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## Planning Commission Staff Report

**Project Type:** Site Development Plan

**Meeting Date:** August 24, 2015

**From:** Jonathan Raiche, AICP  
Senior Planner

**CC:** Aimee Nassif, Planning & Development Services Director

**Location:** North side of North Outer 40 Road, east of Chesterfield Parkway East

**Applicant:** Delmar Gardens III, LLC

**Description:** **Highland on Conway (Delmar Gardens III) SDP:** A Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.292 acre tract of land zoned “PC” Planned Commercial District located on the north side of North Outer 40 Road, east of Chesterfield Parkway East.

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### **PROPOSAL SUMMARY**

The request is for a 126,760 square foot, five-story office building with a four level parking garage immediately east of the existing Delmar Gardens office buildings. The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2651. The exterior building materials will be comprised primarily of precast concrete panels and tinted glass designed with curvilinear facades which will match the existing office buildings to the west. The intent of this third building of the Delmar Gardens office complex is to expand the existing campus in a manner that creates an overall cohesive office complex. In addition to the matching building materials, the proposed development will achieve this cohesive feel through the use of similar building accent details and a landscape design that flows seamlessly between the existing and proposed developments.

### **HISTORY OF SUBJECT SITE**

Historically, the subject site was part of a larger 11 lot subdivision zoned “NU” Non-Urban District that was located between Interstate 64 and Conway Road. Over time, the majority of these parcels have amended their zoning designation and become separate subdivisions. On September 6, 2002, the City of Chesterfield approved Ordinance 1870, which zoned the subject site, as seen in Figure 1 on the following page, from a “NU” Non-Urban District to a “PC” Planned Commercial District which created a new set of requirements and entitlements for this site. This ordinance permitted a

development similar to the one being proposed which included entitlements for an office building and parking garage; however, this ordinance was amended in 2011 via Ordinance 2651.

The ordinance amendment added medical and dental office use categories in addition to the general offices already permitted and also amended various development criteria. The proposed plan was compared to and is consistent with the preliminary plan that was presented to City Council with this ordinance amendment.

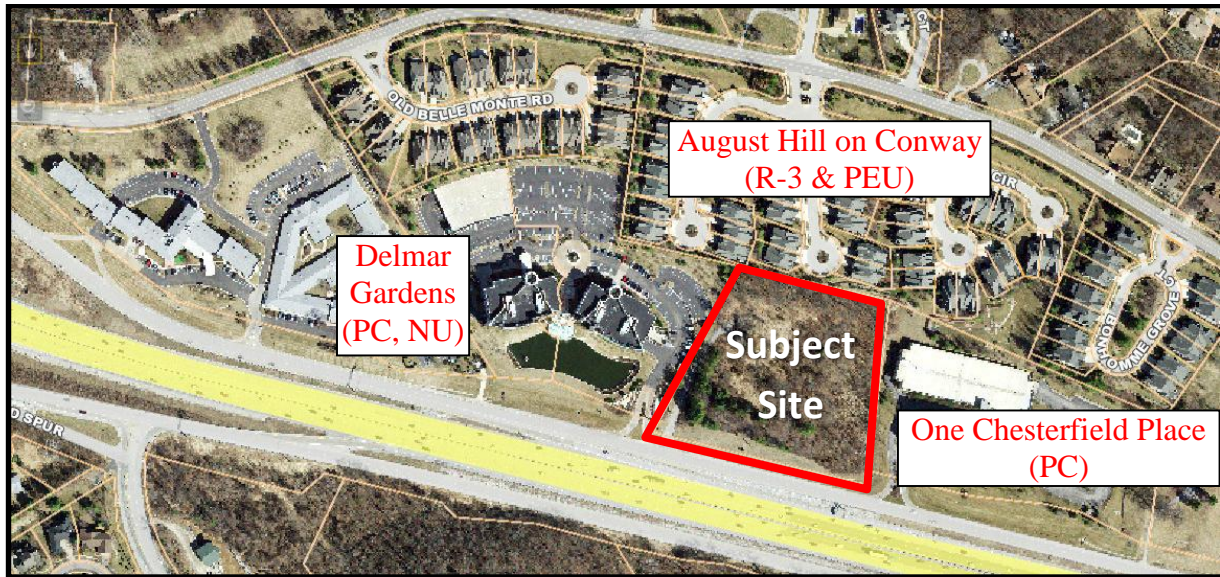


Figure 1. Aerial Photo

### **Surrounding Land Use and Zoning**

The land use and zoning for the properties surrounding this parcel and shown in Figure 1 above are as follows:

**North:** The property to the north is the August Hill on Conway residential subdivision zoned R-3 Residential District with a Planned Environment Unit. The current use on this property is single family residential.

**South:** The area to the south is occupied by Interstate 64.

**East:** The property to the east is the One Chesterfield Place Subdivision zoned “PC” Planned Commercial District and is currently occupied by a multi-story office building.

**West:** The property to the west is in the Delmar Gardens subdivision zoned “PC” Planned Commercial District and “NU” Non-Urban with a Conditional Use Permit. Current uses include a nursing home complex and two office buildings.

## **STAFF ANALYSIS**

### **Zoning**

The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2651. The submittal was reviewed against the requirements of Ordinance Number 2651, the 2011 preliminary plan, and the Unified Development Code (UDC). The proposed Site Development Plan meets all requirements and is consistent with the preliminary plan that was presented with the governing ordinance during the zoning process.

### **Comprehensive Plan**

Staff has also evaluated the proposal against the various applicable policies from the City’s Comprehensive Plan. There are three policies that are most pertinent to this site.

1) **Policy 3.1.2 – Buffering of Neighborhoods**

This policy states that adjacent residential neighborhoods should be substantially buffered through good site design. The proposal does include a 30’ landscape buffer with a substantial density of plantings in addition to building the parking structure into the slope of the site to conceal portions of the parking structure. This will be addressed in more detail in the “Landscaping” and “Architectural Elevation” sections of this report.

2) **Policy 7.2.6 - Cross-Access Circulation & Policy 7.2.9 – Access Management**

These two policies are strongly linked in this development and compliance with these policies was pre-determined during the zoning process. The site-specific ordinance requires cross-access in an east to west direction. The proposed Site Development Plan complies with this requirement through the removal of the existing direct-access drive. In addition, no new curb-cuts will be introduced with this plan. These policies are discussed in the “Traffic Access and Circulation” section below.

### **Traffic Access and Circulation**

The Site Development Plan proposes two access points into the property which utilize the existing shared access drives with the adjacent properties to the east and west as indicated in Figure 2 on the next page. As previously mentioned, these access points were pre-determined during the zoning process and eliminate the need for the site to have direct access to North Outer 40 Road. The one existing direct access point to North Outer 40 Road will be removed during the development of the site. There is one proposed internal drive that spans between the two shared access points and provides access to the parking structure located on the northern portion of the site. Sidewalks and walkways are provided internally on the site to connect the surface parking and the parking structure with the main entrance of the building. Due to various site and road conditions, a sidewalk along North Outer 40 Road is not required with this development.

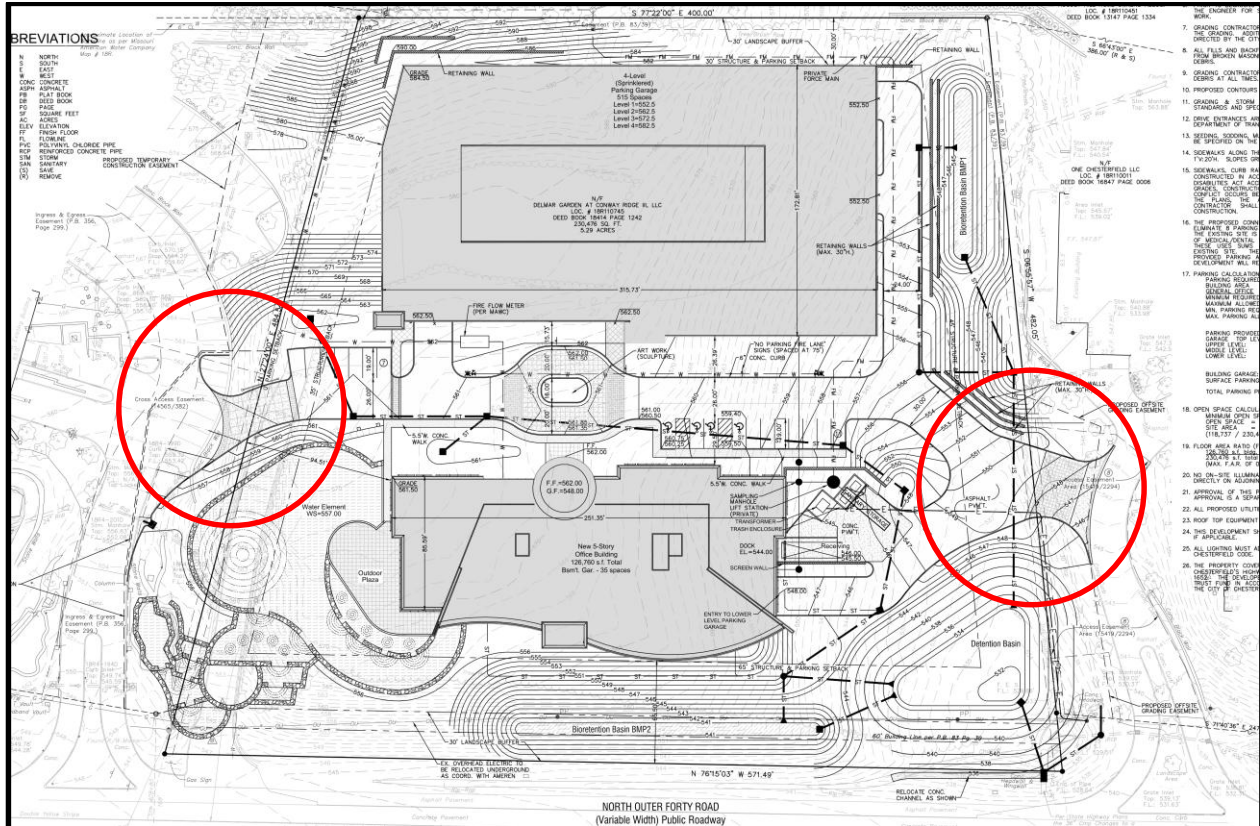


Figure 2. Site Plan with Access Points

In addition to the proposed on-site improvements, MoDOT has also required the developer to provide an acceleration lane and deceleration lane adjacent to the site on North Outer 40 Road. These improvements are shown on the Site Development Plan that is attached to this report and have been reviewed and approved by both City Staff and MoDOT.

### Open Space

City of Chesterfield Ordinance Number 2651 requires a minimum of 35% open space for the development. The site, as proposed, shows approximately 52% open space which exceeds the minimum required. Open space is generally spread around the site and includes the landscape buffer areas, bio-retention areas, detention basin, and water feature with the majority of the open space concentrated on the southern portion of the site.

### Tree Preservation

The City's UDC requires that new developments preserve 30% of the existing tree canopy. For developments where special conditions exist, a modification to this requirement may be approved by Staff per Section 04-02.N of the UDC. The applicant submitted a request citing special conditions which was subsequently approved by Staff on July 29, 2015. During the zoning process, many of the special conditions that existed on the site were made known to Planning Commission and City Council. This approval was based on the existing steep topography of the site, stormwater requirements, building height limitations, and pre-determined access points which all require additional grading on the site. Due to these conditions, the developer is proposing a preservation of 2.4% of the existing tree canopy. This preserved tree canopy is located along a portion of the northern property line.

### **Mitigation of Existing Woodlands**

As required by the modification process, the applicant also submitted a Mitigation Plan which is under review by Staff. A Mitigation Plan is required to show how the proposed tree loss will be mitigated with plantings above and beyond the minimally required landscaping. In this case, the developer was only able to preserve 2.4% of the existing canopy and is therefore required to plant an additional 32,620 square feet of new tree canopy. Once a Landscape Plan is approved, Staff will then complete its review of the Mitigation Plan.

The applicant has provided a color version of the Mitigation Plan for informational purposes which is attached to this report as Exhibit 1. This exhibit includes the required trees that are seen on the Landscape Plan in addition to the proposed mitigation trees which are under review by staff. No action is required by the Planning Commission on this plan itself. This plan is provided to show the site with both landscaping and mitigation trees as presented. The Landscape Plan, sheet L-1, is presented as part of the Site Development Plan package for approval by the Planning Commission and is discussed in the following section of this report.

### **Landscaping**

The developer has chosen to use site design and landscaping to tie the existing Delmar Gardens site into this new proposed phase of the larger Delmar Gardens campus. The proposed landscape plan indicates that a large number of trees will be planted along the western, northern, and eastern property lines which will help make this development cohesive with those surrounding developments. The plantings on the eastern and western borders will also be placed on the adjacent properties to replace trees that will need to be removed due to off-site grading activity. This will include a densely planted 30' wide landscape buffer between the parking structure and the residential neighborhood to the north that will also incorporate a portion of preserved woodland as seen in Figure 3 on the following page.

During the Architectural Review Board meeting, discussed in more detail later in this report, residents from August Hill on Conway attended and inquired about the buffering that will be provided between their subdivision and the proposed development. In response to those questions, the developer has met with representatives from the subdivision and explained the proposed landscape buffering. In an effort to provide additional information, the developer has also provided Exhibits 2 through 4 which are attached to this report for illustrative purposes only. Exhibits 2 and 3 offer renderings of the view from Upper Conway Lane during the winter and summer seasons and Exhibit 4 is a color cross-section of the site. Together, these exhibits illustrate what the resulting view for the adjacent residents will be if Planning Commission approved the Site Development Plan package as presented. The developer will also be installing an ornamental fence between the two developments that will be agreeable to both parties. A note has been added on the Site Development Plan requiring the installation of this fence.

While the southern property line is not as densely planted, the proposal provides two dense groupings of trees at each end of the property line along with a line of trees along the façade of the building situated behind the bio-retention area that will also include plantings. This configuration will allow for more attention to be drawn to the façade of the building from the North Outer 40 Road frontage while still creating a successful landscape.

The applicant also requested and was approved for two (2) modifications to the City's Landscape Requirements. The first requirement is that required Street trees must be located within the street

right-of-way. This modification for an alternative placement of these required trees was approved administratively by Staff per Section 04-02 N. of the UDC based on considerations given for restrictions from MoDOT on North Outer 40 Road, the location of existing drainage areas in the right-of-way, and the lack of trees in the right-of-way on adjacent sites.

The second landscape modification approved for this development is an alternative design solution to the 30' landscape buffer that is required along North Outer 40 Road. Due to the location of a bio-retention area required by the City and Metropolitan St. Louis Sewer District, additional plantings cannot be located in this portion of the landscape buffer. The proposed design is consistent with the existing Delmar Gardens development to the west.

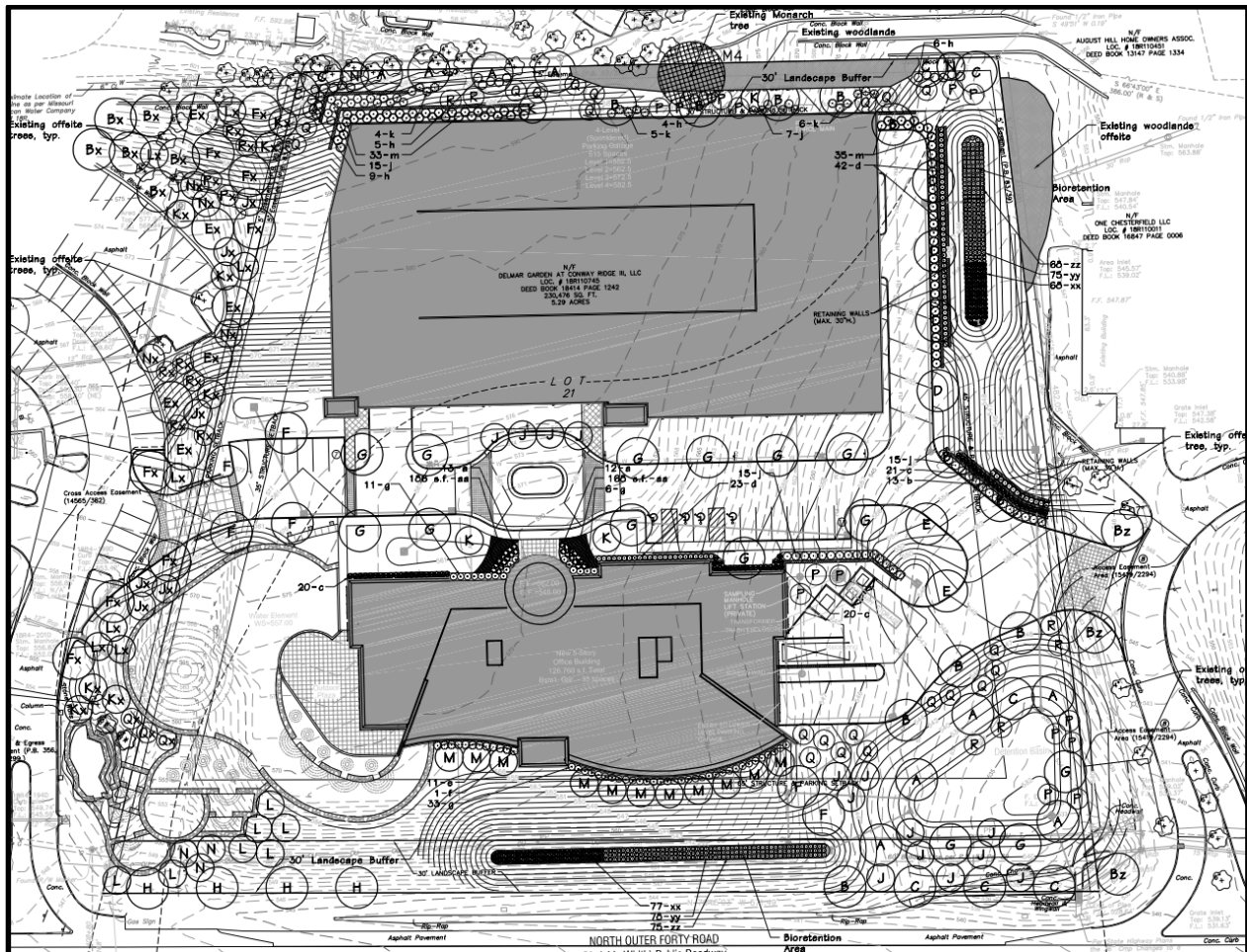


Figure 3. Proposed Landscape Plan

### Parking

The vast majority of the off-street parking provided for this development is located in a proposed 4-level parking structure located on the northern portion of the site. There are a total of 515 parking spaces provided in the parking structure with an additional 53 provided along the internal drive and underneath the office building for a total of 568 parking spaces. This exceeds the minimum parking required and remains below the maximum number of spaces permitted per the UDC.

Also with this development, the proposed access point on the west side of the site will cause the removal of 8 parking spaces from the existing Delmar Gardens office buildings site; however,

Staff required the developer to provide updated parking information that ensures that the original site will remain adequately parked. Staff has reviewed the information and both sites will have adequate parking as required by the UDC.

### **Lighting**

External site lighting will be provided along the internal roadway and on the parking structure to provide for safe and adequate lighting of these areas. The plan includes fully cut-off pole mounted fixtures to be mounted at a maximum height of 20 feet above grade. These fixtures will be installed at ground level as well as on the top level of the parking structure. Those lights installed on the parking structure will also be mounted at 20 feet above the parking level. The proposed building-mounted accent lighting will be mounted at a height of 10 feet above grade. As with other elements of this project, the proposed lighting is consistent with the existing Delmar Gardens development. With all lighting considered, the proposal provides adequate lighting while ensuring that the light spill is minimal with special attention paid to the neighboring residential development and is compliant with the UDC.

### **Architectural Elevations**

This development was presented to the City’s Architectural Review Board on July 9, 2015 and received a unanimous recommendation for approval from the board. The applicant is proposing a building that is comparable in scale to the adjacent development to the east while having similar materials and design to the existing Delmar Gardens buildings to the west. This will help the proposed building serve as a transition between the three (3) story buildings to the west and the five (5) story building to the east. The proposed office building is the dominant feature of the proposal and is pushed toward the southern end of the site so that the façade with the largest scale will front along North Outer 40 Road. The proposal also includes a four (4) level parking structure on the northern end of the site.

The building materials and colors for both proposed structures are set to mimic the existing Delmar Gardens buildings. Both structures feature architectural precast concrete panels with a primary color proposed as “Sandstone/beige” with “Eggshell White” accent panels. Additionally, the main office building features warm-tone, polished granite wainscot details along the ground floor on the north and west elevations which carry through to the base of the centralized artwork feature. The second primary material is the green tinted glass which will appear on the main office building and will match the existing structures to the west and will serve both as spandrel and vision glass. These architectural elements and their cohesion with the existing buildings to the west can best be seen in Figure 4 below.



**Figure 4. Rendering of Existing and Proposed Structures**

Other accent materials include various aluminum materials applied to canopies, columns, and decorative parapet panels. These accents are dispersed throughout all facades of the development and will add architectural detail to the main office building. The main office building also features prominent parapet walls with architectural elements that will also function to screen any rooftop mechanical equipment. There is also a service area that includes the loading area and dumpster enclosure that is sunken into the site on the east façade. The design of this feature along with the landscaping will provide for adequate visual screening of these operations.

The southern façade of the building features a curvilinear primarily glass façade that mimics the southern facades of the existing Delmar Gardens buildings to the west. The northern façade of the main building features a centralized large round enclosed rotunda which is grounded by the brushed aluminum entry canopy. This northern façade also features balconies overlooking the large fountain at the southwest corner of the property. These various features on the north façade will provide an aesthetically pleasing view for residents in the neighboring August Hill on Conway subdivision.

