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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 Section Plan

Meeting Date: April 14, 2016

From: Jessica Henry
Project Planner

Cc: Aimee Nassif, Planning & Development Services Director

Location: 11 Arnage Road

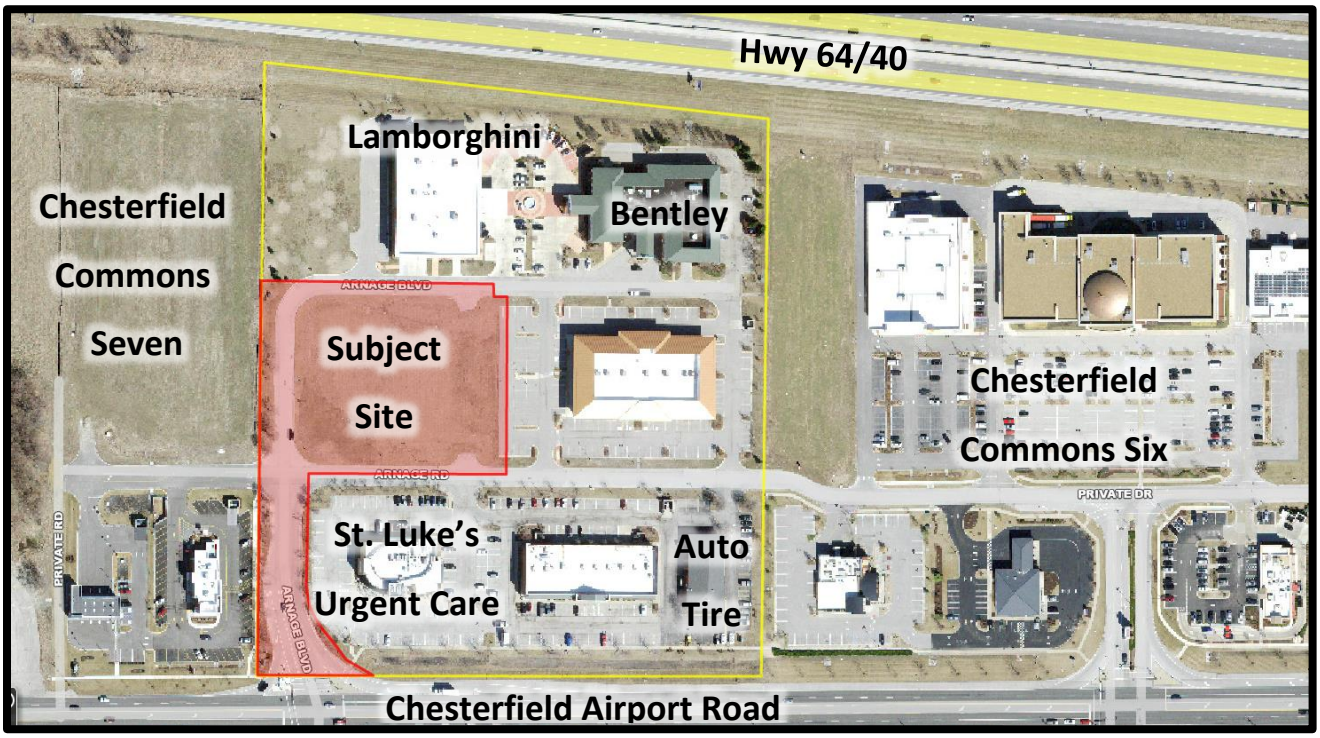
Applicant: Thouvenot, Wade, & Moerchen, Inc. on behalf of PGB Investments

Description: **River Crossings, Lot 4 (Holiday Inn Express)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.17 acre tract of land zoned "PC" Planned Commercial District located east of Arnage Rd., north of Chesterfield Airport Road.

PROPOSAL SUMMARY

The request is for a four story, 91 room hotel located within the Chesterfield Commons Six development. The proposed hotel is 52,278 square feet in size and will be located on Lot 4, which is 3.17 acres in size. The River Crossings development is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2556. The exterior building materials will be comprised of EIFS, stone, brick, and a blue painted metal canopy. The roof of the structure will be a flat roof with a parapet wall to screen roof-mounted mechanical units.

The request was presented for review by the Architectural Review Board (ARB) at the February 11, 2016 meeting. A number of concerns were raised by Staff and ARB members and a recommendation for denial was passed by a vote of 5-0. Following the meeting, Staff prepared a letter detailing these concerns. The Applicant subsequently made substantial revisions to the request and has requested to reappear before the ARB.



Aerial Image of Subject Site and River Crossings

A summary of the concerns raised by the Architectural Review Board and discussed at length during the meeting along with Staff input follows.

1. ***The building lacks articulation and features overwhelmingly flat façades that do not meet the design standards for the Chesterfield Valley.***

   The applicant has submitted revised Architectural Elevations with integrated vertical brick columns on all four elevations. Additionally, a revised color site plan showing the increased building articulation has been provided. The Site Development Section Plan packet will be updated to show the revised building footprint prior to being forwarded to the Planning Commission for review.

2. ***There is an overall lack of coordination and integration between material and color changes and architectural elements.***

   The applicant has eliminated one of the three proposed brick colors and has changed the brick application to largely correspond to the vertical changes in building articulation, although a series of flat red brick strips within the flat sections of beige bricks is proposed. A horizontal stone band delineates the first story of the building, which is entirely red brick, from the subsequent stories which feature a mix of the beige and red brick colors. A white EIFS band and cornice is carried around the building for a sense of completion.

   Additionally, the use of the proposed stone blend material is now limited to the entry canopy columns. The metal entry canopy remains the bright blue color previously proposed.

3. ***The proposed pedestrian level accent lights do not feature appropriately decorative housings.***

   The applicant has eliminated accent lighting from the proposal. The proposed site lighting is now limited to pole-mounted parking lot fixtures, wall sconces, and flush-mount canopy fixtures. Each of these are fully-shielded, utilitarian fixtures with full cut-off optics.

4. ***The window frames shown in rendering do not correspond to proposed material.***

   This has been corrected.

5. ***The proposed blue accent lights are not integrated with the building architecture.***

   The applicant has eliminated accent lighting from the proposal.

6. ***The colors portrayed on the Architectural Elevations do not accurately correspond to the material samples presented at the Architectural Review Board meeting.***

   The applicant has adjusted the color of the brick; however, further adjustment may be necessary as the brick continues to have a very bold appearance.

7. ***The Architectural Rendering does not accurately portray the proposed building.***

   The applicant has submitted revised documents for the Board's consideration.

Below is a comparison of the previously reviewed and currently proposed Architectural Elevations.

Architectural Elevation presented at 02/11/16 ARB Meeting

Currently proposed Architectural Elevation

SUMMARY OF INFORMATION PROVIDED IN 02/11/16 ARB MEETING REPORT

The subject site is located within the River Crossings development which contains eight separate lots and six buildings to date. The applicant is proposing a four story building of nearly forty-eight feet in height and 52,278 square feet in size. Although this is the tallest building in the development, Ordinance 2566 specifically limits the building on the subject site to four stories and forty-eight feet in height, exclusive of parapets and roof screening, whereas a maximum of three stories and forty-five feet is prescribed for the other lots within the development.

Ordinance 2566 includes specific design guidelines for the River Crossings development. Below is a listing of the applicable guidelines (in italics) for the proposed Holiday Inn Express along with Staff input (in bold).

1. *A minimum of seventy-five (75%) of the exterior walls of all buildings will be constructed of brick masonry units.* **The building is constructed primarily of brick in two colors.**

2. *Building facades should be articulated using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth, or direction. Extremely long facades shall be designed with sufficient building articulations and landscaping to avoid a monotonous or overpowering appearance.* **As discussed above, the applicant has introduced greater articulation into the building design and has altered the material patterns and arrangement.**

3. *All rooftop equipment will be screened from normal mid-range view lines by building parapets and/or roof screens constructed of metal.* **The applicant is proposing roof parapets that will fully screen the rooftop equipment, as shown by the sight-line study included in the submittal packets.**

4. *Service areas and trash enclosures will also be constructed of brick masonry units. Gates will be made of unpainted wood boards.* **The trash enclosure is constructed of the same brick as the primary building. Cedar wood gates are proposed.**

As previously mentioned, the accent lighting was removed from the proposed. The lighting plan proposes the typical fully shielded, full cut-off pole mounted parking lot light fixtures and building entry wall mounted light fixtures. Additionally, canopy light fixtures are proposed at the entry. Each of these fixtures meets City code requirements.

Finally, no changes are proposed to the previously presented Landscape Plan.

DEPARTMENTAL INPUT

Staff is requesting recommendations from the ARB on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

MOTION

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

1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for River Crossings, Lot 4 (Holiday Inn Express), as presented, with a recommendation for approval (or denial) to the Planning Commission."

2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for River Crossings, Lot 4 (Holiday Inn Express), to the Planning Commission with the following recommendations…"

Attachments

1. Architectural Review Packet Submittal

City of Chesterfield

ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 6-18-2015

Project Title: HOLIDAY INN EXPRESS Location: RIVER CROSSINGS - LOT 4

Developer: PSB INVESTMENTS Architect: ENVIRONS ARCHITECTS Engineer: TWM, INC.

PROJECT STATISTICS:

Size of site (in acres): 3.17 AC Total Square Footage: 52,278 SF Building Height: 47'-10½"

Proposed Usage: HOTEL

Exterior Building Materials: BRICK + STONE MASONRY W/ EIFS ACCENT

Roof Material & Design: FLAT ROOF - TPO MEMBRANE

Screening Material & Design: BUILDING PARAPET

Description of art or architecturally significant features (if any): CONTEMPORARY STRUCTURE WITH VARIETY OF COLOR + TEXTURE

ADDITIONAL PROJECT INFORMATION:

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

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

Architects Statement of Design

The Holiday Inn Express + Suites is to provide for the long term satisfaction of the guests as well as minimizing undesirable impacts on the surrounding neighbors. This building is located within the setback requirements and easements. The site has been designed in keeping with the open space requirements and compliments the neighborhood. The automobile parking surrounds the building on all sides and are landscaped in order to provide pleasing views from the adjacent roads and properties.

Site lighting is limited to the parking areas and safety lighting around the hotel and will not illuminate off the site. Care has been taken to minimize spillage of light from the site in consideration of the surrounding property owners.

The building is set back from the roadway to allow for good visibility for vehicular traffic, pedestrians and bicyclers. The parking proposed provides the most direct and safe access to the building. There are proposed access points are located on Arnage Road to the south and Arnage Blvd. to the north. Pedestrian access points to the site are provided from the north and from the south. The trash enclosure will be screened by a minimum 6' tall enclosure constructed of materials similar to the proposed building.

This building has been designed to franchise standards with many upgrades. The entirety of the building is made up of brick complimented by and EIFS band at the top and stone trim accenting the brick masonry elevations and providing a high quality visual appearance for all users within contact of the building. The brick has been selected from a residential collection with a warm earth tone feelings. The exterior of the hotel has been designed using an up-to-date style in an appropriate human scale with multiple offsets and material / color changes. A diversity of high quality materials have been used to provide a pleasing and harmonious appearance. The roof parapets have been designed to screen the rooftop fresh air HVAC equipment, elevator projection and linen chute caps.

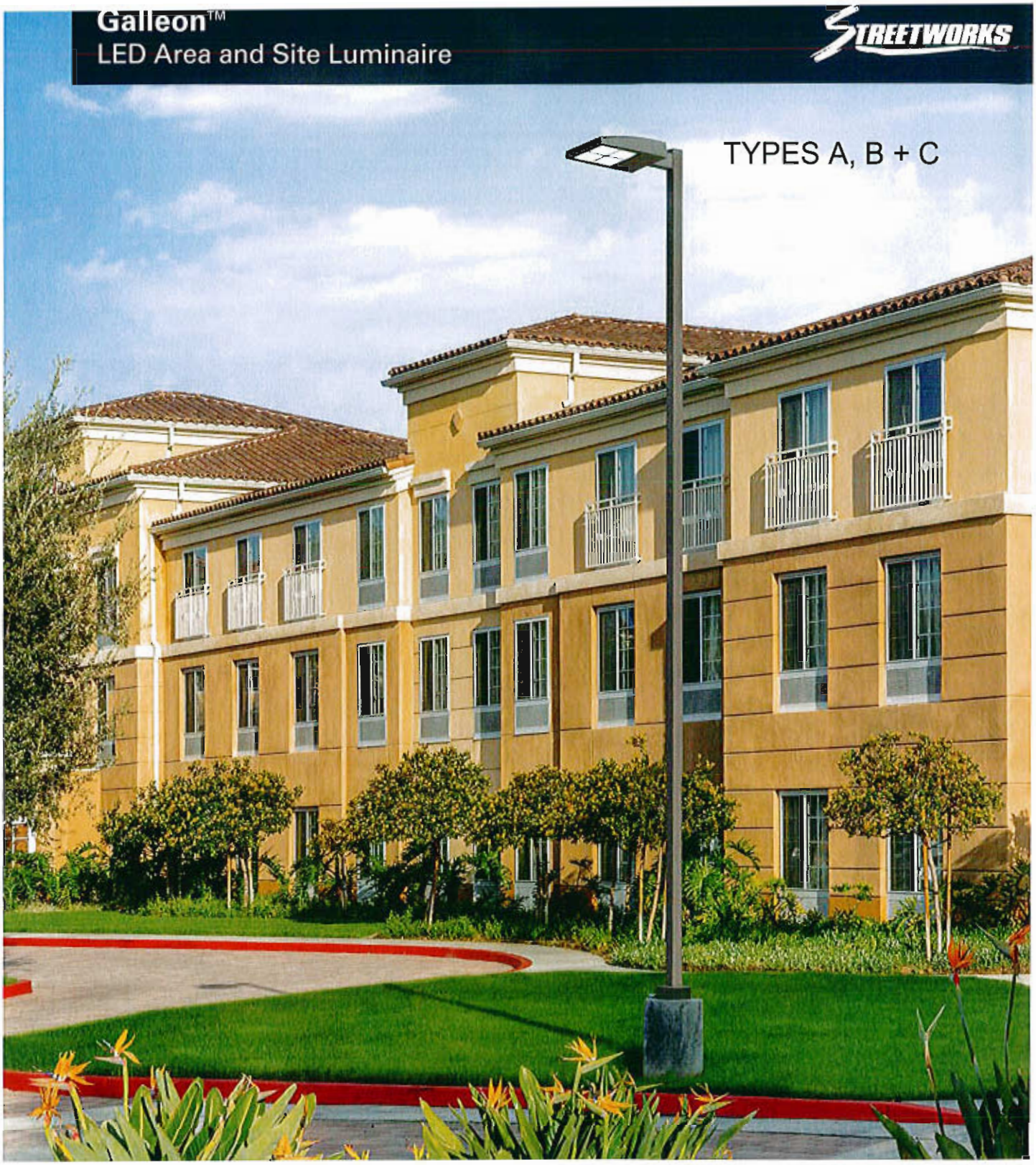
This building is designed with efficient systems that allow control over unoccupied rooms adjusting heating and cooling on systems to lower levels when unoccupied. Utility locations and connections to the building have been coordinated so that all utilities are underground and screened from view or landscaped in order to minimize the visual impact on public streets.

