

Architectural Review Board Staff Report

Project Type: 8th Amended Site Development Plan

Meeting Date: October 8, 2015

From: John Boyer
Senior Planner

Location: 296 Brooking Park Dr.

Applicant: Etegra Inc. and Civil Engineering Design Consultants

Description: **Willows at Brooking Park – 8thASDP:** An Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and Architect’s Statement of Design for a 15.24 acre tract of land zoned “R1” and “R3” Residence Districts located southwest of the intersection of South Woods Mill Rd and Brooking Park Drive.

PROPOSAL SUMMARY

The request is for the construction of 29,131 square feet of additions to a previously approved site within the Brooking Park Village development. The subject site is zoned “R1” and “R3” Residence Districts and is governed under the terms and conditions of City of Chesterfield Conditional Use Permit (CUP) #31.

While four (4) additions are planned associated with this application, the majority of the area is associated with future Building A, see Figure 1 to the right of the page. The areas highlighted in this figure identify the additions to the previously approved site.

ZONING HISTORY OF SUBJECT SITE

The subject site is split under two zoning districts; the “R1” and “R3” Residence Districts. Both zonings were approved by St.

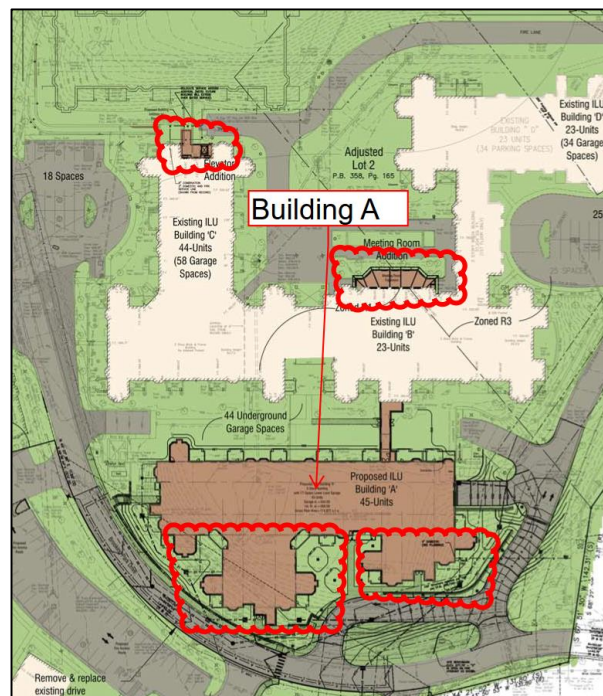


Figure 1: Portion of 8th Amended Site Development Plan

Louis County prior to the incorporation of the City of Chesterfield. While the site is within two zoning districts, multiple CUPs have been approved for this site that encompass the site in its entirety; CUP #557 under St. Louis County in 1987 for nursing home development (including skilled care, residential care units and self-care units), and CUP #31 approved by City of Chesterfield which amended CUP #557 to revise parking setbacks of the development.

Multiple amendments to site development plans have been approved previously by the City of Chesterfield and St. Louis County for this development. There are currently 10 buildings constructed within this development with 12 approved by past Site Development Plans. Buildings A and E are yet to be constructed.



Figure 2: Aerial Photo with approved building locations

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

This is a 15.24 acre tract located within the Brooking Park Village subdivision. This plan seeks approval of additions to previously approved structures. A total of 29,131 square feet of additions is planned with this proposal. After the proposed additions, Building A will be a three (3) story 114,821 square foot independent living unit structure. The additions to future Building A are on the west elevation, face interior to the development and consist of 26,237 square feet of the 114,821 square feet of the structure. The other planned additions include a 1,022 square foot meeting room

addition to Building B and a 1,872 square foot elevator addition to Building C which consists of three (3) stories.

B. Circulation System and Access

The road system for this development has already been established and there are no major changes in circulation or to access for this development. The only change from the previously approved Amended Site Development Plan is that at the entrance to Building A, there will no longer be surface parking spaces at its access point. With the expansion of the building, the previously approved underground parking garage has also been expanded to accommodate all required parking associated with this structure.

C. Topography

The topography of the subject site is higher on the west portion with a general downward slope towards Woods Mill Road to the east. No major changes in grading are planned other than grading required in the area of the additions.

D. Retaining Walls

A total of 6 new retaining walls are proposed with the Building A addition and are located along the west (front) elevation of the building. The materials of these walls will match that of the existing facility and consist of a split face masonry material.

General Requirements for Building Design:

A. Scale, Design, Materials and Color

The three (3) story 26,237 square feet of additions to Building A match both scale, design and materials previously approved for this building and adjacent structures. Features include the use of bay windows, patio doors and balconies/decks. Materials include brick wainscoting and columns, a cast stone cap to the brick band and a cementitious siding. The proposed decks will utilize a composite wood material for both the decking and railing. The additions to Building B and C will utilize all brick and a cast stone to blend these additions into the existing buildings. Roof mounted mechanical units will be screened by the roof mounted parapets as on other existing structures.



Figure 3: West Elevation of Building A which highlights the proposed additions



Figure 4: Photo of Building B and C from west looking east.

B. Landscape Design, Screening and Fencing

All landscaping as identified on the submitted Amended Landscape Plan is compliant with the Tree Preservation and Landscape Requirements of the City of Chesterfield. A combination of deciduous, coniferous and shrubs/bushes have been utilized throughout the exterior of the site. Landscaping will also be utilized for screening of any ground-mounted mechanical units.

C. Lighting

Lighting is proposed to use a combination of wall-mounted pack lights near the access points of the structure, decorative wall-mounted lights adjacent to the exterior of the units and decorative pole-mounted lights matching existing standards throughout the site. Details on planned site lighting are included for the Architectural Review Board's review and comment. While all site lighting is included for the ARB's review and comment, Staff is continuing to review proposed lighting in accordance with the City's lighting standards.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and Architect's Statement of Design. Be advised, this project is being reviewed as an Administrative Review per Section 02-10.B of the Unified Development Code. These proposed changes are considered minor and will not be forwarded to the Planning Commission; however, Staff requires review and recommendation by the ARB on this submittal for Willows at Brooking Park 8th Amended Site Development Plan as required by the UDC due to the additions exceeding 5,000 square feet.

MOTION

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

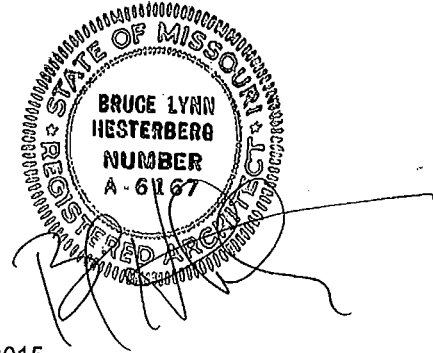
- 1) "I move to forward the Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect's Statement of Design, for the Willows at Brooking Park, as presented, with a recommendation for approval (or denial) to City Staff."

- 2) “I move to forward the Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations, and Architect’s Statement of Design, for The Willows at Brooking Park, to City Staff with the following recommendations...”

Attachments

1. Architectural Review Packet Submittal

RECEIVED
 City of Chesterfield
 SEP 29 2015
 Department of Public Services



**ARCHITECTURAL REVIEW BOARD
 Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield Aug 21, 2015

Project Title: The Willows at Brooking Park - Building A **Location:** 296 Brooking Park Drive

Developer: S.T.A.R.S. **Architect:** Etegra, Inc. **Engineer:** CDEC

PROJECT STATISTICS:

Size of site (in acres): 15.24 **Total Square Footage:** 29,131 **Building Height:** 43'-10"

Proposed Usage: Independent Living Facility

Exterior Building Materials: Brick, Aluminum Doors and Windows, Cast Stone, Cementitious Siding

Roof Material & Design: Asphalt Shingles

Screening Material & Design: Landscaping (Bayberry and Redbud plantings)

Description of art or architecturally significant features (if any): Each unit is equipped with a large balcony for each of the individual residents.

