



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project type: Site Development Section Plan
Meeting Date: March 13, 2023
From: Shilpi Bharti, Planner *SB*
Location: 950 Spirit of St. Louis Blvd.
Description: **Gateway Studios, Lot 2 (Spirit Hotel) ASDSP:** Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a hotel building located on a 6.95-acre tract of land located east of Spirit of St. Louis Blvd., zoned “PC”-Planned Commercial.

PROPOSAL SUMMARY

Gateway Studios, LLC has submitted an Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for a proposed hotel building located at 950 Spirit of St. Louis Blvd.

Proposed Development includes:

- 5,840 sq. ft. addition to approved hotel building with outdoor patio and seating area
- 212 parking spaces
- 4 loading zones
- Amended Architectural Elevations
- Landscape Plan
- Lighting Plan
- Photometric Plan



Figure 1: Subject Location

HISTORY OF SUBJECT SITE

The subject site is in the Gateway Studios subdivision. The subdivision is a 30.8-acre tract of land located at the northeast intersection of Chesterfield Airport Road and Spirit of St. Louis Blvd. The site was rezoned from “M3-Planned Industrial District” to “PC-Planned Commercial District” in 2007

following the City of Chesterfield Ordinance 2342. Following the approval of the Ordinance, a Lot Split and Boundary Adjustment Plat were approved in 2007. The Site Development Concept Plan for the site was approved in 2008.

Later in 2021, the Boundary Adjustment Plat for Lots 1 and 2 was approved. In the same year, the concept plan was amended to reflect the adjusted boundary, the Site Development Plan for Lot 1 was approved for a music studio building, and the Site Development Section Plan for Lot 2 was approved for a hotel building. Currently, Lot 2 sits vacant and Lot 1 is under construction.

In 2022, the Amended Concept Plan, Lot Split for Lot 1, and Amended Site Development Plan for Lot 1 were approved. The changes in the concept plan included updated boundaries and internal roads.

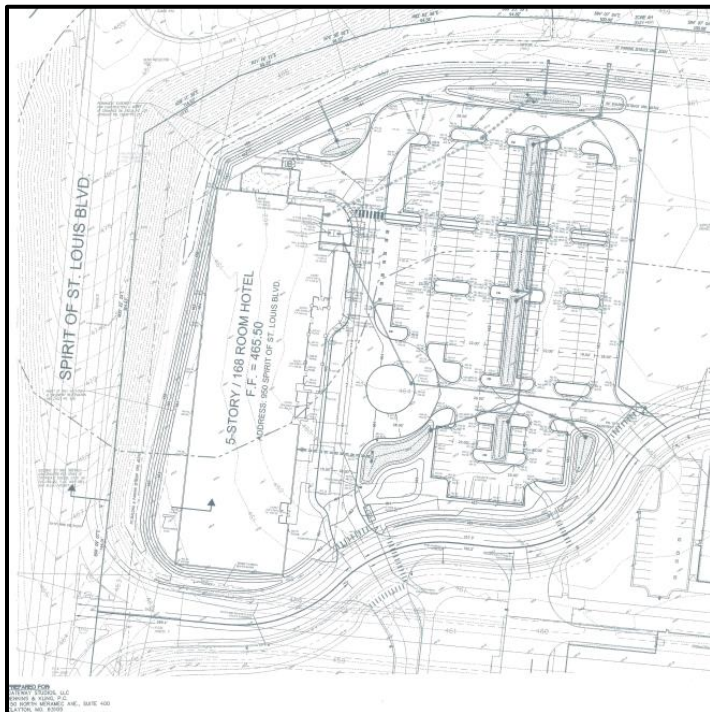


Figure 3: Previously approved plan from 2021

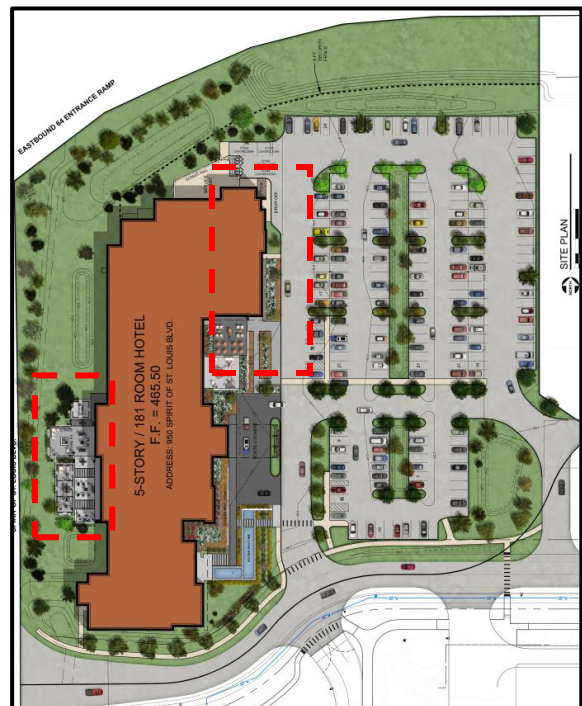


Figure 2: Proposed Site Plan

STAFF ANALYSIS

The applicant is amending the Site Development Section Plan to revise the building footprint and parking space. The proposed building addition will be 5,840 sq. ft. (shown in red box) with outdoor patio and seating area. Total of 52,783 square feet of hotel (179 units) building with restaurant and spa as an accessory use. There are no changes to the building location, orientation, and access. The 8' fence is proposed on the north side facing I-64. The City of Chesterfield Unified Development Code (UDC) has defined Site and Building design standards for buildings with different usages. Applicant is also revising the building elevation from previously approved elevations.

Site Relationships

The proposed building is 52,783 square feet on 6.9 acres of land. The subject site is Lot 2 of Gateway Studios Subdivision. Lot 1 consists of an 80' high music studio building which is under construction. The proposed building on Lot 2 will be a five-story hotel that will be 78 feet in height. The building will have restaurant and spa use as an accessory use. The trash enclosure will be located on the north of the subject site.

Circulation System and Access

The site access matches the Amended Concept Plan for Gateway Studios subdivision. The site is accessed through the subdivision's principal street located south of the subject site. There is an existing shared cross access located on the east of the subject site. Internal driveways are 30' wide with two-way access. The Applicant has submitted a Parking Study for the development in seeking a parking reduction. Total minimum parking required for the development is 258 spaces, and parking provided on site is 212 spaces. The Parking Study was submitted by an applicant requesting 17.83% reduction to the minimum parking requirements for Spirit Hotel. The request was approved by City of Chesterfield.

Scale, Topography, Retaining Wall and Screening

The site sits vacant and is surrounded by vacant land on the east and south. Interstate 64 runs north of the subject site and Spirit of St. Louis Blvd. runs west of the subject site. The site is relatively flat with a storm water channel present on the north. There is no retaining wall. An 8' high, 3-rail aluminum security fence is proposed on the north facing I-64. The roof top mechanical equipment will be screened by a parapet.

Elevations

The proposed building consists of 11 different materials. Charcoal gray color composite metal panel, two types of natural stone, pewter color brick, black color wood siding and charcoal gray color louver are some of the most dominant materials to be found on all four faces of the building. The proposed restaurant and spa area, located on the north and south corner of the front elevation, will have a façade of stone, brick, channel glass and wood siding. The pergola proposed at the front entry will be covered by soke color large format tile.

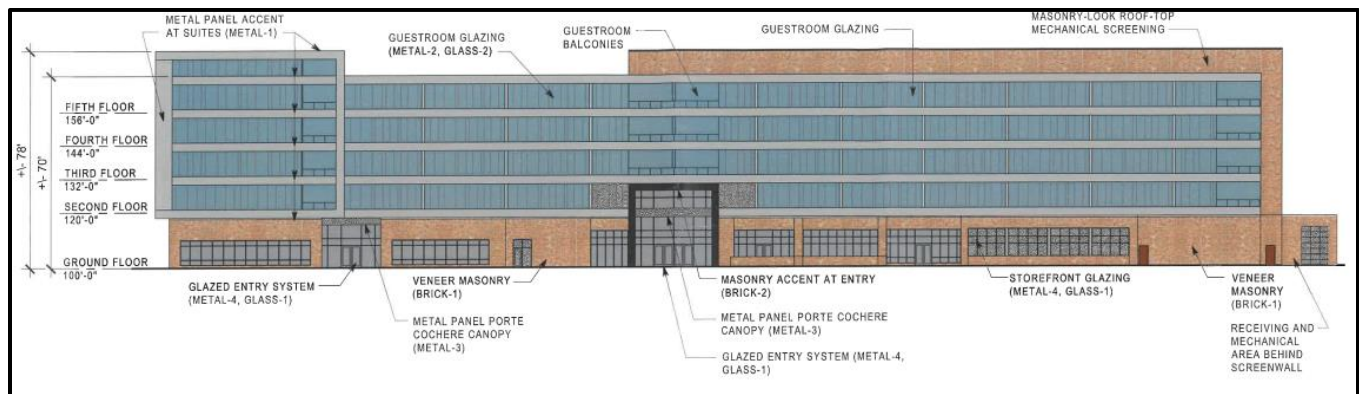


Figure 4: Previously approved east side elevation



Figure 5: Proposed east side Elevation

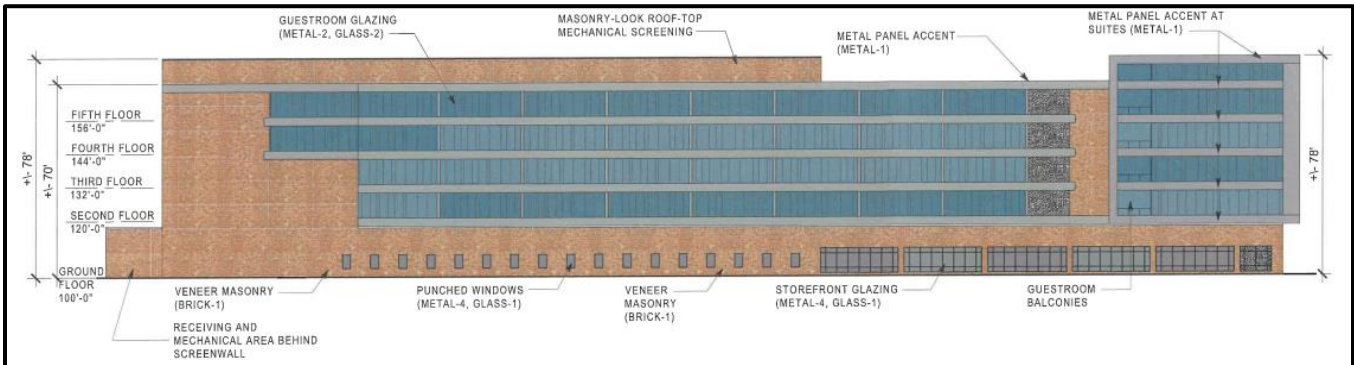


Figure 6: Previously approved west side elevation

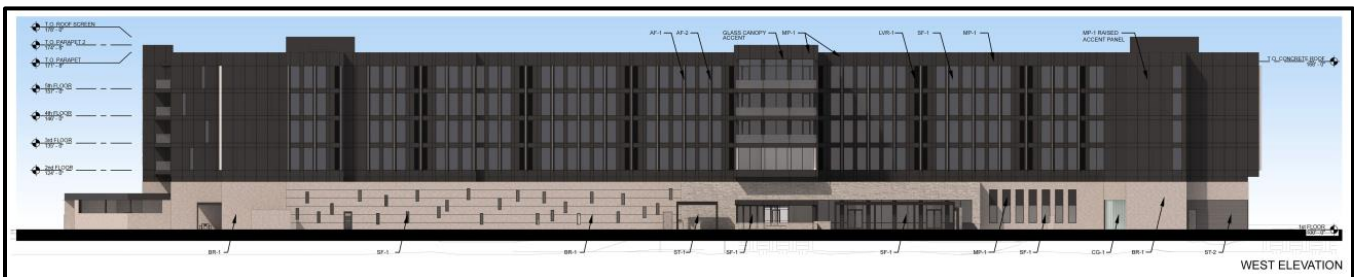


Figure 7: Proposed west side Elevation (facing Spirit of St. Louis Blvd.)

Lighting

There are twelve (12) different types of light fixtures proposed for this development. Light fixtures include different types of garden light, wall recessed light, light column bollard, accent light, recessed slot led, ground mount flood light, pole light, wall pack light and architectural light. Fixture details are included in the packet. Ground accent light, wall recessed light, recessed slot LED and ground mounted flood lights are proposed for the front patio. Downlighting, recessed slot LED, and wall recessed lights are proposed for the patio and seating area on the west facing Spirit of St. Louis Blvd. White static Linear LED luminaires (light fixture M) light bars are proposed on the building façade. The height of the light bar varies from 24' to 66'-4" above the first floor.

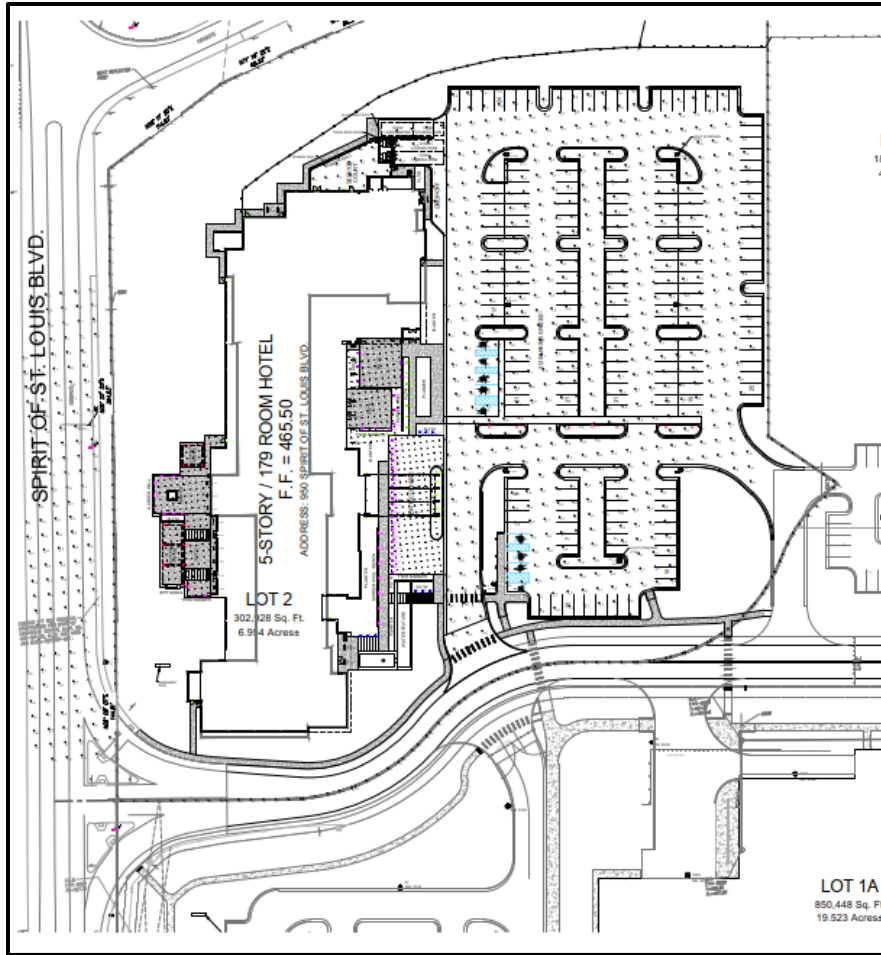


Figure 8: Lighting Plan



Figure 9: Front view of the building with installed light fixtures.

