

Architectural Review Board Staff Report

Meeting Date: May 12, 2022

From: Alyssa Ahner, Planner

Location: 722 Long Road Crossing

Description: Long Road Crossing, Lot B-1 (Kia) ASDSP: Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for a 5.35-acre tract of land zoned "PC"—Planned Commercial District located north of Long Road Crossing and east of Chesterfield Industrial Blvd.

PROPOSAL SUMMARY

Michael E. Bauer Architecture, on behalf of Butler Investments Partnership, LLP, have submitted an Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for a 2,065 square foot showroom addition to an existing car dealership. Per the Unified Development Code, the Architectural Review Board (ARB) shall review any addition that significantly impacts architectural components previously approved by Planning Commission or the ARB.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site “M3” Planned Industrial District. The site was rezoned under City of Chesterfield Ordinance 1595 from “M3” Planned Industrial District to “PC” Planned Commercial District in 2000. In 2004, City of Chesterfield Ordinance 1595 was repealed and replaced with Ordinance 2099 with amendments relative to the number of buildings permitted, the number of lots on the east retail portion of the site, and creation of access to the site from Long Road. A Site Development Section Plan was submitted and approved in conjunction with a change in zoning request in 2007 for an amendment to the permitted uses. This led to the construction of a car dealership in 2008.

STAFF ANALYSIS

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design & Building Design.

The general requirements for Site Design include Site Relationships, Topography & Parking, Circulation & Access, and Retaining Walls while the general requirements for Building Design include Scale, Design, Materials & Colors, Landscape Design & Screening, Signage, and Lighting.

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards.

A. Site Relationships

The existing building is surrounded by vacant land to the east, south, and west with Interstate 64 located to the north. A Site Development Concept plan was approved in 2003 for the entirety of Long Road Crossing subdivision, however, the land has yet to be fully built out. There are two lots along the southern property line of the subdivision that have been built – one of which is a Walgreen’s drugstore and the other a strip mall with a series leasable commercial unit. The land to the north, east, and south share a zoning designation of “PC” Planned Commercial. The land to the west is zoned “PI” Planned Industrial.

B. Circulation System & Access

The development will be utilizing the existing circulation system and access points. The site is currently served by two (2) access points located along Long Road Crossing. The 2.5-acre parcel located to the north is reserved for future right-of-way of Interstate 64, although access will not be granted from the subject site upon completion.

C. Topography & Parking

The existing topography is to be utilized. The 2,065 square foot showroom addition requires an additional seven (7) parking spots for a total of forty-six (46) spots required. There are forty-nine (49) existing parking spots for customers on site.

D. Scale

The existing building reaches a maximum height of 30'4" at the elevated clearstory element. The remainder of building ranges from 22'10" to 25'6". The proposed addition is to be 22'4". The two buildings located on the southern property line of the Long Road Crossing subdivision along Chesterfield Airport Road are of a similar scale and size.

E. Design, Materials, & Color

The existing building is primarily painted CMU in an off-white color. The proposed addition will feature new ACM panels and parapets as well as painted CMU in a shade of grey referred to as Sterling Silver. The existing CMU and red panel surrounding the clearstory element will be painted to match the addition. There are currently four (4) overhead doors that face Interstate 64 on the north elevation. Three (3) of these doors will be relocated to accommodate the addition but remaining in the same location along the new northern facade. All four (4) overhead doors will be updated with a Charcoal Slate color. The metal panels wrapping around the top of the building will be black.

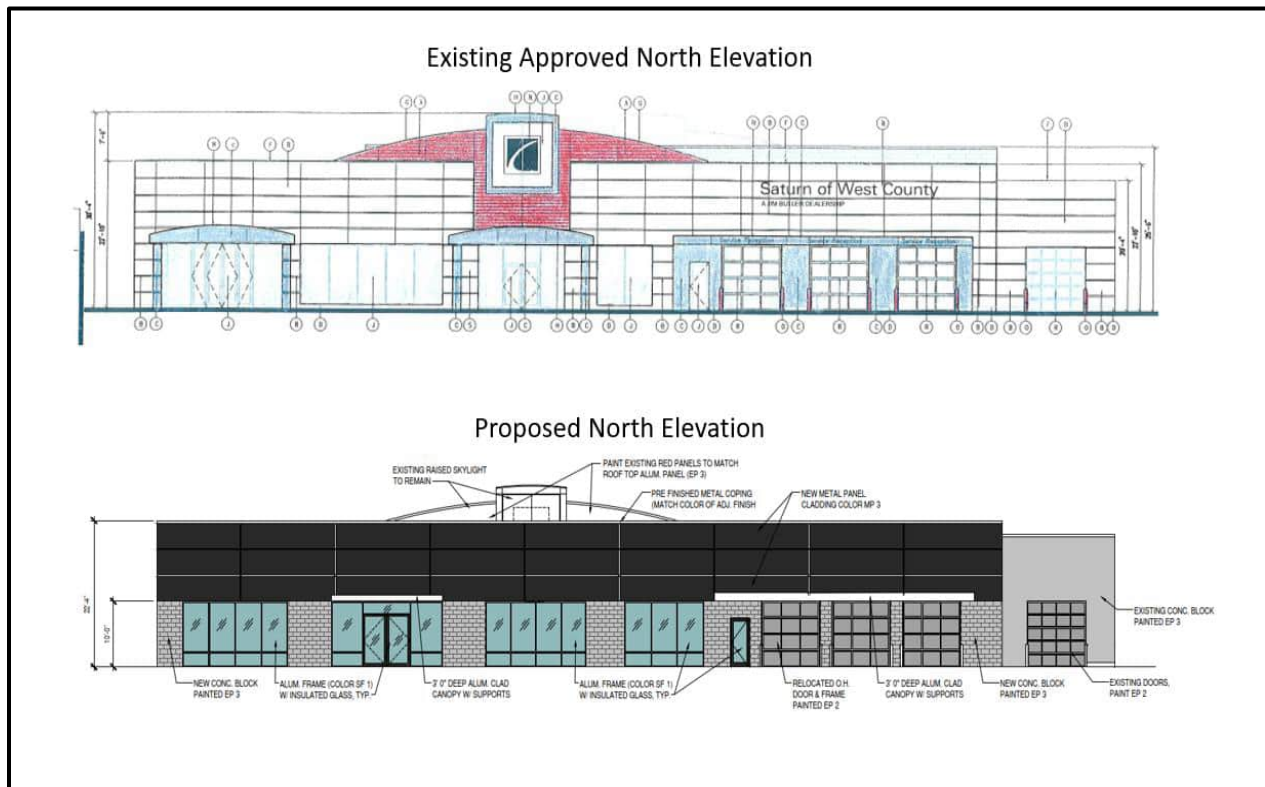


Figure 2: Existing vs Proposed North Elevation

F. Landscape Design and Screening

The development is working within the approved landscape plan. The existing pine trees and plum tree will remain with exception to one pine tree that will be lost during construction and replaced once construction is complete. A new Weeping Cherry tree, flowering shrubs and boxwoods will be installed.

There is an existing trash enclosure located on the along the south elevation. No changes are being proposed at this time.

G. Lighting

The development will be utilizing the existing light poles in the parking lot. The attached wall lights along the north elevation are to be removed.

RENDERING



Figure 3: Rendering

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests review and recommendation on the Amended Site Development Section Plan, Amended Architectural Elevations, Landscape Plan, and Architects Statement of Design for Long Road Crossing (Kia) (ASDSP):

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 Section Plan, Amended Architectural Elevations, Landscape Plan, and Architects Statement of Design for Long Road Crossing (Kia) (ASDSP) as presented, with a recommendation for approval (or denial) to the Planning Commission."

- 2) "I move to forward the Amended Site Development Section Plan, Amended Architectural Elevations, Landscape Plan, and Architects Statement of Design for Long Road Crossing (Kia) (ASDSP) to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 3/28/22

Project Title: JIM BUTLER KIA ADDITION Location: 722 LONG ROAD CROSSING

Developer: _____ Architect: MICHAEL E. BAUER CIVIL ENGINEER: VANCE

PROJECT STATISTICS: ARCHITECTURE, LLC BURNINGHAM

Size of site (in acres): 5.35 Total Square Footage: 23,602 SF Building Height: 22'-4" NEW ADDITION

Proposed Usage: KIA DEALERSHIP & SERVICE FACILITY EXIST. BLDG. TALLER THAN 25'-6"

Exterior Building Materials: ACM PANELS, PT. SPLIT FACE CMU, INSUL. GLASS IN ALUM. FRAMES

Roof Material & Design: FLAT TPO ROOF

Screening Material & Design: NOT APPLICABLE

Description of art or architecturally significant features (if any): NONE

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. N.A.
- Section plans highlighting any building off-sets, etc. (as applicable) N.A.
- 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.

