



IV. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Amended Site Development Plan

Meeting Date: October 11, 2018

From: Mike Knight, Planner

Location: A 2 acre tract of land located southwest of the intersection of Olive Boulevard and Chesterfield Parkway.

Description: **YaYa's (ASDP)** An Amended Site Development Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 2 acre tract of land located southwest of the intersection of Olive Blvd and Chesterfield Pkwy.

PROPOSAL SUMMARY

YaYa's Euro Bistro is proposing a 1,209 square foot banquet addition at the north of the existing facility with a pathway from the new addition to the existing patio. The exterior materials and colors would match the existing earth-tones of the facility. Due to the size of the proposed addition, review by the Architectural Review Board (ARB) is required. A minor amount of site work will also be accomplished in conjunction with this request.

HISTORY OF SUBJECT SITE

In November of 1996, the City of Chesterfield City Council approved Ordinance 1206 which amended City of Chesterfield Ordinance 175 and repealed City of Chesterfield Ordinance 259 and established a "C-8" Planned Commercial District for a 3 acre tract of land.

In September 1998, the Site Development Plan for YaYa's was approved.

In September of 2001 the City of Chesterfield City Council approved Ordinance 1788. This was a change in zoning from a "C-2" Shopping District and "C-8" Planned Commercial District to a new "PC" Planned Commercial District for a 3.9 acre tract of land. The 3.9 acres include the current Junior Chamber International building and the YaYa's Euro Bistro. The subject site remains today zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 1788.



Figure 1: Aerial Photo

SURROUNDING LOCATIONS

The subject site is located southwest of the intersection of Olive Boulevard and Chesterfield Parkway. Although the majority of this request is the 1,209 square foot banquet room addition, there is a minor amount of site work in conjunction with this request.

The subject site and all adjacent parcels are located in what is known as the Urban Core Land Use Designation within the City of Chesterfield’s Comprehensive Plan. The access point for YaYa’s is off of Olive Boulevard which is classified as a Major Arterial. Olive Boulevard is owned and operated by the Missouri Department of Transportation. To the north is a 3 story 262,000 square foot Pfizer research facility which is currently under construction. The banquet room addition would primarily be seen by travelers on Olive Boulevard and from the Pfizer Research Facility. The rear of the building is woodland, to the south

Direction	Development	Zoning
North	Pfizer	C8
South	Junior Chamber International	PC
East	Gas/Car wash/ Fast Food	C8
West	Woodland	C8

Table 1: Surrounding Sites and Zoning

is the non-profit Junior Chamber International, and across Olive Boulevard is retail consisting of a gas station, car wash, and fast food building. Table 1 to the left outlines the surrounding sites in relation to Figure 1 above.

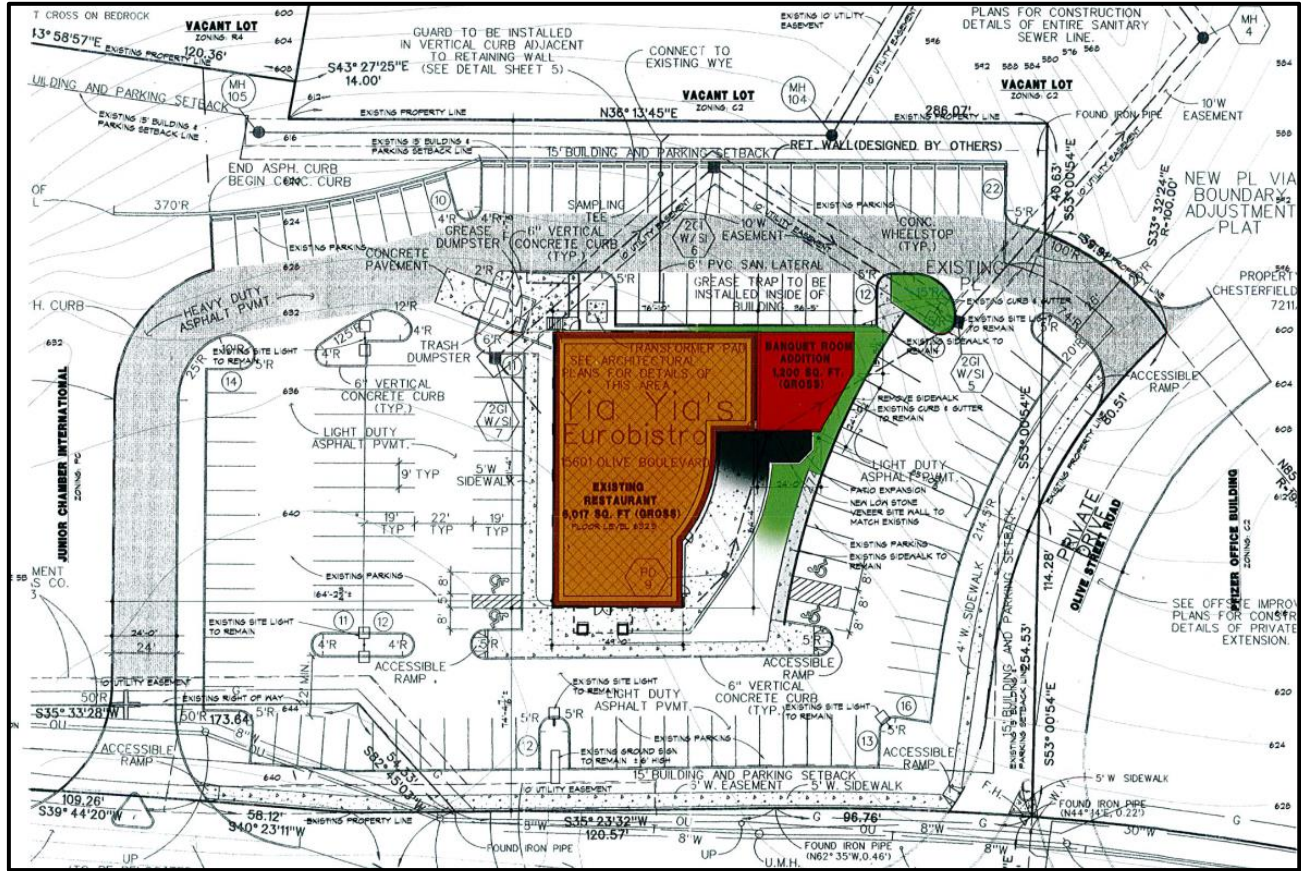


Figure 2: Color Site Plan

Figure 2 above is the Color Site Plan for the proposed development. The building is surrounded by parking with the access point for pedestrians at the front of the building. This addition does not change the parking, pedestrian connectivity, or vehicular circulation of the site. Landscaping has been removed in some areas and added in others as outlined later in this report.

