



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

- Project Type:** Amended Site Development Section Plan, Amended Landscape Plan, Amended Architectural Elevations and Sign Package Amendment.
- Meeting Date:** May 27, 2009
- From:** Annissa McCaskill-Clay, AICP
Lead Senior Planner
- Location:** Chesterfield Commons Outlot 13 (17132 Chesterfield Airport Road)
- Applicant:** Answers, Inc. on behalf of St. Louis Bread Company
- Description:** **Chesterfield Commons, Outlot 13 (St. Louis Bread Company):** Amended Site Development Section Plan, Amended Architectural Elevations, Amended Landscape Plan and Amended Sign Package 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.

PROPOSAL SUMMARY

Answers Inc., on behalf of St. Louis Bread Company, has submitted an Amended Site Section Plan, an Amended Landscape Plan, Amended Landscape Plan and Amended Sign Package for your review. The request is for an amendment to add a drive-through facility to an existing restaurant in Chesterfield Commons. The request is for addition of a drive-thru to the western edge of the existing 5,172 square foot restaurant in Chesterfield Commons. Exterior building materials for the addition are proposed to match the existing brick, E.F.I.S., and architectural split-faced CMU. The development is currently zoned "C8" Planned Commercial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

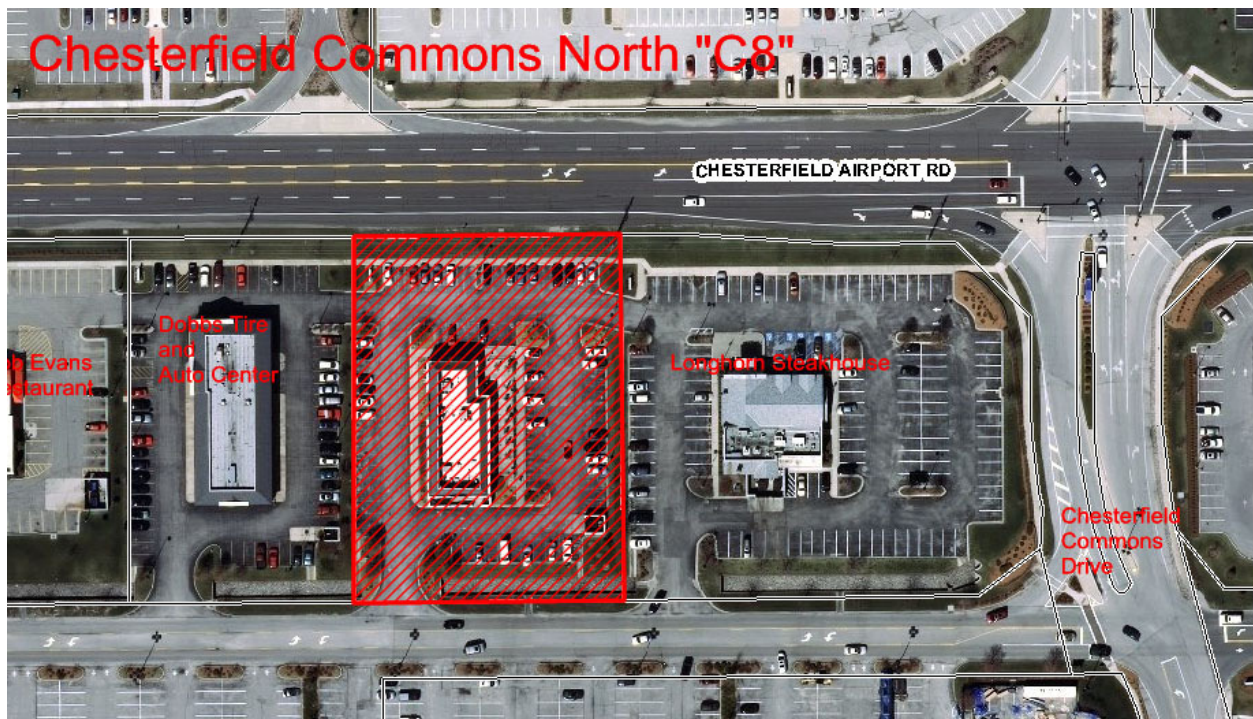
On November 17, 1997 the City of Chesterfield approved Ordinance 1344, which permitted the development of Chesterfield Commons. On January 4, 1999 the City

approved the Concept Plan for the portion of the development located on the south of Chesterfield Airport Road. The approved plan included both the strip retail center and 15 outlots. The Site Development Section Plan for the strip retail development was approved at the same time as the Site Development Concept Plan. On May 15, 2000, the Site Development Section Plan for Outlot 13, also known as the St. Louis Bread Company site, was approved.

The original governing ordinance for the Commons was amended by Ordinance 1600 and 1627. In 2004, the City of Chesterfield approved 2081, which repealed 1600 and 1627 and consolidated the governing conditions for the Commons into one ordinance.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Minor Arterial	None
South	Regional Retail Center	"C8" Planned Commercial
East	Regional Retail Center	"C8" Planned Commercial
West	Regional Retail Center	"C8" Planned Commercial



STAFF ANALYSIS

Zoning

The subject site is currently zoned "C8" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2081 and was reviewed

against its requirements and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

Architectural Elevations

This project was reviewed by the Architectural Review Board on February 12, 2009. The Board, by a vote of 5-0, passed a motion to forward this project to the Planning Commission for approval.

Traffic/Access and Circulation

Due to the location of the proposed drive-thru facility, there will be a slight change to the circulation of the site. However, this issue, along with the stacking of vehicles in the drive-thru lane has been reviewed by staff and has satisfied the City of Chesterfield's requirements.

Sign Package

The subject site is governed by the sign package for Chesterfield Commons, which was approved in conjunction with Site Development Concept Plan in 1999. St. Louis Bread Company proposes to utilize a pre-menu board which is shown on the Amended Site Development Section Plan. In order to do so, the sign package for the Commons must be amended to permit this type of signage. Attached please find a letter from the property owner, THF, to permit an amendment to the Chesterfield Commons sign package to permit the pre-menu board.

Landscaping and Tree Preservation

The Amended Landscape Plan consists of the addition of landscaping in the area adjacent to the proposed menu boards and drive-thru additions. The City's Arborist reviewed the amended landscape plan and had no additional comments.

Lighting

No substantive changes are being made to the existing lighting on the site. An existing standard in the western parking field on the site will be removed and replaced in the same location following construction of the proposed drive-thru lane and re-striping of the parking in that area. Additionally, existing building lighting will be taken off the building and new lighting will be placed on the drive-thru addition. Cut-sheets of the new building lighting are attached for the Commission's review.

Parking

The site is parked per the City of Chesterfield Zoning Ordinance requirements for a "restaurant" use, which requires one (1) parking space per every three (3) seats plus one (1) space per two (2) employees on the maximum shift. With 70 spaces, the site exceeds its required parking. It should be noted that the 186 seats used for calculation of required parking includes outdoor patio seating.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan and Amended Landscape Plan and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

