



II. B.

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

Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: May 10, 2012

From: Mara Perry, AICP
Senior Planner

Location: Chesterfield Commons Seven, Lot 1

Applicant: Archimages and Civil Engineering Design Consultants

Description: **Chesterfield Commons Seven, Lot 1 (Wendy's)**: A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 1.06 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one-half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

PROPOSAL SUMMARY

The request is for a 3,493 square foot fast food restaurant building located on Lot 1 of the Chesterfield Commons Seven subdivision. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2501. The exterior building materials will be comprised of brick, rain screen system, fiber cement panel system and glass. The roof is proposed to be a mechanically fastened single ply membrane system.

HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The zoning was changed from "NU" Non-Urban District to "PC" Planned Commercial District by City of Chesterfield Ordinance 2501 on November 17, 2008.

On June 28, 2010, the Planning Commission approved a one-year time extension for the submittal of the Site Development Concept Plan as required by the site specific ordinance. A Site Development Concept Plan for the three proposed lots was approved by the Planning Commission in December of 2010.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written Addressed with Modification Not Applicable

The subject site is the second of two out lots to be built in the development. The primary roadway into the development is being constructed to align with the adjacent development to the east. Pedestrian connections are being made to the adjacent development and within the site.

B. Circulation System and Access

Addressed As Written Addressed with Modification Not Applicable

The circulation system into the site has been addressed through the approval of the Site Development Concept Plan. An entrance off the internal street is being provided and no vehicular connection is allowed from Chesterfield Airport Road. Cross access to the adjacent lot is being provided for ease of circulation within the development. The lot has an internal one-way system for the parking lot and drive thru. A connection will be provided to connect to the sidewalk along Chesterfield Airport Road.

C. Topography

Addressed As Written Addressed with Modification Not Applicable

The subject site is flat and the overall relationship of the project to the site has been addressed through previously approved plans.

D. Retaining Walls

Addressed As Written

Addressed with Modification

Not Applicable

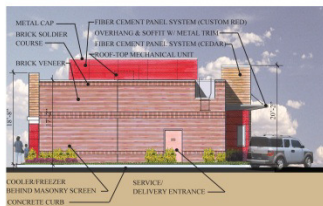
No retaining walls are being proposed for the development.



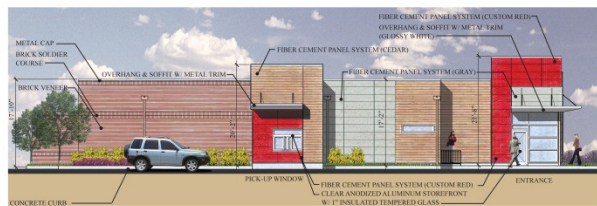
East Elevation



South (Front) Elevation



North (Rear) Elevation



West (Pick-Up Window) Elevation

Archimages

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A Proposed Building for:

Wendy's Restaurant - Chesterfield, Missouri



General Requirements for Building Design:

A. Scale

Addressed As Written

Addressed with Modification

Not Applicable

The surrounding developments have one to two story structures. The Wendy's building is proposed at just under twenty-two (22) feet in height. The scale of the building is broken up with variations in the overall height and with pedestrian scale canopies.

B. Design

Addressed As Written

Addressed with Modification

Not Applicable

The overall design of the building is in keeping with the surrounding properties in having a comparable palette of masonry and glass materials. Horizontal and vertical architectural elements provide interest to the overall building. Overall massing of the building provides architectural interest through the use of multiple materials and pedestrian scale architectural elements.

C. Materials and Color

Addressed As Written

Addressed with Modification

Not Applicable

Primary materials match other structures in nearby developments. A corporate red color is being introduced similar to other buildings in the area.

D. Landscape Design and Screening

Addressed As Written

Addressed with Modification

Not Applicable

The materials of the trash enclosure match the proposed building materials. Additional landscape screening is being provided around the enclosure. Rooftop units are being screened by the parapet wall. Along the parking area facing Chesterfield Airport Road, staff has required additional plantings to meet the landscape buffer requirement.

E. Signage

Addressed As Written

Addressed with Modification

Not Applicable

Signage is not submitted for approval at this time. Signage will be reviewed against the Sign Package for the site and will be approved by Staff.

F. Lighting

Addressed As Written

Addressed with Modification

Not Applicable

No decorative or architectural light fixtures are being proposed. Only utilitarian wall mounted lighting fixtures are proposed for pedestrian and entry areas.

Use Type: Fast Food Restaurant

Access: The site is providing one-way circulation to provide adequate queuing for the drive thru lane. The lane starts on the southern end of the site and loops north and west around the building pad area.

Exterior Elements: Materials and design are compatible with surrounding developments. The drive thru element is integrated in the massing of the building with an overhang. Material and colors changes work with the proposed adjacent structures.

Landscaping and Screening: Site is developed with landscaped areas around all sides of the building.

Scale: The scale of the structure is in keeping with the scale of other out lot stand alone buildings along Chesterfield Airport Road.

Site Design: The drive thru location is facing internal to the development.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design and has found the application to be in conformance with City of Chesterfield Ordinance 2501, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Section Plan for Chesterfield Commons Seven, Lot 1.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Commons Seven, Lot 1 (Wendy's), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Commons Seven, Lot 1 (Wendy's), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist



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

Project Title: Wendy's Restaurant Location: 17457 Chesterfield Airport Parkway

Developer: THF/ Wendy's Corp. Architect: Archimages Engineer: CEDC

PROJECT STATISTICS:

Size of site (in acres): 1.06 ac. Total Square Footage: 3,493 s.f. Building Height: varies 17'-2"~21'-8"

Proposed Usage: Fast Food Restaurant

Exterior Building Materials: Rain screen system/ fiber cement panel system, brick & glass

Roof Material & Design: Mechanically fastened single ply roof membrane

Screening Material & Design: Masonry to match bldg for trash enclosure and cooler/ freezer.

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 Standards 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.



April 25, 2012

**RE: Chesterfield Seven Development – Wendy’s
Chesterfield, Missouri**

ARCHITECTS STATEMENT

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

INTRODUCTION

The Chesterfield Commons development has provided the City of Chesterfield with quality business and commercial development in the Chesterfield Valley. THF Realty and Wendy’s brings you a new addition to the Chesterfield Commons development. Wendy’s will be located on Lot 1 at 17457 Chesterfield Airport Road which is located at the Northwest corner of the intersection of Chesterfield Airport Road and Arnage Boulevard. The building will imitate the architectural style and scale of the surrounding Chesterfield Commons development.

GENERAL REQUIREMENTS FOR SITE DESIGN

A. Site Relationships

The site consists of 1.06 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. No retaining walls will be required to tie grades to adjacent properties. The building’s general orientation is intended to make its frontage and entries plainly visible to the surrounding roadways while using landscaping and screen walls to screen its service and trash enclosures from the neighboring roadways. Wide walkways are included to establish safe, recognizable and convenient pedestrian access to the building’s entry doors.

B. Circulation System & Access

Vehicular and pedestrian patterns are simple and direct. Vehicular access is provided via the interior development drive Arnage Road and cross access with the adjoining lots. 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. Walkways are provided to separate pedestrians from vehicular movements whenever possible. The radii on the proposed pavement areas are such that emergency, delivery and waste hauling vehicles can easily access and circulate through the site. The development is not on the City Bikeway and we have not incorporated an internal bike circulation system. Bikes may be parked in non-handicap spaces near the entrance to the building, which is highly visible. Landscaped areas are provided adjacent to the building as well as in the parking surface itself, establishing a visual landscape foreground for each of the building’s elevations.

C. Topography

1. Due to the flatness of the development it is not possible to incorporate berms or other forms of topography to screen each portion of the development. All surrounding areas are commercial and of similar use.
2. Minimal changes will be made to the existing topography of the site.
3. All grade changes will be soft, smooth, and pleasing to the eye. There will not be any abrupt changes in grade.

D. Retaining Walls

1. There are not any retaining walls proposed for this project.

GENERAL REQUIREMENTS FOR BUILDING DESIGN

A. Scale

Building elements are highly compatible in scale and general color appearance with the neighboring buildings. The main objective is to create an attractive and clear expression of the building through the use of glass and canopy projections that will attract favorable attention to itself and the use of fiber cement panels/rain screen systems and brick to provide changes in wall texture and color in proportional amounts.

B. Design

1. The building incorporates a combination of masonry, fiber cement panels / rain screen systems 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. Landscaping will be used in the foreground to break up the building façade to avoid linear repetitiveness.
3. The building utilizes some of the corporate trade dress colors coupled with the traditional Chesterfield Commons materials to provide some identity.
4. All building elevations will be architecturally enhanced to clearly define the architectural unity of the constituent building and so that each elevation is presentable to public view. Masonry, horizontal banding, texture and material changes are utilized to articulate the facades particularly at street level.
5. There are not any sculptures or other art elements currently proposed.
6. This building is responsive to energy conservation by an energy efficient building envelope design.
7. Entry recesses and canopy projections are used to cover and articulate the building entry.
8. There are not any plans for temporary barrier walls.

9. The HVAC units will be located on the roof by which their locations are screened from the road frontage by building parapets.

C. Materials and Colors

The design, general scale, and orientation of the buildings are intended to reinforce and create a cohesive visual relationship between the neighboring Chesterfield Commons development and this proposed development. The building incorporates a combination of masonry, fiber cement panels / rain screen system, 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.

D. Landscape Design and Screening

The Landscape design has been prepared by Landscape Technologies to tie into the overall development landscaping. A mixture of deciduous and evergreen trees and shrubs has been used to provide color and interest all year round. All landscape beds are protected from motor vehicles by raised concrete curbs. Trash enclosures are screened by landscaping and are located at the least visible corner of the building.

E. Signage

1. It is understood that signage will require a separate review.

F. Lighting

1. It is understood that the site lighting is not reviewed as part of the ARB process.

SPECIFIC REQUIREMENTS FOR THE CHESTERFIELD VALLEY

The materials and architectural treatments are utilized on all sides of the building. The masonry screen wall surrounding the cooler/freezer has been incorporated in the building design. The trash enclosure is screened with masonry screen walls utilizing the same brick as the building. All new utilities will be installed underground. The building faces away from Highway 40 with primary parking on the West, South and East sides of the building. Outlot 3 will be between this lot and Highway 40.

