



VII.A.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: May 22, 2017

From: Cecilia Hernandez
Project Planner

Location: South of Olive Street Road, west of its intersection with Spirit Airpark West Drive

Applicant: Kurt Odle – Progress Property Group

Description: **18600 Olive Street Rd, Lot 1:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for a 1.06 acre tract of land zoned “PI” Planned Industrial District, located south of Olive Street Road, west of its intersection with Spirit Airpark West Drive.

PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect’s Statement of Design for a new 45,346-square-foot service building. The proposed building is to be constructed of brick, EIFS, cast stone, and aluminum. The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2903.

HISTORY OF SUBJECT SITE

At 1.06 acres in size, the subject site is roughly one-fifth of the entire 5.0-acre development and was originally zoned “M3” Planned Industrial District by St. Louis County prior to the incorporation of the City of Chesterfield. The site is currently vacant and was rezoned to “PI” Planned Industrial District via Ordinance 2903 in July of 2016.

Since that time, the City approved the Site Development Concept Plan and Record Plat establishing the development as Canaan Crossing. Information regarding the surrounding land uses, site history, and additional comprehensive plan analysis for this site are contained within the Staff report prepared for the Planning Commission’s consideration.



Figure 1—Aerial

STAFF ANALYSIS

The subject site is zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2903. The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan designates the area as being within the Spirit Airport Land Use designation, which is “planned for Spirit Airport Use” and the following Chesterfield Valley specific requirement is applicable:

- **Façades**—Utilize architectural elements from the front façade on the side and rear of the structure, and screen trash enclosures and construct with materials consistent to the building.
 - *This requirement is met by the proposed building in that the materials used on the primary façade extend to all elevations of the building, and the trash enclosure material is consistent with that of the building.*

Access and Site Circulation

Currently, this site has access from Spirit Airpark West Road and shares that access point with all other lots via a proposed cross access easement which is consistent with that shown on the Site Development Concept Plan. This connection will also allow for a maximum of two curb cuts on the west side of Spirit Airpark West Drive and the proposed access would serve future development that occurs on the property to the south.

The proposal includes a sidewalk along Spirit Airpark West Drive. As future development occurs to the north and south, the sidewalk will be extended to serve the adjacent development.

Parking

Parking is proposed in the front and rear of the building, with loading areas also located in the rear. The parking provided complies with the City's Unified Development Code requirement and accessible parking spaces are located near the front entrances.

Landscaping and Open Space

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The landscape design provides a variety of deciduous and evergreen trees along Spirit Airpark West Drive and near parking areas.

Landscaping is also proposed along the front of the façade, which will be planted with annuals to permit for seasonal color and interest.

The dumpster enclosure and ground-mounted mechanical equipment will have screening walls that are constructed of the same material as the building. Bio-retention basins along the southern side of the property line will be planted with a variety of native grasses and forbs.

A minimum of 35% open space is required by Ordinance 2903 for each lot within this development. The proposed project on Lot 1 exceeds this requirement with 37% proposed open space.

Architectural Elevations

The applicant is proposing a single story building that is 30-feet in height and is comprised of brick, EIFS, cast stone, and aluminum. The building contains elements along the front and side elevations designed to human scale, including various windows, canopies, and columns.

The dumpster enclosure will be constructed of brick veneer to match the building. The gates are constructed of pine boards and the frame will be painted red to match the accent color utilized on the building.

The project was reviewed by the Architectural Review Board (ARB) on April 13th, 2017. A motion to forward the submittal to the Planning Commission with a recommendation for approval was passed by a vote of 3-0.

Lighting

The applicant is proposing ten (10) wall-mounted light fixtures and three (3) pole-mounted light standards. Each of these fixtures is utilitarian in nature and features fully-shielded, full cut-optics as required by the UDC.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of 18600 Olive Street Road, Lot 1.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for 18600 Olive Street Road, Lot 1.
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for 18600 Olive Street Road, Lot 1, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Section Plan
 Landscape Plan
 Lighting Plan
 Lighting Cut-sheets
 Architect's Statement of Design
 Architectural Elevations

CC: Justin Wyse, Director of Planning and Development Services



ZONED "P1"
ORDINANCE # 2903
17W 52 0014
EZRA PARTNERS LLC
1360 CARRIAGE CROSSING
CHESTERFIELD, MO 63005

ST LOUIS COUNTY MISSOURI
18600 EDISON AVE
BOOK: 21929 PAGE: 375

ZONED "M-3"
17W240075
ST LOUIS COUNTY MISSOURI
18600 EDISON AVE
BOOK: 07219 PAGE: 1780

ZONE X
FIRM MAP 29189C0145K
FEB. 4, 2016

ZONED "M-3"
17W240075
ST LOUIS COUNTY MISSOURI
18600 EDISON AVE
BOOK: 07219 PAGE: 1780
ZONE X
FIRM MAP 29189C0145K
FEB. 4, 2016

ZONED "M-3"
17W240075
ST LOUIS COUNTY MISSOURI
18600 EDISON AVE
BOOK: 07219 PAGE: 1780

GENERAL NOTES:	
LOCATOR NO:	LOT 1 1.04 AC - 45,346 SF
ADDRESS:	17W 52 0014 18600 OLIVE STREET RD CHESTERFIELD, MO 63005
OWNER OF RECORD:	EZRA PARTNERS LLC 1360 CARRIAGE CROSSING CHESTERFIELD, MO 63005
PREPARED FOR:	KURT ODLE PROGRESS PROPERTY GROUP OFFICE: (636) 441-6100 CELL: (636) 577-1966
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"P1" PLANNED INDUSTRIAL DISTRICT ORDINANCE # 2903
FIRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE
THERE ARE NO TREES LOCATED ON THIS SITE. TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST	
TOPOGRAPHY	MEAN SEA LEVEL DATUM
PROPOSED USES	PROFESSIONAL AND TECHNICAL SERVICE FACILITY PARKING (REQUIRED & PROPOSED)
PROFESSIONAL AND TECHNICAL SERVICE FACILITY	3.3 SPACES PER 1000 SF 6,500 SF / 1000 SF 6.5 x 3.3
VEHICLE REPAIR AND SERVICE FACILITY	8 SERVICE BAYS 2 SPACES PER BAY 16 SPACES
PARKING REQUIRED	INCLUDES 2 ACCESSIBLE SPACES 45 SPACES (68 x 1.2 MAX = 45 SPACES MAX)
OPEN SPACE - 35% MIN.	LOT 1 - 16,907 SF / 45,346 SF 37% OPEN SPACE
FLOOR AREA RATIO - 0.55 MAX.	LOT 1 - 10,000 SF/45,346 SF 0.22 FAR
HEIGHT MAXIMUM	40'
HEIGHT TRASH ENCLOSURE	6'
HEIGHT STRUCTURE	30'
MAXIMUM MOUNTED LIGHTING HEIGHT	18'
SETBACKS:	60' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES

GENERAL NOTES:

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
MISSOURI RIVER WATERSHED
CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
LA CLEDE GAS COMPANY
AMEREN COMPANY
AT&T
CHARTER COMMUNICATION

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE SETBACK/BUFFER/EASEMENT AREA ALONG OLIVE STREET ROAD WILL BE DESIGNED TO ACCOMMODATE ALL STORM WATER AND LANDSCAPE REQUIREMENTS OF THE CITY OF CHESTERFIELD

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

SIGNAGE APPROVAL IS A SEPARATE PROCESS

SIDEWALK WILL FULLY COMPLY WITH ADA REQUIREMENTS

ALL PROPOSED EASEMENTS SHOWN ON PLAN MUST BE RECORDED PRIOR TO IMPROVEMENT PLAN APPROVALS

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION WITHOUT VERIFICATION. ACCORDINGLY, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT SECTION PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

RECEIVED
MAY 16 2017

512117
TIMOTHY J. MEYER
NUMBER
E-24685

ERIC J. KIRBY
NUMBER
P.L.S. #200500074
E-24685

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24685

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #200500074

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314.890.1250 Fax
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Authority #203

647 SPIRIT AIRPARK WEST DRIVE
CHESTERFIELD, MO 63005

FORMERLY
18600 OLIVE STREET RD - LOT 1
CHESTERFIELD, MO 63005

A TRACT OF LAND IN U.S. SURVEYS 153
AND 368 TOWNSHIP 45 NORTH, RANGE
3 EAST, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT
SECTION PLAN

