



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

Planning Commission Staff Report

Meeting Date: August 22nd, 2022
From: Alyssa Ahner, Planner
Location: 722 Long Road Crossing
Description: Long Road Crossing, Lot B-1 (Kia) ASDSP: An Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations 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, has submitted an Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for a 3,310 square foot addition of showroom and sales to an existing car dealership.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

- Pre-1988: Site zoned "M-3" Planned Industrial District.
- 2000: Rezoned from "M-3" Planned Industrial District to "PC" Planned Commercial District under governing Ordinance 1595.
- 2004: Ordinance 1595 repealed and replaced with Ordinance 2099 with amendments relative to the subdivision as a whole including number of buildings permitted, number of lots on the eastern retail portion of Long Road Crossing subdivision, and access to the site from Long Road Crossing.
- 2007: Ordinance 2099 repealed and replaced with current governing Ordinance 2351 for an amendment to the permitted uses. A Site Development Section Plan was approved in conjunction.

ZONING & LAND USE

The site is zoned "PC" Planned Commercial District under governing Ordinance 2351.

Direction	Zoning	Land Use
North	Interstate 64	Interstate 64
South	"PC" Planned Commercial	Vacant/Ameren Substation
East	"PC" Planned Commercial	Vacant
West	"PI" Planned Industrial	Vacant



Figure 2: Zoning Map

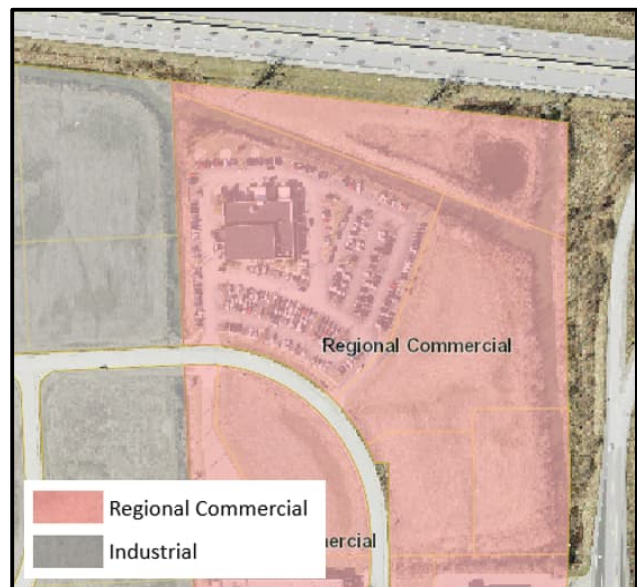


Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The City of Chesterfield provides a character description of this designation as, *"Areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards"*.

STAFF ANALYSIS

a. Circulation System & Access

The subject site 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: one, a full access solely for the subject site, and; two, a full access proposed as a shared access drive as the property to the east develops.

b. Parking

Per Section 405.04.040 Off-Street Parking, Stacking, and Loading Space Requirements, the minimum parking required for an Automobile Dealership is four (4) spaces for every 1,000 GFA. The existing structure including the proposed addition is 21,904 square feet. A total of sixty-six (66) parking spaces are required and a total of sixty-eight (68) parking spaces are being provided. The remaining 238 parking spaces are reserved for vehicle display.

c. Landscape Design & Screening

The development is working within the approved landscape plan. There will be minor changes made internal to the site in order to replace plantings lost during construction. There are no changes planned around the perimeter of the site. The openspace requirement for the site is a minimum of 30% and a total of 32.7% openspace is provided.

d. Lighting

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

e. Architectural Elevations

The addition is proposed on the north elevation facing I-64. The height at the existing clearstory element is 28'6". The addition is proposed to be a maximum of 22'4" which is similar to the height of the remainder of the existing building.

ARCHITECTURAL REVIEW BOARD

This project was reviewed by the Architectural Review Board on May 12th, 2022. At that time, the Board had concerns regarding the articulation of the addition. The applicant requested to hold the project and return to Architectural Review Board at a later date upon making revisions. The Board made a motion to approve the applicant's request to hold the project by a vote of 4-0. The project returned to Architectural Review Board on June 9th, 2022. At that time, the Board made the motion to approve the project as presented by a vote of 6-0.

RENDERING



STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan and Unified Development Code. All outstanding comments have been addressed at this time. Staff recommends action on this Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for Long Road Crossing, Lot B-1 (Kia).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for Long Road Crossing, Lot B-1 (Kia), as presented.

- 2) "I move to approve the Amended Site Development Section Plan, Landscape Plan, and Architectural Elevations for Long Road Crossing, Lot B-1 (Kia) with the following conditions..."
(Conditions may be added, eliminated, altered, or modified)

Attachments

1. ASDSP Packet

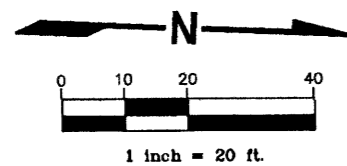
LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	---500---
EXISTING MINOR CONTOUR	---502---
PROPOSED MAJOR CONTOUR	---504---
PROPOSED MINOR CONTOUR	---502---
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	---●---
EXISTING STORM SEWER	---□---
PROPOSED SANITARY SEWER	---●---
PROPOSED STORM SEWER	---□---
EXISTING WATERLINE	---W---
EXISTING FIRE HYDRANT	⊗
EXISTING GAS LINE	---G---
EXISTING OVERHEAD UTILITY	---OE---
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.&REL.)

FF = FINISHED FLOOR ELEV.
 TF = TOP OF FOUNDATION
 BF = BASEMENT FLOOR ELEV.
 GF = GARAGE FLOOR ELEV.
 CO = CLEAN OUT
 DS = DOWNSPOUT

PROJECT DATA

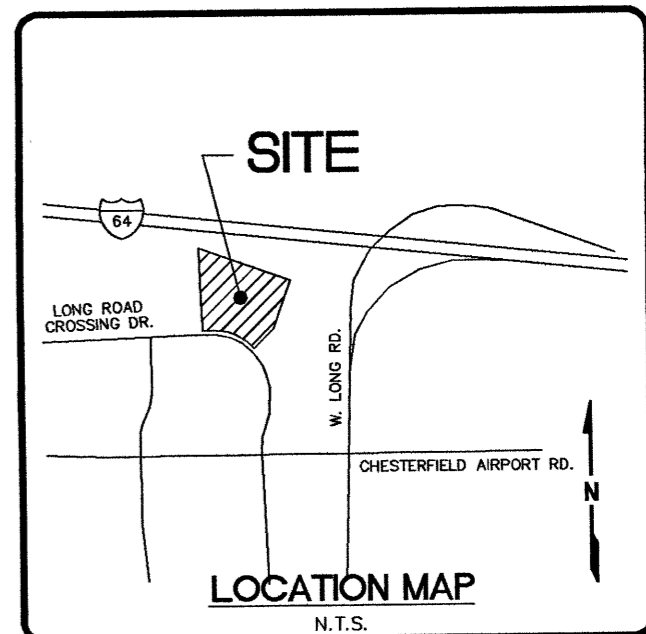
LOCATOR NO. : 17U410203
 ADDRESS : 722 LONG ROAD CROSSING DRIVE
 CHESTERFIELD, MO 63005
 BUTLER INVESTMENTS PARTNERSHIP LP
 OWNER : 5.34 AC ±
 PRESENT ZONING : 'PC' PLANNED COMMERCIAL DISTRICT
 PRESENT USAGE : VEHICLE SALES AND SERVICE
 PROPOSED USAGE : VEHICLE SALES AND SERVICE
 SCHOOL DISTRICT : ROCKWOOD
 FIRE DISTRICT : MONARCH
 WATERSHED(S) : MISSOURI RIVER
 FIRM PANEL : 29199C0163K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 SPIRE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE



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



GENERAL NOTES

- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ANY PROPOSED SITE GRADING OR IMPROVEMENTS SHOWN HEREON SHALL BE DULY DESIGNED, APPROVED, AND PERMITTED BY THE APPROPRIATE ENTITIES PRIOR TO CONSTRUCTION.
- EXISTING BOUNDARY INFORMATION AND SITE IMPROVEMENTS FROM APPROVED SITE DEVELOPMENT SECTION PLAN FOR "SATURN OF WEST COUNTY", AS RECORDED IN PLAT BOOK 355 PAGES 688 AND 689 OF THE ST. LOUIS COUNTY LAND RECORDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF CHESTERFIELD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- BUILDING DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECT PRIOR TO EXCAVATION OR CONSTRUCTION.
- PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND HAVE BEEN PLOTTED FROM AVAILABLE RECORDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFIELD AND MSD STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY CITY OF CHESTERFIELD.
- NO NEW LANDSCAPING IS PROPOSED.
- NO NEW LIGHTING IS PROPOSED.
- NO OUTDOOR STORAGE OF EQUIPMENT IS PROPOSED.

PARKING CALCULATIONS

PARKING REQUIRED:
 3.0 SPACES / 1,000 S.F. OF GFA
 3.0 x (18,594 S.F. + 3,310 S.F.) = 66 SPACES
 PLUS ONE LOADING SPACE (10' x 40') REQUIRED.

PARKING PROVIDED:
 CUSTOMER PARKING = 68 SPACES (INCLUDES 3 ADA SPACES)
 VEHICLE DISPLAY = 236 SPACES
 LOADING SPACES = 1 (10' x 40')

DENSITY CALCULATIONS

GREENSPACE PERCENTAGE: GREEN AREA PLUS ALL NON-PAVED SURFACES DIVIDED BY THE TOTAL AREA OF THE SITE MINUS THE AREA OF THE PEDESTRIAN ACCESS WAYS AS APPROVED BY THE CITY OF CHESTERFIELD.
 $1 - (156,528 - 1,680 \text{ S.F. OF SIDEWALK}) / 232,925 \times 100 = 32.7\%$
 E.A.R.:
 $(18,594 \text{ S.F.} + 3,310 \text{ S.F.}) / 232,925 \text{ S.F.} = 0.09$

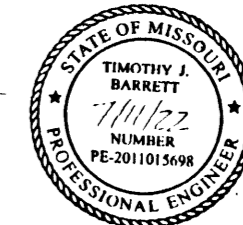
GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Geotechnical Report* dated July 2021 for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.

Timothy J. Barrett
 Timothy J. Barrett, P.E., CFM



PRELIMINARY PLAN DISCLAIMER

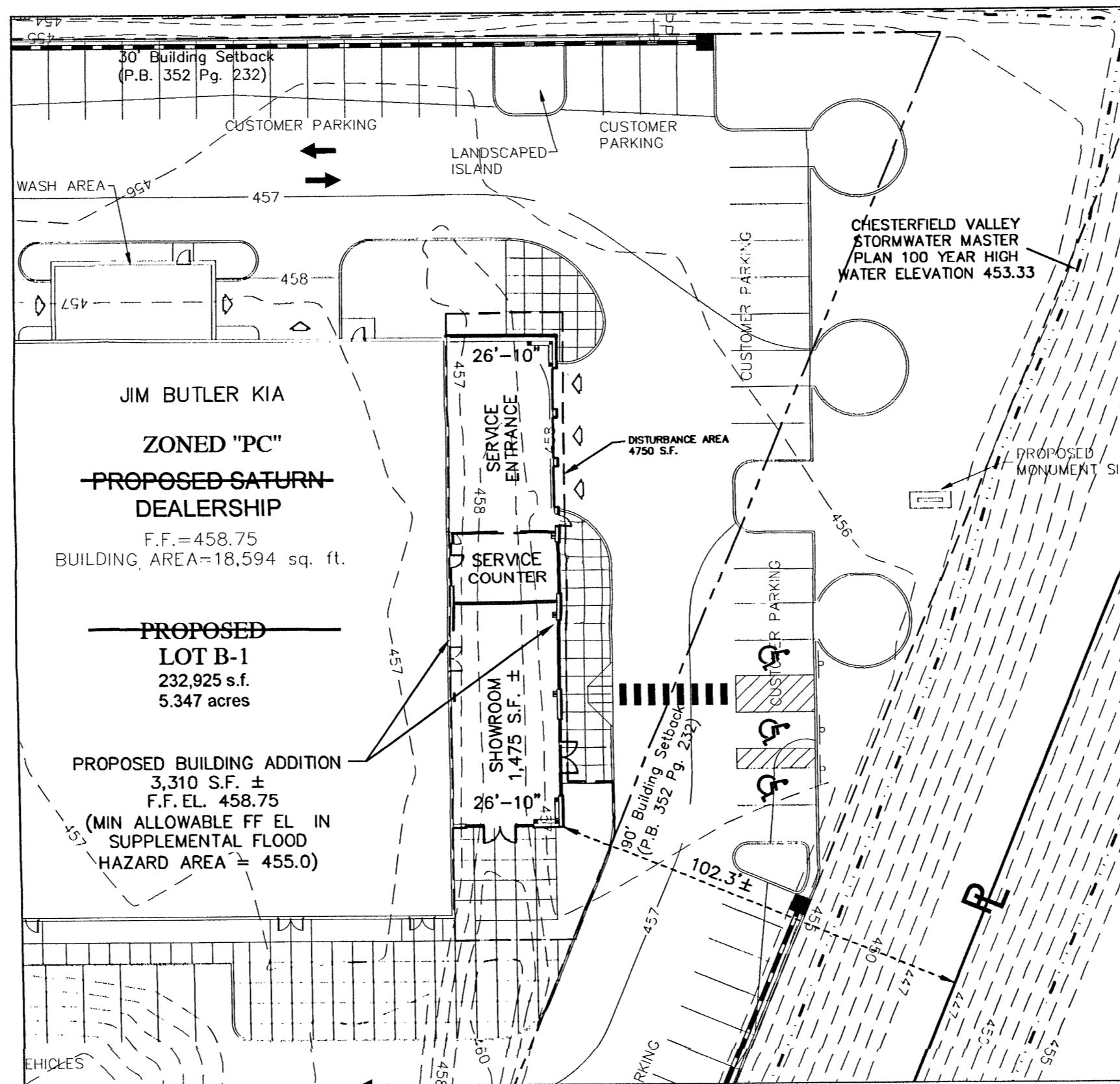
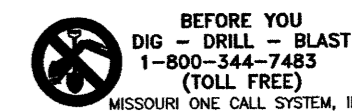
THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

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

Michael Clay Vance
 MICHAEL CLAY VANCE, P.E.
 MO ENGINEER LIC. NO. E-25616
 VANCE ENGINEERING, INC.
 7/21/22

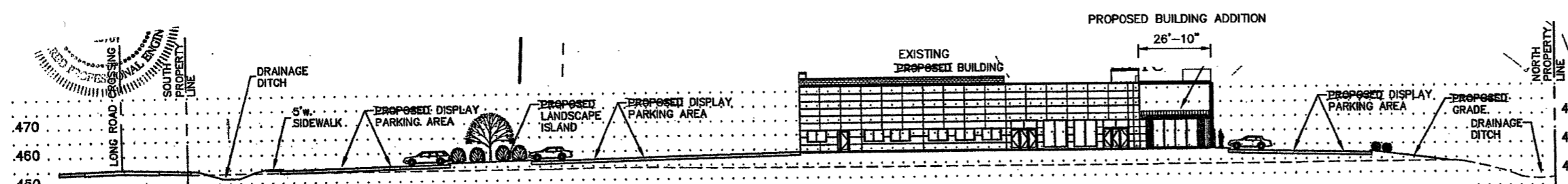
NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN, TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



DETAIL OF PROPOSED SITE WORK

1 inch = 20 ft.



