III. F.

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Architectural Review Board Staff Report

Project Type: Site Development Plan

Meeting Date: May 10, 2018

From: Mike Knight, Project Planner

Location: An 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center.

Description: **Shelbourne Senior Living (805 Chesterfield Center):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center

PROPOSAL SUMMARY

This request is to allow for development of a 150 unit, 187,263 square-foot senior living facility on the property. The proposed facility is three to four stories in height, depending on elevation, and contains a combination of studio apartments, as well as one and two bedroom units. The facility will serve a combination of residents, including those needing independent living, assisted living, and memory care. The subject site is zoned "UC" Urban Core District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2980. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment.

HISTORY OF SUBJECT SITE

In 1973, St. Louis County Ordinance 6,815 was passed by the St. Louis County Council and this site originally authorized the development of a planned commercial and residential community referred to as the Chesterfield Village. The area was zoned "C8" Planned Commercial District and was designated "Regional Shopping Center".

Most recently in January of 2018, the City of Chesterfield approved Ordinance 2980 changing the boundaries of the "C8" Planned Commercial District to a "UC" Urban Core District. It is worth noting that a modification of standards within the Urban Core District was approved within this zoning approval in which parking setbacks from the east boundary were reduced from 30 feet to 5 feet to

accommodate a shared parking feature, which in effect results in a landscape buffer no longer being required from the eastern property line.

Figure 1: Aerial Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

The subject site is located northeast of Chesterfield Parkway directly south to what is currently the Chesterfield Village Mall. Given that the Parkway is classified as an arterial and located within the City's Urban Core Land Use designation, the front and side facades will be highly visible. Currently three (3), four-story multi-family buildings are under construction across the street at the corner of Lydia Hill and Chesterfield Parkway.

A. Site Relationships

The Unified Development Code outlines specific desirable and undesirable practices within site relationships. Below is a table outlining desirable site practices within the code and how the Site Development Plan relates to them.

Desirable Practices	Site Development Plan
Provide safe pedestrian movement between elements	Sidewalks connect from the Parkway, along the perimeter of the site, interior through courtyards and connect all parking areas.
Provide public plazas, courtyards, assembly areas, etc.	There are 3 courtyard/assembly areas, but they are mostly private, not public.
Incorporate scenic views, fountains, public art, etc. within outdoor spaces	There is a proposed area for public art to be incrporated to the south of the building entrance.

Figure 2: Desirable Practices

Below in Figure 3 is a color Site Plan for the Shelbourne Senior Living project including the planting schedule, proposed public art, transit shelter, and a bike rack.

Figure 3: Color Site Plan

B. Circulation System and Access

The subject site will be served by one dedicated entrance from Chesterfield Parkway and a secondary access point through a shared parking area with the property to the southeast. Chesterfield Parkway is a minor arterial road, owned and maintained by St. Louis County, and currently has a speed limit of 40 miles per hour. Access is limited to a right in and right out movement as the Parkway has a manicured center median that separates east and westbound traffic.

Parking is wrapped around the entire site and predominately to the rear and side of the building. Parking is spread evenly throughout the site to alleviate any area with a high concentration or "sea" of parking. There is an area of shared parking to the southeast to be used in combination with the adjacent site. The Bishop's Post restaurant is currently operating on the property to the southeast that utilizes the parking area. The shared parking is not necessary to meet the minimum parking standards of the Senior Living Facility or for the restaurant. Accessible parking is located within a circle drive next to the front entrance. There is also a loading area to the rear of the building that accommodates 2 (16x25') loading spaces.

Pedestrian circulation is present throughout the site as a sidewalk provides pedestrian access from each parking area. A sidewalk connects the site from Chesterfield Parkway and additional striping

exists to enhance the safety of the pedestrian movements and to provide high-level connectivity. The outdoor amenities are organized in such a manner that they are accessible for pedestrians without requiring guests or residents to cross vehicular traffic. Each outdoor garden is unique in design to accommodate different experiences depending on individual preferences and as a wayfinding strategy. The amenities vary from an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building. Near the entrance is a proposed area for public art that has a pedestrian walkway that circumnavigates around the piece.

Multi-modal elements exist throughout the site as there is the incorporation of pedestrian connectivity from the Parkway, vehicular parking throughout the site, a bike rack near the front entrance, and a transit shelter on the southern portion of the site along the Parkway.

C. Topography and Retaining Walls:

The site currently is generally flat on the southern area of the site and gradually rises as you progress north with about a 15-20' incline. There is a steep slope on the northeastern edge of the property with roughly a 30' grade change to what is currently the mall parking lot as seen on Figure 4.

Figure 4: Current Site Grade

Areas of the site will be both cut and fill to accommodate the building but overall the proposed elevations will be very similar to the current conditions. The Site Development Plan depicts an engineered block wall along the steep slope on the northeastern edge to the rear of the building that does not exceed 8' in height. The retaining walls will be highly visible to the residents in the rear of the building, but have low visibility from Chesterfield Parkway as they would be mostly screened by the building. Retaining wall examples are included within the packet.

General Requirements for Building Design:

This request is to allow for development of a 150 unit, 187,263-square-foot senior living facility on the property. The facility will be up to four stories in height and contain a combination of studio apartments and one and two bedroom units. The maximum height from top of roof to final elevation is 62' 6".

D. Scale, Design, Materials, and Color

The proposed exterior building materials were selected to accomplish multiple functions: provide a sense of quality and permanence, build contextual relationships within the project and the surrounding community as a whole, and ensure the sustainability, longevity and maintenance of the materials themselves. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an architectural shingle that combines the luxury of slate with the rich depth of wood shakes for a natural, dimensional look. To create a visual interest at the pedestrian level there is a change to an aged copper standing seam roof at the lower porches and the porte-cochere.

The main structure of the senior living building announces the entrance with a central porte-cochere with masonry and stone piers and a front porch. A masonry base extends arounds the building anchoring to the site. The mansard and gabled roof lines fluctuate around the building façade as they highlight various functions, such as balcony projections, dormers, and intersection of wings.

The independent living is distinguished from the assisted living with a balanced asymmetrical massing with the topography, providing opportunity for terrace level gardens and outdoor gathering areas on the site. The use of color and texture begins to break the apparent height of the building providing elements of human scale. The wings of the building are punctuated with recessed and projecting balconies that break the mass of the façade. The building is detailed with strong trim and façade elements and high-quality maintenance free materials.

Public art is a requirement in governing Ordinance 2980. This site introduces this element through an enhanced entrance feature that is highly visible from and connected to Chesterfield Parkway. The experience is directed by the sidewalks that connect into a circular plaza surrounded by ornamental plants, seasonal annuals, short evergreen hedges and ornamental trees. Centered in the plaza is a space for a water/sculpture public art element that highlights the environment. Benches, lawns, and decorative concrete pavers tie the features together for a cohesive outdoor amenity. Below in Figures 5-8 are the color elevations and material samples.

Figure 5: South Elevation

Figure 6: North Elevation

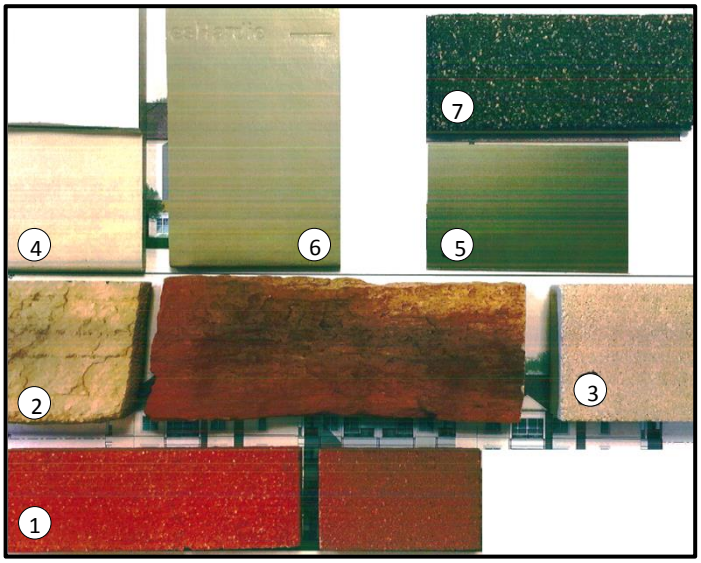


Figure 7: Material Samples

Chesterfield Building Samples		
#	Material	Type
1	Brick	Beldon, modular goldenrod A
2	Stone	Eldorado, Amber falls weathered edge
3	Precast	Architectural cast stone
4	Siding	Jameshardie: monteray taupe, smooth plank and cobblestone, smooth plank
5	Trim/Panel	Arctic white
6	Metal Roof	Pac clad, aged copper steel
7	Shingles	Certaineed independence shangle weathered wood

Figure 8: Material Description

E. Multi-Family Architecture
Section 04-01 includes specific requirements for multi-family architecture.

Provide an on-site pedestrian system with access to common ground areas – The buildings include sidewalks that circumnavigate the building. This system allows for pedestrian movement from the buildings to the common areas (gardens) along a route dedicated for pedestrian movement. Additionally, connections are proposed to allow for access to the 10' multi-trail along Chesterfield Parkway.

Express architecturally the individual dwelling units within the building – In addition to other items mentioned in the report thus far, the proposal includes recessed and projecting balconies which help emphasize the individual units within the building.

Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs – As discussed on pages 4-5, the proposal includes color and material changes to avoid a monotonous design. Terrace level gardens and outdoor gathering areas are included on the first level of the development, which provide human scale and add additional detailing at the pedestrian level.

Respect the scale, proportion and character of the adjacent or predominant neighborhood – The site sits between multiple developments and use types. An office building is located on the opposite corner of Chesterfield Parkway and Lydia Hill. This building is five stories in height and building materials include a brick veneer, aluminum composite panels, and glass. Directly across Chesterfield Parkway, also at the corner of Chesterfield Parkway and Lydia Hill, is a 4 story multi-family building that incorporates lap, board and batten, and panel designs on the units. Brick is also used on lower

portions of each of the buildings. Building offsets and changes in roofline height and canopies are included in the design. The Chesterfield Mall is located behind the site and the property directly to the north is vacant.

Provide functional recreation areas – As previously mentioned earlier in the report, this proposal includes an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building.

Provide outdoor space for each dwelling – In addition to common areas, balconies are provided. The balconies provide outdoor space for each unit and also add an element of depth to the proposed buildings.

Provide visual transitions between the street and the dwelling units – Inclusion of heavy buffering provides a break between the residential units and the street. Additionally, sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

Primary Building material - Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

F. Landscape Design and Screening

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30-foot landscape buffer along Chesterfield Parkway, and landscaping within the parking lot. Additionally, the front entry features a place for proposed public art that is heavily landscaped with predominately Redbud and Ginkos.

Note that the rear portion of the site does not contain many plantings; this is due to the steep 30 ft. grade change which contains an existing woodland made with primarily a mix of Boxelder, Black Locust, Pin Oak, Elm, Ash, and Black Cherry.

The mansards also serve a separate function by providing screening of the mechanical equipment. The dumpster and fencing/trellis are a combination of brick and wood material similar to the building.

G. Lighting

Lighting consists of utilitarian and decorative lighting that are still under review within the Site Development Plan review process. Below in Figures 9 and 10 are both what is characterized as roadway/parking lighting and building/decorative lighting. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require separate approval from Planning Commission.

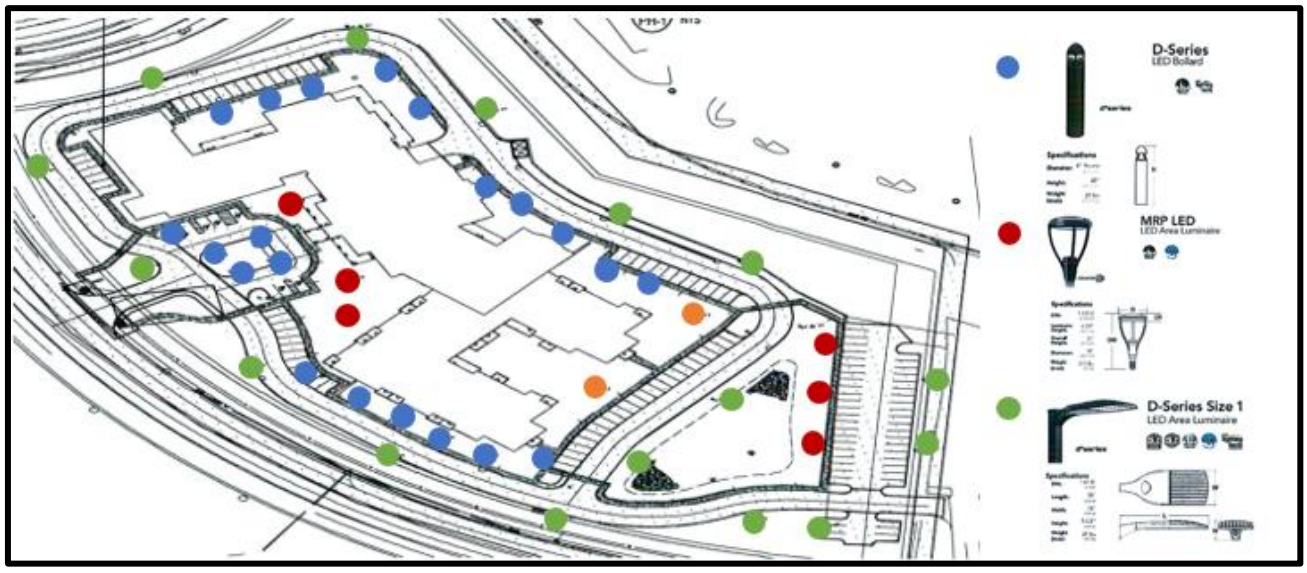


Figure 9: Roadway/Parking

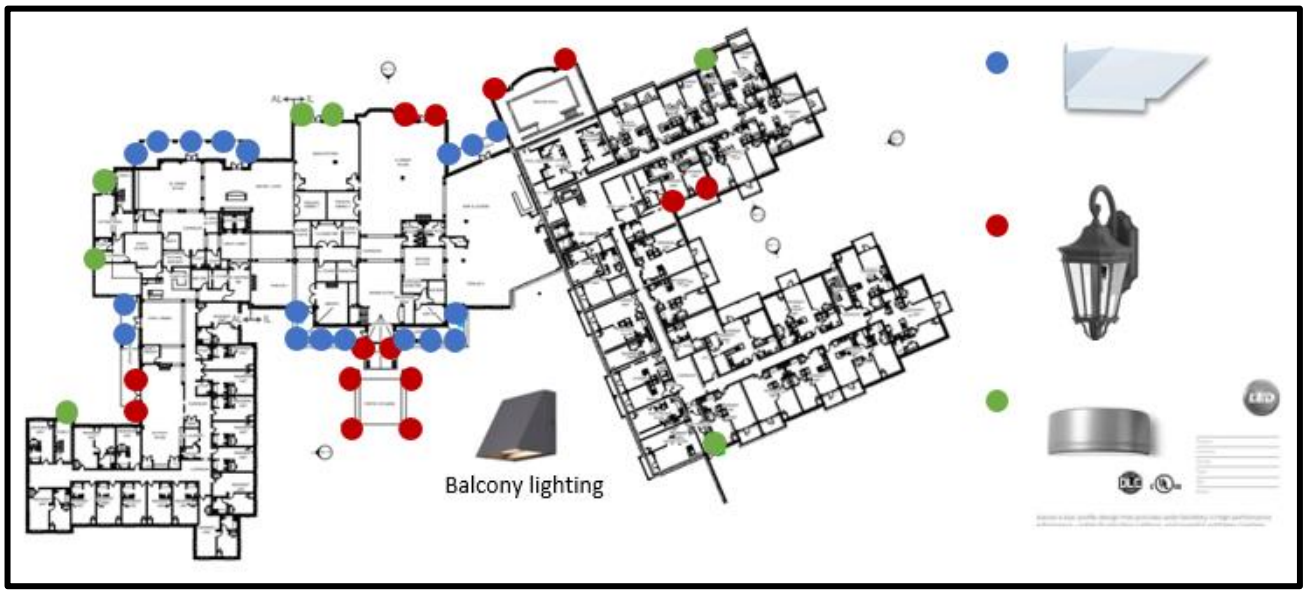


Figure 10: Building/Decorative

DEPARTMENT INPUT

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 Shelbourne Senior Living (805 Chesterfield 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 Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center), as presented, with a recommendation for approval (or denial) to the Planning Commission."

