



III.A.

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

Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 14, 2013

From: John Boyer
Senior Planner

Location: 16889 Chesterfield Airport Road

Applicant: LePique & Orne Architects and Volz Engineering

Description: **Kemp Auto Museum (Chesterfield Covenant Group) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.709 acre tract of land zoned "PC" Planned Commercial District on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

PROPOSAL SUMMARY

The request is for construction of a 5,200 square foot multi-tenant commercial building with accessory parking located in the rear of the property. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2756.

HISTORY OF SUBJECT SITE

The site was originally zoned "NU" Non-Urban District through St. Louis County. In 1974, the property was rezoned from the "NU" District to "M-3" Planned Industrial District by St. Louis County Ordinance 7014. On August 19, 2013, the property was rezoned to its existing zoning of "PC" Planned Commercial District by City of Chesterfield Ordinance 2756.

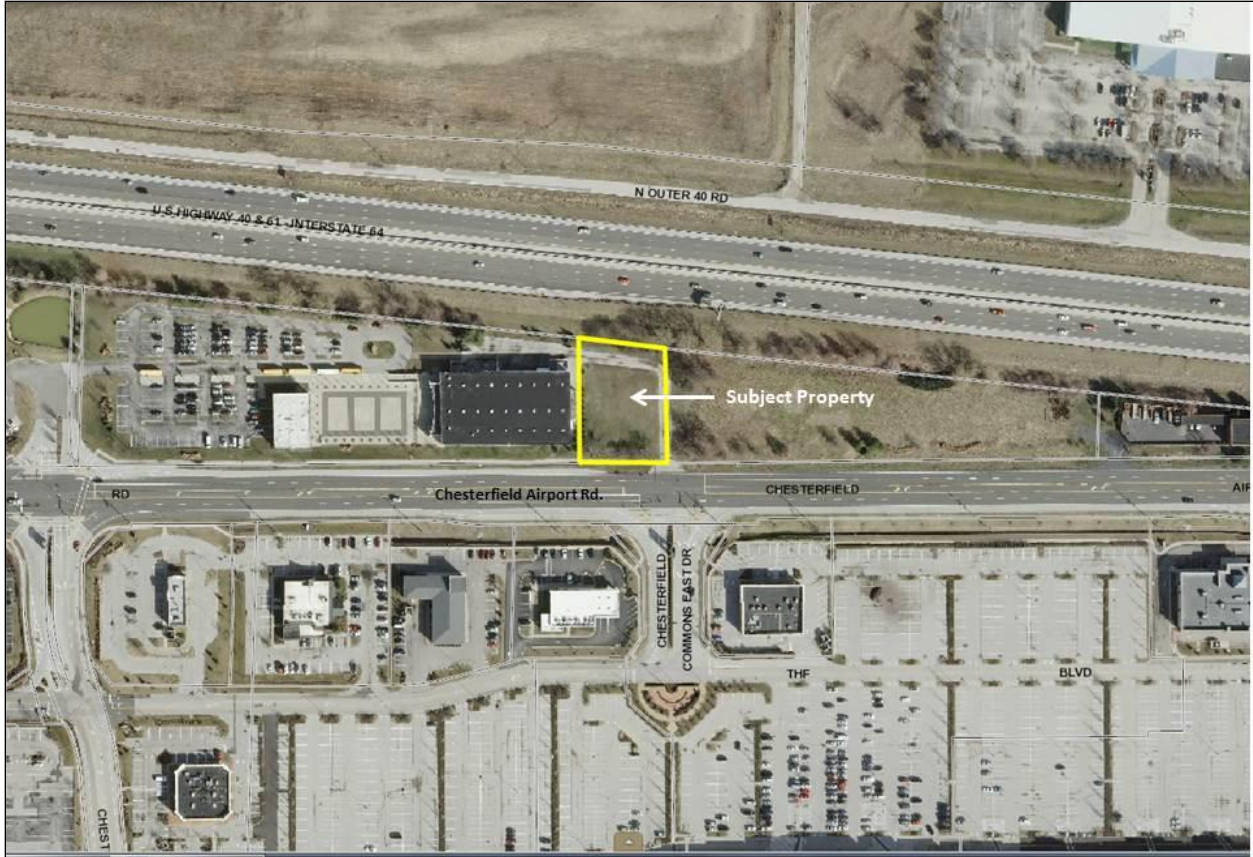


Figure 1: Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The proposed structure is to be situated along the frontage of Chesterfield Airport Road with accessory parking to be placed within the rear of the lot (I-64 frontage). With the placement of the structure along the frontage of Chesterfield Airport Road, the proposed building would be consistent with the adjacent Kemp Auto Museum to the west which is similarly situated (see figure 1 on page 2).

B. Circulation System and Access

Proposed access to the site would utilize the existing controlled access point across from Chesterfield Commons East Drive which is also a shared access to the Kemp Auto Museum (west) and an access point to any future development to the east of the subject parcel. As mentioned in the above Site Relationship section, parking is proposed in the rear of the subject property along the I-64 frontage. A desired design technique of the Architectural Review Board Guidelines for development within the Chesterfield Valley for lots fronting along I-64/U.S. 40 or North Outer 40 is to provide parking away from these frontages within the side or rear of the lots. The Applicant, as indicated in the Statement of Design, has proposed this parking in the rear adjacent to the I-64/U.S. 40 frontage due to the following;

- Major view of proposed structure is from Chesterfield Airport Road, and
- Existing access easement for Kemp Auto Museum is required to be maintained which also serves as access for proposed parking.

The intent of the design guidelines is to shield parking areas from I-64 and North Outer 40 while maximizing the buildings near these frontages in order to define the space and provide an aesthetic appearance as one travels through the Chesterfield Valley. In order to accommodate the existing access easement, the developer chose to focus on Chesterfield Airport Road as the major frontage and to place the proposed parking area near the I-64 frontage. In order to mitigate the effects of this site design, the Applicant has placed dense plantings associated with an approved landscape buffer which shields this development from the I-64 frontage. This effectively makes Chesterfield Airport Road the main frontage and maintains a cohesive site design with the neighboring Kemp Auto Museum (landscape mitigation is further discussed within the "Landscape Design and Screening" section on the bottom page 3 of this report). This proposed site design may be further evaluated by the Architectural Review Board.

Sidewalk extensions from the rear parking area to the sidewalk along the frontage are proposed in order to link these areas to public access points and increase accessibility of the proposed development.

C. Topography

As indicated in the Site Relationship section, the site is relatively flat and the Applicant does not propose significant grade alterations.

D. Retaining Walls

There are no retaining walls planned with this project.

General Requirements for Building Design:

A. Scale, Design, Materials and Color

The proposed one-story structure is consistent in height and scale with other stand-alone commercial structures in the area. Main access to the structure is provided on the northern elevation near the proposed parking field. Since the main access is on the rear (north elevation) of the structure, the Applicant is proposing an elevation which considerably matches the northern elevation for the southern elevation signifying the equal importance of both frontages. This architectural detail provides additional curb appeal from Chesterfield Airport Road, while not appearing as a rear elevation to the casual observer. Additional design themes on the frontages have been carried onto the side elevations as desired for structures within the Chesterfield Valley. Mechanical equipment is planned to be roof mounted and will be screened by a parapet.

Materials planned for this proposal include a brick veneer, simulated plaster, pre-finished aluminum/glass storefront, fabric covered awnings, and wall cornices. Multiple colors are proposed associated with the design of the building as documented on the rendering and elevations as well as detailed in the Architect's Statement of Design. Material samples will be made available for the Board's review at the meeting. All utilities associated with this proposed site will be underground as required by development within the Chesterfield Valley.

B. Landscape Design and Screening

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. In addition to the proposed landscaping, the Applicant has indicated on the Landscape Plan that existing landscaping will be also utilized on the site. As part of the approval of the rezoning to "PC" Planned Commercial District, the Planning and Development Services Division approved a modification to the Tree Preservation and Landscaping Requirements to allow a smaller landscape buffer of no less than twenty (20) feet along the rear

property line (I-64 frontage) in lieu of the required thirty (30) foot buffer. This modification was granted due to an existing access easement for the Kemp Auto Museum.

The approved development ordinance for this site documented this exception and required additional tree plantings throughout the site as mitigation. The provided landscape plan indicates compliance with the site development ordinance concerning the rear buffer area (City of Chesterfield Ordinance 2756). The Applicant has proposed an additional nine (9) trees in order to satisfy the requirements of City of Chesterfield Ordinance 2756. These additional mitigation trees are identified on the provided landscape plan.

A trash enclosure is planned with this proposed construction. The enclosure, per the Statement of Design, will match the material and color of the proposed main structure. This is a design element which is identified for development within the Chesterfield Valley.

No outdoor storage is planned associated with this development, nor approved as a land use under the site's governing ordinance

C. Signage

Signage will be approved by a separate City process.

D. Lighting

Lighting is planned in association with this improvement. The proposed lighting plan consists of two (2) light standards within the rear parking field and associated building accent lighting. This building accent lighting is provided to comply with requirements for construction within the Chesterfield Valley. While proposed lighting is compliant with both the City's lighting standards and the Chesterfield Valley design standards, the number, and type of building fixtures may further be discussed by the Architectural Review Board if warranted. Details on planned lighting are included for the Architectural Review Board's review and comment. All proposed lighting fully complies with City of Chesterfield Ordinance 2228.

DEPARTMENTAL INPUT

Staff has reviewed the Architectural Elevations and Architect's Statement of Design and has found the application to be in general conformance with all applicable Zoning Ordinance and City of Chesterfield Municipal Code requirements. Staff requests action on the Architectural Elevations for Kemp Auto Museum (Chesterfield Covenant Group) Site Development Section Plan.

MOTION

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

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design, for Kemp Auto Museum (Chesterfield Covenant Group), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design, for Kemp Auto Museum (Chesterfield Covenant Group), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield 9/26/13

Project Title: Chesterfield Covenant Group **Location:** 16889 Chesterfield Airport Road

Developer: Chesterfield Covenant Group **Architect:** LePique & Orne Architects **Engineer:** Volz Engineering

PROJECT STATISTICS:

Size of site (in acres): _____ **Total Square Footage:** 5,200 s.f. **Building Height:** 25'-4"

Proposed Usage: Multi-tenant bldg. w/ proposed 3,200 s.f. foot dental office w/ additional 2,000 s.f. tenant lease spaces

Exterior Building Materials: Brick, simulated stucco (E.I.F.S) and pre-finished aluminum storefront/windows.