Architect's Statement of Design

Jim Butler KIA Addition

The proposed project consists of a 3,744 square foot showroom and service entry addition to the existing KIA dealership at 722 Long Road Crossing.

Originally designed and approved in 2007 as a Saturn dealership, Jim Butler KIA took over the building when the Saturn company ceased operations. At that time only a change in signage occurred, with not much more being done to the facilities' image. The KIA dealership has operated very successfully at the location for the last 15 years.

It remains the only building developed in this area of land along Long Road Crossing. There are no other adjacent structures on the surrounding properties.

The success of the dealership has created the opportunity to expand and bring the dealership branding more closely into alignment with the national KIA Image program. As such, the new showroom/service addition is comprised of new ACM panels on taller parapets, painted CMU which matches the existing facility, with insulated tinted glass panels in black aluminum frames.

The sides of the facility will also feature the new ACM panels and parapets wrapping back around the East & West elevations, along with the painted CMU and the insulated tinted glass panels in black aluminum frames. Existing aluminum frames directly adjacent to the new aluminum frames will be painted black to match.

The remaining elevations, which are predominately CMU, will be repainted to match the new CMU per the architectural elevations and samples provided. Existing man doors will also receive new paint.

The glass and framed overhead door units at the Service Entry Area will be painted black as the doors are being relocated from their present locations.

A new entry canopy and an eyebrow canopy over the service entry doors will be provided in a contrasting clear anodized aluminum finish.

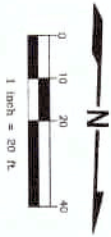
The completed addition and corresponding facade renovations will provide a fresh new look to the existing facility.



DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
PROPOSED SPOT ELEVATION	+501.00
EXISTING SANITARY SEWER	—●—
PROPOSED SANITARY SEWER	—○—
EXISTING STORM SEWER	—□—
PROPOSED STORM SEWER	—◇—
EXISTING WATERLINE	—■—
PROPOSED WATERLINE	—◆—
EXISTING FIRE HYDRANT	■
EXISTING GAS LINE	—▲—
EXISTING OVERHEAD UTILITY	—
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R. & R.)
TO BE REMOVED AND RELOCATED	(T.B.R. & R.L.)
FF = FINISHED FLOOR ELEV. TF = TOP OF FOUNDATION BF = BASEMENT FLOOR ELEV. CF = CEMENT CURB ELEV. DS = DOWNSPOUT	

PROJECT DATA

LOCATION NO. : 151410203
 ADDRESS : 722 LANG ROAD CROSSING DRIVE
 CHESTERFIELD, MO 63005
 OWNER : JIM BUTLER KIA
 PROJECT ZONING : P.C. PLANNED COMMERCIAL DISTRICT
 PRESENT ZONING : VEHICLE SALES AND SERVICE
 SCHOOL DISTRICT : ROCKWOOD
 FIRE DISTRICT : MISSOURI RIVER
 WATERWORKS : MISSOURI RIVER
 MISSOURI-AMERICAN WATER CO.
 METRO ST. LOUIS SEWER DIST.
 AT&T TELEPHONE COMPANY
 AMERICAN JIC



The owner(s) of the property shown on this plan has/have not considered of having granted approval of such plan to anyone other than the City of Chesterfield, Missouri. The City of Chesterfield, Missouri, is the only authority that has the power to grant approval of such plan. The City of Chesterfield, Missouri, is the only authority that has the power to grant approval of such plan. The City of Chesterfield, Missouri, is the only authority that has the power to grant approval of such plan.

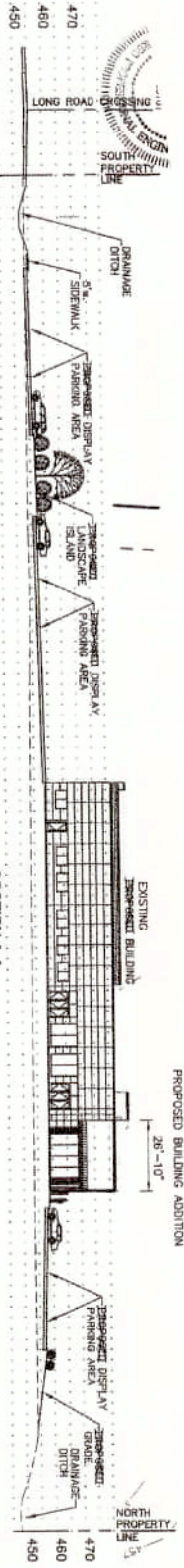
(Signature) _____
 (Name Printed) _____
 State of Missouri }
 County of St. Louis } SS.
 On this _____ day of _____, A.D., 20____, before me personally appeared _____, of the County of _____, State of _____, known to me, being by me sworn in, did say that he/she is the _____ (Title) _____ (Name of Corporation) _____ and that the said office is the _____ (Office of Corporation) _____ in 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 _____ (Office of Corporation) _____ acknowledged said instrument to be the free act and deed of said corporation. In Testimony Whereof, I have hereunto set my hand and official seal of my Office in _____ the day and year first above written.
 My term expires _____
 (County and State) _____
 (Notary Public)

This Site Development Section Plan was approved and duly verified by the Director Planning on the _____ day of _____, 20____, at _____, Missouri, in accordance with the provisions of the Planning and Zoning Ordinance of the City of Chesterfield, Missouri, and the City Clerk.

_____ (Name of Director)
 Director Planning
 City of Chesterfield, Missouri

_____ (Name of City Clerk)
 City Clerk
 City of Chesterfield, Missouri

AMENDED SITE DEVELOPMENT SECTION PLAN
JIM BUTLER KIA
 AN AMENDMENT TO THE SITE DEVELOPMENT SECTION PLAN FOR
 "SATURN OF WEST COUNTY", RECORDED IN P.B. 355 PGS 688 + 689
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



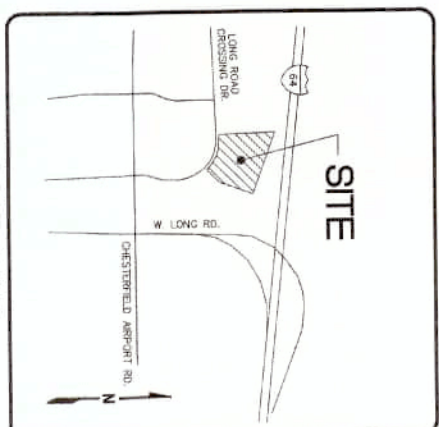
DETAIL OF PROPOSED SITE WORK
 1 inch = 20 ft.

SECTION A-A
 SCALE 1/8" = 1'-0"

SECTION SOUTH TO NORTH
 SCALE 1/8" = 1'-0"

BENCHMARKS

ROUND BENCHMARK 12-17, ELEV. 480.00', "STANDARD ALUMINA ROSE" STAMPED 9-28-1890, LOCATED AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CARNICE DRIVE. SITE BENCHMARK ELEV. 480.00', CENTERLINE CORNER AT POINT OF INTERSECTION, AS SHOWN ON SITE DEVELOPMENT SECTION PLAN FOR SATURN OF WEST COUNTY.



LOCATION MAP
 N.T.S.

