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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: June 14, 2012

From: Mara Perry, AICP
Senior Planner

Location: North side of Clayton Road (15197 Clayton Road)

Applicant: Gray Design Group

Description: **Delmar Gardens on the Green:** Amended Architectural Elevations, an Amended Landscape Plan and an Architect's Statement of Design for an 11.686 acre lot of land zoned "R1" Residence District with a "CUP" Conditional Use Permit located on the north side of Clayton Road.

PROPOSAL SUMMARY

Gray Design Group on behalf of Delmar Gardens has submitted a request for Amended Architectural Elevations for Delmar Gardens on the Green. The request is for approval of Amended Architectural Elevations, an Amended Landscape Plan and an Architect's Statement of Design. The Elevations are being amended with a new façade and building canopy at one of the entrances towards the northeast corner of the site. The materials are EIFS with a standing seam metal roof and a TPO roof membrane on the flat roof location.

HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield, this property was zoned "R1" Residence District by St. Louis County. In 1975, Conditional Use Permit #294 was approved for a 120 bed nursing center with related parking and service areas. Conditional Use Permit #294 was amended in January of 1984 for changes to the parking requirements and the setbacks. A second amendment was requested for the site and included additional site area for an addition. Conditional Use Permit #508 was approved in November 1984. One additional amendment was made to CUP #508 in December of 1984 for a setback.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written *Addressed with Modification* *Not Applicable*

The infrastructure for the subject site is already constructed and the overall relationship of the project to the site and surrounding areas has been addressed through previously approved plans.

B. Circulation System and Access

Addressed As Written *Addressed with Modification* *Not Applicable*

The circulation and access to and within the subject site has been addressed through previously approved plans. This amendment does not change the automobile access to this entrance.

C. Topography

Addressed As Written *Addressed with Modification* *Not Applicable*

The subject site has already been constructed.

D. Retaining Walls

Addressed As Written *Addressed with Modification* *Not Applicable*

No new retaining walls are being proposed for the overall development.



General Requirements for Building Design:

A. Scale

Addressed As Written Addressed with Modification Not Applicable

The overall scale of the addition is in keeping with the scale of the existing building.

B. Design

Addressed As Written Addressed with Modification Not Applicable

The amended elevations include a pedestrian scale entry with the canopy extending out from the building. A new water feature and pedestrian plaza area are also proposed.

C. Materials and Color

Addressed As Written Addressed with Modification Not Applicable

The proposed elevations are different in material from the majority of the existing structures. A band of existing EIFS is located towards the upper portion of the existing building. A two color EIFS wall will be adjacent to the existing EIFS band.

D. Landscape Design and Screening

Addressed As Written Addressed with Modification Not Applicable

Minor changes to the existing landscaping in the area are proposed. Some existing landscaping is proposed to be removed where the plaza and water feature will be located.

E. Signage

Addressed As Written Addressed with Modification Not Applicable

Signage for the development has been approved.

F. Lighting

Addressed As Written

Addressed with Modification

Not Applicable

Bollards are being proposed around the plaza area and cove lighting will light the underside of the canopy. The color of the bollards will match the color of the existing parking lot lighting.

Use Type: Multi-Family Architecture

Access: Pedestrian connections are being upgraded in this area.

Exterior Elements: This addition is not addressing the residential units themselves. Colors, materials and changes in the horizontal plane are provided in this new elevation.

Landscaping and Screening: This has been addressed above in the Requirements for Site Design.

Scale: The scale and proportion of this façade is in keeping with the rest of this development.

Site Design: This has already been addressed in the Site Development Plan approval.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with Conditional Use Permits #294 and 508, and all other applicable Zoning Ordinance requirements. Staff requests action on the Amended Architectural Elevations for Delmar Gardens on the Green.

