



VII.A.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: May 11th, 2015

From: Purvi Patel
Project Planner

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

Applicant: South Side Property, LLC

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

PROPOSAL SUMMARY

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

HISTORY OF SUBJECT SITE

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

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

Land Use and Zoning of Surrounding Properties

| Direction | Land Use | Zoning |
|-----------|-----------------------------------|----------------------------------|
| North | Chesterfield Blue Valley (SLPO) | "PC" Planned Commercial District |
| South | Chesterfield Blue Valley (Vacant) | "C8" Planned Commercial District |
| East | I-64/Hwy 40 | n/a |
| West | Chesterfield Blue Valley (Vacant) | "PC" Planned Commercial District |

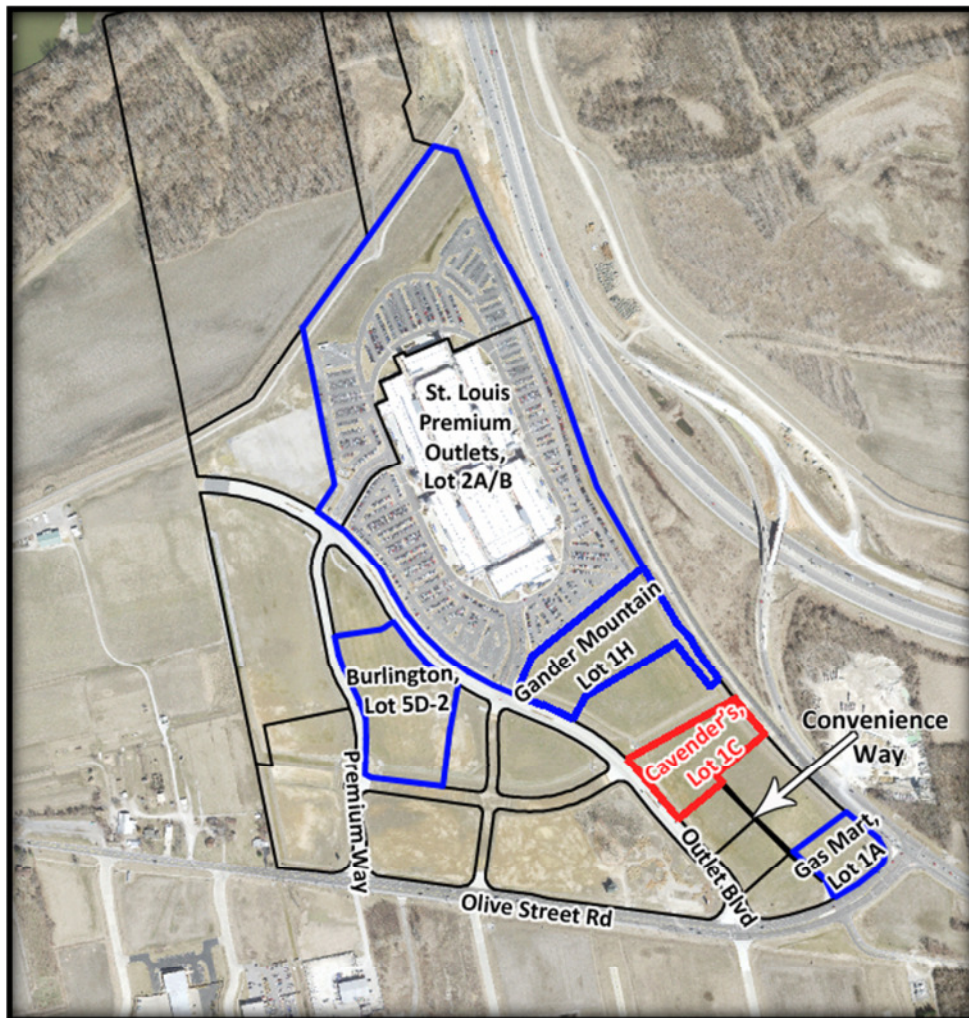


Figure 1 – Aerial

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Mixed Use (Retail/Office/Warehouse) Land Use designation, which is defined as a mixture of office, office /warehouse distribution and retail development. This subject site is not located in any sub-area identified by the Comprehensive Plan.

Furthermore, the Comprehensive Plan lists Commercial Development Policies which include items listed on the next page as they apply to this development:

- **3.1.1 Quality of Design** – Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.
 - *This policy is met by this proposed development. Please see Access and Site Circulation, Parking, Landscaping and Open Space, and Architectural Elevations sections starting on Page 4. These sections discuss each of these items in detail, as they apply to this project.*
- **3.4 Signage Considerations** – Signage along the I-64/US 40 Corridor and State Highways should be evaluated in terms of height, size and location while recognizing individual uses' need for identity and visibility.
 - *There was an overall Sign Package approved for the Chesterfield Blue Valley development which took this policy into consideration. The signage for this tenant is permitted per the approved Sign Package and is detailed under the Signage section of this report, on Page 8.*



Figure 2 – Comprehensive Land Use Plan

STAFF ANALYSIS

Zoning

The subject site is zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2805. This ordinance allows for a total building floor area not to exceed 1,400,000 square feet for the entire Chesterfield Blue Valley development and thus far the existing 394,994 square foot Outlet Mall is the only built structure in this development. Plans for a Burlington store as well as a Gas Mart gas station with a convenience store were approved by the Planning Commission in 2014. In March 2015, a 78,000 square foot addition to the St. Louis Premium Outlets was approved by the Planning Commission as well. The construction for the Burlington store is under way and the Improvement Plans for Gas Mart were recently approved. The grading for the Gas Mart site has begun, but they have not obtained the required building permits at this time. In addition to the projects mentioned above and Cavender's, there is an additional Section Plan for the Chesterfield Blue Valley development submitted for review, Gander Mountain. The Section Plan for Gander Mountain will be presented to the Planning Commission on May 11th, 2015 as well.

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

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

Access and Site Circulation

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

Additionally, the developer has proposed a five (5) foot sidewalk along Outlet Boulevard and Convenience Way which will tie into the future sidewalks along these roadways, ultimately providing a continuous sidewalk throughout the development. A sidewalk from Convenience Way to the building will be provided as well as pedestrian walkways on three (3) sides the building.

Parking

Parking for the site is provided on three sides of the building, between the building and Chesterfield Airport Road, Convenience Way, and Outlet Boulevard. Additionally, a fire access lane is provided on the rear of the building as well. The number of parking spaces required by Off-Street Parking, Stacking, and Loading Regulations of City Code is 86 spaces (4.5 spaces/1,000 square feet) and the proposal is for 94 spaces which include 5 ADA accessible spaces.

Landscaping and Open Space

The request includes landscaping required by the Tree Preservation and Landscape Requirements of City Code. This section requires street trees be provided along public right-of-way and buffers be provided along arterial streets; however, there are two drainage swales along Outlet Boulevard and Chesterfield Airport Road, which are below the 100 year high-water mark and therefore no structures or plantings are allowed within these swales. Accordingly, the applicant is providing the required street trees and buffer

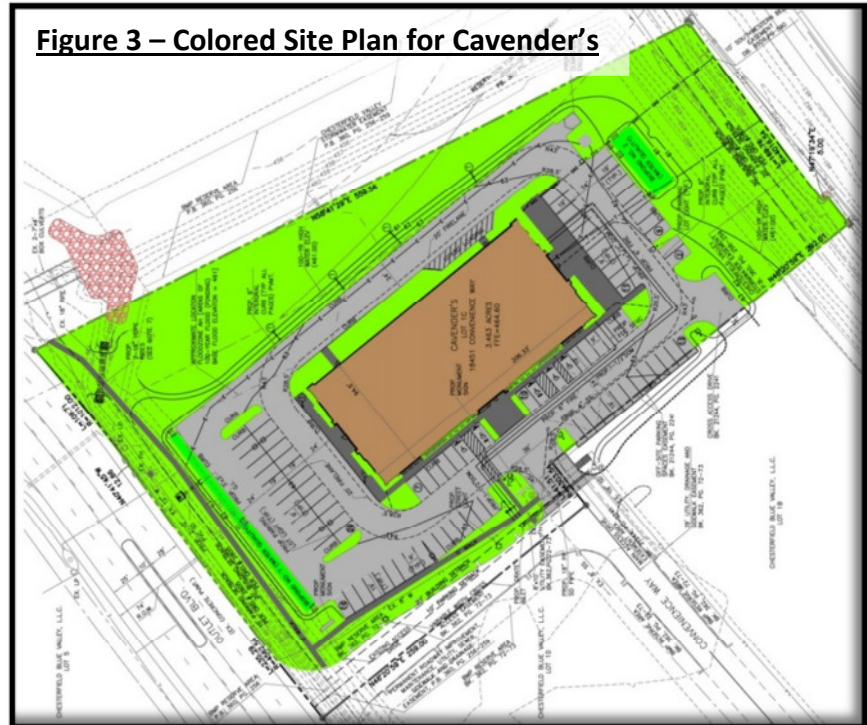


Figure 3 – Colored Site Plan for Cavender's

plantings outside of the swales along these two public right-of-ways. Additionally, the applicant has included trees along Convenience Way and throughout the parking area as required by City Code and to provide a variety of colors and textures on site. The proposal also includes a variety of plantings around the building to provide further articulation and interest. Since the ARB meeting, the proposal includes increased planting areas on the side and rear of the building. Please see the Architectural Elevations section of this report for more information on these plantings.

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

Furthermore, the planned district ordinance for the Chesterfield Blue Valley development requires a minimum of 30% open space for the development. However, the applicant is providing 42.8% open space; this does not include the area reserved for a future roadway along the northern property line. If this area were included, the open space would total over 50% of the site. It is important to note the City Code definition of open space: "open space may include pervious surfaces such as ponds, grass areas, and landscaped areas. Open space also includes water features or drainage ditches, sidewalks, and pedestrian areas such as plaza areas for seating. Open space specifically excludes any portion of a site covered by a building, any paved area for vehicular circulation or parking, and any outdoor storage areas." Therefore the pedestrian areas around the building are included in the open space calculation as well.

Lighting

The Photometric Plan proposed several light standards in the parking lot and along the private drive, in addition to architectural wall mounted fixtures. The 9 parking area fixtures will be mounted at 20 feet and are fully shielded, full cut off metal halide fixtures. These are the same fixtures used in the parking area of the St. Louis Premium Outlets. The building will include 12 gooseneck fixtures on the front and side elevations to further enhance the western theme of the building. All these fixtures adhere to the City of Chesterfield Lighting Standards. The cut-sheets for all the proposed fixtures are included in the Planning Commission packet for review.

Architectural Elevations

The proposed building design features elevations that are pronounced with EIFS, split face block and real and veneer stone. The building will include a stone and EIFS accent band which will run along the bottom of the building on three (3) façades and the corners of the building will be further defined with these materials. There are two large faux windows on the front façade to help break up the EIFS walls, as well as a darker accent band on the top of the building accentuated with painted stars. The building will also have larger, decorative lighted metal stars placed on all four sides of the building. These stars will demonstrate the western flair of Cavender's brand while still maintaining the prairie style architecture of the development. As seen on the lighting cut-sheet submitted for the star, the fixture includes a neon tube. This neon tube will not be visible but will create a halo effect around the star; below are examples of the star fixture on another Cavender's building. As seen in the images below, the fixture lighting is for architectural enhancement only and will not spread lighting all across the building or site.



Figure 4 & 5 – Star Fixture Examples

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

The dumpster enclosure on the site will be screened by six (6) foot tall stone and EIFS screen walls to match the building. And as seen in the attached sight-line study, the roof-top equipment will be screened from all property lines by parapet walls on the building.

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

General

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

Material Palette

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

Color Palette

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

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

The project was reviewed by the Architectural Review Board (ARB) on April 9th, 2015. A motion to forward the submittal to the Planning Commission with a recommendation for approval with the conditions listed below was passed by a vote of 4-0.

1. *Break-up the rear elevation by adding the stone wainscoting on the rear façade, similar to the other three (3) façades of the building and/or include additional landscaping along the rear elevation.*

In response to this recommendation, the applicant has provided a continuous row of evergreen shrubs along the rear elevation. The applicant has proposed 26 Wichita Blue Junipers (JWB) along the rear elevation; these shrubs range from 10 to 15 feet in height with a spread ranging from 4 to 6 feet. In addition, approximately 21 Geisha Japanese Hollies are proposed; these range from 3 to 4 feet in height and spread. These plantings will provide both vertical and horizontal interest along the rear elevation. The applicant has not proposed additional wainscoting on this elevation as it will not be visible through the planting.