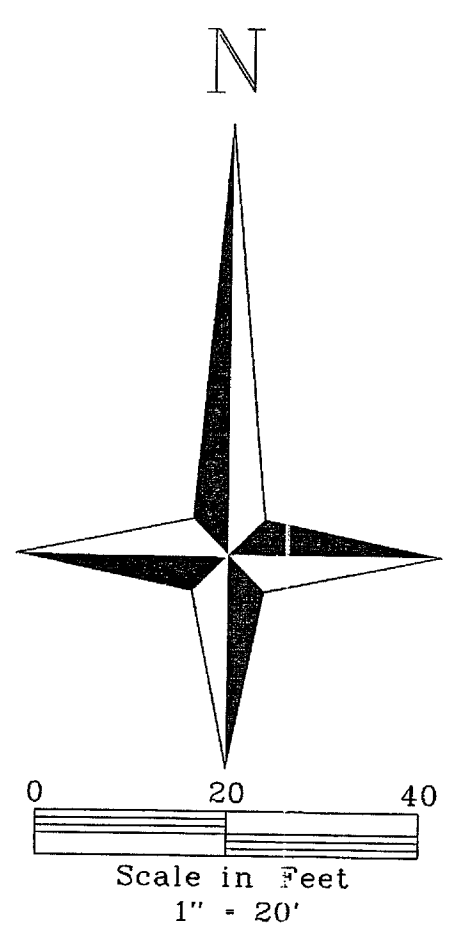
ORDINANCE
2903

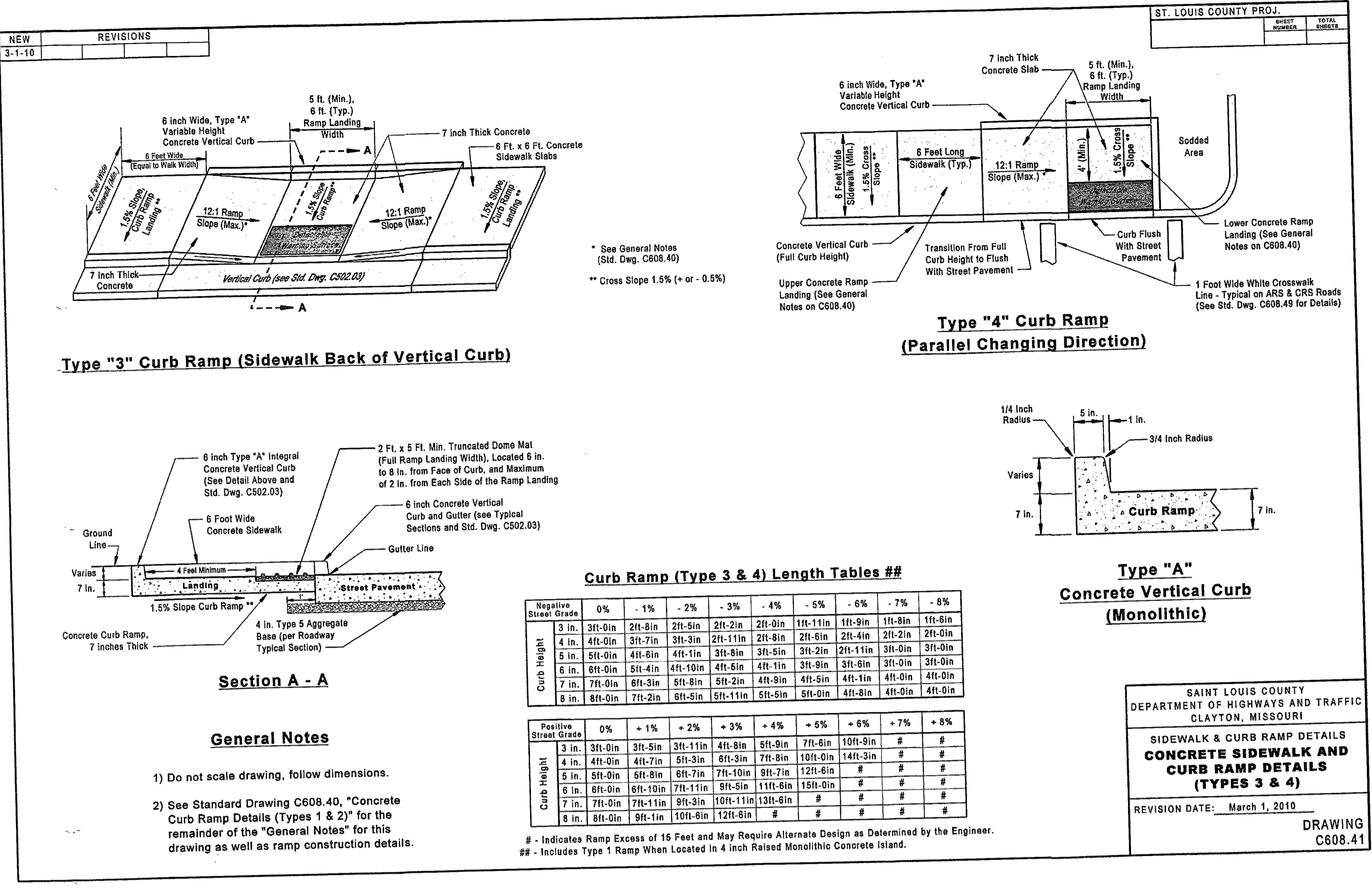
PROJECT # 2179

LOCATOR NO: 17W 52 0014
BASE MAP NO. 17 W

02-09-2017

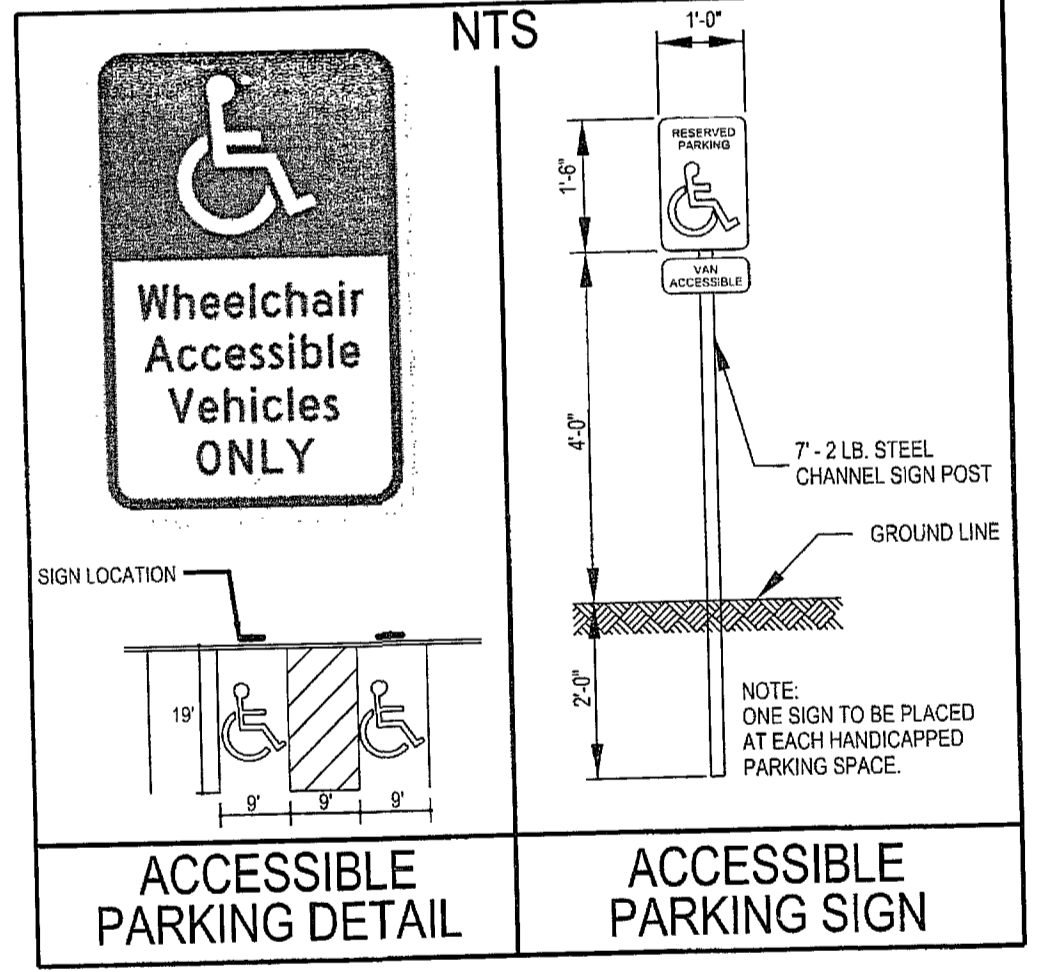
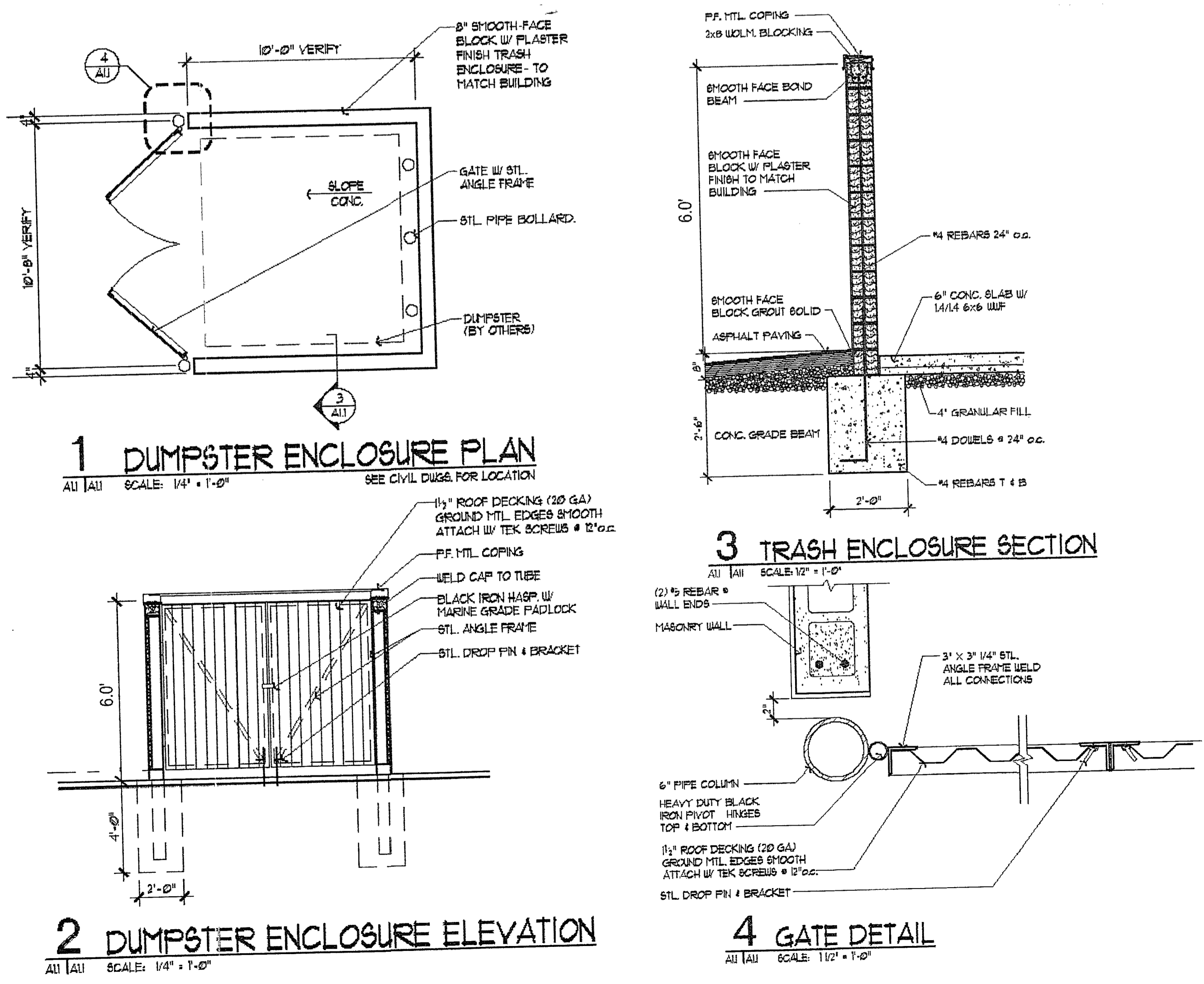
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GEOTECHNICAL STATEMENT:
 TSI Geotechnical, Inc. HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREON. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED DURING FEBRUARY & MARCH 2017 FOR THE DEVELOPMENT PROPOSED HEREON. OUR FINDINGS INDICATE THAT THE SOIL-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED PURSUANT TO THE GEOTECHNICAL & SOIL-RELATED RECOMMENDATIONS SET FORTH IN OUR GEOTECHNICAL STUDY DATED MARCH 22, 2017.