MOTION

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

- 1) "I move to forward the Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design for Delmar Gardens on the Green, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations, Amended Landscape Plan and Architect's Statement of Design for Delmar Gardens on the Green, 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: Delmar Gardens, On the Green **Location:** 15197 Clayton Road. Chesterfield, MO 63017

Developer: _____ **Architect:** Gray Design Group **Engineer:** _____

PROJECT STATISTICS:

Size of site (In acres): Existing **Total Square Footage:** Existing **Building Height:** One Story

Proposed Usage: Existing Senior Care Facility

Exterior Building Materials: New exterior entry and building canopy to be Exterior Insulation Finish System

Roof Material & Design: New radius canopy to be standing seam metal roofing and TPO roof membrane on flat roof.

Screening Material & Design: N/A

Description of art or architecturally significant features (if any): As shown on attached elevations

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.**
- n/a Details of screening, retaining walls, etc.**
- n/a 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)**
- n/a Any other exhibits which would aid understanding of the design proposal. (as applicable)**
- Pdf files of each document required.**

Architect's Statement of Design

Delmar Gardens On The Green in Chesterfield has established a superior senior living community that has been a "Good Neighbor" within the City of Chesterfield for many years.

The proposed exterior renovation of the existing entry will create a new identity feature for the facilities by establishing a new image equal in quality and character to their corporate vision.

The Entry Renovation will introduce a new "Brighter" palette of materials including a warm tone E.I.F.S. Cladding at the new Entry Element.

The distinctive entry canopy will create a more inviting and "Open" and "Protected" entry. The fluid curvilinear design of these elements will incorporate the signature "Butterfly" architecture feature as an integral part of the design.

General Site Design

Site Relationship

This entry and canopy renovation will provide a more desirable and sheltered access to the main entry of the facility. We have incorporated a decorative fountain at the entry for a scenic landscape experience for the residents to enjoy.

Circulation System and Access

There is no modification to the vehicle circulation, pedestrian circulation, and parking.

Topography

There is no modification regarding utilization of topography for screening, buffering or transition between uses.

We are minimizing the changes to the existing topography.

Retaining Walls

There are no retaining walls proposed for the project.

General Building Design

Scale

The proposed design is consistent with the existing building structure.

Design

The proposed design represents a clean, contemporary style consistent with the Delmar Gardens Enterprises character featured throughout their Senior Living Communities.

Materials and Colors

Existing brick areas will be replaced with an exterior insulation finish system that will provide monolithic cementitious panel finish in a warm tone color palette. The entry doors will be a new brighter stainless steel wrap material and the new windows will match the existing. The goal is to develop a “fresh face” for these dated building elevations by incorporating the color and character of the warm tone materials previously used on other Delmar Gardens facilities. The existing brick elements will remain with the exception of the isolated area that will be enhanced to accent the newly remodeled building entrance.

The architectural element that has become an identifying element for all of the Delmar Gardens Enterprises Senior Living facilities is the “Butterfly” feature. The butterfly and circular “surround” are made of polished steel and will be back lit to provide illumination at the entry canopy.

Landscape and Screening

Minimal landscape areas are to be affected. Any new plantings will be consistent with existing landscaped areas already “in place” and in compliance with city guidelines and Delmar Gardens Enterprises demonstrated “Quality and Care”.

There are no modifications to the existing fences and screening from the adjacent properties.

Signage

There is no modification to the signage.

Lighting

New low level decorative bollards are intended to enhance the new fountain and entry walkway area.

The underside of the canopy will have new decorative cove lighting hidden from view.

Delmar Gardens - On the Green
15197 Clayton Road
 **Chesterfield, Missouri 63017**

OWNER

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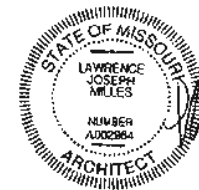
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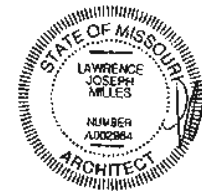


