



III. A.

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

Architectural Review Board Staff Report

Project Type: Site Development Plan

Meeting Date: July 9, 2015

From: Jonathan Raiche, AICP
Senior Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: North side of North Outer 40 Road, east of Chesterfield Parkway East

Applicant: Delmar Gardens III, LLC

Description: **Highland on Conway SDP:** A Site Development Plan, Lighting Plan, Landscape Plan, Architectural Elevations and an Architect's Statement of Design for a 5.292 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Chesterfield Parkway East.

PROPOSAL SUMMARY

The request is for a 126,760 square foot, five-story office building with a four level parking garage immediately east of the existing Delmar Gardens office buildings. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2651. The exterior building materials will be comprised primarily of precast concrete panels and tinted glass designed with curvilinear facades which will match the existing office buildings to the west. The intent of this third building of the Delmar Gardens office complex is to expand the existing campus in a manner that creates an overall cohesive office complex. In addition to the matching building materials, the proposed development will achieve this cohesive feel through the use of similar building accent details and a landscape design that flows seamlessly between the existing and proposed developments.

HISTORY OF SUBJECT SITE

The subject site, seen in Figure 1, is one of the three remaining parcels of the Highland on Conway subdivision which originally included 11 lots between Interstate 64 and Conway Road. The other two remaining parcels are not contiguous with the subject site and are accessed from Conway Road to the east of this site. On September 6, 2002, the City of Chesterfield approved Ordinance 1870, which zoned the subject site from a "NU" Non-Urban District to a "PC" Planned Commercial District. This ordinance permitted a development similar to the one being

proposed which included permissions for an office building and parking garage; however, this ordinance was amended in 2011 via Ordinance 2651.

The ordinance amendment added specific permissions for medical and dental offices in addition to the general offices already permitted. The amendment also included setback modifications along with other minor modifications to the development standards to accommodate the proposed development.



Figure 1. Aerial Photo

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The subject site is directly east of the existing Delmar Gardens office buildings. The proposed building uses identical primary building materials and design as the existing buildings and will serve as an extension of the current Delmar Gardens campus. The proposal also includes large outdoor spaces including a multi-tier fountain in the southwest corner and a plaza area with art sculpture located between the proposed building and the parking structure.

B. Circulation System and Access

The proposal does not include any direct access to the site, per the site specific ordinance, in order to minimize the number of curb cuts along North Outer 40 Road. The existing driveway that is dedicated to serving the subject site will be removed. The proposed building will utilize two shared access drives from North Outer 40 Road that are currently located on the adjacent properties.

C. Topography

The site has a general increasing slope from south to north that builds up to August Hill on Conway residential subdivision. The parking structure is partly built into the existing terrain with the elevation above ground ranging from at-grade in the northwest corner to approximately

30 feet above grade on the eastern elevation. The use of the topography on the site will assist in screening the site from the adjacent residential neighborhood.

D. Retaining Walls

Due to the natural topography of the site previously discussed, there are various portions of the site that will utilize retaining walls. These walls are proposed as a CMU modular system to be consistent with the existing development to the west. The tiered approach to the proposed retaining walls will assist in dispersing the height of each individual wall.

General Requirements for Building Design:

A. Scale

The applicant is proposing a building that is comparable in scale to the adjacent development to the east while having similar materials and design to the existing Delmar Gardens buildings to the west. This will help the proposed building serve as a transition between the 3 story buildings to the west and the 5 story building to the east. The proposed office building is the dominant feature of the proposal and is pushed toward the southern end of the site so that the façade with the largest scale will front along North Outer 40 Road.

The proposed parking structure is limited to a maximum height for the top parking level of 585 feet Above Sea Level. The proposed structure meets this requirement which will lessen the visual impact of the parking structure on the adjacent homes. As previously mentioned, the site has taken the topography of the site into consideration. As seen in Figure 2, the parking garage will be built into the proposed slope on the north side of the property which helps bring the scale of this structure down as it approaches the border with the neighboring residential properties to the north.

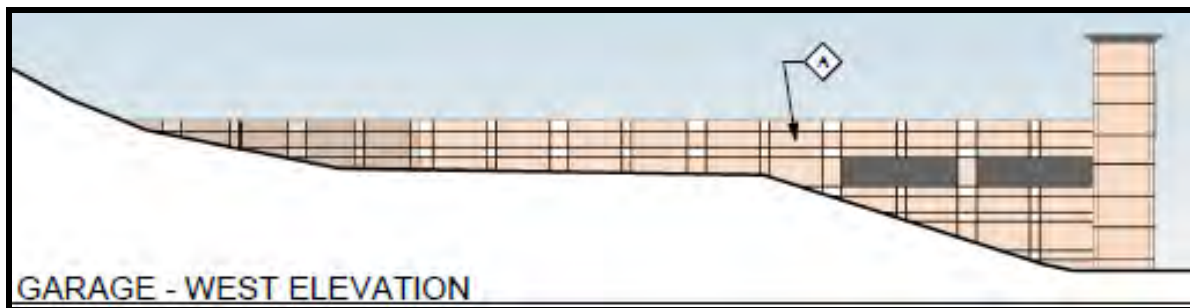


Figure 2. Parking Garage Elevation

B. Design

The proposed structures have been designed with the use of large art and fountain installations which will provide for appealing visual focus at the pedestrian scale along the ground level. The facades of the buildings incorporate accent panels, various brushed metal features, and carefully designed alternating placement of glass and concrete features to provide an interesting and non-repetitive design. The main office building also features prominent parapet walls with architectural elements that will also function to screen any rooftop mechanical equipment. There is also a service area that includes the loading area and dumpster enclosure that is sunken into the site on the east façade. The design of this feature along with the landscaping will provide for adequate visual screening of these operations.

As seen in Figure 3, the southern façade of the building features a curvilinear primarily glass façade that mimics the southern facades of the existing Delmar Gardens buildings to the west. The northern façade of the main building features a centralized large round enclosed rotunda which is grounded by the brushed aluminum entry canopy. This northern façade also features balconies overlooking the large fountain at the southwest corner of the property.

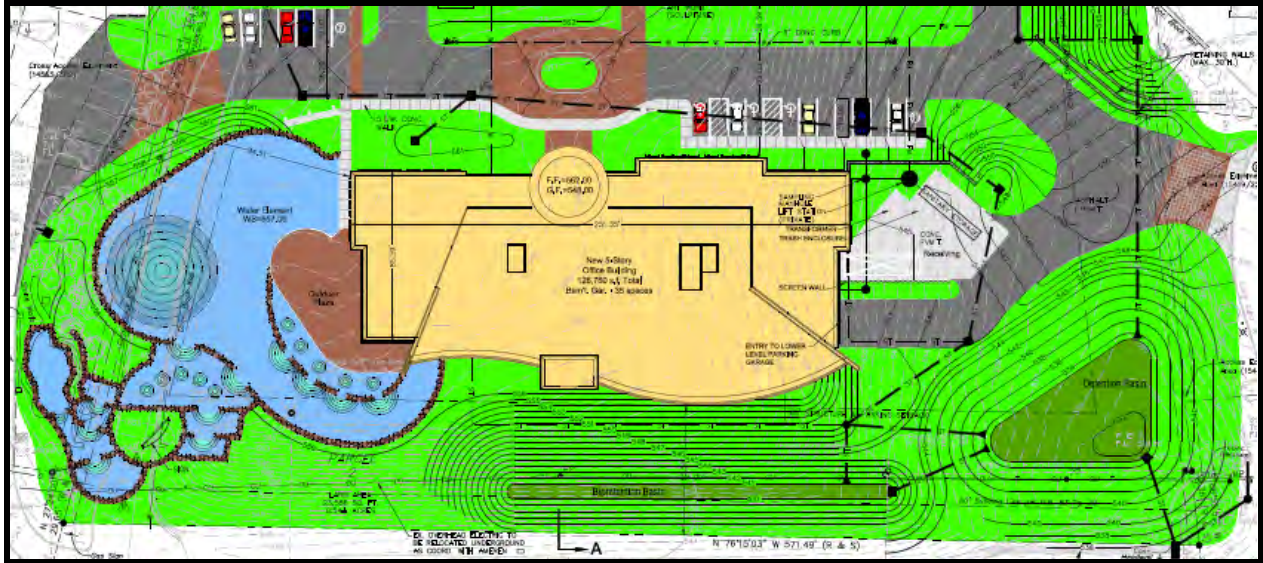


Figure 3. Color Site Plan Excerpt

C. Materials and Color

The building materials and colors for both proposed structures are set to mimic the existing Delmar Gardens buildings. Both structures feature architectural precast concrete panels with a primary color proposed as “Sandstone/beige” with “Eggshell White” accent panels. Additionally, the main office building features warm-tone, polished granite wainscot details along the ground floor on the north and west elevations which carry through to the base of the centralized artwork feature. The second primary material is the green tinted glass which will appear on the main office building and will match the existing structures to the west and will serve both as spandrel and vision glass.

Other accent materials include various aluminum materials applied to canopies, columns, and decorative parapet panels. These accents are dispersed throughout all facades of the development and will add architectural detail to the main office building.



Figure 4. Rendering of Existing and Proposed Structures

D. Landscape Design and Screening

The developer will submit a request for modification to the City's Tree Preservation requirements. Staff will fully review this request and determine if the request meets the requirements of City code. In anticipation of this request, the developer has submitted separate Landscape Plans and Mitigation Plans in the attached packet. Staff has included both of these plans so that the Board has the ability to review the minimum landscaping that would be required by code and to see what the developer intends to plant as mitigation if the modification request is granted. It is important to note that this request has not yet been evaluated or granted by Staff.

In addition to the use of identical building materials and compatible building design, the developer has chosen to use site design and landscaping to tie the larger Delmar Gardens campus together. The proposed landscape plans indicate that a large number of trees will be planted along the western, northern, and eastern property lines which will help make this development cohesive with those surrounding developments. This will include a densely planted 30 foot wide landscape buffer between the parking structure and the residential neighborhood to the north.

While the southern property line is not as densely planted, the proposal provides two dense groupings of trees at each end of the property line along with a line of trees along the façade of the building situated behind the bio-retention area that will also include plantings. This configuration will allow for more attention to be drawn to the façade of the building from the North Outer 40 Road frontage while still creating a successful landscape.

E. Signage

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

F. Lighting

The external site lighting will be provided along the internal roadway and on the parking structure to provide for safe and adequate lighting of these areas. The plan includes fully cut-off pole mounted fixtures to be mounted at a maximum height of 20 feet above grade. The proposed building-mounted accent lighting will be mounted at a height of 10 feet above grade. As with other elements of this project, the proposed lighting is consistent with the existing Delmar Gardens development. With all lighting considered, the proposal provides adequate lighting while ensuring that the light spill is minimal with special attention paid to the neighboring residential development.

DEPARTMENTAL INPUT

As mentioned, Staff will review the landscape modification request and sign submittal information at a later time and ensure that these items are reviewed per City code. Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. The development as proposed has been designed to address the City's architectural standards and considers the existing topography of the site. The proposed design will provide a high quality development that will successfully transition between the existing office building on each side as well as the residential areas to the north.

Staff is continuing to work with the applicant on other site-related comments provided which will be addressed before bringing the project forward to Planning Commission. Staff requests action on the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Highland on Conway (Delmar Gardens III).

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 Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Highland on Conway (Delmar Gardens III), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Highland on Conway (Delmar Gardens III), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Delmar Gardens Chesterfield III **Location:** 14767 N. Outer 40 Road

Developer: Delmar Gardens at Conway Ridge III, LLC. **Architect:** Gray Design Group, LLC **Engineer:** Civil Engineering Design Consultants

PROJECT STATISTICS:

Size of site (in acres): 5.29 Acres **Total Square Footage:** 126,760 GSF **Building Height:** 5 stories

Proposed Usage: Corporate Office Building/ Free Standing Parking Structure

Exterior Building Materials: Architectural Precast Concrete Panels and Glass Curtain Wall

Roof Material & Design: Low Slope TPO Membrane behind extended Precast Concrete Articulated Parapet

Screening Material & Design: Extended Parapet features will fully screen roof top units

Description of art or architecturally significant features (if any): Amenities include covered balconies, metal sun shades, circular "rotunda" feature and glass canopy at main building entry. Site features incl. water features, flagpoles, decorative paving, and artwork/ sculpture at north side main entry plaza.

ADDITIONAL PROJECT INFORMATION: Parking Structure will be constructed utilizing similar materials as the Office Building. Extensive landscape features will be consistent to the existing adjacent buildings

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.

DELMAR GARDENS ENTERPRISES

Office Building III

Architect's Statement of Design

Delmar Gardens Enterprises Office Building III will provide the final Signature Office Building that will conclude the Corporate Office Campus developed by Delmar Gardens Enterprises with two existing award winning Office Buildings developed west of this site.

The Three Buildings will share the same palette of high quality materials, distinctive curved building geometry, and a richly landscaped campus setting with water features and art sculptures.

The 126,760 GSF Office Building will consist of 5 Office Floors and a Lower Level for Secured Parking and Mechanical/Storage Areas.

General Requirements for Site Design

Site Relationships:

The attached Site Plan indicates the Office Building location to the south and the adjacent Parking Structure to the north. The Landscaped water features at the west side of the site will extend the landscape, active water, and pedestrian plaza elements to link all three buildings visually as viewed from the highway and North Outer 40 Drive accessing the site. The adjacent Parking Structure to the north is nestled into the topography of the site to comply with building height requirements and is located behind the Office Building from the prominent Highway 40 views. The Parking Structure will incorporate exposed spandrel elements and featured stair towers that will use the same high quality materials utilized in the design of the Corporate Office Building.

Circulation System and Access:

Vehicular Access is provided from both sides of the site utilizing the existing curb cuts at these two perimeter locations serving existing Office Developments to the East and West. These access points feed the Main Drive north of the Office Building providing access to the Lower Level for service and secured parking. In addition, this drive links to the various levels of the adjacent parking structure north of the office building.

Topography:

The site slopes generally from North (high) to South (low) which is reflected in the building design and site utilization.

The Parking Structure to the North is nestled into the sloping topography as noted above. The Office Building also accommodates the topography to develop the 5 story office elevation to the north, while incorporating the lower level access for secured parking/ service at the southeast corner of the site.



Retaining Walls:

Required retaining walls will incorporate earth tone CMU Modular Wall Systems to match existing wall areas in place at the existing Corporate Office Campus immediately to the west.

General Requirements for Building Design**Scale:**

Whereas the original two buildings were 3 stories in height (2 each at 60,000 GSF for a Total Development of 120,000 GSF), the third building is 5 stories in height (Total 126,760 GSF). In essence – the “same” Building Area as the original two free standing buildings are now contained in a single 5 story structure with a slightly larger (25,000 GSF + or -) “footprint”.

Within the context of the adjacent existing developments both east and west - the scale of the building is both appropriate and complimentary.