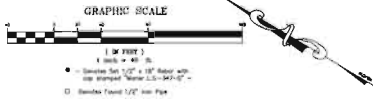
ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



LOCATION MAP



SAINT LUKE'S
HOSPITAL
ADJACENT USE A

HIGHWAY 141
ADJACENT USE B

LEGEND

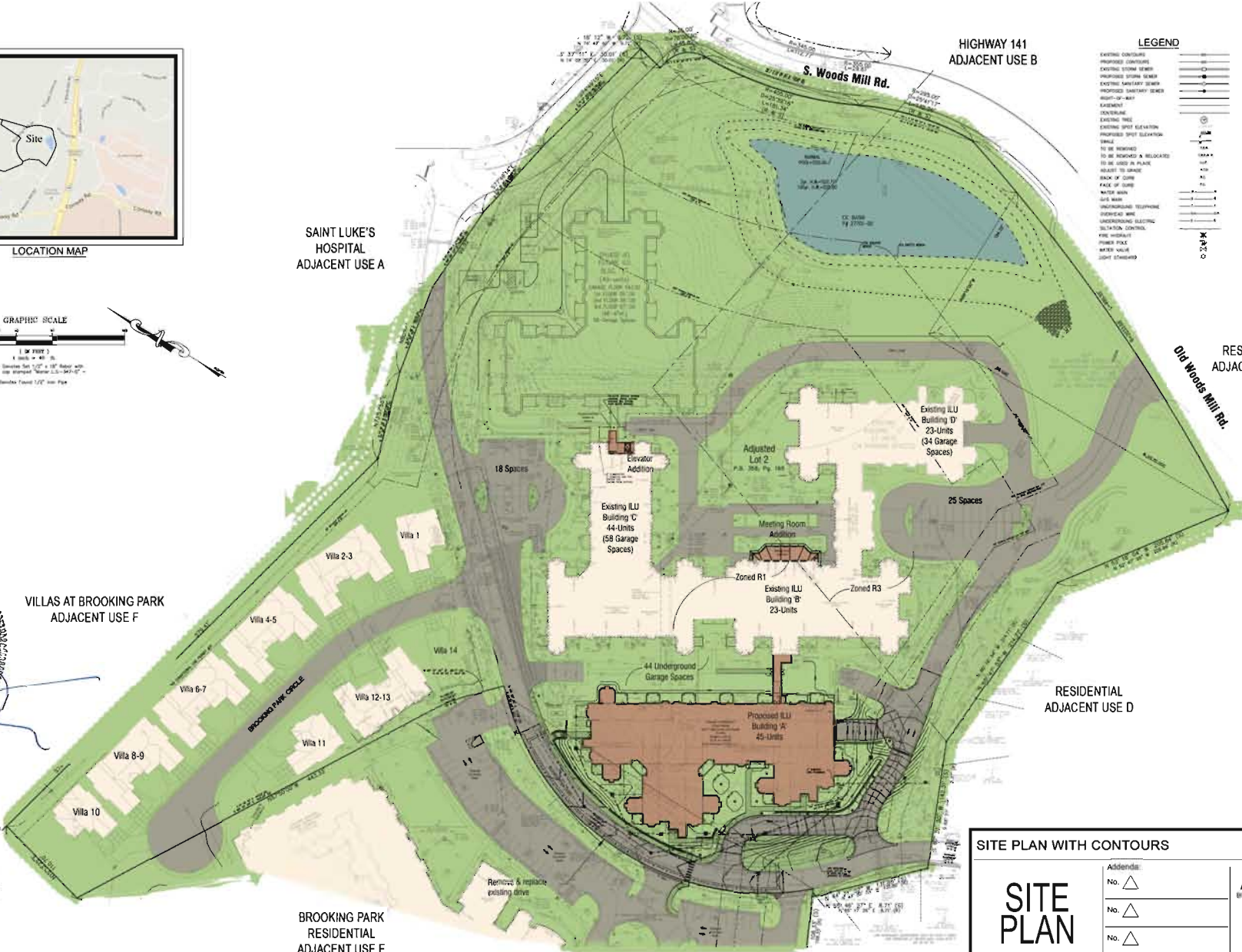
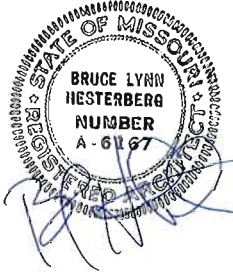
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
HOIST-UP-WALL	---
EXHIBIT	---
DEMOLITION	---
EXISTING TREE	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SEWER	---
TO BE REMOVED	---
TO BE RELOCATED & RELOCATED	---
TO BE USED IN PLACE	---
ADJUST TO GRADE	---
BACK OF CURB	---
FACE OF CURB	---
WATER MAIN	---
GAS MAIN	---
UNDERGROUND TELEPHONE	---
STRUCTURAL WIRE	---
UNDERGROUND ELECTRIC	---
SIGNAL CONTROL	---
FIRE HOSEWAY	---
POWER POLE	---
WATER VALVE	---
LIGHT STANDOFF	---

RESIDENTIAL
ADJACENT USE C

VILLAS AT BROOKING PARK
ADJACENT USE F

RESIDENTIAL
ADJACENT USE D

BROOKING PARK
RESIDENTIAL
ADJACENT USE E



1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.etegra.com

SITE PLAN WITH CONTOURS

SITE PLAN

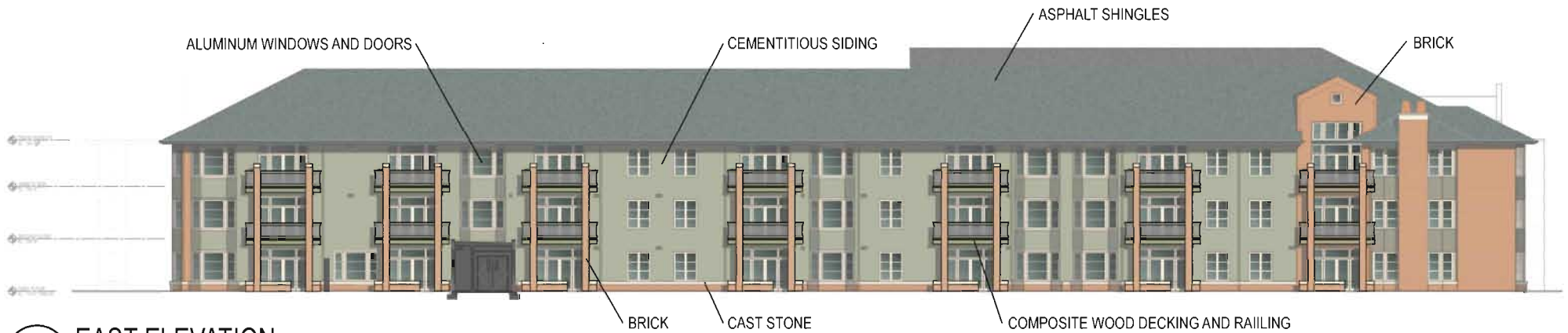
Date: September 21, 2015
Job No. 3010

Addenda:	
No. 1	△
No. 2	△
No. 3	△
No. 4	△

THE WILLOWS
AT BROOKING PARK
BUILDING "A": EXISTING BUILDING "B":
MEETING ROOM ADDITION,
EXISTING BUILDING "C":
ELEVATOR ADDITION
CHESTERFIELD, MISSOURI



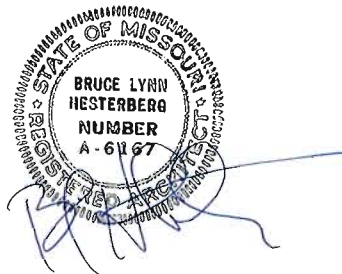
The Willows
AT BROOKING PARK




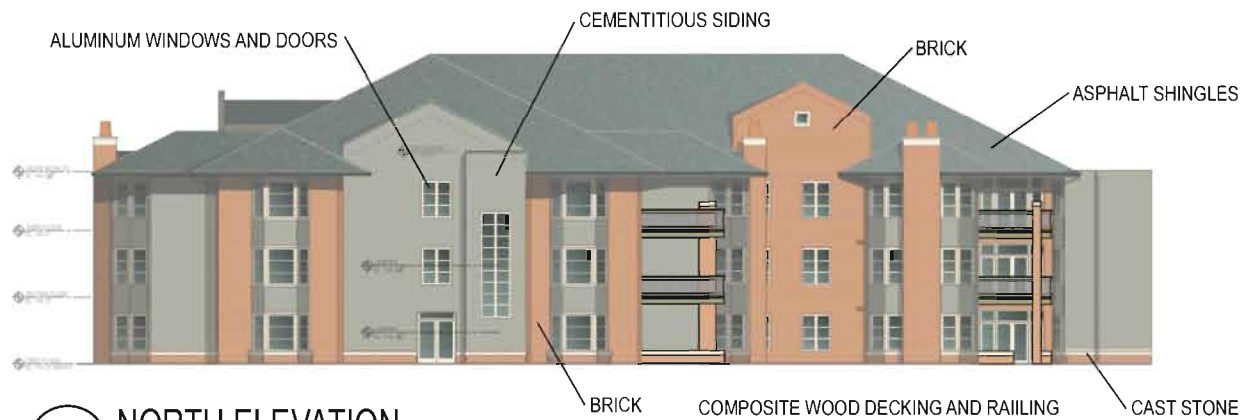
1 EAST ELEVATION
SCALE: 1" = 20'-0"

etegra
Envision. Enhance. Evolve.

