



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: January 14, 2016

From: Jonathan Raiche, AICP

Senior Planner

Location: 963 Chesterfield Center

Applicant: St. Louis Lodge Ventures LLC

Description: Chili's & Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center

<u>AAE</u>: Amended Architectural Elevations and Architect's Statement of Design for one of the two buildings located on a 3.57 acre tract of land zoned "C-8" Planned Commercial District located on the northwest corner of the intersection of

Clarkson Road and Chesterfield Parkway.

PROPOSAL SUMMARY

The request is to amend the existing structure's approved elevations to accommodate a new restaurant tenant in the building that was originally developed for Romano's Macaroni Grill. This application does not include any changes to the adjacent Chili's Restaurant nor to the overall site layout. The subject site is zoned "C-8" Planned Commercial and is governed under the terms and conditions of St. Louis County Ordinances 6,815 and 10,241.

HISTORY OF SUBJECT SITE

The subject site, as seen in Figure 1 on the next page, was zoned "C8" Planned Commercial District in 1973 via St. Louis County Ordinance 6,815 and subsequently partially amended by St. Louis County Ordinance 10,241 in 1981. As previously mentioned, these are the current governing ordinances for the site. On October 30, 1995 the City of Chesterfield approved a Site Development Section Plan for the 3.57 acre site on which both the Chili's and Romano's Macaroni Grill were proposed. This approval also included architectural elevations which were approved for the building's current design. As previously mentioned, this application only pertains to architectural amendments proposed for the building at 963 Chesterfield Center also known as the Romano's Macaroni Grill building.



Figure 1: Site Photo

STAFF ANALYSIS

The subject building at 963 Chesterfield Center is currently vacant, but as previously mentioned, was originally developed as and occupied by Romano's Macaroni Grill. The applicant has proposed various architectural changes that will result in changing the current Italian-style architecture to a "mountain lodge" style that will reflect the proposed tenant, Twin Peaks Restaurant. The changes will be discussed in detail below but include replacing the tile roofing with a standing seam metal roof and introducing a number of timber and wood log accents throughout the building.

General Requirements for Building Design: A. Scale

The applicant is not proposing any changes to the overall footprint or height of the building which will result in maintaining the existing proportional scale with the adjacent Chili's building as well as nearby out-lot developments of the Chesterfield Mall. A number of awnings are proposed to be removed as well as a change to the sizing of multiple windows. The largest proposed change for scaling is the addition of a wall projection on the northeast elevation. The applicant has proposed this as an area for future signage. Signage will be subject to a separate review; however, the architectural projection is under the purview of the City's Architectural Review Standards. Through designing the wall projection to meet the adjacent parapet wall height and using consistent materials, Staff finds that this architectural feature is a positive feature for the northeast elevation.

Due to the primarily low roofline of the building that will be maintained, the proposal will not lose any of its pedestrian scale with the removal of the awnings. The proposed window changes are minor and will also not negatively affect the scale of the building.

B. Design

As mentioned in the Architect's Statement of Design, the applicant has proposed a design that achieves a "mountain lodge" appearance. Materials and Colors will be discussed later in this report; however, the applicant has made changes that will continue to provide a coordinated building design while still achieving non-repetitive facades. As previously mentioned, the applicant has added a wall projection on the northeast elevation. In addition to this proposed change, the applicant has also included a slightly expanded front entry vestibule. These changes, along with the materials to be discussed later, have added to the existing articulation and visual interest of the building.

The southwest elevation of the building currently serves and is proposed to continue to serve as the mechanical and trash-service function of the building. This façade is the least ornate; however, the various rooflines, proposed two-tone paint scheme and the existing landscaping, seen in Figure 2 below, help to create some visual interest on this façade. New slatted chain-link gates are also proposed to replace the existing ones for the dumpster enclosure also seen below.



Figure 2. Existing Southwest Elevation

C. Materials and Colors

The existing stucco and majority of the existing stone is proposed to remain with this proposal. The applicant has introduced the following new materials into the design: faux wood log columns, a wood entryway truss, wood log outriggers, and hardie panel vertical siding. The applicant has also chosen a natural-tone color scheme of browns and greens with the use of red as an accent on windows and doors. Additionally, the applicant has chosen to use a dark shade of green for the standing seam metal roof with a two-tone wall paint scheme. The two-tone wall extends around the entire building and will provide variation to all of the facades. These colors and materials can be seen in Figure 3 on the next page.



Figure 3. Northwest Elevation

D. Landscape Design and Screening

Trimming and maintenance of the existing landscaping will be required in order to perform some of the renovations proposed; however, the applicant does not plan to remove any landscaping at this point. The existing landscaping consists of both low-lying plantings and taller trees around the perimeter of the building as well as various plantings throughout the landscape islands in the parking field. Due to the fact that no site changes are proposed, there was no landscape plan required with this project.

As previously mentioned, the applicant has proposed replacement of the existing slatted chain-link dumpster enclosure and roof-access gates. The new gates will contain tan colored slats to complement the neutral tones of the building.

E. Signage

As previously mentioned, signage will be reviewed by Staff as a separate process. However, the proposal does include a wall projection, as seen in the upper left-hand corner of Figure 3 above, on the northeast façade that is planned for sign placement. Considering the design of the projection and knowing the future purpose of the feature, Staff has no concerns with this item.

