

Memorandum Department of Planning

To: Planning and Public Works Committee

From: Mike Knight, Assistant City Planner

Date: January 23, 2020



RE: Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Summary

This request is to allow for a development of a 128 room hotel including a 6,720 square foot conference center inside one 81,254 square foot building. The proposed building has a maximum height of about 71' and contains all surface parking. The building will be located in what is known as Lot B of "Category C" in Downtown Chesterfield. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3023. This project shares a primary access point with Lot A of Category C which is currently under construction for a 326,000 square foot mixed use building containing residential, commercial, and a restaurant. The materials of the proposed hotel are similar to the mixed use building of Lot A ranging from thin brick, EIFS, cultured stone, architectural metal panels, and aluminum storefront and glass.

The project was reviewed by the Architectural Review Board on Thursday, November 14, 2019. At that time the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The project was reviewed by the Planning Commission on January 13, 2020. At that time the Commission recommended approval of the request as submitted by a vote of 7-0.

Governing ordinance 3023 states that City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative to the proposal.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and the Architect's Statement of Design and updated renderings. Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP

Attachments: Planning Commission Staff Report

Site Development Section Plan Landscape Plan Lighting Plan Architect's Statement of Design Architectural Elevations Rendering



Figure 1: Aerial Image of Subject Site





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Planning Commission Staff Report

Project Type:	Site Development Section Plan			
Meeting Date:	January 13, 2020			
From:	Mike Knight, Assistant City Planner JmK			
Location:	A 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.			
Description:	Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.			

PROPOSAL SUMMARY

This request is to allow for a development of a 128 room hotel including a 6,720 square foot conference center inside one 81,254 square foot building. The proposed building has a maximum height of about 71' and contains all surface parking. The building will be located in what is known as Lot B of "Category C" in Downtown Chesterfield. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3023. This project shares a primary access point with Lot A of Category C which is currently under construction for a 326,000 square foot mixed use building containing residential, commercial, and a restaurant. The materials of the proposed hotel are similar to the mixed use building of Lot A ranging from thin brick, EIFS, cultured stone, architectural metal panels, and aluminum storefront and glass.

On Thursday November 14, 2019 the project was reviewed by the Architectural Review Board. At that time the Board made a motion to forward the Site Development Section Plan to Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions, staff has no remaining comments, and the project is being forwarded to Planning Commission for review.

HISTORY OF SUBJECT SITE

On March 19th, 2008 the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of 99 acres of multiple zoning districts into one 99 acre "PC & R" Planned Commercial & Residence District known as Downtown Chesterfield.

The PC&R district defined specific development criteria into three specific categories. The three categories were labeled in Ordinance 2449 as Category A, Category B, and Category C. They were also defined by location, having specific category standards, and with a specific streetscape. This **Site Development Section Plan is 3.5 acres of the 22 acres that make up Category C, which is one of three categories that make up the 99 acres known as Downtown Chesterfield.** This section of land will continue to be referenced throughout the report.



Figure 1: Aerial Image of Subject Site

STAFF ANALYSIS

The subject site is located north of Wild Horse Creek Road (WHCR), east of its intersection with Old Chesterfield Road (OCR) and west of the intersection with Chesterfield Parkway. The subject site is located directly south of Interstate 64. Given that WHCR and I-64 are both classified as major arterials in accordance to the City's functional classification system, and Chesterfield Parkway and OCR are classified as minor arterials, all facades will be highly visible to a large number of users. The area is designated Urban Core within the City of Chesterfield Comprehensive Land Use Plan and this development would be 3.5 acres of the 99 acre PC&R zoning district known as Downtown Chesterfield.

Zoning District:

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown development" is mixed use, and usually follows one of two patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail, professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets.

Land Use Designation:

The proposed development is located in the Urban Core within the City's Comprehensive Land Use Plan. Plan policies are the guiding principles for the Comprehensive Plan. These policies create the framework for decision-making related to future land use and development. Below are the plan policies that are relevant to this project given the location within the City's Urban Core.

Policy 1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

Policy 3.6.4 City Center - The development of a "City Center" within the Urban Core will create a community hub for public use, arts, with open-air restaurants, walkable shops, cultural and entertainment venues, and public gathering "places". Particular attention should be on providing first-floor pedestrian activities and architectural design.

Policy 7.2.10 Multi-modal Transportation Choices – Sites in the Urban Core should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular inter-connectivity to adjacent sites.

Connectivity (Vehicular and Pedestrian):

This request is for one building containing both hotel rooms and conference area on a highly visible 3.5 acre site. The site shares the same primary access point off of WHCR with Downtown Chesterfield Category C Lot A. This access is defined by a round-about feature connecting the two sites both for vehicles and pedestrians. Lot A consists of a mixed-use building containing residential units, community retail, and a two story restaurant.

Figure 2 is a color Site Development Section Plan for the proposed development outlined in red. For reference, a color Site Development Section Plan for Lot A is also included within the figure as they are connected through the central internal drive off of Wild Horse Creek Road and face each other creating the effect of a streetscape. Lots A and B of Category C combined will be an area where people live, work, shop, dine, visit, and learn in Chesterfield.



Figure 2: Color Site Plan

The subject site will be served primarily by one entrance from WHCR, with a dedicated westbound right turn lane into the site. There is a planned private drive that is to be extended from the southwestern corner of Lot A and connect to OCR. Vehicular traffic circulation can be seen around the entire building with the hotel's drop-off area accessed from the round-about in the front of the building.

Pedestrian circulation can be seen completely circumnavigating the building, along the frontage of Wild Horse Creek Road, and around the internal round-about. As development occurs along the frontage of Wild Horse Creek Road, the pedestrian infrastructure will continue to be required promoting a walkable downtown expressed in the zoning requirements and Urban Core Land Use Plan policies.

Parking areas are distributed throughout the site with a drop-off area in front of the building and parking to the sides and rear. There are 145 required parking spaces for this site and the applicant has provided 176. Although the site meets all requirements, it is worth noting that the governing ordinance dictates that required parking is calculated globally throughout Category C (22 acres) and not calculated on an individual lot basis.

Architectural Elevations:

This request is to allow for a development of a 128 room hotel with a 6,720 square foot conference center. The proposed building is roughly 71' in height for the hotel and 22' in height for the conference area. The front of the hotel faces west and the front of the conference area faces east.

The proposed building will be the second building specifically created for Downtown Chesterfield. The first is the aforementioned Lot A that shares the internal drive. The design standards for this building are elevated due to the proximity within the Urban Core, but also in creating a Downtown Chesterfield. These buildings will help set the standard that would apply to the rest of the 99 acres that make up Downtown Chesterfield in which future developments will have to maintain cohesion and uniformity throughout the district.

The site is located between I-64 and WHCR which provides for highly visible elevations. The building design and finishes are coordinated and consistent on all building facades. The project has a unique character without a strong corporate identity. The curved form of the west side of the first floor mimics the same curvature of the internal round-about. An exterior patio space is located in the southwest corner of the site adjacent to the entry off of WHCR and in the rear northeastern area of the site neighboring the conference center.

Warm earth tone finishes are used through the exterior design that are neutral in nature. The building materials are consistent with the mixed-use project on the adjacent site. The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront and clear low-e glass. The color elevations for every view point are attached within the packet submittal which call out all materials and building heights.

Landscape Design and Screening:

Landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building's base where it meets the site. The site's andscape plan contains a 30' landscape buffer along the major arterial I-64 and has street trees along WHCR. The Landscape Plan was reviewed by the Architectural Review Board in which no additional comments were made.

All mechanical units will be located on the roof and screened by the parapets. The applicant has provided a screening exhibit in the ARB submittal to show the mechanical unit and parapet details and ensure the proper screening. This supplementary exhibit has been provided in the Planning Commission packet. There is one trash area on the site facing south and is fully screened by an overhead door with color to match the brick.

Lighting:

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. All non-fully shielded flat-lensed fixtures require approval by the City of Chesterfield Planning Commission. The UDC dictates that all facades of buildings facing I-64 should utilize accent lighting, as opposed to floodlighting. One of the fixtures submitted in this request is a flood-light. Exhibits provided in the ARB packet depict that no lighting trespass the building form or shine above the building roofline.

Scale:

The proposed hotel has a maximum height of 70'8". The finish floor elevation of the building is 533.5'. Figure 3 below is an image with a supporting table that outlines the maximum height for the surrounding developments (existing, under review, and under construction) and the total height adjusted for elevation. The AC Hotel is the largest of the three developments south of I-64 but shorter than the two to the north of I-64 when taking into account the buildings' height and the elevation the buildings are constructed on.



Figure 3: Surrounding Height

ID	Development	Elevation	Height (ft)	Total height adjusted for elevation
Α	Aventura	530	57.7	587.7
В	Wildhorse	533	52.7	585.7
С	AC Hotel	533.5	70.7	604.2
D	Dierbergs	545	66	611
E	RGA	599.4	85.4	684.8

Planning Commission January 13, 2020

Rendering:

Below in Figures 4 and 5 are renderings of two prominent viewpoints that can be seen looking northeast on WHCR and southeast along I-64.



Figure 4: Rendering (Northeast on WHCR)



Figure 5: Rendering (Southeast on I-64)

Modification:

The applicant is seeking a modification from the category standards "Highway Frontage Outlots" set forth in the governing ordinance similar to the approved adjacent Lot A . Figure 6 depicts the streetscape in which the applicant is seeking a modification from.

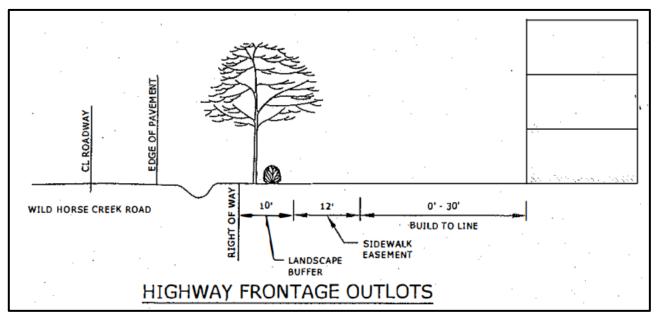


Figure 6: Exhibit 1 from Governing Ordinance

The applicant has provided a modification request stating the intent of the request is to achieve the goals and objectives of the PC&R district. This site focuses on the center of the proposed development with a plaza, roundabout, public art, sidewalks and park benches. The proposed buildings will surround the plaza and bring a "Downtown" feel to the area and further the intent of the PC&R. The applicant is requesting a modification to essentially build the streetscape off of the internal drive vs. WHCR as depicted on the Exhibit in Figure 6.

Staff acknowledges and is supportive of the center drive aisle dictating an urban "Downtown" streetscape vs. the major arterial of WHCR. Staff encourages the maximum interaction with the street and the building's urban form as dictated in the streetscape identified in the governing ordinance exhibit. As proposed, the parking along the center drive aisle deviates from the required streetscape, but is consistent with the same modification approved for Lot A.

The Architectural Review Board reviewed the modification request and had no objection.

STAFF RECOMMENDATION

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. Staff recommends approval of the Site Development Section Plan for Downtown Chesterfield Category C, Lot B (AC Hotel).

Ordinance 3023 requires automatic power of review, thus this project will move forward to the Planning and Public Works Committee and City Council following the decision of Planning Commission.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

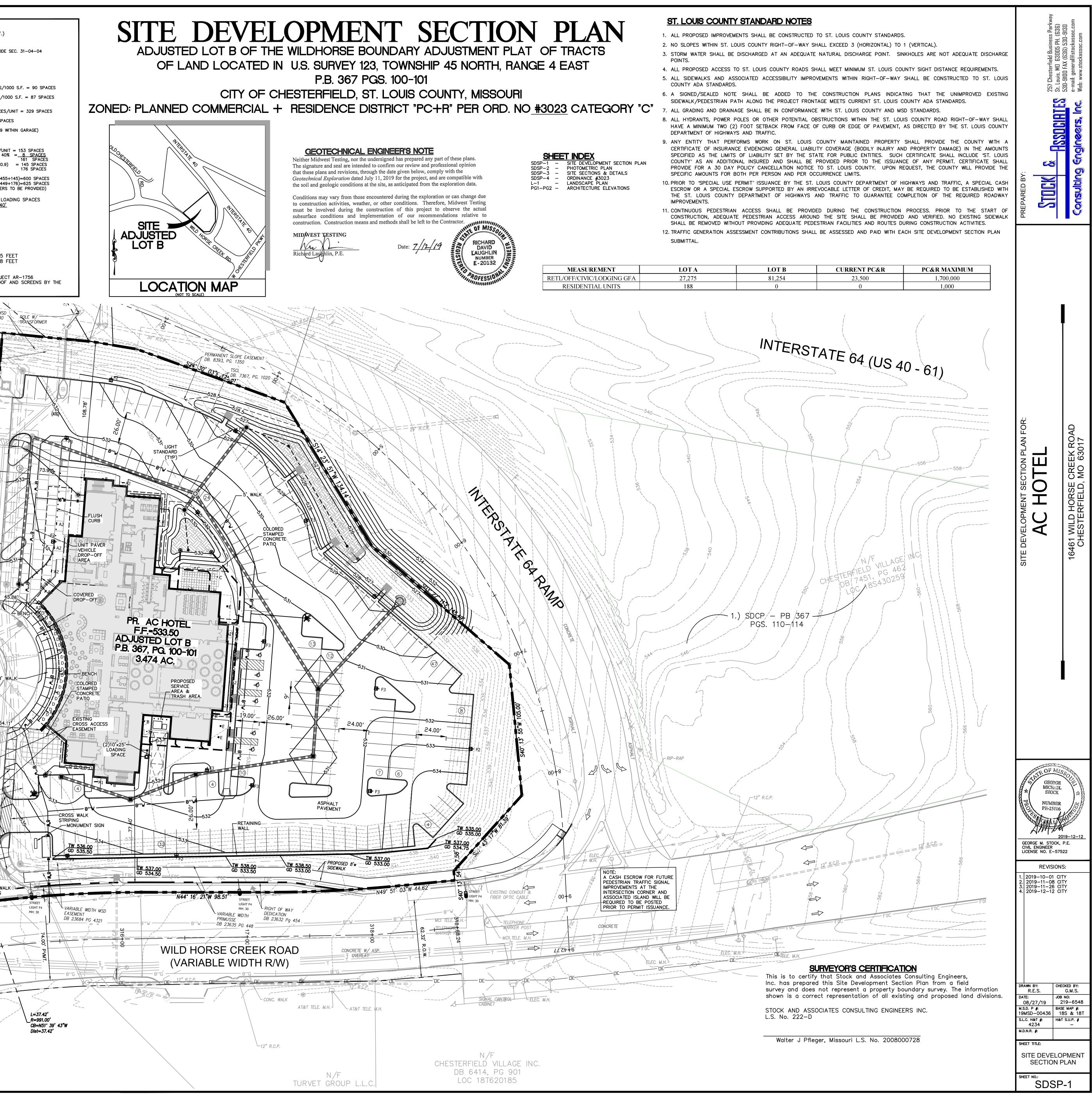
- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Downtown Chesterfield Category C, Lot B (AC Hotel) development."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for the Downtown Chesterfield Category C Lot B, (AC Hotel) development with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments

- 1. Site Development Section Plan
- 2. Landscape Plan
- 3. Lighting Plan
- 4. Architectural Elevations
- 5. Architects Statement of Design
- 6. Modification Request
- 7. Supplementary Exhibit: Mechanical Unit
- 8. Supplementary Exhibit: Façade Lighting

30 0 15	30 60 120	OPEN SPACE: LOT B PROVIDED: 34.57% (52,320 S.F./151,327 S
		PARKING:
	(IN FEET) 1 inch = 30 ft.	LOT A REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT RETAIL CENTER: TOTAL = 27.275 S.F.
		TOTAL = 27,275 S.F. RESTAURANT = 15,462 S.F. RETAIL = 11,813 S.F.
	TINENT DATA	30% OF SITE = 8,183 S.F. RETAIL + 30% = 19,996 S.F. @ 4.5 SPAC
<u>ADJUSTED LOT B</u> OWNER: SPECIAL WARRANTY DEED:	WILD HORSE HOTEL, LLC P.B. 23630, PG. 1072–1079	RESTAURANT ABOVE 30% = 7,279 S.F. @ 12 SPACE RESIDENTIAL:
ADJUSTED LOT B AREA: EXISTING ZONING:	"PC&R" PLANNED COMMERCIAL & RESIDENCE (ORD. #3023)	APARTMENTS = 188 UNITS @ 1.75 SP TOTAL REQUIRED = 506 SPACES; (506)*(0.90) = 455
SITE ADDRESS:	16461 WILD HORSE CREEK ROAD CHESTERFIELD, MISSOURI 63005	PARKING PROVIDED = 449 SPACES (230 SURFACE & LOT B REQUIRED:
LOCATOR NO:	18S430248, 18T640095, 18T640204, 18T640215, 18T640303, 18T640314, 18T640325	1.2 PARKING SPACES FOR EACH UNIT HOTEL: TOTAL UNITS = 128 UNITS @ 1.2 SPACE
WUNNERNBERG'S: FIRE DISTRICT: SCHOOL DISTRICT:	PG. 21, GRID 18FF & 19EE MONARCH FIRE PROTECTION DISTRICT PARKWAY	CONFERENCE = 6,720 SF @ 3.0 PER 1,000 SF TOTAL = TOTAL REQUIRED (90%) = (161) PARKING PROVIDED =
SEWER DISTRICT: WATER SHED:	METROPOLITAN ST. LOUIS SEWER DIST. MISSOURI RIVER	TOTAL LOT A AND LOT B REQUIRED =
FEMA MAP: ELECTRIC COMPANY:	29189C0165K, FEB 4, 2015 AMEREN UE SPIRE INC	TOTAL LOT A AND LOT B PROVIDED = (SHARED PARKING AGREEMENT BETWEEN PROPERTY OV
GAS COMPANY: PHONE COMPANY: WATER COMPANY:	AT&T	LOADING NUMBER OF REQUIRE 10' X 25' 10' X GFA: 81,254 SF 2 1
GENERAL NOTES		PROVIDED LOADING* 2 C *LOADING SPACE REDUCTION REQUEST BUILDING:
	GRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING	LOT B GFA: 81,254 SF LOT B FAR: 81,254 S.F./151,327 S.F. = 0.54
2. ALL UTILITIES SHOWN	HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE ON SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR	MAXIMUM BUILDING HEIGHT = $70'-8"$ FIRST STORY HEIGHT ALL CATEGORIES = $12-$
HAS THE RESPONSIBI	ILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO E EXISTING UTILITIES FIELD LOCATED.	UPPER STORY HEIGHT ALL CATEGORIES = 8-
3. NO GRADE SHALL EXCEE		1. PROJECT SHALL COORDINATE WITH COUNTY PR 2. MECHANICAL UNITS WILL BE PLACED ON THE F PARAPETS THEMSELVES.
CHESTERFIELD AND THE	VATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF MONARCH CHESTERFIELD LEVEE DISTRICT.	PARAFETS INEMSELVES.
	E DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. EQUATE DISCHARGE POINTS.	10'w EASEMENT TO DB 17440 DD
 ALL UTILITIES WILL BE IN SITE DEVELOPMENT SHALL 	NSTALLED UNDERGROUND. LL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED	DB. 17440, PG. 3
IN THE GEOTECHNICAL E	EXPLORATION TITLED "GEOTECHNICAL EXPLORATION MT JOB NO. MIDWEST TESTING DATED JULY 11, 2019 AND ALL ITS	
SUPPLEMENTAL PROVISIO 8. SIGNAGE APPROVAL IS A	DNS AND ADDENDUMS.	V.W. TSCL
	MPROVEMENTS REQUIRE APPROVAL FROM MODOT.	7384, PG. 2257
ADJUSTED LOT B - PER B.A.P. (PB. 367	PGS. 100-101)	
Commencing at a found iron pipe, loca also being the southeast corner of a tr	ated on the north right-of-way line of Olive Street Road, variable width, said point act of land as conveyed to Chesterfield Village, Inc. by instrument recorded in	
Book 16957, Page 288 of the St. Louis southwestern lines of Proposed Lot A	County records; thence departing said right-of-way and along the northern and the following courses and distances: South 06 degrees 35 minutes 49 seconds minutes 49 seconds West, 279.36 feet to the beginning of curve to the right	
having a radius of 991.00 feet and alor degrees 15 minutes 21 seconds East, 1	ng said curve with an arc length of 121.49 feet and a chord which bears South 56 121.42 feet to the POINT OF BEGINNING of the herein described tract; thence	
40-61), variable width, said point also	nds East, 459.43 feet to the southwestern right-of-way of Interstate Route 64 (US being located on a non-tangential curve to the right having a radius of 11,157.00 ne the following courses and distances: along last said curve with an arc length of	
69.78 feet and a chord which bears So minutes 54 seconds East, 0.27 feet to t	outh 38 degrees 40 minutes 17 seconds East, 69.78 feet; North 77 degrees 04 the point of non-tangential curve to the right having a radius of 5,664.58 feet;	(ATG)
seconds East, 38.40 feet; South 24 deg	ngth of 38.40 feet and a chord which bears South 34 degrees 46 minutes 22 grees 30 minutes 03 seconds East, 125.81 feet; South 14 degrees 23 minutes 51	
seconds West, 134.14 feet; South 03 d	legrees 27 minutes 11 seconds East, 145.49 feet; South 40 degrees 13 minutes 55	
seconds West, 105.00 feet; South 87 d 54 seconds West, 7.58 feet to a found	legrees 43 minutes 17 seconds West, 81.39 feet and South 40 degrees 13 minutes iron rod located on the northeastern right-of-way line of Wildhorse Creek Road,	
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SOUTH BEND, IN. 46601 ATTN: MR. RYAN RANS EMAIL: RRANS@GREATLAKESCAPITAL.COM INDIANAPOLIS, IN 46260 ATTN: MR. GREG SCHAHET EMAIL: GREG@SCHAHETHOTELS.COM





POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	A
FRONT SIDEWALK	Illuminance	Fc	3.36	4.1	1.6	2.
SIDEWALK	Illuminance	Fc	2.62	6.3	0.8	3.
SITE	Illuminance	Fc	1.44	6.2	0.5	2.
SPILL LIGHT	Illuminance	Fc	0.07	0.8	0.0	N.

