



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: September 14, 2017

From: Mike Knight, Project Planner

Location: 16861 Chesterfield Airport Road – south of Interstate 64 and northeast of the intersection of Chesterfield Airport Road and Chesterfield Commons East Drive

Applicant: Johnny Yoon (Johnny Y Properties)

Description: **Kemp Auto Museum (Johnny Y Properties) Site Development Plan**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 2.7-acre tract of land zoned “PC” Planned Commercial District.

PROPOSAL SUMMARY

This request is for construction of a new, one level shopping center with 17,677 square feet of gross leasable area with eight tenant spaces and 80 parking spaces. The property is a narrow, east to west tract of land, and is bordered on the north by Interstate 64 and the south by Chesterfield Airport Road. The proposed building is parallel to Chesterfield Airport Road and the top parapet has varying heights, with the highest parapet at 28’4”.

ZONING HISTORY OF SUBJECT SITE

The subject site was originally zoned “NU” Non-Urban District through St. Louis County. In 1974, the property was rezoned from the “NU” District to “M-3” Planned Industrial District by St. Louis County Ordinance 7014. In 2007, the City of Chesterfield ordinance 2397 changed the zoning from an “M-3” Planned Industrial District to a “PC” Planned Commercial District.

In July of 2016, the current governing City ordinance, 2905, amended the existing “PC” Planned Commercial District to a new “PC” Planned Commercial District under a new site specific governing ordinance and Preliminary Development Plan.



Figure 1: Yoon Strip Center – 16861 Chesterfield Airport Road (lots not drawn to scale/approximated)

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

This is a 2.7-acre tract located on the north side of Chesterfield Airport Road and south of Outer 40 Road. The applicant provided a color site plan showing the location of the proposed building and the associated parking. There are 8 possible tenant spaces shown on the color site plan.

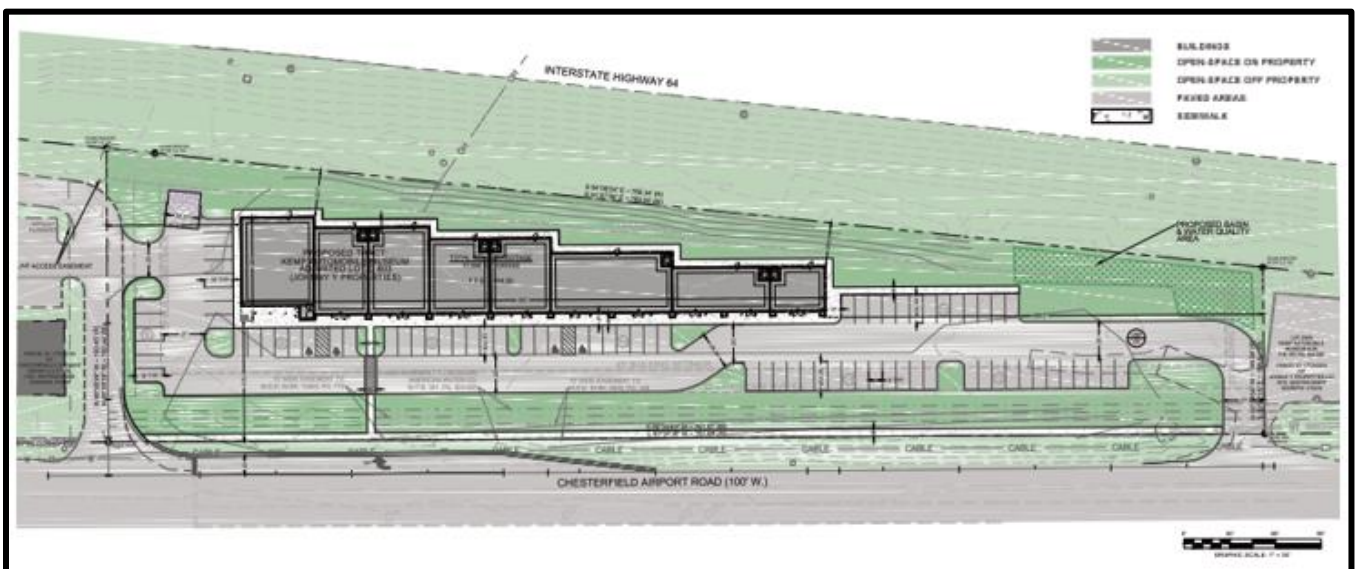


Figure 2: Color Site Development Plan excerpt

The proposed building will be highly visible to Chesterfield Airport Road traffic travelling both east and west. The proposed Landscape Plan has heavy buffering of canopy, evergreen, and understory trees along with deciduous shrubs to the rear which would limit the visibility from Interstate 64.

A “Desirable Practice” under the Site Relation section identified within the City of Chesterfield’s Unified Development Code (UDC) is to provide safe pedestrian movement and connections between elements. These safe pedestrian movements include both moving safely internally throughout the subject site, and externally connecting to neighboring sites.

Internally, the proposed site plan includes pedestrian connectivity with the presence of a 5’ wide sidewalk that connects each storefront of the property, as well as circumnavigates around the building. The plan also includes an enhanced, striped connection to the sidewalk adjacent to Chesterfield Airport Road. Potential external pedestrian connections are mainly to developments to the west and south. Because of the site location, external connections to the north are limited by Interstate 64, and are limited to the east by the intersection of Chesterfield Airport Road and Interstate 64.

An active Tesla site development project is situated just west of this proposed site, as depicted in the aerial image below. In accordance with enhancing pedestrian connections in line with the UDC ‘Desirable Practice’, the Tesla site adds a new sidewalk connection to Chesterfield Airport Road. Outlined in red in Figure 3 below is the pedestrian network to connect with the neighboring developments including the Tesla site and the adjacent Pacific Dental site. Outlined in yellow are the associated building frontages.

The positioning of the Johnny Yoon building, at the rear of the lot, behind the surface parking (80 spaces), decreases the pedestrian connectivity and experience both travelling within the site, and to the neighboring sites. A pedestrian trying to access any of the neighboring developments from the proposed development, or access the Johnny Yoon building from the neighboring sites, must walk through a parking drive aisle to gain access to the storefronts on the proposed sites. However, neighboring sites are set with frontage close to Chesterfield Airport Road, with parking on the rear, and encourage a strong pedestrian experience and enhanced connections. Figure 3 below outlines the relation of storefront location to the pedestrian network.



Figure 3: Pedestrian Connectivity & Relation to Storefronts

B. Circulation System and Access

The UDC encourages rear and side parking area. All neighboring developments, existing and approved, have rear and side parking. Front parking may be considered if appropriate landscaping and setbacks are incorporated into the parking design. Parking for the subject site is largely in the front of the building with minimal landscaping within the foreground for the buildings. The proposed development differs from neighboring developments with this design. Circulation system and access is largely affected within the pedestrian realm, including connections to neighboring developments and the general travelling experience. These pedestrian comments are in the Site Relation section, and identified in Figure 3 above.

C. Topography

The site is generally flat, with approximately 4' of grade change across the property. Areas of the site will be both cut and filled to accommodate the building and parking area.

General Requirements for Building Design:

A. Scale

The applicant provided elevations and exterior renderings showing the building size and height. The height is compatible with the adjacent developments and other standalone developments in the area. This development does not exceed 28'-4" anywhere on the subject site. Neighboring buildings mostly reside directly to the west and south. These developments are displayed in Figure 4 below. As referenced, most maximum building heights are from 20-25', demonstrating the proposed building is compatible with neighboring developments.



Figure 4: Neighboring Building Height Compatibility

B. Design

The front façade of the building uses multiple materials to accent and produce a sophisticated design. The base of the building has masonry finish with ground face concrete block, lined with a limestone fill-in. The building façade, between the top of the store windows and doors, and before the parapet is a combination of EIFS and Slimlite porcelain panels, that differs above stores, and separated by brick pillars. The porcelain tile is used as an accent finish providing the sophisticated element to the building. Full height masonry pilaster with accent brick in recessed areas is complemented with soldier brick, and includes a decorative LED downlight light on each pillar (as indicated later in the lighting discussion), which illuminates masonry and ground face concrete block still at height.

Below in Figure 8 are the West and East Elevations. The West Elevation solely depicts the largest tenant. The Black anodized storefront frame with the 1" clear insulated glazing wrap around the building from the front to the West Elevation. There are tempered pane doors for people to use to enter and exit the tenant space. The EIFS, brick and concrete block continue to both the West and East elevations. On the East Elevation, since the tenant spaces are smaller from north to south going west to east, you are able to see the roof top units and their individual screens. The West and East Elevations both have wall sconces which can also be seen in the Lighting Plan on Figure 10.

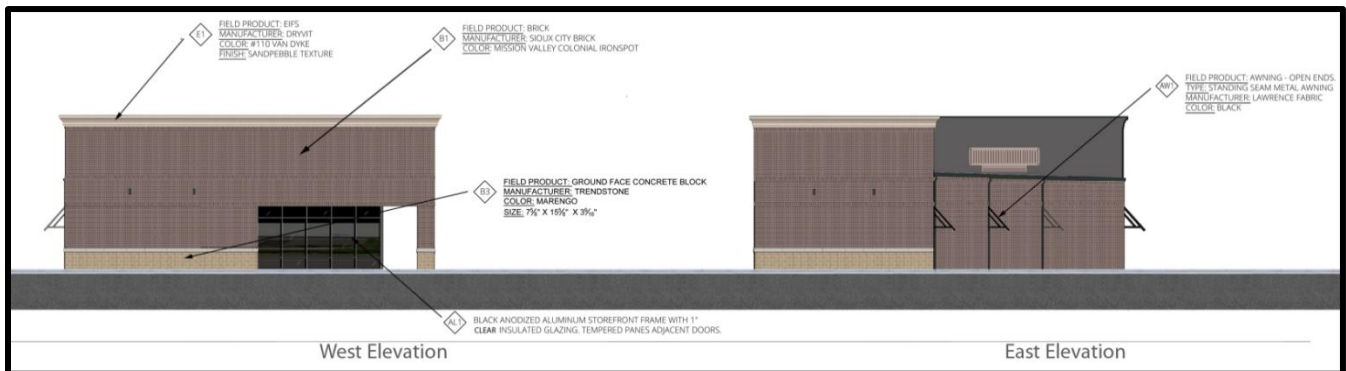


Figure 8: West and East Elevations

C. Materials and Color

The materials proposed on the exterior façade of the shopping center—masonry, EIFS, ground face concrete, porcelain, and black anodized aluminum storefront—form a cohesive design with complementary colors. These colors are also compatible with adjacent properties. There will be no highly reflective material or prefabricated building material finishes. The color, shape, and size will complement each finish. The front façade shows two different heights in parapet to help break the linear repetition along the streetscape. Each pilaster is in a (Mission Valley Colonial Ironspot) color masonry with the recessed area filled with darker accent brick color (Poderosa Modular). The concrete block's neutral color (Marengo) and the neutral color (#110 Van Dyke) EIFS parapet detail complement the black anodized aluminum storefronts' finishing color. The porcelain tile is in dark gray (Rock TP44) and also utilizes an architectural feature.

D. Landscape Design and Screening

Landscaping surrounds the entire site with the most density along the north boundary seen in Figure 9 below. There are 71 trees proposed consisting of canopy trees (37), evergreen (25), and understory trees (15). As one enters the parking area they are greeted by Pin Oak canopy trees and then once arrived green Vase Zelkova canopy trees break up the parking area located primarily in the parking islands.

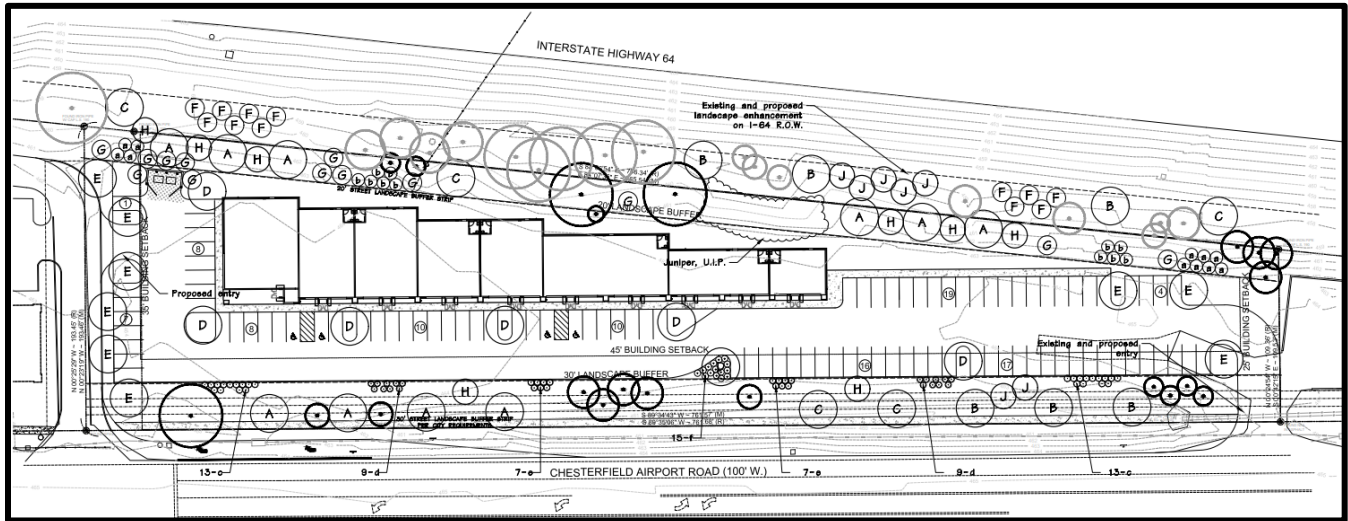


Figure 9: Landscape Plan

The trash enclosure will have the same material finish as the building façade including the brick veneer and concrete footings below. Roof top unit screening color has been incorporated with similar EIFS color.

E. Signage

A monument sign is still under review with the proposed site plan, but is initially proposed for a location near the southeastern entrance. The inclusion of additional signage occurs through a separate approval process.

F. Lighting

LED Lighting was selected to enhance energy efficiency and meet the City of Chesterfield standards. All proposed outdoor fixtures are flat lensed and fully shielded. A total of five different lighting fixtures will be used. Ten pole-mounted parking fixtures are placed throughout the parking area (marked as the green dot in the lighting plan image on the next page). Four different lighting fixtures will be used on the building. Decorative sconces (marked as a blue dot) are used on the east and west edges of the building. Two different types of flat, fully shielded LED lights will be used around the perimeter of the building (marked as red and orange dots). The purple dots indicate the recessed cans illuminating the southern frontage. The Lighting Plan included at the top of the next page has pictures of all five lighting fixtures that are proposed, as well as indicates their approximate location on the proposed development.

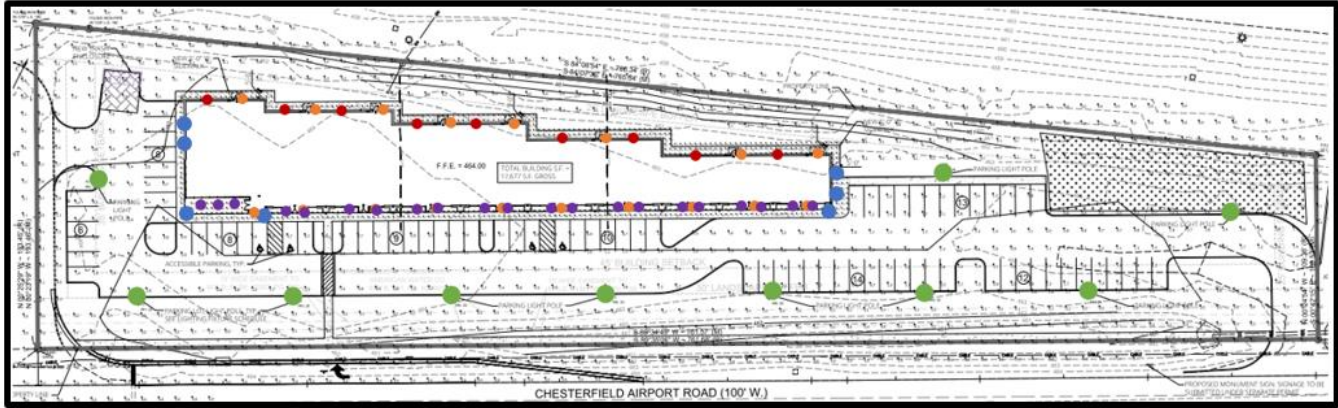


Figure 10: Lighting and Placement



Parking: Pole
Color: Black



LED: Recessed
Color: Clear Diffuse



LED: Wall Sconce
Color: Bronze



LED: Wall Pack
Color: Carbon Bronze



LED: Gen & Emergency
Color: Dark Bronze

Specific requirements for the Chesterfield Valley:

The subject site utilizes architectural elements including the masonry finish from the front façade, sides, and rear. Accent LED downlights are added at each pilaster along the front façade. Trash enclosures will have the same material finish as the exterior of the building for consistency. Roof top screening units utilize a similar color as the EIFS to complement the masonry finish.

DEPARTMENT INPUT

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.

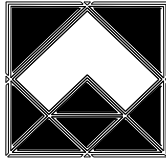
Staff requests review and recommendation on this submittal for Kemp Auto Museum (Johnny Y Properties) Site Development Plan.

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 Kemp Auto Museum (Johnny Y Properties) , 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, and Architectural Elevations for Kemp Auto Museum (Johnny Y Properties) to the Planning Commission with the following recommendations..."



KLITZING WELSCH ASSOCIATES

08-14-17

Attn: Planning Commission and Development Reviewer
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
636-537-4745

RE: Architectural Review Board – Architect’s Statement of Design
Proposed: Johnny Y commercial development
16861 Chesterfield Airport Road
Chesterfield, MO

Please accept the enclosed Architect’s statement of design that portray Architectural review design standard found in Sec. 31-04-01. Johnny Y commercial development is a one level shopping center with 17,677 square foot gross leasable area with eight tenant spaces and having 80 parking spaces. The property is a long and narrow bordered on the north by I-64 and the south by Chesterfield Airport Road. The building is 385’ length that is parallel to the Chesterfield Airport Road and top of parapet have a few different heights with the highest parapet will be 28’-4” high.

Section A. Applicability and compliance.

Arnold Consulting Engineering Services Inc. and Klitzing Welsch Associates have submitted plans for Site Development Package and Architectural Review Board for review by City of Chesterfield.

Section B. Submittal requirements and procedures.

Arnold Consulting Engineering Services Inc. and Klitzing Welsch Associates prepare all documents as required per sec. 31-04-01 for review by City of Chesterfield. Please see attached documents.

Section C. General Requirements for site design.

Five-foot sidewalk will be located along the building to provide safe pedestrian circulation. There will be a striping for connection to sidewalk along Chesterfield Airport Road. Please see attached updated site plan for more detailed information.

Trash enclosure will be enclosed on all sides with 5'-7 high that incorporate architectural building finishes. Please see architectural sheet A0.1 for more detailed information.

Section D. General requirements for building design.

1. Scale

Please see attached exterior elevations and exterior rendering showing the building size & height are compatible with the adjacent development with no exceeding building height limitation up to 35 feet and having masonry finish with ground face concrete block, eifs and porcelain tile as an accent finish thus create sophisticated look.

Full height masonry pilaster with accent brick in recessed area and soldier brick and LED downlight full shielded fixture to illuminate masonry and ground face concrete block at sill height is located at front façade. 12'-0" high black anodized aluminum storefront frame at each entry with an eifs overhang for building entry point. Architectural detail on eifs border and parapet detail enhance the architectural element design. At front façade, 8'-4" high porcelain tile will be utilized at areas to break any linear repetitive and create refined look.

2. Design

As described above, exterior façade will have a few different exterior finishes with its color, shape & size that will complement each finishes.