SECTION A-A SECTION SOUTH TO NORTH
 SCALE: 1"=30'

BENCHMARKS

COUNTY BENCHMARK 12-171, ELEV. 460.08'; "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.
 SITE BENCHMARK, ELEV. 455.02'; CENTERLINE CROSS AT POINT OF TANGENCY, AS SHOWN ON SITE DEVELOPMENT SECTION PLAN FOR SATURN OF WEST COUNTY.



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 _____ of City of Chesterfield Ordinance # _____ 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): _____
 (Name Printed): _____

State of Missouri }
 County of St. Louis } SS.
 On this _____ day of _____, A.D., 20____, before me personally appeared _____, (Officer of Corporation) to me known, who, being by me sworn in, did say that he/she is the _____ (Title) of _____ (Name of Corporation) a corporation in the State of _____, 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 _____ (Officer 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 affixed my Notarial Seal at my Office in _____ (County and State) the day and year last above written.
 My term expires _____
 _____ (Notary Public)

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

Justin Wyse, AICP
 Director of Planning
 City of Chesterfield, Missouri

Vickie McGownd, City Clerk
 City of Chesterfield, Missouri

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

VANCE ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 200302194

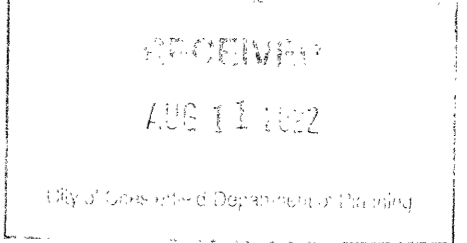
JIM BUTLER KIA

AMENDED SITE DEV. SEC. PLAN

PRELIMINARY

MICHAEL CLAY VANCE, P.E.
 E-25616
 REVISED
 7/9/22 CITY COMMENTS
 7/21/22 PKNG CALC

21078
 02/14/22
 1 / 2
 COPYRIGHT 2022



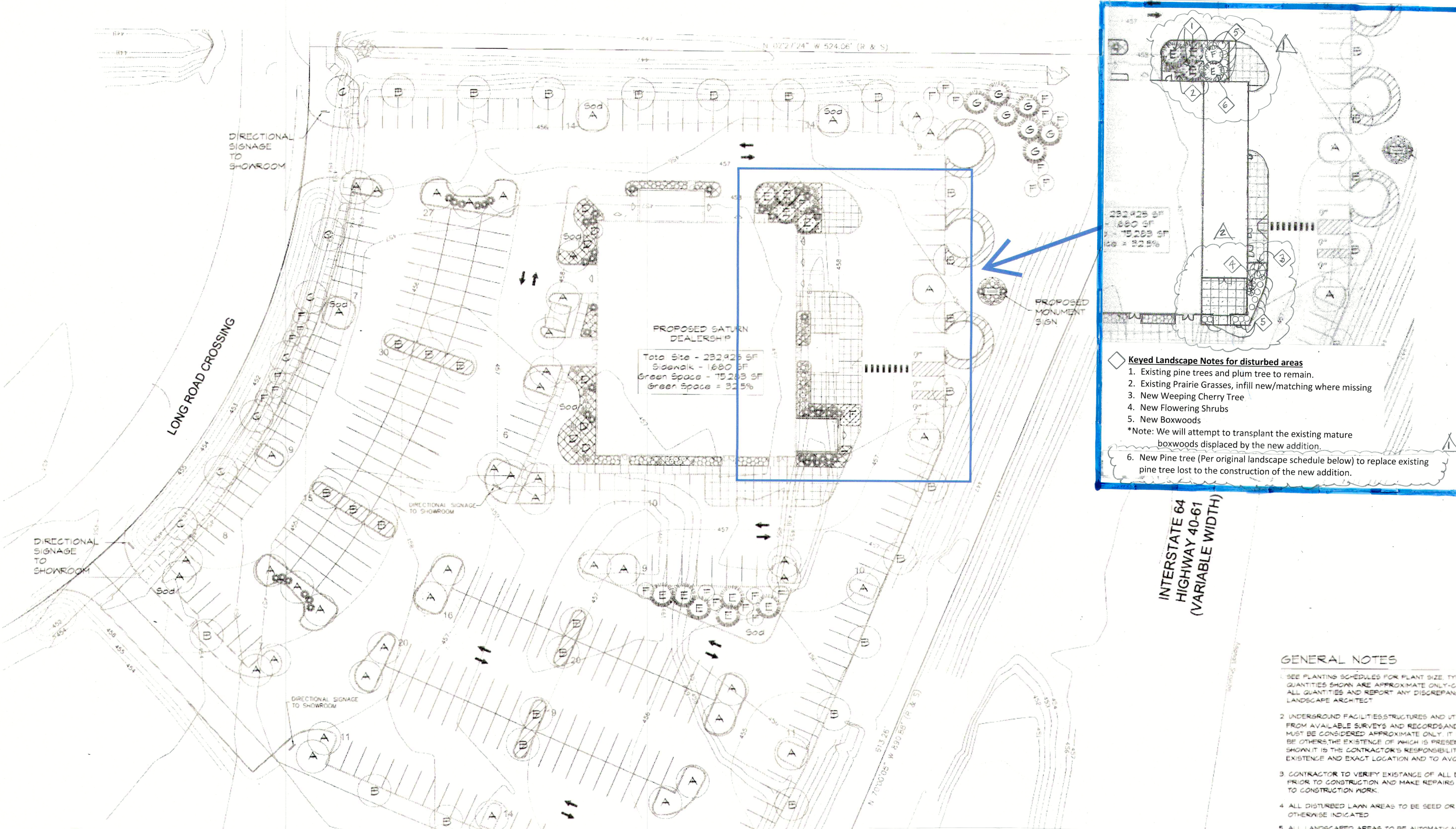
- 4/28/22 CITY COMMENTS
- 8/27/22 BUILDING ADDITION FOOTPRINT REDUCED

