VII. B.

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Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: September 30, 2015

From: Jonathan Raiche, AICP
Senior Planner

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.

DISCUSSION OF ISSUES

Staff has prepared the following information in response to discussion that occurred at the August 24, 2015 Planning Commission meeting. Because the changes to the plans since that meeting affected a minimal amount of the site and a majority of the original design has remained, Staff has provided a link below to the original staff report for your reference. Please note that the items that remain unchanged from the previous submission meet all City Code requirements. This includes, but is not limited to, access and circulation, parking, and lighting. A digital version of the original staff report along with the original proposed plans from August 24, 2015 can be found at the following link:

http://www.chesterfield.mo.us/webcontent/Agendas/PlanAgendaDocs/08-24-2015_PC_VII.B.pdf

Additional information in response to specific discussion items from the August 24, 2015 meeting can be found on the following pages of this report. The following sections will also elaborate on how the proposed plans meet, and in some cases exceed, City Code.

Open Space
There have been no changes made to the amount of Open Space provided since the August 24, 2015 Planning Commission meeting. City of Chesterfield Ordinance Number 2651 requires a minimum of 35% open space for the development. The site, as proposed, provides 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 many of these areas concentrated on the southern portion of the site.

Tree Preservation
A modification to the 30% Tree Preservation requirement was previously approved per City Code in 2002 and was re-approved in 2015 with the updated submission per City Code. The area of existing tree canopy to be preserved is located along the northern property line of the subject property between the proposed parking structure and the August Hill on Conway subdivision. The location and amount of preservation has not changed in the current submission. An email from the Planning and Development Services Director explaining the prior reviews and approvals per City Code was previously provided to the Planning Commission.

Landscaping
The Landscape Plan proposed at the August 24, 2015 Planning Commission meeting met all requirements of City Code. The current proposal introduces minimal changes to the previous plan and these changes are discussed in further detail by the applicant in the attached Applicant Narrative. The largest change is a result of changing from a two-tier retaining wall system to a taller single-tier wall. This will allow for the developer to use the higher existing grades along the northern property line as the basis for the proposed landscape buffer. Another result of preserving the existing grade is that the developer is proposing to preserve two additional individual trees that were previously identified for removal.

In addition to using the existing grade to provide a taller buffer, the applicant has also proposed new evergreen trees that exceed the City Code's height requirements. The City requires that evergreen trees be planted at a height of 6'-8'; whereas, the developer is proposing a number of Colorado Blue Spruce to be planted at a height of 12'-14'. This is also discussed in the attached Applicant Narrative.

Architectural Elevations
This development was presented to the City's Architectural Review Board (ARB) on July 9, 2015 and received a unanimous recommendation for approval from the board. There have been no changes to the design of the office building or the parking structure since it was presented to the ARB. For reference, the elevation of the proposed upper parking deck is 582.5' Above Sea Level with the parapet height at 586' Above Sea Level. **Both of these heights are lower than the existing adjacent Upper Conway Lane cul-de-sac elevation of 588' Above Sea Level.** As previously mentioned, the applicant is proposing to preserve the existing grades along the northern property line. This will result in the western portion of the landscape buffer serving as a berm with a maximum height at grade of 596' Above Sea Level which is 13.5' taller than the proposed upper parking deck.

There were various questions regarding the proposed retaining wall and heights of the proposed buildings at the August 24, 2015 Planning Commission meeting. These have been addressed in

the attached Applicant Narrative; however, a summary of the applicant's responses to those questions can be seen on the following page.

1) **Heights of various architectural elements**
   The applicant has updated the elevations to include dimensions for the various architectural elements on the office building and the parking structure. All heights conform to the height requirements of Ordinance 2651.

2) **Possibility of using the garage wall as the retaining wall**
   Due to the existing grades, the garage parapet wall would need to be increased from 3.5' to a height of 14.5' in the western corner and would taper down to the current height of 3.5' as it moves to the east. This would create a significantly different and non-desired architectural appearance of the parking structure. The current proposal allows the developer to include landscaping between the garage and the retaining wall to help soften the view from the parking garage which would not be possible if the garage wall was also the retaining wall.

3) **Parking structure stairwell enclosure height**
   Although the stairwells extend 14' above the parapet wall or 17' above the top parking level, they will only be 3.5' above the maximum height of the proposed retaining wall. The stairwells are also located on the south side of the parking structure approximately 200' from the northern property line. This horizontal separation will contribute to the lower visibility of these elements. Additionally, the applicant clarified that the proposed towers were designed to imitate the same size, scale, and proportions of the existing stair enclosures on the adjacent Delmar Gardens property.

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. This includes all aspects of the design including, but not limited to, access and circulation, parking, and lighting. 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: Applicant Narrative
Site Development Plan
Tree Stand Delineation
Tree Preservation Plan
Landscape Plan
Lighting Plan
Lighting Cut Sheets
Architectural Elevations

LATHROP & GAGE LLP

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September 18, 2015

Jonathan D. Raiche, AICP
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Delmar Gardens III

Dear Jonathan:

Attached please find our design team's updated project narrative for the Delmar Gardens III (aka Highland on Conway) development. With this narrative we are seeking to update the Planning Commission on issues ,comments and questions that were brought up at the July 24, 2015 Planning Commission meeting.

Following is an itemized discussion of the seven outstanding issues found in your September 11, 15 Review letter. Items #1, #2 and #4 are discussed in greater depth in the enclosed updated narrative.

1. The specific functional height versus aesthetic heights of the parking structure stair towers is included in the narrative.
2. The submitted "winter view" from the August Hill subdivision provides the needed information. It is included in the narrative.
3. Recently we forwarded you the consent by the owners of One Chesterfield Place to the removal and replacement of three trees located in the access easement. Further, Mr. Howard Oppenheimer of Delmar Gardens I and II and the developer of Delmar Gardens III have given his consent to work on DGE I and II.
4. The proposed retaining wall will be a Modular Block retaining wall system to match the systems on the DGE I and II sites. The narrative includes a photograph of an existing DGE I and II wall showing color, texture and materials.
5. The Sanitary force has been located outside of the Preservation area.

6. The Proposed Ornamental fence has been relocated inboard on the subject property where the applicant will have full access to construct and maintain the fence.
7. We have edited the notes on the Tree Preservation Plan to limit work in the Preservation areas.

It is my opinion that Delmar Gardens and their team meet all of the conditions of the Ordinance and the Rules and Regulations of the City of Chesterfield as per the site plan and the narrative enclosed.

I am therefore of the opinion that the Planning Commission has no discretion in their decision and I am requesting the approval of the site plan at the September 30, 2015 meeting.

Thank you.

Very truly yours,

LATHROP & GAGE LLP

By: 
John P. King

JPK/mh
Enclosure

DELMAR GARDENS ENTERPRISES

Office Building III

Project Narrative

Delmar Gardens Enterprises Office Building III will provide the final Signature Office Building that will conclude the Corporate Office Campus developed by Delmar Gardens Enterprises with two existing award winning Office Buildings developed west of this site.

The Three Buildings will share the same palette of high quality materials, distinctive curved building geometry, and a richly landscaped campus setting with water features and art sculptures.

The 126,760 GSF Office Building will consist of 5 Office Floors and a Lower Level for Secured Parking and Mechanical/Storage Areas.

General Requirements for Site Design

Site Relationships:
The attached Site Plan indicates the Office Building location to the south and the adjacent Parking Structure to the north. The Landscaped water features at the west side of the site will extend the landscape, active water, and pedestrian plaza elements to link all three buildings visually as viewed from the highway and North Outer 40 Drive accessing the site. The adjacent Parking Structure to the north is nestled into the topography of the site to comply with building height requirements and is located behind the Office Building which capitalizes on the prominent Highway 40 views. The Parking Structure will incorporate exposed spandrel elements and featured stair towers that will use the same high quality materials utilized in the design of the Corporate Office Building.

Circulation System and Access:
Vehicular Access is provided from both sides of the site utilizing the existing curb cuts at these two perimeter locations serving existing Office Developments to the East and West. These access points feed the Main Drive north of the Office Building providing access to the Lower Level for service and secured parking. In addition, this drive links to the various levels of the adjacent parking structure north of the office building.

Topography:
The site slopes generally from North (high) to South (low) which is reflected in the building design and site utilization.

The Parking Structure to the North is nestled into the sloping topography as noted. The Office Building also accommodates the topography to develop the 5 story office elevation to the north, while incorporating the lower level access for secured parking/ service at the southeast corner of the site.

Retaining Walls:
Required retaining walls will incorporate earth tone CMU Modular Wall Systems to match existing wall areas in place at the existing Corporate Office Campus immediately to the west. This wall treatment is set back from the parking structure wall by approximately 10' allowing dense landscape planting between the modular wall and the face of the parking structure and is visible only from the parking structure and office building to the south.

(See Exhibit 1.)

Fencing:
At the request of August Hill, Delmar Gardens will construct a new 72" high decorative fence to match the existing fencing used on the August Hill property. Initially we intended to place the fence 1'-0" south of the property line but now have elected to place the fence 1'-0" north of the retaining wall. August Hill supports this new location as it will provide the enclosure which they desired. The fence will have 2 gates to allow Delmar Gardens personnel access their property for maintenance.

General Requirements for Building Design

Scale:
Whereas the original two buildings were 3 stories in height (2 each at 60,000 GSF for a Total Development of 120,000 GSF), the third building is 5 stories in height (Total 126,760 GSF). In essence – the "same" Building Area as the original two free standing buildings are now contained in a single 5 story structure with a slightly larger (25,000 GSF + or -) "footprint".

Within the context of the adjacent existing developments both east and west - the scale of the building is both appropriate and complimentary.

Likewise – the proportion of exterior space between the office building and parking structure to the north was carefully developed to incorporate the large scale sculpture/ water feature at the Central Entry Plaza element depicted in the Entry View Rendering.

Design:
Both the Building Elevations and the two Color Renderings depict the quality and character of the building design. The Delmar Gardens Corporate Office Campus features distinctive curved building geometry, and a beautiful color palette featuring Architectural Precast Concrete panels, Tinted Glass areas, High Impact Entry Canopies, and accent column colors and metal sun screens.

The site is richly landscaped and features abundant water features and signature Artwork/ Sculpture and decorative paving as part of active Exterior Plaza Areas.

Stairway Enclosure:
Our proposed stairwell towers are the same height as the stairway enclosure constructed on the award-winning DGE I and II campus. Our intention for this new project is to construct a 'sister' building and parking structure to the existing Delmar Gardens campus. We are simply repeating the same size, scale and proportions of the current stair tower.

About 13' of the stair enclosure accommodates circulation, decorative lighting and overhead structure to enclose the staircase volume. Another 4' of the enclosure is the aesthetic cornice element consistent with the design of the adjacent office building to the south. (The ordinance sets the maximum height of the top parking level at 585. We are therefore 2.5' below the height limitation for the parking structure.)

The stair towers are located on the south side of the parking structure over 200' from the north property line. While our stair towers are somewhat taller than the functional 'requirement', they are part of the overall architectural composition which was unanimously approved by the City of Chesterfield Architectural Review Board on 09 July 2015. Many times, good design practices require going beyond the function and to consider the aesthetics of the element within the context of the overall design.

(See Exhibit 2.)

Materials and Colors:
This building that will be added to the existing Corporate Office Campus will utilize the same materials and colors outlined above and will match the existing palette of materials and colors already in place that define the quality and character of this award winning development.

(See Exhibit 3.)

Landscape Design and Screening:
Landscaping will be consistent with the existing superior landscaping employed at the corporate office campus west of the subject site. Great care has been taken to "extend" both the landscape and water feature elements to develop a single cohesive landscape context for ALL THREE BUILDINGS (Decorative Paving, Active Plaza Areas, Artwork and Sculpture elements, and Pedestrian and Parking Area Lighting all reinforce the Curb Appeal of this Corporate Address).

Service Areas are screened with both dense landscape planting and earth berms as well as Screen Walls utilizing Architectural Precast Concrete Panels.

Rooftop equipment shall not be visible from the ground level. Parapets and decorative elements will be used to discretely hide any new equipment.

Site Section:
We have updated our site section to reflect the revised retaining wall design at the proposed parking structure.

(See Exhibit 4.)

Landscape Buffering with August Hill:
Delmar Gardens representatives and their design team began meeting with the August Hill (property immediately north) after the ARB meeting. Representatives of August Hill expressed concerns about landscape buffering and the proximity of our proposed grading to the common property line. After a series of meetings, the design team came up with the current design solution now represented in our recent submittal. We are proposing to construct a single retaining wall instead of the tiered wall. What this allows us to do is to maintain the existing grade southward from our common property line with August Hill for a distance of 17-19'. This allows the protection of two additional trees on our property and provides a berm condition for the western portion of the common property line.