With its long facade, the front façade shows two different heights parapet to help breaking the linear repetitive streetscape. Each pilaster in maroon masonry with its recessed area filled with accent dark brick color, the neutral color of ground face concrete block and neutral color eifs parapet detail with black anodized aluminum storefront complement each finishes color. The porcelain tile in dark gray color is being utilized as another architectural feature.

The recessed entry which is illuminated with LED recessed cans is located at each corner of building while an eifs overhang is provided at each tenant space.

The full height parapet with masonry finish continues at both sides' facades while the rear façade shows pre-finished metal gutter and downspout. The pilaster feature at front façade with its brick soldier continues at rear façade to carry on as an architectural element. Rooftop Unit screening in neutral color which is similar with the eifs color are added at rear façade.

LED lighting has been selected for all lighting fixtures at the building & parking lot poles to enhance energy efficiency.

3. Materials and color.

The exterior façade of the shopping center with its masonry colors, eifs colors, ground face concrete block color, porcelain tile color and black storefront will look compatible with the adjacent properties. No high reflective material and prefabricated building

finishes are selected. Enclosed are a few pictures of adjacent buildings showing the proposed exterior finishes will look compatible with adjacent buildings

4. Landscape design and screening

Please see attached landscaping plan provided by Arnold Consulting Engineering. Trash enclosure will have the same material finishes as the building façade. Roof top unit screening color has been incorporated with similar eifs color.

5. Signage

Please see attached site plan for approximate location of monument signage. Signage will be submitted under separate permit.

6. Lighting

LED Lighting has been selected to enhance energy efficiency that meet City of Chesterfield standard. All outdoor fixtures will be flat lenses and fully shielded. Photometric Layout is provided to meet the average footcandle for walkways at 0.5 fc and 5.0 fc at building entrance and exit. The parking pole illumination shall not be lower than 10 feet above grade nor shall the light fixture exceed 20 feet in height above grade.

Section E. Specific requirements for the Chesterfield Valley.

We have utilized architectural elements from the front façade on both sides and rear of façade, which bringing the masonry finish to continue along the building.

Accent LED downlights are added at each pilaster at the front façade. All outdoor fixture will be flat lenses and fully shielded. Trash enclosure will have the same material finishes as the exterior façade for finishes consistency.

Roof top unit screening has the similar color with the eifs that is compliment with masonry finish.

We have enclosed the ARB application, documents and a few photos are attached in this document in order to help convey the exterior work we are proposing.

A colored rendering of all sides of elevations in also enclosed.

Please call me with any questions and thank you for all of your assistance so far.

Sincerely,

Joe Klitzing/ Ivon Tjandra
c.c. Gary Klein
Klitzing Welsch Associates

Project Contact Information

Tenant:

Johnny Yoon
yoonjohnny@sbcglobal.net

Architect:

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3109 S. Grand Blvd., Suite 200
St. Louis, MO 63118
(314) 772-8073
Joe Klitzing, Architect
Ivon Tjandra, Gary Klein

Civil:

Arnold Consulting Engineering Services, Inc.
P.O. Box 1338
Bowling Green, KY 42102
(270) 590-3062
Brandy Zackery – Project Manager

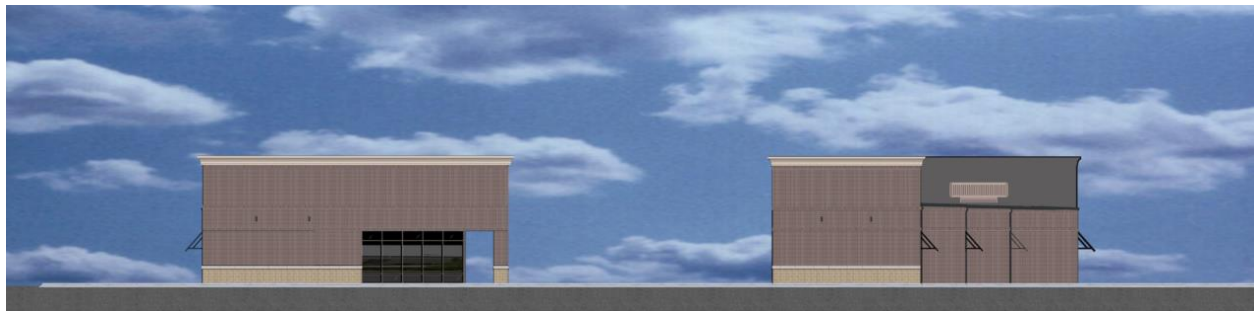
Proposed Exterior Rendering



North Elevation



South Elevation



West & East Elevations

Adjacent buildings





innovative
generations ahead
equipment
of the next best solution
screens

No roof penetrations, attractive, code compliant and long lasting...

Envisor® equipment screens offer architects the flexibility to create affordable, elegant, **customized screening solutions** that blend into the overall design, all with **no rooftop penetration**. Our patented roof screen system provides practical solutions for **municipal screening requirements** of HVAC units, chillers, air handlers, power exhausts, roof stacks, communication equipment - you name it!



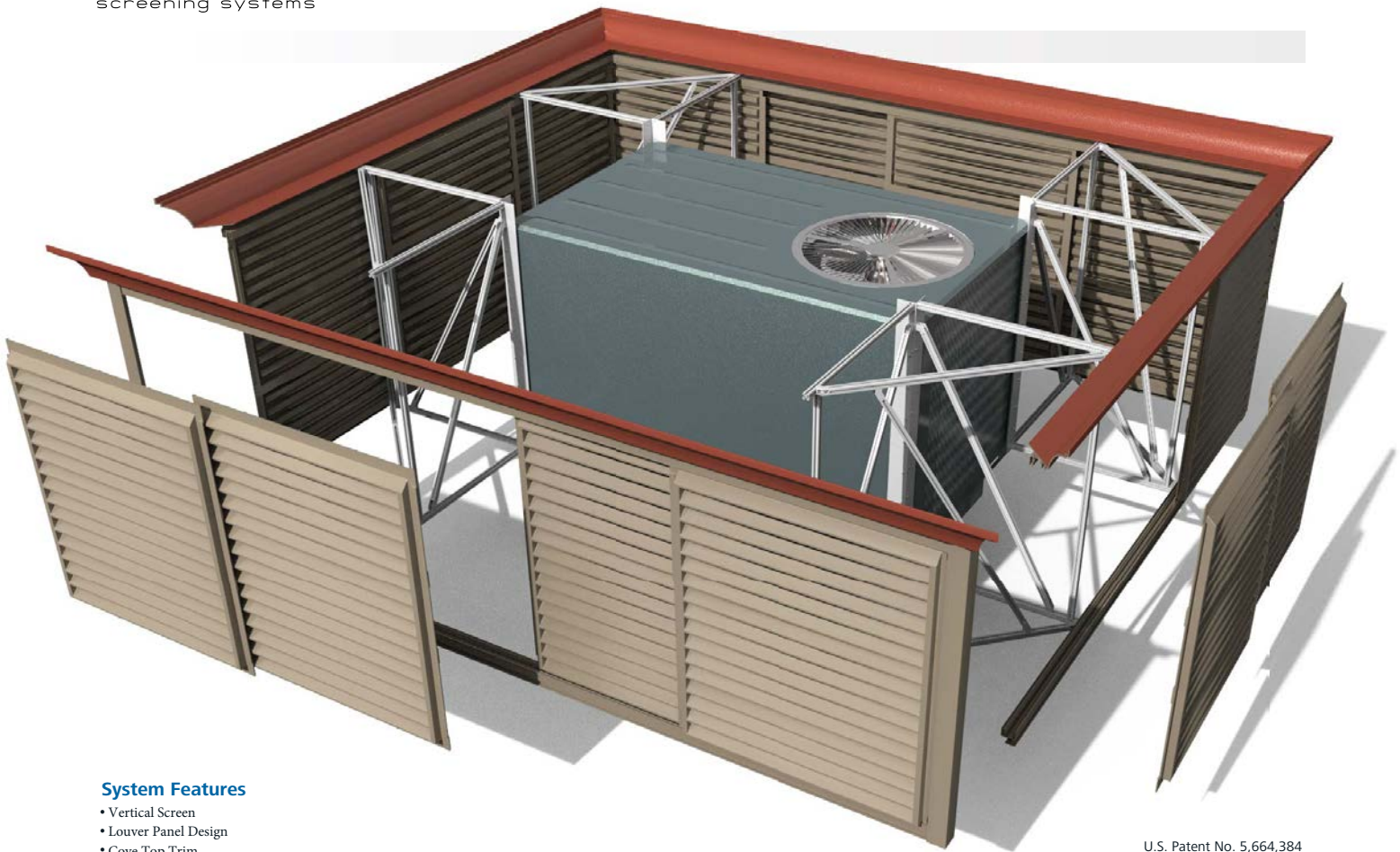
The Ohio State University Foundation - Columbus, Ohio

Customizing a screen to fit your needs is easy...

Simply choose your style, panel design, trim option and color and tell us about the units you want to screen then let our project manager take care of it from there.



52" Louver Panels



System Features

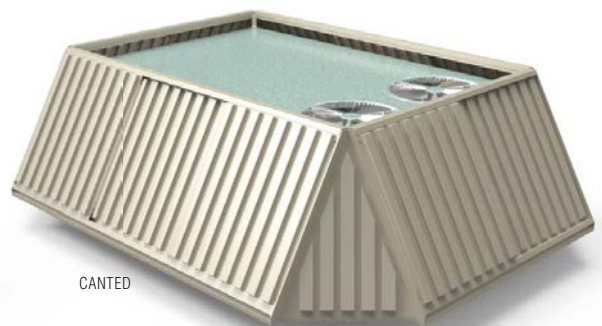
- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

Step 1: Choose a Vertical or Canted System



VERTICAL



CANTED

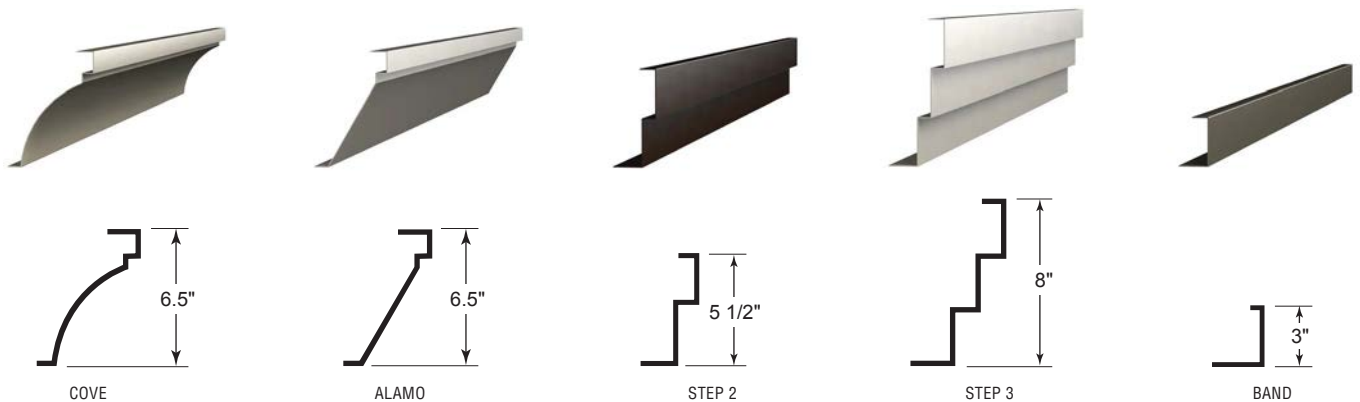
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

Step 2: Decide on a Panel Style



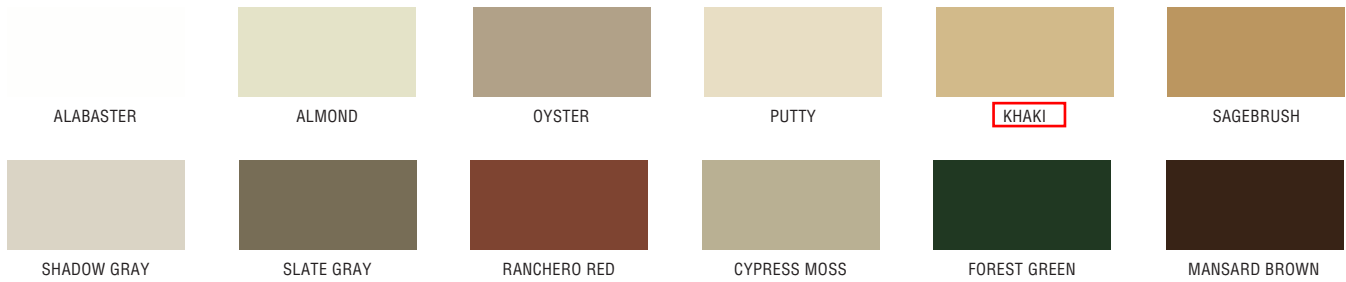
Panels are available in 5 standard styles allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with co-extruded UV protective layer on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

Step 3: Select a Top Trim (optional)



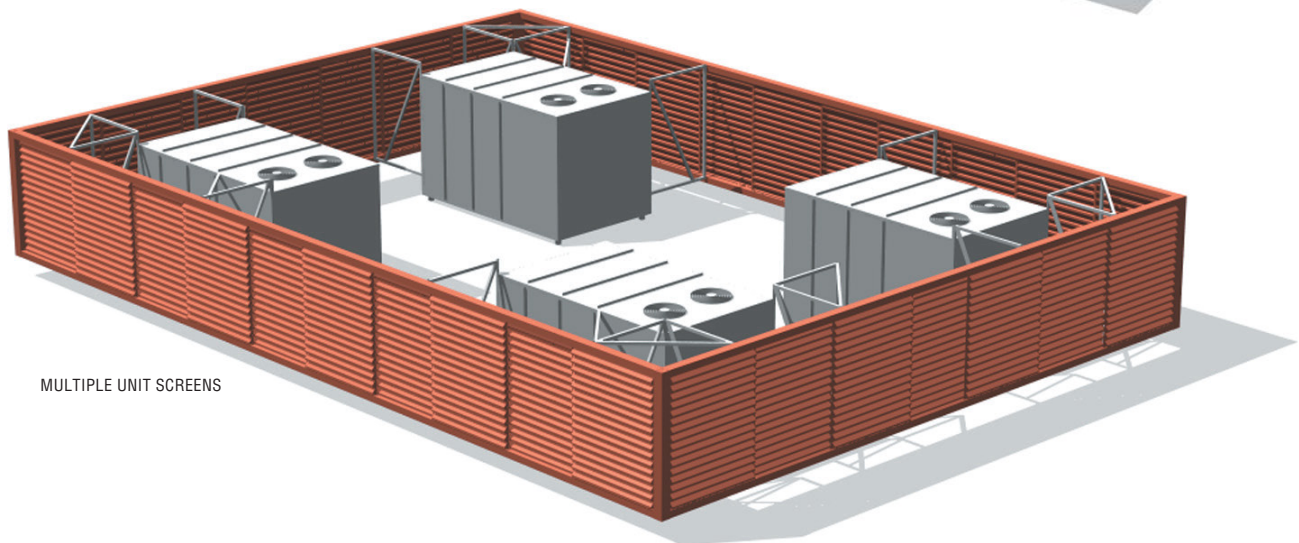
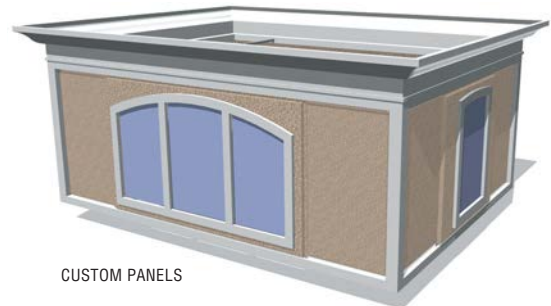
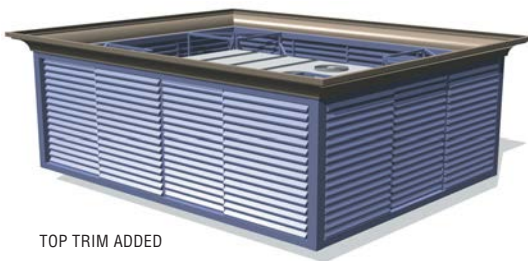
Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.

Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match to any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are only approximate. Please call for actual samples.

Step 5: Custom Designed Solutions



Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at www.cityscapesinc.com.

Product Features

No Rooftop Penetration

Pre-Engineered Screening System

Screening Code Solution

Attractive Alternative to Parapet Walls

Multiple Panel Designs

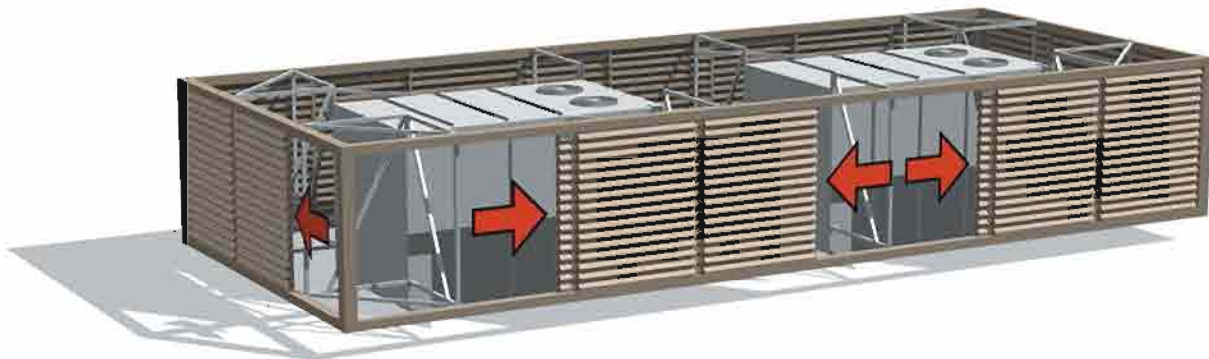
Designer Top Trim Accents

Vertical or Canted Designs

Wide Range of Designer Colors

Panels Slide for Easy Service Access

Custom Design Capabilities



Our panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

Equipment Vendors

Commercial HVAC and Chiller Equipment Vendors who have installed **Envisor** Rooftop Equipment Screens include:

Trane
Lennox
York
Carrier
Heil
AAON
Liebert
Rheem
Reznor

Hussmann
Airwise
Bryant
McQuay
BAC
Hill Phoenix
American Standard
Munters
Engineered Air

Retail Clients

Some of the clients utilizing **Envisor** Rooftop Equipment screens on their HVAC and Chiller Equipment include:

Aldi
AMC Theaters
Avis
Best Buy
Blockbuster
Costco
CVS
Hertz
Home Depot
Kohl's
Lowe's

McDonald's
Meijer
Mobil Oil
Muvico
Rite Aid
Sam's Club
Sears
Target
Walgreens
Walmart
Wendy's



by CityScapes International
4200 Lyman Court
Hilliard, OH 43026
Toll Free: 877.727.3367
Fax: 800.726.4817



Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices ensures this design profile successfully blends with all architectural aesthetics.

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

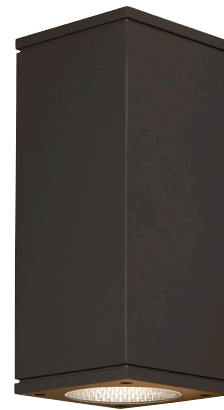
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2346 Up-Downlight / 1212 Downlight
WATTS	29.2 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / In-Line Fuse / Surge Protector
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight B1-U5-G0 / Downlight B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL, Title 24
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.