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

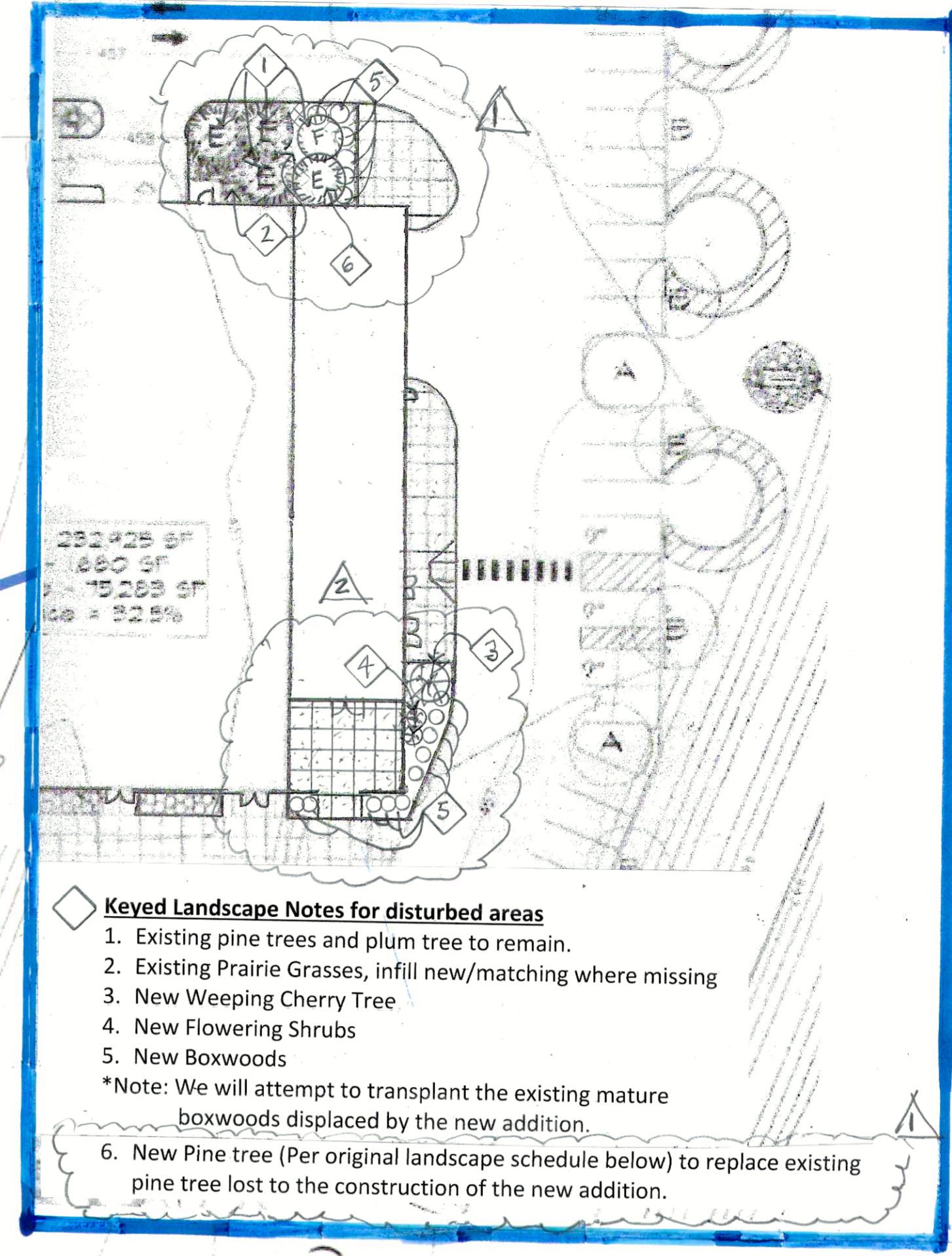
Michael E. Bauer
 architecture
 12412 Powerscourt Drive - Suite 285
 St. Louis, MO 63131
 314-494-8595 - archmb04@yahoo.com

Job No. 22-000

Date: 4/25/22



PROPOSED SATURN DEALERSHIP
 Total Site - 282,425 SF
 Sodwork - 1680 SF
 Green Space - 75,263 SF
 Green Space = 32.5%



- Keyed Landscape Notes for disturbed areas**
1. Existing pine trees and plum tree to remain.
 2. Existing Prairie Grasses, infill new/matching where missing
 3. New Weeping Cherry Tree
 4. New Flowering Shrubs
 5. New Boxwoods
- *Note: We will attempt to transplant the existing mature boxwoods displaced by the new addition.
6. New Pine tree (Per original landscape schedule below) to replace existing pine tree lost to the construction of the new addition.

INTERSTATE 64
 HIGHWAY 40-61
 (VARIABLE WIDTH)

- GENERAL NOTES**
1. SEE PLANTING SCHEDULES FOR PLANT SIZE, TYPE, METHOD AND SPACING. QUANTITIES SHOWN ARE APPROXIMATE ONLY-CONTRACTOR TO FIELD VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
 2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERE TO.
 3. CONTRACTOR TO VERIFY EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND MAKE REPAIRS TO ANY UTILITIES TO CONSTRUCTION WORK.
 4. ALL DISTURBED LAWN AREAS TO BE SEED OR SOD PER SPECIFICATIONS UNLESS OTHERWISE INDICATED.
 5. ALL LANDSCAPED AREAS TO BE AUTOMATICALLY IRRIGATED BY AN UNDERGROUND SPRINKLER SYSTEM.

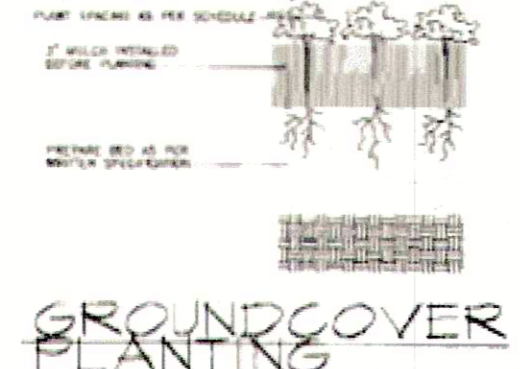
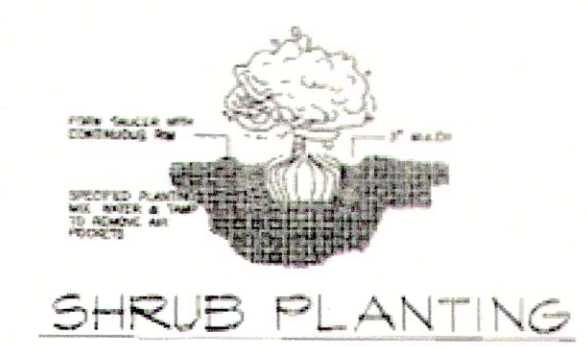
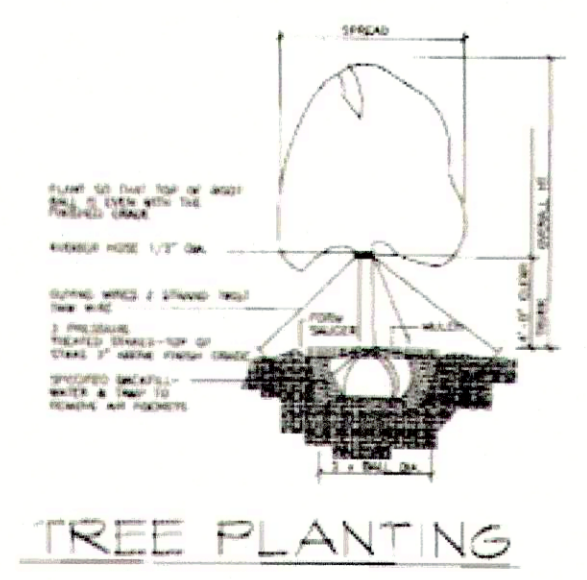
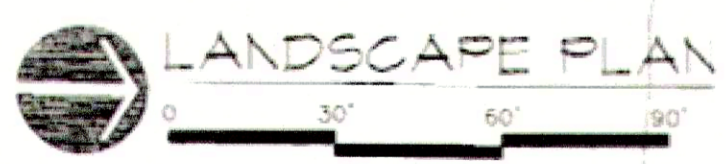
Revision to Exterior Planting Schedule - 4/25/22

