



**VII. A.**

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## **Planning Commission Staff Report**

**Project Type:** Site Development Section Plan

**Meeting Date:** May 28, 2014

**From:** Purvi Patel  
Project Planner

**Location:** 18325 Wings Corporate Drive

**Applicant:** Civil Engineering Design Consultants on behalf of D.F. Adams and Associates

**Description:** **Wings Corporate Estates, Lot 5:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.32 acre tract of land zoned "PI" Planned Industrial District located on the east side of Eatherton Road, north of Wings Corporate Drive.

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### **PROPOSAL SUMMARY**

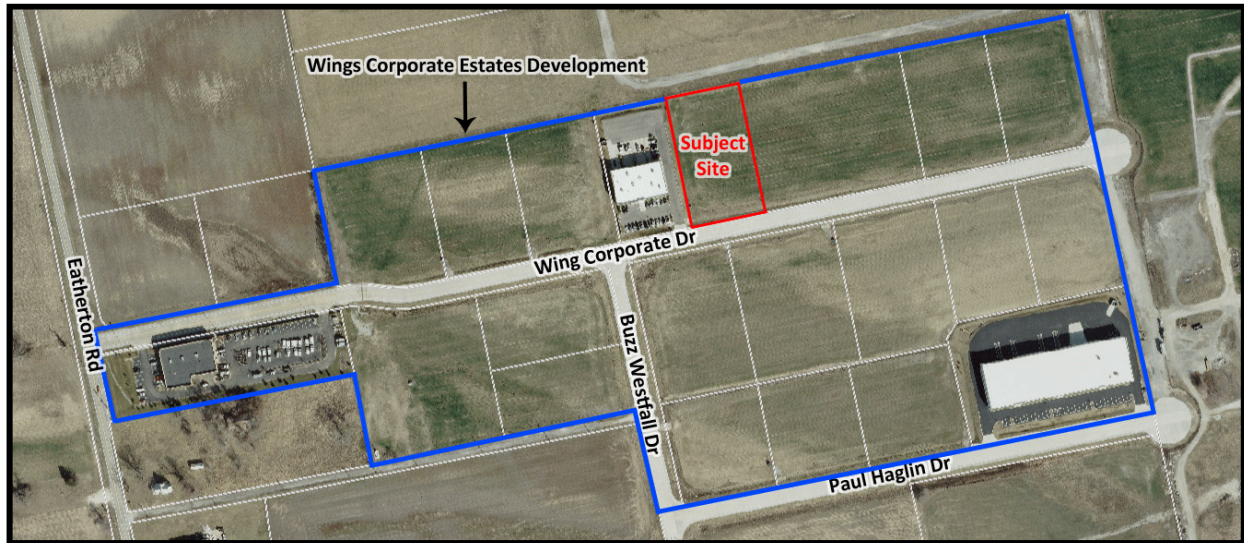
Civil Engineering Design Consultants on behalf of D.F. Adams and Associates, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for review for a 12,773 square foot office / warehouse building located on the northern perimeter of the Wings Corporate Estates development. The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2237. The exterior building materials will be comprised of tilt-up concrete, brick, EIFS and glass. The proposal includes a curved roof comprised of tilt-up concrete, as well as a standing seam metal roof.

### **HISTORY OF SUBJECT SITE**

On February 6<sup>th</sup>, 2006, the City of Chesterfield approved Ordinance 2237, which zoned the subject site from a "NU" Non-Urban District to a "PI" Planned Industrial District. Following the change of zoning, the City of Chesterfield approved the Site Development Concept Plan for Wings Corporate Estates on September 11, 2006. The Record Plat for the development was approved on February 4, 2008 to subdivide the development into twenty one (21) lots. Of the twenty-one (21) lots in the Wings Corporate Estates development, three (3) lots have been developed. Please refer to the aerial image on the next page to see the limits of the Wings Corporate Estates development.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Spirit of St. Louis Airpark	"M-3" Planned Industrial District
South	Office/Warehouse	"PI" Planned Industrial District
East	Vacant	"PI" Planned Industrial District
West	Office/Warehouse	"PI" Planned Industrial District



**STAFF ANALYSIS**

Zoning

The subject site is currently zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2237. The submittal was reviewed against the requirements of Ordinance Number 2237 and all applicable Zoning Ordinance requirements.

Traffic Access and Circulation

Proposed access to the site is provided via one access point along the southern property line from Wings Corporate Drive, which has a curb cut onto N. Eatherton Road.

Open Space

City of Chesterfield Ordinance Number 2237 requires a minimum of 30% open space and a F.A.R. of 0.55 for the development. The site, as proposed, shows 30% open space with an F.A.R. of 0.24. Open space is generally spread around the site and includes an area planned for a rain garden, on the north side of site.

Landscaping

A Landscape Plan has been submitted showing new trees and shrubs to be installed on the site. A modification to City of Chesterfield's Tree Preservation and Landscape Requirements was approved on December 16<sup>th</sup>, 2013 to allow two (2) species of trees to be used for the four (4) proposed street trees. City Code requires a minimum of one (1) street tree is required for every fifty (50) feet of street frontage

for non-residential subdivisions and that no more than a maximum of twenty (20) percent of one species be utilized for street trees. The narrow lot precluded the applicant from meeting the twenty (20) percent rule—based on the width of the lot only three (3) street trees are required; however, the applicant is proposing four (4) trees to exceed the minimum requirement. Thus the request for modification was approved.

The submitted Landscape Plan adheres to the City of Chesterfield's Tree Preservation and Landscape Requirements.

#### Parking

Parking for the site is provided on the southern and northern portions of the site, on both sides of the building. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance. There are twenty one (21) spaces required for this building and twenty one (21) space are provided.

#### Lighting

The plan proposes one (1) light standard in the front parking lot along West Corporate Drive and two (2) light standards in the rear of the site. Additionally, there are two (2) wall-mounted, shoebox type fixtures on the east elevation of the building and one (1) wall-mounted, shoebox type fixture on the north elevation of the building. Both the light standard and wall-mounted fixtures are LED area lights which are fully shielded, full cut off optics and adhere to the City of Chesterfield Lighting Ordinance.

Additionally, the applicant has proposed four (4) wall mounted flicker flame gas lights and one (1) flicker flame light hung from an antique style light standard which is forty (40) inches tall. These are very low output lights which are proposed to enhance the overall historic hangar design. The output level of these lights will not exceed three (3) foot-candles.

#### Architectural Elevations

As mentioned previously, the building will be comprised of tilt-up concrete, brick, EIFS and glass. The front of the building is articulated with brick, EIFS, glass, and reveals. The glass on the front of the building has been designed to imitate sectioned hangar doors. Additionally, the brick from the front elevation wraps around to both sides of the building. The rear and sides of the building will be comprised mainly of tilt-up concrete with a curved metal roof.

Furthermore, the applicant has proposed architectural features such as gargoyles on either side of the front elevations and real flicker flame gas lights. As stated in the Architect's Statement of Design, "the intent of the design is to represent the spirit of the nearby airport by designing the office / warehouse building to appear similar to a historic airplane hangar."

The project was reviewed by the Architectural Review Board (ARB) on December 12<sup>th</sup>, 2013. At that time, a motion to forward to the Planning Commission was made by the ARB by a vote of 6-0 with the following three recommendations:

1. *Depict the location, approximate size and proposed screening of the ground-mounted HVAC equipment.*

The ground-mounted HVAC is located on the western side of the building and will be screened by landscaping as seen in the Landscape Plan.

2. *Update the Landscape Plan or the renderings and elevations to ensure they match.*

The Architectural Elevations and Rendering has been updated to accurately depict the proposed landscaping.

3. *Consider using a thornless variety of Hawthorn tree.*

The proposal still includes the *Cratargus virdis* 'Winter King' tree; however, Staff has consulted with the City Arborist regarding the thorns on the proposed *Cratargus virdis* 'Winter King' tree and the proposed species is largely spineless, with only small thorns. Additionally, this is a tree included on the City of Chesterfield's Recommended Tree list.

#### **DEPARTMENT INPUT**

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 and all City Code requirements. Staff recommends approval of the proposed development of Wings Corporate Estates, Lot 5.