Paul A. Shuff
 NAME OF ENGINEER, P.E. DATE 4-4-17



THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT SECTION PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E-24665

ERIC J. KIRBY, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #200500074

the owner(s) of the property shown on this plan for and in [Name of Owner(s)] consideration of being granted approval of said plan to develop property under the provisions of Chapter 1003, (applicable subsection) (present zoning) City of Chesterfield City Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____
 (Name Typed): _____

State of Missouri)
 County of St. Louis) SS.

On this _____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of _____ (Name of Corporation) (Title) a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my _____ Office in, the day and year last above written.
 (County and State)

My term expires _____ (Notary Public)

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of _____, 2017, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Justin Wyse, AICP, PTP
 Planning and Development Services Director
 City of Chesterfield, Missouri

Vickie Hass, City Clerk
 City of Chesterfield, Missouri

Kurt Odle
 Odle Sales, Inc.
 3315 Berrywood Dr.
 Suite 101
 Columbia, Missouri 65201
 kurt@odlesales.com
 Office: 636-922-7220
 Cell: 636-577-1966

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 Authority #2103

647 SPIRIT AIRPARK WEST DRIVE
 A TRACT OF LAND IN U.S. SURVEYS 153
 AND 368, TOWNSHIP 45 NORTH, RANGE
 3 EAST, ST. LOUIS COUNTY, MISSOURI

SAINT LOUIS COUNTY
 DEPARTMENT OF HIGHWAYS AND TRAFFIC
 CLAYTON, MISSOURI

**SIDEWALK & CURB RAMP DETAILS
 CONCRETE SIDEWALK AND
 CURB RAMP DETAILS
 (TYPES 3 & 4)**

REVISION DATE: March 1, 2010
 DRAWING C608.41

FORMERLY
 18600 OLIVE STREET RD. - LOT 1
 CHESTERFIELD, MO 63005

SITE DEVELOPMENT SECTION PLAN

ORDINANCE # 2903

REVISOR: 4-10-2017
 REVISOR: 5-4-2017

BASE MAP NO. T-17
 PROJECT # 2117B

02-09-2017

REVISIONS	BY
3/4/17	R/M
5/2/17	R/M

LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and not be held liable for any damage to the landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further construction of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-368-5878 in Missouri).
 - Plant material shall be planted in the same relationship to grade as was grown in nursery containers. Smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - State the location of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or sizes of plant material will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant list schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "potholed side walls" prior to plant material installation.
 - All excess topsoil, roots, debris and/or labeled soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - Landscape contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - Transplanted material will not be guaranteed by the landscape contractor.
- PRUNING:**
- Lightly prune trees at time of planting. Prune only the crossover limbs, interfering leaders and/or any broken branches. Some interior limbs and lateral branches may be pruned, however, do not remove the terminal buds of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:**
- The landscape contractor shall submit certificate of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch of 3" depth (after compaction) unless otherwise noted. Mulch shall be clear and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheathing or filter fabric shall be placed beneath shredded bark mulch beds. Kraft fabric shall be used beneath all gravel mulch beds.
 - Edge all beds with spaced-out edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- SIGHT TRIANGLES:**
- No landscape material or other obstructions shall be placed or be maintained within the sight triangle area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or parking surface.
 - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curve and the entrance curb, three a distance of 35' and connecting the points so established to form the sight triangle area.
 - All shrubs/perennials within sight triangle zones to be maintained at a maximum height of 24". All trees to be maintained at a clear height from grade of ten (10) feet.

- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roll-top topsoil mix to 3" depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, nitrogen, phosphorus, potassium, calcium, magnesium, and sulfur content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other deleterious or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- TREE MISCELLANEOUS MATERIALS:**
- Provide stakes and deadens of sound, new hardwood, free of knots and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borers damage and winter freezing. Additionally only 3-ply tying material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of Turf-type Fescue (300# per acre) and bluegrass (15# per acre). Lawn areas shall be unconditionally reseeded for a period of 90 days from date of final acceptance. Areas that are not reseeded within that time shall be reseeded at the contractor's expense.
 - The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain approval of the Landscape Architect (or Owner's Representative) prior to seeding or sod installation.
 - Landscape contractor shall offer an alternate price for sod not in line of seed. Sod shall be cut at uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any sod containing contaminated water, rocks and clumps of sod or greater shall be rejected.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all mowed area elevations to allow for proper drainage.
- EROSION CONTROL BLANKET (Where applicable):**
- All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by North American Grass, 25' or approved equal. Install per manufacturer's recommendations.
- PLUG PLANTING NOTES:**
- All plugs to be 4-1/2" deep x 2" diameter minimum.
 - Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
 - Plugs shall be spaced in a triangulated layout approximately 24" on center.
 - Plugs shall be planted through erosion control blanket where appropriate.
 - Obtain plugs from a reputable nursery.
 - Water plugs upon completion of planting so that soil is moist but not saturated.
 - If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) shall be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.
- MISCELLANEOUS:**
- All landscape areas & islands shall be provided with a mechanical underground irrigation system (by others). Coordinate landscaping with irrigation contractor.
 - Adjust tree locations for light standards and underground utilities.
 - No trees or other obstructions shall be located within 6'-0" of fire hydrants.

Landscaping TECHNOLOGIES

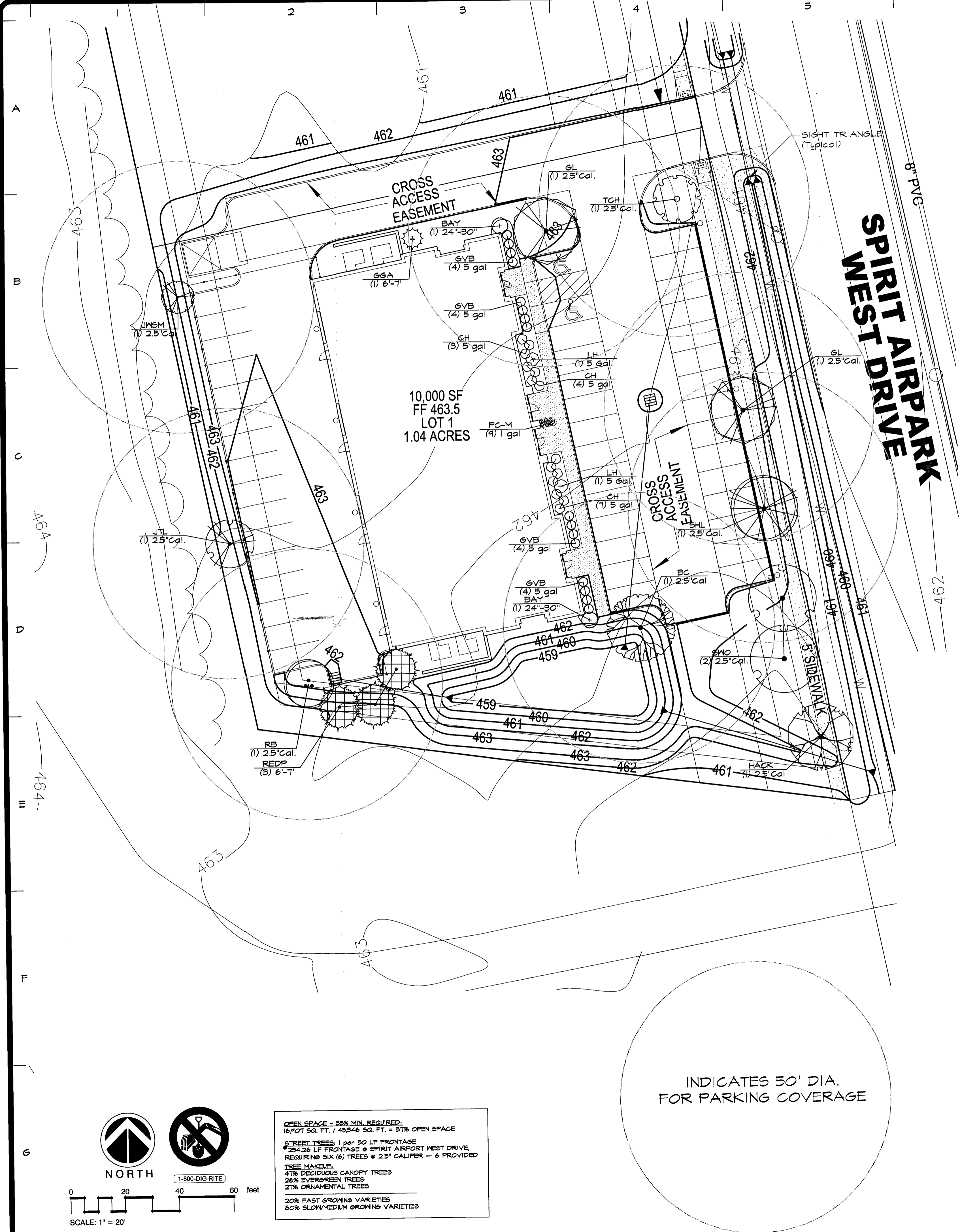
61 Joseph Creek Drive
St. Louis, MO 63112
Tel: (636) 432-2400
Fax: (636) 432-2400
No Landscape Work without a License

REGISTERED LANDSCAPE ARCHITECT #000001
RANDALL W. MARDIS
NUMBER 019
DATE 5/2/17

PLANTING PLAN FOR THE PROPOSED
Spirit Service Center-Lot 1
 CHESTERFIELD, MISSOURI