Michael F. Sapp
Environs Architects-Planners

Galleon™
LED Area and Site Luminaire

STREETWORKS

TYPES A, B + C



Cooper Lighting
by EATON

Innovation you can rely on™

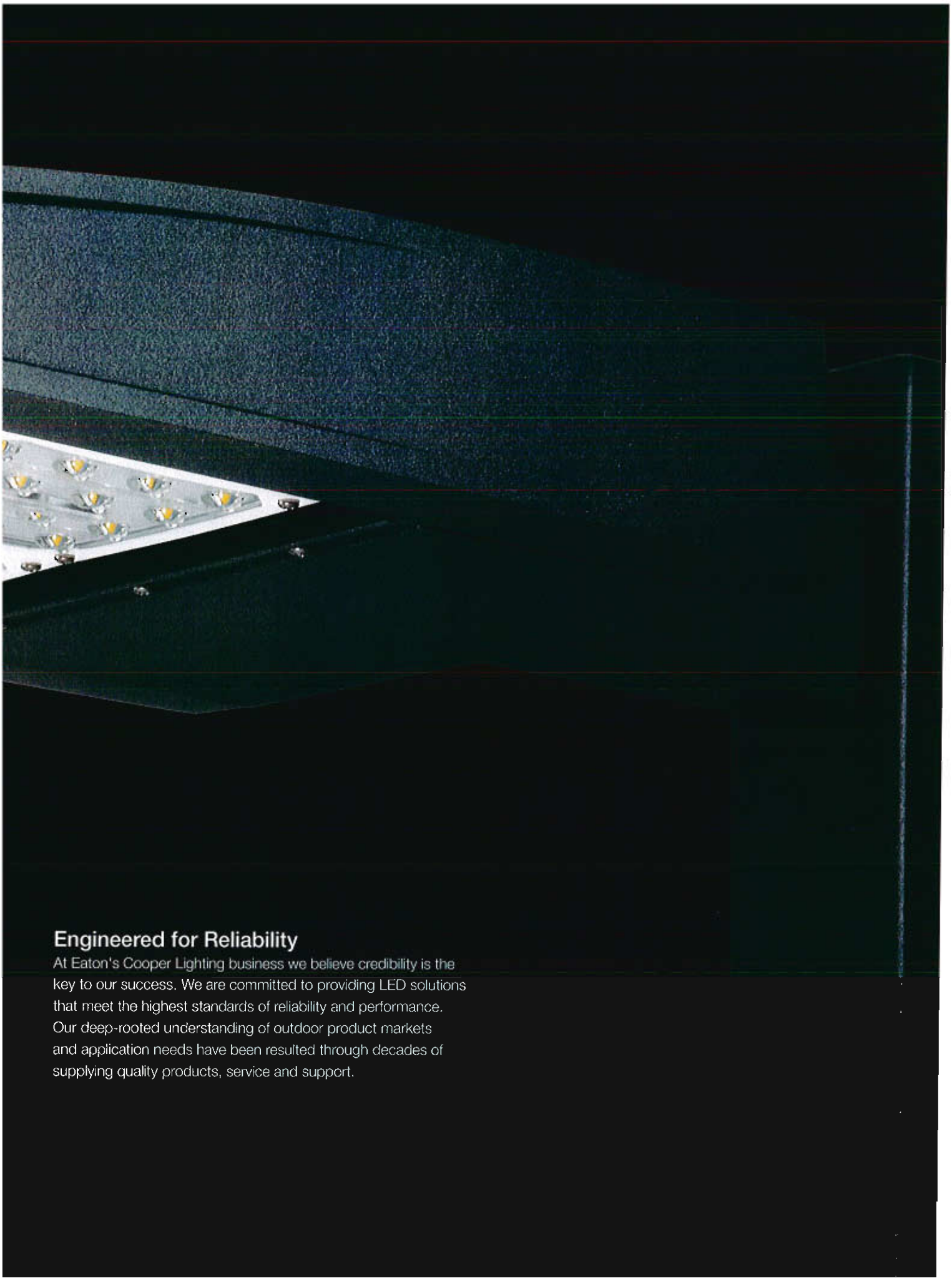
Area and Site Lighting Redefined

A New Benchmark in Performance and Features

The Galleon LED luminaire delivers a new level of performance and versatility for commercial area, site and roadway applications. Incorporating industry-leading, patented optics, the Galleon LED luminaire offers a choice of 16 specialized optical distributions that deliver superior control and maximize light levels. With a choice of 30 lumen packages, the Galleon LED luminaire allows scalability from 3,000 to over 53,000 delivered lumens. The 4000K/70 CRI is standard, with 6000K/70 CRI and 3000K/70 CRI options available.

Long Life with Low Maintenance Costs

In addition to delivering superior performance, the Galleon LED Luminaire is designed for low maintenance, long life and low cost of ownership. These are key benefits that provide compelling justification to retrofit traditional HID solutions, or allow end users to capitalize on these advantages in new construction applications. The Galleon LED luminaire can be tailored to meet your most important needs without compromising on specification features. The LED components and fixture housing are IP66 rated, which provides years of reliable operation with minimal service requirements.



Engineered for Reliability

At Eaton's Cooper Lighting business we believe credibility is the key to our success. We are committed to providing LED solutions that meet the highest standards of reliability and performance. Our deep-rooted understanding of outdoor product markets and application needs have been resulted through decades of supplying quality products, service and support.

Galleon LED Design Excellence

Stepping Up to the Challenge

The Galleon LED luminaire delivers exceptional performance in a highly scalable, low-profile design. The patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. With HID equivalents ranging from 100W up to 1000W, the Galleon LED luminaire is designed to meet the toughest lighting challenges.

Construction

- Extruded aluminum driver enclosure
- Heavy-wall die-cast aluminum end caps
- 3G vibration rated
- IP66-rated housing and LED Light Squares
- Optional tool-less entry

Electrical

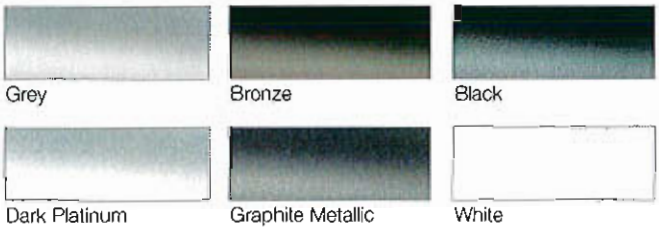
- Operates in -40°C to 40°C ambient with optional high ambient 50°C ambient configuration
- Proprietary circuit module designed to withstand 10kV of transient line surge
- >L90 60,000 hours at 40°C, compliant with IESNA TM-21
- 120V-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation

Controls

- Standard with 0-10V dimming driver(s)
- Optional occupancy sensor
- Optional wireless control and monitoring system

Finish

- Five-stage, super durable TGIC paint resists extreme weather conditions while providing optimal color and gloss retention. It's available in standard grey or optional bronze, black, dark platinum, graphite metallic or white.



Warranty

- Five-year warranty

Surge Protection

A 10kV common surge (line-to-ground) and differential surge (line-to-line) mode protection is standard.

NEMA Twistlock Photocontrol Receptacle

An optional gasketed receptacle allows for mounting the standard NEMA photocontrol (order separately).

Light Square Trim Plate Finish

An optional finish to match LED trim plates to the housings exterior allows luminaire to blend seamlessly in any site lighting application.

. . . Die-cast Aluminum Heat Sinks

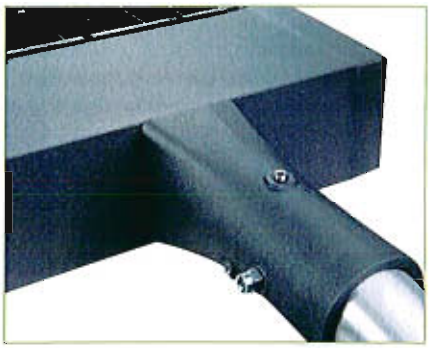
Scalable Lumen Packages
from 3,000 to 53,000 Lumens . . .

IP66-Rated Housing
and LED Light Squares. . .

Mounting Options

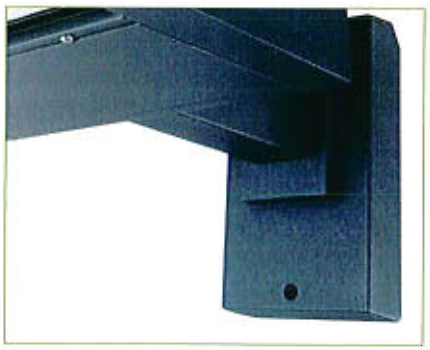
Occupancy Sensor

The optional motion sensor reduces energy use for site lighting applications.



Mast Arm Adapter

An optional cast aluminum mast arm adapter secures fixture head to nominal 2" (2-3/8" O.D. pipe size) horizontal steel tenon arm.



Wall Mount Bracket

An optional wall-mount plate is secured to wall by four lag bolts (supplied by others).

Scalable Illumination with LED Light Squares

Energy Savings and Environmental Stewardship

The simplest and most effective way to reduce a lighting fixture's impact on the environment is to minimize its energy consumption. By incorporating Light Squares from Eaton's Cooper Lighting business, the Galleon LED luminaire provides energy savings up to 75 percent compared to standard HID solutions.

NOTE: Compliant with IESNA TM-21

Long Life

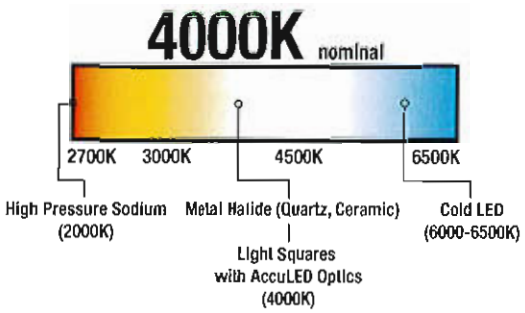
With a 60,000+ hour rated life (at greater than 90 percent lumen maintenance), the Galleon LED Luminaire operates six times longer than traditional metal halide fixtures.

Low Maintenance

With simple quick disconnects, the Light Squares are easily removed in the field for replacement or for the rotation of the optics.

Warm White Color

Lighting designers, architects and specifying engineers have long preferred light sources that provide a balanced spectral power distribution and warm white light. Many LED solutions standardize on a cold blue 6000-6500K correlated color temperature (CCT) to maximize lumen output.
The Galleon LED luminaire provides warm white light at a standard 4000K CCT with no sacrifice in lumen output.



Superior Efficiency and Control

With efficiencies as high as 95 percent, the patented AccuLED Optics™ system is up to 30 percent more efficient than traditional HID optical systems. Available in 16 optional distributions, this system provides the flexibility and performance required for outdoor applications.

House Side Shield

For stringent light trespass requirements and the ultimate level of backlight control, a house side shield accessory is available for factory or field installation. Designed to seamlessly integrate with the SL2, SL3, SL4 and AFL distributions, the house side shield virtually eliminates backlight and also enhances visual comfort.

Optical Performance Redefined

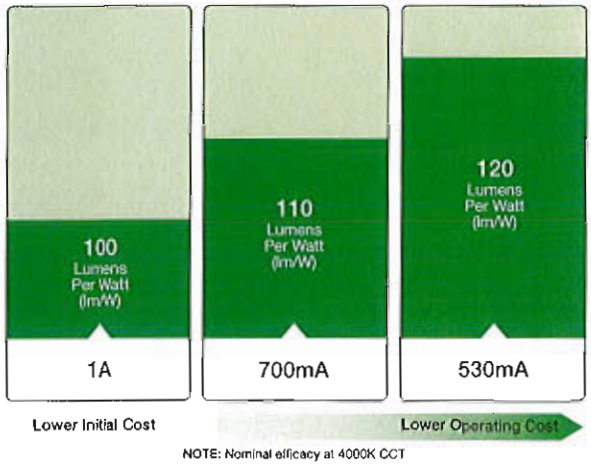
Performance and Scalability

The Galleon LED luminaire is designed around superior optical performance and scalability. With a choice of 30 lumen packages and 16 optical distributions, the optimal configuration can be used to maximize light levels while minimizing operating costs.

