



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

Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: March 14, 2011

From: Aimee Nassif, AICP
Planning and Development Services Director

Location: 18366 Wings of Hope Boulevard

Applicant: Adams Architectural Associates

Description: **Spirit of St. Louis Airpark (Spirit Hangars):** Amended Architectural Elevations and Amended Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

PROPOSAL SUMMARY

18366 Wings of Hope Boulevard is located in the Spirit of St. Louis Airpark Subdivision on an approximately 5.5 acre tract of land. During a site inspection while construction of one of the two approved buildings was underway, Staff discovered that the building was not being constructed in accordance with the approved architectural elevations. Staff made every effort to work with the property owner to abate this site violation since 2010. In lieu of constructing the building according to the approved architectural elevations, the property owner made sizeable and substantial changes to the exterior of the building without obtaining the proper reviews or approvals. Subsequently, citations were issued to the property owner for failing to construct the building according to the approved plans. The options for abatement were to construct the exterior of the building according to the approved architectural plans or to file for a request for amended architectural elevations. The property owner chose the latter.

There are two (2) proposed buildings for this subject site. The request before the Planning Commission for amended architectural elevations pertains to the structure already constructed located at the entrance to the development.

Adams Architectural Associates Inc. has submitted Amended Architectural Elevations for Planning Commission review. The request is to amend the architectural elevations for a 31,200 square foot structure located at 18366 Wings of Hope Boulevard in the Spirit of St. Louis Airpark Subdivision. The exterior building materials will be comprised of insulated glass and metal panels. The roof will be comprised of tapered polyiso insulation and metal.

ZONING HISTORY OF THE SUBJECT SITE

St. Louis County approved a rezoning from an “NU” Non Urban District to an “M-3” Planned Industrial District for Spirit of St. Louis Airport via St. Louis County Ordinance Number 2212. The ordinance was subsequently amended by St. Louis County Ordinance prior to the incorporation of the City of Chesterfield. Several ordinance amendments and boundary adjustments were approved throughout the years for this development and the development, including this site, is currently governed by City of Chesterfield Ordinance Number 1430.

A Site Development Section Plan, Landscape Plan and Architectural Elevations were approved for this development in June of 2006. In September of 2007, an Amended Site Development Section Plan was approved removing the westernmost hangar from the development. Most recently, a 2nd Amended Site Development Section Plan and Landscape Plan were approved in March of 2010 slightly altering circulation patterns and removing parking spaces from the easternmost parking lot of the subject site.

There were no changes requested or proposed to the Architectural Elevations made at any time from what was originally approved by the Planning Commission in June 2006.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning	Subdivision
North	Airport Hangar/Office	"M3" Planned Industrial District	Spirit of St. Louis Airpark
South	Taxi Lanes	"M3" Planned Industrial District	Spirit of St. Louis Airpark
East	Undeveloped	"M3" Planned Industrial District	Spirit of St. Louis Airpark
West	Undeveloped	"M3" Planned Industrial District	Spirit of St. Louis Airpark



HISTORY OF THE SUBJECT SITE AND ARCHITECTURAL REVIEW

This site was previously before the Architectural Review Board in April 2006 at which time architectural elevations for this structure (along with two others) were reviewed and subsequently approved by the Planning Commission. Construction commenced shortly thereafter on the first building, however due to economic conditions, work on the site ceased. In 2009 permits were re-opened by St. Louis County and construction continued. During a site inspection it was discovered that the exterior elevations of the building were not built in accordance with the approved elevations. Staff advised the property owner that the site would have to be built in accordance with the approved plans or the property owner would have to apply to the Architectural Review Board and Planning Commission for review and request for approval of the amended elevations.

The request for Amended Architectural Elevations was reviewed by the Architectural Review Board (ARB) on January 13, 2011. Please see attached **Exhibit A** for a copy of the architectural elevations as originally approved in 2006 and attached **Exhibit B** for a copy of the existing elevations as constructed and submitted to the ARB on January 13, 2011.

At the January meeting, the following motion was made by the ARB and passed by a vote of 6-0 recommending the following:

That the applicant reviews the concerns expressed during the meeting and consider a resubmittal of the exterior elevations for review by the City of Chesterfield due to the

fact that several areas of the building do not currently meet the Architectural Review Standards. First, create a human scale and transition at the entry with the use of landscaping and architectural elements. Second, all four facades lack a mix of materials, mix of architectural detailing and articulation which are all outlined in the Architectural Review Standards. Third, there is lack of unification of the design of all four sides of the facade of the building. The ARB also requested that the applicant consider submitting these changes back to the ARB for review prior to review by the Planning Commission.

The applicant made several changes to the exterior architectural elevation drawings and went before the ARB again on February 17, 2011. Please see attached **Exhibit C** for a copy of the architectural elevations submitted to the ARB on February 17, 2011.

At the February meeting, the following motion was made by the ARB and passed by a vote of 5-1:

1. The sunscreen at the top of the building should be increased in size based on the manufacturer's standard with a minimum depth of 4 feet.
2. The canopy at the front entrance should be increased in depth based on the manufacturer's standards with a minimum depth of 6 feet.
3. The sunshade material is to be comprised of clear anodized prefinished aluminum material and the canopy is to be made of prefinished aluminum, clear anodized with stainless steel fasteners and a translucent glass canopy.
4. The petitioner is to work with Staff regarding the entryway plantings.
5. The proposed black banding as depicted in the rendering is acceptable, however, it is suggested that the size of the stripe be increased.
6. Rooftop screening is to match the building accent color.
7. The petitioner is to work with Staff on addressing these items prior to placement on the Planning Commission agenda.

Attached to **Exhibit C** please find a copy of the draft meeting minutes from the February 17, 2011 ARB meeting.

The Applicant did meet with Staff to review the recommendations from the ARB on February 28, 2011. Attached marked as **Exhibit D** is a letter from the Applicant addressing the Planning Commission, providing the architect's statement of design, and describing how the Applicant believes he has addressed the recommendations of the ARB.

DEPARTMENTAL INPUT

As stated previously, this request to amend the architectural elevations is before the Planning Commission in order to abate the existing site violation. If the request is approved, the site violation will be abated once the recommended changes to the exterior of the building are made by the property owner. Based upon the required changes to the building, the Planning and Development Services Department will require said changes be completed within an appropriate timeframe. Failure to do so will result in a second site violation and summons to appear in municipal court will be served. If the request before the Planning Commission is not approved, a summons to appear in municipal court will be served.

Photos of the site and the structure as constructed are also attached to this report.

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 Architectural Elevations for the Spirit of St. Louis Airpark (Spirit Hangars)."
- 2) "I move to approve the Amended Architectural Elevations for the Spirit of St. Louis Airpark (Spirit Hangars) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Director of Planning and Public Works

EXHIBIT
tabbles®
Entrance



01/05/2011 21:41

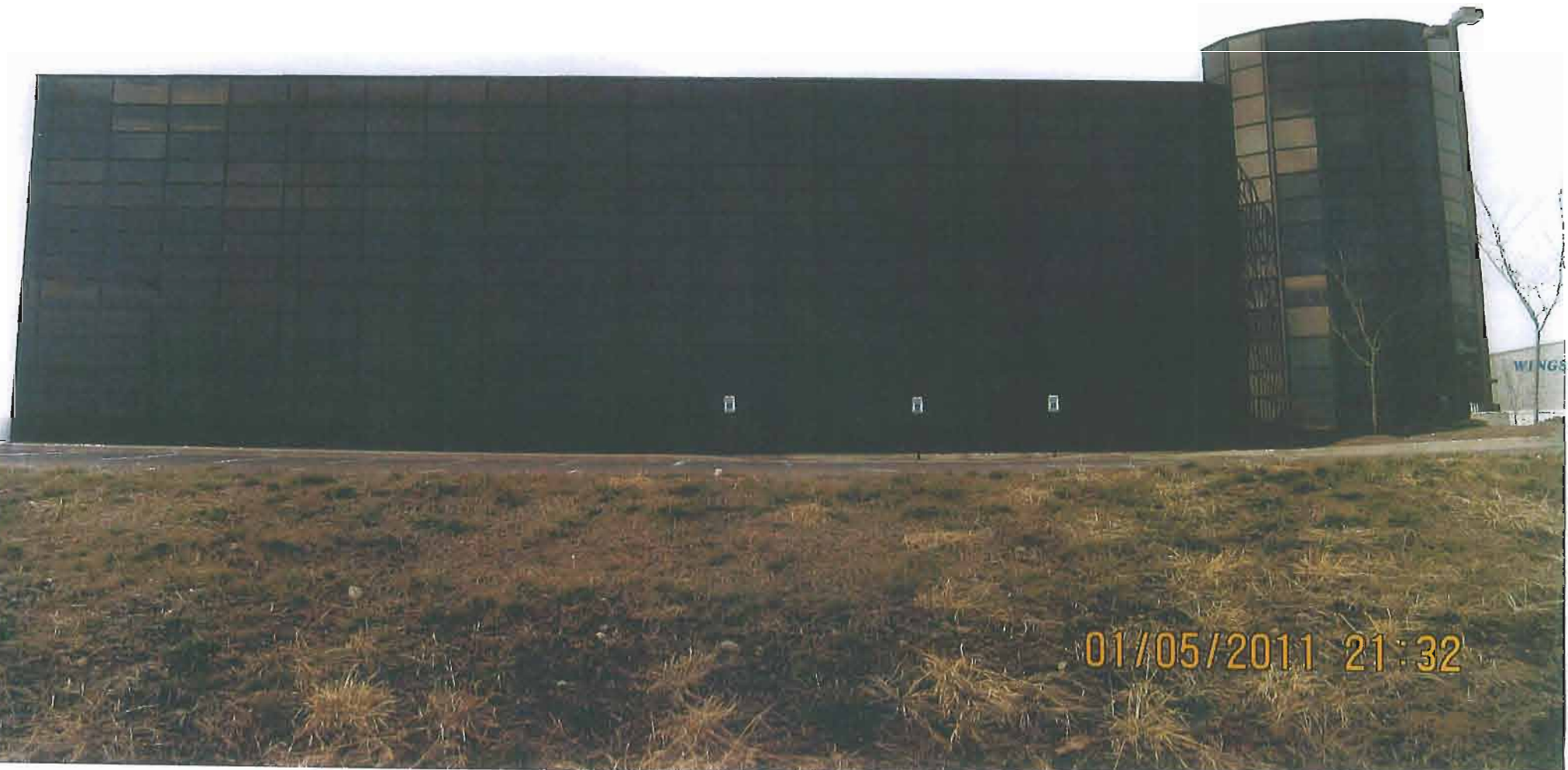
EXHIBIT

tabbles®

North

01/05/2011 21:34

EXHIBIT
tabbles
East



tabbles
EXHIBIT
West



01/05/2011 21:36

EXHIBIT

tabbles

South

01/05/2011 21:38

EXHIBIT

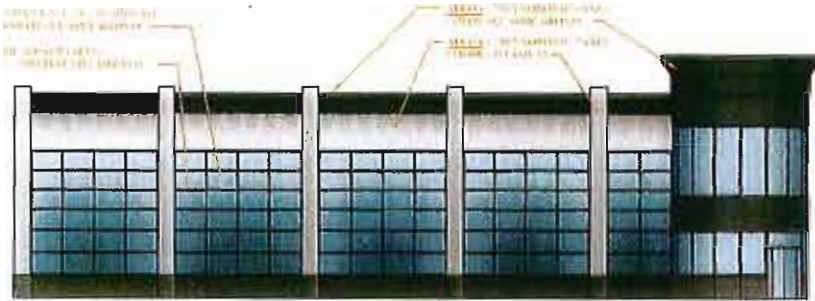
tabbles

A

tabbles

EXHIBIT
ELEVATIONS
AS APPROVED
IN 2006





1 BUILDING NO. 1 & NO. 2 - EAST ELEVATION
SCALE: 3/64" = 1'-0"



2 BUILDING NO. 1 & NO. 2 - WEST ELEVATION
SCALE: 3/64" = 1'-0"



3 BUILDING NO. 1 & NO. 2 - NORTH ELEVATION
SCALE: 3/64" = 1'-0"



4 BUILDING NO. 1 & NO. 2 - SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

FOREST PARK GROUP - SPIRIT HANGARS
18366 AVIATION MUSEUM PKWY, CHESTERFIELD, MO 63005



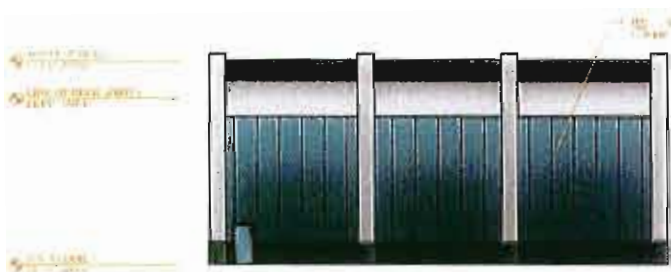
PROPOSED EXTERIOR COLOR ELEVATIONS



1 BUILDING NO. 3 - EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 BUILDING NO. 3 - WEST ELEVATION
SCALE: 1/32" = 1'-0"



3 BUILDING NO. 3 - NORTH ELEVATION
SCALE: 3/64" = 1'-0"

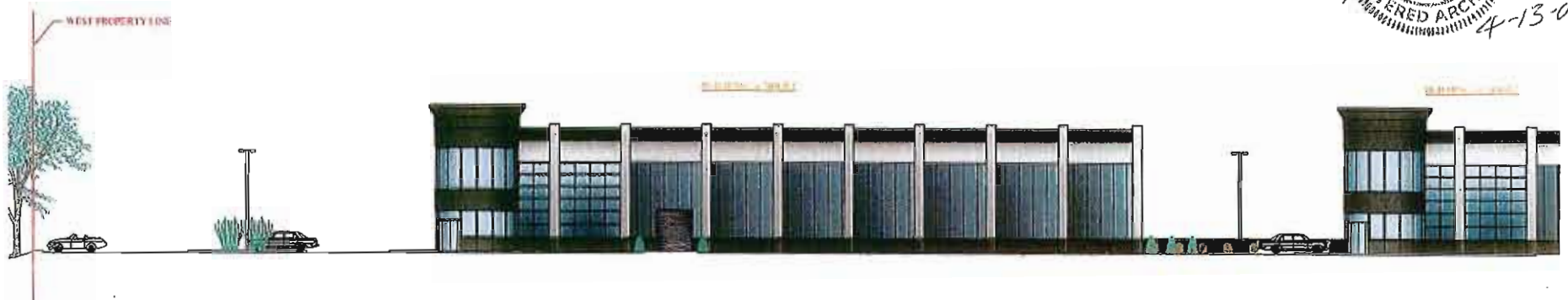
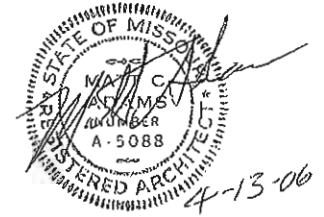


4 BUILDING NO. 3 - SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

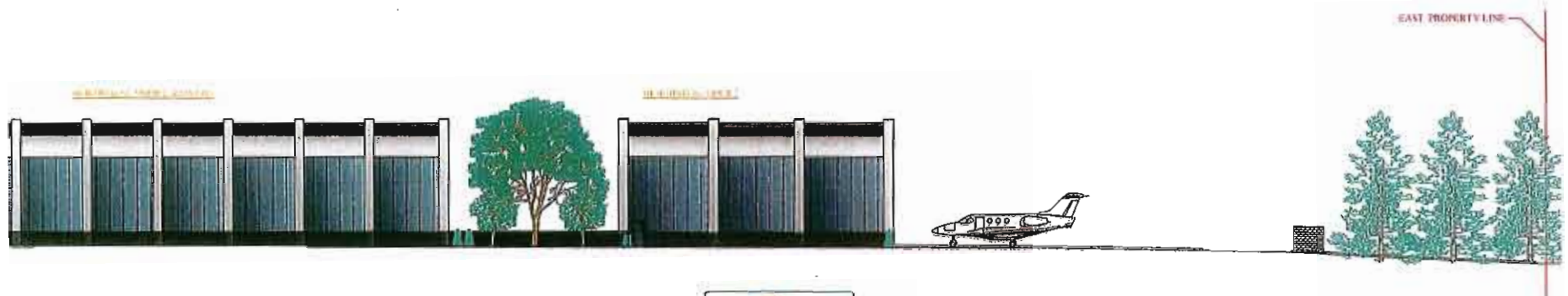
FOREST PARK GROUP - SPIRIT HANGARS
18366 AVIATION MUSEUM PKWY. CHESTERFIELD, MO 63005



PROPOSED EXTERIOR COLOR ELEVATIONS
BUILDING NUMBER 3



DRAWING SCALE: 1" = 30'



FOREST PARK GROUP - SPIRIT HANGARS
18366 AVIATION MUSEUM PKWY. CHESTERFIELD, MO 63005



SECTION THROUGH SITE
SHOWING BUILDING OFFSETS LOOKING SOUTH
FROM NORTH PROPERTY LINE



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

January 7, 2011

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Spirit of St. Louis Airpark (Spirit Hangars): Amended Architectural Elevations and Amended Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

Board Members:

Adams Architectural Associates has submitted, on behalf of Sycamore Company LLC, Amended Architectural Elevations and an Amended Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a 31,200 square foot structure located at 18366 Wings of Hope Boulevard in the Spirit of St. Louis Airpark Subdivision. The subject site is zoned "M3" Planned Industrial District and is governed under the terms and conditions of the City of Chesterfield Ordinance 1430. The exterior building materials will be comprised of insulated glass and metal panels. The roof will be comprised of tapered polyiso insulation and metal. Please see the attached checklist to see Staff's review of the project's compliance with the City of Chesterfield's Design Standards.

