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

March 7, 2008

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

Re: Chesterfield Commons Six Outparcel One (54th Street Grill): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 1.50 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boones Crossing.

Board Members:

Thomas Roof Inc. Architects, has submitted, on behalf of THF Chesterfield Six Development, L.L.C., a Site Development Section Plan, Landscape Plan, Lighting Plan, 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 a new 5,865 square foot restaurant located in the Chesterfield Commons Six Development. Exterior materials include brick, stone, glass, and architectural metals. Roof materials will be a flat membrane. 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 governing ordinance 2096, 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 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: Chesterfield Commons Six Outparcel One (54th Street Grill):
Date of Review: 02-27-08

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	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	X		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

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



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 type="checkbox"/> Amended Site Development Plan |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan |
| <input checked="" 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: 54th Street Grill - Outlot 1 - Chesterfield Commons Six

Development Firm: Kellan Restaurant Management, Corp.

Architectural Firm: Shaw Hofstra and Associates

Engineering Firm: Wolverton & Associates, Inc.

Approximate Location of Project: 850 ft from SWC Chesterfield Airport Rd & Arnage Blvd

Record: THF Chesterfield Six Development, LLC
Address: 2127 Innerbelt Business Center Drive, Suite 200
City: St. Louis **State:** MO **Zip:** 63114
Tel.: 314-429-0900 **Fax:** 314-429-0999

***Attach additional sheets as necessary.**

Applicant, if other than owner(s): Thomas Roof, Inc. Architects - Jeffrey Kaiser
Address: 8251 Maryland Ave., Suite 300
City: St. Louis **State:** MO **Zip:** 63105
Tel.: 314-726-9990 **Fax:** 314-726-9991

Legal Interest: Consulting Architect

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

***Attach additional sheets as necessary.**

II. PROJECT STATISTICS

Acreeage: 1.50 **Gross Floor Area:** 5865 **Building Height:** 27'-9"
Existing Overlay Districts: Check (✓) all that apply C.U.P. C.S.P. L.P.A.
Proposed Usage: Restaurant
Exterior Building Materials: Brick, Stone, Glass, and Architectural Metals
Construction Type: 2B
Roof Material and Design: Flat roof & Metal at entry
Building Setbacks: **Front Yard:** See plan **Side Yard:** See plan **Rear Yard:** See plan
Max. Building Height: _____ **Min. Lot Requirement:** _____
Description of art or architecturally significant features (if any): See attached architectural write-up

Screening Material and Design:
See attached architectural write-up

Additional Project Information, if any: _____
See attached architectural write-up

III. ZONING

Current Zoning District: C-8
Existing Uses(s) on property: None
Proposed Use(s) on property: Restaurant
Proposed Development Intensity: 5865 du sf (circle one)*

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

IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: _____ Residential: X 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: N/A

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. To be completed by staff

Property	Land Use	Zoning	Existing Use	Approved Use (use separate sheet as needed)
North				
South				
East				
West				

VI. PARTIES OF INTEREST

Principal Contact: TR,i Architects - Jeffrey Kaiser **Title:** Project Manager
Address: 8251 Maryland Ave., Suite 300
City: St. Louis **State:** MO **Zip:** 63105
Tel.: 314-726-9990 **Fax:** 314-726-9991
Email: jeff.kaiser@triarchitects.com

Other Contact: Shaw Hofstra and Associates - Lois Walkenhorst, AIA
Address: 1717 Oak Street
City: Kansas City **State:** MO **Zip:** 64108
Tel.: 816-421-0505 **Fax:** 816-421-0504
Email: loisw@shawhofstra.com

Other Contact: Wolverton & Associates, Inc. - Kelly Wagner, P.E.
Address: 6745 Sugarloaf Parkway, Suite 100
City: Duluth **State:** GA **Zip:** 30097
Tel.: 770-447-8999 **Fax:** _____
Email: _____



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.
- Color rendering or model reflecting proposed topography.
- Large exterior material samples. *
- Photos' reflecting all views of adjacent uses and sites.
- Details for screening, retaining walls, etc. *
- Section plans highlighting any building off-sets, etc.
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.
- Landscape plan.
- Any other exhibits which would aid understanding of design proposal.
- Governing ordinance requirements.

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

February 18, 2008

RE: 54th Street Grill & Bar
Chesterfield Six Development – Outlot 1
Chesterfield, Missouri

ARCHITECTURAL STATEMENT

The following items identify how the City of Chesterfield Architectural Review Board guidelines are being addressed for the above mentioned project.

INTRODUCTION

KRM, Inc., a parent company of 54th Street Grill & Bar is a quality sit-down restaurant which currently has fifteen locations in Missouri, Kansas and Illinois. The building on Outlot 1 of the Chesterfield Commons Six Development creates uniformity in the overall design concept by using materials, colors and architectural scale of the surrounding shopping center. The site is located on the North side of Chesterfield Airport Road and West of the Chesterfield Commons Six entrance drive off of Chesterfield Airport Road.

The new restaurant will have approximately 5,865 square feet. Vehicular movement to and through the site to parking and building entries is convenient, expedited by the inner development drive, Butler Drive and cross access with the adjacent Outlot 2 (National City Bank).

SITE LAYOUT

A. Physical Features

1. The site consists of 1.50 acres and is a flat parcel of land. Finish grading will be required to prepare the building pad, but there will not be a significant change in the pad elevation.
2. The existing topography is compatible with the development that is proposed for this site. Although the minimal grading is not conducive to providing berms, etc. for screening.
3. There are no natural site amenities.
4. The site is currently flat and will remain at the same approximate elevation. All grades will meet the adjacent properties to create a continuous lineal feel.
5. A modular block retaining wall is used at the South side of the lot for the construction of the required storm water detention area. No other retaining walls are required to tie grades to adjacent properties, etc.

B. Vegetation

1. Currently there is no tree coverage on the site; removal is not necessary in the course of this development.

2. New landscaping will be incorporated into the building design, which meets or exceeds the requirements set forth by the City of Chesterfield's zoning guidelines. Landscaping will be used to not only enhance the building environment and appearance, but will also be used as visual screening and visual guiding elements in the landscape design.

C. Site Relationships of Design

1. The building's general orientation faces Chesterfield Airport Road and is intended to make its frontage and entries plainly visible to the surrounding access roadways.
2. The location of the building is designed so that it will not encroach or create any hardship to the adjacent properties, providing a gradual transition to the neighboring developments.
3. Service area is located on the north side of the building and is screened by a masonry enclosure designed by using the same materials and patterns as the main building creating a seamless extension of the building.
4. Yards along the sites' property lines and building are landscaped to help define vehicular and pedestrian movement and establish landscape buffering for adjacent developments.
5. Sidewalks are included to establish safe, recognizable and convenient pedestrian access to the building's entry doors.
6. This development will be constructed in one phase.

D. Pedestrian and Vehicular Circulation

1. Vehicular and pedestrian patterns are simple and direct. Vehicle movement is a single loop around the building with one curb cut onto Butler Drive and a cross access curb cut to the outlot to the East. Walkways are provided to separate pedestrian from vehicular movements whenever possible.
2. Landscaping is used to minimize viewing of the building's service area.
3. Walkways are proposed at the front of the building and along Chesterfield Airport Road, which will accommodate pedestrian movement from the Chesterfield Airport Road and parking lot to the structure itself, while crosswalk will be identified by striping.
4. Pedestrian linkage is clearly established between the vehicle pavement areas and the building entries by wide walkways.
5. The radii on the proposed pavement areas are such that emergency, delivery and waste hauling vehicles can easily access and circulate through the site.
6. This development is not on the City Bikeway and we have not incorporated an internal bike circulation system.
7. The building site is accessed by one curb cut off of Butler Drive, which is a shared development drive. The site also accommodates cross access to the lot to the East (National City Bank).
8. Landscape is used wherever possible as a landscape buffer between the vehicle pavement areas and the building's footprint. Parking has been provided on four sides of the building, such that there is no large area of parking or parking field predominately located on one side or another.
9. Landscape areas are provided adjacent to the building as well as on the islands establishing a visual landscape foreground for each of the building's elevations.

E. Pedestrian Orientation

1. Wide sidewalks are used to provide a clear pedestrian experience to the building entry doors. A patio that is provided with movable window walls, when open, provide seamless openings between interior and exterior patio providing pedestrian interest.

2. The building is centrally located in the parking lot and the parking field is kept as close as possible to the entry elements. This eliminates the need for pedestrians' path of travel to cross multiple vehicular drive aisles to access the building.
3. A wide sidewalk has been placed along the entire front with an integrated large planter to provide interest and a place to sit for pedestrians. The building entrance has a lowered covered entry to protect and bring a pedestrian scale to the entry. A patio is provided which will provide a seamless opening between interior and exterior of the building providing further interest.
4. Architectural features such as a lowered covered entry and a large planter integrated into the front façade brings interest and a pedestrian scale to the building. A patio on the east facade providing interior and exterior dining with a folding wall system that when open provides a seamless opening between interior and exterior dining.
5. A large expanse of minimally tinted glass at the entrance and on two sides of the patio, coupled with the building's Chesterfield Commons Six Development design vernacular will produce an animated attractive building.
6. All building elevations will be provided with the same material, color and design so that each elevation is presentable to public view.

II. BUILDING DESIGN

A. General

1. In general the proposed building features high quality materials of brick and stone. These materials are composed in layers and in a variety of planes.

C. Scale

1. Building elements are highly compatible in scale and general color appearance with the shopping center. Special consideration was given to transition of scale at the entrance and patio area of the building.
2. The intent of the building was to achieve a sense of human scale by the use of wall insets and projections, planters, shutters, varying heights of roofing elements to create its unique design.
3. Screen walls, parapets and landscaping are integrated in the building design to enhance the proportion of the buildings and to hide rooftop units.