RECEIVED
MAY 16 2017

DRAWN
 R.MARDIS
 CHECKED
 R.M.
 DATE
 12/14/16
 SCALE
 1"=20'-0"
 JOB NO.
 2016-140
 SHEET
L-1
 OF TWO SHEETS



PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE/MATURE SIZE
BC	1	Bald Cypress / Taxodium distichum	2.5' Cal/45' +
HACK	1	Common Hackberry / Celtis occidentalis	2.5' Cal/45' +
GL	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5' Cal/45' +
SWO	2	Swamp White Oak / Quercus bicolor	2.5' Cal/45' +
SHL	1	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	2.5' Cal/45' +
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE/MATURE SIZE
GSA	1	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'/45' +
REDP	3	Red Pine / Pinus resinosa	6'-7'/45' +
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE/MATURE SIZE
JTL	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2.5' Cal/25'-30'
RB	1	Redbud / Cercis canadensis	2.5' Cal/25'-30'
JNSM	1	Sweetbay Magnolia / Magnolia virginiana 'Jim Wilson'	2.5' Cal/15'-25'
TCH	1	Thornless Cockspur Hawthorn / Crataegus crusgalli var. inermis	2.5' Cal/15'-20'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CH	14	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal
GVB	16	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
LH	2	Limelight Hydrangea / Hydrangea paniculata 'Limelight' TM	5 Gal.
BAY	2	Northern Bayberry / Myrica pensylvanica	24"-30"
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PC-M	9	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
OBS	44	Ozark Blue Star / Amsonia illustris	1 Gal @ 30" OC
FFRM	26	Party Favor Rose Mallow / Hibiscus lasiocarpus	1 Gal @ 30" OC
SMIA	98	Swamp Milkweed / Asclepias incarnata	2 qt. @ 24" OC
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	334	Brown Fox Sedge / Carex vulpinoidea	Plug at 18" OC
	81	Great Green Bulrush / Scirpus atrovirens	Plug at 18" OC
	212	Morning Star Sedge / Carex grayi	Plug at 18" OC

OPEN SPACE - 52% MIN. REQUIRED.
 10,907 SQ. FT. / 49,946 SQ. FT. = 51% OPEN SPACE
 STREET TREES: 1 per 50 LF FRONTAGE
 254.26 LF FRONTAGE @ SPIRIT AIRPORT WEST DRIVE,
 REQUIRING SIX (6) TREES @ 2.5' CALIPER -- 6 PROVIDED
 TREE MAKEUP:
 47% DECIDUOUS CANOPY TREES
 26% EVERGREEN TREES
 27% ORNAMENTAL TREES
 20% FAST GROWING VARIETIES
 80% SLOW/MEDIUM GROWING VARIETIES

NORTH
 1-800-DIG-RITE
 SCALE: 1" = 20'
 0 20 40 60 feet

INDICATES 50' DIA.
FOR PARKING COVERAGE

REVISIONS	BY
3/4/17	RJM
5/2/17	RJM

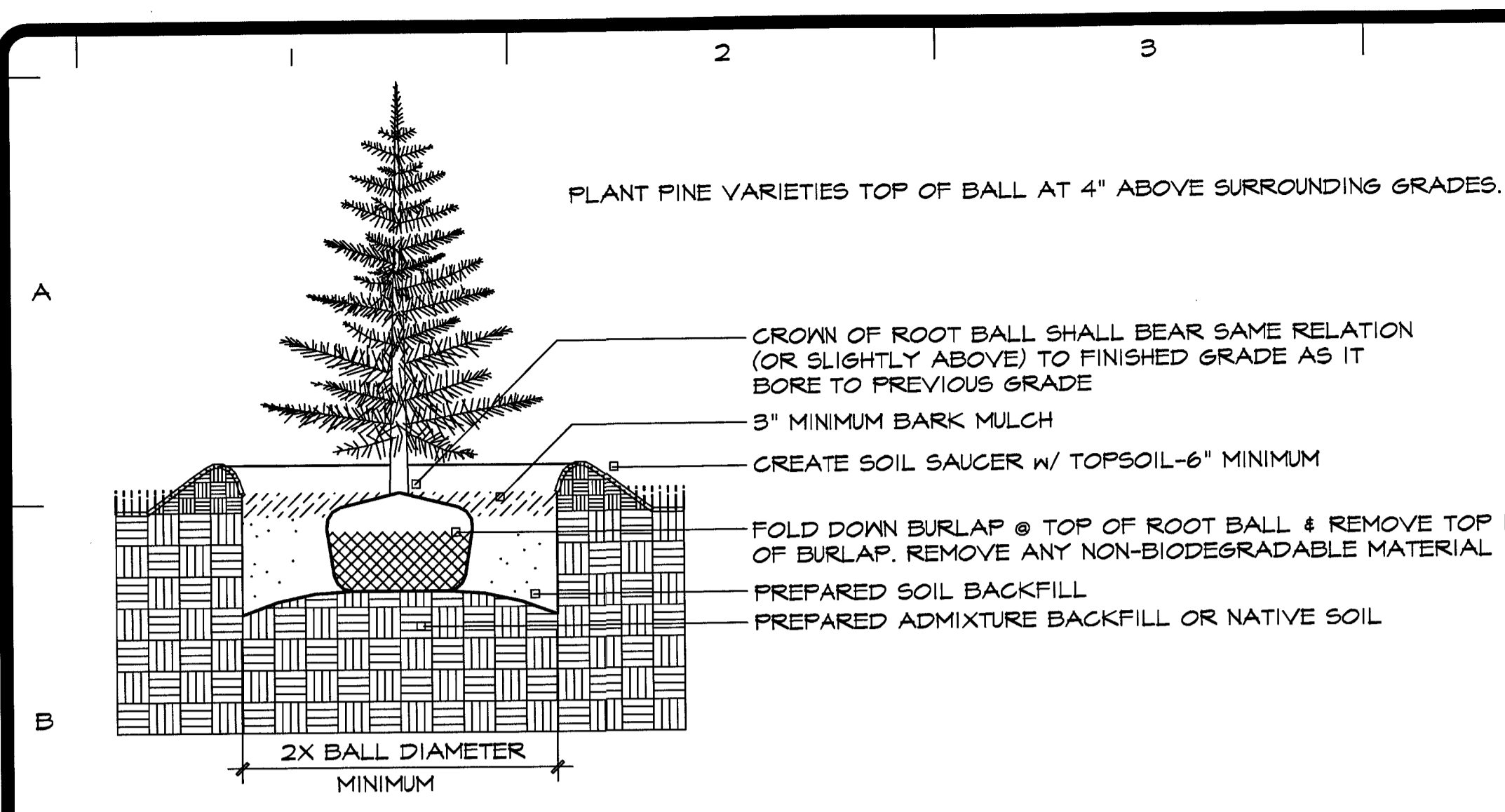
Landscaping TECHNOLOGIES

RANDALL W. MARDIS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #0000018
STATE OF MISSOURI
NUMBER 019
DATE 5/2/17

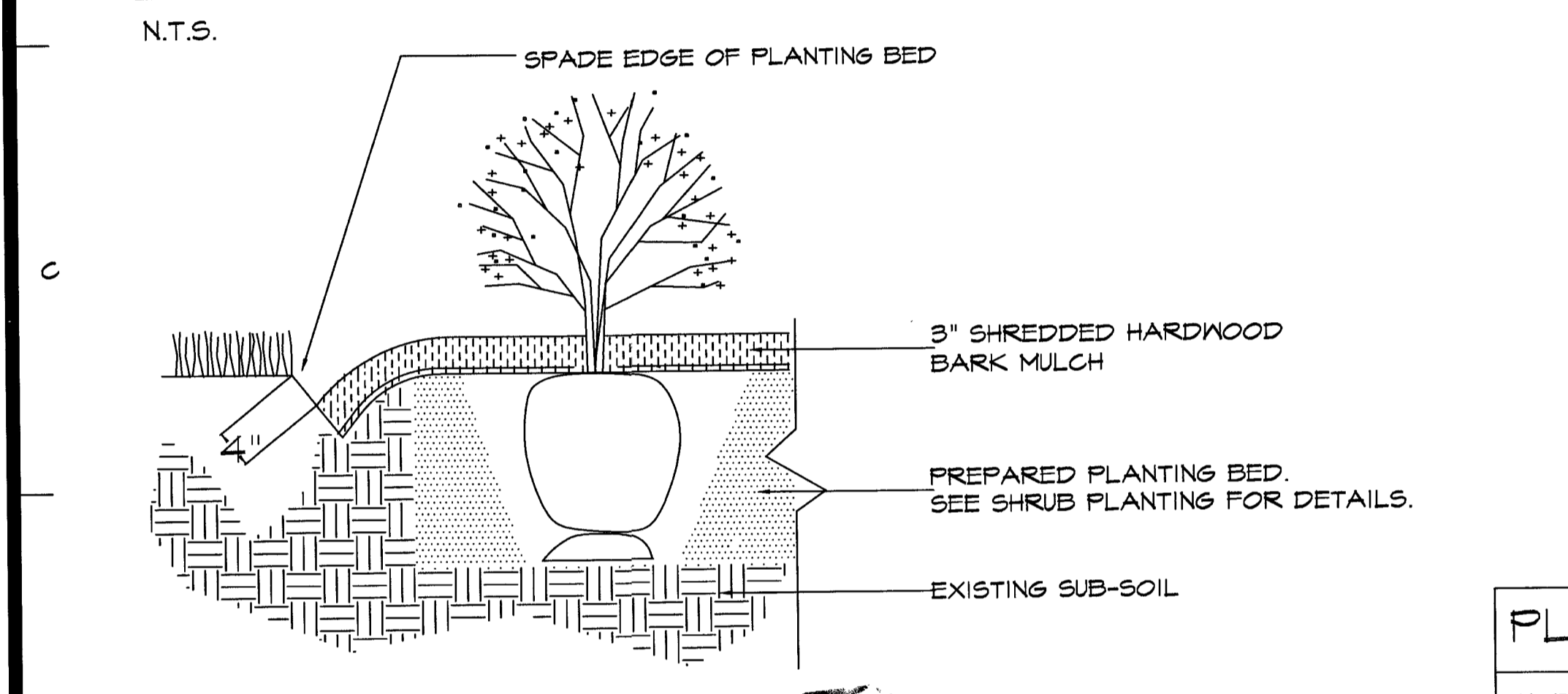
PLANTING PLAN FOR THE PROPOSED
Spirit Service Center-Lot
 CHESTERFIELD, MISSOURI

DRAWN	R.MARDIS
CHECKED	RJM
DATE	12/14/16
SCALE	1"=10'-0"
JOB No.	2016-190
SHEET	L-2

OF TWO SHEETS



EVERGREEN TREE PLANTING

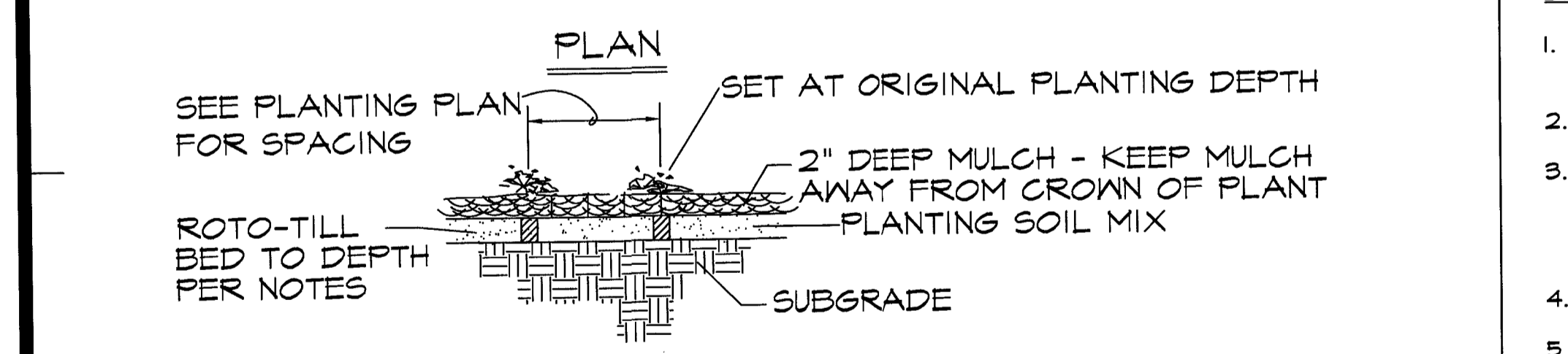


SPADE-CUT EDGE DETAIL

N.T.S.

SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

STAGGER ROWS AS SHOWN

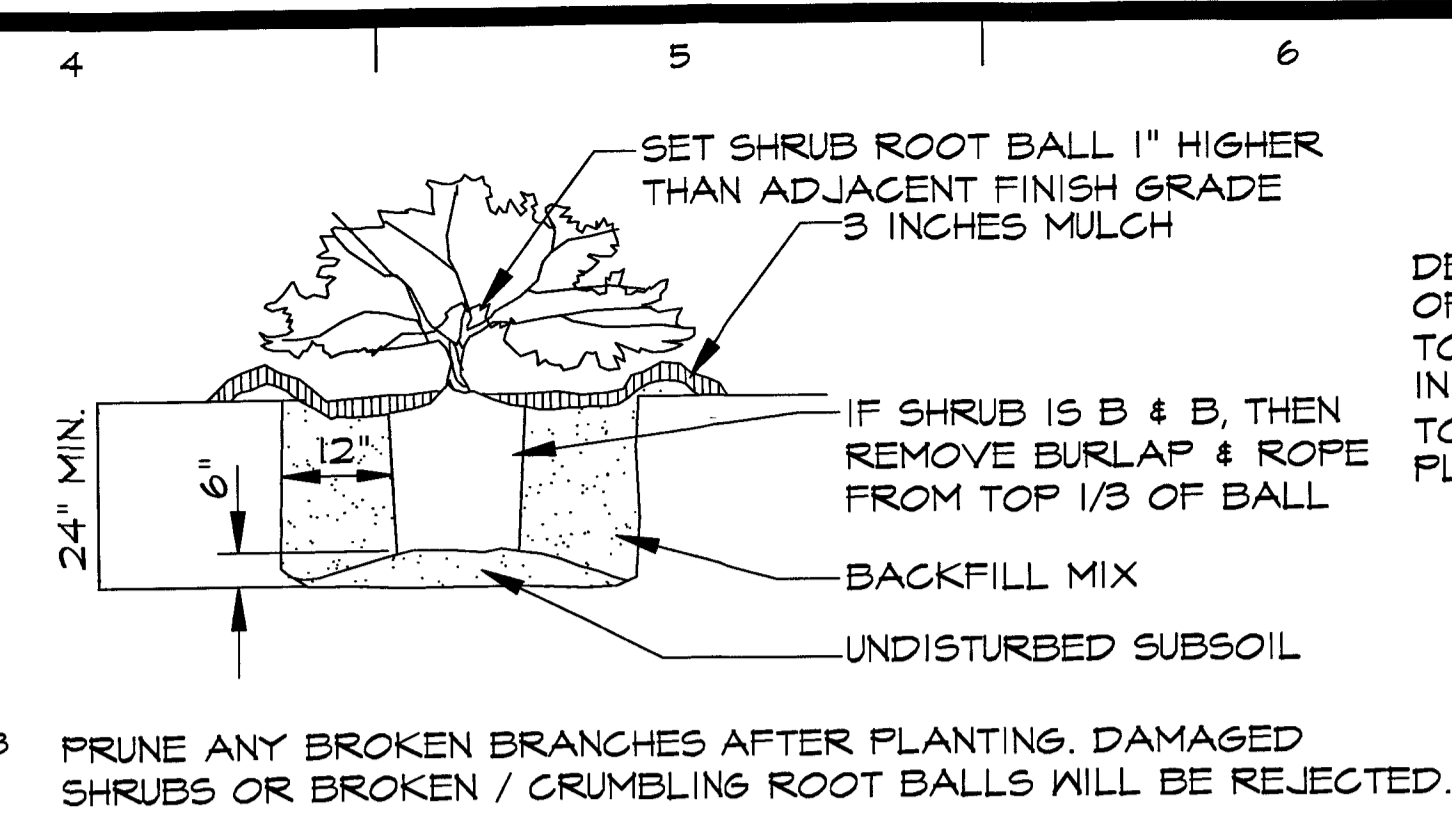


FORB/GRASS PLANTING DETAIL

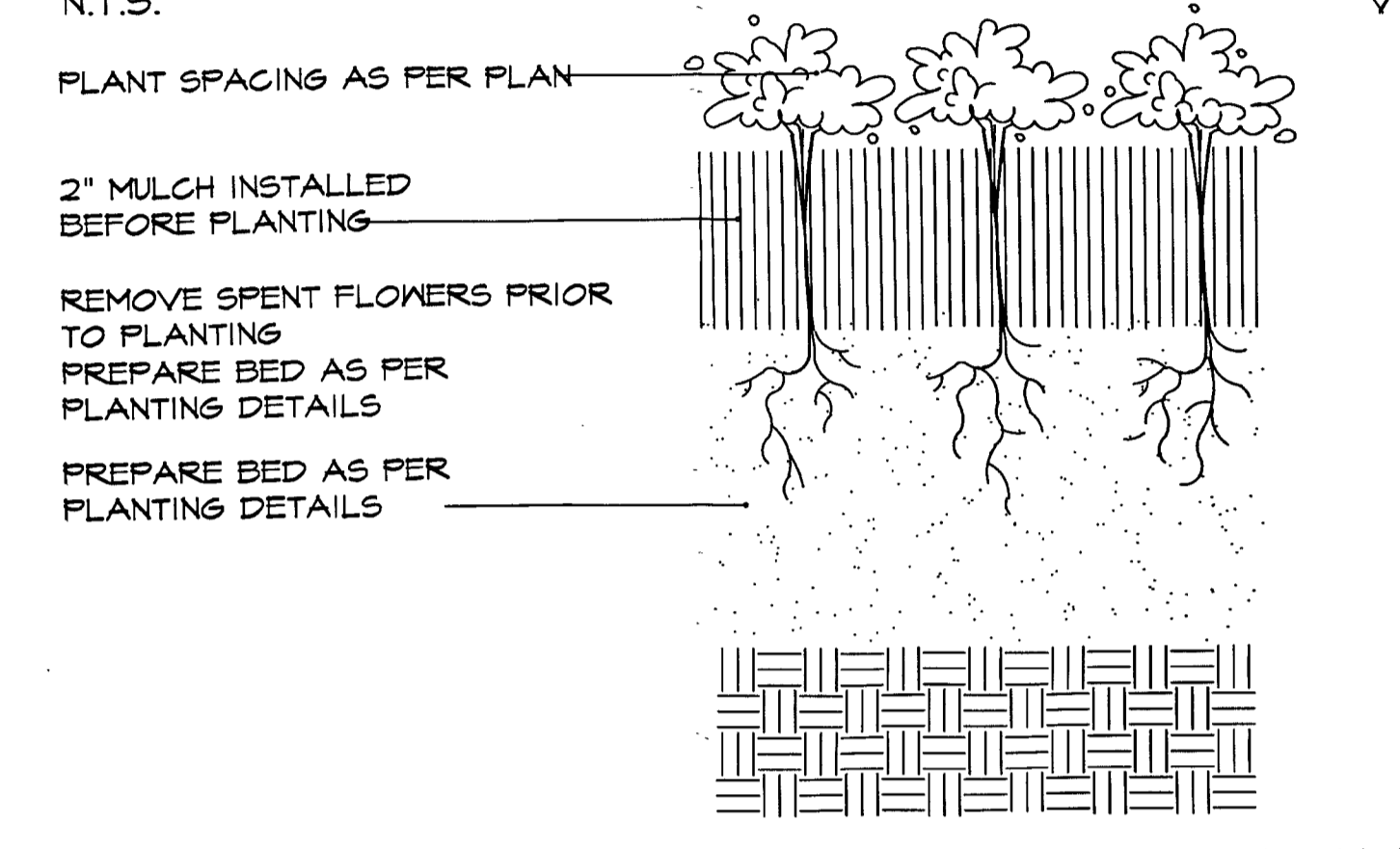
N.T.S.