F. Lighting

The applicant has included cut-sheets of two accent lighting fixtures that are used in the proposed design. The first fixture type is proposed to have one placed on each side of the newly designed entry vestibule. This light fixture is a lantern style fixture that includes a decorative screen with a mountain scene which is consistent with the overall "mountain lodge" style of the project.

The second proposed lighting fixture is a typical gooseneck light with two of these proposed at the top of the previously mentioned wall projection of the northeast elevation. These gooseneck fixtures will provide fully shielded lighting directed to the accent wall and will ultimately provide lighting for any signage that is placed on this wall.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design and finds that the proposal meets the City's Architectural Review Standards. The applicant has proposed aesthetic changes to the existing building that preserve the original scale of the building while introducing the tenant's own architectural style. Staff recommends approval of the proposed elevations.

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 and Architect's Statement of Design for Chili's and Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center, as presented, with a recommendation for approval (or denial) to Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Chili's and Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center, to Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



RECEIVED
City of Chesterfield

JAN - 6 2016

Department of Public Services

ARCHITECTURAL REVIEW BOARD Project Statistics and Checklist

Date	of First Comment Letter Received from the City of Chesterfield 12:23:15
Project	Title: THIN PEAKS- RESTAURANT REMODEL Location: 963CHESTERFIELD CE NTER
TENAN Develo	Ser: 55. Louis Lodge VB. Nove Architect: KASTER ARCHITECTS Engineer:
	CT STATISTICS:
Size of	site (in acres): 3.57 Total Square Footage: 3085 Building Height: 26'-4"
Propos	ed Usage: RESTAU RANT
Exterio	Building Materials: STUCCO & CONCRETE BOARD
Roof Ma	aterial & Design: STANDING SEAM METAL (SLOPED), MEMBRANE ROOF (FLAT)
	ng Material & Design: Existing RETAING WAY BLOCK TO REMAIN
Descrip	tion of art or architecturally significant features (if any): N/A
ADDITI	
AUDITIO	DNAL PROJECT INFORMATION:
Checkli	st: Items to be provided in an 11" x 17" format
/r 🗆 ,	Color Site Plan with contours, site location map, and identification of adjacent uses.
Ø	Color elevations for all building faces.
	Color rendering or model reflecting proposed topography.
\mathbf{M}	Photos reflecting all views of adjacent uses and sites.
# 🗆	Details of screening, retaining walls, etc. モントラフルム
· Ö	Section plans highlighting any building off-sets, etc. (as applicable)
	Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
R 🗆	Landscape Plan.
Ø	Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
	Large exterior material samples. (to be brought to the ARB meeting) SAMPLE BOARD
	Any other exhibits which would aid understanding of the design proposal. (as applicable)
ď	Pdf files of each document required.

ARCHITECTURAL REVIEW DESIGN STANDARDS

Please refer to <u>Section 04-01 of the Unified Development Code</u> for the Architectural Review Design Standards.

ARCHITECTURAL TERMS

Please refer to <u>Section 10-06 of the Unified Development Code</u> for definitions of Architectural Terms.

KASTER ARCHITECTS, INC

Roger A. Kaster, David A. Kaster, NCARB, Michael L. Howard. Ph: 913-681-1200, Fax: 913-681-1866 7304 West 130th Street – Suite 170 Overland Park, Kansas 66213

January 7, 2016

TWIN PEAKS – RESTAURANT CONVERSION CHESTERFIELD, MO 963 Chesterfrield Center Chesterfield. MO

ARCHITECT'S STATEMENT OF DESIGN

The overall goal of the project is to convert a former Macaroni Grill into a Twin Peaks Restaurant.

The existing restaurant sits on a pad to the south of the Chesterfield Mall property along the ring road surrounding the mall. Another existing restaurant with similar low roofs and peaked parapets exists on the site to the southwest.

Modifications to the existing building are mostly revisions to materials and more emphasis on articulation to the existing sloped parapets at the front and rear of the building. At the main entry, the existing stone faced entry vestibule is extended and columns with timber enclosures are added along with a timber truss. Existing trim at windows is typically being replaced with painted or stained wood. All these design changes are to develop a "mountain lodge" appearance.

The existing low, horizontal façade elements maintains the existing facilities relationship to human scale. Several small windows are added to the building to reinforce the scale. A single projection to the façade is being added to the northeast for placement of signage.

The existing building is mostly stone and stucco which we plan to keep. New colors are from an earth-tone palette again reflecting the "mountain lodge" aesthetic. Stucco components of the building will receive new topcoating and/or paint. Stucco colors will mimic the masonry colors on the mall building to the north. Red paints will be used at door frames and window mullions for accent. Stained or painted wood trims will be typical at the windows. The existing clay tile roofing will be removed and replaced with a forest green standing seam metal roof. A canopy on the front façade will have timber supports which will be stained.

