


## Architectural Review Board Staff Report

<b>Project Type:</b>	Architectural Specialty Lighting Package
<b>Meeting Date:</b>	November 14, 2019
<b>From:</b>	Chris Dietz, Planner 
<b>Location:</b>	North of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive and abutting Interstate 64.
<b>Applicant:</b>	Core States Group
<b>Description:</b>	<b><u>Kemp Auto Museum, Lot B (Chase) Specialty Lighting Package:</u></b> An Architectural Specialty Lighting Package for a 1.03-acre tract of land zoned “PC”— <i>Planned Commercial District</i> located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

### **PROPOSAL SUMMARY**

This request is for an Architectural Specialty Lighting Package for the proposed financial institution building on Lot B of the Kemp Auto Museum subdivision. Specifically, blue accent lighting is proposed that is intended to shine upward from the top of canopies on north and south façades facing Interstate 64 and Chesterfield Airport Road, respectively. The blue accent LED lighting would be static in nature and would highlight soffits, upper walls above the main entry as well as the hip roof on the tower element. The blue color is specific to the tenant’s corporate color scheme. Within this submittal packet, the applicant has provided a Statement of Design, cutsheets, night renderings, elevations and real-life examples of similar lighting on existing buildings elsewhere. The hours of illumination requested for this fixture are from dusk until dawn.

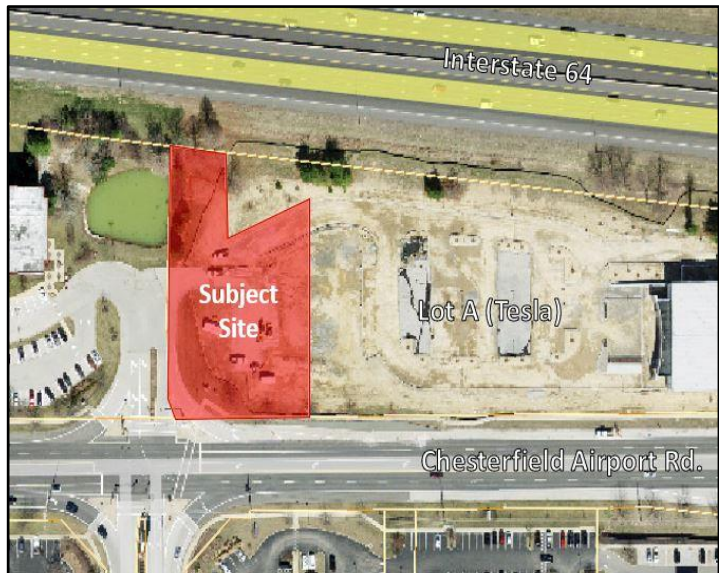


Figure 1: Aerial View

(Continued)



## PLANNING & DEVELOPMENT SERVICES

### ARCHITECTURAL SPECIALTY LIGHTING PACKAGE APPLICATION

The purpose of an architectural specialty lighting package is to provide comprehensive, complementary and unified architectural specialty lighting throughout a single development or contiguous lots under common ownership. If an architectural specialty lighting package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate architectural specialty lighting package. In addition, developments of a certain size, quality, or mix of uses may require special architectural specialty lighting consideration. Therefore, in order to encourage superior design, quality and character, comprehensive architectural specialty lighting packages allow for specialized review of architectural specialty lighting and flexibility from standard site lighting requirements.

Consideration of flexibility in architectural specialty lighting criteria is based on a number of review factors including, but not limited to, the physical impact of the proposed architectural specialty lighting package, the quality of the proposed architectural specialty lighting package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, height, and other related conditions and potentially negative impacts.

Prior to submitting an application to the Dept. of Planning & Development Services, the Applicant is encouraged to schedule a pre-application meeting to discuss the proposal. To schedule a meeting, contact the Department at (636) 537-4748. For questions about this application, contact the "Planner of the Day" at (636)-537-4733.

#### I. APPLICANT INFORMATION

**Owner(s) of record of the hereinafter described property according to St. Louis County Assessor's**

**Record:** Caplaco Ninteen, Inc. (Capitol Land Company), Patrick Cunningham Director of Development

**Address:** 11850 Studt Ave (Owner Address), 16985 Chesterfield Airport Rd (Site Address)

**City:** St. Louis **State:** MO **Zip:** 63141

**Tel.:** (314) 991-8900, Ext. 253 **Fax:** \_\_\_\_\_

**Applicant, if other than owner(s):** Gerald Howley, P.E.

**Address:** 6500 Chippewa Street

**City:** St. Louis **State:** MO **Zip:** 63109

**Tel.:** 314-843-4320 **Fax:** \_\_\_\_\_

**Legal Interest:** Representative of Bank leasing property (JPMorgan Chase Bank, N.A.)

(Provide date of contract and date of expiration of contract)

**II. PROPERTY INFORMATION**

**Project Name:** JPMorgan Chase Bank

**Locator Number(s):** 17T140363

(List additional locator numbers on separate sheet and attach to application)

**Acreage:** 1.03 (To the nearest tenth of an acre)

**Subdivision Name:** Caplaco Ninteen

**Plat Book/Page:** 09 - 0803A

**Proximity to closest major intersection:** 1.2 Mile E. of Boone's Crossing and Chesterfield Airport Rd

**Existing Overlay Districts:** Check (✓) all that apply     C.U.P.     C.S.P.     L.P.A.

Other: \_\_\_\_\_

**III. ZONING**

**Current Zoning District:** Planned Commercial District

**Existing Uses(s) on property:** Vacant Lot

**IV. ADJACENT PROPERTY**

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Lighting Package? Y/N	Ordinance No.
North	I-64 Right of Way	N/A	Y	
South	Commercial	PC District	Y	
East	Commercial	PC District	N	
West	Commercial	PC District	N	

## V. ARCHITECTURAL SPECIALTY LIGHTING PACKAGE SUBMITTAL

All Applications shall be accompanied by an Architectural Specialty Lighting Package that presents the information below in a clear, concise, and orderly manner.

- 1) A narrative to the Architectural Specialty Lighting Package, including purpose, scope, design, and consistency with the development's architectural themes. The narrative should address how the Architectural Specialty Lighting package promotes superior design, quality and character.
- 2) The narrative shall include a description of the location, illumination level, color, dimensions, mounting height, construction material, hours of use, nature (static, shifting, flashing, blinking, animation, graphics, light patterns, etc.), frequency and duration of lighting shifts/changes, brightness, and type of all proposed architectural accent lighting fixtures.
- 3) Detailed, high-resolution, color elevations drawn to scale of all structures containing proposed architectural specialty lighting fixtures.
- 4) Night view perspectives or renderings.
- 5) Photographs of all existing architectural specialty lighting fixtures.
- 6) Lighting plans indicating the location of all standards and fixtures and the proposed type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices as well as three-dimensional photometric elevations denoting foot-candle levels on all impacted building elevations and adjacent ground areas.
- 7) A cut sheet will be required for each proposed fixture and associated shielding.
- 8) Where shielding is not provided in conjunction with the proposed light fixture, information indicating that no light trespass or sky glow will result from the requested fixture is required.
- 9) Photographs of similar installations or building applications.
- 10) Photographs of adjacent properties.
- 11) Any additional materials as required by the City of Chesterfield.



**VI. STATEMENT OF CONSENT**

**AGENCY CONSENT**

I hereby give CONSENT to Chad Fairbanks, P.E. (type, stamp or print clearly full name of agent) to act on my behalf to submit, this application and all required material and documents, and to attend and represent me at all meetings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge of the property and I have an ownership interest and/or am the owner under contract in the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Chesterfield, Missouri, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the City of Chesterfield to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

**OWNER/CONTRACT PURCHASER INFORMATION:**

I am the  owner  contract purchaser. (check (✓) one)

Patrick Cunningham - Director of Development

(Name- type, stamp or print clearly)

Capitol Land Company

(Name of Firm)

*Patrick Cunningham*

(Signature)

11850 Studt Ave., St. Louis MO 63141

(Address, City, State, Zip)

Attach additional sheets as necessary.