1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.etegra.com



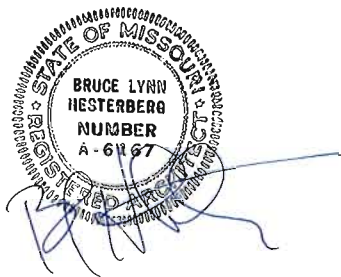
EXTERIOR ELEVATIONS OF BUILDING A	
<p>EAST ELEV</p> <p>Date: September 21, 2015 Job No. 3010</p>	<p>Attendee:</p> <p>No. <input type="checkbox"/></p> <p>No. <input type="checkbox"/></p> <p>No. <input type="checkbox"/></p> <p>No. <input type="checkbox"/></p>
	<p>THE WILLOWS AT BROOKING PARK</p> <p>BUILDING "A"; EXISTING BUILDING "B"; MEETING ROOM ADDITION; EXISTING BUILDING "C"; ELEVATOR ADDITION CHESTERFIELD, MISSOURI</p> 




2 NORTH ELEVATION
SCALE: 1" = 20'-0"



1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.etegra.com



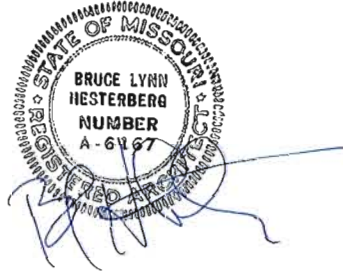
EXTERIOR ELEVATIONS OF BUILDING A		THE WILLOWS AT BROOKING PARK <small>BUILDING "A", EXISTING BUILDING "B", MEETING ROOM ADDITION, EXISTING BUILDING "C", ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows 617 BROOKING PARK</small>
NORTH ELEV	Attenda:	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
No. <input type="checkbox"/>		
Date: September 21, 2015		
Job No. 3010		




3 SOUTH ELEVATION
SCALE: 1" = 20'-0"



1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.etegra.com



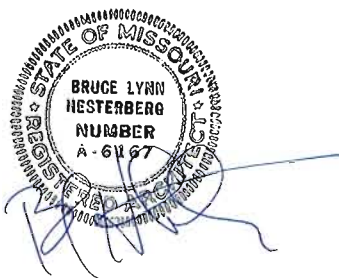
EXTERIOR ELEVATIONS OF BUILDING A									
SOUTH ELEV	<table border="1"> <tr> <td>Attenda:</td> <td>No. <input type="checkbox"/></td> </tr> <tr> <td></td> <td>No. <input type="checkbox"/></td> </tr> <tr> <td></td> <td>No. <input type="checkbox"/></td> </tr> <tr> <td></td> <td>No. <input type="checkbox"/></td> </tr> </table>	Attenda:	No. <input type="checkbox"/>		No. <input type="checkbox"/>		No. <input type="checkbox"/>		No. <input type="checkbox"/>
	Attenda:	No. <input type="checkbox"/>							
		No. <input type="checkbox"/>							
		No. <input type="checkbox"/>							
	No. <input type="checkbox"/>								
THE WILLOWS AT BROOKING PARK <small>BUILDING "A"; EXISTING BUILDING "B"; MEETING ROOM ADDITION; EXISTING BUILDING "C"; ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows at Brooking Park</small>									
Date: September 21, 2015 Job No. 3010									



4 WEST ELEVATION
SCALE: 1" = 20'-0"

etegra
Envision. Enhance. Evolve.

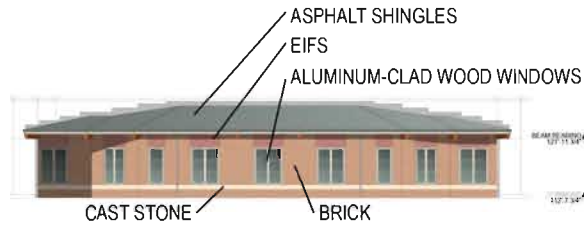
1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.etegra.com



EXTERIOR ELEVATIONS OF BUILDING A	
WEST ELEV	Attendee: No. <input type="checkbox"/>
	No. <input type="checkbox"/>
	No. <input type="checkbox"/>
	No. <input type="checkbox"/>
Date: September 21, 2015 Job No. 3010	<p>THE WILLOWS AT BROOKING PARK BUILDING "A", EXISTING BUILDING "B", MEETING ROOM ADDITION, EXISTING BUILDING "C", ELEVATOR ADDITION CHESTERFIELD, MISSOURI</p>



1 SOUTH ELEVATION - BUILDING B
SCALE: 1" = 20'-0"



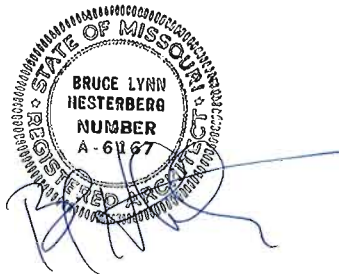
2 EAST ELEVATION - BUILDING B
SCALE: 1" = 20'-0"




3 NORTH ELEVATION - BUILDING B
SCALE: 1" = 20'-0"



1121 Olivette Executive Parkway
Olivette, MO 63132
p. (314) 533 - 2200
f. (314) 533 - 2203
www.etegra.com



EXTERIOR ELEVATIONS OF BUILDING B		THE WILLOWS AT BROOKING PARK <small>BUILDING "A", EXISTING BUILDING "B", MEETING ROOM ADDITION, EXISTING BUILDING "C", ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows AT BROOKING PARK</small>
MEETING ADDITION	Attends:	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
Date: September 22, 2015		
Job No. 3010		



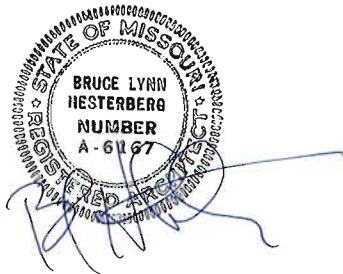
1


EAST ELEVATION - BUILDING C

SCALE: 1" = 20'-0"



1121 Olivette Executive Parkway
 Olivette, MO 63132
 p. (314) 533 - 2200
 f. (314) 533 - 2203
 www.etegra.com



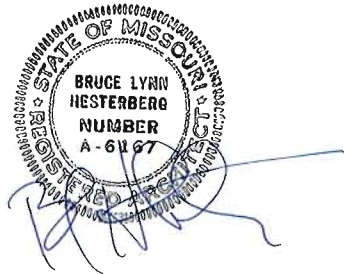
EXTERIOR ELEVATIONS OF BUILDING C	
ELEVATOR ADDITION	Attenda: No. <input type="checkbox"/>
	No. <input type="checkbox"/>
	No. <input type="checkbox"/>
	No. <input type="checkbox"/>
THE WILLOWS AT BROOKING PARK <small>BUILDING "A", EXISTING BUILDING "B", MEETING ROOM ADDITION, EXISTING BUILDING "C", ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows AT BROOKING PARK</small>	
Date: September 22, 2015 Job No. 3010	



1 RENDERING
SCALE: NTS



1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.ategra.com



RENDERING OF PROPOSED NEW BUILDING	
RENDERING	Attendee: No. <input type="checkbox"/>
	No. <input type="checkbox"/>
	No. <input type="checkbox"/>
	No. <input type="checkbox"/>
Date: September 21, 2015 Job No. 3010	<p>THE WILLOWS AT BROOKING PARK BUILDING "A", EXISTING BUILDING "B", MEETING ROOM ADDITION, EXISTING BUILDING "C", ELEVATOR ADDITION CHESTERFIELD, MISSOURI</p>



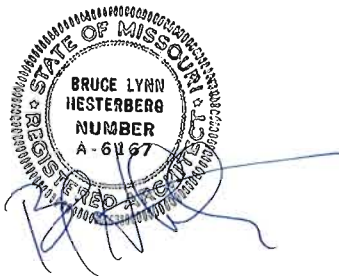
VIEW OF ADJACENT USE A - ST. LUKE'S HOSPITAL




VIEW OF ADJACENT USE B - HIGHWAY 141



1121 Olivette Executive Parkway
 Olivette, MO 63132
 p: (314) 533 - 2200
 f: (314) 533 - 2203
 www.etegra.com



PHOTOS OF ADJACENT USES		
ADJACENT USES	Addenda:	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
Date: September 21, 2015 Job No. 3010		THE WILLOWS AT BROOKING PARK BUILDING "A" - EXISTING BUILDING "B" MEETING ROOM ADDITION EXISTING BUILDING "C" ELEVATOR ADDITION CHESTERFIELD, MISSOURI  <i>The Willows</i> AT BROOKING PARK



VIEW OF ADJACENT USE C - RESIDENTIAL




VIEW OF ADJACENT USE D - RESIDENTIAL



Envision. Enhance. Evolve.

