



II. B.

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December 5, 2008

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

Re: St. Louis Family Church (101 & 139 Valley Center Drive, 17501 Edison Avenue): Amended Site Development Plan, Architectural Elevations, Landscape Plan, and Architect's Statement of Design for a 16.17 acre tract of land zoned "PI" Planned Industrial District located at the southwest corner of Chesterfield Airport Road and Valley Center Drive.

Board Members:

Suttle Mindlin LLC, and Volz Inc., has submitted on behalf of St. Louis Family Church, an Amended Site Development Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for an approximately 27,000 sf. addition to the existing sanctuary and office/education buildings, located on a parcel zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2494. The exterior building materials will be comprised of glass curtain wall, pre-cast concrete, stucco, metal panel and painted brick. The roof is proposed to be a flat membrane roof with internal drains. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

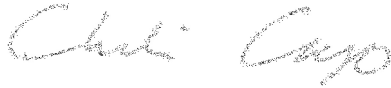
Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines. In addition, the plan was reviewed for compliance with City of Chesterfield Ordinance 2494, which governs the site. Landscape and lighting are being addressed through site plan review for adherence to City of Chesterfield Tree Manual and lighting ordinance.

Actions Requested

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

Respectfully Submitted,



Charlie Campo
Project Planner

Respectfully Submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: St. Louis Family Church
Date of Review: 12-05-08

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscaping is being addressed through site plan review
CHAPTER FOUR: Miscellaneous			
A. Signage			Not submitted for approval at this time
B. Lighting			Lighting is being addressed through site plan review
C. Utilities	X		
D. Stormwater Drainage			Drainage is being addressed through site plan review
E. Energy Conservation	X		
F. Screening (Fences & Walls)	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. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: **Saint Louis Family Church**

Developer: **Saint Louis Family Church** Architect: **Suttle Mindlin LLC** Engineer: **Volz Incorporated**

Location: **145 Valley Center Drive, Chesterfield, MO 63005**

PROJECT STATISTICS:

Size of site (in acres): **16.17 acres** Total Square Footage: **109,189 s.f.** Building Height: **50 feet**

Proposed Usage: **Church, religious education, children's ministry, offices**

Exterior Building Materials: **Glass curtain wall, pre-cast concrete, stucco, metal panel, painted brick**

Construction Type: **Type II non-rated**

Roof Material & Design: **Membrane roof with internal roof drains**

Screening Material & Design: **roof parapets**

Landscape Guidelines: Commercial Institutional Valley Residential

Building Setbacks: **350'** Front **30', 100'**, Side **300'** Rear **50'** Max Bldg Ht. _____ Min. Lot Req. **200'**

Description of art or architecturally significant features (if any): **See architectural statement.**

ADDITIONAL PROJECT INFORMATION:

SAINT LOUIS FAMILY CHURCH
ARCHITECTURAL STATEMENT
NOVEMBER 25, 2008



City of Chesterfield Design Guidelines

Chapter One / Site Layout

A. Physical Features

1. The project only changes topography along the East property line to provide positive drainage of storm water around the building, and to bring the road elevation up to the finish floor elevation.
2. The site is predominantly flat and does not lend itself to use for screening, buffering or transition of uses.
3. The project retains all natural site amenities possible, changing only the portion of the site immediately surrounding the building addition.
4. The project will retain the natural slope and topography, with exception of the East property line. The grading here will blend with the existing contours of the church property and adjacent properties.
5. A small retaining wall may be required at the southeast corner of the existing sanctuary building to channel storm water into an existing swale.

B. Vegetation

1. The project only removes the trees and vegetation in the area of the building addition. The shrubs, flowers and trees will be replanted to the extent possible.
2. The landscape design of the site immediately surrounding the building addition will respond to and enhance the church architecture.

C. Site Relationships of Design

1. The building addition is designed to infill the available land behind and between the existing sanctuary and youth buildings. It will be at the same finish floor level as the sanctuary building.
2. The design of the addition will not impair or interfere with the development or enjoyment of other properties within the area. Traffic patterns will be modified to more quickly move cars into and through the site, while improving safety for pedestrians. Lighting, glare, noise, and security will be carefully considered so as not to impact adjacent properties.
3. Unattractive elements in this project include transformers and generators. They will be architecturally screened or screened with landscaping to minimize their impact.
4. The streetscape and setbacks do not change from their current configuration.
5. Large pedestrian plazas, partially under canopies, will be located at the front and back main entrances of the new addition.
6. The new addition and resurfacing of the existing buildings are designed to bring the entire project into harmony.

D. Pedestrian and Vehicular Circulation

1. Vehicular circulation is simple and clearly marked. The traffic patterns will be enhanced to better move on to and through the site, and to provide more drop-off and pick up locations at the curbside. Many pedestrian walks will not be changed from their current configurations. New large pedestrian plazas at the front and back entrances to the addition allow for easy pedestrian movement and congregation in these logical areas.
2. The parking areas are changing only minimally. The parking areas at the perimeter of the site do not change, so no additional screening will be provided.
3. Vehicular and pedestrian traffic is designed to be safe and convenient. Pedestrian connection between uses is the primary focus of this addition. Currently, parishioners have to enter and leave the buildings numerous times, crossing vehicular circulation, to reach various uses for worship and children's services. In the new plan, once the parishioner is inside the new addition, they do not have to leave to reach other parts of the building. This will greatly improve pedestrian safety.
4. By combining the two buildings into one larger building, we have reduced the need for pedestrian linkages. The links between the existing buildings and the perimeter site will be maintained.
5. All types of transportation are accommodated in this project, from bicycle to bus. Internal roadway dimensions will allow for large vehicles, and the covered drop off at the east entrance is sized to allow a bus or van to pull under the canopy.
6. If bicycle racks are used, they will be located near entrances and in public spaces. New bicycle racks are not proposed for the project at this time.
7. The primary drive through the site provides access to the sanctuary and youth buildings and to the new addition. It also provides access to the Service International office building along Chesterfield Airport Road and to the soccer field on site. The drive at the east side of the building is shared with the City of Chesterfield.
8. The parking areas are changing only minimally to accommodate required fire lanes. Their placement in relation to the street frontages will not change.
9. Existing landscaping around the undisturbed sides of the buildings will not change. New landscaping around the building will only enhance the quality of the environment.

E. Pedestrian Orientation

1. The main objective of this project is to improve the pedestrian quality at the church. The project brings disjointed exterior circulation and collects it under one roof in an exciting and functional manner. In addition, large pedestrian plaza and simple clear connection paths will provide a high quality pedestrian environment around the perimeter of the buildings.
2. The pedestrian activity will be continuous and uninterrupted and will not be broken by parking or other non-pedestrian areas.

3. A variety of events, pedestrian crowds, and activities will spark interest at many different times of the day and week. Outdoor seating and views into the interior of the new addition will also engage pedestrian interest.
4. Design and location of signs will be carefully considered for maximum effectiveness and street coordination. Glazing at the ground level will be a combination of non-reflective vision and translucent glass.
5. The rear façade of the existing buildings will be covered by the new additions, which will become a second front facade, providing new access points from the east drive and sidewalk.

Chapter Two / Buildings

I. All Structures

A. General Architectural Guidelines

1. The primary goal of the project is to combine the two existing buildings, bringing them together in a cohesive design. New, exciting building forms rendered in a variety of materials will create a high quality beautiful building.

B. Scale

1. The existing buildings are single story structures, approximately 20 feet high. The new addition will be a combination of one, two and three stories with most of the height around 30 feet. The central addition will reach up to 50 feet in an effort to create an engaging and unique place, at the same time both grand and intimate.
2. Many considerations have been made to achieve a human scale. Canopies and recessed entrances create a sense of enclosure when entering the building. In the central atrium, the pattern of clear versus translucent glass has been carefully considered to provide effective daylighting and views in and out of the space. Wall insets, offsets and other architectural moves help to break the large volume down into smaller pieces.
3. The existing buildings are approximately 20 feet high. The new addition in the middle will provide a dramatic change in height, reaching up to 50 feet. The two and three story additions flanking the central space will use color, materials and other design elements to compose the buildings. The overall effect will be a composed building with a sense of balance and symmetry.

C. Design

1. The building will feature a variety of forms and materials, while achieving a unified, cohesive look. Materials range from glass and metal to pre-cast concrete and stucco, and are composed on all sides of the building.
2. While some portions of the building feature a repetitive design, these facades vary from each other, and create an overall design that has rhythm, diversity and interest.
3. The building is not a part of a corporate or franchise style and is not stylized for use as advertising.
4. Required architectural elements, such as parapets or screen walls are integrated into the building design.

5. All four elevations have been designed to an equal level of detail and quality. The east facades have been greatly improved to provide a second front to the building. Even the south façade, which is inherently a more simple elevation, uses bold elements in composition to create an appealing design.
6. The entire building will be clad in a low contrast palette of natural materials. Individual building forms will have unique characteristics of color, material, and pattern. The design avoids putting an identical color or material on everything which would have a monolithic result.
7. Rooftop equipment will be screened by parapets and building forms. See the screening drawings in the architectural packet for examples.
8. New building entrances are recessed and/or provide projecting canopies to shelter pedestrians from the elements and provide a sense of arrival and entry.
9. The design and material selection of the new addition are responsive to energy conservation. For instance, daylighting, and the reduction of sun glare and solar gain, is a major component to the central connection space. Many materials have been chosen for their superior durability, environmental impact, and energy conservation qualities.
10. The new addition strives to bring visual continuity to the entire complex of buildings. There will be no temporary barriers or walls in this addition.

D. Relation to Adjacent Development

1. The new addition improves the rhythm of the existing buildings by providing more variety and interest to the area.
2. The adjacent properties offer a wide variety of architectural styles. The new addition and resurfacing is designed to enhance the area and raise the design standard for the surrounding properties.
3. The multiple buildings on site are being combined and resurfaced to create a cohesive visual relationship.
4. The building color and materials are in a clean, fresh palette of buff tones, light stucco, silvery metal, and white to clear glass. Materials are natural, integral in color, and change in response to a change in plane, volume, or orientation.
5. The addition has been designed to create functional outdoor gathering spaces near the main entrances, crating a sense of hospitality.

E. Materials and Colors

1. Natural materials have been selected for this project, including metal, pre-cast concrete, stucco and a variety of insulated glass. Materials are durable and compatible with each other and with existing architecture.
2. Materials have been used volumetrically, and do not change on outside corners. The pre-cast concrete, however, which is a planer material, is designed and detailed as a planer element, extending beyond the building edges to express this quality.

3. Most of the materials are on all four elevations and are used in thoughtful, logical applications. Though all four elevations do not look alike, there is a continuity of color, material and design around the entire building.
4. The large pedestrian plazas at the front and rear entrances are treated with a visually contrasting paving surface to enhance the human quality of these spaces. They are integral with the elevations in these areas, and are treated carefully.
5. All sides of exterior canopies and other elements visible to the public will be finished on all sides with high quality materials.

II. Residential Architecture
Not applicable

III. Non-residential Architecture

A. General

1. All four elevations have been designed to an equal level of detail and quality. All elevations have been submitted for review.
2. Large pedestrian plazas have been integrated into the functional use and aesthetic quality of the building.
3. The design features a wide diversity of design, while achieving a unified, cohesive look. Materials range from glass and metal to pre-cast concrete, and are composed in a compositional manner on all sides of the building to break down long facades and provide visual interest.
4. Forms and surfaces all around the building have been manipulated with changes of wall plane, dramatic formal composition, inset windows or other architectural moves to provide strong shadows and visual interest.

B. Building Equipment and Service

1. Access for service and delivery vehicles will be at the east and south sides of the building, which receive the least public traffic. A trash service does not change from the current function.
2. Building equipment will be placed on the roof top where possible, and screened by parapets and roof forms. Where equipment must be placed on the ground, it will be placed on the east or south sides of the building and architecturally screened or screened with landscaping.
3. This is not a large commercial development.
4. Utility meters will be carefully located and screened from public view.

