

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Chris Dietz, Planner 

Date: January 20, 2022

RE: **15525 Olive Blvd. (Mellow Mushroom) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120).

Summary

Stock and Associates, on behalf of Mellow Mushroom St. Louis, has submitted an Amended Site Development Section Plan to redesign a vacant restaurant building for a new restaurant tenant. The request includes changes to each of the building's elevations and a new patio located on the southeast side of the building. A new enclosure will be constructed on an existing pad on the north side of the building. Minor changes to landscape and lighting are also proposed with this request.

On December 9, 2021, this project was reviewed by the Architectural Review Board who approved a motion to forward to Planning Commission with a recommendation for approval, as presented, by a vote of 5-0.

On January 10, 2022, this project was reviewed by Planning Commission, who approved a motion to approve the project by a vote of 7-0 with the condition that a bicycle rack be added to the site.

On January 11, 2022, Power of Review was called in accordance to Section 405.02.200 of the Unified Development Code. After review by the Planning and Public Works Committee, a final recommendation will be forwarded to City Council, who will then take appropriate action relative to the proposal.

A full description of the applicant's request, site history, and staff analysis pertaining to the Site Development Section Plan may be found in the January 10, 2022 Planning Commission report attached to this document.

Attachments: January 10, 2022 Staff Report
Amended Site Development Section Plan Packet



Figure 1: Subject Site Aerial

Planning Commission Staff Report

Meeting Date: January 10, 2022

From: Chris Dietz, Planner 

Location: 15525 Olive Blvd.

Description: **15525 Olive Blvd. (Mellow Mushroom) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120).

PROPOSAL SUMMARY

Stock and Associates, on behalf of Mellow Mushroom St. Louis, has submitted an Amended Site Development Section Plan to redesign a vacant restaurant building for a new restaurant tenant. The request includes changes to each of the building's elevations and a new patio located on the southeast side of the building. A new enclosure will be constructed on an existing pad on the north side of the building. Minor changes to landscape and lighting are also proposed with this request.

HISTORY OF SUBJECT SITE

Pre-1988—Subject site zoned "C-8" Planned Commercial District under provisions of St. Louis County Ordinance 13,388.



Figure 1: Subject Site

1990—Reduced parking setback approved by City of Chesterfield City Council through Ordinance 458. Final Development Plan was approved by the City for a restaurant use.

2010—Amended Architectural Elevations approved for the repurposing of the building from one restaurant tenant to another, including exterior color changes and the addition of awnings on the building.

2019—Amended Site Development Section Plan (ASDSP) approved for a 489 sq. ft. cooler addition on north elevation of building, with material and color to match the existing building. An enclosure was also introduced with this ASDSP, located just north of the building. However, these improvements were never built.

STAFF ANALYSIS

Zoning and Land Use

The site is zoned under the provisions of St. Louis County Ordinance 13,388, which was later amended by City of Chesterfield Ordinance 458 (parking setbacks). The proposed use would be for a restaurant, similar to the previous use of the site, which is a permitted use listed under Ordinance 13,388.

Direction	Zoning	Land Use
North	“C-8” —Planned Commercial	Retail
South	“C-8” —Planned Commercial	Gas Station
East	“C-2” —Shopping; “C-8” —Planned Commercial	Utility Substation/Retail
West	“C-8” —Planned Commercial	Laboratory/Office

Table 1: Adjacent Zoning and Land Use

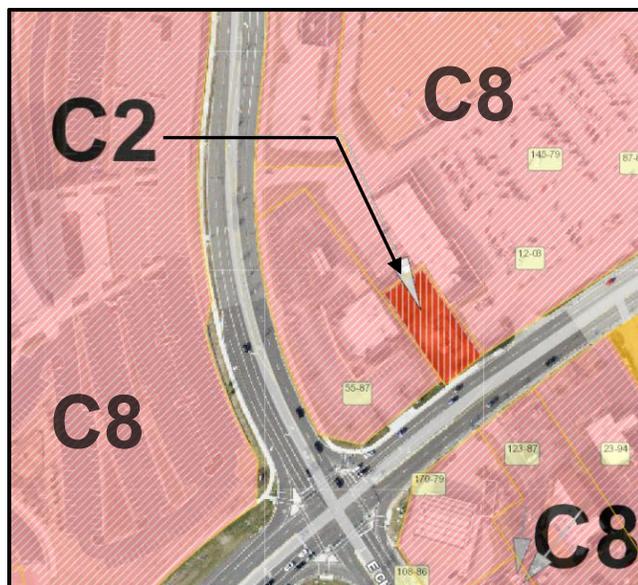


Figure 2: Zoning Map



Figure 3: Land Use Map

Comprehensive Plan

The subject site is located within the Neighborhood Center Character Area, as designated in the City’s Comprehensive Plan. This area is defined primarily by small-scale commercial centers that provide goods and services to surrounding neighborhoods. Due to the proximity to these neighborhoods, operations within this area are required to be low-intensity, unobtrusive and at a scale and design compatible with nearby residential development. These areas typically serve as transition areas between residential and non-residential uses and include pedestrian and bicycle accommodations for nearby residents.

Circulation and Access

Vehicular access to the site is currently gained through three existing entrances: two curb cuts from Olive Blvd. and Chesterfield Parkway West, as well as a cross-access to the interior of Hilltown Village to the east. There are no changes to vehicular circulation or access in conjunction with this request. Pedestrian sidewalks are currently located along both street frontages. The ASDSP shows a new ADA path from Olive Blvd to the building within the site, with benches on the pedestrian plaza in front of the building’s main entrance.



Figure 4: Color Site Plan

Off-Street Parking and Loading

The ASDSP has carried over much of the existing parking to accommodate the new restaurant user, with 95 spaces being provided. This falls within the minimum and maximum parking allowed for the site as required in the Unified Development Code.

Landscaping

The UDC requires that any nonresidential use must have a landscape buffer when located along either a collector or arterial roadway. This would apply to both street frontages to the west and south of the site.

The proposed Landscape Plan depicts six (6) trees along Chesterfield Parkway and one (1) tree along Olive Blvd. Several new ornamental shrub plantings are shown around the building, as well as the frontage along Olive Blvd. A sweet gum tree (no longer in City’s approved tree list) near the proposed patio will be removed and replaced with a smaller serviceberry tree. Other smaller tree species are found around the building and in the parking area. All planting selections comply with the UDC.



Figure 5: View from Chesterfield Pkwy W

Lighting

Two (2) new fixtures are proposed with this request to replace existing fixtures already in place. First, a decorative upward and downward-lit wall sconce to replace the existing decorative sconce currently found on the building. The applicant has provided an exhibit demonstrating that light will not project past the roofline of the building, shown in Figure 6. The decorative sconce fixture will require Planning Commission approval as an alternative to a flat lensed, fully shielded fixture.

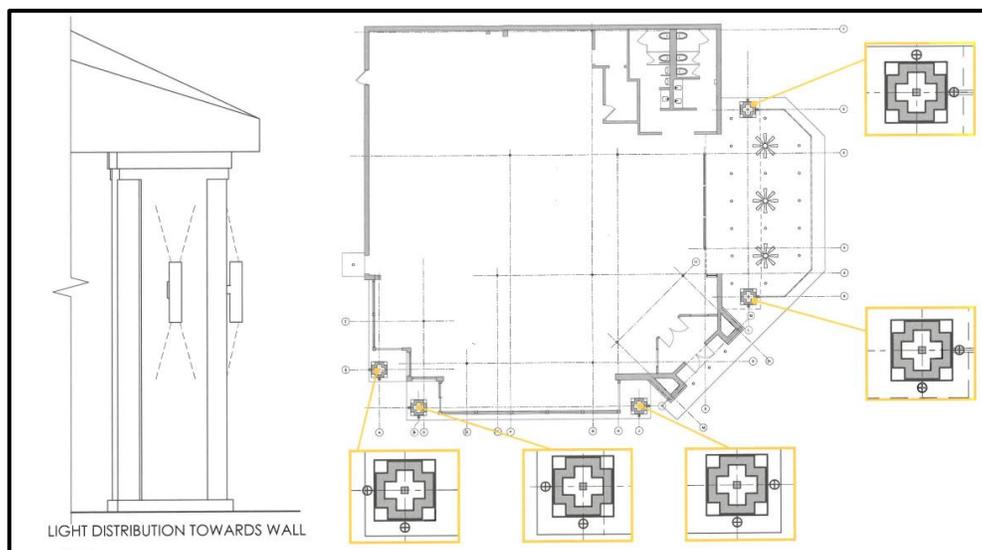


Figure 6: Upward Lighting Exhibit

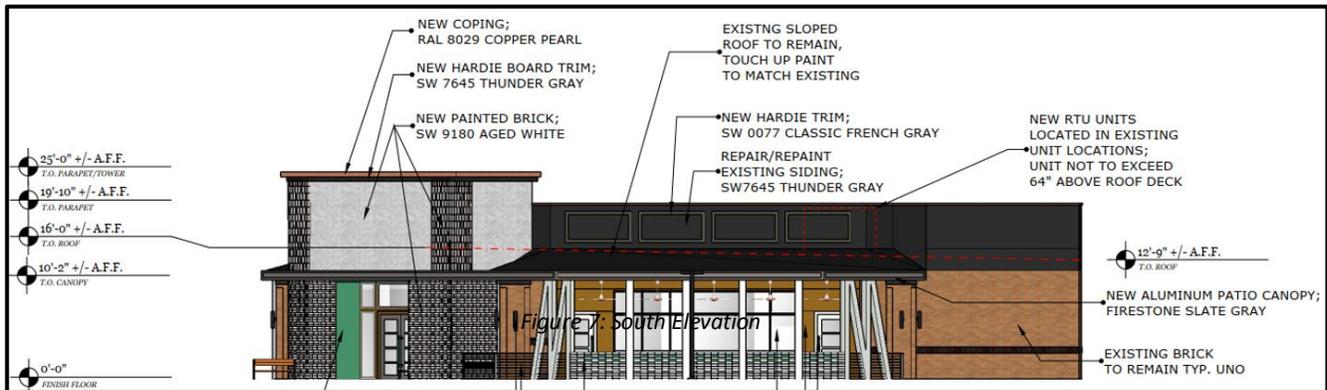
Second, LED soffit lighting will be added beneath canopies on the north and south elevations. Since the changes to the lighting are limited to only the building, a photometric plan is not included in the ASDSP packet. No other changes are proposed to the site’s existing lighting. Cutsheets for both proposed fixtures are provided in the Planning Commission packet.

Architectural Elevations

The design features existing material and color found on the building today with the incorporation of new elements primarily found around the south and west elevations of the building. The design will include a new pedestrian entrance on the north elevation with a canopy system above it. A new standing seam canopy system will be incorporated above the main entrance, which will carry over to the covered patio area on the south elevation. The main entrance will be redesigned to include new mint green Hardie siding and white brick not found copper on the building today, rising to a height of 25’0”.

Metal tiles will flank the north elevation entrance along with a new canopy support system, which will form the shape of an “M”. The patio will also feature this canopy support system on the south elevation. The patio will be enclosed by a white aluminum railing system and a staggered

white and green brick wall. Rooftop mechanical equipment will be fully screened by the tower and roof parapet around each side of the building. An area designated for public art will be located in front of the



main entrance of the building. A materials and palette is included in the Planning Commission packet.

Architectural Review Board Input

This request was reviewed by the City of Chesterfield Architectural Review Board on December 9, 2021 and was recommended for approval, as presented, by a vote of 5-0.



Figure 8: Architectural Rendering

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and governing ordinance. All outstanding comments have been addressed at this time. Staff recommends approval of this Amended Site Development Section Plan for 15525 Olive Blvd. (Mellow Mushroom) ASDSP.

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 Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for 15525 Olive Blvd. (Mellow Mushroom), as presented."
- 2) "I move to approve the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for 15525 Olive Blvd. (Mellow Mushroom) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Section Plan Packet

MELLOW MUSHROOM

ARCHITECT'S STATEMENT OF DESIGN

For over 40 years, Mellow Mushroom Pizza Bakers has been serving up fresh, stone-baked pizzas to order in an art-filled and family-friendly environment. Every Mellow Mushroom is locally owned and operated and provides a unique feel, focused around great customer service and high-quality food. Mellow Mushroom looks to the history and culture of the surrounding city as an important part of design decisions. For this prominent location along Olive Blvd and Chesterfield Parkway, Mellow Mushroom maintains the predominant traditional architectural styling of the surrounding development by creating minimal building alterations to the entry tower, patio canopy, and additional secondary entryway. New façade treatments are respectful of traditional stylistic approaches utilizing durable materials, painted brick, and a predominantly neutral color palate. Minimal addition of accent color is utilized where it is least prominent from street views and further enhances Chesterfield Building Design requirements to highlight the building entry and provide artisan touches to the human experience.

The following sections address areas of the Architectural Review Design Standards as they relate to the building façade.

Scale:

The existing building size, proportion and orientation are maintained with limited modification focused on the entry tower and canopies that are aesthetically compatible with the adjacent red brick and white or black tone paneling development. Elements are proportioned with human scale in mind to create a welcoming experience from both street view and walking towards the entry.

Design:

Exterior design of the building is focused on maintaining the existing core design, detailing, and structure.

- a) Each façade is coordinated to work together as a whole. Each facade maintains the existing red brick and black painted parapet. Where new color is introduced on the tower, canopy, and secondary entrance, it is white or gray which ties into the existing architectural palate and form within the surrounding development.
- b) The building does not create linear repetitive streetscapes.
- c) While the Mellow Mushroom brand always incorporates an "M" into their designs, the M's applied to this location are done so in a subtle manner as part of the canopy/overhang structure preventing it from presenting in an overtly branded manner.
- d) The existing façade is delineated with windows, trim work, and decorative brick column surround details. The proposed new tower and patio brick contain subtle detailing through the use of varying depths of brickwork.
- e) The entry landscape island will contain public art. Additionally, the brickwork detailing of the existing building and new brickwork for the entry tower and patio creates a sense of artistry.
- f) Existing exterior decorative lighting fixtures are intended to be replaced with more energy efficient models.
- g) Reuse of the existing building materials and structure is an environmentally conscious practice.
- h) The existing tower and entry design provides a recess entry point. Additionally, the new canopy further emphasizes the building entrance while adding additional protection from the elements.
- i) If temporary walls are required during construction, this project will comply with requirement to compliment the permanent construction where applicable.
- j) Existing parapet walls provide visual screening of all new and proposed roof top equipment.

Materials and Colors:

Exterior design of the building is focused on maintaining the existing core materials, design, and details.

- a) Colors, materials, and detailing of the building are compatible with and complimentary to each other and with the existing development palate and styling.
- b) The existing brick, metal roofing, and Hardie paneling has proven to be durable. New materials being introduced such as brick with masonry grade paint and metal canopy are also durable materials for exterior applications.
- c) Paved areas are kept to a minimum to maximize landscaping opportunities and new sidewalks will match the existing paving material.





3D EXTERIOR -SOUTH INTERSECTION



Painted Brick



Paint



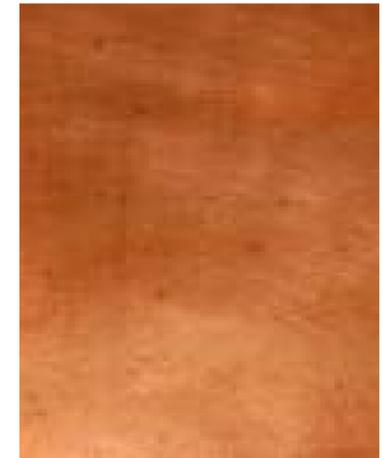
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



Copper Accents/Coping



3D RENDERING
PRELIMINARY 3D VIEW & MATERIALS

Harrison.