A suggestion was made during these neighborhood meetings that we extend the height of the parking structure parapet wall to function as a retaining wall in lieu of the proposed site retaining walls. We studied this possibility and determined that it is not a viable solution. Extending the height of the parapet wall would create a tall "architectural" element that we would not be able to soften with landscape. It will appear awkward and ungainly from the parking structure and the office building. Modular site walls are used throughout the Delmar Gardens 1 & II property to make such transitions of grade. With landscape elements above and below these walls, they are better suited to this condition both functionally and aesthetically. Our proposed modular retaining wall is setback from the garage wall by 10' allowing dense plantings between the modular wall and the face of the parking structure.

Additionally, 10 tall (12-14'h) evergreen trees will be installed to provide dense immediate year-round screening. We have worked with our August Hill neighbors to position these trees in critical locations in order to maximize the screening. Further, Delmar Gardens has agreed to assist August Hill with a minimum of 10 additional 12-14' high evergreen trees on the August Hill property, again to provide maximum screening. These trees are in excess of what the city of Chesterfield has required and are much larger than the city requirement.

Two views of the proposed development from August Hill with existing and proposed landscape shown were prepared. One view represents the summer months with all the deciduous plant material in leaf, the second view approximates a winter view by increasing the transparency of the deciduous trees.

(See Exhibit 5. and Exhibit 6.)

At the request of the Autumn Hill Homeowners Association, we have prepared a view from the driveway of Lot 20. This viewpoint is approximately 60' west of the other views to the DGE III property.

(See Exhibit 7.)

Signage:
A Signage Package will be submitted at a later date when potential Tenant Requirements can be identified and addressed.

Lighting:
Site Lighting and Building Accent Lighting will be provided consistent with the existing Corporate Office Campus. No on-site illumination source shall be situated so that light is cast directly on adjoining properties or Public Roadways. All lighting will adhere to footcandle levels as outlined by the City of Chesterfield. The enclosed Photometric Drawing/ Cut Sheets identify fixture style, location, and characteristics.

Exhibit 1.

Exhibit 2.

Exhibit 3.

Exhibit 4.

SITE SECTION A-A

SCALE: 1/32" = 1'-0"

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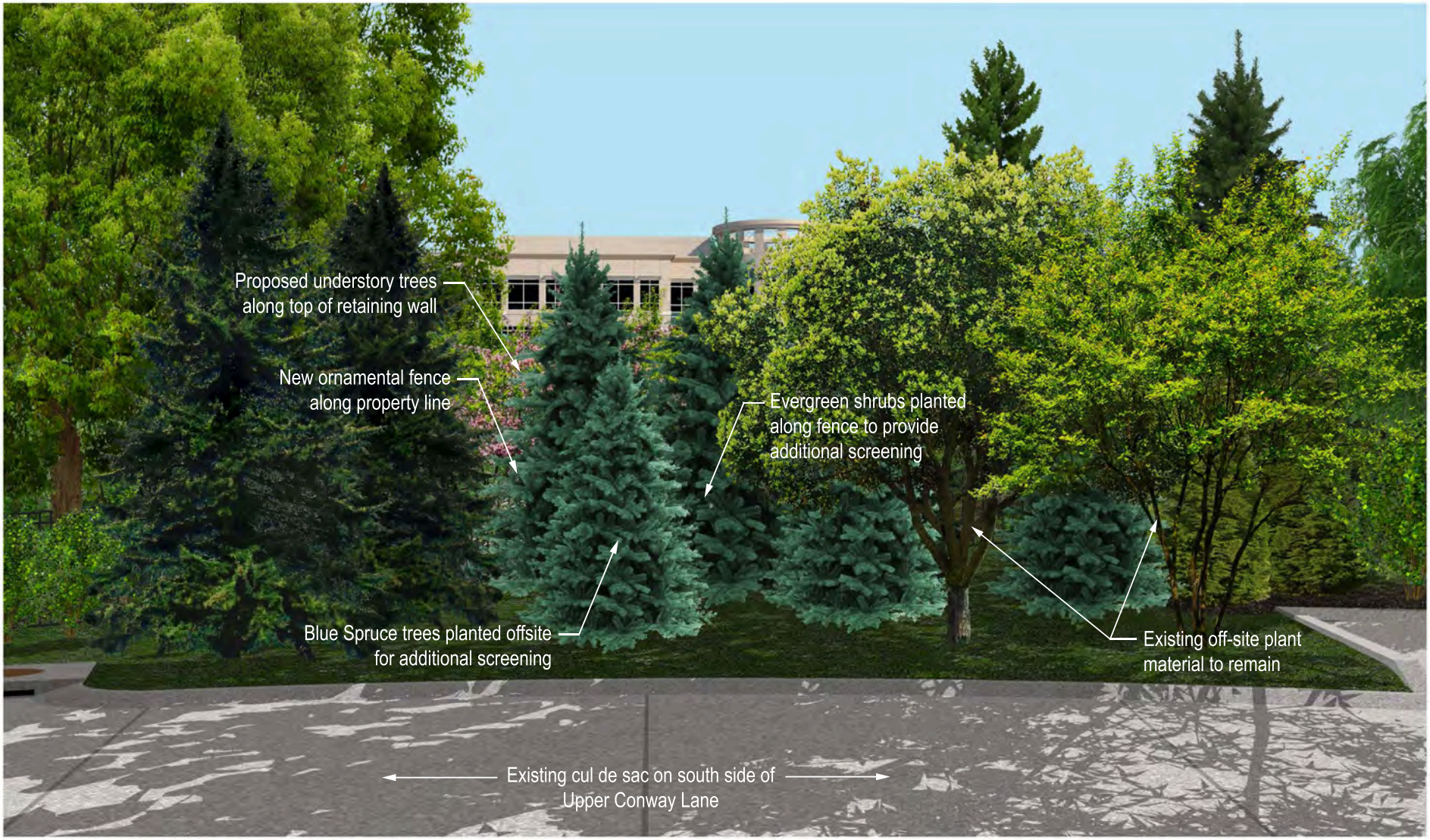
UPPER CONWAY LANE EXHIBIT - NEW SCREEN PLANTINGS IN WINTER

DELMAR GARDENS ENTERPRISES - BUILDING 3

September 16, 2015

gray
we see more

Exhibit 5



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e-mail: lainfo@loomis-associates.com

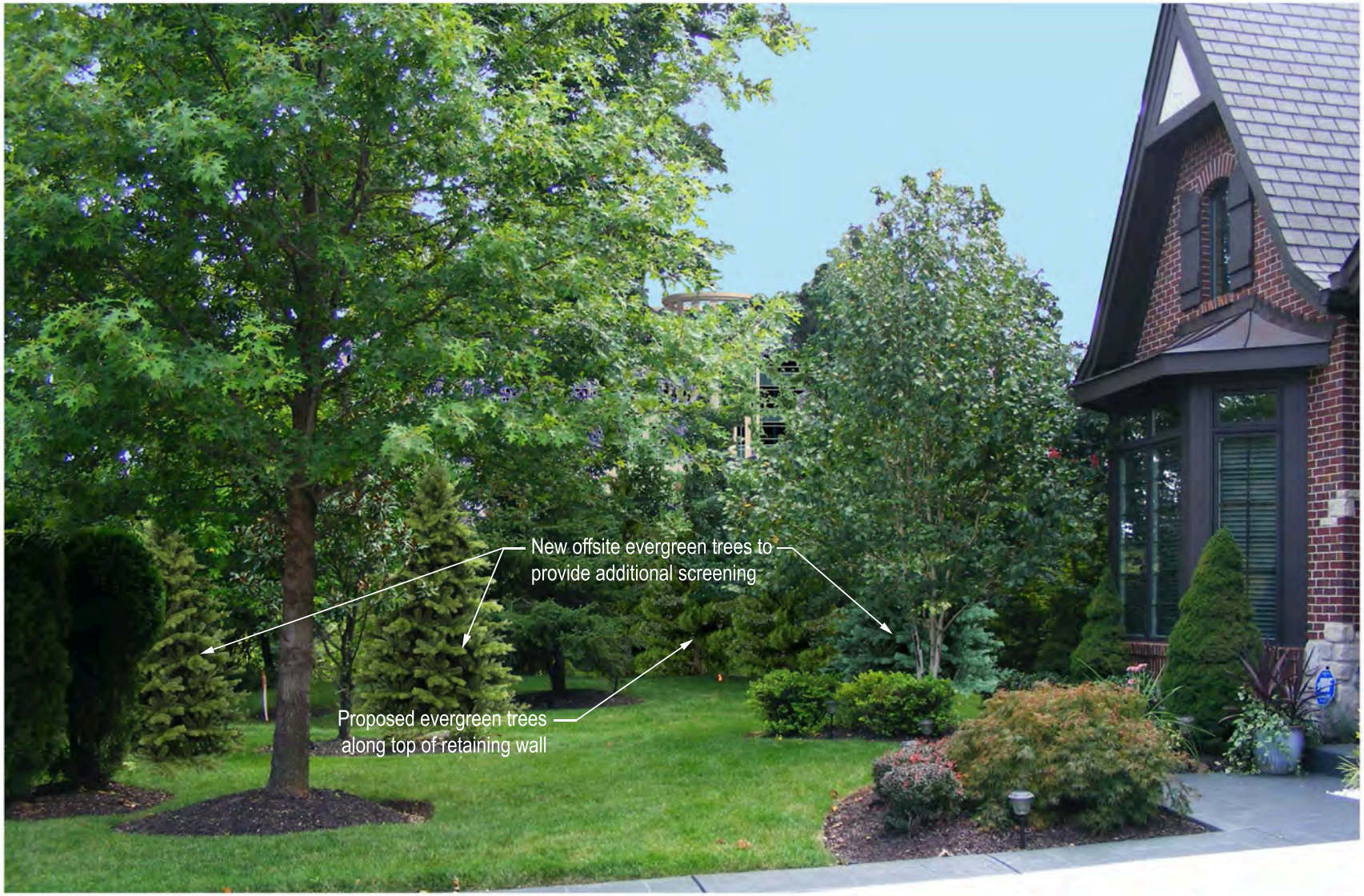
UPPER CONWAY LANE EXHIBIT - NEW SCREEN PLANTINGS IN SUMMER

DELMAR GARDENS ENTERPRISES - BUILDING 3

September 16, 2015

gray
we see more

Exhibit 6



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UPPER CONWAY LANE EXHIBIT - VIEW FROM NEIGHBORING DRIVEWAY

DELMAR GARDENS ENTERPRISES - BUILDING 3

September 16, 2015

gray
we see more

Exhibit 7

INVUE® energy solutions

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.

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

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.

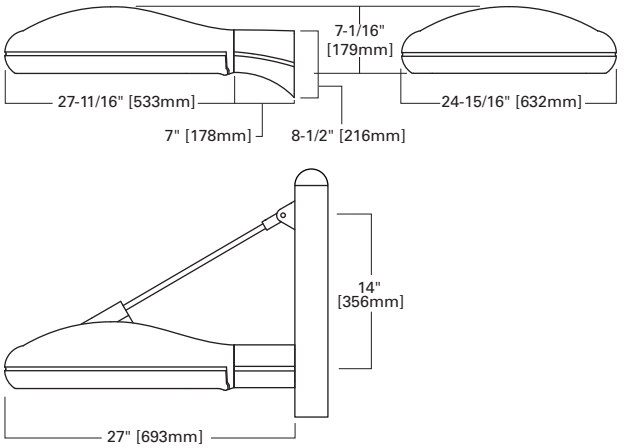
ICM
ICON SITE MEDIUM

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

ARCHITECTURAL AREA LUMINAIRE

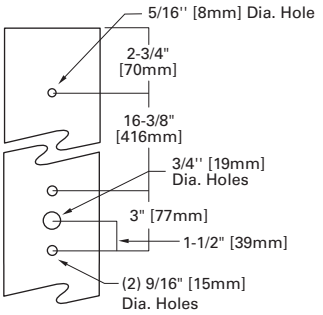
DARK SKY COMPLIANT FCO Full Cutoff

DIMENSIONS



STRUCTURAL MOUNT

TYPE "K"



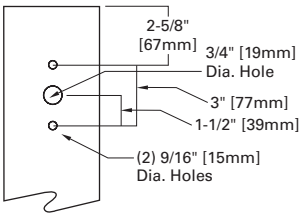
WATTAGE TABLE

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

TYPE "C"