#### **MOTION**

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

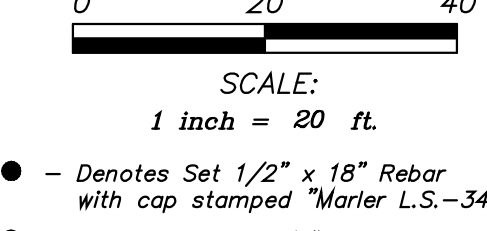
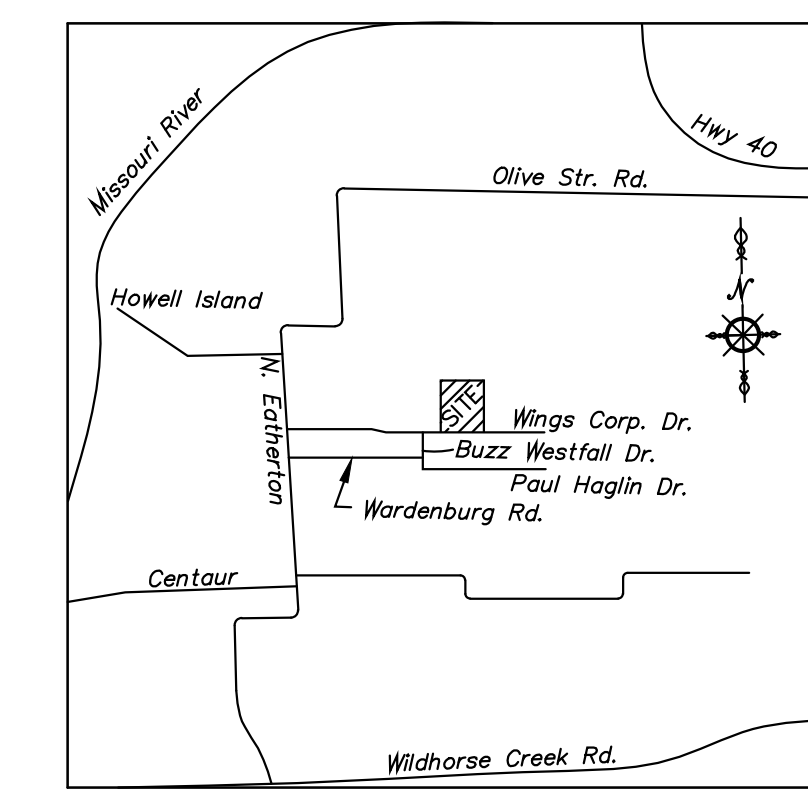
- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wings Corporate Estates, Lot 5.
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wings Corporate Estates, Lot 5, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

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

# SITE DEVELOPMENT SECTION PLAN, LOT 5 OF WINGS CORPORATE ESTATES

ACCORDING TO THE PLAT THEREOF RECORDED IN  
PLAT BOOK 356 PAGES 79 THRU 81, OF  
THE ST. LOUIS COUNTY, MISSOURI RECORDS.



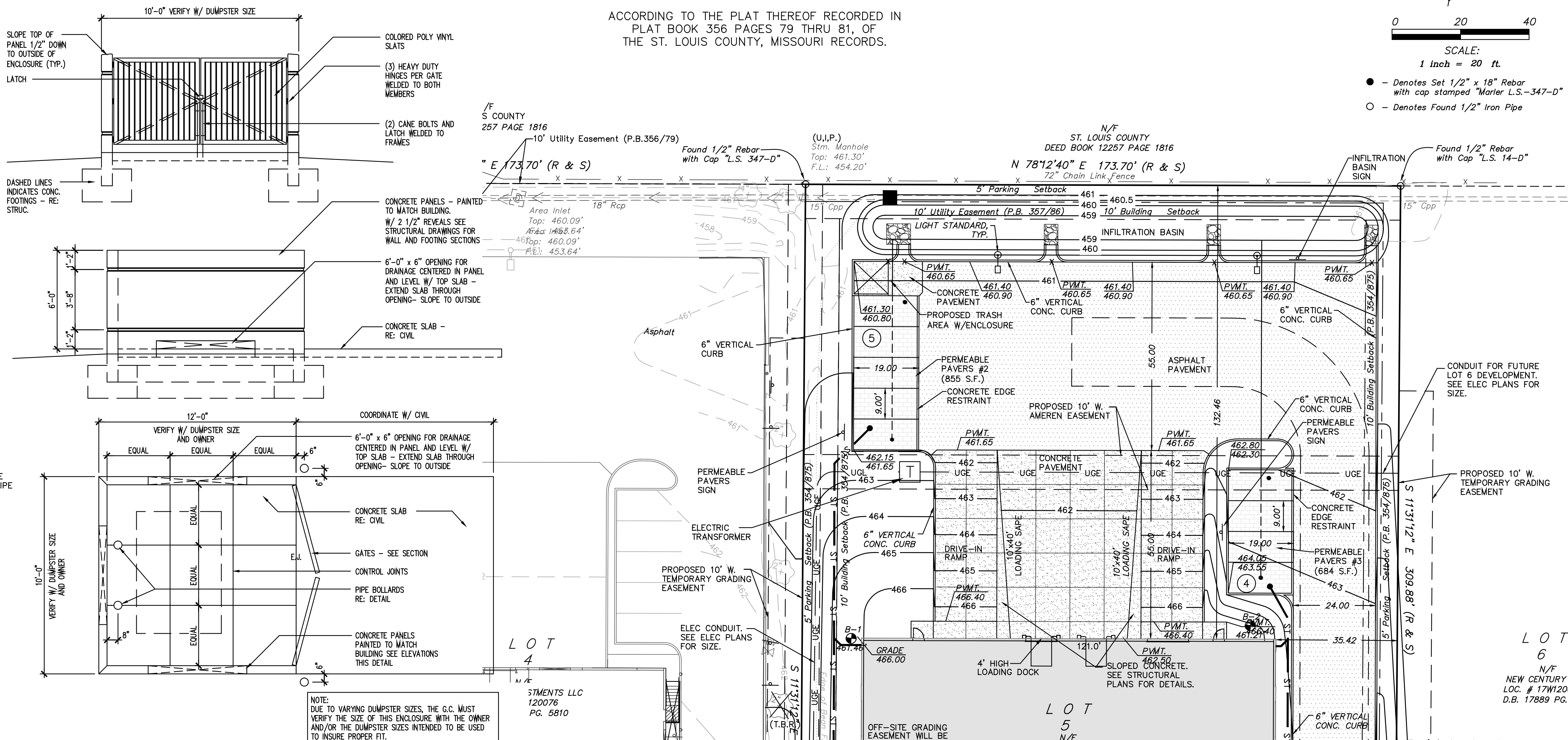
LEGEND	
EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	--- 12" ---
PROPOSED STORM SEWER	--- 12" ---
EXISTING SANITARY SEWER	--- 12" ---
PROPOSED SANITARY SEWER	--- 12" ---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	(Symbol)
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE/DRAINAGE PATH	---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
TO BE ADJUSTED	T.B.A.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W
GAS MAIN	G
UNDERGROUND TELEPHONE	T
OVERHEAD WIRE	O.H.
UNDERGROUND ELECTRIC	E

SYMBOLS	
W	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
(Symbol)	BRUSH & SHRUB LINE
(Symbol)	TREE & SIZE
(Symbol)	BUSH & SIZE
(Symbol)	BOLLARD
(Symbol)	SIGN
(Symbol)	ELECTRIC YARD LIGHT
(Symbol)	BORING LOCATION
MB	MAIL BOX
EB	ELECTRIC BOX
PP	POWER POLE
PP-GUY	POWER POLE & GUY
COO	CLEAN OUT
GV	GAS VALVE
GM	GAS METER
GD	GAS DRIP

ABBREVIATIONS	
N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
FL	FLAT BOOK
DB	DEEP BOOK
AC	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FL	FINISH FLOOR
FL	FLOWING
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	SANITARY
SAV	SAVE
(R)	REMOVE



## TRASH ENCLOSURE DETAIL

## GEOTECHNICAL ENGINEER'S NOTE

Neither MIDWEST TESTING, INC., nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed this Sheet relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions of the site as anticipated from our Geotechnical Exploration Report for the project dated October 18, 2013, 2014, M.T. 20130101 No. 13407.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, the undersigned geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the Contractor.

MIDWEST TESTING, INC.

DANIEL J. BARCZYKOWSKI, P.E. Date:

## WATER QUALITY NOTE

BIORETENTION AND POROUS ASPHALT IS PROPOSED TO PROVIDE THE WATER QUALITY BENEFITS REQUIRED FOR THE DISTURBED AREA. POROUS ASPHALT IS PERMITTED AS A STAND ALONE WATER QUALITY BMP PER THE MSD MEMO DATED MARCH 16, 2012.

## LEGAL DESCRIPTION

LOT 5 OF WINGS CORPORATE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 79 THRU 81, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

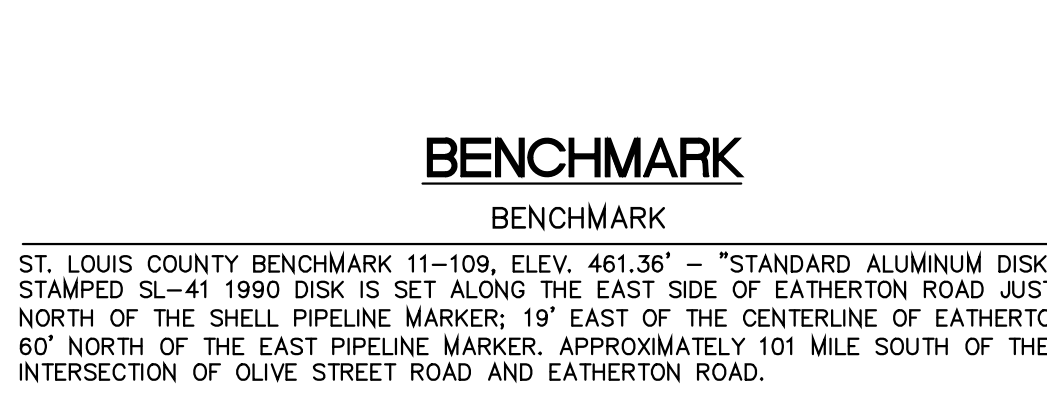
## SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
Marty L. Marler  
By Marty L. Marler

## BENCHMARK

ST. LOUIS COUNTY BENCHMARK 11-109, ELEV. 461.36" - "STANDARD ALUMINUM DISK" STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELLE PIPELINE MARKER; 19' EAST OF THE CENTERLINE OF EATHERTON AND 60' NORTH OF THE EAST PIPELINE MARKER, APPROXIMATELY 101 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD.