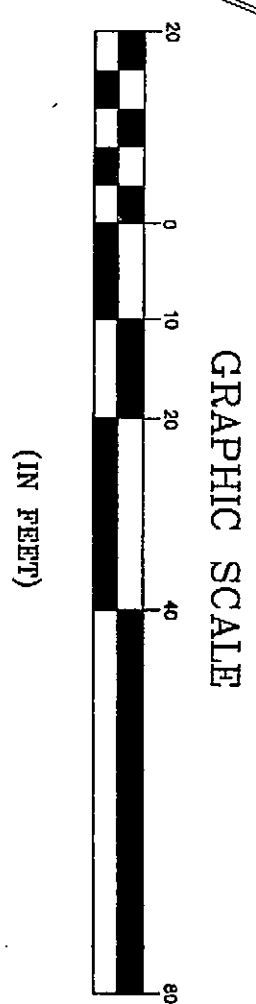
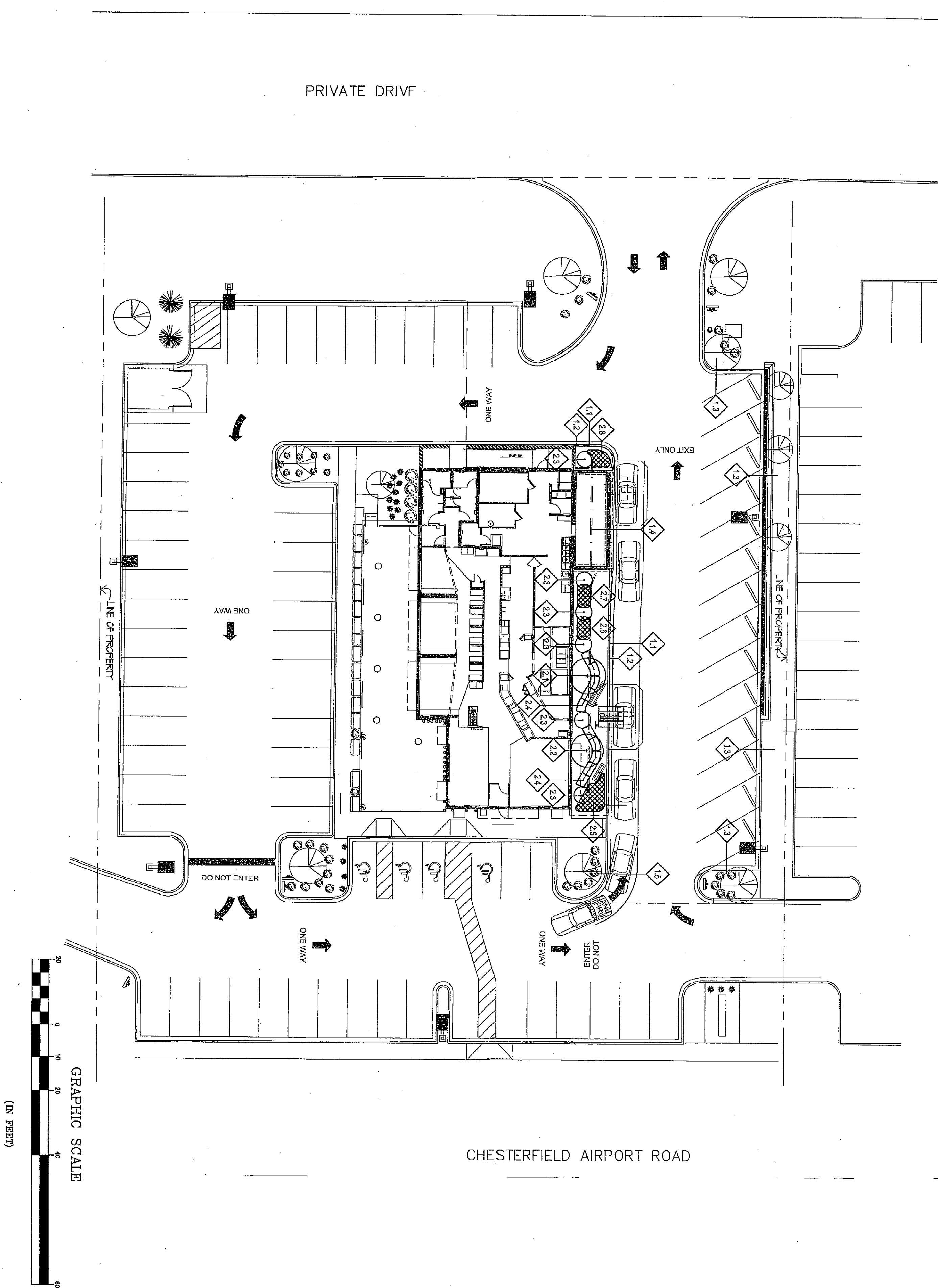
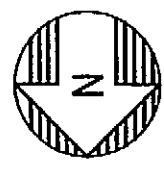
MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Amended Architectural Elevations, Amended Landscape Plan and Amended Sign Package for Chesterfield Commons Outlot 13 (St. Louis Bread Company)."
- 2) "I move to approve the Amended Site Development Section Plan, Amended Architectural Elevations, Amended Landscape Plan and Amended Sign Package for Chesterfield Commons Outlot 13 (St. Louis Bread Company)" with the following conditions..." (Conditions may be added, eliminated, altered or modified)

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

Attachments: Amended Site Development Section Plan
Amended Architectural Elevations
Amended Landscape Plan
Amended Sign Package
Building Lighting Cut Sheets



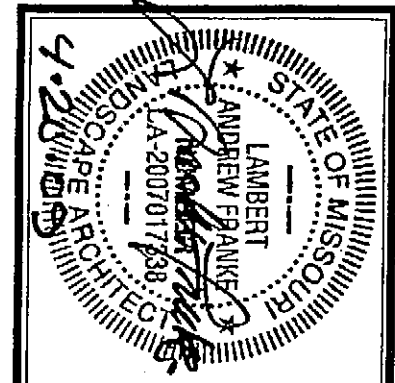
- GENERAL NOTES:**
- ALL PLANT MATERIAL SHALL BE TAGGED OR OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. APPROVAL IN THE NURSERY DOES NOT INDICATE FINAL ACCEPTANCE.
 - CONTRACTOR IS ADVISED TO STUDY THE PLANS AND VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS BEFORE ANY EXCAVATION OR INSTALLATION OF NEW UTILITIES. A MINIMUM OF 48 HOURS IN ADVANCE OF STARTING WORK TO HAVE UTILITIES MARKED IN THE FIELD, CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REPAIRS.
 - CONTRACTOR SHALL FULLY COORDINATE WORK WITH WORK BEING PERFORMED BY OTHER CONTRACTORS AND UNDER SEPARATE CONTRACTS.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 - EXTEND AND/OR ADJUST THE EXISTING IRRIGATION SYSTEM TO PROVIDE ADEQUATE COVERAGE TO ALL NEW PLANTING.

KEYED NOTES:

- GENERAL:**
- 1.1 PROVIDE 36" DEPTH OF NEW TOPSOIL FOR ENTIRE PLANTING AREA.
 - 1.2 PROVIDE 3" DEPTH NERABAC "C" (GX-17) DECORATIVE GRAVEL (OR EQUIV.) FOR ENTIRE PLANTING AREA EXCEPT GROUNDCOVER BEDS. REMOVE EXISTING GRAVEL.
 - 1.3 DAMAGED LANDSCAPE MATERIAL DUE TO PARKING LOT CONSTRUCTION SHALL BE REPLACED WITH NEW MATERIAL. MATCH EXISTING IN SIZE, TYPE AND CONDITION AND IS IN COMPLIANCE WITH THE CURRENT CITY OF CHESTERFIELD TREE MANUAL.
 - 1.4 DESIGNING STORM SEWER LINE. SEE ARCHITECTURAL PLANS.
 - 1.9 EXISTING FIRE HYDRANT MAINTAIN 3 FEET OF CLEARANCE IN ALL DIRECTIONS.
- PLANTING:**
- 2.1 1-SWETLAND MAGNOLIA, MAGNOLIA VIRGINIANA, BAB, SINGLE TRUNK, 6"-8" OVERALL. REFER TO DETAILS ON SHEET L-4.1.
 - 2.2 1-MAIR MARLE, ACER GINWALA, BAB, SINGLE TRUNK, 6"-8" OVERALL. REFER TO DETAILS ON SHEET L-4.1.
 - 2.3 1-SHRUB ROSE, ROSA 'ROZBOZZ' KNOCKOUT, CONTAINER, 18"-24" OVERALL. REFER TO DETAILS ON SHEET L-4.1.
 - 2.4 2-NEW TAXUS X MEDIA 'DENSIFORMIS' CONTAINER, 24"-30" OVERALL, 48" ON CENTER. REFER TO DETAILS ON SHEET L-4.1.
 - 2.5 75-INCHIA MINOR 'BOWLESII', WATTLE, 4" POTS, 12" ON CENTER. REFER TO DETAILS ON SHEET L-4.1.
 - 2.6 35-INCHIA MINOR 'BOWLESII', WATTLE, 4" POTS, 12" ON CENTER. REFER TO DETAILS ON SHEET L-4.1.
 - 2.7 35-INCHIA MINOR 'BOWLESII', WATTLE, 4" POTS, 12" ON CENTER. REFER TO DETAILS ON SHEET L-4.1.
 - 2.8 35-INCHIA MINOR 'BOWLESII', WATTLE, 4" POTS, 12" ON CENTER. REFER TO DETAILS ON SHEET L-4.1.