1121 Olivette Executive Parkway
 Olivette, MO 63132
 p: (314) 533 - 2200
 f: (314) 533 - 2203
 www.etegra.com



PHOTOS OF ADJACENT USES		
ADJACENT USES	Addenda:	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
Date: September 21, 2015 Job No. 3010		THE WILLOWS AT BROOKING PARK BUILDING "A": EXISTING BUILDING "B": MEETING ROOM ADDITION, EXISTING BUILDING "C": ELEVATOR ADDITION CHESTERFIELD, MISSOURI  The Willows AT BROOKING PARK



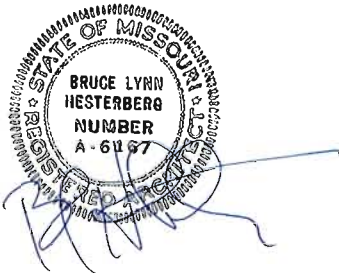
VIEW OF ADJACENT USE E - RESIDENTIAL AND BROOKING PARK




ADDITIONAL VIEW OF ADJACENT USE E - BROOKING PARK



1121 Olivette Executive Parkway
 Olivette, MO 63132
 p: (314) 533 - 2200
 f: (314) 533 - 2203
 www.etegra.com



PHOTOS OF ADJACENT USES		
ADJACENT USES	Addenda:	
	No. <input type="checkbox"/>	THE WILLOWS AT BROOKING PARK BUILDING "A" - EXISTING BUILDING "B" MEETING ROOM ADDITION EXISTING BUILDING "C" ELEVATOR ADDITION CHESTERFIELD, MISSOURI  The Willows AT BROOKING PARK
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
No. <input type="checkbox"/>		
Date: September 21, 2015		
Job No. 3010		



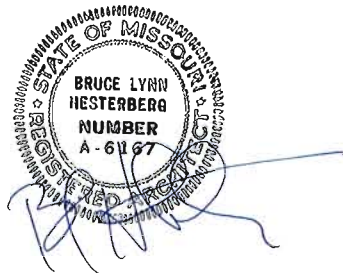
ADDITIONAL VIEW OF ADJACENT USE E - BROOKING PARK




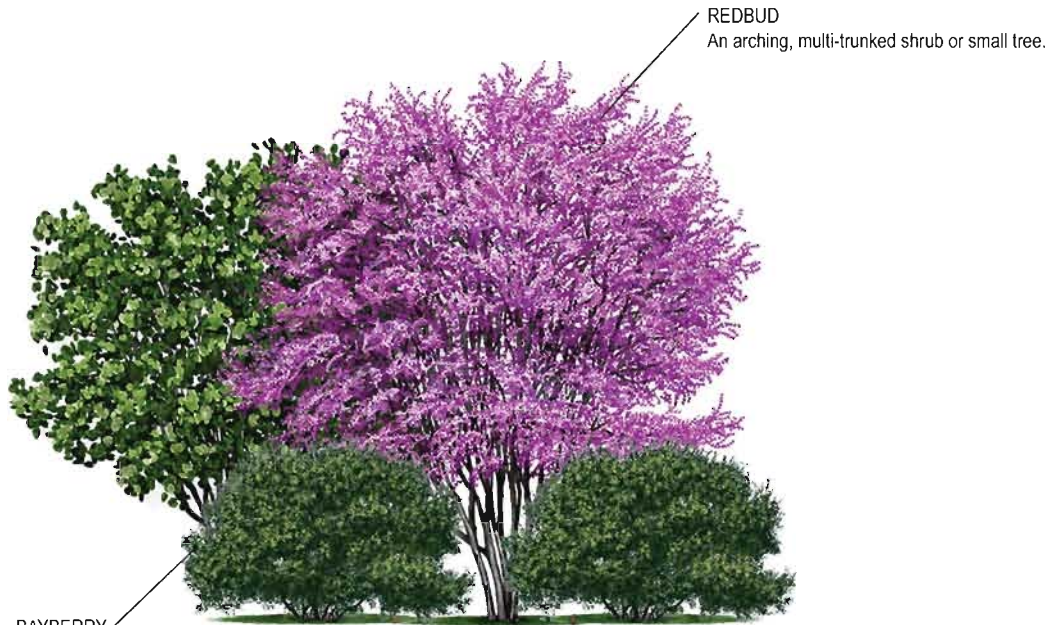
VIEW OF ADJACENT USE F - VILLAS AT BROOKING PARK



1121 Olivette Executive Parkway
 Olivette, MO 63132
 p: (314) 533 - 2200
 f: (314) 533 - 2203
 www.etegra.com



PHOTOS OF ADJACENT USES		THE WILLOWS AT BROOKING PARK <small>BUILDING "A": EXISTING BUILDING "B": MEETING ROOM ADDITION. EXISTING BUILDING "C": ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows AT BROOKING PARK</small>
ADJACENT USES	Addenda: No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
Date: September 21, 2015 Job No. 3010		



REDBUD
An arching, multi-trunked shrub or small tree.

BAYBERRY
A shrub or small, multi-trunked tree with an open crown of light green foliage.

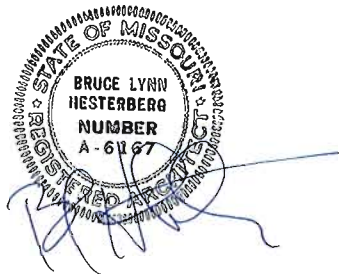
1 SCREENING MATERIALS
SCALE: NTS




2 RETAINING WALL AND RAILINGS - TYP
SCALE: NTS MATCHING EXISTING



1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.ategra.com



SCREENING MATERIAL IMAGES		THE WILLOWS AT BROOKING PARK <small>BUILDING "A", EXISTING BUILDING "B", MEETING ROOM ADDITION, EXISTING BUILDING "C", ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows A WILLSONS COMPANY</small>
DETAILS	Addenda:	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
	No. <input type="checkbox"/>	
Date: September 21, 2015 Job No. 3010		

ARCHITECT'S STATEMENT OF DESIGN

THE WILLOWS AT BROOKING PARK

ST. ANDREW'S RESOURCES FOR SENIORS

1.0 BACKGROUND INFORMATION

The Willows Complex: Currently consisting of 90 apartment homes and 14 maintenance-free villa homes, The Willows is now at full-occupancy, and has an extended waiting list filled with potential residents. The expansion is designed to help meet the growing demand for those wishing to reside at the community, which features a host of amenities, including a theatre, indoor pool, fitness center, spa, two restaurants, a wine cellar, an art gallery, a creative arts studio, sculpture garden, billiards room and card room, and library. Residents have full access to health care services at continuum of care facility Brooking Park, which was named one of the best nursing homes in the country by U.S. News and World Report and is located on The Willows campus.



The Expansion: The expansion building contains 45 apartments and features 10 floor plans that range in size from 870 to 1,550 square feet, with a variety of individual amenities, including balconies or patios, fireplaces, walk-in closets, high-end finishes and vaulted ceilings in third-floor units. Hundreds of available style and finish combinations are available to new residents to help them customize their individual spaces. The new building's footprint required extensive coordination with existing buildings and below grade parking in order to maintain an integrated design and to allow for the necessary utility, access and pedestrian connections to the complex. Preconstruction pre-sales are underway, and construction targeted to begin in November 2015.

