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Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 14, 2019

From: Mike Knight, Assistant City Planner *mk*

Location: A 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

Description: **Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.5 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

PROPOSAL SUMMARY

This request is to allow for a development of a 128 room hotel including a 6,720 square foot conference center inside one 81,254 square foot building. The proposed building has a maximum height of 71' and contains all surface parking. The building will be located in what is known as Lot B of "Category C" in Downtown Chesterfield. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3023. This project shares a primary access point with Lot A of Category C which is currently under construction for a 326,000 square foot mixed use building containing residential, commercial, and a restaurant. The materials of the proposed hotel are similar to the mixed use building of Lot A ranging from thin brick, EIFS, cultured stone, architectural metal panels, and aluminum storefront and glass.

HISTORY OF SUBJECT SITE

On March 19th, 2008 the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of 99 acres of multiple zoning districts into one 99 acre "PC & R" Planned Commercial & Residence District known as Downtown Chesterfield.

The PC&R district defined specific development criteria into three specific categories. The three categories were labeled in Ordinance 2449 as Category A, Category B, and Category C. They were

also defined by location, having specific category standards, and with a specific streetscape. **This Site Development Section Plan is 3.5 acres of the 22 acres that make up Category C, which is one of three categories that make up the 99 acres known as Downtown Chesterfield.** This section of land will continue to be referenced throughout the report.



Figure 1: Aerial Image of Subject Site

STAFF ANALYSIS

The subject site is located north of Wild Horse Creek Road (WHCR), east of its intersection with Old Chesterfield Road (OCR) and west of the intersection with Chesterfield Parkway. The subject site is located directly south of Interstate 64. Given that WHCR and I-64 are both classified as major arterials in accordance to the City's functional classification system, and Chesterfield Parkway and OCR are classified as minor arterials, all facades will be highly visible to a large number of users. The area is designated Urban Core within the City of Chesterfield Comprehensive Land Use Plan and this development would be 3.5 acres of the 99 acre PC&R zoning district known as Downtown Chesterfield.

Zoning District:

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate. By definition, "downtown development" is mixed use, and usually follows one of two patterns (or an adaptation of both). First, as a vertical mix on a given parcel, land uses change from floor to floor within the same building. Typically, this pattern is residential above commercial (retail,

professional services or office). The second pattern occurs when buildings or spaces of a single use are combined with those of other single uses. Examples are a street of residential buildings with commercial buildings occupying the corners or a commercial Main Street combined with residential side streets.

Land Use Designation:

The proposed development is located in the Urban Core within the City’s Comprehensive Land Use Plan. Plan policies are the guiding principles for the Comprehensive Plan. These policies create the framework for decision-making related to future land use and development. Below are the plan policies that are relevant to this project given the location within the City’s Urban Core.

Policy 1.8 Urban Core – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

Policy 3.6.4 City Center - The development of a “City Center” within the Urban Core will create a community hub for public use, arts, with open-air restaurants, walkable shops, cultural and entertainment venues, and public gathering “places”. Particular attention should be on providing first-floor pedestrian activities and architectural design.

Policy 7.2.10 Multi-modal Transportation Choices – Sites in the Urban Core should be designed for all types of transportation choices including pedestrian, bicycle, mass transit, and vehicular. Sites should be designed to provide for pedestrian, bicycle, mass transit, and vehicular inter-connectivity to adjacent sites.

General Requirements for Site Design:

This request is for one building containing both hotel rooms and conference area on a highly visible 3.5 acre site. The site shares the same primary access point off of WHCR with Downtown Chesterfield Category C Lot A. This access is defined by a round-about feature connecting the two sites both for vehicles and pedestrians. Lot A consists of a mixed-use building containing residential units, community retail, and a two story restaurant.

A. Site Relationships

The UDC outlines specific desirable and undesirable practices within site relationships. Table 1 outlines desirable site practices within the UDC and how this SDSP relates to them.

Desirable Practices	Site Development Section Plan
Provide safe pedestrian movement between elements.	A network of sidewalks exist throughout the site including around the building, along the frontage, and around the round-about between Lots
Provide public plazas, courtyards, assembly areas, etc.	A patio is shown in the southeastern corner across from the Lot A patio.
Incorporate scenic views, fountains, public art, etc.	Public art is depicted within the roundabout.

Table 1: Desirable Practices

Figure 2 is a color Site Development Section Plan for the proposed development outlined in red. For reference, a color Site Development Section Plan for Lot A is also included within the figure as they are connected through the central internal drive off of Wild Horse Creek Road and face each other creating the effect of a streetscape. Lots A and B of Category C combined will be an area where people live, work, shop, dine, visit, and learn in Chesterfield.

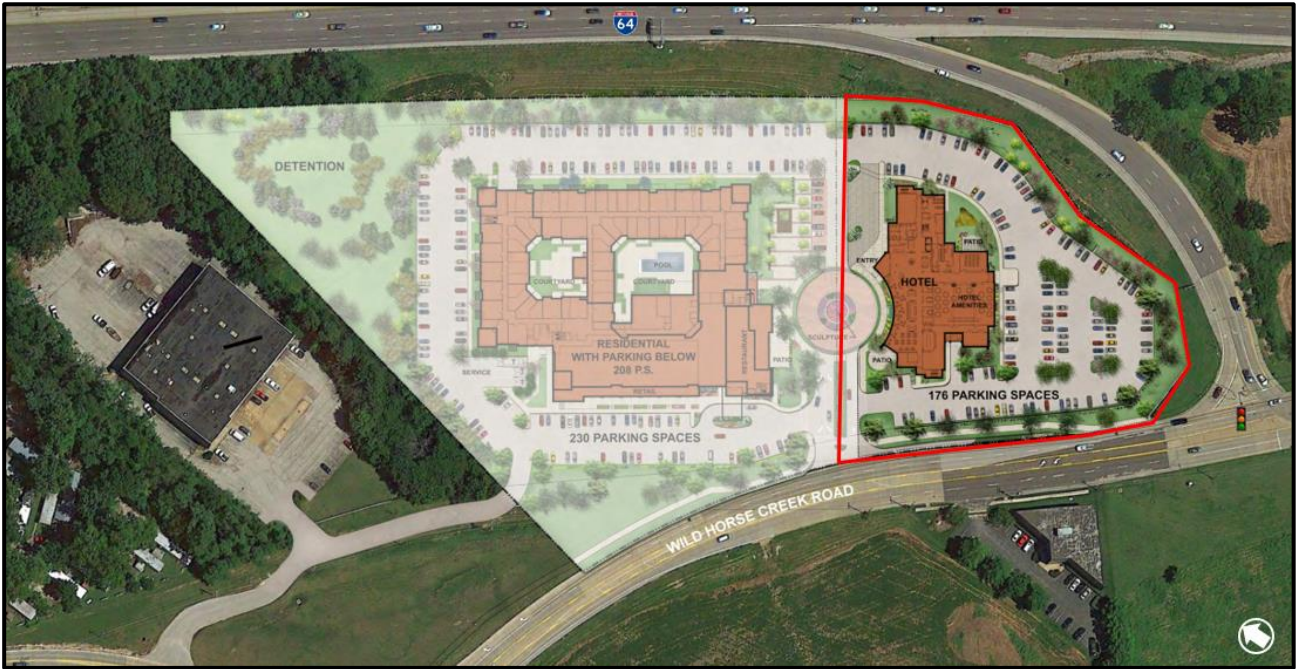


Figure 2: Color Site Plan

B. Circulation System and Access

The subject site will be served primarily by one entrance from WHCR, with a dedicated westbound right turn lane into the site. There is a planned private drive that is to be extended from the southwestern corner of Lot A and connect to OCR. Vehicular traffic circulation can be seen around the entire building with the hotel’s drop-off area accessed from the round-about in the front of the building.

Pedestrian circulation can be seen completely circumnavigating the building, along the frontage of Wild Horse Creek Road, and around the internal round-about. As development occurs along the frontage of Wild Horse Creek Road, the pedestrian infrastructure will continue to be required promoting a walkable downtown expressed in the zoning requirements and Urban Core Land Use Plan policies.

Parking areas are distributed throughout the site with a drop-off area in front of the building and parking to the sides and rear. There are 145 required parking spaces for this site and the applicant has provided 176. Although the site meets all requirements, it is worth noting that the governing ordinance dictates that required parking is calculated globally throughout Category C (22 acres) and not calculated on an individual lot basis.

C. Topography and Retaining Walls

The existing topography slopes from a southern high point down approximately 23 feet to the north on the buildable area of the site. The site will have an integral color “Ebony” modular retaining wall at the southern premiter of the parking area along WHCR. The parking area elevation will be on the low side of the modular retaining wall. The length of the retaining wall will be approximately 310 feet long with a maximum height of approximately 5’6”. A visual of a modular retaining wall and the color chosen has been provided within the ARB packet.

General Requirements for Building Design:

This request is to allow for a development of a 128 room hotel with a 6,720 square foot conference center. The proposed building is roughly 71’ in height for the hotel and 22’ in height for the conference area. The front of the hotel faces west and the front of the conference area faces east.

D. Scale, Design, Materials, and Color

The proposed building will be the second building specifically created for Downtown Chesterfield. The first is the aforementioned Lot A that shares the internal drive. The design standards for this building are elevated due to the proximity within the Urban Core, but also in creating a Downtown Chesterfield. These buildings will help set the standard that would apply to the rest of the 99 acres that make up Downtown Chesterfield in which future developments will have to maintain cohesion and uniformity throughout the district.

The site is located between I-64 and WHCR which provides for highly visible elevations. The building design and finishes are coordinated and consistent on all building facades. The project has a unique character without a strong corporate identity. The curved form of the west side of the first floor mimics the same curvature of the internal round-about. An exterior patio space is located in the southwest corner of the site adjacent to the entry off of WHCR and in the rear northeastern area of the site neighboring the conference center.

