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Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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August 4, 2008

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**Re: Spirit Valley Business Park Lot 12 (Chesterfield Fence):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 3.47 acre parcel located at 620 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Dear Board Members:

Dial Architects has submitted, on behalf of Chesterfield Fence, a Site Development Section Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is for a new building with approximately 25,000 square feet, located on a 3.47 acre parcel zoned "PI" Planned Industrial District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 2456. The exterior building materials will be comprised of tilt-up concrete panels and glass. The roof will be a pre-finished standing metal seam roof at 1/4" per foot slope to the gutter and downspout. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and is being reviewed for compliance with City of Chesterfield Ordinance Number 2456. Landscape, lighting and signage are being addressed through the Site Development Section Plan review process for adherence to the City Code.

**Actions Requested**

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

Respectfully submitted,

Respectfully submitted



Justin Wyse  
Project Planner

Annissa McCaskill-Clay, AICP  
Lead Senior Planner

**Attachments**

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name: Spirit Valley Business Park Lot 12 (Chesterfield Fence) SDSP**

**Date of Review: August 4, 2008**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	<b>X</b>		
B. Vegetation		<b>X</b>	The site contains one (1) existing Pecan tree that is required to be preserved. The submitted site development section plan and landscape plan include this tree in the design of the site.
C. Site Relationships	<b>X</b>		
D. Pedestrian & Vehicular Circulation	<b>X</b>		
E. Pedestrian Orientation	<b>X</b>		
<b>CHAPTER TWO: Building all Structures</b>			
<b>I. All Structures:</b>			
A. General Architectural Guidelines	<b>X</b>		

Guideline Description		Addressed with Modification (1)	Comments and Reference (2)
B. Scale	<b>X</b>		
C. Design	<b>X</b>		
D. Relation to Adjacent Development	<b>X</b>		
E. Material/Colors	<b>X</b>		
<b>II. Residential Structures:</b>			
A. General Residential Architecture	<b>N/A</b>		
B. Multiple-Family Architecture	<b>N/A</b>		
<b>III. Non-residential Structures:</b>			
A. General	<b>X</b>		
B. Building Equipment Service	<b>X</b>		
C. Fast Food Restaurant Guidelines	<b>N/A</b>		
D. Auto Service Station Guidelines	<b>N/A</b>		
E. Shopping Center Guidelines	<b>N/A</b>		
F. Chesterfield Valley Guidelines	<b>X</b>		Spirit Valley Business Park is located within Sub-Area 1 of the Comprehensive Plan, which recommends Low Intensity Industrial uses. Spirit Valley Business Park is required by Ordinance 2456 to provide parking per the City Code rather than 4.0 spaces per 1,000 square feet of building space.

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER THREE: Landscape Design</b>	<b>X</b>		
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage	<b>X</b>		
B. Lighting	<b>X</b>		
C. Utilities	<b>X</b>		
D. Stormwater Drainage	<b>X</b>		
E. Energy Conservation	<b>X</b>		
F. Screening (Fences & Walls)		<b>X</b>	The site development section plan and landscape plan show an eight (8) foot privacy fence on the property to provide screening for the rear (eastern) portion of the site.

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised:      October 2001  
                               January 2002

*Chesterfield Fence & Deck Company, Inc.*

*Spirit Valley Business Park*

*Lot 12*

*Chesterfield, Missouri*

*July 24, 2008*



Owner:

**Chesterfield Fence & Deck Company, Inc.**



Architect:

**David W. Dial Architects, P.C.**

General Contractor:

**Keystone Construction Company**

Civil Engineer:

**Stock & Associates Consulting  
Engineers, Inc.**

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(Material samples will be brought to the ARB Meeting for display)



# ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: CHESTERFIELD FENCE

OWNER: CHESTERFIELD FENCE & DECK COMPANY, INC.

STOCK & ASSOCIATES

Developer: \_\_\_\_\_ Architect: DAVID H. DAL ARCHITECTS P.C.

Engineer: CONSULTING ENGINEERS

Location: SPIRIT VALLEY BUSINESS PARK - LOT 12

## PROJECT STATISTICS:

Size of site (in acres): ± 3.47 Total Square Footage: ± 25,000 Building Height: ± 25'-0"

Proposed Usage: OFFICE / NON-OFFICE SERVICE AREA

Exterior Building Materials: TILT-UP CONCRETE & GLASS

Construction Type: CONVENTIONAL STEEL FRAME WITH CONCRETE TILT-UP PANELS

Roof Material & Design: PRE-FINISHED STANDING METAL SEAM

Screening Material & Design: YES - SEE ARCHITECTS STATEMENT @ 1/4" FT. DOWNSPOUTS GUTTERS &

Landscape Guidelines:  Commercial \_\_\_\_\_ Institutional \_\_\_\_\_ Valley \_\_\_\_\_ Residential

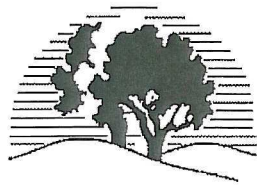
Building Setbacks: 50' Front 20' Side 10' Rear 40' Max Bldg Ht. 1 ACRE Min. Lot Req.

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

## ADDITIONAL PROJECT INFORMATION:

SEE ARCHITECTS STATEMENT





# City of Chesterfield

## DEPARTMENT OF PLANNING

### APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at [www.Chesterfield.mo.us](http://www.Chesterfield.mo.us).

#### Check application type:

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan                     | <input type="checkbox"/> Amended Site Plan   |
| <input type="checkbox"/> Site Development Plan         | <input type="checkbox"/> Amended Site Development Plan                                 |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan                         |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan                         |
| <input type="checkbox"/> Amend Elevations              | <input checked="" type="checkbox"/> Other (specify): <u>ARCHITECTURAL REVIEW BOARD</u> |

#### Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

### I. APPLICANT INFORMATION

Project Name: CHESTERFIELD FENCE  
 Development Firm: OWNER: CHESTERFIELD FENCE & DECK COMPANY, INC.  
 Architectural Firm: DAVID H. DIAL ARCHITECTS, P.C.  
 Engineering Firm: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.  
 Approximate Location of Project: SPIRIT VALLEY BUSINESS PARK - LOT 12

Record: OWNER: CHESTERFIELD FENCE & DECK COMPANY, INC.  
Address: 18614 OLIVE STREET ROAD  
City: CHESTERFIELD State: MO Zip: 63005  
Tel.: 636-532-4054 Fax: 636-532-8011

\*Attach additional sheets as necessary.

Applicant, if other than owner(s): DAVID H. DIAL ARCHITECTS, P.C.  
Address: 425 SOUTH WOODSMILL ROAD, SUITE 290  
City: CHESTERFIELD State: MO Zip: 63017  
Tel.: 314-439-9353 Fax: 314-439-9373

Legal Interest: \_\_\_\_\_

(Provide date of contract and date of expiration of contract)

\*Attach additional sheets as necessary.

## II. PROJECT STATISTICS

Acreage: 1/2 3.47 Gross Floor Area: 1/2 25,000 Building Height: 1/2 25'-0"

Existing Overlay Districts: Check (✓) all that apply [ ] C.U.P. [ ] C.S.P. [ ] L.P.A.