BAKERY CAFE: #718
 GE WARM-LIGHTED FURNITURE, LIGHTING, FINISH PHOTOGRAPHY, LAYOUT: 23490

ANSWERS
 DESIGN CONSULTANT:
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 ARCHITECT:
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 CHESTERFIELD COMMONS
 17132 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO 63005

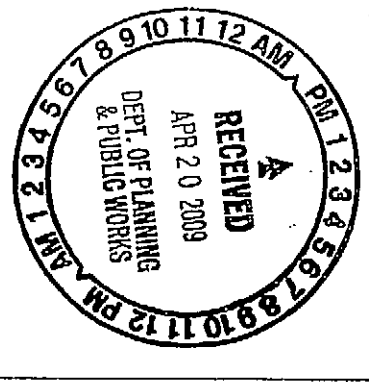
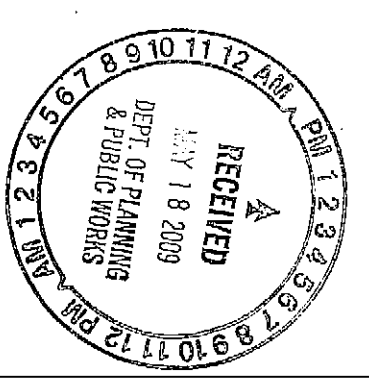
Saint Louis

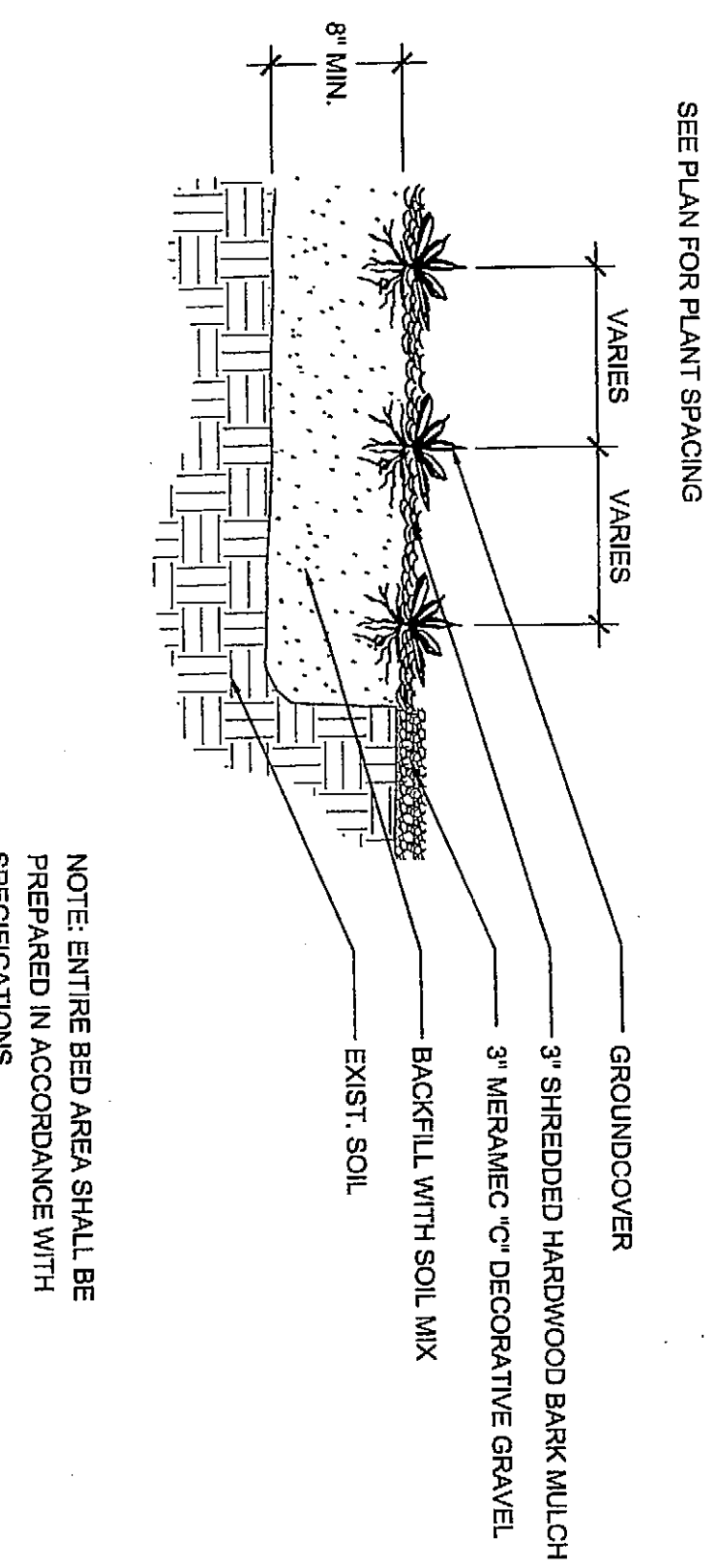
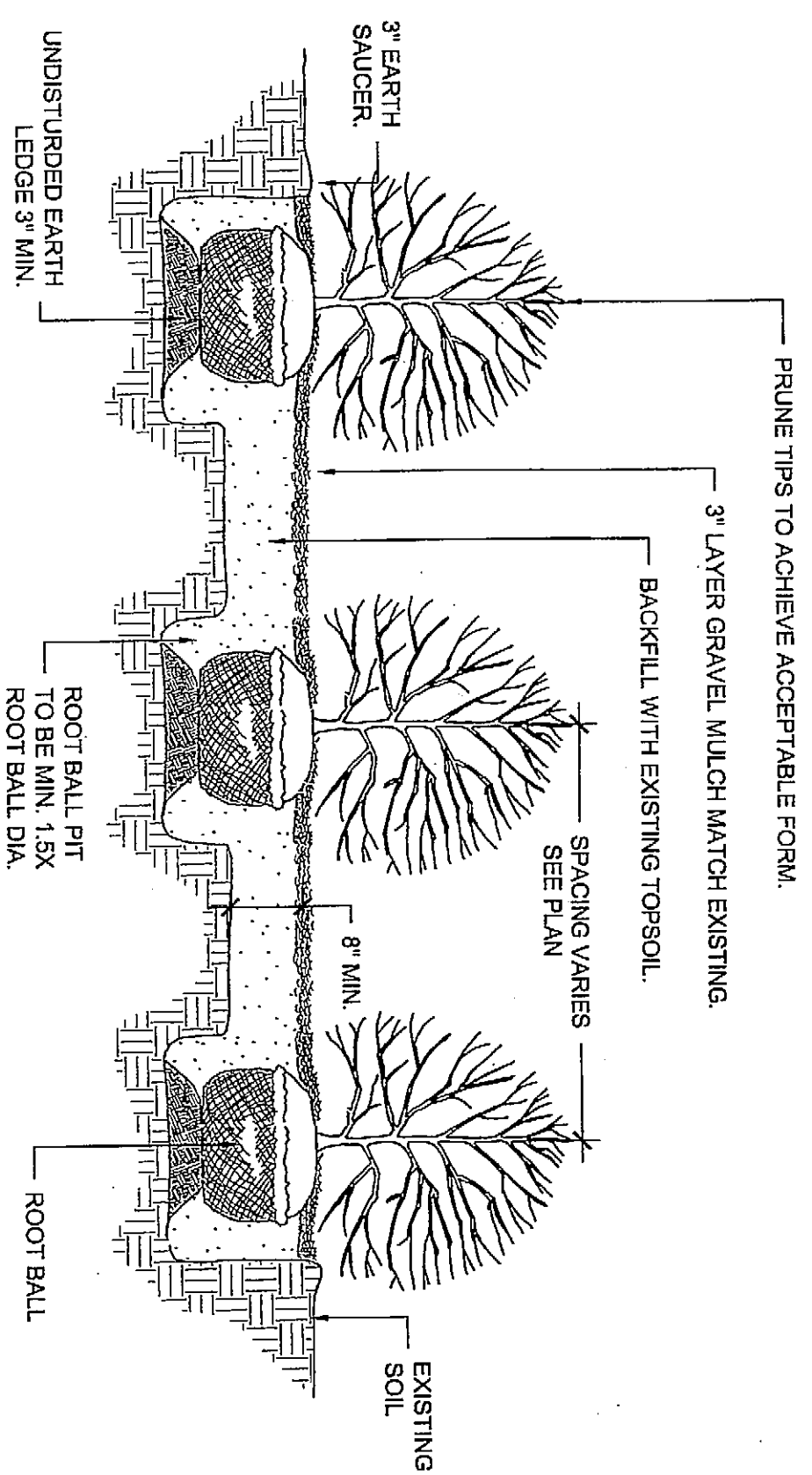
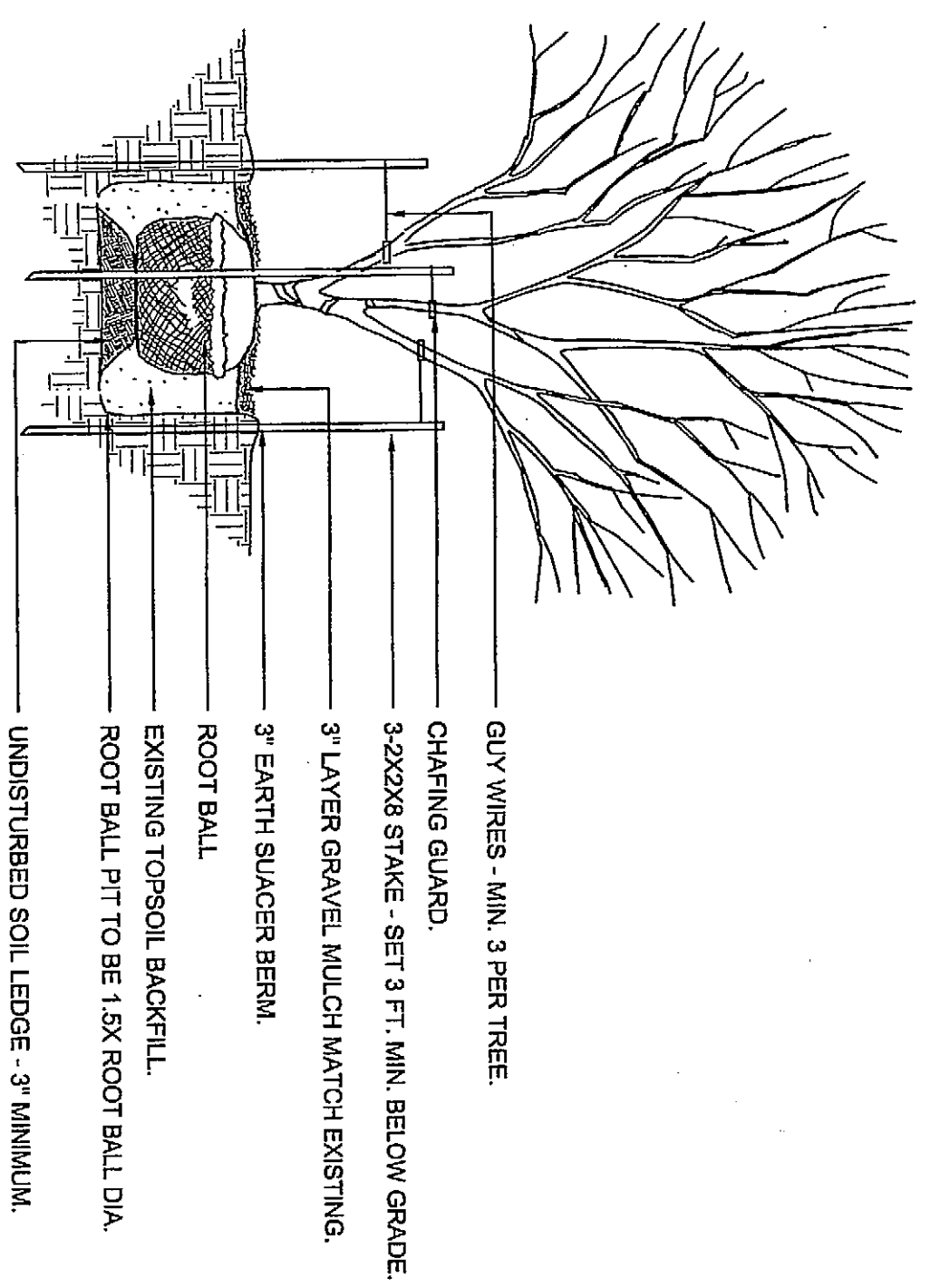
DREAD CO.

