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Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: February 13, 2014

From: Purvi Patel
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: North of Chesterfield Parkway East, south of Interstate 64/US Highway 40 (SE Quadrant)

Applicant: Mercy Health Systems

Description: **Mercy Health Systems (Virtual Care Center):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 43.35 acre tract of land zoned "UC" Urban Core District located north of Chesterfield Parkway East, south of Interstate 64/US Highway 40 (SE Quadrant).

PROPOSAL SUMMARY

The request is for a four story, 124,000 square foot Virtual Care Center located in the southeast quadrant of Chesterfield Village, east of Elbridge Payne Road. The subject site is zoned "UC" Urban Core District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2749. The exterior building materials will be comprised of glass (high performance glazing), precast concrete, stone, brick, wood, steel and copper. The proposed building elevations, which include floor to ceiling glass, are articulated by setbacks, projections, balconies and a roof-top terrace.

HISTORY OF SUBJECT SITE

There have been several smaller planned developments over the years for this 43.35 acre tract of land; however, none of the plans reached the construction phase and the site remains undeveloped. At the request of Mercy Health Systems, who submitted a request for a zoning map amendment, the City of Chesterfield approved Ordinance 2721 in September of 2012. This ordinance approved the change of zoning for an area covered by a "C-8" Planned Commercial District and two "PC" Planned Commercial Districts to an "UC" Urban Core District for a 40.040 acre area of land. Furthermore, in 2013 Mercy Health Systems submitted a request for an ordinance amendment to the "UC" Urban Core District to include two additional parcels of land zoned "C-8" Planned Commercial District. This request was approved by the City of Chesterfield by Ordinance 2749, which is the current ordinance governing this site. The aerial below, Figure 1, depicts the area governed by this ordinance.

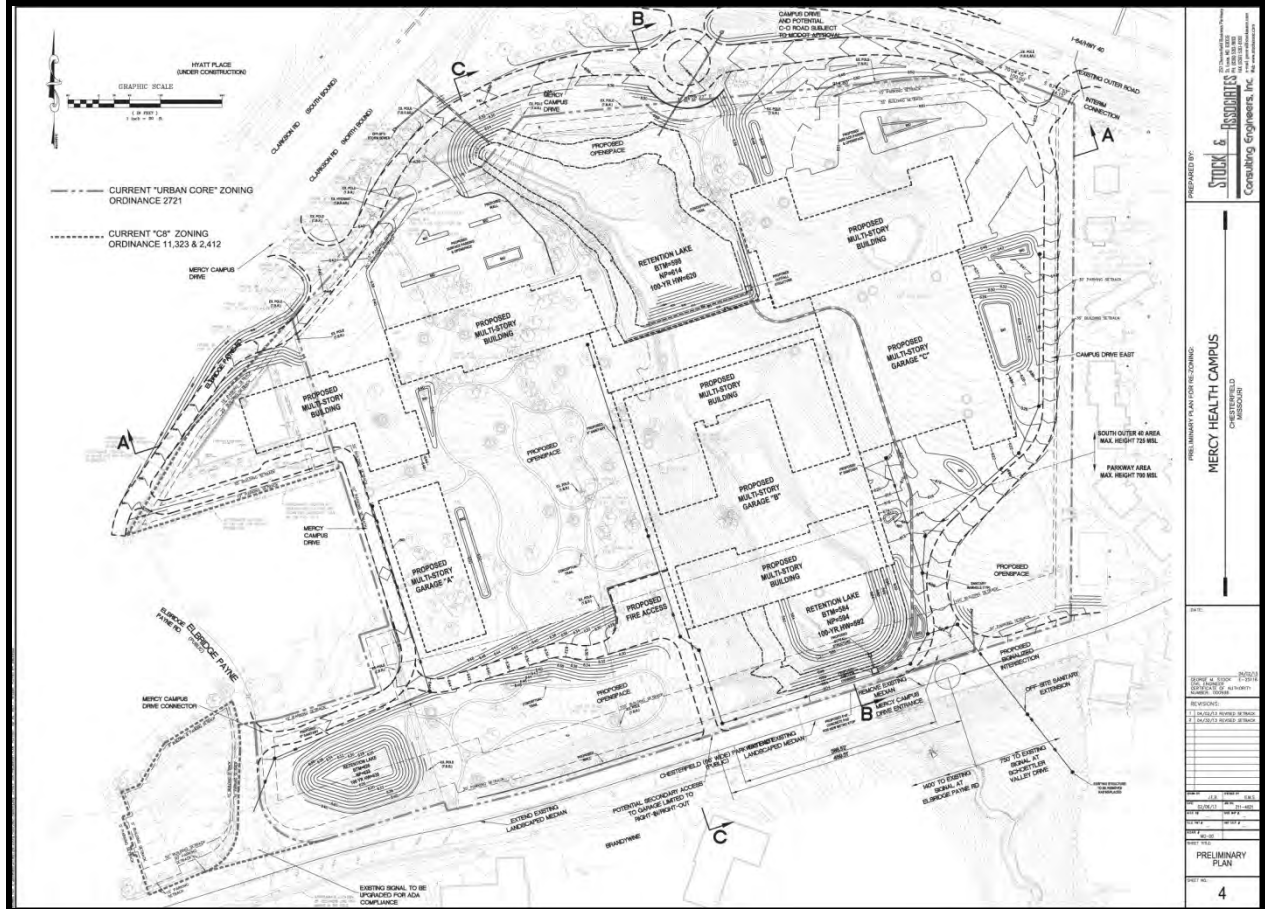


Figure 1

A Site Development Concept Plan was approved for the original 40 acres covered under the “UC” Urban Core District in 2012. However, an Amended Site Development Concept Plan is currently under review with Staff. The applicant is amending the approved Concept Plan to include the two additional parcels added to the development by the approval of Ordinance 2749.

STAFF ANALYSIS

The proposal for the development of the Virtual Care Center, also known as Phase One of the Mercy development, substantially complies with the approved Preliminary Development Plan on file (see Preliminary Development Plan on following page).



General Requirements for Site Design:

A. Site Relationships

The Virtual Care Center site sits across from the Drury Plaza and Hyatt Place Hotels at the southwest corner of Interstate 64/US Highway 40 and Clarkson Road. While vehicular traffic to the site will be provided from Elbridge Payne Road and Clarkson Road, the site has direct visibility from Interstate 64/US Highway 40. The parcel to the west of the proposed Virtual Care Center is an office building, which is slated to be torn down and rebuilt as future phases of the Mercy development are approved.

B. Circulation System and Access

There are two proposed access points to the Virtual Care Center: an improved entrance off Clarkson Road and a second entry from Chesterfield Parkway East/Elbridge Payne Road. Future improvements planned for this site include a ring road around the development with two direct access points to South Outer Forty Road and an additional access off of Chesterfield Parkway East. A landscaped drop-off area is proposed off of the easternmost entrance to the site in order to provide a clear arrival point for visitors to the building. The employee and service entrance is located near the northwestern portion of the site off of Elbridge Payne Road.

The proposal includes extending the existing sidewalk on Elbridge Payne Road all along the frontage of the site. This sidewalk will ultimately be tied into future sidewalks along the proposed ring road around the development. Additional sidewalks within the development will provide direct access from the parking areas to both the north and south entrances into the building. Furthermore, the beginnings of the future campus-wide path accessible system will be installed.

C. Topography

The design attempts to integrate the existing landscape into the proposal to minimize the development impacts. The design incorporates the existing twenty-three (23) feet of elevation change by locating the building just below the level of the Outer Road to take advantage of the visibility from both Clarkson Road and Interstate 64/US Highway 40 and to minimize the cutting of the existing grade. Additionally, the parking was laid out to reduce grading along the wood perimeters of the site.

D. Retaining Walls

The proposal includes a terrace retaining wall along the southern and eastern elevations to reduce the fill extents at the existing tree line as the building is designed to allow users "to be in the tree canopy and elevated within the preserved woodlands to the northeast, southwest and southern elevations" ¹. The varying height terrace wall will include an architectural concrete finish and aluminum frame cable guardrail where necessary. Furthermore, modular walls are proposed in the parking lot as well as site perimeters to preserve wood areas. The applicant chose modular walls for these areas due to their flexibility of alignment and design aesthetic.

General Requirements for Building Design:

A. Scale

The Applicant is proposing a four story building of approximately seventy (70) feet in height. The proposed height is harmonious with the wide ranging building heights in the surrounding area. The applicant is proposing human scaled spaces at all levels of the building, as noted in the Architect's Statement of Design. Additionally, the proposed building elevations, which include floor to ceiling glass, are articulated by setbacks, projections, balconies and a roof-top terrace. Balconies on the second and third floors provide a direct connection between the exterior and interior spaces and roof-top terrace on the fourth floor includes a roof overhang with an integrated trellis covering.

B. Design

The building is designed to link the interior and exterior spaces through the use of materials and formal elements. The proposal includes facades with strong horizontal lines and floor-to-ceiling glass to optimize the day lighting and engage the natural setting. Undulations in the glass wall create entries at the ground level and balconies on the floors above. And as discussed above, the top floor includes a roof-top terrace created by shifting the enclosure from the building edge. Stone walls are proposed on the first floor to ground the building while columns lift the upper floors to float above the site; furthermore, a protected pedestrian experience is provided by adding recesses at this level to create cantilevers. The building is centered by the glazed, vertical atrium on the north elevation, which marks both the main entrance and a vertical connection to the four story building.

C. Materials and Color

As mentioned earlier, the building materials will be primarily comprised of glass (high performance glazing), precast concrete, stone, brick, wood, steel, and copper. These materials are proposed to provide a highly sustainable project while still providing expansive views, natural light exposure and integrating materials consistent with the natural woodlands setting. The applicant is proposing sandstone textured precast panels in two warm tones for the floor slabs which not only create the horizontal element in the design but also serve to shade the glass (especially on the South elevation). The design also includes vertical precast panels on the West elevation to increase shading and enliven the facade. At the lower level, stone masonry walls ground the building with brick pillars and columns in

¹ Mercy Virtual Care Center (VCC) Architectural Design Statement, 2014.

similar colors to provide additional texture and definition. The proposed vertical glass atrium will be enhanced with wood cladding on the inner surface and copper panels on the exterior face. Additionally, the deck surface of the balconies and fourth floor terrace will be comprised of wood. The roof overhang on the terrace will be covered by painted steel trellis framed in precast panels.

D. Landscape Design and Screening

The proposed building location takes advantage of the existing woodlands on the site, most of which will be preserved in this phase of the development. Furthermore, the entrance plaza is not only designed to take advantage of the existing woodlands, but with additional plantings is designed to soften the primary arrival point for visitors to the site. Supplementary landscaping is proposed in various locations, such as the parking fields and bio-retention areas, to enhance the overall experience of the site and to create separation from the building where necessary.

As discussed above, stone masonry walls are proposed on the first floor to ground the building. However, these walls will serve as the screening for the mechanical units, as well as the service areas on the western end of the building.

E. Signage

Signage is not part of the proposal before the Architectural Review Board and will be reviewed by Staff.

F. Lighting

Site lighting is proposed for walkways and parking fields to assure security and safe travel while on the site and not contribute to light pollution. The applicant is proposing light column bollards along the walkways and LED area lights for the parking fields. Additional can building lighting is proposed to accentuate building features such as the vertical atrium, cantilevers, and terraces.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Mercy Health Systems (Virtual Care Center).

MOTION

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

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Mercy Health Systems (Virtual Care Center) as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Mercy Health Systems (Virtual Care Center), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 12/20/2013

Project Title: Mercy Health System (Virtual Care Center) Location: Southeast Corner of the I-64 & Clarkson Road Intersection

Developer: Mercy Health System Architect: Forum Studio Engineer: Civil: Stock & Associates, MEP: Heideman Associates, Inc., Structural: Uzun + Case

PROJECT STATISTICS:

Size of site (in acres): 43.35 Acres Total Square Footage: 124,000 Building Height: 70'

Proposed Usage: Virtual Care Center

Exterior Building Materials: High-Performance Glazing, Precast, Stone, Brick, Wood, Steel & Copper

Roof Material & Design: Single ply membrane roof

Screening Material & Design: Stone veneer at first floor as indicated on building elevations.