C. Fast Food Restaurant Guidelines
Not applicable

D. Auto Service Station Guidelines
Not applicable

E. Shopping Center Guidelines

Not applicable

F. Chesterfield Valley Guidelines

1. The building can not be viewed from I-64 / US 40 highway.
2. The building is not along I-64 / US 40 highway.
3. I-64 / US 40 highway and no billboards or freestanding signs are proposed in this project.
4. The building is not along I-64 / US 40 highway or the North 40 Outer Road.
5. The building is not along I-64 / US 40 highway or the North 40 Outer Road.
6. No changes to the parking lot lighting are proposed in this plan.
7. ADA compliant sidewalks connect all buildings to the public way. The existing sidewalks along public roads, and leading to the building will not change. Only the sidewalks directly around the new addition will change, improving the pedestrian circulation to buildings and through the site.
8. Where utilities are being altered, they will run underground. Any existing services that are not impacted by this addition will remain unchanged.
9. The primary façade does not face Chesterfield Airport Road or Edison Avenue. However, the architecture of the building facing these two roads will be uniform in materials and will present an attractive look to the roads.
10. The project meets the minimum open space requirement of 30%.
11. The existing street trees and trees located in landscaped setbacks will remain. The trees and plantings affected by the new addition are near the center of the site between the two existing buildings and are not a part of a landscaped setback or streetscape.

Chapter Three / Landscape Design

1. The landscape concept proposed relates directly to the new and existing architecture. Trees have been selected to perform specific tasks; shade, accent architectural features, screen and beautify.
2. The landscape concept is consistent throughout the site, using similar trees, shrubs and flowers. The landscaping at the major building entrances will be unique to differentiate these special features.
3. The trees and plants in the landscaped buffers will not change from the current conditions. New landscaping will be added to the east and west facades to enhance these significant elevations.
4. Landscaping in the areas of motor traffic will be protected by curbs. Trees in the major pedestrian gathering areas at the east and west entrances will be protected by tree grates.

5. Most of the parking area and landscaping does not change. The project introduces a new landscaped island the entire length of the building, which will provide a visual edge between the building and the parking area. Where possible, the project will reuse parking lot trees, replanting them on the new island.
6. There is no proposed for exterior sculpture or art in this project.
7. Landscaped areas around the building respond directly to the building. Elements will be grouped together to reinforce the rhythm of the architecture, and to accentuate key elements.
8. The landscape plan indicates lighting, trash receptacles, benches and other features.
9. The scale of landscaping responds to the architecture and site. The largest trees, swamp white oaks, will be planted along the two story portion, where there is sufficient ground to support them. Smaller, lacier trees will be planted at the west elevation to filter the light on the west façade.
10. The trees and plants affected by the addition are small and not mature or noteworthy. They will, however, be replanted around the site to the extent possible.
11. Irrigation systems will be properly designed and installed.
12. There are no new berms proposed.
13. There are no parking structures.

Chapter Four / Miscellaneous

A. Signage

Signage is not being reviewed at this time.

B. Lighting

1. The project includes some soft up lighting of building facades and landscaping. The central portion of the building will also have a soft glow at night from the interior ambient lighting. In addition, the design features some decorative illuminated piers at the west entrance canopies.
2. Signage lighting is not being reviewed at this time.
3. The clean simple exterior lighting is integrated and complimentary to the building style, materials and colors.
4. The height of parking lot fixtures will not change from their existing conditions.
5. Soft landscape accent lighting will be incorporated into the project.
6. There are no proposed changes to the existing parking lot lighting pole bases.
7. There is no exterior neon signage or lighting proposed in this project.

C. Utilities

1. All new on-site utilities, and any relocated utilities shall be installed underground. Surface transformers will be located to the east and south of the building and screened architecturally or with landscaping.

D. Stormwater Drainage

1. Drainage from rooftops or other impervious surfaces will not be conveyed into planter areas without a drain inlet.
2. Drainage will not be conveyed or retained within the drip line of any tree on site.
3. Drainage will not flow freely across sidewalks or landscape areas, but will be properly conveyed and contained.
4. Detention areas will be natural, landscaped, and may use an attractive, unobtrusive retaining wall if necessary.

E. Energy Conservation

1. The new addition has been designed to use daylighting strategies in the new central connection space. The curtain wall glazing and panels have been specifically selected for performance based on their solar orientation to deal with heat gain, sun glare and other environmental factors. Mechanical systems and building materials have been selected and designed with energy conservation in mind.

F. Screening (Fences and Walls)

1. There are no new sound walls, masonry walls or fences in the project. There may be a small retaining wall at the southeast corner to accommodate the existing swale, but it will be limited in size.
2. Screening around new and existing transformers will be of upscale materials, similar in look and detailing to the primary building materials.
3. There is no fencing in the project.
4. There is no chain link fencing in the project.
5. There is no fencing in the project.
6. The existing and new transformers and generators will be screened from view architecturally or with landscaping materials. They will be located along south and east elevations to minimize their public impact.



SAINT LOUIS FAMILY CHURCH

ADDITION TO EXISTING BUILDINGS

145 VALLEY CENTER DRIVE
CHESTERFIELD, MO 63005

GENERAL CONTRACTOR:
HUFTON CONSTRUCTION
17813 EDISON AVENUE
SUITE 200
CHESTERFIELD, MO 63005
636-449-0202 TELEPHONE

CIVIL ENGINEER:
VOLZ INCORPORATED
10849 INDIAN HEAD INDUSTRIAL BLVD.
SAINT LOUIS, MO 63132
314-426-6212 TELEPHONE

ARCHITECT:
SUTTLE MINDLIN, LLC
345 MARSHALL AVENUE
SUITE 102
SAINT LOUIS, MO 63119
314-961-0102 TELEPHONE

LANDSCAPE ARCHITECT:
SWT DESIGN
7722 BIG BEND BOULEVARD
SAINT LOUIS, MO 63119
314-644-5700 TELEPHONE

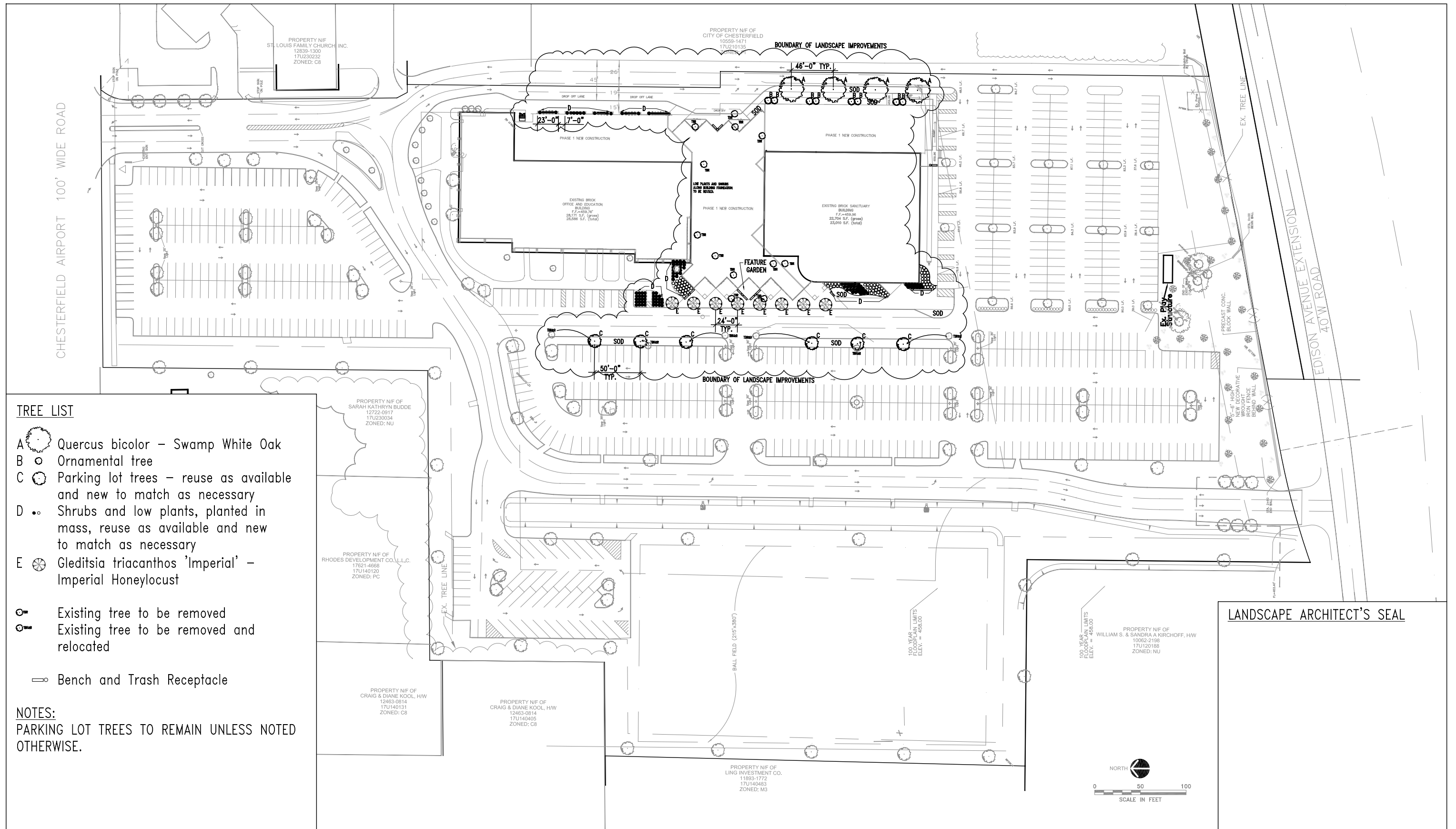
SHEET INDEX

COVER SHEET	A401	WEST ELEVATION
A001 SITE PLAN	A402	EAST ELEVATION
A002 LANDSCAPE PLAN	A403	NORTH AND SOUTH ELEVATIONS
A003 SITE PHOTOS	A404	SECTIONS
A004 SITE PHOTOS	A405	SECTIONS
A005 SITE PHOTOS	A406	SCREENING DETAILS
A006 SITE PHOTOS	A407	SCREENING PERSPECTIVES
A007 SITE PHOTOS	A408	SCREENING DETAILS
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A012 EXTERIOR PERSPECTIVE		
A013 EXTERIOR PERSPECTIVE		
A014 INTERIOR PERSPECTIVE		
A015 INTERIOR PERSPECTIVE		
A016 INTERIOR PERSPECTIVE		
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A102 SECOND FLOOR PLAN		
A103 THIRD FLOOR PLAN		
A104 ROOF PLAN		

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ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church 145 Valley Center Drive		Sketch Title COVER SHEET		Sketch Number ASK A000	
Client Hufton Construction		Scale N.T.S.	Drawn By LR	Project Number 8401	Issue Date 081125
					Revision Date



TREE LIST

- A Quercus bicolor – Swamp White Oak
- B Ornamental tree
- C Parking lot trees – reuse as available and new to match as necessary
- D Shrubs and low plants, planted in mass, reuse as available and new to match as necessary
- E Gleditsia triacanthos 'Imperial' – Imperial Honeylocust

- Existing tree to be removed
- Existing tree to be removed and relocated

Bench and Trash Receptacle

NOTES:
PARKING LOT TREES TO REMAIN UNLESS NOTED OTHERWISE.