Luminaire Schedule Arrangement Lum. Watts Total Watts Symbol Label Otv SINGLE 7.7 23.1 SINGLE 31 31 A1 · · SINGLE A2 336 21 SINGLE 59 118 F1 SINGLE 413 F2 SINGLE 595 F3 85 SINGLE 209.6 1.000 7000WSPITSC-LED830 26.2 SINGLE 488 1.000 LOGN-2W-48V-48-40K-WW-HFR-SINGLE 20 60 1.000 OLFLS-020-UNVL-40-5X5 DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.

ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

NOTE:

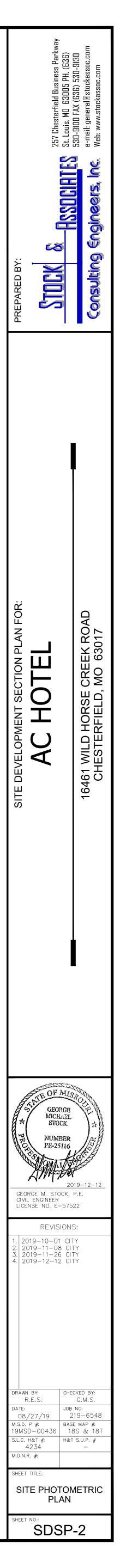
PARKING LIGHTING WILL NOT BE LOWER THAN 10FT ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FT.

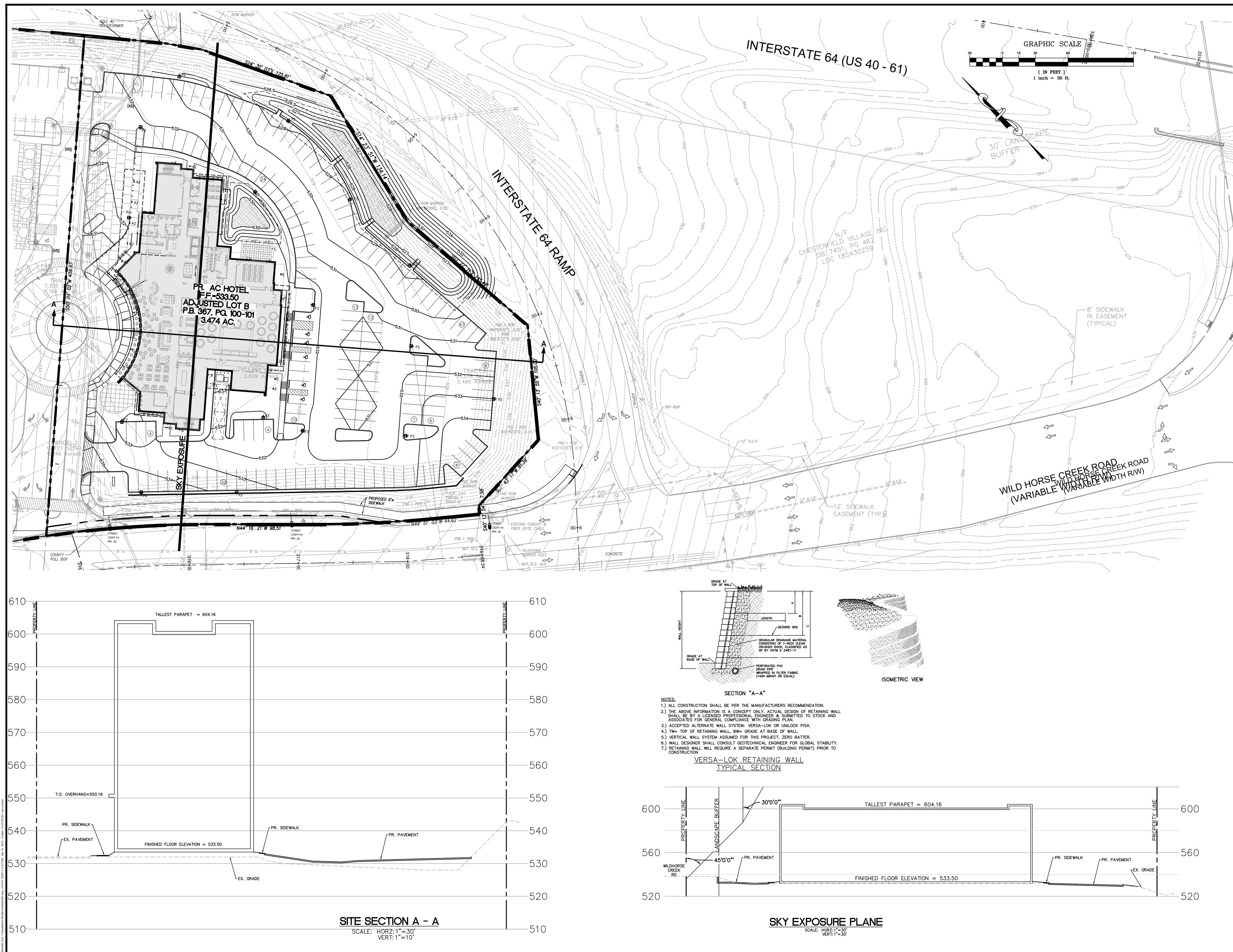
2. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED FLAT-LENS ENCLOSED LUMINARIES.

(IN FEET) 1 inch = 30 ft.

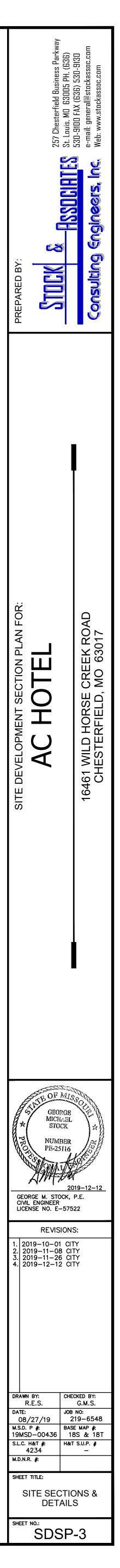
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GRAPHIC SCALE





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BILL NO.	3	2	17	

ORDINANCE NO. 3023

AN ORDINANCE AMENDING THE LEGAL DESCRIPTION OF CITY OF CHESTERFIELD ORDINANCE 2990 AND AMENDING THE DEVELOPMENT CRITERIA OF CITY OF CHESTERFIELD ORDINANCE 2449 FOR AN EXISTING "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT AND "NU" NON-URBAN DISTRICT TO ONE "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT FOR A 99.0 ACRE TRACT OF LAND (P.Z. 06-2018 DOWNTOWN CHESTERFIELD STOCK & ASSOCIATES CONSULTING ENGINEERS INC.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 187640204, 187640215, 187640260, 187640303, 187620064, 187640314, 187640259, 177320158, 177320169, 187640248, 18T640237, 18T630195, 18T620053, 18T630272

WHEREAS, the petitioner, Stock & Associates Consulting Engineers Inc., has requested a zoning map amendment to repeal City of Chesterfield Ordinance 2990 and City of Chesterfield Ordinance 2449 and establish a new "PC&R" Planned Commercial and Residence District for a 99.0 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and

Chesterfield Parkway West: and. WHEREAS, a Public Hearing was held before the Planning Commission on August 13, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 6-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval with changes of the amendment by a vote of 4-0; and. WHEREAS, the City Council, having considered said request, voted to

approve the change of zoning request. NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "PC&R" Planned Commercial and Residence District designation for 99.0 acres located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West and as described as follows:

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VLLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Page 1 of 15

P.Z. 06-2018 Downtown Chesterfield (Stock & Associates Consulting Engineers Inc.) Planning Commission—September 12, 2018 Planning and Public Works – September 20, 2018 City Council - October 15, 2018 & November 5, 201 ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein. I SPECIFIC CRITERIA

A. PERMITTED USES

- The commercial and residential uses allowed in this Planned Commercial and Residential ("PC&R") District shall be:
- RETAIL COMMERCIAL USES:
- 1. Barber shops and beauty parlors. Bookstores.
- Financial institutions.
- Restaurants, fast food (with no drive through)
- Restaurants, sit down (with no drive through). 6. Rental and leasing of new and used automobiles (including car sharing
- services) and necessary outdoor storage of said automobiles provided that rental and leasing of recreational vehicles, motor homes, and trailers shall not be permitted. In the mixed use downtown setting ontemplated by this ordinance, rental and leasing of new and used automobiles is not intended to create a large scale use or an automobile dealership. Automobile dealership is prohibited. Rental and leasing of new and used automobiles is intended to be smaller scaled, limited use suitable for a mixed use downtown setting. The number and location of parking spaces for automobiles available for rental or lease shall be determined during review of the applicable site development plan or site development section plan. Rental and leasing of new and used automobiles shall only be permitted on the ground floor of a structure.
- 7. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craftpersons, dressmakers, tailors, musi teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- 8. Souvenir shops and stands, not including any zoological displays, or permanent open storage and display of manufacturing goods.
- 9. Stores, shops, markets, service facilities, in which goods or services of any kind, including indoor sale of motor vehicles (provided that

c. No Site Development Plan, Site Development Concept Plan or Site Development Section Plan shall be approved which will result in parking provided at less than the amount set forth in prior paragraphs.

- 2. Construction Parking a. The streets surrounding this development and any street used for
- construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times. b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud fro
- construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions
- 3. Parking lots shall not be used as streets. 4. On street parking allowed as shown on Exhibit 1
- D. LANDSCAPE AND TREE REQUIREMENTS
- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code with the following exception a. The required landscape buffer along Chesterfield Parkway and
- Chesterfield Airport Road will be based on the approved streetscape and street cross-sections as shown on Exhibit 1. 2. Individual landscape plans shall be coordinated and consistent with a landscape concept plan for the applicable category in accordance to Section I.P.5. of this ordinance. These plans should enhance the pedestrian experience, complement architectural features, provide shade and screen
- E. SIGN REQUIREMENTS

utility areas.

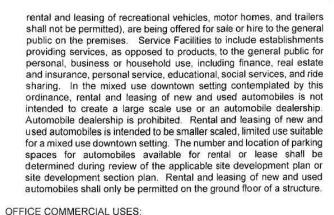
- . Sign packages shall be required for each Site Development Section plan in this development. Each individual sign package shall be reviewed and approved by the City of Chesterfield Planning Commission. Individual sign packages shall be coordinated and consistent with a signage
- concept plan for the applicable category in accordance to Section I.P.5. of this ordinance. 3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to
- installation or construction F. LIGHT REQUIREMENTS
- 1. Provide a lighting plan in accordance with the City of Chesterfield Code.
 - Page 15 of 1
- 15. Address trees and landscaping in accordance with the City of Chesterfield
- 16. Provide a lighting plan in accordance with the City of Chesterfield Code.
- 17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
- 18. Signed and sealed in conformance with the Stale of Missouri Department of Economic Development Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors
- requirements. 19. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.
- 20. Provide proposed hours of operation and delivery.
- V RECORDING Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.
- VI ENFORCEMENT A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Concept Plan and Site Development Section Plans approved by the City of Chesterfield and the terms of this Attachment A
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing agencies and the City of Chesterfield.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code. F. This document shall be read as a whole and any inconsistency to be interpreted to carry out the overall intent of this Attachment A.



A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD. . LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 2444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST LOUIS COUNTY RECORDS AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT. WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919 00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS: THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT: THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT. WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH

40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET. SOUTH 49



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- 1. Animal hospitals and veterinary clinics.
- 2. Broadcasting studios for radio and television.
- 3. Hospitals.
- 4. Medical and dental offices.
- 5. Offices or office buildings. RESIDENTIAL USES:
- Residential uses may be integrated vertically or horizontally with commercial uses. When integrated vertically with commercial uses, dwelling units shall be above the commercial uses; such dwelling units shall be multiple-family.
- Dwellings, single-family
- Dwellings, two-family 3. Dwellings, multiple-family, row houses, and other group-house
- arrangements of attached or detached buildings. Home occupations.
- CIVIC USES:

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- 1. Auditoriums, religious facilities, clubs, lodges, meeting rooms, libraries, reading rooms, theaters, or any other facility for public assembly
- 2. Individual lighting plans including fixture types shall be consistent with a lighting fixture plan for the applicable category in accordance to Section I.P.5. of this ordinance. The proposed lighting fixture plan must provide for consistent and complementary fixture designs and styles throughout the District and with the standards already established in Chesterfield Village. G. ARCHITECTURAL REQUIRMENTS
- 1. The developer shall submit a design package including but not limited to, architectural elevations, colored renderings and building materials. The proposed package shall give consideration to creating a visually-appealing levelopment pattern consistent with the intent and purpose of this PC&F District. Architectural information is to be reviewed by the Architectural Review Board and is subject to approval by the Planning Commission.
- 2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
- 3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure with materials that match the adjacent structures and complemented by adequate landscaping as approved on the Landscape Plan. 4. Mechanical equipment will be adequately screened.
- H. ACCESS/ACCESS MANAGEMENT
- 1. Street and drives related to this development shall be designed and located as directed by the Department of Planning and Development Services.
- 2. The location of streets and access points shall be determined by individual Site Development Section Plans within the PC&R District.
- 3. Any improvements within MoDOT's right of way will require a permit. The entrance geometries and drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
- I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION Obtain approvals from the Department of Public Works, the St. Louis County
- Department of Highways and Traffic and/or the Missouri Department of ransportation as applicable. 2. Internal streets and sidewalks shall be constructed in accordance with the street sections approved with this PC&R District as shown on Exhibit 1
- 12'-20' 5' 12' SEE NOTE 1 12' 9' 12'-20' PARKING OR DIAGONAL OPTION, ZERO IF NO ON STREET PARKING NOTES: I. OPTION OF ADDITIONAL LANES OR MEDIAN URBAN MAIN STREET
 P
 IO'
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 IZ'
 SEE NOTE 1
 IZ'
 9'*
 IO'
 0' - 15'

 DARK
 PARK
 TRAVEL
 TRAVEL
 PARK
 BUILD TO LINE
 L. OPTION OF ADDITIONAL LANES OR MEDIAN URBAN MIXED USE 0' - 30' Builto Yo LINE WILD HORSE CREEK ROAD LANDSCAPE EASEMENT HIGHWAY FRONTAGE OUTLOTS EXHIBIT Planning and

DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE O THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT. A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET ALONG A CURVE TO THE RIGHT. WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE AST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 3 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT. WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT THENCE ALONG A CURVE TO THE LEFT. WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT. A DISTANCE OF 244.40 FEET TO A POINT: THENCE SOUTH 76 DEGREES 25 MINUTES 4 7 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT. A DISTANCE OF 697 80 FEET TO A POINT: THENCE ALONG A CURVE TO THE LEFT. WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT. A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT. WHOSE RADIUS POINT BEARS SOUTH 8 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO

2. Child care centers, nursery schools, and day nurseries.

3. Colleges and universities. Museums.

- 5. Police, fire, and postal stations.
- 6. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training. 7. Schools, public or private kindergarten, elementary, secondary, and collegiate.
- LODGING USES:
- 1. Hotels. PARKING USES:
- 1. Parking areas, including garages, for automobiles, but not including any sales of automobiles or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours
- PARK AND RECREATIONAL USES: 1. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, tennis courts, gymnasiums, and indoor
- 2. Parks, parkways, and playgrounds, public or private not-for-profit. The above uses allowed in this Planned Commercial and Residential
- ("PC&R") District shall be restricted as follows 1. The fishing tackle and bait shop use shall be located adjacent to the lake. This may be a primary or ancillary use located in either a building or a kiosk. If this is used as a primary use, only one such use shall be
- permitted in this District. ANCILLARY USES. These uses shall exclusively serve the guests, patrons, or individuals who are served by a primary permitted use.
- All plans for screening these facilities shall be submitted to the Department of Planning and Development Services for review. No building permit or installation permit shall be issued until these plans have been approved by the Department of Planning and Development Services. 1. Associated work and storage areas required by a business, firm, or service to carry on business operations

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- 3. St. Louis County Department of Highways and Traffic reserves the right to determine road improvements and TGA fees until Concept Review plans are submitted. 4. Pedestrian circulation to be approved by the City of Chesterfield.
- J. TRAFFIC STUDY Provide a traffic study as directed by the City of Chesterfield and/or the Missou Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometries, sight distance, traffi signal modifications or other improvements required, as long as the density of he proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional
- issues shall be addressed as directed by the City of Chesterfield. K. POWER OF REVIEW The City Council shall have automatic power of review of site plans for the subject development. The City Council will then take appropriate action relative
- L. STORMWATER 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an

to the proposal.

- adequate piped system. 2. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to floor and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.
- 3. Detention may be required for the entire project site such that the release rates will not exceed the allowable release rates for the post developed peak flow of the 2-year and 100-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowable within the detention basin.
- 4. Treatment for water quality and channel protection, in accordance with MSD regulations dated February 2006, shall be required.
- 5. A flood plain (hydraulic study) study may be required.

ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES.

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY

OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT: THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED: THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD: THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARVING WIDTH: THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT: THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH

2. Automatic vending facilities for Ice and solid carbon dioxide (dry ice); Beverages;

- Confections. 3. Broadcasting, transmitting, or relay towers, studios, and associated
- facilities for radio, television, and other communications. broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications shall comply with applicable City Code requirements and be subject to review and approval with respect to location, screening, mounting, and aesthetic features during review of the applicable site development plan or site development section plan.
- 4. Dry cleaning drop-off and pick-up stations. Film drop-off and pick-up stations.
- 6. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be: Adequately screened with landscaping, fencing or walls, or any combination thereof; or
- ii. Placed underground; or
- iii Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.
- Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith Satellite dishes. All satellite dishes shall comply with applicable Cit Code requirements and be subject to review and approval with respect
- to location, screening, mounting, and aesthetic features during review of the applicable site development plan or site development section DENSITY LIMITATIONS:
- 1. The cumulative gross floor area for Retail Commercial Uses, Office Commercial Uses, Civic Uses and Lodging Uses in this District shall be limited to not more than 1,700,000 square feet.
- 2. The maximum number of residential units allowable within this District shall be 1,000 units.

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- 6. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way. 7. All drainage detention storage facilities shall be placed outside of the City of Chesterfield Planning and Zoning setbacks, or 15 feet from the new or
- existing right of way line, whichever is greater. M. SANITARY SEWER 1. Provide public sewer service for the site including sanitary force mains,
- gravity lines and/or regional pump stations, in accordance with MSD and City of Chesterfield regulations. 2. Extension of public sanitary sewer lines will be necessary to serve this site and proper easements may be required. Private sanitary sewer laterals may not cross property lines.
- 3. Upgrade or replacement of existing downstream storm sewers and outfalls
- 4. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of \$2,750 per acre.
- 5. Encroachments over easements will not be allowed. 6. Formal plan submittal and approval will be required by the MSD prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed review.
- N. GEOTECHNICAL REPORT Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of
- Planning and Development Services. The report shall verify the suitability o grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans. O. SUPPLEMENTATION, MODIFICATION, OR ALTERATION OF A CATEGORY STANDARD.
- Upon application from a petitioner, any performance standard provided in this Attachment "A" or required by any other District regulation or Ordinance of the City may be supplemented, modified, or altered in a Site Development Plan or Site Development Section Plan provided such supplement, modification, or alteration will further the purpose and intent of the PC&R District. A public hearing

is not required in the process and recommendation by Planning Commission will

be forwarded to City Council for final approval.

- 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT: THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT: THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT: THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 991.00 FEET, AN ARC LENGTH OF 39.89 FEET, THE CHORD OF WHICH BEARS NORTH 58 DEGREES 30 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 39.89 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT. WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85
- SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONEI POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE

FEET ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS

OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.280 ACRES MORE OR LESS

ACCORDING TO CALCULATIONS BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. DURING JUNE, 2018.