3D EXTERIOR -SOUTH



Painted Brick



Paint



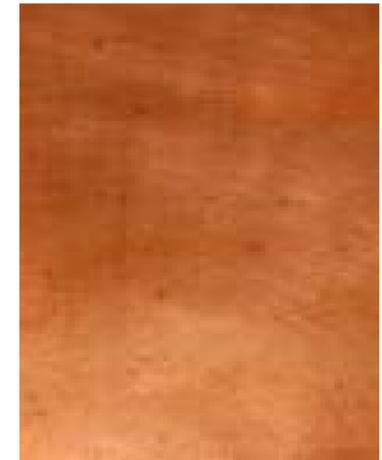
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



Copper Accents/Coping



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

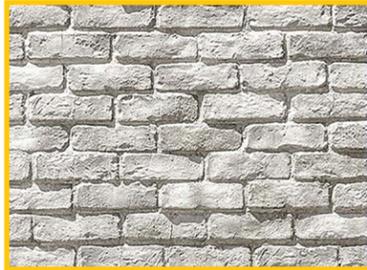




COPPER COPING W/
HARDIBOARD TRIM BELOW



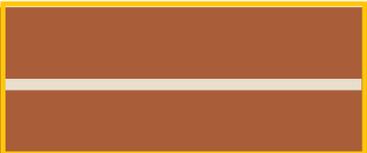
COPPER COPING



PAINTED BRICK: SW
9180 AGED WHITE



EXISTING STANDING
SEAM METAL ROOF



REPAINTED SIDING: SW
7703 EARTHEN JUG

TRIM: SW 9180 AGED
WHITE



SUBTLE MINT ACCENT:
SW 9041 PARISIAN
PATINA

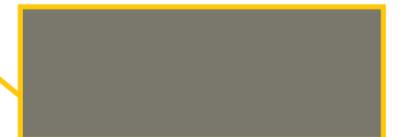


PAINTED SIDING: SW 7645
THUNDER GRAY

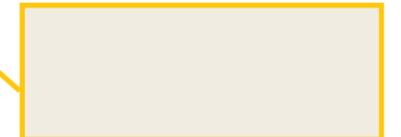
TRIM: SW 0077 CLASSIC
FRENCH GRAY



EXISTING STANDING
SEAM METAL ROOF



NEW CANOPY:
FIRESTONE SLATE GRAY



NEW CANOPY
STRUCTURE: RAL 9010
PURE WHITE



NEW PAINTED BRICK: SW 9180
AGED WHITE



EXISTING BRICK



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS





Painted Brick



Paint



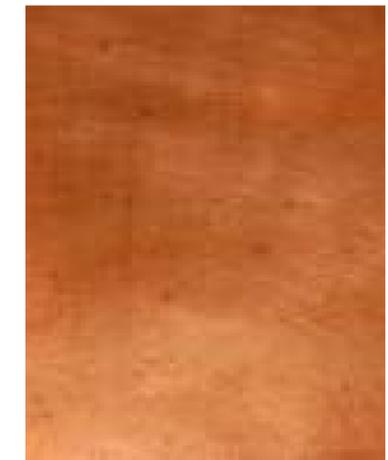
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



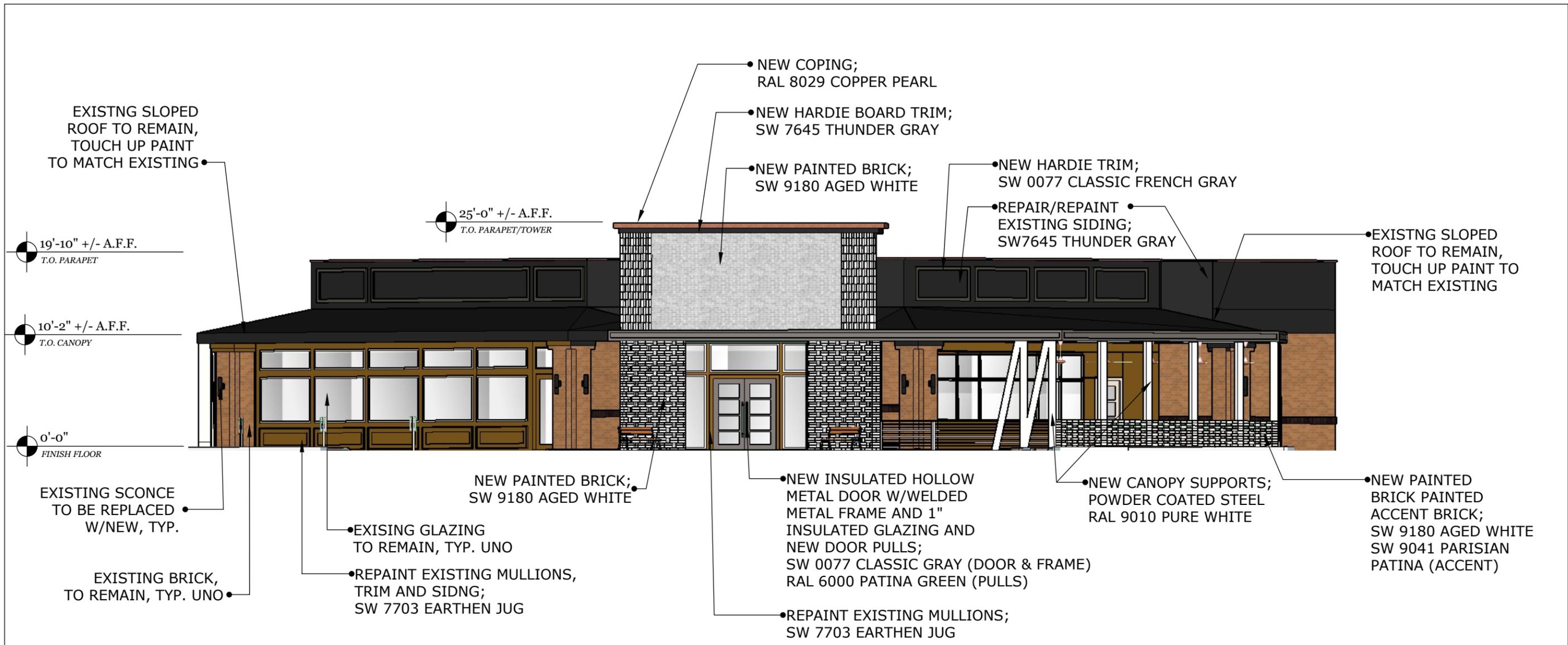
Copper Accents/Coping



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

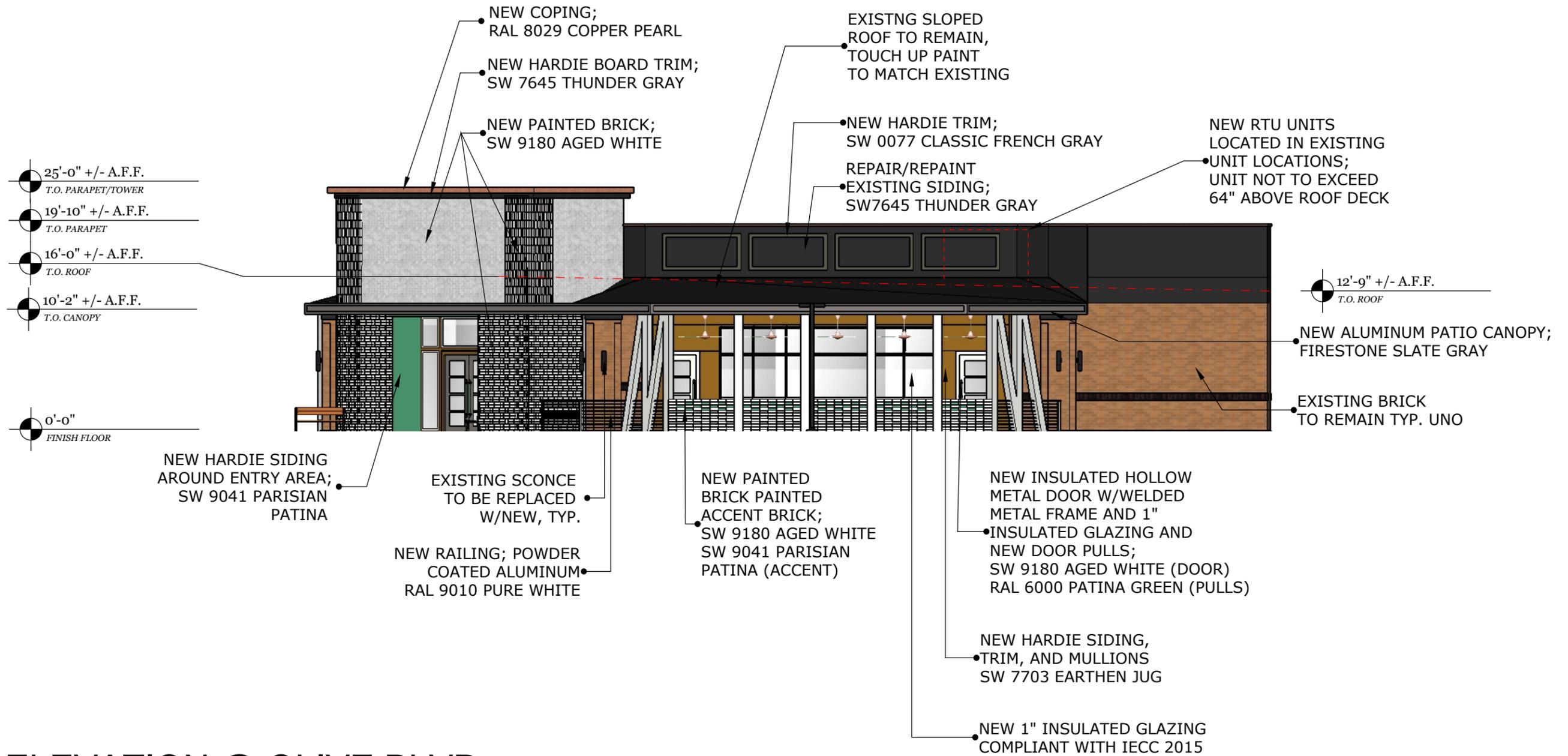




ELEVATION @ FRONT

1" = 10'-0"

ARCHITECT: Harrison. U S A, LLC TEXAS: 14990 Landmark Blvd, Suite 265 Dallas, TX 75254 Phone 972.807.9257 info@harrison.hn www.harrison.hn	REVISIONS:		project name and address MELLOW MUSHROOM CHESTERFIELD, MO 15525 OLIVE BOULEVARD CHESTERFIELD, MO 63017	date: 11-11-2021	sheet number	
	Δ	date		revision	drawn by: WF	SK-01
					reviewed by: .	
					sheet title COLOR ELEVATIONS	
						project number 4881



ELEVATION @ OLIVE BLVD

1" = 10'-0"

ARCHITECT:

Harrison.

U S A, LLC
TEXAS: 14990 Landmark Blvd, Suite 265
Dallas, TX 75254
Phone 972.807.9257

info@harrison.hn www.harrison.hn

REVISIONS:

Δ	date	revision

project name and address

MELLOW MUSHROOM
CHESTERFIELD, MO

15525 OLIVE BOULEVARD
CHESTERFIELD, MO 63017

date: 11-11-2021

drawn by: WF

reviewed by: .

sheet title

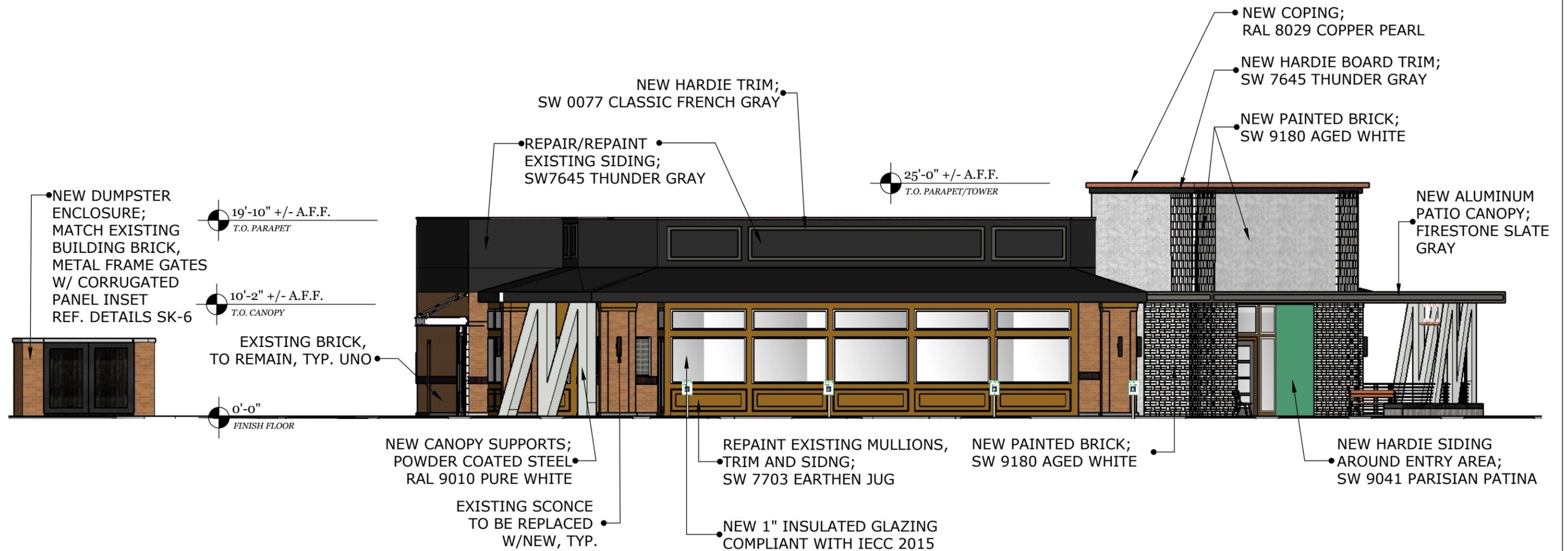
COLOR ELEVATIONS

sheet number

SK-02

project number

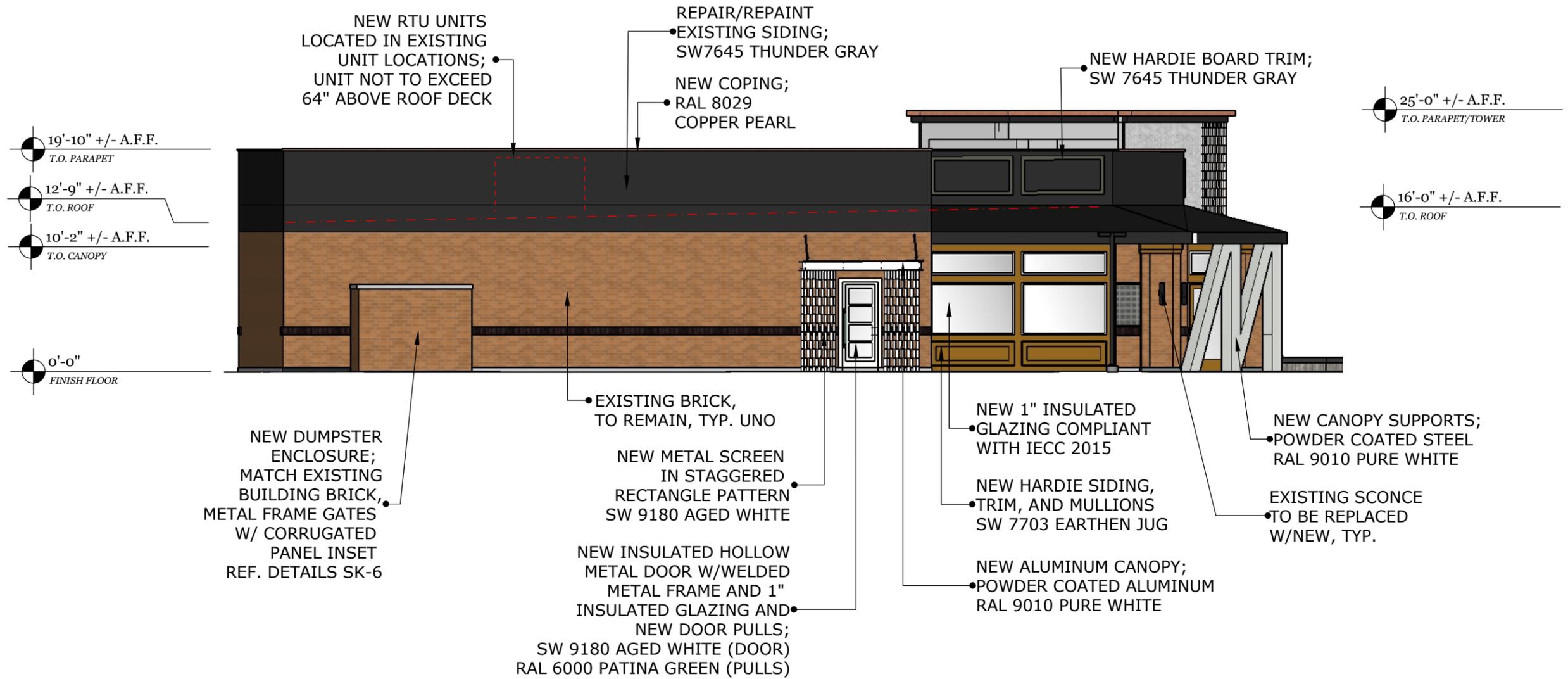
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ELEVATION @ CHESTERFIELD PKWY

1" = 10'-0"

