



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Architectural Review Board Staff Report

Project type: Amended Architectural Elevations
Meeting Date: October 14, 2021
From: Shilpi Bharti, Planner *SB*
Location: 1772 Clarkson Road
Description: **Dierbergs The Market Place, Outlot Building 1772 Clarkson Road (Billy G's):** Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for a restaurant located on an 11.35-acre tract of land located east of Clarkson Road and north of Baxter Road, zoned "C8"- Planned Commercial District.

PROPOSAL SUMMARY

Dierbergs Chesterfield Village has submitted an Amended Site Development Plan for Dierbergs the Market Place. The Amended Site Development Plan proposes changes in the existing landscape plan, locating a new trash enclosure, and updating the exterior façade of the existing outlot building. The proposed changes reduce the number of on-site parking by four, but the existing parking space meets the Unified Development Code requirement for minimum parking.

In conjunction with the Amended Site Development Plan, Dado works architects, on behalf of Billy G's at Dierberg's The Market Place, has submitted Amended Architectural Elevations for a restaurant at 1772 Clarkson Road located in the existing outlot building.

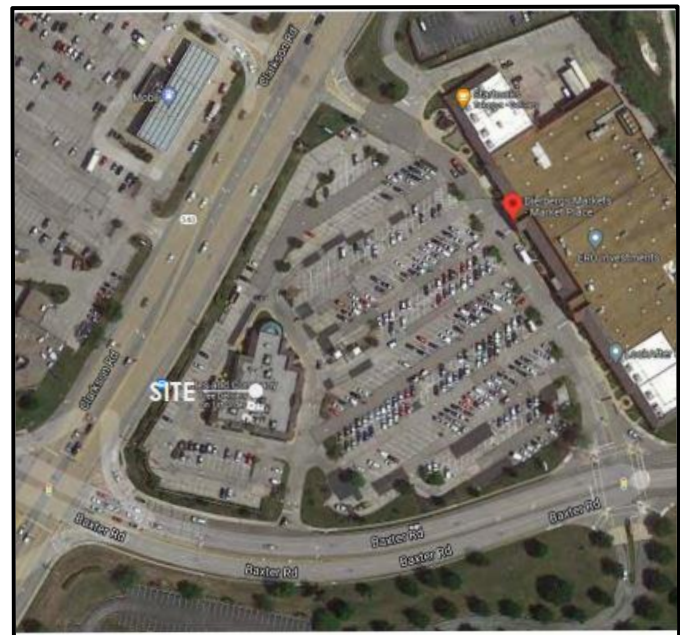


Figure 1: Subject Location

The proposed changes include:

- Updating to exterior façade of tenant space
- Placing of new trash enclosure
- New landscaping
- Updated outdoor seating

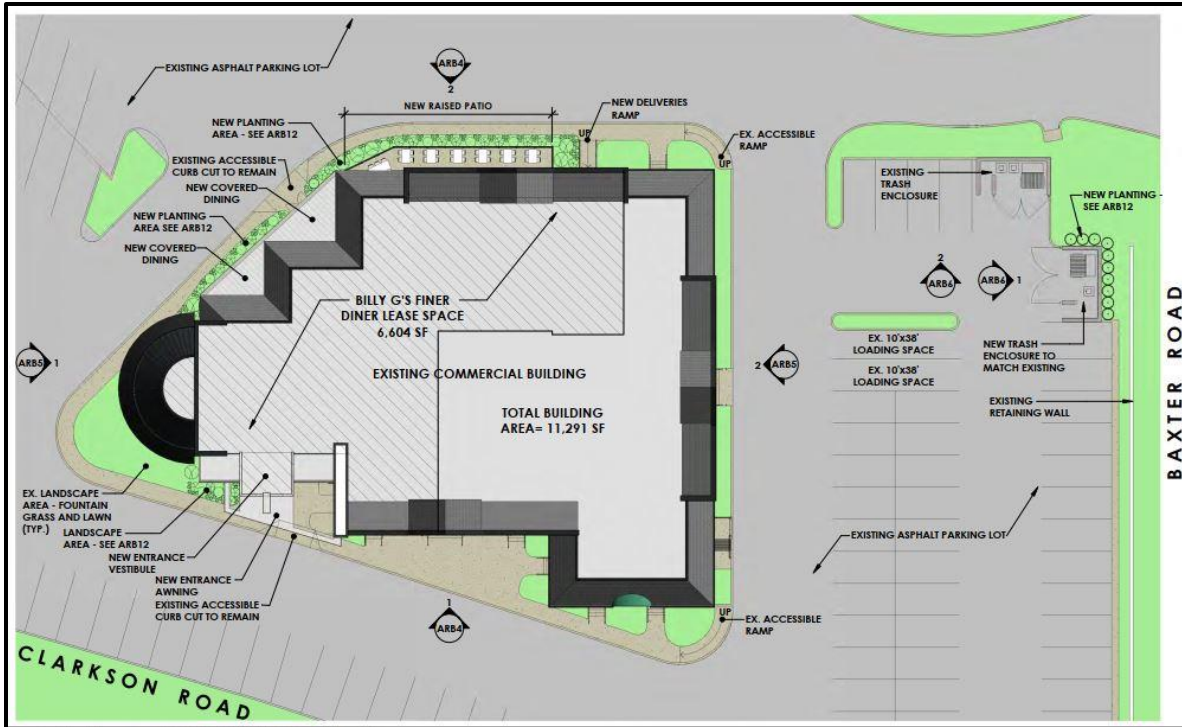


Figure 2: Site Plan 1772 Clarkson Road

HISTORY OF SUBJECT SITE

The subject site was developed in 1987 under St. Louis County Ordinance 13,306. Since then, the ordinance was amended to modify usage permitted under this C8 district. The current ordinance governing the site is City Ordinance 2950 approved in 2017, which repealed City Ordinance 2256 to change the conditions of Attachment "A". The change requested was to increase the allowable density to permit an additional 3,800 square feet of supermarket and 2,000 square feet in retail shopping abutting the supermarket. The maximum Floor Area permitted for the outlot building is 11,300 square feet. The proposed Billy G's restaurant is located in the outlot building.

In 2011, a Partially Amended Landscape Plan was approved for Dierbergs The Market Place, which included some of the landscape area of the outlot building.

STAFF ANALYSIS

The site specific ordinance for Dierberg's the Market Place mentions architectural standards for the site under the architectural section of Ordinance 2950. As per the ordinance: "Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance."

Materials and Color

East elevation: New raised covered patio, concrete delivery ramp, new storefront window, and new painted metal gate are proposed changes on the east side of the building. The covered patio will be painted with the existing color. The PAC Clad standing seam roof is to be painted matte black, and brick stain to match existing Dierbergs Accent brick. The new raised patio with railing to match existing.