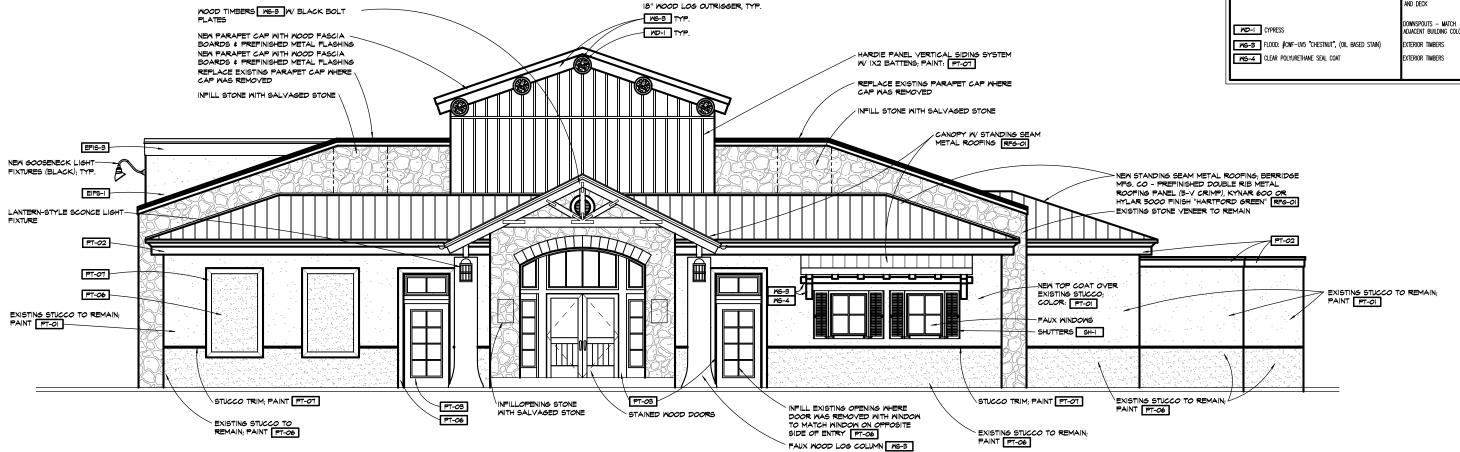
All existing building façade lighting is being removed. New lights on the building are either the decorative lanterns at the entry or are gooseneck fixtures that will to illuminate future signage on the building walls. Exterior parking lot lighting is to remain as-is.

Existing screening elements for the service yard are to remain with new paints to match the building, replacing and repairing damaged components as required.

Thank you.

Michael Howard - Project Manager

Michal I Haul



REVISED NORTHWEST ELEVATION

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

NOTES:

APPLY NEW ALUMINUM GUTTERS & DOWNSPOUTS; TYP.

| CASTER ARCHITEGIOS DESIGN

R. RANCARBLEEDARR, ARCHITECT
ARD, ARCHITECT
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C. KANSAS 66213
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611-120
61-1266
kasterarchitects.com

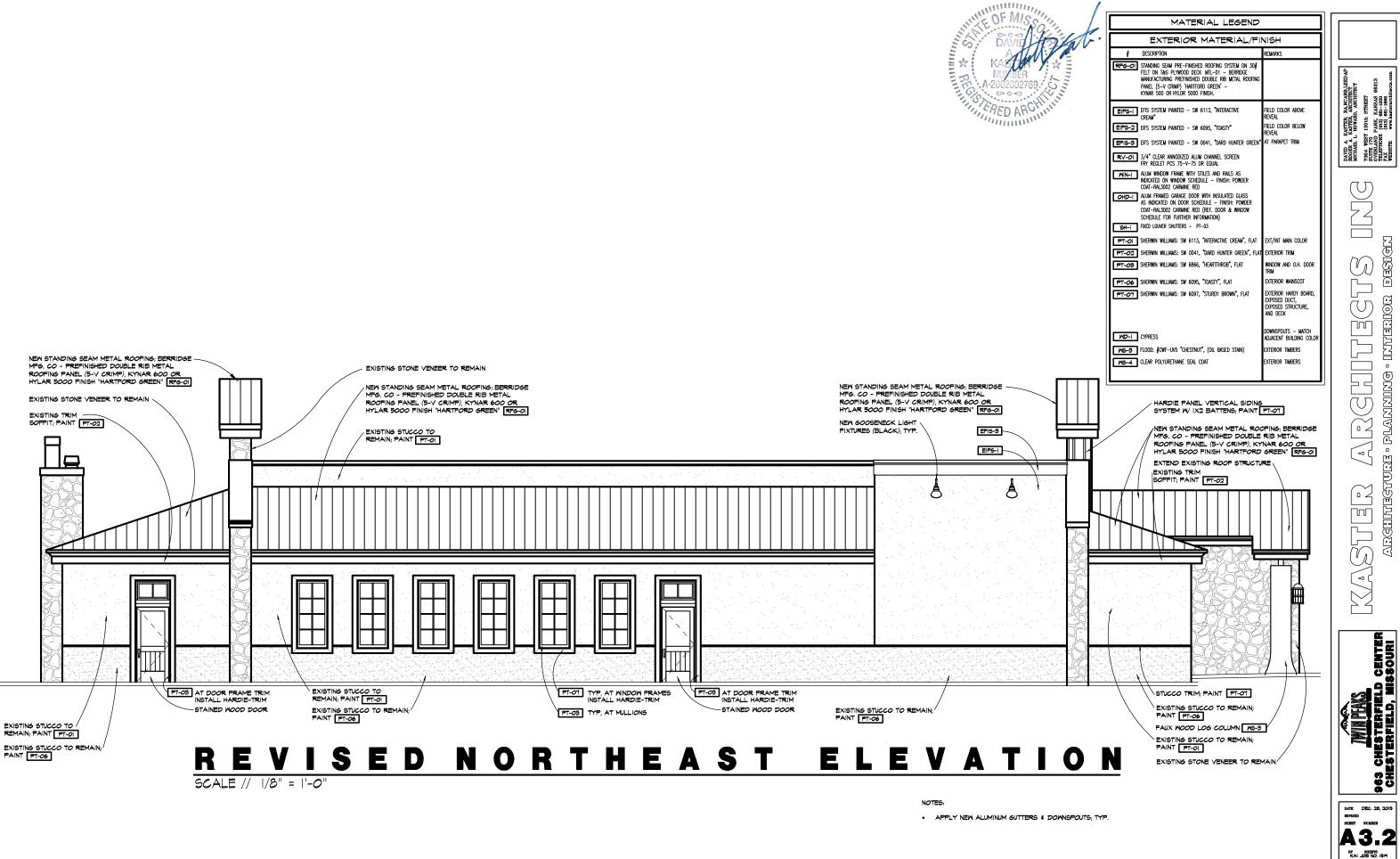
DAVID A KASTER, FROGER A KASTER, A MCHAEL, L. HOWARD, T304 WEST 130th S SULTE 170 OVERLAND PARK, K. TELEFHONE (913) 68 WESSITE: WWW.kes

