



VII. A.

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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: December 10, 2012

From: Purvi Patel
Project Planner

Location: South side of Swingley Ridge Road, west of the intersection with Olive Boulevard

Applicant: Michael Doster on behalf of H.V. Real Estate Corporation

Description: **16100 Swingley Ridge Road (Sterling Bank):** Amended Site Development Plan, Amended Landscape Plan, Amended Architectural Elevations, an Architect's Statement of Design and Tree Preservation Plan for a 1.915 tract of land zoned "C8" Planned Commercial District located on the south side of Swingley Ridge Road, west of the intersection with Olive Boulevard.

PROPOSAL SUMMARY

Michael Doster, on behalf of H.V. Real Estate Corporation, has submitted an Amended Site Development Plan, Amended Landscape Plan, Amended Architectural Elevations, an Architect's Statement of Design and Tree Preservation Plan for the office building at 16100 Swingley Ridge Road. The request is for approval of site improvements for the new user, Sterling Bank.

The proposed exterior renovations to the building include adding composite aluminum panels at top parapet around the perimeter; staining the existing brick to a darker burgundy color; painting the window frames black; and installing a metal roof feature over the north courtyard to match the proposed parapet color. The proposed project also includes the addition of a drive-thru facility on the west side of the property; a private landscaped sculpture park on the east side of the property and three fountains on the site.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The subject site was originally zoned "C8" Planned Commercial 1985 via St. Louis County Ordinance 12,155. In 1986, the ordinance was amended by St. Louis County Ordinance 12,792 and the site was developed in 1987 with the development standards and regulations set forth in this ordinance. The site has functioned as a multi-tenant office building since its construction in 1987.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Hampton Inn, U.S. Post Office, EDSI Consulting Engineering Office Building	"PC" Planned Commercial District, "C8" Planned Commercial District "C2" Shopping District
East	Herman Stemme Complex	"C8" Planned Commercial District
South - West	I-64 and Drury Plaza Hotel	"PC" Planned Commercial District



STAFF ANALYSIS

Zoning Regulations

The subject site is currently zoned "C8" Planned Commercial District. The submittal was reviewed against the requirements of St. Louis County Ordinance 12,792 and all other applicable sections of the City Code and found to be in compliance with all requirements.

Traffic Access and Circulation

Vehicular access to the site will remain at the single access point off Swingley Ridge Road. Vehicles will enter and exit the proposed drive-thru facility from the western edge of the existing parking lot. Pedestrian access to the proposed private landscaped park will be via a new sidewalk from the building.

Landscaping and Tree Preservation

The proposed modifications to the existing landscaping are intended to complement the building improvements and improve views of the building, sculpture and fountain areas. A number of trees along Swingley Ridge Road and on the western portion of the site will be preserved, while some trees located on the property and within the MoDOT right-of-way to the south of the site that are found to be in poor condition will be removed. In addition, screening of the existing dumpster location will be provided by the use of White Pines and White Spruce trees.

Building Landscaping

The proposal includes enhancing the building perimeter with the use of landscape beds consisting of hardy shrubs and native perennials and grasses. These plantings will be massed together into landscape beds to provide for greater visual impact and ease of maintenance. There is a tiered fountain proposed on the south side of the building and a fountain with low features proposed on along the north entrance on the building.

Parking and Drive Area Landscaping

Proposed landscaping for the parking area consists of deciduous shade trees, deciduous and evergreen shrubs, perennial flowers and ground covering located in the parking islands and along the vehicular entrance. The drive-thru facility will be complemented by deciduous shade trees along its perimeter, while ornamental Sweet Bay Magnolias, shrubs, perennial flowers, and ornamental grasses will fill the drive-thru island.

Sculpture Park Landscaping

Finally, the landscape proposal for the private sculpture park area, a key existing site feature, includes a spray fountain partially surrounded by deciduous shrubs and seasonal flowers. The walkway from the building to the sculpture park area will be lined by a seating wall constructed of masonry to match the building.

Mitigation Plan

The Tree Preservation and Landscape Requirements (City of Chesterfield Ordinance 2512) requires 30% of the existing wooded canopy on site be retained. The site currently has 15,000 square feet of tree canopy coverage and based on the requirement to preserve 30% of the existing tree canopy, 4,500 square feet of canopy coverage is required to be retained unless special conditions are found to exist on the site.

A request for special conditions was submitted to the Planning and Development Services Director in accordance with Section XV of the City of Chesterfield Ordinance 2512. As required by ordinance, a statement from a Tree Specialist and a mitigation plan were submitted to justify the request and mitigate the proposed landscaping on the site. The mitigation plan included 3 additional trees that account for 1,200 square feet of canopy coverage in replacement of 4 trees equaling 1,180 square feet of canopy coverage. The plan was reviewed by the City Arborist and Project Planner and was approved by the Planning and Development Services Director on November 29, 2012.

Architectural Elevations

The project was reviewed by the Architectural Review Board on November 8, 2012. The Board made a motion to forward to the Planning Commission the Amended Architectural Elevations for

16100 Swingley Ridge Road (Sterling Bank) as presented with a recommendation for approval. This motion passed with a voice vote of 4 to 0.

Lighting

Existing parking and building mounted lighting is proposed to be utilized as part of the amended elevations. New CLR-Recessed Canopy Lights are proposed to be installed under the proposed drive-thru canopy for safety and security. Finally, outdoor wall lamps mounted to the seating wall are proposed along the walkway from the building to the sculpture area. Both these fixtures adhere to City Code requirements.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Landscape Plan, Architectural Elevations, an Architect's Statement of Design and Tree Preservation Plan and has found the proposal to be in conformance with St. Louis County Ordinance 12,792 and all other applicable sections of the City Code. Staff recommends approval of the Amended Site Development Plan, Landscape Plan, Architectural Elevations, an Architect's Statement of Design and Tree Preservation Plan.

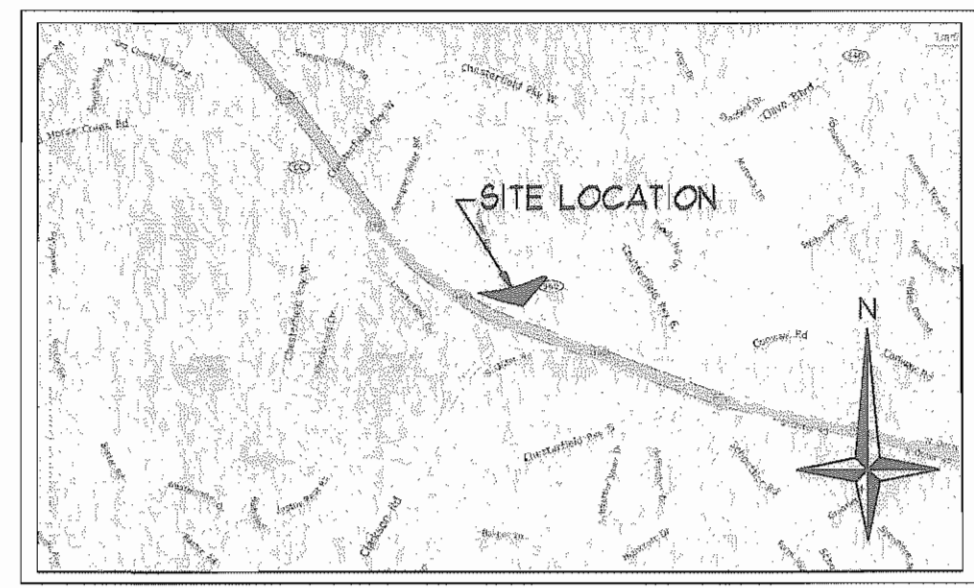
MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Plan, Amended Landscape Plan, Amended Architectural Elevations, an Architect's Statement of Design and Tree Preservation Plan for 16100 Swingley Ridge Road (Sterling Bank).
- 2) "I move to approve the Amended Site Development Plan, Amended Landscape Plan, Amended Architectural Elevations, an Architect's Statement of Design and Tree Preservation Plan for 16100 Swingley Ridge Road (Sterling Bank) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Site Development Plan
Landscape Plan
Tree Preservation Plan
Architectural Packet



ZONING: C-8

DIFFERENTIAL RUNOFF CALCULATIONS

SITE AREA:

PARCEL 1 = 56,317.54 = 1.29 AC.
 PARCEL 2 = 11,786.55 = 0.27 AC.
 PARCEL 3 = 4,922.27 = 0.11 AC.
 PARCEL 4 = 10,346.50 = 0.24 AC.
 TOTAL = 83,422.86 = 1.91 AC.

EXISTING CONDITIONS:

BUILDINGS: 0.43 AC. x 4.20 C.F.S./AC = 1.81 C.F.S.
 PAVEMENT: 0.52 AC. x 3.54 C.F.S./AC = 1.86 C.F.S. ZONING: C-2
 GRASS: 0.96 AC. x 1.70 C.F.S./AC. = 1.62 C.F.S.
 TOTAL RUNOFF = 5.29 C.F.S.

PROPOSED CONDITIONS:

BUILDINGS: 0.43 AC. x 4.20 C.F.S./AC + 0.01 AC. x 3.54 C.F.S./AC. = 1.84 C.F.S.
 PAVEMENT: 0.70 AC. x 3.54 C.F.S./AC = 2.48 C.F.S.
 GRASS: 0.18 AC. x 1.70 C.F.S./AC. = 0.33 C.F.S.
 TOTAL RUNOFF = 5.65 C.F.S.

TOTAL INCREASE = 5.65 C.F.S. - 5.29 C.F.S. = 0.36 C.F.S.

DISTURBED AREA = 0.49 AC.

the owner (s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3 of the City of Chesterfield (applicable subsection) (present zoning) Ordinance #524, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature) _____
 (Name Typed) _____

State of _____)
 County of _____) SS.

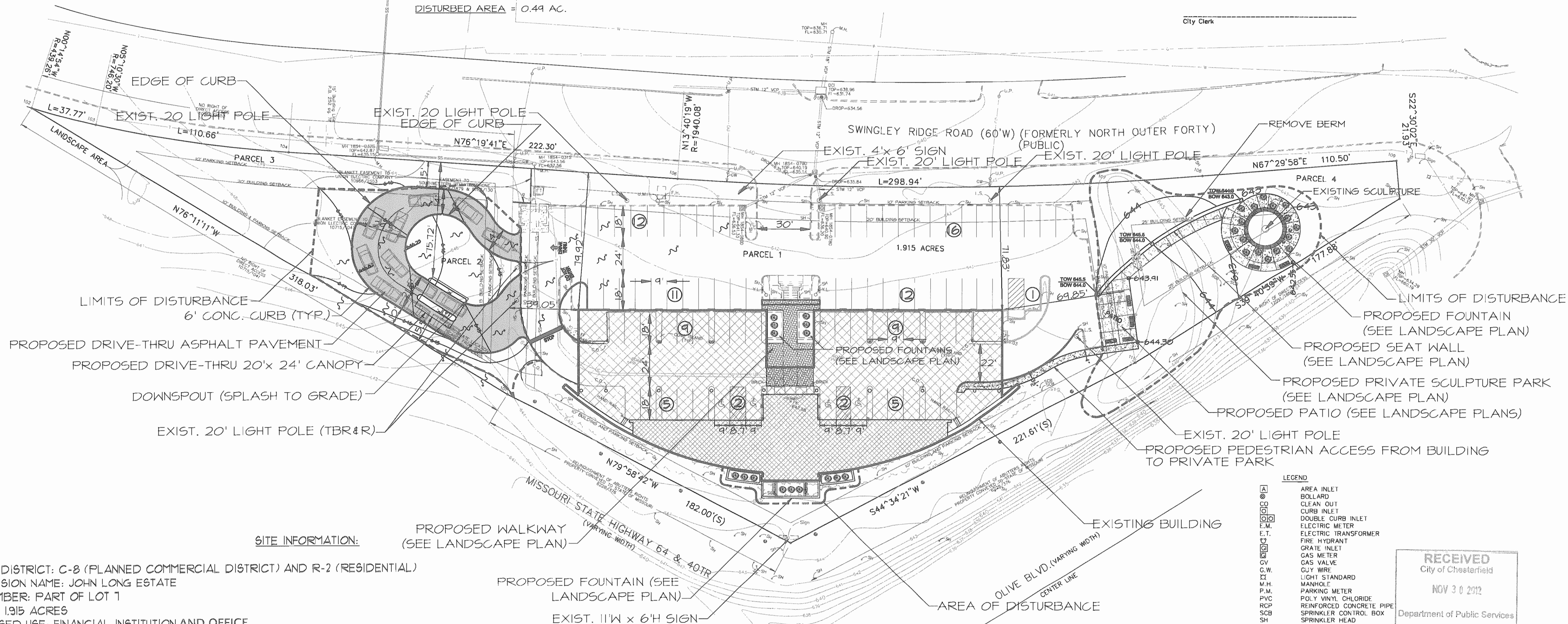
On this _____ day of _____ A.D. 20____ before me personally appeared _____ to me known, (Officer of corporation) who, being sworn in, did say that he/she is the _____ of the _____ a corporation in the State of _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