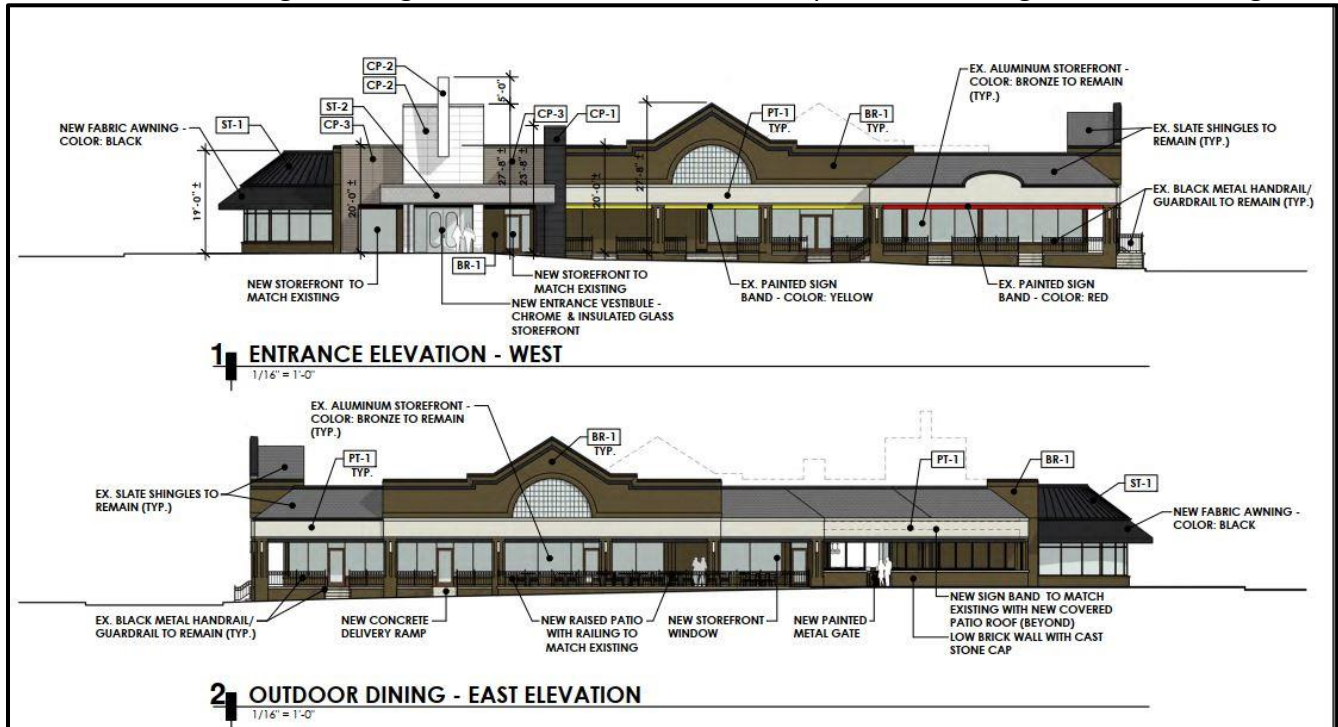


Figure 3: West and East side Elevations

West elevation: New entrance vestibule, awning, and new storefront are proposed changes on the west side of the building. New storefront, band and brick wall are to be painted with existing color. Architectural wall paneling is proposed at the new entrance vestibule and the existing wall of store front.

North elevation: The proposed changes on the north side of the building include - new metal gate, low brick wall with cast stone cap is painted to match the existing Dierbergs accent brick, and new wall near entrance is Nichiha architectural wall panel with vintagewood series color ash. Existing PAC Clad standing seam roof to be painted with Matte Black.

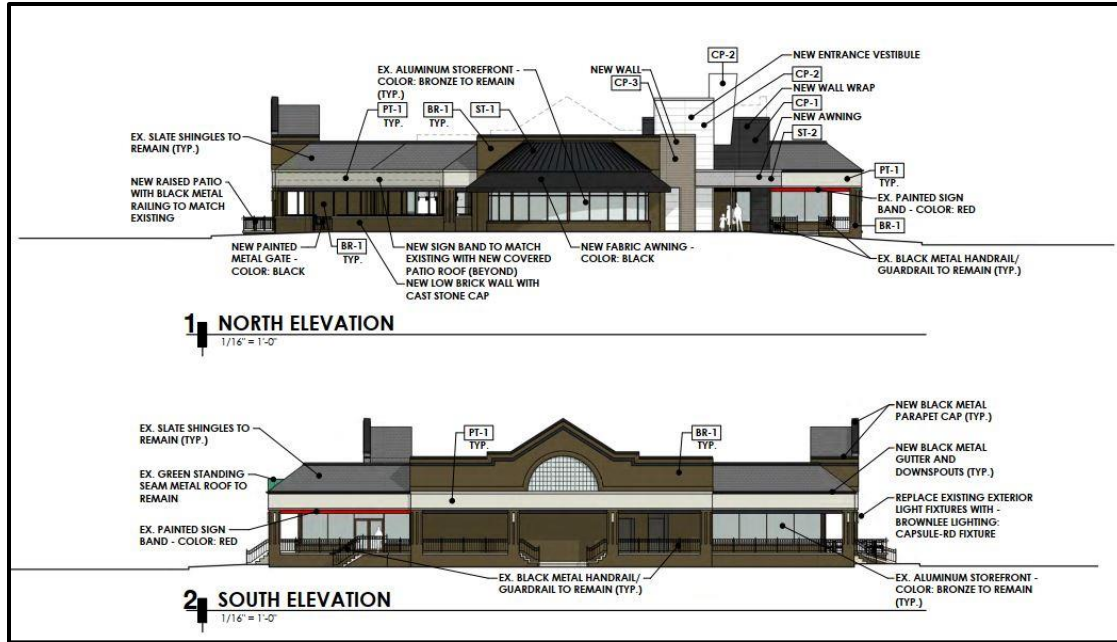


Figure 4: North and South side Elevations

South elevation: The proposed changes to the south side of the building include – New black metal parapet cap, new black metal gutter and downspouts. Existing brick wall is to match existing Dierbergs accent brick.

Lighting

There are no proposed changes to the site’s approved Lighting Plan in conjunction with this request. The project is replacing existing exterior light fixtures with brownlee lighting; Capsule- Rd Fixture, which is subject to Planning Commission approval.

The image shows a product specification sheet for the 'CAPSULE-RD' wall light fixture by Brownlee. It includes a photograph of the fixture installed on a wall, technical drawings showing dimensions (3.625" height, 1.5" width, 2.8" depth, 4.75" mounting offset), and detailed specifications.

STANDARD SPECIFICATIONS

- HOUSING:** Heavy duty commercial grade assembly is constructed of formed aluminum (0.080" thickness) with stainless steel. Two aluminum stainless steel fasteners are recessed behind the rim at each end of the fixture. No recess hardware on the sides of the fixture. Rear mount plate includes factory installed closed-cell foam gasket.
- DIFFUSER:** 1/8" installed frosted acrylic, form molded, stout thickness of 0.090" throughout.
- LED PERFORMANCE - 3500K STANDARD**
120-277V - 3500K 81 CRI - L80 rating - 50,000 hrs - L70 rating (projected) - 100,000 hrs
Average power @ 110V input
Operating ambient temperature: -20°C (-4°F) - 40°C (104°F)
Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
15" Size: H18 - 80W nominal, 21 A input, 1488 lm, Dimmable (0-10V)
18" Size: H18 - 100W nominal, 14 A input, 1370 lm, Dimmable (0-10V)
20" Size: H18 - 100W nominal, 14 A input, 1584 lm, Dimmable (0-10V)
26" Size: H32 - 30W nominal, 27 A input, 3158 lm, Dimmable (0-10V)
- MOUNTING:** Directly in wall (as by others). 2 1/2" size contains three holes for anchoring located toward top and bottom of mount plate and should be utilized to achieve a firm connection to the surface throughout (anchoring hardware by others).
- FINISH:** All 7110 parts are prepared using a three step pre-treatment/sealing process, followed by a powder coat primer prior to applying any of the Brownlee finishes.
- WARRANTY:** 5 year limited warranty on this LED product. Consult factory for details.