The proposed parking structure is limited to a maximum height for the top parking level of 585 feet Above Sea Level. The proposed structure meets this requirement which will lessen the visual impact of the parking structure on the adjacent homes. As previously mentioned, the site has taken the topography of the site into consideration. The parking garage will be built into the proposed slope on the north side of the property, as seen in Exhibit 4, which helps bring the scale of this structure down as it approaches the border with the neighboring residential properties to the north.

The development, as proposed, has been designed to address the City's architectural standards and considers the existing topography of the site.

### **DEPARTMENT INPUT**

Staff has reviewed the Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the proposed development of Highland on Conway (Delmar Gardens III).

### **MOTION**

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

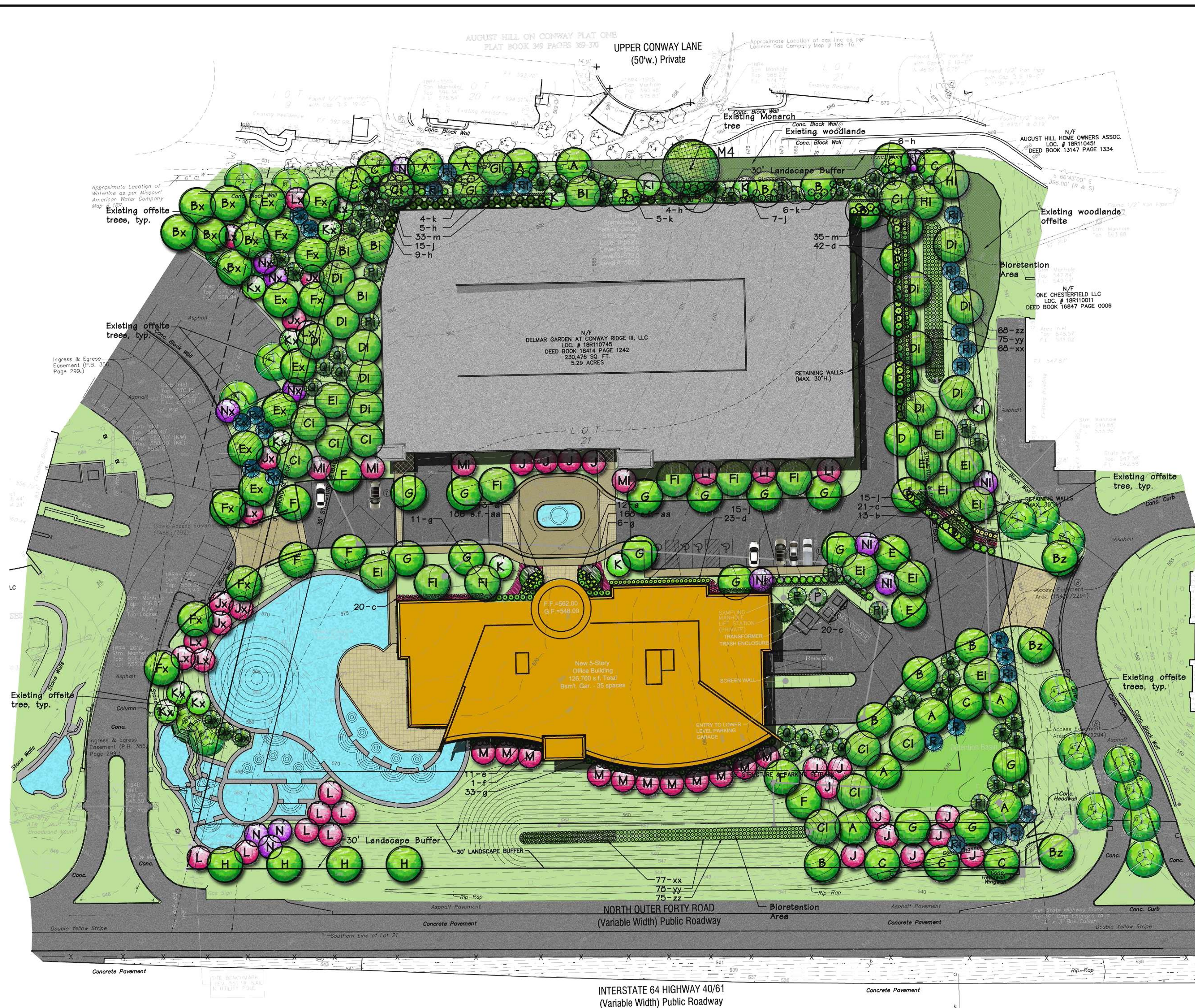
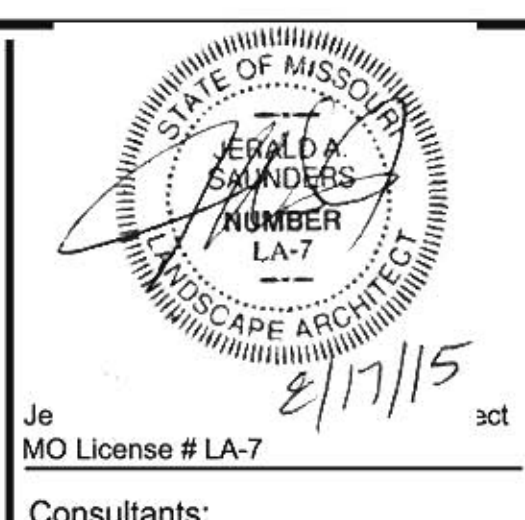
- 1) "I move to approve (or deny) the Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Highland on Conway (Delmar Gardens III), as presented.
- 2) "I move to approve the Site Development Plan, Tree Stand Delineation, Tree Preservation Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Highland on Conway (Delmar Gardens III) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director



Attachments: Site Development Plan  
Tree Stand Delineation  
Tree Preservation Plan  
Landscape Plan  
Lighting Plan  
Lighting Cut Sheets  
Architectural Elevations  
Exhibit 1: Color Mitigation Plan  
Exhibits 2-4: Architectural Exhibits

# Exhibit 1



OPEN SPACE = 52%

**CALCULATIONS:**  
 Total Site Area: 230,476 s.f., or 5.29 acres  
 Existing Tree Canopy Coverage: 118,253 s.f., or 2.71 acres  
 Tree Canopy proposed for removal: 115,397 s.f., or 2.64 acres (97.6%)  
 Tree Canopy proposed for preservation: 2,856 s.f., or 0.07 acres (2.4%)  
 118,253 s.f. x .30 = 35,476 s.f. of tree canopy preservation required  
 32,620 s.f. new tree canopy required

**PROPOSED OFFSITE PLANTINGS, PROVIDE:**

**OFFSITE TREES - WEST OF PROPERTY**  
 22 large trees @ 400 s.f./tree = 8,800 s.f.  
 24 medium trees @ 300 s.f./tree = 7,200 s.f.  
 11 small trees @ 200 s.f./tree = 2,200 s.f.  
 18,200 s.f.

**OFFSITE TREES - EAST OF PROPERTY**  
 3 large trees @ 400 s.f./tree = 1,200 s.f.  
 1,200 s.f.

**PROPOSED MITIGATION PLANTINGS, PROVIDE:**

55 large trees @ 400 s.f./tree = 22,000 s.f.  
 33 medium trees @ 300 s.f./tree = 9,900 s.f.  
 1 small tree @ 200 s.f./tree = 200 s.f.  
 32,700 s.f.

- KEY**
- (A) (H) - Required tree
  - (N)
  - (Ai) (Hi) - Mitigation trees
  - (Ni)
  - (Ax) (Hx) - Offsite replacement trees
  - (Nx)

**MITIGATION PLAN**  
 SCALE 1" = 30'

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
A	9	Acer rubrum 'Frankford'	Red Sunset Maple	3" cal	B&B	Deciduous	Fast
B	11	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast
C	6	Quercus bicolor	Swamp White Oak	3" cal	B&B	Deciduous	Medium
D	4	Taxodium distichum	Bald Cypress	3" cal	B&B	Deciduous	Medium
E	2	Platanus x acerifolia 'Bloodgood'	Bloodgood Planetree	3" cal	B&B	Deciduous	Fast
F	6	Tilia cordata	Littleleaf Linden	3" cal	B&B	Deciduous	Slow/Medium
G	14	Zelkova serrata	Zelkova	3" cal	B&B	Deciduous	Fast
H	4	Carpinus betulus	European Hornbeam	3" cal	B&B	Deciduous	Slow/Medium
J	14	Cercia canadensis	Redbud	2.5" cal	B&B	Ornamental	Fast
K	6	Amelanchier arborea	Downy Serviceberry	2.5" cal	B&B	Ornamental	Slow/Medium
L	7	Prunus sargentii 'Columnaris'	Columnar Cherry	2.5" cal	B&B	Ornamental	Medium
M	11	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" cal	B&B	Ornamental	Medium
N	5	Prunus cerasifera	Purpleleaf Plum	2.5" cal	B&B	Ornamental	Medium
P	14	Pinus strobus	White Pine	6'-8' ht	B&B	Evergreen	Fast
Q	22	Picea glauca	White Spruce	6'-8' ht	B&B	Evergreen	Medium
R	6	Picea pungens	Colorado Blue Spruce	6'-8' ht	B&B	Evergreen	Medium

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
Bi	4	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast
Ci	10	Quercus bicolor	Swamp White Oak	3" cal	B&B	Deciduous	Medium
Di	12	Taxodium distichum	Bald Cypress	3" cal	B&B	Deciduous	Medium
Ei	10	Platanus x acerifolia 'Bloodgood'	Bloodgood Planetree	3" cal	B&B	Deciduous	Fast
Fi	6	Tilia cordata	Littleleaf Linden	3" cal	B&B	Deciduous	Slow/Medium
Gi	2	Zelkova serrata	Zelkova	3" cal	B&B	Deciduous	Fast
Hi	3	Carpinus betulus	European Hornbeam	2.5" cal	B&B	Deciduous	Slow/Medium
Ki	3	Amelanchier arborea	Downy Serviceberry	2.5" cal	B&B	Ornamental	Slow/Medium
Li	3	Prunus sargentii 'Columnaris'	Columnar Cherry	2.5" cal	B&B	Ornamental	Medium
Mi	4	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2.5" cal	B&B	Ornamental	Medium
Ni	4	Prunus cerasifera	Purpleleaf Plum	2.5" cal	B&B	Ornamental	Medium
Pi	11	Pinus strobus	White Pine	6'-8' ht	B&B	Evergreen	Fast
Qi	6	Picea glauca	White Spruce	6'-8' ht	B&B	Evergreen	Medium
Ri	14	Picea pungens	Colorado Blue Spruce	6'-8' ht	B&B	Evergreen	Medium

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
Bz	3	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast

BIORETENTION PLANTINGS							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
xx	145	Iris virginica	Southern Blueflag Iris	18"-24"	-	-	-
yy	153	Rudbeckia fulgida	Orange Coneflower	18"-24"	-	-	-
zz	143	Carex praegracilis	Tollway Sedge	18"-24"	-	-	-

OFFSITE TREES - WEST OF PROPERTY							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
Bx	6	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast
Ex	6	Platanus x acerifolia 'Bloodgood'	Bloodgood Planetree	3" cal	B&B	Deciduous	Fast
Fx	6	Tilia cordata	Littleleaf Linden	3" cal	B&B	Deciduous	Slow/Medium
Jx	6	Cercia canadensis	Redbud	2.5" cal	B&B	Ornamental	Fast
Kx	6	Amelanchier arborea	Downy Serviceberry	2.5" cal	B&B	Ornamental	Slow/Medium
Lx	7	Prunus sargentii 'Columnaris'	Columnar Cherry	2.5" cal	B&B	Ornamental	Medium
Nx	4	Prunus cerasifera	Purpleleaf Plum	2.5" cal	B&B	Ornamental	Medium
Px	2	Pinus strobus	White Pine	6'-8' ht	B&B	Evergreen	Fast
Qx	3	Picea glauca	White Spruce	6'-8' ht	B&B	Evergreen	Medium
Rx	7	Picea pungens	Colorado Blue Spruce	6'-8' ht	B&B	Evergreen	Medium

SHRUBS							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
a	25	Spiraea japonica 'Little Princess'	Little Princess Spirea	18"-24"	-	-	-
b	13	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	18"-24"	-	-	-
c	61	Rosa 'Radrizz' Knock Out	Knock Out Rose	18"-24"	-	-	-
d	65	Viburnum opulus 'Nanum'	Dwarf European Cranberrybush	24"-36"	-	-	-
e	11	Ilex 'Meedob' China Girl	China Girl Holly	24"-36"	-	-	-
f	1	Ilex 'Meedob' China Boy	China Boy Holly	24"-36"	-	-	-
g	50	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	24"-36"	-	-	-
h	24	Syringa patula 'Miss Kim'	Miss Kim Lilac	36"-42"	-	-	-
j	52	Viburnum plicatum 'Marsell'	Doubleleaf Viburnum	36"-42"	-	-	-
k	13	Viburnum rhytidophyllum	Leatherleaf Viburnum	36"-42"	-	-	-
m	68	Juniperus chinensis 'Sea Green'	Sea Green Juniper	7 gal	-	-	-

ANNUALS AND PERENNIALS			
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME
aa	354 s.f.	Annuals and Perennials	To be selected

Revisions:		
Date	Description	No.
6/30/15	City Comments	
7/22/15	City Comments	
8/17/15	Revision	

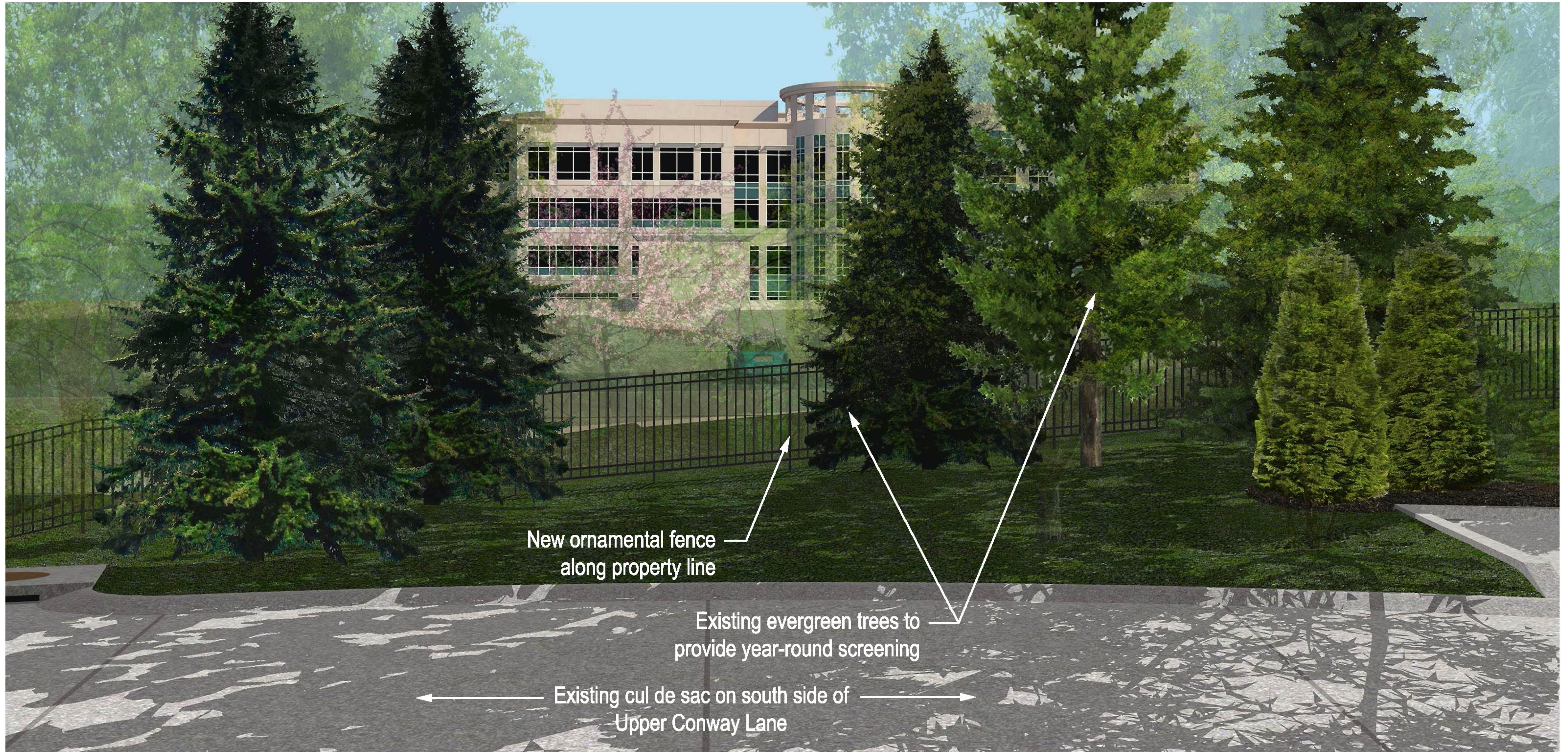
Drawn: KP  
 Checked: JS

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 Ionomis Associates, Inc.  
 Missouri State Certificate of Authority # LAC #000119

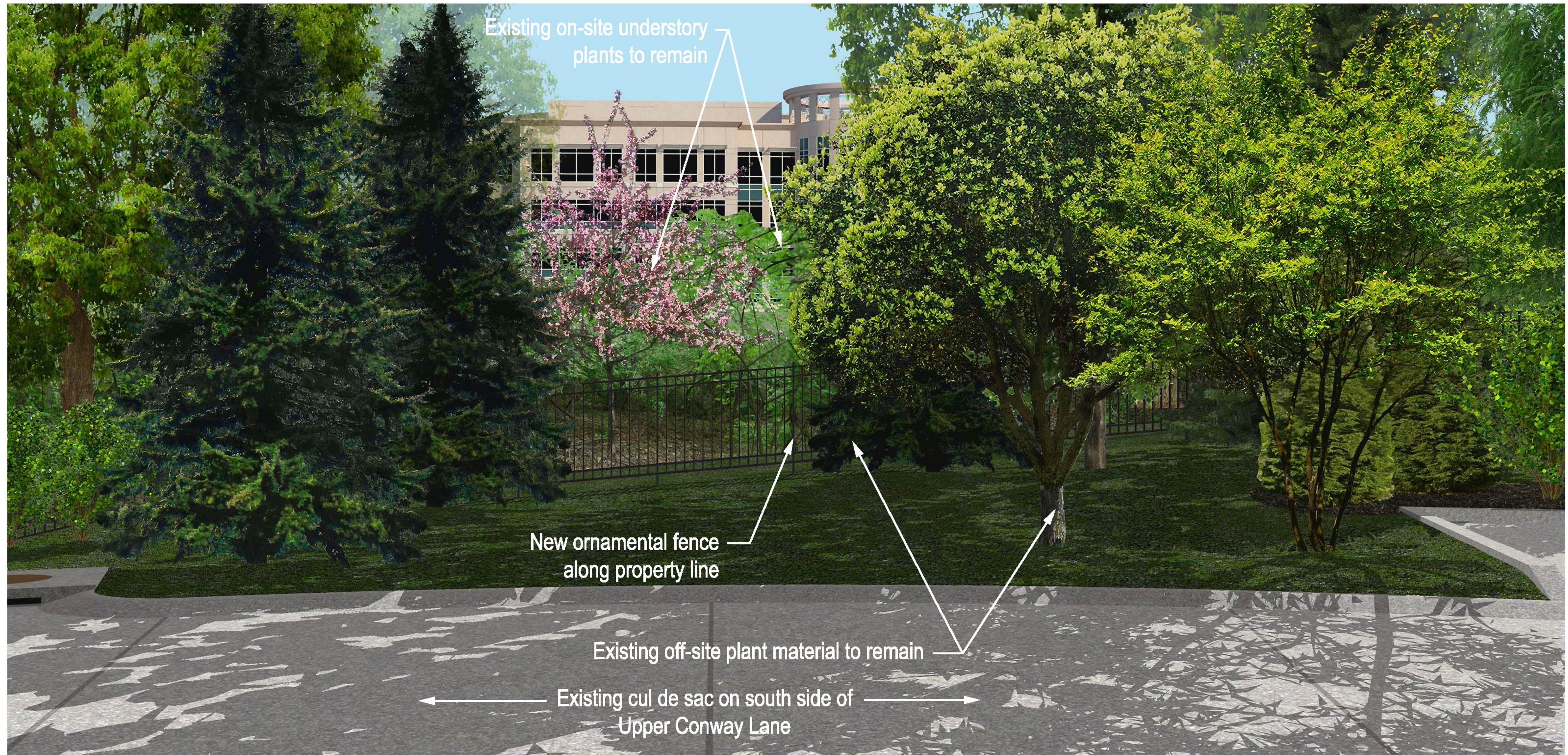
Sheet Title: Mitigation Plan  
 Sheet No: L-2  
 Date: 06/03/15  
 Job #: 660.044

**Delmar Gardens At Conway Ridge III**  
**Delmar Gardens Enterprises**  
 Chesterfield, Missouri

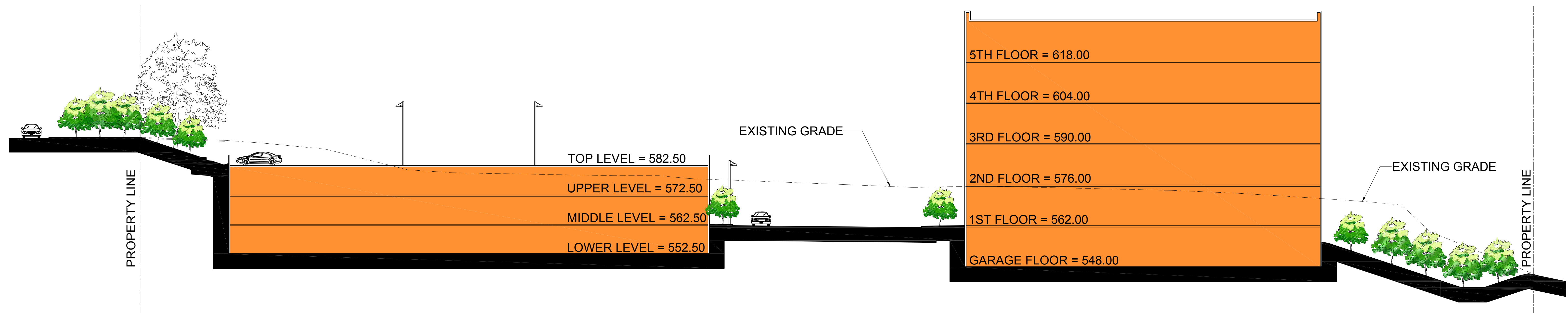
# Exhibit 2



# Exhibit 3



# Exhibit 4



## SITE SECTION A-A

SCALE: 1/16" = 1'-0"

