15	Spirea alba / White Spirea	6" B
0019	15	Spirea japonica / Japanese Spirea	6" B
0020	15	Spirea praecox / Prunella Spirea	6" B
0021	15	Spirea vanhouttei / Vanhouttei Spirea	6" B
0022	15	Spirea xanthocarpa / Yellow Spirea	6" B
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REVISIONS	BY

landscape TECHNOLOGIES

2010 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304
 Tel: (954) 228-1250
 Fax: (954) 228-1255

PLANTING PLAN FOR THE PROPOSED
Hyatt Place
 CHESTERFIELD, MISSOURI

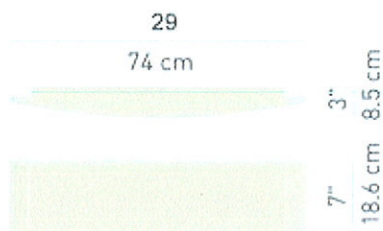
DESIGNER: R. M. MORGAN
 CHECKED: R. M. MORGAN
 DATE: JAN 4, 2008
 SCALE: 1" = 30'-0"
 JOB NO: 2008-01
 SHEET: L-1
 OF ONE SHEET



cut sheet Strip Wall/Ceiling Light D22/2



Strip Wall/Ceiling Light D22/2



Description: Strip
Dante Donegani 1996

Strip is a family of wall, ceiling and suspension lamps of very reduced thickness for linear fluorescent tubes, designed according to modularity standards allowing sequences and juxtapositionings according to geometries "in equilibrium".

Its very few basic elements such as the diecast aluminium shoulders, the extruded aluminium distancer profiles, the electrical component housings and the opaline polycarbonate diffuser screens, allow modular lighting units of different dimensions and brightness to be created, whose common feature is their flat, low profile very close to the wall. This thickness reduced to the minimum makes Strip particularly suitable for places requiring unobtrusive lighting that adheres as closely as possible to ceilings and walls, for example in corridors and staircases.

Finishes: White or polished aluminum. Dimensions: 29"L X 7"W X 3.3" Extension. Uses 2 X 17W T8 Medium Bi-Pin, linear fluorescent lamps (not included), 120/277V smart ballast.

www.ylighting.com/lpn-strip-d22-2.html
phone: 1.866.428.9289

Item Code: LPN-D22-2

Color: - WH- White
- PA- Polished aluminum (+\$76.00)

Voltage: 120/277

Wattage: 17

Lamp Type: fluorescent

Listing: UL

Price: \$436.00

Company:

Fixture Type: Wall Lights|Ceiling Lights **Date:** 01/29/09

Room:

Placement:

Project:

Approved By:

Catalog Code: **RD2CU**

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PLACE