Current Conditions

The existing restaurant building is a single story restaurant with EIFS facades and a standing seam metal roof which screens the roof top units. There is a patio at the north of the site surrounded by a low site wall. The area of the building facing the patio features a flat roof projecting out under the mansard with EIFS banding and dark-bronze framed storefront windows. The storefront windows are set in slight recesses giving the vertical EIFS pilasters between them a thickened appearance. Figure 3 on the following page shows recent photos of the area where the addition is being proposed.

There are four existing trees that currently reside in the area that will be removed, due to the construction of the addition. The mechanical units currently exist on the building roof behind the metal mansard and are fully screened. Any new mechanical units would be located in the same location as existing. The trash area is currently screened and located to the rear of the building on the southern/opposite end of the proposed addition.



Figure 3: Current Conditions

Proposed Changes

The applicant's goal for the banquet room addition is to make it look as if it has always been part of the building. The design replicates the design features of the area of the building facing the patio. The dark bronze framed storefront windows and thickened pilasters between will match the existing conditions. Glazing will match the existing panels at the patio. EIFS will be the new material on the facades with thickened EIFS bands to align with the existing building. The parapet will have a prefinished metal cap to match the parapet cap at the lowered roof facing the patio.

A portion of the site wall surrounding the patio will be removed and the patio extended in the area southeast of the banquet room addition to integrate the patio into the addition. Materials for the patio and new site wall surrounding the patio will match the existing, including finishes and height. A portion of the existing sidewalk along the northeast of the site will be removed for the installation of the addition and new landscape bed.



Figure 4: Proposed Changes

Landscaping and Screening

Four trees are to be removed from the banquet room addition. The applicant has provided a new planting list and proposed a new planting schedule consisting of 6 Mugo Pine, 13 Morning Light Grass, 18 Moonbeam Coreopsis, and 2 Star magnolia. The trash area is not being affected by this addition, but the applicant did provide a fresh application of paint that matches the existing building color. Figure 5 and Figure 6 below identify the proposed landscaping and the existing trash screening with updated paint.

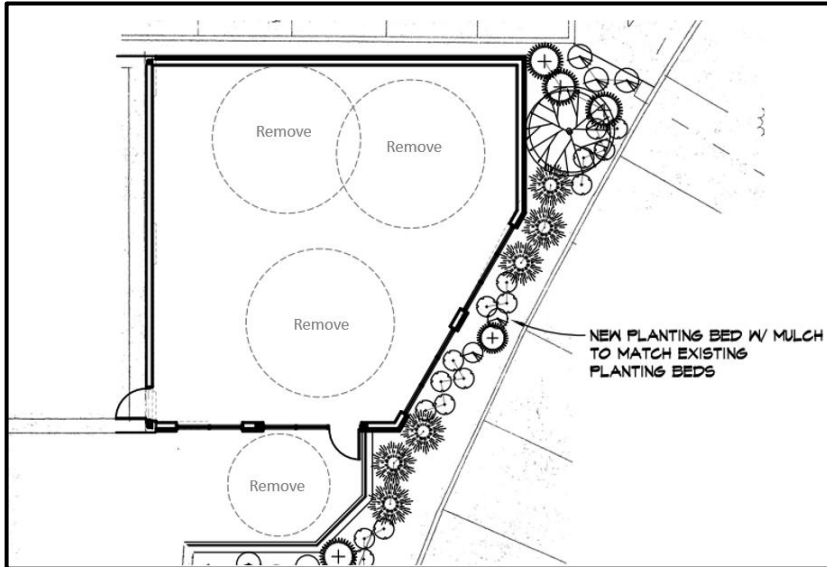


Figure 5: Landscaping

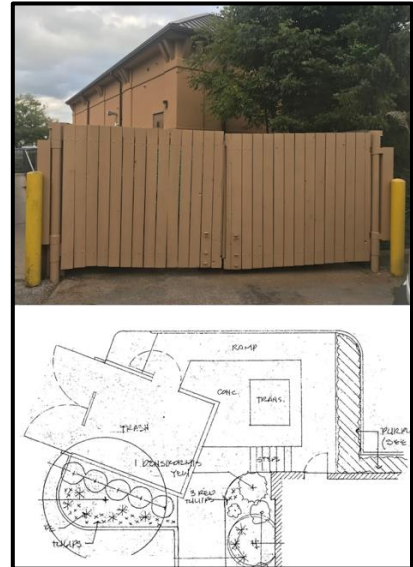


Figure 6: Existing Screening

No exterior building lighting (other than an emergency fixture at the egress door) will be on the addition. No site lighting will be altered within this project. No exterior signage will be placed on the addition or added to the site. All existing signage is to remain.

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed until all outstanding items have been addressed. Staff requests review and recommendation on this submittal for YaYa's (ASDP).

MOTION

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

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

- 2) "I move to forward the Amended Site Development Plan, Lighting Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for YaYa's (ASDP) to City Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

KASTER ARCHITECTS, INC

Roger A. Kaster, David A. Kaster, NCARB, Michael L. Howard. Ph: 913-681-1200, Fax: 913-681-1866
7304 West 130th Street – Suite 170 Overland Park, Kansas 66213

August 23, 2018

YAYAS EUROBISTRO – BANQUET ROOM ADDITION CHESTERFIELD, MO 15601 Olive Boulevard Chesterfield, MO

ARCHITECT'S STATEMENT OF DESIGN

The overall goal of this project is to add a 1,200 square foot banquet room to an existing Yayas Restaurant. The existing restaurant sits on a pad site to the north side of Olive Boulevard northeast of the Chesterfield Mall property across Highway 64. The existing building is a single-story restaurant with EIFS facades and a standing seam metal roof which screens the roof top units. There is a patio at the northeast surrounded by a low site wall. The area of the building facing the patio features a flat roof projecting out under the mansard with EIFS banding and dark-bronze framed storefront windows. The storefront windows are set in slight recesses giving the vertical EIFS pilasters between them a thickened appearance.

The goal of our Banquet Room Addition is to make it look as if it has always been part of the building. To accomplish this, our design replicates the design features of the area of the building facing the patio. We will match the dark bronze framed storefront windows and thickened pilasters between. Glazing will match the existing glazing panels at the patio. EIFS will be the new material on the facades with thickened EIFS bands to align with the existing building. The parapet will have a prefinished metal cap to match the parapet cap at the lowered roof facing the patio.

Mechanical units for the addition will be set on the existing building roof behind the metal mansard to ensure the units are fully screened.

There will necessarily be an egress from the Banquet Room. The door will be integrated into the storefront windows matching the patio door. A portion of the site wall surrounding the patio will be removed and the patio extended into the area southeast of the Banquet Room Addition to integrate the patio into the addition. Materials for the patio and new site wall surrounding the patio will match the existing and wall finishes including the site wall height. A portion of the existing sidewalk along the northeast of the site will be removed for the installation of the addition and a new landscape bed. The new plantings shown are plants that are on the existing landscape plan. We are not introducing any new species to ensure that the new addition blends with the existing.