Project Saint Louis Family Church	Sketch Title LANDSCAPE PLAN	Sketch Number ASK A002
Client Hufton Construction	Scale 1" = 100'-0"	Issue Date 081125
	Drawn By LR	Revision Date
	Project Number 8401	



EXISTING SANCTUARY BUILDING - NORTH FACADE



EXISTING SANCTUARY BUILDING - EAST FACADE



EXISTING SANCTUARY BUILDING - WEST FACADE



EXISTING SANCTUARY BUILDING - SOUTH FACADE

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Project Saint Louis Family Church		Sketch Title SITE PHOTOS		Sketch Number ASK A003	
Client Hufton Construction		Scale N.T.S.	Drawn By LR	Project Number 8401	Issue Date 081125
					Revision Date



EXISTING YOUTH BUILDING - NORTH FACADE



EXISTING YOUTH BUILDING - EAST FACADE



EXISTING YOUTH BUILDING - EAST FACADE



EXISTING YOUTH BUILDING - EAST FACADE

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Project Saint Louis Family Church	Sketch Title SITE PHOTOS	Sketch Number ASK A004	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



EXISTING YOUTH BUILDING - SOUTH FACADE



EXISTING YOUTH BUILDING - WEST FACADE



EXISTING YOUTH BUILDING - WEST FACADE



EXISTING BUILDING - WEST FACADE

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Project Saint Louis Family Church	Sketch Title SITE PHOTOS	Sketch Number ASK A005	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



VIEW TO NORTH



VIEW TO NORTH



VIEW TO NORTH



VIEW TO NORTHEAST

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 ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church	Sketch Title SITE PHOTOS	Sketch Number ASK A006	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



VIEW TO EAST



VIEW TO EAST



VIEW TO EAST



VIEW TO SOUTHEAST

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SUTTLE MINDLIN
 ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church	Sketch Title SITE PHOTOS	Sketch Number ASK A007	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



VIEW TO SOUTHEAST



VIEW TO SOUTH



VIEW TO SOUTHWEST



VIEW TO SOUTHWEST

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SUTTLE MINDLIN
 ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church	Sketch Title SITE PHOTOS	Sketch Number ASK A008	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



VIEW TO WEST



VIEW TO WEST



VIEW TO WEST



VIEW TO NORTHWEST

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SUTTLE MINDLIN
 ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church	Sketch Title SITE PHOTOS	Sketch Number ASK A009	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



VIEW TO NORTHWEST

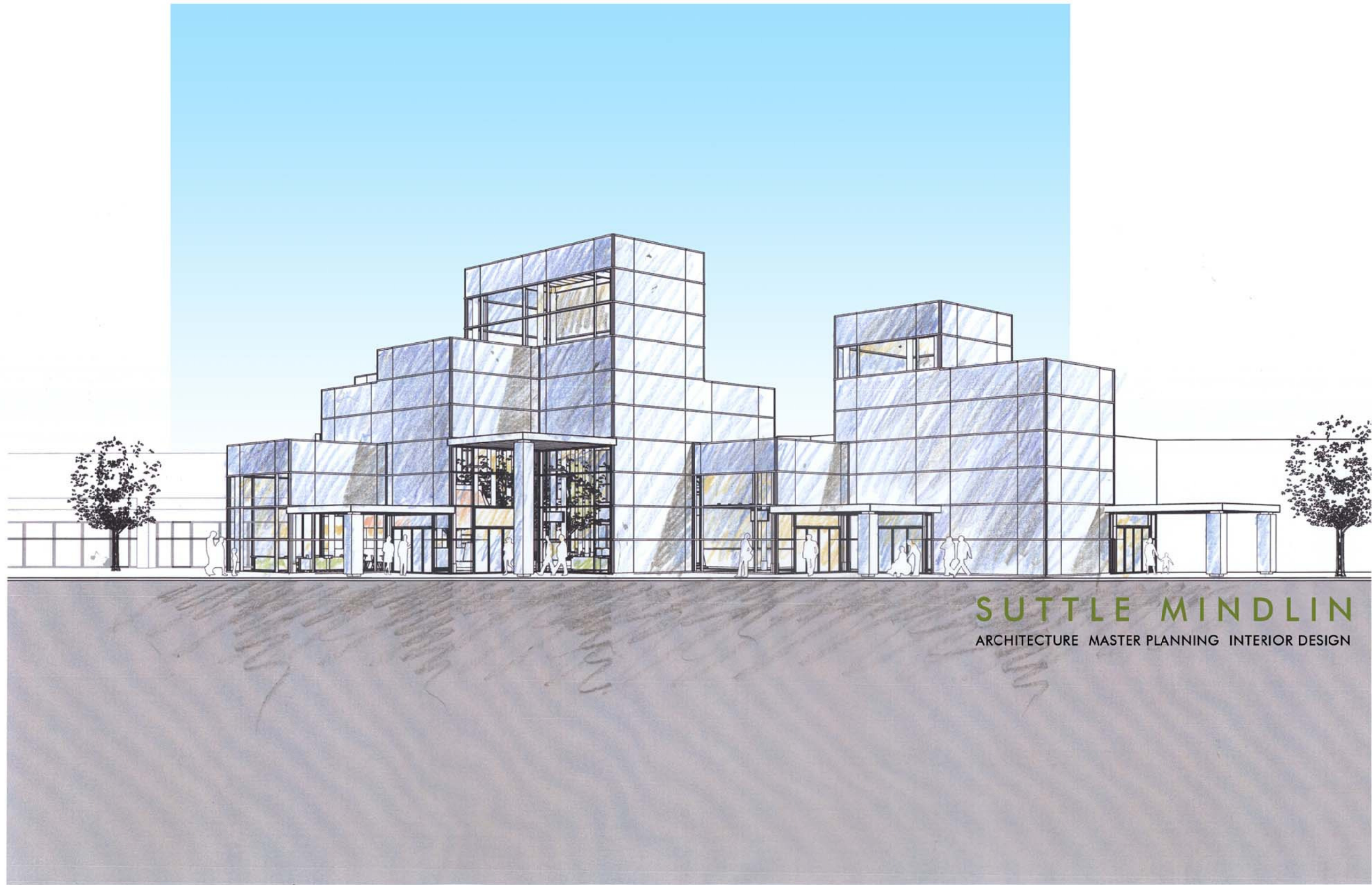


VIEW TO NORTHWEST

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SUTTLE MINDLIN
 ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church		Sketch Title SITE PHOTOS		Sketch Number ASK A010	
Client Hufton Construction		Scale N.T.S.	Drawn By LR	Project Number 8401	Issue Date 081125
					Revision Date



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 ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

Project Saint Louis Family Church	Sketch Title EXTERIOR PERSPECTIVE	Sketch Number ASK A011	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date

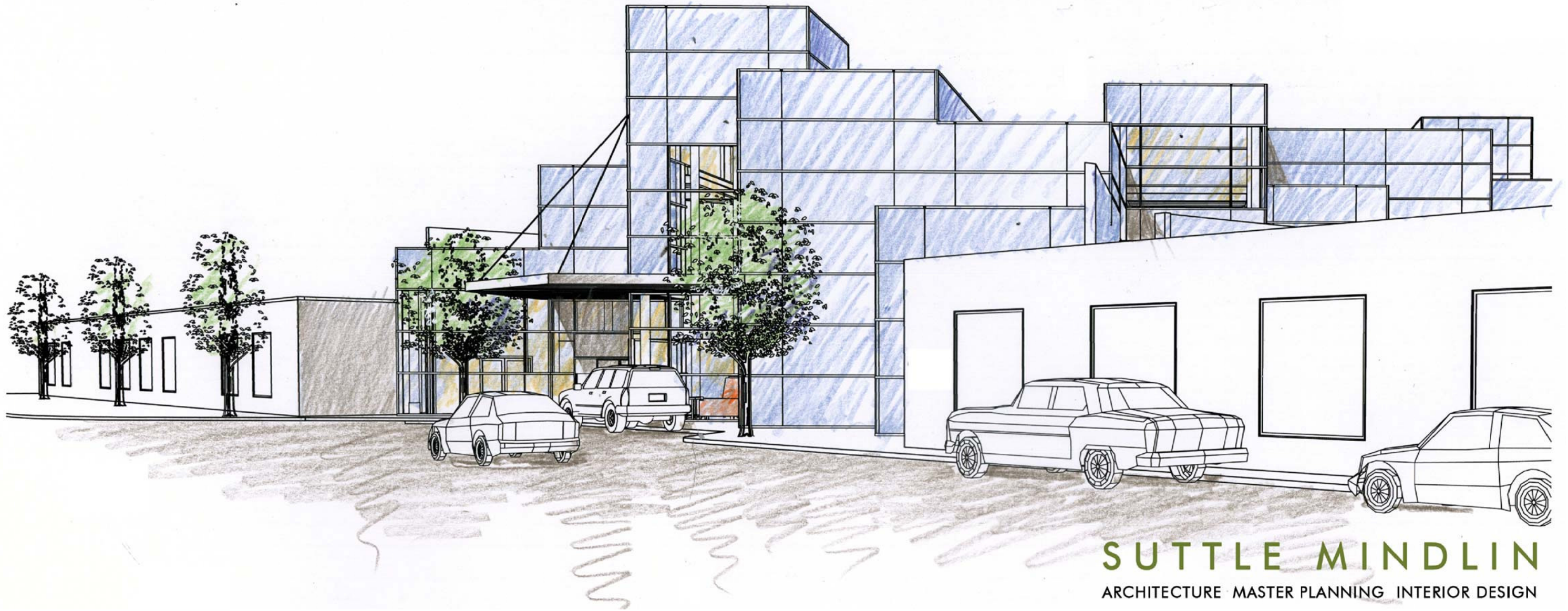


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Project Saint Louis Family Church	Sketch Title EXTERIOR PERSPECTIVE	Sketch Number ASK A012	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401 Issue Date 081125

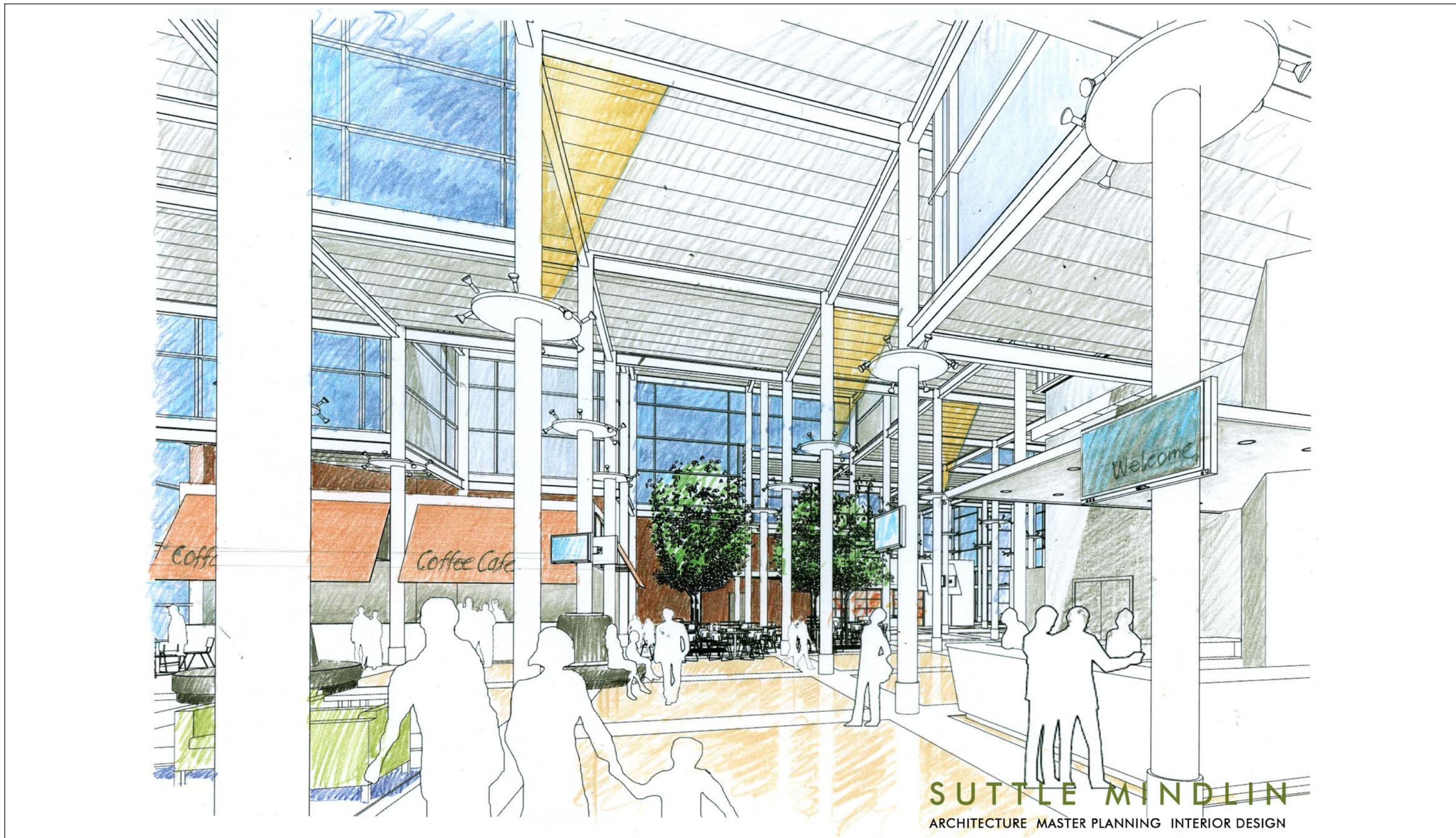


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Project Saint Louis Family Church	Sketch Title EXTERIOR PERSPECTIVE	Sketch Number ASK A013	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date

