

Architectural Review Board Staff Report

Meeting Date: July 13th, 2023

From: Alyssa Ahner, Planner

Location: 17455 N. Outer 40 Rd.

Description: Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center)
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for a 5.24-acre tract of land located north of N. Outer 40 Rd and east of Boone's Crossing.

PROPOSAL SUMMARY

PGAL, on behalf of Indigo Auto Group, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for a proposed automobile service center.

HISTORY OF SUBJECT SITE

Pre-1988: Subject site zoned "NU" Non-Urban.

2001: Subject site rezoned from "NU" Non-Urban to "PI" Planned Industrial under Ordinance 1790.

2004: Subject site rezoned from "PI" Planned Industrial to a new "PI" Planned Industrial District under [Ordinance 2055](#).

2018: Subject Site rezoned from "PI" Planned Industrial to a new "PI" Planned Industrial district under current governing [Ordinance 2988](#).



Figure 1: Subject Site

STAFF ANALYSIS

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

General Requirements for Site Design are further broken down into the following categories:

- Site Relationship
- Circulation and Access
- Topography and Parking
- Retaining Walls

General Requirements for Building Design are further broken down into the following categories:

- Scale
- Design
- Materials and Color
- Landscape Design and Screening
- Signage
- Lighting

The UDC also includes specific site and building design criteria for Auto Service and Fuel Stations as shown in *Figure 2* below:

| | Access | Exterior Elements | Landscaping and Screening | Scale | Site Design |
|--------------------------------|--|--|--|--|---|
| Auto Service and Fuel Stations | See "General Requirements for Building Design" Section 405.04.010(D) of this Article | Provide a structural or strong design element to anchor corner stores. Create building(s) designs compatible with surrounding developments. Use of prefabricated or pre-designed buildings is discouraged. If used, adapt the design so as to be compatible with adjacent development. | Provide landscaping and/or pathways in an alternate paving material to break up expanses of pavement and/or asphalt. Screen or architecturally incorporate tank vents into the design. | Design prefabricated or pre-designed buildings, if used, so as to have a scale and proportions compatible with adjacent development. | Avoid multiple structures on the site Situating car wash openings away from the street |

Figure 2: Specific Site and Building Design

A. Site Relationships

The subject site is surrounded by vacant undeveloped land to the north which also contains a permanent levee easement. The vacant undeveloped land is zoned "AG" Agriculture and "NU" Non-Urban. The properties to the east and west of the subject site are zoned "PI" Planned Industrial and features a mixture of storage, office, and warehouse uses. Interstate 64 is located just south of the property.

B. Circulation and Access

There are two existing established cross-access easements for the subject site as shown in red in *Figure 3*. There is one on the eastern side of the site which shares access with the McBride Homes office space and the second one is on the western side of the site which shares access with a public storage facility.

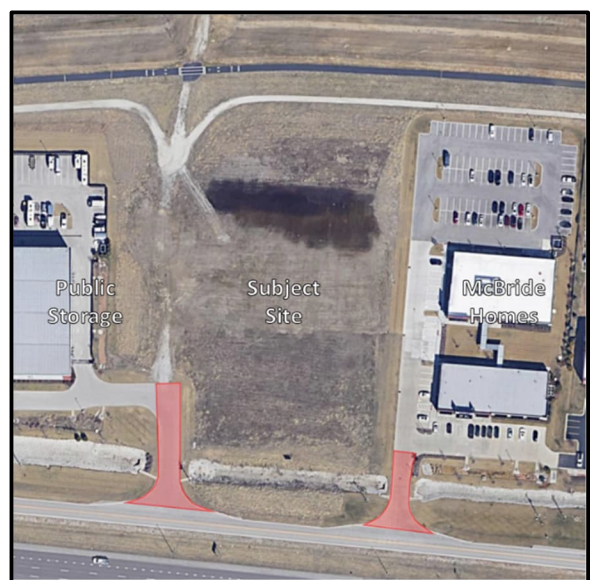


Figure 3: Cross-access locations

C. Topography

The site is generally flat. There is a drainage channel along the southern boundary creating a dip in the grade while the Levee trail to the north creates an increase in the grade. These are between 5-10 feet in grade changes.

D. Scale

The building is proposed as a two-story design with a maximum height of twenty-four (24) feet. The building to the east (McBride Homes) is roughly twenty-five (25 feet) tall and the building to the west (Public Storage) reaches forty (40) feet at the lower parapet.

E. Materials & Design

The building is mainly comprised of aluminum composite metal panels in a dark grey and a glass façade with a frameless glazing system. The remainder of the building is proposed as pre-cast concrete in a similar color to the metal panels. The rendered elevation seen in *Figure 4* is the view that will be most prominent from Interstate 64.



Figure 4: Rendered south elevation

F. Landscape Design and Screening

The subject site requires a thirty (30) foot landscape buffer along N. Outer 40 Rd. The applicant has provided a mixture of landscaping and street trees where allowed along the southern drainage channel. A series of nine (9) evergreen trees are proposed along the eastern property boundary to screen the automobile service entry from view as shown in the rendered east elevation in *Figure 5*.

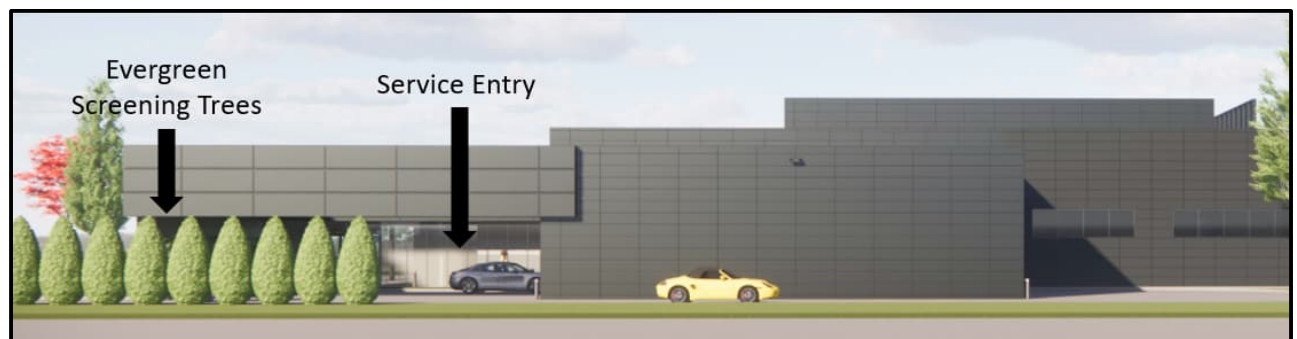


Figure 5: Rendered east elevation

Trees are also provided in the parking lot islands throughout a majority of the site. There aren't any trees proposed in the islands in the rear of the site due to the restrictions of the seepage berm, however, the rear of the site is proposed as being fenced off from the general public. This fenced area will be designated for the fleet of loaner cars to be utilized while customers receive repairs on their vehicles. The fencing is proposed as a black chain link fence with black factory inserted slats. This is similar to the fencing utilized to the west of the subject site. The black outline in *Figure 6* depicts the general location of the fence.

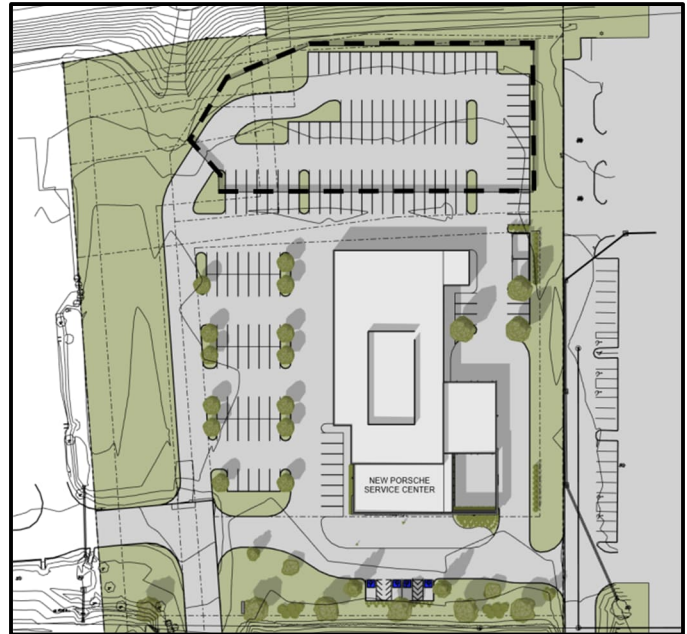


Figure 6: Location of fence

A trash enclosure is proposed along the eastern property boundary and will utilize a similar concrete style and color of the main building. The trash enclosure area will also be surrounded by a mixture of evergreen trees to provide year-round screening.

Roof top equipment is proposed towards the middle of the building and will be screened by corrugated metal paneling as depicted in the Applicant's packet.

G. Lighting

There are thirteen (13) lighting standards proposed around and throughout the site in addition to wall packs provided on the building. The lighting cutsheets may be found in the Applicant's packet. No specialty lighting is proposed for the site.