Description of art or architecturally significant features (if any): 15' Cantilevers, Entry and Circulation Lantern, Undulating Glazing with Integrated Balconies, Horizontal Fins and Upper Level Terrace

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

MERCY VIRTUAL CARE CENTER (VCC)

Architectural Design Statement

Forum Studio

Designed by Forum Studio, the Mercy Virtual Care Center will be an interactive and collaborative work place that will accommodate the needs of a forward thinking healthcare provider for its most innovative programs. Set in a natural setting in Chesterfield, MO, the building will integrate sensitively into the lush woodland landscape of the site. The single, four story building will accommodate two floors of flexible work space devoted to virtual care, a pioneering demonstration lab linked to executive office space, and grounded by active amenities such as a café, gym, and conference facilities on the first floor. These programs, along with their support spaces, total 124,000 square feet of building area. As the first phase of development on the site, the proposed building will be a catalyst for its future sustainable development.

GENERAL REQUIREMENTS FOR SITE DESIGN

- **Site Relationships:** The project is set on a portion of the 43.35 acre site across from Chesterfield Mall, Drury Plaza and Hyatt Place Hotels at the southeast corner of I-64 & Clarkson Road. The building is placed such that it is visible as an icon from I-64 & Clarkson but still is nestled within the wooded areas of the site. This site was selected for development not only for the direct access and visibility from one of the busiest intersections in the St Louis area but also for the natural features including an existing water body and mature woodlands. Thus careful consideration was given to place the building within the surrounding natural environment.
- **Circulation System and Access:** The site is initially accessed by an improved entrance off Clarkson and a second entry from Chesterfield Parkway. Future improvements planned for this development include by two entrances off of the improved South Outer Forty Road. The easternmost entrance off of the Outer Road will become the main entrance and leads to the building drop-off. This entrance would be heavily landscape and would include signage to provide a pleasing aesthetic upon arrival. The second employee and service vehicle entrance is located at the northwestern portion of the site off of the Outer Road / Elbridge Payne Rd. Pedestrian circulation and access is provided via a sidewalk from the Outer Road sidewalk as well as sidewalks providing direct access from parking areas to both the north and south entrances into the building. Additionally the beginnings of the campus wide path accessible system would be installed. These soft surface paths would allow the user to engage the natural surroundings.
- **Topography:** The building was sited such that it is relatively level or just below the level of the Outer Road providing for visibility from I-64 and Clarkson Road. The finish floor elevation of the building was selected at an elevation which allowed for little cutting of existing grade along the northeast and southern portions of the site. The site has an overall elevation change of 7' from the Outer Road to the building and 16' from the southwestern corner of the parking to the building. Parking was laid out such that minimal grading was necessary along the wooded perimeters.
- **Retaining Walls:** The finish floor elevation of the building was set to allow for users to be "in the tree canopy" or elevated within the preserved woodlands to the northeast, southwest and southern elevations. Therefore a terrace retaining wall will be provided along the eastern and southern elevations to minimize the fill extents at the existing trees. The terrace wall which varies in height would consist of an architectural finish with a metal guardrail where appropriate. To preserve other woodland areas both within the parking lot as well as the site perimeters modular walls will be constructed given their flexibility of alignment and design aesthetic. Screen walls would also be constructed at the loading/service area of the building. These screen walls would be clad in a stone veneer which integrates with the building elevations.
- **Storage:** There is no permanent on-site storage of goods or equipment for sale or service.
- **Utilities:** All utilities will be buried underground.
- **Parking:** The site consists of 409 parking spaces which includes 10 accessible spaces. Parking is provided such that there is a smaller lot at the northern portion of this site intended to lessen the impact of surface parking from Clarkson Road and the remaining surface parking along the western perimeter of the site. The current parking was laid out to avoid loss of significant mature woodland canopy. At the southwest portion of the parking lot parking was configured to avoid and protect a large portion of significant woodland trees.

GENERAL REQUIREMENTS FOR BUILDING DESIGN

- **Scale:** The scale of the sleek four story building is compatible with the varied context formed by nearby buildings. The massing of the building is sculpted to create appropriately human scaled spaces at all levels of the building. Setbacks, balconies, projections, and a rooftop terrace serve to articulate the building elevations. The building is set back at the ground floor to create a protected entry and exterior gathering spaces. The second and third floors are articulated by balconies that provide a direct connection between the exterior and interior. Finally, the fourth floor includes a significant roof overhang with an integrated trellis covering a large terrace.
- **Design:** The design of the building expresses Mercy's forward thinking vision for the VCC while integrating materials consistent with the site. The highly efficient and technologically advanced work space is articulated on the exterior through thoughtful material and formal elements that link the interior and exterior. The strong horizontal lines of the façade represent the strength of Mercy's platform. Floor-to-ceiling glass between these bands optimizes day-lighting, engages the natural setting, and reinforces Mercy's transparency. The glass wall undulates to form entries at the ground level and balconies above. This formal articulation adds a dynamic fluidity and progressiveness that is a reflection of the VCC program. It is most evident on the top floor as the enclosure shifts back from the building edge to create a large covered terrace. At the ground floor, stone walls ground the building into the site while columns and pilasters lift the upper floors to float above the site. Recesses at the ground floor create cantilevered projections that provide a protected pedestrian experience. Finally, the consistent language of the building is punctuated at its center by a glazed, vertical lantern that marks both the main entry and vertical connectivity. It is accentuated by a recess at the entry and a projected canopy that welcomes pedestrians.
- **Materials & Colors:** The materiality of the project is dictated by the desire of the project to be highly sustainable while providing expansive views, exposure to natural light, and integrating materials consistent with the natural setting. In order to meet these goals, the glazing is highly efficient and clear in order to maintain a direct connection to the exterior from the work space. The horizontal elements at the floor slabs are rendered in sandstone textured precast panels in two warm tones. These projections also serve to shade the glass, especially on the South elevation. On the West elevation, vertical precast fins further mitigate challenging solar conditions and enliven the façade. At the ground floor, warm stone wall masonry grounds the building while brick pilasters and columns in a similar tone add texture and definition at the pedestrian level. The glazed lantern and canopy are framed in painted steel, wood cladding on its inner surface, and copper panels on the exterior face. The wood also lines the soffit and serves as the deck surface at the balconies and the 4th floor terrace. The terrace, supported by steel and wood columns, is covered by a painted steel trellis framed in precast panels.
- **Landscape Design & Screening:** The building is sited to take advantage of the physical attributes of the property. The site plan preserves old growth trees that envelop the new building while setting up an advantageous relationship with a future pond. It provides a main entrance consisting of a naturalized landscape that integrates existing trees and is supplemented by new native plantings. The effect is to screen the building from the highway. This entrance experience extends to the arrival drop-off and ends in a paved plaza terrace that wraps the North, East and South of the building. The ground level terrace is framed by large, existing trees and a native, sustainable woodland landscape. The east overlook provides views to the pond and south side includes a café with exterior seating that activates the employee entry. The raised terrace provides access down to a path network that provides nature walks as well as circulation to parking areas separated from the building by lush landscapes. Stone masonry walls screen mechanical and service areas at the Western end of the building.
- **Lighting:** Site lighting will provide illumination along pedestrian walkways including guest parking. It is deployed in a sensitive manner that assures security while not contributing to light pollution in this natural environment. Subtle building lighting that will accentuate significant features including the lantern, cantilevers, and terraces are included.
- **Facades & Exterior Elements:** The building is strategically arranged in a manner that takes advantage of solar orientation, optimizes both views and experience of the surrounding landscape. The longest building faces have a favorable southern exposure and the shortest faces have the less favorable eastern/western exposures and feature an environmentally responsive envelope consisting of high-performance glazing, horizontal projections, shaded overhangs, vertical fins, and a horizontal trellis. Collectively, they form a consistent high performance skin that wraps the building in a carefully considered approach to both sustainability and form. These systems supplement the environmental advantages of preserving old growth trees adjacent to the building, specifically along the Southern face. The result is a forward-looking building that expresses Mercy's vision for the VCC by utilizing clean detailing and honest expressions of program, form and material to create a dynamic architectural language based in performance and efficiency.



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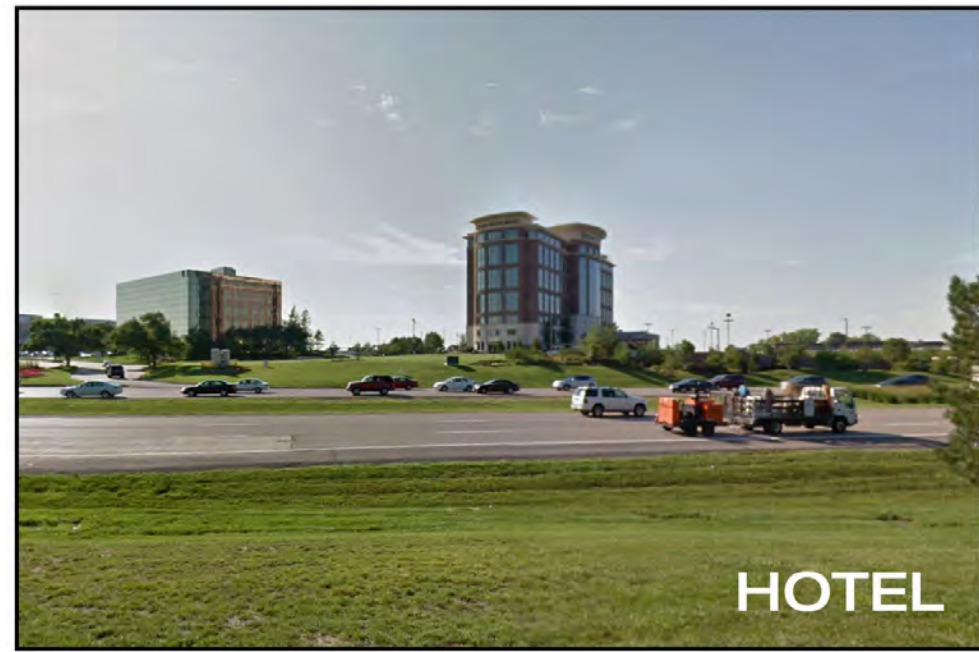
MERCY VIRTUAL CARE CENTER

