



I.C.

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

November 12, 2010

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

Re: Chesterfield Commons West, Lot 6C (Gordman's): A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architects Statement of Design for a 6.824 acre tract of land zoned "PC" Planned Commercial District located on the west side of RHL Drive between THF Boulevard and Edison Avenue.

Board Members:

THF Realty, Meyer & Associates and Wolverton & Associates, have submitted on behalf of THF Chesterfield Three Development LLC, a Site Development Section Plan, Landscape Plan, Architectural Elevations 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 48,459 square foot retail building, located on Lot 6C of the Chesterfield Commons West subdivision. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2156. The exterior building materials will be comprised of Chisel-face cmu, smooth cmu, brick, glass, EIFS and pre-cast concrete accents. The roof is proposed to be a flat membrane roof system surrounded by a parapet wall of varying height. 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. In addition, the plan was reviewed for compliance with City of Chesterfield Ordinance 2156, which governs the site.

Actions Requested

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

Mara M. Perry, AICP
Senior Planner

Attachments

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

ARCHITECTURAL REVIEW BOARD

Project Name: Chesterfield Commons West.,
Lot 6C (Gordman's)

Standards Review Checklist

Date of Review: November 10, 2010

Standard Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		
B. Circulation System and Access	X		
C. Topography	X		The site is already developed.
D. Retaining Walls	N/A		
General Requirements for Building Design			
A. Scale	X		The large scale single story building is consistent with the surrounding development.
B. Design	X		
C. Materials and Color		X	Primary materials match the surrounding structures. A corporate color is being introduced similar to other buildings in the area.
D. Landscape Design and Screening	X		Planters are being proposed to match existing and soon to be built planters within the development.
E. Signage	N/A		Signage is not submitted for approval at this time.
F. Lighting	X		Wall mounted lighting is consistent with the lighting fixture that has become standard in the development.
Use Type:			
Access	X		Service and pedestrian access locations are consistent with the surrounding development
Exterior Elements	X		
Landscaping and Screening			Screening of the trash enclosure is not being proposed to match the materials of the building.
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 standards that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design standards.

Form revised: August 2010



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield 11/3/2010

Project Title: Gordmans **Location:** Chesterfield Commons West, Lot 6C

Developer: THF Realty 314-264-9487 **Architect:** Meyer & Associates 402-391-1823 **Engineer:** Wolverton & Associates 770-447-8999

PROJECT STATISTICS:

Size of site (in acres): 6.824 **Total Square Footage:** 48,459 SF **Building Height:** 36'-8"

Proposed Usage: Retail

Exterior Building Materials: Chisel-face cmu, brick, glass, EIFS, and pre-cast concrete accents, smooth cmu

Roof Material & Design: Flat roof with membrane roofing system

Screening Material & Design: Vinyl coated black chainlink fence w/ black vinyl slats and fabric at compactor and at truck dock. RTUs are screened w/ tall paraoets

Description of art or architecturally significant features (if any): We are matching the existing Shopping Center Materials and using Gordmans' Prototypical Branding at the front entrance

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.



October 15, 2010

City of Chesterfield, MO
Planning & Development Services Department
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: GORDMANS AT CHESTERFIELD COMMONS WEST

Dear Sir or Madam:

The purpose of this letter is to provide an Architect's Statement of Design for the above referenced Project and to identify how each section of the Design Standards has been addressed. Each of the Topics below are from the Architectural Review Standards.

General Requirements for Site Design:

- a. **Site Relationships:** The Shopping Center is existing and this Design Standard has already been addressed through the Master Shopping Center Design.
- b. **Circulation System and Access:** The Shopping Center is existing and this Design Standard has already been addressed through the Master Shopping Center Design. Pedestrian circulation is articulated through a large front sidewalk which will match the existing Shopping Center Design. Vehicle circulation and parking areas are existing.
- c. **Topography:** The Shopping Center is existing and this Design Standard has already been addressed through the Master Shopping Center Design.
- d. **Retaining Walls:** This Project does not have retaining walls.

