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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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November 12, 2010

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

**RE: Spirit of St. Louis Airpark, Lot 2 (Aero Charter):** A 2nd Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 8.59 acre tract of land zoned "M3" Planned Industrial District located southwest of the intersection of Edison Avenue and Turbine Avenue.

Board Members:

Archimages Architecture, Planning and Interiors has submitted, on behalf of First Hangar Investors, LLC., a 2nd Amended Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting 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 34,200 square foot aircraft hangar, located on Lot 2 of the Spirit of St. Louis Airpark. The subject site is zoned "M3" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 1430. The exterior building materials will be comprised of white metal wall panels designed to closely resemble the adjacent aircraft hangar. The roof will be comprised of Galvalume roof panels. Please see the attached checklist to see staff's review of the project's compliance with the City of Chesterfield's Design Standards.

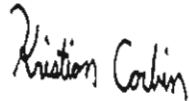
**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Standards. Additionally, the plan was reviewed for compliance with the City of Chesterfield Ordinance 1430, which governs the site. Landscape and lighting are being addressed through site plan review for adherence to the City of Chesterfield's Tree Preservation and Landscape Requirements and the Lighting Ordinance.

**Action Requested**

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

Respectfully  
Submitted,

A handwritten signature in black ink that reads "Kristian Corbin". The signature is written in a cursive, slightly slanted style.

Kristian Corbin  
Project Planner

**Attachments**

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

**ARCHITECTURAL REVIEW BOARD**

**Project Name:** Spirit of St. Louis Airpark. Lot 2  
(Aero Charter) 2<sup>nd</sup> ASDSP

**Standards Review Checklist**

**Date of Review:** November 12, 2010

<b>Applicability and Compliance</b>			
<b>General Requirements for Site Design</b>			
A. Site Relationships	X		
B. Circulation System and Access	X		
C. Topography	X		
D. Retaining Walls	X		
<b>General Requirements for Building Design</b>			
A. Scale	X		Matches the surrounding structures.
B. Design	X		
C. Materials and Color	X		The materials and colors (White) were selected to match the adjacent hangar on the property.
D. Landscape Design and Screening	X		To be addressed through site plan review.
E. Signage	N/A		Not submitted for approval at this time.
F. Lighting	X		To be addressed through site plan review.
<b>Use Type:</b>			
Access	X		
Exterior Elements	X		
Landscaping and Screening	X		
Scale	X		
Site Design	X		

**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.

Form revised: February 2009



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

**Date of First Comment Letter Received from the City of Chesterfield** \_\_\_\_\_

**Project Title:** New Aircraft Hangar for Aero Charter **Location:** 501 Turbine Avenue, Chesterfield, MO 63005

**Developer:** First Hangar Investors, LLC **Architect:** Archimages **Engineer:** MEP/FP\_Design -Build to be Determined

**PROJECT STATISTICS:**

**Size of site (in acres):** 8.59 Acres **Total Square Footage:** 34,200 **Building Height:** 38'- 9" max. @ ridg

**Proposed Usage:** Aircraft Hangar and workshops

**Exterior Building Materials:** Metal wall panels (White)

**Roof Material & Design:** Standing seam (Galvalume)

**Screening Material & Design:** Metal wall Panels (White)

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

**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.



RECEIVED  
NOV - 8 2010  
DEPT. OF PLANNING  
& PUBLIC WORKS

# ARB Design Submittal

Chesterfield, Missouri

[11 OCTOBER 2010]

RESUBMITTED [05 NOVEMBER 2010]

# AERO



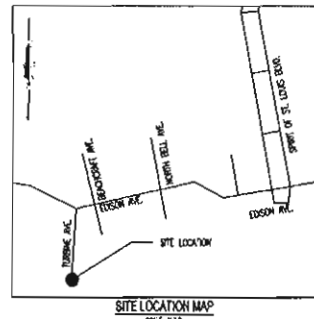
# CHARTER



**Archimages**  
Architecture Planning Interiors

"AERO CHARTER AMENDED SITE DEVELOPMENT PLAN"

LOT 2 OF SPIRIT OF ST. LOUIS AIRPORT  
LEASE LOTS PLAT 1  
PLAT BOOK 258, PAGE 74  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO  
GOVERNING ORDINANCE NUMBER 1430



I, Robert A. Thomas, CEO of First Mopac Investors, L.P., the Lessee of the property shown on this plan, and more specifically described as Lease Lot 2 of Spirit of St. Louis Airport Lease Lots Plat 1, recorded in Plat Book 258, Page 74, and containing 1.530 acres more or less, for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.1, 100.110, "M-1", governing ordinance #1430, do hereby certify and declare that said property from the date of recording this plan shall be developed only as shown herein, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Robert A. Thomas, CEO

For \_\_\_\_\_

State of Missouri ) S.S.

County of St. Louis )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me personally appeared Robert A. Thomas, to me known, who, being by me sworn in, did say that he is CEO of First Mopac Investors, L.P., a corporation in the State of Missouri, and that the said instrument is the corporate act of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said Robert A. Thomas, acknowledged said instrument to be the true act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notary Seal of my office at \_\_\_\_\_ the day and year last above written.

My term expires \_\_\_\_\_

(Notary Public)

This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance 200, as amended by the Director of Planning and the City Clerk.

ATTEST:

\_\_\_\_\_  
Teresa Price, Director of Planning

\_\_\_\_\_  
Walter Denny, City Clerk

Ordinance 1430, dated the 30th of July, 1998, which prescribed conditions relating to approved "M-1" zoning, is recorded on Roll Number 552 on the 18th day of August, 1998, in the St. Louis County Recorder's Office.

GENERAL NOTES:

1. PROPERTY IS A "THREE ZONE" 1" AND "ONE AND ONE HALF" PER FOOT MAP DISTRICTS AND IS ZONED M-1/1.5/3.5 WITH PROTECTED FROM THE 10' BUFFER ZONE IN REAR AND SIDE YARD SETBACKS.
2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF CHESTERFIELD ZONING ORDINANCES.
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ZONING DISTRICT: "M-1" PLANNED INDUSTRIAL DISTRICT

PROPOSED USES: AIRCRAFT HANGARS AND OFFICES

STREETS: PER "M-1" INDUSTRIAL DISTRICT ZONING ORDINANCE SECTION 100.110

FRONT: 30 FT.

SIDE: 10 FT.

REAR: 15 FT.

ADJACENT DISTRICTS:

BOONVILLE SCHOOL DISTRICT

CHESTERFIELD FIRE PROTECTION DISTRICT

BOONVILLE - CHESTERFIELD LEASE DISTRICT

LAUREL GAS

METROPOLITAN ST. LOUIS SEWER DISTRICT

ST. LOUIS COUNTY WATER COMPANY

PARKING CALCULATIONS:

OFFICE SPACE 15,000 S.F. @ 3 1/2 / 1,000 = 26 SPACES REQUIRED

HANGAR SPACE 25,000 S.F. @ 1 / 1,000 = 25 SPACES REQUIRED

21 SPACES REQUIRED

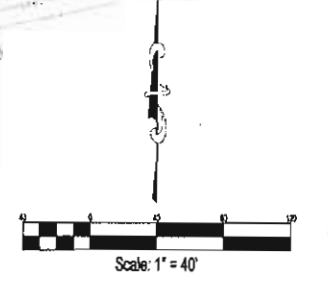
67 SPACES PROVIDED

HANDICAPPED SPACES: 3 REQUIRED

4 PROVIDED



Site Plan



# Aero Charter

## Architectural Narrative

### Project Description

The Aero Charter project is located at 501 Turbine Avenue at the Spirit of St. Louis Airport in Chesterfield, Missouri. The site is comprised of approximately 8.59 acres with an existing 24,000 s.f. aircraft hangar, 2,000 s.f. workshop/storage area, and approximately 8,800 s.f. of fixed base operations office space (FBO) occupying the eastern half of the site. The proposed project includes the construction of a new aircraft ramp area, expanded parking zones, and a new 30,000 s.f. aircraft hangar with an additional management and service/tools area of approximately 4,200 s.f. Nearly 2,493 s.f. of the aforementioned 4,200 s.f. is allocated for the management portion of the project and will be utilized by pilots and/or chief mechanics. The remaining 1,770 s.f. of space will be used for the service/tools area. This space will include a large mechanical room and (5) lockable tool room storage units.

### Site Relationship

The proposed project is situated deep within the airport confines and is not highly visible from public roadways. The aircraft hangar is in close proximity to the adjacent hangar due to programmatic requirements and designed so that the scale and fenestration of the proposed structure is compatible with neighboring use groups and surrounding buildings. Pedestrian movement is minimal due to security concerns and type of business conducted on the premises. Furthermore, parking for business patrons is provided adjacent to the public building access points. Sidewalks provided at these parking areas delineate and separate the pedestrian and vehicular traffic, and in no way does this design does impair or interfere with any surrounding properties or developments.