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

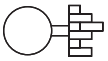
SHIPPING DATA

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

COOPER Lighting
www.cooperlighting.com

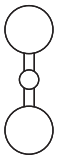
MOUNTING VARIATIONS

Wall Mount

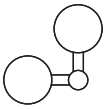


Arm Mount Single
EPA: 1.09

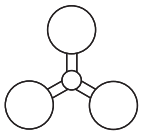
Arm Mount 2 @ 180°
EPA: 2.18



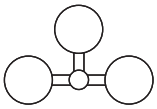
Arm Mount 2 @ 90°
EPA: 2.18



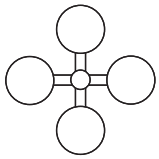
Arm Mount 3 @ 120°
(Round Pole Only)
EPA: 2.86



Arm Mount 3 @ 90°
EPA: 2.86



Arm Mount 4 @ 90°
EPA: 3.20



ORDERING INFORMATION

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

			TBD					

Product Family [1]
ICM= ICON Site Medium

Lamp Wattage [2]
MP
150=150W
175=175W
250=250W
320=320W
350=350W
400=400W[3]
MH [4]
175=175W
250=250W
400=400W[3]
HPS
150=150W
250=250W
400=400W
Compact Fluorescent
84=(2) 42W[5]
114=(2) 57W[5]

Lamp Type
MP= Pulse Start Metal Halide
MH= Metal Halide
HPS= High Pressure Sodium
CF=Compact Fluorescent[6]

Voltage [7]
120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
DT=Dual-Tap wired 277V[8]
MT=Multi-Tap wired 277V[9]
TT=Triple-Tap wired 347V[10]
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 [11]
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options [12]
Pole Mount
PRCPS= Strut Rod and Clevis Set for Square Pole[13] (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set[13] for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole[14] (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set [14] for Round Poles (Clevis' painted to match fixture, does not include arm)
Wall Mount
WRCP=Strut Rod and Clevis Set (Painted to [15] match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set [15] (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[16]
EM=Quartz Restrike w/ Time Delay (Also Strikes at [16] Cold Start)
EM/SC=Quartz Emergency Separate Circuit[16]
R=NEMA Twistlock Photocell Receptacle[17]
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control[18]
HS=House Side Shield[19]
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories [20]
VA1003-XX= Wall Mount Kit w/ Upsweep Arm[21]
VA1004-XX= Wall Mount Kit w/ Linear Arm[21]
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[22]
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 DegreeTenon 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 structual options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
14. Round pole mount structual options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
15. Wall mount structual 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.

INVUE®

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.

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

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.

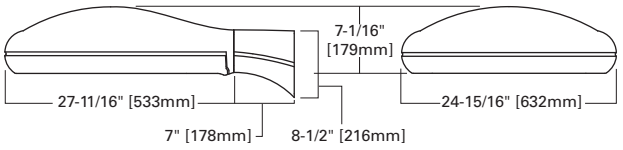
ICM
ICON SITE MEDIUM

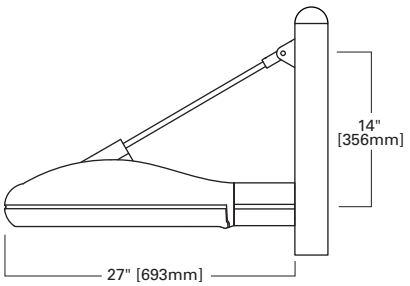
84 - 400W
Pulse Start Metal Halide
Metal Halide
High Pressure Sodium
Compact Fluorescent

ARCHITECTURAL AREA LUMINAIRE

DARK SKY COMPLIANT FCO Full Cutoff

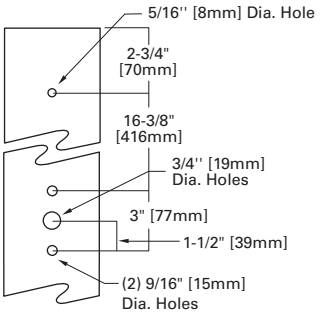
DIMENSIONS





STRUCTURAL MOUNT

TYPE "K"



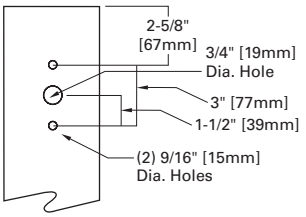
WATTAGE TABLE

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

TYPE "C"



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

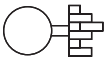
SHIPPING DATA

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

COOPER Lighting
www.cooperlighting.com

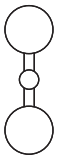
MOUNTING VARIATIONS

Wall Mount

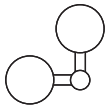


Arm Mount Single
EPA: 1.09

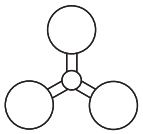
Arm Mount 2 @ 180°
EPA: 2.18



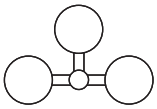
Arm Mount 2 @ 90°
EPA: 2.18



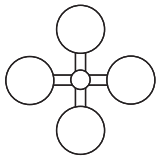
Arm Mount 3 @ 120°
(Round Pole Only)
EPA: 2.86



Arm Mount 3 @ 90°
EPA: 2.86



Arm Mount 4 @ 90°
EPA: 3.20



ORDERING INFORMATION

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

			TBD					

Product Family [1]
ICM= ICON Site Medium

Lamp Wattage [2]
MP
150=150W
175=175W
250=250W
320=320W
350=350W
400=400W[3]
MH [4]
175=175W
250=250W
400=400W[3]
HPS
150=150W
250=250W
400=400W
Compact Fluorescent
84=(2) 42W[5]
114=(2) 57W[5]

Lamp Type
MP= Pulse Start Metal Halide
MH= Metal Halide
HPS= High Pressure Sodium
CF=Compact Fluorescent[6]

Voltage [7]
120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
DT=Dual-Tap wired 277V[8]
MT=Multi-Tap wired 277V[9]
TT=Triple-Tap wired 347V[10]
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 [11]
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options [12]
Pole Mount
PRCPS= Strut Rod and Clevis Set for Square Pole[13] (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set[13] for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole[14] (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set [14] for Round Poles (Clevis' painted to match fixture, does not include arm)
Wall Mount
WRCP=Strut Rod and Clevis Set (Painted to [15] match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set [15] (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[16]
EM=Quartz Restrike w/ Time Delay (Also Strikes at [16] Cold Start)
EM/SC=Quartz Emergency Separate Circuit[16]
R=NEMA Twistlock Photocell Receptacle[17]
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control[18]
HS=House Side Shield[19]
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories [20]
VA1003-XX= Wall Mount Kit w/ Upsweep Arm[21]
VA1004-XX= Wall Mount Kit w/ Linear Arm[21]
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[22]
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 DegreeTenon 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 structual options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
14. Round pole mount structual options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
15. Wall mount structual 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.

INVUE®

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.

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

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.

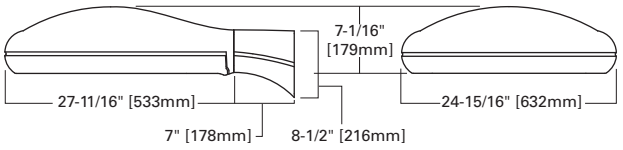
ICM
ICON SITE MEDIUM

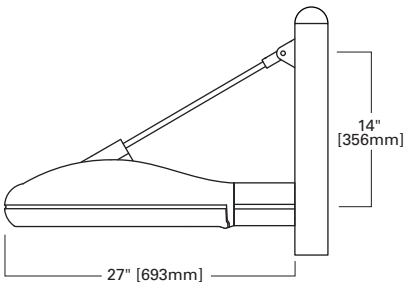
84 - 400W
Pulse Start Metal Halide
Metal Halide
High Pressure Sodium
Compact Fluorescent

ARCHITECTURAL AREA LUMINAIRE

DARK SKY COMPLIANT FCO Full Cutoff

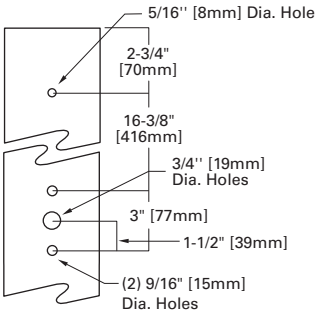
DIMENSIONS





STRUCTURAL MOUNT

TYPE "K"



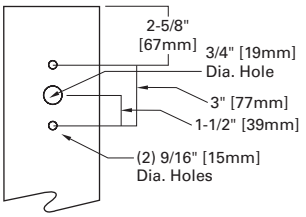
WATTAGE TABLE

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

TYPE "C"



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

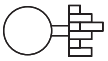
SHIPPING DATA

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

COOPER Lighting
www.cooperlighting.com

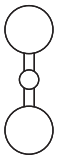
MOUNTING VARIATIONS

Wall Mount

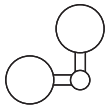


Arm Mount Single
EPA: 1.09

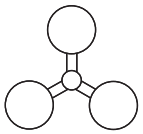
Arm Mount 2 @ 180°
EPA: 2.18



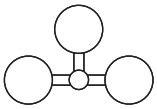
Arm Mount 2 @ 90°
EPA: 2.18



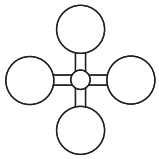
Arm Mount 3 @ 120°
(Round Pole Only)
EPA: 2.86



Arm Mount 3 @ 90°
EPA: 2.86



Arm Mount 4 @ 90°
EPA: 3.20



ORDERING INFORMATION

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

			TBD					

Product Family [1]
ICM= ICON Site Medium

Lamp Wattage [2]
MP
150=150W
175=175W
250=250W
320=320W
350=350W
400=400W[3]
MH [4]
175=175W
250=250W
400=400W[3]
HPS
150=150W
250=250W
400=400W
Compact Fluorescent
84=(2) 42W[5]
114=(2) 57W[5]

Lamp Type
MP= Pulse Start Metal Halide
MH= Metal Halide
HPS= High Pressure Sodium
CF=Compact Fluorescent[6]

Voltage [7]
120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
DT=Dual-Tap wired 277V[8]
MT=Multi-Tap wired 277V[9]
TT=Triple-Tap wired 347V[10]
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 [11]
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options [12]
Pole Mount
PRCPS= Strut Rod and Clevis Set for Square Pole[13] (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set[13] for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole[14] (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set [14] for Round Poles (Clevis' painted to match fixture, does not include arm)
Wall Mount
WRCP=Strut Rod and Clevis Set (Painted to [15] match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set [15] (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[16]
EM=Quartz Restrike w/ Time Delay (Also Strikes at [16] Cold Start)
EM/SC=Quartz Emergency Separate Circuit[16]
R=NEMA Twistlock Photocell Receptacle[17]
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control[18]
HS=House Side Shield[19]
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories [20]
VA1003-XX= Wall Mount Kit w/ Upsweep Arm[21]
VA1004-XX= Wall Mount Kit w/ Linear Arm[21]
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[22]
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 DegreeTenon 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 structual options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
14. Round pole mount structual options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
15. Wall mount structual 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.

INVUE®

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.

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

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.

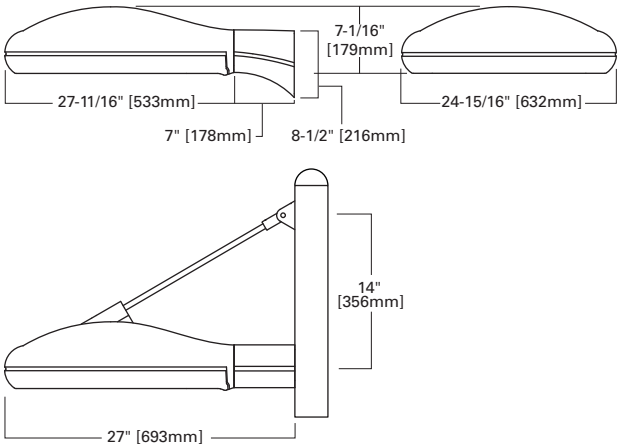
ICM
ICON SITE MEDIUM

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

ARCHITECTURAL AREA LUMINAIRE

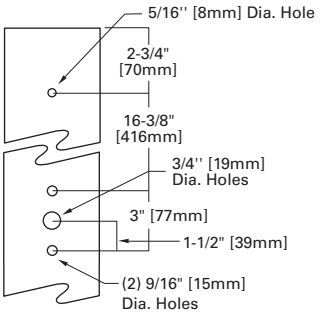
DARK SKY COMPLIANT | FCO Full Cutoff

DIMENSIONS



STRUCTURAL MOUNT

TYPE "K"



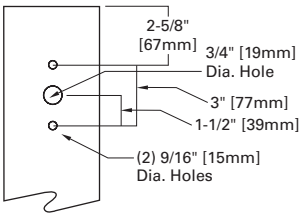
WATTAGE TABLE

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

TYPE "C"