D. Design

1. The building incorporates a combination of masonry, stone and glass materials to create variety in the design's composition while maintaining a strong architectural rhythm horizontally and vertically across the building's elevations.
2. The building incorporates a variety of materials and planes along with landscaping to provide depth across the building's elevations.
3. The main objective is to create an attractive building of high quality materials and design to attract favorable attention to the restaurant while creating continuity with the Chesterfield Six Development in materials and color.
4. All building elevations including the parapet walls and trash enclosure is treated as an integral part of the architecture and all elevations are presentable to public view.
5. All elevations have the continuity of material and design elements and are presentable to public view.
6. All elevations have the continuity and repetition of material and design elements and are presentable to public view.
7. Rooftop units receive screening from parapet wall.
8. The public entrance is protected by a lowered covered entrance that creates a sense of entry for the structure.

9. This building is responsive to energy conservation by the use of insulating material throughout, insulated glass in windows and doors, and shutters to provide shade. The patio is placed on the east side of building with overhangs to protect from the summer sun.
10. This building and site is proposed to be constructed in a single phase.

D. Relation to Adjacent Development

1. This building creates uniformity in the overall design concept in type, color, texture as those utilized in Chesterfield Six Development while respecting the tenant's identity.
2. The building is compatible with the neighboring buildings in Chesterfield Six Development by the design proportions, materials and color while enhancing the quality of the existing development along Chesterfield Airport Road.
3. The building creates a cohesive visual relationship between the buildings in Chesterfield Six Development by the design proportions, materials, color and the orientation of the building to Chesterfield Airport Road.
4. The building's colors and materials are similar to those used on neighboring buildings.
5. Wide walkway surfaces provide convenient access to the building along with extension of the patio creating a seamless flow from interior to exterior space.

E. Materials/Colors

1. The architectural design of the building carries through it a combination of durable stone, brick veneer, standing seam metal roof and window penetrations to create a distinctive and attractive architectural theme.
2. Materials and color changes are used throughout to provide a consistent theme around the entire building. Material changes occur at change of plane.
3. Materials, color and detailing are consistent throughout. The front entrance area is provided with stone and change in height to provide a sense of entry.
4. Concrete curbs and curb ramps separate pavement areas intended for vehicular circulation and pavement areas intended for pedestrian movement.
5. Exterior finish material and color are consistent with are compatible with adjacent buildings in Chesterfield Six Development.

II RESIDENTIAL ARCHITECTURE

Not Applicable

III NON-RESIDENTIAL ARCHITECTURE

A. General

1. All elevations are detailed in the same design manner and by the same high quality materials.
2. A wide walkway with a large planter integrated into the front façade is detailed in the same manner as the building façade. The patio is provided with folding glass walls when opened will provide a smooth transition between the interior and exterior dining.
3. The building masses are articulated and broken down by differing materials and colors, planters, lowered entrance element appropriate for close-range pedestrian view.
4. Building is one story in height with the main building being 20'-10" in height with a change in height at then entry at 27'-9" to provide a visual clue for the entrance of the building.

B. Building Equipment and Service

1. The service area is located along Butler Drive. The service area is provided behind a 9'-6" masonry enclosure consisting of the same materials, design and landscaping as the remaining

building facades creating a continuity of the building. The service gate is made out of a black steel, which provides a complete screen from the interior of the service area, and is compatible in color to the Kynar black color of the doors, windows and standing seam metal roof.

2. Roof mounted equipment is screened by tall parapet walls. The transformer and gas meter service located on the ground are screened by landscaping.
3. Service access to the building is screened by landscaping and is located separate from the parking area and away from Chesterfield Airport Road. It is located on the site as to minimize truck maneuvering on site.
4. Utility meters are located behind landscaping and painted to match brick color.

C. Fast Food Restaurant Guidelines

Not Applicable

D. Auto Service Station Guidelines

Not Applicable

E. Shopping Center Guidelines

Not Applicable

F. Chesterfield Valley Guidelines

1. All facades of the building are uniform in materials, color and design and presentable to public viewing.
2. The facade of the building facing Chesterfield Airport Road will be illuminated with site lighting fixtures that are the type, style, and color utilized for the retail center. Accent lights will be used above windows, around parapet and under soffits at entry and patio.
3. The building mounted signage shall be of a size and location permitted by ordinance. The building will not have a monument sign.
4. The building is centrally located in the parking lot and the parking field is kept as close as possible to the entry elements. This eliminates the need for pedestrians' path of travel to cross multiple vehicular drive aisles to access the building.
5. The trash and loading area shall be screened with a masonry enclosure with the same building elements and landscaping as the total facade.
6. Street lighting is designed to meet the ordinance of the City of Chesterfield.
7. There will be pedestrian sidewalks on the South side of the property along Chesterfield Airport Road. They will meet ADA Requirements.
8. All new utilities to the building will be underground.
9. All elevations are detailed in the same design manner and by the same high quality materials and presentable to public viewing. The main entrance facade faces Chesterfield Airport Road.
10. Over 30% green space will be accomplished as required by the site-specific ordinance.
11. The site has been landscaped to meet the guidelines for Chesterfield.

G. Landscape Design

1. The use of plant material on this project is uniform in nature and helps to delineate spatial uses, soften views and provide shade in parking areas. The planting is in compliance or exceeds city ordinance. The varieties specified are those that withstand extreme wind conditions, salt spray from nearby traffic, snow removal and plowing and also consider pedestrian safety. As the landscaped plan was developed, care was given to seasonal interest and eventual mature size and use of the plant material specified so that they compliment the site.

2. The proposed landscaping is meant to complement the adjacent business uses and landscaping. The overall landscape plan strives to embellish and enhance the architecture of the proposed building through the use of color and texture, while providing a landscape that is pleasing to adjacent properties as well as to the employees working on-site.
3. Substantial use of buffer planting was considered where it would create more pleasant views from inside the site and also from the adjacent businesses.
4. All landscape material is provided protection via curbing and are set back far enough from the curbs to avoid damage from overhanging bumpers.
5. The shrubs and trees are massed to achieve strong focal points where needed and still allow views into the development to identify the businesses there.
6. There are no pieces of sculpture or fountains planned for this development.
7. The landscape planting areas have been developed to minimize the amount of paving and maximize the opportunities for landscape and turf beds. Planting beds are used heavily around the building and strong accent points are created surrounding the patio.
8. Landscape lighting will be provided for both security and aesthetic effect. Dense landscaping will be screening the transformer.
9. Particular attention has been given to not only the initial size and scale of the plant material but to the ultimate height and spread of all plant material. The shrubs and trees have been selected to complement the scale of the building and have been spaced such that excessive trimming and eventual removal will not be necessary.
10. There are not any existing landscape elements to save on the lot.
11. An automatic irrigation system has been designed by others with the intent to avoid over spray, dry locations and conflicts with parked cars and/or pedestrians and, at the same time, make good use of our water resources.
12. There are no topsoil berms planned for this site due to space constraints of the site.
13. The new landscape material has been selected from the plant list of trees approved for the valley. It is our intent to provide landscape material choices that will thrive in the soils and micro climate of this area but, at the same time, will provide material that gives greater variety than the approved list.

MISCELLANEOUS

A. Signage

1. The building mounted signage shall be of a size and location permitted by ordinance and Chesterfield Commons Six Development signage design guidelines. There will not be a monument sign.
2. All new proposed signs shall be compatible with building in color and size and meet both city ordinances and Chesterfield Commons Six Development signage design guidelines.
3. The signage on this building will be comparable to the signage on the existing Chesterfield Common Six Development buildings.
4. Building wall signage will have individual letters integrated into the building design.

B. Lighting

1. Exterior lighting of the building and site will be confined to the building and pavement areas on site with no off-site illumination and the light source shielded from direct view from off-site.
2. The light source of all illuminated signs will not be visible.
3. Flood lights on the site lighting poles will be used to light the building facade as well as accent lights above windows, along parapet and under soffits at entrance and patio.
4. Fixture design and mounting heights will be compatible with those in the development as well as the building itself.
5. Landscape accent lighting is currently proposed.
6. Concrete light pole bases shall be finished to provide clear visibility and accent to the building.

7. The use of neon is proposed in a modest amount at the parapet. The neon will not be visible from pedestrian viewing and shall provide an accent glow at the parapet of the dining area.

C. Utilities

1. Utilities shall be installed underground, while surface mounted electric transformer pad shall be screened with landscape to be unobtrusive.

D. Site Drainage

1. Roof drains will be placed underground via storm line.
2. Drainage shall not be conveyed or retained within the drip line of any trees.
3. Drainage from landscaped areas shall be conveyed and contained and shall not be allowed to drain freely across sidewalks.
4. The only detention on this site is the drainage ditch along the South side of the site. It will be treated and landscaped similar to the adjacent lots.

E. Energy Conservation

1. The design of the building has been done according to the principles of good energy conservation, with wall and roof insulation meeting or exceeding requirements established by the enforced edition of the International Building code. Windows are specified with insulated, low e glass. The building has been oriented to provide the patio on the east side to avoid hot afternoon sun in the summer months.

F. Screening

1. The masonry enclosure around the service area will be design to compliment the building with similar materials and design elements.
2. The masonry enclosure around the service area will be designed with similar materials and design as the main building to provide an integrated building facade.
3. The planter wall on the entry facade has been integrated into the building design by the use of the same materials and color.
4. No chain link fencing is proposed.
5. No special fencing design is being proposed.
6. All loading, trash and service areas will be screened by a masonry enclosure to match the material and design of the building to provide a smooth integration. The electrical transformer, gas meter and ct cabinet will be screened with dense landscaping.

