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## Architectural Review Board Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** December 12, 2013

**From:** Purvi Patel  
Project Planner

**Cc:** Aimee Nassif, Planning & Development Services Director

**Location:** 18325 Wings Corporate Drive

**Applicant:** Dial Architects, on behalf of D.F. Adams and Associates

**Description:** **Wings Corporate Estates, Lot 5:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.32 acre tract of land zoned "PI" Planned Industrial District located on the east side of Eatherton Road, north of Wings Corporate Drive.

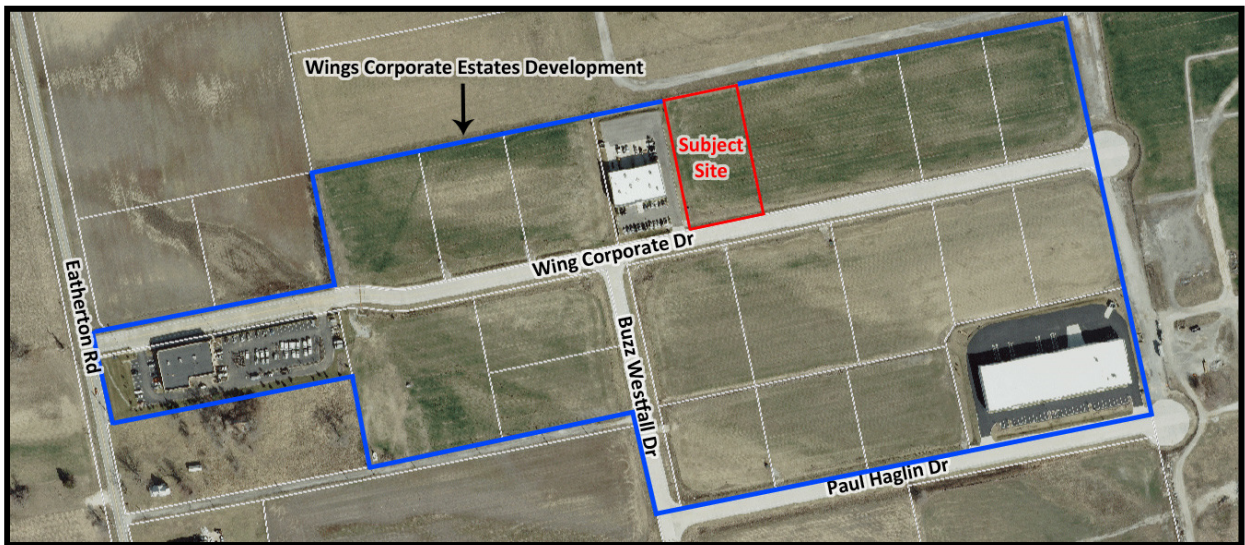
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### **PROPOSAL SUMMARY**

The request is for a 12,773 square foot office / warehouse building located on the northern perimeter of the Wings Corporate Estates development. The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2237. The exterior building materials will be comprised of tilt-up concrete, brick, EIFS and glass. The proposal includes a curved roof comprised of tilt-up concrete, as well as a standing seam metal roof.

### **HISTORY OF SUBJECT SITE**

Wings Corporate Estates was originally zoned "NU" Non-Urban prior to the incorporation of the City of Chesterfield. The entry to the development was zoned to "PI" Planned Industrial District on February 4, 2004 via City of Chesterfield Ordinance 2066. On February 6, 2006, Ordinance 2237 changed the zoning of a 36.6 acre "NU" Non-Urban District-zoned parcel to "PI" Planned Industrial District. The City of Chesterfield approved the Site Development Concept Plan for Wings Corporate Estates on September 11, 2006. The Record Plat for the development, consisting of 21 lots, was approved on February 4, 2008. Of the twenty-one (21) lots in the Wings Corporate Estates development, three (3) lots have been developed. Please refer to the aerial image on the next page to see the limits of the Wings Corporate Estates development.



**STAFF ANALYSIS**

**General Requirements for Site Design:**

**A. Site Relationships**

The subject site is adjacent to other lots in the Wings Corporate Estates development to the west (developed as American Piping Products, Inc.), south (vacant) and east (vacant). The parcel to the north is part of the Spirit of St. Louis Airpark development and contains a portion of the runway. The proposed building uses similar materials and design as other buildings constructed in the area.

**B. Circulation System and Access**

The site proposes one access point off Wings Corporate Drive. The approved Concept Plan for the development depicts a five (5) foot sidewalk on the south side of Wings Corporate Drive to provide pedestrian circulation.

### **C. Topography**

The existing grade of the property is flat. Minimal changes to the existing topography are planned.

### **D. Retaining Walls**

A retaining wall is proposed on the south side of the subject site. This is a required retaining wall which separates the proposed parking area and the drainage ditch that runs along the street in front of the site. The wall is approximately four (4) feet tall and matches the retaining wall built on Lot 4.

### **General Requirements for Building Design:**

#### **A. Scale**

The applicant is proposing a building of similar height and size as the adjacent structures. The design includes a single-story office / warehouse building similar to adjacent properties. Additionally, elements such as large windows, reveals, and a covered entry are proposed to provide a sense of human scale.

#### **B. Design**

The proposed development of Lot 5 is similar to other nearby buildings in both materials and design. The entrance to the site is proposed via Wings Corporate Drive, with parking proposed on both the front and rear of the site. All the proposed parking spaces will be porous pavement. There are also loading docks proposed on the rear of the site, which will be screened by landscaping. Additionally, there is a rain garden proposed on the northern perimeter of the site.

The applicant has proposed architectural features such as gargoyles on either side of the front elevations and real flicker flame gas lights. As stated in the Architect's Statement of Design, "the intent of the design is to represent the spirit of the nearby airport by designing the office / warehouse building to appear similar to a historic airplane hangar."

#### **C. Materials and Color**

As mentioned previously, the building will be comprised of tilt-up concrete, brick, EIFS and glass. The front of the building is articulated with brick, EIFS, glass, and reveals. The glass on the front of the building has been designed to imitate sectioned hangar doors. Additionally, the brick from the front elevation wraps around to both sides of the building. The rear and sides of the building will be comprised mainly of tilt-up concrete with a curved metal roof.

The material colors proposed match the earth tone color palette of the surrounding structures.

#### **D. Landscape Design and Screening**

The proposal includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements Ordinance. Additionally, the proposed landscaping is similar to the adjacent properties.

The dumpster will be screened by a 6' tall concrete panel enclosure. The concrete panels will be painted to match the building.

#### **E. Signage**

Signage is not part of the proposal before Architectural Review Board and will be reviewed by Staff.

#### **F. Lighting**

The plan proposes two (2) light standards in the front parking lot along West Corporate Drive, three (3) light standards in the rear of the site. Additionally, there are three (3) wall-mounted, shoebox type

fixtures on the east elevation of the building and two (2) wall-mounted, shoebox type fixtures on the north elevation of the building. Both the light standard and wall-mounted fixtures are LED area lights which are fully shielded, full cut off optics and adhere to the City of Chesterfield Lighting Ordinance.

Additionally, the applicant has proposed four (4) wall mounted flicker flame gas lights and one (1) flicker flame light hung from an antique style light standard which is forty (40) inches tall. These are very low output lights which are proposed to enhance the overall historic hangar design. The output level of these lights will not exceed three (3) foot-candles.

#### **Specific Requirements for the Chesterfield Valley**

**Facades:** The proposed building includes brick, EIFS, glass on the front elevation of the building, with the brick wrapping around to both sides. The north, east and west elevations are comprised mainly of tilt-up concrete with the curved metal roof visible on the east and west elevations.

**Storage:** There are no outdoor storage areas proposed on the Site Development Section Plan.

**Utilities:** All utilities to the building will be installed underground.

**Parking:** Parking is proposed on the front and rear of the building, with loading areas located in the rear.

#### **DEPARTMENTAL INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. A comment letter has been sent to the applicant regarding the outstanding issues pertaining to Staff's initial review of the Site Development Section Plan.

Staff requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wings Corporate Estates, Lot 5.

#### **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 Wings Corporate Estates, Lot 5, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wings Corporate Estates, Lot 5, to the Planning Commission with the following recommendations..."