Landscaping

The revised Landscape Plan for the site consists of seventy-four (74) deciduous trees, thirty-three (33) evergreen trees, thirty-seven (37) ornamental trees and a 60% mix of perennials and ornamental grasses. There are seven bio-retention basins.

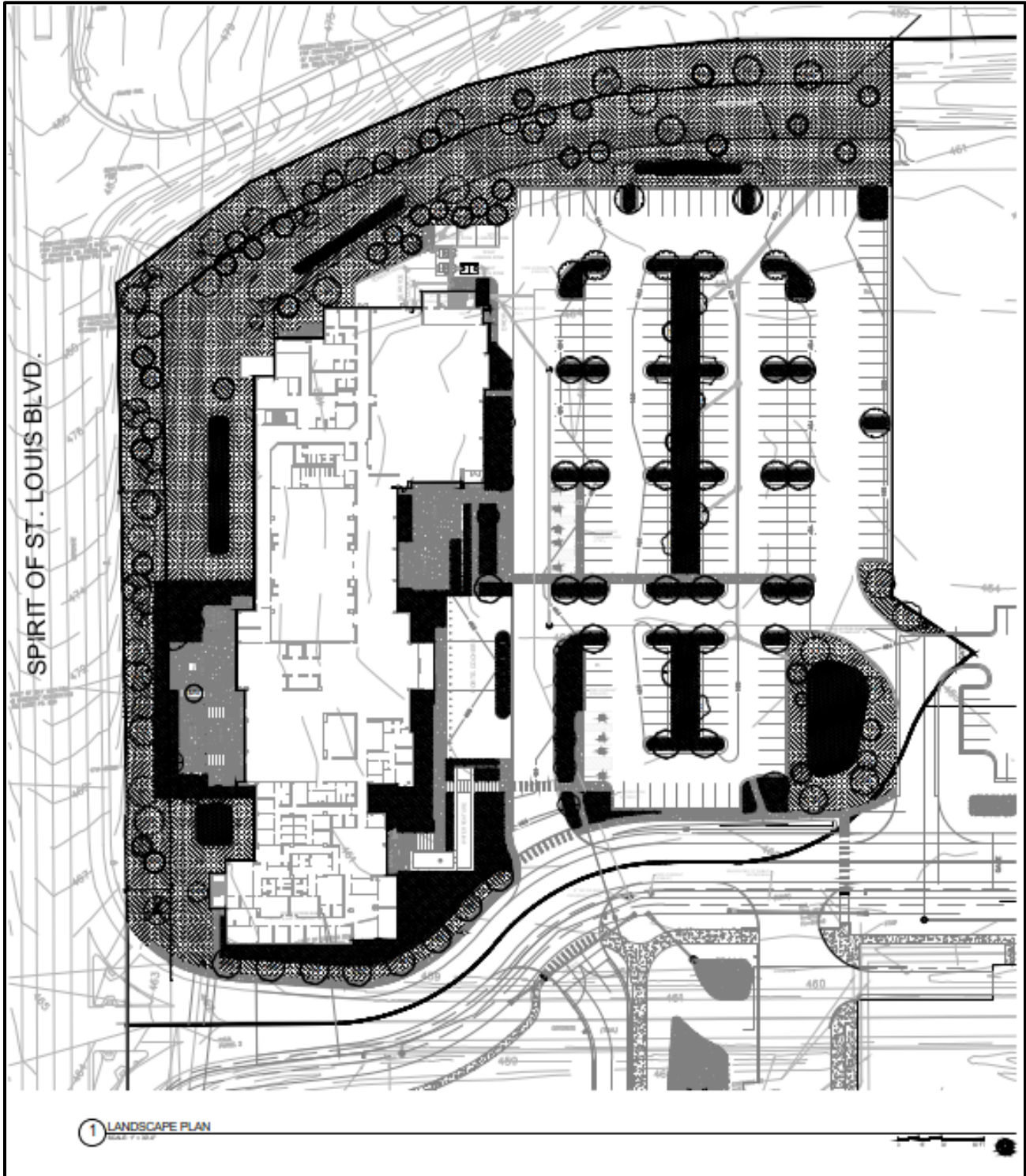


Figure 10: Proposed Landscaping

Rendering



Figure 11: View from internal drive



Figure 12: View from Spirit of St. Louis Blvd.

ARB Meeting Report

The project was reviewed by the Architectural Review Board on December 08, 2022. The Board forwarded the project to Planning Commission with a recommendation for approval with one (1) condition:

1. Provide additional landscaping at the northeast corner of the site.

The applicant has since addressed the above comment.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City’s Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff recommends approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for Gateway Studios, Lot 2 (Spirit Hotel).

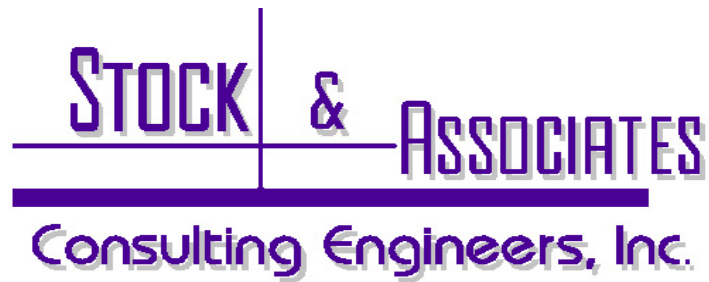
MOTION

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, Lighting Plan, and Amended Architectural Elevations for Gateway Studios, Lot 2 (Spirit Hotel) ASDSP, as presented.”
- 2) “I move to approve the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Gateway Studios, Lot 2 (Spirit Hotel) ASDSP, with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Attachments

1. Amended Site Development Plan Packet



November 28, 2022

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO. 63017-0760

Attention: Mr. Justin Wyse-City Planner

Re: Existing Lot 2 Gateway Studios – Amended Site Development Section Plan
for the Spirit Hotel
950 Spirit of St. Louis Blvd.
(Ordinance No. 2342)
(Stock Project No. 2020-6874.1)

Dear Mr. Wyse:

**Existing Lot 2 Gateway Studios
Application For Reduction
Of The Number of Required Parking Spaces
And Parking Demand Study**

This firm is the professionally licensed civil engineering firm that has been engaged to prepare and process the Amended Site Development Section Plan for Spirit Hotel. Included in that engagement is the preparation and submission of this Application and Parking Demand Study, parking requirements are contained in Section 31-04-04 of the City of Chesterfield Unified Development Code (UDC). Under the provisions of the Parking Section for Commercial Uses, Hotel has a minimum parking requirements of 1.2 spaces for each unit and additional parking shall be provided for those accessory uses at the rate of 40 percent, as well as 2 loading spaces (10'x40') for a hotel that has a gross floor area above 100,000 square feet. The proposed Spirit Hotel is a 179-unit hotel with a 7,812-square foot Spa and 5,600-square feet of restaurant/bar space.

Under these provisions, the requirements are as follows:

179 units x 1.2 spaces/unit = **215 required spaces**
5,600 s.f. x 12 spaces/1,000s.f.=67.2 x 40 percent= **27 required spaces**
7,812 s.f. x 5 spaces/1000s.f.=39.1 x 40 percent = **16 required spaces**
Total Spaces Required: **258 spaces**

As defined by Institute of Transportation Engineers – Parking Generation, 5th Edition, the parking demands for Hotels and Land Use 310, 312 & 330: Hotels have been studied for weekday and weekend timeframes. The database was comprised of multiple studies on a

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weekday and multiple on a Saturday for suburban sites. The average peak rates of the studies performed were found to be: 0.74, 0.72 and 0.96 (weekday) and 1.15, 0.64 and 0.68 (Saturday) vehicles per occupied room. The studies concluded that the average hotel occupancy throughout the week ranged from 51-72%, with Saturday being the most occupied, and during the year average hotel occupancy ranged from 48- 72% with June and July being the most occupied. In the studies performed by the Institute of Transportation Engineers, the average peak parking demand was just below one (1) space per unit at 0.90 space per occupied room.

Spirit Hotel is proposing 212 spaces, which includes 9 accessible spaces. As a result, the reduction request is for forty-six (46) parking spaces (9'x19' spaces) or 17.83% reduction. The owner anticipates an average hotel occupancy of 65%, which is equivalent to 139 spaces being used by guests. The Institute of Transportation Engineers– Parking Generation, 5th Edition states “During the course of a year, most hotels maintain at least an overall average occupancy ratio of 60 to 70 percent.”

Enclosed are three (3) examples of Courtyard by Marriott and one (1) TownePlace Suites by Marriott in the St. Louis Area, each parked at one (1) space per unit. These courtyard locations are in downtown St. Louis on market Street (151 rooms), Creve Coeur on New Ballas Road (154 rooms), Chesterfield Airport Road in the Chesterfield Valley (112 rooms), and TownePlace Suites (112 rooms) in Chesterfield Valley. All four locations have meetings rooms.

Spirit Hotel is a unique Hotel, it's affiliation with Gateway Studios differentiates it from standard Hotel (ITE 310) and creates a hybrid between Business (ITE 312) and Resort (ITE 330), all references Attached. It is our professional opinion that a reduction of 17.83% providing 212 spaces is adequate to support the operation of the Spirit Hotel and it's affiliation with Gateway Studios.

As always, we greatly appreciate your cooperation.
Sincerely,

George M. Stock, P.E.
President

CC: Mr. Gerald Kerr, Gateway Studios, LLC
Mr. Stephen L. Kling, Jr – Jenkins & Kling, P.C.
Mr. Rich Obertino, TRi Architects
Mr. Dan Tate, TRi Architects
Mr. Jeff Kaiser, TRi Architects
Mr. Joseph E. Fischer, Project Manager



Parking Generation Manual

5th Edition

JANUARY 2019

INSTITUTE OF TRANSPORTATION ENGINEERS

Hotel (310)

Peak Period Parking Demand vs: Rooms

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban**

Peak Period of Parking Demand: 11:00 p.m. - 8:00 a.m.

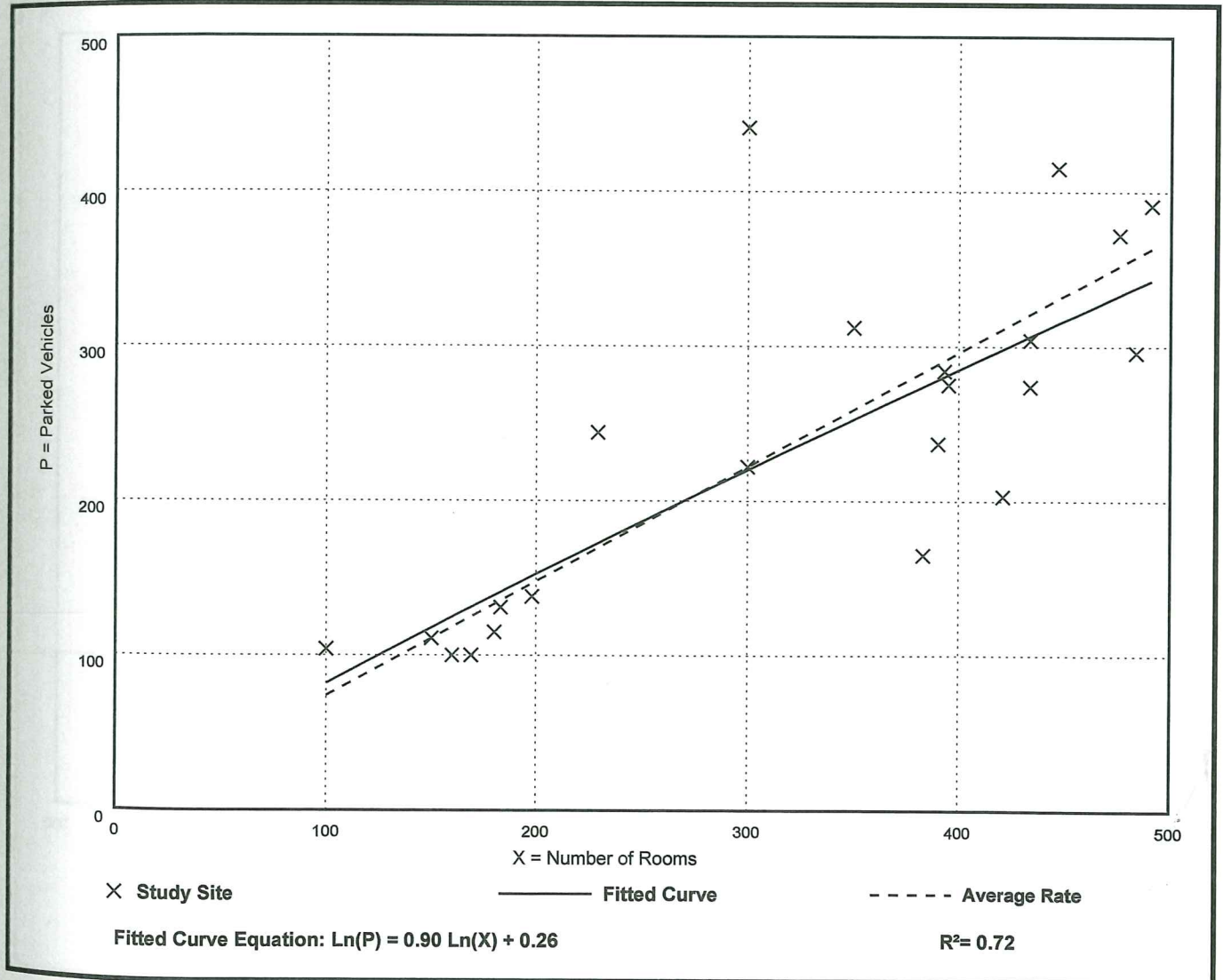
Number of Studies: 22

Avg. Num. of Rooms: 321

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.74	0.43 - 1.47	0.64 / 0.99	0.65 - 0.83	0.22 (30%)

Data Plot and Equation



Hotel (310)

Peak Period Parking Demand vs: Rooms

On a: **Saturday**

Setting/Location: **General Urban/Suburban**

Peak Period of Parking Demand: 10:00 p.m. - 9:00 a.m.