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 Architectural Review Board will be included in Staff's report to the Planning Commission.

Staff requests review on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center).

MOTION

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

"I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal

INDIGO AUTOGROUP
CHESTERFIELD PORSCHE SERVICE CENTER

JULY 13, 2023

GENERAL REQUIREMENTS FOR SITE DESIGN:

SITE RELATIONSHIP

- › The proposed project building and site design respond to the built context with a similar easement for drainage and landscape, parking and building set back. The building scale is appropriately sized to fit within the larger context of the area. The building will face south towards N Outer 40 Rd.

CIRCULATION SYSTEM AND ACCESS

- › The site is accessed by two existing entrances shared between 17401 North Outer 40 RD- McBride Homes to the east and 17481 North Outer 40 Rd - Public Storage to the west. The primary ingress and egress being the western entrance shared with Public Storage. New cross access easements across the front will maintain connectivity to the properties to the east and west, additional cross access easement along the west drive will be dedicated to continue Monarch Chesterfield Levee District access to the Levee. Easements will be dedicated as part of the site improvement plan process. Twenty-Six (26.0) wide drives are proposed adjacent to the building for Fire Apparatus Access. Proposed parking is predominately located north (rear) and east/west (side) of the service center, with Accessible parking south (in front) of the building.

TOPOGRAPHY

- › The Site slopes from north to south, the high point being the Monarch Chesterfield Levee/Multi Use Pedestrian and Bike Trail sheet flowing to the Chesterfield Valley Stormwater Master Channel along the southern portion of the Site. The proposed improvements will maintain this drainage pattern through BMP's (grass channels along the east and west, and bioretention basins north of the Master Channel) and storm sewer system that are tributary to the Master Channel.

RETAINING WALLS

- › None are proposed.

GENERAL REQUIREMENTS FOR BUILDING DESIGN:

SCALE

- › The building front facade size and height is consistent with the surrounding built context of the area. The parking and setbacks of the structure are complementary to neighboring properties.

DESIGN

- › Inspired by Porsche's vehicle design, the sleek and dynamic exterior creates a strong presence and powerful appearance at the entrance. The opaque facade seems to float above the glass curtain beneath and implies speed through it's horizontally aligned and proportioned panels. The facade panels evoke a sense of linearity and acceleration. The facade of the customer area is designed as transparent glass curtain which allows and welcomes views into the world of the porsche and the eye-catching displays inside.
- › The building serves as a maintenance facility hub meeting the needs of vehicle owners in the area - no longer requiring them to drive into St. Louis for service. The customer waiting area will consist of a cafe space, light retail, porsche displays and employee offices. This facility is for standard service procedures, no autobody repairs or wrecked cars will be serviced here.
- › Porsche and the Indigo Autogroup are committed to sustainability, this facility will be a LEED certified project.

MATERIALS AND COLOR

- › The south facade building materials consist of aluminum composite metals panels and glass. The proposed color meets the Porsche standard dark-grey for a facility of this nature. The glass facade is a high quality frameless glazing system. The overhead doors will match the building facade and extend the visibility into the drop-off area.
- › The remaining facades consist of metal panel at the front customer area of the building and pre-cast concrete colored to match on the shop portion of the building with reveals similar to the metal panel facades. Rooftop equipment will be obscured with a color matching corrugated metal panel screen.

LANDSCAPE DESIGN, SCREENING AND FENCING

- › The proposed landscape provides required street trees and a landscape buffer along North Outer 40 Road. Shrubs and groundcover enhance the monument sign at the entry drive. Evergreen trees are provided to screen the trash enclosure area and parking lot trees are provided at all of the landscape islands except where the Monarch Levee District seepage berm exists.
- › The exterior trash and parts reclaim are screened with a dark-grey smooth faced CMU block, selected to match the styling of the building facade. Landscaping is provided to help soften these walls.
- › Proposed site fencing is set back far into the site so it is a secondary element. The fence is black chainlink with black vinyl inserts to screen vehicles and storage in the back of house areas as well as provide security for the facility.



SITE CONTEXT



INDIGO AUTOGROUP
CHESTERFIELD PORSCHE SERVICE CENTER

ARCHITECTURE REVIEW BOARD | JULY 13, 2023



SITE CONTEXT



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SITE STREET VIEW



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PUBLIC STORAGE



MCBRIDE HOMES



LAMBORGHINI DEALERSHIP



JAGUAR | LAND ROVER DEALERSHIP

NEIGHBORING BUILDINGS



INDIGO AUTOGROUP
CHESTERFIELD PORSCHE SERVICE CENTER

ARCHITECTURE REVIEW BOARD | JULY 13, 2023

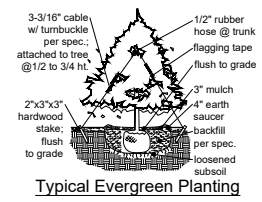
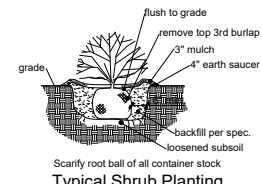
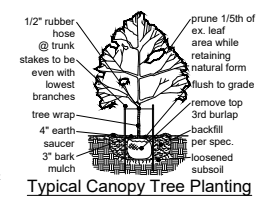
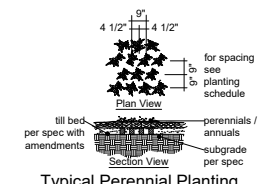
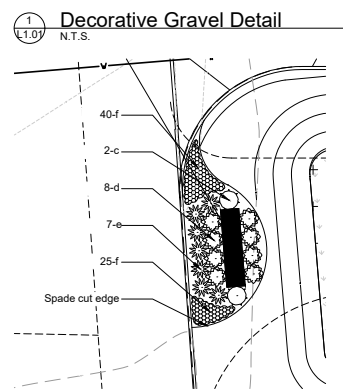
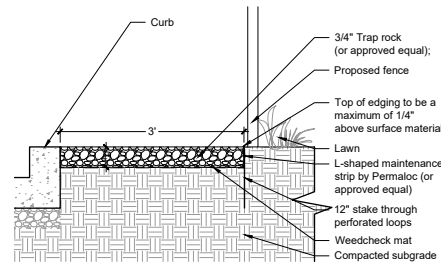
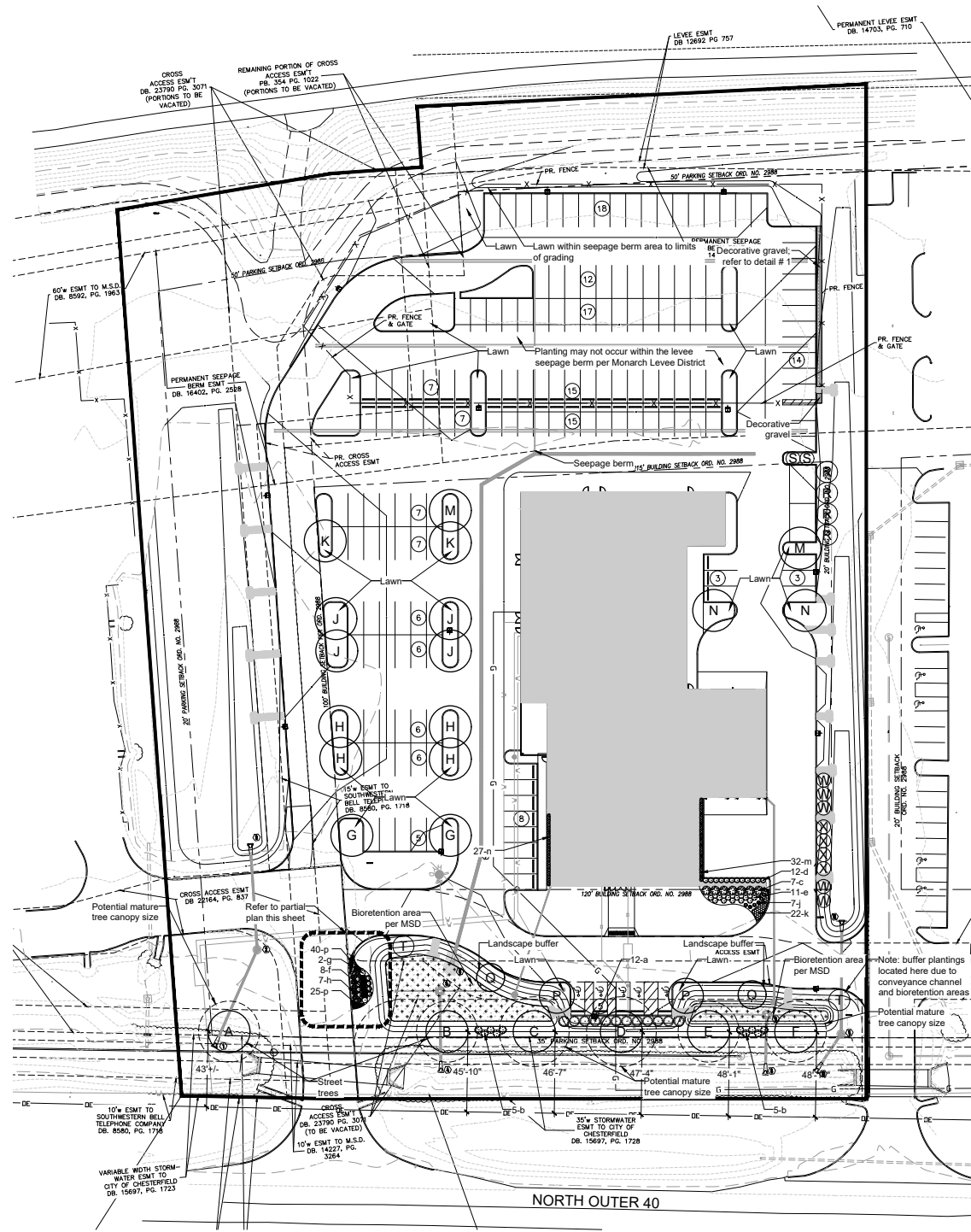