ORDERING INFORMATION

2. SIZE	3. FINISH	4. WATTAGE	5. COLOR TEMPERATURE
15" - 150W nominal 18" - 100W nominal 20" - 100W nominal	BB - Bronze MB - Metallic Bronze WT - White 26 SIZE TB - Textured Black TG - Textured Grey TW - Textured White	15 SIZE H08 80W H Series LED H16 16W H Series LED 26 SIZE H32 30W H Series LED H32 30W H Series LED	3500K standard color temperature 3000K color temperature 4000K color temperature

6. AVAILABLE OPTIONS

- BAC* Bay American Compliant
- DIR* Total Line Voltage Dimming (120V)
- EW* Extreme Cold Weather (-40°C / -40°F min)
- ESP* (EN60529) IP67 (all except H08)
- FCL* French Canadian Labels

Figure 5: Proposed Wall Light Fixture

Landscaping

The proposed landscaping is behind the new trash enclosure, east and northeast side of the building. Trash enclosure is screened from New Baxter Road by a series of evergreen trees "Emerald Arborvitae Thuja occidentalis 'Emerald'". There are proposed shrubs Happy Returns Daylily, Tardiva Hydrangea, Procumbens Juniper, and Bloomerang Liiac on the east and northeast side of the building. The plant schedule complies with the Chesterfield City Code tree list.



Figure 6: Proposed Landscaping

Rendering



Figure 7: Rendering Northwest View

DEPARTMENTAL INPUT

Staff requests review and recommendation on the Amended Site Development Plan for Dierbergs The Market Place, Outlot Building 1772 Clarkson Road (Billy G's).

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, and Amended Architectural Elevations for Dierbergs The Market Place, Outlot Building 1772 Clarkson Road (Billy G's), as presented, with a recommendation for approval (or denial)."

- 2) "I move to forward the Amended Site Development Plan, Landscape Plan, and Amended Architectural Elevations for Dierbergs The Market Place, Outlot Building 1772 Clarkson Road (Billy G's) with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



September 30, 2021

ARCHITECT'S STATEMENT OF DESIGN-Billy G's Finer Diner

Introduction:

The project incorporates a tenant improvement of the existing restaurant space, including the addition of an entry vestibule, covered outdoor dining and patio areas. Additionally, the entire outbuilding will receive aesthetic improvements to modernize the building aesthetic.

The design intent is to improve and modernize the dated aesthetics of the existing building while respecting and harmonizing with the existing architecture. The design also strives to provide identity, protection and a visual cue for the entrance element for the main tenant restaurant. This is achieved with the new entrance vestibule through the use of form, massing, materiality and lighting.

In addition, the entire existing building will receive a stain to color the brick to be compatible with the recent modernization of the brick color at the adjacent Dierberg's Marketplace-

1. Scale

The building scale of the new entrance vestibule will be at the same height as the existing building's other entrance elements. This will provide a distinguishable new entrance to the new Billy G's Finer Diner restaurant.

2. Design

The new entry element and vestibule provides identity to the location and space to be occupied by Billy G's. A projecting canopy at the entrance will provide protection and a outside waiting area. The existing building will be modernized through the use of brick stain, new metal coping, gutters and downspouts and the replacement of the existing metal roof on a portion of the building. This new aesthetic will replace the dated green metal and red brick. A new covered outdoor dining space and patio are created on the east side of the existing building.

The existing parapet walls will screen the existing and supplemental roof top equipment.

A new trash enclosure will be constructed adjacent to the existing enclosure for the increased waste handling. It will be identical to the existing masonry enclosure in height scale and materiality.

3. Materials and Colors

Materials and colors were chosen to distinguish the new entry and to modernize the building while still being compatible with the existing building aesthetics. The main material will be Nichiha Wall panels chosen for its aesthetic characteristics, ease of construction, energy efficiency and its durability. A low gloss brushed stainless steel panel will be utilized as signage band, and also to accentuate the entry. It is of the same dimension and height of the existing building sign band.

The existing dated green metal roof at the north end of the building will be replaced with a matte black metal roof. The existing green copings, gutters and downspouts will be replaced with matte black metal to match the roof and a new black awning will replace the existing awning.

4. Landscape Design and Screening

The landscape plan will provide screening for the new trash enclosure to be consistent with the mature landscaping that exists, and a new landscape island expansion in the parking area will be

added. Additional building landscaping will be incorporated at the new entry and along the sidewalk to be compatible with the existing landscape theme.