NOTE:

- MSD BASE MAP
- P# P-
- ZIP CODE: 63005



SHRUB PLANTING



PERENNIAL / ANNUAL PLANTING

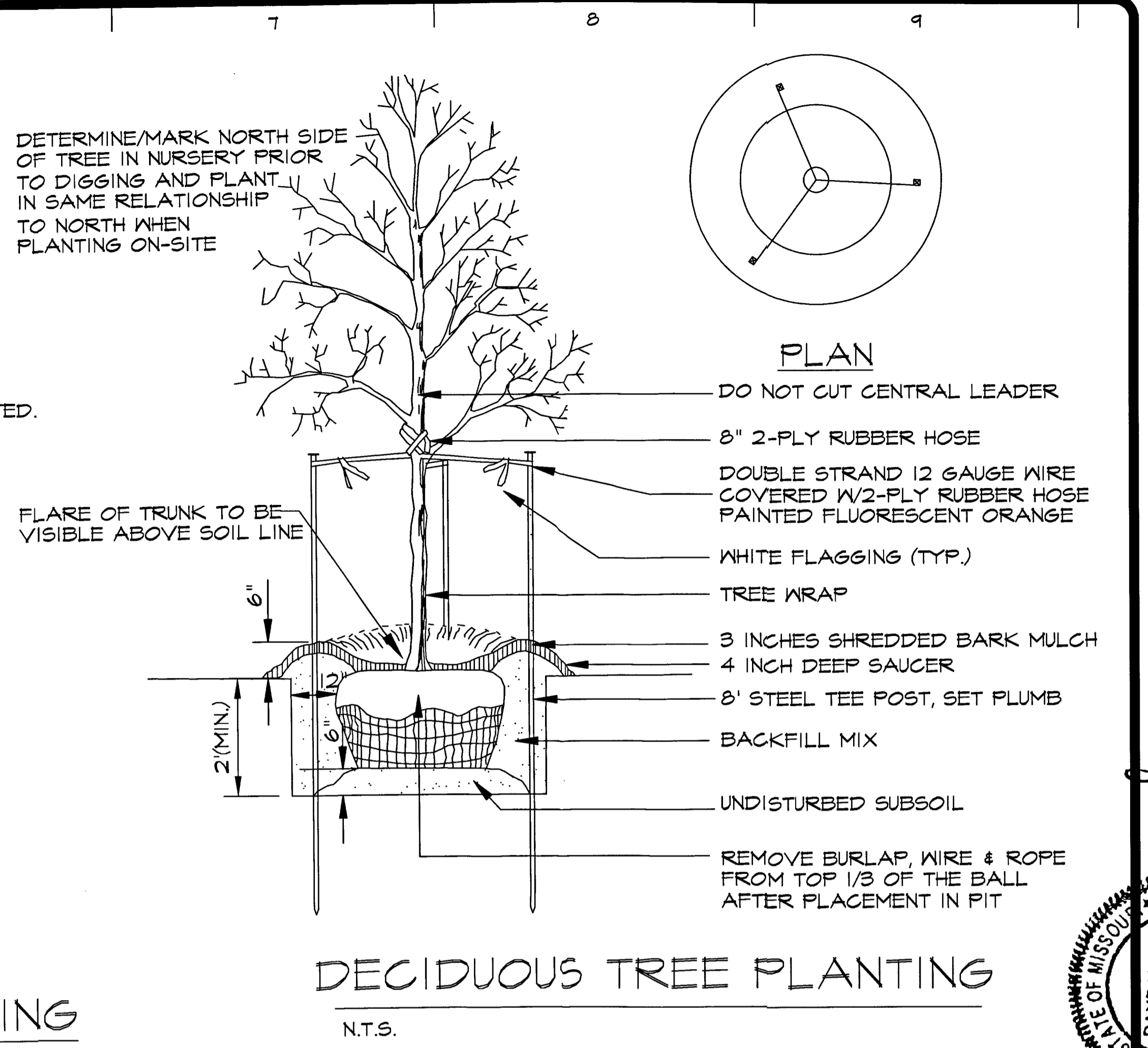
PLANTING, WATER and MULCH REQUIREMENTS

WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	WATER REQUIREMENT FIRST 3 WEEKS	WATER REQUIREMENT AFTER 3 WEEKS	MAXIMUM MULCH DEPTH
NO AVAILABILITY TO WATER AFTER	LATE FEB. - APRIL ONLY	2.25'x3.75' OR LARGER	WATER EACH PLUG IMMEDIATELY		1.5" FOR PLUGS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEB. - EARLY JUNE or SEPT. - OCTOBER	4.5'x5' OR LARGER IN SUMMER & FALL	1" (60 MIN) EVERY 4 DAYS	1" (60 MIN) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
AUTOMATIC IRRIGATION (WATER MORE FREQUENTLY THAN NORMAL DURING FIRST TWO MONTHS AFTER PLANTING)	LATE FEB. - EARLY OCTOBER	2.25'x3.75' OR LARGER IN SPRING & FALL	1" (60 MIN) EVERY 4 DAYS IN SPRING AND FALL	1" (60 MIN) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
		4.5'x5' OR LARGER IN SUMMER & FALL	1" (60 MIN) EVERY 3 DAYS IN SUMMER		

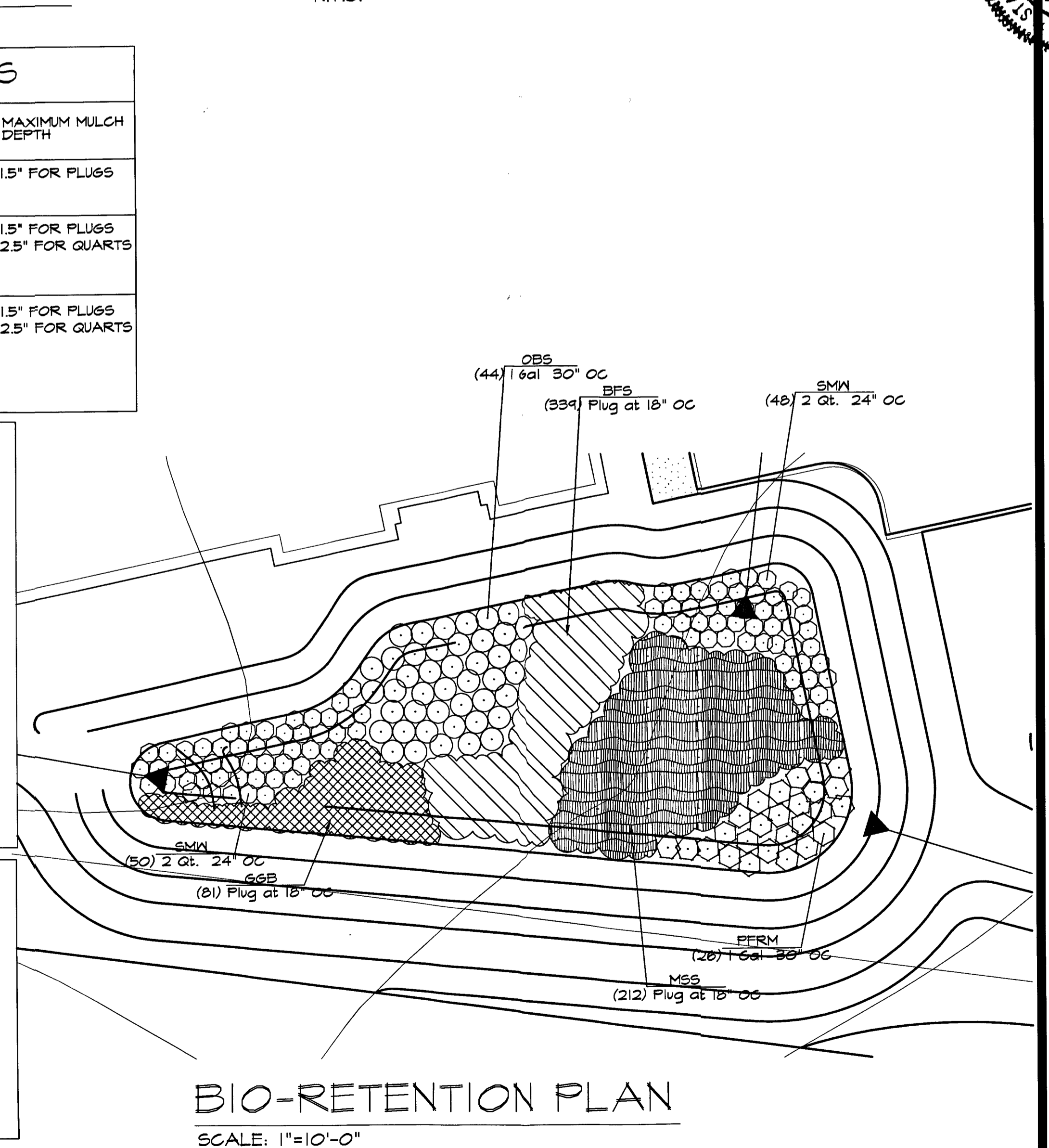
- BIO-RETENTION MAINTENANCE PROCEDURES:**
- ADD 2-4 INCHES OF MULCH (SEE CIVIL DINGS FOR TYPE) TO THE ENTIRE NEWLY PLANTED RAIN GARDEN/BIO-RETENTION AREA. DO NOT COVER THE CROWNS OF THE PERENNIALS. REPLENISH THE MULCH AS NEEDED.
 - AVOID FINE CUT OR LIGHTER WEIGHT MULCHES AS THEY FLOAT IN NET CONDITIONS.
 - PRUNE ANY DEAD, DISEASED OR DAMAGED PLANTS AS SOON AS THE PROBLEM IS NOTICED. DEADHEAD PLANTS AS NEEDED AND DIVIDE PERENNIALS EVERY 3-4 YEARS AS NEEDED. LEAVE STEMS AND SEED HEADS STANDING IN FALL/WINTER TO ADD VISUAL INTEREST AND TO PROVIDE FOOD AND COVER FOR BIRDS.
 - PRUNE THE FOLIAGE OF PERENNIALS WHEN THEY DIE BACK FOR THE WINTER AND ORNAMENTAL GRASSES BEFORE NEW GROWTH BEGINS IN THE SPRING.
 - HAND WEED BIWEEKLY UNTIL PLANTS ARE ESTABLISHED. THEREAFTER, REMOVE OR SPOT NEEDS AS NECESSARY.
 - WATER THE GARDEN DURING ITS ESTABLISHMENT AND EXTENDED DRY PERIODS. ONE INCH OF WATER PER WEEK IS RECOMMENDED.
 - DO NOT USE LAWN FERTILIZERS NEAR GARDEN AREA AS THIS WILL STIMULATE WEED GROWTH.
 - EACH SPRING, MOW AND REMOVE DEAD VEGETATION. USE BURNING ONLY UNDER SUPERVISION OF LOCAL FIRE DEPARTMENT (NATIVE PLANTS THRIVE UNDER FIRE MANAGEMENT).

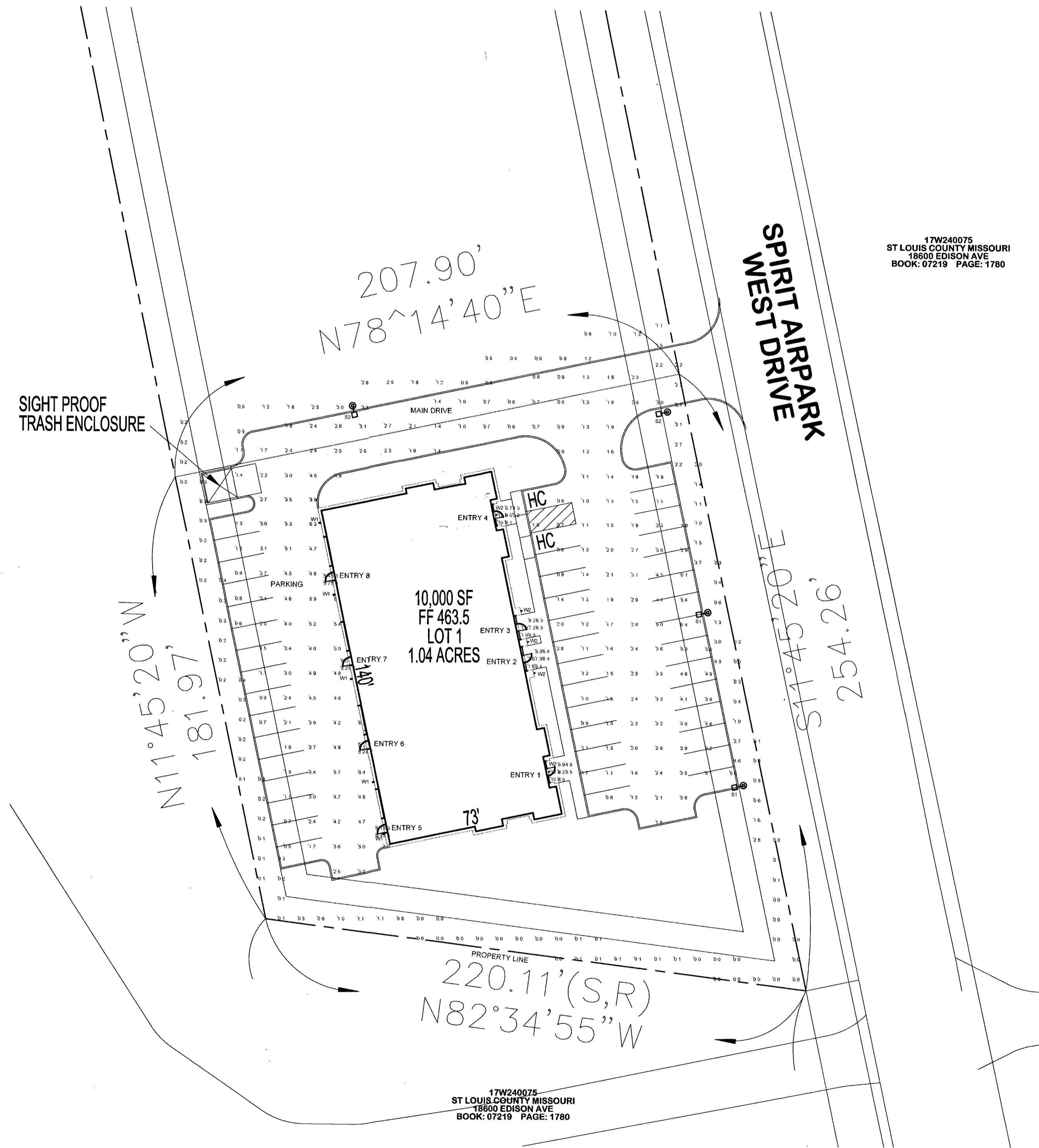
NOTE:

- ALL NATIVE GRASS PLUGS ARE TO BE A MINIMUM 4.5" DEEP X 2" DIAMETER
- CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314/335-2072.
- DURING CONSTRUCTION, THE BIO-RETENTION AREAS MAY TRAP SEDIMENT. FINAL CONSTRUCTION AND PLANTING OF THE BIO-RETENTION AREAS SHALL BE COMPLETED AFTER SILT AND DEBRIS IS REMOVED.
- HEAVY EQUIPMENT SHALL BE KEPT OFF OF THE SOIL MIX DURING CONSTRUCTION OPERATIONS TO AVOID COMPACTING. FOOT TRAFFIC AND PRE-SOAKING TO AID NATURAL COMPACTION IS ALLOWABLE.
- SOIL pH SHALL FALL IN THE RANGE OF 5.5 AND 7.
- SEE CIVIL DRAWINGS FOR CROSS-SECTIONAL DETAILS OF MULCH AND SOIL MAKEUP.



DECIDUOUS TREE PLANTING





SITE PLAN - PHOTOMETRICS
SCALE: 1" = 30'-0"

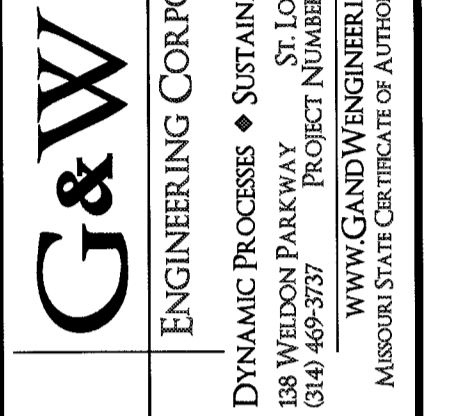
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Mounting Height	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☐⊕	S1	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-03-LED-E1-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHT SQUARES WITH 16 LEDES EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	18'-0"	48	GLEON-AF-03-LED-E1-SL4-HSS.ies	306,9438	0.95	166
☐⊕	S2	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AE-03-LED-E1-5WQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1A LIGHT SQUARES WITH 16 LEDES EACH AND TYPE IV OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	18'-0"	48	GLEON-AE-03-LED-E1-5WQ.ies	343,8593	0.95	157
☐	W1	5	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GWC-AF-01-LED-E1-T4W	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHT SQUARE WITH 16 LEDES EACH AND TYPE IV WIDE OPTICS Industrial, Landscape, Library, Office, Parking, Parks, Pathway, Pedestrian, Prison, Recreation, Residential Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	13'-6"	16	GWC-AF-01-LED-E1-T4W.ies	394,7684	0.95	59
☐	W2	5	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	7'-6"	1	XTOR1B-W.ies	1395.79	0.95	12.2

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Entry 1	+	8.3 fc	12.8 fc	4.5 fc	2.8:1	1.8:1	0.6:1
Entry 2	+	6.1 fc	9.4 fc	1.5 fc	5.9:1	3.8:1	0.5:1
Entry 3	+	5.9 fc	9.3 fc	1.0 fc	9.3:1	5.9:1	0.5:1
Entry 4	+	8.1 fc	12.8 fc	4.3 fc	3.0:1	1.9:1	0.6:1
Entry 5	+	5.8 fc	8.4 fc	5.3 fc	1.2:1	1.1:1	0.9:1
Entry 6	+	5.0 fc	5.2 fc	4.7 fc	1.1:1	1.1:1	1.0:1
Entry 7	+	5.0 fc	5.2 fc	4.7 fc	1.1:1	1.1:1	1.0:1
Entry 8	+	5.5 fc	5.7 fc	5.3 fc	1.1:1	1.0:1	1.0:1
Inside Property Line	+	0.6 fc	4.6 fc	0.0 fc	N/A	N/A	0.1:1
North of Main Entry Drive	+	1.4 fc	3.3 fc	0.5 fc	6.6:1	2.8:1	0.4:1
Parking & Roadway	+	2.7 fc	6.4 fc	0.5 fc	12.8:1	5.4:1	0.4:1

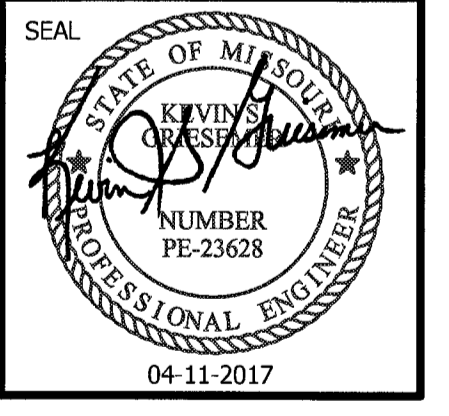
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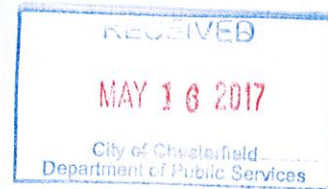
SPIRIT SERVICE CENTER
647 Spirit Airpark West Drive
Chesterfield, Missouri 63005



REVISIONS	
Lighting Revision	04-11-2017
JOB NO:	2017-0018.00
DRAWN BY:	AWL
CHECKED BY:	KSG
DATE:	01-13-2017
SHEET NO.	

RECEIVED
MAY 16 2017
City of Chesterfield
Department of Public Services

E1.0
SITE PLAN
PHOTOMETRIC



March 3, 2017

Architectural Review Board
City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

**Re: Architect's Statement
Spirit Service Center**

Dear members of the Architectural Review Board,
The following is the Architect's Statement for the Spirit Service Center, located at 18500 Olive Street Road.

The Site:

Physical features and Access:

The 1.06 acre project site will contain a one story, 10,000 square foot service building. The site is adjacent to a 1.02 acre undeveloped site (located to the north of the project). Both sites will share a single entry drive off of Spirit Airpark West Drive. The site has a very gentle slope from north to south and will contain a detention pond on the south side of the property. The adjacent properties are all undeveloped with very few trees or shrubs.

Site Relationship & Circulation:

The site which is accessed off of Spirit Airpark West Drive, contains parking in the front and the rear of the building but will be screened from the street, adjacent neighbors, and the building with layers of landscape buffers. Mechanical equipment will be located on the 2 side elevations of the building but will be screened with a 6' high brick wall with cast stone cap that naturally extrudes from the brick/cast stone walls of the building. The trash dumpster will also be screened with a similarly designed brick wall with stained wood swinging gates, which tucks in quietly at the rear of the property. The type and location of site and building lighting fixtures were designed to reduce excess glare into the neighboring properties. Many of the fixtures are indirect fixtures and will be located within the entry alcoves or back from the main face of the building, which allows the mass of the building to shield the glare from the side neighboring properties.

Topography & Retaining walls:

The natural topography is relatively level and will not require any retaining walls. The storm water management systems includes a bio-retention basin to handle water quality, and will be approved by the City and MSD.

The Building:

Materials:

The materials on the building include one color of brick, accent bands of light colored cast stone trim, one light color of EIFS, darker architectural shingles, clear aluminum storefront window and door frames with bluish gray tinted glazing. Light colored aluminum gutters, downspouts and entry canopies will complement the light colored EIFS and cast stone.

Scale & Design:

The one story building is appropriately scaled to the few buildings that are near the area. In order to break down the scale of the building, taller masonry entry masses were created at the 2 front corners. The building is further broken down to a human scale with simple lower horizontal entry canopies that are integrated with the recessed entries or brick and cast stone pilaster entries. Lastly, a light colored cast stone trim was used as a linear thread that weaves throughout the building and acts as a unifying element that further breaks down the masses, forms an edge between the masonry (foreground mass) and EIFS (background mass), and ties all of the building elements together.

Landscape design and screening:

The required number of trees has been provided and, along the street frontage, have been located to provide shade at strategic points while also allowing "view corridors" into the site. Landscaping is also added to the buildings to buffer the spaces between this and the adjacent building.

The plant palette, designed for low maintenance, has been selected from Chesterfield's list of approved trees. The chosen plants also provide pollinators (especially at the bio-retention pond) and seasonal color & texture throughout the site.

Signage:

The signage shall be secondary to the architectural design, in order to not distract from the building architecture. Signage shall be designated in the area directly above the entry canopies. Address signage shall consist of individual aluminum numbers mounted directly to the top edge of the entry canopies.

Lighting standards:

The parking areas will be illuminated by full cutoff, low profile, LED roadway fixtures and equipped with house side shields where located at property lines to minimize glare and light trespass. Total fixture height is 18'-0" above finished grade. Building entries will incorporate a combination of full cutoff, low profile, LED surface mounted accent fixtures and recessed LED can lighting. Service bays will incorporate full cutoff, low profile, LED surface mounted accent fixtures. Foot candles at parking and drive areas are 0.5 minimum and 3.4 average. Maximum foot candles at the property lines are at 0.4 or below with most areas at 0.0. Average foot candles at all building entries are above 5.0.

Sincerely,
mw Weber Architects



Michael J. Reardon
Project Manager

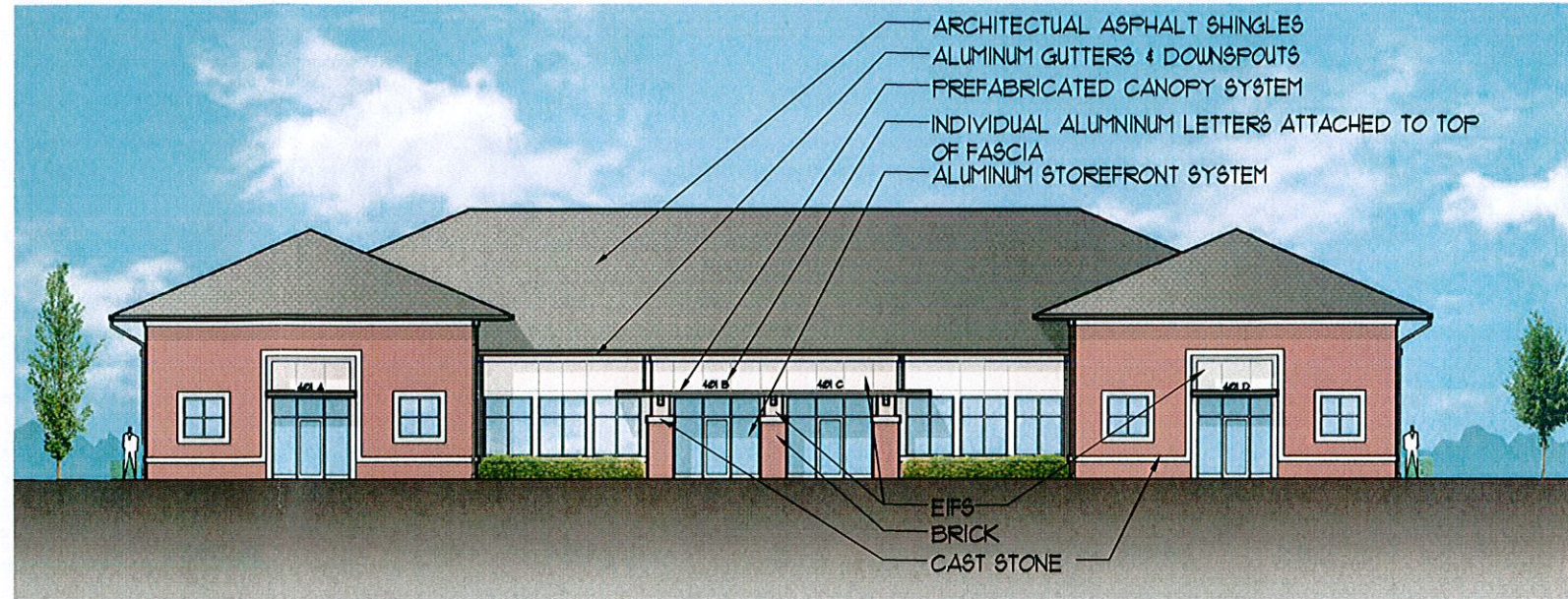
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MAY 18 2017
City of Chesterfield
Department of Public Services

SPIRIT SERVICE CENTER

Chesterfield, Missouri



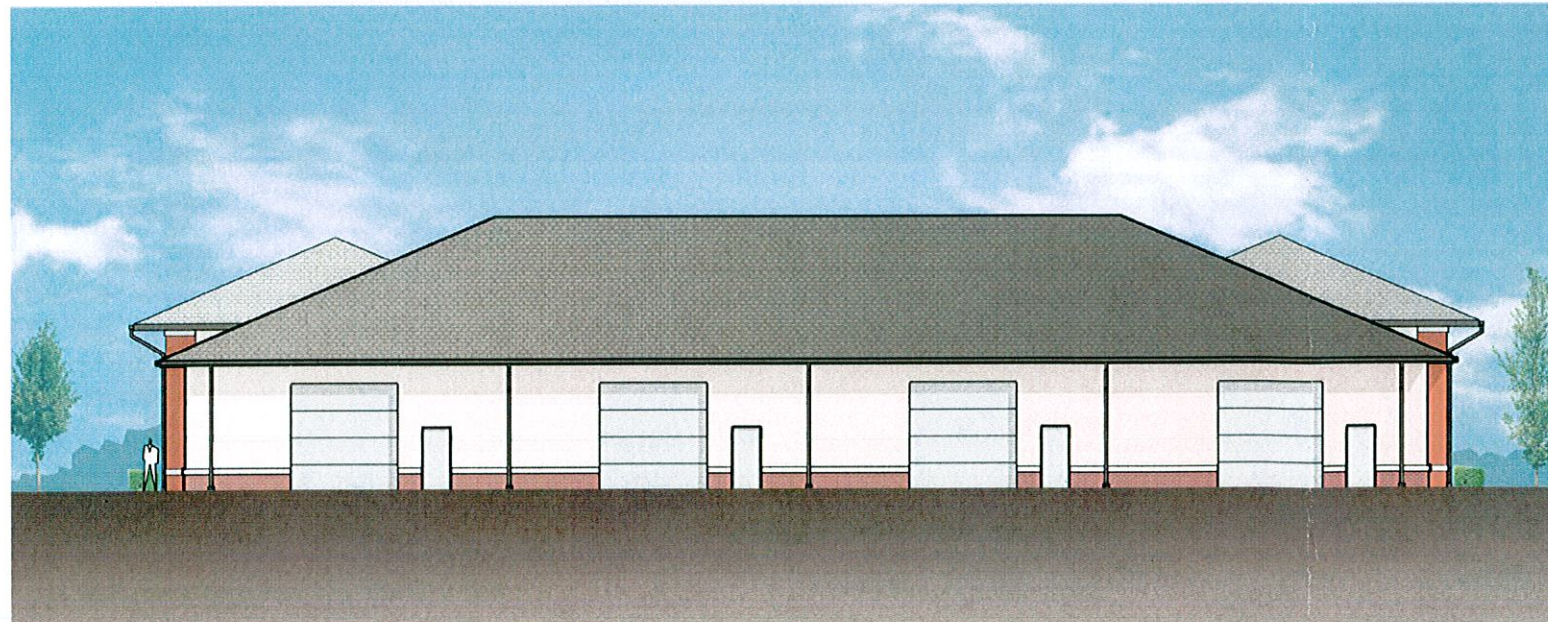
SOUTH ELEVATION



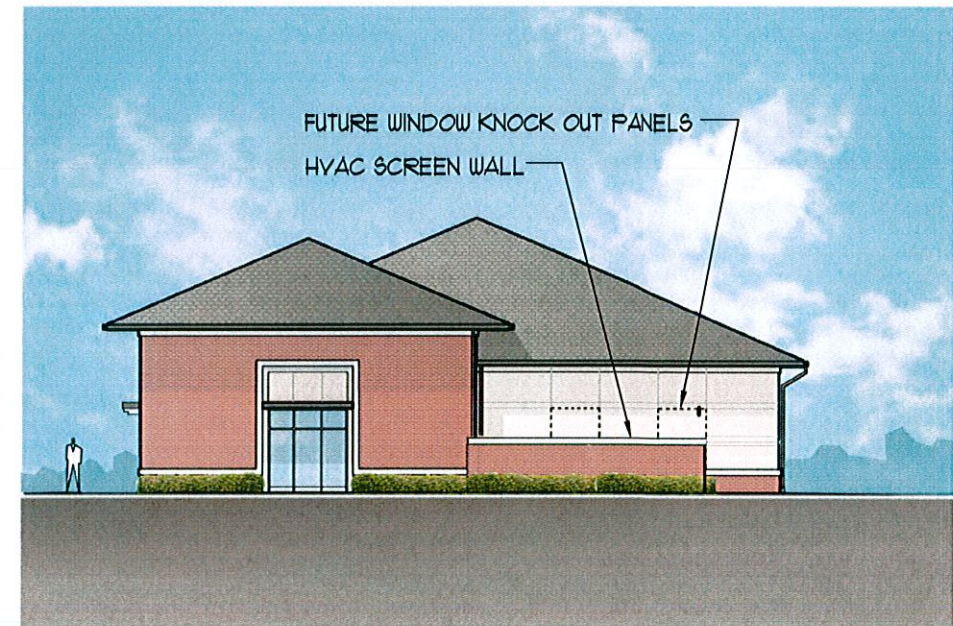
EAST ELEVATION

- ARCHITECTURAL ASPHALT SHINGLES
- ALUMINUM GUTTERS & DOWNSPOUTS
- PREFABRICATED CANOPY SYSTEM
- INDIVIDUAL ALUMINUM LETTERS ATTACHED TO TOP OF FASCIA
- ALUMINUM STOREFRONT SYSTEM

- EIPS
- BRICK
- CAST STONE



WEST ELEVATION



NORTH ELEVATION

- FUTURE WINDOW KNOCK OUT PANELS
- HYAC SCREEN WALL

EXTERIOR ELEVATIONS

1" = 20'-0"

06 APRIL 2017
16:25