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

ZONING: PC

Planning and Development Services Director

City Clerk



ZONING DISTRICT: C-8 (PLANNED COMMERCIAL DISTRICT) AND R-2 (RESIDENTIAL)
SUBDIVISION NAME: JOHN LONG ESTATE
LOT NUMBER: PART OF LOT 1
AREA: 1.915 ACRES
PROPOSED USE: FINANCIAL INSTITUTION AND OFFICE
CONSTRUCTION TYPE: V-B

BUILDING RENTABLE SQUARE FOOTAGE: 20,813 SQUARE FEET
PARKING REQUIRED (OFFICE, GENERAL): 35/1000 GFA: 14 SPACES
PARKING PROVIDED: 80 REGULAR AND 4 H.C.

SANITARY SEWER TYPE: M&D
STORMWATER FACILITIES: M&D

TOTAL SITE AREA: 83,423 SF.
BUILDING FOOTPRINT AREA: 18,191 SF. (EXIST.) + 482 SF. (PROPOSED DRIVE-THRU CANOPY) = 19,279 SF.
VEHICULAR PAVEMENT: 22,893 SF. (EXIST.) + 4438 SF. (PROPOSED DRIVE THRU) = 27,331 SF.
OPEN SPACE: 36,813 SF.
OPEN SPACE PERCENTAGE: 44% OPEN

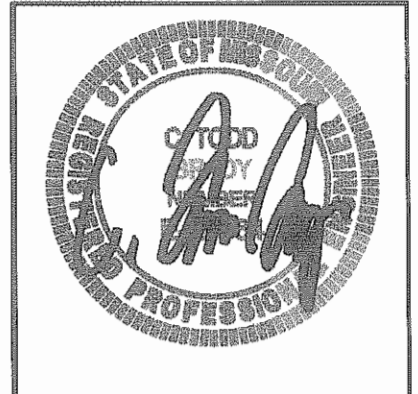
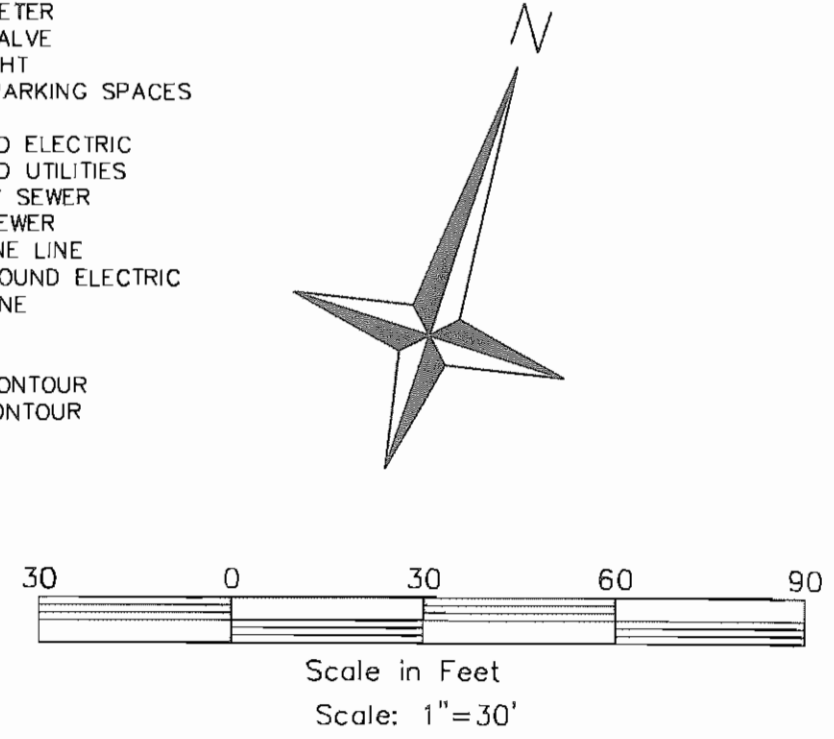
FLOOR AREA RATIO: 0.25

SITE INFORMATION:

PROPOSED WALKWAY (SEE LANDSCAPE PLAN)
 PROPOSED FOUNTAIN (SEE LANDSCAPE PLAN)
 EXIST. 11'W x 6'H SIGN

- LEGEND**
- ⊠ AREA INLET
 - ⊙ BOLLARD
 - CLEAN OUT
 - ⊠ CURB INLET
 - ⊠ DOUBLE CURB INLET
 - ⊠ ELECTRIC METER
 - ⊠ ELECTRIC TRANSFORMER
 - ⊠ FIRE HYDRANT
 - ⊠ GRATE INLET
 - ⊠ GAS METER
 - ⊠ GAS VALVE
 - ⊠ GUY WIRE
 - ⊠ LIGHT STANDARD
 - ⊠ MANHOLE
 - ⊠ P.M.
 - ⊠ PARKING METER
 - ⊠ POLY VINYL CHLORIDE
 - ⊠ PVC
 - ⊠ REINFORCED CONCRETE PIPE
 - ⊠ SPRINKLER CONTROL BOX
 - ⊠ SPRINKLER HEAD
 - ⊠ T.P.
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ T.S.
 - ⊠ TRAFFIC SIGNAL CONTROL BOX
 - ⊠ UTILITY MANHOLE
 - ⊠ UTILITY POLE
 - ⊠ VCP
 - ⊠ VITRIFIED CLAY PIPE
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ W.V.
 - ⊠ YARD LIGHT
 - ⊠ NO. OF PARKING SPACES
 - ⊠ GAS LINE
 - ⊠ -OE- OVERHEAD ELECTRIC
 - ⊠ -OU- OVERHEAD UTILITIES
 - ⊠ -SS- SANITARY SEWER
 - ⊠ -STM- STORM SEWER
 - ⊠ -T- TELEPHONE LINE
 - ⊠ -UE- UNDERGROUND ELECTRIC
 - ⊠ -W- WATER LINE
 - ⊠ -X- FENCE
 - ⊠ ADDRESS
 - ⊠ -100- MAJOR CONTOUR
 - ⊠ -99- MINOR CONTOUR

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 Department of Public Services



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TODD BRADY
 LICENSE NO. E-23564
 ARCHITECTURAL CORPORATION
 MISSOURI LICENSE NO. #

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STERLING BANK
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 CHESTERFIELD, MISSOURI 63017

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DATE: 09-25-12
 SHEET TITLE: AMENDED SITE DEVELOPMENT PLAN
 JOB NO.: 12-024
 SHEET: C-ASDP-1

ABBREVIATIONS

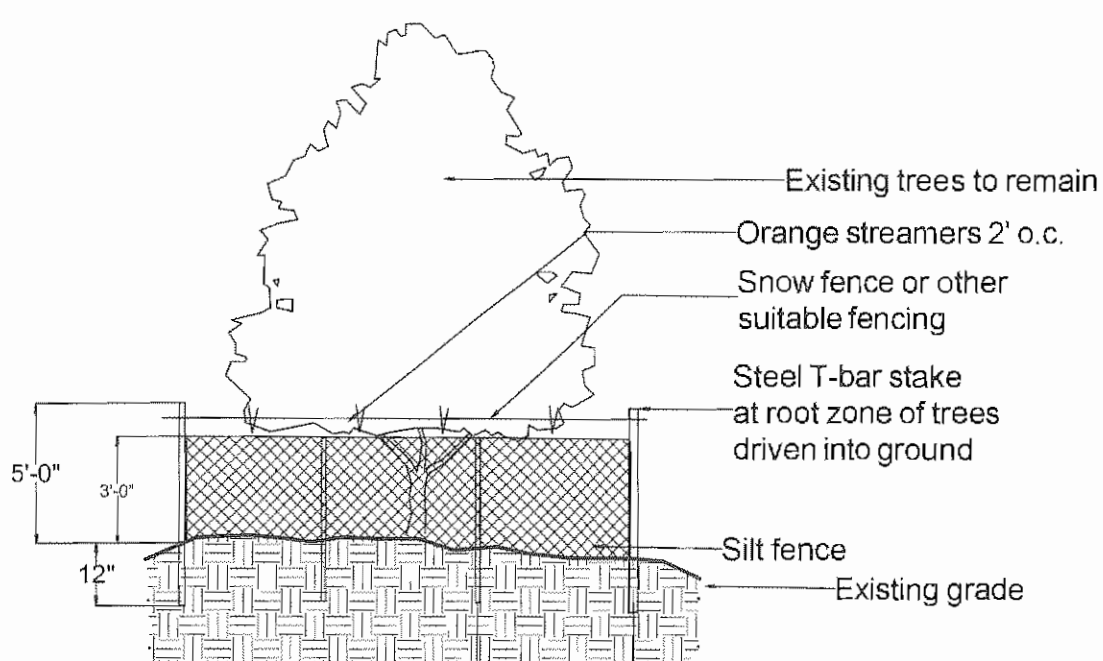
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- F.F - Finished Floor
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- (T.B.R.) - To Be Removed
- T.O.C - Top Of Curb
- T.P - Top Of Pavement
- T.O.W - Top Of Wall
- C.M - Concrete Monument
- T.Wk - Top Of Walk
- PL - Property Line
- A.I - Area Inlet
- R.W - Right Of Way
- G.I - Grate Inlet
- M.H - Manhole
- O.I.P - Old Iron Pipe
- R - Radius
- P.B - Plat Book
- D.B - Deed Book
- T.Bk - Top Of Bank
- T.S - Toe Of Slope
- C.M.P - Corrugated Metal Pipe
- P.V.C - Polyvinyl Chloride Pipe
- V.C.P - Vitrified Clay Pipe
- C.P - Non-Reinforced Concrete Pipe
- R.C.P - Reinforced Concrete Pipe
- D.I.P - Ductile Iron Pipe
- F.F - Face To Face
- B.B - Back To Back
- (U.I.P.) - Use In Place
- B.W - Bottom Of Wall
- T.I - Top Of Island
- T.G - Top Of Grade
- (Typ.) - Typical
- Conc. - Concrete
- RE - Refer
- DE - Detail