#### **Attachments**

1. Architectural Review Packet Submittal

*Lot-5*

*Wings Corporate Estates  
18325 Wings Corporate Drive  
Chesterfield, Missouri*

*December 3, 2013*



Owner:  
**D.F. Adams & Associates, Inc.**

Architect:  
**David W. Dial Architects, P.C.**

Civil Engineer:  
**Civil Engineering Design  
Consultants**



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

**Date of First Comment Letter Received from the City of Chesterfield** 11/19/2013

**Project Title:** Wings Lot-5 **Location:** 18325 Wings Corporate Drive

**Developer:** D.F. Adams & Assoc., Inc. **Architect:** David W. Dial Architects, P.C. **Engineer:** Civil Eng. Design Consult.

**PROJECT STATISTICS:**

**Size of site (in acres):** 1.32 Acres **Total Square Footage:** 12,773 S.F. **Building Height:** +/-37'-0"

**Proposed Usage:** Speculative Office/Warehouse

**Exterior Building Materials:** Tilt-up Concrete, Brick, EIFS

**Roof Material & Design:** Curved TPO, Standing Seam Metal Roof

**Screening Material & Design:** Dumpster Screen is Tilt-up Concrete Panels

**Description of art or architecturally significant features (if any):** Historic Airplane Hanger design; Gargoyles

**ADDITIONAL PROJECT INFORMATION:**

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

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



14364 Manchester Road  
Manchester Missouri 63011  
636 230 0400

November 22, 2013

City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

Members of the Architectural Review Board

Re: Architectural Statement  
Submittal for Approval of New Facility on Lot 5.  
Wings Corporate Estates, Lot 5 – 18325 Wings Corporate Drive

**General Requirements for Site Design**

This project consists of a single-story speculative office/warehouse building designed for one or two tenants. The construction site is located on Wings Corporate Drive near Eatherton Road on the far west side of Chesterfield Valley.

As you can see from the photos in this packet, the rectangular site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The building is strategically located on the site to be compatible with the existing drainage system for the development while maintaining compatibility with neighboring developments.

The approved concept plan for the entire development shows a 5' wide side walk on the south side of Wings Corporate Drive to provide pedestrian circulation. The transition from the street to the site effectively utilizes a shared entrance for both automobile and truck traffic to help eliminate multiple curb cuts. The automobile parking is located in the front of the building.

We are not proposing the use of fencing at this time. A retaining wall is required between the front parking lot and the drainage ditch along the street.

Landscaping is designed per city ordinance in a similar fashion to the adjacent developments. Please see attached landscape plan.

### **General Requirements for Building Design**

The owner of this facility, being a long time and current resident of the City of Chesterfield, places a high priority on the appearance of his facility and has played a major role in the design of this facility.

The intent of the design is to represent the spirit of the nearby airport by designing the office/warehouse building to appear similar to a historic airplane hangar. The front (south) elevation is articulated with mostly brick, some EIFS, glass and reveals. The covered entries and paint colors are in rhythmically pleasing geometric patterns with accent colors to add depth to the elevations while with the curved roof of the "hangar". The glass on the front elevation is articulated in such a way as to imitate sectioned hangar doors. The building also adds interest to the viewer by adding "protective" gargoyles on either side of the front elevation and real flicker flame gas lights.

As seen on the attached elevations, the building will utilize two earth tone colors, tinted glass anodized aluminum window frames and colored metal roofs on the two tower elements. The colors, glass and metal items are juxtaposed on the façades of the building to create a very nice overall building design. These include a main building color of a warm cream and darker accent color of similar nature.

The front of the building is constructed of brick which wraps around to both sides of the facility and back a certain dimension. The sides and the rear of the building are constructed of tilt-up concrete panels, which is the same material as the other buildings in this business park. A special elastomeric coating designed specifically for concrete will protect the concrete panels. The curved roof is covered with white TPO.

The glass will be an energy efficient, tinted, insulated glass in anodized aluminum frames. As you can see on the attached elevations, we have used the glass as an effective design element in the elevational articulation.

The design is respectful of the surrounding development in general and is harmonious in scale, material, and color. Nearby buildings are also constructed of tilt-up concrete and/or earth tone colors and materials similar to ours. Signage will be applied to the building in a similar fashion as adjacent buildings.

Site lighting is planned to be two light standards in the front of the building along Wings Corporate Drive, three light standards in the rear of the building with wall-mounted, shoebox type fixtures on the east and north elevations of the building that will not shine off of the property in an unnecessary fashion.

Please see the site development section plan for drainage information.

The proposed HVAC system is planned to be ground mounted.



### **Specific Requirements for the Chesterfield Valley**

As stated above we encompass the building with reveals and colors for continuity while highlighting the visible front with glass. The trash receptacle will be screened from public view with tilt-up concrete to coordinate with the building.

The electrical service will be provided by a new transformer located along the west side of the property near an existing development transformer. All utilities to this building are underground.

I-64/US-40 is to the north of this property and is not readily visible from the property. Automobile parking is south of the building and the service/loading area is on the north side of the building.

Street lighting is included in this project to match the existing industrial park street lighting.

It remains our intention to provide a design that will enhance the local environment while blending with the building types already in Wings Corporate Estates. The owner is excited about providing a new quality designed facility for the City of Chesterfield.

Thank you for your assistance.

As required, building materials will be brought to the ARB meeting and will include:

- Glass and frame sample
- Color samples of the concrete coatings
- Metal Roof
- EIFS color

End of Architects Statement



LOOKING NORTH



LOOKING EAST



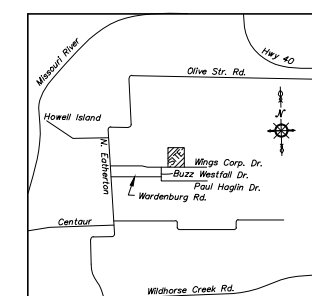
LOOKING SOUTH



LOOKING WEST

# SITE DEVELOPMENT SECTION PLAN

LOT 5 OF WINGS CORPORATE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 356 PAGES 79 THRU 81, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.



LOCATION MAP NOT TO SCALE

## PROPERTY DATA

OWNER	= DF ADAMS & ASSOCIATES
ADDRESS	= 18325 WINGS CORPORATE DRIVE
LOCATOR NO.	= 17W120087
ACREAGE	= 1.32 Ac.±
EXISTING ZONING	= P-1
ORDINANCE	= 2237
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD R-1
SEWER DISTRICT	= METRO. ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0120H, LOMR APRIL 17, 2000
ELECTRIC COMPANY	= AMERICAN
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON ST. LOUIS COUNTY HIGHWAY BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY CLIENT.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SIGNING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILL AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ST. LOUIS COUNTY STANDARDS.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20TH. SLOPES GREATER THAN 1% 20TH MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS  

PARKING REQUIRED	OFFICE: 3 1/3 per 1000 g.s.f. = 5,000 x 3.33 = 17 STALLS
WAREHOUSE:	2 spaces for every 3 employees on max. shift plus 1 space for every vehicle used in operation of the use or stored on the premises.
	2 spaces x 3 employees = 4 STALLS
	= 21 STALLS
- PARKING PROVIDED  

9'x10' A.D.A.	= 20 STALLS
5'x8' A.D.A.	= 1 STALLS
Total	= 21 STALLS
- SETBACKS PER ORDINANCE  

FRONT = 20'	PARKING FRONT = 10'
SIDE = 10'	REAR = 5'
REAR = 10'	
- DENSITY CALCULATIONS  

Openspace:	17,220 s.f. (green area + walks) x 100 = 30%
	57,300 s.f. (total area)
F.A.R.	12,790 s.f. building 0.22
	57,300 s.f. total site
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT, OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF JANUARY 6, 1998 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 100.430 CITY OF CHESTERFIELD LIGHTING ORDINANCE. (ORDINANCE 2228)
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- IF AT ANY TIME A PARTY OTHER THAN THE CURRENT OR FUTURE OWNERS OF LOT 4 REQUIRE ACCESS TO THE STORM SEWER LOCATED ON LOT 4, THEN THE CURRENT OR FUTURE OWNERS OF LOT 4 SHALL BE FINANCIALLY AND/OR PHYSICALLY RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF THE RETAINING WALL AND PERVIOUS PAVERS LOCATED OVER SAID STORM SEWER.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- A SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY WILL BE REQUIRED.