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

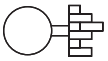
SHIPPING DATA

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

COOPER Lighting
www.cooperlighting.com

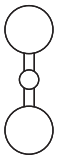
MOUNTING VARIATIONS

Wall Mount

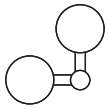


Arm Mount Single
EPA: 1.09

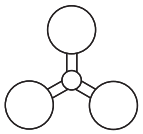
Arm Mount 2 @ 180°
EPA: 2.18



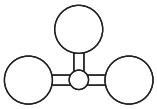
Arm Mount 2 @ 90°
EPA: 2.18



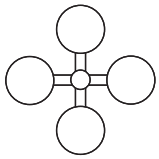
Arm Mount 3 @ 120°
(Round Pole Only)
EPA: 2.86



Arm Mount 3 @ 90°
EPA: 2.86



Arm Mount 4 @ 90°
EPA: 3.20



ORDERING INFORMATION

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

			TBD					

Product Family [1]
ICM= ICON Site Medium

Lamp Wattage [2]
MP
150=150W
175=175W
250=250W
320=320W
350=350W
400=400W[3]
MH [4]
175=175W
250=250W
400=400W[3]
HPS
150=150W
250=250W
400=400W
Compact Fluorescent
84=(2) 42W[5]
114=(2) 57W[5]

Lamp Type
MP= Pulse Start Metal Halide
MH= Metal Halide
HPS= High Pressure Sodium
CF=Compact Fluorescent[6]

Voltage [7]
120=120V
208=208V
240=240V
277=277V
347=347V
480=480V
DT=Dual-Tap wired 277V[8]
MT=Multi-Tap wired 277V[9]
TT=Triple-Tap wired 347V[10]
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

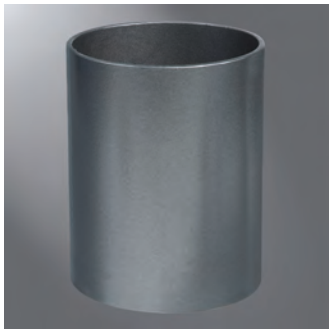
Color [11]
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options [12]
Pole Mount
PRCPS= Strut Rod and Clevis Set for Square Pole[13] (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set[13] for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole[14] (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set [14] for Round Poles (Clevis' painted to match fixture, does not include arm)
Wall Mount
WRCP=Strut Rod and Clevis Set (Painted to [15] match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set [15] (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[16]
EM=Quartz Restrike w/ Time Delay (Also Strikes at [16] Cold Start)
EM/SC=Quartz Emergency Separate Circuit[16]
R=NEMA Twistlock Photocell Receptacle[17]
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control[18]
HS=House Side Shield[19]
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories [20]
VA1003-XX= Wall Mount Kit w/ Upsweep Arm[21]
VA1004-XX= Wall Mount Kit w/ Linear Arm[21]
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[22]
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 DegreeTenon 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 structual options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
14. Round pole mount structual options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
15. Wall mount structual 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

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

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)

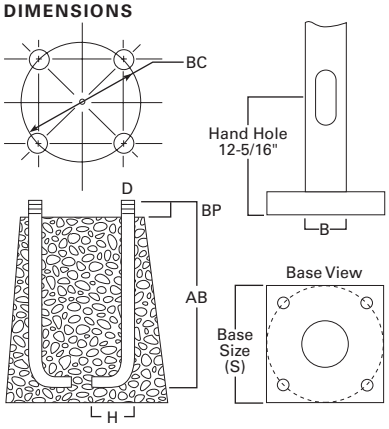
ORDERING INFORMATION

SAMPLE NUMBER: SRX4A20SGMCXG

Product Family	Shaft Size (Inches)[1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SRX=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'	**S**=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[2] **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[3] **G**=Ground Lug **H**=Additional Hand Hole[4] **E**=GFCI Convenience Outlet[3] **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



Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
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 [1, 2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
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:

1. 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.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. 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

PROJECT INFORMATION

Job Name DELMAR GARDENS III

Fixture Type WP

Catalog Number

Approved by McCLURE ENGINEERING/ mkg

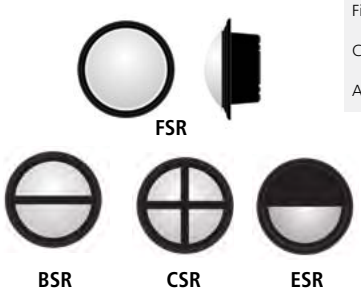
PRODUCT FEATURES:

» Surface mount – ceiling or wall; 14"Dia. ×3"D

» Peace of Mind Guarantee® against breakage

» Dust and water protected to IP64 standards

» ADA compliant



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 blondel 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.

PEACE OF MIND Guarantee® c UL us IP64 ADA

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

Model	Mounting Type	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories

Model
MR13BSR Bar
MR13CSR Cross
MR13ESR Eyelid
MR13FSR Full Face

Mounting Type
PP Pour-in-Place or Masonry
ND Non IC (Deep Profile)
NL Non IC (Low Profile)
CC** Canopy (Covered Top) (n/a with MR13ESR)
CO** Canopy (Open Top) (n/a with MR13ESR)

Lens Type
PP Pearlescent Polycarbonate
S Clear Starburst Polycarbonate

Finish
MB Matte Black
MW Matte White
DB Dark Bronze
LG Light Gray
SL Silver
FG Forest Green
CC Custom Color (Consult factory)

Lamp Type (Qty/Ballast/Volt./Starting Temp)
7 7 Watt Twin (1,2/MB/120,277/0°F)
13 13 Watt Twin (1,2/MB/120,277/32°F)
13Q 13 Watt Quad (1,2/RS/120,277,347/0°F)
18Q 18 Watt Quad (1,2/RS/120,277,347/0°F)
26Q 26 Watt Quad (1,2/RS/120,277,347/0°F)
32P 32 Watt PLT (1/RS/120,277,347/0°F)
42P 42 Watt PLT (1/RS/120,277,347/0°F) (n/a with MR13ESR)
35S 35 Watt HPS (1/HPF/120/-40°F)
50M† 50 Watt MH (1/HPF/120,277,347/-20°F)
50S 50 Watt HPS (1/HPF/120,277/-40°F)

Lamp Quantity
See Lamp Type for availability
1 One Lamp
2 Two Lamps

Voltage
See Lamp Type for availability
120 120 Volts
277 277 Volts
347 347 Volts
DV 120-277 Volts, electronic ballasts only

Options
EL One-Lamp WL Emergency Pack (32°F)(max 32 total system watts) (n/a with Twin Lamping)
FS Single Fuse & Holder
QR Quartz restrike system for maximum 75-Watt DC bay quartz lamp (see C-0796)
QRC Hot/Cold Quartz restrike
QS Quartz socket only
NAT Natatorium Environment Option

Accessories
C-0796 75 Watt DC Bay Quartz Lamp
9500 Torx® Screwdriver

** Ceiling Mounting Only
† UV shielding lamp supplied

www.kenall.com **P: 800-4-Kenall** **F: 847-360-1781** **1020 Lakeside Drive Gurnee, Illinois 60031**

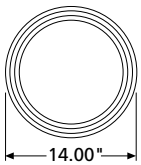
When you see this image, you will know the Kenall product shown or described is designed and manufactured in the USA with components purchased from US suppliers, and meets the Buy American requirements under the ARRA. Kenall has not determined the origin of its domestically purchased components or the subcomponents thereof.

MILLENIUM™ ROUND

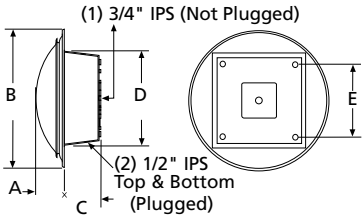
MR13 SERIES – SEMI-RECESSED

DIMENSIONAL DATA

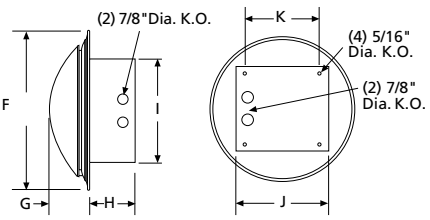
FRONT VIEW



SIDE & BACK VIEW PP, ND, CO



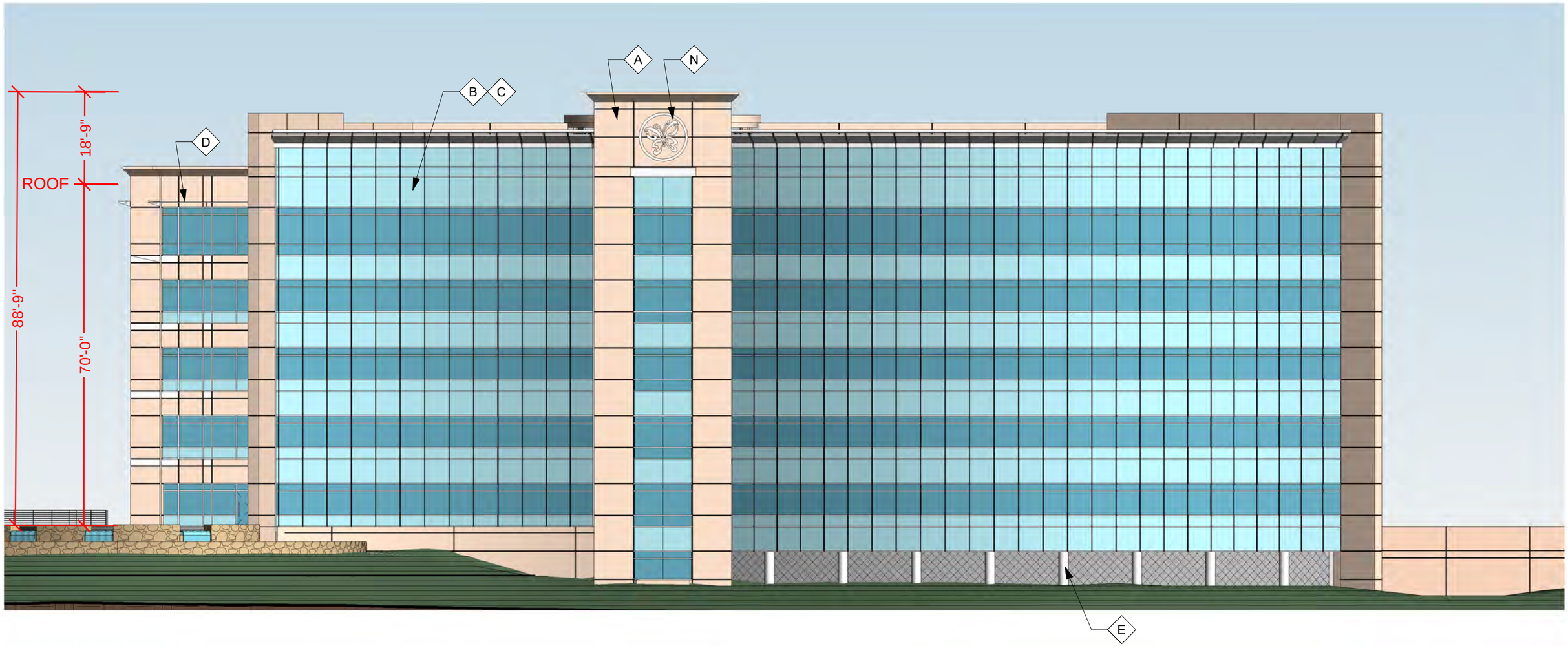
SIDE & BACK VIEW NL, CC



DIMENSIONAL DATA (IN INCHES)

	A	B	C	D	E	F	G	H	I	J	K
FSR	2.80	14.00	4.10	9.00	6.40	14.00	2.80	3.80	8.88	8.88	7.00
BSR	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00
CSR	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00
ESR	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 **P: 800-4-Kenall** **F: 847-360-1781** **1020 Lakeside Drive Gurnee, Illinois 60031**