2) "I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center), to the Planning Commission with the following recommendations…"

Attachments

1. Architectural Review Packet Submittal

City of Chesterfield

RECEIVED
MAY – 3 2018
City of Chesterfield
Department of Public Services

ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 2/21/2018

Project Title: Shelbourne Senior Living **Location:** 805 Chesterfield Center

Developer: Shelbourne Healthcare Development Group, LLC **Architect:** Moseley/ACI Boland **Engineer:** Volz, Inc.

PROJECT STATISTICS:

Size of site (in acres): 8.2 acres **Total Square Footage:** 358,934 **Building Height:** 4 story

Proposed Usage: Nursing home, group residential facility

Exterior Building Materials: See Exhibit A attached.

Roof Material & Design: See Exhibit A attached.

Screening Material & Design: See Exhibit A attached.

Description of art or architecturally significant features (if any): See Exhibit A attached.

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.**

Shelbourne Senior Living at Chesterfield, Missouri:

The proposed exterior building materials provide a backdrop for the understanding and quality of the architecture and context. The materials were carefully selected to accomplish multiple functions, providing a sense of quality and permanence, building of contextual relationships within the project and the surrounding community as a whole, and ensuring the sustainability, longevity and maintenance of the materials themselves.

The architectural style of the buildings provides a varied look of traditional and transitional design to create engaging yet eomfortable streetscapes and spaces. The color and material palate is harmonious with the surrounding community and eonsistent within the project. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an Architectural shingle that combines the luxury of slate with the rich depth of wood shakes for a natural, dimensional look. To create visual interest at the pedestrian level we ehange to an aged eopper standing seam roof at the lower porches and the Porte Cochere.

The main structure of the Senior Living building announces the entrance with a dominant central Porte cochere with masonry and stone piers and welcoming front porch. A masonry base extends around the building anchoring it to the site. At predominant common spaces, the masonry and stone extends from grade to various heights, creating articulated architectural forms. The mansard and gabled roof lines fluctuate around the building facade as they highlight various functions such as the balcony projections, dormers, and intersection of wings. The building massing is lessened along the streetscape by creating courtyards which reduce the mass of the building and provide semi-private spaces for the residents. Generous windows and French doors create welcoming gestures to the street and courtyards while providing ample light and views for the residents.

The outdoor amenities are organized by logical and accessible pedestrian circulation that does not require guests or residents to cross vehicular access ways. Each outdoor garden is unique in design to accommodate different experiences depending on individual preferences and as a wayfinding strategy. The amenities vary from an Independent Living plaza which includes active recreation such as Bocce ball, putting greens, and raised planters for gardening to a protective and calming garden for the residents in Memory Care. Integrated among those amenities are four additional garden areas that relate to the activities within the building.

The independent living is distinguished from the Assisted Living with a balanced a-symmetrical massing harmonizing with the topography, providing opportunity for terrace level gardens and outdoor gathering areas on the site. The use of color and texture begins to break the apparent height of the building providing a human scale to the building. The wings of the building are punctuated with recessed and projecting balconies that break down the mass of the façade. The building is detailed with strong trim and facade elements and high-quality maintenance-free materials. The quality of materials and construction ensure that the buildings maintain their level of character, detail and color over time.

Unique to this project is an enhanced entrance feature that is highly visible from and connected to Chesterfield Parkway West. The experience is directed by the sidewalks that connects to a circular plaza surrounded by ornamental plants, seasonal annuals, short evergreen hedges and ornamental trees. Centered in this plaza is a space for a water/sculpture public art element that highlights the environment. Benches, lawns and decorative concrete pavers tic the features together for a cohesive outdoor amenity.

EXHIBIT A
SHELBOURNE HEALTHCARE DEVELOPMENT GROUP
MATERIAL AND DESIGN DETAILS

Exterior Building Materials

The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment.

Roof Material and Design

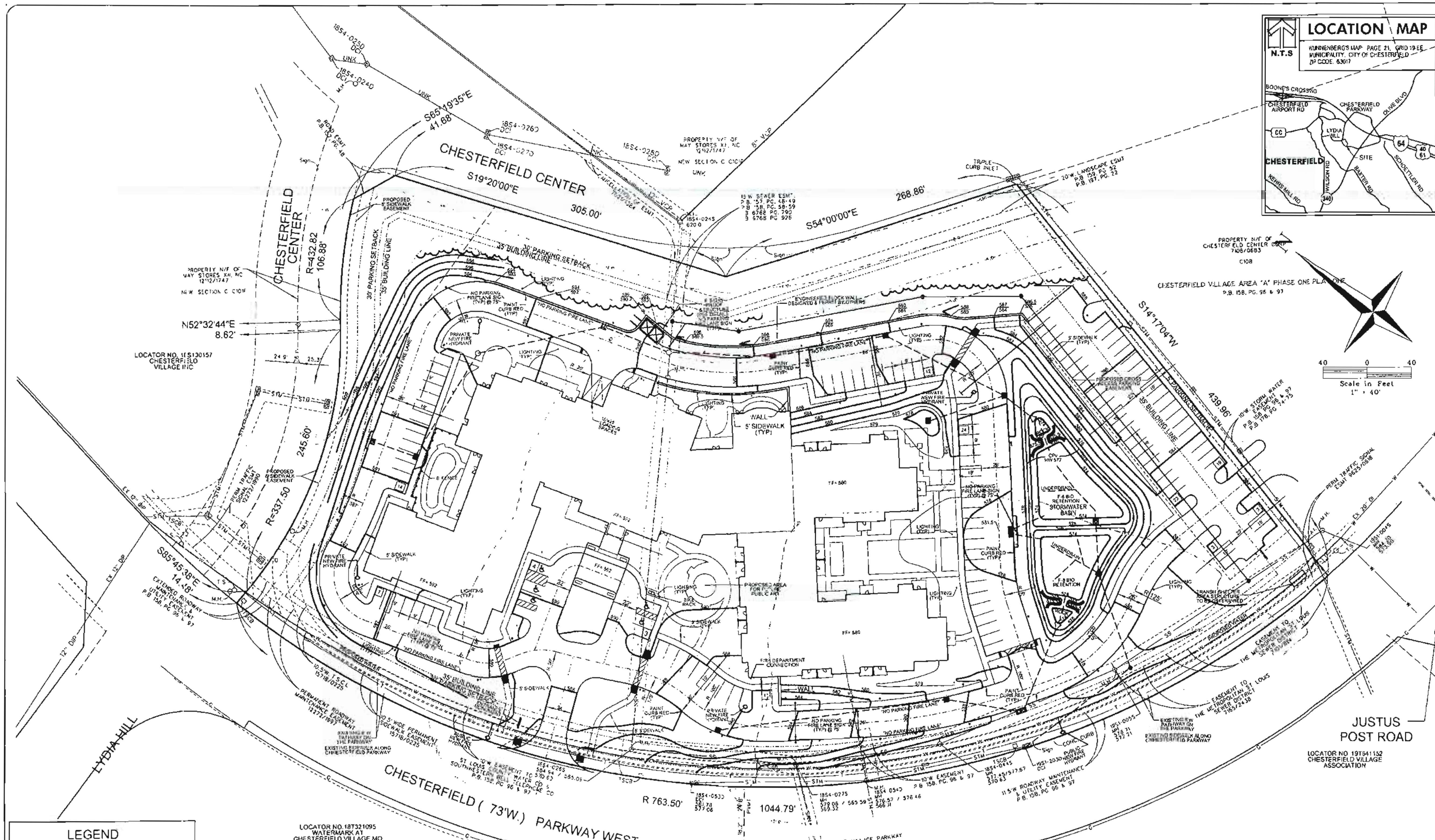
The primary roofing material is an architectural shingle that combines the luxury of slate with the rich depth of wood shakes for a natural, dimensional look. To create visual interest at the pedestrian level, the roof changes to an aged copper standing seam roof at the lower porches and the Porte Cochere. The mansard and gabled roof lines fluctuate around the building facade as they highlight various functions such as the balcony projections, dormers, and intersection of wings.

Screening Material and Design

The mansards also serve a separate function by providing screening of the mechanical equipment. The dumpster and fencing/trellis are a combination of brick and wood material similar to the main building.

Art/Architecturally Significant Features

Unique to this project is an enhanced entrance feature that is highly visible from and connected to Chesterfield Parkway West. The experience is directed by the sidewalks that connects to a circular plaza surrounded by ornamental plants, seasonal annuals, short evergreen hedges and ornamental trees. Centered in this plaza is a space for a water/sculpture public art element that highlights the environment. Benches, lawns and decorative concrete pavers tie the features together for a cohesive outdoor amenity.



LOCATOR NO.18T321095
WATERMARK AT
GHESTERFIELO VILLAGE MO

LEGEND

Symbol	Description
—UC—	EXISTING UNDERGROUND CABLE TV
—UT—	EXISTING UNDERGROUND TELEPHONE
—UC—	EXISTING UNDERGROUND ELECTRIC
—OU—	EXISTING OVERHEAD UTILITY WIRES
—G—	EXISTING GAS MAIN
—W—	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	BUILDING LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING CONTOUR
	PROPOSEO CONTOUR
	EXISTING TREE LINE
	PROPOSEO TREE LINE
	EX HIGH WATER OR OITCH
	FIRE HYORANT
	LIGHT STANDARO
	VALVE
	LATERAL
	ADDRESS
	TREE
	SANITARY SEWER DESIGNATOR
	STORM SEWER DESIGNATOR
	AIR RELIEF VALVE
	AIR RELIEF VALVE 8 C O

LEGEND

Symbol	Description
A.I.	AREA INLET
	DOUBLE CURB INLET
	FIRE HYDRANT
-G-	GAS LINE
	GRATE INLET
IB	IRRIGATION BOX
	LIGHT STANOARD
M.H	MANHOLE
N/F	NOW OR FORMERLY
-SAN-	SANITARY SEWER
S.P.	STANDPIPE
-STM-	STORM SEWER
T.S	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CONTROL BOX
-W-	WATER LINE
W.V	WATER VALVE

BY ORDER OF SHOG CHESTERFIELD L.L.C. WE HAVE PREPAREO AN SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTEO ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSED OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDEO ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANOE IN ZONING, A GRADINO PERMIT UPON APPROVAL OF A ORADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH GOMMENTS, RECOMMENOATIONS OR REVISIONS AS MAY BE DEEMEO NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER
E-24665
REGISTERED PROFESSIONAL ENGINEER
3/28/18

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E – 24665

3-28-18

RICHARD G. NORVELL, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #20050077

LOCATOR # 18S 11 0146
ZIP CCODE 63017

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE
WAYNE, PA 19087
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10849 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
314.890.1250 fax
www.volzinc.com

SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

SITE DEVELOPMENT PLAN

BASE MAP NO. 18S
LOCATOR NO. 18S110148
VOLZ NO. 21462
605 CHESTERFIELD CTR
± 2 ACRES
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03-27-2018

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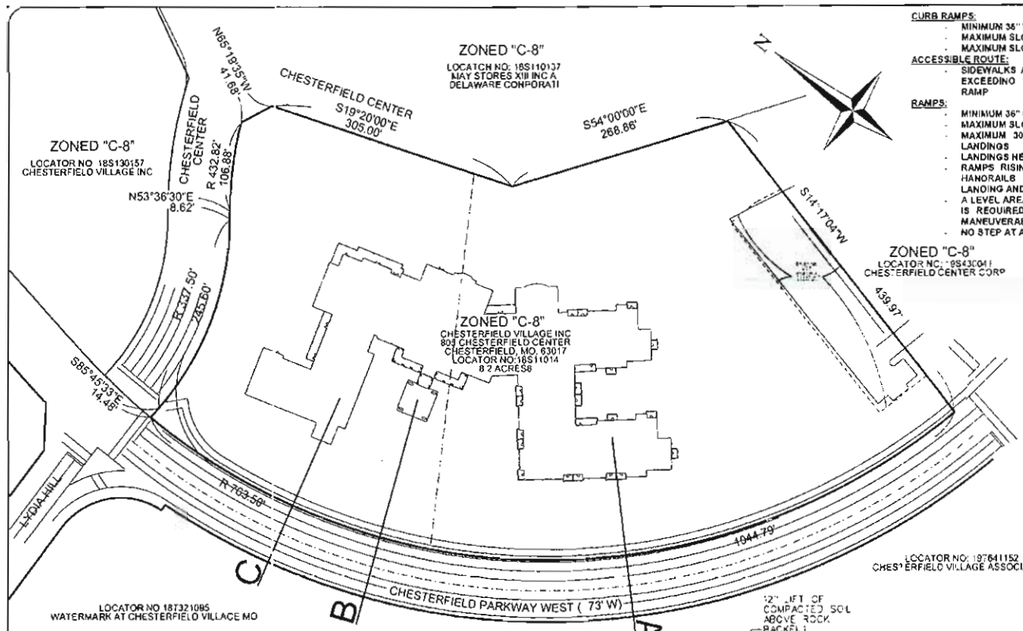
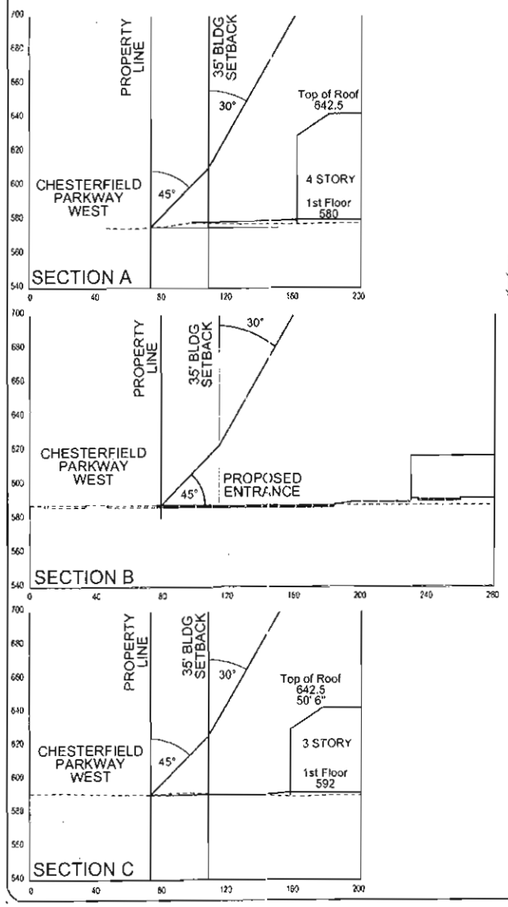
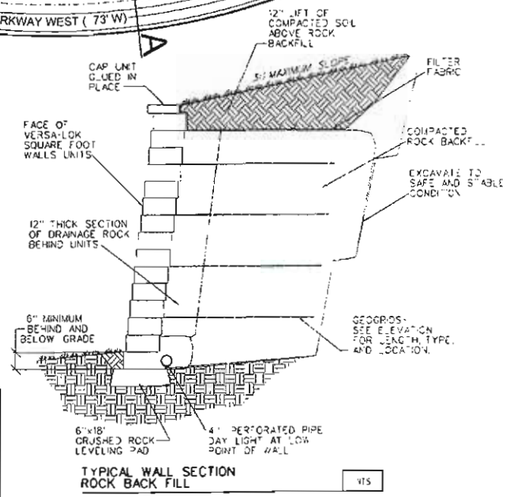


SKY PLANE





TYPICAL WALL SECTION
ROCK BACK FILL — NTS

CURB RAMPS:
- MINIMUM 36" WIDE
- MAXIMUM SLOPE OF RAMP 1:12
- MAXIMUM SLOPE OF FLANES 1:10

ACCESSIBLE ROUTE:
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDINO 1:20. SLOPES GREATEN THAN 1:20 MUST BE DESIGNED AS A RAMP

RAMPS:
- MINIMUM 36" CLEAN
- MAXIMUM SLOPE OF RAMP 1:12
- MAXIMUM 30" RISE IN THE RAMP RUN BETWEEN INTENMEDIATE 60" LANDINGS
- LANDINGS HEQUINED AT TOP AND BOTTOM (60" DEEP x MIN, 36" WIDE)
- RAMPS RISING MORE THAN 8" OR A RUN GREATER THAN 72" NEED HANORAILS ON BOTH SIDES. PROVIDE 6POT ELEVATIONS AT EACH LANDING AND AT THE TOP AND BOTTOM OF RAMP.
- A LEVEL AREA OF 60"x 60" FRONT APPROACH OR 48"x 60" SIDE APPRDACH IS REQUIRED OUTSIDE OF THE ENTRANCE OOORS FOR WHEELCHAIR MANEUVERABILITY.
- NO STEP AT ACCESSIBLE ENTRANCE OOORS.