GENERAL NOTES

- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION, ANY PROPOSED SITE GRADING OR THE APPROVED DITCHES PRIOR TO CONSTRUCTION.
- EXISTING BOUNDARY INFORMATION AND SITE IMPROVEMENTS FROM APPROVED SITE DEVELOPMENT SECTION PLAN FOR "SATURN OF WEST COUNTY" SHALL BE MAINTAINED AND SHOWN ON THIS PLAN.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS AND SHALL COMPLY WITH CITY OF CHESTERFIELD REGULATIONS AND ORDINANCES.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFIELD STANDARDS AND SHALL COMPLY WITH CITY OF CHESTERFIELD REGULATIONS AND ORDINANCES.
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PARKING CALCULATIONS

PARKING REQUIRED:
 333 SPACES / 1,000 S.F. OF SHOPPING & SALES
 333 SPACES / 3,333 S.F. (1,220 S.F. + 2,080 S.F.) = 18 SPACES
 3 SPACES / SERVICE BAY
 3 SPACES / SERVICE BAY
 1 SPACE / SERVICE VEHICLE = 1 SPACE
 1 SERVICE VEHICLE = 1 SPACE
 PLUS ONE LOADING SPACE (10' x 40') REQUIRED.
 PARKING PROVIDED = 40 SPACES (INCLUDES 3 ADA SPACES)
 VEHICLE DISPLAY = 207 SPACES
 LOADING SPACES = 1 (10' x 40')

DENSITY CALCULATIONS

EXISTING PERMITTED DENSITY: 1.00 S.F. / 1,000 S.F. (1.00 S.F. / 1,000 S.F.)
 PROPOSED PERMITTED DENSITY: 1.00 S.F. / 1,000 S.F. (1.00 S.F. / 1,000 S.F.)
 75,283 S.F. / (232,925 - 1,880 S.F. OF SIDEWALK) = 100 = 32.5%
 C.A.B.L. (1,824 S.F. + 1,800 S.F.) / 232,925 S.F. = 0.10

PRELIMINARY PLAN DISCLAIMER

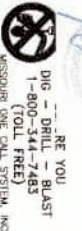
THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITIES, AND/OR AERIAL PHOTOGRAPHS. THE PREPARED PLAN IS SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND ARCHITECT'S REVIEW/REVISIONS.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THE INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

MICHAEL CLAY VANCE, P.E.
 MICHAEL CLAY VANCE, P.E.
 VANCE ENGINEERING, INC. NO. 23418
 VANCE ENGINEERING, INC.

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS AND FIELD SURVEYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHESTERFIELD, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI DIVISION OF HIGHWAYS, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHESTERFIELD, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION, MISSOURI DIVISION OF HIGHWAYS, PRIOR TO CONSTRUCTION.



21078

02/14/22

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JIM BUTLER KIA
 AMENDED SITE DEV. SEC. PLAN

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

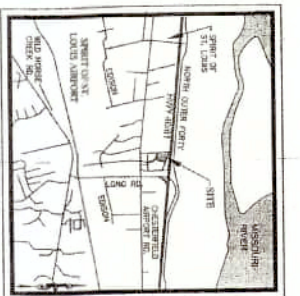
Jim Butler Kia
 722 Lang Road Crossing Drive
 Chesterfield, MO 63005

SITE DEVELOPMENT SECTION PLAN

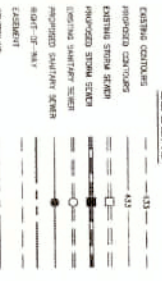
SATURN OF WEST COUNTY

PART OF LOT B OF THE RESUBDIVISION OF LOT 1 AND ROAD CROSSING, PARTS OF LOTS 2, 3, AND 4 AS RECORDED IN A TRACT OF LAND BEING A RESUBDIVISION OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS RECORDED IN PLAT BOOK 553, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, MISSOURI, ST. LOUIS COUNTY, MISSOURI

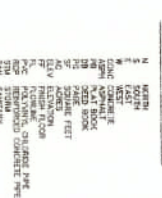
AREA OF PROPOSED SITE WORK



LEGEND



ABBREVIATIONS



GRAPHIC SCALE



PROPERTY DATA

OWNER: SATURN OF WEST COUNTY, INC.
 PROJECT: SATURN OF WEST COUNTY
 SITE: PART OF LOT B OF THE RESUBDIVISION OF LOT 1 AND ROAD CROSSING, PARTS OF LOTS 2, 3, AND 4 AS RECORDED IN A TRACT OF LAND BEING A RESUBDIVISION OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS RECORDED IN PLAT BOOK 553, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, MISSOURI, ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF ALL UTILITIES AND FOR PROTECTING THEM THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL UTILITIES NOT SHOWN SHALL BE LOCATED BY THE CONTRACTOR AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF ALL UTILITIES AND FOR PROTECTING THEM THROUGHOUT THE CONSTRUCTION PERIOD.
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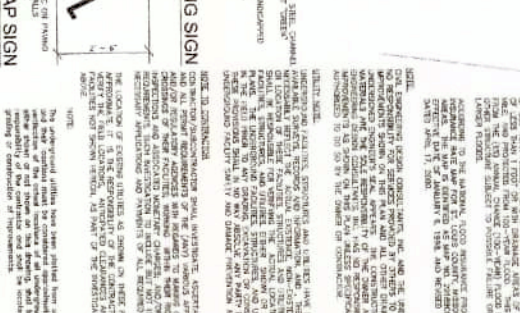
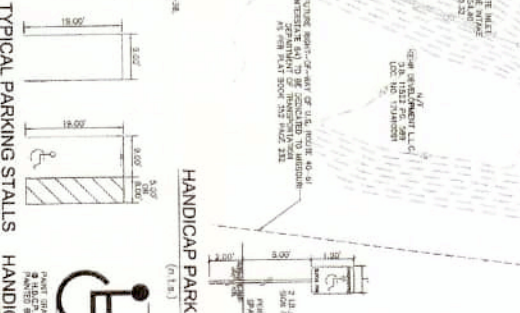
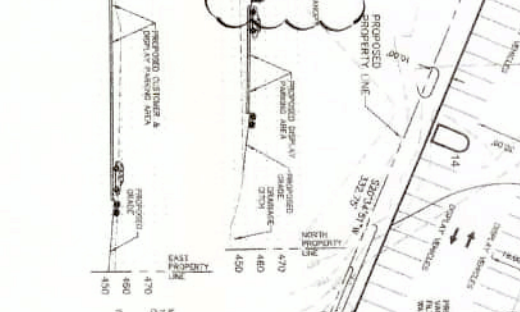
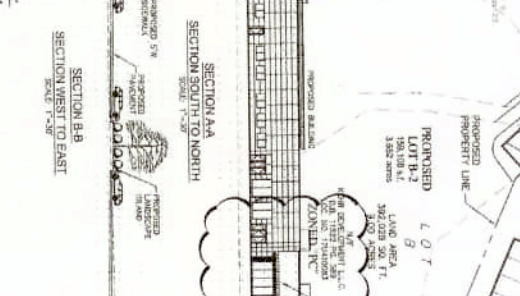
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BOOK 553 PAGE 553
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GEOTECHNICAL ENGINEERS NOTE
 The geotechnical engineer has reviewed the site plan and the proposed foundation details. The geotechnical engineer has determined that the proposed foundation details are adequate for the proposed structure. The geotechnical engineer has determined that the proposed foundation details are adequate for the proposed structure. The geotechnical engineer has determined that the proposed foundation details are adequate for the proposed structure.

PREPARED FOR:
 Bauer & Associates
 12412 Powercourt Drive
 Suite 275
 Chesterfield, MO 63005
 PHONE: 314-435-9000
 FAX: 314-435-9009

PREPARED BY:
 CIVIL ENGINEERING
 DESIGN CONSULTANTS, INC.
 1117 WEST WASHINGTON STREET
 ST. LOUIS, MISSOURI 63102
 PHONE: 314-435-9009



BENCHMARKS
 BENCH MARK
 BENCH MARK
 BENCH MARK

SURVEYORS CERTIFICATION
 I, the undersigned, being a duly licensed and qualified surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the engineer and that the same is a true and correct copy of the original survey as shown to me by the engineer.

TYPICAL PARKING STALLS
 TYPICAL PARKING STALL
 TYPICAL PARKING STALL

HANDICAP PARKING SIGN
 HANDICAP PARKING SIGN
 HANDICAP PARKING SIGN

HANDICAP PARKING SIGN
 HANDICAP PARKING SIGN
 HANDICAP PARKING SIGN

FLOOD NOTE
 THE PROPOSED STRUCTURE IS NOT IN A FLOOD HAZARD AREA. THE PROPOSED STRUCTURE IS NOT IN A FLOOD HAZARD AREA. THE PROPOSED STRUCTURE IS NOT IN A FLOOD HAZARD AREA.