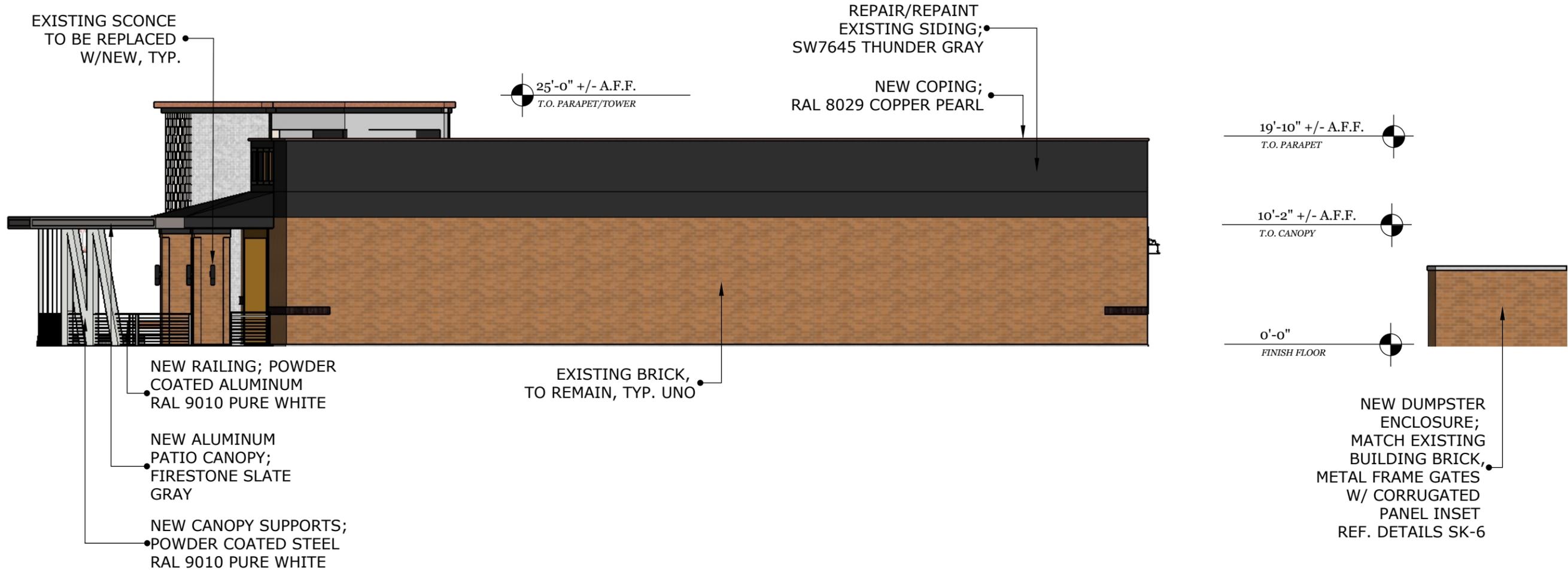
ARCHITECT: Harrison. U S A, LLC TEXAS: 14990 Landmark Blvd, Suite 265 Dallas, TX 75254 Phone 972.807.9257 info@harrison.hn www.harrison.hn	REVISIONS:		project name and address MELLOW MUSHROOM CHESTERFIELD, MO 15525 OLIVE BOULEVARD CHESTERFIELD, MO 63017	date: 11-11-2021	sheet number	
	Δ	date		revision	drawn by: WF	SK-03
					reviewed by:	
					sheet title COLOR ELEVATIONS	
						project number 4881



ELEVATION @ MAIN PARKING LOT

1" = 10'-0"

ARCHITECT: Harrison. U S A, LLC TEXAS: 14990 Landmark Blvd, Suite 265 Dallas, TX 75254 Phone 972.807.9257 info@harrison.hn www.harrison.hn	REVISIONS:		project name and address MELLOW MUSHROOM CHESTERFIELD, MO 15525 OLIVE BOULEVARD CHESTERFIELD, MO 63017	date: 11-11-2021	sheet number	
	Δ	date		revision	drawn by: WF	SK-04
					reviewed by: .	
					sheet title COLOR ELEVATIONS	
						project number 4881



ELEVATION @ REAR OF BUILDING

1" = 10'-0"

ARCHITECT:
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 U S A, LLC
 TEXAS: 14990 Landmark Blvd, Suite 265
 Dallas, TX 75254
 Phone 972.807.9257
 info@harrison.hn www.harrison.hn

REVISIONS:		
Δ	date	revision

project name and address

**MELLOW MUSHROOM
 CHESTERFIELD, MO**

15525 OLIVE BOULEVARD
 CHESTERFIELD, MO 63017

date: 11-11-2021

drawn by: WF

reviewed by: .

sheet title
 COLOR ELEVATIONS

sheet number
SK-05

project number
 4881



ELEVATION @ DUMPSTER ENCLOSURE

1/2" = 1'-0"

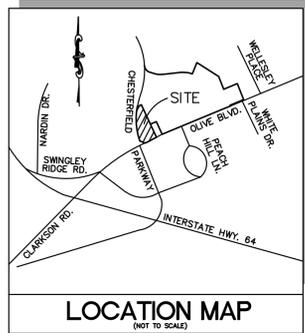
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	Δ	date		revision		drawn by: WF
						reviewed by: .
				sheet title COLOR ELEVATIONS	project number 4881	

AMENDED SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PART OF LOT 4 OF HUGO ESSEN FARM SUBDIVISION AS RECORDED IN PLAT BOOK 299, PAGE 2, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (86'W) - RIGHT-OF-WAY WIDTH



PERTINENT DATA

OWNER: RIJO INC
 LOT AREA: ±1,477 Ac.
 EXISTING ZONING: "C8" - PLANNED COMMERCIAL
 SITE ADDRESS: 15525 OLIVE BLVD., CHESTERFIELD, MISSOURI 63017
 LOCATOR NO: 185521120
 WUNNERNBERG'S: PG. 21, GRID 190D
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: PARKWAY
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: CREVE COEUR CREEK
 FEMA MAP: 29189C0170K, FEB. 4, 2015
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- ACCESSIBLE PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY VOLZ, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
8. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PI DISTRICT REGULATIONS.
9. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PI DISTRICT REGULATIONS.
10. SIGNAGE APPROVAL IS A SEPARATE PROCESS

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
7. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
8. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

SHEET INDEX

- ASDSP-1.0 - AMENDED SITE DEVELOPMENT SECTION PLAN
- TSD & TPP - TREE STAND DELINEATION & TREE PRESERVATION PLAN
- L-1 & L-2 - LANDSCAPE PLAN

CONTROLLING ORDINANCES

- ST. LOUIS COUNTY ORDINANCE NO. 13,388
- CITY OF CHESTERFIELD ORDINANCE NO. 458

BUILDING SETBACKS

- SEVENTY-FIVE (75) FEET FROM THE EXISTING OLIVE BLVD. RIGHT-OF-WAY.
- THIRTY (30) FEET FROM THE EXISTING CHESTERFIELD VILLAGE PARKWAY RIGHT-OF-WAY.
- ALL OTHER BUILDING SETBACKS SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.

PARKING SETBACKS

- THIRTY-FIVE (35) FEET FROM THE EXISTING OLIVE BLVD. RIGHT-OF-WAY.
- FIFTEEN (15) FEET FROM THE EXISTING CHESTERFIELD VILLAGE PARKWAY RIGHT-OF-WAY.
- ZERO (0) FROM NORTH & EAST PROPERTY LINES

PARKING CALCULATIONS:

RESTAURANT, SIT DOWN: (PER CITY OF CHESTERFIELD UDC 31-04-04)
 EXISTING:
 MIN: 12.0/1000 OFA = (6,652 S.F.) * (12.0/1000) = 80 SPACES
 MAX: 120% OF MIN: 80(1.20) = 96 SPACES
 EXISTING PROVIDED ON SITE = 95 SPACES

OPEN SPACE

TOTAL LOT AREA = 64,349 S.F.
 EX. BUILDING = 6,652 S.F.
 VEHICULAR PAVEMENT = 37,519 S.F.
 OPEN SPACE = 20,178 S.F.
 OPEN SPACE PERCENTAGE = (20,178 / 64,349) x 100% = 31.36%

MSD CALCULATIONS

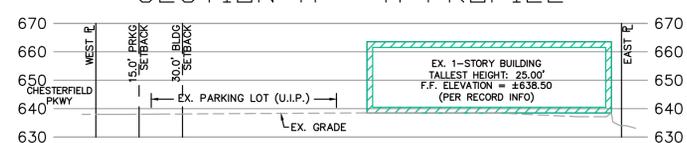
EXISTING CONDITION:
 TOTAL SITE = 64,349 S.F. or 1.48 Ac.
 100% IMP. = 50,018 S.F. or 1.15 Ac.
 5% IMP. = 14,331 S.F. or 0.33 Ac.
 15%R - 20 Min. = [(1.15 x 3.54) + (0.33 x 1.70)] = 4.63_CFS
 PROPOSED CONDITION:
 TOTAL SITE = 64,349 S.F. or 1.48 Ac.
 100% IMP. = 50,339 S.F. or 1.16 Ac.
 5% IMP. = 14,010 S.F. or 0.32 Ac.
 15%R - 20 Min. = [(1.16 x 3.54) + (0.32 x 1.70)] = 4.65_CFS

PROJECT DISTURBANCE = 2,000 S.F. OR 0.05 ACRES
 PROJECT RUNOFF DIFFERENTIAL = +0.02 CFS
 ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

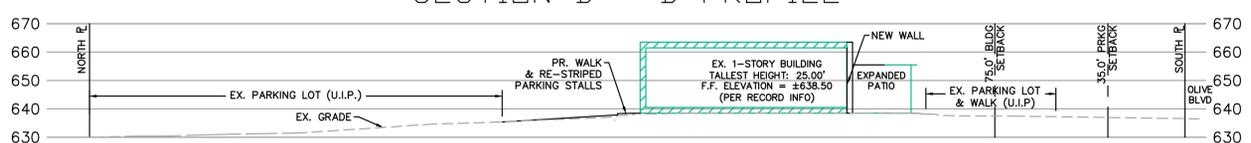
SECTIONS

SCALE: HORIZ: 1"=30'
 VERT: 1"=30'

SECTION A - A PROFILE



SECTION B - B PROFILE



PROPERTY DESCRIPTION

A TRACT OF LAND BEING LOCATED IN N. SURVEY 154, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER OF A TRACT OF LAND AS CONVEYED TO UNION ELECTRIC BY INSTRUMENT RECORDED IN BOOK 6138, PAGE 570 OF THE ST. LOUIS COUNTY RECORDS, ALSO BEING LOCATED ON THE BOUNDARY OF ADJUSTED PARCEL C318, OF HILLTOWN VILLAGE CENTER C318 BOUNDARY ADJUSTMENT PLAT, AS RECORDED IN PLAT BOOK 353, PAGE 850 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTHWEST LINE OF SAID UNION ELECTRIC COMPANY TRACT, SOUTH 56 DEGREES 19 MINUTES 39 SECONDS WEST, 80.00 FEET TO THE NORTHEASTERN LINE OF A TRACT OF LAND AS CONVEYED TO RIJO INCORPORATED, BY INSTRUMENT RECORDED IN BOOK 20316, PAGE 3186 OF ABOVE SAID RECORDS; THENCE ALONG THE COMMON LINE BETWEEN LAST SAID UNION ELECTRIC COMPANY TRACT AND SAID RIJO INCORPORATED TRACT, SOUTH 36 DEGREES 14 MINUTES 58 SECONDS EAST, 176.68 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, (MISSOURI STATE HIGHWAY 340) VARIABLE WIDTH, SAID POINT ALSO BEING LOCATED ON A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4,629.04 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 132.95 FEET AND E A CHORD WHICH BEARS SOUTH 50 DEGREES 34 MINUTES 25 SECONDS WEST, 132.95 FEET; SOUTH 56 DEGREES 19 MINUTES 39 SECONDS WEST, 27.11 FEET AND NORTH 77 DEGREES 50 MINUTES 06 SECONDS WEST, 69.58 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF CHESTERFIELD PARKWAY NORTH, VARIABLE WIDTH, SAID POINT ALSO BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 825.89 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND LAST SAID CURVE WITH AN ARC LENGTH OF 362.75 FEET AND A CHORD WHICH BEARS NORTH 17 DEGREES 36 MINUTES 35 SECONDS WEST, 359.84 FEET TO THE NORTHWESTERN CORNER OF ABOVE SAID RIJO INCORPORATED TRACT; SAID POINT ALSO BEING LOCATED ON THE BOUNDARY OF ABOVE SAID ADJUSTED PARCEL C318 THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE COMMON LINES BETWEEN SAID RIJO INCORPORATED TRACT AND ADJUSTED PARCEL C318 THE FOLLOWING: NORTH 56 DEGREES 49 MINUTES 07 SECONDS EAST, 91.13 FEET AND SOUTH 36 DEGREES 14 MINUTES 58 SECONDS EAST, 205.30 FEET TO THE POINT OF BEGINNING.
 CONTAINING 64,349 SQUARE FEET OR 1.477 ACRES, MORE OR LESS.
 THIS DESCRIPTION WAS PREPARED FROM RECORD AND AVAILABLE INFORMATION AND IS THEREFORE SUBJECT TO AN ACTUAL BOUNDARY SURVEY.

RIJO INC, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, _____ "C8" Planned Commercial of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____
 (Name): _____

STATE OF MISSOURI)
) SS.
 COUNTY OF ST. LOUIS)

On this _____ day of _____, AD., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say he/she is the _____ of _____ a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said limited corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____ the day and year last above written. (County and State)

My Term expires _____

(Notary Public)

 (Print Name)

By: Justin Wyse, AICP
 Director of Planning
 City of Chesterfield, Missouri

By: Vickie McGownd, City Clerk
 City of Chesterfield, Missouri

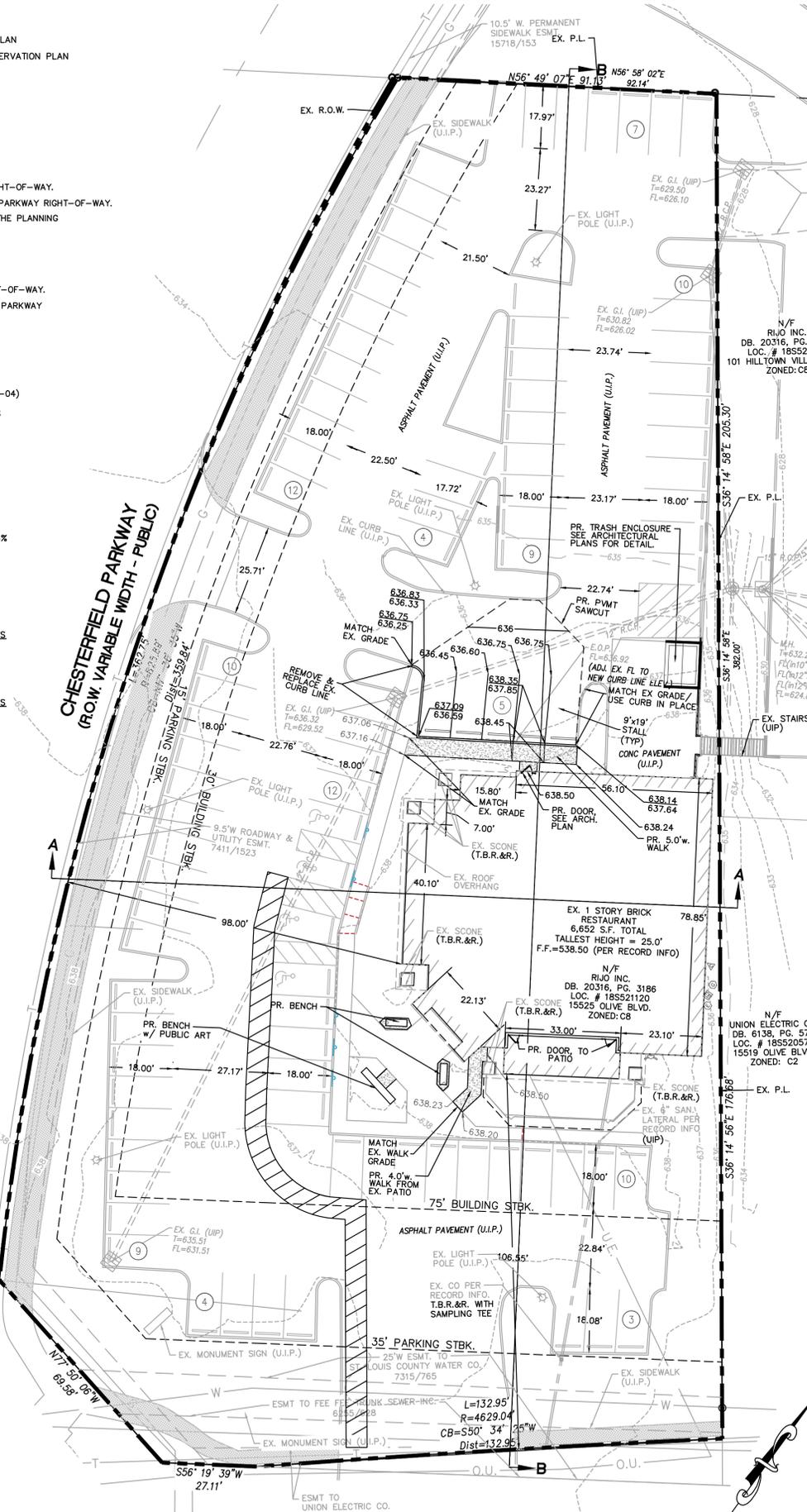
CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

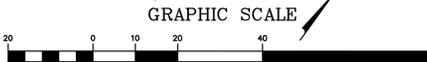
UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:
 MONTGOMERY MANAGEMENT, LLC. & MELLOW MUSHROOM ST. LOUIS
 ATTN: JOEL MONTGOMERY JR. ATTN: MICHAEL VENHAGE & JOHN BURKE
 20 ALLEN AVE., SUITE 341
 WEBSTER GROVES, MO 63119
 (314) 988-8033



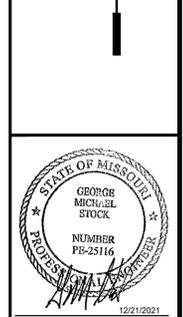
OLIVE BOULEVARD
 (R.O.W. VARIABLE WIDTH - PUBLIC)



(IN FEET)
 1 inch = 20 ft.