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over than 1,000	20 plus one for each 100 over 1,000

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

THIS SITE IN THE FOLLOWING DISTRICTS:

METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
PARKWAY SCHOOL DISTRICT
BONHOMME CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI AMERICAN WATEH COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHAROED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATEO ON THE LOCATION SHALL BE DETERMINEO BY FIELD IMPROVEMENT PLANS.

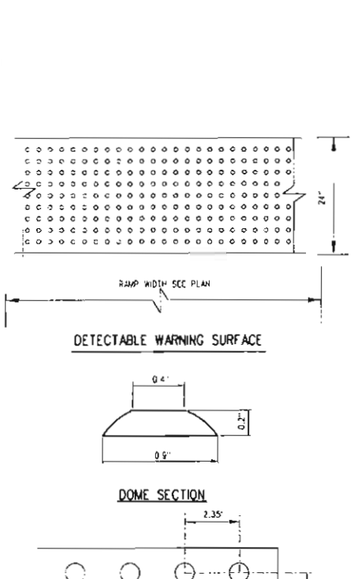
GRADING SHALL BE PER CITY OF CHESTERFIELD STANOAROS

BE ADVISEO, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

ALL UTILITIES WILL BE UNDERGROUND.

SIGNAOE APPROVAL IS A SEPARATE PROCESS.

THE UNDERGROUND UTILITIES SHOWN HERREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. INESE PROVISIONS SHALL IN NO WAY ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY ANO OAMAOE PREVENTION ACT, CHAPTER 319, RSMO.



NOTES
THE TRUNCATED DOME DETECTABLE WARNING SYSTEM IS IN ACCORDANCE WITH THE ADA REQUIREMENTS AND SHALL BE BUILT IN ACCORDANCE WITH THESE DIMENSIONS AND CONFIGURATIONS

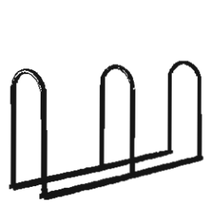
THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6" TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD. IT SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE

IT IS REQUIRED THAT THE FINISH OF THE DETECTABLE WARNING BE A MINIMUM OF 70 PERCENT CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND THE ADJOINING SURFACE. THIS SHALL BE ACCOMPLACED BY USING A COLOR TO FINISH THE SURFACE OF THE DETECTABLE WARNING THAT IS APPROVED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC

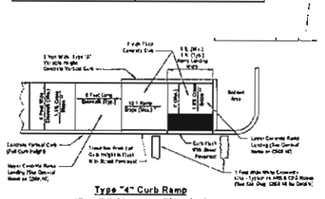
DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DOMES SHALL NOT BE STAGGERED DIAGONALLY.

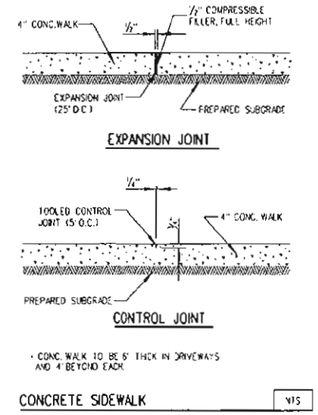
THE STANDS USED FOR THIS WORK SHALL BE IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF STAMPCRETE INTERNATIONAL, LTD OR APPROVED EQUAL.

TRUNCATED DOME — NTS



BIKE RACK
OR APPROVED EQUAL





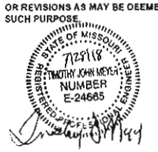
· CONC. WALK TO BE 5' THICK IN DRIVEWAYS AND 4' BEYOND EACH

PROJECT NOTES:		
AREA OF SITE:	8.2 ACRES	
LOCATOR NO:	18S110148	
SITE ADDRESS:	805 CHESTERFIELD CENTER CHESTERFIELD, MO. 63017	
OWNER OF RECORD:	CHESTERFIELD VILLAGE INC	400 CHESTERFIELD CTR SUITE 600 CHESTERFIELD, MO 63017
PREPARED FOR:	SHELBOURNE HEALTHCARE CHESTERFIELD LLC	123 WEST WAYNE AVE. WAYNE, PA 19087 610.416.9535
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"UC" URBAN CORE – ORDINANCE NUMBER:	
PROPOSED HEIGHT:	4 STORY – 61 FEET	
PROPOSED USES:	GROUP RESIDENTIAL FACILITY	
MEMORY CARE – 18,675 SF ASSISTED LIVING – 32,216 SF	17 BEDS 37 BEDS	54 BEDS - NURSING HOME 1 SPACE FOR EVERY 3 BEDS : LOADING – TABLE B
INDEPENDENT LIVING 141,972 SF	96 UNITS	GROUP RESIDENTIAL FACILITY 1 SPACE FOR EVERY 2 UNITS NO LOADING SPACES REQUIRED
BUILDING TOTAL SF: 192763 SF	150 UNITS / BEDS	
OPEN SPACE. A MINIMUM OF 30% OPEN SPACE IS REQUIRED. OPEN SPACE SHOULD BE INTEGRATED INTO THE DEVELOPMENT TO PROVIDE AESTHETIC, RECREATIONAL, OR OTHER PUBLIC BENEFIT. COVERED PEDESTRIAN WALKWAYS AND BRIDGES MAY BE COUNTED TOWARDS THE 30% OPEN SPACE REQUIREMENT.		OPEN SPACE 292,617 SF SITE AREA 358,934 SF 56 % MINIMUM
PARKING REQUIRED	54 BEDS 1 SPACE FOR EVERY 3 BEDS	18 SPACES
	96 UNITS / 2 UNITS	48 SPACES
	ACCESSIBLE SPACES — 5 SPACES	66 SPACES
	LOADING SPACES — 2 - 10'X25'	
24,812 SF COMMON AREA		
PARKING PROPOSED	123 SPACES	

A TRACT OF LAND BEING C109 AND C208 OF "CHESTERFIELD VILLAGE AREA 'A' PHASE ONE PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 188 PAGES 96 AND 97 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH - RANOE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEINO MORE PARTICULARLY OESCRIBEO AS:

BEGINNING AT THE NONTHWEST CORNER OF SAID C109, SAID POINT BEING ON THE EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE (FORMERLY CHESTERFIELD VILLAGE PARKWAY); THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID C109 THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 45 MINUTES 33 SECONDS EAST 14.48 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 04 DEGREES 14 MINUTES 22 SECONDS EAST 337.50 FEET FROM THE LAST MENTIONED POINT A DISTANCE OF 246.80 FEET, NORTH 62 DEGREES 32 MINUTES 36 SECONDS EAST 8.62 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 37 DEGREES 37 MINUTES 19 SECONDS EAST 432.82 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 106.88 FEET AND SOUTH 65 DEGREES 19 MINUTES 38 SECONDS WEST 41.68 FEET TO THE EAST LINE OF SAID C109; THENCE SOUTHWARDLY ALONG SAID EAST LINE AND ALONG THE NORTHEAST LINE OF SAID C208 SOUTH 19 DEGREES 20 MINUTES 00 SECONDS EAST 305.00 FEET AND SOUTH 54 DEGREES 00 MINUTES 00 SECONDS EAST 268.86 FEET TO THE EAST LINE OF SAID C208; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 14 DEGREES 17 MINUTES 04 SECONDS WEST 439.97 FEET TO SAID EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 01 MINUTES 10 SECONDS EAST 763.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 1044.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.207 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURINO AUGUST 2017.

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSED OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWINC AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.



TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E – 24665

RICHARD G. NORVELL, P.L.S.
PROFESSIONAL LAND SURVETOR
P.L.S. #20050077

LOCATOR # 18S 110148
ZIP CODE 63017

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9535

VOLZ
10849 INDIAN HEAD INDL. BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
314.890.1250 fax
www.volzinc.com

SHELBOURNE SENIOR LIVING

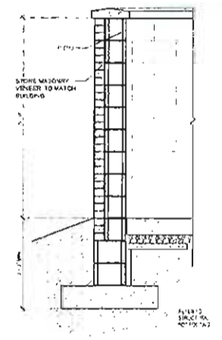
A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 188 Pages 96 and 97 of the St Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

SITE DEVELOPMENT PLAN

BASE MAP NO. 18S
LOCATOR NO. 18S110148
VOLZ NO. 71462
P:\CAD\71462\2018\71462-Planning\SDP\71462 - SDP.dgn

805 CHESTERFIELD CTR
8.7 ACRES

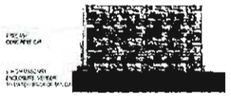
03-27-2018



8 DUMPSTER WALL SECTION

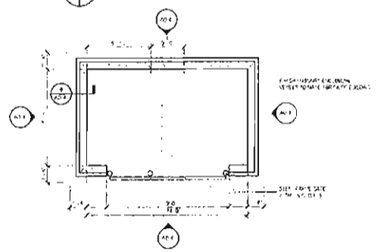
2 ELEVATION

1 ELEVATION

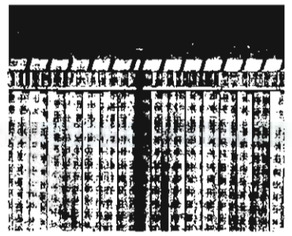


3 ELEVATION

4 ELEVATION



6 DUMPSTER ENCLOSURE PLAN



TYPICAL MEMORY CARE GARDEN FENCE Chesterfield MO.

GEOTECHNICAL ENGINEER'S NOTE

NEITHER SCI ENGINEERING, INC. (SCI) NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS AND REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE *GEOTECHNICAL REPORT* DATED DECEMBER 2017 FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION DATA.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, SCI MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. CONSTRUCTION MEANS AND METHODS SHALL BE LEFT TO THE CONTRACTOR.

SCI ENGINEERING, INC.

Julie Ann Miller, P.E.
PE-2004017141

Date: _____

_____ L.L.C. CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF, "UC" PLANNED DISTRICT OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, OO HEREBY AGREE ANO OECLARE 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.

L.L.C. _____

, PRESIDENT

STATE OF MISSOURI)
)SS.
COUNTY OF CLAY)

ON THIS _____ DAY OF _____ , A.D., 2018 , BEFORE ME PERSONALLY APPEARED

, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT OF _____ L.L.C. A MISSOURI LIMITED LIABILITY COMPANY IN THE STATE OF MISSOURI, AND THAT THE SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID PRESIDENT. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND OEEO OF SAID COMPANY.

_____
NOTARY PUBLIC

_____
NAME

_____
MY COMMISSION EXPIRES:

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND OULY VERIFIEO ON THE _____ DAY OF _____, 2018 , BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZINO THE RECORDING OF THIS AMENDED SITE DEVELOPMENT PLAN PURSUANT TO GHESTERFELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING ANO OEVELOPMENT SERVICES DIRECTOR ANO THE CITY GLERK.

_____

JUSTIN WYSE, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF GHESTERFIELD, MISSOURI

_____

VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELO, MISSOURI

BY ORDER OF SHOG CHESTERFIELD L.L.C. WE HAVE PREPARED AN SITE OEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS ORAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION ANO WAS PREPAREO FOR THE SOLE LIMITED PURPOSED OF PROVIDING A CONCEPT FOR THE PROPOSEO DEVELOPMENT OF THE TRACT, AND IS INTENDEO ONLY FOR THE PREUMINARY USE OF GOVERNMENTAL REVIEWINO AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONINO, A GRADINO PERMIT UPON APPROVAL OF A GRADINO PLAN ANDJOR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH GOMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E – 24665

RICHARD O. NORVELL, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #2005077

LOCATOR # 18S 11 0146
ZIP CODE 63017

SHOG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

VOLZ
10849 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
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SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County records, and U.S. Survey 2022, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

SITE DEVELOPMENT PLAN

BASE MAP NO. 18S
LOCATOR NO. 18S110146
VOLT NO. 21462

805 CHESTERFIELD CTR
8.2 ACRES

#:\CAD\21400-21499\21462\Planning\SDP\21462 - SDP.dgn

03-27-2018

3

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
CANOPY-SHADE (STREET) TREES			
A	4	Quercus rubra	Red Oak
B	4	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple
C	4	Acer rubrum 'October Glory'	October Glory Maple
D	5	Acer rubrum 'Franksred' Red Sunset	Red Sunset Maple
E	4	Quercus coccinea	Scarlet Oak
CANOPY-SHADE TREES			
F	18	Carpinus betulus	European Hornbeam
G	16	Ginkgo biloba	Ginkgo (male)
H	18	Gleditsia triacanthos f. inermis 'Skycole' Skyline	Skyline Honeylocust (thornless)
J	16	Quercus bicolor	Swamp White Oak
K	16	Taxodium distichum	Baldcypress
UNDERSTORY-ORNAMENTAL TREES			
L	11	Carpinus caroliniana	American Hornbeam
M	12	Cercis canadensis	Redbud
N	11	Amalanchier arborea	Serviceberry
P	11	Magnolia x soulangiana	Saucer Magnolia
Q	11	Prunus 'Kanzan'	Kwanzan Cherry
EVERGREEN TREES			
R	8	Pinus strobus	White Pine
S	8	Picea abies	Norway Spruce
T	8	Thuja occidentalis	American Arborvitae
W	8	Juniperus virginiana	Eastern Red Cedar
X	8	Ilex opaca	American Holly

loomisAssociates
landscapeArchitects/planners
707 Spirit 40 Park Drive, Suite 135
Chesterfield, Missouri 63005-1194
(636) 519-8668 Fax (636) 519-0997
e-mail: lainfo@loomis-associates.com

SHELBOURNE SENIOR LIVING

CHESTERFIELD, MISSOURI

SCALE: 1"=30'-0"