**DESCRIPTION**

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

<b>Catalog #</b>	ICM 150 HPS XX 3S DP PRCLR L HS VA012-XX	<b>Type</b>	F1
<b>Project</b>	DELMAR GARDENS III	<b>Date</b>	2015.06.25
<b>Comments</b>			
<b>Prepared by</b>	McCLURE ENGINEERING/ mkg		

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

**Electrical**

**ELECTRICAL TRAY:** Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

**Optical**

**LENS:** Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

**Finish**

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

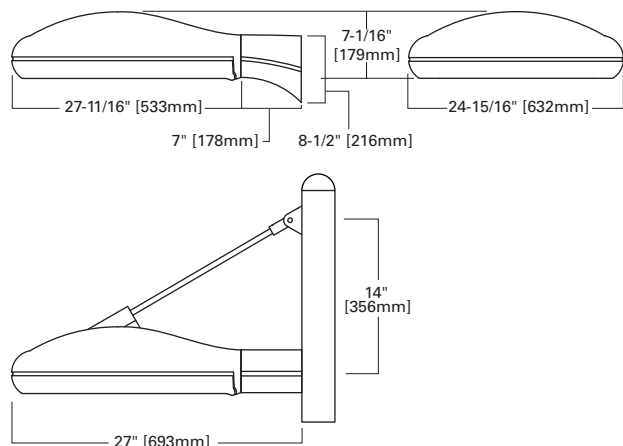


**ICM  
ICON SITE  
MEDIUM**

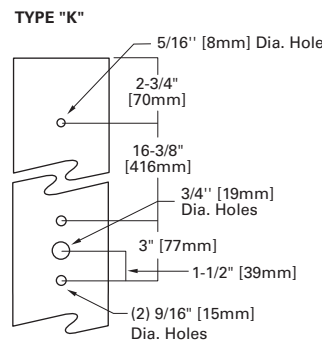
- 84 - 400W**
- Pulse Start Metal Halide**
- Metal Halide**
- High Pressure Sodium**
- Compact Fluorescent**

**ARCHITECTURAL  
AREA LUMINAIRE**

**DIMENSIONS**



**STRUCTURAL MOUNT**

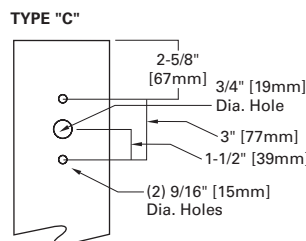


**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: ® EISA Compliant: 175-400W.

**ARM DRILLING**



**DARK SKY COMPLIANT** **FCO** Full Cutoff

**CERTIFICATION DATA**

- IP65 Rated
- U.L. 1598 Listed
- 3G Vibration Tested
- CSA Listed
- 25°C Ambient Temperature Rating
- ISO 9001
- Full Cutoff

**EPA**  
**Effective Projected Area:**  
**(Sq. Ft.)**

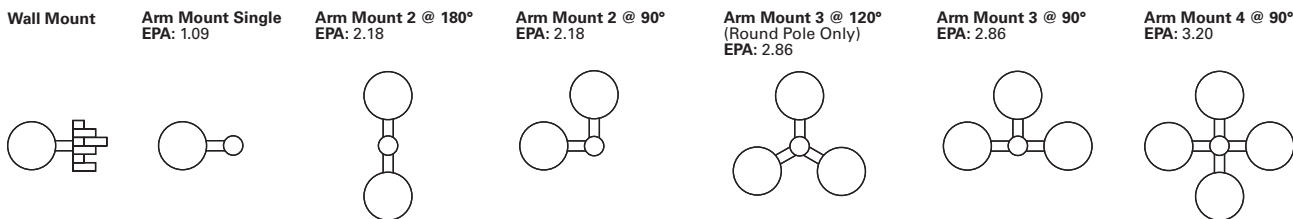
- Single: 1.09
- Single Structural: 1.11

**SHIPPING DATA**  
**(Approximate)**

- Net Weight (lbs.): 53
- Volume (cu. ft.): 4.00



**MOUNTING VARIATIONS**



**ORDERING INFORMATION**

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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**Product Family** <sup>1</sup>  
**ICM**: ICON Site Medium

**Lamp Wattage** <sup>2</sup>  
**MP**  
 150=150W  
 175=175W  
 250=250W  
 320=320W  
 350=350W  
 400=400W<sup>3</sup>  
**MH** <sup>4</sup>  
 175=175W  
 250=250W  
 400=400W<sup>3</sup>  
**HPS**  
 150=150W  
 250=250W  
 400=400W  
**Compact Fluorescent**  
 84=(2) 42W<sup>5</sup>  
 114=(2) 57W<sup>5</sup>

**Lamp Type**  
**MP**: Pulse Start Metal Halide  
**MH**: Metal Halide  
**HPS**: High Pressure Sodium  
**CF**=Compact Fluorescent<sup>6</sup>  
**Voltage** <sup>7</sup>  
 120=120V  
 208=208V  
 240=240V  
 277=277V  
 347=347V  
 480=480V  
**DT**=Dual-Tap wired 277V<sup>8</sup>  
**MT**=Multi-Tap wired 277V<sup>9</sup>  
**TT**=Triple-Tap wired 347V<sup>10</sup>  
**UNV**=120-277V Universal Electronic Ballast

**Optical System**  
**2S**: Type II  
**3S**: Type III  
**4S**: Type IV  
**5S**: Type V  
**SL**=Forward Throw w/ Spill Light Eliminator  
**Color** <sup>11</sup>  
**BK**=Black  
**AP**=Grey  
**BZ**=Bronze  
**WH**=White  
**DP**=Dark Platinum  
**GM**=Graphite Metallic

**Structural Options** <sup>12</sup>  
**Pole Mount**  
**PRCPS**= Strut Rod and Clevis Set for Square Pole<sup>13</sup> (Painted to match fixture, does not include arm)  
**PRCSS**=Stainless Steel Strut Rod and Clevis Set<sup>13</sup> for Square Poles (Clevis' painted to match fixture, does not include arm)  
**PRCPR**=Strut Rod and Clevis Set for Round Pole<sup>14</sup> (Painted to match fixture, does not include arm)  
**PRCSR**=Stainless Steel Strut Rod and Clevis Set <sup>14</sup> for Round Poles (Clevis' painted to match fixture, does not include arm)  
**Wall Mount**  
**WRCP**=Strut Rod and Clevis Set (Painted to <sup>15</sup> match fixture, does not include arm)  
**WRCS**=Stainless Steel Strut Rod and Clevis Set <sup>15</sup> (Clevis' painted to match fixture, does not include arm)

**Options**  
**CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)  
**F**=Single Fuse (120, 277 or 347V) Specify Voltage  
**FF**=Double Fuse (208, 240 or 480V) Specify Voltage  
**Q**=Quartz Restrike<sup>16</sup>  
**EM**=Quartz Restrike w/ Time Delay (Also Strikes at <sup>16</sup> Cold Start)  
**EM/SC**=Quartz Emergency Separate Circuit<sup>16</sup>  
**R**=NEMA Twistlock Photocell Receptacle<sup>17</sup>  
**PC**=Button Type Photocontrol (Specify Voltage)  
**DS**=Dual Fluorescent Switching Control<sup>18</sup>  
**HS**=House Side Shield<sup>19</sup>  
**FR**=Frosted Flat Glass Lens  
**L**=Lamp Included

**Accessories** <sup>20</sup>  
**VA1003-XX**= Wall Mount Kit w/ Upsweep Arm<sup>21</sup>  
**VA1004-XX**= Wall Mount Kit w/ Linear Arm<sup>21</sup>  
**VA1011-XX**= Upsweep Arm for Square Pole  
**VA1012-XX**= Upsweep Arm for Round Pole  
**VA1014-XX**= Linear Arm for Square Pole  
**VA1015-XX**=Linear Arm for Round Pole  
**VA1018-XX**=Mast Arm Adapter Kit  
**VA1074-XX**=ICM Structural Mount Wall Mount Arm<sup>22</sup>  
**VA1033-XX**=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1034-XX**=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1035-XX**=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1036-XX**=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1037-XX**=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1038-XX**=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1039-XX**=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1040-XX**=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1041-XX**=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1042-XX**=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1043-XX**=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1044-XX**=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1045-XX**=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1046-XX**=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**OA/RA1016**=NEMA Photocontrol - Multi-Tap  
**OA/RA1027**=NEMA Photocontrol - 480V  
**OA/RA1201**=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
  - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
  - 3 400W MP and MH requires reduced envelope ED28 lamp.
  - 4 MH products available for non-U.S. markets only.
  - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
  - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
  - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
  - 8 Dual-tap is 120/277V wired 277V.
  - 9 Multi-tap is 120/208/240/277V wired 277V.
  - 10 Triple-tap is 120/277/347V wired 347V.
  - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
  - 12 Add as suffix in the order shown.
  - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
  - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
  - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
  - 16 Quartz options not available with SL optic.
  - 17 NEMA photocell receptacle not available in conjunction with structural options.
  - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
  - 19 House side shield not available on 5S and SL optics.
  - 20 Order separately, replace XX with color suffix.
  - 21 For use in down lighting applications only.
  - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.

**DESCRIPTION**

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

<b>Catalog #</b>	ICM 150 HPS XX 4S DP PRCPR L HS VA012-XX	<b>Type</b>	F2
<b>Project</b>	DELMAR GARDENS III	<b>Date</b>	2015.06.25
<b>Comments</b>			
<b>Prepared by</b>	McCLURE ENGINEERING/ mkg		

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

**Electrical**

**ELECTRICAL TRAY:** Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

**Optical**

**LENS:** Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

**Finish**

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.



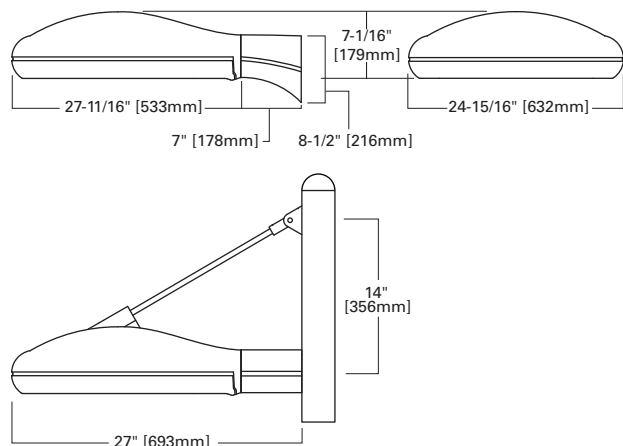
**ICM  
ICON SITE  
MEDIUM**

- 84 - 400W**
- Pulse Start Metal Halide**
- Metal Halide**
- High Pressure Sodium**
- Compact Fluorescent**

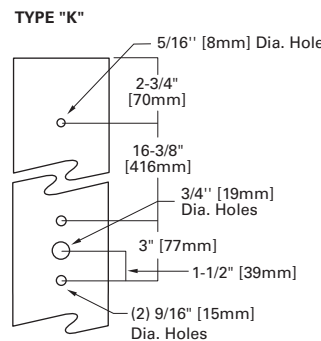
**ARCHITECTURAL  
AREA LUMINAIRE**

**DARK SKY COMPLIANT** **FCO**  
Full Cutoff

**DIMENSIONS**



**STRUCTURAL MOUNT**



**CERTIFICATION DATA**

- IP65 Rated
- U.L. 1598 Listed
- 3G Vibration Tested
- CSA Listed
- 25°C Ambient Temperature Rating
- ISO 9001
- Full Cutoff

**EPA**

- Effective Projected Area: (Sq. Ft.)**
- Single: 1.09
- Single Structural: 1.11

**SHIPPING DATA**

- (Approximate)**
- Net Weight (lbs.): 53
- Volume (cu. ft.): 4.00

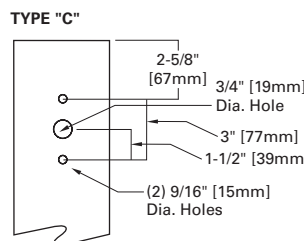


**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MP) (E)	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

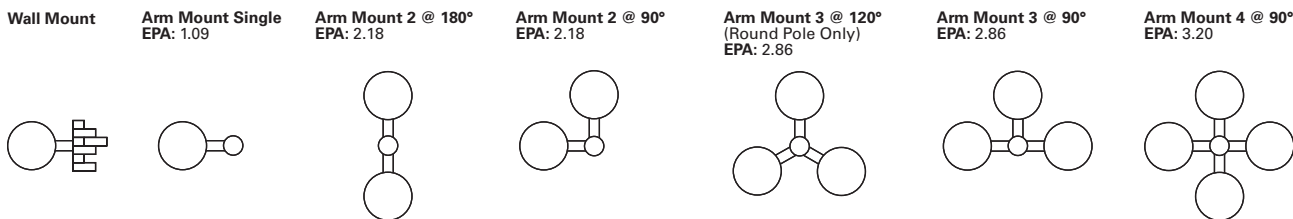
NOTE: (E) EISA Compliant: 175-400W.

**ARM DRILLING**





**MOUNTING VARIATIONS**



**ORDERING INFORMATION**

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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**Product Family** <sup>1</sup>

**ICM**: ICON Site Medium

**Lamp Wattage** <sup>2</sup>

- MP**  
 150=150W  
 175=175W  
 250=250W  
 320=320W  
 350=350W  
 400=400W<sup>3</sup>  
**MH** <sup>4</sup>  
 175=175W  
 250=250W  
 400=400W<sup>3</sup>  
**HPS**  
 150=150W  
 250=250W  
 400=400W

**Compact Fluorescent**

- 84=(2) 42W<sup>5</sup>  
 114=(2) 57W<sup>5</sup>

**Lamp Type**

- MP**: Pulse Start Metal Halide  
**MH**: Metal Halide  
**HPS**: High Pressure Sodium  
**CF**=Compact Fluorescent<sup>6</sup>  
**Voltage** <sup>7</sup>  
 120=120V  
 208=208V  
 240=240V  
 277=277V  
 347=347V  
 480=480V  
**DT**=Dual-Tap wired 277V<sup>8</sup>  
**MT**=Multi-Tap wired 277V<sup>9</sup>  
**TT**=Triple-Tap wired 347V<sup>10</sup>  
**UNV**=120-277V Universal Electronic Ballast

**Optical System**

- 2S**: Type II  
**3S**: Type III  
**4S**: Type IV  
**5S**: Type V  
**SL**=Forward Throw w/ Spill Light Eliminator

**Color** <sup>11</sup>

- BK**=Black  
**AP**=Grey  
**BZ**=Bronze  
**WH**=White  
**DP**=Dark Platinum  
**GM**=Graphite Metallic

**Structural Options** <sup>12</sup>

- Pole Mount**  
**PRCPS**= Strut Rod and Clevis Set for Square Pole<sup>13</sup> (Painted to match fixture, does not include arm)  
**PRCSS**=Stainless Steel Strut Rod and Clevis Set<sup>13</sup> for Square Poles (Clevis' painted to match fixture, does not include arm)  
**PRCPR**=Strut Rod and Clevis Set for Round Pole<sup>14</sup> (Painted to match fixture, does not include arm)  
**PRCSR**=Stainless Steel Strut Rod and Clevis Set <sup>14</sup> for Round Poles (Clevis' painted to match fixture, does not include arm)  
**Wall Mount**  
**WRCP**=Strut Rod and Clevis Set (Painted to <sup>15</sup> match fixture, does not include arm)  
**WRCS**=Stainless Steel Strut Rod and Clevis Set <sup>15</sup> (Clevis' painted to match fixture, does not include arm)

**Options**

- CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)  
**F**=Single Fuse (120, 277 or 347V) Specify Voltage  
**FF**=Double Fuse (208, 240 or 480V) Specify Voltage  
**Q**=Quartz Restrike<sup>16</sup>  
**EM**=Quartz Restrike w/ Time Delay (Also Strikes at <sup>16</sup> Cold Start)  
**EM/SC**=Quartz Emergency Separate Circuit<sup>16</sup>  
**R**=NEMA Twistlock Photocell Receptacle<sup>17</sup>  
**PC**=Button Type Photocontrol (Specify Voltage)  
**DS**=Dual Fluorescent Switching Control<sup>18</sup>  
**HS**=House Side Shield<sup>19</sup>  
**FR**=Frosted Flat Glass Lens  
**L**=Lamp Included

**Accessories** <sup>20</sup>

- VA1003-XX**= Wall Mount Kit w/ Upsweep Arm<sup>21</sup>  
**VA1004-XX**= Wall Mount Kit w/ Linear Arm<sup>21</sup>  
**VA1011-XX**= Upsweep Arm for Square Pole  
**VA1012-XX**= Upsweep Arm for Round Pole  
**VA1014-XX**= Linear Arm for Square Pole  
**VA1015-XX**=Linear Arm for Round Pole  
**VA1018-XX**=Mast Arm Adapter Kit  
**VA1074-XX**=ICM Structural Mount Wall Mount Arm<sup>22</sup>  
**VA1033-XX**=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1034-XX**=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1035-XX**=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1036-XX**=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1037-XX**=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1038-XX**=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1039-XX**=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1040-XX**=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1041-XX**=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1042-XX**=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1043-XX**=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1044-XX**=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1045-XX**=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1046-XX**=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**OA/RA1016**=NEMA Photocontrol - Multi-Tap  
**OA/RA1027**=NEMA Photocontrol - 480V  
**OA/RA1201**=NEMA Photocontrol - 347V

- Notes:** 1 Arm not included. See accessories.  
 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.  
 3 400W MP and MH requires reduced envelope ED28 lamp.  
 4 MH products available for non-U.S. markets only.  
 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.  
 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.  
 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.  
 8 Dual-tap is 120/277V wired 277V.  
 9 Multi-tap is 120/208/240/277V wired 277V.  
 10 Triple-tap is 120/277/347V wired 347V.  
 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.  
 12 Add as suffix in the order shown.  
 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.  
 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.  
 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.  
 16 Quartz options not available with SL optic.  
 17 NEMA photocell receptacle not available in conjunction with structural options.  
 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.  
 19 House side shield not available on 5S and SL optics.  
 20 Order separately, replace XX with color suffix.  
 21 For use in down lighting applications only.  
 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.