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.

Respectfully Submitted by:
Archimages, Inc.

Lithonia Lighting Products
Outdoor

- [Area Lighting](#)
- [Bollards](#)
- [Floodlighting](#)
- [Parking Garage & Canopy](#)
- [Poles](#)
- [Pole Brackets & Accessories](#)
- [Roadway Lighting](#)
- [Rough Service](#)
- [Security Lighting](#)
- Wall Mounted**
- [Commercial & Industrial Fluorescent](#)
- [Fluorescent and LED High Bay](#)
- [Special Applications](#)
- [Indoor HID](#)
- [Emergency](#)
- [Downlighting & Track](#)
- [Decorative Indoor & Outdoor](#)
- [Contractor Select](#)
- [LED Lighting](#)
- ABL Wiring and Controls**
- [RELOC Wiring Solutions](#)
- [Synergy Lighting Controls](#)

Additional ABL Companies
Resources

- [Specification Sheets](#)
- [Photometrics](#)
- [Building Information Models](#)
- [PSG Catalog](#)
- [Acrylic/Polycarb Compatibility Table](#)
- [More Resources](#)

Did you find what you need?

TWH

Die-Cast Wall Pack, Glass Refractor

Intended Use

For outdoor storage areas, warehouse and factory perimeters, and loading docks. **Not recommended for applications with frequent exposure to harsh chemicals or commercial cleaning fluids (e.g., car washes). Installations in such environments may lead to premature failure of the luminaire and void the warranty.**

Construction

Housing: Rugged, die-cast aluminum housing. Corrosion-resistant captive external hardware includes slotted hex-head fasteners.

Finish: Dark bronze polyester powder finish standard. Additional architectural colors available; see www.lithonia.com/archcolors.

Optics

Reflector is specular anodized aluminum. Refractor is prismatic borosilicate glass. Lens is sealed and gasketed to inhibit entrance of outside contaminants.

Nighttime Friendly™ - Order with a full shield (FS) option, cast aluminum and glass lens construction, 400W max.

Electrical

Ballast: All ballasts are 100% factory tested. High reactance, high power factor for 150W and below. Constant wattage autotransformer 175W and above. MH: 150W and below are standard with pulse-start ignitor technology. Super CWA Pulse Start ballasts, 88% efficient and EISA legislation compliant, are required for 151-400W (must order SCWA option) for U.S. shipments only. CSA, NOM or INTL required for probe start shipments outside the U.S. Compact fluorescent uses an electronic high-frequency ballast. High-frequency generator for induction.

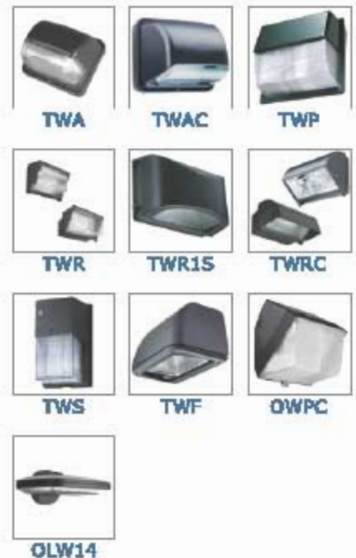
Socket: Horizontally oriented, mogul-base porcelain socket for 175W and above, medium base for 150W and below, with copper alloy, nickel-plated screw shell and center contact. UL Listed 1500W-600V, 4KV pulse rated. Fluorescent is four-pin positive latching thermoplastic. LPI is standard 35K for CFL.

Installation

Back housing is separated from front housing, eliminating ballast weight and promoting easy handling. Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Mount on any flat, non-combustible vertical surface.

Listings

UL Listed (standard). CSA or NOM Certified (see Options). UL Listed for 25°C ambient and wet locations. IP65 rated (250W and below) or IP54 rated (400W)


Product Overview
[Specification Sheets](#)
[Product Catalog Page](#)
[Photometric Data](#)
[Building Information Models](#)
[Installation Instructions](#)
[Additional Images](#)
[Questions about this product?](#)
Related Products


Search

Lithonia Lighting Products

- Outdoor
 - Area Lighting
 - Billards
 - Floodlighting
 - Parking Garage & Canopy
 - Poles
 - Pole Brackets & Accessories
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 - Rough Service
 - Security Lighting
 - Wall Mounted
 - Commercial & Industrial Fluorescent
 - Fluorescent and LED High Bay
 - Special Applications
 - Indoor HID
 - Emergency
 - Downlighting & Track
 - Decorative Indoor & Outdoor
 - Contractor Select
 - LED Lighting
- ABL Wiring and Controls**
- RELOC Wiring Solutions
 - Synergy Lighting Controls

Additional ABL Companies

Resources

- Specification Sheets
- Photometrics
- Building Information Models
- PSG Catalog
- Acrylic/Polycarb Compatibility Table
- More Resources

Did you find what you need?

[Feedback](#)



KVF
Vertical Square

Intended Use
For car lots, street lighting or parking areas.

Construction
Heavy-gauge, formed aluminum housing, fabricated using robotic continuous seam-weld process for weathertight integrity. Integral structural support plate for mounting arm and electrical components. Hinged aluminium door frame with stainless steel hardware. Continuous silicone gasketing surrounds lens.

Finish: Standard finish is dark bronze corrosion-resistant electrostatically applied powder paint. Optional linear embossed accent reveals are available. Dark bronze polyester powder paint is standard. Other architectural colors available.

Optics
Vertical lamp reflectors are one piece spun and formed anodized aluminum. Hydroformed and high performance segmented aluminum reflectors are also available for use with horizontal lamps. Reflectors are rotatable and interchangeable.

Nighttime Friendly™ - Most flat lens configurations meet Full Cutoff criteria. Square vertical lamp, flat lens, 1000W max. House-side shield compatible with any distribution. Optional Black house shield available.

Electrical
Electrical components mounted to heavy-gauge plate to maximize heat dissipation and structural integrity. Constant-wattage autotransformer ballasts are copper wound and 100% factory tested. Super CWA pulse start ballasts required for 320M, 350M, 450M and 750M (must order SCWA option).

Socket KVF1: Medium-base and **KVF2:** Mogul-base porcelain socket with copper alloy, nickel-plated screw shell and center contact.

Installation
Extruded aluminium arm with integral splice compartment for wall or pole mounting. Optional mountings are also available.

Listings
UL Listed (standard). CSA Certified (see Options). UL Listed for wet locations. Optical chamber is IP65 rated for ingress protection per IEC529 International standards.



Product Overview

[Specification Sheets](#)

[Product Catalog Page](#)

[Photometric Data](#)

[Building Information Models](#)

[Installation Instructions](#)

[Additional Images](#)

[Questions about this product?](#)

Related Products



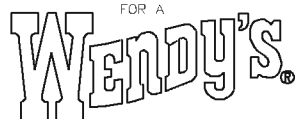
PROPERTY DATA

OWNER UNDER CONTRACT - THF CHESTERFIELD SEVEN DEVELOPMENT, LLC
ADDRESS - 17457 CHESTERFIELD AIRPORT ROAD
LOCAL NO. - 17457-0020
ACREAGE - 1.06 AC ±
EXISTING ZONING - PC PLANNED COMMERCIAL DISTRICT
DISTANCE - 2501'

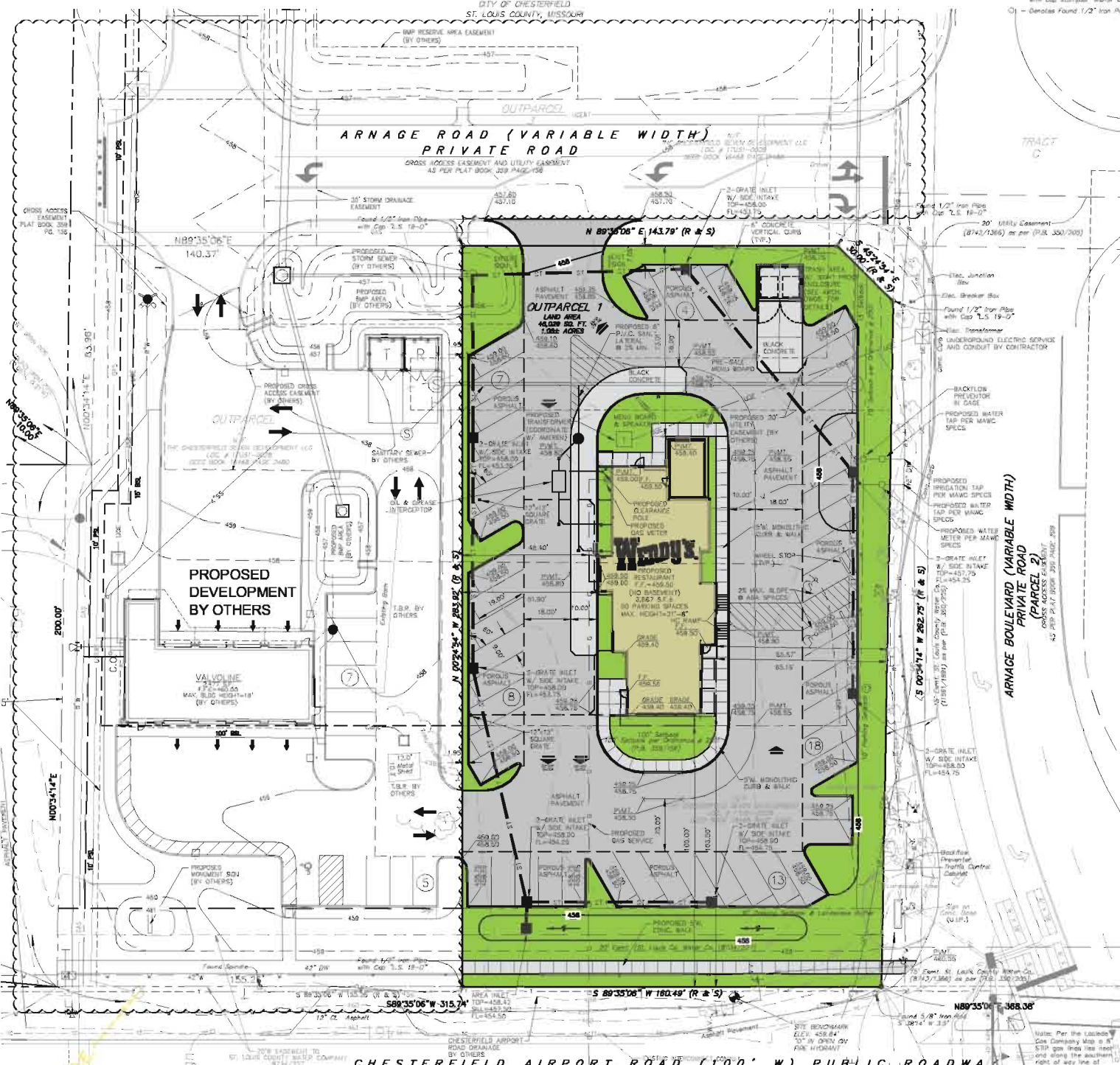
LAND DESCRIPTION

Parcel No. 1: A Tract of land being part of Shares 4 and 5 of the Subdivision of the Estate of Peter Steffan according to the plat accompanying Commissioners Report a certified copy of which is recorded in Book 80 page 407 of the St. Louis County Records...