NOTE:  
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION. THEY DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER BY FIELD SURVEY OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF THESE FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR:  
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFIRM TO AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR CROSSINGS OF THEIR FACILITIES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

ST. LOUIS CO. HT # 1049

### LEGEND

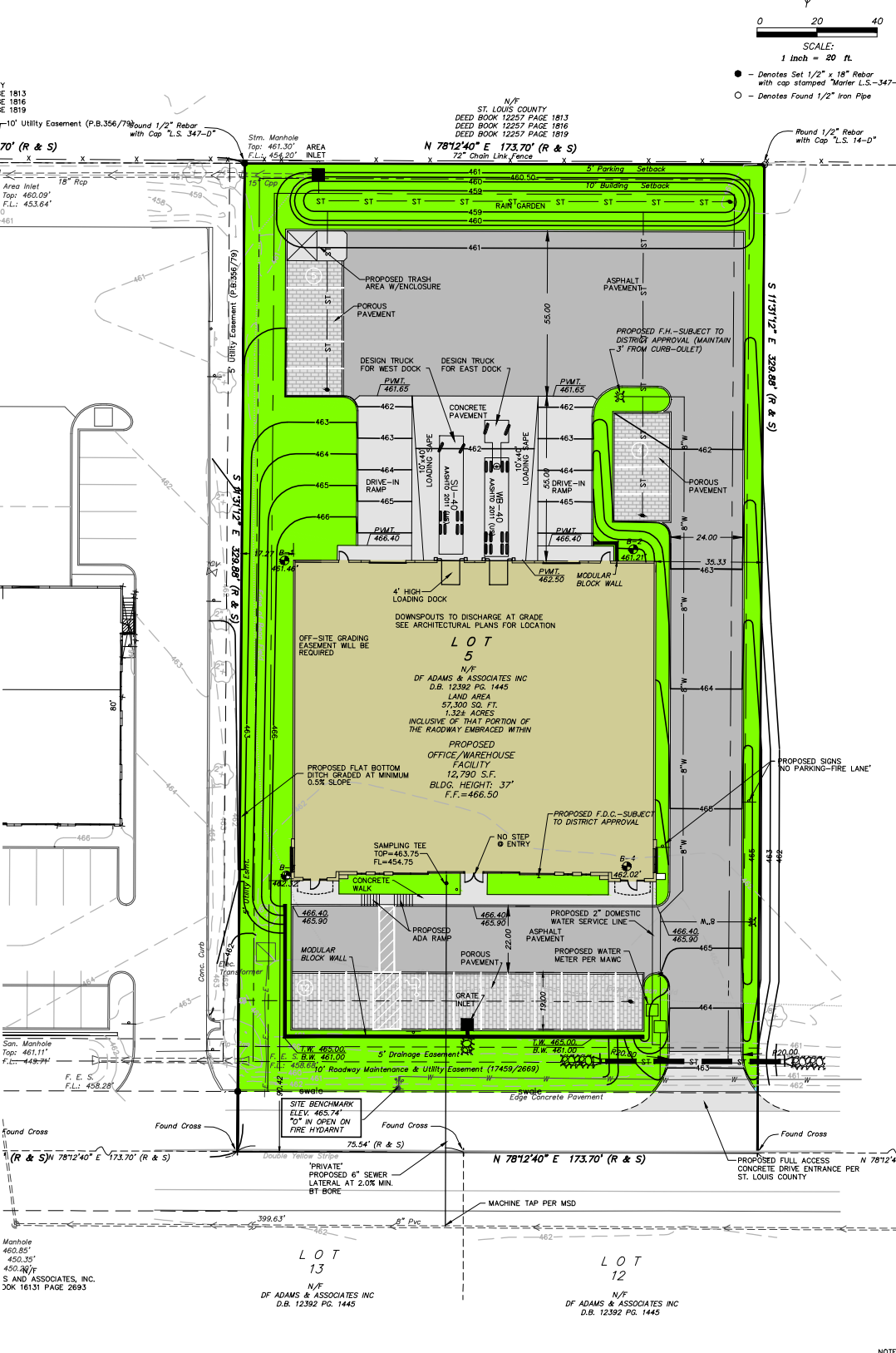
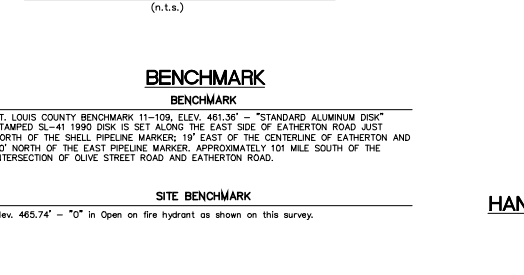
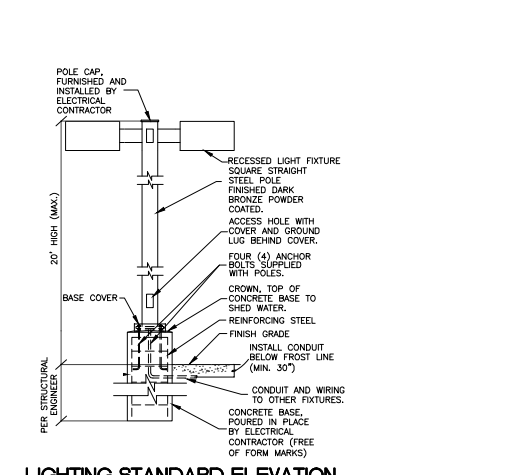
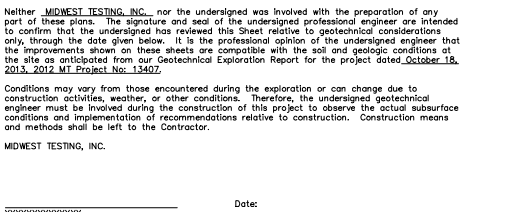
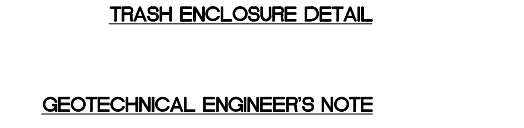
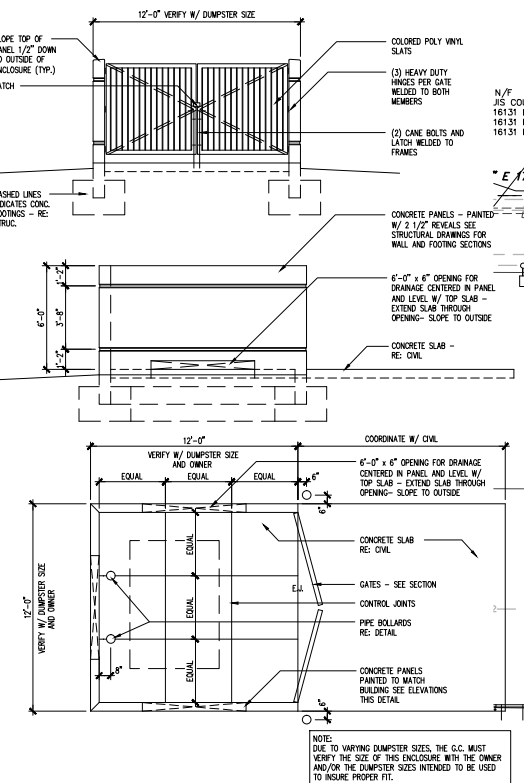
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PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	--- ---
PROPOSED STORM SEWER	--- ---
EXISTING SANITARY SEWER	--- ---
PROPOSED SANITARY SEWER	--- ---
RIGHT-OF-WAY	--- ---
EASEMENT	--- ---
CENTERLINE	--- ---
EXISTING TREE	⊕
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE/DRAINAGE PATH	--- ---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.L.P.
TO BE ADJUSTED	T.B.A.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	W
GAS MAIN	G
UNDERGROUND TELEPHONE	T
OVERHEAD WIRE	O.H.
UNDERGROUND ELECTRIC	E
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕

### SYMBOLS

WVA	WATER VALVE
WMH	WATER MANHOLE
TMH	TELEPHONE MANHOLE
⊕	BRUSH & SHRUB LINE
⊕	TREE & SIZE
⊕	BUSH & SIZE
⊕	BOLLARD
⊕	SIGN
⊕	ELECTRIC YARD LIGHT
⊕	BORING LOCATION
MB	MAIL BOX
EBB	ELECTRIC BOX
PP	POWER POLE
PP	POWER POLE & GUY
COO	CLEAN OUT
GVA	GAS VALVE
GMA	GAS METER
GDA	GAS DRIP

### ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PL	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
ACRES	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
PVC	POLYVINYL CHLORIDE PIPE
FL	FLOWLINE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE



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 1003, of the City of Chesterfield Ordinance (applicable subsection) (present zoning) #234, 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 voted or waived by order of ordinance of the City of Chesterfield Council.

