



III.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: April 9, 2015

From: Purvi Patel
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: West of Outlet Boulevard, north of its intersection with Olive Street Road.

Applicant: Cavender Real Estate, Ltd.

Description: **Chesterfield Blue Valley, Lot 1C (Cavender's Boot City)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 3.463 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road.

PROPOSAL SUMMARY

Cavender Real Estate, Ltd., has submitted a request for a 28 foot 8 inches tall, 19,250 square foot retail building with accessory parking located on the west side of Outlet Boulevard, north of its intersection with Olive Street Road. The subject site is located within the Chesterfield Blue Valley Development, which is zoned "PC" Planned Commercial District and is governed under the terms and conditions of the City of Chesterfield Ordinance Number 2805. The exterior building materials will be comprised of EIFS, split face block and real and veneer stone. The proposal also includes a sloped TPO (Thermoplastic Polyolefin) roofing system with parapet walls.

HISTORY OF SUBJECT SITE

In 2006, the first planned district was approved for the Chesterfield Blue Valley Development and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance Number 2805 to modify the parking setback between internal lots lines from ten (10) feet to zero (0) feet. Ordinance Number 2805 is the current ordinance of record.

The Site Development Concept Plan for Chesterfield Blue Valley was approved by the City Council on May 7, 2012; the Concept Plan was amended in 2014 to reflect the most up-to-date lot configurations. The original Record Plat for Chesterfield Blue Valley was approved by the City Council in July of 2012; at that time, five (5) overall lots were created. Since then, Lots 1, 2, 4 and 5 have been subdivided.

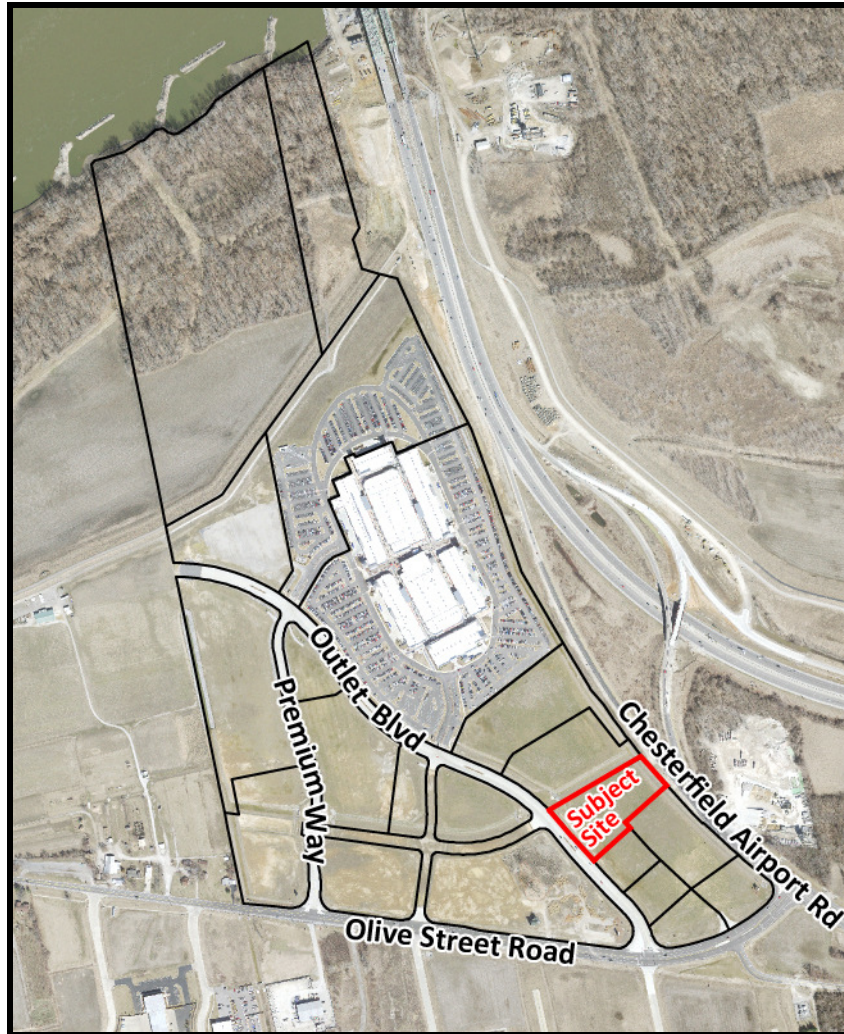


Figure 1

STAFF ANALYSIS

The subject site is zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2805. This ordinance allows for a total building floor area not to exceed 1,400,000 square feet for the entire Chesterfield Blue Valley development and thus far the existing 394,994 square foot Outlet Mall is the only built structure in this development. Plans for a Burlington store as well as a Gas Mart gas station with a convenience store were approved by the Planning Commission in 2014. In March 2015, a 78,000 square foot addition to the St. Louis Premium Outlets was approved by the Planning Commission as well. The construction for the Burlington store is under way and the Improvement Plans for Gas Mart were recently approved. In addition to the Section Plan for Cavender's Boot City (Lot 1C), Staff is currently reviewing a Section

Plan for Gander Mountain on Lot 1H. The Section Plan for Gander Mountain will be presented to the ARB on April 9th, 2015 as well.

The table below shows a break-down of the approved and proposed buildings in Chesterfield Blue Valley:

Chesterfield Blue Valley Projects			
Lot Number	Tenant	Total Square Feet	Project Status
Lot 1A	Gas Mart	7,812	Improvement Plans approved
Lot 1C	Cavender's Boot City	19,250	Section Plan under review
Lot 1H	Gander Mountain	60,000	Section Plan under review
Lot 2	St. Louis Premium Outlets (Phase I)	394,994	Constructed in Oct. 2013
Lot 2	St. Louis Premium Outlets (Phase II)	78,297	Approved March 2015
Lot 5D-2	Burlington	54,980	Under construction
Total Building Area (approved/under review)		615,333	
Total Building Area Permitted Per Ordinance		1,400,000	
Remaining allowable Building Area		784,667	

General Requirements for Site Design:

A. Site Relationships

The subject site is located west of Outlet Boulevard and its intersection with Blue Valley Avenue, which is currently under construction. The main entrance and the front façade of the building will face south towards Convenience Way. As this building will have prominent views from both Outlet Boulevard and Chesterfield Airport Road, the applicant has designed the side façades to match the front façade giving an appearance of three main entrances

B. Circulation System and Access

The proposal includes one access point off of Convenience Way, a private drive accessed from Outlet Boulevard or Olive Street Road. Access to Convenience Way off Olive Street Road is a right-in/right-out access only and has a dedicated right turn lane up to its intersection with Outlet Boulevard. And similar to other lots in this development, this lot will not have direct access to Chesterfield Airport Road. There is a reservation area for future roadway along the north property line; however, there are no plans to construct this roadway at this time and the applicant has kept all improvements outside of this reservation area.

Additionally, the developer has proposed a five (5) foot sidewalk along Outlet Boulevard and Convenience Way which will tie into the future sidewalks along these roadways, ultimately providing a continuous sidewalk throughout the development. A sidewalk from Convenience Way to the building will be provided as well as a perimeter sidewalk around the building.

C. Topography

The existing grade of the property is generally flat. Minimal changes to the existing topography are planned. There are two drainage swales along Outlet Boulevard and Chesterfield Airport Road which are below the 100 year high-water mark and therefore no structures or plantings are allowed within these swales.

D. Retaining Walls

No retaining walls are proposed on the site.

General Requirements for Building Design:

A. Scale

The applicant is proposing a single story building that is approximately 28 foot 8 inches in height. The building height is similar to the adjacent developments. Elements such as the 4 foot 8 inch stone and EIFS accent bands and windows are proposed to provide a sense of human scale. The building entrance will be further accentuated with additional stone and articulation. This entrance theme will be mimicked on the side elevations as well.

B. Design

The proposed building design features elevations that are pronounced with EIFS, split face block and real and veneer stone. The building will include a stone and EIFS accent band which will run along the bottom of the building on three façades and the corners of the building will be further defined with these materials. There are two large faux windows on the front façade to help break up the EIFS walls, as well as a darker accent band on the top of the building accentuated with stars. The building will also have larger, decorative lighted metal stars placed on all four sides of the building. These stars will demonstrate the western flair of Cavender's brand while still maintaining the prairie style architecture of the development.

Ordinance Number 2805 states "The developer shall submit an overall design package for the development, including, but not limited to architectural elevations, colored renderings and building materials". This overall design package was approved by the Planning Commission on February 25th, 2013. The architectural concept standards for the development, as approved, are as follows:

General

CBV, LLC envisions a project design based on the character, principles and theme of the Prairie Style of architecture which contains horizontal lines, flat or hipped roofs with broad overhanging eaves, and window groups in horizontal banks as the principle means of architectural expression. The goal is for a coordinated, upscale design theme present in every architectural and landscape feature including built form, lighting, exterior furniture and landscaping. The historic Brasher House, if reused, would be an exception. It is not the intent of these standards to limit or diminish use of "corporate trade dress" on store fronts.

Material Palette

Brick and stone veneer, exterior insulation plaster system (EIFS), smooth face architectural metal, exposed steel structure, painted concrete wall panels with sand texture finish, open metal trellises, glass and aluminum store fronts and curtain walls, canvas and metal awnings, and appropriate cornices and overhangs will be acceptable.

Color Palette

Earth tones accompanied by complimentary accent colors for view corridors and arrival points will be the standard.

As discussed above and seen in the Architect's submittal, most of the architectural features discussed above have been included in the design of the building and tie into the Prairie Style theme of the nearby St. Louis Premium Outlet Mall.