0 30 60 120

MATERIAL LIST

BRICK,	BELDON, MODULAR GOLDENROD A
STONE,	ELDORADO, AMBER FALLS WEATHERED EDGE
PRECAST,	ARCHITECTURAL CAST STONE
SIDING, 1.	JAMES HARDIE, MONTERY TAUPE
SIDING, 2.	JAMES HARDIE, COBBLE STONE
TRIM,	JAMES HARDIE ARCTIC WHITE
METAL ROOF,	PAC CLAD, AGED COPER STEEL
DIMENSIONAL SHINGLES	, CERTAINTEED INDEPENDANCE WEATHERED WOOD SHANGLE

4 WEST ELEVATION
A2.1.1/A4.1.1 1/16" = 1'-0"

3 EAST ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

2 SOUTH ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

1 NORTH ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

0' 4' 8' 16' 32'
1/16" = 1'-0"

MOSELEY ARCHITECTS
8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 426-9057 FAX (703) 426-7280
MOSELEYARCHITECTS.COM

SHELBOURNE CHESTERFIELD

PROJECT NO: 530850 DATE: 11 NOVEMBER 2017

REVISIONS

NO.	DESCRIPTION	DATE
1	PRE-DESIGN	12/4/17
	REVISED	3-22-2018
	REVISED	4-04-2018

BUILDING ELEVATIONS

A4.1.1

12/4/2017 1:31:57 PM

3D VIEW


gle Earth


FOR LEASE
gle Earth


Chesterfield Pkwy W.
30
gle Earth

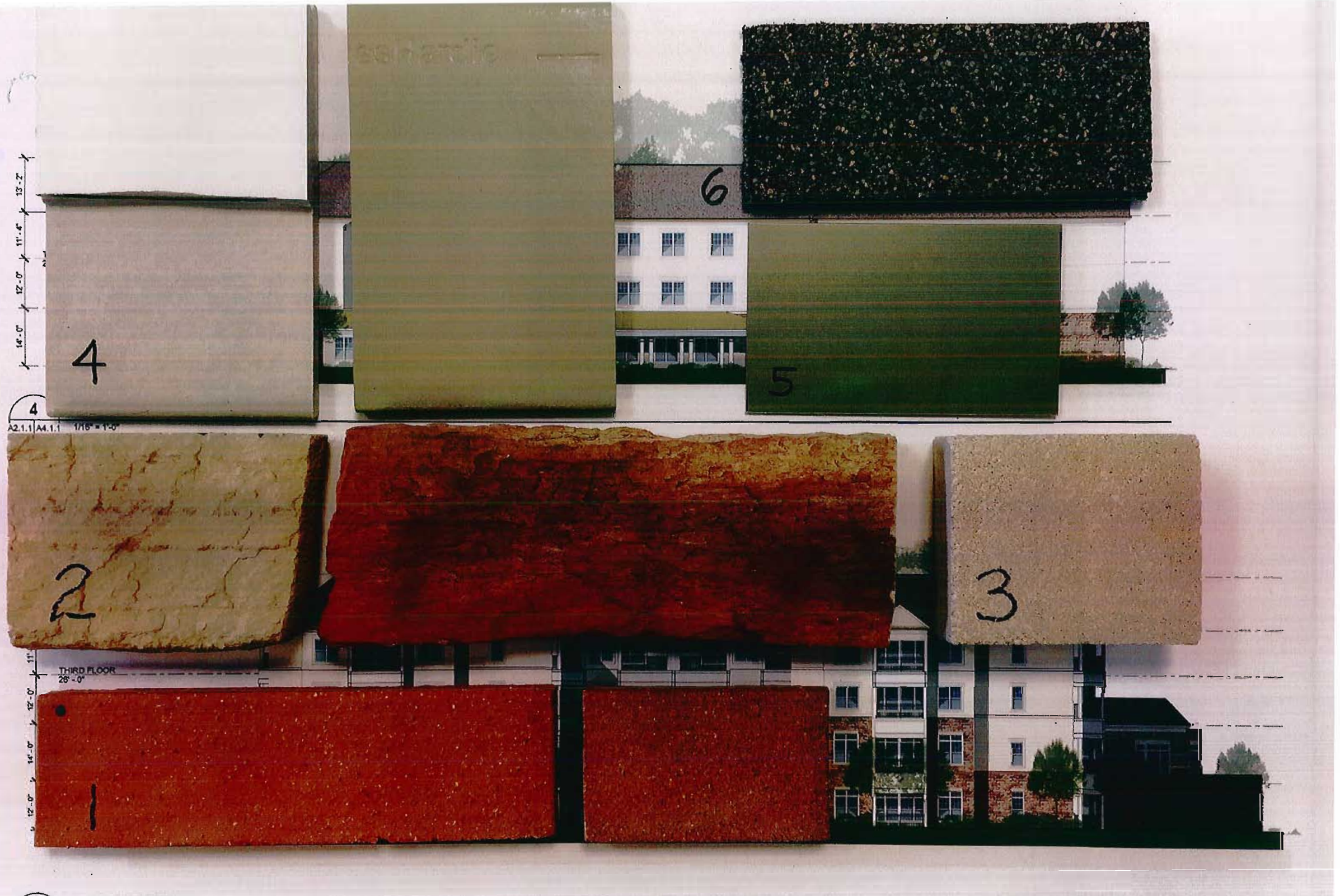

gle Earth

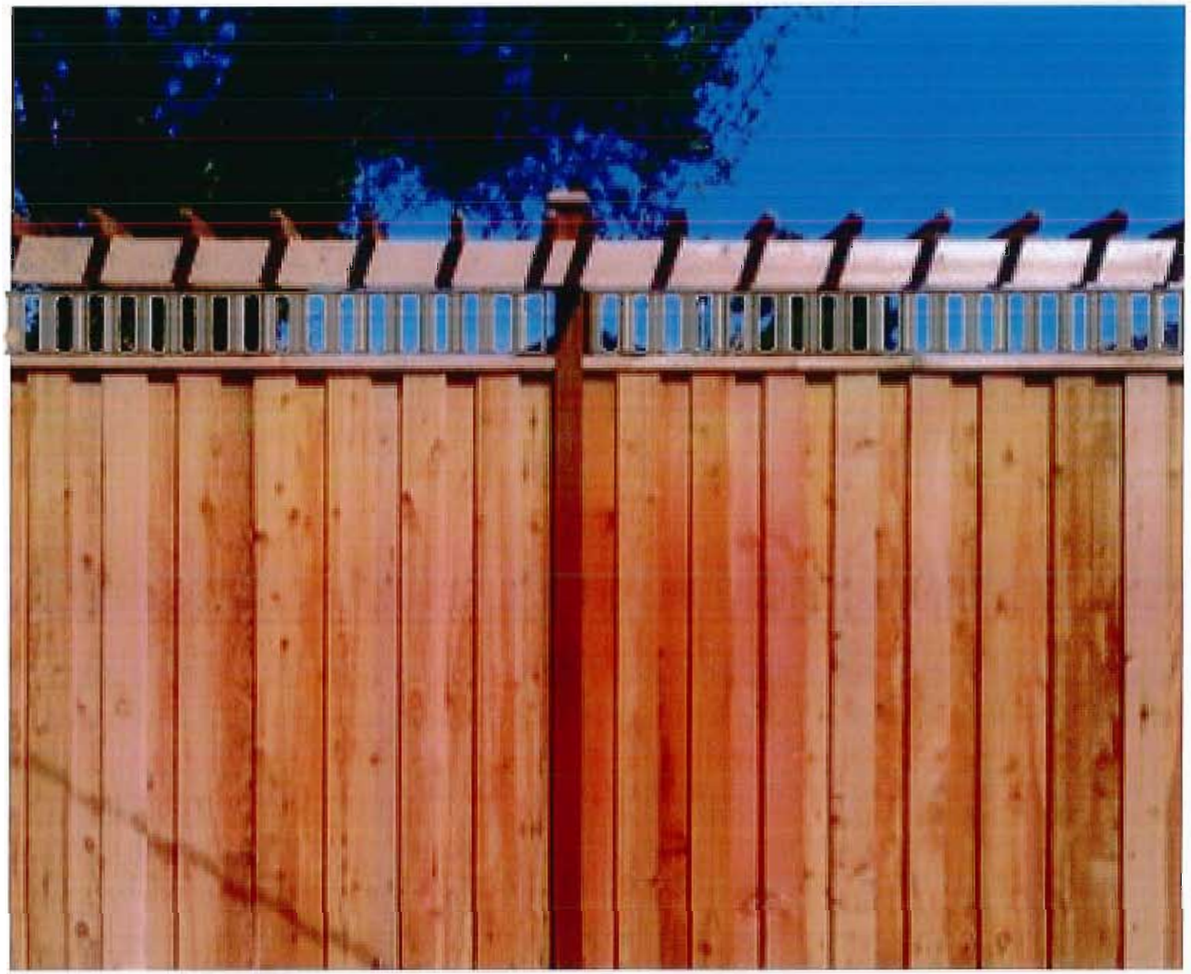

LYDIA HILL
gle Earth


macy's
gle Earth

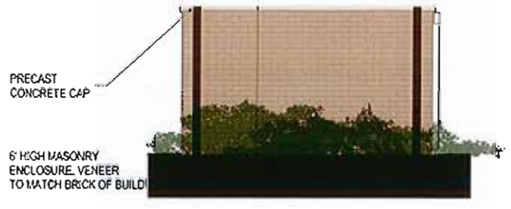
Chesterfield building sample materials 1-29-2018

1 BRICK,	BELDON, MODULAR GOLDENROD A
2 STONE,	ELDORADO, AMBER FALLS WEATHERED EDGE
3 PRECAST,	ARCHITECTURAL CAST STONE
4 SIDING,	JAMESHARDIE
	1. MONTEREY TAUPE, SMOOTH PLANK
	2. COBBLE STONE, SMOOTH PLANK
4 TRIM / PANEL,	ARCTIC WHITE
5 METAL ROOF,	PAC CLAD, AGED COPPER STEEL
6 DIMENSIONAL SHINGLES	, CERTAINTEED INEPENDENCE SHANGLE WEATHERED WOOD


4
5
6
2
3
1
13'-2"
11'-4"
12'-0"
14'-0"
THIRD FLOOR
26'-0"
4
A2.1.1 A4.1.1 1/16" = 1'-0"

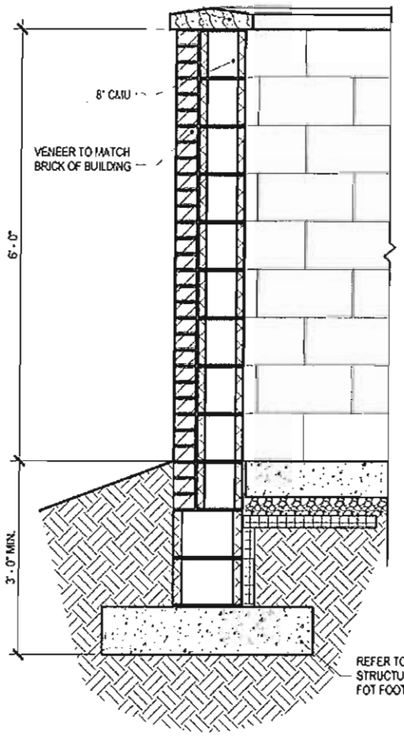


TYPICAL MEMORY CARE GARDEN FENCE Chesterfield MO.

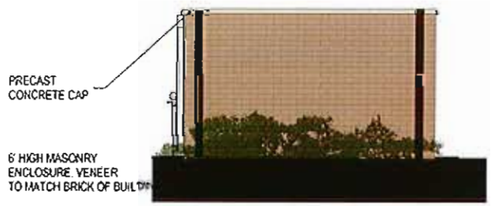


2 A0.4 A0.4 **ELEVATION**
1/4" = 1'-0"

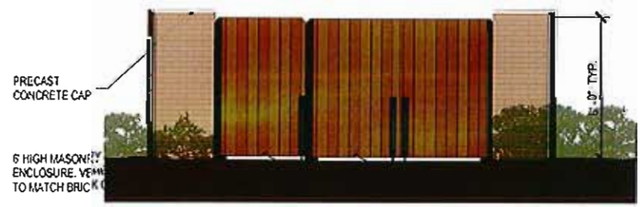
1 A0.4 A0.4 **ELEVATION**
1/4" = 1'-0"



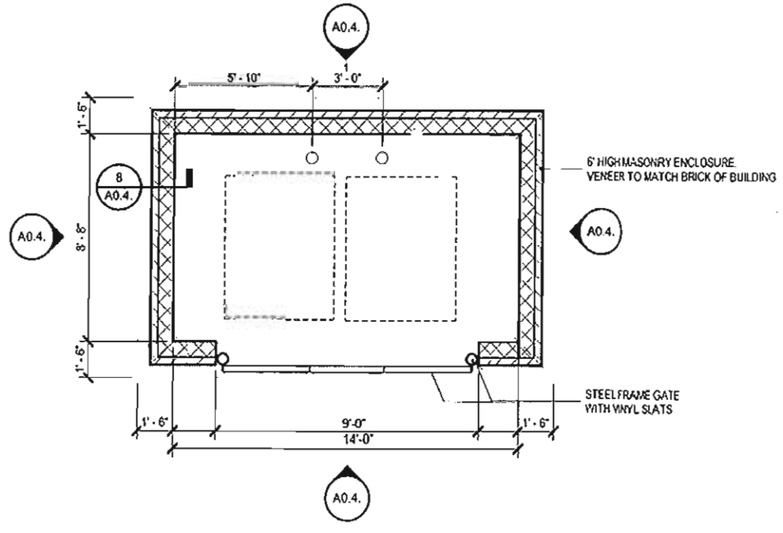
8 A0.4 A0.4 **DUMPSTER WALL SECTION**
3/4" = 1'-0"