2.0 PROJECT INTENT

Design of the New Building: The design of the new building was done to relate directly to the existing complex in terms of massing, scale and materials. The careful composition of the bay windows, chimneys, gable ends and balconies provides a varied and rich home-like feel to the facility. Modifications were included to increase the life of the building and reduce maintenance while providing the same or higher standards of accommodation to the new residents. Exterior materials are primarily brick and Hardy-board siding with numerous composite balconies in a variety of configurations. Below grade parking provides 77 parking spots.

3.0 DESIGN STANDARDS

In response to the Requirements and Procedures of the City of Chesterfield found in Section 1003.177 Architectural Review, entry 9a, we have included in our submission the 12 items required; with the exception of items (6) “Section plans highlighting any building off-sets” and item (11) “Any other exhibits which would aid understanding of the design proposal as required by the City of Chesterfield. Items (6) and (11) do not apply to this submission.

In order to identify how each section of the Standards has been addressed in this design, we have listed the various standards found in Items 10 and 11 and responded to each standard.

General Requirements for Site Design

- 10 a. **Site Relationships:** The image of this proposed addition to the campus provides seamless continuity. The building is separated from the existing structures to the east by a significant green space and stretches to the ring road on the north, south and west, filling in a void, and a literal hole, in the campus. Safe pedestrian movements are provided by an internal link connecting to the buildings to the east. Sidewalks are provided at the exterior for pedestrian movement on the campus. The west side of the building provides an entry courtyard. Public art is a significant contributor to the campus. Memorials are done in the form of public art.
- 10 b. **Circulation System and Access:** With the age of the residents on this campus, bicycles are not a large consideration on the campus. However, pedestrian flows are important for the health and social aspects of life at the Willows. Sidewalks and direct routes have been established to encourage exercise and social interaction. As a way to further enhance the campus, parking for this building has become “invisible”. The parking is below the building, providing 77 parking spots.
- 10 c. **Topography:** The existing topography for this site seems very unnatural. There is a significant dish on the site that terminates at the wall of the existing below grade parking lot. This development will fill in the hole and blend the proposed grades with the existing green space on the east and with the ring road on the north, south and west.
- 10 d. **Retaining Walls:** The retaining walls that are a part of this project have been limited in height and run. The image of the retaining walls will be matching those existing on the campus. At the top of retaining walls, fencing will be installed to match the existing fencing on campus.

General Requirements for Building Design

- 11 a. **Scale:** The building scale is identical to the scale of the buildings on the campus to the east. The link between the proposed building and the existing buildings to the east is a single story connector, adding to the human scale of the development. The combination of the bay windows, balconies with patio doors and chimneys provide a human scale to the development along with the single story covered entry on the west. The vertical emphasis of the balconies and stacked bay windows create a rhythm for this building that is in harmony with the campus.
- 11 b. **Design:** The design palette of The Willows is unique and custom. It has the character that fits with a high end development and avoids any hint of a “corporate” or “franchise” design. The composition speaks well both to passing vehicular traffic on South Woods Mill and 141 as well as to the pedestrian traffic on the ring road. The level of energy efficiency and environmentally conscious design is one of the few differences between the existing buildings on the campus and the proposed building. One

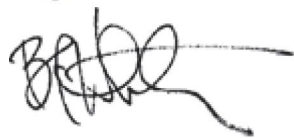
other enhancement found on this building, not found elsewhere on the campus, is that the vast majority of mechanical units are housed in a recess on the roof, rather than on mechanical balconies or on grade. This makes the majority of mechanical units hidden from adjacent views.

- 11 c. **Materials and Colors:** The color palette used at the Willows offers a soft and inviting array of earth tones. The same color palette is being extended to the proposed building. The compatibility will be seamless. Brick, prefinished siding, composite decking and aluminum clad windows offer low maintenance and extremely high durability.
- 11 d. **Landscape Design and Screening:** Landscape screening of ground mounted mechanical units will blend into an overall landscape plan. Street trees will extend the campus feel. All landscaping will be irrigated to maintain its health and appearance. Meters are housed inside the building on the garage level. Fencing will be the wrought-iron look that currently appears on the campus.
- 11 e. **Signage:** There is no signage for the building(s) that is included as a part of this submission. The Willows at Brooking Park is considering a campus wide signage package that will be addressed with Chesterfield in the future.
- 11 f. **Lighting:** Site lighting has been submitted in conjunction with the Amended Site Development Plan submission. The fixture type, pole height and photometrics have been reviewed and found to be in compliance with the City of Chesterfield Code. We have included submission of the fixture cuts as a part of this submission, recognizing that the fixtures do impact the aesthetics of the facilities. The image of the fixtures recalls some Arts and Crafts styling, which is consistent with

Units in this proposed new addition to The Willows have been selling at a brisk pace. Over 60% of the units have been pre-sold. The enthusiasm that potential residents of the Willows at Brooking Park have demonstrated is a testament to the high quality image and design of this facility and campus. In the same way that the previous structures have been an enhancement to Chesterfield, this proposed addition maintains the same character, quality and image, extending the positive impact of The Willows in Chesterfield.

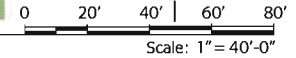
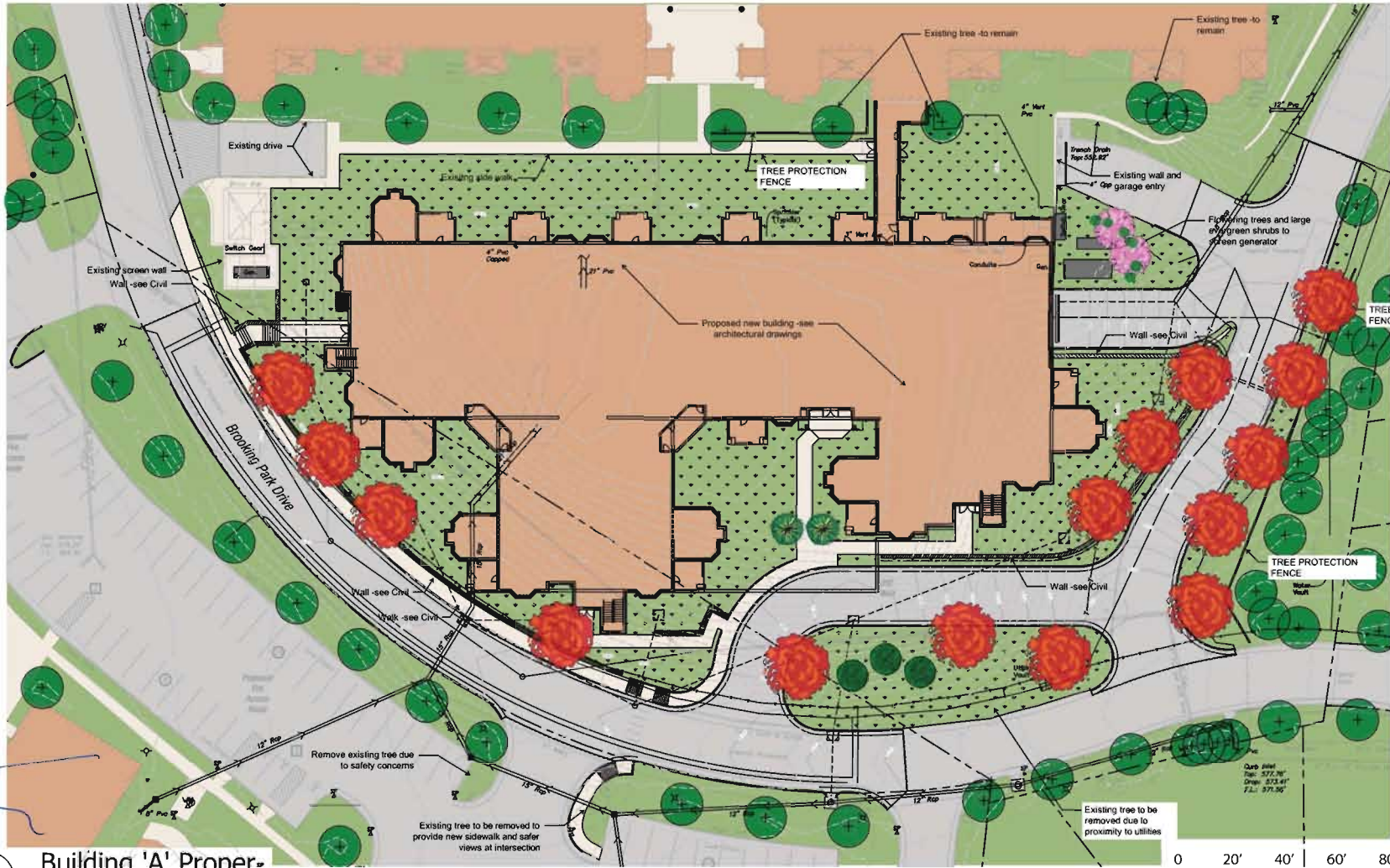
Respectfully,

Etegra, Inc.