General Requirements for Building Design:

- a. **Scale:** The Gordmans Building is in proportion to the adjacent buildings. The building to the east is lower than the Gordmans Building and the building to the west is higher. Occupying the space between the two buildings, the Gordmans Building serves as transitional element between differing types of scale. The Gordmans Building continues the horizontal banding of the existing Shopping Center. A suspended canopy is located at the front entry doors to reduce the scale for visitors prior to entering the building. Raised planters have been placed next to the building to add layering to the scale of the front elevation.
- b. **Design:** The exterior building materials match the Shopping Center Design. The horizontal banding is continued on all 4 building elevations of the Gordmans Building. Gordmans Corporate Branding has been minimized to be sensitive to the Shopping Center aesthetic and City Requirements. A floor to parapet glass wall with a suspended canopy is located at the front entry doors to identify the main point of entry. The canopy provides protection to building occupants entering or leaving the building. The glass wall allows for natural day lighting. Rooftop equipment is screened though tall parapets which are integral to the building.
- c. **Materials and Colors:** The exterior building materials and detailing match the Shopping Center Design. Masonry is used extensively throughout the project which is extremely durable.

- d. **Landscape Design and Screening:** The Shopping Center is existing and this Design Standard has already been addressed through the Master Shopping Center Design for the parking lot. Consistent with the rest of the Shopping Center, raised planters have been placed at the front elevation wall. Plantings shall also be consistent with the rest of the Shopping Center. At the rear elevation, the trash compactor and dock area are screened with vinyl coated black chain link fence with black vinyl slats and fabric screen. This type of screening is used in other areas of the Shopping Center. The dock area faces away from RHL Drive to use the building as a screen for the dock well.
- e. **Signage:** The signage shall meet all City and Shopping Center requirements.
- f. **Lighting:** The Shopping Center is existing and this Design Standard has already been addressed through the Master Shopping Center Design for the parking lot. Building mounted lighting shall match the Shopping Center for the sides and rear of the building. Building mounted lighting on the front of the building shall consist of Gordmans' prototypical wall washer type light fixtures along with the front elevation wall fixtures of the Shopping Center. Recessed lighting is installed at the suspended canopy at the front entrance.

Upon your review if you should have any questions or need any other information, please feel free to contact me directly at (402) 391-1823 or via email at dkerns@meyerarchitecture.com.