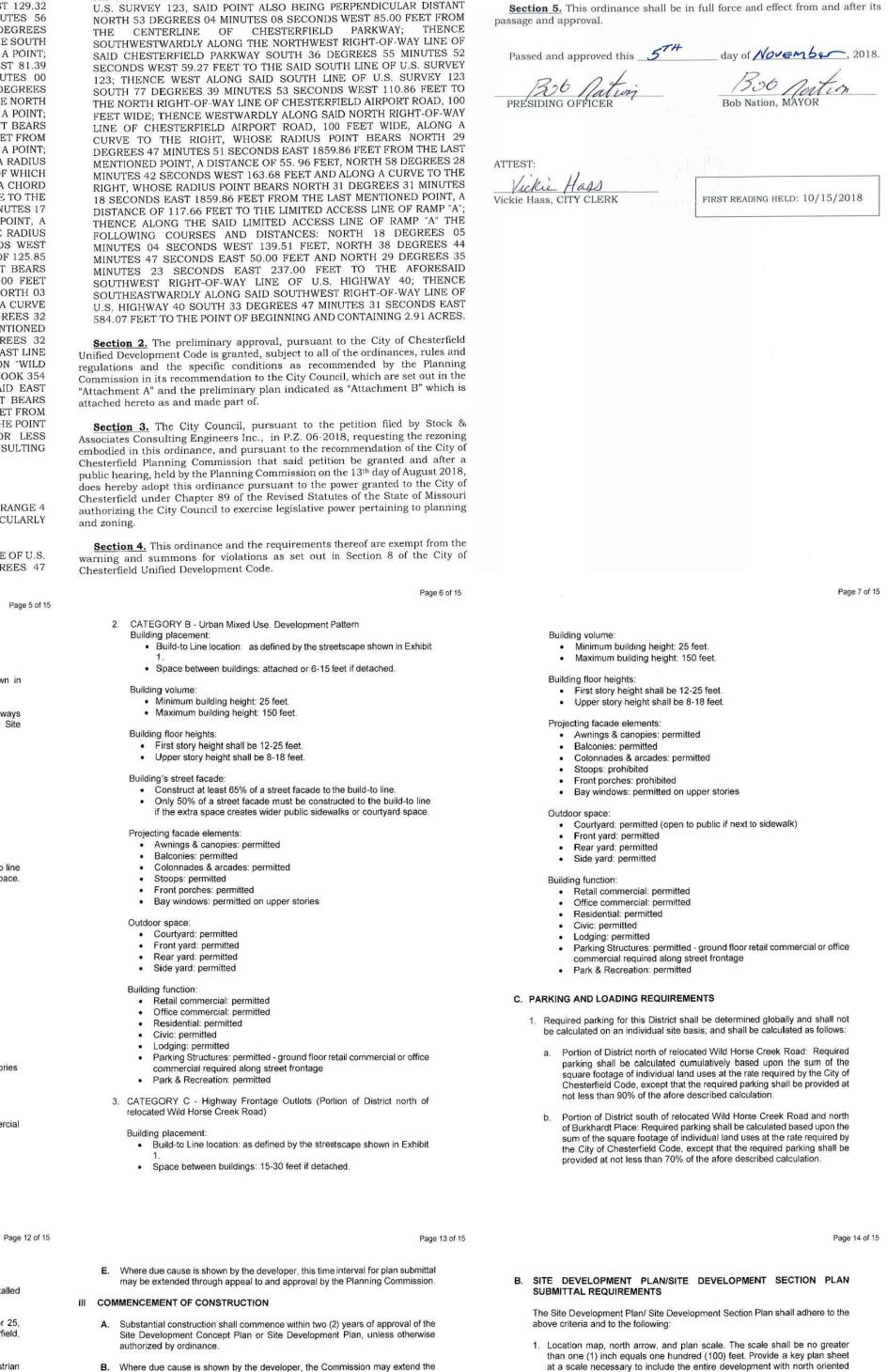
A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47

B. CATEGORY STANDARDS

- 1. CATEGORY A Urban "Main Street" Development Pattern Building placement: • Build-to Line location: as defined by the streetscape shown in Space between buildings: attached or 6-15 feet if detached. · Extra space between buildings is permitted for major walkways connecting to parking or open space, as approved on the Site Development Section Plan
- Building volume: Minimum building height: 25 feet. Maximum building height: 150 feet.
- Building floor heights: First story height shall be 12-25 feet.
- Upper story height shall be 8-18 feet. Building's street facade: Construct at least 65% of a street facade to the build-to line.
- Only 50% of a street facade must be constructed to the build-to line if the extra space creates wider public sidewalks or courtyard space Projecting facade elements:
- Awnings & canopies: permitted Balconies: permitted · Colonnades & arcades: permitted Stoops: prohibited
- Front porches: prohibited Bay windows: permitted on upper stories
- Outdoor space. Courtyard: permitted (open to public if next to sidewalk Front yard: prohibited
- Rear yard: permitted Side yard: permitted (to allow access from back of lot)
- **Building function** · Retail commercial: required on first story; permitted on upper stories Office commercial: permitted on upper stories Residential: permitted on upper stories
- Civic: permitted Lodging: permitted · Parking Structures: permitted - ground floor retail commercial
- required along street frontage Park & Recreation: permitted

Page 12 of 15

- P. MISCELLANEOUS 1. All new or on-site relocated utilities within the District will be installed
- underground. 2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield,
- Missouri Code shall be required where applicable. Kiosks are allowed in the District provided they do not impede pedestrian traffic on the sidewalk and meet ADA accessibility requirements. Kiosks can be an arrangement of mobile units, fixed units, or a mixture of both joined together to form a structure not to exceed 100 sq. feet. Uses within the kiosk will be the approved uses in this Attachment A. Locations and numbers of
- kiosks shall be as approved on the Site Development Concept Plan or Site Development Plan for the District. 4. Loading docks, overhead doors and service entries will be permitted only on the side or rear of a tenant space. Deliveries shall be made on the side or rear of a tenant space with the exception of designated street delivery and loading areas as approved on the Site Development Plan or the Site Development Concept and Site Development Sections plans.
- 5. One (1) Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan shall be submitted for the portions of the District south of the relocated Wild Horse Creek Road (Categories A &B) and one (1) Site Development Concept Plan, one (1 Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the portions of the District north of relocated Wild Horse Creek Road (Category C)
- II TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS A. The developer shall submit a Site Development Concept Plan for the Category affected in accordance to Section I.P.5. of this ordinance within four (4) years of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan as provided for in Paragraph A in this section, the petitioner may submit a Site Development Plan for the Category affected in accordance to Section I.P.5 of this ordinance within four (4) years of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will require a new public hearing on any plan submittal.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site evelopment Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.



C. Failure to comply with these construction requirements will result in the expiration of plan approval and will require a new public hearing and new plan approval V GENERAL CRITERIA

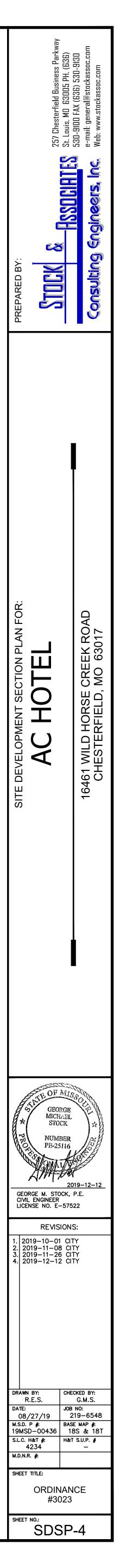
period to commence construction for not more than one additional year.

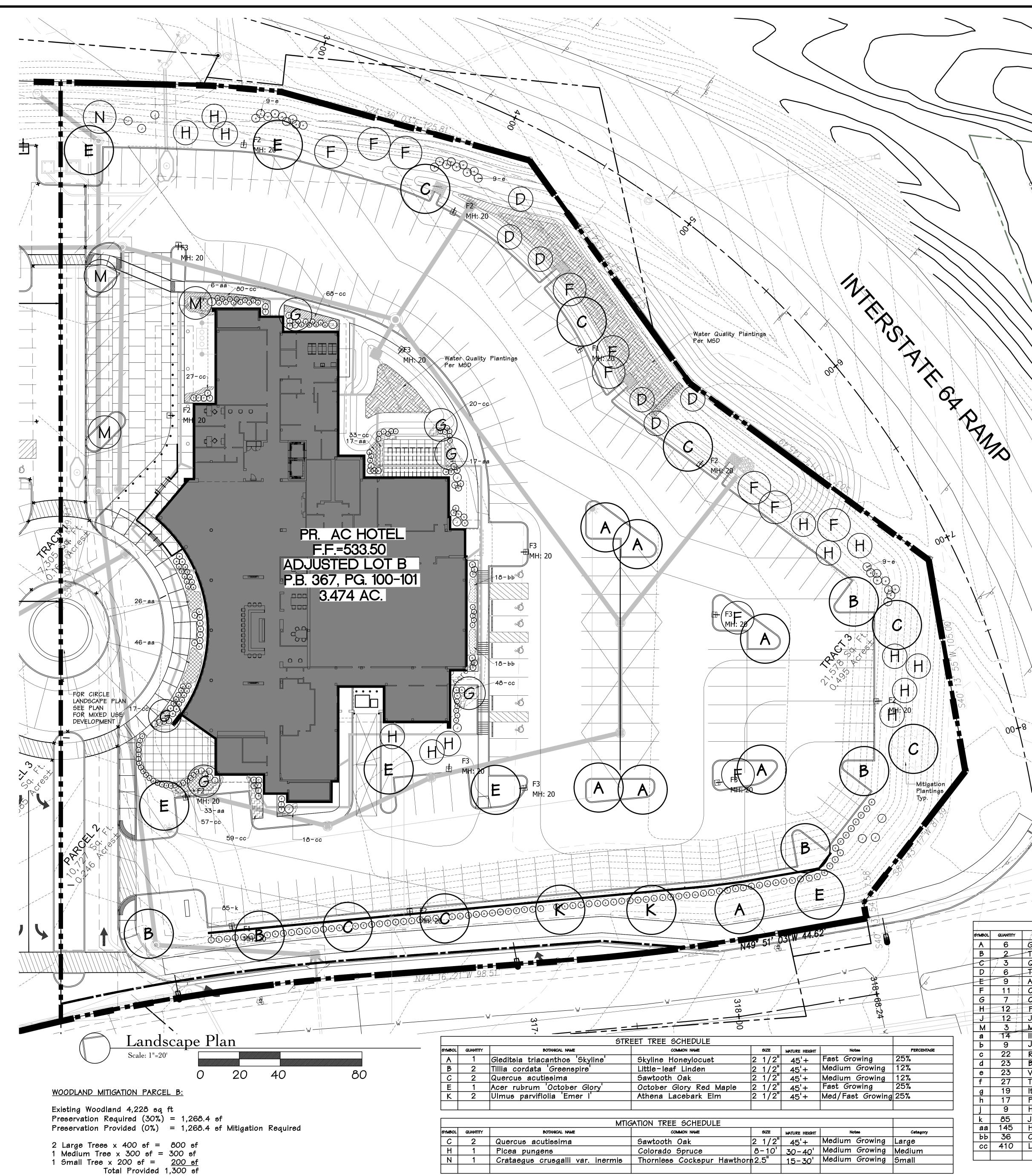
MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAI

The intent and purpose of the PC&R District is to have a mix of Commercial and Residential Uses within the District. At the time of the submittal of the Site Development Concept Plan or the Site Development Plan, a proposed standard for assuring the mix shall be submitted and approval of the above plans shall be ontingent on approval of the mix standard by a majority vote of the City Council council's vote on the mix standard may proceed concurrently with Council approval of the above plans. The mix standard shall be consistent with the purpose and inten of the PC&R District which is to create a diverse residential and commercial mixed use environment in which residential and commercial uses can be integrated pursuant to a "downtown" concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, and when people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. Such standard shall be considered a Performance Standard as that term is used in the Planned Commercial and Residence District provisions in the Zoning Code of the City of Chesterfield. Such provisions specifically authorize the supplementation of the Performance Standards in this Attachment "A' when approving the Plan. A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

- 1. Any site development concept plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code. 2. Include a landscape concept plan for the applicable category in accordance
- to Section I.P.5 of this ordinance and in accordance with the City of Chesterfield Code 3. Include a lighting plan in accordance with the City of Chesterfield Code.
- 4. Include a signage concept plan for the applicable category in accordance to Section I.P.5. of this ordinance.
- 5 Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Missouri Department of Transportation.

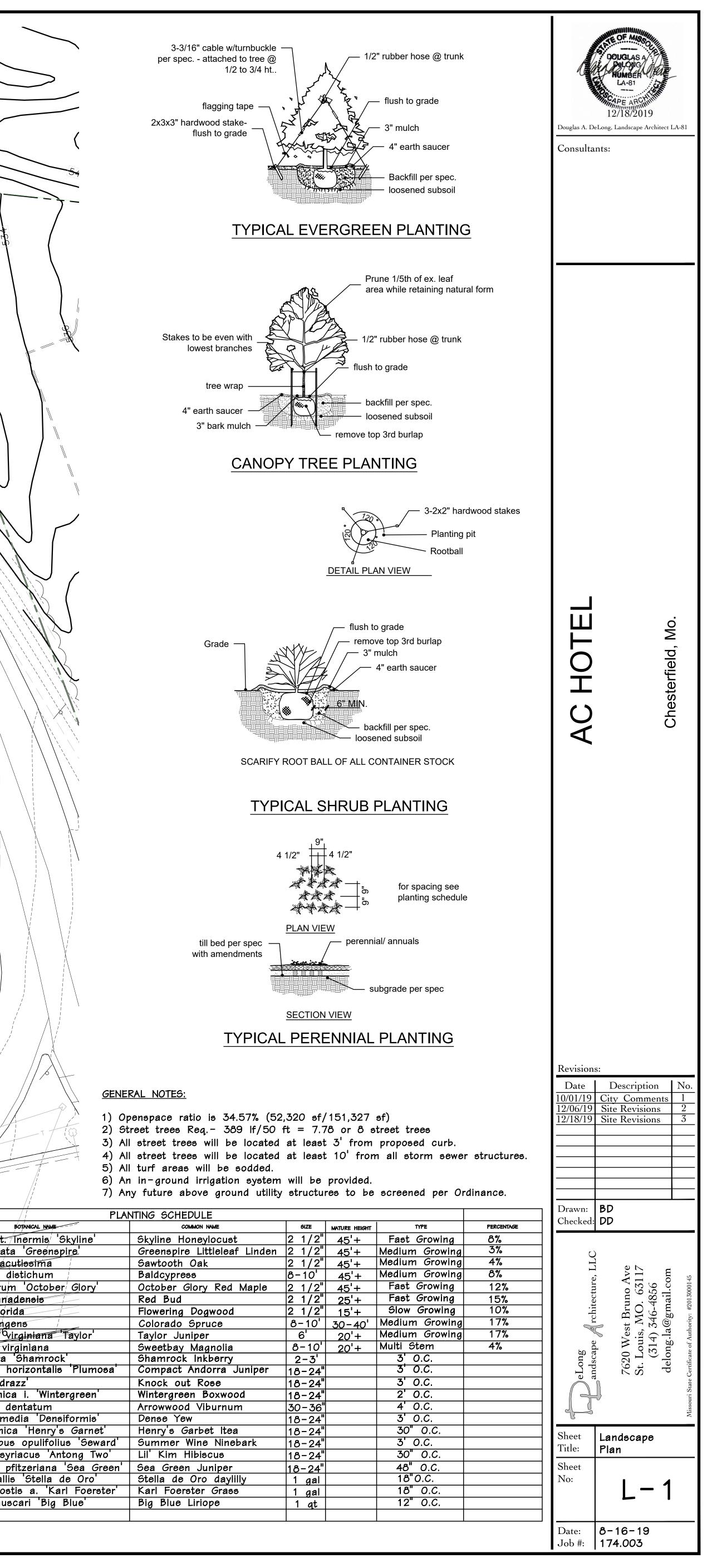
- The Site Development Plan/ Site Development Section Plan shall adhere to the Location map, north arrow, and plan scale. The scale shall be no greater
- vertically to the top of the sheet. 2. Outboundary plat and legal description of property.
- 3. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap
- A note indicating all utilities will be installed underground.
- 5. A note indicating signage approval is separate process.
- 6. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
- 7. Specific structure and parking setbacks along all roadways and property
- 8. Indicate location of all existing and proposed freestanding monument signs. 9. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- 10. Floodplain boundaries.
- 11. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed
- 12. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-ofway required for proposed improvements.
- 13. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
- 14. Depict existing and proposed contours at intervals of not more than two (2) foot, and extending 150 feet beyond the limits of the site as directed.





SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notee	PERCENTAGE
A	1	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"	45'+	Fast Growing	25%
В	2	Tillia cordata 'Greenspire'	Little-leaf Linden	2 1/2"	45'+	Medium Growing	12%
C	2	Quercus acutissima	Sawtooth Oak	2 1/2	45'+	Medium Growing	12%
E	1	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	45'+	Fast Growing	25%
K	2	Ulmus parviflolia 'Emer l'	Athena Lacebark Elm	2 1/2	45'+	Med/Fast Growing	25%
MTIGATION TREE SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	Catagory
	0					Madium Growing	1.0

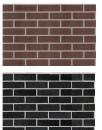
	MIGATION TREE SCHEDULE						
SYMBO	L QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	Catagory
С	2	Quercus acutissima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	Large
Н	1	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	Medium
N	1	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthor	n2.5"	15-30'	Medium Growing	Small



n0+

	1			NTING SCHEDULE				
	SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE	PERCE
/	Α	6	Gleditsia t. Inermis 'Skyline'	Skyline Honeylocust	2 1/2"	45'+	Fast Growing	8%
	В	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2"	45'+	Medium Growing	3%
/	e	3	Quercup acutissima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	4%
	D	6	Taxodium distichum	Baldcypress	8-10'	45'+	Medium Growing	8%
	E	9	Acer rubrum 'October' Glory'	October Glory Red Maple	2 1/2"	45'+	Fast Growing	12
	F	11	Cercis çanaden sis	Red Bud	2 1/2"	25'+	Fast Growing	15'
	G	7 -	Cornus florida	Flowering Dogwood	2 1/2"	15'+	Slow Growing	10
	H-	12	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	17
	J	12	Junipertus Virginiana Taylor	Taylor Juniper	6'	20'+	Medium Growing	17
	Μ	3	Magnolia virginiana	Sweetbay Magnolia	8-10'	20'+	Multi Stem	4%
I	a	14	llex glabra 'Shamrock'	Shamrock Inkberry	2-3'		3 0.C.	
	Ь	9	Juniperus horizontalis 'Plumosa'	Compact Andorra Juniper	18-24"		3' O.C.	
	C	22	Rosa 'Radrazz'	Knock out Rose	18-24"		3' 0.C.	
	d	23	Buxus sinica i. 'Wintergreen'	Wintergreen Boxwood	18-24"		2' 0.C.	
	e	23	Viburnum dentatum	Arrowwood Viburnum	30-36		4' O.C.	
	f	27	Taxus x media 'Densiformis'	Dense Yew	18-24"		3' 0.C.	
	g	19	ltea virginica 'Henry's Garnet'	Henry's Garbet Itea	18-24"		30 [°] 0.C.	
	h	17	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	18-24"		3' O.C.	
	j	9	Hibiscus syriacus 'Antong Two'	Lil' Kim Hibiscus	18-24"		30 ["] 0.C.	
	k	85	Juniperus pfitzeriana 'Sea Green'	Sea Green Juniper	18-24"		48" O.C.	
	aa	145	Hemerocallis 'Stella de Oro'	Stella de Oro daylilly	1 gal		18"0.C.	
	bb	36	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass	1 gal		18" O.C.	
	CC	410	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt		12" O.C.	





EXTERIOR MATERIAL LIST				
CODE	MATERIAL			
AS-1	Aluminum Siding - Longboard Color: Light Cherry			
(BR-1)	Thin Brick - Endicott Clay Products Co. Color: Manganese Ironspot Velour - Modular			
BR-2	Thin Brick - Sioux City Brick Color: Cordovan Smooth - Modular or approved equal			
(CS-1)	Cast Stone Color: T.B.D.			
CST-1	Stone Veneer - Eldorado Stone Cut Course Stone Color: Oyster or approved equal			
(CW-1)	Curtainwall Color: Black w/ 1" insulated clear glass w/ low-e coating			
EIFS-1	EIFS - Dryvit Color: #131 Gull Gray			
EIFS-2	EIFS - Dryvit Color: #449 Buckskin			
(ML-1)	Metal Louver Color: T.B.D.			
ML-2	Metal Louver Color: T.B.D.			
MP-1	Centria - Formawall Dimension Series Insulated Panel Color: Una-Clad Charcoal Gray			
SF-1	Aluminum Storefront Color: Black w/ 1" insulated clear glass w/ low-e coating			









CHESTERFIELD, 18.123

MISSOURI 10.04.19 BUILDING PERSPECTIVE LOOKING NORTHEAST







AC HOTEL

CHESTERFIELD, 18.123

MISSOURI 10.04.19





October 29, 2019

Mr. Mike Knight City Planner **City of Chesterfield**

Re: AC Hotel TR,i Project #: 18-123 ARCHITECT'S STATEMENT OF DESIGN

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is our Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

- 1. Site relationships: The proposed hotel development is located between Interstate 64 and Wild Horse Creek Road adjacent to the East bound I-64 off ramp. The only parcel with direct connection to the site is an existing warehouse development to the west. There are two vehicular access points to the site. The primary vehicular access is via full service curb cut on Wild Horse Creek Road. A secondary access is provided via the adjacent Wildhorse mixed-use development and extending west through the existing warehouse site to connect the entire development to Old Chesterfield Road. The Wildhorse mixed-use development is depicted on the west side of the site plan to demonstrate the over-all site development concept. The proposed buildings are organized on the site to define an outdoor space. Public art will anchor the center of the outdoor space along with a roundabout, which will serve to calm vehicular speed and provide for distribution of traffic within the development. In the center of the proposed development would be a plaza, comprised of a round-a-bout, public art, sidewalks, and park benches. This would be the focal point as one enters the development. All vehicles entering the development would navigate through the round-a-bout, similar to Carondelet Plaza in Clayton, Missouri. The proposed buildings will surround the plaza and bring a "downtown" feel to the area and further the intent of the PC&R by promoting efficient and effective pedestrian and vehicle circulation. Parking for the hotel development will be surface parking located around the perimeter of the building. The hotel's drop-off area is accessed from the round-a-bout.
- 2. Circulation system and access: The site organization emphasizes pedestrian connectivity of uses. Pedestrian access to the site is provide via a sidewalk running the length of the property

ARCHITECTURE | INTERIORS | PLANNING | CONSULTING | GRAPHICS

City Planner City of Chesterfield ARCHITECT'S STATEMENT OF DESIGN Page 2 October 29, 2019

along Wild Horse Creek Road. The development plan includes separation between vehicular circulation and pedestrian circulation with a network of public sidewalks within the development. The comprehensive pedestrian circulation system connects street to building, parking areas to building and building use to building use. Parking areas are distributed throughout the site to minimize impact with majority of the parking on the east side of the building. Landscaping is used along both the internal and external network of sidewalks to add interest to the pedestrian experience. The design incorporates extensive landscaping along the interstate and Wild Horse Creek Road, which can be extended to adjacent properties as they are developed/re-developed, thus providing site connectivity and continuity.