(Signature):  
 (Name Typed): DOUGLASS ADAMS  
 PRESIDENT  
 State of Missouri  
 County of St. Louis  
 On this day of A.D., 20, before me personally appeared DOUGLAS ADAMS, to me known, who, being by me sworn in, did say that he/she is the PRESIDENT of 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 1003, of the City of Chesterfield Ordinance (applicable subsection) (present zoning) #234, 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 voted or waived by order of ordinance of the City of Chesterfield Council.

I, \_\_\_\_\_, and the said DOUGLAS ADAMS acknowledged said instrument to be the free act and deed of said Corporation.

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

Planning and Development Services Director  
 City Clerk

### WATER QUALITY NOTE

BIORETENTION AND POROUS ASPHALT IS PROPOSED TO PROVIDE THE WATER QUALITY MEASURES REQUIRED FOR THE DISTURBED AREA. POROUS ASPHALT IS PERMITTED AS A STAND ALONE WATER QUALITY BMP PER THE MSD MEMO DATED MARCH 16, 2012.

### LEGAL DESCRIPTION

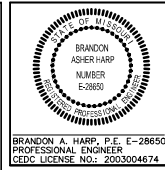
LOT 5 OF WINGS CORPORATE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 356 PAGES 79 THRU 81, OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

### SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
 Marler Surveying Company  
 By Marty L. Marler  
 Marty L. Marler, R.L.S.

PREPARED FOR:  
 D F Adams & Associates  
 1940 Craighire Rd  
 St. Louis, MO 63146  
 Mr. Doug Adams

PREPARED BY:  
  
 11402 Gravois Road  
 Suite 100  
 Saint Louis, Missouri 63126  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net



BRANDON A. HARP, P.E. E-28650  
 PROFESSIONAL ENGINEER  
 CEDC LICENSE NO. 2003004674

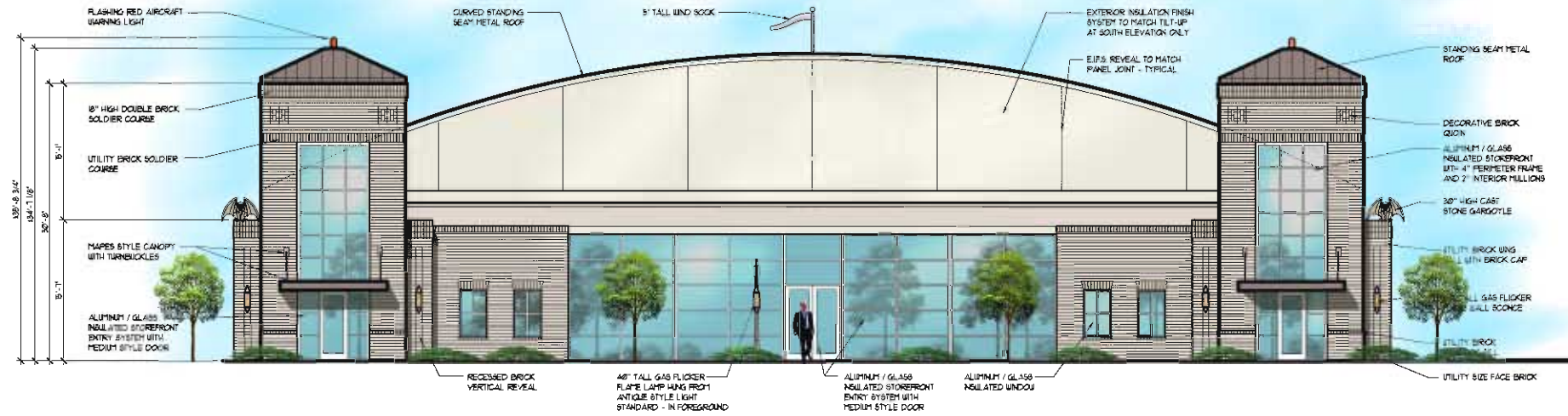
11402 Gravois Road  
 Suite 100  
 Saint Louis, Missouri 63126  
 314.729.1400  
 www.cedc.net

Site Development Section Plan  
**Proposed Office/Warehouse**  
 18325 Wings Corporate Drive  
 Chesterfield, Missouri 63005

Proj. #	1326
No. Description	Date
City Submittal	11/01/13

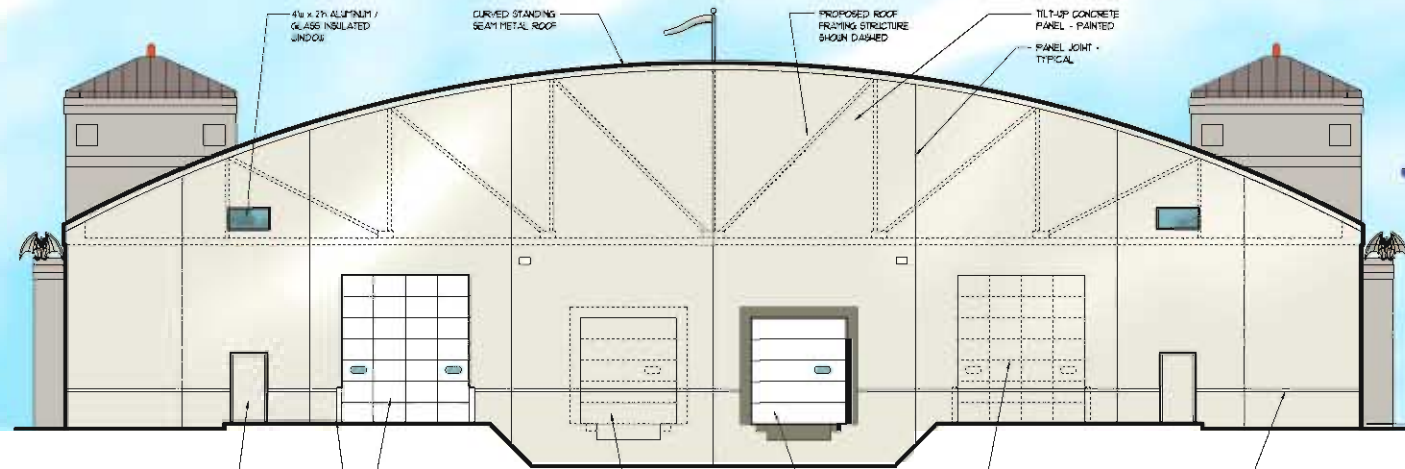
Site Development Section Plan

SD1



**SOUTH ELEVATION**

1/8"=1'-0"



**NORTH ELEVATION**

1/8"=1'-0"



**WEST ELEVATION (EAST OPP)**

1/8"=1'-0"



General Contractor:

Structural Engineer:

New Building for:

**Wings Corporate Estates - Lot 5**

18321 Paul Haglin Drive  
Chesterfield, MO 63005

ISSUE DATES:  
PRELIMINARY REVIEW 10-31-13

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STATE OF MISSOURI REGISTERED ARCHITECT:  
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
DAVID W. DIAL ARCHITECTS, P.C.  
ARCHITECTURAL CORPORATION #2000149091

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SHEET NUMBER:

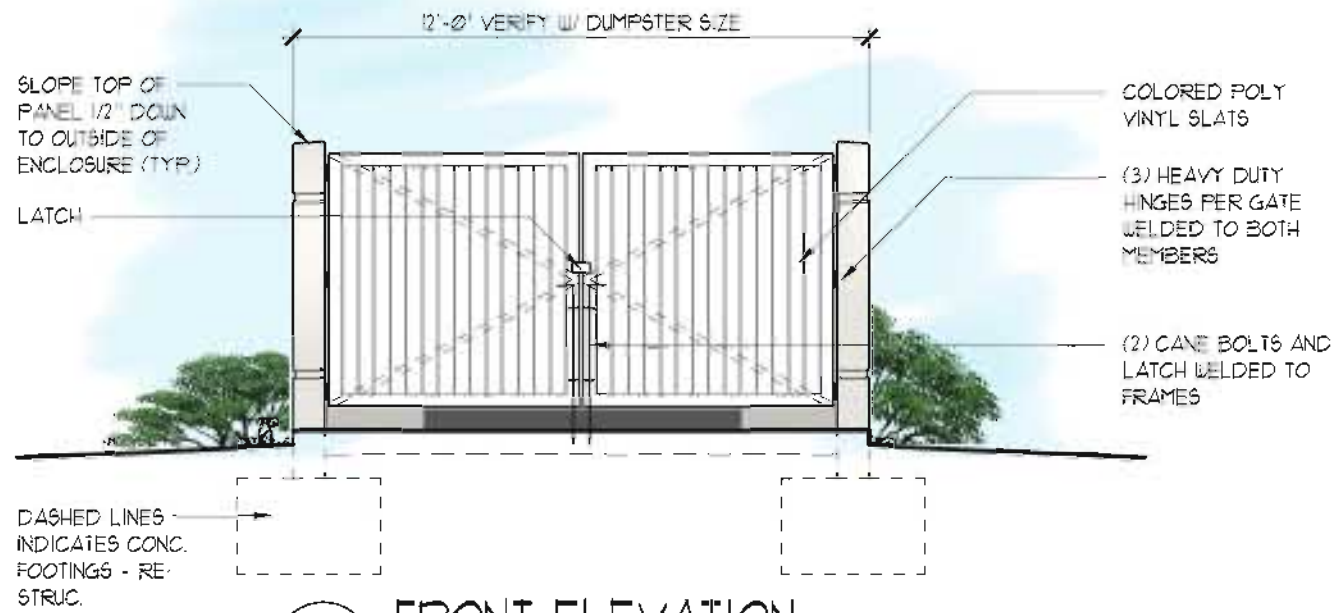
**ELEVATIONS**

PROJECT NUMBER: 13260 DATE: 00-00-00

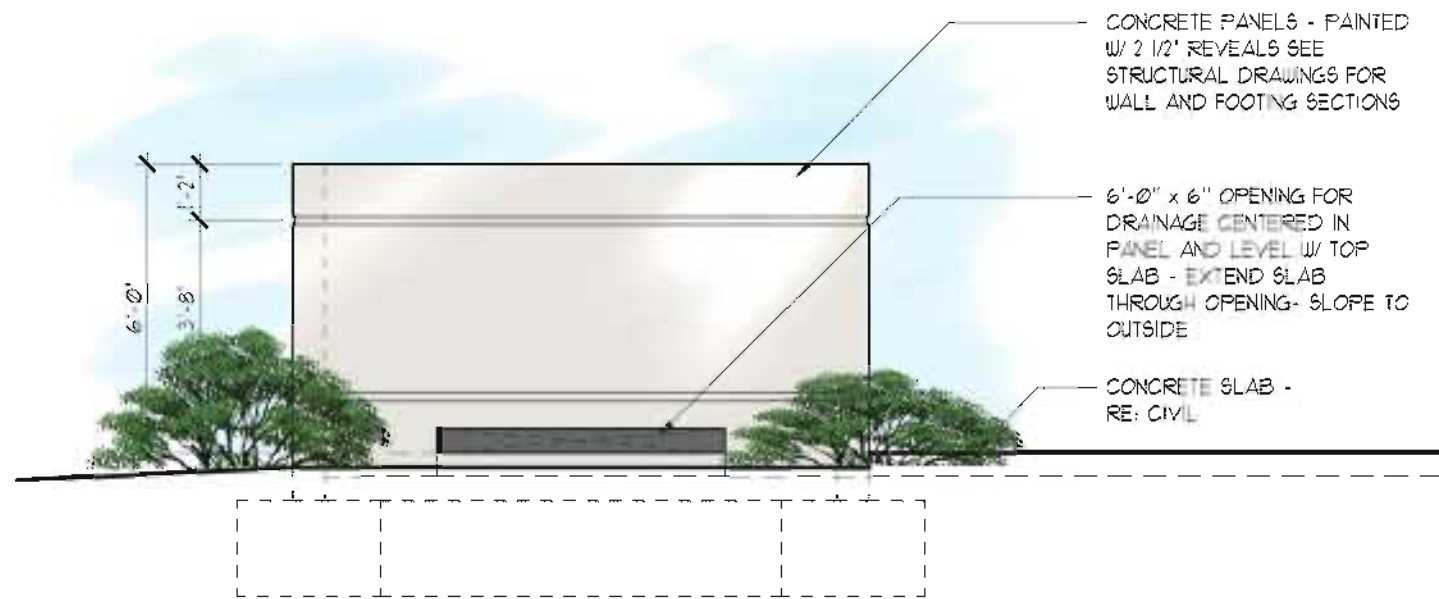


DIAL  
ARCHITECTS

RJE



**3 FRONT ELEVATION**  
1/4"=1'-0"

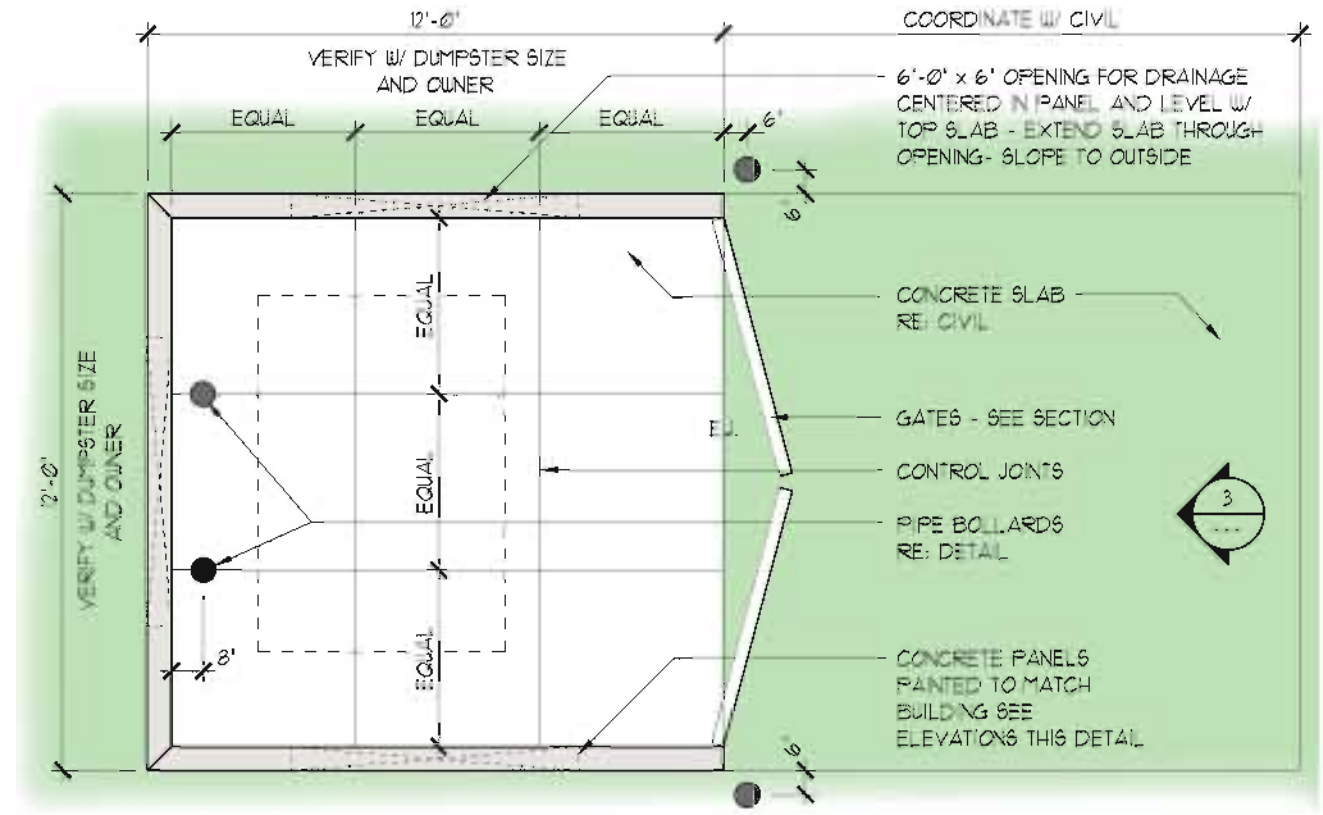


**2 SIDE ELEVATION**  
1/4"=1'-0"



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**1 DUMPSTER PLAN**  
1/4"=1'-0"

NOTE:  
DUE TO VARYING DUMPSTER SIZES, THE G.C. MUST VERIFY THE SIZE OF THIS ENCLOSURE WITH THE OWNER AND/OR THE DUMPSTER SIZES INTENDED TO BE USED TO INSURE PROPER FIT.