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. NOT USED

N. ARTWORK - POLISHED STAINLESS STEEL

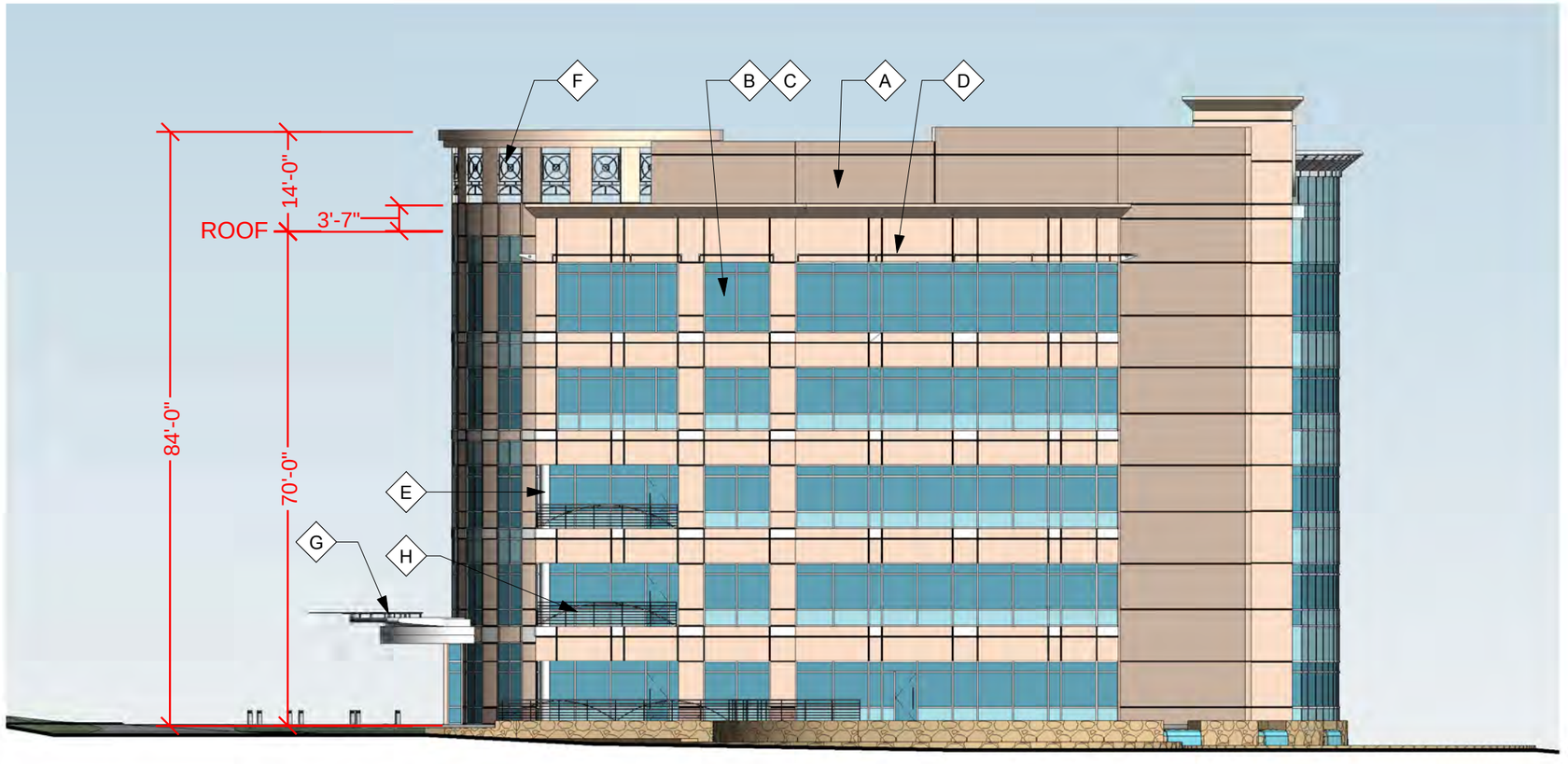
09.08.2015

DELMAR GARDENS OFFICE BUILDING III
SOUTH ELEVATION

STATE OF MISSOURI
LAWRENCE JOSEPH MILLES
NUMBER A-2002542
ARCHITECT
9.4.15

gray

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.

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

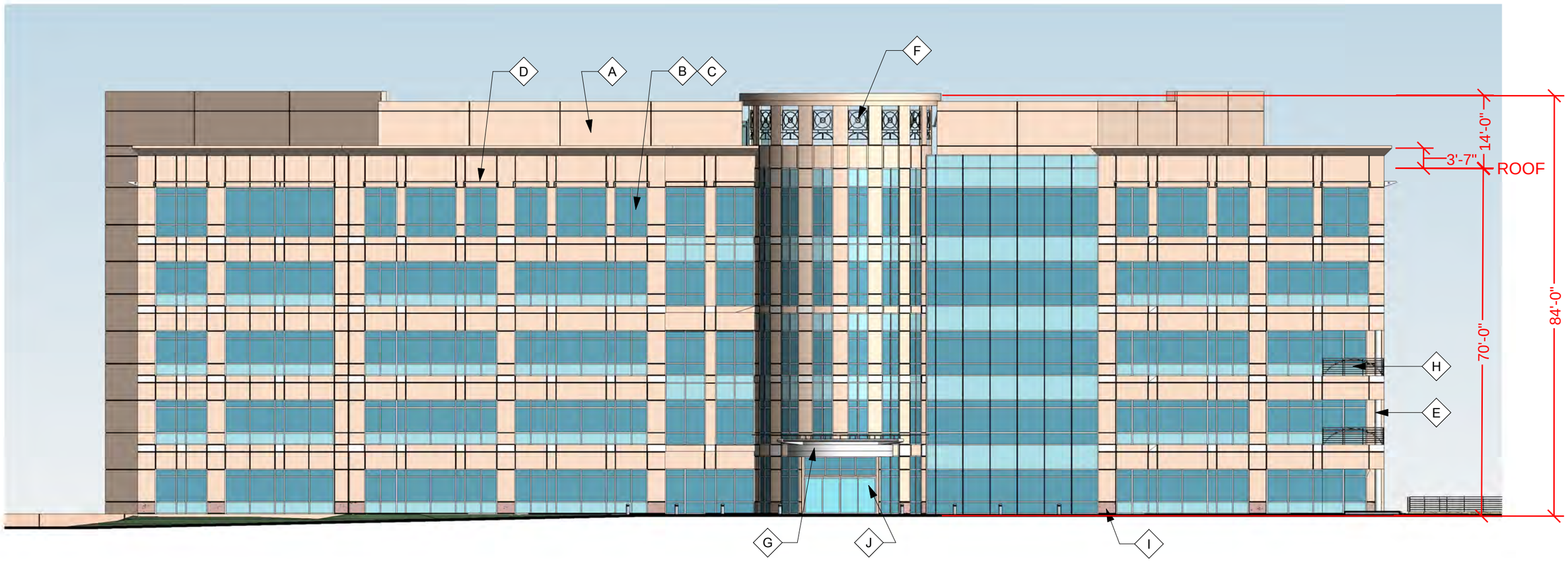
J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

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. NOT USED

N. ARTWORK - POLISHED STAINLESS STEEL



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

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

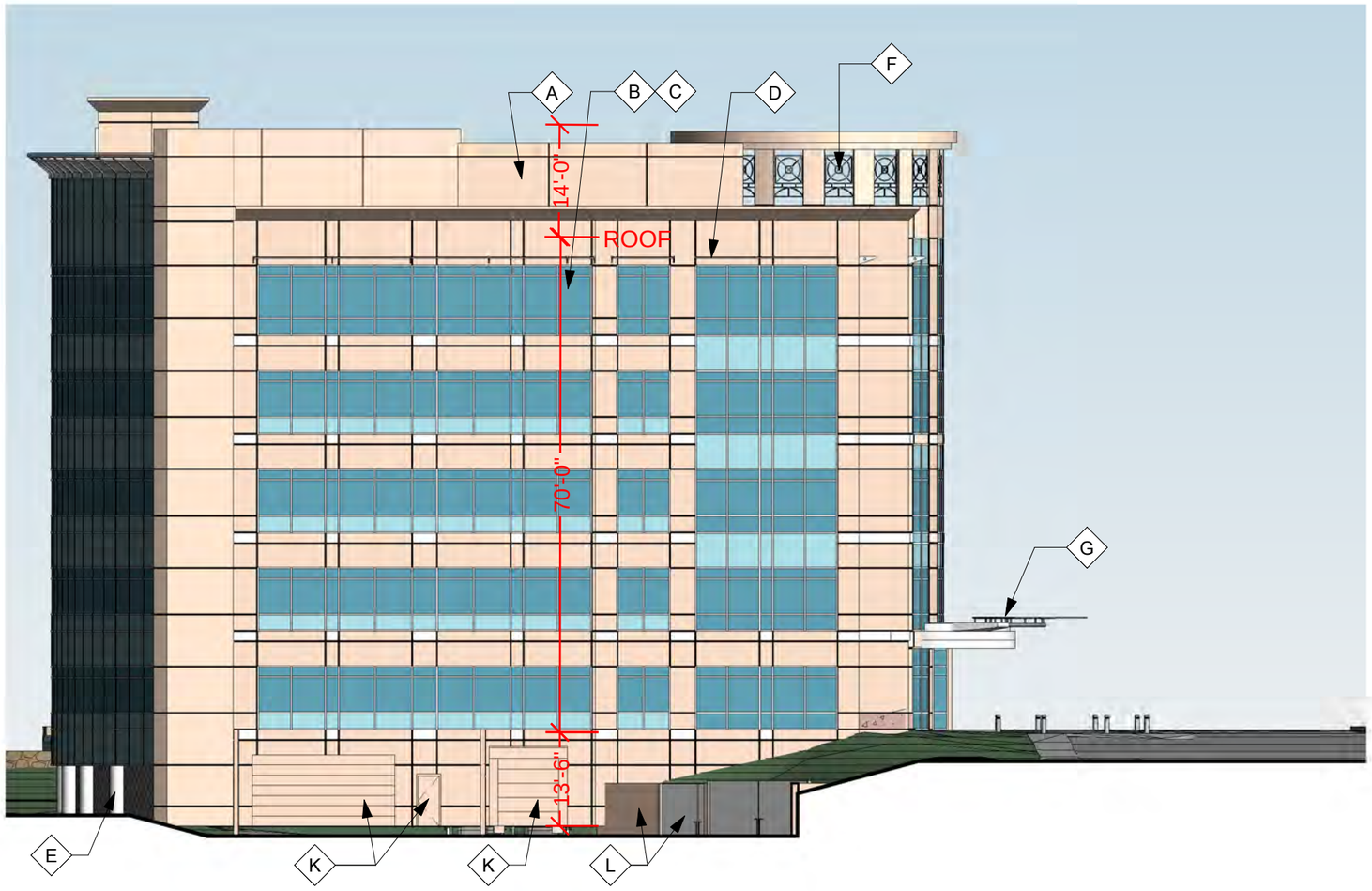
J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

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. NOT USED

N. ARTWORK - POLISHED STAINLESS STEEL



OFFICE BUILDING - EAST BUILDING

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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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

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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

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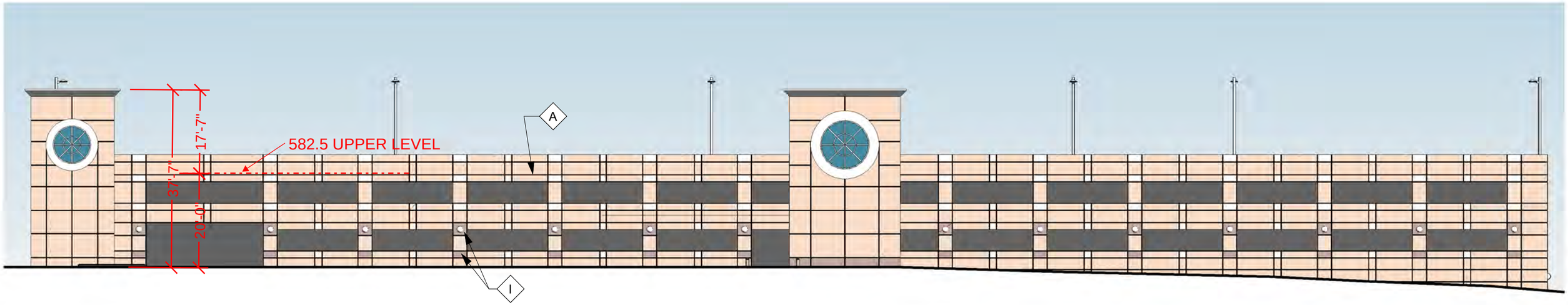
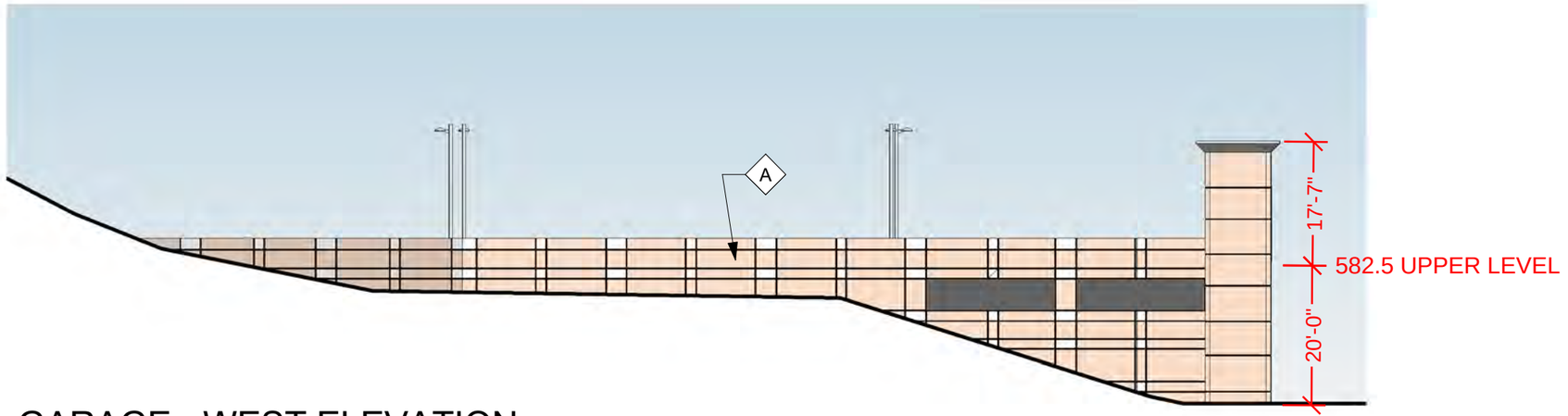