No exterior building lighting (other than an emergency fixture at the egress door) will be on the addition. All existing site and building lighting is existing to remain. No exterior signage will be placed on the addition or added to the site. All existing site signage is to remain.

Thank you.

Michael Howard - Project Manager, Kaster Architects



YAYAS EUROBISTRO - BANQUET ROOM ADDITION

EXISTING YAYAS EUROBISTRO



VICINITY MAP

SCALE // NOT TO SCALE

SITE INFORMATION

- ZONING DISTRICT: PC
- SUBDIVISION NAME: CHESTERFIELD VILLAGE APARTMENTS PHASE B
- LOCATOR NUMBER: 165521057
- SITE AREA: 2.0 ACRES
- TO MEET FIRE MARSHAL REQUIREMENT; ENTIRE FACILITY WILL BE RETROFITTED WITH A FIRE SPRINKLER SYSTEM

BUILDING AREA

EXISTING BUILDING AREA: 6,017 SQUARE FEET
 PROPOSED BANQUET ROOM ADDITION: 1,200 SQUARE FEET
 TOTAL SQUARE FOOTAGE: 7,217 SQUARE FEET

BUILDING USE

EXISTING BUILDING USE: RESTAURANT
 BUILDING ADDITION USE: BANQUET ROOM FOR RESTAURANT

CONSTRUCTION TYPE

EXISTING BUILDING TYPE: SB
 BUILDING ADDITION TYPE: SB

ALLOWABLE AREA

RESTAURANT - A2: 6000 SQ. FT. UNDER CONSTRUCTION TYPE SB
 AREA INCREASE FOR SPRINKLERS: 12,000+ SQ. FT. ALLOWED UNDER CONSTRUCTION TYPE SB

OCCUPANCY

EXISTING BUILDING OCCUPANCY: 951 OCCUPANTS
 BANQUET ROOM ADDITION OCCUPANCY: 80 OCCUPANTS
 TOTAL PROPOSED OCCUPANCY: 481 OCCUPANTS

Sachs Properties, Inc., the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.04-01 of the City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature) Ami E. Kutz
 (Name Typed) Ami E. Kutz

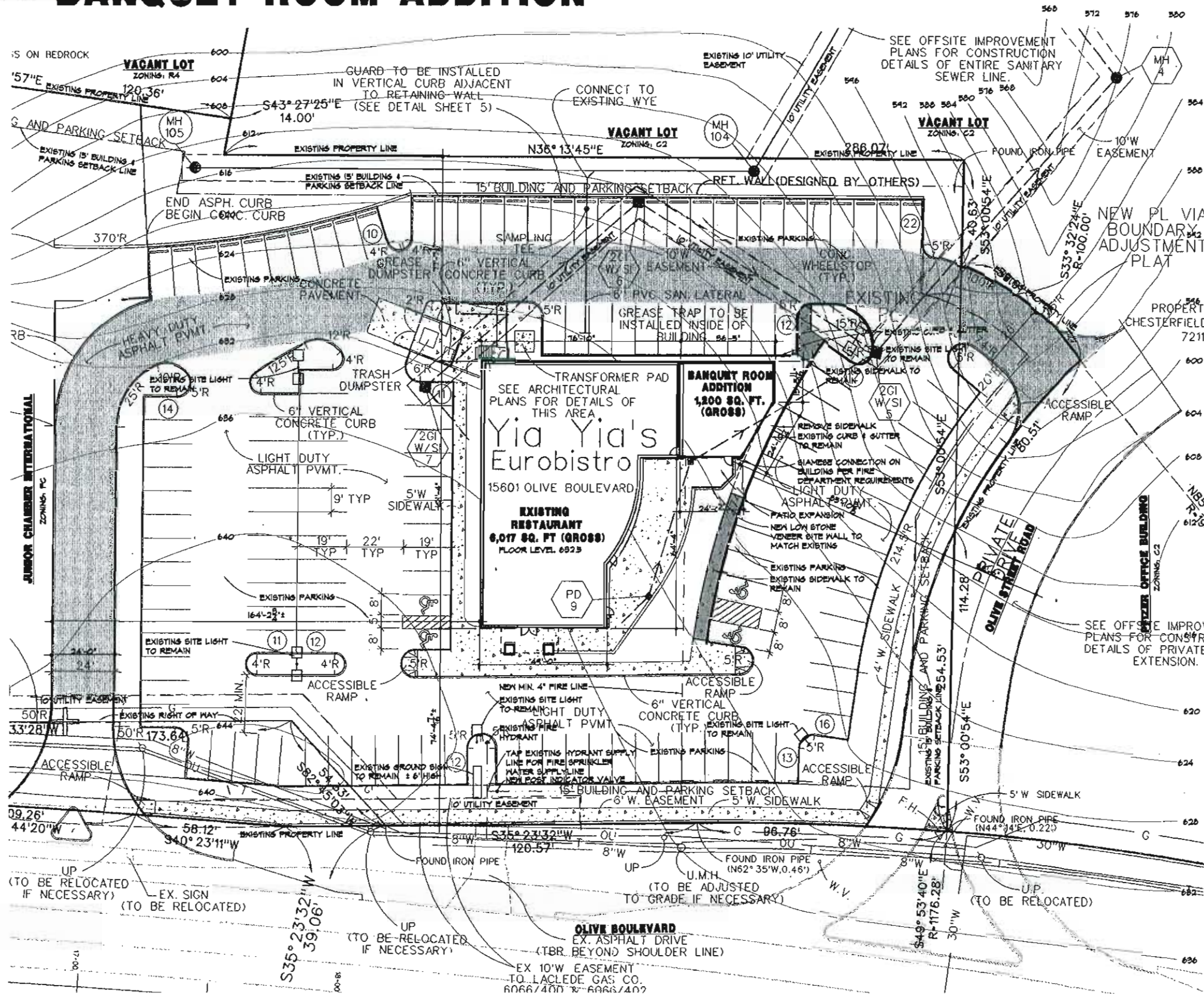
State of Missouri
 County of Saint Louis

On this 18 day of September, A.D. 2018, before me personally appeared Ami E. Kutz, to me known, who, being by me sworn in, did say that he/she is the Vice President of Sachs Properties, Inc. a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said Vice President acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ___ day of _____, 20___, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as amended to by the Director of Planning and Development Services and the City Clerk.