REVISION

ISSUE DATE: 04/20/09
 PROJECT NO: 05009
 DRAWN BY: JH
 CHK: DC
 DATE: 04/20/09

SHEET NO:
L-2.1
 LANDSCAPE PLAN
 DIMENSIONS, KEYNOTES
 SHEET NO. 1549





22 ORNAMENTAL TREE PLANTING
SCALE: N.T.S.

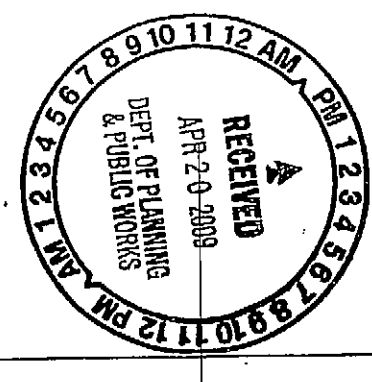
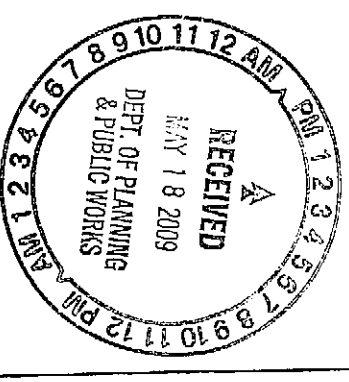
14 SHRUB PLANTING
SCALE: N.T.S.

8 GROUND COVER PLANTING
SCALE: N.T.S.

PLANT MATERIAL SCHEDULE					
BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QUANTITY	NOTES
ORNAMENTAL TREES					
ACER GINNALA	AMUR MAPLE	6'-8" OVERALL	B+B	1	SINGLE TRUNK
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6'-8" OVERALL	B+B	1	SINGLE TRUNK
SHRUBS					
ROSA 'RADRAZZ KNOCKOUT'	SHRUB ROSE	18"-24" OVERALL	CONT.	6	48" O.C.
TAXUS X MEDIA 'DENSIFORMIS'	YEW	24"-30" OVERALL	CONT.	10	
GROUND COVER					
VINCA MINOR 'BOWLESI'	MYRTLE	4" POT	POT	180	12" O.C.

NOTES:
1. THE QUANTITIES OF PLANT MATERIAL SHOWN ON THE LANDSCAPE PLAN TAKE PRECEDENCE OVER THE QUANTITIES SHOWN ON THE PLANT SCHEDULE.