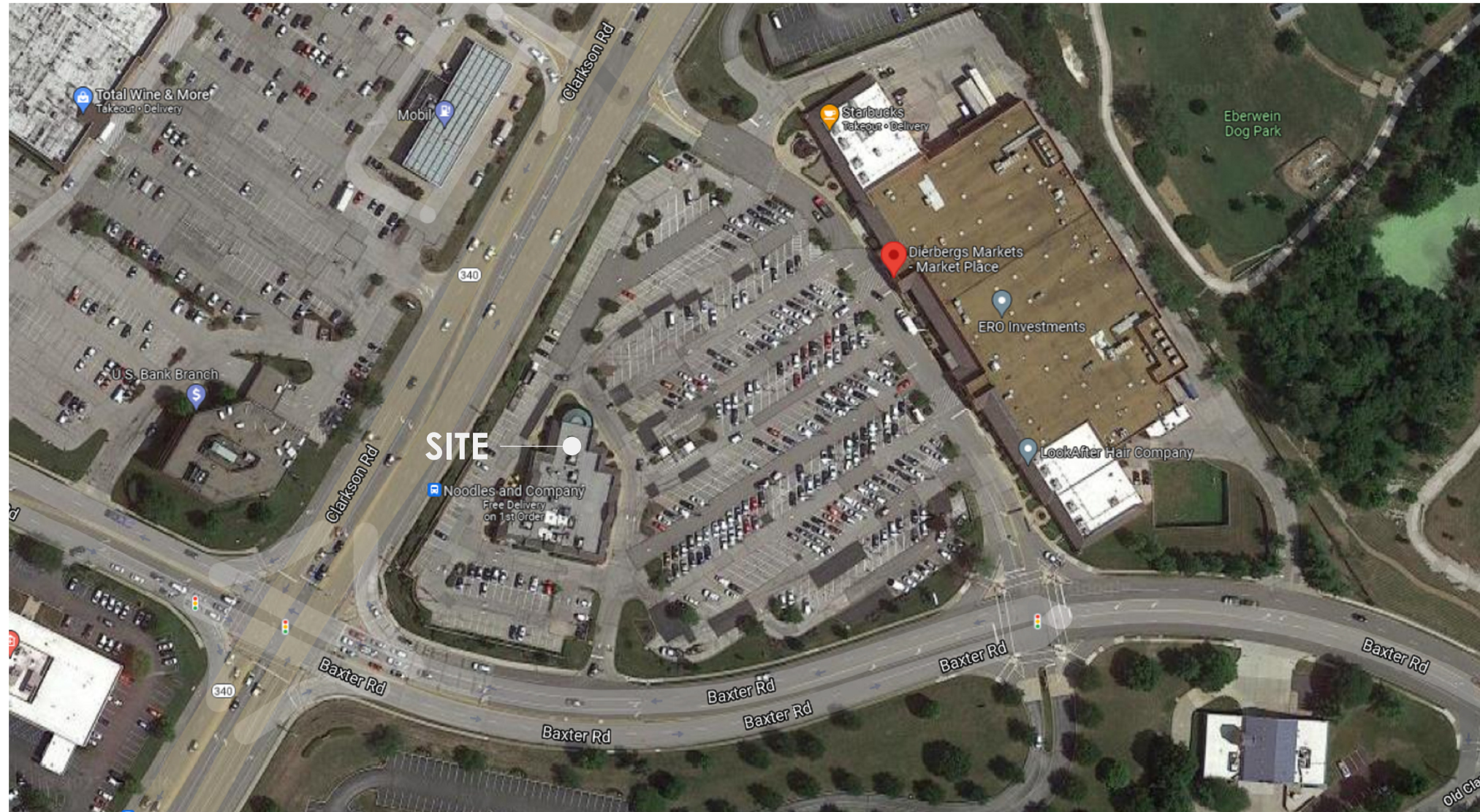
5. Signage and Sign Package

All signage will be incorporated through a separate submittal.

6. Site Lighting

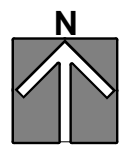
Existing Site lighting will remain in its current condition. The existing wall mounted building sconces will be replaced with energy efficient LED fixtures as part of the design to modernize the building.

BILLY G'S FINER DINER 1772 CLARKSON ROAD CHESTERFIELD, MISSOURI 63017



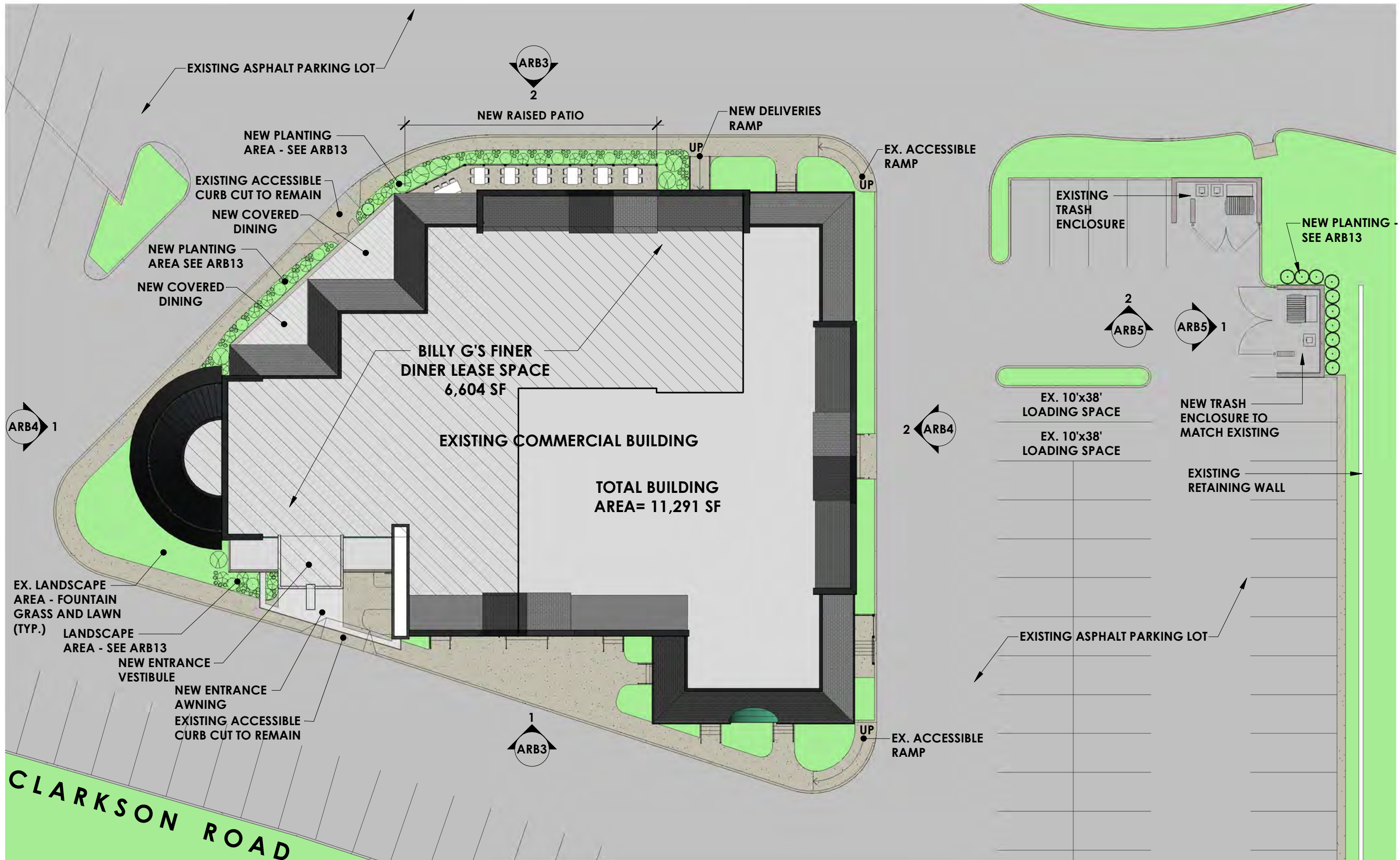
DRAWING LIST:

SHEET #	NAME
ARB1	COVER SHEET
ARB2	ARCHITECTURAL SITE PLAN
ARB3	BUILDING ELEVATIONS
ARB4	BUILDING ELEVATIONS
ARB5	TRASH ENCLOSURE ELEVATIONS
ARB6	EXISTING SITE PHOTOS
ARB7	EXISTING ADJACENT PROPERTY PHOTOS
ARB8	RENDERING
ARB9	RENDERING
ARB10	RENDERING
ARB11	RENDERING
ARB12	RENDERING
ARB13	LANDSCAPE PLAN



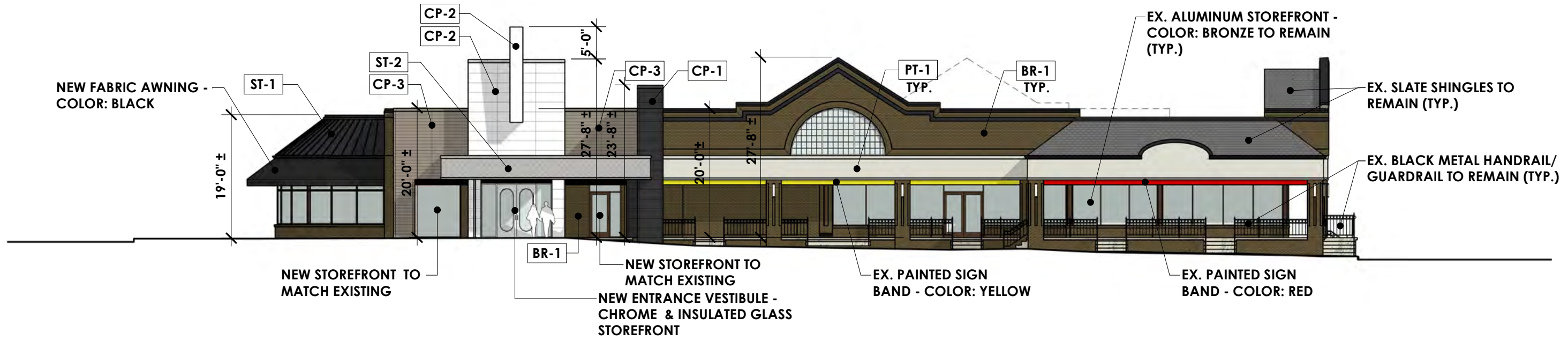
1 VICINITY MAP

N.T.S.