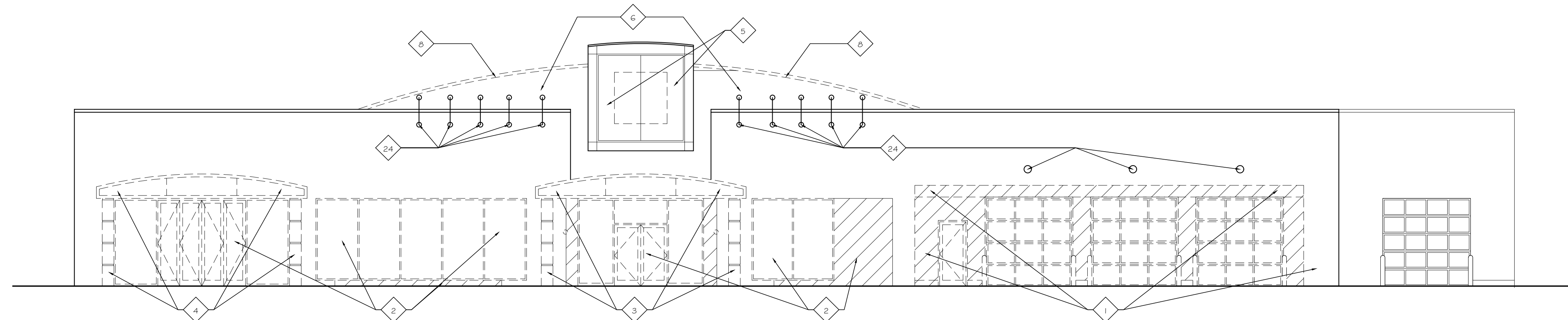
Symbol	Quantity	Scientific Name	Common Name	Size
Note 5	16	Buxus x 'Green Velvet'	Boxwood	21" B/B
Note 4	2	Hydrangea pan Little Lime®	Flowering shrubs	#5
Note 3	1	Prunus Pendula (Pink)	Weeping Cherry	#1.5" Δ
Note 2	As req'd to fill area	Pennisetum alopecuroides 'Hameln'	Perennial Grasses	#3

EXTERIOR PLANTING SCHEDULE

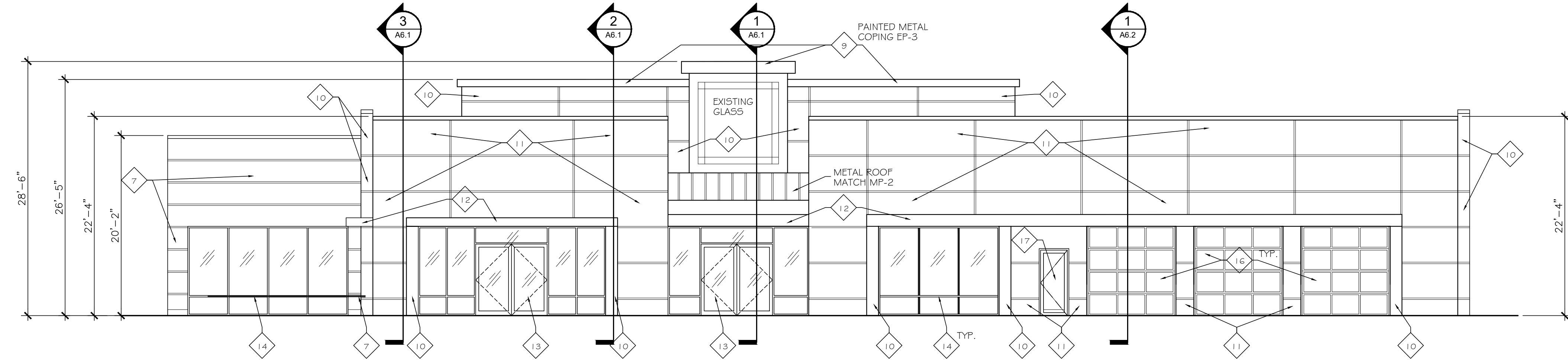
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	METHOD	SPACING	COMMENTS	MATURE HEIGHT
A	47	CARPINUS BETULUS FASTIGIATA	COLUMNAR HORNBEECH	25' CAL	B/B	AS SHOWN	MATCHED FULL HIGH BRANCHED STRAIGHT TRUNK	35-40'
B	33	FRAXINUS AMERICANA AUTUMN PURPLE	AUTUMN PURPLE ASH	25' CAL	B/B	AS SHOWN	MATCHED FULL HEAD, STRAIGHT TRUNK	45-55'
C	7	TILIA CORDATA GREENSPICE	GREENSPICE LITTLE LEAF LINDEN	3' CAL	B/B	40' OC	MATCHED FULL HEAD, STRAIGHT TRUNK	45-55'
D	1	ILEX x ATTENUATA FOSTER	FOSTER HOLLY	5' HT	B/B	AS SHOWN	MATCHED FULL STRAIGHT TRUNK	20-30'
E	1	PRUNUS STRIBOSUS	PINK PINE	5' HT	B/B	AS SHOWN	MATCHED FULL SINGLE LEADER	40-50'
F	25	PRUNUS CERASIFERA	PURPLE LEAF PLUM	25' CAL	B/B	AS SHOWN	MATCHED FULL HEAD STRAIGHT TRUNK	8-25'
G	350	JUNIPERUS SABINA BROADMOOR	BROADMOOR JUNIPER	24"	B/B	36' OC	MATCHED FULL	
H	20	RHOODODENDRON P.J.M.	P.J.M. RHOODODENDRON	24"	B/B	30' OC	MATCHED FULL	
I	5	MISCANTHUS SINENSIS VARICILLATUS	HAIRY GRASS	5' BC	CONT	AS SHOWN	MATCHED FULL	
J	38 CY	WASHED BLACK TRAPROCK GRAVEL - 2" DEPTH INSTALLED OVER 5/8" BY NEED BANKER MATERIAL.						
K	1840	SEDUM KATSEBACHICUM	PAGHYBANDRA SEDUM	2" POT	POT	12' OC	MATCHED FULL	
L	17	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	1' OC	CONT	15' OC	MATCHED FULL	
M	40	HEMUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	24"	B/B	30' OC	MATCHED FULL	
N	160	PAGHYBANDRA TERMINALIS	PAGHYBANDRA	2" POT	POT	12' OC	MATCHED FULL	
O	65 CY	SHREDDED BARK MULCH						
P	585 SF	SOD LAWN						
Q	2610 SF	SEED LAWN						
R	1	PRUNUS RESINOSA	RED PINE	5' HT	B/B	AS SHOWN	MATCHED FULL SINGLE LEADER	