Power Consumption (Watts)

Number of Light Squares	Drive Current		
	530mA	700mA	1A
1	30	38	56
2	54	72	107
3	80	105	157
4	105	138	213
5	130	176	264
6	159	210	315
7	164	243	370
8	209	276	421
9	234	314	475
10	259	348	528

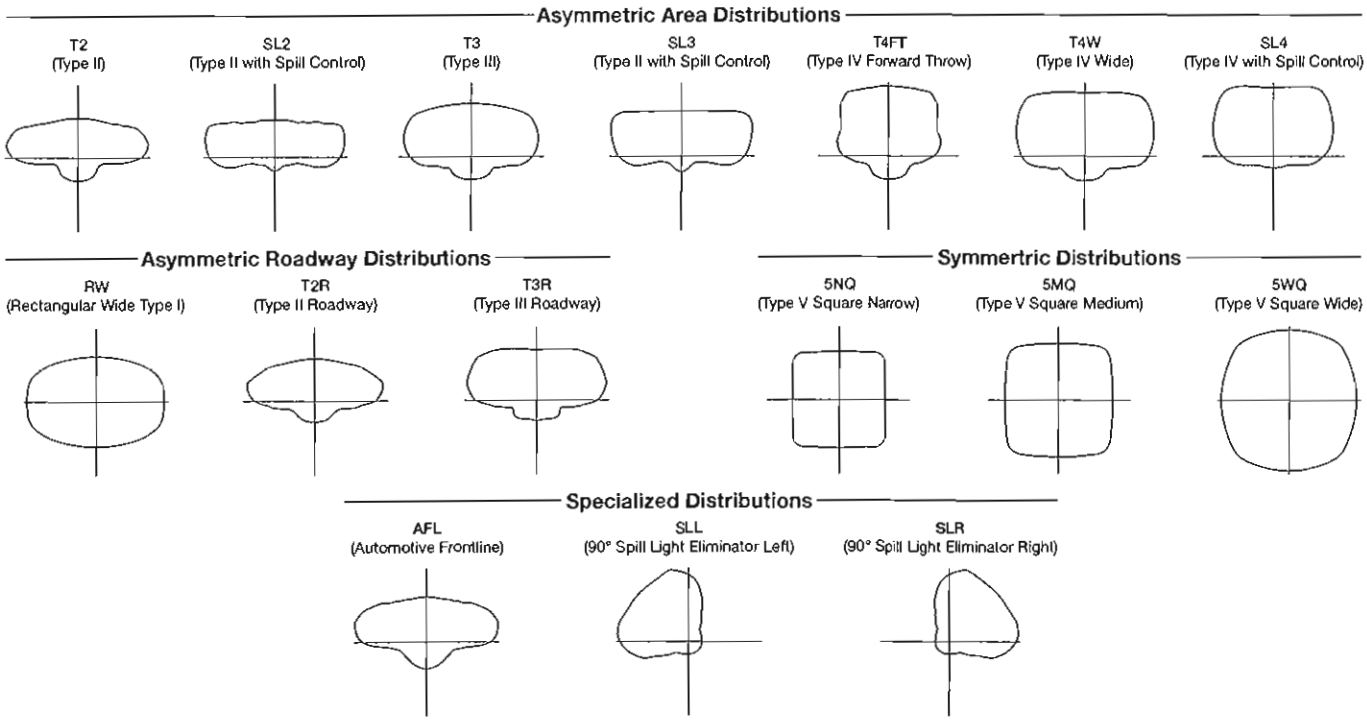
Efficacy (lm/W)



NOTE: Nominal efficacy at 4000K CCT

Optical Distributions

The Galleon luminaire has a choice of seven asymmetric area, three asymmetric roadway, three symmetric and three specialized distributions.



Occupancy Sensing

Accelerate Payback on your Investment

To further enhance energy savings, the Galleon luminaire offers an optional occupancy sensor that is integral to each individual luminaire. When the area surrounding the luminaire is unoccupied, the sensor has the ability to reduce light levels and power consumption. In addition to financial benefits, all the control options for the Galleon luminaire are designed to be simple and cost-effective ASHRAE and Title 24 compliant solutions.

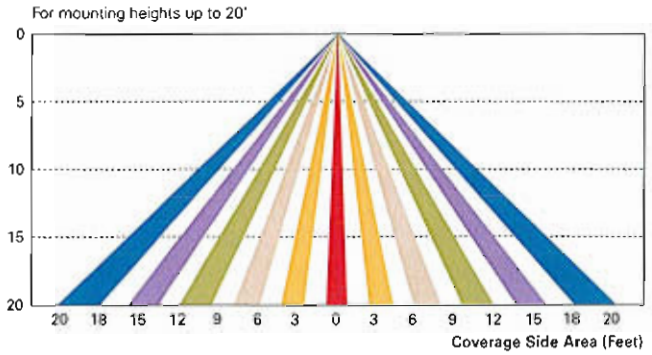
Dimming Occupancy Sensor (DOS)

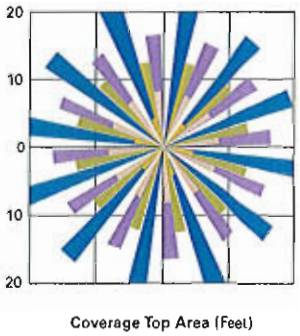
When the DOS option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The sensor is factory preset to dim down to approximately 50 percent lumen output with a time delay of five minutes. To change these settings, a FSIR-100 accessory can be purchased. The FSIR-100 is a wireless configuration tool that allows the dimming level, time delay, sensitivity and other parameters to be changed. Consult a representative from Eaton's Cooper Lighting business for additional details.

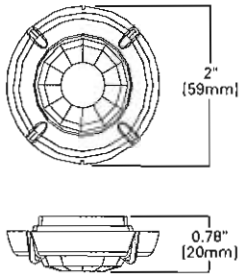
LumaWatt Wireless Control and Monitoring System (DIMRF-LW and DIMRF-LN)

The LumaWatt system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. The end user can create and manage sensor profiles with browser-based management software and broadcast to the sensors as necessary via wireless gateways. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. For additional details, refer to www.cooperlighting.com.

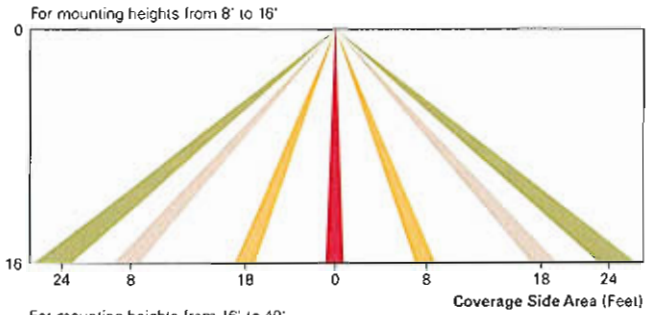
Dimming Occupancy Sensor (DOS)

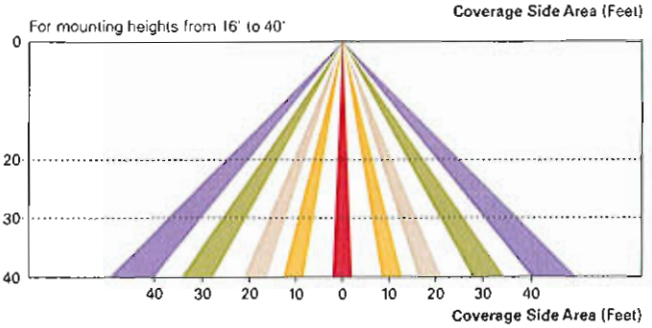


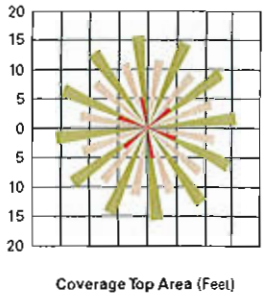


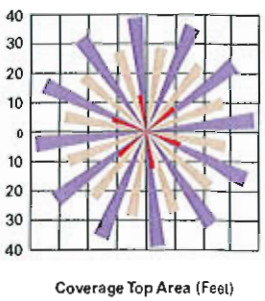


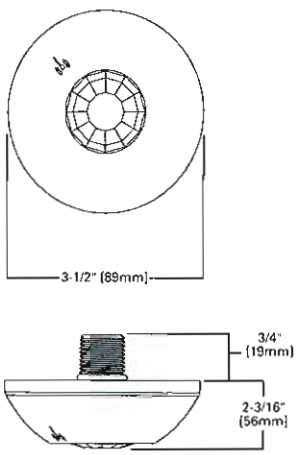
LumaWatt (DIMRF-LW and DIMRF-LN)







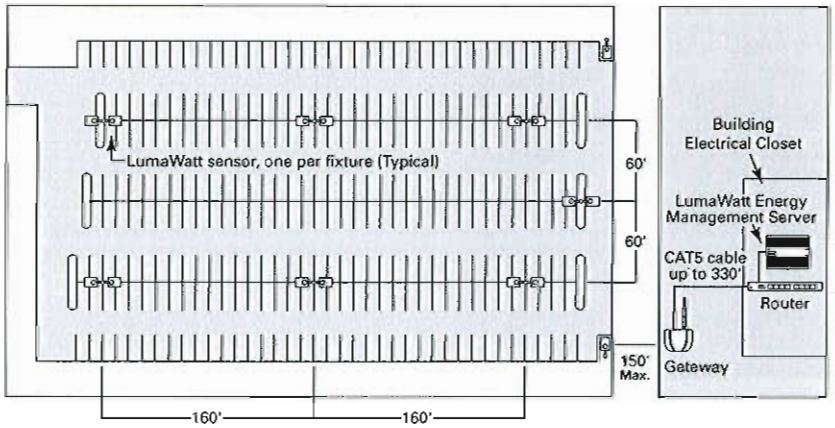




Scheduled Dimming and Occupancy Detection

For outdoor parking area applications, lighting should be dimmed or turned off within one hour of business closing. Scheduled dimming and occupancy detection can be combined to reduce maximum lighting levels outside business hours. Egress and security lighting is available on occupancy detection.

Sides of Drive Fixture Location
Fixture Spacing = 160' x 120' on center
20 fixtures per 60' wide drive lane; 40 fixtures total for 420' x 120' parking deck



Energy Savings Calculations

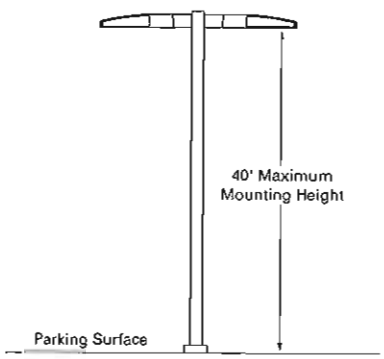
Configuration	Daily Hours of Operation	Control Event	Annual Load (kWh)
14 Sensor Integrated Luminaires 35' on Mounting Height, Centered at 120' x 160'			
Bill-of-Material (BOM)			
(1) RF-EM1, (1) RF-ROUT1, (1) RF-GW1 (14) GAN-AE10-LED-E1-T2-BZ-DIMRF-LN (515W)	11	100% On	28,948
Control Schedule			
7:30 PM-11:30 AM	4	100% On	10,526
11:30 PM-6:30 AM	7	40% On, On Occupancy 70%	7,268
Total Controlled Load	11	2 Events	17,895
Energy Saving			38%

IESNA Lighting Handbook 10th Edition
Illuminance Values for Area and Site Applications

Parking Lot Design Guide

Illuminance	Minimum Horizontal Illuminance [1]	Uniformity Ratio Max. / Min.	Minimum Vertical Illuminance [2]
	lux/lc		
Basic	2.0 / 0.2	20:1	1.0 / 0.1
Basic Enhanced Security	5.0 / 0.5	15:1	2.5 / 0.25
Security	10.0 / 1.0	15:1	5.8-8.0 / 0.5-0.5
High Security	30.0-60.0 / 3.0-6.0	4:1	12-60 / 1.2-6.0

NOTES:
1 Measured on parking surface without shadowing from any object
2 For facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance



Configuration Flexibility

A New Level of Scalable Solutions

The Galleon LED luminaire is available in one to 10 Light Squares. As the number of Light Squares increases, the luminaire width increases proportionally.