Proposed Usage: OFFICE / NON-OFFICE SERVICE AREA

Exterior Building Materials: TILT-UP CONCRETE & GLASS

Construction Type: CONVENTIONAL STEEL FRAME WITH CONCRETE TILT-UP PANELS

Roof Material and Design: PRE-FINISHED STANDING METAL SEAM @ 1/4" / FT. GUTTERS & DOWNSPOUTS

Building Setbacks: Front Yard: 50' Side Yard: 20' Rear Yard: 10'

Max. Building Height: 40' Min. Lot Requirement: \_\_\_\_\_

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

Screening Material and Design:

YES - SEE ARCHITECTS STATEMENT

Additional Project Information, if any: SEE ARCHITECTS STATEMENT

## III. ZONING

Current Zoning District: 'PI' PLANNED INDUSTRIAL DISTRICT

Existing Uses(s) on property: NONE

Proposed Use(s) on property: OFFICE / SERVICE

Proposed Development Intensity: N/A du / sf (circle one)\*

\* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

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Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

**IV. SITE SPECIFIC GUIDELINES**

Landscape Guidelines: \_\_\_\_\_ Residential: \_\_\_\_\_ Commercial: X Institutional: \_\_\_\_\_  
 Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: 1 2 3 4  
 Any site-specific design guidelines: SPIRIT VALLEY BUSINESS PARK

**V. ADJACENT PROPERTY**

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use <small>(use separate sheet as needed)</small>
North	INDUSTRIAL	PI	NONE	INDUSTRIAL
South	INDUSTRIAL	PI	NONE	INDUSTRIAL
East	PLANNED INDUSTRIAL	M3	FENCE CO.	INDUSTRIAL
West	INDUSTRIAL	PI	NONE	INDUSTRIAL

**VI. PARTIES OF INTEREST**

Principal Contact: GEORGE STOCK Title: \_\_\_\_\_  
 Address: 257 CHESTERFIELD BUSINESS PARKWAY  
 City: CHESTERFIELD State: MO Zip: 63005  
 Tel.: 636-530-9100 Fax: 636-530-9130  
 Email: GSTOCK@STOCKASSOC.COM

Other Contact: DAVID DIAL  
 Address: 425 SOUTH WOODSMILL ROAD, SUITE 290  
 City: CHESTERFIELD State: MO Zip: 63017  
 Tel.: 314-439-9353 Fax: 314-439-9373  
 Email: DAVID@DIALARCHITECTS.COM

Other Contact: JOHN HARDIE  
 Address: 732 SPIRIT 40 PARK DRIVE  
 City: CHESTERFIELD State: MO Zip: 63005  
 Tel.: 636-519-7900 Fax: 636-519-9730  
 Email: JOHNH@KEYSTONE-STL.COM



**ARCHITECTURAL REVIEW BOARD**  
**Architectural Review Submittal Checklist**

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- 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.
- Large exterior material samples. \*
- Photos' reflecting all views of adjacent uses and sites.
- Details for screening, retaining walls, etc. \*
- Section plans highlighting any building off-sets, etc.
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.
- Landscape plan.
- Any other exhibits which would aid understanding of design proposal.
- Governing ordinance requirements.

\* Denotes that item will be brought to meeting by the petitioner

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Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

July 24, 2008

City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

Members of the Architectural Review Board

Re: Submittal for Approval of New Facility for Chesterfield Fence & Deck Company, Inc.  
Spirit Valley Business Park, Lot 12

The Architectural Statement below addresses the City of Chesterfield 'Architectural Review Process' booklet. Some items in the booklet may be addressed individually while others are answered in general text.

**Chesterfield Fence & Deck Company, Inc. Information and Background**

Chesterfield Fence & Deck Company is a locally owned and operated company located in Chesterfield Valley for over 40 years. They are proposing to build and move to a new facility adjacent to their existing business in Chesterfield Valley. Chesterfield Fence & Deck specializes in sales and installation of fences, decks and other home improvements.

**Chapter One / Site Layout**

**A. Physical Features:**

This project consists of a one-story single tenant office/service building. The construction site is located on Spirit Valley Drive East near Olive Street Road across from Rombach's Pumpkin Farm.

The site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The 'front' of the building faces Spirit Valley Drive East, which is the street address of the property.

The finish floor elevation is designed to be consistent with the adjacent properties and as required to aid in site drainage. There are no natural features such as creeks to retain. The civil engineer is working with the city engineer to ensure compliance with the site and overall development drainage issues.

We are not proposing the use of any retaining walls on the site at this time.

The building is located on the site to be compatible with the existing drainage system for the development.

**B. Vegetation:**

There are no existing trees or other natural features on the site. The proposed design, does however, include landscaped islands in the parking lot and a large grass area along Spirit Valley Drive East. The landscape plan is compliant with the City of Chesterfield landscape guidelines.

**C. Site Relationships of Design:**

This building is located within the setback requirements, power lines easements, drainage ditch easements and runway requirements. This site, being rectangular shaped, along with the other site constraints, dictated the building size and shape. The site has been designed to maximize grassy areas near the building, the building and parking and the streets and the property lines.

Automobile parking is located between the building and Spirit Valley Drive East.

This site and building is designed and is compliant with the Park covenence and will be reviewed by the trustees. To the north and south are planned similar uses with planned similar site designs. The original design of these lots leaves few options for building and parking layout.

Site lighting is limited to the parking lot and safety lighting around the facility and will not shine off of this site. Care has been taken to minimize spillage of light from our site in consideration of the residences on the hill above the valley.

The delivery zones are all accessed from the east side of the building (rear) away from the street and the view from Spirit Valley Drive East. The trash enclosure will be hidden on the east side of the building behind site proof fencing.

This building is situated on the site with parking in the front then the building and the truck court on the east side of the building. We have included a generous 'plaza' at the front entry.

This building is designed as one phase of construction only.

**D. Pedestrian and Vehicular Circulation:**

The building is setback from Spirit Valley Drive East which allows for good visibility for vehicular traffic and bicyclers. As mentioned above, car parking is along Spirit Valley Drive East to provide the most direct and safe access to building while concurrently maximizing separation from shipping area at rear. There are two shared access points to Spirit Valley Drive East. The access points are centered on the property lines to the north and south. Parking is spread out in front of the building which is designed with added elements to enhance the overall design of the facility.

**E. Pedestrian Orientation:**

A generous pedestrian entry plaza leads directly into the covered entry. The front entry has a suspended metal canopy that invites visitors from the parking lot into the building. This site is not a high pedestrian traffic location.

The sides of the buildings have each been treated with additional design elements such as windows and panel designs as on the front. This provides a 'depth' to the street façade that is lacking in many other office/warehouse facilities.

Landscaping is provided as mentioned above with landscaped areas as required by ordinance.

**Chapter Two / Buildings:**

- A. General Architectural Guidelines,**
- B. Scale,**
- C. And Design:**

The owner of this facility, being a current business resident of the City of Chesterfield, wants this building to represent the quality that they have offered in their many years of service and, as such, has placed a high priority on the appearance of his facility.

The front elevation is articulated with a change of heights and planes, both up-and-down and in-and-out and includes a suspended canopy over the front entrance. The sides of the buildings are designed similar to the front by adding large windows to the northwest corner to be similar to the main entry, smaller windows in the office area and, high windows in the warehouse area keeping in relation to the proportions of the building and adding additional interest to the Sprit Valley East Drive side of the building . Rhythmically pleasing geometric patterns with accent colors and glass add interest, depth and shadow lines to the elevations.

The entrance is not simply a door into the building. It is articulated with a large overhanging canopy suspended like a draw-bridge with metal turnbuckles. The intent here is to add more human scale to the entry along with nice shadow lines and much more interest. The entry is flanked by glass elements that further define and separate the street elevation.

The end result is a building with very nice facades that incorporate shadow lines, steps in vertical and horizontal planes, color and glass to create a very interesting, quality, historic appearance. In fact, there is a large amount of glass at the entry that will add light into the building.