**NOTARY PUBLIC INFORMATION: STATE OF MISSOURI, CITY OF CHESTERFIELD**

Before me appears Patrick Cunningham who has executed the foregoing instrument was subscribed and sworn to before me this

24th day of October

20 19

Signed

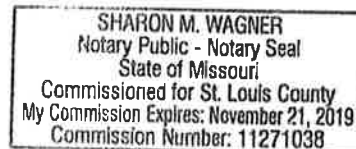
*Sharon M. Wagner*  
Notary Public

Print Name:

Sharon M. Wagner

Seal/Stamp:

My Commission Expires: 11/21/19



690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 [www.chesterfield.mo.us](http://www.chesterfield.mo.us)



**VIII. PARTIES OF INTEREST**

**Principal Contact:** Bruce LaSurs **Title:** Senior Project Architect  
**Address:** 6500 Chippewa St., Suite 200  
**City:** St. Louis **State:** MO **Zip:** 63109  
**Tel.:** 314-843-4320 **Fax:** \_\_\_\_\_  
**Email:** blasurs@core-states.com

**Other Contact:** Patrick Cunningham - Owner's Representative - Capitol Land Company  
**Address:** 11850 Studt Ave.  
**City:** St. Louis **State:** MO **Zip:** 63141  
**Tel.:** 314-991-8900 ext. 253 **Fax:** \_\_\_\_\_  
**Email:** pfc@caplaco.com

**Other Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Tel.:** \_\_\_\_\_ **Fax:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_  
**Tel.:** \_\_\_\_\_ **Fax:** \_\_\_\_\_  
**Email:** \_\_\_\_\_

Attach additional sheets as necessary.

**IX. FEES**

The filing fees for an application for review of architectural specialty lighting package submissions shall be based on the information below:

1. A new architectural specialty lighting package or modification of an existing architectural specialty lighting package will require a non-refundable fee of \$50.00.

**STAFF USE ONLY**

**Planner:** \_\_\_\_\_ **Intake Date:** \_\_\_\_\_  
 Application NOT Sufficient (date) \_\_\_\_\_  Application Sufficient (date): \_\_\_\_\_

**Entered into Project List:** \_\_\_\_\_

September 26, 2019

City of Chesterfield, MO  
Architectural Review Board  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017



Re: Chase Bank, Chesterfield MO  
16897 Chesterfield Airport Rd.  
Core States Group – **Architectural Specialty Lighting Package**

For consistent design and integrated branding, Chase bank in Chesterfield will have blue accent lighting to tie their signature color to the special building features, relief details, and signs, enhancing the business image and presenting Chesterfield as the premier Community of Choice in the St Louis region. To reinforce the superior design, quality and character of the bank, application of the blue accent light is a subtle feature, highlighting the high soffits, upper walls and hip roof on the tower element, strengthening the central building form/massing and connection between the Chesterfield Airport Road windows and the I-64/40-facing building entrance.

Philips Color Kinetics LED accent fixtures (eColor Graze QLX Powercore) will be limited to a 10'-8" mounting height on top the central projecting storefront canopies of the north and south facades, aiming up at the soffits and high central walls. These are high quality exterior, wet-rated LED luminaires, having anodized aluminum housings and impact resistant polycarbonate lenses, with intelligent light output in the 3500 to 4000 Kelvin color temperature range. Using 2', 4', and 8' sections, these 189 lumen output lights will extend the width of the canopy top to lightly wash the upper walls, cornice and soffits with less than 3.5 footcandles of blue light, in a 30 x 60-degree beam spread. Factory set to consume less than 5 watts per linear foot, these fixtures support ASHRAE standards and meet LEED green building certification. This design constrains the light to the window soffit depth and projecting hip roof soffit, for maximum light control and minimal light trespass/sky glow, if any.

Properly aimed, there will be no direct ground lighting component from this static blue accent lighting. Controlled switching is integrated with building sign and site/security lighting to energize at dusk and turn off at dawn, as allowed by local ordinances in coordination with 24-hour Drive Up ATM and 24-hour ATM Vestibule operations. There are no shifts in lighting frequency and duration, nor is there any animation.

Please reference the color night renderings for this Chesterfield Valley location, and similar project photographs showing the soft wall-grazing, blue accent light.

Sincerely,



R. Bruce LaSurs, AIA  
Senior Project Architect  
Core States Group Inc.



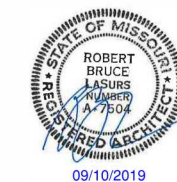
RECEIVED  
City of Chesterfield

Nov 04 2019

Department of Public Services

**CHASE**  
J.P. MORGAN CHASE  
CHESTERFIELD  
16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
38200P316271

**CORE STATES**  
GROUP



THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

**PRELIMINARY PLANNING SUBMITTAL - NOT FOR CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
1	02/20/2019	ISSUE TO PLANNING BOARD

PROJECT INFORMATION	
PROJECT NO:	JPM.26022
DATE:	08/02/2019
PROTOTYPE:	18.2
DRAWN BY:	K.SCHOPP
CHECKED BY:	B.LASURS
SCALE:	1/4" = 1'-0"

PROPOSED ELEVATIONS

SHEET NUMBER

EL-01



NORTH ELEVATION  
(PARKING LOT)

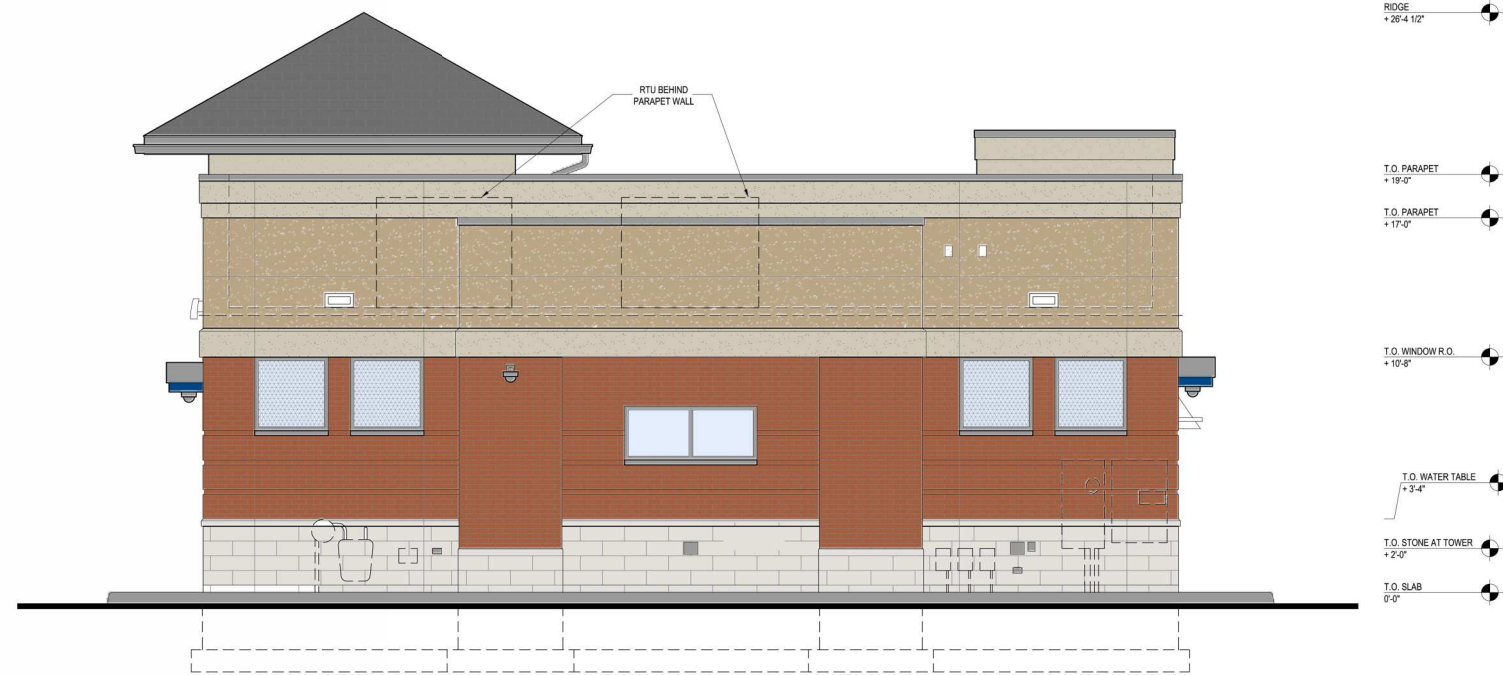


SOUTH ELEVATION  
(CHESTERFIELD AIRPORT RD)