**DESCRIPTION**

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

<b>Catalog #</b>	ICM 150 HPS XX 5S DP PRCLR L VA012-XX	<b>Type</b>	F3
<b>Project</b>	DELMAR GARDENS III	<b>Date</b>	2015.06.25
<b>Comments</b>			
<b>Prepared by</b>	McCLURE ENGINEERING/ mkg		

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

**Electrical**

**ELECTRICAL TRAY:** Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

**Optical**

**LENS:** Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

**Finish**

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

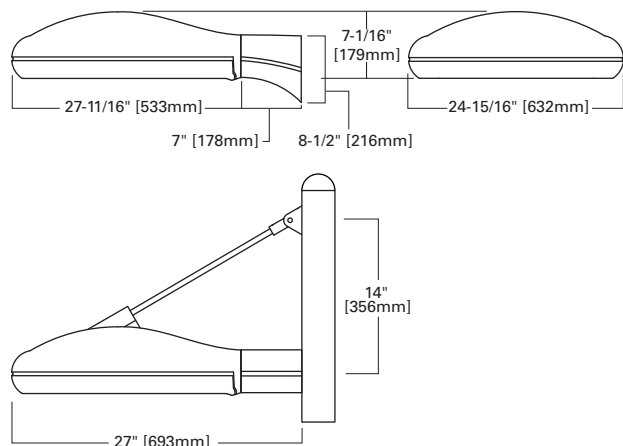


**ICM  
ICON SITE  
MEDIUM**

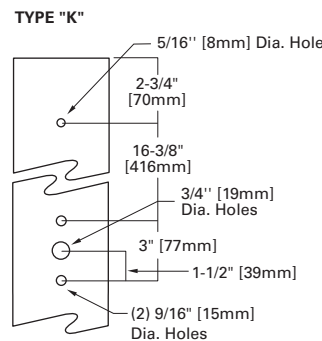
- 84 - 400W**
- Pulse Start Metal Halide
- Metal Halide
- High Pressure Sodium
- Compact Fluorescent

**ARCHITECTURAL  
AREA LUMINAIRE**

**DIMENSIONS**



**STRUCTURAL MOUNT**

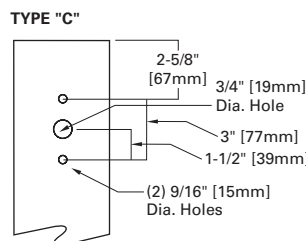


**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: ® EISA Compliant: 175-400W.

**ARM DRILLING**



**DARK SKY COMPLIANT** **FCO**  
Full Cutoff

**CERTIFICATION DATA**

- IP65 Rated
- U.L. 1598 Listed
- 3G Vibration Tested
- CSA Listed
- 25°C Ambient Temperature Rating
- ISO 9001
- Full Cutoff

**EPA Effective Projected Area: (Sq. Ft.)**

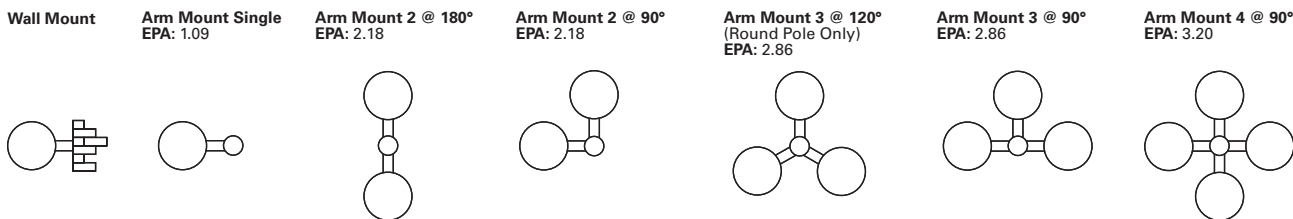
- Single: 1.09
- Single Structural: 1.11

**SHIPPING DATA (Approximate)**

- Net Weight (lbs.): 53
- Volume (cu. ft.): 4.00



**MOUNTING VARIATIONS**



**ORDERING INFORMATION**

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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**Product Family** <sup>1</sup>  
**ICM**: ICON Site Medium

**Lamp Wattage** <sup>2</sup>  
**MP**  
 150=150W  
 175=175W  
 250=250W  
 320=320W  
 350=350W  
 400=400W<sup>3</sup>  
**MH** <sup>4</sup>  
 175=175W  
 250=250W  
 400=400W<sup>3</sup>  
**HPS**  
 150=150W  
 250=250W  
 400=400W  
**Compact Fluorescent**  
 84=(2) 42W<sup>5</sup>  
 114=(2) 57W<sup>5</sup>

**Lamp Type**  
**MP**: Pulse Start Metal Halide  
**MH**: Metal Halide  
**HPS**: High Pressure Sodium  
**CF**=Compact Fluorescent<sup>6</sup>  
**Voltage** <sup>7</sup>  
 120=120V  
 208=208V  
 240=240V  
 277=277V  
 347=347V  
 480=480V  
**DT**=Dual-Tap wired 277V<sup>8</sup>  
**MT**=Multi-Tap wired 277V<sup>9</sup>  
**TT**=Triple-Tap wired 347V<sup>10</sup>  
**UNV**=120-277V Universal Electronic Ballast

**Optical System**  
**2S**: Type II  
**3S**: Type III  
**4S**: Type IV  
**5S**: Type V  
**SL**=Forward Throw w/ Spill Light Eliminator  
**Color** <sup>11</sup>  
**BK**=Black  
**AP**=Grey  
**BZ**=Bronze  
**WH**=White  
**DP**=Dark Platinum  
**GM**=Graphite Metallic

**Structural Options** <sup>12</sup>  
**Pole Mount**  
**PRCPS**=Strut Rod and Clevis Set for Square Pole<sup>13</sup> (Painted to match fixture, does not include arm)  
**PRCSS**=Stainless Steel Strut Rod and Clevis Set<sup>13</sup> for Square Poles (Clevis' painted to match fixture, does not include arm)  
**PRCPR**=Strut Rod and Clevis Set for Round Pole<sup>14</sup> (Painted to match fixture, does not include arm)  
**PRCSR**=Stainless Steel Strut Rod and Clevis Set <sup>14</sup> for Round Poles (Clevis' painted to match fixture, does not include arm)  
**Wall Mount**  
**WRCP**=Strut Rod and Clevis Set (Painted to <sup>15</sup> match fixture, does not include arm)  
**WRCS**=Stainless Steel Strut Rod and Clevis Set <sup>15</sup> (Clevis' painted to match fixture, does not include arm)

**Options**  
**CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)  
**F**=Single Fuse (120, 277 or 347V) Specify Voltage  
**FF**=Double Fuse (208, 240 or 480V) Specify Voltage  
**Q**=Quartz Restrike<sup>16</sup>  
**EM**=Quartz Restrike w/ Time Delay (Also Strikes at <sup>16</sup> Cold Start)  
**EM/SC**=Quartz Emergency Separate Circuit<sup>16</sup>  
**R**=NEMA Twistlock Photocell Receptacle<sup>17</sup>  
**PC**=Button Type Photocontrol (Specify Voltage)  
**DS**=Dual Fluorescent Switching Control<sup>18</sup>  
**HS**=House Side Shield<sup>19</sup>  
**FR**=Frosted Flat Glass Lens  
**L**=Lamp Included

**Accessories** <sup>20</sup>  
**VA1003-XX**=Wall Mount Kit w/ Upsweep Arm<sup>21</sup>  
**VA1004-XX**=Wall Mount Kit w/ Linear Arm<sup>21</sup>  
**VA1011-XX**=Upsweep Arm for Square Pole  
**VA1012-XX**=Upsweep Arm for Round Pole  
**VA1014-XX**=Linear Arm for Square Pole  
**VA1015-XX**=Linear Arm for Round Pole  
**VA1018-XX**=Mast Arm Adapter Kit  
**VA1074-XX**=ICM Structural Mount Wall Mount Arm<sup>22</sup>  
**VA1033-XX**=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1034-XX**=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1035-XX**=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1036-XX**=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1037-XX**=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1038-XX**=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1039-XX**=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1040-XX**=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1041-XX**=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1042-XX**=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1043-XX**=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1044-XX**=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1045-XX**=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1046-XX**=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**OA/RA1016**=NEMA Photocontrol - Multi-Tap  
**OA/RA1027**=NEMA Photocontrol - 480V  
**OA/RA1201**=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
  - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
  - 3 400W MP and MH requires reduced envelope ED28 lamp.
  - 4 MH products available for non-U.S. markets only.
  - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
  - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
  - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
  - 8 Dual-tap is 120/277V wired 277V.
  - 9 Multi-tap is 120/208/240/277V wired 277V.
  - 10 Triple-tap is 120/277/347V wired 347V.
  - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
  - 12 Add as suffix in the order shown.
  - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
  - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
  - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
  - 16 Quartz options not available with SL optic.
  - 17 NEMA photocell receptacle not available in conjunction with structural options.
  - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
  - 19 House side shield not available on 5S and SL optics.
  - 20 Order separately, replace XX with color suffix.
  - 21 For use in down lighting applications only.
  - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.

**DESCRIPTION**

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

<b>Catalog #</b>	ICM 150 HPS XX 4S DP PRCLR L VA012-XX	<b>Type</b>	F4
<b>Project</b>	DELMAR GARDENS III	<b>Date</b>	2015.06.25
<b>Comments</b>			
<b>Prepared by</b>	McCLURE ENGINEERING/ mkg		

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

**Electrical**

**ELECTRICAL TRAY:** Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

**Optical**

**LENS:** Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

**Finish**

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

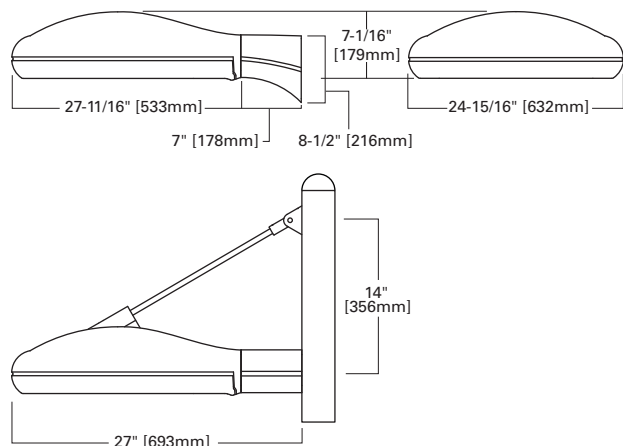


**ICM  
ICON SITE  
MEDIUM**

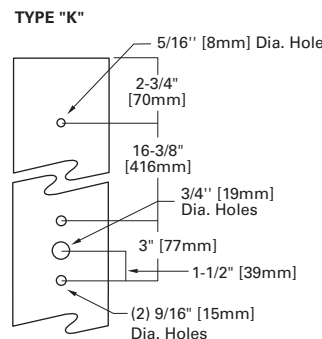
- 84 - 400W**
- Pulse Start Metal Halide
- Metal Halide
- High Pressure Sodium
- Compact Fluorescent

**ARCHITECTURAL  
AREA LUMINAIRE**

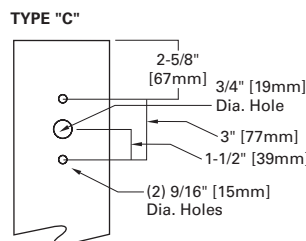
**DIMENSIONS**



**STRUCTURAL MOUNT**



**ARM DRILLING**



**WATTAGE TABLE**

Lamp Type	Wattage
Pulse Start Metal Halide (MP) (E)	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: (E) EISA Compliant: 175-400W.

**DARK SKY FCO**  
**COMPLIANT Full Cutoff**

**CERTIFICATION DATA**

- IP65 Rated
- U.L. 1598 Listed
- 3G Vibration Tested
- CSA Listed
- 25°C Ambient Temperature Rating
- ISO 9001
- Full Cutoff

**EPA  
Effective Projected Area:  
(Sq. Ft.)**

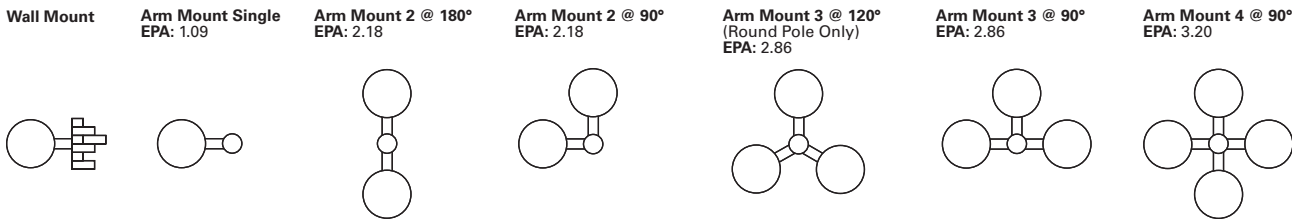
- Single: 1.09
- Single Structural: 1.11

**SHIPPING DATA  
(Approximate)**

- Net Weight (lbs.): 53
- Volume (cu. ft.): 4.00



**MOUNTING VARIATIONS**



**ORDERING INFORMATION**

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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**Product Family <sup>1</sup>**

**ICM** ICON Site Medium

**Lamp Wattage <sup>2</sup>**

- MP**  
 150=150W  
 175=175W  
 250=250W  
 320=320W  
 350=350W  
 400=400W<sup>3</sup>  
**MH <sup>4</sup>**  
 175=175W  
 250=250W  
 400=400W<sup>3</sup>  
**HPS**  
 150=150W  
 250=250W  
 400=400W

**Compact Fluorescent**

- 84=(2) 42W<sup>5</sup>  
 114=(2) 57W<sup>5</sup>

**Lamp Type**

- MP**: Pulse Start Metal Halide  
**MH**: Metal Halide  
**HPS**: High Pressure Sodium  
**CF**=Compact Fluorescent<sup>6</sup>
- Voltage <sup>7</sup>**  
 120=120V  
 208=208V  
 240=240V  
 277=277V  
 347=347V  
 480=480V
- DT**=Dual-Tap wired 277V<sup>8</sup>  
**MT**=Multi-Tap wired 277V<sup>9</sup>  
**TT**=Triple-Tap wired 347V<sup>10</sup>  
**UNV**=120-277V Universal Electronic Ballast

**Optical System**

- 2S**: Type II  
**3S**: Type III  
**4S**: Type IV  
**5S**: Type V  
**SL**=Forward Throw w/ Spill Light Eliminator

**Color <sup>11</sup>**

- BK**=Black  
**AP**=Grey  
**BZ**=Bronze  
**WH**=White  
**DP**=Dark Platinum  
**GM**=Graphite Metallic

**Structural Options <sup>12</sup>**

- Pole Mount**  
**PRCPS**= Strut Rod and Clevis Set for Square Pole<sup>13</sup> (Painted to match fixture, does not include arm)  
**PRCSS**=Stainless Steel Strut Rod and Clevis Set<sup>13</sup> for Square Poles (Clevis' painted to match fixture, does not include arm)  
**PRCPR**=Strut Rod and Clevis Set for Round Pole<sup>14</sup> (Painted to match fixture, does not include arm)  
**PRCSR**=Stainless Steel Strut Rod and Clevis Set <sup>14</sup> for Round Poles (Clevis' painted to match fixture, does not include arm)
- Wall Mount**  
**WRCP**=Strut Rod and Clevis Set (Painted to <sup>15</sup> match fixture, does not include arm)  
**WRCS**=Stainless Steel Strut Rod and Clevis Set <sup>15</sup> (Clevis' painted to match fixture, does not include arm)

**Options**

- CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)  
**F**=Single Fuse (120, 277 or 347V) Specify Voltage  
**FF**=Double Fuse (208, 240 or 480V) Specify Voltage  
**Q**=Quartz Restrike<sup>16</sup>  
**EM**=Quartz Restrike w/ Time Delay (Also Strikes at <sup>16</sup> Cold Start)  
**EM/SC**=Quartz Emergency Separate Circuit<sup>16</sup>  
**R**=NEMA Twistlock Photocell Receptacle<sup>17</sup>  
**PC**=Button Type Photocontrol (Specify Voltage)  
**DS**=Dual Fluorescent Switching Control<sup>18</sup>  
**HS**=House Side Shield<sup>19</sup>  
**FR**=Frosted Flat Glass Lens  
**L**=Lamp Included

**Accessories <sup>20</sup>**

- VA1003-XX**= Wall Mount Kit w/ Upsweep Arm<sup>21</sup>  
**VA1004-XX**= Wall Mount Kit w/ Linear Arm<sup>21</sup>  
**VA1011-XX**= Upsweep Arm for Square Pole  
**VA1012-XX**= Upsweep Arm for Round Pole  
**VA1014-XX**= Linear Arm for Square Pole  
**VA1015-XX**=Linear Arm for Round Pole  
**VA1018-XX**=Mast Arm Adapter Kit  
**VA1074-XX**=ICM Structural Mount Wall Mount Arm<sup>22</sup>  
**VA1033-XX**=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1034-XX**=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1035-XX**=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1036-XX**=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1037-XX**=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1038-XX**=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1039-XX**=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon  
**VA1040-XX**=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1041-XX**=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1042-XX**=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1043-XX**=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1044-XX**=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1045-XX**=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**VA1046-XX**=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon  
**OA/RA1016**=NEMA Photocontrol - Multi-Tap  
**OA/RA1027**=NEMA Photocontrol - 480V  
**OA/RA1201**=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
  - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
  - 3 400W MP and MH requires reduced envelope ED28 lamp.
  - 4 MH products available for non-U.S. markets only.
  - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
  - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
  - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
  - 8 Dual-tap is 120/277V wired 277V.
  - 9 Multi-tap is 120/208/240/277V wired 277V.
  - 10 Triple-tap is 120/277/347V wired 347V.
  - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
  - 12 Add as suffix in the order shown.
  - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
  - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
  - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
  - 16 Quartz options not available with SL optic.
  - 17 NEMA photocell receptacle not available in conjunction with structural options.
  - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
  - 19 House side shield not available on 5S and SL optics.
  - 20 Order separately, replace XX with color suffix.
  - 21 For use in down lighting applications only.
  - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.



**SRX STEEL  
ROUND STRAIGHT**

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

**FEATURES**

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" poles, 2" x 4" on 4" poles
- 10'-30' mounting heights
- Drilled or tenon (specify)

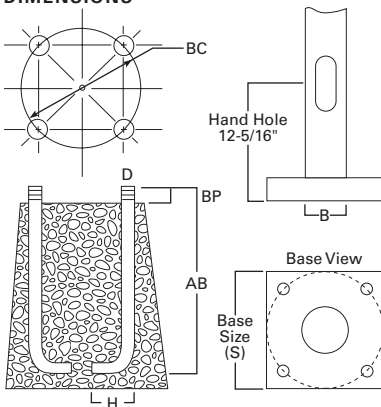
**ORDERING INFORMATION**

SAMPLE NUMBER: SRX4A20SGMCXG

Product Family	Shaft Size (Inches) <sup>1</sup>	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
<b>SRX</b> =Steel Round Straight	4=4" 5=5" 6=6"	A=0.120" M=0.188"	10=10' 15=15' 20=20' 25=25' 30=30'	<b>S</b> =Square Steel Base	AP=Grey BK=Black BZ=Bronze DP=Dark Platinum GM=Graphite Metallic GN=Hartford Green WH=White	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) - Slide/Flite/Epic 5=3" O.D. Tenon (4" Long) - Mesa 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) - SDM1/SDM2 A=Icon and Ascent Small Drill Pattern C=Icon and Ascent Medium Drill Pattern E=Vision Site Small Drill Pattern F=Vision Site Structural Mount G=Vision Site Medium Structural Mount J=Icon Small Structural Drill Pattern K=Icon Medium Structural Drill Pattern M=Vision Site Medium Drill Pattern X=None	1=Single 2=2 at 180° 3=Triple <sup>2</sup> 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet <sup>3</sup> G=Ground Lug H=Additional Hand Hole <sup>4</sup> E=GFCI Convenience Outlet <sup>3</sup> V=Vibration Dampener

**NOTES:** 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

**DIMENSIONS**



**WARNING:** The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty from Eaton's Cooper Lighting business and may result in pole failure causing serious injury or property damage. Upon request, Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton's Cooper Lighting business is void unless poles are used and installed as a complete pole/luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your Eaton's Cooper Lighting business representative or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

## Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Base Square <sup>3</sup> (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
<b>MH</b>			<b>S</b>	<b>BC</b>	<b>BP</b>	<b>B</b>	<b>D x AB x H</b>		<b>80 mph</b>	<b>90 mph</b>	<b>100 mph</b>	<b>110 mph</b>	
10	SRX4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	73	21.0	16.0	12.7	10.5	100
15	SRX4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	97	11.2	8.3	6.4	5.1	100
20	SRX4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	122	5.8	3.9	2.7	2.0	150
20	SRX5M20S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	216	17.0	13.0	10.4	8.4	150
25	SRX5M25S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	264	11.0	8.5	6.5	5.2	200
30	SRX6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	394	14.0	10.7	8.4	6.7	200

## Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number <sup>1,2</sup>	Wall Thickness (Inches)	Base Square <sup>3</sup> (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection <sup>3</sup> (Inches)	Shaft Size <sup>3</sup> (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) <sup>4</sup>				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
<b>MH</b>			<b>S</b>	<b>BC</b>	<b>BP</b>	<b>B</b>	<b>D x AB x H</b>		<b>80 mph</b>	<b>90 mph</b>	<b>100 mph</b>	<b>110 mph</b>	
10	SRX4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	73	16.7	13.0	10.4	8.5	100
15	SRX4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	97	9.8	7.2	5.6	4.4	100
20	SRX4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	122	5.3	3.5	2.4	1.8	150
20	SRX5M20S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	216	15.0	11.7	9.2	7.5	150
25	SRX5M25S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	264	10.2	7.8	6.0	4.8	200
30	SRX6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	394	13.1	10.0	7.8	5.9	200

## NOTES:

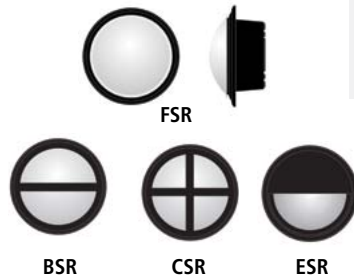
- Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained from Eaton's Cooper Lighting business.
- Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
- Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
- EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

# MILLENIUM™ ROUND

## MR13 SERIES – SEMI-RECESSED

### PRODUCT FEATURES:

- » Surface mount – ceiling or wall; 14" Dia. x3"D
- » Peace of Mind Guarantee® against breakage
- » Dust and water protected to IP64 standards
- » ADA compliant



PROJECT INFORMATION	
Job Name	DELMAR GARDENS III
Fixture Type	WP
Catalog Number	
Approved by	McCLURE ENGINEERING/ mkg

### SPECIFICATIONS:

**HOUSING (SERIES PP, ND, CO):** Die-cast aluminum housing with integral heat sinks. Housing interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Standard bronze exterior TGIC polyester powder coat – 5-step pre-treatment.

**HOUSING (SERIES NL, CC):** 18-gauge CRS housing. Housing interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Standard white exterior TGIC polyester powder coat – 5-step pre-treatment.

**REFLECTOR:** Compact Fluorescent: Full reflector/wire cover – 92% reflectivity. HID: Full reflector/wire cover. High efficiency semi-specular aluminum.

**LENS:** UV-stabilized, high impact resistant, virgin injection molded polycarbonate. High efficiency blonded fluted lens obscures lamp image and maximizes uniformity. Close tolerance push/turn/lock-in-place mating of injection molded lens and lens base. Lens and lens base secured with one concealed captive Torx® with center pin fastener.

**LENS BASE/GRILLE:** Lens base shields lamp from viewing angles. High impact resistant, injection molded opaque black, bronze or white polycarbonate. Optional Light Gray, Silver, Forest Green or Custom Color (see Ordering Information below) are chemically bonded, impact resistant finishes.

**GASKETING:** Closed cell, silicone "O" ring gaskets positioned in gasket channels of lens base and in Series PP, ND, CO housing.

**HARDWARE:** One stainless steel Torx® with center pin fastener.

**ELECTRICAL:** Fluorescent magnetic ballasts – 120V/277V power factor corrected, fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps.

**INSTALLATION:** See [Technical Data Sheets](#) for semi-recessed installation details, mounting accessories and rough-in box availability.

**WARRANTY:** Standard four-point mounting and polycarbonate lens required for Peace of Mind Guarantee®.

**PATENT:** U.S. Patent No. 6,042,251.

**LISTINGS:** UL and CUL listed for Wet Location (listing includes Emergency Battery Pack "EL" option). UL certified IP64 per IEC 60598.