- 3. Topography: The existing topography slopes from a southern high point down approximately 23 feet to the north on the buildable area of the site. Modification to the grade is being proposed with and without the use of site retaining walls. Other slope modifications provide for handicapped pedestrian accessibility throughout the improved areas of the site. Extensive landscaping is used for screening, buffering, and enhancement to the site.
- 4. Retaining walls: The site will have an integral color modular retaining wall at the southern perimeter of the parking area along Wild Horse Creek Road. The parking area elevation will be on the low side of the modular retaining wall. The length of the modular retaining wall will be approximately 310 feet long with a maximum height of approximately 5'-6".

General requirements for building design:

- Scale: There are currently no existing adjacent projects that set a precedent for development consistent with the City of Chesterfield's design standards. The site is located between Interstate 64 and Wild Horse Creek Road. The façade facing Wild Horse Creek Road utilizes a variety of building form, height and materials to create a dynamic and engaging expression to the public. The I-64 frontage maintains a similar level of animation and use of quality building materials making that facade commensurate with neighboring highway developments.
- 2. Design: The building design and finishes are coordinated on all sides of the building. The project has a unique character without the influence of corporate identity. The site configuration reinforces the entry street and roundabout. The curved form of the west side of the first floor engages the roundabout, establishing a strong site and building connection. An emphasis has been placed on the pedestrian experience. Tall street level glass provides a visual connection from the exterior into the lobby, bar and dining areas of the hotel. An exterior patio space is located adjacent to the entry street and roundabout further reinforcing the connection of the interior and exterior environment. The building materials are consistent with the adjacent Wildhorse mixed-use project currently under construction, which establishes a relationship between the buildings without diminishing their individual identities. Massing and material transitions along with a variety of window sizes and spacing create texture and pattern on the upper floor facade.
- 3. Materials and Colors: Warm earth tone finishes are used throughout the exterior design that are neutral and compatible with many other pallets. The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront, clear low-e glass.

City Planner City of Chesterfield ARCHITECT'S STATEMENT OF DESIGN Page 3 October 29, 2019

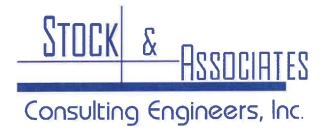
- 4. Landscape design and screening: Landscaping is used along the street to create connectivity to adjacent sites. Within the site landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building's base where it meets the site.
- 5. Signage: It is understood that signage is reviewed separately. Signage types intended for the development include wall signs and freestanding monument signs. Signage will be required to comply with the following construction practices:
 - a. No exposed conduit, tubing crossovers, or wiring raceways will be permitted unless they are intended to further enhance a unique theme of that establishment.
 - b. All conductors, transformers, interior light sources and other equipment must be concealed.
 - c. All signs, bolts, fastenings, and clips shall be non-corrosive materials.
 - d. No sign company's labels or identification will be permitted on the exposed surface of signs, except those required by local ordinances which shall be in an inconspicuous location.
 - e. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the background. Angle clips attached to letter sides will not be permitted.
 - f. An attempt must be made to keep electric and mounting holes within mortar joints of masonry fascia.
- 6. Lighting: All exterior lighting, including building accent up-lighting, will be fully cut-off and will adhere to Chesterfields UDC. No building accent up-lighting will shine above the building roofline (see attached exhibits). All exterior lighting will be 'white' in color, consistent with the development. Cut sheets of the lighting are included for review, they complement the buildings style.
- 7. Mechanical Unit Screening: All mechanical units will be screened by the building parapets or separate screening of complementary building materials. The screening heights have taken into account that the existing grade at the intersection of WHCR & I-64 ramp, which is located in the southeast corner of the development, is at approximately the same elevation as the height of the parapet of the 1-story conference center area on the east side of the building.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

1 Anton

Daniel Tate Senior Design Architect



December 2, 2019

City of Chesterfield 690 Chesterfield Pkwy W. Chesterfield MO 63017-0760

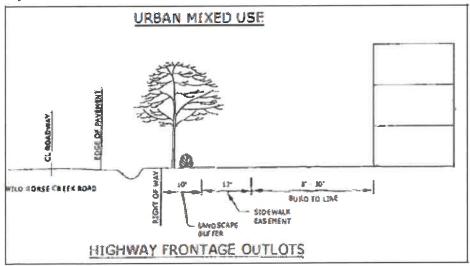
Attention: Mr. Mike Knight - Planner

Re: Downtown Chesterfield (AC Hotel) SDSP (Stock Project No. 219-6548)

Dear Mr. Knight,

Pursuant to your Site Development Section Plan Comment letter dated October 28, 2019, in particular "General Comment" #8 we respectfully request your consideration to modify Exhibit 1 of City of Chesterfield Ordinance 2449 to create Design Standards for Category C - "Highway Frontage Outlots" (Portions of District north of relocated Wildhorse Creek Road).

Exhibit 1 of the governing ordinance defines a specific streetscape and placement off of the WHCR right of way. Although this Section Plan is going through the same modification process as Lot A to utilize the internal drive as the streetscape, a modification must be requested that includes an exhibit/description of how the proposed streetscape relates to the internal drive compared to the required streetscape off of WHCR. The required streetscape may be seen in exhibit 1 below.



257 Chesterfield Business Parkway, St. Louis, MO 63005 636.530.9100 – Main | 636.530.9130 – Fax www.stockassoc.com | general@stockassoc.com December 2, 2019 Page 2

The intent of our request is to achieve the goals & objectives of the "PC&R" District. The streetscape ' Design Intent" of Exhibit 1 is provided internally within the development.

In the center of the proposed development would be a plaza, comprised of a round-a-bout, sidewalks, and park benches. Lot B will provide sidewalks and benches similar to what was approved on Lot A. This would be the focal point as one enters the development. All vehicles entering the development would navigate through the round-a-bout, similar to Carondelet Plaza in Clayton, Missouri. The proposed buildings will surround the plaza and bring a "downtown" feel to the area and further the intent of the PC&R by promoting efficient and effective pedestrian and vehicle circulation. Parking for the development will be with surface parking.

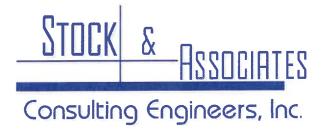
We respectfully request your consideration of this modification request. Please let us know if any additional information is required to complete your review of this matter.

As always, we greatly appreciated your consideration & continuous cooperation.

Sincerely,

Ryan Schriber, P.E., Associate

CC: Mr. Rich Obertino – Tri Architects (<u>rich.obertino@triarchitects.com</u>) Mr. Dave Yancik – Tri Architects (<u>dave.yancik@triarchitects.com</u>) Mr. Adam Siburt – Brinkmann (<u>asiburt@brinkmannconstructors.com</u>) Mr. Ryan Rans - Great Lakes Capital (<u>rrans@greatlakescapital.com</u>) Mr. Greg Schahet – Schahet Hotels (<u>greg@schahethotels.com</u>) Mr. George M. Stock, P.E. - President



December 2, 2019

City of Chesterfield 690 Chesterfield Pkwy W. Chesterfield MO 63017-0760

Attention: Mr. Mike Knight - Planner

Re: Downtown Chesterfield (AC Hotel) SDSP (Stock Project No. 219-6548)

Dear Mr. Knight,

Application for Reduction of the Number of Required Loading Spaces

This firm is the professionally licensed civil engineering firm that has been engaged to prepare and process a Site Development Section Plan for the AC Hotel. Included in that engagement is the preparation and submission of this Application for a reduction in the required Loading Spaces. Loading requirements are contained in Section 31-04-04(E) of the City of Chesterfield Zoning Ordinance. Under the provisions of the Off-Street Parking and Loading requirements, hotels require loading spaces to be calculated from Table "B". Based on the proposed AC Hotel's total gross square footage of 81,254 sf, the required number of required loading spaces is (2) 10'x25' spaces and (1) 10'x40' space. The site plan proposed to provide only the (2) 10'x25' spaces. The (2) 10'x25' loading spaces are more than adequate to service this 81,254 sf Hotel based on the development housing a single tenant. In comparison, (3) similar sized hotels in Chesterfield did not provide any loading spaces. The Courtyard by Marriott Chesterfield with 112 rooms, the Townplace Suites Chesterfield with 112 rooms, and the Residence Inn with 128 rooms have no loading spaces. Enclosed are the respective Site Plans.

As always, we greatly appreciate your cooperation.

Sincerely,

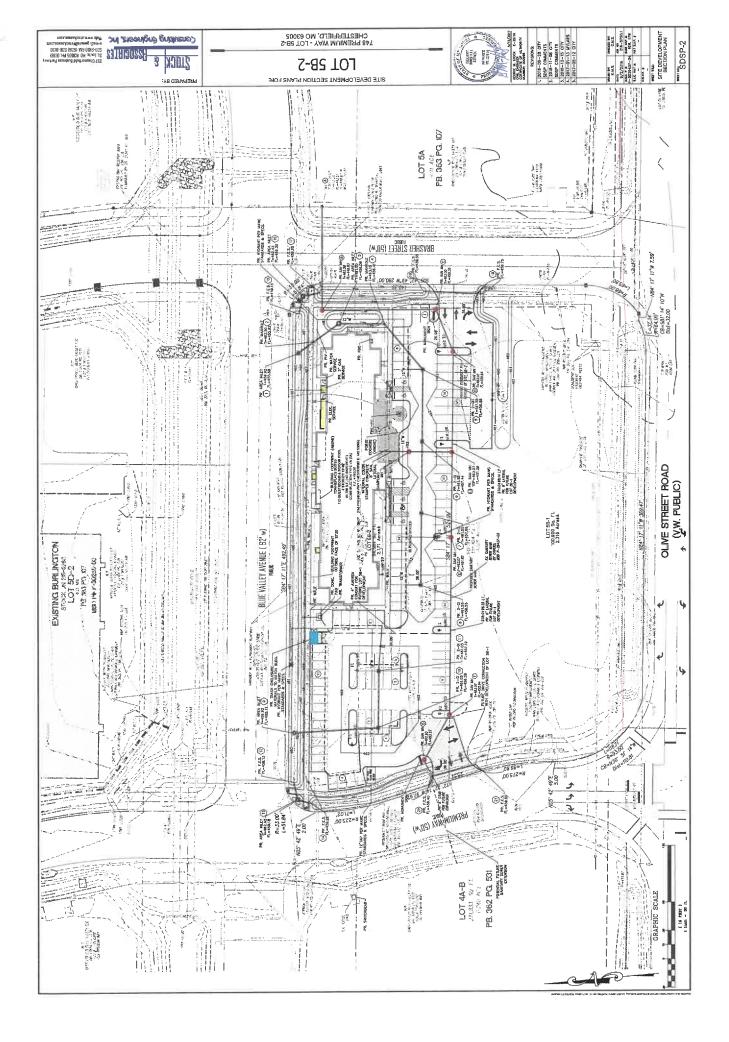
Ryan Schriber, P.E., Associate

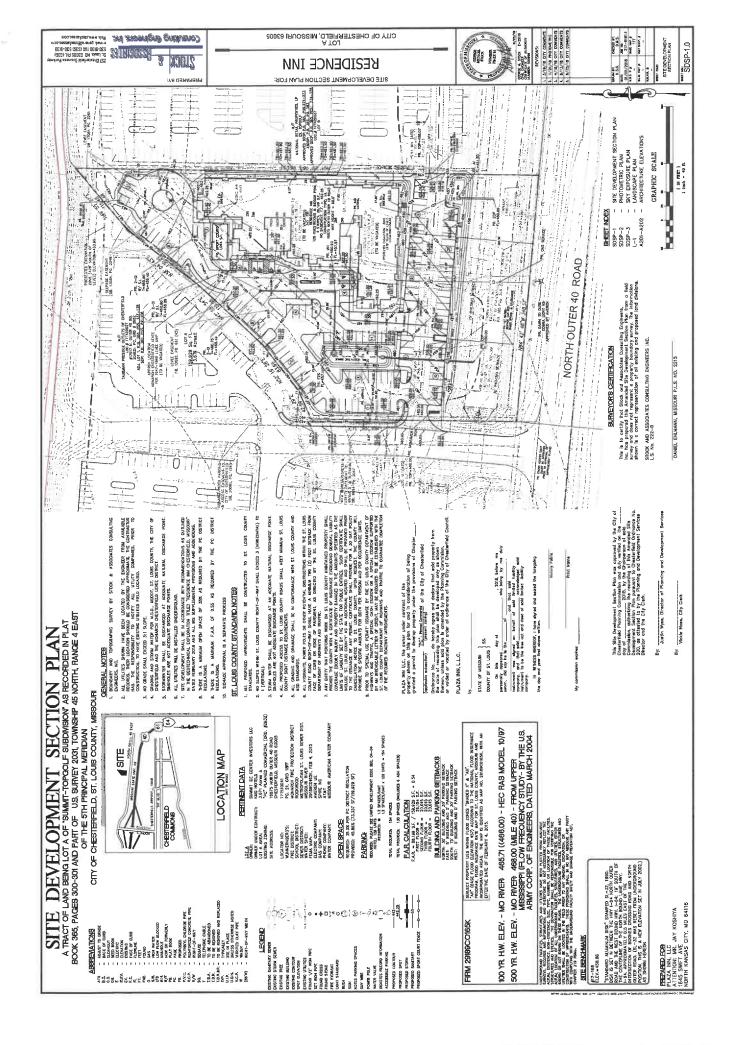
CC:	Mr. Rich Obertino – Tri Architects (<u>rich.obertino@triarchitects.com</u>)
	Mr. Dave Yancik - Tri Architects (dave.yancik@triarchitects.com)
	Mr. Dan Gronek – Brinkmann (DGronek@askbrinkmann.com)
	Mr. Ryan Rans - Great Lakes Capital (rrans@greatlakescapital.com)
	Mr. Greg Schahet – Schahet Hotels (greg@schahethotels.com)
	Mr. George M. Stock, P.E. – President

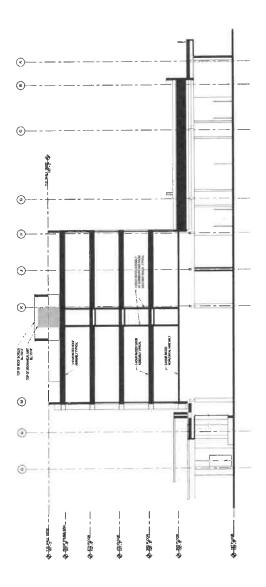
257 Chesterfield Business Parkway, St. Louis, MO 63005 636.530.9100 – Main | 636.530.9130 – Fax www.stockassoc.com | general@stockassoc.com

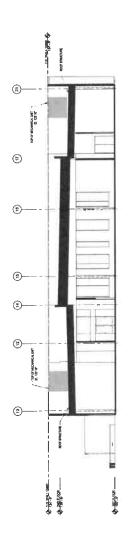


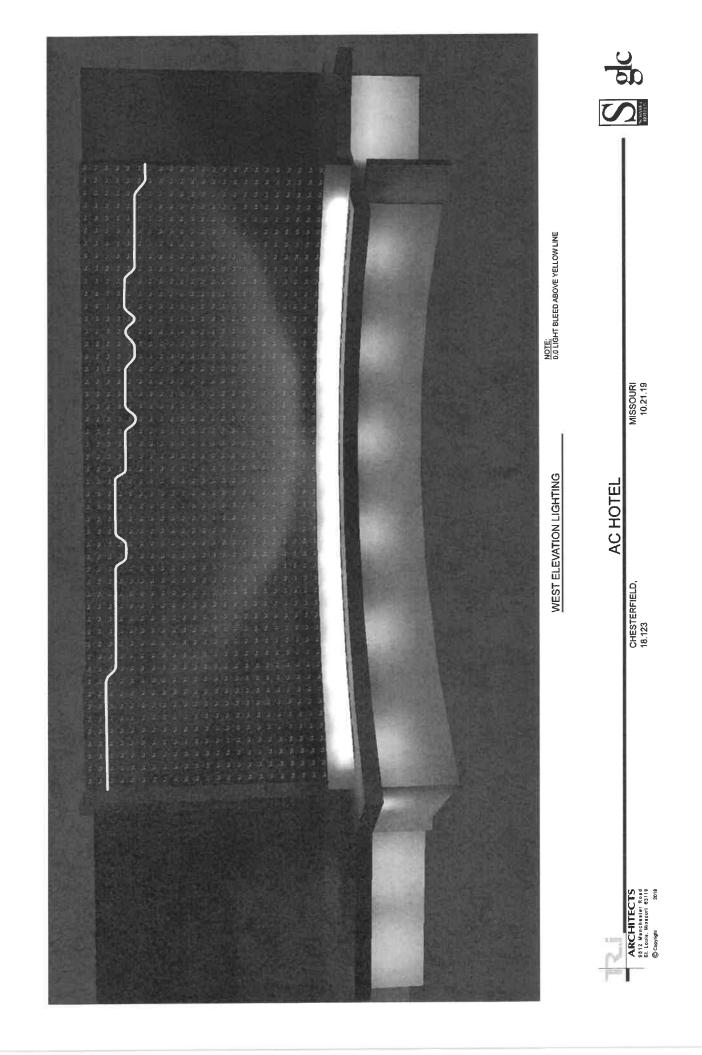
COURTYARD BY MARRIOTT CHESTERFIELD, MO (LOT 7B OF CHESTERFIELD COMMONS SIX APPROVED BY CITY OF CHESTERFIELD UNDER DB: 363, PG. 312-314) (17369 CHESTERFIELD AIRPORT RD. 63005) 112 ROOMS & MEETING ROOMS 122 SPACES ON SITE

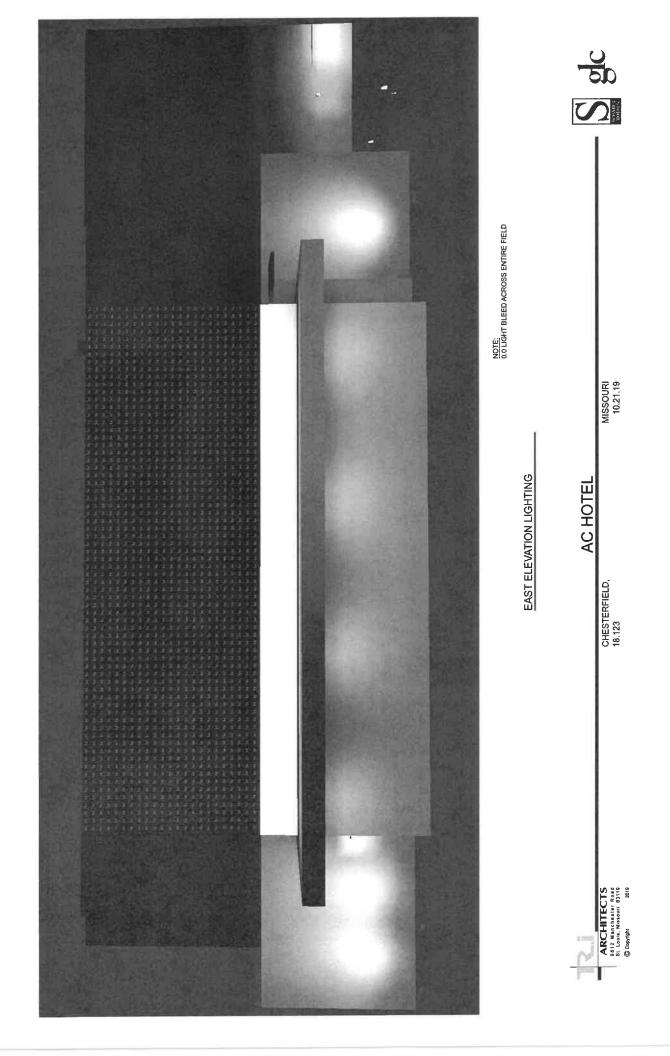












DESCRIPTION

The Galleon[™] LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics[™] system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

McGraw-Edison

Catalog #	Туре
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, diecast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wve systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA. 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.