TEGEL 12
shown in bronze



TEGEL 12
shown in charcoal



TEGEL 12
shown in gray

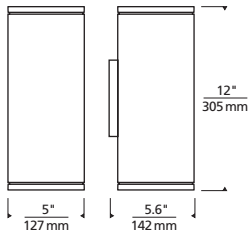
ORDERING INFORMATION

7000WTEG	CRI/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
830	80 CRI, 3000K	12 12"	N 10° NARROW	C CLEAR	Z BRONZE	DO DOWNLIGHT ONLY	UNV 120V-277V	NONE
840	80 CRI, 4000K		W 36° WIDE		H CHARCOAL	UD UPLIGHT/DOWNLIGHT		PC BUTTON PHOTOCONTROL
			NN 10° UP AND DOWN		Y GRAY			LF IN-LINE FUSE
			WW 36° UP AND DOWN					SP SURGE PROTECTION
			NW 10° AND 36°					PCLF BUTTON PHOTOCONTROL & IN-LINE FUSE
								PCSP BUTTON PHOTOCONTROL & SURGE PROTECTION
								LFSP IN-LINE FUSE & SURGE PROTECTION
								PCLFSP BUTTON PHOTOCONTROL, IN-LINE FUSE & SURGE PROTECTION

dawn to dusk operation

*N, W = DOWNLIGHT ONLY (DO); NN, WW, NW = UP AND DOWNLIGHT ONLY (UD)

TEGEL 12 WALL SCONCE



Tegel 12

PHOTOMETRICS*

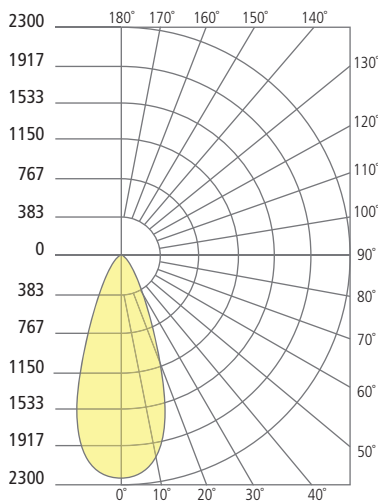
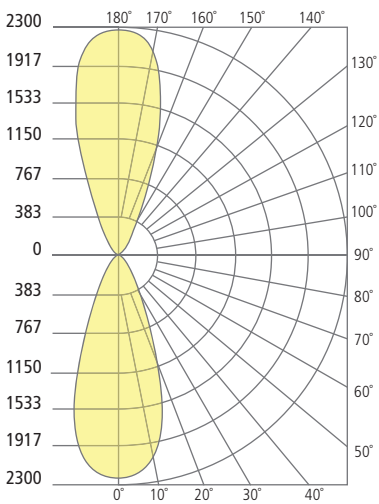
*For latest photometrics, please visit www.techlighting.com/OUTDOOR

TEGEL 12 UP/DOWN

Total Lumen Output: 2346
 Total Power: 29.2
 Luminaire Efficacy: 80.2
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U5-G0

TEGEL 12 DOWN

Total Lumen Output: 1212
 Total Power: 15.6
 Luminaire Efficacy: 77.7
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



© 2016 Tech Lighting, L.L.C. All rights reserved. The "Tech Lighting" graphic is a registered trademark of Tech Lighting, L.L.C. Tech Lighting reserves the right to change specifications for product improvements without notification.



GENERATION BRANDS
 7400 Linder Avenue, Skokie, Illinois 60077
 T 847.410.4400 F 847.410.4500

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 7W models operate in -40°C to 40°C [-40°F to 104°F]. 18W and 26W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial

Catalog #	TYPE EXT2	Type
Project		
Comments		Date
Prepared by		

light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

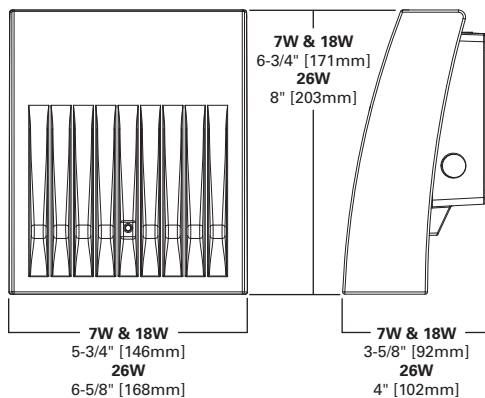
Five-year warranty.



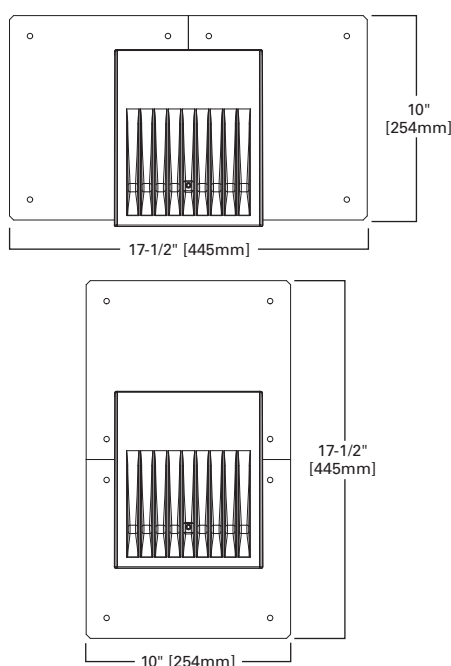
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1A/XTOR2A=0.34
XTOR3A=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1A Model		
25°C	> 92%	> 290,000
40°C	> 92%	> 290,000
50°C	> 91%	> 270,000
XTOR2A Model		
25°C	> 91%	> 270,000
40°C	> 90%	> 260,000
50°C	> 88%	> 225,000
XTOR3A Model		
25°C	> 91%	> 280,000
40°C	> 91%	> 270,000
50°C	> 89%	> 240,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	722	1,633	1,523	2,804	2,284
Delivered Lumens (With Flood Accessory Kit) ¹	468	1,060	978	2,168	1,738
B.U.G. Rating ²	B0-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5,000	5,000	3,500	5,000	3,500
CRI (Color Rendering Index)	65	65	70	65	70
Power Consumption (Watts)	7W	18W	18W	26W	26W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	XTOR1A	XTOR2A	XTOR3A
120V	0.05A	0.15A	0.22A
208V	0.03A	0.08A	0.13A
240V	0.03A	0.07A	0.11A
277V	0.03A	0.06A	0.10A
347V	0.025A	0.058A	0.082A

dawn to dusk operation

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A=Small Door, 7W XTOR2A=Small Door, 18W XTOR3A=Small Door, 26W	[Blank]=Bright White (Standard) 5000K N=Neutral Warm White, 3500K ²	[Blank]=Carbon Bronze (Standard) WT=Summit White	PC1=Photocontrol 120V ³ PC2=Photocontrol 208-277V ^{3,4} 347V=347V ⁵ HA=50°C High Ambient ⁵	WG/XTOR=Wire Guard ⁶ XTORFLD-KNC=Knuckle Floodlight Kit ⁷ XTORFLD-TRN=Trunnion Floodlight Kit ⁷ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁷ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁷ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 XTOR1A not available in 3500K. 3 Photocontrols are factory installed. 4 Order PC2 for 347V models. 5 Thru-branch wiring not available with HA option or with 347V. 6 Wire guard for wall/surface mount. Not for use with floodlight kit accessory. 7 Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A=7W, 5000K, Carbon Bronze	XTOR2A=18W, 5000K, Carbon Bronze	XTOR3A=26W, 5000K, Carbon Bronze
XTOR1A-WT=7W, 5000K, Summit White	XTOR2A-N=18W, 3500K, Carbon Bronze	XTOR3A-N=26W, 3500K, Carbon Bronze
XTOR1A-PC1=7W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=18W, Summit White	XTOR3A-WT=26W, Summit White
	XTOR2A-PC1=18W, 120V PC, Carbon Bronze	XTOR3A-PC1=26W, 120V PC, Carbon Bronze

5-DAY QUICK SHIP ORDERING INFORMATION

7W Series	18W Series	26W Series
XTOR1A-WT-PC1=7W, 5000K, Summit White, 120V PC	XTOR2A-PC2=18W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=26W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=18W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=26W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=18W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=26W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=18W, 3500K, Summit White	XTOR3A-N-WT=26W, 3500K, Summit White
	XTOR2A-N-PC1=18W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=26W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=18W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=26W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=18W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=26W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=18W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=26W, 3500K, Summit White, 208-277V PC

ID+ 4.5"

LED DOWNLIGHT

TYPE EXT3



clear diffuse



warm diffuse



white painted flange



black reflector

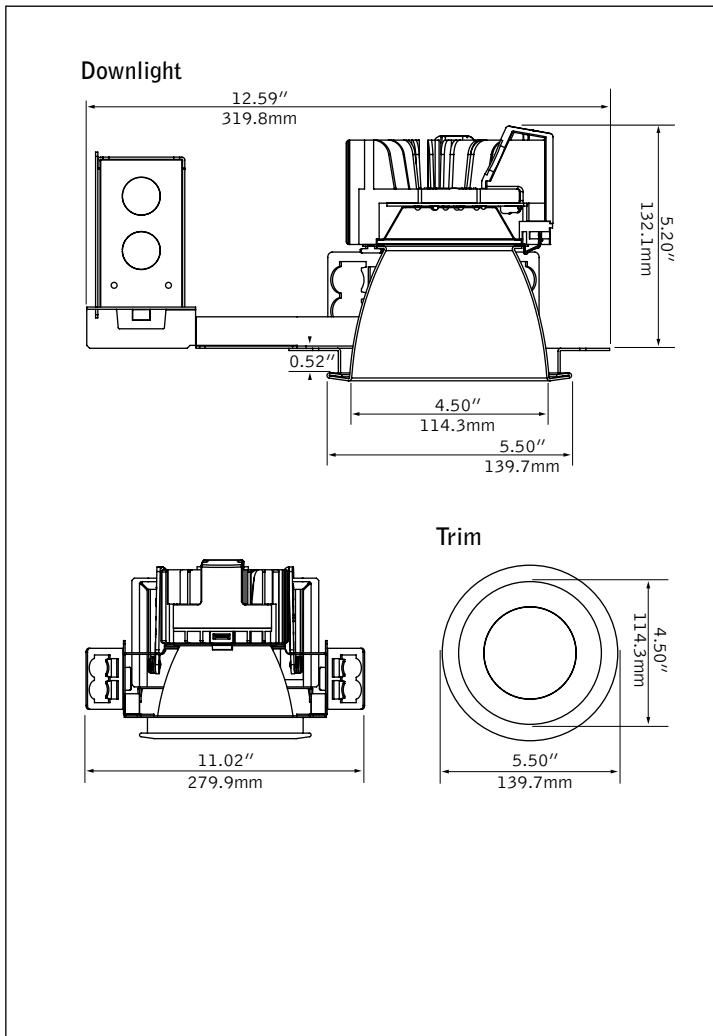


white reflector



trimless companion

DIMENSIONAL DATA



FEATURES

ChromaSure: Color consistency resulting in a 2-step MacAdam ellipse across the entire ID+ product line.

Field adjustability of ceiling thickness from 0.5" - 2.5".

Shallow housing.

50° cutoff to light source and its image.

Selection of dimming drivers available.

Right Light: Standard delivered lumen outputs 1000, 1500, 2000, 2500, and 3000.

PERFORMANCE

PRODUCT OVERVIEW

- Lumen Output: 1000-3000lm
- Wattage: 12-45W
- LPW: 66-81
- Spacing Criteria: 1.01-1.02
- SDCM: 2
- Lumen Maintenance: L70 @ 63,000hrs

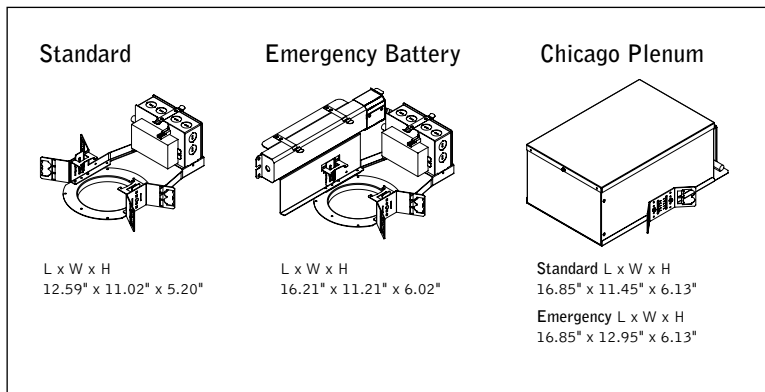
Clear Diffuse Reflector 3500k

Delivered Lumens: 2000lm

Total System Watts: 26W

Photometric performance is measured in accordance with IESNA LM-79. Visit focalpointlights.com for complete photometric data. Visit energystar.gov for model specifics.

HOUSING DETAILS



HOUSING SPECIFICATIONS

Construction

Thermally protected housing for new construction applications. Insulation to be kept 3" away from housing. Butterfly brackets allow mounting to 1/2 emt. Order bar hangers as an accessory. Die-cast aluminum heat sink designed for maximum thermal dissipation. Die-formed housing and integral junction box with (7) 1/2" pry outs. UL & cUL listed for (6) #14 AWG (3 in, 3 out) 90°C conductors and feed through-branch wiring. Accommodates ceiling thicknesses up to 0.5" standard, field adjustable up to 2.5" thickness. For thicker ceiling consult factory. Order TZB option for TechZone compatible housing brackets. Fixture will not exceed 5 lb.

Electrical

Choice of constant current dimming drivers. Power factor > .9 typical.

Emergency

Emergency Battery Pack: Bodine BSL17C-C2. Emergency output —7W for 90 minutes. Maximum mounting height: 23.3ft. (Black reflector color: 18.1ft.)

Labels

UL and cUL listed. Suitable for Dry or Damp Locations, indoor use only. Specify wet listed (WL) for recessed ceiling applications in indoor and outdoor locations. Lutron Drivers not recommended for outdoor environments below 0°C.

Lumen Maintenance

Reported: L70 at >63,000 hours
Derived from EPA TM-21 calculator

Warranty

LED System rated for operation in ambient environments up to 25°C. 5-year limited warranty.

TRIM & LED SPECIFICATIONS

LED System

Proprietary array incorporates premium LEDs on a robust platform. May be specified in 2700K, 3000K, 3500K or 4000K, CRI>80. Color accuracy within 2 SDCM. Aluminum heat sink provides appropriate thermal management.

Aesthetics

Parabolic reflector cone ensures glare free optics. Reflector is .050 spun aluminum. Torsion springs pull trim tight to the ceiling with no visible fasteners within the trim. Trims are self-flanged. Non-painted trim matches reflector finish. White painted flange may also be specified.

Optics

50-degree cut-off to light source and its image.

PERFORMANCE CHART

Delivered Lumens	System Watts	LPW
1000	12	81
1500**	19	78
2000**	26	76
2500	36	70
3000	45	66

*Based on 3000/3500K. Clear Diffuse reflector cone. 80CRI Multipliers: 2700K: 0.94, 4000K: 0.1.06. 90CRI Multipliers: 2700K: 0.71, 3000/3500K: 0.83, 4000K: 0.89. Black Multiplier: 0.56. White Multiplier: 1.13. Lumen output may vary +/- 5%. Actual wattage may vary +/- 5%. **LU5 output: 1500L=1250lm, 2000L=1800lm.

HOUSING ORDERING

Housing Series	FLC4D	FLC4D
ID+ 4.5" Round Downlight		
Trim Type	RO	RO
Round Overlap <small>(Click to view trimless cutsheet)</small>		
Lumen Output		
1000 Lumens	1000L	
1500 Lumens	1500L	
2000 Lumens	2000L	
2500 Lumens	2500L	
3000 Lumens	3000L	
Voltage		
120V	120	
277V**	277	
Driver		
0-10V - 1% Dimming <small>(Not available with 1000L)</small>	L11	
0-10V - 10% Dimming	LD1	
Lutron A-Series -		
1% EcoSystem Digital <small>(Consult factory for 3-wire control)</small>	L3D	
Lutron H-Series - 1% Dimming	LH1	
Lutron 5-Series -		
5% EcoSystem Digital <small>(Not available with 1000L & 3000L)</small>	LU5	
DALI - 1% Dimming	D11	
DMX - 3-Channel, 0% Dimming	MZ3	
Housing Type		T
Thermally Protected, Non-IC	T	
Factory Options		
Bar Hangers	BH	
Chicago Plenum / National Plenum	CP	
Emergency Battery <small>(Must order LC4EM trim)</small>	EM	
TechZone Brackets	TZB	

TRIM & LED MODULE

Aperture		
4.5" Round Reflector	LC4	
4.5" Round Reflector - Emergency <small>(Required for "EM" option)</small>	LC4EM	
Trim Type		RD
Round	RD	
Lumen Output <small>(Trim & Housing output must match)</small>		
1000 Lumens	1000L	
1500 Lumens	1500L	
2000 Lumens	2000L	
2500 Lumens	2500L	
3000 Lumens	3000L	
Color Temperature		
2700K	27K	
2700K, 90CRI	927K	
3000K	30K	
3000K, 90CRI	930K	
3500K	35K	
3500K, 90CRI	935K	
4000K	40K	
4000K, 90CRI	940K	
Optic		DN
Downlight	DN	
Color		
Clear Diffuse	CD	
Warm Diffuse	WD	
Black	BK	
<small>(Black Painted flange only)</small>		
White	WH	
<small>(White Painted flange only)</small>		
Flange Finish		
Non-Painted	NP	
<small>(Clear and warm diffuse only)</small>		
Black Painted	BP	
White Painted	WP	
Factory Options		
Wet Listed	WL	
<small>(Not available with 90CRI)</small>		



*For more information visit focalpointlights.com/reference or consult factory. **1500 and 2000 lumen outputs add 2 watts to system wattage. Quickship is a limited offering, visit focalpointlights.com/quickship for specifics.

DESCRIPTION

The All Pro Series is the most economical LED combo (including LED emergency light heads) for general purpose applications. The durable, injection molded, thermoplastic material resists discoloration due to UV radiation and the energy efficient, low maintenance LEDs provide bright illumination. All AP series combos offer universal configurations (single and double face) and have universal mounting capability (ceiling, wall, end).

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Electrical

- Dual Voltage Input 120/277 VAC, 60Hz
- Line-latching
- Solid-State Voltage Limited Charger
- Solid-State Switching
- Brownout Protection
- Low Voltage Disconnect
- Overload/Short Circuit Protection
- Test Switch / Power Indicator Light
- High Power Combo available capable of running two additional LED remote heads
- 3.6V, .78W DC long Lasting LED Heads

Housing Construction

- All components are injection molded, color stable, high impact thermoplastic material
- Designer white textured finish standard
- Components are of snap-fit construction to facilitate under 5-minute installation
- Reinforcing ribs throughout

to provide maximum strength

- Molded-in wireways facilitate internal wire routing and connections
- All components including battery and electronics are located inside the exit housing
- Snap-out or snap-in chevron directional indicators have full 3/4" stroke
- Universal exits can be field configured as single face or double face
- Snap-fit canopy with captive mounting screws included with all exits
- Exit can be ceiling, wall, or end mounted
- Universal J-box mounting pattern
- Operating temperature range 10C to 40C

Battery

- Sealed Nickel Cadmium
- Maintenance Free, Long Life
- Standard Recharge Time: 24 hrs (max.)