The higher than normal parapet design on the front and somewhat higher than normal on the sides of the building are intended to screen any roof top mechanical units from view. A site line study can be prepared to show the exact line of site for each unit.

As seen on the attached rendering, the building will utilize two earth tone colors, gray tinted glass and clear anodized aluminum window frames and canopies. The colors, glass and metal items are juxtaposed on the façades of the building to create a very nice overall building design. These include a main building colors of a warm taupe and both lighter and darker accent colors of similar nature. The canopy color will match the window frame color.

The building is constructed of tilt-up concrete panels, which is similar to other buildings planned for this area. A special elastomeric coating designed specifically for concrete will protect the concrete panels. This coating is the best that we have found for concrete and has been designed by the manufacturer to move as the panel breaths and to not 'flake' off. We do not allow the use of 'house paint' on our tilt-up buildings, which can cause most of the peeling paint that shows up on other concrete panel buildings.

The glass will be an energy efficient, tinted, glass in clear anodized aluminum frames. As you can see on the attached elevations and rendering, we have used the glass as a major design element in the elevational articulation.

**D. Relation to Adjacent Development:**

The design is respectful of the surrounding development in general and is harmonious well in scale, material, and color. Nearby buildings are also constructed of tilt-up concrete and/or earth tone colors and materials similar to ours.

**E. Materials/Colors:**

Materials and colors have been addressed above, however, it remains to be stated that a mixture of glass, concrete, and color along with landscaping will be used to create a harmonious environment within the community that is strong in continuity yet functional and pleasing to the eye.

**III - Non Residential Architecture:**

**A - General:**

As mentioned above, all elevations of this building have been 'designed' and are in harmony with the surrounding buildings. The elevations are articulated in such a fashion that creates a more vertical appearance on a horizontal building.

Signage will be applied to the building.

Site lighting is planned to be mounted on light standards in the front of the building with wall-mounted, shoebox type fixtures on the sides and rear of the building.

See the site development section plan for drainage information.

**B – Building Equipment and Services**

A trash enclosure is located per fire marshal guidelines and is screened by a tilt-up concrete privacy fence which matches the building. See civil drawings.

All utility metering will be on the rear of the building.

**C – Fast Food Restaurant Guidelines**

Not Applicable

**D – Auto Service Station Guidelines**

Not Applicable

**E – Shopping Center Guidelines**

Not Applicable



## **F – Chesterfield Valley Guidelines**

### **1. General Guidelines for Chesterfield Valley:**

As mentioned in other sections of this report, this site is fronting Spirit Valley Drive East and is south of Olive Blvd. This building is not a highway 40/64 corridor project and is not visible from the highway.

Sidewalks are included in the developments and therefore we have included them on our site.

The truck court area is at the east side of the building with limited visibility from Spirit Valley Drive East.

Street lighting is included in our project and will be selected by the development owner.

This project has a 5' wide sidewalk parallel to Spirit Valley Drive East to provide pedestrian circulation between developments.

All utilities to this building are underground.

Please see other sections of this report for the architectural treatment of the elevations. All are the same material, color scheme, and all have reveals. See elevations and rendering and building description in the architectural treatment portion of this report.

This site is designed with 30% open space, which is equal to the 30% requirement.

Also as mentioned elsewhere in this report, landscaping has been designed per city ordinance and to meet the requirements of this section. See landscape plan.

### **2. Specific Guidelines in Geographic Sub-Areas of Chesterfield Valley**

Since we are in the Spirit Valley Business Park development most of these requirements have been addressed in the development of the park and we have certainly designed a facility that will be similar to, or nicer than the others in the park. On our site, however, we have addressed each requirement listed as discussed elsewhere in this report.

- Our use is an office/light warehouse, single tenant facility.
- We have retained the required open space as mentioned above.
- At a maximum height of +/- 25' at the highest point, the building height is lower than the required 40'-0" maximum.
- Parking ratios have been met and are indicated on the attached civil drawings.
- All utilities are underground.

## **Chapter Three / Landscape Design:**

### **1. All landscape plans should exhibit a concept:**

The Spirit Valley Development is located in Chesterfield Valley and has unique opportunities and constraints with regard to conceptual landscaping.

- Combined driveways occur on many of the lots. This reduces the amount of pavement, and dictates a consistency of landscape treatments between lots with shared drives.
  - Street tree must be located relatively close to the pavements due to the storm-water conveyance channels.
  - Buffering and landscape screening opportunities are limited due to the storm-water conveyance channels. Plantings need to be strategically located to be effective while not preventing the function of the conveyance channels.
2. There should be a consistency of landscape design:
- The trees were selected from Chesterfield Tree Manual for valley sites.
  - A similar combination of shrubs and perennials were used around the show room area of the building, and patio area.
3. Setbacks should be landscaped:
- The Red Maple and Swamp White Oak were selected for street trees. They were selected for their tolerance to wet conditions. The Swamp White Oak compliments the street trees on adjoining properties, while the Red Maple will provide diversity and excellent fall colors.
  - Perimeter areas not used for driveways are used for storm water conveyance channels, limiting the amount and extent of landscape screening and buffering.
4. Where landscape materials may be susceptible to damage:
- We have selected trees that have size and growth habits that are consistent with the space available.
5. Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings and shrubbery or other landscape enhancements, including berms:
- Shrubs and perennials are used around the entry and patio area of the building to provide color and texture. A red leaf variety of Japanese Maple was used to define the space around the entrance and provide additional color.
6. Utilization of works of art:
- The nature of this business within an industrial park does not warrant the incorporation of artwork or fountain elements.
7. Landscaped areas should be maximized and balanced throughout the site:
- This plan clusters the plantings to serve specific purposes whether it is screening or accent to gain a more natural appearance.
8. Landscape plans should incorporate all site elements:
- This plan was coordinated with the proposed lighting plan. Street trees were held away from the drive entries to leave sight triangles.

9. The scale and nature of the landscape materials shall be appropriate:

- We have selected plant material to be consistent with the size of the building and the purpose that they plant material is to perform.

10. Existing landscape elements should be incorporated into the landscape plans:

- There is an existing Pecan Tree along the north property line that is being preserved. The paving and fence have been adjusted in the service area will be kept a minimum of 12' from the trunk of the tree.

11. Irrigation systems should be designed so as not to over-spray buildings, walks, fences, etc.:

- This site will have a carefully designed irrigation system that will minimize over-watering and overspray.

12. Berms shall be an effective form of screening:

- This is a relatively small site with a rather complex storm-water management system. As this is a valley site, the dominant topographic element is the vegetated storm-water conveyance channels. These elements have prevented the use of landscape screening berms on this property.

13. There should be intense landscaping on all the facades of parking structures with a variety of types and sizes:

- There is no parking structure on this property.

**Chapter Four / Miscellaneous:**

A. Signage:

Signage will be complaint with ordinances and are planned to be provided by the owner under a separate contract from a professional sign company.

B. Lighting:

Exterior lighting will include recessed can lights on the underside of the entrance canopies and by pole mounted light fixtures. See previously submitted photometrics plan.

C. Utilities

All utilities will be provided underground.

D. Storm water Drainage

See included civil and landscape drawings.

E. Energy Conservation

This building will comply with current building codes and current standard practice for buildings of this type within this same development and area.

Chesterfield Fence & Deck Company, Inc.  
July 24, 2008

F. Screening

There will be no fencing or site walls on this site with the exception of the trash enclosure which will be constructed of tilt-up concrete or masonry, site proof fencing and gates. Trash enclosure design will be submitted in the architectural and civil drawings for review by staff.