Warm earth tone finishes are used through the exterior design that are neutral in nature. The building materials are consistent with the mixed-use project on the adjacent site. The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront and clear low-e glass. The color elevations for every view point are attached within the packet submittal which call out all materials and building heights.

E. Landscape Design and Screening

Landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building’s base where it meets the site. All site landscaping requirements will be required to be met including a 30’ landscape buffer along the major arterial I-64 and street trees along WHCR. The Landscape Plan is still under review within the Site Development Section Plan review process.

All mechanical units will be located on the roof and screened by the parapets. The applicant has provided a screening exhibit in the ARB submittal to show the mechanical unit and parapet details and ensure the proper screening. There is one trash area on the site facing south and is fully screened by an overhead door with color to match the brick.

F. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. All non-fully shielded flat-lensed fixtures require approval by the City of Chesterfield Planning Commission. The UDC dictates that all facades of buildings facing I-64 should utilize accent lighting, as opposed to floodlighting. One of the fixtures submitted in this request is a flood-light. Exhibits provided in the ARB packet depict that no lighting trespass the building form or shine above the building roofline.

G. Rendering

Below in Figures 3 and 4 are renderings of two prominent viewpoints that can be seen looking northeast on WHCR and southeast along I-64.



Figure 3: Rendering (Northeast on WHCR)



Figure 4: Rendering (Southeast on I-64)

H. Modification

The applicant is seeking a modification from the category standards “Highway Frontage Outlots” set forth in the governing ordinance similar to the approved adjacent Lot A . Figure 5 depicts the streetscape in which the applicant is seeking a modification from.

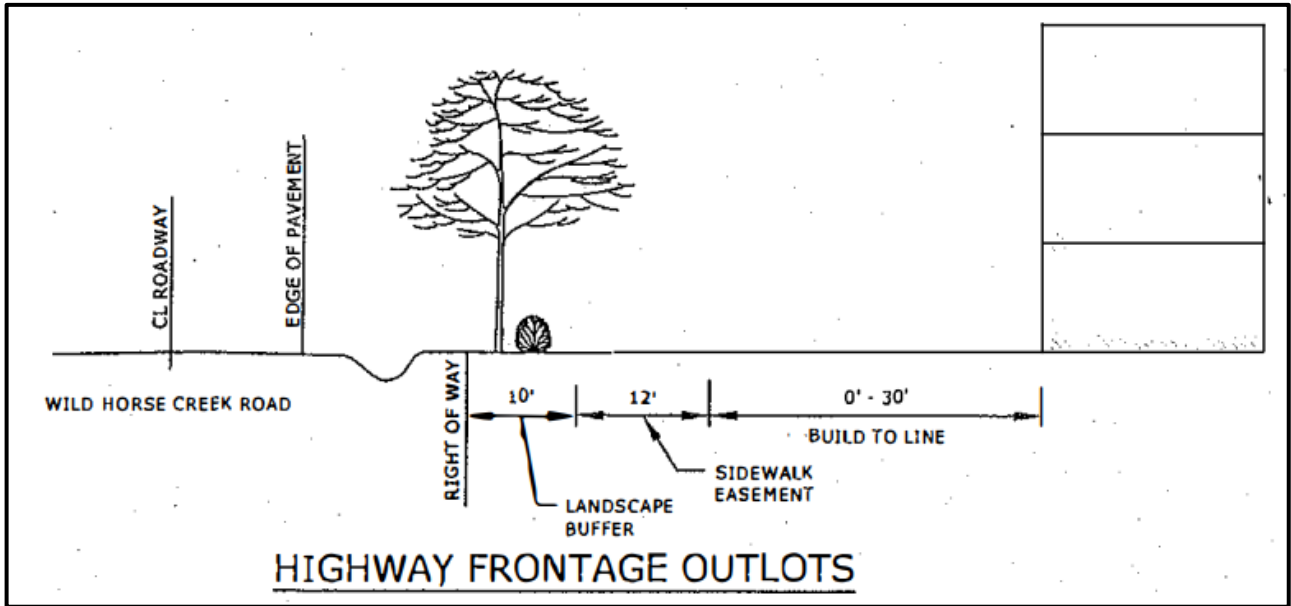


Figure 5: Exhibit 1 from Governing Ordinance

The applicant has provided a modification request stating the intent of the request is to achieve the goals and objectives of the PC&R district. This site focuses on the center of the proposed development with a plaza, roundabout, public art, sidewalks and park benches. The proposed buildings will surround the plaza and bring a “Downtown” feel to the area and further the intent of the PC&R. The applicant is requesting a modification to essentially build the streetscape off of the internal drive vs. WHCR as depicted on the Exhibit in Figure 5.

Staff acknowledges and is supportive of the center drive aisle dictating an urban “Downtown” streetscape vs. the major arterial of WHCR. Staff encourages the maximum interaction with the street and the building’s urban form as dictated in the streetscape identified in the governing ordinance exhibit. As proposed, the parking along the center drive aisle deviates from the required streetscape, but is consistent with the same modification approved for Lot A.

The Architectural Review Board’s recommendation on the requested modifications will be provided to the Planning Commission.

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission. Staff requests review and recommendation on this submittal for Downtown Chesterfield Category C, Lot B (AC Hotel) 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 Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP, as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Downtown Chesterfield Category C, Lot B (AC Hotel) SDSP, with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



October 29, 2019

Mr. Mike Knight
City Planner
City of Chesterfield

Re: AC Hotel
TR,i Project #: 18-123
ARCHITECT'S STATEMENT OF DESIGN

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is our Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

1. Site relationships: The proposed hotel development is located between Interstate 64 and Wild Horse Creek Road adjacent to the East bound I-64 off ramp. The only parcel with direct connection to the site is an existing warehouse development to the west. There are two vehicular access points to the site. The primary vehicular access is via full service curb cut on Wild Horse Creek Road. A secondary access is provided via the adjacent Wildhorse mixed-use development and extending west through the existing warehouse site to connect the entire development to Old Chesterfield Road. The Wildhorse mixed-use development is depicted on the west side of the site plan to demonstrate the over-all site development concept. The proposed buildings are organized on the site to define an outdoor space. Public art will anchor the center of the outdoor space along with a roundabout, which will serve to calm vehicular speed and provide for distribution of traffic within the development. In the center of the proposed development would be a plaza, comprised of a round-a-bout, public art, sidewalks, and park benches. This would be the focal point as one enters the development. All vehicles entering the development would navigate through the round-a-bout, similar to Carondelet Plaza in Clayton, Missouri. The proposed buildings will surround the plaza and bring a "downtown" feel to the area and further the intent of the PC&R by promoting efficient and effective pedestrian and vehicle circulation. Parking for the hotel development will be surface parking located around the perimeter of the building. The hotel's drop-off area is accessed from the round-a-bout.
2. Circulation system and access: The site organization emphasizes pedestrian connectivity of uses. Pedestrian access to the site is provide via a sidewalk running the length of the property

along Wild Horse Creek Road. The development plan includes separation between vehicular circulation and pedestrian circulation with a network of public sidewalks within the development. The comprehensive pedestrian circulation system connects street to building, parking areas to building and building use to building use. Parking areas are distributed throughout the site to minimize impact with majority of the parking on the east side of the building. Landscaping is used along both the internal and external network of sidewalks to add interest to the pedestrian experience. The design incorporates extensive landscaping along the interstate and Wild Horse Creek Road, which can be extended to adjacent properties as they are developed/re-developed, thus providing site connectivity and continuity.

3. Topography: The existing topography slopes from a southern high point down approximately 23 feet to the north on the buildable area of the site. Modification to the grade is being proposed with and without the use of site retaining walls. Other slope modifications provide for handicapped pedestrian accessibility throughout the improved areas of the site. Extensive landscaping is used for screening, buffering, and enhancement to the site.
4. Retaining walls: The site will have an integral color modular retaining wall at the southern perimeter of the parking area along Wild Horse Creek Road. The parking area elevation will be on the low side of the modular retaining wall. The length of the modular retaining wall will be approximately 310 feet long with a maximum height of approximately 5'-6".

General requirements for building design:

1. Scale: There are currently no existing adjacent projects that set a precedent for development consistent with the City of Chesterfield's design standards. The site is located between Interstate 64 and Wild Horse Creek Road. The façade facing Wild Horse Creek Road utilizes a variety of building form, height and materials to create a dynamic and engaging expression to the public. The I-64 frontage maintains a similar level of animation and use of quality building materials making that facade commensurate with neighboring highway developments.
2. Design: The building design and finishes are coordinated on all sides of the building. The project has a unique character without the influence of corporate identity. The site configuration reinforces the entry street and roundabout. The curved form of the west side of the first floor engages the roundabout, establishing a strong site and building connection. An emphasis has been placed on the pedestrian experience. Tall street level glass provides a visual connection from the exterior into the lobby, bar and dining areas of the hotel. An exterior patio space is located adjacent to the entry street and roundabout further reinforcing the connection of the interior and exterior environment. The building materials are consistent with the adjacent Wildhorse mixed-use project currently under construction, which establishes a relationship between the buildings without diminishing their individual identities. Massing and material transitions along with a variety of window sizes and spacing create texture and pattern on the upper floor facade.
3. Materials and Colors: Warm earth tone finishes are used throughout the exterior design that are neutral and compatible with many other palettes. The materials include thin-brick, cultured stone, architectural metal panel, aluminum storefront, clear low-e glass.