Roof Material & Design: Low-sloping flat roof with perimeter parapet walls.

Screening Material & Design: Roof top units are to be screened by perimeter parapet walls.

Description of art or architecturally significant features (if any): _____
Rectilinear floor plan and facade with proportionate fields of brick masonry, simulated stucco and glass fenestration. The facade has been segregated to emphasize the building's structure and to define individual tenant spaces. The building parapet heights have been varied to add emphasis to the larger dental office and to add visual interest to the structure.

ADDITIONAL PROJECT INFORMATION:

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

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



LePIQUE & ORNE
ARCHITECTS, INC
ESTABLISHED 1916

Architect's Statement of Design

Chesterfield Covenant Group
16889 Chesterfield Airport Road

Site Design

Site Relationships: The site is located immediately east of the Kemp Auto Museum on a narrow tract of land between Chesterfield Airport Road and Interstate Highway 64. The site is configured to accommodate the proposed 5,200 square foot multi-tenant office/retail building and associated parking.

Nearby and adjacent land uses include:

- Kemp Auto Museum is located immediately west of the proposed site.
- An undeveloped site is located immediately to the east.
- The Chesterfield Commons Shopping Center is located on the south side of Chesterfield Airport Road with the closest outparcels being: Ethan Allen Furniture Store, Bank of America, Firestone Tire and a multi-tenant retail strip building.

Circulation System & Access: Vehicular access to the site is via a single entrance drive from Chesterfield Airport Road which leads to a paved parking field located on the north side of the proposed building. The main building entrances are located on the north side of the building and are directly accessible from the parking lot; however the design provides formal elevations on all four sides.

Topography: The existing topography is relatively flat and will not be significantly altered as a part of the proposed improvements.

Retaining Walls: Not Applicable.

Building Design:

Scale, Design, Material & Colors: The building design consists of a rectilinear floor plan and façade which efficiently accommodates the proposed uses of the building while maximizing use of the site. The exterior elevations have been proportionately segregated to emphasize the building's structure and to appropriately define the individual tenant spaces & uses of the building. Visual relief is further enhanced by the thoughtful application of materials & design elements including: brick veneer, simulated plaster, pre-finished aluminum/glass storefront systems, fabric covered awnings, proportionately sized wall cornices, projected building pilasters, etc... The building parapet has also been varied to provide prominence for the dental anchor tenant and to add additional visual interest.

The selected materials and colors are of a warm earth tone palette with dark accents to provide a contemporary and elegant aesthetic to the structure. Materials and colors include:

- Brick: Mid America Brick – Ash
- Cast Stone: Light Buff
- Main Field EIFS: SW 0035 – Indian White
- Accent EIFS: SW 0036 – Buckram Binding
- Tower EIFS: SW 7018 - Dovetail
- Coping/Trim: SW 7019 – Gauntlet Grey
- Blue Accent & Entrance: SW 7602 - Indigo Batik
- Aluminum Window Frame: Clear Anodized
- Awnings: Black

Landscape Design & Screening: Landscaping areas are located throughout the site which meet the requirements of the City of Chesterfield. Refer to attached Landscaping plan prepared by Landscape Technologies. The Site Plan also incorporates a 6' high sight-proof trash enclosure. HVAC and other rooftop equipment will be screened by the building parapets.

Signage: Final signage has not yet been determined by the owner and will be submitted through the City of Chesterfield under a separate review process.

Lighting: Site lighting will be provided by two 20' high light poles with shoe box type light fixtures, and regularly spaced decorative building mounted wall sconces. All non-decorative fixtures will have light cut-off shields to prevent glare and excess light spillage outside of proposed property. Refer to attached site lighting photometric plan and fixture cuts sheets for additional information.

Specific Requirements for the Chesterfield Valley. *The following requirements for Chesterfield Valley applied to commercial and industrial development in addition to addressing all other applicable design standards in the City of Chesterfield Code have been addressed as follows:*

Facades

Utilize architectural elements from the Front Façade on the side and rear of the structure: *The provided exterior elevations illustrate that all four building façades contain and reflect significant architectural elements from the front building façade.*

Utilize accent lighting and avoid flood lighting for facades of buildings facing I-64/US 40. *The provided site lighting design illustrates that flood lighting of the building is not being implemented, and will be addressed with appropriate building mounted accent lighting.*

Screen trash enclosures and construct with materials consistent to the building. *The provided trash enclosure design and details illustrate the exterior façade of the trash enclosure to be plaster/stucco to match EIFS of Building - including color, along with a painted metal coping to match the coping color of the building. The doors of the trash enclosure are to be painted to match the medium accent color of the building.*

Storage

Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40. *No exterior of storage of goods are proposed.*

Utilities

Install all new and existing site utilities underground. *All building utilities are proposed to be underground.*

Parking

Locate parking primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40.

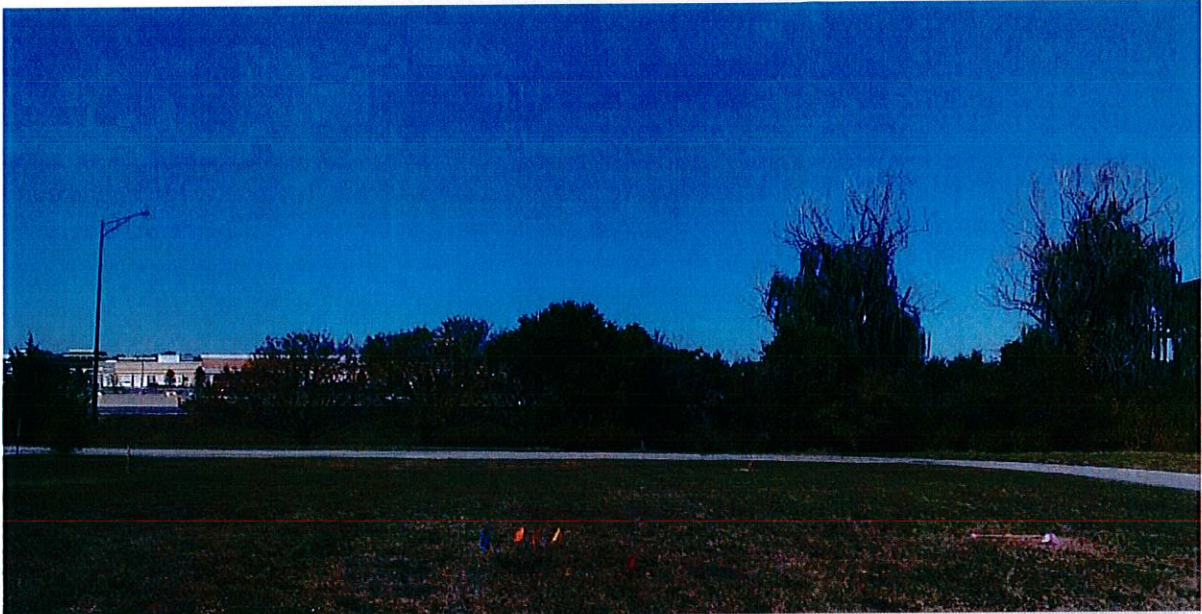
The major views of the building and site are from Chesterfield Airport Road, therefore parking has been located on the north side of the building to enhance this view from the south.

There is also an existing access drive/easement to the existing Kemp Auto Museum located along the north property line that is required to be maintained. Consolidating the required access drive with the proposed parking area allows for a much more efficient use of the site. The location existing access drive also serves to further distance the parking field from I-64/US 40.

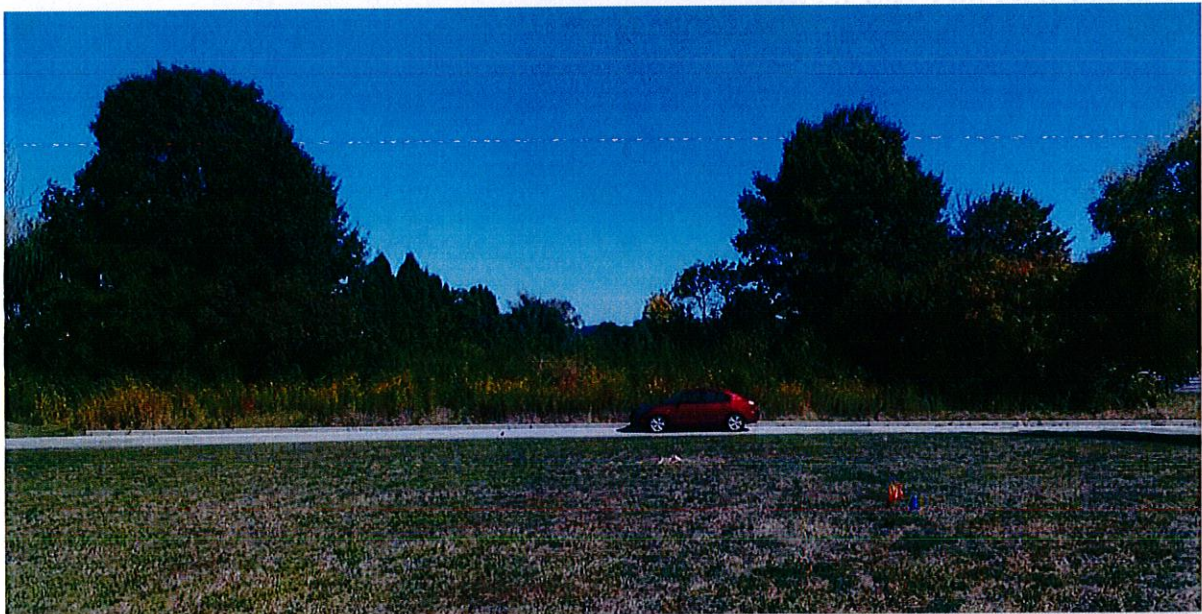
Furthermore; the proposed parking area is much smaller and more remote from I-64/US 40 than parking fields of the majority of existing business located immediately west of the proposed site.