It remains our intentions to provide a design that will enhance the local environment while blending with the building types already in the Spirit Valley Business Park. The owners are excited about moving to their new facility and remaining a resident of the City of Chesterfield.

Thank you for your assistance.

As required, building materials that will be brought to the ARB meeting will include:

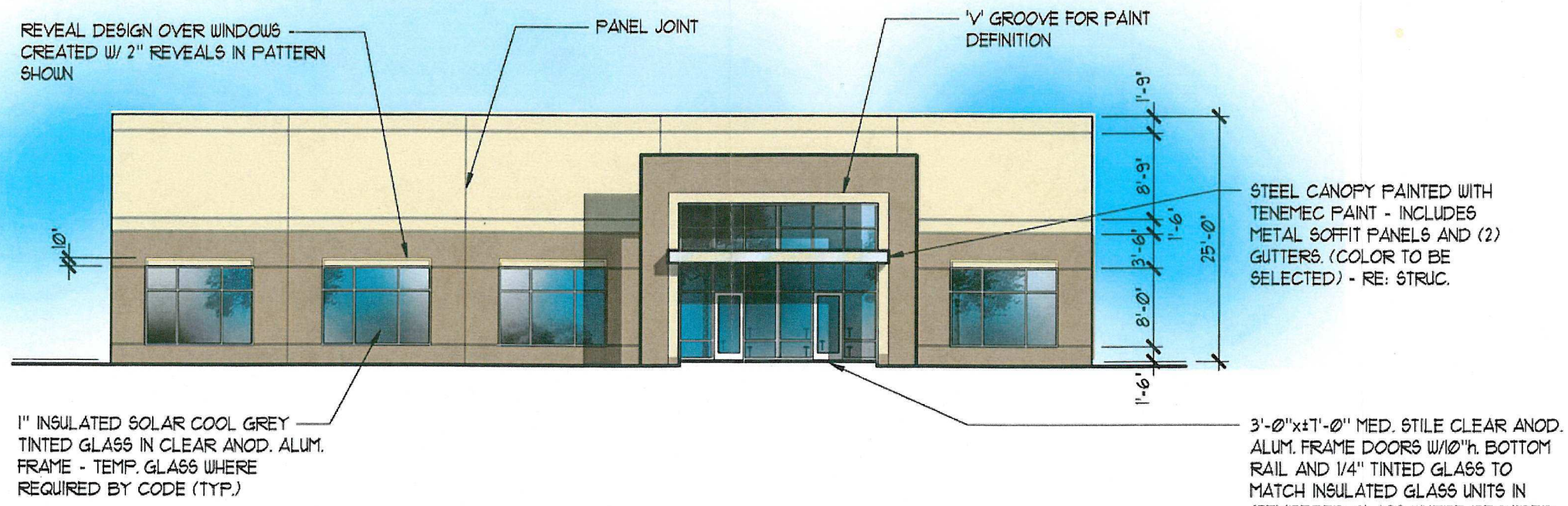
- Glass and frame sample,
- Color samples of the concrete coatings,
- Metal canopy samples,
- And light standard cut sheets.

We will also bring a large format rendering for review by the board members.

End of Architects Statement

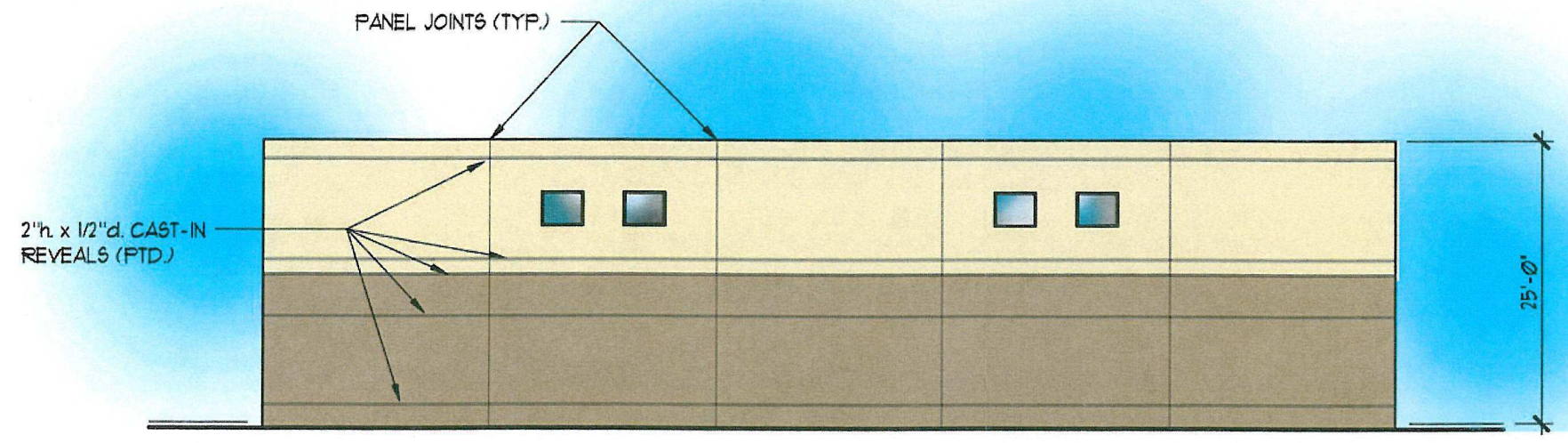






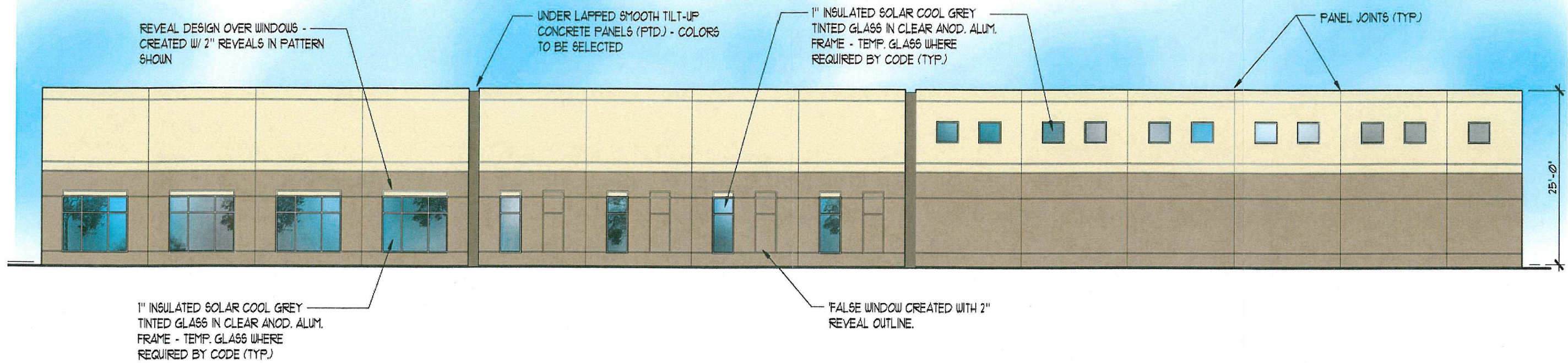
**NORTH ELEVATION W/ ENTRY PANEL**

1/16" = 1'-0"