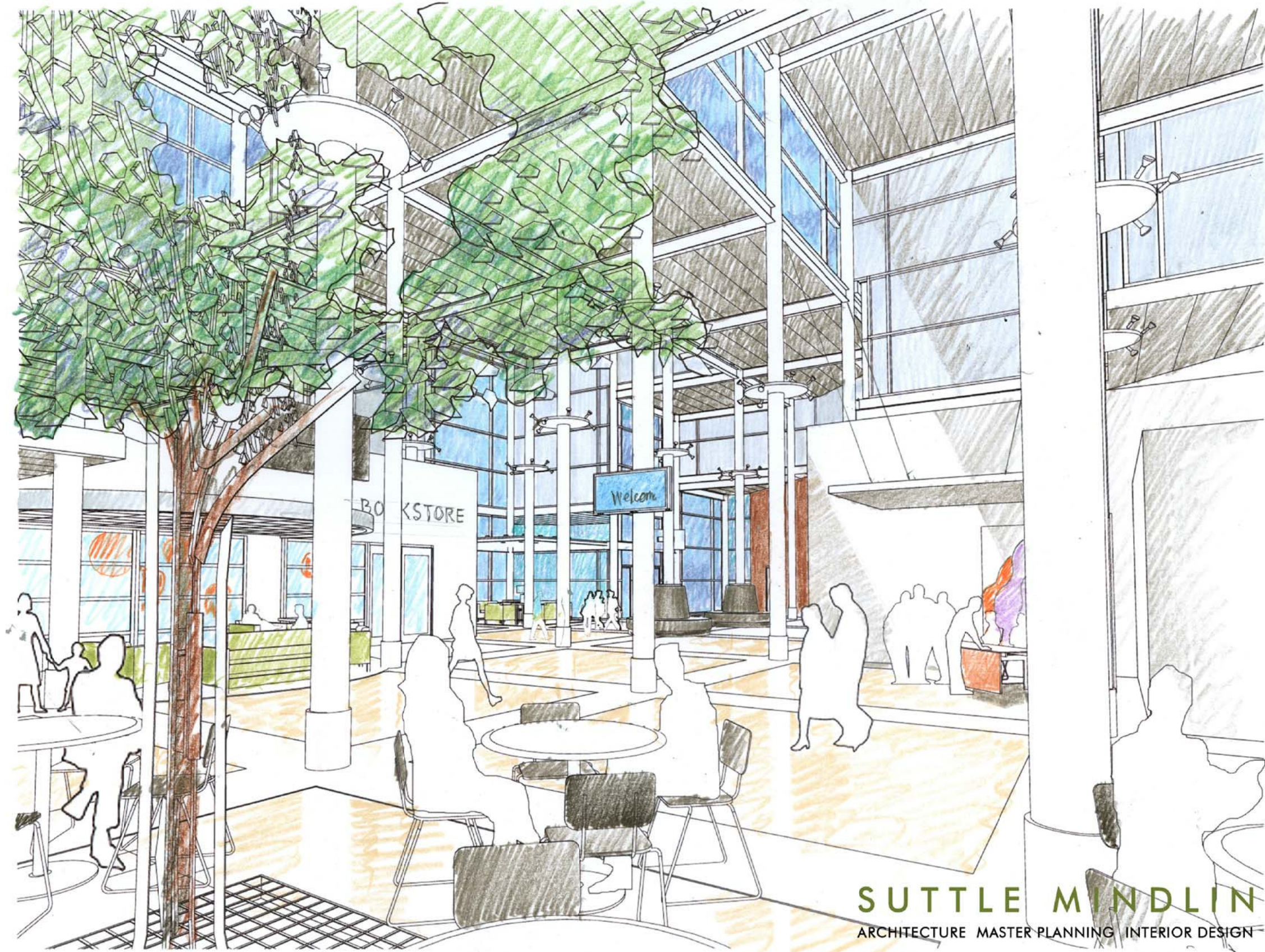


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Project Saint Louis Family Church	Sketch Title INTERIOR PERSPECTIVE	Sketch Number ASK A014	
Client Hufton Construction	Scale N.T.S.	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



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<p>Project Saint Louis Family Church</p>	<p>Sketch Title INTERIOR PERSPECTIVE</p>	<p>Sketch Number ASK A015</p>	
<p>Client Hufton Construction</p>	<p>Scale N.T.S.</p>	<p>Drawn By LR</p> <p>Project Number 8401</p>	<p>Issue Date 081125</p> <p>Revision Date</p>



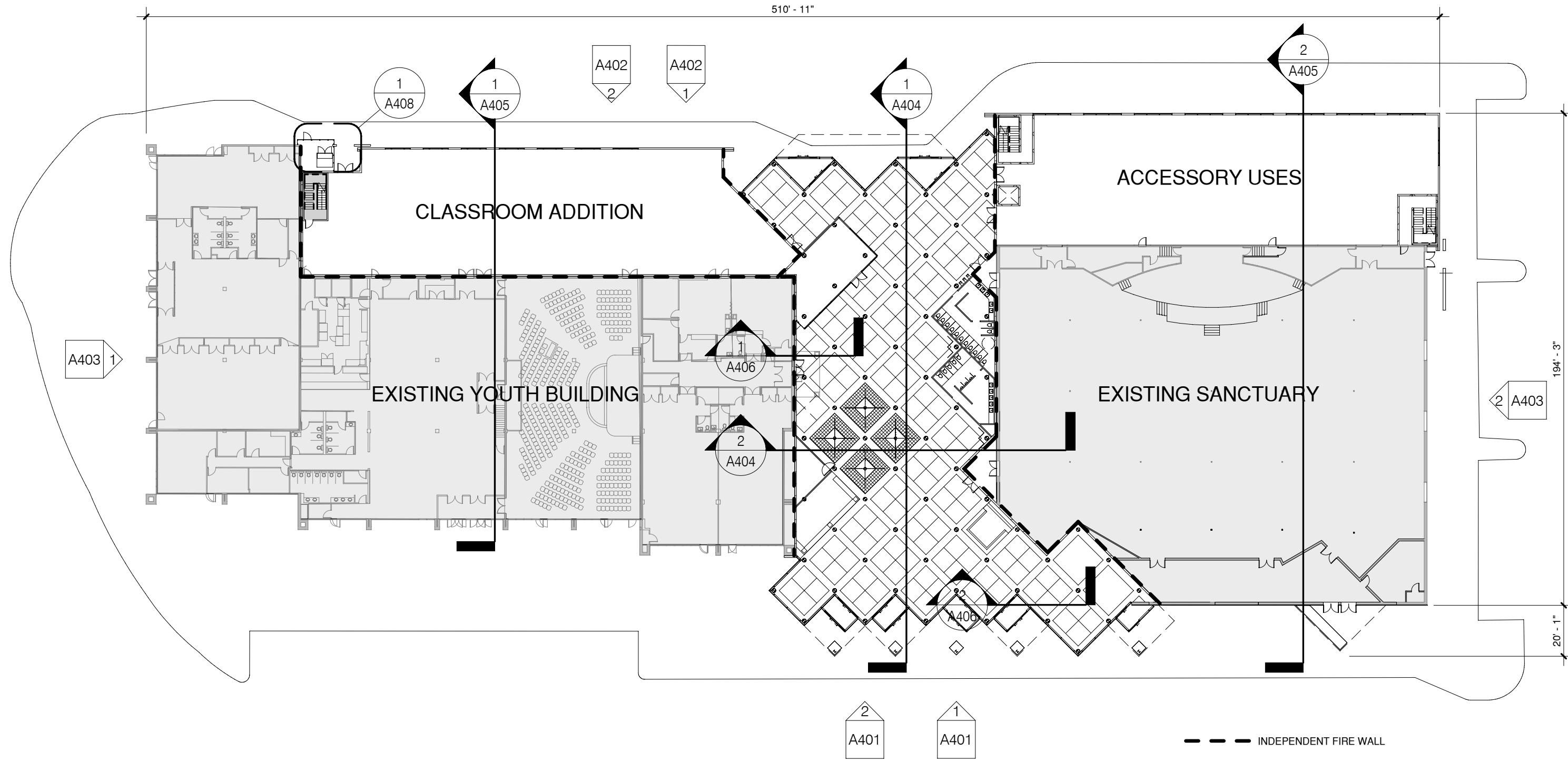
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<p>Project Saint Louis Family Church</p>	<p>Sketch Title INTERIOR PERSPECTIVE</p>	<p>Sketch Number ASK A016</p>	
<p>Client Hufton Construction</p>	<p>Scale N.T.S.</p>	<p>Drawn By LR</p> <p>Project Number 8401</p>	<p>Issue Date 081125</p> <p>Revision Date</p>

510' - 11"