257 Chesterfield Business Parkway
 St. Louis, MO 63003 PH: (636) 530-9000 FAX: (636) 530-9100
 e-mail: general@stockandassociates.com
 Web: www.stockandassociates.com

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 15525 OLIVE BLVD.
 CHESTERFIELD, MO 63017



12/21/2021
 GEORGE M. STOCK, E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:
 1. 2021-11-16 CITY
 2. 2021-12-21 CITY

DRAWN BY: K.S.G. CHECKED BY: G.M.S.
 DATE: 09/10/2021 JOB NO: 220-6835.1
 M.S.D. P.#: BASE MAP #:
 S.L.C. H&T #: H&T S.U.P. #:
 M.D.N.R. #:

SHEET TITLE:
 AMENDED SITE DEVELOPMENT SECTION PLAN
 SHEET NO.:
 ASDSP-1.0

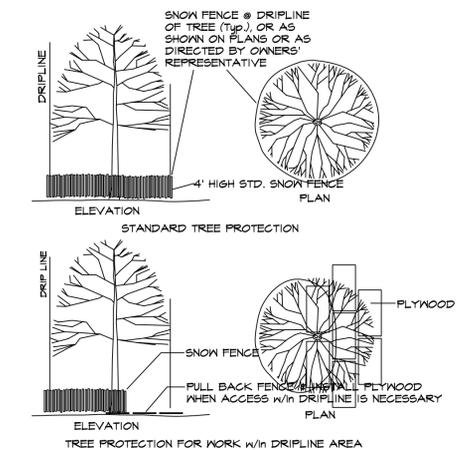
REVISIONS	BY
12/16/2021	RHM



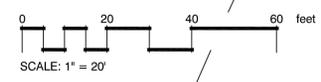
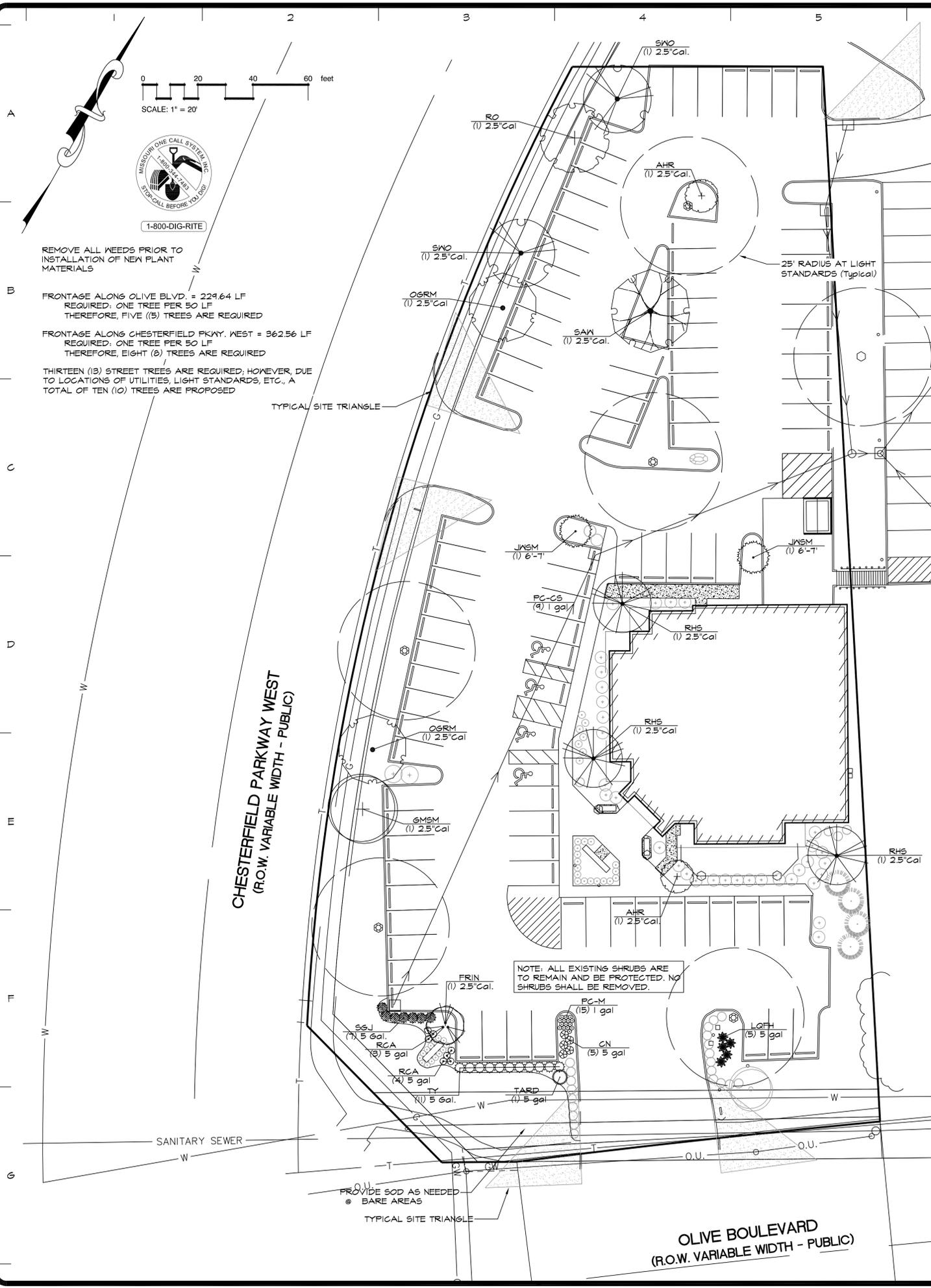
PLANTING PLAN FOR THE PROPOSED
Mellow Mushroom
 15525 OLIVE BLVD. CHESTERFIELD, MO 63017

DRAWN	R. WARDIS
CHECKED	RAMMEL
DATE	9/29/2021
SCALE	1"=20'-0"
JOB No.	2021-162
SHEET	
1-1	
OF TWO SHEETS	

PLANT SCHEDULE					
TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
GMSM	1	Green Mountain Sugar Maple / <i>Acer saccharum</i> 'Green Mountain'	2.5' Cal	40 - 65' ht.	Slow
RO	1	Red Oak / <i>Quercus rubra</i>	2.5' Cal	40 - 65' ht.	Slow
SAN	1	Santaoh Oak / <i>Quercus acutissima</i>	2.5' Cal.	40 - 65' ht.	Slow
SNO	2	Swamp White Oak / <i>Quercus bicolor</i>	2.5' Cal.	40 - 65' ht.	Slow
OGRM	2	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5' Cal	40 - 65' ht.	Fast
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
JNSM	2	Sweetbay Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	6'-7'	20 - 30' ht.	Medium
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
AHR	2	Ace of Hearts Eastern Redbud / <i>Cercis canadensis</i> 'Ace of Hearts'	2.5' Cal.	10 - 15' ht.	Fast
RHS	3	Robin Hill Serviceberry / <i>Amelanchier</i> X <i>grandiflora</i> 'Robin Hill'	2.5' Cal.	25 - 30' ht.	Medium
FRIN	1	White Fringetree / <i>Chionanthus virginicus</i>	2.5' Cal.	25 - 30' ht.	Medium
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE		
CN	5	Coppertina Ninebark / <i>Physocarpus opulifolius</i> 'Coppertina'	5 gal		
LQFH	5	Little Quick Fire Hydrangea / <i>Hydrangea paniculata</i> 'Little Quick Fire'	5 gal		
RCA	7	Rose Creek Abelia / <i>Abelia</i> X <i>grandiflora</i> 'Rose Creek'	5 gal		
SSJ	7	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	5 gal.		
TARD	1	Tardiva Hydrangea / <i>Hydrangea paniculata</i> 'Tardiva'	5 gal		
TY	11	Taunton's Yew / <i>Taxus x media</i> 'Tauntoni'	5 gal.		
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE		
PC-M	15	Purple Coneliner / <i>Echinacea purpurea</i> 'Magnus'	1 gal		



TREE PROTECTION DETAIL
 N.T.S.
 NOTE: TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY CONSTRUCTION OPERATIONS.



LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

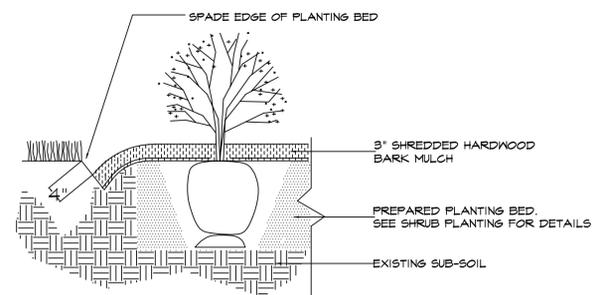
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafit fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

IRRIGATION:

- All landscape areas are to be irrigated. Irrigation plan and installation are to be designed by others (See guidelines this sheet). Coordinate landscape installation with irrigation contractor.



SPADE-CUT EDGE DETAIL

N.T.S.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 12 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

MISC. MATERIAL:

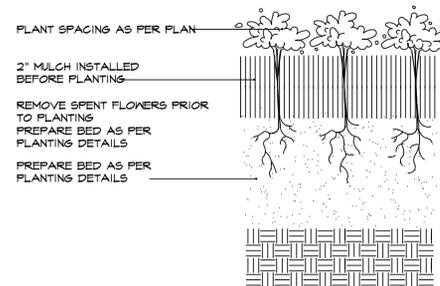
- Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (800# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.



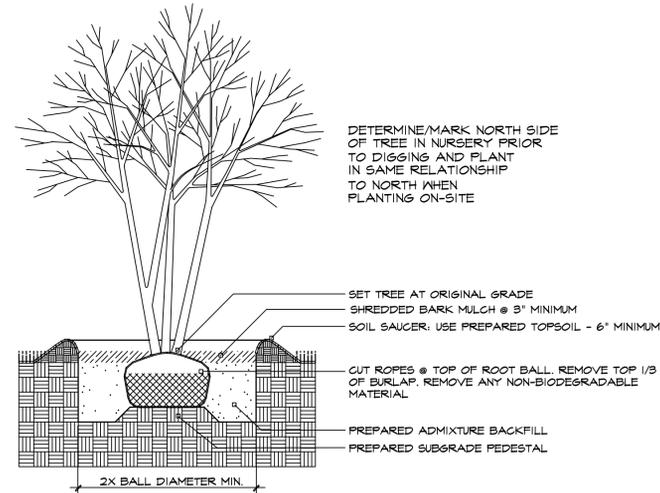
PERENNIAL / ANNUAL PLANTING

N.T.S.

IRRIGATION GUIDELINE SPECS:

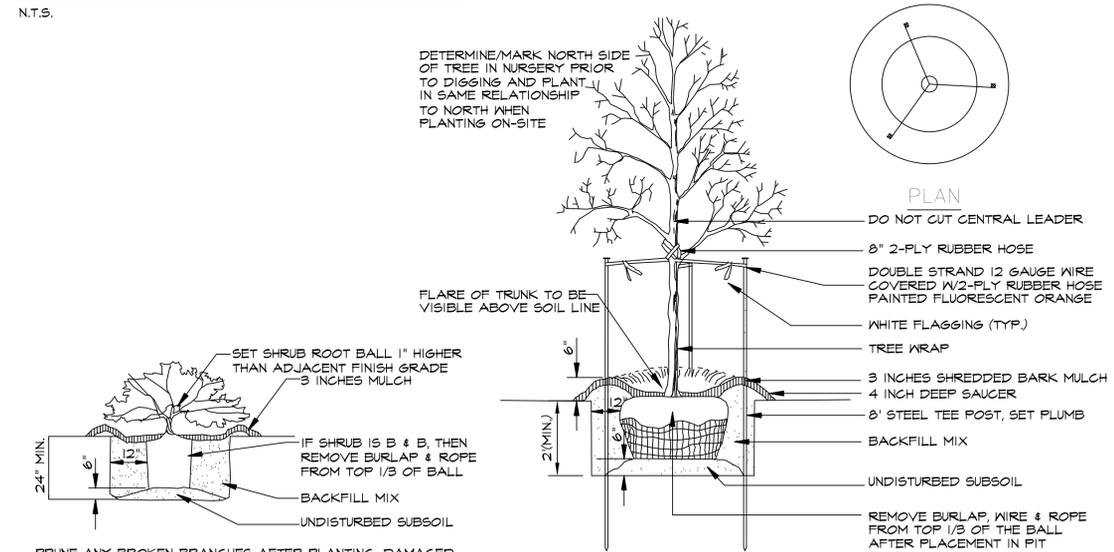
GENERAL:

- System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- Exact top backflow and controller location to be coordinated with owner or owner's representative.
- All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- It shall be the irrigation contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.