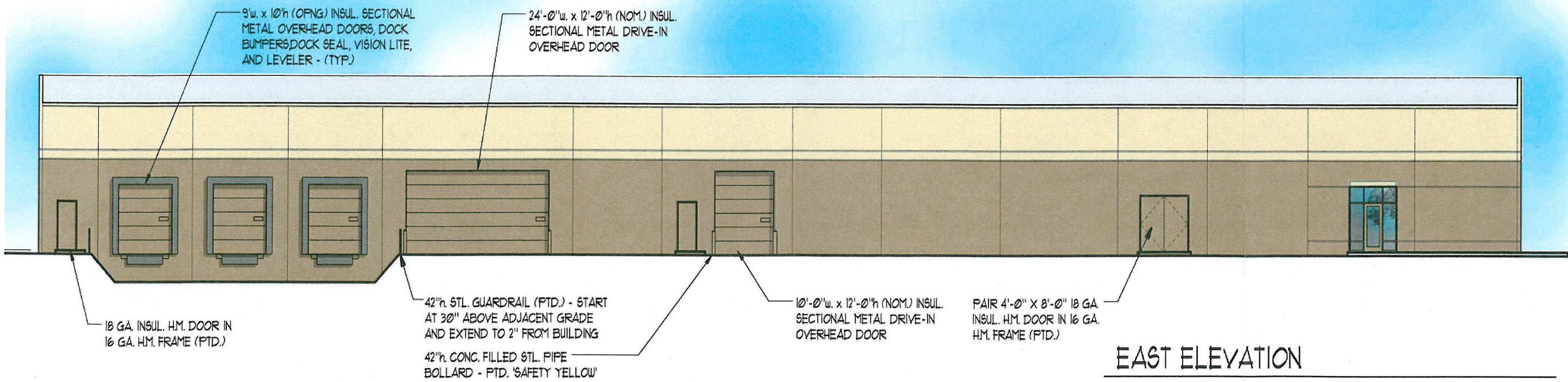
**SOUTH ELEVATION**

1/16" = 1'-0"



WEST ELEVATION

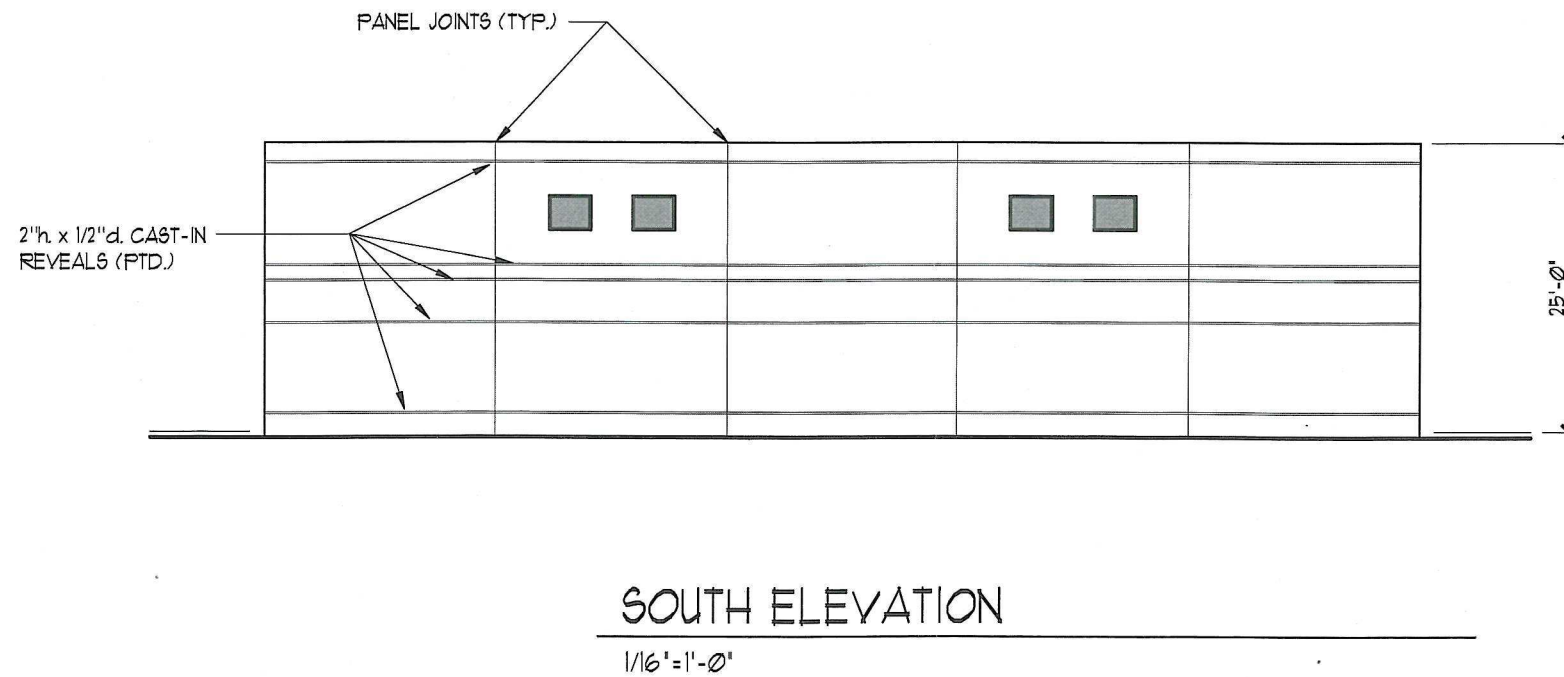
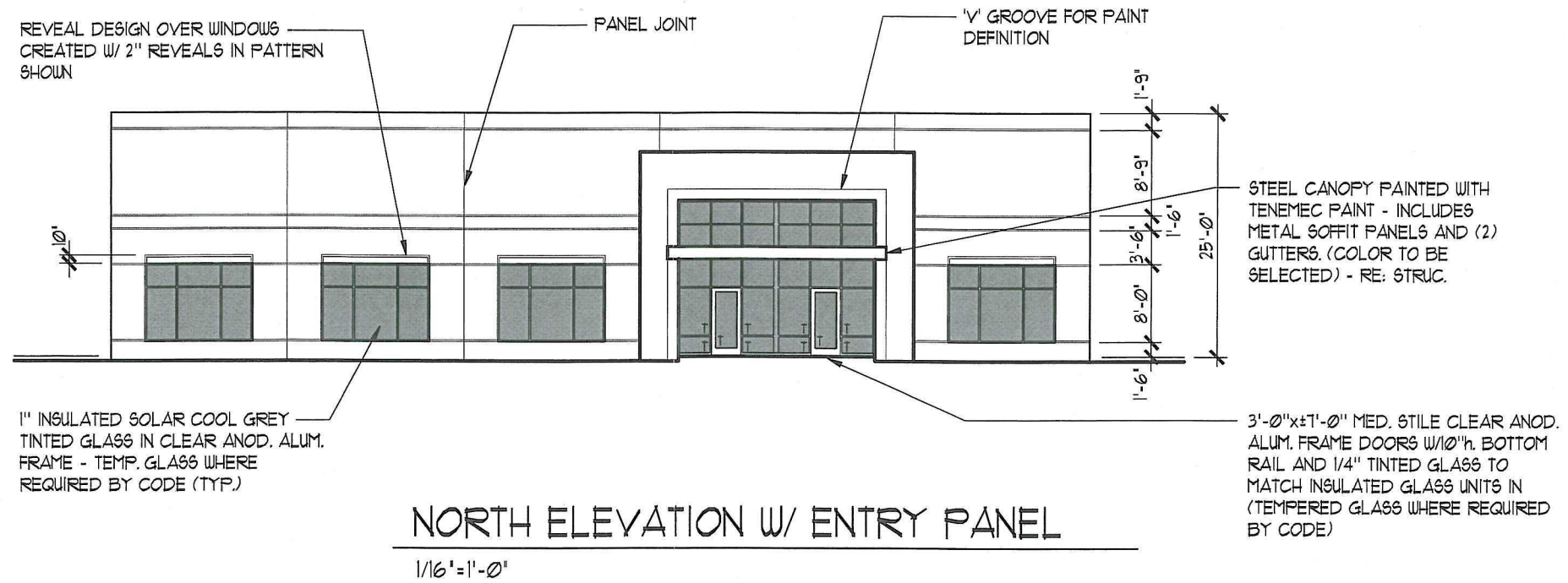
1/16" = 1'-0"