Mr. Bruce L. Hesterberg, AIA
Principal
bruce.hesterberg@etegra.com





BRUCE LYNN
HESTERBERG
NUMBER
A-61167

1 Building 'A' Proper

LEGEND:

SYMBOL	DESCRIPTION
	Existing Tree to remain shown for reference only
	Existing Tree to be removed
	Tree Protection Fence -see TPP-1
	Lawn Areas

Qty	Scientific Name	Common Name	Size	Condition	Mature Height	Growth Rate	Type	PLANT TYPE	% PLANT SPECIES
15	<i>Acer rubrum</i>	Red Maple	2 1/2" Cal	B&B	45'	Medium	Street Tree	SHADE TREES	68.2%
2	<i>Cercis canadensis</i>	Redbud	2 1/2" Cal	B&B	45'	Fast	Screen @ Generator	FLOWERING TREE	9.1%
3	<i>Ilex opaca</i>	American Holly	2 1/2" Cal	B&B	45'	Slow	Screen @ Entry Drive	EVERGREEN TREE	13.6%
2	<i>Carpinus betulus 'Fastigata'</i>	Upright Hornbeam	2 1/2" Cal	B&B	35'	Medium	Pedestrian Entry	ORNAMENTAL TREE	9.1%
8	<i>Myrica pensylvanica</i>	Bayberry	20-34"	7 Gal	8-10'	Fast	Screen @ Generator	EVGREEN SHRUB	

Envision. Enhance. Evolve.

 1121 Olivette Executive Parkway

 Olivette, MO 63132

 p: (314) 533 - 2200

 f: (314) 533 - 2203

 www.etegra.com

LANDSCAPE DEVELOPMENT PLAN

LDP

Date: September 21, 2015
Job No. 3010

Addenda:	No.
	No.
	No.
	No.

THE WILLOWS AT BROOKING PARK
 BUILDING 'A' - EXISTING BUILDING 'B' - MEETING ROOM ADDITION, EXISTING BUILDING 'C' - ELEVATOR ADDITION
 CHESTERFIELD, MISSOURI

 The Willows AT BROOKING PARK

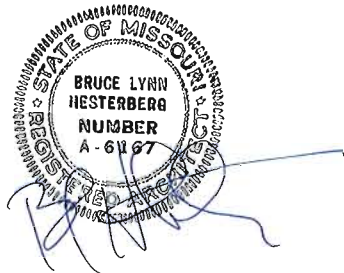



CUT SHEETS FOR ALL OTHER LIGHTS ARE INCLUDED TO FOLLOW

1 EXISTING LIGHT TO BE RE-USED AT MEETING SPACE ADDITION
SCALE: NTS



1121 Olivette Executive Parkway
Olivette, MO 63132
p: (314) 533 - 2200
f: (314) 533 - 2203
www.etegra.com



PHOTOS OF EXISTING LIGHTS TO BE RE-USED		THE WILLOWS AT BROOKING PARK	
EXISTING LIGHTING	Addenda:		<small>BUILDING "A": EXISTING BUILDING "B": MEETING ROOM ADDITION. EXISTING BUILDING "C": ELEVATOR ADDITION CHESTERFIELD, MISSOURI</small>  <small>The Willows AT BROOKING PARK</small>
	No. <input type="checkbox"/>	<input type="checkbox"/>	
	No. <input type="checkbox"/>	<input type="checkbox"/>	
	No. <input type="checkbox"/>	<input type="checkbox"/>	
Date: September 25, 2015			
Job No. 3010			

DESCRIPTION

The Lumark Wal-Pak Series of wall luminaires provides traditional architectural style with high performance energy efficient illumination. Rugged die-cast aluminum construction, stainless steel hardware along with a sealed and gasketed optical compartment make the Wal-Pak virtually impenetrable to contaminants. IP65 Rated. Six available lamp sources including patent pending energy efficient LED, pulse start metal halide, compact fluorescent, ceramic metal halide, standard metal halide and high pressure sodium. UL/cUL wet location listed. The Wal-Pak wall luminaire is ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways and loading docks.

Catalog #	MPWP-FC-70-MT-PE	Type
Project	Willows Building C	Existing
Comments		Date
Prepared by	Gaspare DiMaggio	9/22/2015

SPECIFICATION FEATURES

Housing

Rugged one-piece die-cast aluminum housing and hinged, removable die-cast aluminum door. One-piece silicone gasket seals the optical chamber. UL 1598 wet location listed and IP65 ingress protection rated. Not recommended for car wash applications.

Electrical

Ballasts, LED driver and related electrical components are hard mounted to the die-cast housing for optimal heat sinking and operating efficiency. Wiring is extended through a silicone gasket at the back of the housing. Three ½" threaded conduit entry points allow for thru-branch wiring. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from LED source. Integral LED electronic driver incorporates internal fusing designed to withstand a 3kV surge test and is Class 2 rated for 120-277V with an operating temperature of -30° to 60°C.

Wal-Pak LED systems maintain greater than 70% of the initial light output after 50,000 hours of operation. UL listed HID high power factor ballasts are Class H insulation rated (metal halide: 150, 175, 200, 250, 320, 350, 400W [-30°C / -20°F], (high pressure sodium: 50, 70, 100, 150, 250, 400W [-40°C / -40°F]). High efficiency HID ballasts are available in 120V, 208V, 240V, 277V, 347V and 480V. Compact fluorescent high power factor ballasts are Class P insulation rated for 120-277V and have a starting temperature of -18°C / 0°F.

Optical

Highly reflective anodized aluminum reflectors provide high efficiency illumination. Optical assemblies include impact resistant borosilicate refractive glass, Solite™ flat diamond patterned glass and full cutoff IESNA compliant configurations. Patent pending, solid state LED luminaires are thermally optimized with 2400 or 4000 sourced lumen package modules. HID models are offered in

horizontal medium or mogul-based metal halide [MH / MP] or high pressure sodium [HP] lamps. T6 ceramic metal halide [CM] and 4-pin compact fluorescent [CF] lamp models offer high efficiency energy saving illumination.

Door Assembly

Single point, captive stainless steel hardware secures the removable hinged door allowing for ease of installation and maintenance. Door assembly is hinged at the bottom for easy removal, installation and re-lamping.

Finish

Housing and door are protected with 5-stage TGIC dark bronze polyester powder coat paint. Premium TGIC power coat finishes withstand extreme climate changes while providing optimal color and gloss retention. Optional premium colors are available.



WP WAL-PAK

2400 - 4000 Lumen LED

39 - 400W

High Pressure Sodium

Pulse Start Metal Halide

Metal Halide

Ceramic Metal Halide

32 - 140W

Compact Fluorescent



WALL MOUNT LUMINAIRE

TECHNICAL DATA

UL/cUL Wet Location Listed
IP65 Rated
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EISA @, ARRA, Title 20 Compliant
LM79 / LM80 Compliant

ENERGY DATA

Reactor Ballast Input Watts

50W HPS NPF (58 Watts)
70W HPS NPF (82 Watts)
100W HPS NPF (118 Watts)
150W HPS NPF (175 Watts)

High Reactance Ballast Input Watts

50W MP HPF (69 Watts)
70W MP HPF (94 Watts)
100W MP HPF (129 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts

200W HPS HPF (250 Watts)
200W MP HPF (227 Watts) @
250W MP HPF (283 Watts) @
320W MP HPF (366 Watts) @
350W MP HPF (400 Watts) @
400W HPS HPF (465 Watts)
400W MP HPF (462 Watts) @