Code Compliance

- UL 924 Listed
- UL Damp Location Listed
- Life Safety NFPA 101
- NEC/OSHA
- Most State and Local Codes

Lamp Data

- AC LED: Long life LED lamps provide uniform diffused illumination
- DC: LED DC lamps (Brighter in emergency mode)
- Heads DC: 3.6V, .78W Long Life LED Heads Light Output Equivalent to 5.4W Incandescent

Warranty

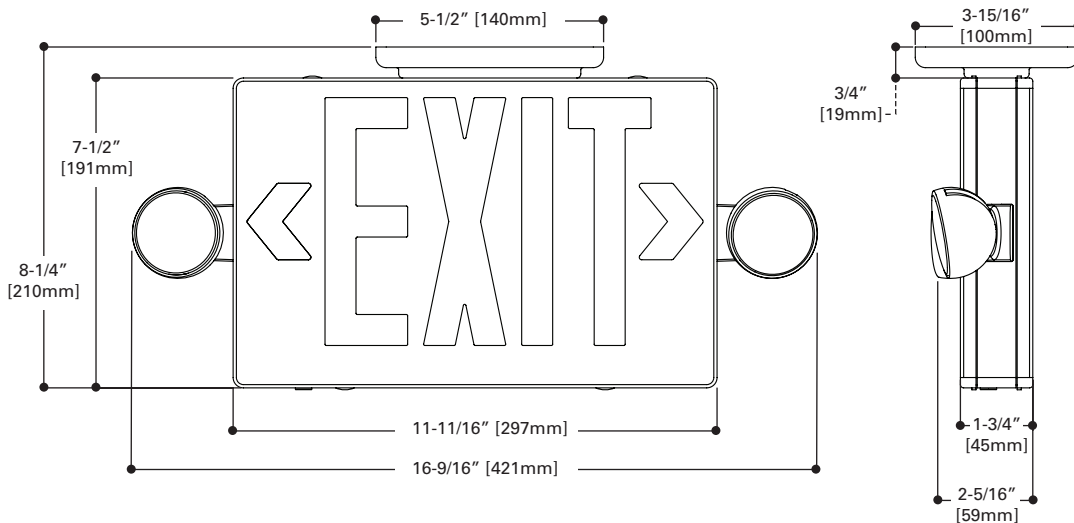
- Five-year warranty



APC / APCH SERIES EXITS WITH LED HEADS COMBO

THERMOPLASTIC
SELF POWERED
EXIT / EMERGENCY WITH
DOUBLE HEADS
LED LAMPS

TOTALLY PREDICTABLE
RELIABILITY



ENERGY DATA

Maximum power consumption under all charge conditions:

Combo LED Exits - Red

- Input Power: 120V = 1.31W
- 277V = 1.68W
- Input Current (Max.): 120V = .09A
- 277V = .09A
- Power Factor: 120V = >.12
- 277V = >.07

Combo High Power LED Exits - Red

- Input Power: 120V = 2.34W
- 277V = 1.62W
- Input Current (Max.): 120V = .14A
- 277V = .10A
- Power Factor: 120V = >.14
- 277V = >.06

Combo LED Exits - Green

- Input Power: 120V = 1.55W
- 277V = 1.45W
- Input Current (Max.): 120V = .09A
- 277V = .09A
- Power Factor: 120V = >.14
- 277V = >.06

Combo High Power LED Exits - Green

- Input Power: 120V = 2.8W
- 277V = 2.1W
- Input Current (Max.): 120V = .10A
- 277V = .10A
- Power Factor: 120V = >.20
- 277V = >.07

ORDERING INFORMATION

SAMPLE NUMBER: APC7R

Family APC7 = Self-Powered with LED All Pro Exit/Emergency with LED Heads APCH7 = Self-Powered with LED All Pro Exit/Emergency with LED Heads, High Power with remote capability	Face Options _ = Universal	Letter Colors R = Red G = Green

TECHNICAL DATA

Lamps

The AP Series Exits with Heads use energy efficient, long life LED's to provide uniform diffuse illumination of the exit face. The low operating costs and zero maintenance requirement makes LED lamps the wisest choice for exit signs today. Emergency exit illumination is provided by LED lamps and the heads employ 3.6V, .78W DC Long Lasting LED Heads.

Housing Construction

Rugged, durable, injection molded thermoplastic materials are used throughout the AP Series Exits with Heads. All structural components are designed with reinforcing ribs to add additional rigidity and to maximize structural integrity. These materials are impact and scratch resistant, and they have been UV stabilized to resist discoloration due to age and ultraviolet radiation. All components are designed to be of snap-fit construction - no mechanical fasteners - to facilitate installation in under 5-minutes. Any components required for installation (wirenuts, wire leads, universal metal J-box bracket, etc.) are all included with each exit. The universal design of the AP Series Exits with Heads enables universal exits to be configured as single face or double face in the field. The AP Series Exits with Heads can be wall, ceiling, or end mounted; a rugged, snap-fit, low profile canopy with captive screws is included with every exit for ceiling and end mounting applications.

Lens

Lenses for the AP Series Exits with Heads are made from durable impact resistant thermoplastic. All exit faces are designed with full 3/4" stroke snap-out or snap-in chevron directional indicators to insure maximum visibility and compliance with the latest codes.

Line-Latched

All Pro's line-latched electronic circuitry makes installation easy and economical. A labor efficient AC activated load switch prevents

the lamps from turning on during installation to a non-energized AC circuit. Line-latching eliminates the need for a contractor's return to a job site to connect the batteries when the building's main power is turned on.

Solid-State Charger

Supplied with a 120/277 VAC, voltage regulated solid-state charger. Immediately upon restoration of AC current after a power failure, the charger provides a high charge rate. The charge circuit reacts to the condition of the battery and regulates the charging process in order to maintain peak battery capacity and maximize battery life. Solid-state construction recharges the battery following a power failure in accordance with UL 924.

Brownout Circuit

The brownout circuit on All Pro's exits monitors the flow of AC current to the exit and activates the emergency lighting system when a predetermined reduction of AC power occurs. This dip in voltage will cause most ballasted fixtures to extinguish causing loss of normal lighting even though a total power failure has not occurred.

Solid-State Transfer

The AP Series Exits with Heads incorporates solid-state switching which eliminates corroded and pitted contacts or mechanical failures associated with relays. The switching circuit is designed to detect a loss of AC voltage and automatically energizes the lamps using DC power. Upon restoration of AC power, the DC power will be disconnected and the charger will automatically recharge the battery.

Low Voltage Disconnect

When the battery's terminal voltage falls, the low voltage circuitry disconnects the lighting load. The disconnect remains in effect until normal utility power is restored, preventing deep battery discharge.

Test Switch/Power Indicator Light

A test switch located on the bottom of the exit permits the activation of the emergency circuit for a complete operational systems check. The Power Indicator Light provides visual assurance that the AC power is on.

Overload and Short Circuit Protection

The solid-state overload monitoring device in the DC circuit disconnects the lamp load from the battery should excessive wattage demands be made and automatically resets when the overload or short circuit is removed. This overload current protective feature eliminates the need for fuses or circuit breakers for the DC load.

Sealed Nickel Cadmium Battery

All Pro Emergency sealed nickel cadmium batteries are maintenance-free with a life expectancy of 15 years. The sealed rechargeable nickel cadmium battery offers high discharge rates and stable performance over a wide range of temperatures. The specially designed resealable vent automatically controls cell pressure, assuring safety and reliability. This battery is best suited for harsh ambient temperatures because the electrolyte is not active in the electrochemical process.

Warranty

All Pro products are backed by a five-year warranty.



MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
 FIXTURE TYPE: **TYPE EXT4**
 LOCATION: _____
 CONTACT/PHONE: _____

PRODUCT DESCRIPTION

The MERU Series is an architectural, low-profile outdoor light, offering “normally On” AC and emergency lighting with powerful LED illumination. The housing is fully sealed and gasketed, and has an IP65 rating. Designed for wall mounting with universal K/O pattern in back-plate for easy installation to most standard size junction boxes. Includes a single 1/2” NPT conduit entry in the top, center of the housing. Illumination provided by 8 high power LEDs which achieve 1,600 lumens in AC and 600 lumens in emergency. LED color at 3000K.

PRODUCT SPECIFICATIONS

CONSTRUCTION

Die cast aluminum housing with superior heat sink • Scratch resistant Polyester powder coat finish • UV resistant polycarbonate lens • Snap-fit housing and mounting plate are held together by four stainless steel clips • Universal mounting pattern molded into the back plate • 1/2" threaded top access for surface conduit installation • Silicone rubber seal with hollow center, shape adaptive design protects the electrical components • Junction box neoprene seal is attached to the back plate for a weather proof installation • Dark Bronze or White textured finish.

ELECTRICAL

Dual voltage 120/277VAC 60Hz input • Solid state charging and switching • Battery low voltage disconnect • AC power indicator and test switch at the bottom of the unit • Standard with Self Diagnostics to monitor proper operation.

LAMPS

Supplied with eight (8) LG SMD 3000K LED'S • L70 > 72,000hours • 17 Watts total (32 Watts with IH option) • 1600 Lumens in AC mode, 600 Lumens in Emergency mode • Full cut-off optics for Dark Sky compliance

BATTERY

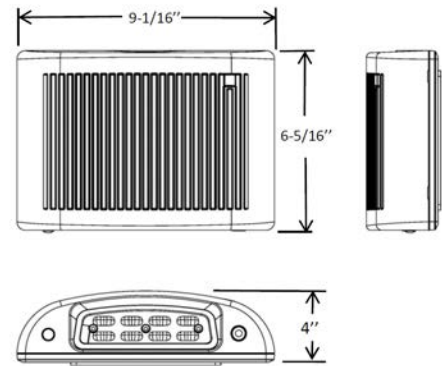
Maintenance-free, long-life rechargeable NiCad battery will operate fixture for a minimum of 90 minutes in the event of a power outage • 24 hour recharge after 90 minute discharge.

CODE COMPLIANCE

UL924 • Listed for wet location applications (0°C-50°C) • Optional "IH" cold weather package for (-40°C-50°C) • IP65 Rated • NFPA 101 Life Safety Code compliant • NEC and OSHA compliant • DLC Listed • RoHS Compliant

WARRANTY

5-year warranty. Product specifications subject to change without notice.



ACEM Model (NiCad Battery Backup)

Integral photocell: Unit operates as a dusk to dawn luminaire and in the event of a power failure as an emergency light.

Remote Switched: The integral photocell can be defeated to allow remote switching for normal operation. In the event of a power failure unit operates as an emergency light.

INSTALLATION

MOUNTING

Suitable for indoor or outdoor wall mounting on junction box, or with surface conduit using the supplied 1/2" threaded top access • Mounting plate has molded universal mounting pattern for simple mounting over junction box.

ORDERING INFORMATION

model	operation mode	housing color	options
MERU-LED	ACEM = General & Emergency Lighting AC = General Lighting	DB = Dark Bronze WH = White BK = Black (non-stock, special order) NK = Nickel (non-stock, special order)	<i>Self-Diagnostics & Photocell (Included Standard)</i> IH = Internal Heater PIR = Passive Infra-Red Motion Sensor

Ordering Example: MERU-ACEM-DB





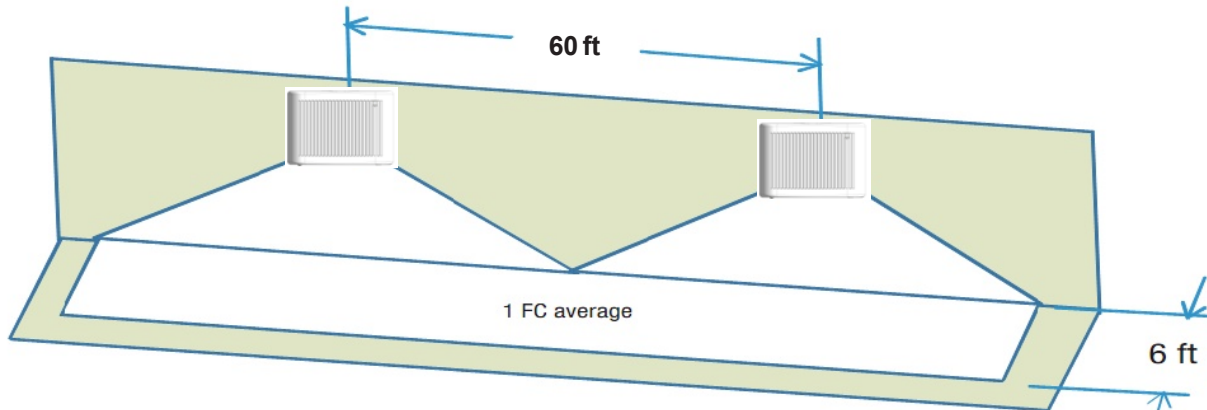
MERU Series

LED GENERAL & EMERGENCY LIGHTING



PROJECT: _____
 FIXTURE TYPE: _____
 LOCATION: _____
 CONTACT/PHONE: _____

PHOTOMETRICS



Note: Meets Life Safety Code standard minimum illuminance of 0.1 FC and average illuminance of 1.0 FC. Illustration shown is a guideline for corridor center-to-center with 9 ft mounting height and Minimum 80-50-20 reflectance values.

Mounting Height	Center to center distance
7.2ft	45ft
9ft	60ft
10ft	65ft

SELF DIAGNOSTICS

Included Self Diagnostic

Diagnostic Indicator / Test Switch	● Ready	Manual Testing Press button once - 1 minute test Press button twice - 5 minute test Press button 3 times - 30 minute test Press button 4 times - 90 minute test
	● In Test	
	● Battery Circuit Fault	
	● Battery Capacity Failure	
	● Charger Failure	
	● Transformer Fault	
	● Lamp Failure	

Full self-test, self-diagnostic system is standard in every unit, performs a monthly, test as well as continuously monitoring all functions to ensure reliability, a manual test may be initiated at any time



DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

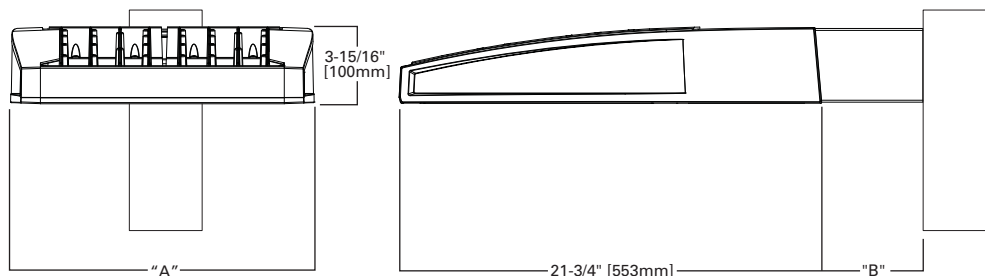


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

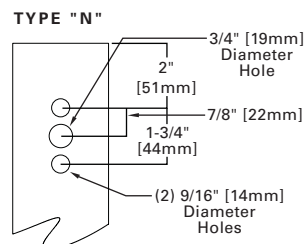


DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

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



CERTIFICATION DATA

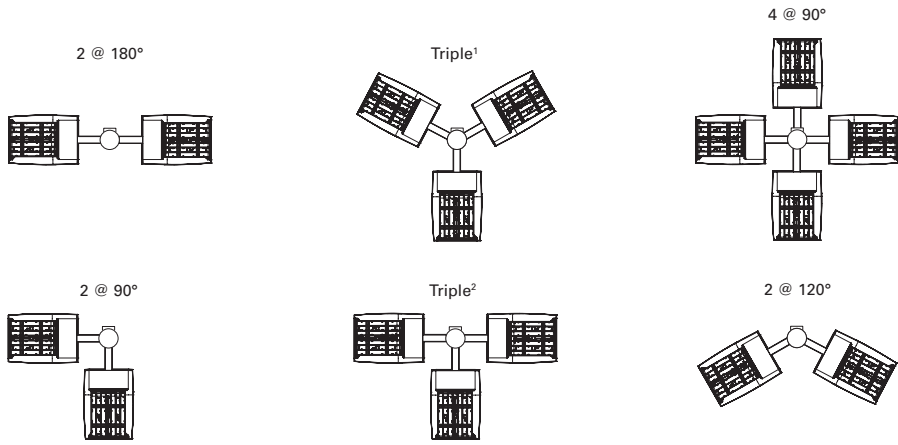
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

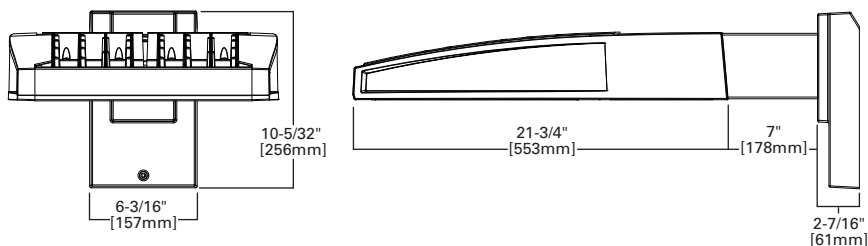
ARM MOUNTING REQUIREMENTS

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

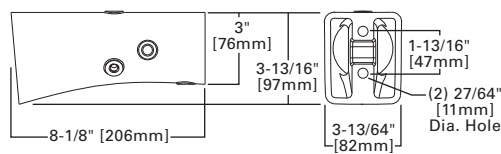


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

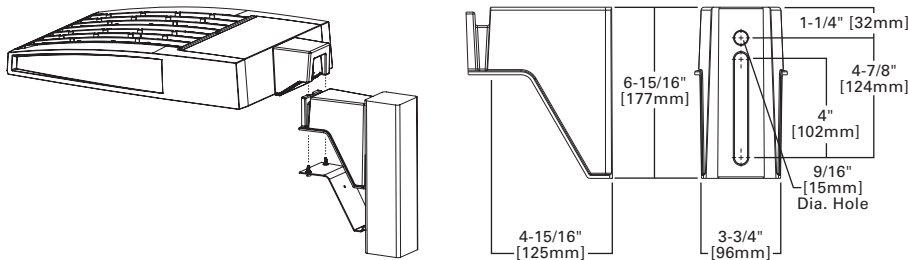
STANDARD WALL MOUNT



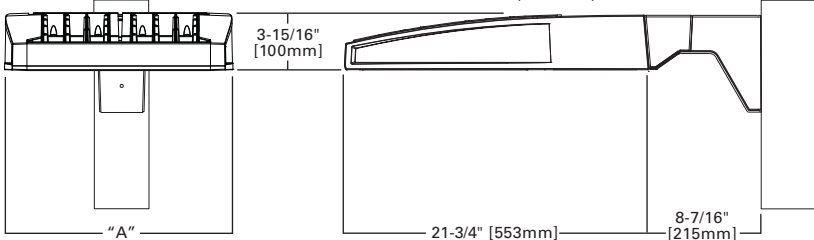
MAST ARM MOUNT



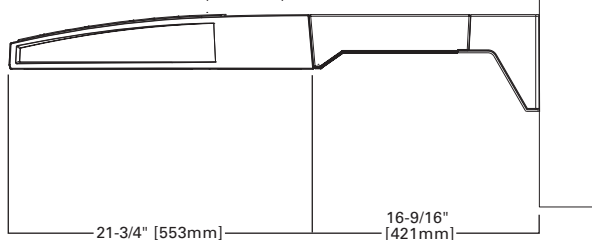
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



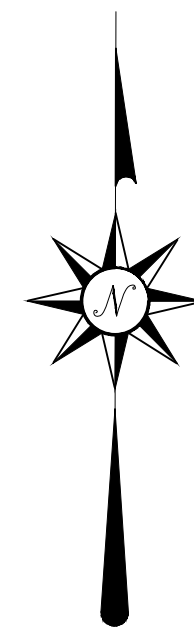
QMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
CURRENT ZONING	PC - PLANNED COMMERCIAL DISTRICT	PC - PLANNED COMMERCIAL DISTRICT
SUBDIVISION	KEMP AUTOMOBILE MUSEUM	KEMP AUTOMOBILE MUSEUM
LOT NUMBER	LOT C 803	LOT C 803
PROPOSED USE	COMMERCIAL	COMMERCIAL
TOTAL SITE AREA	2.495 +/- ACRES	2.495 +/- ACRES
LOT COVERAGE	35% OPEN SPACE	36.5% (0.911 ACRES)
BUILDING SETBACKS	FRONT: 45' BSBL SIDES (EAST): 25' BSBL SIDE (WEST): 35' BSBL REAR: 20' BSBL	FRONT: 79.5' SIDES (EAST): 288.2' SIDE (WEST): 87.9' REAR: 30.7'
TOTAL PARKING	RESTAURANT: 2,929 SF PARKING: 4.25 SP / 1,000 SF = 13 SP RETAIL: 13,539 SF PARKING: 4.5 SP / 1,000 SF = 61 SP OFFICE: 1,100 SF PARKING: 4.0 SP / 1,000 SF = 4 SP TOTAL SPACES REQUIRED: 78	HANDICAP SPACES: 4 STANDARD SPACES: 76 TOTAL SPACES PROVIDED: 80
LANDSCAPE PLAN	SEE SHEET L1	SEE SHEET L1
DRAINAGE PLAN	SEE SHEET C3	SEE SHEET C3
TRAFFIC STUDY	N/A	N/A
SITE ACCESS	PER CHESTERFIELD, MO.	2 ACCESS POINTS
DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
F.A.R.	0.55	0.16

GENERAL NOTES

- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
- ALL DIMENSIONS INVOLVING CURB RADI ARE SHOWN TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL CURB RADI ARE 5.0' UNLESS NOTED OTHERWISE.
- IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF LOCAL UTILITY COMPANIES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND THE TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL VEHICLE TRAFFIC IN AND AROUND THE CONSTRUCTION AREA.
- ALL UNPAVED AREAS TO RECEIVE A MINIMUM OF 4" TOPSOIL, SEED (AS OUTLINED IN THE LANDSCAPE PLANS), MULCHED AND WATERED AS NECESSARY TO PROVIDE SUBSTANTIAL GRASS COVER.
- PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
- IT IS UNDERSTOOD THAT SIGNAGE APPROVAL IS A SEPARATE PROCESS.