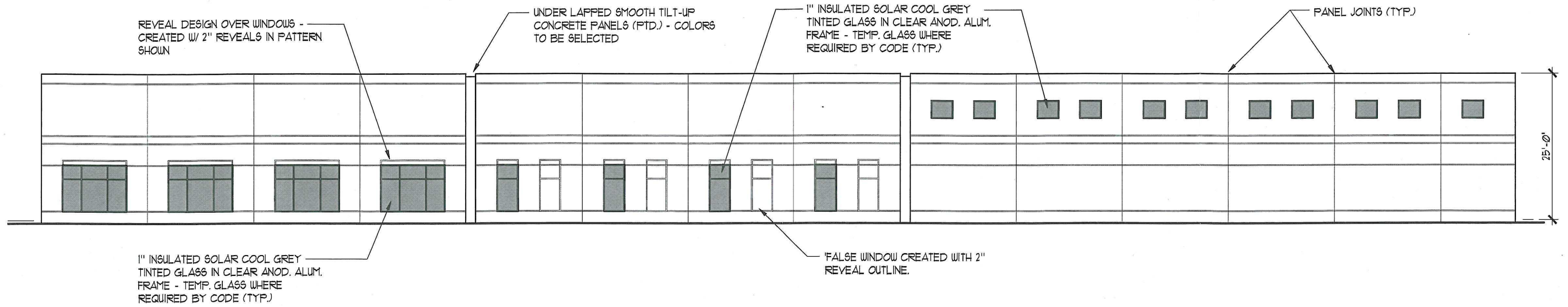


EAST ELEVATION

1/16" = 1'-0"

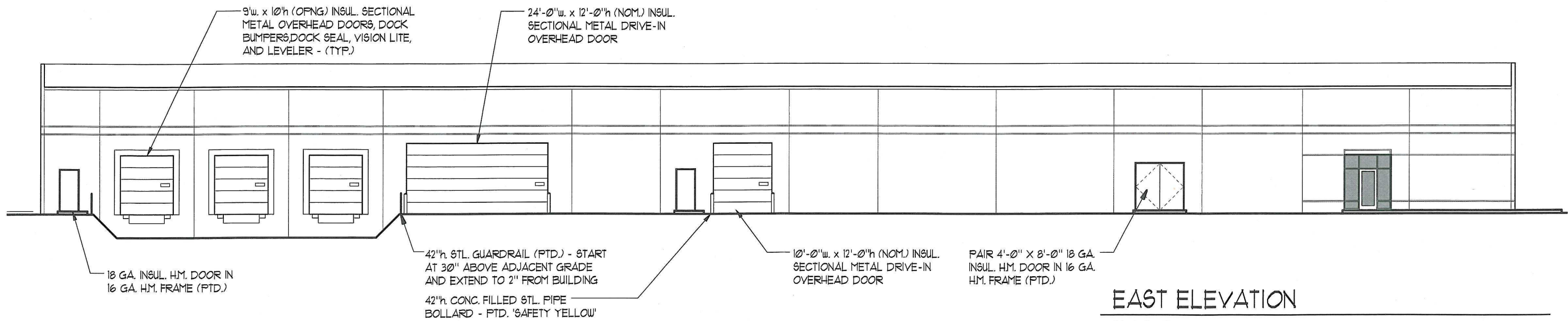






WEST ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



LOOKING NORTH



LOOKING EAST



LOOKING SOUTH



LOOKING WEST



RLD ASSOCIATES

**CHESTERFIELD**  
FENCE & DECK  
*"The Sign You Have The Very Best"*

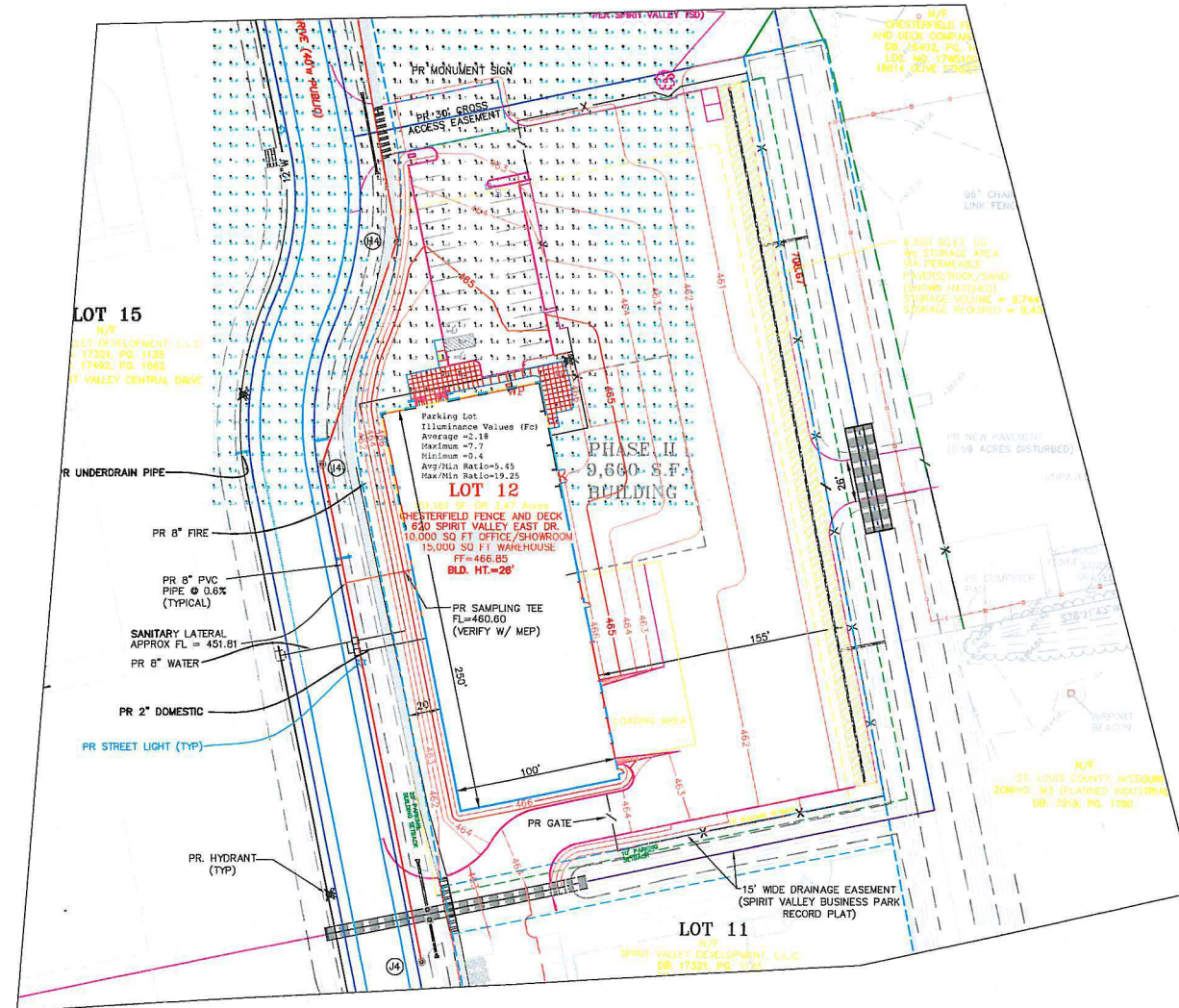
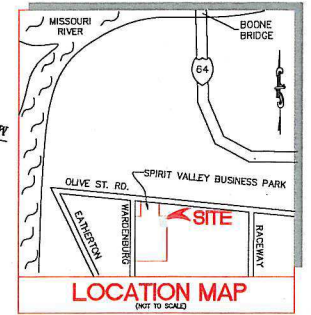
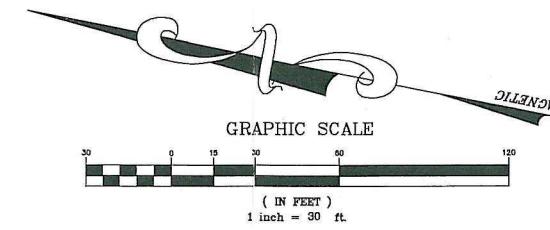
**DIAL**  
ARCHITECTS