Respectfully Submitted,

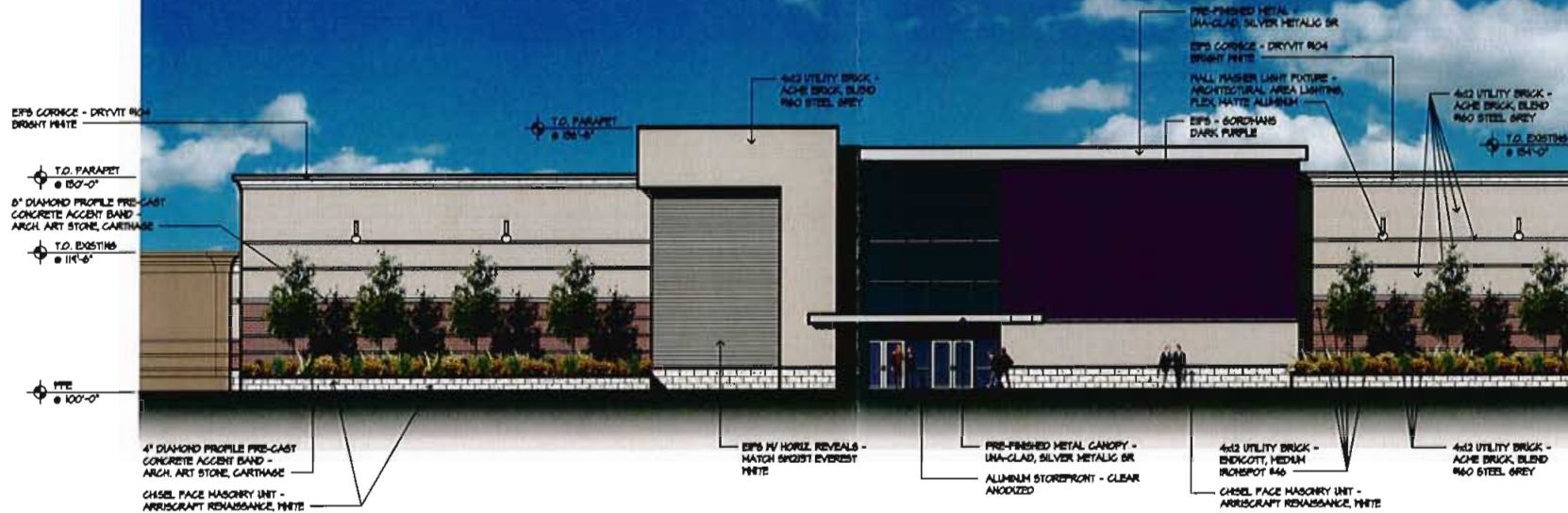


Dan Kerns

CC Harvey Swenson, Gordmans, via email
Drew Bextermueller, THF Realty, via email



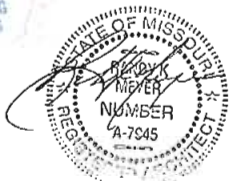
Meyer & Associates, Architects
402.351.1223



NORTH ELEVATION

1/16" = 1'-0"

RECEIVED
NOV - 9 2010
PLANNING
WORKS



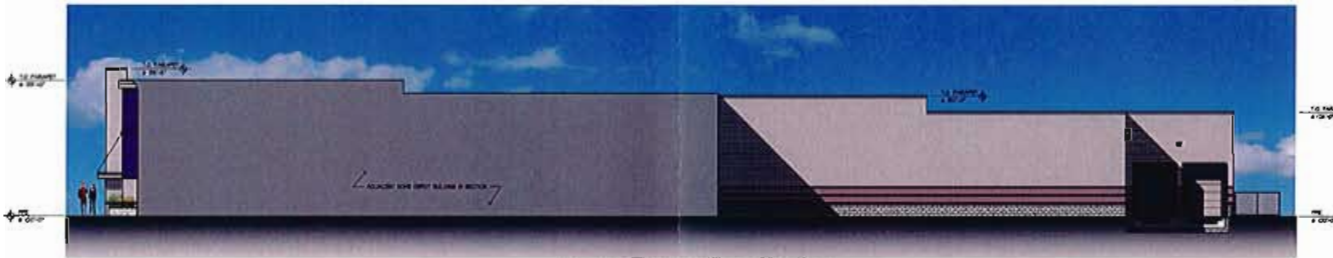
11-5-10

GORDMANS - CHESTERFIELD WEST



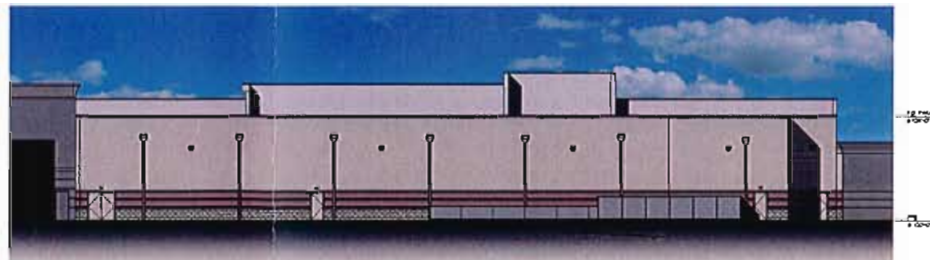
EAST ELEVATION

1" = 30'-0"



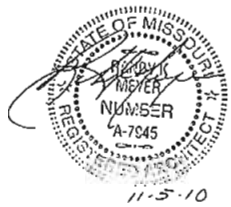
WEST ELEVATION

1" = 30'-0"



SOUTH ELEVATION

1" = 30'-0"



GORDMANS - CHESTERFIELD WEST



Meyer & Associates, Architects
402.391.1823







West



East



South



North

Wall luminaires

Heavy duty general purpose luminaires for indoor or outdoor applications.