The orientation of the building was derived by several influencing factors, including FAA sightline criteria, grades of transitioning ramps due to newly established flood plain elevation datums, and aircraft clearance recommendations. With all of these factors taken into account, the proposed aircraft hangar building will be oriented so that the hangar door is at the furthest distance possible from the existing hangar. This separation distance minimizes the slope of the transitioning ramp decreasing the dangers associated with icing conditions and aircraft maneuverability. Additionally, this layout provides for a more flexible ramp area enabling better maneuverability and staging of aircraft upon the tarmac. The ridge of the structure runs east to west in order to provide an unobstructed sightline from the control tower out to the taxiway. The main building entry on the east side is centrally located between the service and office areas. The mechanical room, located on the northeast corner of the building, offers close proximity to utility entrances as well provides as clear unobstructed access by the fire department to their siamese water connection apparatus. The southeast waiting room provides a clear view of the active main runway and direct access to the ramp area for any boarding/ disembarking passengers. It is important to note that we have not addressed any outdoor amenities due to excessive noise generation of aircraft and the potential harmful effects and consequences that prolonged exposure to such noise levels could impose upon the general public. However, canopies have been incorporated into the project providing solar protection by means of shading for the larger glazed openings as well as offering protection from the elements at the entry locations. As designed, this project does not impair or interfere with any surrounding properties or developments.

### Circulation System and Access

Improved Circulation systems as designed separate pedestrian and vehicular traffic as well as providing a full loop emergency access through the site and aircraft ramp areas.

- Bicycle circulation is not addressed. People utilizing this facility will be pilots, mechanics and charter passengers who will require vehicle transportation to the site.
- New sidewalks have been added to define pedestrian circulation and canopies define the public building access points.
- Vehicular circulation allows for full loop emergency service. Currently, no public transportation serves this site.
- Parking for public is along building access points minimizing pedestrian/vehicular conflicts.
- Landscaped buffer is provided between building and parking in order to provide landscaped foreground for building.
- Pedestrian Orientation is only addressed in the aspect of providing concrete walkways and building canopies defining the entry access points.
- No outdoor dining or seating areas provided due to aircraft noise.
- No on-site connections to public transportation provided on site.

### Topography

Due to FAA requirements pertaining to minimizing obstructions of sightlines and the flat nature of this site, we have not utilized the topography for screening or buffering purposes. However, we have implemented smaller scale landscaping to assist in some screening and buffering scenarios around the transformer and dumpster enclosure.

- Topography is designed to accommodate aircraft.
- Cut and fill slopes have been adjusted for aircraft usage.

### Retaining Wall

Minimal height retaining walls are required at a couple building access points and are constructed of cast-in-place concrete. Reference exterior building elevations.

- All retaining walls have been kept to minimum dimensions.
- No design elements have been incorporated into retaining wall design.
- Terracing has not been implemented due to minimal grade differentials.
- No stone, masonry or textured concrete walls are implemented due to negligible amount of retaining wall and that no such material are used on the site.

### General Requirements Addressing Building Design

#### A. Scale:

- Building Scale: Building height is consistent with adjacent and neighboring properties.
- Human Scale: Achieved by introducing the lower portion of the lean-to structure along the public access side of the proposed aircraft hangar and by means of the implementation of glazed openings and canopies.
- Generic Scale: Achieved by matching existing hangar building eave heights, and corresponding datums of window and door elements.

#### B. Design:

The scale of this project is appropriate and consistent with the adjacent building and surrounding area. We have matched the eave height, construction materials and colors of the roof and wall panels of the existing adjacent aircraft hangar. Since the hangar structure is large, we have incorporated a lower "lean-to" type office/workshop and tool storage area which reduces the height of the structure creating a more human scale eave height along the entire east side of the building where public access occurs. Furthermore, we have added several canopies of varying sizes to denote points of entry and offer protection from the sun and elements at larger glazed openings. These tectonic elements (canopies) in conjunction with the various window openings add more architectural interest to the building and aid in reducing the scale of the aircraft hangar to more humanistic proportions. The material finishes and colors selected for this project reflect those used on the adjacent aircraft hangar uniting the new building with the existing context. All exposed mechanical rooftop units will be screened with panels matching the existing wall panels and color.

#### C. Colors:

- Building materials will closely match the existing hangar. White metal wall panels and galvalume roof panels will be utilized.
- White building trim will be used similar to existing building.
- Glazing color will match existing building.
- Clear anodized aluminum store front will be used in lieu of bronze anodized.

#### D. Landscape design and screening:

- All new landscaping will compliment the site. FAA regulations restricts certain types of plants to be incorporated into the design due to height limitations.
- Building landscape buffers are introduced in limited areas.
- Parking landscaping utilized per city requirements.
- Textured masonry dumpster enclosure screen wall has landscape buffer to minimize visual acuity. Masonry enclosure material will match the texture and color of the existing FBO.
- Minor use of chainlink fence used at security check points only.
- Landscape buffer used to screen electric transformer and electric generator.
- Roof top units screened by metal wall panels matching proposed building and existing building exterior wall.

#### E. Signage:

- Wall mounted Signage will be located on the south exterior wall and potentially the east wall. All signage will be designed and approved under a separate review process.

#### F. Lighting:

- New wall pack mounted lighting will be incorporated in the design and be located on all exterior walls of the building for safety as well as for site lighting. -Refer to site lighting plans.

#### Specific Requirements for the Chesterfield Valley:

##### Facades:

- All facades have been designed to an equal level of detail and quality of the nearest adjacent structure based upon functionality.

##### Storage:

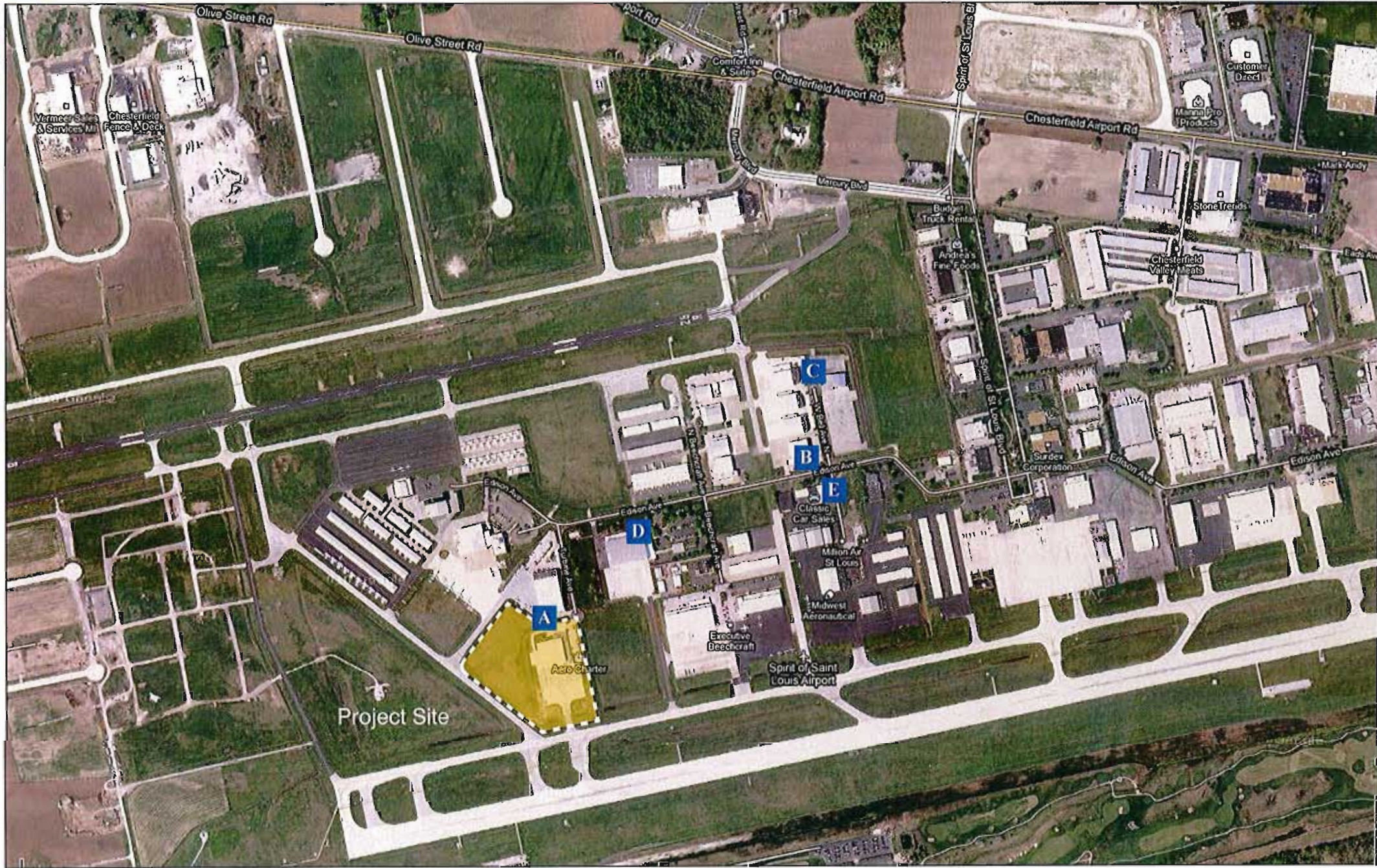
- Not Applicable.