AREA OF WORK

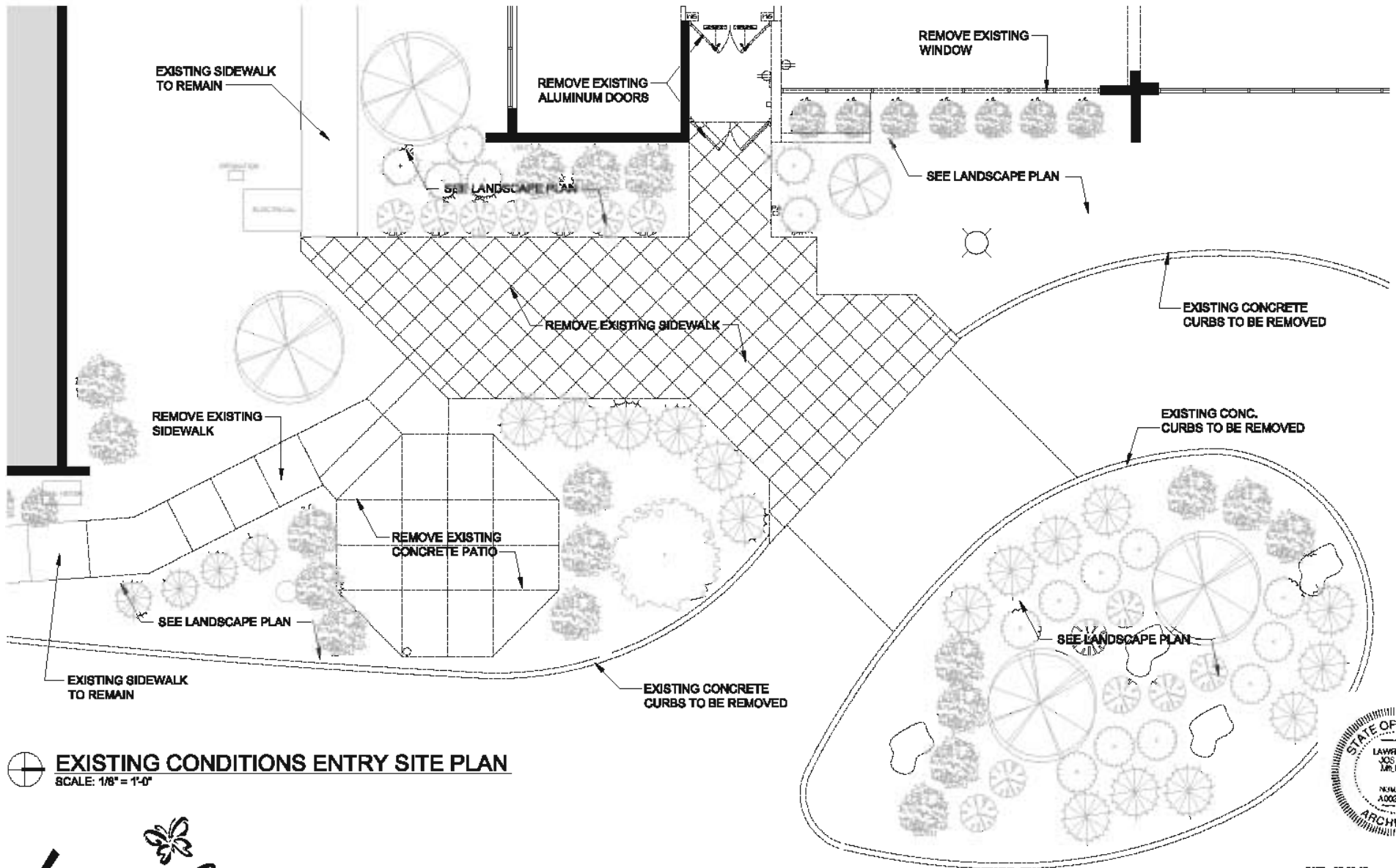


EXISTING AERIAL PHOTO

Delmar Gardens[®]
ON THE GREEN



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⊕ **EXISTING CONDITIONS ENTRY SITE PLAN**
SCALE: 1/8" = 1'-0"