NOTE 6. Δ 4/28/22

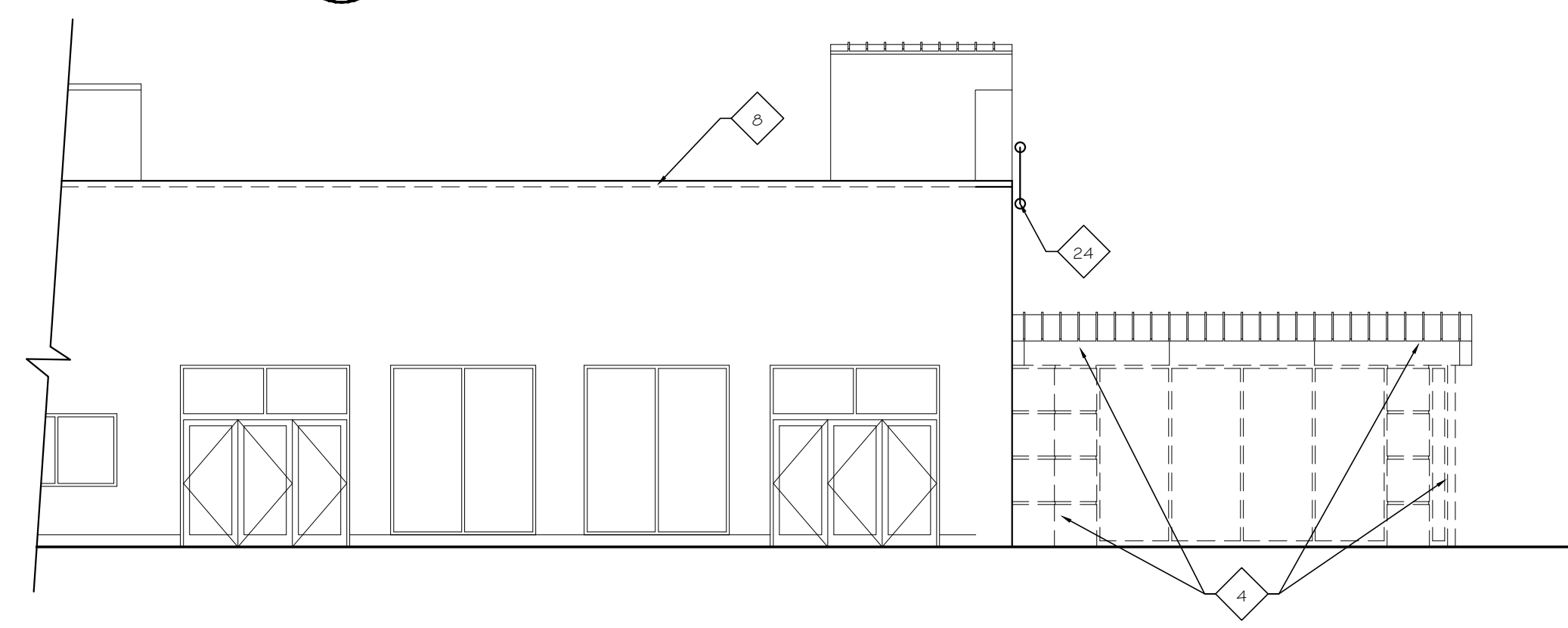




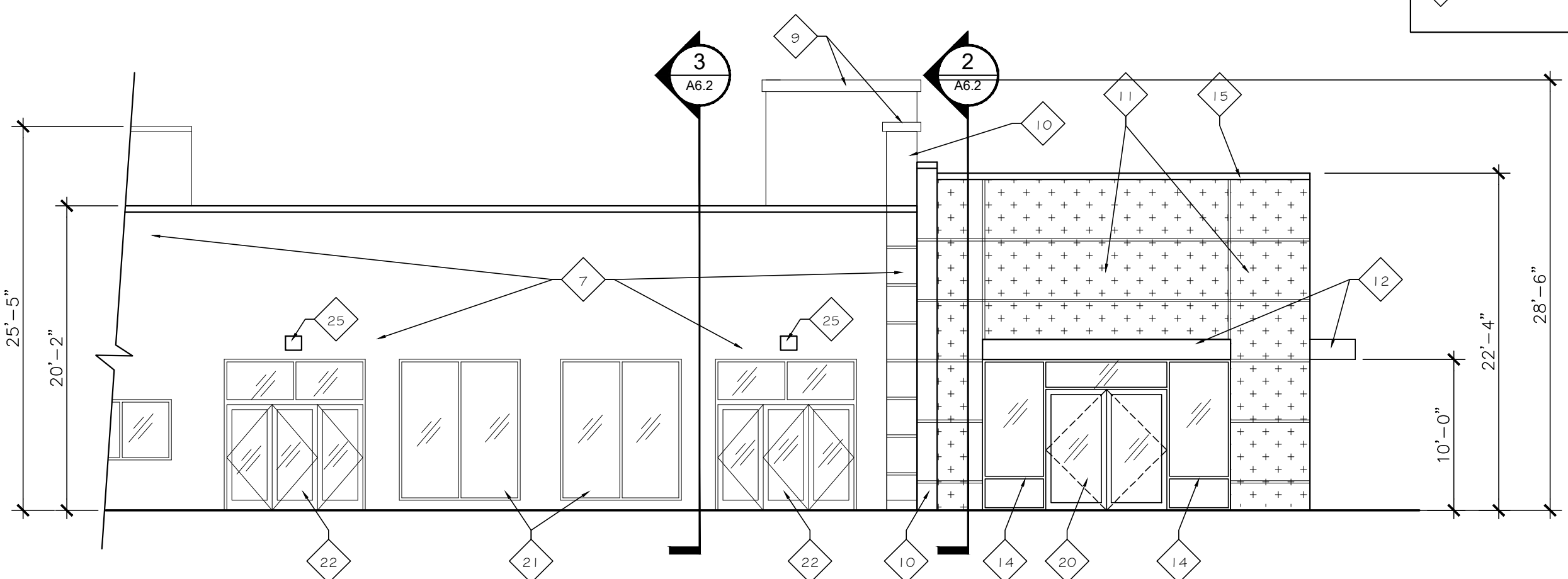
1 NORTH ELEVATION - DEMO
A5.1 SCALE: 1/8" = 1'-0"



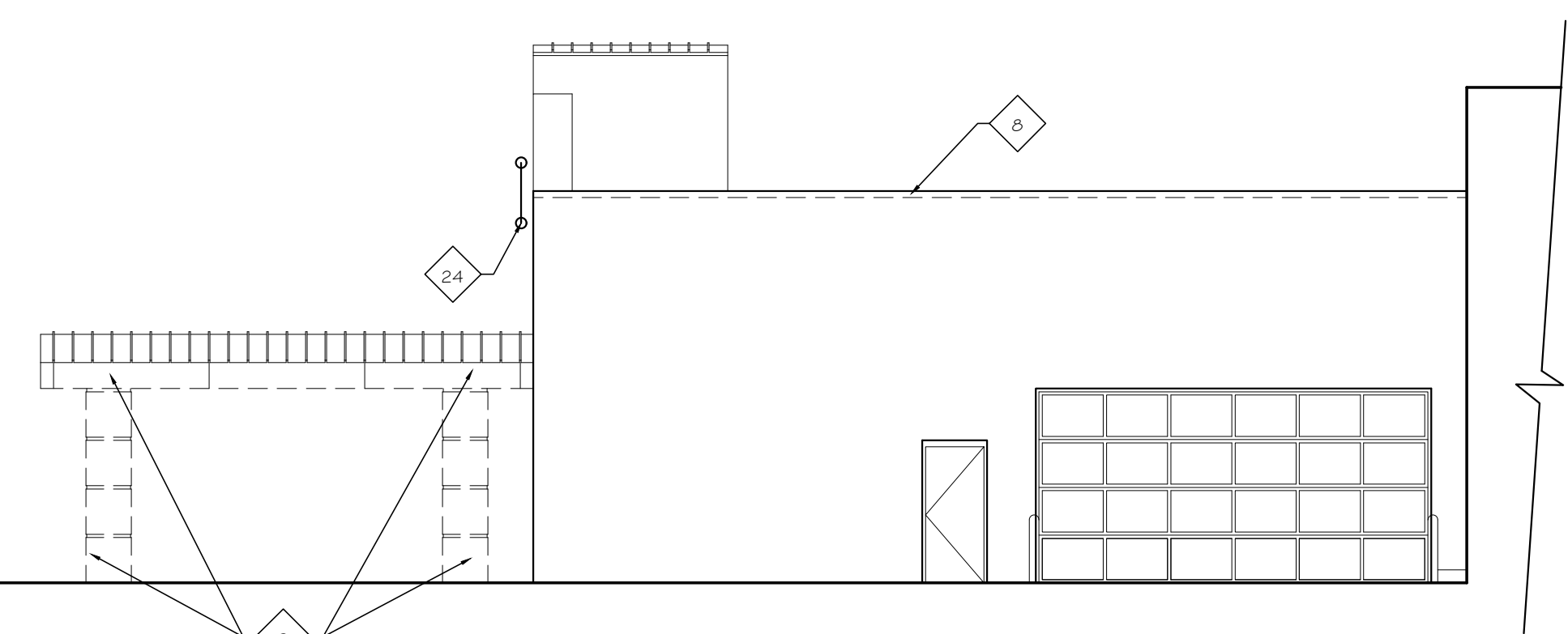
2 NORTH ELEVATION - PROPOSED
A5.1 SCALE: 1/8" = 1'-0"