### ORDERING INFORMATION (Ex: MR13FSR-ND-PP-MB-35S-1-120-F5)

Model	Mounting Type	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories
<b>Model</b>				<b>Lamp Type (Qty/Ballast/Volt./Starting Temp)</b>		<b>Options</b>		
MR13BSR	Bar			7	7	7 Watt Twin (1,2/MB/120,277/0°F)	EL	One-Lamp WL Emergency Pack (32°F)(max 32 total system watts) (n/a with Twin Lamping)
MR13CSR	Cross			13	13	13 Watt Twin (1,2/MB/120,277/32°F)	FS	Single Fuse & Holder
MR13ESR	Eyelid			13Q	13	13 Watt Quad (1,2/RS/120,277,347/0°F)	QR	Quartz restrike system for maximum 75-Watt DC bay quartz lamp (see C-0796)
MR13FSR	Full Face			18Q	18	18 Watt Quad (1,2/RS/120,277,347/0°F)	QRC	Hot/Cold Quartz restrike
<b>Mounting Type</b>						<b>Accessories</b>		
PP	Pour-in-Place or Masonry			26Q	26	26 Watt Quad (1,2/RS/120,277,347/0°F)	QS	Quartz socket only
ND	Non IC (Deep Profile)			32P	32	32 Watt PLT (1/RS/120,277,347/0°F)	NAT	Natatorium Environment Option
NL	Non IC (Low Profile)			42P	42	42 Watt PLT (1/RS/120,277,347/0°F) (n/a with MR13ESR)		
CC**	Canopy (Covered Top) (n/a with MR13ESR)			35S	35	35 Watt HPS (1/HPF/120/-40°F)		
CO**	Canopy (Open Top) (n/a with MR13ESR)			50M†	50	50 Watt MH (1/HPF/120,277,347/-20°F)		
				50S	50	50 Watt HPS (1/HPF/120,277/-40°F)		
<b>Lens Type</b>				<b>Lamp Quantity</b>				
PP	Pearlescent Polycarbonate			See Lamp Type for availability		** Ceiling Mounting Only		
S	Clear Starburst Polycarbonate			1	1	One Lamp	† UV shielding lamp supplied	
				2	2	Two Lamps		
<b>Finish</b>				<b>Voltage</b>				
MB	Matte Black			See Lamp Type for availability				
MW	Matte White			120	120	120 Volts		
DB	Dark Bronze			277	277	277 Volts		
LG	Light Gray			347	347	347 Volts		
SL	Silver			DV	120-277	Volts, electronic ballasts only		
FG	Forest Green							
CC	Custom Color (Consult factory)							



www.kenall.com

P: 800-4-Kenall

F: 847-360-1781

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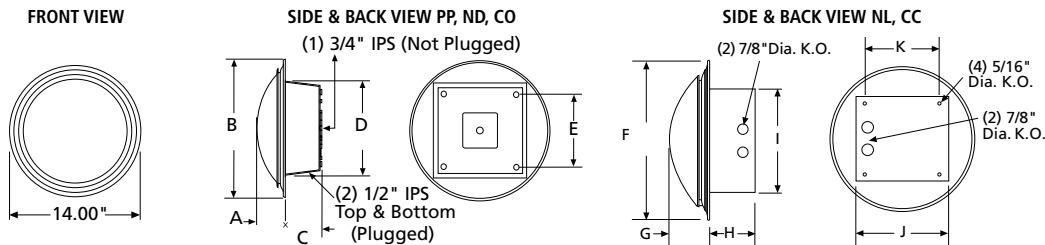
MR13\_SR-120213



# MILLENIUM™ ROUND

## MR13 SERIES – SEMI-RECESSED

### DIMENSIONAL DATA



**DIMENSIONAL DATA (IN INCHES)**

	A	B	C	D	E	F	G	H	I	J	K
<b>FSR</b>	2.80	14.00	4.10	9.00	6.40	14.00	2.80	3.80	8.88	8.88	7.00
<b>BSR</b>	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00
<b>CSR</b>	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00
<b>ESR</b>	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00



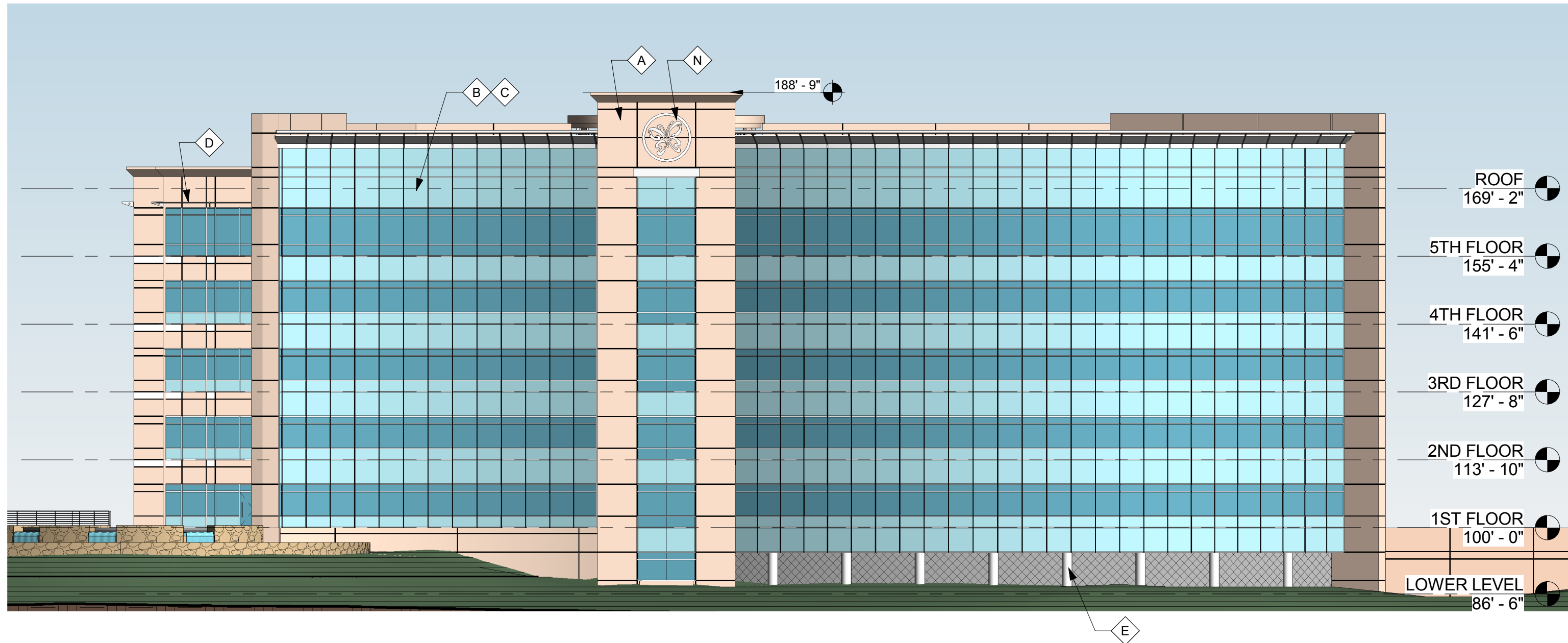
[www.kenall.com](http://www.kenall.com)

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## OFFICE BUILDING - SOUTH ELEVATION

### ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT
- B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)
- C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH
- D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH
- E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING
- F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM
- G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

- H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP
- I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL
- J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS
- K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)
- L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH
- M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE
- N. ARTWORK - POLISHED STAINLESS STEEL



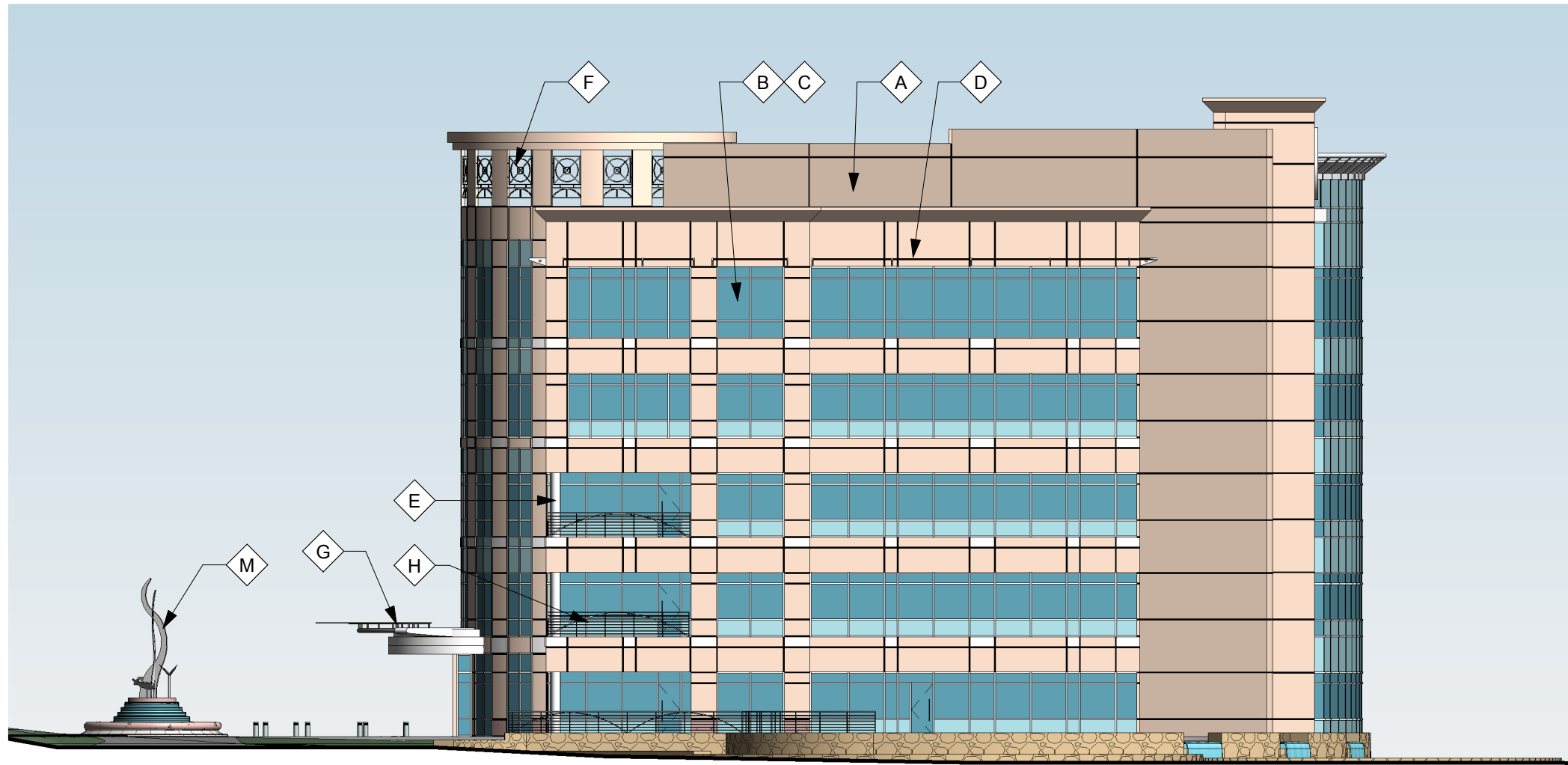
DELMAR GARDENS OFFICE BUILDING III  
SOUTH ELEVATION



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06.25.2015

A1



## OFFICE BUILDING - WEST ELEVATION

### ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

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B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)

C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH

D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH

E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING

F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM

G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP

I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL

J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)

L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH

M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE

N. ARTWORK - POLISHED STAINLESS STEEL



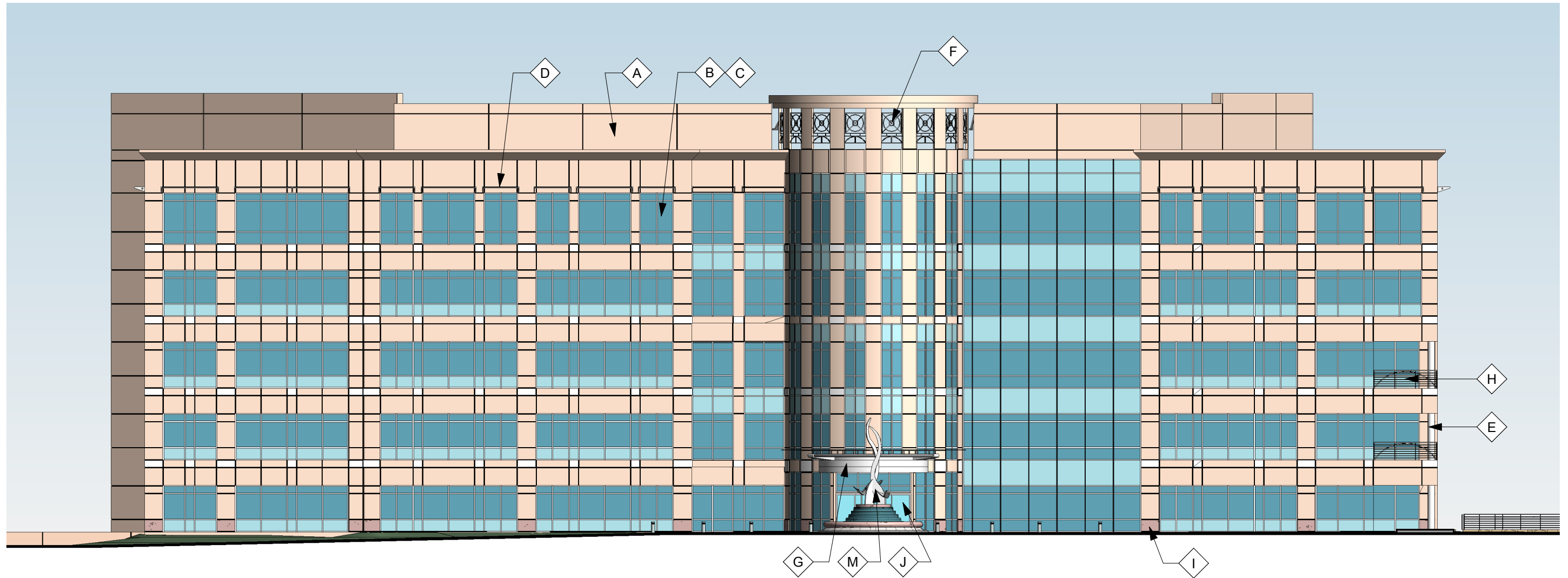
DELMAR GARDENS OFFICE BUILDING III  
WEST ELEVATION



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## OFFICE BUILDING - NORTH ELEVATION

### ELEVATION NOTES

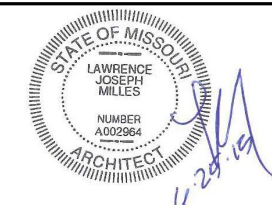
NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT
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- C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH
- D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH
- E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING
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- K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)
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- M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE
- N. ARTWORK - POLISHED STAINLESS STEEL



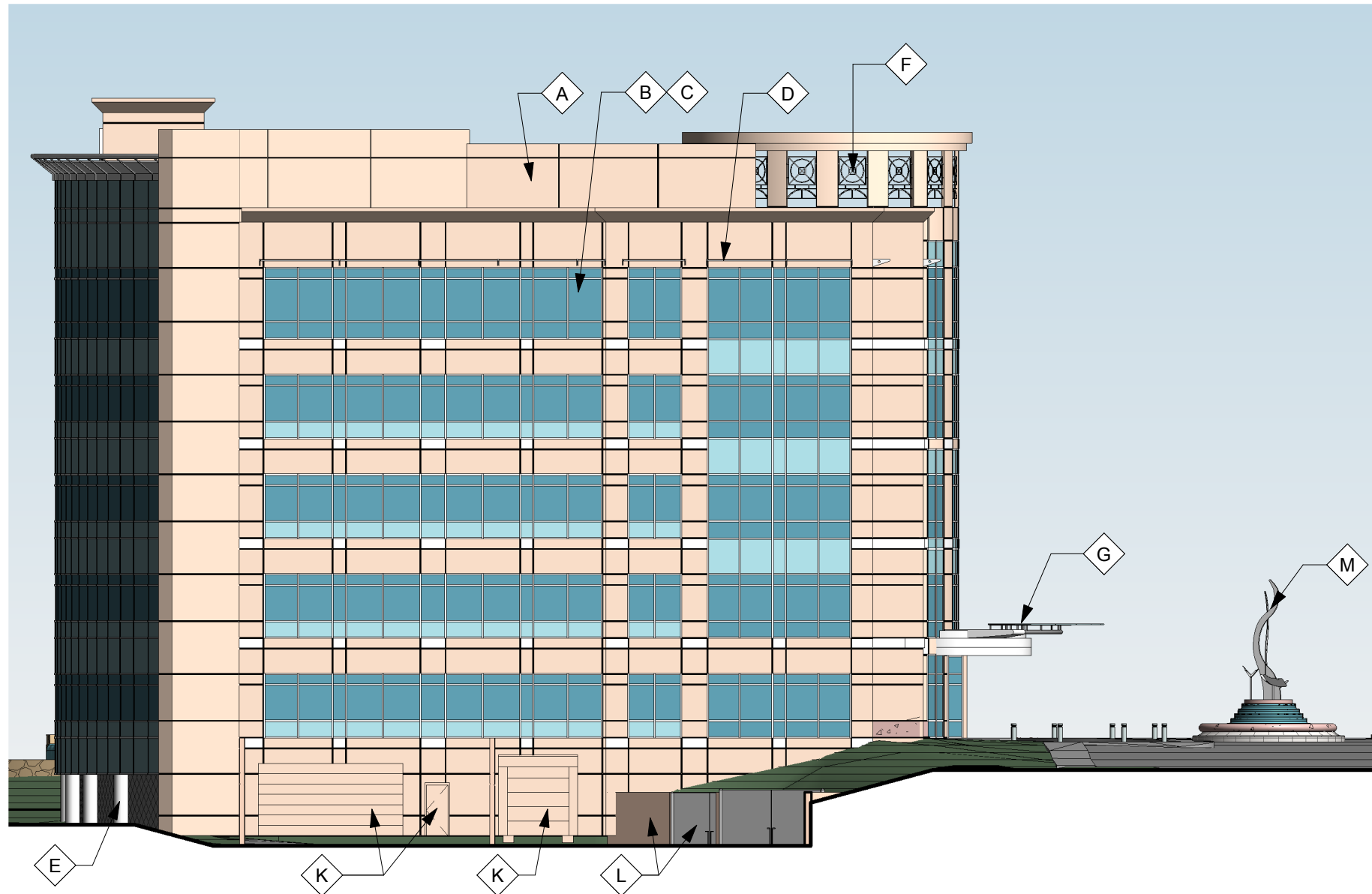
DELMAR GARDENS OFFICE BUILDING III  
NORTH ELEVATION



gray

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A3



## OFFICE BUILDING - EAST BUILDING

### ELEVATION NOTES

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D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH

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H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP

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J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST PANELS)

L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH

M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE

N. ARTWORK - POLISHED STAINLESS STEEL



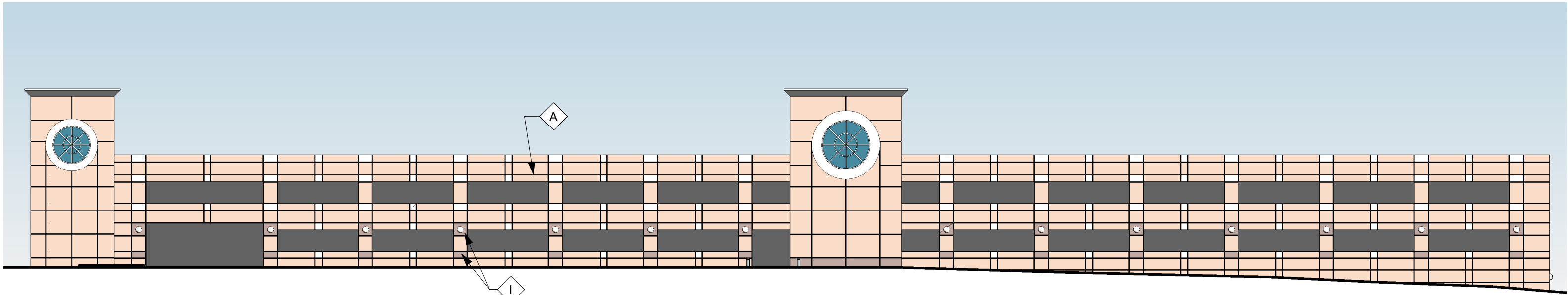
## DELMAR GARDENS OFFICE BUILDING III EAST ELEVATION



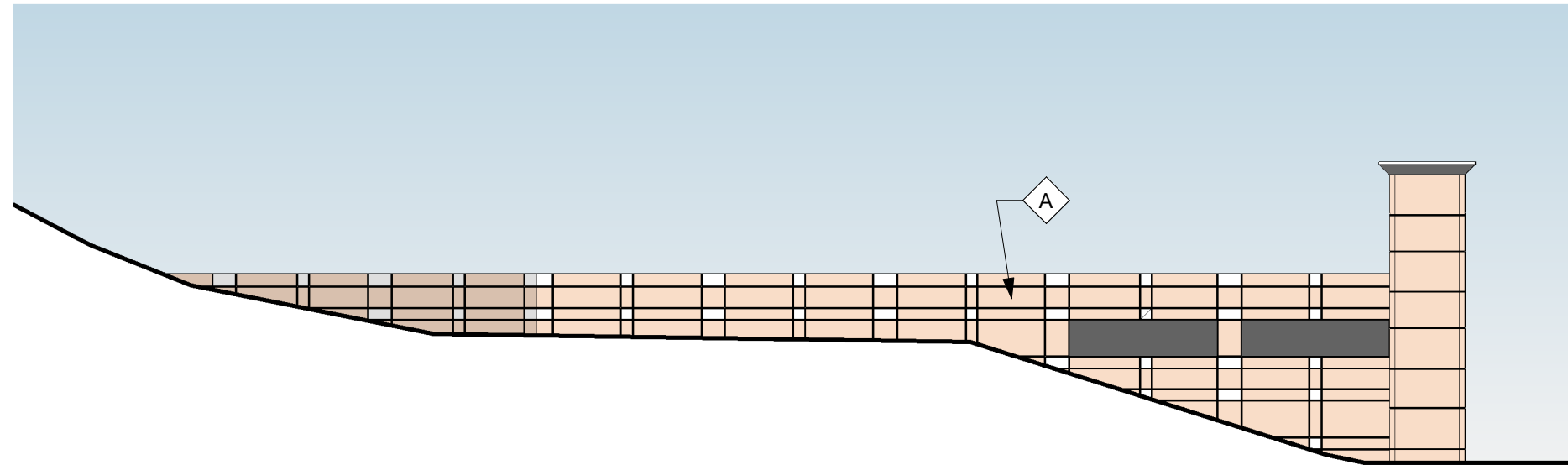
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A4



