



II. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

April 10, 2009

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63107

Re: **Chesterfield Commons, Outlot 13 (St. Louis Bread Company)**: Amended Site Development Section Plan, Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design for an existing restaurant located on a 1.3-acre tract of land, zoned "C8" Planned Commercial, located on the south side of Chesterfield Airport, west of its intersection with Chesterfield Commons Drive.

Dear Board Members:

Answers, Inc., on behalf of St. Louis Bread Company, has submitted for your review an Amended Site Development Section Plan, Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design for the above-referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report:

Submittal Information

The request is for addition of a drive-thru to the western edge of the existing 5,172 square foot restaurant. Exterior building materials for the addition are proposed to match the existing brick, E.F.I.S., and architectural split-faced CMU. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Architectural Review Board Guidelines.

Departmental InputArch

The submittal was reviewed for Compliance with the City of Chesterfield's Architectural Review Board Guidelines, City of Chesterfield Ordinance 2081 and landscaping is being addressed through site plan review for adherence to the City of Chesterfield Tree Preservation and Landscape Requirements. Lighting is being addressed through site development plan review for adherence to the Lighting Ordinance. Chesterfield Commons has a sign package in place and signage for the drive-through will be reviewed via a separate process.

Actions Requested

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Annissa McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

ARB Design Review Checklist
Architect's Statement of Design and Packet Submittal



Statement of Design

St. Louis Bread Company Bakery Café #718

3. **General Requirements for Site Design:** The following should be addressed, as applicable, for all projects.

a. Site Relationships: Developments should emphasize site relationships to provide a seamless transition between phases of a project, which are compatible with neighboring developments, and which also provide a transition from the street to the building.

The proposed construction at this site is a drive thru expansion that compliments the existing structure on this site.

b. Circulation System and Access: Circulation systems shall be designed to avoid conflicts between vehicular, bicycle, and pedestrian traffic to and from buildings on the site. Circulation pattern shall be safe, obvious and simple.

Vehicular circulation around the site provides access to adjacent sites and access to all four elevations of the building. The proposed drive thru lane meets the requirements of the Monarch Fire Protection District for critical clearances. Pedestrian access to the café entry remains the same; the existing accessible parking spaces, cross walks, and loading zones will not be changed. The proposed total parking count exceeds the minimum required by 6 spaces.

c. Topography:

- (1) Utilize topography for screening, buffering, and transition between uses and developments.
- (2) Retain the natural slope and topography while minimizing changes to the existing topography. Avoid abrupt or unnatural appearing grading design.
- (3) Round proposed cut and fill slopes, both horizontally and vertically.

The proposed drive thru addition will require a re-grading of the West portion of the site; this re-grading has been designed to provide smooth transitions with the existing street servicing the site and to provide necessary storm water drainage.

d. Retaining Walls:

- (1) Minimize the height and length of retaining walls. Screen with appropriate landscaping, where appropriate.
- (2) Incorporate design elements of other architectural or natural features of the project.
- (3) Use terracing as an alternative to tall or prominent retaining walls, particularly in highly visible areas on hillsides.
- (4) Use stone, masonry or textured concrete walls.
- (5) Use of Timber Tie walls is not permitted.

A small tapering retaining wall (2'-3" high at highest point) will be added near the proposed storm water gutter and will be faced with architectural split-faced CMU which matches the existing building.



4. General Requirements for Building Design: These requirements shall apply to all structures.

a. Scale: The proposed scale of the new drive thru addition is designed to complement the existing structure. Colored rendering and elevations have been included in the ARB submittal which express the scale of the new expansion in relationship to the existing structure.

b. Design:

- (1) Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.
- (2) Avoid linear repetitive streetscapes.
- (3) Avoid stylized, "corporate" and/or franchise designs that use the building as advertising.
- (4) Provide architectural details particularly on facades at street level.
- (5) Encourage art elements such as wall sculptures, murals, and artisan created details etc. throughout a project.
- (6) Encourage designs that enhance energy efficiency.
- (7) Encourage the use of environmentally conscious building techniques and materials.
- (8) Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.
- (9) Paint and trim temporary barriers/walls to complement the permanent construction excluding tree protection fencing.
- (10) Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.