##### Utilities:

- New utility services are underground.

##### Parking:

- Property not adjacent or along I-64 corridor.



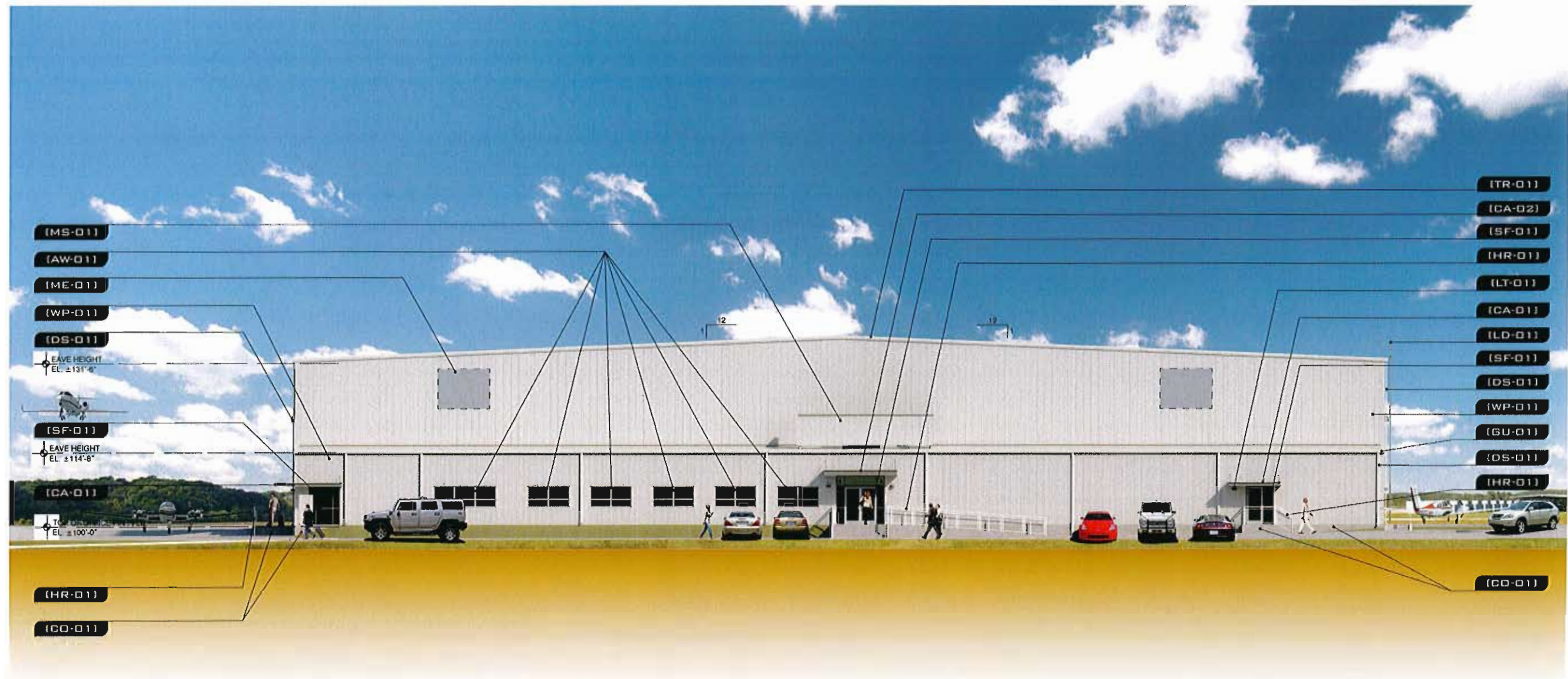
Existing Aero Charter Facilities

Aerial Key Map for Contextual Images



# Legend

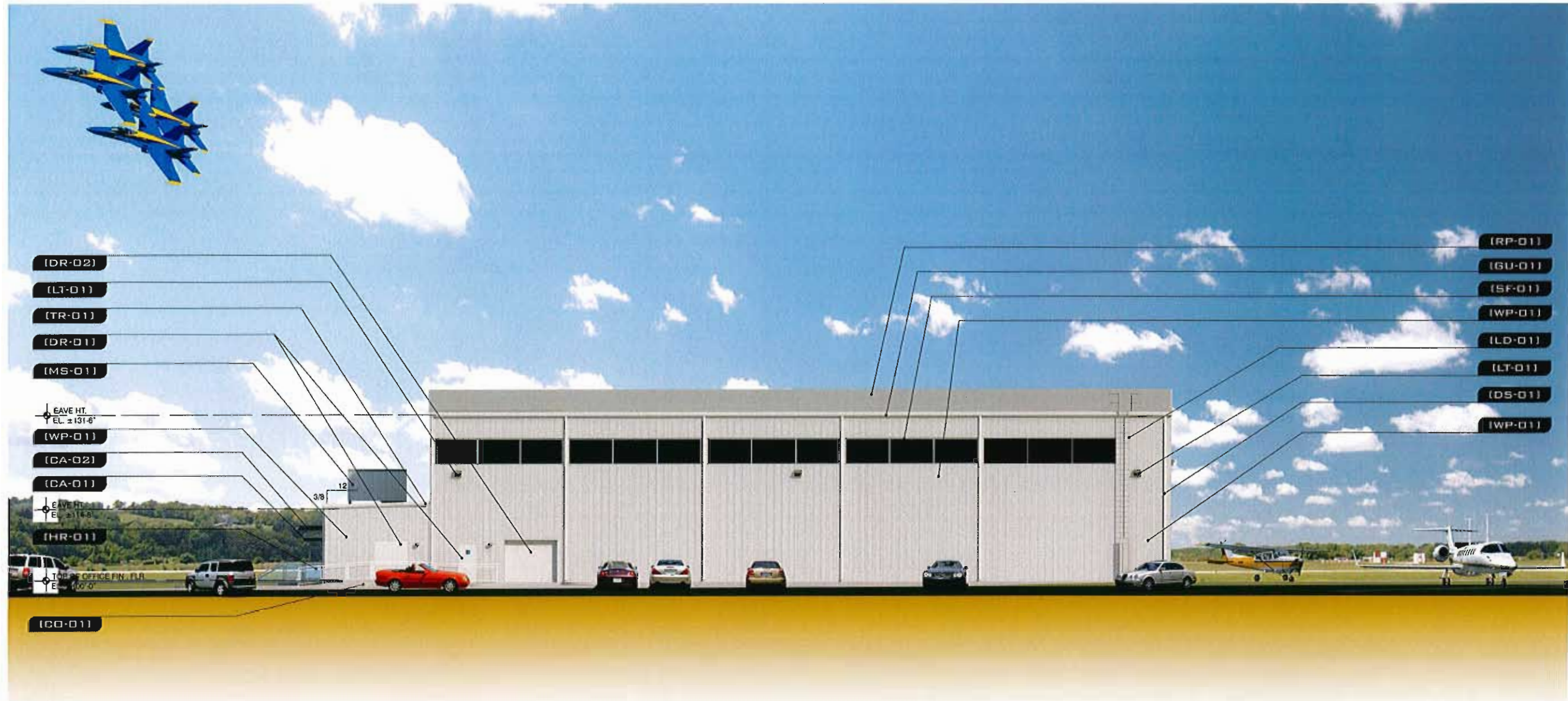
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[CA-01]	Prefabricated anodized aluminum metal canopy with 8" exposed fascia.	[DR-03]	Mechanically operated 27'-0" tall (northern style) prefabricated (8) leaf aircraft hangar door system, with white [WP-01] wall panels, exterior by pre-engineered metal building manufacturer.	[LF-01]	Exterior wall mounted light fixture. -See applicable drawings and electrical documentation.	[SF-01]	2" X 4 1/2" clear anodized aluminum storefront framing and/or entry system with 1" insulated glazing tinted solarbronze.
[CA-02]	Prefabricated anodized aluminum metal canopy with 12" exposed fascia.	[DS-01]	Pre-finished/prefabricated (white) metal downspout.	[ME-01]	Mechanical Exhaust fan with operable louvers. Paint white to match exterior metal building panel color. Size and location to be determined.	[SG-01]	Proposed building signage. Note: building signage to be addressed under separate approval process and is not part of ARB process.
[CO-01]	Exposed concrete ramp, stair an/or foundation wall.	[GU-01]	Pre-finished/prefabricated (white) metal gutter.	[MS-01]	Mechanical screen by pre-engineered metal building manufacturer. Provide white [WP-01] for exterior exposed finish material.	[TR-01]	Pre-finished (white) fascia and/or gable trim by pre-engineered metal building manufacturer.
[DR-01]	Insulated hollow metal door. Paint white to match exterior metal building panel color.	[HR-01]	Prefabricated metal guardrail/handrail with 2"x 2" wire mesh panels. Paint white to match exterior metal building panel color.			[WP-01]	Pre-finished (white) exterior metal building wall panel