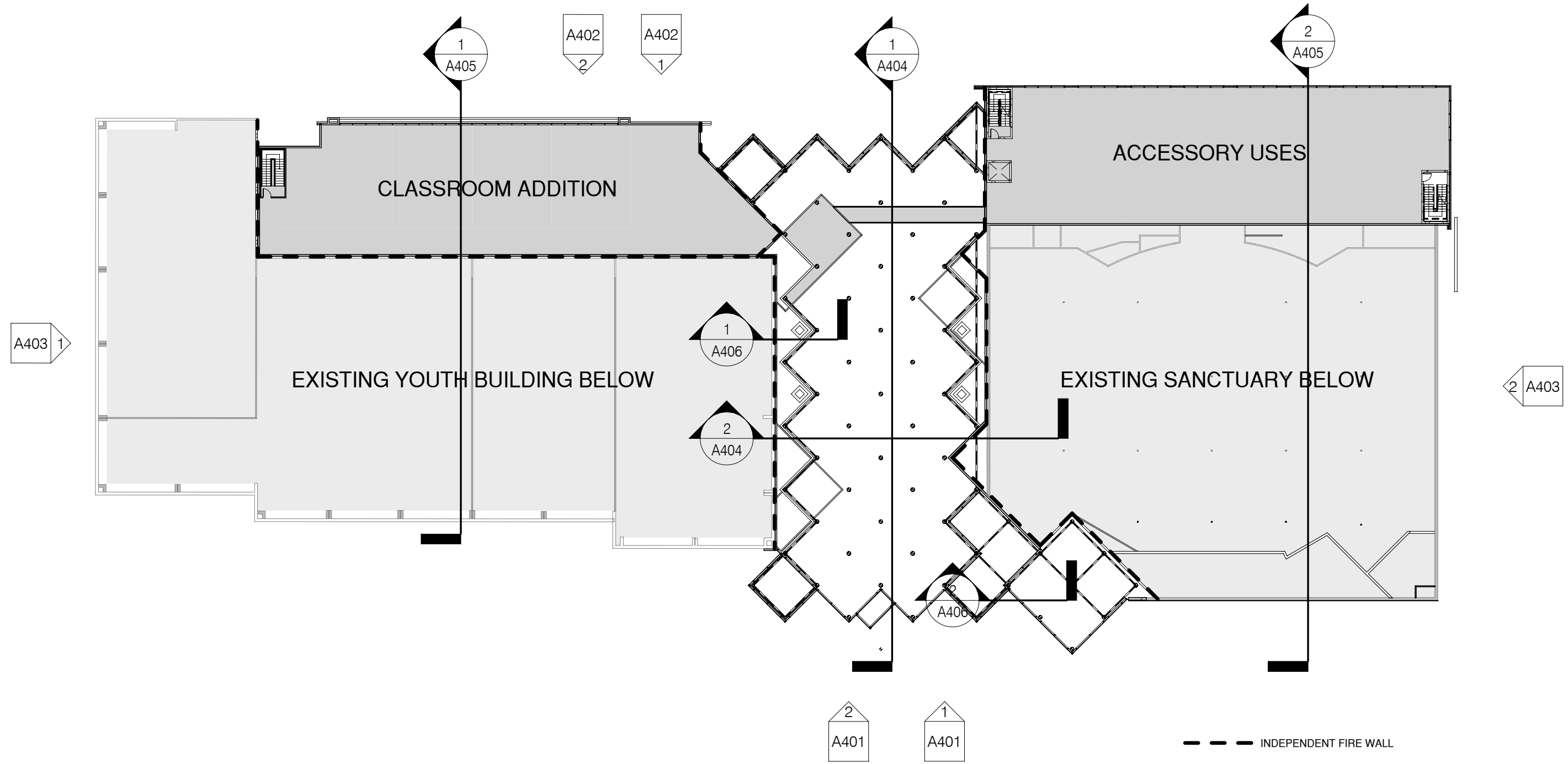


1 GROUND FLOOR PLAN
SCALE: 1" = 40'-0"

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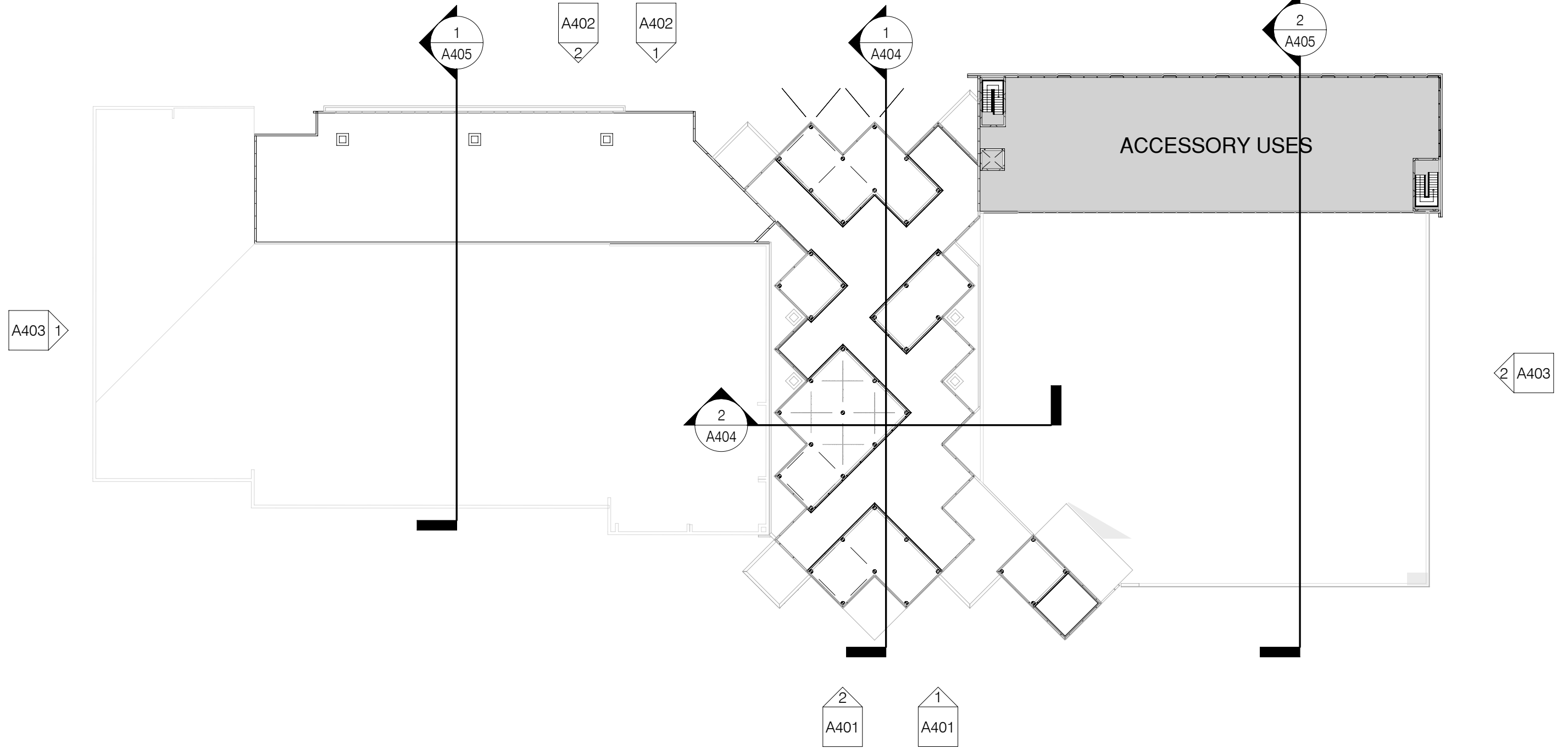
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Project Saint Louis Family Church	Sketch Title GROUND FLOOR PLAN	Sketch Number ASK A101
Client Hufton Construction	Scale 1" = 40'-0"	Issue Date 081125
	Drawn By LR	Revision Date
	Project Number 8401	



1 SECOND FLOOR PLAN
SCALE: 1" = 40'-0"

Project Saint Louis Family Church	Sketch Title SECOND FLOOR PLAN	Sketch Number ASK A102
Client Hufton Construction	Scale 1" = 40'-0"	Issue Date 081125
	Drawn By LR	Revision Date
	Project Number 8401	

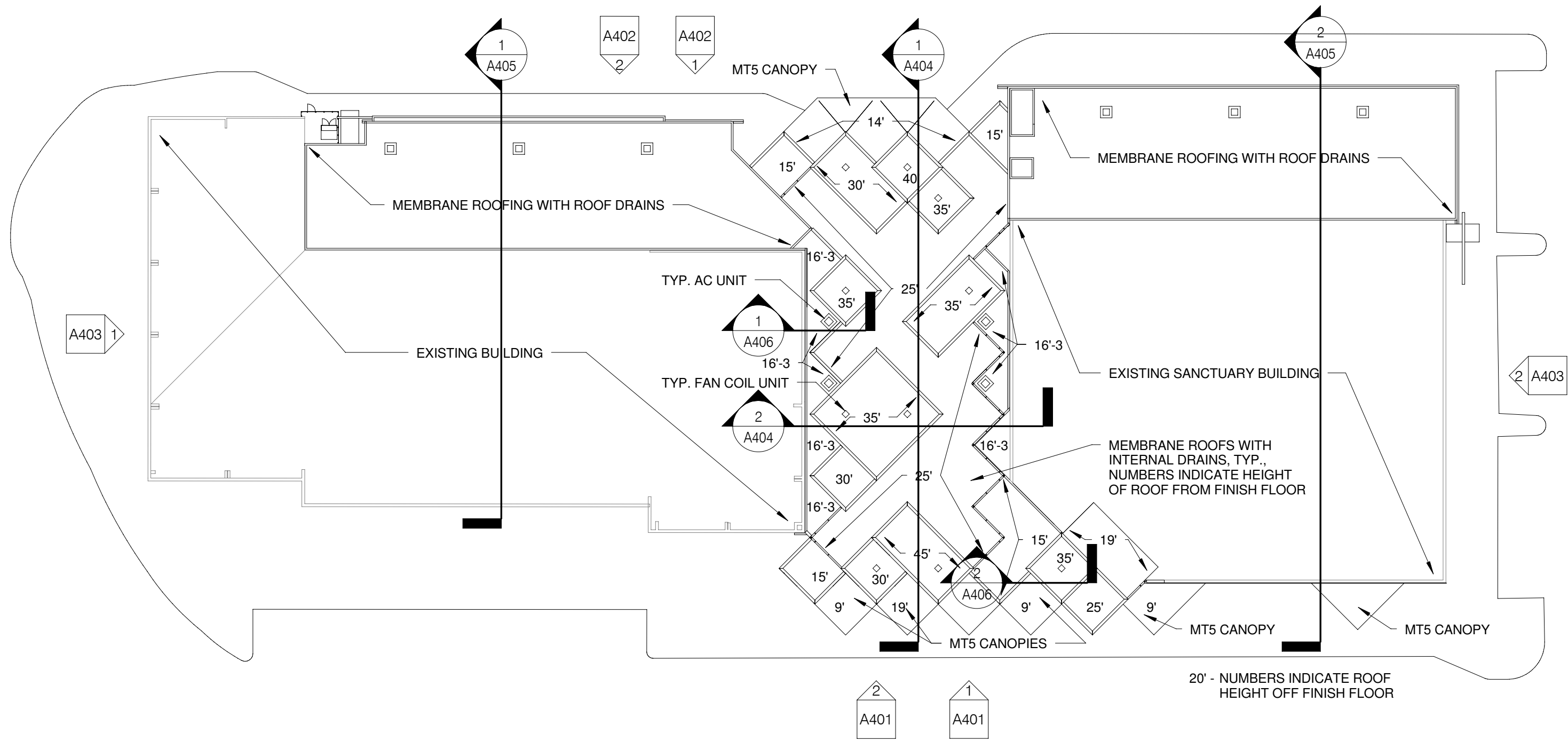


1 THIRD LEVEL PLAN
SCALE: 1" = 40'-0"

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Project Saint Louis Family Church	Sketch Title THIRD FLOOR PLAN	Sketch Number ASK A103
Client Hufton Construction	Scale 1" = 40'-0"	Issue Date 081125
	Drawn By Author	Revision Date
	Project Number 8401	



1 ROOF PLAN
SCALE: 1" = 40'-0"

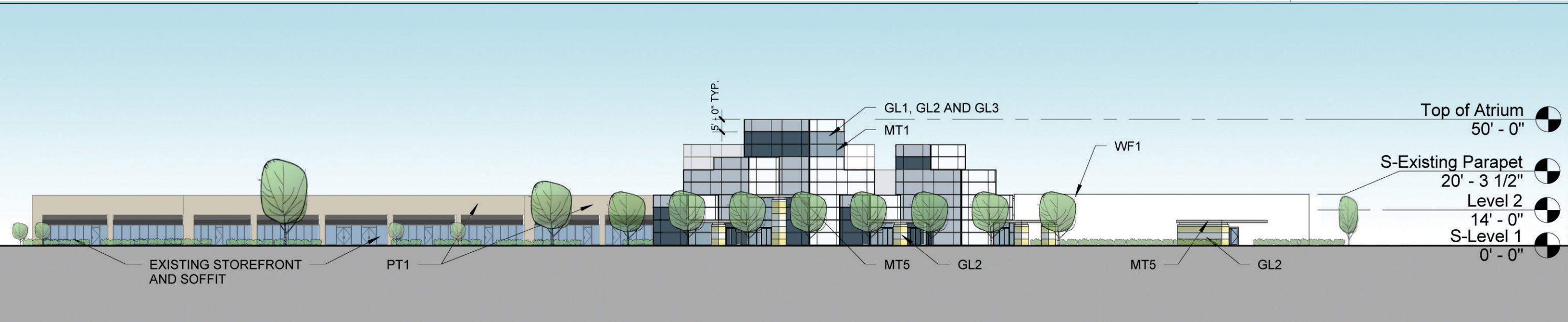
Project Saint Louis Family Church	Sketch Title ROOF PLAN	Sketch Number ASK A104
Client Hufton Construction	Scale 1" = 40'-0"	Issue Date 081125
	Drawn By LR	Revision Date
	Project Number 8401	



1 WEST ENLARGED ELEVATION - MAIN ENTRANCE
SCALE: 1" = 20'-0"

EXTERIOR MATERIAL LEGEND

- CO1 - Pre-cast concrete panels
- GL1 - 1" insulated low-e clear glass
- GL2 - 1" insulated translucent glass
- GL3 - 1" insulated opaque glass or metal panel
- MT1 - Clear anodized aluminum curtain wall frame
- MT2 - Vertical ridged metal panels
- MT3 - Dark bronze window frames to match existing
- MT4 - Painted metal trim and coping
- MT5 - Medium silver satin finish metal
- PT1 - Painted Brick
- WF1 - Stucco or EIFS



2 WEST ELEVATION
SCALE: 1" = 40'-0"

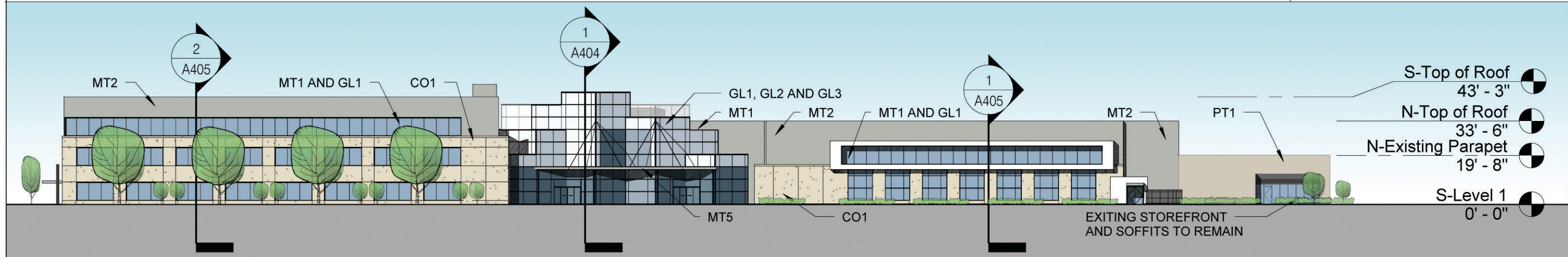
Project Saint Louis Family Church	Sketch Title WEST ELEVATION	Sketch Number ASK A401
Client Hufton Construction	Scale As indicated	Drawn By Author
	Project Number 8401	Issue Date 081125
		Revision Date



