



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
Conference Room 102-103
Thursday, August 14, 2025
5:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING SUMMARY

A. June 18, 2025

III. UNFINISHED BUSINESS

IV. NEW BUSINESS

A. **Baxter Office Park, 510 Baxter Road**: An Amended Architectural Elevation for an existing office building on a 2.12-acre tract of land located on the east side of Baxter Road, zoned "C8"- Planned Commercial.

V. OTHER

VI. ADJOURNMENT

*PC Liaison Debbie Midgley is scheduled for this meeting

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE ARCHITECTURAL REVIEW BOARD MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.



THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
WEDNESDAY – JUNE 18, 2025
5:30 PM
CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Mick Weber, Chair

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Patricia Tocco
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Isaak Simmers, Planner

I. CALL TO ORDER

Vice-Chair Starling called the meeting to order at 5:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. May 15, 2025

Board Member DeLong made a motion to approve the meeting summary as written. Board Member Lavrich seconded the motion. The motion passed by a voice vote of 6-0.

III. UNFINISHED BUSINESS – No unfinished business at this time.

IV. NEW BUSINESS

- A. Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for consolidated lots 8 and 9 located on a 4.25-acre tract of land southwest of the intersection of Chesterfield Parkway West and Burkhardt Place.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the request is for a complete demolition and reconstruction of the St. Louis County Library – Chesterfield Branch. The new library, with a curved roofline, will be approximately 20,700 square feet in size and will house a variety of community amenities, including but not limited to, a café serving local coffee with access to the upgraded adjacent park and garden. Mr. Simmers then provided a brief

history and zoning of the site of the surrounding area. The new site will facilitate pedestrian walkability to Central Park and the Amphitheater.

Materials and Design

Materials utilized throughout the design; dark bronze corrugated aluminum panel with concealed fasteners, curtain wall glazing, stone panels with a honed finish, and engineered wood panels.

Trash Enclosure

The gated trash enclosure has been designed using infinity euro aluminum framework / composite infill with a tube steel frame and large enough to fit two (2) standard size trash containers.

Mechanical Equipment

The rooftop mechanical equipment has been situated beneath the parapet and will be screened on all four sides.

Landscaping

The applicant has requested a modification to the 30% tree preservation requirement due to the placement of the building at the north corner of the site impacting existing tree mass.

Retaining Walls

Two (2) types of retaining walls have been proposed with each one serving its own purpose;

- The concrete retaining wall along the north corner of the site to elevate the new building along Burkhardt Place. It provides an area for future signage, as well as foundation for landscaping.
- The Alpenstein retaining wall has been proposed along West Chesterfield Parkway to support the new parking area.

Lighting

The exterior lighting has been designed to provide safety and security without producing glare or spillover. Accent lighting has been incorporated selectively around all four elevations of the building.

Color and material samples were provided and the applicant was available to answer any questions from the Board.

DISCUSSION

During discussion the following information was provided.

- It was confirmed that the existing library will be *closed* during the approximate yearlong construction.
- Concerns to use of exposed raw natural brick concrete material of the retaining wall. However, the applicant confirmed their intent to the use of a dark stain to provide uniformity and consistency with the building.
- The applicant addressed any concerns of circulation to book drop off area.
- No proposed mechanical equipment for the café / cooking area.
- Concerns regarding reversed building location to provide interconnection with the outdoor areas to be addressed during Planning Commission.
- Options for additional bike facilities.
- Questions of a possible expansion.

Motion

Board Member Mehrtens made a motion to forward Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch) to Planning Commission with a recommendation of approval with the following conditions:

- Stain the concrete retaining wall to match the stone used on the building.
- Increase the landscaping along Chesterfield Parkway to provide more screening of the parking area.

Board Member DeLong seconded the motion. The motion passed by a voice vote of 6-0.

V. OTHER

VI. ADJOURNMENT 6:22 p.m.



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

Architectural Review Board Staff Report

Project type: Amended Architectural Elevations
Meeting Date: August 14, 2025
From: Shilpi Bharti, Planner *SB*
Location: 510 Baxter Road
Description: **Baxter Office Park, 510 Baxter Road:** Amended Architectural Elevations for an existing office building on a 2.12-acre tract of land located on the east side of Baxter Road, zoned "C8"-Planned Commercial.

PROPOSAL SUMMARY

Oakline Studio, on behalf of Bamboo Baxter, LLC, has submitted Amended Architectural Elevations for the existing office building located at 510 Baxter Road. The proposed changes aim to update the building's appearance by replacing the asphalt shingles with new metal panels and stained wood. Additionally, the applicant is proposing to screen the existing rooftop mechanical equipment and trash dumpster from public view.

HISTORY OF SUBJECT SITE

The site is located in Ward 3 of the City of Chesterfield. It was zoned C-8 Planned Commercial in 1975 under St. Louis County Ordinance 7477, prior to the City's incorporation. The existing building, originally developed as the Baxter Office Center, was constructed between 1975 and 1980. The site is currently used as office space.



Figure 1: Aerial of subject site

STAFF ANALYSIS

The Site Development Plan for the existing office building was approved by St. Louis County prior to the City's incorporation. The site features a one-story office building composed of four (4) connected square-shaped structures on the west side, and three (3) square and one (1) rectangular structure connected as a single building on the east side. Due to the need for repairs, the applicant is proposing to update the building materials. The new materials will match the previously approved color scheme. No changes are proposed to the building height or the site's circulation system.

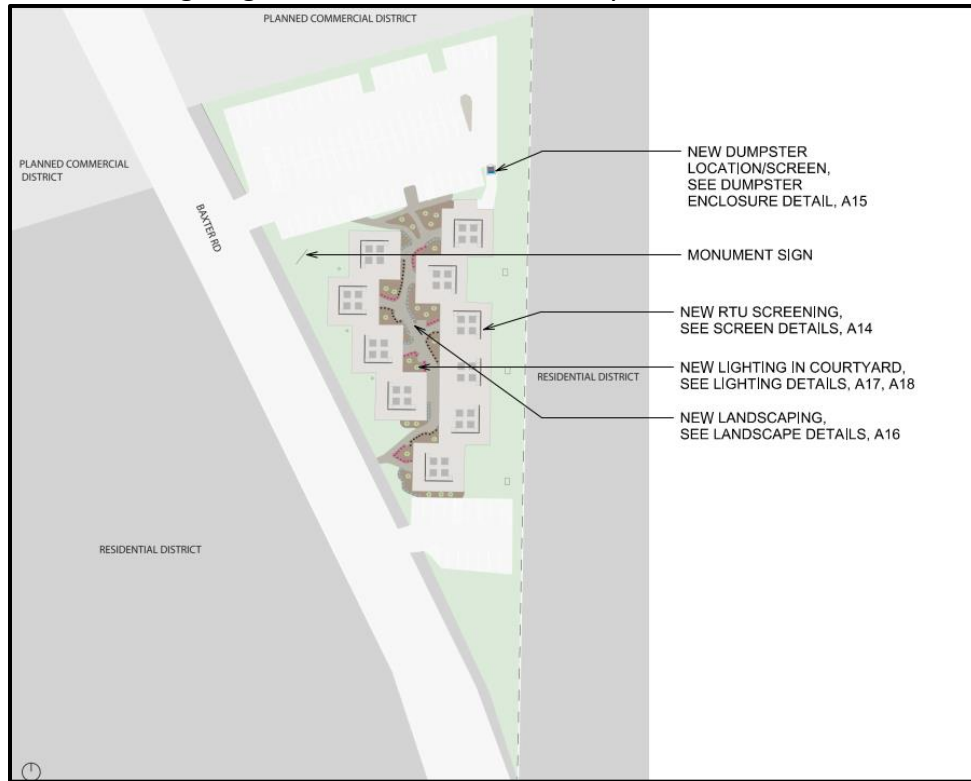


Figure 2: Site Plan

Materials and Color

Two (2) primary building materials are proposed for all elevations of the structure. The west elevation, which faces Baxter Road, will feature black metal panels on both the walls and roof. The applicant intends to repair the existing cedar boards on the side of the building as needed, and will stain the wood with the 'Wood Shed' color. Stained wood will be applied to the side walls, and the applicant also intends to repair the existing stained wood along the building's sides. The east side of the building backs onto a residential property, with access oriented toward the internal courtyard.

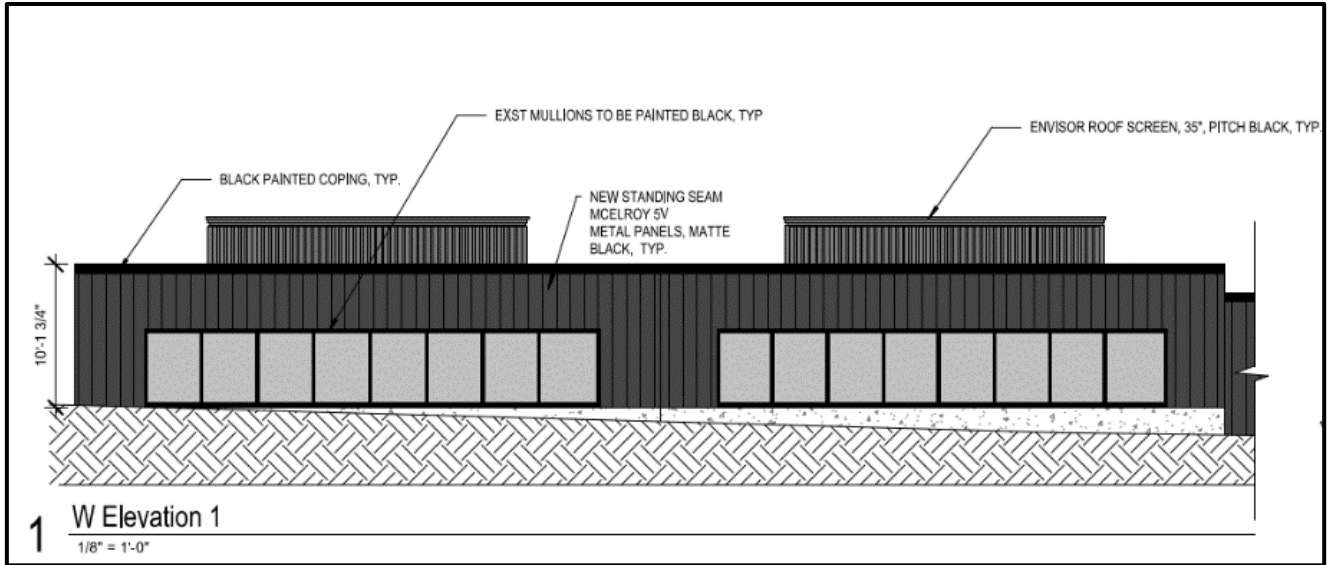


Figure 3: Partial west elevation facing Baxter Road

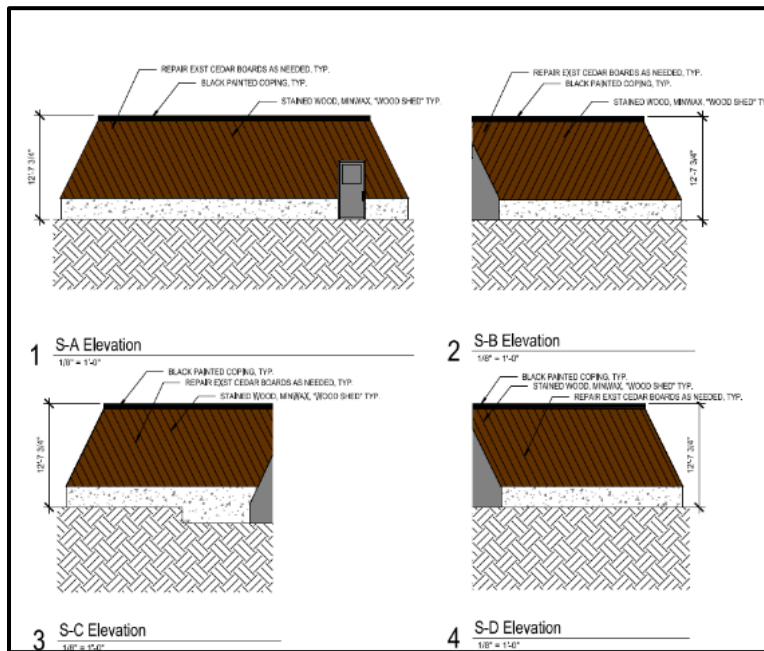


Figure 4: Side elevation of west building

Screening

In addition to the building updates, the applicant is also proposing screening for the trash dumpster and rooftop mechanical equipment. A six-foot-high screening fence is proposed for the trash enclosure, constructed with an aluminum frame and vinyl slats. The rooftop equipment will be screened using a 35-inch-high vertical-style Envisor system.