PROPOSED LANDSCAPE LEGEND

- (9) 2.5" CAL. PROPOSED DECIDUOUS SHADE TREE
- (21) 3" CAL. PROPOSED DECIDUOUS ORNAMENTAL TREE
- (5) 6-8 FT. PROPOSED EVERGREEN TREE
- (99) 18-24" PROPOSED DECIDUOUS SHRUB
- (177) 18-24" PROPOSED EVERGREEN SHRUB
- (145) 1 GAL. PROPOSED PERENNIAL FLOWER
- (28) 3 GAL. PROPOSED ORNAMENTAL GRASS
- (445) 1 QT. PROPOSED GROUND COVER
- (1625) 2" C.P. PROPOSED SEASONAL FLOWERS
- (1.950 S.Y.) SOD
- TREE PROTECTION FENCE - SEE DETAIL
- LIMIT OF DISTURBANCE LINE

EXISTING LANDSCAPE LEGEND

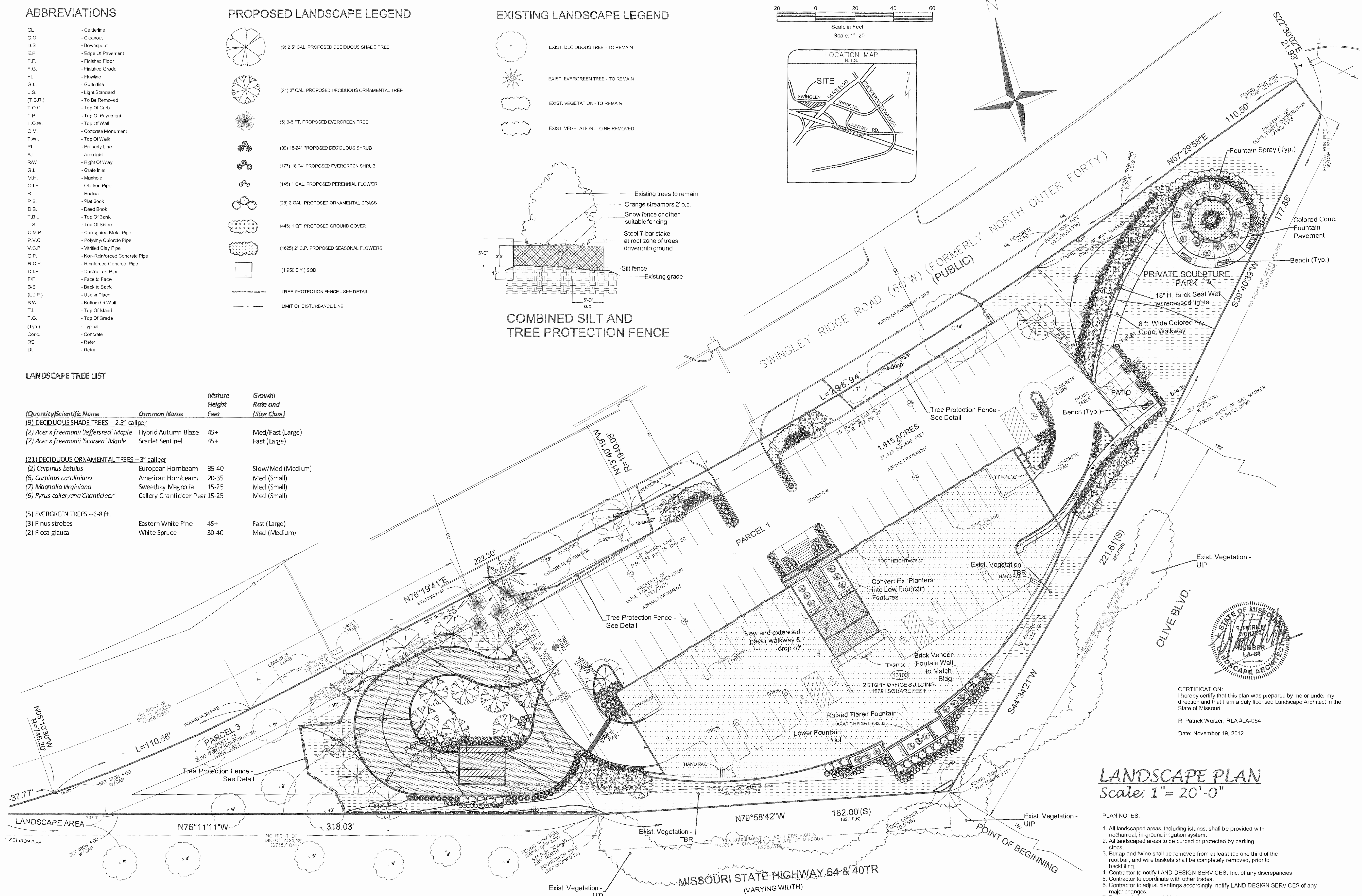
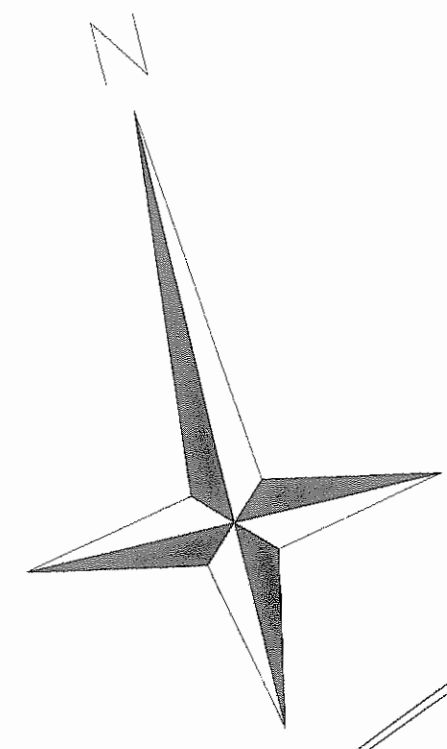
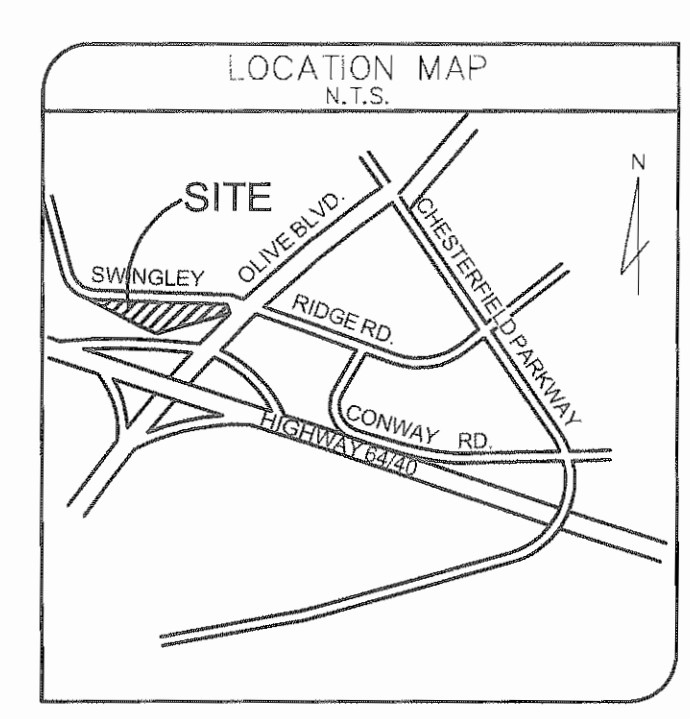
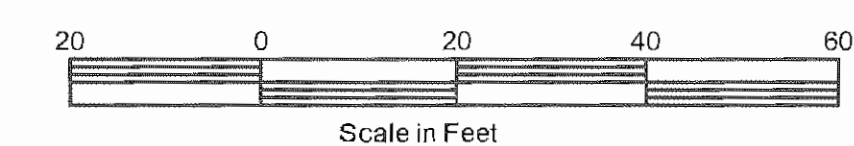
- EXIST. DECIDUOUS TREE - TO REMAIN
- EXIST. EVERGREEN TREE - TO REMAIN
- EXIST. VEGETATION - TO REMAIN
- EXIST. VEGETATION - TO BE REMOVED



COMBINED SILT AND TREE PROTECTION FENCE

LANDSCAPE TREE LIST

Quantity	Scientific Name	Common Name	Mature Height Feet	Growth Rate and (Size Class)
(9) DECIDUOUS SHADE TREES - 2.5" caliper				
(2)	<i>Acer x freemanii 'Jeffersred'</i>	Hybrid Autumn Blaze	45+	Med/Fast (Large)
(7)	<i>Acer x freemanii 'Scarson'</i>	Scarlet Sentinel	45+	Fast (Large)
(21) DECIDUOUS ORNAMENTAL TREES - 3" caliper				
(2)	<i>Carpinus betulus</i>	European Hornbeam	35-40	Slow/Med (Medium)
(6)	<i>Carpinus caroliniana</i>	American Hornbeam	20-35	Med (Small)
(7)	<i>Magnolia virginiana</i>	Sweetbay Magnolia	15-25	Med (Small)
(6)	<i>Pyrus calleryana 'Chanticleer'</i>	Callery Chanticleer Pear	15-25	Med (Small)
(5) EVERGREEN TREES - 6-8 ft.				
(3)	<i>Pinus strobus</i>	Eastern White Pine	45+	Fast (Large)
(2)	<i>Picea glauca</i>	White Spruce	30-40	Med (Medium)



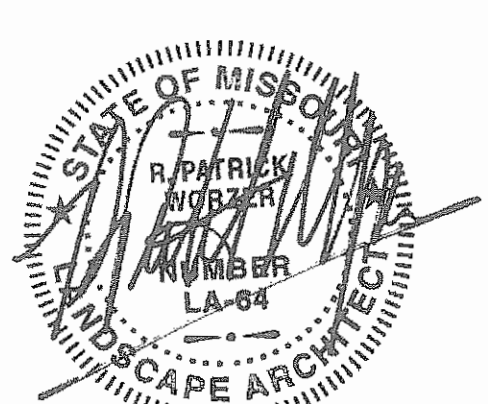
LANDSCAPE PLAN
Scale: 1" = 20'-0"

- PLANT NOTES:**
- All landscaped areas, including islands, shall be provided with mechanical, in-ground irrigation system.
 - All landscaped areas to be curbed or protected by parking stops.
 - Burlap and twine shall be removed from at least top one third of the root ball, and wire baskets shall be completely removed, prior to backfilling.
 - Contractor to notify LAND DESIGN SERVICES, inc. of any discrepancies.
 - Contractor to coordinate with other trades.
 - Contractor to adjust plantings accordingly, notify LAND DESIGN SERVICES of any major changes.
 - Proposed plant material is to be selected by the contractor and approved by LAND DESIGN SERVICES or Owner prior to installation.
 - Tree locations and planting beds to be located by the contractor and approved by LAND DESIGN SERVICES or Owner prior to installation.
 - All planting beds to receive a 3 inch layer of shredded bark mulch in a continuous bed. Apply a granular pre-emergent weed control barrier prior to mulching.
 - Quantity of soil and seed shown is for bidding purposes only. Submit unit cost for any additional cost or credit.
 - Contractor is responsible for installing all plant material shown on plan.
 - All landscape work shall conform to City of Chesterfield standards and requirements.
 - Refer to SHL TDP-1 for Tree Delineation Plan.
 - Refer to SHL TDP-1 for Tree Preservation Plan and Tree Canopy removal calculations.
 - Existing conditions based on a survey prepared by Volz Engineering, September 2012.
 - Proposed conditions based on an Amended Site Development Plan prepared by Civil Design One, September 2012.