23 PLANT SCHEDULE

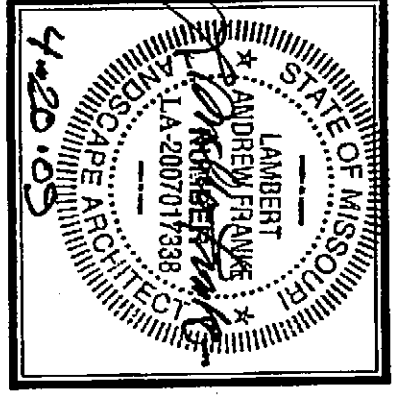


SHEET NO:
L-4.1
LANDSCAPE
DETAILS
R-1714-1-1.dwg

ISSUE DATE: 04.26.09
PROJECT NUMBER: 08009
DRAWN BY: JH
CHK'D BY: SD
APP'D BY: JH

REVISION

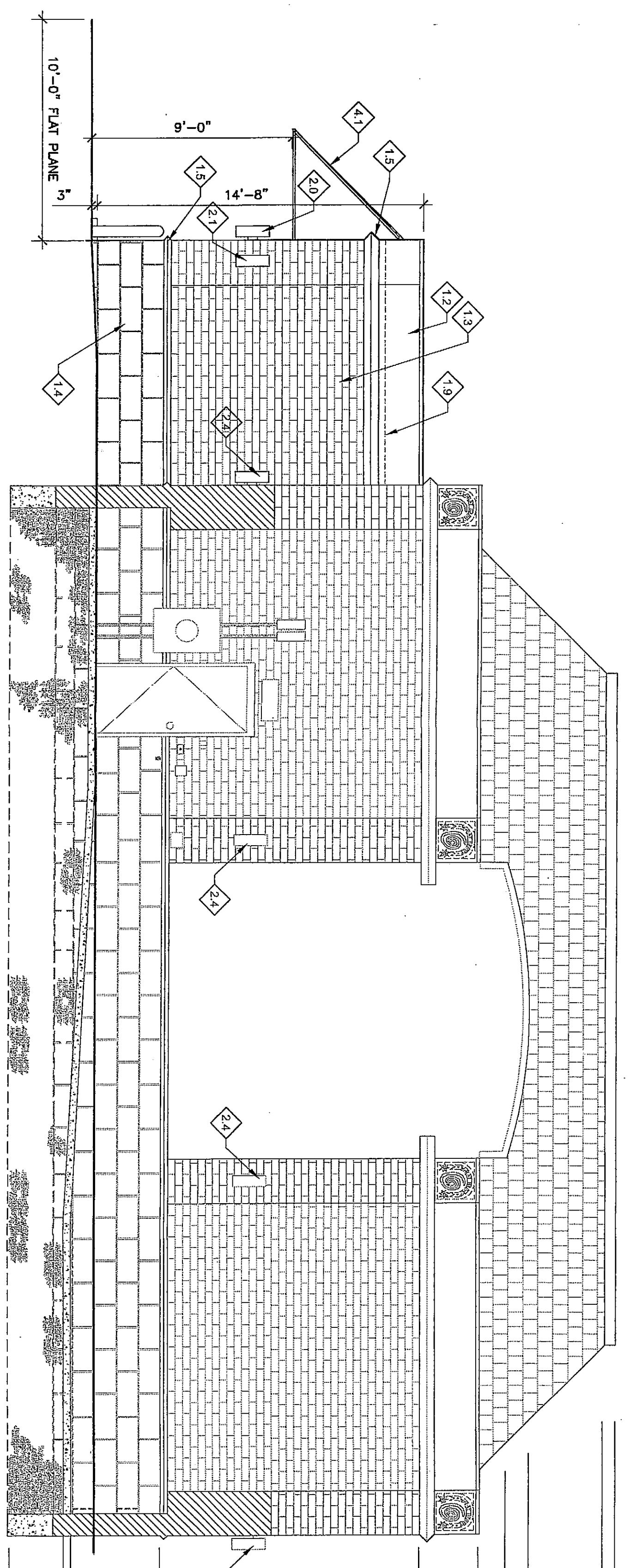
Bakery Cafe #718
CHESTERFIELD COMMONS
17132 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005



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

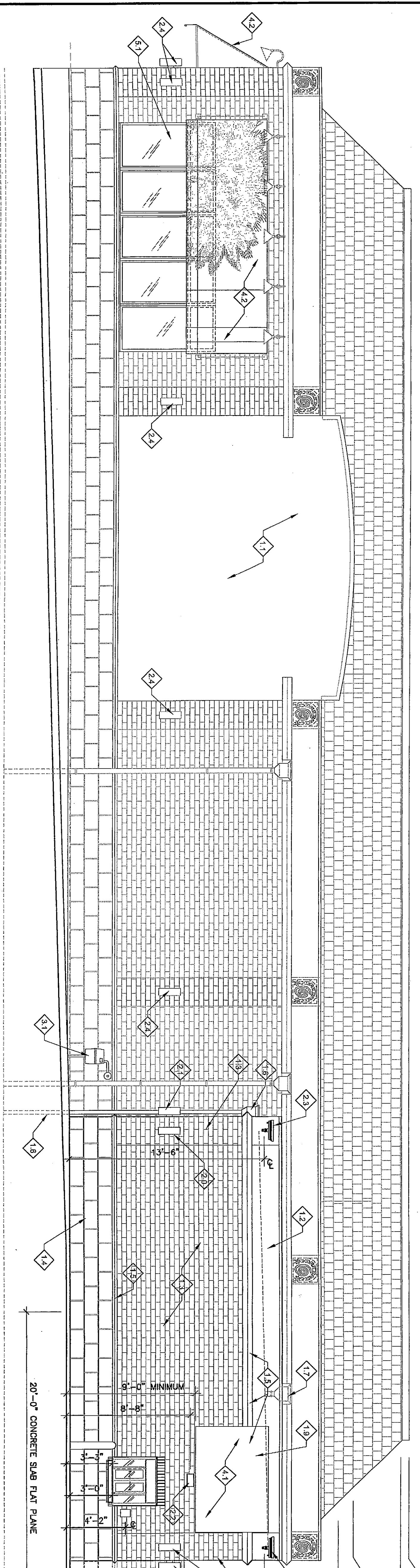
LANDSCAPE ARCHITECT:
PDS
727 North First Street, Suite 360
Saint Louis, Missouri, 63102
Phone (814) 241-3600

BAKERY CAFE:
#718
GE. WARM - UPDATED
FURNITURE, LIGHTING, FINISH
PHOTO BY LUDWIG 2004.9



- TOP OF FLASHING
ELEV = 482'-8"
- HSS, 6"
ELEV = 482'-0"
- TOP OF ARCH
ELEV = 478'-5"
- SPACING OF ARCH
ELEV = 477'-0"
- TOP OF PARAPET
ELEV = 476'-9"
- BOTTOM OF BAND
ELEV = 473'-8"
- SILL HEIGHT
ELEV = 462'-0"
- FIN. FLOOR
ELEV = 459'-0"
- BOT. OF EXISTING
ELEV = 458'-1"

22 SOUTH ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"

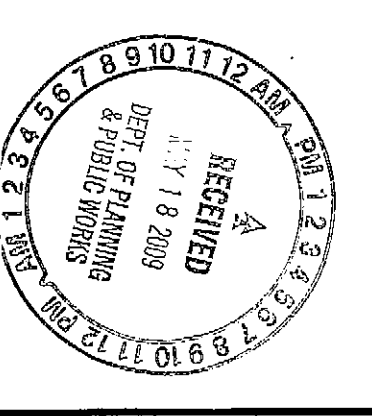


- TOP OF FLASHING
ELEV = 482'-8"
- HSS, 6"
ELEV = 482'-0"
- TOP OF ARCH
ELEV = 478'-5"
- TOP OF PARAPET
ELEV = 477'-0"
- BOTTOM OF BAND
ELEV = 473'-8"
- FIN. FLOOR
ELEV = 459'-0"