There are two (2) buildings proposed for the subject site. This review will only pertain to the structure closet to the entrance located on the easternmost portion of the site. Elevations for the second structure were previously approved in April of 2006.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Standards and City of Chesterfield Ordinance 1430. Additionally, the Site Development Section Plan and Landscape Plan were approved on March 24, 2010. Signage is not reviewed during this portion of the process and will be reviewed by the Department of Planning and Public Works.

This site was previously before this Board in April 2006 at which time architectural elevations for this structure were reviewed and subsequently approved by the Planning Commission. Construction commenced shortly thereafter, however due to economic conditions, work on the site ceased. In 2009 permits were re-opened and construction continued. During a site inspection it was discovered that the exterior elevations of the building were not built in accordance with the approved elevations. Staff advised the property owner that the site would have to be built in accordance with the approved plans or the property owner would have to apply to the Architectural Review Board and Planning Commission for review and request for approval of the amended elevations.

*Please note that there are wallpack light fixtures on the western, southern and northern elevations of the building which are not shown on the renderings or elevations from the Applicant.

Attached is a copy of the elevations as reviewed and approved by the City of Chesterfield, photos of how the site was constructed, and the current submittal by the Applicant.

Action Requested

The Department of Planning and Public Works requests action by the Architectural Review Board on this project.

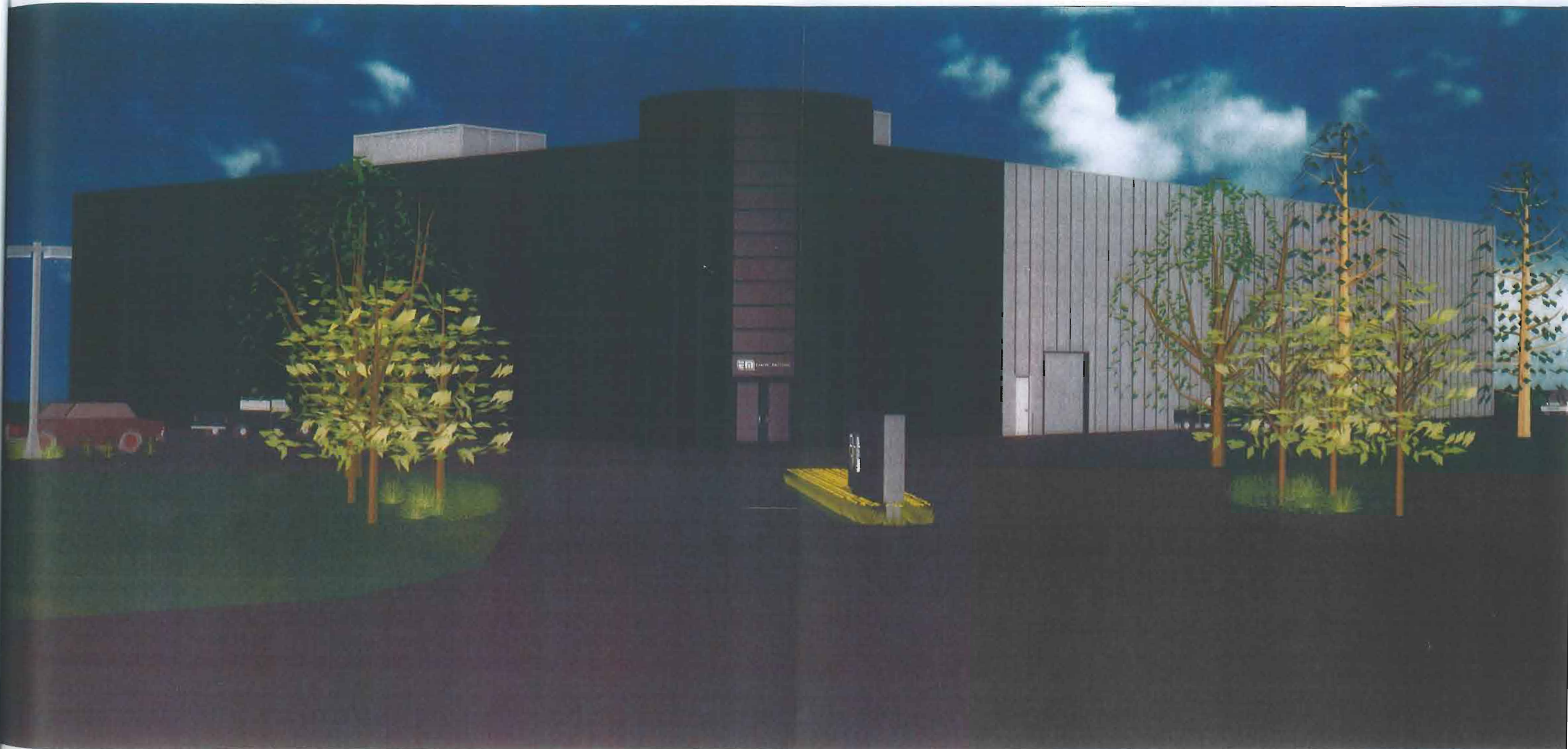
Respectfully submitted,



Aimee Nassif, AICP
Planning and Development Services Director

Attachments

1. Architectural Review Packet Submittal



FRONT VIEW RENDERING

SCALE NONE
DECEMBER 18, 2010

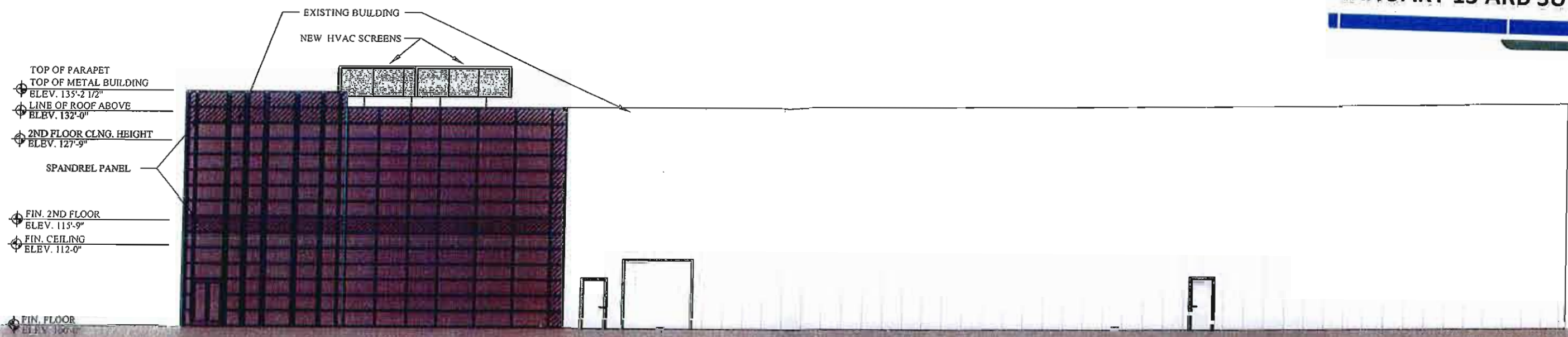
ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE AVIATION, LLC
SPIRIT HANGARS
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005



ADAMS ARCHITECTURAL ASSOCIATES - P.C.

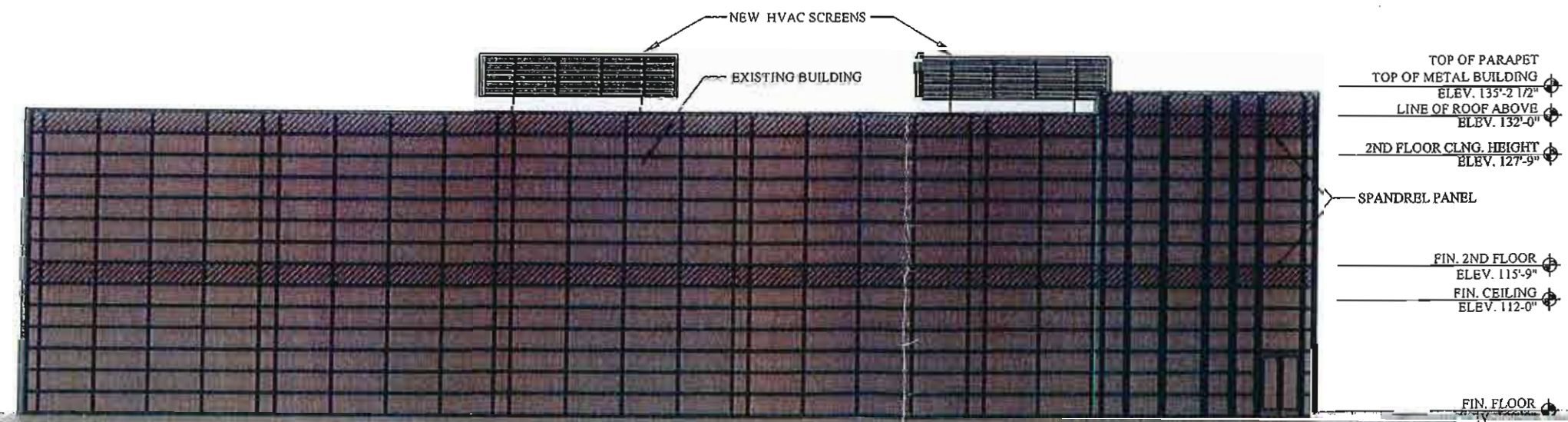
MATT C. ADAMS - ARCHITECT AIA / NCARB
ARCHITECTURAL SERVICES
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
COPYRIGHT ©
P.O. BOX 21
CHESTERFIELD, MO 63005-0021
TEL: 636-537-9772
FAX: 636-537-1267





TOP OF PARAPET
 TOP OF METAL BUILDING
 ELEV. 135'-2 1/2"
 LINE OF ROOF ABOVE
 ELEV. 132'-0"
 2ND FLOOR CLNG. HEIGHT
 ELEV. 127'-9"
 SPANDREL PANEL
 FIN. 2ND FLOOR
 ELEV. 115'-9"
 FIN. CEILING
 ELEV. 112'-0"
 FIN. FLOOR
 ELEV. 106'-0"

NORTH ELEVATION



TOP OF PARAPET
 TOP OF METAL BUILDING
 ELEV. 135'-2 1/2"
 LINE OF ROOF ABOVE
 ELEV. 132'-0"
 2ND FLOOR CLNG. HEIGHT
 ELEV. 127'-9"
 SPANDREL PANEL
 FIN. 2ND FLOOR
 ELEV. 115'-9"
 FIN. CEILING
 ELEV. 112'-0"
 FIN. FLOOR
 ELEV. 106'-0"

EAST ELEVATION

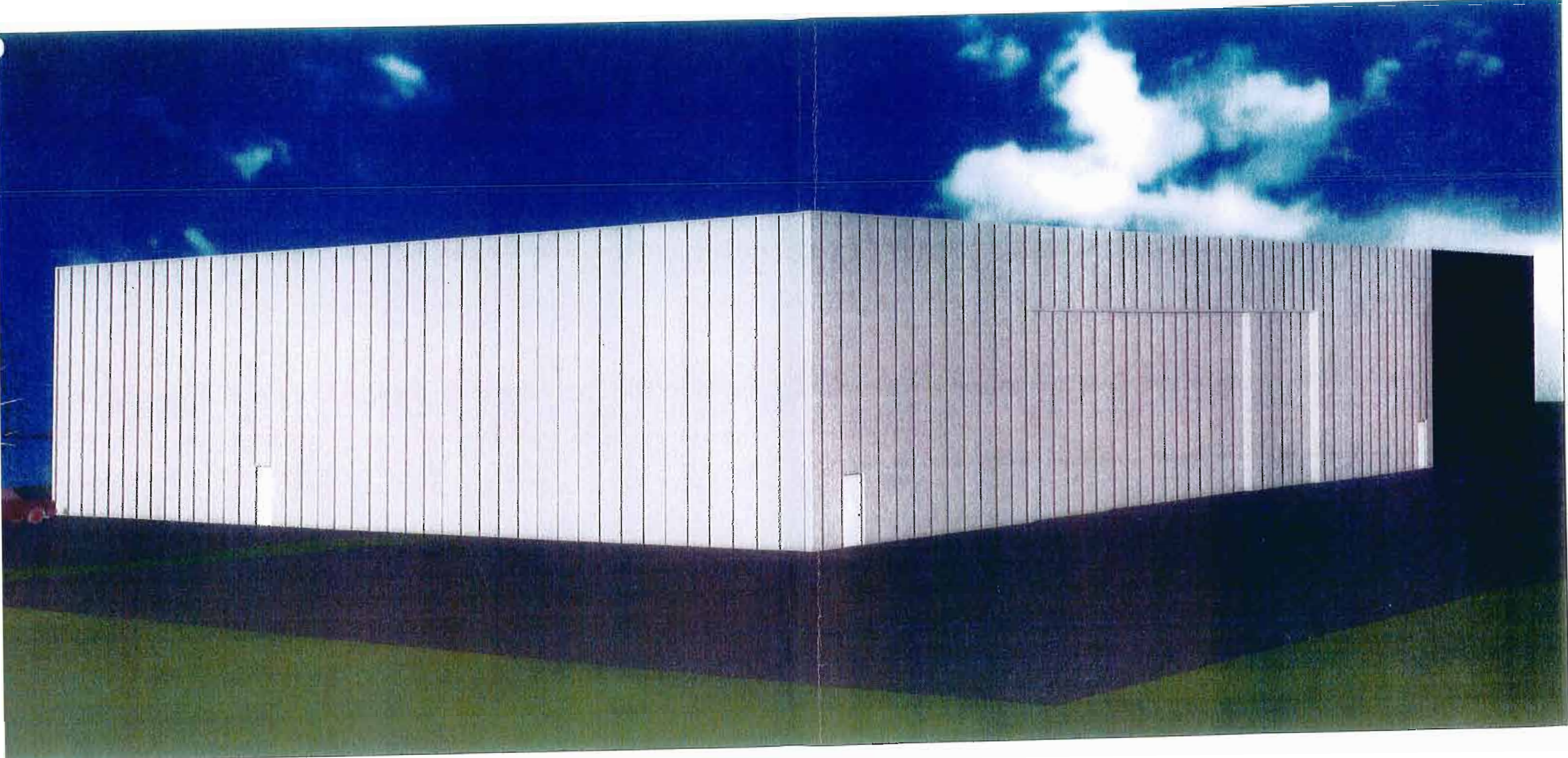


NORTH AND EAST ELEVATIONS
 SCALE 1/8" = 1'-0"
 PROJECT NO. 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
 SYCAMORE AVIATION, LLC
SPIRIT HANGARS
 18366 WINGS OF HOPE BLVD
 CHESTERFIELD, MO 63005