## LIGHTING STANDARD ELEVATION



## HANDICAP PARKING SIGN



## TYPICAL PARKING STALLS



## HANDICAP SIGN



## PROPERTY DATA

OWNER: DF ADAMS & ASSOCIATES  
ADDRESS: 18325 WINGS CORPORATE DRIVE  
LOCATOR NO.: 17W120087  
ACREAGE: 1.32 Ac.±  
EXISTING ZONING: P-1  
ORDINANCE: 2237  
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: ROCKWOOD R-6  
SEWER DISTRICT: METRO ST. LOUIS SEWER DISTRICT  
WATER SHED: MISSOURI RIVER  
FEMA MAP: 29189C01204H, LOMR APRIL 17, 2000  
ELECTRIC COMPANY: AMERENUE  
GAS COMPANY: LACLEDE GAS COMPANY  
PHONE COMPANY: SOUTHWESTERN BELL TELEPHONE  
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES AND TO OBTAIN PERMISSION TO EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON ST. LOUIS COUNTY HIGHWAY BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CLIENT.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD AND THE SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL VEGETATION AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS:  
PARKING REQUIRED: OFFICE: 3.5 per 1000 g.s.f. = 5,000 x 3.33 = 17 STALLS  
WAREHOUSE: 2 spaces for every 3 employees on max. shift plus 1 space for every vehicle used in operation of the use or stored on the premises.  
2 spaces x 3 employees = 4 STALLS  
PARKING PROVIDED: 9'x19' A.D.A. = 20 STALLS  
Total = 21 STALLS
- LOADING SPACE REQUIRED: 5,000 S.F. OFFICE=1 (10'x25'), WAREHOUSE=1 (10'x40')  
LOADING SPACE PROVIDED: 2 (10'x40')
- SETBACKS PER ORDINANCE:  
BUILDING FRONT = 20'  
SIDE = 10'  
REAR = 10'  
PARKING FRONT = 10'  
SIDE = 5'  
REAR = 5'
- DENSITY CALCULATIONS:  
Open Space: 16,310 s.f. (green area + walks) x 100 = 30%  
53,826 s.f. (total area)
- F.A.R.: 12,790 s.f. building 0.24  
53,826 s.f. total site
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT, OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C01204H WITH AN EFFECTIVE DATE OF JANUARY 6, 1998 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
- The vertical clearance shall comply with the PROVISIONS OF SECTION 1003.430 CITY OF CHESTERFIELD LIGHTING ORDINANCE. (ORDINANCE 2228)
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- A SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY SHALL BE REQUIRED.

NOTE: CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES. UTILITIES NOT SHOWN ON THESE PLANS ARE THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR: CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF APPROPRIATE CALLS AND PAYMENTS OF ALL REQUIRED FEES.

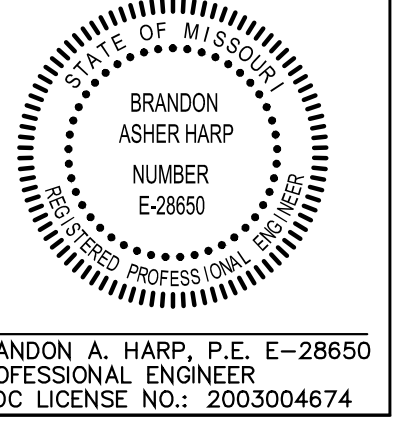
MISSOURI ONE CALL TICKET NUMBER 132810778  
The utilities contacted by Missouri One Call were Ameren Missouri Electric, AT&T Distribution, Enbridge Energy, Missouri American Water company and St. Louis Metropolitan Sewer District.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

PREPARED FOR:  
D F Adams & Associates  
1940 Craigshire Rd  
St. Louis, MO 63146  
Mr. Doug Adams

PREPARED BY:  
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



BRANDON A. HARP, P.E. E-26860  
PROFESSIONAL ENGINEER  
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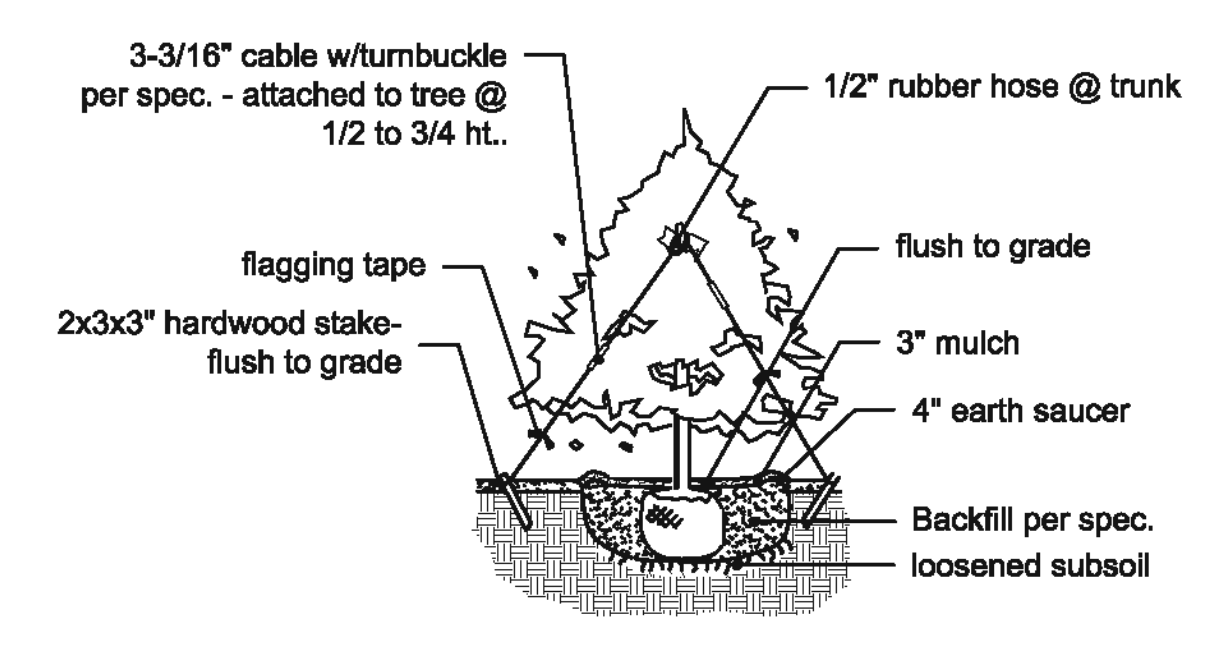
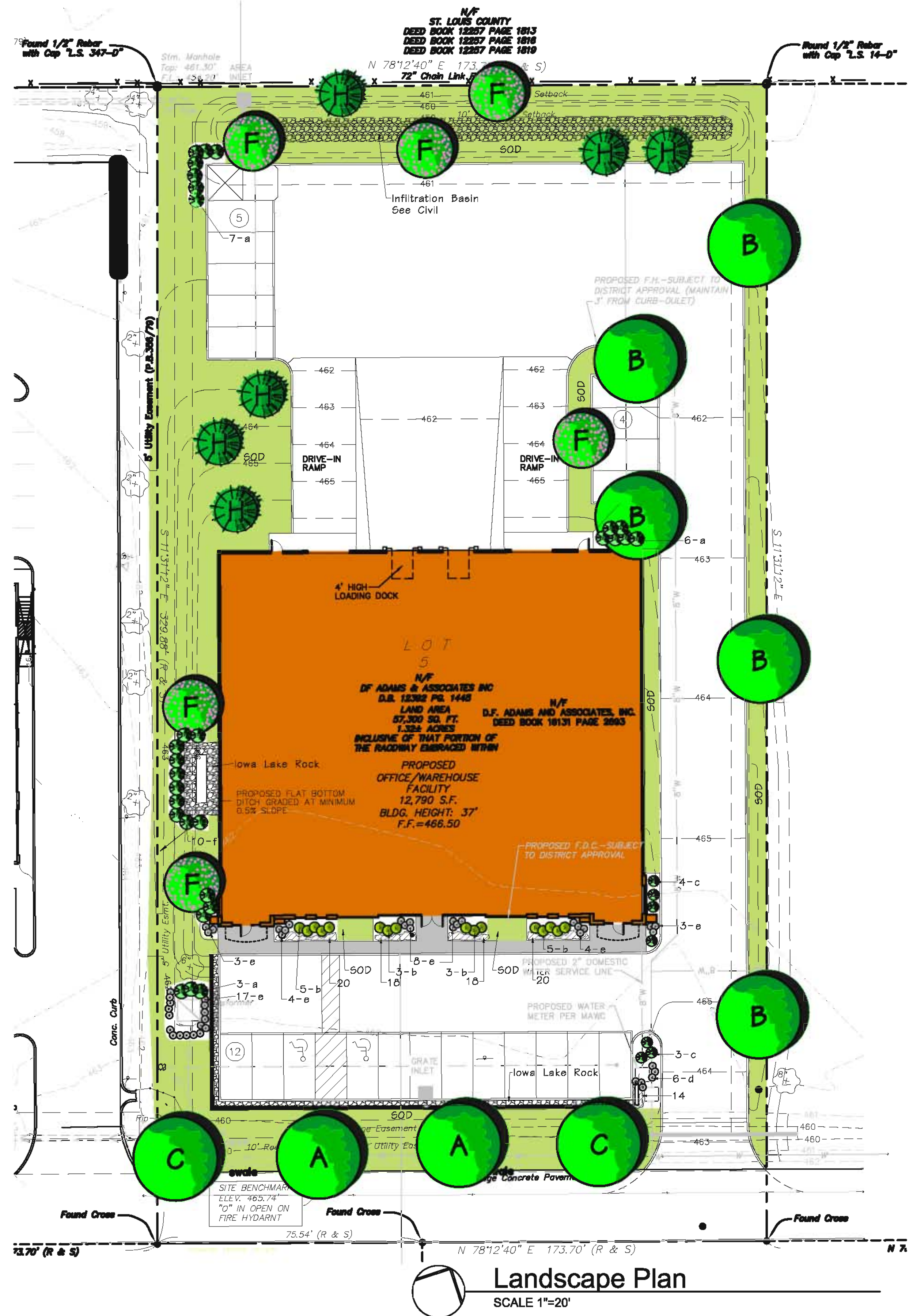
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Section Plan  
**Lot 5 of Wings Corporate Estates**  
18325 Wings Corporate Drive  
Chesterfield, Missouri 63005