Screen loading areas and construct with material consistent to the building. *No loading areas are being proposed.*

Photographs of Site and Adjacent Uses
Chesterfield Covenant Group
16889 Chesterfield Airport Road

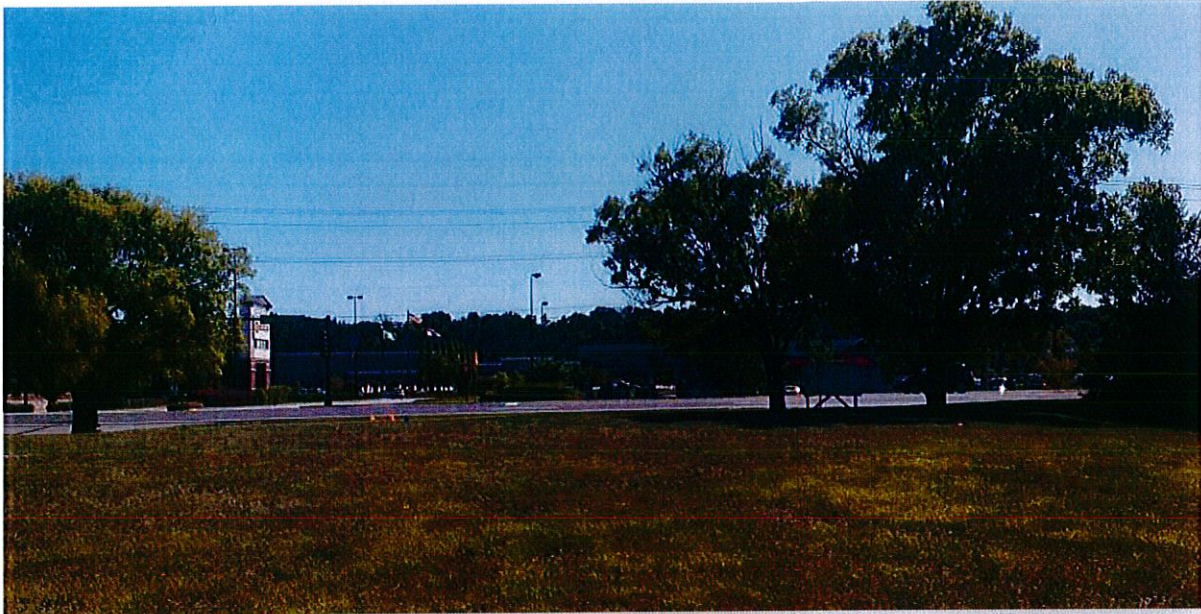


View to North from Site, Highway 40



View to East from Site

Photographs of Site and Adjacent Uses
Chesterfield Covenant Group
16889 Chesterfield Airport Road



View to South from Site, Chesterfield Airport Road



View to West from Site, Kemp Auto Museum

Photographs of Site and Adjacent Uses
Chesterfield Covenant Group
16889 Chesterfield Airport Road



View of Kemp Auto Museum from Chesterfield Airport Road

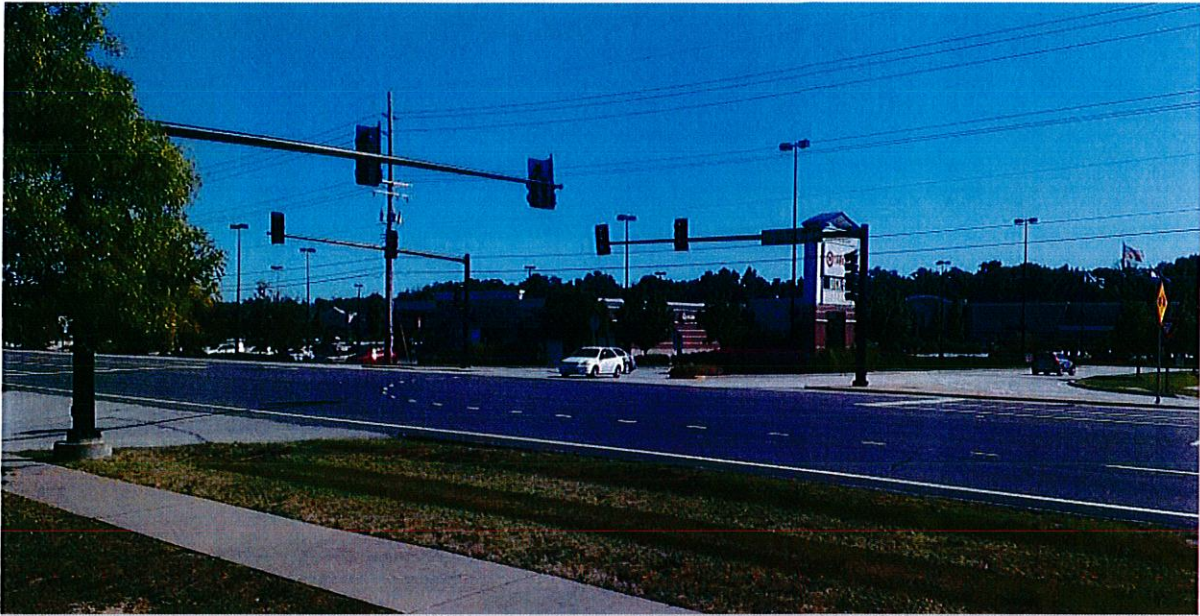


Kemp Auto Museum Main Entrance (West Elevation)

Photographs of Site and Adjacent Uses

Chesterfield Covenant Group

16889 Chesterfield Airport Road



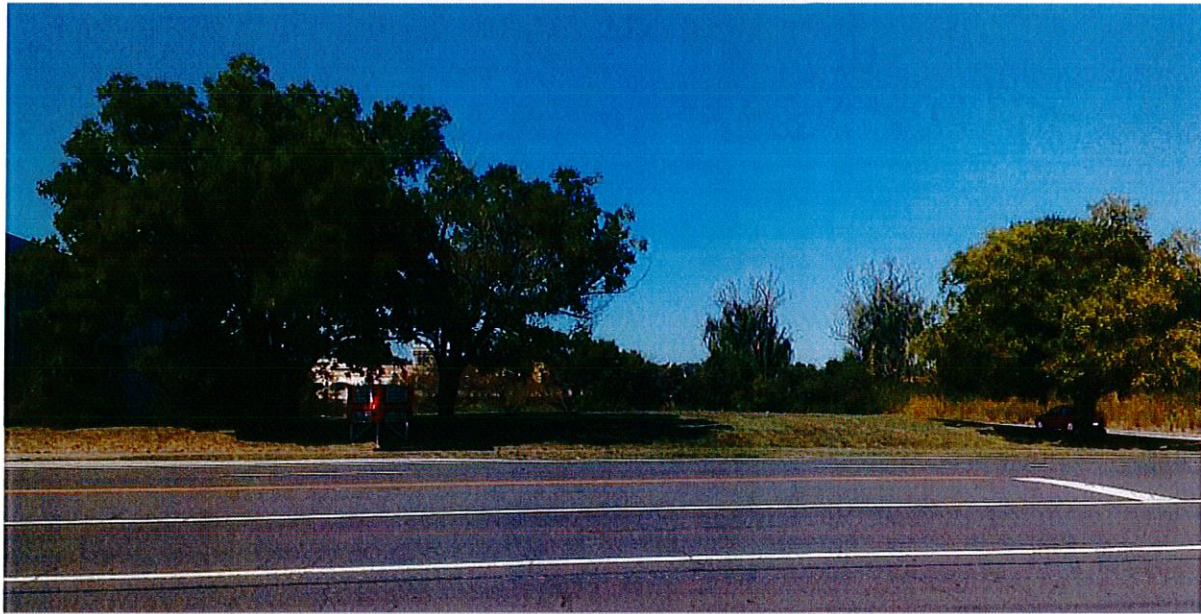
View from Site to Intersection



View from Intersection to Site

Photographs of Site and Adjacent Uses

Chesterfield Covenant Group
16889 Chesterfield Airport Road



View from Chesterfield Airport Road to Site



Retail Strip at Southeast Corner of Intersection

Photographs of Site and Adjacent Uses

Chesterfield Covenant Group
16889 Chesterfield Airport Road



Furniture Store at south side of Chesterfield Airport Road

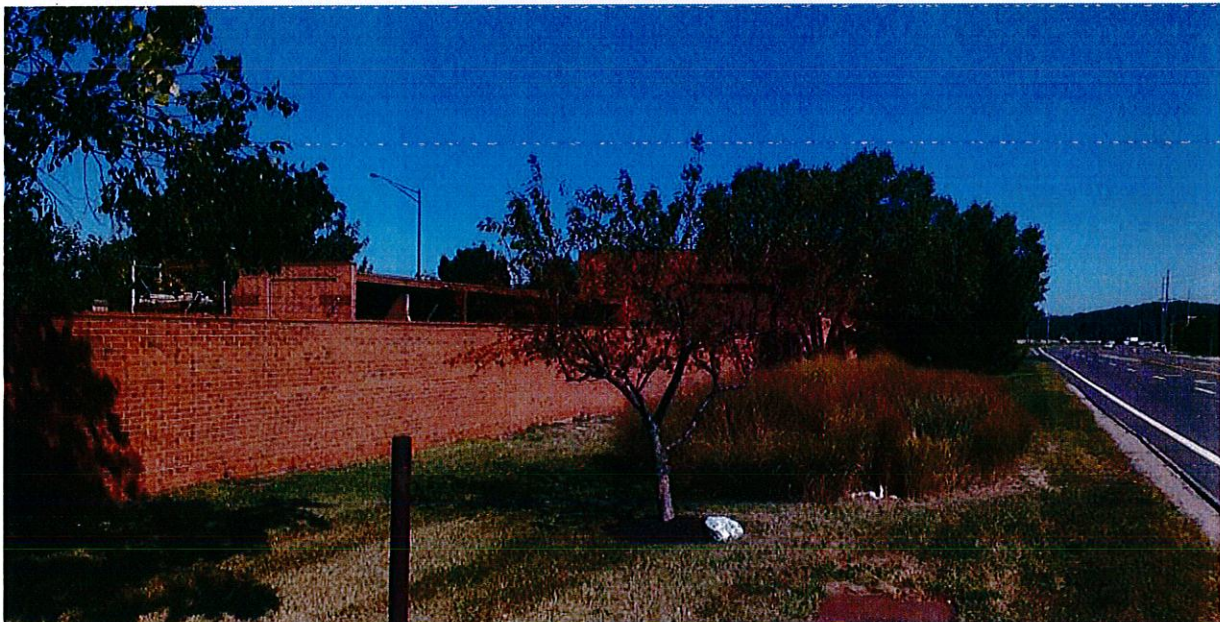


Retail Bank Building at South Side of Chesterfield Airport Road

Photographs of Site and Adjacent Uses
Chesterfield Covenant Group
16889 Chesterfield Airport Road