CONCLUSION

In conclusion, we feel that this site and building design results in a wonderful addition to the development of Chesterfield Valley and is an exciting addition to the commercial environment in the City of Chesterfield.

Submitted by:

Shaw Hofstra + Associates

SITE DEVELOPMENT SECTION PLAN

FOR

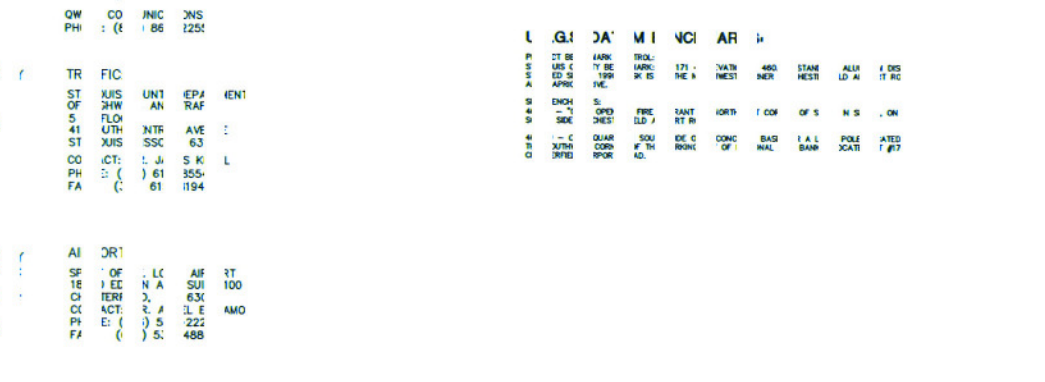
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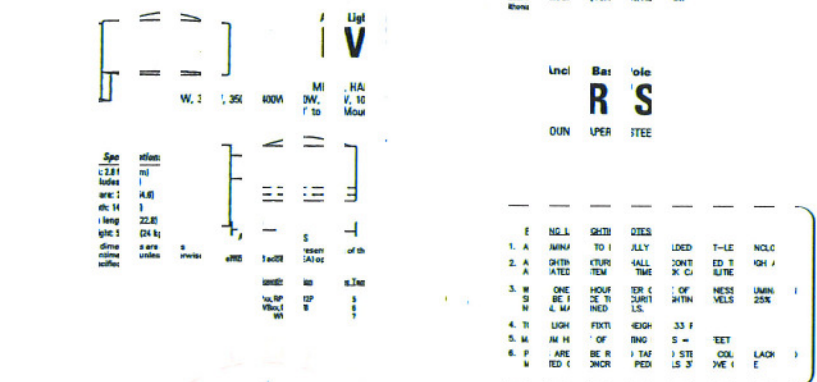
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LANDSCAPE ARCHITECT
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 Consulting Engineers & Land Surveyors
 Phone: (770) 447-9999 • Fax: (770) 447-9970
 www.walshston.com

BUILDING NOTES:

- 1 CULTURED STONE VENEER
COUNTRY LEDGESTONE
- 2 MODULAR STANDARD SMOOTH BRICK
STACKED BOND (TRIM COLOR #2)
ACME BRICK CO. BLEND #160 STEEL GRAY
- 3 MODULAR STANDARD SMOOTH FACE BRICK
RUNNING BOND PATTERN (FIELD COLOR #1)
ENDICOTT CLAY PRODUCTS, MEDIUM
IRONSPOT #46
- 4 MODULAR STANDARD SMOOTH BRICK
SOLDIER COURSE (TRIM COLOR #2)
ACME BRICK CO. BLEND #160 STEEL GRAY
- 5 CAST STONE ACCENT TRIM
- 6 LINE OF ROOF BEYOND PARAPET
TO SCREEN MECHANICAL UNITS
- 7 PREFINISHED ALUMINUM SHUTTERS, KYNAR
BLACK, WILLARD SHUTTER CO.
- 8 PRE-FINISHED ALUM. GUTTER, KYNAR BLACK
- 9 METAL COPING, KYNAR BLACK
- 10 PLANTER - CULTURE STONE VENEER, COUNTRY
LEDGESTONE WITH PRE CAST CAP
- 11 BERRIDGE STANDING SEAM METAL ROOF
PREFINISHED KYNAR BLACK
- 12 EXTERIOR DOWNLIGHT
COLOR: KYNAR BLACK
- 13 ILLUMINATED WALL SIGN
- 14 STEEL DOOR, PAINTED TRICORN BLACK
- 15 STEEL GATES POST AND BOLLARDS
TO BE PAINTED TRICORN BLACK
- 16 ALUMINUM WINDOWS, COLOR: KYNAR BLACK
- 17 CEDAR SIDING - STAINED OPAQUE BLACK
- 18 CEDAR TRIM - STAINED OPAQUE BLACK
- 19 STEEL DOOR AND SIDELIGHT
PAINTED, SW TRICORN BLACK
OIL BASE PAINT TYP ON EXTERIOR
- 20 MODULAR STANDARD SMOOTH BRICK
STACKED BOND (TRIM COLOR #2)
ACME BRICK CO. BLEND #160 STEEL GRAY
WITH BRICK SURROUND
- 21 OVERFLOW SCUPPER
PREFINISHED KYNAR FINISH
COLOR: BLACK
- 22 STEEL DOOR, PAINTED
TRICORN BLACK BEHIND PARTIAL HEIGHT BRICK
WALL
- 23 NANA WALL SL70 FOLDING WALL
SYSTEM - STANDARD FINISH BLACK
- 24 ADDRESS SIGN

EXTERIOR FINISHES:

MODULAR STANDARD SMOOTH FACE BRICK
BRICK COLOR #1: FIELD COLOR
ENDICOTT CLAY PRODUCTS
MEDIUM IRONSPOT, #46
FINISH MORTAR - COLORED TO MATCH BRICK
BRICK CONTACT: RICHARDS BRICK CO.
314-291-3200

MODULAR STANDARD SMOOTH FACE BRICK
BRICK COLOR #2: TRIM COLOR
ACME BRICK CO.
BLEND #160 STEEL GRAY
FINISH MORTAR - COLORED TO MATCH BRICK
BRICK CONTACT: ACME BRICK COMPANY
LOCAL SUPPLIER 314-739-0550

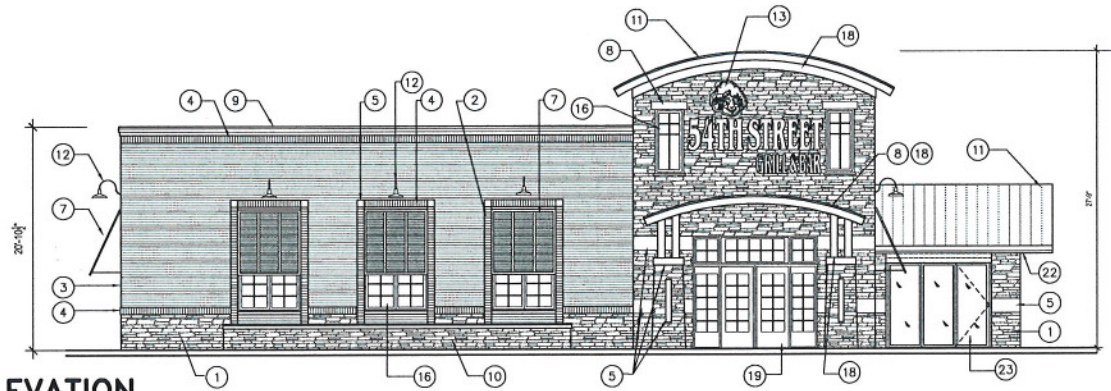
STONE VENEER
COUNTRY LEDGESTONE
CULTURED STONE (OWENS CORNING)
CONTACT: MIDWEST BRICK & BLOCK
913-422-2590

PRECAST CONCRETE ACCENT TILES -
COLOR: CARTHAGE
ARCHITECTURAL ART STONE, INC.
CONTACT: KIRCHNER BLOCK & BRICK
314-291-3200

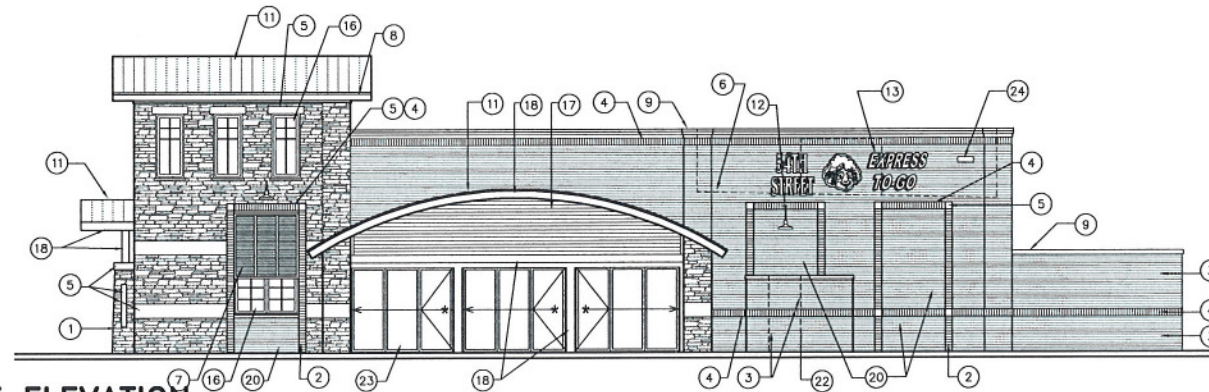
EXTERIOR OIL BASE PAINT COLOR: SW 6158, TRICORN
BLACK OIL BASE PAINT & PRIMER
LOCATIONS:
EXTERIOR DOORS
FRONT ENTRY DOORS AND SIDELIGHTS
TRASH ENCLOSURE GATES
TRASH ENCLOSURE STORAGE 1-111 SIDING
BOLLARDS
PIPING ON ROOF