Number of Studies: 1

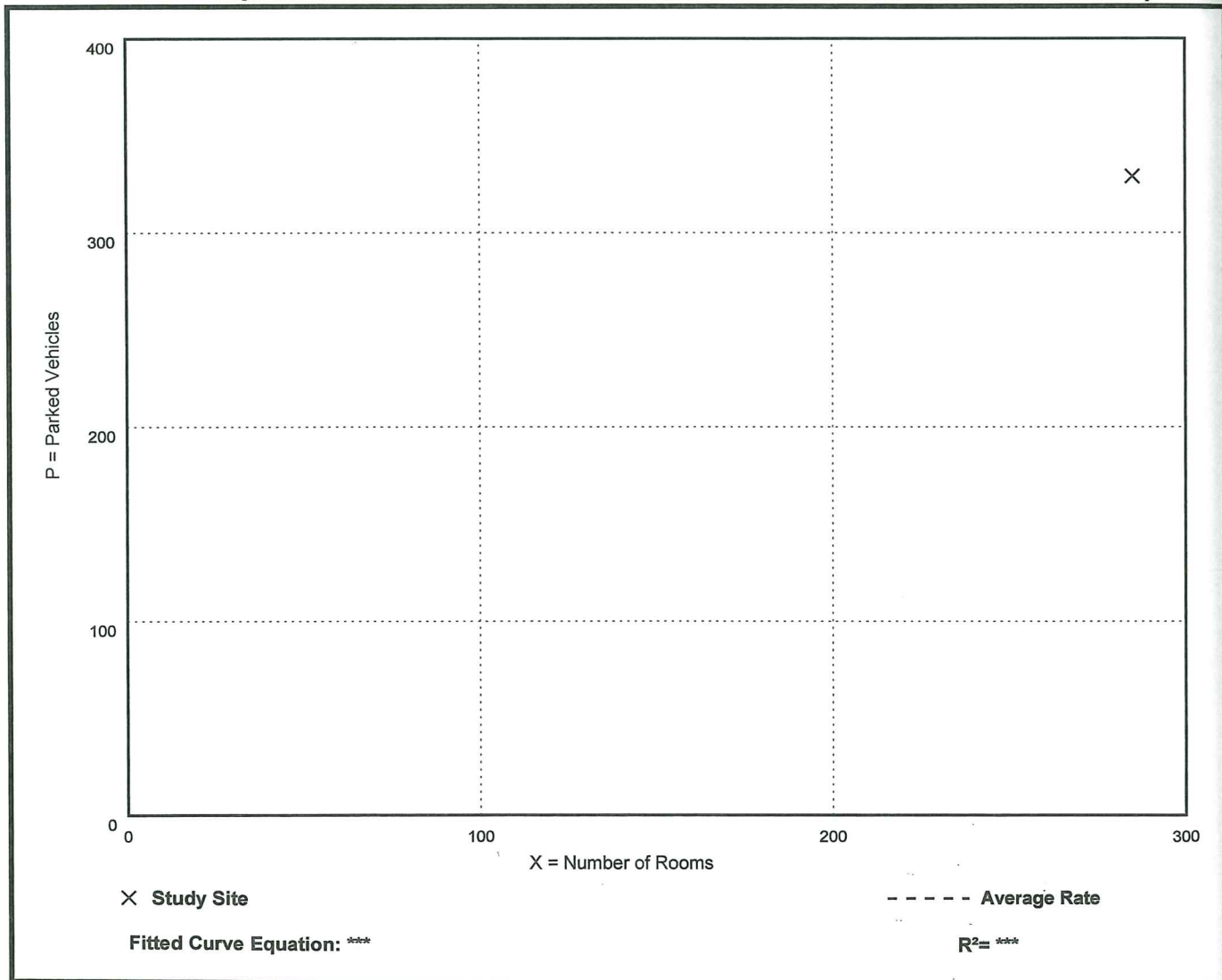
Avg. Num. of Rooms: 285

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.15	1.15 - 1.15	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Hotel (310)

Peak Period Parking Demand vs: Occupied Rooms

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 p.m. - 8:00 a.m.

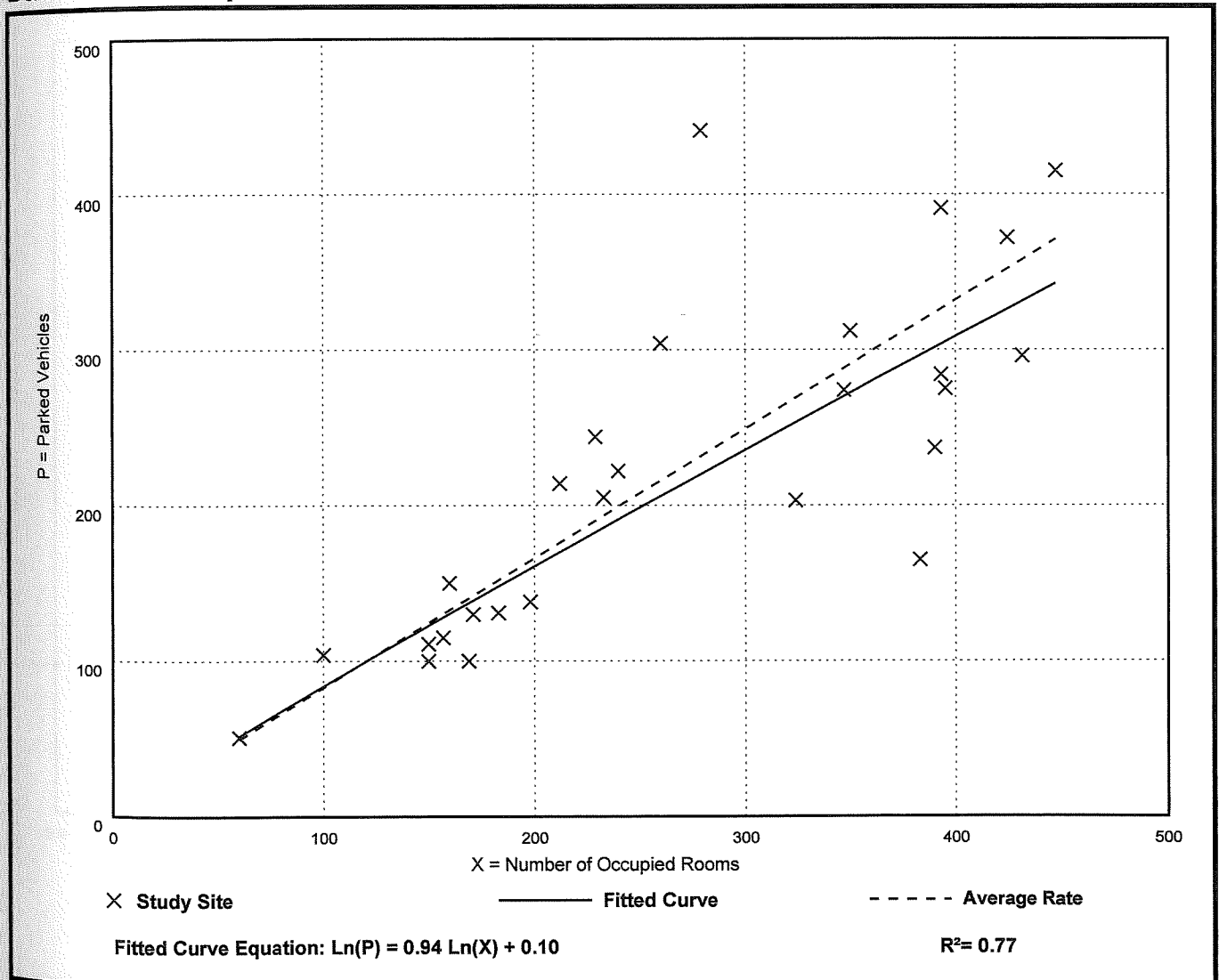
Number of Studies: 27

Avg. Num. of Occupied Rooms: 268

Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.83	0.43 - 1.58	0.72 / 1.03	0.74 - 0.92	0.23 (28%)

Data Plot and Equation



Hotel (310)

Peak Period Parking Demand vs: Occupied Rooms

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 9:00 a.m.

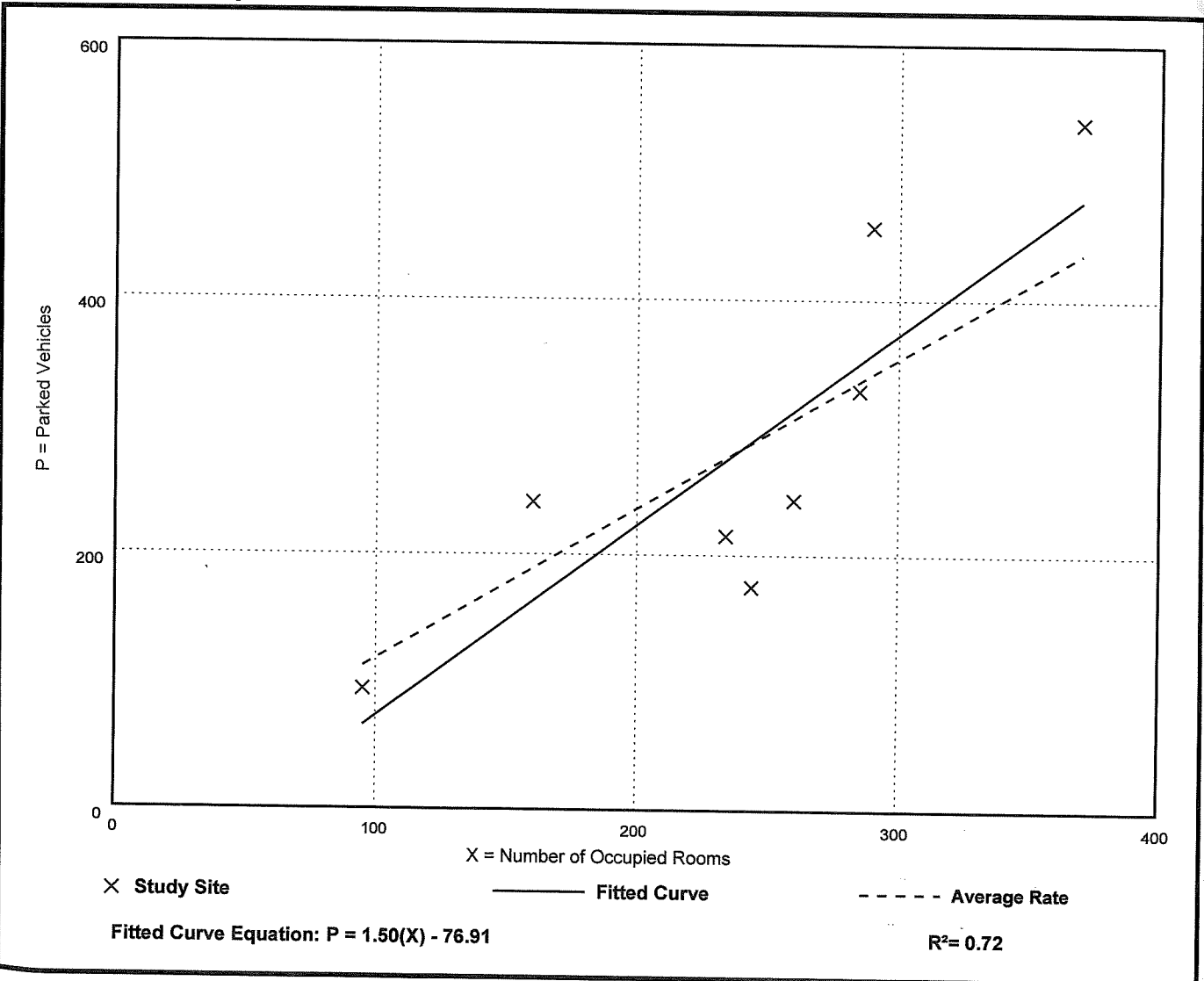
Number of Studies: 8

Avg. Num. of Occupied Rooms: 242

Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.18	0.72 - 1.58	0.93 / 1.55	***	0.32 (27%)

Data Plot and Equation



Land Use: 312 Business Hotel

Description

A business hotel is a place of lodging aimed toward the business traveler but also accommodates a growing number of recreational travelers. These hotels provide sleeping accommodations and other limited facilities, such as a breakfast buffet bar and afternoon beverage bar. Some provide a full-service restaurant geared toward hotel guests. Some provide a swimming pool; most provide fitness facilities. Limited space for meeting facilities may be provided. Each unit is a large single room. Hotel (Land Use 310), all suites hotel (Land Use 311), motel (Land Use 320), and resort hotel (Land Use 330) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (two study sites) and a Saturday (one study site) in a general urban/suburban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	100	82
5:00 a.m.	–	–
6:00 a.m.	–	96
7:00 a.m.	89	98
8:00 a.m.	64	87
9:00 a.m.	56	74
10:00 a.m.	49	64
11:00 a.m.	45	56
12:00 p.m.	45	48
1:00 p.m.	41	44
2:00 p.m.	39	40
3:00 p.m.	39	46
4:00 p.m.	44	48
5:00 p.m.	48	55
6:00 p.m.	51	60
7:00 p.m.	54	64
8:00 p.m.	62	67
9:00 p.m.	72	81
10:00 p.m.	86	88
11:00 p.m.	93	100

Additional Data

The average parking supply ratio for the eight study sites in a general urban/suburban setting and with parking supply information is 1.1 spaces per room. For one dense multi-use urban site, the parking ratio is 0.9 spaces per room.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Georgia, and Washington.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms.

Parking demand at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space and retail facilities. Future data submissions should indicate the presence of these amenities and specify their size. Reporting the level of activity at the supporting facilities (such as full, empty, partially active, number of people attending a meeting/banquet) during observation may also be useful in further analysis of this land use.

Source Numbers

6, 217, 311, 314, 401, 512, 526

Business Hotel (312)

Peak Period Parking Demand vs: Rooms

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 7:00 a.m.

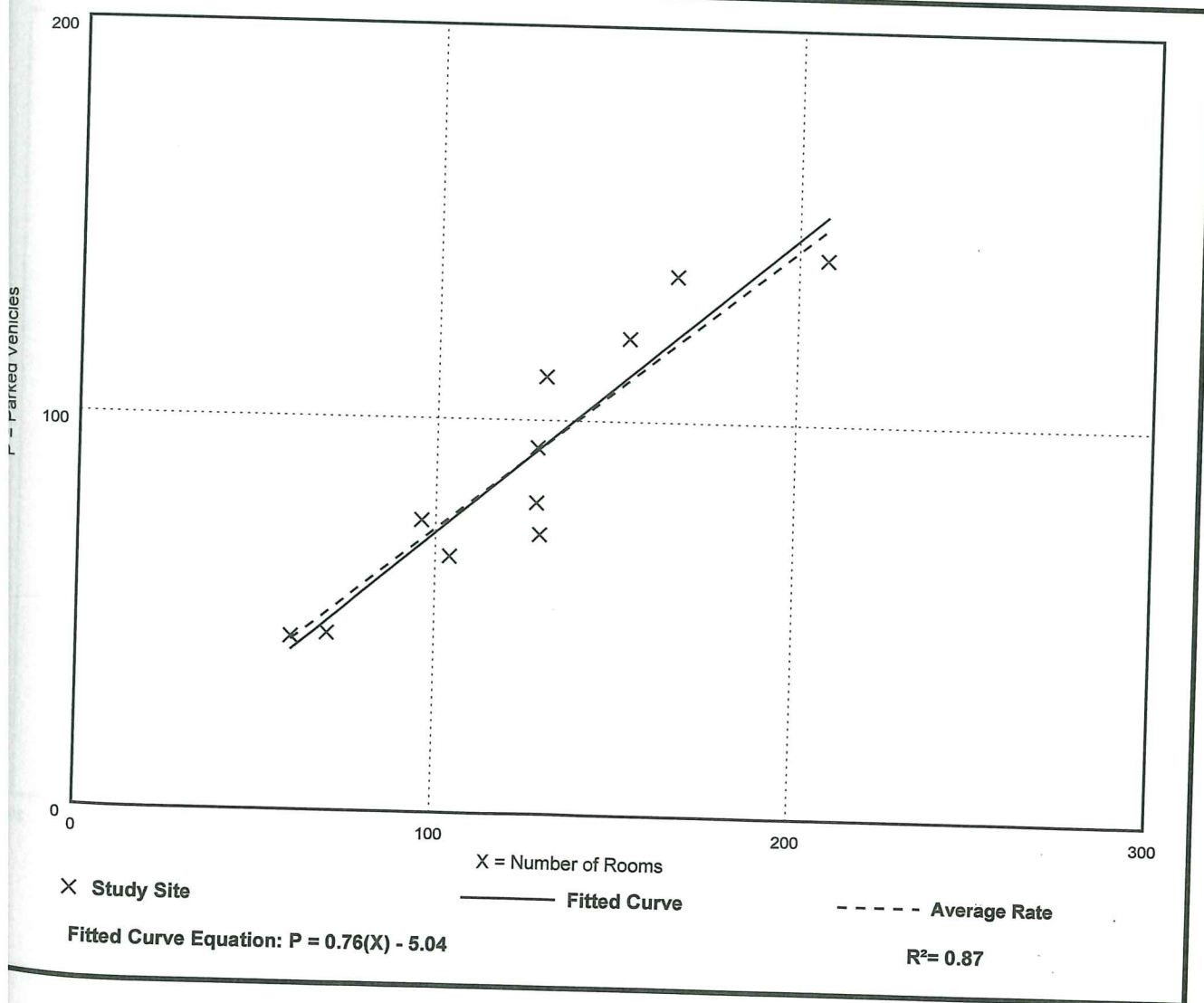
Number of Studies: 11

Avg. Num. of Rooms: 125

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.55 - 0.85	0.64 / 0.83	***	0.10 (14%)

Data Plot and Equation



Business Hotel (312)

Peak Period Parking Demand vs: Rooms

On a: **Saturday**

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.