Likewise – the proportion of exterior space between the office building and parking structure to the north was carefully developed to incorporate the large scale sculpture/ water feature at the Central Entry Plaza element depicted in the Entry View Rendering.

Design:

Both the Building Elevations and the two Color Renderings depict the quality and character of the building design. The Delmar Gardens Corporate Office Campus features distinctive curved building geometry, and a beautiful color palette featuring Architectural Precast Concrete panels, Tinted Glass areas, High Impact Entry Canopies, and accent column colors and metal sun screens.

The site is richly landscaped and features abundant water features and signature Artwork/ Sculpture and decorative paving as part of active Exterior Plaza Areas.

Materials and Colors:

This building that will be added to the existing Corporate Office Campus will utilize the same materials and colors outlined above and will match the existing palette of materials and colors already in place that define the quality and character of this award winning development.

Landscape Design and Screening:

Landscaping will be consistent with the existing superior landscaping employed at the corporate office campus west of the subject site. Great care has been taken to “extend” both the landscape and water feature elements to develop a single cohesive landscape context for ALL THREE BUILDINGS (Decorative Paving, Active Plaza Areas, Artwork and Sculpture elements, and Pedestrian and Parking Area Lighting all reinforce the Curb Appeal of this Corporate Address).

Service Areas are screened with both dense landscape planting and earth berms as well as Screen Walls utilizing Architectural Precast Concrete Panels.



Rooftop equipment shall not be visible from the ground level. Parapets and decorative elements will be used to discretely hide any new equipment.

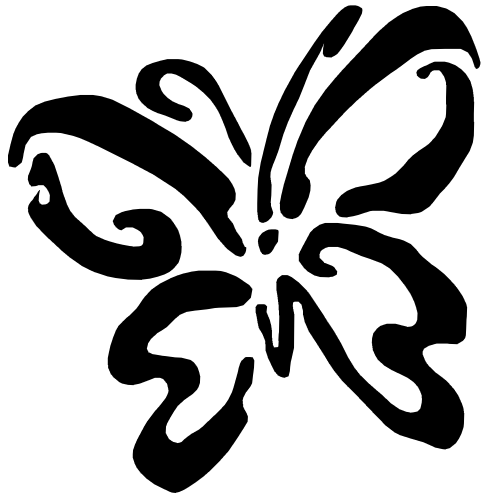
Signage:

A Signage Package will be submitted at a later date when potential Tenant Requirements can be identified and addressed.

Lighting:

Site Lighting and Building Accent Lighting will be provided consistent with the existing Corporate Office Campus. No on-site illumination source shall be situated so that light is cast directly on adjoining properties or Public Roadways. All lighting will adhere to footcandle levels as outlined by the City of Chesterfield. The enclosed Photometric Drawing/ Cut Sheets identify fixture style, location, and characteristics.





SHEET INDEX

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C2	SITE CROSS SECTION
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A2	OFFICE BLDG - WEST ELEVATION
A3	OFFICE BLDG - NORTH ELEVATION
A4	OFFICE BLDG - EAST ELEVATION
A5	GARAGE ELEVATIONS
A6	GARAGE ELEVATIONS
A7	RENDERING (HWY 40 VIEW)
A8	RENDERING (VIEW FROM PARKING GARAGE)
A9	RENDERING (ENTIRE CAMPUS)
A10	PHOTOS OF ADJACENT SITES
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A12	PHOTOS OF ADJACENT SITES
E0.1	PHOTOMETRIC LIGHTING PLAN + CUT SHEETS

DELMAR GARDENS OFFICE BUILDING III

14767 North Outer 40 Road
Chesterfield, MO 63017

06.25.2015

gray®

A0



LOCATION MAP
(NOT TO SCALE)

LEGEND

EXISTING CONTOURS	433
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.I.P.
TO BE ABANDONED	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	

ABBREVIATIONS

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

SITE DEVELOPMENT PLAN

FOR
DELMAR GARDENS CHESTERFIELD III
LOT 21 OF HIGHLAND ON CONWAY PLAT NO. 2, PER PLAT BOOK 83 PAGE 39 EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF MISSOURI PER BOOK 5436 PAGE 202 AND A TRACT OF LAND BEING PART OF THE RIGHT OF WAY OF INTERSTATE HIGHWAY 64 AND U.S. HIGHWAY 40 & 61, BEING ALSO PART OF ORIGINAL LOT 21 OF THE SUBDIVISION OF HIGHLAND ON CONWAY PLAT NO. 2, PER PLAT BOOK 83 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS, PER CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LAND DESCRIPTION

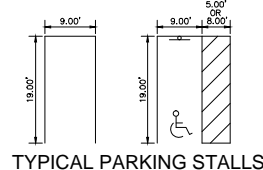
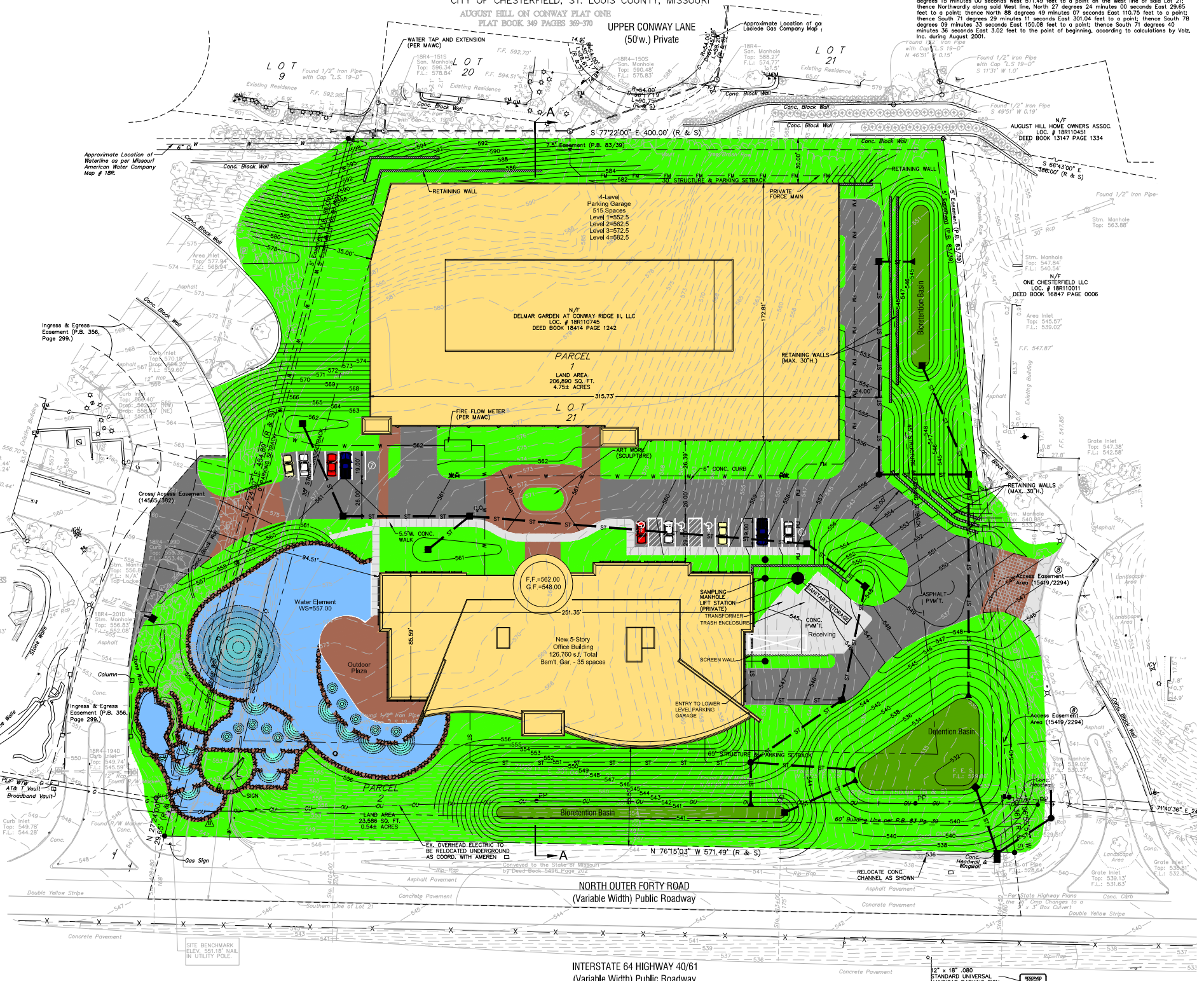
Parcel 1: Lot 21 of Highland on Conway Plat No. 2, according to the plat thereof recorded in Plat Book 83 Page 39 of the St. Louis County Recorder's Office, excepting therefrom that part conveyed to the State of Missouri by instrument recorded in Book 5436 Page 202 of the St. Louis County Records.
Parcel 2: A tract of land being part of the right of way of Interstate Highway 64 and U.S. Highway 40 & 61, being also part of original Lot 21 of the Subdivision of Highland on Conway Plat No. 2, a subdivision according to the plat thereof recorded in Plat Book 83 Page 39 of the St. Louis County Records, and being more particularly described as follows: Beginning at a point on the East line of said Lot 21, being distant South 06 degrees 56 minutes 00 seconds West 444.87 feet from the Northwest corner of said Lot 21; thence South 06 degrees 56 minutes 00 seconds West 37.38 feet to a point; thence North 76 degrees 15 minutes 00 seconds West 571.43 feet to a point on the West line of said Lot 21; thence North 77 degrees 29 minutes 11 seconds East 301.04 feet to a point; thence South 78 degrees 09 minutes 33 seconds East 150.09 feet to a point; thence South 71 degrees 40 minutes 36 seconds East 3.02 feet to the point of beginning, according to calculations by Volz, Inc. during August 2001.

PROPERTY DATA

SITE ADDRESS	= 14767 N. OUTER 40 ROAD
LOCATOR NO.	= 18110745
OWNER	= DELMAR GARDEN AT CONWAY RIDGE III, LLC
SITE AREA	= 230,476 s.f. or 5.29 ACES
EXISTING ZONING	= "PC" PLANNED COMMERCIAL (ORD. 2651)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LAUREL GAS COMPANY
PHONE COMPANY	= AT&T
WATER COMPANY	= MISSOURI AMERICAN WATER CO.

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY 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 THE BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- 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 SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN FERTILIZER, 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. AND THE CITY OF CHESTERFIELD'S STANDARDS AND SPECIFICATIONS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- SEEDING, SOEDING, 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%:20%. SLOPES GREATER THAN 1%:20% 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" (ADAAG) ALONG WITH THE REQUIRED CURB CUTS, CONSTRUCTION MATERIALS SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THIS PLAN, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS:
PARKING REQUIRED: = 126,760 s.f.
BUILDING AREA = 112 SPACES
GENERAL OFFICE = 150 SPACES
MINIMUM REQUIRED = 3.3 SPACES / 1000 s.f.
MAXIMUM ALLOWED = 4.5 SPACES / 1000 s.f.
MIN. PARKING REQUIRED = 126,760 s.f. / 1,000 x 3.3 = 419 SPACES
MAX. PARKING ALLOWED = 126,760 s.f. / 1,000 x 4.5 = 571 SPACES
- PARKING PROVIDED:
GARAGE TOP LEVEL = 112 SPACES
UPPER LEVEL = 150 SPACES
MIDDLE LEVEL = 151 SPACES
LOWER LEVEL = 102 SPACES
515 SPACES (8 ADA)
- BUILDING GARAGE: 35 SPACES (1 ADA)
SURFACE PARKING: 18 SPACES (4 ADA)
TOTAL PARKING PROVIDED: 568 SPACES (INCLUDES 13 ADA SPACES)
- OPEN SPACE CALCULATIONS:
MINIMUM OPEN SPACE = 35% (ORD. 2651)
OPEN SPACE = 118,773 S.F.
SITE AREA = 230,476 S.F.
(118,773 / 230,476) x 100 = 52%
- FLOOR AREA RATIO (F.A.R.) = 0.55
126,760 s.f. / 230,476 s.f. = 0.55
(MAX. F.A.R. OF 0.55 PER ORD. 2651)
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
- 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.
- THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- ALL LIGHTING MUST ADHERE TO THE FOOTCANDLE LEVELS AS OUTLINED IN CITY OF CHESTERFIELD CODE.
- THE PROPERTY OWNED BY THIS ORDINANCE IS LOCATED WITHIN THE CITY OF CHESTERFIELD'S HIGHWAY 40 ROAD TRUST FUND AS CREATED BY ORDINANCE NO. 1652. THE DEVELOPER SHALL BE REQUIRED TO MAKE A CONTRIBUTION TO THE TRUST FUND IN ACCORDANCE WITH ORDINANCE NO. 1652 AND AS DIRECTED BY THE CITY OF CHESTERFIELD.



Delmar Garden At Conway Ridge III, LLC, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.1, 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 City of Chesterfield, 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, who, being by me sworn in, did say (Title) of _____ (Name of Corporation) 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 _____ 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 Director of Planning and the City Clerk.

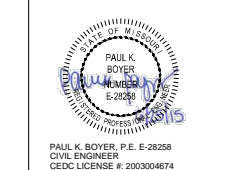
Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield, Missouri
Vicki Hess, City Clerk
City of Chesterfield, Missouri
PREPARED FOR:
GRAY DESIGN GROUP
9 SUNNEN DRIVE
SUITE 110
ST. LOUIS, MISSOURI 63143
PHONE (314) 646-0400
FAX (314) 646-0100
PREPARED BY:
CEDC
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
PHONE (314) 729-1400
FAX (314) 729-1404
www.cedc.net

BENCHMARKS
St. Louis County Benchmark 12-167 Elev. 507.17 - "Standard Aluminum Disk" stamped SL-33, 1990. Disk is set along the North side of Conway Road, 2' South of sidewalk. Approximately 240' east of the intersection of White Road and Conway Road.
SITE BENCHMARK
Elev. 551.18' - Nail in utility pole near the Southwest corner of the subject parcel as shown on this survey.
FLOOD ZONE NOTES
By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 2918900145 H and community number 290808 (City of Chesterfield) which bears an effective date of August 2, 1995. The property lies within unshaded zone X (area determined to be outside 500 year flood plain).