PREFINISHED METAL -
KYNAR 500 FINISH
COLOR: BLACK
LOCATION:
PARAPET COPING
ENTRY DOORS AND SIDELIGHTS
OVERFLOW SCUPPERS
EXTERIOR WINDOWS
EXTERIOR GUTTERS
STANDING SEAM METAL ROOF (BERRIDGE)

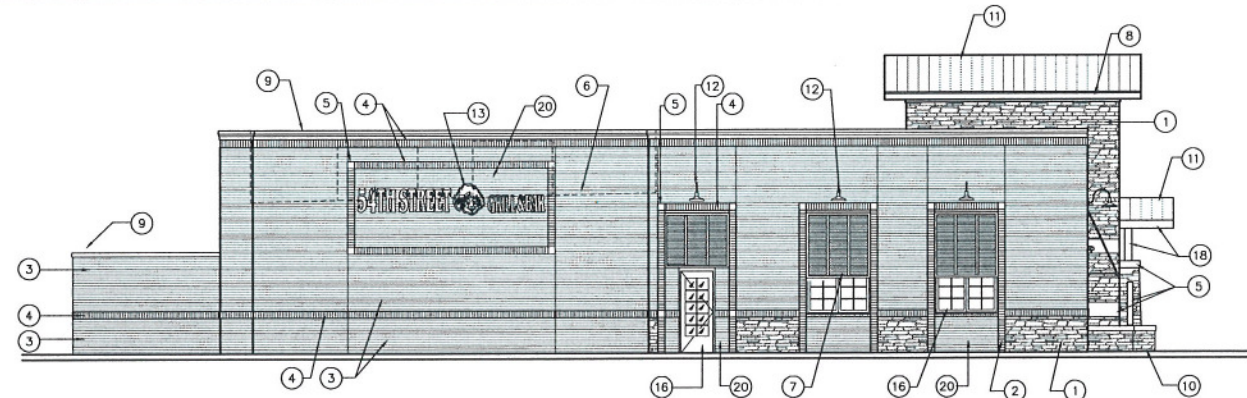
FOLDING WALL SYSTEM -
NANA WALL SL70 THERMALLY BROKEN SYSTEM WITH
INSULATED GLASS WITH STANDARD (BLACK) FINISH
CONTACT: PHIL SPENCE, SPENCE SALES, INC. 2136
OAK CREST DRIVE, LIBERTY, MO 64088 PHONE:
816-781-8448



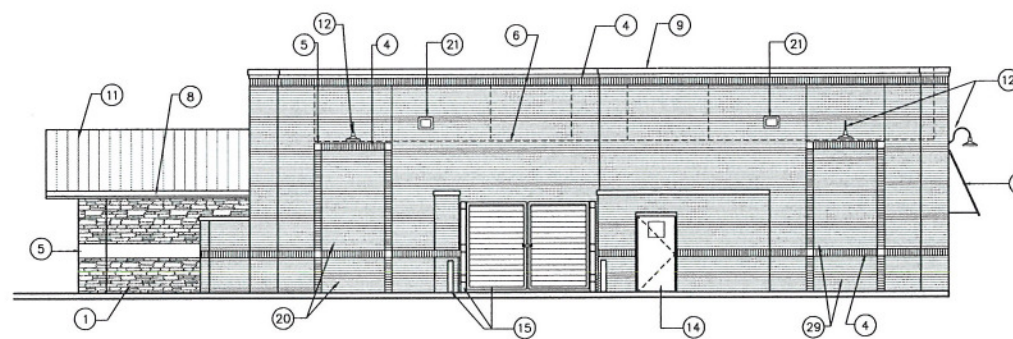
C4 SOUTH ELEVATION
1/8" = 1'-0"



C3 EAST ELEVATION
1/8" = 1'-0"



C2 WEST ELEVATION
1/8" = 1'-0"



C1 NORTH ELEVATION
1/8" = 1'-0"

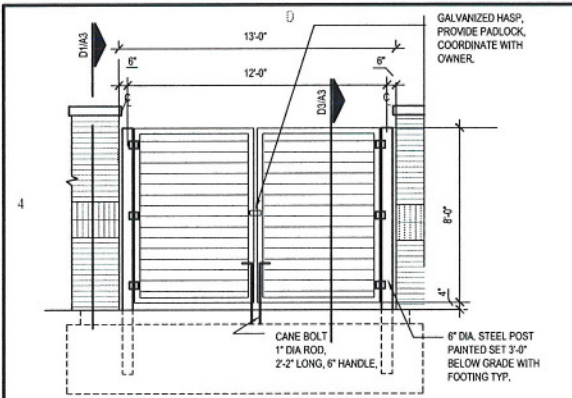
RECEIVED
26 2008
PLANNING
DEPARTMENT

54th Street Grill & Bar
Chesterfield Six Development, Outparcel 1
City of Chesterfield, St. Louis County, Missouri

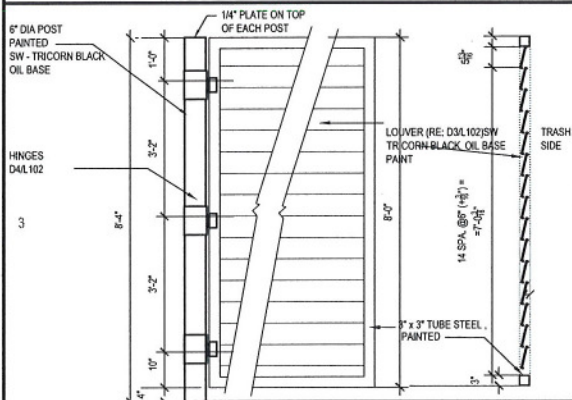
SHAW HOFSTRA + ASSOCIATES, INC. © 2005
SH
ASSOCIATES
SHAW HOFSTRA + ASSOCIATES
1717 OAK, KANSAS CITY, MO 64108
P: 816.421.0505 F: 816.421.0504
design@shawhofstra.com www.shawhofstra.com