IMINIMA IMINIMA 963 CHESTERFIELD CENTER CHESTERFIELD, MISSOURI

DATE DEC. 28, 2015
REVISIED
SHEET NUMBER

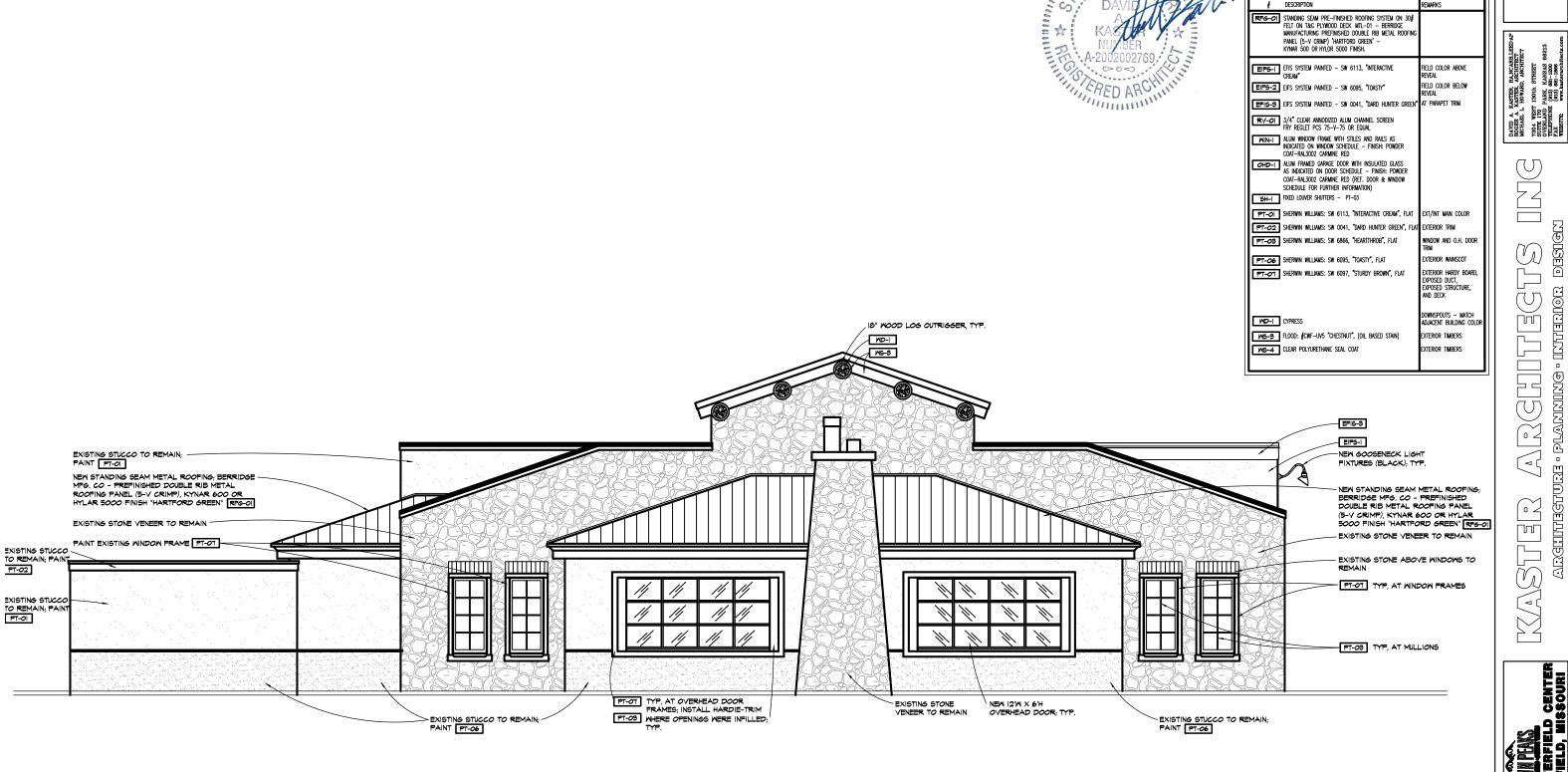
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REVISED SOUTHEAST ELEVATION