C. Materials and Color

The building will maintain the earth tone color palette of Chesterfield Blue Valley through the use of EIFS and stone. The proposed material colors include lighter earth tones with darker accent colors, ranging from cream to a darker brown (toast). The materials and colors chosen match those of the St. Louis Premium Outlet mall. The entry doors will be a dark stained wood which will complement the chosen color palette for the building. Additionally, there are two metal canopies proposed on the front elevation over the faux windows to highlight the building further.

D. Landscape Design and Screening

The request includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements. This section requires street trees be provided along public right-of-way; however, there are two drainage swales along Outlet Boulevard and Chesterfield Airport Road, which are below the 100 year high-water mark and therefore no structures or plantings are allowed within these swales. Accordingly, the applicant is providing the required street trees outside of the swales along these two public right-of-ways. Furthermore, the Landscape Plan shows plantings along the private drive, Convenience Way, and within the site as required by the Tree Preservation and Landscape Requirements.

There are bio-detention ponds along the eastern and western property lines. These ponds will be design to MSD standards and will help capture storm water runoff from the site.

The dumpster enclosure on the site will be screened by six (6) foot tall stone and EIFS screen walls to match the building. And as discussed above, the roof-top equipment will be screened by parapets on the building.

E. Lighting

The plan proposed several light standards in the parking lot and along the shared access drive, in addition to several utilitarian and architectural wall mounted fixtures. The parking area fixtures will be mounted at 20 feet and are fully shielded, full cut off metal halide fixtures. The building will include 12 gooseneck fixtures on the front and side elevations to further enhance the western theme of the building. And the rear elevation will include 6 LED wall-packs which will provide lighting in the loading area and adjacent drive. All these fixtures adhere to the City of Chesterfield Lighting Standards. The cut-sheets for all the proposed fixtures are included in the ARB submittal.

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 review and recommendation on this submittal for Chesterfield Blue Valley, Lot 1C (Cavender's Boot City).

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 Chesterfield Blue Valley, 1C (Cavender's Boot City) 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 Chesterfield Blue Valley, Lot 1C (Cavender's Boot City), 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 01/27/15

Project Title: Carender's Boot City Location: 18451 Convenience Way

Developer: Carender Architect: Floyd Schexnayder Engineer: Juan Vasquez, PE

PROJECT STATISTICS:

Size of site (in acres): 3.463 Total Square Footage: 19,250 Building Height: 28'-7"

Proposed Usage: Retail store

Exterior Building Materials: Real stone, veneer stone, split face block & EIFS

Roof Material & Design: (TPO) Single slope to the rear; parapet wall with relief drains

Screening Material & Design: For dumpster enclosure - Real stone & split face block

Description of art or architecturally significant features (if any): Provided similar entry look at sides of building in order to convey a main entry look

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.



THOMPSON RETAIL CONSULTANTS
P.O. Box 8113 / Tyler, Tx. 75711
(903) 871-0200 / (903) 539-4067

March 25, 2015

**ARCHITECT'S STATEMENT OF DESIGN
CAVENDER'S BOOT CITY
CHESTERFIELD BLUE VALLEY**

General Requirements for Site Design

Site Relationship

The new retail development will be located at 18451 Convenience Way within the Chesterfield Blue Valley development. The building design is compatible with the adjacent retail buildings and will be set in the middle of the site to provide adequate separation from Outlet Boulevard and Chesterfield Airport Road. The main entry will be directly in front of Convenience Way.

Circulation System and Access

The new retail development will have one access to Convenience Way, which will be directly in front of the main entry. The site will have an access drive completely around the building to allow for vehicle circulation as well as fire protection. The majority of the parking spaces will be located on the sides of buildings. Delivery parking will be located behind the building and not visible from the public streets. Pedestrian access will be available with a perimeter sidewalk around the building along with pedestrian access to Convenience Way and Outlet Boulevard.

Topography

The site is currently vacant with flat slopes and free of any trees. There are existing drainage swales which serve the Chesterfield Blue Valley Development along Outlet Boulevard and Chesterfield Airport Road.

Retaining Walls

Due to the existing gentle slope of the property, the new retail development will not have any retaining walls.

General Requirements for Building Design

Scale

The site is a part of the Chesterfield Blue Valley Development, which is anchored by the St. Louis Premium Outlets. This complex contains both large and medium sized retail companies with a total of approximately 350,000 s.f. of space. The heights of the tallest parapet of the proposed building are less than 29' tall. The height proves compatible and complimentary to the adjacent retail units. It should also appear proportionally adequate for the large lot size and the distance away from the roadways. The main entrance will face Convenience Way and is designed to human scale at all elevations of the building.

The building shape has been developed based upon the allowable buildable area within the lot lines, required easements, and setbacks. The building area is less than the allowable buildable area within the site.

Design

The building design will conform to the required Chesterfield Blue Valley development ordinances. The architectural style of the building will demonstrate a western flair reflective of the company brand of the merchant, accented with decorative lighted metal stars attractively placed on the front elevation.

Materials and Colors

The overall design of the facility will maintain earth tone palettes consisting of EIFS and stone. The EIFS colors will consist of three shades of color ranging from cream to toasty and the stone will be Texas cream Cobblefield. The faux windows will be accented with metal canopies and the entry doors will be stained wood. Several of the proposed materials and colors are also present in the existing St. Louis Premium Outlet, while being consistent with the western theme.

Landscape Design and Screening

The site will be landscaped per the City's landscape ordinance with a variety of large trees, shrubs and ground covers. The building will have landscaping along the front elevation and at the main entry in order to create a pedestrian friendly area. The proposed dumpster will be screened with a masonry wall (material similar to the building) on three sides along with evergreen shrubs. The proposed electrical transformer and gas meter will also be screened with landscaping.

Please reference the attached Landscape Plan for more detailed planting information.

Signage

The new retail development will have two monuments signs. One will be located near Outlet Boulevard and the other at the main entry at Convenience Way. Both of these locations are in accordance with the approved Sign Package for the Chesterfield Blue Valley development. The building will have signage on three sides (front elevation and the two side elevations). There will be no signs along the rear elevation. The faux windows along the front elevation will incorporate graphics on them. All the signage will be in accordance with the approved Sign Package for the Chesterfield Blue Valley development.

Lighting

The proposed retail building will have fixed lighting and the parking lot and drives will be lighted by site light poles. Please refer to the attached cut-sheets for further details. All site lighting will be designed to meet the City of Chesterfield Code.

If you have any questions, please feel free to contact me at (903) 871-0200.

Sincerely;

A handwritten signature in black ink, appearing to read "Perry, Thompson, III". The signature is written in a cursive, somewhat stylized font with a horizontal line underneath.