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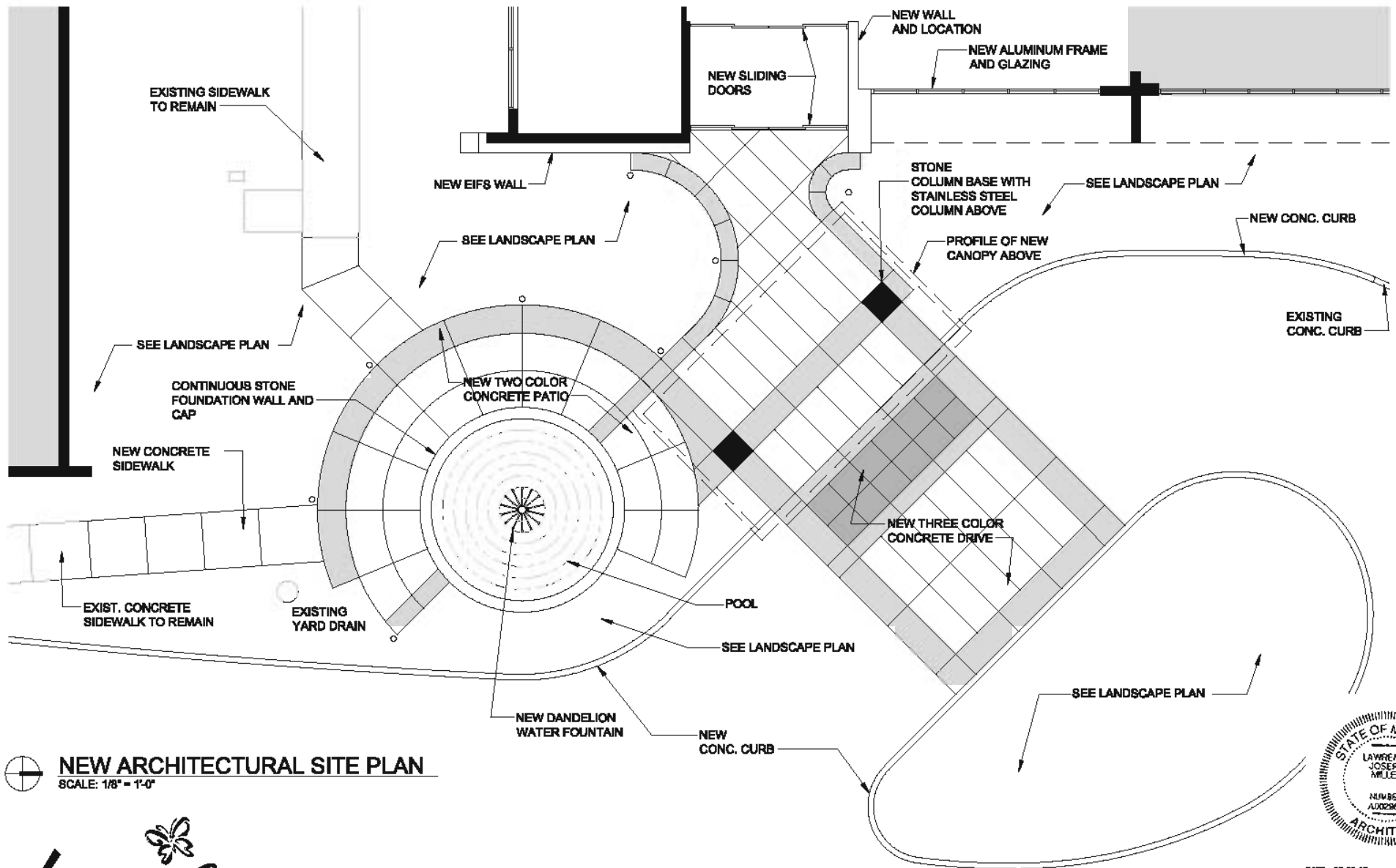


