



VILA

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April 9, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **April 14, 2008** will include the following item for your consideration:

RE: Chesterfield Commons Six Outparcel One (54th Street Grill): Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations 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.

Planning Commission:

Wolverton & Associates, on behalf of THF Chesterfield Six Development, LLC, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this petition and submits the following report.

BACKGROUND

1. On May 26, 1988, St. Louis County approved Ordinance 13,933 a request for a change of zoning from an "NU" Non Urban District to a "C-8" Planned Commercial District for the 19.422 acre tract of land.
2. On May 17, 2004, the City of Chesterfield approved Ordinance 2096 which repealed St. Louis County Ordinance 13,933 to allow for drive-through restaurants on the outparcels along Chesterfield Airport Road and to increase the height of the light standards for Chesterfield Commons Six.
3. On June 4, 2005, the City of Chesterfield approved the Site Development Concept Plan for Chesterfield Commons Six.

SUBMITTAL INFORMATION

1. The request is for a single story restaurant, consisting of 5,865 square feet.
2. The exterior building materials will be comprised of brick, stone, glass and architectural metals. The roof is proposed to be a flat membrane.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on March 13, 2008. The ARB voted by a count of 6 – 0 that the project be forwarded for approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with the following recommendations:

1. Relocate the sidewalk along the south side of the property further south to provide separation away from the adjacent parking area.
2. Provide a row of shrubs along the north side of the sidewalk to further buffer parking area.

Through staff review and comments, the petitioner has addressed the Architectural Review Board recommendations.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with City of Chesterfield Ordinances. The Department of Planning & Public Works requests approval of the Site Development Section Plan.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

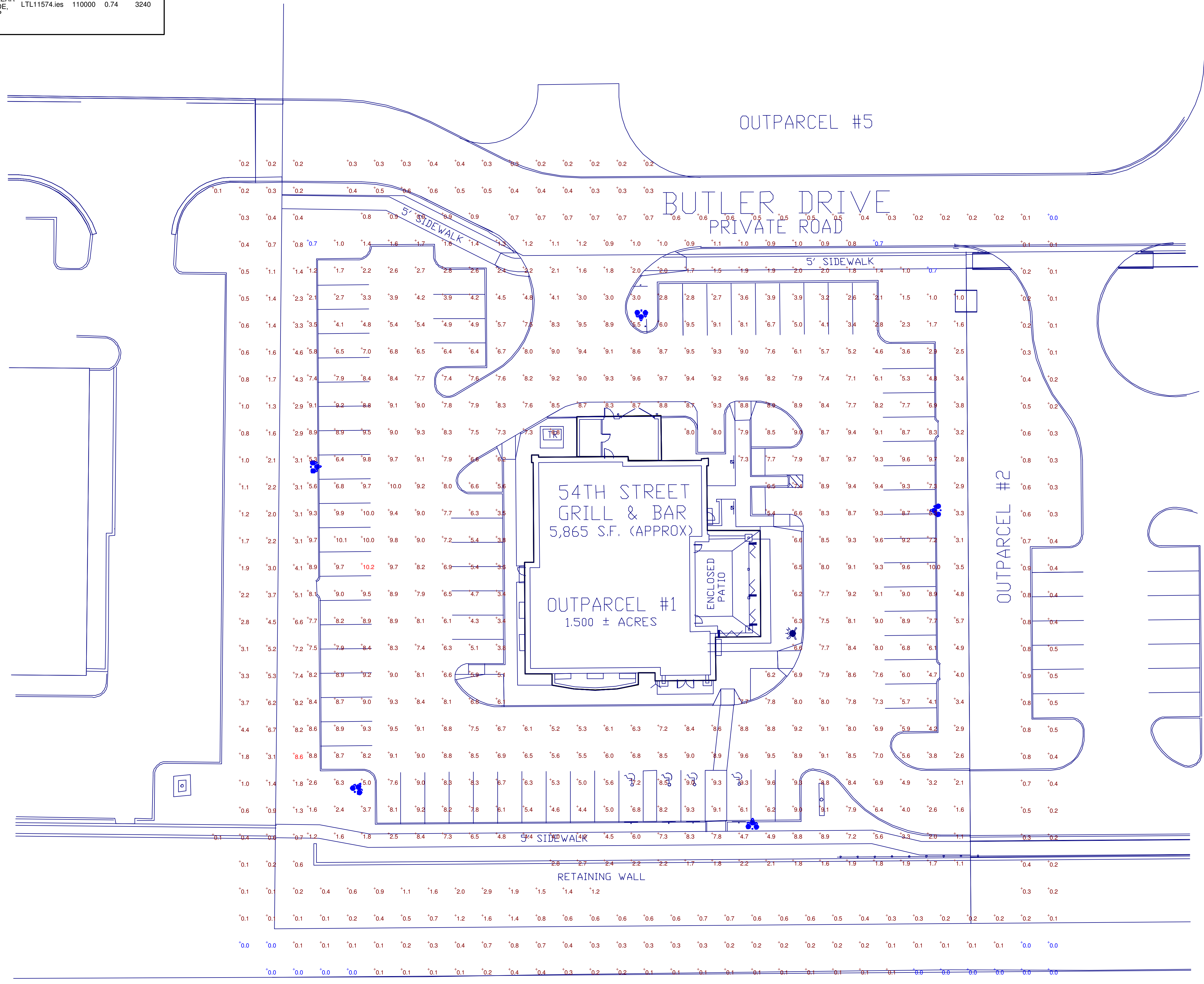
Cc: City Administrator
City Attorney
Director of Planning and Public Works

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parcel	+	1.0 fc	8.6 fc	0.0 fc	N / A	N / A
Parking Lot	+	6.2 fc	10.2 fc	0.7 fc	14.6:1	8.9:1


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.ies	110000	0.74	3240

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



Plan View
 Scale 1" = 20'

REVISIONS	BY
3/05/08	RMM
3/24/08	RMM

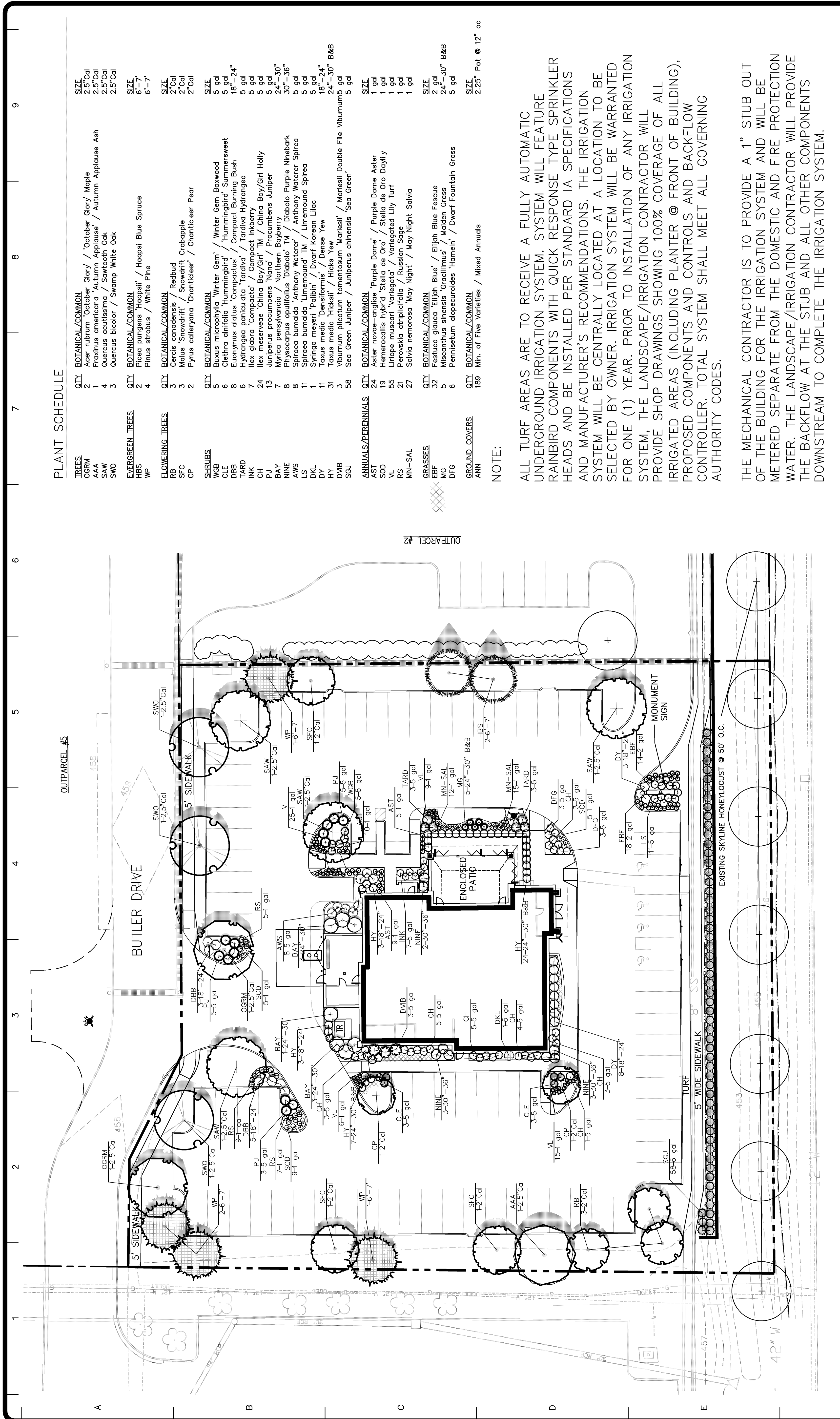


57 Jacobs Creek Drive
St. Charles, Missouri 63304
Fax: (636) 928-1230

54th Street Grill & Bar

PLANTING PLAN FOR THE PROPOSED CHESTERFIELD, MISSOURI

DRAWN R. MARDIS	DATE FEB. 11, 2008
CHECKED RMM/GSB	SCALE 1"=20'-0"
PROJECT 54th Street Grill & Bar	NO. OF SHEETS 2008-107
SHEET	



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
WB	5	Boxus microphylla 'Winter Gem' / Winter Gem Boxwood	5 gal
CLE	6	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal
DBB	8	Elyonurus alatus 'Compactus' / Compact Burning Bush	16"-24"
TARD	6	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	5 gal
INK	6	Ilex glabra 'Compactus' / Compact Inkberry	5 gal
CH	24	Ilex meserveae 'China Boy/Girl' / China Boy/Girl Holly	5 gal
PJ	15	Juniperus procumbens 'Nana' / Procrembs Juniper	2"-4"
BAY	7	Physocarpus opulifolius 'Diapolo' / Diapolo Japanese Barberry	30"-36"
NINE	8	Spiraea bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	5 gal
ANS	11	Spiraea bumalda 'Palibin' / Dwarf Korean Spiraea	5 gal
LS	8	Salvia media 'Hicksii' / Hicks Yew	5 gal
DKL	11	Salvia media 'Hicksii' / Hicks Yew	18"-24"
DY	31	Viburnum plicatum 'tomentosum' 'Mariesii' / Mariesii Double File Viburnum	24"-30" B&B
HY	3	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal
DVB	58		
SGJ			

ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
AST	24	Aster novae-angliae 'Purple Dome' / Purple Dome Aster	1 gal
SOL	19	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal
VLL	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 'Eliph Blue' / Eliph Blue Fescue	2 gal
MG	5	Miscanthus sinensis 'Gracillimus' / Maiden Grass	24"-30" B&B
DFG	6	Pennisetum alopecuroides 'Hemeln' / Dwarf Fountain Grass	5 gal

GROUND COVERS	QTY	BOTANICAL/COMMON	SIZE
ANN	189	Min. of Five Varieties / Mixed Annuals	2.25" Pot @ 12" oc

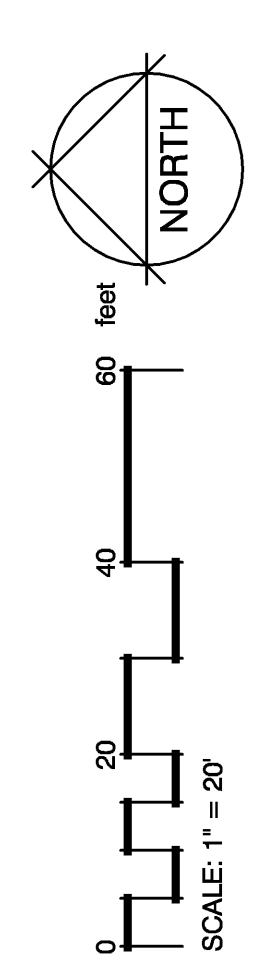
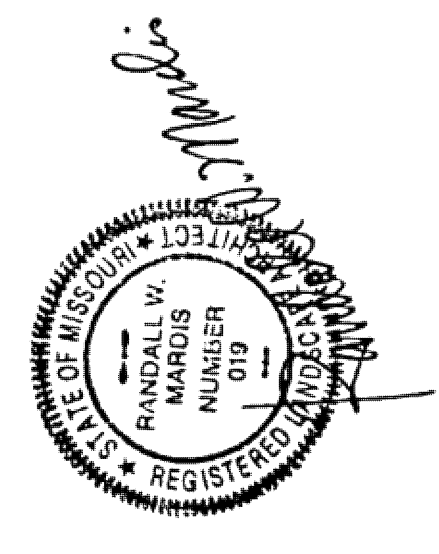
NOTE:
ALL TURF AREAS ARE TO RECEIVE A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM WILL FEATURE RAINBIRD COMPONENTS WITH QUICK RESPONSE TYPE SPRINKLER HEADS AND BE INSTALLED PER STANDARD IA SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS. THE IRRIGATION SYSTEM WILL BE CENTRALLY LOCATED AT A LOCATION TO BE SELECTED BY OWNER. IRRIGATION SYSTEM WILL BE WARRANTED FOR ONE (1) YEAR. PRIOR TO INSTALLATION OF ANY IRRIGATION SYSTEM, THE LANDSCAPE/IRRIGATION CONTRACTOR WILL PROVIDE SHOP DRAWINGS SHOWING 100% COVERAGE OF ALL IRRIGATED AREAS (INCLUDING PLANTER @ FRONT OF BUILDING), PROPOSED COMPONENTS AND CONTROLS AND BACKFLOW CONTROLLER. TOTAL SYSTEM SHALL MEET ALL GOVERNING AUTHORITY CODES.