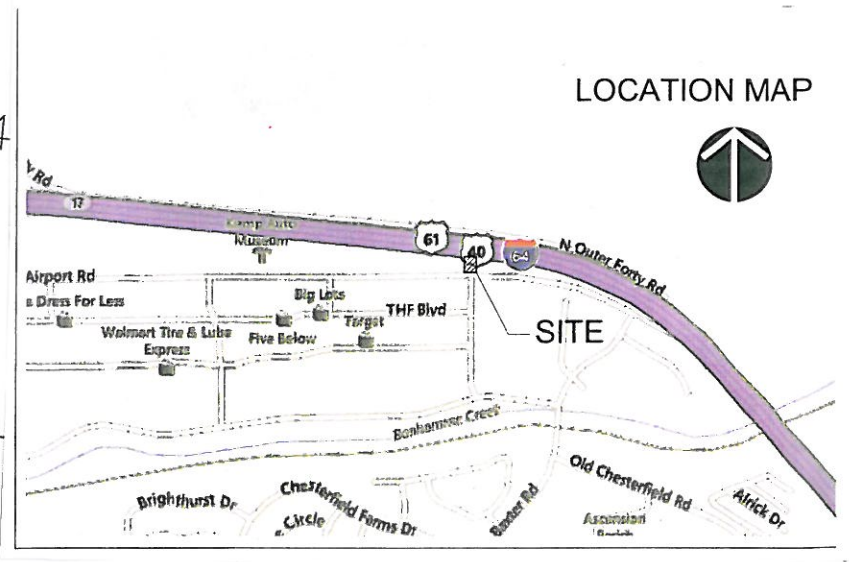


Retail Tire Shop at South Side of Chesterfield Airport Road

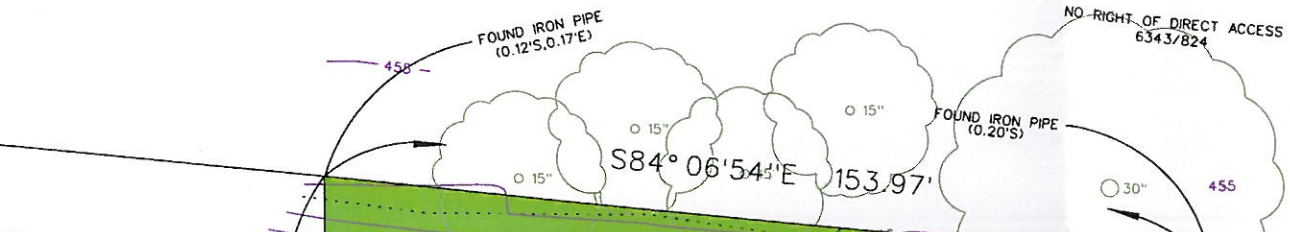
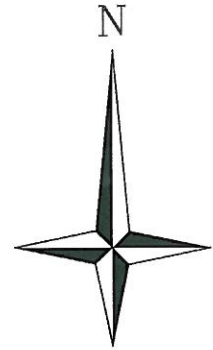


Commercial Property along Chesterfield Airport Road - East

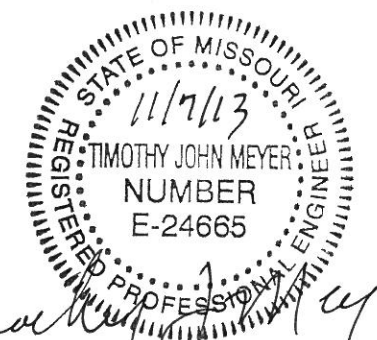
INTERSTATE HIGHWAY 64



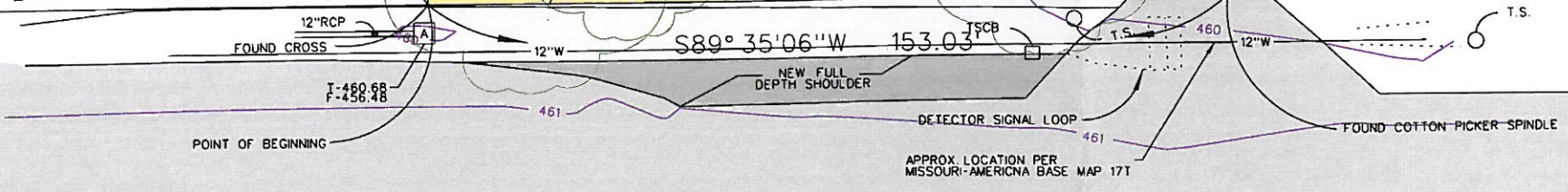
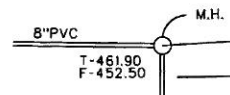
LOCATION MAP



ADJUSTED LOT C 803
PROPERTY N/F
JFR CORPORATION
6814/1560
ZONED "PC"



Timothy John Meyer



CHESTERFIELD AIRPORT ROAD (100'W.)

16889 CHESTERFIELD AIRPORT ROAD



North Elevation



East Elevation



West Elevation



South Elevation





Perspective View of North Elevation



Perspective View of North Elevation



Perspective View of South Elevation



Perspective View of South Elevation



REVISIONS	BY
8/26/19	RMM
9/4/19	RMM
9/27/19	RMM
10/16/19	RMM
10/28/19	RMM

landscape TECHNOLOGIES

(636) 428-1250
67 Jacobs Creek Drive, Chesterfield, MO 63005
NO Landscape Architectural Corporation, 102020192

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000019
RANDY L. MARDIS
EXPIRES 10/31/2024
LICENSE NUMBER 019
DATE 10/28/19

Planting Plan for the Proposed:
16889 Chesterfield Airport Road
C Chesterfield, Missouri 63005

DRAWN	R. MARDIS
CHECKED	RMM/SJB
DATE	6/20/19
SCALE	1"=20'-0"
JOB No.	2019-130
SHEET	

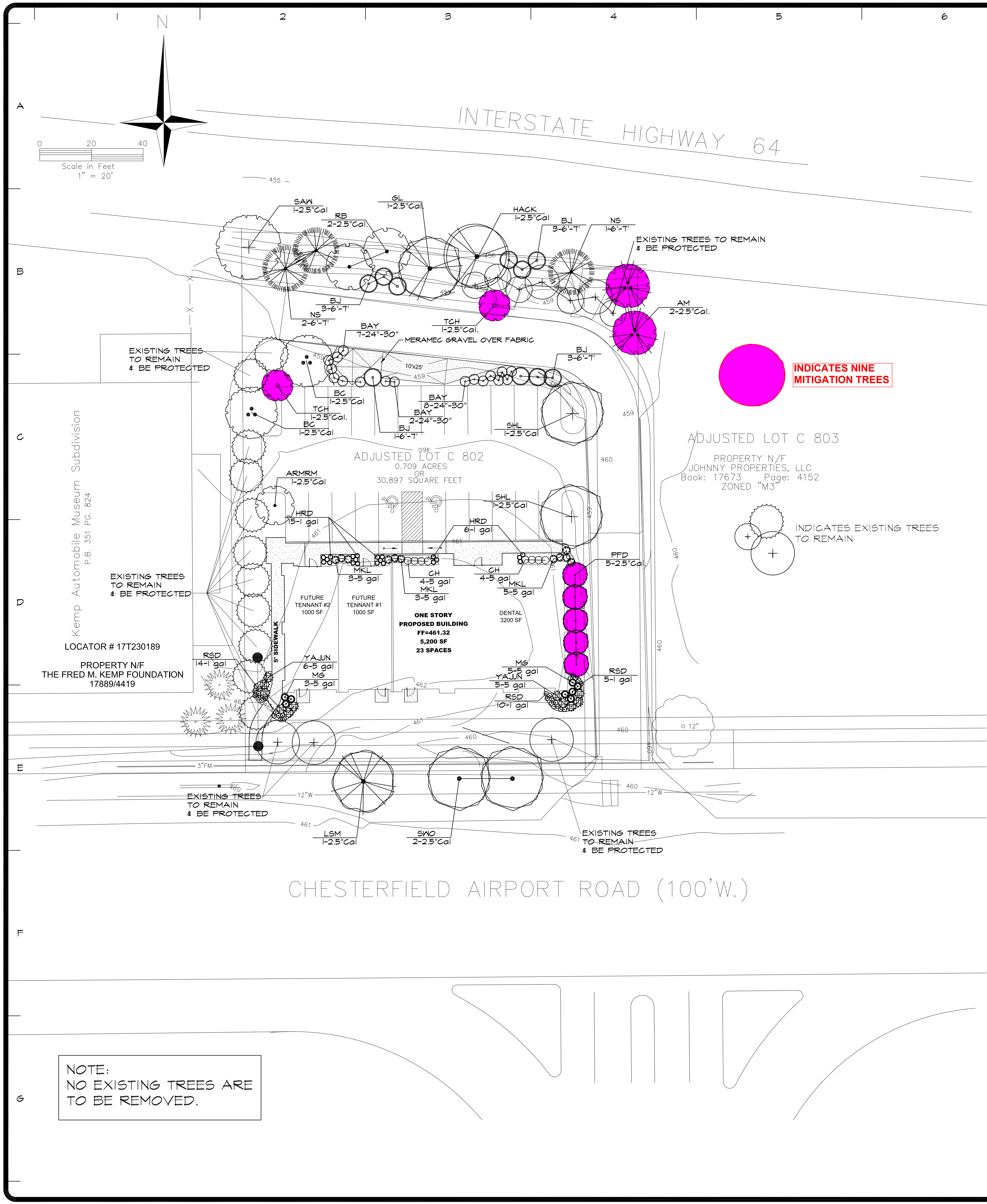
1-1

OF TWO SHEETS

STREET TREES: 1 per 50 LF FRONTAGE
 ● 153.03 LF FRONTAGE @ CHESTERFIELD AIRPORT ROAD, REQUIRING FOUR (4) TREES @ 2.5" CALIFER -- 6 PROVIDED (3 NEW, 3 EXIST.)
 ● 153.97 LF FRONTAGE @ I-64, REQUIRING FOUR (4) TREES @ 2.5" CALIFER -- 15 PROVIDED (8 NEW, 7 EXIST.)