*NOTES: THE SITE SHALL COMPLY WITH ALL ACCESSIBILITY STANDARDS.

SITE NOTES

- THE SITE LAND USE SHALL BE COMMERCIAL.
- THE SITE IS SERVICED BY:
WATER: MISSOURI AMERICAN WATER
SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT
TELEPHONE: AT-T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI
ELECTRIC: AMEREN MISSOURI ELECTRIC
GAS: LACEDDE GAS COMPANY
- FLOOD NOTE:** THIS SITE FALLS WITHIN THE "UNSHADED" ONE (1) FEET AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND UNINCORPORATED AREAS PER MAP NUMBER 29189C0165K WITH AN EFFECTIVE MAP DATE OF FEBRUARY 4, 2015.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL NOT EXCEED 35'.
- THE SITE SHALL CONFORM TO THE CITY OF CHESTERFIELD STANDARDS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- NO INVESTIGATION HAS BEEN PERFORMED BY ARNOLD CONSULTING ENGINEERING SERVICES REGARDING HAZARDOUS WASTE. UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THE DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPPING SHALL BE 4" WIDE, PAINTED YELLOW.
- LOCATION, REPLACEMENT AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- ALL MECHANICAL, HVAC AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
- SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL (3:1).

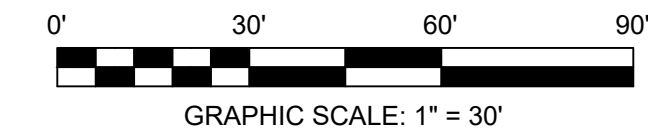
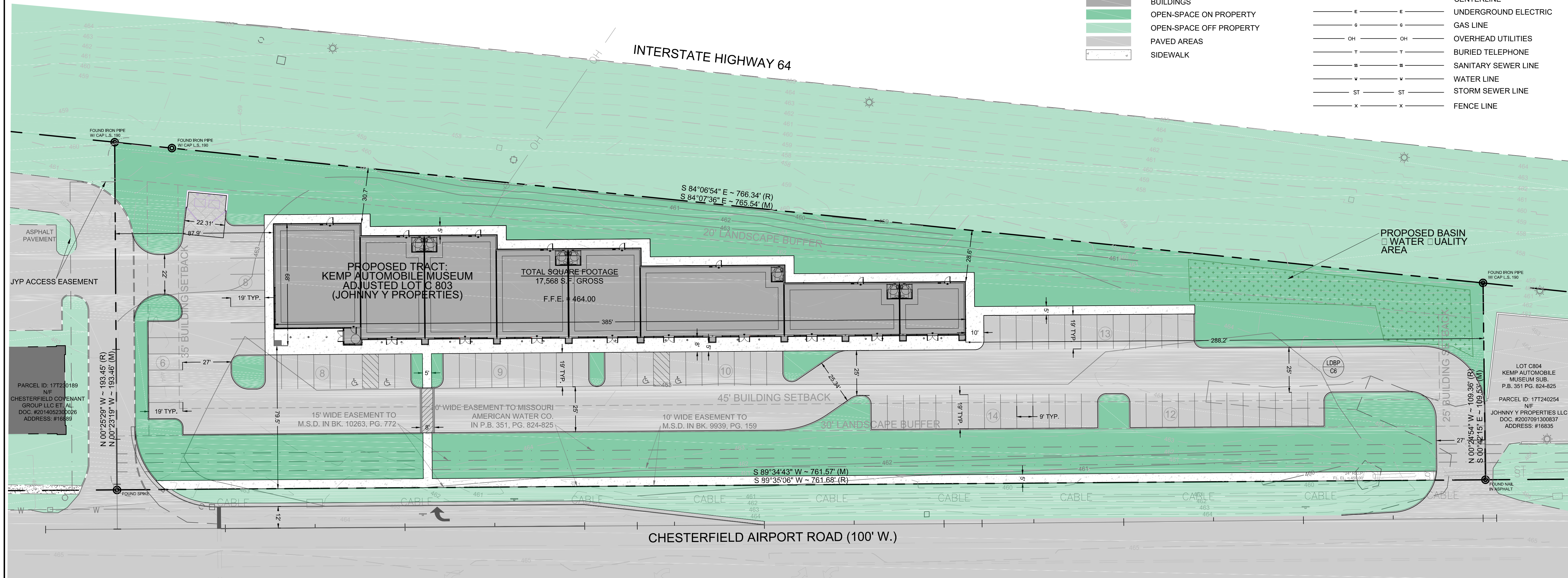
STORM WATER RUNOFF CALCULATIONS

POST-DEVELOPED
TOTAL AREA (At) = 2.49 ACRES
AREA OF IMPERVIOUS (Ai) = 1.58 ACRES
AREA OF PERVIOUS (Ap) = 0.91 ACRES
Ci = 0.95 Cp = 0.25
WT. "C" = $\frac{(Ai \cdot Ci) + (Ap \cdot Cp)}{At} = \frac{(1.58 \cdot 0.95) + (0.91 \cdot 0.25)}{2.49} = 0.694$

- BUILDINGS
- OPEN-SPACE ON PROPERTY
- OPEN-SPACE OFF PROPERTY
- PAVED AREAS
- SIDEWALK

LEGEND

- BENCHMARK
- IRON PIN FOUND
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- PIPE BOLLARD
- GUTTER OUTLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION
- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE



REVISIONS

16861 CHESTERFIELD
 AIRPORT ROAD
 CHESTERFIELD, MO.

ACES
 ARNOLD CONSULTING
 ENGINEERING SERVICES, INC.
 P.O. BOX 1338
 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

JOB NUMBER: L5701
 DATE: 08/15/2017
 SCALE: 1" = 30'
 DRAWN: C. WICKER
 CHECKED: B. JACKERY

FILE PATH:
 :SITDEV\CS

CSP

COLOR
 SITE PLAN

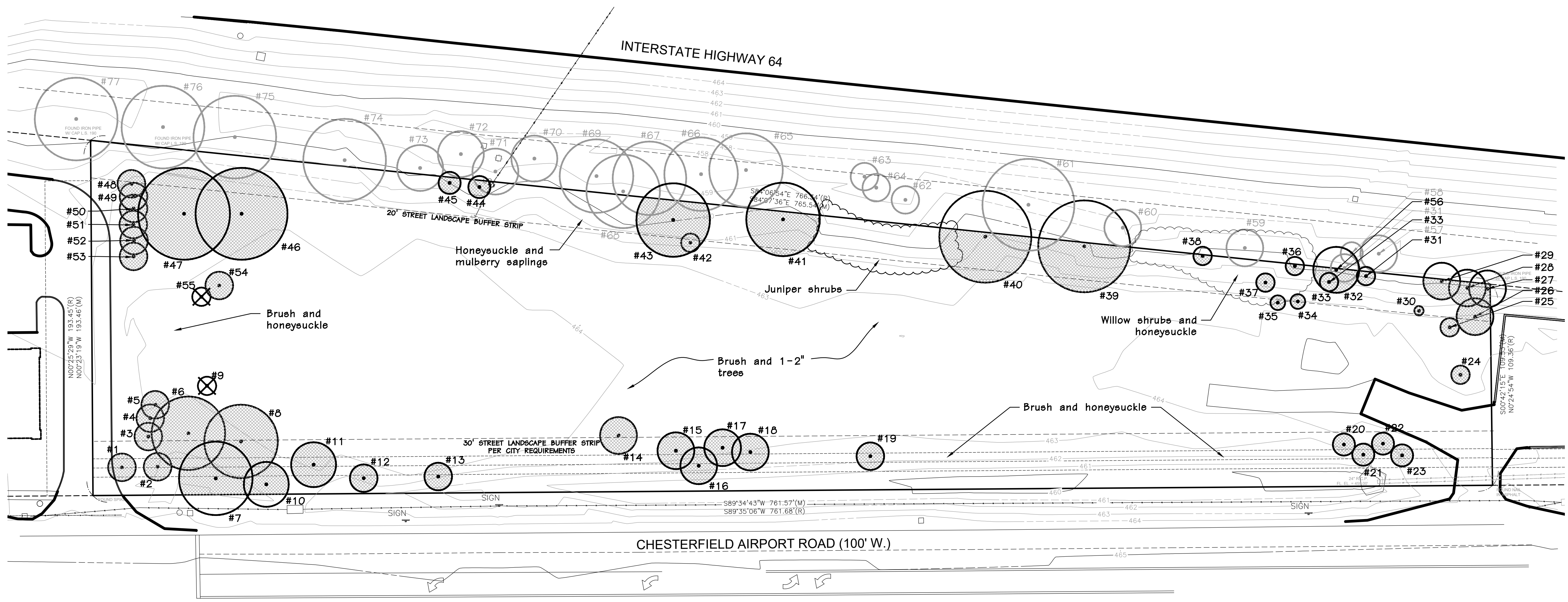


Jerald Saunders - Landscape Architect
MO License # LA-007

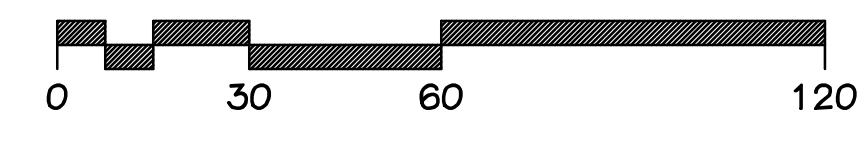
Consultants:

16861 Chesterfield Airport Road Chesterfield, Missouri

Arnold Consulting and Engineering Services



TREE STAND DELINEATION PLAN
SCALE 1"=30'



KEY

- Existing Individual Tree
- Existing Individual Tree in R.O.W.
- Existing Tree (Dead)

Site Description:

This site once had previously been planted with ornamental trees and shrubs of which many still remain but now has given way to volunteer bush honeysuckle and Mulberry.

The southwest corner of the property along Chesterfield Airport Road consists of Red Oak and White Oak ranging from 16 to 21" DBH. The understory is dominated by dense bush honeysuckle, a small population of Amur Maple along the western property line, and some Crabapple along the roadway.

The northwest corner of the property along the Hwy 40 R.O.W. features two Red Oak sizing 20 and 23" DBH with a poorly conditioned understory of Amur Maple and dense bush honeysuckle. The northern boundary consists of small Mulberry and Bush Honeysuckle with an overhanging canopy from the Hwy 40 Right-of-Way.

There are two stands of White Pine and Norway Spruce ranging in size of 8 to 12" DBH, along the southern property line and the northeast corner. Along Chesterfield Airport Road at the east entrance to the site there is a small stand of multi-stemmed Cornelian Cherry Dogwood. These are multi-stemmed at about ground level with and 6" DBH.

The interior of the site consists of overgrown grasses and forbs, and sparsely populated with 1-3" caliper Pear, Boxelder, and Mulberry trees.

The Hwy 40 R.O.W. has grown into patches of dense bush honeysuckle and volunteer Mulberry ranging in size from 1" to 9" DBH and willow shrubs. There is a slope planted in Juniper shrubs. There are groupings of good conditioned Bald Cypress, poor conditioned Weeping Willow, and Crabapple.

Tree Condition Rating

- 0 - Dead
- 1 - In Decline
- 2 - Poor
- 3 - Fair
- 4 - Good
- 5 - Excellent

Total Canopy = 16,465 sq. ft. or 0.37 Ac.

#	Species	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Comments
1	Amur Maple	13	3	15	177	
2	Amur Maple	10	3	15	177	
3	Amur Maple	10	3	15	177	Multi-stem
4	Amur Maple	10	2	15	177	Multi-stem
5	Amur Maple	10	3	15	177	Multi-stem
6	Red Oak	21	4	50	1963	
7	Red Oak	20	3	50	1963	
8	Red Oak	20	4	50	1963	
9	Ash	6	0	0	0	Dead
10	Crabapple	10	3	20	314	
11	Crabapple	12	3	20	314	
12	White Oak	16	4	28	616	
13	White Oak	16	4	28	616	
14	White Oak	14	4	28	616	
15	White Pine	12	4	20	314	
16	Norway Spruce	10	4	18	254	
17	White Pine	12	4	20	314	
18	White Pine	12	4	20	314	
19	River Birch	8	3	15	177	
20	Dogwood	10	4	12	113	Multi-stem at Ground
21	Dogwood	10	4	12	113	Multi-stem at Ground
22	Dogwood	10	4	12	113	Multi-stem at Ground
23	Dogwood	10	4	12	113	Multi-stem at Ground
24	Hornbeam	8	4	10	79	
25	Hornbeam	10	4	10	79	
26	Norway Spruce	10	4	18	254	
27	White Pine	12	4	20	314	
28	Norway Spruce	10	4	18	254	
29	White Pine	8	3	20	314	
30	White Pine	3	3	4	13	
32	Mulberry	9	3	25	491	
33	Mulberry	3	3	10	79	
34	Juniper	1.5	3	4	13	B&B
35	Arborvitae	2	4	4	13	B&B
36	Mulberry	6	3	10	79	
37	Mulberry	8	3	10	79	
38	Mulberry	6	3	10	79	
39	Willow	30	2	60	2827	
40	Willow	30	1	50	1963	

41	Bald Cypress	28	4	50	1963	
42	Mulberry	6	3	10	79	
43	Bald Cypress	14	4	40	1257	
44	Mulberry	5	3	10	79	
45	Mulberry	5	3	10	79	
46	Red Oak	20	4	50	1963	
47	Red Oak	23	4	50	1963	
48	Amur Maple	8	3	14	154	Multi-stem
49	Amur Maple	8	1	14	154	Multi-stem
50	Amur Maple	8	1	14	154	Multi-stem
51	Amur Maple	8	3	14	154	Multi-stem
52	Amur Maple	8	3	14	154	Multi-stem
53	Amur Maple	8	3	14	154	Multi-stem
54	Mulberry	5	3	10	79	
55	Ash	8	0	0	0	Dead
56	Mulberry	6	3	15	177	

R.O.W. Trees

#	Type	DBH	Condition	Canopy	Area-Sq. Ft.	Addt. Comments
31	Mulberry	7	3	10	79	
57	Mulberry	6	3	20	314	
58	Mulberry	4	3	12	113	
59	Mulberry	8	3	20	314	
60	Mulberry	6	4	20	314	
61	Willow	28	1	50	1963	Broken limbs, deadwood
62	Mulberry	6	4	15	177	
63	unidentified	4	4	10	79	
64	Mulberry	4	3	15	177	
65	Bald Cypress	20	4	50	1963	
66	Bald Cypress	28	4	50	1963	
67	Bald Cypress	14	4	40	1257	
68	Bald Cypress	14	4	40	1257	
69	Bald Cypress	14	4	40	1257	
70	Crabapple	8	3	25	491	
71	Crabapple	8	3	25	491	
72	Crabapple	8	3	25	491	
73	Crabapple	8	3	25	491	
74	Willow	28	2	50	1963	Broken limbs, deadwood
75	Willow	28	2	50	1963	Broken limbs, deadwood
76	Willow	28	2	50	1963	Broken limbs, deadwood
77	Willow	28	2	50	1963	Broken limbs, deadwood

Revisions:

Date	Description	No.
2-1-16	Added off-site	1

Drawn: BB
Checked: JS

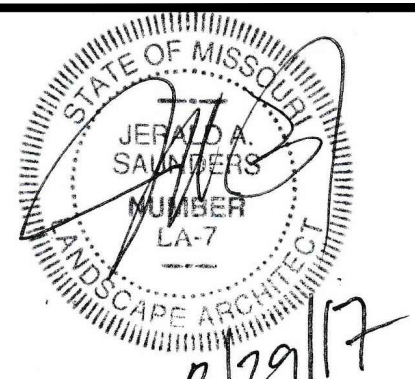
loomisAssociates
Landscape Architects/Planners
707 Spirit-40 Park Drive, Suite 105
Chesterfield, Missouri 63005-1094
www.loomisassociates.com
e-mail: info@loomis-associates.com

Sheet Title: **Tree Stand Delineation Plan**

Sheet No: **TSD**

Date: 09/24/15
Job #: 968.001

Tree Stand Delineation Plan Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

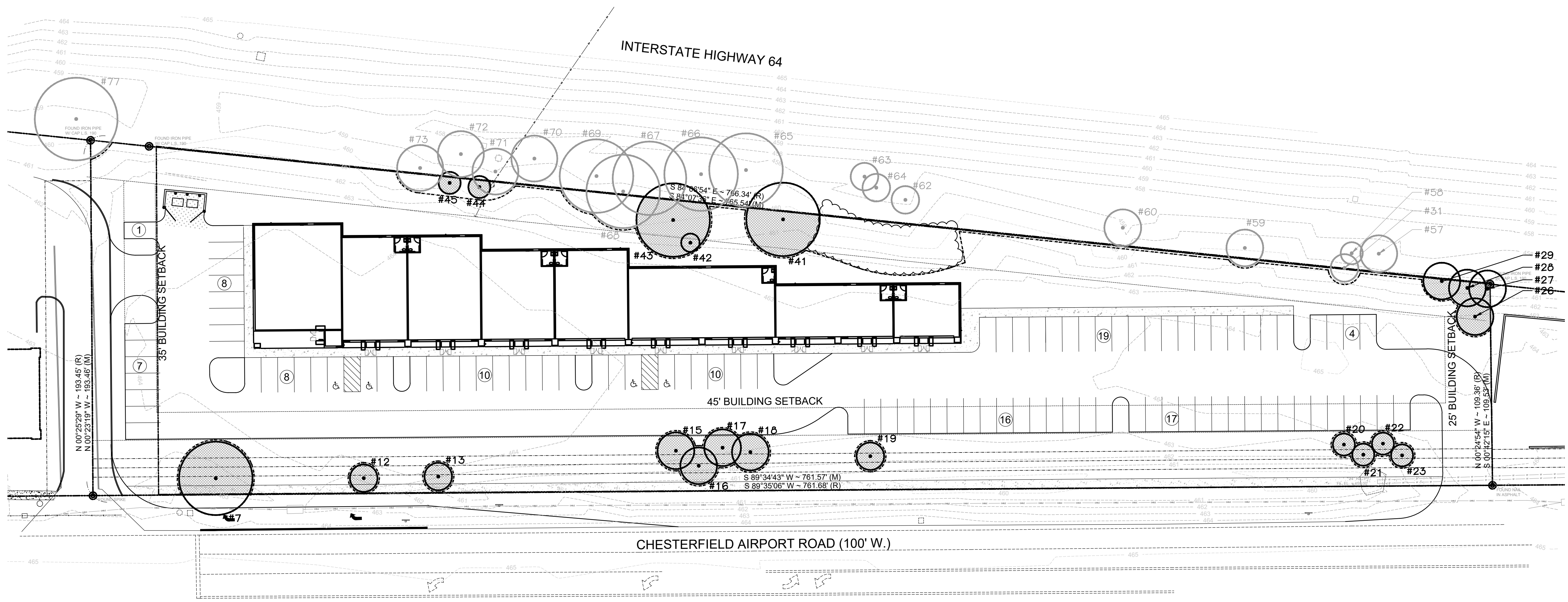


Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

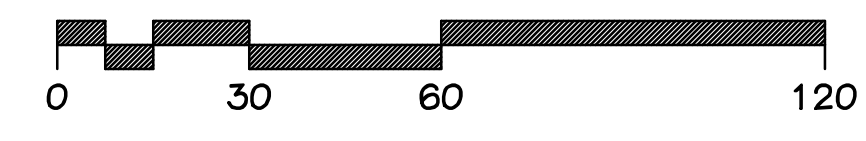
16861 Chesterfield Airport Road
Chesterfield, Missouri