1 - 4 Light Squares

5 - 6 Light Squares

7 - 8 Light Squares

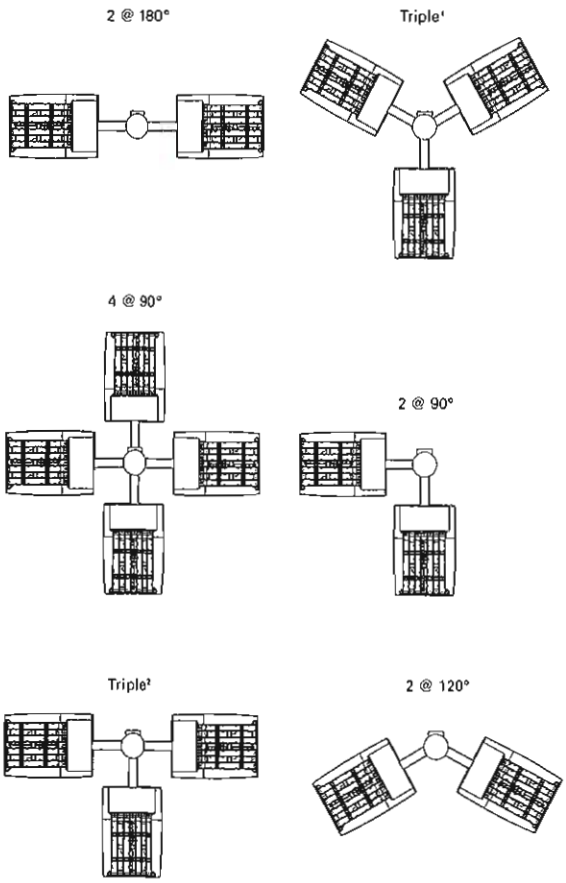
9 - 10 Light Squares

Pole Mounting Configurations

The standard Galleon LED luminaire configuration is designed to mount to a round or square pole. When mounting two or more fixtures at 90° or 120° apart, a longer Extended Arm (EA) may be required. Please reference the table below to determine when the Extended Arm is required and designate "EA" in the catalog logic.

Arm Mounting Requirements

Configuration	90° Apart	120° Apart
GAN-AE-01	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-02	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-03	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-04	7" Arm (Standard)	7" Arm (Standard)
GAN-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GAN-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GAN-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GAN-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GAN-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GAN-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)



NOTES: 1. Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2. Round poles are 3 @ 90°.

Ordering Information

Sample Number: GAN-AE-04-LED-U-T3A-AP

Product Family	Light Engine	Number of Light Squares [1]	Lamp Type	Voltage	Distribution		Color	Mounting
GAN=Galleon	AE=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	U=Universal (120-277V) 9=347V [2] 8=480V [2]	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[BLANK]=Arm for Round or Square Pole EA=Extended Arm [3] MA=Mast Arm Adapter [4] WM=Wall Mount

Options (Add as Suffix)

2L=Two Circuits [5,6]
7030=70 CRI 3000K [7]
7060=70 CRI 6000K [7]
530=Drive Current Factory Set to 530mA [8]
700=Drive Current Factory Set to 700mA [8]
3=Three-Position Terminal Block
P=Button Type Photocontrol (120, 208, 240 or 277V)
4=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [6]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [9,10,11,12]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9,10,11,12]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21'- 40' Mounting Height [9,10,11,12]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [11,12,13,14]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [11,12,14]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [11,12,14]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [13]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [13]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing
HSS=Factory Installed House Side Shield [15]

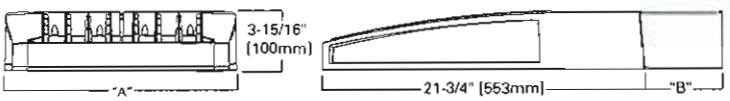
Accessories (Order Separately)

QA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
SA1252=10kV Surge Module Replacement
SA1038-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
SA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
SA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
SA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
SA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
SA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
SA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
SA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
SA1038-XX=Singla Tenon Adapter for 3-1/2" O.D. Tenon
SA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
SA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
SA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
SA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
SA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [16]
GAN-MT1=Field Installed Mesh Top for 1-4 Light Squares
GAN-MT2=Field Installed Mesh Top for 5-6 Light Squares
GAN-MT3=Field Installed Mesh Top for 7-8 Light Squares
GAN-MT4=Field Installed Mesh Top for 9-10 Light Squares
LS/HSS=Field Installed House Side Shield [15,17]

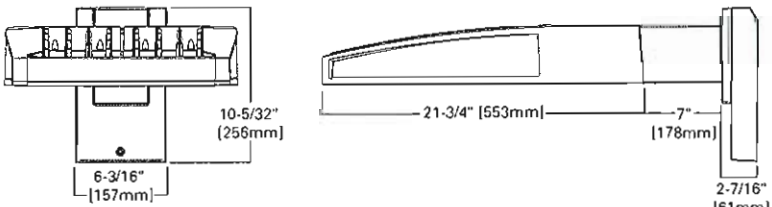
NOTES: 1 Standard 4000K CCT and minimum 70 CRI. 2 LumaWatt Wireless Sensors not currently available for 347V or 480V applications. 3 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 4 Factory installed. 5 Only available in 5-10 Light Squares. 6 Not available with LumaWatt wireless sensors. 7 Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. 8 1 Amp standard. Use dedicated IES files when performing layouts. These files are published on the Galleon luminaire product page on the website. 9 Must specify dimming driver. Consult factory for more information. 10 120V or 277V 60Hz and 230V 50Hz only. Replace E1 with specific voltage. Consult factory for availability in 347V and 480V. 11 The FSIR-100 accessory is required to adjust parameters. 12 Not available with HA option. 13 LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information. 14 Sensor mounted externally. Available in 2, 3, 4 or 6 Light Square configurations. Replace "X" with number of Light Squares in low output mode. For ON/OFF operation, replace "X" with "0". Maximum two Light Squares in low output mode. Not available with dimming driver. No terminal block with bi-level operation. 15 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 16 This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for additional details. 17 One required for each Light Square.

Dimensions

Pole Mount



Wall Mount



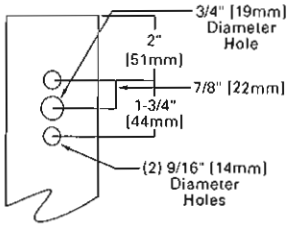
Dimensional Data

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]
1-4	15-1/2" (394mm)	7" (176mm)	10" (254mm)
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)

NOTES: 1 Optional arm length to be used when mounting two fixtures at 90° on a single pole.
2 EPA calculated with optional arm length.

Drilling Pattern

TYPE "N"



Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

Additional Information

Compliances	Technical Data (Electronic LED Driver)	Approximate Weight	EPA (Effective Projected Area - Square Feet)
UL and cUL Wet Location Listed IP66 Light Squares 3G Vibration Rated ARRA Compliant ISO 9001	+40°C (104°F) Ambient Temperature Rating -40°C (-40°F) Ambient Temperature Rating Optional 50°F (HA) Ambient Temperature Rating >0.9 Power Factor <20% Total Harmonic Distortion 120V-277V/50 and 60 Hz 347V/60 Hz, 480V/60 Hz	1-4 Light Squares 33 lbs. (15.0 kgs.) 5-6 Light Squares 44 lbs. (20.0 kgs.) 7-8 Light Squares 54 lbs. (24.5 kgs.) 9-10 Light Squares 63 lbs. (28.6 kgs.)	1-4 Light Squares 0.96 5-6 Light Squares 1.00 7-8 Light Squares 1.07 9-10 Light Squares 1.12

NOTE: Specifications and dimensions subject to change without notice.

c UL us LISTED

RoHS Compliant

IP66 Rated

Eaton's Cooper Lighting Business
Headquarters
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Canada Sales
5925 McLaughlin Road
Mississauga, Ontario L5R 1B8
P: 905-501-3000
F: 905-501-3172

Our Lighting Product Brands
Halo
Halo Commercial
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RSA
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Corelite
Neo-Ray
Fail-Safe
MWS
Ametrix
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Lumark
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Zero 88
Fifth Light Technology
iLight (International Only)

Powering Business Worldwide

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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March 2014

WST LED
Architectural Wall Sconce

Inverted available with WLU option only.

Catalog Number	
Notes	EXTERIOR EMERGENCY LT
Type	D

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

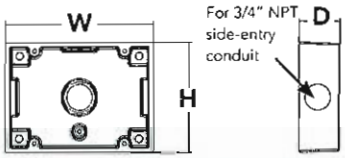
The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications
Luminaire

Height:	7-1/4" (18.4 cm)
Width:	16-1/4" (41.3 cm)
Depth:	9-1/8" (23.2 cm)
Weight:	17 lbs (7.7 kg)

Optional Back Box (BBW)

Height:	4" (10.2 cm)
Width:	5-1/2" (14.0 cm)
Depth:	1-1/2" (3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options[3]	Finish *(required)*
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[2] BBW Surface-mounted back box UTS Uptilt 5 degrees	**Shipped installed** PE Photoelectric cell, button type[4,5] SF Single fuse (120, 277, 347V)[4] DF Double fuse (208, 240, 480V)[4] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6] WLU Wet location door for up orientation[7] PIR Motion/ambient light sensor[8] DS Dual switching[9] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

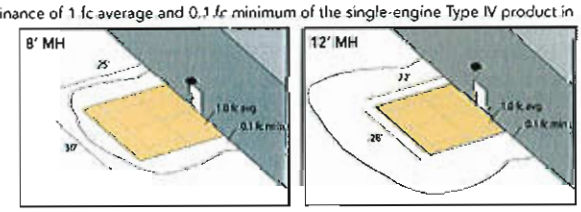
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFQD-7-QDF control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
9. Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT[1])	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	**77°F**	**1.00**
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WST LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

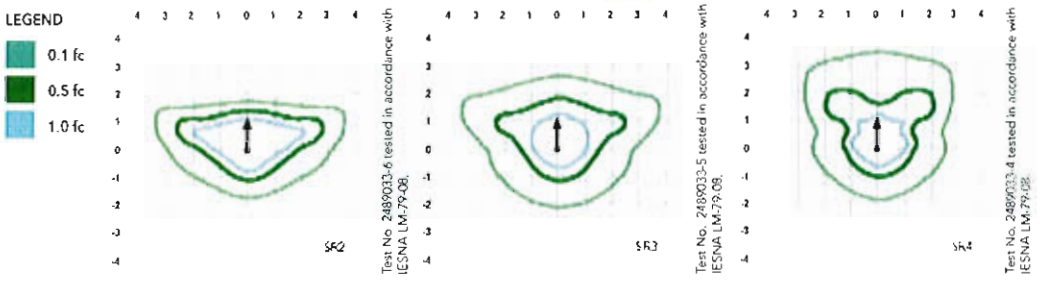
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W[1]	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W[1]	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

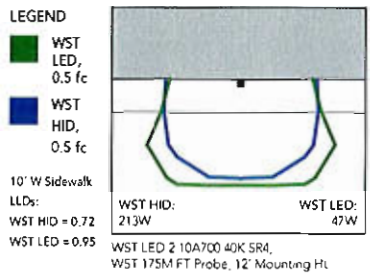
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



WST LED 2 10A700 40K SR4, WST 175M FT Probe, 12' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

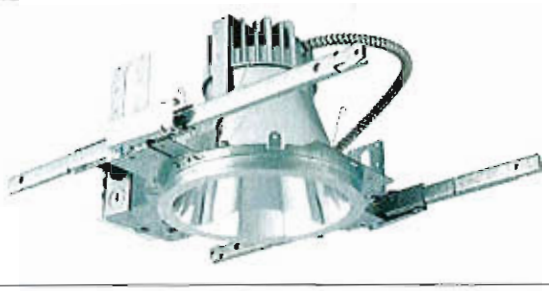
LITHONIA LIGHTING

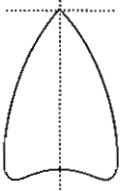
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

gotham®

Luminaire Type:
Catalog Number
(autopopulated):

TYPE E + F





Gotham Architectural Downlighting
LED Downlights

8" Evo®
Downlight

Solid-State Lighting

ENERGY STAR

OPTICAL SYSTEM
- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

EXAMPLE: EVO 35/25 8AR MWD LSS 120 EZ1

Series	Color temperature		Nominal lumen values		Aperture/Trim color		Distribution		Finish		Voltage
EVO	27/	2700 K	20	2000 lumens	8AR	Clear	VND	Very narrow (0.5 s/mh)	LSS	Semi-specular	120
	30/	3000 K	25	2500 lumens	8PR	Pewter	ND	Narrow (0.7 s/mh)	LD	Matte-diffuse	277
	35/	3500 K	30	3000 lumens	8WTR	Wheat	MD	Medium (0.9 s/mh)	LS	Specular	347[2]
	40/	4000 K			8GR	Gold	MWD	Medium wide (1.0 s/mh)			
					8WR[1]	White	WD	Wide (1.2 s/mh)			
					8BR[1]	Black					
					8WRAMF[1]	White anti-microbial					

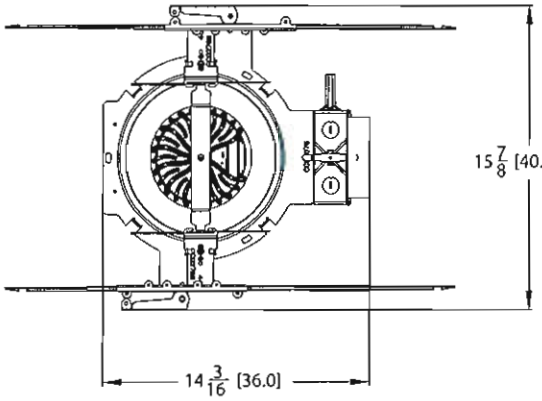
Driver[3]	
EZ1	eldoLED ECOdrive 0-10V dimming driver. Minimum dimming range level 1%
EZB	eldoLED SOLOdrive 0-10V dimming driver. Minimum dimming level <1%.
EDAB	eldoLED SOLOdrive DALI dimming driver. Minimum dimming level <1%. Minimum lumen 1500/Maximum lumen 3000.
EOXB	eldoLED POWERdrive DMX with ROM (remote device management). Minimum dimming level <1%. Includes termination resistor. Minimum lumen 1500/Maximum lumen 3000.
EXA1	XPoint Wireless, eldoLED ECOdrive 1% dimming, 0-10V. Refer to XPoint tech sheet.
EXAB	XPoint Wireless, eldoLED SOLOdrive <1% dimming, 0-10V. Refer to XPoint tech sheet.