3 A0.4 A0.4 **ELEVATION**
1/4" = 1'-0"

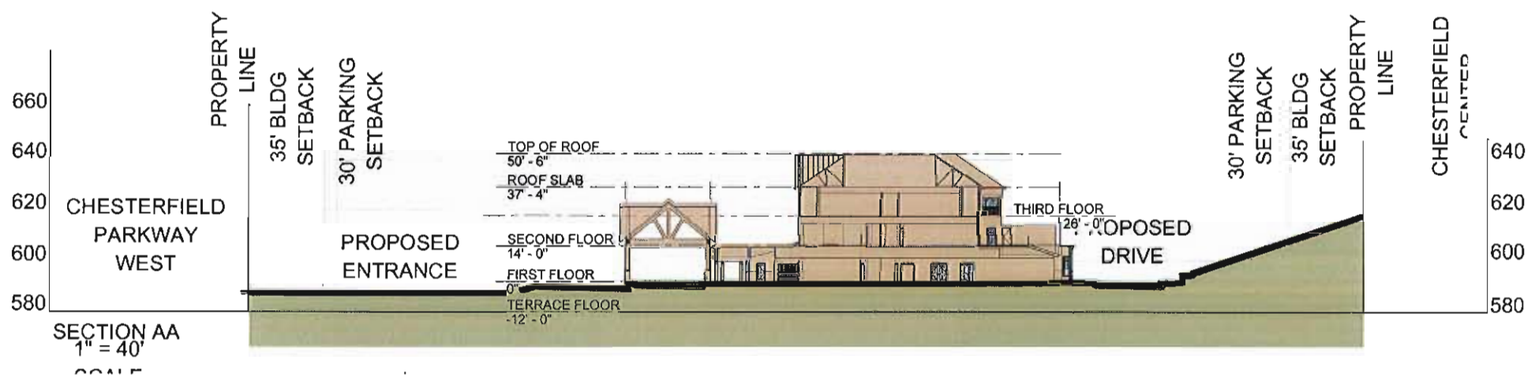


4 A0.4 A0.4 **ELEVATION**
1/4" = 1'-0"

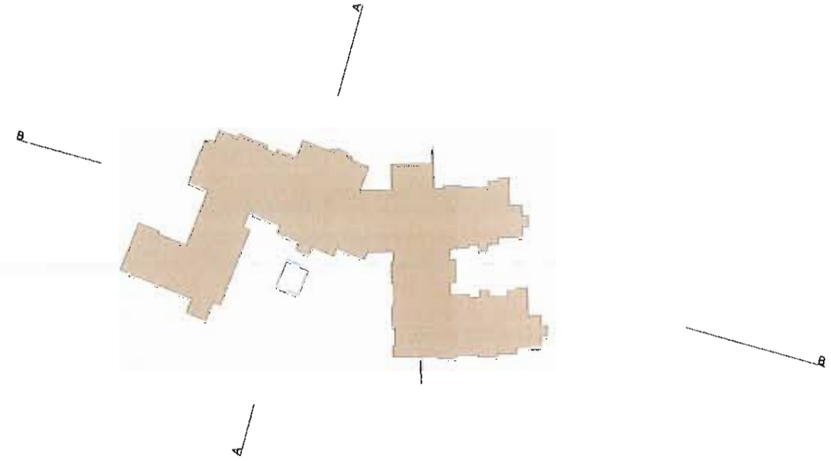


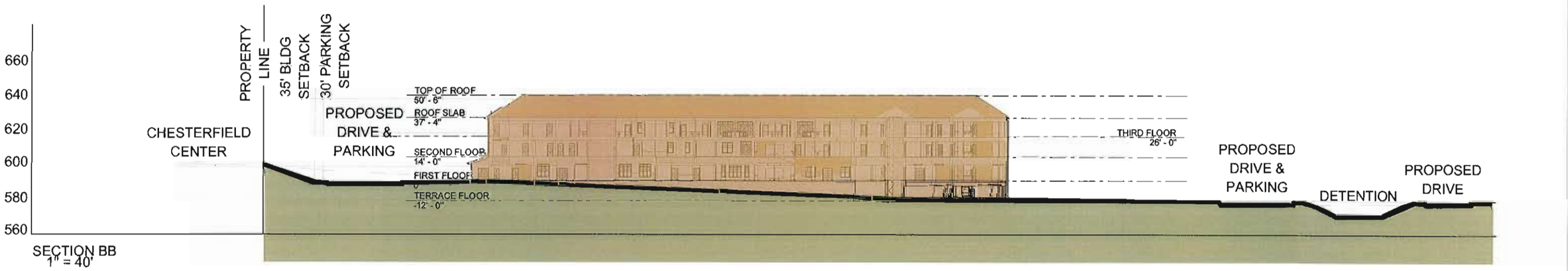
6 A1.1.1 A0.4 **DUMPSTER ENCLOSURE PLAN**
1/4" = 1'-0"

RETAINING WALL EXAMPLE



SECTION AA
1" = 40'
SCALE





SECTION BB
1" = 40'
SCALE

MOSELEYARCHITECTS

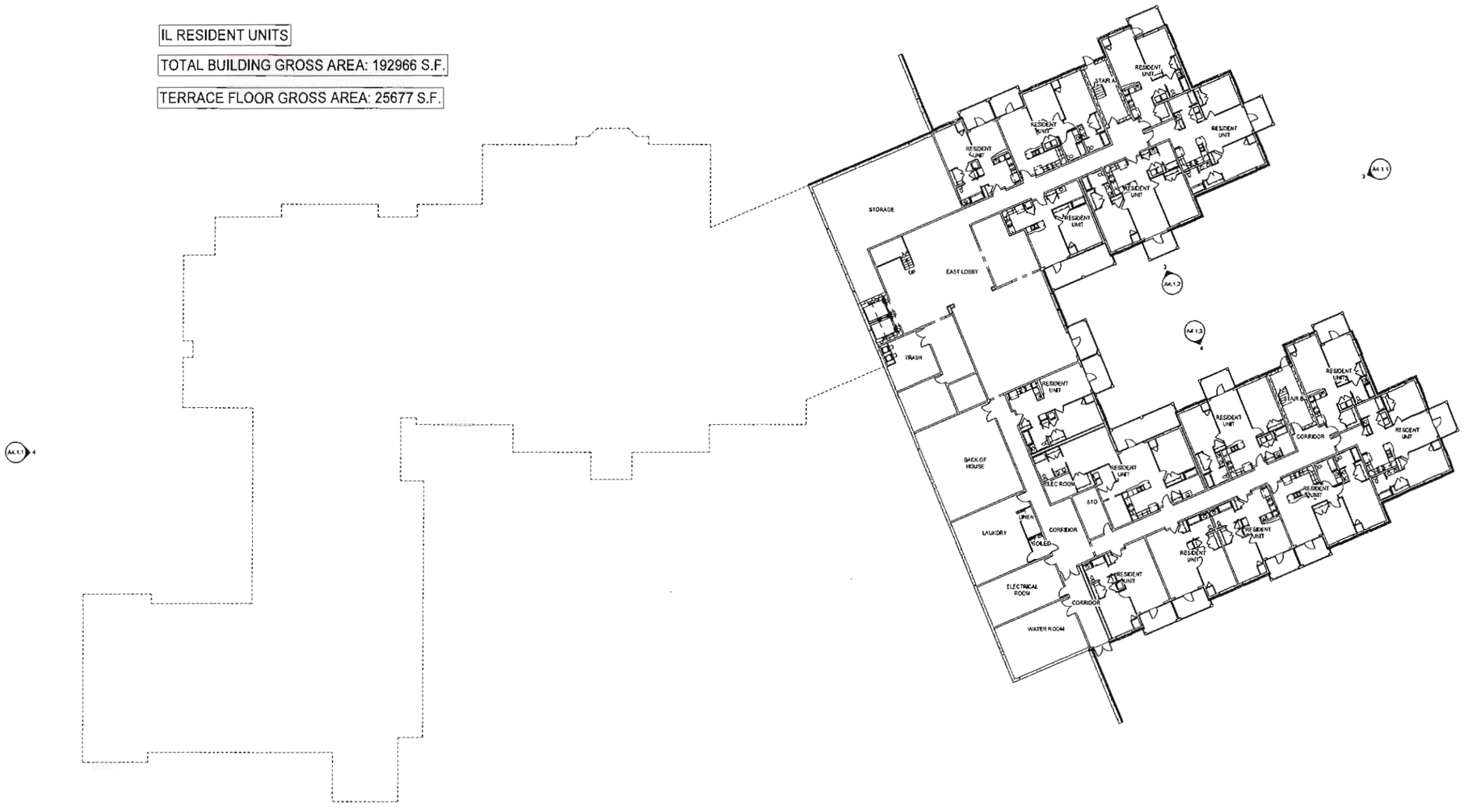
BUILDING SECTIONS

SHELBOURNE CHESTERFIELD
WILD HORSE CREEK RD,
CHESTERFIELD MISSOURI, 63005

IL RESIDENT UNITS

TOTAL BUILDING GROSS AREA: 192966 S.F.

TERRACE FLOOR GROSS AREA: 25677 S.F.



N

TERRACE FLOOR PLAN

1/16" = 1'-0"

0' 4' 8' 16' 32'

1/16" = 1'-0"

MOSELEY ARCHITECTS

8201 BRADDOCK ROAD, SUITE 600, SPRINGFIELD, VA 22151
PHONE (703) 426-9250 FAX (703) 426-9260
MOSELEYARCHITECTS .COM

SHELBOURNE CHESTERFIELD

805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

AIQ 550650	DATE 11 NOVEMBER 2017
REVISIONS	
NO.	DESCRIPTION / DATE

TERRACE FLOOR PLAN

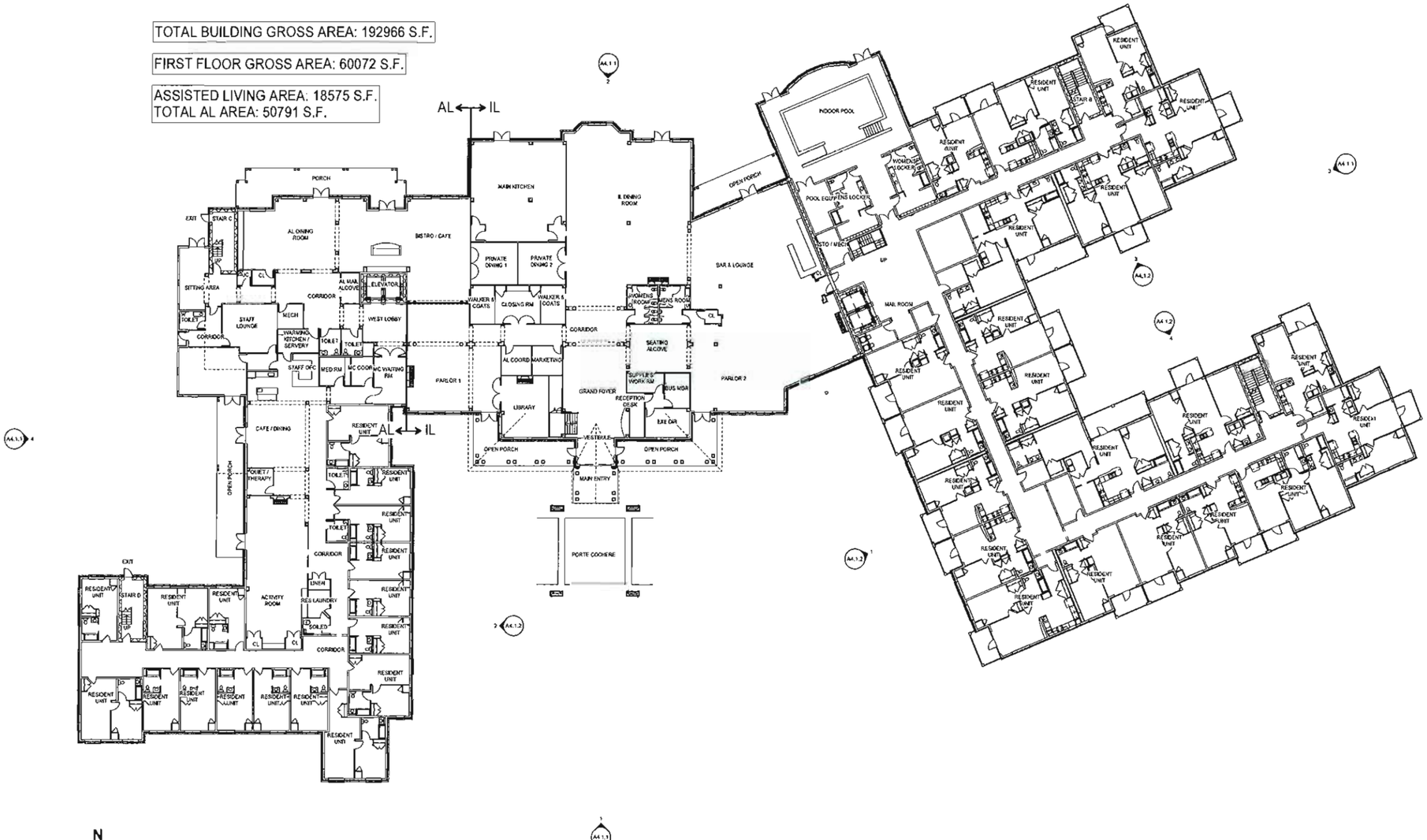
A2.1.0

550650

TOTAL BUILDING GROSS AREA: 192966 S.F.

FIRST FLOOR GROSS AREA: 60072 S.F.

ASSISTED LIVING AREA: 18575 S.F.
TOTAL AL AREA: 50791 S.F.



N

FIRST FLOOR PLAN
1/16" = 1'-0"

MOSELEY ARCHITECTS
1801 BROADCAST ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 425-0900 / FAX (703) 425-0969
MOSELEY-ARCHITECTS.COM

SHELBOURNE CHESTERFIELD
805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

NO.	DATE
550650	11 NOVEMBER 2017

REVISIONS

NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN

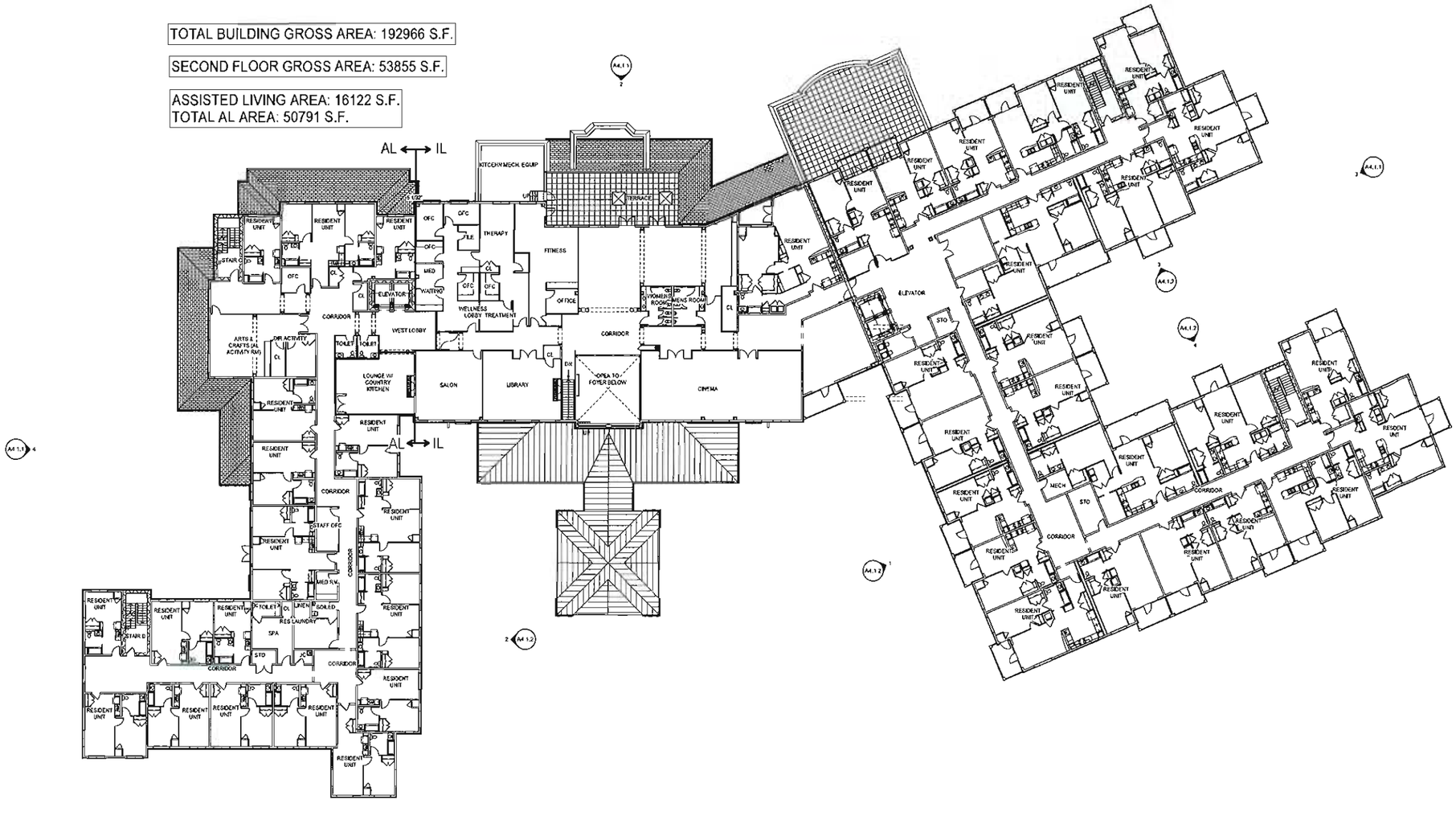
A2.1.1

550650

TOTAL BUILDING GROSS AREA: 192966 S.F.