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

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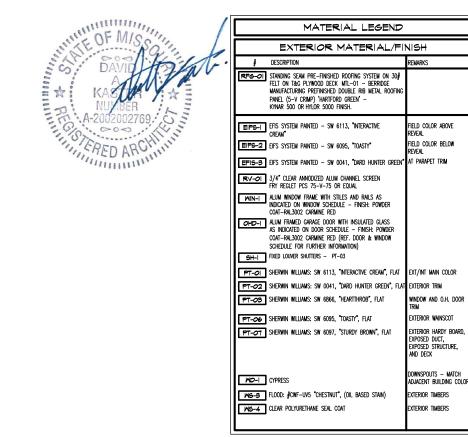
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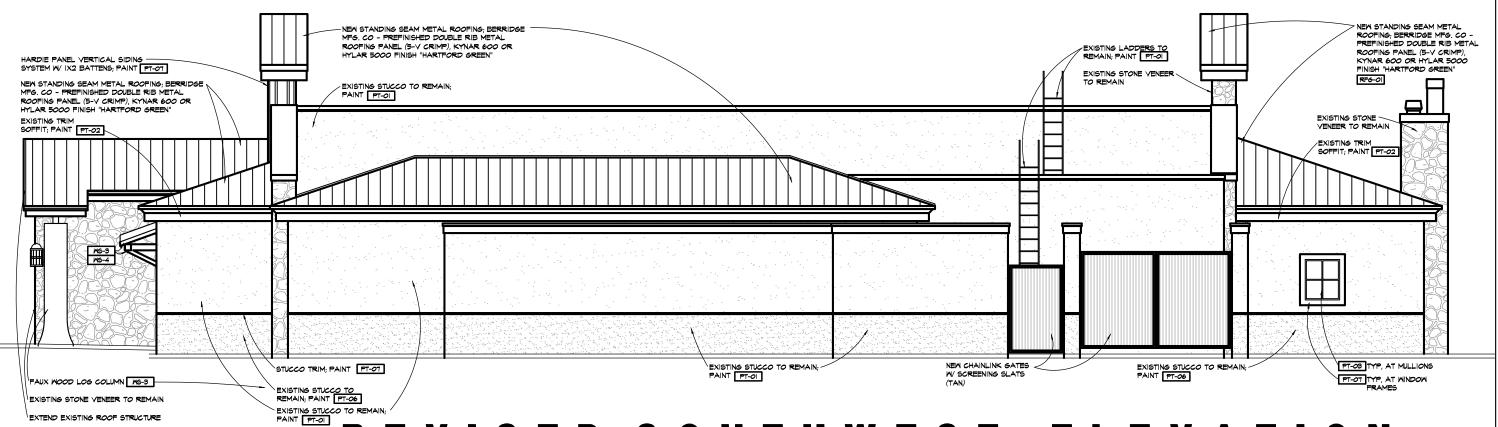
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MATERIAL LEGEND EXTERIOR MATERIAL/FINISH

DES CHESTERFIELD CENTER CHESTERFIELD, MISSOURI

DATE DEC. 28, 2015 REVISED SHEET NUMBER A3.3





EVISED SOUTHWEST

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

NOTES:

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APPLY NEW ALUMINUM GUTTERS & DOWNSPOUTS; TYP.

EVATION

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MINITERS
963 CHESTERFIELD CENTER
CHESTERFIELD, MISSOURI

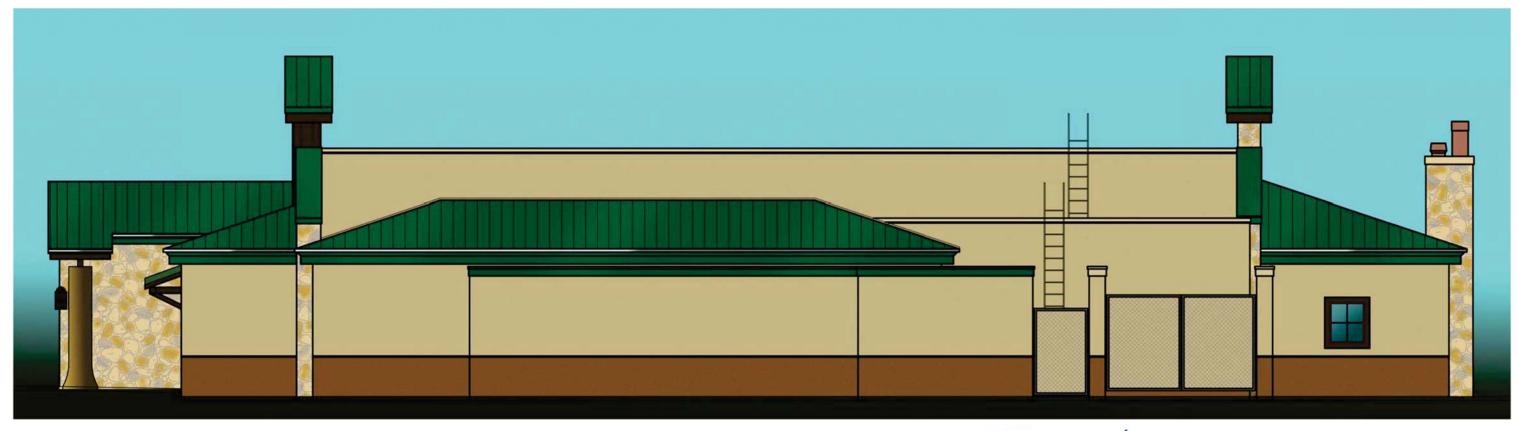
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NORTHWEST ELEVATION