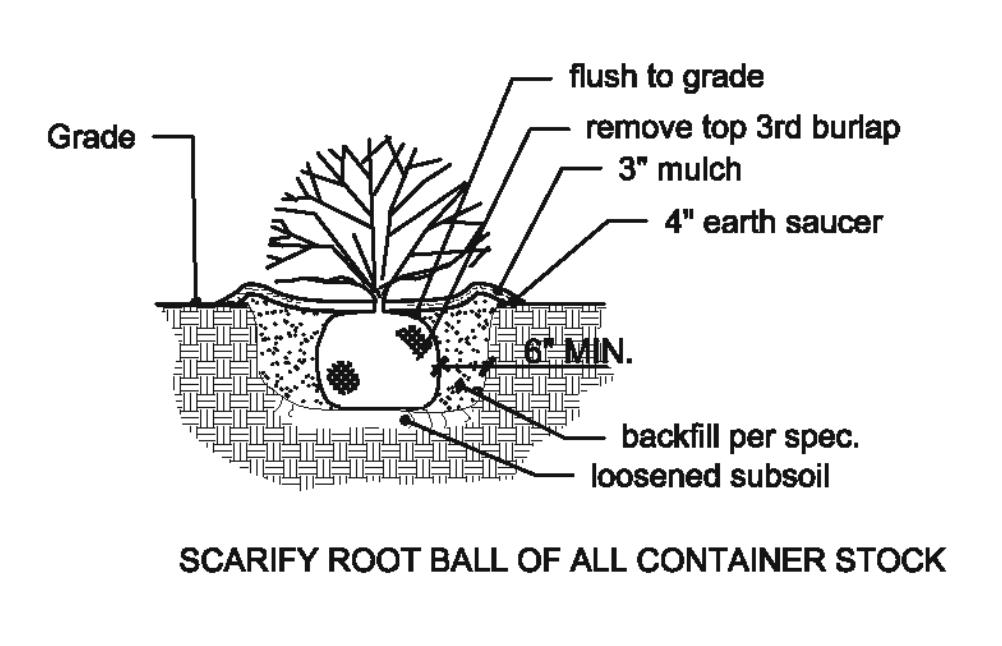
No.	Description	Date
1	City Submittal	11/01/13
2	Per City	11/26/13
3	Per City	04/09/14
4	Per City	05/09/14