TREE TYPE BREAKDOWN:

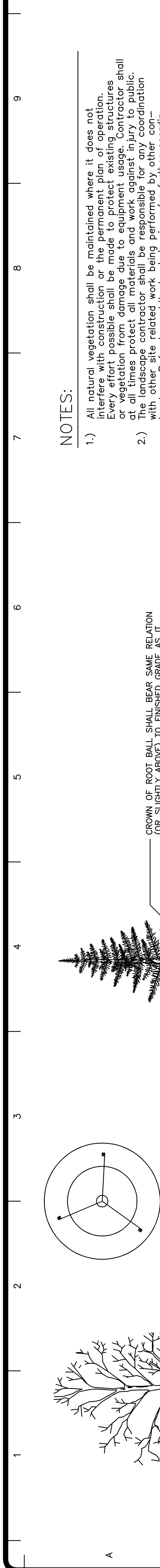
10	SHADE TREES or 42%
6	EVERGREEN TREES or 25%
8	ORNAMENTAL TREES or 33%

OUTPARCEL 1 SITE ANALYSIS

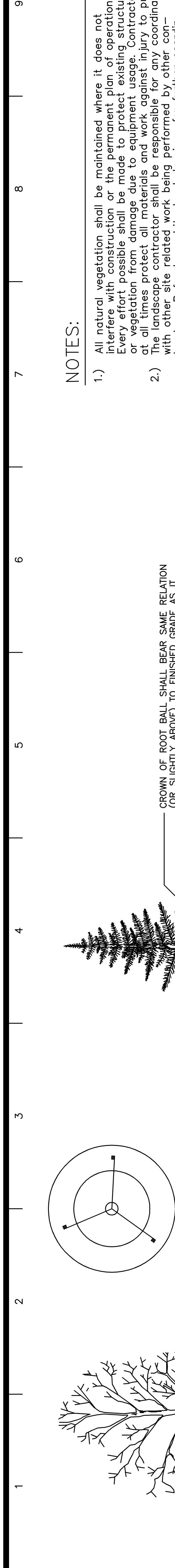
54TH ST. GRILL & BAR	5,865 ± S.F.
RESTAURANT: 181 SEATS / 20 EMPLOYEES (MAX. SHIFT)	
PROVIDED PARKING	76 SPACES
REQUIRED PARKING	74 SPACES
REQD REST. PARKING=1 SP/3 SEATS + 2 SP/3 EMPLOYEES (MAX.SHIFT) =74 SP	
TOTAL SITE AREA (65,324 SF)	1,500 ± AC.
GREENSPACE (20,185 SF)	30.90 %