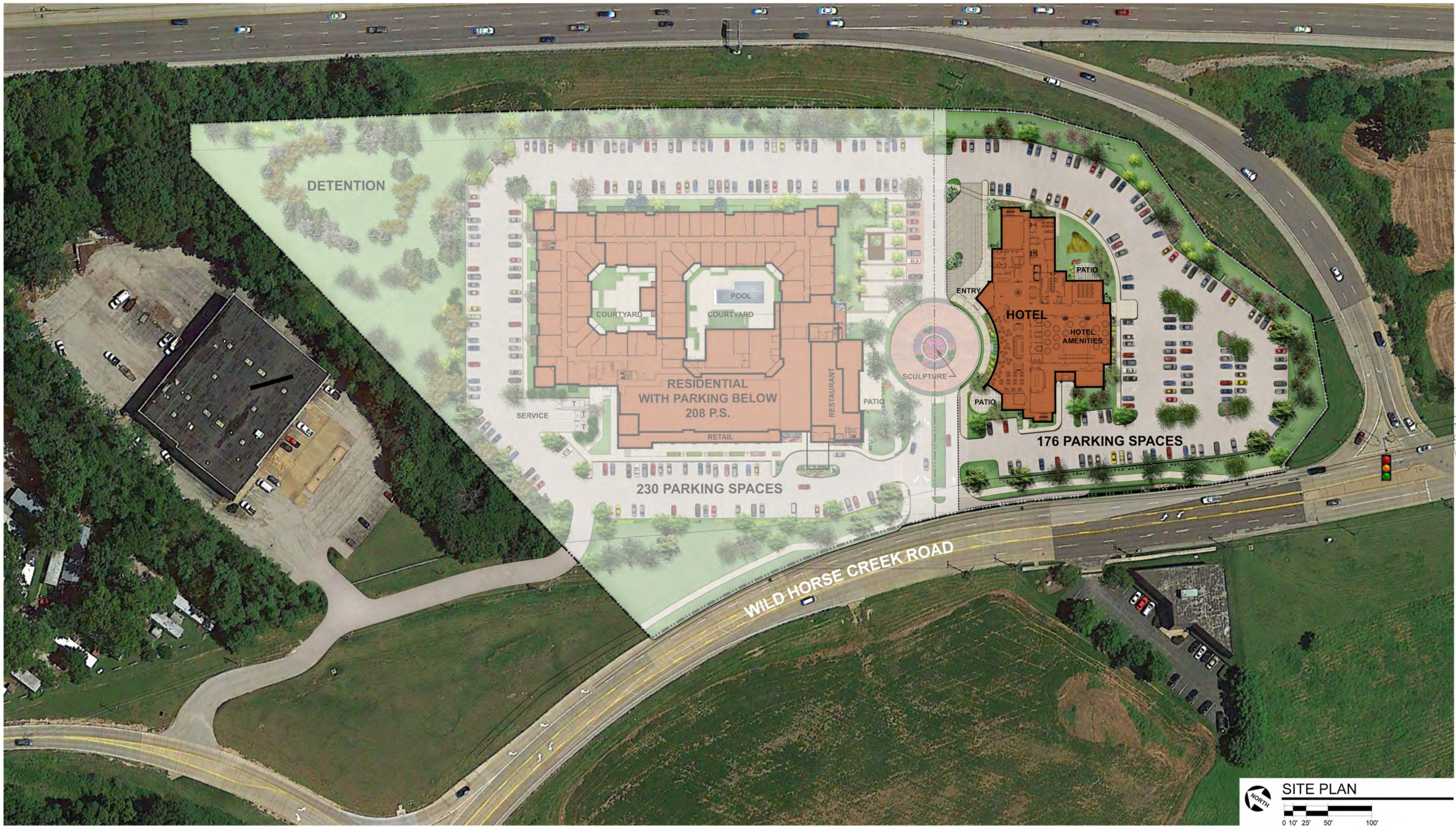
4. Landscape design and screening: Landscaping is used along the street to create connectivity to adjacent sites. Within the site landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building's base where it meets the site.
5. Signage: It is understood that signage is reviewed separately. Signage types intended for the development include wall signs and freestanding monument signs. Signage will be required to comply with the following construction practices:
 - a. No exposed conduit, tubing crossovers, or wiring raceways will be permitted unless they are intended to further enhance a unique theme of that establishment.
 - b. All conductors, transformers, interior light sources and other equipment must be concealed.
 - c. All signs, bolts, fastenings, and clips shall be non-corrosive materials.
 - d. No sign company's labels or identification will be permitted on the exposed surface of signs, except those required by local ordinances which shall be in an inconspicuous location.
 - e. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from the background. Angle clips attached to letter sides will not be permitted.
 - f. An attempt must be made to keep electric and mounting holes within mortar joints of masonry fascia.
6. Lighting: All exterior lighting, including building accent up-lighting, will be fully cut-off and will adhere to Chesterfields UDC. No building accent up-lighting will shine above the building roofline (see attached exhibits). All exterior lighting will be 'white' in color, consistent with the development. Cut sheets of the lighting are included for review, they complement the buildings style.
7. Mechanical Unit Screening: All mechanical units will be screened by the building parapets or separate screening of complementary building materials. The screening heights have taken into account that the existing grade at the intersection of WHCR & I-64 ramp, which is located in the southeast corner of the development, is at approximately the same elevation as the height of the parapet of the 1-story conference center area on the east side of the building.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Tate". The signature is fluid and cursive, with a large loop at the beginning.

Daniel Tate
Senior Design Architect



SITE PLAN

NORTH

0 10' 25' 50' 100'

AC HOTEL

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 9812 Manchester Road
 St. Louis, Missouri 63119
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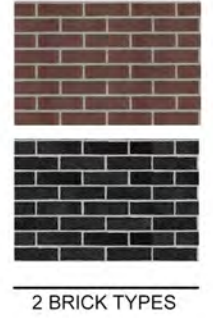
CHESTERFIELD,
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EAST ELEVATION



CODE	MATERIAL
AS-1	Aluminum Siding - Longboard Color: Light Cherry
BR-1	Thin Brick - Endicott Clay Products Co. Color: Manganese Ironspot Velour - Modular
BR-2	Thin Brick - Sioux City Brick Color: Cordovan Smooth - Modular or approved equal
CS-1	Cast Stone Color: T.B.D.
CST-1	Stone Veneer - Eldorado Stone Cut Course Stone Color: Oyster or approved equal
CW-1	Curtainwall Color: Black w/ 1" insulated clear glass w/ low-e coating
EFS-1	EFS - Dryvit Color: #131 Gull Gray
EFS-2	EFS - Dryvit Color: #449 Buckskin
ML-1	Metal Louver Color: T.B.D.
ML-2	Metal Louver Color: T.B.D.
MP-1	Centria - Formawall Dimension Series Insulated Panel Color: Una-Clad Charcoal Gray
SF-1	Aluminum Storefront Color: Black w/ 1" insulated clear glass w/ low-e coating



WEST ELEVATION



PERSPECTIVE LOOKING NORTHEAST

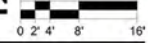


SOUTH ELEVATION

AC HOTEL



NORTH ELEVATION



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BUILDING PERSPECTIVE LOOKING NORTHEAST

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BUILDING PERSPECTIVE LOOKING SOUTHEAST