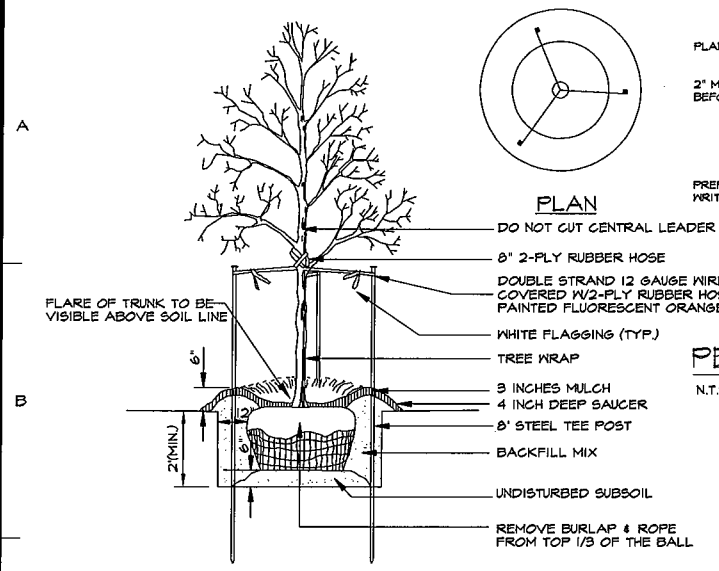
NOTES:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- 5.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- 6.) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 7.) The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- 8.) All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 9.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 10.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 11.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- 12.) Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- 13.) The minimum setback is 30'-0" from an existing or proposed right of way.
- 14.) One (1) tree is required for every fifty (50) lineal feet of street frontage.
- 15.) Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance:
 - A.) There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - B.) At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - C.) Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- 16.) Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- 17.) A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- 18.) If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- 19.) Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

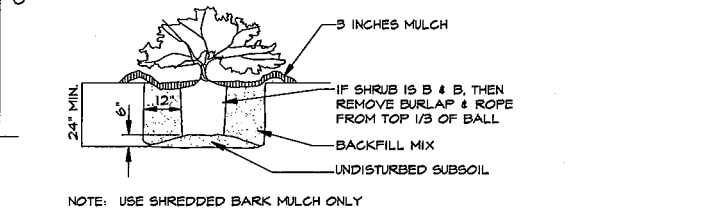


NOTE:
NO EXISTING TREES ARE TO BE REMOVED.

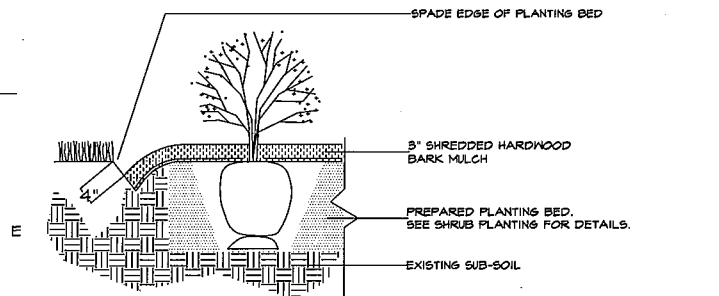
REVISIONS BY	
8/26/13	R/M
4/4/13	R/M
4/2/13	R/M
10/16/13	R/M
10/28/13	R/M



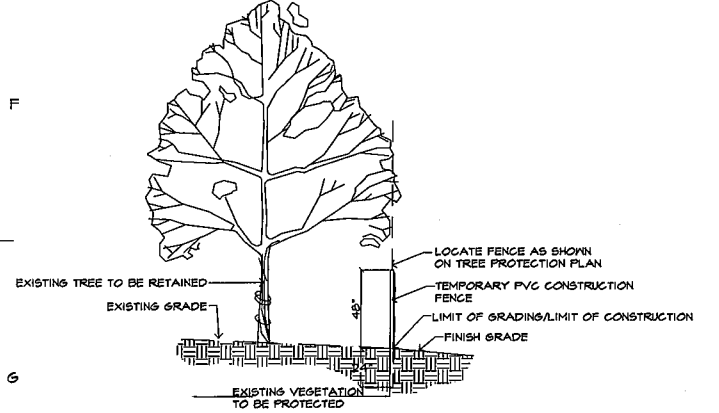
NOTE: USE SHREDDED BARK MULCH ONLY
DECIDUOUS TREE PLANTING
 N.T.S.



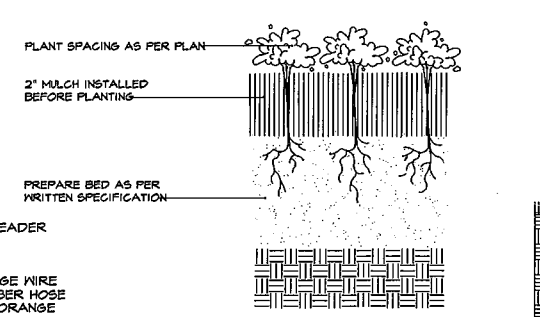
SHRUB PLANTING
 N.T.S.



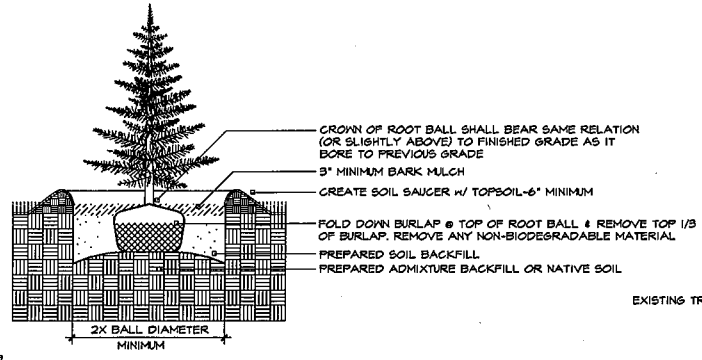
SPADE-CUT EDGE DETAIL
 N.T.S.



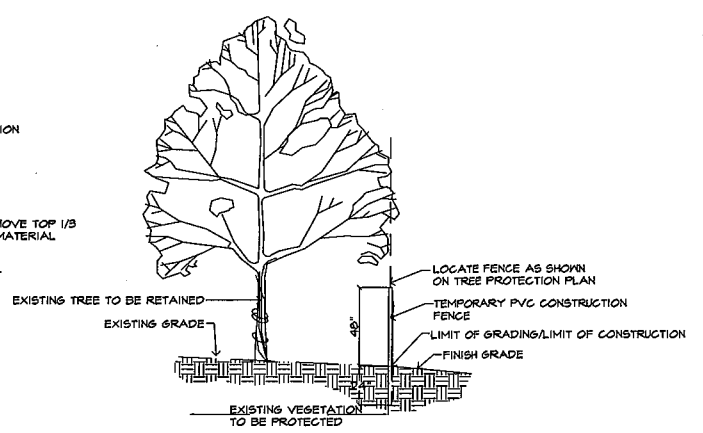
TREE PROTECTION DETAIL
 N.T.S.



PERENNIAL / ANNUAL PLANTING
 N.T.S.



EVERGREEN TREE PLANTING
 N.T.S.



TREE PROTECTION DETAIL
 N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ARMRM	1	Armstrong Red Maple / <i>Acer rubrum</i> 'Armstrong'	2.5"Cal
BC	2	Bald Cypress / <i>Taxodium distichum</i>	2.5"Cal
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5"Cal
GL	1	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5"Cal.
LSM	1	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5"Cal
SAW	1	Santooth Oak / <i>Quercus acutissima</i>	2.5"Cal
SNO	2	Swamp White Oak / <i>Quercus bicolor</i>	2.5"Cal
AM	2	'Flame' Amur Maple / <i>Acer ginnala</i> 'Flame'	2.5"Cal.
SHL	2	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5"Cal
EVERGREEN TREES			
BJ	10	Burki Juniper / <i>Juniperus virginiana</i> 'Burkii'	6'-7'
NS	3	Norway Spruce / <i>Picea abies</i>	6'-7'
FLOWERING TREES			
PFD	5	Pink Flowering Dogwood / <i>Cornus florida rubra</i>	2.5"Cal.
RB	2	Redbud / <i>Cercis canadensis</i>	2.5"Cal.
TCH	2	Thornless Cockspur Hawthorn / <i>Crataegus crusgalli</i> var. <i>inermis</i>	2.5"Cal.
SHRUBS			
CH	8	China Boy/Girl Holly / <i>Ilex meserveae</i> 'China Boy/Girl' TM	5 gal
YAJUN	11	Compact Youngstown Andorra Juniper / <i>Juniperus horizontalis</i> 'Youngstown'	5 gal
MKL	11	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	5 gal
BAY	17	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
ANNUALS/PERENNIALS			
HRD	21	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal
RSD	29	Red Stella Daylily / <i>Hemerocallis hybrid</i> 'Red Stella'	1 gal
GRASSES			
MG	8	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal

landscape TECHNOLOGIES

R. H. HARRIS
 MISSOURI LANDSCAPE ARCHITECT 63005
 61 Chesterfield, Missouri 63004
 P: 636.426.4993
 F: 636.426.4993
 10 Landscape Architectural Corporation #2000000912
 DATE: 10/28/13