0 4 8 16 graphic scale in feet East Exterior Building Elevation

# Legend

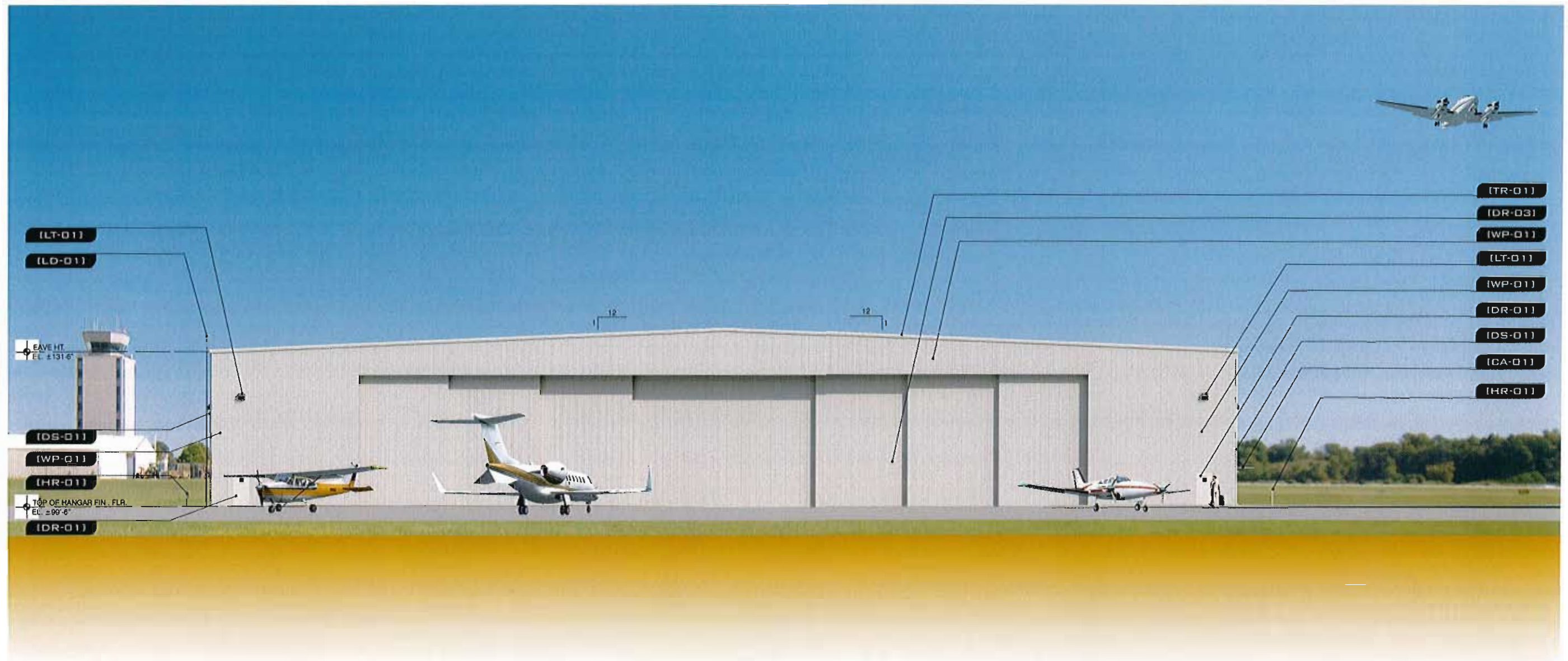
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0 4 8 16 graphic scale in feet North Exterior Building Elevation

# Legend

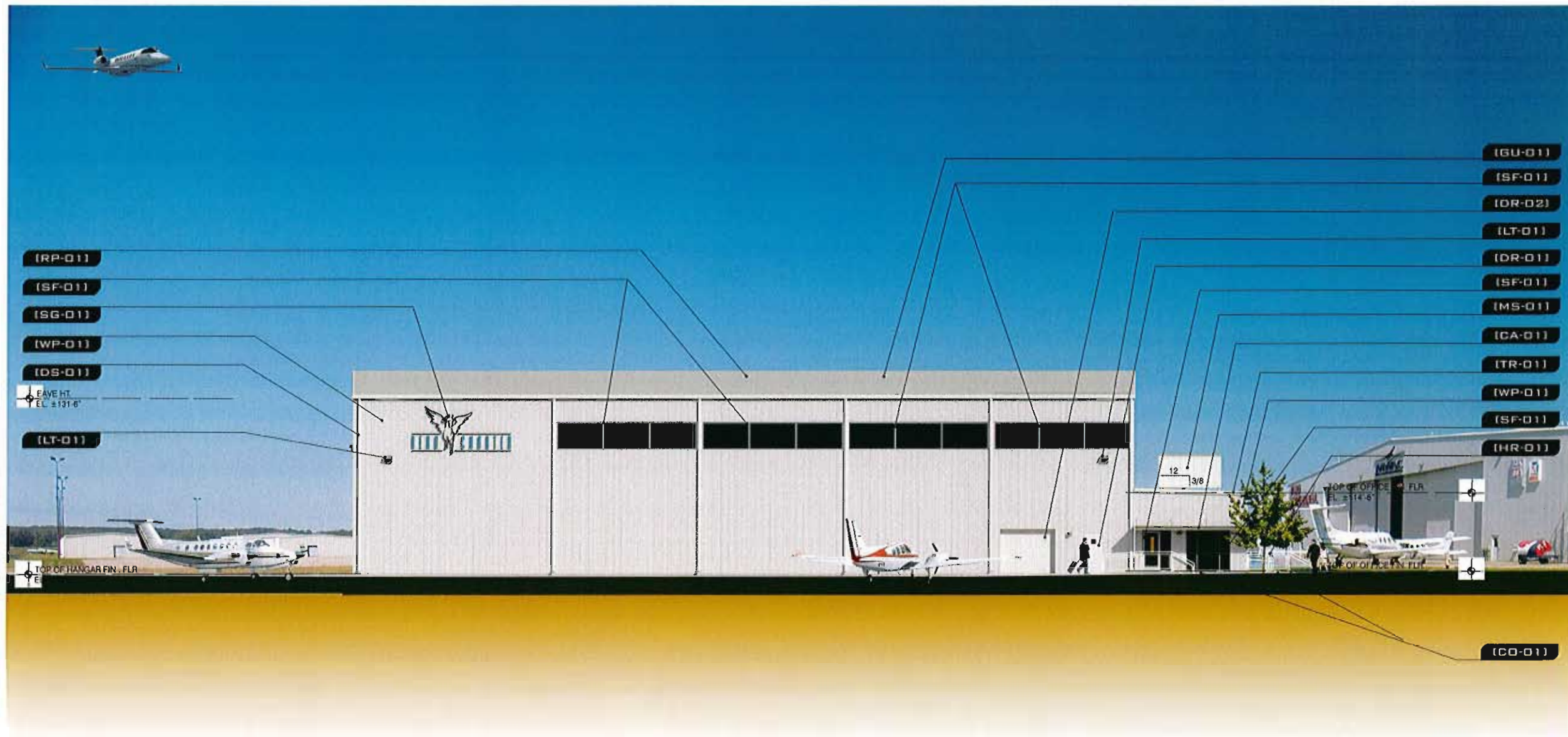
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0 4 8 16 graphic scale in feet West Exterior Building Elevation