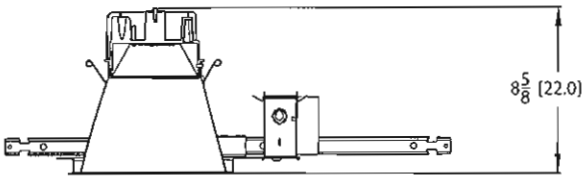
Options			
SF	Single fuse. Specify 120V or 277V.	BGTD	Bodine generator transfer device. Specify 120V or 277V.
TRW[4]	White painted flange	CRI90	High CRI (90+)
TRBL[5]	Black painted flange	CP[3]	Chicago plenum. Specify 120V or 277V.
EL[6]	Emergency battery pack with integral test switch	RRL__	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
ELR[6]	Emergency battery pack with remote test switch		
NPS80EZ[7]	nLight® dimming pack controls 0-10V eldoLED drivers.		
NPS80EZER[7,8]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.		

gotham®

DIMENSIONAL DATA

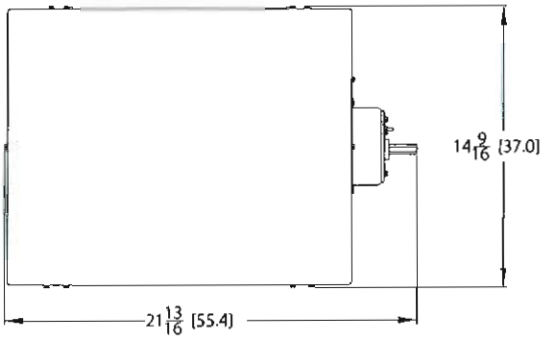
All dimensions are inches (centimeters) unless otherwise noted.

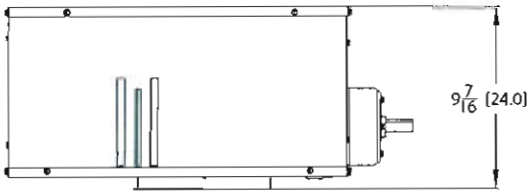




Aperture: 8-5/8 (21.9)
Ceiling Opening: 8-3/4 (22.2)
Overlap Trim: 9-1/4 (23.5)

DIMENSIONS FOR CHICAGO PLENUM





WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
2000	2,287	31.6	72.5
2500	2,964	41.1	72.0
3000	3,398	47.1	72.2

EMERGENCY LUMEN OUTPUT		
LUMENS	WATTAGE	INITIAL OUTPUT
2000	8.4	630
2500	7.2	540
3000	8.4	630

ACCESSORIES order as separate catalog numbers (shipped separately)

SCA8	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to TECH-190.
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds 1" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200.
ISO BC	0-10V wallbox dimmer. Refer to ISO-BC.

ORDERING NOTES

1. Not available with finishes.
2. Not available with EL or ELR options.
3. Refer to TECH-240 for compatible dimmers.
4. Not available with white reflector.
5. Not available with black reflector
6. For dimensional changes, refer to TECH-140. Not available with 347V.
7. Specify voltage.
8. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
9. ELR not available.

DUPLICATE

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance: Single Luminaire 30" Above Floor

CONSULT FACTORY FOR PHOTOMETRY

LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAWR)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

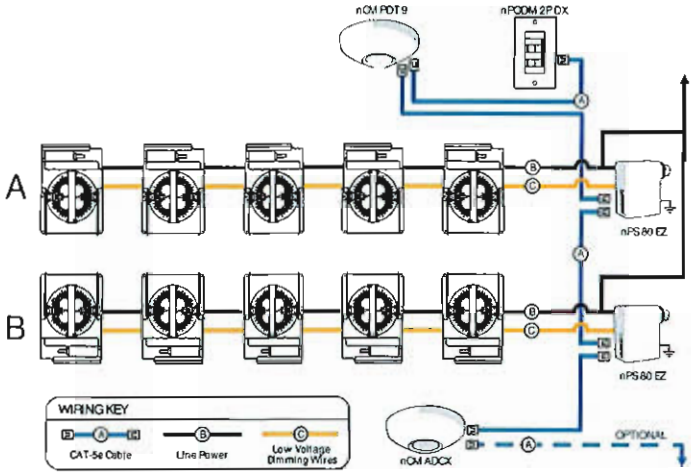
PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.
nLIGHT o□ers multiple styles of wall controls – each with varying features and user experience.

Push-Button WallPod
Traditional tactile buttons and LED user feedback

Graphic WallPod
Full color touch screen provides a sophisticated look and feel



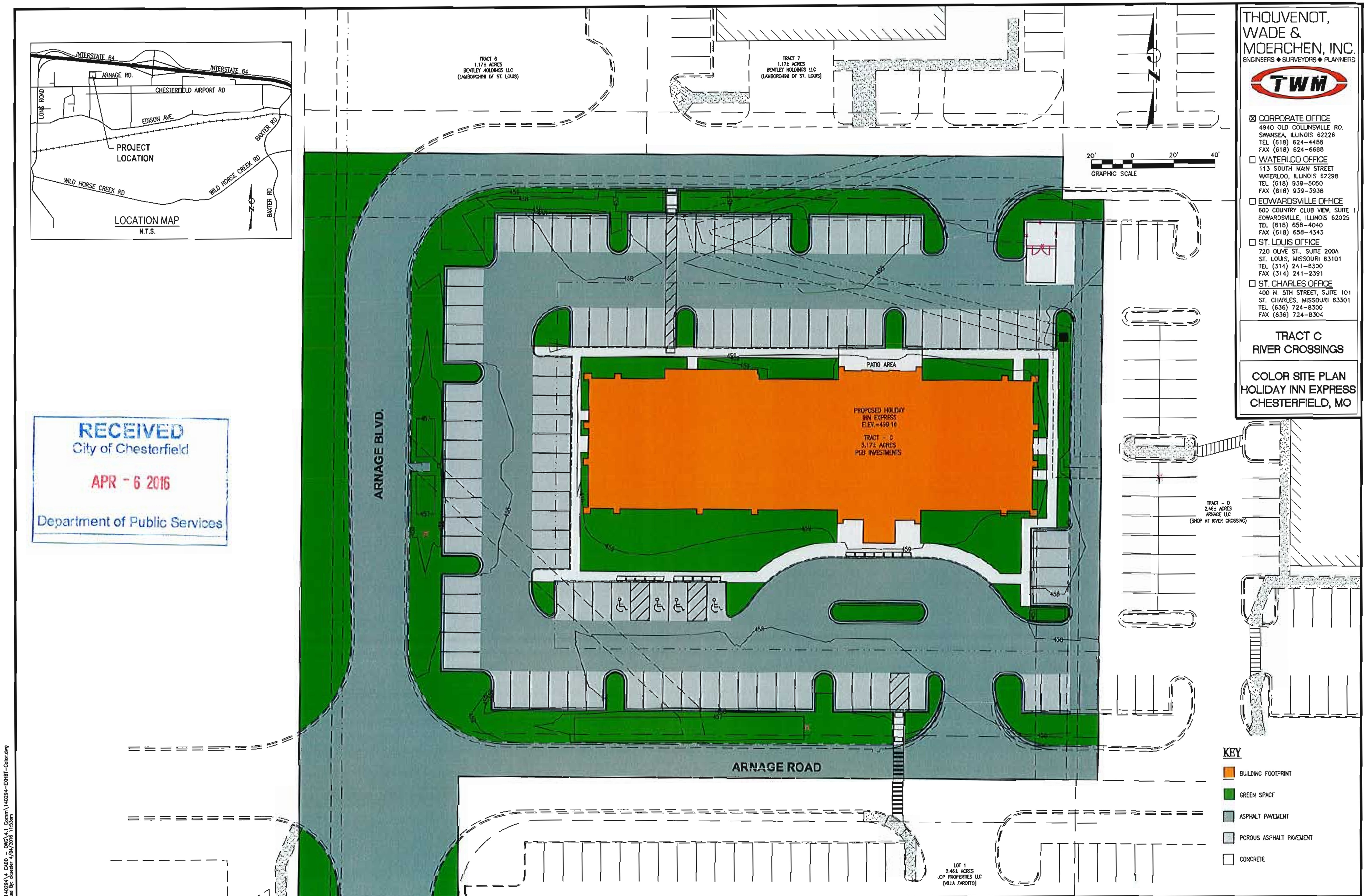
EXAMPLE
Group Fixture Control*
*Application diagram applies for □xtures with eldoLED drivers only.

nPS80 EZ Dimming/Control Pack (qty 2 required)
nPODM 2P DX Dual On/O□/Dim Push-Button WallPod
nCM ADCX Daylight Sensor with Automatic Dimming Control
nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/o□/dim wall station that enables manual control of the □xtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be con□gured to dim automatically when daylight is available. An occupancy sensor turns o□ all lights when the space is vacant.

nLight® Control Accessories:
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight controls.

WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPDD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	**Model number**	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	**Cat-5 cables (plenum rated)**	**Model number**
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1



STATE OF MISSOURI
MICHAEL F. SAPP
NUMBER A-4047
REGISTERED ARCHITECT

Environs
Architects-Planners
925 S. Main
Suite 100
Kirkwood, IL 63122
(618) 344-8888
FAX (618) 344-8150
www.environsarch.com

JOB NO.
14024

DATE:
SEPTEMBER 14, 2015
REVISIONS

Holiday Inn Express & Suites

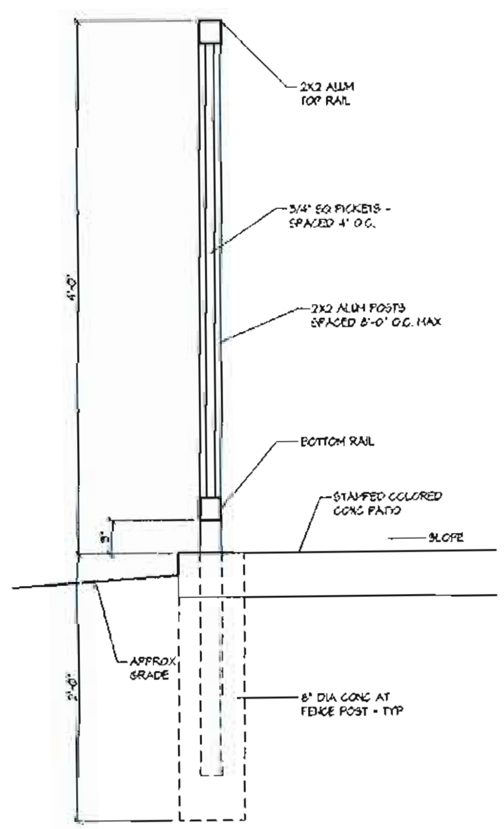
A NEW HOLIDAY INN EXPRESS & SUITES FOR:
ROBERT L. PLUMMER
CHESTERFIELD, MISSOURI

EXTERIOR ELEVATIONS

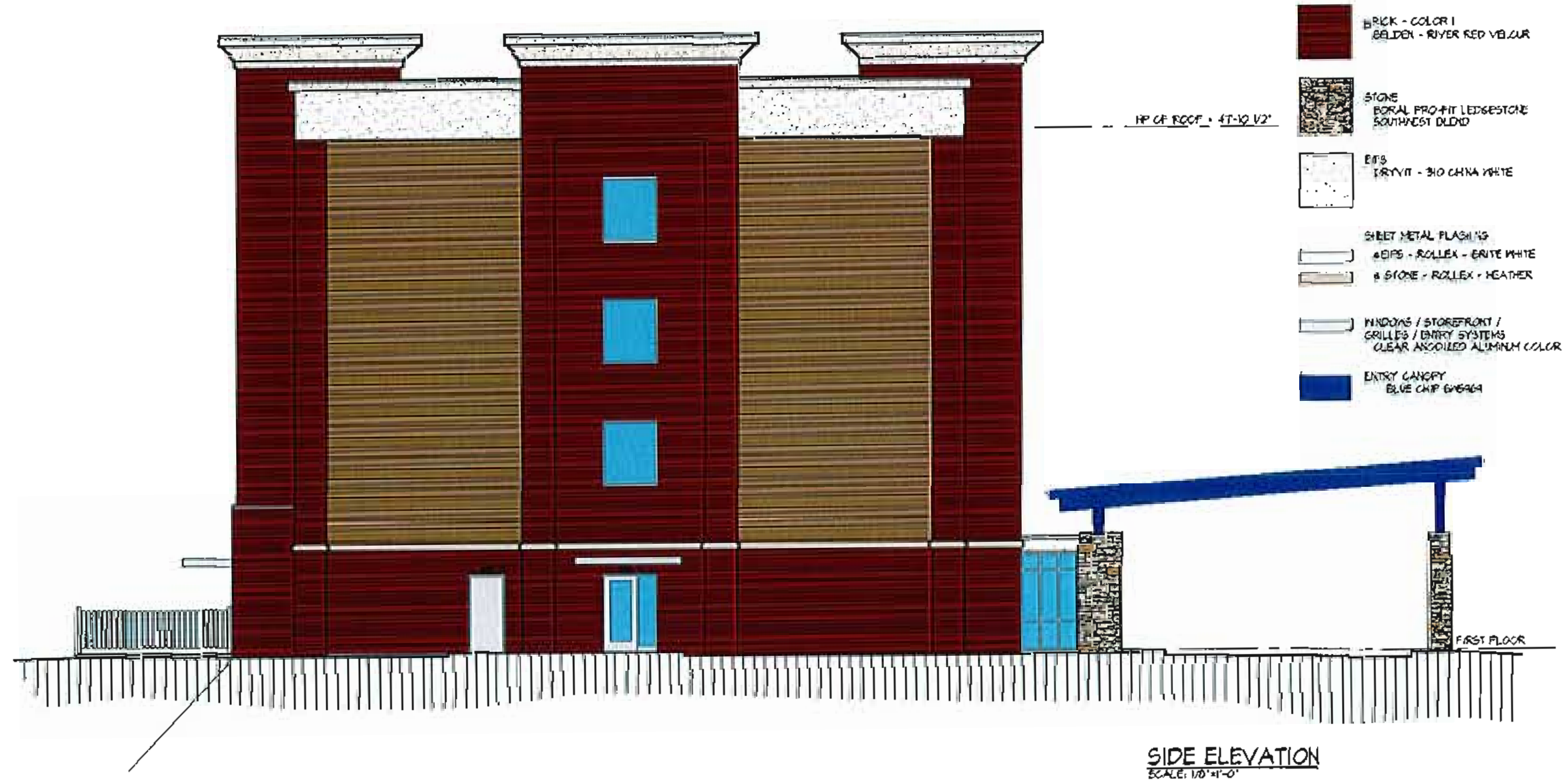
SHEET
A2.00
OF X

FRONT CANOPY ELEVATION
SCALE: 1/8"=1'-0"