# CHESTERFIELD FENCE AND DECK

A TRACT OF LAND BEING LOT 12 OF "SPIRIT VALLEY BUSINESS PARK" AS RECORDED IN PLAT BOOK 356 PAGE 177, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## LIGHTING PLAN

ZONING: PI "PLANNED INDUSTRIAL"  
ORDINANCE NO. 2456



NOTE: ALL EXTERIOR LIGHTING WILL BE FULLY-SHIELDED FLAT-LENS ENCLOSED LUMINAIRES  
ALL BUILDING MOUNTED LIGHTING WILL BE FULLY SHIELDED, CUT-OFF OPTICS, FLAT-LENS LUMINAIRES

Luminaire Schedule					
Symbol	Qty	Label	Description	Lumens	LLF
	1	WP	WD18x4 250MHx WALL MTD. @ 20' ABOVE GRADE	21000	1.000
	1	S3	PFM-H40-V3-F 400W MH FULL CUTOFF SHOEBOX AT 20' ABOVE GRADE	36000	1.000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS	Illuminance	Fc	0.31	7.7	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.18	7.7	0.4	5.45	19.25



Filename: Spirit Valley Lot 12.AGI  
Date: 6/18/2008

Calculations Provided by Luikart-Eason-Calcaterra & Co.  
11088 Millpark Dr. Suite 120 Maryland Heights, Mo. 63043  
Phone: 314-298-7500 Fax 314-298-8508 Website: lecltg.com

PREPARED FOR:  
KEYSTONE CONSTRUCTION CO.  
732 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MO 63005  
PHONE: (636) 519-7900  
CONTACT: MR. BILL HARDIE

SPIRIT VALLEY LOT 12 - CHESTERFIELD FENCE  
LIGHTING PLAN

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DRAWN BY: LUIKART EASON-CALCATERRA & CO. 07/29/08 JOB NUMBER: 207-4187

SHEET: C1

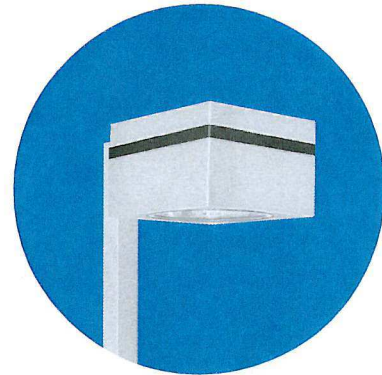
# PROFORMER-XL

MEDIUM/LARGE

SQUARE LUMINAIRES

## Features

- Square, formed aluminum housing with embossed decorative band. Optional color vinyl trim stripe available.
- Formed aluminum door with round, clear, convex tempered glass lens, fully gasketed to housing, secured with hinge and two captive screws.
- Optional flat glass lens requires reduced-envelope lamp.
- Specular, anodized aluminum, segmented reflectors for vertical lamp, provide Type III, IV, V square, or V rectangular light patterns. IESNA Full Cutoff lighting classification achieved with flat lens. Tool-less fasteners allow easy access to ballast. Type IV optics rotatable (consult factory)
- Extruded aluminum arm available for pole mount. Spider mount has four twin-tube arms attaching housing to pole top fitter. Yoke mount has two square arms securing housing to pole top fitter.
- Mogul porcelain socket, pulse rated, with spring loaded, nickel plated center contact and reinforced lamp grip screw shell.
- CWA type ballast, HPF, starting rated at -20°F (-40°F for HPS).