Architectural detailing and material types of the proposed drive thru expansion will coordinate with the existing building. Proposed new roof top equipment will be located on the existing structure's roof behind the existing screen walls.

c. Materials and Colors: Material and colors of the proposed drive thru expansion will match the finishes of the existing building.

d. Landscape Design and Screening: Proposed curbing and landscape beds added at the drive thru lane shall match existing curbing profiles and planting types. Proposed landscaping follows the guidelines outlined in The City of Chesterfield Tree Manual and is designed in a non-linear format to increase visible interest. No additional screening is proposed; existing landscape screening to remain.

e. Signage: Signs and sign packages are reviewed through a separate process. All signs shall adhere to the City of Chesterfield Code and/or the Sign Package for the site. For existing buildings under review for additions or alteration the following shall apply:

- (1) Integrate signs into the building or development design theme.
- (2) Signs shall not be in visual competition with other signs in the area.
- (3) New signs proposed for existing buildings shall be compatible with existing building signage. Where no sign package exists, unifying elements such as size, shape, or materials shall be used to create continuity.
- (4) Use of individual letters is preferred to cabinet-type signs.

The existing sign package will remain. Additional proposed signage for the drive thru addition is not part of this package and will be applied for separately.



f. Lighting: Site Lighting is reviewed through a separate process. All lighting shall adhere to the City of Chesterfield Code. For architectural lighting and building light fixtures the following shall apply:

- (1) Building mounted lighting, including both utilitarian and decorative applications, shall be limited to fully shielded, cut-off optics, flat lens luminaries.
- (2) Exterior building lighting shall be architecturally integrated with the building style, material, and color. The color of exterior lamps shall be consistent with that on surrounding buildings.

The existing site lighting will remain. Additional proposed lighting for the drive thru addition is not part of this package and will be applied for separately.



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 3.26.09

Project Title: ST. LOUIS BREAD CO. BAKERY CAFE #718 Location: 17132 CHESTERFIELD AIRPORT RD.

Developer: N/A Architect: ANSWERS, INC. Engineer: HEIDEMAN ASSOC., INC.

PROJECT STATISTICS:

Size of site (in acres): 1.3 Total Square Footage: 5,172 ^(GROSS) Building Height: 23'6"

Proposed Usage: NO CHANGE TO EXISTING USE - RESTAURANT

Exterior Building Materials: BUILDING ADDITION TO MATCH EXISTING (BRICK, EIFS, ARCH. SPLIT-FACED CMU)

Roof Material & Design: MEMBRANE ROOF

Screening Material & Design: N/A - ALL EQUIPMENT BEHIND EXISTING SCREENING

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

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- 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.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Guidelines has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



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APPROVALS

Signatures Required Before Release to Production

Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

VM PRODUCT NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	remove "DRIVE THRU" letters	04/05/07
2	WD	Update awnings, window	10/04/08
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			