# Legend

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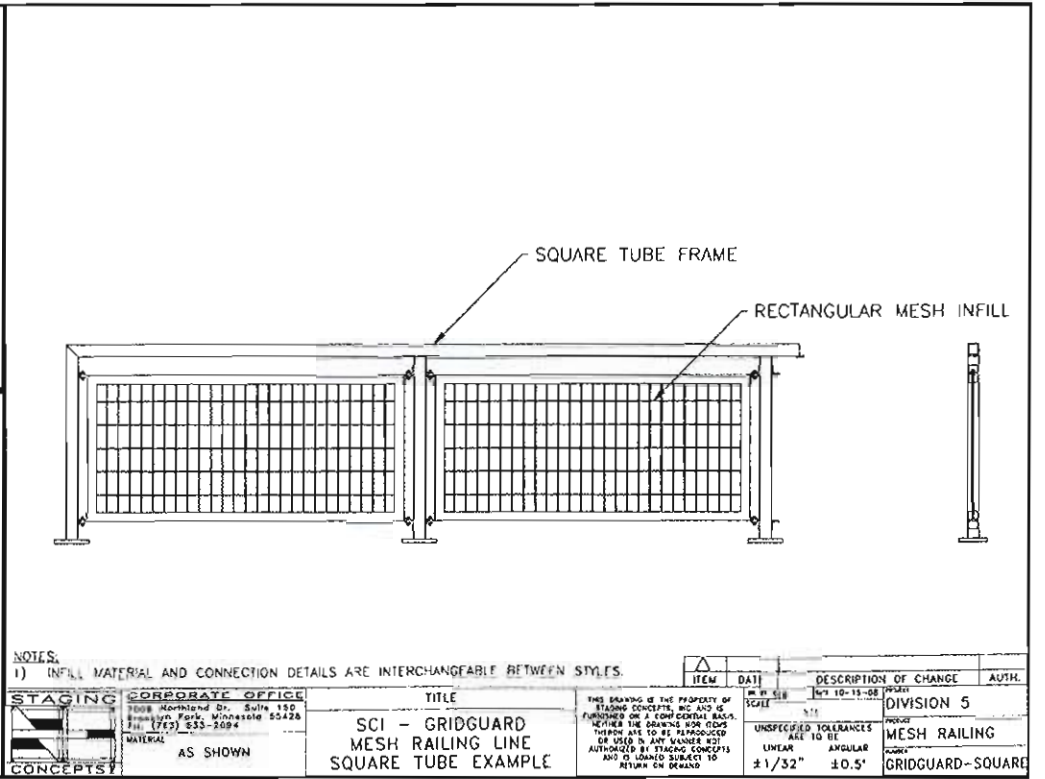
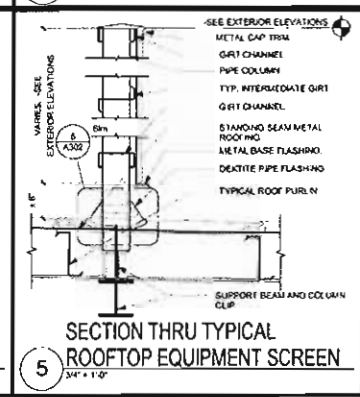
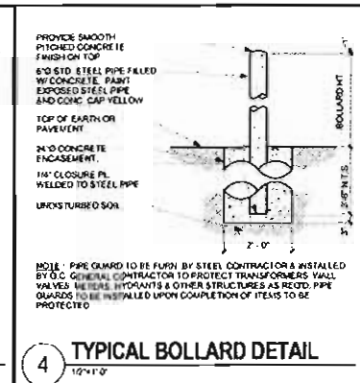
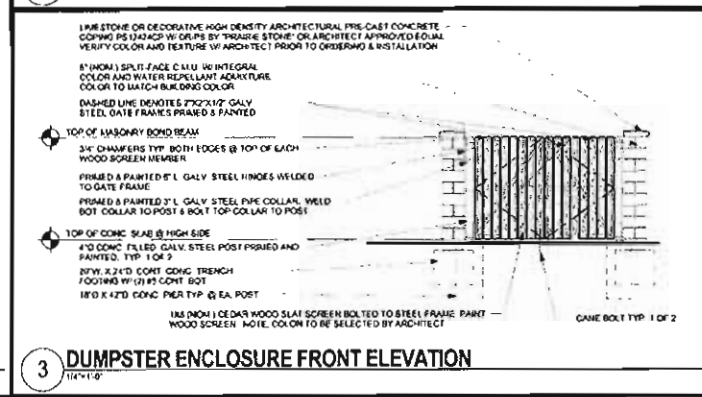
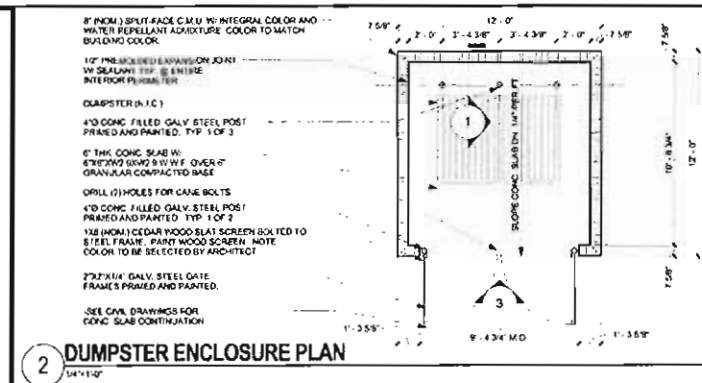
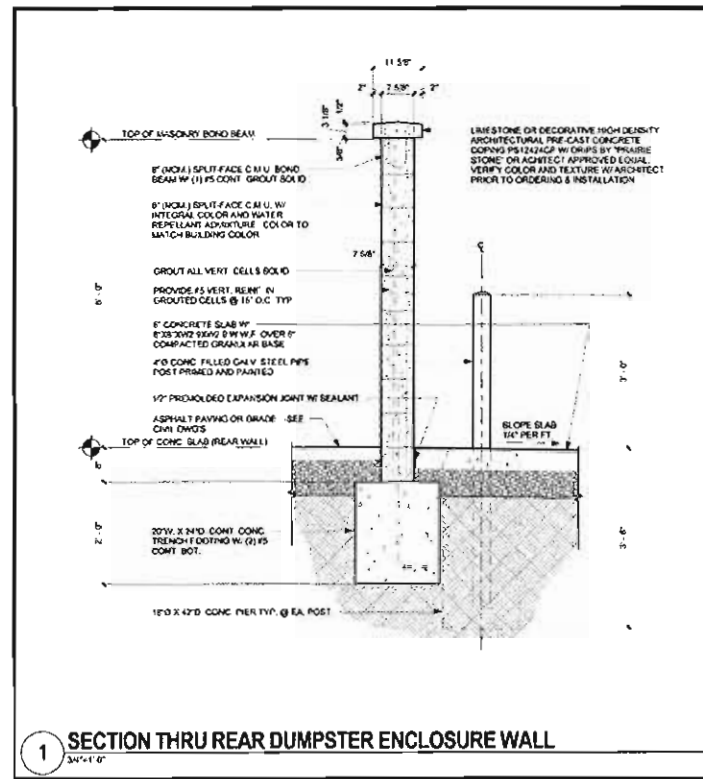
Note: Building Signage is not part of the A.R.B. Submittal package and will be permitted and approved by the City of Chesterfield under separate proceedings.

0 4 8 16 graphic scale in feet South Exterior Building Elevation



Note: Building Signage is not part of the A.R.B. Submittal package and will be permitted and approved by the City of Chesterfield under separate proceedings.

Southeast Corner Exterior Rendering



**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**TWH Metal Halide Wall-Packs**

**CONSTRUCTION:** Rugged, corrosion-resistant, die-cast aluminum enclosure with a clear polycarbonate lens. The lens is made of high-impact polycarbonate and is held in place by a stainless steel frame. The lens is protected by a clear, scratch-resistant coating.

**ELECTRICAL SYSTEM:** The fixture is designed for use with a 120V AC power source. It features a built-in ballast and a power factor correction capacitor. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

**INSTALLATION:** The fixture is designed for easy installation. It can be mounted to a wall or ceiling using the provided mounting hardware. The fixture is also designed to be compatible with a variety of mounting surfaces.

**ORDERING INFORMATION**

Model	Power	Color	Options
TWH 400M	40W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
TWH 250M	25W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
TWH 175M	17.5W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**KAD/POLE COMBO**

**CONSTRUCTION:** The fixture is made of high-quality aluminum and is designed for use in a variety of environments. It features a clear polycarbonate lens and a stainless steel frame. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

**ELECTRICAL SYSTEM:** The fixture is designed for use with a 120V AC power source. It features a built-in ballast and a power factor correction capacitor. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

**INSTALLATION:** The fixture is designed for easy installation. It can be mounted to a wall or ceiling using the provided mounting hardware. The fixture is also designed to be compatible with a variety of mounting surfaces.

**ORDERING INFORMATION**

Model	Power	Color	Options
KAD/POLE COMBO	40W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
KAD/POLE COMBO	25W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
KAD/POLE COMBO	17.5W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**SSS SQUARE STRAIGHT STEEL**

**CONSTRUCTION:** The fixture is made of high-quality square straight steel and is designed for use in a variety of environments. It features a clear polycarbonate lens and a stainless steel frame. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

**ELECTRICAL SYSTEM:** The fixture is designed for use with a 120V AC power source. It features a built-in ballast and a power factor correction capacitor. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

**INSTALLATION:** The fixture is designed for easy installation. It can be mounted to a wall or ceiling using the provided mounting hardware. The fixture is also designed to be compatible with a variety of mounting surfaces.

**ORDERING INFORMATION**

Model	Power	Color	Options
SSS	40W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
SSS	25W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
SSS	17.5W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.