ADAMS ARCHITECTURAL ASSOCIATES - P.C.
 MATT C. ADAMS - ARCHITECT AIA / NCARB


As Submitted
on Jan. 13



SOUTHWEST VIEW RENDERING

DATE: 12/15/12
REVISION: 01

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE AVIATION, LLC
SPIRIT HANGARS
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005



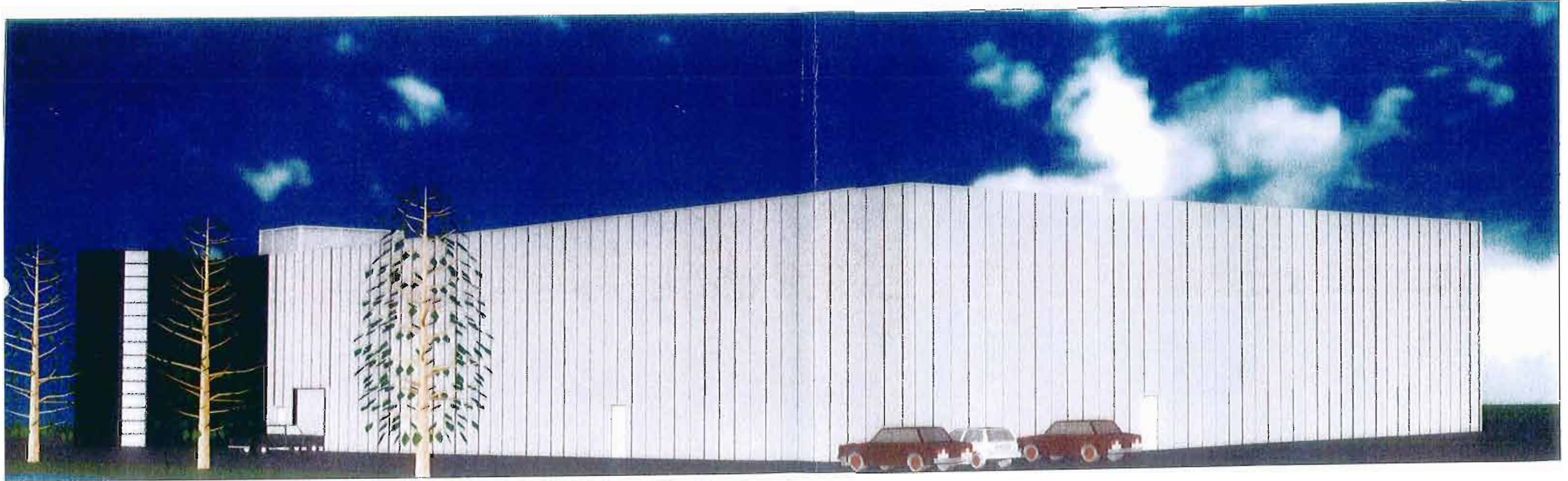
ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB



18366 Wings of Hope Blvd
Chesterfield, MO 63005
636.871.1111
www.adamsarchitect.com

EXHIBIT
As submitted
on Jan. 13



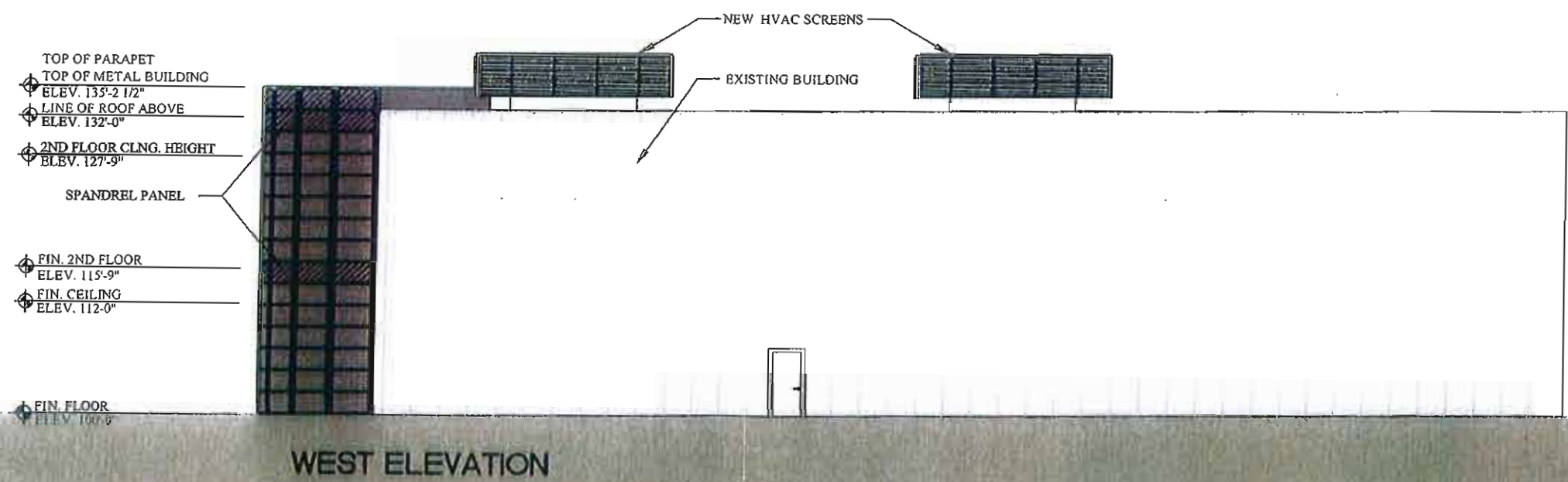
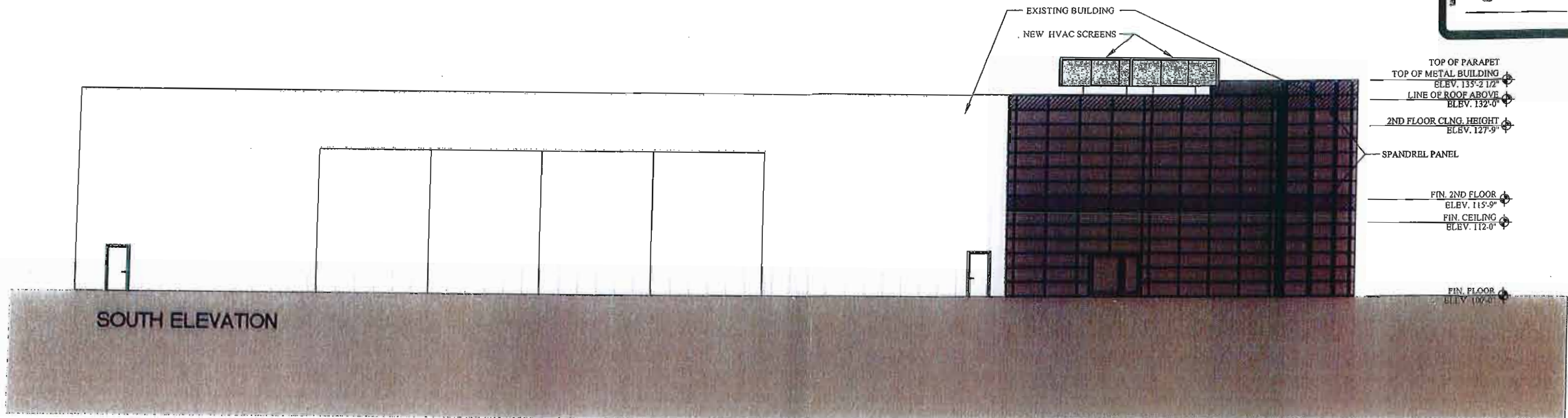
NORTHWEST VIEW RENDERING
SCALE NONE
DRAWN BY: [illegible]

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE AVIATION, LLC
SPIRIT HANGARS
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005



ADAMS ARCHITECTURAL ASSOCIATES - P.C.
MATT C. ADAMS - ARCHITECT AIA / NCARB
[illegible text]


EXHIBIT
As submitted
on Jan. 13



SOUTH AND WEST ELEVATIONS
SCALE: 1/8" = 1'-0"
DECEMBER 10, 2014

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE AVIATION, LLC
SPIRIT HANGARS
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005

ADAMS ARCHITECTURAL ASSOCIATES - P.C.
MATT C. ADAMS - ARCHITECT AIA / NCARB
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005
TEL: 636.871.1111
WWW.AAARCHITECTS.COM



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
February 17, 2011

PRESENT

Mr. Matt Adams
Ms. Mary Brown
Mr. Rick Clawson
Ms. Carol Duenke
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Tim Renaud
Ms. Aimee Nassif, Planning and Development Services Director
Ms. Kathy Juergens, Recording Secretary

ABSENT

I. CALL TO ORDER

Chairman Gary Perkins called the meeting to order at 6:32 p.m.

II. PROJECT PRESENTATIONS

- A. Spirit of St. Louis Airpark (Spirit Hangars):** Amended Architectural Elevations and Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

Board Member Matt Adams recused himself as he was representing the property owner.

Chairman Gary Perkins stated the Board's discussion tonight should focus on whether the concerns raised from last month's meeting were adequately addressed.

Aimee Nassif, Planning and Development Services Director, presented the project request for Spirit Hangers located at 18366 Wings of Hope Boulevard in the Spirit of St. Louis Airpark Subdivision. This project was presented at the January meeting and several concerns were raised at that time. Staff met with the petitioners to discuss those concerns and also advised them of the City Code requirements for projects being placed back on the Architectural Review Board agenda. Not all of these requirements were met; however, the item was still placed on the agenda so as not to further delay this. The new submittals were

presented in black and white and late yesterday afternoon, the petitioner did provide a narrative. Packets had already been distributed so she offered the narrative at this time for consideration. Chairman Perkins stated that unless someone else on the Board objects he felt that the narrative would not be needed as the Board should be able to evaluate the project based on the elevations included in the packet. Board Members Bud Gruchalla and Mary Brown wished to review the narrative and it was distributed to all Board Members.

Items Discussed

- **Sunshades:** Board Member Bud Gruchalla inquired about the depth of the sunshade along the second floor. Matt Adams, Project Architect, stated it was 24 inches and is in proper proportion to provide shade for the office on the second floor. This sunshade will add a strong horizontal band going toward the top of the parapet. The sunshade at the entry is in symmetry and complements the upper sunshade and both will blend in with the black paneling on the front of the building. The black and gray colors complement each other and he feels this addition adequately completes the building.

Board Member Carol Duenke inquired as to the projection of the sunshade at the front entry. Mr. Adams stated it extends about 4 feet. It is attached with stainless steel cables and a coupling bolt attaches it to the building providing a very hi-tech look. Board Member Duenke asked if the entry is just a sunshade and not really a canopy that will provide protection. Mr. Adams stated that it would have some type of protection. He anticipates it will be made of a sustainable material, chromium base, which will be highly reflective.

Board Member Rick Clawson asked for clarification of the material used on second floor sunshade. Mr. Adams stated it was clear anodized aluminum that will have a reflective quality along with stainless steel cables, anodized aluminum frame for the canopy and nontransparent screen, smoked glass panel on aluminum ribs.

Chairman Perkins asked about drainage for the sunshade. Mr. Adams said it will be a simple drain toward the back to the front. There is a drip edge that goes around and transfers down the sides. Similar material will be used on the upper sunshade too.

Board Member Clawson expressed concerned with the upper sunscreen as it would basically become the biggest element of the architectural detailing of the building. He felt that an 18-24 foot projection at the top of the second floor is not a substantial enough piece to stand alone to become the architectural detailing for the building. If there was a larger projection, it

would give more detailing to the building and more shadow. He said the Board should review this as a new building first being presented to determine whether it meets the Architectural Review Board Standards. Does the building and the scale of the details meet the intent of the Standards?

Chairman Perkins stated the proposed additions are headed in that direction but he is not convinced these additions are significant enough to make an impact. He is more concerned that appropriate detailing at the building entrance is achieved because that is most visible. If this is approved, the scale of the sunshades need to be sufficient enough to give detailing to the building. He would prefer to see a much more substantial sunshade at the top of the building.

Board Member Clawson was concerned that there would not be enough repetition of the blades in the sunshade that will give it the shadow affect. Mr. Adams presented an exhibit of the sun shading device that is being proposed. The Director stated that since Staff has not seen the exhibit, she will need to log it in prior to distribution.

Board Member Gruchalla was also concerned with the scale of the sunshades. Since it will be on the second floor of the building, 24 feet is just going to disappear and will not provide much functionality with that projection. For the sunshade to become the architectural detail that will carry that side of the building, it has to be substantially larger. He asked why this same shade was not on the first floor too. The owner stated that he did not like the way it looked there. Board Member Gruchalla also felt that the canopy over the front entrance should be increased also. Board Member Duenke agreed that 4 feet is not substantial enough to provide human scale at the entry. Mr. Adams then suggested a 6 foot projection.

Chairman Perkins does not feel it is at the proper scale to meet the intent of the Architectural Review Board Standards. There is still no material relief from the large expanse of similar materials. There are no vertical accents as on the original elevations. The horizontal bands and sunshades do not adequately break up the large mass of similar materials.

Board Member Duenke agreed that the element at the front door is a step in the right direction but visually on a building this size, it seems sort of unsubstantial as far as its purpose of defining the entryway and bringing in human scale. She also pointed out that the sunshade above has more prominence than the protection for those entering the front door. It looks out of proportion. Mr. Adams and the petitioner both feel that the entrance is very pronounced given the fact that the rest of the building is rather simplistic. The material is very reflective and will provide a reflective spark to the building.

Aimee Nassif stated the Board can make a motion to forward this on to the Planning Commission as is, forward it to Planning Commission with recommended changes, forward it to the Planning Commission with modifications that the petitioner will work on with Staff prior to being forwarded to the Planning Commission or request that the Board review the project again.

- **Utility Screening:** Board Member Tim Renaud asked about utility screening. Aimee Nassif confirmed that the rooftop screen is being amended to match the proposed changes. There are no ground transformers and the trash enclosure is currently screened.
- **Landscaping:** Aimee Nassif stated there are currently no planters at the doorway. The two planters depicted on the proposal have been added in an attempt to address the Board's concern for the lack of human scale at the entrance. Board Member Gruchalla asked if the planters were going to look like what is depicted in the rendering. If so, are the pots big enough to sustain what is planted? The owner stated the plantings would be more of a topiary. Aimee Nassif stated there were landscaped planters shown on the southeast elevation as well as the front. Typically landscaping is separate from the elevation. She pointed out that the Board may want to address the planters when making a motion since they were included in this as a way to address the Board's concern.

Board Member Clawson asked that if the pots are approved as part of this package, what happens if the plantings do not survive? Would we require that they be replaced and maintained? Aimee Nassif advised if approved, the planters as shown in the rendering will become part of the site requirement and if they are never planted, removed or die, this will become a site violation. Since we do not know what species, size, quantity or color is being planted, she can request that the petitioner provide this information in its narrative to the Planning Commission.

Board Member Mary Brown indicated that at the last meeting it was noted that the planters at the front entrance were not used as depicted in the original plan. Aimee Nassif said the original plans show inground planters that covered a larger area. There were also trees and a mix of shrubs and colors. Board Member Brown asked if the inground plantings could be incorporated in the current plan. Aimee Nassif could not confirm as the size of this area was unknown; the petitioners were also unable to answer.

Board Member Renaud expressed concern that the planters shown on the back of the building would die with that sun exposure. Chairman Perkins stated that when you are using pots in our climate, you will constantly be replacing the plants. If the Board approves the pots, we need to make sure

that as plants die, they get replaced. There are not many planting choices. Chairman Perkins suggested having more substantial plantings at the entrance. Board Member Clawson suggested fewer planters at the end of the building and more focus on the entrance. Board Member Gruchalla stated he would be in favor of fewer pots but larger pots at the entrance. With a reflective building, potted plants located along the southwest side will not last. The focus should be on the front of the building.