CHESTERFIELD HEALTH CAMPUS

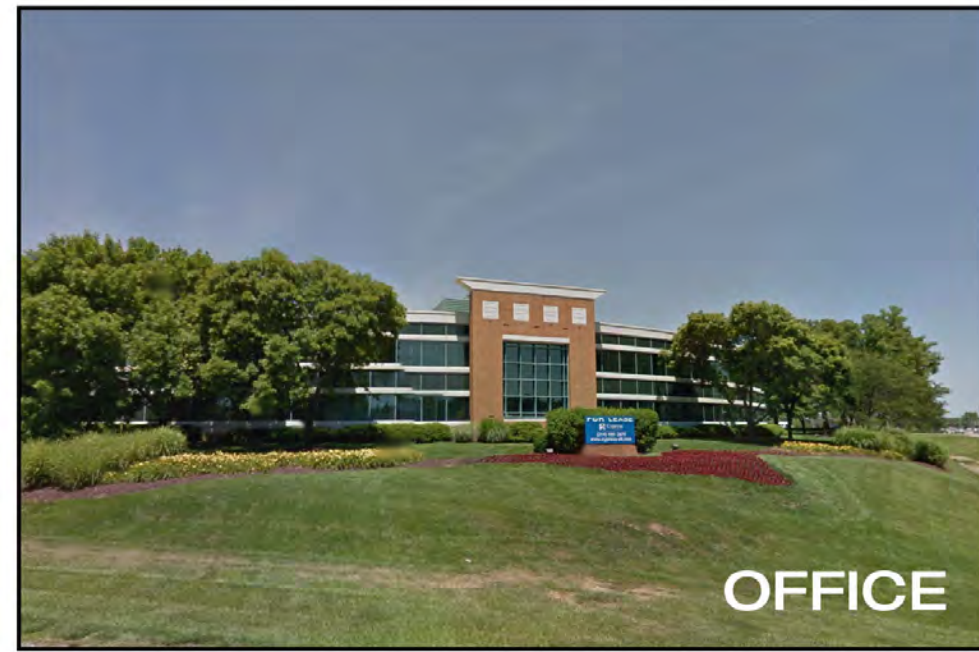




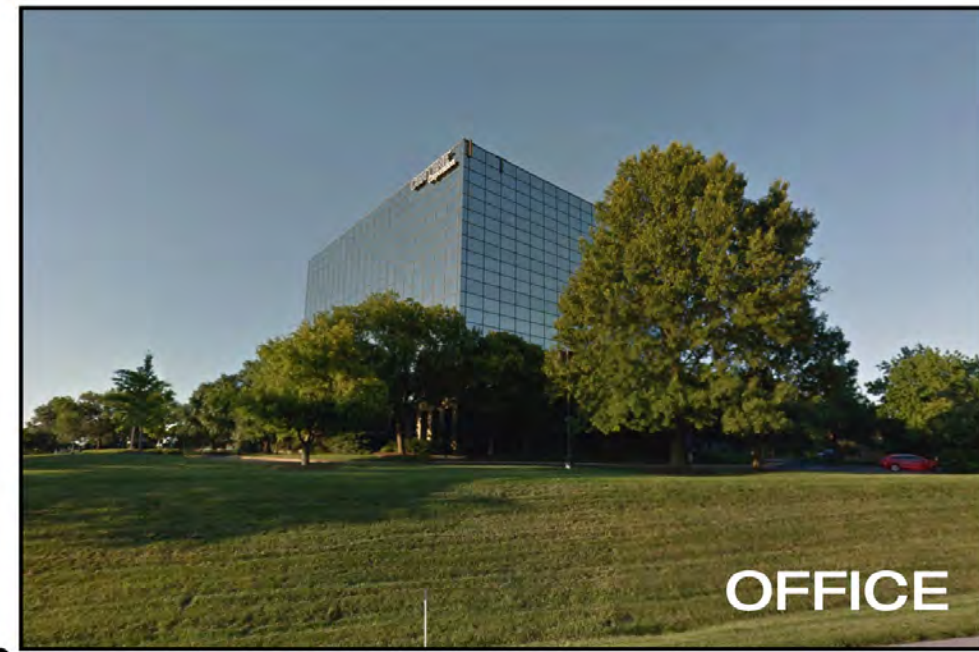
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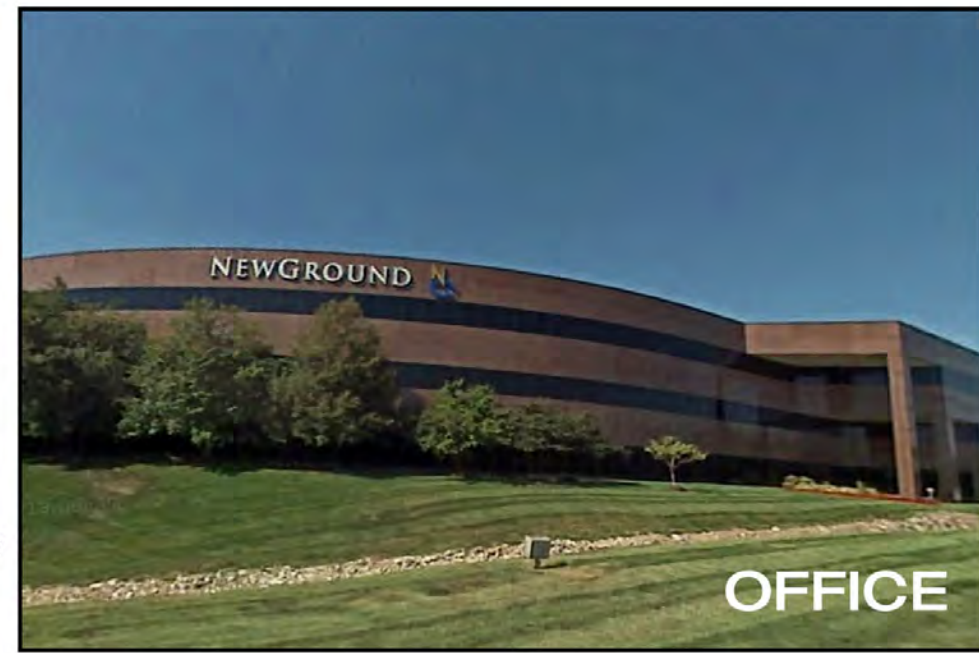
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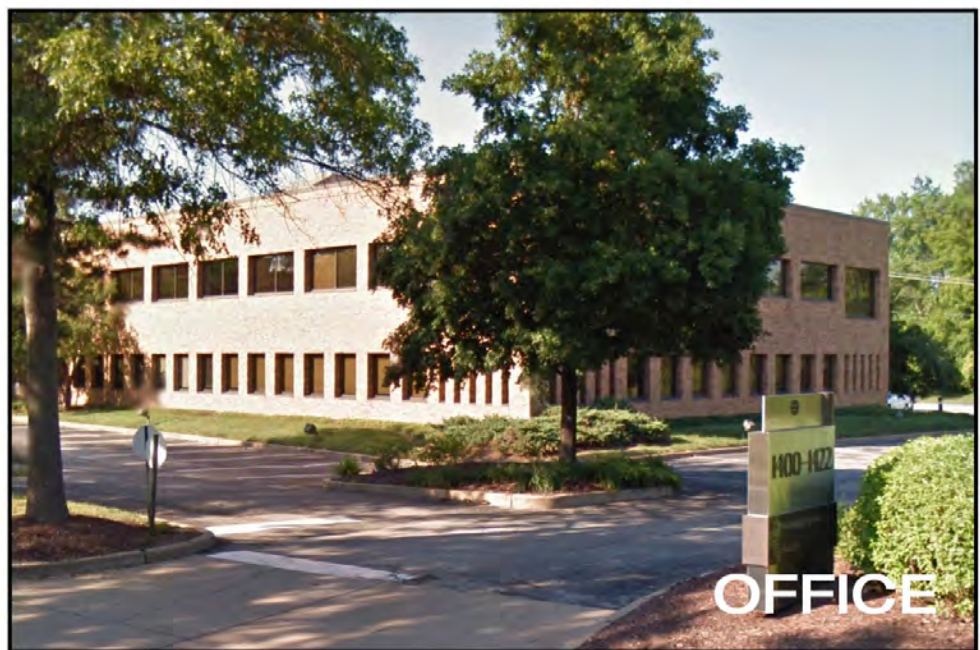
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OFFICE



OFFICE



RESIDENTIAL



RESTAURANT



RESIDENTIAL



RESIDENTIAL



RESIDENTIAL



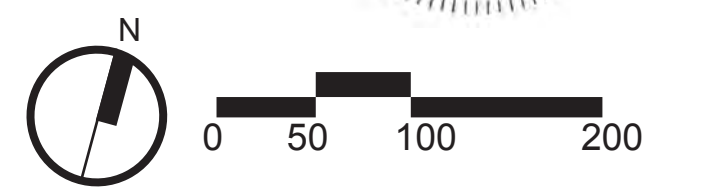
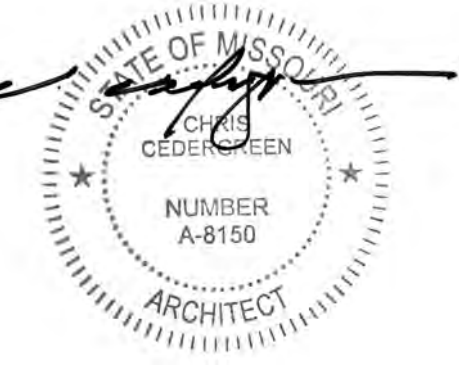
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MERCY VIRTUAL CARE CENTER

PLAN OF ADJACENT USES

CHESTERFIELD HEALTH CAMPUS





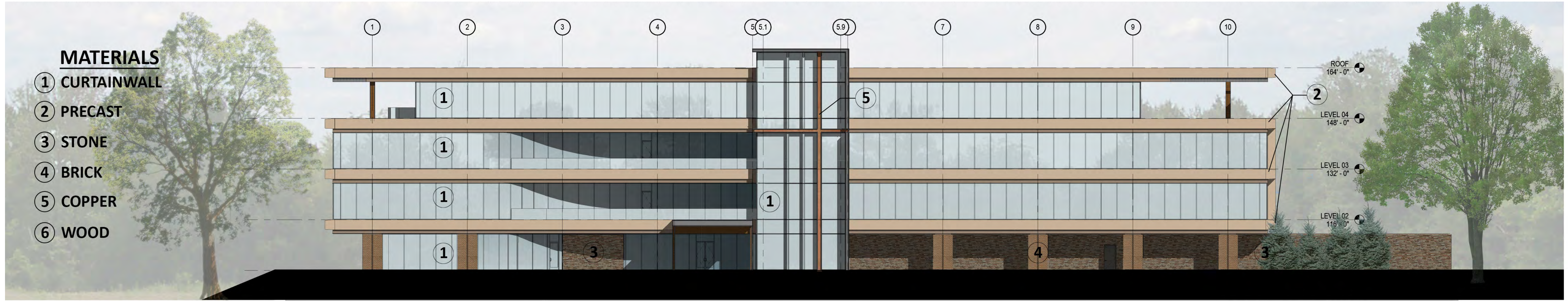
MERCY VIRTUAL CARE CENTER

SITE PLAN

CHESTERFIELD HEALTH CAMPUS

1/24/2014

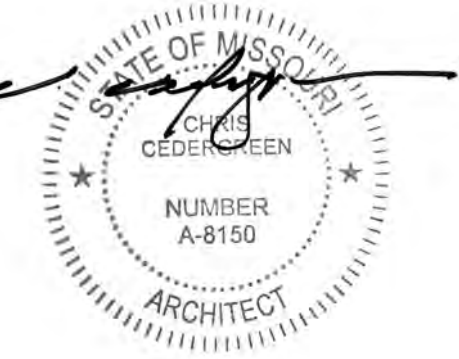




NORTH ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



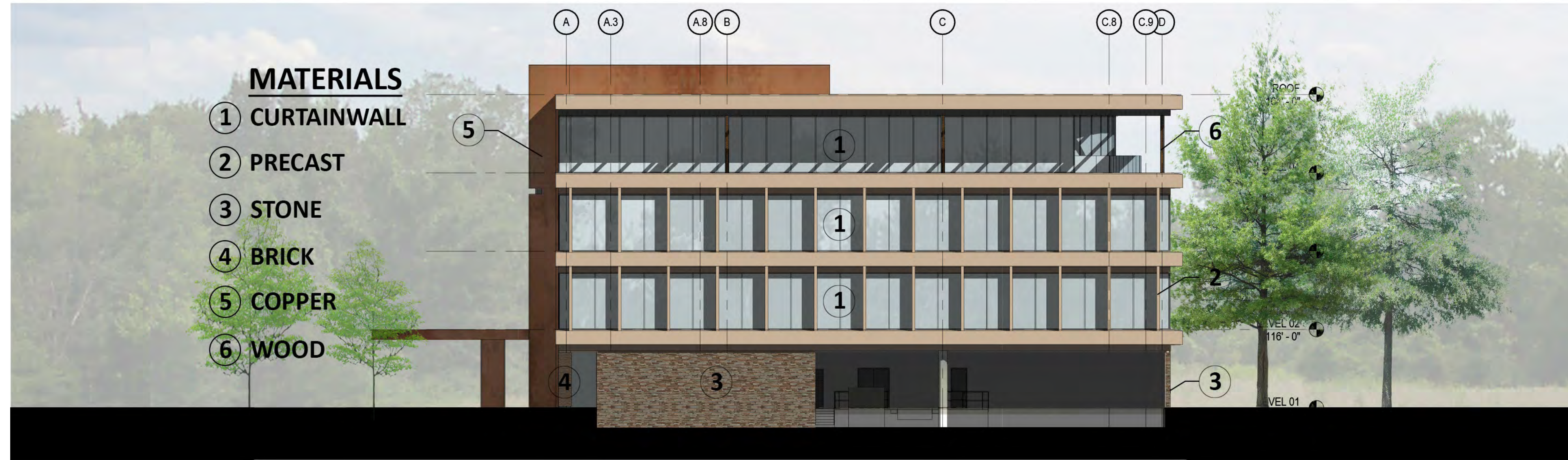
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MERCY VIRTUAL CARE CENTER