2. *Add landscaping, especially evergreen trees, on the north side of the fire-lane on the rear of the building to provide screening for the loading areas.*

The Landscape Plan has been updated to include 24 evergreen trees/shrubs, Hetzii Columnaris Juniper (JHG), on the north side of the fire-lane. These trees range from 10 to 15 feet in height and have a 3 to 5 foot spread, providing screening for the loading spaces located at the rear of the building.

3. *Add landscaping to break up the large paved areas between the building and parking areas and consider adding flowering trees on the side elevations, near the doors.*

The applicant has increased the planting areas on both sides of the buildings and landscaped the entire rear side of the building, in turn reducing the paved areas around the building. The Landscape Plan depicts Geisha Japanese Hollies and Double Knock-Out Roses on both sides of the building. Staff, including the City Arborist, has reviewed this selection and finds them to be appropriate for the proposed locations. It is Staff's opinion that trees in this location would not thrive, due to the proximity to the building and size of the landscape beds.

4. *Provide additional lighting information on the decorative, lighted stars to ensure there will be no light-trespass. Provide night-time exhibits of these lighting stars.*

Examples of this fixture were provided by the applicant. These examples are shown and discussed on Page 5 of this report. Staff has no concerns regarding this fixture and the amount of light emitted from it.



Figure 6 – Building Rendering

Signage

Planning Commission approved a Sign Package for the overall Chesterfield Blue Valley development on February 25th, 2013. For lots with one frontage, one additional freestanding monument sign is allowed per the Sign Package. However, monument signs are not allowed to front on the I-64 right-of-way and no more than one monument sign is allowed per street frontage. Due to these restrictions, the applicant is proposing one sign at the intersection of Convenience Way and Outlet Boulevard. This sign shall be landscaped as required by the Sign Package, as well as City Code requirements. The size and design of the sign will be reviewed against the Sign Package prior to construction and if compliant will be approved by Staff.

Furthermore, the approved Sign Package allows for attached wall signs on any 2 walls of a building that are exterior. In addition, for a business being the sole occupant of a building located on a corner lot or a lot with double frontage are permitted signage on 3 exterior walls. As this lot has double frontage, Gander Mountain would be permitted signs on 3 exterior walls. Sign permits for any attached wall signs shall be reviewed and approved by Staff in accordance to the approved Sign Package and any applicable City Codes. This review will include size, design, lighting and location.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, the Site Development Concept Plan, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Chesterfield Blue Valley, Lot 1C (Cavender's Boot City).

MOTION

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

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

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Lighting Cut-sheets
Architect's Statement of Design
Architectural Elevations
Architectural Rendering
Sight-line Study

CC: Aimee Nassif, Planning and Development Services Director

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

(SIGNATURE): _____

(NAME TYPED): JAMES R. THOMPSON

STATE OF TEXAS)
COUNTY OF SMITH)

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

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

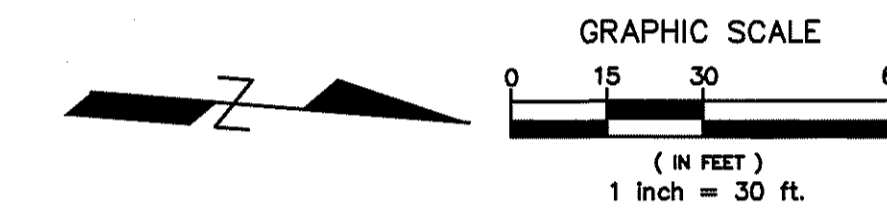
MY TERM EXPIRES _____

NOTARY PUBLIC _____

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

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

VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI

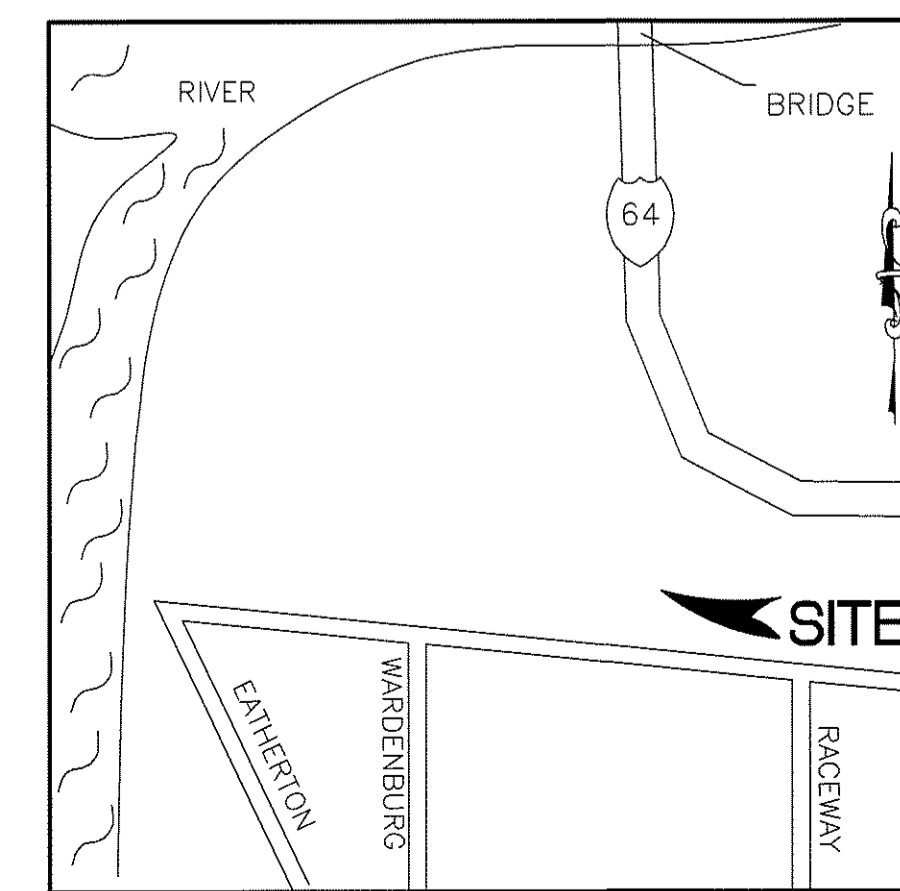


| EXISTING | LEGEND | PROPOSED |
|----------|-------------------|----------|
| --- | PROPERTY LINE | --- |
| --- | PAVEMENT | --- |
| --- | WATER LINE | --- |
| --- | SAN. SEW. LINE | --- |
| --- | OVERHEAD ELECTRIC | --- |
| --- | UNDERGROUND ELEC | --- |
| --- | UNDERGROUND GAS | --- |
| --- | TELE LINE | --- |
| --- | CABLE TV | --- |
| --- | STORM SEWER | --- |
| --- | WALK | --- |
| --- | PARKING LOT LIGHT | --- |
| --- | BARRIER FREE RAMP | --- |
| --- | STREET LIGHT | --- |
| --- | TRANSFORMER | --- |
| --- | CONTOUR | --- |

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

FEMA NOTE:

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



LOCATION MAP
N.T.S.

NOTES:

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

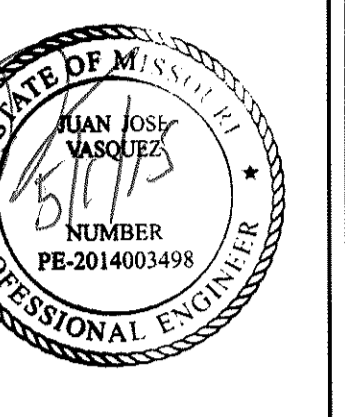
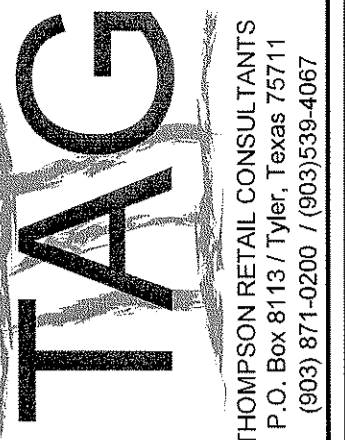
SITE SUMMARY TABLE

| | |
|-----------------------------------|--|
| County | ST. LOUIS |
| Project Name | CAVENDER'S - BOOT CITY |
| Zoning District | PC-PLANNED COMMERCIAL ORDINANCE NO. 2805 |
| Proposed use | RETAIL STORE |
| Construction Type: | II-B |
| Site Area: | 3.463 Acres 150,844 S.F. |
| Building Area | 19,250 S.F. (TOTAL) |
| Building Height: | 26'-10" - 1 STORY |
| Lot Coverage: | 19,250/150,844 = 12.8% |
| Floor Area Ratio: | 19,250/150,844 = 1:12.8 |
| Parking Required: | 4.5 SPC / 1,000 SF = 86 SPACES |
| Parking Provided: | Regular = 89 SPACES |
| | Handicap = 5 SPACES |
| | Total = 94 SPACES |
| Future ROW: | 23,084 SF |
| Site Area - Future ROW: | 150,844 - 23,084 = 127,760 SF |
| Impervious Area: | 84,346 / 127,760 SF = 66.0% |
| Pervious Area (Minus Future ROW): | 43,414 / 127,760 SF = 34.0% |
| Open Space (Minus Future ROW): | 54,676 / 127,760 SF = 42.8% |

ENGINEER:
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD, SUITE 440, LB 44
GARLAND, TEXAS 75042
PHONE: 972-278-2948
CONTACT: JUAN J. VASQUEZ, P.E.

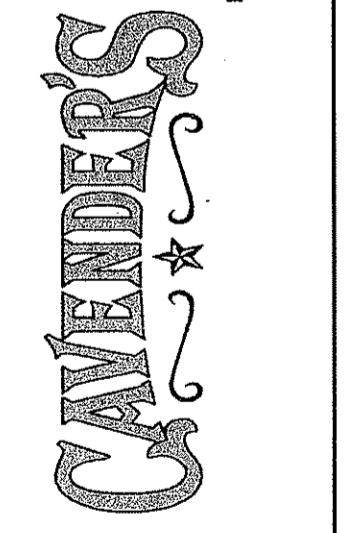
OWNER/DEVELOPER:
CAVENDER REAL ESTATE, LTD
2025 WSW LOOP 323
TYLER, TEXAS 75701
PHONE: 903-509-9509
CONTACT: JAMES R. THOMPSON, CFO

SITE DEVELOPMENT
SECTION PLAN
CAVENDER'S BOOT CITY
LOT 1C OF THE RESUBDIVISION OF
CHESTERFIELD BLUE VALLEY PLAT ONE
3.463 ACRES
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
MAY 01, 2015



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

A New Facility for
Cavender's
Boot City
OUTLET ROAD
Chesterfield, Missouri

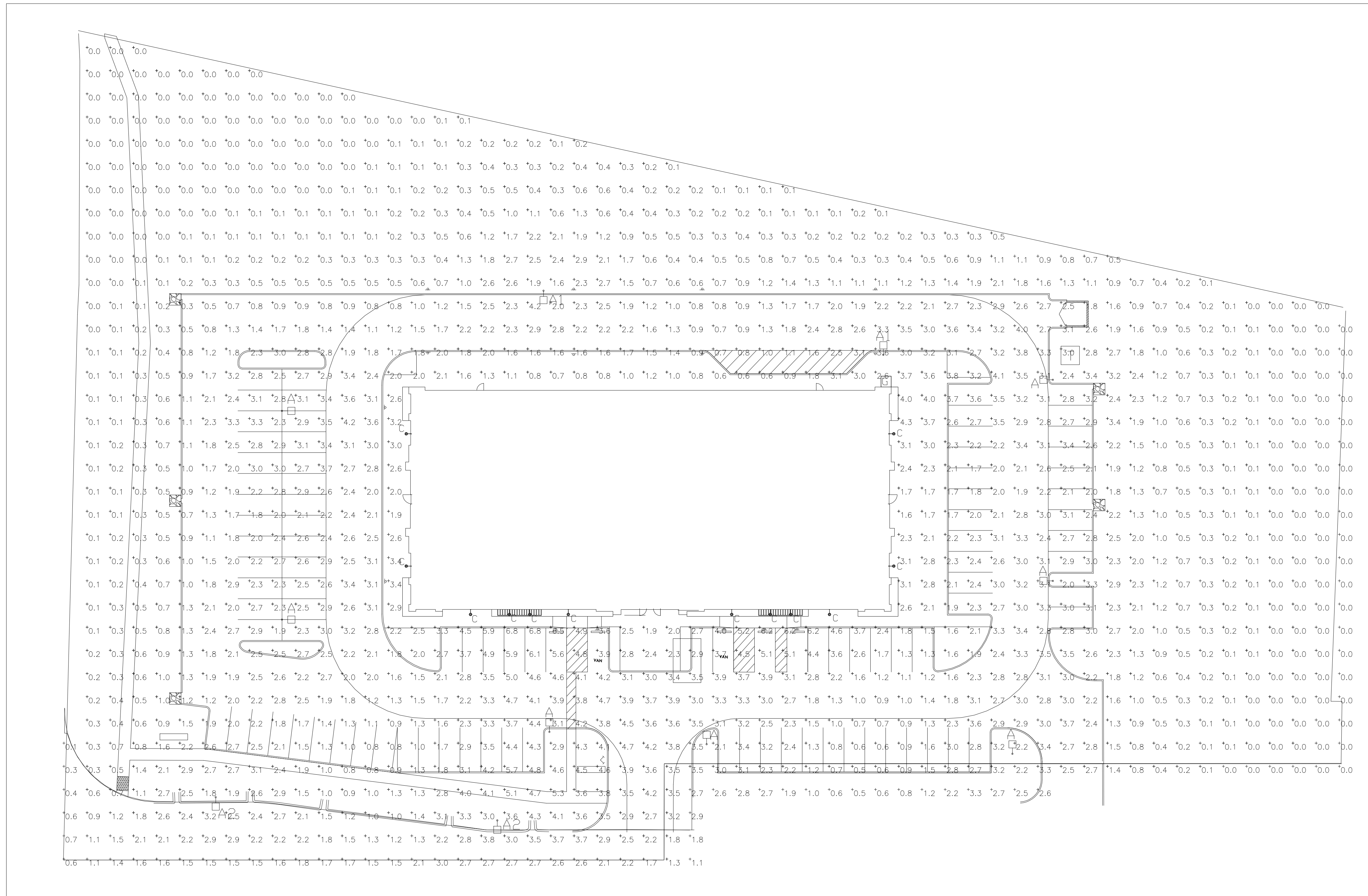


SITE PLAN

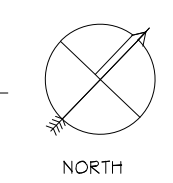
Revision/Revision Date

Project Number 560-14
Date 05/01/15
Drawn By J.J.V.
Checked By J.J.V.