INTERSTATE 64 HIGHWAY 40-61 (VARIABLE WIDTH)

Revisions
 688

SAVERS LANDSCAPE ARCHITECTURE
 DESIGN CONSULTANTS, INC.
 1117 WEST WASHINGTON STREET
 ST. LOUIS, MISSOURI 63102
 PHONE: 314-435-9009
 FAX: 314-435-9009

Site Development Section Plan For: Saturn of West County
 Longroad Crossing
 Chesterfield, Missouri

BAUER & ASSOCIATES ARCHITECTS
 12412 Powercourt Drive
 Suite 275
 Chesterfield, MO 63005
 PHONE: 314-435-9000
 FAX: 314-435-9009

SD1
 Job No. 0800
 Date: 5-14-07

JIM BUTLER KIA
 722 Long Road Crossing Drive
 Chesterfield, MO 63005

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

AMENDED SITE DEV. SEC. PLAN

MICHAEL CLAY MANE, P.E.
 RE: W52D

21078
 02/14/22
 2/2

21078
 02/14/22
 2/2

21078
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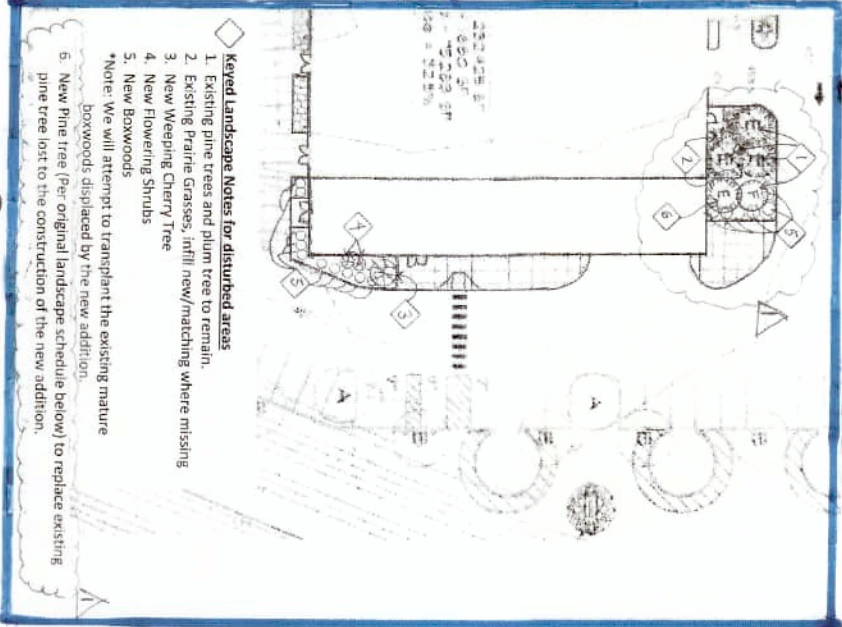
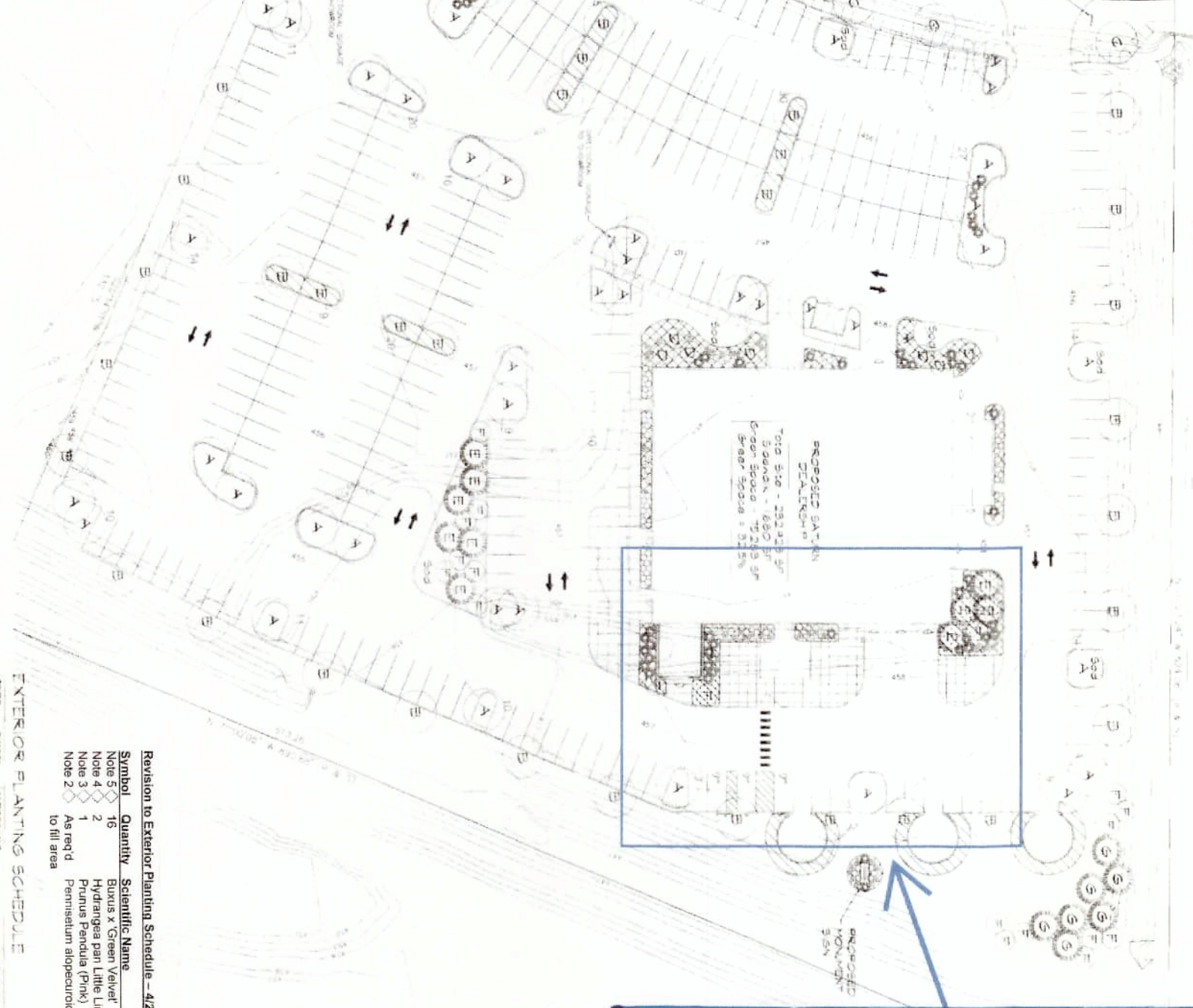
Updated Landscape Plan for:
Jim Butler KIA
722 Long Road Crossing Drive
Chesterfield, MO 63005

Michael E. Bauer
architecture
12412 Powerscourt Drive – Suite 285
St. Louis, MO 63131
314-494-8595 - archmb04@yahoo.com

Job No. 22-000

11

Date: 4/25/22



INTERSTATE 64
HIGHWAY 40-61
(VARIABLE WIDTH)

GENERAL NOTES

- SEE PLANTING SCHEDULE FOR PLANT SIZE, TREE METHOD AND GRADING DETAILS FROM AND APPROXIMATE ONLY. CONSTRUCTION TO FIELD VERIFY ALL PLANTING AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- INDICATED PLANTING LOCATIONS AND PLANTING METHODS HAVE BEEN PLOTTED FROM AVAILABLE SURVEY DATA AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE VARIATIONS IN THE EXISTENCE OF WHICH IS REFERRED TO AS KNOWN OR UNKNOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
- CONTRACTOR TO VERIFY EXISTENCE OF ALL EXISTING ADJACENT UTILITIES PRIOR TO CONSTRUCTION AND MAKE REPAIRS TO ANY UTILITIES TO CONSTRUCTION WORK.
- ALL DISTURBED LAND AREAS TO BE REEDED OR SOIL REINTEGRATED. REEDED AREAS TO BE REEDED TO BE AS GOOD AS NEW. REEDED AREAS TO BE REEDED BY AN APPROVED SOIL REEDED CONTRACTOR.