18 WEST ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"

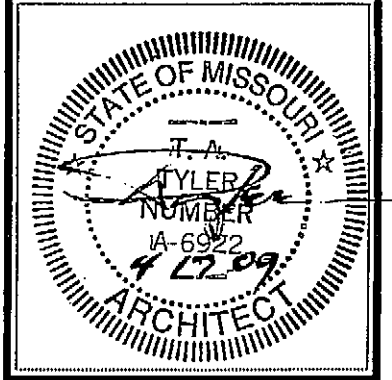
KEYED NOTES: INDICATED BY SYMBOL

- GENERAL:
- 1.1 PATCH/REPAIR & PAINT FINISH SYSTEM AS REQUIRED FOR LIKE NEW CONDITION; MATCH EXISTING MATERIAL & FINISH.
 - 1.2 NEW EIFS AT DRIVE THRU ADDITION. EIFS TO MATCH EXISTING.
 - 1.3 NEW BRICK AT DRIVE THRU ADDITION. BRICK TO MATCH EXISTING.
 - 1.4 NEW CMU AT DRIVE THRU ADDITION; MATCH EXISTING FINISH.
 - 1.5 NEW PRECAST CONCRETE TRIM; MATCH SIZE, PROFILE AND FINISH OF EXISTING TRIM. PROVIDE NEW ANCHORS FOR NEW ANCHORING STRUCTURE. CONFIRM WIDTH WITH SIGN VENDOR PRIOR TO INSTALLATION.
 - 1.6 PROVIDE/INSTALL NEW SCUPPER AND DOWNSPOUT TO MATCH EXISTING. MAKE UNDERROUND ATTACHMENT TO EXISTING STORMWATER DRAIN PIPE.
 - 1.7 REMARK: EXISTING SCUPPER TO DRAIN ON NEW ROOF. NEW COPING TO MATCH EXISTING.
 - 1.8 LINE OF ROOF DECK BEYOND.
 - 1.9 INSTALL RELOCATED WALL MOUNTED FIXTURE. PAINT METAL MATTE FINISH.
 - 2.0 HOUSING SPEC: BENJAMIN MOOR 2120-10 JET BLACK IN MATTE FINISH.
 - 2.1 PROVIDE/INSTALL NEW EXTERIOR LIGHT FIXTURE TO MATCH EXISTING.
 - 2.2 PROVIDE/INSTALL NEW WALL MOUNTED FLOOD LIGHT.
 - 2.3 COORDINATE CAMERA ROUGH IN LOCATION(S) & HEIGHTS WITH PANERA REPRESENTATIVE PRIOR TO INSTALLATION.
 - 2.4 PAINT ALL EXISTING LG WALL SCONCE LIGHT FIXTURES. INCLUDES FIXTURES ON LOW WALL NOT SHOWN. SPEC: BENJAMIN MOORE 2120-10 JET BLACK IN MATTE FINISH.
- UTILITIES:
- 4.1 REINSTALL NATURAL GAS METER. CONTRACTOR SHALL REMARK EXISTING PIPING UNDERGROUND FOR NEW LOCATION.
- SIGNAGE:
- 4.1 NEW AWNING AT DRIVE THRU ADDITION.
 - 4.2 PROVIDE AND INSTALL NEW PANERA AWNING FABRIC ON EXISTING AWNING STRUCTURE.
- STOREFRONT:
- 5.1 INSTALL NEW GLAZING (INSULATED GLASS) IN EXISTING STOREFRONT SYSTEM.
 - 5.2 PAINT SECTION OF EXISTING FACED STOREFRONT TO MATCH EXISTING.



BAKERY CAFE:
#718
GO WASH - UPGRADE
FURNITURE, LIGHTING, FINISH
RENOVATION. 2004

DESIGN CONSULTANT:
ANSWERS, INC.
ARCHITECT:
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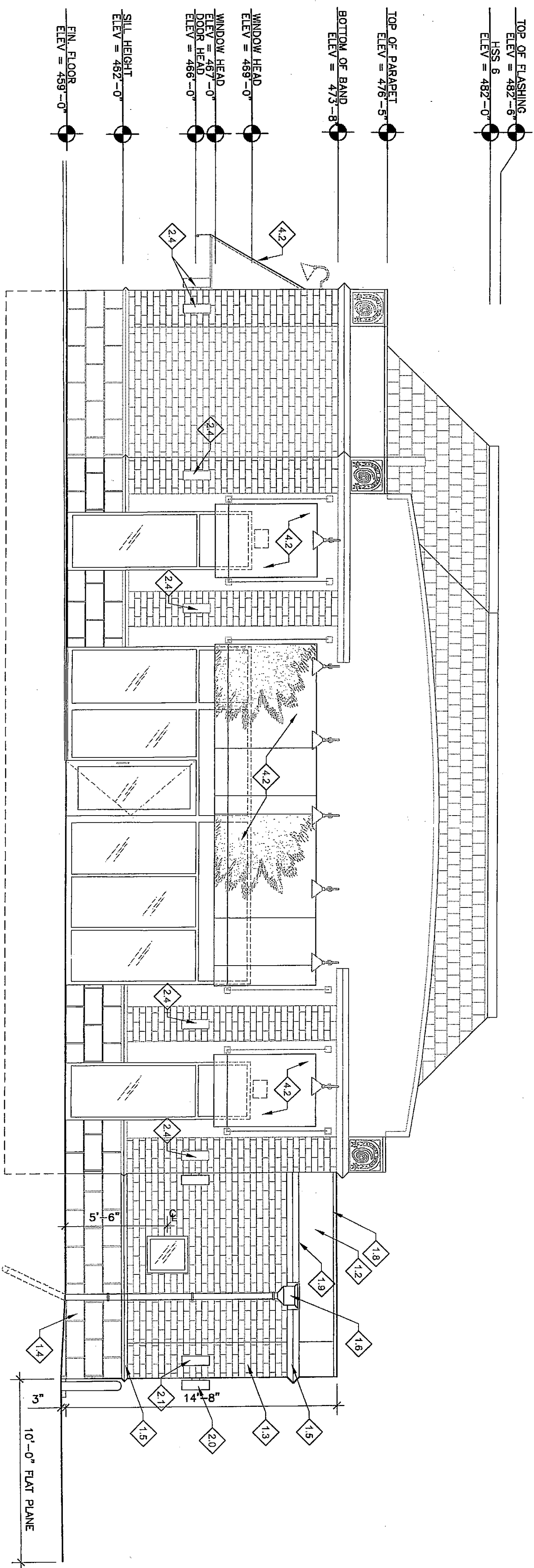
Saint Louis
BAKERY CAFE #718
CHESTERFIELD COMMONS
17132 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005

BEARD CO.

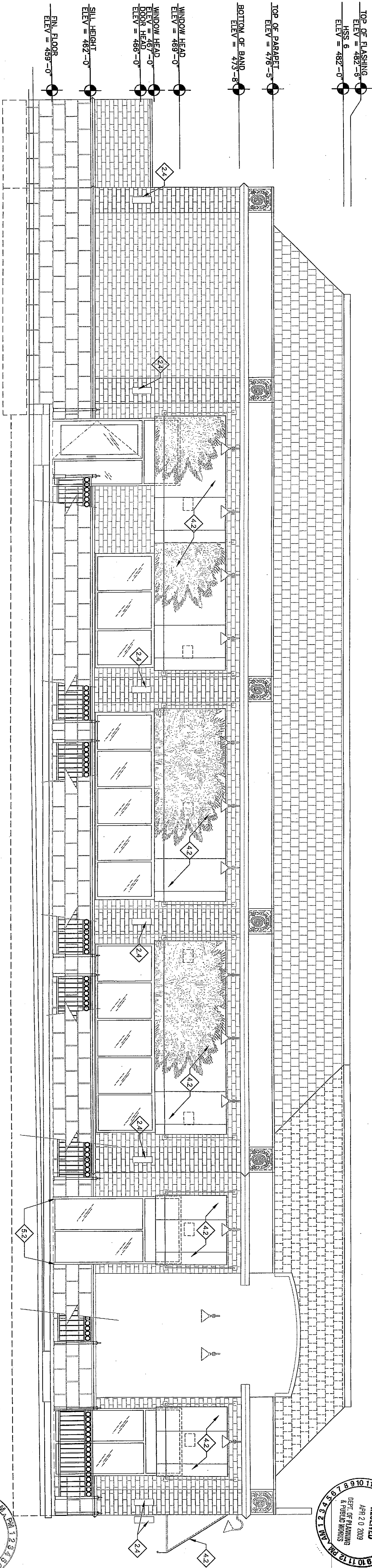
REVISION

ISSUE DATE: 04/20/09
PROJECT NUMBER: 09009
DRAWN BY: CMM
CHK. BY: CMM, JE

SHEET NO.:
A-5.1
EXTERIOR ELEVATIONS
NEW CONSTRUCTION
FILE: 718_A5.1.rvt



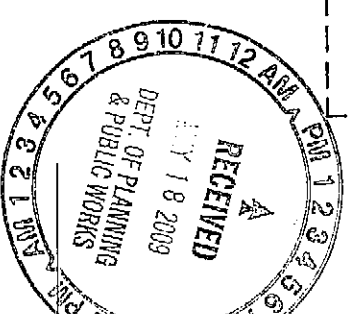
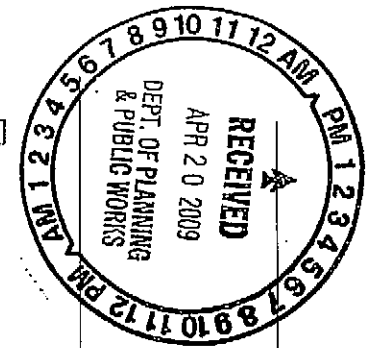
22 NORTH ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"