SP1



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

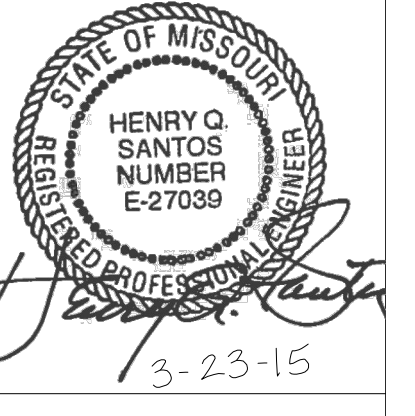
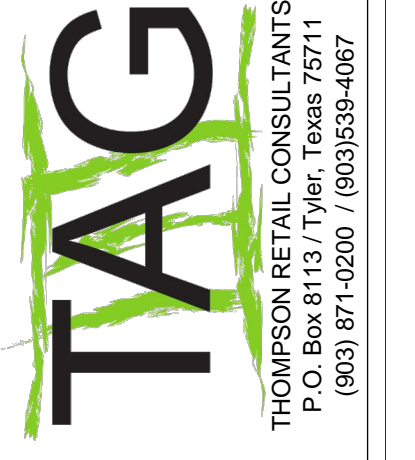


Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min | Avg/Max |
|--------------|--------|--------|--------|--------|---------|---------|---------|
| Calc Zone #2 | + | 2.2 fc | 6.8 fc | 0.0 fc | N/A | N/A | 0.2:1 |

Luminaire Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage | Mounting Height |
|--------|-------|----------|--------------|---------------------|-------------------|---------------|--------------|---------------------|-----------------|-------------------|---------|-----------------|
| □ | A | 7 | WLS | FW 5 400 WPSM II FC | TYPE V | 400W CLEAR MH | 1 | | 40000 | .8 | 435 | 20' |
| □ | A1 | 2 | WLS | FW 2 400 WPSM II FC | TYPE II | 400W CLEAR MH | 1 | | 40000 | .8 | 435 | 20' |
| □ | A2 | 2 | WLS | FW 2 400 WPSM II FC | TYPE II | 400W CLEAR MH | 1 | | 40000 | .8 | 435 | 22' |
| ○ | C | 12 | Holophone | GB10DMH00 DIXSH | GLASWERKS II BERN | 100W CLEAR MH | 1 | GB10DMH00 DIXSH.res | 9000 | .8 | 134 | 16' |

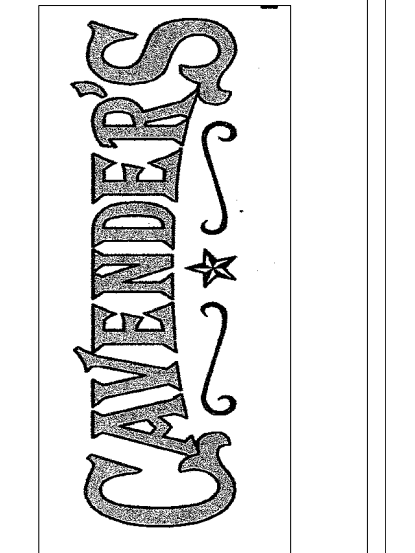


STATEMENT OF OWNERSHIP
THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF TEXAS REGISTERED ARCHITECT HENRY THOMPSON, E-17444. THE SEAL AFFIXED TO THIS DOCUMENT IS PLACED PURSUANT TO SUB-CHAPTER F, RULE 1.103 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING THAT IS NOT CONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MODIFY THIS DRAWING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

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- ISSUED FOR:
- PRELIMINARY
 - REVIEW
 - PERMIT
 - BIDDING
 - CONSTRUCTION

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

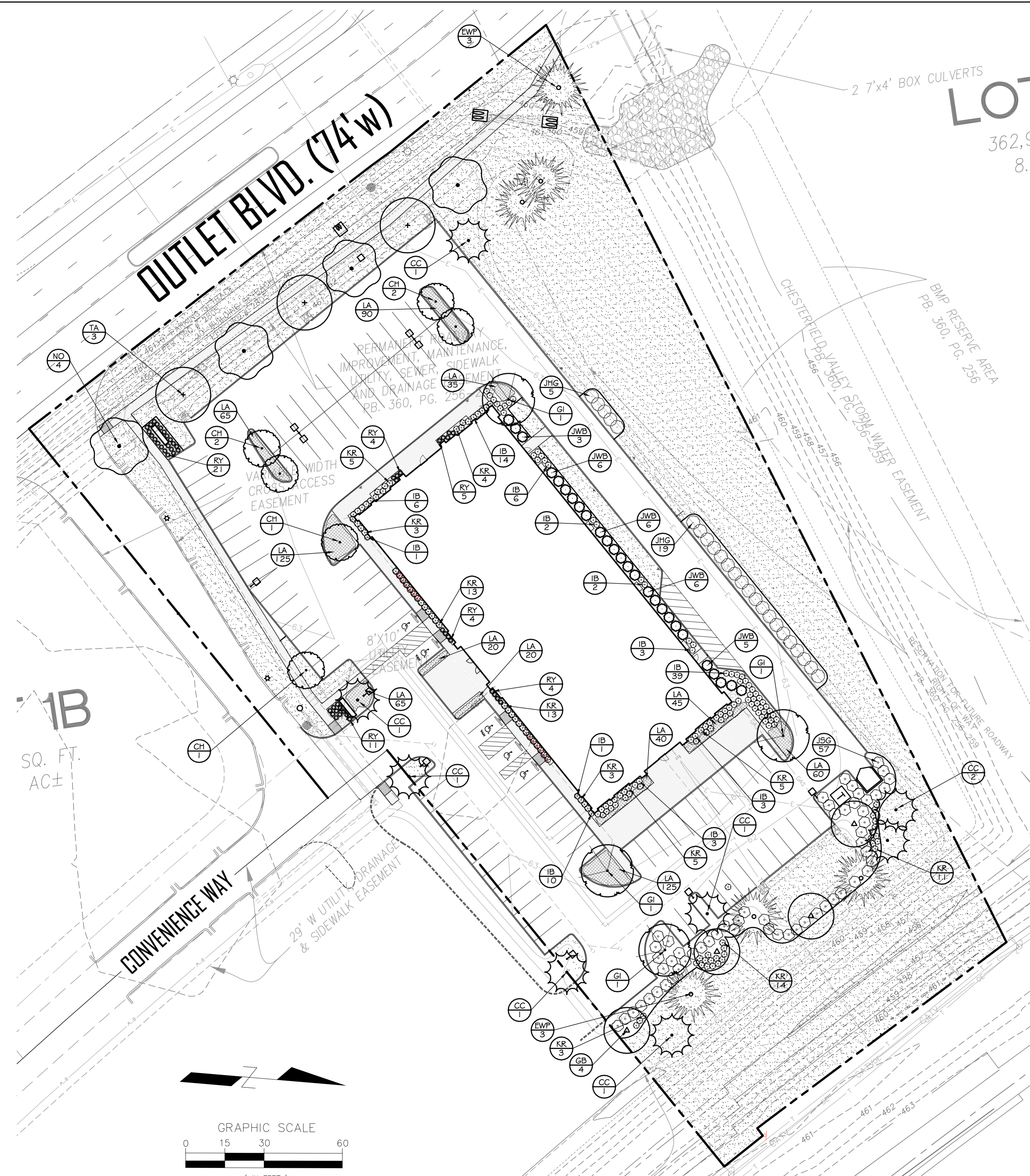


CHESTERFIELD BLUE VALLY, LOT 1C, PHOTOMETRIC PLAN

Revision/Revision Date
0 00/00/00

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

MEP1.3



PLANT SCHEDULE

| TREES | CODE | COMMON NAME / BOTANICAL NAME | CONT. | CAL | SIZE | QTY |
|-------|------|--|-------|----------|------------|-----|
| | CC | Eastern Redbud / <i>Cercis canadensis</i> single trunk; parking lot tree | CONT. | 2.5' Cal | 10-12' ht. | 8 |
| | CH | Thornless Cockspur Hawthorn / <i>Crataegus crus-gali</i> var. <i>inermis</i> parking lot tree | CONT. | 2.5' Cal | 10-12' ht. | 6 |
| | GB | Princeton Sentry Ginkgo / <i>Ginkgo biloba</i> 'Princeton Sentry' street tree | CONT. | 2.5' Cal | 10-12' ht. | 4 |
| | GI | Thornless Honeylocust / <i>Gleditsia triacanthos inermis</i> parking lot tree | CONT. | 2.5' Cal | 10-12' ht. | 4 |
| | EWP | Eastern White Pine / <i>Pinus strobus</i> | CONT. | 2.5' Cal | 10-12' ht. | 6 |
| | NO | Northern Red Oak / <i>Quercus rubra</i> street tree | CONT. | 2.5' Cal | 10-12' ht. | 4 |
| | TA | Tilia americana / American Basswood street tree | CONT. | 2.5' Cal | 10-12' ht. | 3 |

| SHRUBS | CODE | COMMON NAME / BOTANICAL NAME | CONT. | QTY |
|--------|------|---|--------|-----|
| | RY | Red Yucca / <i>Hesperaloe parviflora</i> 30" o.c. | 3 gal | 49 |
| | IB | Gesha Japanese Holly / <i>Ilex crenata</i> 'Gesha' 36" o.c. | 5 gal | 90 |
| | JWB | Wichita Blue Juniper / <i>Juniperus scopulorum</i> 'Wichita Blue' 6' o.c. | 15 gal | 26 |
| | JHG | Hetzli Columnans Juniper / <i>Juniperus chinensis</i> 'Hetzli Columnans' 6' o.c. | 15 gal | 24 |
| | JSG | Sea Green Juniper / <i>Juniperus x pfitzenana</i> 'Sea Green' 6' o.c. | 15 gal | 57 |
| | KR | Double Knock Out Rose / <i>Rosa</i> 'Radtko' 36" o.c. | 5 gal | 80 |

| SHRUB AREAS | CODE | COMMON NAME / BOTANICAL NAME | CONT. | SPACING | QTY |
|-------------|------|--|-------|----------|-----|
| | LA | Silvery Sunproof Linope / <i>Linope muscari</i> 'Silvery Sunproof' | 1 gal | 18" o.c. | 700 |