EXISTING ENTRY PHOTOS


Delmar Gardens
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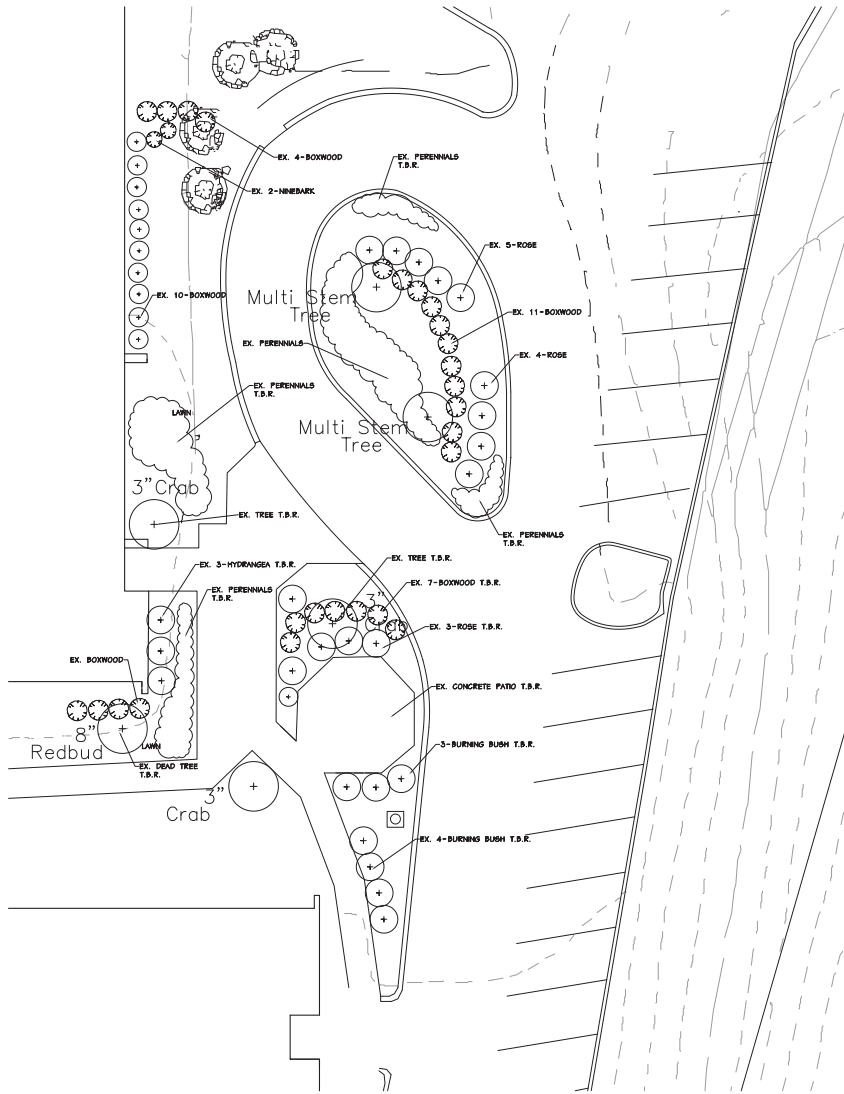