							
<p>PAINT - EPT1 APPLICATION: EXTERIOR MATERIAL COLOR: MATCH TO SHERWIN WILLIAMS SW-7045 "INTELLECTUAL GRAY"</p>	<p>PAINT - EPT2 APPLICATION: EIFS COLOR: TO MATCH SHERWIN WILLIAMS SW-7036 "ACCESSIBLE BEIGE"</p>	<p>PAINT - EPT4 APPLICATION: EIFS COLOR: TO MATCH SHERWIN WILLIAMS SW-6108 "LATTE"</p>	<p>ROOF APPLICATION: ASPHALT SHINGLES COLOR: WEATHERED WOOD</p>	<p>MULLIONS APPLICATION: EXTERIOR MATERIAL COLOR: ANNOZIDIZED ALUMINUM</p>	<p>STONE - ST1 APPLICATION: SAVANNA STONE COLOR: LIMESTONE #3</p>	<p>METAL APPLICATION: CANOPY/TRIM COLOR: BLUE</p>	<p>BRICK BR-2 APPLICATION: EXTERIOR COLOR: TO MATCH ADJACENT SHOPPING CENTER</p>



WEST ELEVATION  
(CHESTERFIELD COMMONS DR)



EAST ELEVATION  
(DRIVE-UP ATM)

**CHASE**  
J.P. MORGAN CHASE  
CHESTERFIELD  
16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
38200P316271

**CORE STATES**  
GROUP



THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

**PRELIMINARY PLANNING SUBMITTAL - NOT FOR CONSTRUCTION**

ISSUE	DATE	DESCRIPTION
1	02/20/2019	ISSUE TO PLANNING BOARD

PROJECT INFORMATION	
PROJECT NO:	JPM.26022
DATE:	08/02/2019
PROTOTYPE:	18.2
DRAWN BY:	K.SCHOPP
CHECKED BY:	B.LASURS
SCALE:	1/4" = 1'-0"
SHEET TITLE	

PROPOSED ELEVATIONS

SHEET NUMBER

EL-02



 <b>PAINT - EPT1</b> APPLICATION: EXTERIOR MATERIAL COLOR: MATCH TO SHERWIN WILLIAMS SW-7045 "INTELLECTUAL GRAY"	 <b>PAINT - EPT2</b> APPLICATION: EIFS COLOR: TO MATCH SHERWIN WILLIAMS SW-7036 "ACCESSIBLE BEIGE"	 <b>PAINT - EPT4</b> APPLICATION: EIFS COLOR: TO MATCH SHERWIN WILLIAMS SW-6108 "LATE"	 <b>ROOF</b> APPLICATION: ASPHALT SHINGLES COLOR: WEATHERED WOOD	 <b>MULLIONS</b> APPLICATION: EXTERIOR MATERIAL COLOR: ANNOZIZED ALUMINUM	 <b>STONE - ST1</b> APPLICATION: SAVANNA STONE COLOR: LIMESTONE #3	 <b>METAL</b> APPLICATION: CANOPY/TRIM COLOR: BLUE	 <b>BRICK BR-2</b> APPLICATION: EXTERIOR COLOR: TO MATCH ADJACENT SHOPPING CENTER
---	---	--	--	---	--	--	--



**CHASE**  
J.P. MORGAN CHASE  
CHESTERFIELD  
16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
38200P316271

**CORE STATES**  
GROUP



THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

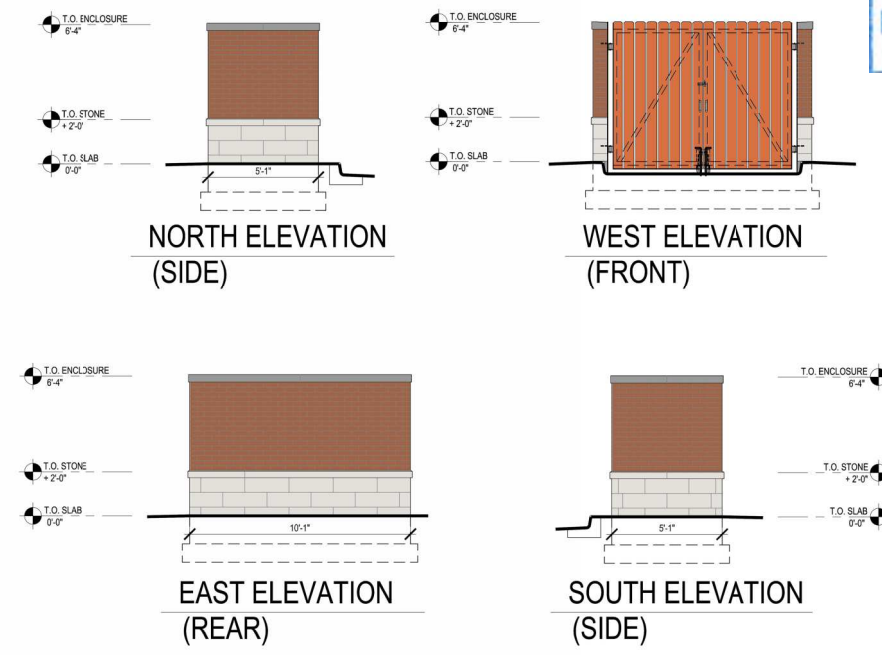
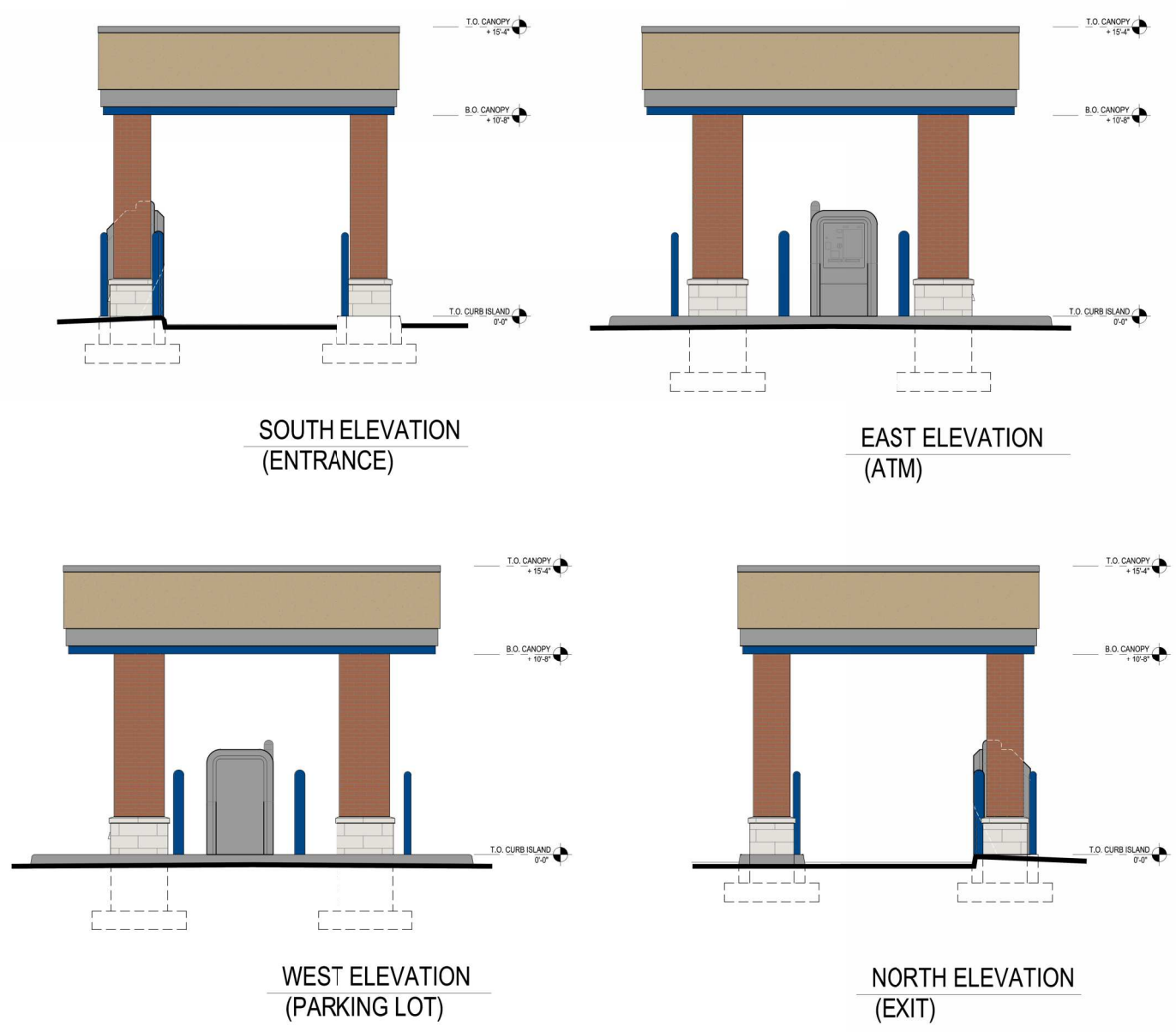
**PRELIMINARY PLANNING SUBMITTAL - NOT FOR CONSTRUCTION**