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

SEE SHEET LP2 FOR LANDSCAPE CALCULATIONS

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

GENERAL PLANTING NOTES

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

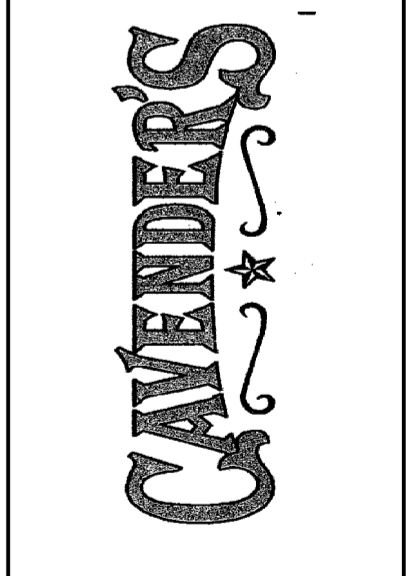
PLANTING AND IRRIGATION GUARANTEE

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



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

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



Chesterfield Blue Valley, Lot 1C
LANDSCAPE PLAN

Revision/Revision Date

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

LP1

PLANTING SPECIFICATIONS

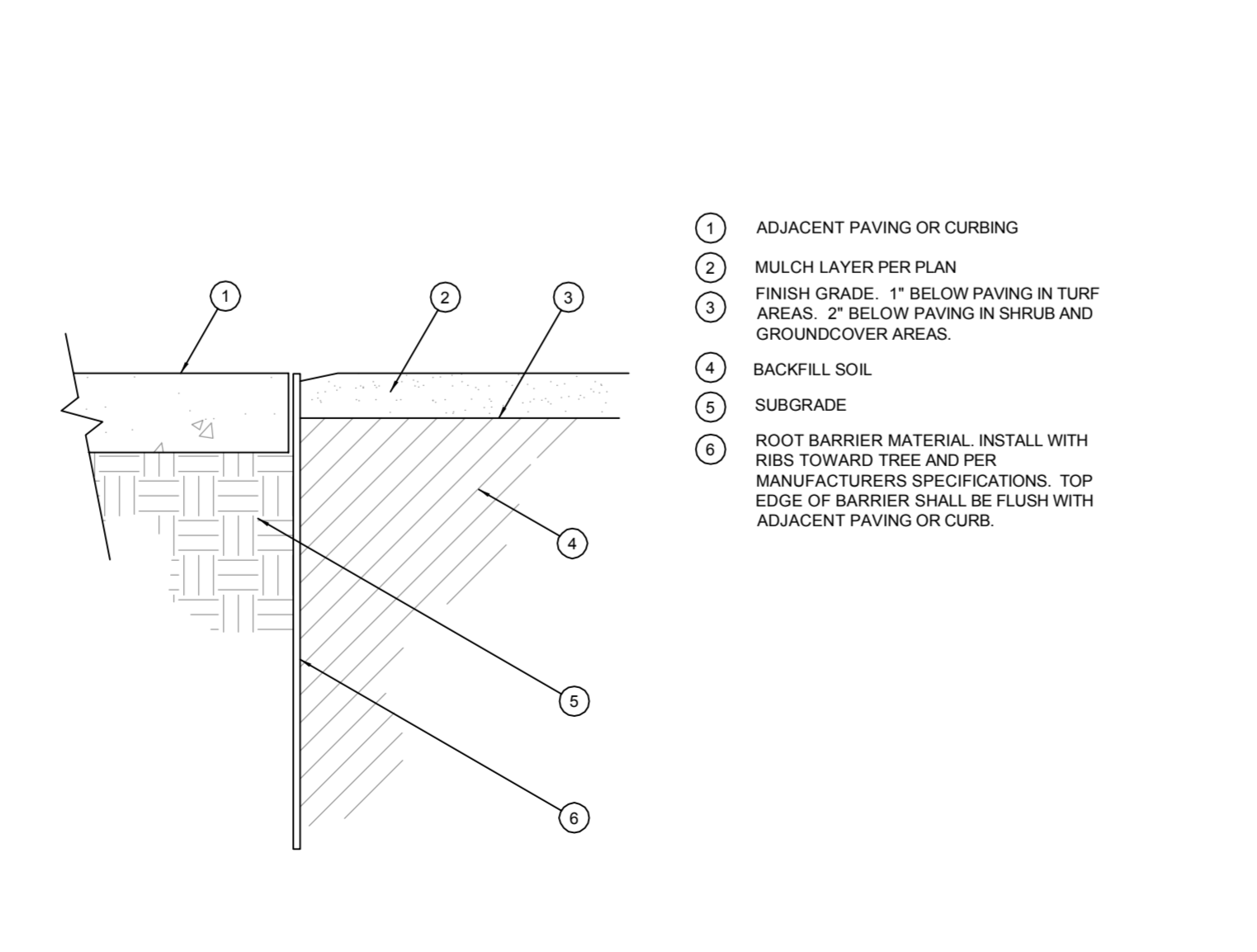
- GENERAL
1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
2. SCOPE OF WORK
3. PRODUCTS
4. METHODS

- GENERAL PLANTING
1. TREE PLANTING
2. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
3. HYDRIC MULCHING
4. CLEAN UP
5. INSPECTION AND ACCEPTANCE
6. LANDSCAPE MAINTENANCE

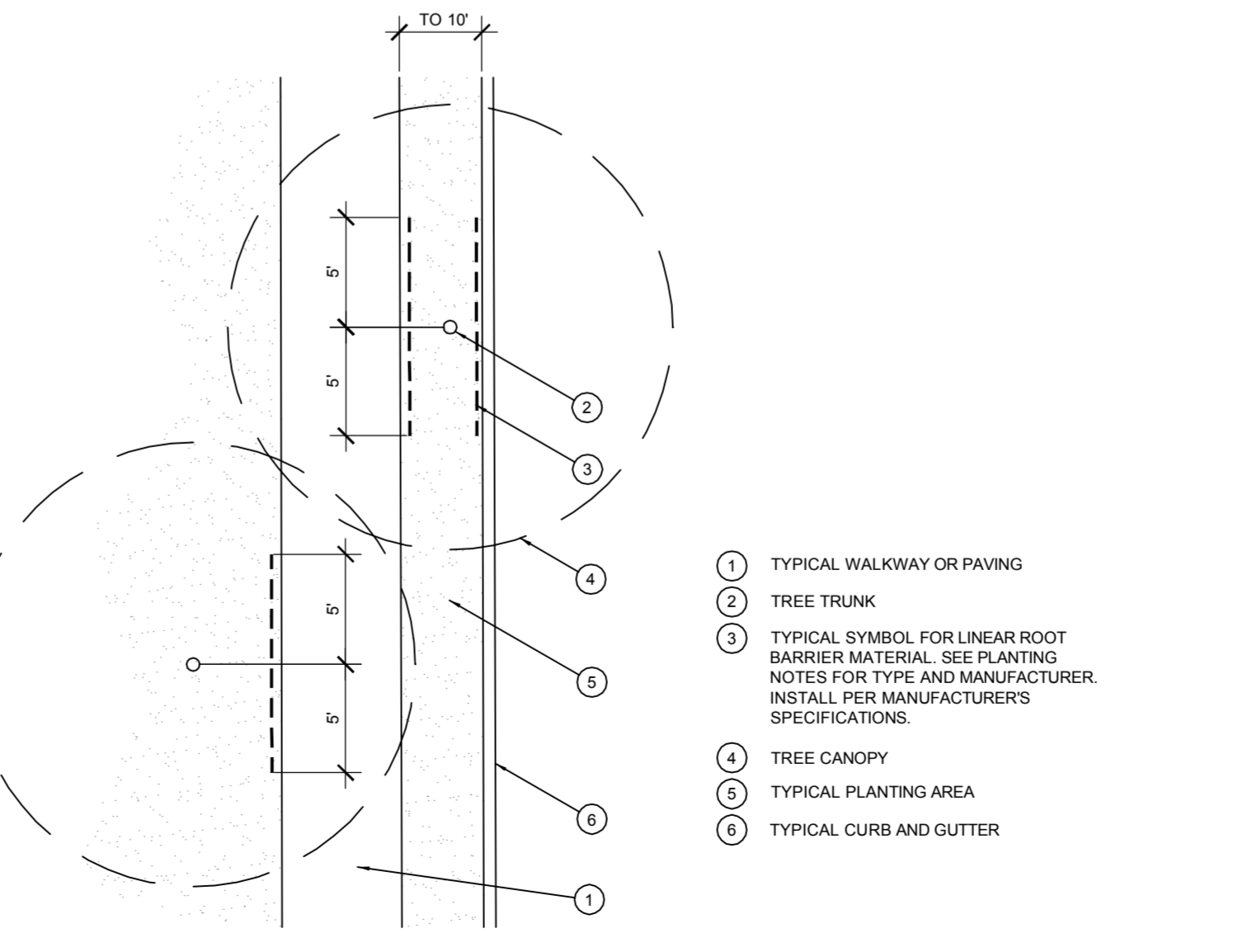
CITY OF CHESTERFIELD, MO LANDSCAPE REQUIREMENTS

- STREET LANDSCAPE:
1 Tree per 50 lf of street frontage
Outlet Blvd: 351 / 50 = 7 Trees Required
IH-40: 195 / 50 = 4 Trees Required
PARKING LOT LANDSCAPE:
1 Tree provided within 50' of each parking space
OPEN SPACE (FROM SITE PLAN):
SITE AREA = 150,844 SF
NET SITE AREA = 127,670