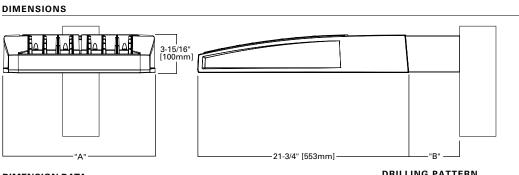
GALLEON LED

1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE



WaveLinx



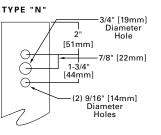
DIMENSION DATA

Number of Light Squares	"A" Width	"B" "B" Standard Optional Arm Length Arm Length		Weight with Arm (Ibs.)	EPA with Arm ² (Sq. Ft.)	
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96	
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00	
7-8	27-5/8" (702mm)	7" (178mm)	, 10		1.07	
9-10 33-3/4" (857mm)		7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12	

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



DRILLING PATTERN





CERTIFICATION DATA 3G Vibration Rated DesignLights Consortium® Qualified* IP66 Rated ISO 9001 LM79 / LM80 Compliant UL/cUL Wet Location Listed

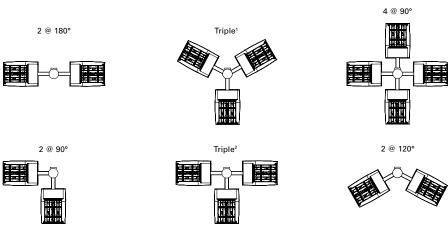
ENERGY DATA

Electronic LED Driver >0.9 Power Factor <20% Total Harmonic Distortion 120V-277V 50/60Hz 347V, 480V 60Hz -40°C Min. Temperature 40°C Max. Temperature 50°C Max. Temperature (HA Option)



ARM MOUNTING REQUIREMENTS

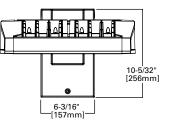
Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

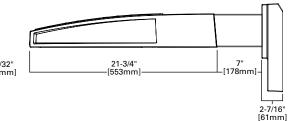


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

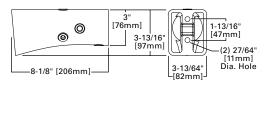
4-7/8" [124mm]

STANDARD WALL MOUNT

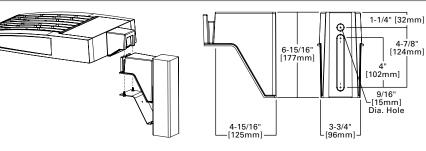




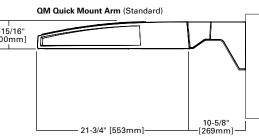
MAST ARM MOUNT



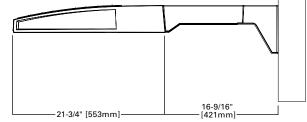
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



3-15/16" [100mm] "A"



QMEA Quick Mount Arm (Extended)



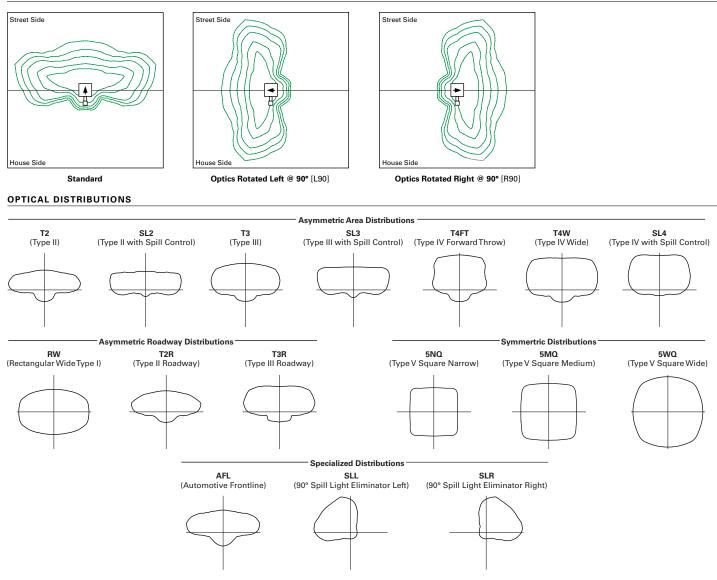
QUICK MOUNT ARM DATA

Number of Light Squares ^{1, 2} "A" Width		Weight with QM Arm (lbs.)	Weight with QMEA Arm (Ibs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	46 (20.91 kgs.) 49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

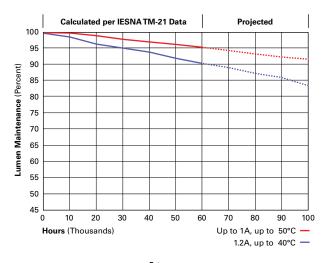


OPTIC ORIENTATION



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)		
Up to 1A	Up to 50°C	> 95%	416,000		
1.2A	Up to 40°C	> 90%	205,000		



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97



Eaton 1121 Highway 74 South Peachtree City, GA 30269 P: 770-486-4800 www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

NOMINAL POWER LUMENS (1.2A)

Number o	f Light Squares	1	2	3	4	5	6	7	8	9	10
	Power (Watts)	67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
-	rent @ 208V (A)	0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
•		0.33	0.55	0.80	1.27	1.35	1.61	1.93	2.32	2.3	2.71
Input Current @ 240V (A)		0.25	0.48	0.30	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 277V (A) Input Current @ 347V (A)		0.20	0.39	0.57	0.30	0.96	1.15	1.36	1.54	1.72	1.92
-	rent @ 480V (A)	0.20	0.30	0.43	0.60	0.30	0.85	1.03	1.16	1.72	1.92
Optics	ent @ 4000 (A)	0.15	0.30	0.43	0.00	0.73	0.85	1.05	1.10	1.20	1.45
Optics	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
T2		6,489	12,681	-	25,000	30,974	39,205	40,304	49,668		
12	3000K Lumens			18,919						55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
TOD	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,621	49,221	55,770	62,212	68,878
T2R	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
70	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
Т3	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
T3R	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
T4FT	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
T4W	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
SL2	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
SL3	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
SL4	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,734	55,220	61,597	68,199
5NQ	3000K Lumens	6,820	13,329	19,888	26,279	32,558	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
5MQ	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
5WQ	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
SLL/SLR	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
RW	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
AFL	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	to for 70 CPI										

* Nominal data for 70 CRI.



NOMINAL POWER LUMENS (1A)

Number o	f Light Squares	1	2	3	4	5	6	7	8	9	10
	Power (Watts)	59	113	3 166	4 225	279	333	391	6 445	5 01	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
-	rent @ 208V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.40	2.39
Input Current @ 277V (A)		0.20	0.48	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
-	rent @ 347V (A)	0.23	0.32	0.50	0.64	0.82	1.23	1.45	1.32	1.50	1.68
-		0.17			0.48	0.61	0.75	0.91	0.99	1.50	
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.01	0.75	0.91	0.99	1.12	1.28
Optics	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
T2	3000K Lumens				22,789	29,805	33,790				
12		5,915 B1-U0-G2	11,559 B2-U0-G2	17,248 B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	39,960 B4-U0-G5	45,277 B4-U0-G5	50,506 B4-U0-G5	55,919 B4-U0-G5
	BUG Rating										
T2R	4000K/5000K Lumens	6,642 6,280	12,979 12,271	19,366	25,589 24,193	31,705 29,976	37,941 35,872	44,870	50,840 48,068	56,711 53,619	62,789
120	3000K Lumens		B2-U0-G2	18,311 B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	42,423 B3-U0-G4	48,008 B3-U0-G5	B4-U0-G5	59,365
	BUG Rating	B1-U0-G1									B4-U0-G5
та	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
Т3	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
TOP	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,895	55,658	61,622
T3R	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
T4FT	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
T4W	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
SL2	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
SL3	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
SL4	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
5NQ	3000K Lumens	6,218	12,151	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
5MQ	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
5WQ	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
SLL/SLR	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
RW	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
AFL	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
Nominal dat											

* Nominal data for 70 CRI.



NOMINAL POWER LUMENS (800MA)

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	f Light Squares	1	2	3	4	5	6	7	8	9	10
	ower (Watts)	44	85	124	171	210	249	295	334	374	419
-	ent @ 120V (A)	0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
-	rent @ 208V (A)	0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Curr	ent @ 240V (A)	0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Curr	ent @ 277V (A)	0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Curr	ent @ 347V (A)	0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Curr	ent @ 480V (A)	0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
T2	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
T2R	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
тз	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,266	10,292	15,356	20,290	25,140	30,084	35,578	40,312	44,968	49,786
T3R	3000K Lumens	4,979	9,731	14,518	19,184	23,769	28,443	33,638	38,114	42,516	47,071
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,182	10,126	15,109	19,964	24,736	29,600	35,006	39,664	44,245	48,987
T4FT	3000K Lumens	4,899	9,574	14,285	18,876	23,387	27,986	33,097	37,501	41,832	46,315
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,115	9,995	14,914	19,706	24,417	29,218	34,554	39,152	43,674	48,354
T4W	3000K Lumens	4,836	9,450	14,100	18,631	23,085	27,624	32,670	37,017	41,292	45,717
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,046	9,860	14,713	19,441	24,087	28,825	34,089	38,625	43,085	47,702
SL2	3000K Lumens	4,771	9,322	13,911	18,381	22,774	27,253	32,229	36,518	40,735	45,101
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	4000K/5000K Lumens	5,152	10,067	15,020	19,846	24,591	29,426	34,800	39,431	43,984	48,698
SL3	3000K Lumens	4,871	9,518	14,200	18,764	23,249	27,822	32,902	37,280	41,585	46,042
010	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	4,894	9,565	14,271	18,857	23,364	27,959	33,065	37,465	41,792	46,270
SL4	3000K Lumens	4,634	9,043	13,492	17,829	22,090	26,434	31,261	35,422	39,513	43,746
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	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,313	10,383	15,493	20,470	25,363	30,351	35,893	40,669	45,367	50,229
5NQ	3000K Lumens	5,024	9,817	14,647	19,354	23,980	28,696	33,936	38,452	42,893	47,490
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
	4000K/5000K Lumens	5,411	10,574	15,778	20,848	25,830	30,911	36,554	41,418	46,202	51,154
5MQ	3000K Lumens	5,117	9,997	14,917	19,710	24,421	29,225	34,561	39,160	43,682	48,364
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	5,426	10,603	15,820	20,903	25,899	30,992	36,652	41,529	46,325	51,290
5WQ	3000K Lumens	5,130	10,025	14,958	19,763	24,486	29,302	34,654	39,263	43,799	48,493
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	4000K/5000K Lumens	4,528	8,846	13,199	17,440	21,609	25,858	30,580	34,649	38,651	42,792
SLL/SLR	3000K Lumens	4,281	8,364	12,480	16,489	20,430	24,448	28,912	32,759	36,543	40,459
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	4000K/5000K Lumens	5,265	10,289	15,353	20,285	25,134	30,077	35,569	40,303	44,958	49,775
RW	3000K Lumens	4,978	9,727	14,516	19,179	23,763	28,437	33,629	38,105	42,506	47,060
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
	4000K/5000K Lumens	5,285	10,327	15,409	20,360	25,225	30,186	35,699	40,450	45,120	49,956
AFL	3000K Lumens	4,996	9,763	14,569	19,249	23,849	28,540	33,752	38,244	42,659	47,232
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* Nominal data for 70 CRI.



NOMINAL POWER LUMENS (600MA)

Number o	f Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal P	Power (Watts)	34	66	96	129	162	193	226	257	290	323
Input Curr	rent @ 120V (A)	0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Curr	rent @ 208V (A)	0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Curr	rent @ 240V (A)	0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Curr	rent @ 277V (A)	0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Curr	rent @ 347V (A)	0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Curr	rent @ 480V (A)	0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics			1	I							
	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
T2	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G
	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
T2R	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G
	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
ТЗ	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G
	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
T3R	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	4,000 B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G
	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
T4FT	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	33,348
1461								B3-U0-G4			
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4		B3-U0-G5	B3-U0-G5	B3-U0-G
	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
T4W	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G
	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
SL2	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G
	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
SL3	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G
	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
SL4	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G
	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
5NQ	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G
	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
5MQ	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G
	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
5WQ	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G
	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
SLL/SLR	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G
	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
RW	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G
	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
AFL	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
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* Nominal data for 70 CRI.



Coverage Side Area (Feet)

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.

0

10

15

20 20 18 15 12 9 6 3 0 3 6 9 12 15 18 20

0

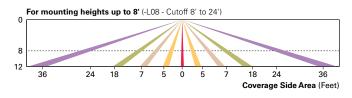
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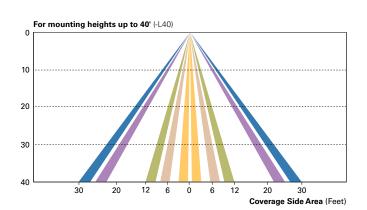
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40

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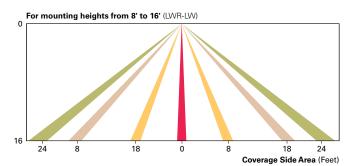
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LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



For mounting heights from 16' to 40' (LWR-LN) 0

For mounting heights up to 20' (-L20)

For mounting heights up to 40' (-L40W)

30

20

10

Ó

10

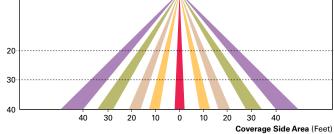
20

30

40

Coverage Side Area (Feet)

50



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.



Eaton 1121 Highway 74 South Peachtree City, GA 30269 P: 770-486-4800 www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD500020EN

July 23, 2019 2:40 PM

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1, 2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution		Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 06=5 ⁴ 06=6 07=7 ⁵ 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ⁷⁸	T2=Type II T2R=Type II Roadway T3=Type III Roadway T3F=Type III Roadway T4FT=Type IV ForwardThror T4W=Type IV Kide SNO=Type V Narrow SMO=Type V Square Mediu SWO=Type V Square Mediu SU=Type II w/Spill Control SL3=Type II w/Spill Control SL4=Type II w/Spill Control SL4=90° Spill Light Eliminat RW=Rectangular WideType AFL=Automotive Frontline	m or Left or Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add a	s Suffix)		1	ļ	-	Accessori	es (Order Separately)	
800=Drive Current 1200=Drive Current 1200=Drive Current FE-Single Fuse (120 FF=Double Fuse (2 2L=Two Circuits ¹² DIM=External 0-10 AHD145=After Hou AHD145=After Hou AHD245=After Hou AHD355=After Hou	(13 (14) Set to Nominal 600mA ¹⁵ Set to Nominal 800mA ¹⁵ 15 et to Nominal 1200mA ¹ 15 et to Nominal 1200mA ¹ 277 or 347V. Specify Volta 8, 240 or 480V. Specify Volta 8, 240 or 480V. Specify Volta 9, 240 or 480V. Specify Volta 15 pim, 16 Hours ²² 17 pim, 8 Hours ²² 19 cleft 19 cleft 10 cleft 1	R=NEM MS-L2(MS-L4(MS/DII MS/DII (5,16 MS/X-1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	VEMA 7-PIN Photocontrol Rec VA Photocontrol Receptale ²¹ JeMotion Sensor for ON/OFF W=Motion Sensor for ON/OF VH.120= Motion Sensor for Din VH.20W=Motion Sensor for Din VH.20W=Motion Sensor, f 200=Bi-Level Motion S	Operation, 9' - 20' M/k F Operation, 21' - 40 mming Operation, 9' imming Operation, 9' Maximum 8' Mountii + 20' Mounting Heig r, 21' - 40' Mounting I Operation, Maximum Isor, Wide Lens for 8 Isor, Narrow Lens for Ke Receptacle ^{18,33} Eensor, 7' – 15' Mounti ensor, 7' – 15' Mounti ensor, 7' – 40' Mounti	' Mounting Height ²⁴ aximum 8' Mounting Height ²⁴ - 20' Mounting Height ²⁴ - 21' - 40' Mounting Height ²⁴ ng Height ^{24,25} ng Height ^{24,25} n 8' Mounting Height ²⁶ r 16' - 40' Mounting Height ²⁶ r 16' - 40' Mounting Height ²⁶ ting Height, White ^{19,33} ing Height, White ^{19,33}	OA/RA1201: OA/RA1013: OA/RA1014: MA1252=101 MA1036-XX MA1037-XX MA1197-XX: MA1197-XX: MA1197-XX: MA1190-XX MA1190-XX MA1190-XX MA1190-XX MA1190-XX MA1192-XX: MA1192-XX: MA1195-XX: FSIR-100=W GLEON-MT: GLEON		\(\begin{aligned} \(\begin{aligned} \) \> \) \>

NOTES:

NOTES: 1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium[®] Cualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/4-LXX or MS/1-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Prec N, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.] 9 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 10 Factory installed. 11 Maximum 8 light squares. 13 Extended lead times apply. Use declicated IES files for 27000K and 6000K when performing layoust. 14 Reserved 15 1 Amp standard. Use declicated IES files for 500mA, 800mA and 1200mA when performing layoust. 16 Not available with HA option. 17 2L is not available with MS/ MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 18 Not available with LumaWatt Pro wireless sensors. 19 Cannot be used with other control options. 20 Low voltage control lead brought out 18° outside fixture. 21 Not available if any "MS' sensor is selected. Motion sensor has an integral photoccell. 22 Requires the use of P photocontrol or the PER7 o

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
	D=Dome Camera, Standard H=Dome Camera, Hi-Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	W =Wi-Fi Networking w/ Omni-Directional Antenna E =Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.



SWPD5-BZ=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, Bronze 19, 33, 34

ACHITECTURAL LIGHTING.	PROJECT NA	ME:		_ TYPE:	
	Custom configuration shown	FEATURES 2.75" WIDE OUTDOOR ENCAPSULATED LINEAR FIXTURE ETL LISTED WET LOCATION IP66 RATED 750 L/FT (LEDI); 1000 L/FT (LED2) INTEGRAL DRIVER SIMPLE, LINEAR PROFILE CAN BE CONNECTED TO CREATE LONG, CONTINUOUS RUNS CUSTOM LENGTHS AND CORNERS AVAILABLE	LED DRIVER		PROFILE VIEW ENCAPSULATE MATERIAL
		CATALOG CODES		C. Martine	

SK1	+	-	GW	÷	1000 000	1	-	UNV	5	DMO -	

SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH	LIGHT SOURCE	VOLTAGE	CONTROL	OPTIONS

		10						
SERIES		HANGING SYSTEM	SIZE	DIFFUSER		FI	NISH	
	C10A	OUTDOOR SURFACE CEILING MOUNT	24 36	GW GLOSS WHITE	POWE	AUTUMN WHITE	HEP	HENNA
1	010A**	OUTDOOR ADA-COMPLIANT SCONCE	48	1.	BEP	BEIGE	KAP	KHAKI
			60		BKP	BLACK	LBP	LIGHT BRONZE
	CIOB	OUTDOOR RECESSED CEILING MOUNT	72*		BLP	BLUE	MWP	MATTE WHITE
1			84*		BMP	BRASS METALLIC	RHP	RESEDA HAMMERTON
	0100	OUTDOOR RECESSED SCONCE	96*		BNP	BRONZE	SAP	SAGE GREEN
			XX		BTP	BLACK TEXTURED	SGP	STEEL GRAY
					CHP	COPPER HAMMERTONE	SHP	SILVER HAMMERTONE
					CMP	COPPER METALLIC	SMP	SILVER METALLIC
					DBP	DENIM BLUE	SRP	STORM GRAY
	1.2.2.0				GRP	GRAPHITE	SWP	SKY WHITE
	NOTE:	FIXTURE CANNOT BE INSTALLED WITH REFLECTOR ASSEMBLY FACING UPWARD.			GTP	GRAY TEXTURED	WTP	WHITE TEXTURED

LIGHT	SOURCE	V	OLTAGE		CONTROL		OPTIONS
LED OUTPUT LED1	COLOR TEMP 27K	UNV	120-277	DMO	0-10V DIMMING 10%	VSF	VISIBLE FLANGE OPTION FOR CIOB AND DIOC MOUNTING TYPES ONLY
LED2	ЗОК 35К					SPF	SPACKLE FLANGE OPTION FOR CIOB AND DIOC MOUNTING TYPES ONLY
	40K					IJC	ILLUMINATED CORNERS
						MOD	MODIFIED LUMINAIRE (CONTACT LOCAL REP)

SAMPLE CODE: SK1-CTOA-48-GW-MWP-LED1/35K-00V-0M0

'Fixtures over 60" will have multiple reflectors

**For a modified length, type in length of fixture in inches to the nearest 0.0625"; Min. 24"

***Illumination can be out, left, right or down; illumination cannot be up, up/down, or left/right

				L	UMENS A	ND WATT	AGE CHAR	т	
rest 0.0625"; Min. 24"			24"	36"	48"	60"	72"	84"	96"
up, up/down, or left/right	LED1	LUMENS DELIVERED	1510	2230	3020	3740	4460	5260	5980
	LEDI	SYSTEM WATTAGE	21	31	42	52	62	73	83
70	LED2	LUMENS DELIVERED	2020	2950	3960	4970	5980	6957	7920
12	LEDZ	SYSTEM WATTAGE	28	41	55	69	83	97	110

This chart was created for a 35K color temp. Multiply by 0.95 for 27k color temp, 0.97 for 30k color temp, and 1.03 for 40k color temp.



TVDE A

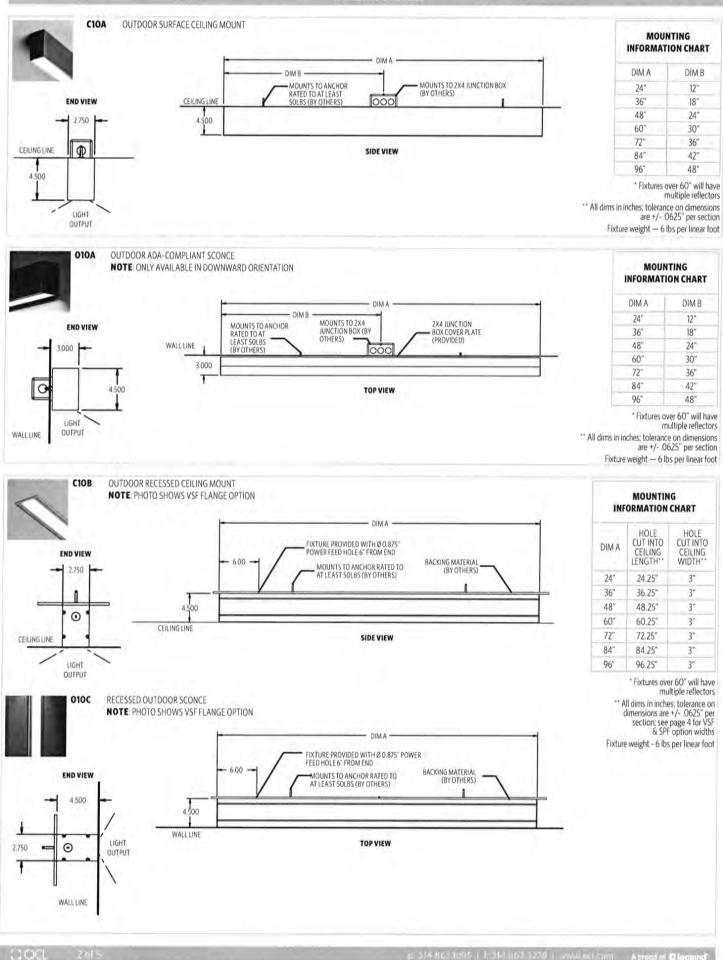
Designed and Fabricated in St. Louis, Missouri — USA

MODS, NOTES, & COMMENTS

TYPE:

PROJECT NAME:

HANGING SYSTEM



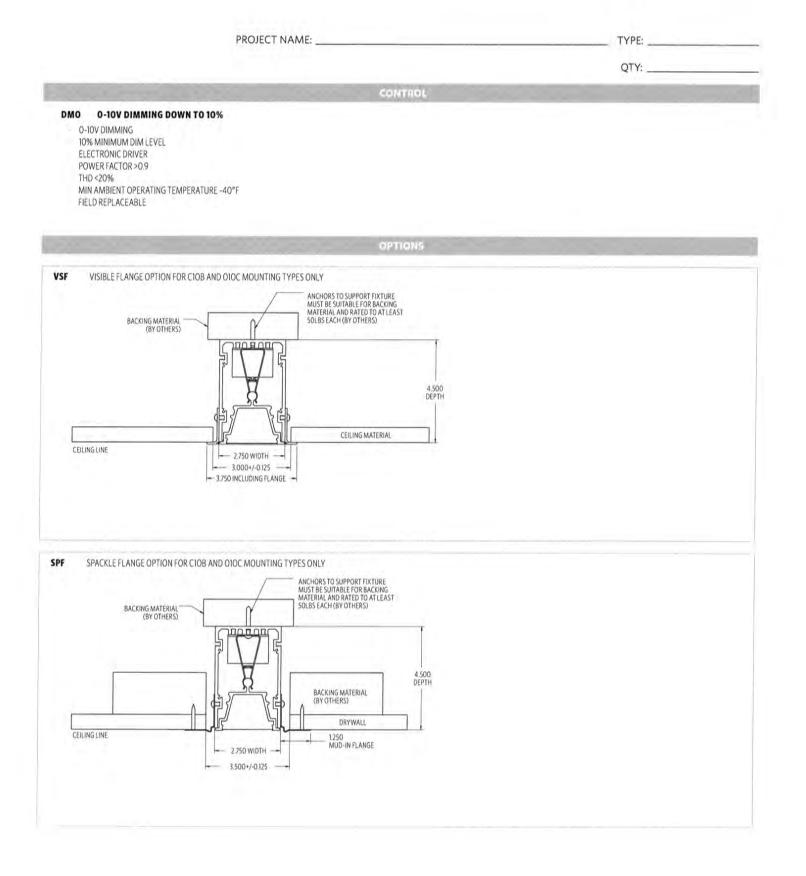


Derived from EPA TM-21 calculator. Based on typical conditions. Consult the factory for additional details

ZONE	LUMENS	% OF LUMINAIRE
0-30	1117	28%
0-60	3200	81%
0-90	3953	100%
90-180	0	0%

For all available IES files, please visit our website at ocl.com.

13OCL 3 015



IJC **ILLUMINATED CORNERS**

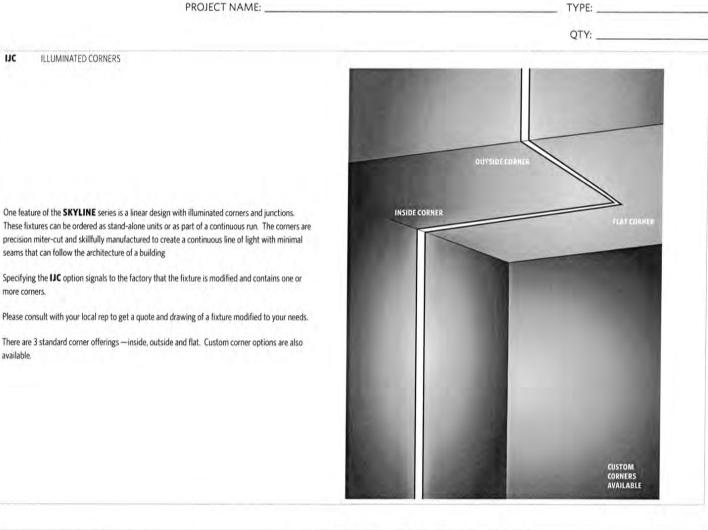
seams that can follow the architecture of a building

more corners.

available.

One feature of the SKYLINE series is a linear design with illuminated corners and junctions.

Specifying the IJC option signals to the factory that the fixture is modified and contains one or



CONSTRUCTION

- HOUSING IS EXTRUDED ALUMINUM
- REFLECTOR IS EXTRUDED ALUMINUM
- DIFFUSER IS OPAL WHITE URETHANE RUBBER WITH **UV INHIBITORS**
- HARDWARE IS STAINLESS STEEL

MOUNTING

- FOR SURFACE MOUNTING, ILLUMINATION CAN BE OUT, LEFT, RIGHT, DOWN ONLY
- FIXTURE IS NOT DESIGNED TO BE MOUNTED IN-GRADE

SPECIFICATIONS

ELECTRICAL

- DIMMING ELECTRONIC DRIVER(S), COMES STANDARD WITH 0-10V DOWN TO 10%
- 0-10V DOWN TO 1% AND LUTRON (LDE1) 1% ALSO AVAILABLE AS MODIFICATION (REQUIRES REMOTE DRIVERS)
- OCL PROPRIETARY LED ARRAYS USE NICHIA 757 DIODES
- LUMINAIRE CONNECTS TO BUILDING SUPPLY (120V-277V 50/60HZ) (UNLESS DRIVERS ARE REMOTE)

LISTING

- ETL LISTED TO UL 1598 FOR WET LOCATIONS; INDOOR **OR OUTDOOR**
- **IP66 RATING**

WARRANTY

5 YEAR; ALL ELECTRICAL COMPONENTS RETAIN THE MANUFACTURER'S WARRANTY

The drawings and specifications and ideas, designs and arrangements represented on these drawings are and shall remain the property of The Original Cast Lighting (OCL Architectural Lighting) and no part thereof shall be copied, disclosed, to others or used in conjunction with any work or project other than the specified project for which they have been prepared and developed, without written consent of OCL. Visual contact with these plans or specifications shall constitute conclusive evidence of acceptance of these restrictions. All specifications and information subject to change without notice.

LOCL

TECHLIGHTING

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
ССТ	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.



PITCH SINGLE shown in black



PITCH SINGLE shown in charcoal



PITCH SINGLE shown in bronze



PITCH SINGLE shown in silver

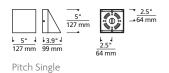
* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP	
	S SINGLE	B BLACKB BRONZECHARCOALSILVER	-LED827277 -LED830	LED 80 CRI, 2700K 120V LED 80 CRI, 2700K 277V LED 80 CRI, 3000K 120V LED 80 CRI, 3000K 277V



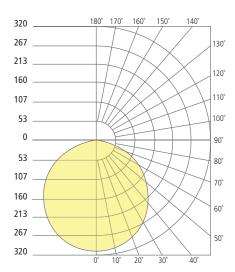
*For latest photometrics, please visit www. techlighting.com/OUTDOOR



PHOTOMETRICS*

PITCH SINGLE

823
26.2
31.4
3000K
80+
B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

(I)

JOB NAME & INFO

NOTES



GENERATION BRANDS 7400 Linder Avenue, Skokie, Illinois 60077 T 847.410.4400 F 847.410.4500

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STL259 LED 615-1420





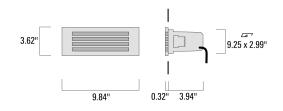
Description

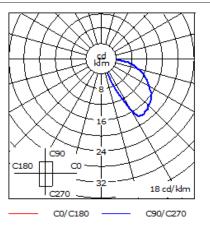
IP55. Recessed LED steplight for orientation. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blockout.

Beam Type	diffused distribution
Light Source	LED-6/6W / 350 mA - 4000 K
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (Im)	
LED Lumens	134.5 lm
LEDs	6
Total Lumens	807 lm
Tj	85 °C
Delivered Lumens Flux (Im)	
LED Lumens	3.7 lm
Total Lumens	22.2 lm
Та	25 °C
Rated Input Power	7.7 W

STL259 LED 615-1420

2/3





Material Specification

Body:	Luminaire body and lens frame constructed in die cast aluminum.
Weight (lbs):	2.90
Lens:	Opal polycarbonate lens.
Colours:	RAL9004 Black RAL9007 Grey Metallic RAL9016 White RAL8019 Dark Bronze
Ouick Ship	Quickship features a one week ship time for Steplights and two week ship time fo the rest of our Core products. All applicable information must be included for orders to be processed and colours must be in one of our 4 standard finishes. A maximum order quantity of 30 pieces applies.
Gasket:	Silicone rubber gasket
Fasteners:	PCS polymer coated stainless steel
Ingress protection:	IP55
Impact protection:	IK10
Corrosion protection:	5CE
Mounting:	Suitable for installation in cavity wall construction or concrete pour construction using optional installation blockout.
Listings:	ETL listed. Suitable for wet locations.
Electrical Specification	
Power supply:	Integral [ECG] electronic 0-10 V dimmable driver in 120 or 277 volt. Specify voltage
Driver / Ballast:	Integral EC electronic converter
Cable:	Suitable for through wiring.

STL259 LED 615-1420

3/3

Lifetime

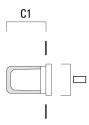
LED >60,000 h Ta 25°(L70/B10) Control gear >50,000 h Ta 25°

Mounting Accessories

Installation blockout

Optional mounting accessories for concrete pour installations. Installation blockout. Suitable for installing recesses wall luminaire in concrete pour installations. Serve as rough-in housing prior to installation of luminaire. Includes hardware necessary for attachment to formwork.

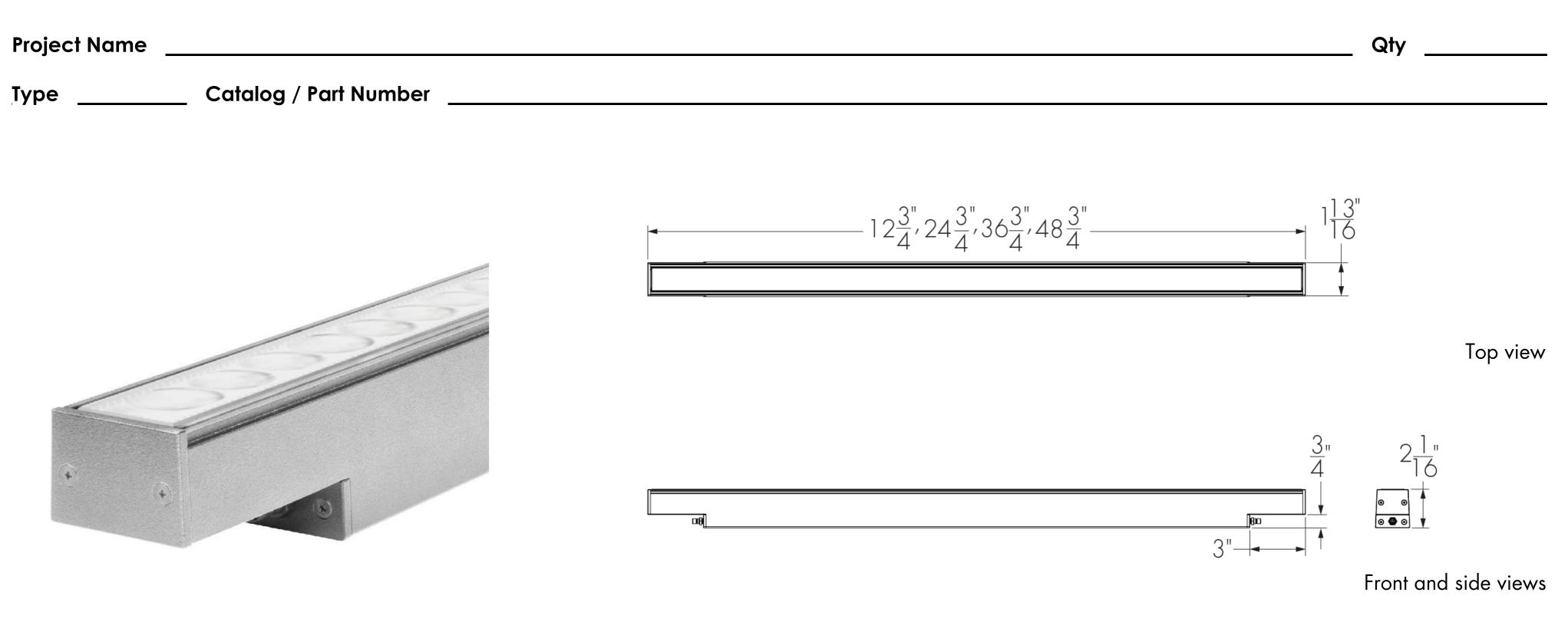
615-9325 Installation blockout BST25-I





Iumenfacade nano

WHITE AND STATIC COLORS



Photometric Summary

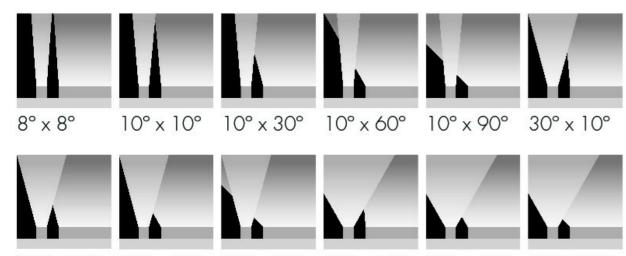
4ft, 4 W/ft, 4000K	Delivered output (lm)	Intensity (peak cd)
8°x8°	1,530	41,352
10°x10°	1,456	32,262
10°x30°	1,435	9,126
10°x60°	1,427	4,867
10°x90°	1,424	2,551
30°x10°	1,439	9,098
30°x30°	1,767	4,079
30°x60°	1,713	2,581
30°x90°	1,726	1,865
60°x10°	1,426	5,647
60°x60°	1,730	1,279
60°x90°	1,719	1,540
90°x90°	1,690	1,045
W (120°)	864	N/A
ww	1,524	7,393

Description

The Lumenfacade Nano White and Static Colors is a highefficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in

Photometric performance is measured in compliance with IESNA LM 79-08.

Optics



 $30^{\circ} \times 30^{\circ}$ $30^{\circ} \times 60^{\circ}$ $30^{\circ} \times 90^{\circ}$ $60^{\circ} \times 10^{\circ}$ $60^{\circ} \times 60^{\circ}$ $60^{\circ} \times 90^{\circ}$

90° x 90° W (120°) WW

sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade Nano is also available with a unique asymmetric distribution, providing exceptional uniformity and brightness for walls and signage.

1 / 15

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue	
Length (nominal)	12 in, 24 in, 36 in, 48 in	
Optics	8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 60°, 60° x 90°, 90° x 90°, Wide 120°, Asymmetric Wallwash	
Options	Corrosion-resistant coating for hostile environments	
Power Consumption	2 W/ft, 4 W/ft	
Warranty	5-year limited warranty	



lumenfacade nano

WHITE AND STATIC COLORS

Colors and Color Temperatures	Performance	
	Delivered Output	884 lm (2 W/ft, 48 in fixture, 4000K, 30° x 30°, UCTL), 1,767 lm (4 W/ft, 48 in fixture, 4000K, 30° x 30°, UCTL)
2200K 2700K 3000K 3500K 4000K	Delivered Intensity	20,676 cd at nadir (2 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL), 41,352 cd at nadir (4 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL)
Red Green Blue Controls	Illuminance at Distance	Minimum 1 fc at 144 ft (2 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL), Minimum 1 fc at 203 ft (4 W/ft, 48 in fixture, 4000K, 8° x 8°, UCTL)
ON/OFF UCTL	Color Consistency	3 SDCM (2 SDCM for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 60° x 10°, W and WW optics)
Ratings	Color Rendering	CRI 80+
IP66 IK08	Lumen Maintenance	L70 >90,000 hrs
Certifications	Physical	
Cermicanons	Housing Material	Low copper content extruded aluminum
	Lens Material	Clear tempered glass
Конз	Hardware Material	Stainless steel
	End Cap Material	Machined aluminum
	Gasket Material	Silicone
	Surface Finish	Electrostatically applied polyester powder coat
	Weight	1.4 lbs (12 in), 2.9 lbs (24 in), 4.4 lbs (36 in), 6 lbs (48 in)
	Electrical and control	
	Voltage	48 VDC
	Resolution (DMX/RDM)	Per fixture, 8-bit or 16-bit
	Control	On/Off control, Universal control (compatible with 0-10V, DALI or DMX/RDM systems)
	Environmental	
	Storage Temperature	-40 °F to 185 °F (device must reach start-up temperature value before operating)
	Start-up Temperature	-13 °F to 122 °F
	Operating Temperature	-40 °F to 122 °F
	Ingress Protection Rating	IP66
	Impact Resistance Rating	IK08 (IK09 for 48 in fixtures)



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Iumenfacade nano LOGN

WHITE AND STATIC COLORS

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Accessories (order separately)	
Cables	Lumenfacade Nano Jumper Cable, Trunk Power Cable, Trunk Data Cable
Control Boxes	Low-Voltage Control Box, Low-Voltage Splitter Box
Optical Accessories	Lumenfacade Nano Radial Louver, Lumenfacade Nano Visor
Control Systems	Lumentone™ 2, Pharos® kit
Diagnostic and Addressing Tools	LumenID



lumenfacade nano LOGN

WHITE AND STATIC COLORS

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Optical option installation details

HFR - Half-frosted lens	
	WALL
Top view	
Front view	

WW - Asymmetric wallwash

Recommended setback from wall is 1/10 of the wall height.

Example: 2 ft setback for a 20 ft wall.

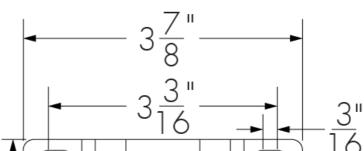
- Always position frosted side toward the wall.
- Applicable for $8^{\circ} \times 8^{\circ}$, $10^{\circ} \times 10^{\circ}$ or asymmetric wallwash optics only.

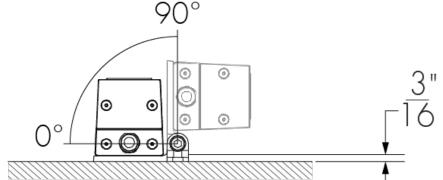
Mounting options

One mounting bracket provided for 12 in fixtures. Two mounting brackets provided for 24 in, 36 in and 48 in fixtures. See installation instructions for details.