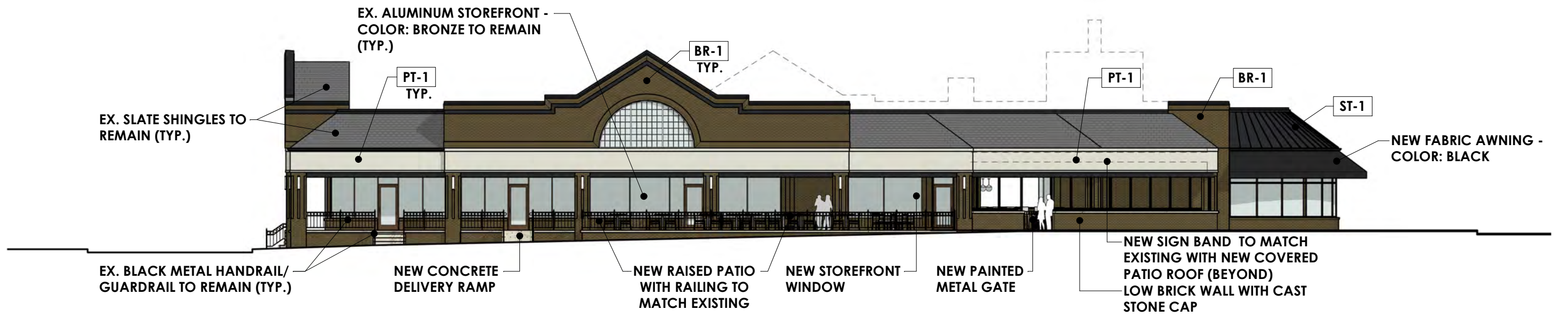

1 ARCHITECTURAL SITE PLAN
 3/64" = 1'-0"

BAXTER ROAD



1 ENTRANCE ELEVATION - WEST

1/16" = 1'-0"

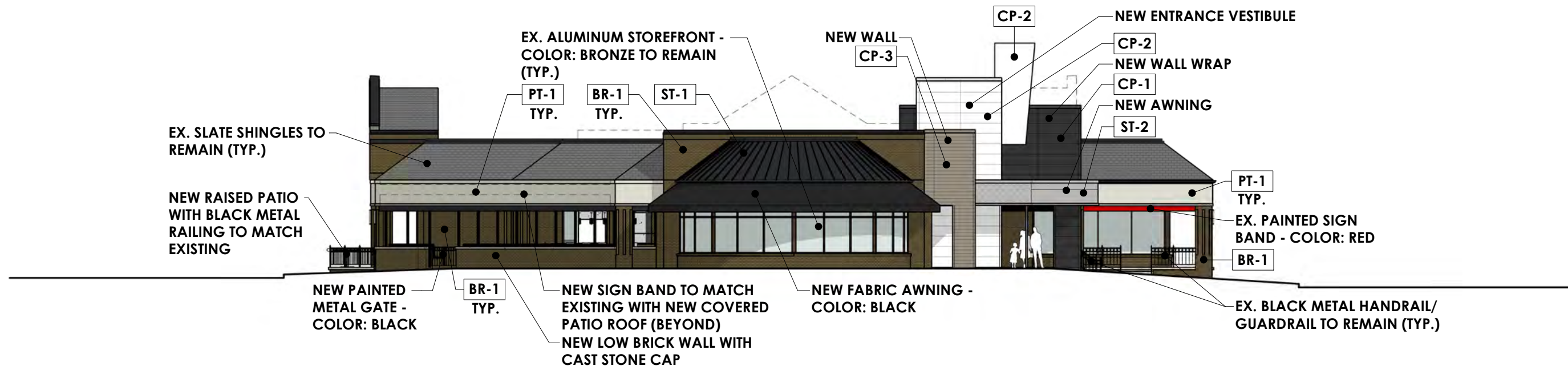


2 OUTDOOR DINING - EAST ELEVATION

1/16" = 1'-0"

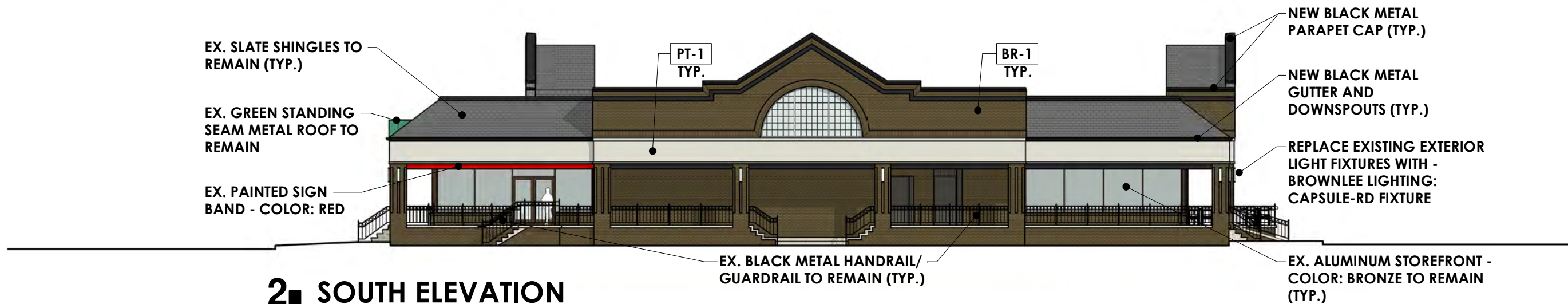
NOTE: REFER TO MATERIAL SAMPLES & RENDERINGS FOR FINISH MATERIAL COLORATION

CP-1	CP-2	CP-3	ST-1	ST-2	BR-1	PT-1
NICHIHA ARCHITECTURAL WALL PANEL - ILLUMINATION SERIES COLOR: GRAPHITE	NICHIHA ARCHITECTURAL WALL PANEL - MIRAIA SERIES COLOR: SNOW	NICHIHA ARCHITECTURAL WALL PANEL - VINTAGEWOOD SERIES COLOR: ASH	PAC CLAD STANDING SEAM ROOF COLOR: MATTE BLACK	DIAMOND IMPRINTED AWNING - #4 BRUSHED STAINLESS STEEL	BRICK STAIN TO MATCH EXISTING DIERBERGS ACCENT BRICK - COLOR: SHERWIN WILLIAMS URBANE BRONZE	EXISTING SIGN BAND: PAINTED MDO PLYWOOD - COLOR: GRAY



1 NORTH ELEVATION

1/16" = 1'-0"