Arnold Consulting and Engineering Services



TREE PRESERVATION PLAN

SCALE 1"=30'



KEY

- Existing Tree to remain
- Existing Tree Off-site to remain
- Tree protection fence

Total Canopy = 16,465 sq. ft. or 0.37 Ac.
 Maximum 70% removal = 11,525 sq. ft. or 26.45 Ac.
 Canopy to be removed = 10,698 sq. ft. or 0.25 Ac. (64.97%)
 Minimum 30% preservation = 4,940 sq. ft. or 0.11 Ac.
 Canopy to remain = 5,767 sq. ft. or 0.13 Ac. (35.03%)

PRESERVED TREES

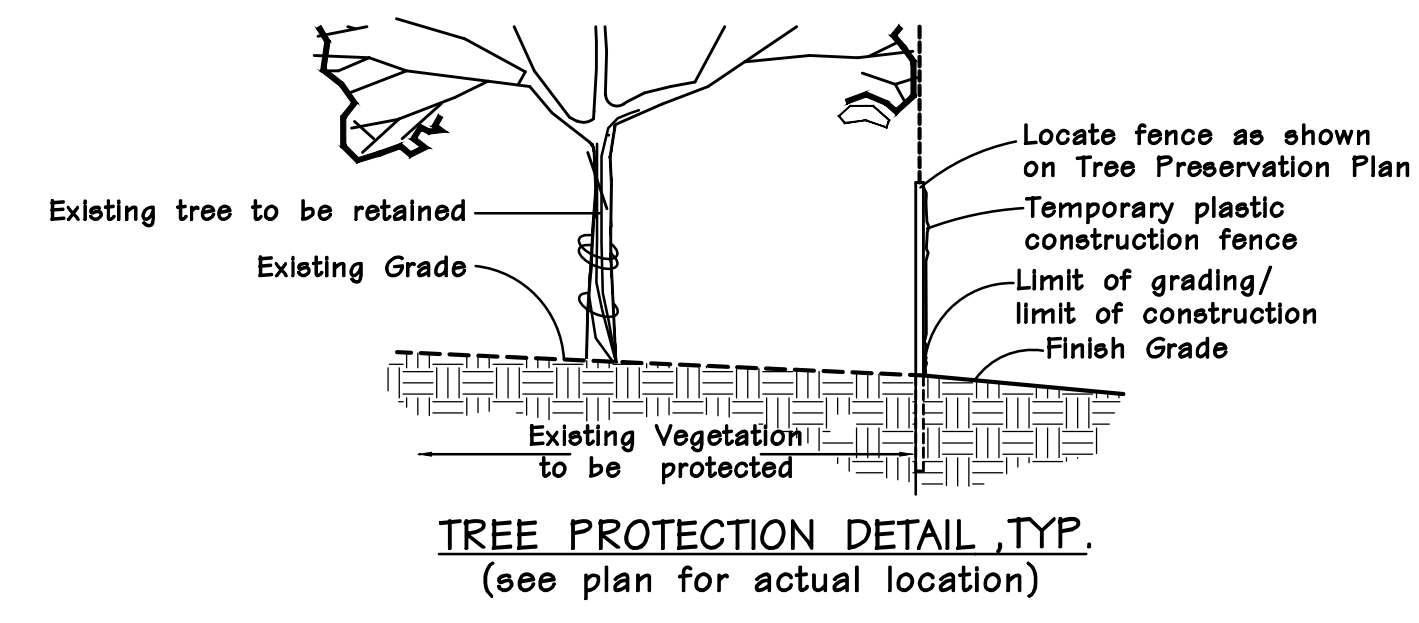
Species	DBH	Condition	Canopy Daim.	Canopy Sq. Ft.	Comments	Preserved
7 Red Oak	20	3	50	1963		Yes
12 White Oak	16	4	28	616		Yes
13 White Oak	16	4	28	616		Yes
15 White Pine	12	4	20	314		Yes
16 Norway Spruce	10	4	18	254		Yes
17 White Pine	12	4	20	314		Yes
18 White Pine	12	4	20	314		Yes
19 River Birch	8	3	15	177		Yes
26 Norway Spruce	10	4	18	254		Yes
27 White Pine	12	4	20	314		Yes
28 Norway Spruce	10	4	18	254		Yes
29 White Pine	8	3	20	314		Yes
41 Bald Cypress	28	4	50	1963		Yes
42 Mulberry	6	3	10	79		Yes
43 Bald Cypress	14	4	40	1257		Yes
44 Mulberry	5	3	10	79		Yes
45 Mulberry	5	3	10	79		Yes

PRESERVED OFF-SITE TREES

Type	DBH	Condition	Canopy Diam.	Canopy Sq. Ft.	Addt. Comments	Preserved
31 Mulberry	7	3	10	79		Yes
57 Mulberry	6	3	20	314		Yes
58 Mulberry	4	3	12	113		Yes
59 Mulberry	8	3	20	314		Yes
60 Mulberry	6	4	20	314		Yes
62 Mulberry	6	4	15	177		Yes
63 unidentified	4	4	10	79		Yes
64 Mulberry	4	3	15	177		Yes
65 Bald Cypress	20	4	50	1963		Yes
66 Bald Cypress	28	4	50	1963		Yes
67 Bald Cypress	14	4	40	1257		Yes
68 Bald Cypress	14	4	40	1257		Yes
69 Bald Cypress	14	4	40	1257		Yes
70 Crabapple	8	3	25	491		Yes
71 Crabapple	8	3	25	491		Yes
72 Crabapple	8	3	25	491		Yes
73 Crabapple	8	3	25	491		Yes
77 Willow	28	2	50	1963	Broken limbs, deadwood	Yes

TREE PROTECTION NOTES:

- 1) Preserved canopy is delineated with shading.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.
- 7) Within the tree protection area, all Bush Honeysuckle and any other identified invasive species shall be removed mechanically by hand, either completely or at ground level and the stump shall be treated with a stump treatment herbicide.



TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Install tree protection fencing.
- 3) Post tree protection signage on fence (No signs will be posted on trees).
- 4) Remove Honeysuckle and other invasive species from within the tree protection area.
- 5) Maintain tree protection area as an off-limits zone.

Revisions:

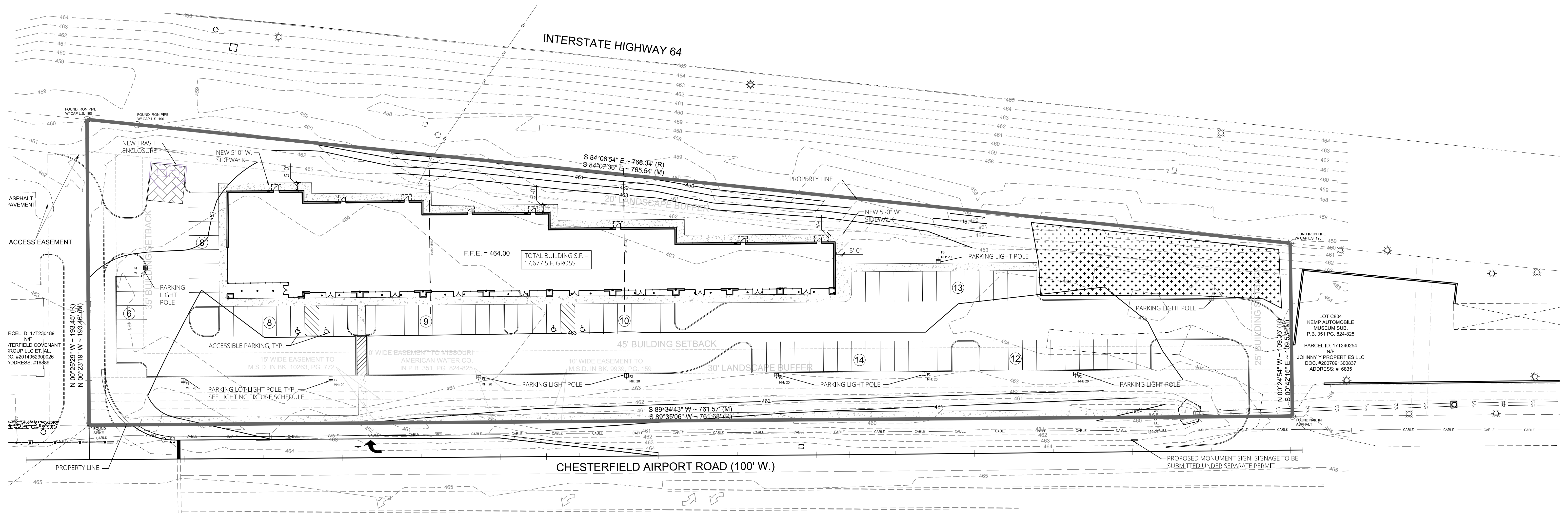
Date	Description	No.
3-29-17	Plan Changes	

Drawn: BB
Checked: JS

loomisAssociates
 landscapearchitects/planners
 707 Spirit-40 Park Drive, Suite 105
 Chesterfield, Missouri 63005-1054
 Phone: 636.861.1000
 Email: info@loomis-associates.com

Missouri State Certificate of Authority #: LAC-#0000191

Sheet Title: Tree Preservation Plan
 Sheet No: TPP
 Date: 03/24/16
 Job #: 968.001



1 PROPOSED ARCH. SITE PLAN
 A0.0 SCALE: 1" = 30'-0"


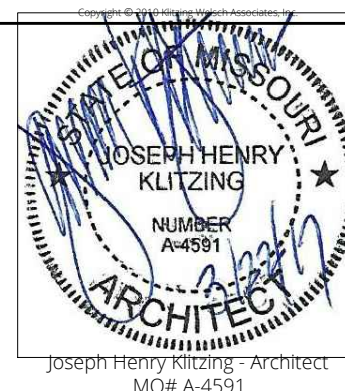


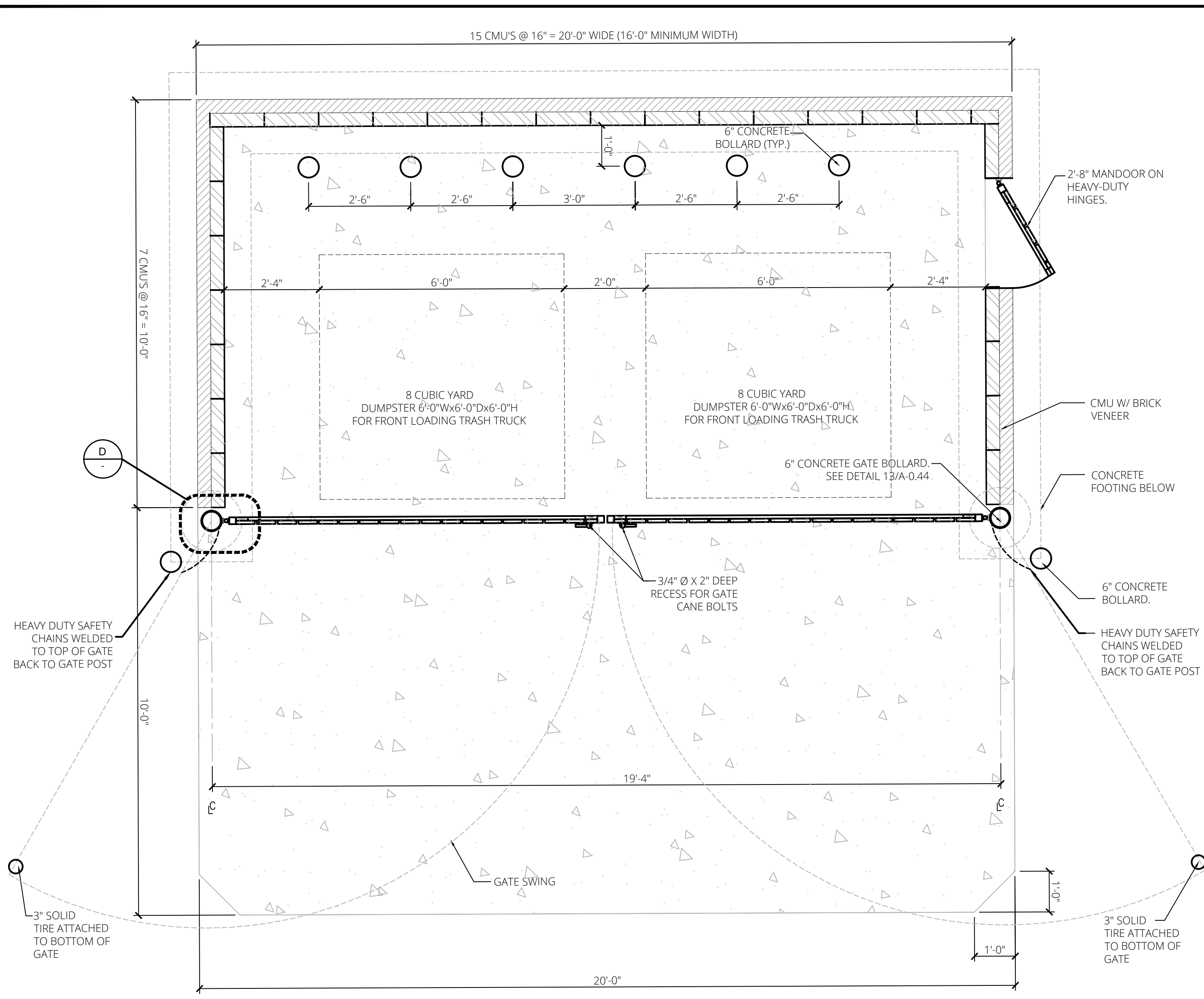
PROPOSED BUILDING AREA: 17,677 S.F. (GROSS)

TOTAL 8 TENANT SPACES:

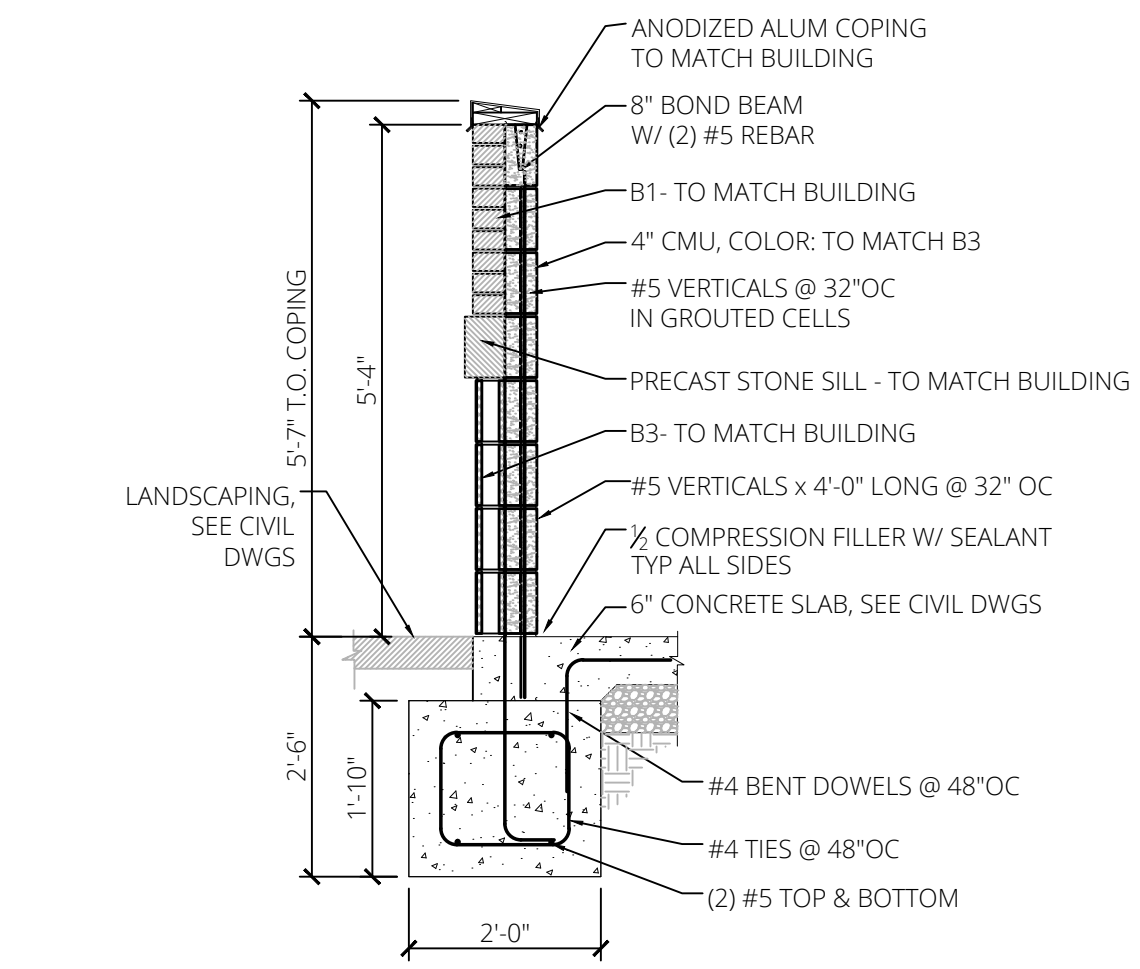
TENANT 1 - FUTURE RESTAURANT	: 2,929	S.F. (GROSS)
TENANT 2	: 2,071	S.F. (GROSS)
TENANT 3	: 2,325	S.F. (GROSS)
TENANT 4	: 2,000	S.F. (GROSS)
TENANT 5	: 2,007	S.F. (GROSS)
TENANT 6	: 3,207	S.F. (GROSS)
TENANT 7	: 1,929	S.F. (GROSS)
TENANT 8 - FUTURE OFFICE	: 1,100	S.F. (GROSS)