OPEN SPACE CALCULATION
TOTAL SITE AREA = 83,423 S.F.
BUILDING FOOTPRINT AREA: 18,797 S.F.
PROP. DRIVE THRU CANOPY: 482 S.F.
EX. VEHICULAR PAVEMENT: 22,893 S.F.
PROP. DRIVE THRU: 4438 S.F.
TOTAL COVERED AREA = 46,416 S.F.
TOTAL NET OPEN SPACE = 36,813 S.F.
OPEN SPACE PERCENTAGE = 44% OPEN

TREE CANOPY REPLACEMENT CALCULATION
Tree Canopy Area to be replaced - 1,107 s.f.
Proposed Tree Canopy Area Replacement -
(9) Large Deciduous Shade Trees x 400 s.f. = 3600
(10) Medium Deciduous Ornamental Trees x 300 = 3000
(11) Small Deciduous Ornamental Trees x 200 = 2200
TOTAL TREE CANOPY REPLACEMENT = 8,800 S.F.

CERTIFICATION:
I hereby certify that this plan was prepared by me or under my direction and that I am a duly licensed Landscape Architect in the State of Missouri.
R. Patrick Worzler, RLA #LA-064
Date: November 19, 2012



PLANNING COMMISSION
SUBMITTAL
11/19/2012

gateway design studio, inc
planning landscape architecture environmental design
Create Vision...Sustain Resources...Enjoy Life!

PREPARED FOR:
DILLE & TRAXEL, LLC
4061 Hwy Pp Suite 2
Poplar Bluff, Mo 63901

STERLING BANK
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CHESTERFIELD, MISSOURI 63017

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Sheet No.
L-1

Ckd. By: **RPW**
Dwn. By: **BLB/RPW**

Org Date: **11/12/12**
Project No: **012-04**

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ABBREVIATIONS

- CL - Centerline
- C.O - Cleanout
- D.S - Downspout
- E.P - Edge Of Pavement
- F.F - Finished Floor
- F.G - Finished Grade
- FL - Fallowline
- G.L - Gutterline
- L.S - Light Standard
- (L.S.R.) - To Be Removed
- T.O.C - Top Of Curb
- T.P - Top Of Pavement
- T.O.W - Top Of Wall
- C.M - Concrete Monument
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- G.I - Grate Inlet
- M.H - Manhole
- O.I.P - Old Iron Pipe
- R - Radius
- P.B - Plat Book
- D.B - Deed Book
- T.B - Top Of Bank
- T.S - Top Of Steps
- C.M.P - Corrugated Metal Pipe
- P.V.C - Polyvinyl Chloride Pipe
- V.C.P - Vertical Clay Pipe
- C.P - Non-Reinforced Concrete Pipe
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- (TYP.) - Typical
- Conc. - Concrete
- RE - Rebar
- DT - Detail

Tree Stand Delineation - prepared by Tim Gamma ISA Master Arborist #MW-0117B
JOB SITE: 16100 Swingley Ridge Road

Tree #	Species	DBH (inches)	Health	Structure of Canopy	Structure of Root System	Comments
1	Pine	8	Poor	Poor	Poor	Crowded
2	Redbud	9, 11, 11, 8	Fair	Fair	Fair	Deadwood
3	Redbud	11, 9, 8	Fair	Fair	Fair	Deadwood
4	Ash	14	Fair	Fair	Fair	Deadwood
5	Ash	17	Fair	Fair	Fair	Deadwood
6	Pine	17	Fair	Fair	Fair	Crowded
7	Pine	11	Poor	Poor	TOPPED	Crowded
8	Juniper	6	Poor	Poor	Poor	Crowded
9	Juniper	6	Poor	Poor	Poor	Crowded
10	Juniper	6	Poor	Poor	Poor	Crowded
11	Juniper	6	Poor	Poor	Poor	Crowded
12	Juniper	6	Poor	Poor	Poor	Crowded
13	Juniper	6	Poor	Poor	Poor	Crowded
14	Juniper	6	Poor	Poor	Poor	Crowded
15	Juniper	6	Poor	Poor	Poor	Crowded
16	Juniper	6	Poor	Poor	Poor	Crowded
17	Juniper	6	Poor	Poor	Poor	Crowded
18	Juniper	6	Poor	Poor	Poor	Crowded
19	Maple	10	Excellent	Excellent	Fair	
20	Maple	10	Excellent	Excellent	Fair	
21	Maple	9	Excellent	Excellent	Fair	
22	Maple	8	Excellent	Excellent	Fair	
23	Maple	8	Excellent	Excellent	Fair	
24	Maple	10	Excellent	Excellent	Fair	
25	Maple	9	Excellent	Excellent	Fair	
26	Maple	10	Excellent	Excellent	Fair	
27	Maple	10	Excellent	Excellent	Fair	Thin
28	Maple	10	Excellent	Excellent	Fair	Thin
29	Maple	10	Excellent	Excellent	Fair	Thin
30	Maple	10	Excellent	Excellent	Fair	Thin
31	Crabapple	10	Fair	Fair	Fair	Trim & shape
32	Crabapple	9	Fair	Fair	Fair	Trim & shape
33	Crabapple	9	Fair	Fair	Fair	Trim & shape
34	Crabapple	8	Fair	Fair	Fair	Trim & shape
35	Crabapple	8	Fair	Poor	Poor	Trim & shape
36	Crabapple	8	Fair	Poor	Poor	Trim & shape
37	Crabapple	8	Fair	Poor	Poor	Trim & shape
38	Ash	13	Fair	Poor	Poor	Deadwood
39	Ash	13	Fair	Poor	Poor	Deadwood
40	White Pine	7	Poor	Poor	Poor	Crowded
41	Ash	18	Fair	Poor	Poor	Deadwood
42	Pine	7	Fair	Poor	Poor	Crowded
43	Ash	14	Fair	Poor	Poor	Deadwood
44	Spruce	6	Poor	Poor	Poor	Crowded
45	Spruce	6	Poor	Poor	Poor	Crowded
46	Ash	20	Fair	Poor	Poor	Flake, clear, deadwood
47	Ash	17	Fair	Poor	Poor	Deadwood, clear
48	Ash	17	Fair	Poor	Poor	Deadwood, clear
49	Ash	13	Fair	Poor	Poor	Deadwood, clear
50	Redbud	5,5,6,6	Poor	Poor	Poor	Deadwood, clear
51	Redbud	7,10,6	Poor	Poor	Poor	Deadwood, clear
52	White Pine	8	Poor	Poor	Poor	Crowded
53	White Pine	7	Poor	Poor	Poor	Crowded
54	Ash	13	Fair	Poor	Poor	Deadwood
55	Ash	13	Fair	Poor	Poor	Deadwood
56	Mulberry	12,18	Poor	Poor	Poor	Cracking
57	Hackberry	11,24	Fair	Poor	Poor	Crowded
58	Bowlder	20	Fair	Poor	Poor	Crowded
59	Hackberry	25	Fair	Poor	Poor	Crowded
60	Mulberry	15	Fair	Poor	Poor	Crowded
61	Ash	13	Fair	Poor	Poor	Crowded
62	Ash	8	Fair	Poor	Poor	Crowded
63	Ash	22	Fair	Poor	Poor	Crowded
64	Cedar	15	Fair	Poor	Poor	Crowded
65	Cedar	17	Fair	Poor	Poor	Crowded
66	White Pine	17	Fair	Poor	Poor	Crowded
67	White Pine	9	Poor	Poor	Poor	Crowded
68	Ash	20	Fair	Poor	Poor	Deadwood
69	Redbud	11,8,5,8	Poor	Poor	Poor	Decay, deadwood
70	Ash	9	Fair	Poor	Poor	Deadwood
71	Maple	11	Poor	Poor	Poor	Large sunscald decay

EXISTING LANDSCAPE LEGEND

- EXIST. DECIDUOUS TREE - TO REMAIN
- EXIST. EVERGREEN TREE - TO REMAIN
- EXIST. SHRUB - TO REMAIN
- (46) EXIST. DECIDUOUS TREE - TO BE REMOVED
- EXIST. EVERGREEN TREE - TO BE REMOVED
- EXIST. VEGETATION - TO REMAIN
- EXIST. VEGETATION - TO BE REMOVED
- EXISTING TREE NUMBER
- TREE PROTECTION FENCE - SEE DETAIL
- LIMIT OF DISTURBANCE LINE