BUILDING ELEVATIONS

CHESTERFIELD HEALTH CAMPUS





WEST ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



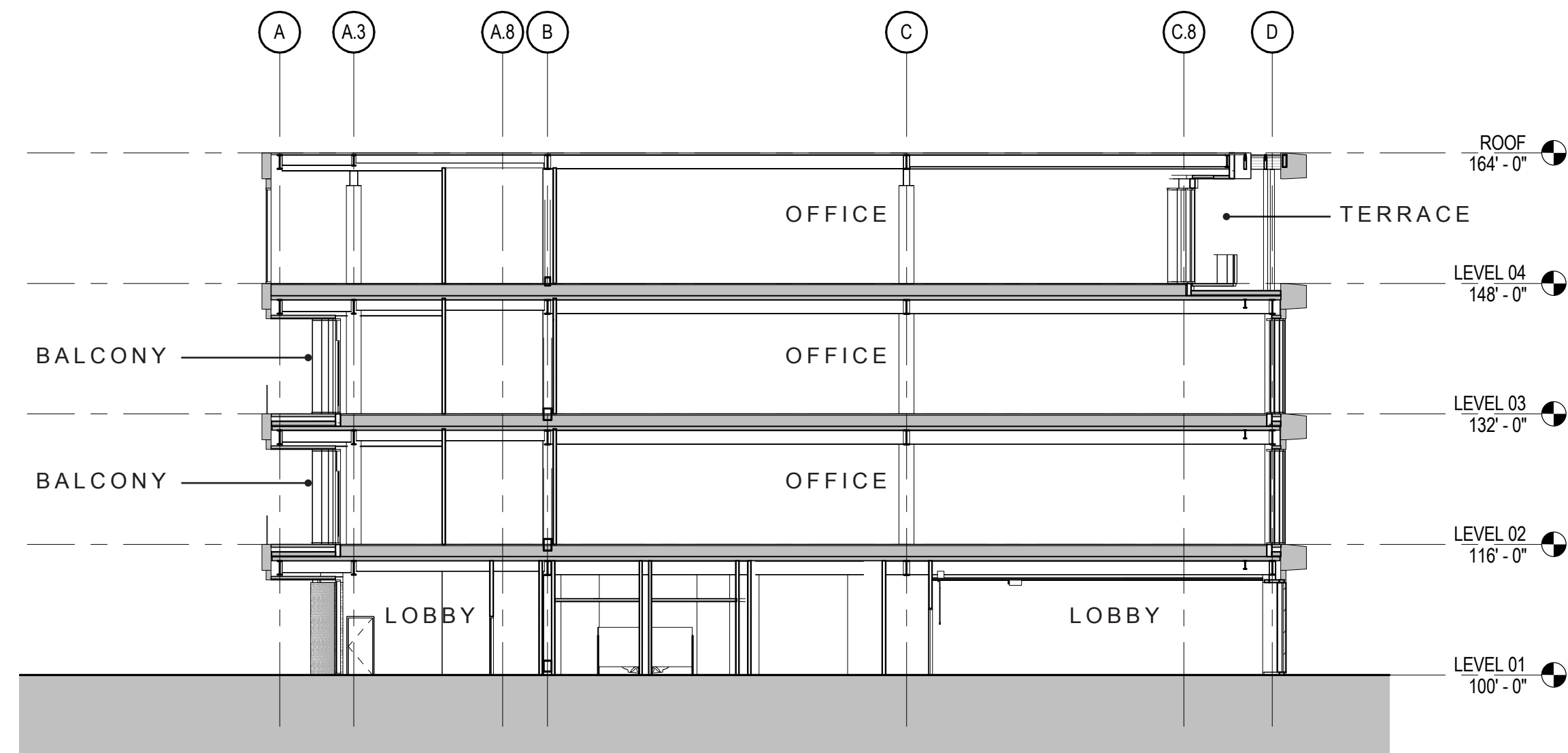
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MERCY VIRTUAL CARE CENTER

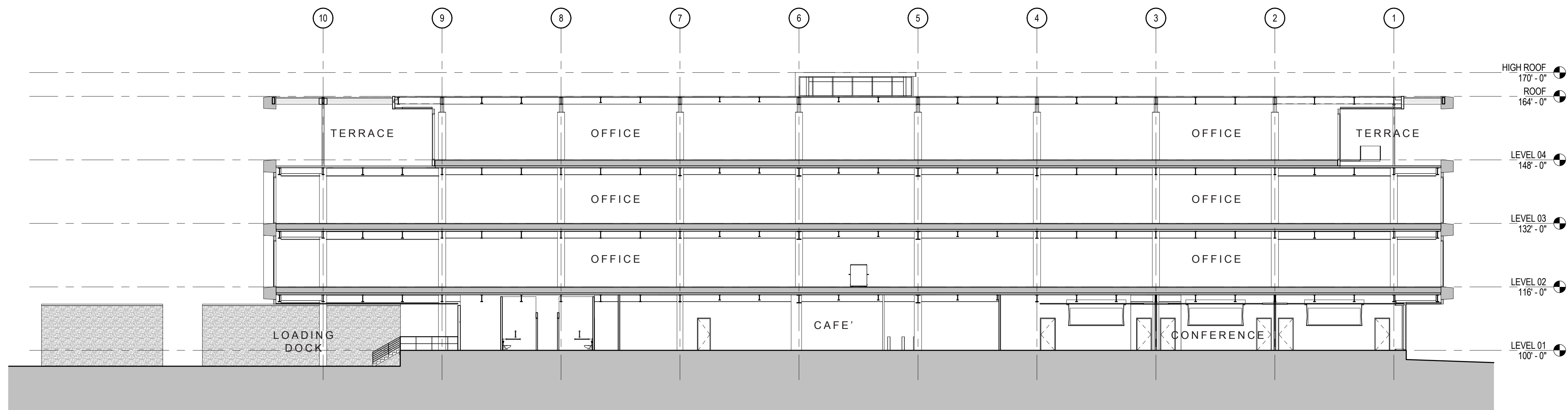
CHESTERFIELD HEALTH CAMPUS

BUILDING ELEVATIONS

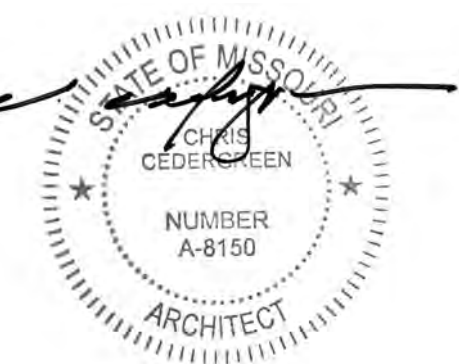




BUILDING SECTION TRANSVERSE LOOKING EAST
1/16" = 1'-0"



BUILDING SECTION TRANSVERSE LOOKING NORTH
1/16" = 1'-0"



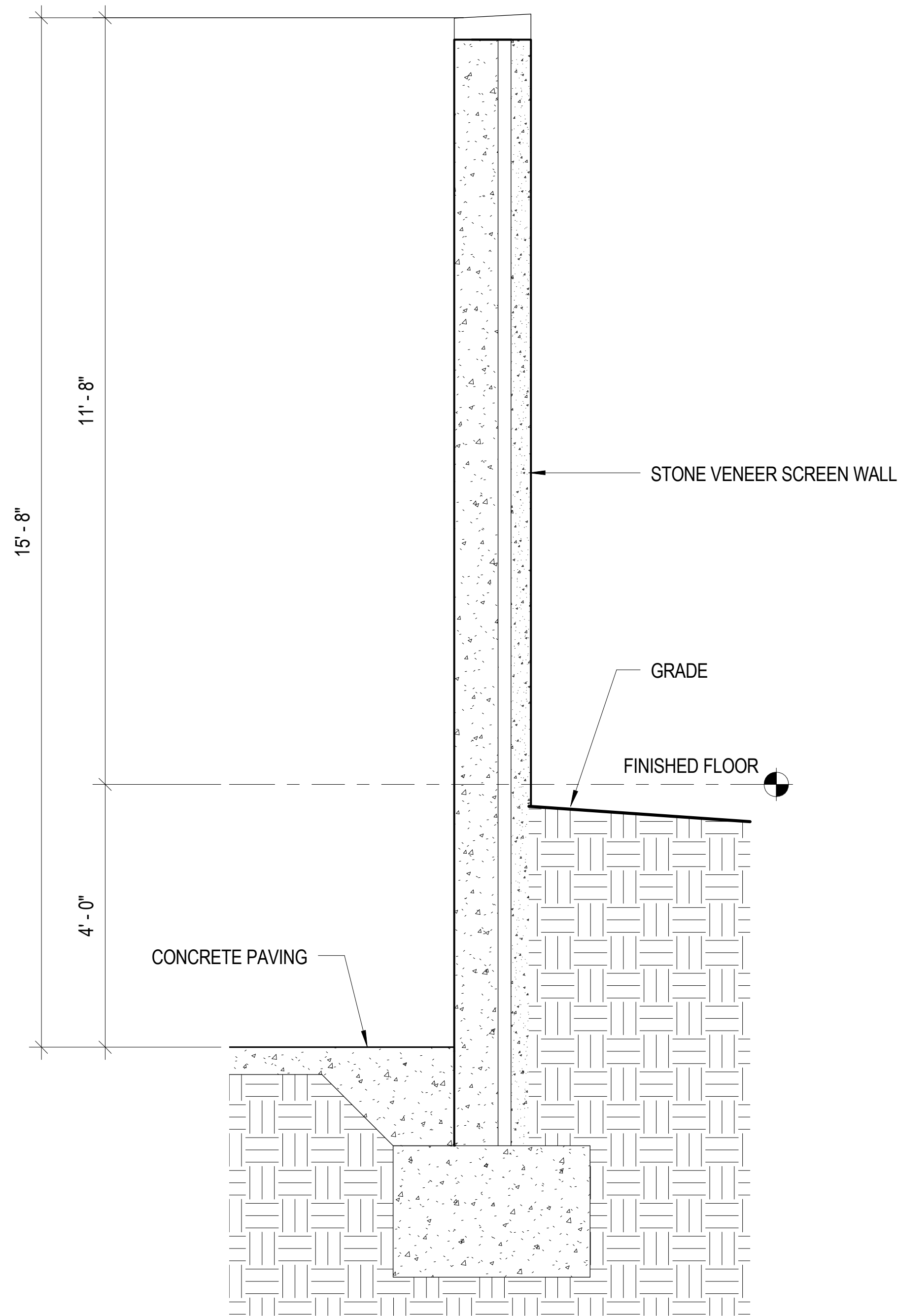
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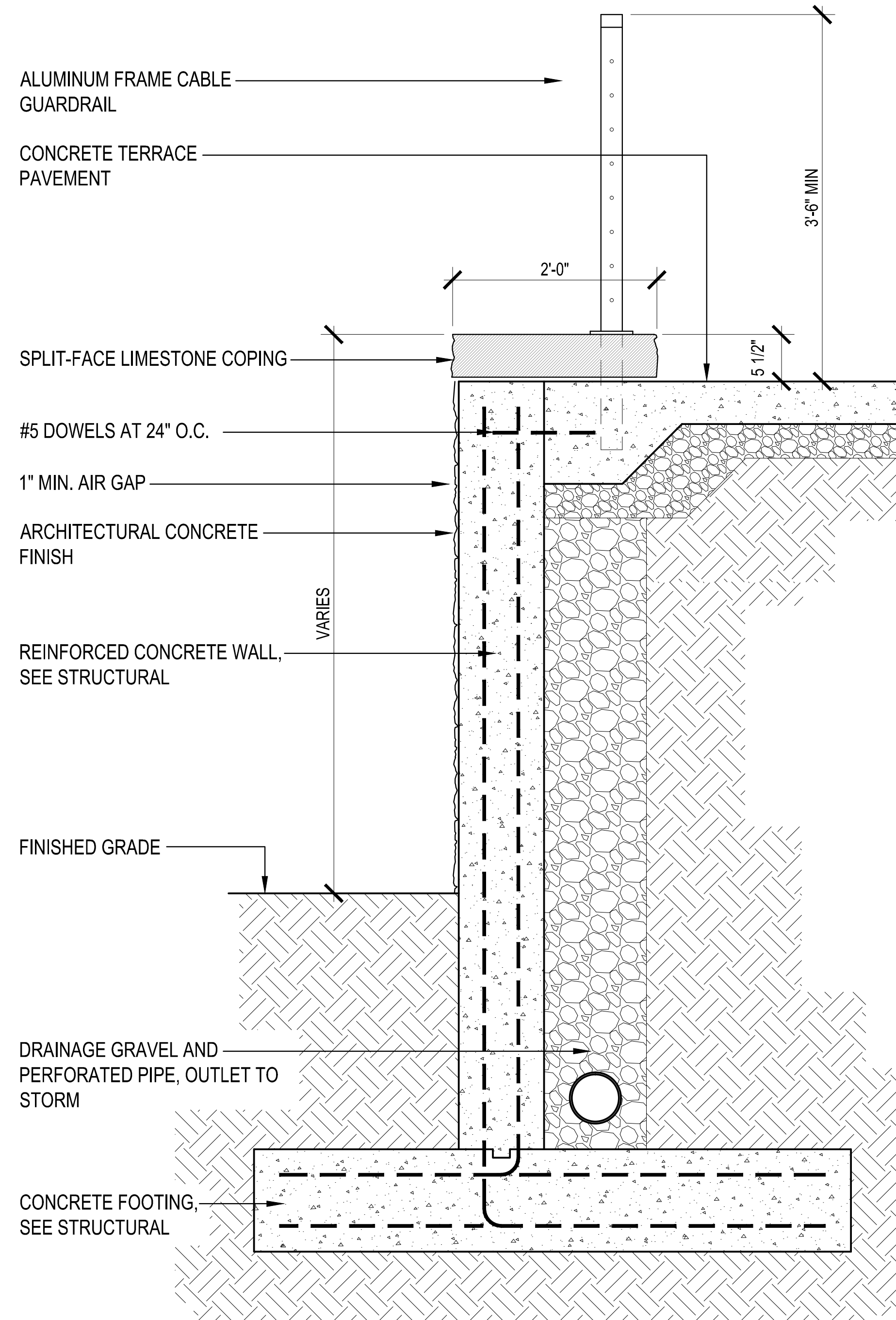
BUILDING SECTIONS