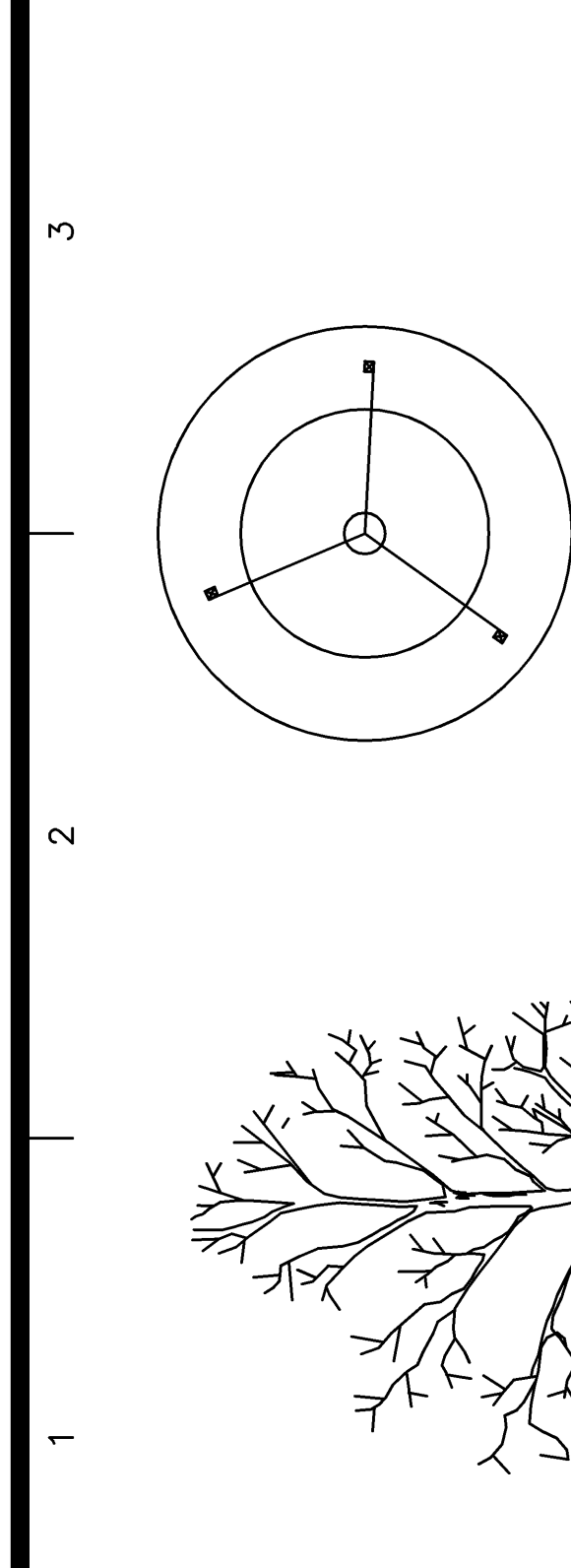
REVISIONS	BY	DATE
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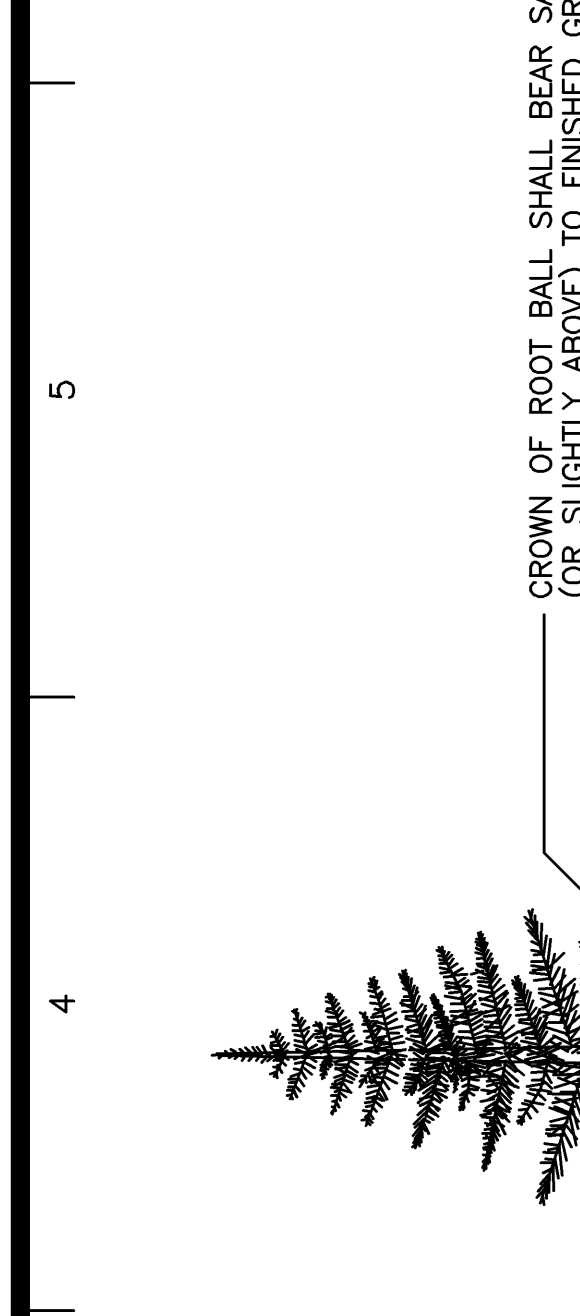
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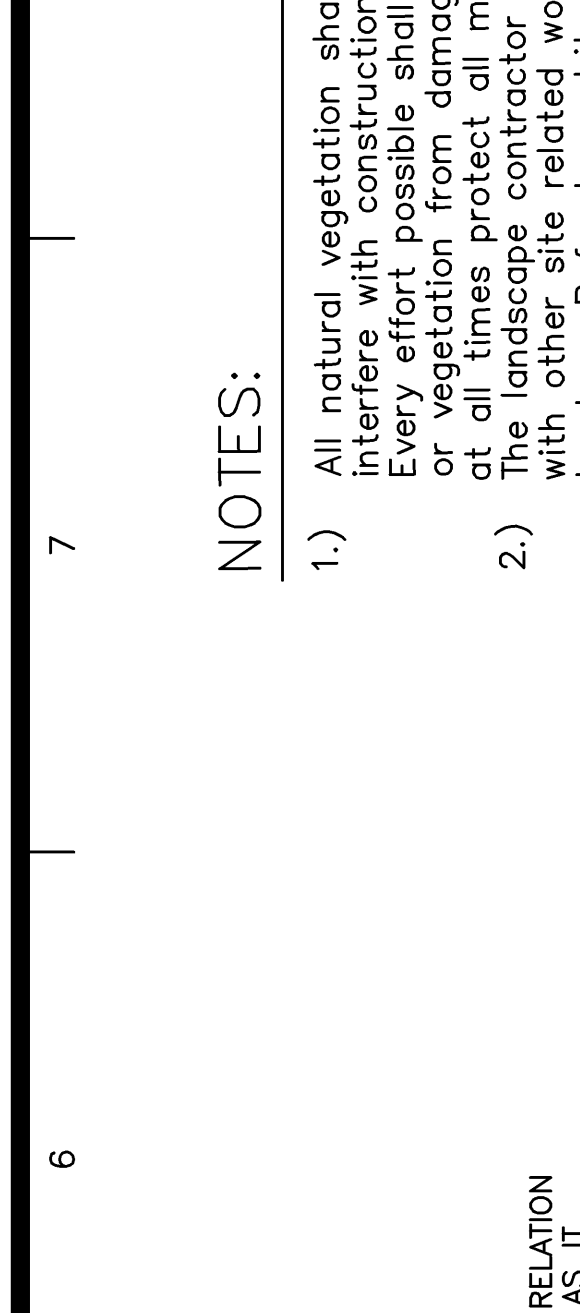
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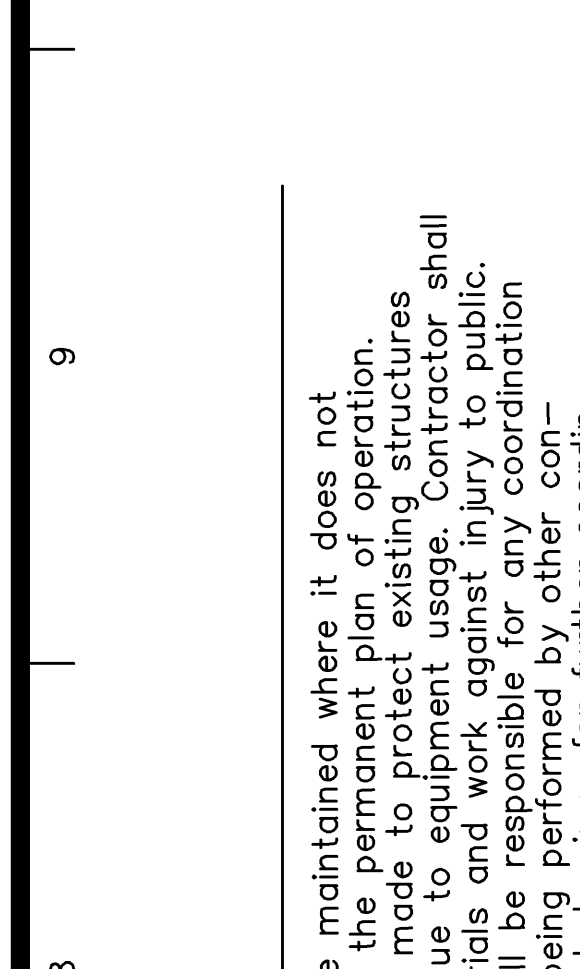
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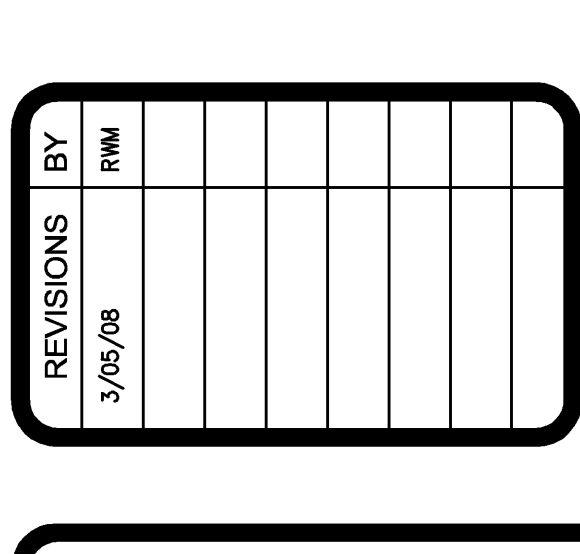
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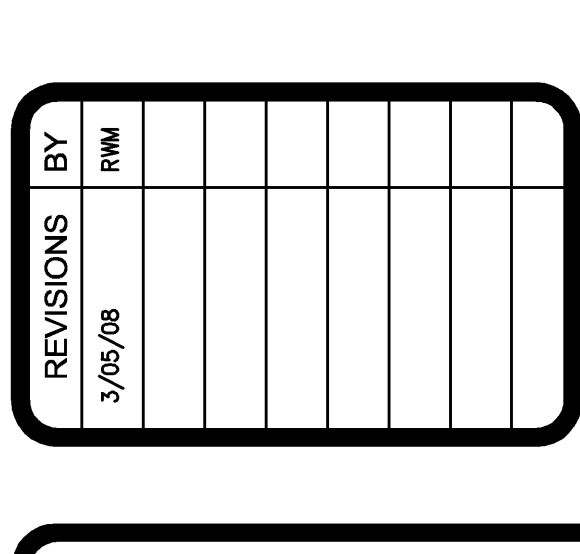
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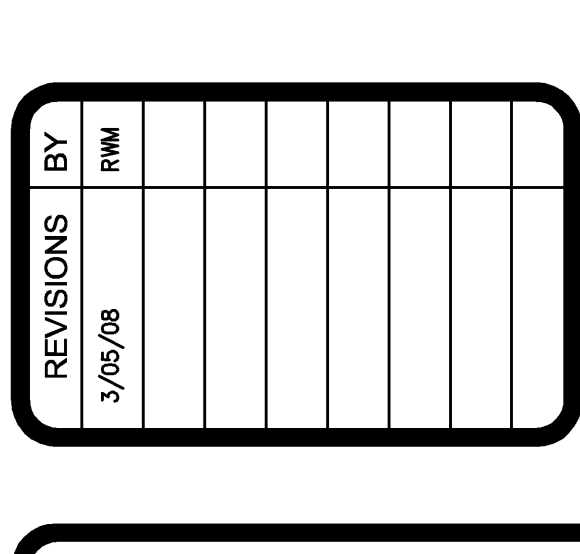
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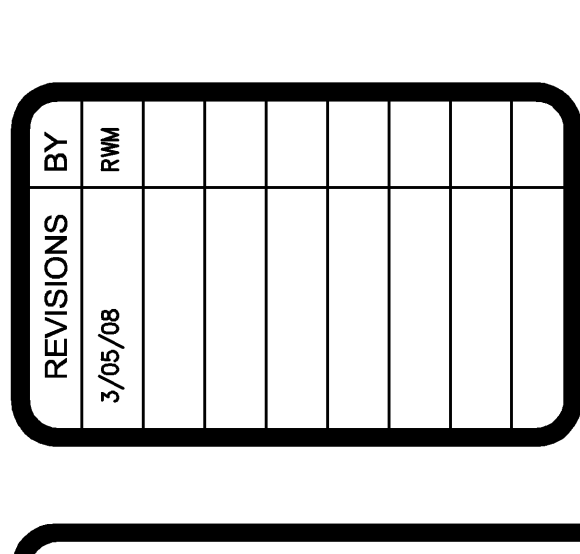
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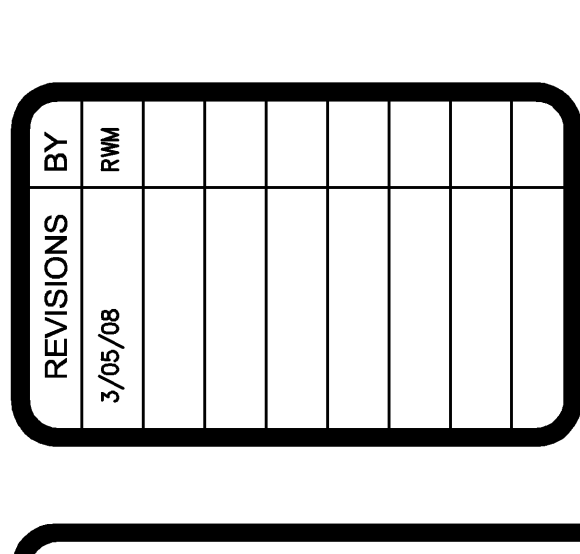
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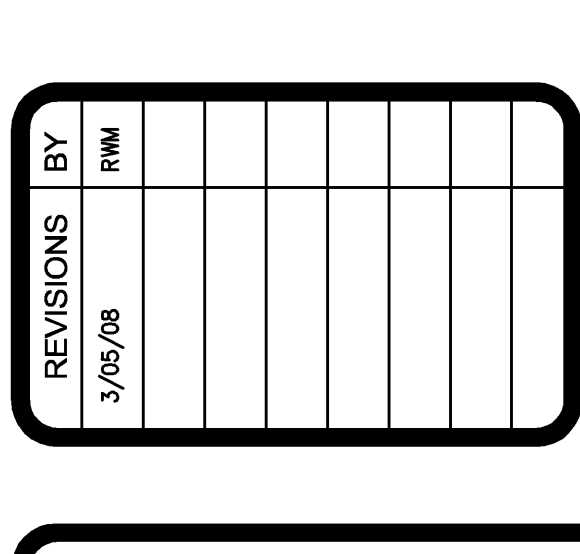
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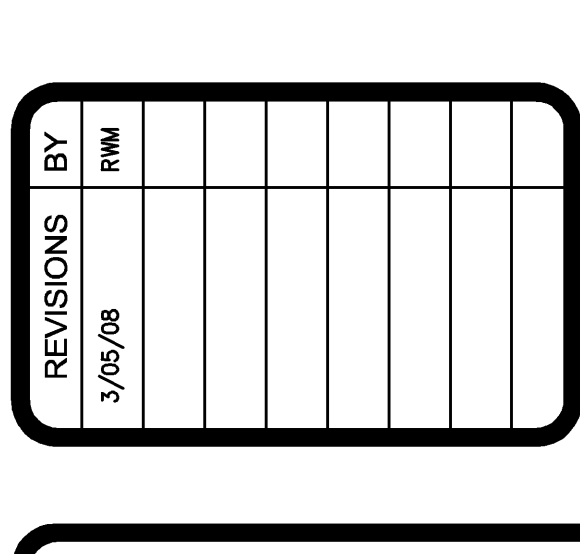
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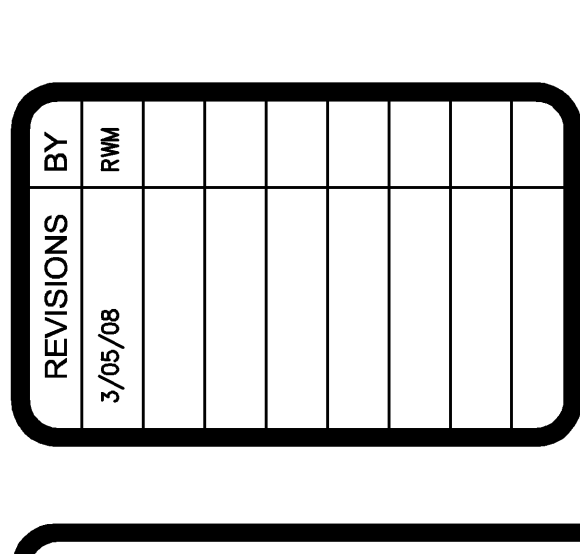
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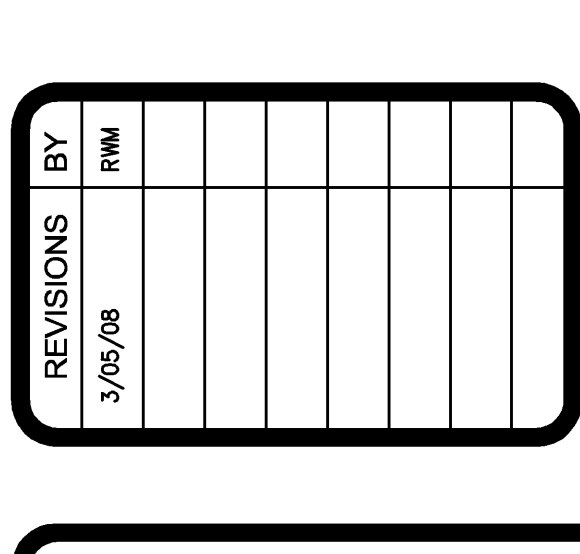
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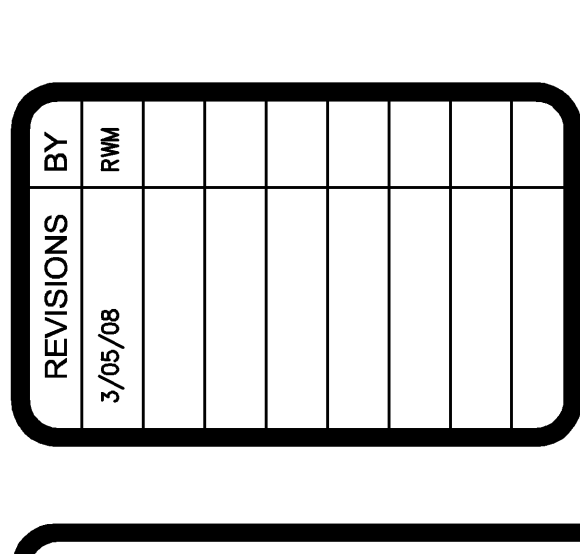
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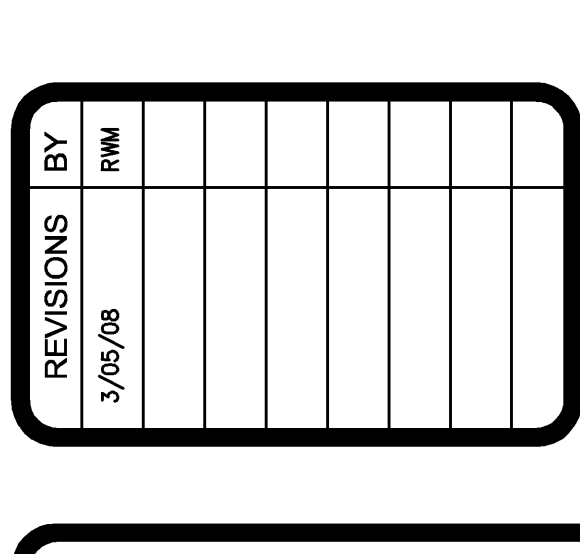
