



VII. B.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: June 15, 2016

From: Jessica Henry, AICP
Project Planner

Location: 11 Arnage Road

Applicant: Thouvenot, Wade, & Moerchen, Inc. on behalf of PGB Investments

Description: **River Crossings, Lot 4 (Holiday Inn Express)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.17 acre tract of land zoned “PC” Planned Commercial District located east of Arnage Rd., north of Chesterfield Airport Road.

PROPOSAL SUMMARY

The request is for a four story, 91 room hotel located within the Chesterfield Commons Six development. The proposed hotel is 52,278 square feet in size and will be located on Lot 4, which is 3.17 acres in size. The River Crossings development is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2566. The exterior building materials will be comprised of EIFS, stone, brick, and a blue painted metal canopy. The roof of the structure will be a flat roof with a parapet wall to screen roof-mounted mechanical units.

HISTORY OF SUBJECT SITE

The subject site was zoned from “C8” Planned Commercial District to “PC” Planned Commercial District in August 2001 via Ordinance #1772. In 2002 the City of Chesterfield approved Ordinance #1871 which amended the original ordinance to allow for a sign package for the development. In September of 2007, Ordinance #2385 was approved and amended parking and structure setbacks as well as allowing an increase in the number of buildings and lots for the River Crossings development. An ordinance amendment in 2008 amended the landscaping requirements for Lots 6, 7, and 8; this ordinance was subsequently repealed and replaced by the current ordinance, Ordinance 2566, which amended openspace, maximum building square footage, and building height requirements.



Figure 1—Aerial

STAFF ANALYSIS

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2566. The subject site is located within the Chesterfield Valley sub area identified by the City’s Comprehensive Plan, and the following Chesterfield Valley Design Policy is applicable:

- ***Façades of Buildings Along I-64/US 40***—Care should be taken to make sure that any portion of a building that can be viewed from I-64/US 40 or any arterial and collector roadways should convey the image of a high-quality office or commercial development and should be equally uniform in materials and attractiveness as the primary façade of the building if it does not face I-64/US 40 or the roadways. The intent is to avoid projects having their view from I-64/US 40 or the roadways appear to be the rear or side of a development.
 - *The proposed Holiday Inn Express hotel is located on a center lot within a development that is bounded by Chesterfield Airport Road and I-64/US 40. However, at four stories in height, this will be the tallest building in the development and will be partially visible from the bounding roadways. The proposed Holiday Inn Express meets this policy in that the materials used on the primary façade, the pattern of building articulation, and primary design components extend to all elevations of the building.*

Access and Site Circulation

The River Crossings development has one full shared access on Chesterfield Airport Road. That access leads to internal access drives that serve all eight lots within the development. The east-west cross access drive continues westward and eastward to the Chesterfield Commons Six development and the Chesterfield Commons Seven development, terminating at the western boundary of the Chesterfield Commons Seven development. In order to ensure full cross access to all future lots of the Chesterfield Commons Seven, the cross access easement extends northward beyond the existing east-west drive, as shown in the Record Plat excerpt below.

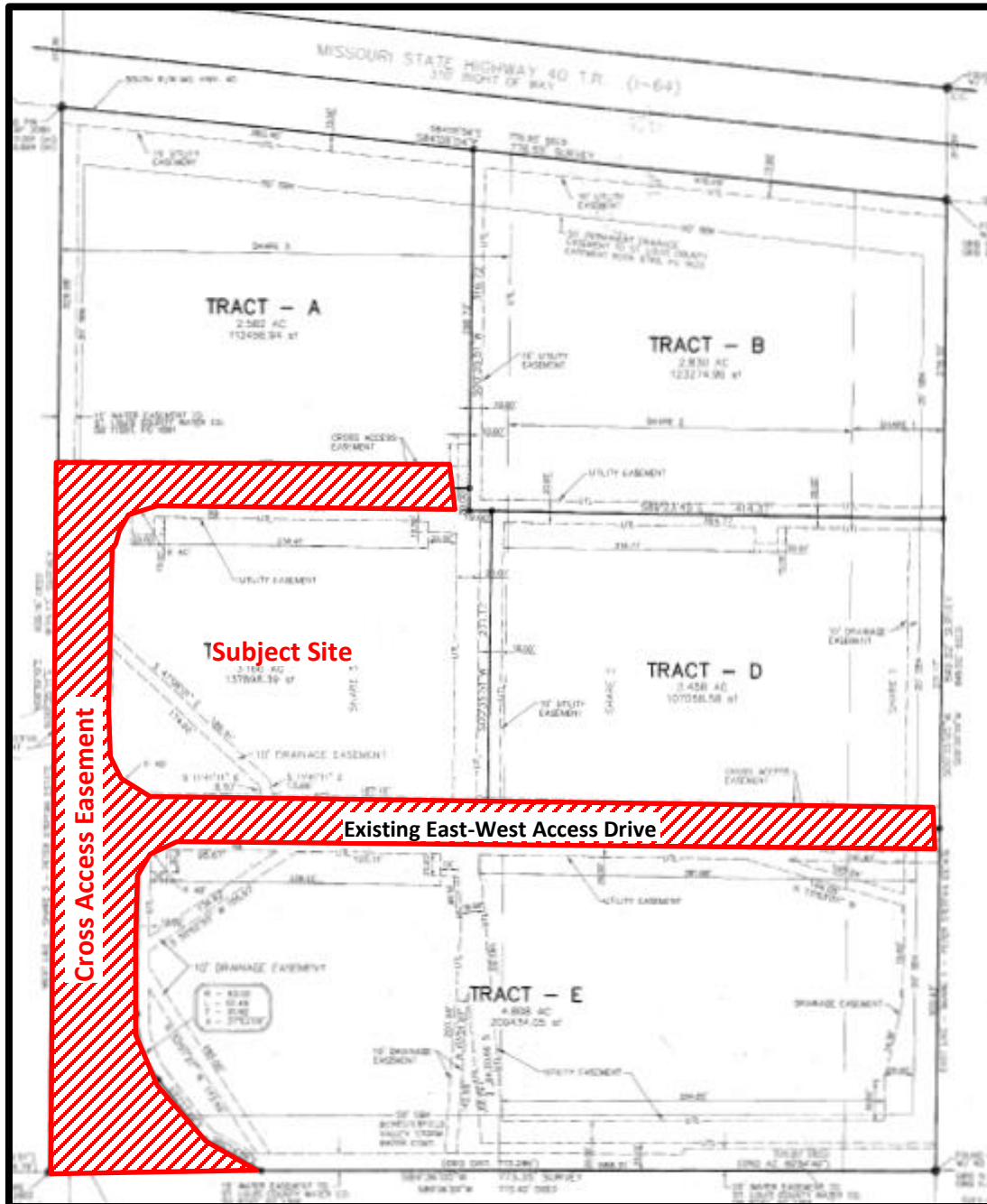


Figure 2—Cross Access Easement

In addition to the sidewalk along Chesterfield Airport Road, internal crosswalks provide pedestrian circulation to the lots within the development.

Parking

Parking is proposed around all four sides of the building. The parking provided complies with the City's Unified Development Code requirement, and accessible parking spaces are located adjacent to the entry.

Landscaping, Tree Preservation and Open Space

The request includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements. Accordingly, trees will be planted throughout the site. Landscape beds containing shrubs will surround the building and parking island areas. A landscape bed containing annual seasonal plantings is proposed in the front entrance area. The dumpster enclosure and ground-mounted utilities are screened by plantings.

Several bio-retention areas are proposed on the site; these rain gardens will be planted with native plantings. These rain gardens will be designed to MSD standards and will help capture storm water runoff from the site.

The site specific ordinance as approved by City Council in 2009 establishes a 28% average minimum open space requirement for the River Crossings development. Based on this, a minimum of 18% open space is required for this lot within the River Crossings development. The proposed Holiday Inn Express development exceeds this requirement, with 23.7% proposed open space.

Architectural Elevations

Ordinance 2566 includes specific design guidelines for the River Crossings development. Below is a listing of the applicable guidelines (in italics) for the proposed Holiday Inn Express along with Staff input (in bold).

1. *A minimum of seventy-five (75%) of the exterior walls of all buildings will be constructed of brick masonry units.* **The building is constructed primarily of brick in two compatible colors.**
2. *All rooftop equipment will be screened from normal mid-range view lines by building parapets and/or roof screens constructed of metal.* **The applicant is proposing roof parapets that will fully screen the rooftop equipment, as shown by the sight-line study that was reviewed by the ARB and Staff.**
3. *Service areas and trash enclosures will also be constructed of brick masonry units. Gates will be made of unpainted wood boards.* **The trash enclosure is constructed of the same brick as the primary building. Cedar wood gates are proposed.**

The building will be primarily comprised of brick and stone, with minor elements of EIFS and sheet metal flashing. Three different colors of brick are proposed—a beige, a brown, and a red. A bright blue paint is proposed for the metal portions of the entry canopy. The design also includes typical hotel room windows on all elevations which will have anodized aluminum frames with louvers incorporated to accommodate the interior HVAC units as shown in the Architectural Elevations. Each of the proposed materials is used on all four sides of the building, and this is consistent with the Architectural Review Standards for the Chesterfield Valley.

Ordinance 2566 includes the specific requirement that “building facades should be articulated using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth, or direction. Extremely long facades shall be designed with sufficient building articulations and landscaping to avoid a monotonous or overpowering appearance.” As the ordinance prescribes a majority brick building, the applicant has applied the two brick colors, along with the stone elements and EIFs cornice, to provide visual interest and mitigate the monotonous and institutional appearance that predominantly brick large buildings tend to present.

Architectural Review Board History

The project was reviewed by the Architectural Review Board (ARB) on February 11th, April 14th, and May 12th, 2016. At the first ARB meeting, a motion to forward the submittal to the Planning Commission with a recommendation for denial was passed by a vote of 5-0. The recommendations primarily pertained to the lack of detail and cohesiveness in the ARB meeting packet prepared by the applicant. Additionally, the ARB found that the first proposal, which included extensive floodlighting and a different brick pattern and color scheme, had an overall lack of coordination and integration between material and color changes and architectural elements. The flat building facades lacked articulation and architectural interest and did not meet the City’s design standards for the Chesterfield Valley.

The Applicant subsequently made substantial revisions to the request and requested to be scheduled for the April 14th meeting of the ARB. A recommendation for denial was again passed by a vote of 5-0 due to the concerns with the lack of detailing and cohesiveness of the submittal. As the applicant/project representative was not present at the April 14, 2016 ARB meeting, the applicant subsequently met with Staff and made revisions to the submittal and requested to reappear before the ARB.

In response to the ARB’s feedback at the first two meetings, the Applicant has revised the architectural elevations to add greater architectural detail and material and articulation across all four façades. A neutral toned cornice tops the parapet walls around the building, and pilasters add depth and articulation. Stacked soldier courses of brick at the window heads provides texture variation. The architectural elevations and renderings have been revised for consistency.

The following page contains a comparison of the Architectural Elevations as presented at each of the three Architectural Review Board meetings. Please note that following the May ARB meeting, the applicant made minor changes to improve the detail and color of the final Architectural Elevations.



Architectural Elevation presented at 02/11/16 ARB Meeting



Architectural Elevation presented at 04/14/16 ARB Meeting



Architectural Elevation presented at 05/12/16 ARB Meeting (minor adjustments made for clarification)

Lighting

The lighting plan proposes the typical fully shielded, full cut-off pole mounted parking lot light fixtures and building entry wall mounted light fixtures. Additionally, canopy light fixtures are proposed at the entry. Each of these fixtures meets City code requirements.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of River Crossings, Lot 4 (Holiday Inn Express).

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 River Crossings, Lot 4 (Holiday Inn Express).
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for River Crossings, Lot 4 (Holiday Inn Express), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

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

CC: Aimee Nassif, Planning and Development Services Director

Architects Statement of Design

The Holiday Inn Express + Suites is to provide for the long term satisfaction of the guests as well as minimizing undesirable impacts on the surrounding neighbors. This building is located within the setback requirements and easements. The site has been designed in keeping with the open space requirements and compliments the neighborhood. The automobile parking surrounds the building on all sides and are landscaped in order to provide pleasing views from the adjacent roads and properties.

Site lighting is limited to the parking areas and safety lighting around the hotel and will not illuminate off the site. Care has been taken to minimize spillage of light from the site in consideration of the surrounding property owners.

The building is set back from the roadway to allow for good visibility for vehicular traffic, pedestrians and bicyclers. The parking proposed provides the most direct and safe access to the building. There are proposed access points are located on Amage Road to the south and Amage Blvd. to the north. Pedestrian access points to the site are provided from the north and from the south. The trash enclosure will be screened by a minimum 6' tall enclosure constructed of materials similar to the proposed building.

This building has been designed to franchise standards with many upgrades. The entirety of the building is made up of brick complimented by and EIFS band at the top and stone trim accenting the brick masonry elevations and providing a high quality visual appearance for all users within contact of the building. The brick has been selected from a residential collection with a warm earth tone feelings. The exterior of the hotel has been designed using an up-to-date style in an appropriate human scale with multiple offsets and material / color changes. A diversity of high quality materials have been used to provide a pleasing and harmonious appearance. The roof parapets have been designed to screen the rooftop fresh air HVAC equipment, elevator projection and linen chute caps.

This building is designed with efficient systems that allow control over unoccupied rooms adjusting heating and cooling on systems to lower levels when unoccupied. Utility locations and connections to the building have been coordinated so that all utilities are underground and screened from view or landscaped in order to minimize the visual impact on public streets.



Michael F. Sapp
Environs Architects-Planners



TYPES A, B + C



Cooper Lighting
by **EAT•N**



Area and Site Lighting Redefined

A New Benchmark in Performance and Features

The Galleon LED luminaire delivers a new level of performance and versatility for commercial area, site and roadway applications. Incorporating industry-leading, patented optics, the Galleon LED luminaire offers a choice of 16 specialized optical distributions that deliver superior control and maximize light levels. With a choice of 30 lumen packages, the Galleon LED luminaire allows scalability from 3,000 to over 53,000 delivered lumens. The 4000K/70 CRI is standard, with 6000K/70 CRI and 3000K/70 CRI options available.

Long Life with Low Maintenance Costs

In addition to delivering superior performance, the Galleon LED Luminaire is designed for low maintenance, long life and low cost of ownership. These are key benefits that provide compelling justification to retrofit traditional HID solutions, or allow end users to capitalize on these advantages in new construction applications. The Galleon LED luminaire can be tailored to meet your most important needs without compromising on specification features. The LED components and fixture housing are IP66 rated, which provides years of reliable operation with minimal service requirements.



Engineered for Reliability

At Eaton's Cooper Lighting business we believe credibility is the key to our success. We are committed to providing LED solutions that meet the highest standards of reliability and performance. Our deep-rooted understanding of outdoor product markets and application needs have been resulted through decades of supplying quality products, service and support.

Galleon LED Design Excellence

Stepping Up to the Challenge

The Galleon LED luminaire delivers exceptional performance in a highly scalable, low-profile design. The patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. With HID equivalents ranging from 100W up to 1000W, the Galleon LED luminaire is designed to meet the toughest lighting challenges.