SECOND FLOOR GROSS AREA: 53855 S.F.

ASSISTED LIVING AREA: 16122 S.F.
TOTAL AL AREA: 50791 S.F.



N

SECOND FLOOR PLAN
1/16" = 1'-0"

0 8 16 32
1/16" = 1'-0"

MOSELEY ARCHITECTS

8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 354-9557 FAX (703) 354-9560
MOSELEY-ARCHITECTS.COM

SHELBOURNE CHESTERFIELD

805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

NO:	DATE:
550650	13 NOVEMBER 2017

REVISIONS

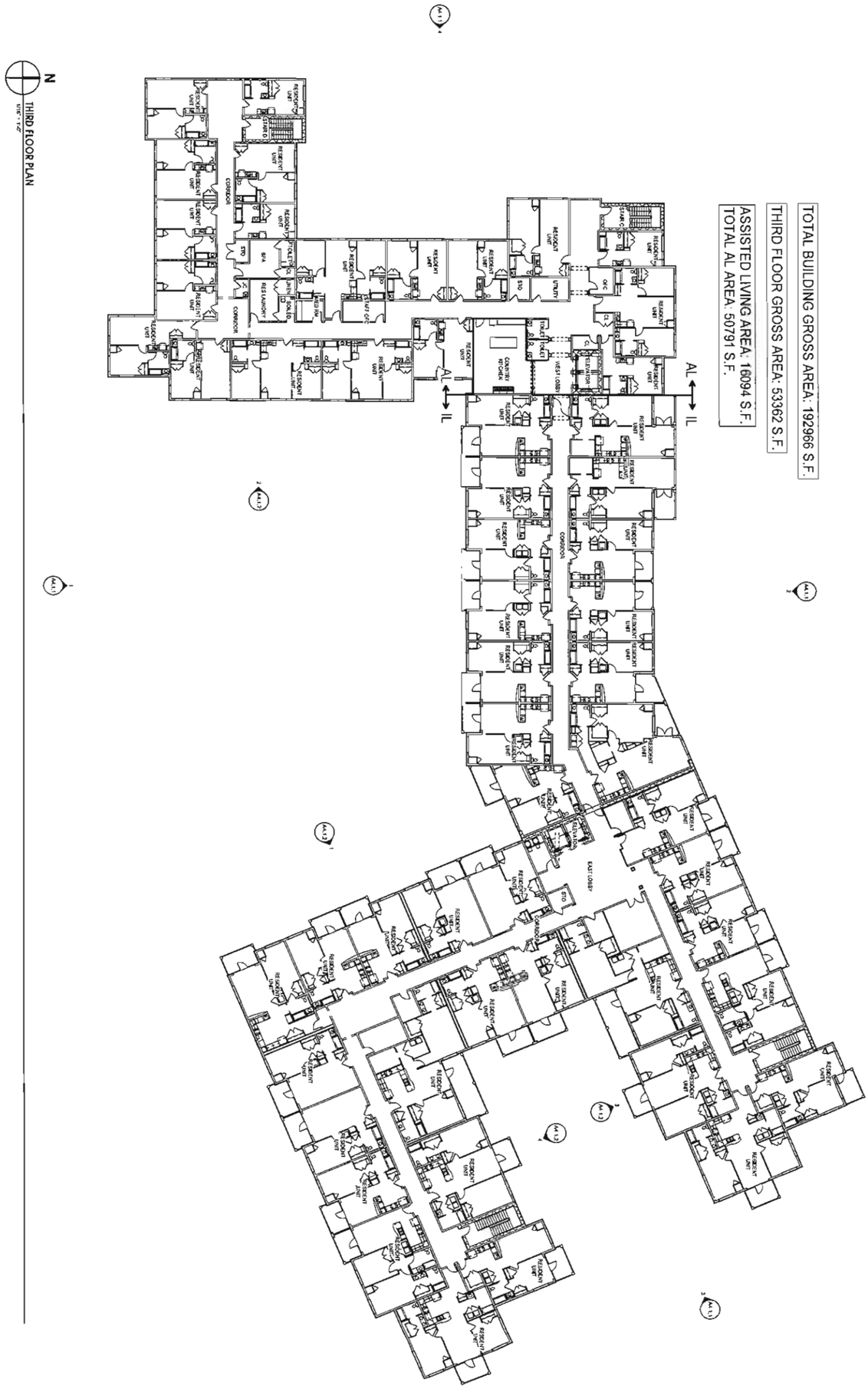
NO	DESCRIPTION	DATE

SECOND FLOOR PLAN

A2.1.2

550650

550650



1/16" = 1'-0"

THIRD FLOOR PLAN

NO.	DESCRIPTION	DATE

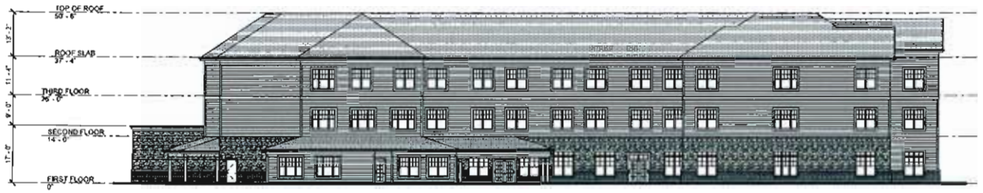
SHELBOURNE CHESTERFIELD

805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

MOSELEY ARCHITECTS

8001 BRADDOCK ROAD, SUITE 100, SPRINGFIELD, VA 22151
PHONE (703) 354-9557 FAX (703) 354-9561
MOSELEY ARCHITECTS .COM

A2.1.3



4 WEST ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

3 EAST ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

2 SOUTH ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

1 NORTH ELEVATION
A2.1.0/A4.1.1 1/16" = 1'-0"

MATERIAL LEGEND	
	BRICK, BELDEN, MODULAR GOLDEN#100 A
	STONE, ELDORADO AMBER FALLS WEATHERED EDGE
	PRECAST, ARCHITECTURAL CAST STONE
	SIDING, JAMES HARDIE, COLOR #1 MONTEREY TAUPE, SMOOTH PLANK COLOR #2 COBBLE STONE, SMOOTH PLANK
	TRIM JAMES HARDIE ARCTIC WHITE
	METAL ROOF, PAC CLAD, AGED COPPER STEEL
	ASPHALT ROOF, CERTAINTEED INDEPENDENCE, WEATHERED WOOD

0' 4' 8' 16' 32'
1/16" = 1'-0"

MOSELEY ARCHITECTS
8001 BROADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 439-0057 | FAX (703) 439-0100
MOSELEY ARCHITECTS.COM

SHELBOURNE CHESTERFIELD

805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

NO. 550650	DATE 13 NOVEMBER 2017
REVISIONS	
NO.	DESCRIPTION	DATE
1	PRE-CLEARS	12.04.17

BUILDING ELEVATIONS

A4.1.1

550650

MATERIAL LEGEND

- BRICK, BELDEN, MODULAR GOLDENROD A
- STONE ELDORADO, AMBER FALLS WEATHERED EDGE
- PRECAST, ARCHITECTURAL CAST STONE
- SIDING JAMESHARDIE,
  COLOR #1 MONTEREY TAUPE, SMOOTH PLANK
  COLOR #2 COBBLE STONE, SMOOTH PLANK
- TRIM, JAMESHARDIE, ARCTIC WHITE
- METAL ROOF, PAC CLAD, AGED COPPER STEEL
- ASPHALT ROOF, CERTAINTEED INDEPENDENCE, WEATHERED WOOD

4 TYP A4.1.2 **SOUTH - INNER**
1/16" = 1'-0"

3 TYP A4.1.2 **NORTH - INNER SIDE**
1/16" = 1'-0"

2 TYP A4.1.2 **EAST - INNER SIDE**
1/16" = 1'-0"

1 TYP A4.1.2 **WEST - INNER SIDE**
1/16" = 1'-0"

0 4' 8' 16' 32'
1/16" = 1'-0"

MOSELEY ARCHITECTS
2001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 354-9067 FAX (703) 426-9290
MOSELEY-ARCHITECTS.COM

SHELBOURNE CHESTERFIELD

805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

NO.	DATE
550650	11 NOVEMBER 2017

REVISIONS

NO.	DESCRIPTION	DATE

BUILDING ELEVATIONS

A4.1.2

550650

IL RESIDENT UNITS

TOTAL BUILDING GROSS AREA: 192966 S.F.

TERRACE FLOOR GROSS AREA: 25677 S.F.

W4 - 14 LIGHTS

W5 - 24 LIGHTS

W2 - 8 - LIGHTS

W3 - BALCONY - 110 LIGHTS

N

TERRACE FLOOR PLAN

1/16" = 1'-0"

5/16" = 1'-0"

550650

MOSELEY ARCHITECTS

8001 BROADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 425-9557 FAX (703) 425-9560
MOSELEY-ARCHITECTS.COM

SHELBOURNE CHESTERFIELD

805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

NO.	DATE
550650	11 NOVEMBER 2017

REVISIONS

NO.	DESCRIPTION	DATE

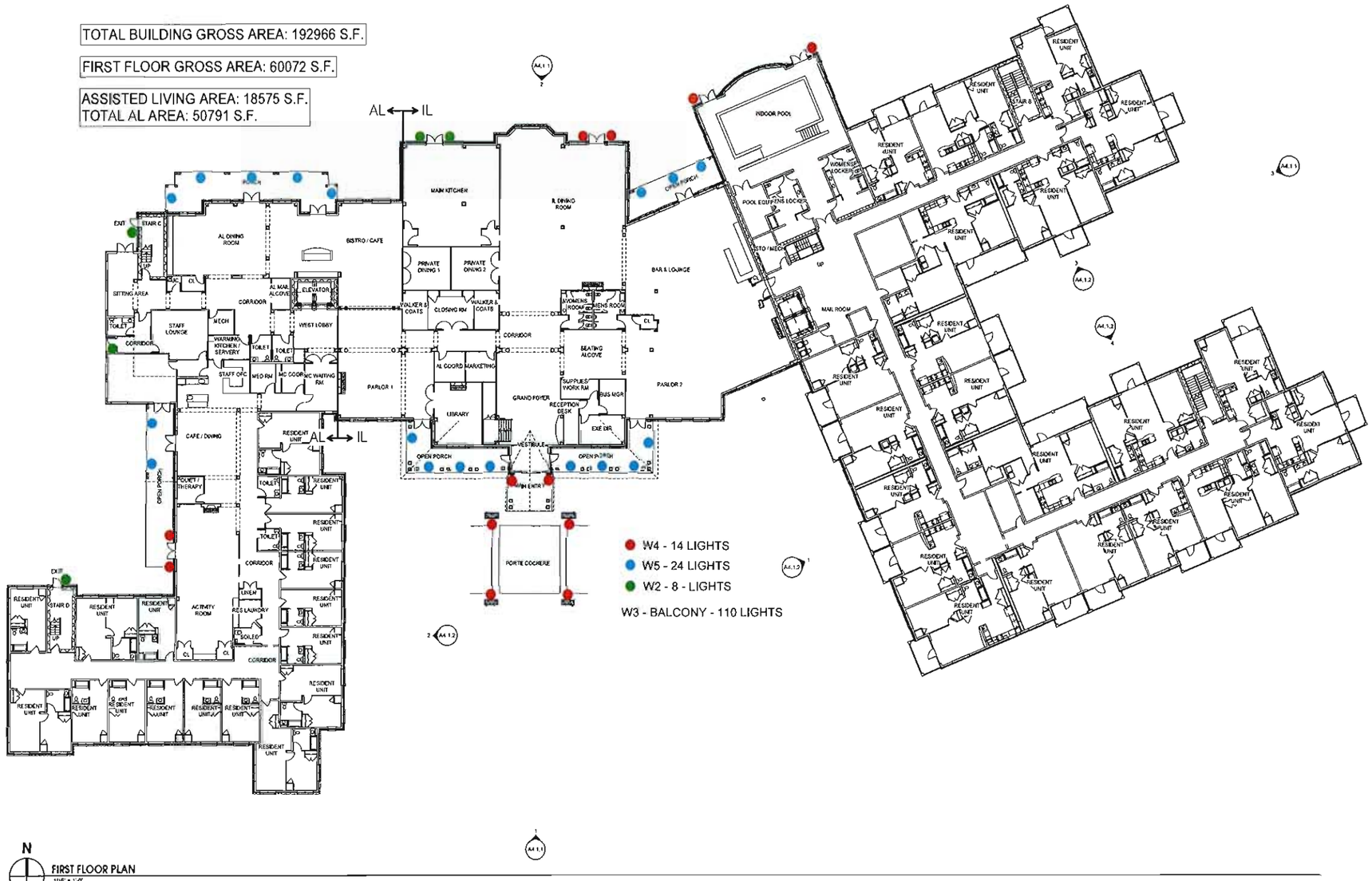
TERRACE FLOOR PLAN

A2.1.0

TOTAL BUILDING GROSS AREA: 192966 S.F.

FIRST FLOOR GROSS AREA: 60072 S.F.

ASSISTED LIVING AREA: 18575 S.F.
TOTAL AL AREA: 50791 S.F.



N

FIRST FLOOR PLAN
1/16" = 1'-0"

0 4' 8' 16' 32'
1/16" = 1'-0"

MOSELEY ARCHITECTS
800 INFINGER CIRCLE, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 658-5529 FAX (703) 424-2090
MOSELEY-ARCHITECTS.COM

SHELBOURNE CHESTERFIELD
805 CHESTERFIELD CTR.
CHESTERFIELD, MO 63017
SHELBOURNE HEALTHCARE DEVELOPMENT
550650

NO.	DATE
550650	11 NOVEMBER 2017

REVISIONS

NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN

A2.1.1

550650

1 SITE PHOTOMETRIC PLAN
PH-1 1"=40'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING ENTERANCE PARKING	+	0.5 fc	1.7 fc	0.1 fc	17.0:1	5.0:1
BUILDING PARKING EAST	+	0.8 fc	1.2 fc	0.4 fc	3.0:1	2.0:1
BUILDING PARKING NORTH	+	0.4 fc	0.9 fc	0.2 fc	4.5:1	2.0:1
BUILDING PARKING NORTHWEST	+	0.6 fc	1.0 fc	0.4 fc	2.5:1	1.5:1
BUILDING PARKING SOUTH	+	0.8 fc	1.0 fc	0.4 fc	2.5:1	1.5:1
BUILDING PARKING SOUTHWEST	+	1.4 fc	3.0 fc	0.3 fc	10.1:1	2.7:1
LIGHT SPILL	+	0.1 fc	1.1 fc	0.0 fc	N/A	N/A
REMOTE PARKING NORTHEAST	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1
REMOTE PARKING SOUTHEAST	+	1.0 fc	2.4 fc	0.0 fc	N/A	N/A
ROADWAY	+	0.9 fc	2.1 fc	0.1 fc	21.0:1	9.0:1
SIDEWALK	+	0.9 fc	2.5 fc	0.1 fc	25.0:1	9.0:1

2 SITE PHOTOMETRIC PLAN PARKING
PH-1 NTS

3 SITE PHOTOMETRIC PLAN ROADWAY
PH-1 NTS

4 SITE PHOTOMETRIC PLAN SIDEWALK
PH-1 NTS

GENERAL NOTE:

ALL ELECTRIC LIGHTING SHALL BE CONTROLLED AUTOMATICALLY BY PROGRAMMED TIME DEVICES, PHOTO ELECTRIC CELLS, OR THE LIKE. STREET AND RESIDENTIAL LIGHTING SHALL BE ON FROM DUSK TO DAWN.