GARAGE - SOUTH ELEVATION



GARAGE - WEST ELEVATION

ELEVATION NOTES

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M. NOT USED

N. ARTWORK - POLISHED STAINLESS STEEL

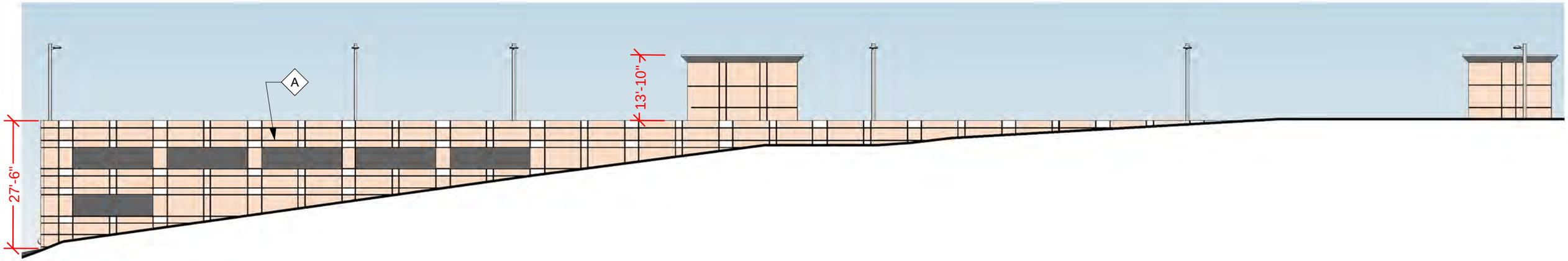
09.08.2015

DELMAR GARDENS OFFICE BUILDING III
GARAGE ELEVATIONS

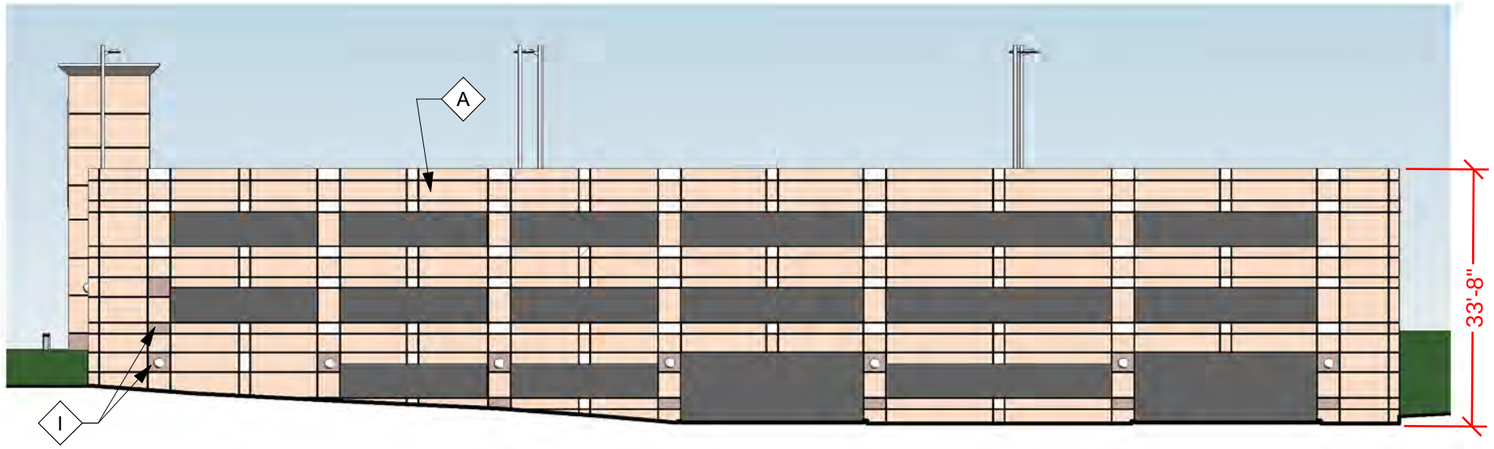
STATE OF MISSOURI
LAWRENCE JOSEPH MILLES
NUMBER A-002964
ARCHITECT
9-4-15

gray

A5



GARAGE - NORTH ELEVATION



GARAGE - EAST 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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M. NOT USED

N. ARTWORK - POLISHED STAINLESS STEEL

09.08.2015

DELMAR GARDENS OFFICE BUILDING III
GARAGE ELEVATIONS

STATE OF MISSOURI
LAWRENCE JOSEPH MILLES
NUMBER A062064
ARCHITECT
9.4.15

gray

A6

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

LOCATION MAP
(NOT TO SCALE)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

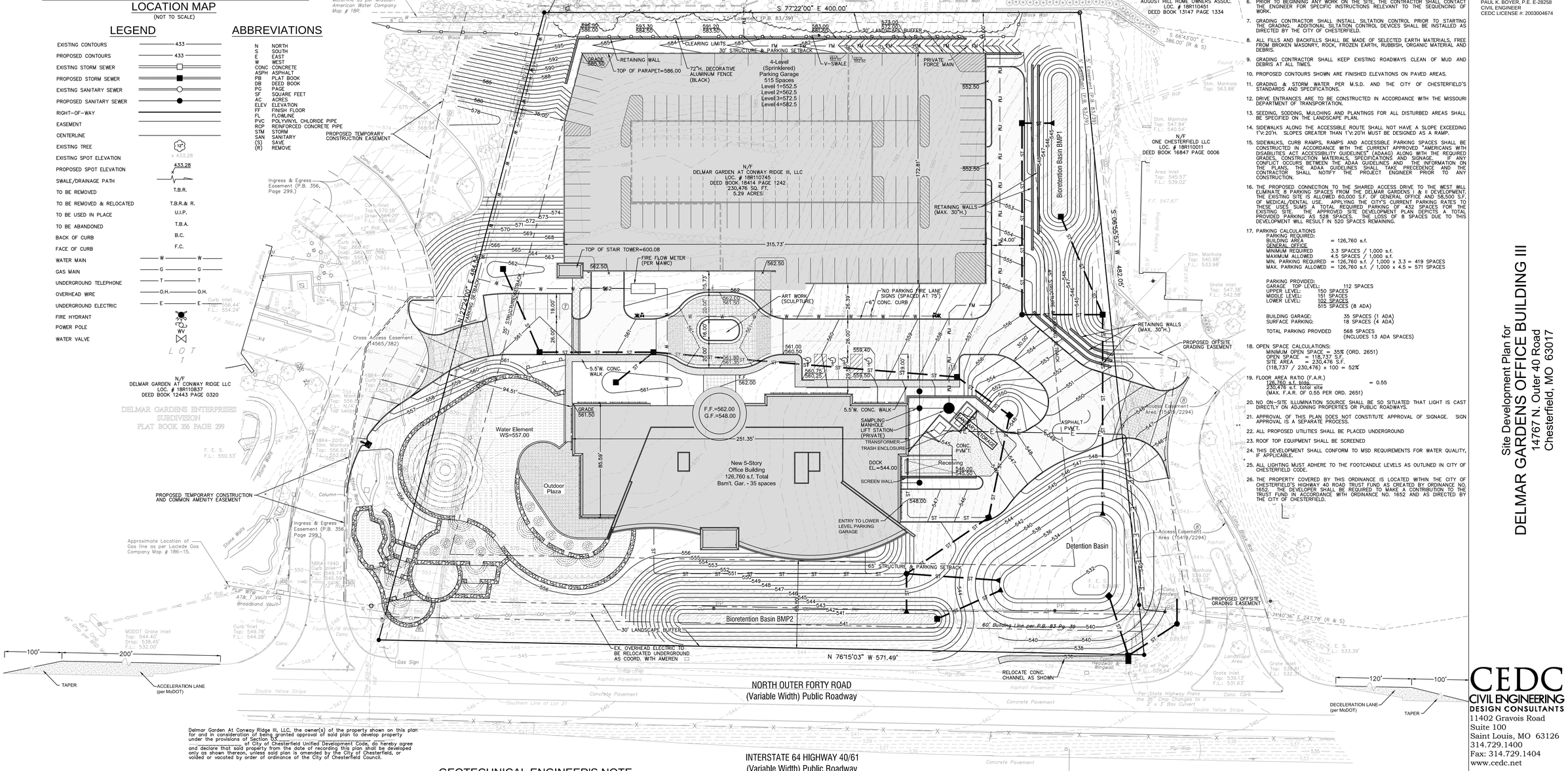
LEGEND

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	12"
EXISTING SPOT ELEVATION	x 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	W W
GAS MAIN	G G
UNDERGROUND TELEPHONE	T T
OVERHEAD WIRE	O.H. O.H.
UNDERGROUND ELECTRIC	E E
FIRE HYDRANT	
POWER POLE	
WATER VALVE	WV

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	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

PROPOSED TEMPORARY CONSTRUCTION EASEMENT



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 03_____ of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): _____

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 _____
(Officer of Corporation) (Title) (Name of Corporation)
a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said corporation.
(Officer of Corporation)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____
Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield, Missouri

_____
Vickie Hass, City Clerk
City of Chesterfield, Missouri

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 C3, 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 22, 2015.

Conditions may vary from those encountered during the above referenced exploration or can 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 cover. 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 P. Daut
Date: 7/22/15

STATE OF MISSOURI — KEVIN PATRICK DAUT — NUMBER PE-2012000742 — PROFESSIONAL ENGINEER

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 29189C0145 H and community number 290896 (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.
MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D

Michael L. Blanset
MICHAEL S. BLANSIT
MISSOURI CERT. NO. L.S. 2364

MICHAEL S. BLANSIT — NUMBER PLS 2364 — STATE OF MISSOURI — PROFESSIONAL LAND SURVEYOR
5-21-15

LAND DESCRIPTION

A tract of land being part of lot 21 of Highland of 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 ½" x 18" rebar with cap stamped "Marler 347-D" (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 ½" iron pipe bears South 49 degrees 51 minutes West 0.19 feet; Thence along the Eastern line of Lot 21, South 06 degrees 55 minutes 57 seconds West a distance of 482.05 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 27 degrees 24 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 SHED	= CREVE COEUR CREEK IN MISSOURI RIVER WATERSHED
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= AT&T
WATER COMPANY	= MISSOURI AMERICAN WATER CO.

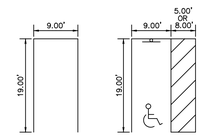
GENERAL NOTES

1. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
2. ALL ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
7. 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.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
9. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
10. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
11. GRADING & STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD'S STANDARDS AND SPECIFICATIONS.
12. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION.
13. SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
14. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP.
15. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
16. THE PROPOSED CONNECTION TO THE SHARED ACCESS DRIVE TO THE WEST WILL ELIMINATE 8 PARKING SPACES FROM THE DELMAR GARDENS I & II DEVELOPMENT. THE EXISTING SITE IS ALLOWED 60,000 S.F. OF GENERAL OFFICE AND 59,500 S.F. OF MEDICAL/DENTAL USE. APPLYING THE CITY'S CURRENT PARKING RATES TO THESE USES SUMS A TOTAL REQUIRED PARKING OF 432 SPACES FOR THE EXISTING SITE. THE APPROVED SITE DEVELOPMENT PLAN DEPICTS A TOTAL PROVIDED PARKING AS 528 SPACES. THE LOSS OF 8 SPACES DUE TO THIS DEVELOPMENT WILL RESULT IN 520 SPACES REMAINING.
17. PARKING CALCULATIONS
    PARKING REQUIRED:
    BUILDING AREA = 126,760 s.f.
    GENERAL OFFICE
    MINIMUM REQUIRED 3.3 SPACES / 1,000 s.f.
    MAXIMUM ALLOWED 4.5 SPACES / 1,000 s.f.
    MIN. PARKING REQUIRED = 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: 151 SPACES
    LOWER LEVEL: 102 SPACES
    515 SPACES (8 ADA)

    BUILDING GARAGE: 35 SPACES (1 ADA)
    SURFACE PARKING: 18 SPACES (4 ADA)

    TOTAL PARKING PROVIDED 568 SPACES (INCLUDES 13 ADA SPACES)
18. 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%
19. FLOOR AREA RATIO (F.A.R.)
    126,760 s.f. bldg. = 0.55
    230,476 s.f. total site
    (MAX. F.A.R. OF 0.55 PER ORD. 2651)
20. NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
21. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
22. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
23. ROOF TOP EQUIPMENT SHALL BE SCREENED
24. THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
25. ALL LIGHTING MUST ADHERE TO THE FOOTCANDLE LEVELS AS OUTLINED IN CITY OF CHESTERFIELD CODE.
26. 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.