MULTI-STEM TREE PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

REVISIONS	BY
12/6/2021	RMM

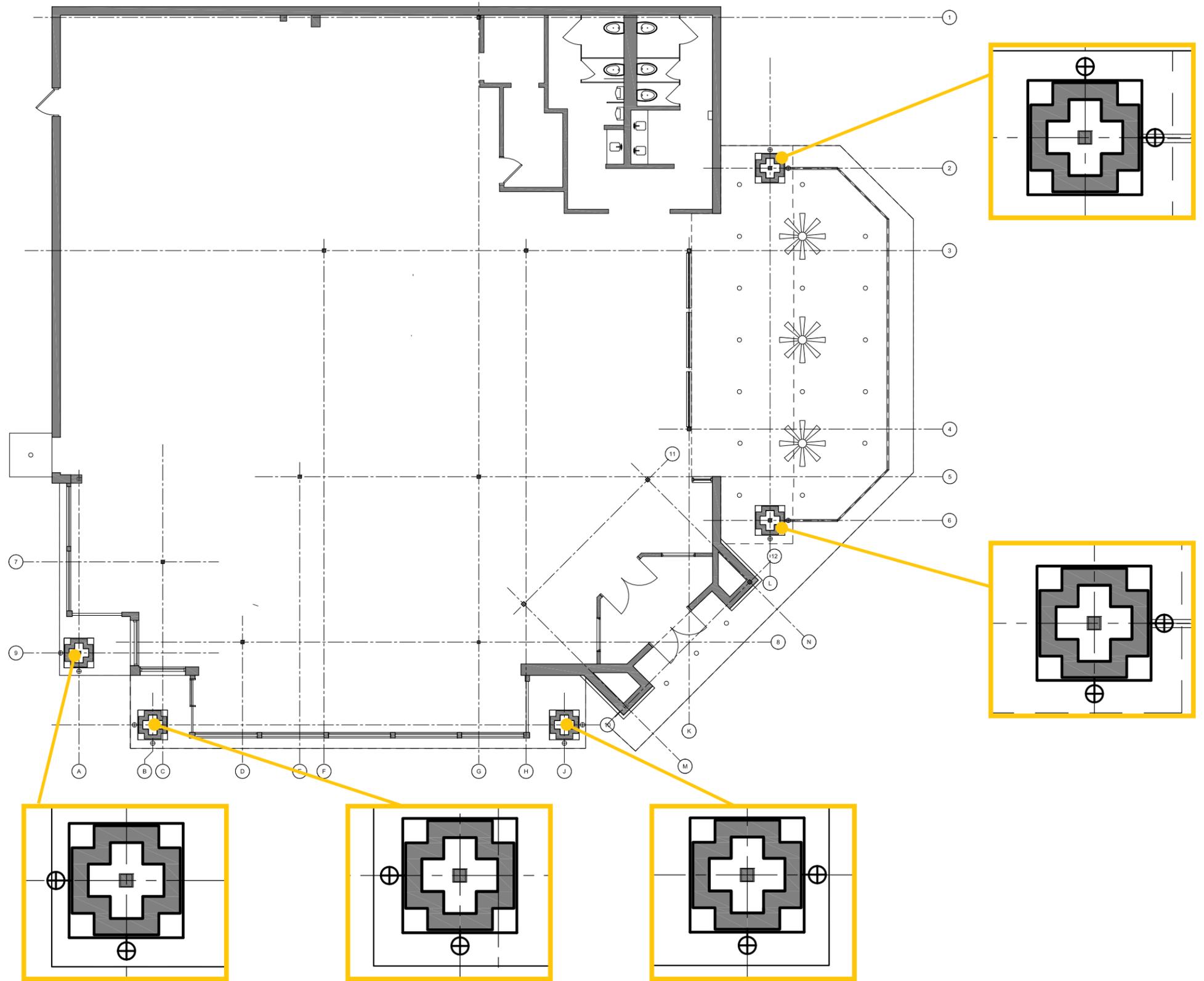
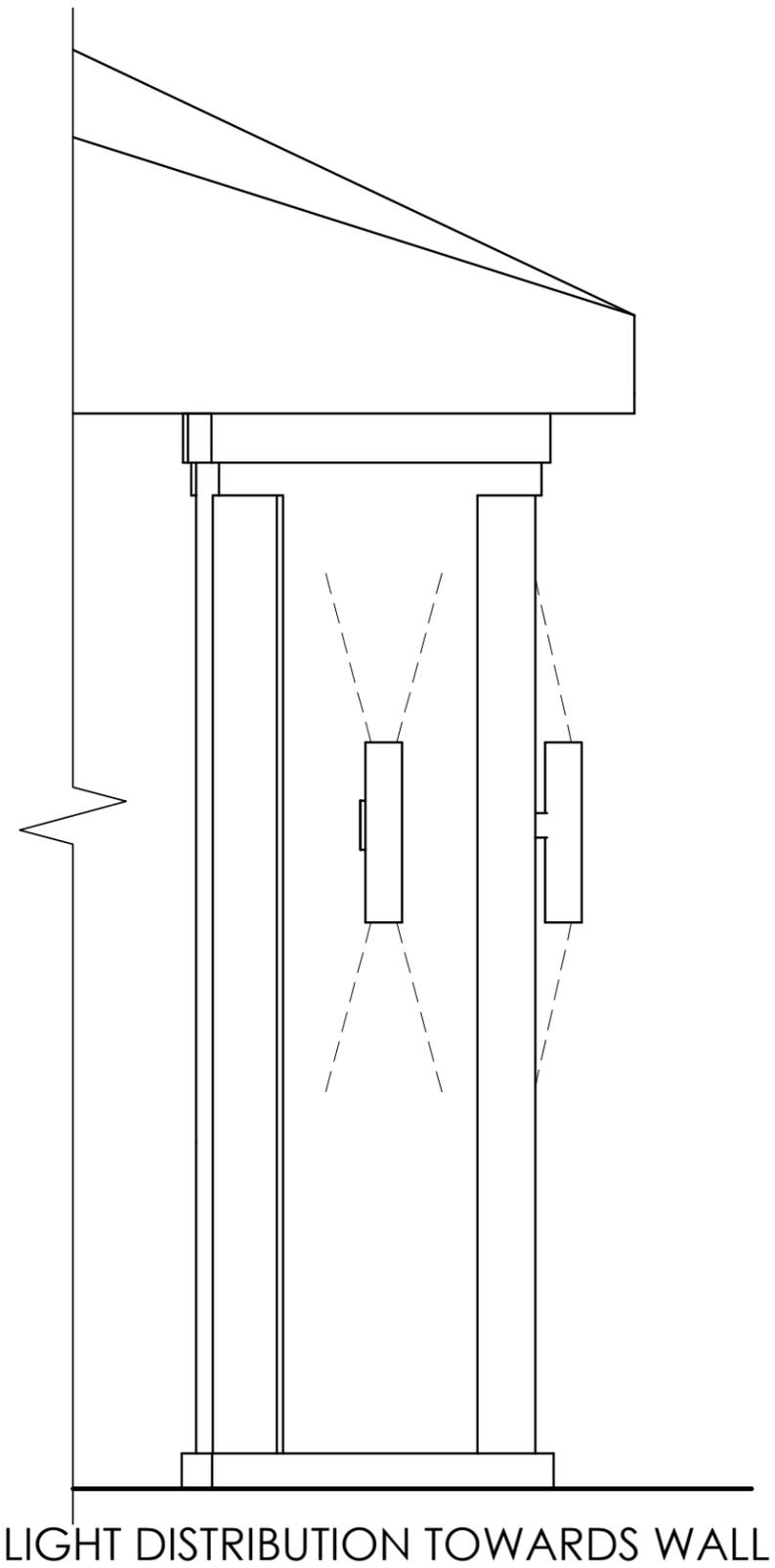
Landscape
TECHNOLOGIES

61 Jacobs Creek Drive
St. Louis, MO 63105
810 Landscape Architects, Corporation (822020020)

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MISSOURI
NO. 000017
DATE: 12/16/2021

PLANTING PLAN FOR THE PROPOSED
Mellow Mushroom
 15525 OLIVE BLVD. CHESTERFIELD, MO 63017

DRAWN	R. HARDS
CHECKED	RMM/EL
DATE	9/20/2021
SCALE	1"=20'-0"
JOB No.	2021-162
SHEET	L-2
OF	TWO SHEETS



EXTERIOR LIGHTING PLAN

WALL SCONCE LOCATIONS



Tree #	Species	Common Name	DBH	Condition Rating	Monarch Tree	Notes
1	<i>Liquidambar styraciflua</i>	sweetgum, American	30.5	Fair	No	Undesirable species, poor pruning cuts - recommended removal
2	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
3	<i>Juniperus virginiana</i>	eastern redcedar	8	Fair	No	Heavy competition from the adjacent <i>Cornus</i>
4	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
5	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
6	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
7	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
8	<i>Magnolia x soulangiana</i>	magnolia, saucer	4	Fair	No	Clump with multiple stems, 4" stem the largest
9	<i>Pinus strobus</i>	pine, eastern white	28.5	Poor	No	Adjacent Property - Significant dieback
10	<i>Robinia pseudoacacia</i>	black locust	10	Fair	No	Adjacent Property - Clump with multiple stems, 10" stem the largest
11	<i>Fraxinus pennsylvanica</i>	ash, green	16	Poor	No	Adjacent Property - EAB damage
12	<i>Fraxinus pennsylvanica</i>	ash, green	20	Poor	No	Adjacent Property - EAB damage
13	<i>Fraxinus pennsylvanica</i>	ash, green	8.5	Poor	No	Adjacent Property - EAB damage
14	<i>Fraxinus pennsylvanica</i>	ash, green	15	Poor	No	Adjacent Property - EAB damage
A	<i>Thuja occidentalis</i> 'Smaragd'	Arborvitae	7' height	Fair	No	9 trees in the row

Site Observations/Comments:
 This is a fully developed site with a building and restaurant with all artificial landscaping. The only large landscape tree on the property is the American sweetgum on the east side of the building. Besides the trees noted above, there are numerous woody and herbaceous shrubs - none of which are worth noting.

Tree Preservation Plan:
 A small, one-story expansion is being built on the back side of the building near the row of ash trees. Protection of the ash trees is not required here (the ash trees should be removed and replaced - replacement post-construction). No tree protection fencing is necessary on any of the trees for this project.

Landscape Technologies

Tree Stand Delineation / Tree Preservation Plan (Tree Inventory)

15525 Olive Blvd Chesterfield, MO 63017

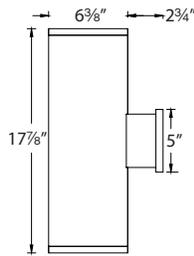


● Existing Tree

TUBE ARCHITECTURAL DS-WD06

WAC LIGHTING

LED Wall Mounts



Fixture Type:

DL-07

Catalog Number:

Project: **MELLOW MUSHROOM - CHESTERFIELD**

Location: **EXTERIOR SCNCE**

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV) : 100% - 5% 0-10V: 100% - 1%
Light Source:	High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
Finish:	Electrostatically powder coated, white, black, bronze and graphite
Standards:	IP65 rated, ETL & cETL wet location listed Title 24 JA8-2016 Compliant
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output ¹		Efficacy (lm/w)	Light Distribution	Finish		
						Lumen	CBCP					
DS-WD06	6"	35W x 2	S Straight up and down	16°	927S	2700K	90	2820 x 2	18842 x 2	81 x 2		BK Black WT White BZ Bronze GH Graphite
					27S	2700K	85	3385 x 2	22608 x 2	97 x 2		
					930S	3000K	90	2925 x 2	19543 x 2	84 x 2		
					30S	3000K	85	3535 x 2	23632 x 2	101 x 2		
					35S	3500K	85	3630 x 2	24255 x 2	104 x 2		
			40S	4000K	85	3665 x 2	24490 x 2	105 x 2				
			N Straight up and down	28°	927S	2700K	90	2800 x 2	7992 x 2	80 x 2		
					27S	2700K	85	3360 x 2	9589 x 2	96 x 2		
					930S	3000K	90	2900 x 2	8290 x 2	83 x 2		
					30S	3000K	85	3510 x 2	10024 x 2	100 x 2		
					35S	3500K	85	3600 x 2	10288 x 2	103 x 2		
			40S	4000K	85	3635 x 2	10388 x 2	104 x 2				
			F Straight up and down	38°	927S	2700K	90	2825 x 2	5451 x 2	81 x 2		
					27S	2700K	85	3390 x 2	6540 x 2	97 x 2		
					930S	3000K	90	2930 x 2	5654 x 2	84 x 2		
30S	3000K	85			3545 x 2	6836 x 2	101 x 2					
35S	3500K	85			3640 x 2	7017 x 2	104 x 2					
40S	4000K	85	3675 x 2	7085 x 2	105 x 2							
DS-WD0644	6"	22W x 2	F Away from the wall	N/A	927A	2700K	90	2860 x 2	N/A	82 x 2		
					27A	2700K	85	3435 x 2	N/A	98 x 2		
					930A	3000K	90	2970 x 2	N/A	85 x 2		
					30A	3000K	85	3590 x 2	N/A	103 x 2		
					35A	3500K	85	3685 x 2	N/A	105 x 2		
					40A	4000K	85	3720 x 2	N/A	106 x 2		
F Towards the wall	N/A	927B	2700K	90	2860 x 2	N/A	82 x 2					
		27B	2700K	85	3435 x 2	N/A	98 x 2					
		930B	3000K	90	2970 x 2	N/A	85 x 2					
		30B	3000K	85	3590 x 2	N/A	103 x 2					
		35B	3500K	85	3685 x 2	N/A	105 x 2					
40B	4000K	85	3720 x 2	N/A	106 x 2							
F One side each	N/A	927C	2700K	90	2860 x 2	N/A	82 x 2					
		27C	2700K	85	3435 x 2	N/A	98 x 2					
		930C	3000K	90	2970 x 2	N/A	85 x 2					
		30C	3000K	85	3590 x 2	N/A	103 x 2					
		35C	3500K	85	3685 x 2	N/A	105 x 2					
40C	4000K	85	3720 x 2	N/A	106 x 2							

DS-WD06- F930B - BK Example: **DS-WD06-F930A-WT** ¹Reference output shows 35W output. Multiply by 0.7 to determine output for 22W combinations.

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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1750 Archibald Avenue
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Hornet® HP

Round Downlights



Downlight



Adjustable (Trimless version shown)

Features

Small in size but big on performance. The Hornet® downlights deliver the output of the 20W ceramic metal halide, but with the control and crisp color of the MR16 halogen. 3.5" round trim available as a fixed downlight, adjustable, pinhole adjustable or pinhole adjustable slot aperture. Remodeler and Trimless options available.

Product Overview

Type:	Recessed Round Downlight
Wattage:	13, 18, 20
Lumen Output:	1,323 max; 66 Lm/W (spot optic)
CBPC:	12,508 max (spot optic)
Color Temp:	2200K, 2700K, 3000K, 3500K, 4000K
CRI:	83 typ. (2700K, 3000K, 3500K, 4000K) 90+ typ. (2200K, 2700K, 3000K, 3500K, 4000K) CrispWhite (18W max) & 3K Class A available
Dimming:	TRIAC & ELV (120V/277V) - 5% Dim Lutron A Series (120V/277V), 3-wire/EcoSystem Hi-lume® - 1% dim Lutron H Series (120V/277V), EcoSystem, Hi-lume® - 1% dim with soft on, fade to black 0-10V (120V/277V) - 1% Dim DALI (120V/277V) - 1% Dim

PROJECT:

TYPE:



Pinhole Adjustable



Pinhole Adjustable Shower



Pinhole Adjustable Slot

Fixture Type

Round/Square	New Construction	Remodeler	Trim	Trimless
Yes	Yes	Yes	Yes	Yes

Performance Chart

Watts	Delivered Lumens	LPW	CBPC	Color Temp
13	794	61	8,756	3000K-83
18	1,191	66	11,507	3000K-83
20	1,323	66	12,508	3000K-83

Data is based on 3000K-83 IES files available on website
Data is based on Spot optic. See pages 6-9 for other beam spreads
All wattage and LPW includes 2W thermal protector

Electrical Data

	13W		18W		20W	
	System Watts	Amps	System Watts	Amps	System Watts	Amps
120V	13	0.11	18	0.15	20	0.17
277V	13	0.05	18	0.06	20	0.07

Electronic constant current LED driver



Hornet® HP

Round Downlights



PROJECT:

TYPE:

Housing/Frame Ordering Information

1	2	3	4	5	6
1 <u>Model</u> For New Construction HDL-HP-R-NC-A17* (New Construction) HDL-HP-R-CP-A17* (Chicago Plenum (CCEA) housing) HDL-HP-R-IC-A17** (Insulated Ceiling/air tight, 13W & 18W only) For Existing Ceilings HDL-HP-R-REM-A17* (Remodeler)	2 <u>Style</u> T - trimmed TL - trimless	3 <u>Wattage</u> 13* 18* 20 (not available for use with IC housing)	4 <u>Voltage</u> 120 277 120/277 (for use with IC housing only)	5 <u>Driver</u> (for non-dimming, select LE/TE option) LE/TE* - TRIAC/ELV dimming HILUME-A - Lutron Hi-lume® A Series, 3-wire/EcoSystem, Hi-lume®, 1% dim HILUME-H - Lutron Hi-lume® H Series, EcoSystem Hi-lume®, 1% dim with soft on, fade to black 0-10V* - 0-10V dimming; 1% dim DALI - DALI dimming, 1% dim	6 <u>Options/Accessories</u> EM - emergency battery pack with remote test switch (not available for use with REM, CP or IC options)

Trim Ordering Information

1	2	3	4	5	6																
1 <u>Model</u> HDL-HP-RD-A17* (downlight) HDL-HP-RA-A17* (adjustable) HDL-HP-RPA-A17* (pinhole) HDL-HP-RPAS-A17* (pinhole adjustable slot) HDL-HP-RPASHW-A17* (shower, not available in trimless)	2 <u>Style</u> T - trimmed TL - trimless (not for use with RPASHW trim)	3 <u>Finish</u> <u>RD/RA Trims:</u> Trimmed MBW - matte black, white flange MWW - matte white, white flange SLVW - matte silver, white flange MBB - matte black, black flange SLVS - matte silver, silver flange <u>RPAS/RPAS/RPASHW Trims (Trimmed or Trimless):</u> MB - matte black MW - matte white SLV - matte silver PC - polished chrome BN - brushed nickel	4 <u>Beam Spreads</u> <table border="1"> <thead> <tr> <th>RD/RA</th> <th>RPA/RPAS/RPASHW</th> </tr> </thead> <tbody> <tr> <td>SP*</td> <td>SP*</td> </tr> <tr> <td>NF*</td> <td>NF*</td> </tr> <tr> <td>MFL*</td> <td>MFL*</td> </tr> <tr> <td>FL*</td> <td>FL*</td> </tr> <tr> <td>WF*</td> <td>WF*</td> </tr> <tr> <td>VWF*</td> <td>VWF*</td> </tr> <tr> <td>LS</td> <td>LS</td> </tr> </tbody> </table> SP - spot 15°, NF - narrow flood 22°, MFL - medium flood 25°, FL - flood 28°, WF - wide flood 45°, VWF - very wide flood 60°, LS - linear spread lens 60° x 10°	RD/RA	RPA/RPAS/RPASHW	SP*	SP*	NF*	NF*	MFL*	MFL*	FL*	FL*	WF*	WF*	VWF*	VWF*	LS	LS	5 <u>Color Temp</u> 83 CRI 90+ CRI 27 - 2700K-83 229 - 2200K-90+ CRISP - CrispWhite 30 - 3000K-83 279* - 2700K-90+ (18W max) 35 - 3500K-83 309* - 3000K-90+ 3CLA - 3K Class A 40 - 4000K-83 359 - 3500K-90+ 409 - 4000K-90+	6 <u>Options/Accessories</u> HEX - hexcell louver (not available for use with RPASHW trim) SOL - solite beam softening lens (comes standard with RPASHW trim)
RD/RA	RPA/RPAS/RPASHW																				
SP*	SP*																				
NF*	NF*																				
MFL*	MFL*																				
FL*	FL*																				
WF*	WF*																				
VWF*	VWF*																				
LS	LS																				

* Title 24 Compliant

† The "A" refers to the sequential revision in a year and "XX" refers to the year of update. Updates coincide with improved performance while not changing the overall fixture aesthetic and are reflected in the published performance data. Please contact your Amerlux representative for explanations of changes.

Hornet® HP

Round Downlights



PROJECT:

TYPE:

Specifications

Application

Retail and commercial ambient, accent & display lighting

Construction

- 20 ga. galvanized steel frame
- 18 ga. galvanized steel splice housing and hanger brackets (not for Remodeler version)
- Cast aluminum plaster frame with perforated face (for trimless version only)
- Die-cast optical housing and trim
- Die-cast heat sink

Optical

- Tilt: 0-30° (RA/RPAS trims), 0-20° (RPA/RPASHW trims)
- Beam spreads: Spot, 15°; Narrow Flood, 22°; Medium Flood, 25°; Flood, 28°; Wide Flood, 45°; Very Wide Flood, 60°; Linear Spread, 60° x 10°

LED

Color Temp Options:

2200K, 2700K, 3000K, 3500K, 4000K

CRI: 83 typ. (2700K, 3000K, 3500K, 4000K)

90+ typ. (2200K, 2700K, 3000K, 3500K, 4000K)

CrispWhite* LED available, 18W max

Class A** 3000K (high CRI, high gamut)

R9 Values: 11 (83 CRI), 55 (92 CRI)

Binning: 3 MacAdam (SDCM)

Life: 50,000+ hrs, > 70% of initial lumens at 50,000 hrs

**CrispWhite: CrispWhite Technology delivers the warmth of colors expected from a high 90 CRI solution but also creates the natural crisp white color that is pleasing to the eye. It creates the most impactful lighting ever available, by revealing the richest whites and vibrant colors that pop.*

***Class A LED: Class A LED's have a CRI > 80 and a GAI > 80. CRI defines color "Naturalness" and GAI defines color "Saturation." Both being high delivers rich colors and pure whites.*

Electrical

Wattage: 13, 18, 20

Electronic constant current LED driver, 120V/277V input

This product complies with IEEE C62.41 for surge endurance up to 2.5KV. Amerlux® recommends using additional surge protection with this unit (supplied by others), surge and over voltage damage is not covered under warranty.

Note: Drivers are universal but thermal protector is voltage specific

Drivers

LE/TE - Leading Edge, TRIAC, forward phase/Trailing Edge, ELV, reverse phase

0-10V, Lutron and DALI systems also available

See pages 10-11 for more dimming information

Finish

Powder coat paint/wet paint

Consult factory for custom finishes

Mounting

26" Hanger bars included (except for Remodeler versions)

Consult factory for hanger bars greater than 26"

Trimmed Fixture:

For use in grid or sheetrock ceilings, 5/8" - 2" standard

Trimless Fixture (not available with Shower trim):

For use in sheetrock ceilings, max ceiling thickness 5/8"

Certifications

CSA damp as tested to UL 1598 standards

IC/AT rated (optional, 13W & 18W only)

Title 24 Compliant (see ordering page for options that apply)

Damp location

Wet location (RPASHW trim only)

Warranty

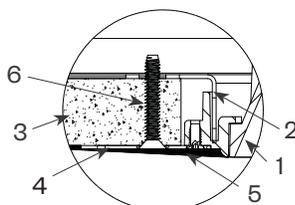
5 year limited warranty

Emergency Battery Pack (EM)

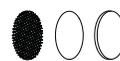
Powers fixture at 5.1 watts (approx. 400 Lm) for 90 minutes (not for use with REM, CP or IC/AT versions)

Plaster Frame Installation Detail (for trimless fixture only)

1. Reflector Trim
2. Aperture plate
3. Ceiling 5/8"
4. Cast Aluminum Plaster Frame
5. Plaster Skim Coat (by others)
6. 6-32 Type F Thread Cutting Screw



Accessories (diagrams show installation order)



Hexcell, optical film, solite lens

Hornet® HP

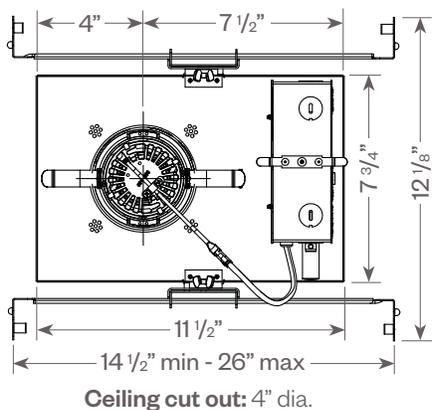
Round Downlights



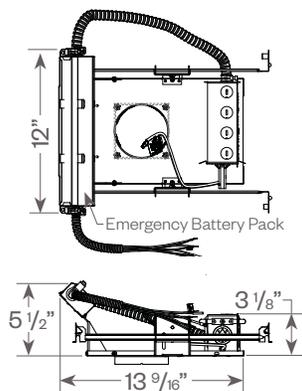
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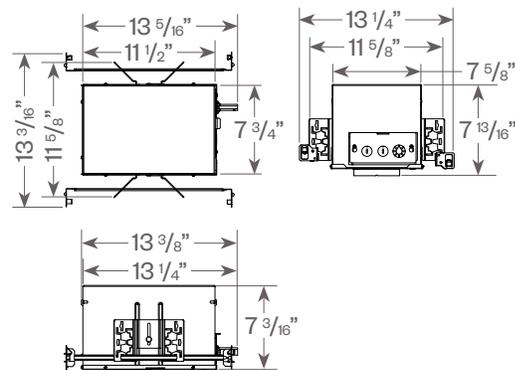
Hornet HP Downlight: Round



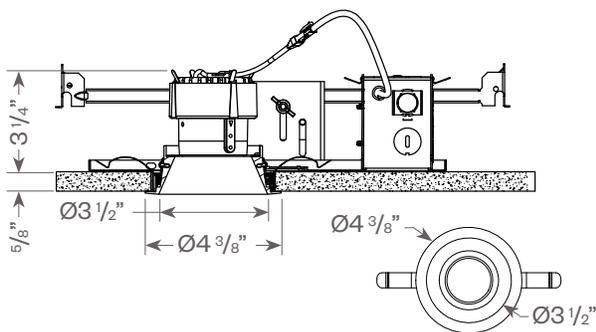
Frame with Emergency Battery Pack



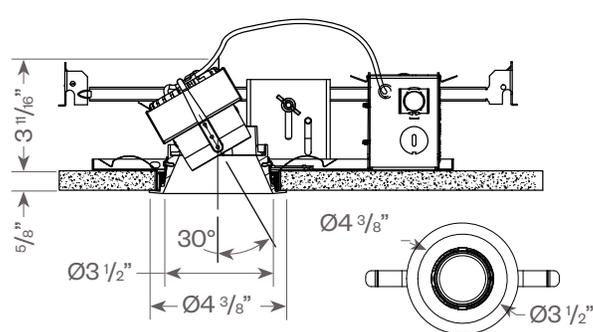
Optional CP or IC/AT housing



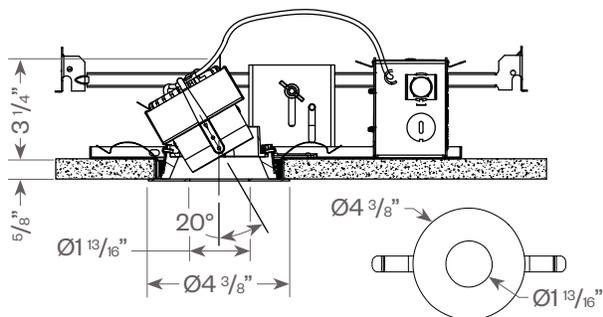
Downlight



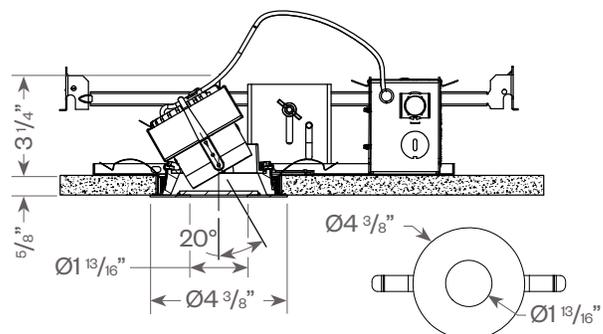
Adjustable



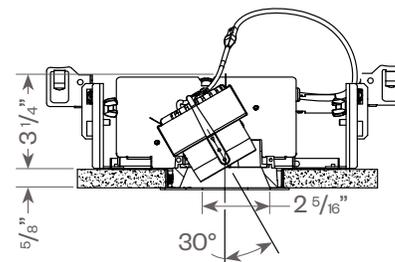
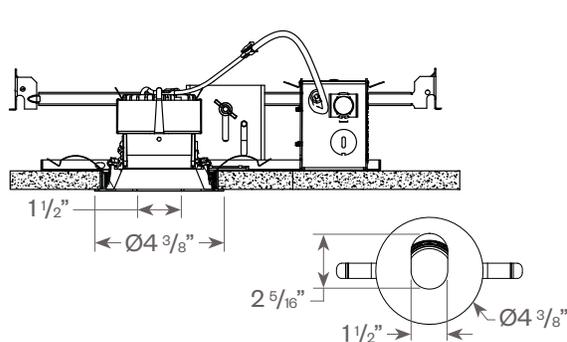
Pinhole Adjustable



Pinhole Adjustable Shower



Pinhole Adjustable Slot



Hornet® HP

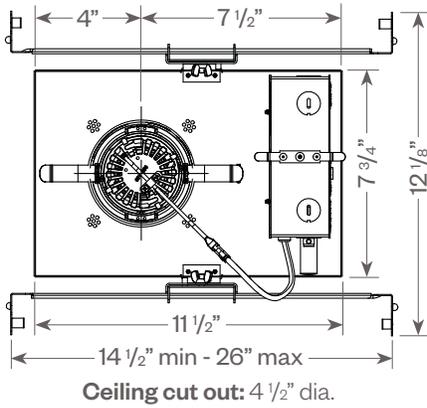
Round Downlights



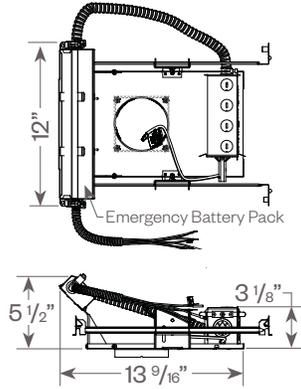
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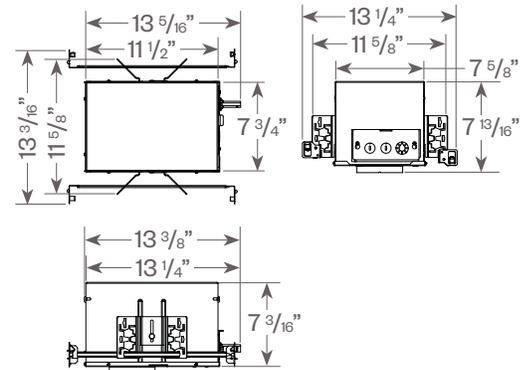
Hornet HP Downlight: Round Trimless



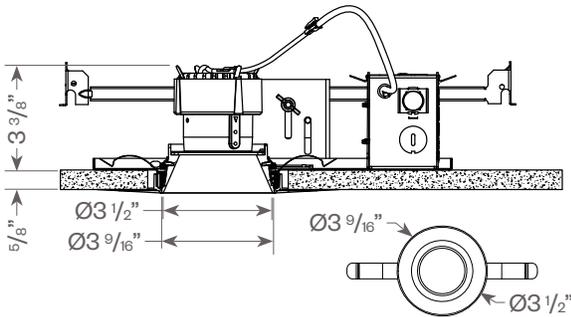
Frame with Emergency Battery Pack



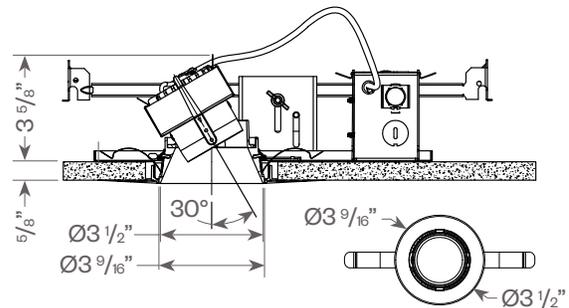
Optional CP or IC/AT housing



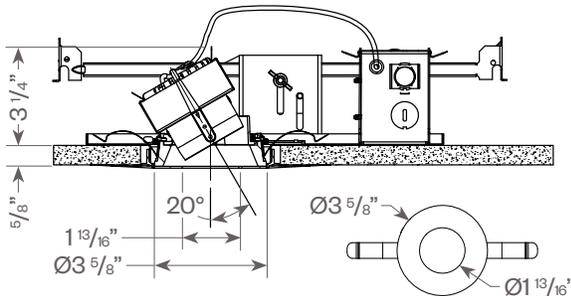
Downlight Trimless



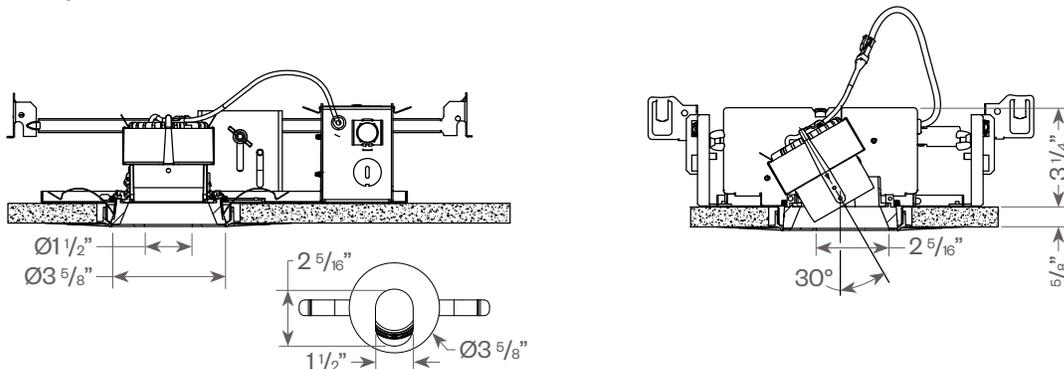
Adjustable Trimless



Pinhole Adjustable Trimless



Pinhole Adjustable Slot Trimless



Hornet® HP

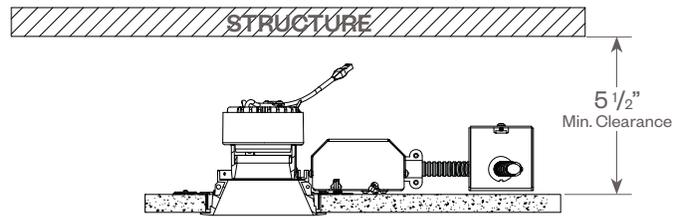
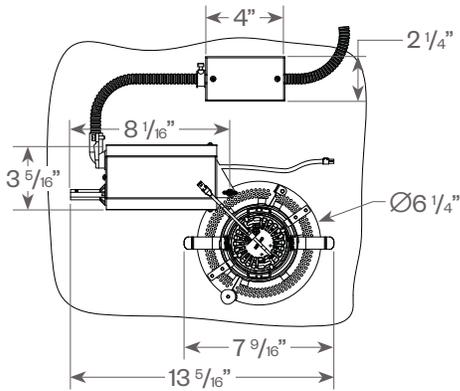
Round Downlights



PROJECT:

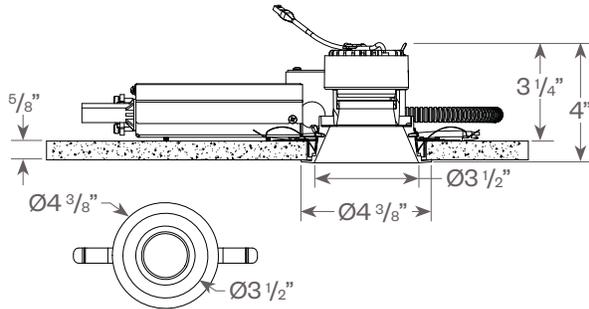
TYPE:

Hornet HP Downlight: Remodeler

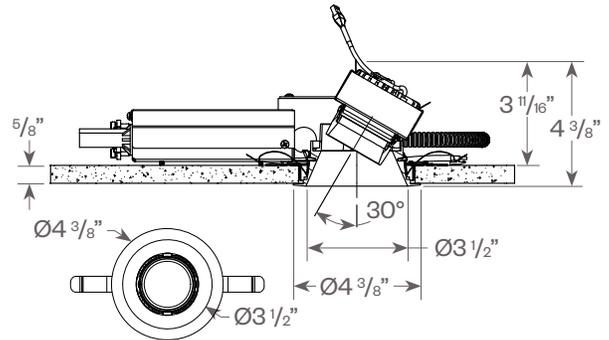


Ceiling cut out: 4" dia.