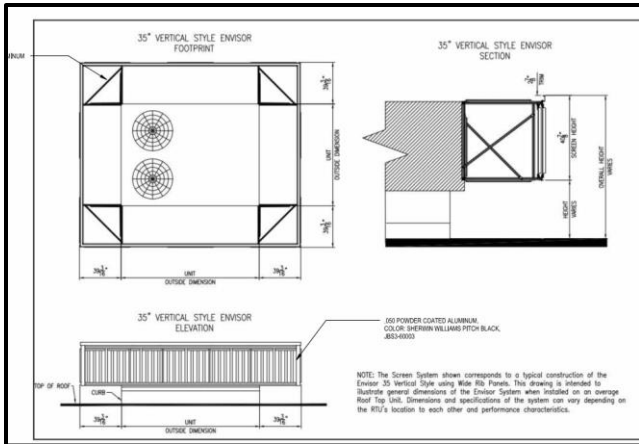


Figure 5: Roof top screening

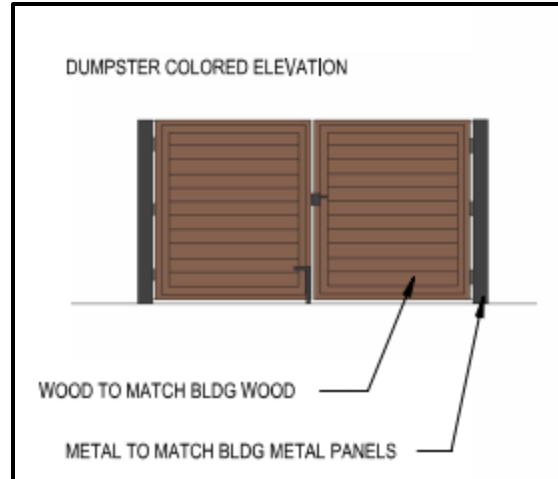


Figure 6: Trash Enclosure

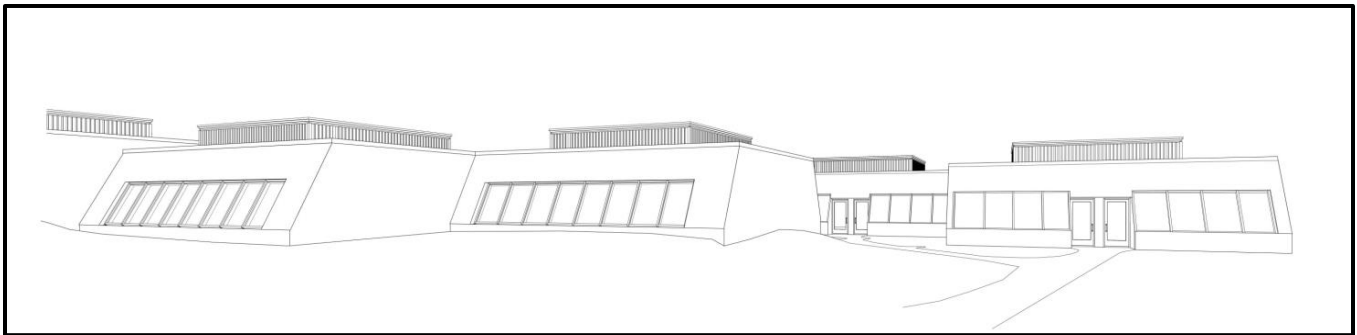


Figure 7: Perspective View of building from Baxter Road

Landscaping and lighting

No changes are proposed to the overall landscaping. The applicant is only enhancing the courtyard area with new shrubs and the addition of landscape lighting, details of which are included in the packet.

Rendering



Figure 8: Rendering

DEPARTMENTAL INPUT

Staff requests review and recommendation on the Amended Architectural Elevations for Baxter Office Center, 510 Baxter Road.

MOTION

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

- 1) "I move to forward the Amended Architectural Elevations for Baxter Office 510 Baxter Road as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for Baxter Office, 510 Baxter Road, with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



SHEET NUMBER	SHEET TITLE
A01	COVER SHEET
A02	RENDERINGS
A03	ARCHITECTURAL STATEMENT OF INTENT
A04	SITE PLAN
A05	EXISTING ATLA SURVEY- FOR REFERENCE ONLY
A06	BLDG 1 ELEVATIONS 1
A07	BLDG 1 ELEVATIONS 2
A08	BLDG 1 ELEVATIONS 3
A09	BLDG 1 ELEVATIONS 4
A10	BLDG 2 ELEVATIONS 1
A11	BLDG 2 ELEVATIONS 2
A12	BLDG 2 ELEVATIONS 3
A13	BLDG 2 ELEVATIONS 4
A14	ROOF SCREEN
A15	DUMPSTER ENCLOSURE
A16	LANDSCAPE PLAN
A18	LIGHTING PLAN
A19	LIGHTING SPECIFICATIONS
A20	PERSPECTIVE DRAWING FROM BAXTER RD
A21	ADJACENT SITE VIEWS
A22	PROPOSED BUILDING MATERIALS- METAL PANELS 1
A23	PROPOSED BUILDING MATERIALS- METAL PANELS 2
A24	PROPOSED BUILDING MATERIALS- METAL PANELS 3
A25	PROPOSED BUILDING MATERIALS- METAL PANELS 4
A26	PROPOSED BUILDING MATERIALS- WOOD



Existing



Proposed



Existing



Proposed

ARCHITECTURAL STATEMENT OF INTENT

The new owners of 510 Baxter wish to enhance this existing property with a limited scope exterior refresh. No significant alterations to the building footprints will be made however, some very visible changes to the exterior materials are planned. The reason for these planned changes is that this viable property has some exterior elements that are showing signs of aging and wear. Most notably, the buildings are recognizable by their dominant mansard roofs. These mansard roofs are currently covered in asphalt shingles that are in need of repair. The vision is to significantly enhance the overall aesthetic by replacing these shingles with a quality, pre-finished, metal roof system. At the same time, other less visible but just as important updates to the landscape, signage and lighting will occur. In addition to these modifications. Screening will be added around the trash dumpster and the rooftop HVAC units. The materials used in this renovation will be prefinished metal roof and newly stained, existing cedar siding. The color scheme for the RTU screens and the trash enclosure will draw inspiration from this same pallet of colors. The landscaping will focus its attention to the internal courtyard where new plant material and landscape lighting are proposed. There will be no changes anticipated for the grading and so no topo plan is attached. All retaining walls on the property are existing and there is no plan to alter these.





NEW DUMPSTER
LOCATION/SCREEN,
SEE DUMPSTER
ENCLOSURE
DETAIL, A15

MONUMENT
SIGN

NEW RTU
SCREENING,
SEE SCREEN
DETAILS, A14

NEW LIGHTING
IN COURTYARD,
SEE LIGHTING
DETAILS, A17,
A18

NEW
LANDSCAPING,
SEE LANDSCAPE
DETAILS, A16

ALTAN/NSP'S LAND TITLE SURVEY

510 BAXTER ROAD

CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI 63017

LOCATED IN: SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST

SITE INFORMATION

N/F BECKER MARION REVOCABLE TRUST
510 BAXTER ROAD, CHESTERFIELD, MISSOURI 63017
APR 21/2007
8244 ± SQUARE FEET, OR 2.12 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREOF DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #MCA148881515, DATED OCTOBER 15, 2004 AT 4:00 A.M.

SCHEDULE A DESCRIPTION

A TRACT OF LAND IN PART OF LOT 2 OF THE BAXTER ESTATES PARTITION OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF BAXTER ROAD, AS FEET WIDE, AND POINT BEING THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WALTER A. BLUMBERG, JR. BY DEED RECORDED IN BOOK 8842, PAGE 232 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING THE EAST LINE OF BAXTER ROAD AND ALONG THE SOUTH LINE OF THE SAID BLUMBERG TRACT, NORTH 14 DEGREES 31 MINUTES EAST 30.1 FEET TO A POINT ON THE NORTH AND SOUTH CENTRAL LINE OF SECTION 26; THENCE ALONG THE NORTH AND SOUTH CENTRAL LINE, SOUTH 1 DEGREE 03 MINUTES WEST 84.3 FEET TO A POINT; THENCE SOUTH 1 DEGREE 03 MINUTES WEST 10 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID BAXTER ROAD; THENCE ALONG SAID EAST LINE NORTH 89 DEGREES 14 MINUTES WEST 107.7 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO ST. LOUIS COUNTY, MISSOURI, BY DEED RECORDED IN BOOK 8843, PAGE 1334 AND BOOK 8873, PAGE 162, OF THE COUNTY OF ST. LOUIS, MISSOURI.

NOTES CORRESPONDING TO SCHEDULE B

- (1) EASEMENT GRANTED TO THE ST. LOUIS COUNTY WATER COMPANY, ACCORDING TO INSTRUMENT RECORDED IN BOOK 8843, PAGE 1334 (DOES NOT AFFECT, LIES ON THE RIGHT-OF-WAY CLAYTON ROAD)
- (2) EASEMENT GRANTED TO ST. LOUIS COUNTY SEWER CO., RECORDED IN BOOK 8843, PAGE 1334 AND BOOK 8843, PAGE 1335 (AFFECTS, PLOTTED AND SHOWN)
- (3) EASEMENT GRANTED TO ST. LOUIS COUNTY, MISSOURI RECORDED IN BOOK 8843, PAGE 1335 (AFFECTS, PLOTTED AND SHOWN)
- (4) EASEMENT GRANTED TO WISOK ELECTRIC ACCORDING TO INSTRUMENT RECORDED IN BOOK 8843, PAGE 1334 AND BOOK 8843, PAGE 1335 (AFFECTS, PLOTTED AND SHOWN)
- (5) TERMS AND PROVISIONS OF ORDINANCE 7471 IN BOOK 8843, PAGE 1335 (BOOK 8843, PAGE 1335 AND BOOK 8843, PAGE 1336) (AFFECTS, PLOTTED AND SHOWN)
- (6) TERMS AND PROVISIONS OF AN AGREEMENT FOR SANITARY SEWAGE TREATMENT OR DISPOSAL RECORDED IN BOOK 8843, PAGE 1334 (AFFECTS, BLANKET IN NATURE)
- (7) EASEMENTS GRANTED TO LACOGAS GAS COMPANY (BOOK 8843, PAGE 1335)
- (8) TERMS AND PROVISIONS OF FINAL DEVELOPMENT PLAN RECORDED IN PLAT BOOK 18, PAGE 52 AND PLAT BOOK 18, PAGE 52 (AFFECTS, PLOTTED AND SHOWN)

PARKING INFORMATION

REGULAR-90
HANDICAP-9
TOTAL-99

FLOOD ZONE INFORMATION

BY GRADING PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220320202C, WHICH BEARS AN EFFECTIVE DATE OF 03/01/10 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS DEED IS BASED ON THE 1983 NORTH DATUM. THE BEARING IS QUOTED AS PER GPS COORDINATE MEASUREMENTS. STATE PLANE, STATE PLANE, STATE PLANE. LATITUDE = 36° 58' 18.80" N. LONGITUDE = 90° 19' 28.80" W. CONVERGENCE ANGLE = 30° 19' 28.80" W.

SIGNIFICANT OBSERVATIONS

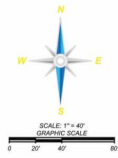
NONE OBSERVED AT THE TIME OF THE ALTAN/NSP'S SURVEY.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVATION THEREOF OR ABOVE GROUND APPEARANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OF SURFACE GROUND MARKERS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED	MINIMUM ZONING REQUIREMENT	USE	REMARKS
RESIDENTIAL	RESIDENTIAL	RES	
MIN. SETBACKS FRONT	15.0 FT		
MIN. SETBACKS REAR	NO REAR		
MIN. SETBACKS SIDE	10.0 FT		
MAX. BUILDING HEIGHT	10 FT		
MIN. LOT AREA	8044 SQ FT		
MAX. LOT WIDTH	47.82		
MAX. BLDG COVERAGE	20.3%		
PARKING REGULAR	90		
PARKING HANDICAP	9		
PARKING TOTAL	99		



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- LIGHT
- SANITARY MANHOLE
- POWER POLE
- ELECTRIC METER
- ELECTRIC METER
- WATER METER
- CURB STOP MARKER
- GRANITE DRIVE
- TELEPHONE PEDESTAL
- GAS METER
- ELECTRIC MANHOLE
- TELEPHONE BOX
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION OF PROPERTY
- RECORD DIMENSION LESS AND EXCEPT
- ROW ON FORMERLY
- NATURAL GROUND
- SP
- SEWER
- PARKING SPACE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- SUN
- ISLAND
- STORM MANHOLE
- DAMPED AREA
- DA

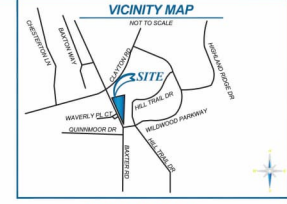


LINE TABLE

LINE NO.	START POINT	END POINT	BEARING	DISTANCE
1	1	2	N 89° 14' 31\"/>	

CURVE TABLE

CURVE NO.	START POINT	END POINT	BEARING	DISTANCE
1	1	2	N 89° 14' 31\"/>	



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SUBJECT TO SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. DIMENSIONS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTAN/NSP'S TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADJUSTS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTAN/NSP'S TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTAN/NSP'S SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, STUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTAN/NSP'S SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS COMPLETED ON DECEMBER 4, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT, GROUND FACTOR = 0.999997023.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BAXTER ROAD AND WILSONS FENCE COURT, WHICH ADJUTS THE WEST PROPERTY LINE OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BAXTER ROAD, BEING A PUBLIC ACCESSIBLE RIGHT-OF-WAY.
11. EASEMENTS AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING: (A) EASEMENTS APPLICABLE TO THE SUBJECT PROPERTY, EASEMENTS, OTHER THAN THOSE EASEMENTS WHICH WERE SHOWN AT THE TIME OF THIS SURVEY; (B) RESTRICTIONS, SUBROVISIONS, RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED MISSOURI SURVEYOR MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE SUBJECT PROPERTY, EASEMENTS, OTHER THAN THOSE EASEMENTS WHICH WERE SHOWN AT THE TIME OF THIS SURVEY; (C) THE SCHEDULE A DESCRIPTION OF THE SUBJECT PROPERTY IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL CONDITIONS RELATIVE HERETO; TO THE EXTENT THAT THIS SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH EASEMENTS OR A FUTURE INSTRUMENT TO AFFECT THE PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT WOULD SOON OR ALL OF THE SUBJECT PROPERTY, THE SURVEYOR DOES NOT PURPORT TO DETERMINE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ST. LOUIS COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED POLYGON AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTAN/NSP'S TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTY, THERE WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. THIS SURVEY MEETS OR EXCEEDS THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS.
17. THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND ALL IT REFERS TO LAND TITLES AND INTERESTS SHOWN ON THIS DOCUMENT SHALL MEAN: "A STATEMENT ISSUED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE OF HIM TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER WRITTEN OR IMPLIED."

SURVEYOR'S CERTIFICATE

TO: BAMBOS BAXTER, LLC, A MISSOURI LIMITED LIABILITY COMPANY, BAMBOS ACQUISITIONS, LLC, A MISSOURI LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, AS SET FORTH BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS, AND PROFESSIONAL LANDSCAPE ARCHITECTS.
DATE OF PLAT OR MAP: 10/17/2024



DAVID W. WINCHESTER
PROFESSIONAL LAND SURVEYOR NO. 2017017880
819 P. MISSOURI
MISSOURI C.O.A. 2017018810

DATE	REVISION HISTORY	BY
02/05/25	UPDATED EXCEPTIONS	RW
02/06/25	UPDATED EXCEPTIONS	RW

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BAMBOO.COM
OFFICE: 270-644-6400 FAX: 270-352-1881
WWW.BAMBOO.COM

SURVEY JOB NUMBER: SURVEY DRAWN BY:
0210271 RW 10/17/2024
SURVEY REVIEWED BY: SHEET:
MAP 1 OF 1

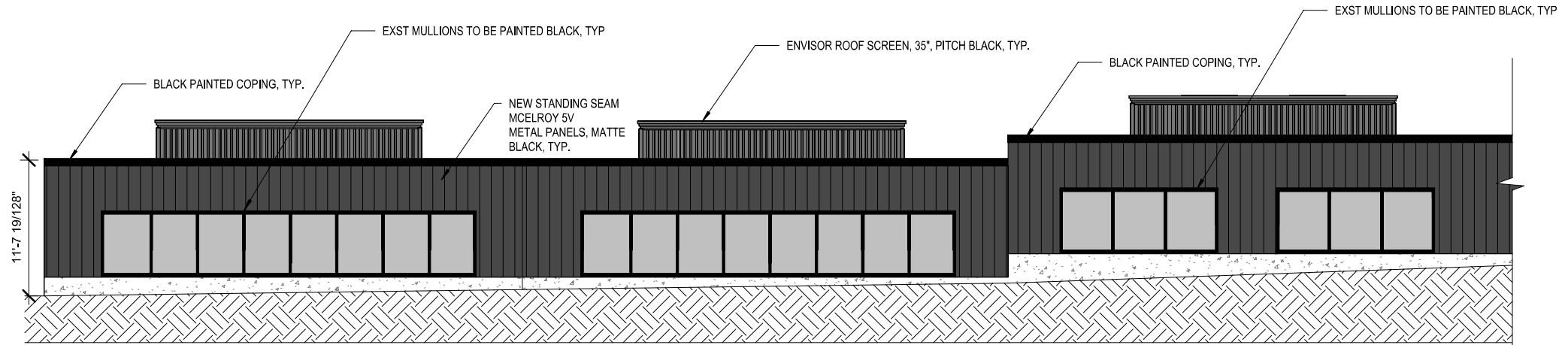
oakline studio
architecture + design
11701 Borman Drive, Suite 100,
Maryland Heights, MO 63146

EXISTING ATLA SURVEY- FOR REFERENCE ONLY

510 BAXTER RD CHESTERFIELD, MO 63017

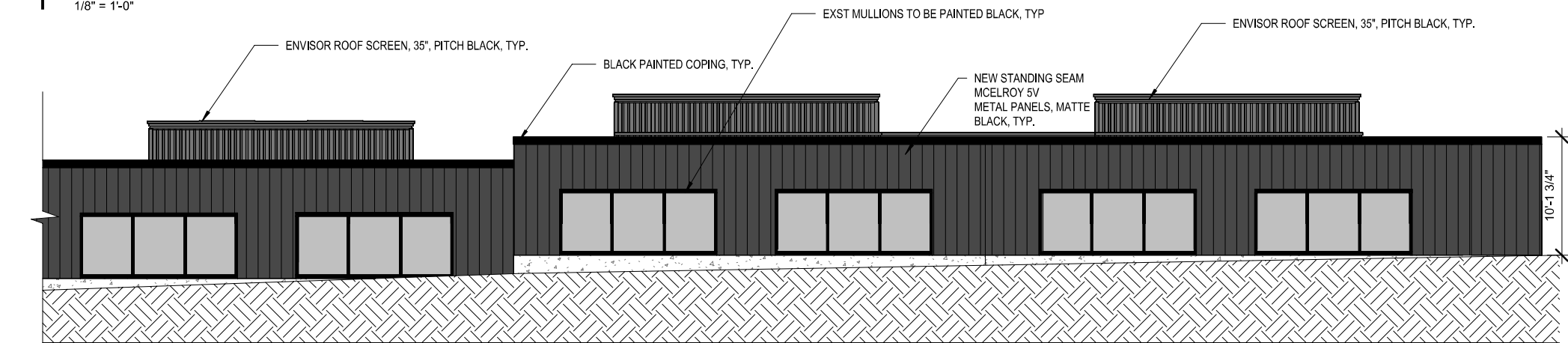
06/17/25
Bambos EQUITY PARTNERS™

25-045 11701 Borman Drive
Maryland Height, MO 63146 A05



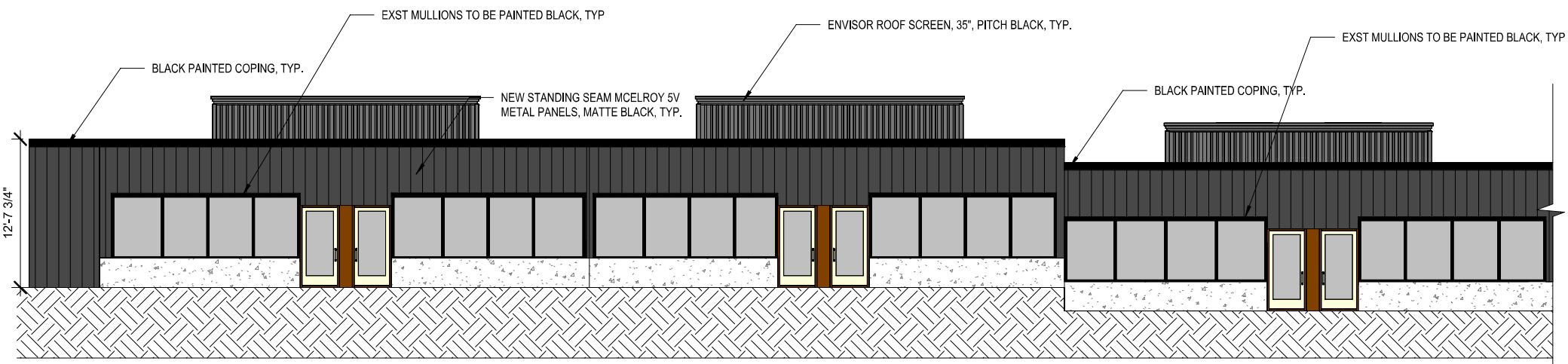
1 E Elevation 1

1/8" = 1'-0"

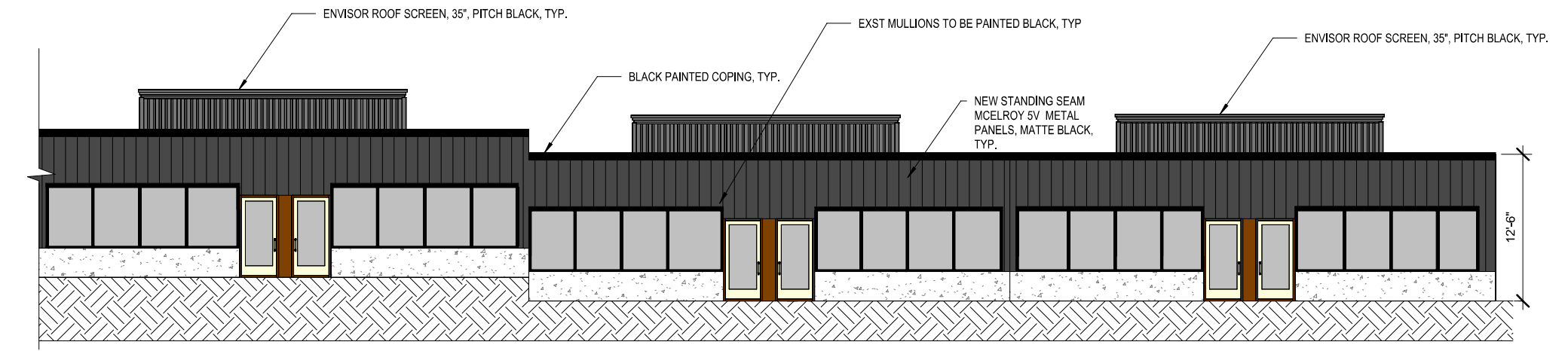


2 E Elevation 2

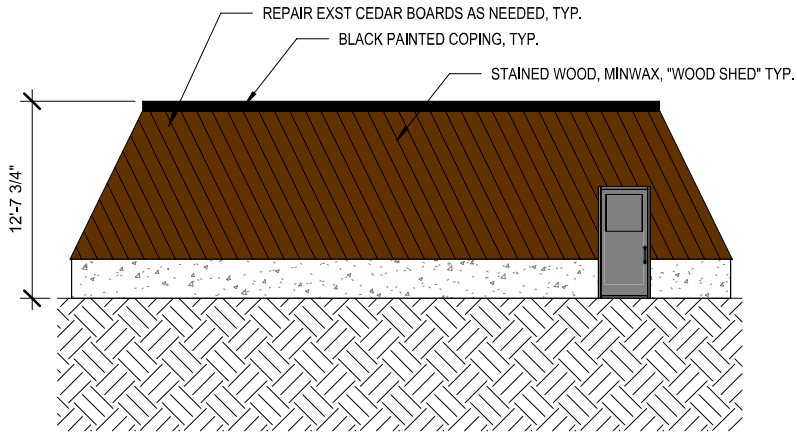
1/8" = 1'-0"



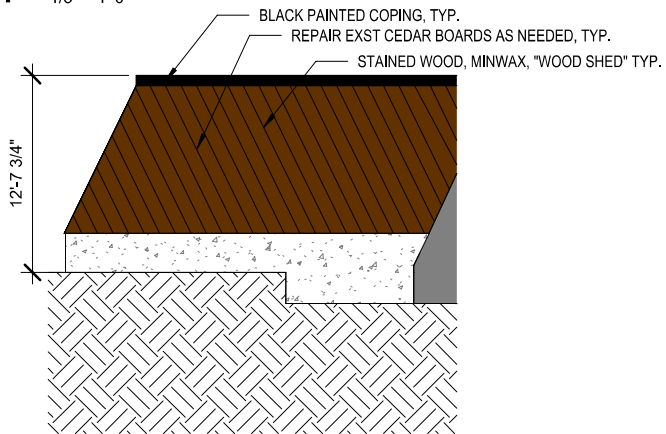
1 W Elevation 1
1/8" = 1'-0"



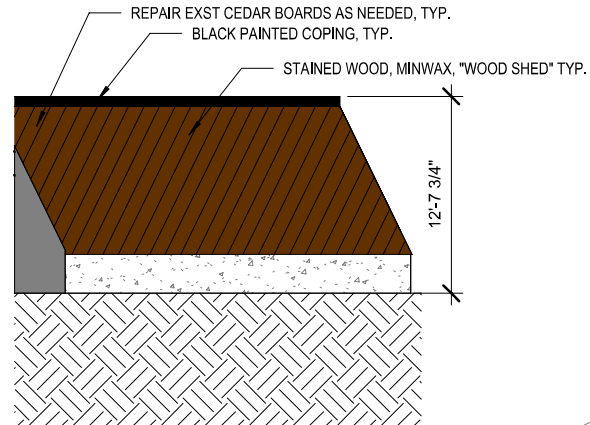
2 W Elevation 2
1/8" = 1'-0"



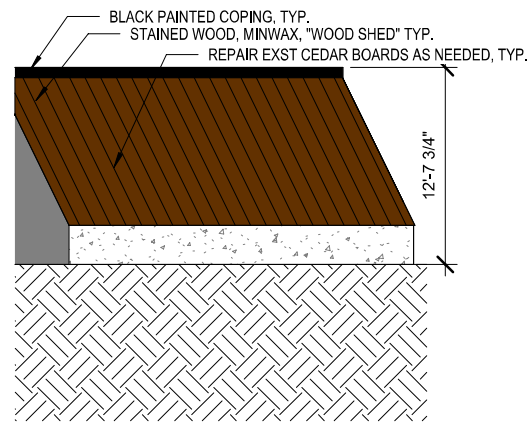
1 S-A Elevation
1/8" = 1'-0"



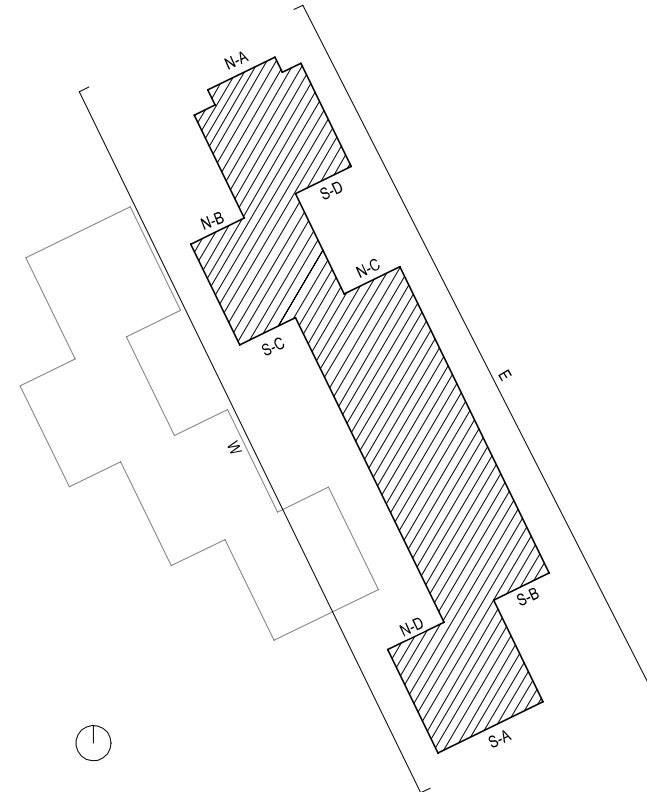
3 S-C Elevation
1/8" = 1'-0"

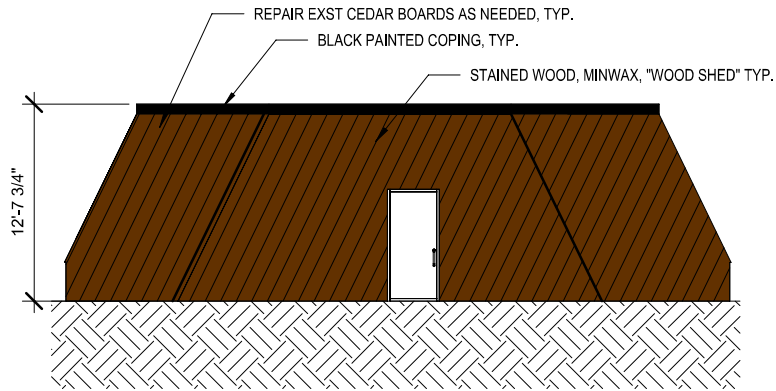


2 S-B Elevation
1/8" = 1'-0"

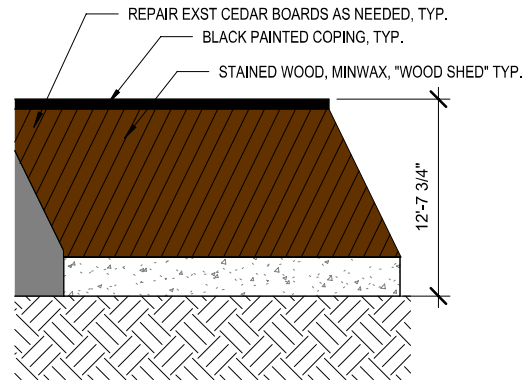


4 S-D Elevation
1/8" = 1'-0"

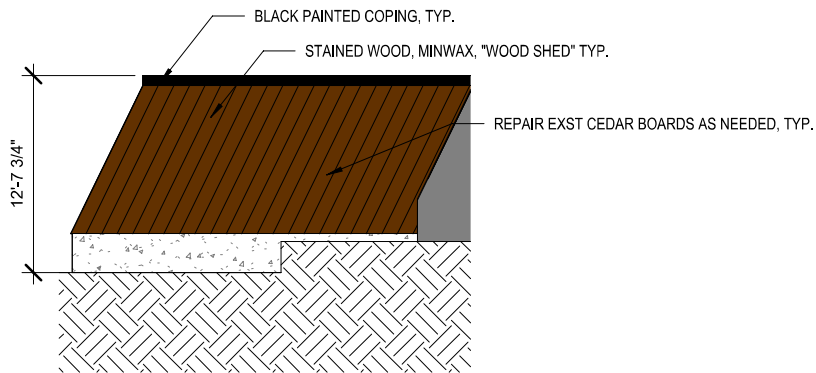




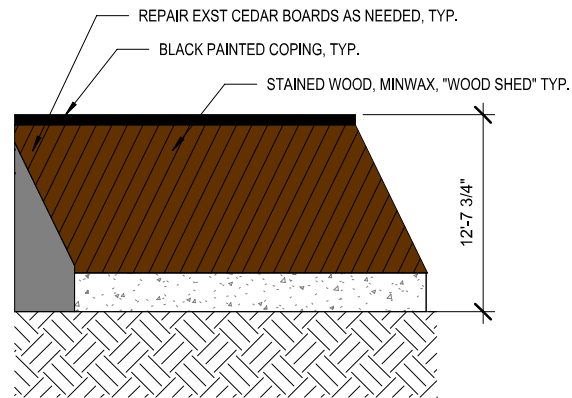
1 N-A Elevation
1/8" = 1'-0"



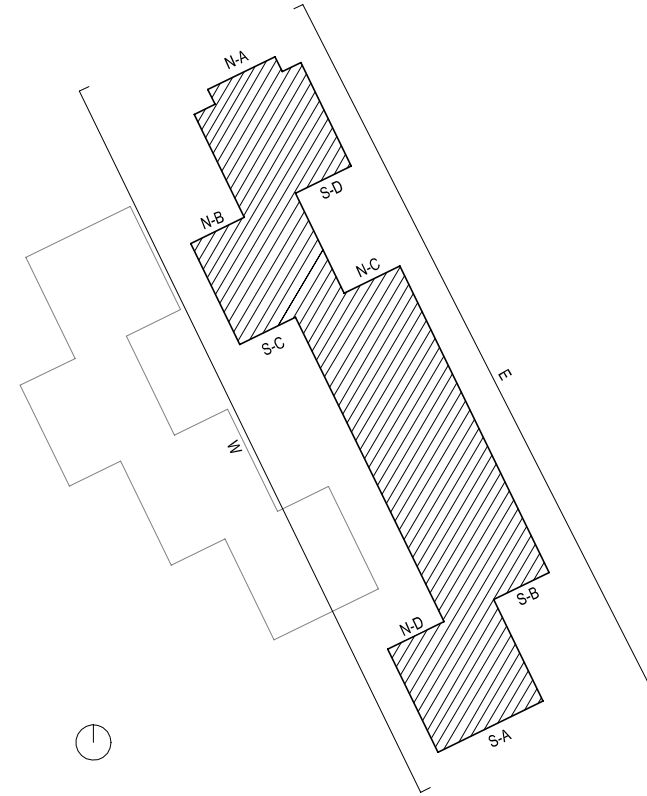
2 N-B Elevation
1/8" = 1'-0"

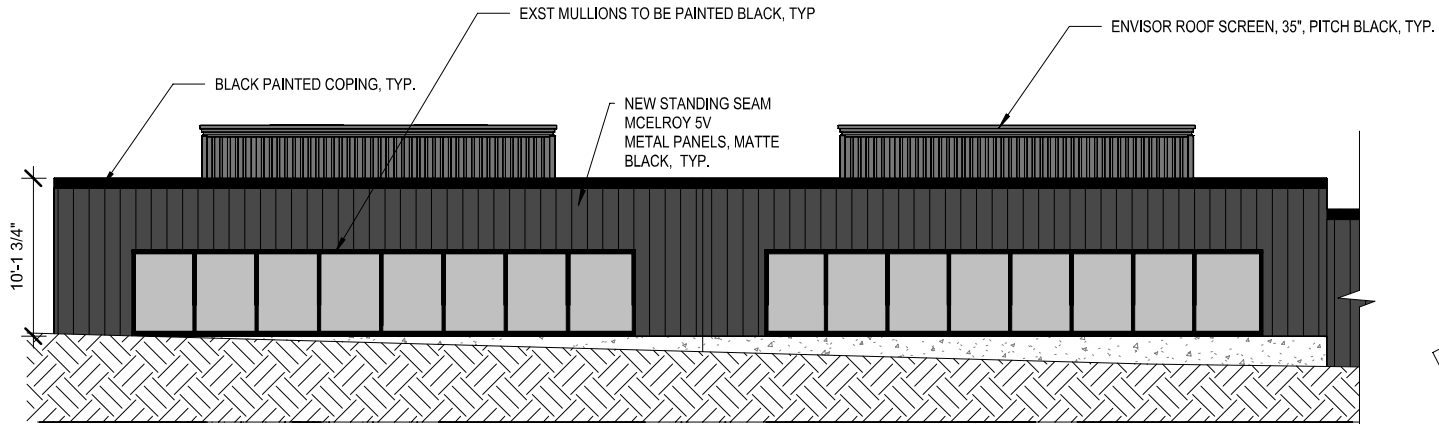


3 N-C Elevation
1/8" = 1'-0"

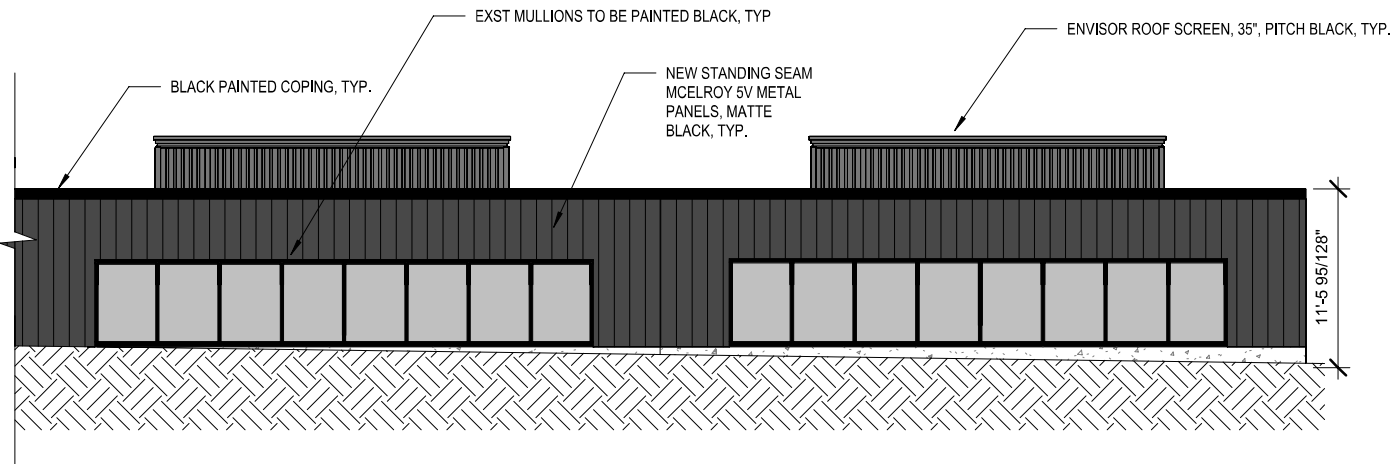


4 N-D Elevation
1/8" = 1'-0"

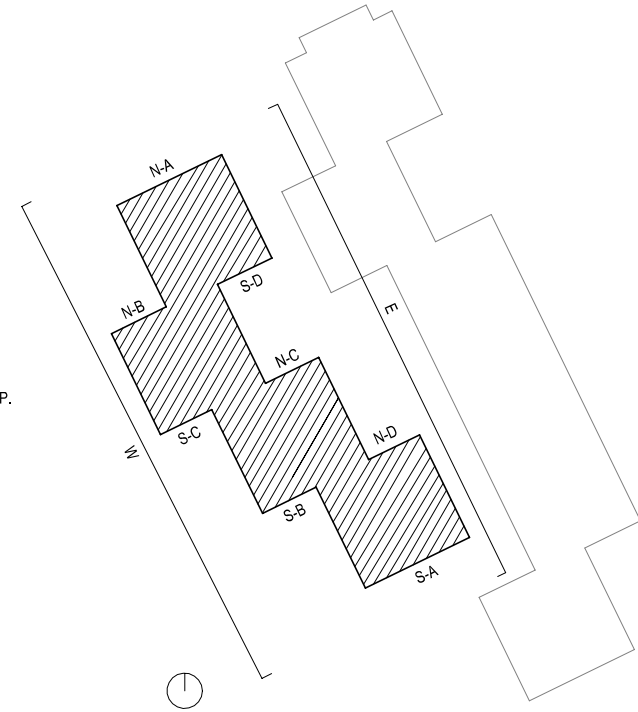


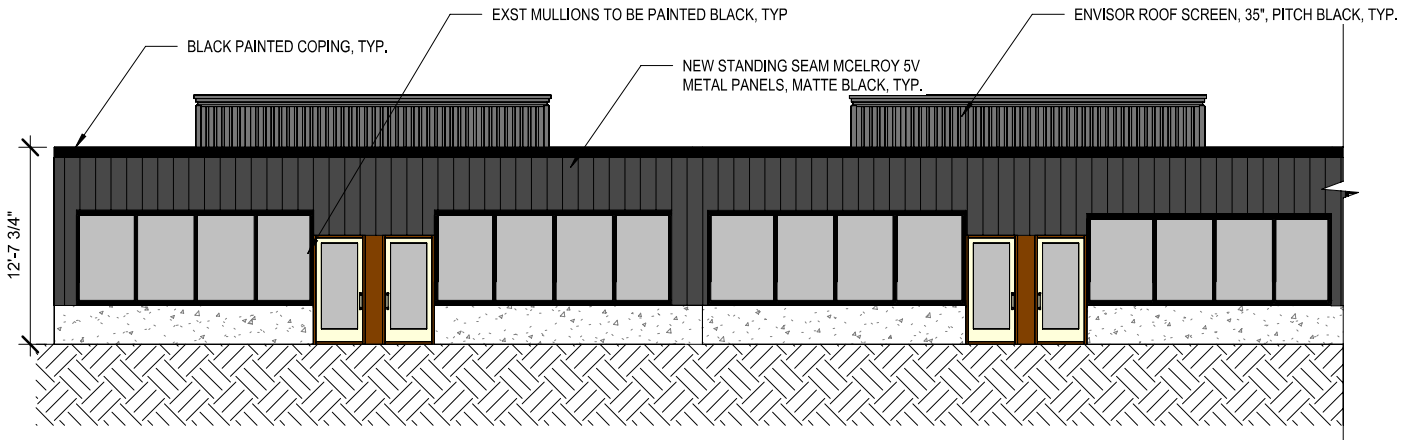


1 W Elevation 1
1/8" = 1'-0"

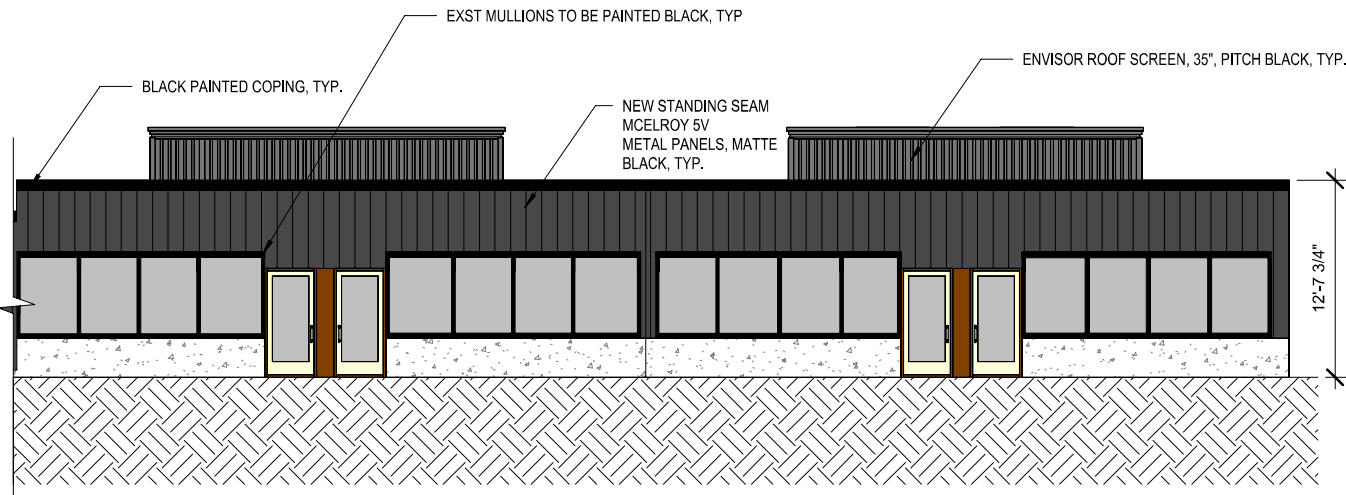


2 W Elevation 2
1/8" = 1'-0"

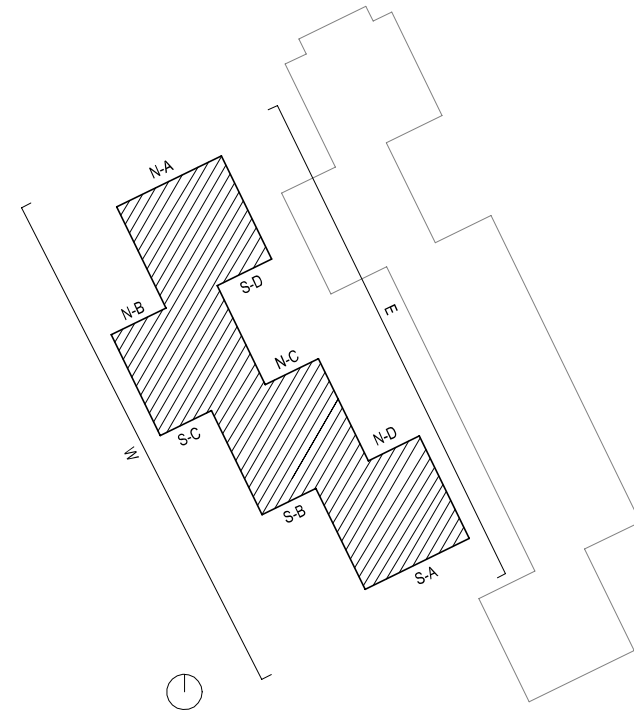


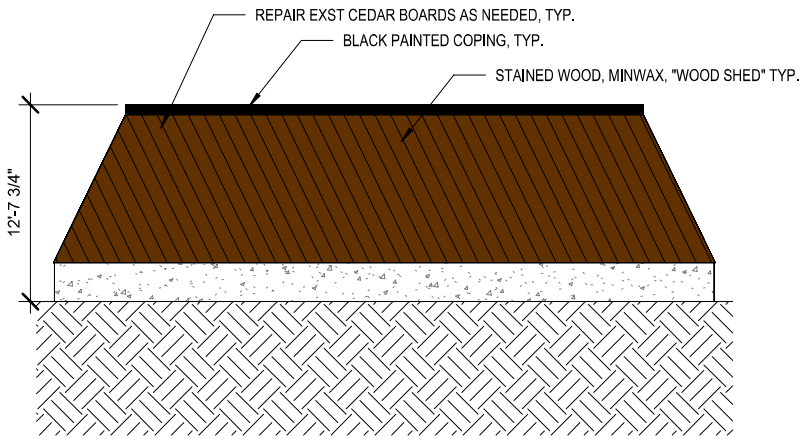


1 E Elevation
1/8" = 1'-0"



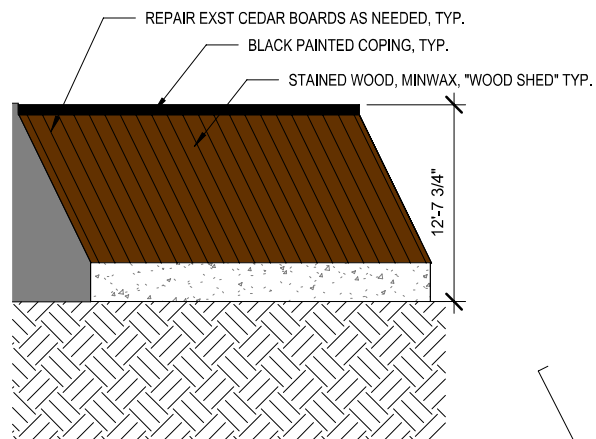
2 E Elevation
1/8" = 1'-0"





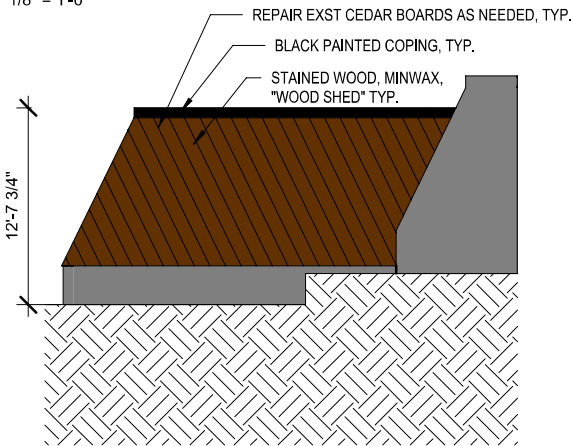
1 N-A Elevation

1/8" = 1'-0"



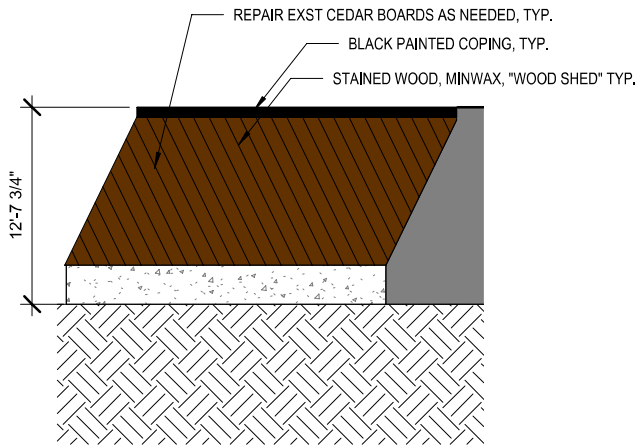
2 N-B Elevation

1/8" = 1'-0"



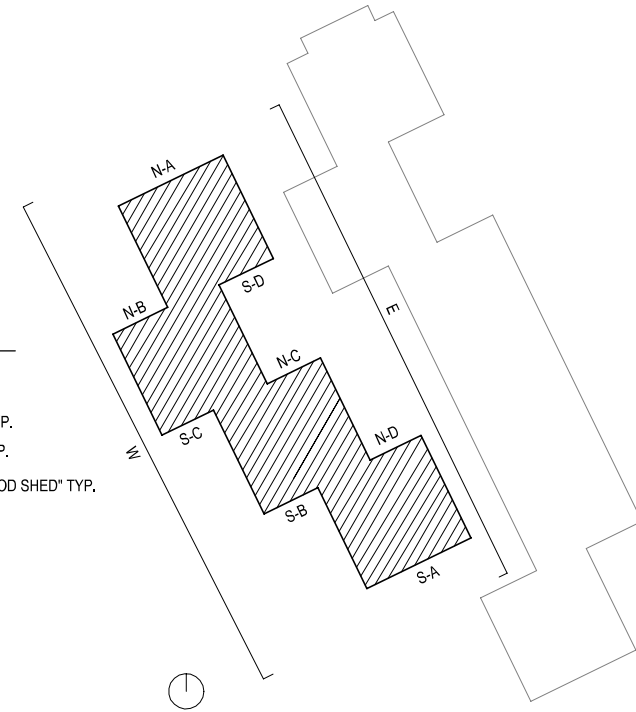
3 N-C Elevation

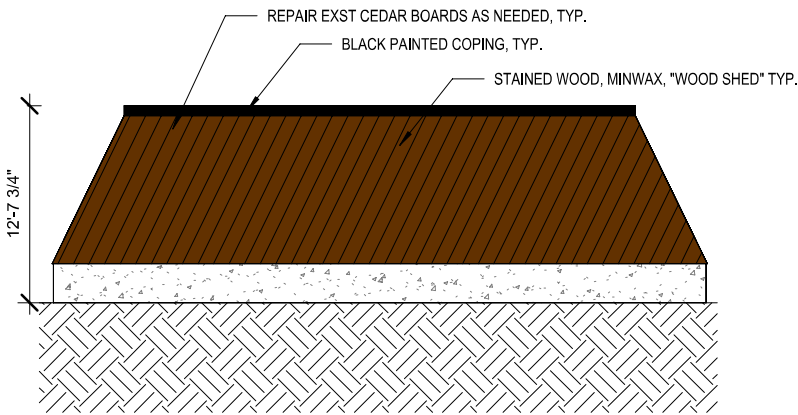
1/8" = 1'-0"



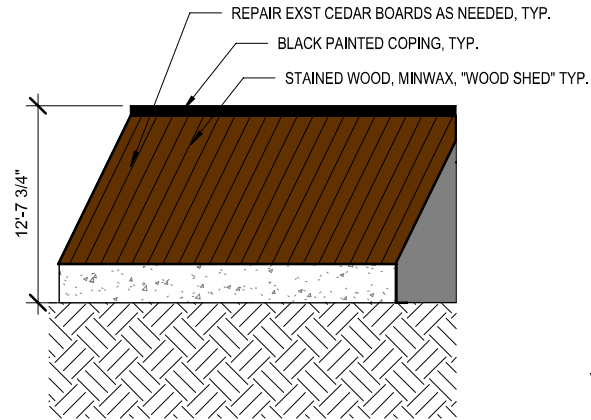
4 N-D Elevation

1/8" = 1'-0"





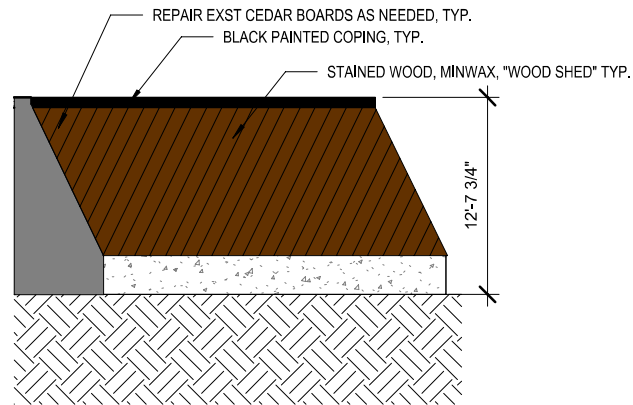
1 S-A Elevation
1/8" = 1'-0"



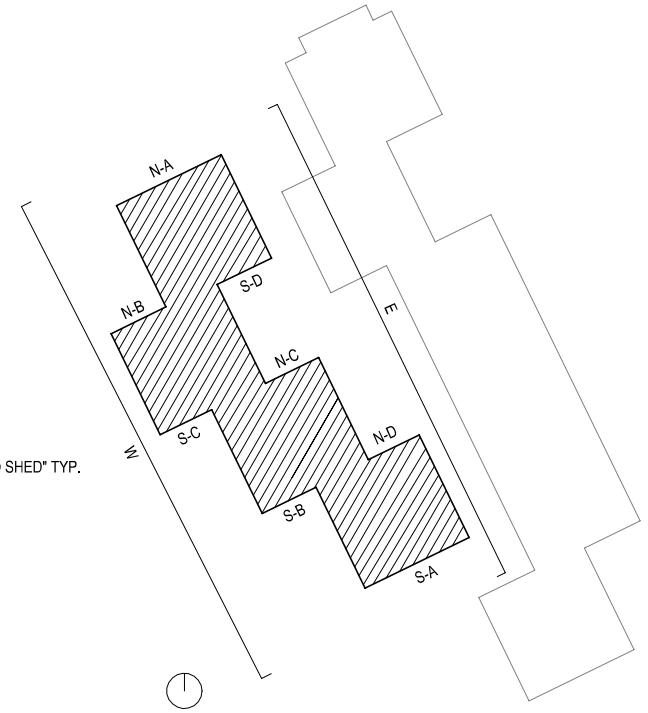
2 S-B Elevation
1/8" = 1'-0"



3 S-C Elevation
1/8" = 1'-0"

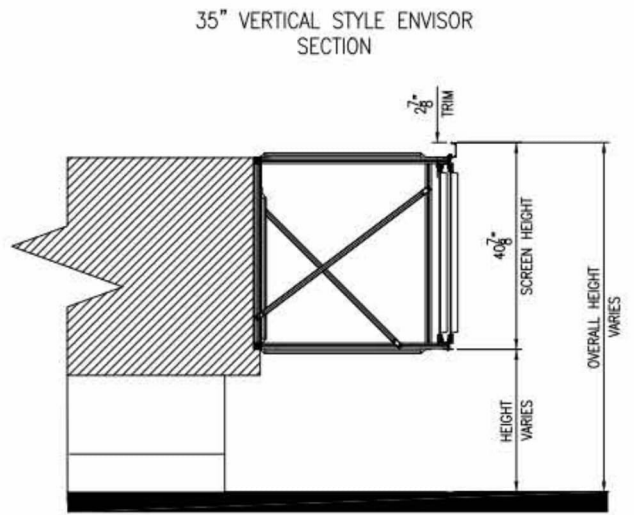
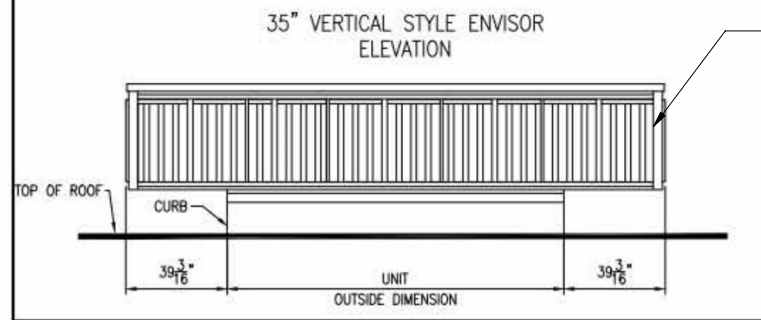
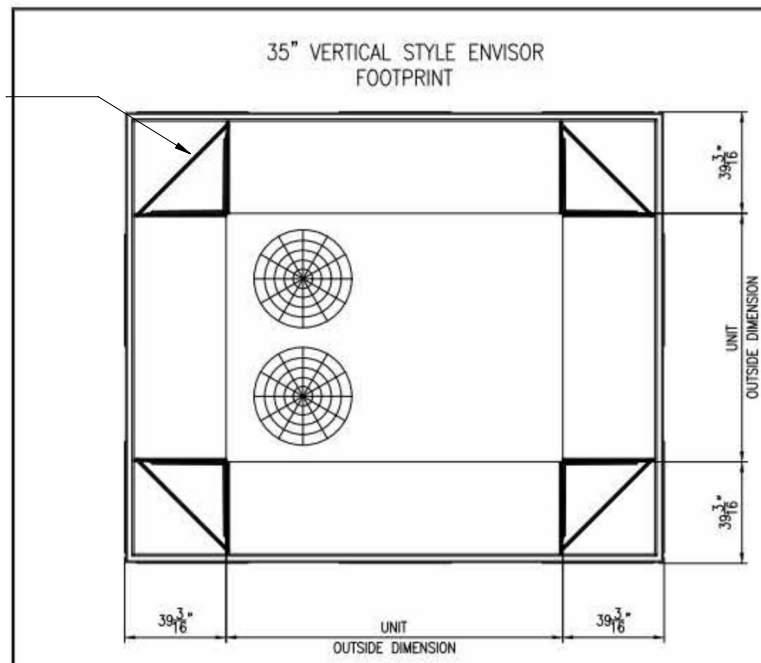
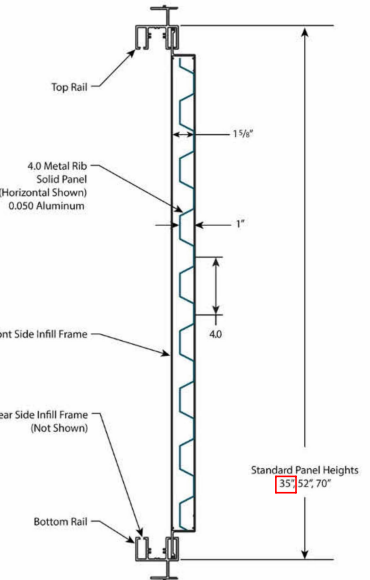


4 S-D Elevation
1/8" = 1'-0"



6063 T6 EXTRUDED ALUMINUM

4.0 CORRUGATED METAL CROSS-SECTION



.050 POWDER COATED ALUMINUM,
COLOR: SHERWIN WILLIAMS PITCH BLACK,
JBS3-60003

NOTE: The Screen System shown corresponds to a typical construction of the Envisor 35 Vertical Style using Wide Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

J:\130636\130636.dwg, 12/1/2022 2:39:54 PM, ncondo

SCALE	NITS	SHEET	OF
REVISION	REF #	AND DATE	
PROJECT DESCRIPTION			
ENVISOR 35 VERTICAL STYLE			
GENERAL SPECIFICATIONS			
CLIENT	CONTACT PERSON	WORK ORDER #	
CITY	CITY	STATE	ZIP
JOB SITE LOCATION			
CITY	CITY	STATE	ZIP

oak|linestudio
architecture + design
11701 Borman Drive, Suite100,
Maryland Heights, MO 63146

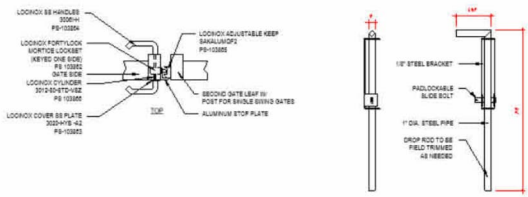
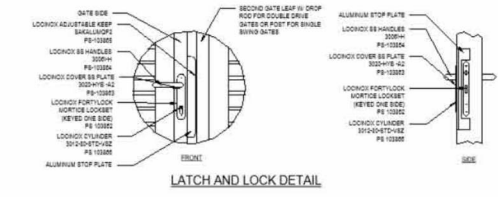
ROOF SCREEN
510 BAXTER RD CHESTERFIELD, MO 63017

06/17/25
25-045

Bamboo
EQUITY PARTNERS™
11701 Borman Drive
Maryland Height, MO 63146

A14

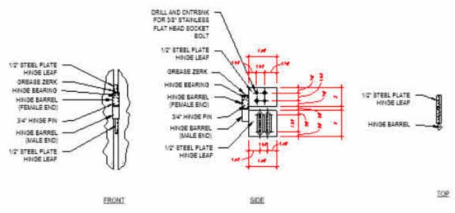
DUMPSTER COLORED ELEVATION



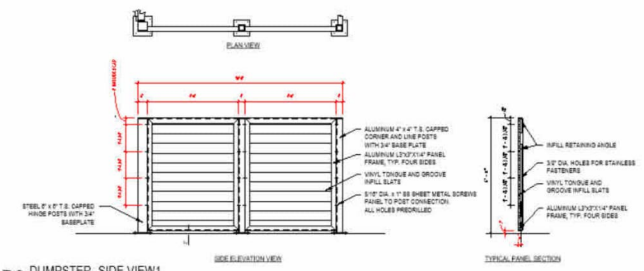
B2 DUMPSTER LATCH AND LOCK DETAIL 1
1/8" x 1/4"

B5 DUMPSTER-DROP ROD DETAIL 1
1/8" x 1/4"

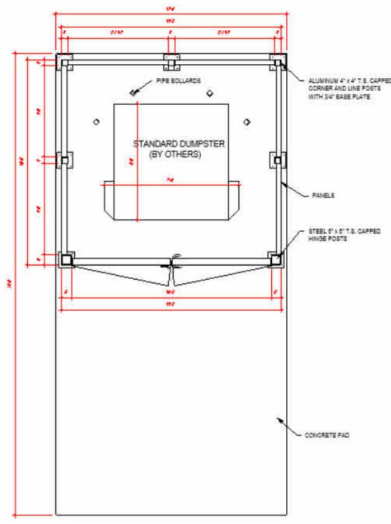
WOOD TO MATCH BLDG WOOD
 METAL TO MATCH BLDG METAL PANELS



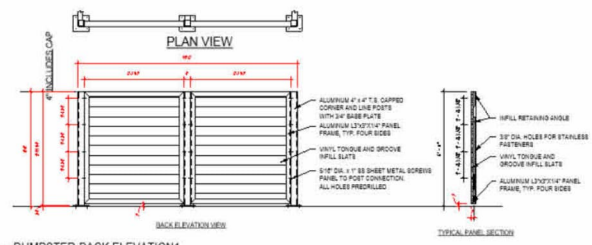
D2 HINGE DETAILS 1
1/8" x 1/4"



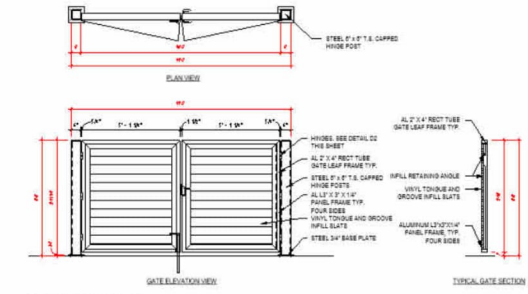
D3 DUMPSTER - SIDE VIEW 1
3/8" x 1/4"



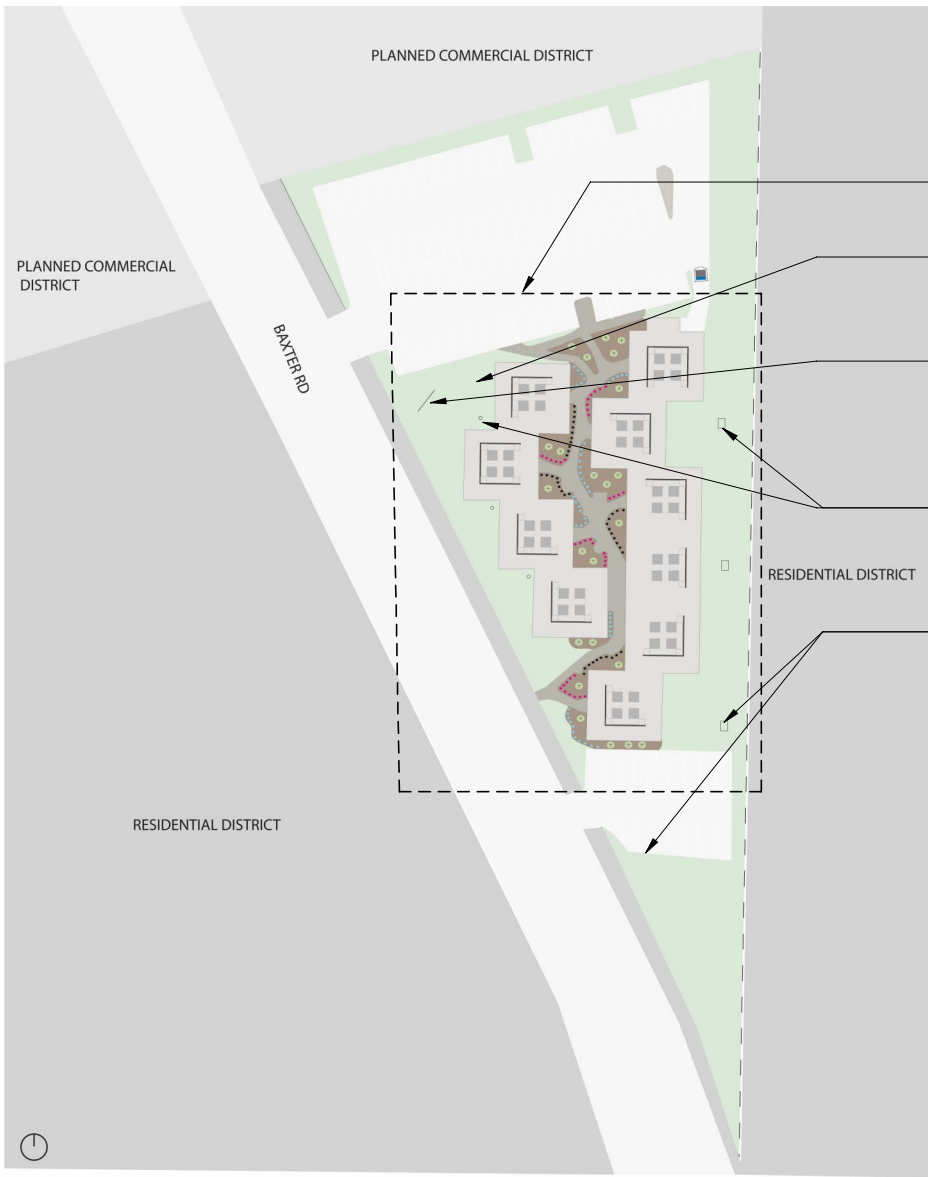
E4 DUMPSTER ENCIOSER - PLAN VIEW 1
3/8" x 1/4"



E1 DUMPSTER - BACK ELEVATION 1
3/8" x 1/4"



E3 DUMPSTER - FRONT 1
3/8" x 1/4"



- ZOOMED LANDSCAPING REGION
- NEW GRASS ON STREET SIDE OF BLDG
- MONUMENT SIGN
- EXST DRAIN, NO NEW WORK
- EXST DRAIN, NO NEW WORK

LANDSCAPING LEGEND:

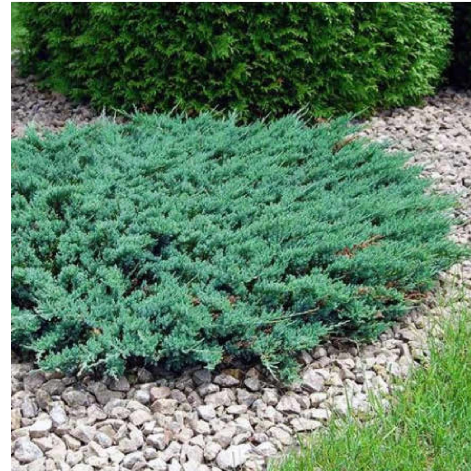
-  JUNIPER (BLUE CHIP)-
JUNIPERUS HORIZONTALIS
-  WEIGELIA (WINE AND ROSES)-
WEIGELA FLORIDA
-  HYDRANGEA (LITTLE LIME)-
PANICLE HYDRANGEA
-  BOXWOOD-
BUXUS SEMPERVIRENS
-  MULCH

ZOOMED LANDSCAPING REGION:





COMMON BOXWOOD
-3 GALLON BUCKET SIZE
-3' - 4' TALL, 4' - 5' WIDE



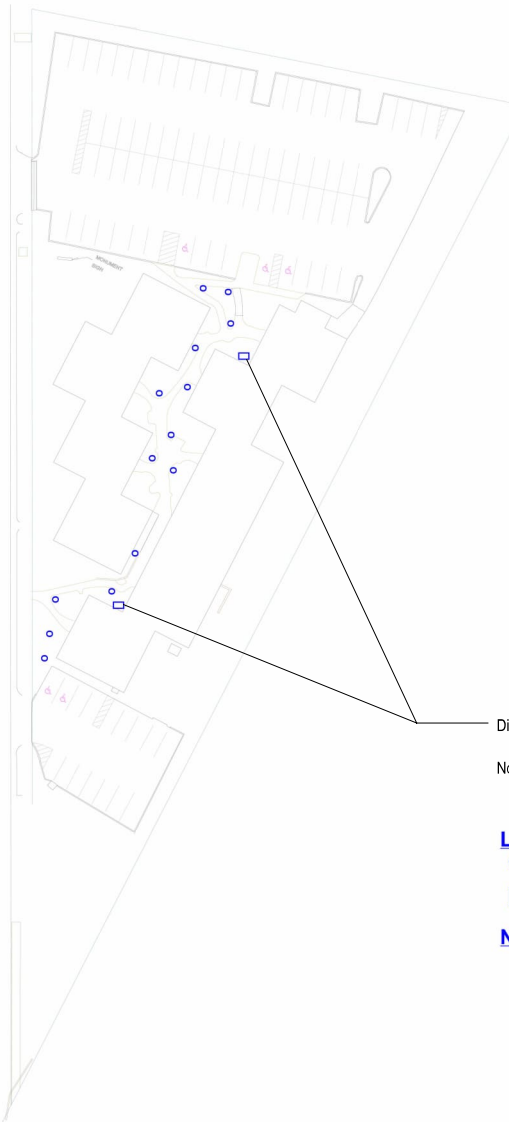
COMMON BOXWOOD
-3 GALLON BUCKET SIZE
-5' - 1' TALL, 8' - 10' WIDE



HYDRANGEA-LITTLE LIME
-3 GALLON BUCKET SIZE
-3' - 5' TALL, 3' - 5' WIDE



WEIGELA- WINE & ROSES
-3 GALLON BUCKET SIZE
-4' - 5' TALL, 4' - 6' WIDE



Dimensions on A18- Lighting Specification Sheet

No proposed light poles or wall mounted lights

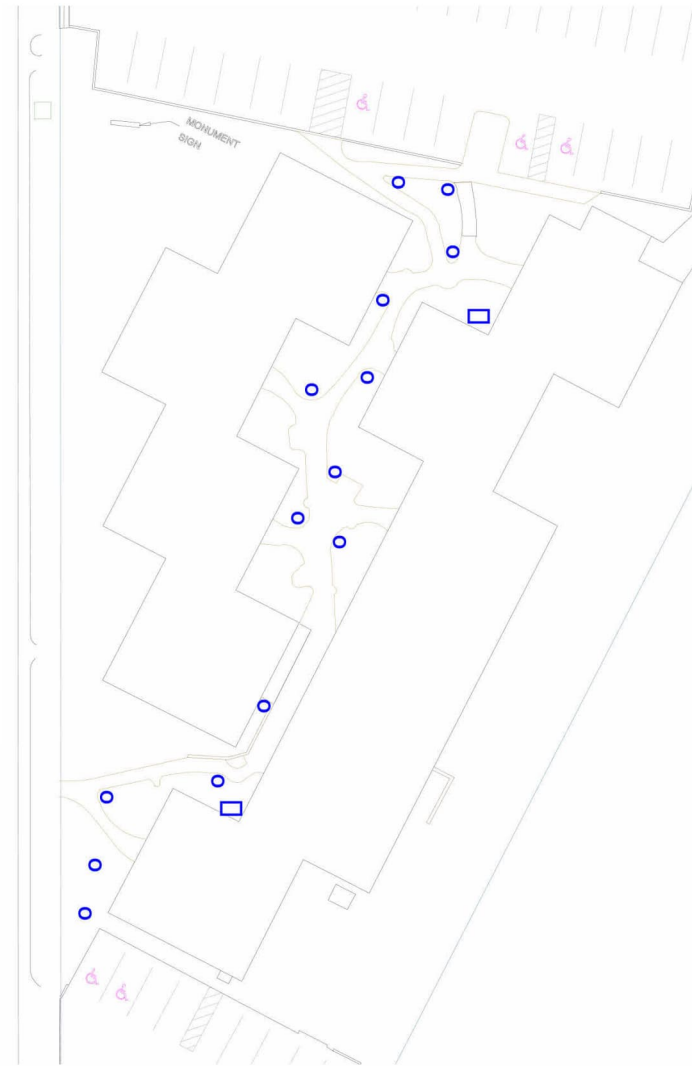
Legend:


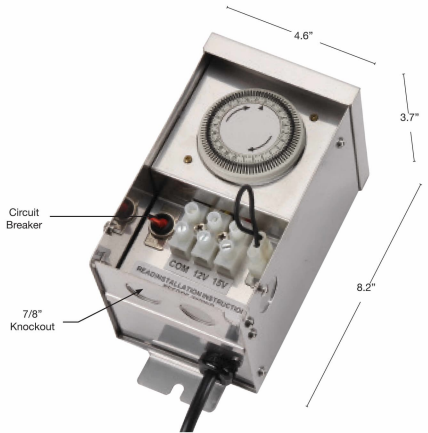




○ SPJ Lighting SPJ-JB100-MBR-3W-27K (fixture)


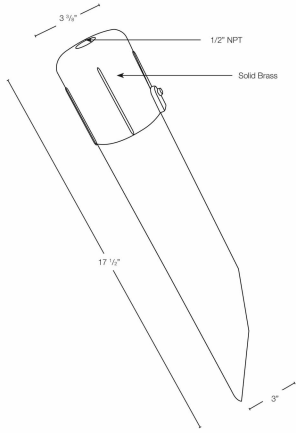




□ SPJ Lighting SPJ-FB75-120-M12 (remote transformer)


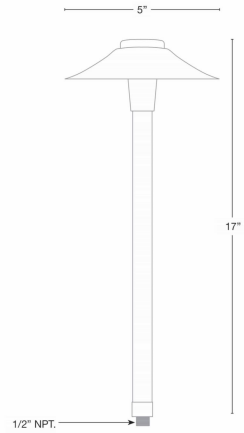




Notes:

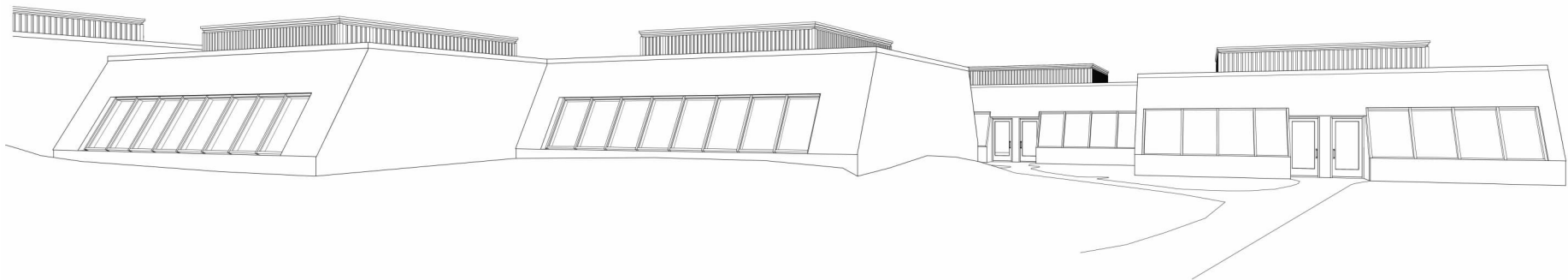
Quantity of remote transformers and locations TBD.



SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING		SPECIFICATION SHEET		Transformer FB-75-120M12	
 <p> MODEL: FB-75-120M12 MATERIAL: Stainless Steel FINISH SHOWN: Stainless Steel INPUT: 120V OUTPUT: 12-15V WATTAGE: 75 OUTPUT: 1 </p> <ul style="list-style-type: none"> Stainless steel nema style rain-tight keyhole mount enclosure large wiring voltage tap legs complete wiring instructions Timer, 24 hour removable photocell, field install 6' outdoor line cord low voltage circuit breaker, one breaker protecting each output circuit ETL 1638 LIFETIME warranty 		<p> NIGHT POWER TRANSFORMERS by SPJ LIGHTING ON-DUTY Precise Power & Control </p> 			
 <p>Wet Listed</p> 		 <p>Wet Listed</p> 			
Ordering Example FB-75-120M12		Customer Approval		Date	

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING		SPECIFICATION SHEET		Accessories SPJ19-03-SP-RB	
 <p> MODEL: SPJ19-03-SP-RB MATERIAL: Brass Cap MOUNTING: Direct Burial </p>					
 <p>Wet Listed</p> 		 <p>Wet Listed</p> 			
Ordering Example SPJ19-03-SP-RB		Customer Approval		Date	

SPJ LIGHTING Inc. ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING		SPECIFICATION SHEET		Path / Area Light SPJ-JB100	
 <p> MODEL: SPJ-JB100 MATERIAL: Solid Brass FINISH: PVD Satin ELECTRICAL: 8-15V ENGINE: FB-SW-Cone-TA16 LUMENS: 200 MOUNTING: 1/2" NPT, Dual Fin Spike Included Niche LED: </p>					
<p> FINISHES <input type="checkbox"/> Matte Bronze (MBR) <input type="checkbox"/> Verde (V) <input type="checkbox"/> Moss (M) <input checked="" type="checkbox"/> Black (B) <input type="checkbox"/> Rusty (R) <input type="checkbox"/> Satin Brass (SB) <input type="checkbox"/> Aged Brass (AG) <input type="checkbox"/> Raw Copper (RC) <input type="checkbox"/> Natural Copper (NC) PVD PREMIUM <input type="checkbox"/> PVD Polished (PVD/P) <input type="checkbox"/> PVD Satin (PVD/S) <input type="checkbox"/> PVD Graphite (PVD/G) <input type="checkbox"/> PVD Bronze (PVD/BZ) <input type="checkbox"/> PVD Black (PVD/BL) </p>		<p> WATTAGE LUMENS <input checked="" type="checkbox"/> 3W 200 </p> <p>Custom lumen packages are available upon request</p>			
<p> COLOR TEMPERATURE <input type="checkbox"/> 2200K <input type="checkbox"/> 5000K <input type="checkbox"/> 2700K <input type="checkbox"/> 6500K <input type="checkbox"/> 3000K <input type="checkbox"/> Amber (TF) <input type="checkbox"/> 4000K <input type="checkbox"/> RGBW </p>		<p> ELECTRICAL <input checked="" type="checkbox"/> 8-15V <input type="checkbox"/> 120V </p>			
 <p>Wet Listed</p> 		 <p>Wet Listed</p> 			
Ordering Example SPJ-JB100-PVDS-3W-27K-8-15V		Customer Approval		Date	



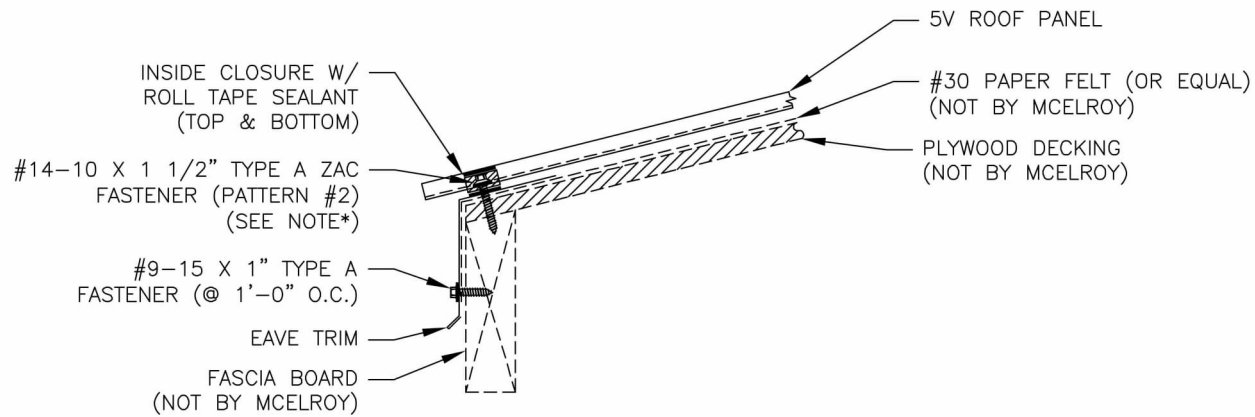


***NOTE:**
REFER TO FASTENER PATTERN
DETAIL PAGE FOR FASTENER
SPACING.

MCELROY METAL PANELS IN MATTE BLACK



MATTE BLACK



EAVE DETAIL

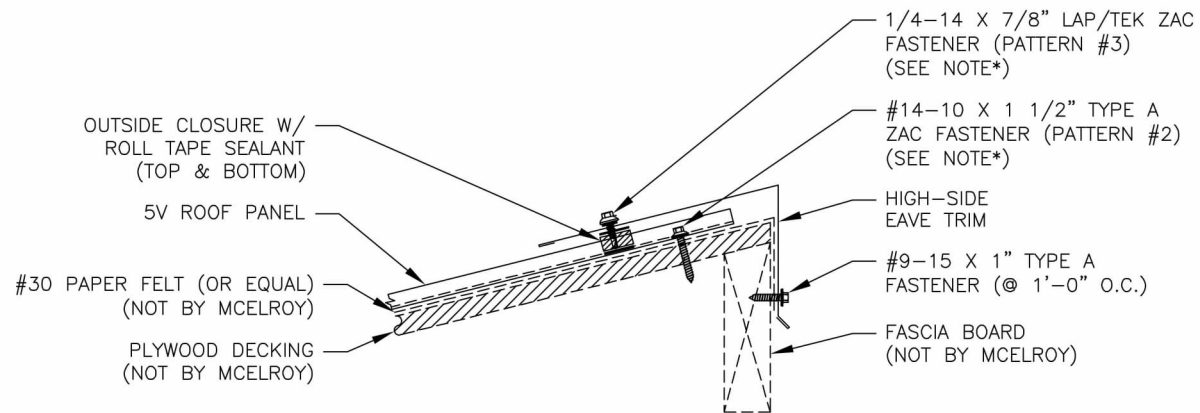
ISSUE/REVISION DATE:
11/17/2020

ROOF PANEL 5V

SUBSTRATE: PLYWOOD

SCALE: 1/8" = 1'-0"

***NOTE:**
REFER TO FASTENER PATTERN
DETAIL PAGE FOR FASTENER
SPACING.



HIGH EAVE DETAIL

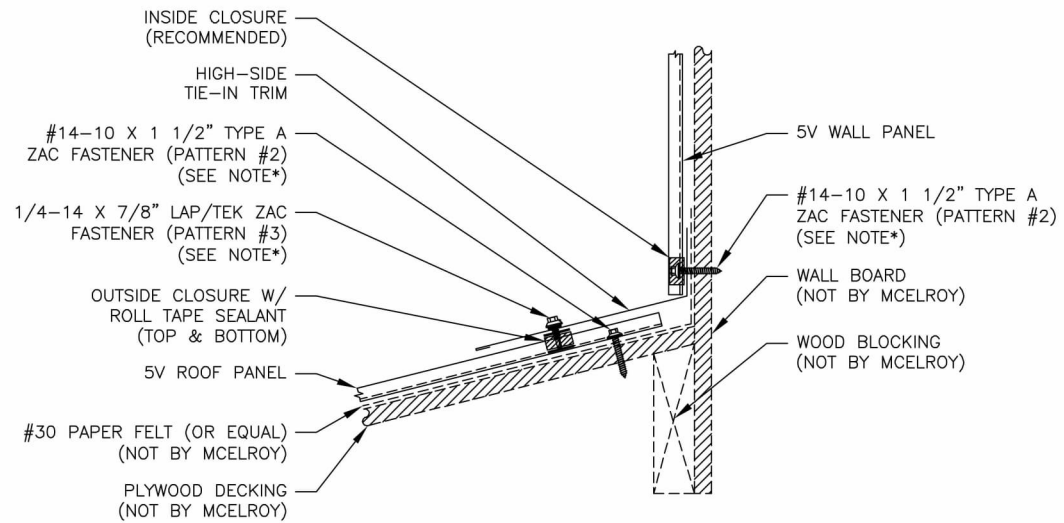
ISSUE/REVISION DATE:
11/17/2020

ROOF PANEL: **5V**

SUBSTRATE: PLYWOOD

SCALE: N.T.S.

***NOTE:**
REFER TO FASTENER PATTERN
DETAIL PAGE FOR FASTENER
SPACING.



HI-SIDE TIE-IN DETAIL

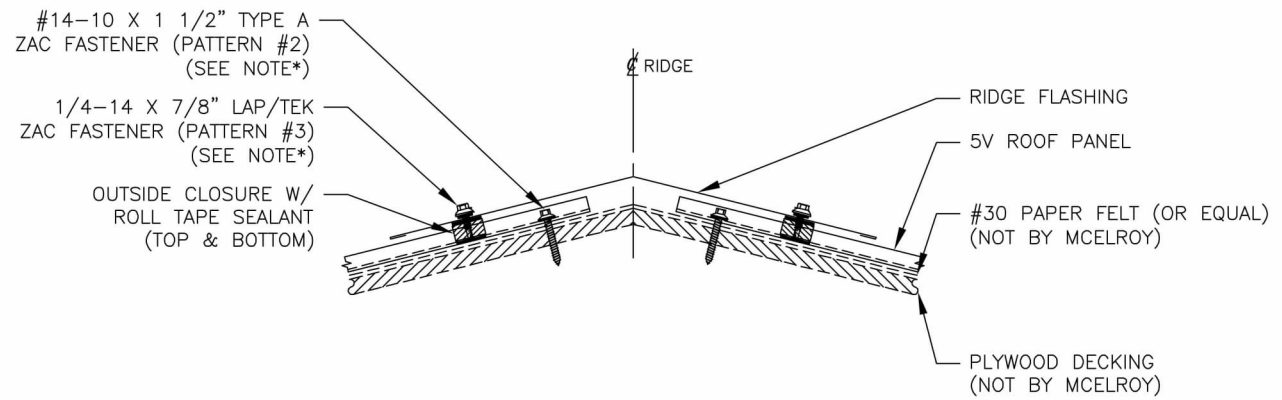
ISSUE/REVISION DATE:
11/17/2020

ROOF PANEL: **5V**

SUBSTRATE: PLYWOOD

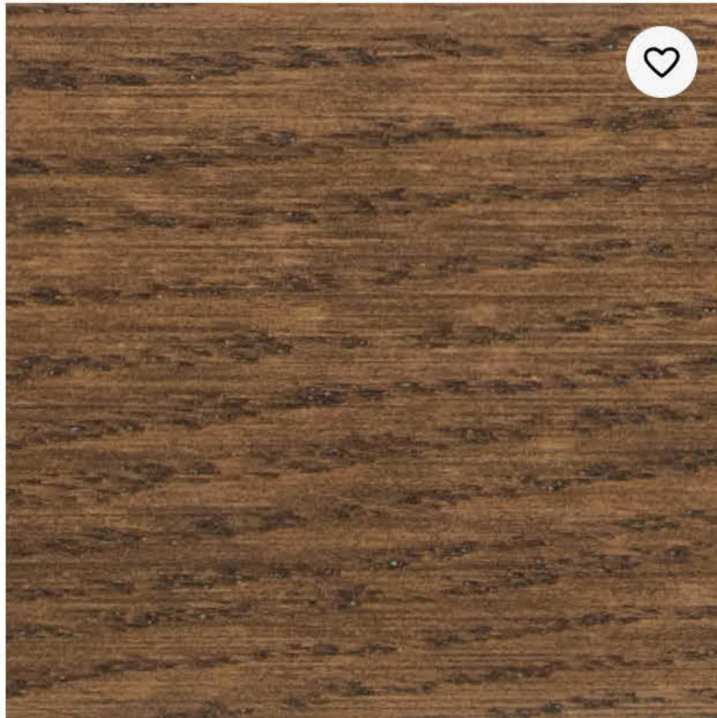
SCALE: N.T.S.

***NOTE:**
REFER TO FASTENER PATTERN
DETAIL PAGE FOR FASTENER
SPACING.



	RIDGE DETAIL		ISSUE/REVISION DATE: 11/17/2020
	ROOF PANEL: 5V	SUBSTRATE: PLYWOOD	SCALE: N.T.S.

EXTERIOR CEDAR STAIN:



WOOD SHED

445

COLOR INFORMATION

FAMILY

Brown

Opacity

Semi-Transparent

Always test stain on a hidden area of the wood to verify desired color.

Wood species will impact final color.

Color may vary slightly by product technology/type.