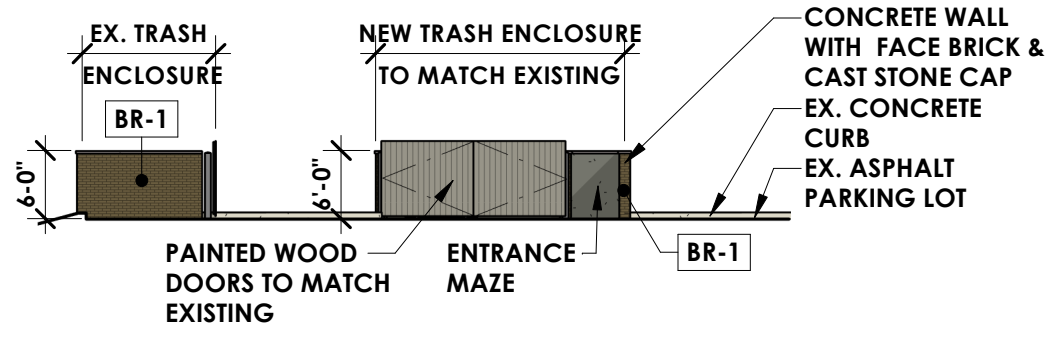


2 SOUTH ELEVATION

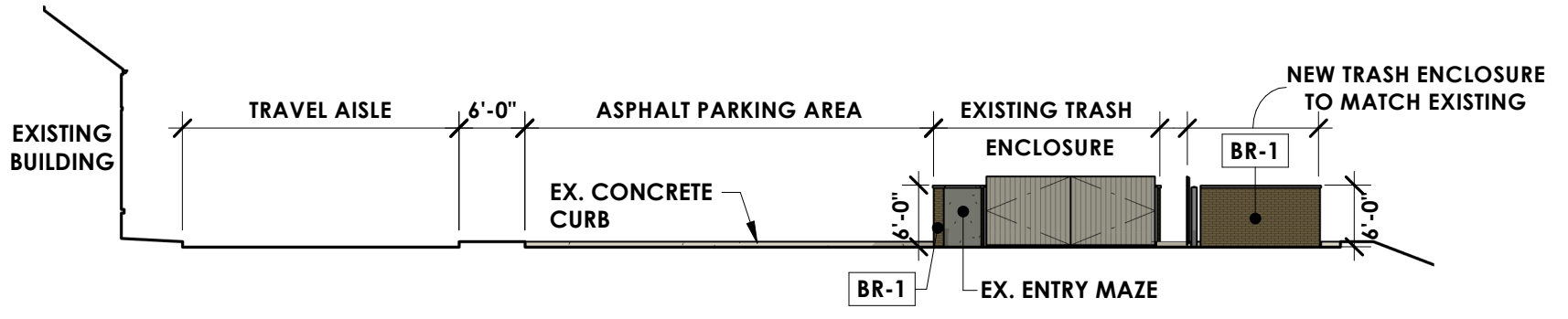
1/16" = 1'-0"

NOTE: REFER TO MATERIAL SAMPLES & RENDERINGS FOR FINISH MATERIAL COLORATION

CP-1	CP-2	CP-3	ST-1	ST-2	BR-1	PT-1
NICHIHA ARCHITECTURAL WALL PANEL - ILLUMINATION SERIES COLOR: GRAPHITE	NICHIHA ARCHITECTURAL WALL PANEL - MIRAIA SERIES COLOR: SNOW	NICHIHA ARCHITECTURAL WALL PANEL - VINTAGEWOOD SERIES COLOR: ASH	PAC CLAD STANDING SEAM ROOF COLOR: MATTE BLACK	DIAMOND IMPRINTED AWNING - #4 BRUSHED STAINLESS STEEL	BRICK STAIN TO MATCH EXISTING DIERBERGS ACCENT BRICK - COLOR: SHERWIN WILLIAMS URBANE BRONZE	EXISTING SIGN BAND: PAINTED MDO PLYWOOD - COLOR: GRAY



1 TRASH ENCLOSURE FRONT ELEVATION
1/16" = 1'-0"



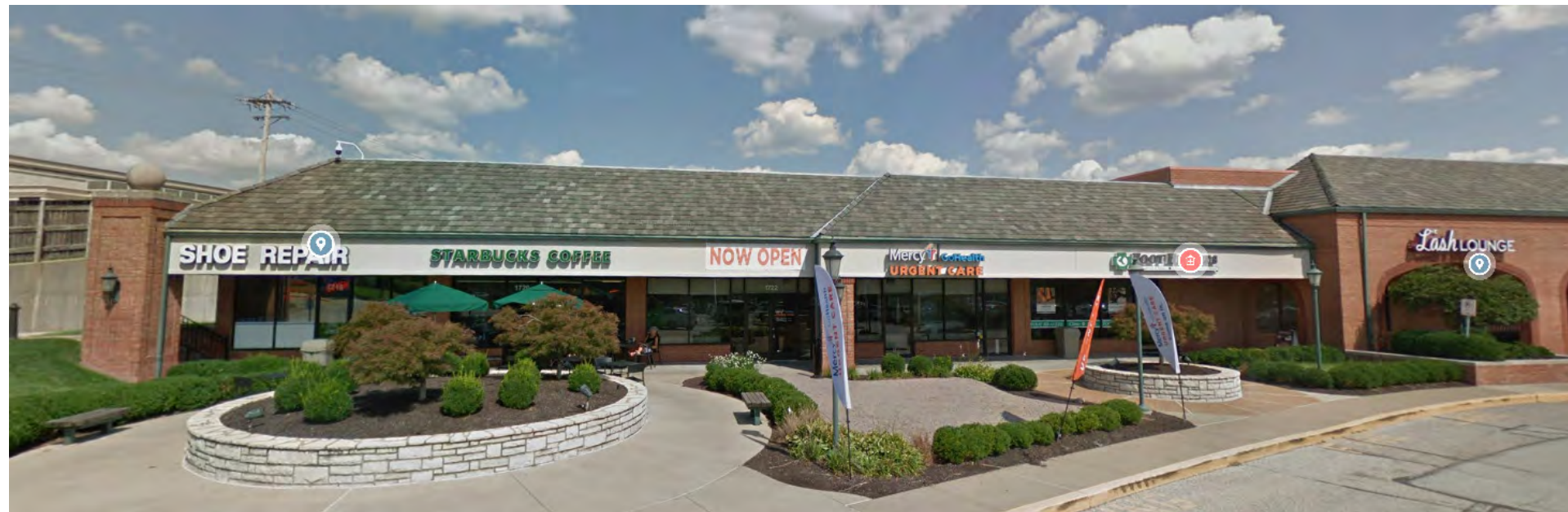
2 TRASH ENCLOSURE SIDE ELEVATION
1/16" = 1'-0"