**GARAGE - SOUTH ELEVATION**



**GARAGE - WEST ELEVATION**

**ELEVATION NOTES**

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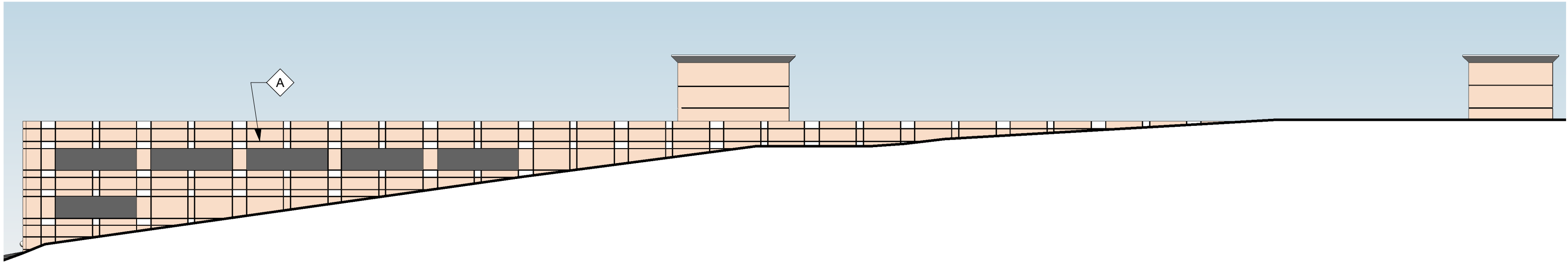
**DELMAR GARDENS OFFICE BUILDING III  
GARAGE ELEVATIONS**



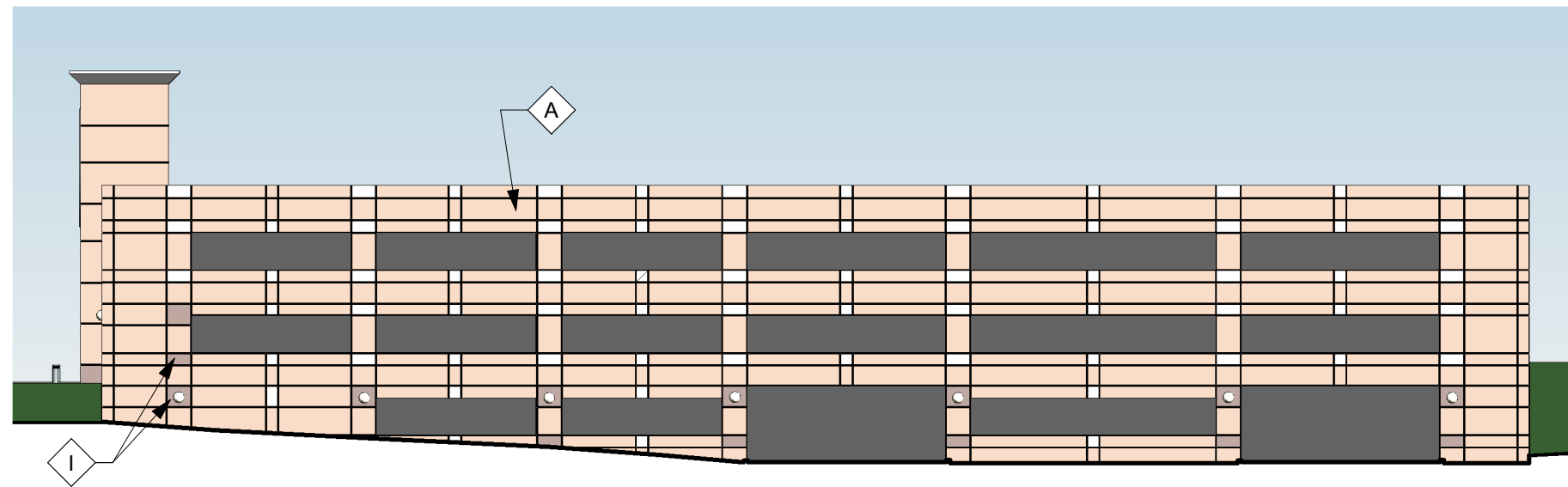
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**A5**



**GARAGE - NORTH ELEVATION**



**GARAGE - EAST ELEVATION**

**ELEVATION NOTES**

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# SITE DEVELOPMENT PLAN

## FOR DELMAR GARDENS OFFICE BUILDING III

LOT 21 OF HIGHLAND ON CONWAY PLAT NO. 2, PER PLAT BOOK 83 PAGE 39 EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI PER BOOK 5496 PAGE 202 AND A TRACT OF LAND BEING PART OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY 64 AND U.S. HIGHWAY 40 & 61, BEING ALSO PART OF ORIGINAL LOT 21 OF THE SUBDIVISION OF HIGHLAND ON CONWAY PLAT NO. 2, PER PLAT BOOK 83 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS, PER CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

### LAND DESCRIPTION

A tract of land being part of lot 21 of Highland on Conway Plat No. 2, a subdivision recorded in Plat Book 83 Page 39 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found 1/2" x 18" rebar with cap stamped "Marler 347-13" (Typical) at the Northwest Corner of Lot 21; Thence along the North line of Lot 21, South 77 degrees 22 minutes 00 seconds East a distance of 400.00 feet to a point being the Northeast corner of Lot 21, from which a found 1/2" iron pipe bears South 49 degrees 51 minutes West 0.19 feet; Thence along the Eastern line of Lot 21, South 00 degrees 55 minutes 57 seconds West a distance of 482.65 feet to a set rebar on the Northern right of way line of Interstate 64 (Highway 40-61) (Variable width); Thence along the Northern right of way line of said Interstate 64, North 76 degrees 15 minutes 03 seconds West a distance of 571.49 feet to a set rebar on the Western line of Lot 21; Thence along the Western line of said Lot 21, North 77 degrees 21 minutes 00 seconds East a distance of 484.54 feet to the point of beginning containing 230,476 sq. ft. or 5.29 acres more or less, as surveyed by Marler Surveying Company, Inc. during October 2013.

### PROPERTY DATA

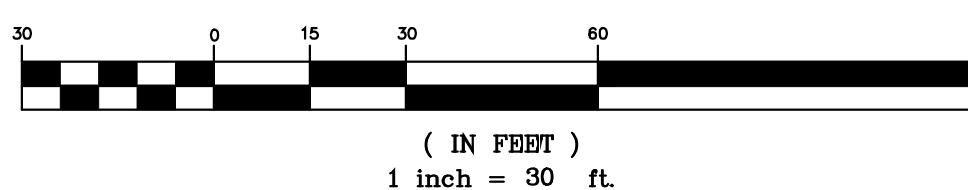
SITE ADDRESS = 14767 N. OUTER 40 ROAD  
 LOCATOR NO. = 18R110745  
 OWNER = DELMAR GARDEN AT CONWAY RIDGE III, LLC  
 SITE AREA = 230,476 s.f. or 5.29 AC.  
 EXISTING ZONING = "PC" PLANNED COMMERCIAL (ORD. 2651)  
 FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT = PARKWAY SCHOOL DISTRICT  
 SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT  
 WATER SUPPLY = GREY CREEK MISSOURI RIVER WATERSHED  
 ELECTRIC COMPANY = AMERENUE  
 GAS COMPANY = Laclede Gas Company  
 PHONE COMPANY = AT&T  
 WATER COMPANY = MISSOURI AMERICAN WATER CO.

### GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THE ENGINEER SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL SLOPES AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD'S STANDARDS AND SPECIFICATIONS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- SEEDING, SOGDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1%:20%. SLOPES GREATER THAN 1%:20% MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED CURB CUT CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL TAKE PRECEDENCE AND CONFLICT OCCURS BETWEEN THE ADA GUIDELINES AND THE INFORMATION ON THESE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- THE PROPOSED CONNECTION TO THE SHARED ACCESS DRIVE TO THE WEST WILL ELIMINATE 8 PARKING SPACES FROM THE DELMAR GARDENS. & IT DEVELOPMENT. THE EXISTING SITE IS ALLOWED 60,000 S.F. OF GENERAL OFFICE AND 58,000 S.F. OF GENERAL OFFICE. THE CITY'S CURRENT PARKING RATES TO THESE USES SUMS A TOTAL REQUIRED PARKING OF 432 SPACES FOR THE EXISTING SITE. THE DEVELOPMENT PLAN DECREASES THE TOTAL PROVIDED PARKING AS 528 SPACES. THE LOSS OF 8 SPACES DUE TO THIS DEVELOPMENT WILL RESULT IN 520 SPACES REMAINING.
- PARKING CALCULATIONS:  
 BUILDING REQUIRED: = 126,760 s.f.  
 BUILDING AREA GENERAL OFFICE = 3.3 SPACES / 1,000 s.f.  
 MINIMUM REQUIRED = 419 SPACES  
 MAXIMUM ALLOWED = 126,760 s.f. / 1,000 x 3.3 = 419 SPACES  
 MAX. PARKING ALLOWED = 126,760 s.f. / 1,000 x 4.5 = 571 SPACES  
 PARKING PROVIDED:  
 GARAGE TOP LEVEL = 112 SPACES  
 UPPER LEVEL = 150 SPACES  
 MIDDLE LEVEL = 152 SPACES  
 LOWER LEVEL = 515 SPACES (8 ADA)  
 BUILDING GARAGE: 36 SPACES (1 ADA)  
 SURFACE PARKING = 18 SPACES (4 ADA)  
 TOTAL PARKING PROVIDED: 568 SPACES (INCLUDES 13 ADA SPACES)
- OPEN SPACE CALCULATIONS:  
 MINIMUM OPEN SPACE = 35% (ORD. 2651)  
 OPEN SPACE = 118,737 S.F.  
 SITE AREA = 230,476 S.F.  
 (118,737 / 230,476) x 100 = 52%
- FLOOR AREA RATIO (F.A.R.) = 0.55  
 126,760 s.f. Bldg. / 230,476 s.f. Site = 0.55
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- ALL LIGHTING MUST ADHERE TO THE FOOTCANDLE LEVELS AS OUTLINED IN CITY OF CHESTERFIELD CODE.
- THE PROPERTY COVERED BY THIS ORDINANCE IS LOCATED WITHIN THE CITY OF CHESTERFIELD'S HIGHWAY 40 ROAD TRUST FUND AS CREATED BY ORDINANCE NO. 1652. THE DEVELOPER SHALL BE REQUIRED TO MAKE A CONTRIBUTION TO THE TRUST FUND IN ACCORDANCE WITH ORDINANCE NO. 1652 AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- A 48 INCH HIGH DECORATIVE ALUMINUM FENCE (BLACK) SHALL BE INSTALLED ALONG THE NORTHERN PROPERTY LINE IN A LOCATION MUTUALLY AGREED TO BY THE APPLICANT AND THE AUGUST HILL HOMEOWNERS ASSOCIATION.



### GRAPHIC SCALE



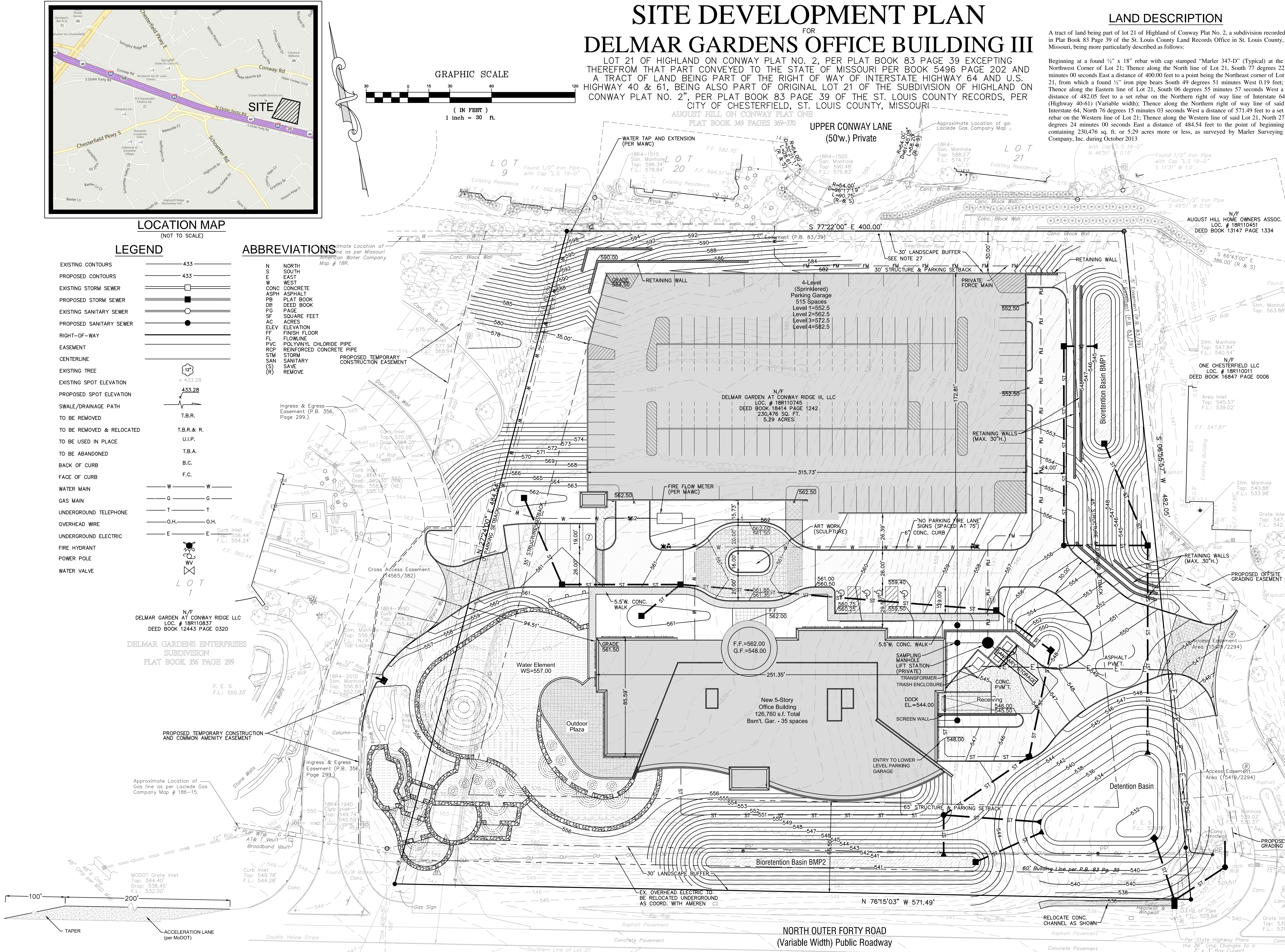
### LOCATION MAP (NOT TO SCALE)

### LEGEND

EXISTING CONTOURS	433
PROPOSED CONTOURS	433
EXISTING STORM SEWER	□
PROPOSED STORM SEWER	■
EXISTING SANITARY SEWER	○
PROPOSED SANITARY SEWER	●
RIGHT-OF-WAY	—
EASEMENT	—
CENTERLINE	—
EXISTING TREE	⊗
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE/DRAINAGE PATH	—
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
TO BE ABANDONED	T.B.A.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	—
GAS MAIN	—
UNDERGROUND TELEPHONE	—
OVERHEAD WIRE	—
UNDERGROUND ELECTRIC	—
FIRE HYDRANT	⊗
POWER POLE	⊗
WATER VALVE	⊗

### ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DE	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE



### GEOTECHNICAL ENGINEER'S NOTE

Neither the geotechnical engineer nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet C1, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions at the site as anticipated from our Geotechnical Report titled "Geotechnical Exploration—MT Job No. 13904—Delmar Gardens—Office Building & Parking Garage—Chesterfield, Missouri" and dated July 23, 2015.

Conditions may vary from those encountered during the above referenced exploration or change due to construction activities, weather, or other conditions. Therefore, the geotechnical engineer has been contracted to confirm subsurface conditions. Variations in subsurface conditions will be submitted under separate covers. The geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the contractor.

*Kevin Patrick Dault*  
 Kevin Patrick Dault  
 State of Missouri  
 No. 291200740  
 Date: 7/22/15

INTERSTATE 64 HIGHWAY 40/61 (Variable Width) Public Roadway

### BENCHMARKS

St. Louis County Benchmark 12-167 Elev. 507.17 - "Standard Aluminum Disk" stamped SL-33, 1990. Disk is set along the North side of Conway Road, 2' South of sidewalk. Approximately 240' east of the intersection of White Road and Conway Road.

SITE BENCHMARK Elev. 551.18' - Nail in utility pole near the Southwest corner of the subject parcel as shown on this survey.

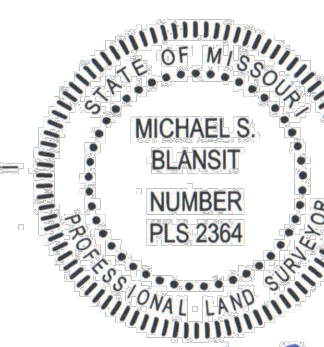
### FLOOD ZONE NOTES

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29189GD145 H and community number 300896 (City of Chesterfield) which bears an effective date of August 2, 1995. The property lies within unshaded zone X (areas determined to be outside 500 year flood plain).

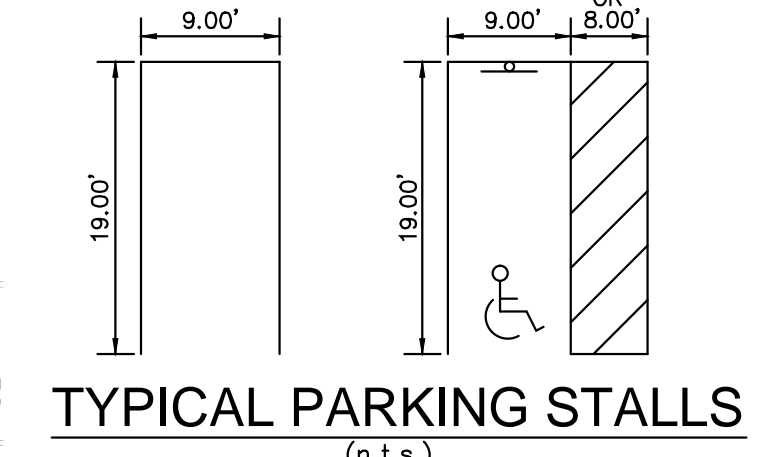
### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT IS A REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

*Michael S. Blansit*  
 Michael S. Blansit  
 Missouri Cert. No. L.S. 2364



### TYPICAL PARKING STALLS



NOTE: The underground utilities have been plotted from available records and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 132871878 & 13121926

The utilities contacted by Missouri One Call were Ameren Missouri Electric, ATT Distribution, Charter Communications, MDOT St. Louis District, Laclede Gas Company, Lightco, a Century Link Company, Missouri American Water Company and St. Louis Metropolitan Sewer District.

Delmar Garden At Conway Ridge III, LLC, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section \_\_\_\_\_ 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): \_\_\_\_\_  
 State of \_\_\_\_\_ ss.  
 County of \_\_\_\_\_  
 On this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ before me personally appeared \_\_\_\_\_ to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of the \_\_\_\_\_ (Name of Corporation) a corporation in the State of \_\_\_\_\_ and that the said \_\_\_\_\_ foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of the board of directors of said corporation. I, \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

(Official of Corporation)  
 This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ by the undersigned of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attached to by the Director of Planning and the City Clerk.