SIDE ELEVATION
SCALE: 1/8"=1'-0"



1 / A2.01 FENCE AT PATIO
SCALE: 1 1/2" = 1'-0"



SIDE ELEVATION
SCALE: 1/8"=1'-0"

LEGEND

BRICK - COLOR 2
BELDEN - TUMBLEWEED VELOUR

BRICK - COLOR 1
BELDEN - RIVER RED VELOUR

STONE
BORAL PRO-FIT LEDGESTONE
SOUTHWEST BLEND

EIFS
DRYVIT - 310 CHINA WHITE

SHEET METAL FLASHING
@ EIFS - ROLLEX - BRITE WHITE
@ STONE - ROLLEX - HEATHER

WINDOWS / STOREFRONT /
GRILLES / ENTRY SYSTEMS
CLEAR ANODIZED ALUMINUM COLOR

ENTRY CANOPY
BLUE CHIP 6A5464

STATE OF MISSOURI
MICHAEL E. SAPP
NUMBER
REGISTERED ARCHITECT

Environs
Architects-Planners
6201 W. Main Suite 150
Maryville, IL 62062
(618) 344-8599
FAX (618) 344-8150
www.environsap.com

JOB NO.
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SEPTEMBER 14, 2015
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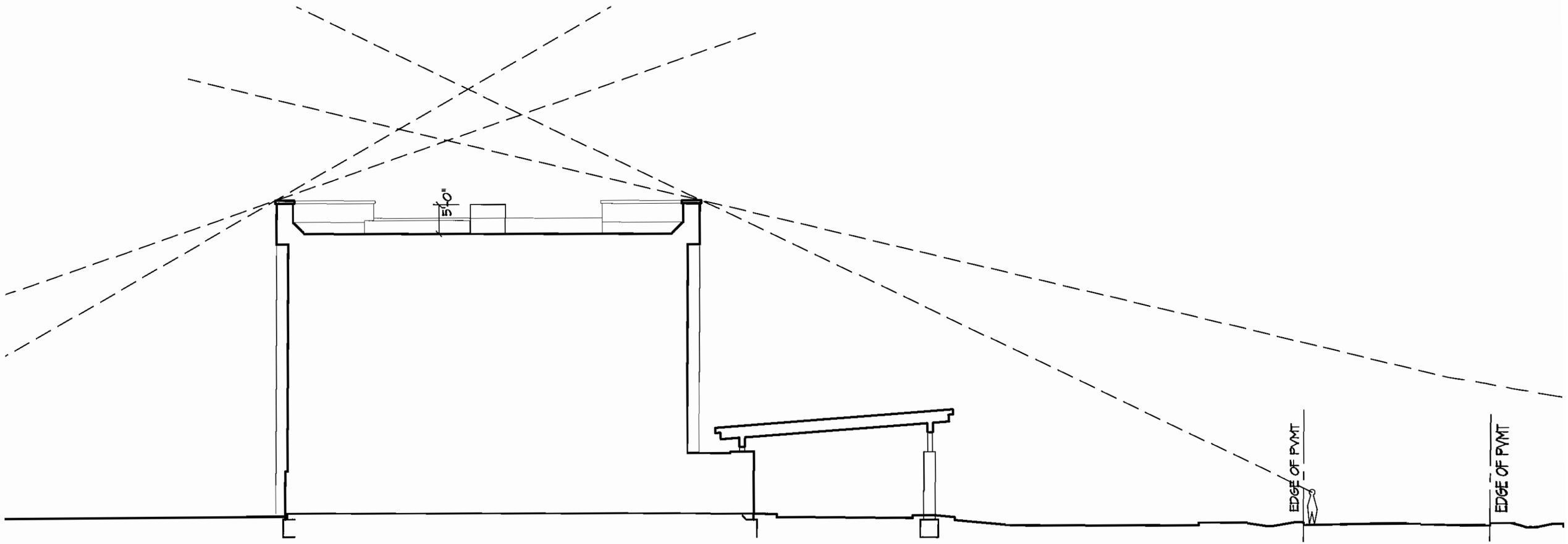
Holiday Inn Express & Suites

A NEW HOLIDAY INN EXPRESS & SUITES FOR:
ROBERT L. PLUMMER
CHESTERFIELD, MISSOURI

EXTERIOR ELEVATIONS

SHEET
A2.01
OF X

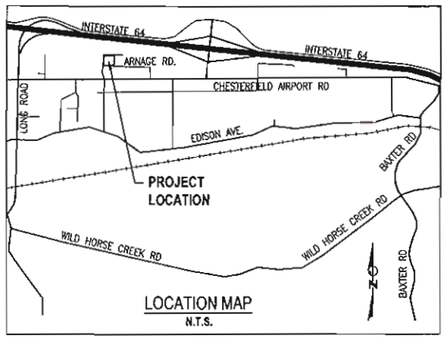
SECTION LOOKING NORTH
SCALE: 1/16"=1'-0"



SECTION LOOKING EAST
SCALE: 1/16"=1'-0"

SITE DEVELOPMENT SECTION PLAN

LOT C OF RIVER CROSSINGS
#11 ARNAGE BOULEVARD
ZONED PC-PLANNED COMMERCIAL
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
N.T.S.

PCB INVESTMENTS, INC., THE OWNERS 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

03.04., PLANNED COMMERCIAL OF THE CITY OF CHESTERFIELD

UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE):_____

(NAME TYPED): ROBERT L. PLUMMER

STATE OF ILLINOIS)
) SS.
COUNTY OF MADISON)

ON THIS _____ DAY OF _____, A.D. 20___, BEFORE ME

PERSONALLY APPEARED ROBERT L. PLUMMER, TO ME KNOWN,

WHO, BEING SWORN IN, DID SAY THAT HE/SHE IS PRESIDENT OF

PCB INVESTMENTS, INC. A CORPORATION IN THE STATE OF ILLINOIS,

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 PRESIDENT

ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

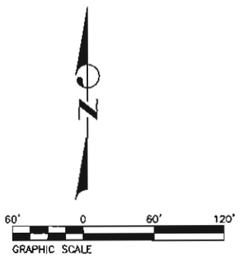
THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE

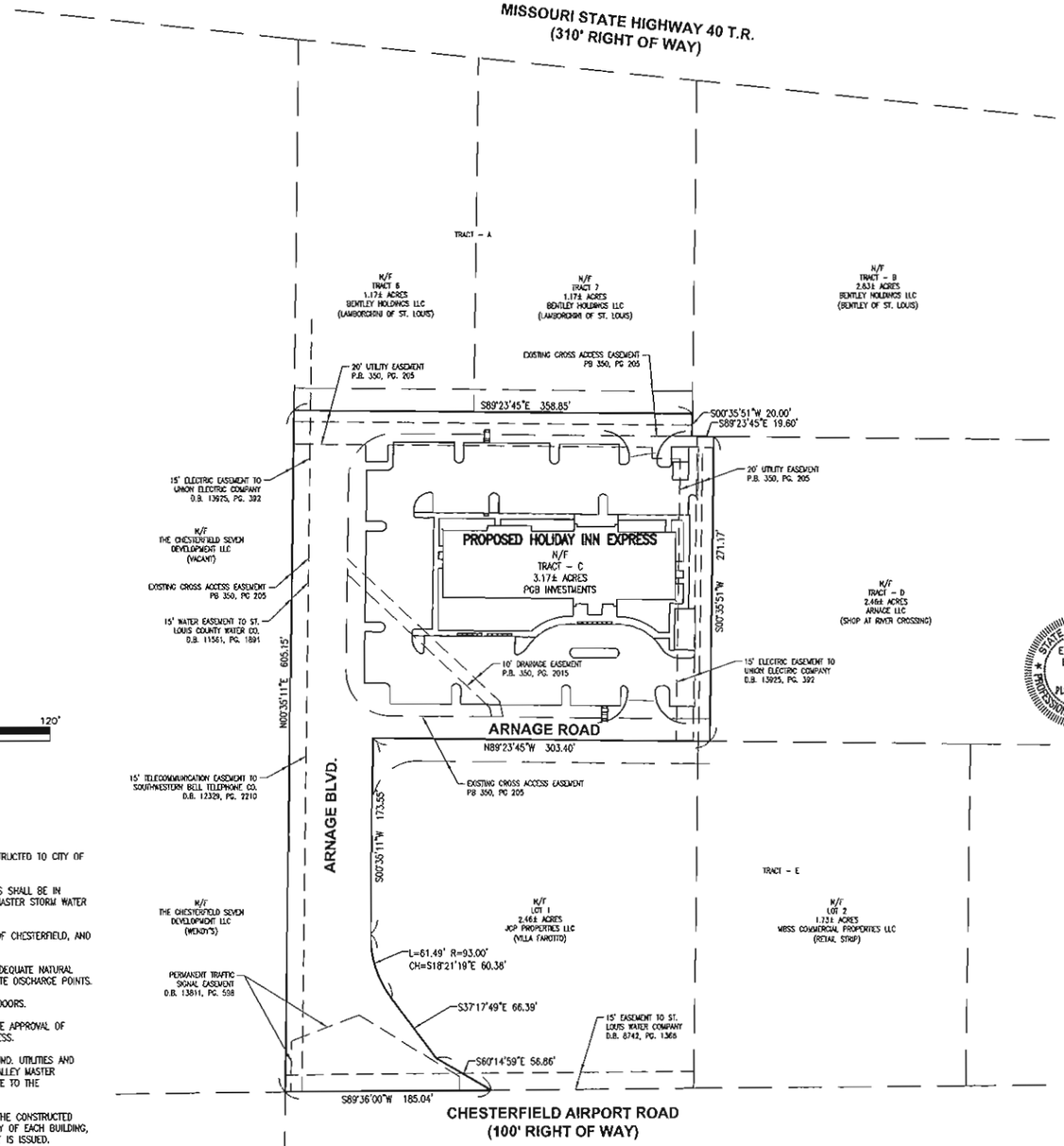
DAY OF _____, 20___, BY THE CHAIRPERSON OF SAID

COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT SECTION PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 2100, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

_____
AIMEE NASSIF, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF CHESTERFIELD, MO

_____
VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MO





GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACT C BY THOUVENOT, WADE & MOERCHEN, INC. LOTS 1-3 AND TRACTS A, B, & D BY RECORD INFORMATION.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ERGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" - AN AREA OF 500-YEAR FLOOD, 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES - AS IDENTIFIED ON MAP 29189C0165K AS REVISED TO REFLECT THE LOMR DATED FEBRUARY 4, 2015.
5. PARKING TO MEET CITY CODE.
6. MAXIMUM HEIGHTS OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS, SHALL NOT EXCEED FOUR STORIES OR 48 FEET (AS MEASURED FROM EXISTING GRADE), WHICHEVER IS LESS
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS
8. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
9. GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD, AND THE MONARCH LEVEE DISTRICT.
10. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
11. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
12. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES AND EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENTS SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
14. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.

PERTINENT DATA

ZONED	=	PC-PLANNED COMMERCIAL
ORDINANCE	=	2566
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
SEWER DISTRICT	=	M.S.D.
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC COMPANY
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
CABLE	=	CHARTER COMMUNICATIONS
PHONE SERVICE	=	SBC
SCHOOL DISTRICT	=	ROCKWOOD SCHOOL DISTRICT
FLOOD MAP PANEL	=	29189C0165K

MSD BENCHMARK
12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990 AT THE N.W. CORNER OF CHESTERFIELD AIRPORT RD. & CAPRICE DR.