EXTERIOR MATERIAL LEGEND

- CO1 - Pre-cast concrete panels
- GL1 - 1" insulated low-e clear glass
- GL2 - 1" insulated translucent glass
- GL3 - 1" insulated opaque glass or metal panel
- MT1 - Clear anodized aluminum curtain wall frame
- MT2 - Vertical ridged metal panels
- MT3 - Dark bronze window frames to match existing
- MT4 - Painted metal trim and coping
- MT5 - Medium silver satin finish metal
- PT1 - Painted Brick
- WF1 - Stucco or EIFS

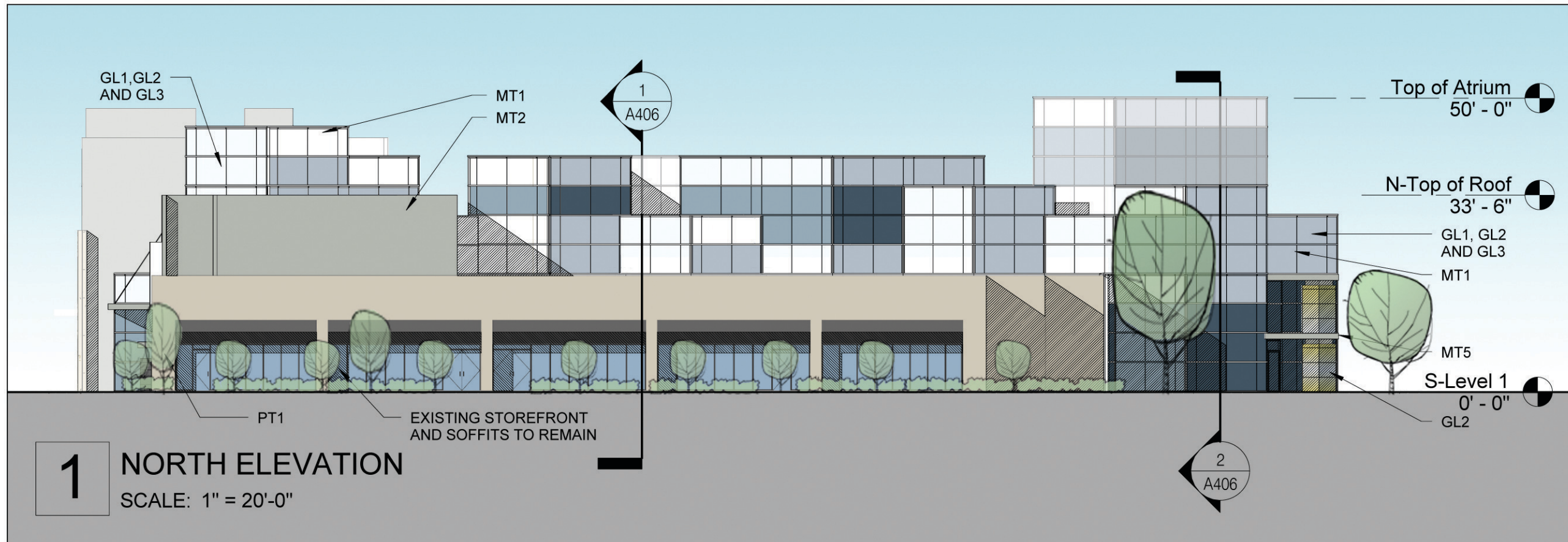
1 EAST ENLARGED ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION - ARB
SCALE: 1" = 40'-0"

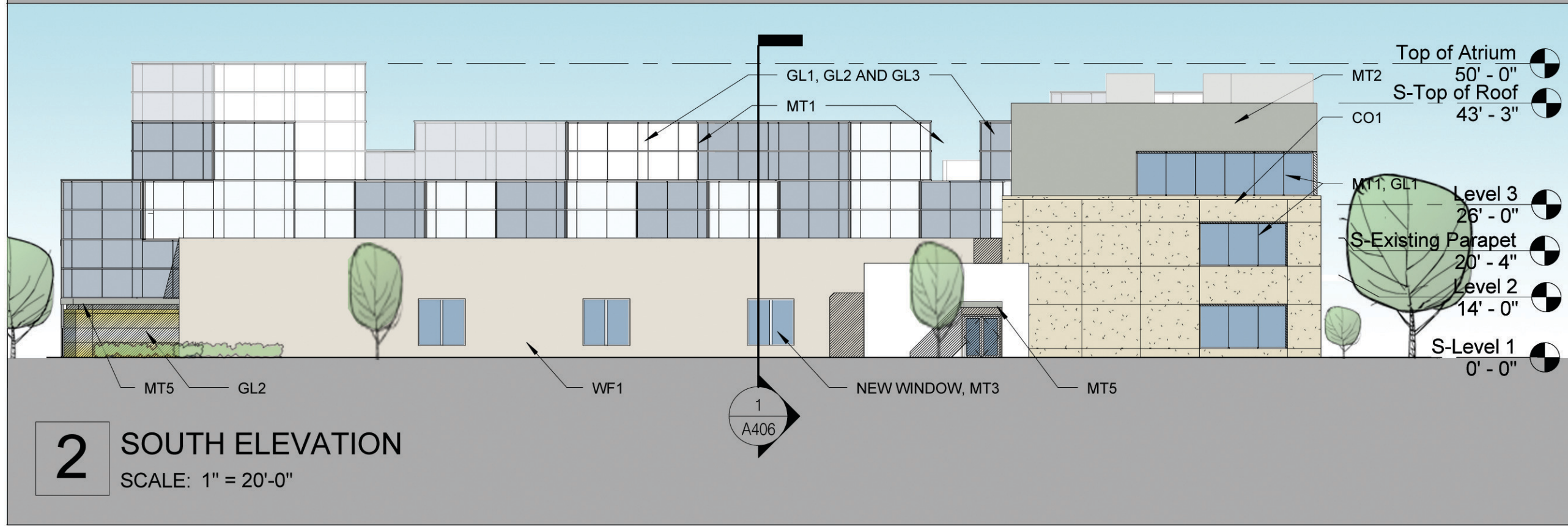
Project Saint Louis Family Church	Sketch Title EAST ELEVATION	Sketch Number ASK A402
Client Hufton Construction	Scale As indicated	Drawn By Author
	Project Number 8401	Issue Date 081125
		Revision Date

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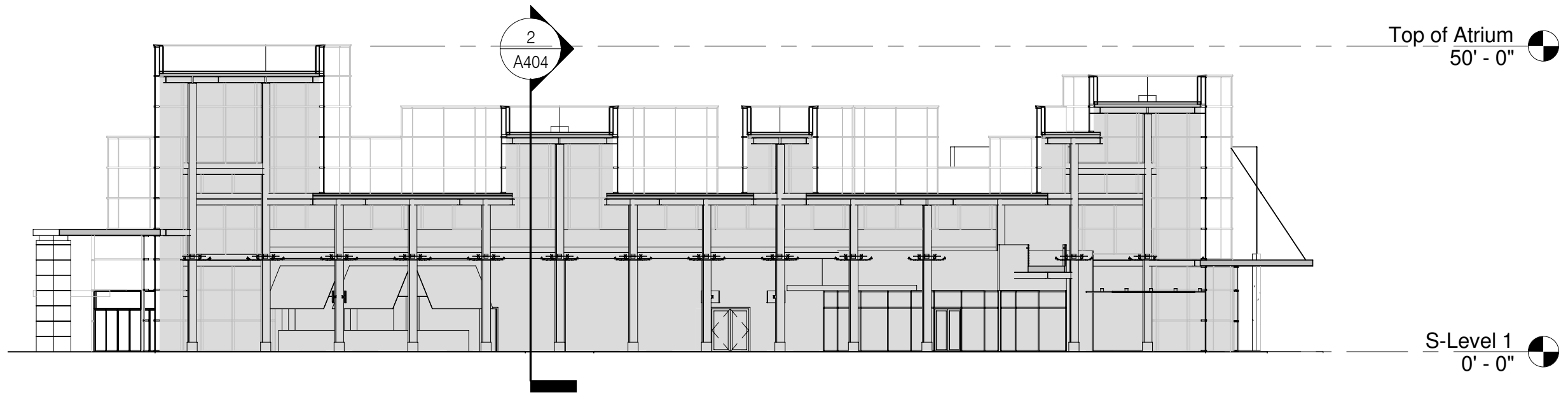
1 NORTH ELEVATION
SCALE: 1" = 20'-0"

- EXTERIOR MATERIAL LEGEND**
- CO1 - Pre-cast concrete panels
 - GL1 - 1" insulated low-e clear glass
 - GL2 - 1" insulated translucent glass
 - GL3 - 1" insulated opaque glass or metal panel
 - MT1 - Clear anodized aluminum curtain wall frame
 - MT2 - Vertical ridged metal panels
 - MT3 - Dark bronze window frames to match existing
 - MT4 - Painted metal trim and coping
 - MT5 - Medium silver satin finish metal
 - PT1 - Painted Brick
 - WF1 - Stucco or EIFS

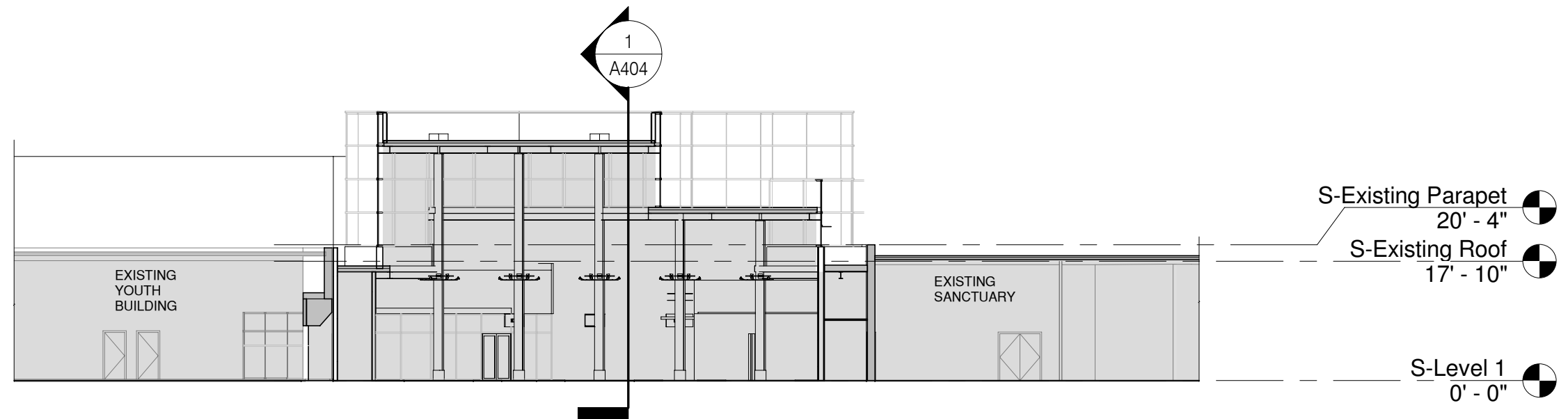


2 SOUTH ELEVATION
SCALE: 1" = 20'-0"

Project Saint Louis Family Church	Sketch Title NORTH AND SOUTH ELEVATIONS	Sketch Number ASK A403
Client Hufton Construction	Scale As indicated	Drawn By LR
	Project Number 8401	Issue Date 081125
		Revision Date