JOB NO. 0840	
DRAWN BY: LW	
CHECK DATE:	
ISSUE	DATE
City Review	02-8-08

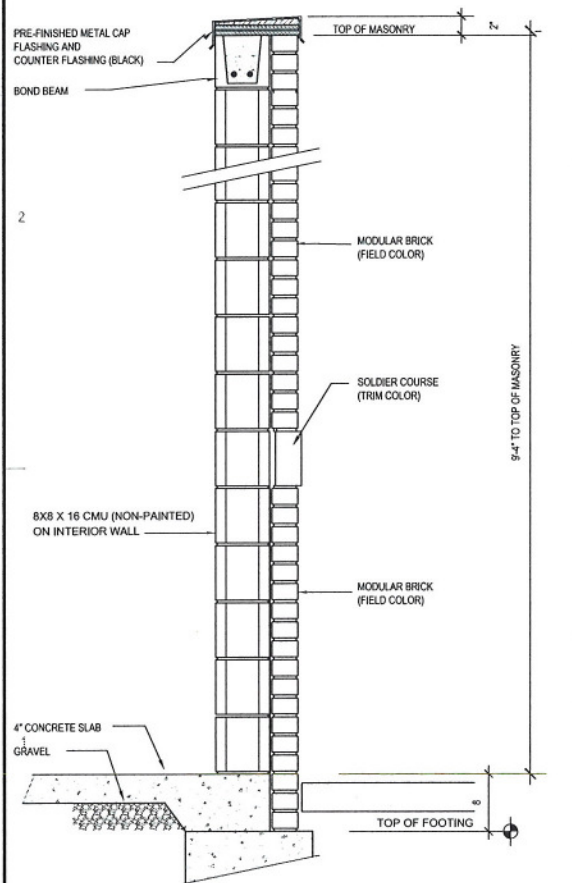
ELEVATIONS
EXTERIOR
A1



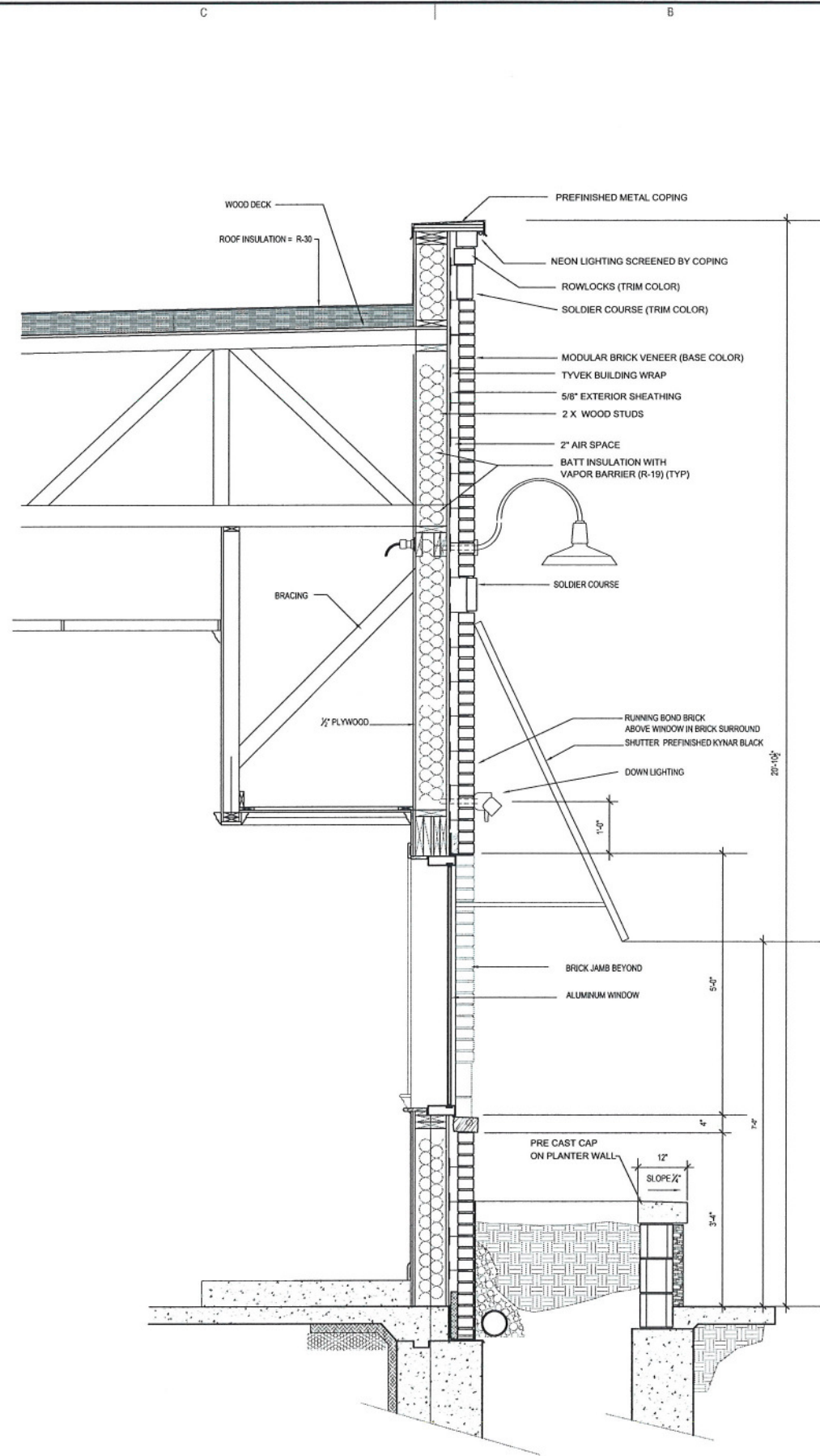
D4 GATE ELEVATION
1/4" = 1'-0"



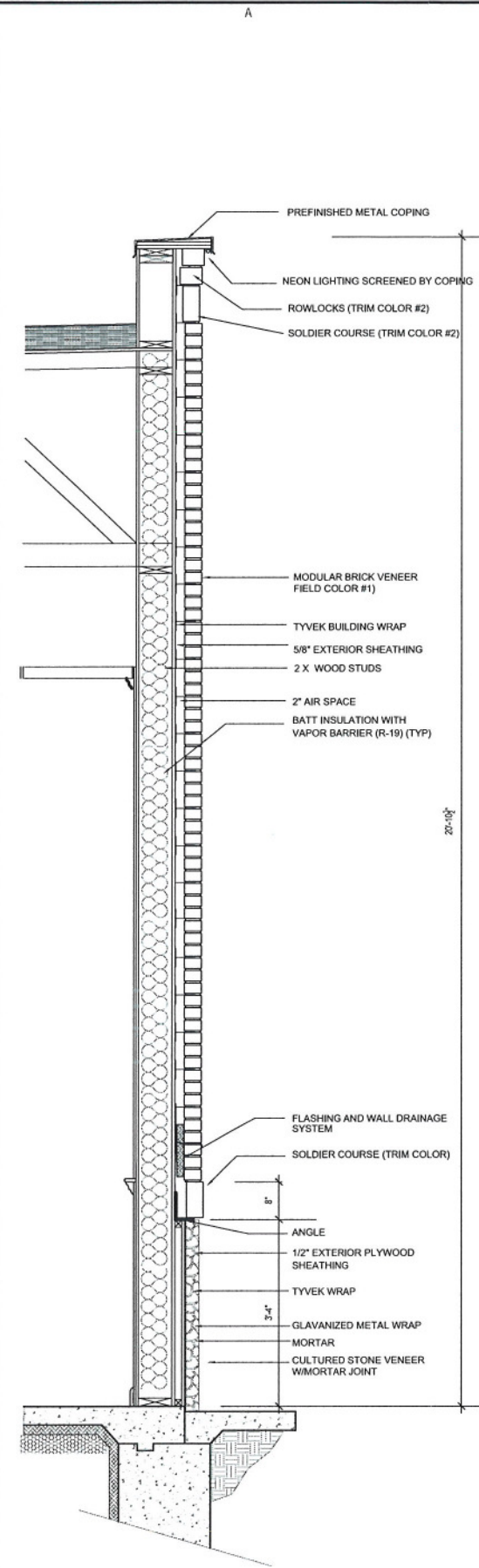
D1 GATE SECTION
1/2" = 1'-0"



D1 TRASH ENCLOSURE SECTION
1" = 1'-0"



C1 TYPICAL WALL SECTION @ WINDOW
3/4" = 1'-0"



A1 TYPICAL WALL SECTION
3/4" = 1'-0"

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PLANNING
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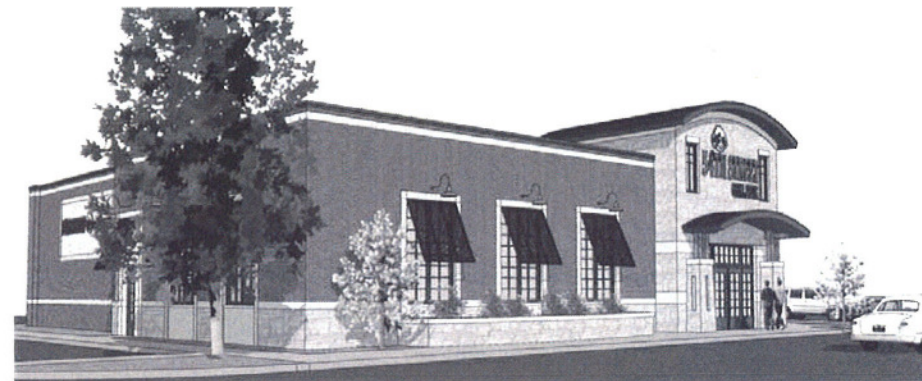
54th Street Grill & Bar
Chesterfield Six Development, Outparcel 1
City of Chesterfield, St. Louis County, Missouri

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JOB NO. 0940	
DRAWN BY: LW	
CHECK DATE:	
ISSUE:	DATE:
City Review	02-08

TYPICAL WALL
SECTIONS

A3



EAST ELEVATION



WEST ELEVATION



**54TH STREET
GRILL & BAR**

CHESTERFIELD, MISSOURI



shaw hofstra + associates
1717 Oak, Kansas City, MO 64108
P: 816.421.0505 F: 816.421.0504
www.shawhofstra.com

STATISTICS

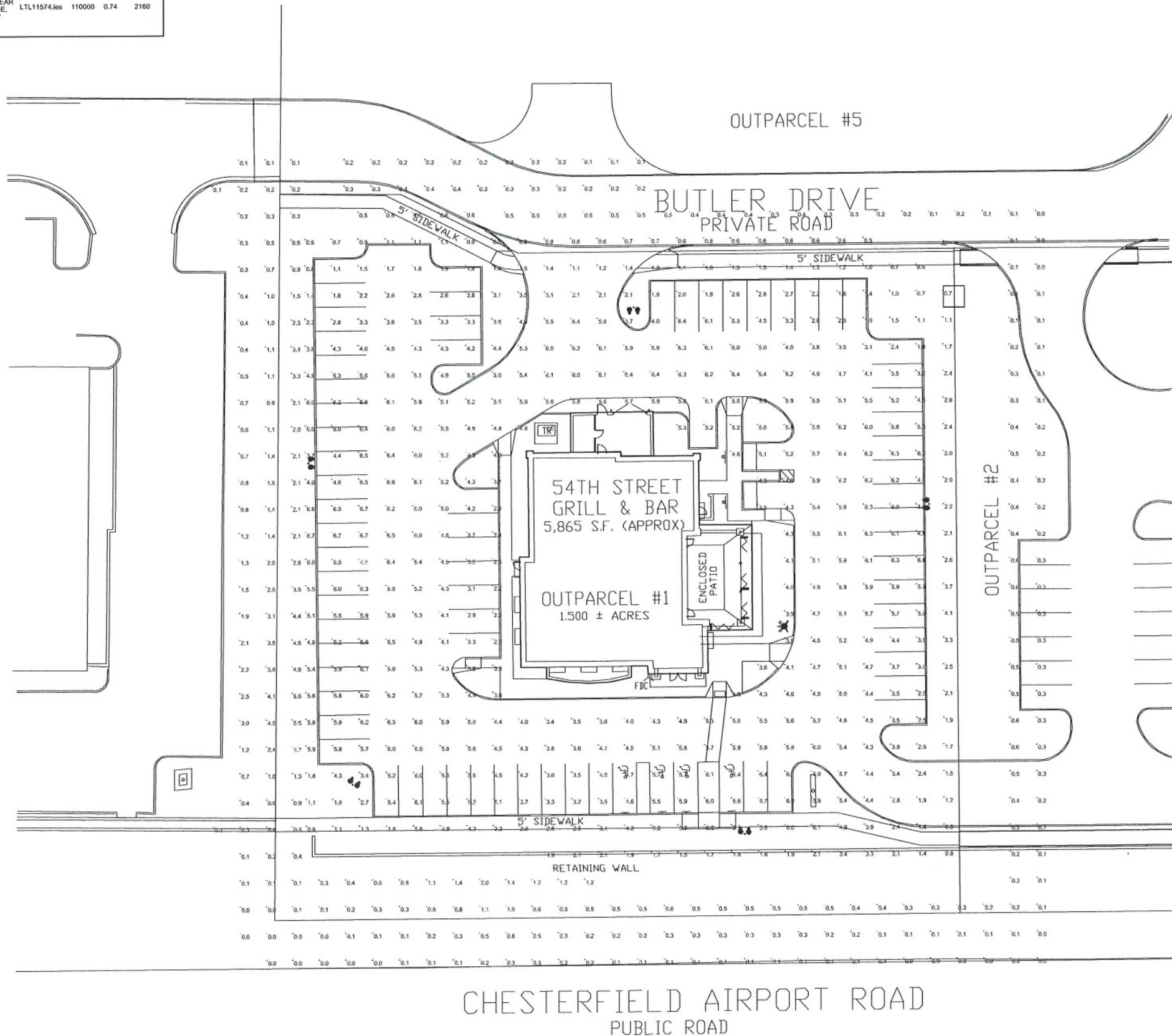
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parcel	+	0.7 fc	5.7 fc	0.0 fc	N/A	N/A
Parking Lot	+	4.1 fc	6.8 fc	0.5 fc	13.6:1	8.2:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	A	5	KVF 1000M ASYFL EHS	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD.	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION.	LTL11574.lvs	110000	0.74	2160