CHESTERFIELD HEALTH CAMPUS

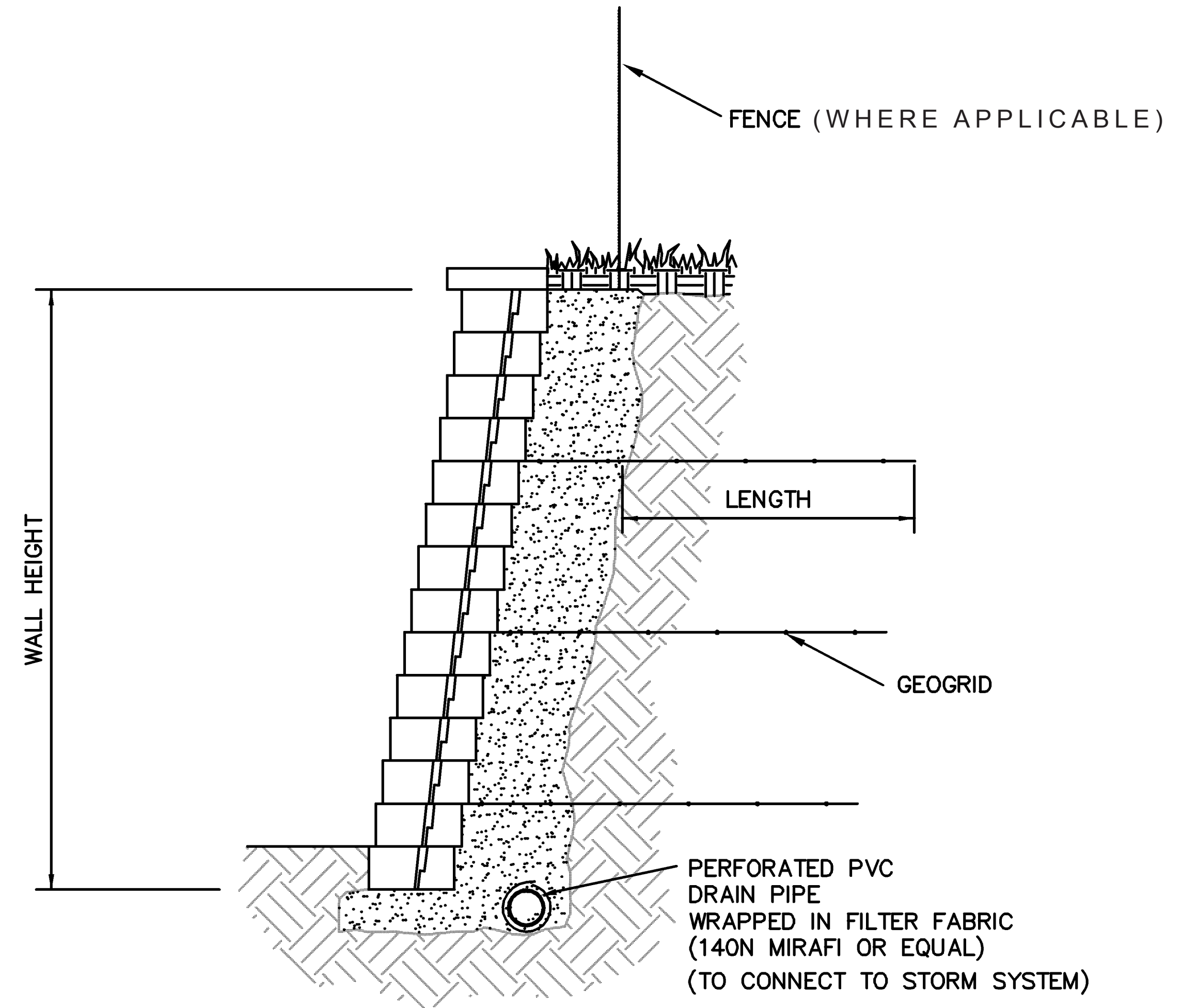




SERVICE AREA SCREEN WALL DETAIL
NTS



TERRACE RETAINING WALL DETAIL
NTS



MODULAR RETAINING WALL DETAIL
NTS



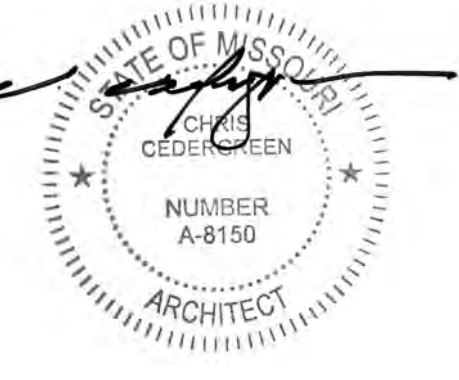
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MERCY VIRTUAL CARE CENTER

CHESTERFIELD HEALTH CAMPUS

RETAINING WALL & SCREEN WALL DETAILS





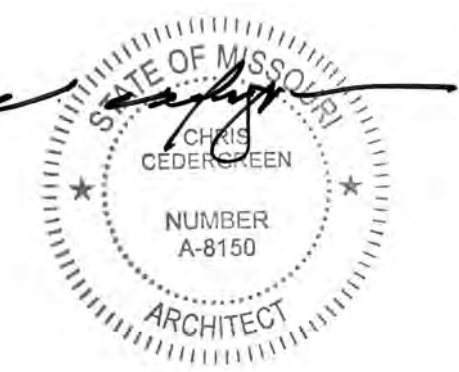
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MERCY VIRTUAL CARE CENTER

CHESTERFIELD HEALTH CAMPUS

EXTERIOR RENDERING -
VIEW FROM NORTH





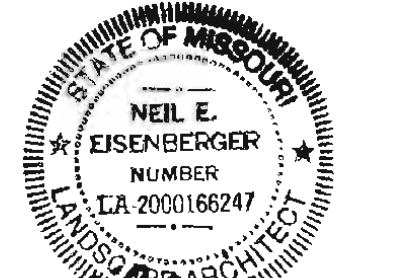
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MERCY VIRTUAL CARE CENTER

CHESTERFIELD HEALTH CAMPUS

EXTERIOR RENDERING -
VIEW FROM SOUTHWEST





NEIL E. EISENBERGER
LANDSCAPE ARCHITECT
MISSOURI LICENSE # 200168247

CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERbelt BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.426.1950 FAX: 314.426.7770

FORUM

2199 INNERbelt BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.426.1950 FAX: 314.426.7770

CONTRACTOR / DEVELOPER
CLAYCO, INC.

LANDSCAPE ARCHITECT
FORUM STUDIO

CIVIL ENGINEER

STOCK & ASSOCIATES

STRUCTURAL ENGINEER
UZUN + CASE

MEP/FP ENGINEER
HEIDEMAN ASSOCIATES, INC.

PLANT SCHEDULE

DECIDUOUS TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
AC PL	2	Acer platanoides		Norway Maple	2.5' Cal.	B & B	45'		Medium Growth Rate
AC RU	14	Acer rubrum	Red Sunset	Red Maple	2.5' Cal.	B & B	45'		Fast Growth Rate
AC SA	12	Acer saccharum	Lagacy	Sugar Maple	2.5' Cal.	B & B	45'		Slow / Medium Growth Rate
GI BI	15	Ginkgo biloba		Autumn Gold	2.5' Cal.	B & B	45'		Slow / Medium Growth Rate
GL TR	17	Gleditsia triacanthos	var. Inermis Moraine	Thornless Common Honeylocust	2.5' Cal.	B & B	45'		Fast Growth Rate
QU BI	21	Quercus bicolor		Swamp White Oak	2.5' Cal.	B & B	45'		Medium Growth Rate
QU RU	14	Quercus rubra		Red Oak	2.5' Cal.	B & B	45'		Medium / Fast Growth Rate
TA DI	10	Taxodium distichum	Shawnee Brave	Baldcypress	2.5' Cal.	B & B	45'		Medium Growth Rate

DECIDUOUS UNDERSTORY TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
CE CA	13	Cercis canadensis		Eastern Redbud	2.5' Cal.	B & B	20' - 30'		Single stem, Fast Growth Rate
CO FL	10	Cornus florida		Flowering Dogwood	2.5' Cal.	B & B	15' - 25'		Slow / Medium Growth Rate
CR LA	10	Crataegus laevigata	Sugarball	Common Hawthorn	2.5' Cal.	B & B	15' - 25'		Medium Growth Rate
HA VI	8	Hamelia virginiana		Common Witchhazel	10' Hl.	B & B	15' - 30'		Multi-Stemmed, Medium Growth Rate
MA VI	15	Magnolia virginiana	MOONGLOW Jim Wilson	Sweetbay Magnolia	10' Hl.	B & B	15' - 25'		Multi-Stemmed, Medium Growth Rate

EVERGREEN TREES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	MATURE HEIGHT	DETAIL	COMMENTS
JU VI	7	Juniperus virginiana		Eastern Red Cedar	8' Hl.	B & B	30' - 40'		Medium Growth Rate
PI GL	11	Pinus glauca		White Spruce	8' Hl.	B & B	30' - 40'		Medium Growth Rate
TS CA	19	Tsuga canadensis		Canadian Hemlock	8' Hl.	B & B	45'		Medium Growth Rate

EVERGREEN SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
hy ka	89	Hypericum kalmianum	Ames	Kalm's St. John's Wort	18" Hl.	Container	36" O.C.		
ju ch	25	Juniperus chinensis	Grey Owl	Juniper	24" Hl.	Container	36" O.C.		

DECIDUOUS SHRUBS

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
ca am	85	Calluna americana		American Beautyberry	24" Hl.	Container	36" O.C.		
ca sa	44	Cornus sericea	Arctic Fire	Red Twig Dogwood	24" Hl.	Container	36" O.C.		
to ga	125	Fothergilla gardenii		Dwarf Fothergilla	24" Hl.	Container	36" O.C.		
hy qu	146	Hydrangea quercifolia	Sikes Dwarf	Oakleaf Hydrangea	24" Hl.	Container	36" O.C.		
li vi	358	Ilex verticillata	Little Henry	Virginia Sweetspire	18" Hl.	Container	36" O.C.		
li ar	111	Ilex verticillata	Red Sprite Nana	Winterberry Holly	24" Hl.	Container	36" O.C.		
rh ar	259	Rhus aromatica	Gro-Low	Gro-Low Sumac	12-18" Hl.	Container	36" O.C.		
vi ca	85	Viburnum dentatum	Christian Blue Muffin	Arrowwood Viburnum	36" Hl.	Container	36" O.C.		

ORNAMENTAL GRASSES & SEDGES

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
pa	102	Panicum virgatum	Shenandoah	Switch Grass	1 Cal.	Container	36" O.C.		
sp	2,059	Sporobolus heterostachys		Prairie Dropseed	1 Quart	Container	24" O.C.		

BR1 BIO-RETENTION MIX

FULL SUN - PART SUN
QTY: 8,694
All plants to be Deep Cell, Plug, 18" O.C. All plants to be installed in a random triangular spacing, varied at a minimum of 3-7' per area % and plant type.

Grasses /Sedges	40% by Area
Carex muscadinum	25%
Carex vulpinoidea	25%
Chaerophyllum arifolium	10%
Juncus effusus	15%
Sclerochloa scoparium	25%
Ferns	80% by Area
American Bluet	20%
Chamaenerion	10%
Equisetum arvense	10%
Iris virginica	10%
Liatris spicata	10%
Rubricaulis filipes var. umbrosa	20%
Solidago rigida	10%
Symphoricarpos rose-anglica	10%

P1 PARKING ISLAND MIX

FULL SUN - PART SUN
QTY: 527
All plants to be Quart Container, 18" O.C. All plants to be installed in a random triangular spacing, varied at a minimum of 3-7' per area % and plant type.

Grasses /Sedges	50% by Area
Bouteloua curtipendula	30%
Carex stricta	30%
Sporobolus heterostachys	40%
Ferns	50% by Area
Aster oblongifolius	15%
Cornopsis lanceolata	20%
Echinacea purpurea	25%
Heuchera richardsonii	15%
Penstemon digitalis	25%

P2 LANDSCAPE MIX

FULL SUN - PART SUN
QTY: 2,636
All plants to be Quart Container, 18" O.C. All plants to be installed in a random triangular spacing, varied at a minimum of 3-7' per area % and plant type.

Panicum virgatum 'Shenandoah'	30%
Sclerochloa scoparium	40%
Ferns	50% by Area
American Bluet	15%
Cornopsis lanceolata	10%
Echinacea purpurea	15%
Equisetum arvense	10%
Monarda didyma	15%
Penstemon digitalis	10%
Rubricaulis filipes var. umbrosa	15%
Solidago rigida	10%

SITE OPEN SPACE	
Total Site Area =	1,888,326 s.f. (43.35 Ac.)
Existing Building Area =	16,048 s.f. (0.37 Ac.)
Existing Pavement Area =	28,866 s.f. (0.66 Ac.)
Proposed Building Area =	38,218 s.f. (0.88 Ac.)
Proposed Pavement Area =	172,423 s.f. (3.96 Ac.)
Site Open Space =	1,692,951 s.f. (37.48 Ac.)
Open Space Percentage =	86.46%

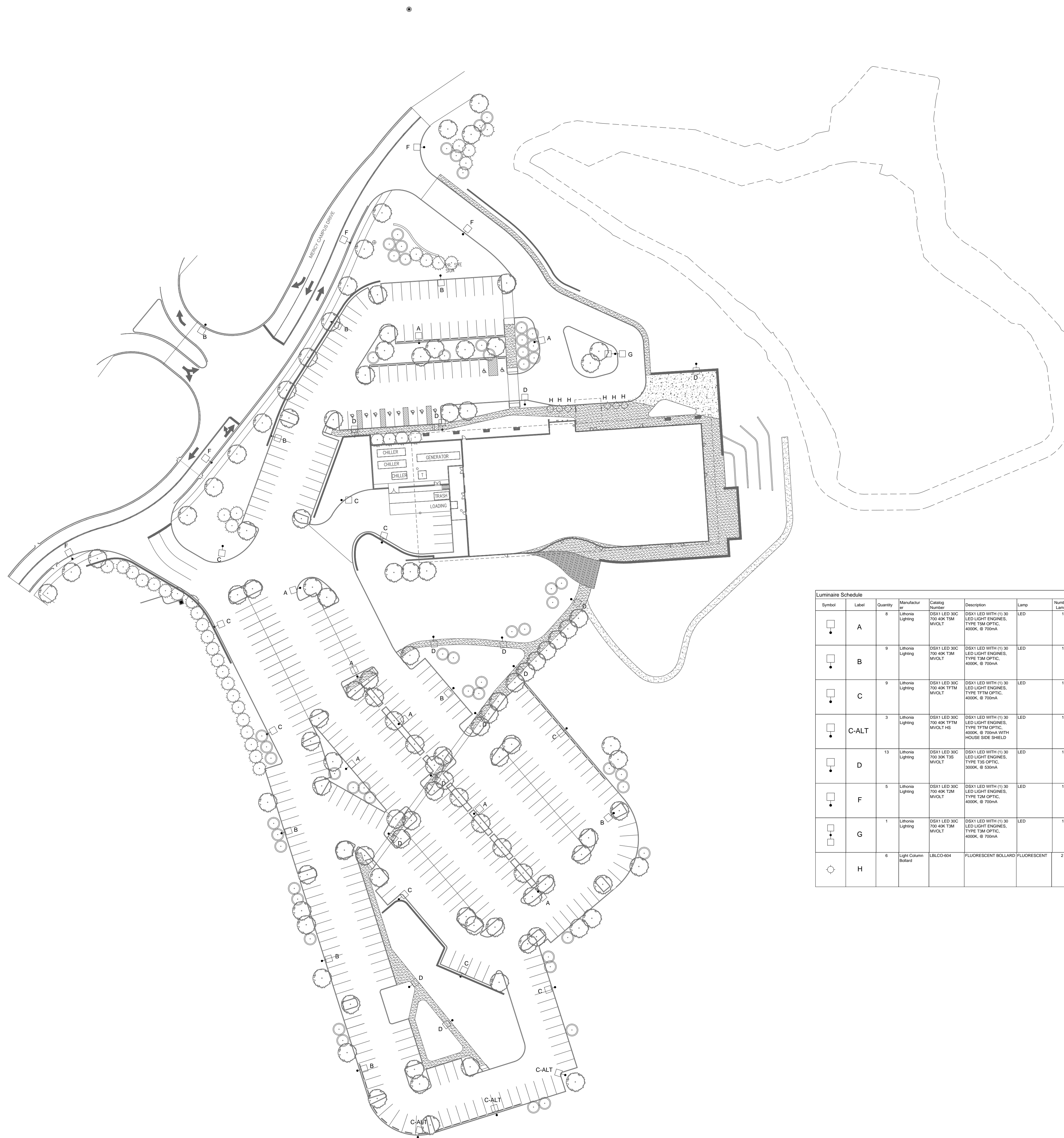
1 LANDSCAPE PLAN
1" = 50'-0"

SITE DEVELOPMENT SECTION PLAN FOR:
MERCY VIRTUAL CARE CENTER
CHESYERFIELD HEALTH CAMPUS
MERCY HEALTH SYSTEMS
South Outer Forty
Chesterfield, Missouri 63005

DRAWING ISSUE		
#	DESCRIPTION	DATE
1	CITY SUBMITTAL	11/22/2013
2	CITY SUBMITTAL	11/7/2014

Drawing Title: LANDSCAPE PLAN AND SCHEDULE
Drawing No.: L1
Forum #: 601-01081 | Consult #:

File: S:\01-0101-Mercy - Virtual Care Center\Design\11_Team\052_Electrical\2014-01-17_Site_Development_Section_Plan\23411_E6E7_SITE-REV12.dwg
 Date Printed: Jan 17, 2014 10:11:33 AM
 Plotter: DTD TO PDF.PLOT
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 12/20/12 10:56:44 AM



Symbol	Label	Quantity	Manufacturer	Model Number	Description	Lamp	Number Lamps	Footcandle	Lamp Life (hrs)	Light Loss Factor	Wattage
□	A	9	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 700mm	LED	1	DSH1 LED SDC 700 KAW TSM M10CT	7042.420	0.95	60
□	B	9	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 700mm	LED	1	DSH1 LED SDC 700 KAW TSM M10CT	6722.812	0.95	60
□	C	9	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 700mm	LED	1	DSH1 LED SDC 700 KAW TSM M10CT	6633.309	0.95	60
□	C-ALT	3	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT 145	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 700mm WITH HOUSE SIDE SHIELD	LED	1	DSH1 LED SDC 700 KAW TSM M10CT 145	4011.638	0.95	60
□	D	13	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 500mm	LED	1	DSH1 LED SDC 700 KAW TSM M10CT	5478.682	0.95	60
□	F	9	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 700mm	LED	1	DSH1 LED SDC 700 KAW TSM M10CT	6610.803	0.95	60
□	G	1	LEDVANCE	DSH1 LED SDC 700 KAW TSM M10CT	DSH1 LED WITH (0) 0W LED LIGHT ENGINES, TYPE TSM OPTIC, HOOK, Ø 700mm	LED	1	DSH1 LED SDC 700 KAW TSM M10CT	6722.812	0.95	136
◇	H	6	Light Column	LBC-0404	FLUORESCENT ROLLAND	FLUORESCENT	2		35	0.95	40

SITE LIGHTING PLAN - LAYOUT
 SCALE: 1" = 50'-0"

SITE DEVELOPMENT SECTION PLAN FOR:
MERCY VIRTUAL CARE CENTER
 CHESTERFIELD HEALTH CAMPUS
 MERCY HEALTH SYSTEMS
 South Outer Forty
 Chesterfield, Missouri 63005