ISSUE	DATE	DESCRIPTION
1	02/20/2019	ISSUE TO PLANNING BOARD

PROJECT INFORMATION	
PROJECT NO:	JPM.26022
DATE:	08/02/2019
PROTOTYPE:	18.2
DRAWN BY:	K.SCHOPP
CHECKED BY:	B.LASURS
SCALE:	1/4" = 1'-0"

SHEET TITLE  
**PROPOSED DRIVE THRU ATM & TRASH ENCLOSURE ELEVATIONS**  
SHEET NUMBER

**EL-03**



 <b>PAINT - EPT1</b> APPLICATION: EXTERIOR MATERIAL COLOR: MATCH TO SHERWIN WILLIAMS SW-7045 "INTELLECTUAL GRAY"	 <b>PAINT - EPT2</b> APPLICATION: EIFS COLOR: TO MATCH SHERWIN WILLIAMS SW-7036 "ACCESSIBLE BEIGE"	 <b>PAINT - EPT4</b> APPLICATION: EIFS COLOR: TO MATCH SHERWIN WILLIAMS SW-6108 "LALITE"	 <b>ROOF</b> APPLICATION: ASPHALT SHINGLES COLOR: WEATHERED WOOD	 <b>MULLIONS</b> APPLICATION: EXTERIOR MATERIAL COLOR: ANNOXIDIZED ALUMINUM	 <b>STONE - ST1</b> APPLICATION: SAVANNA STONE COLOR: LIMESTONE #3	 <b>METAL</b> APPLICATION: CANOPY/TRIM COLOR: BLUE	 <b>BRICK BR-2</b> APPLICATION: EXTERIOR COLOR: TO MATCH ADJACENT SHOPPING CENTER	 <b>FENCE</b> COLOR: CEDAR
---	---	---	--	---	--	--	--	---



RECEIVED  
City of Chesterfield

Nov 04 2019

Department of Public Services



CHESTERFIELD AIRPORT RD.