SOUTHWEST ELEVATION





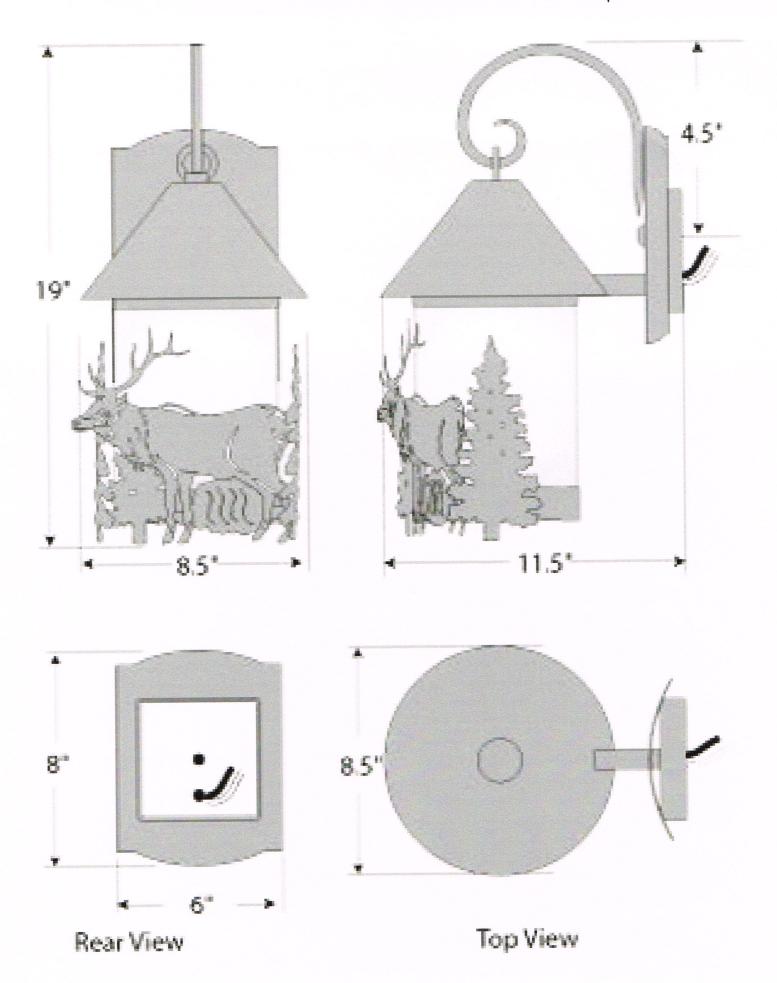


SOUTHEAST ELEVATION





TWIN PEAKS - LANTERN @ ENTRY



CREATING BEAUTY

Thanks to our cutting edge technology and deep manufacturing expertise, we have shipped literally billions of high quality lamps and our integrated technology and manufacturing provides expedited time-to-market. With TCP, you can count on unique lighting products designed to meet very specific needs—lighting that transforms your surroundings and envelopes you in warmth—lighting that generates beauty with every flip of the switch.



Elite A-Lamp

High efficiency A-Lamps. Light output in all directions to suit many applications.

Limitless options for the following applications:

- Table Lamps
- Sconces
- Floor Lan
- Ceiling Fixtur

Great features and benefits:

- Energy Efficient: 80% more efficient than halogen alternatives.
- · Smooth, uniform dimming; also available as non-dimming.
- Long life: 25,000 hours
- Replaces 40W and 60W incandescents.
- · 230° full light distribution.
- · NEW smooth outer housing.
- · Excellent Color consistency and high color rendering (CRI).
- Available in 2400, 2700K, 3000K and 4100K.





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ELITE Series

LED A-Lamp

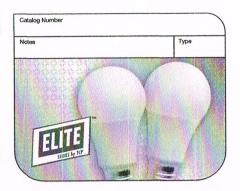
25,000 Hours average rated life, 120 Volts

Ideal for applications where uniform multi-directional light output is required.