NOTES

1. Fixtures at 33' (30ft pole with 3ft base)



CHESTERFIELD AIRPORT ROAD
PUBLIC ROAD

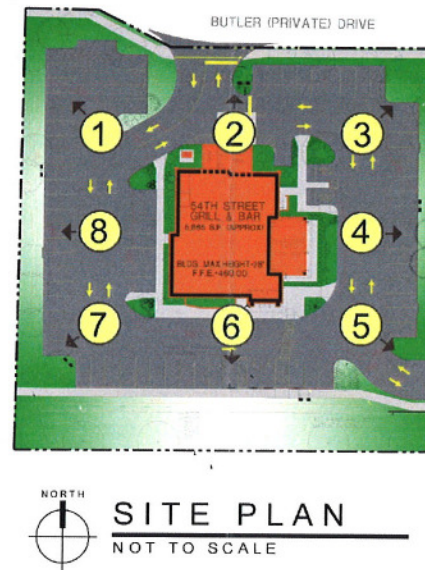
Plan View
Scale 1" = 20'

Chesterfield Commons Six - Outparcel 1

54th Street Grill and Bar

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Designer
Jim Arras
Date
Feb 6 2008
Scale
As Noted
Drawing No.



Architects of the Possible™
 8251 Maryland Suite 300
 St. Louis, Missouri 63105
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54th STREET GRILL
 CHESTERFIELD COMMONS SIX
 CHESTERFIELD, MISSOURI
 07.188 02.25.08



CHESTERFIELD COMMONS SIX

CHESTERFIELD, MISSOURI

OUTPARCEL 1 SITE ANALYSIS

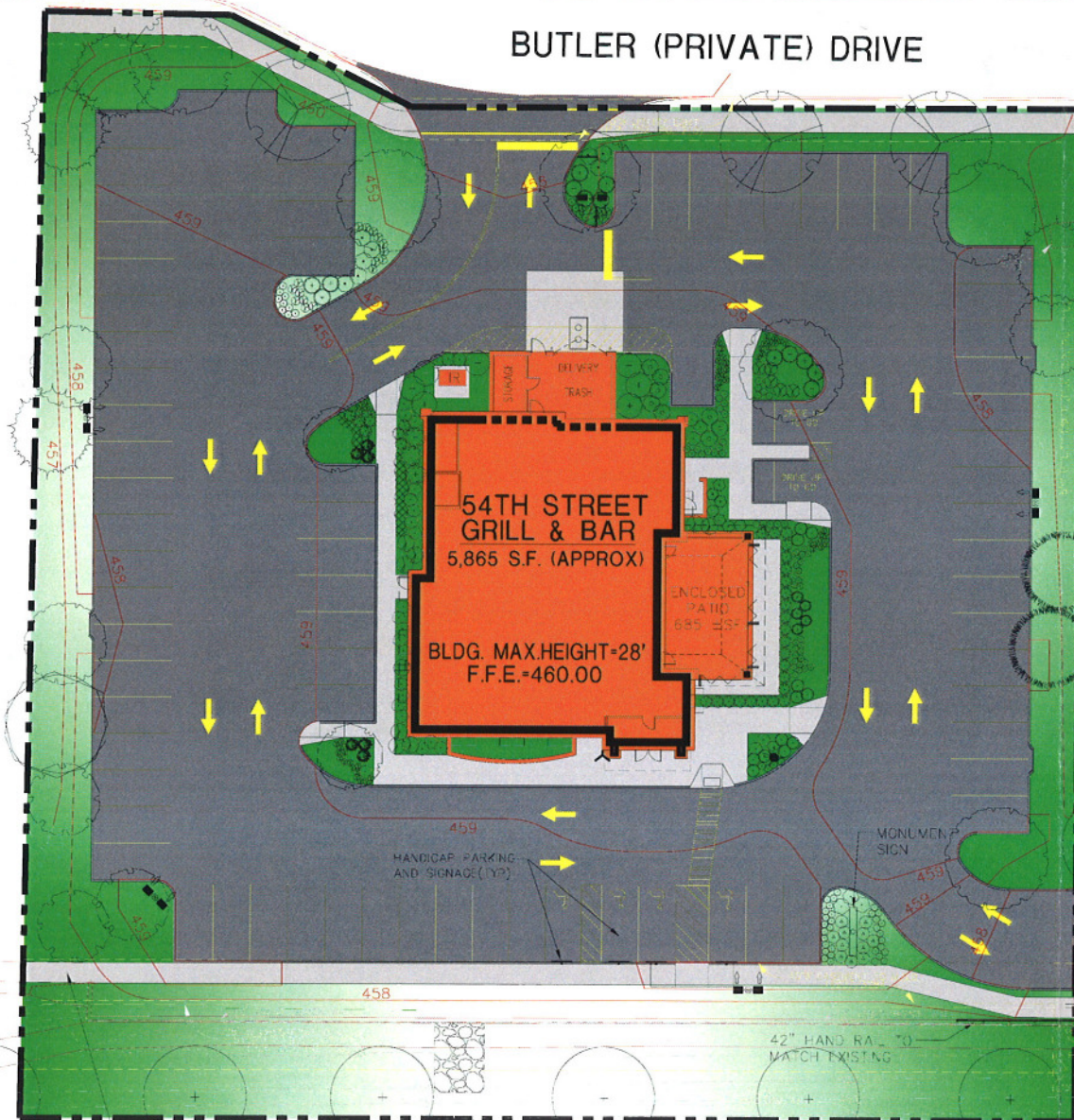
54TH ST. GRILL & BAR 5,865 ± S.F.
 RESTAURANT: 181 SEATS / 20 EMPLOYEES (MAX. SHIFT)

PROVIDED PARKING 76 SPACES
 REQUIRED PARKING 74 SPACES

REQ'D REST. PARKING=1 SP/3 SEATS + 2 SP/3 EMPLOYEES (MAX. SHIFT) = 74 SP

TOTAL SITE AREA (65,324 SF) 1,500 ± AC.