SITE BENCHMARK
ELEV. 458.90
CUT SQUARE ON NORTH SIDE OF LIGHT POLE ON SOUTH SIDE OF LOT C NORTH OF ARNAGE ROAD

LEGAL DESCRIPTION
TRACT C OF RIVER CROSSINGS, A SUBDIVISION OF A TRACT OF LAND BEING PART OF SHARES 1, 2 AND 3, OF THE SUBDIVISION OF THE ESTATE OF PETER STEFFAN IN U.S. SURVEYS 125 AND 126 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 205 OF THE ST. LOUIS COUNTY RECORDS.

GEOTECHNICAL STATEMENT
QUALITY TESTING AND ENGINEERING, INC. AT THE REQUEST OF PCB INVESTMENTS, INC. HAS PROVIDED GEOTECHNICAL SERVICES FOR TRACT C AS PROPOSED HEREON. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED DURING SEPTEMBER 2015 FOR THE DEVELOPMENT OF TRACT C HEREON. OUR FINDINGS INDICATE THAT THE EARTH-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS SET FORTH.

STATE OF MISSOURI MICHAEL A. WIDWAY NUMBER E-27255 REGISTERED PROFESSIONAL ENGINEER

NAME

12-18-15
DATE

SURVEYOR'S CERTIFICATION
THIS IS TO CERTIFY THAT THOUVENOT, WADE & MOERCHEN, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STATE OF MISSOURI EDGAR M. BARNAL NUMBER PLS-2003000961 PROFESSIONAL LAND SURVEYOR

Edgar M. Barnal
NAME: EDGAR M. BARNAL, MO P.L.S. 2003000961
EXPIRATION: 12/31/2015
DATE: 12/11/2015

UTILITY NOTE
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

STL M.S.D. REF. NO.: P-0026923-01
M.S.D. BASE MAP: 17U
PROJECT ZIP CODE: 63005

PREPARED FOR:
PCB INVESTMENTS, INC.
514 EAST VANDALIA STREET
EDWARDSVILLE, IL 62025
ROB SCHMIDT
RPS@RLPDEVELOPEMENT.COM
(618) 655-7979

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ◆ SURVEYORS ◆ PLANNERS
TWM
☒ CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62226
TEL (618) 624-4488
FAX (618) 624-6688
☐ WATERLOO OFFICE
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3938
☐ EDWARDSVILLE OFFICE
800 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 655-4343
☐ ST. LOUIS OFFICE
720 OLIVE ST., SUITE 2000
ST. LOUIS, MISSOURI 63101
TEL (314) 241-6300
FAX (314) 241-2391
☐ ST. CHARLES OFFICE
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035378
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-002092
ILLINOIS PROF. LAND SURVEYING CORP.	048-000729
MISSOURI PROFESSIONAL ENGR. CORP.	MC 001528
MISSOURI LAND SURVEYING CORP.	MC 000348

SEAL

STATE OF MISSOURI MARSHA J. MALLER NUMBER E-2000155348 REGISTERED PROFESSIONAL ENGINEER

Marsha J. Maller
MO Professional Engineer License No. E-2000155348
Signature: Marsha J. Maller
Signature Date: 12-11-15
Expiration Date: 12-31-16

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: COVER SHEET AND GENERAL NOTES SITE DEVELOPMENT SECTION PLAN

PROJECT: HOLIDAY INN EXPRESS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

REV.	DATE	DESCRIPTION
△		
△		
△		

DRAWN BY:	CDK	SHEET S1
DESIGNED BY:	CDK	OF 3 SHEETS
CHECKED BY:	MJM	
APPROVED BY:	MJM	COVER
PROJECT NUMBER	D01140294	DATE: DEC 30, 2015

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

P:\140294\ CADD - DWG\4.1 Comm\Site Development Section Plan\140294-SDSP-PLANS.dwg

PARKING SPACE DIMENSION REDUCTION TO 9'x18'
ADEQUATE ROOM AVAILABLE
REDUCTION NOT IN GREENSPACE
LANDSCAPE SHALL NOT BE AFFECTED BY VEHICLE OVERHANGS

RIVER CROSSINGS DEVELOPMENT
PERMITTED SQUARE FOOTAGE = 189,000 SF
EXISTING STRUCTURES SQUARE FOOTAGE = 96,029 SF
PROPOSED HOLIDAY INN SQUARE FOOTAGE = 52,603 SF
TOTAL SQUARE FOOTAGE = 161,980 SF
REMAINING RIVER CROSSINGS SQUARE FOOTAGE = 27,020 SF

TOTAL NUMBER OF ROOMS	= 91
TOTAL PARKING SPACES REQUIRED (120% x NUMBER OF ROOMS)	= 109
PARKING SPACES PROVIDED	= 109
ACCESSIBLE SPACES	= 4

THERE SHALL BE NO CONFERENCE ROOMS, RESTAURANTS, OR BANQUET FACILITIES IN CONJUNCTION WITH THIS HOTEL.

TRACT – C
(PER PRELIMINARY DEVELOPMENT PLAN)
TOTAL AREA.....3.17 ACRES
OPEN SPACE.....0.579 ACRES
PERCENT OPEN SPACE.....18%

TRACT – C
(AS PROVIDED)
TOTAL AREA.....3.17 ACRES
OPEN SPACE.....0.75 ACRES
PERCENT OPEN SPACE.....23.7%

REQUIRED BUILDING SETBACKS
–120 FEET FROM WESTERN BOUNDARY
–60 FEET FROM SOUTHERN INTERIOR ROAD
–60 FEET FROM NORTHERN INTERIOR ROAD

PROVIDED BUILDING SETBACKS
–136 FEET FROM WESTERN BOUNDARY
–111 FEET FROM SOUTHERN INTERIOR ROAD
–104 FEET FROM NORTHERN INTERIOR ROAD

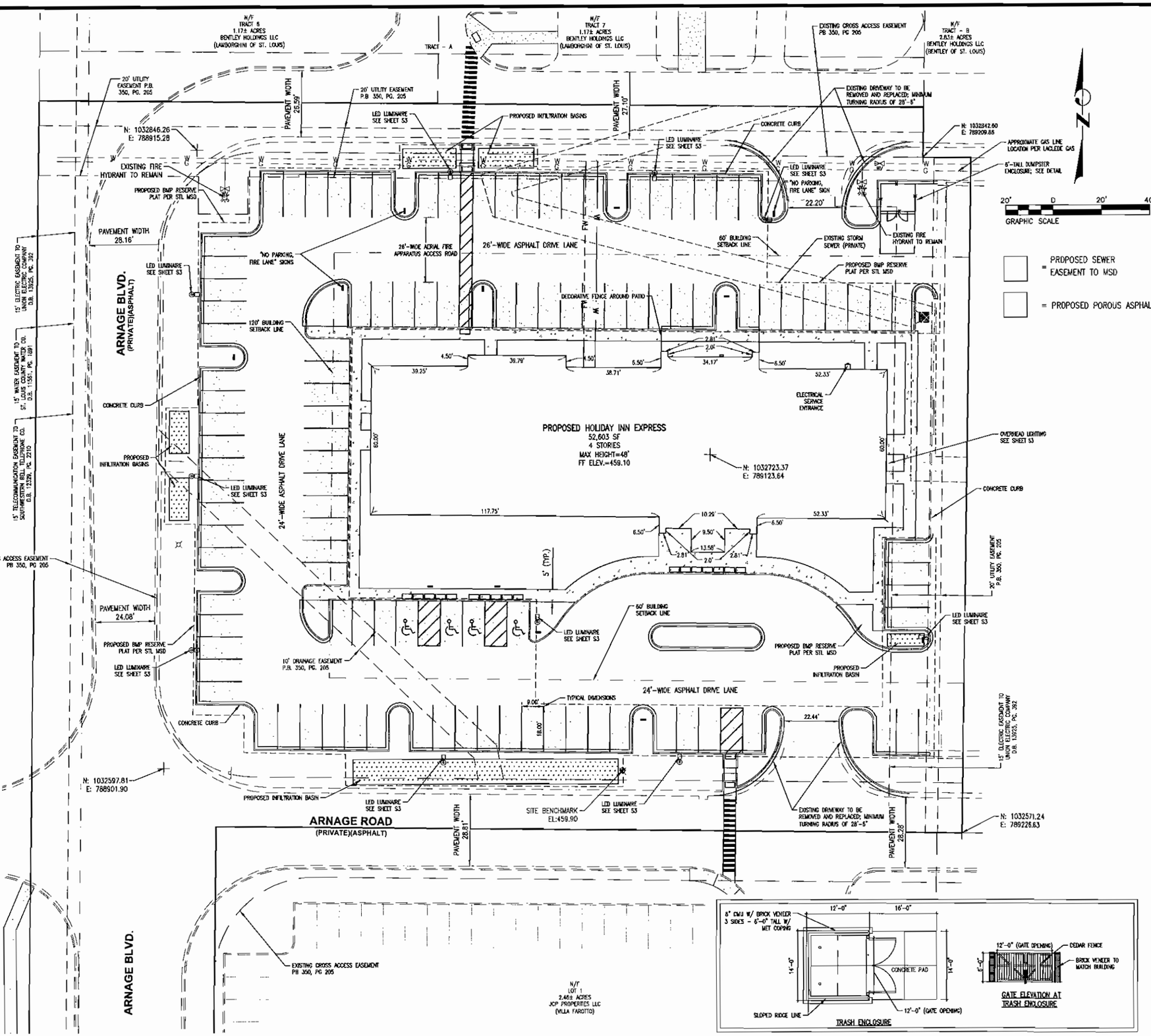
FLOOR AREA RATIOS

FIRST FLOOR	=	13,543 SF
SECOND FLOOR	=	13,020 SF
THIRD FLOOR	=	13,020 SF
FOURTH FLOOR	=	13,020 SF
TOTAL SQUARE FOOTAGE	=	52,603 SF

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
SIGNAGE APPROVAL IS A SEPARATE PROCESS.

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- EX. EASEMENT
- PROP. EASEMENT
- 499 EXISTING CONTOURS MINOR
- 500 EXISTING CONTOURS MAJOR
- 499 PROPOSED CONTOURS MAJOR
- 500 PROPOSED CONTOURS MINOR
- W EX. WATER MAIN
- W PROP. WATER MAIN
- FW PROP. FIRE MAIN
- SAN EX. SANITARY SEWER MAIN
- SAN PROP. SANITARY SEWER MAIN
- STM EX. STORM SEWER
- STM PROP. STORM SEWER



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FAX (618) 939-3938

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600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 656-4343

☐ ST. LOUIS OFFICE
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
TEL (314) 241-6300
FAX (314) 241-2391

☐ ST. CHARLES OFFICE
400 N. 5TH STREET, SUITE 101
ST. CHARLES, MISSOURI 63301
TEL (636) 724-8300
FAX (636) 724-8304

PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	61-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	NC 001528
MISSOURI LAND SURVEYING CORP.	NC 000346

SEAL
MARSHA J. MOLLER NUMBER E-2000155348 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Marsha J. Moller Exp 12/31/16
MO Professional Engineer License: E-2000155348
Signature:
Signature Date:
Expiration Date:

STATEMENT OF RESPONSIBILITY
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: PROPOSED SITE PLAN
SITE DEVELOPMENT SECTION PLAN

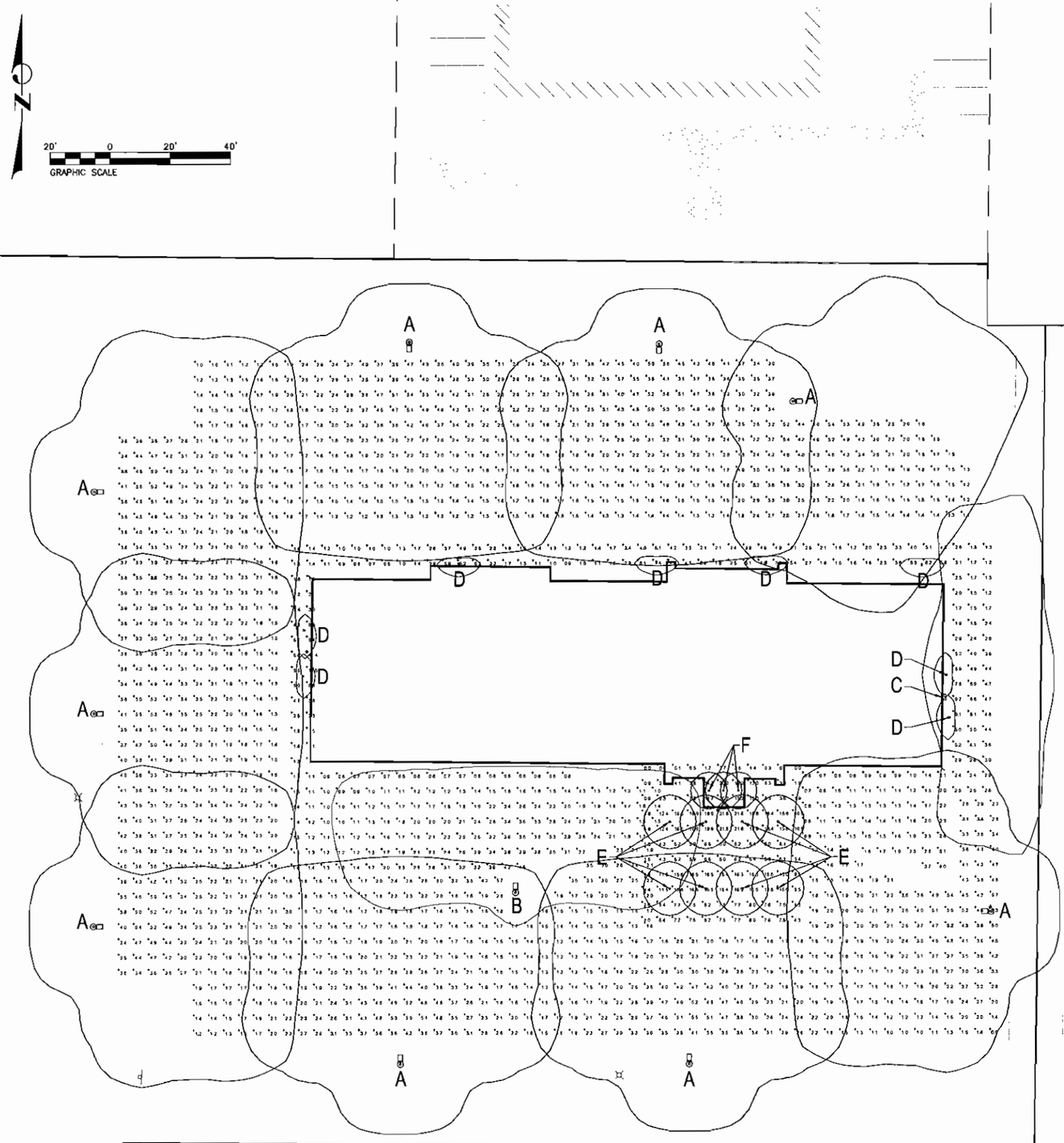
PROJECT: HOLIDAY INN EXPRESS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