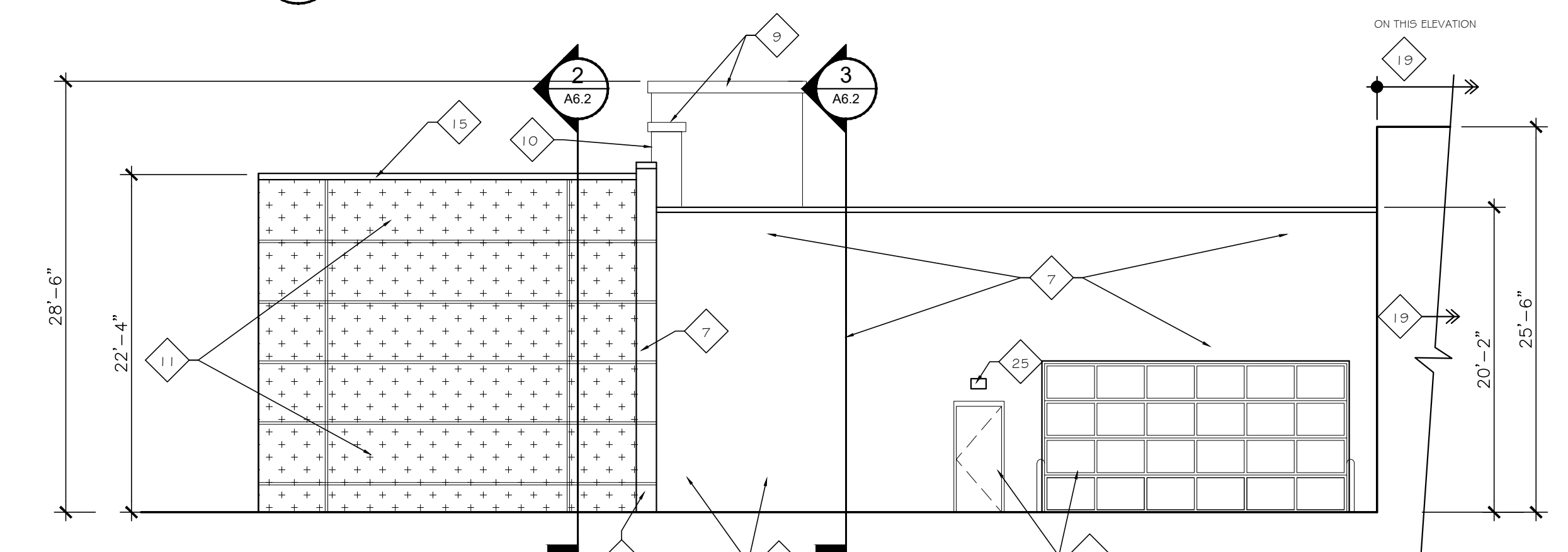
3 EAST ELEVATION - DEMO
A5.1 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - PROPOSED
A5.1 SCALE: 1/8" = 1'-0"



5 WEST ELEVATION - DEMO
A5.1 SCALE: 1/8" = 1'-0"



6 WEST ELEVATION - PROPOSED
A5.1 SCALE: 1/8" = 1'-0"

- ELEVATION KEYED NOTES**
- 1 REMOVE EXISTING O.H. DOOR, JAMBS AND MAN DOOR AND CANOPY ABOVE. SEE STRUCTURAL DRAWINGS FOR RESTRUCTURING OF HEADER AND BRICK ABOVE. SEE ARCHITECTURAL SECTIONS
 - 2 REMOVE PORTION OF EXTERIOR WALL AND WINDOWS. HEADER IN THIS AREA IS INDEPENDENT OF WALLS BELOW. SEE STRUCTURAL DRAWINGS FOR SUPPORT OF BRICK ABOVE. SEE ARCHITECTURAL SECTIONS.
 - 3 EXTERIOR OPEN CANOPY
 - 4 AT EXTERIOR ENCLOSED CANOPY, REMOVE COLUMNS, GLASS WALL/DOORS AND ROOF ABOVE
 - 5 EXISTING ELEVATED CLEARSTORY ELEMENT TO REMAIN, SEE SECTIONS
 - 6 EXISTING PARAPET WALLS TO BE REWORKED INTO NEW CONFIGURATION
 - 7 EXISTING BRICK OR CMU WALL TO REMAIN (PAINT EP-3)
 - 8 REMOVE EXISTING COPING AND PREPARE FOR NEW PARAPET EXTENSION
 - 9 PAINTED METAL COPING EP-3
 - 10 MP-2 PANEL
 - 11 NEW METAL PANEL CLADDING, MP-3, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 12 NEW 3'-0" DEEP X 1'-0" TALL METAL CLAD CANOPY, MP-2, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 13 NEW ALUMINUM FRAMED/TEMPERED GLASS ENTRY DOOR, D-1 (WITH DP-2), SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 14 NEW ALUMINUM FRAME AND INSULATED GLASS (TEMPERED GLASS WHERE REQUIRED) WINDOW, 5F-1, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 15 REFINISHED METAL COPING, MATCH COLOR OF ADJACENT FINISH
 - 16 RELOCATED OVERHEAD DOOR, RESTORE TO LIKE-NEW AND PAINT EP-1, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 17 NEW ALUMINUM FRAMED/TEMPERED GLASS ENTRY DOOR, D-4, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 18 EXISTING O.H. DOOR, RESTORE TO LIKE-NEW AND PAINT EP-1, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 19 EXISTING MASONRY, PAINT EP-3, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 20 NEW ALUMINUM FRAME AND INSULATED GLASS (TEMPERED GLASS WHERE REQUIRED) PAIR 4'-0" VEHICLE ACCESS DOORS, D-1 SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 21 EXISTING ALUMINUM FRAME AND INSULATED GLASS WINDOW, RESTORE TO LIKE NEW.
 - 22 EXISTING ALUMINUM FRAME AND INSULATED GLASS VEHICLE ACCESS DOOR, RESTORE TO LIKE NEW.
 - 23 EXISTING DOOR, RESTORE TO LIKE NEW CONDITION AND PAINT EP-1, SEE EXTERIOR FINISH SCHEDULE ON SHEET A5.2
 - 24 EXISTING LIGHTING TO BE REMOVED
 - 25 EXISTING LIGHTING TO BE REMOVED