ARCHITECTURAL COLORED SITEPLAN WITH CONTOURS



INDIGO AUTOGROUP
CHESTERFIELD PORSCHE SERVICE CENTER

ARCHITECTURE REVIEW BOARD | JULY 13, 2023

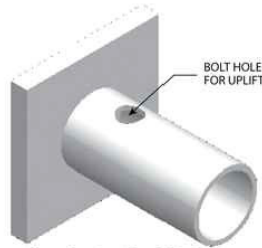


- General Notes:**
- 1) All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
 - 2) No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.
 - 3) No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.
 - 4) No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.

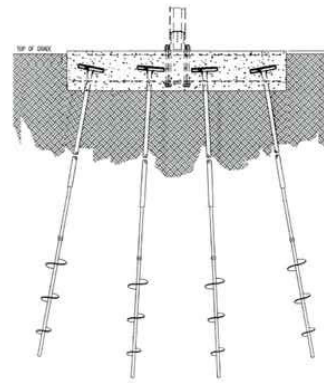
- Landscape Notes:**
- 1) Lawn areas shall be turf-type Tall Fescue Grass; All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket
 - 2) Provide topsoil in all disturbed lawn areas at 6" depth
 - 3) Provide soil mix in all shrub beds at 6" depth
 - 4) All mulch to be double ground bark mulch
 - 5) Bed edges to be spade cut
 - 6) Provide underground irrigation system; zone lawns independent of shrub beds
 - 7) Contractor to provide design-build irrigation drawings for review by Landscape Architect
 - 8) Refer to detail # 1 for decorative gravel specifications.

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | SUBGROWTH RATE | SLOWGROW RATE | NATURAL REDUCED PROPORTION (%) |
|--------------------------------------|----------|--|--------------------------------|-----------|---------|----------------|--------------------------------------|--------------------------------|
| DECIDUOUS (STREET) TREES | | | | | | | | |
| A | 1 | <i>Acer x freemanii</i> 'Celzam' | Celebration Maple | 2.5" cal. | B&B | Lg/M-Fast | | 45+ |
| B | 1 | <i>Acer rubrum</i> 'Sun Valley' | Sun Valley Maple | 2.5" cal. | B&B | Lg/Fast | | 45+ |
| C | 1 | <i>Acer x freemanii</i> 'DTR 102' | Autumn Fantasy Maple | 2.5" cal. | B&B | Lg/M-Fast | | 45+ |
| D | 1 | <i>Acer x freemanii</i> 'Jeffersred' | Autumn Blaze Maple | 2.5" cal. | B&B | Lg/M-Fast | | 45+ |
| E | 1 | <i>Acer rubrum</i> 'Frankford' | Red Sunset Maple | 2.5" cal. | B&B | Lg/Fast | | 45+ |
| F | 1 | <i>Acer rubrum</i> 'October Glory' | October Glory Maple | 2.5" cal. | B&B | Lg/Fast | | 45+ |
| DECIDUOUS (PARKING LOT) TREES | | | | | | | | |
| G | 2 | <i>Ginkgo biloba</i> 'Princeton Sentry' | Princeton Sentry Ginkgo | 2.5" cal. | B&B | Med/Slow-M | 4.6 % | 40 |
| H | 4 | <i>Ginkgo biloba</i> 'Autumn Gold' | Autumn Gold Ginkgo | 2.5" cal. | B&B | Lg/Slow-M | 9.3 % | 45 |
| J | 4 | <i>Carpinus betulus</i> 'Fastigiata' | Pyramidal European Hornbeam | 2.5" cal. | B&B | Med/Slow-M | 9.3 % | 35 |
| K | 2 | <i>Carpinus betulus</i> 'Frans Fontaine' | Frans Fontaine Hornbeam | 2.5" cal. | B&B | Med/Slow-M | 4.6 % | 35 |
| M | 2 | <i>Carpinus caroliniana</i> | American Hornbeam | 2.5" cal. | B&B | Small/Med | 4.6 % | 25 |
| N | 2 | <i>Tilia cordata</i> 'Greenspire' | Greenspire Linden | 2.5" cal. | B&B | Lg/Slow-M | 4.6 % | 40 |
| EVERGREEN (PARKING LOT) TREES | | | | | | | | |
| R | 4 | <i>Thuja</i> 'Green Giant' | Green Giant Arborvitae | 6" h. | B&B | Lg/Fast | | 45 |
| S | 2 | <i>Juniperus chinensis</i> 'Blue Point' | Blue Point Juniper | 6" h. | B&B | Med/Med | 4.6 % | 12 |
| DECIDUOUS (BUFFER) TREES | | | | | | | | |
| P | 2 | <i>Zelkova serrata</i> 'Musashino' | Musashino Columnar Zelkova | 2.5" cal. | B&B | Med/Fast | | 24 |
| Q | 2 | <i>Syringa reticulata</i> 'Ivory Silk' | Ivory Silk Japanese Tree Lilac | 2.5" cal. | B&B | Small/Med | 4.6 % | 20 |
| EVERGREEN (BUFFER) TREES | | | | | | | | |
| T | 2 | <i>Ilex opaca</i> | American Holly | 6" h. | B&B | Lg/Slow | 4.6 % | 30 |
| EVERGREEN (SCREENING) TREES | | | | | | | | |
| W | 5 | <i>Juniperus scopulorum</i> 'Moonglow' | Moonglow Juniper | 6" h. | B&B | Med/Med | 11.6 % | 20 |
| X | 4 | <i>Juniperus chinensis</i> 'Blue Point' | Blue Point Juniper | 6" h. | B&B | Med/Med | 9.3 % | 12 |
| | | | | | | | Slow-Medium Growth Rate Total | 71.7 % |

| SYMBOL | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|--|----------|---|--------------------------------------|---------|----------------------------|
| PLANTING SCHEDULE | | | | | |
| SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER | | | | | |
| a | 12 | <i>Juniperus virginiana</i> 'Grey Owl' | Grey Owl Juniper | 18" | 72" o.c. |
| b | 10 | <i>Thuja occidentalis</i> 'Hetz Mid' | Hetz Mini Arborvitae | 18" | 48" o.c. |
| c | 7 | <i>Cornus stolonifera</i> 'SMNCSBD' | Arctic Fire Yellow Red-Osier Dogwood | 18" | 60" o.c. |
| d | 12 | <i>Rhamnus frangula</i> 'SMNRFBT' | Fine Line Improved Buckthorn | 18" | 36" o.c. |
| e | 11 | <i>Spiraea media</i> 'SMSMBK' | Double Play Blue Kazoo Spiraea | 18" | 36" o.c. |
| f | 8 | <i>Hypericum kalmianum</i> 'Deppe' | Sunny Boulevard St. John's Wort | 18" | 36" o.c. |
| g | 2 | <i>Panicum virgatum</i> 'Northwind' | Northwind Switchgrass | 1 gal. | 36" o.c. |
| h | 7 | <i>Juniperus horizontalis</i> 'Blue Chip' | Blue Chip Juniper | 1 gal. | 36" o.c. |
| j | 7 | <i>Coreopsis verticillata</i> 'Moonbeam' | Moonbeam Coreopsis | 1 qt. | 32" o.c. |
| k | 22 | <i>Stachys byzantina</i> 'Silver Carpet' | Silver Carpet Lamb's Ear | 1 qt. | 18" o.c. |
| m | 32 | <i>Hedera helix</i> | English Ivy | 1 qt. | 18" o.c. |
| n | 27 | <i>Iberis sempervirens</i> | Candytuft | 1 qt. | 18" o.c. |
| p | 65 | <i>Sedum kamtschaticum</i> | Orange Stonecrop | 2" c.p. | 12" o.c. |
| | | | | | 292 s.f. Decorative gravel |
| | | | | | Decorative gravel |
| | | | | | 4" deep |