New Building for:

# Wings Corporate Estates - Lot 5

Chesterfield, MO 63005

DATE: 11-22-13  
DOA PROJECT NUMBER: 13260  
DUMPSTER DETAILS



Douglas A. DeLong, Landscape Architect LA-81

Consultants:

# Wings Corporate Estates-Lot 5 Chesterfield, Mo

Dial Architects

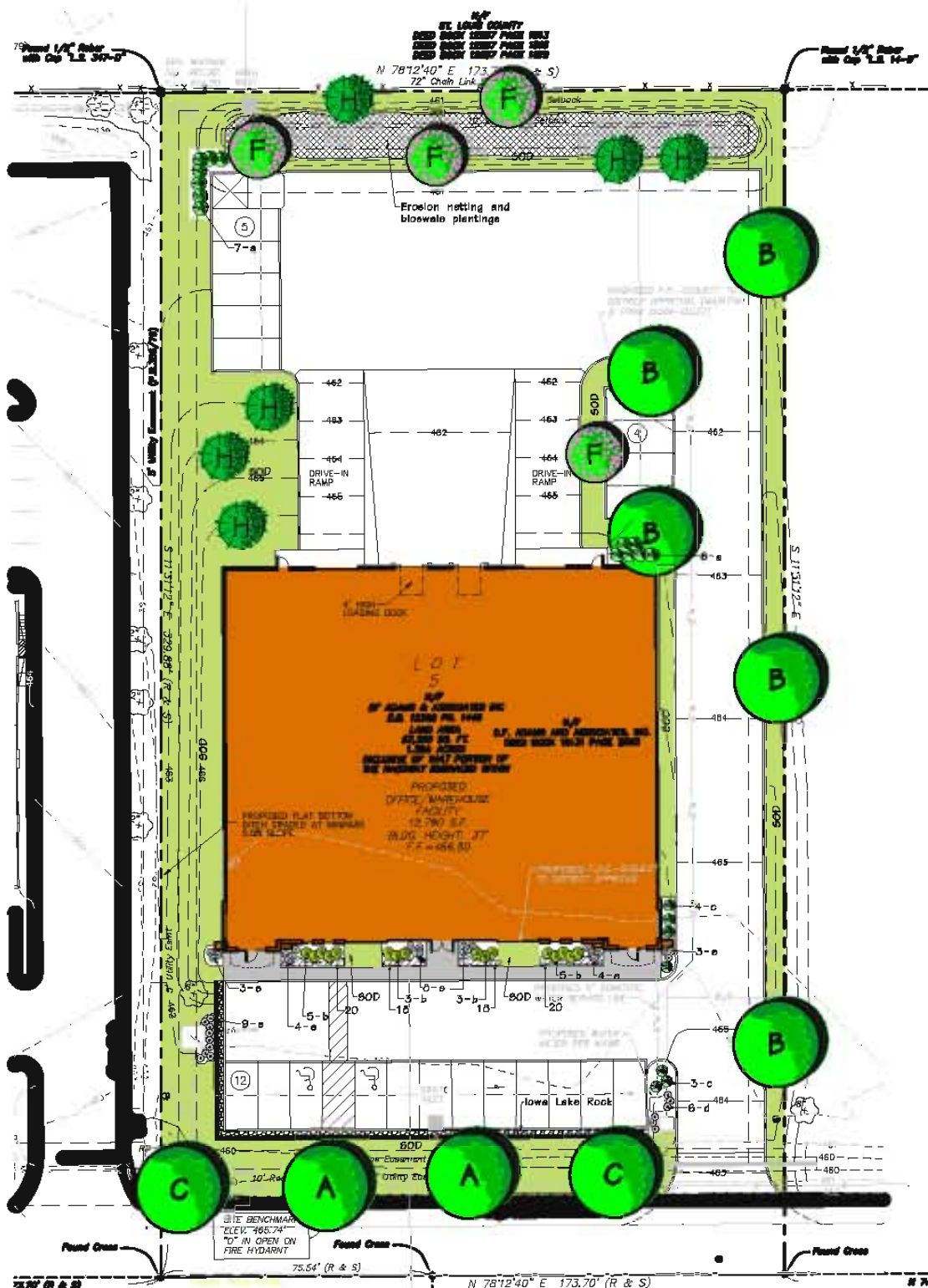
Revisions:

Date	Description	No.

Drawn: BAD  
Checked: DAD

**eLang**  
Landscape Architecture, LLC  
7620 West Bruno Ave  
St. Louis, MO, 63117  
(314) 346-4856  
delongla@gmail.com

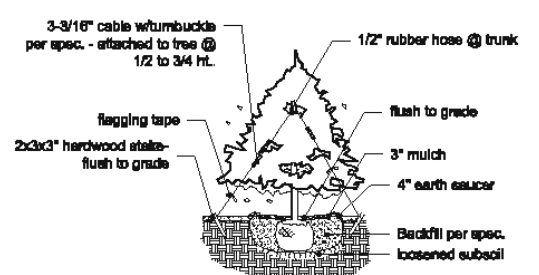
Sheet Title: Landscape Plan  
Sheet No: L-1  
Date: 11/1/2013  
Job #: 105.008



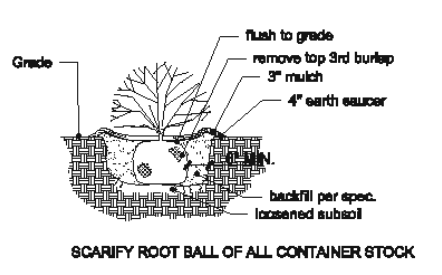
**Landscape Plan**  
SCALE 1"=20'

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	DEPTH
80	Andropogon virginicus	Broom Sedge	2x2x5" DCP	10" OC
80	Bouteloua curtipendula	Sideoats Gramma	2x2x5" DCP	10" OC
80	Sporobolus heterolepis	Prairie Dropseed	2x2x5" DCP	10" OC
80	Carex vulpinoidea	Fox Sedge	2x2x5" DCP	10" OC
80	Carex preacrochloa	Tollway Sedge	2x2x5" DCP	10" OC
80	Anclepis tuberosa	Butterfly Milkweed	2x2x5" DCP	10" OC
80	Coreopsis lanceolata	Lanceleaf Coreopsis	2x2x5" DCP	10" OC
80	Psoralea tenuifolium	Lender Mountain Mint	2x2x5" DCP	10" OC
80	Scutellaria incana	Hairy Skullcap	2x2x5" DCP	10" OC
80	Blechnum ciliata	Ohio hornwort	2x2x5" DCP	10" OC
80	Echinacea purpurea	Purple Coneflower	2x2x5" DCP	10" OC
80	Verbena hastata	Yellow Alexander	2x2x5" DCP	10" OC
80	Zizia aurea	Golden Alexander	2x2x5" DCP	10" OC

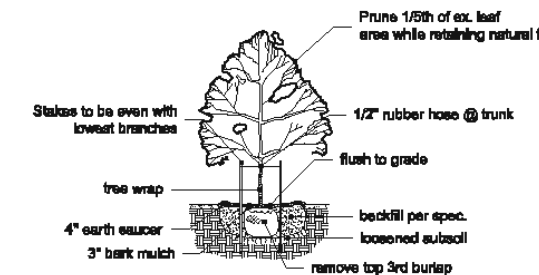
\* Note: Plant selection and quantities may vary depending on final design of water quality basin.