Construction

- Extruded aluminum driver enclosure
- Heavy-wall die-cast aluminum end caps
- 3G vibration rated
- IP66-rated housing and LED Light Squares
- Optional tool-less entry

Electrical

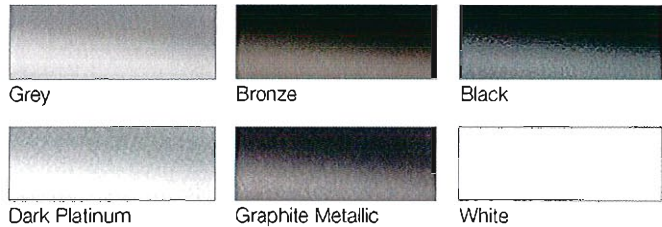
- Operates in -40°C to 40°C ambient with optional high ambient 50°C ambient configuration
- Proprietary circuit module designed to withstand 10kV of transient line surge
- >L90 60,000 hours at 40°C, compliant with IESNA TM-21
- 120V-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation

Controls

- Standard with 0-10V dimming driver(s)
- Optional occupancy sensor
- Optional wireless control and monitoring system

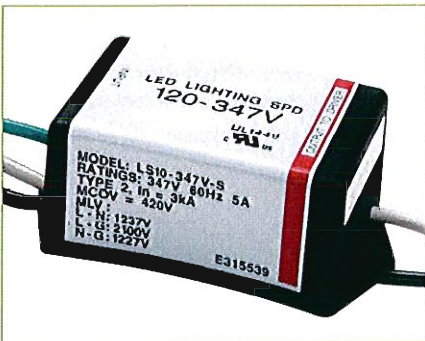
Finish

- Five-stage, super durable TGIC paint resists extreme weather conditions while providing optimal color and gloss retention. It's available in standard grey or optional bronze, black, dark platinum, graphite metallic or white.



Warranty

- Five-year warranty



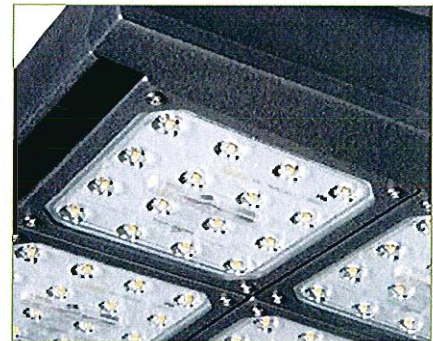
Surge Protection

A 10kV common surge (line-to-ground) and differential surge (line-to-line) mode protection is standard.



NEMA Twistlock Photocontrol Receptacle

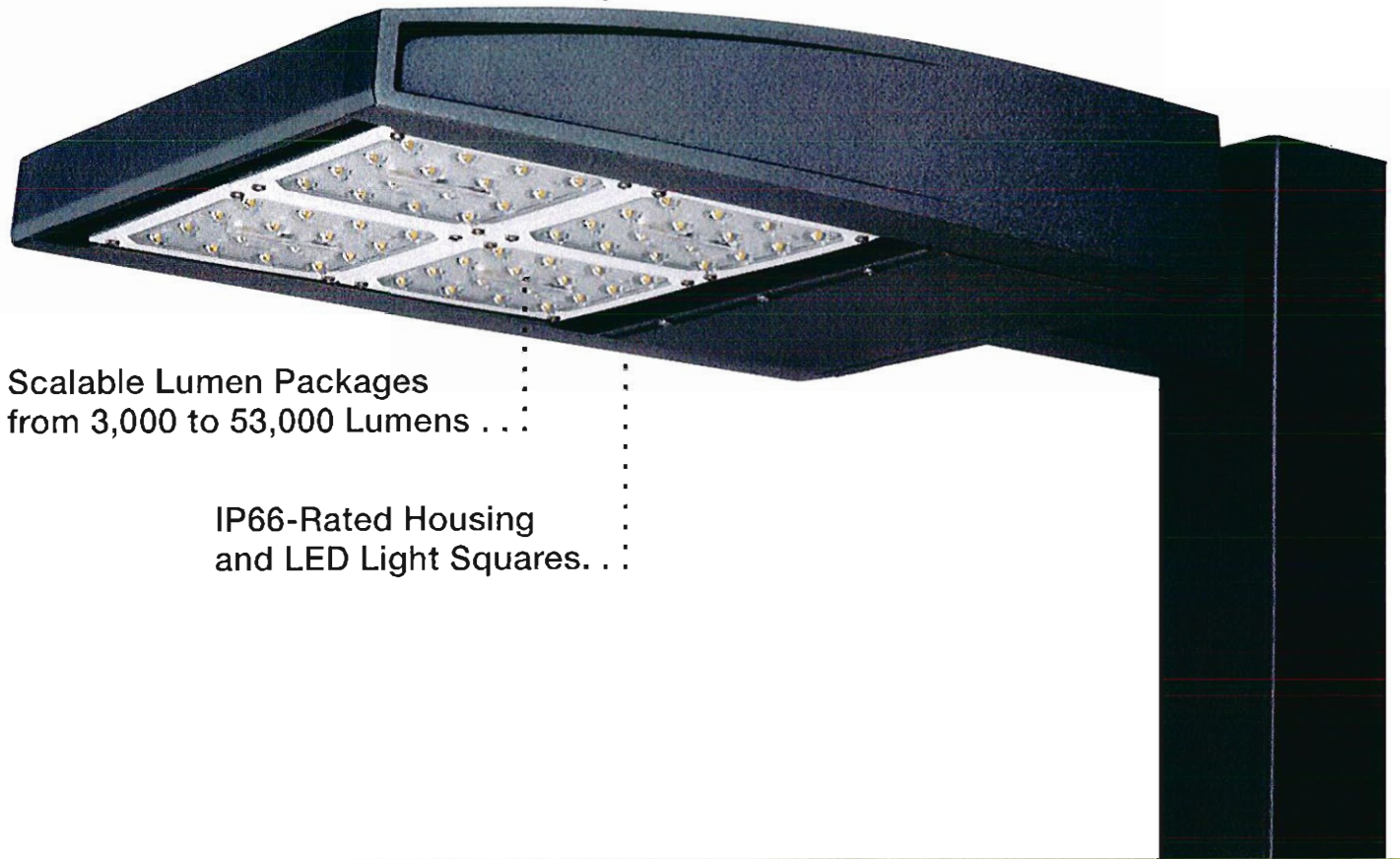
An optional gasketed receptacle allows for mounting the standard NEMA photocontrol (order separately).



Light Square Trim Plate Finish

An optional finish to match LED trim plates to the housings exterior allows luminaire to blend seamlessly in any site lighting application.

... Die-cast Aluminum Heat Sinks



Scalable Lumen Packages
from 3,000 to 53,000 Lumens ...

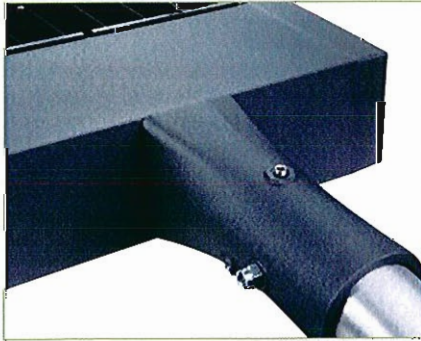
IP66-Rated Housing
and LED Light Squares. . .

Mounting Options



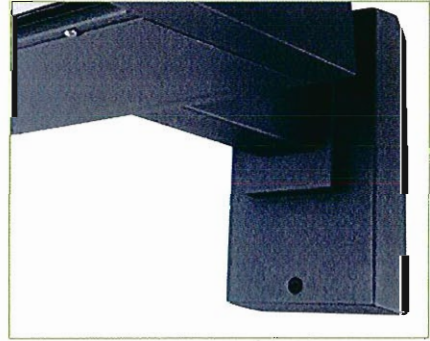
Occupancy Sensor

The optional motion sensor reduces energy use for site lighting applications.



Mast Arm Adapter

An optional cast aluminum mast arm adapter secures fixture head to nominal 2" (2-3/8" O.D. pipe size) horizontal steel tenon arm.



Wall Mount Bracket

An optional wall-mount plate is secured to wall by four lag bolts (supplied by others).

Scalable Illumination with LED Light Squares

Energy Savings and Environmental Stewardship

The simplest and most effective way to reduce a lighting fixture's impact on the environment is to minimize its energy consumption. By incorporating Light Squares from Eaton's Cooper Lighting business, the Galleon LED luminaire provides energy savings up to 75 percent compared to standard HID solutions.

Long Life

With a 60,000+ hour rated life (at greater than 90 percent lumen maintenance), the Galleon LED Luminaire operates six times longer than traditional metal halide fixtures.

Low Maintenance

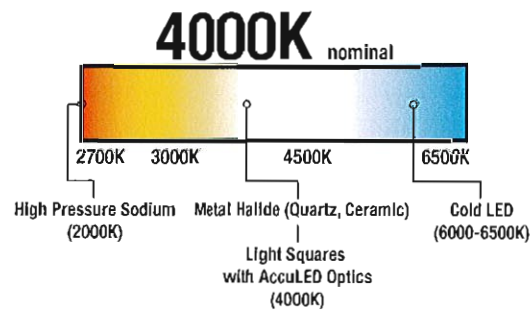
With simple quick disconnects, the Light Squares are easily removed in the field for replacement or for the rotation of the optics.



NOTE: Compliant with IESNA TM-21

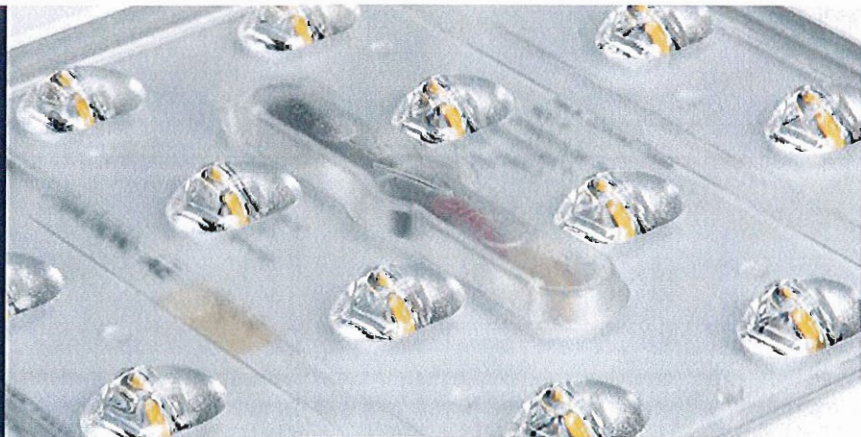
Warm White Color

Lighting designers, architects and specifying engineers have long preferred light sources that provide a balanced spectral power distribution and warm white light. Many LED solutions standardize on a cold blue 6000-6500K correlated color temperature (CCT) to maximize lumen output. The Galleon LED luminaire provides warm white light at a standard 4000K CCT with no sacrifice in lumen output.



Superior Efficiency and Control

With efficiencies as high as 95 percent, the patented AccuLED Optics™ system is up to 30 percent more efficient than traditional HID optical systems. Available in 16 optional distributions, this system provides the flexibility and performance required for outdoor applications.



House Side Shield

For stringent light trespass requirements and the ultimate level of backlight control, a house side shield accessory is available for factory or field installation. Designed to seamlessly integrate with the SL2, SL3, SL4 and AFL distributions, the house side shield virtually eliminates backlight and also enhances visual comfort.



Optical Performance Redefined

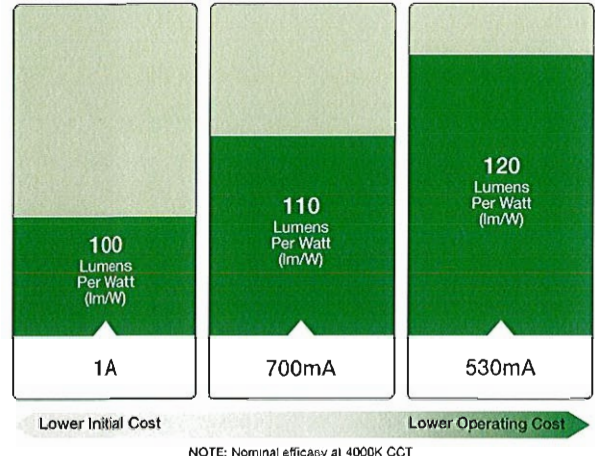
Performance and Scalability

The Galleon LED luminaire is designed around superior optical performance and scalability. With a choice of 30 lumen packages and 16 optical distributions, the optimal configuration can be used to maximize light levels while minimizing operating costs.

Power Consumption (Watts)

Number of Light Squares	Drive Current		
	530mA	700mA	1A
1	30	38	56
2	54	72	107
3	80	105	157
4	105	138	213
5	130	176	264
6	159	210	315
7	184	243	370
8	209	276	421
9	234	314	475
10	259	348	528

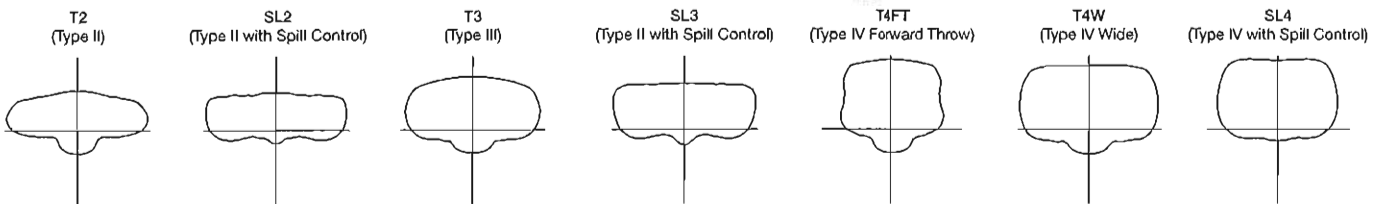
Efficacy (lm/W)



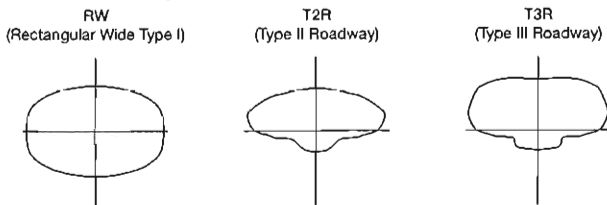
Optical Distributions

The Galleon luminaire has a choice of seven asymmetric area, three asymmetric roadway, three symmetric and three specialized distributions.

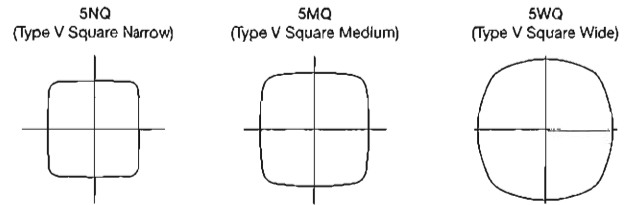
Asymmetric Area Distributions



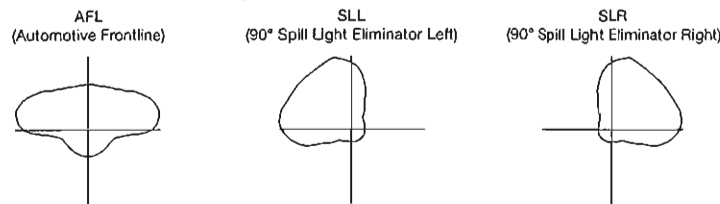
Asymmetric Roadway Distributions



Symmetric Distributions



Specialized Distributions



Occupancy Sensing

Accelerate Payback on your Investment

To further enhance energy savings, the Galleon luminaire offers an optional occupancy sensor that is integral to each individual luminaire. When the area surrounding the luminaire is unoccupied, the sensor has the ability to reduce light levels and power consumption. In addition to financial benefits, all the control options for the Galleon luminaire are designed to be simple and cost-effective ASHRAE and Title 24 compliant solutions.