Housing: One piece die cast aluminum supplied with universal mounting bracket for direct attachment to 3 1/2" or 4" octagonal wiring box.

Enclosure: Molded clear glass diffuser 1/4" thick with internal structure and translucent white ceramic coating retained by one piece die cast aluminum frame, secured by captive socket head, stainless steel, screws threaded into stainless steel inserts. Interior of lamp compartment painted gloss white. Fully gasketed for weather tight operation in any mounting orientation using a molded silicone rubber 'U' channel.

Electrical: Lampholders: Incandescent are medium base porcelain with nickel plated screw shell supplied with 200°C high temperature leads. Incandescent rated 600V. Fluorescent are type G23-2 (9W), G24d-3 (26W), rated 75W, 250V.

Ballasts: Compact fluorescent are magnetic, HPF, available in 120V or 277V - specify.

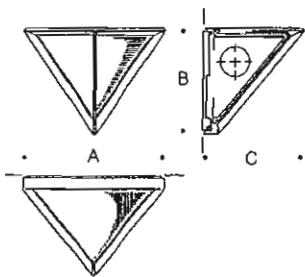
Finish: Standard finish is an eight step process consisting of two coats of black or white high solids, UV stabilized polyurethane, one with light texture over a phosphate base.

Custom colors supplied on special order.

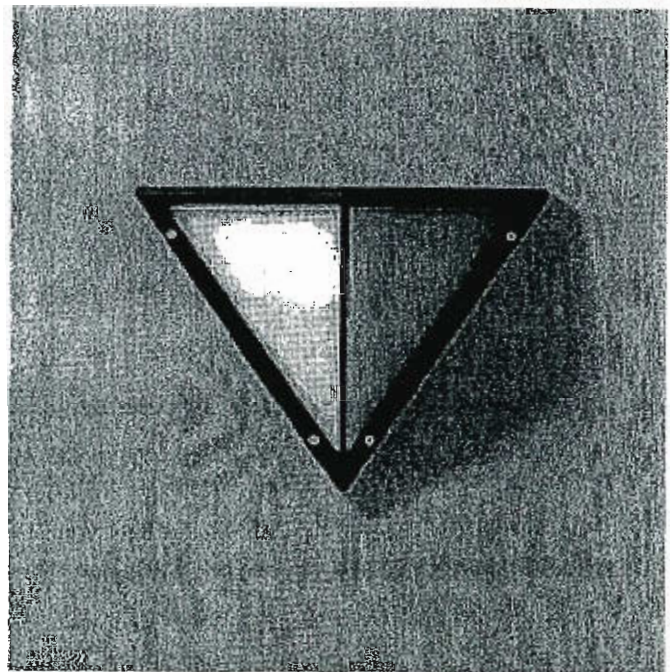
U.L. listed, suitable for wet locations.

Type: C
 BEGA Product #: 3241P-120HPF-BLACK
 Project:
 Voltage:
 Color:
 Options:
 Modified:

Options
 Application Photo
 Photometry



Wall mounted luminaires with die cast aluminum frame and center guard. Heavy pressed crystal glass with internal linear structure and white translucent ceramic coating. Up or down orientation. Color: Black or white



		Lamp	Lumen	A	B	C
3140	Wall	1 60W A-19	890	12 1/4	8 7/8	8 1/2
3141P	Wall	1 9W PLC	575	12 1/4	8 7/8	8 1/2
3240	Wall	1 100W A-19	1750	15 3/4	11 7/16	11
→ 3241P	Wall	1 26W PLC	1800	15 3/4	11 7/16	11

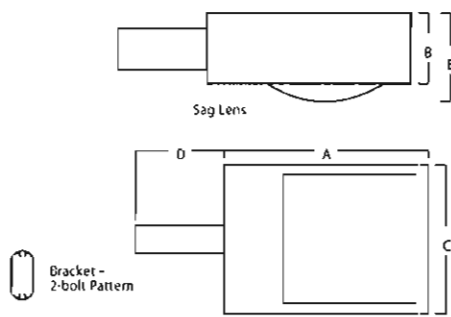
WLS LIGHTING SYSTEMS

H SERIES

FLAT / CONTOURED LENS
HORIZONTAL / VERTICAL LAMP



DIMENSIONS



	A	B	C	D	E
H-V	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	286mm / 11-1/4"
H-S	511mm / 20-1/8"	203mm / 8"	371mm / 14-5/8"	152mm / 6"	-
H-M	635mm / 25"	203mm / 8"	467mm / 18-3/8"	203mm / 8"	-
H-L	717mm / 28"	254mm / 10"	533mm / 21"	305mm / 12"	-