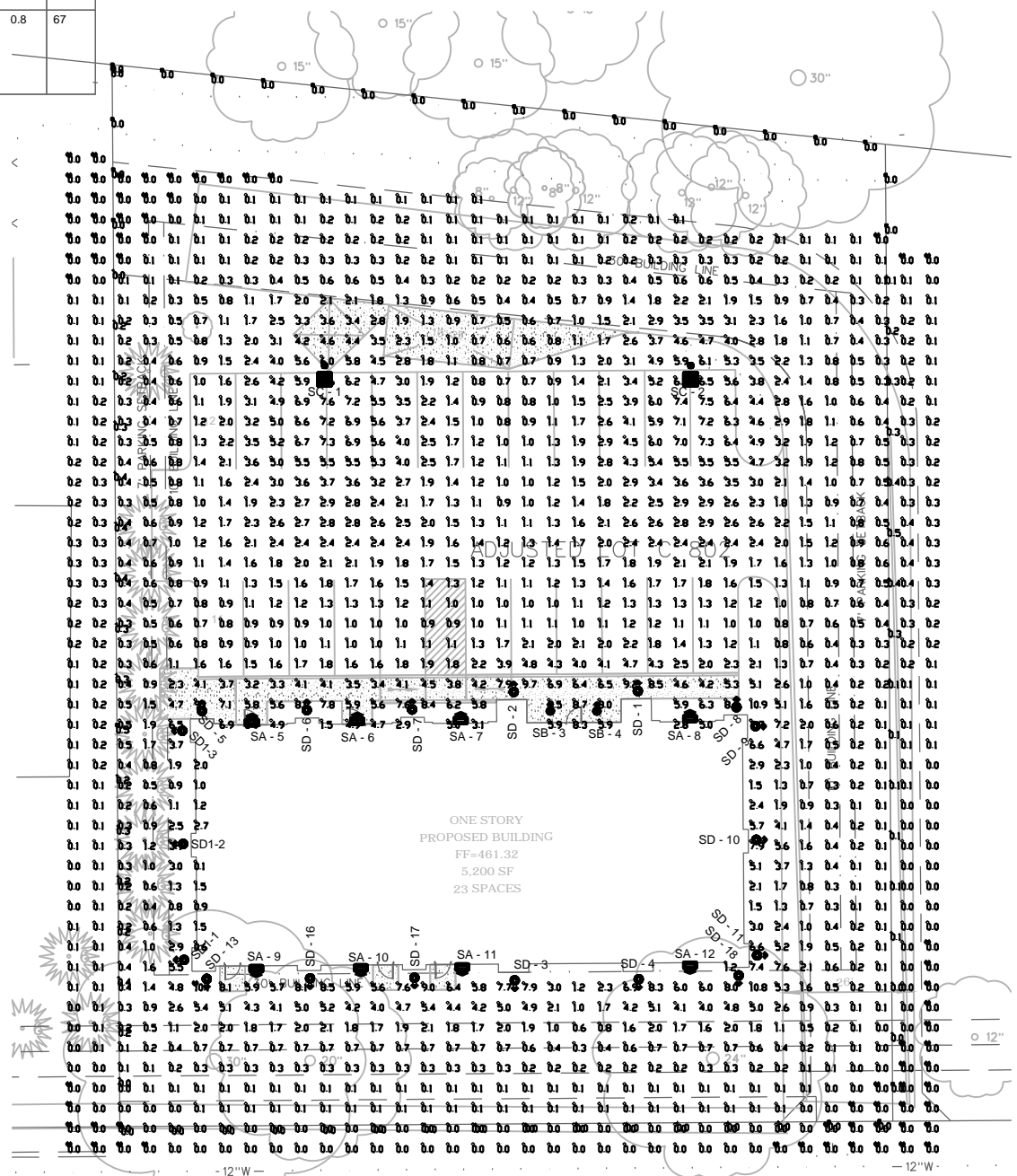
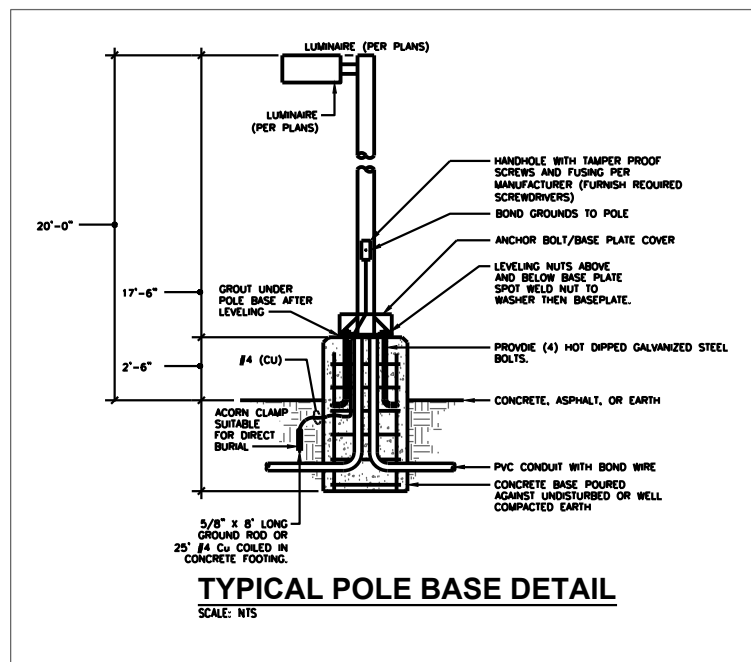
Planting Plan for the Proposed:
16889 Chesterfield Airport Road
 C Chesterfield, Missouri 63005

DRAWN: R. HARRIS
 CHECKED: R/H/13-JS
 DATE: 6/20/13
 SCALE: N.A.
 JOB NO: 2013-130
 SHEET
L-2
 OF TWO SHEETS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
◁	SA	8	Lithonia Lighting	WST 2/26DTT MD	ARCHITECTURAL SCONCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	TWO 26-WATT TWIN TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	2	WST_2_26DTT_MD.ies	1800	0.8	56
⊙	SB	2	Gotham Architectural Lighting	AF 2/26DTT 6AR	AF 6" APERTURE OPEN DOWNLIGHT 2/26DTT	TWO 26-WATT DOUBLE TWIN TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	2	AF_2_26DTT_6AR.ies	1825	0.8	62
■	SC	2	Lithonia Lighting	KAD 250M R4 (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R4_(PULSE_STA_R.ies	22500	0.8	288
○	SD	15	ARCHITECTURAL AREA LIGHTING	UCS-SKB-70MH-FCO-BLACK WITH FLAT GLASS LENS	UNIVERSE COLLECTION SMALL; ALUMINUM HOUSING AND COATED GLASS LENS STAINLESS STEEL HARDWARE, CAPTIVE FASTENERS ON RELAMP DOOR; SKIRTED BELL HOOD; FULL CUTOFF - W/ FLAT GLASS	ONE 70 WATT MEDIUM BASE CLEAR ED-17 MH LAMP LUMENS=5500	1	UCS-SKB-70MH-FCO.IES	5500	0.8	95
○	SD1	3	ARCHITECTURAL AREA LIGHTING	UCS-SKB-50MH-FCO-BLACK WITH FLAT GLASS LENS	UNIVERSE COLLECTION SMALL; ALUMINUM HOUSING AND COATED GLASS LENS STAINLESS STEEL HARDWARE, CAPTIVE FASTENERS ON RELAMP DOOR; SKIRTED BELL HOOD; FULL CUTOFF - W/ FLAT GLASS	ONE 50 WATT MEDIUM BASE CLEAR ED-17 MH LAMP LUMENS=3400	1	UCS-SKB-70MH-FCO.IES	3400	0.8	67

Luminaire Locations		
No.	Label	MOUNTING HEIGHT
5	SA	10.00
6	SA	10.00
7	SA	10.00
8	SA	10.00
9	SA	10.00
10	SA	10.00
11	SA	10.00
12	SA	10.00
3	SB	14.00
4	SB	14.00
1	SC	20.00
2	SC	20.00
1	SD	10.00
2	SD	10.00
3	SD	10.00
4	SD	10.00
5	SD	10.00
6	SD	10.00
7	SD	10.00
8	SD	10.00
9	SD	10.00
10	SD	10.00
11	SD1	10.00
1	SD1	10.00
2	SD1	10.00
3	SD1	10.00

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Property	◁	1.5 fc	10.9 fc	0.0 fc	N/A	N/A	0.1:1
Property Line	✕	0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0.2:1



PHOTOMETRIC PLAN
SCALE: 1" = 15'-0"

AKRIBIS
MECHANICAL • PLUMBING • ELECTRICAL
ENGINEERING, L.L.C.
1850 N. CENTRAL AVENUE, STE # 550, PHOENIX, ARIZONA 85004
P: (602) 393-0201 F: (602) 393-0202
DRAWN BY: SM CHECKED BY: SM JOB NUMBER: 13244

OFFICE
812

DRAWING ISSUANCE DATES
BID SET
FOR CONSTRUCTION -
DATE: REVISIONS:

LePIQUE & ORNE ARCHITECTS, INC.
ESTABLISHED 1916
701 N. FIFTH STREET
SAINT CHARLES, MO 63301
PHONE (636) 947-0099
FAX (636) 947-8700

MISSOURI STATE CERTIFICATE OF AUTH. # A-005500-3

DENNIS GRAY ORNE ARCHITECT
NO. A-004660

SHELDON R. MENNELLY
NUMBER PE-2012052346
EXPIRES 12/31/14

PROJECT NAME:
SHELL BUILDING W/DENTAL OFFICE IT
16889 Chesterfield Airport Road
Chesterfield, MO 63005

Covenant Group
17000 RED HILL AVE
IRVINE, CALIFORNIA 92614
714.938.8600 F: 714.938.3951
WWW.PACIFICRIVALSERVICES.COM

OWNER:

SHEET TITLE
PHOTOMETRIC PLAN

DRAWN BY: XX
1st SUB DATE: XX
2nd SUB DATE: -
START DATE: XXX
PROJECT NO. CHE_NO/#812
SHEET NO. **PH-1**

SD & SD1

UCS - Universe Small Housing Scale

INSTALLATION & MOUNTING
Pole mount: The fixture shall be welded to the arm assembly for both the wall and pole mounting models. The single fixture pole mounted arms PCVT and PSTS shall have an integral ballast compartment, and slip over a 3/775mm pole. The twin fixture pole mounted arms PCVT and PSTS shall have an integral ballast compartment, and slip over an open top, 4710mm pole. The top 6715mm of the pole top shall have a clear, unobstructed area for the ballast assembly.