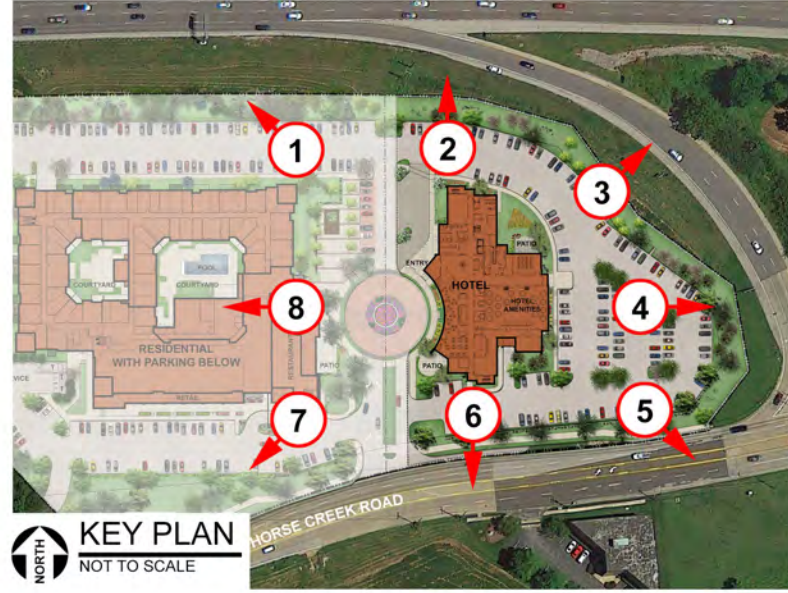
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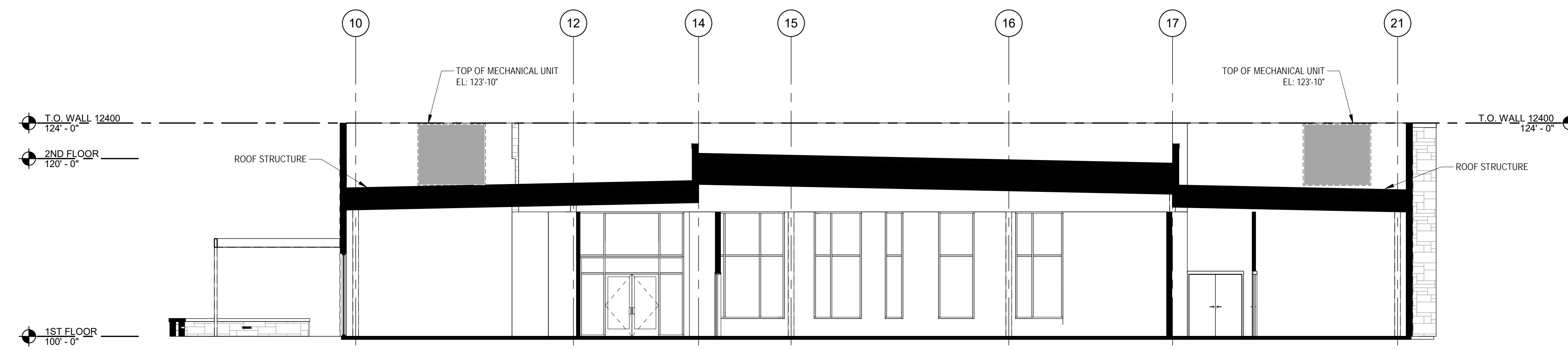
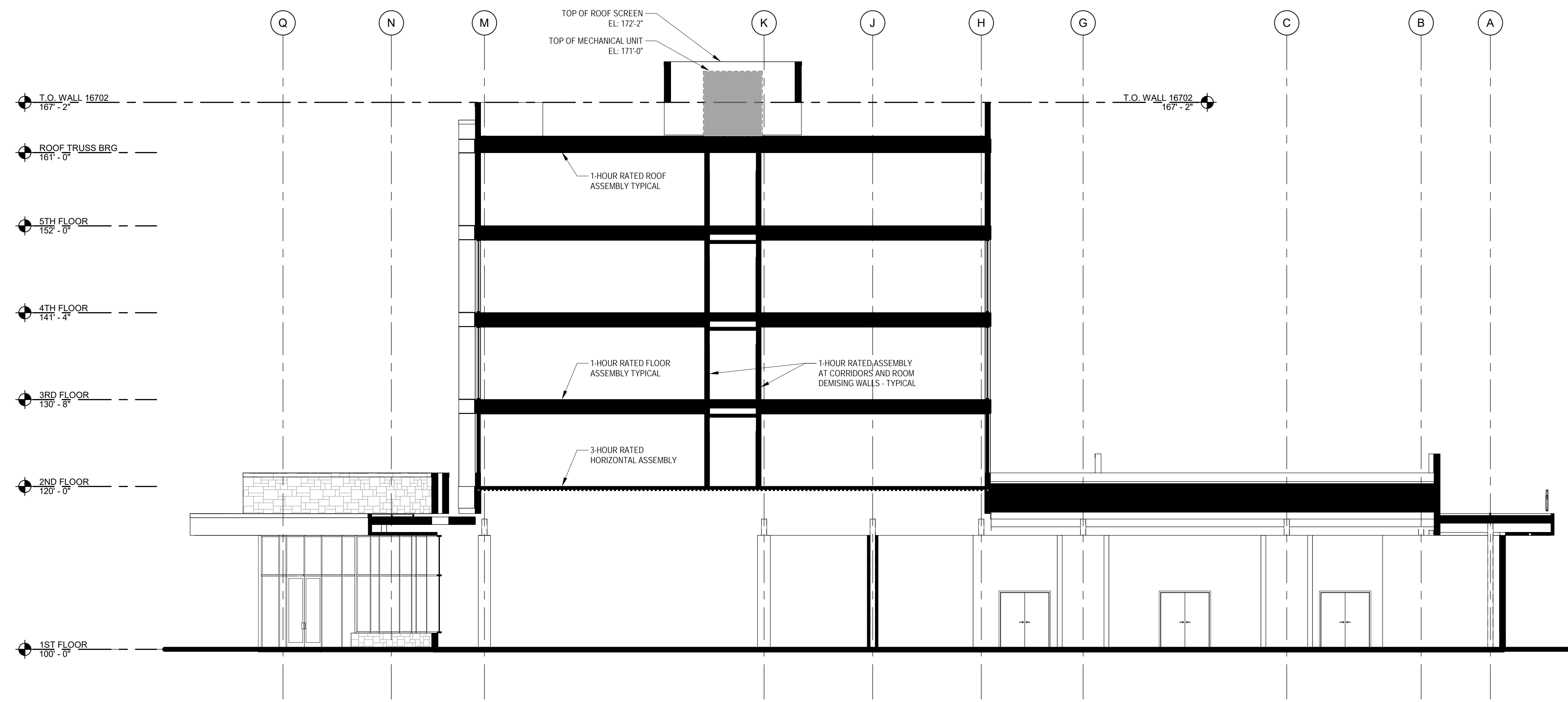
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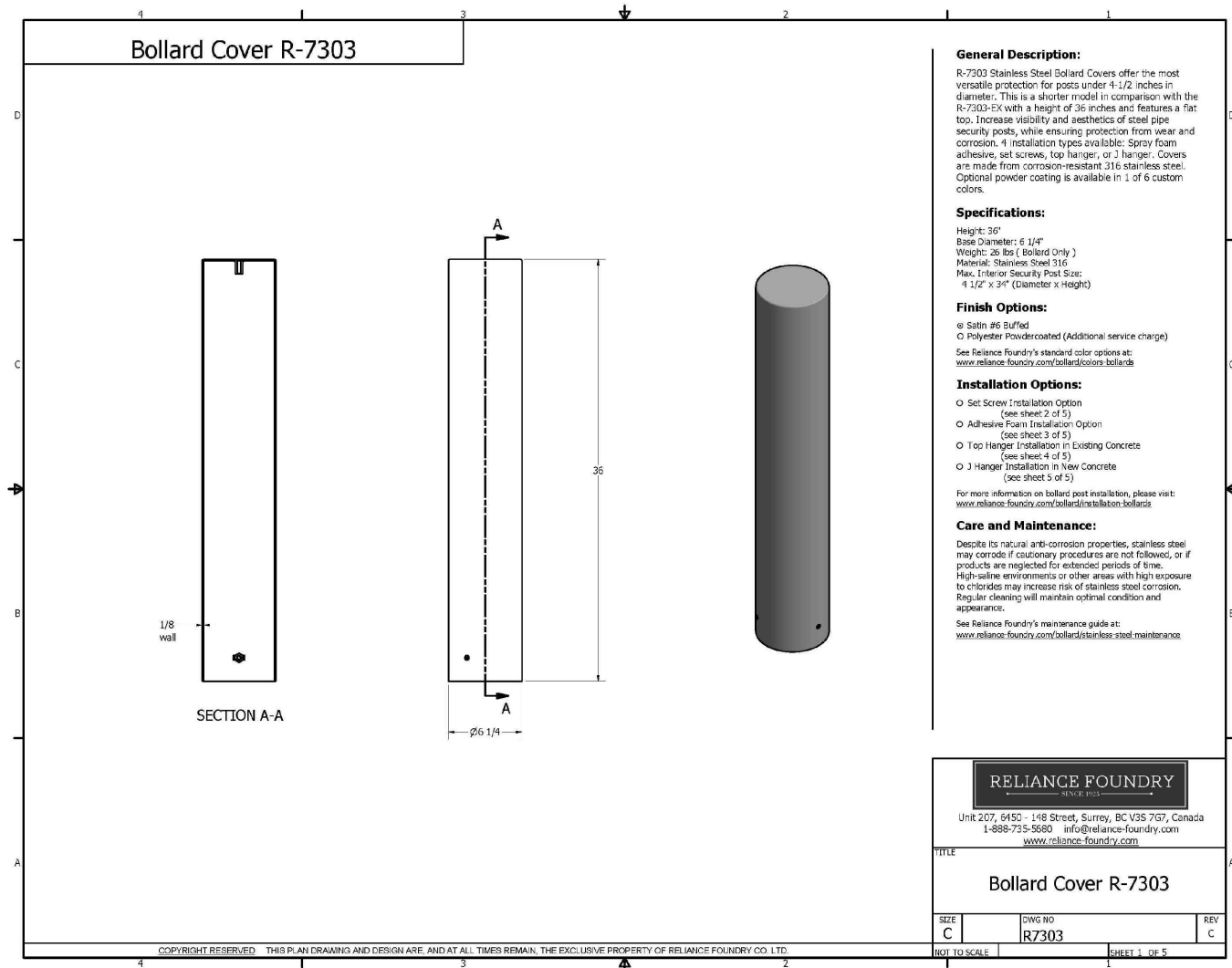