SITE DEVELOPMENT SECTION PLAN



CHESTERFIELD COMMONS SEVEN (PLAT BOOK 359 PAGE 156) PART OF SHARES 4 AND 5 OF THE SUBDIVISION OF THE ESTATE OF PETER STEFFAN, IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST.



GENERAL NOTES

- 1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED APPROXIMATELY. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION. TO HAVE EXISTING UTILITIES FIELD LOCATED, THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
2. ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD CODE.

GEOTECHNICAL ENGINEER'S NOTE

Neither the undersigned was involved with the preparation of any part of these plans, nor was the undersigned a professional engineer at the time of their preparation. Therefore, the undersigned professional engineer is not responsible for the design or construction of the improvements shown on these plans. It is the professional opinion of the undersigned engineer that the improvements shown on these plans are compatible with the site and general conditions of the site as anticipated from our Geotechnical Report for the project dated...

SCHEDULE "B" TITLE EXCEPTION NOTES

- This survey is based on a title report prepared by Chicago Title Insurance Company, File No. 20112016 dated May 31, 2011 at 8:00 A.M. Items not listed below are standard exceptions and/or are not matters or issues that pertain to this survey.
(1) - (3) Standard exceptions, not used and survey related.
(4) - Limitation of right of direct access by the instrument recorded in Book 6343 page 824, (the right of direct access from the parent parcel to Interstate 64)
(5) - Easement to St. Louis County Water Company by instrument recorded in Book 8734 page 227, (20' wide easement on this survey)
(6) - Assessments by the Monroe Chesterfield Lease District, if any.
(7) - Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 14227 page 3280, (Encumbers the parent parcel, but does not encumber the subject parcel)
(8) - Terms and provisions of the Chesterfield Commons Transportation Development District as established and created by Cause No. 105-000235 in Circuit Court of St. Louis County, (A petition for creation of Transportation Development District, the subject parcel is included in said district, not a land survey related item)
(9) - Terms and provisions of Declaration of Easements, Easements, and Restrictions dated January 13, 2011 and recorded January 25, 2011 in Book 18333 page 2773, (Encumbers the subject parcel, contains easements for common area facilities, easement for common utility facilities (where not noted) and other easements and restrictions that are not land survey related items)
(10) - Terms and provisions of the Development Concept Plan recorded in Plat Book 359 pages 63 and 84, (Shows proposed building location, site, parking layout, drive and landscape buffer as shown on survey, defines the maximum building height at 20 feet and shows a proposed 10' x 5' proposed storm drainage easement at the northwest corner of the subject parcel, but does not include the easement and private road on the north side of the subject parcel where Arnage Road is now shown and contains conditions and restrictions that may affect design but are not land survey related items)
(11) - Terms and provisions of Final Plat of Five Drawings recorded in Plat Book 359 page 205, (states that the access easement starts on said plat to address the use by all lots in this development as well as the adjoining properties to the east and to the west of this development, and states that all easements shown on this plat, unless designated for other specific purposes are hereby dedicated to the City of Chesterfield, Missouri, St. Louis County, Laclede Gas Company, Ameren U.S. Southwestern Bell Telephone Company, Metropolitan St. Louis Sewer District, the relevant public utility companies, their successors and assigns.)

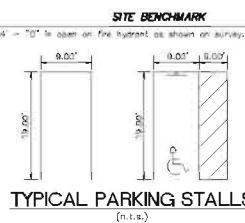
SURVEYOR'S CERTIFICATION

This is to certify that this is a correct representation of all existing and proposed land divisions.
Monter Surveying Company
By David J. Hooper, P.L.S.

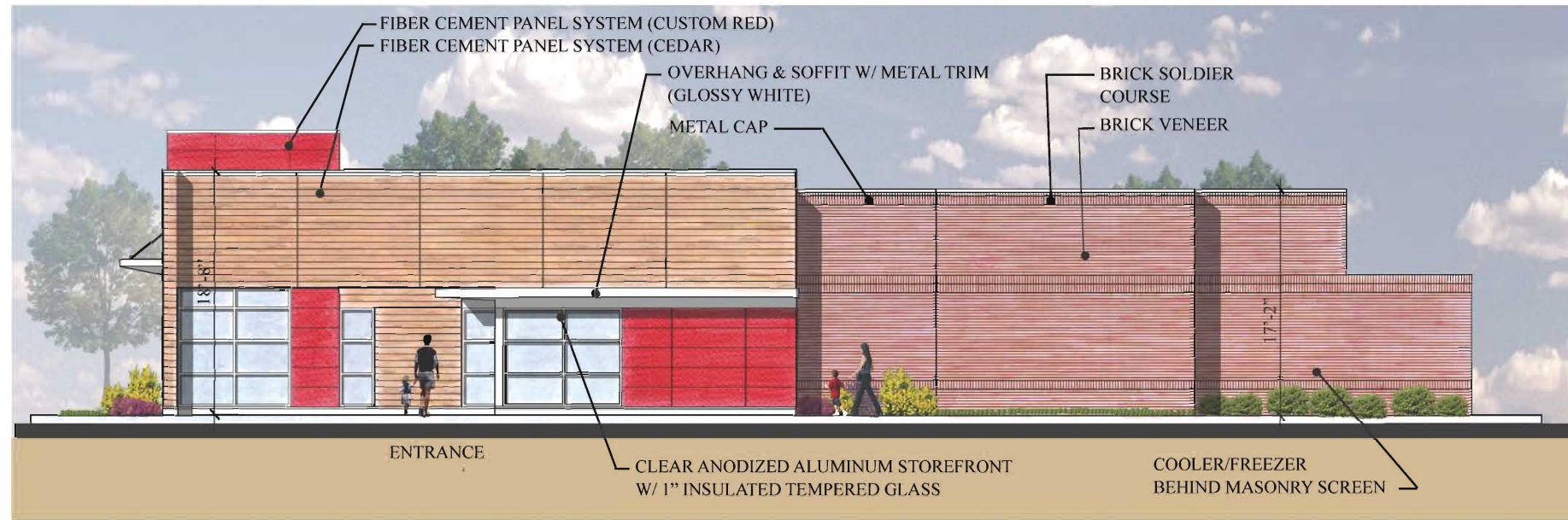
PREPARED FOR: Wendy's International, Inc. C/O MIKE GOLDEN 3330 WEST ESPLANADE AVE. SUITE 612 METAIRIE, LA 70002 PHONE (504) 849-0349 FAX (504) 828-1235

PREPARED BY: CEDDC CIVIL ENGINEERING DESIGN CONSULTANTS

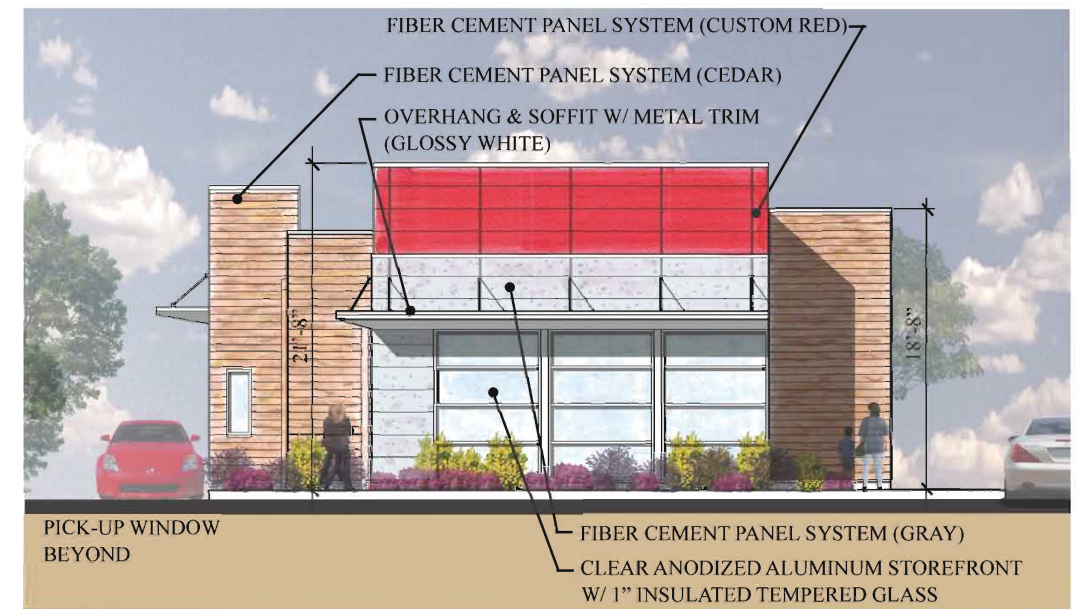
11402 Gravoia Road Suite 100 Saint Louis, Missouri 63126 Phone: 314.729.1400 Fax: 314.729.1404 www.ceddc.net