Number of Studies: 3

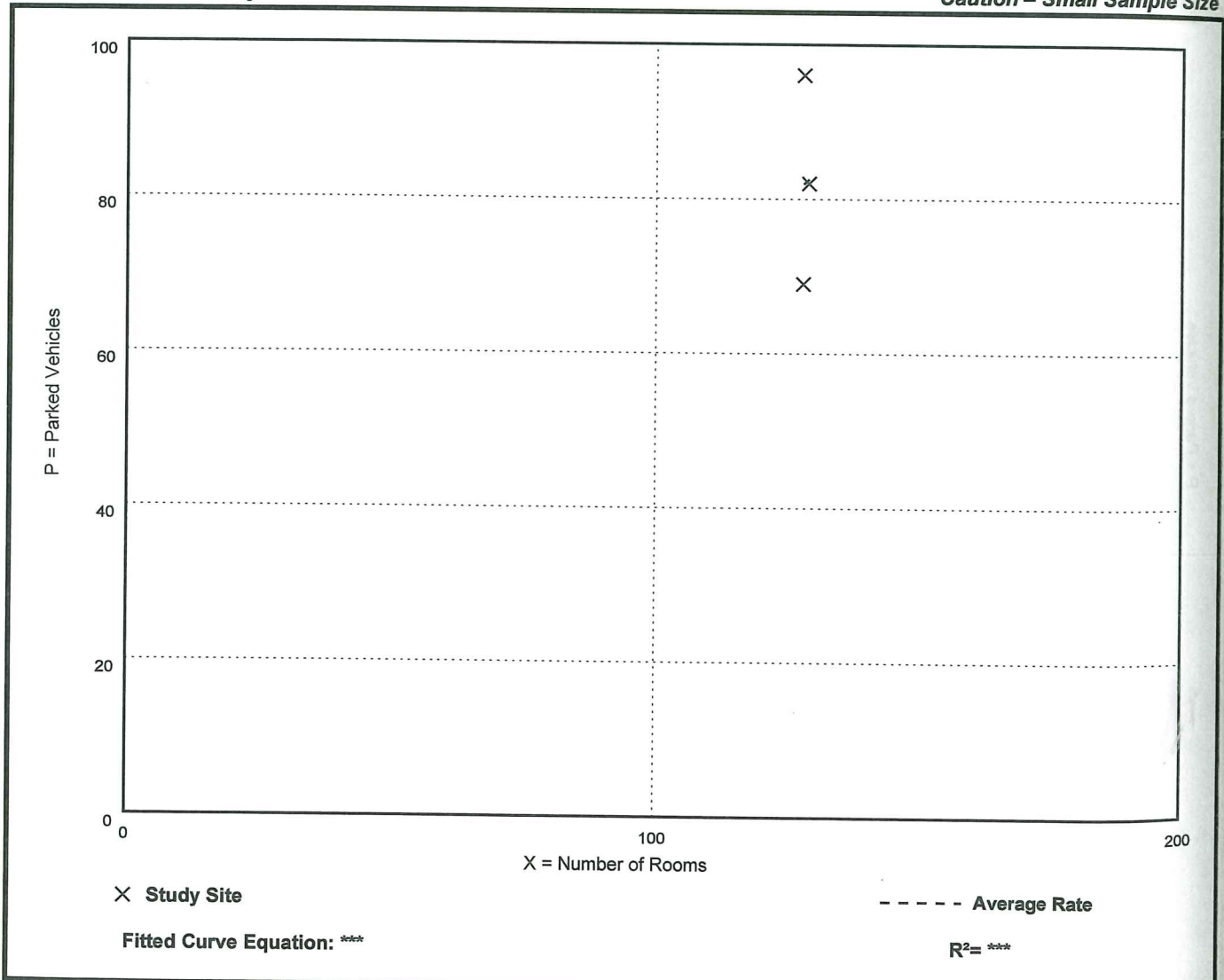
Avg. Num. of Rooms: 128

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.64	0.54 - 0.75	0.57 / 0.75	***	0.11 (17%)

Data Plot and Equation

Caution – Small Sample Size



Business Hotel (312)

Peak Period Parking Demand vs: Occupied Rooms

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 7:00 a.m.

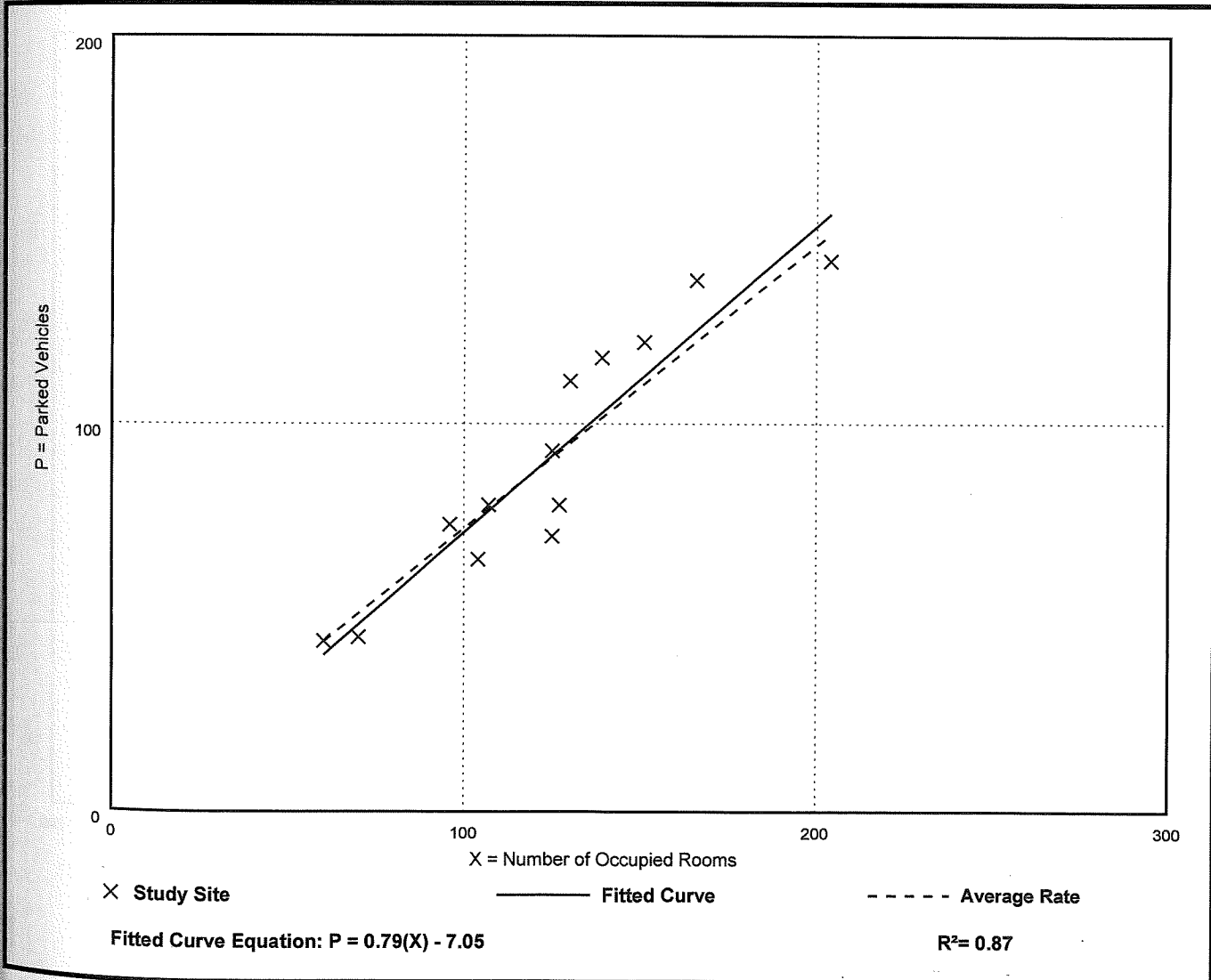
Number of Studies: 13

Avg. Num. of Occupied Rooms: 123

Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.73	0.57 - 0.85	0.68 / 0.84	***	0.09 (12%)

Data Plot and Equation



Business Hotel (312)

Peak Period Parking Demand vs: Occupied Rooms

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 p.m. - 8:00 a.m.

Number of Studies: 4

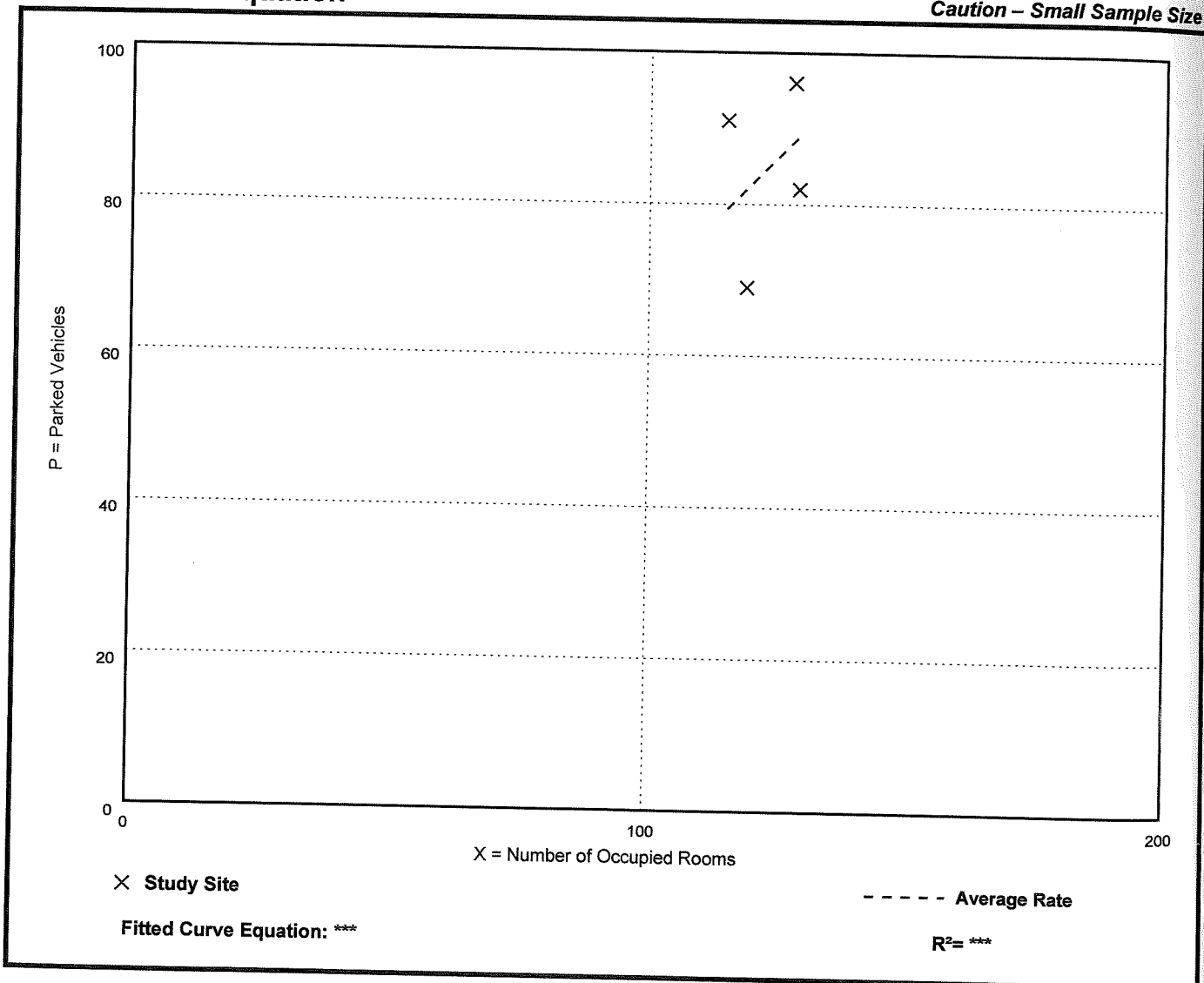
Avg. Num. of Occupied Rooms: 123

Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.69	0.58 - 0.79	0.62 / 0.79	***	0.10 (14%)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 330 Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, full-service restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

It is recognized that some resort hotels cater to convention business as well as the tourist and vacation industry. The sites in the database do not have convention facilities. A resort hotel with convention facilities is likely to have a different level and pattern of parking demand than is presented below and in the data plots.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (one study site) and a Saturday (one study site) in a dense multi-use urban setting.

Hour Beginning	Percent of Peak Parking Demand	
	Weekday	Saturday
12:00–4:00 a.m.	93	84
5:00 a.m.	–	–
6:00 a.m.	71	58
7:00 a.m.	74	58
8:00 a.m.	88	63
9:00 a.m.	100	65
10:00 a.m.	95	60
11:00 a.m.	92	60
12:00 p.m.	86	59
1:00 p.m.	87	50
2:00 p.m.	85	51
3:00 p.m.	87	49
4:00 p.m.	87	54
5:00 p.m.	85	52
6:00 p.m.	73	63
7:00 p.m.	72	80
8:00 p.m.	80	94
9:00 p.m.	83	99
10:00 p.m.	94	100
11:00 p.m.	96	93

Additional Data

The average parking supply ratio for the four study sites with parking supply information is 1.4 spaces per room.

The sites were surveyed in the 1980s, the 1990s, and the 2000s in California, Nevada, South Carolina, and Texas.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms.

Parking demand at a hotel may be related to the presence of supporting facilities such as convention facilities, restaurants, meeting/banquet space and retail facilities. Future data submissions should indicate the presence of these amenities and specify their size. Reporting the level of activity at the supporting facilities (such as full, empty, partially active, number of people attending a meeting/banquet) during observation may also be useful in further analysis of this land use.

Source Numbers

152, 212, 217, 281, 283

Resort Hotel (330)

Peak Period Parking Demand vs: Rooms

On a: **Weekday (Monday - Friday)**

Setting/Location: **General Urban/Suburban**

Peak Period of Parking Demand: 10:00 p.m. - 5:00 p.m.