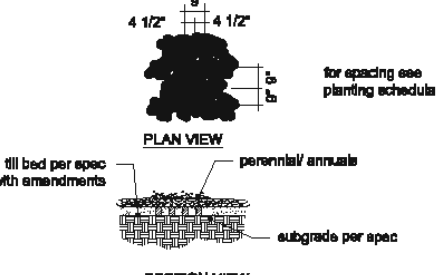
**TYPICAL EVERGREEN PLANTING**



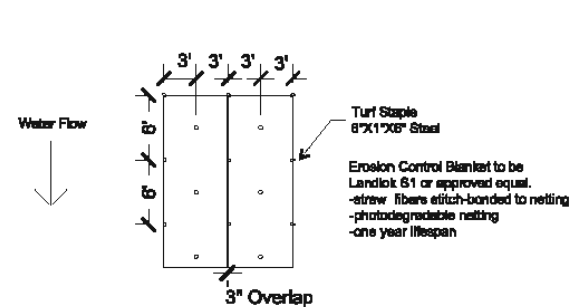
**TYPICAL SHRUB PLANTING**



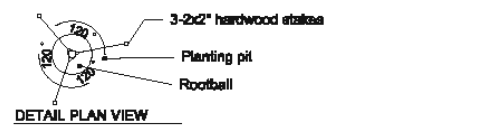
**CANOPY TREE PLANTING**



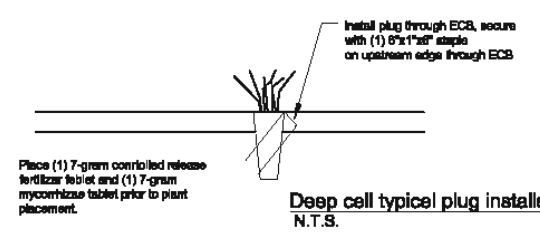
**TYPICAL PERENNIAL PLANTING**



**Typ. Erosion Control Blanket Overlap and Fastener Pattern**  
N.T.S.



**DETAIL PLAN VIEW**



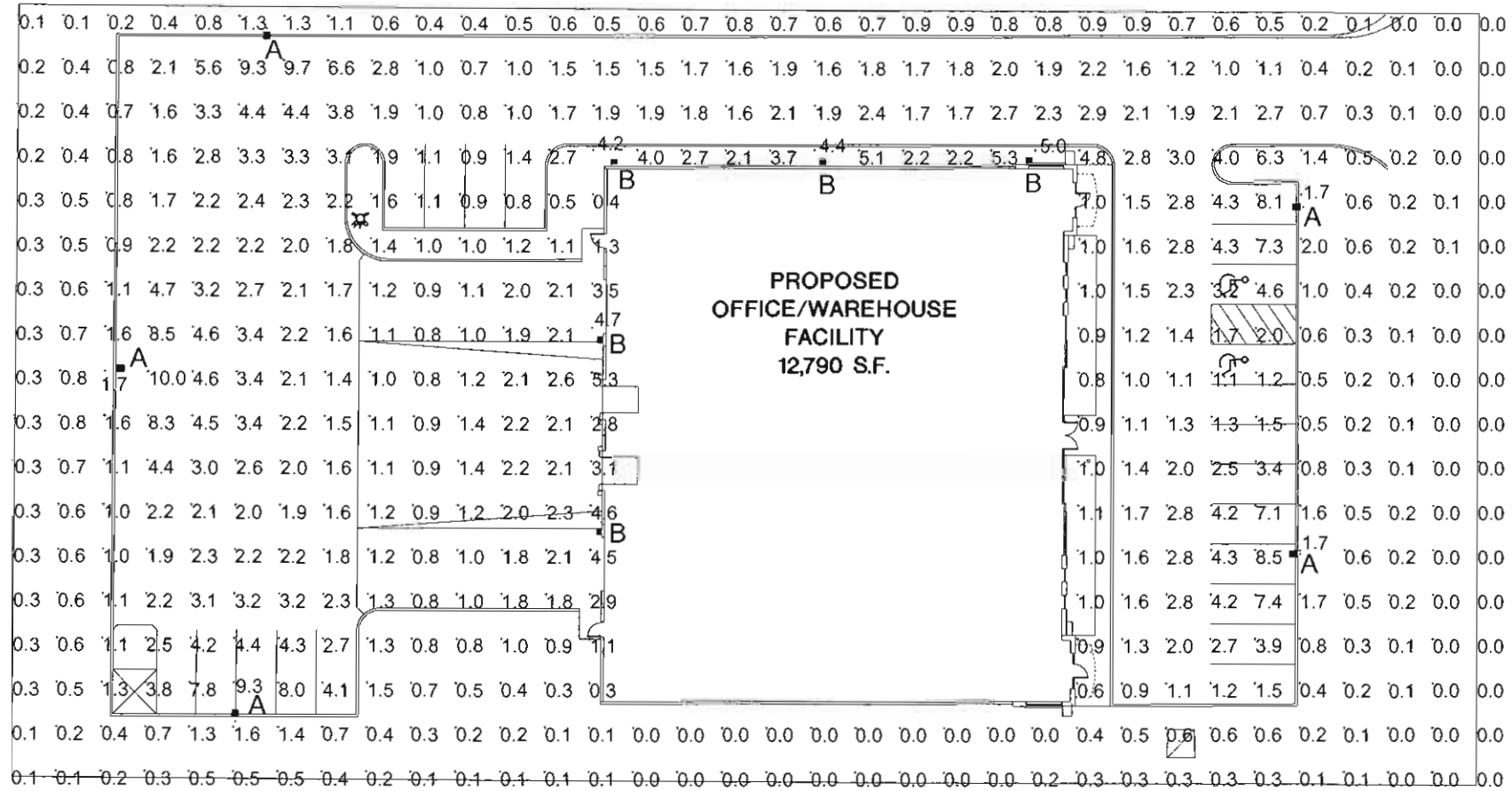
**Deep cell typical plug installation**  
N.T.S.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MAJURE HEIGHT	TYPE
A	2	Acer rubrum 'Autumn Flame'	Autumn Flame Red Maple	2 1/2"	45'+	Fast Growing
B	5	Betula nigra 'Heritage'	Heritage River Birch	2 1/2"	45'+	Fast Growing
C	2	Quercus bicolor	Swamp White Oak	2 1/2"	45'+	Medium Growing
F	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"	25'+	Medium Growing
H	6	Pinus strobus	White Pine	6"	45'+	Fast Growing
a	13	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-3'	3' O.C.	
b	16	Itea virginica	Sweetgale	10-24"	2.5' O.C.	
c	7	Juniperus sabinna 'Broadmoor'	Broadmoor Juniper	18-24"	3' O.C.	
d	6	Pennisetum s. 'Hameln'	Hameln Dwarf Grass	1 gal.	2' O.C.	
e	31	Calamagrostis a. 'Karl Foerster'	Karl Foerster Grass	2 gal.	2' O.C.	
	78	Liriodie muscari	Liriodie	1 qt.	12" O.C.	

**GENERAL NOTES:**

- 1) Openpace ratio is 30.0% 17,220 SF/57,300 SF
- 2) Street trees Req. = 173.7/50 ft = 3.7 or 4 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 eoded.
- 6) An in-ground irrigation system will be provided.





PHOTOMETRIC PLAN  
1/8" = 1'-0"

NOTES

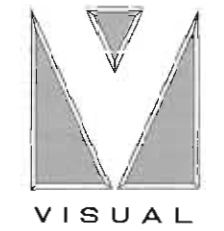
1. Mounting height of 22.5' on poles, 15' on wall mounted fixtures.
2. Calculations taken at ground level

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	5	XGB3-FT-LED-128-350-CW-UE	XGB3		XGB3-FT-LED-128-350-CW-UE.ies	Absolute	0.95	136
	B	5	XGBWM3-FT-LED-48-350-CW-UE			XGBWM3-FT-LED-48-350-CW-UE.ies	Absolute	0.95	55

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	1.5 fc	10.0 fc	0.0 fc	N/A	N/A



New Building for:  
**Wings Corporate Estates - Lot 5**  
18321 Paul Haglin Drive  
Chesterfield, MO 63005

ISSUE DATES:  
DRAWING DESCRIPTION: 00-00-00  
REVISIONS: 11-22-13

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STATE OF MISSOURI REGISTERED ARCHITECT  
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
DAVID W. DIAL ARCHITECTS, P.C.  
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dial architects  
14364 Manchester Road - Manchester, Missouri 63011  
636 230 0400 www.dialarchitects.com