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

VOLZ Incorporated
10849 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
314.890.1250 fax
www.volzinc.com

SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East. City of Chesterfield, St. Louis County, Missouri

SITE PHOTOMETRIC PLAN

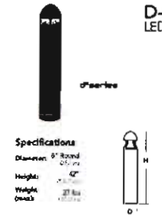
BASE MAP NO. 16S
LOCATOR NO. 16S110148
VOLZ NO. 21462

805 CHESTERFIELD CTR
8.3 ACRES
PHOTOMETRIC PLAN

02-05-2018
PH-1

Ædifica engineering | case — St Louis - Montreal

D-Series
LED Bollard



TYPE 'C': DSXB LED 16C 350 40K SMV
TYPE 'D': DSXB LED 12C 350 40K AST

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: 8" Round
Height: 42"
Weight: 27 lbs

Ordering Information — EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

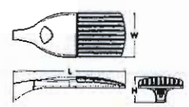
Accessories

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: (800) 279-8041

D-Series Size 1
LED Area Luminaire

Specifications

EPA:
Length:
Width:
Height:
Weight (lbs):



TYPE '3C': DSX1 LED P3 40K T3M MVOLT
TYPE '3A': DSX1 LED P3 40K T3M MVOLT

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:

Ordering Information — EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Lumen Output

Projected LED Lumen Maintenance

Photometric Diagrams

FEATURES & SPECIFICATIONS

INTENDED USE

CONSTRUCTION

FINISH

OPTICS

ELECTRICAL

LISTINGS

WARRANTY

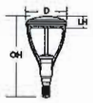
LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041

MRP LED
LED Area Luminaire

TYPE 'A': MRP LED 42C 530 40K SR3 MVOLT
TYPE 'B': MRP LED 42C 530 40K SR5 MVOLT

Specifications

EPA:
Luminaire Height:
Overall Height:
Diameter:
Weight (lbs):



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately:

Ordering Information — EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

Projected LED Lumen Maintenance

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

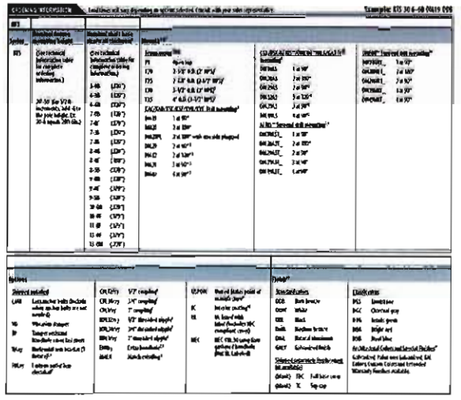
Ordering Information

Anchor Base Poles

RTS
ROUND TAPERED STEEL

OUTDOOR

RTS Round Tapered Steel Poles



LITHONIA LIGHTING

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

VOLZ
10949 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
314.890.1250 fax
Incorporated www.volzinc.com

SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a Subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, St. Louis County, Missouri

SITE PHOTOMETRIC PLAN

BASE MAP NO. 189
LOCATOR NO. 18S110148
VOLZ NO. 21482

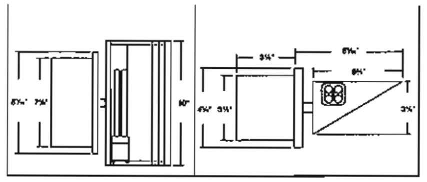
805 CHESTERFIELD CTR
5.2 ACRES

PHOTOMETRIC PLAN

02-05-2018
PH-2

Ædifica engineering | case — St. Louis - Memorial

Wall Sconce

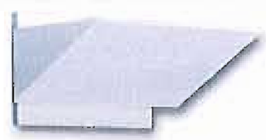


W5
7250-26-1-E-WH

7250

THE FLUORESCENT WEDGE™

- Constructed of Formed Aluminum
- High Performance Compact Fluorescent Lamps Compatible with Specification Grade Downlights:
  - 26 watt Quad (G24q-3)
  - 32 watt Hex/Triple (GX24q-3)
  - 42 watt Hex/Triple (GX24q-4)



- Voltage Options:
  - 120 volt
  - 277 volt
- Ballast Options: (refer to page III)
  - Electronic
  - Dimming*
  - Emergency**

  * Presently dimming ballasts are available using Lutron® Hi-Lume Compact™ Electronic Dimming Ballasts for 26 & 32 watt lamps only. Other ballasts are available, please consult factory.

  ** Factory supplied emergency ballasts are available, please consult factory.
- Specular Reflector
- Standard Powder Coat Finish Options:
  - Black
  - White
  - Copper
  - Titanium
  - Custom Finishes are Available
- UL and CUL Listed Damp Location

Ordering Format for the 7250 Fluorescent Wedge™

Choose one from each category

SERIES	LAMP	VOLTAGE	BALLAST	FINISH
7250 The Fluorescent Wedge™	26 26 watt Quad	1 120 volt	E electronic	BL black
	32 32 watt Triple	2 277 volt	D dimming (26 & 32 watt only)	WH white
				CP copper
	42 42 watt Triple	1 120 volt	E electronic	TT titanium
		2 277 volt		

Modifications and custom configurations are available. Please contact our Sales Department.

BELFER *Lighting For Architecture*

10-8 TEL: (732) 493-2666 . FAX: (732) 493-2941 . www.belfer.com

Wall Sconce

Lamps

Product Code	U/M	Description
BACKPLATES AND ACCESSORIES		
P-1029-01-00	ea	Clear Replacement Lens for 6215, 6230, 8815 Series
P-1029-02-00	ea	Frosted Lens for 6215, 8815, 6230 Series
P-1169-01-77	ea	4¾" Round Cast Aluminum Backplate Black for 7215 Series
P-1169-01-78	ea	4¾" Round Cast Aluminum Backplate White for 7215 Series
P-1169-01-79	ea	4¾" Round Cast Aluminum Backplate Copper for 7215 Series
P-1169-01-75	ea	4¾" Round Cast Aluminum Backplate Titanium for 7215 Series
P-1171-01-78	ea	4½" Square Cast Aluminum Backplate White for 6215, 6230 Series
P-1171-01-77	ea	4½" Square Cast Aluminum Backplate Black for 6215, 6230 Series
P-1171-01-79	ea	4½" Square Cast Aluminum Backplate Copper for 6215, 6230 Series
P-1171-01-75	ea	4½" Square Cast Aluminum Backplate Titanium for 6215, 6230 Series
P-1168-01-00	ea	Clear Replacement Lens for 7215, 7310 Series
P-1165-01-00	ea	Clear Replacement Lens for 7230, 7320 Series
P-1168-02-00	ea	Frosted Lens for 7215, 7310 Series
P-1165-02-00	ea	Frosted Lens for 7230, 7320 Series
P-1688-01-00	ea	SawTooth Diffuser for 7215, 7310 Series
P-2107-01-00	ea	SawTooth Diffuser for 7230, 7320 Series
P-2108-01-00	ea	SawTooth Diffuser for 6215, 6230, 8815 Series
Swivel Knuckle Kit	ea	Swivel Knuckle Kit allows for future movement (6215, 7215 only) [illegible]
7250 Lens Kit	ea	Optional Lens Kit

Product Code	U/M	Description
LAMPS		
CF9/35K	ea	9 watt Twin G23 Base Compact Fluorescent 3500°K
CF13/35K	ea	13 watt Twin GX23 Base Compact Fluorescent 3500°K
CF13Q/35K/2	ea	13 watt Quad GX23-2 Base Compact Fluorescent 3500°K
CF13Q/35K/4	ea	13 watt Quad G24q-1 Base Compact Fluorescent 3500°K
CF18Q/35K/4	ea	18 watt Quad G24q-2 Base Compact Fluorescent 3500°K
CF26Q/35K/4	ea	26 watt Quad G24q-3 Base Compact Fluorescent 3500°K
F14T5/35K	ea	14 watt T5 Performance Fluorescent 3500°K
F21T5/35K	ea	21 watt T5 Performance Fluorescent 3500°K
[illegible]	[illegible]	[illegible]

BELFER *Lighting For Architecture*

10-12 TEL: (732) 493-2666 . FAX: (732) 493-2941 . www.belfer.com

PHILIPS GARDCO

Wall Mount

LED Wall Sconce 104L

W2
104L-16L-650-CW-G1-3-120-WH

Project:
Location:
Cat No:
Type:
Qty:
Notes:

Philips Gardco 104 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 104L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide — example: 104L-32L-700-NW-G1-3-120-IMRI2-BZ

PITCH SINGLE WALL SCONCE

TECH LIGHTING

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

W3
700WSPIT-S-1-LED830

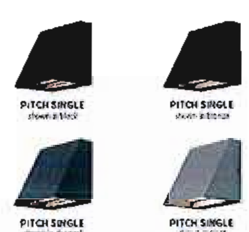
High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS



ORDERING INFORMATION

techlighting.com

FEISS

EST. 1955

W4
OL5401BK-LED

OL5401BK-LED: 1 - Light LED Cotswold Lane

Dimensions:

Bulbs:

Features:

Material List:

Safety Listing:

Instruction Sheets:

Shade / Glass / Diffuser Details:

Backplate / Canopy Details:

Shipping Information:

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

VOLZ Incorporated
10849 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.426.6212 main
314.890.1250 fax
www.volzinc.com

SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

SITE PHOTOMETRIC PLAN

BASE MAP NO. 18S
LOCATOR NO. 18S110148
VOLZ NO. 21462
805 CHESTERFIELD CTR
8.2 ACRES
PHOTOMETRIC PLAN

02-05-2018

PH-3

Ædifica | case engineering

St. Louis - Montreal

mechanical electrical plumbing fire protection structural

PITCH SINGLE WALL SCONCE

TECH LIGHTING

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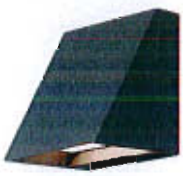
SPECIFICATIONS

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL, Title 24
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70, 70,000 Hours
WARRANTY*	5 Years

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

PITCH SINGLE
shown in black

PITCH SINGLE
shown in bronze



PITCH SINGLE
shown in charcoal

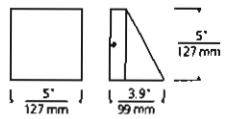
PITCH SINGLE
shown in silver

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP	
	S SINGLE	B BLACK	-LED830	LED 80 CRI, 3000K 120V
		Z BRONZE	-LED830277	LED 80 CRI, 3000K 277V
		H CHARCOAL		
		I SILVER		

PITCH SINGLE WALL SCONCE

TECH LIGHTING



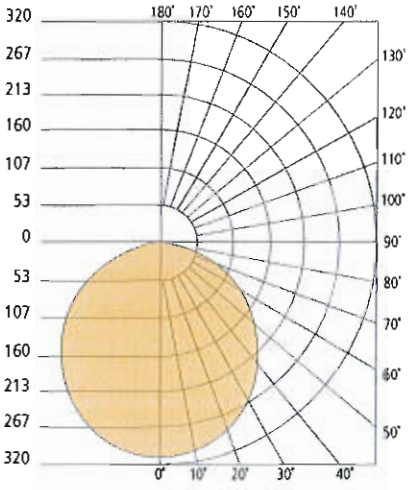
Pitch Single

PHOTOMETRICS*

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

PITCH SINGLE

Total Lumen Output:	823
Total Power:	26.2
Luminaire Efficacy:	31.4
Color Temp:	3000K
CRI:	80+
BUG Rating:	B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES

TECH LIGHTING

GENERATION BRANDS

1400 Lunt Avenue, Elk Grove Village, Illinois 60007

T 847.410.4400 F 847.410.4500

FEISS
EST. 1955

Job Name:

Job Type:

Comments:

Quantity:

OL5401BK-LED: 1 - Light LED Cotswold Lane

Dimensions:

Width: 9"
Height: 20 1/2"
Weight: 6.49 lbs.

Extends: 11 5/8"
Bulb Type: Modules
Bulb Base: Integrated
Volts: 120
Watts: 14
Hours Rated: 50000
Lumens: 1000
Bulb Temp: 2700 °K
CRI: 90

Bulbs:

1 - LED Integrated Modules 14w Max. 120v - Included

Features:

- Advanced LED technology that warms in color when dimmed (2700K - 2200K).
- Meets Title 24 energy efficiency standards

Material List:

1 Body - Aluminum - Undefined

Safety Listing:

Safety Listed for Wet Locations
Safety Listed for Wet Locations

Instruction Sheets:

English (OL5401)

Collection: Cotswold Lane

Image shown is incandescent version

UPC #:014817504385

Finish: Black (BK)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Undefined	1									

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	10 3/4	5 1/8			8 1/2	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	OL5401BK-LED	1	014817504385	21.75	13.5	10.5	1.764	9	150	Yes
Master Pack	OL5401BK-LED	2	10014817504382	23.25	23	14.25	4.41	20.5	150	Yes
NJ Pallet		42		48	40	72.5	80.556	430.5		No
NV Pallet		30		48	40	74	82.222	301.5		No

PHILIPS

GARDCO

Wall Mount

LED Wall Sconce 104L

Project
Location
Cat.No
Type
Qty
Notes

Philips Gardco 104 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 104L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 104L-32L-700-NW-G1-3-120-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Finish
104L									
104L 104L LED Wall Sconce	**16L** 16 LEDs (1 module)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA **1200** 1200mA	**CW-G1** Cool White 5700K, 70CRI Generation 1	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather[3,4,6,12] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	DD 0-10V Dimming Driver[5,6] DCC Dual Circuit Control[6,7,8] **DynaDimmer: Automatic Profile Dimming** CS50 Safety 50% Dimming (7 hours)[7,9,10] CM50 Median 50% Dimming (8 hours)[7,9,10] CE50 Economy 50% Dimming (9 hours)[7,9,10] DA50 All Night 50% Dimming[7,9,10] **Photoelectric systems** PCB Photocontrol Button[5,10,11,12] **Infrared Motion Response systems** IMRI2 Integral with #2 lens[9,12,13] IMRI3 Integral with #4 lens[9,12,13] **Wireless system** LLC2 Integral module with #2 lens[5,7,9,14] LLC3 Integral module with #3 lens[5,7,9,14]	**Fusing** F1 Single (120, 277, 347VAC)[12] F2 Double (208, 240, 480VAC)[12] F3 Canadian Double Pull (208, 240, 480VAC)[12]	**Textured** BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray **Customer specified** RAL Specify optional color or RAL (ex. OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)
	32L 32 LEDs (2 module)	**530** 530mA **650** 650mA[1] **700** 700mA **1000** 1000mA[2]	**NW-G1** Neutral White 4000K, 70CRI Generation 1 **WW-G1** Warm White 3000K, 70CRI Generation 1						

1. 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
2. 32L rated for 30°C at 1000mA
3. Available for use with 16L and 32L in 530mA or 650mA only Rated for -20°C to 35° C.
4. Available in 120 or 277V only
5. Not available with Dual Circuit Control (DCC) option
6. EBPC is not available with DCC.
7. Not available with Dimming Driver (00) option.
8. Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
9. Available in 120-277V (UNV) only
10. Not available with LLC and DCC
11. Not available with 480V.
12. Must specify input voltage.
13. Not available with 00, DCC or LLC
14. LLC2/3 Not available with PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory

104L Sconce LED

Wall Mount

LED Wattage and Lumen Values

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Average System Watts[1]	Type 2			Type 3			Type 4		
					Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)	Lumen Output[1,2]	BUG Rating	Efficacy (LPW)
104L-16L-530-NW-G1	16	530	4000K	28	2944	B1-U0-G0	106	2687	B1-U0-G1	97	2747	B1-U0-G1	99
104L-16L-700-NW-G1	16	700	4000K	37	3789	B1-U0-G1	103	3458	B1-U0-G1	94	3535	B1-U0-G1	96
104L-16L-1000-NW-G1	16	1000	4000K	55	5050	B1-U0-G1	92	4609	B1-U0-G1	84	4712	B1-U0-G1	86
104L-16L-1200-NW-G1	16	1200	4000K	65	5744	B2-U0-G1	89	5242	B1-U0-G2	81	5359	B1-U0-G2	83
104L-32L-530-NW-G1	32	530	4000K	52	5698	B2-U0-G1	110	5200	B1-U0-G2	100	5316	B1-U0-G2	102
104L-32L-700-NW-G1	32	700	4000K	70	7242	B2-U0-G1	103	6609	B1-U0-G2	94	6757	B1-U0-G2	96
104L-32L-1000-NW-G1	32	1000	4000K	107	9797	B2-U0-G1	92	8941	B2-U0-G2	84	9140	B2-U0-G2	86

LED Wattage and Lumen Values (Emergency Mode)[3]

Ordering Code	LED Qty	LED Current (mA)	Color Temp.	Ave. System Watts (charging mode)	Type 2	Type 3	Type 4
104L-16L-NW-EBPC	16	N/A	4000K	14	1345	1228	1255
104L-32L-NW-EBPC	32	N/A	4000K	14	1754	1600	1636

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
3. For emergency EBPC option, publish values are based on initial lumens.