New Construction Pile Cap for Compression and Uplift



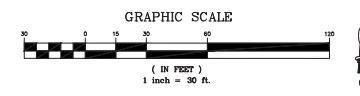
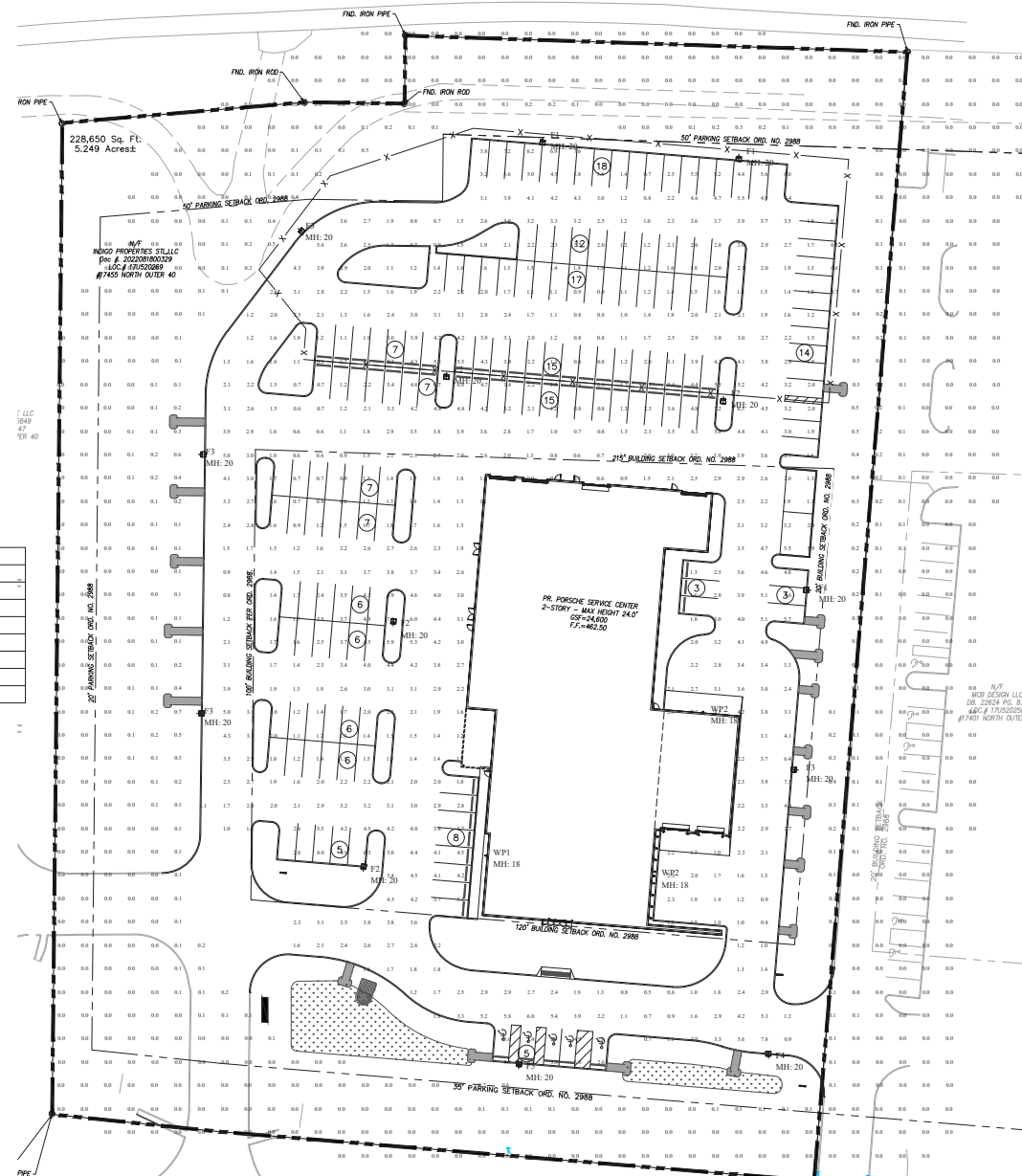
NOTE:

PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET. POLE FIXTURES MOUNTED AT 20' INCLUDING BASE LIGHT LEVELS CALCULATED ON THE GROUND

| Calculation Summary | Calc Type | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| SITE | ILLUMINANCE | Fc | 2.61 | 7.8 | 0.5 | 5.2 | 15.6 |
| SPILL LIGHT | ILLUMINANCE | Fc | 0.04 | 0.7 | 0.0 | N.A. | N.A. |

| Symbol | Qty | Label | Arrangement | LLF | Lum. Watts | Total Watts | Description |
|--------|-----|-------|-------------|-------|------------|-------------|--------------------------|
| ⊕ | 3 | F1 | Single | 1.000 | 213 | 639 | GALN-SA4C-740-U-T4FT-HSS |
| ⊕ | 4 | F2 | Single | 1.000 | 269 | 1076 | GALN-SA5C-740-U-5WQ |
| ⊕ | 4 | F3 | Single | 1.000 | 108 | 432 | GALN-SA2C-740-U-SL3 |
| ⊕ | 1 | F4 | Single | 1.000 | 108 | 108 | GALN-SA2C-740-U-SLL |
| ⊕ | 1 | F5 | Single | 1.000 | 213 | 213 | GALN-SA4C-740-U-T4W-HSS |
| ⊕ | 1 | WP1 | Single | 1.000 | 59 | 59 | GWC-SA1C-740-U-T3 |
| ⊕ | 2 | WP2 | Single | 1.000 | 59 | 118 | GWC-SA1C-740-U-T4FT |

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGE IN MOUNTING HEIGHT OR LAMP TYPE, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.



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STATE OF MISSOURI
 GEORGE M. STOCK
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00096
 EXPIRES: 06/23/23

| REVISIONS: |
|--------------------|
| 1. 2023-06-12 CITY |

| | |
|-----------------------|--------------|
| DRAWN BY: | CHECKED BY: |
| DATE: | JOB NO.: |
| SCALE: | BASE MAP #: |
| S.L.C. NET #: | HRT SURV. #: |
| WATER #: | |
| SHEET TITLE: | |
| SITE PHOTOMETRIC PLAN | |
| SHEET NO.: | |
| SDSP-2.0 | |



McGraw-Edison GWC Galleon Wall

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

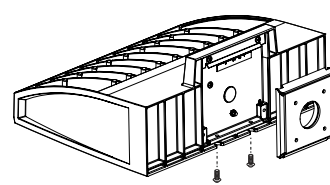
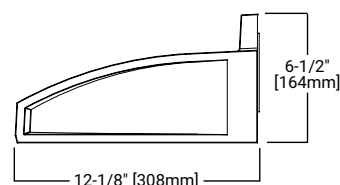
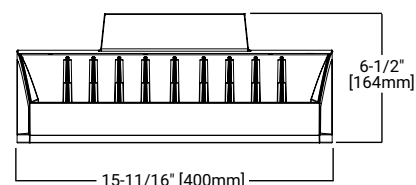
- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

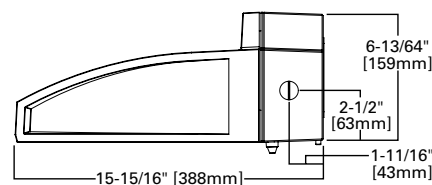
- Choice of thirteen high-efficiency, patented AccuLED Optics
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details

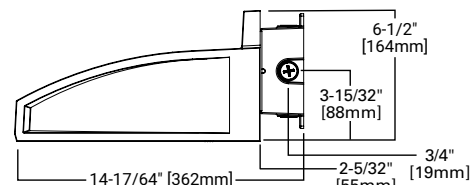
Net Weight: 17.0 lbs (7.7 kgs)



GWC with CBP option installed
(Thru-Branch Back Box accessory MA1059XX)



GWC with accessory BB/GWCXX Back Box installed



McGraw-Edison GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

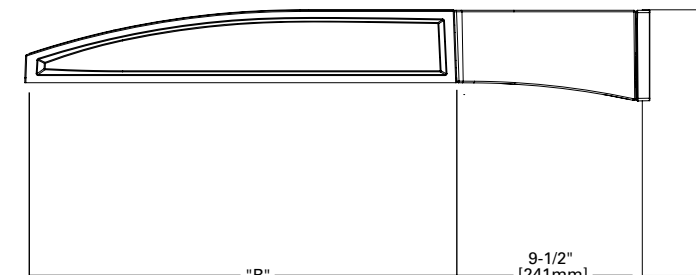
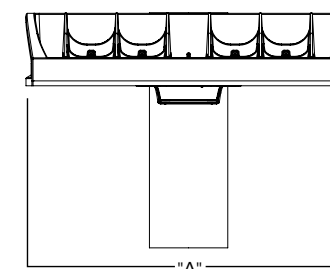
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

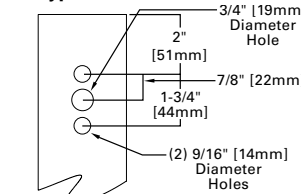
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Arm