Number of Studies: 4

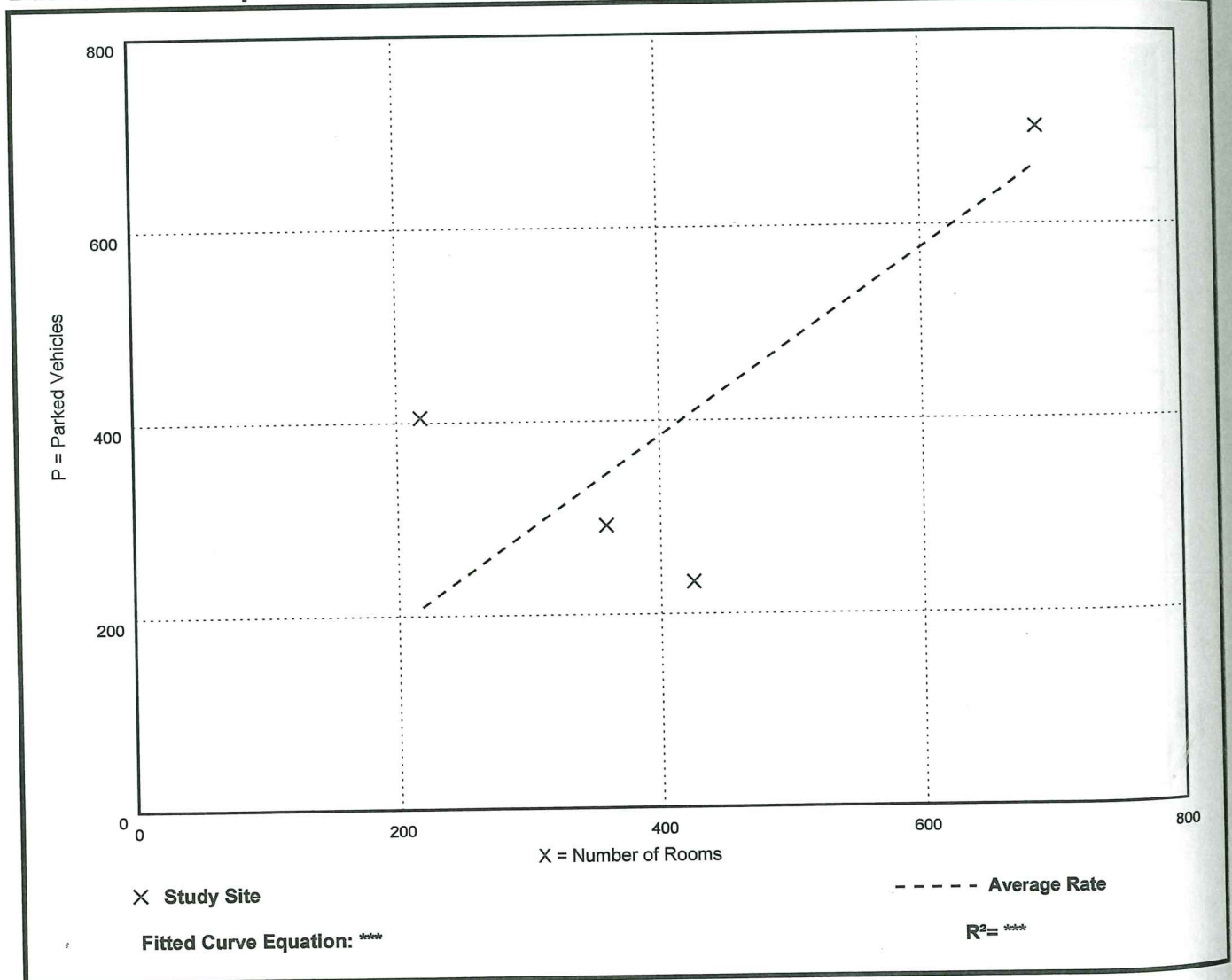
Avg. Num. of Rooms: 423

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.96	0.55 - 1.86	0.72 / 1.86	***	0.45 (47%)

Data Plot and Equation

Caution – Small Sample Size



Resort Hotel (330)

Peak Period Parking Demand vs: Rooms

On a: Saturday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 8:00 p.m. - 5:00 a.m.

Number of Studies: 2

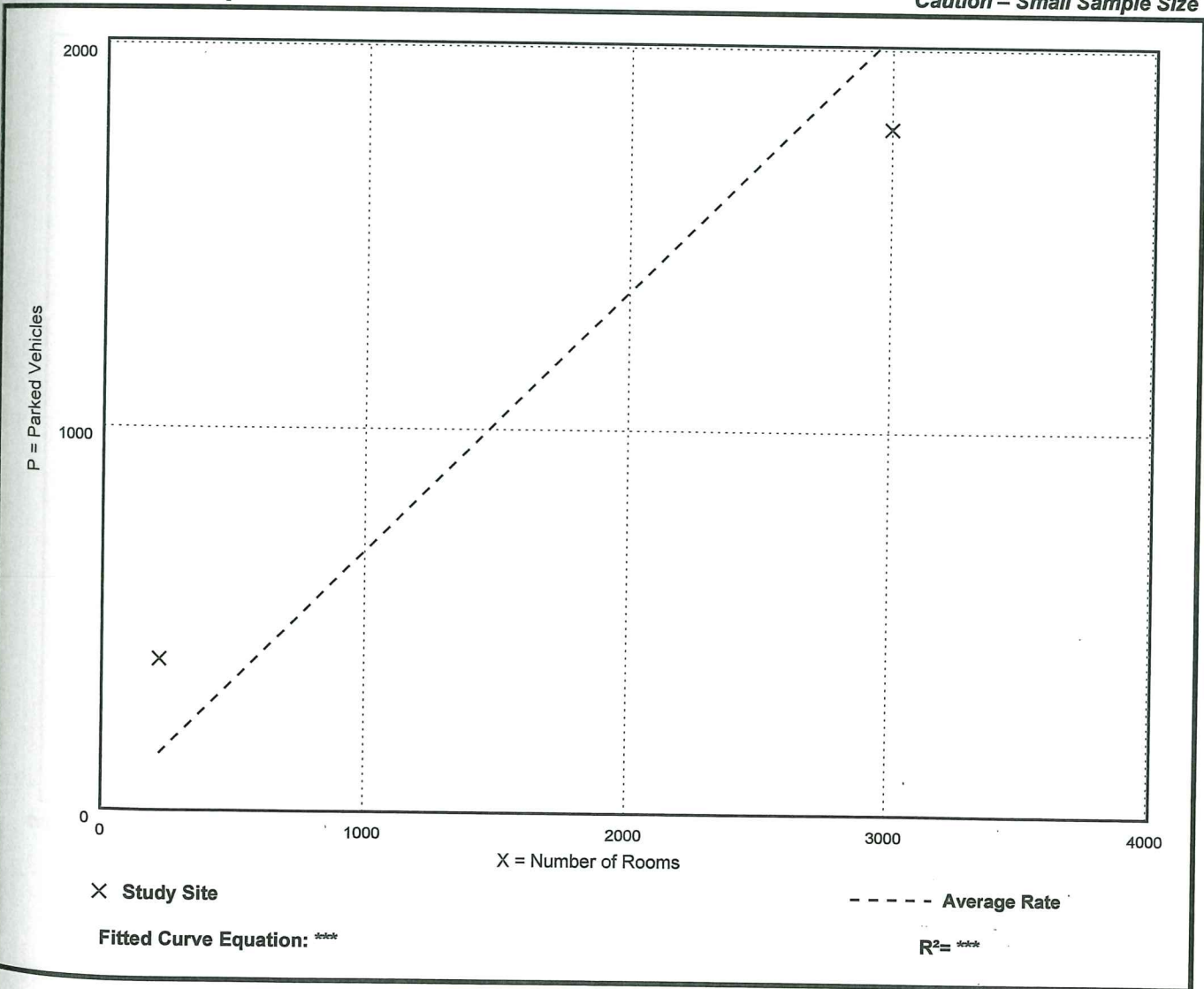
Avg. Num. of Rooms: 1609

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.68	0.60 - 1.81	*** / ***	***	*** (***)

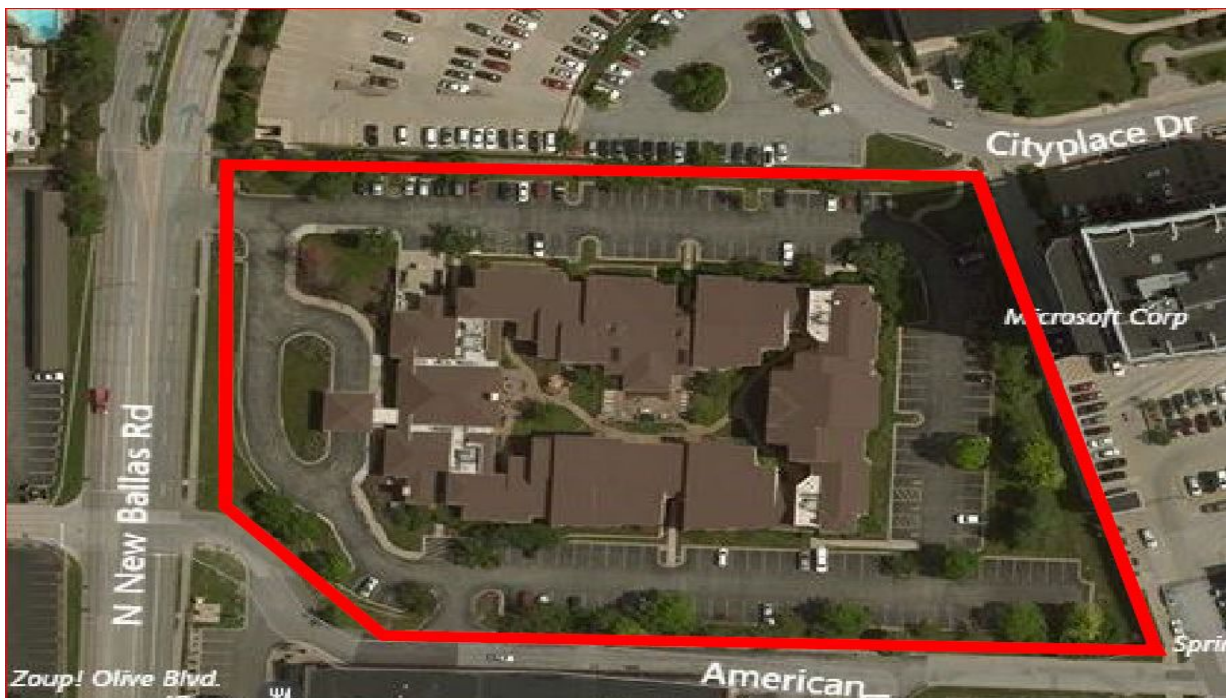
Data Plot and Equation

Caution – Small Sample Size





COURTYARD BY MARRIOTT DOWNTOWN ST. LOUIS, MO
(2340 MARKET ST. 63103)
151 ROOMS & MEETING ROOMS
146 SPACES ON-SITE



COURTYARD BY MARRIOTT CREVE COEUR, MO
(828 N. NEW BALLAS RD. 63146)
154 ROOMS & MEETING ROOMS
154 SPACES ON SITE



COURTYARD BY MARRIOTT CHESTERFIELD, MO
(LOT 7B OF CHESTERFIELD COMMONS SIX APPROVED BY CITY OF
CHESTERFIELD UNDER DB: 363, PG. 312-314)
(17369 CHESTERFIELD AIRPORT RD. 63005)
112 ROOMS & MEETING ROOMS
122 SPACES ON SITE

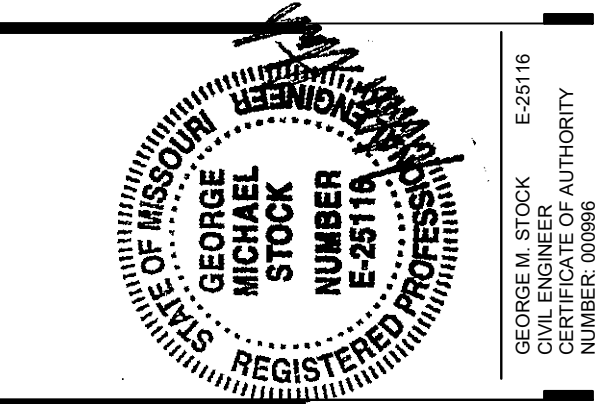


TOWNEPLACE SUTIES BY MARRIOTT CHESTERFIELD, MO
(LOT 5B-2 OF CHESTERFIELD BLUE VALLEY APPROVED BY CITY OF
CHESTERFIELD UNDER DB: 364, PG. 428)
(748 PREMIUM WAY 63005)
112 ROOMS & MEETING ROOMS
116 SPACES ON SITE

AMENDED SITE DEVELOPMENT SECTION PLAN

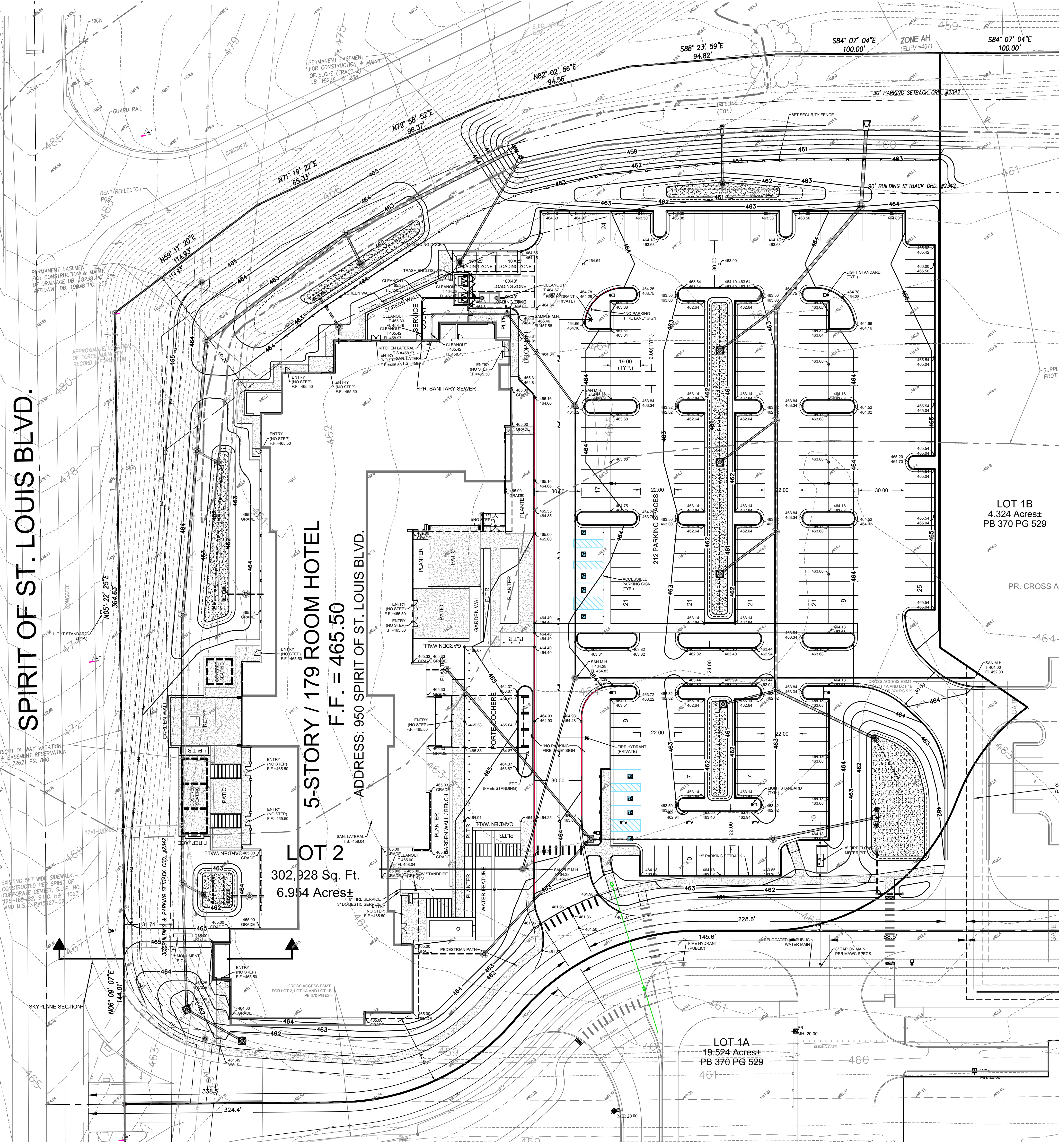
FOR SPIRIT HOTEL AT GATEWAY STUDIOS

A TRACT OF LAND BEING LOT 2 OF THE PROPOSED BOUNDARY ADJUSTMENT PLAT OF LOT A OF THE LOT SPLIT PLAT OF PART OF LOT 5 OF R.H. STEVENS FARM AS RECORDED IN PLAT BOOK 355, PAGE 329, PART OF VACATED RIGHT OF WAY OF SPIRIT OF ST. LOUIS BOULEVARD AS RECORDED IN BOOK 22621 PAGE 800, AND PART OF ADJUSTED LOT B OF THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 355, PAGE 330, LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED "FC"



ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
LANDSCAPE ARCHITECT

TRI ARCHITECTS
SSC ENGINEERING
STOCK & ASSOCIATES
BRINKMANN CONSTRUCTORS
DG2 DESIGN



SPIRIT OF ST. LOUIS BLVD.