1 EAST - WEST SECTION THROUGH ATRIUM LOOKING NORTH
SCALE: 1" = 20'-0"

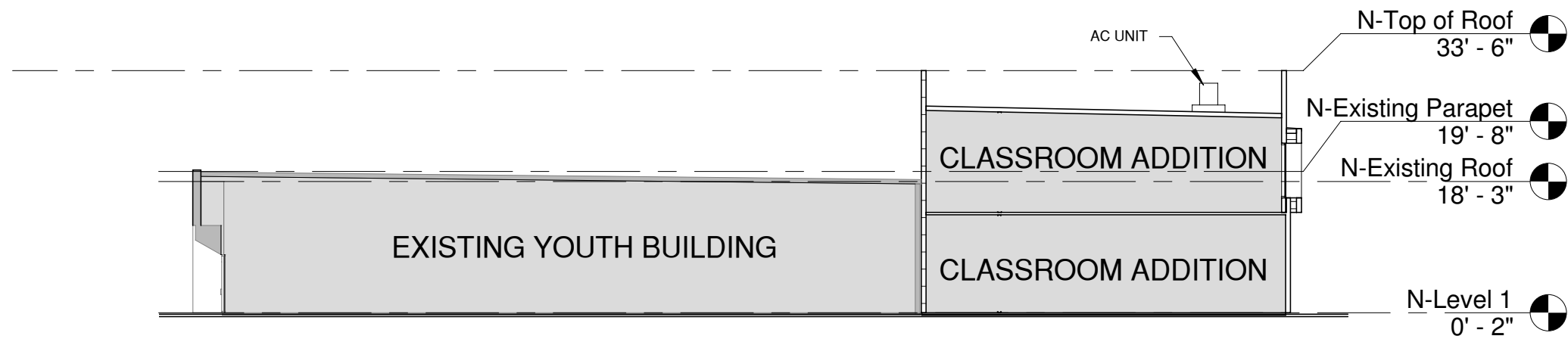


2 NORTH - SOUTH SECTION THROUGH ATRIUM LOOKING EAST
SCALE: 1" = 20'-0"

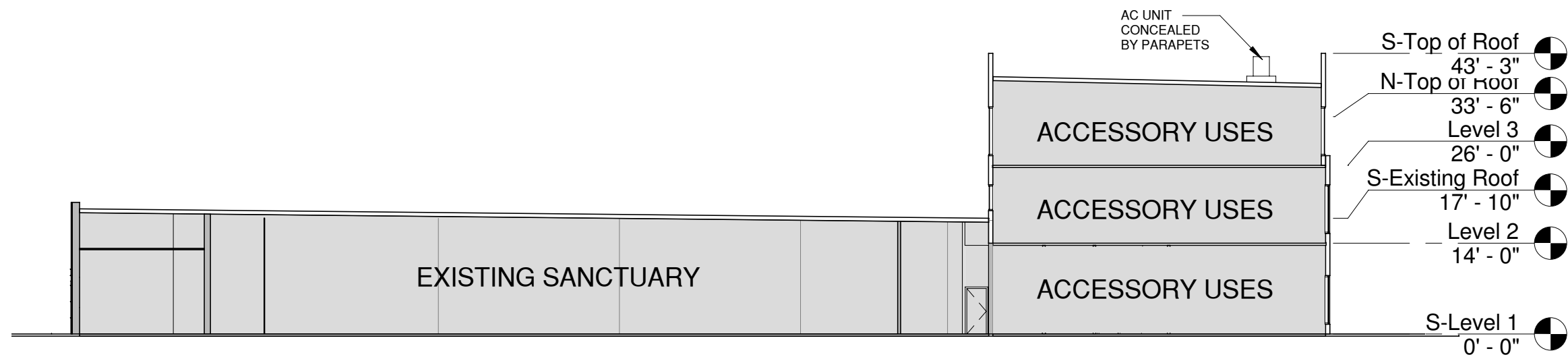
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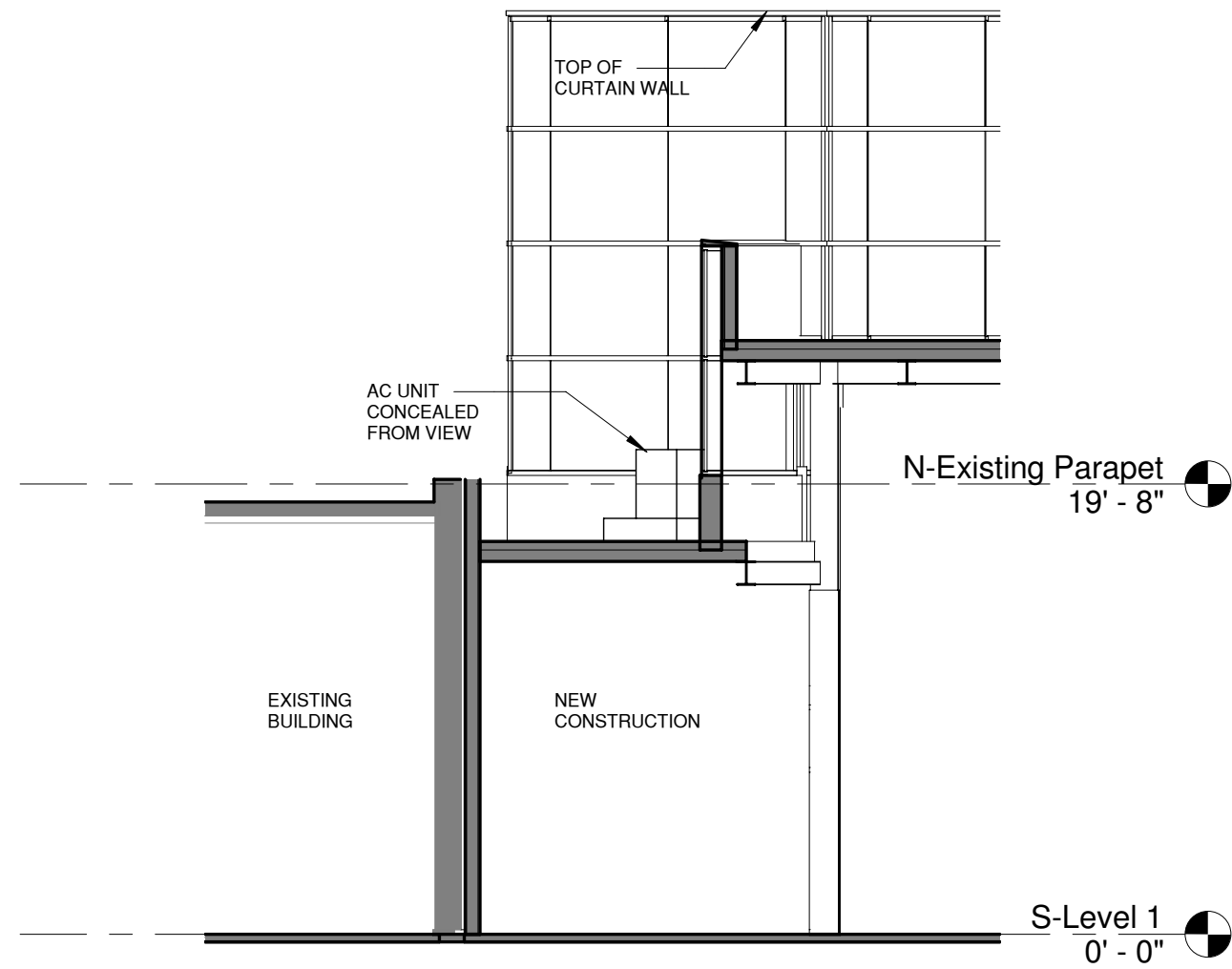
Project Saint Louis Family Church	Sketch Title SECTIONS	Sketch Number ASK A404	
Client Hufton Construction	Scale 1" = 20'-0"	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date



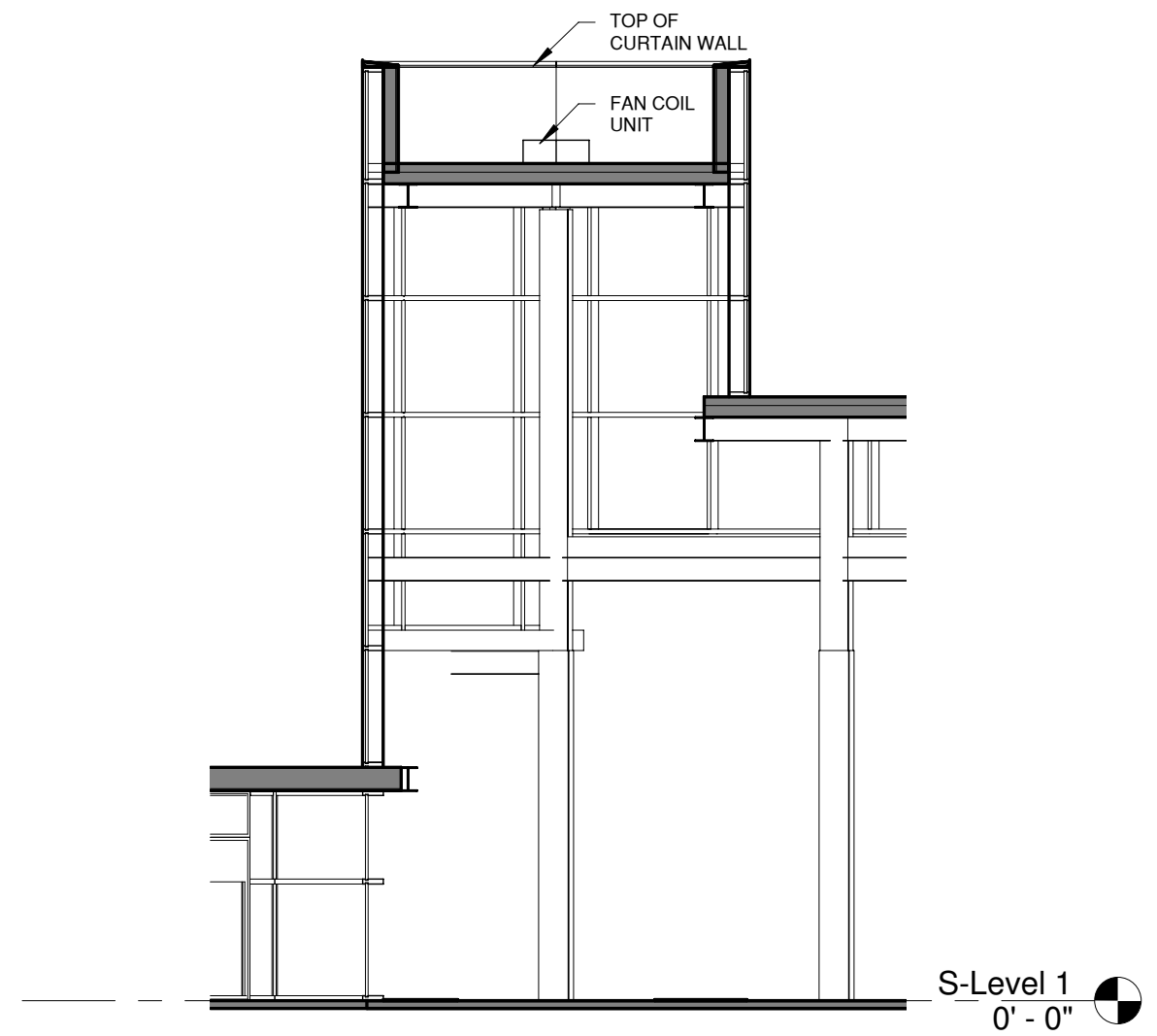
1 EAST - WEST SECTION THROUGH NORTH BUILDING LOOKING NORTH
 SCALE: 1" = 20'-0"