Chairman Perkins stated that since landscaping is not part of the Board's purview except in how it impacts the elevations, we can only suggest that the plantings at the entrance be more substantial and how they achieve that, whether through inground plantings or larger pots is up to the owner. Board Member Gruchalla suggested recommending that they work with staff on that.

- **Banding around the Building:** Board Member Gruchalla stated that the black banding around the building would be acceptable but would suggest that it be wider. Board Member Clawson stated that it helps somewhat to tie the building together.

Chairman Perkins reminded the Board that it was the original intent to have another building identical to this one.

Board Member Gruchalla made a motion to forward the project to the Planning Commission with the following recommendations:

1. The sunscreen at the top of the building should be increased in size based on the manufacturer's standard with a minimum depth of 4 feet.
2. The canopy at the front entrance should be increased in depth based on the manufacturer's standards with a minimum depth of 6 feet.
3. The sunshade material is to be comprised of clear anodized prefinished aluminum material and the canopy is to be made of prefinished aluminum, clear anodized with stainless steel fasteners and a translucent glass canopy.
4. The petitioner is to work with Staff regarding the entryway plantings.
5. The proposed black banding as depicted in the rendering is acceptable, however, it is suggested that the size of the stripe be increased.
6. Rooftop screening is to match the building accent color.
7. The petitioner is to work with Staff on addressing these items prior to placement on the Planning Commission agenda.

Board Member Brown seconded the motion.

Motion passed by voice vote of 5-1 with Matt Adams abstaining and Chairman Perkins voting nay.

III. APPROVAL OF MEETING SUMMARY

A. January 13, 2011.

Board Member Duenke made a motion to approve the meeting summary as written.

**Board Member Renaud seconded the motion.
The motion passed by voice vote of 7-0.**

IV. OLD BUSINESS

None.

V. NEW BUSINESS

VI. ADJOURNMENT

Board Member Clawson made a motion to adjourn the meeting.

**Board Member Gruchalla seconded the motion.
The motion passed by voice vote of 7-0 and the meeting adjourned at 7:25 p.m.**



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

January 7, 2011

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Spirit of St. Louis Airpark (Spirit Hangars): Amended Architectural Elevations and Amended Architect's Statement of Design for a 5.497 acre tract of land zoned "M3" Planned Industrial District located west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically addressed 18366 Wings of Hope Boulevard.

Background Information

On January 13, 2011 Adams Architectural Associates, on behalf of Sycamore Company LLC, submitted amended architectural elevations and amended architect's statement of design for the above reference project. At the meeting, the following motion was made by the Architectural Review Board:

To recommend that the applicant review the comments herein and consider a resubmittal of the exterior elevations for review by the City of Chesterfield due to the fact that several areas of the building do not currently meet the Architectural Review Standards. First, create a human scale and transition at the entry with the use of landscaping and architectural elements. Second, all four facades lack a mix of materials, mix of architectural detailing and articulation which are all outlined in the Architectural Review Standards. Third, there is lack of unification of the design of all four sides of the facade of the building. The Architectural Review Board requests review of said resubmittal once received by the City of Chesterfield prior to review by the Planning Commission.

This motion was then approved by a vote of 6-0.

Department Input

Staff contacted the Applicant and his Architect the day following the ARB meeting and explained in detail the motion made by the ARB and the submittal requirements. All options were provided to the Applicant and his Architect as well as the requirements per City Code and the Architectural Review Standards. In addition, I spoke with the Applicant's representative in depth on the evening of January 14, 2011. On January 17, 2011 the Applicant made application to go before the Planning Commission however due to lack of an agenda this meeting was cancelled. At this time, I again spoke at length with the Applicant's representative regarding the options before them and the request of the ARB. On January 19, 2011 the Applicant agreed to meet with Staff as recommended to discuss this project. On January 25, 2011 Staff met with the Applicant and his representatives and explained the motion that was made by this Board and provided a detailed explanation of the submittal requirements in order to be placed on this agenda. The Planning and Development Services Director advised that color renderings, color elevations and a narrative explaining how the comments of this Board had been addressed would be required. **However, the applicant elected to not provide color elevations or a written narrative.**

Submittal Requirements

The Applicant, his representative and architect were made aware of the information that must be provided to Staff in order to be placed on the ARB agenda. Submittal requirements and deadlines are established per City Code and are found in the Architectural Review Standards. **The Architectural Review Standards require that a narrative be provided along with color renderings and color elevations unless an alternative submittal is approved by the Planning and Development Services Director.** Despite this information, **the Applicant has submitted documents for your review which do not meet the requirements nor the direction provided to them by the Planning and Development Services Director.**

City of Chesterfield procedure dictates that projects are not placed on any agenda for review, whether it be ARB, Planning Commission or City Council, unless all information required and requested by Staff per the City Code is provided. Despite our efforts, this information was not provided. Upon receiving the amended elevations Staff contacted the Applicant's representative regarding the missing information. Staff was told that the Applicant was aware of the requirements and the direction from the Planning and Development Services Director and chose not to provide the information in the form prescribed.

The Architectural Review Standards and City Code both state that projects are not placed upon any agenda for review unless all required documentation is provided. In addition, information is to be provided to Staff for review prior to submittal before any board or commission. Due to our conversation on 2/2/11, it is possible that the Applicant will present both colored elevations and a project narrative at the ARB meeting. Accepting new information which Staff has not seen or had an ability to review is contrary to City Policy.


Staff is aware that placement of this project on the ARB agenda does not comply with City Code or City Policy, however as we have been working to abate the site and code violations on this site for over 3 months, and we were advised by the Applicant's representative that this information would not be supplied to us, we are respectfully requesting that the ARB review this request. The ARB may choose to recommend approval, approval with modifications, or denial to the Planning Commission. In order for this site to come into compliance is to either be approved by the Planning Commission or go before the City of Chesterfield Municipal Court. The issues herein cannot be remedied or abated unless the project continues to move forward.

Action Requested

Attached to this report is a copy of the submittal provided by the Applicant. In addition, you will find a copy of the color elevations as approved in 2006, color elevations as constructed and previously submitted in January.

The Department of Planning and Public Works requests action by the Architectural Review Board on this project.

Respectfully submitted,



Aimee Nassif, AICP
Planning and Development Services Director

Attachments

1. Architectural Review Submittal



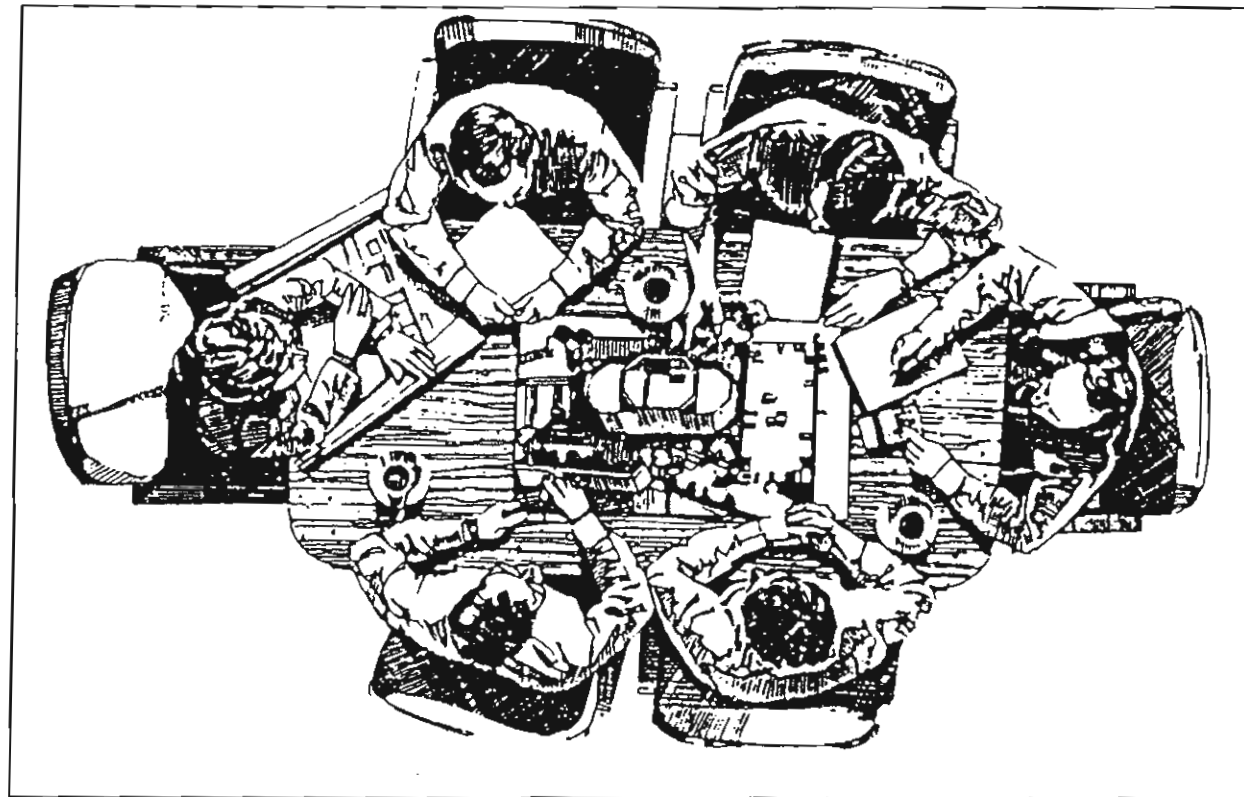
ARCHITECTURAL REVIEW BOARD SUBMISSION

SYCAMORE AVIATION, LLC
SPIRIT HANGARS

*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MISSOURI 63005*



JANUARY 26, 2011



Adams Architectural Associates

P.O. BOX 230
CHESTERFIELD, MO 63306-0230

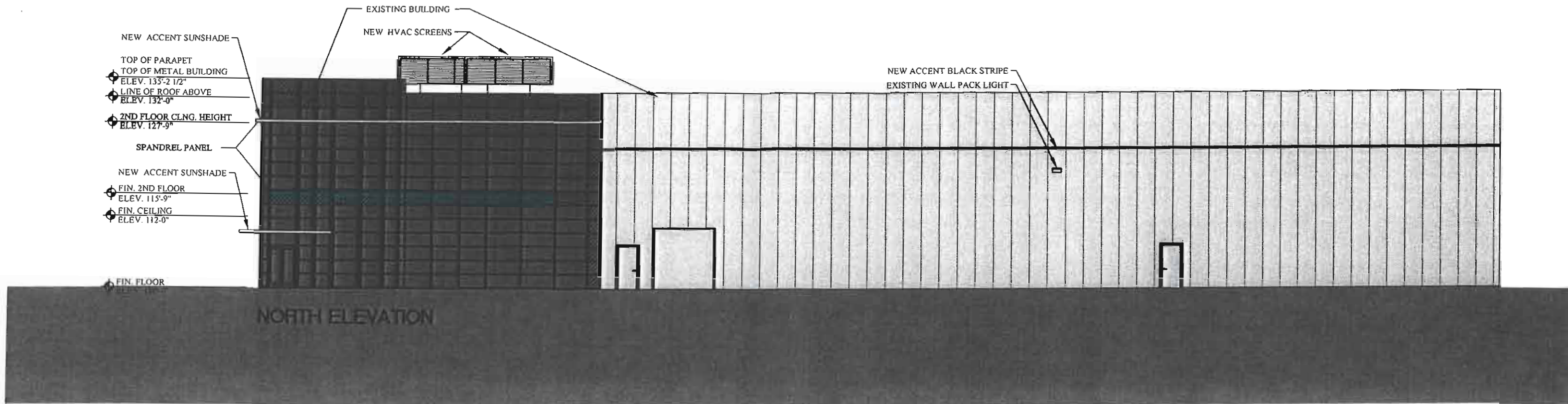
PHONE : (636) 537-9333

FAX : (636) 537-1287

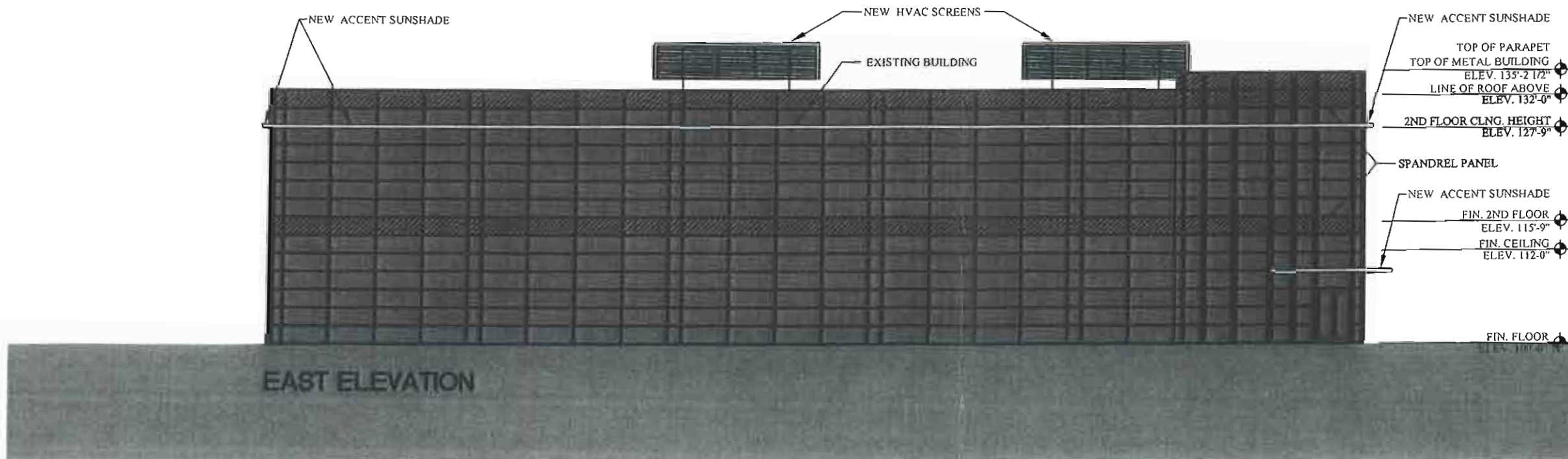
RECEIVED
FEB - 4 2011
DEPT. OF PLANNING
& PUBLIC WORKS



PLANS & SPECS ARE THE PROPERTY OF THE (ARCHITECT) ADAMS ARCHITECTURAL ASSOCIATES. NO OTHER PERSONS OR ENTITIES SHALL USE OR COPY PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



NORTH ELEVATION



EAST ELEVATION



NORTH AND EAST ELEVATIONS

SCALE: 1/16" = 1'-0"