GEOTECHNICAL ENGINEER'S NOTE
Neither the geotechnical engineer nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet C1, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions of the site as anticipated from our Geotechnical Report for the project dated _____
Conditions may vary from those encountered during the above referenced exploration or can change due to construction activities, weather, or other conditions. Therefore, the geotechnical engineer has been contracted to confirm subsurface conditions. Variations in subsurface conditions will be submitted under separate cover. The geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.
MARLER SURVEYING COMPANY INC.
MISSOURI CORP. NO. L.S. 347-D
MARTY L. MARLER
MISSOURI CERT. NO. L.S. 2501
60" ABOVE FIN. GRADE
MOUNTING POST
2" GALV.
FINISHED GRADE
STANDARD "VAN ACCESSIBLE" SIGN
REQ'D AT VAN ACCESSIBLE SPACES
3" X 4" I.G. WELDED TO PIPE

GRAY DESIGN GROUP
Gray Design Group, Inc.
9 Sunnen Drive, Suite 110
Saint Louis, Missouri 63143
Telephone 314.646.0400
www.graydesigngroup.com



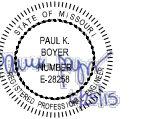
PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE # 2003000474

Site Development Plan for
DELMAR GARDENS CHESTERFIELD III
14767 N. Outer 40 Road
Chesterfield, MO 63017

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, MO 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

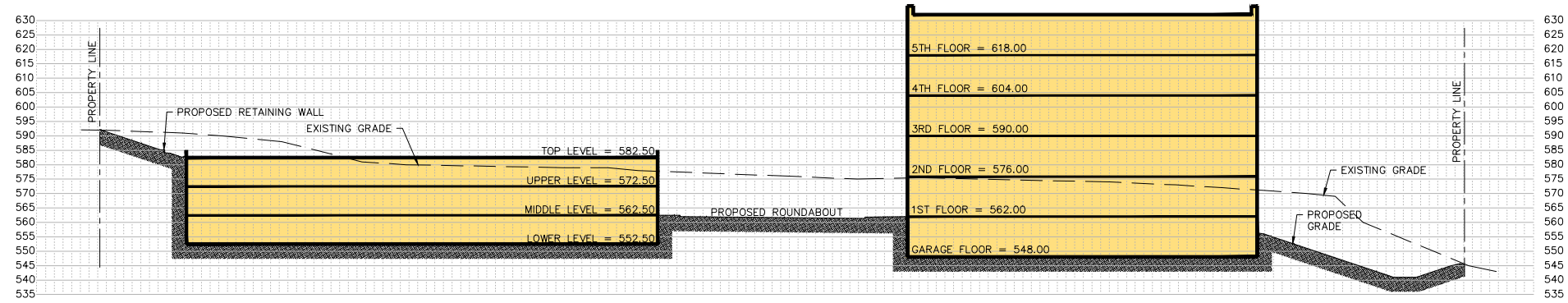
ARB Submittal 06.25.15

gray.
Job: 1327
C1



PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE #: 2003004674

Site Development Plan for
DELMAR GARDENS CHESTERFIELD III
14767 N. Outer 40 Road
Chesterfield, MO 63017



SITE SECTION A-A
SCALE: 1"=20'

PREPARED FOR:
GRAY DESIGN GROUP
9 SUNNEN DRIVE
SUITE 110
ST. LOUIS, MISSOURI 63143
PHONE (314) 646-0400
FAX (314) 646-0100

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
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Saint Louis, Missouri 63126
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www.cedc.net

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ARB Submittal 06.25.15

gray.

Job: 1327
C2-Site
Cross-Sections



MD LINDSEY LAY
Landscape Architect
Consultant

Delmar Gardens At Conway Ridge III Delmar Gardens Enterprises

Chesterfield, Missouri

Revisions		
Date	Description	No.
06/07/15	City Comments	



Drawn By: Landscape Plan
Checked By: JL
Date: 06/03/15
060.044



OPEN SPACE = 52%

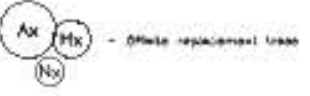
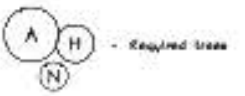
SHADINGS:
 Total Site Area: 230,476 s.f., or 5.29 acres
 Existing Tree Canopy Coverage: 116,253 s.f., or 2.71 acres
 Tree Canopy proposed for removal: 115,367 s.f., or 2.64 acres (97.4%)
 Tree Canopy proposed for preservation: 2,886 s.f., or 0.07 acres (2.4%)
 116,253 s.f. x .30 = 35,476 s.f. of tree canopy preservation required
 30,920 s.f. new tree canopy required

PROPOSED OFFSITE PLANTINGS, PROPOSED:
OFFSITE TREES - WEST OF PROPERTY
 16 large trees @ 400 s.f./tree = 6,400 s.f.
 24 medium trees @ 300 s.f./tree = 7,200 s.f.
 2 small trees @ 200 s.f./tree = 1,000 s.f.
 14,600 s.f.

OFFSITE TREES - EAST OF PROPERTY
 2 large trees @ 400 s.f./tree = 2,000 s.f.
 2,000 s.f.

OPEN SPACE = 52%

KEY:



LANDSCAPE PLAN SCALE 1" = 30'

TREES						
LETTER	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD
A	6	Acer rubrum 'Fraxinoid'	Red Swarth Maple	3" cal	30.0	20.0
B	11	Stedda leucocarpa 'Stylosa'	Shalva Honeylocust	3" cal	30.0	20.0
C	6	Quercus bicolor	Swamp White Oak	3" cal	30.0	20.0
D	4	Viburnum elaeagnifolium	Red Dogwood	3" cal	30.0	20.0
E	2	Petalum x acerifolia 'Woodgold'	Woodgold Flowering Dogwood	3" cal	30.0	20.0
F	6	Tilia cordata	Littoral Linden	3" cal	30.0	20.0
G	14	Zelkova serrata	Zelkova	3" cal	30.0	20.0
H	4	Cornus latifolia	European Cornelian	3" cal	30.0	20.0
J	14	Cercis canadensis	Redbud	3" cal	30.0	20.0
K	6	Ampelococcoloba arborescens	Dorsey Snowberry	3" cal	30.0	20.0
L	7	Prunella argentea 'Eubonaria'	Columbian Cherry	3" cal	30.0	20.0
M	11	Prunella serotina 'Kardiner'	Columbian Cherry	3" cal	30.0	20.0
N	5	Prunella serotina	Purpleleaf Plum	3" cal	30.0	20.0
P	14	Picea canadensis	White Pine	3" cal	30.0	20.0
Q	22	Picea canadensis	White Pine	3" cal	30.0	20.0
R	6	Picea canadensis	Colorado Blue Spruce	3" cal	30.0	20.0

SHRUBS						
LETTER	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD
a	25	Liriodendron japonicum 'Little Princess'	Little Princess Spice	18"-24"	15-20'	15-20'
b	13	Forsythia viridissima 'Bonanza'	Bonanza Forsythia	18"-24"	15-20'	15-20'
c	61	Rosa Radrazzi 'Rosa Cut'	Rosa Cut Rose	18"-24"	15-20'	15-20'
d	65	Viburnum opulus 'Nanum'	Dwarf European Cranberrybush	24"-36"	24-30'	24-30'
e	11	Ilex 'Vespa' China Girl	China Girl Holly	24"-36"	24-30'	24-30'
f	1	Ilex 'Vespa' China Boy	China Boy Holly	24"-36"	24-30'	24-30'
g	30	Buxus sempervirens 'Wintergreen'	Wintergreen Boxwood	24"-36"	24-30'	24-30'
h	24	Ostrya sebala 'Vase Kim'	Vase Kim Hazel	36"-42"	36-42'	36-42'
i	52	Viburnum plicatum 'Maree'	Douglas Viburnum	36"-42"	36-42'	36-42'
j	13	Viburnum rufidolatum	Leatherleaf Viburnum	36"-42"	36-42'	36-42'
k	66	Juniperus chinensis 'Sea Green'	Sea Green Juniper	7" gal		
ANNUALS AND PERENNIALS						
To be selected						

OFFSITE TREES - WEST OF PROPERTY						
LETTER	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD
Kx	6	Petalum x acerifolia 'Woodgold'	Woodgold Flowering Dogwood	3" cal	30.0	20.0
Fx	6	Tilia cordata	Littoral Linden	3" cal	30.0	20.0
Jx	6	Cercis canadensis	Redbud	3" cal	30.0	20.0
Kx	6	Ampelococcoloba arborescens	Dorsey Snowberry	3" cal	30.0	20.0
Lx	3	Prunella argentea 'Eubonaria'	Columbian Cherry	3" cal	30.0	20.0
Mx	3	Prunella serotina 'Kardiner'	Purpleleaf Plum	3" cal	30.0	20.0
Px	2	Picea canadensis	White Pine	3" cal	30.0	20.0
Qx	3	Picea canadensis	White Pine	3" cal	30.0	20.0
Rx	2	Picea canadensis	Colorado Blue Spruce	3" cal	30.0	20.0
OFFSITE TREES - EAST OF PROPERTY						
LETTER	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD
Kx	6	Petalum x acerifolia 'Woodgold'	Woodgold Flowering Dogwood	3" cal	30.0	20.0



Ioomis Associates - Landscape Architects
 1800 Lakeside Blvd. #100
 Chesterfield, MO 63017
 Consultants

Delmar Gardens At Conway Ridge III Delmar Gardens Enterprises

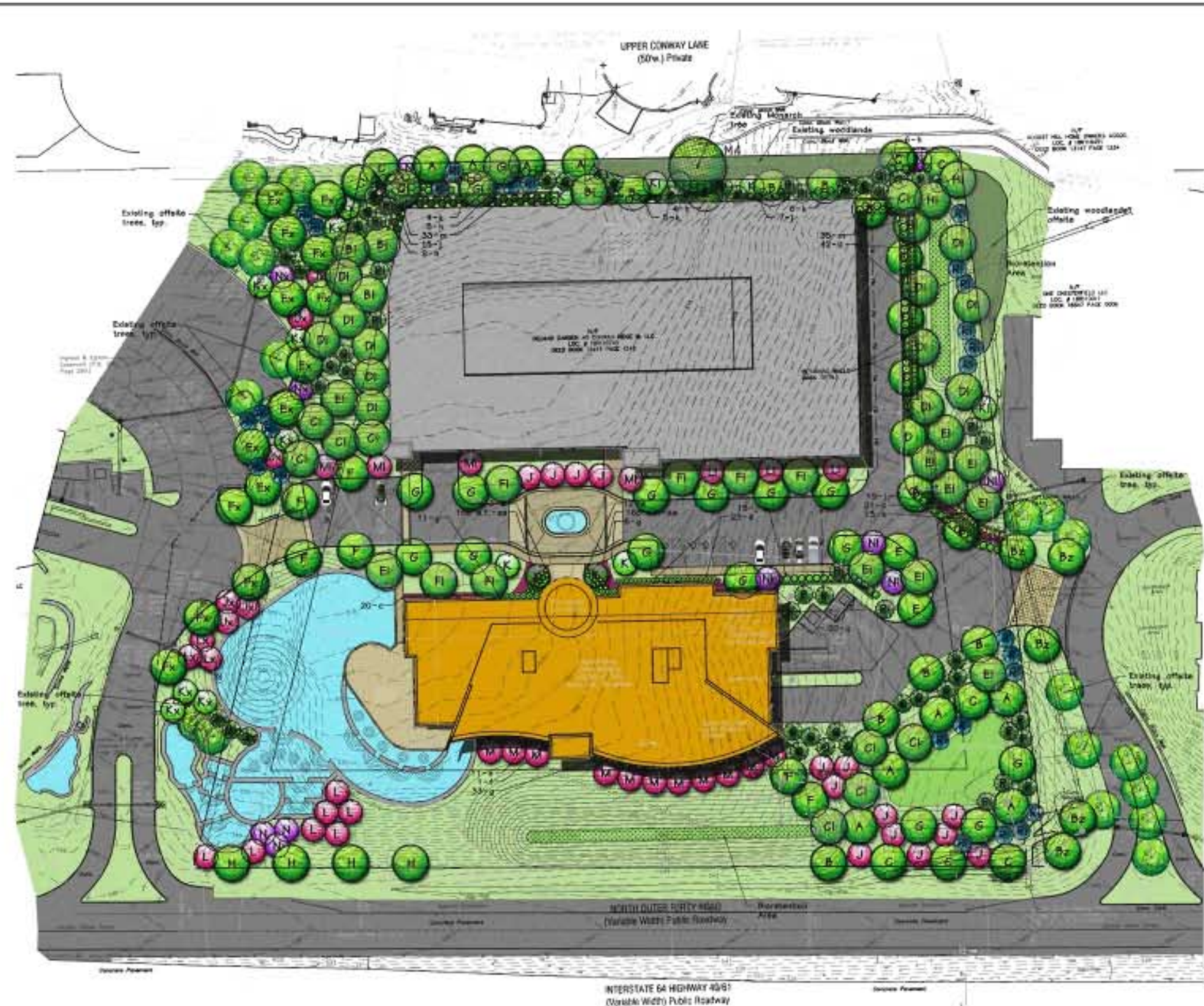
Chesterfield, Missouri

Revision	Date	Description	No.
001/15	05/15	City Comments	

Drawn: EP
 Checked: JO



Sheet Title: Landscape Plan w/ Mitigation Trees
 Sheet No.: L-2
 Date: 06/03/16
 Job #: 660-044



OPEN SPACE = 52%

CALCULATIONS:

Total Site Area: 250,476 s.f., or 5.29 acres
 Existing Tree Canopy Coverage: 110,255 s.f., or 2.71 acres
 Tree Canopy proposed for removal: 115,397 s.f., or 2.64 acres (97.0%)
 Tree Canopy proposed for preservation: 2,668 s.f., or 0.07 acres (2.4%)
 110,255 s.f. x .30 = 33,076 s.f. of tree canopy preservation required
 52,620 s.f. new tree canopy required

PROPOSED OFFSITE PLANTINGS, FRONT:

OFFSITE TREES - WEST OF PROPERTY

10 large trees @ 400 s.f./tree = 4,000 s.f.
 24 medium trees @ 300 s.f./tree = 7,200 s.f.
 2 small trees @ 200 s.f./tree = 400 s.f.
 14,600 s.f.

OFFSITE TREES - EAST OF PROPERTY

2 large trees @ 400 s.f./tree = 800 s.f.
 2,000 s.f.

PROPOSED MITIGATION PLANTINGS, FRONT:

55 large trees @ 400 s.f./tree = 22,000 s.f.
 53 medium trees @ 300 s.f./tree = 15,900 s.f.
 1 small tree @ 200 s.f./tree = 200 s.f.
 38,100 s.f.