5-STORY / 179 ROOM HOTEL
F.F. = 465.50
ADDRESS: 950 SPIRIT OF ST. LOUIS BLVD.

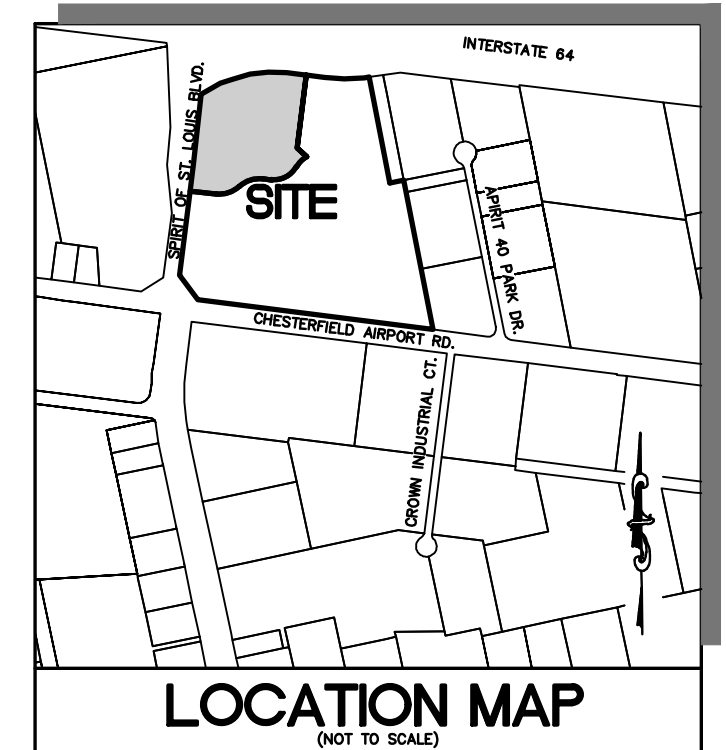
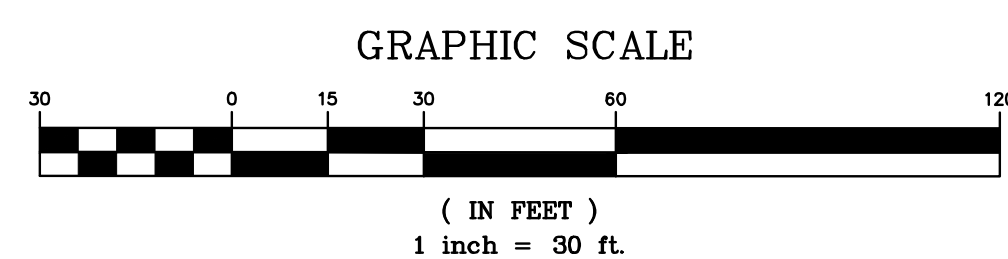
LOT 2
302,928 Sq. Ft.
6.954 Acres

LOT 1A
19,524 Acres
PB 370 PG 529

LOT 1B
4,324 Acres
PB 370 PG 529

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS 457 FEET) AND FLOOD ZONE "FC" SHADY (AREAS OF 50-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM; FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 29189C0145 K WITH AN EFFECTIVE DATE OF FEB. 4, 2015.
- THE REGULATORY 100YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100YR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100YR HIGH WATER ELEVATION VARIES FROM 459.40 AT SOUTHWEST CORNER OF SITE TO 457.4 AT NORTHWEST CORNER OF SITE. AT NORTHWEST CORNER OF SITE, FOR BUILDINGS ALONG WESTERN PORTION OF SITE, 459.4 WILL BE THE CONTROLLING ELEVATION. FOR BUILDINGS ALONG NORTHERN PORTION OF SITE, 457.4 WILL BE THE CONTROLLING ELEVATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED ON THEIR SITE DEVELOPMENT SECTION PLAN.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LINE OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY.
- ACCESS TO THIS DEVELOPMENT FROM CHESTERFIELD AIRPORT ROAD SHALL BE VIA TWO ENTRANCES. ENTRANCES ARE TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO SAINT LOUIS COUNTY STANDARD AS DIRECTED BY THE SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED FIVE (5) STORIES ON THE NORTHEAST LOT AND MAX. THREE (3) STORIES ON ALL OTHER LOTS. ANY RETAIL DEVELOPMENT ON ANY LOT SHALL NOT EXCEED TWO (2) STORIES IN HEIGHT.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MODOT AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- AN ELEVATION CERTIFICATE WILL NEED TO BE COMPLETED FOR ANY STRUCTURE LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (SPA) AS DEFINED BY SECTION 405.05, FLOOD DAMAGE PREVENTION, OF THE CITY CODE.
- A SIGN PACKAGE IS REQUIRED FOR THIS DEVELOPMENT AND MUST BE APPROVED BY THE PLANNING COMMISSION.
- SETBACKS:
A) BUILDING SETBACKS:
a.) 30 FEET FROM EASTERN BOUNDARY
b.) 30 FEET FROM R.O.W. SPIRIT OF ST. LOUIS BLVD.
c.) 30 FEET FROM R.O.W. CHESTERFIELD AIRPORT ROAD
d.) 90 FEET FROM R.O.W. INTERSTATE 64 (I.S. 40-61)
B) PARKING SETBACKS:
a.) 30 FEET FROM R.O.W. CHESTERFIELD AIRPORT ROAD
b.) 10 FEET FROM THE INTERNAL DRIVEWAYS OR ROADWAYS
c.) 15 FEET FROM PRINCIPAL INTERNAL STREET
d.) 30 FEET FROM THE EAST AND WEST PROPERTY LINES OF THIS DEVELOPMENT
e.) 30 FEET FROM THE R.O.W. INTERSTATE 64 (I.S. 40-61)
- LIGHT FIXTURES SHALL NOT EXCEED 20 FEET IN HEIGHT.
- PARKING CALCULATIONS:
HOTEL: 1.2 SPACE FOR EVERY UNIT (SECTION 405.04.040.D7)
RESTAURANT/BAR: 179 UNITS = 215 SPACES REQUIRED
ACCESSORY USES: 4025 OF REQUIREMENT (SECTION 405.04.040.D7)
TOTAL REQUIRE: 258 SPACES
TOTAL PROVIDED: 212 SPACES
9 ADA SPACES PROVIDED (2 VAN ACCESSIBLE)
TOTAL SPACES PROVIDED PER PARKING SPACE REDUCTION.
- OPEN SPACE CALCULATION:
LOT AREA = 302,928 S.F.
BUILDING = 52,783 S.F. (17.42%)
PAVEMENT = 105,836 S.F. (34.94%)
OPEN SPACE = 144,309 S.F. (47.64%)
- FLOOR AREA RATIO:
TOTAL FLOOR SPACE/LOT AREA = 208,789 S.F. / 302,928 S.F. = 0.68 F.A.R.
TOTAL FLOOR SPACE/DEVELOPED PROPERTY = 510,501 S.F. / 1,341,747 S.F. = 0.38 F.A.R.



PERTINENT DATA

SITE ACREAGE	= 6.954 ACRES
EXISTING ZONING	= "FC" (ORD. #2342)
FIRE DISTRICT	= MONARCH
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATERSHED AREA	= MISSOURI RIVER
WATER SERVICE	= MISSOURI AMERICAN WATER CO.
GAS SERVICE	= SPIRE
ELECTRIC SERVICE	= AmerenUE
PHONE SERVICE	= AT&T
LOCATOR NUMBER	= 17V440133
OWNER	= N/F GATEWAY STUDIOS, LLC
DB	= 25066 PG. 1946
ADDRESS	= 950 SPIRIT OF ST. LOUIS BLVD.
WUNNEBERG'S	= PAGE 20, GRID II-18

LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	---
EXISTING STORM SEWERS	---
PROPOSED SANITARY SEWERS	---
PROPOSED STORM SEWERS	---
CENTRELINE	---
EASEMENT	---
PROPOSED SPOT ELEVATION	---

ABBREVIATIONS

C.O.	= CLEANOUT
DB	= DEED BOOK
E	= ELECTRIC
FL	= FLOORING
FT	= FEET
FND	= FOUND
G	= GAS
M.M.	= MANHOLE
N/F	= NOW OR FORMERLY
PB	= PLAT BOOK
PL	= PLANT
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.B.	= RADIAL BEARING
R.C.P.	= REINFORCED CONCRETE PIPE
SO	= SQUARE
W	= TELEPHONE CABLE
V.C.P.	= VETRIFIED CLAY PIPE
W	= WALKER
(86'W)	= RIGHT-OF-WAY WIDTH

LEGEND

⊕	BENCH MARK	⊕	FIRE HYDRANT
⊙	FOUND IRON ROD	⊕	FIRE DEPARTMENT CONNECTION
⊙	FOUND IRON PIPE	⊕	WATER MANHOLE
⊙	RIGHT OF WAY MARKER	⊕	WATER METER
⊕	UTILITY POLE	⊕	WATER VALVE
⊕	SUPPORT POLE	⊕	POST INDICATOR VALVE
⊕	UTILITY POLE WITH LIGHT	⊕	CLEAN OUT
⊕	EX LIGHT STANDARD	⊕	STORM MANHOLE
⊕	ELECTRIC METER	⊕	GRATED MANHOLE
⊕	ELECTRIC MANHOLE	⊕	STORMWATER INLET
⊕	ELECTRIC PEDESTAL	⊕	GRATED STORMWATER INLET
⊕	ELECTRIC SPUR BOX	⊕	SANITARY MANHOLE
⊕	GAS DRIP	⊕	TREE
⊕	GAS METER	⊕	BUSH
⊕	GAS VALVE	⊕	TRAFFIC SIGNAL
⊕	TELEPHONE MANHOLE	⊕	PARKING METER
⊕	TELEPHONE PEDESTAL	⊕	STREET SIGN
⊕	TELEPHONE SPUR BOX	⊕	SPRINKLER
⊕	MAIL TV PEDESTAL	⊕	MAIL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK 11122
N101029 E101 = 465.47
Cul "L" on the northernmost corner of the concrete base for a metal traffic signal control box situated southeast of the right turn lane from northbound Spirit of St. Louis Boulevard onto eastbound Chesterfield Airport Road, roughly 75 feet east of the centerline of Spirit of St. Louis Boulevard, 79 feet south of the centerline of Chesterfield Airport Road, and 23 feet west of the southwest corner of Spirit Airport entrance sign.

SITE BENCHMARK

ELEV. = 462.38
FND. CUT CROSS AT THE NORTHWEST INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT CONCERVE DRIVE AS SHOWN HEREON.



MoDOT LOCATE (314) 340-400

SPIRIT HOTEL
CHESTERFIELD, MISSOURI

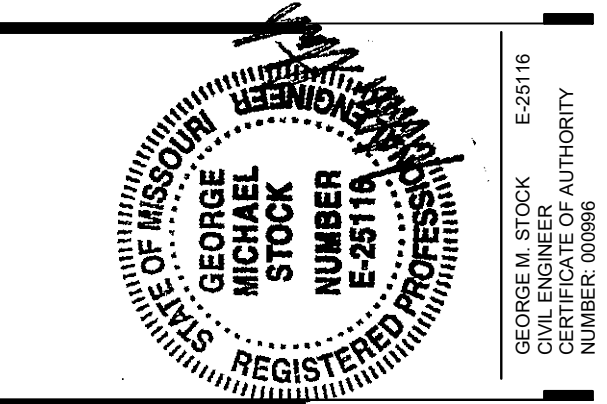


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St. Louis, Missouri 63144
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DATE:	11-01-2022
REVISIONS #	
City Comments	11-28-2022
Fire Comments	12-30-2022
File Comments	1-12-2023
City Comments	1-26-2023
City Comments	2-27-2023

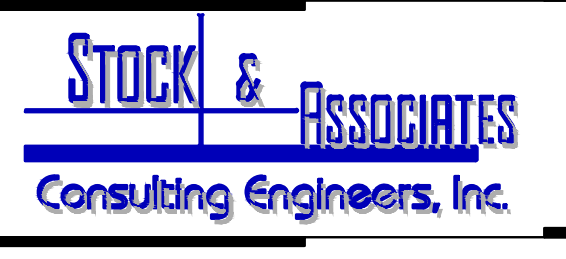
DWG BY: J.E.F.
PROJECT NO.: 2020-6874

SHEET NO.:
SD-1.0
SITE DEVELOPMENT SECTION PLAN



ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
LANDSCAPE ARCHITECT

TRJ ARCHITECTS
SSC ENGINEERING
STOCK & ASSOCIATES
BRINKMANN CONSTRUCTORS
DG2 DESIGN



SPIRIT HOTEL

CHESTERFIELD, MISSOURI



TRJ Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144
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www.trjarchitects.com