18 EAST ELEVATION - NEW CONSTRUCTION
SCALE: 1/4"=1'-0"

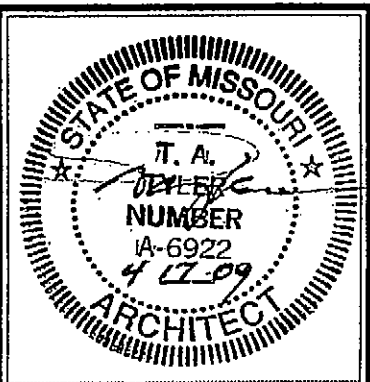
KEYED NOTES: INDICATED BY SYMBOL

- GENERAL:
- 1. PATCH/REPAIR & PAINT EPS FINISH SYSTEM AS REQUIRED FOR LIKE NEW CONDITION; MATCH EXISTING MATERIAL & FINISH.
 - 2. NEW EPS AT DRIVE THRU ADDITION. EPS TO MATCH EXISTING.
 - 3. NEW BRICK AT DRIVE THRU ADDITION. BRICK TO MATCH EXISTING.
 - 4. NEW CMU AT DRIVE THRU ADDITION; MATCH EXISTING FINISH.
 - 5. NEW PRECAST CONCRETE TRIM; MATCH SIZE, PROFILE AND FINISH OF EXISTING.
 - 6. PROVIDE/INSTALL NEW SCUPPER AND DOWNSPOUT TO MATCH EXISTING. MAKE UNDERGROUND ATTACHMENT TO EXISTING STORMWATER DRAIN PIPE.
 - 7. REMOVE EXISTING SCUPPER TO DRAIN ON NEW ROOF.
 - 8. NEW COPING TO MATCH EXISTING.
 - 9. LINE OF ROOF DECK BEYOND.
 - 10. INSTALL RELOCATED WALL MOUNTED FIXTURE. PAINT METAL MATE FINISH.
 - 11. PROVIDE/INSTALL NEW EXTERIOR LIGHT FIXTURE TO MATCH EXISTING.
 - 12. PROVIDE/INSTALL NEW WALL MOUNTED FLOOD LIGHT.
 - 13. COORDINATE CAMERA ROUGH IN LOCATION(S) & HEIGHTS WITH PANERA REPRESENTATIVE PRIOR TO INSTALLATION.
 - 14. PAINT ALL EXISTING 1.9 WALL SCONCE LIGHT FIXTURES. INCLUDES FIXTURES ON LOW WALL NOT SHOWN. SPEC: BENJAMIN MOORE 2120-10 JET BLACK IN MATTE FINISH.
 - 15. UTILITIES:
 - 16. REINSTALL NATURAL GAS METER. CONTRACTOR SHALL REWORK EXISTING SPRING UNDERGROUND FOR NEW LOCATION.
 - 17. SIGNAGE:
 - 18. NEW AWNING AT DRIVE THRU ADDITION.
 - 19. PROVIDE AND INSTALL NEW PANERA AWNING FABRIC ON EXISTING AWNING STRUCTURE.
 - 20. STOREFRONT:
 - 21. INSTALL NEW GLAZING (INSULATED GLASS) IN EXISTING STOREFRONT SYSTEM.
 - 22. PAINT SECTION OF EXISTING FADED STOREFRONT TO MATCH EXISTING.



BAKERY CAFE:
#718
G2 WARM-UP/UPGRADED FURNITURE LIGHTING FINISH PHOTOVOLT PANELS 2008-04

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

REVISION

ISSUE DATE: 04.20.09
PROJECT NUMBER: 08008
DRAWN BY: CMM
CHK BY: DMJ, DC
CPL. JE

SHEET NO:
A-5.2

EXTERIOR ELEVATIONS
NEW CONSTRUCTION
1/4" = 1'-0"



COLOR RENDERING

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

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



REVISION

ISSUE DATE: 04.02.09
PROJECT NUMBER: 09009
DRAWN BY: CAM
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 SE



EAST SIDE OF BUILDING LOOKING SE



EAST SIDE OF BUILDING LOOKING EAST



EAST SIDE OF BUILDING LOOKING NE

PHOTOS OF ADJACENT USES

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

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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
C2 WARM - UPDATED
FURNITURE, LIGHTING, FINISH
PROTOTYPE UPDATE: 2008-03

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

Saint Louis
BREAD Co.

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



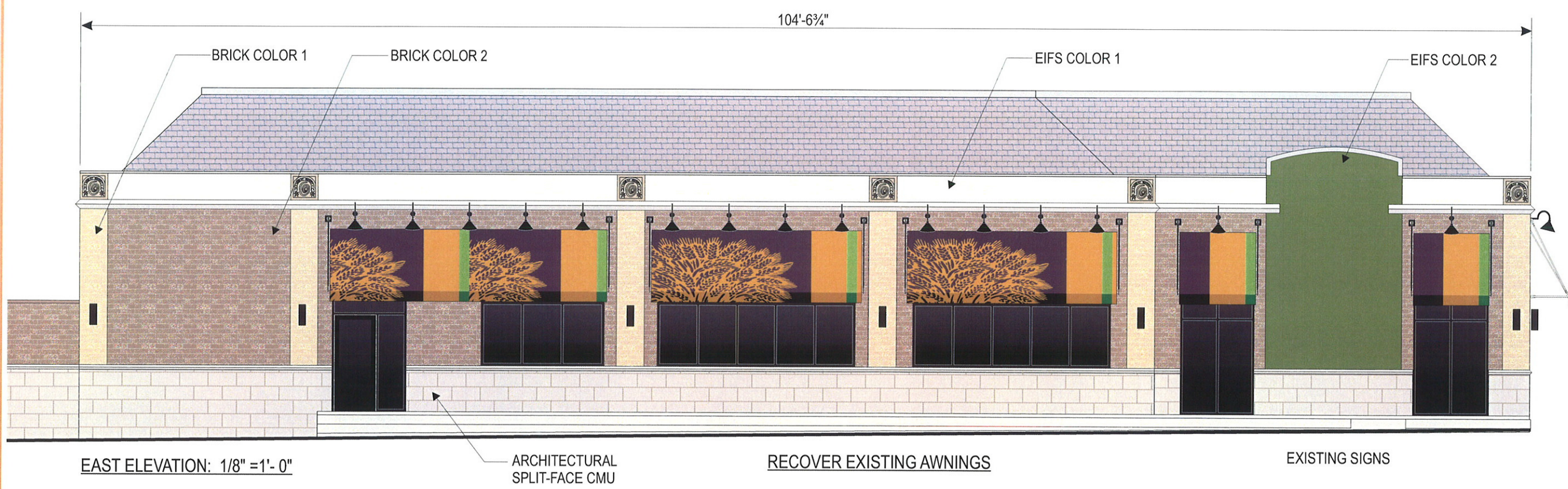
APPROVALS
 Signatures Required Before Release to Production


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			



Saint Louis

BREAD Co.TM

CLIENT

718

STORE NUMBER

17132 Chesterfield Airport Rd.
 CHESTERFIELD, MO

LOCATION

16321-1

WORK ORDER NUMBER(S)