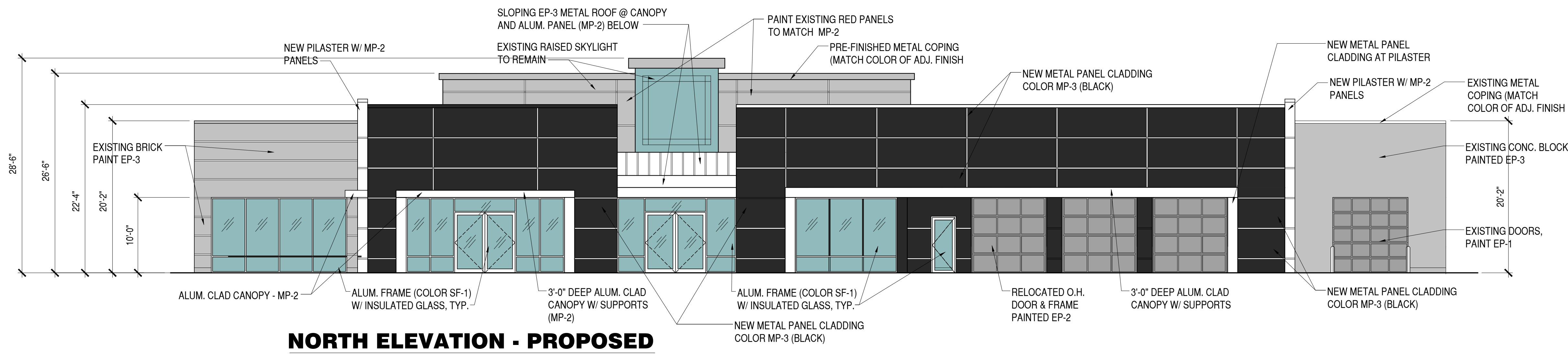
**Michael E. Bauer
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12412 Powerscourt Dr.
Suite 285
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Proposed Addition
JIM BUTLER KIA
722 Long Rd Crossing Dr.
Chesterfield, MO 63005

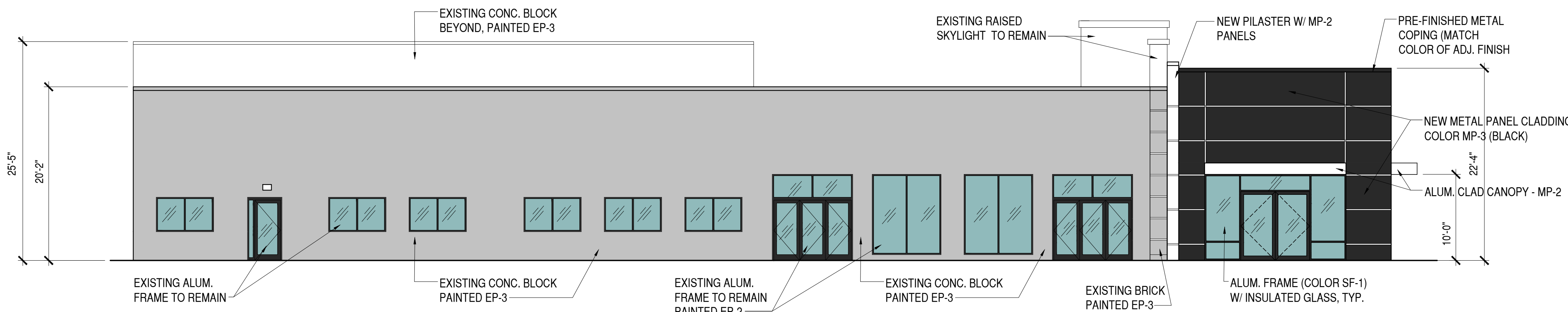
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DATE: 09/16/2021
REVISIONS REV #1 05/27/2022

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

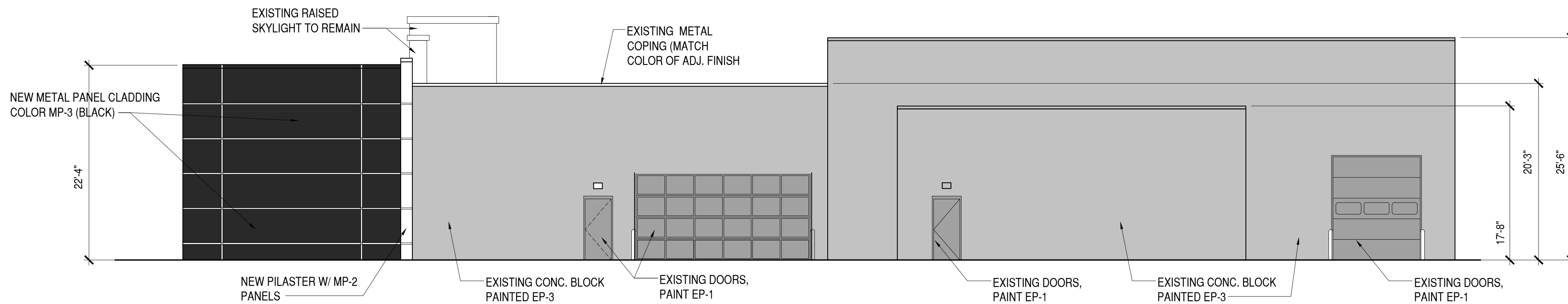
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A5.1
SHEET OF
SCALE:



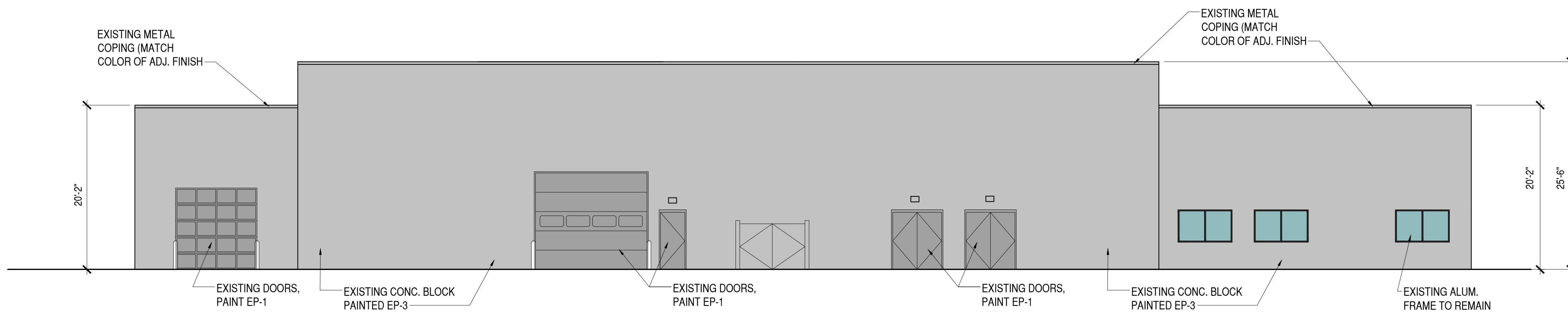
NORTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED

* ACM panel joint 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
Sterling Silver
- FINISH - MP-3
(Metal Panels)
TOB Black
- FINISH - SF-1
(Alum. Frames)
Black Anodized

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