CHESTERFIELD

16897 CHESTERFIELD AIRPORT RD

CHESTERFIELD, MO 63005

CHASE OVP#: 38200P316271

**CHASE**   
JP MORGAN CHASE, N.A.

**CORE STATES**  
  
GROUP



RECEIVED  
City of Chesterfield

Nov 04 2019

Department of Public Services



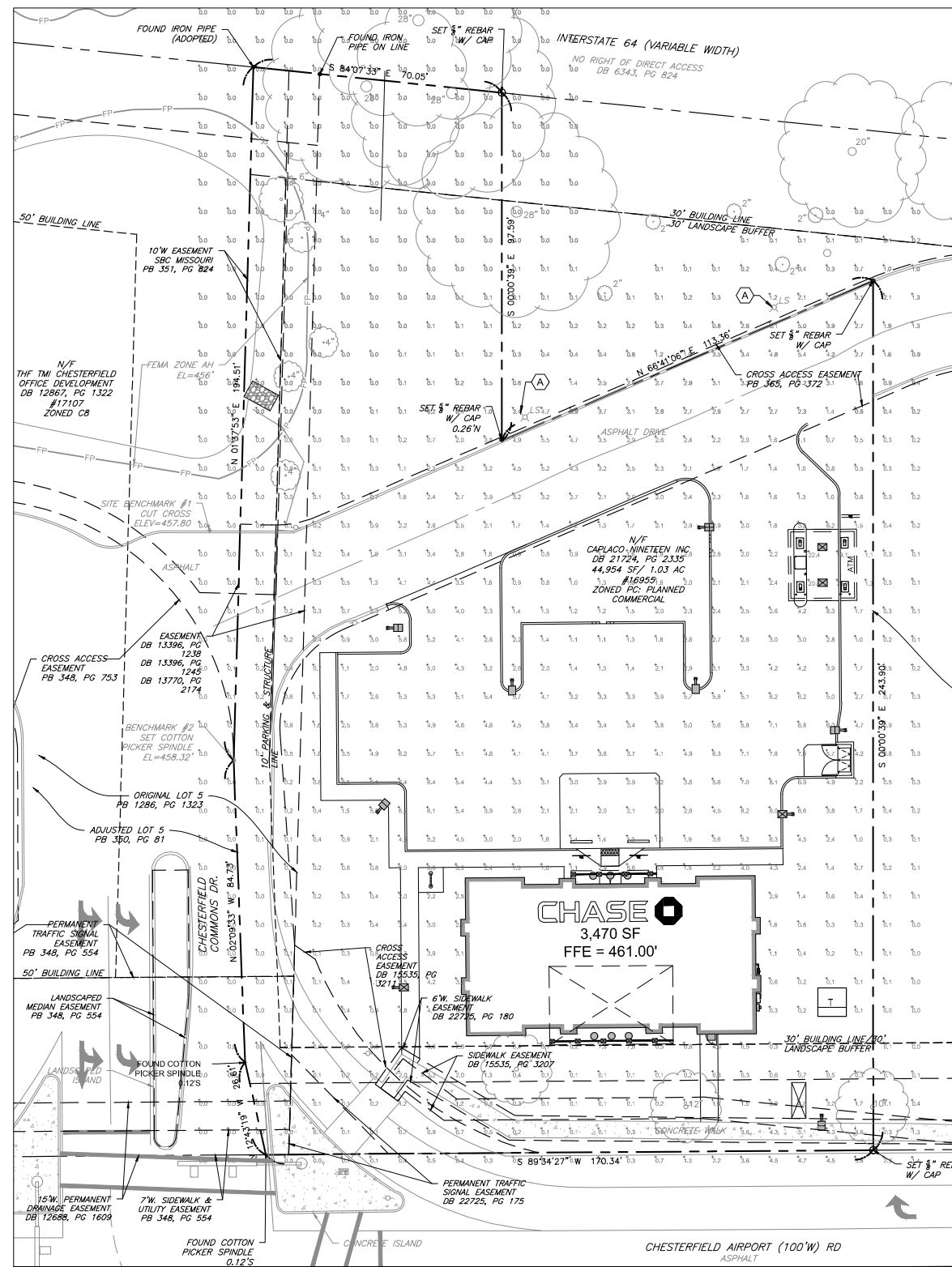
RENDERING

CHESTERFIELD

16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
CHASE OVP#: 38200P316271







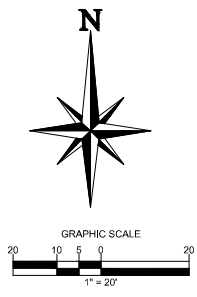
LUMINAIRE SCHEDULE						
SYMBOL	MANUFACTURER	MODEL	CATALOG	QTY	DISTRIBUTION	MOUNT HT.
☒	GE	RECESSED CANOPY LIGHT	ECRA0A5F54001BWHITE	2	TYPE 5	10'-8"
☐	MULE LIGHTING	EMLED SERIES - EUE	EUE-6B-10-XX-W-XX	1	TYPE 1	12'-0"
○	GE	ROUND DI SERIES	DI4R10930FL1V/2V10	6	TYPE 5	9'-6"
☐	LITHONIA LIGHTING	D-SERIES 0	DSX0-LED-P4-40K-T5W-MVOLT	1	TYPE 5	20'-0"
☐	LITHONIA LIGHTING	D-SERIES 0	DSX0-LED-P4-40K-TFTM-MVOLT	2	TYPE 4	20'-0"
☐	LITHONIA LIGHTING	D-SERIES 0	DSX0-LED-P4-40K-T3M-MVOLT-HS	2	TYPE 3	20'-0"
☐	LITHONIA LIGHTING	D-SERIES 0	DSX0-LED-P4-40K-T3S-MVOLT-HS	4	TYPE 3	20'-0"
☐	COLOR KINETICS	LINEAR	eCOLOR GRAZE QLX POWERCORE	2	30" X 60" LINEAR	ACCENT

CALCULATION SUMMARY 1			
AREA	AVERAGE	MAX	MIN
PAVED AREA @ 5-FT ABOVE GRADE	2.01 fc	22.4 fc	0.0 fc

LIGHTING CALCULATIONS INCLUDE AREA UNDER ATM CANOPY. ATM REQUIRES ADDITIONAL LIGHTING FOR SECURITY.

- LIGHTING NOTES**
- LIGHT ANALYSIS CONDUCTED AT 5-FEET ABOVE FINISHED GRADE.
  - ALL PROPOSED FIXTURES ON TIMER TO OPERATE DURING NIGHT TIME HOURS, 30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE.
  - CONTRACTOR TO INSTALL FIXTURE ON POLE RSS-XX-5B-XXX-XXX AND MATCH ADJACENT PROPERTY LIGHT POLE COLOR. MOUNT HEIGHTS ARE BASED ON HEIGHT ABOVE FINISHED ASPHALT GRADE. LIGHT FIXTURES TO BE MOUNTED ATOP OF A 17-FT POLE MOUNTED TO A 3-FT CONCRETE BASE. TOTAL MOUNTING HEIGHT MEASURED FROM FINISH GROUND ELEVATION TO FIXTURE IS 20-FT.
  - THE SOURCE OF PARKING LOT ILLUMINATION SHALL NOT BE LOWER THAN TEN (10) FEET AND SHALL NOT EXCEED TWENTY (20) FEET ABOVE GRADE, EXCEPT AS APPROVED BY THE PLANNING COMMISSION.
  - LIGHTING SHALL NOT PRODUCE ANY OFF-SITE ILLUMINATION OR AS APPROVED BY THE PLANNING COMMISSION.

- KEYED NOTES:**
- A. EXISTING ADJACENT LIGHTS MODELED FOR THIS LIGHTING STUDY.
- LIGHTING LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
  - - - EXISTING ADJACENT PROPERTY LINE
  - - - EXISTING ROAD CENTERLINE
  - EXISTING CURB
  - PROPOSED CURB
  - PROPOSED BUILDING
  - 1:9 FOOTCANDLE CALCULATION POINT
  - ☒ PROPOSED SITE LIGHT FIXTURE



**CORE STATES GROUP**  
 6500 Chippewa Street Suite 200  
 St. Louis, MO 63109  
 Phone (314) 843-4320  
 Pbenneit@core-eng.com

DOCUMENTS PREPARED BY CORE STATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORE STATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORE STATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT



REVISIONS

REV	DATE	COMMENT	BY
1	8/07/19	SITE DEVELOPMENT SECTION PLAN	CDF
2	08/08/19	PER MSD COMMENT	CDF
3	09/11/19	PER CITY COMMENT	CDF
4	09/12/19	PER MSD COMMENT	CDF
5	09/26/19	PER CITY COMMENT	CDF

DOCUMENT CIVIL  
 CONSTRUCTION DOCUMENTS FOR CHASE BANK

SITE LOCATION  
 16985 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MO 63055

ENGINEER SEAL  
 CHAD D. FAIRBANKS  
 NUMBER E-2001018726  
 09-26-19

SHEET TITLE  
 LIGHTING PLAN

JOB #:	JPM 26022
DATE:	06-17-19
SCALE:	1"=20'
DRAWN BY:	ZPM
CHECKED BY:	CDF

SHEET NO.  
**C11**

MSD BASE MAP #17T  
 MSD P# 19MSD-00273

LIGHT SYMBOL  
FROM LIGHTING PLAN

# eColor Graze QLX Powercore

Date: \_\_\_\_\_  
Type: \_\_\_\_\_  
Firm Name: \_\_\_\_\_  
Project: \_\_\_\_\_

RECEIVED  
City of Chesterfield

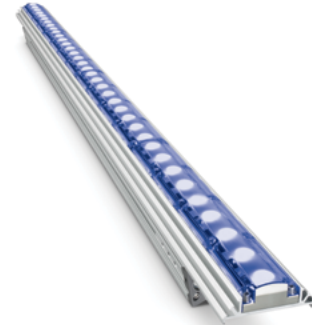
Nov 04 2019

Department of Public Services

Blue, 30° x 60° Beam Angle, 1219 mm  
(4 ft)

## Performance linear exterior LED wall grazing luminaires with solid color light

eColor Graze QLX Powercore is a high-performance, exterior linear luminaire perfect for applications calling for a balance of cost and performance. It is designed to highlight architectural features ranging from surface textures and molding details to archways and windows. Graze Essential Color luminaires offer intensely saturated solid red, green, blue, or amber light. Multiple fixture lengths, beam angles, output levels, and power consumption levels support a large range of façade or surface illumination applications. Low-profile housing, connectorized cabling, a universal power input range, and direct line voltage operation make Graze luminaires easy to install and operate.



- Tailor light output to specific applications—Available in four standard lengths (1 ft, 2 ft, 3 ft, and 4 ft), four performance levels (MX, QLX, QLX 5W, and EC), and six standard 9° x 9°, 10° x 60°, 15° x 30°, 30° x 60°, 60° x 30°, and 90° x 90° (EC only) beam angles.
- Flexible integration—Graze's ultra-low profile lets it fit discretely into almost any layout, from simple to elaborate.
- Customizable accessories - Customize your Graze fixture with a choice of three accessories: mounting arm, masking shield, and graze louver. Mounting arm available in three sizes and three colors (black, white, and gray), and masking shield available in four lengths (1 ft, 2 ft, 3 ft, and 4 ft).
- Integrates patented Powercore technology that controls power output to luminaires directly from line voltage – rapidly, efficiently, and accurately. The Color Kinetics Data Enabler Pro merges line voltage with control data and delivers them to luminaires over a single standard cable, dramatically simplifying installation and lowering total system cost.
- Graze provides years of reliable use under rugged conditions. Graze raises reliability even further with more protection from corrosion by meeting ASTM B117 standard and ANSI C136.31-2010 standard with a 3G vibration rating, and elimination of water pooling on the lens.
- Works seamlessly with the Color Kinetics full range of controllers, including Light System Manager, Video System Manager, Video System Manager Pro, iPlayer 3, Antumbra iColor Keypad, and ColorDial Pro—as well as third-party controllers.
- Convenient push-and-click connectors let you easily and rapidly install Leader Cables and Jumper Cables. Constant torque locking hinges offer simple and consistent position control from various angles.