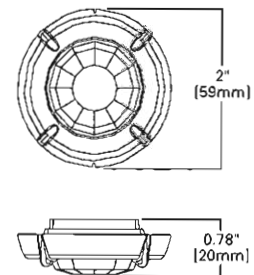
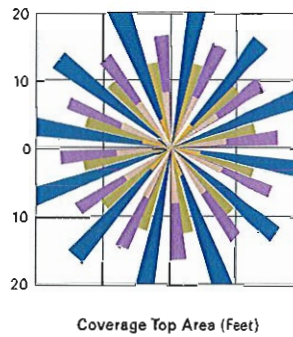
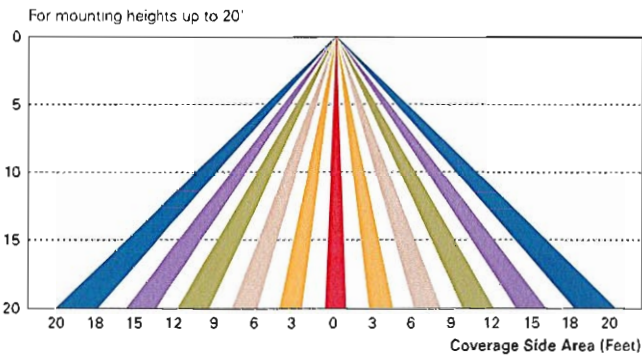
Dimming Occupancy Sensor (DOS)

When the DOS option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The sensor is factory preset to dim down to approximately 50 percent lumen output with a time delay of five minutes. To change these settings, a FSIR-100 accessory can be purchased. The FSIR-100 is a wireless configuration tool that allows the dimming level, time delay, sensitivity and other parameters to be changed. Consult a representative from Eaton's Cooper Lighting business for additional details.

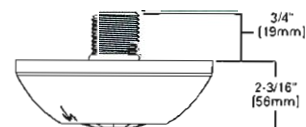
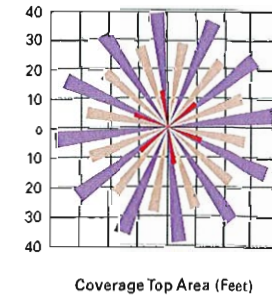
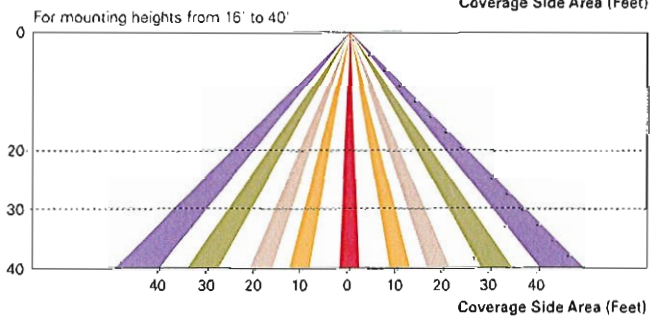
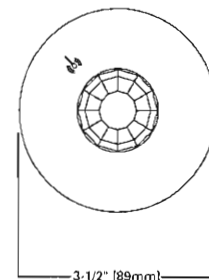
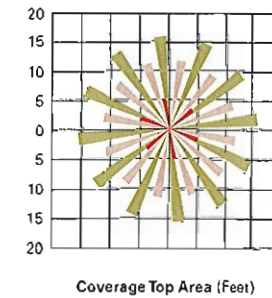
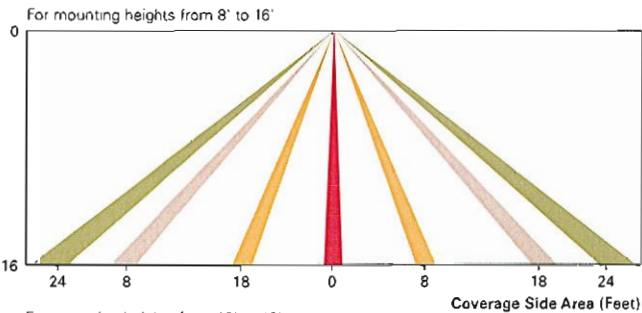
LumaWatt Wireless Control and Monitoring System (DIMRF-LW and DIMRF-LN)

The LumaWatt system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. The end user can create and manage sensor profiles with browser-based management software and broadcast to the sensors as necessary via wireless gateways. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. For additional details, refer to www.cooperlighting.com.

Dimming Occupancy Sensor (DOS)



LumaWatt (DIMRF-LW and DIMRF-LN)



Scheduled Dimming and Occupancy Detection

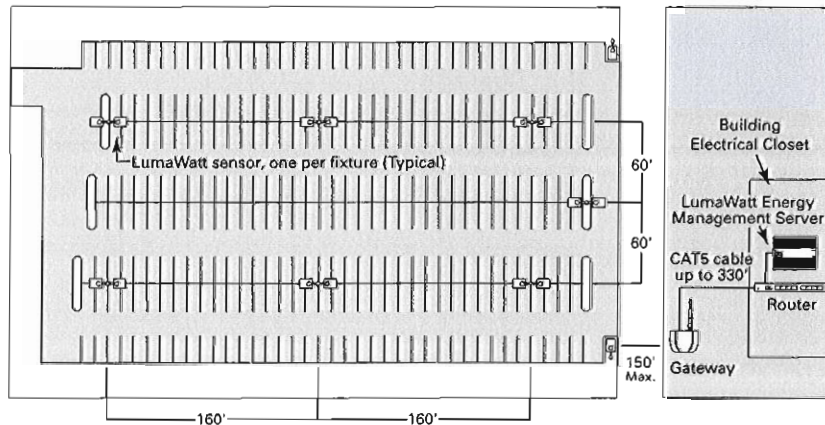


For outdoor parking area applications, lighting should be dimmed or turned off within one hour of business closing. Scheduled dimming and occupancy detection can be combined to reduce maximum lighting levels outside business hours. Egress and security lighting is available on occupancy detection.

Sides of Drive Fixture Location

Fixture Spacing = 160' x 120' on center

20 fixtures per 60' wide drive lane; 40 fixtures total for 420' x 120' parking deck



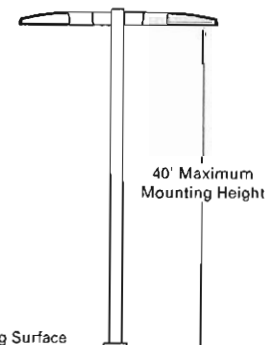
IESNA Lighting Handbook 10th Edition Illuminance Values for Area and Site Applications

Parking Lot Design Guide

Illuminance	Minimum Horizontal Illuminance ¹	Uniformity Ratio Max. / Min.	Minimum Vertical Illuminance ²
Basic	2.0 / 0.2	20:1	1.0 / 0.1
Basic Enhanced Security	5.0 / 0.5	15:1	2.5 / 0.25
Security	10.0 / 1.0	15:1	5.8-8.0 / 0.5-0.5
High Security	30.0-60.0 / 3.0-6.0	4:1	12-60 / 1.2-6.0

NOTES:

- 1 Measured on parking surface without shadowing from any object
- 2 For facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance



Energy Savings Calculations

Configuration	Daily Hours of Operation	Control Event	Annual Load (kWh)
14 Sensor Integrated Luminaires 35' on Mounting Height, Centered at 120' x 160'			
Bill-of-Material (BOM)			
(1) RF-EM1, (1) RF-RQUT1, (1) RF-GW1 (14) GAN-AE10-LED-E1-T2-BZ-DIMRF-LN (515W)	11	100% On	28,948
Control Schedule			
7:30 PM-11:30 AM	4	100% On	10,526
11:30 PM-6:30 AM	7	40% On, On Occupancy 70%	7,268
Total Controlled Load	11	2 Events	17,895
Energy Saving			38%

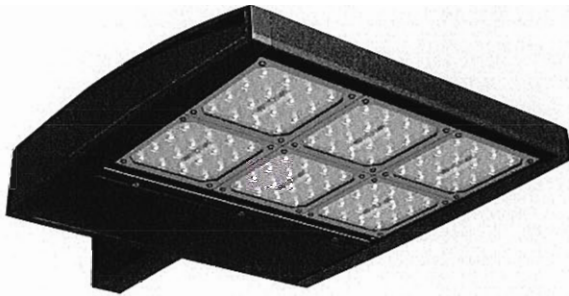
Configuration Flexibility

A New Level of Scalable Solutions

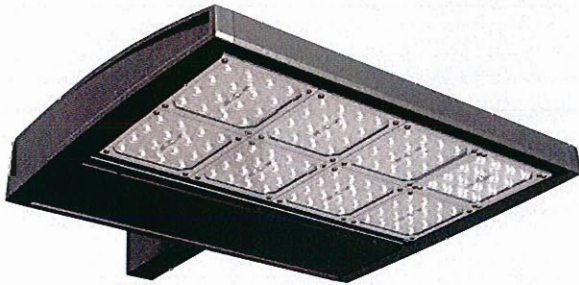
The Galleon LED luminaire is available in one to 10 Light Squares. As the number of Light Squares increases, the luminaire width increases proportionally.



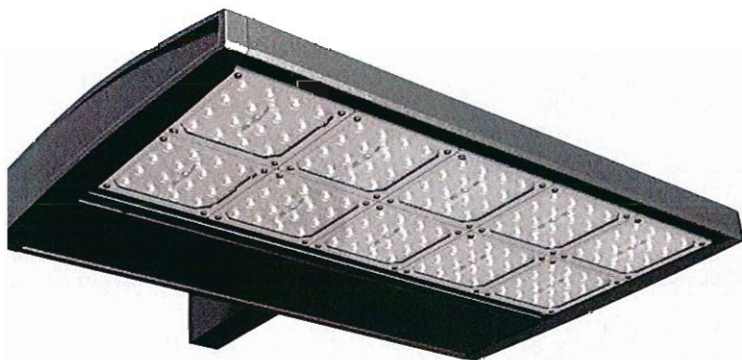
1 - 4 Light Squares



5 - 6 Light Squares



7 - 8 Light Squares



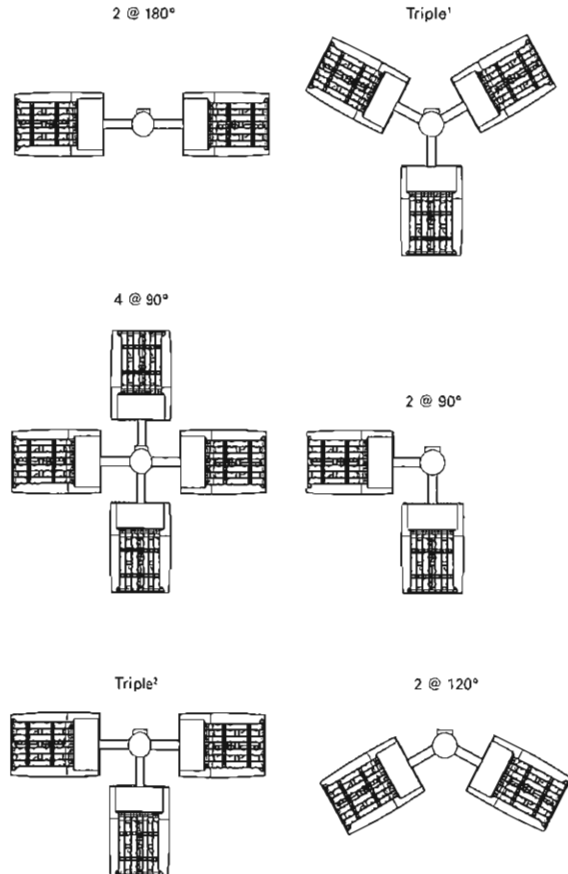
9 - 10 Light Squares

Pole Mounting Configurations

The standard Galleon LED luminaire configuration is designed to mount to a round or square pole. When mounting two or more fixtures at 90° or 120° apart, a longer Extended Arm (EA) may be required. Please reference the table below to determine when the Extended Arm is required and designate "EA" in the catalog logic.

Arm Mounting Requirements

Configuration	90° Apart	120° Apart
GAN-AE-01	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-02	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-03	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-04	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GAN-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GAN-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GAN-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GAN-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GAN-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)



NOTES: 1. Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2. Round poles are 3 @ 90°.

Ordering Information

Sample Number: GAN-AE-04-LED-U-T3A-AP

Product Family	Light Engine	Number of Light Squares ¹	Lamp Type	Voltage	Distribution	Color	Mounting	
GAN=Galleon	AE=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	U=Universal (120-277V) 9=347V ² 8=480V ²	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[BLANK]=Arm for Round or Square Pole EA=Extended Arm ³ MA=Mast Arm Adapter ⁴ WM=Wall Mount

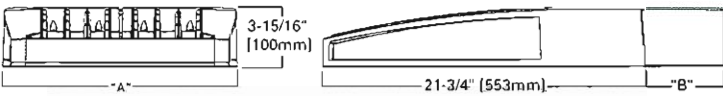
Options (Add as Suffix)		
2L=Two Circuits ^{5,6} 7030=70 CRI 3000K ⁷ 7060=70 CRI 6000K ⁷ 530=Drive Current Factory Set to 530mA ⁸ 700=Drive Current Factory Set to 700mA ⁸ 3=Three-Position Terminal Block P=Button Type Photocontrol (120, 208, 240 or 277V) 4=NEMA Twistlock Photocontrol Receptacle	HA=50°C High Ambient ⁸ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{9,10,11,12} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10,11,12} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{9,10,11,12} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{11,12,13,14} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{11,12,14} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{11,12,14} DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹³ DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹³	L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing HSS=Factory Installed House Side Shield ¹⁵

Accessories (Order Separately)		
OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol SA1252=10kV Surge Module Replacement SA1036=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon SA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon	SA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon SA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon SA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon SA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon SA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon	SA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon SA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁸ GAN-MT1=Field Installed Mesh Top for 1-4 Light Squares GAN-MT2=Field Installed Mesh Top for 5-6 Light Squares GAN-MT3=Field Installed Mesh Top for 7-8 Light Squares GAN-MT4=Field Installed Mesh Top for 9-10 Light Squares LS/HSS=Field Installed House Side Shield ^{15,17}

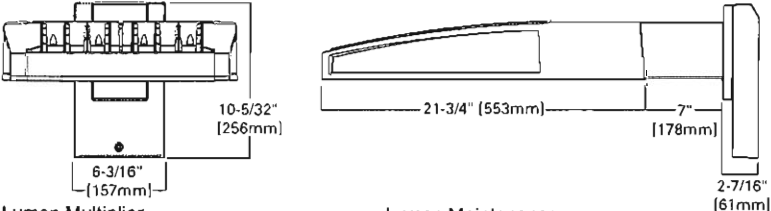
NOTES: 1 Standard 4000K CCT and minimum 70 CRI. 2 LumaWatt Wireless Sensors not currently available for 347V or 480V applications. 3 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 4 Factory installed. 5 Only available in 5-10 Light Squares. 6 Not available with LumaWatt wireless sensors. 7 Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 8 1 Amp standard. Use dedicated IES files when performing layouts. These files are published on the Galleon luminaire product page on the website. 9 Must specify dimming driver. Consult factory for more information. 10 120V or 277V 60Hz and 230V 50Hz only. Replace E1 with specific voltage. Consult factory for availability in 347V and 480V. 11 The FSIR-100 accessory is required to adjust parameters. 12 Not available with HA option. 13 LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information. 14 Sensor mounted externally. Available in 2, 3, 4 or 6 Light Square configurations. Replace "X" with number of Light Squares in low output mode. For ON/OFF operation, replace "X" with "0". Maximum two Light Squares in low output mode. Not available with dimming driver. No terminal block with bi-level operation. 15 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 16 This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for additional details. 17 One required for each Light Square.