Perry, Thompson, III - President

SITE PHOTOGRAPHS



WEST SIDE OF SITE LOOKING WEST ACROSS OUTLET BOULEVARD



WEST SIDE OF SITE LOOKING WEST ACROSS OUTLET BOULEVARD

SITE PHOTOGRAPHS



WEST SIDE OF SITE LOOKING WEST ACROSS OUTLET BOULEVARD



CENTER OF SITE LOOKING EAST TO CHESTERFIELD AIRPORT ROAD

SITE PHOTOGRAPHS

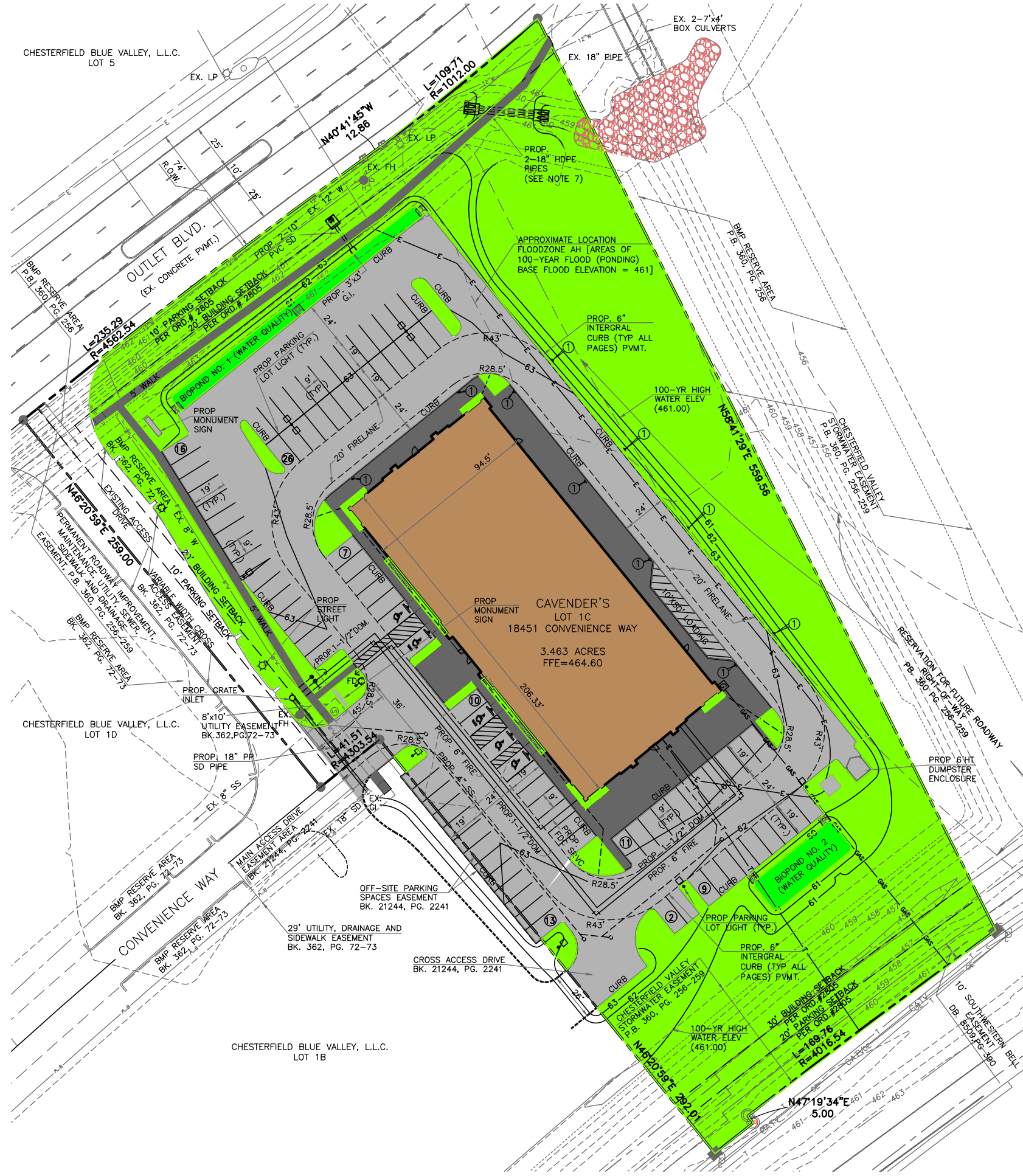


SOUTH SIDE OF SITE LOOKING SOUTH ACROSS CONVENIENCE WAY



CENTER OF SITE LOOKING NORTH TO OUTLET MALL

CHESTERFIELD BLUE VALLEY, L.L.C.
LOT 5



SCRIPT FOR A SITE DEVELOPMENT PLAN
LOT 1C OF THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT ONE
3.463 ACRES

CAVENDER REAL ESTATE, LTD. THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03.04 PC, PC#2612 OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): _____
(NAME TYPED): JAMES R. THOMPSON

STATE OF TEXAS)
COUNTY OF SMITH)

ON THIS _____ DAY OF _____, A.D., 20____, BEFORE ME PERSONALLY APPEARED JAMES R. THOMPSON, TO ME KNOWN, TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HER, OR THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SMITH COUNTY, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.

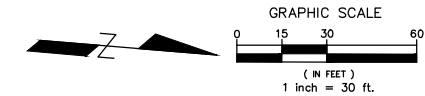
MY TERM EXPIRES _____

NOTARY PUBLIC

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____, 20____, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT SECTION PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

AIMEE NASSIF, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF CHESTERFIELD, MISSOURI

VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
EX. 8" W	WATER LINE	PROP. 6" FIRE
EX. 8" SS	SAN. SEW. LINE	PROP. 4" SS
OE	OVERHEAD ELECTRIC	
E	UNDERGROUND ELEC	E
	UNDERGROUND GAS	GAS
	TELE LINE	T
CATV	CABLE TV	
====	STORM SEWER	== SD ==
	WALK	---
	PARKING LOT LIGHT	☐
	BARRIER FREE RAMP	■
☆	STREET LIGHT	☆
	TRANSFORMER	T
-463-	CONTOUR	63

① "NO PARKING - FIRE LANE" SIGN 75' MAX SPACING

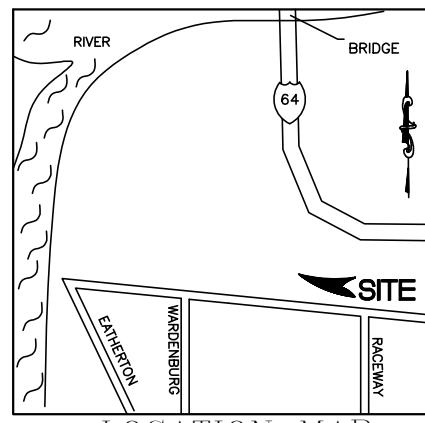
FEMA NOTE:

FLOODZONE AH SHOWN PER FEMA MAP NUMBER 29189C0145K DATED FEBRUARY 4, 2015.

NOTES:

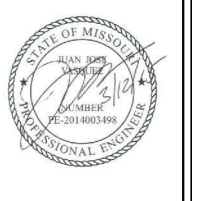
- EXISTING BOUNDARY BASED ON SURVEY PREPARED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, LLC.
- REF LANDSCAPE PLAN FOR SITE LANDSCAPING.
- REF LIGHTING PLAN FOR SITE LIGHTING.
- CONVENIENCE WAY UNDER CONSTRUCTION AT TIME OF SURVEY.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- MAINTENANCE OF THE TWO PROPOSED 18" HDPE PIPES SHALL BE THE RESPONSIBILITY OF THE OWNER.
- MAINTENANCE OF ALL ON-SITE SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- APPROXIMATE LOCATION OF FLOODZONE AH OBTAINED FROM FEMA FIRM MAP NUMBER 29189C0145K, DATED FEBRUARY 4, 2015

SITE SUMMARY TABLE	
County	ST. LOUIS
Project Name	CAVENDER'S - BOOT CITY
Zoning District	PC-PLANNED COMMERCIAL ORDINANCE NO. 2612
Proposed use	RETAIL STORE
Construction Type:	II-B
Site Area:	3.463 Acres 150,844 S.F.
Building Area	19,250 S.F. (TOTAL)
Building Height:	26'-10" - 1 STORY
Lot Coverage:	19,250/150,844 = 12.8%
Floor Area Ratio:	19,250/150,844 = 1:12.8
Parking Required:	4.5 SPC / 1,000 SF = 86 SPACES
Parking Provided:	Regular = 89 SPACES Handicap = 5 SPACES Total = 94 SPACES
Future ROW:	23,084 SF
Site Area - Future ROW:	150,844 - 23,084 = 127,760 SF
Impervious Area:	84,346 / 127,760 SF = 66.0%
Pervious Area (Minus Future Roadway):	43,414 / 127,760 SF = 34.0%



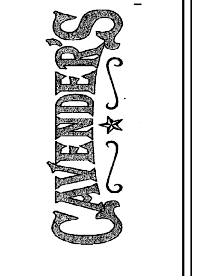
LOCATION MAP
N.T.S.

SITE DEVELOPMENT SECTION PLAN
CAVENDER'S BOOT CITY
LOT 1C OF THE RESUBDIVISION OF CHESTERFIELD BLUE VALLEY PLAT ONE
3.463 ACRES
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
MARCH 12, 2015



JUAN J. VASQUEZ, P.E.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948

A New Facility for
CAVENDER'S
Western Outfitter
OUTLET ROAD
Chesterfield, Missouri

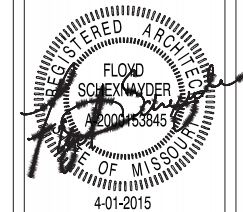


SITE PLAN

Revision/Revision Date

Project Number 560-14
Date 03/12/15
Drawn By J.J.V.
Checked By J.J.V.