GREENSPACE (20,185 SF) 30.90%



PROPERTY N/E OF
 LATHAM COMMONS O&M L.D.
 4518/145

LOT 3
 "RIVER CROSSINGS
 TRACT E REPLAT"
 P.B. 350, PG. 746

LOT 2
 "CHESTERFIELD
 COMMONS SIX"
 P.B. 352, PG. 210

PROPERTY N/E OF
 THE CHESTERFIELD SIX
 DEVELOPMENT, L.L.C.
 MEMPHIS - 4518/145
 DENNIS GAFFNEY
 12/07/238

CHESTERFIELD AIRPORT ROAD

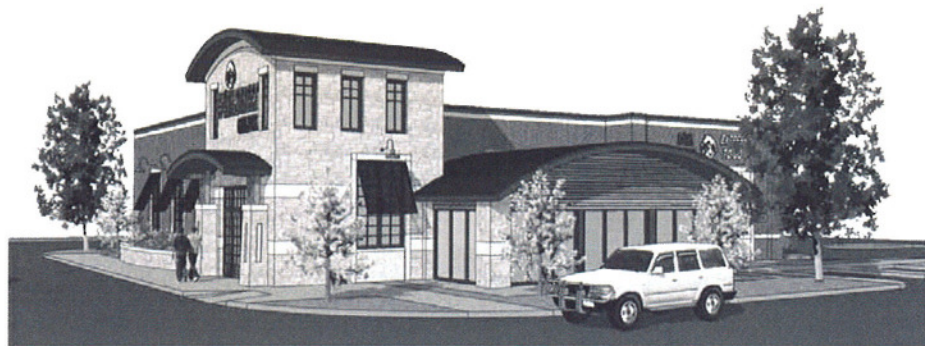


KELLAN RESTAURANT MANAGEMENT, CORP

5921 NW BARRY ROAD, SUITE 300
 KANSAS CITY, MO 64154
 PHONE (816) 455-9008 / FAX (816) 455-9024

SITE DEVELOPMENT PLAN





SOUTH ELEVATION



NORTH ELEVATION

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7-6-2008
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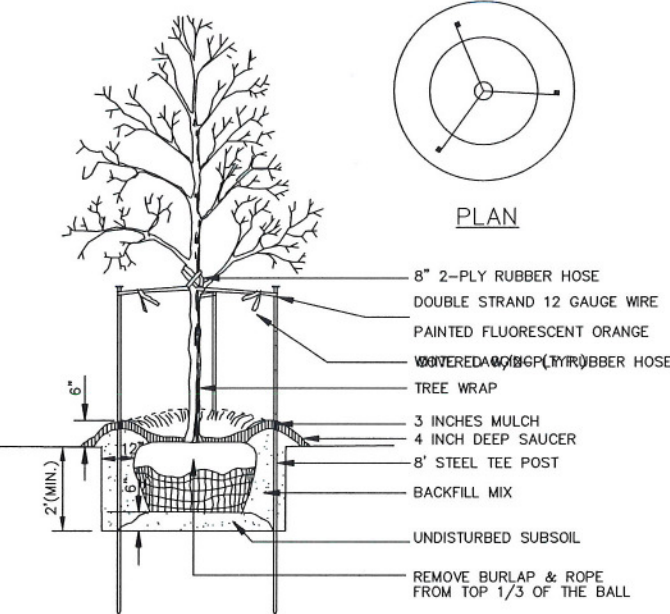
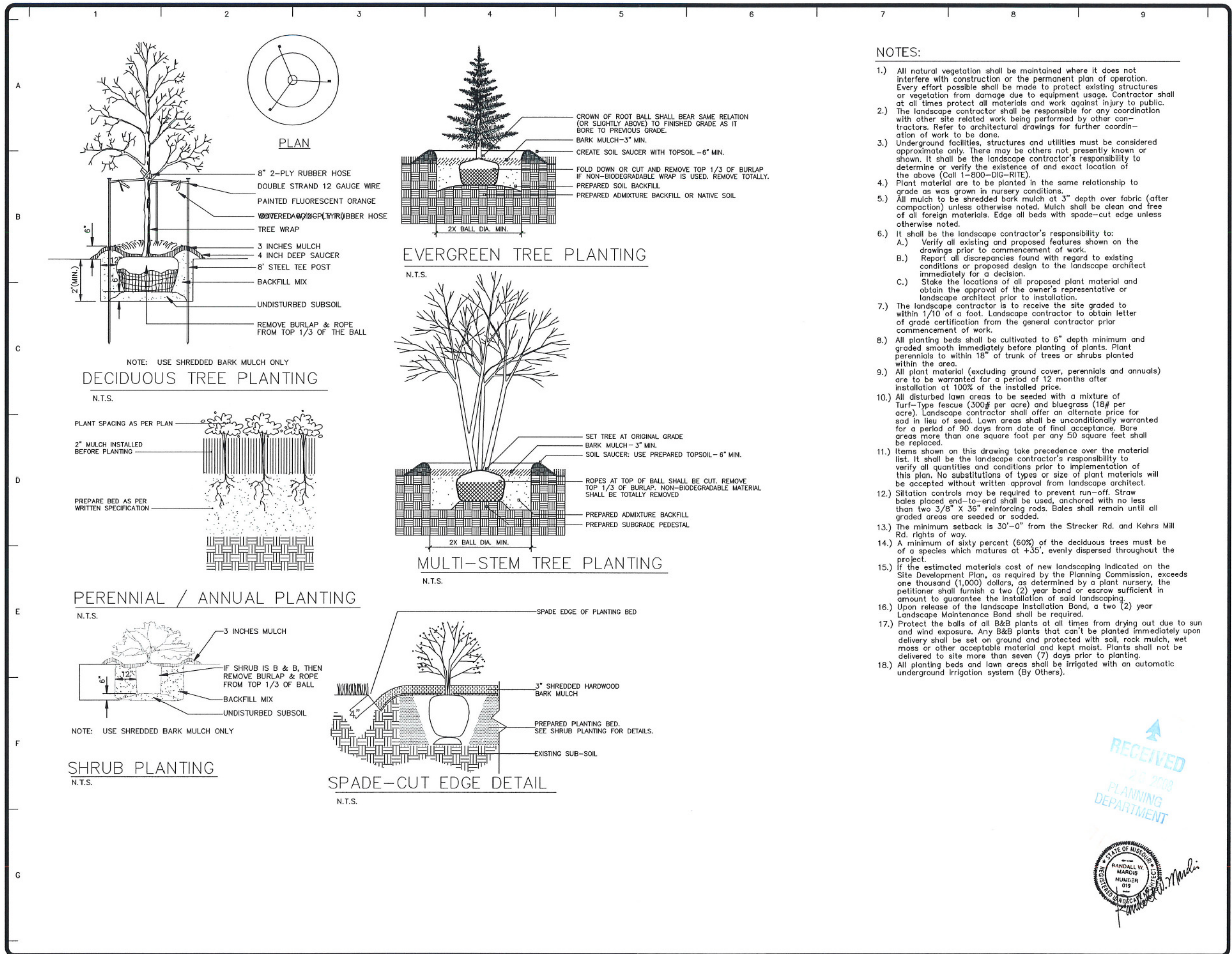


**54TH STREET
GRILL & BAR**

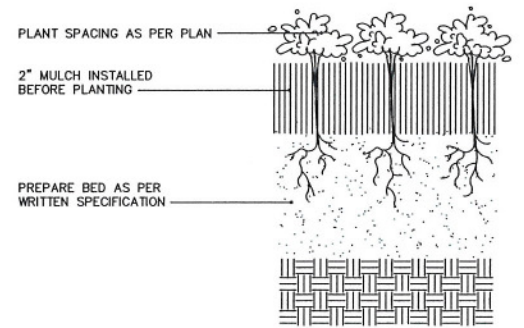
CHESTERFIELD, MISSOURI



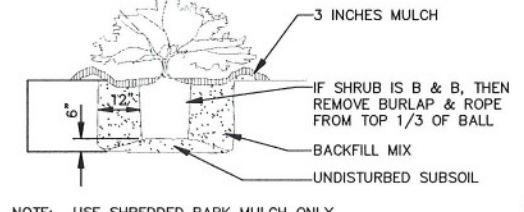
shaw hofstra + associates
1717 Oak, Kansas City, MO 64108
P. 816.421.0505 F. 816.421.0504
www.shawhofstra.com



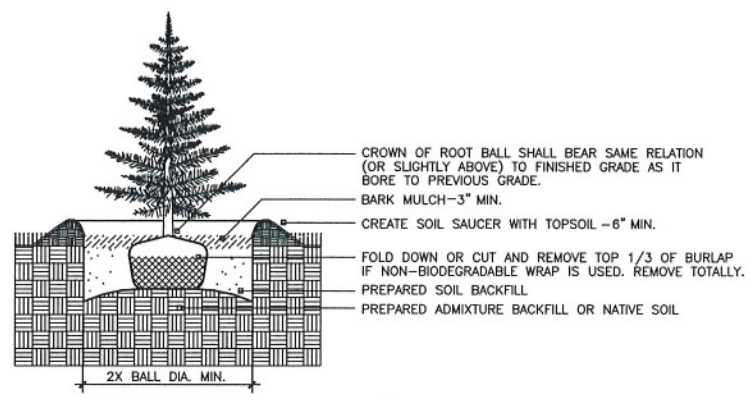
NOTE: USE SHREDDED BARK MULCH ONLY
DECIDUOUS TREE PLANTING
 N.T.S.



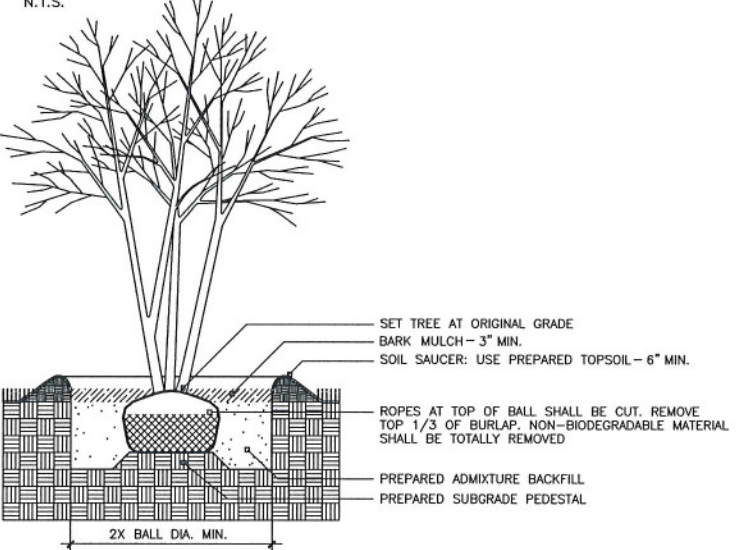
PERENNIAL / ANNUAL PLANTING
 N.T.S.



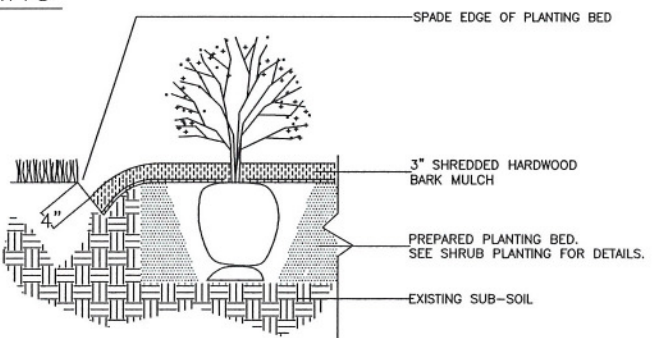
SHRUB PLANTING
 N.T.S.



EVERGREEN TREE PLANTING
 N.T.S.



MULTI-STEM TREE PLANTING
 N.T.S.



SPADE-CUT EDGE DETAIL
 N.T.S.