SHEET NUMBER:  
**PHOTOMETRIC PLAN**  
PROJECT NUMBER: 13263 DATE: 05-06-06

## Parisian Wall Mount Gas Light by Copper Sculptures

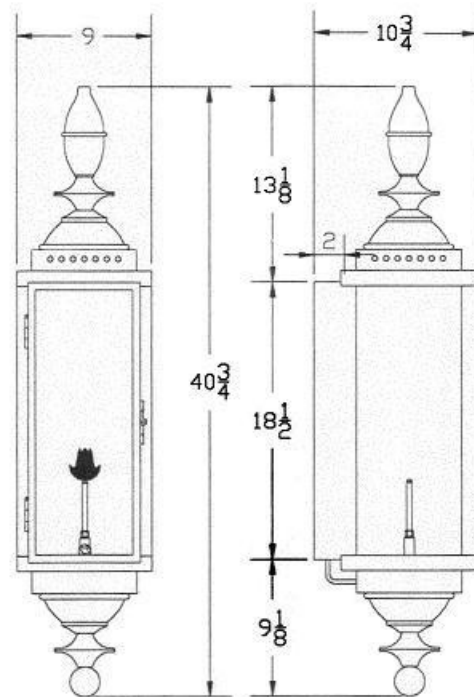
Copper Sculptures, Inc., created by Bill Shook is one of the few remaining companies in the world handcrafting copper lanterns with open flame burners. Sculpting copper and flame into period light fixtures consists of both art and history. Having perfected the craft, Copper Sculptures is able to offer the elegance of period lanterns with contemporary designs. Each lantern is handcrafted with pride and built only of solid copper with no lead to melt, allowing us to guarantee these lanterns for a lifetime.

All natural gas and propane lanterns are C.S.A. certified to comply with ANSI Standard Z21.42 for indoor or outdoor use.

Lantern ID:      EC0 shown with patina finish black (PFB)

Lantern Dimensions:    40.75 x 9 x 10.75

### EC-1 WALL MOUNT LIGHT





# LED AREA LIGHTS - (XGB3) 128



Shown with optional decal striping

Crossover LED Lighting

## lighting facts<sup>®</sup>

A Program of the U.S. DOE

<b>Light Output (Lumens)</b>	<b>15348</b>
<b>Watts</b>	<b>190</b>
<b>Lumens per Watt (Efficacy)</b>	<b>81</b>

---

<b>Color Accuracy</b> Color Rendering Index (CRI)	<b>76</b>
--	-----------

---

<b>Light Color</b> Correlated Color Temperature (CCT)	<b>5655 (Daylight)</b>
--	------------------------

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: KGGN-WY6XYS (11/23/2011)  
Model Number: XGB3-FT-LED-128-450-CW-UE  
Type: Outdoor area/roadway fixture

LIGHT OUTPUT - XGB3 128						
	# of LEDs	Lumens (Nominal)				
		Type 3	Type 5	Type FT	Type FTA	
Cool White	350 mA	128	11800	10500	12700	12700
	450 mA	128	14400	12600	15300	15600
Neutral White	350 mA	128	10800	10100	11800	13342
	450 mA	128	12600	12700	13700	15700

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



**US patent D574994 & 7,828,456 and MX patent 29631 and US & Int'l. patents pending**

**SMARTTEC™ THERMAL CONTROL** - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**OCCUPANCY SENSING (IMS)** – Optional integral passive infrared motion sensor activates switching of luminaire light levels. High level light is activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes and ramps down (10-15 seconds) to low level to allow eyes time to adjust. Sensor is located on the front of optical assembly and rotates with the optic. Sensor optic has a detection cone of approximately 45°. Examples of detection – occurs 30' out from a 30' mounting height pole; occurs 20' out from a 20' mounting height pole.

**ENERGY SAVING CONTROL OPTIONS** – DIM – 0-10 volt dimming enabled with controls by others. BLS – Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

**DISTRIBUTION/PERFORMANCE** - Types 3, 5, FT and FTA available. Reflectors are field rotatable.

**HOUSING** - Square, die-formed aluminum. Fully enclosed weather-tight housing contains factory prewired drivers and field connections.

**TOP-ACCESS COVER** - Tethered top-access cover provides ease of installation and allows for easy driver access. Four captive stainless-steel fasteners secure the top-access cover to the housing.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit (includes pressure stabilizing breather). Optical unit can be easily field rotated in 90° increments. Directional arrow on optics allows alignment without the unit being energized.

**MOUNTING** - 2-1/2" x 5-3/8" x 12" extruded aluminum arm mounting bracket shipped standard. Use with 5" traditional drilling pattern. Round Pole Plate (RPP2) required for mounting to 3"– 5" round poles. (See Accessory Ordering Information chart.)

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Fixture Watts: 350 mA - 143, 450 mA - 185 nominal.

**DRIVER** - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RFI/EMI standard.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years.

**DECAL STRIPING** - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT (in carton)** - 32 lbs (14.5 kg) fixture; 5 lbs. (2kg) arm

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

# LED AREA LIGHTS - (XGB3) 128

## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGB3 5 LED 128 350 CW UE WHT VCM ES**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGB3 <sup>1</sup> - LED Greenbriar	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White  <b>Optional Color Decals</b> 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	<b>Virtinet Wireless Network</b> (requires a Ventura controller/Malibu link) (blank) - None VCM - Standard (revenue grade) VCMB - Basic VCMH - Standard (Host) VCMBH - Basic (Host) DIM - 0-10 volt dimming (required for satellite fixtures)  <b>Stand-Alone Control</b> (blank) - None DIM <sup>2</sup> - 0-10V Dimming (from external signal) BLS <sup>2</sup> - Bi-level Switching (from external signal - requires 120-277V controls system voltage)	<b>Sensor</b> ES <sup>5</sup> - External Sensor IMS <sup>4</sup> - Integral Motion Sensor PCI 120 - 120v Button-Type Photocell PCI 208 - 208v Button-Type Photocell PCI 240 - 240v Button-Type Photocell PCI 277 - 277v Button-Type Photocell PCI 347 - 347v Button-Type Photocell  <b>Options</b> 8BK - 8" Bracket (S and D180 only) TB - Terminal Block

### LUMINAIRE EPA CHART<sup>2</sup> - XGB3 128

	8" Bracket	12" Bracket
	2.1	2.3
	4.3	4.6
		4.1
	12" Bracket	6.7
	Required	6.8
		8.2

**Note:** House Side Shield adds to fixture EPA. Consult Factory.

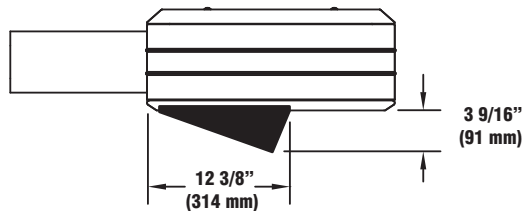
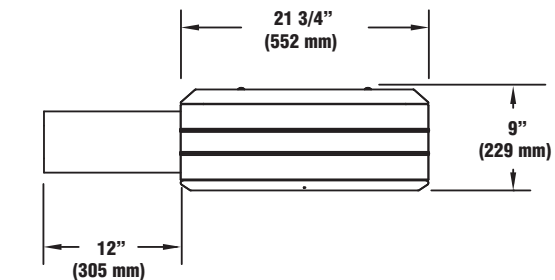
### ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
XGB3-128 - HSS - House Side Shield (Black only) <sup>5</sup>	465915 BLK	ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F <sup>6</sup>
XGB3-128 - LSS - House Side Shield Left Side (Black only) <sup>5</sup>	465915 BLK	ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F <sup>6</sup>
XGB3-128 - RSS - House Side Shield Right Side (Black only) <sup>5</sup>	465915 BLK	RPSB120 - Wet Location Remote Box with 120V External Photocell	C/F <sup>6</sup>
RPP2 - Round Pole Plate	162914BLK	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	C/F <sup>6</sup>
BKS-BO-WM- <sup>+</sup> -CLR - Wall Mount Plate	123111CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR <sup>7</sup>
BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	C/F <sup>7</sup>
BKU-BO-S-19-CLR - Upsweep Bracket for round or square poles	144191CLR	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR <sup>7</sup>

- FOOTNOTES:**
- 1 - Use with 5" traditional drilling pattern
  - 2 - IMS, DIM and BLS are not compatible.
  - 3 - Do not specify for satellite units.
  - 4 - Not compatible with Virtinet wireless systems, DIM or BLS.
  - 5 - House Side Shield adds to fixture EPA. IMS Sensor not available with LSS & RSS. HSS must be mounted opposite of IMS. Consult factory.
  - 6 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
  - 7 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture.

## DIMENSIONS



House Side Shield (465915 BLK)