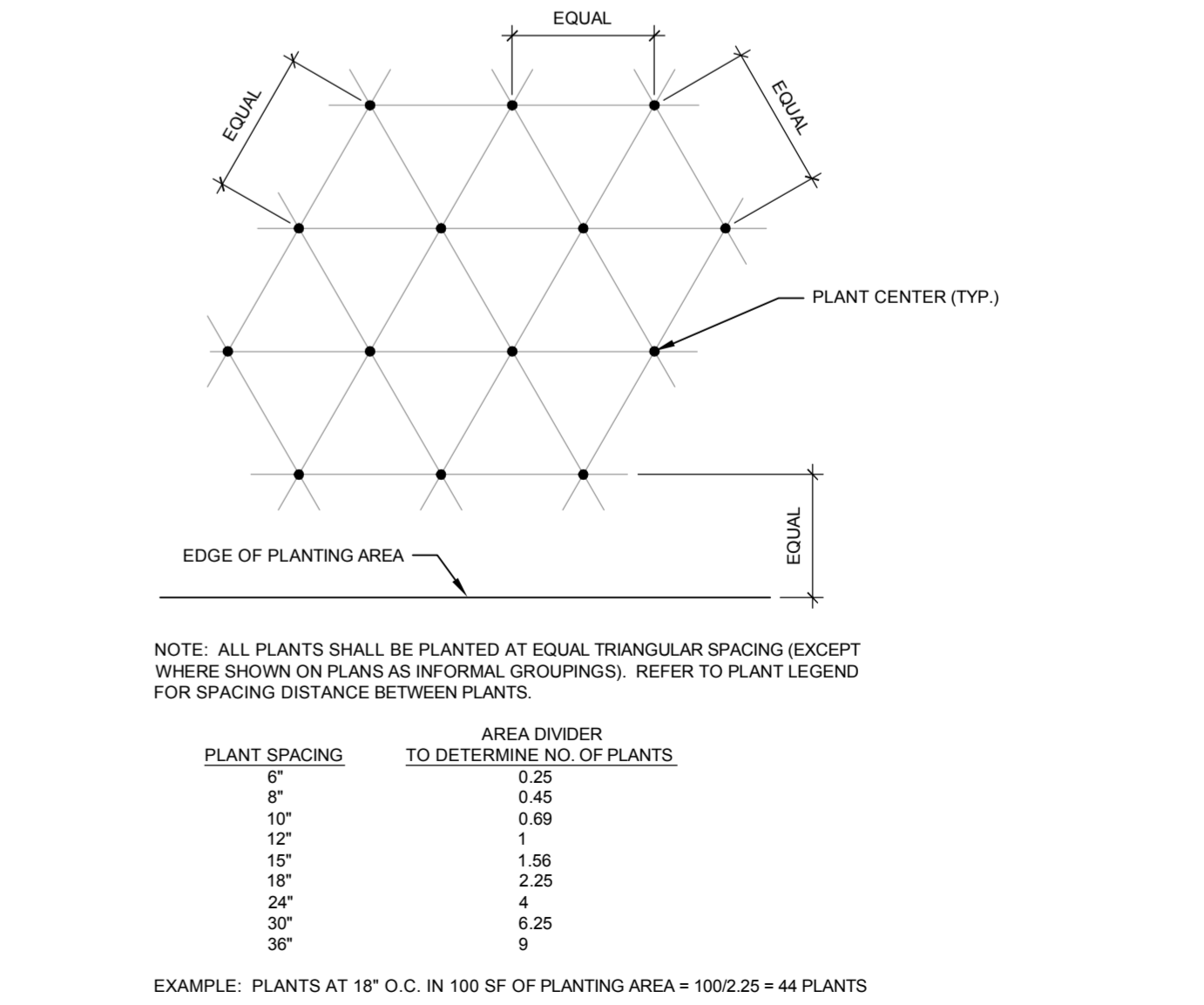
G ROOT BARRIER - SECTION



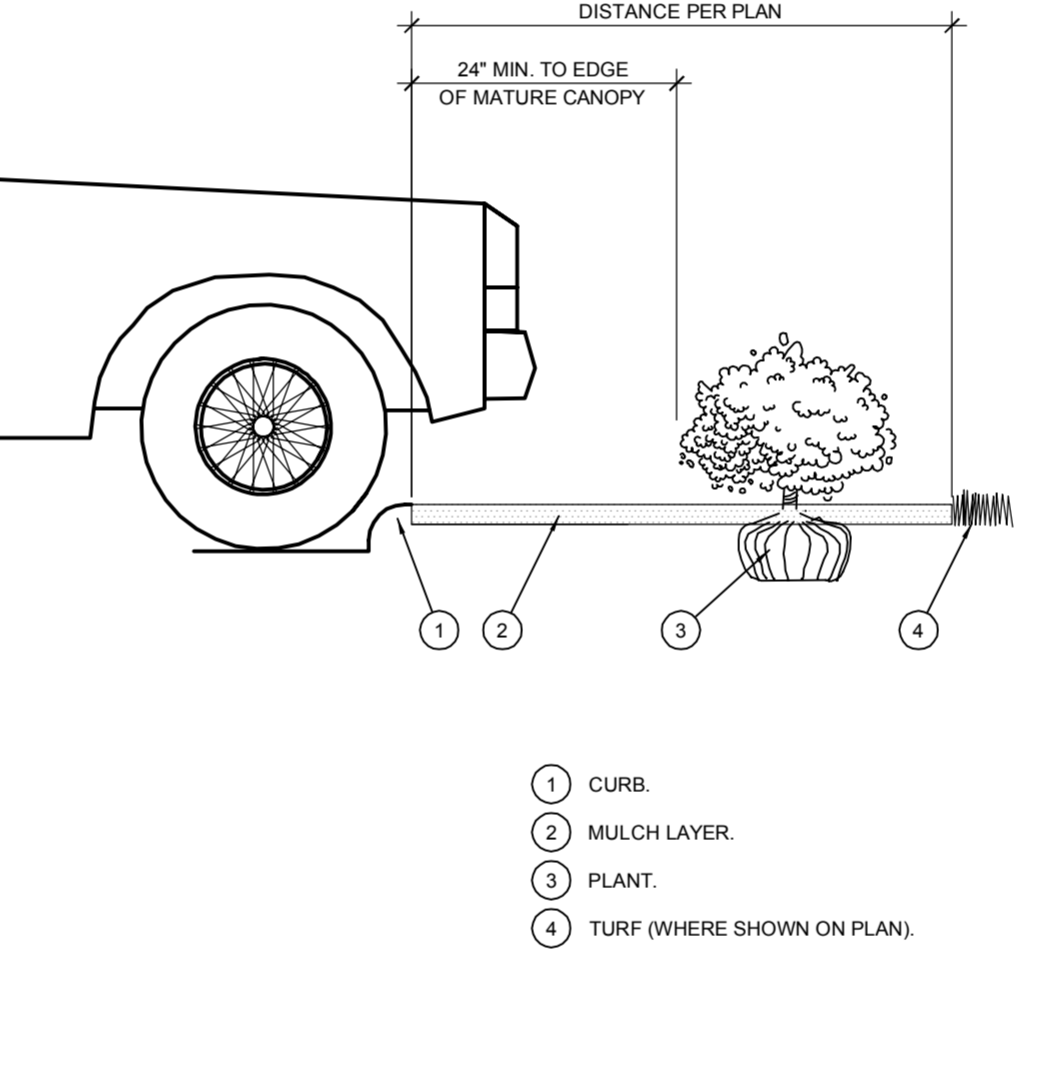
F ROOT BARRIER - PLAN VIEW



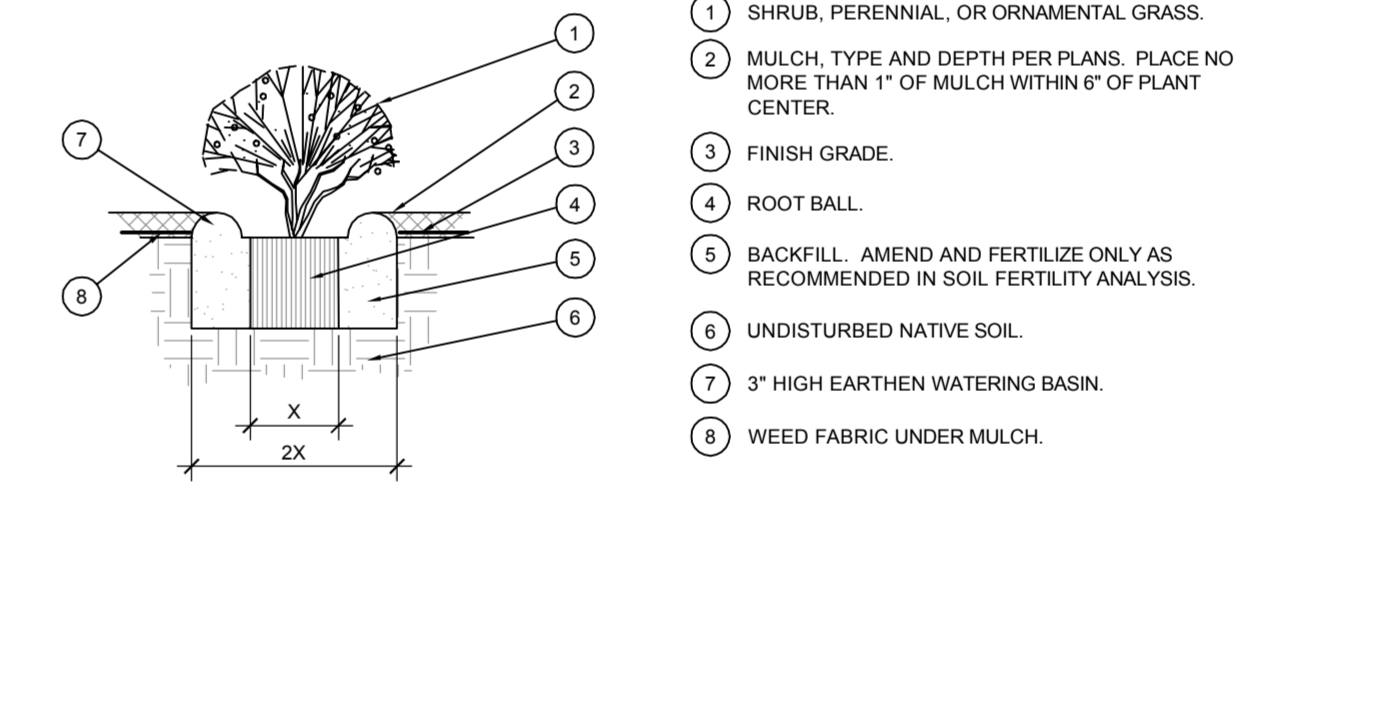
C PLANT SPACING



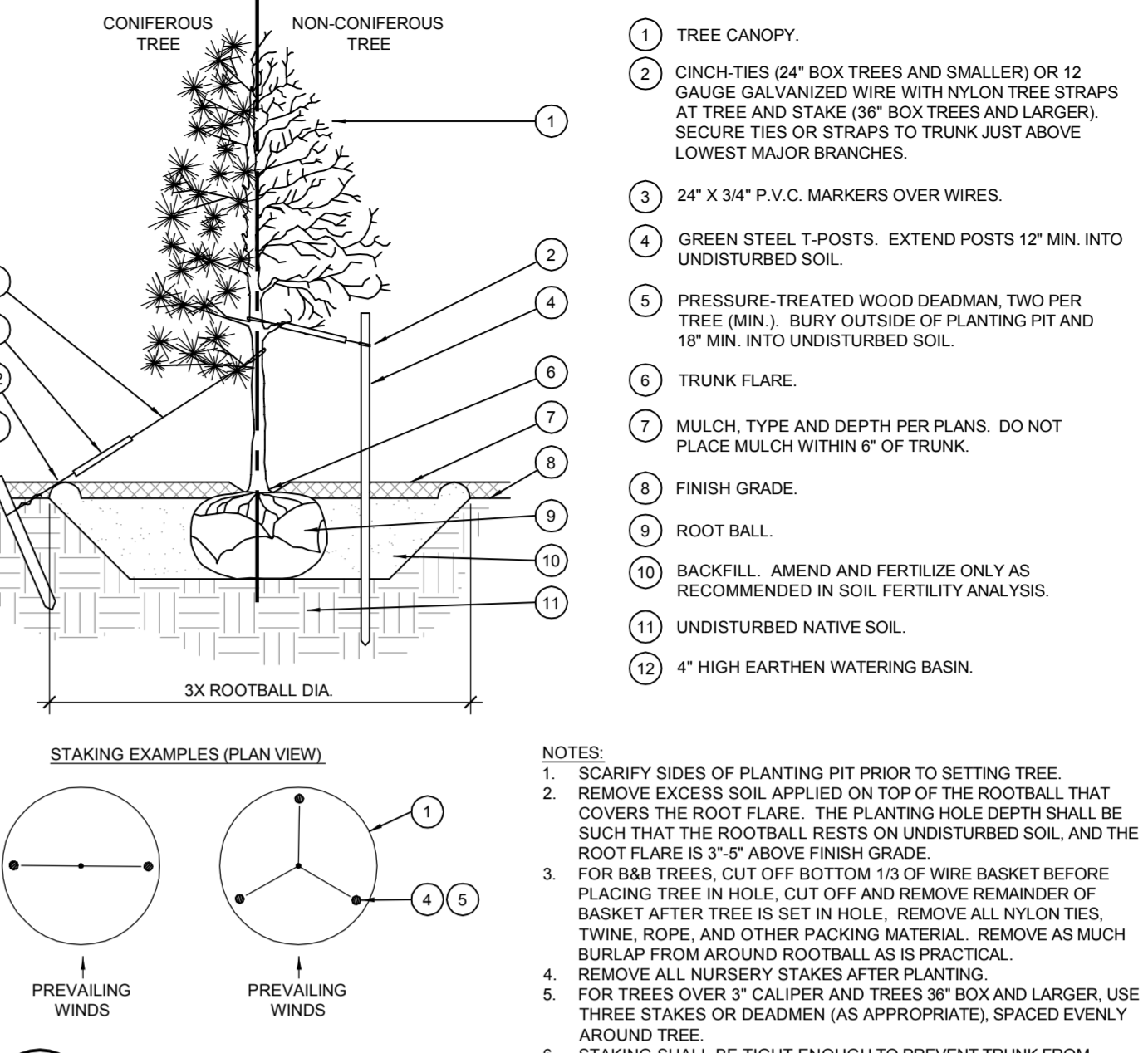
E HEDGE PLANTING AT PARKING AREA



B SHRUB AND PERENNIAL PLANTING



A TREE PLANTING



EVERGREEN DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy., Ste 300
Address: TX 75001
www.landscapiconsultants.net
STATE OF MISSOURI
LANDSCAPE ARCHITECT
JUAN J. VASQUEZ, P.E.

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Ph: 972-278-2948

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

Chesterfield Blue Valley, Lot 1C
LANDSCAPE SPECS AND DETAILS

Revision/Revision Date

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

LP2



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

March 25, 2015

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

General Requirements for Site Design

Site Relationship

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

Circulation System and Access

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

Topography

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

Retaining Walls

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

General Requirements for Building Design

Scale

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

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

Design

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

Materials and Colors

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

Landscape Design and Screening

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

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

Signage

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

Lighting

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

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

Sincerely;

A handwritten signature in black ink, appearing to read "Perry, Thompson, III". The signature is stylized and slanted to the right.