Site Development Section Plan

**SD1**

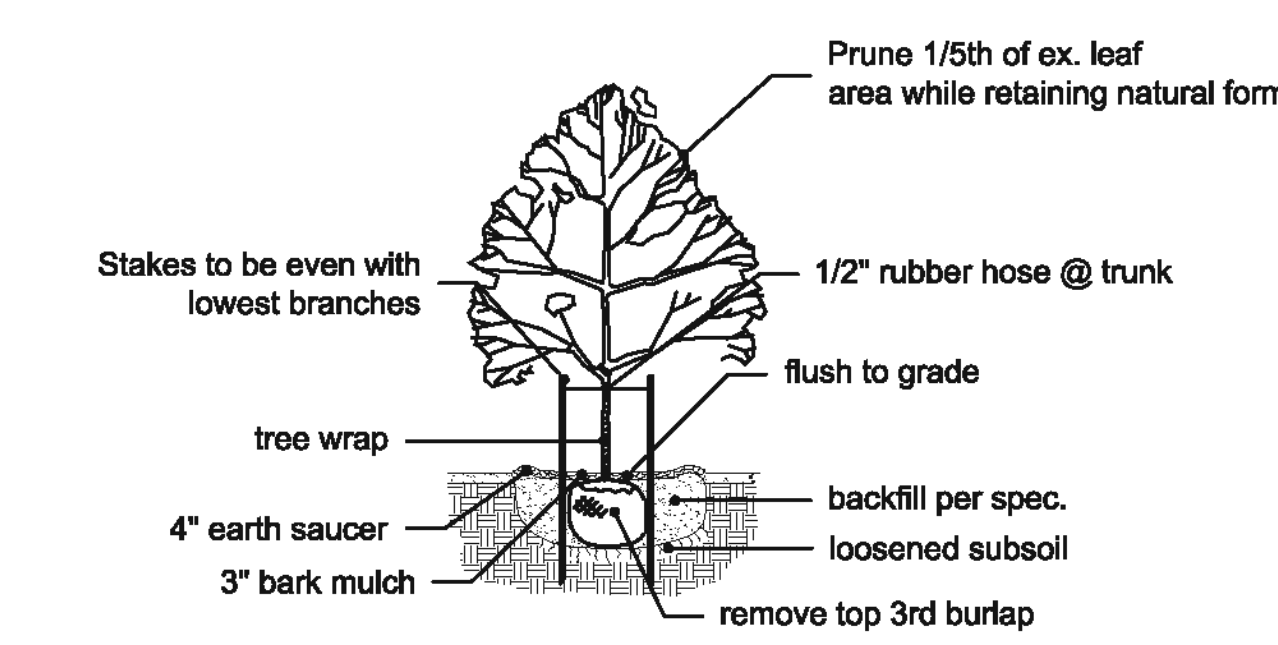


TYPICAL EVERGREEN PLANTING

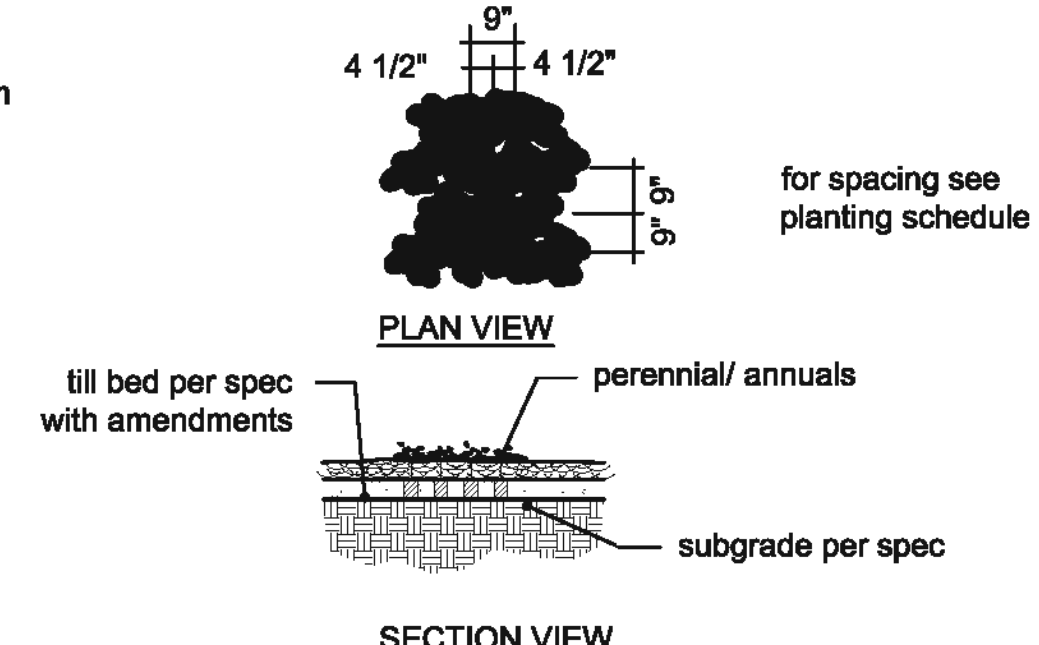


TYPICAL SHRUB PLANTING

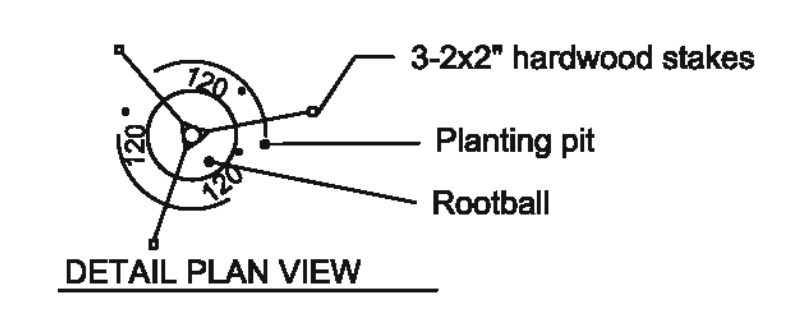
SCARIFY ROOT BALL OF ALL CONTAINER STOCK



CANOPY TREE PLANTING



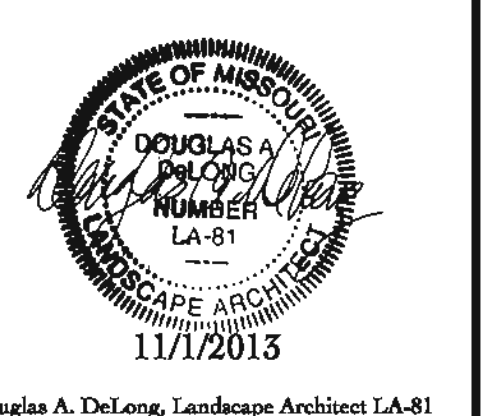
TYPICAL PERENNIAL PLANTING



PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	2	<i>Platanus x acerifolia</i>	London Planetree	2 1/2"	45'+	Fast Growing
B	5	<i>Taxodium distichum</i>	Bald Cypress	2 1/2"	45'+	Medium Growing
C	2	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2"	45'+	Medium Growing
F	6	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2 1/2"	25'+	Medium Growing
H	6	<i>Pinus strobus</i>	White Pine	6"	45'+	Fast Growing
a	19	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	2-3'		3' O.C.
b	16	<i>Itea virginica</i>	Sweetgale	16-24"		2.5' O.C.
c	7	<i>Juniperus sabinia</i> 'Broadmoor'	Broadmoor Juniper	16-24"		3' O.C.
d	6	<i>Pennisetum a.</i> 'Hameln'	Hameln Dwarf Grass	1 gal		2' O.C.
e	39	<i>Calamagrostis a.</i> 'Karl Foerster'	Karl Foerster Grass	2 gal		2' O.C.
f	10	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	6"		4' O.C.
	90	<i>Liriodendron tulipifera</i>	Liriodendron	1 qt		12' O.C.

GENERAL NOTES:

- 1) Openpace ratio is 30.0% 17,220 SF/57,300 SF
- 2) Street trees Req. - 173.7/50 ft = 3.7 or 4 street trees
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 10' from all storm sewer structures.
- 5) All turf areas will be sodded.
- 6) An In-ground Irrigation system will be provided.



Douglas A. DeLong, Landscape Architect L.A.-81

Consultants:

Wings Corporate Estates-Lot 5  
Chesterfield, Mo  
Dial Architects

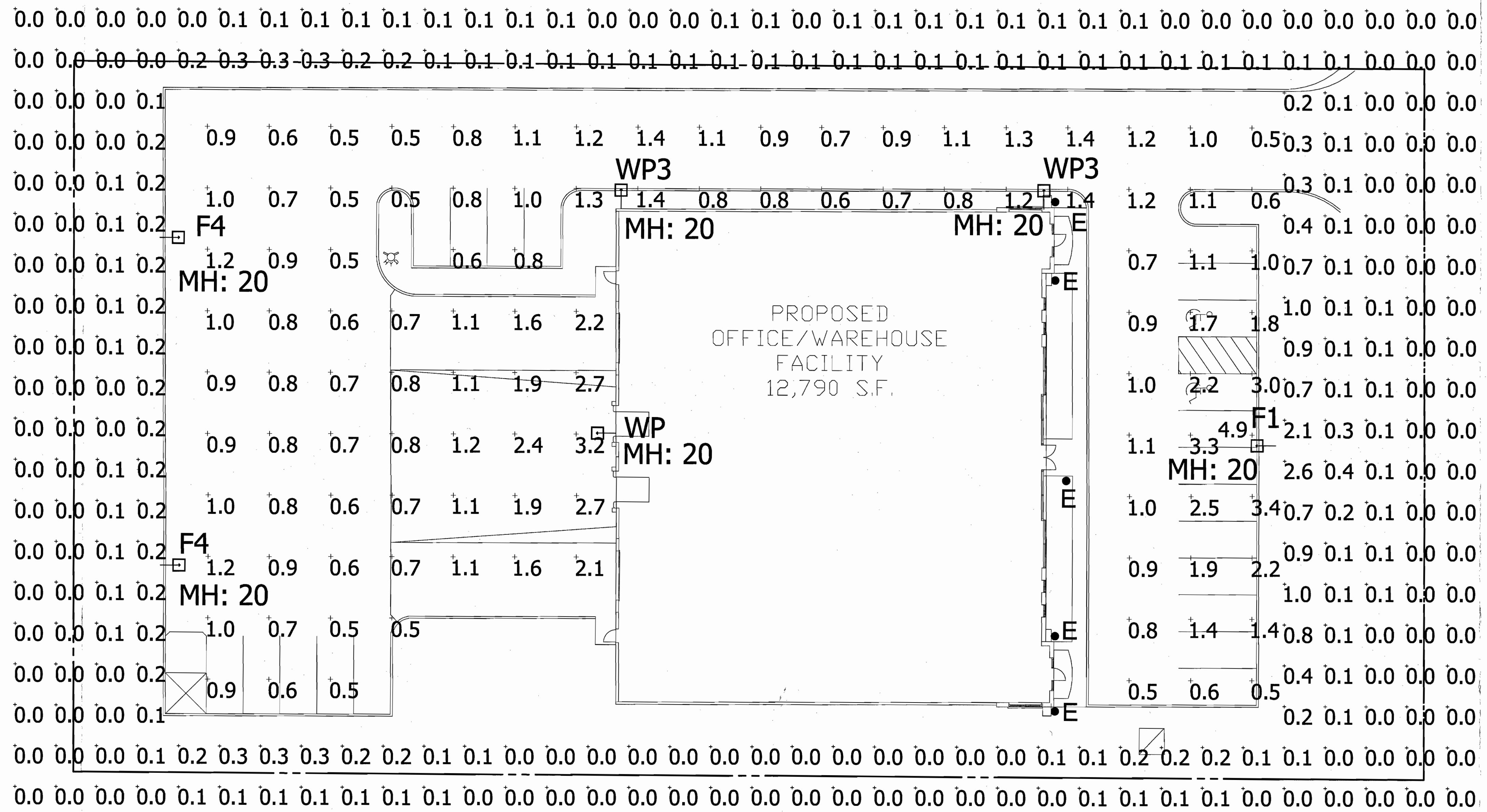
Revisions:

Date	Description	No.
11/18/13	City Comments	1
12/27/13	ARB Comments	2
2/16/14	Site Revision	3
2/27/14	Site Revision	4

Drawn: BAD  
Checked: DAD

DeLong Landscape Architecture, LLC  
7620 West Bruno Ave  
St. Louis, MO. 63117  
(314) 346-4856  
delong.la@gmail.com

Sheet Title: Landscape Plan  
Sheet No: L-1  
Date: 11/1/2013  
Job #: 105.008



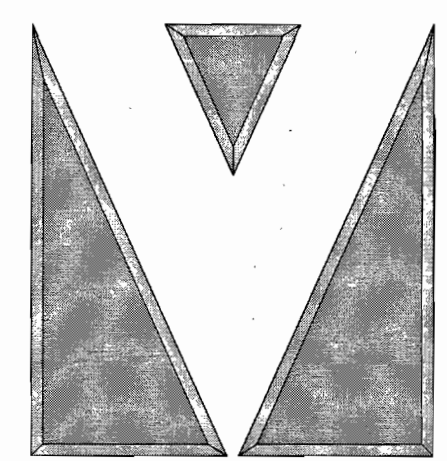
PHOTOMETRIC PLAN  
1/8"=1'-0"

POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE LIGHT LEVELS CALCULATED ON THE GROUND LIGHT LOSS FACTOR OF 1.0 (INITIAL) PER CITY ORDINANCE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.18	4.9	0.5	2.36	9.80
SPILL LIGHT	Illuminance	Fc	0.10	2.6	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Lum. Lumens	Description
—□	1	F1	SINGLE	107	107	1.000	10500	GLEON-AE-02-LED-E1-SL3
—□	1	WP	SINGLE	107	107	1.000	9976	GLEON-AE-02-LED-E1-SL4
—□	2	WP3	SINGLE	38	76	1.000	3253	GLEON-AE-01-LED-E1-SL2-700-HSS
—□	2	F4	SINGLE	38	76	1.000	3731	GLEON-AE-01-LED-E1-SL4-700
•	5	E	SINGLE					PARISIAN WALL MOUNT GASS LIGHT BY COPPER SCULPTURES - COPPER GAS FLICKER FLAME FIXTURE

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



VISUAL

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New Building for:

**Wings Corporate**

**Estates - Lot 5**

18321 Paul Haglin Drive  
Chesterfield, MO 63005

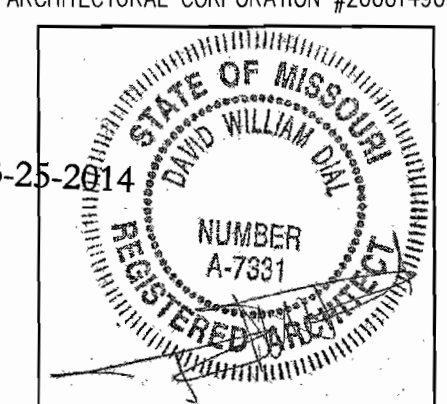
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ISSUE DATES:	00-00-00
DRAWING DESCRIPTION:	00-00-00
REVISIONS:	11-22-13
REVISIONS:	12-26-13
REVISIONS:	02-27-14
REVISIONS:	03-25-14

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STATE OF MISSOURI REGISTERED ARCHITECT:  
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
DAVID W. DIAL ARCHITECTS, P.C.  
ARCHITECTURAL CORPORATION #2000149091



03-25-2014

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dial architects

24364 Manchester Road • Manchester, Missouri 63011  
636-230-0400 www.dialarchitects.com

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SHEET NUMBER:

**PHOTOMETRIC PLAN**

PROJECT NUMBER: 13260 DATE: 00-00-00



14364 Manchester Road  
Manchester Missouri 63011  
636 230 0400

November 22, 2013

City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

Members of the Architectural Review Board

Re: Architectural Statement  
Submittal for Approval of New Facility on Lot 5.  
Wings Corporate Estates, Lot 5 – 18325 Wings Corporate Drive

**General Requirements for Site Design**

This project consists of a single-story speculative office/warehouse building designed for one or two tenants. The construction site is located on Wings Corporate Drive near Eatherton Road on the far west side of Chesterfield Valley.

As you can see from the photos in this packet, the rectangular site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The building is strategically located on the site to be compatible with the existing drainage system for the development while maintaining compatibility with neighboring developments.

The approved concept plan for the entire development shows a 5' wide side walk on the south side of Wings Corporate Drive to provide pedestrian circulation. The transition from the street to the site effectively utilizes a shared entrance for both automobile and truck traffic to help eliminate multiple curb cuts. The automobile parking is located in the front of the building.

We are not proposing the use of fencing at this time. A retaining wall is required between the front parking lot and the drainage ditch along the street.

Landscaping is designed per city ordinance in a similar fashion to the adjacent developments. Please see attached landscape plan.



### **General Requirements for Building Design**

The owner of this facility, being a long time and current resident of the City of Chesterfield, places a high priority on the appearance of his facility and has played a major role in the design of this facility.

The intent of the design is to represent the spirit of the nearby airport by designing the office/warehouse building to appear similar to a historic airplane hangar. The front (south) elevation is articulated with mostly brick, some EIFS, glass and reveals. The covered entries and paint colors are in rhythmically pleasing geometric patterns with accent colors to add depth to the elevations while with the curved roof of the "hangar". The glass on the front elevation is articulated in such a way as to imitate sectioned hangar doors. The building also adds interest to the viewer by adding "protective" gargoyles on either side of the front elevation and real flicker flame gas lights.

As seen on the attached elevations, the building will utilize two earth tone colors, tinted glass anodized aluminum window frames and colored metal roofs on the two tower elements. The colors, glass and metal items are juxtaposed on the façades of the building to create a very nice overall building design. These include a main building color of a warm cream and darker accent color of similar nature.

The front of the building is constructed of brick which wraps around to both sides of the facility and back a certain dimension. The sides and the rear of the building are constructed of tilt-up concrete panels, which is the same material as the other buildings in this business park. A special elastomeric coating designed specifically for concrete will protect the concrete panels. The curved roof is covered with white TPO.

The glass will be an energy efficient, tinted, insulated glass in anodized aluminum frames. As you can see on the attached elevations, we have used the glass as an effective design element in the elevational articulation.

The design is respectful of the surrounding development in general and is harmonious in scale, material, and color. Nearby buildings are also constructed of tilt-up concrete and/or earth tone colors and materials similar to ours. Signage will be applied to the building in a similar fashion as adjacent buildings.

Site lighting is planned to be two light standards in the front of the building along Wings Corporate Drive, three light standards in the rear of the building with wall-mounted, shoebox type fixtures on the east and north elevations of the building that will not shine off of the property in an unnecessary fashion.

Please see the site development section plan for drainage information.

The proposed HVAC system is planned to be ground mounted.

### **Specific Requirements for the Chesterfield Valley**

As stated above we encompass the building with reveals and colors for continuity while highlighting the visible front with glass. The trash receptacle will be screened from public view with tilt-up concrete to coordinate with the building.

The electrical service will be provided by a new transformer located along the west side of the property near an existing development transformer. All utilities to this building are underground.

I-64/US-40 is to the north of this property and is not readily visible from the property. Automobile parking is south of the building and the service/loading area is on the north side of the building.

Street lighting is included in this project to match the existing industrial park street lighting.

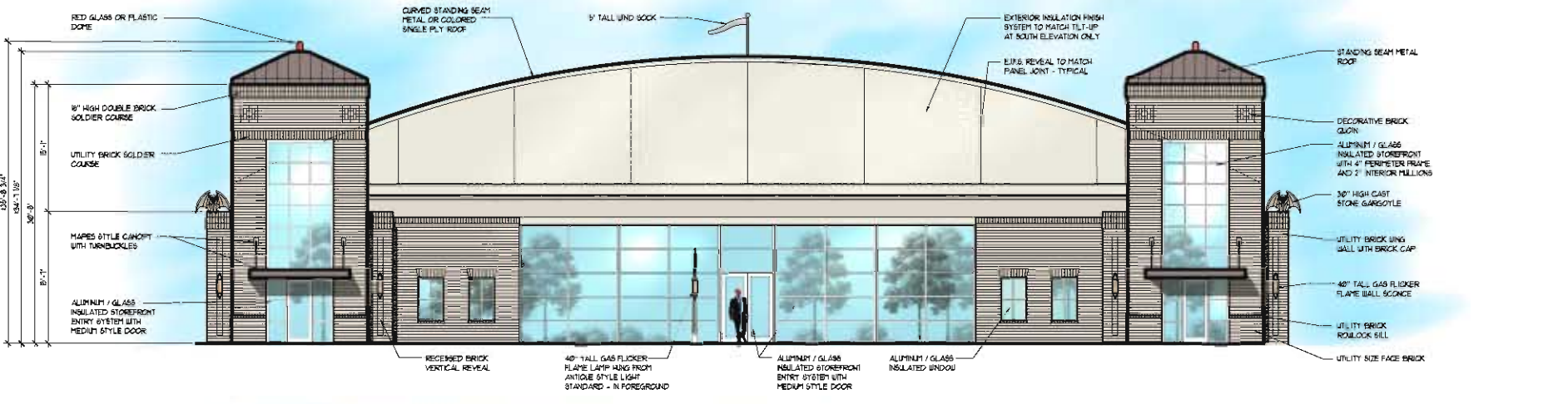
It remains our intention to provide a design that will enhance the local environment while blending with the building types already in Wings Corporate Estates. The owner is excited about providing a new quality designed facility for the City of Chesterfield.

Thank you for your assistance.

As required, building materials will be brought to the ARB meeting and will include:

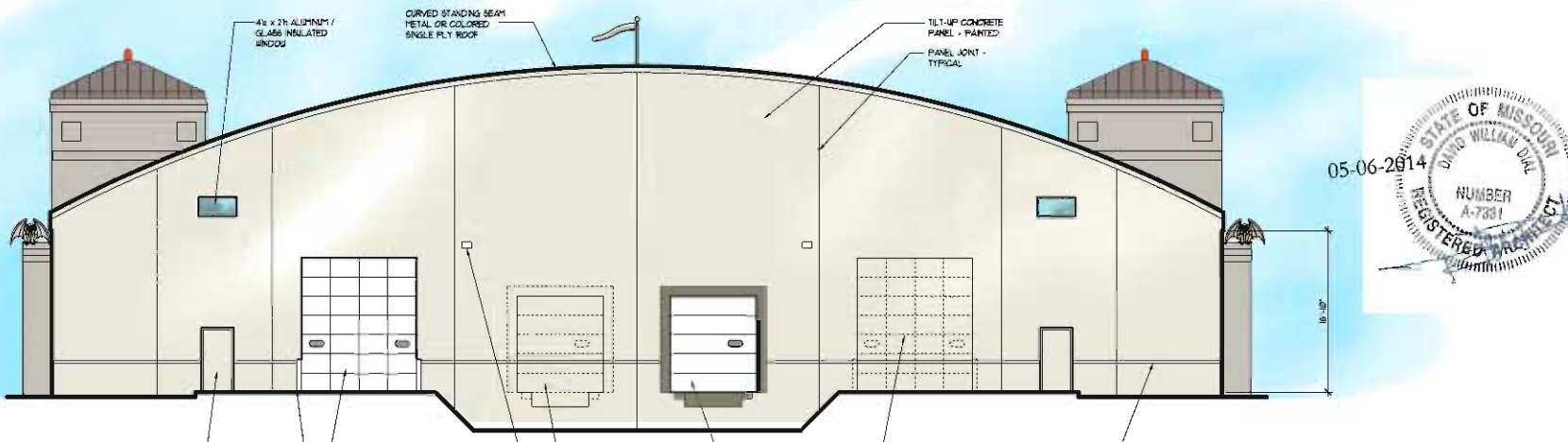
- Glass and frame sample
- Color samples of the concrete coatings
- Metal Roof
- EIFS color

End of Architects Statement



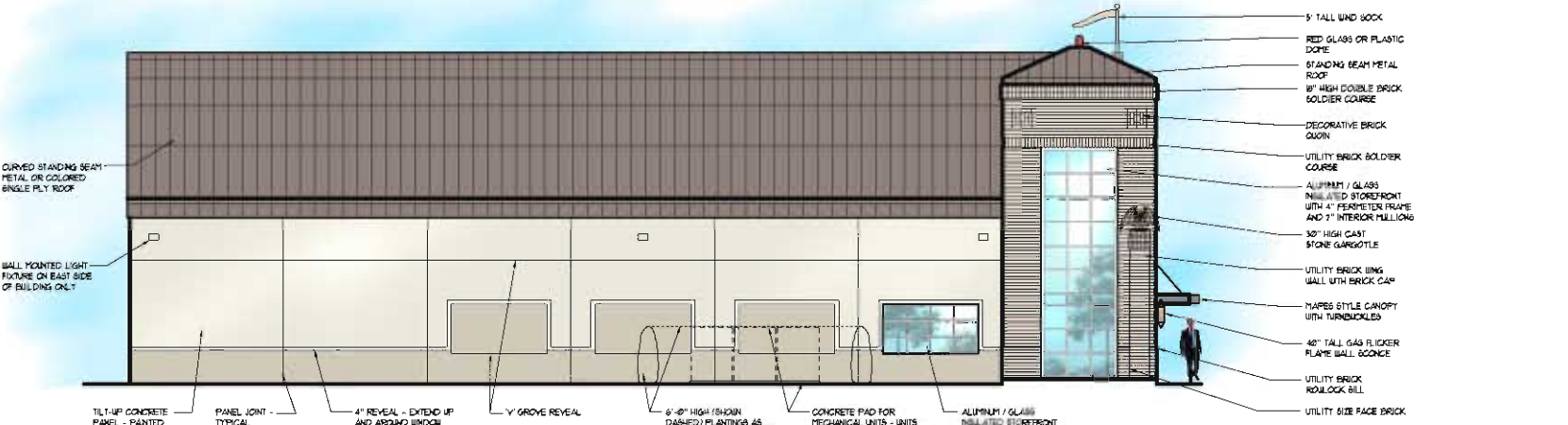
**SOUTH ELEVATION**

1/8"=1'-0"



**NORTH ELEVATION**

1/8"=1'-0"



**WEST ELEVATION (EAST OPP)**

1/8"=1'-0"



General Contractor:  
  
Structural Engineer:

New Building for:  
**Wings Corporate Estates - Lot 5**  
18321 Paul Haglin Drive  
Chesterfield, MO 63005

ISSUE DATES:

PRELIMINARY REVIEW	10-31-13
PRELIMINARY REVIEW	11-22-13
REVISIONS	03-05-14
REVISIONS	05-06-14

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STATE OF MISSOURI REGISTERED ARCHITECT:  
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DAVID W. DIAL ARCHITECTS, P.C.  
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14364 Manchester Road • Manchester Missouri 64011  
636 230 0400  
www.dialarchitects.com

SHEET NUMBER:  
**ELEVATIONS**

PROJECT NUMBER: 13260 DATE: 00-00-00



WINGS

DIAL  
ARCHITECTS

FVE



# LED AREA LIGHTS - (XGB3) 128



US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending

**SMARTTEC™ THERMAL CONTROL** - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**OCCUPANCY SENSING (IMS)** - Optional Integral passive Infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

**ENERGY SAVING CONTROL OPTIONS** - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

**DISTRIBUTION/PERFORMANCE** - Types 3, 5, FT and FTA available. Reflectors are field rotatable.

**HOUSING** - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

**TOP-ACCESS COVER** - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (Includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

**MOUNTING** - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3" - 5" round poles. (See Accessory Ordering Information chart.)

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Fixture Watts: 350 mA - 143, 450 mA - 185 nominal.

**DRIVER** - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

**DECAL STRIPING** - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT (in carton)** - 32 lbs (14.5 kg) fixture; 5 lbs. (2kg) arm

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

Crossover LED Lighting

## lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	15348
Watts	190
Lumens per Watt (Efficacy)	81
Color Accuracy Color Rendering Index (CRI)	76

Light Color  
Correlated Color Temperature (CCT)

5655 (Daylight)

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide

Registration Number: KGGN-WY6XY5 (11/23/2011)  
Model Number: XGB3-FT-LED-128-450-CW-UE  
Type: Outdoor area/roadway fixture

LIGHT OUTPUT - XGB3 128						
	# of LEDs	Lumens (Nominal)				
		Type 3	Type 5	Type FT	Type FTA	
Cool White	350 mA	128	11800	10500	12700	12700
	450 mA	128	14400	12600	15300	15600
Neutral White	350 mA	128	10800	10100	11800	13342
	450 mA	128	12600	12700	13700	15700

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



# LED AREA LIGHTS - (XGB3) 128

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 5 LED 128 350 CW UE WHT VCM ES**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGB3 <sup>1</sup> - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White  <u>Optional Color Decals</u> 45 - Light Gold 20 - Charcoal Metallic 56 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	<u>Virtinet Wireless Network</u> (requires a Ventura controller/Maitbu link) (blank) - None VCM - Standard (revenue grade) VCMB - Basic VCMH - Standard (Host) VCMBH - Basic (Host) DIM - 0-10 volt dimming (required for satellite fixtures)  <u>Stand-Alone Control</u> (blank) - None DIM <sup>2</sup> - 0-10V Dimming (from external signal) BLS <sup>2</sup> - Bi-Level Switching (from external signal - requires 120-277V controls system voltage)	<u>Sensor</u> ES <sup>3</sup> - External Sensor IMS <sup>4</sup> - Integral Motion Sensor PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell  <u>Options</u> 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

### LUMINAIRE EPA CHART<sup>2</sup> - XGB3 128

	8" Bracket	12" Bracket
	2.1	2.3
	4.3	4.6
		4.1
	12" Bracket	6.7
	Required	8.8
		8.2

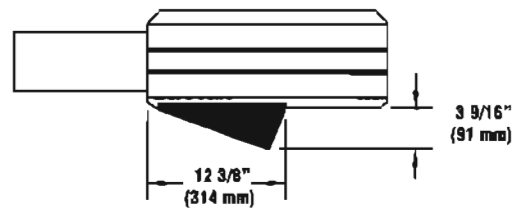
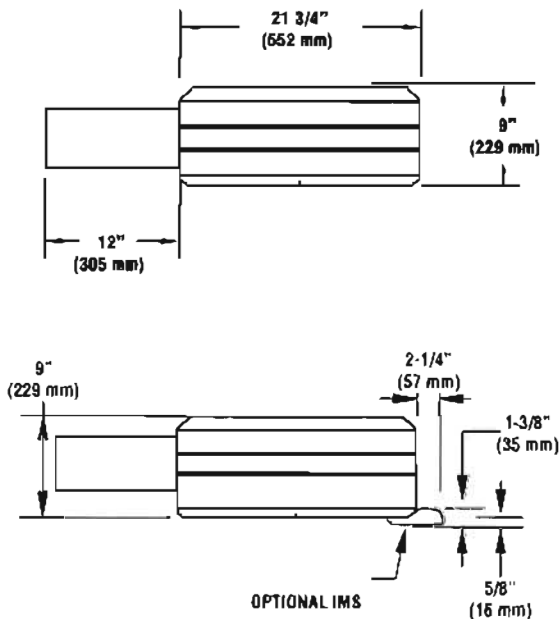
Note: House Side Shield adds to fixture EPA. Consult Factory.