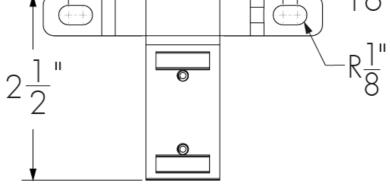
SAMN - Slim Adjustable Mounting Nano

SAMN - Mounting hole pattern

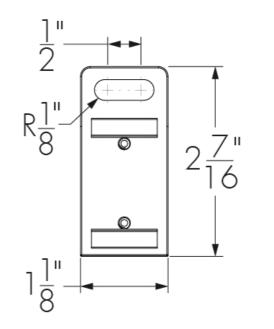




UMPN - Fixed Mounting Nano



UMPN - Mounting hole pattern



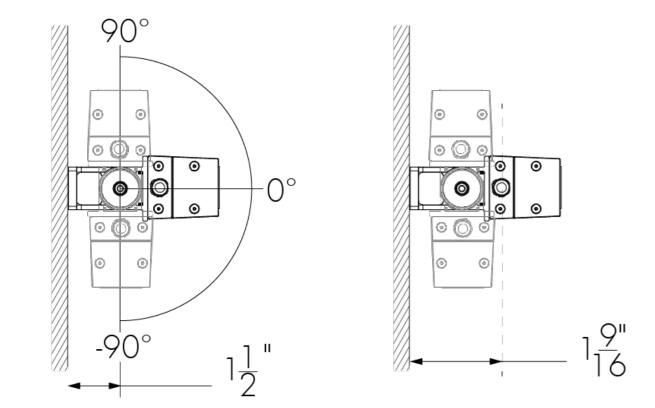




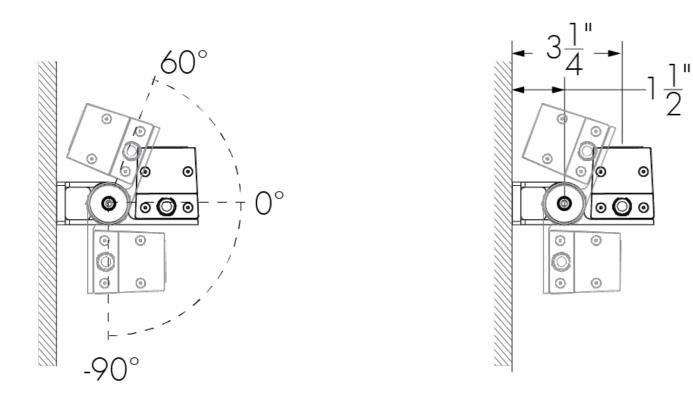
lumenfacade nano LOGN

WHITE AND STATIC COLORS

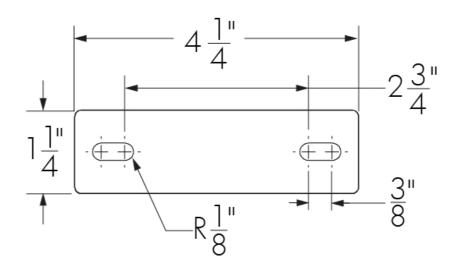
UMASN - Universal Adjustable Mounting Nano

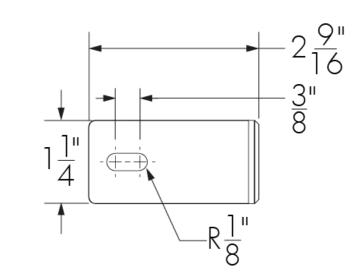


WAMN2 - Adjustable Extended Arm Mounting Nano 2 in



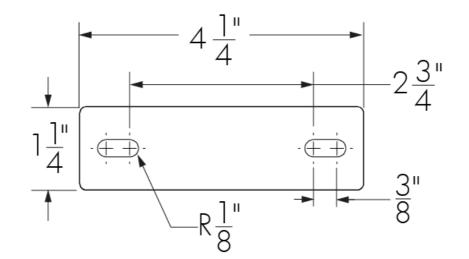
UMASN - Mounting hole pattern





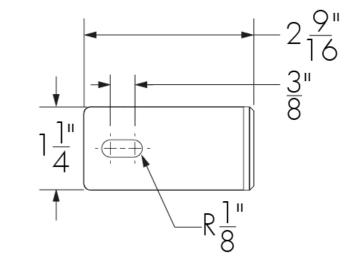
For 1 ft fixtures

WAMN2 - Mounting hole pattern



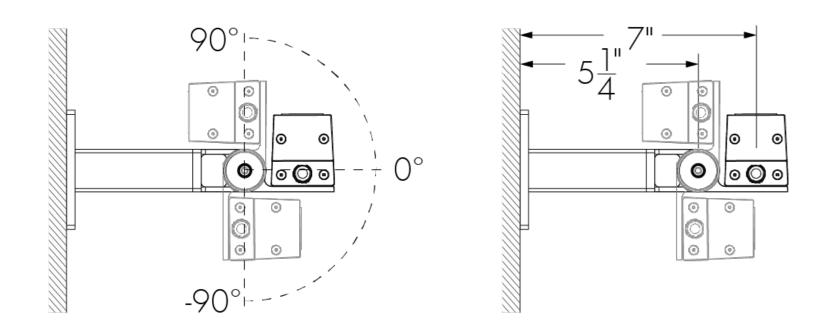
For 1 ft fixtures

For 2 ft, 3 ft and 4 ft fixtures

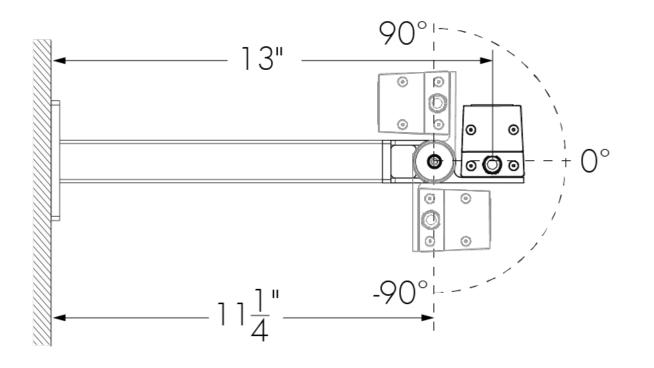


For 2 ft, 3 ft and 4 ft fixtures

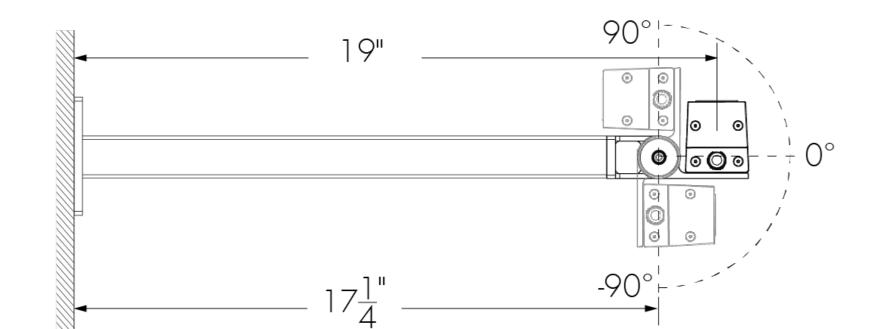
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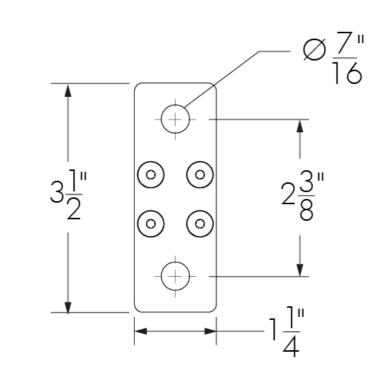
WAMN12 - Adjustable Extended Arm Mounting Nano 12 in



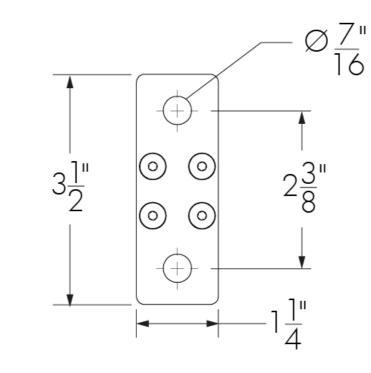
WAMN18 - Adjustable Extended Arm Mounting Nano 18 in



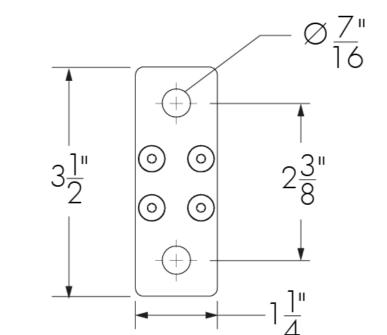
WAMN6 - Mounting hole pattern



WAMN12 - Mounting hole pattern



WAMN18 - Mounting hole pattern



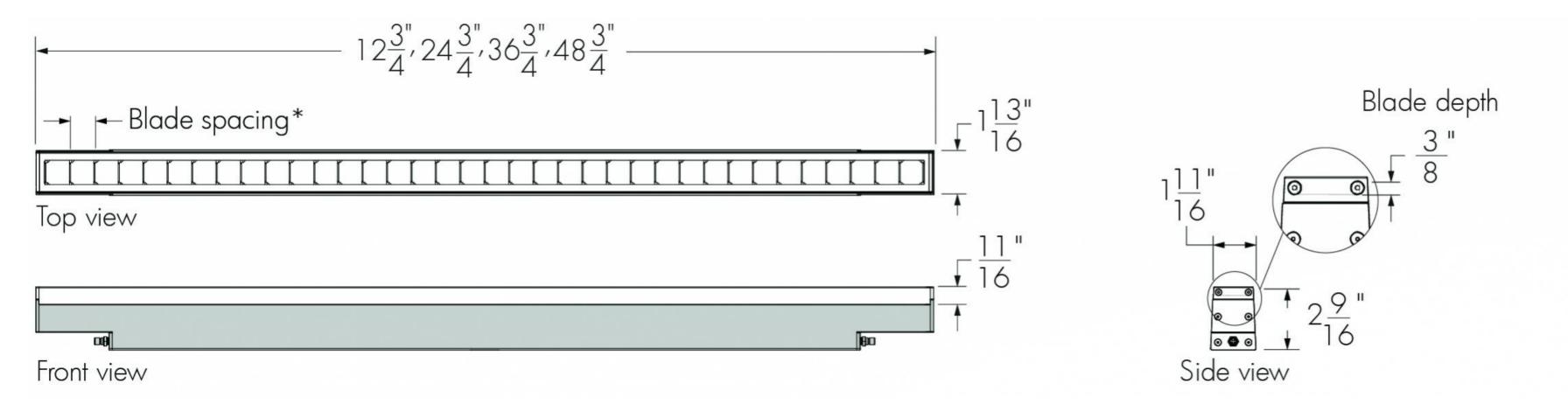


WHITE AND STATIC COLORS

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Optical accessories (order separately)

LOGNRD - Radial louver for Lumenfacade Nano



*15/16 in blade spacing for 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10° and 60° x 10° optics. *1 15/16 in blade spacing for 30° x 30°, 30° x 60°, 30° x 90°, 60° x 60°, 60° x 90° and 90° x 90° optics.

LOGNRD-LENGTH-FINISH-OPTIONS

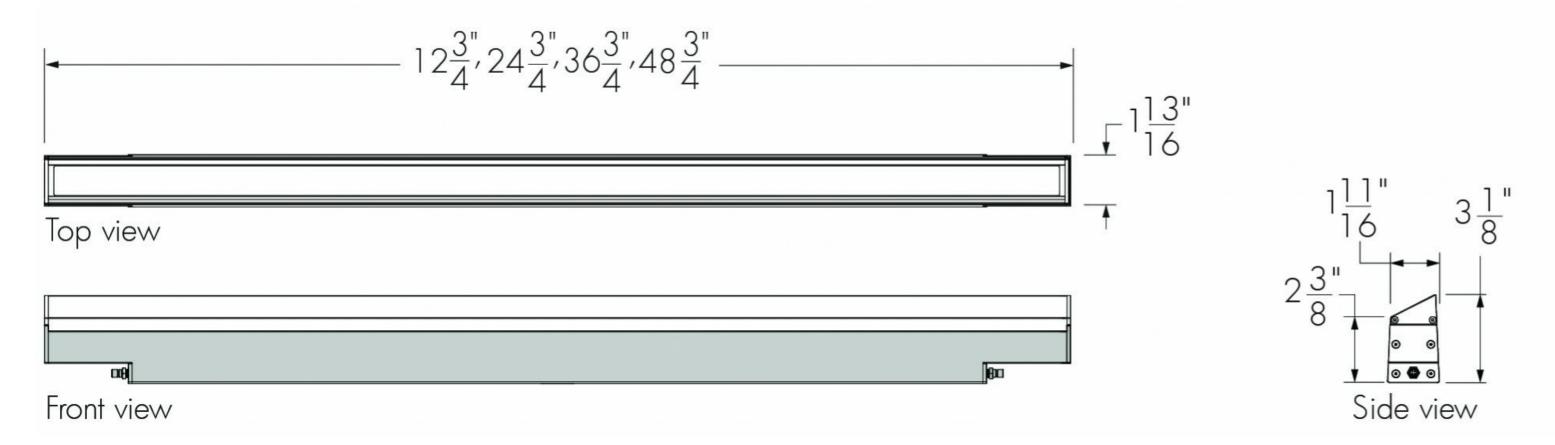
Please specify:

LENGTH: 12 in, 24 in, 36 in or 48 in; **FINISH**: BK - Black Sandtex®, BRZ - Bronze Sandtex®, SI - Silver Sandtex®, WH - Smooth white or CC - custom color and finish (please specify RAL color); **OPTIONS**: CRC - Corrosion-resistant coating for hostile environments

• The addition of a louver will affect beam distribution. Consult factory for application support.

- Not suitable for wide 120° and asymmetric wallwash optics.
- Maximum one accessory per fixture. Louvers are field installable.

LOGNVS - Visor for Lumenfacade Nano



LOGNVS-LENGTH-FINISH-OPTIONS

Please specify:

LENGTH: 12 in, 24 in, 36 in or 48 in; **FINISH**: BK - Black Sandtex®, BRZ - Bronze Sandtex®, SI - Silver Sandtex®, WH - Smooth white or CC - custom color and finish (please specify RAL color); **OPTIONS**: CRC - Corrosion-resistant coating for hostile environments

- The addition of a visor will affect beam distribution. Consult factory for application support.
- Not suitable for wide 120° optic.
- Maximum one accessory per fixture. Visors are field installable.



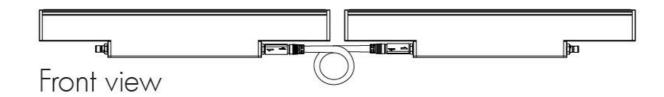
Iumenfacade nano LOGN

WHITE AND STATIC COLORS

Cables (order separately)

LOGNJC - Jumper cable for Lumenfacade Nano





For minimal spacing between fixtures, use a 1 ft jumper cable.

2

LOGNJC-CERTIFICATION-LENGTH-CABLE COLOR-OPTION

Please specify:

CERTIFICATION: UL or CE; **LENGTH**: 1 ft to 30 ft (available in 1 ft increments) or 50 ft; **CABLE COLOR**: black or white (connectors are the same color as the specified cable color); **OPTION**: Master (To identify the jumper cable connecting the LCBX or LSBX to the first Lumenfacade Nano fixture, specify the Master option when ordering master jumper cables. The Master option does not need to be specified for jumper cables connecting Lumenfacade Nano fixtures together.)

- Suitable for dimming/data and non-dimming applications.
- Consult Lumenfacade Nano jumper cable specification sheet for details.

Resolution details

DMX/RDM control, resolution per fixture: each fixture is addressed independently DMX addresses:

UCTL control option

- 48 in fixtures shown.
- Applicable for UCTL control only. A DMX/RDM enabled LCBX or LSBX is required for DMX/RDM control



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Iumenfacade nano LOGN

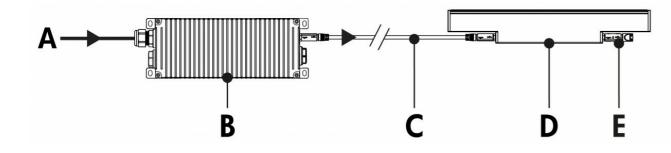
WHITE AND STATIC COLORS

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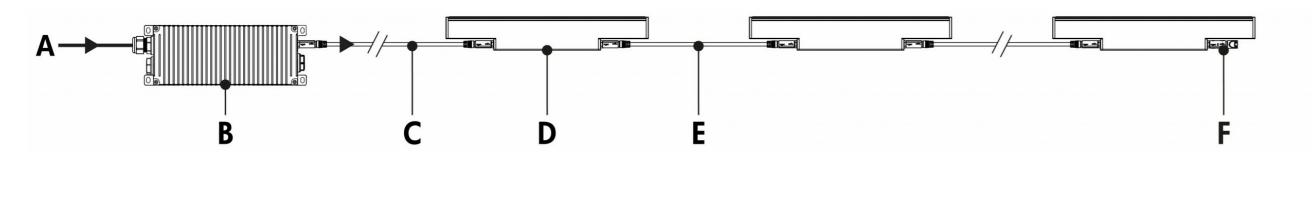
Typical wiring diagrams

On/Off control (NO)

Single unit - LCBX 60W

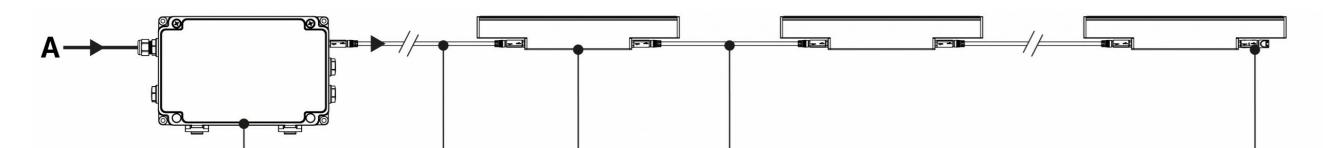


Continuous run - LCBX 60W or 120W



Continuous run - LCBX 200W

B



Ε

- **A** Power input (120-277V, wiring by others)
- **B** LCBX (60W)
- **C** Master jumper cable (LOGNJC)
- D Lumenfacade Nano
- **E** Terminator cap
- A Power input (120-277V, wiring by others)
- **B** LCBX (60W or 120W)
- **C** Master jumper cable (LOGNJC)
- **D** Lumenfacade Nano
- **E** Jumper cable (LOGNJC)
- **F** Terminator cap
- **A** Power input (120-277V, wiring by others)
- **B** LCBX (200W)

F

- **C** Master jumper cable (LOGNJC)

D - Lumenfacade Nano **E** - Jumper cable (LOGNJC) **F** - Terminator cap

• Consult factory for specific applications and maximum fixture count/run length recommendations.

D

- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- Maximum of 1 output to fixture, or fixture run, per LCBX.

С

- Consult the LCBX specification sheet for more information.
- 2W version: 2 W/ft; 4W version: 4 W/ft.

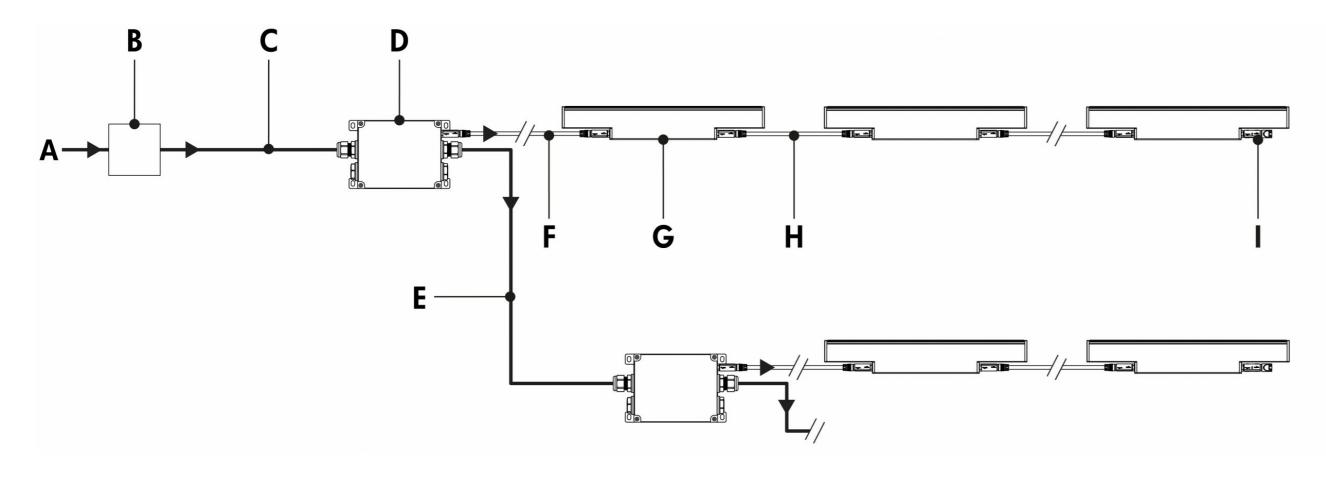


Iumenfacade nano LOGN

WHITE AND STATIC COLORS

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Trunk system - LSBX



A - Power input (120-277V, wiring by others)

B - Power supply (48V, by others)

C - Power input (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)

D - LSBX

E - Power output to next LSBX (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)

- **F** Master jumper cable (LOGNJC)
- **G** Lumenfacade Nano
- **H** Jumper cable (LOGNJC)

I - Terminator cap

- Consult factory for specific applications and maximum fixture count/run length recommendations.
- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- Maximum of 1 output to fixture run per LSBX.
- Consult the LSBX specification sheet for more information.
- Consult factory for power supply recommendations.
- 2W version: 2 W/ft; 4W version: 4 W/ft.