Justin Wynn, AICP
 Director of Planning and Development Services
 City of Chesterfield, Missouri

Vickie Hass, City Clerk
 City of Chesterfield, Missouri



PARKING

145 PARKING SPACES - NO PROPOSED CHANGES
 ORDINANCE REQUIRED PARKING: 121,000 SFA

STORMWATER AND SEWER

PUBLIC STORMWATER SYSTEM W/ COLLECTION BOXES ON SITE
 + PUBLIC SEWER CONNECTION

SITE RATIOS

EXISTING SITE: 2.0 ACRES (87,120 SQ. FT.)
 TOTAL BUILDING SQ. FT. W/ ADDITION: 7,217 SQ. FT.
 TOTAL SQUARE FEET ADDED TO THE EXISTING FACILITY: 1,200 SQUARE FEET
 TOTAL DRIVES, PARKING AND OTHER OUTDOOR AREA: 52,615 SQ. FT.
 OPENSPACE AREA PER UDC: 27,240 SQ. FT.
 FLOOR AREA RATIO: 0.8 %
 OPENSPACE PERCENTAGE: 51.8%

TREE STAND ORIENTATION

SITE HAS AN EXISTING LANDSCAPING PLAN AND SITE VEGETATION TO REMAIN
 PROVIDE NEW LANDSCAPING IN AREA AROUND BUILDING ADDITION AS SHOWN

PROPOSED SCOPE OF WORK

- ADDING A SINGLE STORY BANQUET ROOM TO THE NORTHEAST OF THE EXISTING SINGLE STORY RESTAURANT
- 1,200 SQUARE FEET ADDED TO THE EXISTING FACILITY
- MATERIALS ARE TO MATCH EXISTING FACILITY
- EXTERIOR COLORS ARE TO MATCH EXISTING FACILITY
- EXPAND EXISTING PATIO 166 SQ. FT. TO CONNECT EXPRESS TO EXISTING PATIO AND SIDEWALK

SIGHT LIGHTING

- ALL EXTERIOR SITE LIGHTS ARE EXISTING TO REMAIN
- HEIGHT OF EXISTING SITE LIGHTS IS APPROXIMATELY 80 FEET
- NO NEW SITE LIGHTING IS PROPOSED

SITE AND BUILDING SIGNAGE

- ALL EXTERIOR SIGNAGE ON SITE + BUILDING IS EXISTING TO REMAIN
- NO NEW EXTERIOR SIGNAGE

PLAN PREPARER

KASTER ARCHITECTS
 7804 WEST 130TH STREET, SUITE 170
 OVERLAND PARK, KS 66218
 CONTACT NAME: MICHAEL HOWARD
 PHONE: 913.681.1200
 EMAIL: MHOWARD@KASTERARCHITECTS.COM
 SEND ALL COMMENTS TO MICHAEL HOWARD AT EMAIL ADDRESS ABOVE

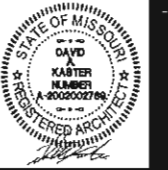


**YAYAS EURO BISTRO
 BANQUET ROOM ADDITION
 15601 OLIVE BLVD.
 CHESTERFIELD, MISSOURI**

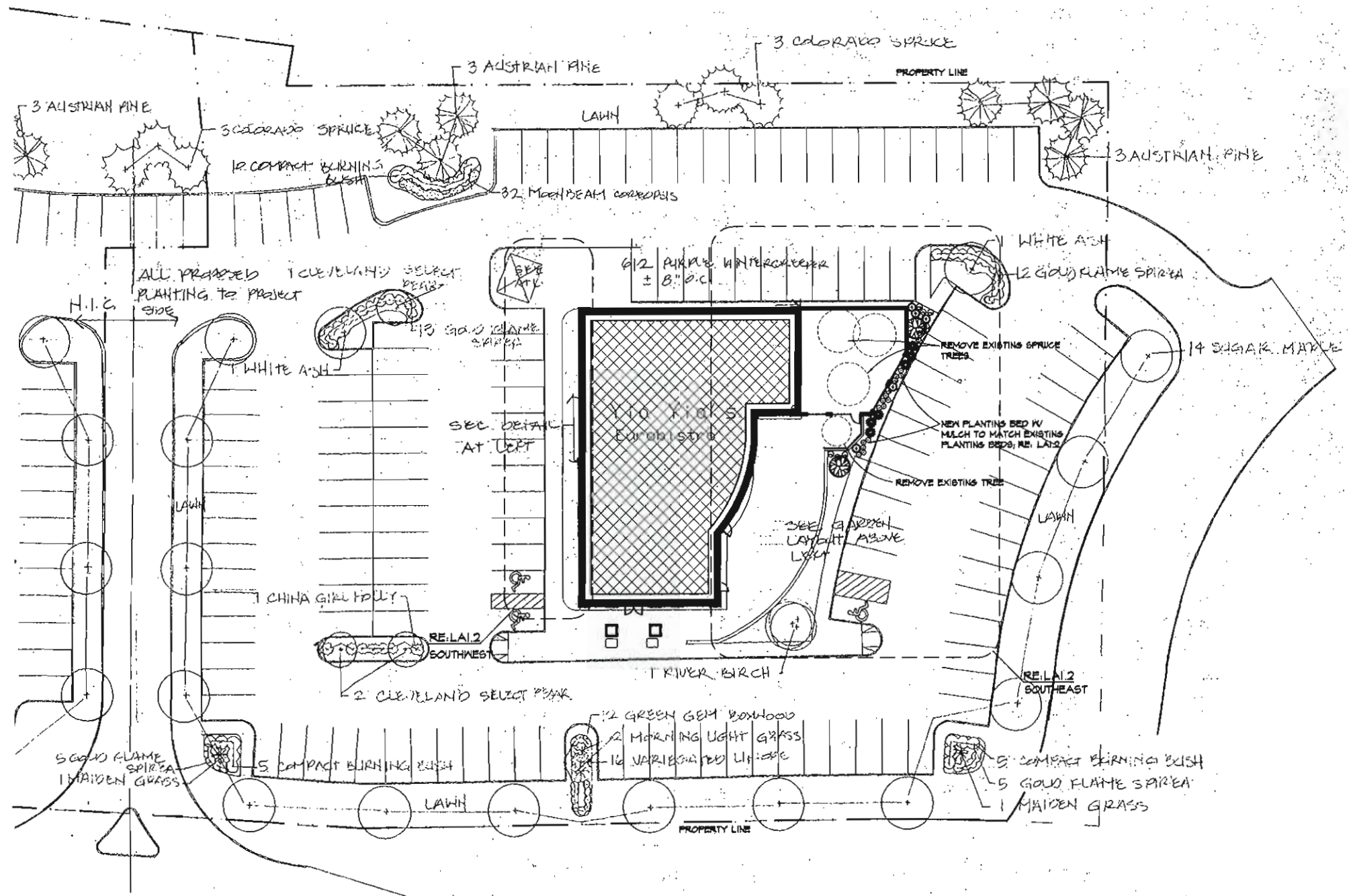
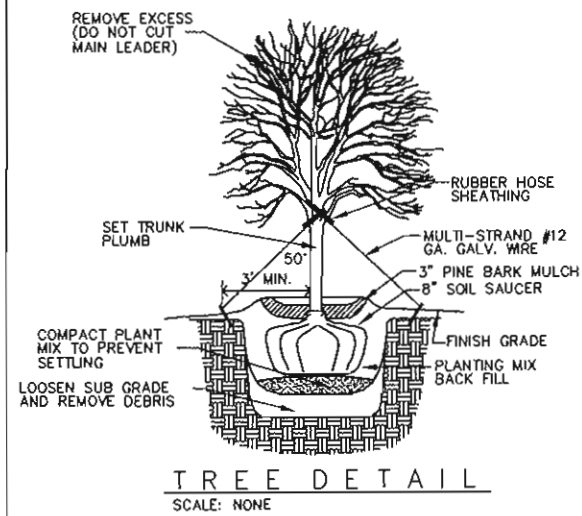
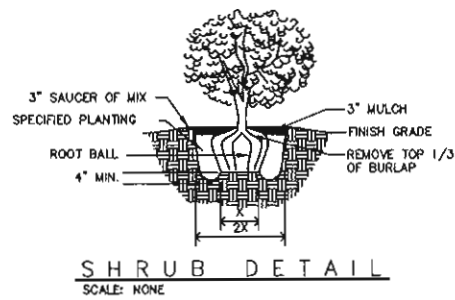
DATE: SEPT. 24, 2018
 REVISED: _____
 SHEET NUMBER: **A1.1**
 OF SHEETS: _____
 KAI JOB NO. 1706-A