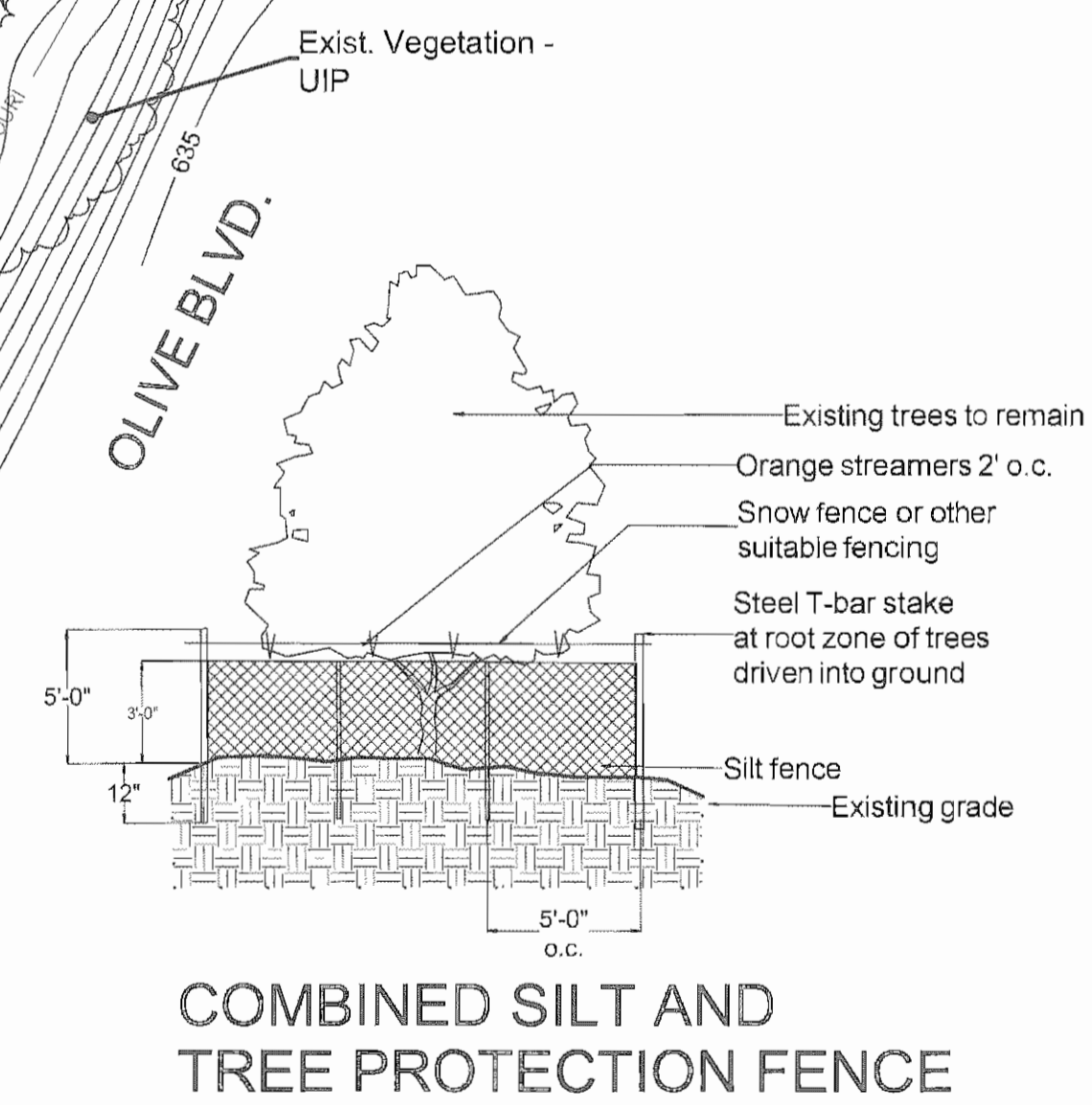
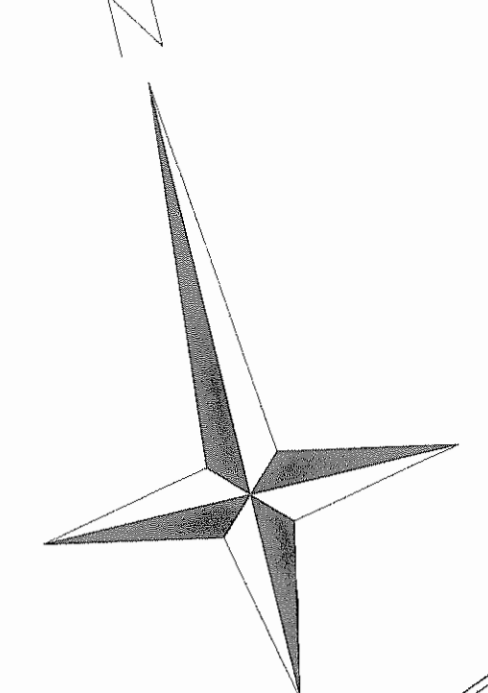
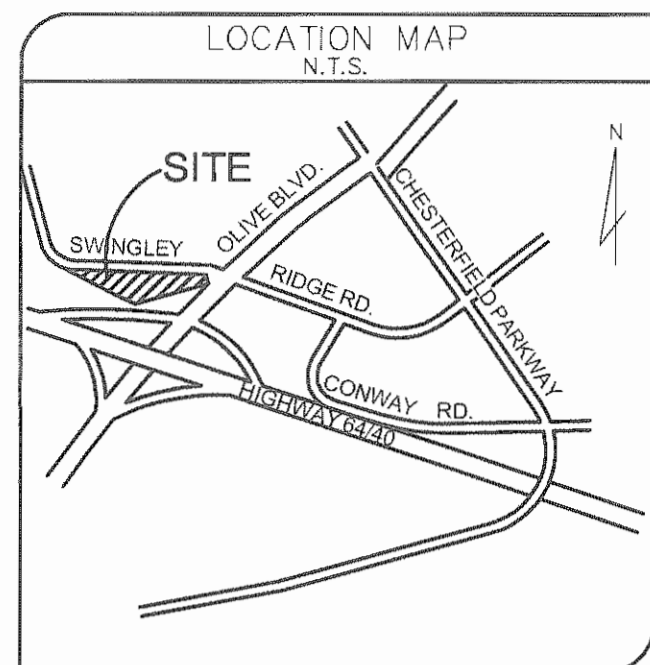
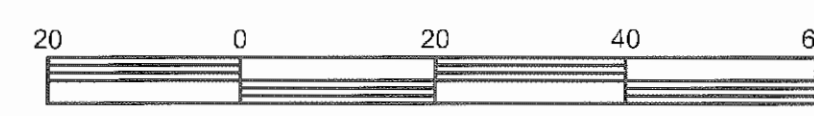
TREE CANOPY INFORMATION:
Total site area = 1.915 Acres
Existing tree canopy coverage, excluding the area in easements and rights-of-way with overhead utility lines = 15,000 s.f.
Tree canopy coverage proposed for removal = 11,607 s.f.
Tree canopy coverage provided for preservation = 3,393 s.f.
Additional tree canopy coverage required to meet 30% = 1107 s.f.

TREE PRESERVATION CONSTRUCTION NOTES:

- A. Protective fencing shall be installed along the Limit of Disturbance Line to prevent damage to the roots, trunk, and tops of protected trees. This protective fence shall protect the tree and its roots from clearing, grading, soil filling, storage of materials, parking of vehicles, utility installation or other construction activity of any kind.
- B. Signs designating required Tree Protection Areas, Common Open-space Areas, or Green-space Preservation Areas, shall be posted along the Limit of Disturbance Line.
- C. Root pruning or trenching shall occur when roots, within the critical root zone of a protected tree, would be damaged as a result of nearby excavation or the addition of fill over the root system.
- D. Trenches are not permitted inside the drip line of a tree's canopy.
- E. Sediment and Erosion Control Structures must be used to keep eroded soil from covering roots of protected trees. Siltation screens, etc., are appropriate.

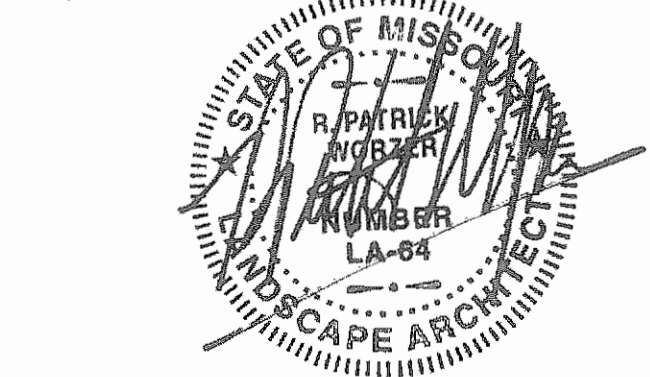
POST CONSTRUCTION MAINTENANCE MEASURES

- Soil Aeration**
Pull out 12 to 18 inch deep cores to aid oxygen and moisture into soil. Fertilizer may be placed in the holes. Use compost to backfill the holes.
- Watering**
Water deeply during dry periods, moisten the root zone of the stressed trees. Water to a depth of 12 inches minimum by applying a low flow throughout the spread of the tree's roots.
- Inspection**
Check trees frequently to prevent pest problems before becoming severe. Treat with a pesticide, if necessary. Prune out any dieback that may have developed.
- Mulch**
Mulch around the base of trees with a 2 to 4 inch layer of shredded bark mulch. Keep mulch away from the tree trunk to prevent collar rot from developing.
- Fertilization**
Severely stressed trees should not be fertilized until re-established 1 to 2 years later. Young, fast growing trees may be fertilized annually. Mature trees may be fertilized every 3 to 5 years. Use a complete fertilizer, apply 2 pounds of actual nitrogen per thousand square feet. Spread fertilizer over soil surface or core aeration holes punched 12 inches deep every 2 feet under the tree's canopy.



TREE PRESERVATION PLAN
Scale: 1" = 20'-0"

- TREE PROTECTION NOTES:**
- Clearing limits shall be rough staked or marked by the Applicant's surveyor in order to facilitate location for trenching and fencing installation.
 - No clearing or grading shall begin in areas where tree treatment, preservation, and protection measures have not yet been completed.
 - Refer to tree protection details on this plan.
 - Refer to post construction maintenance measures (i.e. pruning, injection fertilizing, etc.) on this plan.
 - Tree Specialist: Tim Gamma, Gamma Tree Experts
ISA Board Certified Master Arborist #MW-0117B
 - Refer to Sht. CLP-1 Concept Landscape Plan for tree canopy replacement calculation.



CERTIFICATION:
I hereby certify that this plan was prepared by me or under my direction and that I am a duly licensed Landscape Architect in the State of Missouri.
R. Patrick Worzler, RLA #LA-064
Date: November 12, 2012

PLANNING COMMISSION
SUBMITTAL
11/12/2012

This seal and signature applies only to the document LAND ORIGIN SERVICES. No express or implied responsibility for all other plans, specifications, calculations, reports, or other documents of professional nature is intended to be used for any part of this project.

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PREPARED FOR:
DILLE & TRAXEL, LLC
4061 Hwy PP Suite 2
Poplar Bluff, Mo 63901