KEY

(A) (H) - Required trees
 (N)

(A) (H) (N) - Mitigation trees

(Ax) (Hx) (Nx) - Offsite replacement trees

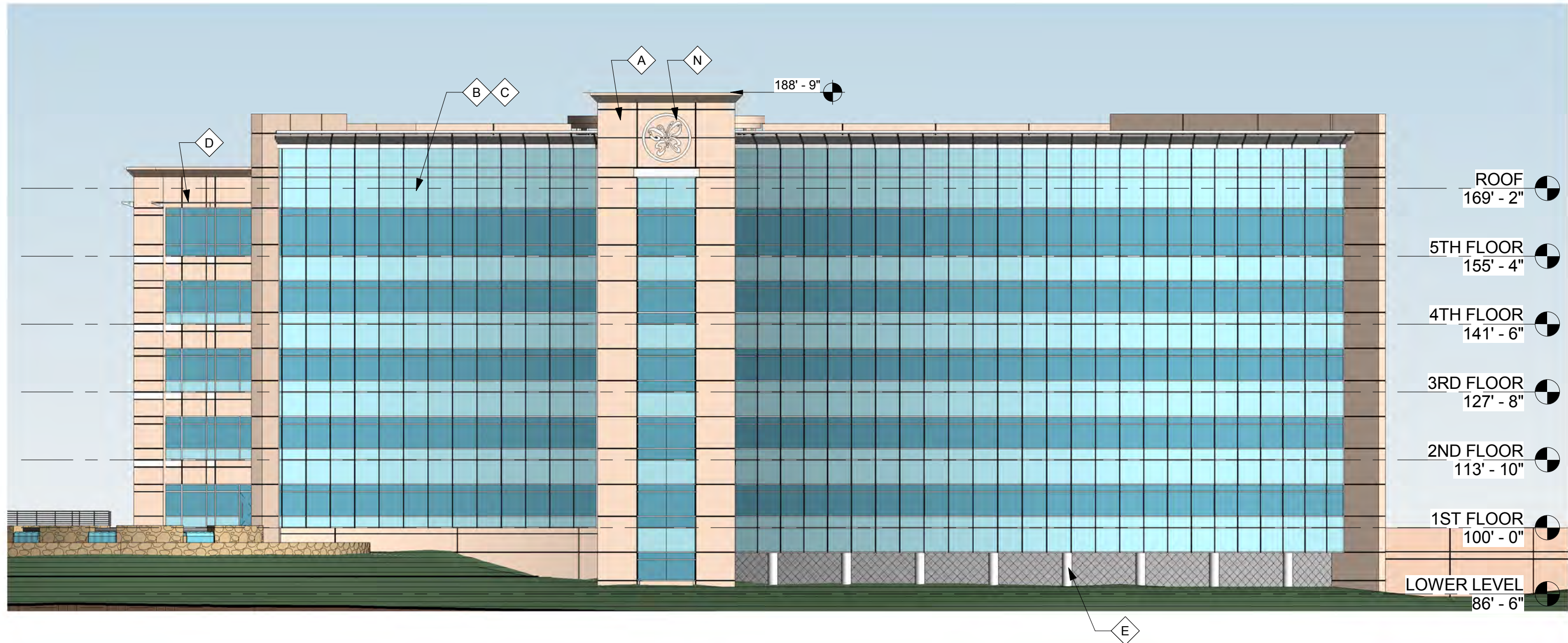
LANDSCAPE PLAN
 SCALE 1" = 30'

TREES	QUANTITY	OFFSITE TREE	OFFSITE SIZE	NO.	HEIGHT	TYPE	MOISTURE REQ.
A	9	Acer rubrum 'Fraxinoid'	Red Sweet Maple	3" cal	8-9	Deciduous	Fast
B	11	Quercus laevis 'Stupida'	Skunk Honeysuckle	3" cal	8-9	Deciduous	Fast
C	5	Quercus bicolor	Swamp White Oak	3" cal	8-9	Deciduous	Medium
D	4	Taxodium distichum	Red Cypress	3" cal	8-9	Deciduous	Medium
E	2	Platanus x acerifolia 'Bloodgood'	Bloodgood Platanus	3" cal	8-9	Deciduous	Fast
F	6	Tilia cordata	Littlereed Linden	3" cal	8-9	Deciduous	Slow/Medium
G	14	Zelkova serotina	Zelkova	3" cal	8-9	Deciduous	Fast
H	4	Carpinus betulus	European Hornbeam	3" cal	8-9	Deciduous	Slow/Medium
J	14	Cercis canadensis	Redbud	2.5" cal	8-9	Deciduous	Fast
K	6	Amelanchier arborea	Dowry Serviceberry	2.5" cal	8-9	Deciduous	Slow/Medium
L	7	Prunus serotina 'Columbina'	Columbin Cherry	2.5" cal	8-9	Deciduous	Medium
M	11	Prunus serotina 'Swansea'	Swansea Cherry	2.5" cal	8-9	Deciduous	Medium
N	5	Prunus caroliniana	Purpleleaf Plum	2.5" cal	8-9	Deciduous	Medium
P	14	Picea canadensis	White Pine	6-8" ht	8-9	Evergreen	Fast
Q	22	Picea glauca	White Spruce	6-8" ht	8-9	Evergreen	Medium
R	8	Picea pungens	Colorado Blue Spruce	6-8" ht	8-9	Evergreen	Medium

MITIGATION TREES							
TREES	QUANTITY	OFFSITE TREE	OFFSITE SIZE	NO.	HEIGHT	TYPE	MOISTURE REQ.
B1	4	Woodsia bracteata 'Nycote'	Nycote Hollyhock	3" cal	8-9	Deciduous	Fast
C1	10	Quercus laevis	Swamp White Oak	3" cal	8-9	Deciduous	Medium
D1	12	Taxodium distichum	Red Cypress	3" cal	8-9	Deciduous	Medium
E1	10	Platanus x acerifolia 'Bloodgood'	Bloodgood Platanus	3" cal	8-9	Deciduous	Fast
F1	6	Tilia cordata	Littlereed Linden	3" cal	8-9	Deciduous	Slow/Medium
G1	2	Zelkova serotina	Zelkova	3" cal	8-9	Deciduous	Fast
H1	3	Carpinus betulus	European Hornbeam	2.5" cal	8-9	Deciduous	Slow/Medium
I1	3	Amelanchier arborea	Dowry Serviceberry	2.5" cal	8-9	Deciduous	Slow/Medium
J1	3	Prunus serotina 'Columbina'	Columbin Cherry	2.5" cal	8-9	Deciduous	Medium
K1	4	Prunus serotina 'Swansea'	Swansea Cherry	2.5" cal	8-9	Deciduous	Medium
L1	4	Prunus caroliniana	Purpleleaf Plum	2.5" cal	8-9	Deciduous	Medium
M1	11	Picea canadensis	White Pine	6-8" ht	8-9	Evergreen	Fast
N1	6	Picea glauca	White Spruce	6-8" ht	8-9	Evergreen	Medium
O1	14	Picea pungens	Colorado Blue Spruce	6-8" ht	8-9	Evergreen	Medium

OFFSITE TREES - WEST OF PROPERTY							
TREES	QUANTITY	OFFSITE TREE	OFFSITE SIZE	NO.	HEIGHT	TYPE	MOISTURE REQ.
A1	6	Platanus x acerifolia 'Bloodgood'	Bloodgood Platanus	3" cal	8-9	Deciduous	Fast
B1	6	Tilia cordata	Littlereed Linden	3" cal	8-9	Deciduous	Slow/Medium
C1	6	Cercis canadensis	Redbud	2.5" cal	8-9	Deciduous	Fast
D1	6	Amelanchier arborea	Dowry Serviceberry	2.5" cal	8-9	Deciduous	Slow/Medium
E1	2	Prunus serotina 'Columbina'	Columbin Cherry	2.5" cal	8-9	Deciduous	Medium
F1	2	Prunus caroliniana	Purpleleaf Plum	2.5" cal	8-9	Deciduous	Medium
G1	2	Picea canadensis	White Pine	6-8" ht	8-9	Evergreen	Fast
H1	2	Picea glauca	White Spruce	6-8" ht	8-9	Evergreen	Medium
I1	2	Picea pungens	Colorado Blue Spruce	6-8" ht	8-9	Evergreen	Medium

DATE: 06/03/16
 JOB #: 660-044



OFFICE BUILDING - SOUTH ELEVATION

ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT
- B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)
- C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH
- D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH
- E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING
- F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM
- G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

- H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP
- I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL
- J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS
- K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)
- L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH
- M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE
- N. ARTWORK - POLISHED STAINLESS STEEL



DELMAR GARDENS OFFICE BUILDING III
SOUTH ELEVATION



gray

06.25.2015

A1



OFFICE BUILDING - WEST ELEVATION

ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT

B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)

C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH

D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH

E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING

F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM

G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP

I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL

J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)

L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH

M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE

N. ARTWORK - POLISHED STAINLESS STEEL



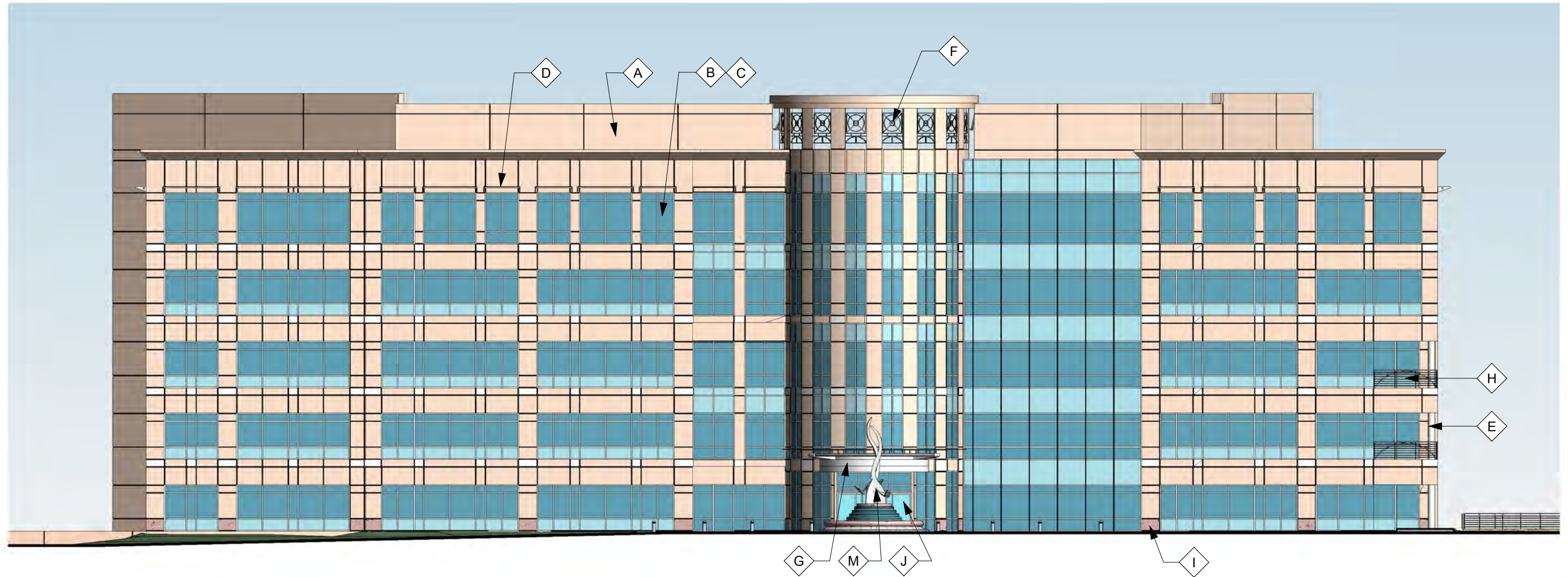
DELMAR GARDENS OFFICE BUILDING III
WEST ELEVATION



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06.25.2015

A2



OFFICE BUILDING - NORTH ELEVATION

ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT

B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)

C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH

D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH

E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING

F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM

G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP

I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL

J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)

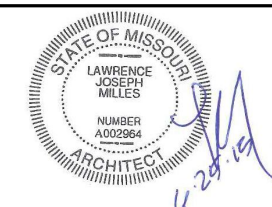
L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH

M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE

N. ARTWORK - POLISHED STAINLESS STEEL



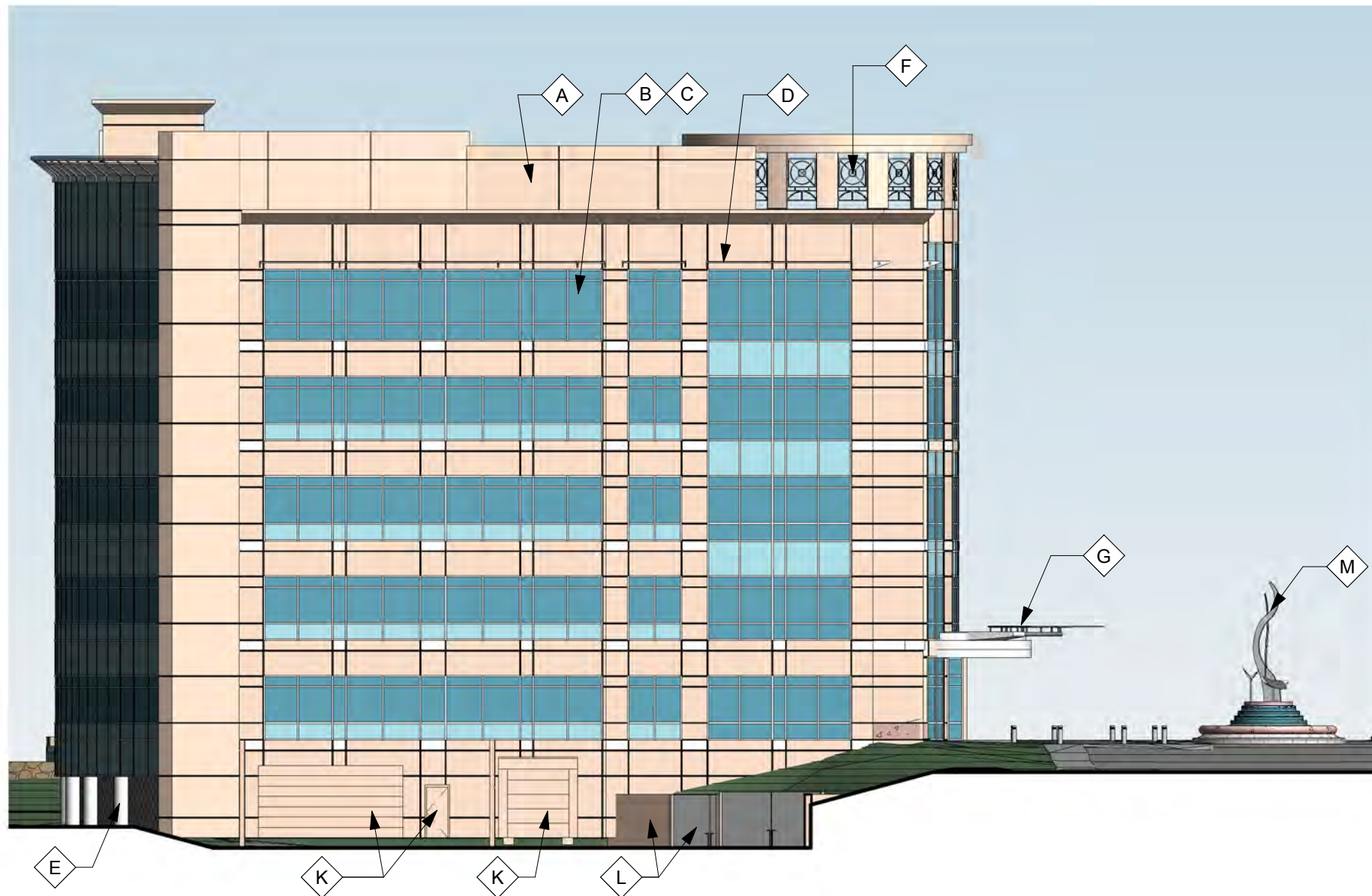
DELMAR GARDENS OFFICE BUILDING III
NORTH ELEVATION



gray

06.25.2015

A3



OFFICE BUILDING - EAST BUILDING

ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT

B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)