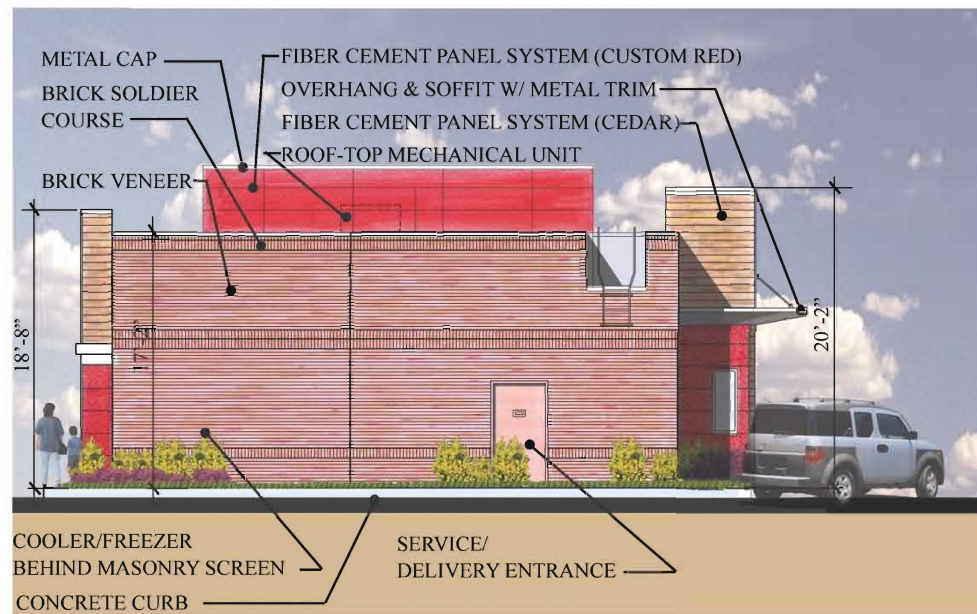
Vertical sidebar containing CEDDC logo, site address (17457 Chesterfield Airport Road, Chesterfield, Missouri 63005), project number (Proj. # 1026), date (03/30/12), and SD1 drawing code.



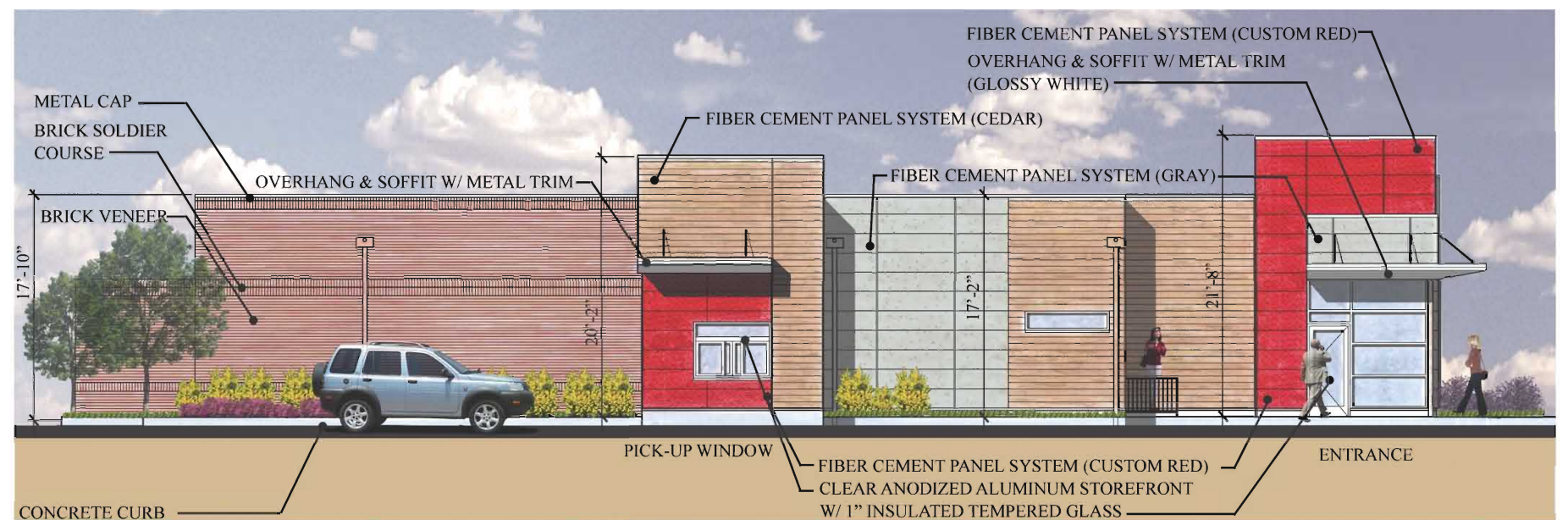
East Elevation



South (Front) Elevation



North (Rear) Elevation



West (Pick-Up Window) Elevation



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A Proposed Building for:
Wendy's Restaurant - Chesterfield, Missouri



April 26, 2012



Archimages

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A Proposed Building for:
Wendy's Restaurant - Chesterfield, Missouri



August 26, 2012



Penske Truck Rental Lot



Villa Farotto Restaurant



<~ Tee's Golf Grill ~>

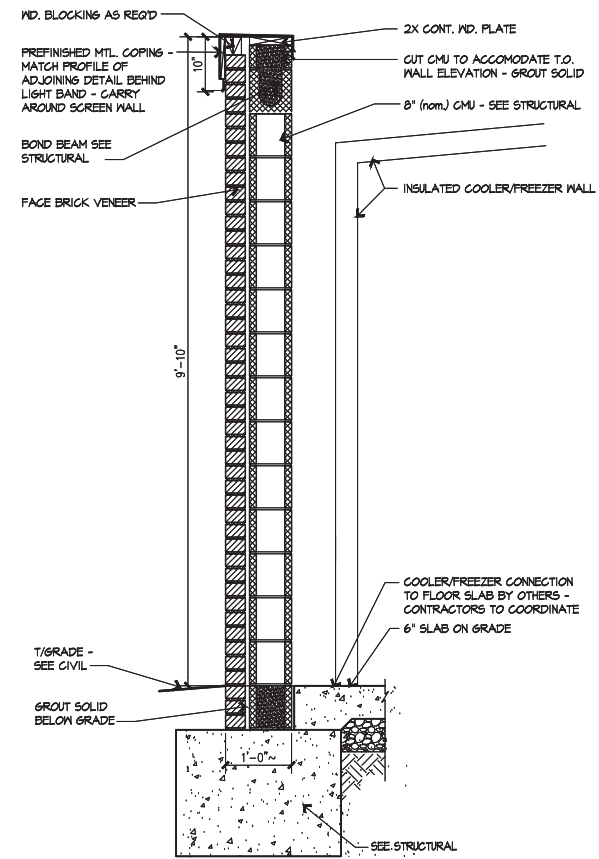


Vacant Lot

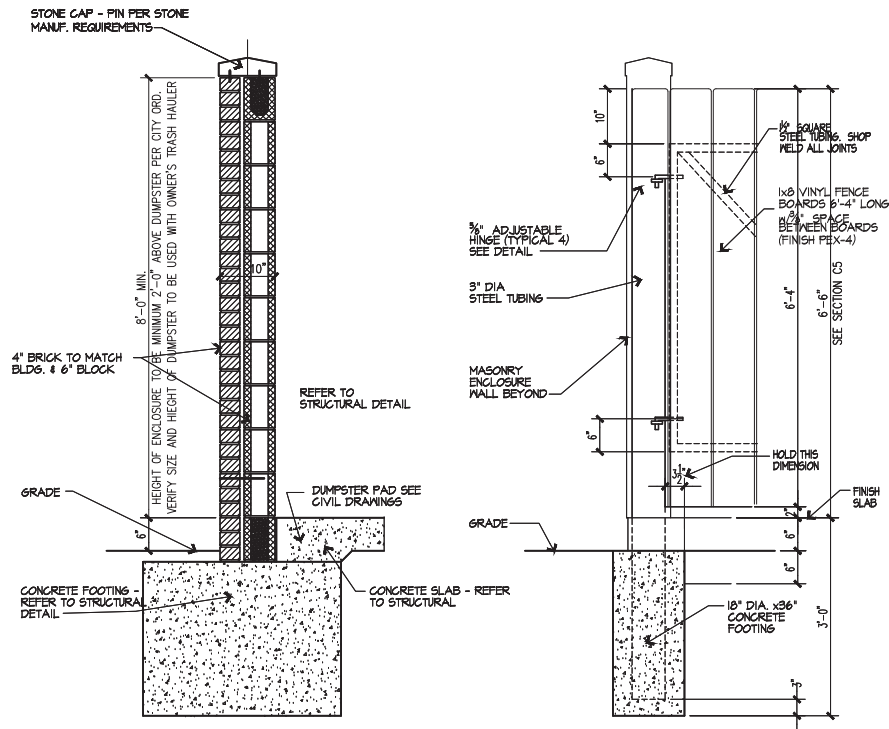


Intersection



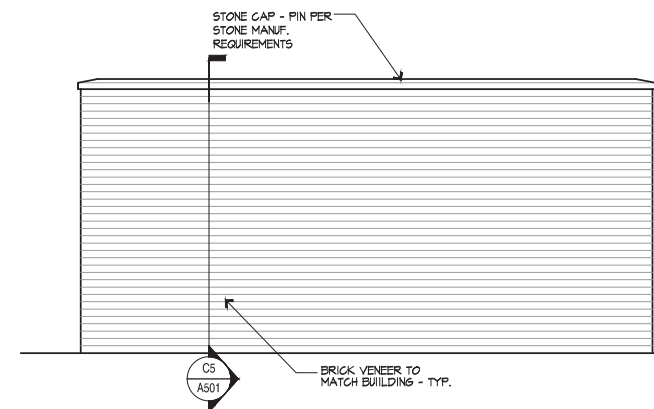


C3 SCREEN WALL SECTION AT COOLER/ FREEZER
SCALE: 3/4"=1'-0"

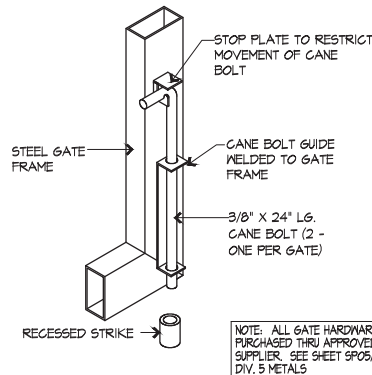


C5 TRASH ENCLOSURE SECTION
SCALE: 3/4"=1'-0"