NEW ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

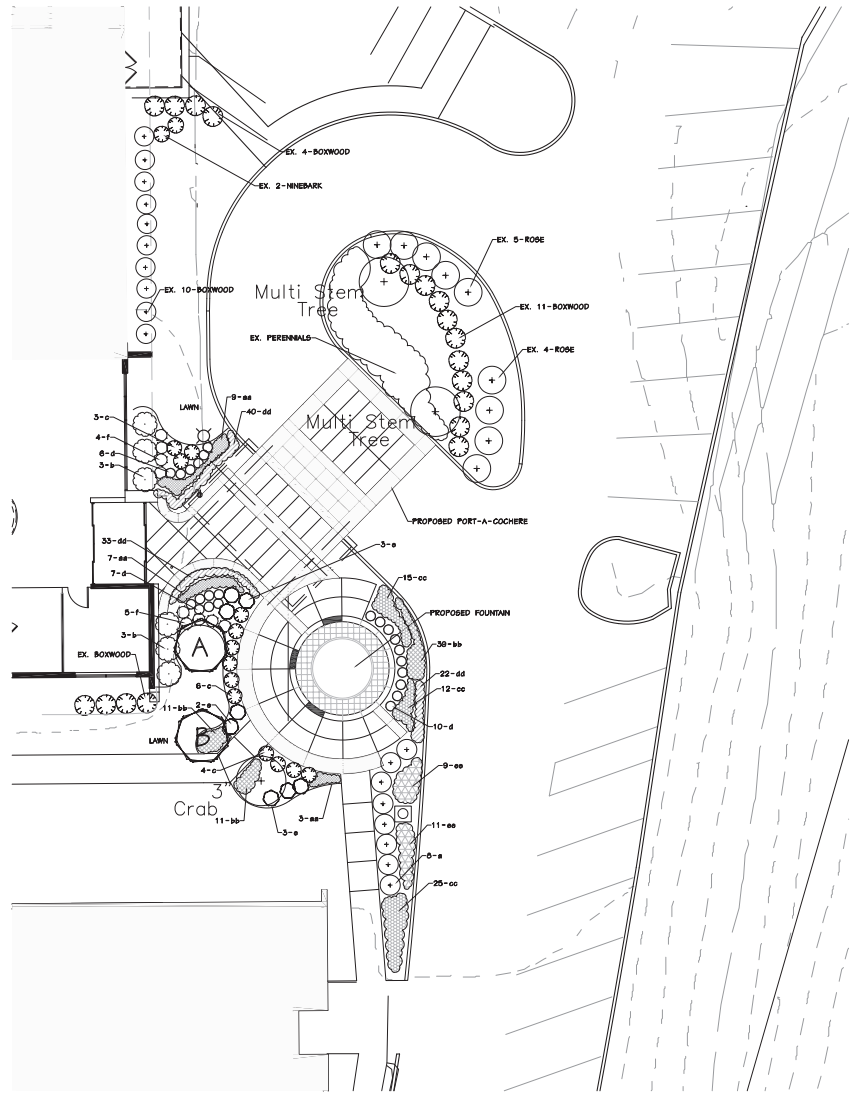

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EXISTING LANDSCAPE PLAN
SCALE 1" = 10'



PROPOSED LANDSCAPE PLAN
SCALE 1" = 10'

PLANTING SCHEDULE				
Plant	Quantity	Species/Size	Quantity/Size	Notes
A	1	Acer palmatum	Japanese Maple	2.5" B&B
B	1	Meluo x 'Spring Snow'	Spring Snow Crab	2.0" B&B
a	6	Euonymus alata 'Compacta'	Dwarf Burning Bush	24"
b	6	Hydrangea macrophylla 'Red Sensation'	Forever Red Hydrangea	24"
c	13	Rosa x 'Radrazz'	Knock Out Rose	24"
d	20	Spiraea x 'Goldmound'	Goldmound Spiraea	24"
e	4	Spiraea petraea 'Miss Kim'	Miss Kim Lilac	24"
f	9	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	24"
aa	18	Hoels 'Paul's Glory'	Paul's Glory Hoels	1 Qt. 24" O.C.
bb	61	Hemerocallis 'Stella De Oro'	Devily	1 Qt. 10" O.C.
cc	52	Leucanthemum x superbum 'Crazy Daisy'	Crazy Daisy Shasta Daisy	1 Qt. 10" O.C.
dd	96	Limonium muscari 'Big Blue'	Limonium	1 Qt. 12" O.C.
ee	20	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 Qt. 24" O.C.

Construction Documents For:
DELMAR ON THE GREEN
15197 Clayton Road,
Chesterfield, Missouri 63017



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COLOR RENDERING OF NEW ENTRY

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COLOR RENDERING OF NEW ENTRY

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COLOR RENDERING OF NEW ENTRY