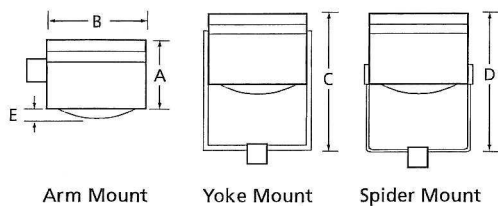


## Ordering Information

Example: PFL - A - P1K - V5 - C - Q - GR

	Series	Mount	Lamp/Watts	Orient./Dist.	Lens	Volts	Color
<b>Series</b>	PFL 250-400W PFL 450-1000W						
<b>Lamp Orientation/Distribution</b>							
			V3 Vert. III V4 Vert. IV V5 Vert. V (square) <sup>2</sup> VT Vert. V (rectangle) <sup>3</sup>				
<b>Mounting</b>							
A	Arm Mount (arm not included, order separately)						
S4	Spider Mount - Pad (4" square pole)(PFM only)						
S5	Spider Mount - Pad (5" square pole)						
S6	Spider Mount - Pad (6" square pole) (PFL only)						
ST	Spider Mount (2 3/8" tenon)						
Y4A	Yoke Mount - Pad (4" sq. alum. pole)(PFM only)						
Y5A	Yoke Mount - Pad (5" sq. alum. pole)(PFM only)						
Y6A	Yoke Mount - Pad (6" sq. alum. pole)						
Y4S	Yoke Mount - Pad (4" sq. steel pole)(PFM only)						
Y5S	Yoke Mount - Pad (5" sq. steel pole)(PFM only)						
Y6S	Yoke Mount - Pad (6" sq. steel pole)						
YT	Yoke Mount (2 3/8" tenon)						
<b>Lamp Type/Wattage</b>							
<b>Metal Halide</b>	H25 250W (ED-28) H40 400W (ED-37) <sup>1</sup> H1K 1000W (BT-56) <sup>1</sup>						
<b>Pulse Start Metal Halide</b>	P25 250W (ED-28) P32 320W (ED-37) <sup>1</sup> P35 350W (ED-37) <sup>1</sup> P40 400W (ED-37) <sup>1</sup> P45 450W (ED-37) <sup>1</sup> P75 750W (BT-37) <sup>7</sup> P1K 1000W (BT-37) <sup>7</sup>						
<b>High Pressure Sodium</b>	S25 250W (ED-18) S40 400W (ED-18) S1K 1000W (E-25) <sup>1</sup>						
<b>Lens</b>							
F	Flat						
C	Convex						
<b>Voltage</b>							
Q	Quad Tap® (120, 208, 240, 277V) <sup>4</sup>						
S	480V						
T	120/277/347V CSA <sup>4</sup>						
<b>Color</b>							
DB	Dark Bronze						
BL	Black						
WH	White						
GR	Gray						
PS	Platinum Silver						
RD	Red (Premium Color)						
FG	Forest Green (Premium Color)						
CC	Custom Color (Consult Factory)						
<b>Options</b>							
F1	Fusing - 120V						
F2	Fusing - 208V						
F3	Fusing - 240V						
F4	Fusing - 277V						
F5	Fusing - 480V						
F6	Fusing - 347V						
PR1	Photo Cell Receptacle - 120V						
PR2	Photo Cell Receptacle - 208V						
PR3	Photo Cell Receptacle - 240V						
PR4	Photo Cell Receptacle - 277V						
PR5	Photo Cell Receptacle - 480V						
PR6	Photo Cell Receptacle - 347V						
QZ	Quartz RS with lamp						
H5	Internal House Side Shield						
RDB	Reveal (Dark Bronze)						
RBL	Reveal (Black)						
RWH	Reveal (White)						
RGR	Reveal (Gray)						
RPS	Reveal (Platinum Silver)						
<b>Options Continued</b>							
RRD	Reveal (Red)						
RFG	Reveal (Forest Green)						
L	Lamp						
<b>Arm Logic - Order Separately</b>							
<b>Series</b>							
ARM	Rigid Arm						
<b>Luminaire Shape</b>							
S	Square						
<b>Arm Length</b>							
6	6" Arm (EPA = 0.24 ft <sup>2</sup> , 3.5 lbs) (0.02 m <sup>2</sup> , 1.5 kg)						
12	12 1/2" Arm (EPA = 0.5 ft <sup>2</sup> , 6 lbs) (0.04 m <sup>2</sup> , 2.7 kg) <sup>5</sup>						
<b>Pole Shape</b>							
S	Square						
R4	Round Straight (4-4.5")						
R5	Round Straight (5")						
R6	Round Straight (6")						
T2	Round Tapered (2.5")						
T3	Round Tapered (3")						
T35	Round Tapered (3.5")						
T4	Round Tapered (4")						
<b>Color</b>							
DB	Dark Bronze						
BL	Black						
WH	White						
GR	Gray						
PS	Platinum Silver						
RD	Red (Premium Color)						
FG	Forest Green (Premium Color)						
1	Reduced-envelope lamp required with flat lens.						
2	ED-37 lamp required with 1000W HPS.						
3	PFL (convex lens) only.						
4	Factory wired for highest voltage unless specified.						
5	Required for 90° configurations.						
6	Flat lens only.						
7	277V, 347V, 480V only.						
Note	For Photocontrol Equipment, see Hubbell Outdoor offering.						

## Dimensions



	A	B	C	D	E	EPA	Weight
PFL-Flat	12"	21 1/8"	37 1/4"	39 1/2"	-	2.2 ft <sup>2</sup>	46 lbs.
PFL-Convex	305 mm	537 mm	946 mm	1003 mm	-	0.2 m <sup>2</sup>	20.8 kg
PFL-Flat	12"	21 1/8"	37 1/4"	39 1/2"	2 7/8"	2.3 ft <sup>2</sup>	47 lbs.
PFL-Convex	305 mm	537 mm	946 mm	1003 mm	73 mm	0.2 m <sup>2</sup>	21.3 kg
PFL-Flat	16"	25"	45 1/2"	46"	-	3.4 ft <sup>2</sup>	77 lbs.
PFL-Convex	406 mm	635 mm	1156 mm	1168 mm	-	0.3 m <sup>2</sup>	34.9 kg
PFL-Convex	406 mm	635 mm	1156 mm	1168 mm	102 mm	0.3 m <sup>2</sup>	35.8 kg

Note Spider mount adds: Medium - 0.5 EPA (9 lbs), Large - (0.6 EPA (11 lbs))  
 Note Yoke mount adds: Medium - 1.6 EPA (11 lbs), Large - 2.6 EPA (18 lbs)



**KIM LIGHTING**

**WD18**

18" Wall Director®

revision 4/1/02 • wd18.pdf

Type:  
Job:  
Catalog number:

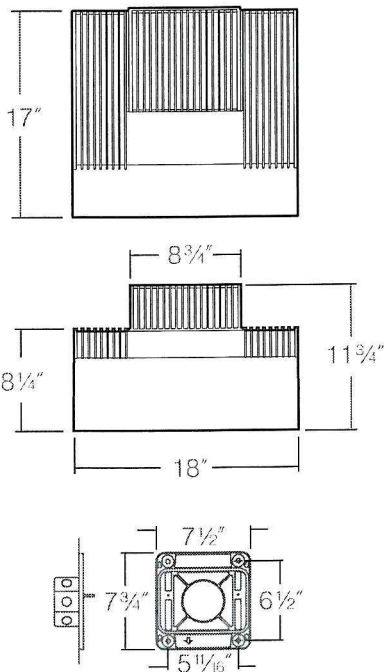
Approvals:

/	/	/	
Fixture	Electrical Module	Finish	Options
See page 2			See pages 3-4

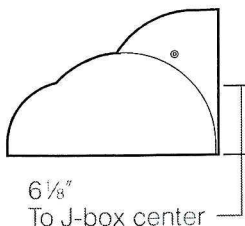
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Page: 1 of 4

## Specifications

Maximum Fixture  
Weight (400HPS) = 43 lb



**Mounting Plate** must be securely attached to wall outside the J-box perimeter.



**Reflector Housing:** One piece die-cast aluminum with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

**Ballast Housing:** One piece die-cast aluminum with integral cooling fins. Fastens to mounting plate with keyhole slots freeing both hands for securing and wiring. One stainless steel socket-head screw on each side of housing frees the reflector housing to rotate for aiming. Tightening the screws locks the two housings together with sealing provided by a silicone gasket. For visual aiming, adjustment may be accomplished with the fixture on.

**Lens Frame:** One piece die-cast aluminum with integral hinges and stainless steel pins. Two stainless steel quarter-turn fasteners secure lens frame to reflector housing with sealing provided by a one piece extruded and vulcanized silicone gasket. Lens is clear flat 3/16" thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For UP models, lens is mounted flush with frame for water run off, and is silicone sealed.

**Type II, III, and IV Reflector Module:** Specular Alzak® optical segments are rigidly mounted to an aluminum module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. All sockets are mogul base with HPS rated 4KV, and MH versions have pin-oriented sockets with molded silicone lamp stabilizers. All modules are factory prewired with a quick-disconnect plug for mating to the ballast. Available in three light distributions, all interchangeable within the same housing.

**Wall Grazer Reflector Module:** Specular Alzak® optical segment is rigidly formed into a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black louver vanes run parallel to the lamp arc for controlling the hot spot directly behind the fixture, and spill light into the atmosphere. All sockets are porcelain mogul base with HPS rated at 4KV, and MH versions having pin-oriented sockets with molded silicone lamp stabilizers. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Spot Reflector Module:** Specular Alzak® optical spun parabola is rigidly mounted to a self-contained module which attaches to the housing by a no-tool quick-disconnecting hinge and fastener. Black internal louvers are provided to control the beam and prevent hot spots directly behind the fixture and spill light into the atmosphere. All sockets are mogul base with HPS rated 4KV, and MH versions have pin-oriented sockets with molded silicone lamp stabilizers. All modules are factory prewired with a quick-disconnect plug for mating to the ballast.

**Electrical Components:** High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the socket. Starting temperatures are -40°F for HPS lamp modes and -20°F for MH lamp modes.

**Mounting Plate:** The standard mounting plate is attached to wall (by others) outside the Junction Box perimeter. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry Junction Box.

**Finish:** Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

**Certification:** UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is certified to meet the ISO 9001 standard.

**CAUTION:** Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.