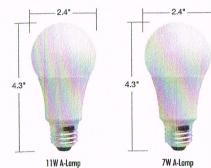
- ♣ Table Lamps
- ♣ Floor Lamps
- Sconces
- Ceiling Fixtures



Features	Benefits
Up to 85% less energy than halogen alternatives	Instant energy savings
Long life	Minimizes replacement and maintenance costs
Smooth, clean outside housing	Seemlessly blends into lighting applications.
Very low heat generation	Perfect for sensistive display lighting such as art galleries.
Excellent Color Consistency and CR1	Enhances colors of focal point while maintaining uniformity throughout lighting installation from lamp to lamp.
UL approved for damp location	Can be used outdoors when protected from elements. Withstands humidity indoors/outdoors
Shatter resistant	Lower the risk of injury and breakage
ANSI construction compliant	Fits all A-Lamp sockets



Specifications Input Line Voltage:	120 VAC
Input Power	See Char
Input Line Frequency	50/60HZ
	25,000 hr
Minimum Starting Temp	30°0
Maximum Operating Temp	40%
CRI	82







For the most up-to-date specs, please visit www.tcpi.com

TCP, Inc. 325 Campus Dr. | Aurora, Ohio 44202 | P: 1-800-324-1496 | topi.com GTCP, Inc. JUNY 2013 - 50587





ELITE Series

LED A-Lamp

Warranties and Certifications:	item#	Description	Voltage	Wattage	Incondescent Wattage Comparison	lumens	LPW	ca	CRI	M.O.L. (inches)	Diameter (inches)	Case Quantit
	Smooth Unifo	rm Dimming — 230° full light distrib	ution									
	11W A-Lump	7										
	IFD11A19D24K	Dimmable 11W Smooth A19 - 2400K	120	11	60	800	72.7	2400K	82	4.3	2.4	12
	LED11A19D27K	Dimmable 11W Smooth A19 - 2700K	120	11	60	800	72.7	2700K	82	4.3	2.4	12
	LED11A19D30K	Dimmable 11W Smooth A19 - 3000K	120	11	60	850	77.3	3000K	82	4.3	2.4	12
	LED11A19D41K	Dimmable 11W Smooth A19 - 4100K	120	11	60	900	81.8	4100K	82	4.3	2.4	12
	7W A-Lamp											
	LED7A19D24K	Dimmable 7W Smooth A19 - 2400K	120	7	40	450	64.3	2400K	82	4.3	2.4	12
	LED7A19D27K	Dimmable 7W Smooth A19 - 2700K	120	7	40	450	64.3	2700K	82	4.3	2.4	12
c QL us	LED7A19D30K	Dimmable 7W Smooth A19 - 3000K	120	7	40	475	67.9	3000K	82	4.3	2.4	12
	LED7A19D41K	Dimmable 7W Smooth A19 - 4100K	120	7	40	500	71.4	4100K	82	4.3	2.4	12
YEAR	Non-Dimmabl	e Options — 230° full light distribut	on									
WARRANTY*	11W A-Lamp											
	LED11A1927K	Non-Dimmable 11W Smooth A19 - 2700K	120	11	60	800	72.7	2700K	82	4.3	2.4	12
	LED11A1930K	Non-Dimmable 11W Smooth A19 - 3000K	120	11	60	850	77.3	3000K	82	4.3	2.4	12
or the most up-to-date	7W A-Lamp											
oecs, please visit ww.tcpi.com	LED7A1927K	Non-Dimmoble 7W Smooth A19 - 2700K	120	7	40	450	64.3	2700K	82	4.3	2.4	12
ww.icpi.com	LED7A1930K	Non-Dimmable 7W Smooth A19 - 3000K	120	7	40	475	67.9	3000K	82	4.3	2.4	12

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GOOSENECK FIXTURES

GNLED13YB





LED Gooseneck Head available in 13W or 26W.

Color: Black

Weight: 5.9 lbs

Project:	Туре:	
Prepared By:	Date:	

LED Info Driver Info Constant Current Watts: 13W Type: 3000K (Warm) 120V: 0.3A Color Temp: 208V: 0.3A Color Accuracy: 86 CRI 2401/-034 L70 Lifespan: 100 000 277V: 0.15A Lumens: 594 Input Watts: 16W Efficacy: **38 LPW** Efficiency: 83%

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Construction

Component Only:

This is a component for ordering LED Goosenecks. Not a complete fixture without Shade and Arm.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone.

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 13W high-output, long-life LED Driver Constant Current.

Correlated Color Temp. (Nominal CCT):

3000K

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Surge Protection:

4kv

Other

Equivalency:

The GNLED13 is equivalent in delivered lumens to 75W incandescent, 50W MH or 18W CFL.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

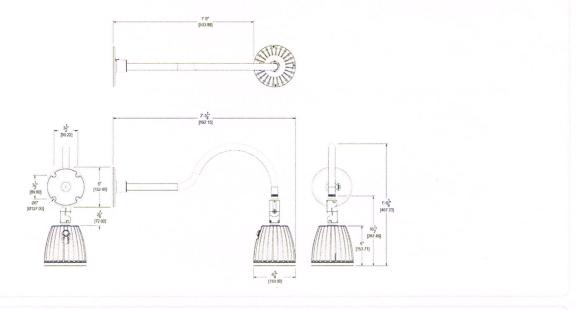
GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

GNLED13YB



Dimensions



ng Matrix				
Family	Watts	Color Temp	Reflector	Finish
GNLED	13	Υ		В
	13 = 13W	Y = 3000K	= Flood	B = Black
	26 = 26W	N = 4000K	R = Rectangular	W = White
			S = Spot	A = Bronze
				S = Silver
				G = Hunter Green
				YL = Yellow
				LB = Light Blue
				BL = Royal Blue
				BWN = Brown
				I = Ivory
				R = Red





Project: Type:

Prepared By: Date:

Available in three different shades with Angled Cone, Angled Dome and Straight shade. Also available in 11" or 15" size shade.