Luminaire options

DD: 0-10V dimming driver with leads supplied through back of luminaire (for secondary dimming controls by others).

Dynadimmer Automatic Profile Dimming: Automatic dimming profiles (CS50/CM50/CE50) offer safety, median, or economy settings, for shorter or longer duration. Dimming profiles provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. 50% dimming is standard. DA50 offers 50% instantaneous dimming all night (during all dark hours). Other dimming settings are also available if different light levels are required (contact Technical Support for details).

	Dimming		
Profile	Schedule	Duration	Level
Economy	9 PM - 6 AM	9 hours	50%
Median	10 PM - 6 AM	8 hours	50%
Safety	11 PM - 6 AM	7 hours	50%
Reactive 50	all night	dynamic	

IMRI2, IMRI3: Infrared Motion Response Integral (IMRI). IMRI module is mounted integral to the luminaire door and is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges (see charts for approximate detection patterns). Motion response for option IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to 100% light output. Dimming on low is factory set to 50% with 5 minute default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50% of the normal constant wattage reducing the light level. IMRI can also be specified with automatic profile dimming for the added benefit of a combined dimming profile with sensor detection, where the PIR sensor will override the dimming profile when occupancy is detected. Passive infrared (PIR) motion sensor, WattStopper FSP-211, equipped with lens choice specified. Available from 120V to 277V input only. Motion sensor off state power is 0.0 watts. The FSP-211 can also be reprogrammed with WattStopper's FS1R-100 remote programming tool accessory.

DCC: Dual Circuit Control permits separate switching of 32L models only, where a quantity of (2) 16 LED modules are controlled independently by use of two sets of leads, one for each module.

Wireless system: 104L luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). The system allows you to Wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely.
Based on a high density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless System can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution.

F1: Fusing Single (for 120, 277 or 347VAC)

F2: Fusing Double (for 208, 240 or 480VAC)

F3: Fusing Canadian Double Pull (for 208, 240 or 480VAC)

EBPC: Emergency battery pack is cold weather rated down to -20C (-4F) and integral to the luminaire , allowing for a consistent look between emergency and non-emergency sconces. A separate surface mount accessory box is not required. Dual light engines (32L) are wired in parallel, both operating in emergency mode to meet various redundancy lamp requirements. Also available with single light engine (16L). Secondary driver with relay immediately detects AC power loss and powers luminaire for a minimum of 90 minutes from the time power is lost.

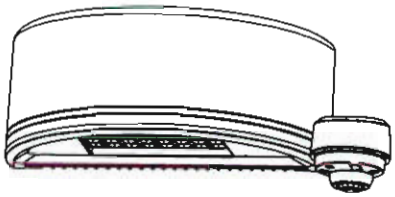
104L Sconce LED

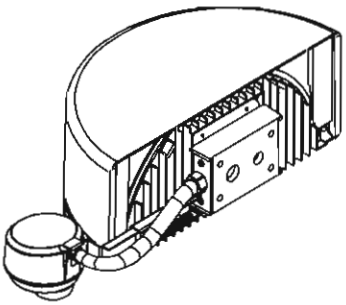
Wall Mount

Infrared Motion Response and Wireless system sensor coverage patterns

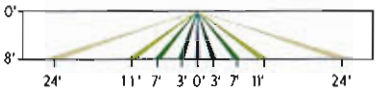
LLC2/3 Luminaire Mounted Controller

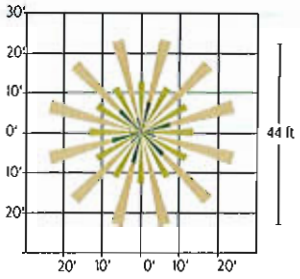
Controller attached to luminaire and includes radio, photocell and motion sensor with #2 or #3 lens for 8-20' mounting heights.



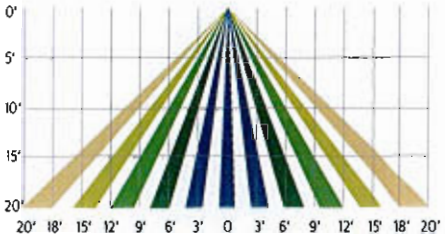


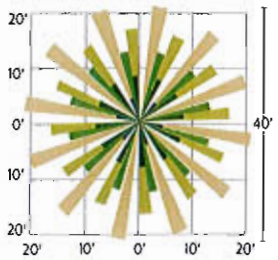
IMRI2/LLC2/LLCR2





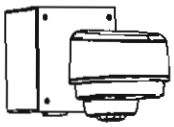
IMRI3/LLC3/LLCR3



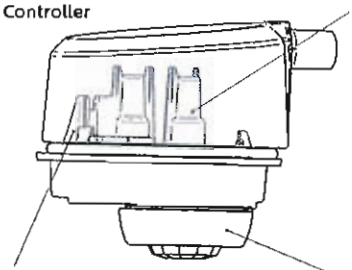


Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted Consult factory for more information.



Controller



Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

104L Sconce LED

Wall Mount

Specifications

Housing

Main body cast housing and back plate made of a low copper die cast Aluminum alloy for a high resistance to corrosion, 0.100" (2.5mm) minimum thickness. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Mounting plate is located in the center of the luminaire width and 3.5" above the luminaire bottom (lens down position). Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant. IP66 sealed light engines. LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink

Integral door/heat sink design made of low copper die cast Aluminum alloy for a high resistance to corrosion.

LED Module

Composed of high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000K nominal (+/- 275K), CRI 70 Min. Available in other color temperatures including Cool White, 5700K and Warm White, 3000K.

Hardware

All exposed screws shall be stainless and/or corrosion resistant and captive.

Optical System

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Driver

High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Surge Protection

Each luminaire is provided as standard with surge protector (Philips designed SP1) tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/5kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High Test Level 10kV / 5kA.

LED Performance

Predicted lumen depreciation data[1]				
Ambient Temperature (°C)	Driver mA	Calculated L_{70} hours[1,2]	L_{70} per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
25°C	up to 1200 mA	>100,000	>60,000	88%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours.

Wiring (supplied by others)

Splices must be made in the junction box.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Products Manufacturing Standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with EC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/TM-21, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

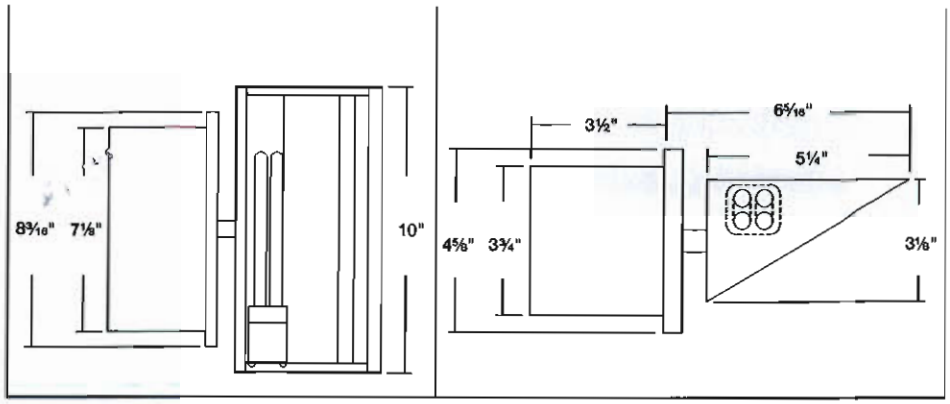
cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. Emergency Battery Pack option is tested and listed to UL924 and CSA C22.2 No. 141-10 DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F).

Limited Warranty

5-year limited warranty. See philips.com/warranties for details and restrictions.
Visit our eCatalog or contact your local sales representative for more information.

Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Philips Lighting Canada Ltd.
281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008



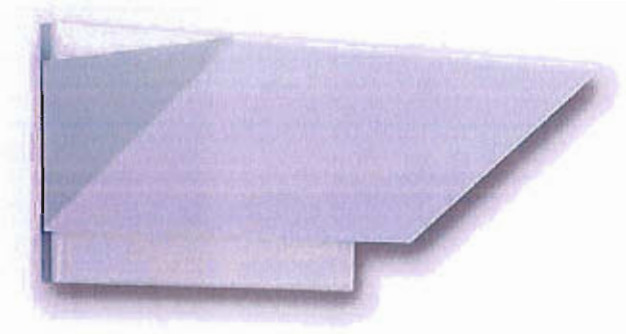
7250

THE FLUORESCENT WEDGE™

- Constructed of Formed Aluminum
- High Performance Compact Fluorescent Lamps Compatible with Specification Grade Downlights:
  - 26 watt Quad *(G24q-3)*
  - 32 watt Hex/Triple *(GX24q-3)*
  - 42 watt Hex/Triple *(GX24q-4)*
- Voltage Options:
  - 120 volt
  - 277 volt
- Ballast Options: *(refer to page III)*
  - Electronic
  - Dimming*
  - Emergency**

  * *Presently dimming ballasts are available using Lutron® Hi-Lume Compact™ Electronic Dimming Ballasts for 26 & 32 watt lamps only. Other ballasts are available, please consult factory.*

  ** *Factory supplied emergency ballasts are available, please consult factory.*
- Specular Reflector
- Standard Powder Coat Finish Options:
  - Black
  - White
  - Copper
  - Titanium
  - Custom Finishes are Available
- UL and CUL Listed Damp Location



Ordering Format for the 7250 Fluorescent Wedge™

Choose one from each category

SERIES	LAMP	VOLTAGE	BALLAST	FINISH
7250 The Fluorescent Wedge™	**26** 26 watt Quad	**1** 120 volt	**E** electronic	**BL** black
	32 32 watt Triple	**2** 277 volt	**D** dimming *(26 & 32 watt only)*	**WH** white
	42 42 watt Triple	**1** 120 volt	**E** electronic	**COP** copper
		2 277 volt		**TT** titanium

c UL us LISTED DAMP LOCATION

Modifications and custom configurations are available. Please contact our Sales Department.

Lamps

Product Code	U/M	Description
BACKPLATES AND ACCESSORIES		
❑ **P-1029-01-00**	ea	Clear Replacement Lens for 6215, 6230, 8815 Series
❑ **P-1029-02-00**	ea	Frosted Lens for 6215, 8815, 6230 Series
❑ **P-1169-01-77**	ea	4⅞" Round Cast Aluminum Backplate Black for 7215 Series
❑ **P-1169-01-76**	ea	4⅞" Round Cast Aluminum Backplate White for 7215 Series
❑ **P-1169-01-79**	ea	4⅞" Round Cast Aluminum Backplate Copper for 7215 Series
❑ **P-1169-01-75**	ea	4⅞" Round Cast Aluminum Backplate Titanium for 7215 Series
❑ **P-1171-01-76**	ea	4½" Square Cast Aluminum Backplate White for 6215, 6230 Series
❑ **P-1171-01-77**	ea	4½" Square Cast Aluminum Backplate Black for 6215, 6230 Series
❑ **P-1171-01-79**	ea	4½" Square Cast Aluminum Backplate Copper for 6215, 6230 Series
❑ **P-1171-01-75**	ea	4½" Square Cast Aluminum Backplate Titanium for 6215, 6230 Series
❑ **P-1186-01-00**	ea	Clear Replacement Lens for 7215, 7310 Series
❑ **P-1185-01-00**	ea	Clear Replacement Lens for 7230, 7320 Series
❑ **P-1186-02-00**	ea	Frosted Lens for 7215,7310 Series
❑ **P-1185-02-00**	ea	Frosted Lens for 7230, 7320 Series
❑ **P-1688-01-60**	ea	SawTooth Diffuser for 7215, 7310 Series
❑ **P-2107-01-60**	ea	SawTooth Diffuser for 7230, 7320 Series
❑ **P-2109-01-60**	ea	SawTooth Diffuser for 6215, 6230, 8815 Series
❑ **Swivel Knuckle Kit**	ea	Swivel Knuckle Kit allows for fixture movement *(6215, 7215 only) (see 6230 Varial™ page 10-4 for details)*
❑ **7260 Lens Kit**	ea	Optional Lens Kit

Product Code	U/M	Description
LAMPS		
❑ **CF9/35K**	ea	9 watt Twin G23 Base Compact Fluorescent 3500°K
❑ **CF13/35K**	ea	13 watt Twin GX23 Base Compact Fluorescent 3500°K
❑ **CF13Q/35K/2**	ea	13 watt Quad GX23-2 Base Compact Fluorescent 3500°K
❑ **CF13Q/35K/4**	ea	13 watt Quad G24q-1 Base Compact Fluorescent 3500°K
❑ **CF18Q/35K/4**	ea	18 watt Quad G24q-2 Base Compact Fluorescent 3500°K
❑ **CF28Q/35K/4**	ea	26 watt Quad G24q-3 Base Compact Fluorescent 3500°K
❑ **F14T5/35K**	ea	14 watt T5 Performance Fluorescent 3500°K
❑ **F21T5/35K**	ea	21 watt T5 Performance Fluorescent 3500°K
❑ **F28T5/35K**	ea	28 watt T5 Performance Fluorescent 3500°K
❑ **F35T5/35K**	ea	35 watt T5 Performance Fluorescent 3500°K
❑ **F24T5HO/35K**	ea	24 watt T5 High Output Fluorescent 3500°K
❑ **F39T5HO/35K**	ea	39 watt T5 High Output Fluorescent 3500°K
❑ **F54T5HO/35K**	ea	54 watt T5 High Output Fluorescent 3500°K
❑ **F80T5HO/35K**	ea	80 watt T5 High Output Fluorescent 3500°K
❑ **Q100DC**	ea	100 watt Quartz Halogen DC Bayonet Base Frosted
❑ **Q150DC**	ea	150 watt Quartz Halogen DC Bayonet Base Frosted

Allow 4" for lamp overhang and removal