For detailed product information, please refer to the eColor Graze QLX Powercore Product Guide at [www.colorkinetics.com/ls/essentialcolor/ecolorgrazeqlxpowercore/](http://www.colorkinetics.com/ls/essentialcolor/ecolorgrazeqlxpowercore/)

# Specifications

Due to continuous improvements and innovations, specifications may change without notice.

## Output

Beam Angle	30° x 60°
Color	Blue

## Electrical

Input Voltage	100 to 277 VAC, auto-ranging, 50/60 Hz
Power Consumption (Maximum at full output, steady state)	40 W

*For Surge Protection Requirements for LED Lighting Systems, please refer to [www.colorkinetics.com/KB/surge-protection](http://www.colorkinetics.com/KB/surge-protection).*

## Control

### Dimmer‡

Compatible with selected commercially available reverse-phase ELV-type dimmers

## Physical

Dimensions (Height x Width x Depth)	69 x 1219 x 72 mm (2.7 x 48 x 2.85 in)
Weight	4.2 kg (9.3 lb)
Housing Material	Extruded anodized aluminium
Lens	Clear UV-protected polycarbonate
Luminaire Connections	Integral male/female waterproof connectors
Specs Mounting Title	Multi-positional, constant torque locking hinges

## Temperature Ranges

-40 to 50 °C (-40 to 122 °F) Operating  
-20 to 50 °C (-4 to 122 °F) Startup  
-40 to 80 °C (-40 to 176 °F) Storage

## Vibration Resistance

Not compliant to ANSI C136.31, 3G. Special orders are available to conform to the standard. Please contact your Color Kinetics Lighting Sales rep for custom configurations.

Mechanical Impact	IK10
-------------------	------

## Corrosion Resistance

Complies with ASTM B117 standard with special order. Please contact your Color Kinetics Lighting Sales rep for custom configurations.

Humidity	0 to 95%, non-condensing
----------	--------------------------

## Luminaire Run Lengths

To calculate luminaire run lengths and total power consumption for your specific installation, download the Configuration Calculator from [www.colorkinetics.com/support/install\\_tool/](http://www.colorkinetics.com/support/install_tool/)

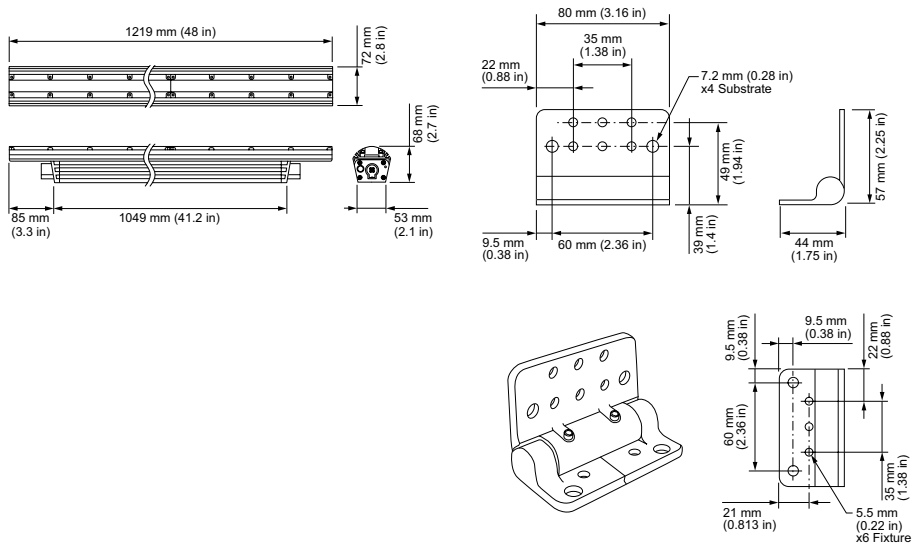
## Certification and Safety

Approbation	UL/cUL, FCC Class A, CE, PSE, C-Tick
Environment	Dry/Damp/Wet Location, IP66



‡ Refer to [www.colorkinetics.com/support/appnotes/](http://www.colorkinetics.com/support/appnotes/) for more information.

# Dimensions



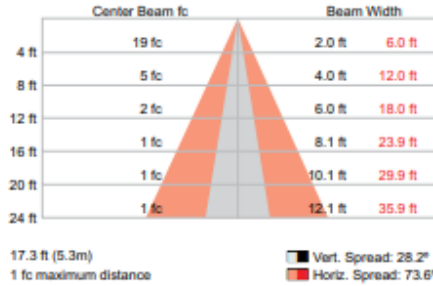
## Photometrics, 305 mm (1 ft), 30° x 60° beam angle

Photometric data is based on test results from an independent NIST traceable testing lab. IES data is available at [www.colorkinetics.com/support/ies](http://www.colorkinetics.com/support/ies).

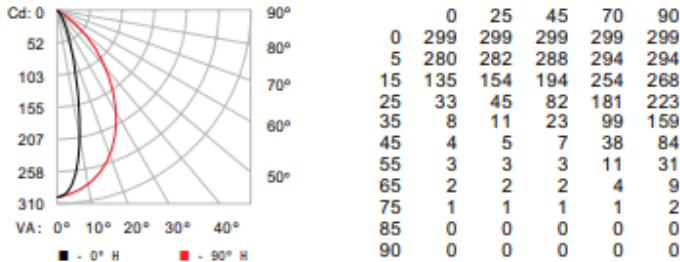
Beam Angle	30° x 60°
Lumens	188
Efficacy (lm/W)	20.6



### Illuminance at Distance



### Polar Candela Distribution



### Zonal Lumen

Zone	Lumens	% Fixture
0 - 60	183.4	97.6 %
60 - 90	4.4	2.4 %
0 - 90	187.8	100.0 %

### Coefficients of Utilization - Zonal Cavity Method

Effective Floor Cavity Reflectance: 20%

RCC %:	80		70		60		50		40		30		20		10		0			
RW %:	70	50	30	0	70	50	30	0	50	30	20	0	50	30	20	0	50	30	20	0
RCR:	0	119	119	119	116	116	116	100	111	111	111	106	106	106	106	102	102	102	102	100
1	113	110	108	105	111	108	106	93	104	102	100	100	99	97	97	97	96	95	95	93
2	107	102	98	94	105	100	97	87	97	94	91	94	92	89	91	89	88	88	86	86
3	102	95	90	86	100	94	89	80	91	87	84	89	85	82	86	83	81	79	79	79
4	96	89	83	79	95	87	82	75	85	81	77	83	79	76	81	78	75	74	73	74
5	92	83	77	73	90	82	76	70	80	75	72	78	74	71	77	73	70	69	69	69
6	87	78	72	67	85	77	71	66	76	70	67	74	70	66	73	69	66	64	64	64
7	83	73	67	63	81	73	67	62	71	66	62	70	66	62	69	65	62	60	60	60
8	79	69	63	59	78	69	63	58	68	62	59	67	62	58	66	61	58	57	57	57
9	75	66	60	56	74	65	59	55	64	59	55	63	58	55	62	58	55	54	54	54
10	72	62	56	53	71	62	56	52	61	56	52	60	55	52	59	55	52	51	51	51