DATE: 11-01-2022

REVISIONS # 1

City Comments 11-28-2022
Fire Comments 12-30-2022
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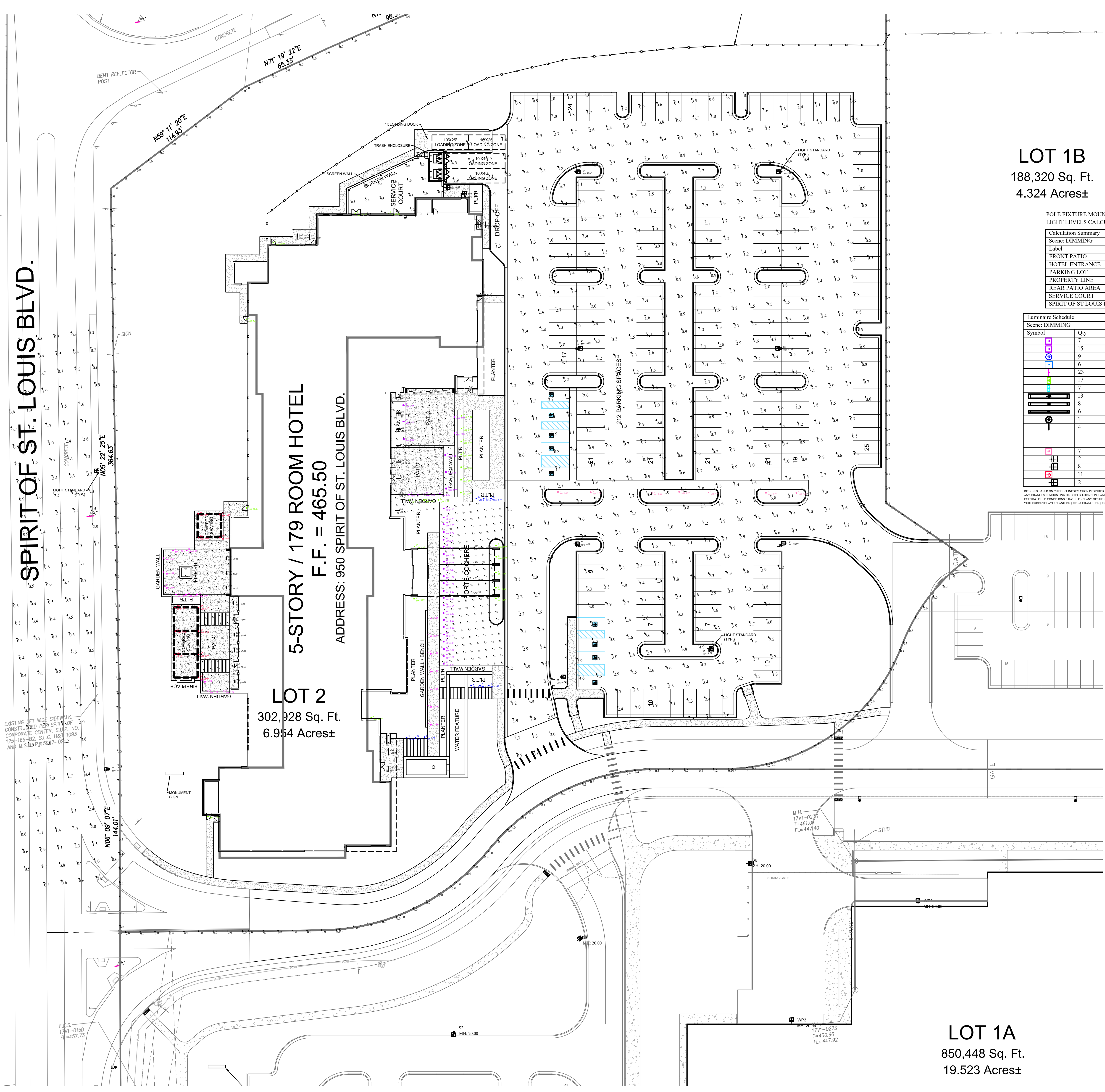
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PROJECT NO. 2020-6874
SHEET NO.

PH-1

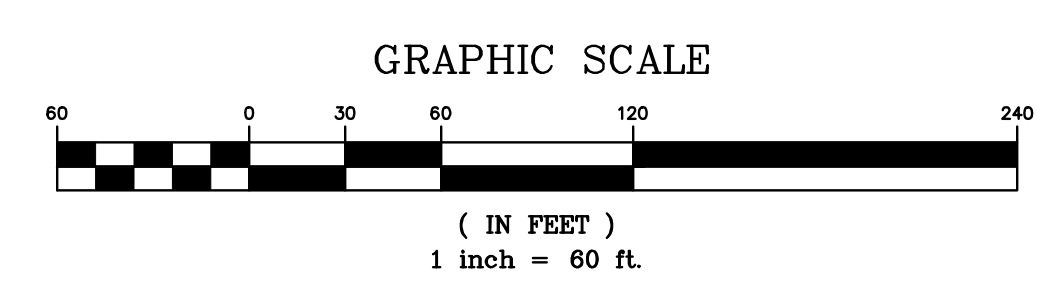
SITE DEVELOPMENT SECTION PLAN



MoDOT LOCATE (314) 340-4100



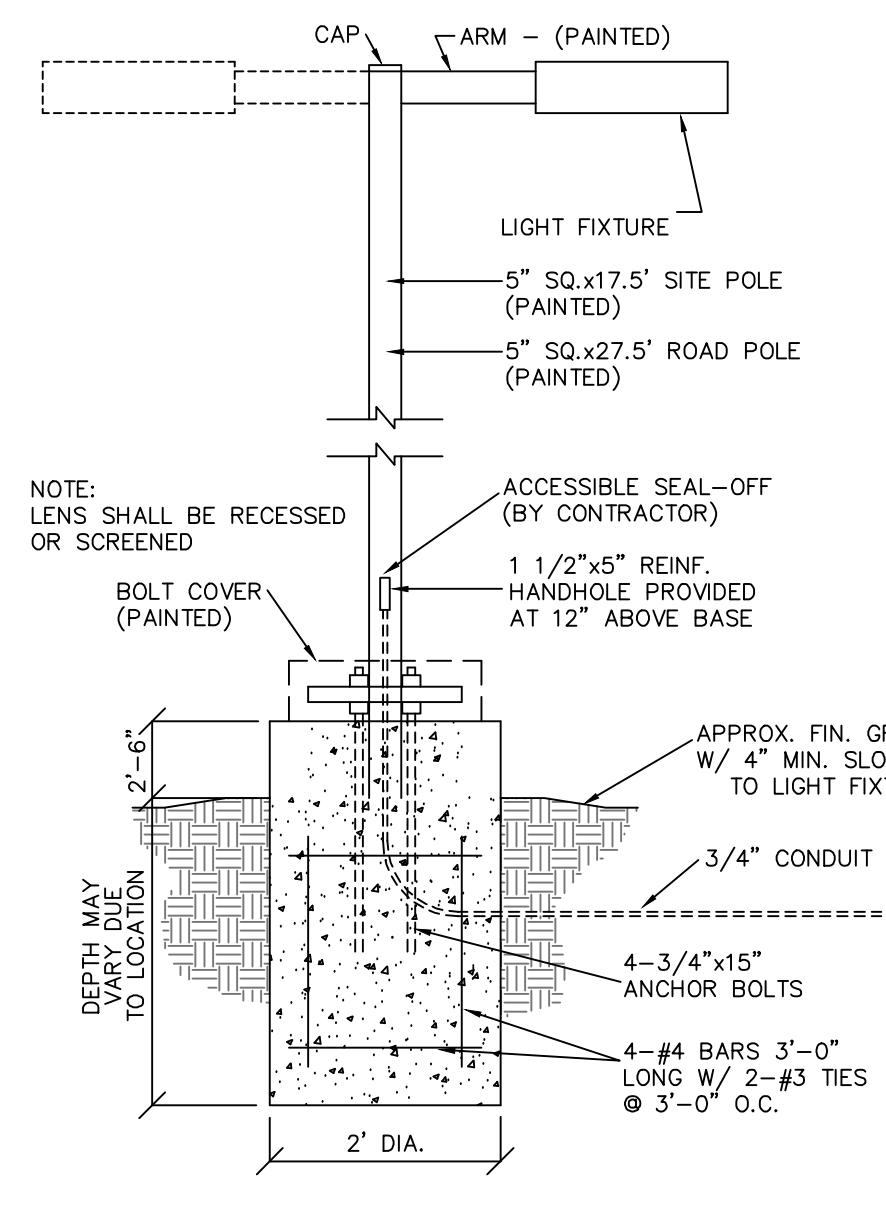
LOT 1B
188,320 Sq. Ft.
4.324 Acres±



POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE LIGHT LEVELS CALCULATED ON THE GROUND

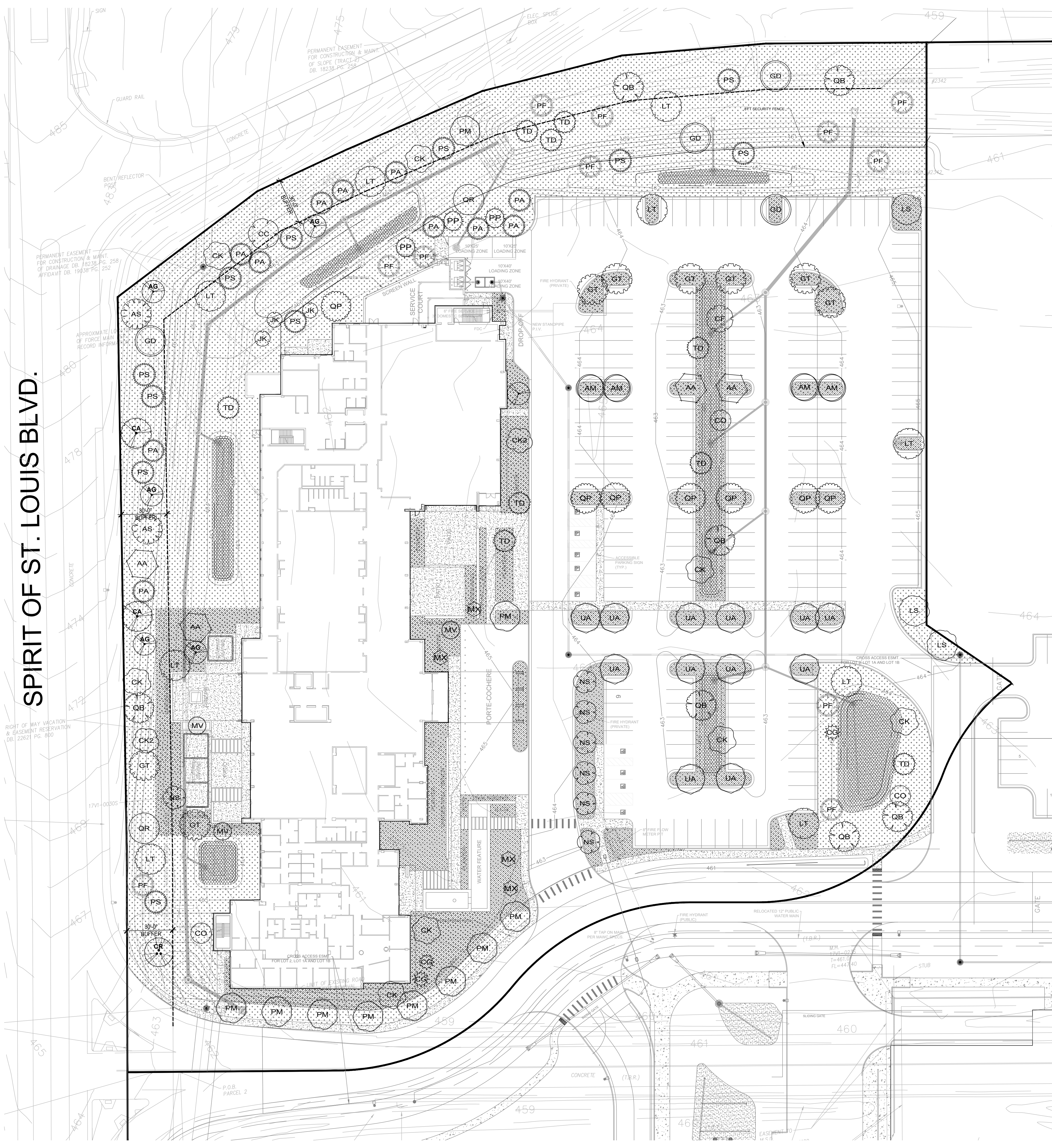
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PATIO	Illuminance	Fc	2.66	7.8	0.5	5.32	15.60
HOTEL ENTRANCE	Illuminance	Fc	3.35	7.6	0.6	5.58	12.67
PARKING LOT	Illuminance	Fc	2.10	7.9	0.5	4.20	15.80
PROPERTY LINE	Illuminance	Fc	0.29	2.8	0.0	N.A.	N.A.
REAR PATIO AREA	Illuminance	Fc	2.70	7.4	0.3	9.00	24.67
SERVICE COURT	Illuminance	Fc	0.25	0.9	0.0	N.A.	N.A.
SPIRIT OF ST LOUIS BLVD	Illuminance	Fc	1.23	3.4	0.2	6.15	17.00

Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
A1	7	A1	Single	0.900	38.3	268.1	LBHLO-603-360
A2	15	A2	Single	0.001	0.001	0.015	NON LIT BOLLARD
B	9	B	Single	0.900	9.5	85.5	LBLCB-504
C	6	C	Single	0.900	42.1	252.6	36346W_14
D	23	D	Single	0.900	12.4	285.2	36350W_14
E	17	E	Single	0.900	3.4	142.8	303-811-LEDB1-4000-UNV-T4-DIM10
F	7	F	Single	0.900	8.5	59.5	131-9424
G-2"	13	G-2"	Single	0.900	13.3	172.9	FSM2L-FL-375LF-35K-IC-UNV-Lux-Gx_Tx_-WH 2FT
G-3"	8	G-3"	Single	0.900	13.3	106.4	FSM2L-FL-375LF-35K-IC-UNV-Lux-Gx_Tx_-WH 2FT
G-4"	6	G-4"	Single	0.900	13.3	79.8	FSM2L-FL-375LF-35K-IC-UNV-Lux-Gx_Tx_-WH 4FT
H	1	H	Single	0.900	9.9	9.9	HC6100D10-HM60255840-61WDC
J-36"	4	J-36"	GROUP	0.900	N.A.	478.8	FSM2L-FL-375LF-35K-IC-UNV-Lux-Gx_Tx_-WH 36FT FIXTURES DIMMED 70% TO ACHIEVE LIGHT LEVELS SHOWN
L	7	L	Single	0.900	38.3	268.1	LBHLO-603-360
R1	2	R1	SINGLE	1.000	166	332	GLEON-SA3C-740-U-T3
S1	8	S1	SINGLE	1.000	225	1800	GLEON-SA4C-740-U-SWQ
SC	11	SC	Single	0.900	19.109	210.199	OW0643-12-943-BK
WPI	2	WPI	SINGLE	1.000	44	88	GWC-SA1B-740-U-T4FT



LOT 1A
850,448 Sq. Ft.
19.523 Acres±

DRAWING FILE: C:\COMMERCIAL\2020\PH-1\PH-1.dwg DATE: 11/01/2022 10:58 AM PLOTTED BY: JEFFREY B. HARRIS



SPIRIT OF ST. LOUIS BLVD.