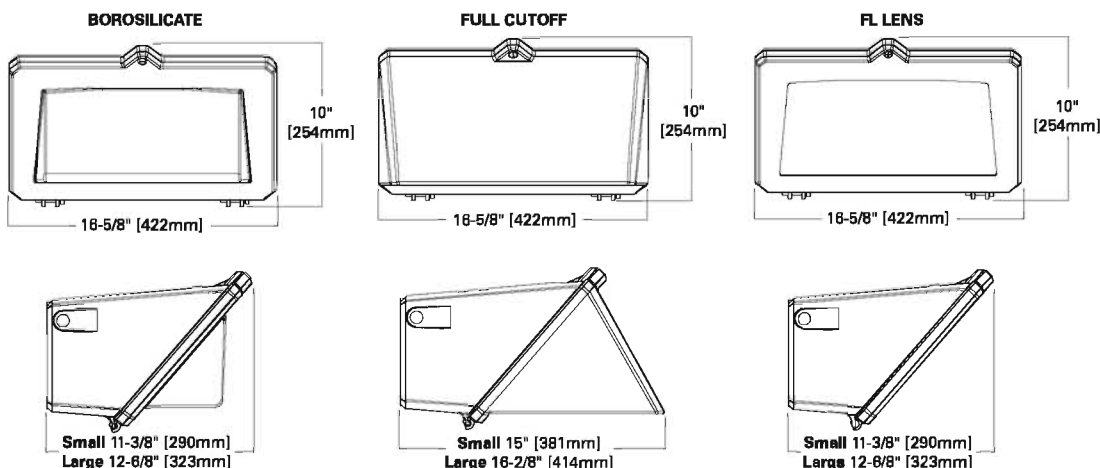
SHIPPING DATA

Approximate Net Weight:

32-42 lbs. (15-19 kgs.) ADH092103 pc

2012-01-12 09:08:18

DIMENSIONS



Sample Number: MPWP-GL-250-MT-2EM/SC/MR

MP	WP	FC	70	MT	PE	
Lamp Type MP= Pulse Start Metal Halide HP= High Pressure Sodium LD= Solid State Light-Emitting Diodes (LED) CF= Compact Fluorescent ¹ CM= Ceramic Metal Halide ² MH= Metal Halide ³	Series WP= Wal-Pak Door Type⁴ GL= Borosilicate Glass Door FC= Full Cutoff Door FL= Flat Solite Glass Door PL= Polycarb Refractor Door	Lamp Wattage⁵ LED 2A=(2 Package), 28W 4A=(4 Package), 40W MP 50=50W 70=70W 100=100W 150=150W 200=200W 250=250W 320=320W 350=350W 400=400W MH 175=175W 250=250W 400=400W	HP 50=50W 70=70W 100=100W 150=150W 250=250W 400=400W CM 39=39W 70=70W 100=100W 150=150W CF 32=32W 42=42W 57=57W 70=70W 64=(2-32) 84=(2-42) 114=(2-57) 140=(2-70)	Voltage⁶ 120V=120V 208V=208V 240V=240V 277V=277V 347V=347V ⁷ 480V=480V DT=Dual-Tap MT=Multi-Tap TT=Tri-Tap 5T=5-Tap E= Electronic Ballast ED=Electronic LED Driver	Options⁸ F1=Single fuse ¹⁰ F2=Double fuse ¹⁰ PE=Photocontrol button ¹⁰ LL=Includes lamp ² BK=Black housing WH=White housing GM=Graphite Metallic housing AP=Grey housing DP=Dark Platinum housing DIMA=CF Dimming Ballast ¹¹ DIMB=CF Dimming Ballast ¹¹ SGL=Solite Glass Lens ¹² Q=Quartz Restrike T4 Lamp ¹³ EM=Emergency Quartz Restrike T4 Lamp with Time Delay Relay ¹³ EM/SC=Emergency Separate Circuit T4 Lamp ¹³ QMR=Emergency Back-Up 1-MR16 Lamp ^{14,15} 2QMR=Emergency Back-Up 2-MR16 Lamps ^{14,15} 2QMR/SC=Emergency Back-Up MR16 and EM separate circuit 2-MR16 Lamp ^{14,15} EMMR=Emergency Back-Up 1-MR16 Lamp with Time Delay Relay ^{14,15} 2EMMR=Emergency Back-Up 2-MR16 Lamps with Time Delay Relay ^{14,15} 2EMMR/SC=Emergency Back-Up 1-MR16 Lamp with Time Delay Relay and EM Separate Circuit ^{14,15,16} EM/SC/MR=Emergency Back-Up Separate Circuit 1-MR16 Lamp ^{14,15,16} 2EM/SC/MR=Emergency Back-Up Separate Circuit 2-MR16 Lamps ^{14,15,16} EM/SC/12V=Emergency Separate Circuit 12V 1-MR16 Lamp ^{14,15,17} 2EM/SC/12V=Emergency Separate Circuit 12V 2-MR16 Lamps ^{14,15,17} EM140=Emergency Cold Temperature UL 924 CF Power Pack 1 Lamp ¹⁸ EM140/2L=Emergency Cold Temperature UL 924 CF Power Pack 2 Lamp ¹⁸ CF-EM=Emergency UL924 CF Power Pack 1 Lamp ¹⁹ CF-EM/2L=Emergency UL924 CF Power Pack 2 Lamp ¹⁹ EMLED-CD=LED Battery Back-Up Cold Temperature ²⁰	Accessories²¹ WG/WPGL=Wire Guard Borosilicate Glass Lens Door WG/WPFC=Wire Guard Full Cutoff Door WG/WPFL=Wire Guard FL Lens Door TR/WP= Tamper Resistant Screw and Bit VS/WPGL=Polycarbonate Vandal Shield for Borosilicate Glass Lens Door

STOCK SAMPLE NUMBER - LAMP INCLUDED

SAMPLE NUMBER: WPP40C

Series WP=Wal-Pak	Lamp Type L=LED P= Pulse Start Metal Halide S=High Pressure Sodium	Lamp Wattage 2A=28W 4A=40W 10=100W 15=150W 25=250W 32=320W 40=400W	Door/Glass Type Blank=Standard C=Full Cutoff Door
----------------------	---	---	---

NOTES: Options not available with stock products. Refer to standard order information to add options. MT is standard. Lamp Type: MP not available in 100W. HPS not available in 320W or Full Cutoff (C) Door. Borosilicate glass door is standard. 2A and 4A models available in LED only. LED models are 120-277V.

LED LUMEN TABLE

BUG RATING	B	U	G	Delivered Lumens ²²		B	U	G	Delivered Lumens ²²
Borosilicate Glass Door (GL)					Flat Lens Door (FL)				
LJWP-GL-2A-ED	0	3	2	1836	LDWP-FL-2A-ED	0	2	1	1454
LDWP-GL-4A-ED	1	3	2	2795	LDWP-FL-4A-ED	0	3	1	2084
Polycarbonate Lens (PL)					Full Cutoff Door (FC)				
LDWP-PL-2A-ED	0	3	2	1508	LDWP-FC-2A-ED	0	1	1	1080
LDWP-PL-4A-ED	1	3	2	2297	LDWP-FC-4A-ED	0	1	1	1313

For more information on the IES BUG (Backlight Uplight/Glare) Rating visit www.lensa.org/PDF/Erratas/TM-16-07BugRatingsAddendum.pdf