Revision to Exterior Planting Schedule - 4/25/22

Symbol	Quantity	Scientific Name	Common Name	Size
◇	16	Buxus x Green Velvet	Boxwood	21" B/B
◇	2	Hydrangea pan Little Lime®	Flowering shrubs	#5
◇	1	Prunus Pendula (Pink)	Weeping Cherry	1.5"
◇	As req'd	Pennisetum alopecuroides 'Hameln'	Perennial Grasses	#3
◇				to fill area

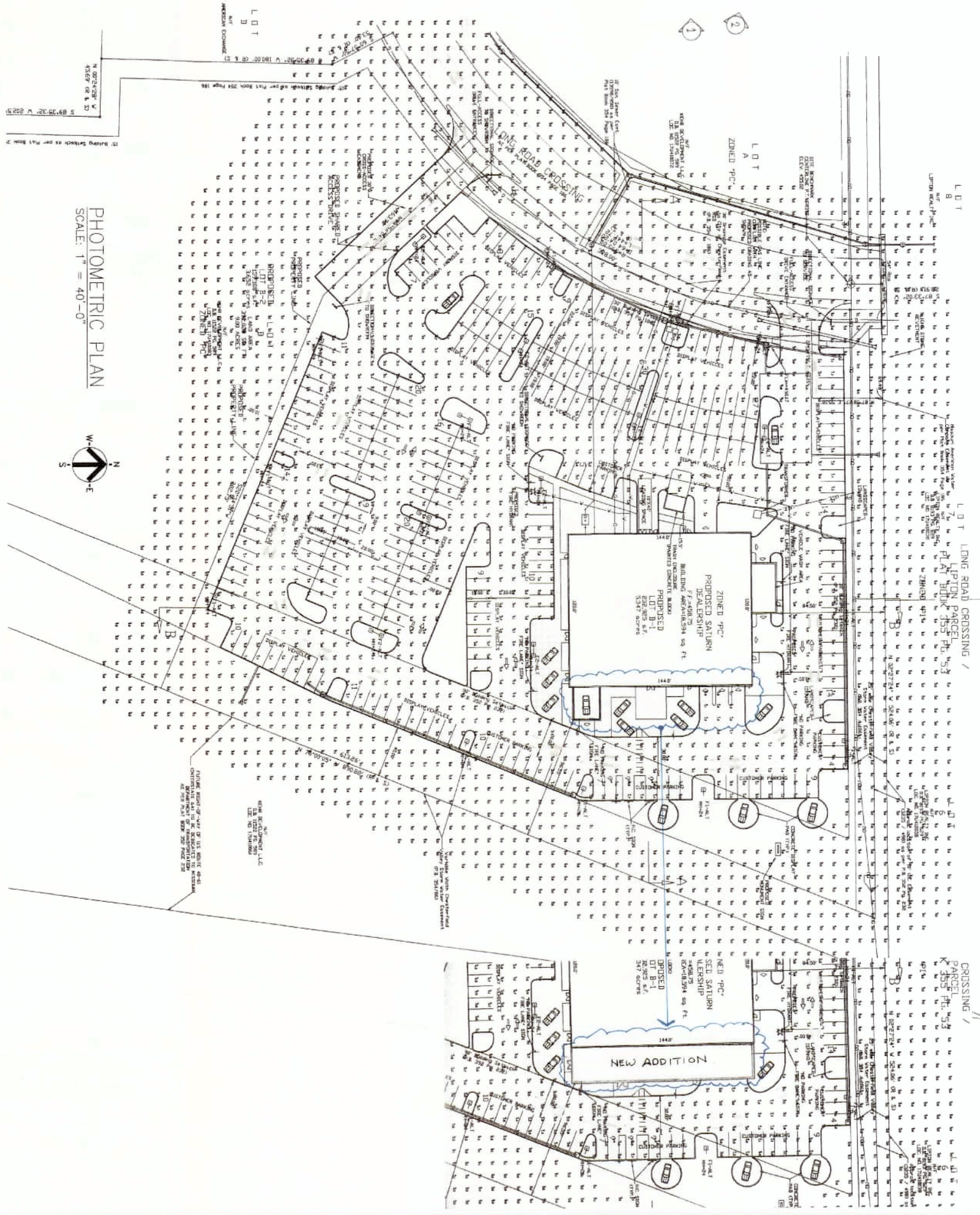
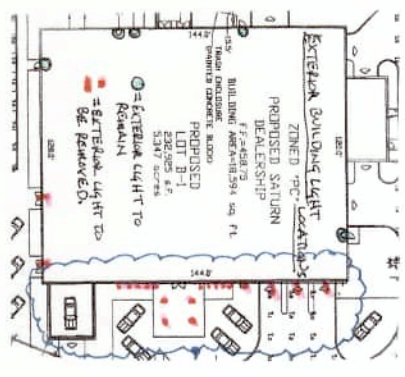
EXTERIOR PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	DEPTH	SPACING	CONSTRUCTION	INSTALLER
1	16	BUXUS X GREEN VELVET	BOXWOOD	21" B/B	18" DIA.	48" ON CENTER	HAND-DIG, FILL, AND BRUSH BACK TO ORIGINAL GRADE	11/10
2	2	HYDRANGEA PAN LITTLE LIME®	FLOWERING SHRUBS	#5	18" DIA.	48" ON CENTER	HAND-DIG, FILL, AND BRUSH BACK TO ORIGINAL GRADE	11/10
3	1	PRUNUS PENDULA (PINK)	WEEPING CHERRY	1.5"	18" DIA.	48" ON CENTER	HAND-DIG, FILL, AND BRUSH BACK TO ORIGINAL GRADE	11/10
4	AS REQ'D	PENNISETUM ALOPECUROIDES 'HA MELN'	PERENNIAL GRASSES	#3	18" DIA.	48" ON CENTER	HAND-DIG, FILL, AND BRUSH BACK TO ORIGINAL GRADE	11/10
5								
6								
7								
8								
9								



Numeric Summary		Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Label	SITE	Illuminance	FC	4.12	8.9	0.7	5.89	12.71
Label	SPILL LIGHT	Illuminance	FC	0.15	5.8	0.0	N.A.	N.A.

Luminaire Schedule		Label	Arrangement	Lumens	LLF	Description
Symbol	Qty	F1-ALT	SINGLE	33100	1.000	GSM-AM-400-MH-XX-SL-FG-XX-X
		F2-ALT	BACK-BACK	36000	1.000	GSM-AM-400-MH-MT-AS-FG



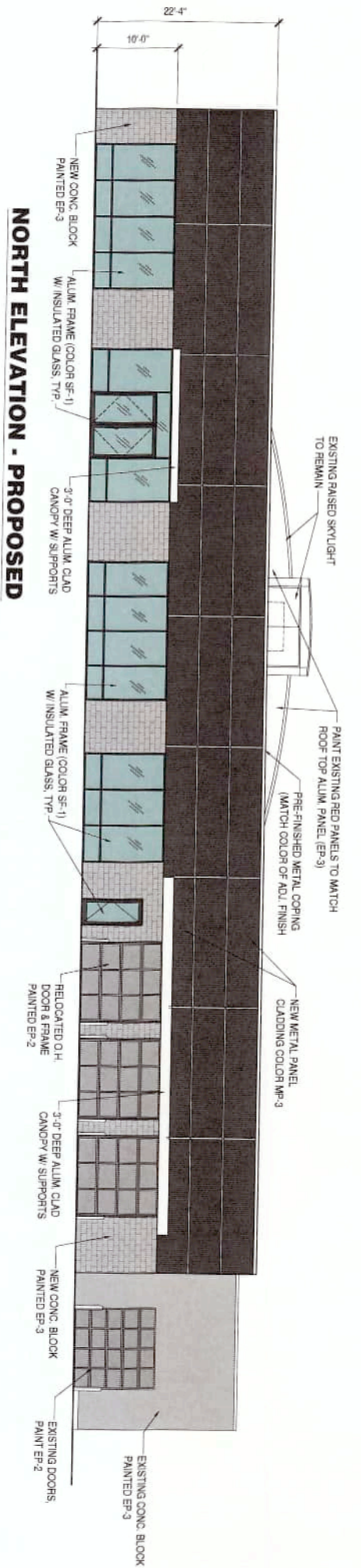
PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"