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BD8

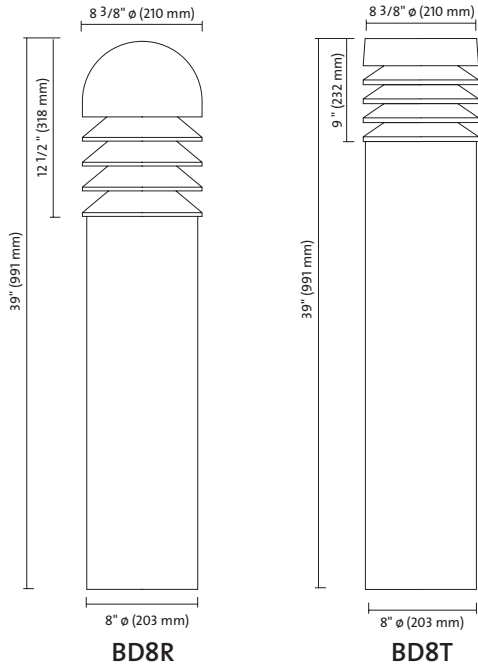
SERIES



Proposed Bollard Light

LUMINAIRES

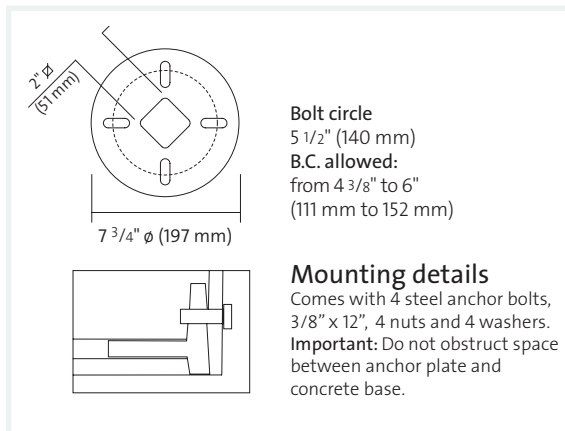
Conform to the **UL 1598** and **CSA C22.2 No. 250.0-08** standards



The BD8R and BD8T globes are made from tempered glass and available in the following finishes:

- C: Clear
- O: Opaline

ANCHOR PLATE

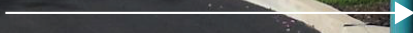




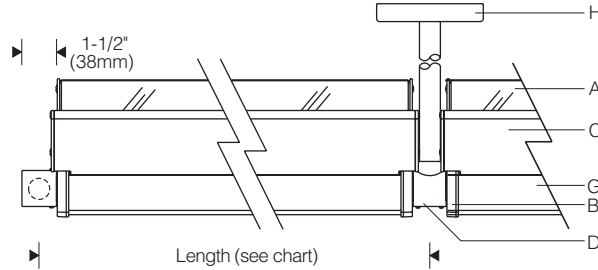
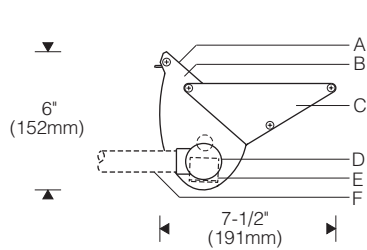
Proposed Bollard Light
Color to match existing fixture



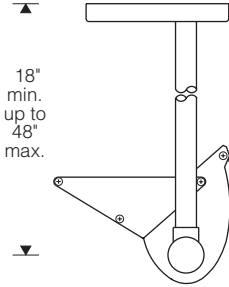
Existing site lighting to remain. Light previously approved by city



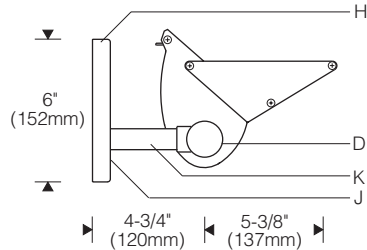
Style F164 1:8 Scale **Canopy Cove Light**