### ACCESSORY ORDERING INFORMATION (Accessories are field installed)

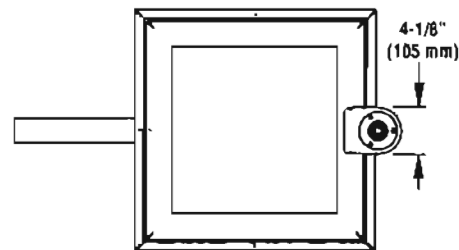
Description	Order Number	Description	Order Number
XGB3-128 - HSS - House Side Shield (Black only) <sup>5</sup>	465915 BLK	ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F <sup>6</sup>
XGB3-128 - LSS - House Side Shield Left Side (Black only) <sup>5</sup>	465915 BLK	ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F <sup>6</sup>
XGB3-128 - RSS - House Side Shield Right Side (Black only) <sup>5</sup>	465915 BLK	RPSB120 - Wet Location Remote Box with 120V External Photocell	C/F <sup>6</sup>
RPP2 - Round Pole Plate	162914BLK	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	C/F <sup>6</sup>
BKS-80-WM-* - CLR - Wall Mount Plate	123111CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR <sup>7</sup>
BKA-80-RA-8-CLR - Radius Arm	169010CLR	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	C/F <sup>7</sup>
BKU-80-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR <sup>7</sup>

- FOOTNOTES:**
- Use with 5" traditional drilling pattern
  - IMS, DIM and BLS are not compatible.
  - Do not specify for satellite units.
  - Not compatible with Virtinet wireless systems, DIM or BLS.
  - House Side Shield adds to fixture EPA. IMS Sensor not available with LSS & RSS. HSS must be mounted opposite of IMS. Consult factory.
  - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
  - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture.

## DIMENSIONS



House Side Shield (465915 BLK)



# LED GREENBRIAR® WALL SCONCE (XGBWM3)



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 40679 and AUS 2008312668 and US & Int'l. patents pending



Shown with optional decal striping

## SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**OPTIONAL INTEGRAL MOTION SENSOR** - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Available with 28 or 48 select high-brightness LEDs in Cool White (5300°K nominal) or Neutral White (4200°K nominal) color temperature, 70 CRI (nominal).

**OPTICS/DISTRIBUTIONS** - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

**HOUSING** - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

**OPTICAL UNIT** - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

**WALL MOUNTING** - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

**POLE MOUNTING** - XPPA (for square) or XPPAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

**DRIVER** - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

**EMERGENCY OPTIONS** - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F)

**FINISH** - LSI's DuraGrip® polyester powder coat finishing process withstands extreme weather changes without cracking or peeling. Guaranteed for five full years.

**DECAL STRIPING** - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT** (in carton) - 31 lbs/14Kg

**LISTING** - ETL listed to ANSI/UL 1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position.

LIGHT OUTPUT - XGBWM3						
Millamps	# of LEDs	Distribution/Lumens (Nominal)				Watts
		Type FT	Type WT	Type WW		
Cool White	350 mA	28	2876	2902	3032	34
		48	4855	4931	5038	55
	450 mA	28	3522	3542	3720	44
		48	5900	5972	6115	72
Neutral White	350 mA	28	2787	2792	2898	34
		48	4553	4660	4580	55
	450 mA	28	3377	3369	3517	44
		48	5453	5562	5452	72

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation



ARRA IP67  
Funding Compliant

Also available in traditional light sources



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

01/21/14  
© 2014  
RIES INC.

# LED GREENBRIAR® WALL SCONCE (XGBWM3)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBWM3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGBWM3 - LED Greenbriar Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	<b>BB - Battery Back-up<sup>1</sup></b> CWBB - Cold Weather Battery Back-up <sup>1</sup> IMS - Integral Motion Sensor PCI120 - 120V Button Type Photocell PCI208 - 208V Button Type Photocell PCI240 - 240V Button Type Photocell PCI277 - 277V Button Type Photocell PCI347 - 347V Button Type Photocell XPM - Pole Mount Adaptor for use with Square Pole (for single or D180 mounting configuration only) <sup>2</sup> XPMAR4 - Pole Mount Adaptor w/fixture backplate for use with 4" O.D. round poles <sup>2</sup> XPMARS - Pole Mount Adaptor w/fixture backplate for use with 5" O.D. round poles <sup>2</sup> TP - Tamper Proof <sup>3</sup>  <b>Color Decals</b> 45 - Light Gold Metallic    55 - Black 20 - Charcoal Metallic    50 - White 94 - Blue Metallic        51 - Dark Red 21 - Tomato Red         59 - Dark Green 700 - Aztec Silver Metallic

### NOTES:

- 1 - Available with UE voltage only
- 2 - Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 3 - Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information.)

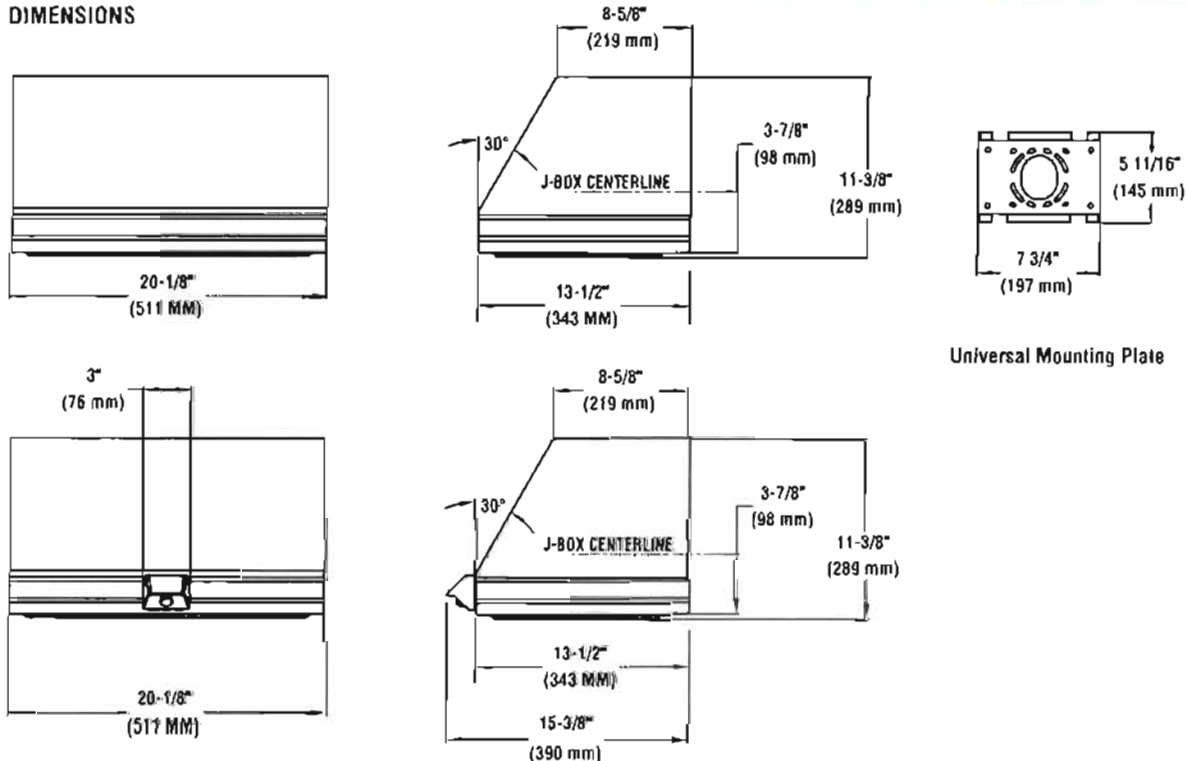
### ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XGBWM3 PLS - Polycarbonate Shield	172787
XGBWM3 SW BLK - Surface Wiring Box	173156BLK+
SCD - Tamper-proof Screwdriver	477974
FK120 - Single Fusing	FK120++
FK277 - Single Fusing	FK277++
DFK208, 240 - Double Fusing	DFK208,240++
DFK480 - Double Fusing	DFK480++
FK347 - Single Fusing	FK347++

### NOTES:

- +SW BLK not compatible with XPM or XPMAR option. Available in black only.
- ++Fusing to be installed in a compatible junction box supplied by contractor.

### DIMENSIONS



Shown with IMS option



Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_



## Parisian Wall Mount Gas Light by Copper Sculptures

Copper Sculptures, Inc., created by Bill Shook is one of the few remaining companies in the world handcrafting copper lanterns with open flame burners. Sculpting copper and flame into period light fixtures consists of both art and history. Having perfected the craft, Copper Sculptures is able to offer the elegance of period lanterns with contemporary designs. Each lantern is handcrafted with pride and built only of solid copper with no lead to melt, allowing us to guarantee these lanterns for a lifetime.

All natural gas and propane lanterns are C.S.A. certified to comply with ANSI Standard Z21.42 for indoor or outdoor use.

Lantern ID: ECO shown with patina finish black (PFB)

Lantern Dimensions: 40.75 x 9 x 10.75

### EC-1 WALL MOUNT LIGHT