SP1



FLOYD SCHEXNAYDER
 ARCHITECT
 421 W. HARWOOD RD.
 HURST, TX, 76054
 Phone - (817) 285-7444
 Fax - (817) 285-7318

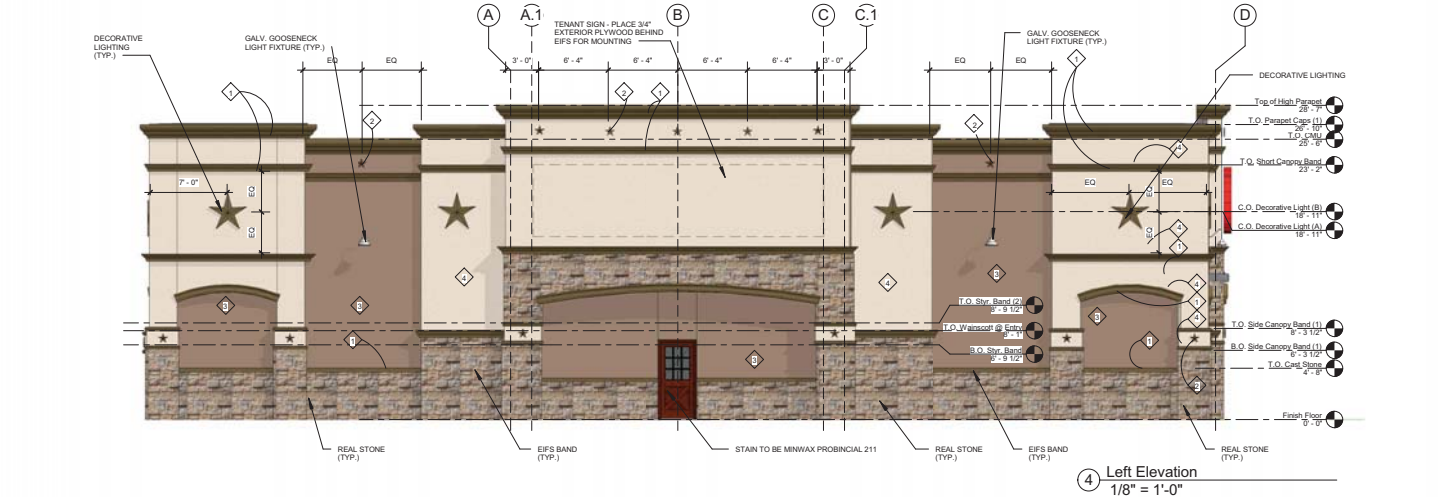
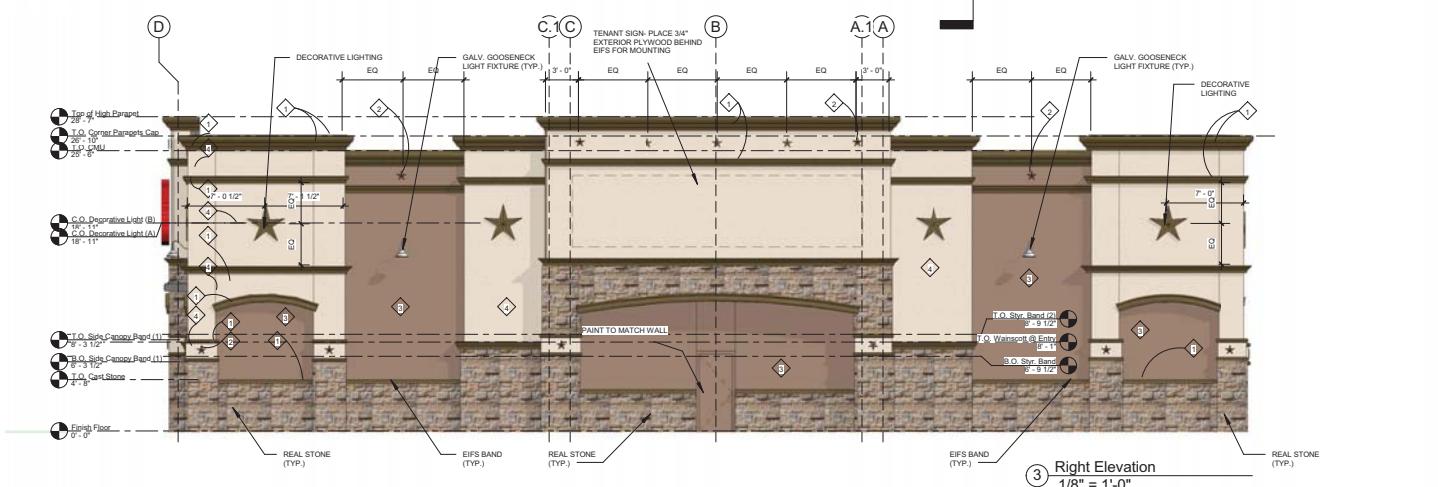
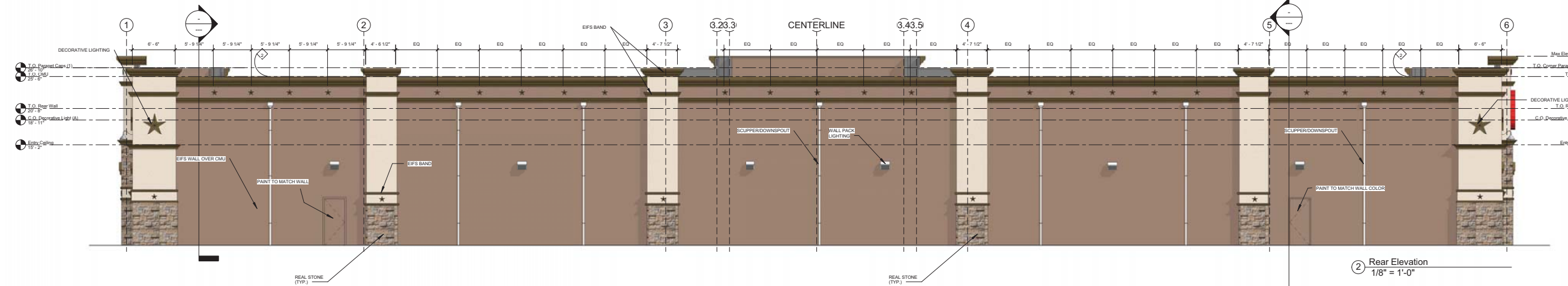
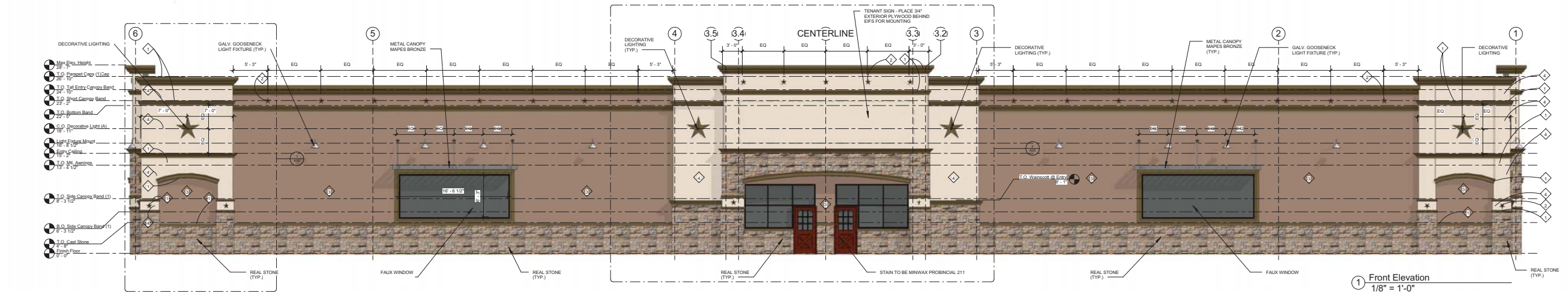
No.	Description	Date

CAVENDERS
 Cavenders Western Outfitter
 18451 Convenience Way, Chesterfield, MO. 63005

Exterior Elevations

Project # 14014
 Date 01/05/15
 Drawn By Author
 Checked By Checker

A03
 Scale As indicated



NOTES:

- ALL EIFS BANDS TO BE SHERWIN WILLIAMS 'KAFFEE' (BROWN) SW6104. FOREGROUND WALLS TO BE TEIFS EQUAL TO DRYVIT 461 'TOAST' (LIGHT BROWN) SAND PEBBLE FINE FINISH. BACKGROUND WALLS TO BE TEIFS EQUAL TO DRYVIT 447 'BOSTON CREAM' (TAN) SAND PEBBLE FINE FINISH.
- PAINT EXTERIOR SPLITFACE BLOCK USING THE FOLLOWING: PREPRITE BLOCJ FILTER, B25W25, APPLY PER MANUFACTURER INSTRUCTIONS 2 COATS OF SHERLASTIC ELASTOMERIC/ACRYL, FLAT.

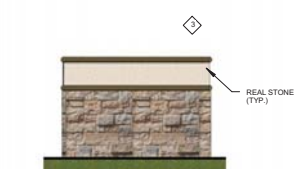
FORMULA - BAC COLORANT 02 32 64 125

B1 BLACK	56	-	-
N1 RAW UMBER	10	47	1
R2 MAROON	-	26	1
Y3 DEEP GOLD	12	58	1

5 GAL. - AG5W00153, DEEP 640515375
 APPLY PER MANUFACTURERS INSTRUCTIONS

KEY NOTES:

- EIFS BANDS TO BE SHERMAN WILLIAMS 'KAFFEE' SW6104
- EIFS BANDS TO BE SHERMAN WILLIAMS 'KAFFEE' SW6104
- BACKGROUND WALLS TO BE EIFS EQUAL TO DRYVIT 447 'BOSTON CREAM'
- FOREGROUND WALLS TO BE EIFS EQUAL TO DRYVIT 461 'TOAST'



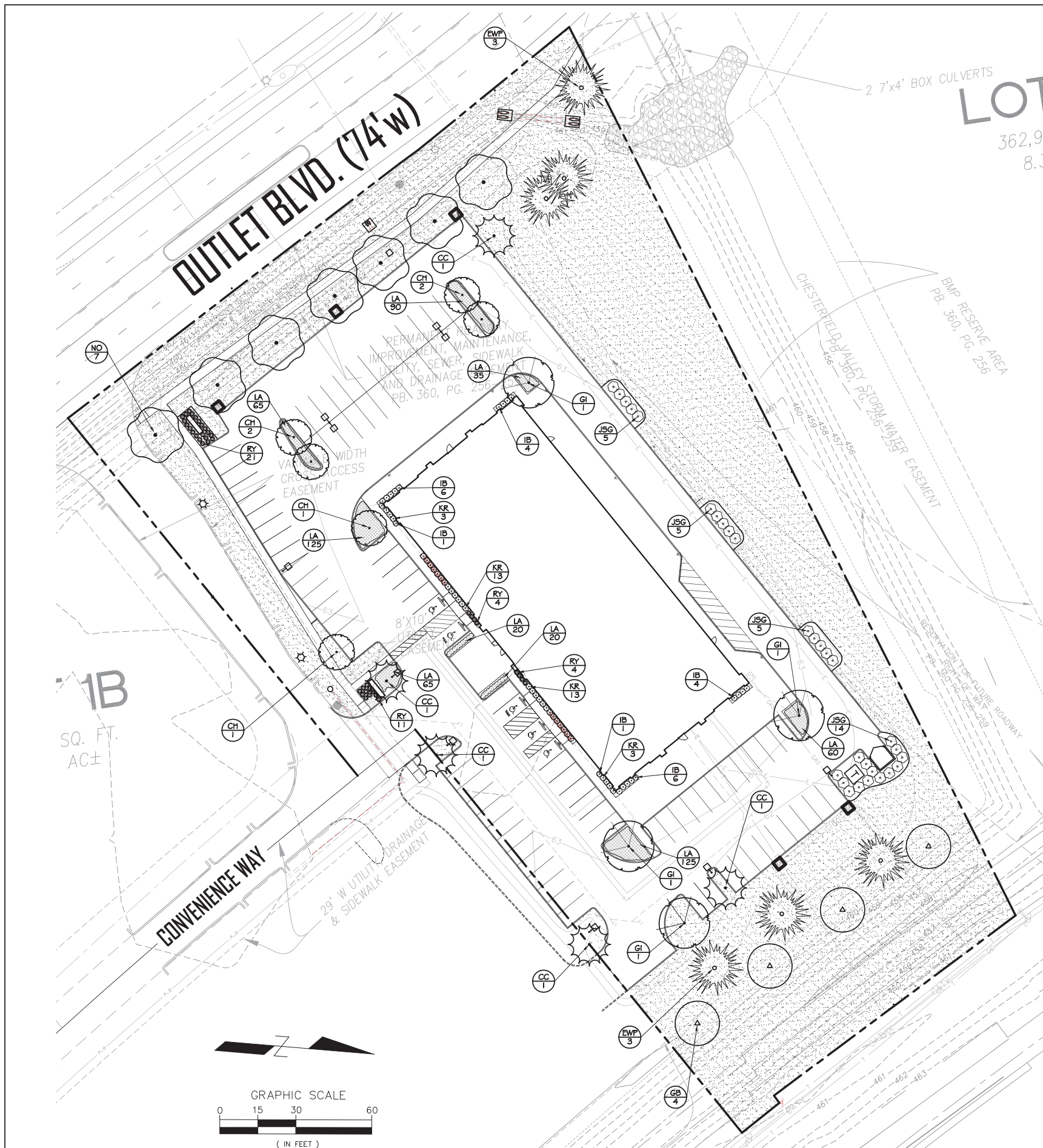
7 Side of Dumpster Screen Wall
 3/16" = 1'-0"