Aimee Nassif, ACP  
 Planning and Development Services Director  
 City of Chesterfield, Missouri  
 11402 Gravois Road  
 Suite 100  
 Saint Louis, Missouri 63126  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

Site Development Plan for  
**DELMAR GARDENS OFFICE BUILDING III**  
 14767 N. Outer 40 Road  
 Chesterfield, MO 63017

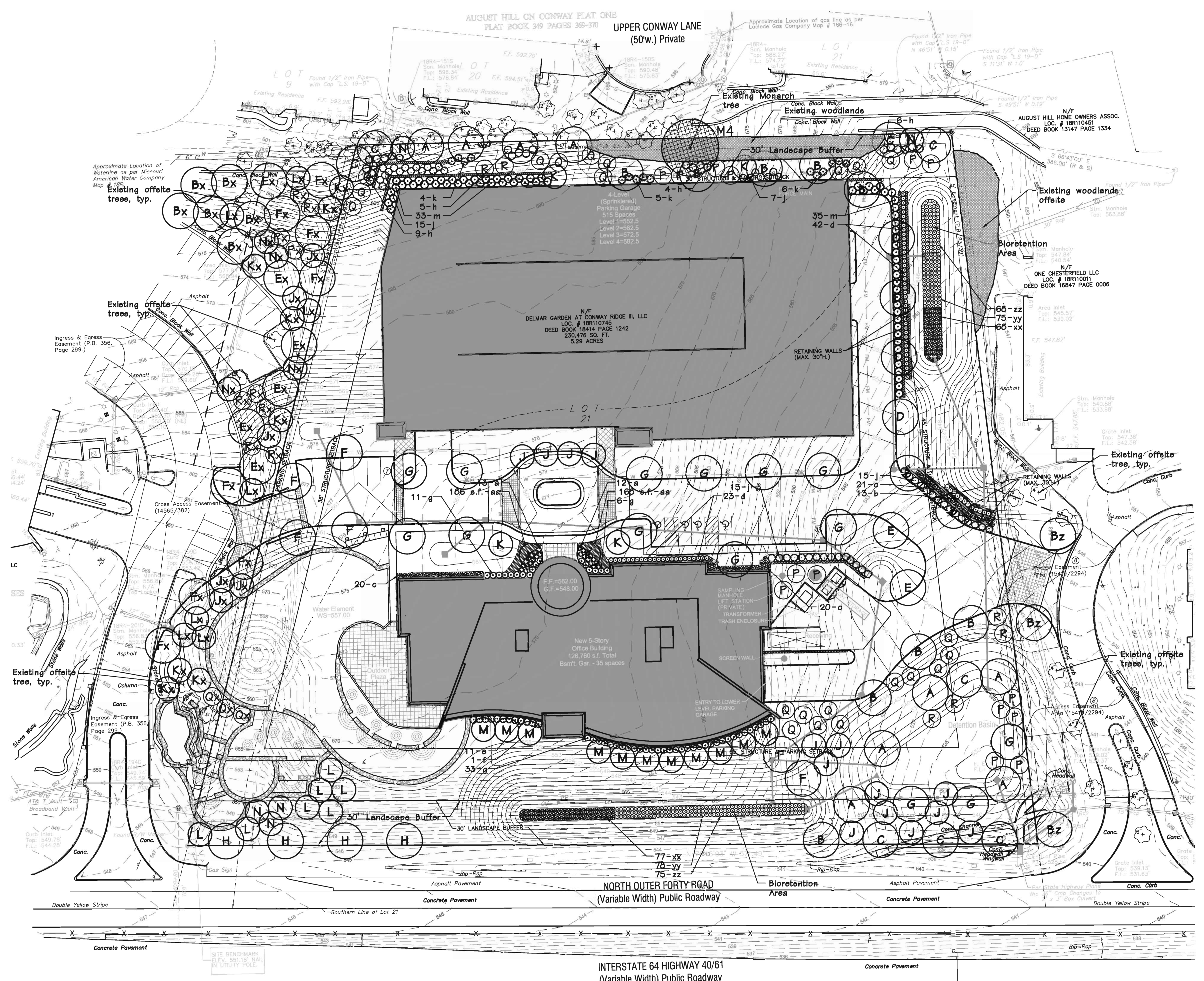
**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS  
 11402 Gravois Road  
 Suite 100  
 Saint Louis, MO 63126  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

City Submittal	05/28/15
per City	07/02/15
per City	07/23/15



Job: 1327  
 C1





OPEN SPACE = 52%

**CALCULATIONS:**  
 Total Site Area: 230,476 s.f., or 5.29 acres  
 Existing Tree Canopy Coverage: 110,253 s.f., or 2.71 acres  
 Tree Canopy proposed for removal: 115,397 s.f., or 2.64 acres (97.6%)  
 Tree Canopy proposed for preservation: 2,056 s.f., or 0.07 acres (2.4%)

110,253 s.f. e.f. x .30 = 35,476 s.f. of tree canopy preservation required

32,620 s.f. new tree canopy required

**PROPOSED OFFSITE PLANTINGS, PROVIDE:**

**OFFSITE TREES - WEST OF PROPERTY**

22 large trees @ 400 s.f./tree = 8,800 s.f.  
 24 medium trees @ 300 s.f./tree = 7,200 s.f.  
 11 small trees @ 200 s.f./tree = 2,200 s.f.  
 18,200 s.f.

**OFFSITE TREES - EAST OF PROPERTY**

3 large trees @ 400 s.f./tree = 1,200 s.f.  
 1,200 s.f.

OPEN SPACE = 52%

**KEY**

A H - Required trees  
 N

Ax Hx - Offsite replacement tree  
 Nx

**LANDSCAPE PLAN**  
 SCALE 1" = 30'

TREES						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROWTH RATE
A	9	<i>Acer rubrum</i> 'Frankford'	Red Sunset Maple	3" cal	B&B	Deciduous Fast
B	11	<i>Gleditsia triacanthos</i> 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous Fast
C	0	<i>Quercus bicolor</i>	Swamp White Oak	3" cal	B&B	Deciduous Medium
D	4	<i>Taxodium distichum</i>	Bald Cypress	3" cal	B&B	Deciduous Medium
E	2	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood Planetree	3" cal	B&B	Deciduous Fast
F	6	<i>Tilia cordata</i>	Littleleaf Linden	3" cal	B&B	Deciduous Slow/Medium
G	14	<i>Zelkova serrata</i>	Zelkova	3" cal	B&B	Deciduous Fast
H	4	<i>Carpinus betulus</i>	European Hornbeam	3" cal	B&B	Deciduous Slow/Medium
J	14	<i>Cercis canadensis</i>	Redbud	2.5" cal	B&B	Ornamental Fast
K	6	<i>Amelanchier arborea</i>	Downy Serviceberry	2.5" cal	B&B	Ornamental Slow/Medium
L	7	<i>Prunus argentea</i> 'Columnaris'	Columnar Cherry	2.5" cal	B&B	Ornamental Medium
M	11	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	2.5" cal	B&B	Ornamental Medium
N	5	<i>Prunus cerasifera</i>	Purpleleaf Plum	2.5" cal	B&B	Ornamental Medium
P	14	<i>Pinus strobus</i>	White Pine	6-8' ht	B&B	Evergreen Fast
Q	22	<i>Picea glauca</i>	White Spruce	6-8' ht	B&B	Evergreen Medium
R	6	<i>Picea pungens</i>	Colorado Blue Spruce	6-8' ht	B&B	Evergreen Medium

SHRUBS						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	GROWTH RATE
a	25	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spiraea	18-24"		
b	13	<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Forsythia	18-24"		
c	61	<i>Rosa 'Radrazz'</i> Knock Out	Knock Out Rose	18-24"		
d	65	<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberrybush	24-36"		
e	11	<i>Ilex 'Meeg'</i> China Girl	China Girl Holly	24-36"		
f	1	<i>Ilex 'Meedob'</i> China Boy	China Boy Holly	24-36"		
g	50	<i>Buxus sinica</i> var. <i>insularis</i> 'Wintergreen'	Wintergreen Boxwood	24-36"		
h	24	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	36-42"		
j	52	<i>Viburnum plicatum</i> 'Mareil'	Doublefile Viburnum	36-42"		
k	13	<i>Viburnum rhytidophyllum</i>	Leatherleaf Viburnum	36-42"		
m	65	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	7 gal		

**ANNUALS AND PERENNIALS**

aa 354e.f. Annuals and Perennials To be selected 2" c.p. 9" o.c.

BIORETENTION PLANTINGS					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
xx	145	<i>Iris virginica</i>	Southern Blueflag Iris	18-24"	
yy	153	<i>Rudbeckia fulgida</i>	Orange Coneflower	18-24"	
zz	143	<i>Carex praegracilis</i>	Tollway Sedge	18-24"	

OFFSITE TREES - WEST OF PROPERTY							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
Bx	6	<i>Gleditsia triacanthos</i> 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast
Ex	6	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood Planetree	3" cal	B&B	Deciduous	Fast
Fx	0	<i>Tilia cordata</i>	Littleleaf Linden	3" cal	B&B	Deciduous	Slow/Medium
Jx	6	<i>Cercis canadensis</i>	Redbud	2.5" cal	B&B	Ornamental	Fast
Kx	0	<i>Amelanchier arborea</i>	Downy Serviceberry	2.5" cal	B&B	Ornamental	Slow/Medium
Lx	7	<i>Prunus argentea</i> 'Columnaris'	Columnar Cherry	2.5" cal	B&B	Ornamental	Medium
Nx	4	<i>Prunus cerasifera</i>	Purpleleaf Plum	2.5" cal	B&B	Ornamental	Medium
Px	2	<i>Pinus strobus</i>	White Pine	6-8' ht	B&B	Evergreen	Fast
Qx	3	<i>Picea glauca</i>	White Spruce	6-8' ht	B&B	Evergreen	Medium
Rx	7	<i>Picea pungens</i>	Colorado Blue Spruce	6-8' ht	B&B	Evergreen	Medium

OFFSITE TREES - EAST OF PROPERTY							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
Bz	3	<i>Gleditsia triacanthos</i> 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast

**Delmar Gardens At Conway Ridge III**  
**Delmar Gardens Enterprises**

Chesterfield, Missouri

Revisions:

Date	Description	No.
6/30/15	City Comments	
7/22/15	City Comments	

Drawn: KJP  
 Checked: JJS

**loomisAssociates**  
 Landscape Architects/Planners  
 100 S. 40th Street, Suite 105  
 Omaha, NE 68131  
 Phone: 402.551.1000  
 Fax: 402.551.1007  
 Email: info@loomis-associates.com

Sheet Title: Landscape Plan  
 Sheet No: L-1  
 Date: 06/03/15  
 Job #: 660.044

Tree Stand Delineation Narrative May 26, 2015

**Woodland A:**  
 Woodland A is located along the Northern and upper slope of the Eastern boundaries. The dominate species include White Oak, Red Oak and Hickory. The Understory is made up of Bush Honeysuckle and Halls Honeysuckle with small 1-inch flowering Dogwood and young Oaks. The average diameter of the canopy trees are 8-12 inches with a density of 80 trees/ac. Monarch trees in this area are marked with an "M" and identified in a table.

**Woodland B:**  
 Woodland B is located across the South end of the property and along the existing drive on the western side. Woodland B is made up of what were formerly yard trees of Norway Spruce, White Pine and Sugar Maple. Their canopies have since grown together. Individual Trees within this area have been located and identified in the Existing Tree List. Several of the Pine and Spruce have broken branches and other damage from an ice storm a few years ago. The Understory consists of Bush Honeysuckle, Halls Honeysuckle and small 1-2' tall Sugar Maple. The average size of the trees are between 10-14" diameter. There are no Monarch trees in this Woodland.

**Woodland C:**  
 Woodland C is located along the drainage swale running North along the East property line. The dominated species of Overstory trees are Sycamore, Ash, Box Elder. The Understory is comprised of cattails, small 2-3' tall Walnut and Bush Honeysuckle. The Overstory canopy in this area is declining in health with as much as 50% dieback on a majority of the Overstory canopy. There are several Sycamore that exceed 20" but due to their poor condition, do not meet the requirements for Monarch trees.

There are no rare or champion trees on this property.

Woodland A= 65,624 s.f. or 1.50 ac.  
 Woodland B= 27,951 s.f. or 0.64 ac.  
 Woodland C= 23,995 s.f. or 0.55 ac.  
 Individual trees= 683 s.f. or 0.02 ac.  
 Total Woodlands: 118,253 s.f. or 2.71 ac.

Douglas A. DeLong - Certified Arborist MW-4826A  
 DeLong Landscape Architecture  
 7620 West Bruno  
 St. Louis, MO 63117  
 (314) 346-4856

*Douglas A. DeLong*

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong  
 Certified Arborist MW- 4826A

Base Map Provided by: Civil Engineering Design Consultants

Existing Monarch Tree List					
	Type	Size	Condition	Area- S.F.	Addt. Comments
M2	White Oak	24"	Good	1558	
M3	White Oak	30"	Good	1339	
M4	Black Oak	24"	Good	1152	
M5	Pin Oak	30"	Good	2271	

Existing Tree List					
	Type	Size	Condition	Area- S.F.	Addt. Comments
1	Oak	14"	Poor	214	
2	Linden Tree	14"	Poor	498	
3	Linden Tree	14"	Poor	671	
5	Norway Spruce	16"	Fair	669	
6	White Pine	10"	Poor	378	
7	White Pine	16"	Poor	378	
8	White Pine	14"	Poor	380	
9	Norway Spruce	11"	Fair	380	
10	Norway Spruce	12"	Fair	380	
11	White Pine	18"	Poor	526	
12	White Pine	20"	Fair	818	
13	White Pine	15"	Fair	526	Double trunk
14	White Pine	16"	Poor	689	
15	White Pine	16"	Poor	689	
16	White Pine	13"	Poor	457	
17	White Pine	13"	Poor	419	
18	White Pine	13"	Poor	465	
19	White Pine	13"	Poor	498	
22	Norway Spruce	18"	Good	834	
23	Sugar Maple	12"	Fair	419	
24	Sugar Maple	15"	Fair	420	
25	Sugar Maple	15"	Fair	420	
27	Sugar Maple	15"	Fair	420	
28	Green Ash	20"	Poor	1375	
29	Sugar Maple	15"	Fair	419	
30	Sugar Maple	12"	Fair	419	
31	Sugar Maple	12"	Fair	419	
33	Green Ash	20"	Fair	1375	
34	Norway Spruce	18"	Poor	282	
35	Norway Spruce	18"	Poor	282	
36	Norway Spruce	18"	Poor	419	
37	White Pine	18"	Fair	419	
38	White Pine	18"	Fair	420	
40	Sugar Maple	12"	Poor	282	
41	Sugar Maple	12"	Poor	282	
42	Sugar Maple	16"	Good	420	
43	Sugar Maple	11"	Poor	214	
44	Sugar Maple	12"	Poor	282	

Delmar Gardens At Conway Ridge III  
 Delmar Gardens Enterprises

Chesterfield, Missouri

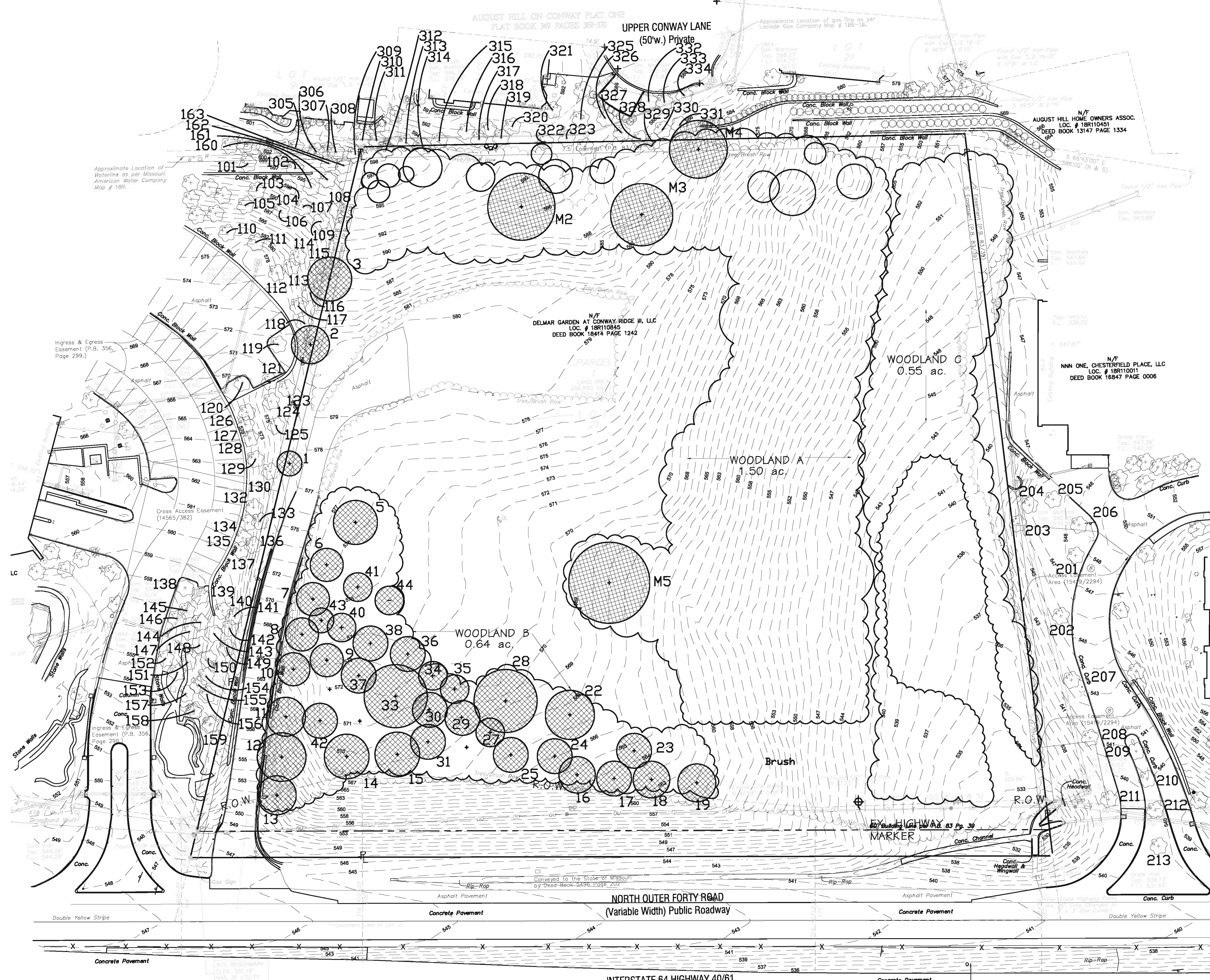
Revisions:

Date	Description	No.
8/30/15	City Comments	
7/22/15	City Comments	

Drawn: KP  
 Checked: J6

**loomisAssociates**  
 Landscape Architects/Planners  
 200 S. Brentwood Blvd., Suite 105  
 Brentwood, Missouri 63105  
 Phone: (314) 875-1199  
 Fax: (314) 875-1198  
 E-mail: info@loomisassociates.com  
 Loomis Associates, Inc.  
 Missouri State Certificate of Authority #: LAC-#000019

Sheet Title: **Tree Stand Delineation**  
 Sheet No: **TSD-1**  
 Date: **06/03/15**  
 Job #: **660.044**



**TREE STAND DELINEATION**  
 SCALE 1" = 30'

Existing Tree List - Offsite Trees West of Property					
Type	Size	Comments	Future Max Area- S.F.		
101	Maple	8"	400		
102	White Pine	8"	400		
103	Redbud	6"	300		
104	Spruce	4"	300		
105	Redbud	6"	300		
106	Tulip Poplar	6"	400		
107	Spruce	6"	300		
108	Spruce	300			
109	Dogwood	200			
110	Crabapple	4"	200		
111	Bald Cypress	6"	400		
112	Bald Cypress	6"	400		
113	Hawthorn	4"	200		
114	Hawthorn	4"	200		
115	White Pine	12"	400		
116	Redbud	4"	300		
117	Hawthorn	2"	200		
118	Hawthorn	200			
119	Ash	4"	400		
120	Ash	4"	400		

Existing Tree List - Offsite Trees West of Property					
Type	Size	Comments	Future Max Area- S.F.		
121	Crabapple	4"	200		
123	Spruce	10"	400		
124	Maple	6"	400		
125	Tulip Poplar	4"	400		
126	Tulip Poplar	6"	400		
127	Crabapple	4"	200		
128	Crabapple	4"	200		
129	Maple	6"	400		
130	White Pine	4"	400		
132	Hawthorn	4"	200		
133	Spruce	10"	300		
134	Redbud	4"	300		
135	Crabapple	4"	200		
136	Spruce	10"	300		
137	Spruce	6"	300		
138	Red Maple	400			
139	Redbud	300			
140	Tulip Poplar	6"	400		
141	Tulip Poplar	4"	400		
142	Tulip Poplar	6"	400		

Existing Tree List - Offsite Trees West of Property					
Type	Size	Comments	Future Max Area- S.F.		
143	White Pine	4"	400		
144	Spruce	4"	300		
145	Redbud	4"	300		
146	Red Maple	3"	400		
147	Spruce	3"	300		
148	Spruce	300			
149	White Pine	6"	400		
150	White Pine	400			
151	Redbud	6"	300		
152	Red Maple	4"	400		
153	Crabapple	2"	200		
154	White Pine	6"	400		
155	Redbud	4"	300		
156	White Pine	2"	400		
157	Redbud	4"	300		
158	Tulip Poplar	6"	400		
159	Tulip Poplar	6"	400		
160	Spruce	300			
161	White Pine	6"	400		
162	Spruce	4"	300		
163	White Pine	4"	400		

Existing Tree List - Offsite Trees East of Property					
Type	Size	Comments	Future Max Area- S.F.		
201	Maple	6"	400		
202	Maple	4"	300		
203	Spruce	15'	300		
204	Norway Spruce	15'	300		
205	Redbud	4"	300		
206	Redbud	6"	300		
207	Maple	6"	400		
208	Maple	4"	400		
209	Redbud	300			
210	Redbud	6"	300		
211	Maple	4"	400		
212	Redbud	6"	300		
213	Redbud	6"	300		

Existing Tree List - Offsite Trees North of Property					
Type	Size	Comments	Future Max Area- S.F.		
305	Crabapple	4"	200		
306	Spruce	6"	300		
307	White Pine	8"	400		
308	White Pine	4"	400		
309	Spruce	4"	300		
310	White Pine	6"	400		
311	White Pine	6"	400		
312	Maple	6"	300		
313	White Pine	8"	400		
314	White Pine	4"	400		
315	White Pine	4"	400		
316	Pear	6"	300		
317	Maple	4"	400		
318	Spruce	4"	300		
319	White Pine	6"	400		
320	Pear	6"	300		
321	Birch	2"	400		
322	Pear	4"	300		
323	Spruce	4"	300		

Existing Tree List - Offsite Trees North of Property					
Type	Size	Comments	Future Max Area- S.F.		
325	Magnolia	4"	300		
326	Honeylocust	2"	400		
327	Spruce	4"	300		
328	White Pine	8"	400		
329	Spruce	6"	300		
330	White Pine	4"	400		
331	Spruce	15'	300		
332	Amur Maple	200			
333	Crabapple	6"	200		
334	Spruce	12'	300		

**TREE LEGEND**  
 Existing Individual Tree # Reference Number  
 Location/ Canopy Size

**TREE PROTECTION NOTES:**

- 1) Preserved woodland is delineated with shading.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the map.
- 5) Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.
- 6) Tree protection measures to be maintained throughout construction sequence.