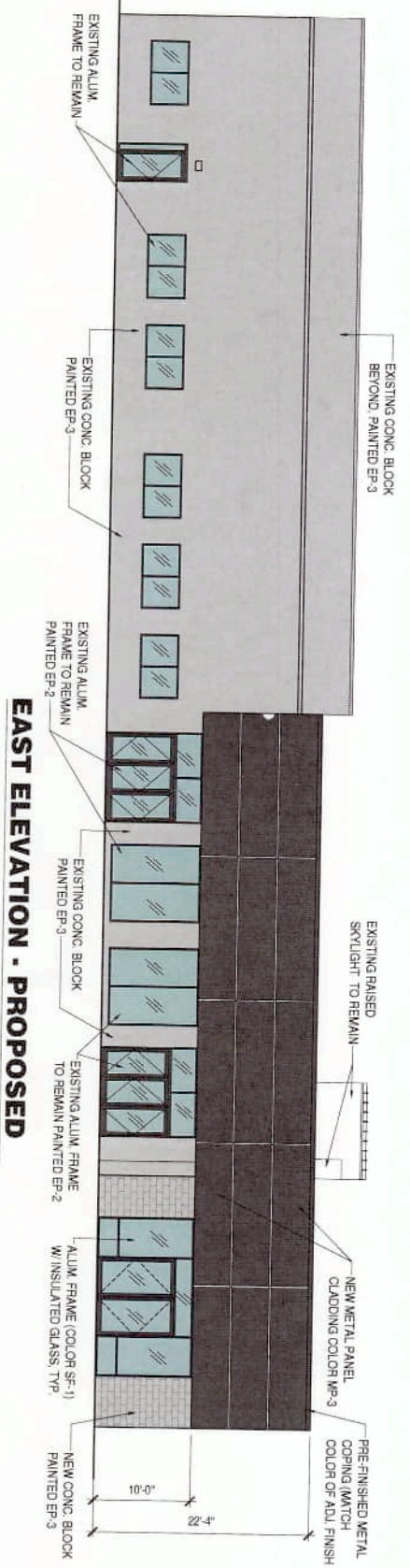
Updated Photometric Plan for:
Jim Butler KIA
722 Long Road Crossing Drive
Chesterfield, MO 63005

Michael E. Bauer
architecture
12412 Powerscourt Drive - Suite 285
St. Louis, MO 63131
314-494-8595 - archmb04@yahoo.com

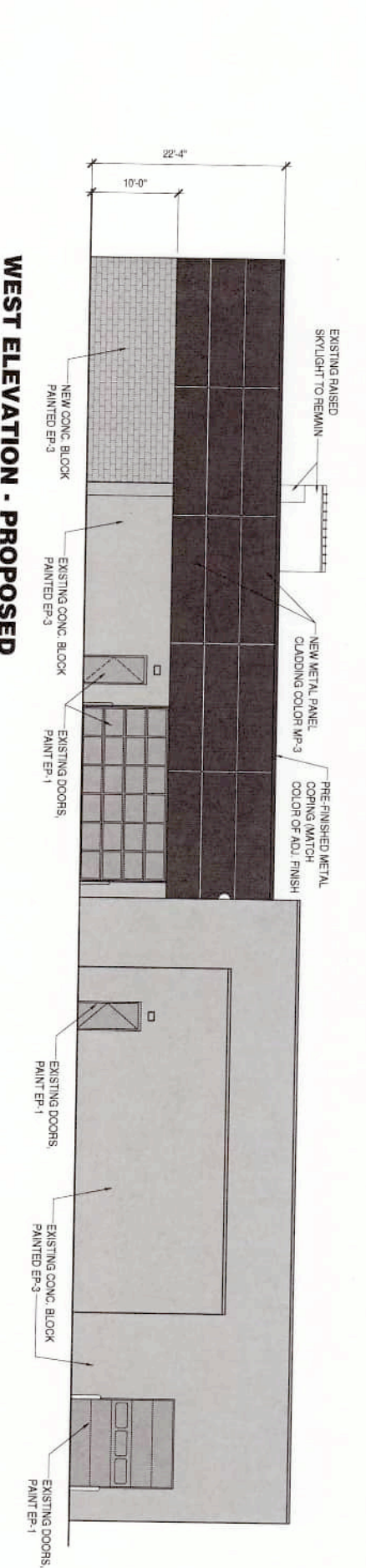
Job No. 22-000
PH-1
Date: 4/25/12



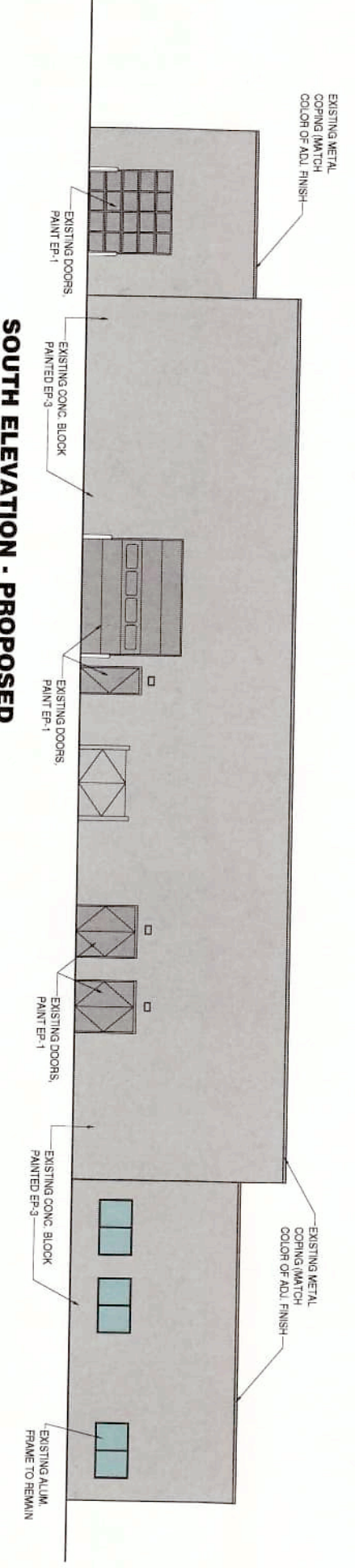
NORTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED

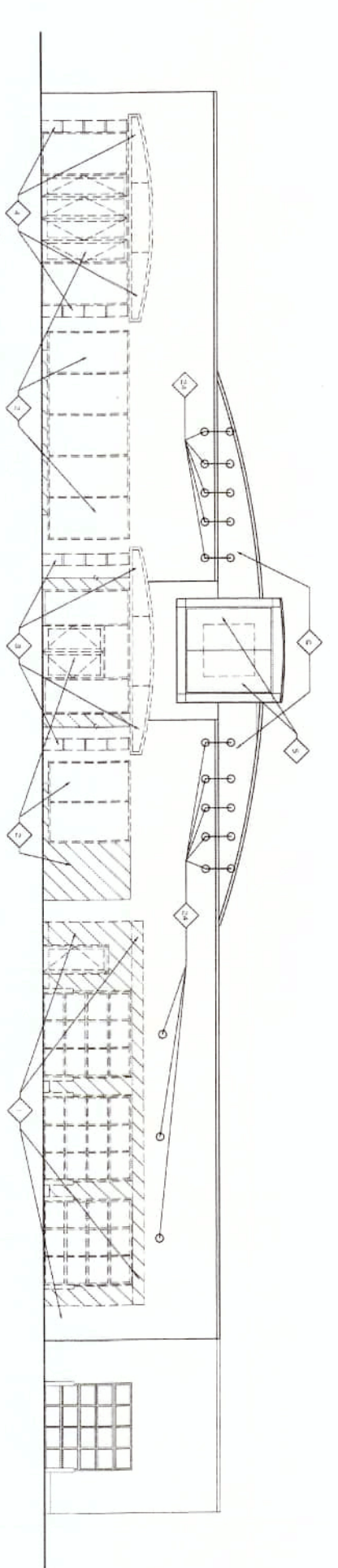
* ACM panel joints are shown gray to show the ACM panel. Actual joints are black to match the panels.