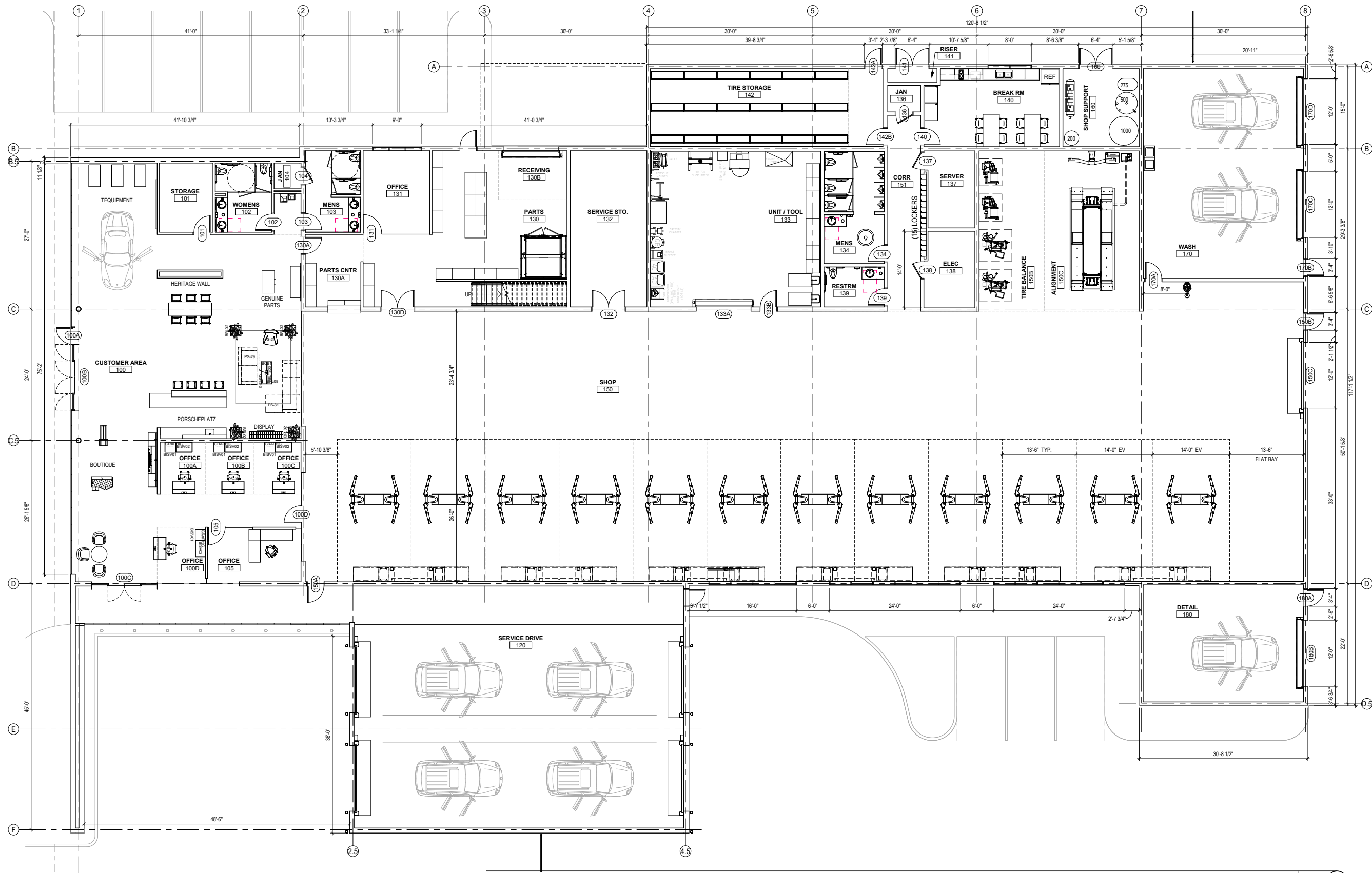


Pole Drilling Patterns Type "N"

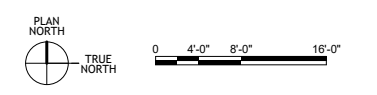


| Number of Light Squares | Width "A" | Housing Length "B" | Weight with Standard or QM Arm | EPA with Standard or QM Arm |
|-------------------------|-----------|--------------------|--------------------------------|-----------------------------|
| 1-4 | 16" | 22" | 29 lb | 0.95 |
| 5-6 | 22" | 22" | 39 lb | 0.95 |
| 7-9 | 22" | 28-1/8" | 48 lb | 1.1 |

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.



FIRST FLOOR PLAN | 1/8" = 1'-0" 1

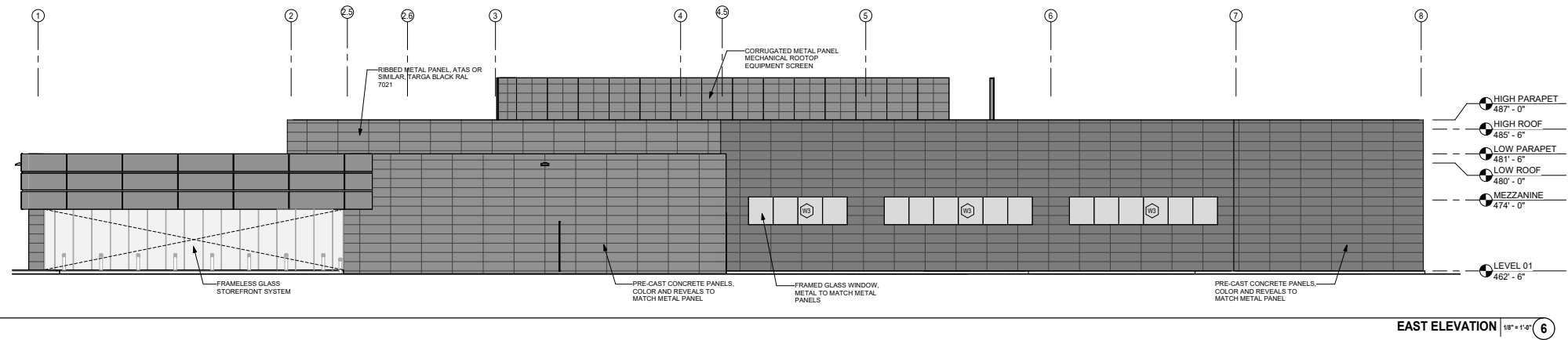


OVERALL FLOOR PLAN

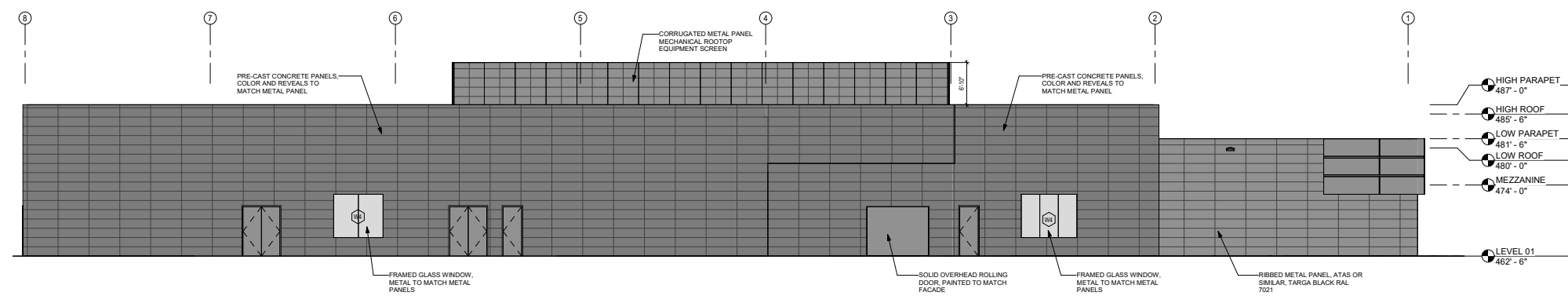


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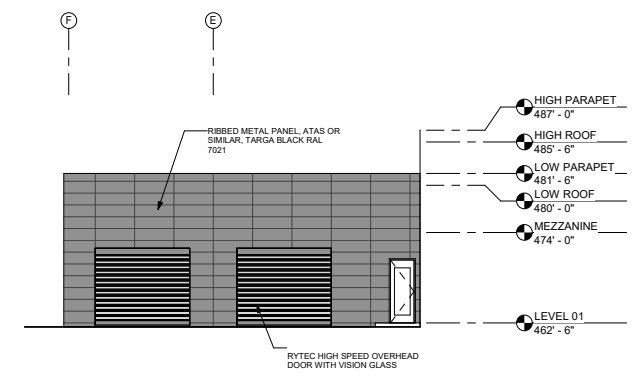
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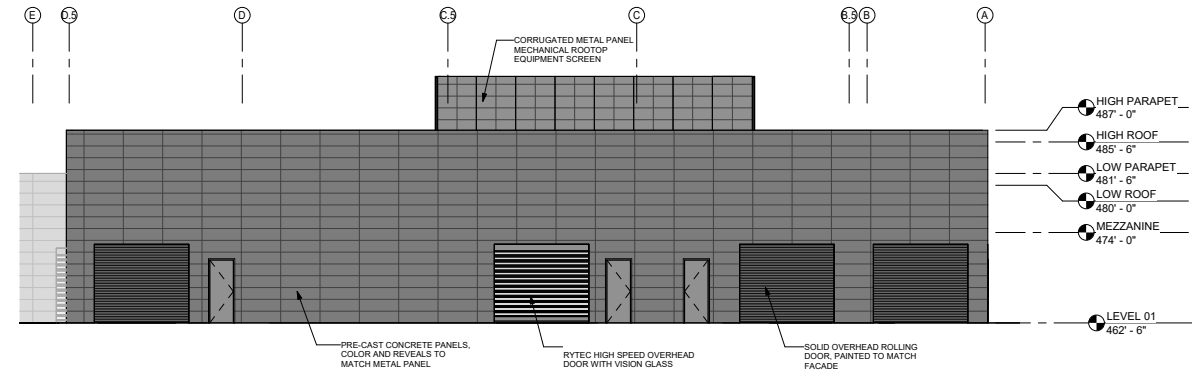
EAST ELEVATION | 18" x 12" | 6



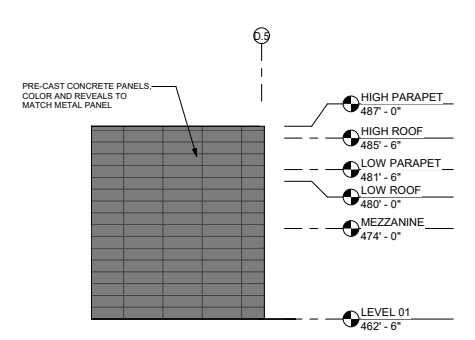
WEST ELEVATION | 18" x 12" | 5



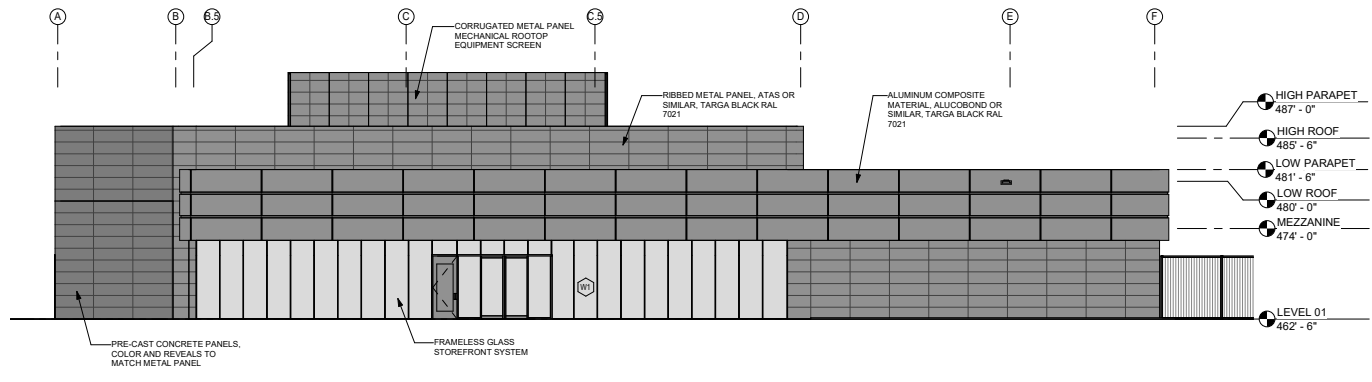
NORTH ELEVATION - PARTIAL | 18" x 12" | 4



NORTH ELEVATION | 18" x 12" | 3



SOUTH ELEVATION - PARTIAL | 18" x 12" | 2



SOUTH ELEVATION | 18" x 12" | 1



PERSPECTIVE - SOUTH APPROACH



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PERSPECTIVE - SOUTH APPROACH



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PERSPECTIVE - SOUTH APPROACH

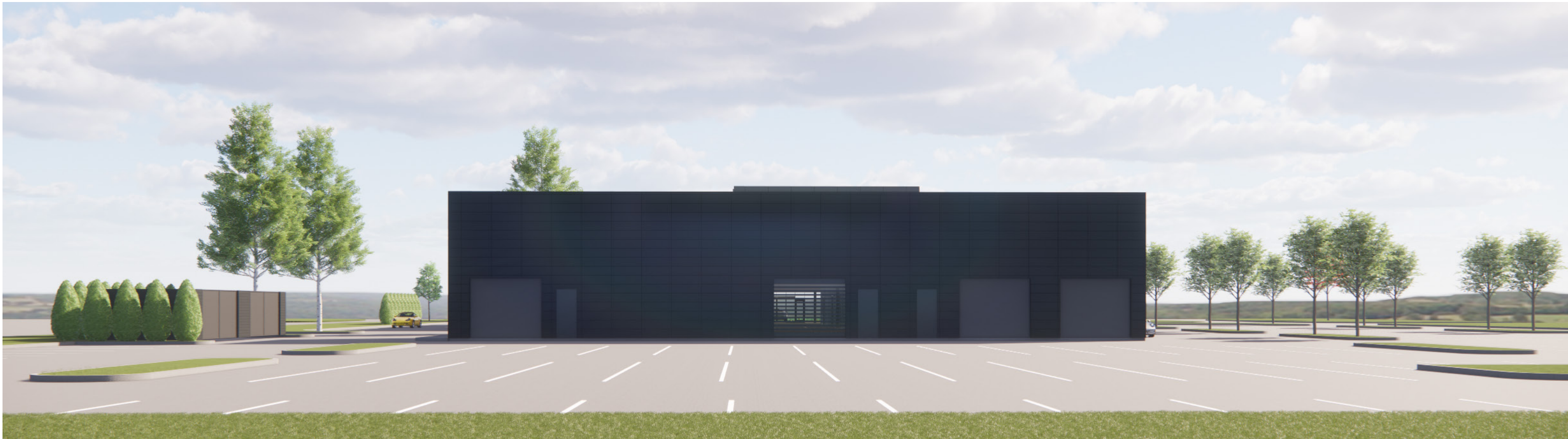


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SOUTH ELEVATION



NORTH ELEVATION - PERIMETER FENCE HIDDEN FOR CLARITY

RENDERED ELEVATIONS



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WEST ELEVATION



EAST ELEVATION

RENDERED ELEVATIONS



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Sustainability Design

A sustainable Porsche Center is one that can thrive despite environmental challenges. Porsche can take advantage of the current breakthroughs in sustainable building design to effectively handle energy, water, and waste. This is a chance to be on the cutting-edge of eco-friendliness, utilizing multi-use spaces, and creating healthy indoor environments. The attributes for which Porsche vehicles are renowned – future-proof, aspirational, economically sound, and resilient – also describe the architecture.

Future-Proof

Designed for flexibility and adaptability for agile response to change

Adaptability is design with the future in mind. How will a Porsche Center be used in 10 years? What design decisions can we make today that will maintain a state of readiness? How will Porsche, as a building user, change over time? The open plan spaces of Porsche Centers are well-suited to future adaptations. Spaces should be designed for multiple uses with minimal changes (if any) to the building installations. The new Porsche Center concept achieves this with a modular design and a catalog of functional options that are easily swapped in/out for changing cultural and local needs and requirements.

Contextually Appropriate

Increased utilization of building space and time

One way to effectively reduce the building's environmental costs is to use the building more, to give it more functionality. This is a major part of the new Porsche Center concept: offering a wide variety of module options that unlock its potential as a brand destination. Events, culture, lounges, concept store, spa, and fitness room all take the Porsche Center concept beyond being a showroom and service center. All these auxiliary functions add to the utility of the building, and the more time people spend using the building, the lower its environmental footprint.

People-Centric

Designed for the health and well-being of employees and customers

Taking an active interest in the health and well-being of employees and customers, encouraging customers to make a societal impact by leading by example, and personalizing experiences are key factors in achieving customer and employee satisfaction. The new Porsche Center concept uses modularity and a variety of functions to create a changing and stimulating experience for both customers and staff. In these designs, materials are selected keeping in mind their effect on the indoor environment based on the contemporary trends in healthy materials.

Environmentally Responsible

Ambitious environmental targets that go beyond what's expected

The last few years have seen a prominent shift in ambitions when it comes to environmental targets in sustainable design. Buildings that aim to reduce impact are being superseded by those that aspire to have a neutral – or even positive – impact on the environment. In 2017, the World Green Building Council (WGBC) launched its Advancing Net Zero program, which promotes and supports the acceleration of net zero carbon buildings to 100% by 2050. How can we respond to these trends? Porsche Centers offer excellent opportunities to integrate renewable energy technologies, and this makes them ideally suited to challenging the established CO2 and energy targets in their respective local markets. This can also be extended beyond energy with water, waste, and operational targets that exceed the established norms.

Fields of Action

Porsche is committed to reducing its environmental impact across the entire value chain. With the implementation of its "Center Sustainability Initiative", Porsche encourages its global branches to plan, construct, and operate environmentally sustainable Porsche Centers.



Sustainable Sites

Sustainable sites take the vital relationships between the building and its surrounding ecosystems seriously. They focus on appropriate site selection and building integration as essential factors for a sustainable project.

Water Efficiency

Water efficiency takes a holistic look at the conservation and creative use of water, one of our most precious resources. It focuses both on water efficiency and on using the right water in the right places, e.g., the use of non-potable or alternative water sources where appropriate.

Energy and Atmosphere

Our continued reliance on non-renewable energy sources contributes heavily to the degradation of the environment, with buildings accounting for 40% of the world's energy consumption. Design strategies can reduce energy use, achieve greater efficiency, and increase the use of renewable resources.

Materials and Resources

A central idea in sustainability is the responsible and careful use of materials and resources. This takes the building's entire life cycle into account – from construction, to use, and end of life – with several strategies for improving resource efficiency.

Indoor Environmental Quality

There are a variety of influences that affect our indoor surroundings, both tangible and intangible. Since we spend 90% of our time indoors, these approaches are designed to ensure indoor environments that are healthy and comfortable. Indoor air quality as well as thermal, lighting, and acoustic comfort are just some of the topics to consider.

Material Selection Commitment

To ensure responsible resource use and a healthy indoor environment, materials should be selected in accordance with the following terms:

- Be responsible towards nature (environment and people)
- Make use of natural, regenerative, and recycled materials
- Be produced responsibly with low energy consumption and minimized waste
- Be free of harmful toxins and carcinogens and have very low-polluting emissions
- Favor local manufacturers and suppliers whenever possible
- Consider the end of life, with take-back schemes, recycling opportunities, and design for disassembly
- Favor environmentally certified products or those with EPDs

Certifications

List of the most significant certificates



LEED (Leadership in Energy and Environmental Design) / GGBA (German Green Building Association)



EXISTING FACILITY EXAMPLE



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CHAIN LINK FENCE WITH "FACTORY INSERTED SLATS"™

Technical Data

| PrivacyLink® Specifications | |
|---|-----|
| Wind load and privacy factor - approximately (Based on wire/mesh used-stretch tension) | 98% |
| 3 1/2" x 5" Mesh | ✓ |
| Manufactured up to 12' high | ✓ |
| Available in 9 gauge galvanized before weaving (GBW) per ASTM A392 and A817, Type II, class IV wire (1.20 oz.) | ✓ |
| Available in 10 gauge galvanized before weaving (GBW) per ASTM A392 and A817, Type II, class IV wire (1.20 oz.) | ✓ |
| Available in 9 gauge galvanized before weaving (GBW) per ASTM A392 and A817, Type II, class V wire (2.0 oz.) | ✓ |
| Available in 9 gauge finish 10 gauge core fused & bonded vinyl coated wire per ASTM F668, class 2B - 7 colors available | ✓ |
| Available in 8 gauge finish 9 gauge core fused & bonded vinyl coated wire per ASTM F668, class 2B - 7 colors available | ✓ |
| Available in 9 gauge aluminized before weaving wire per ASTM A491, Type 1 | ✓ |
| Self-locking double wall slats (with or without staples) | ✓ |
| Slats meet ASTM F3000 and F3000M designations | ✓ |
| Available in a 25' roll 5' minimum increments thereafter | ✓ |
| Fifteen year pro-rata limited warranty | ✓ |

Standard Wire Colors



Standard Slat Colors



Colors are approximations. Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. **Samples available upon request.**



PrivacyLink®'s Fin2000 double wall slats fit snugly into the galvanized steel or vinyl coated chain link mesh to provide 98% or near total privacy. They also ensure exceptional security and beauty.

HDPE Technical Properties

| Property | Values |
|---------------|---|
| Melt Index | (.35) Optimum extrusion processing conditions for Fence Slats |
| Density | (.945) Polyethylene ranges anywhere from .914 to .960 in density |
| Minimum Temp. | (-70° F) Under no stress, HDPE remains flexible at this temperature |
| Maximum Temp. | (180° F) Under no stress, HDPE will not distort at this temperature |
| Strength | (4,000 psi) HDPE will not distort at lesser loads or impacts |



MADE IN USA

PERIMETER FENCE EXAMPLE

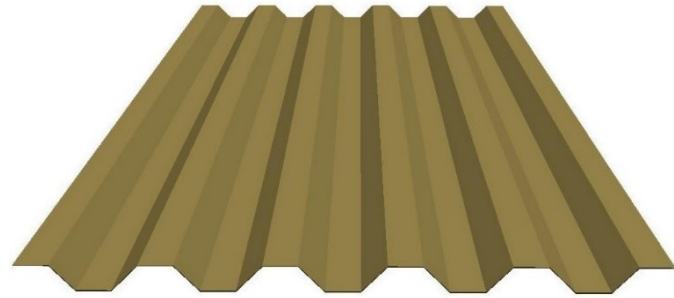
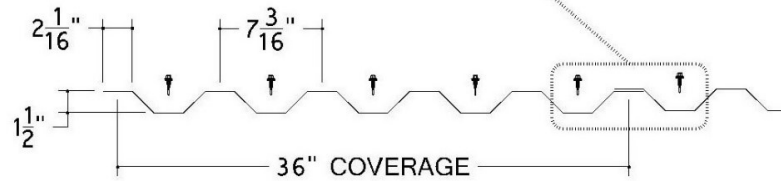
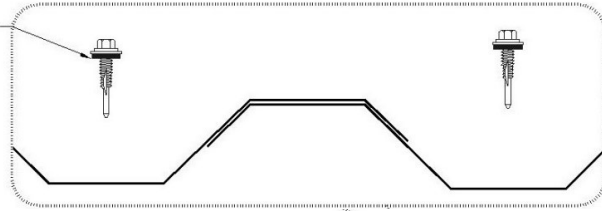


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7.2 Wall Panel Data Sheet

#12 x 1-1/4"
COLOR MATCHED
SELF TAPPING
SCREW WITH
NEOPRENE WASHER



Economical and structural, the 7.2 steel wall panel is a versatile, exposed-fastener design that compliments a variety of buildings types.

Dimensions

- 36" net coverage.
- Up to 50' long panels.
- 24 gauge standard – additional gauges are available.

Finish and Warranty

- Factory Kynar finish available in standard color.
- Paint ready zinc coating also available.
- 25 year warranty

Installation Info

- Install with ribs vertical or horizontal.
- Anchor to frames with exposed fasteners, color matched to panel.

Additional Info

- Perforation options available.





TRASH ENCLOSURE FINISH EXAMPLE



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EXTERIOR FINISH MATERIALS

METAL PANEL

MP01
 Desc: Metal Composite Material
 Location: Showroom Exterior
 MFR: Alucobond
 Style:
 Color: Sunrise Silver
 Size: 5'-0" H x 9'-0" W Max
 Remarks: Sobotec, Stratus or AGI

PRE-CAST CONCRETE

PC01
 Desc: Pre-cast concrete w/ reveal
 Location: Shop Exterior
 MFR:
 Style:
 Color: Match MP02
 Size: 1'-6" H x 9'-0" W Max
 Remarks: Match MP02 in color and size with reveals.

METAL PANEL

MP01
 Desc: METAL PANEL
 Location: EXTERIOR
 MFR: METL-SPAN
 Style:
 Color:
 Size: 18" STANDING SEAM
 Remarks:

ROOFING

RF01
 Desc: ROOFING MATERIAL
 Location: Typical Roof Areas
 MFR: Siplast
 Style: 2 Ply Modified Bitumen Roofing
 Color: Ceramic White
 Size:
 Remarks:

MP02

Desc: Ribbed Metal Panel
 Location: Showroom Exterior
 MFR: ATAS
 Style:
 Color: Targa Black RAL 7021
 Size: 1'-6" H x 9'-0" W Max
 Remarks: Rigid wall ATAS Targa black (RAL 7021) smooth texture

STONE

Desc: STONE
 Location:
 MFR:
 Style:
 Color:
 Size:
 Remarks:

MP2

Desc: METAL PANEL
 Location: EXTERIOR
 MFR: METL-SPAN
 Style:
 Color:
 Size: 18" STANDING SEAM
 Remarks:

RF02

Desc: ROOFING MATERIAL
 Location: Canopy Areas
 MFR: Architectural Standing Seam
 Style:
 Color:
 Size:
 Remarks:

METAL

MT01

Desc: Misc Metal
 Location: Exterior
 MFR:
 Style:
 Color: Match MP01
 Size:
 Remarks: Misc metal on exterior; door/window frames etc to match MP01.

MT02

Desc: Misc Metal
 Location: Exterior
 MFR:
 Style:
 Color: Match MP02
 Size:
 Remarks: Misc metal on exterior; door/window frames etc to match MP02 (RAL 7021).

METAL COPING

MC01

Desc: Metal Coping
 Location: Exterior Parapets
 MFR:
 Style:
 Color: Match MT01
 Size:
 Remarks: Pre-finished metal coping to match MT01

MC02

Desc: Metal Coping
 Location: Exterior Parapets
 MFR:
 Style:
 Color: Match MT02
 Size:
 Remarks: Pre-finished metal coping to match MT02 (RAL 7021).

Ribbed Metal Panel

Desc: Ribbed Metal Panel
 Location:
 MFR:
 Style:
 Color:
 Size:
 Remarks:

WM1

Desc: Walk-off Mat
 Location: Entrance
 MFR:
 Style:
 Color: Dark Grey
 Size:
 Remarks: Flush with the flooring; no Porsche trademark or anything similar work in.

INTERIOR FINISH MATERIALS

FLOOR FINISH

CPT1
 Desc: Carpet Tile
 Location: See Finish Plan
 MFR: Object Carpet
 Style:
 Color: Stratura greige
 Size: Broadloom Carpet
 Remarks:

CPT2

Desc: Carpet Tile
 Location: See Finish Plan
 MFR: JAB
 Style: Rug
 Color: Coasmic 3707/361 Oxblood
 Size: 13'-4" x 10'-0"
 Remarks: Porscheplatz

PFT1

Desc: Porcelain Tile
 Location: See Finish Plan
 MFR: Grandi Fandre
 Style:
 Color: Targa Factory SL
 Size: 24" x 48"
 Remarks: 1/8" grout to match tile. R10R11 slip resistance.

PFT2

Desc: Porcelain Tile
 Location: See Finish Plan
 MFR: Grandi Fandre
 Style: Matte
 Color: Lounge Grey
 Size: 40" x 40"
 Remarks: 1/8" grout to match tile

CFT1

Desc: Ceramic Floor Tile
 Location: See Finish Plan
 MFR: Argelith
 Style:
 Color: Porsche Grey
 Size: 12" x 12"
 Remarks: 1/8" grout to match tile

CFT2

Desc: Ceramic Floor Tile
 Location: See Finish Plan
 MFR: Argelith
 Style:
 Color: Anthracite/Meteor
 Size: 12" x 12"
 Remarks: 1/8" grout to match tile

CN-1

Desc: Sealed Concrete
 Location:
 MFR:
 Style:
 Color:
 Size:
 Remarks:

WM1

Desc: Walk-off Mat
 Location: Entrance
 MFR:
 Style:
 Color: Dark Grey
 Size:
 Remarks: Flush with the flooring; no Porsche trademark or anything similar work in.

WALL FINISH

PWT1
 Desc: PLASTER FINE
 Location:
 MFR:
 Style:
 Color:
 Size:
 Remarks:

PWT2

Desc: PLASTER COARSE
 Location:
 MFR:
 Style:
 Color:
 Size:
 Remarks:

PWT3

Desc: FABRIC
 Location:
 MFR:
 Style:
 Color:
 Size:
 Remarks:

DOOR

G05

Desc: Painted Metal
 Location: Interior Doors
 MFR: See Door Schedule
 Style: Frameless
 Color: RAL 7021
 Size: See Door Schedule
 Remarks: Matte

G06

Desc: Painted Metal
 Location: Interior Doors (showroom)
 MFR: See Door Schedule
 Style: Frameless
 Color: RAL 9016
 Size:
 Remarks: Matte

G07

Desc: Glass Doors
 Location: Interior Glass Doors
 MFR: See Door Schedule
 Style:
 Color:
 Size:
 Remarks: Match color of adjacent glazing (clear or black tinted)

G08

Desc: Glass Railing
 Location: Railing
 MFR: See Schedule
 Style:
 Color:
 Size:
 Remarks: Clear glass, brushed stainless steel railings, caps and shoes

G09

Desc: 1" INSULATED GLASS
 Location: See Schedule
 MFR:
 Style:
 Color: Varies
 Size:
 Remarks: Matching the color of door (alum matte for clear glass doors and painted steel. RAL 7021 matte for tinted glass doors)

HARDWARE

G10

Desc: Door Handle
 Location: Interior Glass Systems
 MFR: FSB, CRL, Doma-kaba
 Style: Brushed Stainless Steel
 Color: FSB 13 4220 04
 Size:
 Remarks: For black tinted glass doors, use black door handle

G11

Desc: Door Hinge
 Location: Interior Glass Systems
 MFR: FSB, CRL, Doma-kaba
 Style: Brushed Stainless Steel
 Color: FSB 13 4228
 Size:
 Remarks: For black tinted glass doors, use black door handle

BASE

RB01
 Desc: RUBBER BASE
 Location:
 MFR: JOHNSONITE
 Style: 4" COVE BASE
 Color:
 Size:
 Remarks: TO BE USED AT SHEET AND VCT FLOORING

RB02

Desc: RUBBER BASE
 Location:
 MFR: JOHNSONITE
 Style: 4" STRAIGHT BASE
 Color:
 Size:
 Remarks: TO BE USED AT CARPET FLOORING

VB01

Desc: INTEGRAL BASE
 Location:
 MFR: LONISAL
 Style: 4" LONECO W/ TOPSEAL
 Color:
 Size:
 Remarks: TO BE USED WITH SV-12

VB02

Desc: INTEGRAL BASE
 Location:
 MFR: INTEGRAL COVE BASE
 Style: 4"
 Color:
 Size:
 Remarks:

TB01

Desc: CERAMIC TILE / PORCELAIN
 Location: TILE
 MFR: STONEPEAK CERAMICS
 Style: 4" x 24" x 3/8" NOMINAL W/ 4" BULLNOSE
 Color:
 Size:
 Remarks: TO BE USED WITH GROUT GT-1

CB01

Desc: CARPET BASE
 Location:
 MFR: CARPET MFR
 Style: STITCHED TOP
 Color: 250
 Size:
 Remarks: TO BE USED AT CARPET FLOORING

CB02

Desc: CARPET BASE
 Location:
 MFR: CARPET MFR
 Style: STITCHED TOP
 Color: 255
 Size:
 Remarks: TO BE USED AT CARPET FLOORING

CEILINGS

GB-1
 Location:
 MFR:
 Style: Flat
 Color: SW 7006 Extra White
 Size:
 Remarks:

ACT-1

Desc: ACT-1
 Location:
 MFR: USG
 Style:
 Color: White
 Size:
 Remarks: Back of house only

MC-2

Desc: MC-2
 Location: Service Drive
 MFR: Hunter Douglas
 Style: 300C Linear Plank
 Color: Smooth RAL 9006 Color 7163
 Size: 12" wide linear plank
 Remarks:

BAF1

Desc: Lamella Ceiling
 Location: Porscheplatz, see ceiling plan
 MFR: PCNA approved vendor
 Style: HL Edger, H1745T19
 Color: Lincoln Walnut
 Size: RE: RCP
 Remarks: Weight approx 2400 lbs, 40mm thickness

STRU

Desc: Exposed Structure
 Location: See Ceiling Plan
 MFR:
 Style:
 Color: P4
 Size:
 Remarks: Paint exposed visible structure

PLASTIC LAMINATE

P01
 Desc: PLASTIC LAMINATE
 Location: Walls in general
 MFR: LAMINART PEARLESENCE
 Style: PEARLESENCE
 Color:
 Size:
 Remarks: USE OYSTER SHEILD WHEN USED ON HORIZ APPLICATION. USE CANPLAST EDGE BANDING CP1 1460 TL FROSTY WHITE

PL02

Desc: PLASTIC LAMINATE
 Location:
 MFR: NEVMAR
 Style:
 Color:
 Size:
 Remarks: USE DEDLLKEN WOODTAPE EDGE BANDING 2428 SHADOW

PL03

Desc: PLASTIC LAMINATE
 Location:
 MFR: LAMINART PEARLESENCE
 Style: PEARLESENCE
 Color:
 Size:
 Remarks: USE OYSTER SHEILD WHEN USED ON HORIZ APPLICATION. USE DIELLEN WOOD TAPE EDGE BANDING 7400 SANDCASTLE

PAINT

P01
 Desc: PAINT
 Location: Walls in general
 MFR: Sherwin Williams
 Style: Eggshell
 Color: SW 7006 Extra White
 Size:
 Remarks:

PT02

Desc: PAINT
 Location: Shadow gap at ceiling
 MFR: SHERWIN WILLIAMS
 Style: Flat
 Color: SW 6993 Black of Night
 Size:
 Remarks: Heritage Gallery

PT03

Desc: PAINT
 Location: Exposed Steel Exterior
 MFR:
 Style: Metallic
 Color: Zolatone LV01014
 Size:
 Remarks: Match RAL 9007 semigloss

PT04

Desc: PAINT
 Location: Ceilings, exposed structure
 MFR: Sherwin Williams
 Style: Eggshell
 Color: SW 7006 Extra White
 Size:
 Remarks:

PT05

Desc: PAINT
 Location: Interior doors and frames
 MFR: Sherwin Williams
 Style: Semigloss
 Color: SW 6993 Black of Night
 Size:
 Remarks:

PT06

Desc: PAINT
 Location: Workshop, Unit/Tool Room
 MFR: SHERWIN WILLIAMS
 Style: Gloss
 Color: SW 7016 Mindful Gray
 Size:
 Remarks: Wall Paint up to 48" or bench height