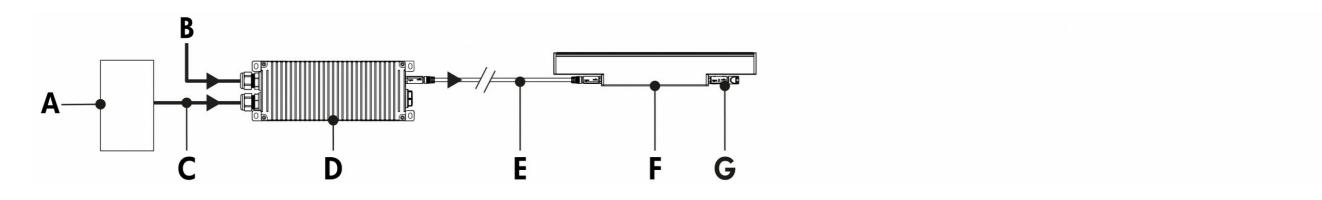


lumenfacade nano LOGN

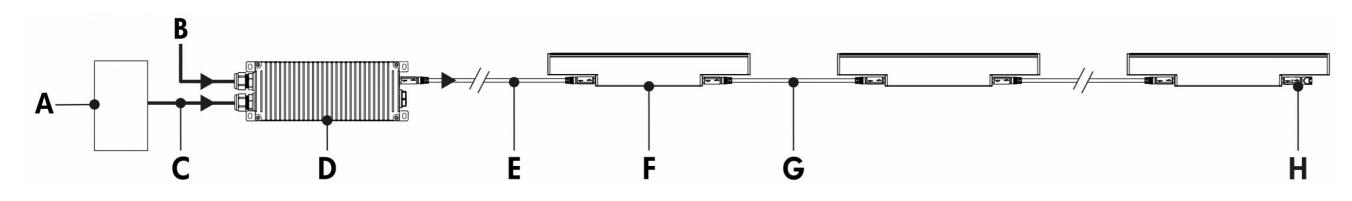
WHITE AND STATIC COLORS

UCTL - Universal control

Single unit - LCBX 60W



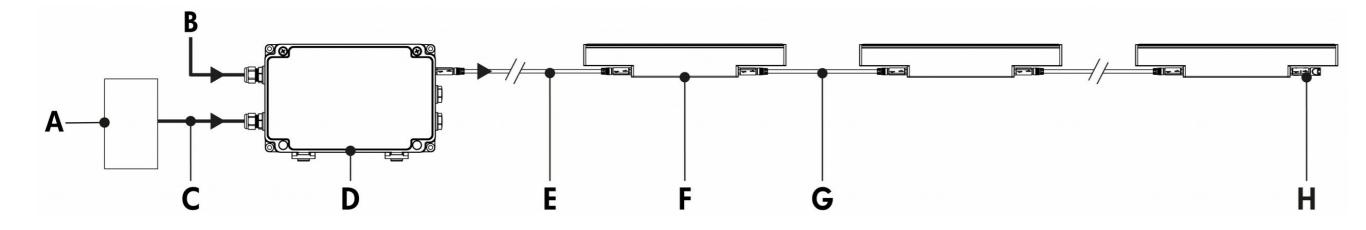
Continuous run - LCBX 60W or 120W



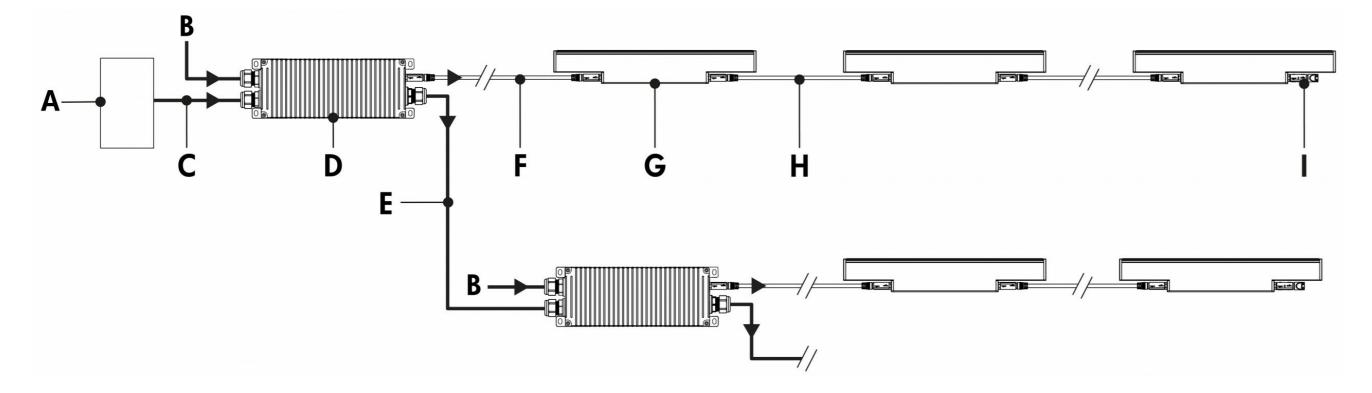
- A Dimmer/controller (order separately from Lumenpulse, or by others)
- **B** Power input (120-277V, wiring by others)
- **C** Data input (wiring by others)
- **D** LCBX (60W)
- **E** Master jumper cable (LOGNJC)
- F Lumenfacade Nano
- **G** Terminator cap

A - Dimmer/controller (order separately from Lumenpulse, or by others)

- **B** Power input (120-277V, wiring by others)
- **C** Data input (wiring by others)
- **D** LCBX (60W or 120W)
- **E** Master jumper cable (LOGNJC)
- F Lumenfacade Nano
- **G** Jumper cable (LOGNJC)
- H Terminator cap



Continuous run - Daisy chain LCBX 60W or 120W



A - Dimmer/controller (order separately from Lumenpulse, or by others)

- **B** Power input (120-277V, wiring by others)
- **C** Data input (wiring by others)
- **D** LCBX (200W)
- **E** Master jumper cable (LOGNJC)
- F Lumenfacade Nano
- **G** Jumper cable (LOGNJC)
- **H** Terminator cap

A - Dimmer/controller (order separately from Lumenpulse, or by others)

- **B** Power input (120-277V, wiring by others)
- **C** Data input (wiring by others)
- **D** LCBX (60W or 120W)
- **E** Data output to next LCBX (wiring by others)
- F Master jumper cable (LOGNJC)
- **G** Lumenfacade Nano
- **H** Jumper cable (LOGNJC)
- **I** Terminator cap

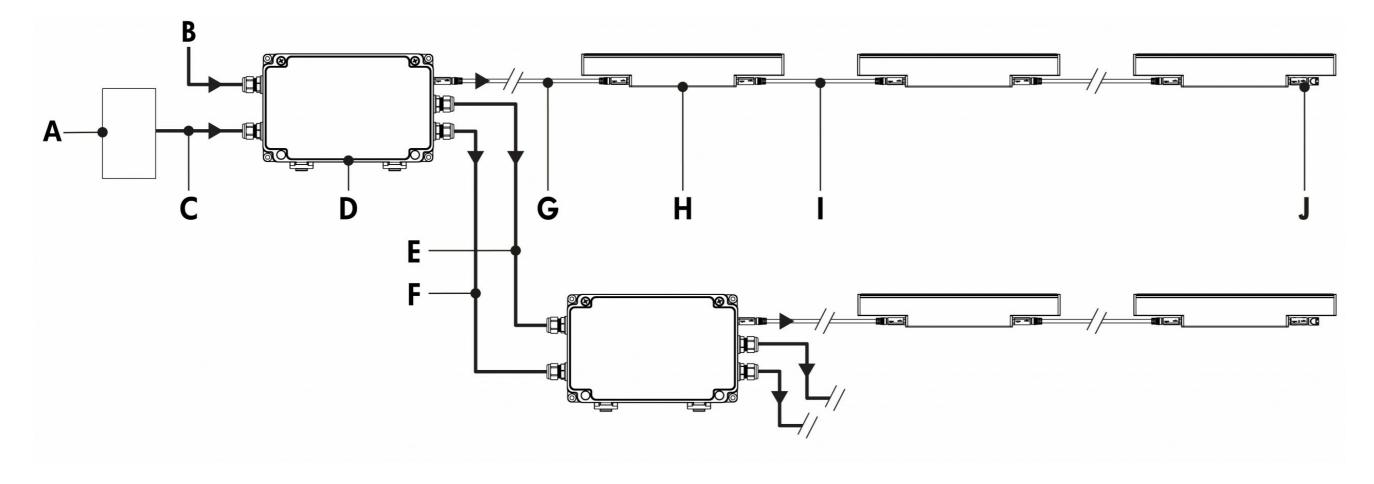


Iumenfacade nano LOGN

WHITE AND STATIC COLORS

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Continuous run - Daisy chain LCBX 200W



Maximum run length per LCBX (Based on a 50 ft master jumper cable)					
Configuration 2 W/ft 4 W/ft					
LCBX 60W	28 ft	12 ft			
LCBX 120W	52 ft	24 ft			
LCBX 200W	76 ft	40 ft			

A - Dimmer/controller (order separately from Lumenpulse, or by others)

- **B** Power input (120-277V, wiring by others)
- **C** Data input (wiring by others)
- **D** LCBX (200W)

E - Power output to next LCBX (120-277V, wiring by others)

F - Data output to next LCBX (wiring by others)

G - Master jumper cable (LOGNJC)

H - Lumenfacade Nano

I - Jumper cable (LOGNJC)

J - Terminator cap

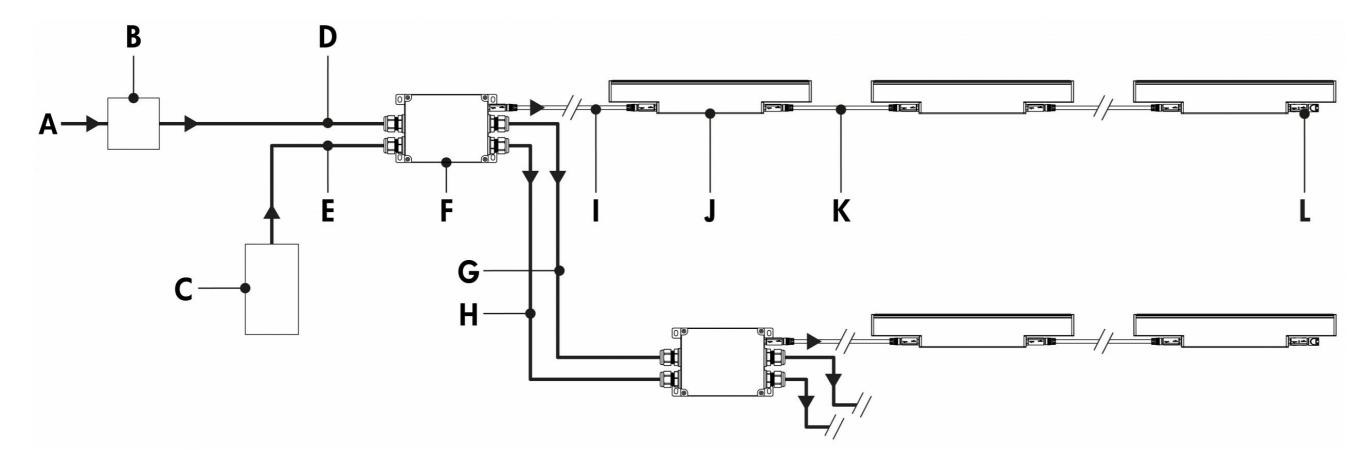
- Consult factory for specific applications and maximum fixture count/run length recommendations.
- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- Maximum of 1 output to fixture, or fixture run, per LCBX.
- Consult the LCBX specification sheet for more information.
- UCTL can be controlled via a 0-10V dimmer, DALI controller or DMX/RDM controller.
- For 0-10V dimming applications:
- 0-10V mA ratings: Current Sink Mode: 25µA per LCBX; Current Source Mode: 2.5mA per LCBX.
- For DALI applications:
- A maximum of 64 DALI fixtures per DALI loop.
- For DMX/RDM applications:
- Each fixture requires 1 DMX channel.
- A maximum of 128 UCTL devices on the output port of the LCBX.
- 1% minimum dimming value.
- 2W version: 2 W/ft; 4W version: 4 W/ft.



Iumenfacade nano LOGN

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Trunk system - LSBX



• Consult factory for specific applications and maximum fixture count/run length recommendations.

A - Power input (120-277V, wiring by others)

B - Power supply (48V, by others)

C - Controller (order separately from Lumenpulse, or by others)

D - Power input (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)

E - Data input (order separately from Lumenpulse -Trunk Data Cable (TKDMX), or equivalent by others)
F - LSBX

G - Power output to next LSBX (48V, order separately from Lumenpulse - Trunk Power Cable (TKPWR), or equivalent by others)

H - Data output to next LSBX (order separately from Lumenpulse - Trunk Data Cable (TKDMX), or equivalent by others)

I - Master jumper cable (LOGNJC)

J - Lumenfacade Nano

K - Jumper cable (LOGNJC)

L - Terminator cap

- For installations of 600W or more, consult factory to select the optimal system: either a daisy chain continuous run system with LCBXs or a trunk system with LSBXs.
- A maximum of 128 UCTL devices on the output port of the LSBX.
- Maximum of 1 output to fixture run per LSBX.
- Consult the LSBX specification sheet for more information.
- Consult factory for power supply recommendations.
- Each fixture requires 1 DMX channel.
- 1% minimum dimming value.
- 2W version: 2 W/ft; 4W version: 4 W/ft.



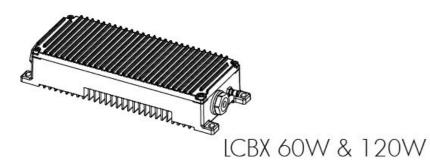
Iumenfacade nano LOGN

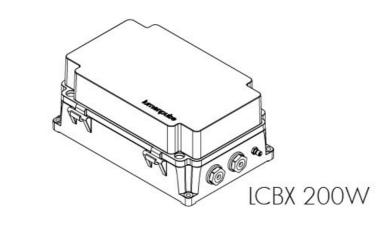
WHITE AND STATIC COLORS

Accessories (order separately)

Control Boxes

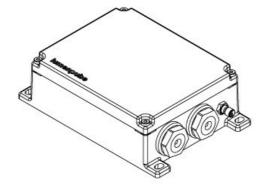
LCBX-Low-Voltage Control Box





Low-voltage control and power box. One power and data output to fixture, or fixture run. Refer to LCBX specification sheet for details.

LSBX-Low-Voltage Splitter Box



Low-voltage control and power splitter box. One power and data output to fixture run. Refer to LSBX specification sheet for details.

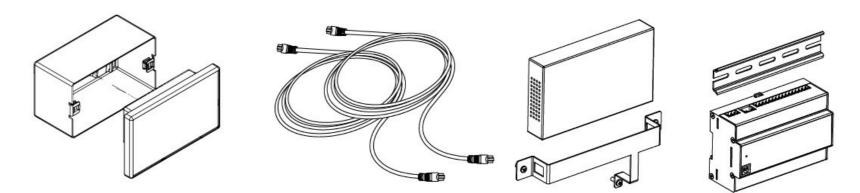
Control Systems

LTN2-Lumentone[™] 2



Lumentone 2 is a simple pre-programmed DMX 512 controller with a push button

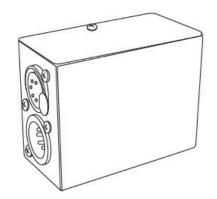
PHAROS-Pharos® kit



The Pharos kit, available for 1 or 2 DMX universes, allows for complete control of

Diagnostic and Addressing Tools

LID-LumenID



LumenID is a diagnostic and addressing DMX/RDM tool. It must be specified on all DMX applications. Refer to LID specification sheet for details.



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lumenfacade nano LOGN

WHITE AND STATIC COLORS

How to order							
1	2	3	4	5	6	7	8
9	10	11	12		1	1	<u> </u>

1. Housing		_
LOGN	Lumenfacade™ Nano	
<u>3 . Voltage</u>		_
48V	48 VDC	

2W	2 W/ft ⁽¹⁾
4W	4 W/ft

⁽¹⁾ Not available for static red, green or blue color options.

4 . Length		
12	12 3/4 in (1.4 lbs)	
24	24 3/4 in (2.9 lbs)	
36	36 3/4 in (4.4 lbs)	
48	48 3/4 in (6 lbs)	

5 . Color and Co	lor Temperature ⁽¹⁾	<u>6. Optics</u>	
22 K	2200K	8x8	8° x 8°
27K	2700K	10x10	10° x 10°
30K	3000K	10x30	10° x 30°
35K	3500K	10x60	10° x 60°
40K	4000K	10x90	10° x 90°
RD	Red ⁽²⁾	30x10	30° x 10°
GR	Green ⁽²⁾	30x30	30° x 30°
BL	Blue ⁽²⁾	30x60	30° x 60°
⁽¹⁾ Consult factory for a	availability of static Royal Blue, 6500K and 90+ CRI.	30x90	30° x 90°
⁽²⁾ Static colors made t		60x10	60° x 10°
	o order o-ro weeks.	60x60	60° x 60°
		60x90	60° x 90°
		90x90	90° x 90
		W	Wide 120°
		WW	Asymmetric Wallwash
7 . Lens		8. Mounting Optio	ons ⁽¹⁾
CL	Clear lens ⁽¹⁾	SAMN	Slim Adjustable Mounting Nano
FR	Frosted lens ⁽²⁾	UMPN	Fixed Mounting Nano
HFR	Half-frosted lens ⁽³⁾	UMASN	Universal Adjustable Mounting Nano
⁽¹⁾ Not available for 8x8, 10x10, W or WW optics.		WAMN2	Adjustable Wall Mounting Nano 2 in
⁽²⁾ Not available for WW optic.		WAMN6	Adjustable Extended Arm Mounting Nano 6 in
		WAMN12	Adjustable Extended Arm Mounting Nano 12 in
⁽³⁾ Available for 8x8, 10x10 or WW optics only.		WAMN18	Adjustable Extended Arm Mounting Nano 18 in

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⁽¹⁾ One mounting bracket provided for 12 in fixtures. Two mounting brackets provided for 24 in, 36 in and 48 in fixtures.



Iumenfacade nano LOGN

WHITE AND STATIC COLORS

9 . Finish	
ВК	Black Sandtex®
BRZ	Bronze Sandtex®
SI	Silver Sandtex®
WH	Smooth white
CC	Custom color and finish (please specify RAL color) ⁽¹⁾

⁽¹⁾ Lumenpulse offers a wide selection of RAL CLASSIC (K7) colors with a smooth texture and high-gloss finish. Please consult factory for a list of available K7 colors, other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.

10. Control (1) NO On/Off control UCTL Universal control (compatible with 0-10V, DALI or DMX/RDM systems) (1) A Low-Voltage Control Box (LCBX) or Low-Voltage Splitter Box (LSBX) and LumenID (LID) must be specified.

11. Options

CRC

Corrosion-resistant coating for hostile environments ⁽¹⁾

⁽¹⁾ Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure.

12. Certification

UL	UL compliant
CE	CE compliant



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Catalog: Project:

Type:



Floodlight Series (Small)

The OLFLS Series Floodlight is a stylish aerodynamic luminaire designed to complement the Optec LED Lighting family of architectural outdoor products. Excellent optical performance in multiple distributions is achieved via a COB LED array and a precision-engineered reflector. LED life is assured through efficient thermal coupling and dissipation via its durable, pressure die-cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. The OLFLS floodlight comes standard with a 1/2" NPT adjustable knuckle mount, 0-10V dimming and 10kV surge suppression. Alternate mounting selections include trunnion bracket and tenon adapter. Each luminaire is also available with a number of options including multiple color temperatures and finishes, photocell, occupancy sensor, wireguard, and polycarbonate lens. All standard finishes are electrostatically applied and are available with an optional anodized base finish for use in natatorium or marine environments. The OLFLS floodlight is backed by Optec LED Lighting's 10-year warranty.

FEATURES

- Color Temperatures: 3000K, 3500K, 4000K and 5000K
- CRI: 70
- Lumen Maintenance: L70=50,000 at 25 °C
- Operating Temperature Range: -40 $^\circ\mathrm{C}$ to 40 $^\circ\mathrm{C}$
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (Custom colors are available upon request.)
- IP65 Rated (wet listed)
- Mounting: 1/2" NPT adjustable knuckle standard. Optional trunnion or tenon adapter available.

ELECTRICAL SPECIFICATIONS

- Two Universal Voltage Driver Options: 120-277V and 347-480V
- Power Factor > 0.90
- THD < 0.85
- Control Options: 0-10V Dimming Standard (Photocell Optional)

TESTS & CERTIFICATIONS

- ETL (to UL1598 standards)
- RoHS Compliant
- Design Lights Consortium (Premium)





WARRANTY

• 10-Year Warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Distribution		Lumens				Max Candela			
DISTRIBUTION	Model / Wattage	3000K	3500K	4000K	5000K	3000K	3500K	4000K	5000K
3 x 3	OLFLS-020	1,725	1,801	1,868	1,896	7,273	7,593	7,872	7,992
3 X 3	OLFLS-030	2,589	2,703	2,802	2,092	10,913	11,393	11,813	11,992
5 x 5	OLFLS-020	2,240	2,338	2,425	2,461	3,404	3,553	3,685	3,740
5 X 5	OLFLS-030	3,343	3,490	3,619	3,674	5,080	5,304	5,500	5,583
7 x 6	OLFLS-020	2,419	2,526	2,629	2,659	1,225	1,279	1,371	1,346
	OLFLS-030	3,423	3,574	3,691	3,762	1,755	1,832	1,966	1,929

Voltage (V)	Current (A)			
	20W	30W		
120	0.17	0.25		
208	0.10	0.14		
240	0.08	0.13		
277	0.07	0.11		
347	0.06	0.09		
480	0.04	0.06		



Floodlight Series (Small)



EXAMPLE: OLFLS-020-UNVL-50-3X3-TR-BP-UV

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNT	FINISH	CONTROL / OPTIONS
OLFLS = Optec LED Floodlight Small	020 = 20W 030 = 30W	UNVL = 120-277V UNVH = 347-480V	35 = 3500K	3 X 3 = Spot 5 X 5 = Flood 7 X 6 = Horizontal Flood	AK = Adjustable Knuckle¹ TR = Trunnion TA = Tenon Adapter²	BZ = Dark Bronze WH = White NA = Natural Aluminum BL = Black CC = Custom Color	BP = Button Photocell ³ UV = Upper Visor ⁴ LV = Lower Visor ⁴ PL =Polycarbonate Lens WG= Wireguard

¹ AK = 1/2" NPT Adjustable Knuckle

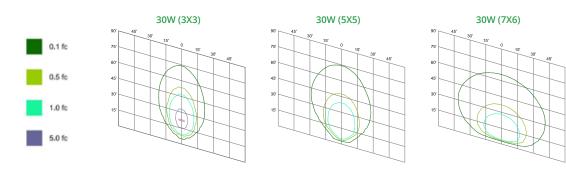
² Fits 2 3/8" Tenon. Fixture attaches via 1/2" Adjustable Knuckle.

³ Photocell Default = Fail in "ON" Mode (unless otherwise specified).

⁴ Upper Visor and Lower Visor can be specified together.

PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLFLS 30W model in 5000K CCT @ 15' setback. Distances are in units of mounting height.



DIMENSIONS, WEIGHTS & MOUNTING

			Wattage	20W	30W
		L = Ler	ngth (inches / mm)	8.11 / 206.0	8.11 / 206.0
	🕲 вн 🛛 🛛	D = De	epth (inches / mm)	2.93 / 74.4	2.93 / 74.4
		BH = Body He	ight (inches / mm)	5.56 / 141.1	5.56 / 141.1
	ОН	OH = Overall He	ight (inches / mm)	9.49 / 241.1	9.49 / 241.1
			Weight (lbs / kg)	5.51 / 2.5	5.73 / 2.6
			Effective Project	ed Area (EPA) in ft²	
		Configuratio	วท		_
L	D	Wattage		-	
		20		0.8	70
		30		0.870	
1/2" NPT Threaded Adjustable Knuckle	Trunnion	Tenon adapter	Upper Visor	Lower Visor	Wireguard

Optec LED LIGHTING 1700 De Soto Place, Ontario, CA 91761