Wall mount: The wall mounted ballast housing shall be welded together with the arm and fixture as a unitized assembly. A cast aluminum wall plate shall have the ballast assembly installed and prewired for easy installation. The fixture assembly shall slip over the wall plate and secure with three stainless steel set screws. The mounting system shall allow for horizontal adjustment to level the fixture independent of the mounting plate orientation.

Pendant mount SBE: The ballast is factory assembled and wired to the mounting plate. A 75/77mm hole is provided for wiring access to the J-box. Seal the back plate to the wall surface with an appropriate silicone caulk. Three .375/10mm holes on 120° centers, on a 57125mm circle are provided on the back plate for anchoring. Use appropriate stainless steel fasteners for anchoring.

FINISH
Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TBCO polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION
The fixture shall be listed with ETL and U.L. for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250.

WARRANTY
Universe LED, including housing, LEDs and electrical components, is warranted for five years, other fixtures are three years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

AAL reserves the right to change product specifications without notice.

UCS 70MH WATTAGE: 95 LUMEN OUTPUT: 3371 EFFICACY: 36.0

BI U3 G2
FORWARD LIGHT LUMEN
FL 30° 4.9% 276
FM 60° 12.9% 725
FH 90° 8.4% 489
BVH 90° 2.2% 124

BACK LIGHT
BL 30° 4.9% 276
BM 60° 12.9% 725
BH 80° 8.4% 489
BVH 90° 2.2% 124

UPLIGHT 94.6%
DOWNLIGHT 5.4%

20' MOUNTING HEIGHT

UCS12LED BW WATTAGE: 32 LUMEN OUTPUT: 1065 EFFICACY: 33.9

BI U2 G1
FORWARD LIGHT LUMEN
FL 30° 8.4% 91
FM 60° 23.4% 221
FH 90° 14.5% 157
BVH 90° 4.7% 51

BACK LIGHT
BL 30° 8.4% 91
BM 60° 23.4% 221
BH 80° 14.5% 157
BVH 90° 4.7% 51

UPLIGHT 95.7%
DOWNLIGHT 4.3%

20' MOUNTING HEIGHT

IES files can be found at www.aal.net

SD & SD1

UCS - Universe Small Housing Scale

RESET

- LED technology
- Modular system offers five luminous choices and five hood options for customization to complete site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer

NO LUMINUS RINGS/ELEMENT PROVIDED

1. LUMINAIRE 2. LUMINOUS HOOD 3. LAMP/BALLAST 4. COLOR 5. OPTIONS 6. OPTIONS (internal) 7. MOUNTING

1. LUMINAIRE
 UCS Universe small

2. LUMINOUS/HOOD
NO LUMINOUS & HOOD
ANGLED BELL FLARED STRAIGHT SKIRTED
 ANG BEL FLR STR SKB

LUMINOUS & HOOD
4. LUMINOUS SOLID VERTICAL LUMINOUS
WINDOWS RINGS RINGS RINGS

5. OPTIONS
 WND-ANG SR-ANG VSL-ANG LUM-ANG
 WND-BEL SR-BEL VSL-BEL LUM-BEL
 WND-FLR SR-FLR VSL-FLR LUM-FLR
 WND-STR SR-STR VSL-STR LUM-STR
 WND-SKB SR-SKB VSL-SKB LUM-SKB

6. OPTIONS - INTERNAL
 SLC (Internal sleeve to block light when not chosen)
 FCO (Full cutoff shield. Replaces luminous element)

7. MOUNTING - Must choose one
 WALL MOUNT (Integral ballast. Uses the mounting plate with a 3/775mm hole)
 WCV (Curved arm)
 WST (Straight arm)
 POLE MOUNT
Single arm, fits over a 3/775mm pole
 PCVS (Curved arm)
 PSTS (Straight arm)
Twin arms, fits over 4710mm pole. (The top 6715mm of the pole top shall have an open, clear unobstructed area for the ballast assembly)
 PCVT (Curved arm)
 PSTT (Straight arm)
Pendant Mount (48"/1220mm slim)
 PMS (Sealed fits over a standard octagonal J-box. Remote ballast required)
 SBE (Surface mounted ballast enclosure)
Visit www.aal.net for Arms, Poles & Accessories. Specification Guide

3. LAMP/BALLAST
LED (Warm white (3000K), Neutral white (4000K), Bright white (5000K), 32 watts, 120 thru 277 volt)
 12LED-WW 12LED-NW 12LED-BW
COMPACT FLUORESCENT (120 thru 277 volt ballast, -18°C min start temp. Specify wattage)
 CF (4 pin, 26, 32 or 42 watt lamp)
METAL HALIDE
Medium base, ED-17 lamp
 50HPS (120/277 volt ballast)
 70HPS (120/208/240/277 volt ballast)
All ballasts and LED drivers are factory wired for 277 volts, unless specified. Lamps not included (except for LED options). For pole mounted fixtures, the ballast is located in the arm.

4. COLOR
 ANTR (Anodized White)
 BLK (Black)
 MIB (Matte Black)
 DGN (Dark Green)
 DBZ (Dark Bronze)
 WRZ (Weathered Bronze)
 BRN (Metallic Bronze)
 VBL (Vivid Blue)
 CRT (Corten)
 MAL (Matte Aluminum)
 MDG (Medium Gray)
 ATG (Antique Green)
 LGY (Light Gray)
 RAL70SEMILUM (RAL70SEMILUM COLOR (Provide RAL))
 CUSTOM COLOR (Provide color chip for matching)

5. OPTIONS - HOOD
The standard copper arm stainless steel hoods are unfinished to develop a patina over time. All hoods have the under side finished in high reflectance white.
 COP (Copper) STS (Stainless steel)

TYPE _____
JOB _____
NOTES _____

SB

gotham

Luminaire Type: Catalog Number (Autosupplied):

Gotham Architectural Downlighting Compact Fluorescent Downlights

6" AF Open Reflector

Horizontal Lamp Double Twin-Tube

OPTICAL SYSTEM
Self-flanged, semi-specular, matte-diffuse, or specular reflector. Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 5,800,050). Minimum flange matches reflector finish.

MECHANICAL SYSTEM
16-gauge galvanized steel construction; maximum 2-1/4" ceiling thickness. Telescopic mounting base maximum of 32" and minimum of 15", pre-installed, 4" vertical adjustment. Toolless post-installation adjustments. Junction box capacity: 8 ft. 4-wire 12AWG rated for 90°C.

ELECTRICAL SYSTEM
Horizontally mounted, positive-leads, thermoplastic socket. Class P, thermally protected, high-power-factor electronic ballast mounted to the junction box. SIMPLY™ technology available.

LISTING
Fixtures are UL Listed for thru-branch wiring, non-IC recessed mounting and damp locations. Listed and labeled to comply with Canadian standards.

WARRANTY
1-year limited warranty. Complete warranty terms located at www.aal.net

EXAMPLE: AF 2/180T 8R MVOLT

Series	Wattage/Lamp	Aperture/Trim color	Finish	Lens type	Voltage	Ballast ¹
AF	1/130T	BAR Clear	(blank) Semi-specular	CGL Clear glass lens	MVOLT ² 120	(blank) Electronic ballast
	2/130T	WPC White	LD Matte-diffuse	CGL Clear glass lens	227	EC85 ³ Lutron® EcoSystem™ electronic dimming ballast. Minimum dimming level 5%
	1/150T	SWR Black		CGA Clear acrylic lens	347	ADZ ⁴ Advance Mark 10 th electronic dimming ballast. Minimum dimming level 5%
	2/180T	BRZ Black bronze		PCL F73 Tempered polycarbonate lens	427	ADZ ⁴ Advance Mark 10 th electronic dimming ballast. Minimum dimming level 5%
	1/260T	SWR White painted		PPC Prismatic polycarbonate lens	242	SP ⁵ SIMPLY™ system ballast. Minimum dimming level 15%
	2/260T	SWR White painted				

LITHONIA LIGHTING

Decorative Wall-Mounted Lighting

WST

FEATURES & SPECIFICATIONS

INTENDED USE
For building- and wall-mounted applications.

CONSTRUCTION
Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

FINISH
Standard finish is new textured dark bronze (DBBT) corrosion-resistant polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM
Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

ELECTRICAL SYSTEM
Fluorescent ballast is Class P, electronic, high power factor, <10%THD, with starting temperature of 0°F (-18°C). Fluorescent socket is high temperature thermoplastic with an integral lamp retention clip.

INSTALLATION
Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTING
UL Listed (standard), CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 Rated.

ORDERING INFORMATION
Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **WST 42TRT MD 120 LPI DNAT**

Series	Wattage/Source	Distribution	Voltage	Options
WST	Compact Fluorescent	MD Medium throw	120 208 ¹ 240 ¹ 277 347 MVOLT ²	Shipped installed in fixture GMF Internal slow-blow fusing ³ EC Emergency circuit (25W max 120V, incandescent lamp included) DC12 Emergency circuit 12 volt (35W lamp included std.) 2DC12 Emergency circuit 12 volt (2, 35W lamps included) DC2012 Emergency circuit 12 volt (20W lamp included) 2DC2012 Emergency circuit 12 volt (2, 20W lamps included) ELDW Emergency battery pack (32" min. operating temp.) ³ ELDW Emergency battery pack (0" min. operating temp.) ³ ELDW Fixture wired for Bodine® B30 remote battery pack (32" min. operating temp.) ³ ELDW Fixture wired for PS1400 or
	260T			Shipped separately WSBBW Surface-mounted back box UT5 Uplight 5 degrees WSTWG Wire guard ⁴ WSTVG Vandal guard ⁴ Architectural colors⁵ Standard textured colors DBBT Dark bronze (std.) DSST Sandstone DNAT Natural aluminum DWHR White DBLB Black Optional textured colors DBNH Bronze DSPD Dark gray DSPJ Light gray DSPE Green DSPG Dark red

AKRIBIS ENGINEERING, L.L.C.
1850 N. CENTRAL AVENUE, STE # 550, PHOENIX, ARIZONA 85004
P: (602) 393-0201 F: (602) 393-0202
DRAWN BY: SM CHECKED BY: SM JOB NUMBER: 13244

LITHONIA LIGHTING

SC

FEATURES & SPECIFICATIONS

INTENDED USE - Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION - Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone. Finish: Standard finish is dark bronze (DOB) polyester powder finish, with other architectural colors available.