CLIENT

STORE NUMBER **718**

17132 Chesterfield Airport Rd.
CHESTERFIELD, MO

LOCATION

16321-1

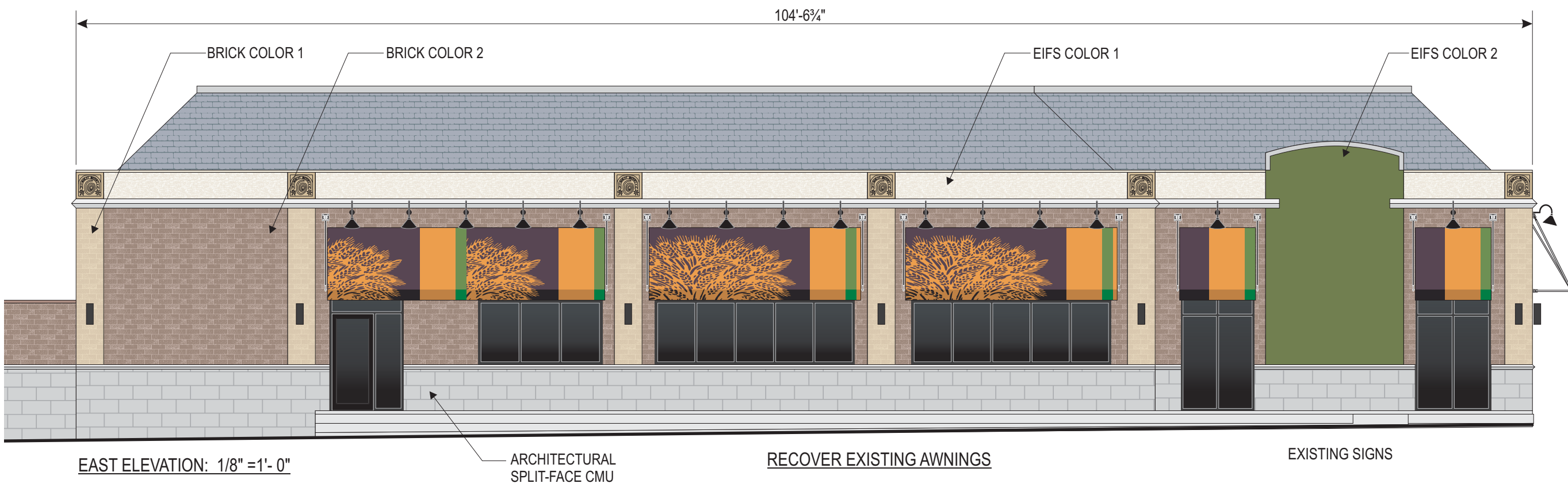
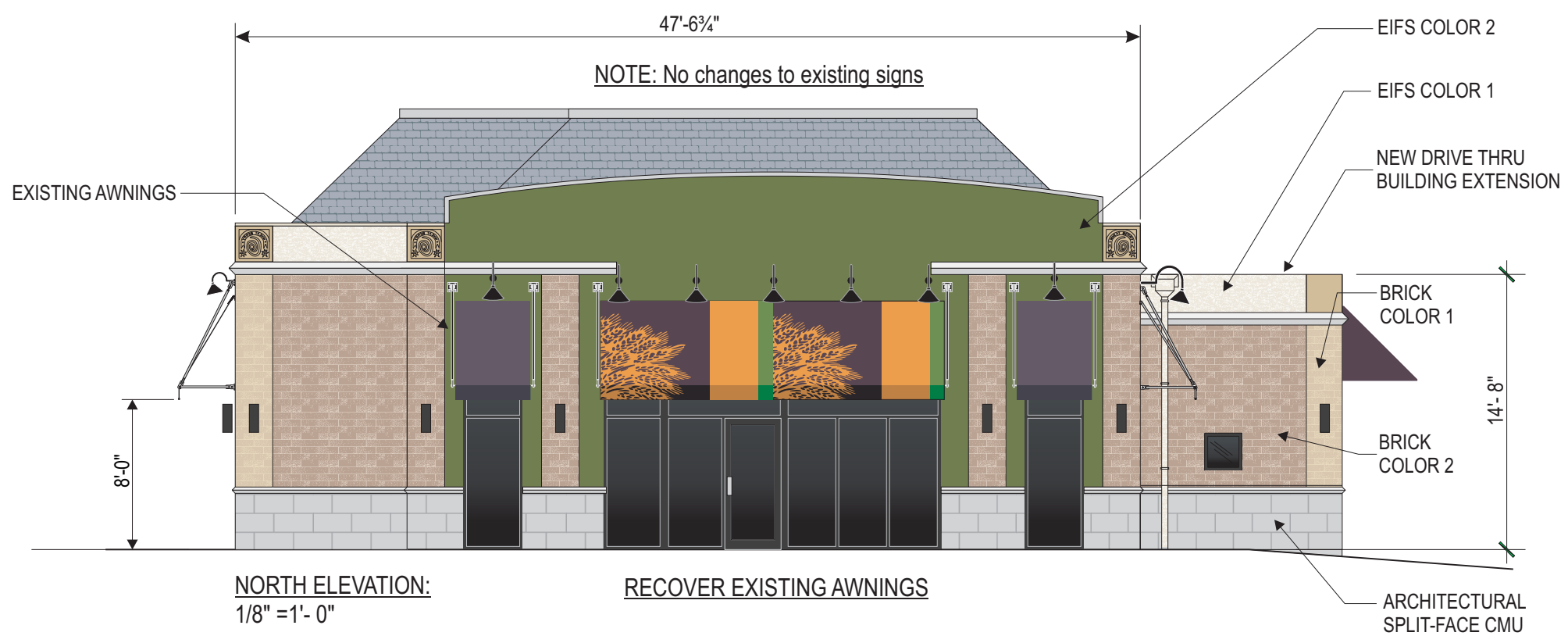
WORK ORDER NUMBER(S)