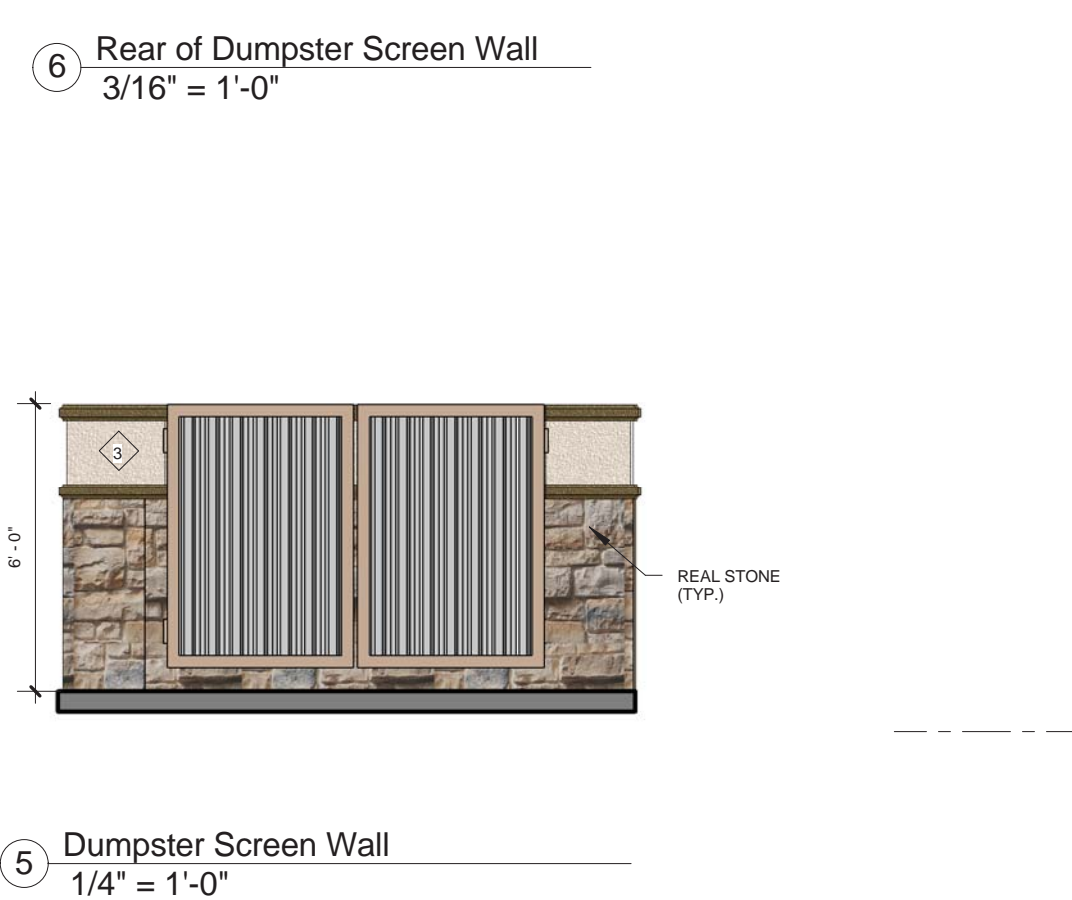
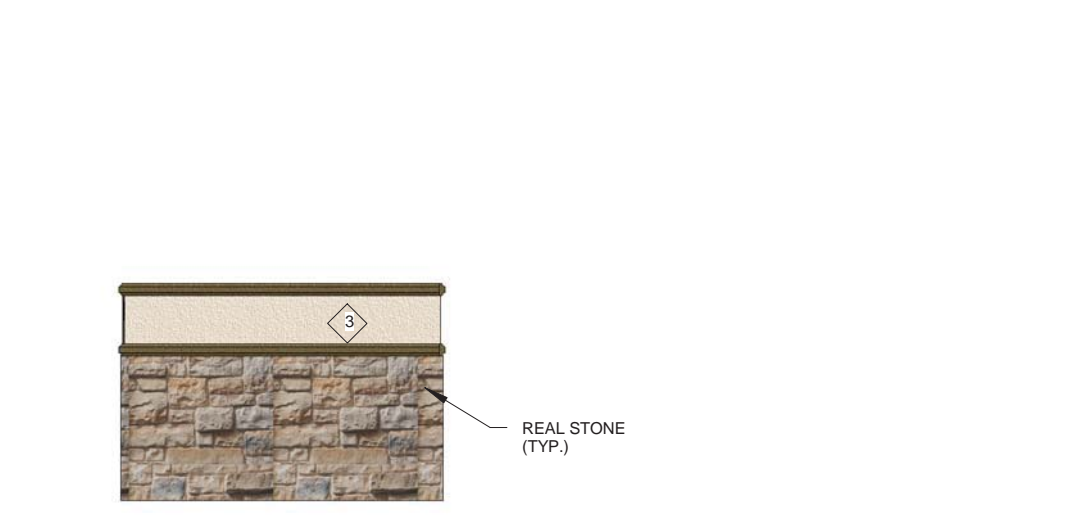
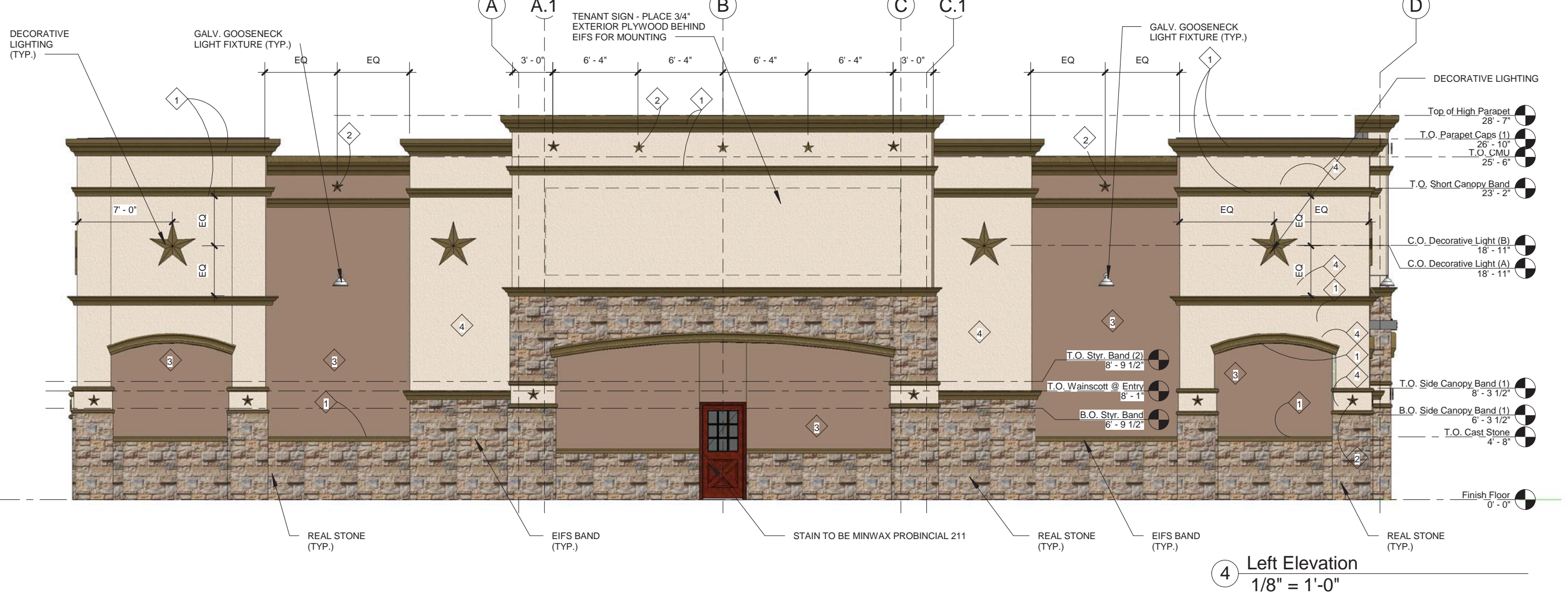
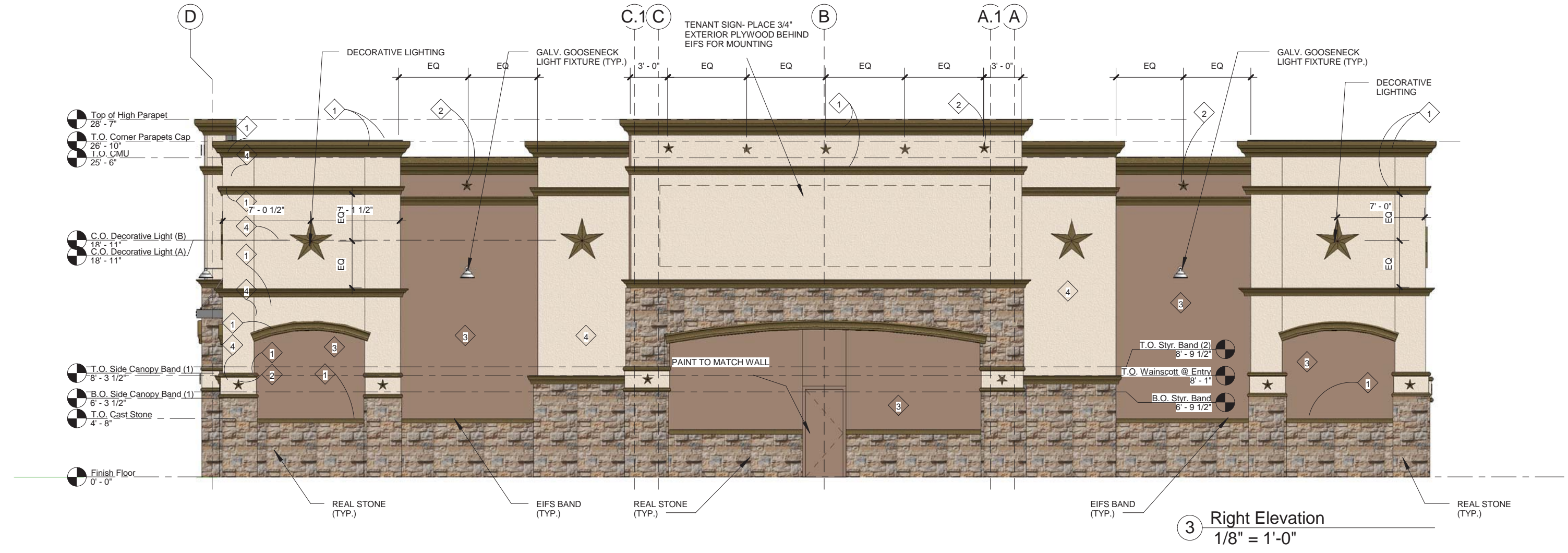
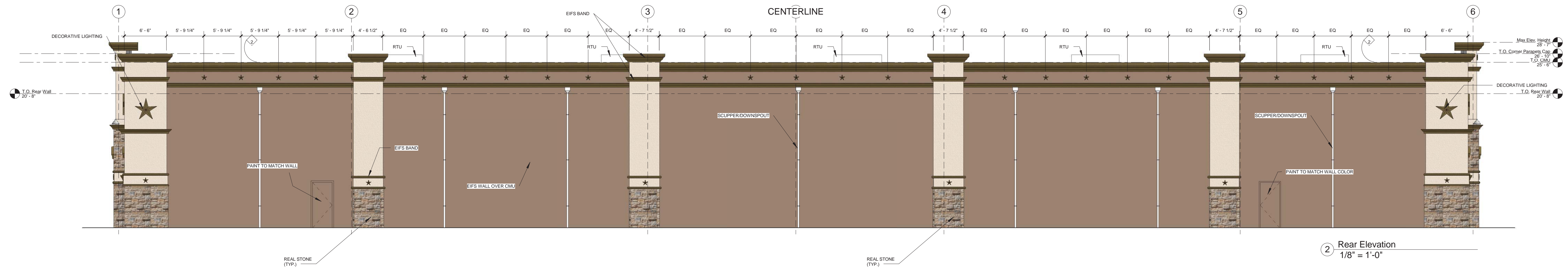
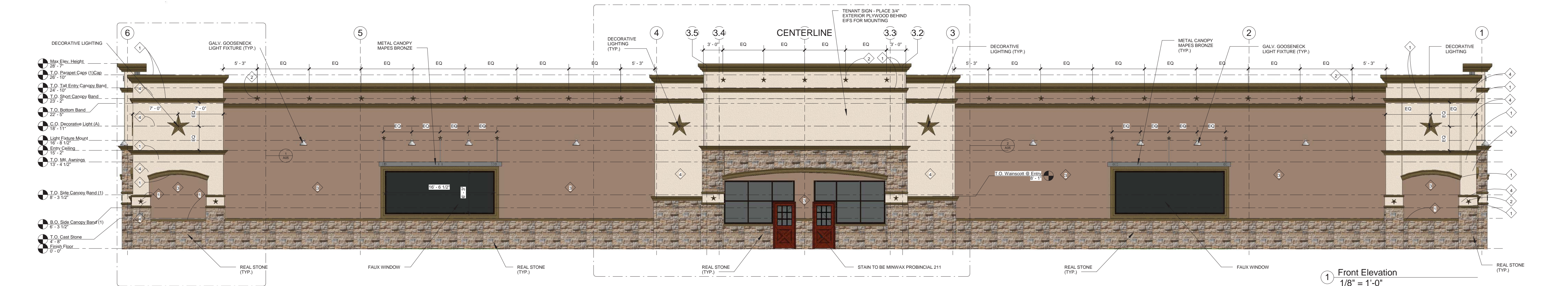
Perry, Thompson, III - President

| No. | Description | Date |
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Exterior Elevations