Dimensions

Pole Mount



Wall Mount



Dimensional Data

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)

NOTES: 1 Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2 EPA calculated with optional arm length.

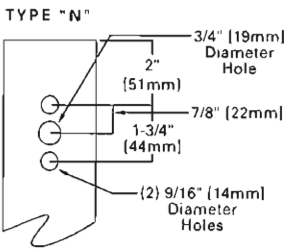
Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

Drilling Pattern



Additional Information

Compliances	Technical Data (Electronic LED Driver)	Approximate Weight	EPA (Effective Projected Area - Square Feet)
UL and cUL Wet Location Listed IP66 Light Squares 3G Vibration Rated ARRA Compliant ISO 9001	+40°C (104°F) Ambient Temperature Rating -40°C (-40°F) Ambient Temperature Rating Optional 50°F (10°C) Ambient Temperature Rating >0.9 Power Factor <20% Total Harmonic Distortion 120V-277V/50 and 60 Hz 347V/60 Hz, 480V/60 Hz	1-4 Light Squares 33 lbs. (15.0 kgs.) 5-6 Light Squares 44 lbs. (20.0 kgs.) 7-8 Light Squares 54 lbs. (24.5 kgs.) 9-10 Light Squares 63 lbs. (28.6 kgs.)	1-4 Light Squares 0.95 5-6 Light Squares 1.00 7-8 Light Squares 1.07 9-10 Light Squares 1.12

NOTE: Specifications and dimensions subject to change without notice



Eaton's Cooper Lighting Business

Headquarters
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Canada Sales

5925 McLaughlin Road
Mississauga, Ontario L5R 1B8
P: 905-501-3000
F: 905-501-3172

Our Lighting Product Brands

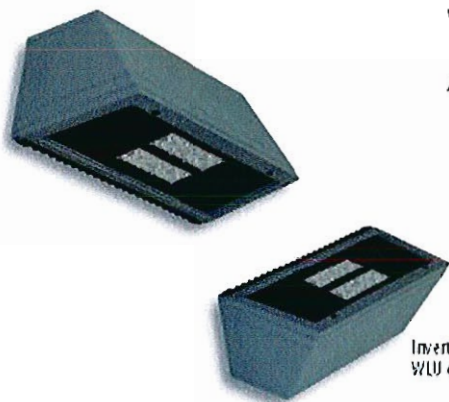
Halo
Halo Commercial
Portfolio
IRiS
RSA
Metalux
Corelite
Neo-Ray
Fail-Safe
MWS
Ametrix
Shaper
io
Lumark
McGraw-Edison
Invue
Lumière
Streetworks
AtLite
Sure-Lites

Our Controls Product Brands

Greengate
iLumin
Zero 88
Fifth Light Technology
iLight (International Only)

WST LED

Architectural Wall Sconce



Inverted available with WLU option only.



Catalog Number

Notes

EXTERIOR EMERGENCY LT

Type

D

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

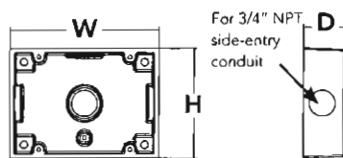
The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications Luminaire

Height: 7-1/4" (18.4 cm)
Width: 16-1/4" (41.3 cm)
Depth: 9-1/8" (23.2 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ³	Finish (required)
WST LED	1 One engine (10 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II	MVOLT ¹	Shipped included	Shipped installed	DDBXD Dark bronze
	SR3 Type III		120 ¹	(blank) Surface mount	PE Photoelectric cell, button type ^{4,5}	DBLXD Black	
	2 Two engines (20 LEDs)		SR4 Type IV	208 ¹	Shipped separately ²	SF Single fuse (120, 277, 347V) ⁴	DNAXD Natural aluminum
				240 ¹	BBW Surface-mounted back box	DF Double fuse (208, 240, 480V) ²	DWHXD White
				277 ¹	UTS Uprilt 5 degrees	DMG 0-10V dimming driver (no controls)	DSSXD Sandstone
				347		ELCW Emergency battery backup ⁶	DDBTXD Textured dark bronze
				480		WLU Wet location door for up orientation ⁷	DBLBXD Textured black
						PIR Motion/ambient light sensor ²	DNATXD Textured natural aluminum
						DS Dual switching ⁴	DWHGXD Textured white
						Shipped separately	DSSTXD Textured sandstone
						VG Vandal guard	
						WG Wire guard	

Emergency Battery Operation

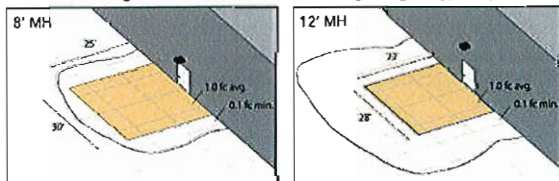
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
 10' x 10' Gridlines
 8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the Sensor/Switch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT ¹)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/-K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/-K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

¹ See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

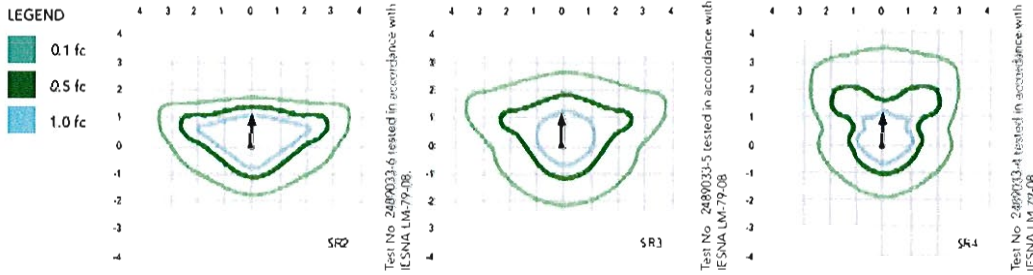
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

¹ Higher wattage is due to electrical losses from step-down transformer.

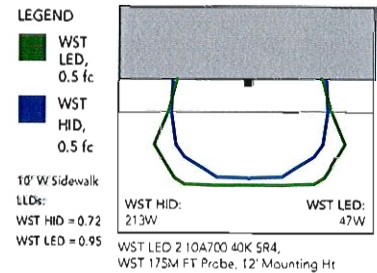
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12").



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated, luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

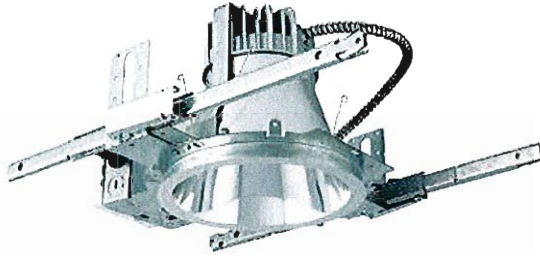
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





Gotham Architectural Downlighting
LED Downlights

**8" Evo®
Downlight**

Solid-State Lighting



OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

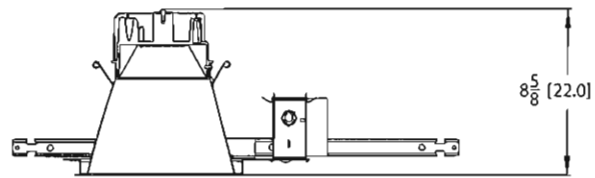
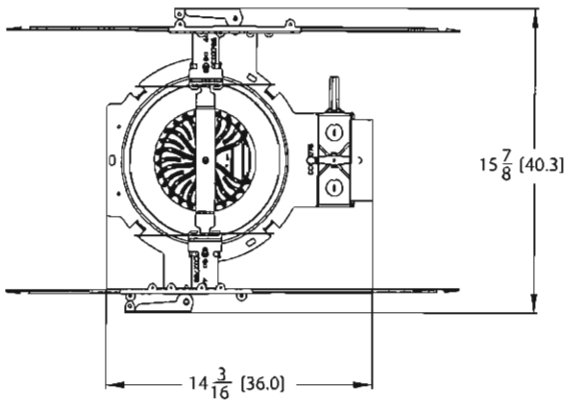
Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

EXAMPLE: EVO 35/25 8AR MWD LSS 120 EZ1

Series	Color temperature	Nominal lumen values	Aperture/Trim color	Distribution	Finish	Voltage
EVO	27/ 2700 K	20 2000 lumens	8AR Clear	VND Very narrow (0.5 s/mh)	LSS Semi-specular	120
	30/ 3000 K	25 2500 lumens	8PR Pewter	ND Narrow (0.7 s/mh)	LD Matte-diffuse	277
	35/ 3500 K	30 3000 lumens	8WTR Wheat	MD Medium (0.9 s/mh)	LS Specular	347 [†]
	40/ 4000 K		8GR Gold	MWD Medium wide (1.0 s/mh)		
			8WR ¹ White	WD Wide (1.2 s/mh)		
			8BR ¹ Black			
			8WRAMF ¹ White anti-microbial			

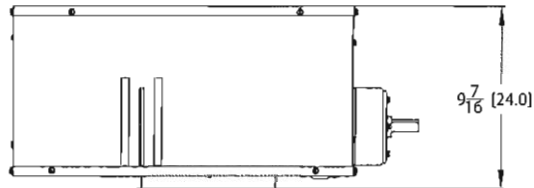
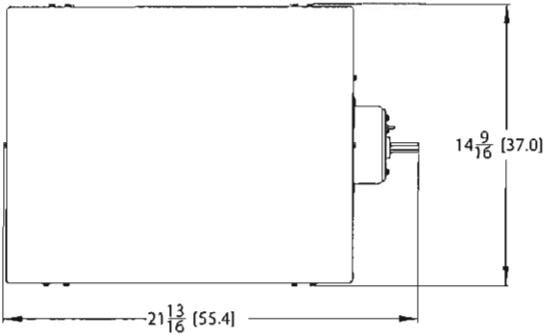
Driver ³	Options
EZ1 eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%	SF Single fuse. Specify 120V or 277V. BGTD Bodine generator transfer device. Specify 120V or 277V.
EZB eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.	TRW ⁴ White painted flange TRBL ⁵ Black painted flange CRI90 High CRI (90+)
EDAB eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%. Minimum lumen 1500/Maximum lumen 3000.	EL ⁶ Emergency battery pack with integral test switch CP ³ Chicago plenum. Specify 120V or 277V.
EDXB eldoLED POWERdrive DMX with RDM (remote device management). Minimum dimming level <1%. Includes termination resistor. Minimum lumen 1500/Maximum lumen 3000.	ELR ⁶ Emergency battery pack with remote test switch RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EXA1 XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZ ⁷ nLight® dimming pack controls 0-10V eldoLED drivers.
EXAB XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.	NPS80EZER ^{7A} nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 8-5/8 (21.9)
Ceiling Opening: 8-3/4 (22.2)
Overlap Trim: 9-1/4 (23.5)

DIMENSIONS FOR CHICAGO PLENUM



WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
2000	2,287	31.6	72.5
2500	2,964	41.1	72.0
3000	3,398	47.1	72.2

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
2000	8.4	630
2500	7.2	540
3000	8.4	630

ACCESSORIES order as separate catalog numbers (shipped separately)

- SCA8 Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to [TECH-190](#).
- CTA4-8 YK Ceiling thickness adapter (extends mounting frame to accommodate ceiling (thickness up to 5")). Adds 1" to fixture height.
- GVRT Vandal-resistant trim accessory. Refer to [TECH-200](#).
- ISD BC 0-10V wallbox dimmer. Refer to [ISD-BC](#).

ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to [TECH-240](#) for compatible dimmers.
4. Not available with white reflector.
5. Not available with black reflector.
6. For dimensional changes, refer to [TECH-140](#). Not available with 347V.
7. Specify voltage.
8. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
9. ELR not available.

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor
--------------------	-------------------	-------------	----------------------------	---

CONSULT FACTORY FOR PHOTOMETRY

LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

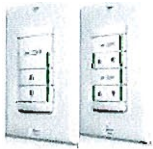
LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AF)	FEATHER (FF)	WHEAT (WTF)	GOLD (GF)	WHITE (WF/WRAF)	BLACK (BF)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

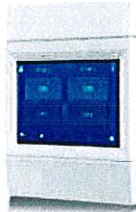
PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

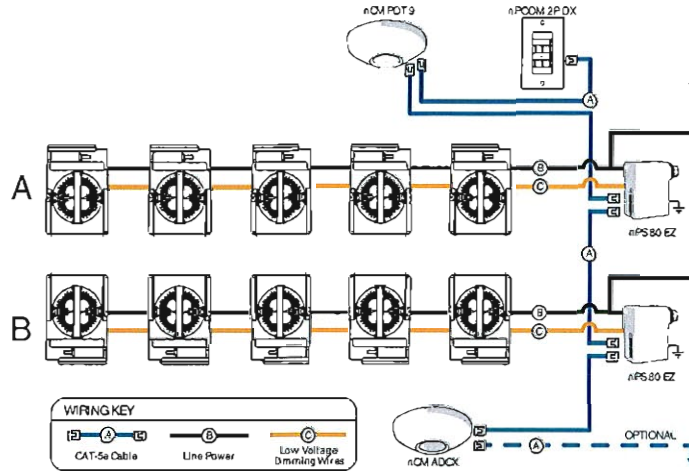
Choose Wall Controls.
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons
and LED user feedback



Graphic WallPod
Full color touch screen
provides a sophisticated
look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

- nPS80 EZ Dimming/Control Pack (qty 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

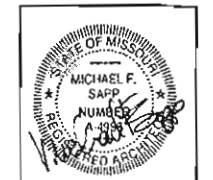
nLight® Control Accessories: Order as separate catalog number. Visit www.sensorswitch.com/nlight for complete listing of nLight controls.			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM (color)	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX (color)	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (color)	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1



- LEGEND**
- BRICK - COLOR 2
BELDEN - TIMBERED VELOUR
 - BRICK - COLOR 1
BELDEN - RIVER RED VELOUR
 - STONE
BORAL PRO-FIT LEDGESTONE
PLUM CREEK
 - EIFS
SYNERGY - 8100 BIGQUIT
 - SHEET METAL FLASHING
#EIFS - ROLLEX - CORNSILK
 - STONE TRIM - AT BRICK
 - WINDOWS / STOREFRONT /
GRILLES / ENTRY SYSTEMS
CLEAR ANODIZED ALUMINUM COLOR
 - ENTRY CANOPY
BLUE CHIP SYSTEM

FRONT ELEVATION
SCALE 1/8"=1'-0"

NOTE:
ROOFTOP EQUIPMENT SHOWN
DOTTED IS SHIELDED FROM PUBLIC
VIEW BY THE BUILDING PARAPETS.



(618) 344-8899
FAX (618) 344-8150
Environ
Architects-Planners
6201 W. Main
Suite 150
Maryville, IL 62062
www.environpa.com

JOB NO.
14024

DATE:
MAY 27, 2016
REVISIONS:



A NEW HOLIDAY INN EXPRESS & SUITES FOR
ROBERT L. PLUMMER
CHESTERFIELD, MISSOURI
EXTERIOR ELEVATIONS

SHEET
A2.00
OF X

© 2016 ENVIRON ARCHITECTS - PLANNERS



REAR ELEVATION
SCALE 1/8"=1'-0"



FRONT CANOPY ELEVATION
SCALE: 1/8" = 1'-0"

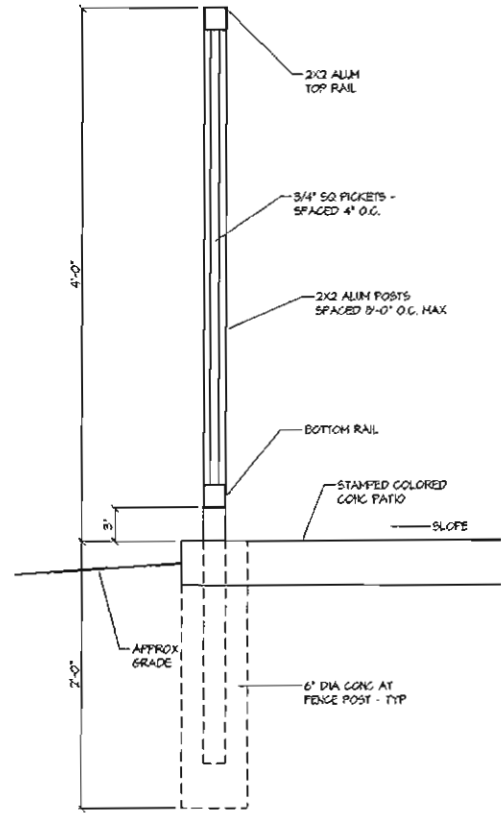


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

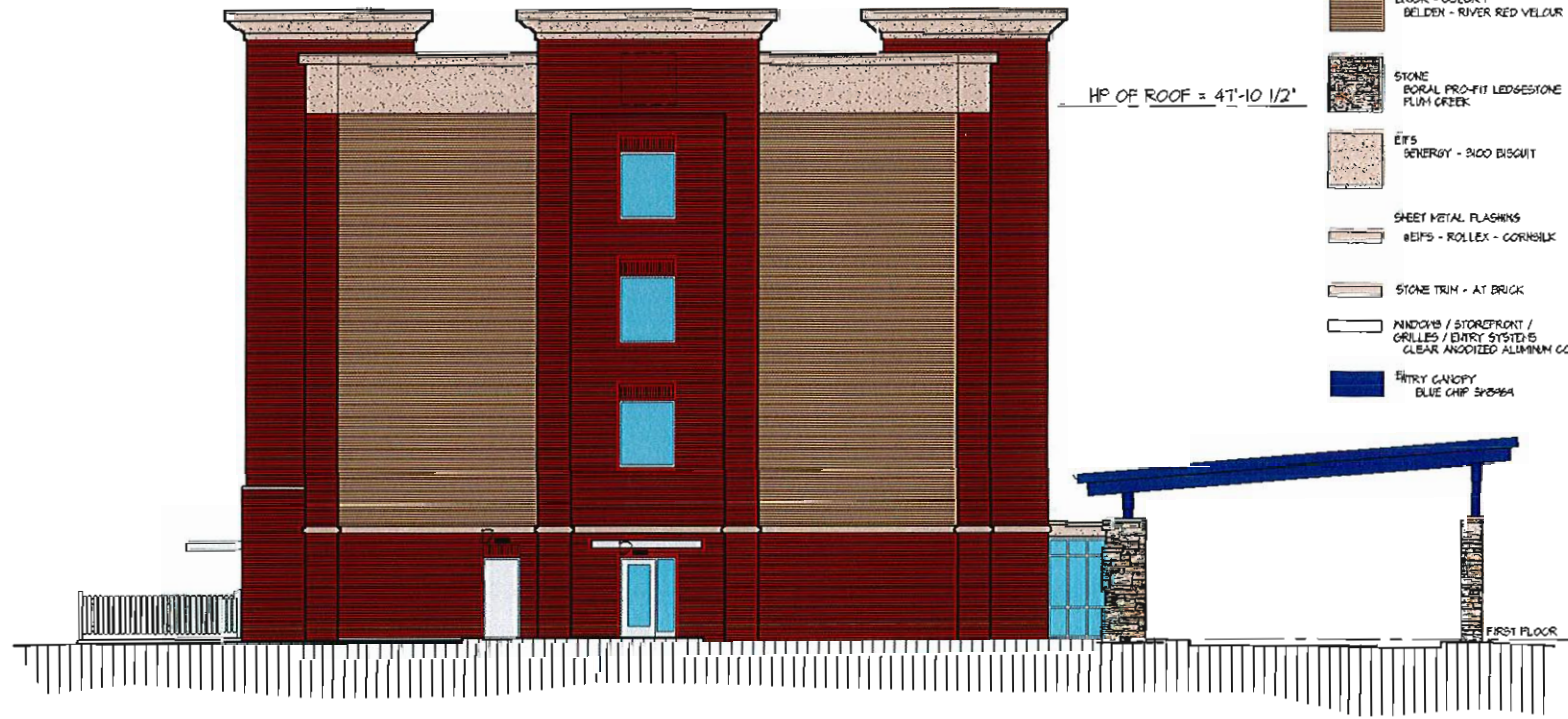
NOTE:
ROOFTOP EQUIPMENT SHOWN
DOTTED IS SHIELDED FROM PUBLIC
VIEW BY THE BUILDING PARAPETS.

LEGEND

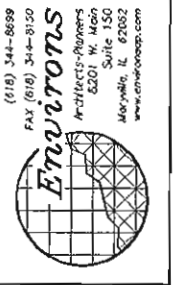
-  BRICK - COLOR 2
BELDEN - TUMBLEHEAD VELOUR
-  BRICK - COLOR 1
BELDEN - RIVER RED VELOUR
-  STONE
BORAL PRO-FIT LEDGESTONE
FLUM CREEK
-  EIFS
ENERGY - 3100 DISCUT
-  SHEET METAL FLASHING
#EFS - ROLLEX - CORNBILK
-  STONE TRIM - AT BRICK
-  WINDOWS / STOREFRONT /
GRILLES / ENTRY SYSTEMS
CLEAR ANODIZED ALUMINUM COLOR
-  ENTRY CANOPY
BLUE CHIP 5H096A



1 FENCE AT PATIO
SCALE: 1 1/2" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



JOB NO.
14024

DATE:
MAY 27, 2016
REVISIONS:



A NEW HOLIDAY INN EXPRESS & SUITES FOR
ROBERT L. PLUMMER
CHESTERFIELD, MISSOURI

SHEET
A2.01
OF X





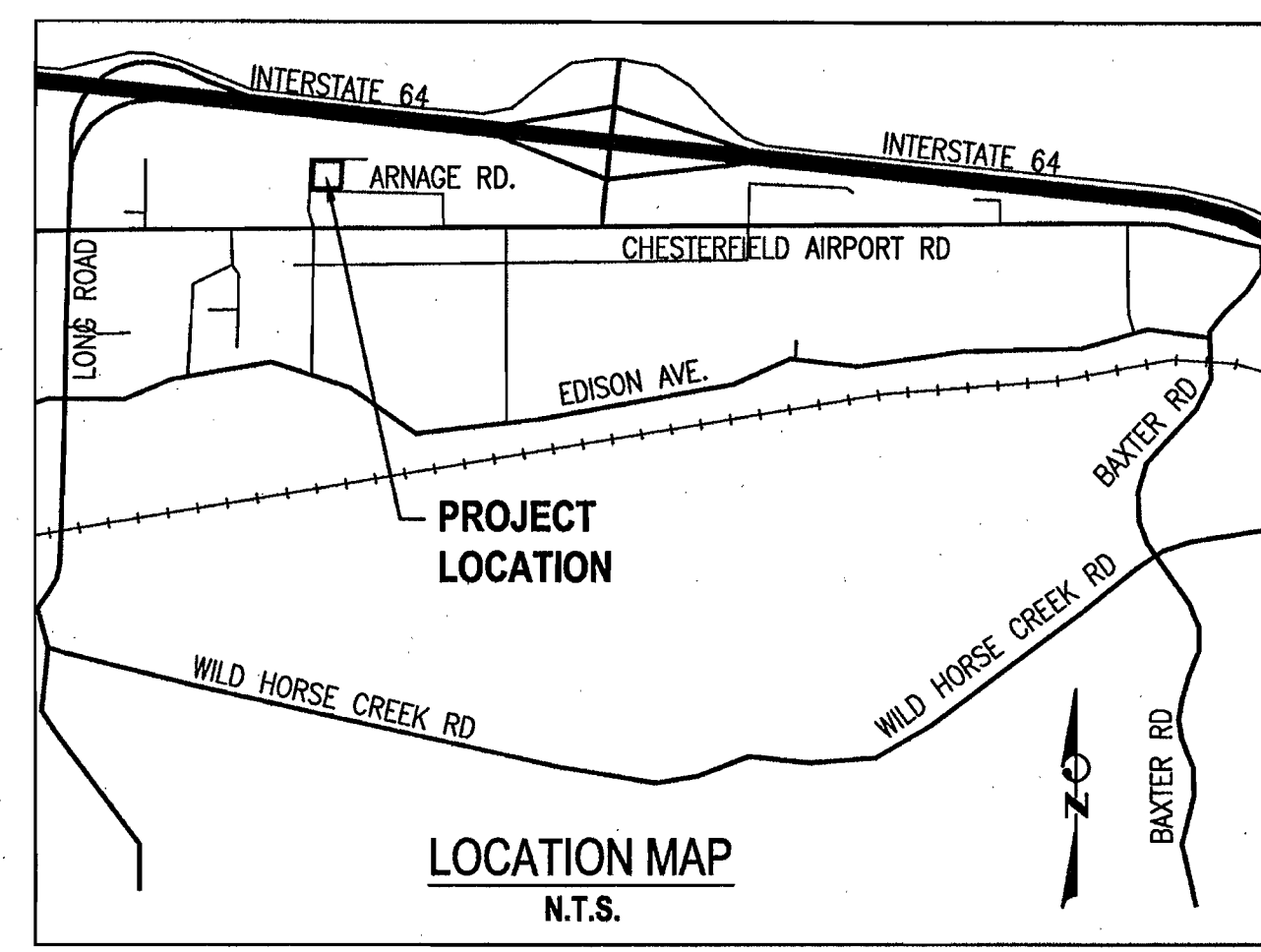
SITE DEVELOPMENT SECTION PLAN

LOT C OF RIVER CROSSINGS

#11 ARNAGE BOULEVARD

ZONED PC-PLANNED COMMERCIAL

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PERTINENT DATA

ZONED	=	PC-PLANNED COMMERCIAL
ORDINANCE	=	2566
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
SEWER DISTRICT	=	M.S.D.
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC COMPANY
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
CABLE	=	CHARTER COMMUNICATIONS
PHONE SERVICE	=	SBC
SCHOOL DISTRICT	=	ROCKWOOD SCHOOL DISTRICT
FLOOD MAP PANEL	=	29189C0165K

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



- CORPORATE OFFICE**
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
- WATERLOO OFFICE**
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938
- EDWARDSVILLE OFFICE**
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 656-4343
- ST. LOUIS OFFICE**
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
TEL (314) 241-6300
FAX (314) 241-2391
- ST. CHARLES OFFICE**
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

MSD BENCHMARK
12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990 AT THE N.W. CORNER OF CHESTERFIELD AIRPORT RD. & CAPRICE DR.

SITE BENCHMARK
ELEV. 459.90
CUT SQUARE ON NORTH SIDE OF LIGHT POLE ON SOUTH SIDE OF LOT C NORTH OF ARNAGE ROAD

LEGAL DESCRIPTION
TRACT C OF RIVER CROSSINGS, A SUBDIVISION OF A TRACT OF LAND BEING PART OF SHARES 1, 2 AND 3, OF THE SUBDIVISION OF THE ESTATE OF PETER STEFFAN IN U.S. SURVEYS 125 AND 126 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 205 OF THE ST. LOUIS COUNTY RECORDS.

GEOTECHNICAL STATEMENT
QUALITY TESTING AND ENGINEERING, INC. AT THE REQUEST OF PGB INVESTMENTS, INC. HAS PROVIDED GEOTECHNICAL SERVICES FOR TRACT C AS PROPOSED HEREON. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED DURING SEPTEMBER 2015 FOR THE DEVELOPMENT OF TRACT C HEREON. OUR FINDINGS INDICATE THAT THE EARTH-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS SET FORTH.

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT THOUVENOT, WADE & MOERCHEN, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

BY: EDGAR M. BARNAL, MO P.L.S. 2003000961
EXPIRATION: 12/31/2017
DATE: 05-19-2016

UTILITY NOTE
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, 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. EITHER SHOWN OR NOT SHOWN ON THESE PLANS. 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.



STL M.S.D. REF. NO.: P-0026923-01
M.S.D. BASE MAP: 17U
PROJECT ZIP CODE: 63005

PREPARED FOR:
PGB INVESTMENTS, INC.
514 EAST VANDALIA STREET
EDWARDSVILLE, IL 62025
ROB SCHMIDT
RPS@RLPDEVELOPMENT.COM
(618) 655-7979

PGB INVESTMENTS, INC., THE OWNERS 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, PLANNED COMMERCIAL OF THE 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): ROBERT L. PLUMMER

STATE OF ILLINOIS }
COUNTY OF MADISON } SS.

ON THIS _____ DAY OF _____, A.D. 20____, BEFORE ME PERSONALLY APPEARED ROBERT L. PLUMMER, TO ME KNOWN, WHO, BEING SWORN IN, DID SAY THAT HE/SHE IS PRESIDENT OF PGB INVESTMENTS, INC. A CORPORATION IN THE STATE OF ILLINOIS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID PRESIDENT

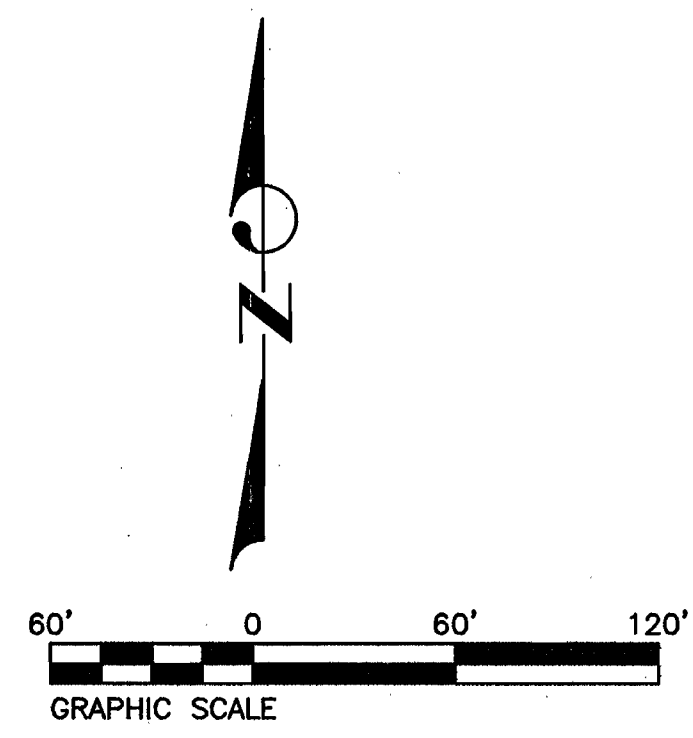
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF _____, 20____, BY THE CHAIRPERSON OF SAID

COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT SECTION PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

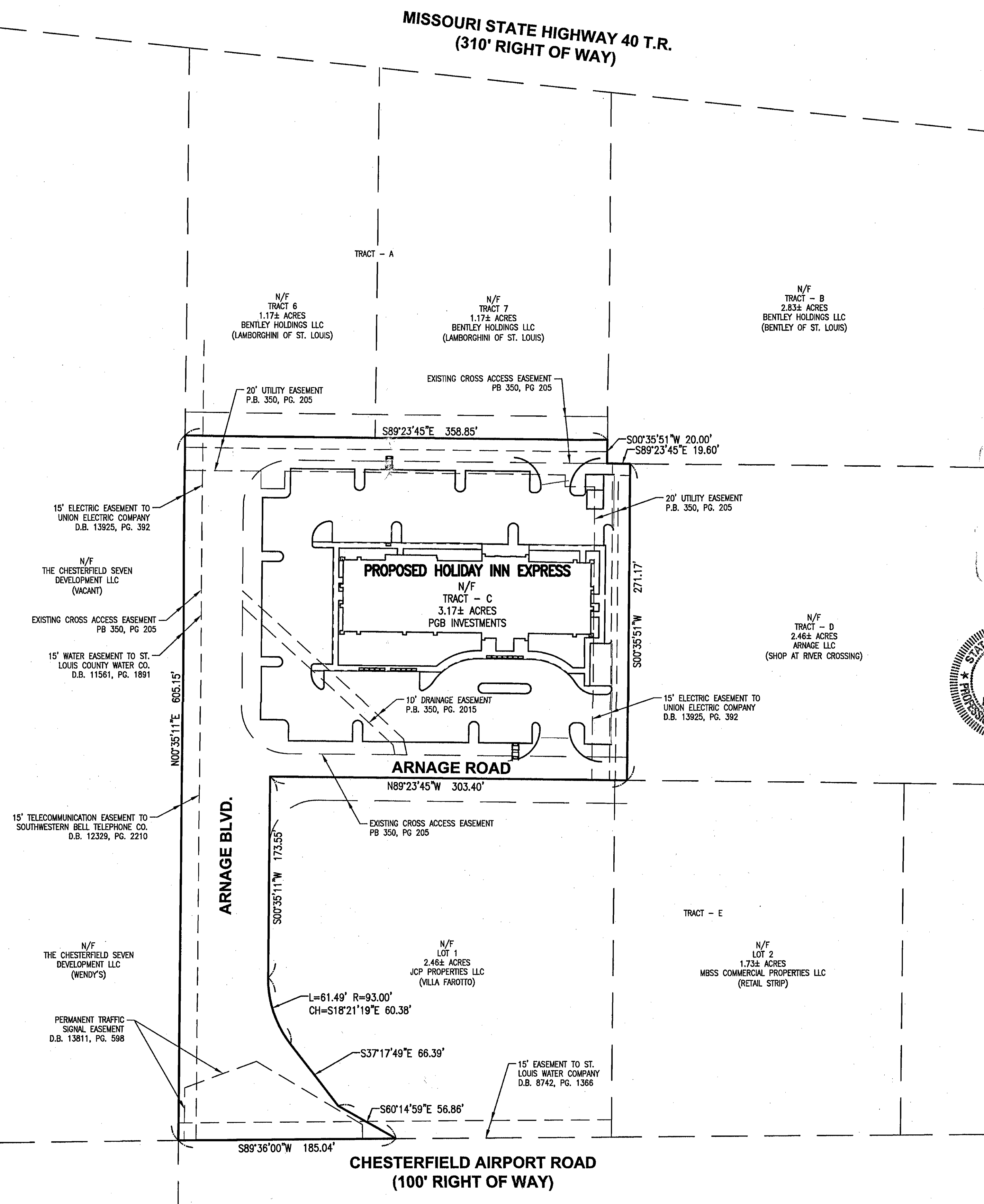
AIMEE NASSIF, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF CHESTERFIELD, MO

WICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MO



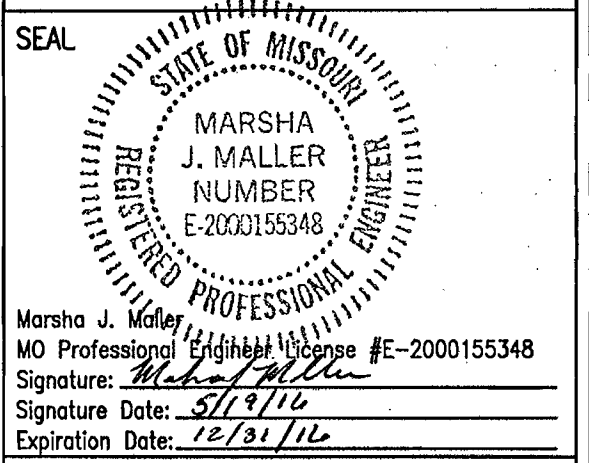
GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACT C BY THOUVENOT, WADE & MOERCHEN, INC. LOTS 1-3 AND TRACTS A, B, & D BY RECORD INFORMATION.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" - AN AREA OF 500-YEAR FLOOD, 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES - AS IDENTIFIED ON MAP 29189C0165K AS REVISED TO REFLECT THE LOMR DATED FEBRUARY 4, 2015.
5. PARKING TO MEET CITY CODE.
6. MAXIMUM HEIGHTS OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS, SHALL NOT EXCEED FOUR STORIES OR 48 FEET (AS MEASURED FROM EXISTING GRADE), WHICHEVER IS LESS
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS
8. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
9. GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD, AND THE MONARCH LEVEE DISTRICT.
10. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
11. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
12. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES AND EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENTS SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
14. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.



PROFESSIONAL REGISTRATIONS

ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346



NAME: MICHAEL A. WIDMAN
DATE: 5-20-16

COVER SHEET AND GENERAL NOTES

SITE DEVELOPMENT SECTION PLAN

PROJECT: HOLIDAY INN EXPRESS CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

REV	DATE	DESCRIPTION
△		RECEIVED
△		JUN - 7 2016
△		City of Chesterfield Department of Public Services

DRAWN BY:	CDK	SHEET
DESIGNED BY:	CDK	S1
CHECKED BY:	MJM	OF 3 SHEETS
APPROVED BY:	MJM	COVER
PROJECT NUMBER:	D01140294	DATE: MAY 2, 2016
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING	
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING	

P:\140294\A_CADD - DWG\4.1 Comm\Site Development Section Plan\140294-SSDP-PLANS.dwg

PARKING SPACE DIMENSION REDUCTION TO 9'x18'
ADEQUATE ROOM AVAILABLE
REDUCTION NOT IN GREENSPACE
LANDSCAPE SHALL NOT BE AFFECTED BY VEHICLE OVERHANGS

RIVER CROSSINGS DEVELOPMENT
PERMITTED SQUARE FOOTAGE = 189,000 SF
EXISTING STRUCTURES SQUARE FOOTAGE = 96,029 SF
PROPOSED HOLIDAY INN SQUARE FOOTAGE = 52,603 SF
TOTAL SQUARE FOOTAGE = 161,980 SF
REMAINING RIVER CROSSINGS SQUARE FOOTAGE = 27,020 SF

TOTAL NUMBER OF ROOMS = 91
TOTAL PARKING SPACES REQUIRED = 109
(120% x NUMBER OF ROOMS)
PARKING SPACES PROVIDED = 109
ACCESSIBLE SPACES = 4

THERE SHALL BE NO CONFERENCE ROOMS,
RESTAURANTS, OR BANQUET FACILITIES IN
CONJUNCTION WITH THIS HOTEL.

TRACT - C
(PER PRELIMINARY DEVELOPMENT PLAN)
TOTAL AREA.....3.17 ACRES
OPEN SPACE.....0.579 ACRES
PERCENT OPEN SPACE.....18%

TRACT - C
(AS PROVIDED)
TOTAL AREA.....3.17 ACRES
OPEN SPACE.....0.75 ACRES
PERCENT OPEN SPACE.....23.7%

REQUIRED BUILDING SETBACKS
-120 FEET FROM WESTERN BOUNDARY
-60 FEET FROM SOUTHERN INTERIOR ROAD
-60 FEET FROM NORTHERN INTERIOR ROAD

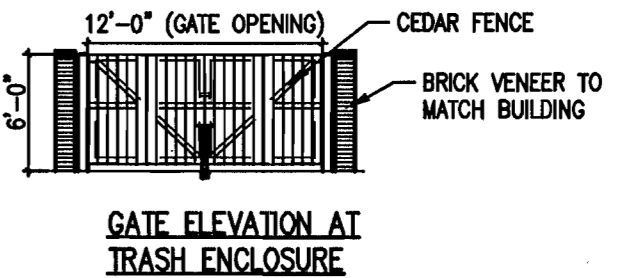
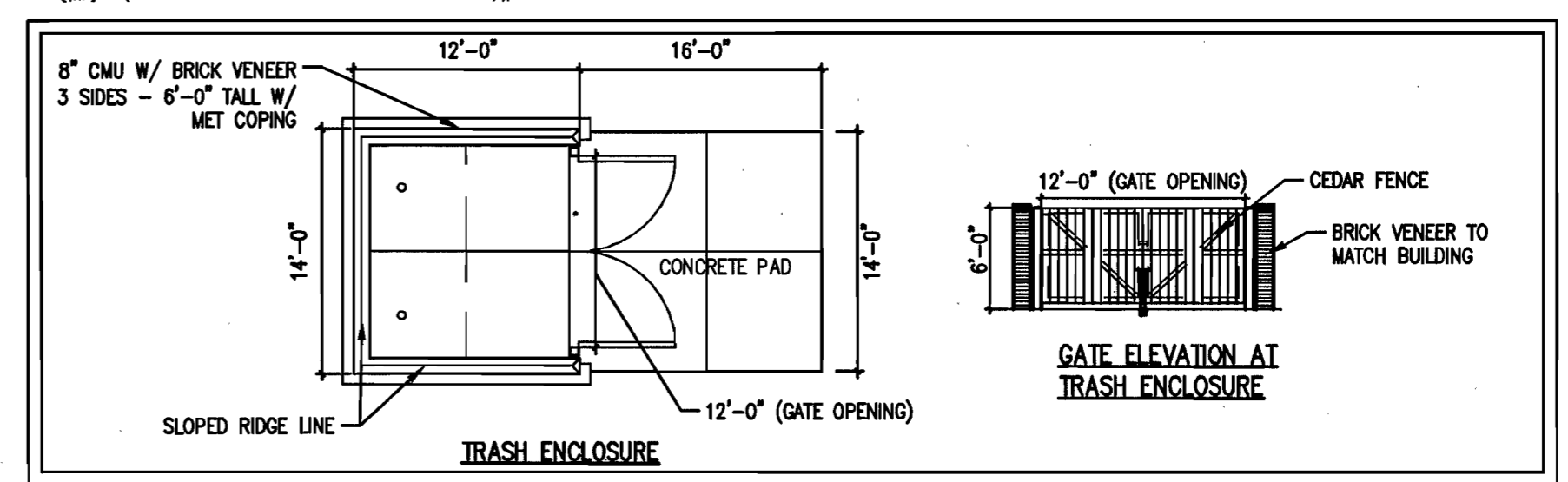
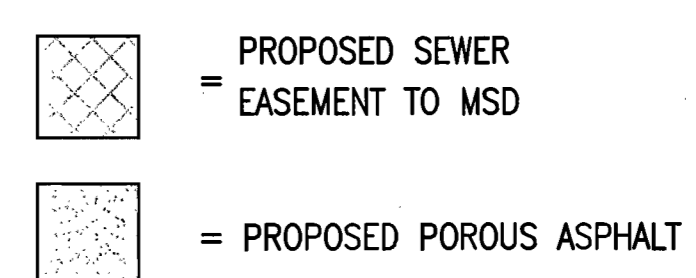
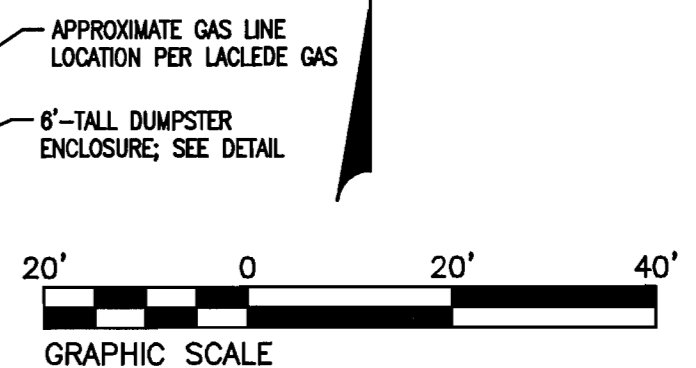
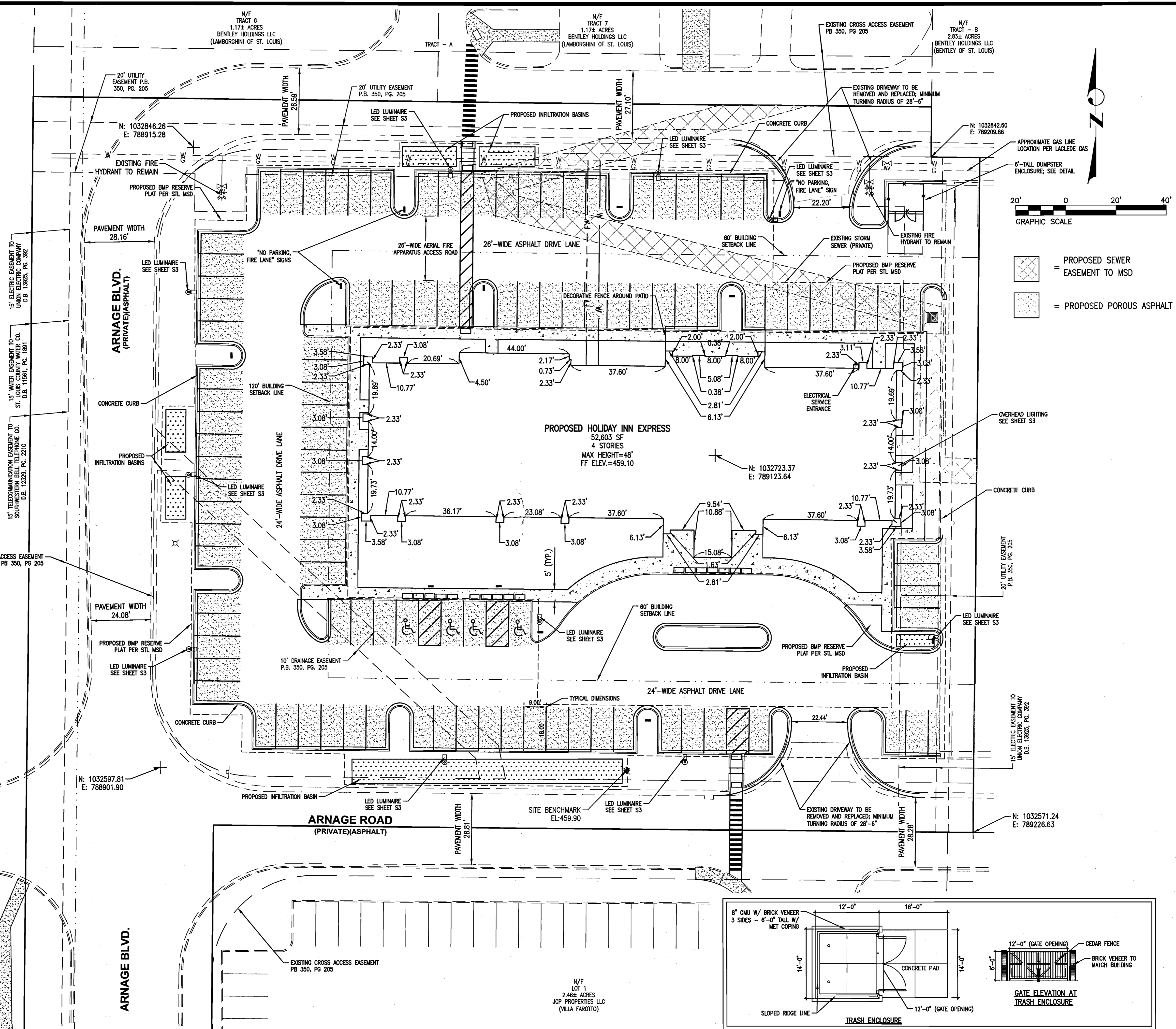
PROVIDED BUILDING SETBACKS
-136 FEET FROM WESTERN BOUNDARY
-111 FEET FROM SOUTHERN INTERIOR ROAD
-104 FEET FROM NORTHERN INTERIOR ROAD

FLOOR AREA RATIOS
FIRST FLOOR = 13,543 SF
SECOND FLOOR = 13,020 SF
THIRD FLOOR = 13,020 SF
FOURTH FLOOR = 13,020 SF
TOTAL SQUARE FOOTAGE = 52,603 SF

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
SIGNAGE APPROVAL IS A SEPARATE PROCESS.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- - - EX. EASEMENT
- - - PROP. EASEMENT
- 499--- EXISTING CONTOURS MINOR
- 500--- EXISTING CONTOURS MAJOR
- 499--- PROPOSED CONTOURS MAJOR
- 500--- PROPOSED CONTOURS MINOR
- - - W - - - EX. WATER MAIN
- - - W - - - PROP. WATER MAIN
- - - FW - - - PROP. FIRE MAIN
- - - SAN - - - EX. SANITARY SEWER MAIN
- - - SAN - - - PROP. SANITARY SEWER MAIN
- - - STM - - - EX. STORM SEWER
- - - STM - - - PROP. STORM SEWER



THOUVENOT,
WADE &
MOERCHEN, INC.
ENGINEERS • SURVEYORS • PLANNERS



- CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
- WATERLOO OFFICE
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938
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600 COUNTRY CLUB VIEW, SUITE 1
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TEL (618) 656-4040
FAX (618) 656-4343
- ST. LOUIS OFFICE
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
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- ST. CHARLES OFFICE
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
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ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Marsha J. Muller
MO Professional Engineer License #E-2000155348
Signature: _____
Signature Date: _____
Expiration Date: _____

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be
authenticated by my seal is restricted to this sheet,
and I hereby disclaim any responsibility for all other
drawings, specifications, estimates, reports or other
documents or instruments relating to or intended to
be utilized for any other part of the architectural,
engineering or survey project.

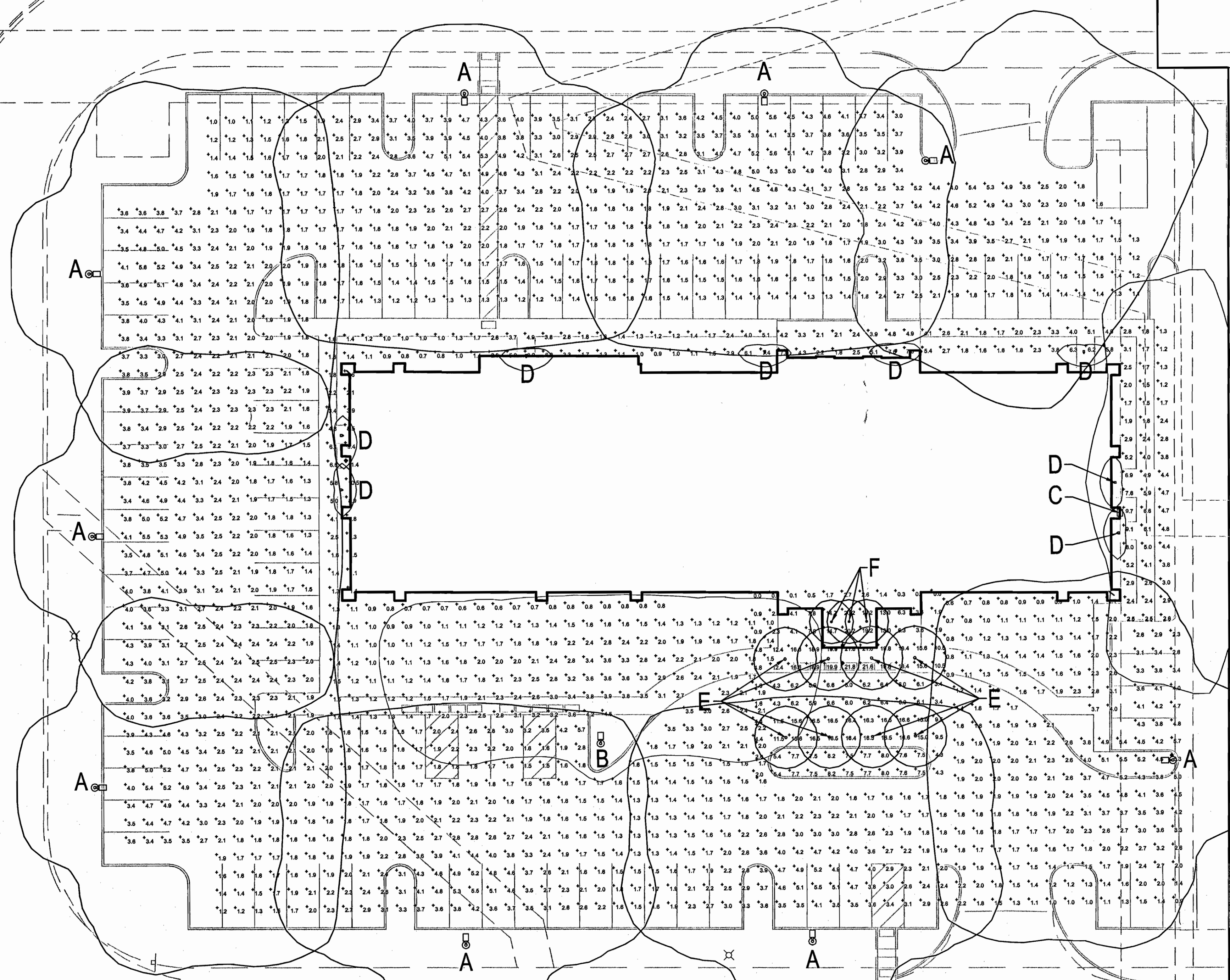
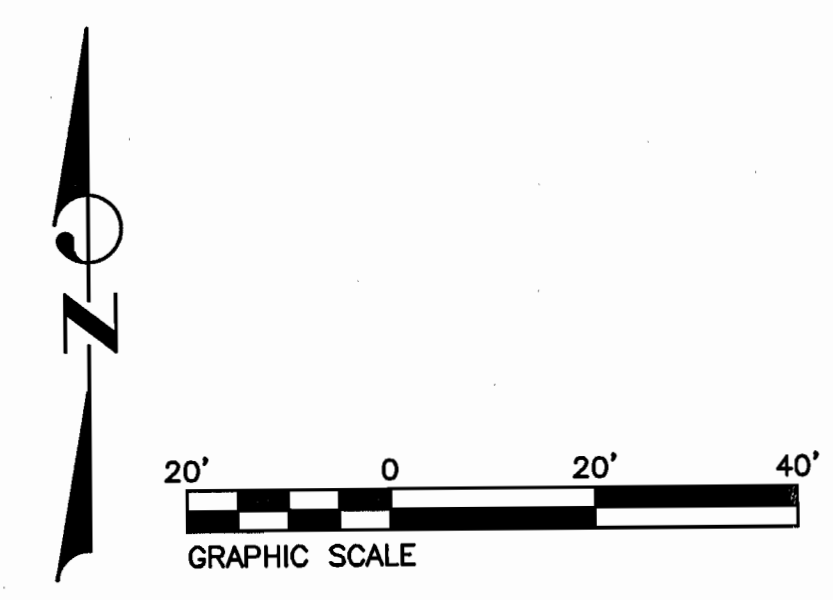
PROPOSED SITE PLAN
SITE DEVELOPMENT SECTION PLAN

PROJECT:
HOLIDAY INN EXPRESS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

REV.	DATE	DESCRIPTION

DRAWN BY:	DESIGNED BY:	CHECKED BY:	APPROVED BY:	SHEET
CDK	CDK	MJM	MJM	S2
PROJECT NUMBER: D01140294				DATE: MAY 2, 2016
<input checked="" type="checkbox"/> ISSUED FOR REVIEW <input type="checkbox"/> ISSUED FOR BIDDING <input type="checkbox"/> ISSUED FOR CONSTR. <input type="checkbox"/> RECORD DRAWING				OF 3 SHEETS

FX:\140294\4 CAD - DWG\4.1 Comm\Site Development Section Plan\140294-SSP-PLANS.dwg



LEGEND

- A LED LUMINAIRE - COOPER LIGHTING CATALOG NO. GAN-AE-03-LED-U-14FT-XX-EA-7060, 15,760 LUMENS, 157 WATTS, 20" MOUNTING HEIGHT, TYPE 4 FORWARD THROW DISTRIBUTION WITH 10" EXTENDED ARM, 70 CRI, 6000K
- B LED LUMINAIRE - COOPER LIGHTING CATALOG NO. GAN-AE-02-LED-U-SL3-XX-EA-7060, 10,500 LUMENS, 107 WATTS, 20" MOUNTING HEIGHT, TYPE 3 W/ SPILL CONTROL DISTRIBUTION WITH 10" EXTENDED ARM, 70 CRI, 6000K
- C LED LUMINAIRE - COOPER LIGHTING CATALOG NO. GA-AE-01-LED-U-SL2-XX-WM-7060, 5,263 LUMENS, 56 WATTS, 25" MOUNTING HEIGHT, TYPE 2 W/ SPILL CONTROL DISTRIBUTION, WALL MOUNT, 70 CRI, 6000K
- D LED WALL SCONCE - LITHONIA CATALOG NO. WST LED-2-10A700/30K-SR4, 47W, 15" MOUNTING HEIGHT, TYPE 4, EMERGENCY BATTERY BACKUP, 3000K, DOWNWARD FACING
- E LED DOWNLIGHT - GOTHAM CATALOG NO. EVO-30-30-8AR-MWD-LS, 15" MOUNTING HEIGHT, 3000 K
- F LED DOWNLIGHT - GOTHAM CATALOG NO. EVO-35-15-6AR-MWD-LS, 15" MOUNTING HEIGHT, 1500K

CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE 31-04-03
MINIMUM FOOTCANDLE LIGHTING STANDARDS

DESCRIPTION	COMMERCIAL REQUIREMENT	PROVIDED
WALKWAYS, AVERAGE MAINTAINED	0.5	1.6
BUILDING ENTRANCES AND EXITS, AVERAGE MAINTAINED	5.0	6.8
MINIMUM INITIAL LEVEL AT ANY POINT ON THE PARKING AREA	0.5	1.0
MAXIMUM INITIAL LEVEL 5 FEET FROM THE BASE OF A LIGHT STANDARD	8.0	6.3

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ♦ SURVEYORS ♦ PLANNERS



- CORPORATE OFFICE**
 4940 OLD COLLINSVILLE RD.
 SWANSEA, ILLINOIS 62226
 TEL (618) 624-4488
 FAX (618) 624-6688
- WATERLOO OFFICE**
 113 SOUTH MAIN STREET
 WATERLOO, ILLINOIS 62298
 TEL (618) 939-5050
 FAX (618) 939-3938
- EDWARDSVILLE OFFICE**
 600 COUNTRY CLUB VIEW, SUITE 1
 EDWARDSVILLE, ILLINOIS 62025
 TEL (618) 656-4040
 FAX (618) 656-4343
- ST. LOUIS OFFICE**
 720 OLIVE ST., SUITE 200A
 ST. LOUIS, MISSOURI 63101
 TEL (314) 241-6300
 FAX (314) 241-2391
- ST. CHARLES OFFICE**
 400 N. 5TH STREET, SUITE 101
 ST. CHARLES, MISSOURI 63301
 TEL (636) 724-8300
 FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	MO 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL

Marsha J. Muller
MO Professional Engineer License #E-2000155348
Signature: _____
Expiration Date: _____

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

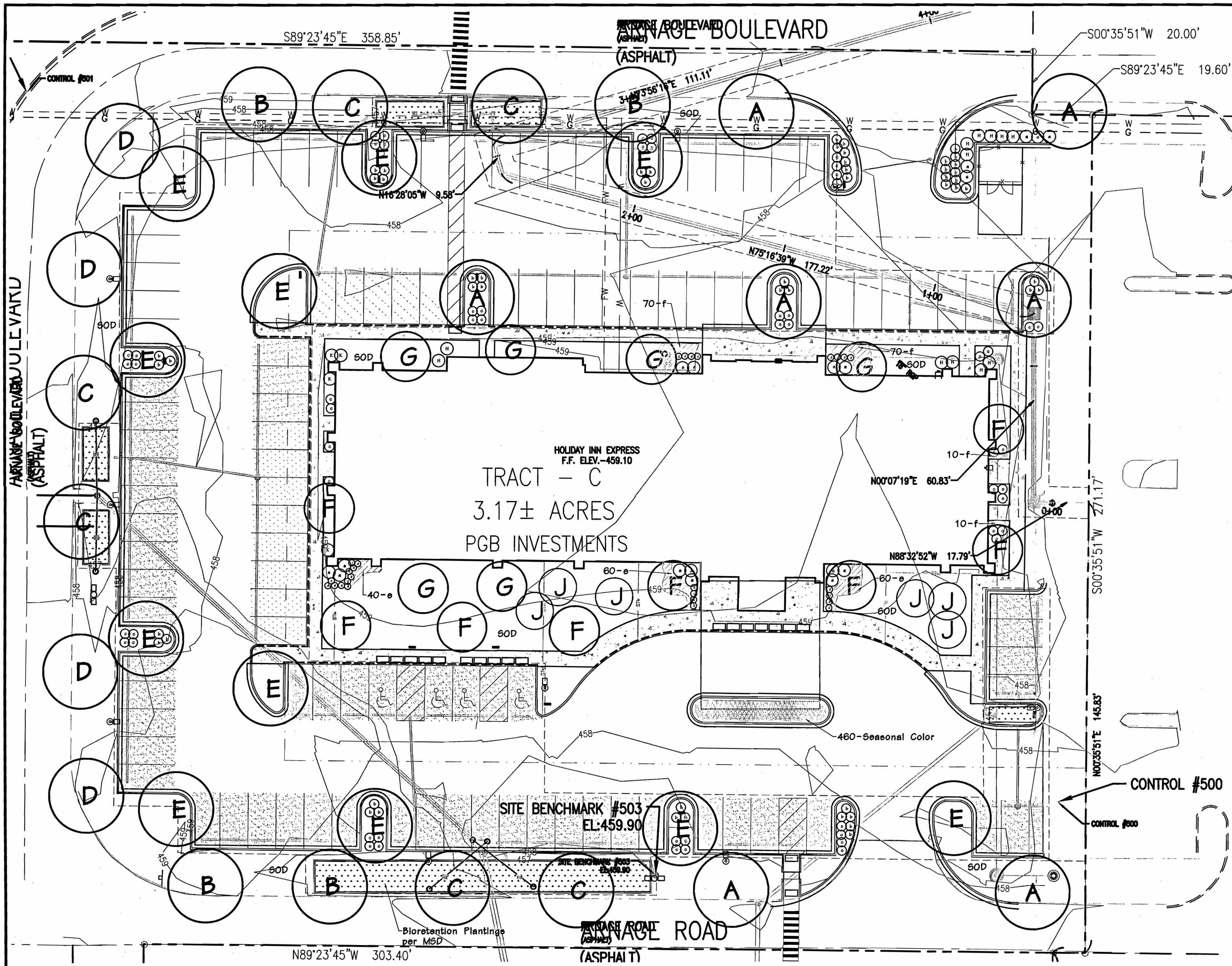
LIGHTING PLAN
SITE DEVELOPMENT SECTION PLAN

PROJECT: **HOLIDAY INN EXPRESS CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI**

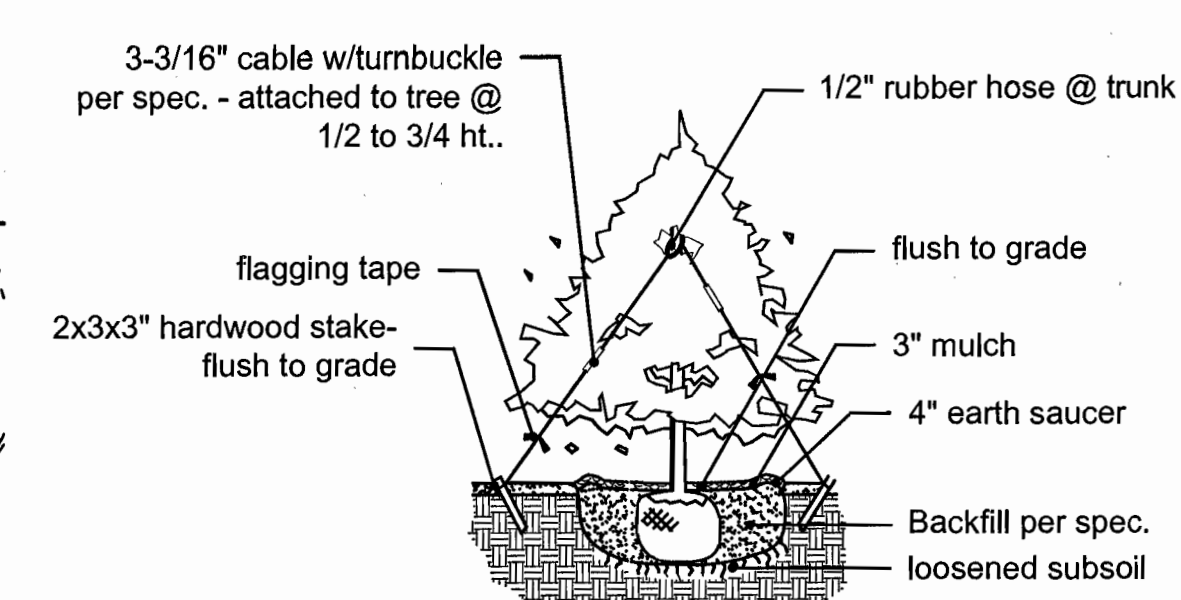
TITLE: _____

REV.	DATE	DESCRIPTION
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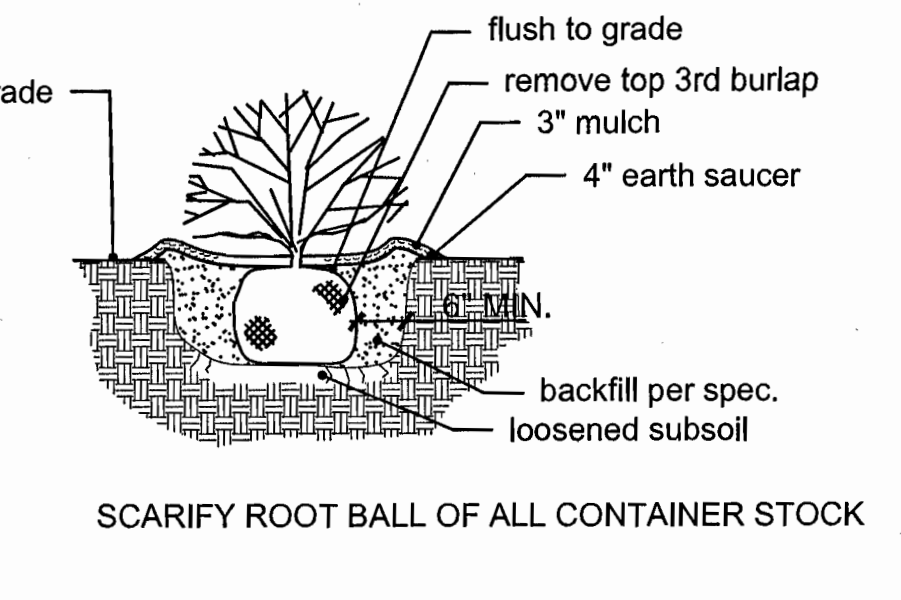
DRAWN BY: CDK	SHEET
DESIGNED BY: CDK	53
CHECKED BY: MJM	OF 3 SHEETS
APPROVED BY: MJM	LIGHTING
PROJECT NUMBER: D01140294	DATE: MAY 2, 2016
<input checked="" type="checkbox"/> ISSUED FOR REVIEW	<input type="checkbox"/> ISSUED FOR BIDDING
<input type="checkbox"/> ISSUED FOR CONSTR.	<input type="checkbox"/> RECORD DRAWING



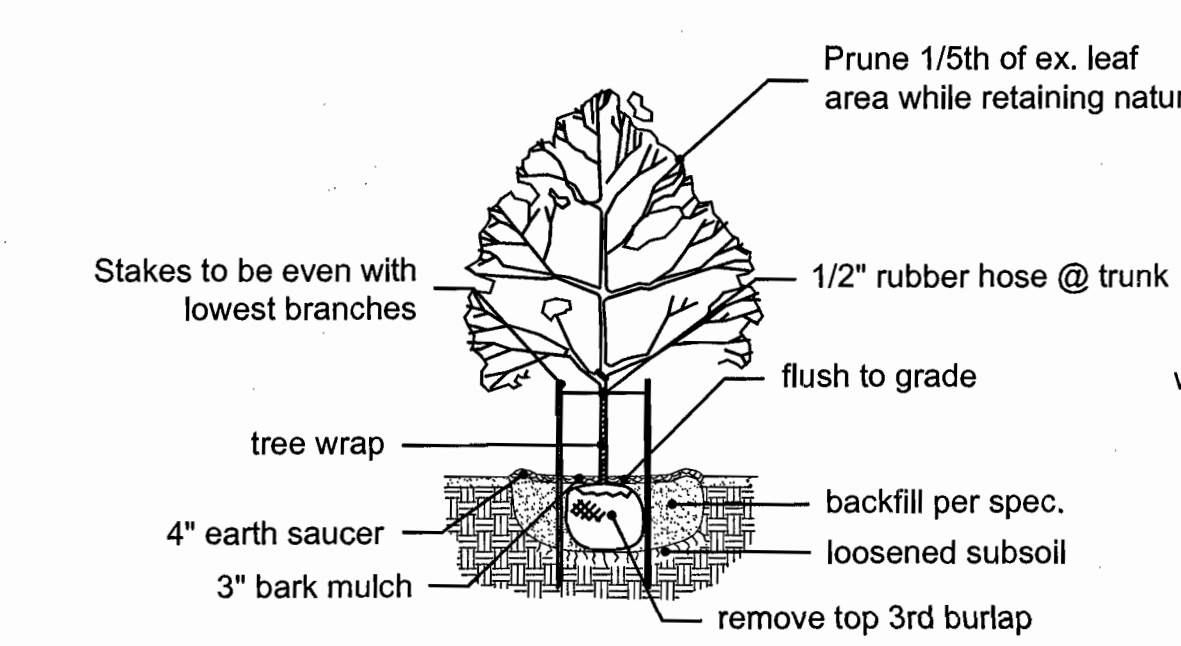
Landscape Plan
SCALE 1"=20'



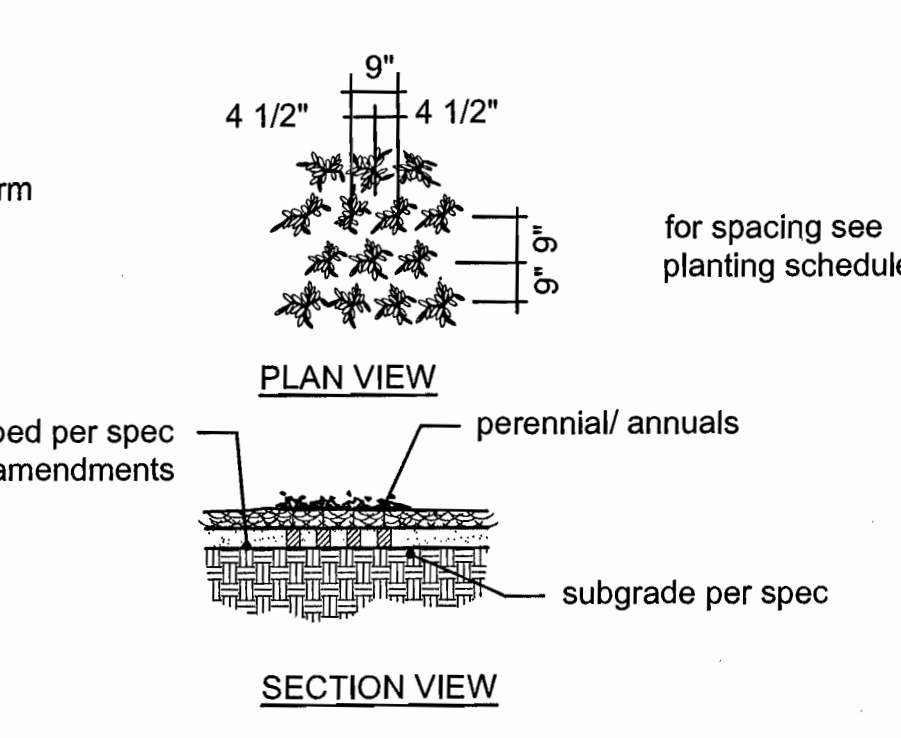
TYPICAL EVERGREEN PLANTING



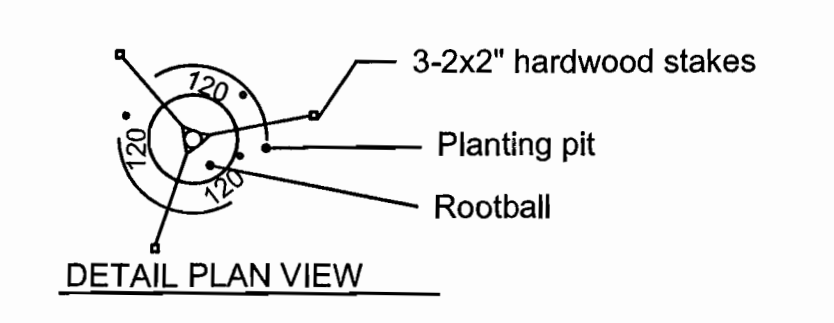
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

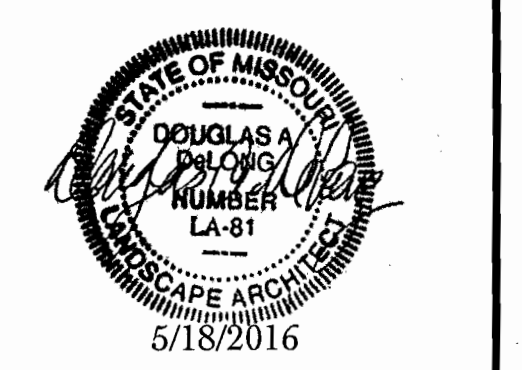


DETAIL PLAN VIEW

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	7	<i>Gleditsia t. inermis</i> 'Shademaster'	Shademaster Honeylocust	2 1/2"	45'+	Fast Growing
B	4	<i>Tilia americana</i>	American Linden	2 1/2"	45'+	Medium Growing
C	6	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2"	45'+	Medium Growing
D	4	<i>Platanus x acerifolia</i>	London Planetree	2 1/2"	45'+	Fast Growing
E	11	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	2 1/2"	45'+	Fast Growing
F	6	<i>Cercis canadensis</i>	Red Bud	2 1/2"	25'+	Fast Growing
G	6	<i>Cornus florida</i>	Flowering Dogwood	2 1/2"	15'+	Slow Growing
H	12	<i>Juniperus c.</i> 'Hetzi Columnaris'	Hetzi Columnar Juniper	6"	20'+	Medium Growing
J	6	<i>Picea pungens</i>	Colorado Spruce	6"	30-40'	Medium Growing
K	4	<i>Juniperus virginiana</i> 'Taylor'	Taylor Juniper	6"	20'+	Medium Growing
a	20	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	2-3'		3' O.C.
b	53	<i>Juniperus horizontalis</i> 'Plumosa'	Compact Andorra Juniper	18-24"		3' O.C.
c	55	<i>Rosa</i> 'Radrazz'	Knock out Rose	18-24"		3' O.C.
d	27	<i>Buxus sinica</i> l. 'Wintergreen'	Wintergreen Boxwood	18-24"		2' O.C.
e	160	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro daylily	1 gal		12" O.C.
f	160	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	1 qt		12" O.C.
		Bioretention Plantings per MSD				

GENERAL NOTES:

- 1) Openpace ratio is 23.7%
- 2) Street trees Req. - 875 lf/50 ft = 17.5 or 18 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.
- 7) Any future above ground utility structures to be screened per Ordinance.



Consultants:

HOLIDAY INN EXPRESS
Chesterfield, Missouri
PGB Investments, Inc., Edwardsville, IL

Revisions:

Date	Description	No.
10/5/15	City Comments	1
10/27/15	City Comments	2
11/20/15	City Comments	3
12/11/15	City Comments	4
4/29/16	Rev Bldg	5
5/18/16	City Comments	6

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4866
delong-la@gmail.com
Missouri State Certificate of Authority: #013700145

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 7/31/15
Job #: 146.001