**TREE PROTECTION ACTION KEY SEQUENCE:**

- 1) Survey limit of disturbance.
- 2) Install tree protection fencing.
- 3) Post tree protection signage on fence (No signs will be posted on trees).
- 4) Maintain tree protection area as an off-limits zone.

**CALCULATIONS:**

Total Site Area: 230,476 s.f., or 5.29 acres  
 Existing Tree Canopy Coverage: 110,253 s.f., or 2.71 acres  
 Tree Canopy proposed for removal: 115,397 s.f., or 2.64 acres (97.6%)  
 Tree Canopy proposed for preservation: 2,856 s.f., or 0.07 acres (2.4%)  
 110,253 s.f. x .30 = 35,476 s.f. of tree canopy preservation required  
 32,620 s.f. new tree canopy required

Existing Monarch Tree List

ID	Type	Size	Condition	Area-S.F.	Addt. Comments
M2	White Oak	24"	Good	1558	T.B.R.
M3	White Oak	30"	Good	1339	T.B.R.
M4	Black Oak	24"	Good	1152	T.B.R.
M5	Pin Oak	30"	Good	2271	T.B.R.

Existing Tree List

ID	Type	Size	Condition	Area-S.F.	Addt. Comments
1	Oak	14"	Poor	214	T.B.R.
2	Linden Tree	14"	Poor	498	T.B.R.
3	Linden Tree	14"	Poor	671	T.B.R.
5	Norway Spruce	16"	Fair	669	T.B.R.
6	White Pine	10"	Poor	378	T.B.R.
7	White Pine	16"	Poor	378	T.B.R.
8	White Pine	14"	Poor	380	T.B.R.
9	Norway Spruce	11"	Fair	380	T.B.R.
10	Norway Spruce	12"	Fair	380	T.B.R.
11	White Pine	18"	Poor	526	T.B.R.
12	White Pine	20"	Fair	818	T.B.R.
13	White Pine	15"	Fair	526	Dbt. Trunk; T.B.R.
14	White Pine	16"	Poor	689	T.B.R.
15	White Pine	16"	Poor	689	T.B.R.
16	White Pine	13"	Poor	457	T.B.R.
17	White Pine	13"	Poor	419	T.B.R.
18	White Pine	13"	Poor	465	T.B.R.
19	White Pine	13"	Poor	498	T.B.R.
22	Sugar Spruce	18"	Good	834	T.B.R.
23	Sugar Maple	12"	Fair	419	T.B.R.
24	Sugar Maple	15"	Fair	420	T.B.R.
25	Sugar Maple	15"	Fair	420	T.B.R.
27	Sugar Maple	15"	Fair	420	T.B.R.
28	Green Ash	20"	Poor	1375	T.B.R.
29	Sugar Maple	15"	Fair	419	T.B.R.
30	Sugar Maple	12"	Fair	419	T.B.R.
31	Sugar Maple	12"	Fair	419	T.B.R.
33	Green Ash	20"	Fair	1375	T.B.R.
34	Norway Spruce	18"	Poor	282	T.B.R.
35	Norway Spruce	18"	Poor	282	T.B.R.
36	Norway Spruce	18"	Poor	419	T.B.R.
37	White Pine	18"	Fair	419	T.B.R.
38	White Pine	18"	Fair	420	T.B.R.
40	Sugar Maple	12"	Poor	282	T.B.R.
41	Sugar Maple	12"	Poor	282	T.B.R.
42	Sugar Maple	16"	Good	420	T.B.R.
43	Sugar Maple	11"	Poor	214	T.B.R.
44	Sugar Maple	12"	Poor	282	T.B.R.

**Delmar Gardens At Conway Ridge III  
 Delmar Gardens Enterprises**

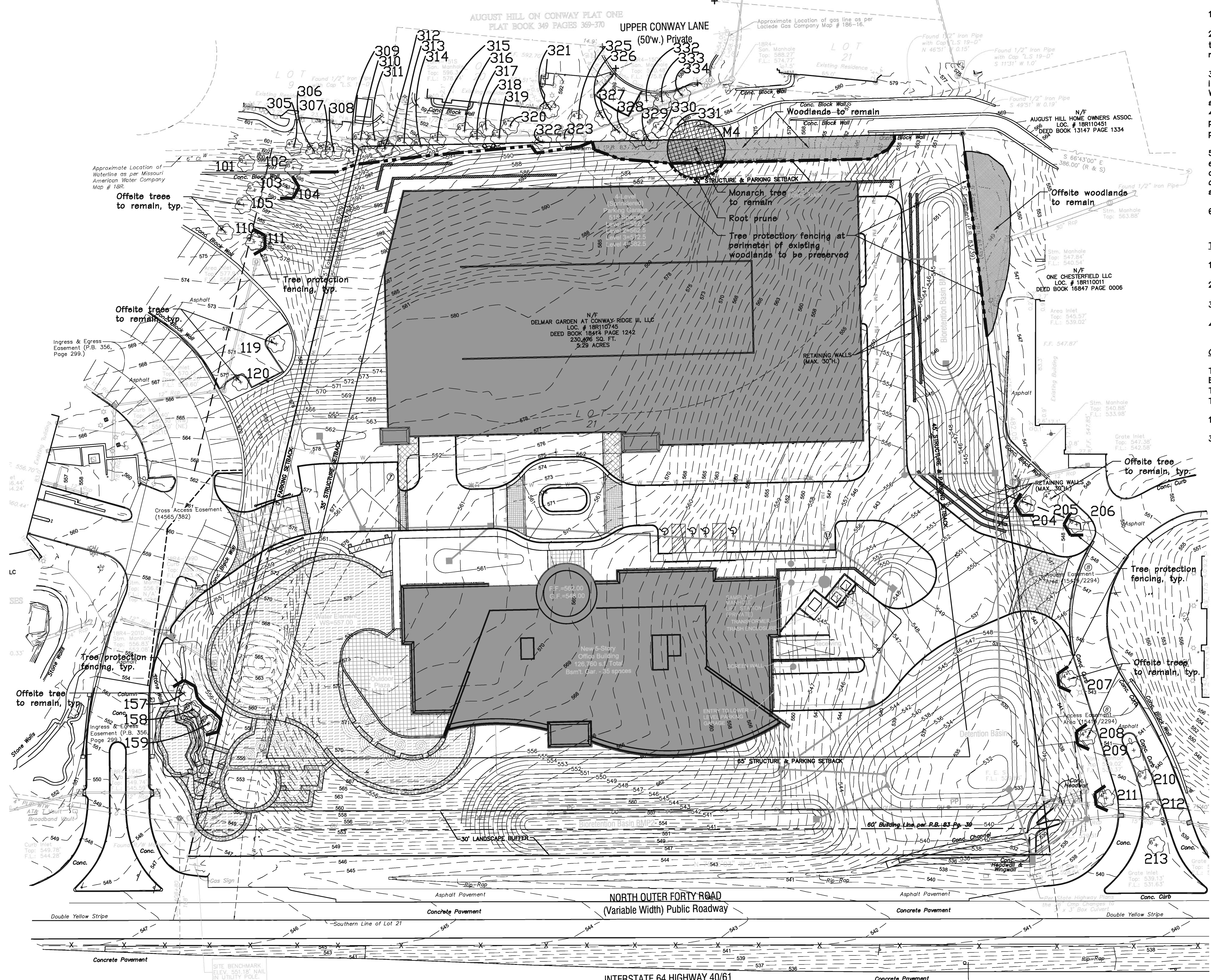
Chesterfield, Missouri

Revisions:

Date	Description	No.
6/30/15	City Comments	
7/22/15	City Comments	

Drawn: KP  
 Checked: JS  
 loomisAssociates  
 landscapecareers/planners  
 1000 S. 40th Street, Suite 105  
 Chesterfield, MO 63015-1077  
 Phone: 636.535.9200  
 Fax: 636.535.9201  
 Email: info@loomis-associates.com

Sheet Title: Tree Preservation Plan  
 Sheet No: TPP-1  
 Date: 06/03/15  
 Job #: 660.044



**TREE PRESERVATION PLAN**

SCALE 1" = 30'

Existing Tree List - Offsite Trees West of Property

ID	Type	Size	Comments	Future Max Area-S.F.
101	Maple	8"		400
102	White Pine	8"		400
103	Redbud	6"		300
104	Spruce			300
105	Redbud	6"		300
106	Tulip Poplar	6"	T.B.R.	400
107	Spruce	6"	T.B.R.	300
108	Spruce		T.B.R.	300
109	Dogwood		T.B.R.	200
110	Crabapple	4"		200
111	Bald Cypress	6"		400
112	Bald Cypress	6"	T.B.R.	400
113	Hawthorn	4"	T.B.R.	200
114	Hawthorn	4"	T.B.R.	200
115	White Pine	12"	T.B.R.	400
116	Redbud	4"	T.B.R.	300
117	Hawthorn	2"	T.B.R.	200
118	Hawthorn		T.B.R.	200
119	Ash	4"	T.B.R.	400
120	Ash	4"		400

Existing Tree List - Offsite Trees West of Property

ID	Type	Size	Comments	Future Max Area-S.F.
121	Crabapple	4"	T.B.R.	200
123	Spruce	10"	T.B.R.	300
124	Maple	6"	T.B.R.	400
125	Tulip Poplar	4"	T.B.R.	400
126	Tulip Poplar	6"	T.B.R.	400
127	Crabapple	4"	T.B.R.	200
128	Crabapple	4"	T.B.R.	200
129	Maple	6"	T.B.R.	400
130	White Pine	4"	T.B.R.	400
132	Hawthorn	4"	T.B.R.	200
133	Spruce	10"	T.B.R.	300
134	Redbud	4"	T.B.R.	300
135	Crabapple	4"	T.B.R.	200
136	Spruce	10"	T.B.R.	300
137	Spruce	6"	T.B.R.	300
138	Red Maple		T.B.R.	400
139	Redbud		T.B.R.	300
140	Tulip Poplar	6"	T.B.R.	400
141	Tulip Poplar	4"	T.B.R.	400
142	Tulip Poplar	6"	T.B.R.	400

Existing Tree List - Offsite Trees West of Property

ID	Type	Size	Comments	Future Max Area-S.F.
143	White Pine		T.B.R.	400
144	Spruce	4"	T.B.R.	300
145	Redbud	4"	T.B.R.	300
146	Red Maple	3"	T.B.R.	400
147	Spruce	3"	T.B.R.	300
148	Spruce		T.B.R.	300
149	White Pine	6"	T.B.R.	400
150	White Pine		T.B.R.	400
151	Redbud	6"	T.B.R.	300
152	Red Maple	4"	T.B.R.	400
153	Crabapple	2"	T.B.R.	200
154	White Pine	6"	T.B.R.	400
155	Redbud	4"	T.B.R.	300
156	White Pine	2"	T.B.R.	400
157	Redbud	4"		300
158	Tulip Poplar	6"		400
159	Tulip Poplar	6"		400
160	Spruce		T.B.R.	300
161	White Pine	6"	T.B.R.	400
162	Spruce	4"	T.B.R.	300
163	White Pine	4"	T.B.R.	400
T.B.R. Total 18200				

Existing Tree List - Offsite Trees East of Property

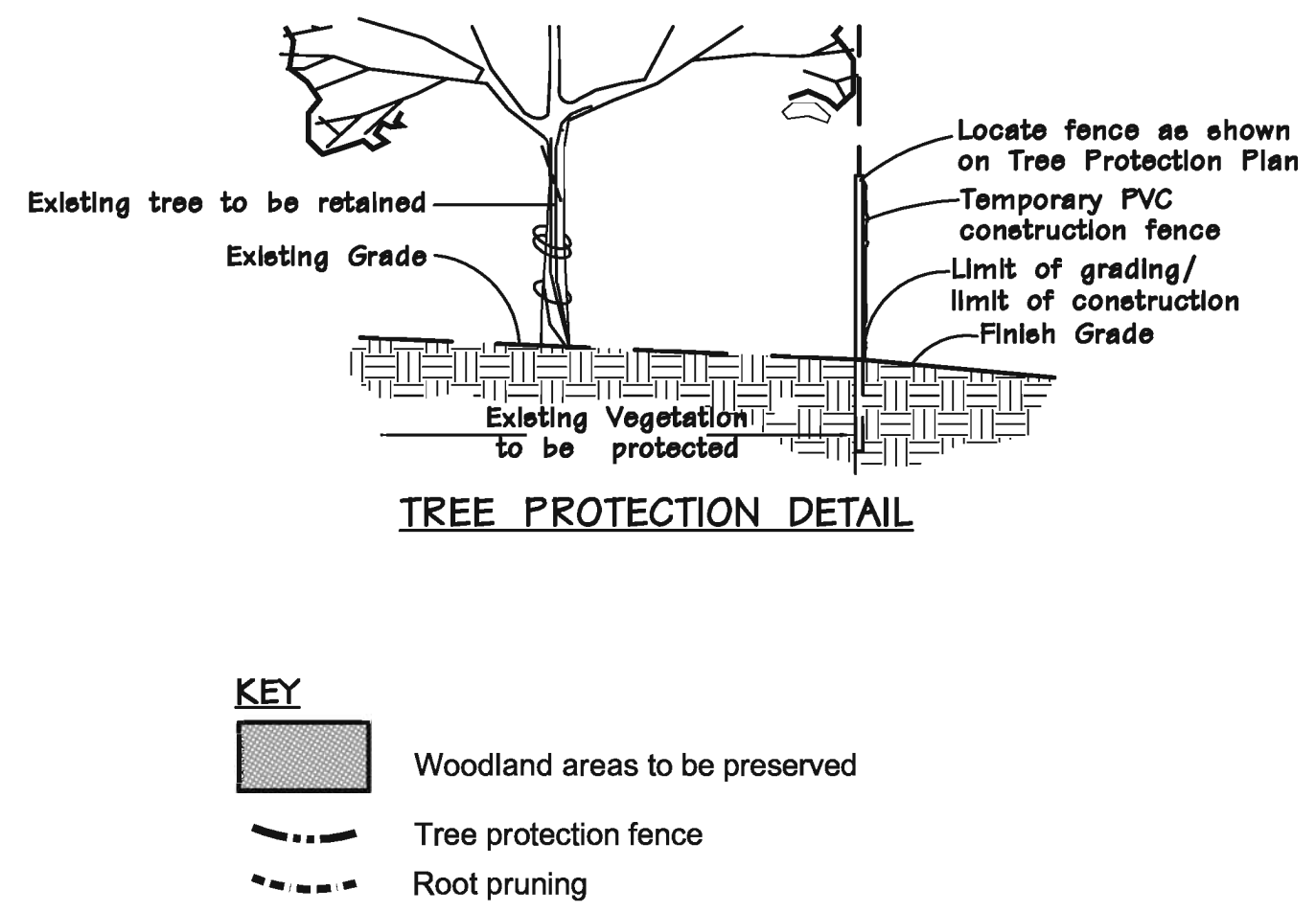
ID	Type	Size	Comments	Future Max Area-S.F.
201	Maple	6"	T.B.R.	400
202	Maple	4"	T.B.R.	400
203	Spruce	15"	T.B.R.	300
204	Norway Spruce	15"		300
205	Redbud	4"		300
206	Redbud	6"		300
207	Maple	6"		400
208	Maple	4"		400
209	Redbud			300
210	Redbud	6"		300
211	Maple	4"		400
212	Redbud	6"		300
213	Redbud	6"		300
T.B.R. Total 1100				

Existing Tree List - Offsite Trees North of Property

ID	Type	Size	Comments	Future Max Area-S.F.
305	Crabapple	4"		200
306	Spruce	6"		300
307	White Pine	8"		400
308	White Pine	4"		400
309	Spruce	4"		300
310	White Pine	6"		400
311	White Pine	6"		400
312	Maple	6"		300
313	White Pine	8"		400
314	White Pine	6"		400
315	White Pine	4"		400
316	Pear	6"		300
317	Maple	4"		400
318	Spruce	4"		300
319	White Pine	6"		400
320	Pear	6"		300
321	Birch	2"		400
322	Pear	4"		300
323	Spruce	4"		300

Existing Tree List - Offsite Trees North of Property

ID	Type	Size	Comments	Future Max Area-S.F.
325	Magnolia	4"		300
326	Honeylocust	2"		400
327	Spruce	4"		300
328	White Pine	8"		400
329	Spruce	6"		300
330	White Pine	4"		400
331	Maple	15'		300
332	Amur Spruce			200
333	Crabapple	6"		200
334	Spruce	12"		300

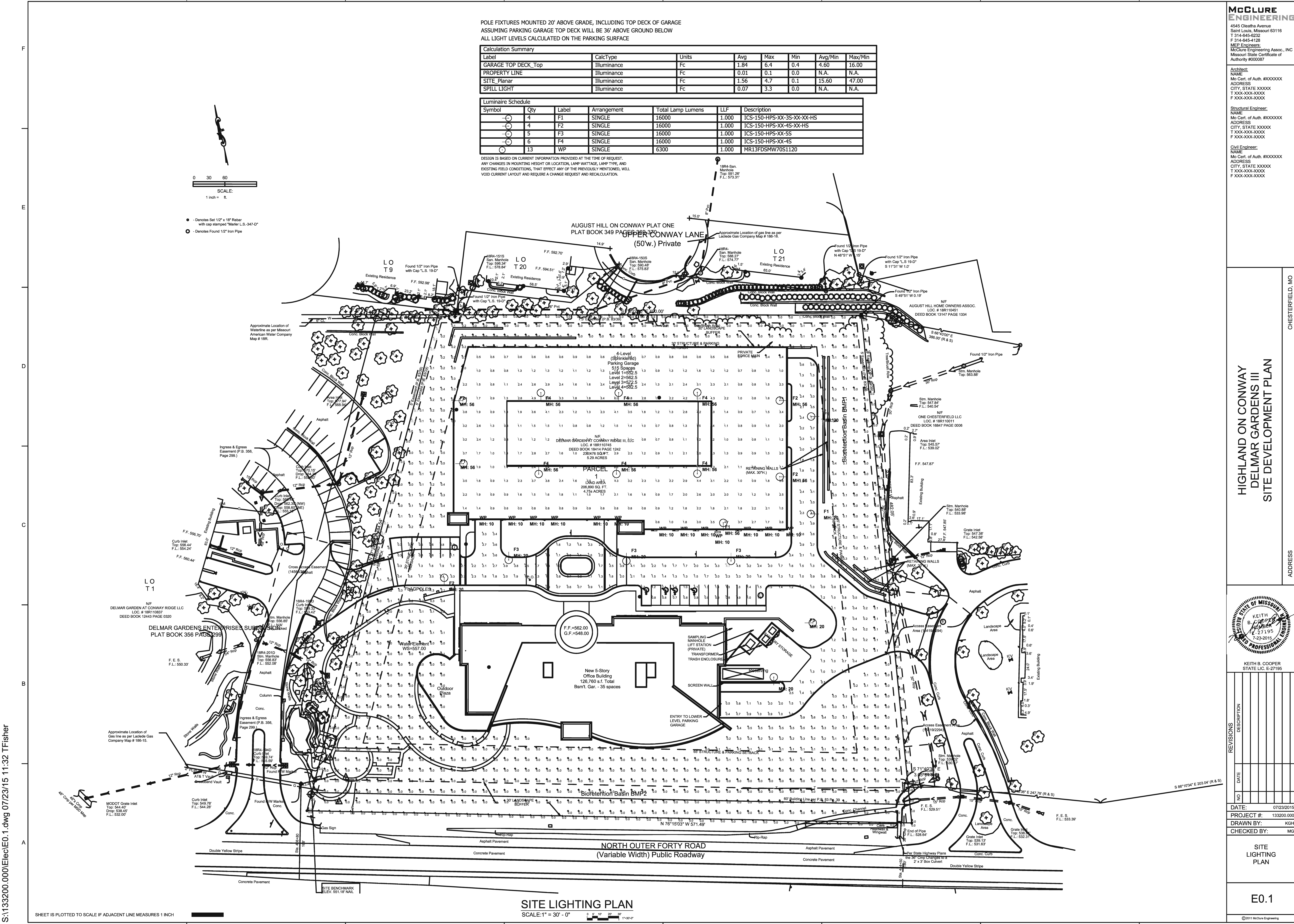


POLE FIXTURES MOUNTED 20' ABOVE GRADE, INCLUDING TOP DECK OF GARAGE  
 ASSUMING PARKING GARAGE TOP DECK WILL BE 36' ABOVE GROUND BELOW  
 ALL LIGHT LEVELS CALCULATED ON THE PARKING SURFACE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
GARAGE TOP DECK_Top	Illuminance	Fc	1.84	6.4	0.4	4.60
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.
SITE_Planar	Illuminance	Fc	1.56	4.7	0.1	15.60
SPILL LIGHT	Illuminance	Fc	0.07	3.3	0.0	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	4	F1	SINGLE	16000	1.000	ICS-150-HPS-XX-35-XX-XX-HS
⊙	4	F2	SINGLE	16000	1.000	ICS-150-HPS-XX-45-XX-XX-HS
⊙	5	F3	SINGLE	16000	1.000	ICS-150-HPS-XX-55
⊙	6	F4	SINGLE	16000	1.000	ICS-150-HPS-XX-45
⊙	13	WP	SINGLE	6300	1.000	MR13FDSMW70S1120

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



S:\133200.000\Elec\EO.1.dwg 07/23/15 11:32 T.Fisher

**HIGHLAND ON CONWAY  
 DELMAR GARDENS III  
 SITE DEVELOPMENT PLAN**



KEITH B. COOPER  
 STATE LIC. E-27195

NO.	DATE	DESCRIPTION

DATE: 07/23/2015  
 PROJECT #: 133200.000  
 DRAWN BY: KGH  
 CHECKED BY: MG

**SITE LIGHTING PLAN**

**EO.1**

**SITE LIGHTING PLAN**  
 SCALE: 1" = 30' - 0"

SHEET IS PLOTTED TO SCALE IF ADJACENT LINE MEASURES 1 INCH