TYPICAL PARKING STALLS
(n.t.s.)

NOTE:
The underground utilities have been plotted from available sources 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 & 133121936

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

PREPARED FOR:
GRAY DESIGN GROUP
9 SUNNEN DRIVE
SUITE 110
ST. LOUIS, MISSOURI 63143
PHONE (314) 646-0400
FAX (314) 646-0100

PREPARED BY:
CEDC CIVIL ENGINEERING DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
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www.cedc.net

GRAY DESIGN GROUP
Gray Design Group, Inc.
Mo Architectural Corporation 00xx 3
9 Sunnen Drive, Suite 110
Saint Louis, Missouri 63143
Telephone 314.646.0400
www.graydesigngroup.com

STATE OF MISSOURI — PAUL K. BOYER — NUMBER E-28258 — PROFESSIONAL ENGINEER — 09.15.15

PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE #: 2003004674

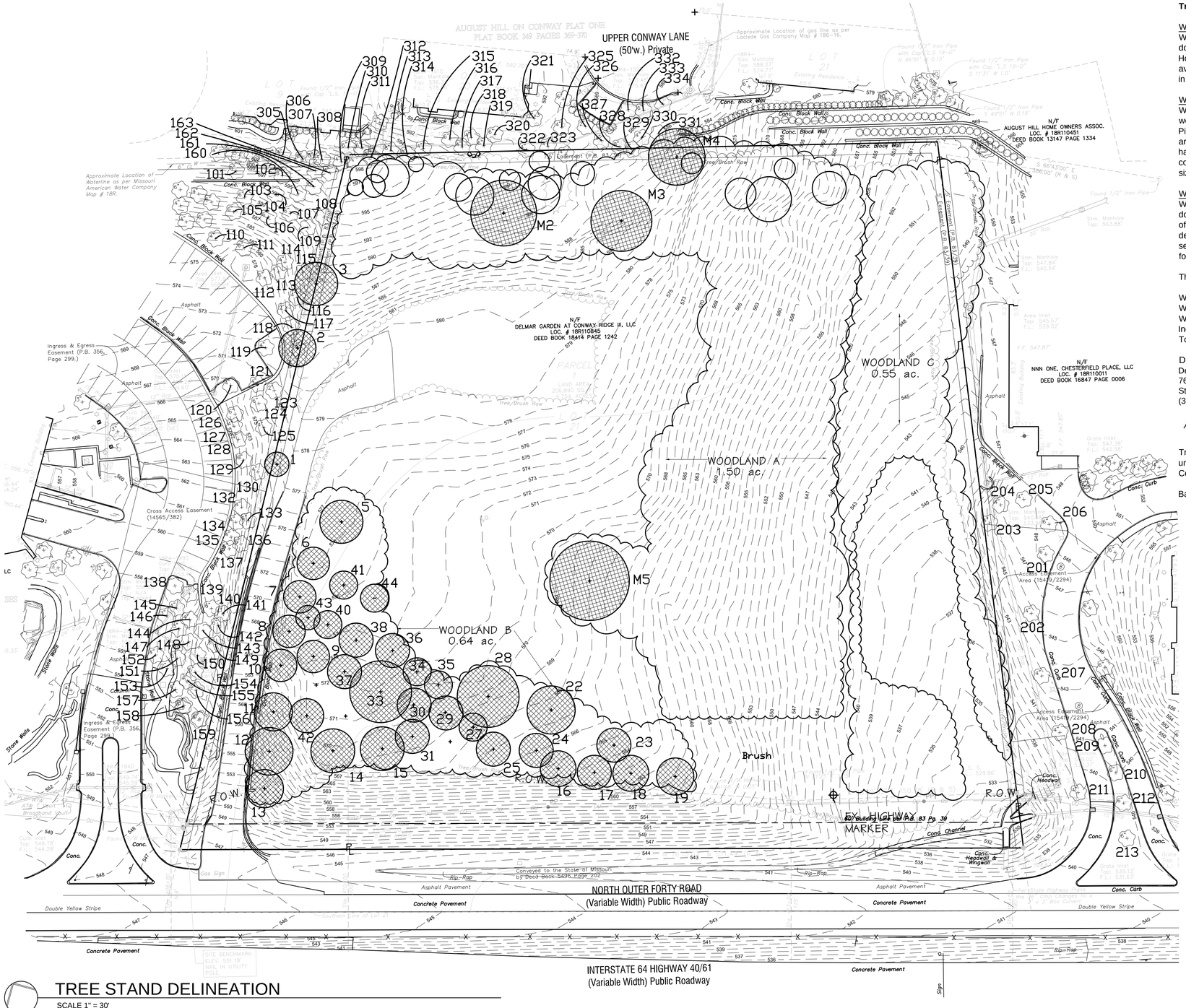
Site Development Plan for
DELMAR GARDENS OFFICE BUILDING III
14767 N. Outer 40 Road
Chesterfield, MO 63017

City Submittal	05.28.15
per City	07.02.15
per City	07.23.15
per City	08.27.15
per City	09.08.15
per City	09.15.15

gray.

Job: 1327

C1



TREE STAND DELINEATION

SCALE 1" = 30'

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

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	

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			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'		300
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			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"		400
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	Pear	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

	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

STATE OF MISSOURI
JERALD L. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
2/15/15
Jerald Saunders - Landscape Architect
MO License # LA-7

Consultants:

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	
8/27/15	Plan Changes	

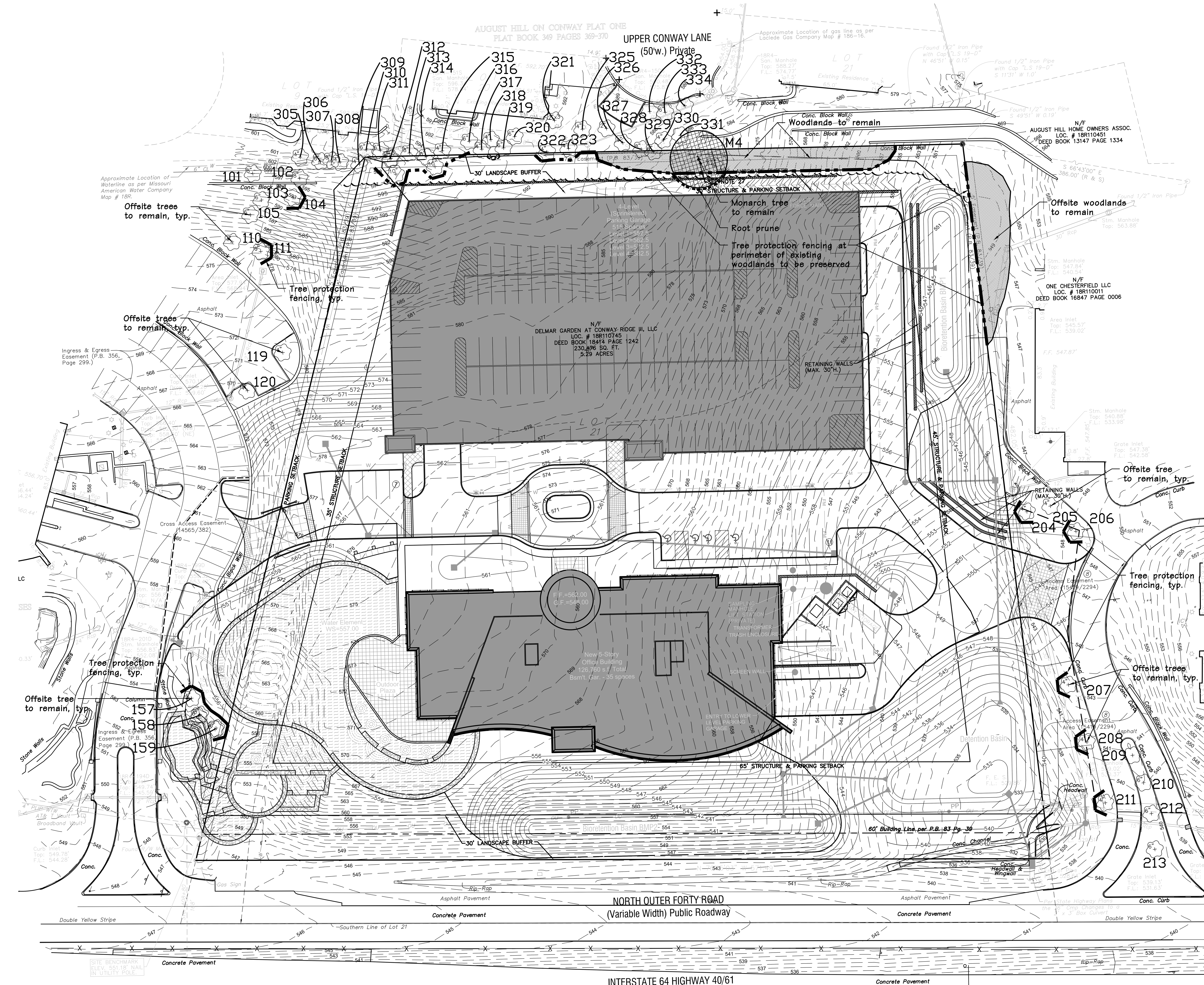
Drawn: KP
Checked: JS

loomisAssociates
landscape•Architects•planners
707 Spirit 40 Park Drive, Suite 155
Chesterfield, Missouri 63005-1243
636.519.9656 fax 636.519.0357
e-mail: larry@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000018

Sheet Title: Tree Stand Delineation

Sheet No: TSD - 1

Date: 06/03/15
Job #: 660.044



TREE PRESERVATION PLAN

SCALE 1" = 30'

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 high chain link fencing with dust fabric. 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 except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. 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: 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

Existing Monarch Tree List

	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	
M5	Pin Oak	30"	Good	2271	T.B.R.

Existing Tree List

	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	Dbl. 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	Norway 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.

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			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"		400
120	Ash	4"		400

Existing Tree List - Offsite Trees West of Property

	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

	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

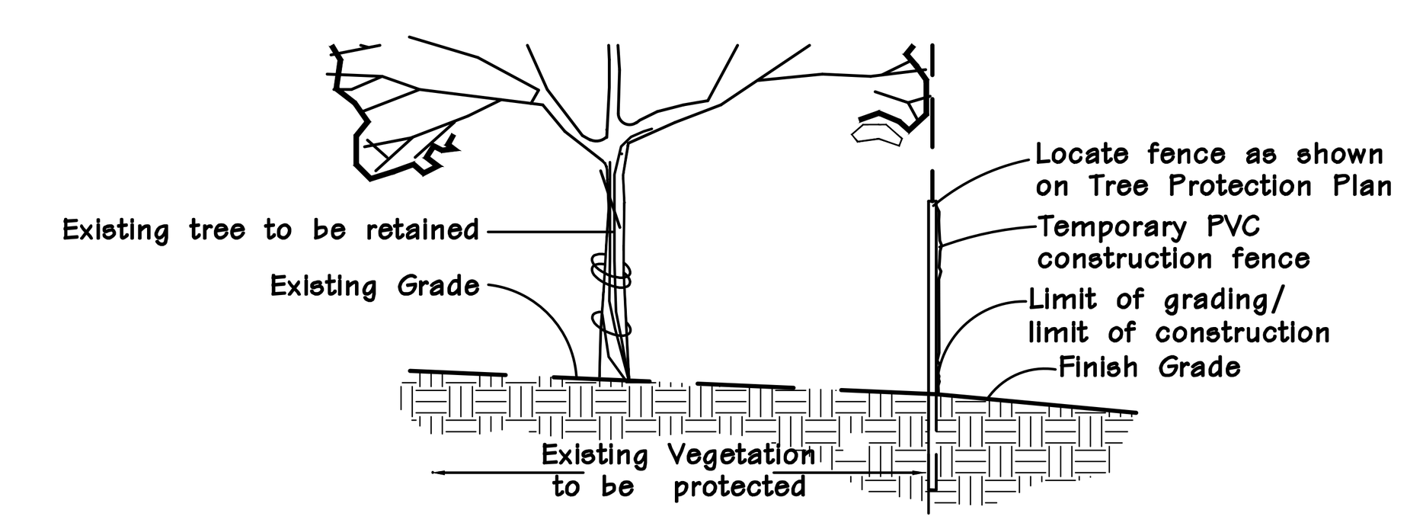
	Type	Size	Comments	Future Max Area- S.F.
201	Maple	6"	T.B.R.	400
202	Maple	4"	T.B.R.	400
203	Spruce	15'	T.B.R.	300
204	Norway Spruce	15'		300
205	Redbud	4"		300
206	Redbud	6"		300
207	Maple	6"		400
208	Maple	4"		400
209	Redbud			300
210	Redbud	6"		300
211	Maple	4"		400
212	Redbud	6"		300
213	Redbud	6"		300
			T.B.R. Total	1100