C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH

D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH

E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING

F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM

G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP

I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL

J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS

K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)

L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH

M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE

N. ARTWORK - POLISHED STAINLESS STEEL



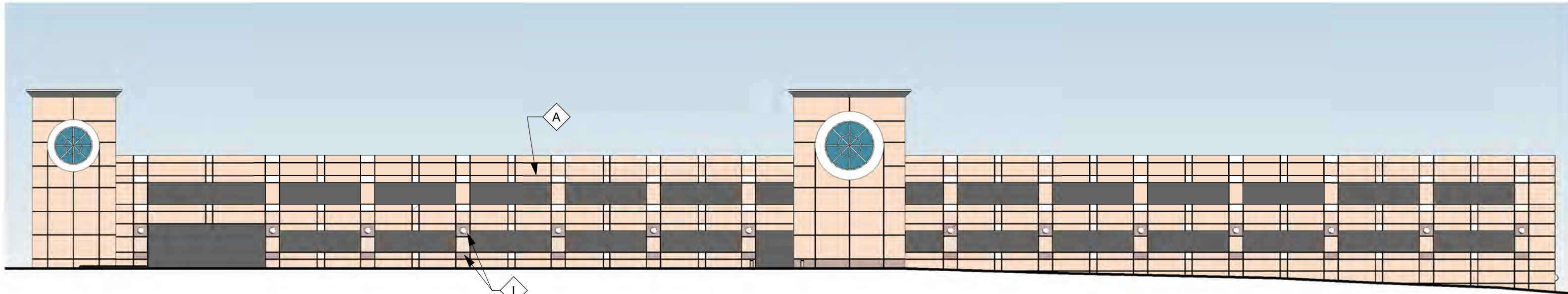
DELMAR GARDENS OFFICE BUILDING III EAST ELEVATION



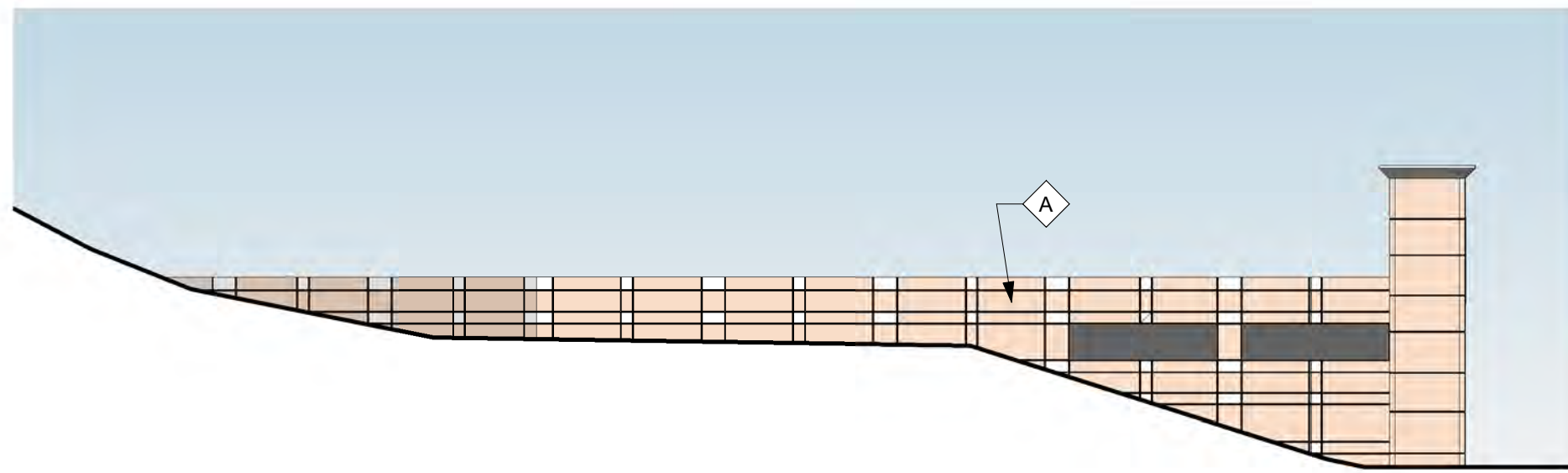
gray

06.25.2015

A4



GARAGE - SOUTH ELEVATION



GARAGE - WEST ELEVATION

ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT
- B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)
- C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH
- D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH
- E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING
- F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM
- G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

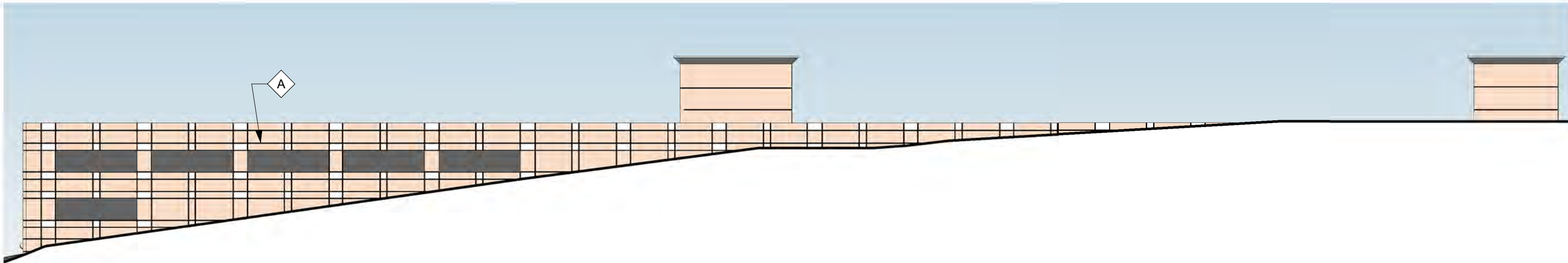
- H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP
- I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL
- J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS
- K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)
- L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH
- M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE
- N. ARTWORK - POLISHED STAINLESS STEEL



**DELMAR GARDENS OFFICE BUILDING III
GARAGE ELEVATIONS**



gray



GARAGE - NORTH ELEVATION



GARAGE - EAST ELEVATION

ELEVATION NOTES

NOTE: THIS BUILDING WILL UTILIZE THE SAME MATERIALS, COLORS, AND DESIGN FEATURES EMPLOYED BY THE EXISTING BUILDING PALLETTER FOR THE ADJACENT DELMAR GARDENS CORPORATE CAMPUS IMMEDIATELY TO THE WEST.

- A. ARCHITECTURAL PRECAST CONCRETE PANELS - "SANDSTONE/ BEIGE" WITH "EGGSHELL WHITE" ACCENT
- B. GLASS - 1" INSULATED "GREEN" TINT (VISION + SPANDREL PANELS)
- C. ALUMINUM FRAMING/ MULLIONS - "CHAMPAGNE" ANODIZED FINISH
- D. ALUMINUM SUN SCREEN - CLEAR ANODIZED + BRUSHED METAL FINISH
- E. DECORATIVE COLUMN WRAP - CLEAR ANODIZED (LIGHT GREY) ALUCOBOND CLADDING
- F. DECORATIVE ARCHITECTURAL PANEL/ ROTUNDA INFILL - BRUSHED ALUMINUM
- G. ENTRY CANOPY - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL ACCENT/ CLEAR GLASS PANELS

- H. EXTERIOR HANDRAIL - BRUSHED ALUMINUM WITH POLISHED STAINLESS STEEL CAP
- I. GRANITE ACCENT PANELS - WARM TONE POLISHED GRANITE AT WAINSCOT DETAIL
- J. ENTRY DOORS - POLISHED STAINLESS STEEL FRAME AND CLEAR GLASS
- K. SERVICE DOORS - ALUMINUM DOORS (PAINT TO MATCH ADJACENT ARCHITECTURAL PRECAST CONCRETE PANELS)
- L. DUMPSTER SCREEN - ARCHITECTURAL PRECAST PANELS/ METAL DOORS PAINTED TO MATCH
- M. CENTRAL ARTWORK FEATURE - POLISHED STAINLESS STEEL WITHIN RUSTICATED GRANITE TIERED PEDESTAL/ WATER FEATURE
- N. ARTWORK - POLISHED STAINLESS STEEL





DELMAR GARDENS OFFICE BUILDING III
RENDERING (HWY 40 VIEW)



gray

06.25.2015

A7



DELMAR GARDENS OFFICE BUILDING III
RENDERING (VIEW FROM PARKING GARAGE)



gray

06.25.2015

A8



DELMAR GARDENS OFFICE BUILDING III
RENDERING (ENTIRE CAMPUS)



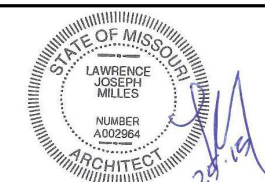
gray

06.25.2015

A9



DELMAR GARDENS OFFICE BUILDING III
PHOTOS OF ADJACENT SITES



gray

06.25.2015

A10



DELMAR GARDENS OFFICE BUILDING III
PHOTOS OF ADJACENT SITES



gray

06.25.2015

A11



DELMAR GARDENS OFFICE BUILDING III
PHOTOS OF ADJACENT SITES



gray

06.25.2015

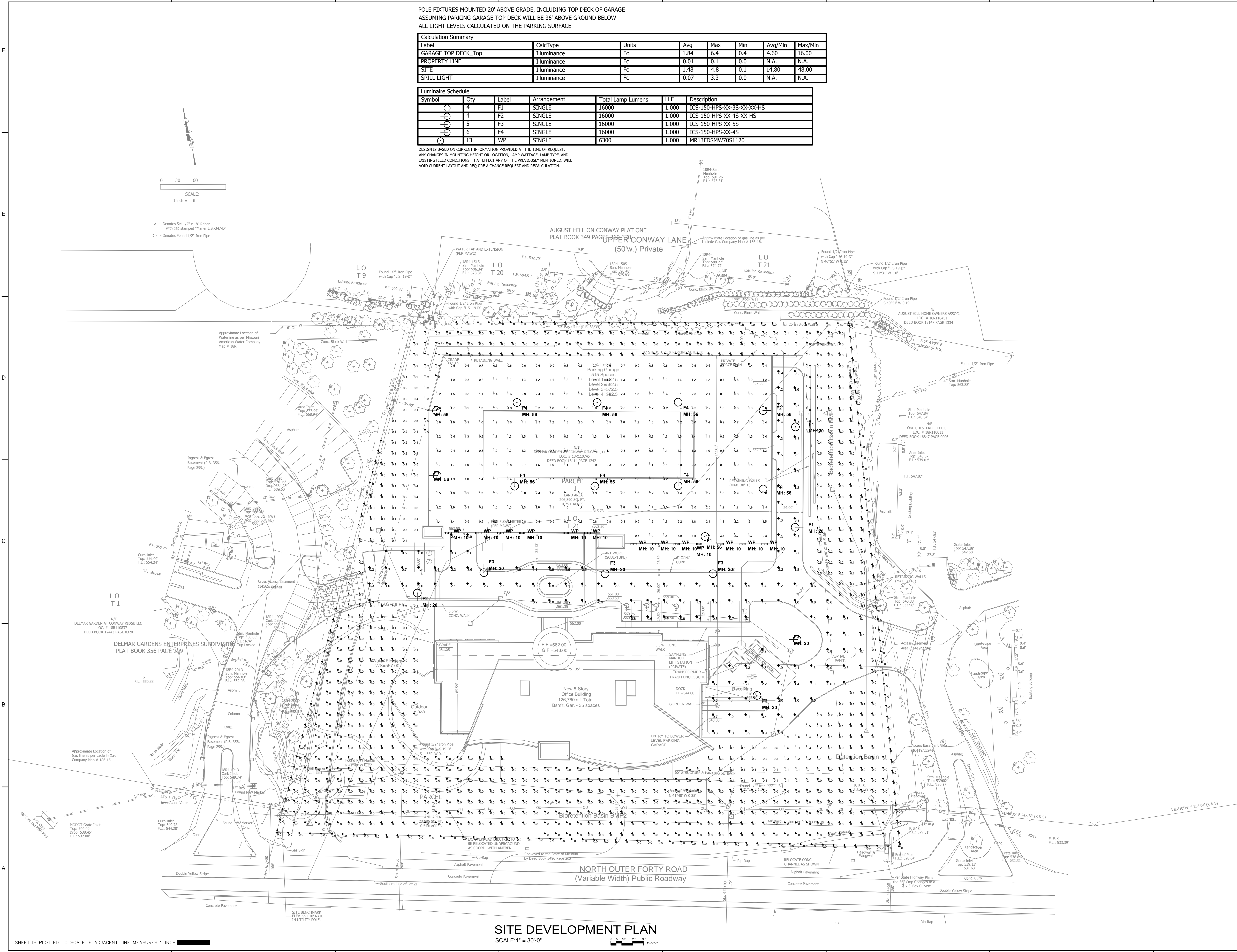
A12

POLE FIXTURES MOUNTED 20' ABOVE GRADE, INCLUDING TOP DECK OF GARAGE
 ASSUMING PARKING GARAGE TOP DECK WILL BE 36' ABOVE GROUND BELOW
 ALL LIGHT LEVELS CALCULATED ON THE PARKING SURFACE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
GARAGE TOP DECK_Top	Illuminance	Fc	1.84	6.4	0.4	4.60
PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.
SITE	Illuminance	Fc	1.48	4.8	0.1	14.80
SPILL LIGHT	Illuminance	Fc	0.07	3.3	0.0	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
○	4	F1	SINGLE	16000	1.000	1CS-150-HPS-XX-35-XX-XX-HS
○	4	F2	SINGLE	16000	1.000	1CS-150-HPS-XX-45-XX-XX-HS
○	5	F3	SINGLE	16000	1.000	1CS-150-HPS-XX-55
○	6	F4	SINGLE	16000	1.000	1CS-150-HPS-XX-4S
○	13	WP	SINGLE	6300	1.000	MR13FDSMW70S1120

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



SITE DEVELOPMENT PLAN
 SCALE: 1" = 30'-0"

SHEET IS PLOTTED TO SCALE IF ADJACENT LINE MEASURES 1 INCH

**HIGHLAND ON CONWAY
 DELMAR GARDENS III
 SITE DEVELOPMENT PLAN**

ADDRESS



KEITH B. COOPER
 STATE LIC. E-27195

NO.	DATE	DESCRIPTION

DATE: 06/25/2015
 PROJECT #: KGH
 DRAWN BY: KGH
 CHECKED BY: MG

SITE DEVELOPMENT PLAN

E0.1

DESCRIPTION

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

Catalog #	ICM 150 HPS XX 3S DP PRCPR L HS VA012-XX	Type	F1
Project	DELMAR GARDENS III	Date	2015.06.25
Comments			
Prepared by	McCLURE ENGINEERING/ mkg		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

Electrical

ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

Optical

LENS: Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

Finish

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

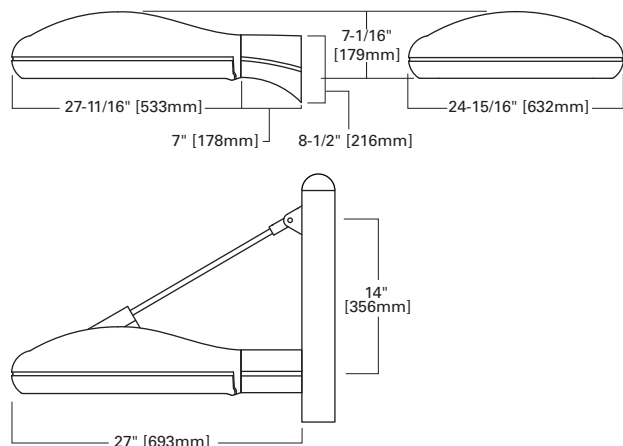


**ICM
ICON SITE
MEDIUM**

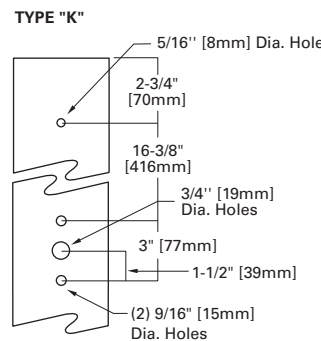
- 84 - 400W**
- Pulse Start Metal Halide
- Metal Halide
- High Pressure Sodium
- Compact Fluorescent

**ARCHITECTURAL
AREA LUMINAIRE**

DIMENSIONS



STRUCTURAL MOUNT

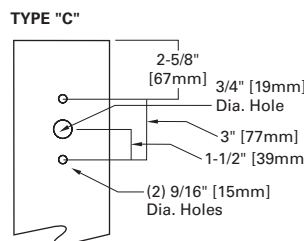


WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: ® EISA Compliant: 175-400W.