6 Rear of Dumpster Screen Wall
 3/16" = 1'-0"



5 Dumpster Screen Wall
 1/4" = 1'-0"



PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL	SIZE	QTY
	CC	Eastern Redbud / <i>Cercis canadensis</i> single trunk; parking lot tree	CONT.	2.5" Cal	10-12' ht.	5
	CH	Thornless Cockspur Hawthorn / <i>Crataegus crus-gali</i> var. inermis parking lot tree	CONT.	2.5" Cal	10-12' ht.	6
	GB	Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> 'Princeton Sentry' street tree	CONT.	2.5" Cal	10-12' ht.	4
	GI	Thornless Honeylocust / <i>Gleditsia tricanthos</i> inermis parking lot tree	CONT.	2.5" Cal	10-12' ht.	4
	EWP	Eastern White Pine / <i>Pinus strobus</i>	CONT.	2.5" Cal	10-12' ht.	6
	NO	Northern Red Oak / <i>Quercus rubra</i> street tree	CONT.	2.5" Cal	10-12' ht.	7

SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY
	RY	Red Yucca / <i>Hesperaloe parviflora</i> 30" o.c.	3 gal	40
	IB	Gesha Japanese Holly / <i>Ilex crenata</i> 'Gesha' 36" o.c.	5 gal	22
	JSG	Sea Green Juniper / <i>Juniperus x pfitzeniana</i> 'Sea Green' 6" o.c.	1.5 gal	29
	KR	Double Knock Out Rose / <i>Rosa</i> 'Radtko' 36" o.c.	5 gal	32

SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	QTY
	LA	Silvery Sunproof Linope / <i>Linope muscari</i> 'Silvery Sunproof'	1 gal	18" o.c.	605

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	QTY
		Turf Grass / Tall turf-type fescue and Kentucky bluegrass (90/10 mix)	hydromulch		

CITY OF CHESTERFIELD, MO LANDSCAPE REQUIREMENTS
All adjacent uses are non-residential

STREET LANDSCAPE:
1 Tree per 50 lf of street frontage
Outlet Blvd: 351 / 50 = 7 Trees Required
7 trees Provided
IH-40: 195 / 50 = 4 Trees Required
4 trees Provided

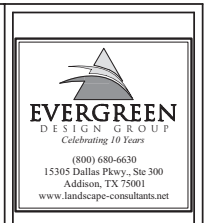
PARKING LOT LANDSCAPE:
1 Tree provided within 50' of each parking space
Landscape islands with deciduous tree provided at the end of each parking bay
(2 trees per double bay)

OPEN SPACE (FROM SITE PLAN):
SITE AREA = 150,844 SF
FUTURE ROW = 23,084 SF
NET SITE AREA = 127,670
OPEN SPACE REQUIRED = 38,301 (30%)
OPEN SPACE PROVIDED (EXCLUDING FUTURE ROW) = 43,414 SF
(34.0%)

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN TURF AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MAINTAINED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THERE ARE NO EXISTING TREES ON SITE.

PLANTING AND IRRIGATION GUARANTEE
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



JUAN J. VASQUEZ, P.E.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948

A New Facility for
Cavender's Western Outfitter
OUTLET ROAD
Chesterfield, Missouri



Chesterfield Blue Valley, Lot 1C
LANDSCAPE PLAN

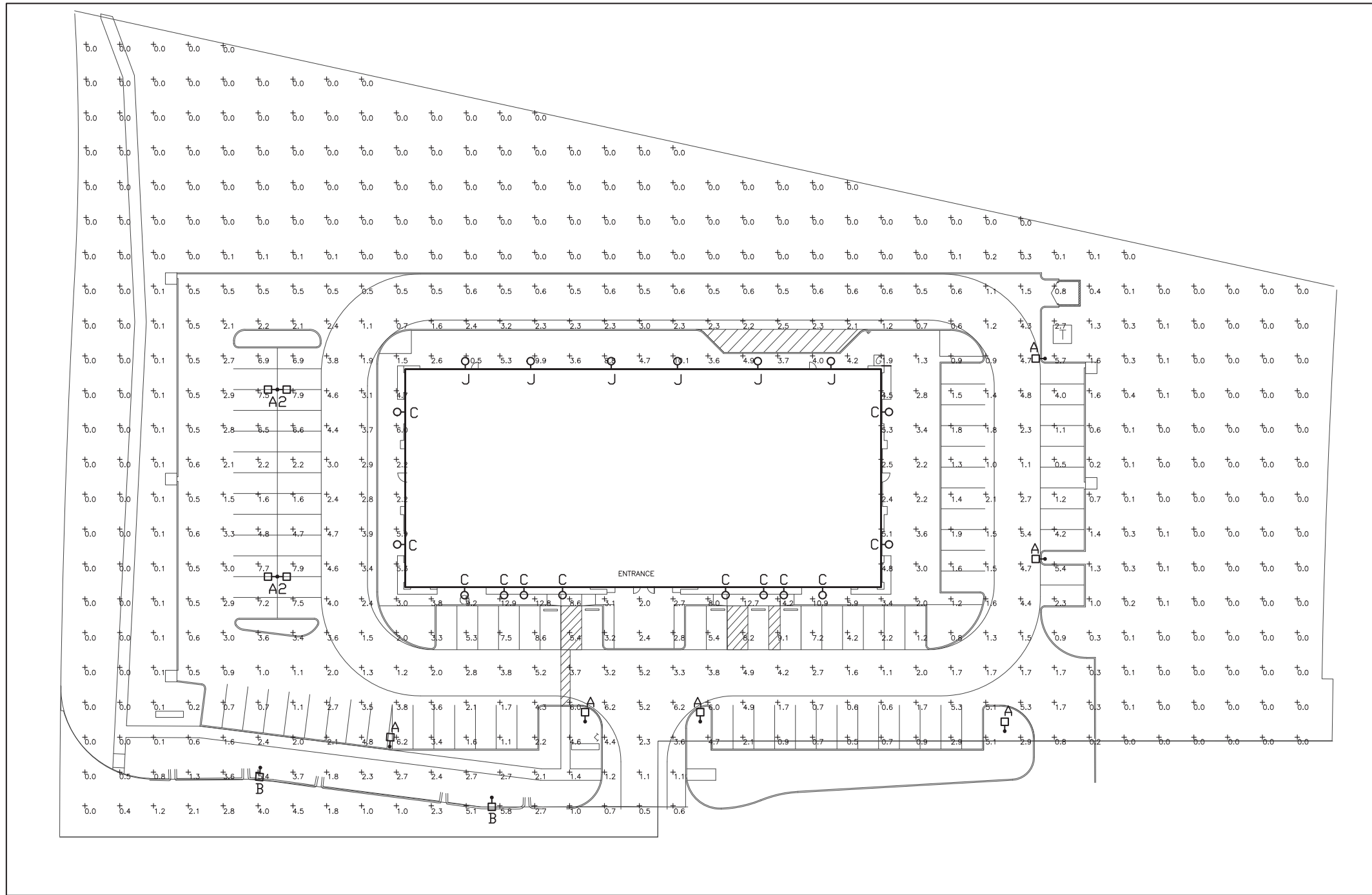
Revision/Revision Date

Project Number 560-14
Date 12/21/14
Drawn By DFR/LML
Checked By RM

LP1

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1 CHESTERFIELD BLUE VALLY, LOT 1C, PHOTOMETRIC PLAN
 1" = 30'



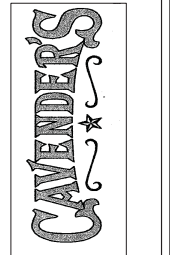
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Luminaire Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	A	6	Holophane	P175MH00W FX	PECHINA	175W CLEAR MH	1	P175MH00W FX.ies	14000	1	198	20'
□-□	A2	2	Holophane	P175MH00W FX	PECHINA	175W CLEAR MH	1	P175MH00W FX.ies	14000	1	396	20'
♀	C	12	Holophane	GB17DMH00 OXSHA	GLASWERKS II BEHN	175W CLEAR MH	1	GB17DMH00 OXSHA.ies	11700	1	198	16'
♀	J	6	COOPER LIGHTING McGRAW-EDISON	ISC-802-LED-E1-BL4	IMPACT ELITE LED LUMINAIRE		42	ISC-802-LED-E1-BL4.ies	100.5386	1	51	9'
□	B	2	Holophane	P175MH00W FX	PECHINA	175W CLEAR MH	1	P175MH00W FX.ies	14000	1	198	22'

ISSUED FOR:

PRELIMINARY
 REVIEW
 PERMIT
 BIDDING
 CONSTRUCTION

A New Facility for
Cavender's
 Western Outfitter
 18451 Convenience Way
 Chesterfield, MO

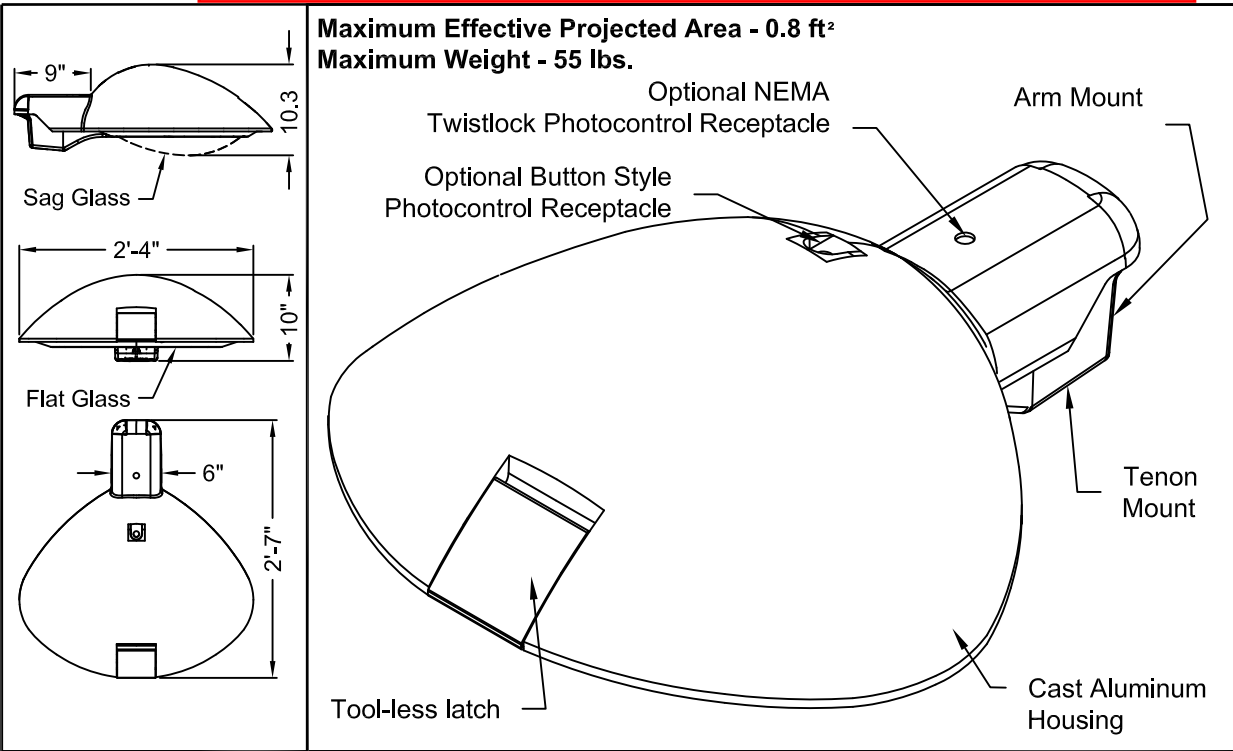


CHESTERFIELD BLUE VALLY, LOT 1C, PHOTOMETRIC PLAN

Revision/Revision Date
 00/00/00

Project Number 14014
 Date 11/07/14
 Drawn By RS
 Checked By HS

MEP1.3



ORDERING INFORMATION

EXAMPLE: P 70DHP 12 N F G *
 P P

BALLAST TYPE (MOGUL BASE)
 100HP = 100W HPS
 15AHP = 150W 55V HPS
 250HP = 250W HPS
 400HP = 400W HPS
 (REQUIRES ED18 OR ET18)
 175MH = 175W MH *
 175PM = 175W PM (E)
 250MH = 250W MH *
 250PM = 250W PM (E)
 350PM = 350W PM ** (E)
 400MH = 400W MH ***
 400PM = 400W PM ** (E)

BALLAST TYPE (MEDIUM BASE)
 70DHP = 70W HPS
 10DHP = 100W HPS
 15DHP = 150W 55V HPS
 70DMH = 70W MH (NOT AVAIL. IN 480V)
 10DMH = 100W MH (NOT AVAIL. IN 480V)
 15DMH = 150W MH (NOT AVAIL. IN 480V)
 17DMH = 175W MH *

VOLTAGE
 12 = 120 VOLT
 20 = 208 VOLT
 24 = 240 VOLT
 27 = 277 VOLT
 48 = 480 VOLT
 34 = 347V
 MT = MULTITAP (120, 208, 240 & 277 VOLTS)
 MA = MT (PREWIRED TO 120V)
 MB = MT (PREWIRED TO 208V)
 MC = MT (PREWIRED TO 240V)
 MD = MT (PREWIRED TO 277V)

REFLECTOR DISTRIBUTION
 N = ASYMMETRIC NARROW
 W = ASYMMETRIC WIDE
 F = FORWARD THROW

GLASS
 F = FLAT (SHOWN)
 S = SAG

FINISH
 GR = GRAY
 BK = BLACK
 WH = WHITE
 GH = GRAPHITE
 BD = DARK BLUE
 BM = BROWN
 METALLIC
 GN = GREEN
 BZ = BRONZE
 AS = AS SPECIFIED

OPTIONS
 PS = PROTECTED STARTER
 PR = BUTTON STYLE PHOTOCONTROL-175W MAX.
 PI = PLUG IN STARTER
 PG = PLUG IN PROTECTED STARTER
 R = NEMA TWIST-LOCK PHOTOCONTROL RECEPTACLE
 PCTWSTLKXXX = TWISTLOCK PHOTOCONTROL
 PCTWSTSHORTCAP = SHORTING CAP
 NEMA LABEL = LABEL EQUALS WATTAGE

ACCESSORIES
 F1 = SINGLE FUSING FOR VOLTAGES 120, 240, 277
 F2 = DOUBLE FUSING FOR VOLTAGES 208, 240, 480
 PECHINAHSSXX = HOUSE SIDE SHIELD (REPLACE XX WITH COLOR)

* NOT AVAILABLE FOR SHIPMENT IN THE US AFTER 12-31-08 DUE TO EISA 2007 LEGISLATION

** REQUIRES BT28 OR E28 LAMP

Specifications

The luminaire shall consist of a curved sag glass or a flat glass housed in a cast aluminum alloy body. The body shall be comprised of a door frame and canopy which houses integral control gear to suit a wide range of high intensity discharge lamps. The optical assembly shall consist of an anodized asymmetric distribution reflector. The door shall be secured by a corrosion resistant aluminum latch providing tool-less access for maintenance. The canopy and door shall be sealed by a silicone gasket ensuring the IP66 rating is maintained. The universal mounting system can be secured on a 2.38" to 3.0" O.D. X 5.5" tall minimum vertical pole tenon, or on a 1.88" to 2.38" O.D. X 7.5" long minimum horizontal arm. The glass lens shall be thermal resistant.

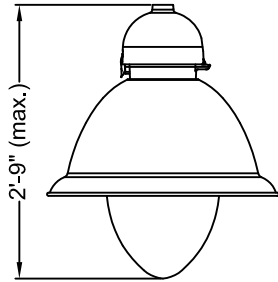
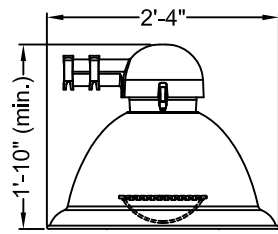
Pechina™

DESIGNERS GROUP

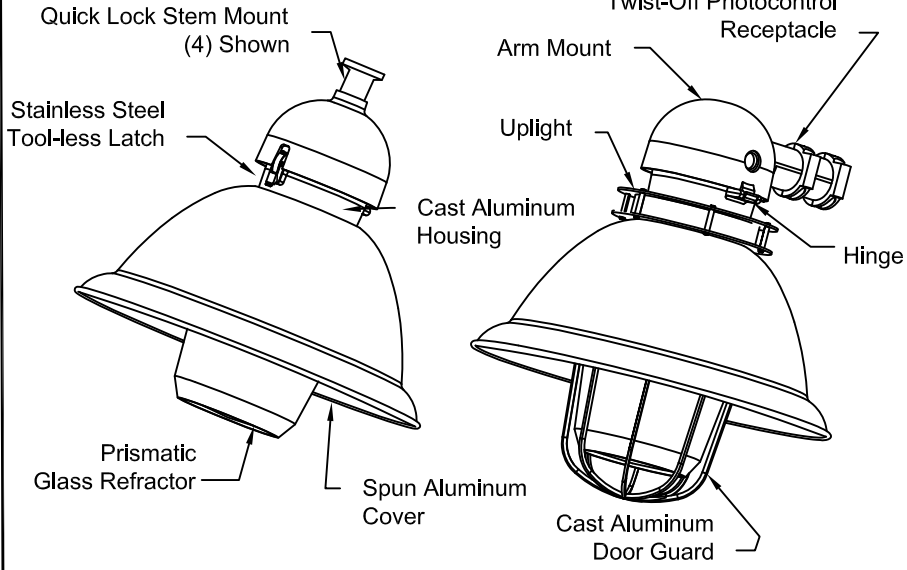
HOLOPHANE®
 LEADER IN LIGHTING SOLUTIONS
 An Acuity Brands Company

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ORDER #:
 TYPE:
 DRAWN: BHH
 DATE: 12/21/09
 DRAWING NO: US-3845



Maximum Effective Projected Area - 1.79 ft²
Maximum Weight - 66 lbs.