EXISTING TRASH ENCLOSURE PHOTOS



EXISTING BUILDING PHOTOS



EXISTING ADJACENT PROPERTY PHOTOS



PROPOSED SCHEME- FRONT LEFT



PROPOSED SCHEME- FRONT LEFT



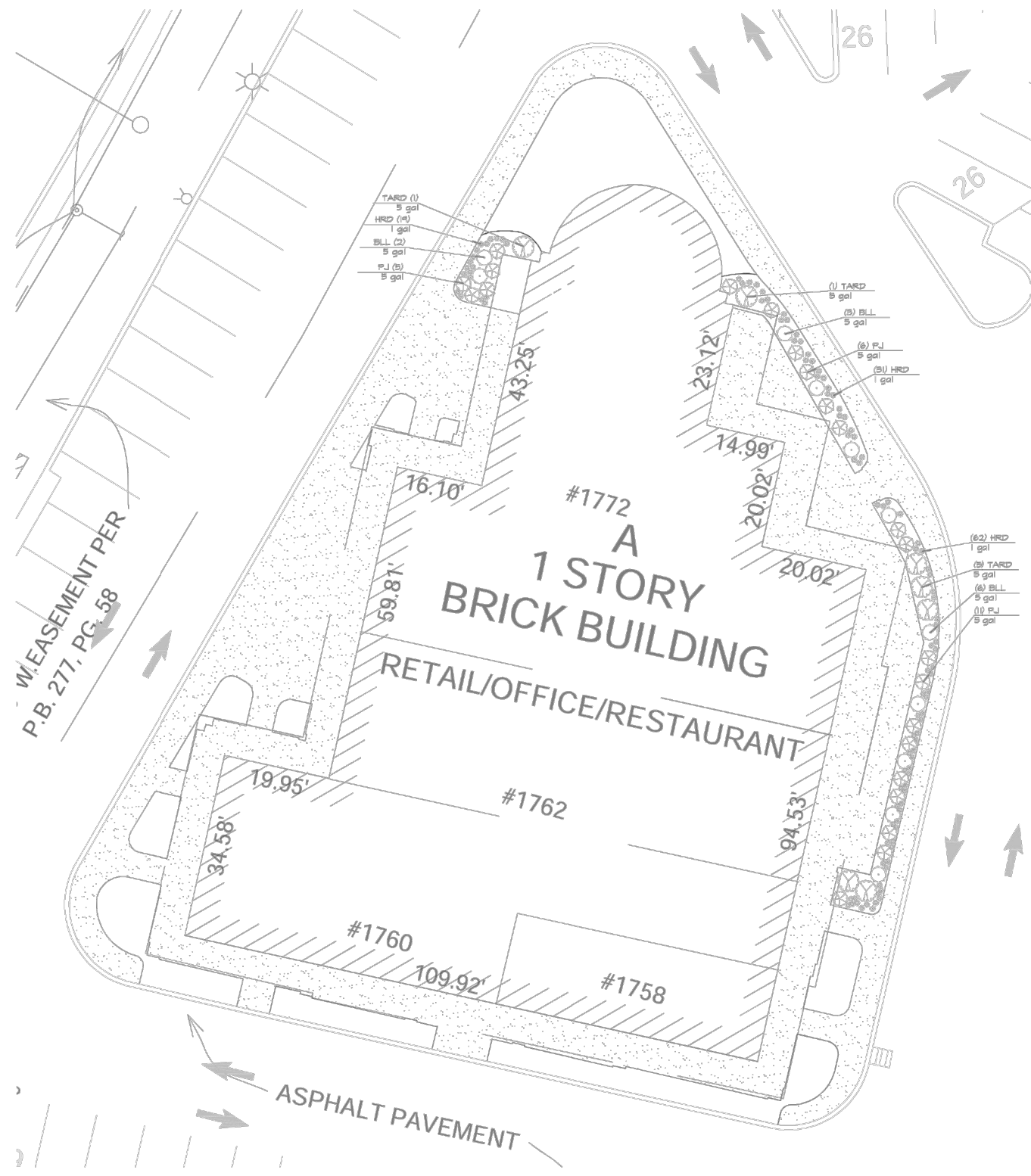
PROPOSED SCHEME- FRONT RIGHT



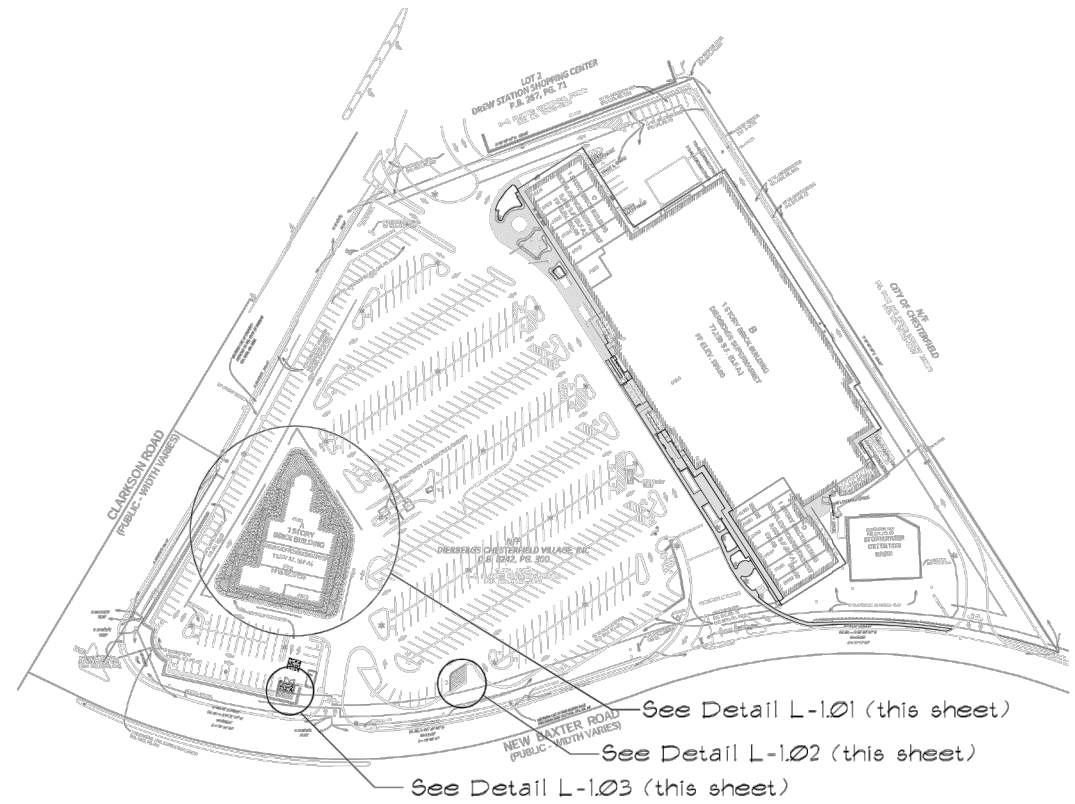
PROPOSED SCHEME- FRONT CENTER



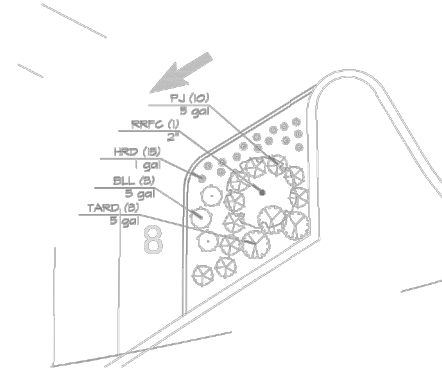
PROPOSED SCHEME- REAR



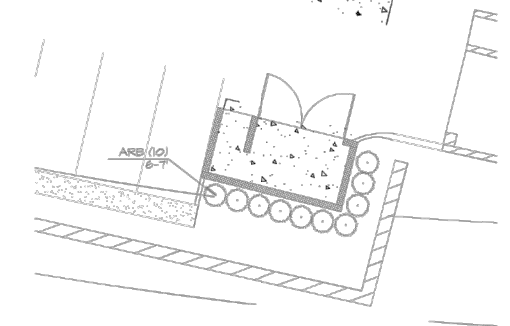
L-1.01: BILLY G'S FINER DINER DETAIL
1" = 10'