MODULAR RETAINING WALL



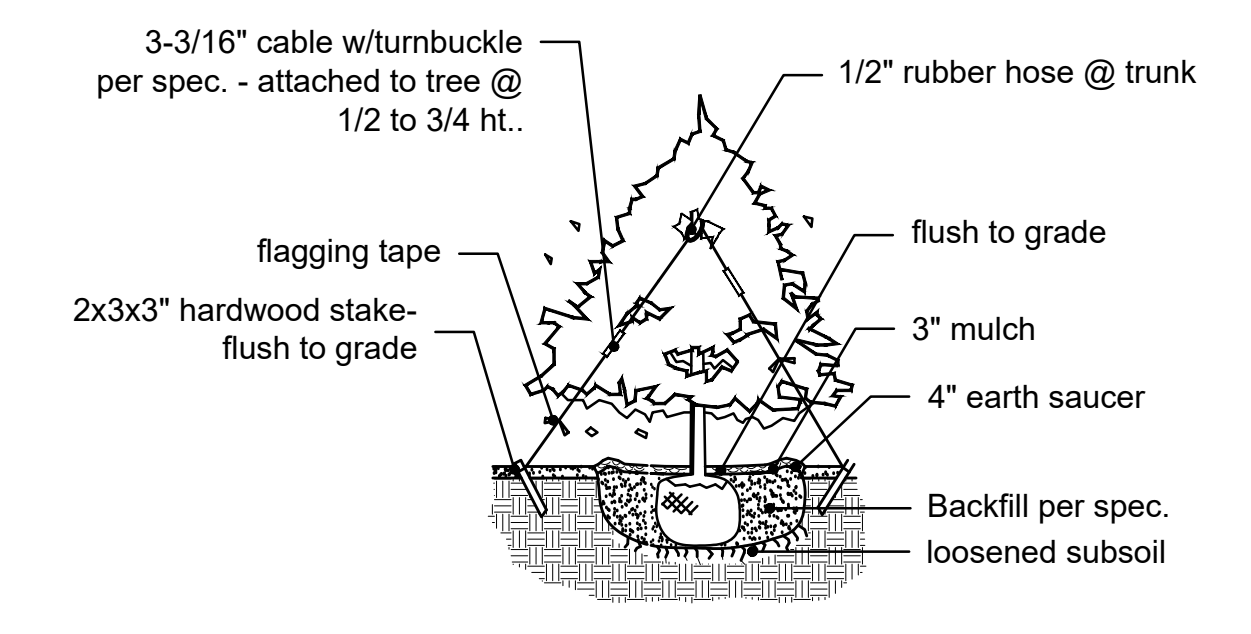
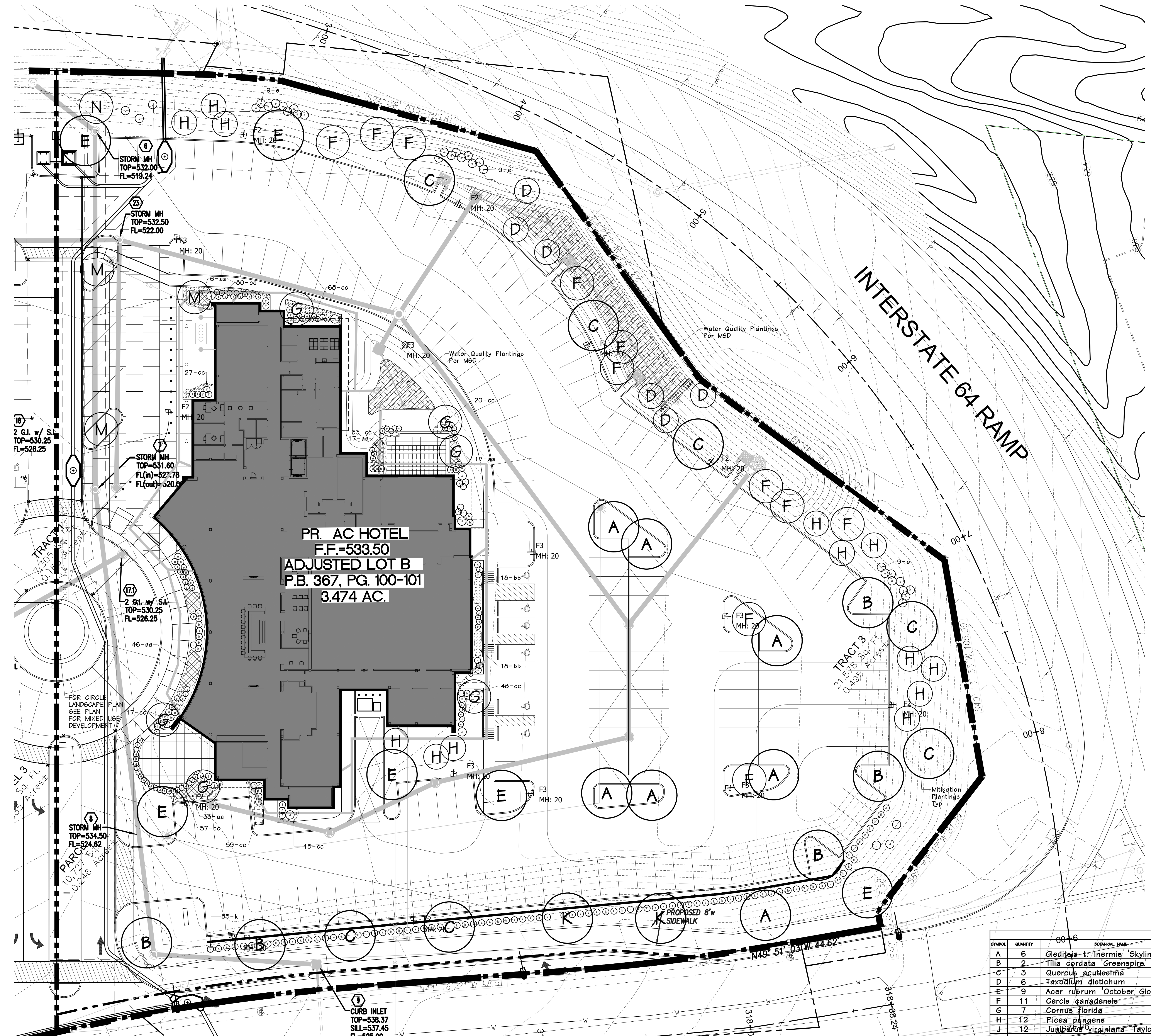
EBONY



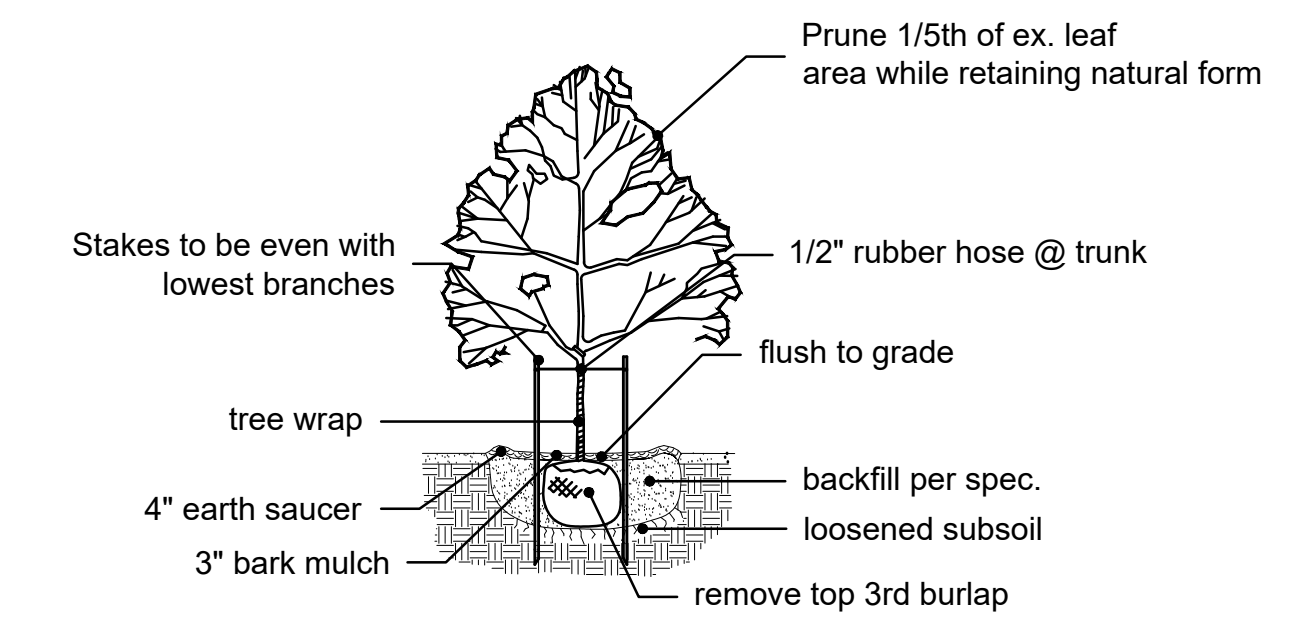
STAINLESS STEEL BOLLARD



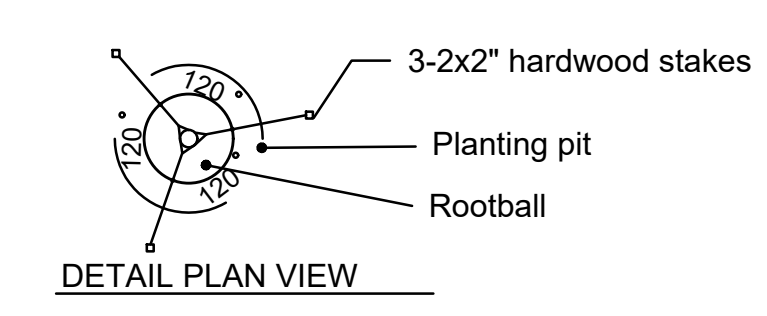
Douglas A. DeLong, Landscape Architect LA-81
Consultants:



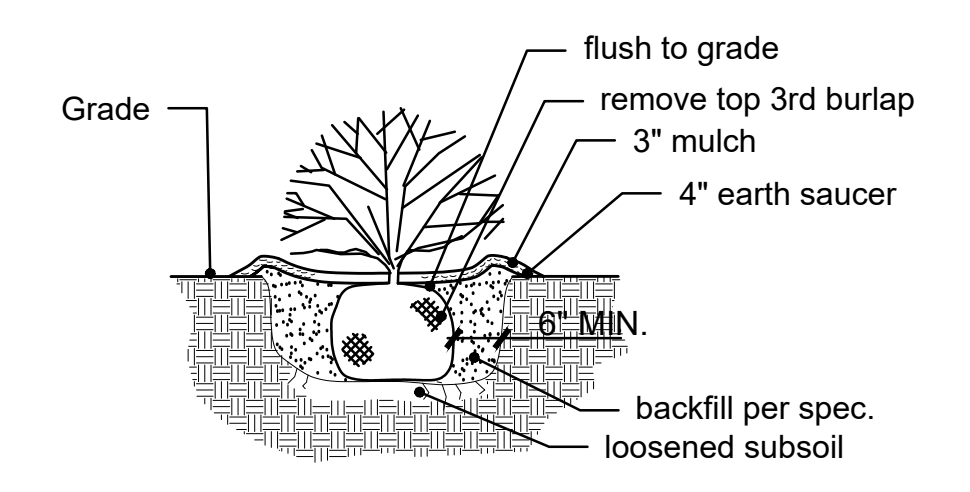
TYPICAL EVERGREEN PLANTING



CANOPY TREE PLANTING

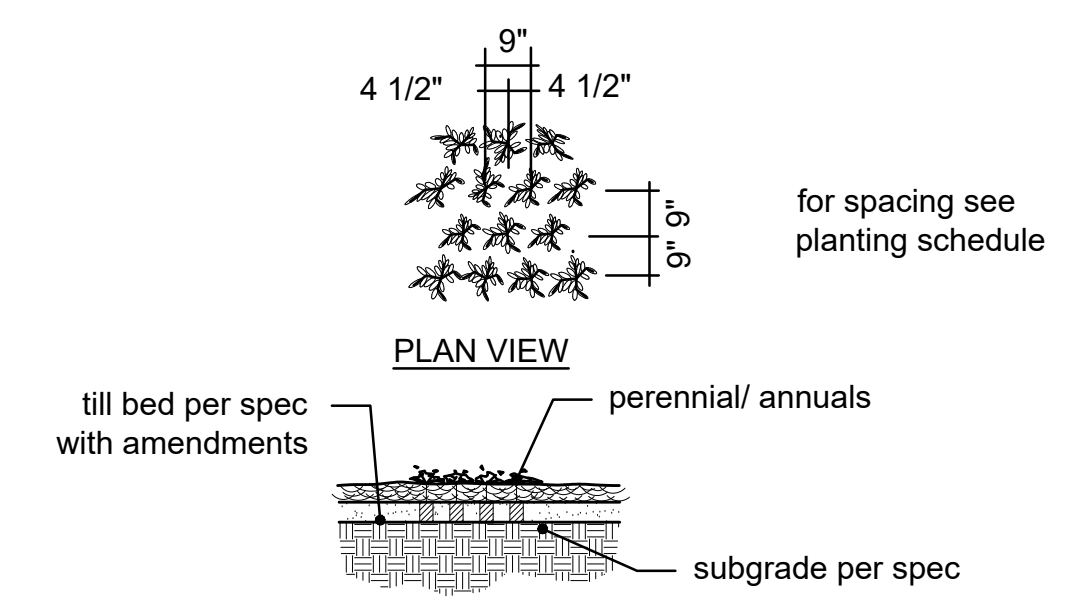


DETAIL PLAN VIEW



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



SECTION VIEW

TYPICAL PERENNIAL PLANTING

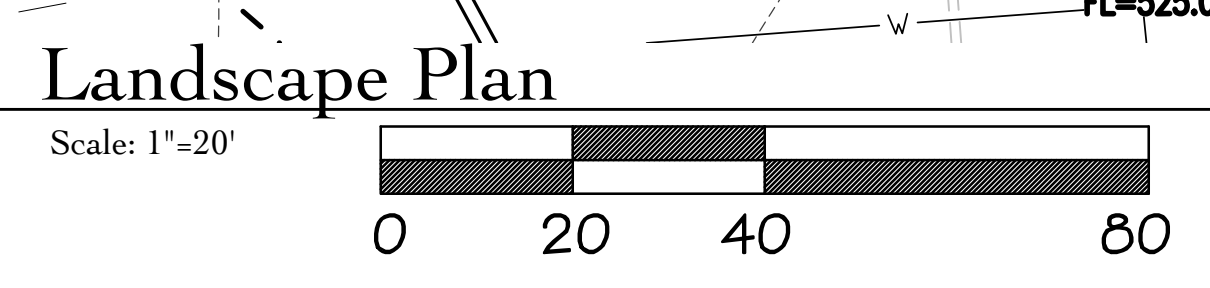
GENERAL NOTES:

- 1) Openspace ratio is 34.57% (52,320 sf/151,327 sf)
- 2) Street trees Req. - 309 lf/50 ft = 7.78 or 8 street trees
- 3) All street trees will be located at least 3' from proposed curb.
- 4) All street trees will be located at least 10' from all storm sewer structures.
- 5) All turf areas will be sodded.
- 6) An in-ground irrigation system will be provided.
- 7) Any future above ground utility structures to be screened per Ordinance.

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE	PERCENTAGE
A	6	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"	45'+	Fast Growing	8%
B	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2"	45'+	Medium Growing	3%
C	3	Quercus acutiesima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	4%
D	6	Taxodium distichum	Baldcypress	8-10'	45'+	Medium Growing	8%
E	9	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	45'+	Fast Growing	12%
F	11	Cercis canadensis	Red Bud	2 1/2"	25'+	Fast Growing	15%
G	7	Cornus florida	Flowering Dogwood	2 1/2"	15'+	Slow Growing	10%
H	12	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	17%
J	12	Juniperus virginiana 'Taylor'	Taylor Juniper	6"	20'+	Medium Growing	17%
M	3	Magnolia virginiana	Sweetbay Magnolia	8-10'	20'+	Multi Stem	4%
a	14	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-3"		3' O.C.	
b	9	Juniperus horizontalis 'Plumosa'	Compact Andorra Juniper	18-24"		3' O.C.	
c	22	Rosa 'Radrazz'	Knock out Rose	18-24"		3' O.C.	
d	23	Buxus sinica l. 'Wintergreen'	Wintergreen Boxwood	18-24"		2' O.C.	
e	23	Viburnum dentatum	Arrowwood Viburnum	30-36"		4' O.C.	
f	27	Taxus x media 'Densaformis'	Dense Yew	18-24"		3' O.C.	
g	19	Itea virginica 'Henry's Garnet'	Henry's Garbet Itea	18-24"		30' O.C.	
h	17	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	18-24"		3' O.C.	
J	9	Hibiscus syriacus 'Antong Two'	Lil' Kim Hibiscus	18-24"		30' O.C.	
k	85	Juniperus pfitzeriana 'Sea Green'	Sea Green Juniper	18-24"		48' O.C.	
aa	145	Hemerocallis 'Stella de Oro'	Stella de Oro daylily	1 gal		18' O.C.	
bb	36	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass	1 gal		18' O.C.	
cc	410	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt		12' O.C.	

STREET TREE SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Note	PERCENTAGE
A	1	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"	45'+	Fast Growing	25%
B	2	Tilia cordata 'Greenspire'	Little-leaf Linden	2 1/2"	45'+	Medium Growing	12%
C	2	Quercus acutiesima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	12%
E	1	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2"	45'+	Fast Growing	25%
K	2	Ulmus parvifolia 'Emer I'	Athens Lacebark Elm	2 1/2"	45'+	Med/Fast Growing	25%

MITIGATION TREE SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Note	Category
C	2	Quercus acutiesima	Sawtooth Oak	2 1/2"	45'+	Medium Growing	Large
H	1	Picea pungens	Colorado Spruce	8-10'	30-40'	Medium Growing	Medium
N	1	Crataegus cruegalli var. inermis	Thornless Cockspur Hawthorn	2.5"	15-30'	Medium Growing	Small



WOODLAND MITIGATION PARCEL B:

Existing Woodland 4,228 sq ft
Preservation Required (30%) = 1,268.4 sq ft
Preservation Provided (0%) = 1,268.4 of Mitigation Required

2 Large Trees x 400 sf = 800 sf
1 Medium Tree x 300 sf = 300 sf
1 Small Tree x 200 sf = 200 sf
Total Provided 1,300 sf

AC HOTEL

Chesterfield, Mo.

Revisions:		
Date	Description	No.
10/01/19	City Comments	1

Drawn: BD
Checked: DD

DeLong Architecture, LLC
7620 West Bruno Ave
St. Louis, MO 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 8-16-19
Job #: 174.003



PR AC HOTEL
 FF-533.50
 ADJUSTED LOT B
 P.B. 367, PG. 100-101
 3474 AC.

WILD HORSE CREEK ROAD
 (VARIABLE WIDTH R/W)

INTERSTATE 64 RAMP

POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT SIDEWALK	Illuminance	Fc	4.14	6.0	1.6	2.59	3.75
SIDEWALK	Illuminance	Fc	2.52	7.7	0.7	3.60	11.00
SITE	Illuminance	Fc	1.40	6.1	0.5	2.80	12.20
SPILL LIGHT	Illuminance	Fc	0.07	0.8	0.0	N.A.	N.A.

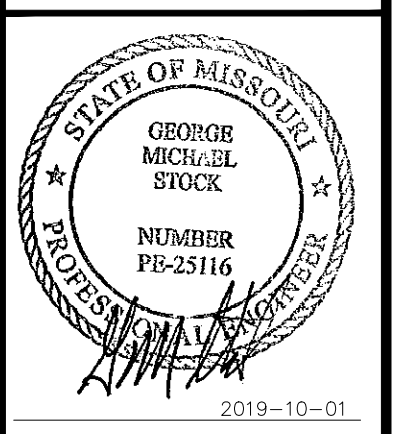
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
[Symbol]	3	C	SINGLE	7.7	23.1	1.000	615-1420
[Symbol]	1	A1	SINGLE	31	31	1.000	SK1-C10A-36-GW-MWP-LED1_35K-120-DMO
[Symbol]	16	A2	SINGLE	21	336	1.000	SK1-C10A-24-GW-MWP-LED1_35K-120-DMO
[Symbol]	2	F1	SINGLE	59	118	1.000	GLEON-AF-01-LED-E1-SL4-HSS
[Symbol]	7	F2	SINGLE	59	413	1.000	GLEON-AF-01-LED-E1-SL3-HSS
[Symbol]	7	F3	SINGLE	85	595	1.000	GLEON-AF-02-LED-E1-SWQ-800
[Symbol]	8	B	SINGLE	26.2	209.6	1.000	7000WSPITSC-LED830
[Symbol]	50	D	SINGLE	8	400	1.000	LOGN-2W-48V-48-40K-WW-HFR-
[Symbol]	3	E	SINGLE	20	60	1.000	OLFLS-020-UNVL-40-5X5

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

GRAPHIC SCALE



NOTE:
 1. PARKING LIGHTING WILL NOT BE LOWER THAN 10FT ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FT.
 2. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED FLAT-LENS ENCLOSED LUMINAIRES.