PROJECT MANAGER **LINDA DRAEGER**

CHECKED BY DATE **WD** **3/29/07**
ARTIST DATE

SCALE **NOTED** **T-072a-ARB**

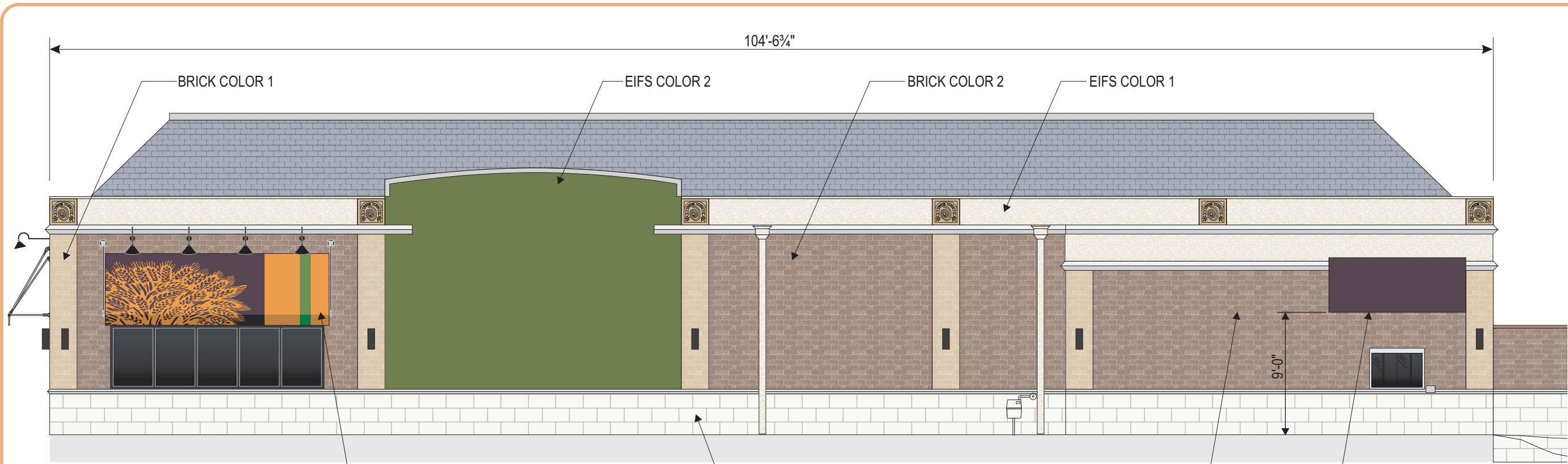
DRAWING NAME



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

RECOVER EXISTING AWNINGS

EXISTING SIGNS



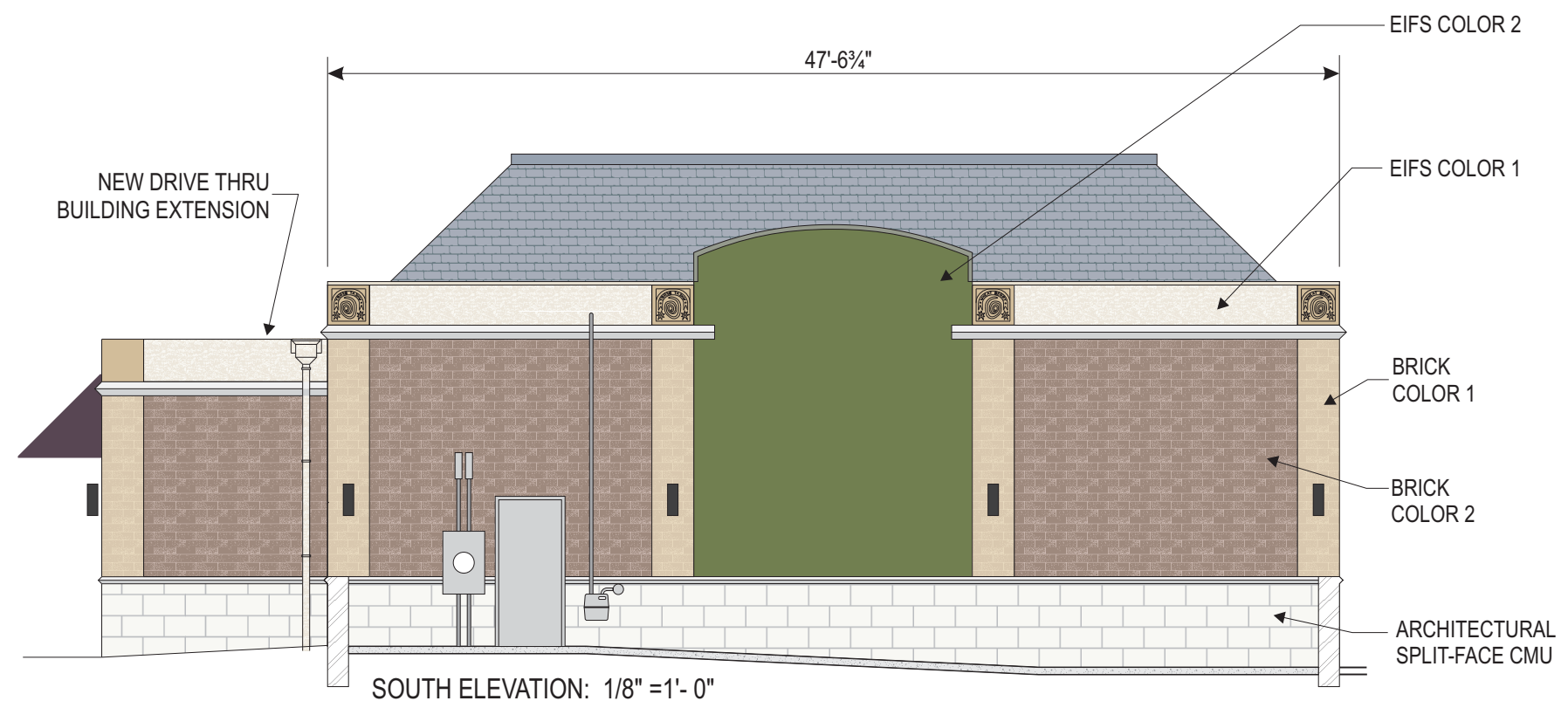
WEST ELEVATION: 1/8" = 1'- 0"

RECOVER EXISTING AWNING

ARCHITECTURAL SPLIT-FACE CMU

PROPOSED NEW DRIVE THRU CONSTRUCTION

PROPOSED NEW AWNING



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

NEW DRIVE THRU BUILDING EXTENSION

EIFS COLOR 2

EIFS COLOR 1

BRICK COLOR 1

BRICK COLOR 2

ARCHITECTURAL SPLIT-FACE CMU

ARTWORK EXCLUSIVE PROPERTY OF

SINCE 1917



MANDEVILLE SIGN
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LINCOLN, RI 02865-4255

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WEB www.mandevillesign.com

APPROVALS
Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

VM PRODUCT NUMBER(S)

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	Update awnings	10/04/08
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Saint Louis



BREAD Co.