**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**

**KAD Pole Combo**

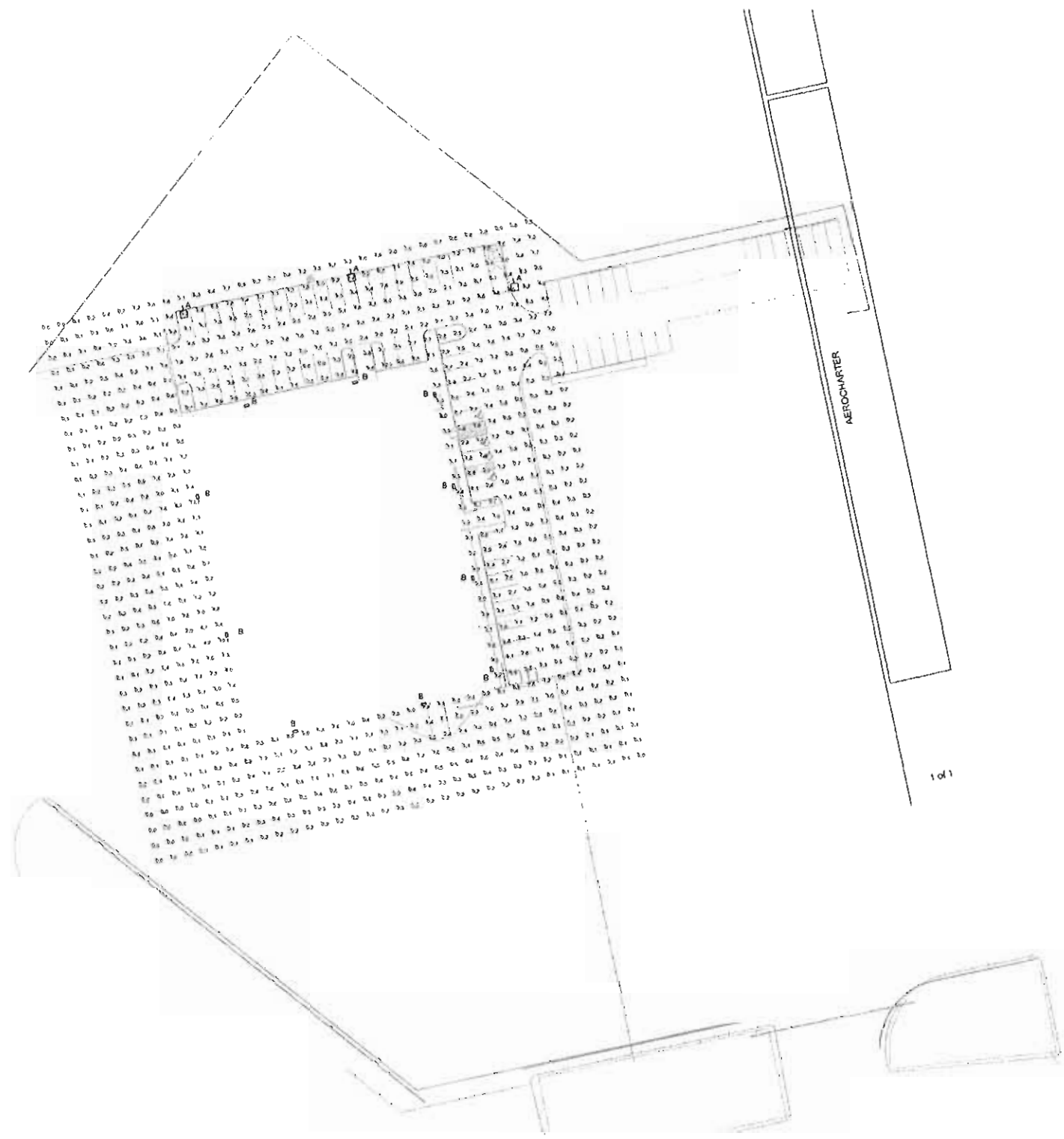
**CONSTRUCTION:** The fixture is made of high-quality aluminum and is designed for use in a variety of environments. It features a clear polycarbonate lens and a stainless steel frame. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

**ELECTRICAL SYSTEM:** The fixture is designed for use with a 120V AC power source. It features a built-in ballast and a power factor correction capacitor. The fixture is also equipped with a thermal protection device that will shut the fixture off if the temperature inside the enclosure reaches a dangerous level.

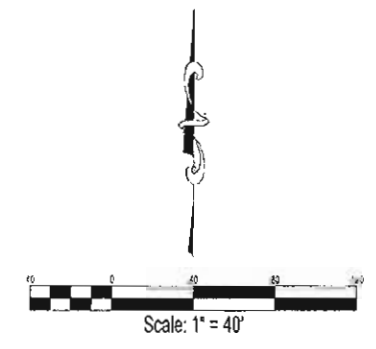
**INSTALLATION:** The fixture is designed for easy installation. It can be mounted to a wall or ceiling using the provided mounting hardware. The fixture is also designed to be compatible with a variety of mounting surfaces.

**ORDERING INFORMATION**

Model	Power	Color	Options
KAD Pole Combo	40W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
KAD Pole Combo	25W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.
KAD Pole Combo	17.5W	White	Dark bronze, Magnetic ballast, Emergency circuit, Photocell, etc.



**SITE PLAN PHOTOMETRIC**  
SCALE: 1"=40'

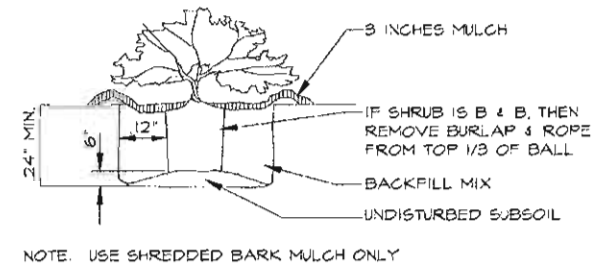
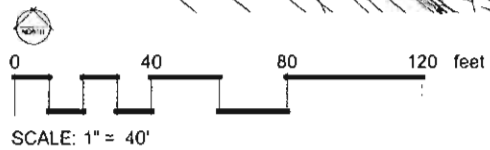
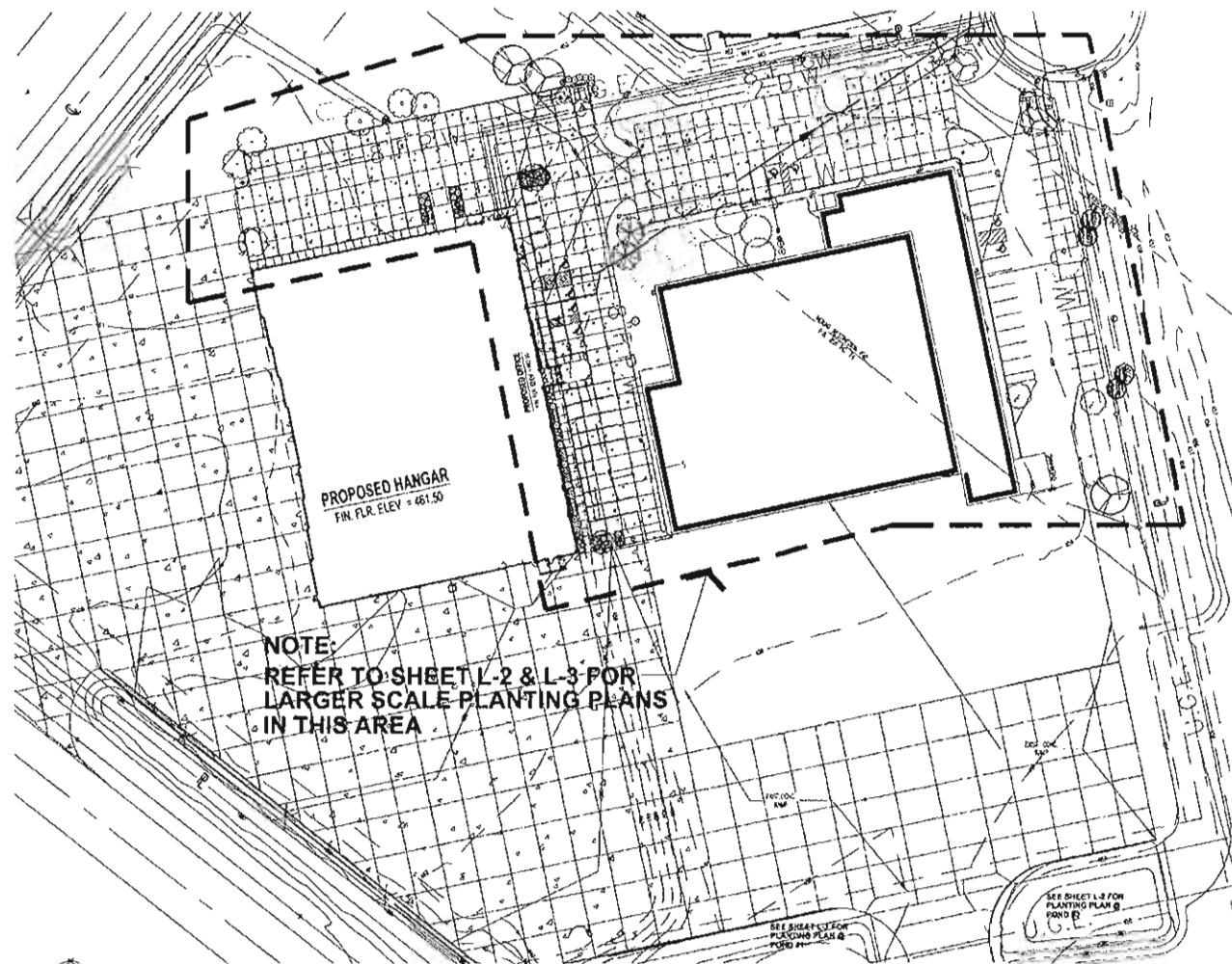