LINDA DRAEGER

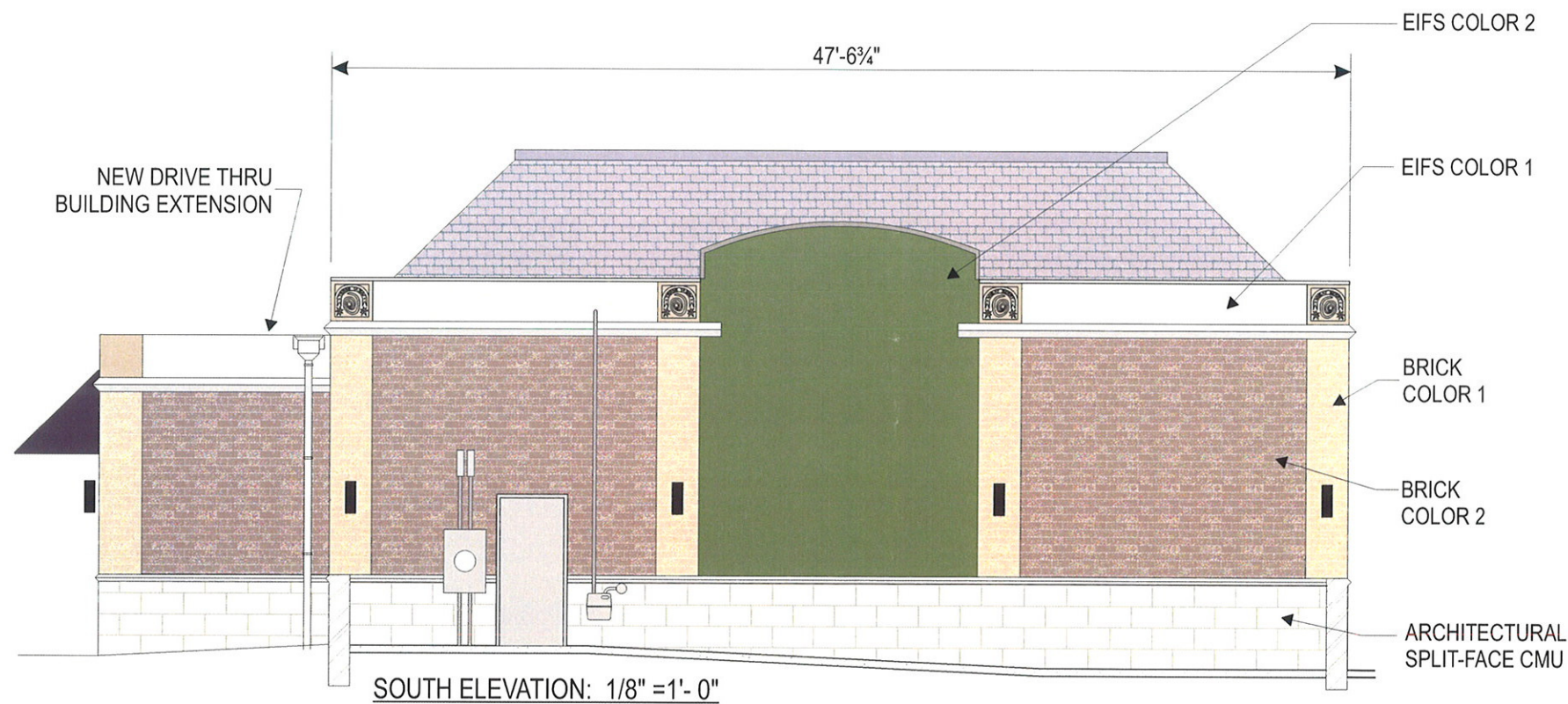
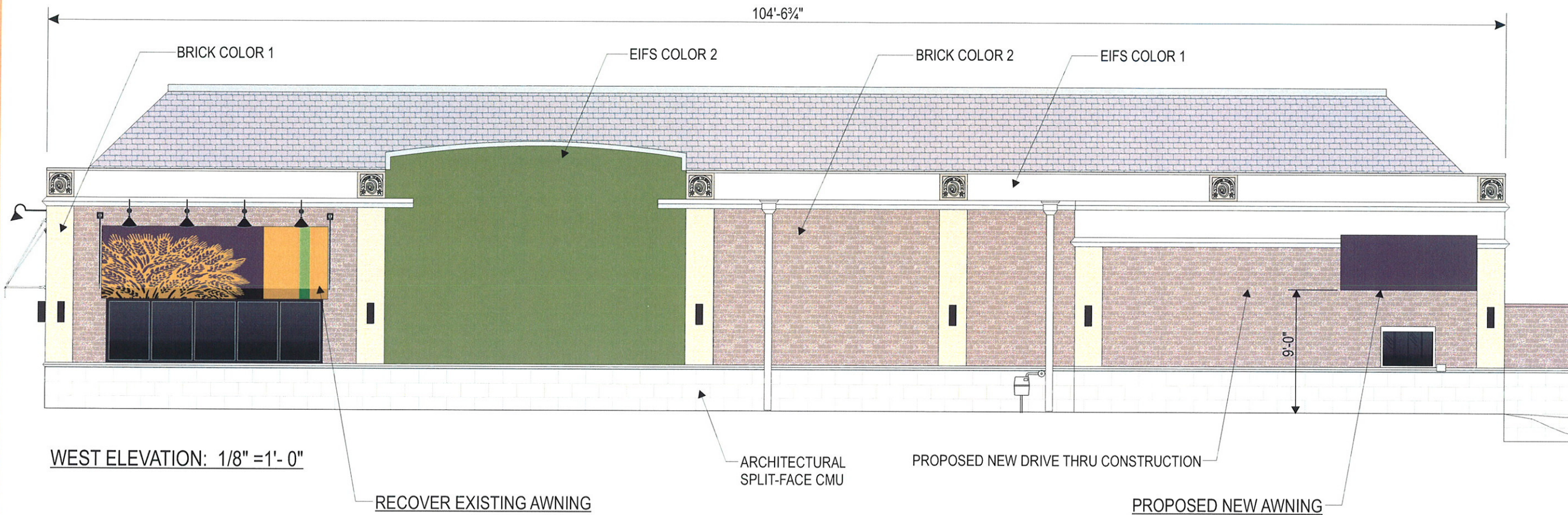
PROJECT MANAGER

CHECKED BY	DATE	WD	3/29/07
		ARTIST	DATE

SCALE NOTED

T-072a-ARB

DRAWING NAME



ARTWORK EXCLUSIVE PROPERTY OF

SINCE 1917



MANDEVILLE SIGN
making your mark.

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

PHONE 401-334-9100 FAX 401-334-7799

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			
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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 ARTIST	3/29/07 DATE
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SCALE NOTED

T-072b-ARB

DRAWING NAME

May 15, 2009

Annissa McCaskill-Clay, AICP
Lead Senior Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

**RE: Chesterfield Commons, Outlot 13 (St. Louis Bread Company)
Amended Site Development Section Plan (May 6, 2009 submittal)**

Dear Ms. McCaskill-Clay:

This letter is to confirm THF Chesterfield Development, L.L.C.'s approval for the City of Chesterfield to amend the sign package for Chesterfield Commons for Outlot 13 (St. Louis Bread Company) to allow the use of a pre-menu board at the drive thru lane.

Sincerely,

THF Chesterfield Development, L.L.C.

By: _____
Michael H. Staenberg
Manager

Cc: Brian Deutsch
Lease File



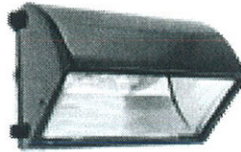
Development | Leasing | Management

2127 Innerbelt Business Center Dr.
Suite 200
St. Louis, MO 63114
314.429.0900 phone
314.429.0999 fax
www.thfrealty.com



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

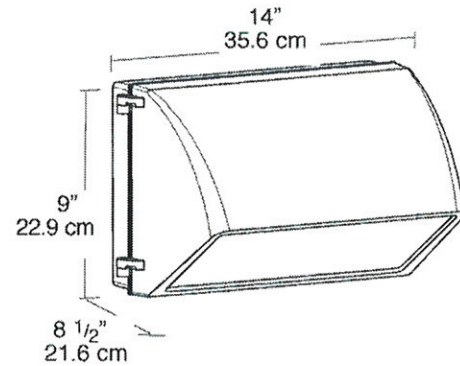
Color:

Bronze

Weight:

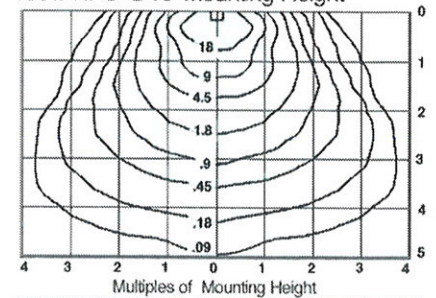
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DIMENSIONS



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 Triple	GX24q-4	Elec HPF QT

Starting Amps/ Operating Amps		Input Watts
120V	208V	240V
0.38	0.3	0.2
		0.17

LAMP ANSI	Initial Lumens	Lamp Hours
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



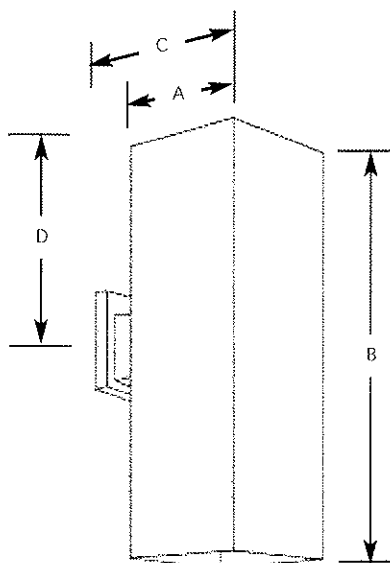
Incandescent

6" Square
Wall

Outdoor

Type _____
 -20 -30 -31
 P5644

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

Progress Lighting
 701 Millennium Blvd.
 Greenville, South Carolina
 29607

www.progresslighting.com

Rev. 8/99