JANUARY 14, 2011
JANUARY 26, 2011

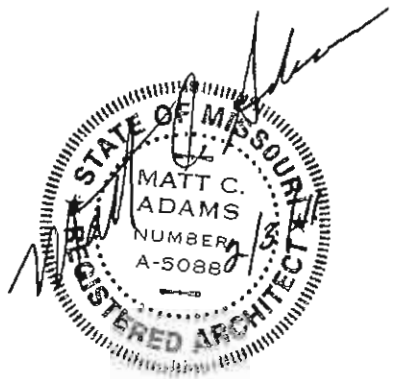
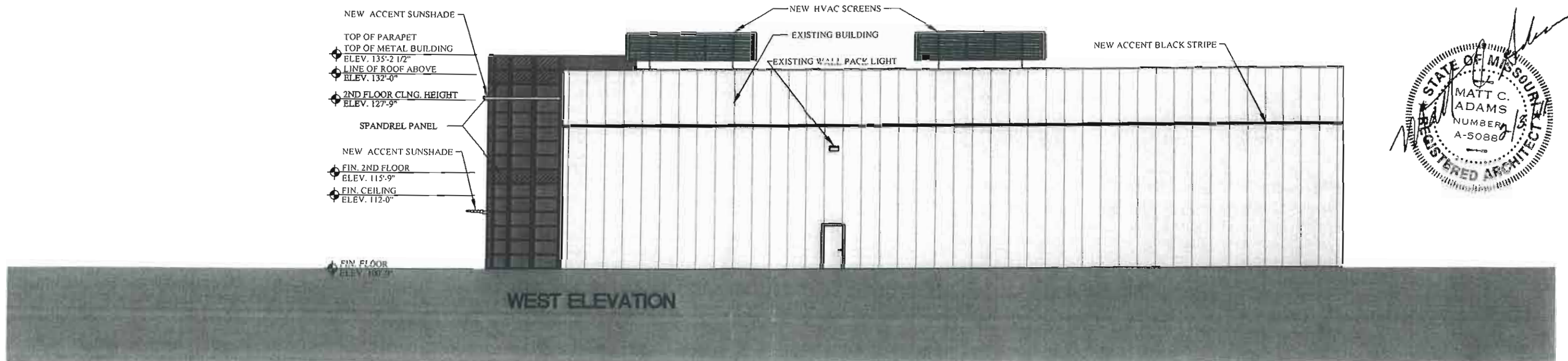
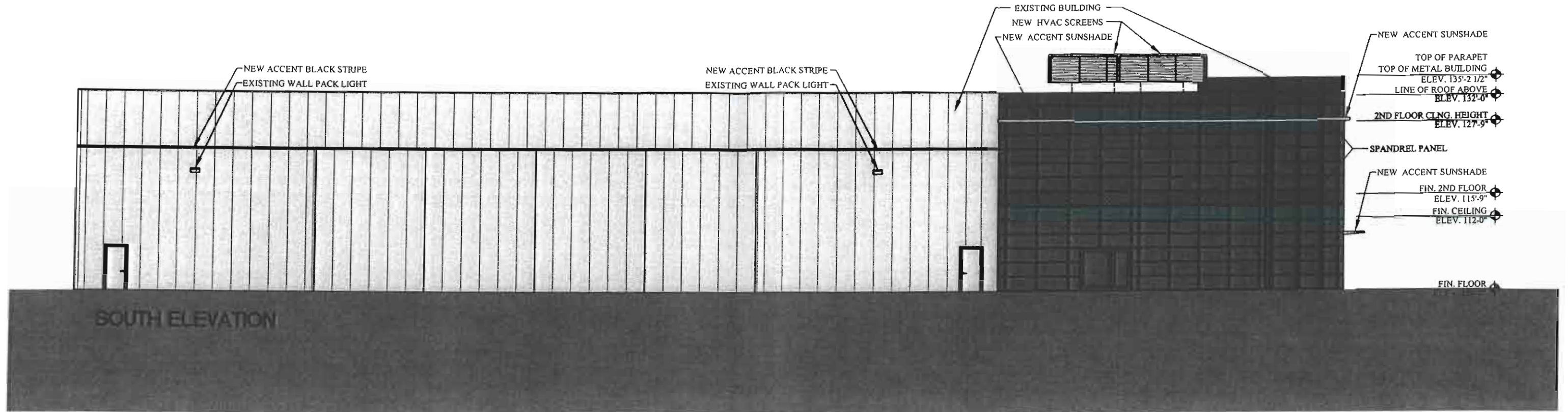
ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB

ARCHITECTURAL SERVICES
1100 N. GARDEN ST.
ST. LOUIS, MO 63102
PH: 314.433.1100
WWW.AAARCHITECTS.COM



© 2011 Adams Architectural Associates, P.C.
All rights reserved.



SOUTH AND WEST ELEVATIONS

SCALE 1/16"=1'-0"
 JANUARY 13 2011
 JANUARY 14 2011
 JANUARY 26 2011

ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB





ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005*

FRONT VIEW RENDERING

SCALE: NONE
DECEMBER 16, 2010
JANUARY 14, 2011
JANUARY 26, 2011

ADAMS ARCHITECTURAL ASSOCIATES - P.C.

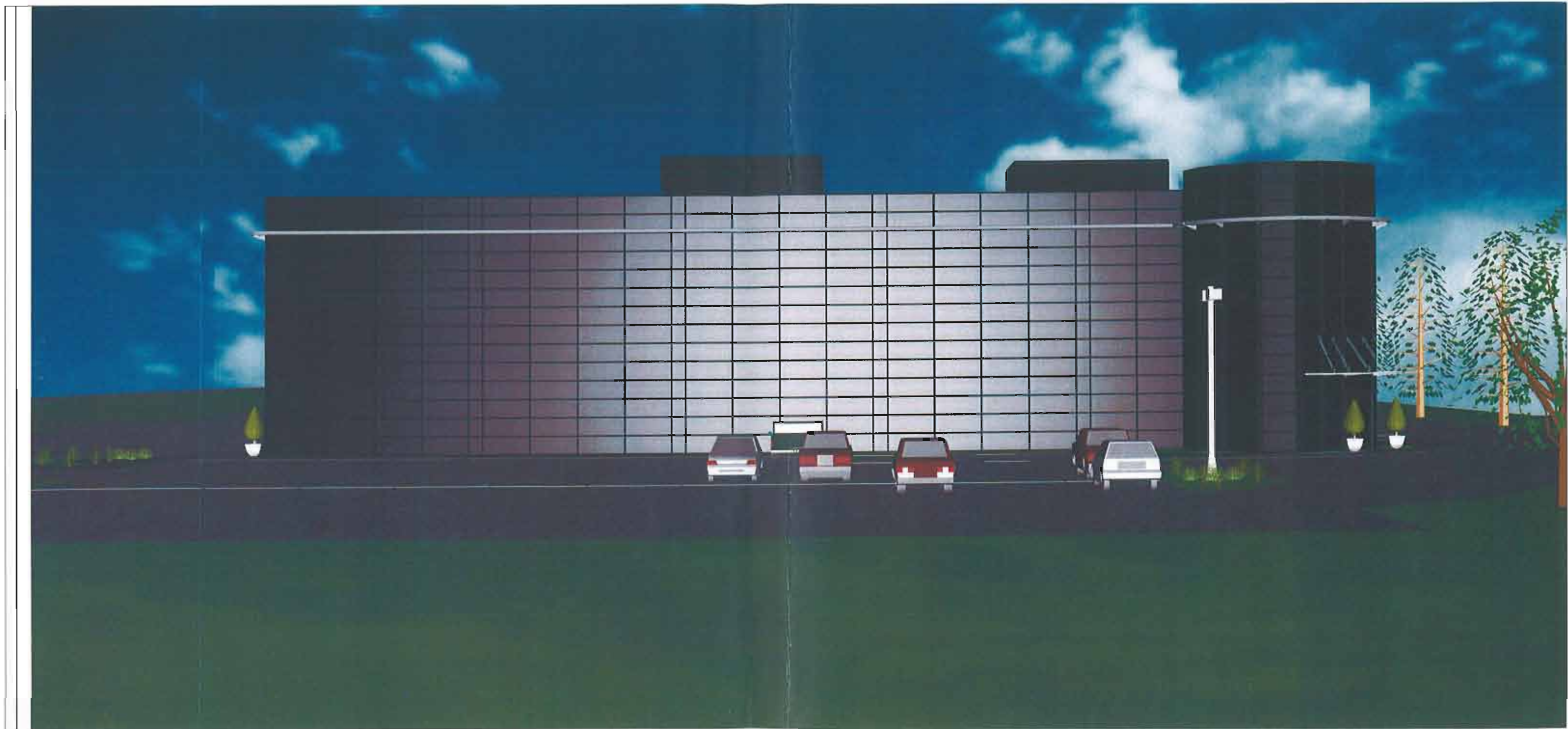
MATT C. ADAMS - ARCHITECT AIA / NCARB

COPYRIGHT ©

ARCHITECTURAL SERVICES
DESIGN / BUILD
COMMERCIAL
CHURCHES
RESIDENTIAL



P.O. BOX 230
CHESTERFIELD, MO 63306-0230
(636) 537-9333
(636) 537-1267 - FAX



ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005*

EAST VIEW RENDERING

SCALE: NONE
DECEMBER 16, 2010
JANUARY 14, 2011
JANUARY 26, 2011

ADAMS ARCHITECTURAL ASSOCIATES - P.C.

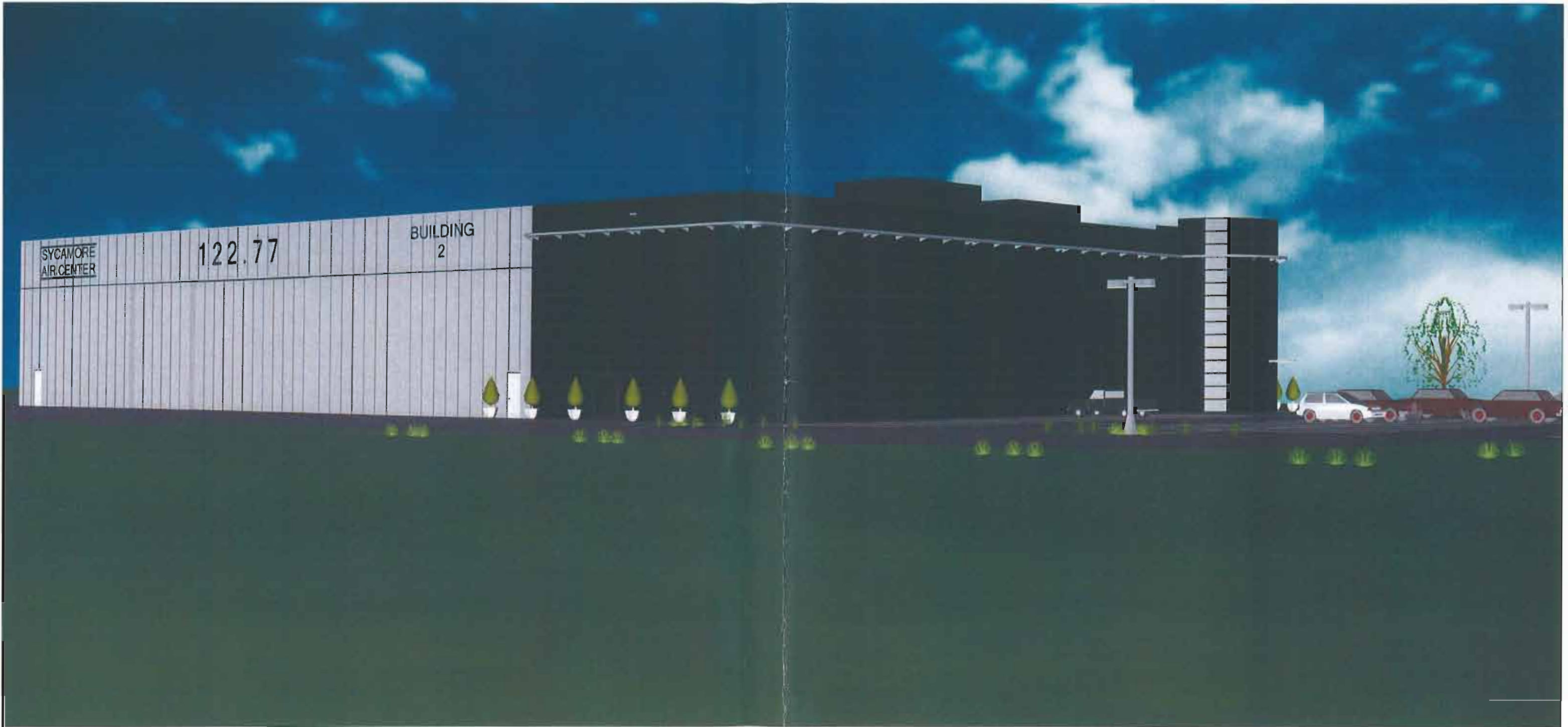
MATT C. ADAMS - ARCHITECT AIA / NCARB

COPYRIGHT ©

ARCHITECTURAL SERVICES
DESIGN / BUILD
COMMERCIAL
CHURCHES
RESIDENTIAL



P.O. BOX 230
CHESTERFIELD, MO 63306-0230
(636) 527-8333
(636) 527-1267 -FAX



SOUTHEAST VIEW RENDERING

SCALE: NONE
 DECEMBER 16, 2010
 JANUARY 14, 2011
 JANUARY 26, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005

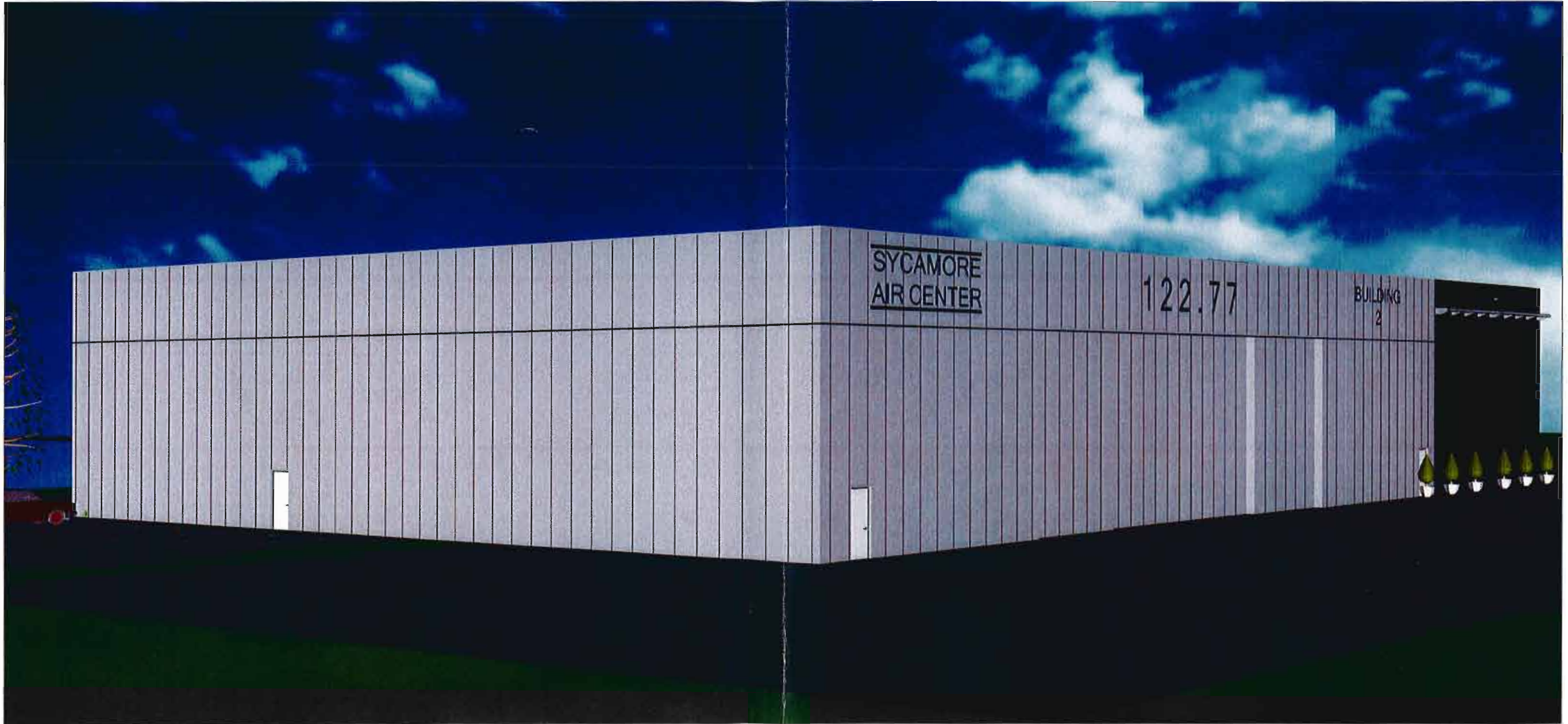
ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB COPYRIGHT ©

ARCHITECTURAL SERVICES
 DESIGN / BUILD
 COMMERCIAL
 CHURCHES
 RESIDENTIAL



P.O. BOX 230
 CHESTERFIELD, MO 63506-0230
 (636)537-9333
 (636)537-1267 -FAX



ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005*

SOUTHWEST VIEW RENDERING

SCALE: NONE
DECEMBER 16, 2010
JANUARY 14, 2011
JANUARY 26, 2011

ADAMS ARCHITECTURAL ASSOCIATES - P.C.