LUMINAIRE EPA CHART

H Series	H-V 152mm 6" Bracket	H-V 152mm 6" Bracket	H-V 203mm 8" Bracket	H-V 305mm 12" Bracket
Single	1.5	1.4	2.2	3.2
D180°	3.0	2.8	4.0	6.4
D90°	2.4	2.2	3.9	5.1
T90°	3.9	3.6	6.1	8.3
TN120°	3.9	3.6	6.2	8.5
Q90°	4.7	4.4	7.8	10.2
Parallel (not aimed)	2.4	2.2	3.9	5.1

Note: House Side Shield adds to fixture EPA. Consult factory.



SPECIFICATIONS

HOUSING - One-piece aluminum, available in small, medium, and large. Corners are welded and finished to produce a clean sharp appearance while increasing housing strength and ensuring weather-tight construction.

LENS / GASKET - Clear flat tempered glass lens(H-S, H-M, H-L) and a contoured clear tempered glass lens (H-V) are sealed to the lens frame with EPDM gasketing. The lens frame features a one-piece continuous gasket for maximum sealing to the housing.

DOOR FRAME - Aluminum, with two captive stainless steel door fasteners to provide secure closure and easy access with no loose hardware.

FINISHES - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip® finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, satin verde green, graphite, and metallic silver.

REFLECTORS / DISTRIBUTION PATTERNS - Four reflector systems and distribution patterns are available with the H series: Asymmetrical (A), Type III (3) medium distribution pattern for increased pole spacing, Forward Throw (FT) for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff, and Type V (5) for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the H-L 1000 Watt Forward Throw fixture only. Photometric data is tested in accordance with IESNA guidelines.

LIGHT SOURCES - Pulse Start Metal Halide, Natural White™, Super Metal Halide, Super Metal Halide Reduced Envelope, Metal Halide, Metal Halide Reduced Envelope, and High Pressure Sodium. Clear lamp is supplied as standard.

SOCKETS - Porcelain mogul-based sockets. All sockets are pulse rated.

BALLASTS - High-power factor ballast. Pulse Start Metal Halide, Super Metal Halide, Metal Halide, and 250 watt and above High Pressure Sodium fixtures feature a CWA type ballast. 100 and 150 watt High Pressure Sodium fixtures feature a HX-HPF ballast. All ballasts are designed for -20° F operation, and are mounted to the housing reinforcing plate.

BRACKETS - A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with the H-V and H-S. A 2-1/2" x 5-3/8" x 8" aluminum bolt-on bracket is shipped standard with the H-M. A 2-1/2" x 6" x 12" aluminum bolt-on bracket is shipped with the H-L. A 6" bracket is available for the H-M and H-L in single and D180° configurations. A round pole plate (RPP) is required for mounting to 3" - 5" round poles (See accessories column in the Ordering Information chart).

SHIPPING WEIGHTS - H Series

Catalog Number	Est. Weight (kg/lbs)	Length (mm/in)	Width (mm/in)	Height (mm/in)
H-V	14 / 30	559 / 22	394 / 15.5	394 / 15.5
H-S	14 / 30	546 / 21.5	394 / 15.5	286 / 11.25
H-M	17 / 37	737 / 29	489 / 19.25	343 / 13.5
H-L	27 / 59	775 / 30.5	565 / 22.25	451 / 17.75

Approved By: _____ Project Name: _____

Location: _____ Date: _____

P.O. Box 100519 | Fort Worth, TX 76185 | 800.633.8711 | Fax: 817.735.4824 | www.wlsighting.com

WLS LIGHTING SYSTEMS

Consider the Impact!