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18100 SWINGLEY RIDGE ROAD
CHESTERFIELD, MISSOURI 63017

File: C:\012proj\012-04CL1-11-12-12

Sheet No.
TPP-1

Ckd. By: Dwn. By:
RPW BLB/RPW

Org. Date: Project No:
11/12/12 012-04

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ABBREVIATIONS

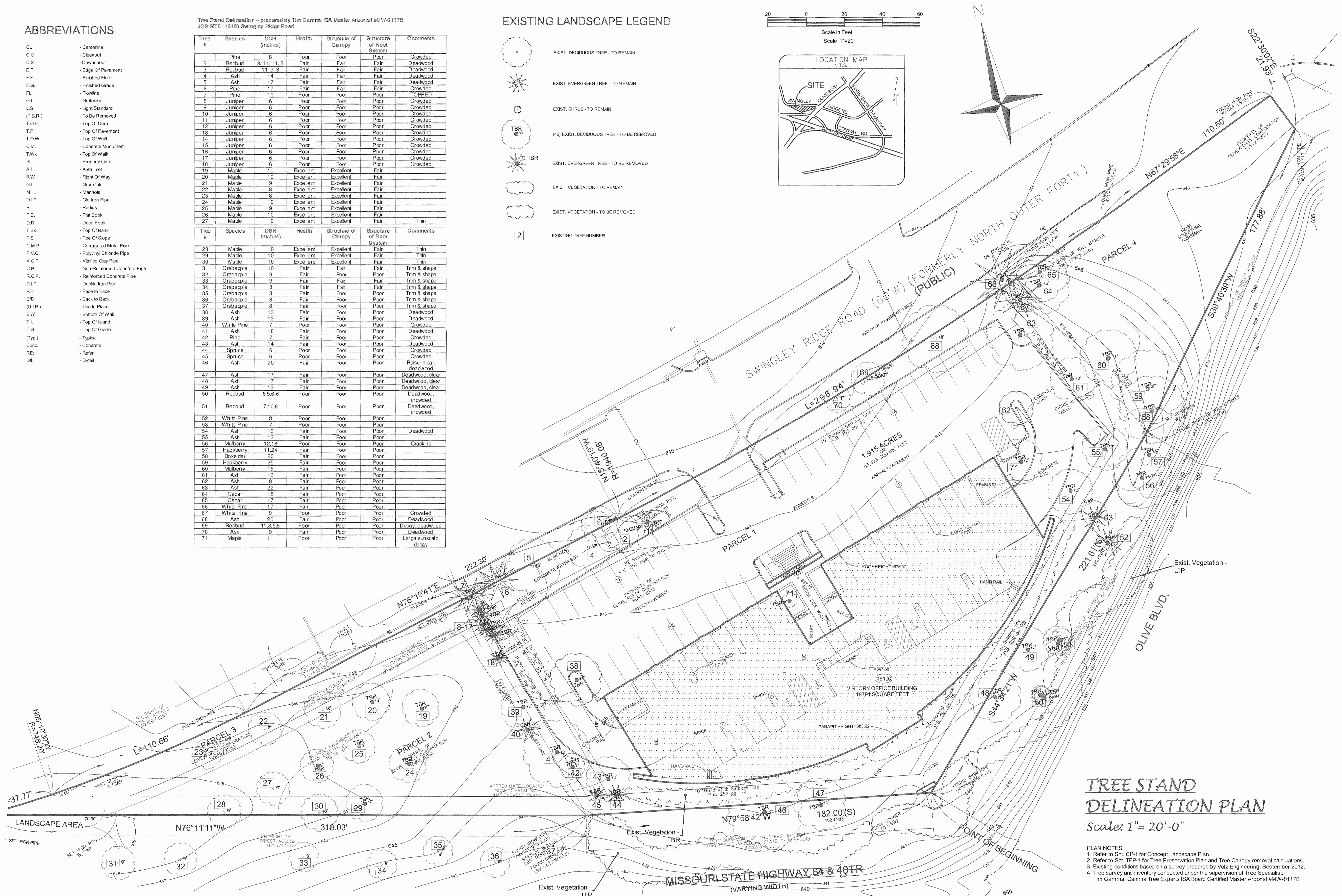
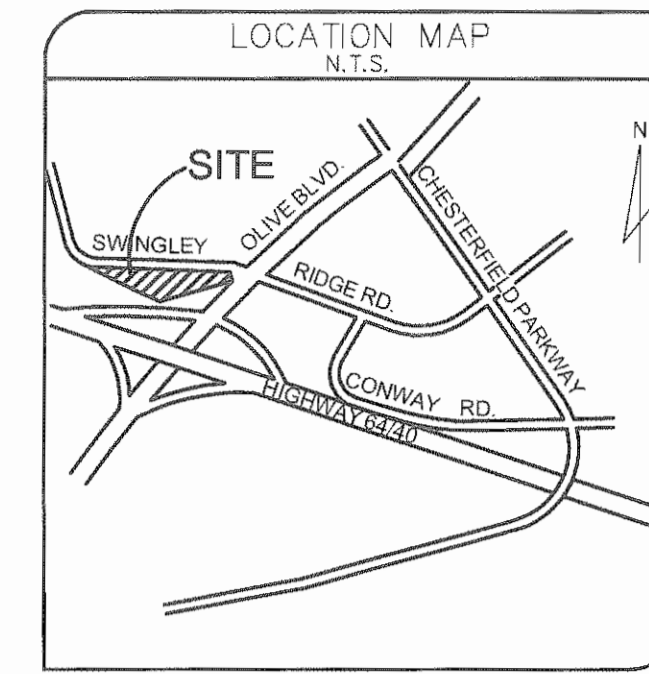
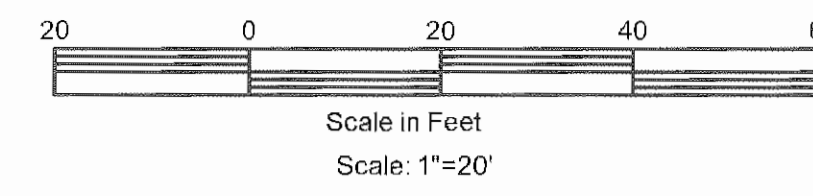
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- D.S - Downspout
- E.P - Edge Of Pavement
- F.F - Finished Floor
- F.G - Flowline
- G.L - Gutterline
- L.S - Light Standard
- (T.B.R.) - To Be Removed
- T.O.C - Top Of Curb
- T.P - Top Of Pavement
- T.O.W - Top Of Wall
- C.M - Concrete Monument
- T.M - Top Of Walk
- P.L - Property Line
- A.I - Area Inlet
- R.W - Right Of Way
- G.I - Grate Inlet
- M.H - Manhole
- O.I.P - Oil Iron Pipe
- R - Radius
- P.B - Flat Book
- D.B - Dwell Book
- T.B.K - Top Of Bank
- T.S - Toe Of Slope
- C.M.P - Corrugated Metal Pipe
- P.V.C - Polyvinyl Chloride Pipe
- V.C.P - Vitrified Clay Pipe
- C.P - Non-Reinforced Concrete Pipe
- R.C.P - Reinforced Concrete Pipe
- D.I.P - Ductile Iron Pipe
- F.F - Face To Face
- B.B - Back To Back
- (I.P.) - Use In Place
- B.W - Bottom Of Wall
- T.I - Top Of Island
- T.G - Top Of Grade
- (Typ.) - Typical
- Conc - Concrete
- RE - Refer
- DE - Detail

Tree Stand Delineation - prepared by Tim Gamma, ISA Master Arborist #MW-01178
JOB SITE: 16100 Swingley Ridge Road

Tree #	Species	DBH (inches)	Health	Structure of Canopy	Structure of Root System	Comments
1	Pine	8	Poor	Fair	Poor	Crowded
2	Redbud	9, 11, 11, 8	Fair	Fair	Fair	Deadwood
3	Ash	14	Fair	Fair	Fair	Deadwood
4	Ash	17	Fair	Fair	Fair	Deadwood
5	Pine	17	Fair	Fair	Fair	Deadwood
6	Juniper	6	Poor	Poor	Poor	Crowded
7	Juniper	6	Poor	Poor	Poor	Crowded
8	Juniper	6	Poor	Poor	Poor	Crowded
9	Juniper	6	Poor	Poor	Poor	Crowded
10	Juniper	6	Poor	Poor	Poor	Crowded
11	Juniper	6	Poor	Poor	Poor	Crowded
12	Juniper	6	Poor	Poor	Poor	Crowded
13	Juniper	6	Poor	Poor	Poor	Crowded
14	Juniper	6	Poor	Poor	Poor	Crowded
15	Juniper	6	Poor	Poor	Poor	Crowded
16	Juniper	6	Poor	Poor	Poor	Crowded
17	Juniper	6	Poor	Poor	Poor	Crowded
18	Juniper	6	Poor	Poor	Poor	Crowded
19	Maple	10	Excellent	Excellent	Fair	
20	Maple	10	Excellent	Excellent	Fair	
21	Maple	9	Excellent	Excellent	Fair	
22	Maple	8	Excellent	Excellent	Fair	
23	Maple	8	Excellent	Excellent	Fair	
24	Maple	9	Excellent	Excellent	Fair	
25	Maple	10	Excellent	Excellent	Fair	
26	Maple	10	Excellent	Excellent	Fair	
27	Maple	10	Excellent	Excellent	Fair	Thin
28	Maple	10	Excellent	Excellent	Fair	Thin
29	Maple	10	Excellent	Excellent	Fair	Thin
30	Maple	10	Excellent	Excellent	Fair	Thin
31	Crabapple	10	Fair	Fair	Fair	Trim & shape
32	Crabapple	9	Fair	Fair	Fair	Trim & shape
33	Crabapple	9	Fair	Fair	Fair	Trim & shape
34	Crabapple	8	Fair	Fair	Fair	Trim & shape
35	Crabapple	8	Fair	Fair	Fair	Trim & shape
36	Crabapple	8	Fair	Fair	Fair	Trim & shape
37	Crabapple	8	Fair	Fair	Fair	Trim & shape
38	Ash	13	Fair	Poor	Poor	Deadwood
39	Ash	13	Fair	Poor	Poor	Deadwood
40	White Pine	7	Poor	Poor	Poor	Crowded
41	Ash	18	Fair	Poor	Poor	Deadwood
42	Pine	7	Fair	Poor	Poor	Crowded
43	Ash	14	Fair	Poor	Poor	Deadwood
44	Spruce	6	Poor	Poor	Poor	Crowded
45	Spruce	6	Poor	Poor	Poor	Crowded
46	Ash	20	Fair	Poor	Poor	Raise clear, deadwood
47	Ash	17	Fair	Poor	Poor	Deadwood, clear
48	Ash	17	Fair	Poor	Poor	Deadwood, clear
49	Ash	13	Fair	Poor	Poor	Deadwood, clear
50	Redbud	5, 5, 6, 6	Poor	Poor	Poor	Deadwood, crowded
51	Redbud	7, 10, 6	Poor	Poor	Poor	Deadwood, crowded
52	White Pine	8	Poor	Poor	Poor	
53	White Pine	7	Poor	Poor	Poor	
54	Ash	13	Fair	Poor	Poor	Deadwood
55	Ash	13	Fair	Poor	Poor	Deadwood
56	Mulberry	12, 18	Poor	Poor	Poor	Cracking
57	Hackberry	11, 24	Fair	Poor	Poor	
58	Boxelder	20	Fair	Poor	Poor	
59	Hackberry	25	Fair	Poor	Poor	
60	Mulberry	15	Fair	Poor	Poor	
61	Ash	13	Fair	Poor	Poor	
62	Ash	8	Fair	Poor	Poor	
63	Ash	22	Fair	Poor	Poor	
64	Cedar	15	Fair	Poor	Poor	
65	Cedar	17	Fair	Poor	Poor	
66	White Pine	17	Fair	Poor	Poor	
67	White Pine	9	Poor	Poor	Poor	Crowded
68	Ash	20	Fair	Poor	Poor	Deadwood
69	Redbud	11, 8, 5, 8	Poor	Poor	Poor	Decay, deadwood
70	Ash	9	Fair	Poor	Poor	Deadwood
71	Maple	11	Fair	Poor	Poor	Large sunscald decay

EXISTING LANDSCAPE LEGEND

- EXIST. DECIDUOUS TREE - TO REMAIN
- EXIST. EVERGREEN TREE - TO REMAIN
- EXIST. SHRUB - TO REMAIN
- (4) EXIST. DECIDUOUS TREE - TO BE REMOVED
- EXIST. EVERGREEN TREE - TO BE REMOVED
- EXIST. VEGETATION - TO REMAIN
- EXIST. VEGETATION - TO BE REMOVED
- EXISTING TREE NUMBER



TREE STAND DELINEATION PLAN

Scale: 1" = 20'-0"

- PLAN NOTES:
1. Refer to SMT, CP-1 for Concept Landscape Plan.
 2. Refer to SMT, TPP-1 for Tree Preservation Plan and Tree Canopy removal calculations.
 3. Existing conditions based on a survey prepared by Volz Engineering, September 2012.
 4. Tree survey and inventory conducted under the supervision of Tree Specialist: Tim Gamma, Gamma Tree Experts ISA Board Certified Master Arborist #MW-01178

CERTIFICATION:
I hereby certify that this tree stand delineation and this plan was prepared under my direction and that I am a duly certified Arborist in the State of Missouri.

Tim Gamma
Tim Gamma, ISA Board Certified Master Arborist #MW-01178

Date: September 25, 2012

PLANNING COMMISSION
SUBMITTAL
11/12/2012

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DILLE & TRAXEL, LLC
4061 Hwy PP Suite 2
Poplar Bluff, Mo 63901

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CHESTERFIELD, MISSOURI 63017

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Sheet No.
TSD-1

Chk. By: Dwn. By:
RPW BLB/RPW
Org Date: Project No:
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Sterling Bank, Chesterfield

ARCHITECT'S STATEMENT OF DESIGN

The proposed renovation/design of this existing development into a financial facility is one that enhances the original design qualities of the site and building in its surroundings. The building sits comfortably with prominent views from all directions with its unique curved glass wall façade facing South and main entrance on the North side. The site includes a new drive thru canopy, a variety of landscape plantings, paved courtyard, walks, fountain features within nicely landscaped sculpture park on East side. The site design, layout, materials and colors all compliment the building and surrounding developments.

Centered on the South glass wall is an existing vertical masonry element that helps break the horizontal glass walls and concrete banding. There is a tiered fountain proposed and centered at the base of this feature on South side. Brick masonry veneer cover the N, E & West elevations. The exterior building will include new composite aluminum panels at top parapet around the perimeter, existing brick to be stained a darker burgundy color, window framing painted black and roof feature over North courtyard with metal roof to match the parapet color. See drawings attached for additional details.

The proposed project includes the addition of a drive-thru facility and landscaped sculpture park associated with the existing two-story office building which has a footprint of 18,791 square feet at 16100 Swingley Ridge Road. The subject site is 1.915 acres in size, and governed under the terms and conditions of City of Chesterfield Ordinance Number 12792

The interior of the building will be renovated with no additional square footage proposed.