KASTER ARCHITECTS INC.
 ARCHITECTURE · PLANNING · INTERIOR DESIGN

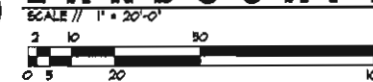
ROGER A. KASTER, ARCHITECT
 DAVID J. KASTER, NCARB, LEED-AP
 MICHAEL L. HOWARD, ARCHITECT
 7804 WEST 130TH STREET
 OVERLAND PARK, KANSAS 66213
 TELEPHONE: (913) 681-1200
 FAX: (913) 681-1899
 EMAIL: info@kasterarchitects.com



- NOTE:
- EXISTING LANDSCAPING TO REMAIN WHEREVER POSSIBLE
 - PLANTS IN PLANT LIST ARE TAKEN DIRECTLY FROM THE ORIGINAL LANDSCAPE PLAN FOR THE DEVELOPMENT SO NEW PLANTING TYPES WILL MATCH ORIGINAL
 - NEW PLANTING BED EDGINGS AND MULCH IS TO MATCH EXISTING



LANDSCAPE PLAN



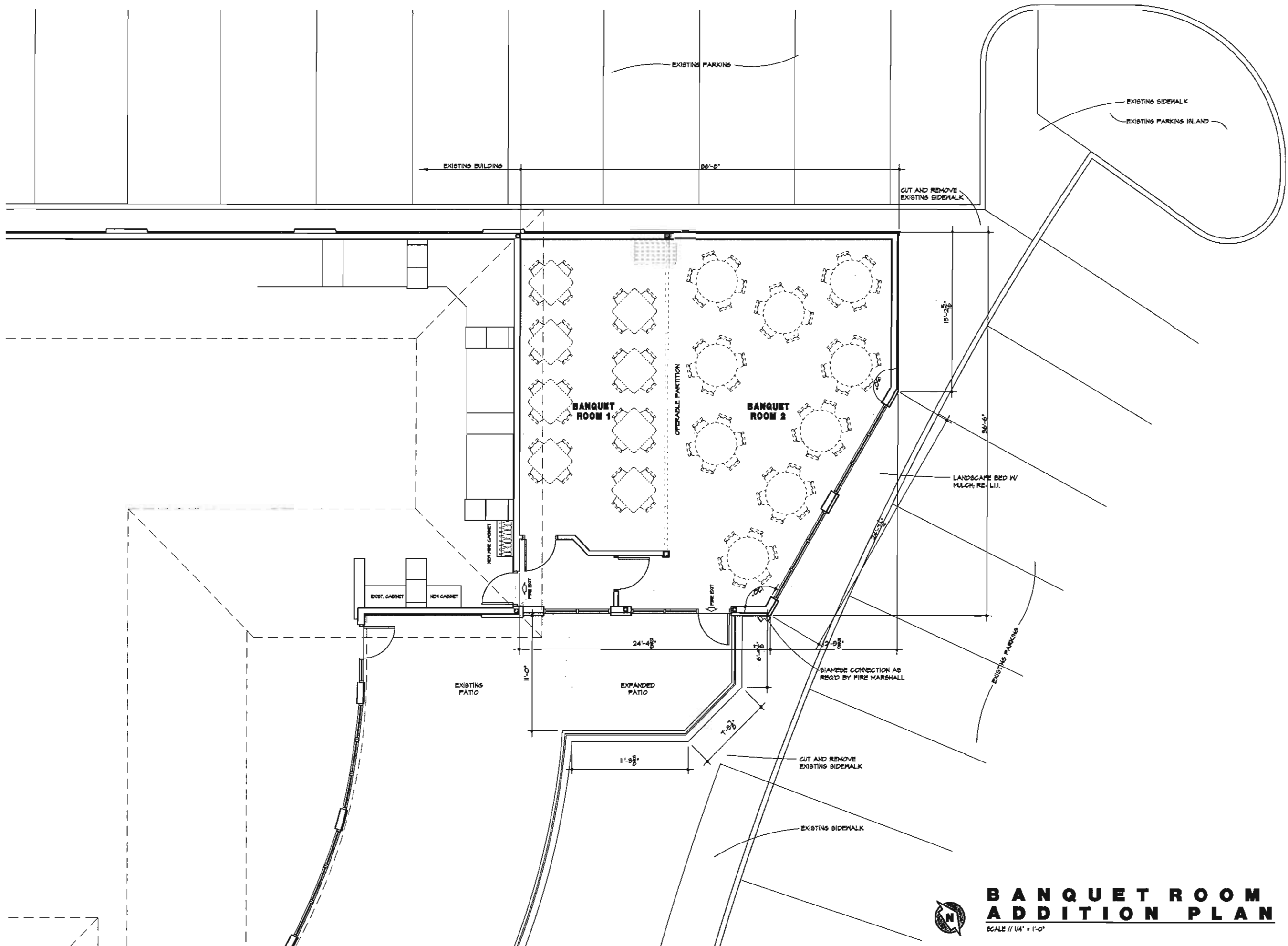
ROGER A. KASTER, ARCHITECT
 DAVID A. KASTER, NCARB, LEED-AP
 MICHAEL L. HOWARD, ARCHITECT
 7004 WEST 130th STREET
 SUITE 170
 OVERLAND PARK, KANSAS 66213
 OVERLAND PARK, MISSOURI 66213
 FAX: 913-661-1000
 EMAIL: info@kasterteamllc.com

KASTER ARCHITECTS INC

ARCHITECTURE · PLANNING · INTERIOR DESIGN

**YAYAS EURO BISTRO
 BANQUET ROOM ADDITION
 15601 OLIVE BLVD.
 CHESTERFIELD, MISSOURI**

DATE: SEPT. 24, 2016
 REVISIONS:
 SHEET NUMBER:
LA1.1
 OF SEVENTH
 KAI JOB NO. 1706-A



ROGER A. KASTER, ARCHITECT
 DAVID A. KASTER, NCARB, LEED-AP
 MICHAEL L. HOWARD, ARCHITECT
 7004 WEST 130th STREET
 SUITE 170
 OVERLAND PARK, KANSAS 66213
 TELEPHONE (913) 681-1800
 FAX (913) 681-1800
 EMAIL: info@kasterarchitects.com