REV.	DATE	DESCRIPTION
1		
2		
3		

DRAWN BY	CDK	SHEET S2
DESIGNED BY	CDK	OF 3 SHEETS
CHECKED BY	MJM	
APPROVED BY	MJM	SITE PLAN
PROJECT NUMBER	D01140294	DATE: DEC 30, 2015

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

P:\140294\4 CADD - DWG\4.1 Comm\Site Development Section Plan\140294-SDSP-PLANS.dwg



LEGEND

A LED LUMINAIRE – COOPER LIGHTING CATALOG NO. GAN-AE-03-LED-U-T4FT-XX-EA-7060, 15,760 LUMENS, 157 WATTS, 20' MOUNTING HEIGHT, TYPE 4 FORWARD THROW DISTRIBUTION WITH 10' EXTENDED ARM, 70 CRI, 6000K

B LED LUMINAIRE – COOPER LIGHTING CATALOG NO. GAN-AE-02-LED-U-SL3-XX-EA-7060, 10,500 LUMENS, 107 WATTS, 20' MOUNTING HEIGHT, TYPE 3 W/ SPILL CONTROL DISTRIBUTION WITH 10' EXTENDED ARM, 70 CRI, 6000K

C LED LUMINAIRE – COOPER LIGHTING CATALOG NO. GA-AE-01-LLD-U-SL2-XX-WW-7050, 5,263 LUMENS, 56 WATTS, 25' MOUNTING HEIGHT, TYPE 2 W/ SPILL CONTROL DISTRIBUTION, WALL MOUNT, 70 CRI, 6000K

D LED WALL SCONCE – LITHONIA CATALOG NO. WST LED-2-10A700/30K-SR4, 47W, 15' MOUNTING HEIGHT, TYPE 4, EMERGENCY BATTERY BACKUP, 3000K, DOWNWARD FACING

E. LED DOWNLIGHT – GOTHAM CATALOG NO. EVO-30-30-8AR-MWD-LS, 15' MOUNTING HEIGHT, 3000 K

F. LED DOWNLIGHT – GOTHAM CATALOG NO. EVO-35-15-8AR-MWD-LS, 15' MOUNTING HEIGHT, 1500K

CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE 31-04-03 MINIMUM FOOTCANDLE LIGHTING STANDARDS

DESCRIPTION	COMMERCIAL REQUIREMENT	PROVIDED
WALKWAYS, AVERAGE MAINTAINED	0.5	1.6
BUILDING ENTRANCES AND EXITS, AVERAGE MAINTAINED	5.0	6.8
MINIMUM INITIAL LEVEL AT ANY POINT ON THE PARKING AREA	0.5	1.0
MAXIMUM INITIAL LEVEL 5 FEET FROM THE BASE OF A LIGHT STANDARD	8.0	6.3

THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS ◆ SURVEYORS ◆ PLANNERS

☒ CORPORATE OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS 62225
TEL (618) 624-4488
FAX (618) 624-6688

☐ WATERLOO OFFICE
113 SOUTH MAIN STREET
WATERLOO, ILLINOIS 62298
TEL (618) 939-5050
FAX (618) 939-3936

☐ EDWARDSVILLE OFFICE
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, ILLINOIS 62025
TEL (618) 656-4040
FAX (618) 655-4343

☐ ST. LOUIS OFFICE
720 OLIVE ST., SUITE 200A
ST. LOUIS, MISSOURI 63101
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SEAL

STATE OF MISSOURI · MARSHA J. MALLER · NUMBER E-2000155348 · REGISTERED PROFESSIONAL ENGINEER

Marsha J. Maller Exp 12/31/16
MO Professional Engineer License #E-2000155348
Signature:
Signature Date:
Expiration Date:

STATEMENT OF RESPONSIBILITY

I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

TITLE: LIGHTING PLAN
SITE DEVELOPMENT SECTION PLAN

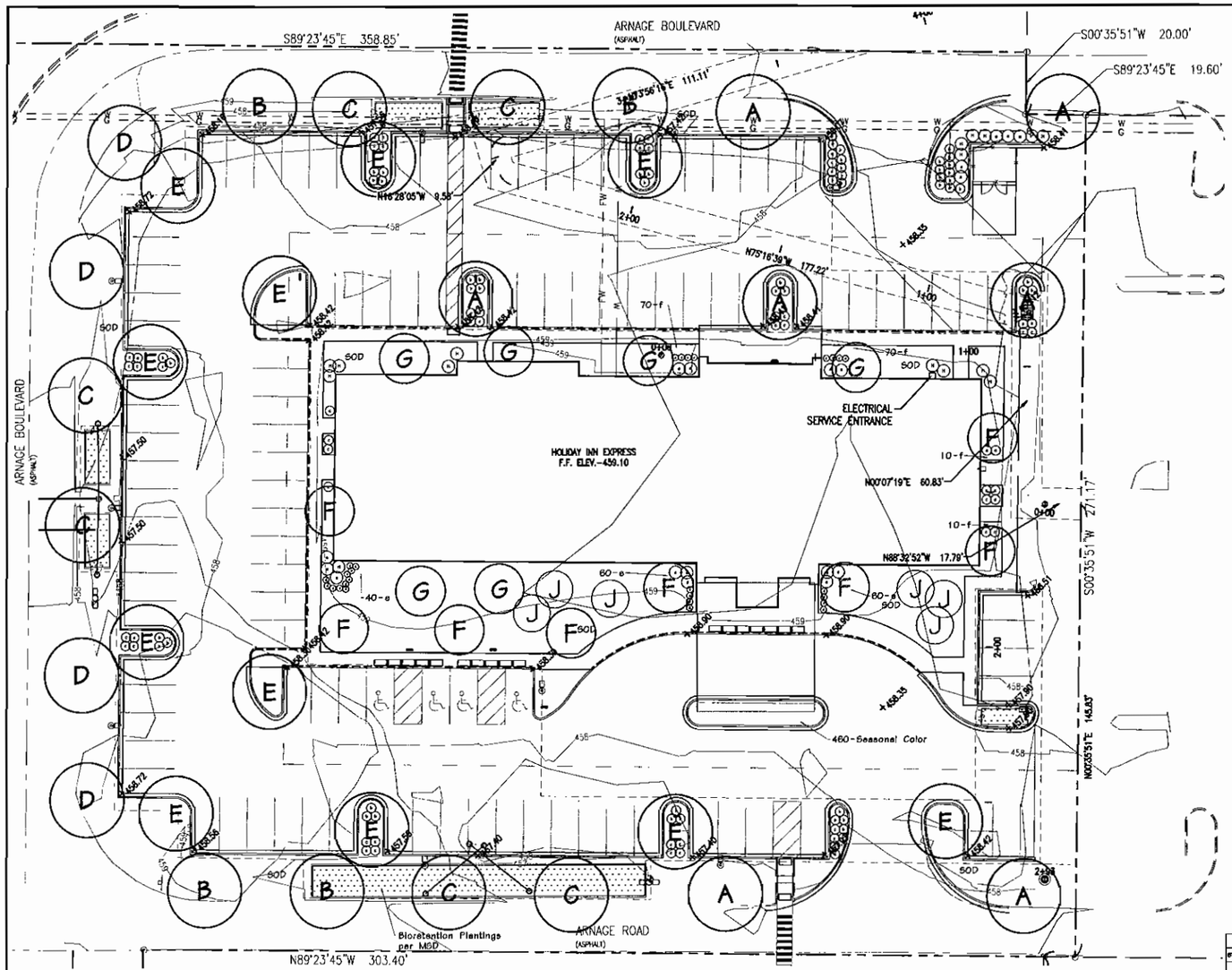
PROJECT: HOLIDAY INN EXPRESS
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

REV	DATE	DESCRIPTION
1		
2		
3		

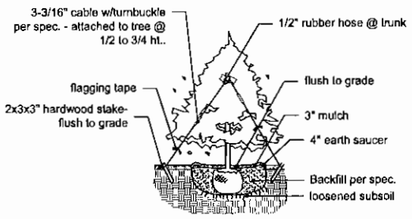
DRAWN BY	CDK	SHEET S3
DESIGNED BY	CDK	OF 3 SHEETS
CHECKED BY	MJM	
APPROVED BY	MJM	LIGHTING
PROJECT NUMBER	001140294	DATE DEC 30, 2015

☒ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING
☐ ISSUED FOR CONSTR. ☐ RECORD DRAWING

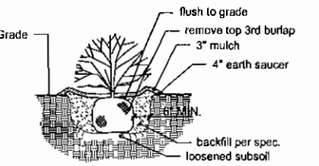
P:\1140294\4 CADD - DWG\4.1 Comm\Site Development Section Plan\1140294-SDSP-PLANS.dwg



Landscape Plan
SCALE 1"=20'

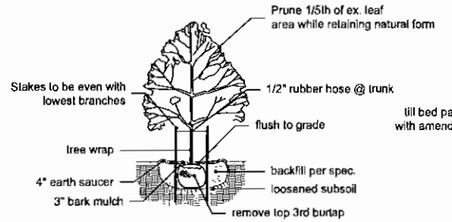


TYPICAL EVERGREEN PLANTING

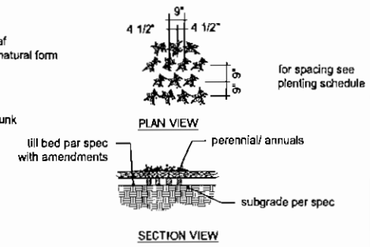


SCARIFY ROOT BALL OF ALL CONTAINER STOCK

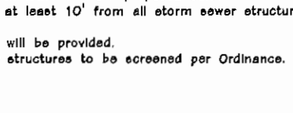
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING



OETAIL PLAN VIEW

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	7	Gleditsia t. inermis 'Shademaster'	Shademaster Honeylocust	2 1/2"	45'+	Fast Growing
B	4	Tilia americana	American Linden	2 1/2"	45'+	Medium Growing
C	6	Quercus bicolor	Swamp White Oak	2 1/2"	45'+	Medium Growing
D	4	Platanus x acerifolia	London Planetree	2 1/2"	45'+	Fast Growing
E	11	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2"	45'+	Fast Growing
F	8	Cercis canadensis	Red Bud	2 1/2"	25'+	Fast Growing
G	6	Cornue florida	Flowering Dogwood	2 1/2"	15'+	Slow Growing
H	16	Juniperus c. 'Hetzi Columnaris'	Hetzi Columnar Juniper	6'	20'+	Medium Growing
J	6	Picea pungens	Colorado Spruce	8'	30-40'	Medium Growing
a	20	Ilex glabra 'Shamrock'	Shamrock Inkberry	2-3'		3' O.C.
b	53	Juniperus horizontalis 'Plumosa'	Compact Andorra Juniper	18-24"		3' O.C.
c	55	Rosa 'Radrazz'	Knock out Rose	18-24"		3' O.C.
d	27	Buxus sinica i. 'Wintergreen'	Wintergreen Boxwood	18-24"		2' O.C.
e	160	Hemerocallis 'Stella de Oro'	Stella de Oro daylilly	1 gal		12"O.C.
f	160	Liriope muscari 'Big Blue'	Big Blue Liriope	1 qt		12" O.C.
		Bioretention Plantings per MSD				

GENERAL NOTES:

1) Openspace ratio is 23.7%
2) Street trees Req.- 875 lf/50 ft = 17.5 or 18 street trees
3) All street trees will be located at least 3' from proposed curb.
4) All street trees will be located at least 10' from all storm sewer structurees.
5) All turf areas will be sodded.
6) An in-ground irrigation system will be provided.
7) Any future above ground utility structures to be screened per Ordinance.

STATE OF MISSOURI
DOUGLAS A. DELONG
NUMBER LA-81
LANDSCAPE ARCHITECT
12/11/2015
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

HOLIDAY INN EXPRESS
Chesterfield, Missouri

PGB Investments, Inc., Edwarsville, II

Revisions:

Date	Description	No.
10/5/15	City Comments	1
10/27/15	City Comments	2
11/20/15	City Comments	3
12/11/15	City Comments	4

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority #2013000145

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 7/31/15
Job #: 146.001