TOTAL PROPOSED PARKING SPACES: 80 SPACES

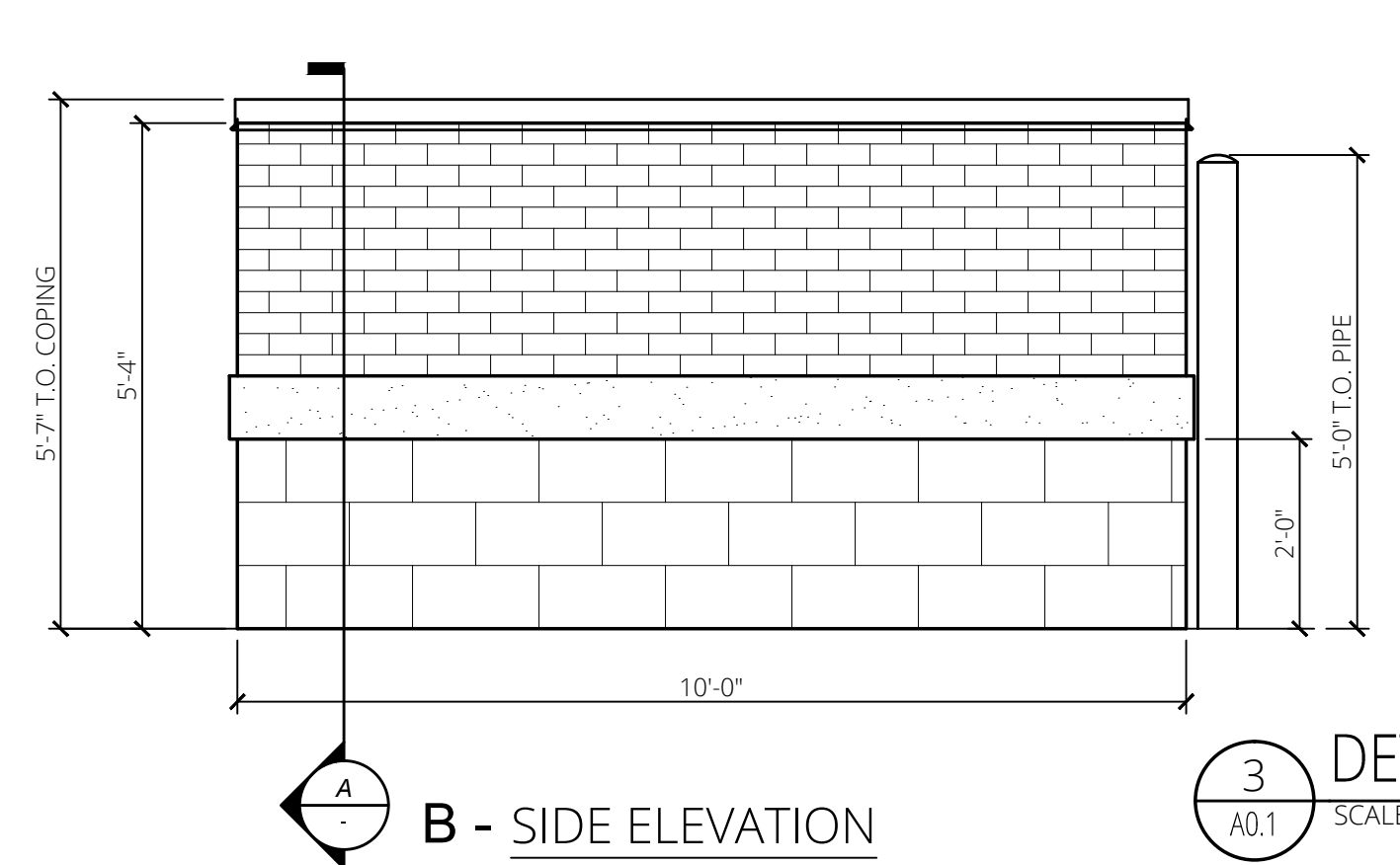
ARCHITECT:  KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 (314) 772-8073 FAX: 772-0108 www.klitzingwelsch.com MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038		PROJECT: KWA # 16937 JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO							
Structural Engineer: 		MPE Consultant: 							
Civil Engineer: 		Historic Consultant: 		Interior Designer: KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108					
Acoustical Consultant: 		Checked by: JHK Drawn by: 16937 A0.0-A0.1 <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Issue:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08-14-17</td> <td>CITY COMMENT - SDP REVIEW</td> </tr> </tbody> </table>			No.	Date:	Issue:	1	08-14-17
No.	Date:	Issue:							
1	08-14-17	CITY COMMENT - SDP REVIEW							
SHEET TITLE: PROPOSED ARCHITECTURAL SITE PLAN			Date: 03-22-17 X of X: A0.0						



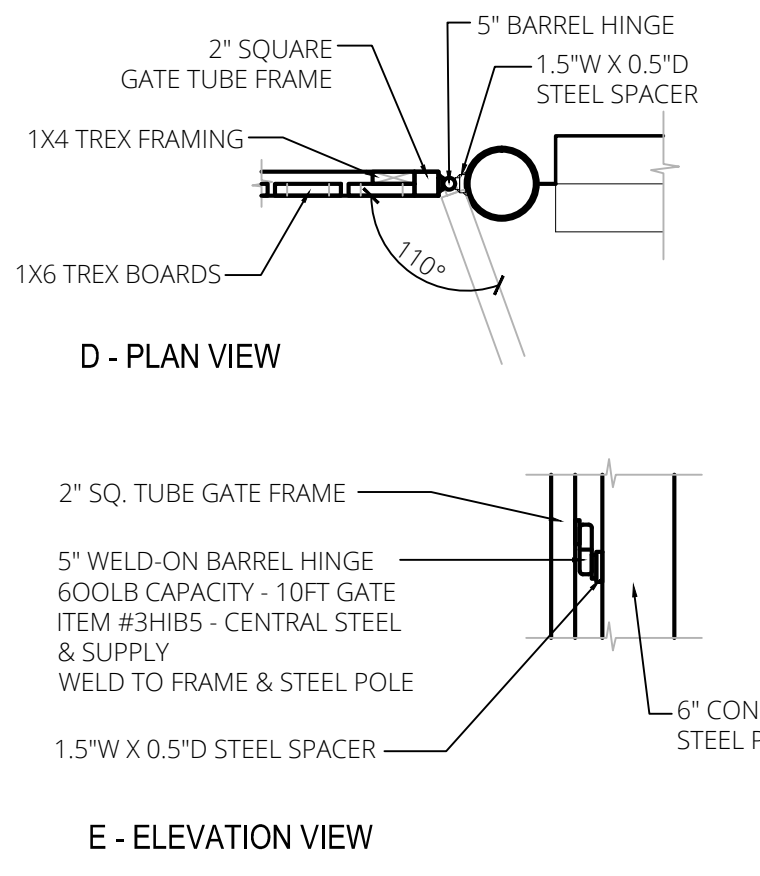
1 PLAN AT TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"



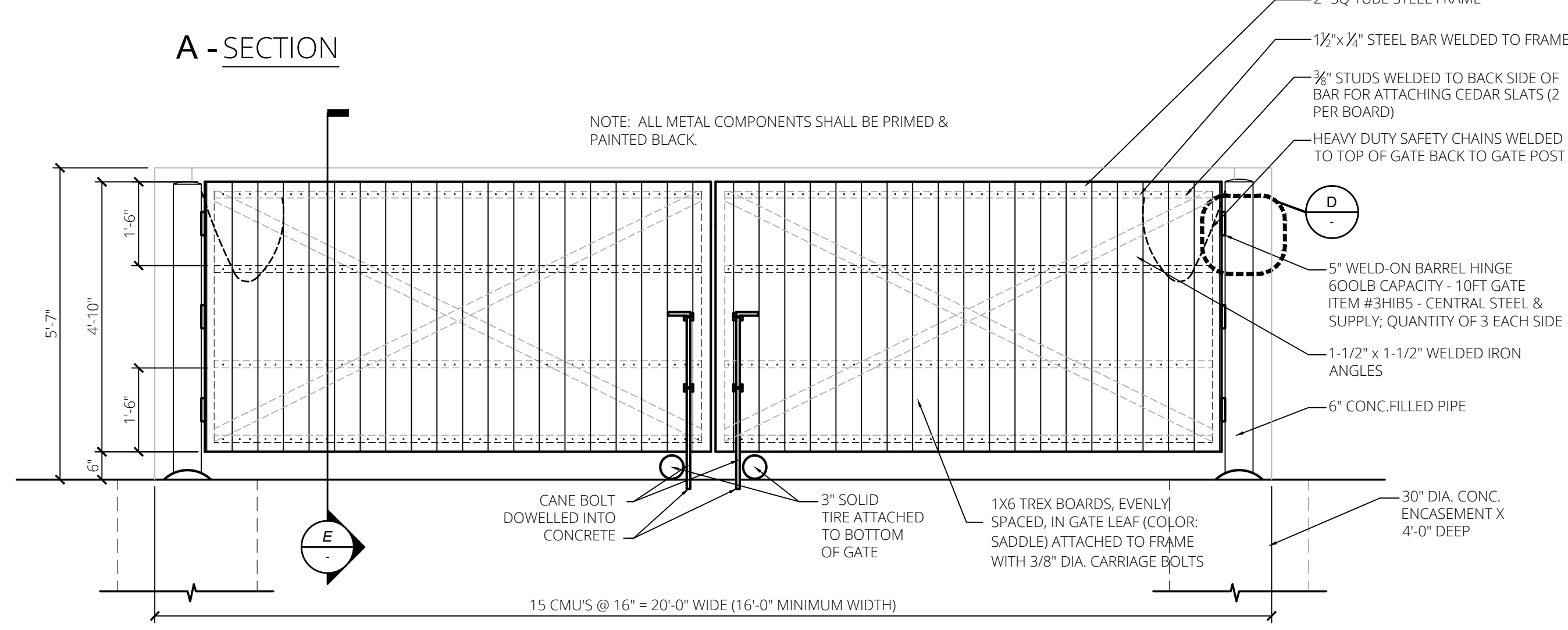
A - SECTION



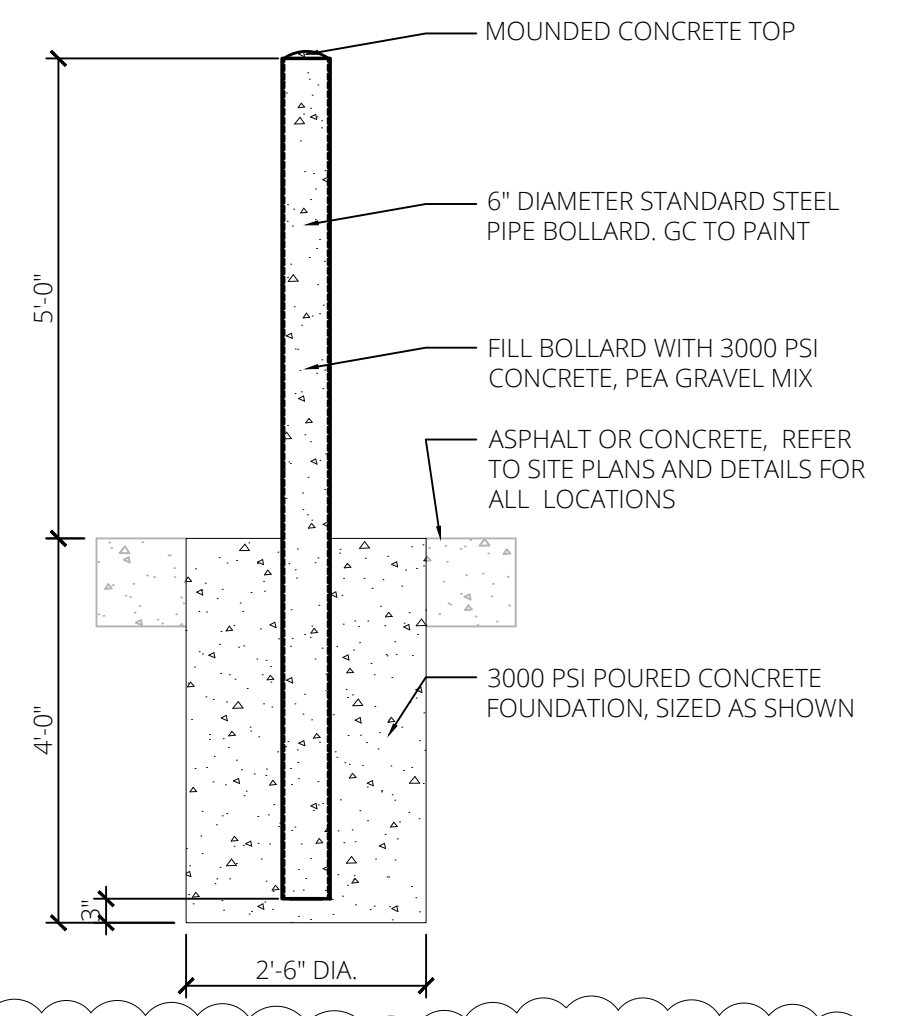
B - SIDE ELEVATION



3 DETAIL AT TRASH ENCLOSURE GATE HINGE
SCALE: 3/4" = 1'-0"



C - FRONT ELEVATION

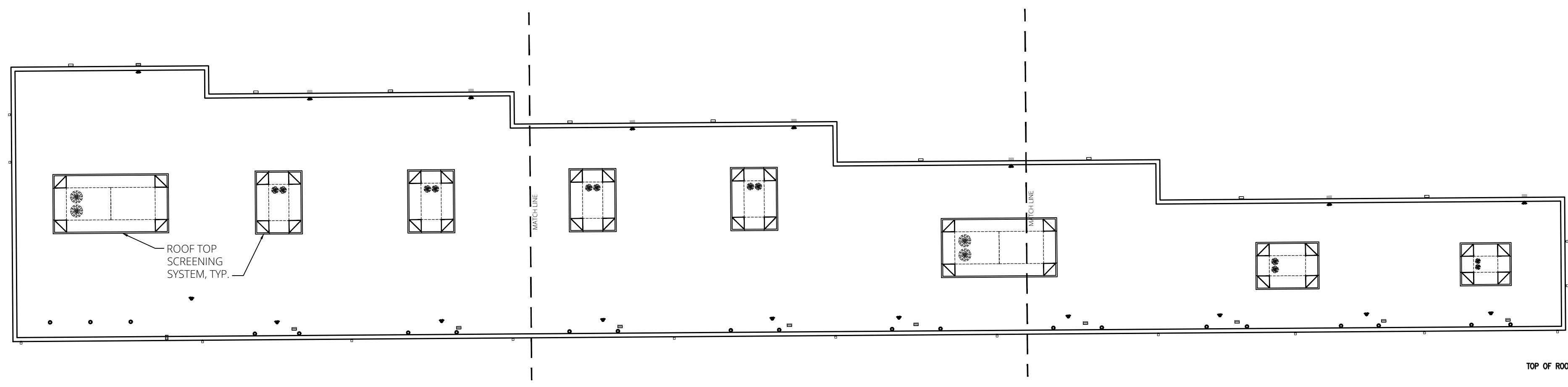


4 BOLLARD DETAIL @ TRASH ENC.
SCALE: 1/2" = 1'-0"

2 TRASH ENCLOSURE DETAILS
SCALE: 1/2" = 1'-0"

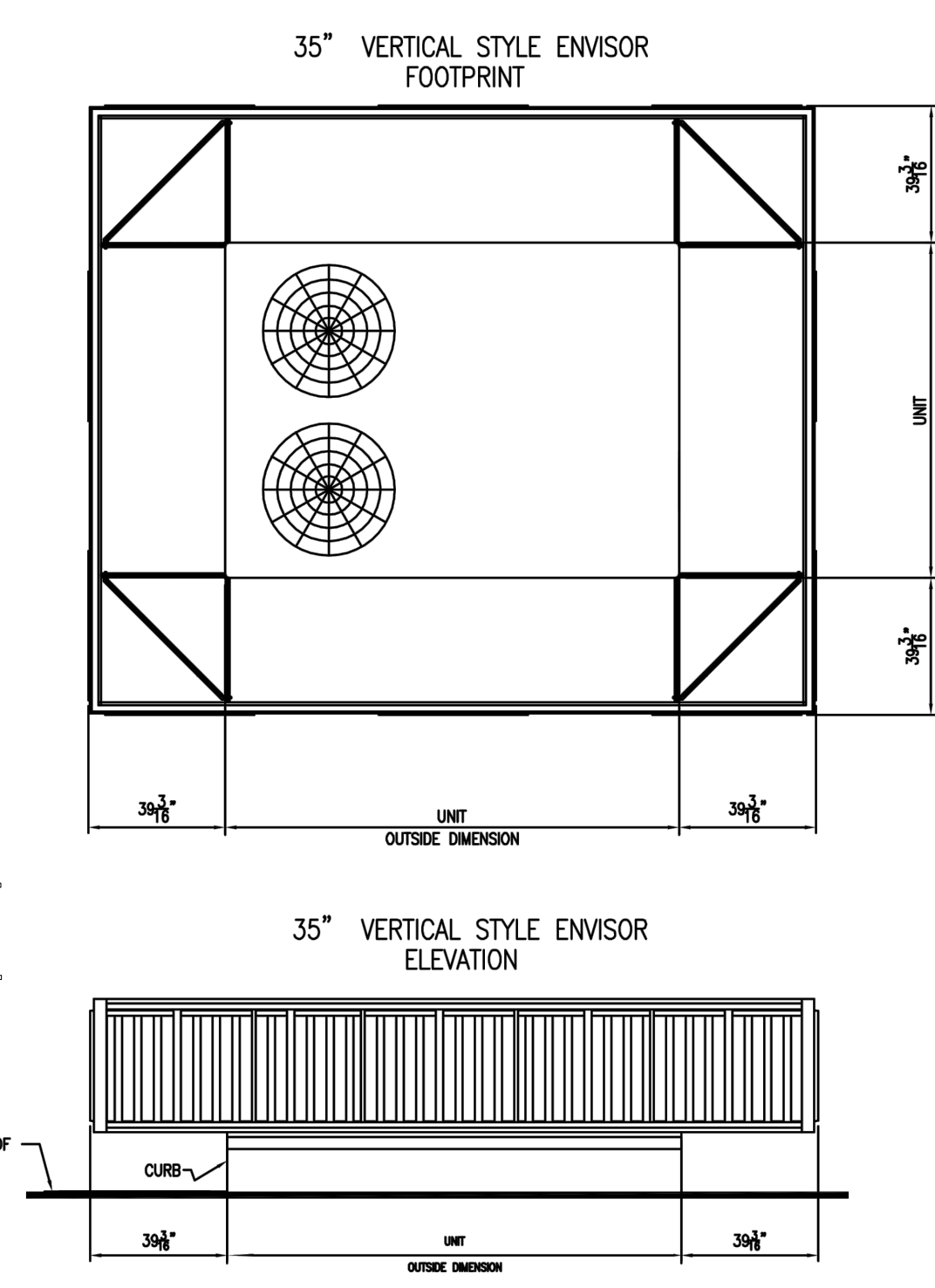
COORDINATE CLEARANCES AND DUMPSTER SIZES WITH LOCAL TRASH COMPANY

1 PLAN AT TRASH ENCLOSURE
SCALE: 1/2" = 1'-0"

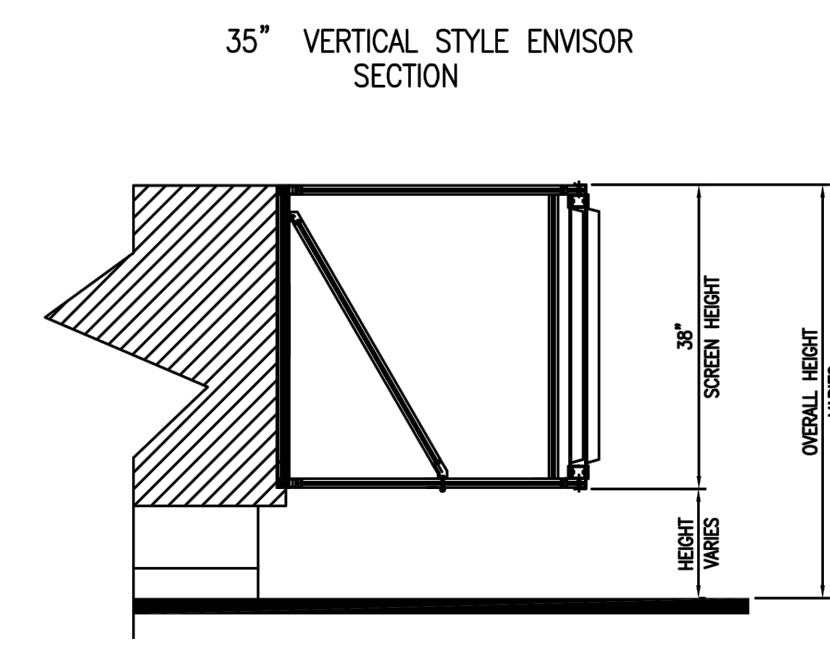


6 PROPOSED ARCH. ROOF PLAN
SCALE: 1" = 30'-0"

NOTE:
1. ROOF TOP UNIT SIZES & LOCATION ARE T.B.D. TENANT COORDINATE WITH LANDLORD'S G.C. FOR ROOF TOP UNIT SIZE, LOCATION & SCREENING.
2. ROOF TOP UNIT WILL BE LOCATED ON ROOF CURB BY MECHANICAL CONTRACTOR & SCREENED WITH CITYSCAPE - SEE INFO THIS SHEET.
3. ALL EQUIPMENT SHALL BE INSTALLED, SUPPORTED & RESTRAINED PER THE SEISMIC REQUIREMENTS OF THE ENFORCED LOCAL CODES AND THE AUTHORITY HAVING JURISDICTION.