ARM DRILLING



DARK SKY COMPLIANT FCO Full Cutoff

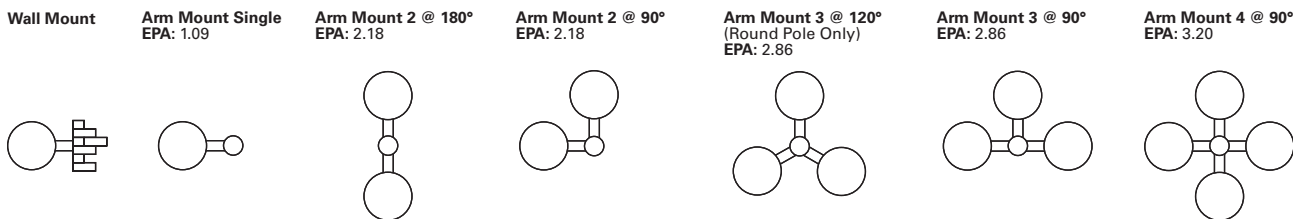
CERTIFICATION DATA
 IP65 Rated
 U.L. 1598 Listed
 3G Vibration Tested
 CSA Listed
 25°C Ambient Temperature Rating
 ISO 9001
 Full Cutoff

EPA Effective Projected Area: (Sq. Ft.)
 Single: 1.09
 Single Structural: 1.11

SHIPPING DATA (Approximate)
 Net Weight (lbs.): 53
 Volume (cu. ft.): 4.00



MOUNTING VARIATIONS



ORDERING INFORMATION

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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Product Family ¹

ICM: ICON Site Medium

Lamp Wattage ²

- MP**
 150=150W
 175=175W
 250=250W
 320=320W
 350=350W
 400=400W³
MH ⁴
 175=175W
 250=250W
 400=400W³
HPS
 150=150W
 250=250W
 400=400W

Compact Fluorescent

- 84=(2) 42W⁵
 114=(2) 57W⁵

Lamp Type

- MP**: Pulse Start Metal Halide
MH: Metal Halide
HPS: High Pressure Sodium
CF=Compact Fluorescent⁶
- Voltage ⁷**
 120=120V
 208=208V
 240=240V
 277=277V
 347=347V
 480=480V
- DT**=Dual-Tap wired 277V⁸
MT=Multi-Tap wired 277V⁹
TT=Triple-Tap wired 347V¹⁰
UNV=120-277V Universal Electronic Ballast

Optical System

- 2S**: Type II
3S: Type III
4S: Type IV
5S: Type V
SL=Forward Throw w/ Spill Light Eliminator

Color ¹¹

- BK**=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options ¹²

- Pole Mount**
PRCPS= Strut Rod and Clevis Set for Square Pole¹³ (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set¹³ for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole¹⁴ (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set ¹⁴ for Round Poles (Clevis' painted to match fixture, does not include arm)
- Wall Mount**
WRCP=Strut Rod and Clevis Set (Painted to ¹⁵ match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set ¹⁵ (Clevis' painted to match fixture, does not include arm)

Options

- CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)
F=Single Fuse (120, 277 or 347V) Specify Voltage
FF=Double Fuse (208, 240 or 480V) Specify Voltage
Q=Quartz Restrike¹⁶
EM=Quartz Restrike w/ Time Delay (Also Strikes at ¹⁶ Cold Start)
EM/SC=Quartz Emergency Separate Circuit¹⁶
R=NEMA Twistlock Photocell Receptacle¹⁷
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control¹⁸
HS=House Side Shield¹⁹
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories ²⁰

- VA1003-XX**= Wall Mount Kit w/ Upsweep Arm²¹
VA1004-XX= Wall Mount Kit w/ Linear Arm²¹
VA1011-XX= Upsweep Arm for Square Pole
VA1012-XX= Upsweep Arm for Round Pole
VA1014-XX= Linear Arm for Square Pole
VA1015-XX=Linear Arm for Round Pole
VA1018-XX=Mast Arm Adapter Kit
VA1074-XX=ICM Structural Mount Wall Mount Arm²²
VA1033-XX=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
VA1034-XX=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1035-XX=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1036-XX=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1037-XX=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1038-XX=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1039-XX=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1040-XX=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
VA1041-XX=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1042-XX=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1043-XX=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1044-XX=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1045-XX=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1046-XX=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
OA/RA1016=NEMA Photocontrol - Multi-Tap
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
 - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
 - 3 400W MP and MH requires reduced envelope ED28 lamp.
 - 4 MH products available for non-U.S. markets only.
 - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
 - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
 - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 8 Dual-tap is 120/277V wired 277V.
 - 9 Multi-tap is 120/208/240/277V wired 277V.
 - 10 Triple-tap is 120/277/347V wired 347V.
 - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 - 12 Add as suffix in the order shown.
 - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
 - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
 - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
 - 16 Quartz options not available with SL optic.
 - 17 NEMA photocell receptacle not available in conjunction with structural options.
 - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 - 19 House side shield not available on 5S and SL optics.
 - 20 Order separately, replace XX with color suffix.
 - 21 For use in down lighting applications only.
 - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.

DESCRIPTION

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

Catalog #	ICM 150 HPS XX 4S DP PRCPR L HS VA012-XX	Type	F2
Project	DELMAR GARDENS III	Date	2015.06.25
Comments			
Prepared by	McCLURE ENGINEERING/ mkg		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

Electrical

ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

Optical

LENS: Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

Finish

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

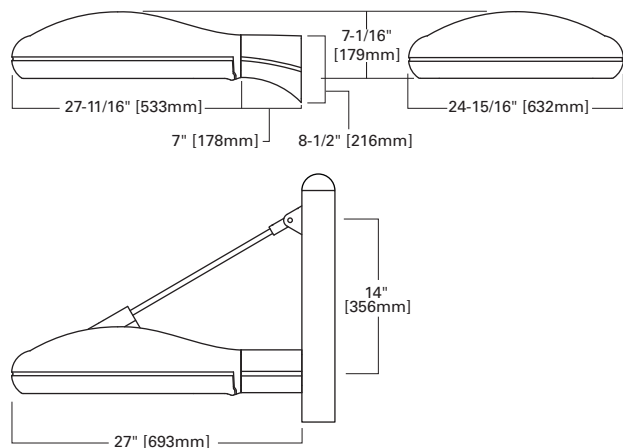


**ICM
ICON SITE
MEDIUM**

- 84 - 400W**
- Pulse Start Metal Halide
- Metal Halide
- High Pressure Sodium
- Compact Fluorescent

**ARCHITECTURAL
AREA LUMINAIRE**

DIMENSIONS

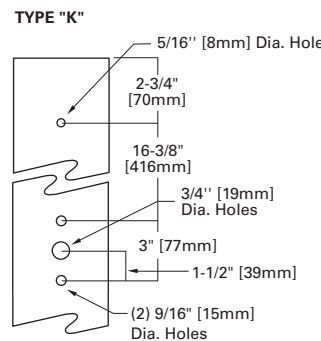


WATTAGE TABLE

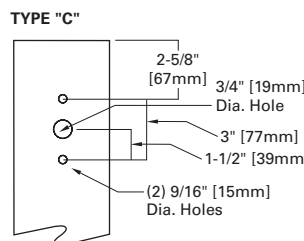
Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: ® EISA Compliant: 175-400W.

STRUCTURAL MOUNT



ARM DRILLING



DARK SKY COMPLIANT FCO Full Cutoff

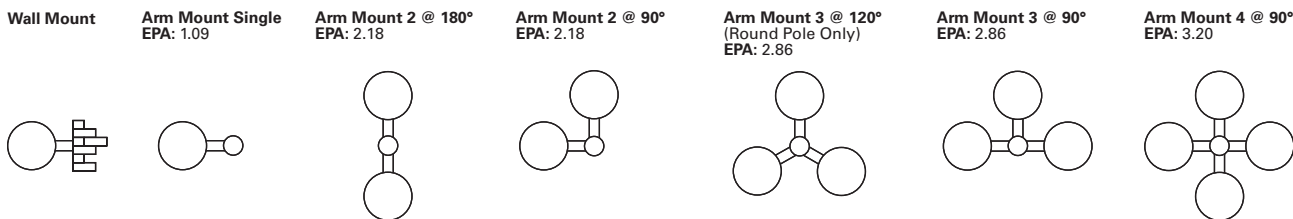
CERTIFICATION DATA
 IP65 Rated
 U.L. 1598 Listed
 3G Vibration Tested
 CSA Listed
 25°C Ambient Temperature Rating
 ISO 9001
 Full Cutoff

EPA Effective Projected Area: (Sq. Ft.)
 Single: 1.09
 Single Structural: 1.11

SHIPPING DATA (Approximate)
 Net Weight (lbs.): 53
 Volume (cu. ft.): 4.00



MOUNTING VARIATIONS



ORDERING INFORMATION

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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Product Family ¹

ICM ICON Site Medium

Lamp Wattage ²

- MP**
- 150=150W
- 175=175W
- 250=250W
- 320=320W
- 350=350W
- 400=400W³
- MH ⁴**
- 175=175W
- 250=250W
- 400=400W³
- HPS**
- 150=150W
- 250=250W
- 400=400W

Compact Fluorescent

- 84=(2) 42W⁵
- 114=(2) 57W⁵

Lamp Type

- MP**= Pulse Start Metal Halide
- MH**= Metal Halide
- HPS**= High Pressure Sodium
- CF**=Compact Fluorescent⁶
- Voltage ⁷**
- 120=120V
- 208=208V
- 240=240V
- 277=277V
- 347=347V
- 480=480V
- DT**=Dual-Tap wired 277V⁸
- MT**=Multi-Tap wired 277V⁹
- TT**=Triple-Tap wired 347V¹⁰
- UNV**=120-277V Universal Electronic Ballast

Optical System

- 2S**: Type II
- 3S**: Type III
- 4S**: Type IV
- 5S**: Type V
- SL**=Forward Throw w/ Spill Light Eliminator

Color ¹¹

- BK**=Black
- AP**=Grey
- BZ**=Bronze
- WH**=White
- DP**=Dark Platinum
- GM**=Graphite Metallic

Structural Options ¹²

- Pole Mount**
- PRCPS**= Strut Rod and Clevis Set for Square Pole¹³ (Painted to match fixture, does not include arm)
- PRCSS**=Stainless Steel Strut Rod and Clevis Set¹³ for Square Poles (Clevis' painted to match fixture, does not include arm)
- PRCPR**=Strut Rod and Clevis Set for Round Pole¹⁴ (Painted to match fixture, does not include arm)
- PRCSR**=Stainless Steel Strut Rod and Clevis Set ¹⁴ for Round Poles (Clevis' painted to match fixture, does not include arm)
- Wall Mount**
- WRCP**=Strut Rod and Clevis Set (Painted to ¹⁵ match fixture, does not include arm)
- WRCS**=Stainless Steel Strut Rod and Clevis Set ¹⁵ (Clevis' painted to match fixture, does not include arm)

Options

- CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)
- F**=Single Fuse (120, 277 or 347V) Specify Voltage
- FF**=Double Fuse (208, 240 or 480V) Specify Voltage
- Q**=Quartz Restrike¹⁶
- EM**=Quartz Restrike w/ Time Delay (Also Strikes at¹⁶ Cold Start)
- EM/SC**=Quartz Emergency Separate Circuit¹⁶
- R**=NEMA Twistlock Photocell Receptacle¹⁷
- PC**=Button Type Photocontrol (Specify Voltage)
- DS**=Dual Fluorescent Switching Control¹⁸
- HS**=House Side Shield¹⁹
- FR**=Frosted Flat Glass Lens
- L**=Lamp Included

Accessories ²⁰

- VA1003-XX**= Wall Mount Kit w/ Upsweep Arm²¹
- VA1004-XX**= Wall Mount Kit w/ Linear Arm²¹
- VA1011-XX**= Upsweep Arm for Square Pole
- VA1012-XX**= Upsweep Arm for Round Pole
- VA1014-XX**= Linear Arm for Square Pole
- VA1015-XX**=Linear Arm for Round Pole
- VA1018-XX**=Mast Arm Adapter Kit
- VA1074-XX**=ICM Structural Mount Wall Mount Arm²²
- VA1033-XX**=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
- VA1034-XX**=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon
- VA1035-XX**=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
- VA1036-XX**=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
- VA1037-XX**=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
- VA1038-XX**=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
- VA1039-XX**=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
- VA1040-XX**=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
- VA1041-XX**=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon
- VA1042-XX**=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
- VA1043-XX**=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
- VA1044-XX**=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
- VA1045-XX**=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
- VA1046-XX**=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
- OA/RA1016**=NEMA Photocontrol - Multi-Tap
- OA/RA1027**=NEMA Photocontrol - 480V
- OA/RA1201**=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
 - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
 - 3 400W MP and MH requires reduced envelope ED28 lamp.
 - 4 MH products available for non-U.S. markets only.
 - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
 - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
 - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 8 Dual-tap is 120/277V wired 277V.
 - 9 Multi-tap is 120/208/240/277V wired 277V.
 - 10 Triple-tap is 120/277/347V wired 347V.
 - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 - 12 Add as suffix in the order shown.
 - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
 - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
 - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
 - 16 Quartz options not available with SL optic.
 - 17 NEMA photocell receptacle not available in conjunction with structural options.
 - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 - 19 House side shield not available on 5S and SL optics.
 - 20 Order separately, replace XX with color suffix.
 - 21 For use in down lighting applications only.
 - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.