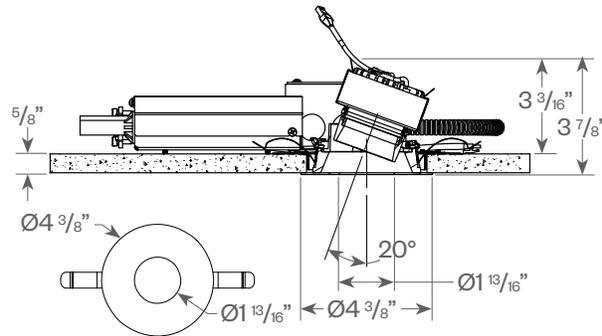
Downlight



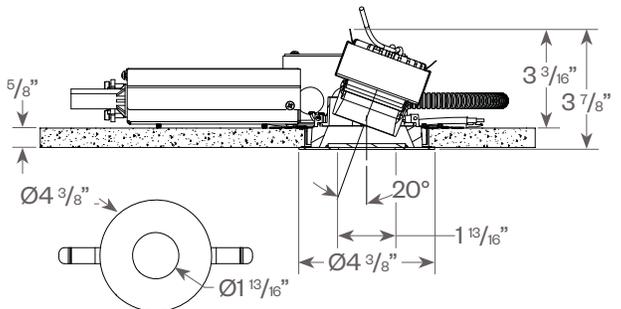
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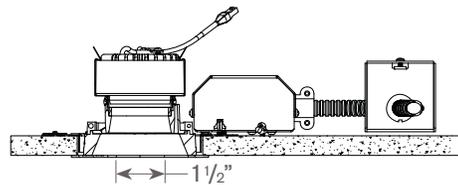
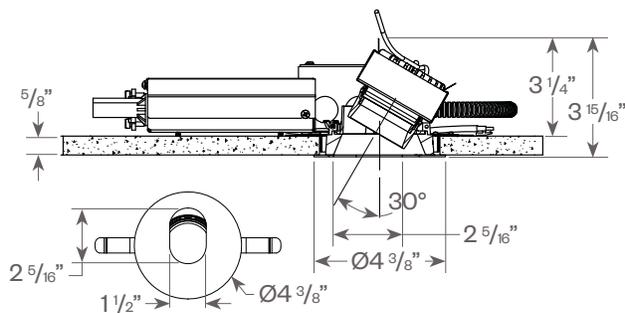
Pinhole Adjustable



Pinhole Adjustable Shower



Pinhole Adjustable Slot



Hornet[®] HP

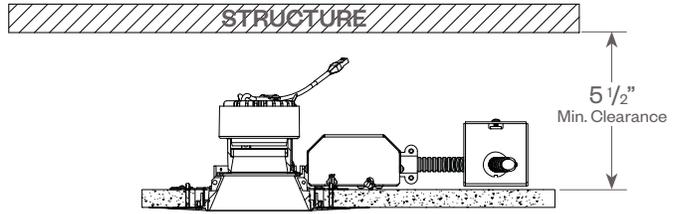
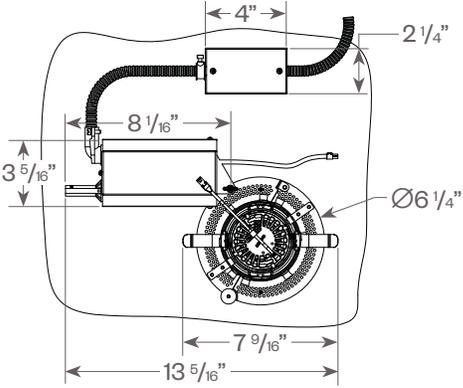
Round Downlights



PROJECT:

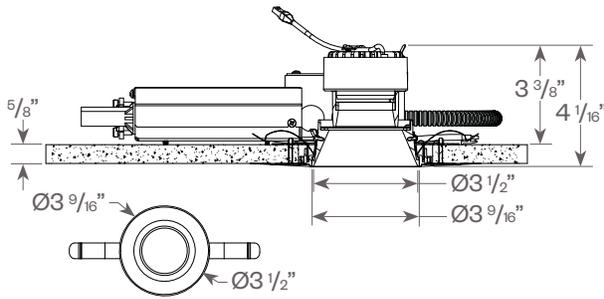
TYPE:

Hornet HP Downlight: Remodeler Trimless

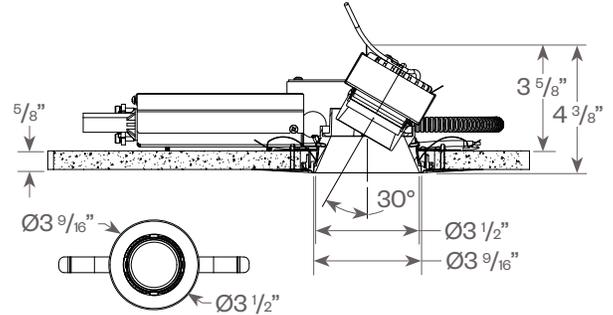


Ceiling cut out: 4 1/2" dia.

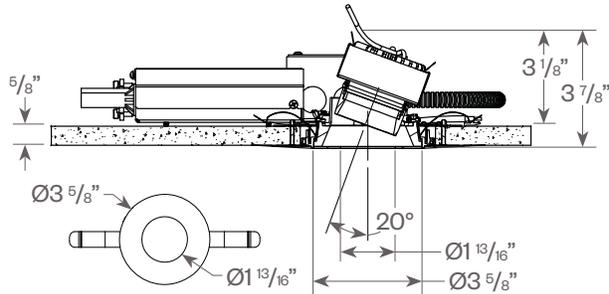
Downlight



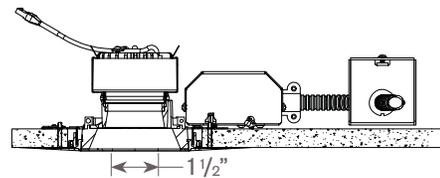
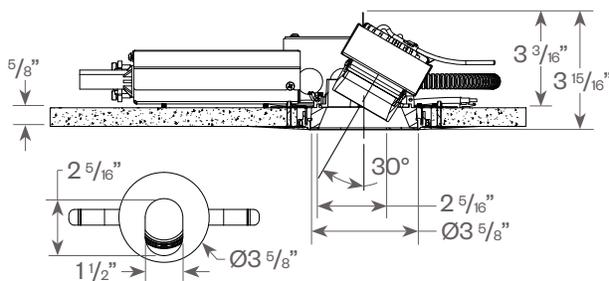
Adjustable



Pinhole Adjustable



Pinhole Adjustable Slot



Hornet[®] HP

Round Downlights



PROJECT:

TYPE:

Hornet HP Round Downlight:

FIXTURE DATA: (Complete photometric data (.ies format) available upon request)

MULTIPLYING FACTORS: (Multiplying Factor is based on 3000K-83 120V IES file on website)

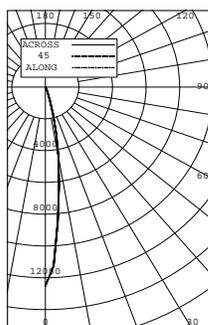
Wattage:	13W	18W	20W
Factor:	0.70	0.92	1.0

CCT:	2700K-83	3000K-83	3500K-83	4000K-83
Factor:	0.96	1.0	1.02	1.04

CCT:	2200K-90+	2700K-90+	3000K-90+	3500K-90+	4000K-90+	CRISP	3CLA
Factor:	0.71	0.80	0.83	0.87	0.90	0.65	0.75

20W LED, 3000K

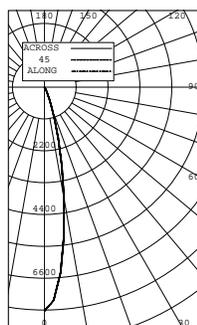
Spot (SP) Distribution, 15°
LTL #818231
Lumens: 1,323



Candelas at Nadir

Deg	Candela
0	12508
5	8495
15	1754
25	190
35	32
45	3

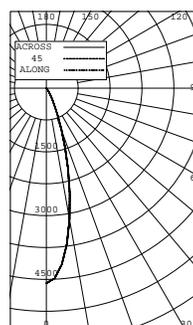
Narrow Flood (NF) Distribution, 22°
LTL #818232
Lumens: 1,236



Candelas at Nadir

Deg	Candela
0	7734
5	6428
15	1866
25	277
35	45
45	4

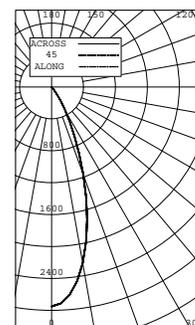
Flood (FL) Distribution, 28°
LTL # 818234
Lumens: 1,185



Candelas at Nadir

Deg	Candela
0	4591
5	4168
15	1966
25	470
35	72
45	4

Wide Flood (WF) Distribution, 45°
LTL # 818235
Lumens: 1,123

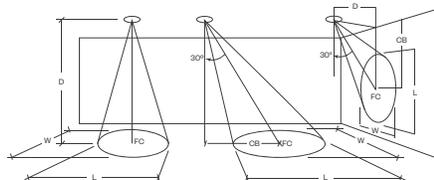


Candelas at Nadir

Deg	Candela
0	2751
5	2614
15	1719
25	676
35	141
45	7

Application Data:

	0° Aiming Angle Horizontal Footcandles			
	D	FC	L	W
Spot	5.0'	292	1.9	1.9
	7.5'	163	2.6	2.6
	10.0'	102	3.2	3.2
	12.5'	69	3.7	3.7
Narrow Flood	5.0'	231	2.1	2.1
	7.5'	120	2.9	2.9
	10.0'	71	3.7	3.7
	12.5'	47	4.6	4.6
Flood	5.0'	150	2.7	2.7
	7.5'	74	3.6	3.6
	10.0'	43	4.8	4.8
	12.5'	28	5.8	5.8
Wide Flood	5.0'	97	3.2	3.2
	7.5'	46	4.6	4.6
	10.0'	27	6.1	6.1
	12.5'	17	7.5	7.5



Notes and Definitions:

Beam spread is to 50% center beam candlepower (CBCP).

D=Distance to floor or wall.

FC=Footcandles on floor or wall at center beam aiming location.

L=Effective Visual Beam length in feet (50% of maximum footcandle level).

W=Effective Visual Beam width in feet (50% of maximum footcandle level).

CB=Distance across or down to center beam location.

Hornet[®] HP

Round Downlights



PROJECT:

TYPE:

Hornet HP Round Adjustable:

FIXTURE DATA: (Complete photometric data (.ies format) available upon request)

MULTIPLYING FACTORS: (Multiplying Factor is based on 3000K-83 120V IES file on website)

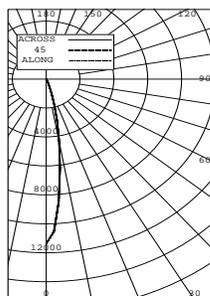
Wattage:	13W	18W	20W
Factor:	0.70	0.92	1.0

CCT:	2700K-83	3000K-83	3500K-83	4000K-83
Factor:	0.96	1.0	1.02	1.04

CCT:	2200K-90+	2700K-90+	3000K-90+	3500K-90+	4000K-90+	CRISP	3CLA
Factor:	0.71	0.80	0.83	0.87	0.90	0.65	0.75

20W LED, 3000K

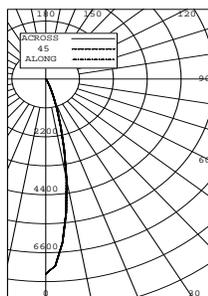
Spot (SP) Distribution, 15°
LTL #818224
Lumens: 1,332



Candelas at Nadir

Deg	Candela
0	11367
5	8488
15	1846
25	199
35	38
45	3

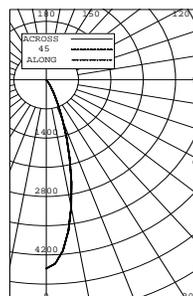
Narrow Flood (NF) Distribution, 22°
LTL #818225
Lumens: 1,238



Candelas at Nadir

Deg	Candela
0	7412
5	6254
15	1895
25	288
35	49
45	4

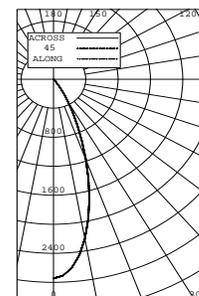
Flood (FL) Distribution, 28°
LTL # 818227
Lumens: 1,193



Candelas at Nadir

Deg	Candela
0	4527
5	4117
15	1963
25	488
35	77
45	5

Wide Flood (WF) Distribution, 45°
LTL # 818228
Lumens: 1,138

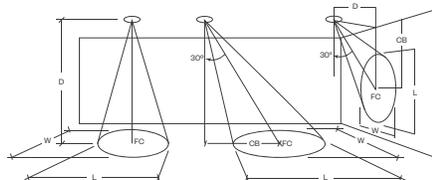


Candelas at Nadir

Deg	Candela
0	2747
5	2609
15	1715
25	693
35	149
45	8

Application Data:

	0° Aiming Angle Horizontal Footcandles			
	D	FC	L	W
Spot	5.0'	286	1.9	1.9
	7.5'	157	2.7	2.7
	10.0'	97	3.3	3.3
	12.5'	65	3.9	3.9
Narrow Flood	5.0'	215	2.2	2.2
	7.5'	112	3.0	3.0
	10.0'	67	3.8	3.8
	12.5'	44	4.7	4.7
Flood	5.0'	148	2.7	2.7
	7.5'	73	3.7	3.7
	10.0'	43	4.8	4.8
	12.5'	28	5.9	5.9
Wide Flood	5.0'	97	3.2	3.2
	7.5'	46	4.6	4.6
	10.0'	26	6.1	6.1
	12.5'	17	7.6	7.6



Notes and Definitions:

Beam spread is to 50% center beam candlepower (CBCP).

D=Distance to floor or wall.

FC=Footcandles on floor or wall at center beam aiming location.

L=Effective Visual Beam length in feet (50% of maximum footcandle level).

W=Effective Visual Beam width in feet (50% of maximum footcandle level).

CB=Distance across or down to center beam location.