KASTER ARCHITECTS INC
 ARCHITECTURE · PLANNING · INTERIOR DESIGN

YAYAS EURO BISTRO
BANQUET ROOM ADDITION
 15601 OLIVE BLVD.
 CHESTERFIELD, MISSOURI

DATE: SEPT. 24, 2008
 REVISED:
 SHEET NUMBER:
A2.1
 OF SHEETS
 KAI JOB NO. 1706-A

BANQUET ROOM
ADDITION PLAN
 SCALE: 1/4" = 1'-0"



YAYAS EUROBISTRO - BANQUET ROOM ADDITION

EXISTING YAYAS EUROBISTRO



VICINITY MAP
SCALE // NOT TO SCALE

SITE INFORMATION

- ZONING DISTRICT: PC
- SUBDIVISION NAME: CHESTERFIELD VILLAGE APARTMENTS PHASE B
- LOCATOR NUMBER: 186521087
- SITE AREA: 2.0 ACRES

BUILDING AREA

EXISTING BUILDING AREA: 6,017 SQUARE FEET
 PROPOSED BANQUET ROOM ADDITION: 1,200 SQUARE FEET
 TOTAL SQUARE FOOTAGE: 7,217 SQUARE FEET

BUILDING USE

EXISTING BUILDING USE: RESTAURANT
 BUILDING ADDITION USE: BANQUET ROOM FOR RESTAURANT

CONSTRUCTION TYPE

EXISTING BUILDING TYPE: SB
 BUILDING ADDITION TYPE: SB

ALLOWABLE AREA

RESTAURANT - A2: 6,000 SQ. FT. UNDER CONSTRUCTION TYPE SB
 AREA INCREASE FOR SPRINKLERS: 12,000+ SQ. FT. ALLOWED UNDER CONSTRUCTION TYPE SB

OCCUPANCY

EXISTING BUILDING OCCUPANCY: 851 OCCUPANTS
 BANQUET ROOM ADDITION OCCUPANCY: 80 OCCUPANTS
 TOTAL PROPOSED OCCUPANCY: 431 OCCUPANTS

Sachs Properties, Inc., the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, 04-01 of the City of Chesterfield Unified Development Ordinance (applicable subsection) (Ordinance Number) Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature) *Ami E. Kutz*
 (Name Typed) *Ami E. Kutz*

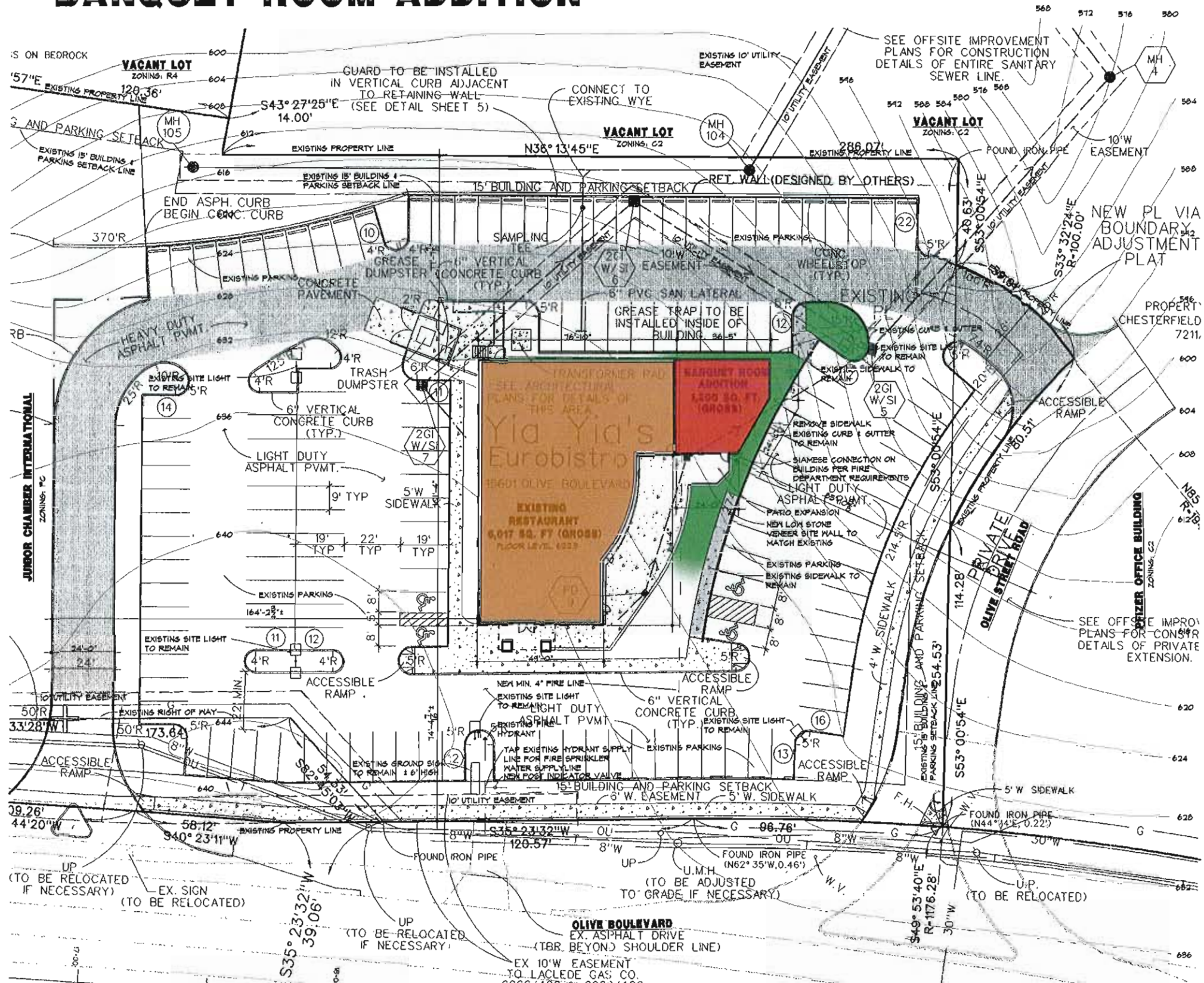
State of Missouri,
 County of Saint Louis,

On this 18 day of September, A.D., 2018, before me personally appeared Ami E. Kutz, to me known, who, being by me sworn in, did say that he/she is the Vice President of Sachs Properties, Inc., a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said Vice President acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of , 20 , by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and Development Services and the City Clerk.

Heath Wynn, AICP
 Director of Planning and Development Services
 City of Chesterfield, Missouri

Vickie Hax, City Clerk
 City of Chesterfield, Missouri



PARKING

148 PARKING SPACES - NO PROPOSED CHANGES
 ORDINANCE REQUIRED PARKING: 121,000 SFA

STORMWATER AND SEWER

PUBLIC STORMWATER SYSTEM IV COLLECTION BOXES ON SITE
 & PUBLIC SEWER CONNECTION

SITE RATIOS

EXISTING SITE: 2.0 ACRES (87120 SQ. FT.)
 TOTAL BUILDING SQ. FT. IN ADDITION: 7,217 SQ. FT.
 TOTAL DRIVES, PARKING AND OTHER OUTDOOR AREA: 52,618 SQ. FT.
 OPENSPACE AREA PER UDC: 27,240 SQ. FT.
 FLOOR AREA RATIO: 8.3 %
 OPENSPACE PERCENTAGE: 51.8%

TREE STAND DELINEATION

SITE HAS AN EXISTING LANDSCAPING PLAN AND SITE VEGETATION TO REMAIN
 PROVIDE NEW LANDSCAPING IN AREA AROUND BUILDING ADDITION AS SHOWN

PROPOSED SCOPE OF WORK

- ADDING A SINGLE STORY BANQUET ROOM TO THE NORTHEAST OF THE EXISTING SINGLE STORY RESTAURANT
- 1,201 SQUARE FEET ADDED TO THE EXISTING FACILITY
- MATERIALS ARE TO MATCH EXISTING FACILITY
- EXTERIOR COLORS ARE TO MATCH EXISTING FACILITY
- EXPAND EXTERIOR PATIO 166 SQ. FT. TO CONNECT EGRESS TO EXISTING PATIO AND SIDEWALK

SIGHT LIGHTING

- ALL EXTERIOR SITE LIGHTS ARE EXISTING TO REMAIN
- HEIGHT OF EXISTING SITE LIGHTS IS APPROXIMATELY 30 FEET
- NO NEW SITE LIGHTING IS PROPOSED

SITE AND BUILDING SIGNAGE

- ALL EXTERIOR SIGNAGE ON SITE & BUILDING IS EXISTING TO REMAIN
- NO NEW EXTERIOR SIGNAGE

PLAN PREPARER

KASTER ARCHITECTS
 7304 WEST 150TH STREET, SUITE 170
 OVERLAND PARK, KS 66218
 CONTACT NAME: MICHAEL HOWARD
 PHONE: 415.681.1200
 EMAIL: MHOWARD@KASTERARCHITECTS.COM
 SEND ALL COMMENTS TO MICHAEL HOWARD AT EMAIL ADDRESS ABOVE

SITE PLAN

SCALE // 1" = 20'-0"

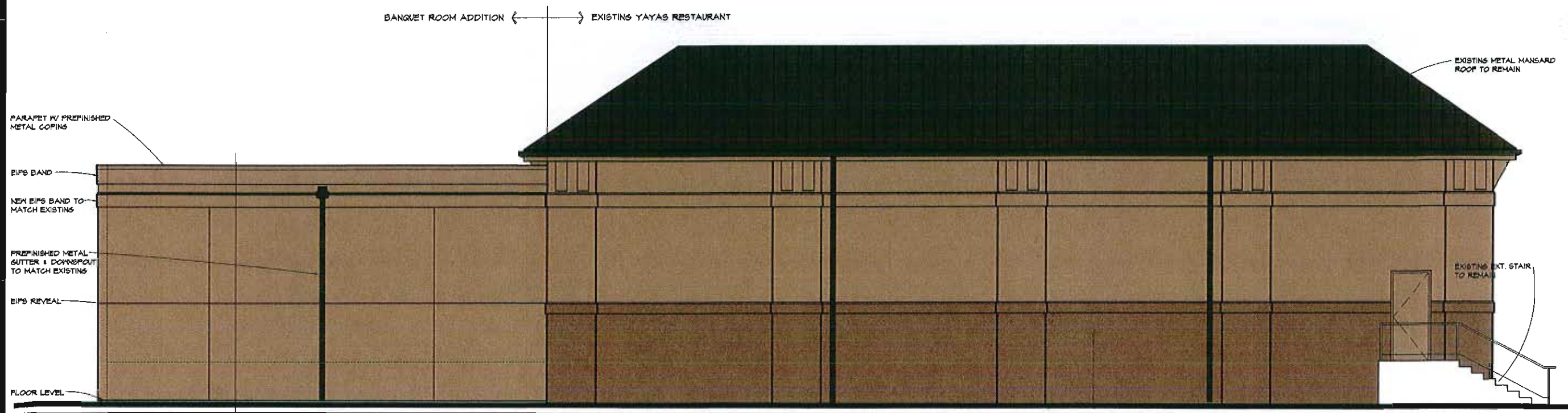


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 MICHAEL L. HOWARD, ARCHITECT
 SUITE 170
 OVERLAND PARK, MISSOURI 66218
 7304 WEST 150TH STREET
 OVERLAND PARK, MISSOURI 66218
 (913) 681-1200
 FAX: (913) 681-1800
 INFO@KASTERARCHITECTS.COM
 WWW.KASTERARCHITECTS.COM