GlasWerks® II
Bern®

DECORATIVE
OUTDOOR

HOLOPHANE®
 LEADER IN LIGHTING SOLUTIONS
 An **Acuity Brands** Company

ORDERING INFORMATION: GB = Bern 15AHP	COVER TYPE GB = Bern	SOURCE & WATTAGE (MOGUL BASE) 050HP = 50W HPS (N/A IN 347V) 070HP = 70W HPS 100HP = 100W HPS 15AHP = 150W 55V HPS 150MH = 150W MH (N/A IN 347V, 480V) **175MH = 175W MH 175PM = 175W PM (E) 250HP = 250W HPS 250PM = 250W PM (E) 25LPM = 250W LPM (Low Loss Pulse MH) 320PM = 320W PM (Compact Lamp Only) (E) 350PM = 350W PM (Compact Lamp Only) (E) 400HP = 400W HPS 400PM = 400W PM (Compact Lamp Only) (E)	VOLTAGE 12 = 120 VOLT 20 = 208 VOLT 24 = 240 VOLT 27 = 277 VOLT 48 = 480 VOLT 34 = 347 VOLT MA = MT (PREWIRED TO 120V) MB = MT (PREWIRED TO 208V) MC = MT (PREWIRED TO 240V) MD = MT (PREWIRED TO 277V)	MOUNT STYLE 1 = ARM 2 = PENDANT 4 = QUICK LOCK STEM MOUNT	COLOR A = AS SPECIFIED B = BLACK D = DARK GREEN (RAL6005) E = BROWN GREE (RAL6008) F = DARK GREEN (RAL6009) H = DARK GREEN (RAL6012) N = GREEN Z = BRONZE W = WHITE	UPLIGHT S = STANDARD U = UPLIGHT
	(MEDIUM BASE) 50DHP = 50W HPS (N/A IN 347V) 70DHP = 70W HPS 10DHP = 100W HPS 15DHP = 150W 55V HPS 70DMH = 70W MH (N/A IN 347V, 480V) 10DMH = 100W MH (N/A IN 347V, 480V) 15DMH = 150W MH (N/A IN 347V, 480V) **17DMH = 175W MH 17DPM = 175W PM (E)	(INDUCTION) Not Available w/ UPLIGHT 055QL = 055W QL 085QL = 85W QL Available w/ 12, 20, 24, 27V 20, 20A, 9A Only	CAST DOOR GUARD (N/A with 1A, 19, 2A, 20, 9A, HS, HA optics) N = No Cast Guard C = Vertical (Painted to Match Luminaire) D = Vertical (Painted White) E = Horizontal (Painted to Match Luminaire) F = Horizontal (Painted White) H = Door, Vertical & Horizontal Ribs (As Specified Paint) V = Door, Vertical Ribs Only (As Specified Paint)			

- OPTICS**
- 1A = 919 Small Sag, Asymmetric (Not Available w/ 250-400W Mogul Base)
 - 19 = 919 Small Sag, Symmetric (Not Available w/ 250-400W Mogul Base)
 - 2A = 920 Large Sag, Asymmetric
 - 20 = 920 Large Sag, Symmetric
 - 21 = 4521 Large Cylindrical Glass, Wide Asymmetric
 - 24 = 4524 Large Cylindrical Glass, Narrow Asymmetric 4 Way
 - 25 = 4525 Large Cylindrical Glass, Symmetric
 - 26 = 4526 Large Cylindrical Glass, Forward Throw Asymmetric
 - 51 = 4551 Large Cylindrical Glass, Asymmetric (Not Available w/ 250-400W Mogul Base)
 - 55 = 4555 Large Cylindrical Glass, Symmetric (Not Available w/ 250-400W Mogul Base)
 - 72 = 4172 Bowl Glass, Narrow Asymmetric (Not Available w/ UPLIGHT)
 - 73 = 4173 Bowl Glass, Wide Asymmetric (Not Available w/ UPLIGHT)
 - 75 = 4175 Bowl Glass, Symmetric (Not Available w/ UPLIGHT)
 - 94 = 3094 Small Teardrop Glass, Forward Throw Asymmetric (Not Available w/ UPLIGHT, or 250-400W Mogul Base)
 - 95 = 3095 Small Teardrop Glass, Symmetric (Not Available w/ UPLIGHT, or 250-400W Mogul Base)
 - 9A = 4094 Small Teardrop Glass, Forward Throw Asymmetric (Not Available w/ UPLIGHT)
 - HS= Flat Glass, Horizontal Lamp Square Symmetric (Medium Base Only) (Not Available w/ UPLIGHT)
 - HA= Flat Glass, Horizontal Lamp Square Asymmetric (Medium Base Only) (Not Available w/ UPLIGHT)

**NOT AVAILABLE FOR SHIPMENT IN US AFTER 12/31/08 DUE TO EISA 2007 LEGISLATION.

OPTIONS
 SEE SHEET 2

ACCESSORIES
 SEE SHEET 2

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ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	4/16/13
DWG #:	LUM_BERN

OPTIONS:

H = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE ONLY
P = PROTECTED STARTER FOR HPS UNITS ONLY
T= BOTH NEMA AND STARTER TOGETHER FOR HPS ONLY UNITS ONLY, NOT AVAILABLE WITH "P" OR "H".
NE = NEMA LABEL
P27 = DTL TWISTLOCK PHOTOCONTROL 120-277 VOLT
P48 = DTL TWISTLOCK PHOTOCONTROL 480 VOLT
PSC = SHORTING CAP
L1H = 1.5 FEET OF PREWIRED LEADS
L03 = 3 FEET OF PREWIRED LEADS
L10 = 10 FEET OF PREWIRED LEADS
L20 = 20 FEET OF PREWIRED LEADS
L25 = 25 FEET OF PREWIRED LEADS
L30 = 30 FEET OF PREWIRED LEADS

ACCESSORIES:

IG-5 = Plug-In Replacement Starter (HPS Only)
IG-6 = Plug-In Replacement Protected Starter (HPS Only)
IG-7 = Plug-In Replacement Starter kit for 70DMH, 10DMH and 15DMH units.



DECORATIVE
OUTDOOR



Specifications

GENERAL DESCRIPTION

The Euro styled luminaire consists of a prismatic glass optical assembly shielded by a dome shaped cut-off reflector and a top mounted cast aluminum ballast assembly with a circumferential 1-1/2 inch reveal. A softened decorative upright component is also available.

OPTICAL ASSEMBLY

The optical assembly consists of a thermal resistant annealed borosilicate glass refractor mechanically held in a formed aluminum door frame. The hinged door frame is attached to the spun cover with two tool-less screws and hinge. An optional cast aluminum vertical or horizontal guard door frame is available on most optical options. The hinged door assembly allows easy access for re-lamping. Light from a vertical lamp is distributed by precisely molded refracting prisms to maximize utilization, uniformity and luminaire spacing. Fifteen unique refractors are available for symmetrical or asymmetric distribution.

BALLAST ASSEMBLY

The cast aluminum ballast housing, has a smooth domed contour. A terminal block is provided with a quick disconnect receptacle. The ballast housing is hinged with a tool-less latch to provide easy access to the ballast assembly. The unitized ballast assembly, containing the ballast and other electrical components, plugs into the quick disconnect receptacle. The ballast plate is attached with two tool-less screws. A nickel plated lamp grip socket of street lighting grade with a glazed porcelain body and the center contact backed by a coiled spring, is positioned mechanically to the ballast plate, placing the lamp at the light center of the prismatic glass refractor.

The pendant mount version has either a 1.50 inch NPT and stainless steel set screw or a welded stem. The stem aides in installation speed. Provided with a (3) station terminal block that accepts #14 through #2 wires and has a quick disconnect harness with removable electrical module.

The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal arm and allow a +/- 5 degree adjustment from horizontal to the cover.

BALLASTS

(Refer to the Ballast Handbook for specific operating characteristics)

All HPS ballasts are High Power Factor Lag type.





175 watt Metal Halide (MH) ballasts are Peak Lead Autotransformer type. 70, 100, and 150 watt MH units are High Power Factor Lag type ballasts.

FINISH


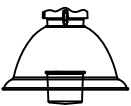
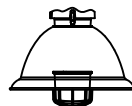
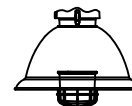
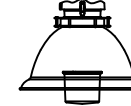




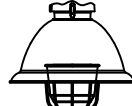
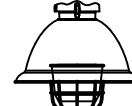
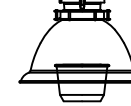

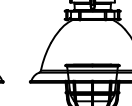


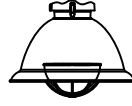
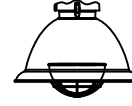


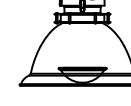




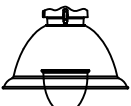
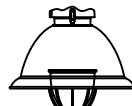
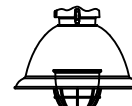

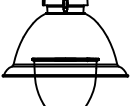

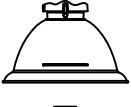



The luminaire is finished with polyester powder paint to insure maximum durability.

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUBSTITUTED FOR THE UNIT ORDERED IF THE SUBSTITUTION DOES NOT VITIATE THE ORDERED DIMENSIONS AND ANCHOR BOLT TIGHTENING TORQUE WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS WRITTEN REQUEST. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	4/16/13
DWG #:	LUM_BERN

MOUNT OPTION				
	Pendant	Stem	Arm	
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

OPTIC OPTION	Standard	Standard Vert. Guard	Standard Horiz. Guard	Uplight	Uplight Vert Guard	Uplight Horiz. Guard
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 4551 4555						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 4521, 4524 4525, 4526						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 4172 4173 4175						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
 919						
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		
 920						
<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		
 3094 3095						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
 4094						
<input type="checkbox"/>	<input type="checkbox"/>					
 HS FLAT GLASS						
<input type="checkbox"/>	<input type="checkbox"/>					
 HA FLAT GLASS						
<input checked="" type="checkbox"/>	<input type="checkbox"/>					

Mark
Appropriate Box
For Trim Option

GlasWerks® II
Bern®

DECORATIVE
OUTDOOR

HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS
An  **Security Brands Company**

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ORDER #:	
TYPE:	
DRAWN:	KRW
DATE:	4/16/13
DWG #:	LUM_BERN

3 of 3

DESCRIPTION

The IMPACT Elite family of cutoff wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, Impact Elite provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments, and recreational facilities. UL/cUL listed for wet locations.