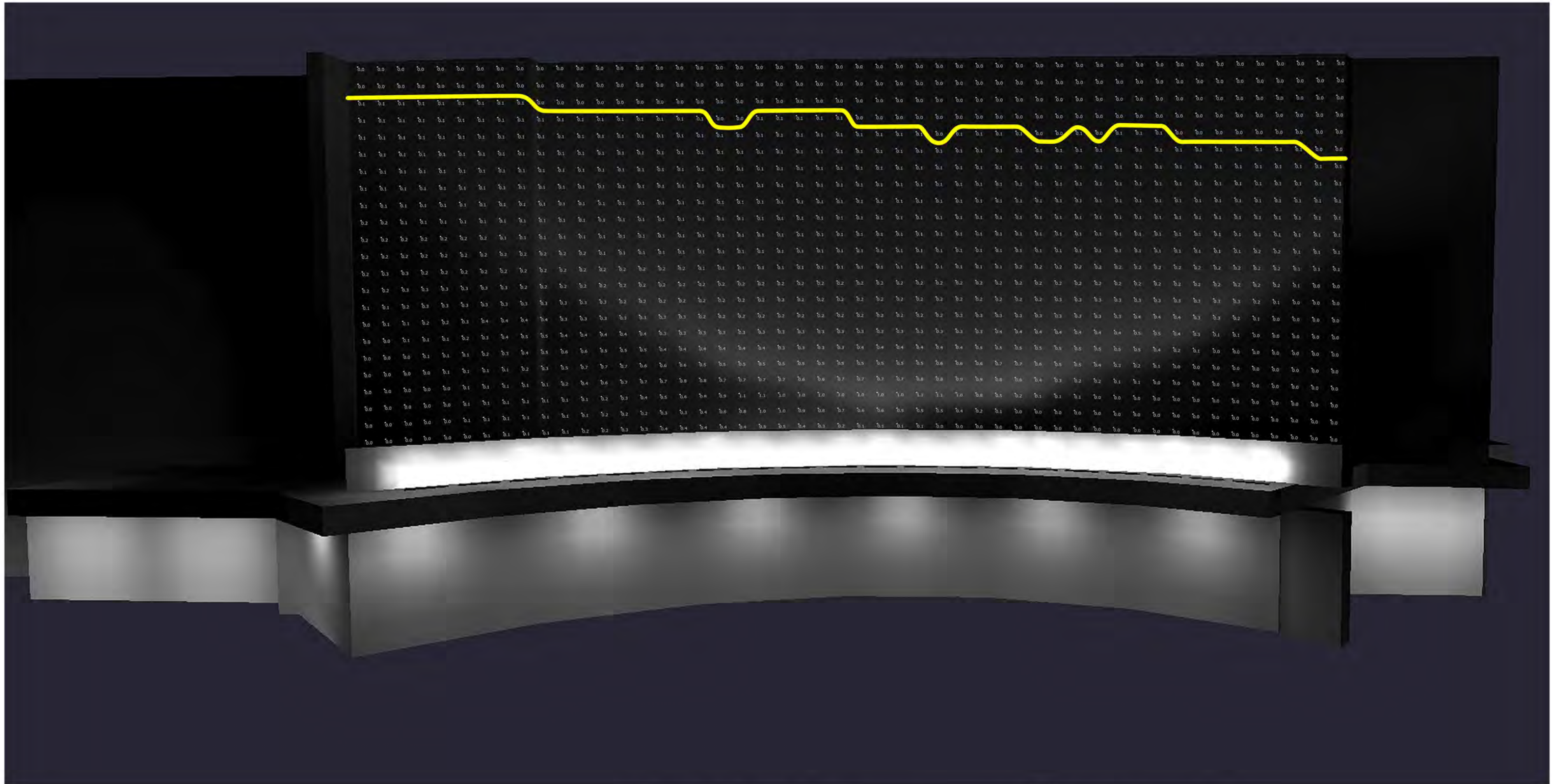
2019-10-01
 GEORGE M. STOCK, P.E.
 CIVIL ENGINEER
 LICENSE NO. E-57522

REVISIONS:	
1.	2019-10-01 CITY

DRAWN BY:	C.M.S.	CHECKED BY:	C.M.S.
DATE:	08/27/19	JOB NO.:	219-6458
W.S.D. #:	-	RACE MAP #:	185 & 181
S.L.C. MAT #:	4234	MAT SUP. #:	-
M.B.N.R. #:	-		

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NO.:
SDSP-2



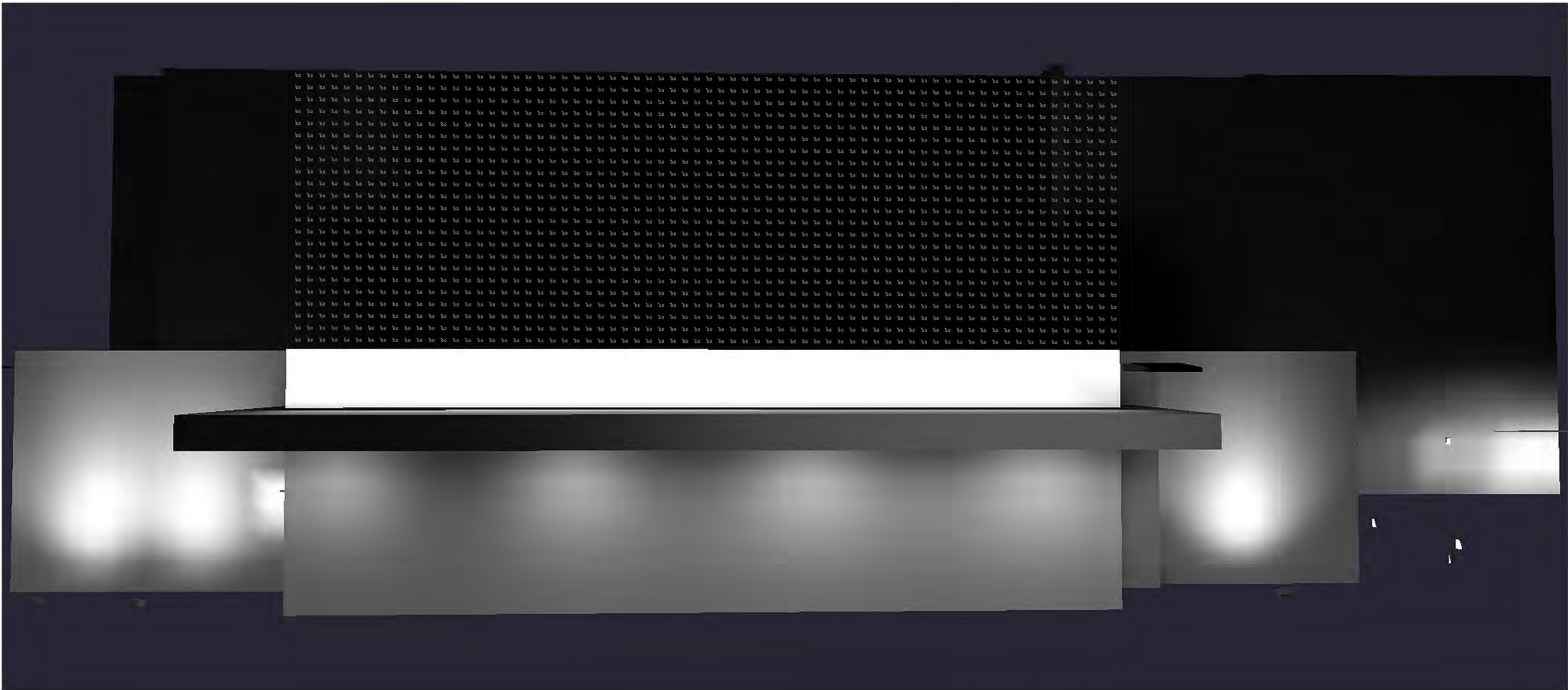
WEST ELEVATION LIGHTING

NOTE:
0.0 LIGHT BLEED ABOVE YELLOW LINE

AC HOTEL

CHESTERFIELD,
18.123

MISSOURI
10.21.19



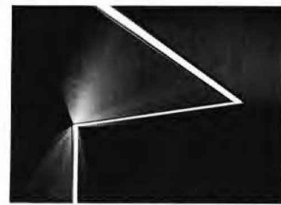
NOTE:
0.0 LIGHT BLEED ACROSS ENTIRE FIELD

EAST ELEVATION LIGHTING

AC HOTEL

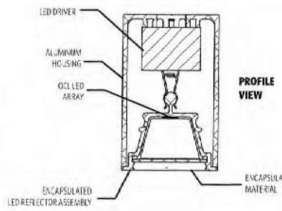


PROJECT NAME: _____ TYPE: _____
QTY: _____



Skyline™

- FEATURES**
- 2.75" WIDE OUTDOOR ENCAPSULATED LINEAR FIXTURE
 - EUL LISTED WET LOCATION
 - IP66 RATED
 - 750 LUMENS (LED); 1000 LUMENS (LED2)
 - INTEGRAL DRIVER
 - SAMPLE LINEAR PROFILE CAN BE CONNECTED TO CREATE LONG CONTINUOUS RUNS
 - CUSTOM LENGTHS AND CORNERS AVAILABLE



Custom configurations shown

CATALOG CODES

SK1	GW	UNV	DMO	OPTIONS
SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH
SPECIFY CATALOG CODE				
SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH
SK1	C10A OUTDOOR SURFACE CEILING MOUNT	24 36 48 60 72* 84* 96* XX**	GW GLOSS WHITE	POWDER COAT FINISHES AWP ALUMIN WHITE BEP BEIGE BKP BLACK BLP BLUE BNP BRASS METALLIC BNP BRONZE BTP BLACK TEXTURED CHP COPPER HAMMERTONE CMP COPPER METALLIC DBP DENIM BLUE GRP GRAPHITE GTP GRAY TEXTURED HEP HERRA KAP KHAKI LBP LIGHT BRONZE MWP MATTE WHITE RHP RESEDA HAMMERTONE SAP SAGE GREEN SGP STEEL GRAY SHP SILVER HAMMERTONE SMP SILVER METALLIC SRP STORM GRAY SWP SKY WHITE WTP WHITE TEXTURED
NOTE: FIXTURE CANNOT BE INSTALLED WITH REFLECTOR ASSEMBLY FACING UPWARD.				
LIGHT SOURCE		VOLTAGE	CONTROL	OPTIONS
LED OUTPUT LED1 LED2	COLOR TEMP 27K 30K 35K 40K	UNV 120-277	DMO 0-10V DIMMING 10%	VSF VISIBLE FLANGE OPTION FOR C10A AND C10C MOUNTING TYPES ONLY SPF SPACKLE FLANGE OPTION FOR C10B AND C10C MOUNTING TYPES ONLY LIC ILLUMINATED CORNERS MOD MODIFIED LUMINAIRE (CONTACT LOCAL REP)