General requirements for Site Design

Site Relationships:

The subject site is currently occupied by an existing two-story, 18,791 square feet footprint office building. The proposed drive-thru facility will be on the western portion of the site, and connect to the existing parking lot on the northern side of the site. The proposed landscaped sculpture park will be on the eastern portion of the site and have pedestrian access via a new sidewalk from the building. The site is 1.915 acres surrounded to the Northwest by a Hampton Inn, to the North by the EDSI Consulting Engineering Inc. office building, to the Northeast by the US Post Office, all across Swingley Ridge Road. Across Olive Blvd. to the Southeast is the 16090 Swingley, and across the intersection of Olive Blvd. and I-64 there is an undeveloped parcel. To the southwest, across I-64 there is a Drury Plaza Hotel.

Circulation System and Access:

There are no proposed changes to vehicular access to the subject site. Vehicles would access the site from the existing entrance off of Swingley Ridge Road, access the drive-thru facility via the existing parking lot, and exit the site at the same location. No additional vehicular access is being requested. Pedestrian access to the proposed private landscaped park will be via a new sidewalk from the building.

Topography:

In general the topography of the site has relatively gentle sloping contours with a variety of landscape elements. The proposed drive-thru facility will be constructed at or close to the existing grade with very little cut or fill necessary. The existing berm to the east of the parking lot will be removed and a private landscaped, sculpture park with fountain will be installed.

Retaining Walls:

Low height landscape/seating walls are created along the walkway to the East sculpture park. See attached drawings.

General requirements for Building Design**Scale:**

The prominent location, open space and dramatic views from all directions allows for this existing 2 story building to have a nice setting and proportion in relation to adjacent properties and buildings in the area. The proposed new composite aluminum parapet design adds approximately 3' to the overall height at perimeter which blocks some views of the low slope roof and helps to clearly define the top of the building with a contrasting material.

Design:

This building is unique in form with a curved glass front facing the South and masonry veneer façade facing North, East and West. The proposed exterior renovation keeps this unique form as is but does enhance the top parapet with the aluminum panels as currently the top parapet is undefined. There is some parking below the upper floor plan on North. The North side roof feature helps define the entry courtyard and main entrance to building.

Material and Colors:

The existing building materials will not change other than the top parapet as described above. The existing brick will be stained a dark burgundy, the window frames will be painted black, the existing rooftop preformed metal screening will be painted to match the composite aluminum parapet panels. The structure over the North courtyard will be painted black with a silver standing seam metal roof to match the color of the composite aluminum panels. The landscape materials and color palate will all compliment the proposed building design as shown in attached drawings.

Landscape Design and screening:**DEVELOPMENT LANDSCAPING**

The landscape development for the overall site is to enhance the existing site with new plantings around the building, parking and private sculpture park area. Some of the existing trees within the property and MODOT right of way will be removed which exhibit poor quality and block potential open views of the new building improvements. Significant views of the building and sculpture fountain area are opened up and improved by this proposed landscape scheme, while still preserving some of the existing trees along Swingley Ridge Road and the west side of the site. Screening is provided by use of White Pines and White Spruce trees around the existing dumpster location.

BUILDING LANDSCAPING

Building landscape is enhanced with a mix of hardy shrubs and native perennials and grasses which will be dwarf in size and massed into landscape beds for greater visual impact and ease of maintenance. The sculpture park is an important focal feature of the site and the landscape development will naturally reflect the modern and clean contemporary design of the existing artwork and building. Callery Chanticleer Pear trees frame both ends of the front of the building which will offer seasonal color and interest.

PARKING/DRIVES AREA LANDSCAPING

Landscaping for the parking area and drives is primarily focused around the proposed ATM drive through and within the parking lot islands. Scarlet Sentinel Maple is proposed around the outside of the drive through lanes and Hybrid Autumn Blaze Maple is proposed within the parking islands. In addition, ornamental trees are proposed within the drive through island which will be Sweet Bay Magnolia complimented with shrubs, perennials and ornamental grasses around the ATM structure. These trees and plantings will offer seasonal color and interest for this significant addition to the site.

WALLS AND FENCING

The Private Sculpture Park features a plaza seating area and walkway to a fountain spray plaza area for the existing sculpture. As part of the development of this key existing feature, a proposed seat wall is planned along the walk connection to the sculpture/fountain area. This wall will be constructed of masonry to match the building. The walkway will be lit with recessed lighting within the wall and have a decorative precast concrete cap stone. No fencing is proposed for the site.

SCREENING

Screening for the site will be only done for the existing dumpster location with the addition of White Pines and White Spruce as shown on the plans. The intent of most of the site is to open views and visibility of the building and new site development features and amenities.

Signage:

Not applicable at this time

Lighting:

The only new building lighting are can lights under the new proposed drive thru canopy (see attached drawings and cut sheet)



1901 | tekno | josep lluscà

acabados | finishes | erläuterungen | finitions

03 ■ gris metalizado | gray metallic | grau matt | gris métallisé

08 □ níquel satinado | satin nickel | nickel | nickel satiné —

complementos | complements | zubehör | compléments

31 □ cristal mate blanco | matt white | glas weiss | verre blanc

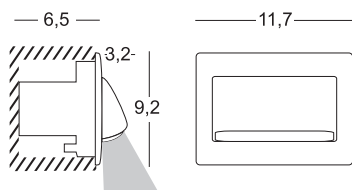
bombillas | bulbs | leuchtmittel | ampoules

54 max. 1 x 4 w. LED 220/240 v.

66 max. 1 x 25 w. G9 230 v.

79 max. 1 x 20 w. G4 12 v.

- 120
- 128
- 126



ABBREVIATIONS

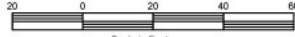
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- R.C.P - Reinforced Concrete Pipe
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- B.B - Back to Back
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- B.W - Bottom Of Wall
- T.L - Top Of Island
- T.O.G - Top Of Grade
- (T.P) - Typical
- Conc. - Concrete
- RE - Refer
- DT - Detail

PROPOSED LANDSCAPE LEGEND

- (8) 2.5' CAL. PROPOSED DECIDUOUS SHADE TREE
- (21) 3' CAL. PROPOSED DECIDUOUS ORNAMENTAL TREE
- (5) 8-8 FT. PROPOSED EVERGREEN TREE
- (88) 18-24" PROPOSED DECIDUOUS SHRUB
- (177) 18-24" PROPOSED EVERGREEN SHRUB
- (145) 1 GAL. PROPOSED PERENNIAL FLOWER
- (28) 3 GAL. PROPOSED ORNAMENTAL GRASS
- (445) 1 QT. PROPOSED GROUND COVER
- (1625) 2" C.P. PROPOSED SEASONAL FLOWERS
- TURF

EXISTING LANDSCAPE LEGEND

- EXIST. DECIDUOUS TREE - TO REMAIN
- EXIST. EVERGREEN TREE - TO REMAIN
- EXIST. SHRUB - TO REMAIN
- EXIST. VEGETATION - TO REMAIN
- EXIST. VEGETATION - TO BE REMOVED



ARB
SUBMITTAL
10/31/2012

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4061 Hwy pp Suite 2
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Sheet No.
L-2

Ckd. By: Dwn. By:
RPW BLB/RPW
Org. Date: Project No:
10/31/12 012-04



CERTIFICATION:
I hereby certify that this plan was prepared by me or under my direction and that I am a duly licensed Landscape Architect in the State of Missouri.
R. Patrick Worzer, RLA #LA-064
Date: October 31, 2012

**COLORED SITE/
LANDSCAPE PLAN**
Scale: 1" = 20'-0"

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 N.T.S.


DILLE & TRAXEL, LLC
 ARCHITECTS

REVISIONS



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 ARCHITECT LICENSE NO. A-6641
 ARCHITECTURAL CORPORATION
 MISSOURI LICENSE NO. 200909489

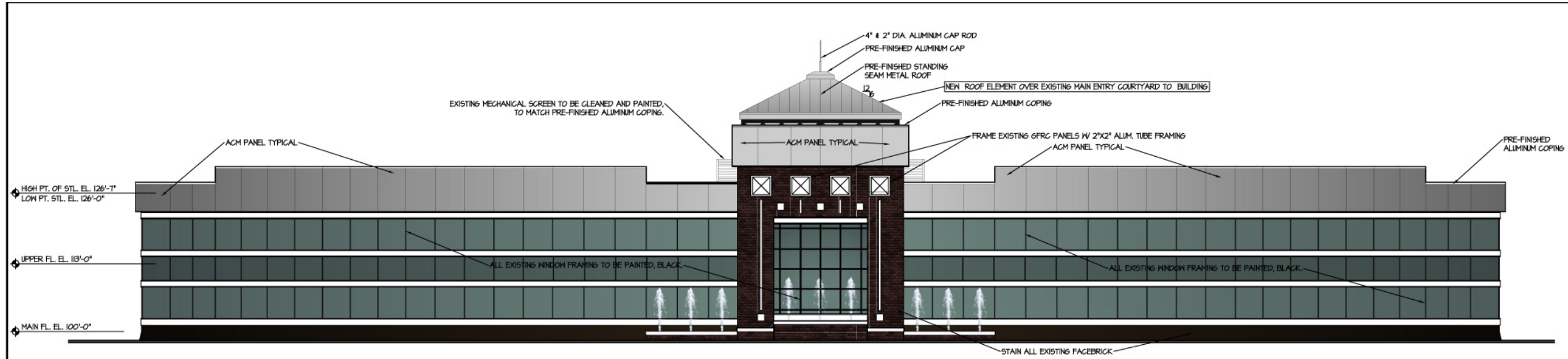

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 (p) 573 - 778 - 0033
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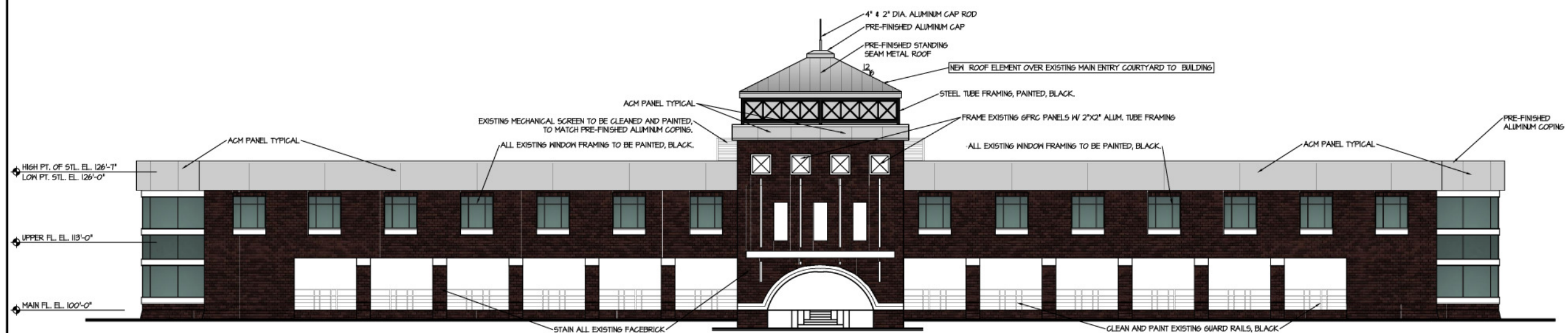
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DATE
31 OCT, 2012
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RENDERING
 JOB NO.
12-11
 SHEET