For lux multiply fc by 10.7

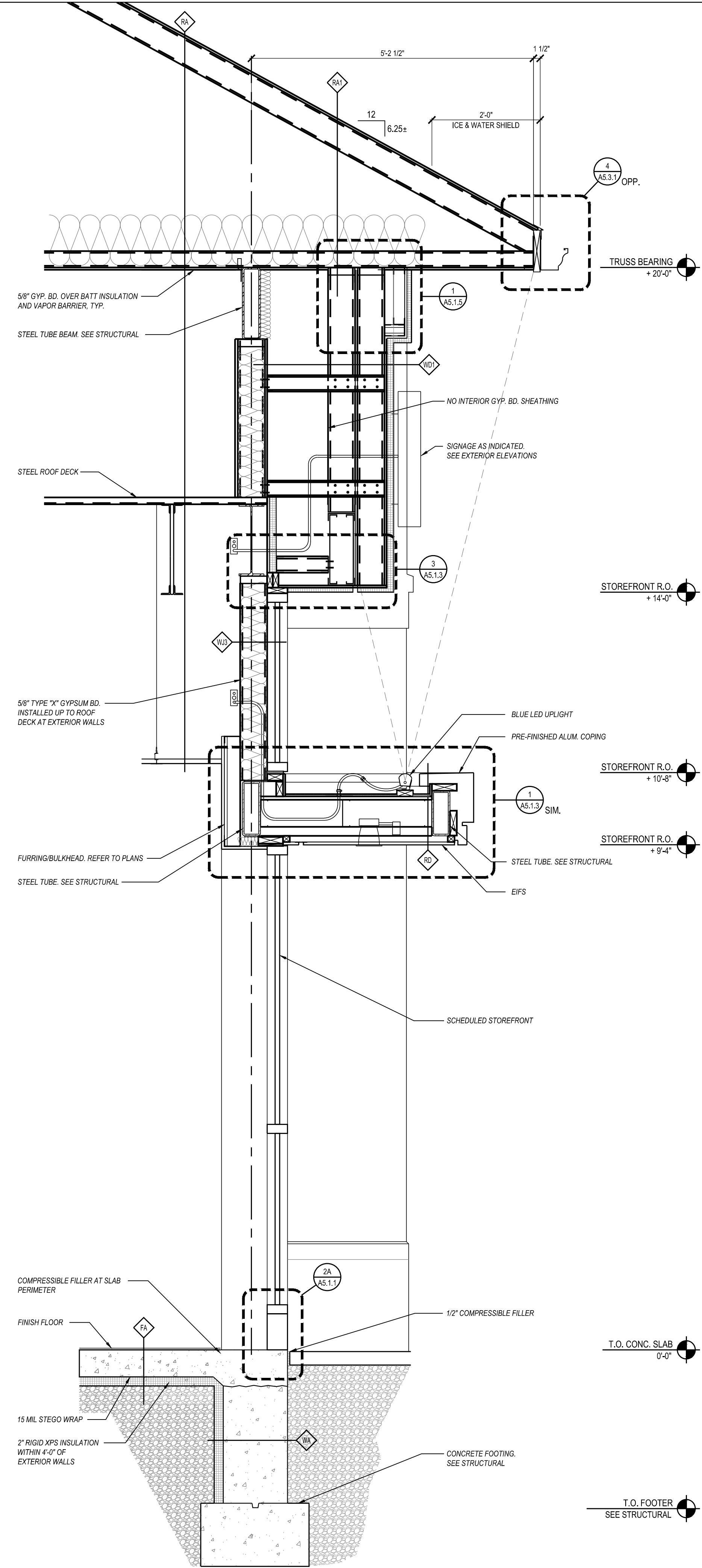
# Luminaire and Accessories

Use Item Number when ordering in North America

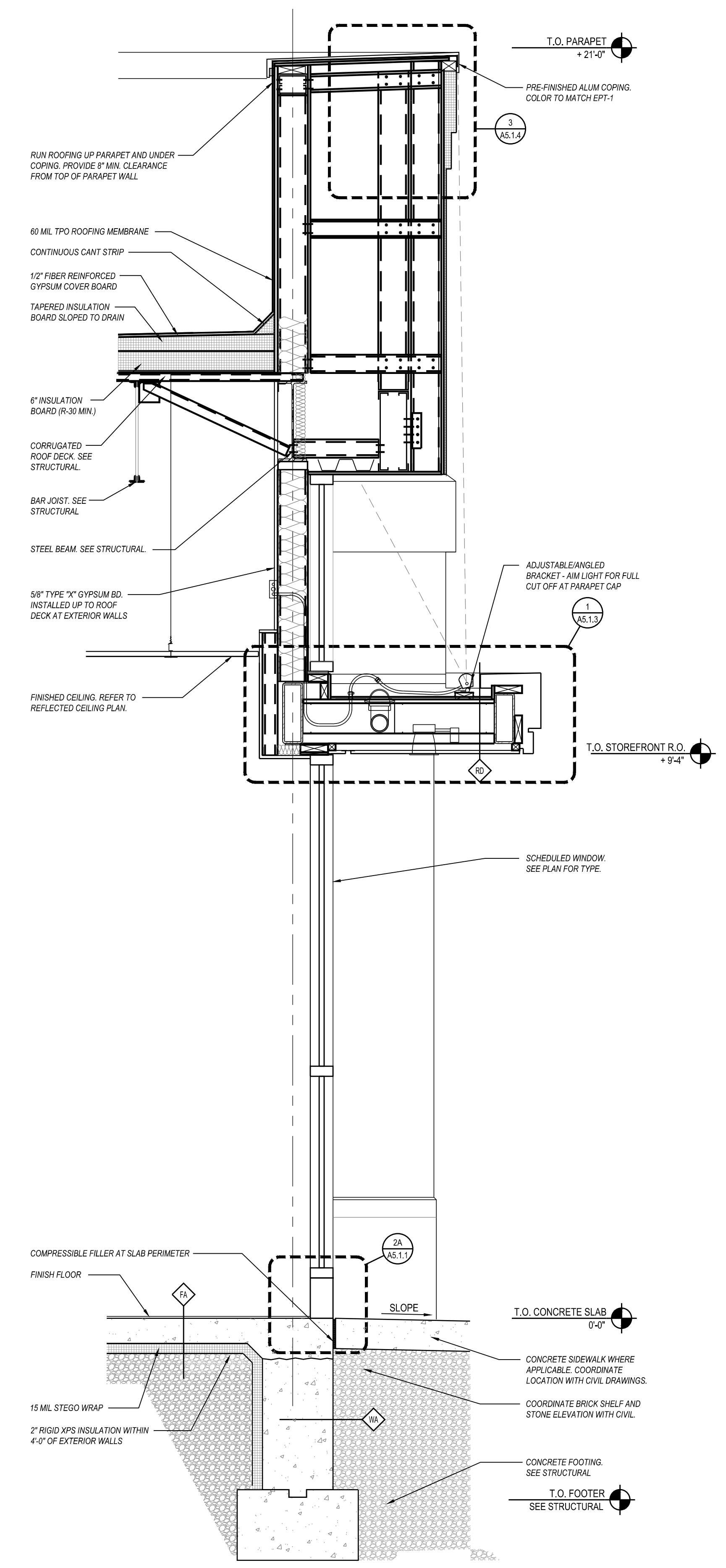
Luminaire	Item Number	Item 12NC
eColor Graze Q LX Powercore <i>Blue, 30° x 60° Beam Angle, 1219 mm (4 ft)</i>	223-000081-74	910503703544
<b>Accessories</b>		
Inground Enclosure, Outer Box for 1219 mm (4 ft) luminaire	120-000190-07	912400133691
Inground Enclosure, Inner Box for 1219 mm (4 ft) luminaire	120-000190-06	912400133690
Leader Cable with Terminator, UL/cUL, 3 m (10 ft)	108-000056-03	910503704071
Leader Cable with Terminator, UL/cUL, 15.2 m (50 ft)	108-000056-00	910503703138
Leader Cable with Terminator, CE/PSE, 3 m (10 ft)	108-000056-04	910503704072
Leader Cable with Terminator, CE/PSE, 15.2 m (50 ft)	108-000056-01	910503704069
Jumper Cable, UL/cUL, End-to-End	108-000057-00	910503703139
Jumper Cable, UL/cUL, 305 mm (1 ft)	108-000057-03	910503704076
Jumper Cable, UL/cUL, 1.5 m (5 ft)	108-000057-06	910503704079
Jumper Cable, UL/cUL, 3 m (10 ft)	108-000057-09	910503704082
Jumper Cable, CE/PSE, End-to-End	108-000057-01	910503704074
Jumper Cable, CE/PSE, 305 mm (1 ft)	108-000057-04	910503704077
Jumper Cable, CE/PSE, 1.5 m (5 ft)	108-000057-07	910503704080
Jumper Cable, CE/PSE, 3 m (10 ft)	108-000057-10	910503704083
Glare Shield, 1219 mm (4 ft)	120-000081-03	910503700748
Mounting Arm, Short, Gray	120-000201-03	912400135843
Mounting Arm, Medium, Gray	120-000201-04	912400135844
Mounting Arm, Long, Gray	120-000201-05	912400135845
Symmetric Louver, 1219 mm (48 in)	120-000202-07	912400135856
Masking Shield, 1219 mm (48 in)	120-000203-03	912400135860