SAMPLE CODE: SK1-C10A-48-GW-UNV-LED1/35K-GRP-DMO

*Fixtures over 60" will have multiple reflectors

**For a modified length, type in length of fixture in inches to the nearest 0.2525", Min. 24"

***Illustration can be cut, left, right or down, illumination cannot be up, up/down, or left/right

LED1	LUMENS AND WATTAGE CHART						
	24"	36"	48"	60"	72"	84"	96"
LUMENS DELIVERED	1510	2230	3020	3740	4460	5260	5980
SYSTEM WATTAGE	21	31	42	52	62	73	83
LED2	LUMENS DELIVERED	2620	2950	3960	4970	5980	6990
SYSTEM WATTAGE	28	41	55	69	83	97	110

This chart was created for a 35°C color temp. Multiplier by 0.95 for 27K color temp. 0.97 for 30K color temp and 1.03 for 40K color temp.

MODS, NOTES, & COMMENTS

OCL 1 of 5

MADE IN USA

PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

SPECIFICATIONS

DELIVERED LUMENS	835
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	EVV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR FINISHING	3 Step
RIG RATING	B1-UH-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	EUL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFE TIME	L70, 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

* Visit techlighting.com for specific warranty information and details.

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP
5	24"	BLACK	LED02777 LED 80 CRI, 2700K, 120V
2	36"	BRONZE	LED02777 LED 80 CRI, 2700K, 277V
4	48"	CHAMPAGNE	LED03027 LED 80 CRI, 3000K, 120V
1	60"	SLATE	LED03027 LED 80 CRI, 3000K, 277V

techlighting.com

STL259 LED 615-1420

1/3



Description

IP55, Recessed LED steplight for orientation. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blackout.

Beam Type	diffused distribution
Light Source	LED-6/6W / 350 mA - 4000 K
CRI	80
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	134.5 lm
LEDs	6
Total Lumens	807 lm
Tj	85 °C
Delivered Lumens Flux (lm)	
LED Lumens	3.7 lm
Total Lumens	22.2 lm
Ta	25 °C
Rated Input Power	7.7 W

WE-EF LIGHTING USA LLC

410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 01-10-2019 14:17

FIXTURE - A1, A2

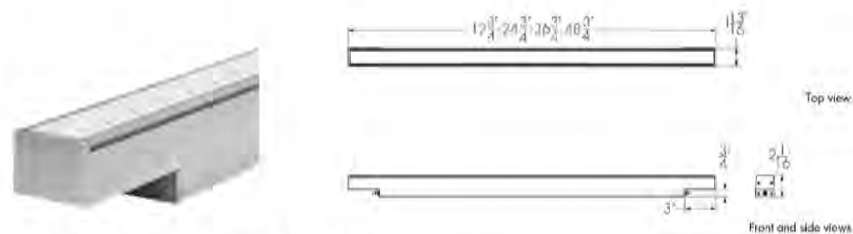
FIXTURE - B

FIXTURE - C

Specification Sheet

lumenfacade nano
LED
WITH ANGLE ADJUSTERS

Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



Photometric Summary

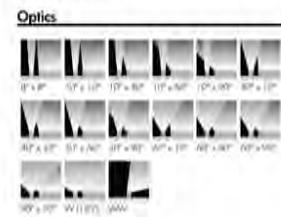
4ft, 4 W/ft, 4000K	Delivered output (lm)	Intensity (peak cd)
8" x 8"	1,530	41,352
10" x 10"	1,456	32,262
10" x 30"	1,435	9,126
10" x 60"	1,427	4,867
10" x 90"	1,424	2,551
30" x 10"	1,439	9,098
30" x 30"	1,267	4,079
30" x 60"	1,213	2,581
30" x 90"	1,226	1,865
60" x 10"	1,426	5,647
60" x 60"	1,230	1,279
60" x 90"	1,219	1,540
90" x 90"	1,690	1,045
W (120")	864	N/A
WW	1,524	7,393

Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in., 24 in., 36 in. or 48 in. sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grazing, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. The Lumenfacade Nano is also available with a unique asymmetric distribution, providing exceptional uniformity and brightness for walls and signage.

Features

- Color and Color Temperature: 2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
- Length (nominal): 12 in., 24 in., 36 in., 48 in.
- Optics: 8" x 8", 10" x 10", 10" x 30", 10" x 60", 10" x 90", 30" x 10", 30" x 30", 30" x 60", 30" x 90", 60" x 10", 60" x 60", 60" x 90", 90" x 90", Wide 120", Asymmetric Wallwash
- Options: Corrosion-resistant coating for hostile environments
- Power Consumption: 2 W/ft, 4 W/ft
- Warranty: 5-year limited warranty



lumenpulse 1200 Markham Road, Markham, ON M3J 2W9 CAN. | United States: 817-307-0700 | Canada: 1-877-937-3009 | 514-937-0099 | 514-937-0098
 2019-09-27 copyright © 2019 Lumenpulse Group Inc. 45-54

Optec LED LIGHTING

Catalog: _____
Project: _____
Type: _____

Floodlight Series (Small)

DESCRIPTION

The OULS Series Floodlight is a stylish aerodynamic luminaire designed to complement the Optec LED Lighting family of architectural outdoor products. Excellent optical performance in multiple distributions is achieved via a COB LED array and a precision-engineered reflector. LED life is assured through efficient thermal coupling and dissipation via its durable, pressure die-cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. The OULS floodlight comes standard with a 1/2" NPT adjustable knuckle mount, 0-10V dimming, and 10V surge suppression. Alternate mounting selections include trunion bracket and levon adapters. Each luminaire is also available with a number of options including multiple color temperatures and finishes, photocell, occupancy sensor, wireguard, and polycarbonate lens. All standard finishes are electrochromically applied and are available with an optional anodized base finish for use in natrium or marine environments. The OULS floodlight is backed by Optec LED Lighting's 10-year warranty.

FEATURES

- Color Temperatures: 3000K, 3500K, 4000K and 5000K
- CRI: 70
- Lumen Maintenance: L70=50,000 at 25 °C
- Operating Temperature Range: -40 °C to 40 °C
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (Custom colors are available upon request)
- IP66 Rated (see listed)
- Mounting: 1/2" NPT adjustable knuckle standard. Optional trunion or levon adapter available.

ELECTRICAL SPECIFICATIONS

- Two Universal Voltage Driver Options: 120-277V and 347-480V
- Power Factor > 0.90
- THD < 0.85
- Control Options: 0-10V Dimming Standard (Photocell Optional)

TESTS & CERTIFICATIONS

- ETL (to UL1598 standards)
- Ra-15 Compliant
- Design Lights Consortium (Premium)

WARRANTY

- 10 Year Warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Width	LUMENS				Max Candela			
		3000K	3500K	4000K	5000K	3000K	3500K	4000K	5000K
3 x 3	OULS-020	1,225	1,801	1,868	1,396	2,273	2,593	2,872	2,902
	OULS-030	2,589	3,703	3,802	2,992	10,913	11,393	11,813	11,992
	OULS-030	2,240	2,338	2,425	2,401	3,404	3,550	3,685	3,740
5 x 5	OULS-030	3,343	3,490	3,619	3,674	5,090	5,304	5,500	5,583
	OULS-020	2,419	2,526	2,629	2,659	1,225	1,279	1,371	1,346
7 x 6	OULS-030	3,423	3,574	3,691	3,762	1,755	1,832	1,966	1,929

WARRANTY

- 10 Year Warranty (Parts or Replacement)

Optec LED LIGHTING 1700 De Soto Place, Ontario, CA 91761 | 909-744-6220 | optecledighting.com

FIXTURE - D

FIXTURE - E

FIXTURE - F1, F2, F3

McGraw-Edison

DESCRIPTION

The Galleon® LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit boards designed to withstand 10kV of transient line surge. The Galleon LED luminaire is available for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (ac-375K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slides into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint. 3.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

GLEON GALLEON LED

CERTIFICATION DATA
UL/cUL/ULW, Luminaires Listed
IEC 60598
EMC I, LVD II
30 Vibration
IP66 Rated
Design Lights Consortium® Ingress®

ENERGY DATA
Electronk LED Driver
40 W Input
~25% Total Harmonic Distortion
120V-277V substrate
247V & 100V 60Hz
40°C Min. Temperature
50°C Max. Temperature (HA Option)

DRILLING PATTERN

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length	Weight with Arm (kg)	EPA with Arm (kg, ft-lb)
1-4	16-1/2" (419mm)	7" (178mm)	10" (254mm)	22 (10.9kg)	0.96
5-6	21-3/8" (549mm)	7" (178mm)	10" (254mm)	49 (22.0kg)	1.04
7-8	27-3/8" (707mm)	7" (178mm)	10" (254mm)	54 (24.5kg)	1.07
9-10	33-3/8" (857mm)	7" (178mm)	10" (254mm)	63 (28.6kg)	1.12

NOTE: 1. Optional arm length is based upon mounting two fixtures at 90° or a single pole. 2. EPA calculated with optional arm length.

F.T.O.N. Fixtures Deliver Workforce

www.mcgrawedison.com