Hornet[®] HP

Round Downlights



PROJECT:

TYPE:

Hornet HP Round Pinhole Adjustable:

FIXTURE DATA: (Complete photometric data (.ies format) available upon request)

MULTIPLYING FACTORS: (Multiplying Factor is based on 3000K-83 120V IES file on website)

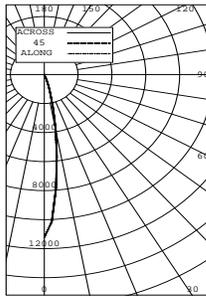
Wattage:	13W	18W	20W
Factor:	0.70	0.92	1.0

CCT:	2700K-83	3000K-83	3500K-83	4000K-83
Factor:	0.96	1.0	1.02	1.04

CCT:	2200K-90+	2700K-90+	3000K-90+	3500K-90+	4000K-90+	CRISP	3CLA
Factor:	0.71	0.80	0.83	0.87	0.90	0.65	0.75

20W LED, 3000K

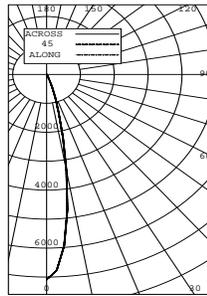
Spot (SP) Distribution, 15°
LTL #818216
Lumens: 1,099



Candelas at Nadir

Deg	Candela
0	11209
5	7888
15	1423
25	64
35	6
45	1

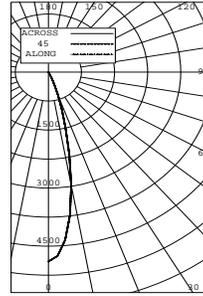
Narrow Flood (NF) Distribution, 22°
LTL#818217
Lumens: 959



Candelas at Nadir

Deg	Candela
0	7083
5	5941
15	1387
25	99
35	8
45	0

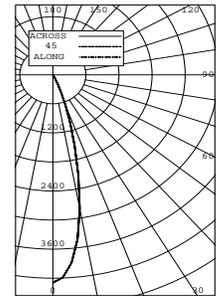
Medium Flood (MFL) Distribution, 25°
LTL # 818218
Lumens: 899



Candelas at Nadir

Deg	Candela
0	4898
5	4358
15	1508
25	176
35	10
45	0

Flood (FL) Distribution, 28°
LTL # 818219
Lumens: 876



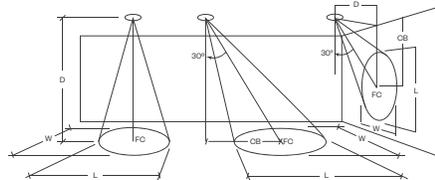
Candelas at Nadir

Deg	Candela
0	4293
5	3897
15	1526
25	198
35	11
45	0

Application Data:

0° Aiming Angle Horizontal Footcandles

	D	FC	L	W
Spot	5.0'	265	1.8	1.8
	7.5'	148	2.5	2.5
	10.0'	92	3.1	3.1
	12.5'	63	3.7	3.7
Narrow Flood	5.0'	201	2.0	2.0
	7.5'	106	2.8	2.8
	10.0'	64	3.5	3.5
	12.5'	42	4.4	4.4
Flood	5.0'	153	2.3	2.3
	7.5'	77	3.2	3.2
	10.0'	45	4.2	4.2
	12.5'	30	5.1	5.1
Wide Flood	5.0'	138	2.4	2.4
	7.5'	69	3.4	3.4
	10.0'	40	4.4	4.4
	12.5'	26	5.4	5.4



Notes and Definitions:

Beam spread is to 50% center beam candlepower (CBCP).

D=Distance to floor or wall.

FC=Footcandles on floor or wall at center beam aiming location.

L=Effective Visual Beam length in feet (50% of maximum footcandle level).

W=Effective Visual Beam width in feet (50% of maximum footcandle level).

CB=Distance across or down to center beam location.

Hornet[®] HP

Round Downlights



PROJECT:

TYPE:

Hornet HP Round Pinhole Adjustable Slot:

FIXTURE DATA: (Complete photometric data (.ies format) available upon request)

MULTIPLYING FACTORS: (Multiplying Factor is based on 3000K-83 120V IES file on website)

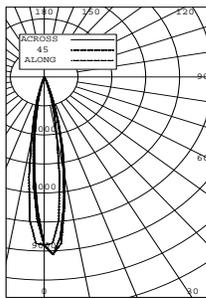
Wattage:	13W	18W	20W
Factor:	0.70	0.92	1.0

CCT:	2700K-83	3000K-83	3500K-83	4000K-83
Factor:	0.96	1.0	1.02	1.04

CCT:	2200K-90+	2700K-90+	3000K-90+	3500K-90+	4000K-90+	CRISP	3CLA
Factor:	0.71	0.80	0.83	0.87	0.90	0.65	0.75

20W LED, 3000K

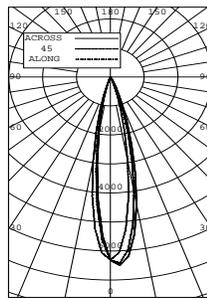
Spot (SP) Distribution, 15°
LTL #818220
Lumens: 1,016



Candelas at Nadir

Deg	Candela
0	8708
5	7439
15	1282
25	33
35	5
45	0

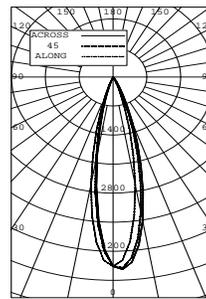
Narrow Flood (NF) Distribution, 22°
LTL#818221
Lumens: 909



Candelas at Nadir

Deg	Candela
0	6311
5	5258
15	1202
25	62
35	7
45	0

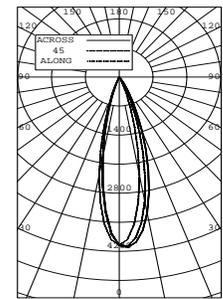
Medium Flood (MFL) Distribution, 28°
LTL # 818222
Lumens: 851



Candelas at Nadir

Deg	Candela
0	4560
5	3994
15	1320
25	116
35	8
45	0

Flood (FL) Distribution, 45°
LTL # 818223
Lumens: 833

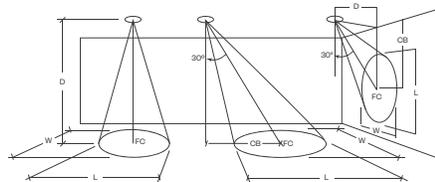


Candelas at Nadir

Deg	Candela
0	4055
5	3556
15	1218
25	113
35	8
45	0

Application Data:

	0° Aiming Angle Horizontal Footcandles			
	D	FC	L	W
Spot	5.0'	233	2.0	1.9
	7.5'	127	2.6	2.6
	10.0'	77	3.3	3.3
	12.5'	52	4.0	4.0
Narrow Flood	5.0'	180	2.2	2.0
	7.5'	94	2.9	2.8
	10.0'	57	3.8	3.6
	12.5'	38	4.6	4.5
Flood	5.0'	140	2.3	2.3
	7.5'	71	3.3	3.1
	10.0'	42	4.3	4.1
	12.5'	28	5.2	5.2
Wide Flood	5.0'	127	2.5	2.3
	7.5'	64	3.6	3.2
	10.0'	38	4.6	4.2
	12.5'	25	5.8	5.4



Notes and Definitions:

Beam spread is to 50% center beam candlepower (CBCP).

D=Distance to floor or wall.

FC=Footcandles on floor or wall at center beam aiming location.

L=Effective Visual Beam length in feet (50% of maximum footcandle level).

W=Effective Visual Beam width in feet (50% of maximum footcandle level).

CB=Distance across or down to center beam location.

Hornet® HP

Round Downlights



PROJECT:

TYPE:

DIMMING COMPATIBILITY:

Amerlux® Hornet fixtures are compatible with all major dimming protocols prevalent in the United States. Please see below for general compatibilities and wiring diagrams. Amerlux recommends testing your unique dimming configuration as the exact full configuration (Dimmer, Fixture Quantity, Voltage, etc) may affect dimming performance.

--- NOTE: INFORMATION BELOW IS FOR WIRED DIMMERS ONLY. FOR WIRELESS DIMMERS, CONSULT FACTORY ---

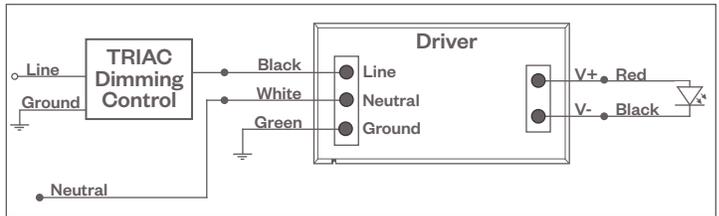
TRIAC (Forward Phase) DIMMING (Standard)

Utilizes “Standard” incandescent dimmers that are in wide use in installations across the US. Best for retrofit applications where TRIAC dimmers are installed.

Notes:

- 120V or 277V*
- Dims down to less than 5% light output (most cases)
- Consult Dimming manufacturer for installation instructions - DO NOT SHARE NEUTRALS!
- Must meet dimmer Minimum Load Requirements per dimming manufacturer

TRIAC Wiring Diagram



Compatible Dimmers

Wall Box (Incandescent Style, Wattage as required)

Lutron “Diva”	Lutron “Vareo”
Lutron “Nova-T”	Lutron “Skylark”
Lutron “Maestro”	

Central System

Lutron “GP” Panel
Lutron Grafik Eye QS

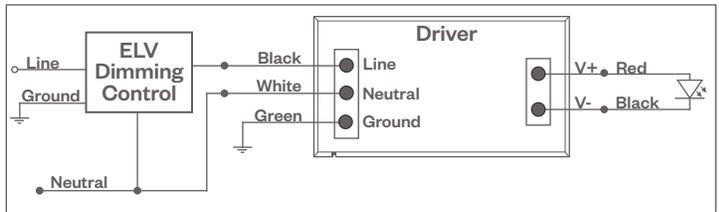
ELV - Electronic Low Voltage (Reverse Phase) DIMMING (Standard)

Utilizes specialized “ELV” dimmers. Best for New Construction applications

Notes:

- 120V or 277V*
- Dims down to less than 5% light output (most cases)
- Consult Dimming manufacturer for installation instructions - DO NOT SHARE NEUTRALS!
- Must meet dimmer Minimum Load Requirements

ELV Wiring Diagram



Compatible Dimmers

Wall Box (ELV Style)

Lutron “Diva”	Lutron “Vareo”
Lutron “Nova-T”	Lutron “Skylark”
Lutron “Maestro”	
Leviton “Surslide”	Leviton “Vizio”

Central System

Lutron “GP” Panel with PHPM-PA Interface
Lutron Grafik Eye QS with PHPM-PA Interface

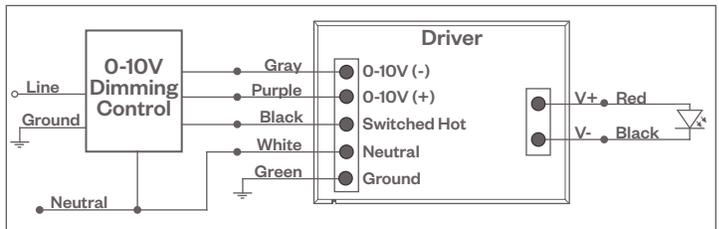
0-10V - DIMMING (-0-10V Option)

Integrates into a variety of building management and daylighting controls

Notes:

- 120V or 277V*
- Dims down to 1% light output
- Requires interface to turn off power to driver
- Consult Dimming manufacturer for installation instructions - DO NOT SHARE NEUTRALS!

0-10V Wiring Diagram



Compatible Dimmers

Wall Box

Lutron “Diva” - DDTV with PP-120H Interface	Leviton Renoir II 0-10V
---	-------------------------

Central System

Lutron Grafik Eye with GRX-TV1 Interface
--

Notes:

* Driver is 277V dimmable with appropriate dimmer (by others). All provided wiring diagrams show 120V wiring colors and method. Please refer to 277V dimming installation instructions for 277V wiring diagrams.

Hornet® HP

Round Downlights



PROJECT:

TYPE:

DIMMING COMPATIBILITY:

Amerlux® Hornet fixtures are compatible with all major dimming protocols prevalent in the United States. Please see below for general compatibilities and wiring diagrams. Amerlux recommends testing your unique dimming configuration as the exact full configuration (Dimmer, Fixture Quantity, Voltage, etc) may affect dimming performance.

--- NOTE: INFORMATION BELOW IS FOR WIRED DIMMERS ONLY. FOR WIRELESS DIMMERS, CONSULT FACTORY ---

LUTRON A-SERIES HI-LUME / ECOSYSTEM (-HILUME-A option)

Integrates into Lutron EcoSystem building management

Notes:

- 120V or 277V*
- Dims down to less than 5% light output
- May use 3-Wire or EcoSystem Control
- Consult Dimming manufacturer for installation instructions - DO NOT SHARE NEUTRALS!

Compatible Dimmers

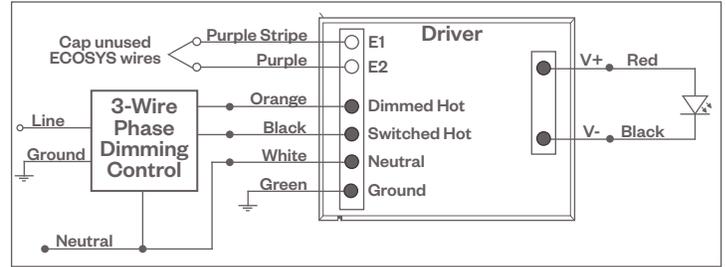
Wall Box (3-Wire Fluorescent)

- DIVA
- Maestro
- Nova T
- Vareo

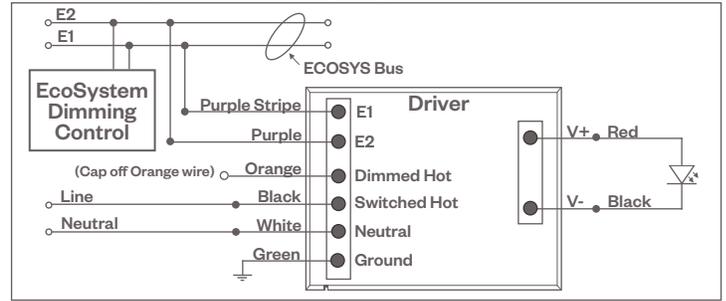
Central System

Lutron EcoSystem compatible controls

3-Wire Wiring Diagram



EcoSystem Digital Control Wiring Diagram



DALI DIMMING (-DALI OPTION)

Digital control protocol allows individual fixture control

Notes:

- 120V - 277V*
- Dims down to 1% light output in most cases

Compatible Dimmers

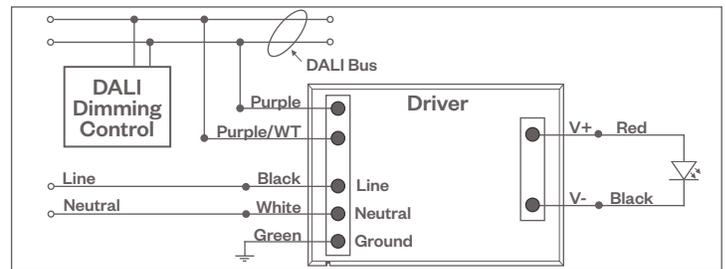
Wall Box (3-Wire Fluorescent)

Leviton CD250 Controller

Central System

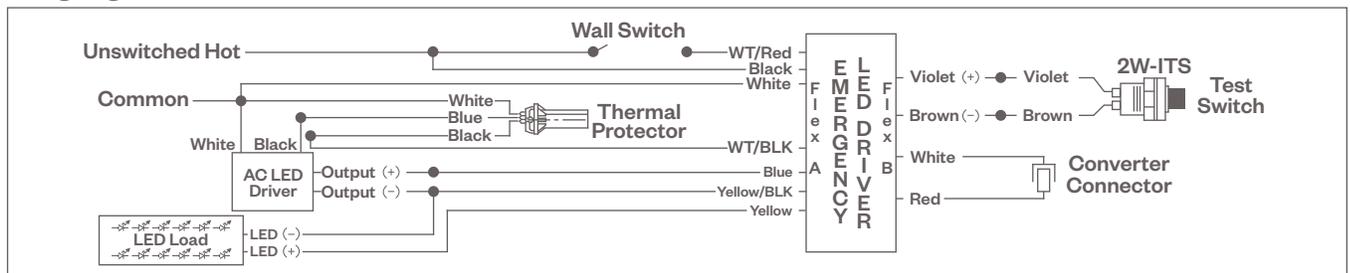
- Dynalite
- Fifth Light

DALI Wiring Diagram



EMERGENCY DIMMING (-EM OPTION)

Wiring Diagram



Notes:

* Driver is 277V dimmable with appropriate dimmer (by others). All provided wiring diagrams show 120V wiring colors and method. Please refer to 277V dimming installation instructions for 277V wiring diagrams.

DETAILS



H	W	D	SH	Lbs
32"	69"	25.5"	18"	130

Outdoor Bench

Tropical Wood treated with Lignus, a fungicide, insecticide & waterproofing agent & stained in a Marson finish

Ductile iron legs treated with Ferrus, Epoxy primer coating & Marson polyester powder coated finish

May be bolted down

Made in Spain

Frame: Cast Iron

Seat/Back: Tropical Wood Slats

Assembly Required: Yes

SHIPPING

FOB: PA 17042

Quick Ship Finishes:



Marson/Tropical Wood (Marson Stain)