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

A03
Scale As indicated



- NOTES:**
- ALL EIFS BANDS TO BE SHERWIN WILLIAMS 'KAFFEE' (BROWN) SW6104.
 - BACKGROUND WALLS TO BE EIFS EQUAL TO DRYVIT 461 'TOAST' (LIGHT BROWN) SAND PEBBLE FINE FINISH.
 - PAINT EXTERIOR SPLITFACE BLOCK USING THE FOLLOWING: PREPRITE BLOCJ FILTER, B25W25, APPLY PER MANUFACTURER INSTRUCTIONS 2 COATS OF SHERLASTIC ELASTOMERIC/ACRYL, FLAT.
 - REAL STONE AND VENER STONE TO BE CAVENDEER BLEND SAND STONE 4/6/8 FROM KIRBY STONE COMPANY
- FORMULA - BAC COLORANT** 02 32 64 125
 B1 BLACK 56 - -
 N1 RAW LUMBER 10 47 1 -
 R2 MARCOON - 26 - 1
 Y3 DEEP GOLD 12 58 1 -
 5 GAL. - A05W00153, DEEP 640515375
 APPLY PER MANUFACTURERS INSTRUCTIONS

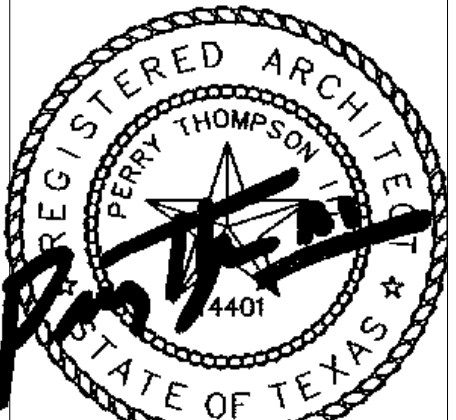
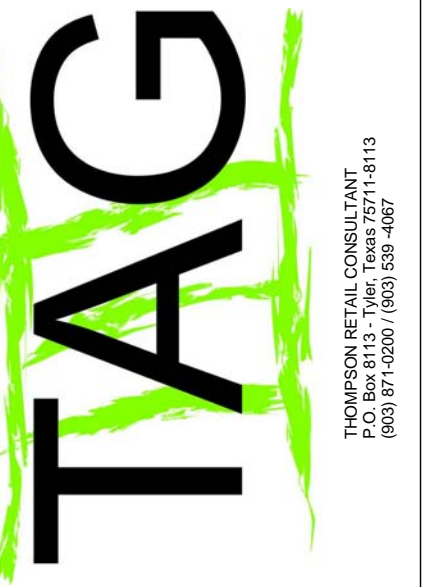
- KEY NOTES:**
- EIFS BANDS TO BE SHERMAN WILLIAMS 'KAFFEE' SW6104
 - EIFS BANDS TO BE SHERMAN WILLIAMS 'KAFFEE' SW6104
 - BACKGROUND WALLS TO BE EIFS EQUAL TO DRYVIT 447 'BOSTON CREAM'
 - BACKGROUND WALLS TO BE EIFS EQUAL TO DRYVIT 461 'TOAST'



① Exterior Perspective #1



② Exterior Perspective #2



05/04/15

FLOYD SCHEXNAYDER
 ARCHITECT
 421 W. HARWOOD RD.
 HURST, TX. 76054
 Phone - (817) 285-7444
 Fax - (817) 285-7378

| No. | Description | Date |
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CAVENDER'S
 Cavender's Western Outfitter
 18451 Convenience Way, Chesterfield, MO. 63005

Perspectives
 Project # 14014
 Date 05/01/15
 Drawn By PT3
 Checked By Checker

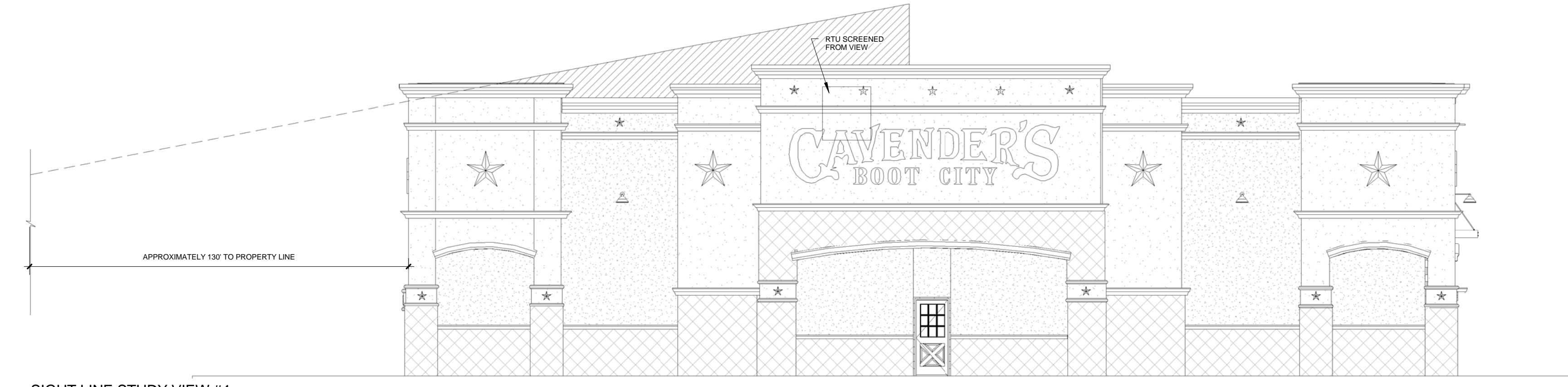
EX-A
 Scale

| No. | Description | Date |
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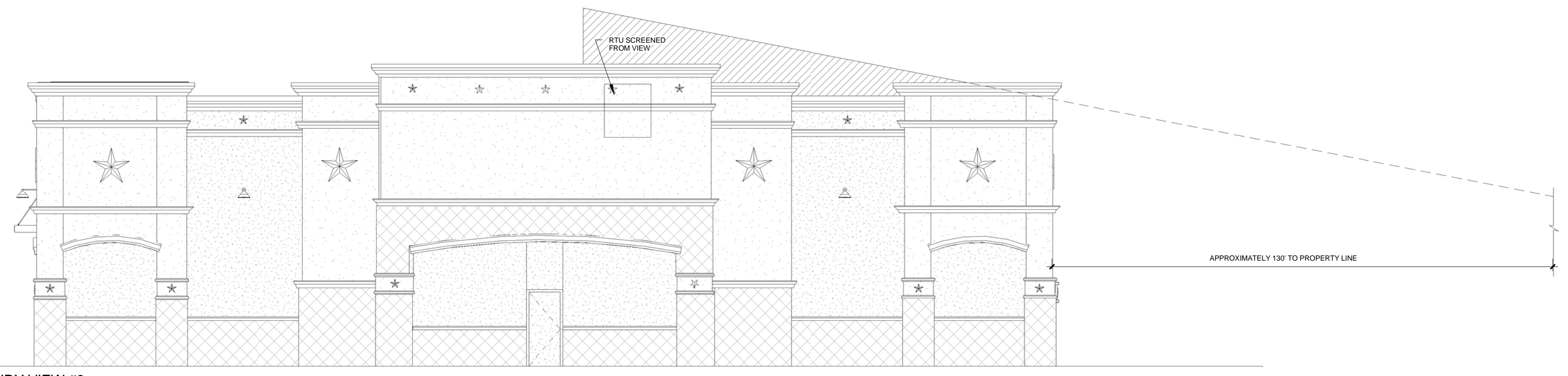
Sight Line Study

Project # 14014
 Date 05/01/15
 Drawn By PT3
 Checked By Checker

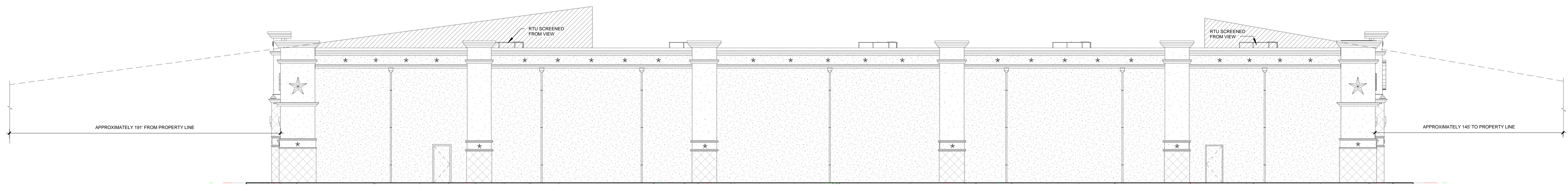
Ex - SS
 Scale As indicated



④ SIGHT LINE STUDY VIEW #4
 (LOOKING NORTHEAST)
 1/8" = 1'-0"



③ SIGHT LINE STUDY VIEW #3
 (LOOKING SOUTHWEST)
 1/8" = 1'-0"



② SIGHT LINE STUDY VIEW #2
 (LOOKING SOUTHEAST)
 1" = 10'-0"



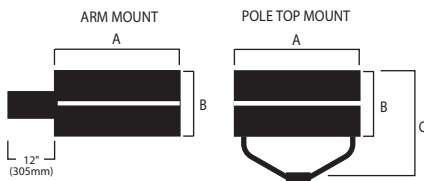
① SIGHT LINE STUDY VIEW #1
 (LOOKING NORTHWEST)
 1" = 10'-0"

WLS LIGHTING SYSTEMS

FV VERTICAL LAMP / FLAT GLASS LENS SERIES



DIMENSIONS



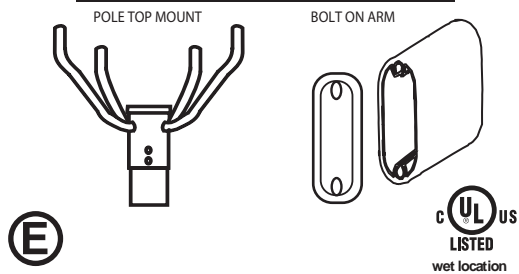
| | A | B | C |
|----------------|----------------|----------------|------------------|
| FVM Arm Mount | 21-5/8"(549mm) | 12-3/4"(324mm) | — |
| FVMPT Pole Top | 21-5/8"(549mm) | 12-3/4"(324mm) | 21-15/16"(557mm) |
| FVR Arm Mount | 21-5/8"(549mm) | 16-1/8"(410mm) | — |
| FVRPT Pole Top | 21-5/8"(549mm) | 16-1/8"(410mm) | 25"(635mm) |

LUMINAIRE EPA CHART

| FV SERIES Flat Lens | FVM SERIES 12" Bracket | FVR SERIES 12" Bracket |
|---------------------|------------------------|------------------------|
| Single | 3.2 | 3.8 |
| D180° | 6.3 | 7.6 |
| D90° | 5.7 | 7.6 |
| T90° | 8.8 | 11.4 |
| TN120° | 9.0 | 11.4 |
| Q90° | 11.3 | 15.2 |
| Pole Top | 3.2 | 4.0 |

Note: House Side Shield adds to fixture EPA. Consult factory.

MOUNTING BRACKETS



SPECIFICATIONS

HOUSING - The FV Series formed aluminum housing is finished to produce a clean, sharp appearance and ensures weather-tight construction. Available in 2 sizes: Medium (reduced envelope 400 Watt Lamp) and Reduced (reduced envelope 1000 Watt Lamp).

LENS/GASKET - A flat tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects. Combined with the vertical burn feature, the flat glass lens provides high performance lighting.

TOP ACCESS - Is secured by four captive stainless steel fasteners and provides ease of installation and servicing.

FINISHES - Each fixture is finished with a baked-on polyester powder finishing process to give the fixture an exceptionally attractive appearance. Standard finish colors include bronze, buff, black, platinum, white green. The polyester finish withstands extreme weather changes without cracking or peeling. Consult factory for available custom colors and pinstripe decal options.

REFLECTORS/DISTRIBUTION PATTERNS - The FV Series fixture is available in five reflector systems and distribution patterns, all with vertical burn lamps: Type II (2), Type III (3), Type V (5), Perimeter Forward Throw (FP) and Super Reflector (SR) for a minimum mounting height of 30 feet. Reflectors are field-rotatable, enabling generous flexibility in distribution patterns without fixture movement.

LIGHT SOURCES - Designed to operate with Pulse-Start Metal Halide, Natural White, Super Metal Halide, Metal Halide, Metal Halide Reduce Envelope or High Pressure Sodium.

SOCKETS - Porcelain mogul-base sockets with spring-reinforced contacts.

BALLAST - Pulse Start Metal Halide, Metal Halide, Super Metal Halide, and High Pressure Sodium feature a high-power factor CWA ballast, and are designed for -20°F operation.