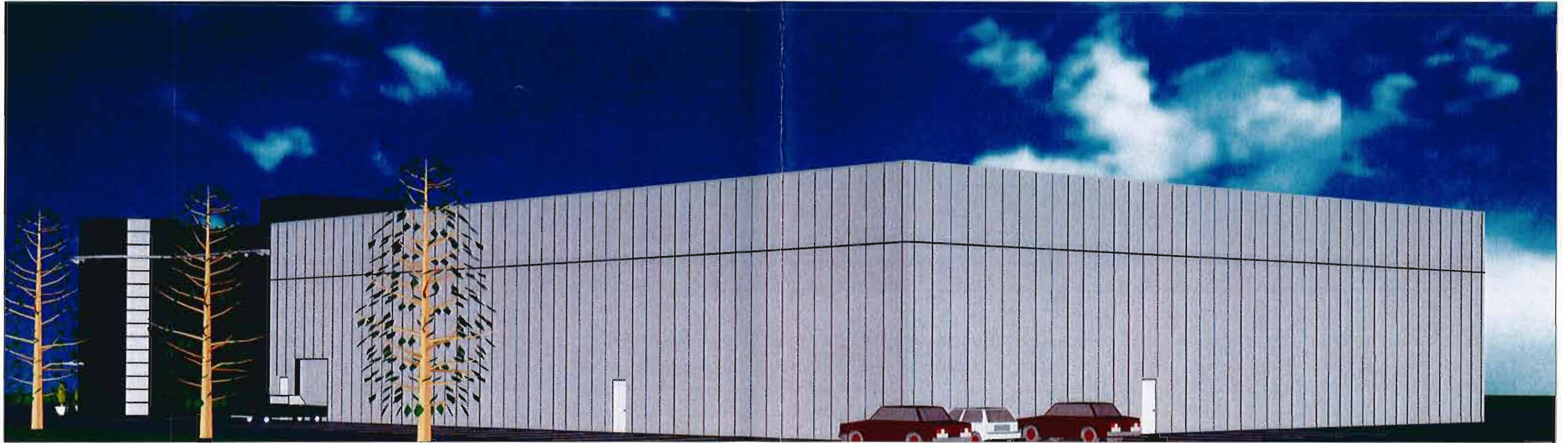
MATT C. ADAMS - ARCHITECT AIA / NCARB

COPYRIGHT ©

ARCHITECTURAL SERVICES
DESIGN / BUILD
COMMERCIAL
CHURCHES
RESIDENTIAL



P.O. BOX 230
CHESTERFIELD, MO 63306-0230
(636)537-9333
(636)537-1267 -FAX



NORTHWEST VIEW RENDERING

SCALE: NONE
DECEMBER 16, 2010
JANUARY 14, 2011
JANUARY 26, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005*

ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB COPYRIGHT ©

ARCHITECTURAL SERVICES
DESIGN / BUILD
COMMERCIAL
CHURCHES
RESIDENTIAL



P.O. BOX 230
CHESTERFIELD, MO 63306-0230
(636)537-9333
(636)537-1267 -FAX



03-04-11P01:27 RCVD



Date: March 14, 2011

Re: Sycamore Company/Spirit Hangars Project

Dear Members of the Planning Commission,

The purpose of this letter is threefold. The first section describes the overall project. The second section describes why changes were made to the elevations by the owner during construction. The third section describes revisions made as a result of the motion approved by the ARB committee on February 17, 2011. I look forward to discussing this project with you in person at the March 14, 2011 Planning Commission meeting.

Respectfully,

A handwritten signature in black ink, appearing to read 'Chris Janson'.

Chris Janson, Owner
Sycamore Company/Spirit Hangars

Section I – Sycamore/Spirit Hangars Overall Project

The following is the Architects/Owners Statements for the Spirit Hangars. One hangar/office building.

Site Design

Site Relationships:

The project site is within the St. Louis Airpark and contains adjusted lot #2 totaling 5.4 +/- acres. The lot will contain one building consisting of an office/hangar building of 31,200 s.f.. The site is fairly flat as most sites in the Chesterfield Valley area. The site is bordered to the north by the Wings of Hope facility and to the south by the runway.

The office/hangar building footprint is arranged to allow for full glazing on three elevations. The building incorporates an entryway on the northeast side. The building is sited to create a “campus like feeling” with one curb cut for both lots on the northeast property line. The site is bordered to the north, east and west by natural drainage swales and the topography is such to support this function.

Circulation System and Access:

The pedestrian circulation on the site is primarily limited to travel from their vehicles to the main entries. The automobile circulation is via a curb cut off Wings of Hope Blvd. and is the only curb cut and will be shared by all buildings. The parking, loading zones are located to independently support each building as a stand alone. There is one trash enclosure for the complex and it is located at the southeast corner of the site.

The site relates to human scale and context with the buildings around by implementing similar scale, massing and materials. The location of the building entry is positioned for clarity of circulation by the visiting patrons.

Topography:

The current site is in Phase one finish state and building pad state on Phase two and is currently devoid of vegetation. The building has introduced landscaping to control site lines to the building. The tenant entryway has incorporated planting in order to soften the transition between parking and building.

All parking lot water drains to the swales located around the site. The roof storm water is collected through internal roof drains and downspouts and piped underground to discharge into drainage swales at the property perimeter.

Retaining Walls:

There are no retaining walls incorporated into this project.

Building Design

Scale:

This design accommodates the office and airplane hangar so the vertical metal panels of the hangar serve to lift the eye skyward. At the building entrance to the office the rotunda adds the softening element to transform from a box to the striking entrance. The horizontal mullions give the office area a softening human scale.

Design:

The design of this building borrows elements of the existing buildings in the area while trying to set precedence for the future buildings in quality and scale. The screening material will match the glazing color and conceal the rooftop equipment from the street scape. The trash enclosure is located away from the predominant street view.

Materials/Colors:

The materials on the building include full storefront glazing system on three sides at office/display area with dark bronze frames and glazing. The hangar materials are a full smooth flat panel with concealed fastener system to eliminate the traditional metal building looking structure in a complimentary silver metallic finish.

Landscape Design and Screening:

The landscaping away from the building is located to screen utilities. Concrete curbs are used at all pavement/grass or planting intersections and will provide the protection for all landscaping. The landscape design will promote each individual building with its own identity while respecting the campus homogeneity. Lawn irrigation is used to keep all the vegetation healthy during the dry months.

All on site utilities are underground. The transformer is located to avoid visibility as much as possible.

The trash enclosure is built from masonry construction to hide the dumpster inside and a Trex latching gate keeps any loose debris contained.

Signage:

Signage for the project has not been determined. Once the exact type and style is determined it will go through the proper permitting process.

Lighting:

The parking areas are lighted by standard poles and wall paks.

Respectfully,

A handwritten signature in black ink, appearing to be 'CJ' or similar initials, written in a cursive style.

Chris Janson, Owner
Sycamore Company (Spirit Hangars)

Section II – Elevation changes made after design approval in 2006

The following describes the owners reasoning for changing the elevations of the building:

The owner acknowledges changing the elevations of the office/hangar building from the elevations approved under the original plan. The reason the owner changed the elevations was to provide for a more aesthetic and modern look to the office component of the building. In addition, the glazing system for the building is insulated and tinted to increase the overall building efficiencies and has been approved by the FAA as it is located directly on a federal airport runway.

This design accommodates the office and airplane hangar so the vertical metal panels of the hangar serve to lift the eye skyward. At the building entrance to the office the rotunda adds the softening element to transform from a box to the striking entrance. The horizontal mullions give the office area a softening human scale.

The materials on the building include full storefront glazing system on three sides at office/display area with dark bronze frames and glazing. The hangar materials are a full smooth flat panel with concealed fastener system to eliminate the traditional metal building looking structure in a complimentary dull silver metallic finish.

Respectfully,



Chris Janson, Owner
Sycamore Company (Spirit Hangars)

Section III – Design changes made based upon the approved motion by ARB on February 17, 2011

Changes made to the project/elevations to address comments in the approved ARB motion from the February 17, 2011 ARB meeting:

Since the February 17, 2011 ARB meeting we have had several meetings and discussions with The City of Chesterfield Planning and Development Services staff and our outside architect to discuss modifications to the elevations to address the items included in the approved motion from the meeting. The following describes the modifications made to the project/elevations submitted at the February 17, 2011 ARB meeting to those submitted this evening for final approval.

- 1) **Canopy at the front door of the office Building** – The entryway to the building was amended to include a canopy to allow a warmer presence to the transition at the entry point of the building. We have amended the canopy to incorporate the ARB recommendation to increase its size to 6 feet. The specifications are as follows: 6 feet deep entry cover constructed of clear anodized pre-finished aluminum with stainless steel connections.
- 2) **Sunshade at the top of the office building** - A sunshade was added near the upper elevation of the glazing system. This element was included to add architectural detailing, articulation and human scale to this component of the building. We have amended the sunshade to incorporate the ARB recommendation to increase its size to 4 feet. The specifications are as follows: 4 feet deep accent sunshade constructed of clear anodized pre-finished aluminum with stainless steel connections, chrome stabilizer rods and textured smoked glass.

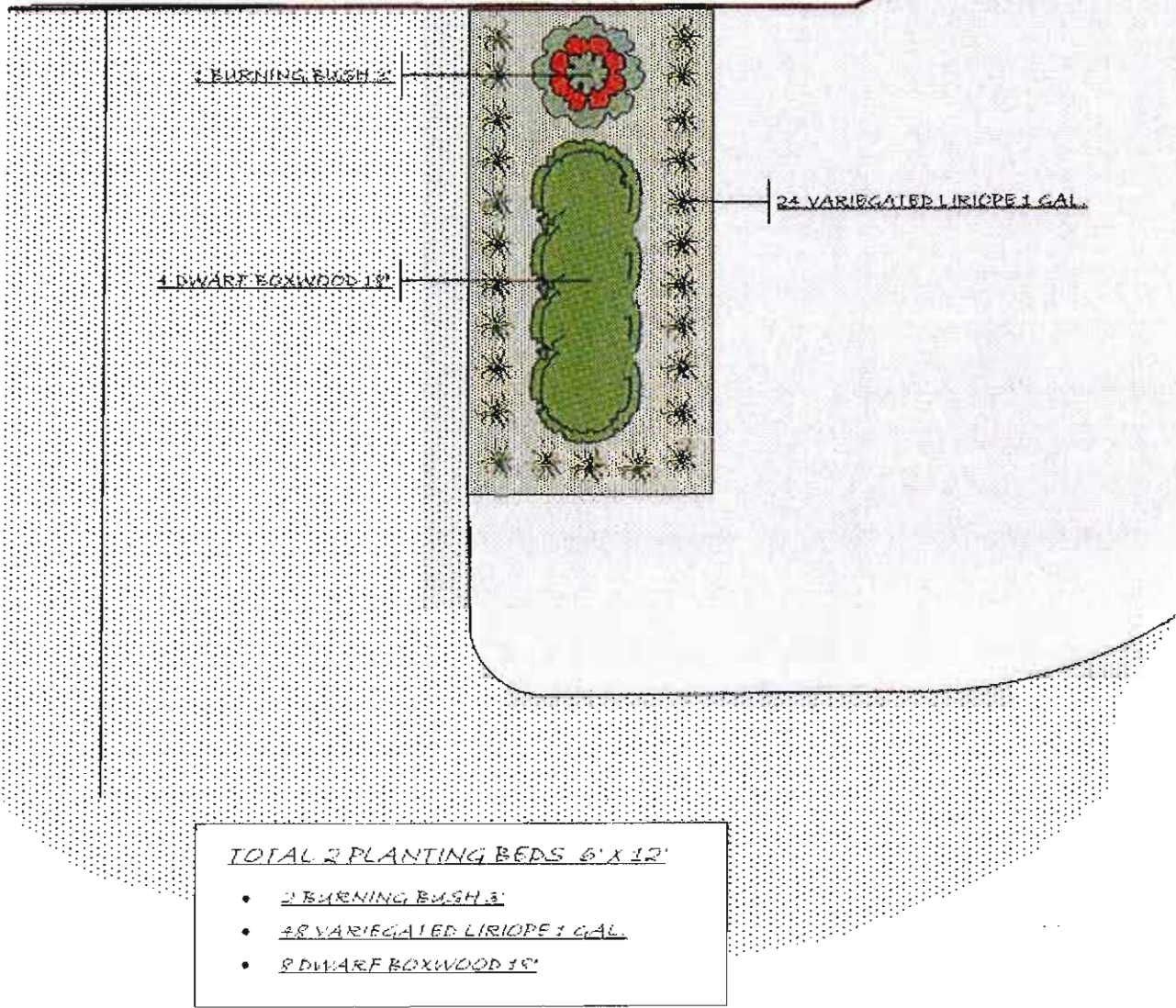
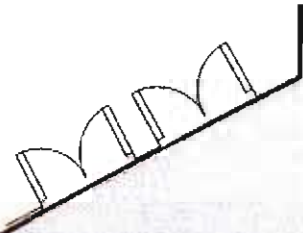
- 3) **Stripping on Hangar Elevations** – Black stripping was added to all three sides of the façade of the hangar component of the building. This element was added to provide unification to the design of all four elevations of the existing building. We have amended the stripping to incorporate the ARB recommendation to consider increasing its size. The original stripe was 2 ½ inches wide to match the mullion component of the office portion of the building. We have increased the stripe to 12 inches to accommodate ARB's recommendation. The stripe will be painted on the hangar elevations using black metallic paint matching the color elevations of the office building glazing.
- 4) **Rooftop equipment screening** - The screening material for the rooftop equipment was amended to be painted black to match the glazing system color in an effort to further conceal the equipment from the streetscape. The screening will surround all four sides of the equipment and will be constructed of anodized aluminum with a black color finish.
- 5) **Planting beds at the front entrance** – Two planting beds were incorporated at each side of the front entrance to soften the transition between the parking area and the building entrance. We have amended the planting beds to incorporate the ARB recommendation to increase their size. They were increased from 3 foot planters to a planting bed with the dimensions of 6 feet by 12 feet. The planting beds will feature the following plant species: 1) one 3-4 foot burning bush, 2) four 18-21 inch dwarf boxwoods, and 3) 24 one gallon variegated liriopse plants. See sheet L1.0A, partial landscape plan for the exact location of the planting beds and the attached exhibits from Baxter Gardens for detail.

Respectfully,

A handwritten signature in black ink, appearing to be 'CJ' or similar initials, written in a cursive style.

Chris Janson, Owner
Sycamore Company (Spirit Hangars)

ENTRANCE



BUILDING ENTRANCE PLANTING

This plan is the sole property of Baxter Gardens Of Chesterfield
All rights reserved

LANDSCAPE DEVELOPMENT PLAN FOR
 SYCAMORE CO
 18366 Wings Of Hope Blvd.
 Attn: Steve Bassett
 314-502-5094 - Email: sbassett@tad.com



DESIGNED BY *Scott Gamblin*
 SCALE: 1/4" = 1'-0"
 ORIGINAL DATE: August 2011
 REVISIONS:
 GRAPHIC ART: SPIS

Sycamore Co.