OPTICS - Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and RSS (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL - Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. SCWV not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150W. Mogul base socket for 175W and above, and 70-400W, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600W.

LISTINGS - UL Listed (standard), CSA Certified (see Options), UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY - 1-year limited warranty. Complete warranty terms located at www.aal.net

Note: Specifications subject to change without notice.

ORDERING INFORMATION For shortest lead times, configure product using bolded options. Example: **KAD 400M R3 TB SCWA SPD04 LPI**

Series	Wattage	Distribution	Voltage	Ballast	Mounting ¹	
LED	Metal halide 70M ¹ 320M ¹ 100M ¹ 320M ¹ 150M 350M ¹ 175M ¹ 400M ¹ 200M ¹	Ceramic metal halide 70MHC ² 100MHC ² 150MHC ² 250S 400S	Standard reflectors R2 IES type II asymmetric ³ R3 IES type III asymmetric ³ R4 IES type IV forward throw³ RSS IES type V square	120 208 ¹ 240 ¹ 277 347 480 ¹ TB ⁴ 23050HZ ²	(blank) Magnetic ballast CWI Contant wattage isolated ⁵ Pulse Start⁶ SCWA Super CWA pulse-start ballast NOTE: For shipments to US territories, SCWA must be specified to comply with EISA.	Ships in fixture carton SPD Square pole RPD Round pole WBD Wall bracket WWD Wood or pole wall Ships separately ^{6,7,8} DAD12P Degree arm (pole) DAD12WB Degree arm (wall) WBA Decorative wall bracket ⁹ KMA Mast arm external fitter KIMB Twin mounting bar

KAD Soft Square Lighting
METAL HALIDE: 70-400W
HIGH PRESSURE SODIUM: 70-400W
20 TO 35' MOUNTING

Specifications
EPA: 1.2 ft.
*Weight: 35.9 lbs (16.28 kg)
Length: 17-1/2" (44.5)
Width: 17-1/2" (44.5)
Depth: 7-1/8" (18.1)
All dimensions are inches (centimeters) unless otherwise specified.
*Weight as configured in example below.

OFFICE
812

DRAWING ISSUANCE DATES
BID SET
FOR CONSTRUCTION -
DATE: _____ REVISIONS: _____

LePIQUE & ORNE ARCHITECTS, INC.

ESTABLISHED 1916

701 N. FIFTH STREET
SAINT CHARLES, MO 63301
PHONE: (636) 947-0099
FAX: (636) 947-8700

MISSOURI STATE CERTIFICATE OF AUTH. #
A-000509-D

DENNIS GRAY ORNE ARCHITECT
MO# A-004660

SHELDON R. MCNEILY
NUMBER
FE-2012052346
Nov. 08, 2013
Exp. 12/31/14

PROJECT NAME:
SHELL BUILDING
W/DENTAL OFFICE IT

16889 Chesterfield Airport Road
Chesterfield, MO 63005

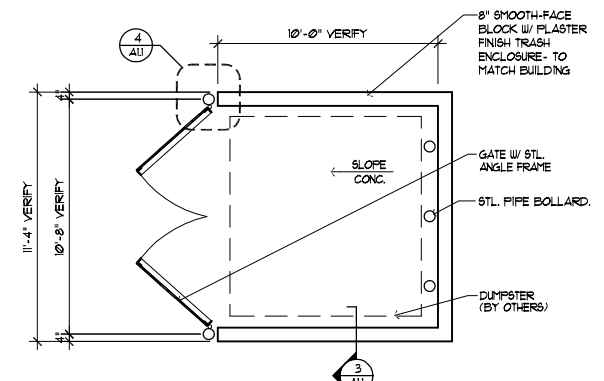
OWNER:
Covenant Group

17000 RED HILL AVE
IRVINE, CALIFORNIA 92614
714.398.2600 • FAX 714.398.3951
WWW.AKCRIBISENGINEERING.COM

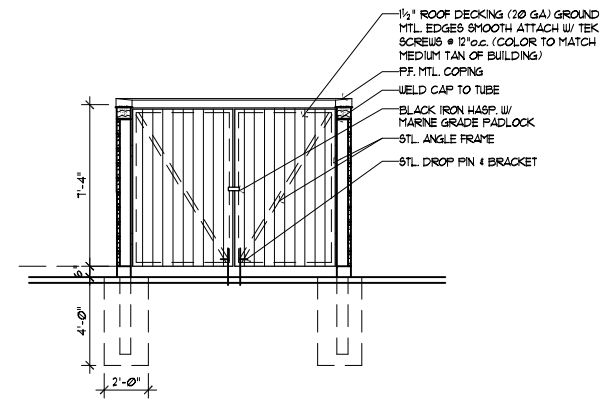
SHEET TITLE
PHOTOMETRIC
PLAN DETAILS

DRAWN BY: _____ XX
1st SUB DATE: _____ XX
2nd SUB DATE: _____ -
START DATE: _____ XXX

PROJECT NO. _____ CHE_NO/#812
SHEET NO.
PH-2



1 DUMPSTER ENCLOSURE PLAN
 ALL | ALL SCALE: 1/4" = 1'-0"
 SEE CIVIL DINGS FOR LOCATION



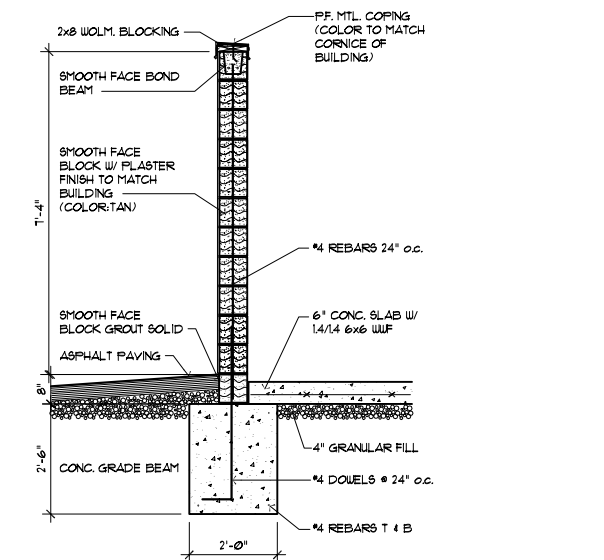
2 DUMPSTER ENCLOSURE ELEVATION
 ALL | ALL SCALE: 1/4" = 1'-0"

COLORS FOR TRASH ENCLOSURE

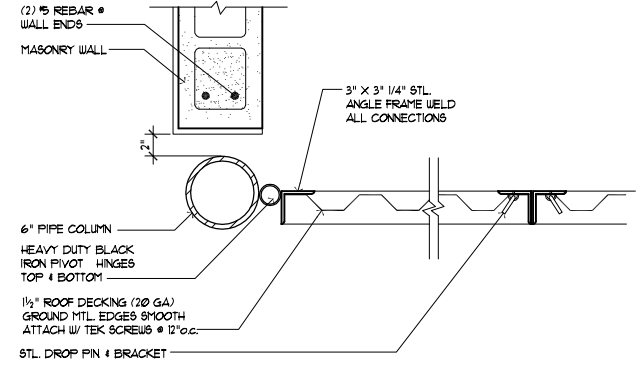
COPING TO BE CHARCOAL COLOR TO MATCH CORNICE OF BUILDING

PLASTER FINISH TO BE TAN COLOR TO MATCH FIELD COLOR OF BUILDING


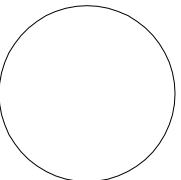

GATES TO BE MEDIUM TAN COLOR TO MATCH ACCENT COLOR AT BELOW THE WINDOWS



3 TRASH ENCLOSURE SECTION
 ALL | ALL SCALE: 1/2" = 1'-0"



4 GATE DETAIL
 ALL | ALL SCALE: 1/2" = 1'-0"

<p>THESE, BEST, PRACTICES AND INDUSTRY STANDARDS ARE NOT INTENDED TO BE USED AS A BASIS FOR LIABILITY. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.</p>	
<p>OFFICE 812</p>	
<p>DRAWING ISSUANCE DATES</p> <p>BID SET</p> <p>FOR CONSTRUCTION -</p>	
DATE:	REVISIONS:
	
<p>LePIQUE & ORNE ARCHITECTS, INC ESTABLISHED 1916</p> <p>701 N. FIFTH STREET SAINT CHARLES, MO 63301 PHONE (636) 947-0099 FAX (636) 947-8700</p>	
<p>MISSOURI STATE CERTIFICATE OF AUTH. # A-000508-D</p> <p>DENNIS GRAY ORNE ARCHITECT MO# A-004659</p>	
	
<p>PROJECT NAME: SHELL BUILDING W/DENTAL OFFICE TI</p> <p>16889 Chesterfield Airport Road Chesterfield, MO 63005</p>	
<p>Covenant Group</p> <p>7000 RED HILL AVE ST. LOUIS, MO 63114 714.516.3600 FAX 714.588.3951 WWW.PACTFDENTALSERVICES.COM</p>	
<p>OWNER: </p>	
<p>SHEET TITLE TITLE LINE #1 TITLE LINE #2</p>	
DRAWN BY:	XX
1st SUB DATE:	XX
2nd SUB DATE:	-
START DATE:	XXX
PROJECT NO.	CHE_MO/#812
<p>SHEET NO. X-X</p>	