	PAINT - EP-1 Benjamin Moore Charcoal Slate
	PAINT - EP-2 Black
	PAINT - EP-3 Benjamin Moore Sizzling Silver
	FINISH - MP-3 (Metal Panels) T08 Black
	FINISH - SF-1 (Alum. Frames) Black Anodized

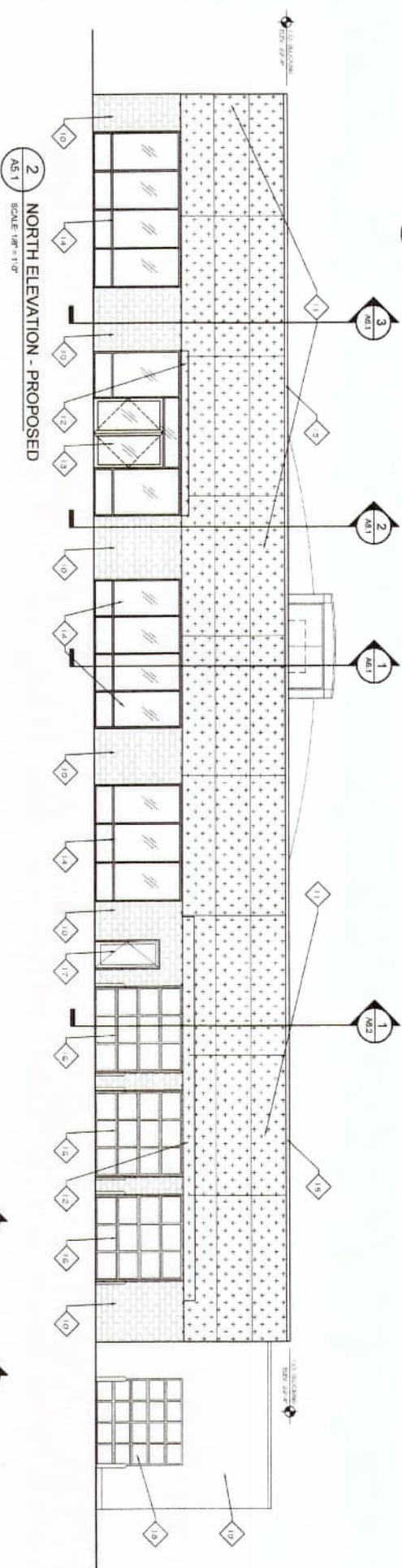
PROPOSED ADDITION:

Jim Butler KIA
722 Long Rd Crossing Dr.
Chesterfield, MO 63005

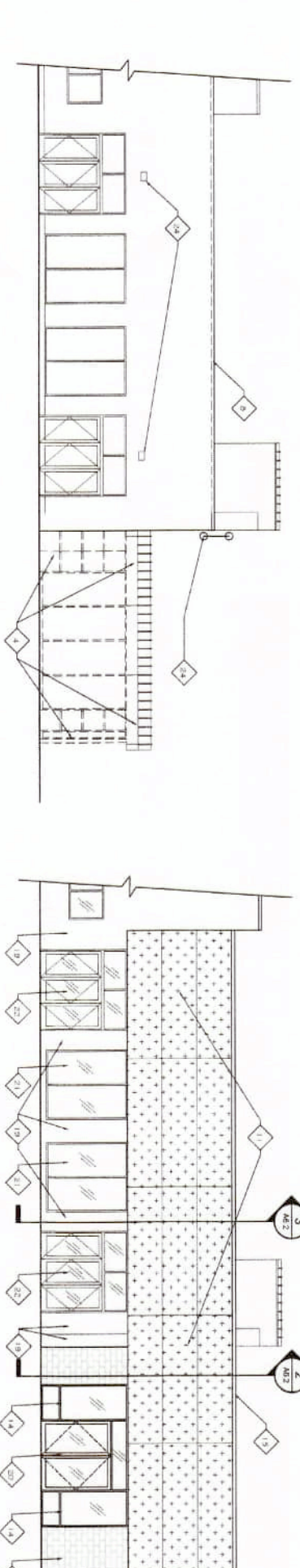




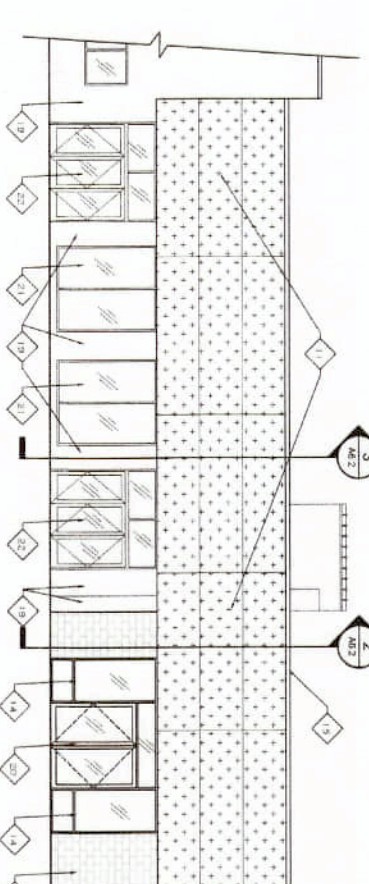
1 NORTH ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



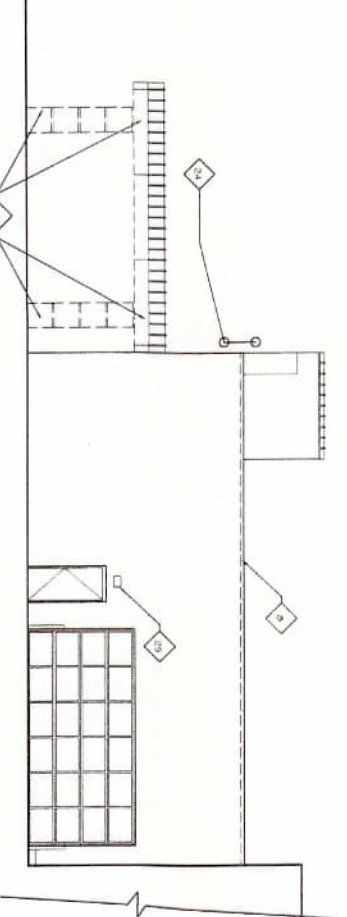
2 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



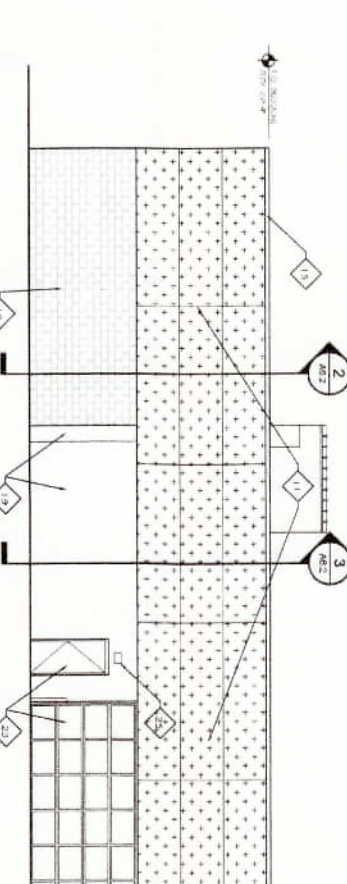
3 EAST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION - DEMO
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

- ELEVATION KEYED NOTES**
- 1 REMOVE EXISTING G.I.L. DOOR, JAMB AND MAIN DOOR AND CANOPY ABOVE. SET STRUCTURAL DRAWINGS FOR RESTRICTIONS OF HANDBAR AND RAILC ABOVE. SEE ARCHITECTURAL SECTIONS.
 - 2 REMOVE PORTION OF EXISTING WALL AND WINDOW. FINISH IN THIS AREA IS INDICATED BY WALLS BELOW. SEE STRUCTURAL DRAWINGS FOR SUPPORT OF BRICK ABOVE. SEE ARCHITECTURAL SECTIONS.
 - 3 AT EXISTING OPEN CANOPY, REMOVE COLUMNS AND ROOF ABOVE.
 - 4 AT EXISTING ENCLOSED CANOPY, REMOVE COLUMNS, GLASS WALLDOORS AND ROOF ABOVE.
 - 5 EXISTING RELATED CEILING/ROOF ELEMENT TO REMAIN. SEE SECTIONS.
 - 6 PAINT AND PAINT TO BE PAINTED TO MATCH ROOF FOR ALUM. WINDOW FRAME. COLOR: PR-3.
 - 7 EXISTING BRICK TO REMAIN.
 - 8 REMOVE EXISTING CORNER AND PERIMETER FOR NEW RAINWATER EXTENSION. NOT USED.
 - 9 NEW UNIT WASHER/VENER. PAINT PR-3. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 10 NEW UNIT WASHER/VENER. PAINT PR-3. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 11 NEW ALUM. PANEL CLADDING, WP-3. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 12 NEW 3'0" DEEP X 1'-0" TALL METAL GLASS ENTRY DOOR, D-1 (WITH DR-2). SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 13 NEW ALUMINUM FRAME AND INSULATED GLASS TOWERED GLASS W/DR. REAR/FRONT WINDOW, PR-1. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 14 FINISHED METAL CEILING, MATCH COLOR OF ADJACENT FINISH.
 - 15 RELOCATED OVERHEAD DOOR. RESTORE TO USE NEW AND PAINT PR-1. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 16 NEW ALUMINUM FRAME/CLADDING GLASS ENTRY DOOR, D-4. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 17 EXISTING G.I.L. DOOR. RESTORE TO USE NEW AND PAINT PR-1. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 18 EXISTING METAL CEILING, MATCH COLOR OF ADJACENT FINISH.
 - 19 EXISTING ALUMINUM FRAME AND INSULATED GLASS WINDOW. RESTORE TO LIKE NEW.
 - 20 EXISTING ALUMINUM FRAME AND INSULATED GLASS WINDOW. RESTORE TO LIKE NEW.
 - 21 EXISTING G.I.L. DOOR. RESTORE TO USE NEW CONVENTION AND PAINT PR-1. SEE EXTERIOR FINISH SCHEDULE ON SHEET AS-2.
 - 22 EXISTING FINISH SCHEDULE ON SHEET AS-2.
 - 23 EXISTING LIGHTS TO BE REMOVED.
 - 24 EXISTING LIGHTS TO REMAIN.