NOTES:

- 1.) 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.
- 2.) 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.
- 3.) 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).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- 5.) All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- 6.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 7.) The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- 8.) All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant perennials to within 18" of trunk of trees or shrubs planted within the area.
- 9.) 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.
- 10.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 11.) 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 landscape architect.
- 12.) Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- 13.) The minimum setback is 30'-0" from the Strecker Rd. and Kehrs Mill Rd. rights of way.
- 14.) A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- 15.) If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- 16.) Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.
- 17.) Protect the balls of all B&B plants at all times from drying out due to sun and wind exposure. Any B&B plants that can't be planted immediately upon delivery shall be set on ground and protected with soil, rock mulch, wet moss or other acceptable material and kept moist. Plants shall not be delivered to site more than seven (7) days prior to planting.
- 18.) All planting beds and lawn areas shall be irrigated with an automatic underground irrigation system (By Others).

REVISIONS	BY

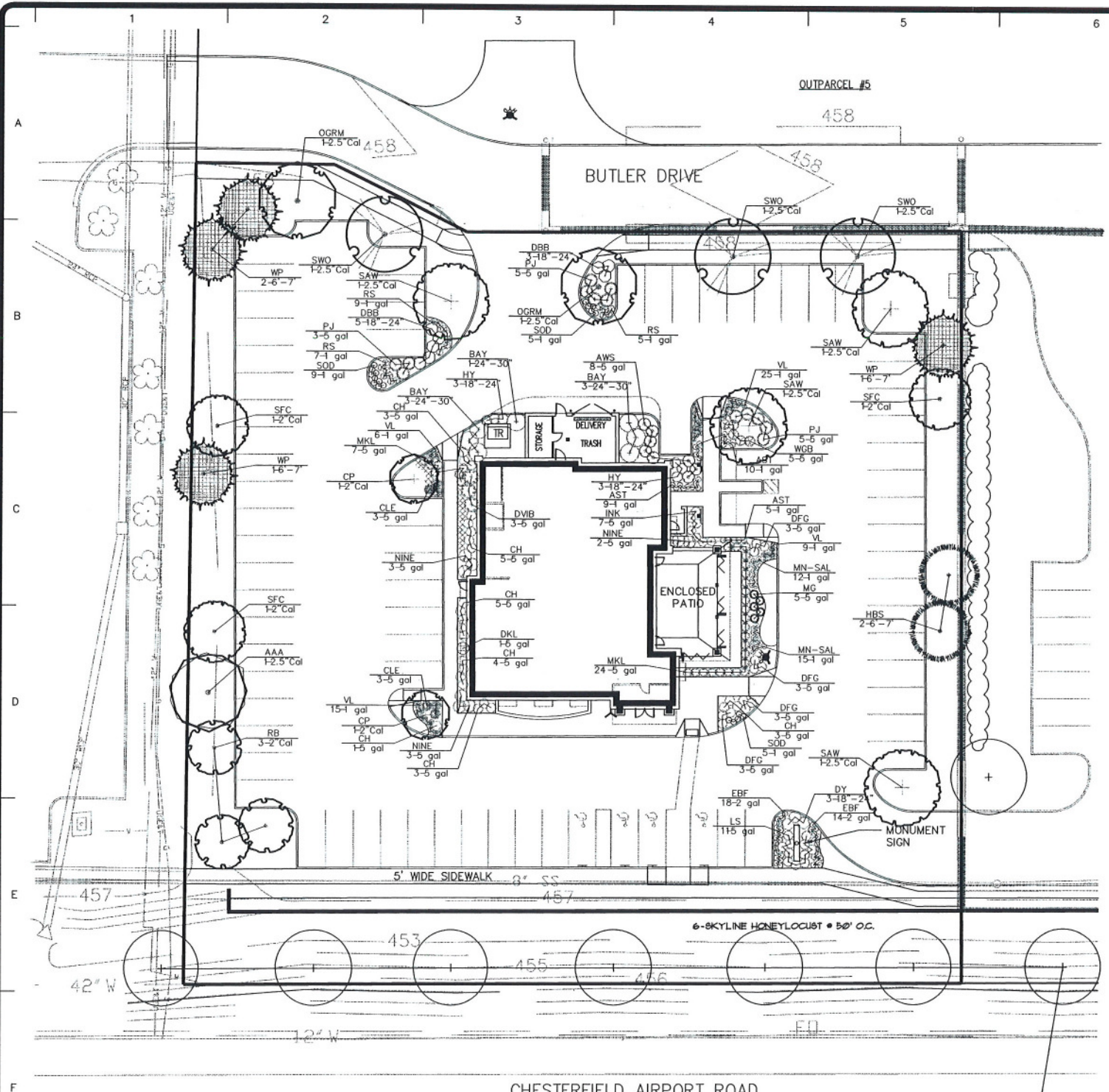
landscape TECHNOLOGIES
 67 Jacobs Creek Drive
 St. Charles, Missouri 63304
 (636) 928-1200
 Fax: (636) 928-4963

PLANTING PLAN FOR THE PROPOSED
54th Street Bar & Grill
 CHESTERFIELD, MISSOURI

RECEIVED
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 PLANNING DEPARTMENT

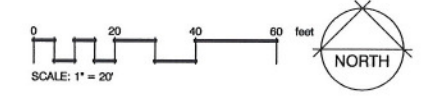
STATE OF MISSOURI
 RANDALL W. MARDIS
 NUMBER 019
 REGISTERED LANDSCAPE ARCHITECT

DRAWN	R. WARDIS
CHECKED	RWM/GMB
DATE	FEB. 11, 2008
SCALE	N. A.
JOB No.	2008-107
SHEET	L-2
OF TWO SHEETS	



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON	SIZE
OGRM	2	Acer rubrum 'October Glory' / 'October Glory' Maple	2.5" Cal
AAA	1	Fraxinus americana 'Autumn Applause' / Autumn Applause Ash	2.5" Cal
SAW	4	Quercus acutissima / Sawtooth Oak	2.5" Cal
SWO	3	Quercus bicolor / Swamp White Oak	2.5" Cal
EVERGREEN TREES	QTY	BOTANICAL / COMMON	SIZE
HBS	2	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	6'-7'
WP	4	Pinus strobus / White Pine	6'-7'
FLOWERING TREES	QTY	BOTANICAL / COMMON	SIZE
RB	3	Cercis canadensis / Redbud	2" Cal
SFC	3	Malus 'Snowdrift' / Snowdrift Crabapple	2" Cal
CP	2	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal
SHRUBS	QTY	BOTANICAL / COMMON	SIZE
WGB	5	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	5 gal
CLE	6	Clethra alnifolia 'Hummingbird' / 'Hummingbird' Summersweet	5 gal
DBB	8	Euonymus alatus 'Compactus' / Compact Burning Bush	18"-24"
INK	7	Ilex glabra 'Compacta' / Compact Inkberry	5 gal
CH	24	Ilex meserveae 'China Boy/Girl' TM / China Boy/Girl Holly	5 gal
PJ	13	Juniperus procumbens 'Nana' / Procumbens Juniper	24"-30"
BAY	7	Myrica pensylvanica / Northern Bayberry	5 gal
NINE	8	Physocarpus opulifolius 'Diabolo' TM / Diabolo Purple Ninebark	5 gal
AWS	8	Spiraea bumalda 'Anthony Waterer' / Anthony Waterer Spirea	5 gal
LS	11	Spiraea bumalda 'Limemound' TM / Limemound Spirea	5 gal
DKL	1	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 gal
MKL	31	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal
DY	3	Taxus media 'Densiflora' / Dense Yew	18"-24"
HY	3	Taxus media 'Hicksii' / Hicks Yew	18"-24"
DVIB	6	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	5 gal
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON	SIZE
AST	24	Aster novae-angliae 'Purple Dome' / Purple Dome Aster	1 gal
SOD	19	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal
VL	55	Liriope muscari 'Variegata' / Variegated Lily Turf	1 gal
RS	21	Perovskia atriplicifolia / Russian Sage	1 gal
MN-SAL	27	Salvia nemorosa 'May Night' / May Night Salvia	1 gal
GRASSES	QTY	BOTANICAL / COMMON	SIZE
EBF	32	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	2 gal
MG	5	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal
DFG	12	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	5 gal
GROUND COVERS	QTY	BOTANICAL / COMMON	SIZE
ANN	151	Min. of Five Varieties / Mixed Annuals	2.25" Pot @ 12" oc



OUTPARCEL 1 SITE ANALYSIS
 54TH ST. GRILL & BAR 5,865 ± S.F.
 RESTAURANT: 181 SEATS/ 20 EMPLOYEES (MAX. SHIFT)
 PROVIDED PARKING 73 SPACES
 REQUIRED PARKING 74 SPACES
 REQ'D REST. PARKING=1 SP/3 SEATS + 2 SP/3 EMPLOYEES (MAX.SHIFT)=74 SP
 TOTAL SITE AREA (65,324 SF) 1.500 ± AC.
 GREENSPACE (20,185 SF) 30.90 %

TREE TYPE BREAKDOWN:
 10 SHADE TREES or 42%
 6 EVERGREEN TREES or 25%
 8 ORNAMENTAL TREES or 33%

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 2-11-2008
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STATE OF MISSOURI
 RANDALL W. MARDIS
 NUMBER 019
 FEB. 11, 2008

REVISIONS	BY

PLANTING PLAN FOR THE PROPOSED
54th Street Bar & Grill
 CHESTERFIELD, MISSOURI
 Landscape TECHNOLOGIES
 67 Jackson Creek Drive, Chesterfield, Missouri 63004
 Tel: (636) 875-1252
 Fax: (636) 875-1253

DRAWN
 R. MARDIS
 CHECKED
 RMM/GBB
 DATE
 FEB. 11, 2008
 SCALE
 1"=20'-0"
 JOB NO.
 2008-107
 SHEET
L-1
 OF TWO SHEETS