- NOTE:**
1. MOUNTING HEIGHT OF 22' FOR WALL PACKS
  2. MOUNTING HEIGHT OF 22.5' FOR POLES (23' POLE, 2'-6" BASE)
  3. CALCULATIONS TAKEN AT GROUND LEVEL

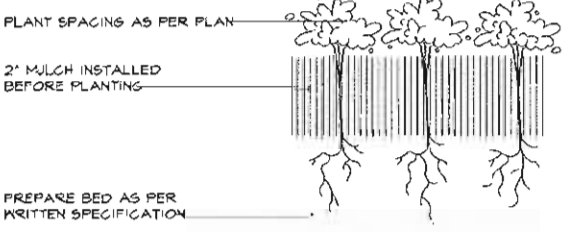
STATISTICS						
Description	Symbol	Avg	Max	Min	Location	Height
Calc. Zone#1	+	16.6	103.6	0.0	N/A	N/A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Category Number	Description	Spec	Ft/c	Notes
☐	A	3	KAD 40V B3	OUTER PERIMETER LIGHTING	400 WATT METAL HALIDE	4000000000	40000
☐	B	10	TAN 40M FB	GENERAL PURPOSE BUILDING MOUNTED LIGHTING, 4'x6' MFL CLEAR LAMP, W/ FLEX HOULD.	ONE 400WATT CLEAR EQ. 25' METAL HALIDE	5000000000	40000

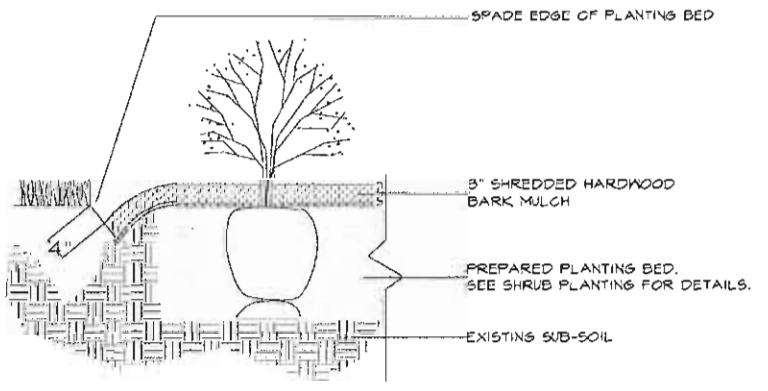
Site Lighting Plan



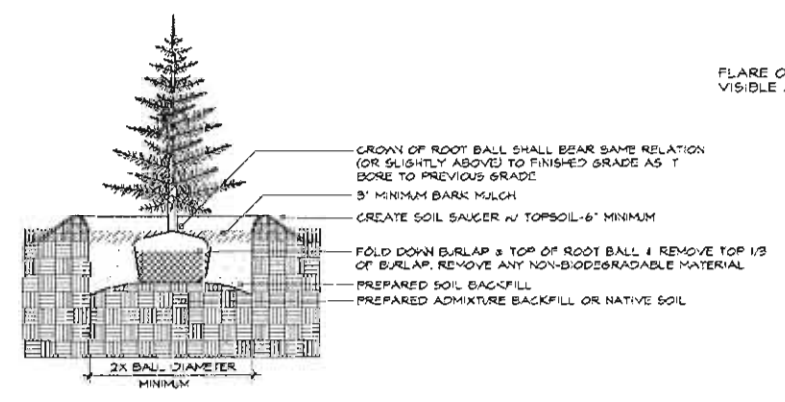
**SHRUB PLANTING**  
N.T.S.



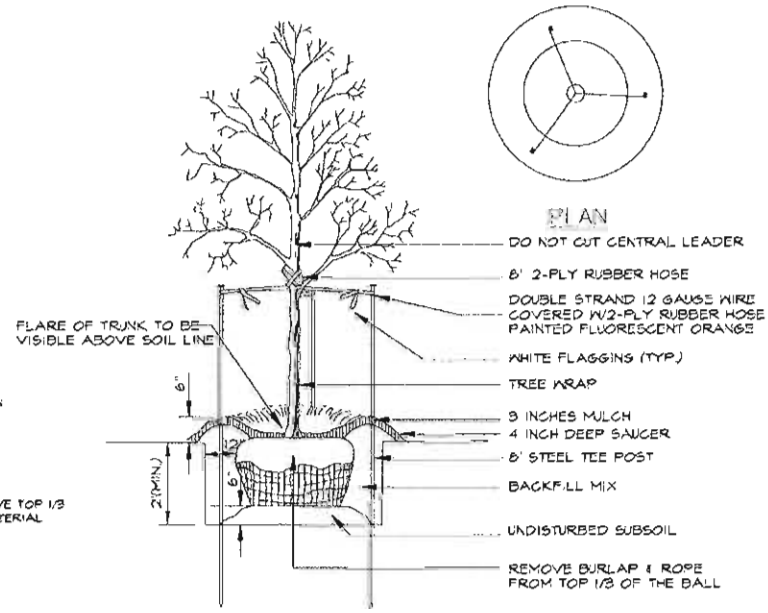
**PERENNIAL / ANNUAL PLANTING**  
N.T.S.