DESCRIPTION

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

Catalog #	ICM 150 HPS XX 5S DP PRCLR L VA012-XX	Type	F3
Project	DELMAR GARDENS III	Date	2015.06.25
Comments			
Prepared by	McCLURE ENGINEERING/ mkg		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

Electrical

ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

Optical

LENS: Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

Finish

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

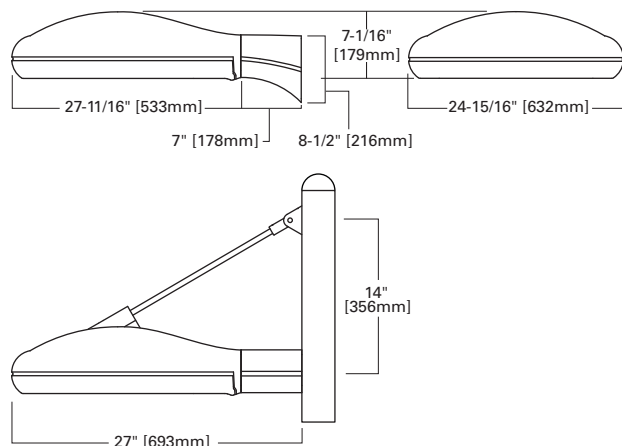


**ICM
ICON SITE
MEDIUM**

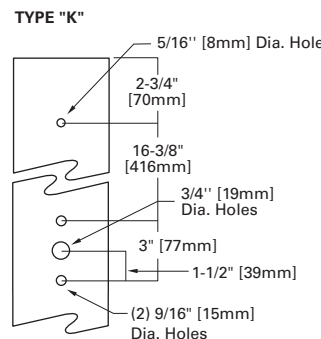
- 84 - 400W**
- Pulse Start Metal Halide
- Metal Halide
- High Pressure Sodium
- Compact Fluorescent

**ARCHITECTURAL
AREA LUMINAIRE**

DIMENSIONS



STRUCTURAL MOUNT

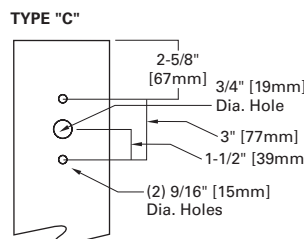


WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: ® EISA Compliant: 175-400W.

ARM DRILLING



DARK SKY COMPLIANT **FCO** Full Cutoff

CERTIFICATION DATA

- IP65 Rated
- U.L. 1598 Listed
- 3G Vibration Tested
- CSA Listed
- 25°C Ambient Temperature Rating
- ISO 9001
- Full Cutoff

EPA
Effective Projected Area:
(Sq. Ft.)

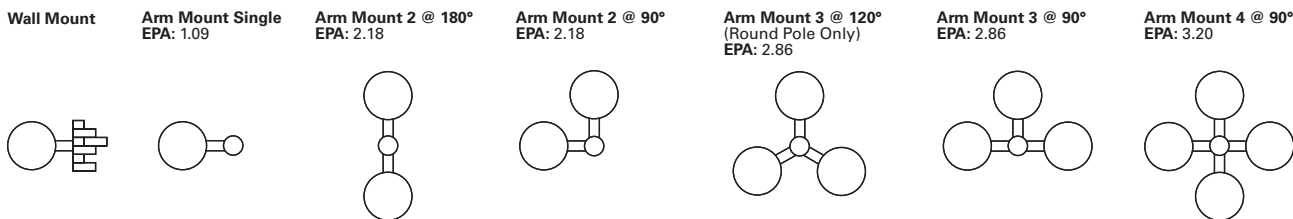
- Single: 1.09
- Single Structural: 1.11

SHIPPING DATA
(Approximate)

- Net Weight (lbs.): 53
- Volume (cu. ft.): 4.00



MOUNTING VARIATIONS



ORDERING INFORMATION

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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Product Family ¹
ICM: ICON Site Medium

Lamp Wattage ²
MP
 150=150W
 175=175W
 250=250W
 320=320W
 350=350W
 400=400W³

MH ⁴
 175=175W
 250=250W
 400=400W³

HPS
 150=150W
 250=250W
 400=400W

Compact Fluorescent
 84=(2) 42W⁵
 114=(2) 57W⁵

Lamp Type
MP: Pulse Start Metal Halide
MH: Metal Halide
HPS: High Pressure Sodium
CF=Compact Fluorescent⁶

Voltage ⁷
 120=120V
 208=208V
 240=240V
 277=277V
 347=347V
 480=480V
DT=Dual-Tap wired 277V⁸
MT=Multi-Tap wired 277V⁹
TT=Triple-Tap wired 347V¹⁰
UNV=120-277V Universal Electronic Ballast

Optical System
2S: Type II
3S: Type III
4S: Type IV
5S: Type V
SL=Forward Throw w/ Spill Light Eliminator

Color ¹¹
BK=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options ¹²
Pole Mount
PRCPS= Strut Rod and Clevis Set for Square Pole¹³ (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set¹³ for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole¹⁴ (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set ¹⁴ for Round Poles (Clevis' painted to match fixture, does not include arm)
Wall Mount
WRCP=Strut Rod and Clevis Set (Painted to ¹⁵ match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set ¹⁵ (Clevis' painted to match fixture, does not include arm)

Options
CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)
F=Single Fuse (120, 277 or 347V) Specify Voltage
FF=Double Fuse (208, 240 or 480V) Specify Voltage
Q=Quartz Restrike¹⁶
EM=Quartz Restrike w/ Time Delay (Also Strikes at ¹⁶ Cold Start)
EM/SC=Quartz Emergency Separate Circuit¹⁶
R=NEMA Twistlock Photocell Receptacle¹⁷
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control¹⁸
HS=House Side Shield¹⁹
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories ²⁰
VA1003-XX= Wall Mount Kit w/ Upsweep Arm²¹
VA1004-XX= Wall Mount Kit w/ Linear Arm²¹
VA1011-XX= Upsweep Arm for Square Pole
VA1012-XX= Upsweep Arm for Round Pole
VA1014-XX= Linear Arm for Square Pole
VA1015-XX=Linear Arm for Round Pole
VA1018-XX=Mast Arm Adapter Kit
VA1074-XX=ICM Structural Mount Wall Mount Arm²²
VA1033-XX=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
VA1034-XX=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1035-XX=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1036-XX=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1037-XX=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1038-XX=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1039-XX=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1040-XX=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
VA1041-XX=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1042-XX=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1043-XX=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1044-XX=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1045-XX=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1046-XX=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
OA/RA1016=NEMA Photocontrol - Multi-Tap
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
 - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
 - 3 400W MP and MH requires reduced envelope ED28 lamp.
 - 4 MH products available for non-U.S. markets only.
 - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
 - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
 - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 8 Dual-tap is 120/277V wired 277V.
 - 9 Multi-tap is 120/208/240/277V wired 277V.
 - 10 Triple-tap is 120/277/347V wired 347V.
 - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 - 12 Add as suffix in the order shown.
 - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
 - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
 - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
 - 16 Quartz options not available with SL optic.
 - 17 NEMA photocell receptacle not available in conjunction with structural options.
 - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 - 19 House side shield not available on 5S and SL optics.
 - 20 Order separately, replace XX with color suffix.
 - 21 For use in down lighting applications only.
 - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.

DESCRIPTION

ICON'S gentle curves and sleek profile create a shape that is beyond common. Two (2) unique arm choices combined with structural element options and multiple housing sizes provide no limitations in bridging to the architectural application.

Catalog #	ICM 150 HPS XX 4S DP PRCLR L VA012-XX	Type	F4
Project	DELMAR GARDENS III	Date	2015.06.25
Comments			
Prepared by	McCLURE ENGINEERING/ mkg		

SPECIFICATION FEATURES

Construction

HOUSING: Heavy wall, die-cast aluminum housing maintains a nominal .125 wall thickness for precise tolerance control and repeatability in manufacturing. **DOOR:** Heavy wall, die-cast aluminum door maintains a nominal .125 wall thickness. Continuous silicone gasketing provides an IP65 fixture rating. Toolless entry to housing is provided via two (2) recess mounted button style latches. Captive hinging is fully concealed. **UPSWEEP ARM:** Manufactured of heavy wall cast aluminum. Internal bolts guides provided for positioning arm to housing and pole. **LINEAR ARM:** Manufactured of heavy wall extruded aluminum. Arm features internal bolt guides for positioning arm to housing and pole. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Product functions in conjunction with linear arm. INVUE poles provided pre-

drilled for suspension mount applications. See INVUE pole brochure for complete selection of matching poles. **STRUCTURAL WALL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish or optional natural finish. Wall bracket works in conjunction with linear arm.

Electrical

ELECTRICAL TRAY: Ballast and related electrical components are mounted to a reinforced one piece toolless release power tray. Electrical quick disconnects allow tray to be completely removed from housing providing ample hand and tool room for attachment of luminaire during installation.

Optical

LENS: Impact-resistant 1/8" thick tempered clear or optional frosted flat glass for concealment of lamp image. **OPTICAL SYSTEM:** Choice of five (5) high efficiency segmented optical systems

constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature toolless removal, quick disconnect wiring plugs, and are toolless field rotatable in 90° increments. Medium housing (ICM) optics feature mogul-base lampholders for HID lamp sources.

Finish

Housing and arm finished in a 5 stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic. RAL and custom color matches available. Consult your INVUE Lighting Systems Representative for more information.

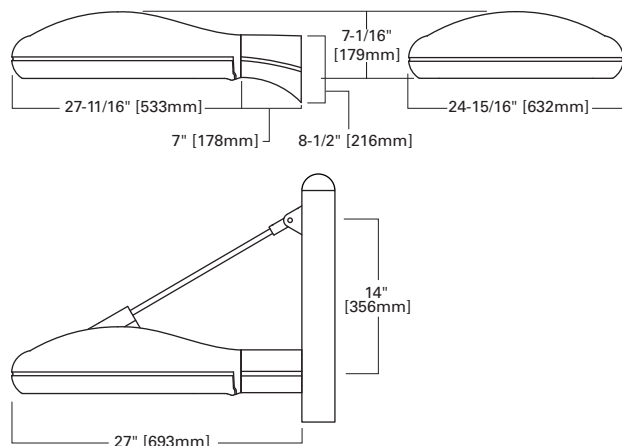


**ICM
ICON SITE
MEDIUM**

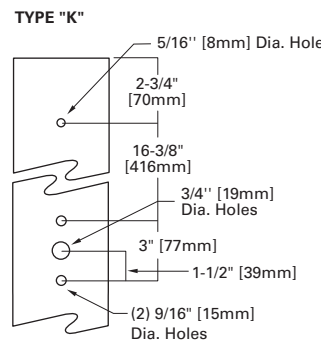
- 84 - 400W**
- Pulse Start Metal Halide**
- Metal Halide**
- High Pressure Sodium**
- Compact Fluorescent**

**ARCHITECTURAL
AREA LUMINAIRE**

DIMENSIONS



STRUCTURAL MOUNT

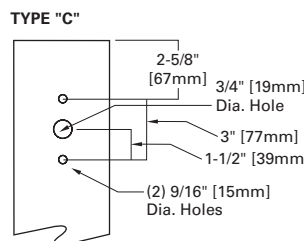


WATTAGE TABLE

Lamp Type	Wattage
Pulse Start Metal Halide (MP)®	150, 175, 250, 320, 350, 400W
High Pressure Sodium (HPS)	150, 250, 400W
Metal Halide (MH)	175, 250, 400W
Compact Fluorescent (CF)	(2) 42, (2) 57W

NOTE: ® EISA Compliant: 175-400W.

ARM DRILLING



DARK SKY COMPLIANT **FCO**
Full Cutoff

CERTIFICATION DATA

- IP65 Rated
- U.L. 1598 Listed
- 3G Vibration Tested
- CSA Listed
- 25°C Ambient Temperature Rating
- ISO 9001
- Full Cutoff

EPA Effective Projected Area: (Sq. Ft.)

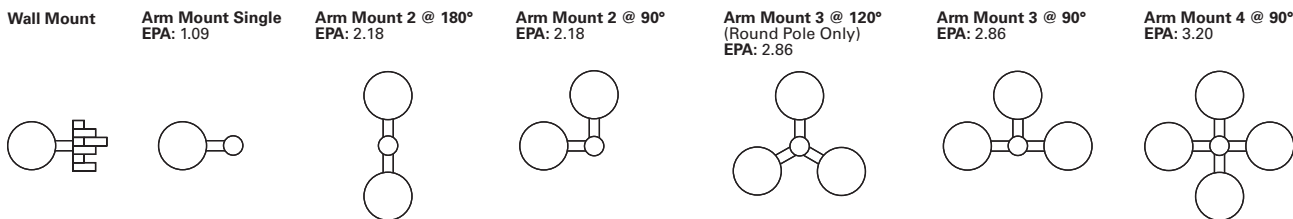
- Single: 1.09
- Single Structural: 1.11

SHIPPING DATA (Approximate)

- Net Weight (lbs.): 53
- Volume (cu. ft.): 4.00



MOUNTING VARIATIONS



ORDERING INFORMATION

Sample Number: ICM-400-MH-MT-3S-BK-PRCPS-L

			TBD				
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Product Family ¹

ICM ICON Site Medium

Lamp Wattage ²

- MP**
 150=150W
 175=175W
 250=250W
 320=320W
 350=350W
 400=400W³
MH ⁴
 175=175W
 250=250W
 400=400W³
HPS
 150=150W
 250=250W
 400=400W

Compact Fluorescent

- 84=(2) 42W⁵
 114=(2) 57W⁵

Lamp Type

- MP**: Pulse Start Metal Halide
MH: Metal Halide
HPS: High Pressure Sodium
CF=Compact Fluorescent⁶
- Voltage ⁷**
 120=120V
 208=208V
 240=240V
 277=277V
 347=347V
 480=480V
- DT**=Dual-Tap wired 277V⁸
MT=Multi-Tap wired 277V⁹
TT=Triple-Tap wired 347V¹⁰
UNV=120-277V Universal Electronic Ballast

Optical System

- 2S**: Type II
3S: Type III
4S: Type IV
5S: Type V
SL=Forward Throw w/ Spill Light Eliminator