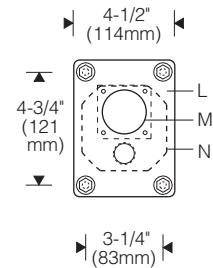
Pendant Hanger



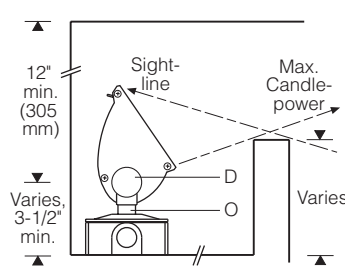
Surface Hanger



Mounting Plate

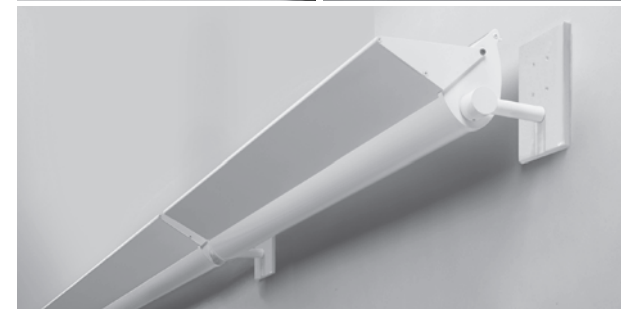


Cove* 1:10 Scale



Lamp Length	Length (center to center of hubs)
1 x 2'	25-1/4" (640mm)
1 x 3'	37" (940mm)
1 x 4'	48-3/4" (1240mm)
1 x 5'	60-5/8" (1540mm)
2 x 3'	72" (1830mm)
2 x 4'	96" (2440mm)

*For cove design guidance, see Applications Section



Specifications

- A** UV and impact resistant acrylic snap-on lens with silicone gasket
- B** Die-cast aluminum end plates
- C** Extruded aluminum visor with stamped end plates
- D** Aluminum hubs with silicone o-ring gaskets (ordered separately)
- E** Integral electronic ballast/internal wireway
- F** 1/2" rigid conduit supports (by others)
- G** Specular extruded aluminum reflector
- H** Surface or pendant hangers with hubs (ordered separately)
- J** Aluminum cover (conceals fasteners)
- K** Tubular steel arm or stem
- L** Aluminum mounting plate
- M** Access with gasketed cover (electrical feed)
- N** Recessed outlet box
- O** 1/2" fittings (by others)

Finish:

Exterior surfaces – 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. Choice of semi-gloss colors (see ordering information).

Reflector – extruded high purity aluminum with clear anodized specular finish. All hardware and components – non-corrosive stainless steel or aluminum.

Snap-on lens – composite of impact resistant and UV stabilized acrylic. Silicone gasket for watertight operation.

Electrical:

Use 90°C wire for supply connections and through wire.

Electrical feed hanger (optional) mounts over recessed outlet box (by others) with gasketed access cover. Internal wireway allows supply wiring to be fed through mounting hub to adjacent units. Locate electrical feed at end of row.

Integral electronic HPF thermally protected class P ballast rated for 0°F/-18°C starting.

For complete ballast specifications, see Accessories Section.

Mounting:

1-1/2" diameter x 1-1/2" aluminum hubs with 1/2" NPT threaded entry. Reflector aiming is adjustable – locks with set screws.

Specify with hubs only for use with 1/2" rigid conduit or fittings supplied by others.

Optional accessory surface or pendant hangers (ordered separately). Hangers include die-cast aluminum mounting plate, aluminum cover and hub with 7/8" O.D. steel arm/stem (1/4-20 fasteners by others). Suitable backing structure required – allow 3 lbs/ft (21.6kg/m) (8' unit = 24 lbs).

Specify end kit or intermediate hubs/hangers.

Standard:

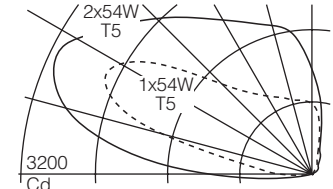
UL listed or CSA certified for wet locations when mounted horizontally. For positions other than horizontal, consult factory.

Features

- Reflector optimized for T5 – uplight canopies, vaults, soffits with unequalled uniformity from minimal setbacks
- Secure snap-on UV resistant acrylic lens – easy to relamp
- Extruded visor provides shielding – concealed drainage
- Polyester powder coat – exceeds 1000 hour salt spray test
- Integral electronic ballast – internal wireway for thru wiring

Performance

Two parabolic reflector sections drive light across the overhead plane from one edge. An elliptical section redirects its light to a parabola and shields the lamp. Asymmetry is maximized resulting in high beam efficiency and superior surface uniformity. The fast "runback" minimizes wasted spill light.



Adjustable – maximum Cd shown aimed 25° above horizontal.

Note: Lamp light output may be diminished when operated in low ambient temperatures.

For complete photometrics, visit thelightingquotient.com



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