Color: Black

Weight: 0.9 lbs

Technical Specifications

Construction

Component Only:

This is a component for ordering LED Goosenecks. Not a complete fixture without Arm and Head.

Construction:

Die cast aluminum

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Other

Shades:

11" Angled Dome Shade

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

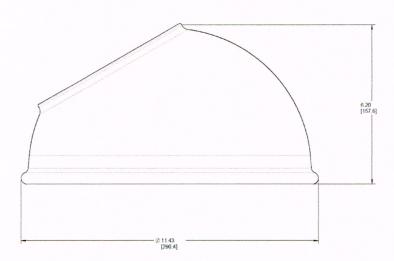
Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



GSAD11B



ing Matrix			
Family	Shade	Size	Finish
GS	AD	11	В
	AC = Angled Cone	11 = 11"	B = Black
	AD = Angled Dome	= 15"	W = White
	ST = Straight Shade		A = Bronze
			S = Silver
			G = Hunter Green
			YL = Yellow
			LB = Light Blue
			BL = Royal Blue
			BWN = Brown
			I = Ivory
			R = Red

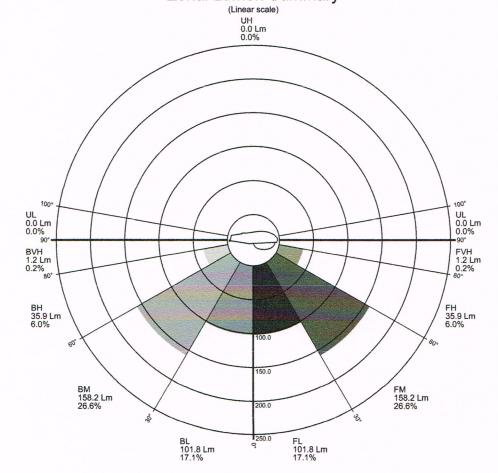
designed beyond standards, engineered to perform.

REPORT NUMBER: RAB00265 PAGE: 5 OF 8
ISSUE DATE: 07/30/13 DATE SAMPLE TESTED: 07/30/13

CATALOG NUMBER: GNLED13YB /FLOOD REF/FROSTED LENS

BUG Rating: Zonal Summary			Lumens	% of Fixture	B0 U0 G0 Zone Ratings
					B U G
Forward			297	50.0	
FL	(0° -	- 30°)	101.8	17.1	
FM	(30° -	- 60°)	158.2	26.6	
FH	(60° -	- 80°)	35.9	6.0	G0
FVH	(80° -	- 90°)	1.2	0.2	G0
Backward			297	50.0	
BL	(0° -	- 30°)	101.8	17.1	B0
BM	(30° -	- 60°)	158.2	26.6	В0
ВН	(60° -	- 80°)	35.9	6.0	B0 G0
BVH	(80° -	- 90°)	1.2	0.2	G0
Upward			0	0.0	
UL	(90° -	100°)	0.0	0.0	UO
UH	(100° -	180°)	0.0	0.0	UO
Trapped Light			0	0.0	
Total Flux			594	100.0	

Zonal Lumen Summary (Linear scale)



designed beyond standards, engineered to perform.

REPORT NUMBER: RAB00265 PAGE: 6 OF 8
ISSUE DATE: 07/30/13 DATE SAMPLE TESTED: 07/30/13

CATALOG NUMBER: GNLED13YB /FLOOD REF/FROSTED LENS

Backlight Rating Details (Logarithmic scale) UH 0.0 Lm 0.0% UL 0.0 Lm 0.0% 90* UL 0.0 Lm 0.0% **Uplight Rating Details** FVH 1.2 Lm 0.2% BVH 1.2 Lm 0.2% UH 0.0 Lm 0.0% BH 35.9 Lm 6.0% FH 35.9 Lm 6.0% BM 158.2 Lm 26.6% FM 158.2 Lm 26.6% FL 101.8 Lm 17.1% BL 101.8 Lm 17.1% Glare Rating Details (Logarithmic scale) UH 0.0 Lm 0.0% FVH 1.2 Lm 0.2% BVH 1.2 Lm 0.2% 80° BH 35.9 Lm 6.0% FH 35.9 Lm 6.0% BM 158.2 Lm 26.6% FM 158.2 Lm 26.6% BL 101.8 Lm 17.1% FL 101.8 Lm 17.1% UL 0.0 Lm 0.0% FVH 1.2 Lm 0.2% BVH 1.2 Lm 0.2% BH 35.9 Lm 6.0% BM 158.2 Lm 26.6% FM 158.2 Lm 26.6% FL 101.8 Lm 17.1% BL 101.8 Lm 17.1%