Color ¹¹

- BK**=Black
AP=Grey
BZ=Bronze
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Structural Options ¹²

- Pole Mount**
PRCPS= Strut Rod and Clevis Set for Square Pole¹³ (Painted to match fixture, does not include arm)
PRCSS=Stainless Steel Strut Rod and Clevis Set¹³ for Square Poles (Clevis' painted to match fixture, does not include arm)
PRCPR=Strut Rod and Clevis Set for Round Pole¹⁴ (Painted to match fixture, does not include arm)
PRCSR=Stainless Steel Strut Rod and Clevis Set ¹⁴ for Round Poles (Clevis' painted to match fixture, does not include arm)
- Wall Mount**
WRCP=Strut Rod and Clevis Set (Painted to ¹⁵ match fixture, does not include arm)
WRCS=Stainless Steel Strut Rod and Clevis Set ¹⁵ (Clevis' painted to match fixture, does not include arm)

Options

- CEC**=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP only)
F=Single Fuse (120, 277 or 347V) Specify Voltage
FF=Double Fuse (208, 240 or 480V) Specify Voltage
Q=Quartz Restrike¹⁶
EM=Quartz Restrike w/ Time Delay (Also Strikes at ¹⁶ Cold Start)
EM/SC=Quartz Emergency Separate Circuit¹⁶
R=NEMA Twistlock Photocell Receptacle¹⁷
PC=Button Type Photocontrol (Specify Voltage)
DS=Dual Fluorescent Switching Control¹⁸
HS=House Side Shield¹⁹
FR=Frosted Flat Glass Lens
L=Lamp Included

Accessories ²⁰

- VA1003-XX**= Wall Mount Kit w/ Upsweep Arm²¹
VA1004-XX= Wall Mount Kit w/ Linear Arm²¹
VA1011-XX= Upsweep Arm for Square Pole
VA1012-XX= Upsweep Arm for Round Pole
VA1014-XX= Linear Arm for Square Pole
VA1015-XX=Linear Arm for Round Pole
VA1018-XX=Mast Arm Adapter Kit
VA1074-XX=ICM Structural Mount Wall Mount Arm²²
VA1033-XX=Single-arm Tenon Adapter for 2 3/8" O.D. Tenon
VA1034-XX=2@180 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1035-XX=3@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1036-XX=4@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1037-XX=2@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1038-XX=3@90 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1039-XX=2@120 Degree Tenon Adapter for 2 3/8" O.D. Tenon
VA1040-XX=Single-arm Tenon Adapter for 3 1/2" O.D. Tenon
VA1041-XX=2@180 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1042-XX=3@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1043-XX=4@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1044-XX=2@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1045-XX=3@90 Degree Tenon Adapter for 3 1/2" O.D. Tenon
VA1046-XX=2@120 Degree Tenon Adapter for 3 1/2" O.D. Tenon
OA/RA1016=NEMA Photocontrol - Multi-Tap
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V

- Notes:**
- 1 Arm not included. See accessories.
 - 2 Standard with mogul-base socket for HPS, MH and 175-400W MP. Standard with medium-base socket for MP lamps 150W and below.
 - 3 400W MP and MH requires reduced envelope ED28 lamp.
 - 4 MH products available for non-U.S. markets only.
 - 5 Dual Compact Fluorescent lamp options available in Type 2S with 84 and 114W. Type 3S available in 84W only.
 - 6 CF ballasts are 120 through 277V. Specify with UNV voltage designation.
 - 7 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 - 8 Dual-tap is 120/277V wired 277V.
 - 9 Multi-tap is 120/208/240/277V wired 277V.
 - 10 Triple-tap is 120/277/347V wired 347V.
 - 11 Custom and RAL color matching available upon request. Consult your INVUE Lighting Systems Representative for further information.
 - 12 Add as suffix in the order shown.
 - 13 Square pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1014 linear arm only.
 - 14 Round pole mount structural options do not include arm assembly (See Accessories). Compatible with VA1015 linear arm only.
 - 15 Wall mount structural options do not include arm assembly (See Accessories). Compatible with VA1074 linear arm only.
 - 16 Quartz options not available with SL optic.
 - 17 NEMA photocell receptacle not available in conjunction with structural options.
 - 18 Dual switching requires dual 42W or dual 57W Compact Fluorescent lamps. Allows independent switching control of each lamp through use of two (2) electronic ballasts. Allows 50% power reduction when dual ballasts are independently wired and controlled.
 - 19 House side shield not available on 5S and SL optics.
 - 20 Order separately, replace XX with color suffix.
 - 21 For use in down lighting applications only.
 - 22 Includes arm only. Must specify WRCP or WRCS in fixture ordering logic. Down light only.



**SRX STEEL
ROUND STRAIGHT**

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" poles, 2" x 4" on 4" poles
- 10'-30' mounting heights
- Drilled or tenon (specify)

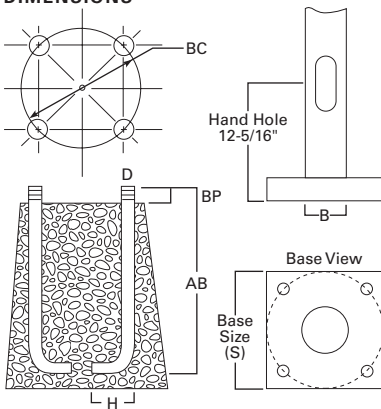
ORDERING INFORMATION

SAMPLE NUMBER: SRX4A20SGMCXG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SRX =Steel Round Straight	4=4" 5=5" 6=6"	A=0.120" M=0.188"	10=10' 15=15' 20=20' 25=25' 30=30'	S =Square Steel Base	AP=Grey BK=Black BZ=Bronze DP=Dark Platinum GM=Graphite Metallic GN=Hartford Green WH=White	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) - Slide/Flite/Epic 5=3" O.D. Tenon (4" Long) - Mesa 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) - SDM1/SDM2 A=Icon and Ascent Small Drill Pattern C=Icon and Ascent Medium Drill Pattern E=Vision Site Small Drill Pattern F=Vision Site Structural Mount G=Vision Site Medium Structural Mount J=Icon Small Structural Drill Pattern K=Icon Medium Structural Drill Pattern M=Vision Site Medium Drill Pattern X=None	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ E=GFCI Convenience Outlet ³ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty from Eaton's Cooper Lighting business and may result in pole failure causing serious injury or property damage. Upon request, Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton's Cooper Lighting business is void unless poles are used and installed as a complete pole/luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your Eaton's Cooper Lighting business representative or visit www.cooperlighting.com for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SRX4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	73	21.0	16.0	12.7	10.5	100
15	SRX4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	97	11.2	8.3	6.4	5.1	100
20	SRX4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	122	5.8	3.9	2.7	2.0	150
20	SRX5M20S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	216	17.0	13.0	10.4	8.4	150
25	SRX5M25S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	264	11.0	8.5	6.5	5.2	200
30	SRX6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	394	14.0	10.7	8.4	6.7	200

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
									80 mph	90 mph	100 mph	110 mph	
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SRX4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	73	16.7	13.0	10.4	8.5	100
15	SRX4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	97	9.8	7.2	5.6	4.4	100
20	SRX4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	122	5.3	3.5	2.4	1.8	150
20	SRX5M20S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	216	15.0	11.7	9.2	7.5	150
25	SRX5M25S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	264	10.2	7.8	6.0	4.8	200
30	SRX6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	394	13.1	10.0	7.8	5.9	200

NOTES:

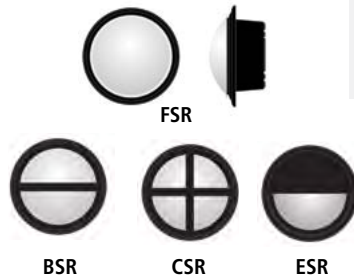
- Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained from Eaton's Cooper Lighting business.
- Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
- Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
- EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

MILLENIUM™ ROUND

MR13 SERIES – SEMI-RECESSED

PRODUCT FEATURES:

- » Surface mount – ceiling or wall; 14" Dia. x3"D
- » Peace of Mind Guarantee® against breakage
- » Dust and water protected to IP64 standards
- » ADA compliant



PROJECT INFORMATION	
Job Name	DELMAR GARDENS III
Fixture Type	WP
Catalog Number	
Approved by	McCLURE ENGINEERING/ mkg

SPECIFICATIONS:

HOUSING (SERIES PP, ND, CO): Die-cast aluminum housing with integral heat sinks. Housing interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Standard bronze exterior TGIC polyester powder coat – 5-step pre-treatment.

HOUSING (SERIES NL, CC): 18-gauge CRS housing. Housing interlocks and wraps around lens base producing maximum moisture deflection and resistance to prying. Standard white exterior TGIC polyester powder coat – 5-step pre-treatment.

REFLECTOR: Compact Fluorescent: Full reflector/wire cover – 92% reflectivity. HID: Full reflector/wire cover. High efficiency semi-specular aluminum.

LENS: UV-stabilized, high impact resistant, virgin injection molded polycarbonate. High efficiency blonded fluted lens obscures lamp image and maximizes uniformity. Close tolerance push/turn/lock-in-place mating of injection molded lens and lens base. Lens and lens base secured with one concealed captive Torx® with center pin fastener.

LENS BASE/GRILLE: Lens base shields lamp from viewing angles. High impact resistant, injection molded opaque black, bronze or white polycarbonate. Optional Light Gray, Silver, Forest Green or Custom Color (see Ordering Information below) are chemically bonded, impact resistant finishes.

GASKETING: Closed cell, silicone "O" ring gaskets positioned in gasket channels of lens base and in Series PP, ND, CO housing.

HARDWARE: One stainless steel Torx® with center pin fastener.

ELECTRICAL: Fluorescent magnetic ballasts – 120V/277V power factor corrected, fluorescent electronic 120/277/347 and dual voltage ballasts high power factor (<10% THD), HID ballasts high power factor. Metal halide lamps utilize pulse start technology. Shock absorbing, medium base lamp sockets provided for HID lamps.

INSTALLATION: See [Technical Data Sheets](#) for semi-recessed installation details, mounting accessories and rough-in box availability.

WARRANTY: Standard four-point mounting and polycarbonate lens required for Peace of Mind Guarantee®.

PATENT: U.S. Patent No. 6,042,251.

LISTINGS: UL and CUL listed for Wet Location (listing includes Emergency Battery Pack "EL" option). UL certified IP64 per IEC 60598.



ORDERING INFORMATION (Ex: MR13FSR-ND-PP-MB-35S-1-120-F5)

Model	Mounting Type	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessories
Model				Lamp Type (Qty/Ballast/Volt./Starting Temp)		Options		
MR13BSR	Bar			7	7	7 Watt Twin (1,2/MB/120,277/0°F)	EL	One-Lamp WL Emergency Pack (32°F)(max 32 total system watts) (n/a with Twin Lamping)
MR13CSR	Cross			13	13	13 Watt Twin (1,2/MB/120,277/32°F)	FS	Single Fuse & Holder
MR13ESR	Eyelid			13Q	13	13 Watt Quad (1,2/RS/120,277,347/0°F)	QR	Quartz restrike system for maximum 75-Watt DC bay quartz lamp (see C-0796)
MR13FSR	Full Face			18Q	18	18 Watt Quad (1,2/RS/120,277,347/0°F)	QRC	Hot/Cold Quartz restrike
Mounting Type						Accessories		
PP	Pour-in-Place or Masonry			32P	32	32 Watt PLT (1/RS/120,277,347/0°F)	QS	Quartz socket only
ND	Non IC (Deep Profile)			42P	42	42 Watt PLT (1/RS/120,277,347/0°F) (n/a with MR13ESR)	NAT	Natatorium Environment Option
NL	Non IC (Low Profile)			35S	35	35 Watt HPS (1/HPF/120/-40°F)		
CC**	Canopy (Covered Top) (n/a with MR13ESR)			50M†	50	50 Watt MH (1/HPF/120,277,347/-20°F)		
CO**	Canopy (Open Top) (n/a with MR13ESR)			50S	50	50 Watt HPS (1/HPF/120,277/-40°F)		
Lens Type				Lamp Quantity				
PP	Pearlescent Polycarbonate			See Lamp Type for availability				
S	Clear Starburst Polycarbonate			1	1	One Lamp	** Ceiling Mounting Only	
				2	2	Two Lamps	† UV shielding lamp supplied	
Finish				Voltage				
MB	Matte Black			See Lamp Type for availability				
MW	Matte White			120	120	120 Volts		
DB	Dark Bronze			277	277	277 Volts		
LG	Light Gray			347	347	347 Volts		
SL	Silver			DV	120-277	Volts, electronic ballasts only		
FG	Forest Green							
CC	Custom Color (Consult factory)							



www.kenall.com

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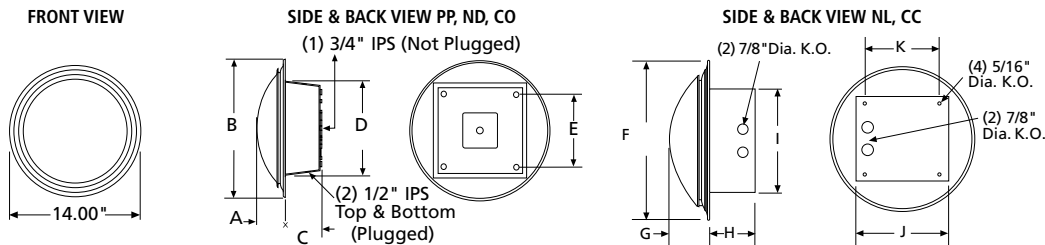
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MR13_SR-120213

MILLENIUM™ ROUND

MR13 SERIES – SEMI-RECESSED

DIMENSIONAL DATA



DIMENSIONAL DATA (IN INCHES)

	A	B	C	D	E	F	G	H	I	J	K
FSR	2.80	14.00	4.10	9.00	6.40	14.00	2.80	3.80	8.88	8.88	7.00
BSR	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00
CSR	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00
ESR	3.00	14.00	4.10	9.00	6.40	14.00	3.00	3.80	8.88	8.88	7.00



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GRAY DESIGN GROUP

2015 24 June

Mr. Jonathan D. Raiche, AICP
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Regarding Highland on Conway (Delmar Gardens III)
SEPARATE SIGNAGE PACKAGE/SUBMITTAL AND REVIEW

Dear Jonathan:

We will prepare and submit a separate Signage Package for this Project which will identify and address both tenant Concerns and the requirements of the City of Chesterfield.

Our Signage Package will be submitted for independent review.

We will be requesting consideration of two (free standing) monument signs as well as building mounted signage consistent with the size and types of signage on the current Delmar Gardens Office Building.

Respectfully,



Principal Lawrence Milles
LM/lkh

cc Aimee Nassif – City of Chesterfield
Gabe Grossberg – Delmar Gardens Enterprises
Howard Oppenheimer – Delmar Gardens Enterprises
Ron Dierker – Delmar Gardens Enterprises
Sara Wellman – Gray Design Group

gray®