KASTER ARCHITECTS INC
 ARCHITECTURE · PLANNING · INTERIOR DESIGN

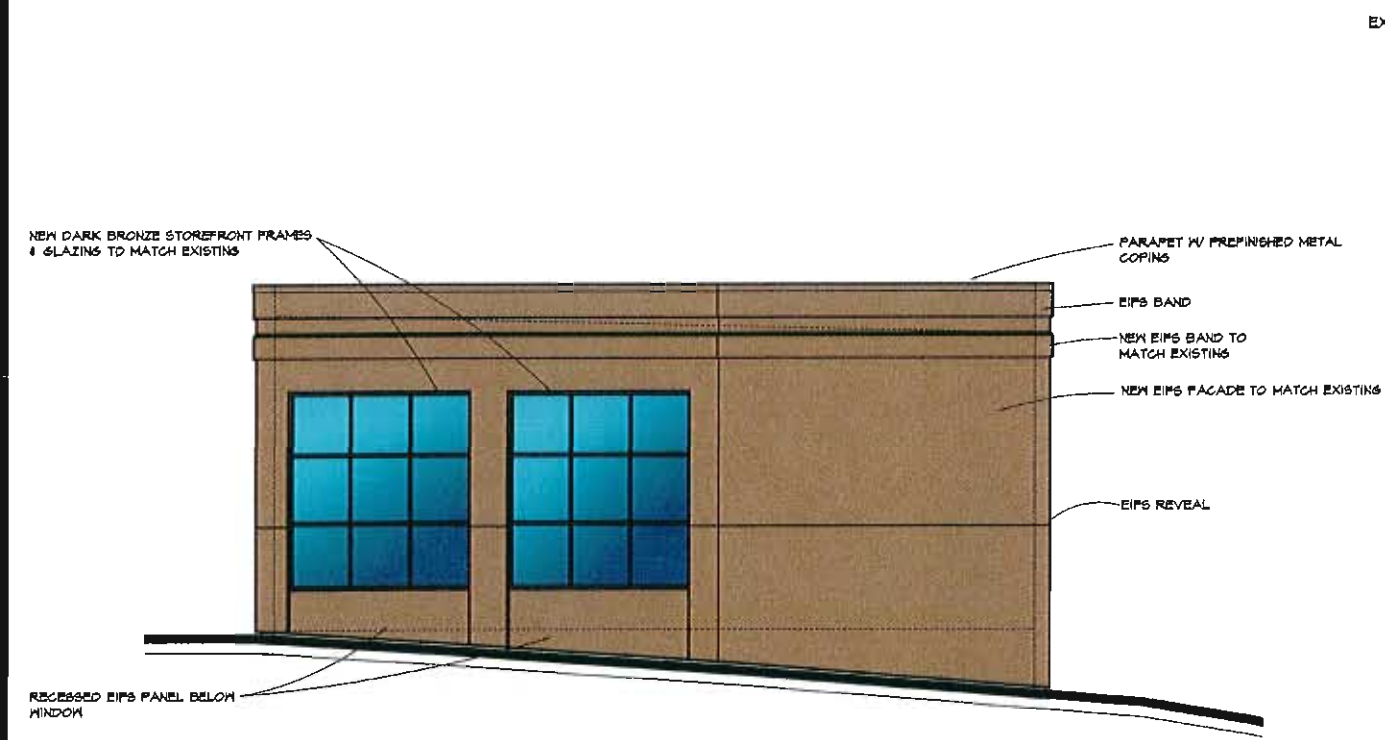
**YAYAS EURO BISTRO
 BANQUET ROOM ADDITION
 15601 OLIVE BLVD.
 CHESTERFIELD, MISSOURI**

DATE: SEPT 24, 2018
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 SHEET NUMBER: **A1.1**
 OF SHEETS: _____
 KAJ JOB NO. 1706-A



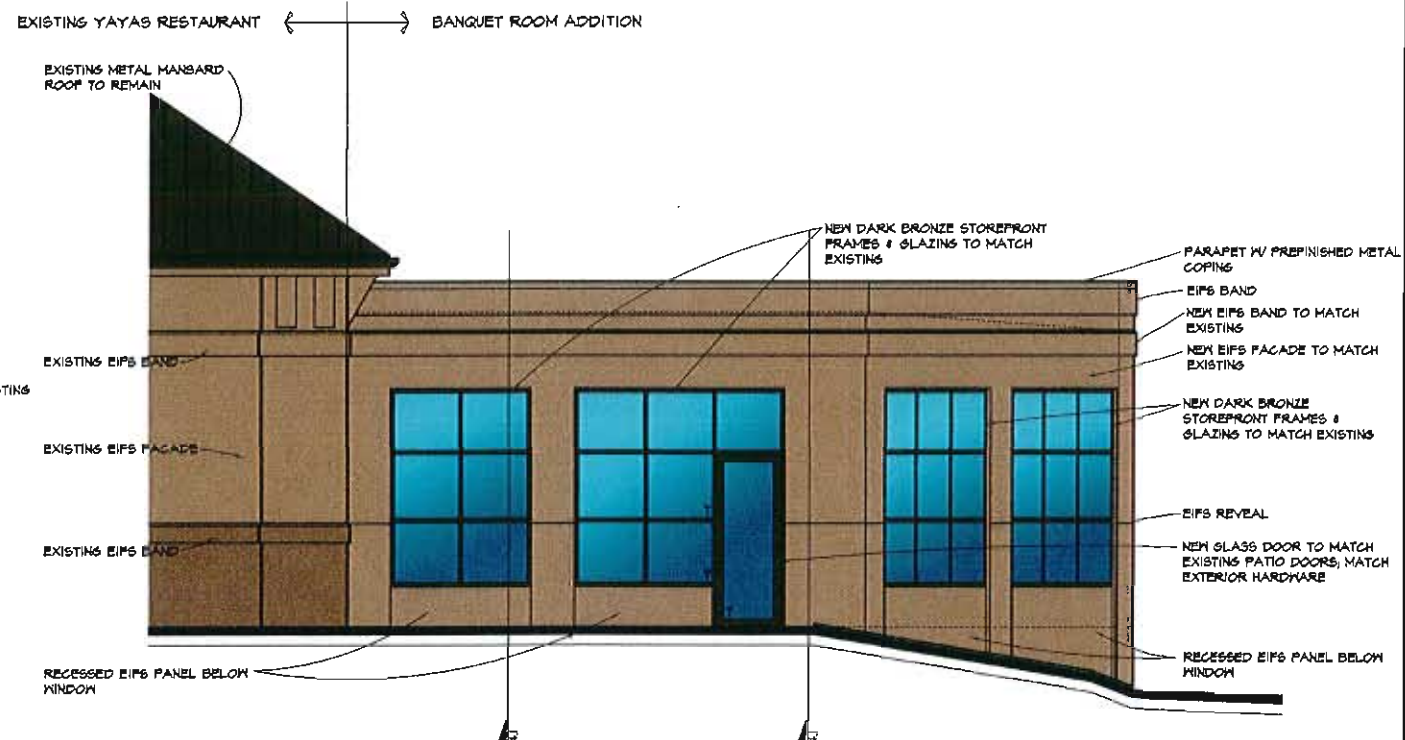
**BANQUET ROOM ADDITION
NORTHWEST ELEVATION**

SCALE // 1/4" = 1'-0"



**BANQUET ROOM ADDITION
NORTHEAST ELEVATION**

SCALE // 1/4" = 1'-0"



**BANQUET ROOM ADDITION
SOUTHEAST ELEVATION**

SCALE // 1/4" = 1'-0"

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DAVID A. KASTER, NCARB, LEED-AP
MICHAEL L. HOWARD, ARCHITECT
7304 WEST 130th STREET
SUITE 170 PARK, KANSAS 66213
TELEPHONE (913) 681-1880
FAX (913) 681-1886
info@kastearchitects.com

KASTER ARCHITECTS INC
ARCHITECTURE · PLANNING · INTERIOR DESIGN

**YAYAS EURO BISTRO
BANQUET ROOM ADDITION**
15601 OLIVE BLVD.
CHESTERFIELD, MISSOURI

DATE AUG. 11, 2016
REVISED
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A3.1
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KAI JOB NO. 1706-A







View of the main entrance from the southeast (existing patio at right)



View of the main entrance from the west



View of the main entry from west



View of the building from the southwest



View of the existing trash enclosure from the southwest



Fisheye view from the building looking southeast



View from the building looking northeast



View from the building looking north-northeast



View from the building looking north



View from the building looking north-northeast



View from the building looking north-northeast past the Island



View from the building looking northwest