Existing Tree List - Offsite Trees North of Property

	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	Pear	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

	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 PROTECTION DETAIL

KEY

- Woodland areas to be preserved
- Tree protection fence
- Root pruning

Jerald Saunders - Landscape Architect
MO License # LA-7

Consultants:

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	
8/27/15	Plan Changes	
9/8/15	City Comments	
9/15/15	City Comments	

Drawn: KP
Checked: JS

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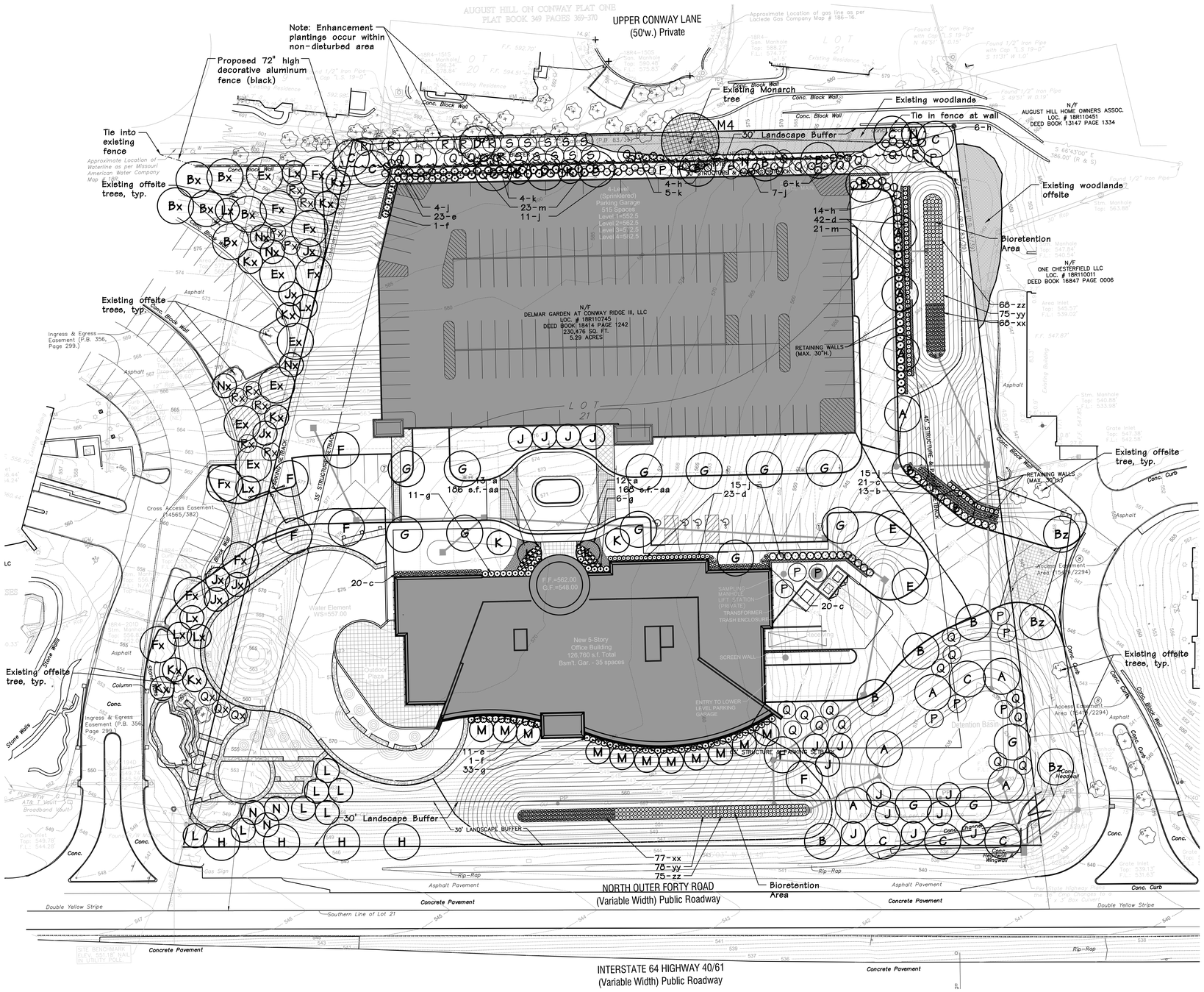
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Preservation Plan

Sheet No.: TPP-1

Date: 06/03/15
Job #: 660.044



LANDSCAPE PLAN

SCALE 1" = 30'

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.

OPEN SPACE = 52%

KEY

A H P - Required trees

Ax Hx Px - Offsite replacement trees

PLANTING SCHEDULE

TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE
A	9	Acer rubrum 'Frankered'	Red Sunset Maple	3" cal	B&B	Deciduous	Fast
B	11	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" cal	B&B	Deciduous	Fast
C	8	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	Cercis 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'ht	B&B	Evergreen	Fast
Q	22	Picea glauca	White Spruce	6'ht	B&B	Evergreen	Medium
R	6	Picea pungens	Colorado Blue Spruce	6'ht	B&B	Evergreen	Medium
S	10	Picea pungens	Colorado Blue Spruce	12-14'ht	B&B	Evergreen	Medium

PLANTING SCHEDULE

BIORETENTION PLANTINGS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
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"	-

PLANTING SCHEDULE

SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
a	25	Spiraea japonica 'Little Princess'	Little Princess Spirea	18-24"	
b	13	Forsythia viridissima 'Bronxensis'	Bronx Forsythia	18-24"	
c	61	Rosa 'Radrazz' Knock Out	Knock Out Rose	18-24"	
d	65	Viburnum opulus 'Nanum'	Dwarf Euopean Cranberrybush	24-36"	
e	34	Ilex 'Mesog' China Girl	China Girl Holly	24-36"	
f	2	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 'Mareesii'	Doublefile Viburnum	36-42"	
k	13	Viburnum rhytidophyllum	Leatherleaf Viburnum	36-42"	
m	45	Juniperus chinensis 'Sea Green'	Sea Green Juniper	7 gal	

ANNUALS AND PERENNIALS

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

PLANTING SCHEDULE

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	8	Tilia cordata	Littleleaf Linden	3" cal	B&B	Deciduous	Slow/Medium
Jx	6	Cercis canadensis	Redbud	2.5" cal	B&B	Ornamental	Fast
Kx	8	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

OFFSITE TREES - EAST OF PROPERTY

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

STATE OF MISSOURI
JERALD K. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
9/15/15

Jerald Saunders - Landscape Architect
MO License # LA-7

Consultants:

Delmar Gardens At Conway Ridge III
Delmar Gardens Enterprises

Chesterfield, Missouri

Revisions:

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9/8/15	City Comments	
9/15/15	City Comments	

Drawn: KP
Checked: JS

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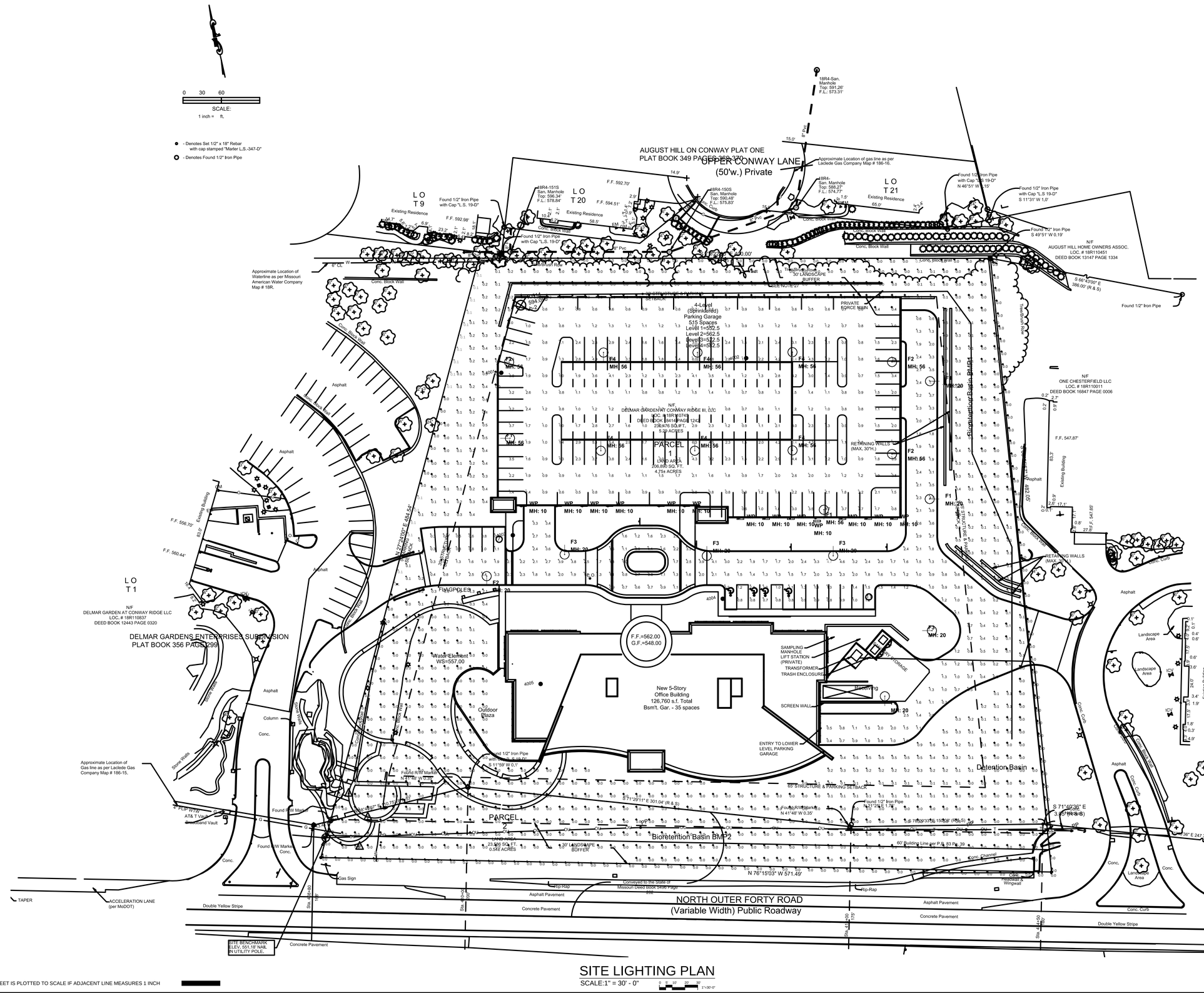
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 06/03/15
Job #: 660.044



SITE LIGHTING PLAN

SCALE:1" = 30' - 0"

SHEET IS PLOTTED TO SCALE IF ADJACENT LINE MEASURES 1 INCH

S:\133200.000\Elec\Lighting\E0.1.dwg 08/31/15 14:03 khetlage

McCLURE ENGINEERING
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Saint Louis, Missouri 63116
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MEP Engineers:
McClure Engineering Assoc., INC
Missouri State Certificate of Authority #000087

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T XXX-XXX-XXXX
F XXX-XXX-XXXX

Structural Engineer:
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T XXX-XXX-XXXX
F XXX-XXX-XXXX

Civil Engineer:
NAME
Mo Cert. of Auth. #XXXXXX
ADDRESS
CITY, STATE XXXXX
T XXX-XXX-XXXX
F XXX-XXX-XXXX

HIGHLAND ON CONWAY
DELMAR GARDENS III
SITE DEVELOPMENT PLAN

CHESTERFIELD, MO

ADDRESS

STATE OF MISSOURI
KEITH B. COOPER
NUMBER E-27195
REGISTERED PROFESSIONAL ENGINEER
9/01/2015

KEITH B. COOPER
STATE LIC. E-27195

NO	DESCRIPTION	DATE
	REVISIONS	

DATE: 08/31/2015
PROJECT #: 133200.000
DRAWN BY: KGH
CHECKED BY: MG

SITE LIGHTING PLAN

E0.1