<p>Michael E. Bauer Architecture 12417 Powerscourt Dr. Suite 205 St. Louis, MO 63131 P: 314.891.8595</p>	<p>Proposed Addition JIM BUTLER KIA 722 Long Rd Crossing Dr. Chesterfield, MO 63005</p>	<p>FILE NAME: _____ DATE: 9/11/2021 REVISIONS: _____ REVISED: 4/27/2022</p> <p>SHEET TITLE: EXTERIOR ELEVATIONS</p> <p>SHEET NUMBER: A5.1</p> <p>SHEET SCALE: OR</p>
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CODE	MATERIAL	MANUFACTURER	DESCRIPTION		LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR		
D-1	MAIN DOOR VENTIL DOOR	FITCO ARCHITECTURAL METALS, INC. OR EQUAL	STANDARD WINDOW STATE CENTER HANG DOOR	463 BLACK FINISH GLASS & ALUMINUM	SHOWROOM	CONTACT FITCO ARCHITECTURAL METALS (800) 962-7488
D-4	MAIN DOOR	FITCO ARCHITECTURAL METALS, INC. OR EQUAL	STANDARD HARBOR STATE CENTER HANG DOOR	463 BLACK FINISH GLASS & ALUMINUM	SHOWROOM	CONTACT FITCO ARCHITECTURAL METALS (800) 962-7488
EP-1	EXTERIOR PAINT	BEQUAIN MOORE	SUPER SPEC 19 SYSTEM ACRYLIC LOW VOC FORMULA ***SEE ADDITIONAL INFORMATION FOR PRODUCT SPECIFICATION	EXTERIOR SCAFFOLD MADE CHROME, SILVER 1463 STERLING SILVER	EXTERIOR METAL DOORS	CONTACT JASON WALKER AT BEQUAIN MOORE (773) 597-8688 CONTACT JASON WALKER AT BEQUAIN MOORE (773) 597-8688
EP-3	EXTERIOR PAINT	BEQUAIN MOORE	***SEE ADDITIONAL INFORMATION FOR PRODUCT SPECIFICATION	1463 STERLING SILVER	ALTERNATE TO D01-1	NOTE: CONTACT MANUFACTURER TO OBTAIN APPROPRIATE FINISHES & MAIN SERIES FOR SUBSTRATE CONTACT ROB SCHOOK AT PPG INDUSTRIES (513) 562-2555
GL-4	EXTERIOR GLAZING	PPG INDUSTRIES OR EQUAL	ARCHITECTURAL GLASS	ZONES 1, 2 & 3 PPG SCRAMBLER 1100 CLEAR VISIBLE TRANSMITTANCE = 42% IR TRANSMITTANCE = 54% VISIBLE TRANSMITTANCE = 27%	GENERAL	CONTACT ROB SCHOOK AT PPG INDUSTRIES (513) 562-2555
MF-3	METAL FINISH	ALPOLIC	DRY JOINT SYSTEM	T08 BLACK, 4-T08-D-LV1 (15-GLOSS)	EXTERIOR FACADE MAIN HEAD	CONTACT DAVID J. KEARNEY AT ALPOLIC (757) 382-5724 NOTE: CONTACT MANUFACTURER TO OBTAIN APPROPRIATE FINISHES & MAIN SERIES FOR SUBSTRATE CONTACT DAVID J. KEARNEY AT ALPOLIC (757) 382-5724
MF-2	METAL FINISH	ALPOLIC	DRY JOINT SYSTEM	T08 BLACK, 4-T08-D-LV1 (15-GLOSS)	EXTERIOR COLUMN EXTERIOR CORNER EXTERIOR CANTILEVER	CONTACT DAVID J. KEARNEY AT ALPOLIC (757) 382-5724 NOTE: CONTACT MANUFACTURER TO OBTAIN APPROPRIATE FINISHES & MAIN SERIES FOR SUBSTRATE CONTACT DAVID J. KEARNEY AT ALPOLIC (757) 382-5724
SF-1	STOREFRONT	FITCO ARCHITECTURAL METALS, INC.	TW 450 & TW 450 EFG	ANODIZED BLACK FINISH #43	EXTERIOR SHOWROOM FACADE	CONTACT DAVID J. KEARNEY AT ALPOLIC (757) 382-5724 NOTE: CONTACT MANUFACTURER TO OBTAIN APPROPRIATE FINISHES & MAIN SERIES FOR SUBSTRATE CONTACT DAVID J. KEARNEY AT ALPOLIC (757) 382-5724

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 St. Louis, MO 63131
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Proposed Addition
JIM BUTLER KIA
 722 Long Rd Crossing Dr.
 Chesterfield, MO 63005

FILE NAME:
 DATE: 08/16/2011
 REVISIONS: *mfj/ebz*
 SHEET NUMBER:
A5.2
 SHEET OF
 SCALE

SHEET TITLE:
 EXTERIOR FINISH
 SCHEDULE





Vacant adjacent property to the East



Vacant adjacent property to the South



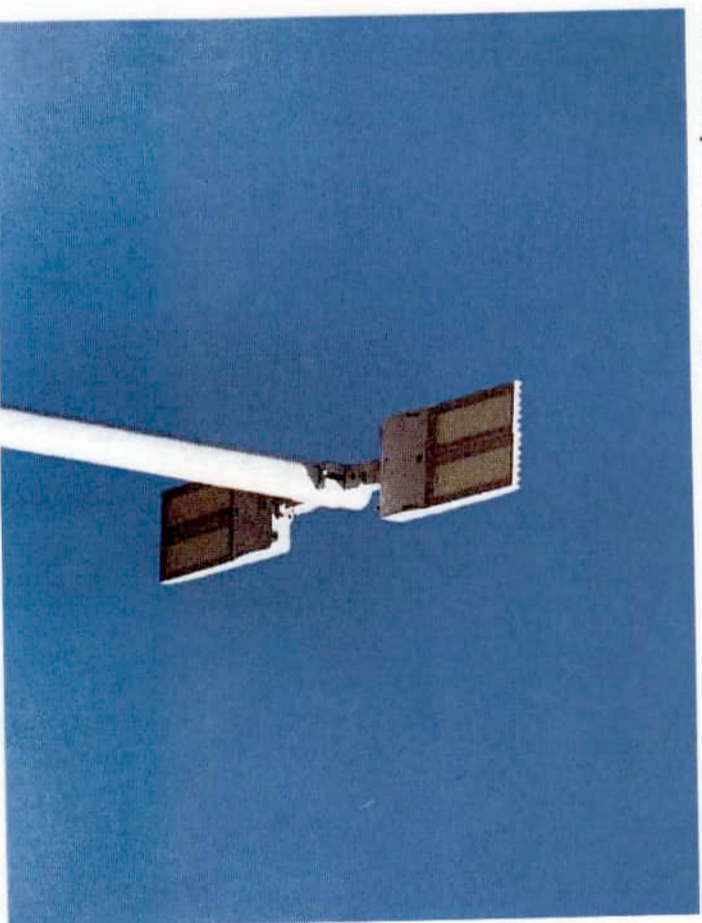
Vacant adjacent property to the West



Typical Double Head LED and Lightpole



Closeup of existing double head LED light fixture



Typical single head LED light fixture @ perimeter