2 EAST - WEST SECTION THROUGH SOUTH BUILDING LOOKING SOUTH
 SCALE: 1" = 20'-0"

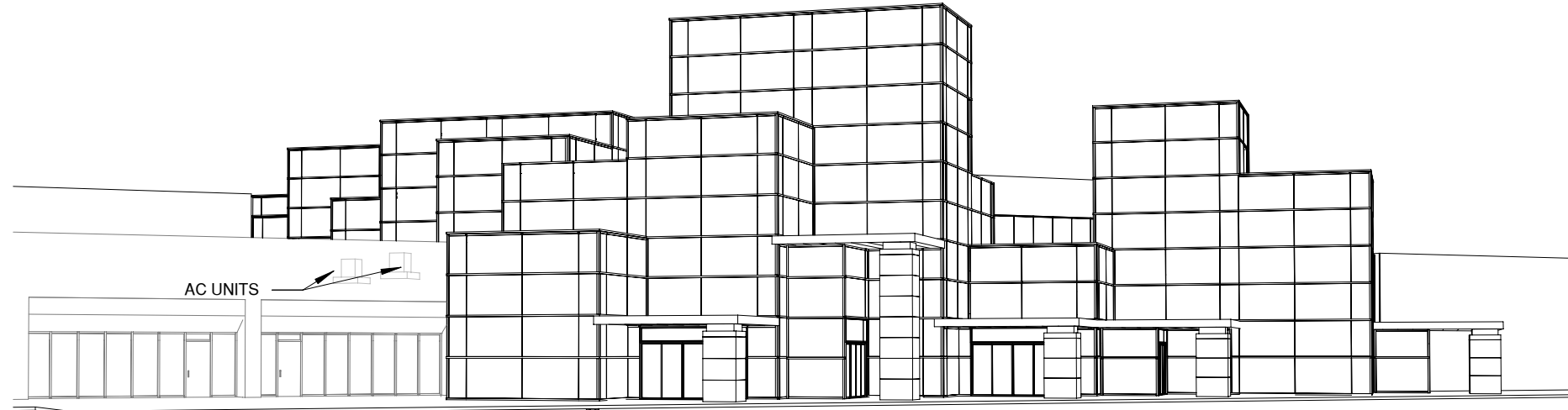


1 SECTION - AT AC UNITS
SCALE: 1/8" = 1'-0"



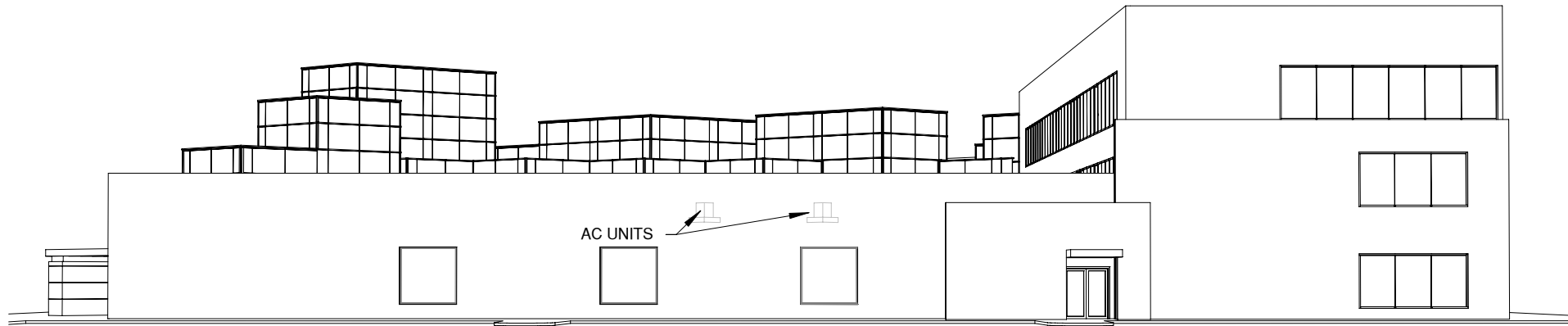
2 SECTION - AT FAN COIL UNITS
SCALE: 1/8" = 1'-0"

Project Saint Louis Family Church	Sketch Title SCREENING DETAILS	Sketch Number ASK A406
Client Hufton Construction	Scale 1/8" = 1'-0"	Drawn By LR
	Project Number 8401	Issue Date 081125
		Revision Date



1 ROOFTOP SCREENING - WEST ENTRY VIEW
SCALE: N.T.S.

- ROOFTOP AC UNITS ARE NOT VISIBLE DUE TO PARAPETS



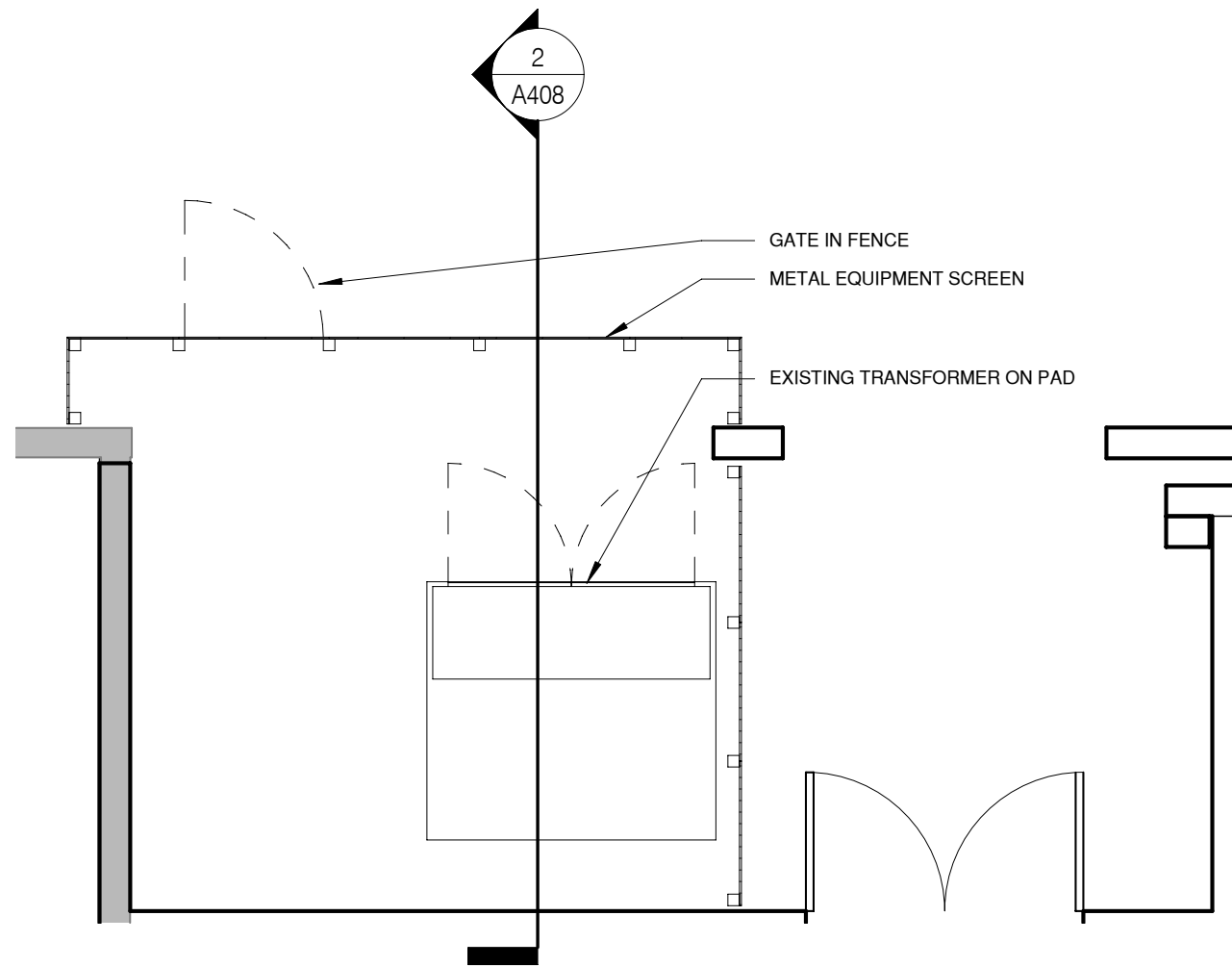
2 ROOFTOP SCREENING - SOUTH VIEW
SCALE: N.T.S.

- ROOFTOP AC UNITS ARE NOT VISIBLE DUE TO PARAPETS
- VIEW TAKEN FROM SOUTH PROPERTY LINE

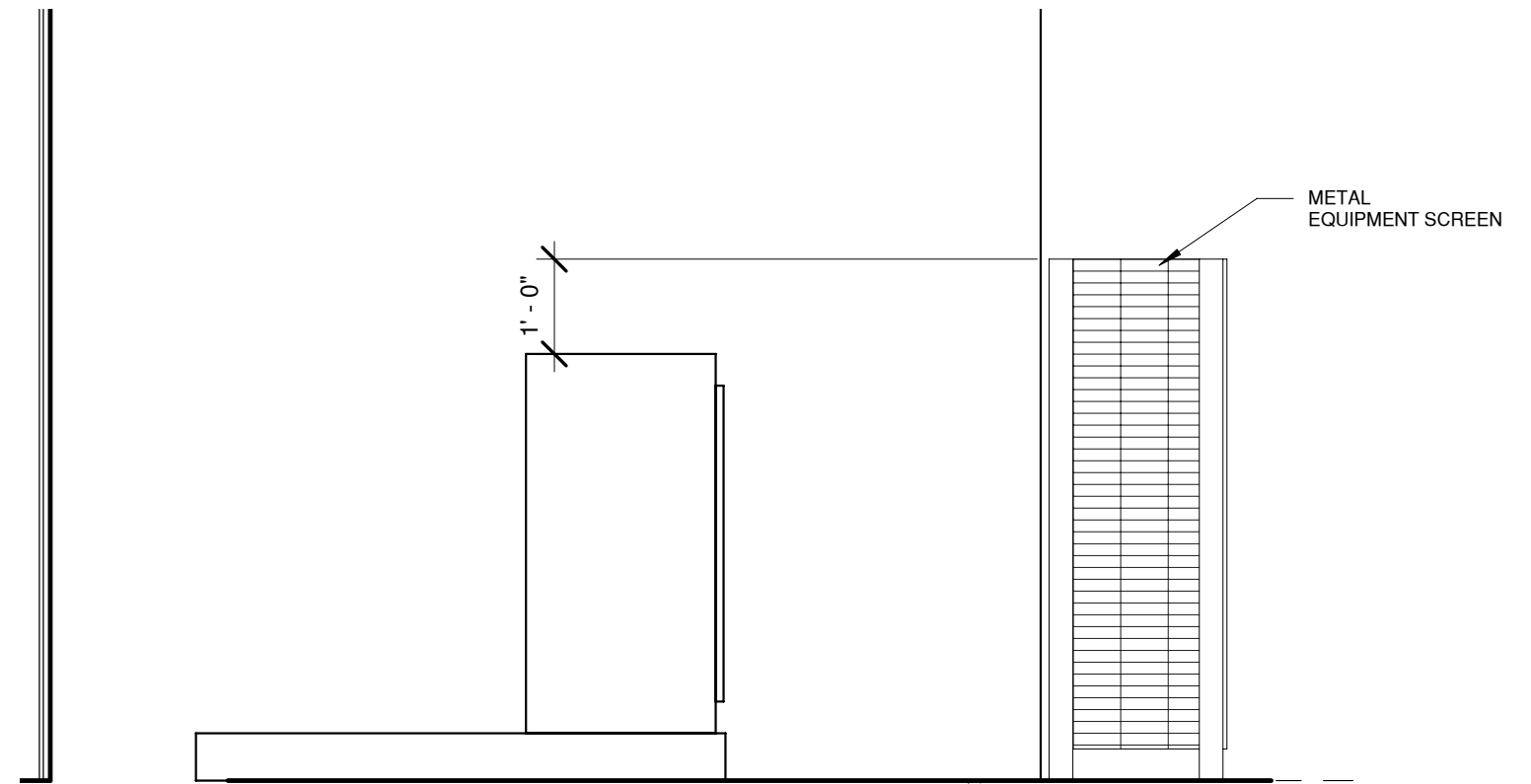
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Project Saint Louis Family Church	Sketch Title SCREENING PERSPECTIVES	Sketch Number ASK A407
Client Hufton Construction	Scale	Drawn By LR
	Project Number 8401	Issue Date 081125
		Revision Date



1 PLAN - EXISTING TRANSFORMER SCREENING
SCALE: 1/4" = 1'-0"



2 SECTION - EXISTING TRANSFORMER SCREENING
SCALE: 1/2" = 1'-0"

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Project Saint Louis Family Church	Sketch Title SCREENING DETAILS	Sketch Number ASK A408	
Client Hufton Construction	Scale As indicated	Drawn By LR	Project Number 8401
		Issue Date 081125	Revision Date