KEY PLAN
NTS



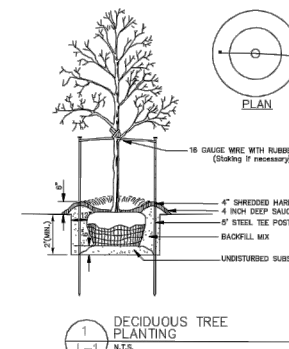
L-1.02: ISLAND EXPANSION DETAIL
1" = 10'



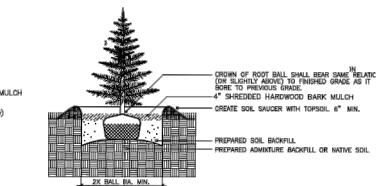
L-1.03: TRASH ENCLOSURE DETAIL
1" = 10'

PLANT SCHEDULE

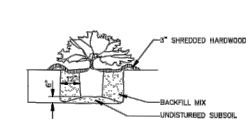
TREES	COMMON / BOTANICAL NAME	CONT.	QTY.
RRFC	Royal Raindrops Fl. Crab Malva x 'Royal Raindrops'	2"	1
ARB	Emerald Arborvitae Thuja occidentalis 'Emerald'	6"-T	10
SHRUBS	COMMON / BOTANICAL NAME	SIZE	QTY.
HRD	Happy Returns Daily Hemerocallis x 'Happy Returns'	1 gal	127
TARD	Tardiva Hydrangea Hydrangea paniculata 'Tardiva'	5 gal	10
FJ	Procutibans Juniper Juniperus procumbens	5 gal	92
BLL	Blooming Lilac Syringa pendula 'Bloomingang'	5 gal	14



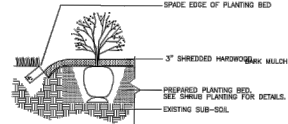
1 DECIDUOUS TREE PLANTING
N.T.S.



2 EVERGREEN TREE PLANTING
N.T.S.



3 SHRUB PLANTING
N.T.S.

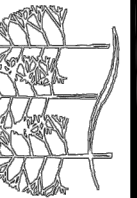


4 SPADE-CUT EDGE DETAIL
N.T.S.

NOTE: USE SHREDDED BARK MULCH ONLY

Drawn by: CIA
Scale: 1" = 10'
Date: 8-25-21
Revised: 9-21-21

BAXTER FARMS
and NURSERIES
3411 CREVE COEUR MILL ROAD
ST. LOUIS, MISSOURI 63146
314/542-9400



Partial Amended Landscape Plan For:
Dierbergs-The Marketplace
Baxter Road & Clarkson Road
Chesterfield, MO 63017

Drawing Number:
SHEET #:
ARB13

of one

CAPSULE-RD



7110 LED

CAPSULE is a wet location rated sconce offered in two sizes. While intended for exterior facades, it is also used in commercial interior applications such as elevator lobbies, hallways, and meeting rooms. Heavy duty aluminum construction, uniformly illuminated frosted acrylic diffuser, stainless steel hardware, dedicated 120-277V LED components - all standard. CAPSULE is available in two form factors: round (model #: 7110) and square (model #: 7115).

FINISHES



CAPSULE-RD

STANDARD SPECIFICATIONS

HOUSING

Heavy duty commercial-grade assembly is constructed of formed aluminum (0.080" thickness) with welded ends. Two countersunk stainless steel fasteners are regressed behind the trim at each end of the fixture. No exposed hardware on the sides of the fixture. Rear mount plate includes factory installed closed-cell foam gasket.

DIFFUSER

UV stabilized frosted acrylic, form molded, stout thickness of 0.090" throughout.

LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 82 CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 40°C / 104°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.

15" Size: H08 - 8W nominal, .07 A input - 688 lm. Dimmable (0-10V).
15" Size: H16 - 16W nominal, .14 A input - 1370 lm. Dimmable (0-10V).
26" Size: H16 - 16W nominal, .14 A input - 1684 lm. Dimmable (0-10V).
26" Size: H32 - 32W nominal, .27 A input - 3158 lm. Dimmable (0-10V).

MOUNTING

Directly to 4x4 j-box (by others). 26" size contains thru-holes for anchoring located toward top and bottom of mount plate and should be utilized to achieve a firm connection to the surface throughout (anchoring hardware by others).

FINISH

All 7110 parts are prepared using a three step pre-treatment/sealing process, followed by a powder coat primer prior to applying any of the Brownlee finishes.

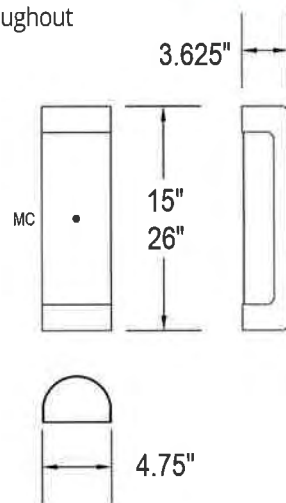
WARRANTY

5 year limited warranty on this LED product. Consult factory for details.

PROJECT:

MODEL #:

FIXTURE TYPE:



WET



ORDERING INFORMATION

7110 - Model 2. 3. 4. 5. 6. (if required)

2. SIZE

15" 15" length
26" 26" length

3. FINISH

BL Black
BZ Bronze
MB Metallic Bronze
NT Nickel Tone
WH White

TB Textured Black
TG Textured Grey
TW Textured White

Note: TB, TG, TW are ultra fine textured matte finishes. Contact your local representative for color swatches.

4. WATTAGE

15 SIZE
H08 8W H Series LED
H16 16W H Series LED

26 SIZE
H16 16W H Series LED
H32 32W H Series LED

5. COLOR TEMPERATURE

35K 3500K standard color temperature
30K 3000K color temperature
40K 4000K color temperature

6. AVAILABLE OPTIONS

BAC¹ Buy American Compliant
DTR⁴ Triac (Line Voltage) Dimming (120V)
ECW⁵ Extreme Cold Weather (-40°C / -40°F min.)
ES⁶ ENERGY STAR® (All except H08)
FCL⁷ French Canadian Labels

Notes: (0) 90R - cannot be combined with ES. (1) BAC - cannot be combined with FCL. (2) BBI/BBS/BBC - cannot be combined with ECW, EXT, or T24. (3) BLD - includes integral OCC sensor (do not combine with OCC option). Cannot be combined with DTR or T24. (4) DTR - cannot be combined with BLD or T24. (5) ECW - cannot be combined with BBI, BBC, or DTR. (6) ES - cannot be combined with 90R or T24. (7) FCL - cannot be combined with BAC or T24. (8) OCC - integral ON/OFF occupancy sensor. (9) T24 - includes JA8 labeling and 90 CRI LEDs (do not combine with 90R option). Cannot be combined with BBI, BBC, BBS, BLD, DTR, ES, or FCL. (10) BBS - cannot be combined with BLD, ECW, EXT, OCC, or T24. (11) PCH/PC4 - cannot be combined with BLD or OCC.
Add'l Notes: *BBI/BBS/BBC - standard BBI (and BBS) option has a minimum operating temperature of 10C/50F. BBC option has a minimum operating temperature of -20C/-4F. **BLD - integral OCC sensor with onboard control. 1: Motion is detected, illuminate to 100%. 2: Motion no longer detected, dim to 50% (factory default), 30%, 20% or 10%. 3: Remain in continuous dimmed state (factory default) or turn off after set period.

Specifications and dimensions subject to change without notice.

Consult your Brownlee Lighting representative for availability and ordering information.