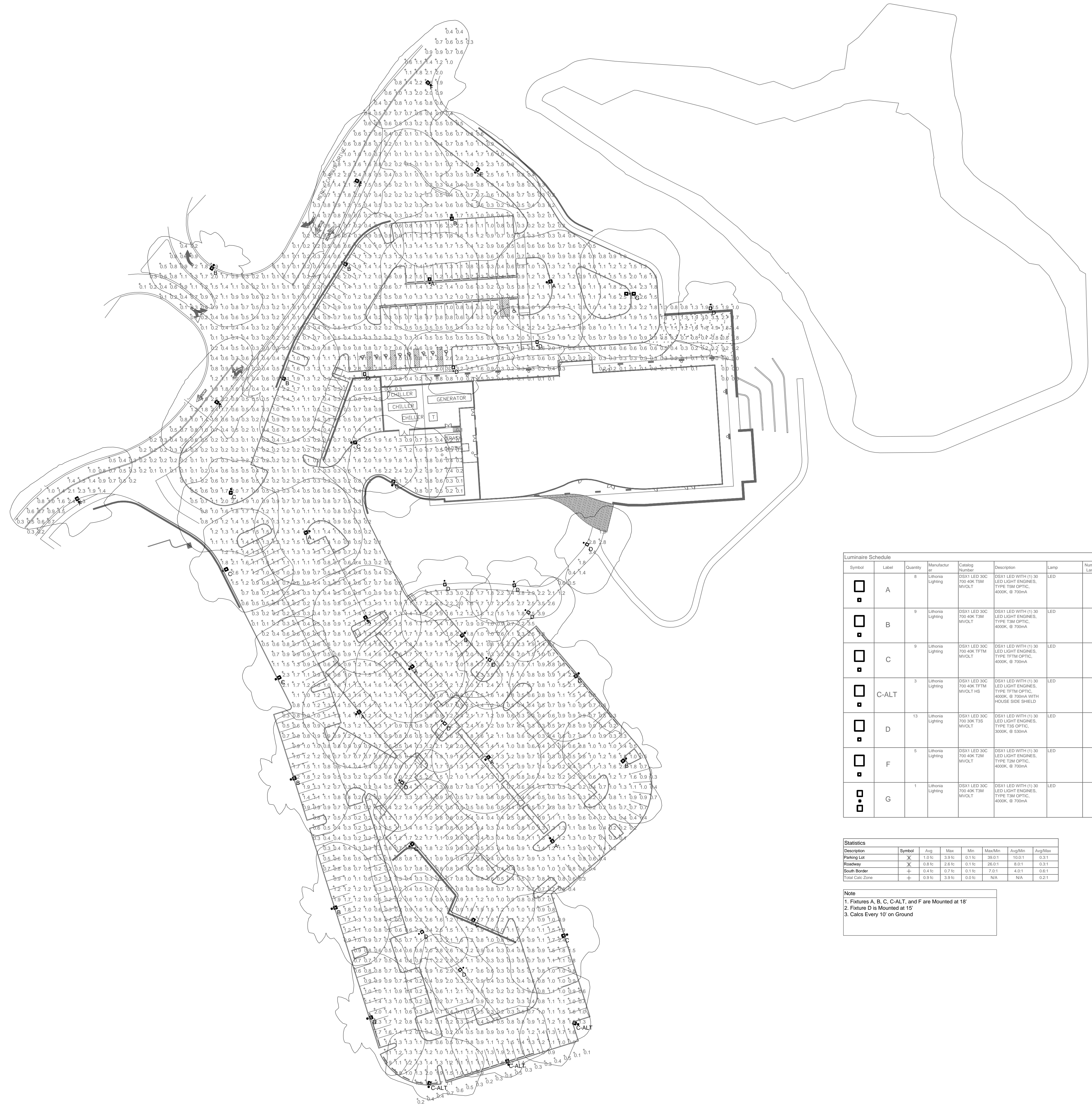
DRAWING ISSUE		
#	DESCRIPTION	DATE
1	CITY SUBMITTAL	11/22/2013
2	CITY SUBMITTAL	1/17/2014

DRAWING TITLE
 SITE LIGHTING PLAN - LAYOUT

Drawing No.

E6

Forum # 601-01081 Consult #



Symbol	Label	Quantity	Manufacturer	Category	Description	Lamp	Number	Fixture	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	8	Hubbell	LED LIGHT ENGINE, 700 40K TMM, 4000K, 6 700VAC	LED	1	8041-LED-3	7042-433	0.95	68	
□	B	9	Hubbell	LED LIGHT ENGINE, 700 40K TMM, 4000K, 6 700VAC	LED	1	8041-LED-3	6723-812	0.95	68	
□	C	9	Hubbell	LED LIGHT ENGINE, 700 40K TMM, 4000K, 6 700VAC	LED	1	8041-LED-3	6633-359	0.95	68	
□	C-ALT	3	Hubbell	LED LIGHT ENGINE, 700 40K TMM, 4000K, 6 700VAC WITH MODIC BURE-SHIELD	LED	1	8041-LED-3	4611-538	0.95	68	
□	D	13	Hubbell	LED LIGHT ENGINE, 700 30K TMM, 3000K, 6 500VAC	LED	1	8041-LED-3	5478-582	0.95	68	
□	F	5	Hubbell	LED LIGHT ENGINE, 700 40K TMM, 4000K, 6 700VAC	LED	1	8041-LED-3	6610-803	0.95	68	
□	G	1	Hubbell	LED LIGHT ENGINE, 700 40K TMM, 4000K, 6 700VAC	LED	1	8041-LED-3	6723-812	0.95	106	

Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
○	11.8%	2.9%	0.1%	38.0%	10.0%	0.3%
×	0.8%	0.1%	0.0%	0.8%	0.1%	0.0%
+	0.4%	0.7%	0.1%	7.0%	0.1%	0.6%
+	0.8%	3.0%	0.0%	NA	NA	0.2%

Note:
 1. Fixtures A, B, C, C-ALT, and F are Mounted at 18'
 2. Fixture D is Mounted at 15'
 3. Calks Every 10' on Ground

SITE LIGHTING PLAN - PHOTOMETRIC
 SCALE: 1" = 50'-0"

File: S:\01-0101-Mercy - Virtual Care Center\Design\1 - Team\05 - Electrical\2014-01-17 Site Development Section Plan\22411 E6E7 - SITE-REV-2.dwg
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SITE DEVELOPMENT SECTION PLAN FOR:
MERCY VIRTUAL CARE CENTER
 CHESTERFIELD HEALTH CAMPUS
 MERCY HEALTH SYSTEMS
 South Outer Forty
 Chesterfield, Missouri 63005

#	DESCRIPTION	DATE
1	CITY SUBMITTAL	11/22/2013
2	CITY SUBMITTAL	1/17/2014

DRAWING TITLE
 SITE LIGHTING PLAN -
 PHOTOMETRIC

Drawing No.
E7

Forum # 601-01081 Consult #



D-Series Size 1 LED Area Luminaire

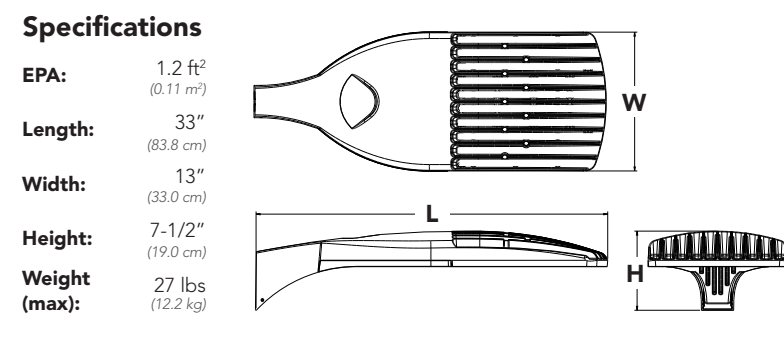
Catalog Number	
Notes	
Type	Site and Roadway Fixture

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

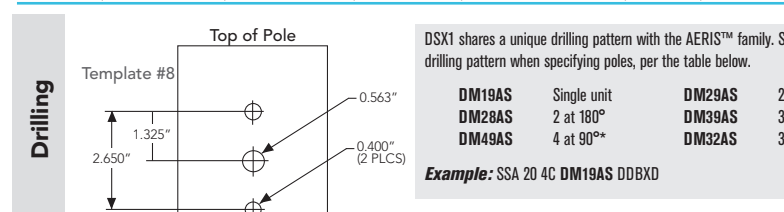
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100-400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Ordering Information

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX1 LED	Forward optics 30K 30 LEDs (one engine) 40K 40 LEDs (two engines) 60K 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1A)	30K 3000K (80 CRI min) 40K 4000K (70 CRI min) 50K 5000K (67 CRI)	T15 Type I short T25 Type II short T3M Type III short T3M Type III medium T4M Type IV medium T4M Type IV short T5M Type V medium T5W Type V wide	120V 208V 240V 277V 347V 480V	MVOLT ¹ SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ² RPUMBA Round pole universal mounting adaptor ²	PER NEMA twist-lock receptacle only (no controls) ³ DMG 0-10V dimming driver (no controls) ⁴ DCR Dimmable and controllable via RDM4M ⁵ (no controls) ⁶ DS Dual switching ¹¹ PIR Motion sensor, 8-15' mounting height ¹² PIRH Motion sensor, 15-30' mounting height ¹² BL30 Bi-level switched dimming, 30% ^{13,14} BL50 Bi-level switched dimming, 50% ^{13,14}	HS House-side shade ⁷ SF Single fuse DF Double fuse (200, 340, 480V) ⁸ TLS Tool-less entry "twist" latch ⁹ L90 Left-rotated optics ¹⁰ R90 Right-rotated optics ¹⁰	DOBX Dark bronze BLX Black DNAX Natural aluminum WHX White DOBZ Dark bronze DNBZ Natural aluminum DWHZ White



DSX1 shares a unique drilling pattern with the AEROSSM family. Specify this drilling pattern when specifying poles, per the table below.

DM4SAS	DM2SAS	DM3SAS	DM4SAS
Single unit	2 at 90°	2 at 90°	3 at 120°**
4 at 90°	2 at 90°	2 at 90°	3 at 120°**

Example: SSA 20 4C DM4SAS DOBZ

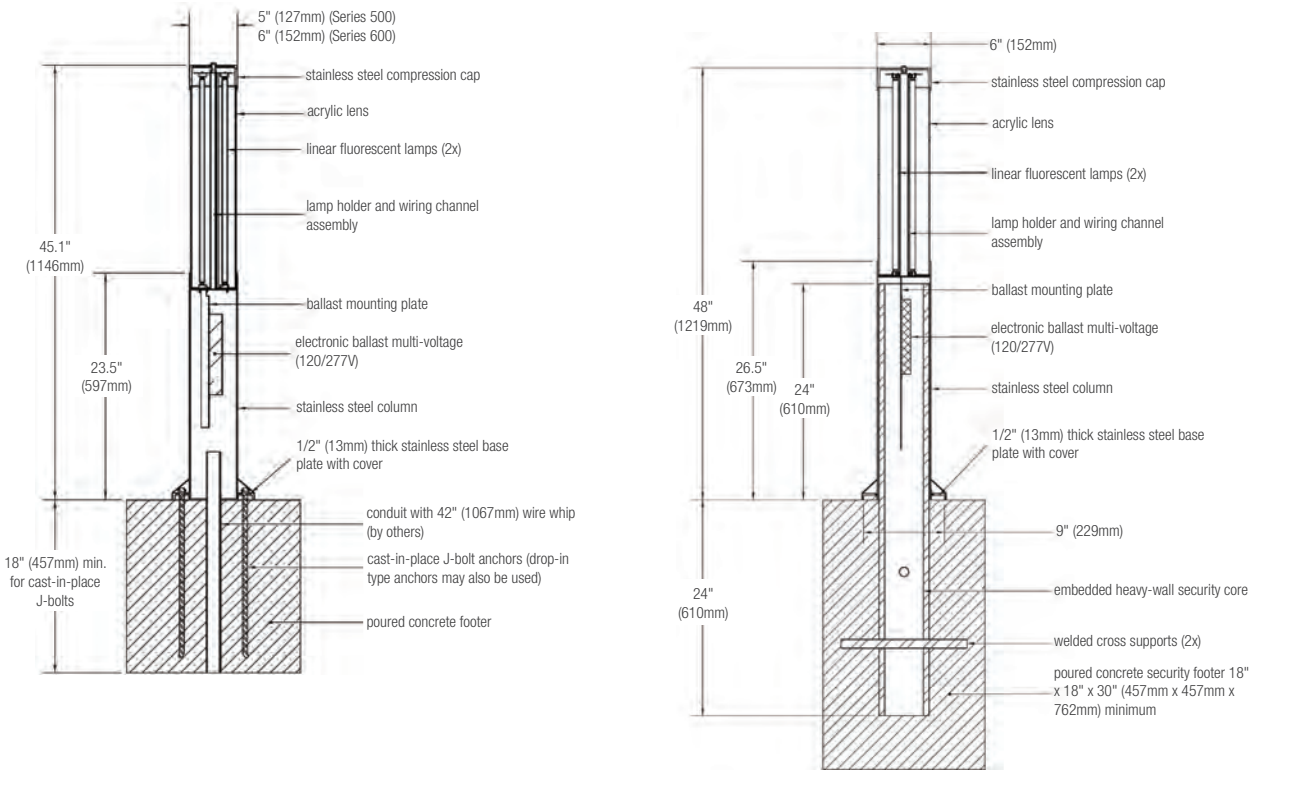
Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*House-side pole top must be 2.25" O.D. minimum.
**Four round pole mounting (RPM) only.

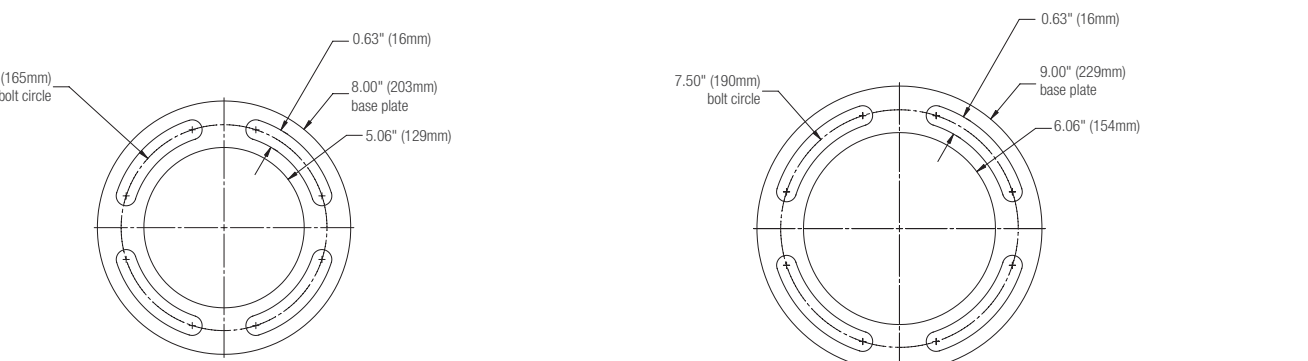
Notes:
1. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
2. MVOLT¹ driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (DF, DF optional).
3. Not available with single board, 500mA product (DCC 500). N/A with 1000 mA. Not available with DMG, DCR, BL30, BL50, WTS, or TLS.
4. Available as a separate combination accessory PLUMBA (finch) U.
5. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
6. Not available with 347 or 480V.
7. Specifies RDM4M enabled luminaires with 0-10V dimming capability. PER option required. Not available with 347 or 480V. Additional hardware and services required for RDM4M deployment must be purchased separately. Call 1-800-442-6745 or email: sales@formsurfaces.net. N/A with BL30, BL50, DS, TLS, PIR or PIRH.
8. Requires 40C or 60C. Provides 50/50 luminaire operation in two independent drivers on two separate circuits. N/A with PIR, DCR, WTS, PIR, or PIRH.
9. Requires an additional switched circuit.
10. PIR specifies the **Twilight 100-10-000** control; PIRH specifies the **Twilight 100-10-000** control; see **Motion Sensor Guide** for details Dimming driver standard. Not available with DCR.
11. Dimming driver standard. MVOLT¹ only. Not available with DCR or WTS.
12. Also available as a separate accessory; see Accessories information.
13. WTS not available with BL30, BL50, DS, PIR or PIRH. N/A 347 or 480V.
14. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
15. WTS is only on the luminaire in a larger PHS rated. Not available with BL30, BL50, DCR, PIR or PIRH. N/A 347 or 480V.
16. Available with 60 LEDs (60C) option only.
17. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.



NOMINAL DIMENSIONS (CAST-IN-PLACE) / NOMINAL DIMENSIONS (SECURITY CORE)



BASE PLATE MOUNTING DETAIL (SERIES 500) / BASE PLATE MOUNTING DETAILS (SERIES 600)



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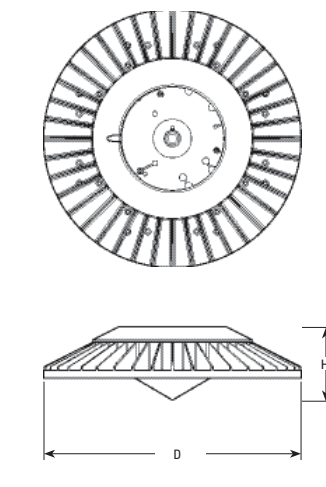
Ratio Canopy 1.5 TLROC15 LED Canopy Luminaire

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 18-1/4 (46.4 cm)
Height: 5" (12.7 cm)
Weight: 19 lbs (8.6 kg)



Ordering Information

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	Accessories	Options	Finish
TLROC15	72LED 100MA 72LED 220MA 72LED 350MA	35K 41K 56K	SYM ASY	120V 208V 240V 277V 347V 480V	PDM Pendant ¹ SRM Surface ² TNM Trunion ³	FG Fowl guard ⁴ STEM12 12" stem ⁵ STEM18 18" stem ⁵ STEM22 22" stem ⁵ SLVRD Self leveling swivel plate for rd. or oct. J-box ⁶ SLVQS Self leveling swivel plate for sq. J-box ⁶	SF Single fuse DF Double fuse SPGRV Surge protection SPDNOW Surge protection OCD Occ control dim ADC Occ auto-set LDIM 0-10V dimming ⁷	DOB Dark bronze DNA Natural aluminum DWH White

NOTES:
1. DSX2/27 uses MVOLT driver (Asking for specific voltage for surge protection).
2. 347 and 480 volt include a remote transformer box.
3. Pendant mounts to 3/4" NPT stem by others or as a separate optional accessory.
4. Surface mounts to J-Box by others. Mounting plate and cable included. Ships with feature.
5. Trunion mounting hardware not finish painted and shipped separately.
6. FSC Fowl guard for pendant mount only. Shipped separately.
7. STEM20, 3/4" NPT stem. Not finish painted. Shipped separately.
8. SQRD or SQSQ Self leveling pendant mount swivel plate for round/octagonal or square J-Box. Not finish painted. Shipped separately.
9. Not available with 72LED 100MA.

FEATURES & SPECIFICATIONS

CONSTRUCTION
Die-cast, low copper (<0.6%) aluminum alloy housing. All mechanical fasteners are corrosion resistant and hangers are galvanized steel.

FINISH
The powder coated finish uses TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before curing, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

OPTICS
Precision injection molded acrylic optics are designed to meet multiple applications, bi-directional, uni-directional and pedestrian walk/drive lanes.

ELECTRICAL
All electrical components are UL recognized and mounted directly to the electrical housing for maximum heat dissipation. Fixture includes a driver with optional fusing and surge protector.

INSTALLATION
Mounting: Fully silicone-gasketed, galvanized steel plate. Surface mounts to recessed box or pendant mounts to industry standard J-boxes. The quick-mounting bracket includes a tether for the future, allowing for trouble-free electrical connections. The fixture twist-locks into place in a firm, secure fashion.

LISTINGS
The luminaire is tested to and meets all NRTL outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

WARRANTY
Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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DESCRIPTION	6 inch LED recessed medium beam downlight with 50° cut off specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Lumen packages include 2000 delivered lumens with color temperatures of 2700K, 3000K, 3500K, 4000K. Suitable for commercial construction and exceeds high efficacy requirements (with designated trims) for IECC-2009, and T24-2008.
PORTFOLIO™	
Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

Lower Shielding Reflector
Self-flanged, spun .050" thick aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention
Lower reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Junction Box
(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branching wiring.

Thermal
Extruded aluminum heat sink conducts heat away from the LED module for improved performance and longer life.

LED
LED system contains a plurality of high brightness white LEDs combined with a high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LEDs are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling.

Plaster Frame / Collar
New Construction Housing: Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2".
Remodel Housing: Galvanized steel plaster ring adjusts to accept up to 1" ceiling thickness.

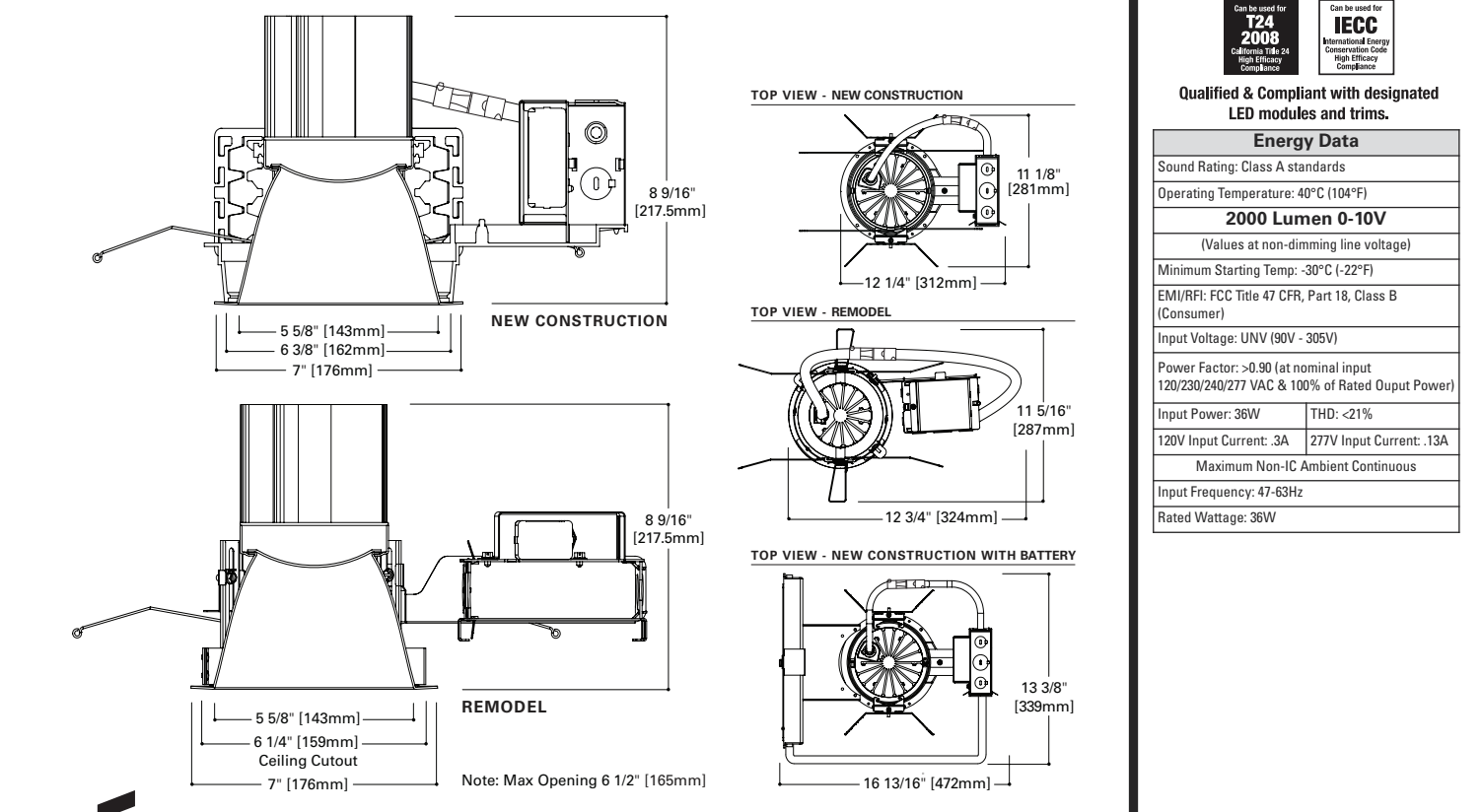
Universal Mounting Bracket
Accepts 1/2" EMT, C Channel and bar hangers and adjusts 5" vertically from above and below the ceiling (new construction housing only).

Driver
Driver can be serviced from above or through the aperture.

Environmental
Fixture should not be operated in ambient temperatures above 40° C.

Code Compliance
Thermally protected and cULus listed for protected wet locations. IP54 Certified. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EM/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. ROHS Compliant. Title 24 2008 Compliant with designated trims. ARIA Compliant. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5 year warranty.



Specifications and dimensions subject to change without notice. Consult your representative for additional options and finishes.

CANOPY LIGHTING

SITE AND ROADWAY LIGHTING TYPES A - G

BOLLARD / LIGHT COLUMN LIGHTING TYPE H

LOADING DOCK LIGHTING

1/24/2014



MERCY VIRTUAL CARE CENTER

CHESTERFIELD HEALTH CAMPUS

EXTERIOR LIGHTING CUT SHEETS



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