- NOTES:
- 1 CF Single lamp offered in all door configurations. CF dual lamp models not offered with FL door type. 70W models not available with EM140-2L, CF-EM, CF-EM-2L. CF not available in 347V.
 - 2 All CM models offered with T6 envelope G12 lamp base. T6 Lamp included with CM models. Order LL with CM models. Ceramic Metal Halide (CM) is available with (MP) pulse start metal halide or E - Electronic Ballast. 400W MP must be ordered with LL option to be Title 20 Compliant.
 - 3 MH products available for non-US markets only.
 - 4 Small housing offered for 175W and below, CF and LD models. Large housing for 200W-400W. FL door not available with CF or 200-400W models. Polycarbonate lens available in models up to 175W max including LD. Polycarbonate lens not available with full cutoff door or FL models. Solite stipple glass is standard for FL lens. Clear glass is standard for full cutoff door types except for LD. LD full cutoff door is standard with solite glass.
 - 5 LED packages based on 67 CR1/s000K package at 25°C ambient. MH and MP 175W and below are medium base all others are mogul base. CF 64, 84, 114 and 140 models are offered in borosilicate glass and full cutoff doors only. In cold temperatures, compact fluorescent lamps produce lower illumination levels. CF 140 models and 400W HPS rated for 25°C.
 - 6 See Voltage Chart for descriptions. 5T available in 400W MH models only. 90°C Rated wire required for thru-branch wiring for units 175W and lower. 105°C Rated wire required for thru-branch wiring for units 200W and higher. Thru-branch wiring is rated for 40°C for LD and 175W and below. Higher wattage thru-branch wiring is rated for use in 25°C ambient operating environments. 7 347V not available with thru-branch wiring. For 347 or 480V LD specify voltage. ED will be supplied with integral step down transformer. 347V not available with CF lamps.
 - 8 Available with 70-150W MP or CM lamps. E is standard for all CF models. All electronic ballasts are universal 120-277V.
 - 9 Not all options can be combined. Only one emergency or battery back-up option available within the fixture. CF Models utilize EM140, EM140/2L, CF/EM or CF-EM/2L option for emergency egress. LD Models utilize EM-LED or EMLED-CD options only for battery back-up.
 - 10 Must specify voltage. F1=120, 277 or 347V. F2=208, 240 or 480V. PE=120, 208, 240 or 277V.
 - 11 DIMA dimming ballast, specify number of lamps, available for 1 or 2-26W or 1-32W, 1-42W. DIMB available for 2-42W, 1-57W or 1-70W.
 - 12 SGL optional on HID and CF models only. See note number 4.
 - 13 Q or EM not available with LD or E electronic ballast. Q or EM Minimum HID wattage is 70 watts. EM/SC available in 120V only, EM/SC not available with LD. Maximum 100W 120V T4 DC Bayonet Quartz lamp. Lamp supplied by others.
 - 14 QMR, 2QMR, EMMR, 2EMMR & 2EMMR/SC not available with LD or E electronic ballast. Minimum HID wattage is 70 watts.
 - 15 1 or 2 GU10 base 50W max - 120V Halogen. Lamps supplied by others. EM/SC/MR, 2EM/SC/MR, EM/SC/12V, 2EM/SC/12V not available with LD.
 - 16 Emergency lamp leads out of the back of the unit to auxiliary power. Lamps independently wired to separate circuits.
 - 17 Low Voltage 1 or 2 GU6.3 MR16 base, 12V DC, 35W max. Lamps supplied by others.
 - 18 For use in 25°C ambient operating temperature environments. EM140, EM140/2L used for CF lamps. Specify 120 or 277V. EM140 supports 1-70W CF max. EM140/2L supports 2-32W CF max. Minimum -18°C/4°F.
 - 19 For use in 25°C ambient operating temperature environments. Specify 120 or 277V. CF-EM supports up to 1-57W CF. CF-EM/2L supports 2-18W CF. 18W lamps supplied by others. Minimum temperature is 32°C/90°F.
 - 20 EMLED-CD available with 4A models only. For use in 25°C ambient operating temperature environments. Specify 120 or 277V. EMLED-CD minimum -20°C/4°F. Battery pack is a UL recognized component.
 - 21 Order separately.
 - 22 Delivered lumens subject to change. Consult IES file for details.

VOLTAGE CHART	
DT=Dual-Tap	120/277 (wired 277V)
MT=Multi-Tap	120/208/240/277 (wired 277V)
TT=Tri-Tap	120/277/347 (wired 347V)
5T=5 Tap	120/208/240/277/480 (wired 480V)
E=Electronic Ballast	120-277V (Universal) (50/60 HZ)
ED=Electronic LED Driver	120-277V (Universal) (50/60 HZ)

LAMP TYPE	WATTAGE
Pulse Start Metal Halide	50, 70, 100, 150, 200, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	50, 70, 100, 150, 250, 400W
T6 Ceramic Metal Halide	39, 70, 100, 150W
Compact Fluorescent	(1) 32, (1) 42, (1) 67, (1) 70, (2) 32, (2) 42, (2) 57, (2) 70
LED	2A (2 Package) 28W, 4A (4 Package) 40W

Job Name: The Willows Building A
Job Type: G
Quantity:



Family:	Addison Park
Product Category:	Outdoor Lantern
Item#:	72311-615B
Finish:	Dorian Bronze™
Certification:	3187291

Lamping

Light Type:	A-19, Med
Socket Type:	E26, Medium
Max Wattage:	100
Bulbs Included:	N
Dimmable:	Y
CRI:	N/A
Color Temp:	N/A
Initial Lumens:	N/A
Delivered Lumens:	N/A
Rated Life Hours:	N/A
Photo Cell Included:	N/A
Ballast:	N/A

Shipping

Carton Weight:	3.48
Carton Width:	8.13
Carton Height:	14.75
Carton Length:	8.88
Carton Cubic Feet:	0.62
Master Pack:	4
Master Pack Weight:	15.97
Master Pack Width:	17.13
Master Pack Height:	15.75
Master Pack Length:	18.75
Master Cubic Feet:	2.927
*Multi-Pack:	N/A
Small Package Shippable:	Y

Measurements

Width:	5.75
Height:	10
Length:	N/A
Min Overall Height:	N/A
Max Overall Height:	N/A
Height Adjustable:	N
Extension:	6.75
Net Weight:	2.38
Back Plate/Canopy Width:	4.63
Back Plate/Canopy Height:	6.5
Canopy Length:	N/A
Center to Top of Fixture:	3.25
Center to Bottom of Fixture:	7
Slope:	N
Chain Length:	N/A
Wire Length:	7

Shade

*Shade Description:	Etched Opal
*Shade Material:	Glass
*Shade Quantity:	N/A
*Shade Number:	G72311
*Shade Width:	N/A
*Shade Height:	N/A
*Shade Length:	N/A

Miscellaneous

Safety Cable Included:	N
------------------------	---

*For additional information, please contact Customer Care: 1-800-221-7977.

Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

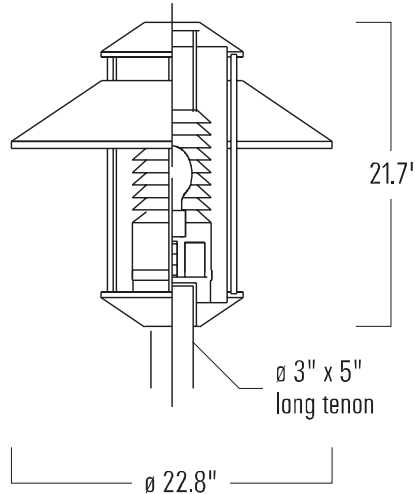
651-4041

Post top luminaire.
Shielded light source. Canopy highlight feature.
Ceramic metal halide source.



Project: Willows Building A

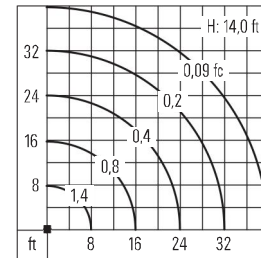
Date: 7/28/2015



Fixture Type: SA
WE-EF Cat. #: ZA651-4041
Voltage: MultiTap
Finish: Black
Options:

Product ID. No.	Lamp/ base/ gear	Lumen
-----------------	---------------------	-------

651-4041	CMH100 ED-17 (coated)/ Med base / [ECG]	8700 lm
-----------------	---	---------



Post top luminaire with canopy highlight feature and shielded light source. Ceramic metal halide source. Suitable for the lighting of public and private promenades and gardens. Type V, symmetric distribution. Recommended mounting height 10 – 16 feet depending of lamp type selected.

Materials: Marine grade die-cast aluminium construction with 5CE superior protection including PCS hardware. Clear polycarbonate lens. Anodized aluminium reflector. One piece, moulded, high-temperature silicone weatherproof gasket. PCS coated stainless steel hardware.



Electrical: Lamp holder: Medium base lamp holder, supplied with 250 ° C high temperature leads, rated 600V. Integral electronic ballast [ECG], (ANSI M140) for 120 or 277 volt supply. **Specify voltage.** CMH100/ED-17 (coated)/ ceramic metal halide lamp provided by others.

Mounting: Luminaire slip fits over 3 " o.d. x 5 " long pole top tenon. Pole, pole top brackets and wall brackets must be ordered separately, as Product ID is for luminaire only. Weight: 20.0 lbs. E.P.A.: 2.2 sq ft.

Finish: Standard finish: Black RAL 9004, polyester powder coat with fine texture. Optional finishes: White RAL 9016, polyester powder coat with fine texture. Grey Metallic RAL 9007, polyester powder coat with fine texture.

Consult factory for special RAL color options. **Specify finish.**

Listing: **UL , c UL** listed for Wet locations. International Standards: IP55 dustproof/ jetproof.

Options: **697-8001** Fusing (120V/ 277V) Specify. Mounting accessories: Refer to mounting accessories for ZA640 post top luminaire for available brackets to mount luminaire to wall or pole. **Specify mounting accessory.**



Date: 1/1/07