Catalog #	ISC-B02-LED-E1-BL4-BK	Type	J
Project	Cavender's Western Outfitter	Date	3/6/2015
Comments			
Prepared by	TAG		

SPECIFICATION FEATURES

Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two (2) captive fasteners. Optional tamper-resistant Torx™ -head fasteners offer vandal resistant access to the electrical chamber.

Optics

Choice of six (6) patented, high efficiency AccuLED Optics™ that maximize light collection and direction distribution onto the application region. Each optical lens is precision manufactured via injection-molding, then precisely arranged and sealed to the board media. BL optics offer backlight control to decrease wall brightness while the optional uplight glow provides soft illumination to highlight architectural surfaces. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical

LED drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. Impact Elite Wall Series LED operates from 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 90% lumen maintenance expected at 60,000 hours. The Impact Elite Wall Series LED luminaire is suitable for operation in -40°C to 40°C ambient environments. LightBARs™ feature an IP66 enclosure rating. Emergency egress options for -20°C ambient environments and optional occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two

(2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish

Cast components finished in a 5-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



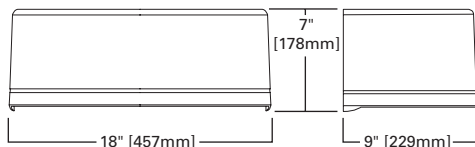
ISC IMPACT ELITE LED CYLINDER

1 - 2 LightBARs
Solid State LED

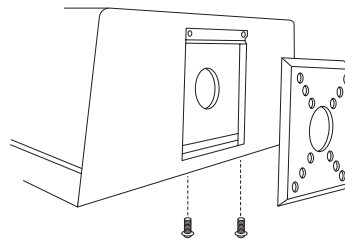
WALL MOUNT LUMINAIRE

STANDARD DIMENSIONS

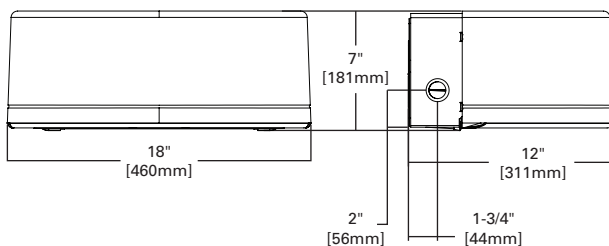
Cylinder



HOOK-N-LOCK MOUNTING



STANDARD DIMENSIONS WITH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ARRA Compliant
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60hz, 347V/60hz,
480V/60hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA

Approximate Net Weight:
18 lbs. (8 kgs.)

POWER AND LUMENS BY BAR COUNT

Number of LightBARs	DISTRIBUTION							
	Power [Watts]	Current @ 120V [A]	Current @ 277V [A]	BL2	BL3	BL4	GZW	SLR/SLL
7 LED LIGHTBAR								
C01	27	0.23	0.13	1,770	1,625	1,720	1,725	1,571
C02	54	0.46	0.21	3,540	3,249	3,440	3,450	3,142
21 LED LIGHTBAR								
B01	27	0.23	0.13	2,177	1,998	2,115	2,122	1,932
B02	51	0.43	0.20	4,354	3,996	4,231	4,244	3,865

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000

ORDERING INFORMATION

Sample Number: ISC-B02-LED-E1-BL3-GM

ISC	B02	LED	E1	BL4	BK		
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Product Family ¹
ISC: Impact Elite Small Cylinder

Number of LightBARs ^{2,3}
B01: [1] 21 LED LightBAR
B02: [2] 21 LED LightBARs
C01: [1] 7 LED LightBAR
C02: [2] 7 LED LightBARs

Lamp Type
LED: Solid State Light Emitting Diodes

Voltage
E1=Electronic 120-277V
347=347V
480=480V

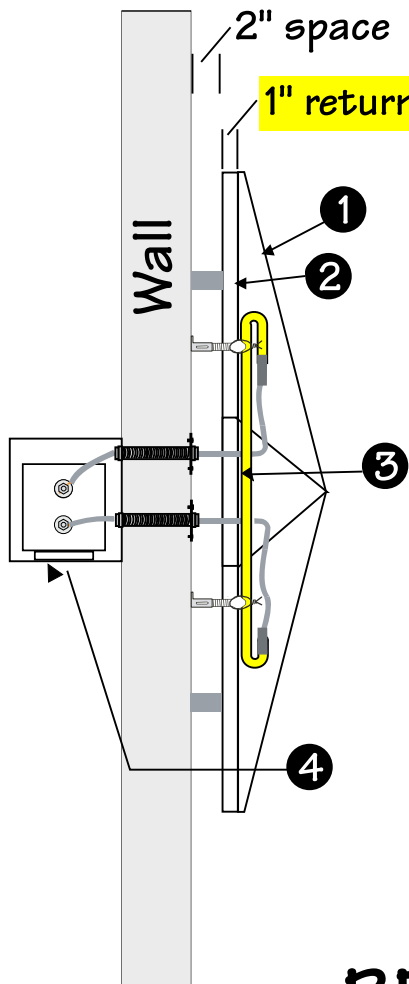
Distribution
GZW: Wall Grazer Wide
BL2: Type II w/ Back Light Control
BL3: Type III w/ Back Light Control
BL4: Type IV w/ Back Light Control
SLL=90 Degree Spill Light Eliminator Left
SLR=90 Degree Spill Light Eliminator Right

Finish
AP=Grey
BZ=Bronze
BK=Black
DP=Dark Platinum
GM=Graphite Metallic
WH=White

Options ⁴
P= Button Type Photocontrol (120V,⁵ 208, 240, or 277V)
2L= Two Circuits⁶
TR: Tamper Resistant Fasteners
7060=70 CRI/6000K CCT⁷
8030=80 CRI/3000K CCT⁷
ULG=Uplight Glow⁸
LCF=LightBAR Cover Plate Matches Housing Finish
OSB=Occupancy sensor standard ⁹ with back box matching housing finish.
BBB=Emergency LED power^{10, 11, 12} pack (UL924 listed) 0° C/32° F standard with back box matching housing finish.
CWB=Emergency LED cold temperature power pack (UL924 listed) -20° C/-4° F standard with back box matching housing finish.^{10, 13}

Accessories ¹⁴
MA1255-XX=Thruway Back Box - Impact Elite Cylinder¹⁵
MA1253=10kV Circuit Module Replacement

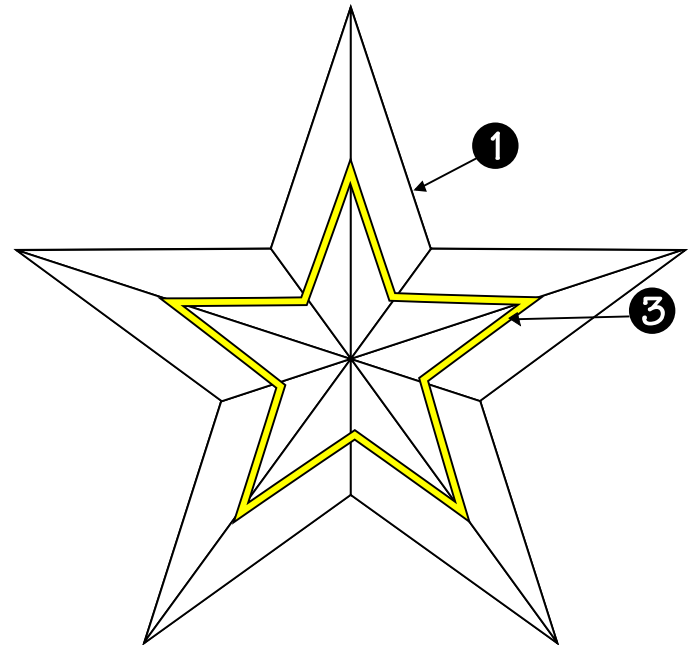
- Notes:**
- DesignLights™ Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Standard 4000K CCT and nominal 70CRI.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Add as suffix.
 - Must specify voltage.
 - Only available in 2 bar (B02 or C02) configurations.
 - Consult Factory for lead times and lumen multiplier.
 - Provides 10% uplight in 2 bar (B02 or C02) configurations and 20% uplight in 1 bar (B01 or C01) configurations.
 - Only available in 2 BAR (B02 or C02) configurations; streetside LightBAR will be wired to sensor. Time delay factory setting is 15 minutes.
 - Not available with OSB.
 - Consult factory for availability.
 - Specify 120 or 277V, (0°C) minimum temperature.
 - Specify 120 or 277V, (-20°C) minimum temperature.
 - Order separately.
 - Specify finish (color) in place of "XX".



1" return shield

Wall

- ① hollow metal star
- ② mounting clip
- ③ Neon tube
- ④ Remote mounted transformer(s)



REVERSE STAR WITH SHIELD



COASTSIGNS.COM

P 281.499.9721 F 281.595.2052
 16811 FM 521, PO Box 546, Rosharon, TX 77583
 www.coastsigns.com / info@coastsigns.com
COAST GRAPHICS & SIGNS, INC.

SCALE: 1" = 1'
 DATE: 3/5/15

APPROVED BY: