



SPACE

ARCHITECTS + DESIGNERS + BUILDERS

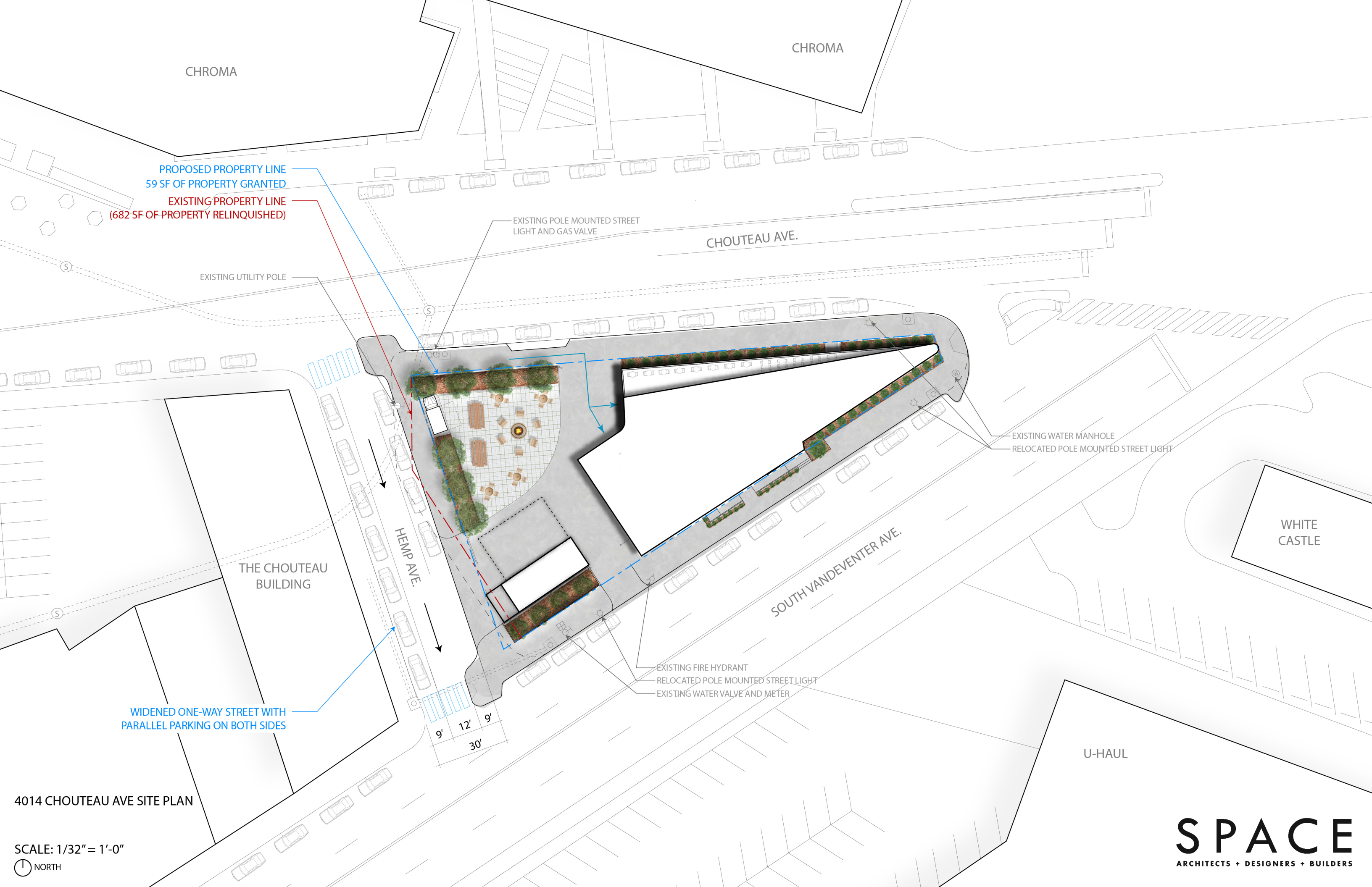
On the Triangle

Project Description

4014 Chouteau Ave

St. Louis, MO 63110

The new development at 4014 Chouteau will be a new 7500 square foot, 2 story building and demolition of the existing building. The new building will be located closer to the intersection to open up and create a patio area on the west side of the site. The building will house two hospitality venues, Narwhal's Crafted (Adult frozen drinks) and Loaded (Nacho bar concept). In addition to the interior spaces, the building will also feature generously sized second floor roof decks to take advantage of the downtown view to the east and the Grove neighborhood to the northwest. The existing site is improved by reducing curb cuts, eliminating vehicular traffic on site for guest safety, and working in collaboration with MSD's Project Clear to keep more of the storm water on site to reduce impact on the public sewer system. The project development is not asking for any financial incentives or assistance for their property improvements.



CHROMA

CHROMA

PROPOSED PROPERTY LINE
59 SF OF PROPERTY GRANTED

EXISTING PROPERTY LINE
(682 SF OF PROPERTY RELINQUISHED)

EXISTING POLE MOUNTED STREET
LIGHT AND GAS VALVE

CHOUTEAU AVE.

EXISTING UTILITY POLE

EXISTING WATER MANHOLE
RELOCATED POLE MOUNTED STREET LIGHT

THE CHOUTEAU
BUILDING

HEMP AVE.

SOUTH VANDEVENTER AVE.

WHITE
CASTLE

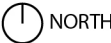
WIDENED ONE-WAY STREET WITH
PARALLEL PARKING ON BOTH SIDES

EXISTING FIRE HYDRANT
RELOCATED POLE MOUNTED STREET LIGHT
EXISTING WATER VALVE AND METER

U-HAUL

4014 CHOUTEAU AVE SITE PLAN

SCALE: 1/32" = 1'-0"



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VIEW FROM VANDEVENTER LOOKING WEST



VIEW FROM CHOUTEAU LOOKING SOUTHWEST



VIEW FROM CHOUTEAU LOOKING @ ENTRANCE



VIEW FROM CHOUTEAU & HEMP LOOKING EAST