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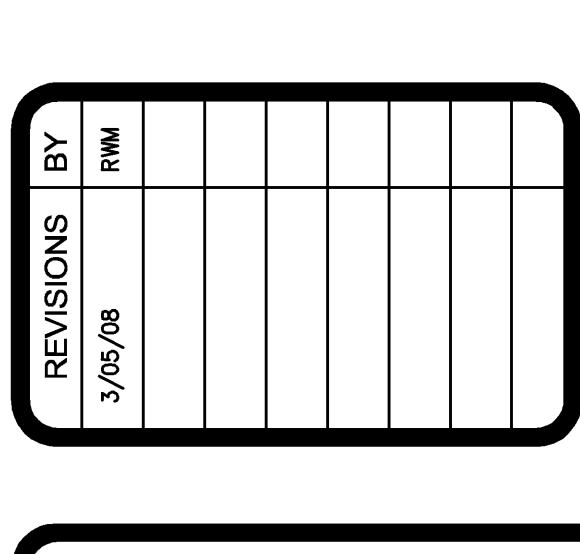
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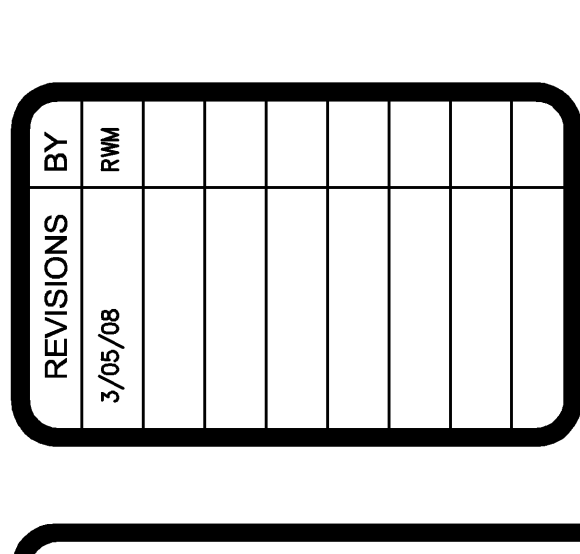
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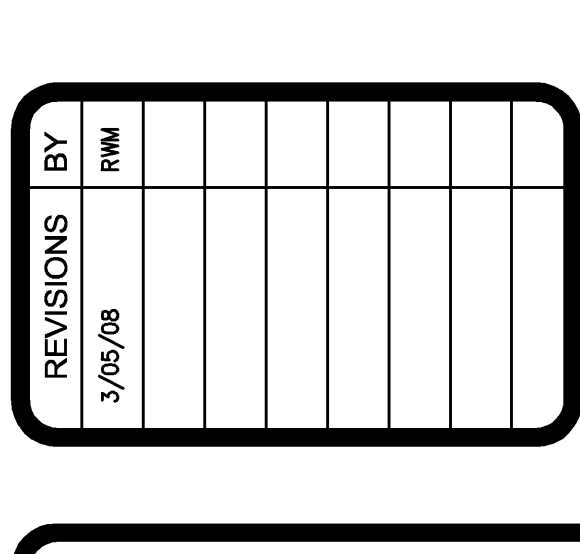
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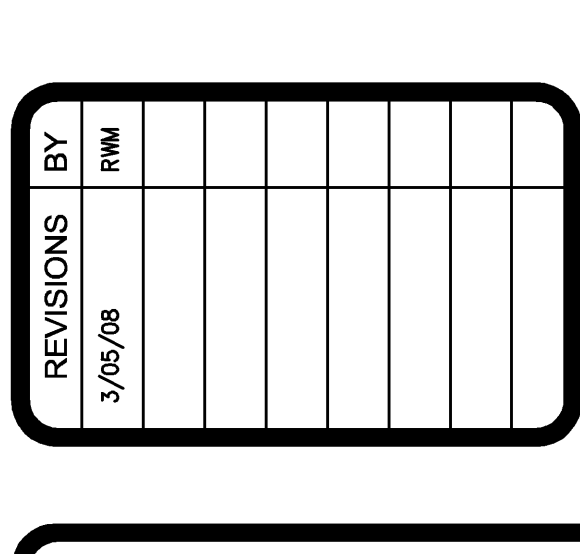
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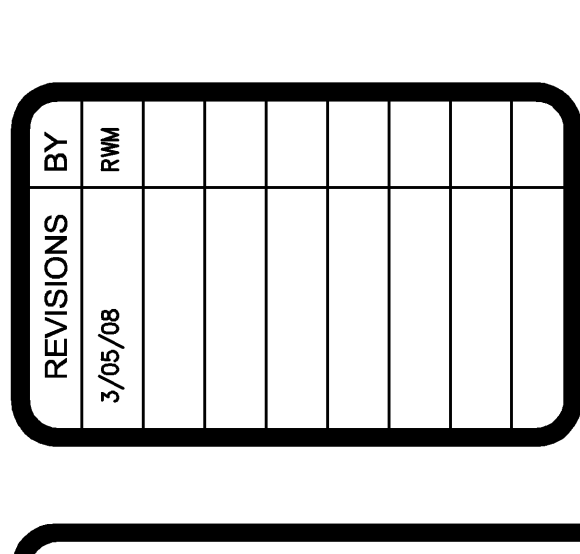
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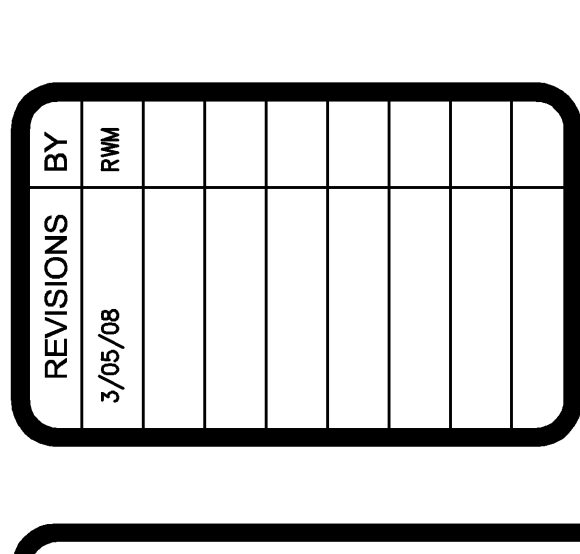
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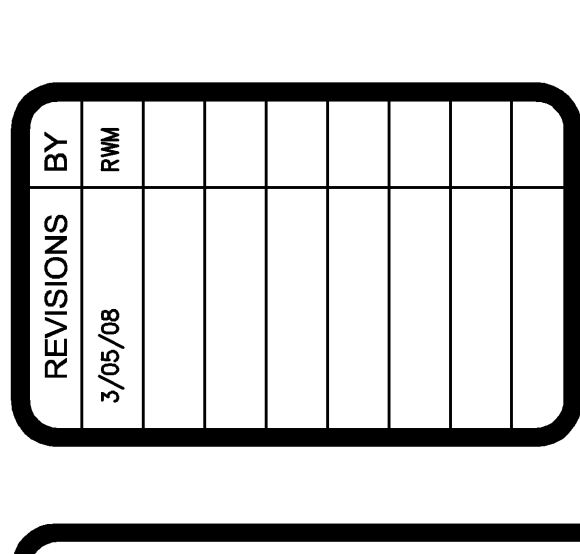
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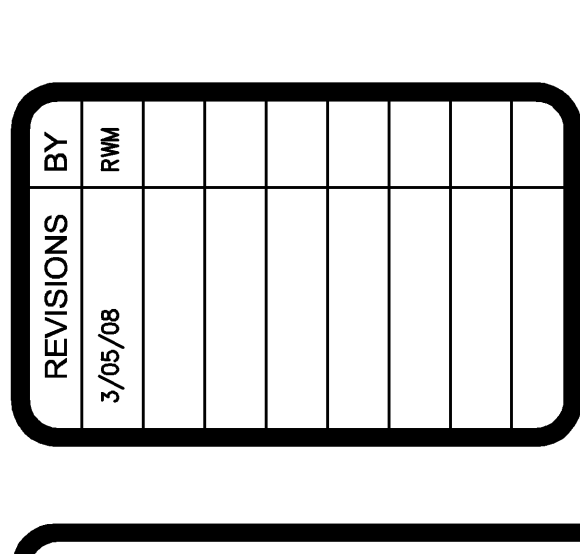
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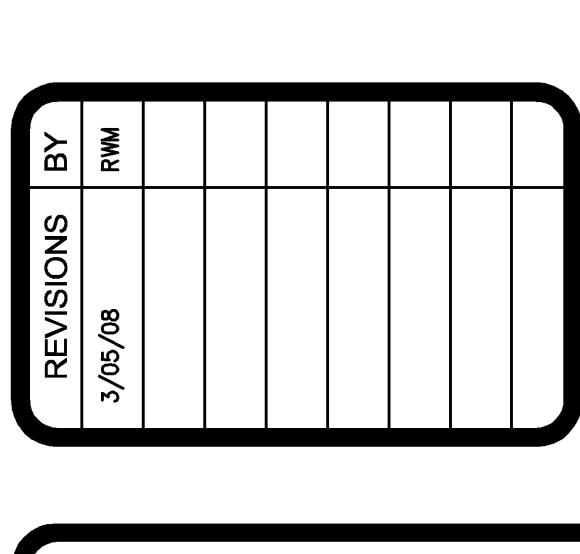
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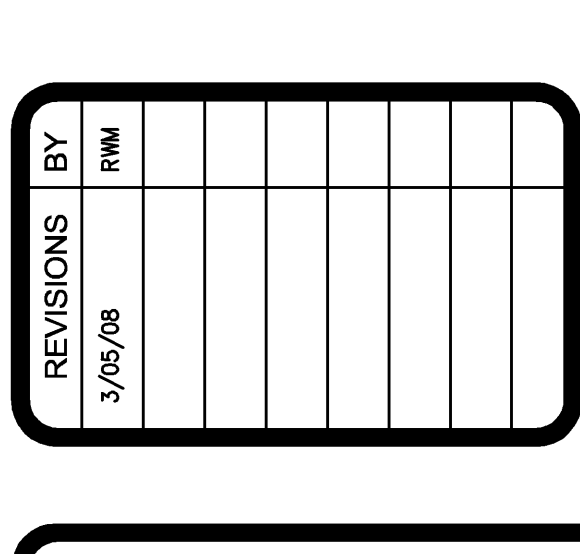
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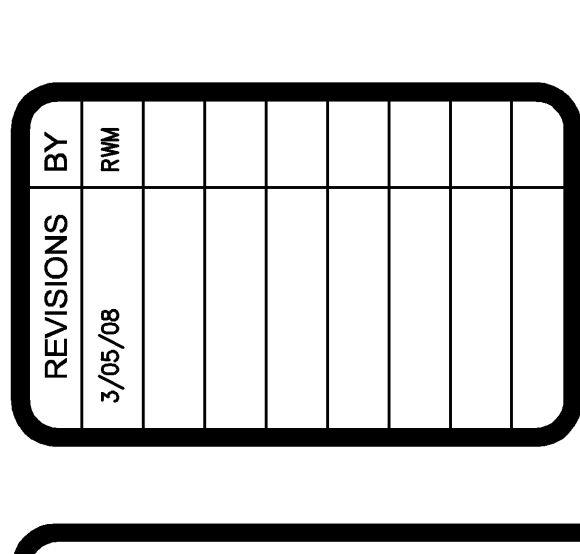
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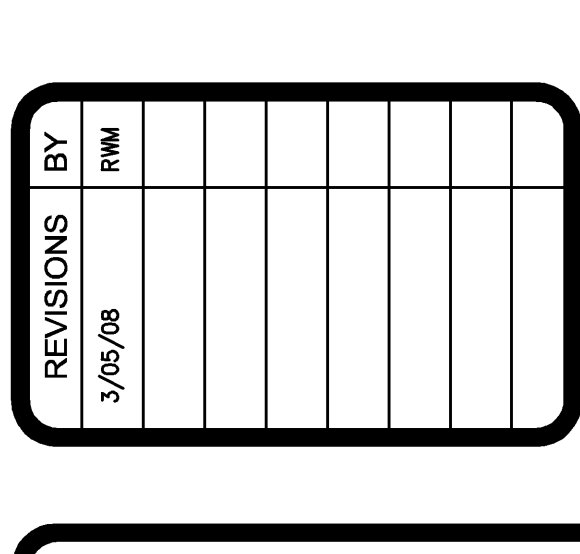
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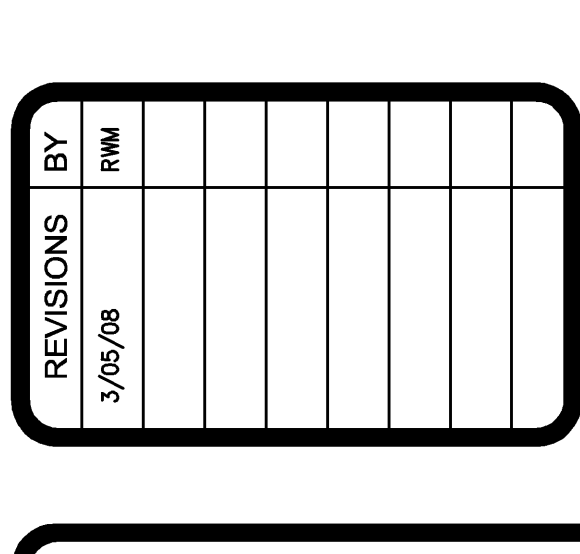
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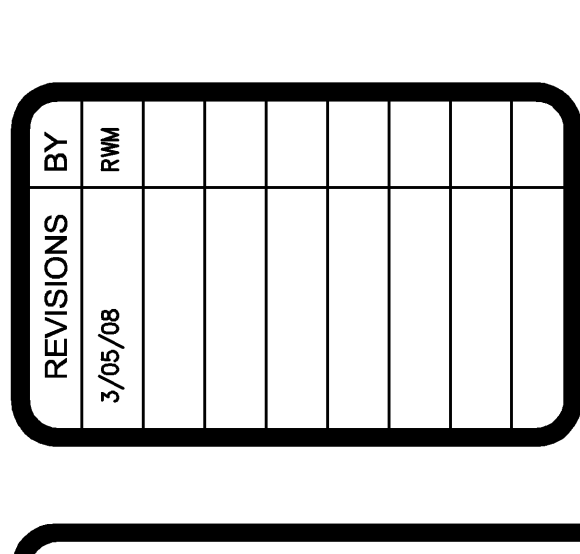
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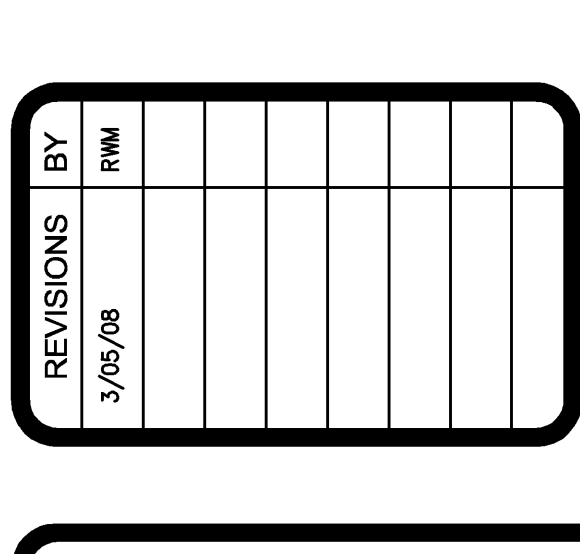
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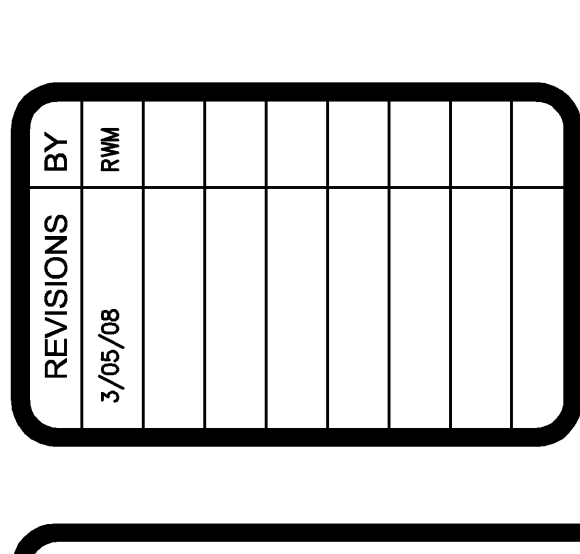
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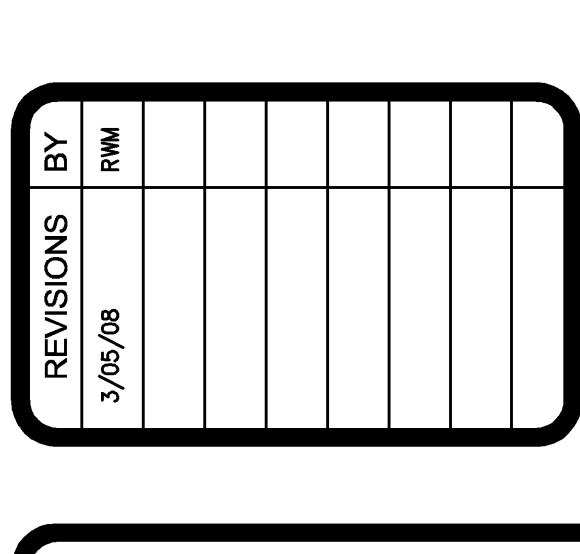
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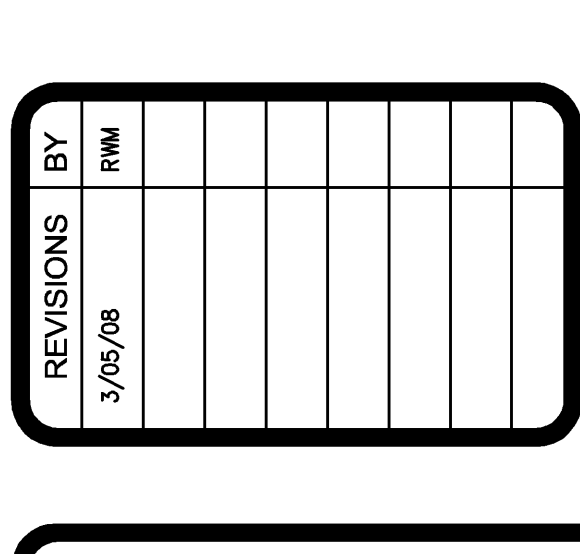
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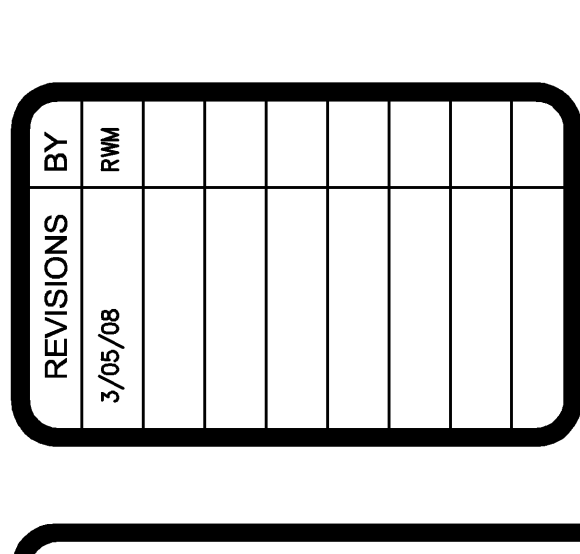
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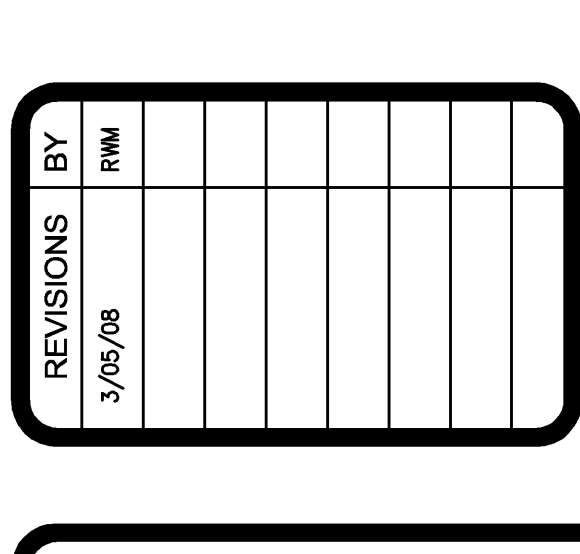
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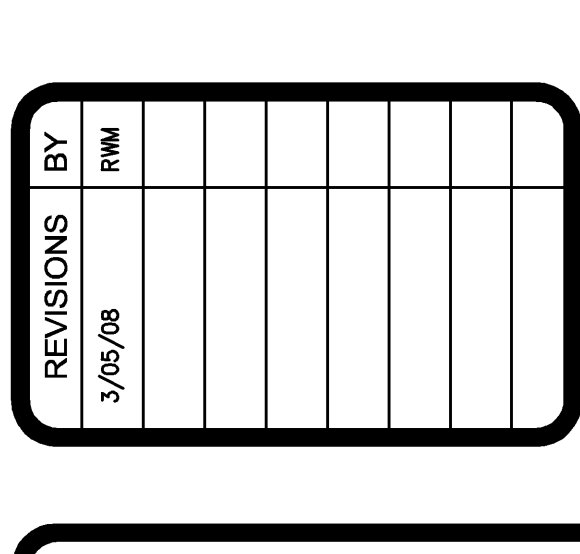
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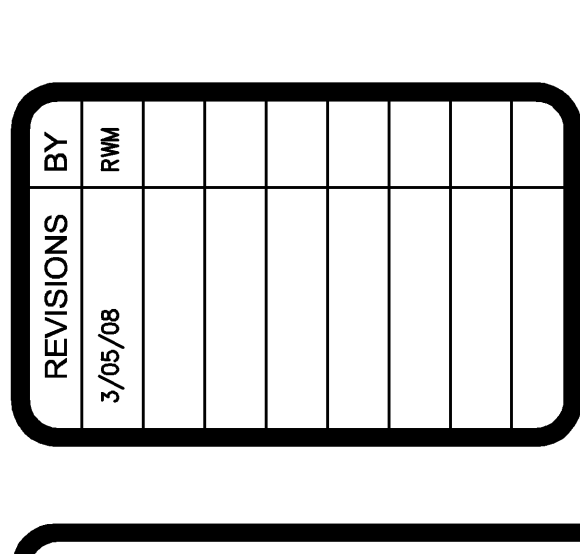
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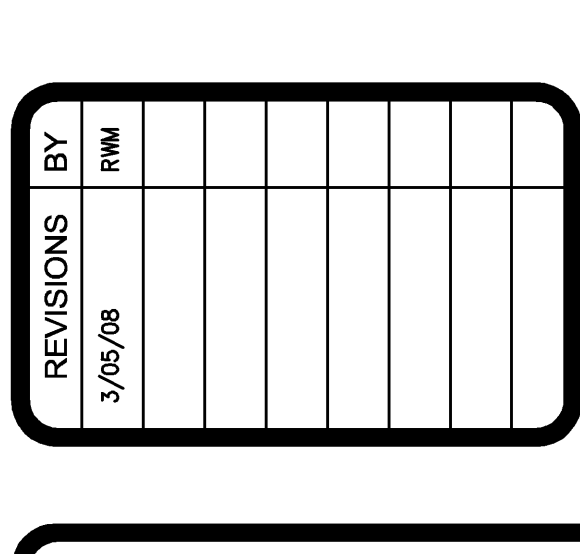
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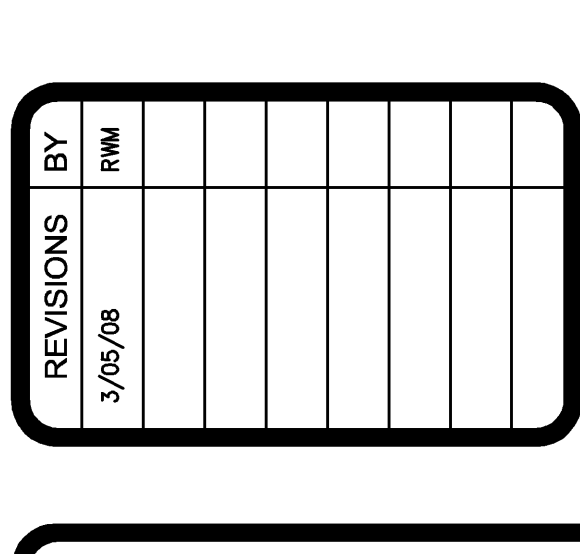
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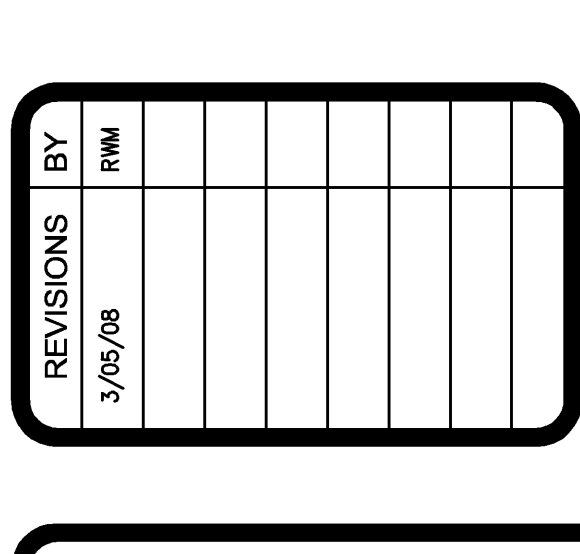
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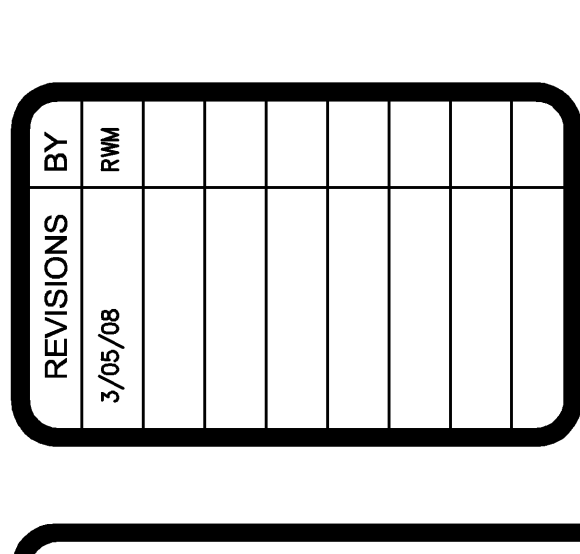
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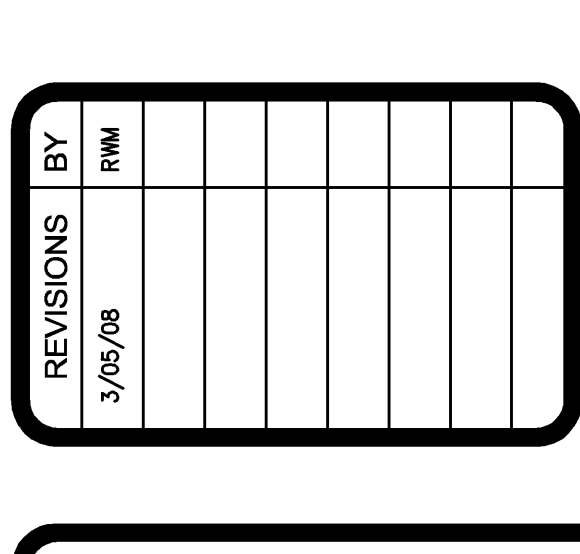
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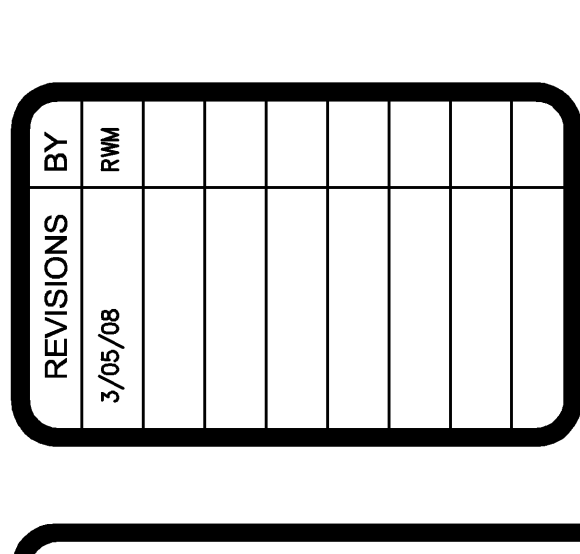
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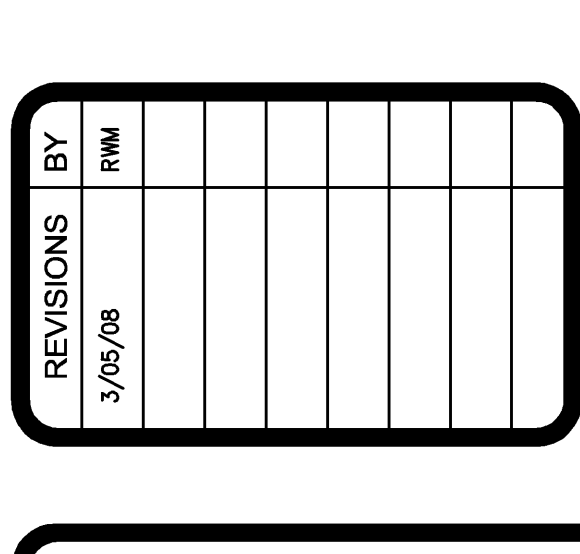
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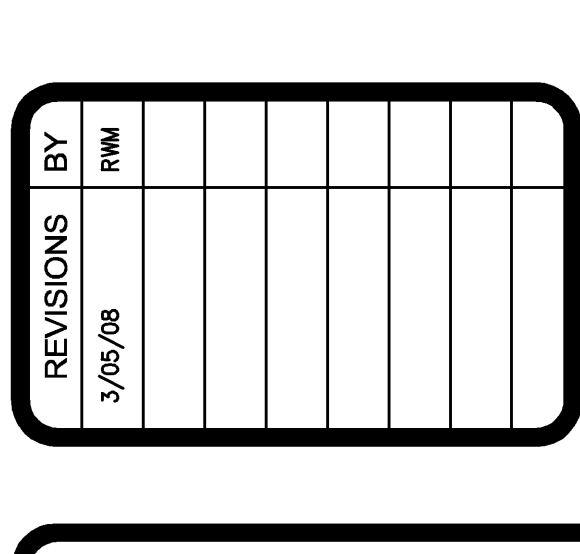
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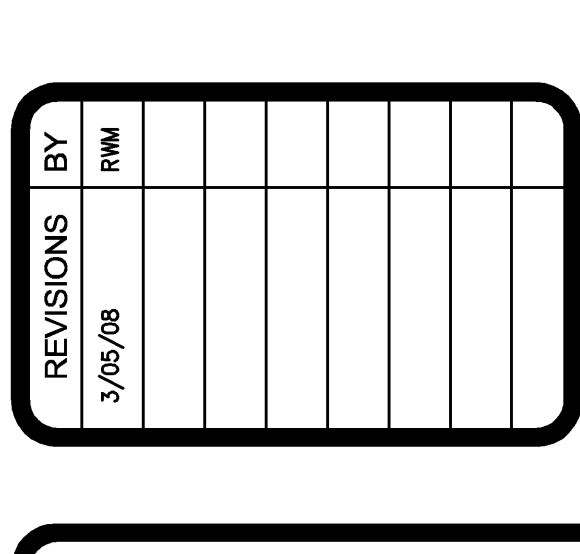
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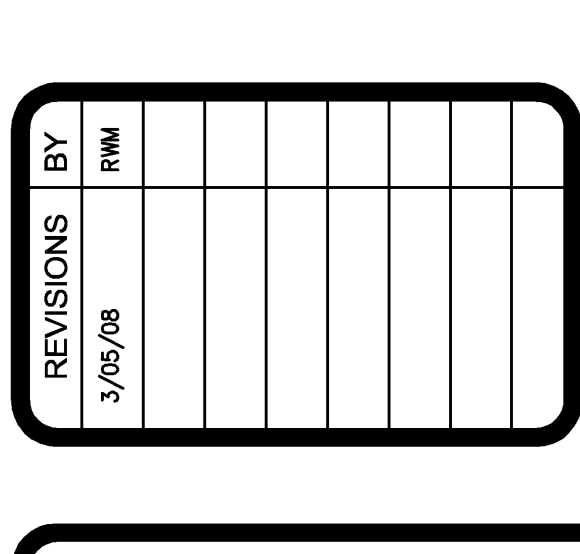
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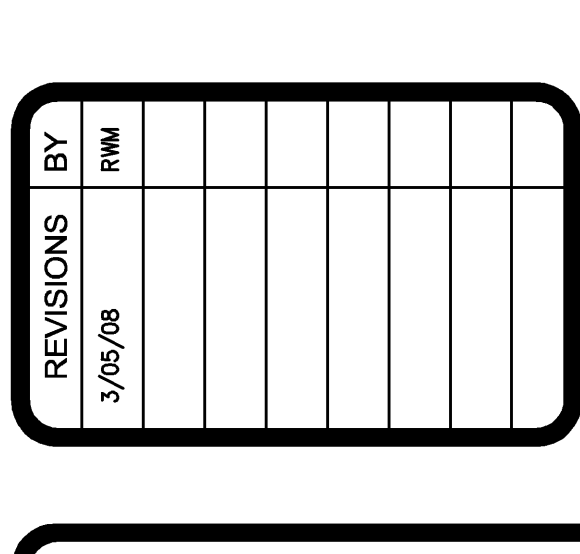
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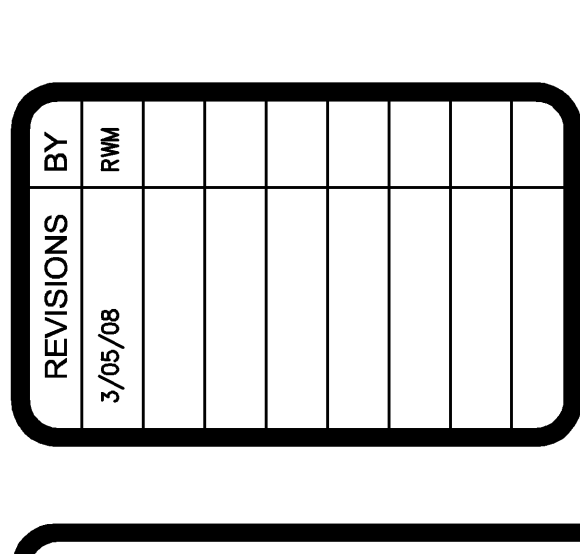
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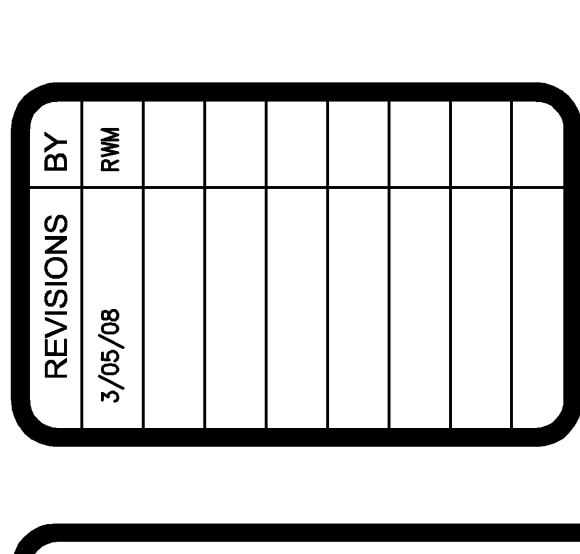
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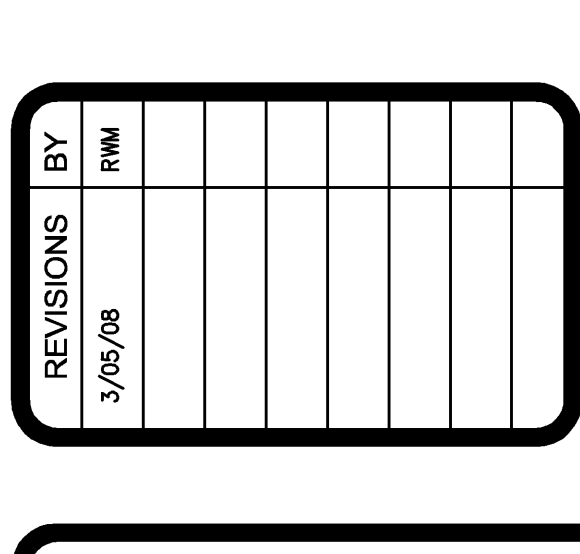
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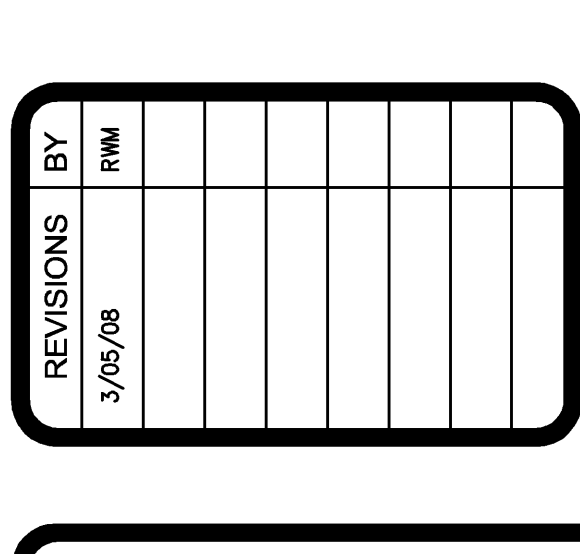
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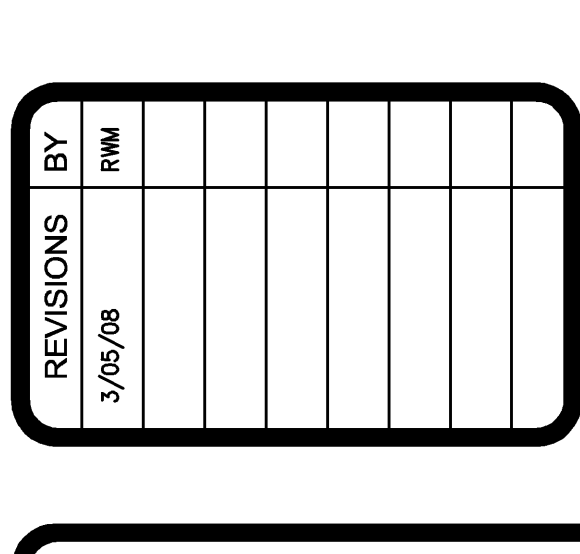
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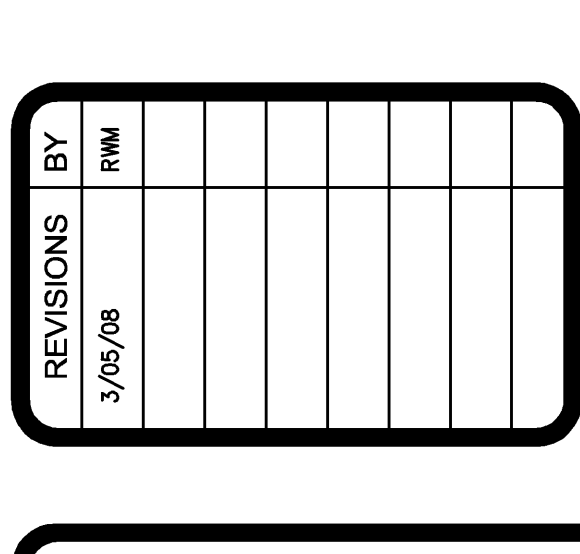
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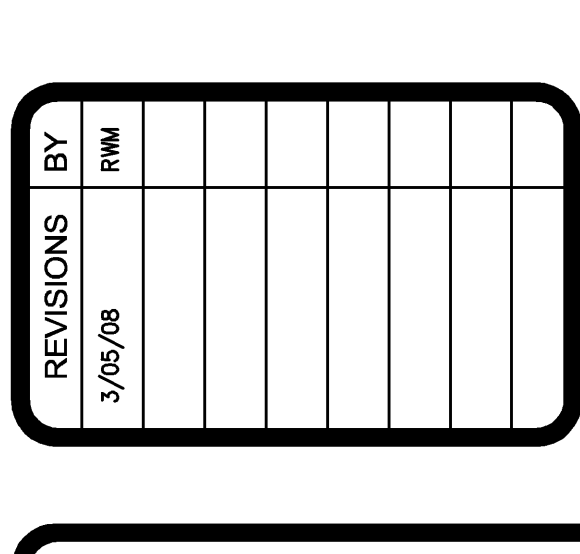
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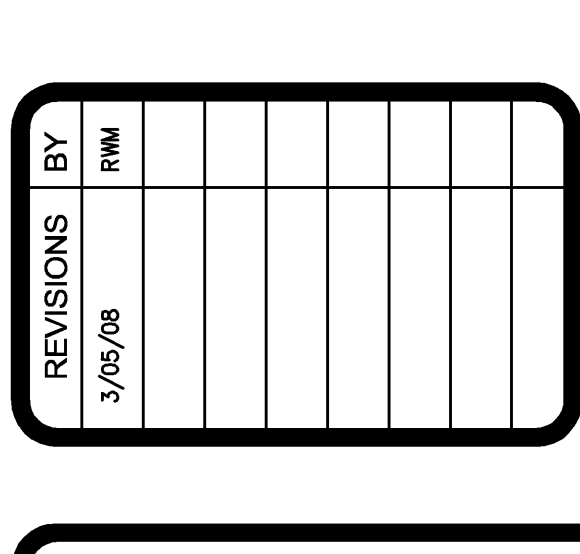
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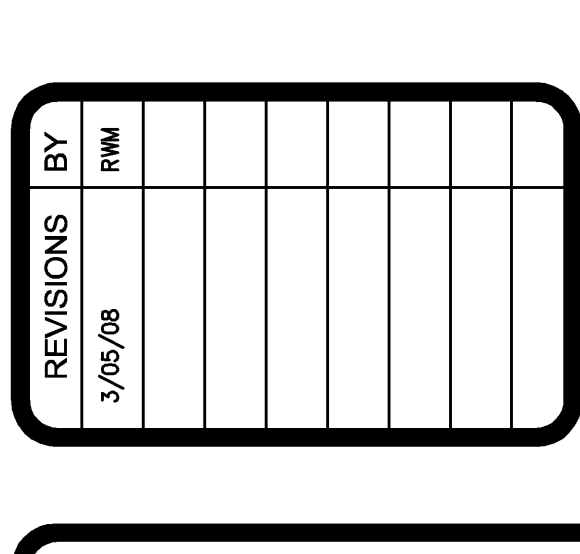
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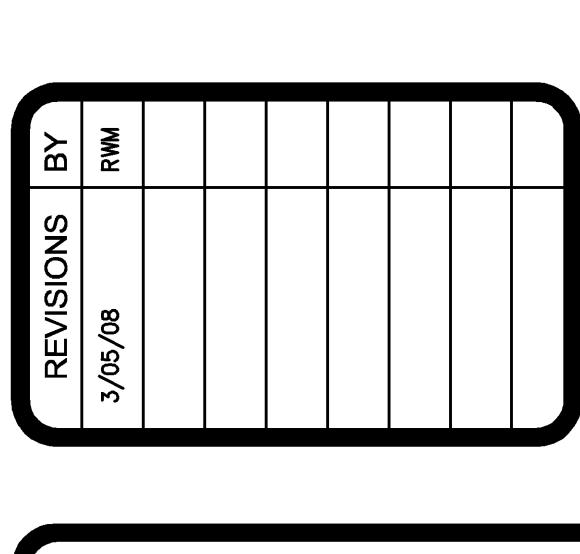
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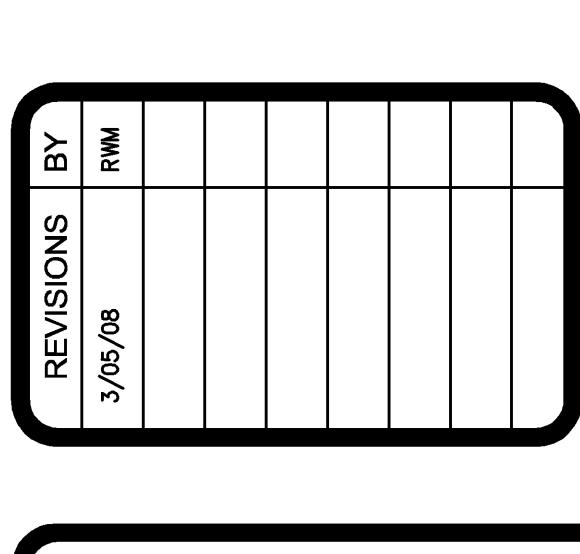
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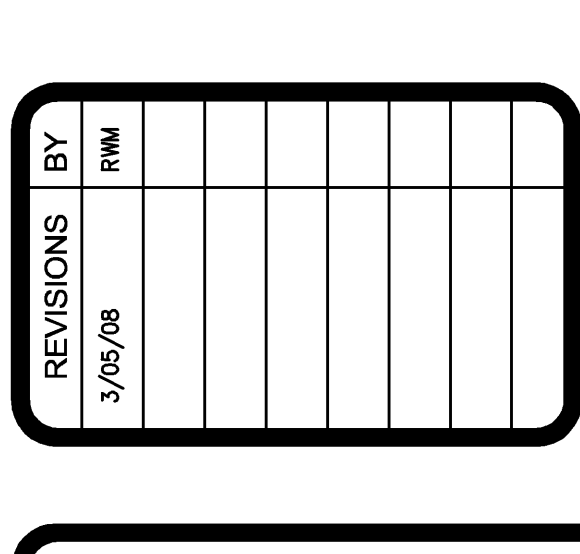
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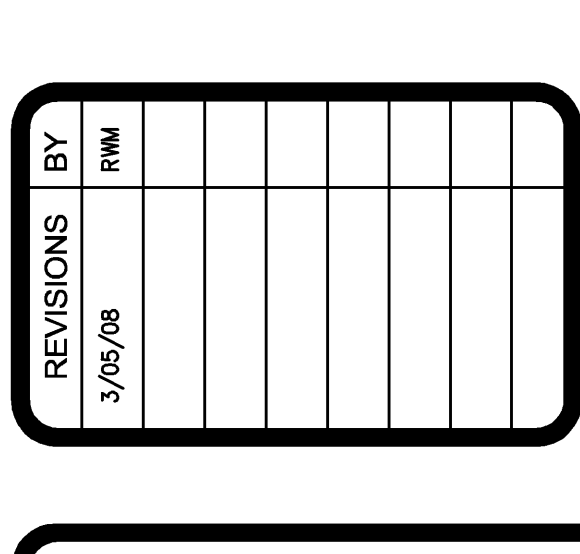
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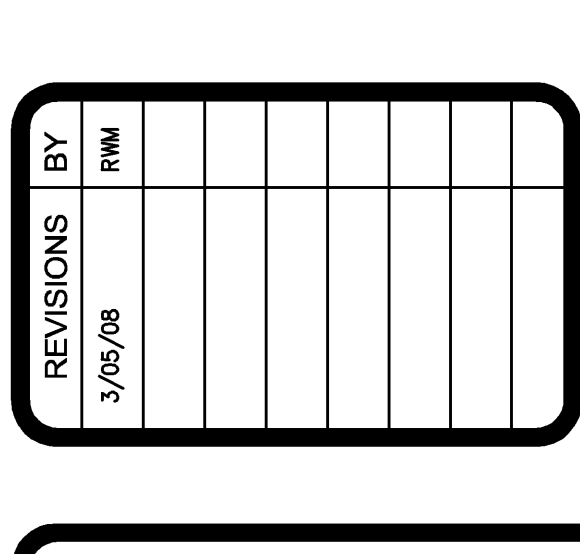
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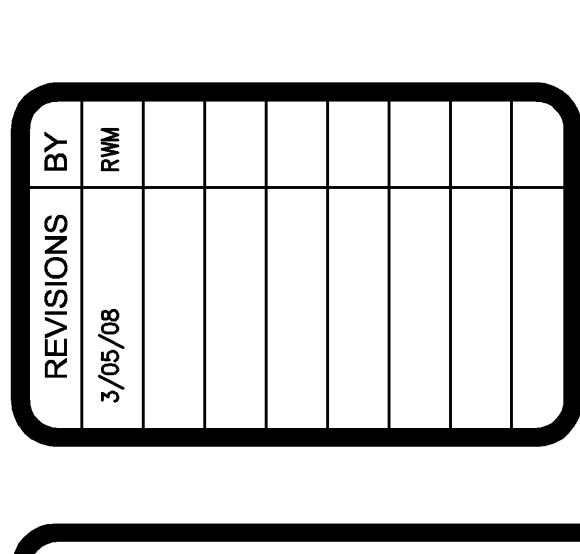
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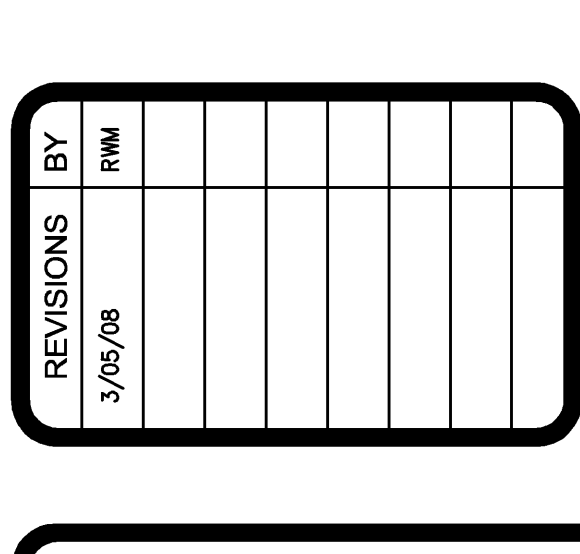
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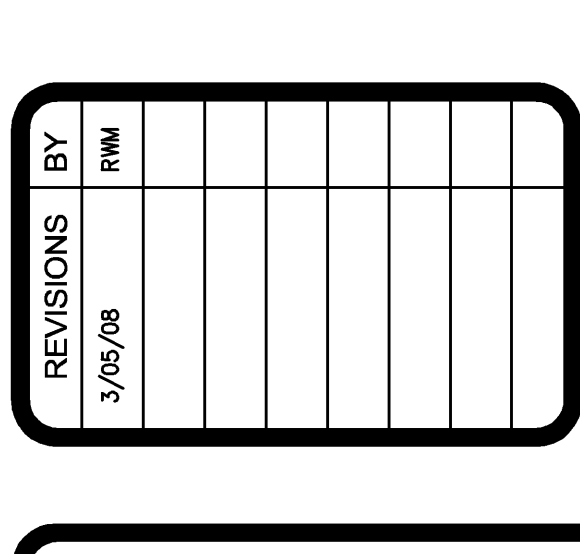
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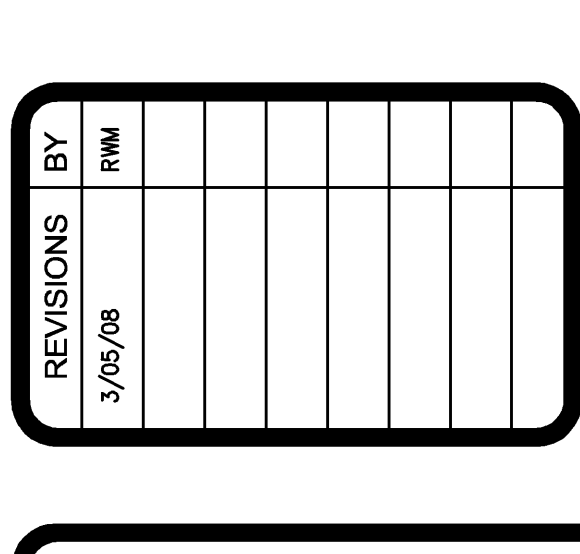
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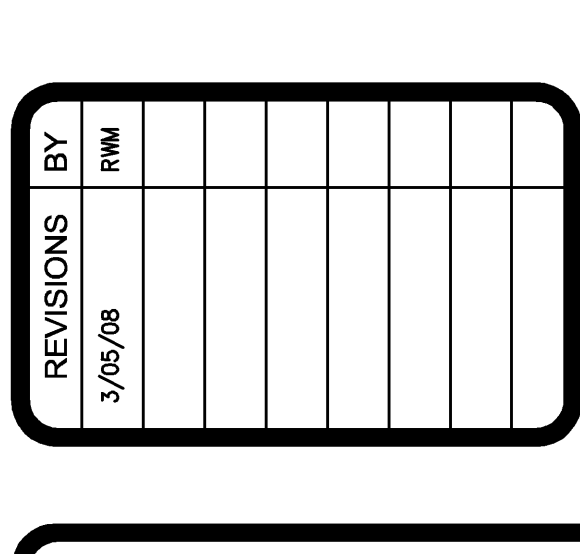
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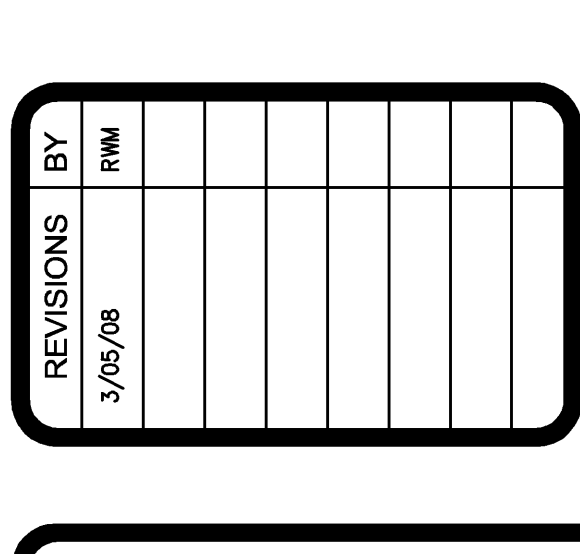
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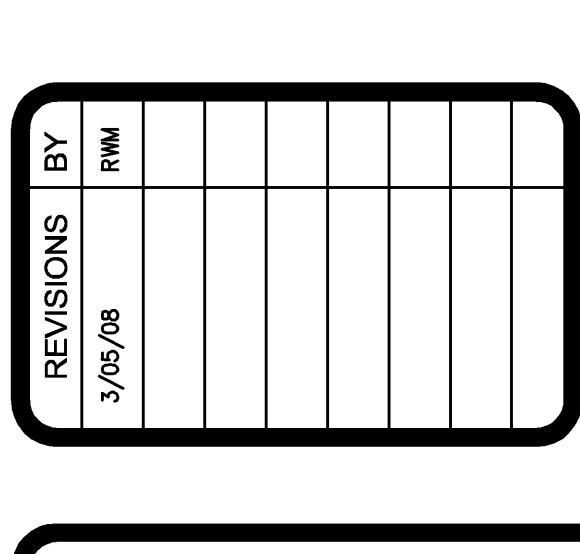
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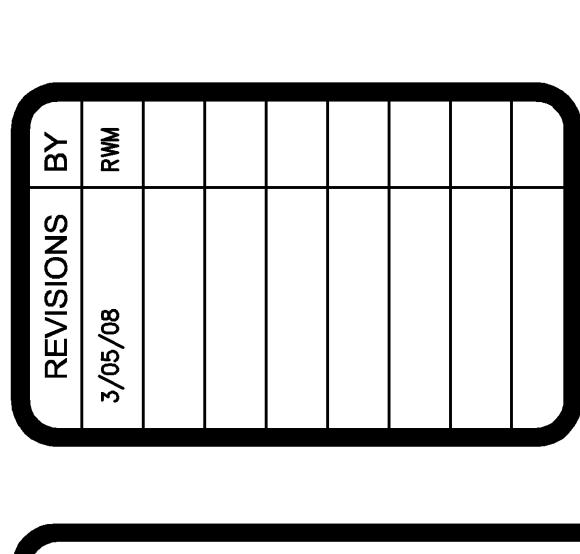
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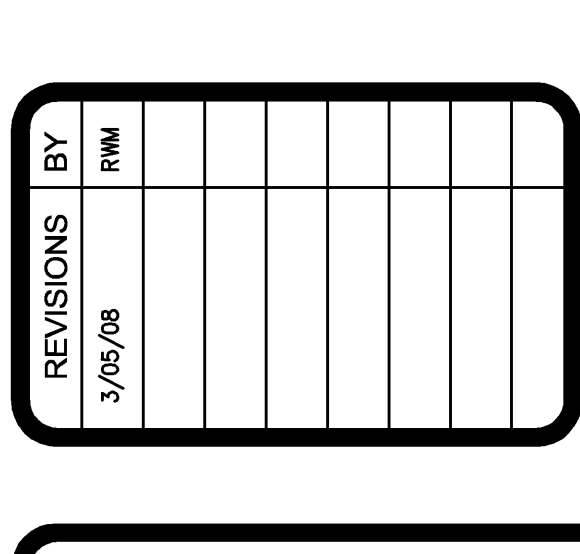
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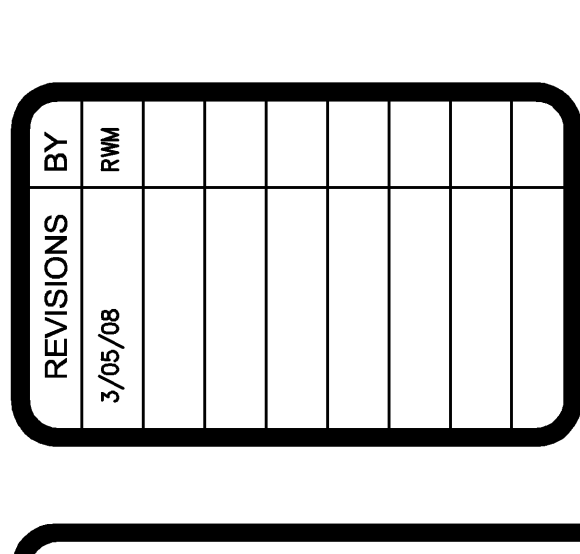
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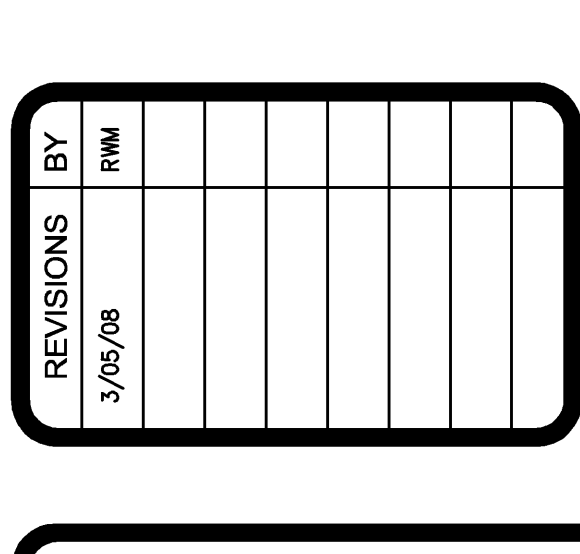
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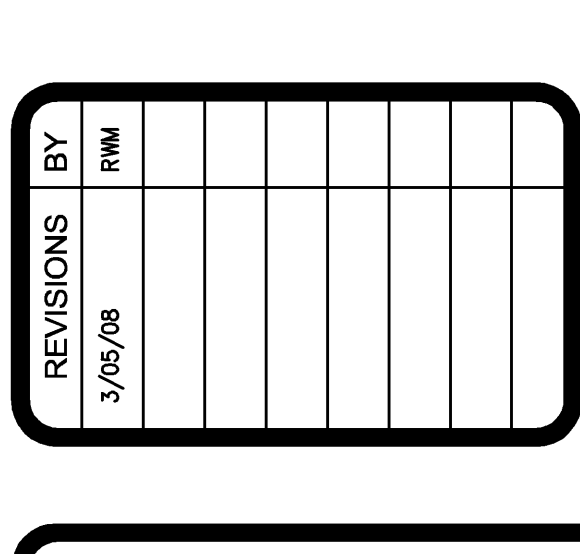
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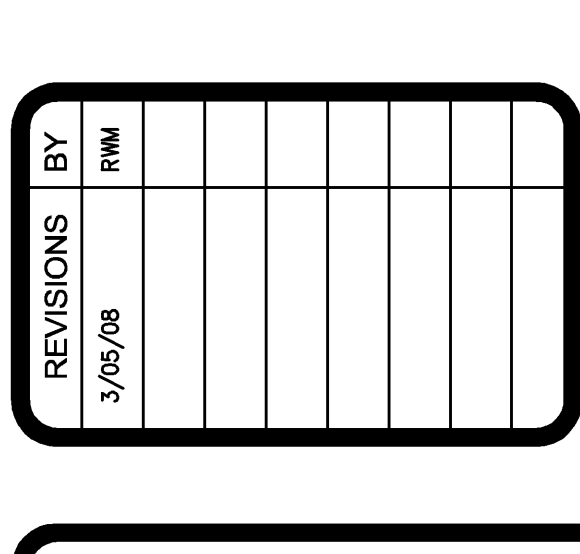
BV



BW



BX



BUILDING NOTES:

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

EXTERIOR FINISHES:

MODULAR STANDARD SMOOTH FACE BRICK
BRICK COLOR #1: FIELD COLOR
ENDICOTT CLAY PRODUCTS
MEDIUM IRON SPOT #16
FINISH MORTAR - COLORED TO MATCH BRICK
BRICK CONTACT: RICHARDS BRICK CO.
314-239-3300

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 314-739-9559

STONE VENEER
COUNTRY LEDGESTONE
CULTURED STONE (DWENS CORNING)
CONTACT: MIDWEST BRICK & BLOCK
313-422-2595

PRE-CAST CONCRETE ACCENT TILES -
COLOR: CARTHAGE
ARCHITECTURAL ART STONE, INC.
CONTACT: BIRCHNER BLOCK & BRICK
314-251-3200

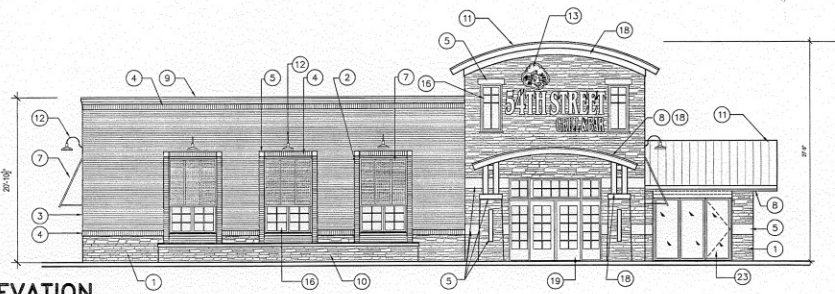
EXTERIOR OIL BASE PAINT COLOR: SW 6159, TRICORN
BLACK OIL BASE PAINT & PRIMER

CONTACTS:
EXTERIOR DOORS
FRONT ENTRY DOORS AND SIDELIGHTS
TRASH ENCLOSURE GATES
TRASH ENCLOSURE STORAGE T-111 SIDING
BOLLARDS
PIPES ON ROOF

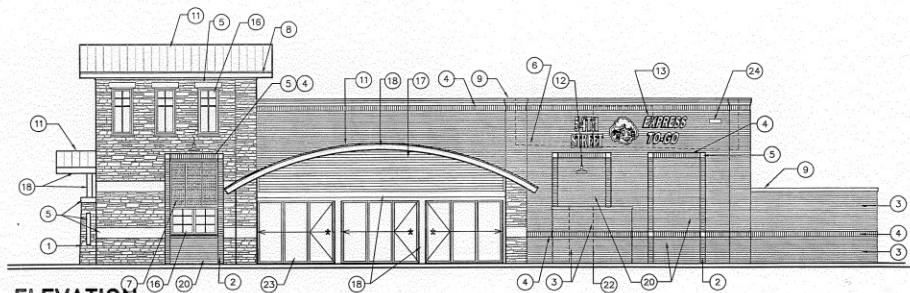
PRE-FINISHED METAL -
KYNAR 500 FINISH
COLOR: BLACK
LOCATION:
PARAPET COPING

ENTRY DOORS AND SIDELIGHTS
OVERFLOW SCUPPERS
EXTERIOR WINDOWS
EXTERIOR GUTTERS
STANDING SEAM METAL ROOF (BERENDE)

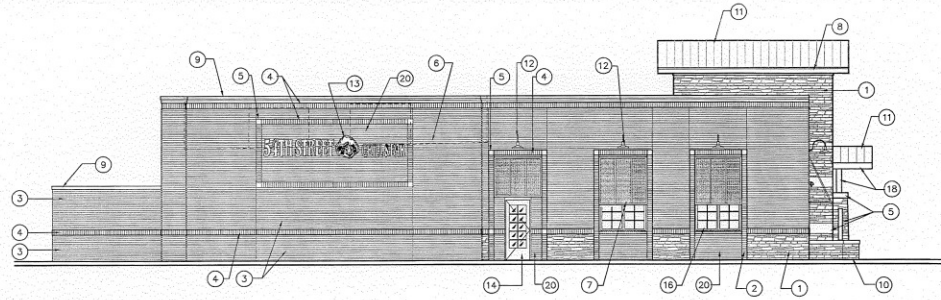
FOLDING WALL SYSTEM -
NANA WALL SL70 THERMALLY BROKEN SYSTEM WITH
INSULATED GLASS WITH STANDARD (BLACK) FINISH.
CONTACT: PHIL SPENCE, SPENCE SALES, INC. 2176
OAK CREST DRIVE, LIBERTY, MO 64088 PHONE:
816-791-6448



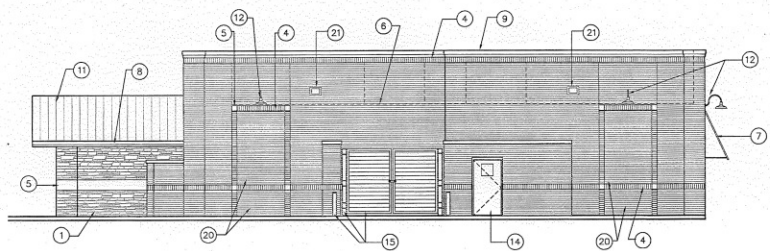
C4 SOUTH ELEVATION
1/8" = 1'-0"



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



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



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



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



JOB NO. 0840	
DRAWN BY: LW	
CHECK DATE:	
ISSUE:	DATE
1/25 Review	02-05-08

ELEVATIONS
EXTERIOR
A1