CLIENT

STORE NUMBER **718**

17132 Chesterfield Airport Rd.
CHESTERFIELD, MO

LOCATION

16321-1

WORK ORDER NUMBER(S)

PROJECT MANAGER **LINDA DRAEGER**

CHECKED BY	DATE	WD	3/29/07
		ARTIST	DATE

SCALE **NOTED**

T-072b-ARB

DRAWING NAME



COLOR RENDERING

BAKERY CAFE:
#718
 G2: WARM - UPDATED
 FURNITURE, LIGHTING, FINISH
 PROTOTYPE UPDATE: 200803

DESIGN CONSULTANT:
ANSWERS, INC.
 ARCHITECT:
 ANSWERS, INC.
 17132 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63011
 636.386.6707 PHONE
 636.386.7207 FAX



BAKERY CAFE #718
 CHESTERFIELD COMMONS
 17132 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO 63005



REVISION

ISSUE DATE: 04.02.09
 PROJECT NUMBER: 09009
 DRAWN BY: CMM
 DPM: SD
 DM: DC
 CPM: JE

SHEET NO:
02

COLOR RENDERING
 FILE: 718_02



SOUTH SIDE OF BUILDING LOOKING SW



SOUTH SIDE OF BUILDING LOOKING SOUTH



SOUTH SIDE OF BUILDING LOOKING SOUTHEAST



EAST SIDE OF BUILDING LOOKING SOUTHEAST



EAST SIDE OF BUILDING LOOKING EAST



EAST SIDE OF BUILDING LOOKING NORTHEAST

PHOTOS OF ADJACENT USES

BAKERY CAFE:
#718
G2: WARM - UPDATED
FURNITURE, LIGHTING, FINISH
PROTOTYPE UPDATE: 2008/03

DESIGN CONSULTANT:
ANSWERS, INC.
ARCHITECT:
ANSWERS, INC.
1101 W. BROAD
ST. LOUIS, MISSOURI 63011
636.386.6707 PHONE
636.386.7207 FAX



BAKERY CAFE #718
CHESTERFIELD COMMONS
17132 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005



REVISION

ISSUE DATE: 04.02.09
PROJECT NUMBER: 09009
DRAWN BY: CMM
DPM: SD
DM: DC
CPM: JE

SHEET NO:

03.1

PHOTOS OF
ADJACENT USES
FILE: 718_03



NORTH SIDE OF BUILDING LOOKING NORTHEAST



NORTH SIDE OF BUILDING LOOKING NORTH



NORTH SIDE OF BUILDING LOOKING NORTHWEST



WEST SIDE OF BUILDING LOOKING NORTHWEST



WEST SIDE OF BUILDING LOOKING WEST




WEST SIDE OF BUILDING LOOKING SOUTHWEST

PHOTOS OF ADJACENT USES

BAKERY CAFE:
#718
G2: WARM - UPDATED
FURNITURE, LIGHTING, FINISH
PROTOTYPE UPDATE: 2008/03

DESIGN CONSULTANT:
ANSWERS, INC.
ARCHITECT:
ANSWERS, INC.
10111 W. AIRPORT ROAD
ST. LOUIS, MISSOURI 63011
636.386.6707 PHONE
636.386.7207 FAX



BAKERY CAFE #718
CHESTERFIELD COMMONS
17132 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005



REVISION

ISSUE DATE: 04.02.09
PROJECT NUMBER: 09009
DRAWN BY: CMM
DPM: SD
DM: DC
CPM: JE

SHEET NO:

03.2

PHOTOS OF
ADJACENT USES
FILE: 718_03

RAB LIGHTING

WP2CF42



JOB NAME: _____
 DATE: _____
 TYPE: _____

DESCRIPTION

Wallpack with cutoff glare shield for 70-150W HPS, 70-175W MH or 42W Compact Fluorescent. All aluminum precision die cast construction with tempered glass lens. 30° cutoff strip included. Lamp supplied.

SPECIFICATIONS

Cutoff Lens:

Tempered glass.

Finish:

Chip and fade resistant polyester powder coating.

Housing:

Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:

Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Refractor:

Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90° C supply wiring if supply wires are routed 3" away from ballast.