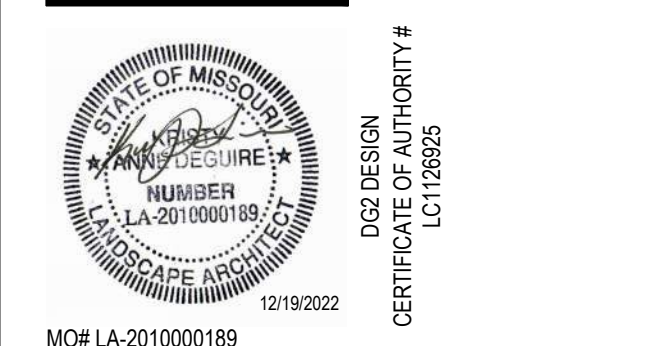
1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	CONT	REMARKS
AM	AM	4	ACER MIYABEI 'MORTON' TM STATE STREET MIYABE MAPLE	2.5" CAL	B+B	MATURE HEIGHT: 30-40' GROWTH RATE: MODERATE
AS	AS	2	ACER RUBRUM 'SUN VALLEY' SUN VALLEY RED MAPLE	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE / FAST
AA	AA	4	ACER X FREEMANII 'ARMSTRONG' ARMSTRONG FREEMAN MAPLE	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE / FAST
CC	CC	1	CARPINUS CAROLINIANA AMERICAN HORNBEECH	2.5" CAL	B+B	MATURE HEIGHT: 20-35' GROWTH RATE: MODERATE
GT	GT	8	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM SKYLINE HONEY LOCUST	2.5" CAL	B+B	MATURE HEIGHT: 35-45' GROWTH RATE: MODERATE / FAST
GD	GD	4	GYMNOCLADUS DIOICA 'ESPRESSO' KENTUCKY COFFEETREE	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: SLOW
LS	LS	3	LIQUIDAMBAR STYRACIFLUA 'HAPPDELL' TM HAPPIDAZEE SWEET GUM	2.5" CAL	B+B	MATURE HEIGHT: >65' GROWTH RATE: FAST
LT	LT	9	LIRIODENDRON TULIPIFERA 'JFS-OZ' TM EMERALD CITY TULIP POPLAR	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE
PM	PM	10	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM EXCLAMATION! LONDON PLANE TREE	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: FAST
QB	QB	7	QUERCUS BICOLOR 'GREEN NOVA' TM SUN BREAKER SWAMP WHITE OAK	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE / FAST
QP	QP	7	QUERCUS PHELLOS WILLOW OAK	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: SLOW / MODERATE
QR	QR	2	QUERCUS RUBRA RED OAK	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE
TD	TD	9	TAXODIUM DISTICHUM 'MICKELSON' SHAWNEE BRAVE BALD CYPRESS	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE
UA	UA	12	ULMUS AMERICANA 'LEWIS & CLARK' TM PRAIRIE EXPEDITION AMERICAN ELM	2.5" CAL	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: MODERATE
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	CONT	REMARKS
CG	CG	3	CEDRUS ATLANTICA 'GLAUCA' BLUE ATLAS CEDAR	6" MIN.	B+B	MATURE HEIGHT: 40-60' GROWTH RATE: SLOW
JK	JK	3	JUNIPERUS CHINENSIS 'KETELEERI' KETELEERI CHINESE JUNIPER	6" MIN.	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: SLOW
PA	PA	11	PICEA ABIES NORWAY SPRUCE	6" MIN.	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: FAST
PP	PP	3	PICEA PUNGENSIS 'GLAUCA' 'FAT ALBERT' FAT ALBERT COLORADO BLUE SPRUCE	6" MIN.	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: SLOW
PF	PF	11	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	6" MIN.	B+B	MATURE HEIGHT: 25-40' GROWTH RATE: MODERATE
PS	PS	11	PINUS STROBUS WHITE PINE	6" MIN.	B+B	MATURE HEIGHT: 40-65' GROWTH RATE: FAST
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	CONT	REMARKS
AG	AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	8-10'; MULTI-STEM	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: SLOW/MODERATE
CA	CA	2	CERCIS CANADENSIS 'ACE OF HEARTS' ACE OF HEARTS EASTERN REDBUD	8-10'; MULTI-STEM	B+B	MATURE HEIGHT: 10-15' GROWTH RATE: MODERATE / FAST
CF	CF	1	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY EASTERN REDBUD	8-10'; MULTI-STEM	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: MODERATE / FAST
CR	CR	1	CERCIS CANADENSIS 'JINZ' TM THE RISING SUN EASTERN REDBUD	8-10'; MULTI-STEM	B+B	MATURE HEIGHT: 10-15' GROWTH RATE: MODERATE / FAST
CK	CK	8	CLADRSTIS KENTUKEA AMERICAN YELLOWWOOD	2.5" CAL	B+B	MATURE HEIGHT: 25-40' GROWTH RATE: SLOW
CK2	CK2	2	CORNUS KOUSA KOUASA DOGWOOD	2.5" CAL	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: SLOW / MODERATE
CO	CO	3	COTINUS OBOVATUS AMERICAN SMOKE TREE	2.5" CAL	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: SLOW / MODERATE
MV	MV	3	MAGNOLIA VIRGINIANA 'JNB' TM EMERALD TOWER SWEETBAY MAGNOLIA	2.5" CAL	B+B	MATURE HEIGHT: 15-25' GROWTH RATE: MODERATE
MX	MX	4	MAGNOLIA X 'JANE' JANE MAGNOLIA	8-10'; MULTI-STEM	B+B	MATURE HEIGHT: 10-15' GROWTH RATE: MODERATE
NS	NS	7	NYSSA SYLVATICA 'DAVID ODOM' TM AFTERBURNER TUPELO	2.5" CAL	B+B	MATURE HEIGHT: 25-50' GROWTH RATE: SLOW

- LANDSCAPE LEGEND**
- 1. PERENNIALS / SHRUB PLANTING AREA
WILL CONSIST OF A MIX OF 60% PERENNIALS AND ORNAMENTAL GRASSES AT A SIZE OF 1-GALLON. 40% TO BE SMALLER SHRUBS. ALL PLANT MATERIAL TO MEET ANSI STANDARDS
 - 2. LAWN / SOD
 - 3. BIORETENTION LANDSCAPE
ALL PLANT MATERIAL TO MEET MSD STANDARDS AND APPROVED PLANT LIST

- LANDSCAPE NOTES**
1. TREE CATEGORIES: A MINIMUM OF 20% OF TREES SHALL COME FROM THREE CATEGORIES (DECIDUOUS, EVERGREEN, AND ORNAMENTAL)
 2. STREET TREES: 1,074 LF @ SPIRIT OF ST. LOUIS BLVD REQUIRING 23 TREES AT 2.5 CALIPER. 23 TREES ARE PROPOSED

NOT FOR CONSTRUCTION



ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
GENERAL CONTRACTOR
LANDSCAPE ARCHITECT

TRI ARCHITECTS
SSC ENGINEERING
STOCK & ASSOCIATES
BRINKMANN CONSTRUCTORS
DG2 DESIGN



SPIRIT HOTEL
CHESTERFIELD, MISSOURI

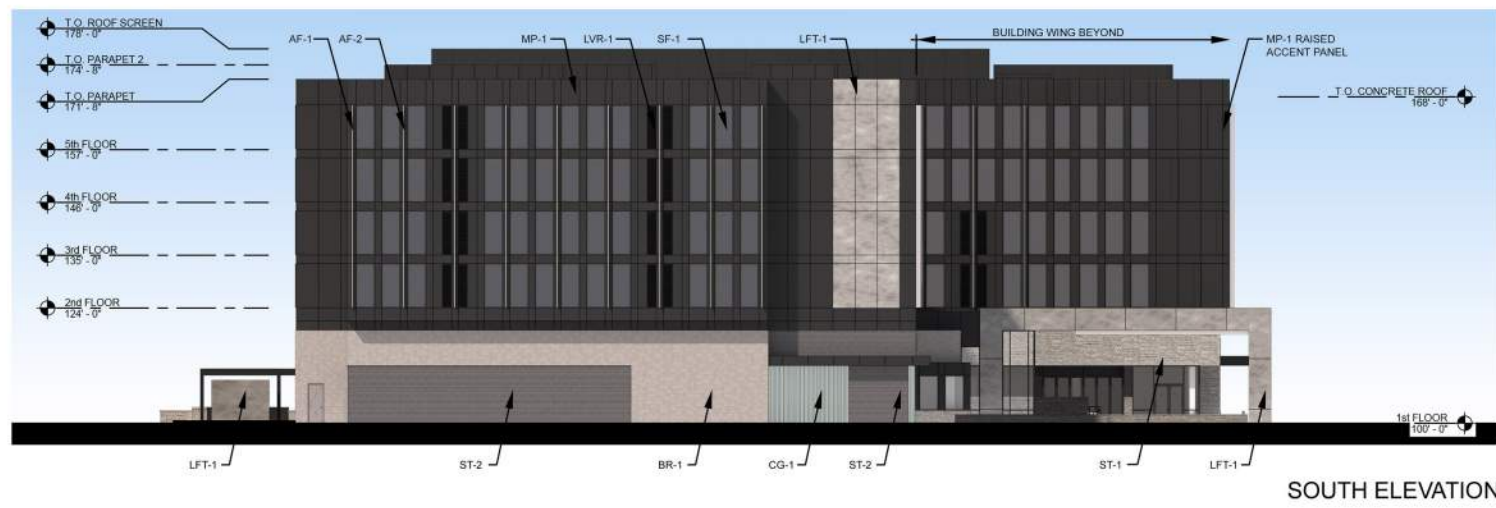


DATE: 12-19-2022

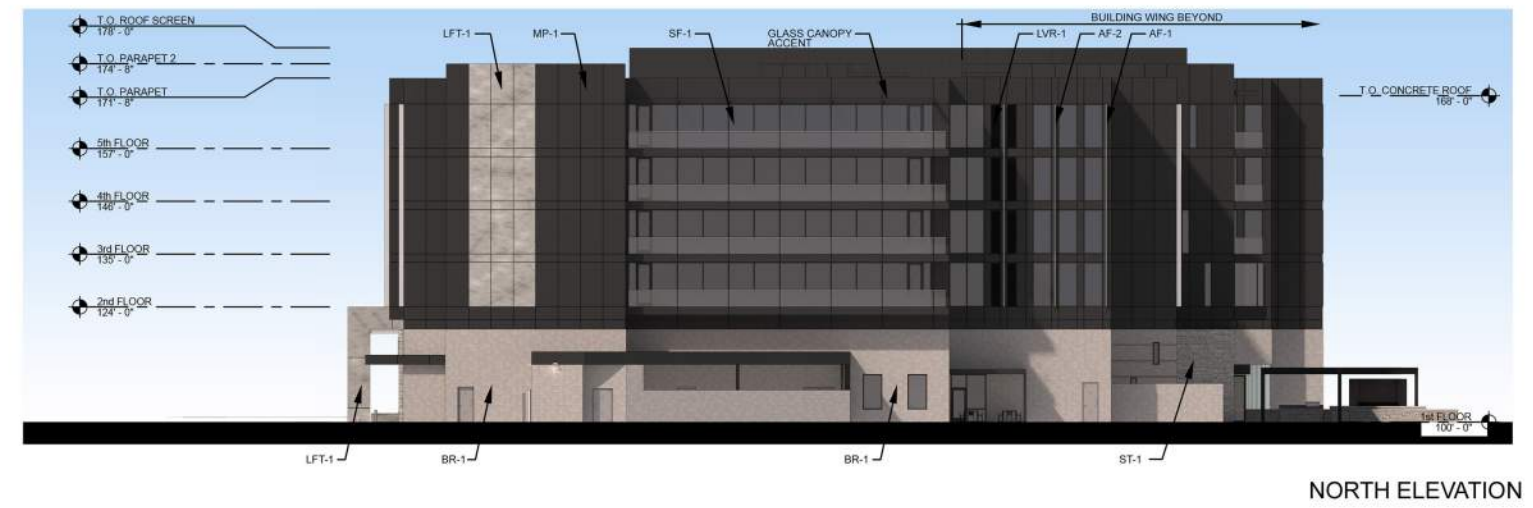
REVISIONS

DWG BY: Author
TR,i PROJECT NO.: 21-051
SHEET NO.:

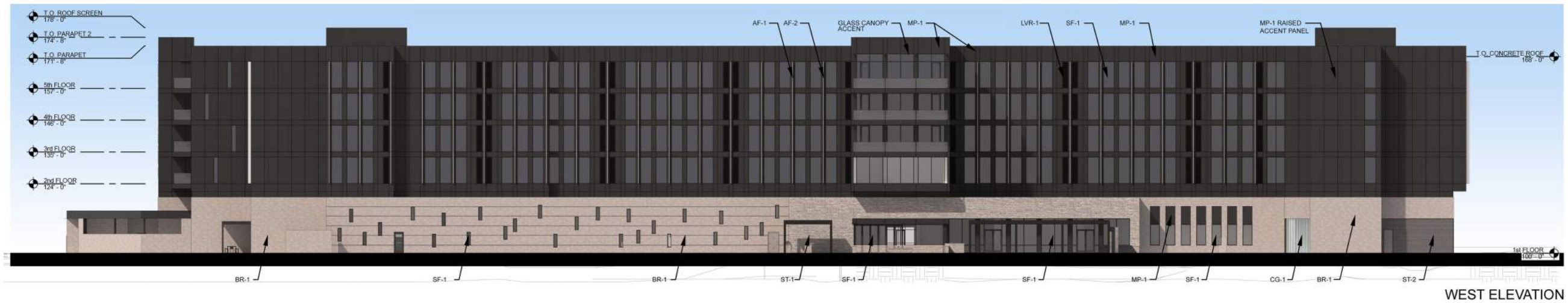
L-100
Landscape Plan



SOUTH ELEVATION



NORTH ELEVATION



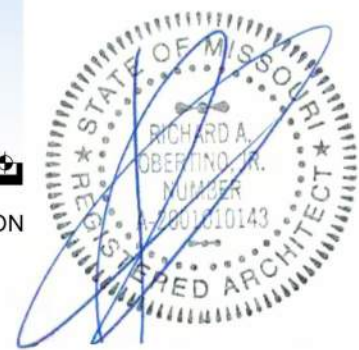
WEST ELEVATION



EAST ELEVATION

EXTERIOR MATERIAL LIST		
CODE	MATERIAL	COLOR / TYPE
AF-1	ALUMINUM	ALUMINUM FIN, COLOR: SILVER METALLIC
AF-2	ALUMINUM	ALUMINUM FIN, COLOR: SILVER METALLIC; W/ LINEAR WHITE LED STATIC LIGHT WITH NO CHANGE IN COLOR, LIGHT HEIGHT: VARIES BETWEEN 24" & 36" @ 4" P.P.
BR-1	BRICK	MANSION, INTERGRADE, COLOR: FRODO, TEXTURE: WAVE DOT SIZE MODULAR
CG-1	CHANNEL GLASS	MANSION, PEKINGTON SERIES, PROFILE
LFT-1	LARGE FORMAT TILE	MANSION, BERTON, COLOR: SONE
LVR-1	COVER	ARCHITECTURAL COVER, COLOR: CHARCOAL GRAY TO MATCH MP-1
MP-1	COMPOSITE METAL PANEL	MANSION, ALPOLIC, SERIES: 200R, COLOR: M79MT CHARCOAL GRAY (S&S)
SF-1	STOREFRONT	ALUMINUM STOREFRONT SYSTEM W/ CLEAR INSULATED GLASS W/ LOW-E COATING, COLOR: CHARCOAL GRAY TO MATCH MP-1
ST-1	NATURAL STONE	MANSION, MASON MADE, TYPE: PEPPERIDGE VEIN CUT DIMENSIONAL, TEXTURE: SPAT-FACE
ST-2	NATURAL STONE	MANSION, MASON MADE, TYPE: ALTO DIMENSIONAL, TEXTURE: SMOOTH
WS-1	WOOD SING	MANSION, THEROPY, SERIES: S&TS SPRUCE GLASSING, COLOR: BLACK

BUILDING ELEVATIONS



SPIRIT HOTEL and SPA