BRACKETS - Arm Mount: 5 1/2" x 2 1/2" x 12" length shipped standard. (An 8" bracket is available for single or D180 configurations, but must be ordered separately from Options column of the ordering chart.) A Round Pole Plate (RPP) is required for mounting to 3" - 5" round poles. (See Options in Luminaire Ordering Information.)

Pole Top: Cast aluminum mounting hub conceals the wiring compartment and mounting hardware (consisting of four 11/16" O.D. aluminum rods for medium fixtures and 7/8" O.D. aluminum rods for large fixtures, and high-strength grade-five steel bolt with nylon insert and split lock washer for double locking.)

DECAL STRIPING - WLS offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

FV SERIES

VERTICAL LAMP / FLAT GLASS LENS

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

| LUMINAIRE | DISTRIBUTION | LAMP WATTAGE | LIGHT SOURCE | LENS | LINE VOLTAGE ³ | LUMINAIRE FINISH | OPTIONS |
|------------|---|---|--|------------------------|---|---|--|
| FVM | 2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V | 250W 320W 350W (PSMH only) 400W | PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium | FG - Flat Glass | 480V MT - Multi Tap ⁴ TT - Tri Tap ² | BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green MSV - Metallic Silver CC - Custom Color | LL - Less Lamp GS - Glare Shield 8BK - 8" Bracket RPP - Round Pole Plate BKT-WM - Wall Mount Plate PT - Pole Top SF - Single Fusing DF - Double Fusing AS - Accent Striping PC - Photo Cell NO - No Options |
| | | 250W 320W 350W 400W | NW - Natural White | | | | |
| FVR | 2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V AF - Automotive Forward Throw AI - Automotive Interior SR - Super Reflector | 400W 575W (PSMH only) 750W (PSMH only) 875W (PSMH only) 1000W (not available in HPS) | MHR - Metal Halide Reduced Envelope 1000 Watt * PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium ¹ | | | | |
| | | 775W 575W | NW - Natural White | | | | |
| | | | | | | | |

FV **5** **1000** **MH** **FG** **MT** **BRZ** **NO**
 (EXAMPLE ORDER)

ORDER:
WLS

FOOTNOTES:

- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMH. Voltage must be specified - 120V, 277V or 347V.
- For international voltages, consult factory.
- MT - Multi Tap is shipped standard unless otherwise specified. Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
- An 8" bracket can only be ordered with single and D180° configurations.
- On FVR/FVRPT photoelectric control can only be used with 400 Watt PSMH.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

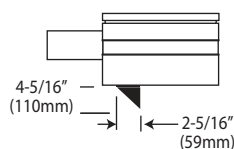
Color Decals

| | |
|--------------------------|-----------------------------|
| 45 - Light Gold Metallic | 55 - Black |
| 20 - Charcoal Metallic | 50 - White |
| 94 - Blue Metallic | 51 - Dark Red |
| 59 - Dark Green | 700 - Aztec Silver Metallic |
| 21 - Tomato Red | |

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

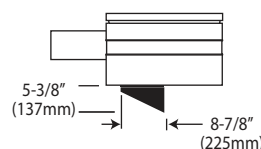
Description

- FVR/FVM 2 HSS - House Side Shield
- FVRPT/FVMPT 2 HSS - House Side Shield
- FVR/FVM 3 HSS - House Side Shield
- FVRPT/FVMPT 3 HSS - House Side Shield
- FVR/FVM FP HSS - House Side Shield
- FVRPT/FVMPT FP HSS - House Side Shield
- FVR/FVRPT FA/AFT HSS - House Side Shield

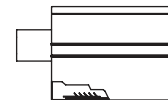


TYPE II

HOUSE SIDE SHIELDS

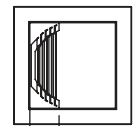


TYPE III AND FORWARD THROW (FA/FP/AFT)



FVR WITH INTERNAL HOUSE SIDE SHIELD

BOTTOM VIEW

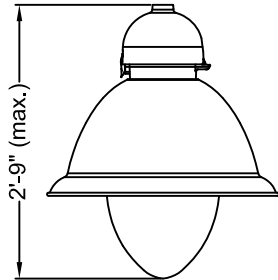
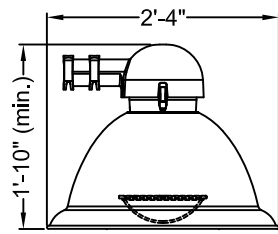


5-3/8" (137mm)

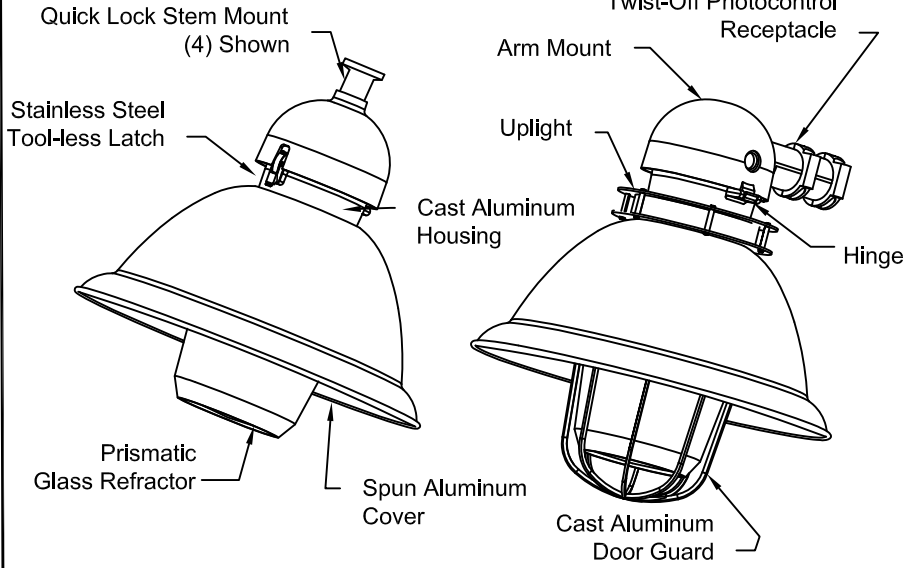
Approved By: _____ Project Name: _____

Location: _____ Date: _____

WLS LIGHTING SYSTEMS



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



GlasWerks® II
Bern®

DECORATIVE
OUTDOOR

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

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

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

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

OPTIONS
 SEE SHEET 2

ACCESSORIES
 SEE SHEET 2

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

OPTIONS:

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

ACCESSORIES:

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



DECORATIVE
OUTDOOR



Specifications

GENERAL DESCRIPTION

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

OPTICAL ASSEMBLY

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

BALLAST ASSEMBLY

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

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

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

BALLASTS

(Refer to the Ballast Handbook for specific operating characteristics)

All HPS ballasts are High Power Factor Lag type.





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

FINISH


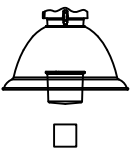
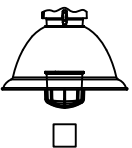
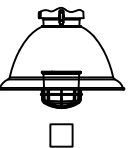
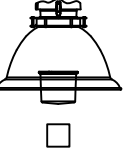
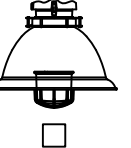
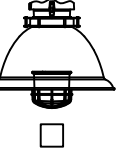

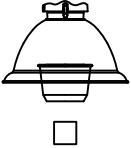
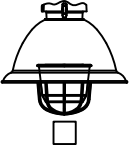
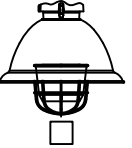
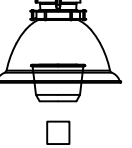
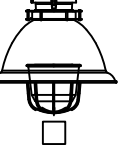
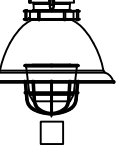

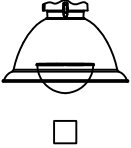
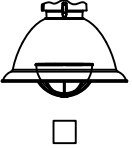
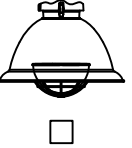

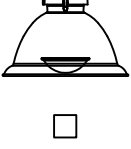
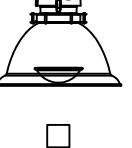

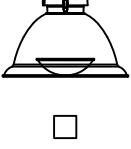
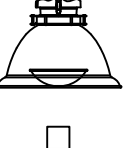

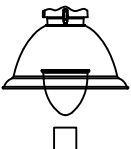
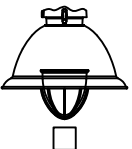
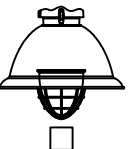

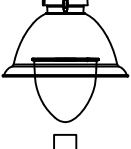
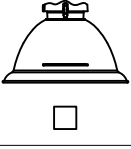
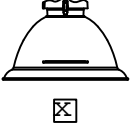

The luminaire is finished with polyester powder paint to insure maximum durability.

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

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

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

| | | | | | | |
|--------------|----------|-------------------------|--------------------------|---------|-----------------------|-------------------------|
| OPTIC OPTION | Standard | Standard Vert. Guard | Standard Horiz. Guard | Uplight | Uplight Vert Guard | Uplight Horiz. Guard |
|--------------|----------|-------------------------|--------------------------|---------|-----------------------|-------------------------|

| | | | | | | |
|---|---|---|---|--|---|---|
|  4551 4555 |  |  |  |  |  |  |
|  4521, 4524 4525, 4526 |  |  |  |  |  |  |
|  4172 4173 4175 |  |  |  | | | |
|  919 |  | | |  | | |
|  920 |  | | |  | | |
|  3094 3095 |  |  |  | | | |
|  4094 |  | | | | | |
| — HS FLAT GLASS |  | | | | | |
| — HA FLAT GLASS |  | | |  | | |

Mark
Appropriate Box
For Trim Option

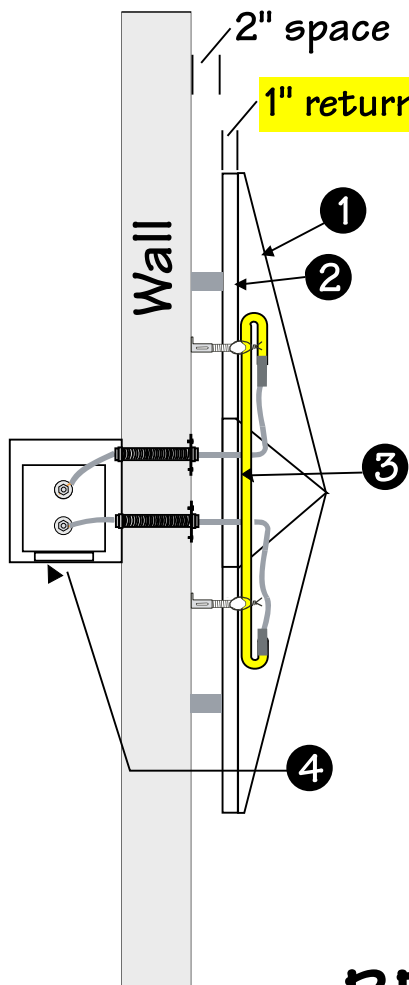
GlasWerks® II
Bern®

**DECORATIVE
OUTDOOR**

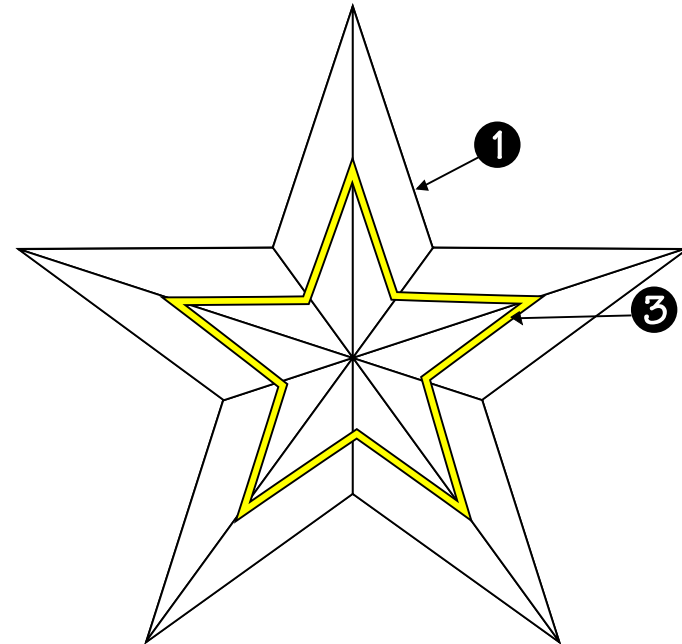
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LEADER IN LIGHTING SOLUTIONS
An **Acuity Brands** Company

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



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



REVERSE STAR WITH SHIELD



COASTSIGNS.COM

P 281.499.9721 F 281.595.2052
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SCALE: 1" = 1'

DATE: 3/5/15

APPROVED BY: