



III. A.

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

Architectural Review Board Staff Report

Project Type: Site Development Plan

Meeting Date: July 12, 2012

From: Justin Wyse, AICP
Senior Planner

Location: North side of Wild Horse Creek Rd., east of Long Rd

Applicant: Vision Ventures, LLC

Description: **Chesterfield Senior Living:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an 8.04 acre tract of land zoned "E-1" Estate One Acre District with Conditional Use Permit #34 located on the north side of Wild Horse Creek Road, east of Long Rd.

PROPOSAL SUMMARY

The request is for a 105,000 square foot senior living facility located north of Wild Horse Creek Road, east of Long Road. The subject site is zoned "E-1" Estate One Acre District with a Conditional Use Permit to allow for a senior living facility (assisted and independent care). The exterior building materials will be comprised of brick, fiber cement siding, glass and architectural shingles. The roof is proposed to be comprised of an asphalt shingle. The roof is proposed as a hipped roof.

HISTORY OF SUBJECT SITE

The subject site was originally zoned "NU" Non-Urban District by St. Louis County in 1965. In 2006 a request for a change in zoning to "PC" Planned Commercial District with a "WH" Overlay was approved for the site to permit a neighborhood office development. However, no office development was constructed on the site. The applicant came back to the City of Chesterfield in 2010 and ultimately zoned the parcel "E-1" Estate One Acre District with a Conditional Use Permit to allow for a senior living center.

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written Addressed with Modification Not Applicable

The subject site slopes drastically on the northern end of the site into the Chesterfield Valley. The Preliminary Plan envisioned the site with two structures; however, this has been modified into one structure to take advantage of the existing opportunities while reducing constraints on the development (e.g. building services located on one façade, increasing open space).

B. Circulation System and Access

Addressed As Written Addressed with Modification Not Applicable

The proposal includes the first portion of the planned east-west loop road along the frontage of the site. Access to this development will be provided via a temporary access easement from Wild Horse Creek Road through the Wildhorse Child Care development (this connection is required to be removed once the east-west loop street is completed).

C. Topography

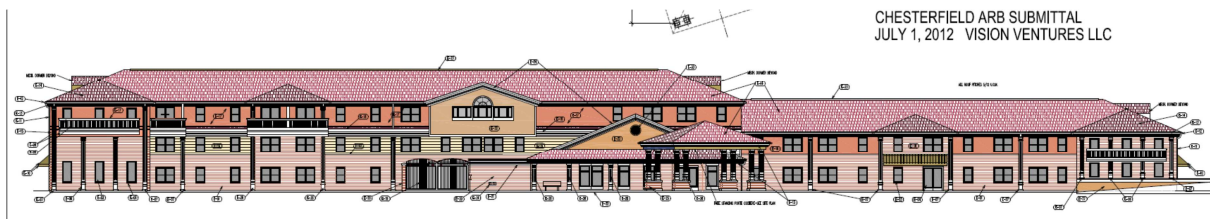
Addressed As Written Addressed with Modification Not Applicable

The site severely slopes to the valley on the northern portion of the site. The proposed development leaves the majority of the bluff in an undisturbed condition. Appropriate plantings are proposed on the northwestern portion of the site where trees were previously removed due to slope and erosion concerns.

D. Retaining Walls

Addressed As Written Addressed with Modification Not Applicable

Retaining walls are proposed for the subject site. Walls on the eastern side of the site are approximately 2-3 feet in height and are a modular masonry segmented split faced block type to match the building. The retaining wall on the northwest side of the site is a tiered design and a modular masonry segmented battered split faced block (as matching the building). Views of this larger wall from the north will be largely eliminated due to existing and proposed vegetation on the site.



General Requirements for Building Design:

A. Scale

Addressed As Written Addressed with Modification Not Applicable

The Statement of Design indicates the proposed scale of the building is consistent with other, similar outlet center developments. The design includes a base building height of 20 feet with accents of 24

and 28 feet to accent and break up long planes. The building also includes feature elements at the corners of the buildings of 30 and 40 feet.

B. Design

Addressed As Written *Addressed with Modification* *Not Applicable*

The development seeks to provide a shopping street. The center of the development is generally open with some areas being covered with a pavilion structure made of steel tubes. The pavilion will have an aluminum fascia façade, wood ceiling, and glass and aluminum skylights. The development includes anchor tenants on the ends (east/west) with the center of the development acting as an open plaza. Alternating landscaped courtyards and covered pavilions are included to enhance the pedestrian experience.

C. Materials and Color

Addressed As Written *Addressed with Modification* *Not Applicable*

The materials and colors proposed for the structure are very similar to the existing child care center located immediately south of the subject site. The primary difference between the materials is the inclusion of direct applied texture coating on the portion of the building with three stories.

D. Landscape Design and Screening

Addressed As Written *Addressed with Modification* *Not Applicable*

The proposal is designed to complement the pedestrian pathways, provide screening, and create visual interest areas for the development. A swale is included along the frontage of the site and boulders, planting beds, evergreens and flowers are included to make this an attractive focal point when approaching the development.

E. Signage

Addressed As Written *Addressed with Modification* *Not Applicable*

Signage is not included at this time. Signage will be submitted in the future for separate review.

F. Lighting

Addressed As Written *Addressed with Modification* *Not Applicable*

Lighting for the project will be similar to lighting at the existing child care center. All proposed lights will be required to be fully shielded and have full cut off optics.

Use Type: Multi-Family Residential

Access: The pedestrian pathways connect to the common areas throughout the development.

Exterior Elements: Color choice and location have been chosen to complement the existing child care facility directly to the north and reinforce the campus atmosphere between the buildings. Materials and color variation provide interest and vertical distinction for the building. Pilasters, a porte cochere-, and decking provide residential elements and reinforce individual spaces.

Landscaping and Screening: Addressed above in the Requirements for Site Design.

Scale: The scale of the building is consistent with the project as presented during the request for the conditional use permit.

Site Design: During the review of the conditional use permit, the development was proposed to include two separate structures. The proposal now includes one structure which has increased the amount of open space.

Staff is in the process of reviewing the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for compliance with Conditional Use Permit #34, and all other applicable ordinance requirements. Staff requests action on the Site Development Plan for Chesterfield Senior Living.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

1) "I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for Chesterfield Senior Living, as presented, with a recommendation for approval (or denial) to the Planning Commission."

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

Attachments

Architectural Review Packet Submittal



07-06-12A08:07 RCVD

RECEIVED
JUL 6 2012
DEPT. OF PLANNING
& PUBLIC WORKS

ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Chesterfield Senior Care Location: 17056 Wildhorse Creek Rd

Developer: Vision Ventures Architect: 3D Systems II Engineer: CEDC

PROJECT STATISTICS:

Size of site (in acres): 8.04 Total Square Footage: 105,000 Building Height: 42' 7"

Proposed Usage: Assisted Living, Memory Care & Ind Living Units

Exterior Building Materials: Brick Veneer, Cement Pal Lap Siding, Textured Coated Sheathing Residential Windows

Roof Material & Design: Sloped Arch Shingles Main Roof

Screening Material & Design: Metal Roofing Accent entries

Description of art or architecturally significant features (if any): Brick masonry screen wall

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



Harnessing team work, creativity and technology to achieve better buildings

June 30, 2012

RE: Chesterfield Senior Care

ARCHITECTS STATEMENT

INTRODUCTION

Located at 17655 Wildhorse Creek Road directly north of the existing CCC building the proposed Chesterfield Senior Care contains (27) Independent Living Units on the 3rd floor, (64) Assisted Living Units on the first floor and one half of the second floor and (29) memory care units on the second floor, for a total of 120 living units. Each category of care has a mix of one bedroom, two bedroom, and studio living units. The building is designed in a figure eight manner, creating (2) interior courtyards, with most services located in the center intersection. This arrangement allows for a continuous loop hallway for the memory care wing and allows for the stepped two and three story arrangement.

GENERAL REQUIREMENTS FOR SITE DESIGN

A. Site Relationships

The site slopes dramatically to the north/northwest overlooking the Chesterfield Valley so the project footprint is naturally long on the east-west axis. By combining all care types into a single structure, required building services can be located on the approach side (south) and the north side reserved for resident rooms with views and common areas such as great room, outdoor decks and activity areas. Also by combining all care types into a single building, green space was improved by approximately 20% and pedestrian and vehicular circulation on the site is controlled at a single dominant central location. The fire safety loop road on the north is devoid of any parking and/or service access thereby minimizing site pavement area. A porte cochere and one story pitched and vaulted spaces announce the entry on the main (southern) approach.

B. Circulation Systems & Areas

The vehicular and pedestrian circulation is obvious and clearly visible from the southwest corner entry that creates the safest left turn movements to the main entrance porte cochere. Visitor and handicapped parking are adjacent to the main entry with resident parking migrating to the east and west sides where it is an intentional destination decision. The main service court is tucked to the west of the one story kitchen area within masonry screen walls matching the building façade. This minimizes the visual and pavement impact to the site. Resident access the building on three sides at central entries but will exit the structure only at the main entry. A sidewalk loops the building all around adjacent to the parking spaces and service road providing code compliant egress path but at minimal impervious surface impact.

C. Topography

The site slopes to the northwest and senior care facilities have to maintain a level floor situation; therefore a small retaining wall/areaway is required on the east of the building and a larger retaining wall at the northwest corner is shown to provide ADA compliant slopes and access to the structure. The approach side (south) contains a heavily landscaped continuous swale that migrates into a retention area to the west. This is planned as a landscape feature area that will contain boulders, evergreen plants and flower beds and other landscape items so as to both manage water flow and become a visual feature enhancing both the resident and visitor experience. The modifications to the topography will appear to be a natural extension of the surrounding terrain.

D. Retaining Walls

The height of the east retaining wall is approximately 2-3' and is a modular masonry segmented split faced block type to match the color of the building masonry.

The 2 terraced northwest retaining wall will be a modular masonry segmented battered split faced block to match the building masonry as well, and will not be visible from the building side. From the north/northwest view the wall will be screened by existing trees and vegetation as well as required reforestation trees as proposed.

GENERAL REQUIREMENTS FOR BUILDING DESIGN

A. Scale

1. The building is designed as a combination 2 and 3 story structure to show a residential scale at the main view and approach from Wildhorse Creek Road and 3 story portion toward the west; well screened by the existing Childhood Development Center. The Independent Living units are contained on the 3rd floor affording the most privacy and best views to the valley.
2. Hipped roofs extended to the window heads provide real window shading and lower the façade that places visual emphasis on deck and accent roof elements at pedestrian levels.

B. Design

1. The color scheme is to closely mirrored with the existing Childhood Development Center as far as masonry, windows, trim, siding, deck pickets, gutters and downspouts, roof shingle type and color, etc...
2. The main entry is designed with one story elements to bring the focal point to human scale
3. The masonry, pilaster and free standing columns, deck elements, accent roofs at side entry's and projected gable elements are designed to articulate the faced, add depth and bring visual interest as close to eye level as practical.
4. No exterior art work is proposed. Interior courtyards are to have sculpted water features and landscape furniture.
5. All four sides of the building adhere to the same materials treatment scheme.
6. The building shall employ a mechanical system requiring no exterior condensers or roof top equipment on sloped roofs. Kitchen area HVAC rooftop equipment is contained in the service court and is visually screened from the approach and other adjacent properties.
7. A vestibule, canopied sitting/gathering area, and porte cochere clearly identify the main entry to the facility.
8. There are no current plans for any temporary barriers or walls.
9. The hipped roof design matches the existing Childhood Development Center and maintains the lowest profile façade possible.

C. Materials and Colors

The materials and color scheme is to closely mirrored with the existing Childhood Development Center as far as masonry, windows, trim, siding, deck pickets, gutters and downspouts, roof shingle type and color, etc. Other unique building elements such as pilasters and deck components will be white or near white to be consistent in color and appearance as well.

D. Landscape and Screening

The landscape design compliments the pedestrian sidewalks and approaches as well as screening and creating visual interest at the approach swale and retention area **required** for storm water management. Boulders, articulated planting beds, evergreens, perennials and annual planting are all employed to provide visual interest all along the loop road but concentrated at the frontage road swale. The service court is screened by a masonry wall approx. 9'-0" high matching building masonry as is designed to blend into the building façade. All 4 main building entry's will have sitting/gathering areas with seating benches.

E. Signage

Site visible signage for traffic control and **directory information** will generally be on grade monumental type and will adhere to City of Chesterfield standards via a separate review submittal and process.

F. Lighting

The site and building lighting has been submitted and is being reviewed. Fixture detail sheets are included as part of this submittal.

CONCLUSION

This project employs the second man principle in that a vast majority of building appearance features, form **and materials** employ the exact items as the existing Childhood Development Center to help **create a coherent** building group and campus atmosphere. This will help encourage **interaction of the children** and senior residents which studies show is nothing but a good thing. By **bringing the Independent Living** units into a single building the project site impact was greatly reduced and will greatly aid in the overall economic viability and long term success of the project as an asset to the Chesterfield community.

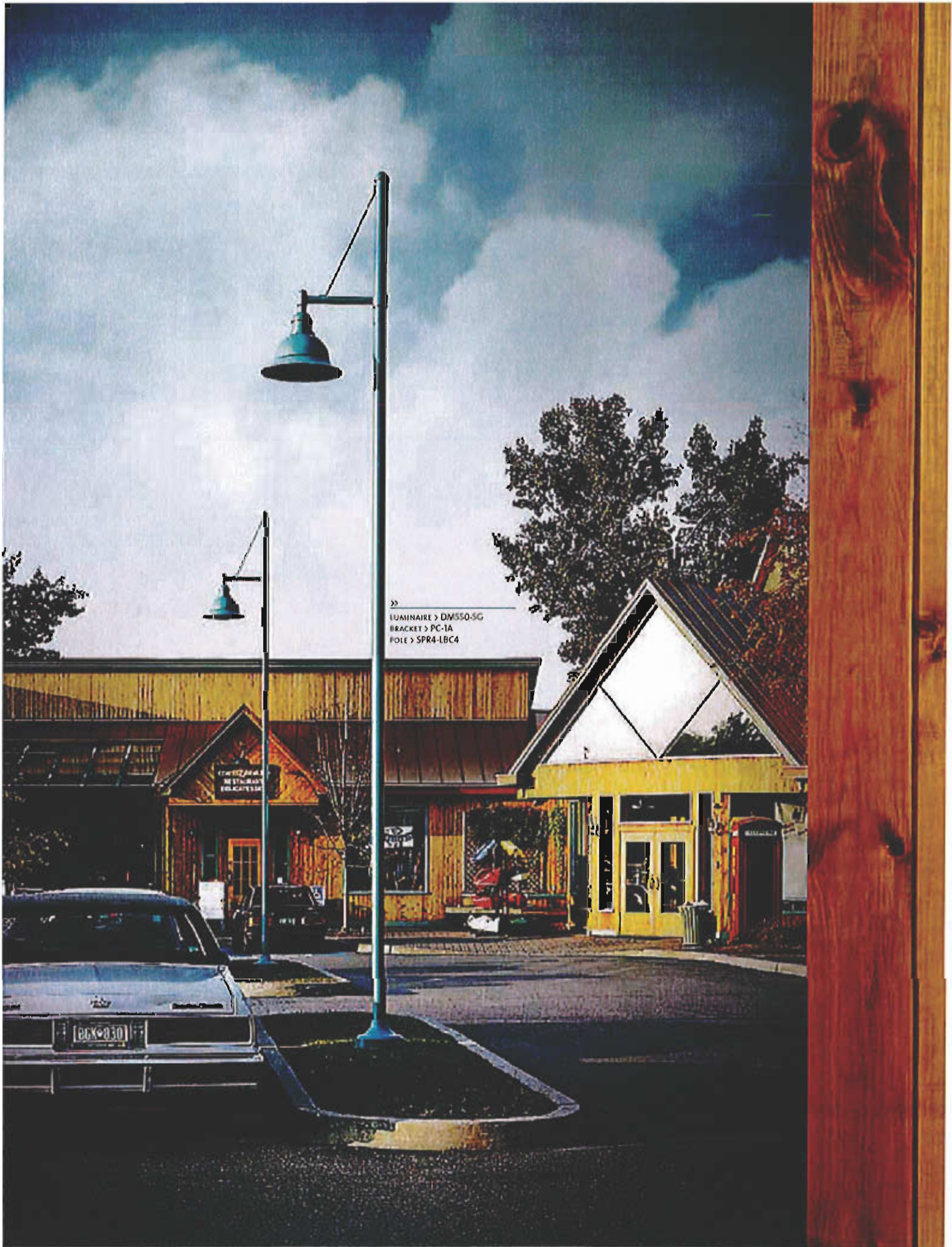


DOMUS

SERIES

Product Overview and Technical information >>

PHILIPS
LUMEC



» LUMINAIRE > DM550-SG
BRACKET > PC-1A
POLE > SPR4-LBC4



LEDGINE



Some luminaires of this series are IDA (International Dark-Sky Association) approved.



DM560-SHA

DM550-SG-LM

DM550-SHA-NM

DM550-SG-LD-MM

DOMUS SERIES

Designed Equilibrium / The Domus Series of products – Domus, Domus 55, and Domus Small - are all designed to complement each other and bring balance to any environment. Their charm is undeniable. Simplicity, refinement, and elegance, all fuse together to create harmonious beauty through designed equilibrium. >>





22
LUMINAIRE 3 DMS50-SG
BRACKET 3 MM-1A
POLE 3 AM6

ELEGANT DESIGN

The Domus Series is one of the most versatile luminaires offered by Philips Lumec. This classic shape was one of the first in a line of pioneering Philips Lumec designs. Encompassing most of the exclusive Philips Lumec innovations, the Domus can fit into any environment; be it the main street of a small Alaskan village or the downtown of a high-tech center. Combined with today's efficient optics, Domus embodies the tradition of excellence in Philips Lumec products.

PRACTICAL TECHNOLOGY

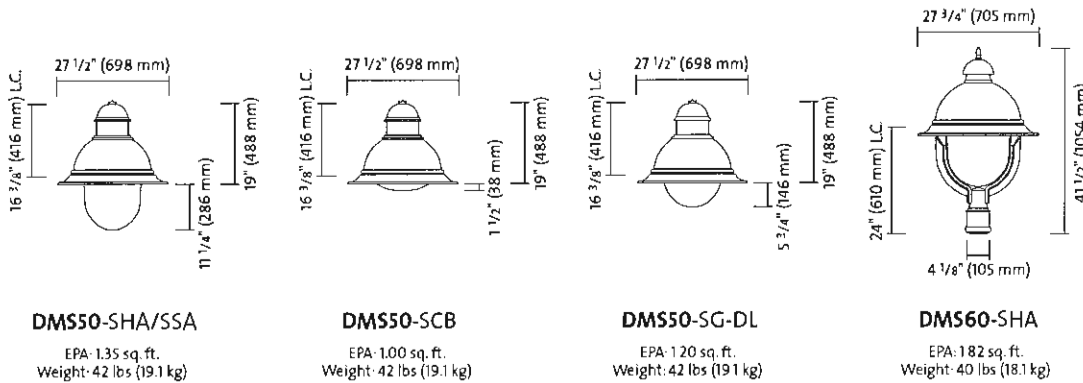
Harmonizing beautifully with virtually any urban setting, the Domus Series luminaires are representative of the new generation of lighting units. Constructed from top-quality materials, the Domus Series maintains excellent performance in even the most demanding environments. The Smartseal™ optical systems (IP66) of the Domus virtually eliminate Luminaire Dirt Depreciation (LDD), while the toolfree access to the lamp and electrical components make maintenance a breeze. >>

BENEFITS

- › Constructed from top-quality materials, the Domus Series maintains excellent performance in even the most demanding environments.
- › Can be powered by the LifeLED™, Philips Lumec's state-of-the-art, energy-efficient LED light engine.
- › SHA and SSA optical chambers reduce glare by using a unique combination of reflectors and internal prism refractors.
- › SCB optical chamber offers exceptional performance and cut-off with a combination of a hydro-formed aluminum reflector and a tempered glass lens.
- › Dark-sky friendly SG optics provide full cut-off in five distributions.

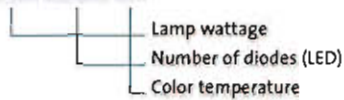
LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards



LAMPS / LED

LAMP CODE DEFINITION / 40W49LED4K



POWERED BY LifeLED	LAMP	RATED LIFE HRS ¹	INITIAL LUMENS	CRI	COLOR TEMPERATURE ²	WATTAGE		MAX SYSTEM AC CURRENT: 120V	LED MA	OPTICAL SYSTEM AVAILABLE	
						LAMP	SYSTEM ³			DMS50 / DMS60 ⁴	
										LE2A / LE3A / LE4A	LE2F / LE2S / LE3F / LE3S / LE4F / LE4S / LE5F / LE5S
	40W49LED4K	70000	4600	70	4000K	42	47	0.48A	285mA	✓	✓
	65W49LED4K	70000	5890	70	4000K	65	72	0.72A	428mA	✓	✓
	90W49LED4K	70000	6860	70	4000K	90	102	0.95A	571mA	✓	✓

LEDGINE	LAMP	RATED LIFE HRS ¹	INITIAL LUMENS	CRI	COLOR TEMPERATURE ²	WATTAGE		MAX SYSTEM AC CURRENT: 120V	LED MA	OPTICAL SYSTEM AVAILABLE	
						LAMP	SYSTEM ³			LE2A / LE3A / LE4A	LE2F / LE2S / LE3F / LE3S / LE4F / LE4S / LE5F / LE5S
	70W64LED4KES	100000	7744	70	4000K	70	77	0.72A	350mA	N/A	✓
	85W64LED4KES	100000	9152	70	4000K	80	94	0.84A	400mA	N/A	✓
	110W64LED4KES	100000	11264	70	4000K	110	120	1.09A	530mA	N/A	✓
	90W80LED4KES	100000	9680	70	4000K	90	100	0.90A	350mA	N/A	✓
	105W80LED4KES	100000	11440	70	4000K	110	115	1.05A	400mA	N/A	✓
	135W80LED4KES	100000	14000	70	4000K	135	150	1.36A	530mA	N/A	✓

¹ Rated life represents the time it takes for the LED system to reach 70% of initial lumen output.
² On average.
³ System wattage includes the lamp and the LED driver.
⁴ DMS60 is not available with LEDGine.



The Domus, now available powered by LEDgine, offers high output for parking lot and high density street lighting. The LEDgine provides a uniform, comfortable, smooth light distribution for a safe way home while maintaining excellent performance even in the most demanding environments.

- Saves up to 60% in energy costs
- Can replace up to 400W PSMH
- Equivalent up to 90 Lumen per watt

VOLTAGE

120 / 208 / 240 / 277 / 347¹ / 480¹

¹ Comes with a step-down transformer with 40W49LED4K and 65W49LED4K (LifeLED).

OPTICAL SYSTEMS / LED



Flat lens (LifeLED and LEDGine)

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.

LE2F: Asymmetrical
 LE3F: Asymmetrical
 LE4F: Asymmetrical
 LE5F: Symmetrical (square)



Sag lens (LifeLED and LEDGine)

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.

LE2S: Asymmetrical
 LE3S: Asymmetrical
 LE4S: Asymmetrical
 LE5S: Symmetrical (square)



Prismatic globe (LifeLED)

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.

LE2A: Asymmetrical
 LE3A: Asymmetrical
 LE4A: Asymmetrical
 > LE2A/LE3A/LE4A available in acrylic and borosilicate.

Add suffix ACDR or PC to optical system code.

¹ Photometry available on Philips Lumec web site www.lumec.com

Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification. For the latest updates go to www.lumec.com

LAMPS / HID

WATTAGE	DMS50			DMS60		
	SCB3M SHA3M-PC SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	SG	SCB3M SHA3M-PC SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	SG
50 MH, medium	✓	✓	✓	✓	✓	RB
70 MH, medium	✓	✓	✓	✓	✓	RB
100 MH, medium	✓	✓	✓	✓	✓	RB
150 MH, medium	✓	✓	✓	✓	✓	RB
200 MH, mogul	✓	N/A	✓	✓	N/A	RB
175 PSMH, mogul	✓	✓	✓	✓	✓	N/A
250 PSMH, mogul	✓	N/A	✓	✓	N/A	RB
400 PSMH, mogul ¹	N/A	N/A	RB, RJ	N/A	N/A	N/A
35 HPS, mogul	✓	✓	✓	✓	✓	RB
50 HPS, mogul	✓	✓	✓	✓	✓	RB
70 HPS, mogul	✓	✓	✓	✓	✓	RB
100 HPS, mogul	✓	✓	✓	✓	✓	RB
150 HPS, mogul	✓	✓	✓	✓	✓	RB
200 HPS, mogul ¹	✓	N/A	✓	✓	N/A	RB
250 HPS, mogul ¹	✓	N/A	✓	✓	N/A	RB
400 HPS, mogul ¹	N/A	N/A	RB	N/A	N/A	N/A

✓ : Available N/A : Not available RB : Remote Ballast Required
 RJ : Reduced Jacket ED28 Required T : N/A with SGFM

CosmoPolis™ / new generation of ceramic metal halide lamp

WATTAGE	SCB3M / SHA3M-PC / SSA3M-PC	SHA3M-ACDR / SSA3M-ACDR
60 CW	✓	✓
90 CW	✓	✓
140 CW ¹	✓	✓

✓ : Available 1 : Not available with 120 volts

OPTICAL SYSTEMS / HID

(Lamps not included)



SHA and SSA optics

Sealed optical chamber consisting of a reflector permanently assembled on top of an internal prismatic globe.

SHA3M: Asymmetrical
 SSA3M: Asymmetrical

> House shield available in option (HS)

In the above optics, the sleeve and shutter permit exact positioning of the lamp. SHA & SSA refractors available in: ACDR: Acrylic (175 W max.), PC: Polycarbonate. Add suffix to optical system code.



SCB optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

SCB3M: Asymmetrical

> House shield available in option (HS)



SG Optics

Segmented cut-off reflector system set in faceted arc-image duplicating patterns.

SGQ: Symmetrical
 SG1: Symmetrical
 SG2: Asymmetrical
 SG3: Asymmetrical
 SGFM: Forward throw

> House shield available for SG2 and SG3

In the above optics, the sleeve and shutter permit exact positioning of the lamp.

* Photometry available on Philips Lumec web site www.lumec.com

VOLTAGE

DHI¹: 120 / 208 / 240 / 277 / 347 / 480

CosmoPolis™: 120 / 208 / 240 / 277

¹ Multi-tap ballast also available

LAMPS / QL

WATTAGE	SCB5	SHA
55 QL	✓	✓
85 QL	✓	✓

✓ : Available

High frequency generator for induction lamp (4000K).
 Instant start. Operating range 50-60 Hz or DC.
 Lamp minimum starting temperature -40F (-40 °C).

VOLTAGE

120 / 208 / 240 / 277

OPTICAL SYSTEMS / QL

(Lamps included)



SHA optics

Sealed optical chamber consisting of a reflector permanently assembled on top of an internal prismatic globe.

SHA: Asymmetrical

> House shield available in option (HS)



SCB5 optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

SCB5: Symmetrical

> House shield available in option (HS)

* Photometry available on Philips Lumec web site www.lumec.com

LUMINAIRE OPTIONS

- HS** House shield
(Not available with LED)
- LD** Luminous dome, 250 W maximum
(SG optics only) (only with DMS50)
(remote ballast for 200 and 250 W in bracket or pole)
(Not available with LED)
- LR** Luminous ring,
250 W maximum
(SG optics only) (only with DMS50)
(remote ballast for 200 and 250 W in bracket or pole)
(Not available with LED)
- SLG** Tempered glass sag lens
(SG optics only)(Not available with LED)

ADAPTORS



SMB

The luminaire is suspended by means of a decorative side-mounting cast-aluminium adaptor. This adaptor accepts tubes from 1 5/8" to 2 3/8" (41 to 60 mm) and is adjustable to more or less 50.

SMART LUMINAIRE OPTIONS

Domus allows you many options in order to get different smart functionalities.

DMG (available with LifeLED and LEDgine*)
Driver is compatible with dimmer from 0 to 10 volts.

CDMG (available with LifeLED and LEDgine*)
Dynamimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings. (see Dynamimmer brochure for more information on pre-programmed scenarios)

CDMGP (available with LifeLED and LEDgine*)
Dynamimmer custom dimming scenario allowing the user to program up to 5 time periods and multiple dimming levels from 100% to 10% of total wattage.

OVR (available with LEDgine* only)
Dynamimmer override function offering the possibility to go back to full power at any time via an electrical signal of 120VAC to 277VAC from a motion sensor, a switch, a relay or else.

CLO (available with LEDgine* only)
Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the lamp.

AST (available with LEDgine* only)
Pre-set driver for progressive start-up of the lamp to optimize energy management and enhance user visual comfort at start-up.

OTL (available with LEDgine* only)
Pre-set driver to signal end of life of the lamp for better fixture management.

DALI (available with LEDgine* only)
Pre-set driver compatible with the DALI control system.

* Not available with 347 and 480 volt

SMART SYSTEM OPTIONS

Different options are available according to your needs. Please contact us for more information.

SMART CITY OPTIONS

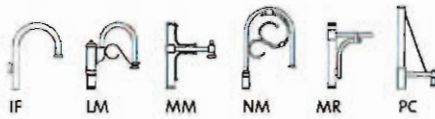
AMPLIGHT (available with LEDgine* only)
Amplight is the intelligent monitoring and control, automated management system that delivers up to 35% streetlight energy savings and makes it easy to monitor and manage the entire system, in real time. Please contact us for more information.

* Not available with 347 and 480 volt

Other options are also available according to your needs. Please contact us for more information.

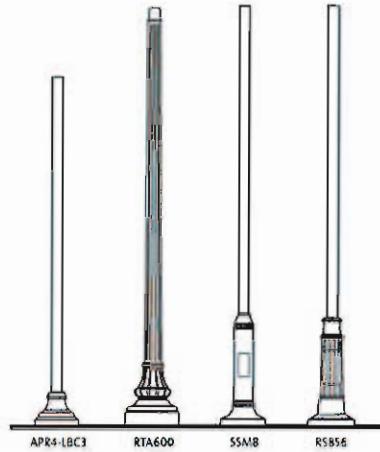
MOUNTINGS

(Consult the Pole Guide for details and the complete line of mountings)



POLES AND POLE OPTIONS

(Consult the Pole Guide for details and the complete line of poles)



FINISHES

(Consult Philips Lumec's Color Chart for complete specifications)

The specially formulated Lumital powder coat finish is available in a range of many standard colors.

ORDERING SAMPLE

LUMINAIRE	LAMP	GLOBE/LENS	OPTICAL SYSTEM	VOLTAGE	ADAPTOR	OPTIONS	MOUNTING & CONFIGURATION	POLE	FINISH
DM550	100 HPS	ACDR	SHA3L-ACDR	120	SMB	FS-LR	MR-1A	R80-15	GNTX

MAINTENANCE



ACCESS TO INTERNAL COMPONENT

The luminaire's hood can be opened by simply applying pressure on the latch located on the technical ring. The hood can then be pivoted along a hinge incorporated in the technical ring. A built-in stopper holds the cover at 90° from the technical ring.



ACCESS TO LAMP

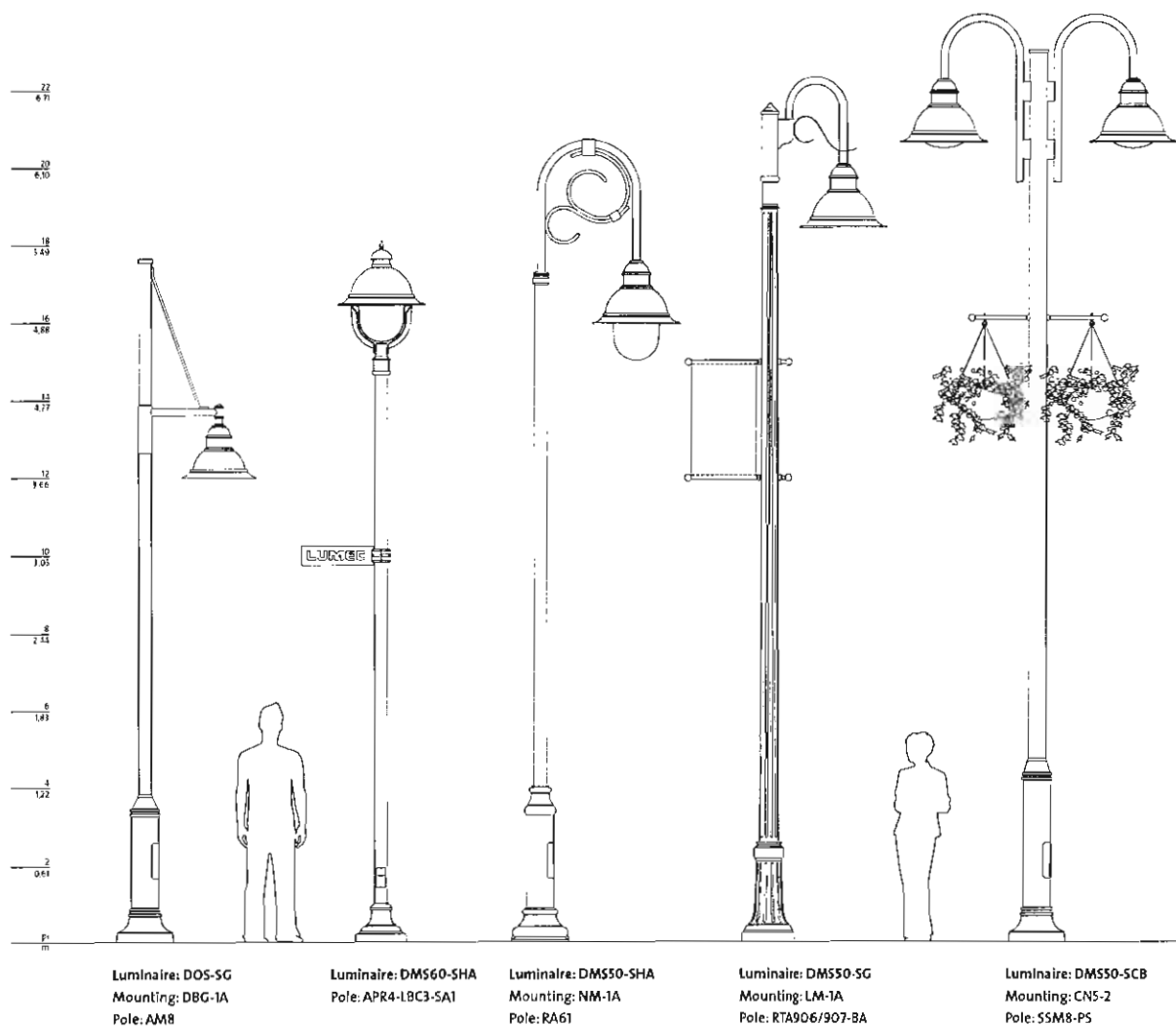
A simple quarter-turn of the Smartseal™ shutter provides easy access to the lamp. Quick-disconnect terminals between the lamp and the ballast tray ensure safe and easy lamp replacement.

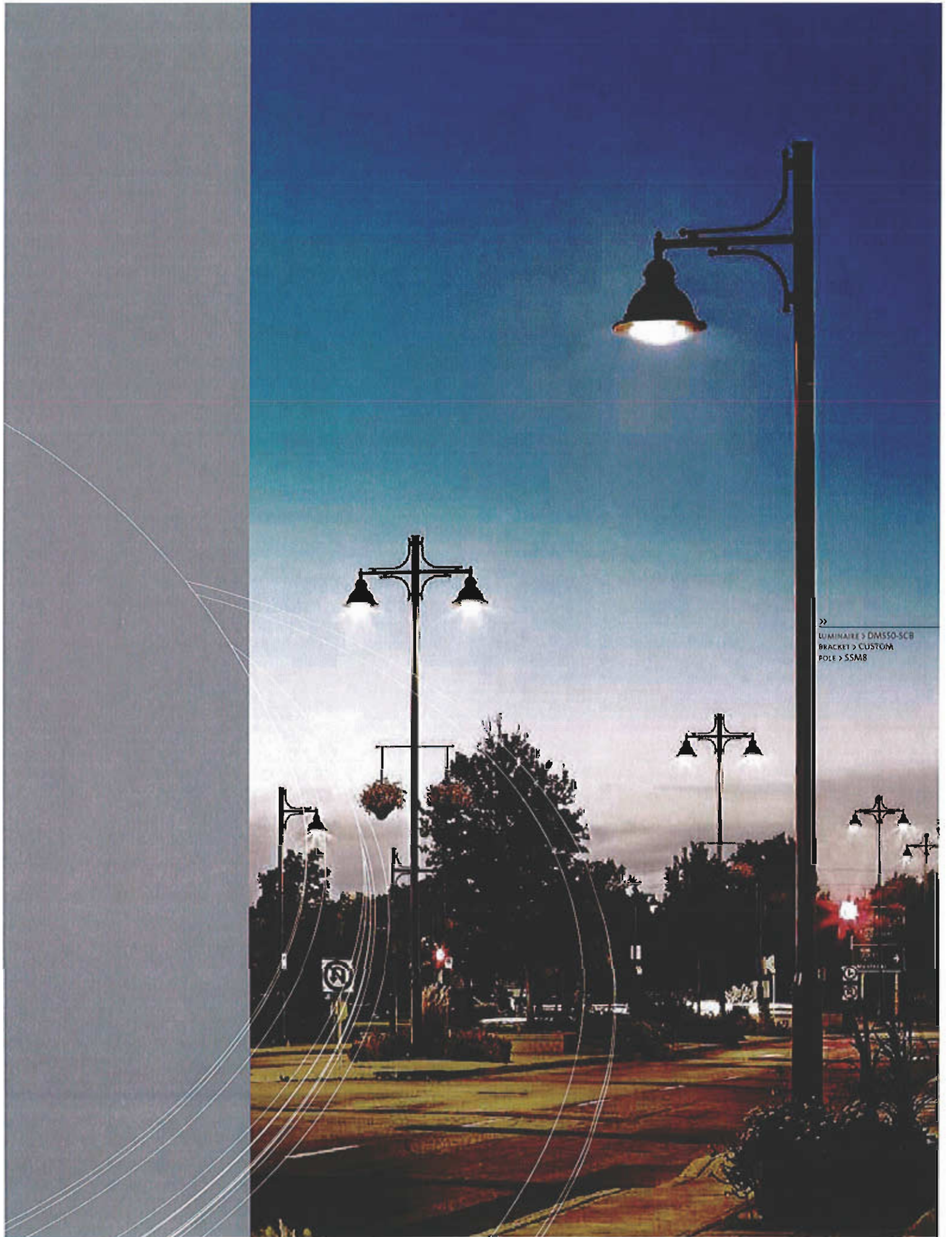


ACCESS TO BALLAST

The tool-free drop-in unitized ballast tray is slipped into the post top box which rests on the optical support plate. Here again, the use of quick-disconnect terminals ensures safe and easy ballast maintenance.

ASSEMBLY EXAMPLES





>>
LUMINAIRE > DMS50-SCB
BRACKET > CUSTOM
POLE > SSMB



www.lumec.com

PHILIPS LUMEC HEAD OFFICE

640, Curé-Boivin Boulevard
Boisbriand, Québec
Canada J7G 2A7

T: 450.430.7040
F: 450.430.1453

ONTARIO OFFICE

189 Bullock Drive
Markham, Ontario
Canada L3P 1W4

T: 416.223.7255
F: 866.971.2825

MEXICO OFFICE

Zempoala #217
Col. Anenor Sales (Narvarte)
Mexico, D.F. 03010

T: (5255) 5564.5242
F: 450.971.2816

For the details of our different agents and representatives, please consult the **Contact us** section of our Website.

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/ Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and/or with the symbol "Hg." Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycling and disposal can be found at www.lamprecycle.org



The choice to not print paper brochures anymore but to make them available on-line is an example of the positive environmental actions that Philips Lumec has decided to undertake. This not only considerably reduces our paper consumption but also guarantees the exactitude of the information our clients receive.

Adjustable Piedmont Swivel Flood Light

◀ Previous ▶ Next



Catalog Views: 2012 Full Line Catalog
LPC Conversion to Sea Gull
Lighting Catalog

Outdoor Bullets Collection:

Black finish aluminum adjustable swivel flood light. Double Adjustable swivel flood light in Black Aluminum for outdoor use.

Specifications

- Product #: 8607-12
- MSRP: \$69.60
- Finish: Black
- Glass: Black
- Dimensions: D: 5 3/4"
- Lamping: 2 medium BR-40 120w Max.
- Optional Lamping: 120v LED Medium LED PAR30L 15w
120v LED Medium LED PAR38 18w
120v LED Medium LED BR30 15w
120v LED Medium LED BR40 18w
- Listings: UL Listed for Wet Locations
cUL Listed for Wet Locations

Wish List Compare

Details

- Supplied with 6.5" of wire
- Backplate: Depth: 1 1/4" Diameter: 5"

[Buy Now](#)

[Find A Store](#)

Zip Code [Go](#)

[Email Product](#)

[Ask Us](#)

Detailed Specs:

[HTML Specification Sheet](#)
[PDF Specification Sheet](#)

Other Finishes:

White

How to Install:

[English](#)
[French](#)

HI-RES Downloads

[.jpg](#) [.png](#)



Need Parts?

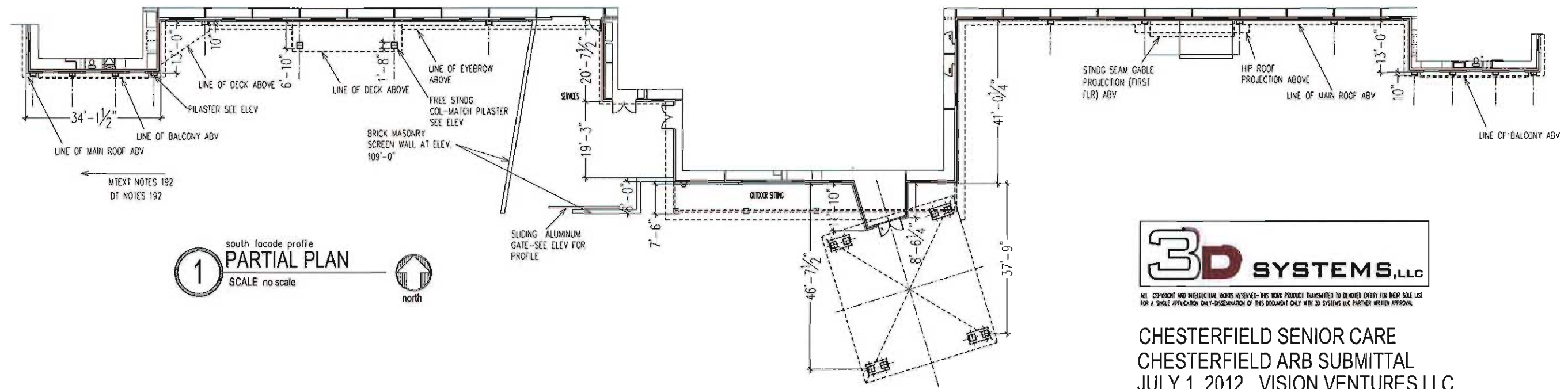
Bulbs: 97314S
97317S
97320S
97321S
Glass: 2030

Outdoor Bullets – Black Collection:

An effective way to meet your lighting needs.



8607-12



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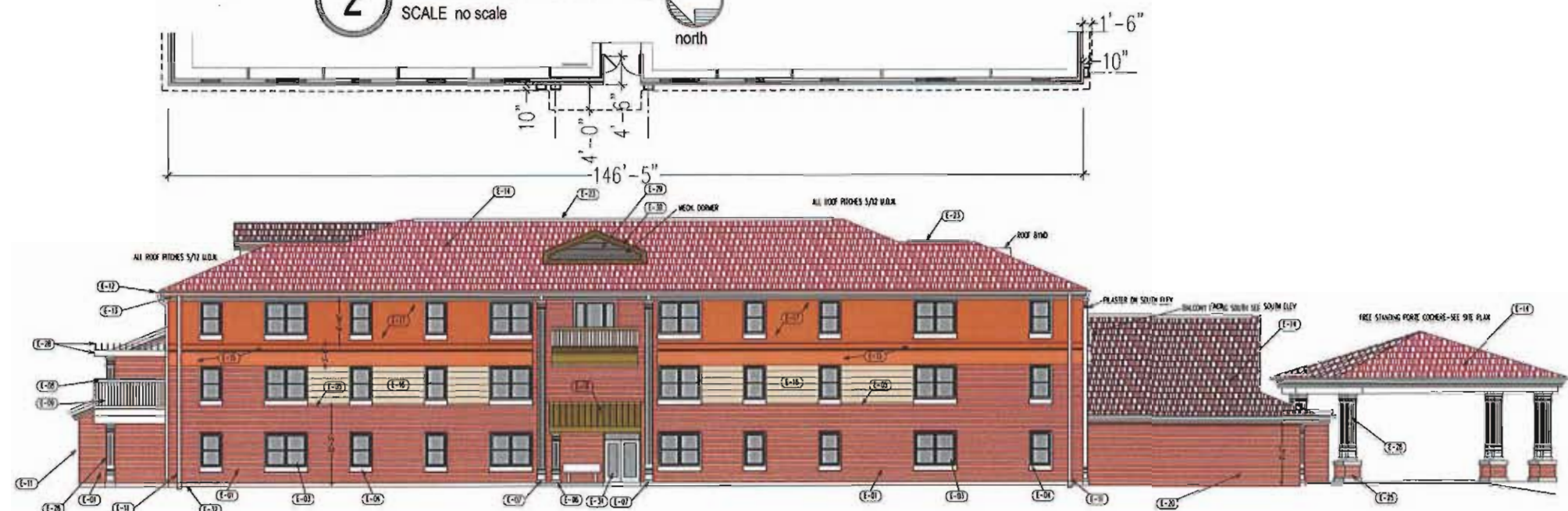


APPROACH (SOUTH) ELEVATION

ELEVATION KEY NOTES

- NOT ALL CONDITIONS REVERSED-REFER KEYNOTES TO ALL SIMILAR CONDITIONS
- (E-01) BRICK VENEER-BRICK FIELD COLOR
 - (E-02) BRICK VENEER-BRICK ACCENT COLOR
 - (E-03) VINYL WINDOW UNIT-WINDOW FRAME COLOR
 - (E-04) COMPOSITE WINDOW TRIM- WINDOW TRIM COLOR
 - (E-05) PREFINISHED ALUM. BRICK CAP FLASHING METAL BRICK CAP COLOR
 - (E-06) PRE FAB COLUMN PILASTER-PILASTER COLOR
 - (E-07) PRE FAB CONCR PILASTER AND DOWNSPOUT COVER PILASTER COLOR
 - (E-08) COMPOSITE COLOR THROUGH DECKING/RAILING-DECK COMPONENT COLOR
 - (E-09) PREFINISHED METAL DECK PICKET-PICKET COLOR
 - (E-10) PREFINISHED METAL ROOFING/RAKE/FASCIA TRIM-MTL ROOF COLOR
 - (E-11) PREFINISHED METAL DOWNSPOUT-D.S. COLOR
 - (E-12) PREFINISHED MTL GUTTER-GUTTER COLOR
 - (E-13) PREFINISHED PROFILED MTL FASCIA-FASCIA COLOR
 - (E-14) ARCHITECTURAL COMPOSITE SHINGLE ROOF-ROOF SHINGLE COLOR
 - (E-15) PROFILED COMPOSITE BAND-BAND COLOR
 - (E-16) FIELD PAINTED CEMENT FIBER LAP SIDING 6\"/>
 - (E-17) DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR
 - (E-18) PROFILED COMPOSITE EYEBROW BAND AND ROOF SHINGLE (ROOF SHINGLE MATCH MAIN ROOF)
 - (E-19) PREFINISHED ALUMINUM SLIDING GATE-GATE COLOR
 - (E-20) BRICK VENEER ON CMU BLOCK SCREEN WALL-FIELD BRICK COLOR
 - (E-21) MASONRY SCREEN WALL CAP-CAST CONCRETE-MASONRY WALL CAP COLOR
 - (E-22) DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR-ACCENT
 - (E-23) METAL/PLASTIC RIDGE VENT-RIDGE VENT COLOR
 - (E-24) PROFILED PREFINISHED MTL RAKE TRIM (MATCH FASCIA)
 - (E-25) BRICK VENEER COLUMN BASE WITH 4\"/>
 - (E-26) PREFAB COLUMN SURROUND-FIELD PAINT TO MATCH PILASTER COLOR
 - (E-27) COATED CONCR WALL WITH PRECAST CONCR WALL CAP-CONCRETE WALL COATING COLOR
 - (E-28) STAINED DIMENSIONAL WOOD PERGOLA-PERGOLA COLOR
 - (E-29) MTL VENT GRILLE-FIELD PAINT-VENT GRILLE COLOR
 - (E-30) MTL FASCIA/RAKE TRIM FLAT PROFILE-FLAT TRIM COLOR
 - (E-31) HOL. MTL AND GLASS DOOR-FIELD PAINT-EXT DOOR COLOR
 - (E-32) APPROX GRADE LINE SEE O.M.L.
 - (E-33) PREFINISHED VINYL 24\"/>
 - (E-34) FIRE DEPT SERVICE CONNECTION
 - (E-35) CLOCK ELEMENT (NON FUNCTIONAL)

west facade profile
2 PARTIAL PLAN
 SCALE no scale



WEST ELEVATION

ELEVATION KEY NOTES
 NOT ALL CONDITIONS KEYNOTED—APPLY KEYNOTES TO ALL SIMILAR CONDITIONS

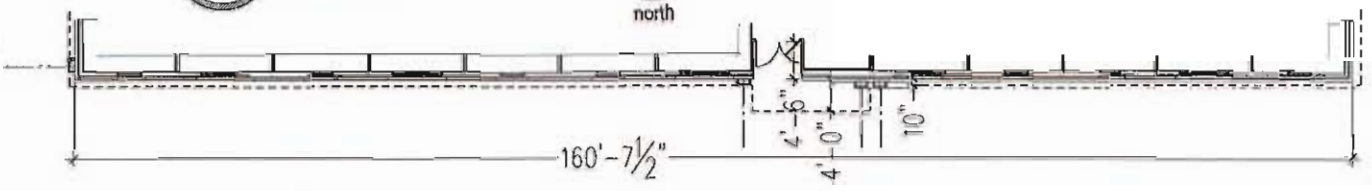
- E-01 BRICK VENEER—BRICK FIELD COLOR
- E-02 BRICK VENEER—BRICK ACCENT COLOR
- E-03 VINYL WINDOW UNIT—W/DW FRAME COLOR
- E-04 COMPOSITE WINDOW TRIM—W/DW TRIM COLOR
- E-05 PREFINISHED ALUM. BRICK CAP FLASHING METAL BRICK CAP COLOR
- E-06 PRE FAB COLUMN PILASTER—PILASTER COLOR
- E-07 PRE FAB COMB PILASTER AND DOWNSPOUT COVER PILASTER COLOR
- E-08 COMPOSITE COLOR THROUGH DECKING/RAILING—DECK COMPONENT COLOR
- E-09 PREFINISHED METAL DECK PICKET—PICKET COLOR
- E-10 PREFINISHED METAL ROOFING/RAKE/FASCIA TRIM—M/L ROOF COLOR
- E-11 PREFINISHED METAL DOWNSPOUT—D.S. COLOR
- E-12 PREFINISHED M/L GUTTER—GUTTER COLOR
- E-13 PREFINISHED PROFILED M/L FASCIA—FASCIA COLOR
- E-14 ARCHITECTURAL COMPOSITE SHINGLE ROOF—ROOF SHINGLE COLOR
- E-15 PROFILED COMPOSITE BAND—BAND COLOR
- E-16 FIELD PAINTED CEMENT FIBER LAP SIDING 6" —SIDING COLOR
- E-17 DIRECT APPLIED TEXTURE COATING—TEXTURE COATING COLOR
- E-18 PROFILED COMPOSITE EYEBROW BAND AND ROOF SHINGLE (ROOF SHINGLE MATCH MAIN ROOF)
- E-19 PREFINISHED ALUMINUM SLIDING GATE—GATE COLOR
- E-20 BRICK VENEER ON CMU BLOCK SCREEN WALL—FIELD BRICK COLOR



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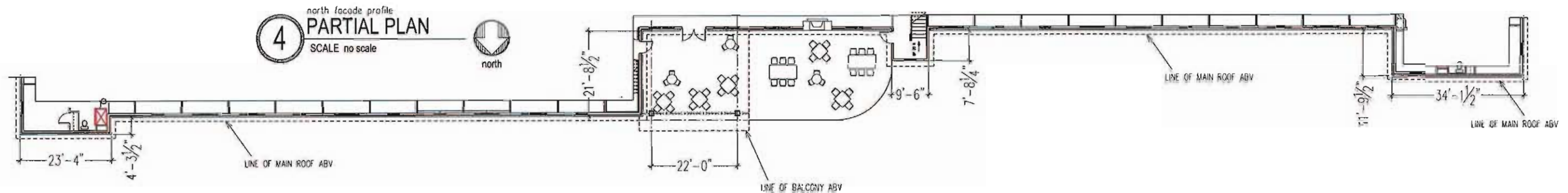
east facade profile
3 PARTIAL PLAN
 SCALE no scale



EAST ELEVATION

- E-21 MASONRY SCREEN WALL CAP—CAST CONCRETE—MASONRY WALL CAP COLOR
- E-22 DIRECT APPLIED TEXTURE COATING—TEXTURE COATING COLOR—ACCENT
- E-23 METAL/PLASTIC RIDGE VENT—RIDGE VENT COLOR
- E-24 PROFILED PREFINISHED M/L SAGE TRIM (MATCH FASCIA)
- E-25 BRICK VENEER COLUMN BASE WITH 8" CAST CONCRETE BASE AND CAP FIELD BRICK COLOR AND MASONRY WALL CAP COLOR
- E-26 PREFAB COLUMN SURROUND—FIELD PAINT TO MATCH PILASTER PILASTER COLOR
- E-27 COATED CONG WALL WITH PRECAST CONG WALL CAP—CONCRETE WALL COATING COLOR
- E-28 STAINED DIMENSIONAL WOOD PERGOLA—PERGOLA COLOR
- E-29 M/L VENT GRILLE—FIELD PAINT—VENT GRILLE COLOR
- E-30 M/L FASCIA/RAKE TRIM FLAT PROFILE—FLAT TRIM COLOR
- E-31 HOL M/L AND GLASS DOOR—FIELD PAINT—EXT DOOR COLOR
- E-32 APPROX GRADE LINE SEE CIVIL
- E-33 PREFINISHED VINYL 24" DIA THRU WALL ATTIC VENT—ATTIC VENT COLOR
- E-34 FIRE DEPT SERVICE CONNECTION
- E-35 CLOCK ELEMENT (NON FUNCTIONAL)

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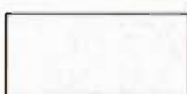









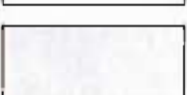

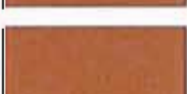
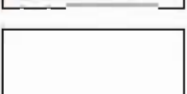

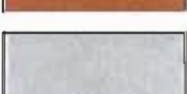



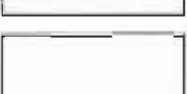
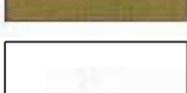
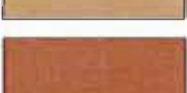



NORTH ELEVATION

ELEVATION KEY NOTES
NOT ALL CONDITIONS RECORDED-APPLY KEY NOTES TO ALL SIMILAR CONDITIONS

- (E-01) BRICK VENEER-BRICK FIELD COLOR
- (E-02) BRICK VENEER-BRICK ACCENT COLOR
- (E-03) VINYL WINDOW UNIT- WOA FRAME COLOR
- (E-04) COMPOSITE WINDOW TRIM- WOA TRIM COLOR
- (E-05) PREFINISHED ALUM. BRICK CAP FLASHING METAL, BRICK CAP COLOR
- (E-06) PRE FAB COLUMN PLASTER-PLASTER COLOR
- (E-07) PRE FAB FORM PLASTER AND DOWNSPOUT COVER PLASTER COLOR
- (E-08) COMPOSITE COLOR THROUGH BEDDING/RAILING-DECK COMPONENT COLOR
- (E-09) PREFINISHED METAL DECK PICKET-PICKET COLOR
- (E-10) PREFINISHED METAL ROOFING/RAKE/FASCIA TRIM-MTL ROOF COLOR
- (E-11) PREFINISHED METAL DOWNSPOUT-D.S. COLOR
- (E-12) PREFINISHED MTL GUTTER-GUTTER COLOR
- (E-13) PREFINISHED PROFILED MTL FASCIA-FASCIA COLOR
- (E-14) ARCHITECTURAL COMPOSITE SHINGLE ROOF-ROOF SHINGLE COLOR
- (E-15) PROFILED COMPOSITE BAND-BAND COLOR
- (E-16) FIELD PAINTED CEMENT FIBER LAP SIDING 6" -SIDING COLOR
- (E-17) DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR
- (E-18) PROFILED COMPOSITE E-BROW BAND AND ROOF SHINGLE (ROOF SHINGLE MATCH MAIN ROOF)
- (E-19) PREFINISHED ALUMINUM SIDING GATE-GATE COLOR
- (E-20) BRICK VENEER ON CMU BLOCK SCREEN WALL-FIELD BRICK COLOR
- (E-21) MASONRY SCREEN WALL CAP-CAST CONCRETE-MASONRY WALL CAP COLOR
- (E-22) DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR-ACCENT
- (E-23) METAL/PLASTIC RIDGE VENT-RIDGE VENT COLOR
- (E-24) PROFILED PREFINISHED MTL RAKE TRIM (MATCH FASCIA)
- (E-25) BRICK VENEER COLUMN BASE WITH 4" CAST CONCRETE BASE AND CAP FIELD BRICK COLOR AND MASONRY WALL CAP COLOR
- (E-26) PREFAB COLUMN SURROUND-FIELD PAINT TO MATCH PILASTER COLOR
- (E-27) COATED CONC WALL WITH PREFCAST CONC WALL CAP-CONCRETE WALL COATING COLOR
- (E-28) STAINED DIMENSIONAL WOOD PERGOLA-PERGOLA COLOR
- (E-29) MTL VENT DRILLE-FIELD PAINT-VENT DRILLE COLOR
- (E-30) MTL FASCIA/RAKE TRIM FLAT PROFILE-FLAT TRIM COLOR
- (E-31) HOL MTL AND GLASS DOOR-FIELD PAINT-EXT DOOR COLOR
- (E-32) APPROX GRADE LINE SEE DIM
- (E-33) PREFINISHED WALK 24" DIA THRU WALL ATTIC VENT-ATTIC VENT COLOR
- (E-34) FIRE DEPT SERVICE CONNECTION
- (E-35) CLOCK ELEMENT (NON FUNCTIONAL)

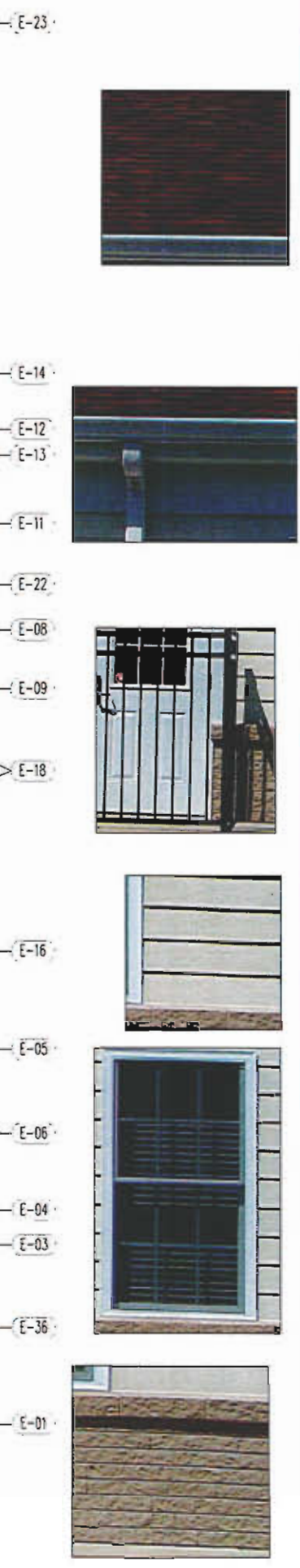
COLOR SELECTION KEY LEGEND

COLOR SELECTION KEY CORRESPONDS TO KEY NOTES SHOWN ON ELEVATIONS

	E-01 BRICK FIELD COLOR		E-13 FASCIA COLOR		E-25 FIELD BRICK COLOR AND MASONRY WALL CAP COLOR SEE E-01 AND E-21
	E-02 BRICK ACCENT COLOR		E-14 ROOF SHINGLE COLOR		E-26 PILASTER COLOR
	E-03 WDW FRAME COLOR		E-15 BAND COLOR		E-27 CONCRETE WALL COATING COLOR
	E-04 WDW TRIM COLOR		E-16 SIDING COLOR		E-28 PERGOLA COLOR
	E-05 METAL BRICK CAP COLOR		E-17 TEXTURE COATING COLOR		E-29 VENT GRILLE COLOR
	E-06 PILASTER COLOR		E-18 PROFILED COMPOSITE EYEBROW BAND		E-30 FLAT TRIM COLOR
	E-07 PILASTER COLOR		E-19 GATE COLOR		E-31 EXT DOOR COLOR
	E-08 DECK COMPONENT COLOR		E-20 FIELD BRICK COLOR		E-32 APPROX GRADE LINE SEE CIVIL
	E-09 PICKET COLOR		E-21 MASONRY WALL CAP COLOR		E-33 ATTIC VENT COLOR
	E-10 MTL ROOF COLOR		E-22 TEXTURE COATING COLOR-ACCENT		E-34 FIRE DEPT SERVICE CONNECTION
	E-11 PREFINISHED METAL DOWNSPOUT-D.S. COLOR		E-23 RIDGE VENT COLOR		E-35 CLOCK ELEMENT (NON FUNCTIONAL)
	E-12 PREFINISHED MTL GUTTER-GUTTER COLOR		E-24 RAKE TRIM (MATCH FASCIA)		E-36 GLASS COLOR



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5 SOUTH FACADE-3 STORY
ENLARGED ELEVATION
 SCALE no scale

ELEVATION KEY NOTES

- NOT ALL CONDITIONS KEYNOTED-APPLY KEYNOTES TO ALL SIMILAR CONDITIONS
- E-01 BRICK VENEER-BRICK FIELD COLOR
 - E-02 BRICK VENEER-BRICK ACCENT COLOR
 - E-03 VINYL WINDOW UNIT-WDW FRAME COLOR
 - E-04 COMPOSITE WINDOW TRIM- WDW TRIM COLOR
 - E-05 PREFINISHED ALUM. BRICK CAP FLASHING METAL BRICK CAP COLOR
 - E-06 PRE FAB COLUMN PILASTER-PILASTER COLOR
 - E-07 PRE FAB COMB PILASTER AND DOWNSPOUT COVER PILASTER COLOR
 - E-08 COMPOSITE COLOR THROUGH DECKING/RAILING-DECK COMPONENT COLOR
 - E-09 PREFINISHED METAL DECK PICKET-PICKET COLOR
 - E-10 PREFINISHED METAL ROOFING/RAKE/FASCIA TRIM-MTL ROOF COLOR
 - E-11 PREFINISHED METAL DOWNSPOUT-D.S. COLOR
 - E-12 PREFINISHED MTL GUTTER-CUTTER COLOR
 - E-13 PREFINISHED PROFILED MTL FASCIA-FASCIA COLOR
 - E-14 ARCHITECTURAL COMPOSITE SHINGLE ROOF-ROOF SHINGLE COLOR
 - E-15 PROFILED COMPOSITE BAND-BAND COLOR
 - E-16 FIELD PAINTED CEMENT FIBER LAP SIDING 6" -SIDING COLOR
 - E-17 DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR
 - E-18 PROFILED COMPOSITE EYEBROW BAND AND ROOF SHINGLE (ROOF SHINGLE MATCH MAIN ROOF)
 - E-19 PREFINISHED ALUMINUM SLIDING GATE-GATE COLOR
 - E-20 BRICK VENEER ON CMU BLOCK SCREEN WALL-FIELD BRICK COLOR
 - E-21 MASONRY SCREEN WALL CAP-CAST CONCRETE-MASONRY WALL CAP COLOR
 - E-22 DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR-ACCENT
 - E-23 METAL/PLASTIC RIDGE VENT-RIDGE VENT COLOR
 - E-24 PROFILED PREFINISHED MTL RAKE TRIM (MATCH FASCIA)
 - E-25 BRICK VENEER COLUMN BASE WITH 4" CAST CONCRETE BASE AND CAP FIELD BRICK COLOR AND MASONRY WALL CAP COLOR
 - E-26 PREFAB COLUMN SURROUND-FIELD PAINT TO MATCH PILASTERS PILASTER COLOR
 - E-27 COATED CONC WALL WITH PRECAST CONC WALL CAP-CONCRETE WALL COATING COLOR
 - E-28 STAINED DIMENSIONAL WOOD PERGOLA-PERGOLA COLOR
 - E-29 MTL VENT GRILLE-FIELD PAINT-VENT GRILLE COLOR
 - E-30 MTL FASCIA/RAKE TRIM FLAT PROFILE-FLAT TRIM COLOR
 - E-31 HOL MTL AND GLASS DOOR-FIELD PAINT-EXT DOOR COLOR
 - E-32 APPROX GRADE LINE SEE CIVIL
 - E-33 PREFINISHED VINYL 24" DIA THRU WALL ATTIC VENT-ATTIC VENT COLOR
 - E-34 FIRE DEPT SERVICE CONNECTION
 - E-35 CLOCK ELEMENT (NON FUNCTIONAL)
 - E-36 SOLAR GREY DOUBLE PANE GLASS

CHESTERFIELD SENIOR CARE
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E-14
 MEDC

E-12
 MEDC

E-16
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E-11
 MEDC

E-09
 MEDC

E-31
 MEDC



E-36
 MEDC

E-04
 MEDC

E-03
 MEDC

E-16
 MEDC

E-01
 MEDC

ELEVATION KEY NOTES

NOT ALL CONDITIONS REINFORCED—APPLY REINFORCES TO ALL SIMILAR CONDITIONS

- E-01 BRICK VENEER—BRICK FIELD COLOR
- E-02 BRICK VENEER—BRICK ACCENT COLOR
- E-03 VINYL WINDOW UNIT—W/DW FRAME COLOR
- E-04 COMPOSITE WINDOW TRIM—W/DW TRIM COLOR
- E-05 PREFINISHED ALUM. BRICK CAP FLASHING METAL BRICK CAP COLOR
- E-06 PRE FAB COLUMN PILASTER—PILASTER COLOR
- E-07 PRE FAB COMB PILASTER AND DOWNSPOUT COVER PILASTER COLOR
- E-08 COMPOSITE COLOR THROUGH DECKING/RAILING—DECK COMPONENT COLOR
- E-09 PREFINISHED METAL DECK PICKET—PICKET COLOR
- E-10 PREFINISHED METAL ROOFING/RAKE/FASCIA TRIM—MTL ROOF COLOR

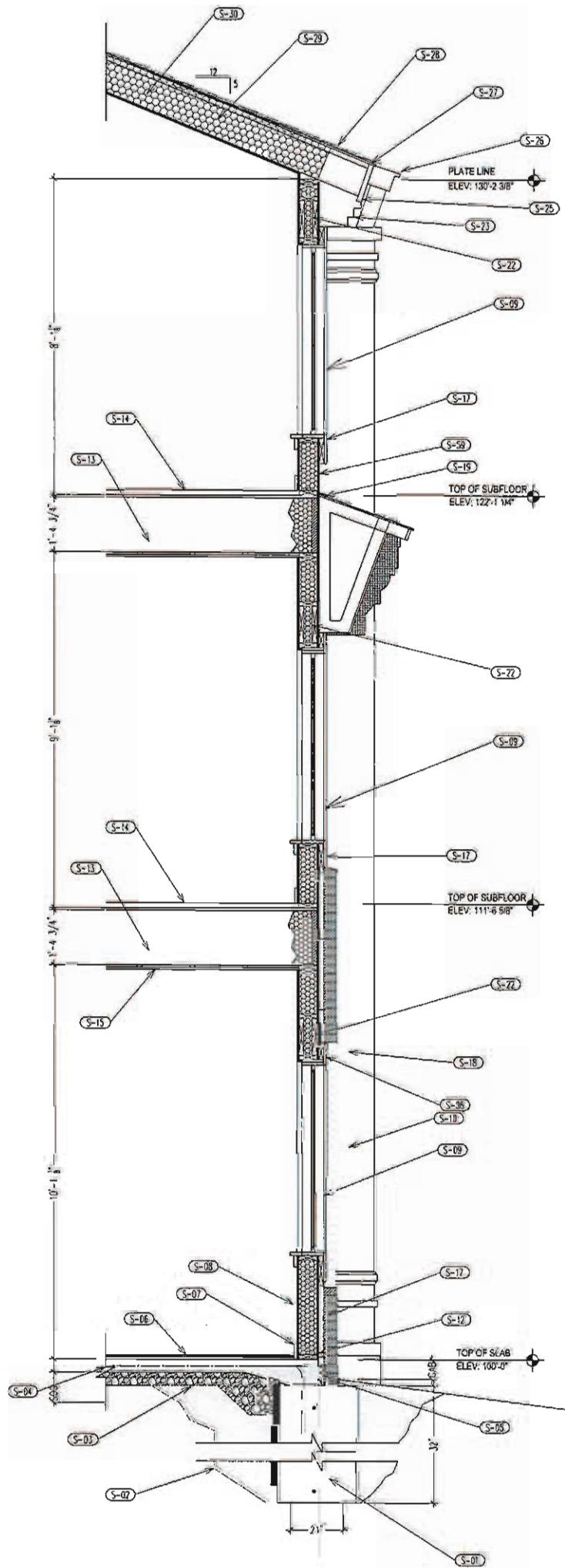
- E-11 PREFINISHED METAL DOWNSPOUT—D.S. COLOR
- E-12 PREFINISHED MTL GUTTER—GUTTER COLOR
- E-13 PREFINISHED PROFILED MTL FASCIA—FASCIA COLOR
- E-14 ARCHITECTURAL COMPOSITE SHINGLE ROOF—ROOF SHINGLE COLOR
- E-15 PROFILED COMPOSITE BAND—BAND COLOR
- E-16 FIELD PAINTED CEMENT FIBER LAP SIDING 6" —SIDING COLOR
- E-17 DIRECT APPLIED TEXTURE COATING—TEXTURE COATING COLOR
- E-18 PROFILED COMPOSITE EYEBROW BAND AND ROOF SHINGLE (ROOF SHINGLE MATCH MAIN ROOF)
- E-19 PREFINISHED ALUMINUM SLIDING GATE—GATE COLOR
- E-20 BRICK VENEER ON CMU BLOCK SCREEN WALL—FIELD BRICK COLOR

- E-21 MASONRY SCREEN WALL CAP—CAST CONCRETE—MASONRY WALL CAP COLOR
- E-22 DIRECT APPLIED TEXTURE COATING—TEXTURE COATING COLOR—ACCENT
- E-23 METAL/PLASTIC RIDGE VENT—RIDGE VENT COLOR
- E-24 PROFILED PREFINISHED MTL RAKE TRIM (MATCH FASCIA)
- E-25 BRICK VENEER COLUMN BASE WITH 4" CAST CONCRETE BASE AND CAP FIELD BRICK COLOR AND MASONRY WALL CAP COLOR
- E-26 PREFAB COLUMN SURROUND—FIELD PAINT TO MATCH PILASTERS PILASTER COLOR
- E-27 COATED CONC WALL WITH PRECAST CONC WALL CAP—CONCRETE WALL COATING COLOR
- E-28 STAINED DIMENSIONAL WOOD PERGOLA—PERGOLA COLOR

MEDC="MATCH EXISTING DAYCARE"

- E-29 MTL VENT GRILLE—FIELD PAINT—VENT GRILLE COLOR
- E-30 MTL FASCIA/RAKE TRIM FLAT PROFILE—FLAT TRIM COLOR
- E-31 HOL MTL AND GLASS DOOR—FIELD PAINT—EXT DOOR COLOR
- E-32 APPROX GRADE LINE SEE CIVIL
- E-33 PREFINISHED VINYL 24" DIA THRU WALL ATTIC VENT—ATTIC VENT COLOR
- E-34 FIRE DEPT SERVICE CONNECTION
- E-35 CLOCK ELEMENT (NON FUNCTIONAL)
- E-36 SOLAR GREY DOUBLE PANE GLASS

- (S-01) TRENCH FOOTING PER STRUCTURAL
- (S-02) COMPACTED SUBGRADE
- (S-03) GRAVEL FILL-COMPACTED
- (S-04) 4" CONC. SLAB ON GRADE W/ 6X6
1/8" W/M ON # 4 REBAR GRID 3'X3'
- (S-05) 1-1/2" PERIMETER FDN RIGID INSUL BD
- (S-06) SCHEDULED FLOORING
- (S-07) SCHEDULED BASE
- (S-08) SCHEDULED WINDOW TRIM
- (S-09) SCHEDULED WINDOW UNIT
- (S-10) PRE-FAB URETHANE PILASTER-FIELD PAINT
- (S-11) HEADER PER STRUCTURAL
- (S-12) STUDS 24" O.C. WITH 10MM (verify) MGO BD-PART OF A STRUCTURAL ONE HOUR RATED EXTERIOR WALL PANEL SYSTEM
- (S-13) JOIS'S 24" O.C. TYP. SEE STR FRAMING PLAN
- (S-14) 1 1/2" LIGHT WEIGHT CONCRETE ON 3/4" STRUCTURAL PLYWOOD FLOOR DECK
- (S-15) 5/8" TYPE "X" GYP. BD. ON MTL HAT CHL FURRING 16" O.C. PART OF A 3D MIN FLOOR CEILING ASSEMBLY-RESIDENT ROOMS AND 1 HOUR FLR-CLG AT CORRIDORS AND COMMON SPACES
- (S-16) PREFAB FOAM AND URETHANE COATED TRIM PIECE-NOTCH AT WINDOWS-SEE DTL
- (S-17) 3/4" NOM EXT WINDOW SURROUND TRIM SEE ELEVATIONS
- (S-18) PRE-FAB URETHANE PILASTER (4" PROJECTION MAX) FIELD PAINT SEE ELEVATIONS AND DTLS
- (S-19) PRE FINISHED ALUM SIDE WALL FLASHING-REGLET INTO FOAM TRIM AND SEAL CONTINUOUS
- (S-20) INSULATED SLOM WDW HEADER (16" SHOWN) WITH 2X6 NAILER AND 3/8" WDW HEAD SHIM SPACE-VERIFY HEADER WITH STRUCTURAL
- (S-21) COMBINATION INSULATED 18" SLOM WDW HEADER/FLOOR JOIST CLOSURE SHOWN WITH (2)2X4 / 2X6 NAILER AND 1" WDW HEAD SHIM SPACE-VERIFY HEADER/JOIST CLOSURE WITH STRUCTURAL
- (S-22) INSULATED 14" SLOM WDW HEADER SHOWN WITH 2X6 NAILER AND 3/8" WDW HEAD SHIM SPACE-VERIFY HEADER WITH STRUCTURAL
- (S-23) PRE FINISHED ALUM CLOSURE PANEL CONTINUOUS
- (S-24) FLOOR JOIST CLOSURE PER STRUCTURAL
- (S-25) ROOF CLOSURE PER STRUCTURAL
- (S-26) PREFINISHED ALUM CUTTER ALL EAVES U.O.N.-SEE ROOF PLAN FOR DS LOCATIONS SIZE PER SWACNA
- (S-27) PREFINISHED ALUM DRIP EDGE CONTINUOUS ALL RAKES & EAVES
- (S-28) 30 YR ARCH COMPOSITION SHINGLES ON 3D# FELT ON 3/4" NOM SHEATHING
- (S-29) ROOF JOISTS SEE STRUCTURAL
- (S-30) MIN 7-3/8" INCH INSULATION
- (S-31) ROOF TRUSS SEE STRUCTURAL
- (S-32) 2" NOM BLOCKING
- (S-33) INSULATED SLOM DOOR/OPENING HEADER HEIGHT AS SHOWN -VERIFY HEIGHT AND REQUIREMENTS WITH STRUCTURAL
- (S-34) EXTERIOR DOOR/SIDELITE CONDITION SEE PLAN AND DOOR SCHED
- (S-35) NOM 3/4" FRIEZE TRIM
- (S-36) STANDING SEAM MTL ROOF SIDEWALL FLASHING
- (S-37) POSSIBLE FLAT TRUSS CONDITION SEE ROOF FRAMING PLAN
- (S-38) STR STL COL- SEE STRUCTURAL- WRAP/FIRECOAT FOR 1 HOUR RATING
- (S-39) PRE-FAB COLUMN SURROUND NOM 16" SQ BASE X 14'-0" HIGH SEE ELEVATION FOR APPROX. PROFILE
- (S-40) STR STEEL OR BUILT-UP LIGHT GAGE BEAMPER STRUCTURAL-DEPTH AS INDICATED-C WRAP AND OR FIRE COAT FOR 1 HOUR RATING
- (S-41) 4" SLAB ON GRADE DOORWAY APPROACH SIDEWALK-SEE CIVIL-SLOPE AWAY FROM DOOR 1/4" / 1'-0" MINIMUM
- (S-42) EXT COLUMN PIER CAP AND STEEL BASE PLATE DETAILS PER STRUCTURAL-SHOWN FOR GEN REF ONLY
- (S-43) PREFINISHED STANDING SEAM MTL ROOF SYSTEM ON BLDG PAPER ON ROOF SHEATHING ON SLOM RAFTERS PER STRUCTURAL
- (S-44) PROJECTED BALCONY RAILING AND BALUSTERS (FALSE) SEE ELEVATION AND DETAILS
- (S-45) PILASTER TYPE (1)-PREFAB ADHERED TO WALL-FIELD PAINT/COAT
- (S-46) PILASTER TYPE (2)-PREFAB ADHERED TO WALL-FIELD PAINT/COAT
- (S-47) PILASTER TYPE (3)-PREFAB ADHERED TO WALL-FIELD PAINT/COAT
- (S-48) MODULAR BRICK VENEER-FIELD COLOR (FC)
- (S-49) MODULAR BRICK SOLDIER COURSE-COLOR (SC)
- (S-50) COMPOSITION BRICK MOLD
- (S-51) STEEL UNTEL ANGLE (SEE STR 6X6 SHOWN) PAINT TO MATCH BRICK
- (S-52) TREATED 2X BULK
- (S-53) ROOF FRAMING SHOWN DIAGRAMMATICALLY SEE STRUCTURAL FOR ALL BRACING AND CONNECTION REQUIREMENTS
- (S-54) 3/4" NOM COMP BD RAKE FACING AND 1/2" TRIM AT SOFFIT INTERSECTION
- (S-55) 3/4" NOM SOFFIT BOARD
- (S-56) AMYS II-PARTING DOOR 16" NOM HEAD HEIGHT-7'-0" NOM DOOR HEIGHT (BESSOM OR STANLEY BASIS OF DESIGN)
- (S-57) CUT STONE WATER TABLE
- (S-58) HARD-PLANK HORIZONTAL SIDING
- (S-59) DIRECT APPLIED TEXTURED COATING ON EXTERIOR SHEATHING

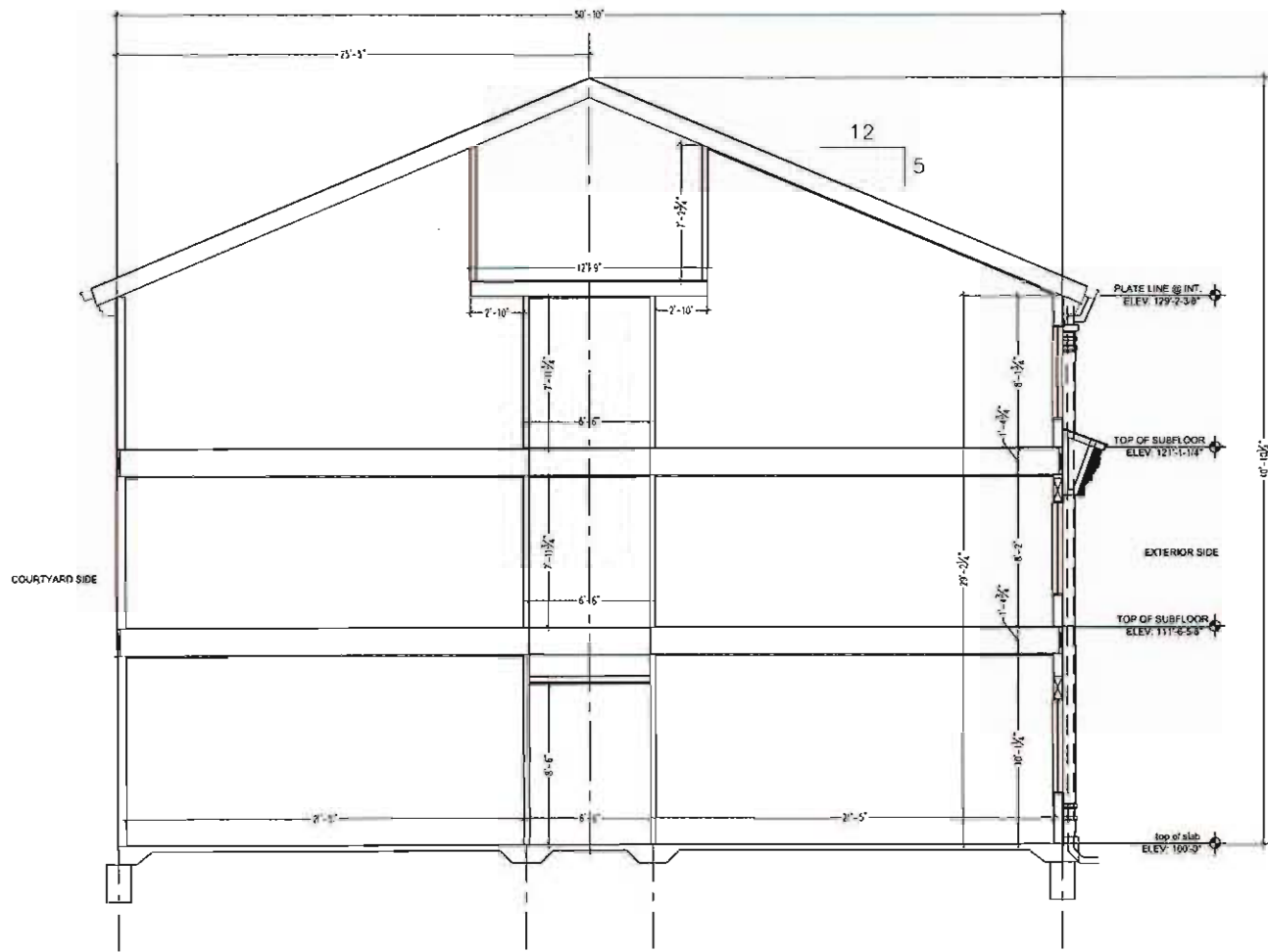


1 3 STORY CONDITION-WINDOW
TYPE WALL SECTION
SCALE: 1/2" = 1'-0"

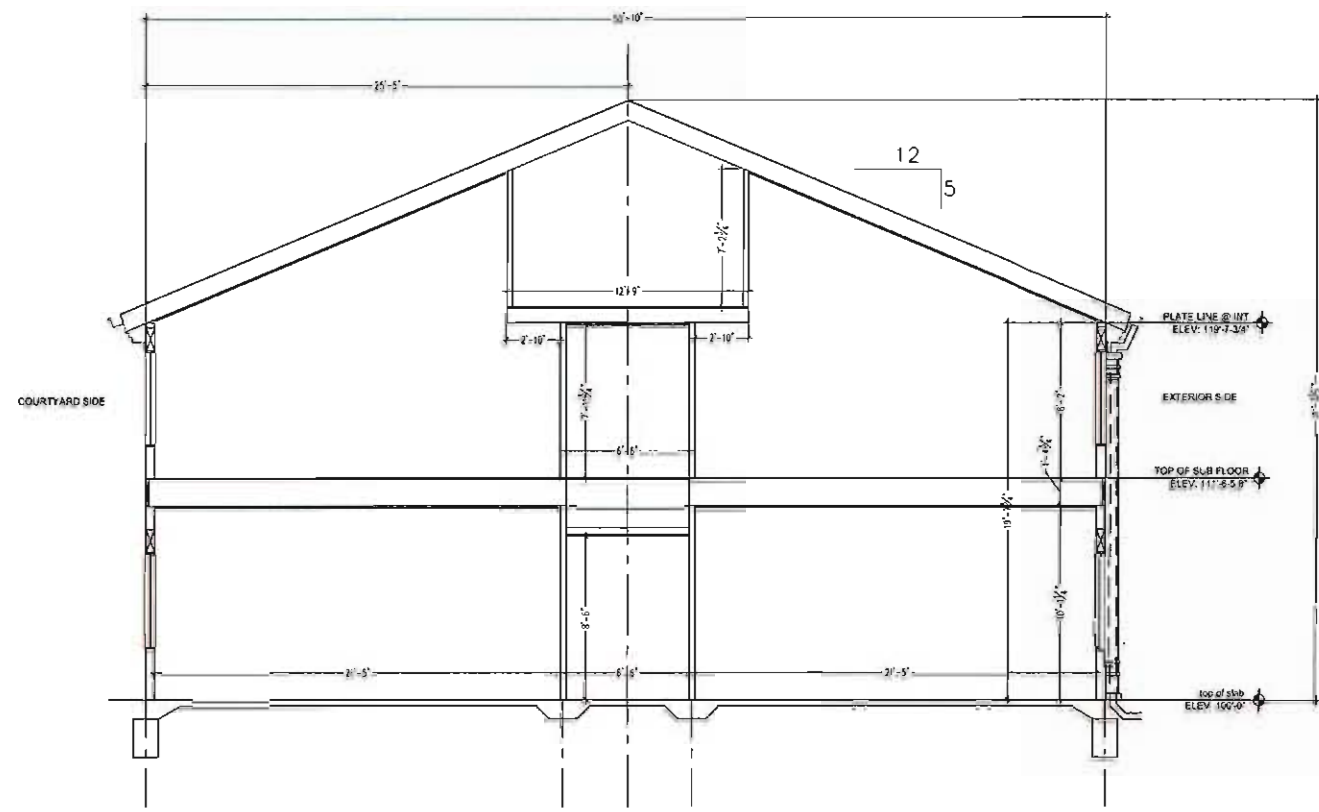
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8A TYPICAL 3 STORY CONDITION
BLDG SECTION
1/4" = 1' - 0"



8B TYPICAL 2 STORY CONDITION
BLDG SECTION
1/4" = 1' - 0"



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KEY MAP

SITE VIEWS AND
ADJACENT BUILDINGS



LOOKING SOUTH



LOOKING NORTH



LOOKING WEST



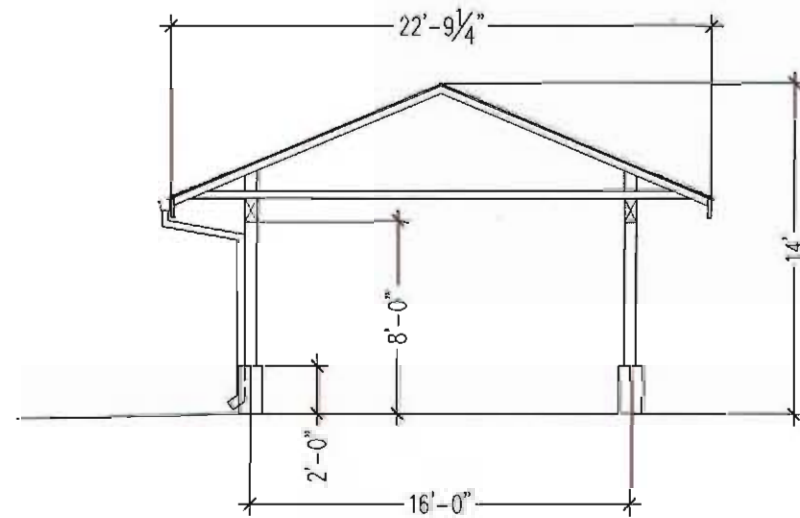
LOOKING EAST



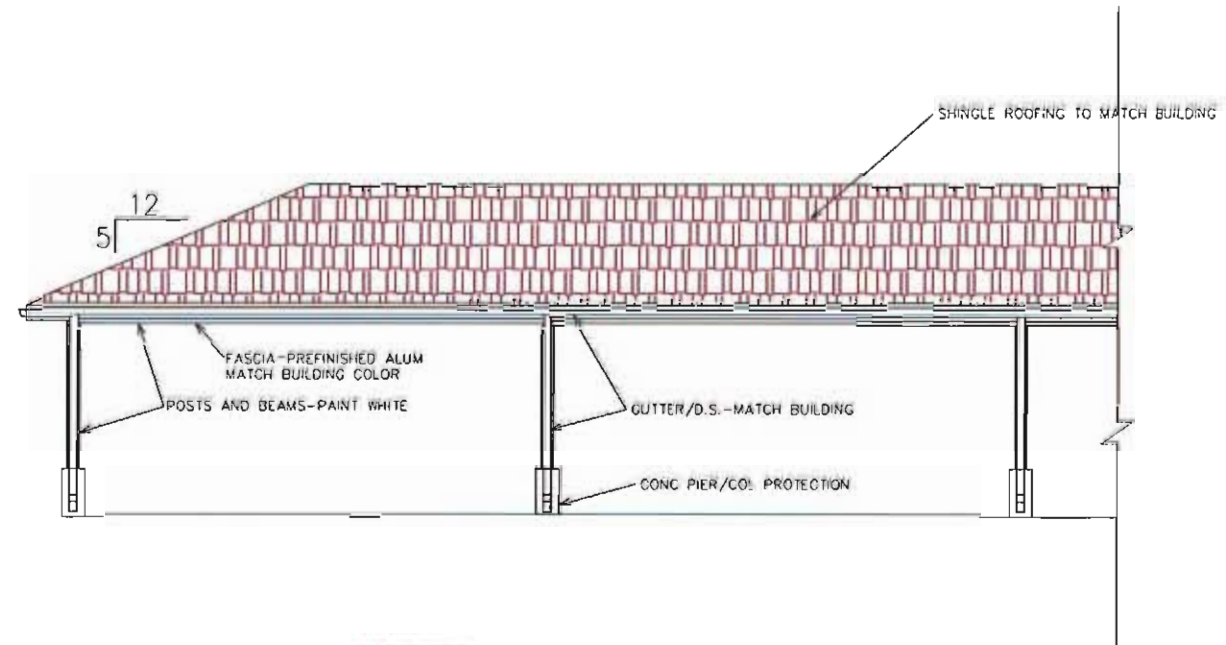
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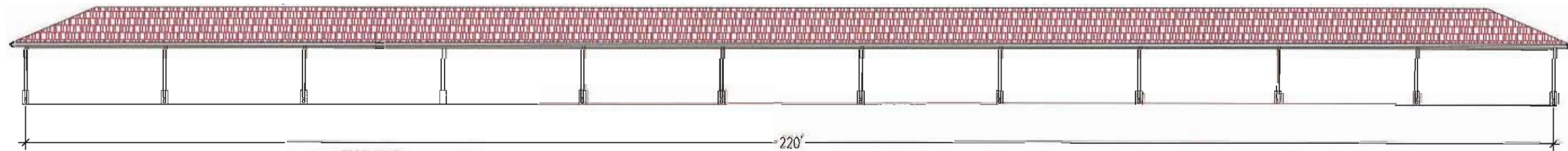
PARKING CANOPY



10A WEST PARKING CANOPY SECTION
SCALE: AS SHOWN



10B WEST PARKING CANOPY PARTIAL EAST
SCALE: AS SHOWN

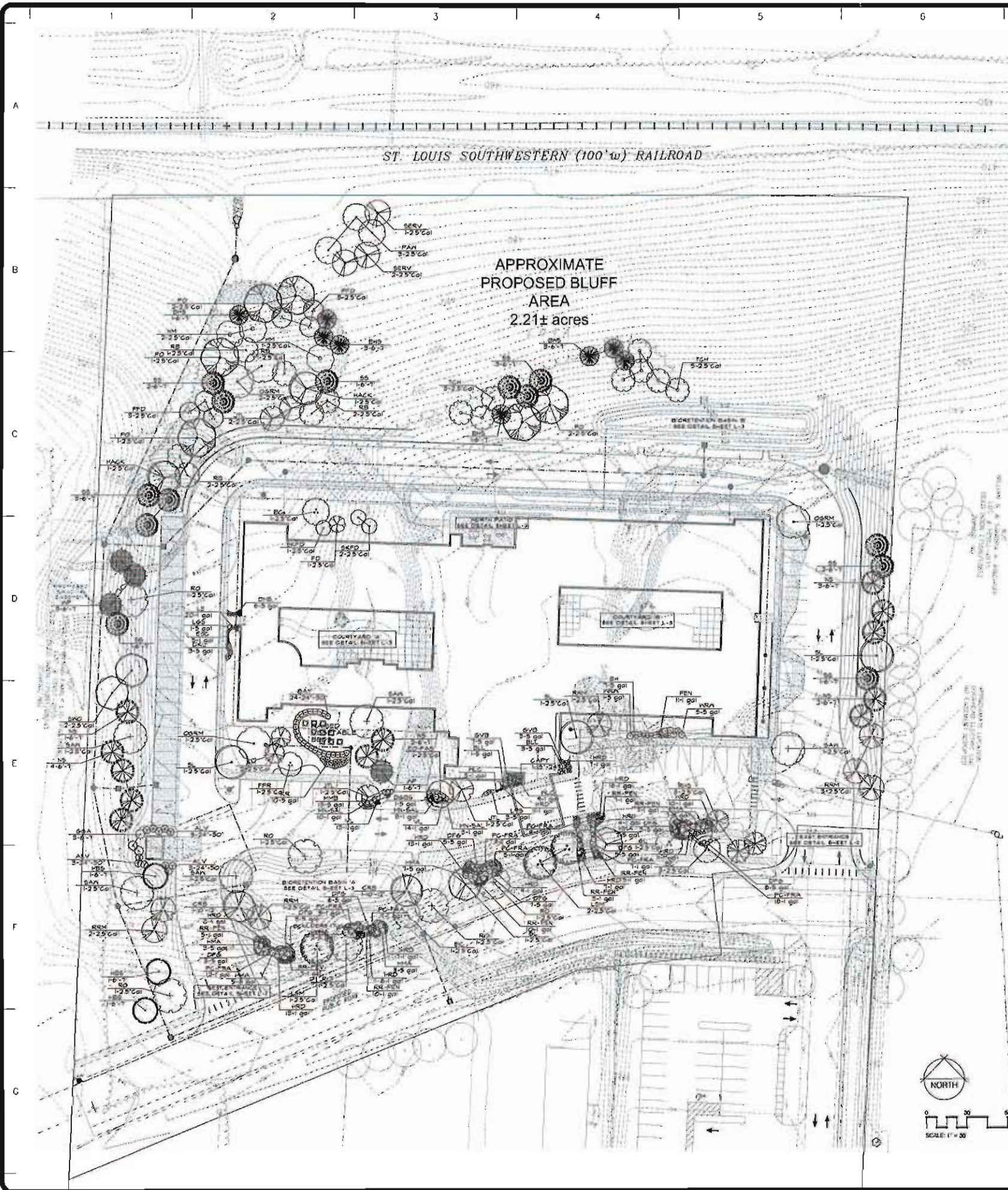


10C WEST PARKING CANOPY OVERALL EAST ELEVATION
SCALE: AS SHOWN



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ST. LOUIS SOUTHWESTERN (100' w) RAILROAD

APPROXIMATE
PROPOSED BLUFF
AREA
2.21± acres



SCALE: 1" = 30'

PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BC	5	Bald Cypress / <i>Taxodium distichum</i>	25" Gal
HACK	2	Common Hackberry / <i>Celtis occidentalis</i>	25" Gal
IN	2	Greening Linden / <i>Tilia cordata</i> Greening	25" Gal
MI	1	Hedge Maple / <i>Acer campestre</i>	25" Gal
CRB	2	Heritage River Birch / <i>Betula nigra</i> 'Cully'	10"-12"
LEM	5	Legacy Sugar Maple / <i>Acer saccharum</i> Legacy	25" Gal
PAK	5	Pawpaw / <i>Asimina triloba</i>	25" Gal
FO	6	Pin Oak / <i>Quercus palustris</i>	25" Gal
EO-PAS	1	Pyramidal English Oak / <i>Quercus robur</i> 'Fastigata'	25" Gal
RO	6	Red Oak / <i>Quercus rubra</i>	25" Gal
RRM	1	Red Rocket Maple / <i>Acer rubrum</i> 'Red Rocket'	25" Gal
SAA	5	Shawnee Oak / <i>Quercus acutissima</i>	25" Gal
SL	2	Shade Linden / <i>Tilia tomentosa</i>	25" Gal
QND	2	Shade White Oak / <i>Quercus bicolor</i>	25" Gal
TR-M	1	Treeside Maple / <i>Acer buergerianum</i> 'Treeside Maple'	25" Gal
AM	2	Flame Amur Maple / <i>Acer ginnala</i> Flame	25" Gal
OSRM	4	October Glory Maple / <i>Acer rubrum</i> 'October Glory'	25" Gal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BHS	6	Black Hills Spruce / <i>Picea glauca</i> densata	6'-7'
GSA	3	Green Giant Arborvitae / <i>Thuja plicata</i> Green Giant	6'-7'
HBS	5	Hoopsi Blue Spruce / <i>Picea pungens</i> 'Hoopsi'	6'-7'
NS	2	Norway Spruce / <i>Picea abies</i>	6'-7'
SS	15	Siberian Spruce / <i>Picea omorika</i>	6'-7'
WP	4	White Pine / <i>Pinus strobus</i>	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PD	1	Cherokee Princess Dogwood / <i>Cornus florida</i> 'Cherokee Princess'	25" Gal
FRR	1	Forest Fairy Redbud / <i>Cercis canadensis</i> 'Forest Fairy' TM	25" Gal
JIS	4	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	25" Gal
PD	2	Pink Flowering Dogwood / <i>Cornus florida</i> 'Pink'	25" Gal
RS	6	Redbud / <i>Cercis canadensis</i>	25" Gal
RRS	3	Robin Hill Serviceberry / <i>Aamelancher X grandiflora</i> 'Robin Hill'	25" Gal
SKPD	3	Sonoran Kava Dogwood / <i>Cornus kousa</i> 'Sonoran'	25" Gal
JASM	2	Sweetbay Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	5'-6'
TEH	6	Thornless Cockspur Hawthorn / <i>Crataegus ovagifolia</i> var. 'Inermis'	25" Gal
SERV	3	'Autumn Brilliance' Serviceberry / <i>Aamelancher X grandiflora</i> 'Autumn Brilliance'	25" Gal
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ALV	11	Allegheny Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Allegheny'	24"-30"
AVS	4	Anthony Waterer Spirea / <i>Spiraea birnoides</i> 'Anthony Waterer'	5 gal
BNS	1	Bird's Nest Spruce / <i>Picea abies</i> 'Nidiformis'	5 gal
BL	4	Blooming Lilac / <i>Syringa x Pendo</i>	5 gal
BRAS	3	Blue Chiffon Rose-of-Sharon / <i>Hibiscus syriacus</i> 'Blue Chiffon'	5 gal
BI	1	Blue Holly / <i>Ilex meserveae</i> 'Blue Princess' TM	5 gal
CAPY	1	Capitata Japanese Yen / <i>Taxus capitata</i> 'Capitata'	18"-24"
GH	15	China Bayberry Holly / <i>Ilex meserveae</i> 'China Bayberry' TM	5 gal
DEB	6	Compact Burning Bush / <i>Eurogynus alatus</i> 'Compactus'	18"-24"
IKC	3	Compact Inkberry / <i>Ilex glabra</i> 'Compacta'	5 gal
DY	3	Dense Yen / <i>Taxus x media</i> 'Densiformis'	18"-24"
NNE	1	Diploma Purple Nectar / <i>Physocarpus opulifolius</i> 'Diploma' TM	5 gal
DBBS	1	Dwarf Blue Spruce / <i>Picea pungens</i> 'Glimco'	5 gal
DHS	6	Dwarf Heavenly Bamboo / <i>Nandina domestica</i> 'Heavenly'	5 gal
DCL	4	Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Patrol'	5 gal
GCFC	6	Golden Chorn False Cypress / <i>Chamaecyparis pfitera</i> 'Golden Chorn'	5 gal
GVB	10	Green Velvet Bougainvillee / <i>Bougainvillea</i> 'Green Velvet'	5 gal
HMA	26	Hetz Midget Arborvitae / <i>Thuja occidentalis</i> 'Hetz Midget'	5 gal
KVB	1	Korean Spice Viburnum / <i>Viburnum carlesii</i>	24"-30"
LGB	1	Little Gem Spruce / <i>Picea abies</i> 'Little Gem'	5 gal
IT	2	Little Henry Sweetgum / <i>Liquidambar styraciflua</i> 'Little Henry'	5 gal
LPS	3	Little Princess Spirea / <i>Spiraea japonica</i> 'Little Princess'	5 gal
HL	1	Little Kim Lilac / <i>Syringa patula</i> 'Little Kim'	5 gal
HMB	16	Harra Midget Bougainvillee / <i>Bougainvillea japonica</i> 'Harra Midget'	5 gal
NBH	1	Nikko Blue Hydrangea / <i>Hydrangea macrophylla</i> 'Nikko Blue'	5 gal
SBY	24	Siberian Bayberry / <i>Myrica pensylvanica</i>	24"-30"
BUTT-PP	11	Butterfly Bush / <i>Buddleja davidii</i> 'Nana's Petite Plum' TM	5 gal
FJ	15	Flowers Jasper / <i>Juniperus procumbens</i> 'Nana'	5 gal
VVB	2	Vander Valley Bougainvillee / <i>Bougainvillea</i> 'Vander Valley'	5 gal
ARR	6	Wine & Roses Argentea / <i>Rosa</i> 'Wine & Roses'	5 gal
GLE	15	Hummingbird Summersweet / <i>Celastrus scandens</i> 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ESG	5	Early Sunrise Cannella / <i>Cercis canadensis</i> 'Early Sunrise'	1 gal
PC-FRA	12	Fragrant Angel Coneflower / <i>Echinacea purpurea</i> 'Fragrant Angel'	1 gal
BES	28	Boldatum Black-eyed Susan / <i>Rudbeckia hirta</i> 'Boldatum'	1 gal
HRD	22	Happy Return Day Lily / <i>Hemerocallis hybrid</i> 'Happy Return'	1 gal
PRN	18	Princeton Red Penstemon / <i>Penstemon digitalis</i> 'Princeton Red'	1 gal
SL	18	Star of Persia / <i>Stachys byzantina</i> 'Silver Carpet'	1 gal
HR-SAL	2	Hay Night Salvia / <i>Salvia nemorosa</i> 'Hay Night'	1 gal
PHOB	5	Patrol Hosta / <i>Hosta</i> 'Patrol'	1 gal
PC-M	24	Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	1 gal
AST	3	Purple Dome Aster / <i>Aster novae-angae</i> 'Purple Dome'	1 gal
RR-PEN	60	Red Rocks Penstemon / <i>Penstemon marshallii</i> 'Red Rocks'	1 gal
SDD	1	Stella de Oro Day Lily / <i>Hemerocallis hybrid</i> 'Stella de Oro'	1 gal
VL	21	Variiegated Lily Turf / <i>Liriope muscari</i> 'Variegata'	1 gal
AST-VP	6	Visions in Pink Astilbe / <i>Astilbe chinensis</i> 'Visions in Pink'	1 gal
ALC	4	Walker's Low Camellia / <i>Nepetalia racemosa</i> 'Walker's Low'	1 gal
YAR	16	Yarrow / <i>Achillea Millefolium</i> 'Coronation Gold'	1 gal
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
YF	12	Yarrow / <i>Achillea Millefolium</i>	2 ct
PNP	15	Pink Perennial / <i>Pastinaca sativa</i>	2 ct
SMN	15	Sharp Milkweed / <i>Asclepias incarnata</i>	2 ct
PC	12	Pink Carnation / <i>Trollius</i>	2 ct
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
GFBS	40	Great Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hanan'	5 gal
CALA	2	Carlson's Reed Grass / <i>Calamagrostis acutiflora</i> 'Carl Carlson'	5 gal
MS	2	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillime'	5 gal
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
LR	10	Knockout Rose / <i>Rosa</i> 'Knockout'	5 gal
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
500	500	Fringed Sedge / <i>Carex crinita</i>	1 1/2" x 18" ct
404	404	Soft Rush / <i>Juncus effusus</i>	1 1/2" x 18" ct
355	355	Moist Grass / <i>Scirpus cyperinus</i>	1 1/2" x 18" ct

REVISIONS	BY

LANDSCAPE TECHNOLOGIES

9110 S. WILDCRACK DRIVE
ST. LOUIS, MISSOURI 63126
PH: 314.433.1111 FAX: 314.433.1112
WWW.LANDSCAPETECHNOLOGIES.COM

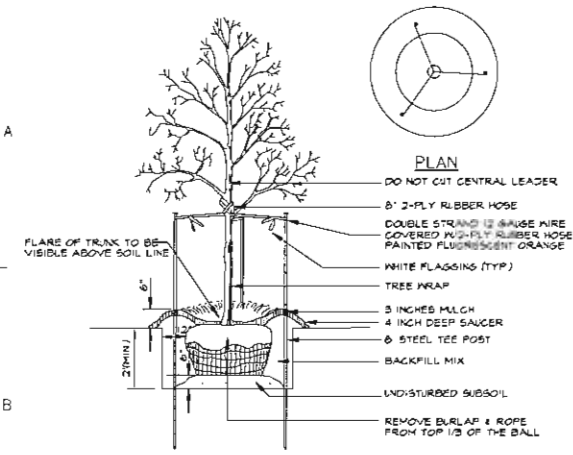
PLANTING PLAN FOR THE PROPOSED
Chesterfield Senior Care
17655 WILDHORSE CREEK ROAD CHESTERFIELD, MISSOURI

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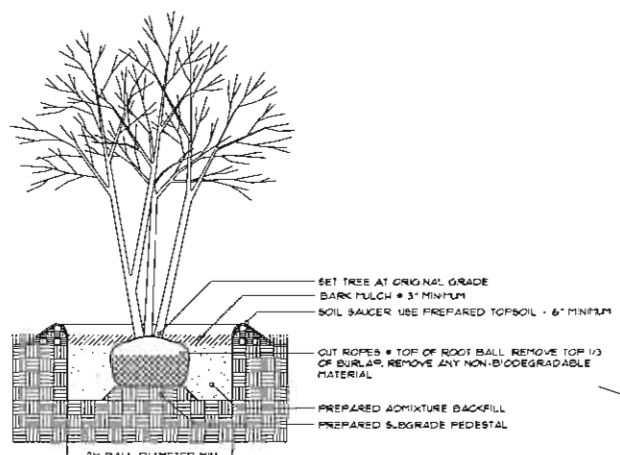
L-1

OF THREE SHEETS

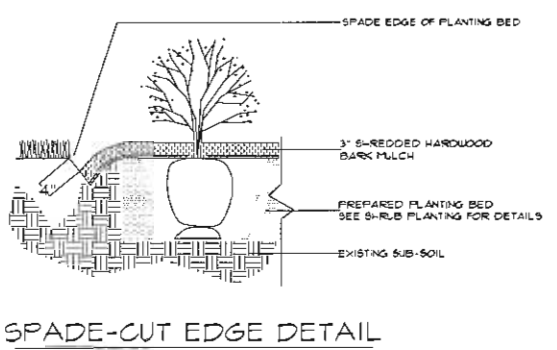
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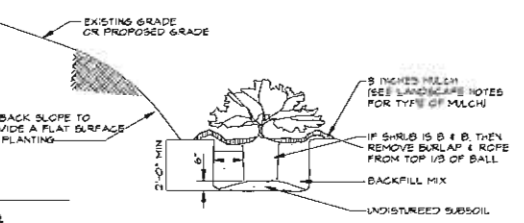
DECIDUOUS TREE PLANTING
N.T.S.



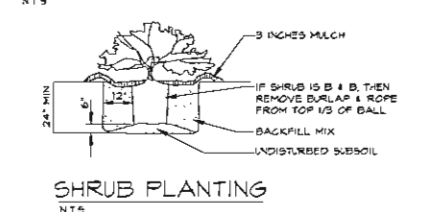
MULTI-STEM TREE PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.

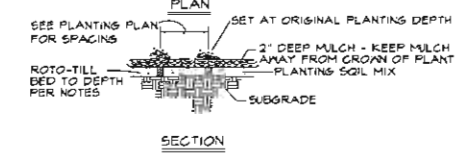


SHRUB PLANTING ON SLOPE
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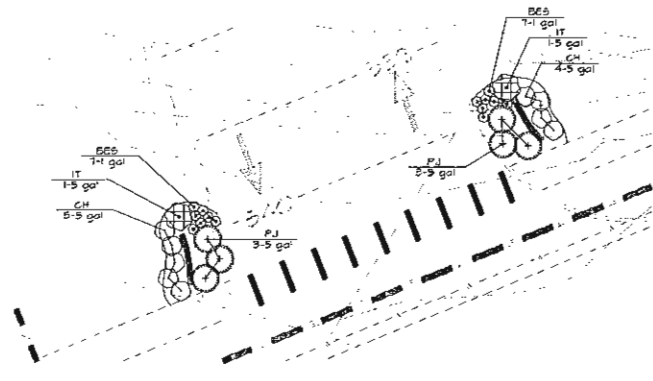


SHRUB PLANTING
N.T.S.

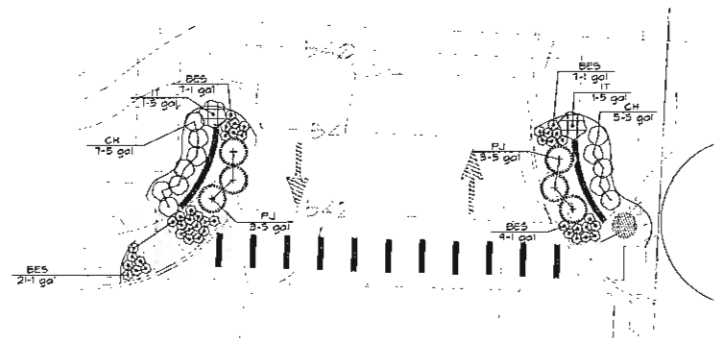
SPACINGS 'D'	ROW 'A'	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20 1/2"	0.25
18"	15 1/2"	0.45
15"	13"	0.64
12"	10 1/4"	1.00
10"	8 1/2"	1.44
8"	6 1/2"	2.25



FORB/GRASS PLANTING DETAIL
N.T.S.



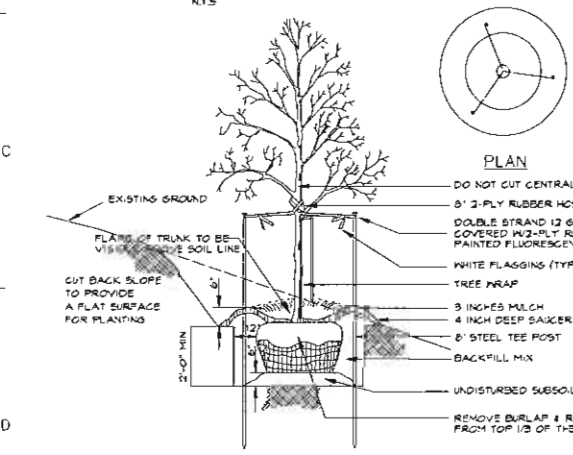
WEST ENTRANCE
SCALE 1"=10'-0"



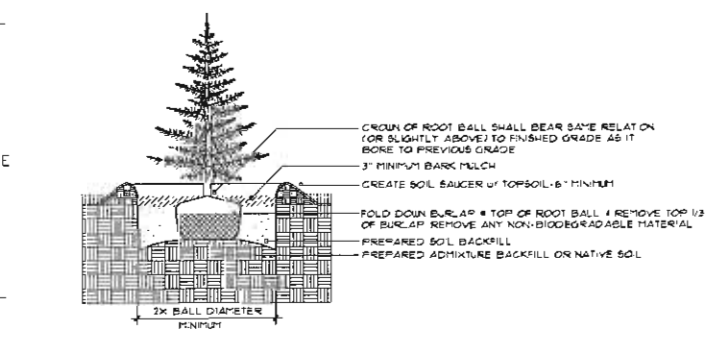
EAST ENTRANCE
SCALE 1"=10'-0"

NOTES:

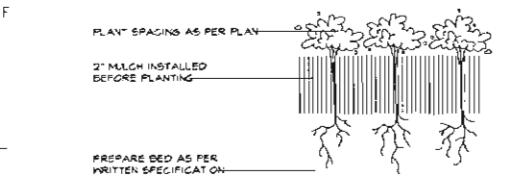
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-type fescue (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Erosion control may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance:
 - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf-type Tall Fescue blend less than five years old, and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



TREE PLANTING ON SLOPE
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



PERENNIAL / ANNUAL PLANTING
N.T.S.

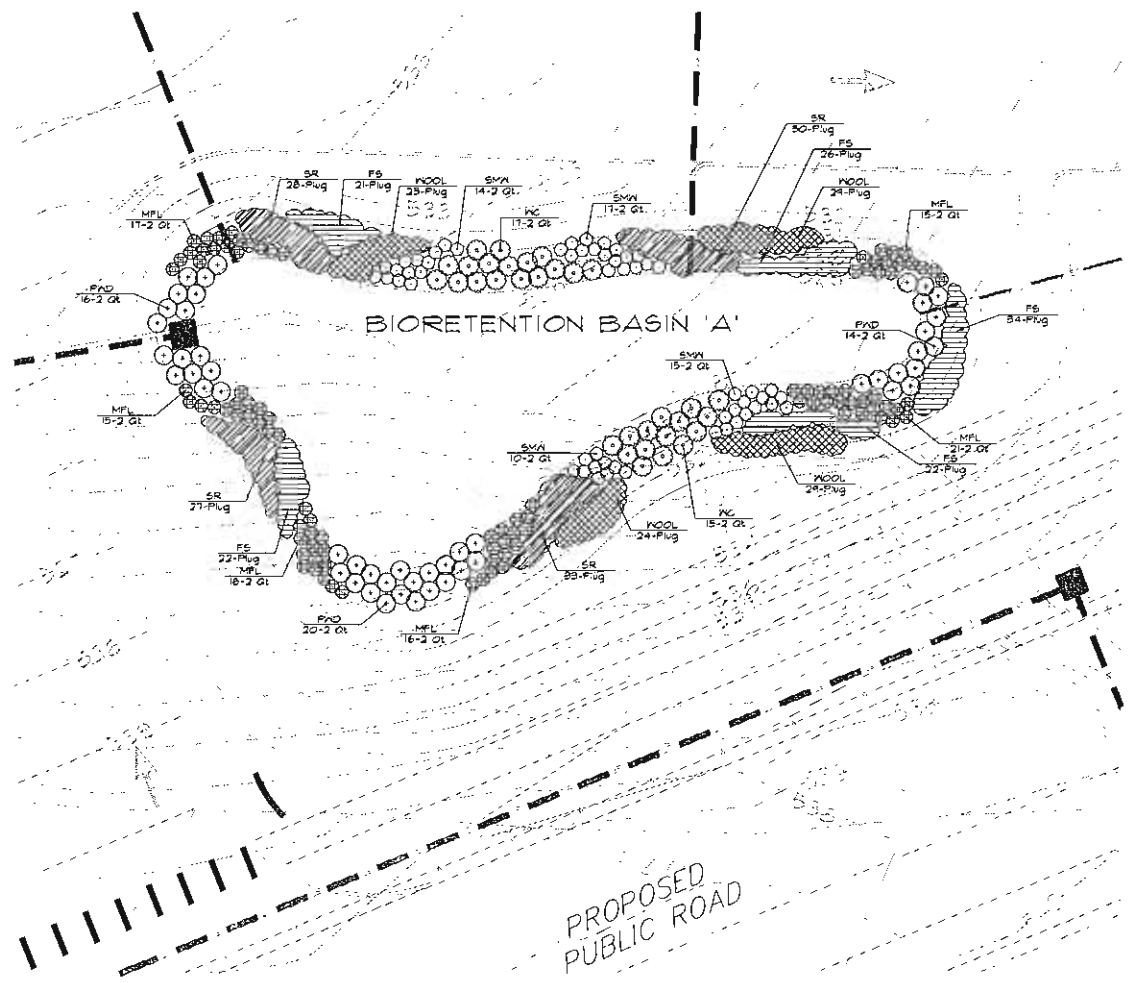
landscape TECHNOLOGIES
11 Jackson Center Drive
St. Louis, MO 63105
TEL: 630-353-3333
FAX: 630-353-3333
P.O. Landscape Architectural Corporation, 1000000000000



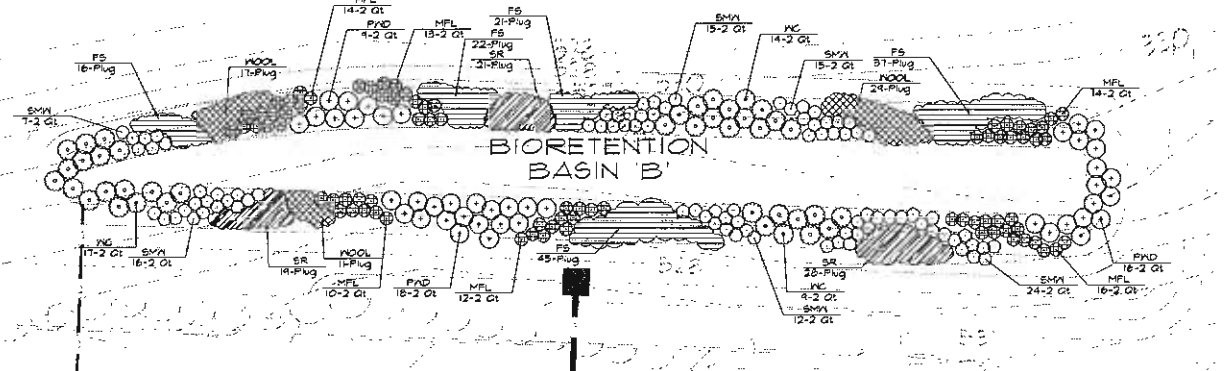
**PLANTING PLAN FOR THE PROPOSED
Chesterfield Senior Care**
17655 WILDHORSE CREEK ROAD
CHESTERFIELD, MISSOURI

DRAWN	R. HARDS
CHECKED	RAM
DATE	JUNE 1, 2012
SCALE	1"=10'-0"
JOB NO.	2012-132
SHEET	5-REET
L-2	

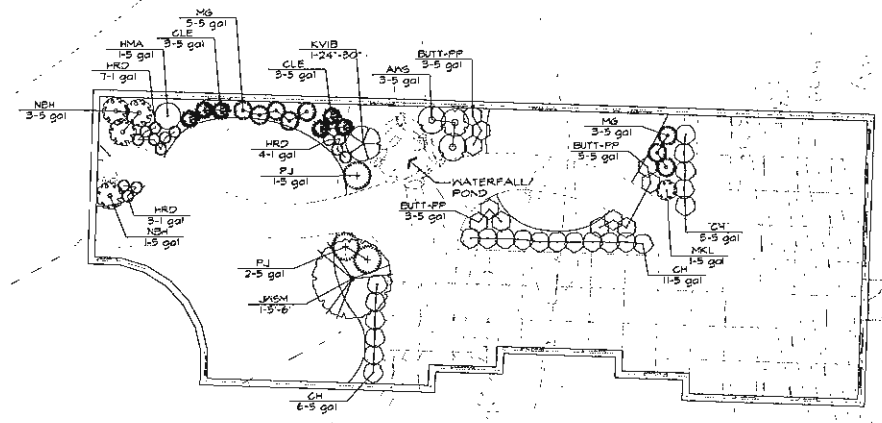
OF THREE SHEETS



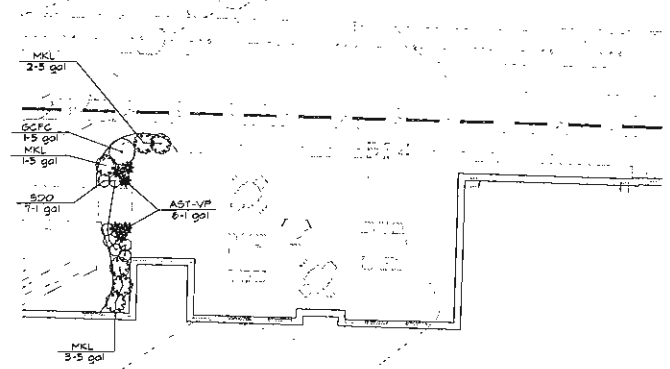
BIORETENTION BASIN 'A'
SCALE 1"=10'-0"
□ DENOTES 9" DEPTH FEA GRAVEL BASE



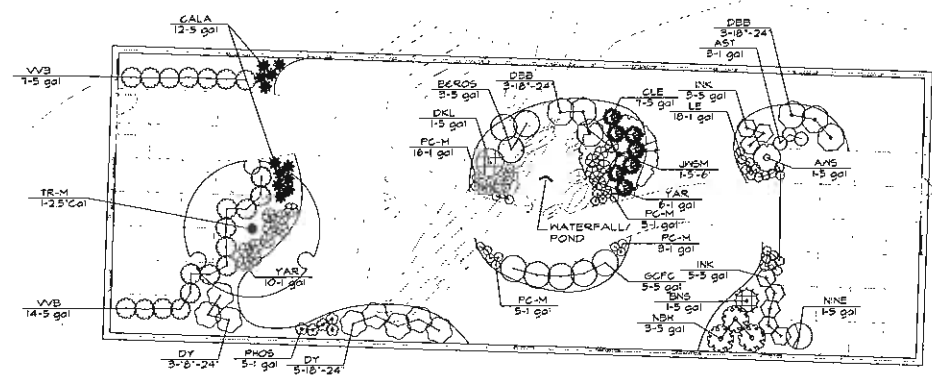
BIORETENTION BASIN 'B'
SCALE 1"=10'-0"
□ DENOTES 9" DEPTH FEA GRAVEL BASE



COURTYARD 'A'
SCALE 1"=10'-0"



NORTH PATIO PLAN
SCALE 1"=10'-0"



COURTYARD 'B'
SCALE 1"=10'-0"

REVISIONS	BY

landscape TECHNOLOGIES

1634-031-1066
41 Charles Creek Drive
St. Charles, Missouri 63043
P.O. Landscape Architectural Corporation 0000000102
DATE 6/17

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT 0000028

PROJECT LANDSCAPE ARCHITECT 0000028

PLANTING PLAN FOR THE PROPOSED
Chesterfield Senior Care
17655 WILDHORSE CREEK ROAD CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RFV
DATE	JUNE 1, 2012
SCALE	1"=10'-0"
JOB NO.	2012-02
SHEET	L-3
OF THREE SHEETS	