Landscape Material Photos



BURNING BUSH



BOXWOOD



VARIEGATED
LIRIOPE

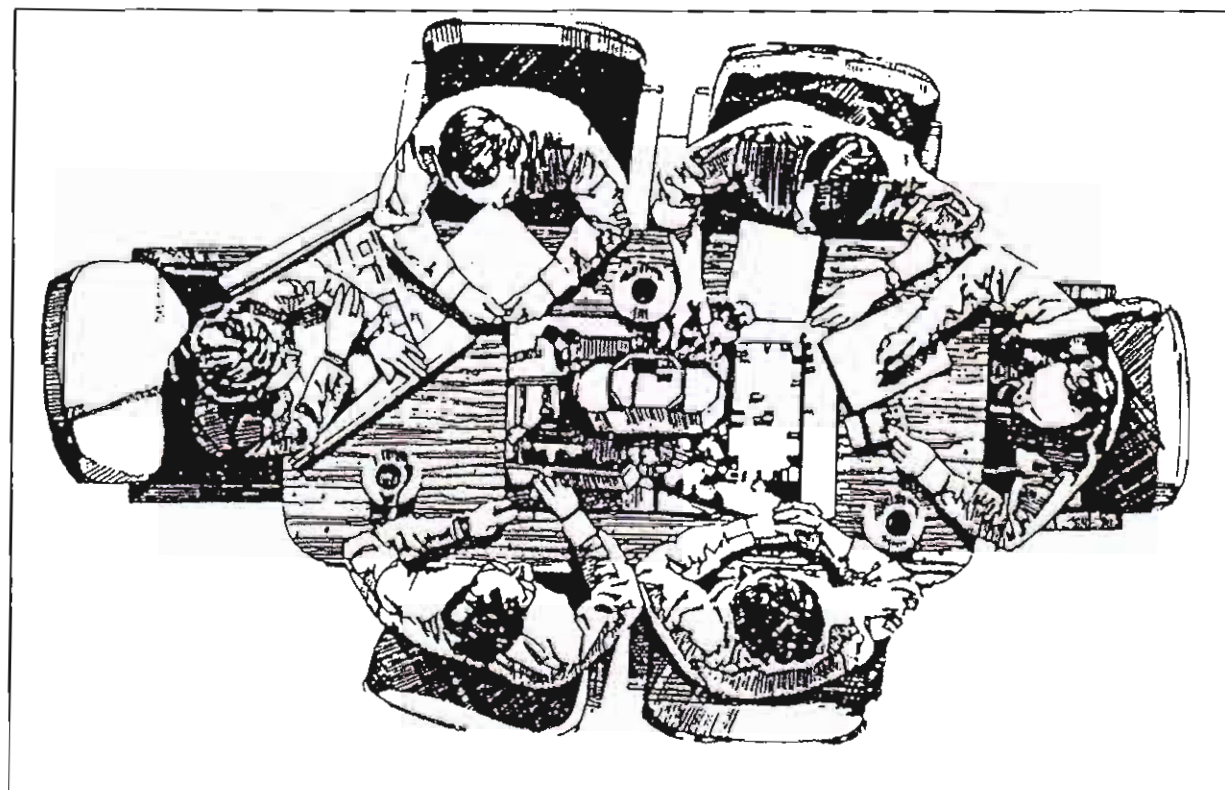


ARCHITECTURAL REVIEW BOARD SUBMISSION

SYCAMORE AVIATION, LLC
SPIRIT HANGARS
*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MISSOURI 63005*



MARCH 04, 2011



Adams Architectural Associates

P.O. BOX 230
CHESTERFIELD, MO 63306-0230

PHONE : (636) 537-9333

FAX : (636) 537-1267



PLANS & SPECS ARE THE PROPERTY OF THE (ARCHITECT) ADAMS ARCHITECTURAL ASSOCIATES. NO OTHER PERSONS OR ENTITES SHALL USE OR COPY PLANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.



FRONT VIEW RENDERING

SCALE NONE
 DECEMBER 16, 2010
 JANUARY 26, 2011
 MARCH 02, 2011
 MARCH 04, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
 18366 WINGS OF HOPE BLVD
 CHESTERFIELD, MO 63005

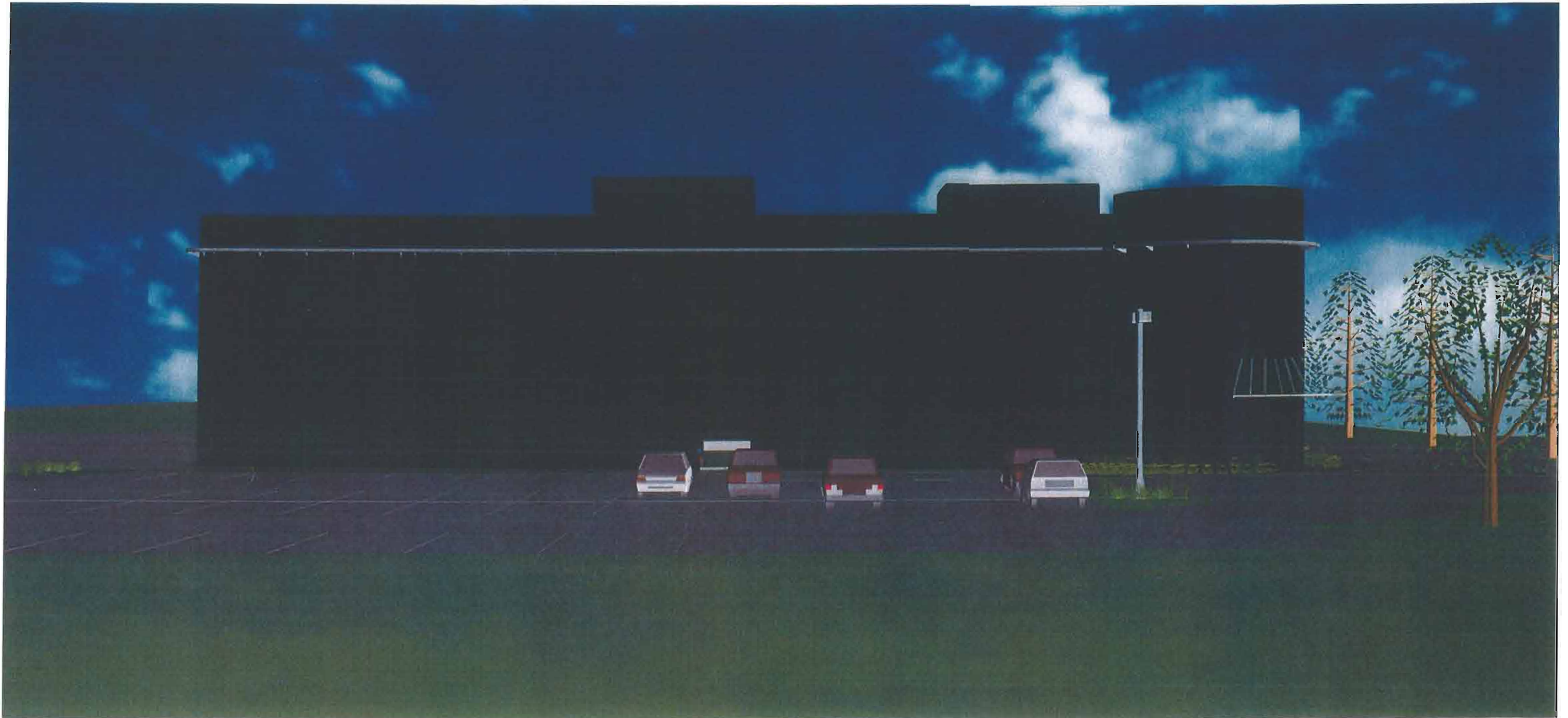


ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB COPYRIGHT ©
 ARCHITECTURAL SERVICES
 DESIGN / BUILD
 COMMERCIAL
 CHURCHES
 RESIDENTIAL



P.O. BOX 240
 CHESTERFIELD, MO 63009-0240
 (636) 537-9332
 (636) 537-5287 FAX



EAST VIEW RENDERING

SCALE: NONE
 DECEMBER 16, 2010
 JANUARY 26, 2011
 MARCH 02, 2011
 MARCH 04, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
 18366 WINGS OF HOPE BLVD
 CHESTERFIELD, MO 63005



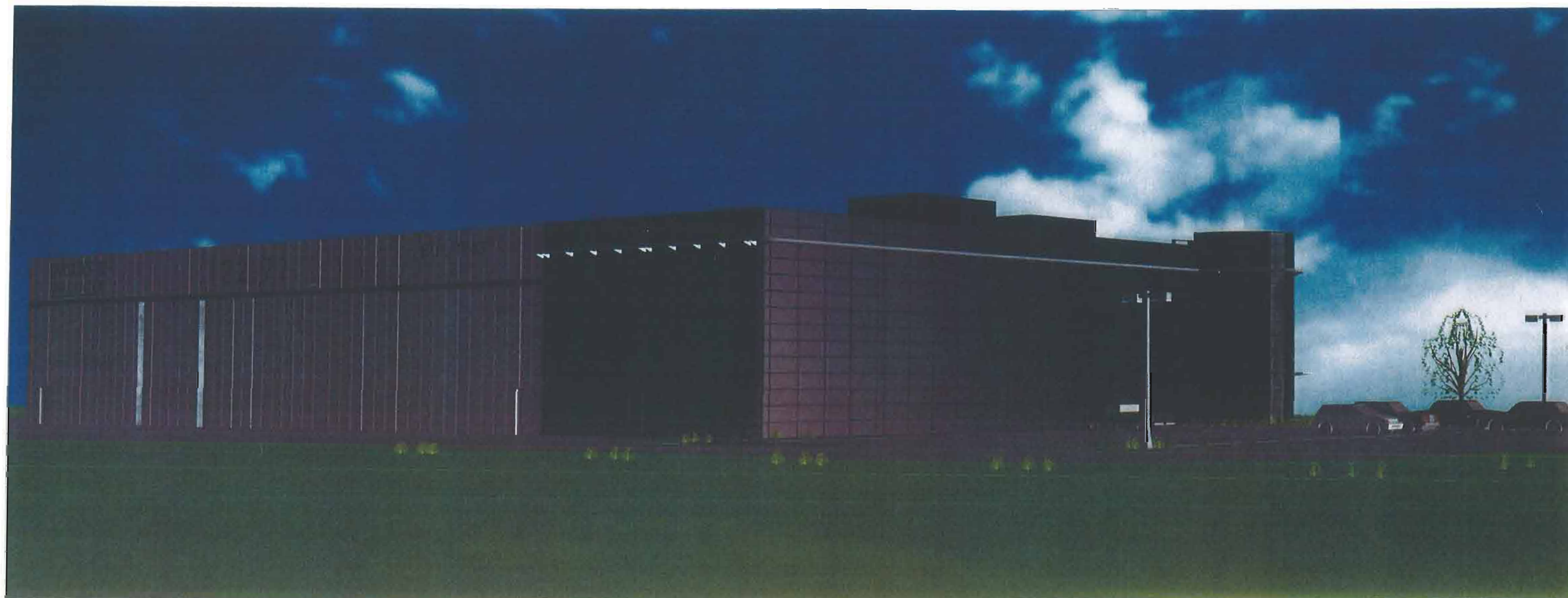
ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB COPYRIGHT ©

ARCHITECTURAL SERVICES:
 DESIGN / BUILD
 COMMERCIAL
 CHURCHES
 RESIDENTIAL



P.O. BOX 231
 CHESTERFIELD, MO 63308-0230
 (636) 537-9333
 (636) 537-1267 - FAX



SOUTHEAST VIEW RENDERING

SCALE NONE
DECEMBER 16, 2010
JANUARY 26, 2011
MARCH 02, 2011
MARCH 04, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005



ADAMS ARCHITECTURAL ASSOCIATES - P.C.

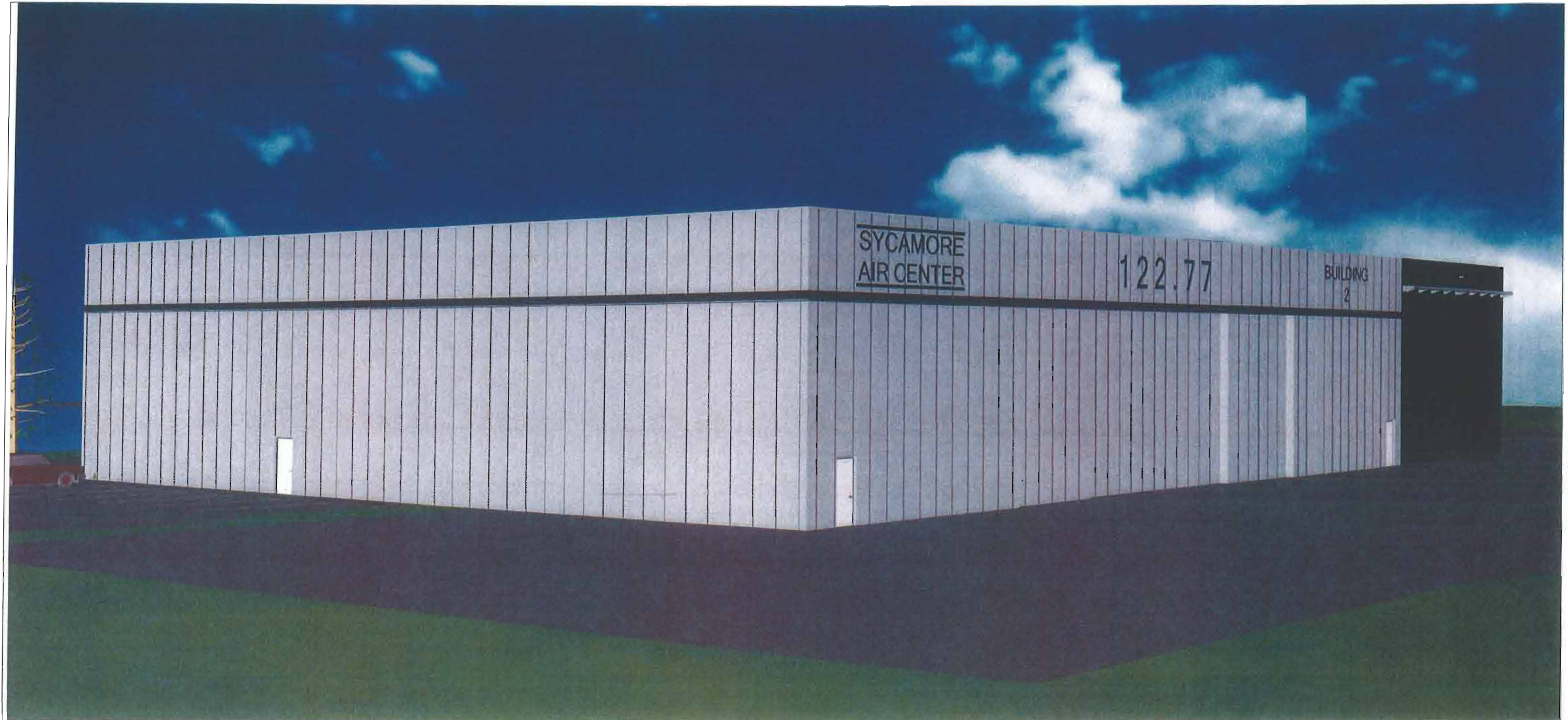
MATT C. ADAMS - ARCHITECT AIA / NCARB

COPYRIGHT ©

ARCHITECTURAL SERVICES
DESIGN / BUILD
COMMERCIAL
CHURCHES
RESIDENTIAL



P.O. BOX 250
CHESTERFIELD, MO 63006-0250
363/937-9333
(636)591-1267 FAX



SOUTHWEST VIEW RENDERING

SCALE: NONE
 DECEMBER 16, 2010
 JANUARY 14, 2011
 JANUARY 26, 2011
 MARCH 04, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
 18366 WINGS OF HOPE BLVD
 CHESTERFIELD, MO 63005



ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB COPYRIGHT ©
 ARCHITECTURAL SERVICES
 DESIGN / BUILD
 COMMERCIAL
 CHURCHES
 RESIDENTIAL
 P.O. BOX 230
 CHESTERFIELD, MO 63061-0230
 (636) 537-8233
 (636) 537-1267 FAX





NORTHWEST VIEW RENDERING

SCALE: NONE
DECEMBER 16, 2010
JANUARY 26, 2011
MARCH 02, 2011
MARCH 04, 2011

ARCHITECTURAL REVIEW BOARD SUBMISSION
SYCAMORE COMPANY, LLC
*18366 WINGS OF HOPE BLVD
CHESTERFIELD, MO 63005*



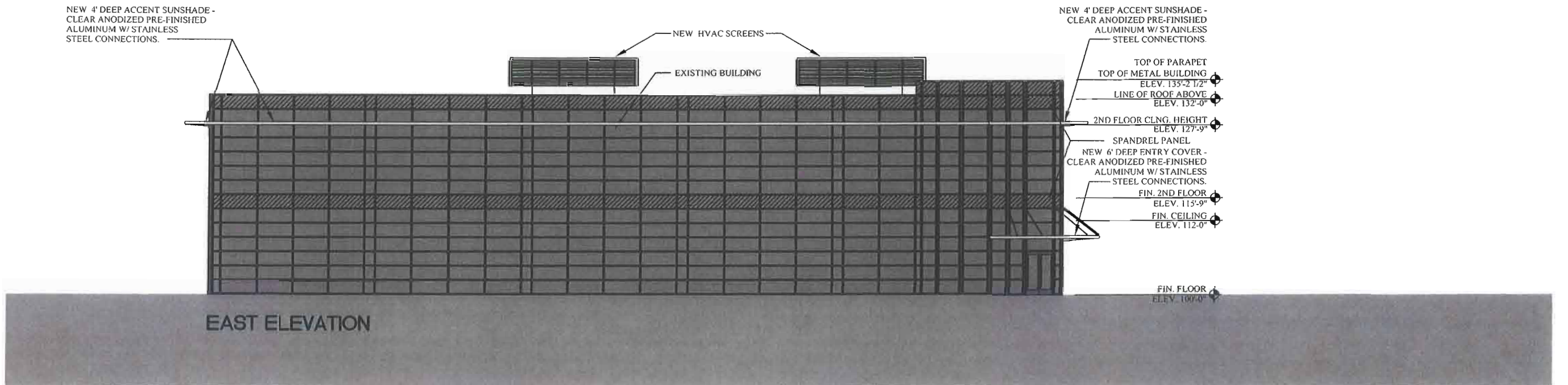
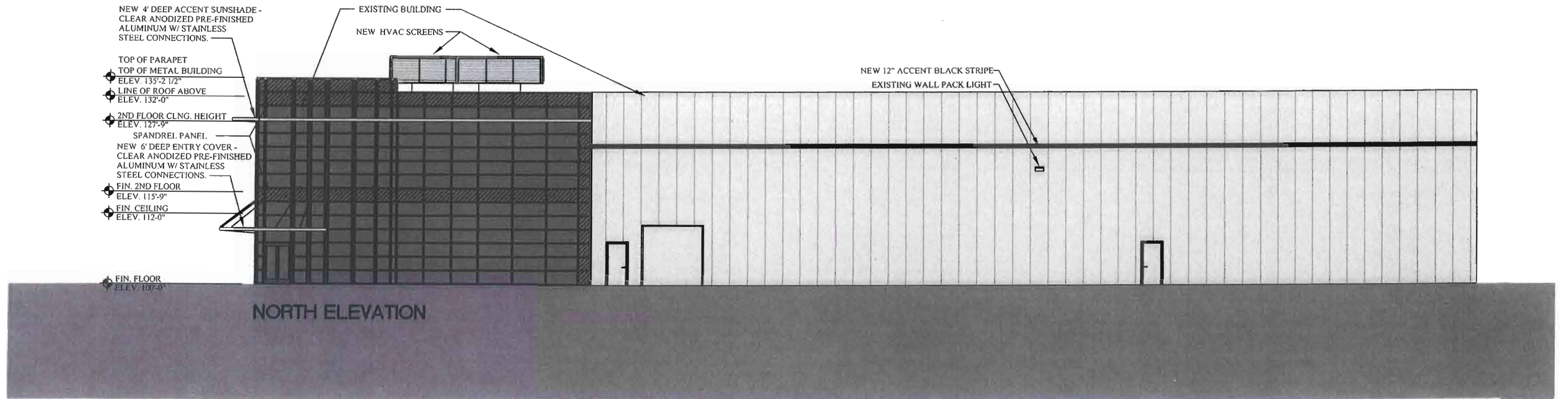
ADAMS ARCHITECTURAL ASSOCIATES - P.C.

MATT C. ADAMS - ARCHITECT AIA / NCARB

ARCHITECTURAL SERVICES
DESIGN / BUILD
COMMERCIAL
CHURCHES
RESIDENTIAL



P.O. BOX 230
CHESTERFIELD, MO 63106-0230
(636) 537-3333
(636) 537-1267 FAX



NORTH AND EAST ELEVATIONS

SCALE: 1/16"=1'-0"
 JANUARY 13, 2011
 JANUARY 26, 2011
 MARCH 02, 2011
 MARCH 03, 2011



ADAMS ARCHITECTURAL ASSOCIATES - P.C.

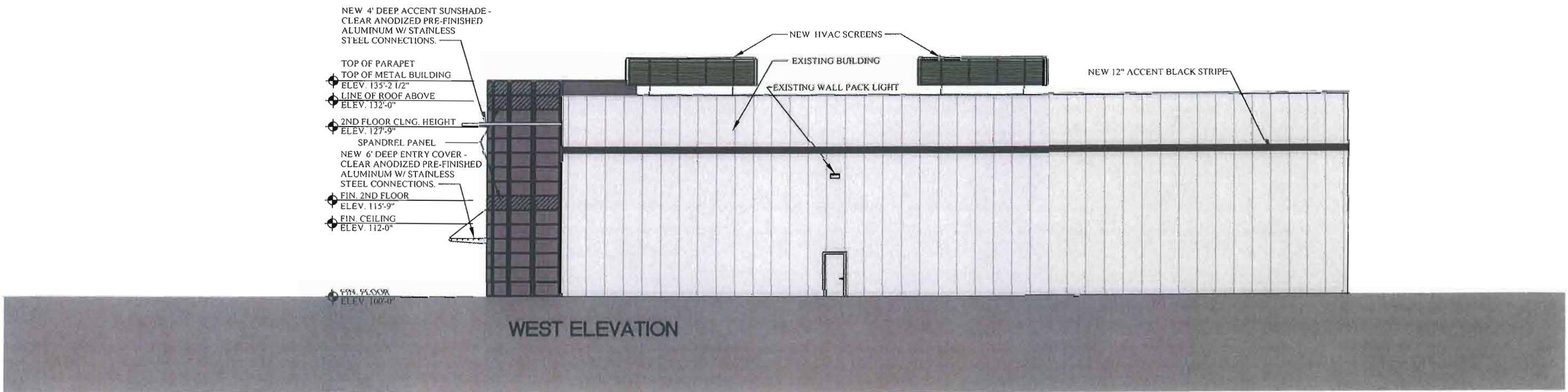
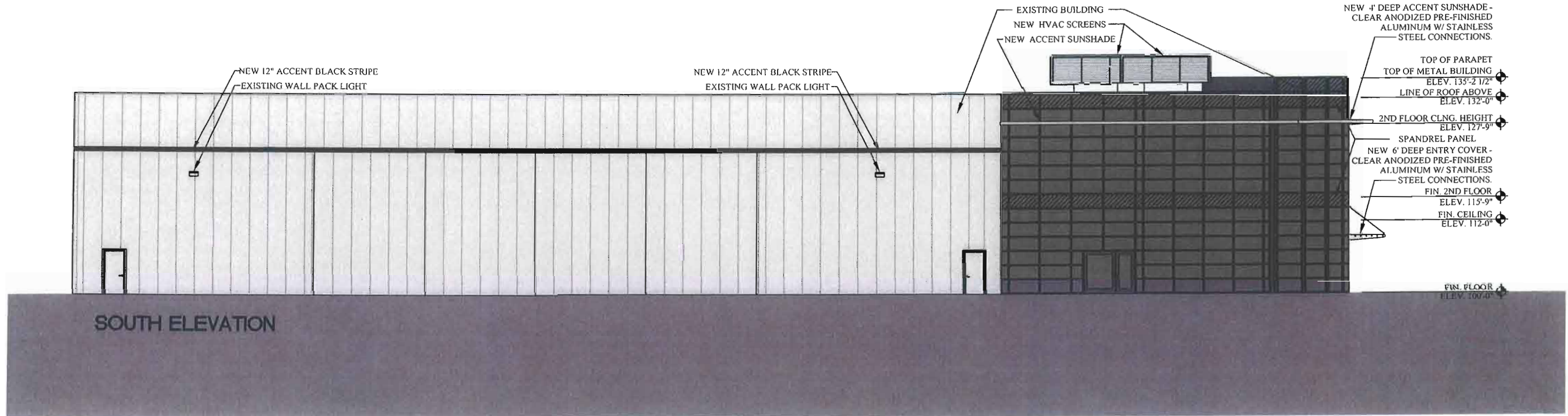
MATT C. ADAMS - ARCHITECT AIA / NCARB

COPYRIGHT ©

ARCHITECTURAL SERVICES
 DESIGN / BUILD
 COMMERCIAL
 CHURCHES
 RESIDENTIAL



P.O. BOX 250
 CHESTERTON, MO 65008-0250
 (636)531-9150
 (636)537-1267 -FAX



SOUTH AND WEST ELEVATIONS

SCALE: 1/16"=1'-0"
 JANUARY 13, 2011
 JANUARY 26, 2011
 MARCH 02, 2011
 MARCH 03, 2011



ADAMS ARCHITECTURAL ASSOCIATES - P.C.

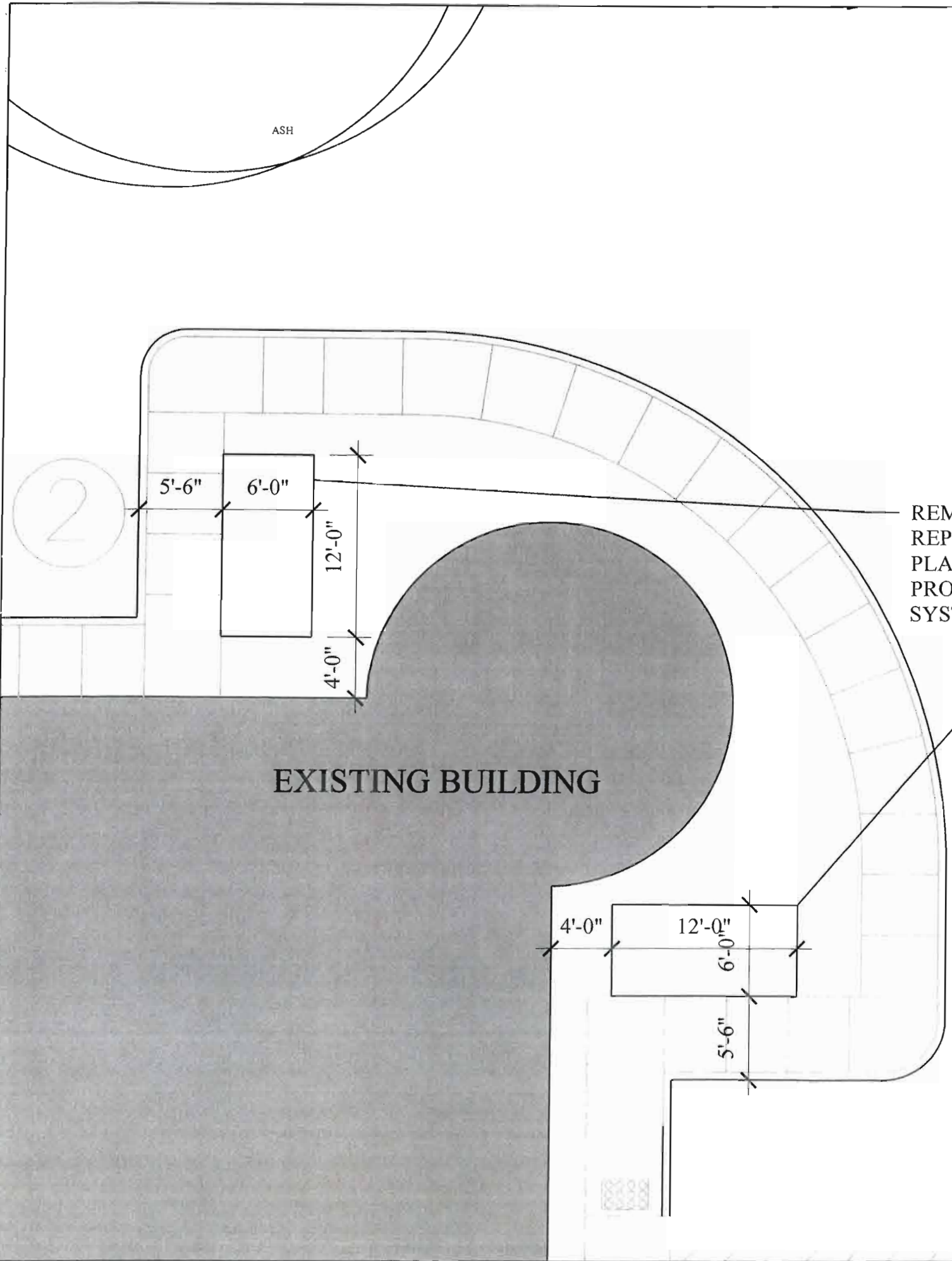
MATT C. ADAMS - ARCHITECT AIA / NCARB

COPYRIGHT ©

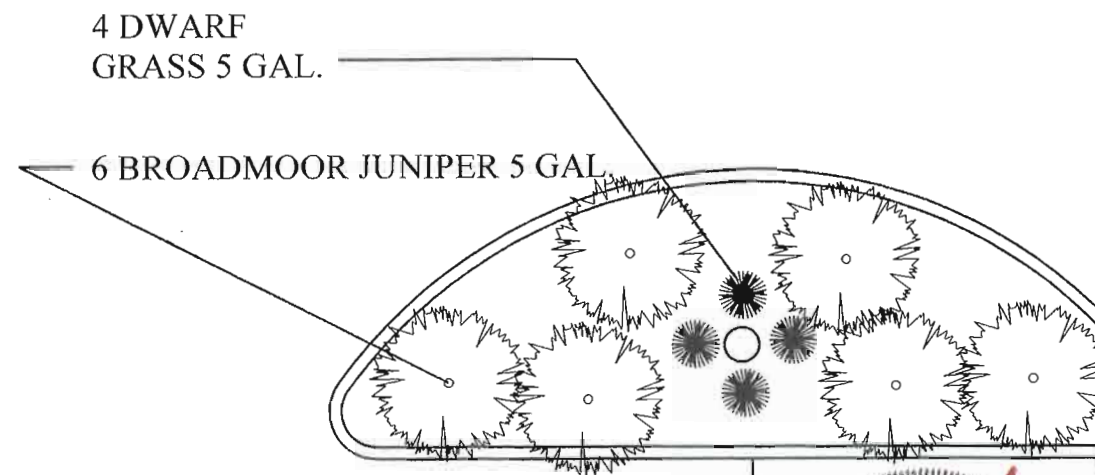
ARCHITECTURAL SERVICES
 DESIGN / BUILD
 COMMERCIAL
 CHURCHES
 RESIDENTIAL



PO BOX 230
 CHESTERFIELD, MO 63105-0230
 (636) 537-9333
 (636) 537-1267 FAX



REMOVE EXISTING CONCRETE.
 REPLACE WITH NEW 12' x 6'
 PLANTING AREA (SEE ENCLOSED PLAN).
 PROVIDE IN-GROUND SPRINKLER
 SYSTEM.



4 DWARF
 GRASS 5 GAL.

6 BROADMOOR JUNIPER 5 GAL.

ASH

RED MAPLE
 2 1/2" CAL.

EXISTING BUILDING

2

1 PARTIAL LANDSCAPE PLAN
 L1.0A SCALE: 1/8"=1'-0"



SEAL
 THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY FOR WHAT APPEARS ON THIS SHEET AND DISCLAIMS (PURSUANT TO 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL, RELATING TO, OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS SHEET REFERS. RESPONSIBILITY FOR PORTIONS OF THE PROJECT NOT PREPARED UNDER MY SUPERVISION IS DISCLAIMED. REVISIONS BY CONTRACTORS, OWNER, OR OTHERS ARE NOT A PART OF THE PROJECT WHICH THIS SEAL INDICATES RESPONSIBILITY.

COPYRIGHT ©
 ADAMS ARCHITECTURAL ASSO.
 ALL RIGHTS RESERVED

ADAMS ARCHITECTURAL ASSOCIATES
 SUITE C, ADAMS - ARCHITECT AA / NCARB
 100 W. 2ND ST.
 CHESTERFIELD, MO 63005-0230
 (636) 865-1199 FAX
 ARCHITECTURAL SERVICES
 COMMERCIAL ARCHITECTURE
 RESIDENTIAL ARCHITECTURE



SYCAMORE COMPANY, LLC
 18366 WINGS OF HOPE BLVD
 CHESTERFIELD, MO 63005

DATE	DESIGNED	DRAWN	CHECKED
03/03/11	M.A. / W.P.B.		

L1.0A