**SPADE-CUT EDGE DETAIL**  
N.T.S.



**EVERGREEN TREE PLANTING**  
N.T.S.



**DECIDUOUS TREE PLANTING**  
N.T.S.

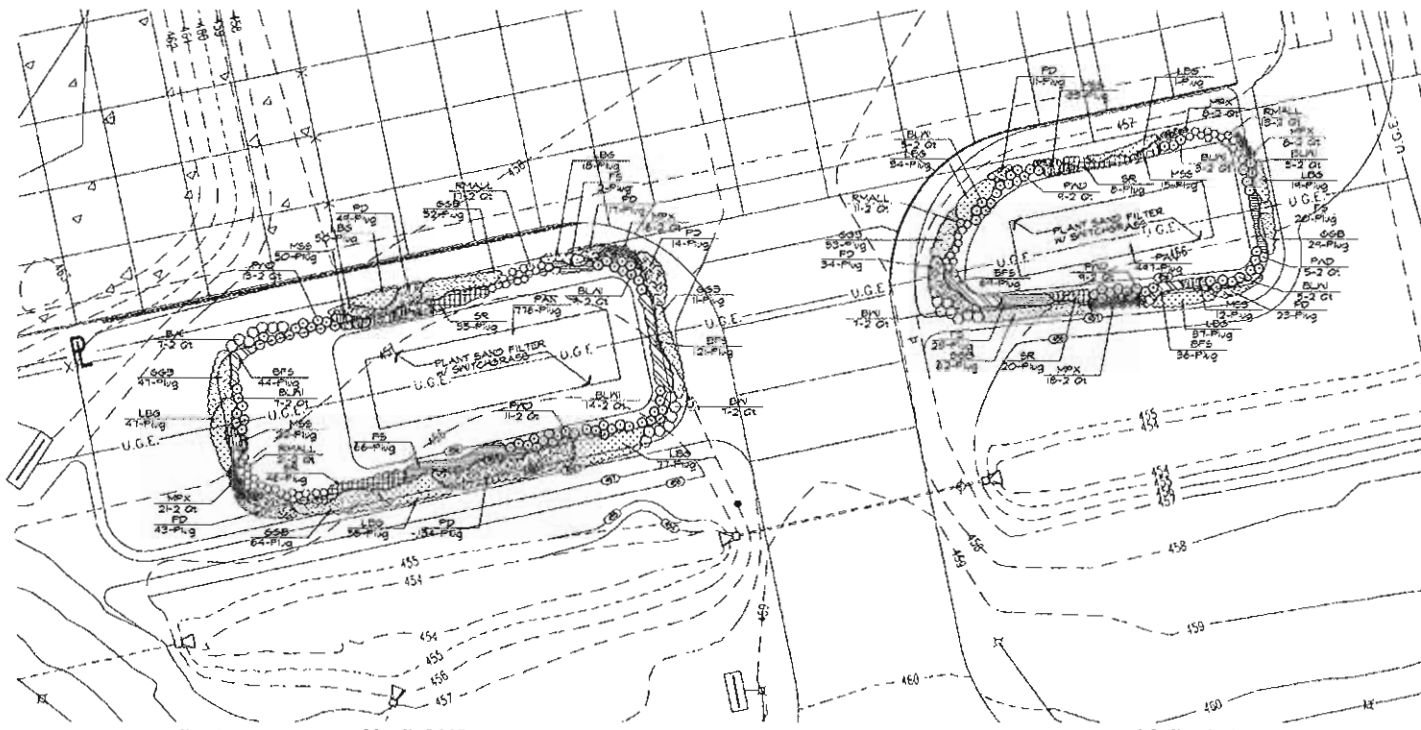
**landscape  
TECHNOLOGIES**

87 Jacobs Creek Drive  
St. Charles, Missouri 63304  
p: 636.828.1260  
f: 636.828.4563

**Landscaping/Planting Plan "L-1"**

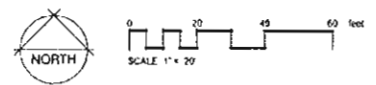






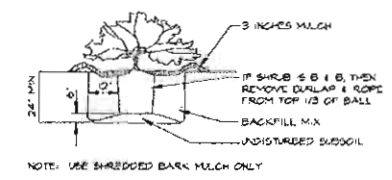
PLANTING PLAN - POND #1

PLANTING PLAN - POND #2

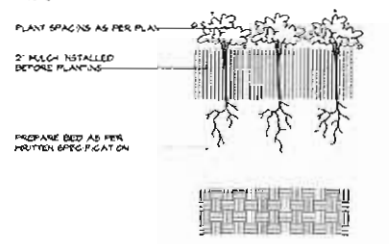


PLANT SCHEDULE

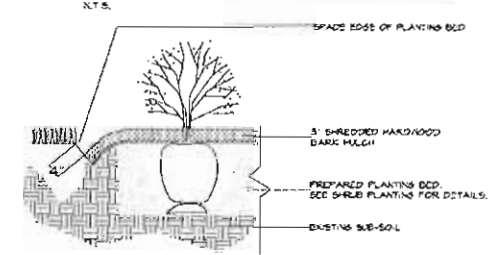
TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	EYESGREEN/DECIDUOUS	MATURE SIZE (Trees)
HACK	2	Celtis occidentalis / Common Hackberry	2.5' Cal	Deciduous	45'
SL	1	Tilia cordata 'Greenpire' / Greenspire Littleleaf Linden	2.5' Cal	Deciduous	45'
<b>EVERGREEN TREES</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>SIZE</b>	<b>EYESGREEN/DECIDUOUS</b>	<b>MATURE SIZE (Trees)</b>
CSB	4	Picea pungens / Colorado Blue Spruce	6'-7'	Evergreen	30'-40'
CSA	17	Taxus pilicata 'Green Giant' / Green Giant Arborvitae	3'-6"	Evergreen	25'-30'
<b>FLOWERING TREES</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>SIZE</b>	<b>EYESGREEN/DECIDUOUS</b>	<b>MATURE SIZE (Trees)</b>
RS	3	Amaranthus X griffithii 'Robin Hill' / Robin Hill Serviceberry	2' Cal	Deciduous	25'-30'
RS	3	Cercis canadensis / Redbud	2' Cal	Deciduous	25'-30'
JH	3	Catalpa bignonioides 'var. nana' / Thornless Catalpa	2' Cal	Deciduous	15'-20'
JL	3	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2' Cal	Deciduous	25'-30'
<b>SHRUBS</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>SIZE</b>	<b>EYESGREEN/DECIDUOUS</b>	
VVB	10	Buxus sempervirens 'Vandal Va laij' / Vandal Valey Boxwood	5 gal	Evergreen	
PJ	9	Juncus procumbens 'Nano' / Procumbens Juniper	5 gal	Evergreen	
SNV	17	Myrica pensylvanica / Northern Bayberry	24"-30"	Evergreen	
SFS	10	Spiraea banata 'Gold Flame' / Gold Flame Spirea	5 gal	Deciduous	
MLL	9	Syringa patz 'Miss Kim' / Miss Kim Lilac	5 gal	Deciduous	
<b>FORBS</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>SIZE</b>	<b>EYESGREEN/DECIDUOUS</b>	
BY	21	Baptisia australis / Blue Bird Amur	2' Cal	Deciduous	
RYM	62	Hieracium lanosipes / Rose Mallow	2' Cal	Deciduous	
MPX	11	Phlox paniculata / Meadow Phlox	2' Cal	Deciduous	
PD	47	Pontederia cordata / Pickerel Weed	2' Cal	Deciduous	
BLM	48	Thalictrum dasycarpum / Blue Wild Indigo	2' Cal	Deciduous	
<b>GROUND COVERS</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>SIZE</b>	<b>EYESGREEN/DECIDUOUS</b>	
	320	Elymus farctus caesus / Fertilized Winter Creeper	2.25' Pot # 12" oc	Evergreen	
<b>NATIVE GRASSES</b>	<b>QTY</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>SIZE</b>	<b>EYESGREEN/DECIDUOUS</b>	
	116	Corax eriocha / Fringed Sedge	Pug # 18" oc	Deciduous	
	122	Corax grayi / Morning Star Sedge	Pug # 18" oc	Deciduous	
	270	Corax wipholidae / Brown Fox Sedge	Pug # 12" oc	Deciduous	
	119	Juncus effusus / Soft Rush	Pug # 18" oc	Deciduous	
	1213	Panicum virgatum / Switch Grass	Pug # 18" oc	Deciduous	
	316	Schizachyrium scoparium / Little Bluestem Grass	Pug # 18" oc	Deciduous	
	248	Scirpus atrovirens / Great Green Bulrush	Pug # 18" oc	Deciduous	
	57	Sporobolus heterostachyus / Prairie Dropseed	Pug # 18" oc	Deciduous	



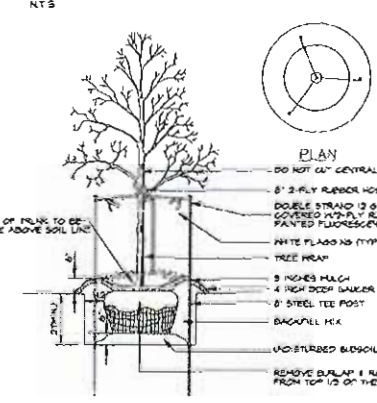
SHRUB PLANTING



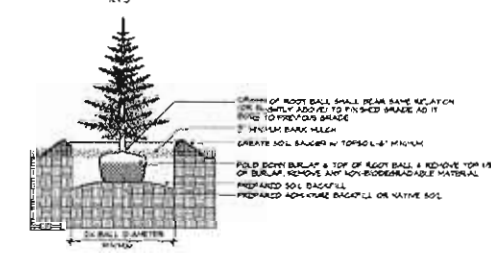
PERENNIAL / ANNUAL PLANTING



SPADE-CUT EDGE DETAIL



DECIDUOUS TREE PLANTING



EVERGREEN TREE PLANTING

LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
  - Underground facilities, structures and utilities must be considered approximately only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-NITE).
  - Plant material to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be finished to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
  - It shall be the landscape contractor's responsibility to:
    - Verify soil existing and proposed features shown on the drawings prior to commencement of work.
    - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
    - Submit the location of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
  - Items shown on the drawings take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or sizes of plant materials will be accepted without written approval from the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
  - All plant material shall comply with the recommendations and requirements of ANSI Z601 American Standards for Nursery Stock.
  - It shall be the contractor's responsibility to provide for protection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
  - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
  - All plant material to be transported shall be transported according to guidelines set by AAS standards. Transplanted material will not be guaranteed by the landscape contractor.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for minimums compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch of 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials including heads, nails, debris, etc.
  - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mylar fabric shall be used beneath all gravel mulch beds.
  - Edge of beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
  - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss all per planting details. Ratio of topsoil mix to a depth of 6" minimum and grade smooth.
  - Provide a soil analysis, as requested, made by an independent consulting agency within the 60 day organic matter, nitrogen matter, calcium, potassium, pH and mineral content.
  - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
  - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- MISC MATERIAL:**
- Provide stakes and deadmen of solid, non-ferrous, free of voids and defects.
  - Tree wrap tape shall be 4" minimum, designed to prevent water damage and winter freezing. Additionally, only 3-ply lying material shall be used.
- TURF:**
- All distributed lawn areas to be seeded with a mixture of Turf-type fescue (100% per acre) and bluegrass (10% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
  - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be set at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
  - Any points carrying concentrated water loads and all slopes of 15% or greater shall be seeded.
  - All sod shall be placed a maximum of 24 hours after harvesting.
  - Restoration existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
  - Any plant material found to be defective shall be removed and replaced within 30 days of not factor or in growth season determined to be best for that plant.
  - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
  - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



67 Jacobs Creek Drive St. Charles, Missouri 63304 p:636.928.1250 f:636.928.4563



Landscaping/Planting Plan "L-3"

Proposed Aircraft Hangar and Support Office