Patents:

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

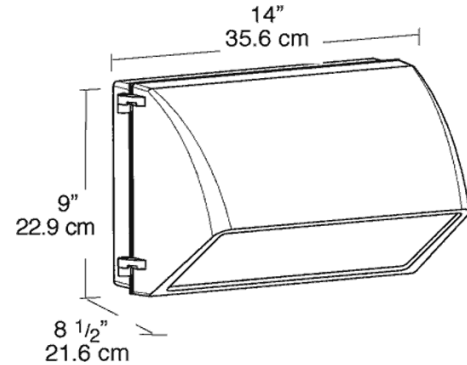
Color:

Bronze

Weight:

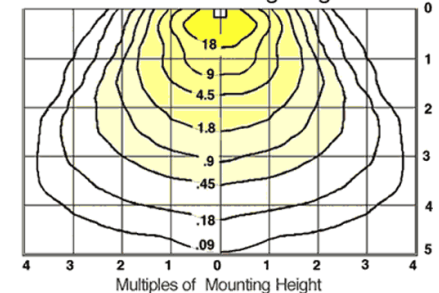
9.61

DIMENSIONS



PHOTOMETRIC

150w HPS @10' Mounting Height



Mounting Height	Multiplier	Watts	Multiplier	HPS	MH	CFL
8'	1.6	175	1.0			
10'	1.0	150	1.1	.9		
12'	.7	100	.6	.6		
16'	.4	70	.4	.4		
20'	.25	42		.2		

ORDERING INFORMATION

Compact Fluorescent
 Lamp supplied with fixture

Total Watts	Lamp Type	Lamp Base	Ballast
42	42W	GX24q-4 Triple	Elec HPF QT

Starting Amps/ Operating Amps				Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
120V	208V	240V	277V				
0.38	0.3	0.2	0.17	46	0	3200	10000

Factory Installed Options
 Add suffix to Catalog Number

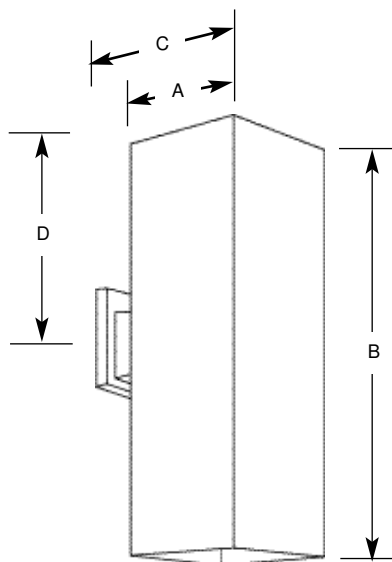
Tamperproof screws (/TP)
 Swivel Photocontrol (/PCS)
 Single fusing for 120 and 277 volt (/F)

Double fusing for 208 and 240 volt (/FF)
 Button Photocontrol for 208 - 277 volt (/PC2)
 Button Photocontrol (/PC)

Note: Specifications may change without notice

Type	_____		
	-20	-30	-31
P5644	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Catalog No.	Finish			Lamping	Dimensions (Inches)			
	Bronze	White	Black		A	B	C	D
P5644	-20	-30	-31	2-250w QPAR38, 150w BR40	6	18	8-7/8	8



Specifications:

General

- Extruded aluminum .125" wall thickness one piece square cylinder
- Top open for up down lighting. P8797-31 top cover lens recommended when unit is used outdoors

Mounting

- Wall mounted
- Covers any standard outlet box
- Cast mounting bracket supplied attachment of unit to wall with one almost invisible set screw

Electrical

- Medium base porcelain nickel plated brass screw shell socket

Labeling

- UL-CUL Wet location listed only when P8797-31 top cover is used
- UL-CUL listed for indoor use without cover

ARCHITECTURAL REVIEW BOARD

Project Name: Chesterfield Commons Outlot 13 (St. Louis Bread Company)

Date of Review: 4/10/2009

Guidelines Review Checklist

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			Site Plan review is addressing the access to the site based on the Access Management Standards.
C. Topography	x		
D. Retaining Walls	N/A		
General Requirements for Building Design			
A. Scale	x		
B. Design	x		
C. Materials and Color	x		
D. Landscape Design and Screening	x		
E. Signage	N/A		As stated in the Architect's Statement, signage is not being reviewed at this time. Chesterfield Commons has a sign package.
F. Lighting	x		There is no change to the light standards for the site. There will be additional building lighting and cut sheets have been provided.
Use Type:			
Access	x		
Exterior Elements	x		
Landscaping and Screening	x		
Scale	x		
Site Design	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.
 Form revised: February 2009