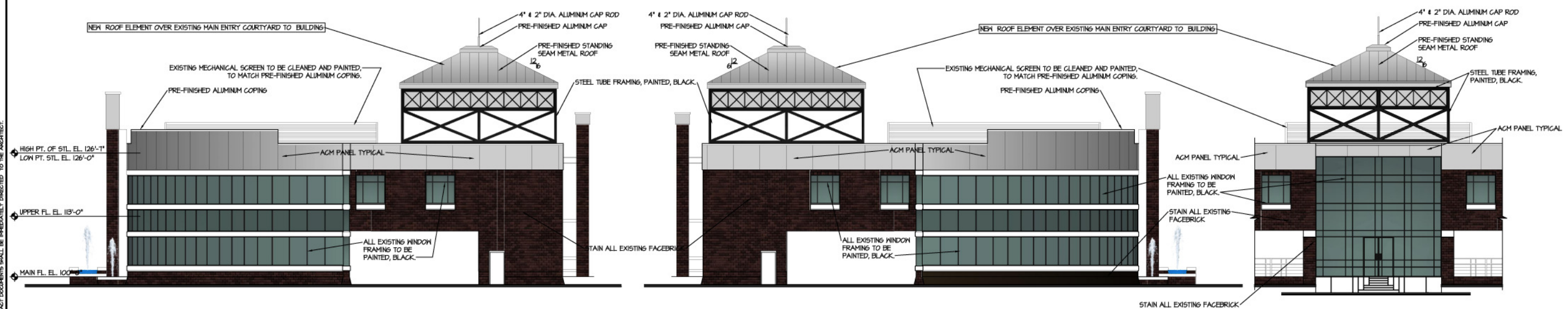
A-1



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

WEST ELEVATION
SCALE: 3/32" = 1'-0"

NORTH ELEVATION AT ENTRY
SCALE: 3/32" = 1'-0"

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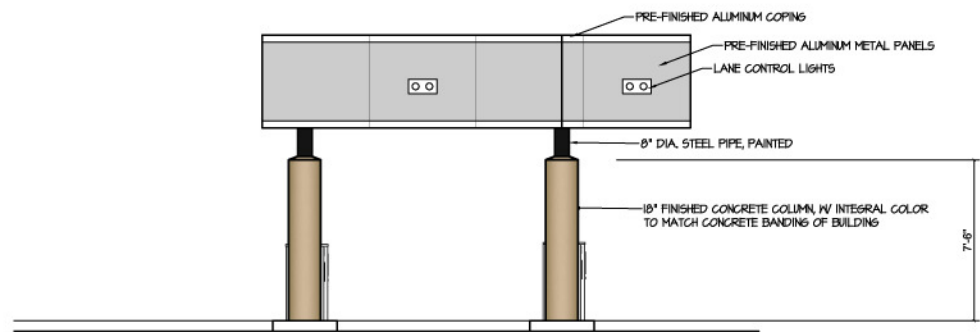
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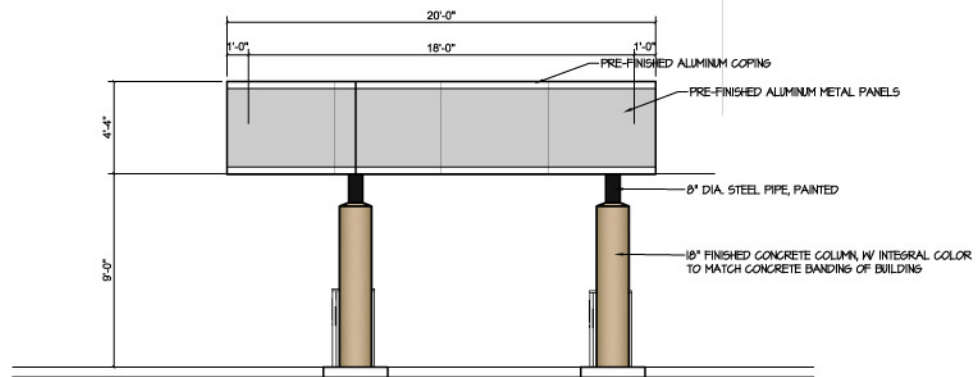
DATE: 31 OCT, 2012
SHEET TITLE: ELEVATIONS
JOB NO: 12-11
SHEET

A-2



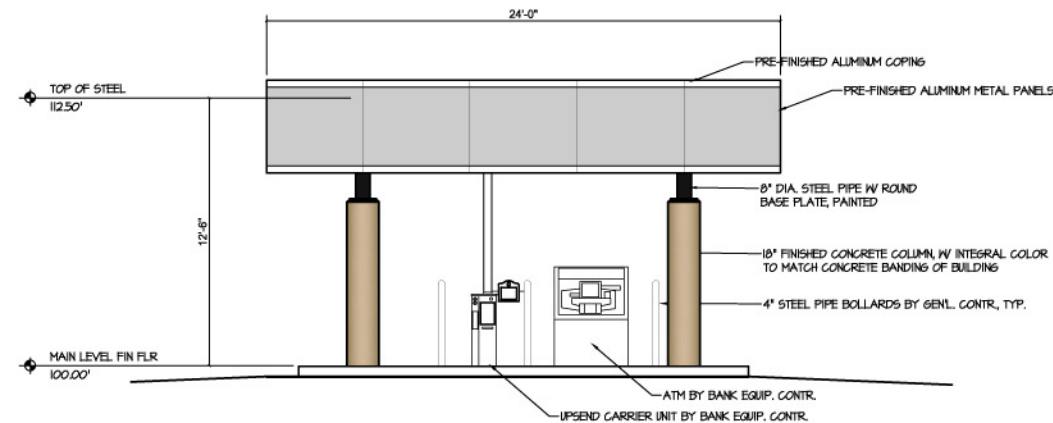
WEST ELEVATION

SCALE: 1/4" = 1'-0"



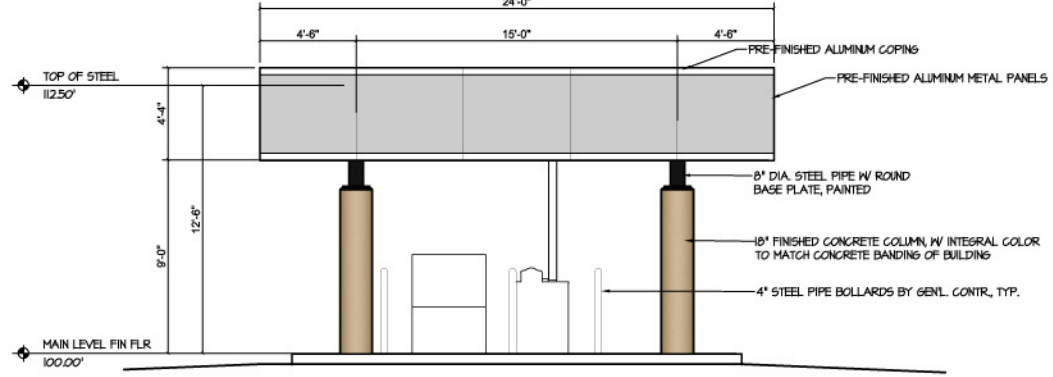
3 EAST ELEVATION

SCALE: 1/4" = 1'-0"



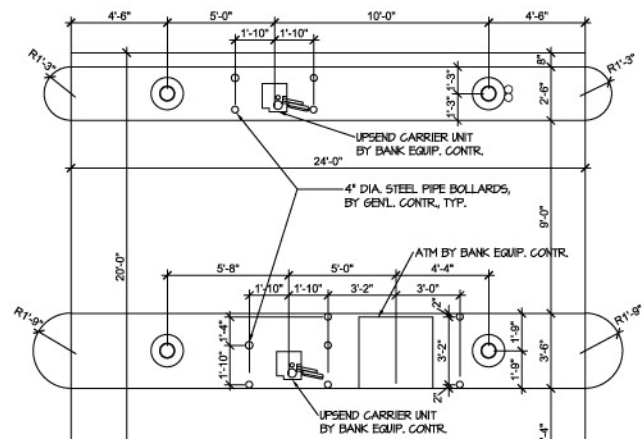
2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



5 CANOPY PLAN

SCALE: 1/4" = 1'-0"

NITE-BRITES CLR-RECESSED CANOPY LIGHT

210 watt Pulse Start Ceramic Metal Halide
50-150 watt Metal Halide
35-150 watt High Pressure Sodium
26-42 watt Compact Fluorescent



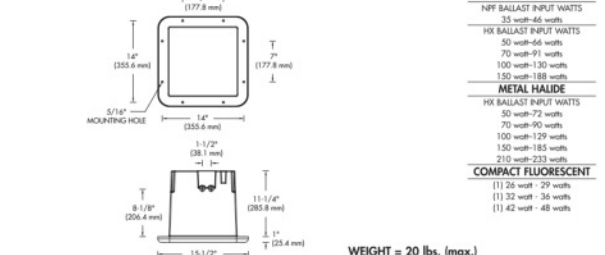
ASSEMBLED IN THE USA

ORDERING MATRIX

CLR	LAMP SOURCE	FINISH	OPTIONS (add as suffix)
CLR	M - Metal Halide S - High Pressure Sodium C - Single Compact Fluorescent P - Pulse Start Metal Halide (210W only)	WT - White BK - Black R2 - Bronze AL - Aluminum NP - Natural Paint GY - Gray	CU - UL Listing to meet CSA standards Q - Quartz Standby (HD only) QTD - Quartz Time Delay (HD only) QEM - Quartz Emergency (HD only) WDF - Wired Double Four" WSP - Wired Single Four" TR - Tamper Resistant R0504/E - Integral Emergency Ballast (ICL only) BAC7/E - Integral Cold Temp Emergency Ballast (ICL only) WEB - HD Electronic Ballast (Must use for 210w)

ACCESSORIES (order separately)
 TP - Tamper Proof Screws and Cover Bit
 (For additional descriptions of Canopy lighting accessories refer to sheet number CA-5004.)

DIMENSIONS

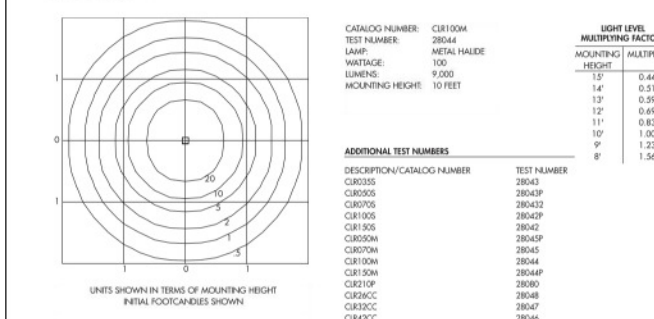


Day-Brite Lighting is a Philips group brand

Day-Brite Lighting

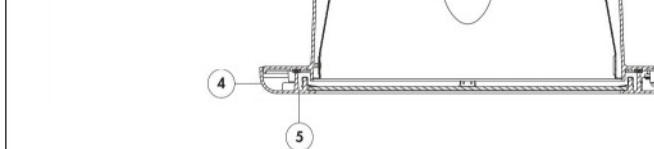
CLR-RECESSED CANOPY LIGHT - CL-44050

PHOTOMETRICS



PRODUCT FEATURES

- Third party certified to meet UL 1598 standards for wet location and 25°C ambient for all wattages listed.
- Heavy duty one piece die cast aluminum housing. "Slant Z" ballast mounting geometry for cooler operation.
- Die cast aluminum, door frame with captive stainless steel door screws for efficient maintenance. Tamper resistant stainless steel screws available.
- Formed internal reflector combines with diffusing tempered glass lens to provide wide, even distribution of light with very low glare.
- Mounts directly to ceiling cross members. Two 1/2" threaded knockouts provided for convenient conduit entry.
- Polyester powder finish for excellent impact, corrosion and UV resistance.



CL-44050

PHILIPS

REVISIONS

BRETT PATRICK DILLE
ARCHITECT LICENSE NO. A-6641

ARCHITECTURAL CORPORATION
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DATE: 31 OCT. 2012
SHEET TITLE: DRIVE-THRU DETS.
JOB NO.: 12-11
SHEET

A-3

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