C6 TRASH ENCLOSURE SECTION
SCALE: 3/4"=1'-0"



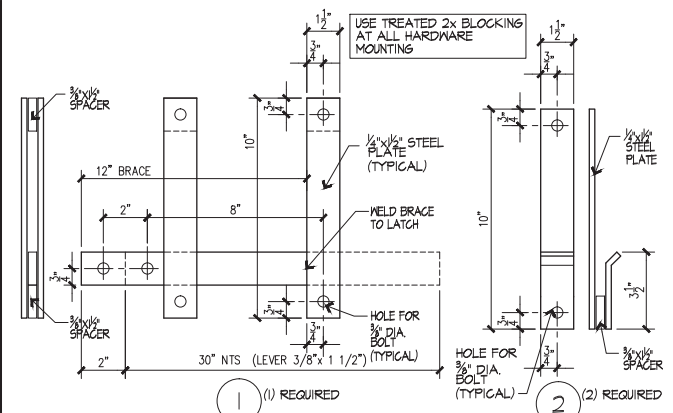
D5 TRASH ENCLOSURE ELEVATIONS (BACK & SIDES)
SCALE: 3/8"=1'-0"



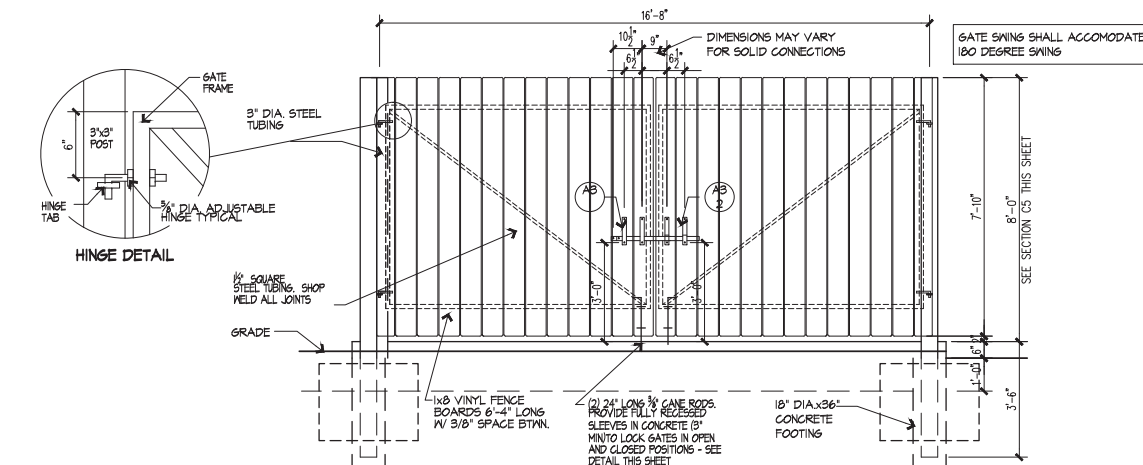
B1 GATE LATCH DETAILS
SCALE: 3"=1'-0"

ATTENTION ALL BIDDERS
REFER TO WENDY'S APPROVED SUPPLIER LIST IN SPECIFICATIONS TO OBTAIN NATIONAL ACCOUNT PHONE NUMBERS AND CONTACTS

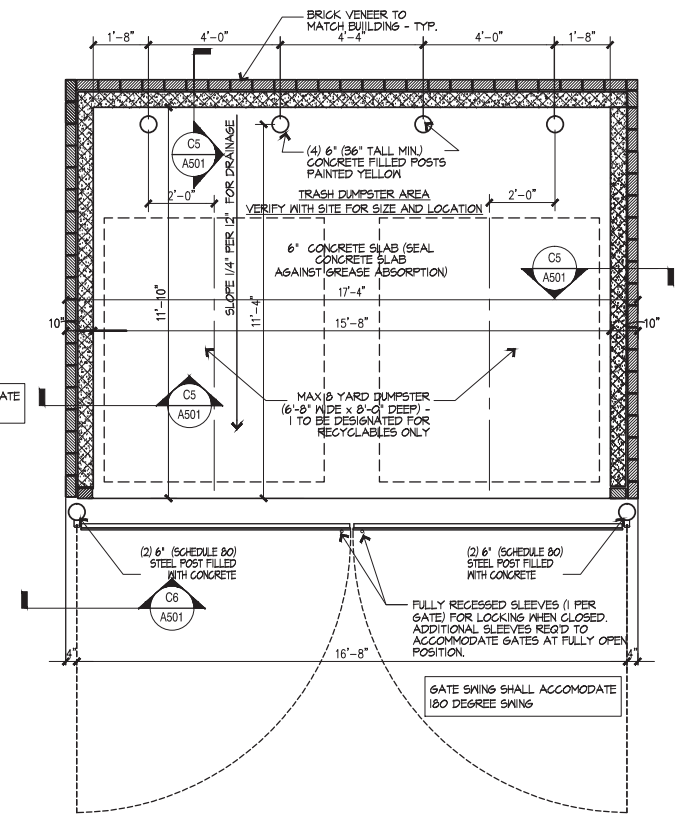
NOTE: ALL GATE HARDWARE PURCHASED THRU APPROVED SUPPLIER. SEE SHEET SPO5/ DIV. 5 METALS



A1 GATE LATCH DETAILS
SCALE: 3"=1'-0"



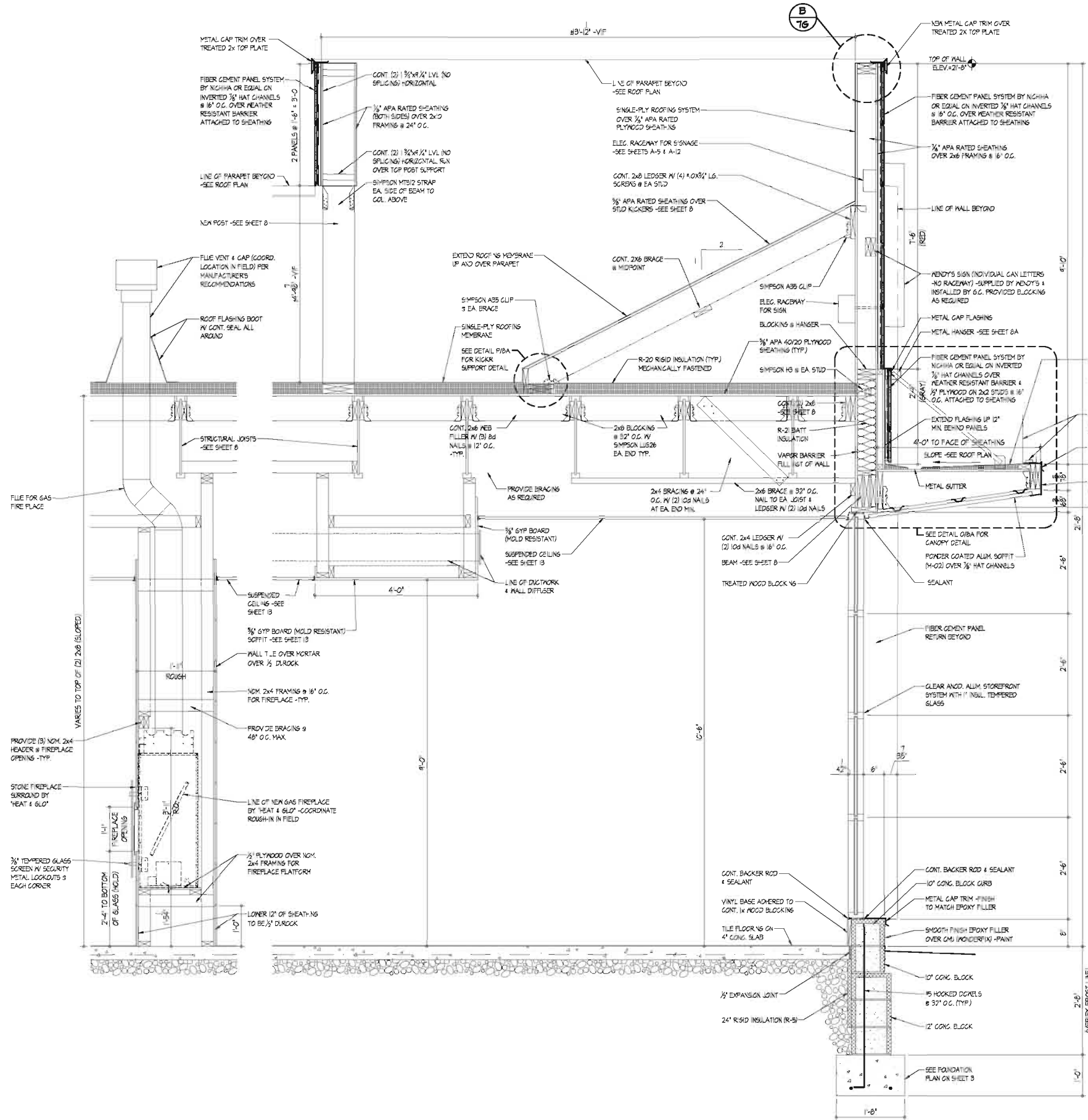
A3 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/8"=1'-0"



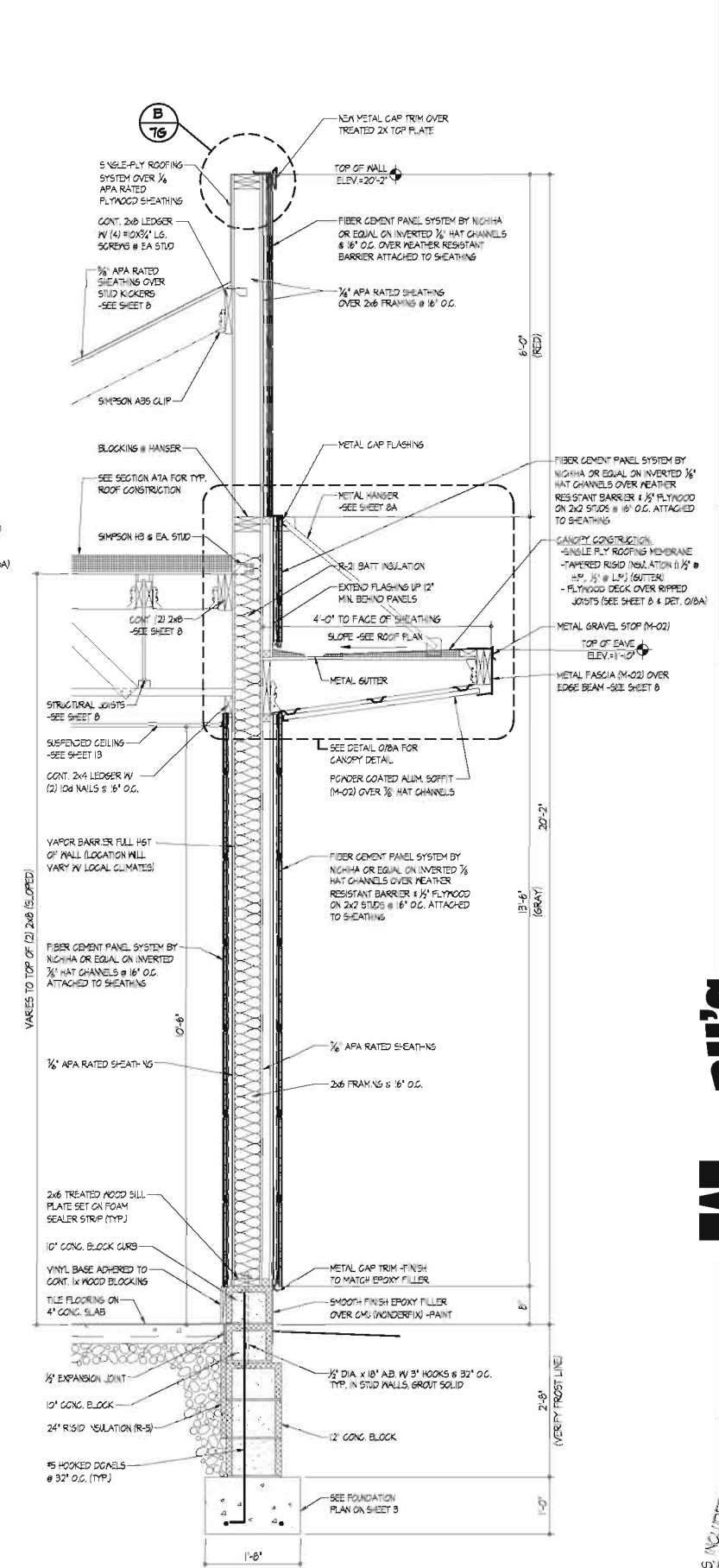
A5 TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"

| | | |
|-------------------------------|---------------|-----------|
| DETAILS A501 | NO: 12017 | Revision: |
| | DATE: 3/30/12 | Dir: |
| | DR: CWV | Date: |
| | PSCALE: 1=1 | |

WELLS, DRA 4/24/2012 11:45 AM c:\wells\12017 - Wendy Chesterfield.dwg DIMMS12017-A501.DT



SCALE: 3/4" = 1'-0"



SCALE: 3/4" = 1'-0"

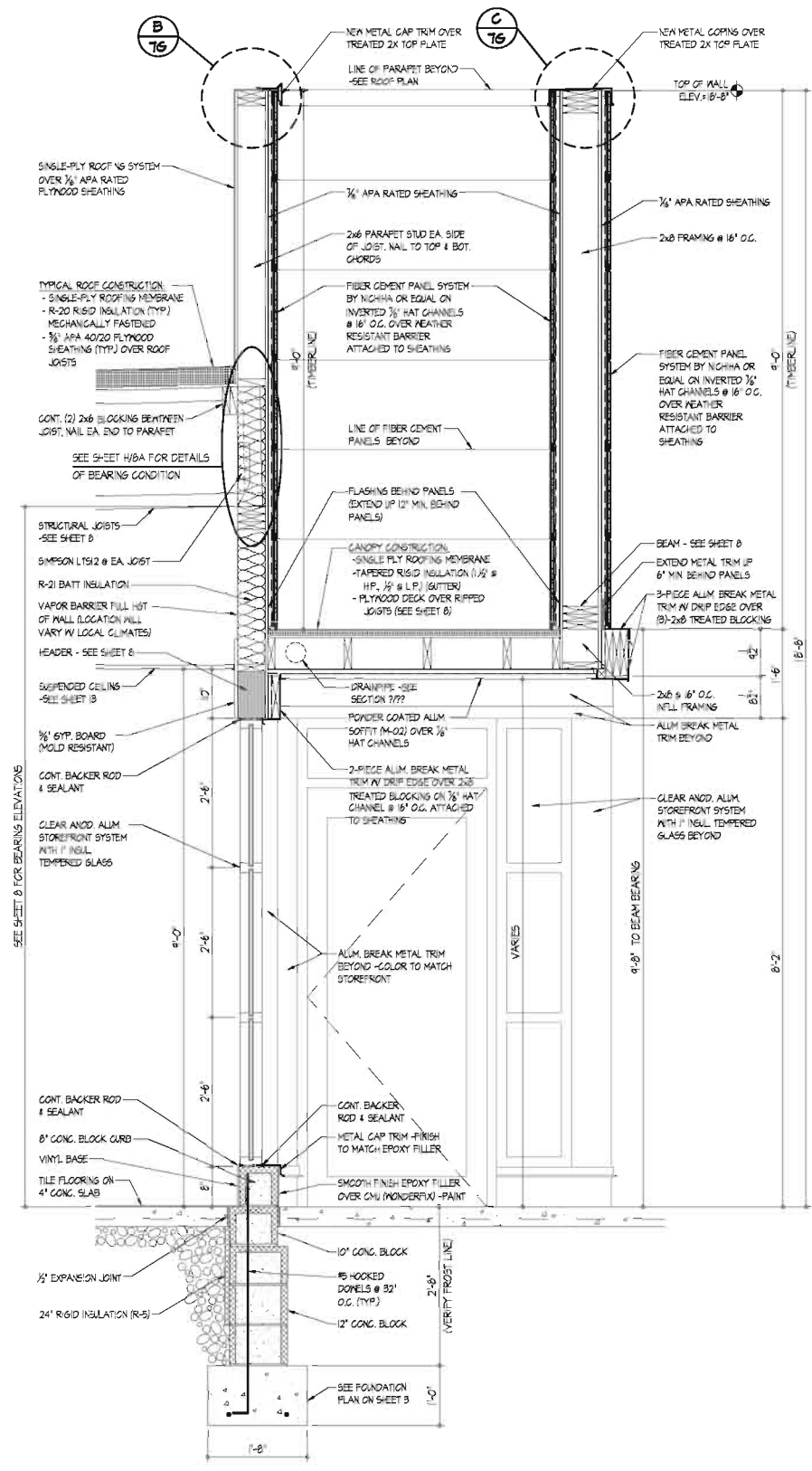


| NO. | DATE | BY | REVISIONS |
|-----|------------|-----|------------------------------|
| 1 | 02-07-2012 | DJA | ISSUED FOR PROTOTYPE RELEASE |
| 2 | 03-15-2012 | DJA | 10' EXTENSION |
| 3 | | | |
| 4 | | | |
| 5 | | | |

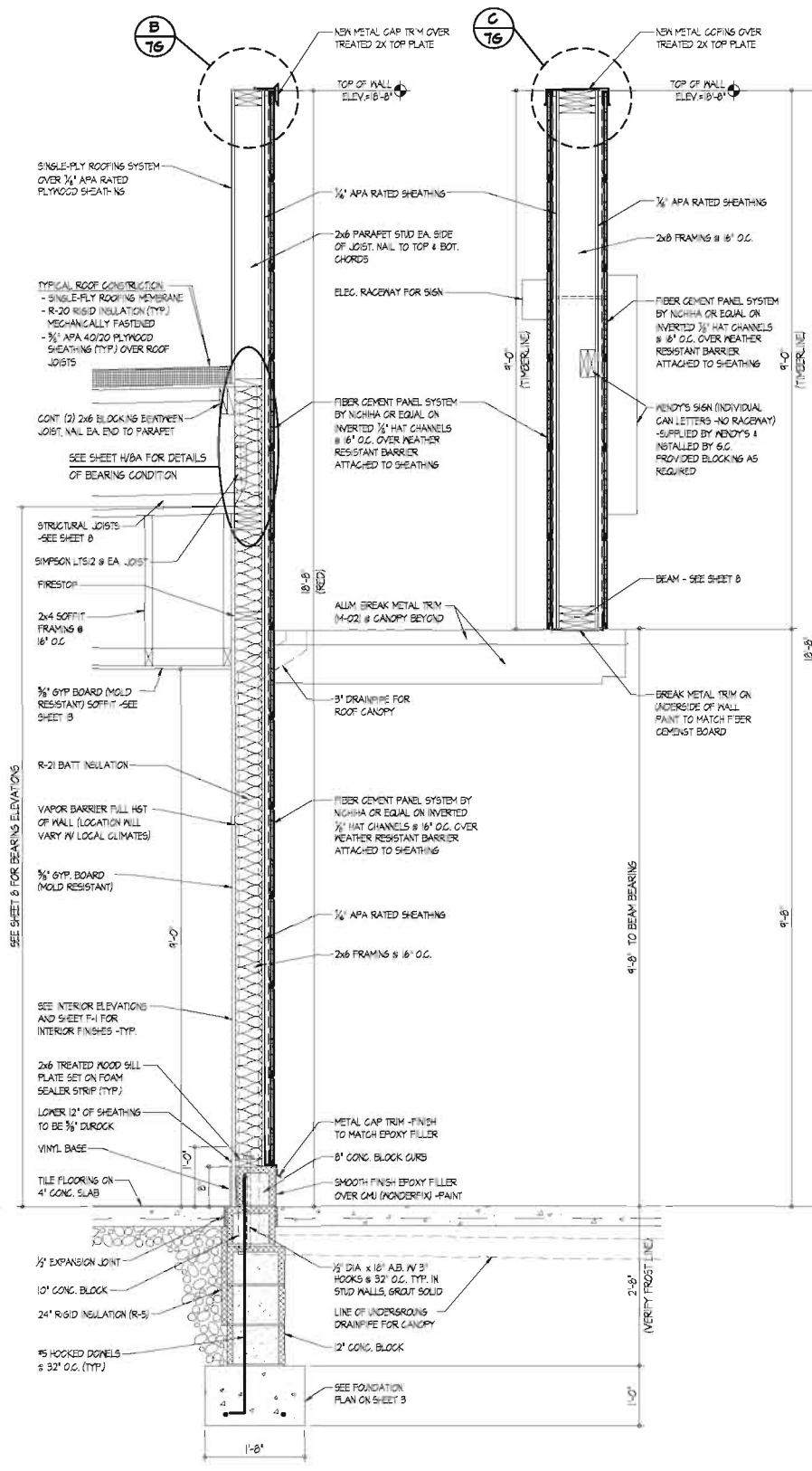
| SCALE | NO. | DATE | BY | REVISIONS |
|--------------|-------|------------|-----|-----------|
| 1/4" = 1'-0" | 64 | 03-07-2012 | DJA | |
| | CHECK | 03-07-2012 | DJA | |
| | PLOT | | | |
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| | PLOT | | | |

Wendy's
 OLD FASHIONED HAMBURGERS
 SMALL SECTIONS (10' EXTENSION)

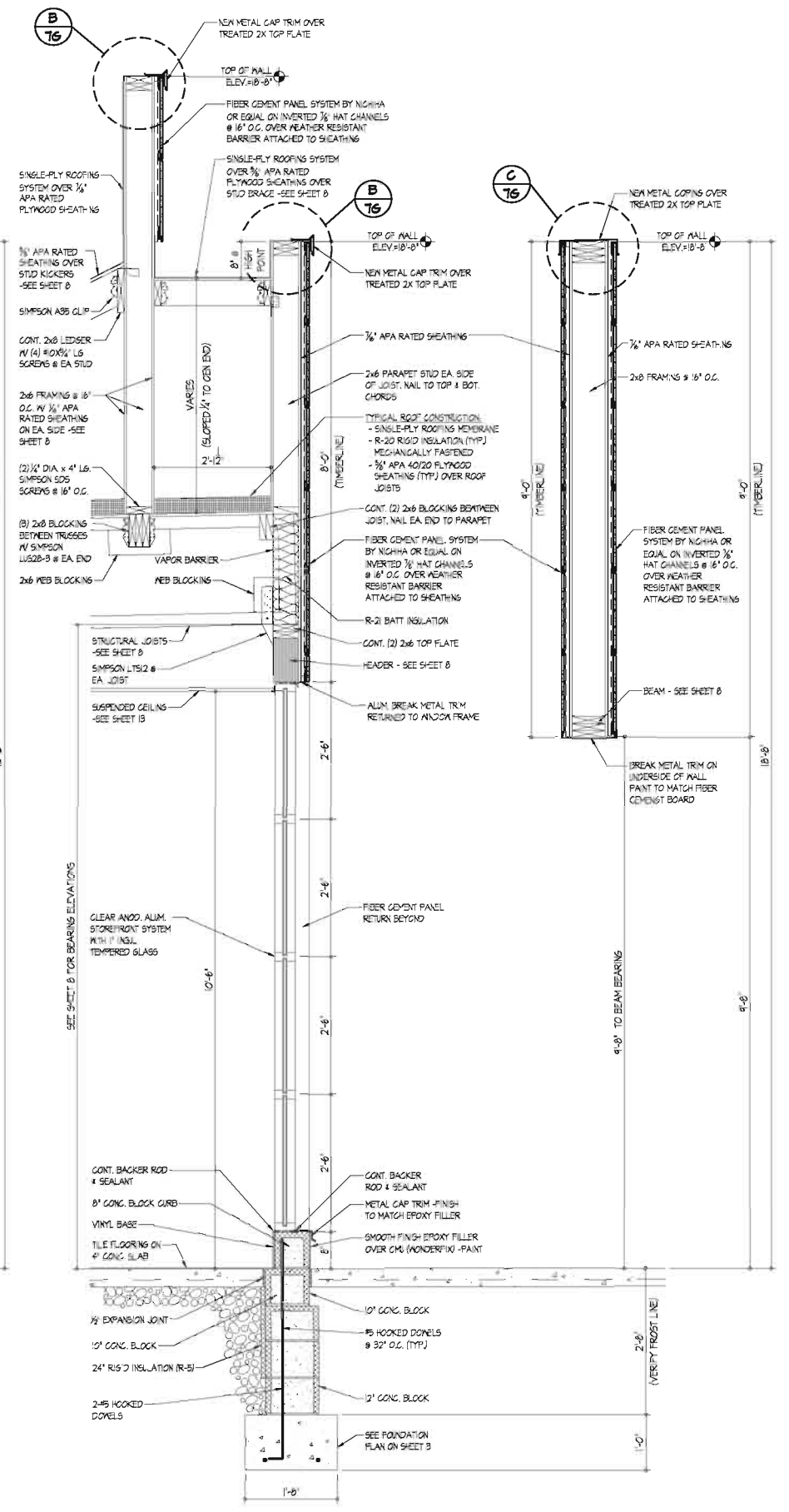
THESE DRAWINGS INCLUDE HEREIN ARE PROTOTYPES AND HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THEY SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER. THE SERVICES OF AN ARCHITECT AND ENGINEER ARE REQUIRED TO OBTAIN A BUILDING PERMIT. THESE DRAWINGS SHALL BE DELETED AFTER READING.



SCALE: 3/4" = 1'-0"
F
TCX



SCALE: 3/4" = 1'-0"
G
TCX



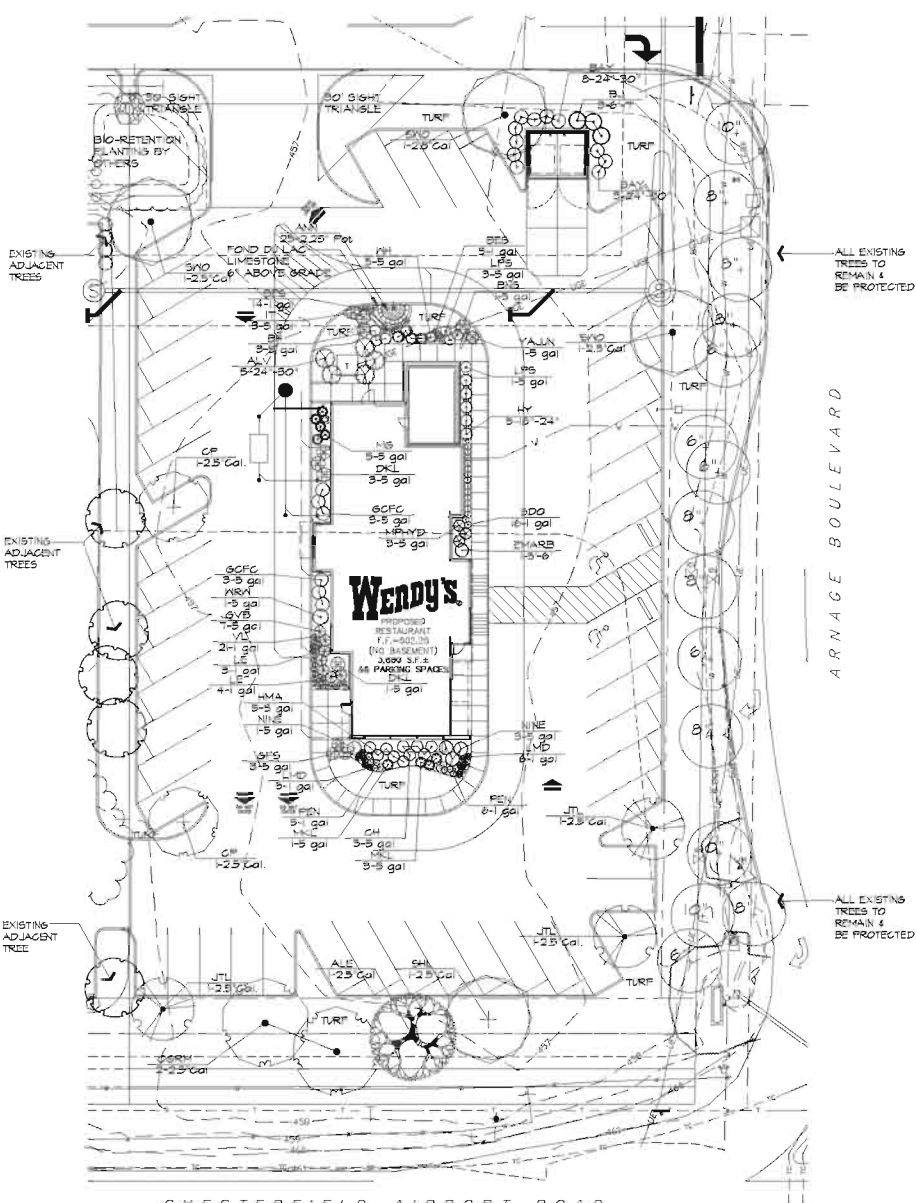
SCALE: 3/4" = 1'-0"
H
TCX

| NO. | DATE | BY | REVISIONS |
|-----|------------|-----|-------------------------------|
| 1 | 09-07-2012 | DJA | ISSUED FOR PHOTO TYPE RELEASE |
| 2 | 03-15-2012 | DJA | 10' EXTENSION |
| 3 | | | |
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Wendy's
 OLD FASHIONED HAMBURGERS
 SMALL SECTIONS (10' EXTENSION)

THESE DRAWINGS INCLUDE PERMITS AND APPROVALS FROM THE CITY OF AUSTIN, TEXAS. THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF WENDY'S. ALL RIGHTS ARE RESERVED AND WILL BE PROTECTED BY PATENT AND TRADEMARK LAWS. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF WENDY'S IS STRICTLY PROHIBITED AND WILL BE DELETED AFTER READING.