**2**  
A4.2  
**LINEAR MOCK TOWER PIER**  
3/4" = 1'-0"



**1**  
A4.2  
**MOCK TOWER**  
3/4" = 1'-0"

**CHASE**  
J.P. MORGAN CHASE, N.A.  
CHESTERFIELD  
16985 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
CHASE OVP# 38200P316271

**CORE STATES**  
GROUP  
4500 Chippewa Street  
Suite 200  
St. Louis, MO 63109  
314.943.4320  
www.core-states.com  
COA# A-2014026908

ARCHITECT OF RECORD

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
0	09.24.2019	PERMIT SET

PROJECT INFORMATION

PROJECT NO:	JPM.26022
DATE:	09/24/2019
PROTOTYPE:	18.3
DRAWN BY:	K.SCHOPP
CHECKED BY:	B.LASURS
VERSION:	1.00

SHEET TITLE  
**MOCK TOWER SECTIONS**  
SHEET NUMBER

**A4.2**

P:\J.P. Morgan Chase\Chesterfield, MO\18985 Chesterfield Airport Road\JPM.26022\MRFY\_Drawing\A4.2 (BECOM) (LIGHTING PACKAGE SHEET)\_Chesterfield, MO\_JPM.26022\_Tower Sections - flat floor.dwg  
Monday, November 4, 2019 1:25:24 PM

RECEIVED  
City of Chesterfield  
Nov 04 2019  
Department of Public Services



UPLIGHTING SAMPLE

CHESTERFIELD

16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
CHASE OVP#: 38200P316271





RECEIVED

City of Chesterfield

Nov 04 2019

Department of Public Services



UPLIGHTING SAMPLE

CHESTERFIELD

16897 CHESTERFIELD AIRPORT RD

CHESTERFIELD, MO 63005

CHASE OVP#: 38200P316271





RECEIVED

City of Chesterfield

Nov 04 2019

Department of Public Services



LOOKING EAST TO SITE FROM CHESTERFIELD AIRPORT RD



LOOKING SOUTH TO SITE FROM CHESTERFIELD AIRPORT RD

## PHOTOS

CHESTERFIELD

16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
CHASE OVP#: 38200P316271



RECEIVED  
City of Chesterfield  
Nov 04 2019  
Department of Public Services



LOOKING NORTH TO SITE FROM CHESTERFIELD AIRPORT RD



LOOKING WEST TO SITE FROM CHESTERFIELD AIRPORT RD

PHOTOS

CHESTERFIELD

16897 CHESTERFIELD AIRPORT RD  
CHESTERFIELD, MO 63005  
CHASE OVP#: 38200P316271



## **STAFF ANALYSIS**

In general, the Lighting Standards set forth in Section 31-04-03 of the Unified Development Code (UDC) state that exterior building lighting shall be architecturally integrated with the building style, material, and color. The color of exterior lamps shall be consistent with that on surrounding buildings.

Regarding the angle of upward projection, the UDC requires that for all planned districts:

- All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.
  - *Applicant states that lighting will not trespass beyond soffits and characterizes proposed upward lighting as accent lighting and has provided an exhibit to depict this (Figure 2).*
- Building-mounted lighting, including both utilitarian and decorative applications, shall be limited to fully shielded, cut-off optics, flat-lens luminaires.
  - *All other lighting for this project is flat-lensed and fully-shielded.*
- The facades of buildings facing I-64/US 40 should utilize accent lighting, as opposed to floodlighting. All lighting should consist of metal halide with flat lenses and mounted at a maximum height of thirty (30) feet.
  - *Proposed Specialty Lighting is comprised of LED fixtures, mounted no higher than 10'-8" above finished grade and oriented to project upwards.*

However, when an architectural specialty lighting package is requested for a proposed or existing development, the criteria for site lighting provided in the UDC may no longer be applicable in its entirety or portions thereof. The reason for a requested modification should be to provide for flexible architectural accent lighting criteria that promotes superior design, and is tailored to a specific development which may vary from general ordinance provisions.

The purpose of an architectural specialty lighting package is to ***provide comprehensive, complementary and unified architectural specialty lighting throughout a single development or contiguous lots under common ownership.***

Consideration of flexibility in architectural specialty lighting criteria is based on a number of review factors, including, but not limited to, the physical impact of the proposed architectural specialty lighting package, the quality of the proposed architectural specialty lighting package, and mitigation of unfavorable conditions such as excessive lighting, light spillover, height, and other related conditions and potentially negative impacts. However, in no instance shall architectural specialty lighting applications result in light trespass at the property line.

As this request is specifically for up-lighting, all other lighting fixtures shall adhere to the City's lighting standards established in the UDC. This development would be the first in the Kemp Auto Museum subdivision to apply for an architectural specialty lighting package and is only the third development throughout the City to submit a specialty lighting package. This analysis is concurrent with that provided for the first two Specialty Lighting Package requests (Logan College of Chiropractic, 2018; Metro Lighting, 2019).

(Continued)

Specifically, the UDC states that Architectural Specialty Lighting:

- Shall not be on past approved hours of operation, if any, or 11:00 P.M., whichever is later for non-security lighting, except for that used for special and infrequent occasions.
  - *The applicant is requesting hours of operation nightly from dusk-to-dawn.*
- Should highlight and accentuate traditional building detailing and architectural features.
  - *The applicant states that the blue accent lighting will tie the brand's signature color to the building's accent features.*
- Should offer color temperature that underscores building materials and character.
  - *The color proposed is the signature blue color of the bank's corporate brand.*
- Should highlight distinctive architectural features.
  - *The proposed Specialty Lighting fixtures are focused to shine only upon the upper walls of the building's center massing, highlighting the high soffits and tower element.*
- Shall be architecturally integrated with the building style, material, and color, and that the color of exterior lamps shall be consistent with that on surrounding buildings.
  - *Building material is mainly comprised of tan and off-white colored EIFS. Applicant has stated that the color scheme is consistent with national branding, found at other locations throughout the country. Examples of other locations elsewhere are found in this submittal packet.*

The type of fixture proposed would be a permanently-mounted, linear set of 189 wall grazing LED luminaires with solid blue color light, not to exceed 3.5 footcandles along the upper facades of the building's center mass. No shifts in lighting frequency, duration, or animation are being proposed. Please refer to the cutsheets in the submittal packet for further information regarding the technical specifications regarding this type of fixture. For clarification, the proposed lighting fixtures would only run the width of the canopy, and would not wrap around the returns.

Figure 2 illustrates the angle of projection these architectural specialty lighting fixtures are proposed to be mounted. A copy of this exhibit is also included in the submittal packet. Figures 3 and 4 depict nighttime renderings of each of the two locations and color/intensity for these proposed specialty lighting fixtures.

(Continued)



**G. Exterior Renderings**



*Figure 3: North Elevation as seen from parking lot.*



*Figure 4: South Elevation as seen by vehicles traveling west on Chesterfield Airport Rd.*

(Continued)

**DEPARTMENT INPUT**

Requests for Architectural Specialty Lighting Packages can be permitted if they are found to be architecturally integrated with the building design and harmonious with the surrounding area. As such, Staff is requesting a recommendation from the Architectural Review Board (ARB) on the Architectural Specialty Lighting Package proposed for the Chase Bank location in the Kemp Auto Museum subdivision. All recommendations made by the ARB will be included in the Staff's report to the Planning Commission.

Staff requests review and recommendation on this Specialty Lighting Package submittal for Kemp Auto Museum—Lot B.

**MOTION**

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

- 1) "I move to forward the Architectural Specialty Lighting Package for Kemp Auto Museum, Lot B, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Architectural Specialty Lighting Package for Kemp Auto Museum, Lot B to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Specialty Lighting Package Packet