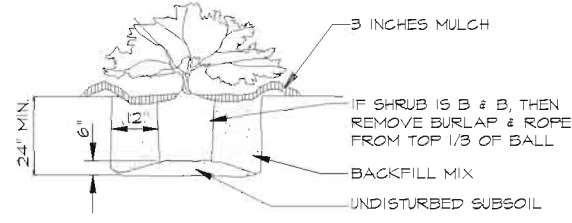
PLAN No. 10' EXTENSION
 REL 2012
 E-2000
 SHEET No.
TCX



| PLANT SCHEDULE | | | |
|--------------------|----------|--|--------------------|
| TREES | QTY | COMMON NAME / BOTANICAL NAME | SIZE |
| ALE | 1 | Athens Lacebark Elm / Ulmus parvifolia Emer II | 2.5 Gal |
| BND | 3 | Swamp White Oak / Quercus bicolor | 2.5 Gal |
| OSRH | 2 | October Glory Maple / Acer rubrum October Glory | 2.5 Gal |
| SHL | 1 | Skyline Laurel / Siedalia triscantosa Skyline | 2.5 Gal |
| EVERGREEN TREES | | | SIZE |
| BJ | 3 | Burki Juniper / Juniperus virginiana Burki | 6'-7' |
| EMARB | 1 | Emerald Arborvitae / Thuja occidentalis Emerald | 5'-6' |
| FLOWERING TREES | | | SIZE |
| CP | 2 | Chanticleer Pear / Pyrus calleryana Chanticleer | 2.5 Gal |
| JFL | 3 | Ivory Silk Japanese Tree Lilac / Syringa reticulata Ivory Silk | 2.5 Gal |
| SHRUBS | | | SIZE |
| ALV | 5 | Allegheny Leatherleaf Viburnum / Viburnum rhytidophyllum Allegheny | 24"-30" |
| BIS | 1 | Bird's Nest Spruce / Micaea obovata Bird's Nest | 5 gal |
| BI | 3 | Blue Holly / Ilex meserveae Blue Princess/Prince TM | 5 gal |
| CH | 5 | China Bayberry Holly / Ilex meserveae China Bayberry TM | 5 gal |
| YALN | 1 | Compact Youngblom Anemone Juniper / Juniperus horizontalis Youngblom | 5 gal |
| NNE | 4 | Diablo Purple Nandina / Nandina domestica Diablo TM | 5 gal |
| DNL | 4 | Dwarf Korean Lilac / Syringa meyeri Palati | 5 gal |
| BFS | 3 | Bold Flame Spirea / Spirea burgundy Bold Flame | 5 gal |
| GCFC | 6 | Golden Charm False Cypress / Chamaecyparis platifera Golden Charm | 5 gal |
| GVB | 7 | Green Velvet Boxwood / Buxus Green Velvet | 5 gal |
| HNA | 5 | Hetz Midget Anemone / Thujia occidentalis Hetz Midget | 5 gal |
| HY | 5 | Hicks Yew / Taxus media Hicks | 5"-24" |
| IT | 3 | Little Henry Sweetgum / Liba virginiana Little Henry | 5 gal |
| LPB | 4 | Little Princess Spirea / Spirea japonica Little Princess | 5 gal |
| MHPD | 3 | Mini Perry Hydrangea / Hydrangea macrophylla Mini Perry | 5 gal |
| MCL | 4 | Mae Kim Lilac / Syringa patula Mae Kim | 5 gal |
| BAY | 11 | Northern Bayberry / Myrica pensylvanica | 24"-30" |
| RS | 5 | Red Sprite Winterberry / Ilex verticillata Red Sprite | 5 gal |
| WRN | 1 | Wine & Roses Heligia / Nerepis Florida Wine & Roses | 5 gal |
| ANNUALS/PERENNIALS | | | SIZE |
| BES | 18 | Goldsturm Black-eyed Susan / Rudbeckia nigida Goldsturm | 1 gal |
| REN | 11 | Husker Red Penstemon / Penstemon digitalis Husker Red | 1 gal |
| LE | 1 | Lamb's Ears / Stachys byzantina Silver Carpet | 1 gal |
| LHD | 11 | Little Missy Daylily / Hemerocallis hybrid Little Missy | 1 gal |
| SDO | 6 | Skella de Oro Daylily / Hemerocallis hybrid Skella de Oro | 1 gal |
| VL | 21 | Variegated Lily Turf / Liriodaphne muscari Variegata | 1 gal |
| GRASSES | | | SIZE |
| MS | 5 | Maiden Grass / Miscanthus sinensis Grassillius | 5 gal |
| GROUND COVERS | | | SIZE |
| | 24 sq ft | Mixed Annuals / Mix of Five Varieties | 2.25" Pot @ 12" oc |

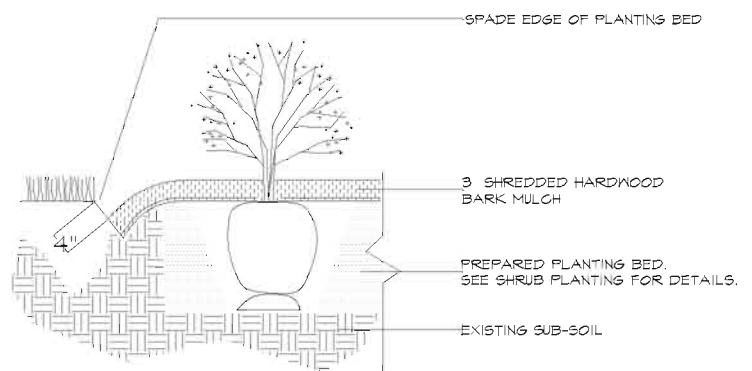
- NOTES:
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractors shall at all times protect all materials and mark against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work. To be done Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
 - Underground facilities, structures and utilities must be considered approximately 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 1-800-368-5878).
 - Plant material are to be planted in the same relationship to grade as they grow in nursery conditions.
 - All trees to be immediately oak barked, flush at 3' depth (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.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - The landscape contractor is to receive the site grade to within 1/4" of a foot. Landscape contractor to submit letter of grade certification from the general contractor prior to commencement of work.
 - All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation or date of the related price.
 - All disturbed lawn areas to be seeded with a mixture of Turf-Type Fescue (50% per acre) and bluegrass (10% per acre). Landscape contractor shall offer an alternate price for seed 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 sq. 30 square feet shall be replaced.
 - 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.
 - Siltation control may be required to prevent runoff. Erosion control devices shall be used, installed with no less than 1/2" x 3/8" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
 - The minimum setback is 30'-0" from an existing or proposed right of way.
 - One (1) tree is required for every fifty (50) linear feet of street frontage.
 - Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield zoning Ordinance.
 - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as annuals, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
 - Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without irrigation systems. (Examples: Turf-Type Fescue and use only five years old and Grassfire, a semi-dwarf variety, selected with 5-10% bluegrass and referred to as a Transition mix).
 - A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35' evenly dispersed throughout the project.
 - If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (\$1000) dollars, as determined by a plant nursery, the contractor shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - Upon receipt of the landscape installation bond, a two (2) year landscape maintenance bond shall be required.

TREE MIX:
 5-FAST GROWING (55%) / 10-SLOWED GROWING (10%)
 7-CANOPY (45%) / 5-FLOWERING (55%) / 3-5-FINGERED (20%)
 ALL TREES 2.5" GAL PER OR 6" HEIGHT MINIMUM

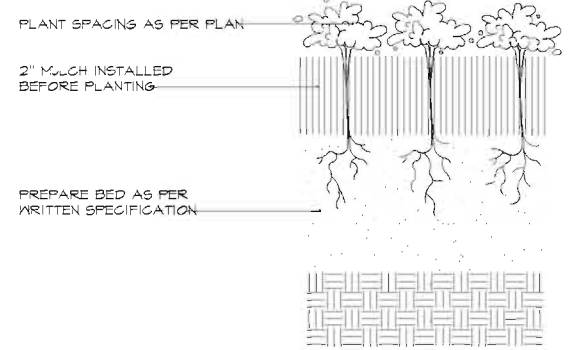


NOTE: USE SHREDDED BARK MULCH ONLY

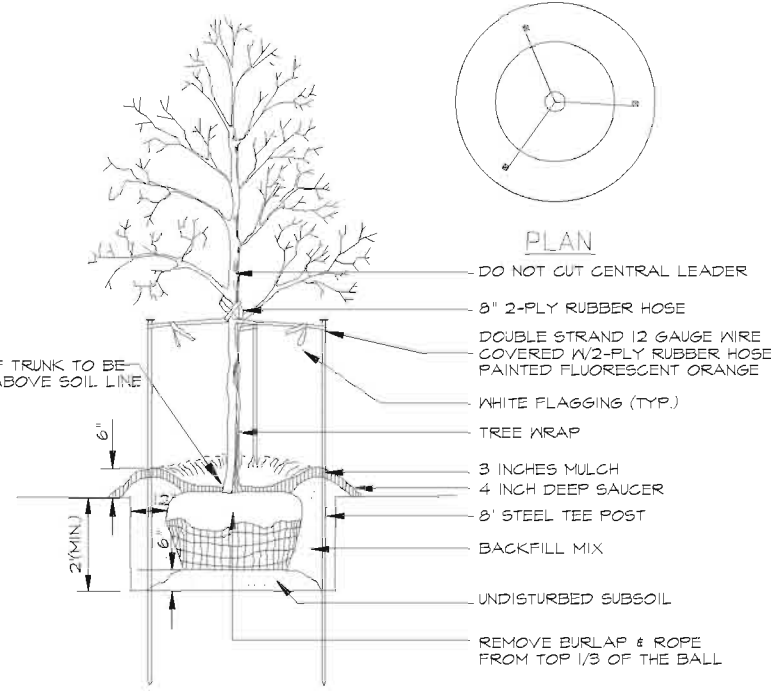
SHRUB PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.



PERENNIAL / ANNUAL PLANTING
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING
N.T.S.

| REVISIONS | BY |
|-----------|----|
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| | |

landscape TECHNOLOGIES

617 Locust, Chesterfield, MO 63004
 637 Locust, Chesterfield, MO 63004
 5700 S. Main, St. Louis, MO 63105
 MO Landscape Architectural Corporation #2000000102
 RANDALL J. MURPHY
 MISSOURI LANDSCAPE ARCHITECT #000004
 DATE: 5/27/12

PLANTING PLAN FOR THE PROPOSED
Wendy's WENDY'S RESTAURANT
 CHESTERFIELD, MISSOURI

DRAWN BY: MURPHY
 CHECKED BY: MURPHY
 DATE: MARCH 27, 2012
 SCALE: 1/8"=1'-0"
 JOB NO. 2012-12
 SHEET: L-1
 OF: 01C 5/2/12