5 ROOF TOP TYPICAL SCREENING DETAIL
SCALE: N.T.S.

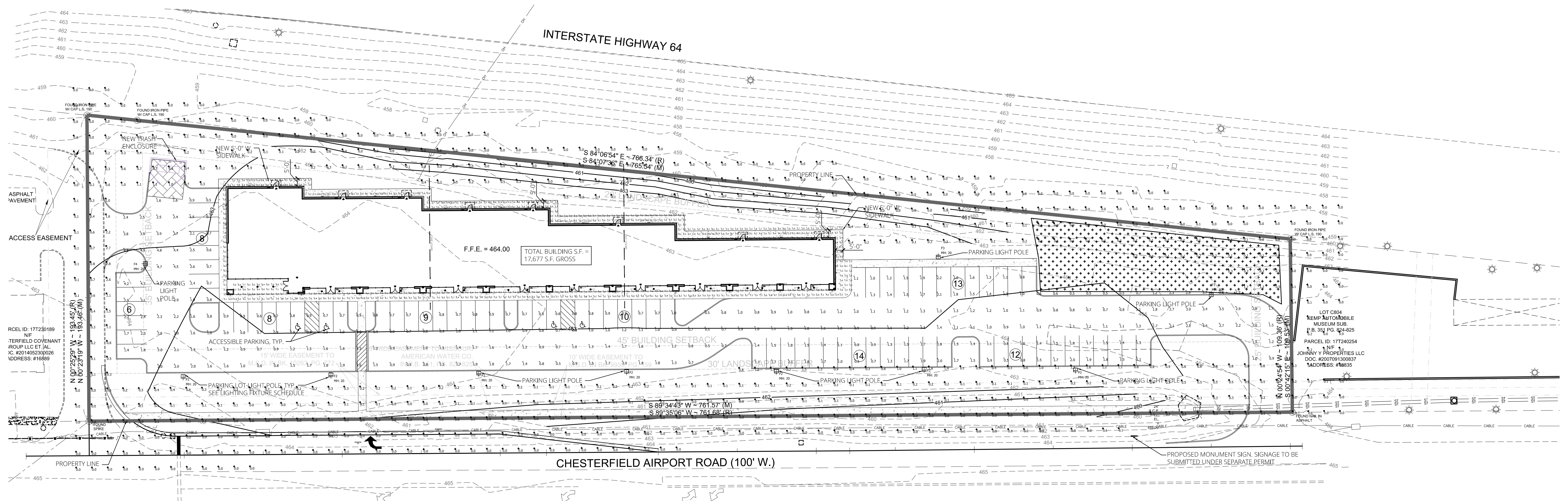


35" VERTICAL STYLE ENVISOR SECTION

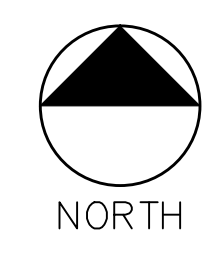
LANDLORD G.C. TO PROVIDE & INSTALL ENVISOR EQUIPMENT SCREEN BY CITYSCAPES WITH VERTICAL SYSTEM AND HORIZONTAL RIB PANELS IN KHAKI COLOR. EQUIPMENT ROOF TOP UNITS TO BE PARTIALLY SCREENED ON REAR & EACH SIDES, COORDINATE WITH HVAC & STRUCTURE ENGINEERS FOR SCREEN SIZE & CONNECTION DETAILS. G.C. TO SUBMIT SHOPDRAWING TO ARCHITECT & OWNER FOR APPROVAL. CONTACT JENNIFER BAKER WITH CITYSCAPES AT 614-850-2551 OR jbak@cityscapesinc.com

NOTE: The Screen System shown corresponds to a typical construction of the Envisor 35 Vertical Style using Flat Rib Panels. This drawing is intended to illustrate general dimensions of the Envisor System when installed on an average Roof Top Unit. Dimensions and specifications of the system can vary depending on the RTU's location to each other and performance characteristics.

ARCHITECT: KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 WWW.KWAINC.COM (314) 772-8073 FAX: 772-0108 <small>KLITZING WELSCH ASSOCIATES, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038</small>		PROJECT: JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO <small>PROPERTY OWNED BY JOHNNY Y COMMERCIAL DEVELOPMENT</small>		KWA #16937 						
Structural Engineer: Civil Engineer Interior Designer KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108		MPE Consultant: Historic Consultant Acoustical Consultant		Drawn by: JHK Checked by: JHK File Name: 16937 A0.0-A0.1 <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08-14-17</td> <td>CITY COMMENT - SDP REVIEW</td> </tr> </tbody> </table>	No.	Date	Issue	1	08-14-17	CITY COMMENT - SDP REVIEW
No.	Date	Issue								
1	08-14-17	CITY COMMENT - SDP REVIEW								
DATE: 03-22-17 X OF X: A0.1		SHEET TITLE: SITE DETAILS								



1 PROPOSED LIGHTING PLAN
A0.2 SCALE: 1" = 30'-0"



PHOTOMETRIC SITE PLAN GENERATED BY LIGHTING SUPPLIER, LIGHTING ASSOCIATES, INC. PLAN IS OVERLAID ON CURRENT CIVIL SITE PLAN FROM ARNOLD CONSULTING ENGINEERING SERVICES, INC.

NOTE:
THE SOURCE OF ILLUMINATION SHALL NOT BE LOWER THAN 10 FEET ABOVE GRADE NOR SHALL THE LIGHT FIXTURE EXCEED 20 FEET IN HEIGHT ABOVE GRADE.

POLE FIXTURES MOUNTED AT 20' INCLUDING BASE LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary					
Label	Calc/Type	Units	Avg	Max	Min
SIDEWALKS	Illuminance	Fc	6.33	62.1	0.1
SITE	Illuminance	Fc	1.45	4.9	0.5
SPILL LIGHT	Illuminance	Fc	0.15	2.8	0.0

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
[Symbol]	1	F1	SINGLE	113	113	1.000	GLEON-AF-02-LED-E1-SL4
[Symbol]	7	F2	SINGLE	59	413	1.000	GLEON-AF-01-LED-E1-SL4
[Symbol]	1	F3	SINGLE	59	59	1.000	GLEON-AF-01-LED-E1-SL3-HSS
[Symbol]	15	EXT 1	SINGLE	15.1	226.5	1.000	700WTEG83012NCZDOUNV
[Symbol]	9	EXT 2	SINGLE	26	234	1.000	XTOR3A-N
[Symbol]	21	EXT 3	SINGLE	13.68	287.28	1.000	FLC4D-RO-1000L-30K-DN-CD-NP
[Symbol]	1	F4	SINGLE	166	166	1.000	GLEON-AF-03-LED-E1-RW
[Symbol]	18	EXT 4	SINGLE	16.4	295.2	1.000	MERU-AC

AT EACH ENTRY DOOR, FIXTURE TO BE EMERGENCY ONLY. AT EACH SERVICE DOOR, FIXTURE TO BE GENERAL & EMERGENCY WITH DAWN TO DUSK OPERATION.

LIGHTING FIXTURE SCHEDULE

NOTE: VENDORS TO VERIFY ALL QUANTITIES

SYMBOL	PLAN MARK	QTY.	DESCRIPTION	MANUFACTURER AND MODEL #	VOLT	TYPE	LAMP WATT	NO.	MODEL # (G.E.)	FIXTURE LOCATION	MOUNTING TYPE	NOTES
[Symbol]	EXT1	15	LED EXTERIOR WALL SCONCE 5"W x 12" H x 5 1/2" D BRONZE FINISH - DOWNLIGHT ONLY	TECH - TEGE 12 7000WTEG-830-12-N-C-2-00-UNV	120	LED	15.6	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR WALL	SURFACE	SEE GENERAL NOTES SEE PLAN & EXTERIOR ELEVATIONS DAWN TO DUSK OPERATION
[Symbol]	EXT2	9	LED EXTERIOR WALL PACK	EATON - LUMARK - XTOR CROSSTOUR IN BRONZE XTOR3A-N-PC1	120	LED	26	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR WALL	SURFACE	SEE GENERAL NOTES SEE PLAN & EXTERIOR ELEVATIONS DAWN TO DUSK OPERATION
[Symbol]	EXT3	21	LED EXTERIOR RECESSED CAN CLEAR DIFFUSER DIMMABLE	FOCAL POINT - JD4.5" FLC4D-RO-1000-120-111-1/1/LC4-RO-1000L-30K-DN-CD-NP	120	LED	12	1	LIGHTING ASSOCIATES SEE GEN. NOTE	CEILING	RECESSED	SEE GENERAL NOTES SEE PLAN & EXTERIOR ELEVATIONS DAWN TO DUSK OPERATION
[Symbol]	EXT4	18	LED EXTERIOR GENERAL & EMERGENCY LIGHTING FULLY SHIELDED & GASKETED	MILE LIGHTING MERU SERIES - DARK BRONZE MERU-LED-ACEM-DB	120	LED	17	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR WALL	SURFACE	AT EACH SERVICE DOOR - APPLY DAWN TO DUSK OPERATION. AT EACH ENTRY DOOR - FIXTURE TO BE EMERGENCY OPERATION ONLY
[Symbol]	XEM	18	EXIT SIGN WITH EMERGENCY LIGHTING WITH BATTERY BACK-UP	COOPER SURE-LITES APC7G	120/277	LED	1.55	2	LIGHTING ASSOCIATES SEE GEN. NOTE	CEILING OR WALL	PROVIDED BRACKET	SEE GENERAL NOTES
[Symbol]	F1	1	PARKING LOT POLE LIGHT FULLY-SHIELDED, 20 FEET POLE HIGH MAX. TYPE S1.4 DISTRIBUTION W/ SPILL CONTROL.	EATON - MCGRAW-EDISON GLEON-AF-02-LED-E1-SL4-BK BLACK COLOR	120/277	LED	113	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR PARKING	POLE MTD.	SEE GENERAL NOTES SEE ARCHITECTURAL SITE PLAN FOR LOCATION
[Symbol]	F2	7	PARKING LOT POLE LIGHT FULLY-SHIELDED, 20 FEET POLE HIGH MAX. TYPE S1.4 DISTRIBUTION W/ SPILL CONTROL.	EATON - MCGRAW-EDISON GLEON-AF-01-LED-E1-SL4-BK BLACK COLOR	120/277	LED	59	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR PARKING	POLE MTD.	SEE GENERAL NOTES SEE ARCHITECTURAL SITE PLAN FOR LOCATION
[Symbol]	F3	1	PARKING LOT POLE LIGHT FULLY-SHIELDED, 20 FEET POLE HIGH MAX. TYPE S1.3 DISTRIBUTION W/ SPILL CONTROL.	EATON - MCGRAW-EDISON GLEON-AF-01-LED-E1-SL3-BK-HSS (IN BLACK COLOR)	120/277	LED	59	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR PARKING	POLE MTD.	SEE GENERAL NOTES SEE ARCHITECTURAL SITE PLAN FOR LOCATION
[Symbol]	F4	1	PARKING LOT POLE LIGHT FULLY-SHIELDED, 20 FEET POLE HIGH MAX. TYPE R9 DISTRIBUTION	EATON - MCGRAW-EDISON GLEON-AF-03-LED-E1-RW-BK BLACK COLOR	120/277	LED	166	1	LIGHTING ASSOCIATES SEE GEN. NOTE	EXTERIOR PARKING	POLE MTD.	SEE GENERAL NOTES SEE ARCHITECTURAL SITE PLAN FOR LOCATION

- GENERAL NOTES:
- 1) ANY INFORMATION NOT PROVIDED ON SCHEDULE TO BE SUPPLIED BY MANUFACTURER OR DISTRIBUTOR
 - 2) ANY DISCREPANCIES, CONTACT ARCHITECT IMMEDIATELY
 - 3) ALL FIXTURES TO BE CENTERED IN CEILING TILE (U.N.O.)
 - 4) ALL FIXTURES TO BE PROVIDED BY, RECEIVED, STORED AND INSTALLED BY LICENSED ELECTRICAL CONTRACTOR
 - 5) ELECTRICAL CONTRACTOR SHALL SUPPLY 10% (MIN.) ADDITIONAL SPARE LAMPS OF ALL TYPES, TO BE LEFT AT JOB SITE AT END OF JOB.
 - 6) MANUFACTURER'S RFP.
 - 7) ALL LAMPS OF THE SAME TYPE ARE TO HAVE THE SAME CRI AND COLOR TEMPERATURE-NO EXCEPTIONS
 - 8) ALL CFL AND FLOURESCENT LAMPS TO BE "WARM"-NO EXCEPTIONS
 - 9) ALL CFL AND FLOURESCENT LAMPS TO BE INSTANT START-NO EXCEPTIONS
 - 10) NOTE MAX. WATTAGES FOR ENERGY CALCULATIONS

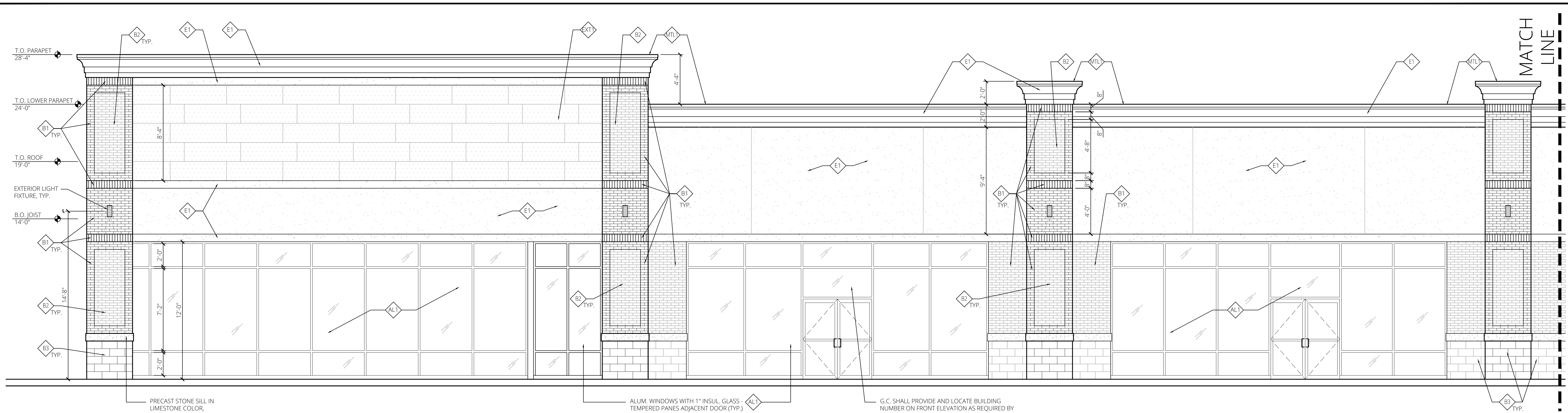
ARCHITECT: **KWA KLITZING WELSCH ASSOCIATES, INC.**
3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118
www.klitzingwelsch.com
(314) 772-8073 FAX: 772-0108

PROJECT: **JOHNNY Y COMMERCIAL DEVELOPMENT**
16861 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO

ARCHITECT'S SEAL: JOSEPH HENRY KLITZING, ARCHITECT, MISSOURI ARCHITECT, No. 44991, M.O.A. #4591

Drawn by: [Name] Checked by: JHK
File Name: 16937 A0.0-A0.2
No. 1 Date: 08-14-17 Issue: CITY COMMENT - SDP REVIEW

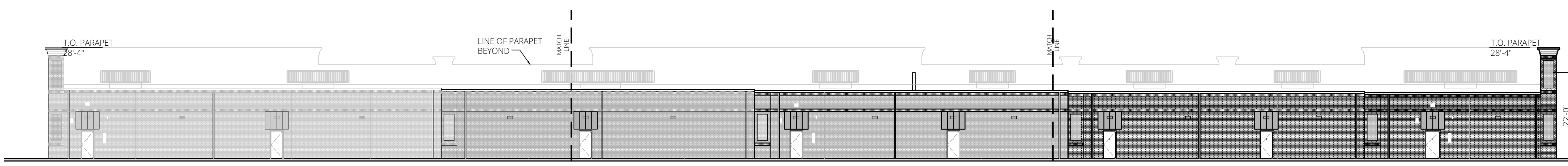
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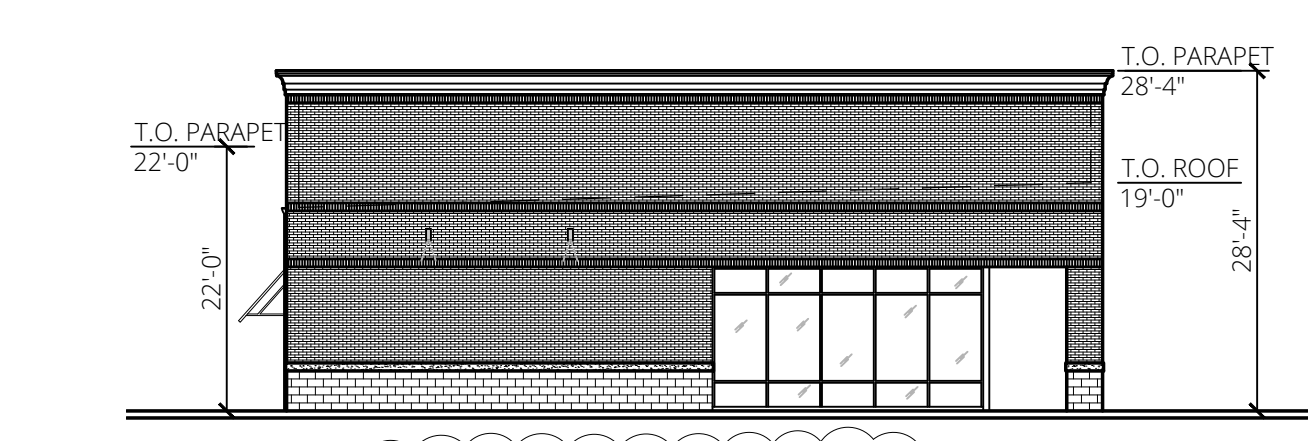
1 PROPOSED SOUTH ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"



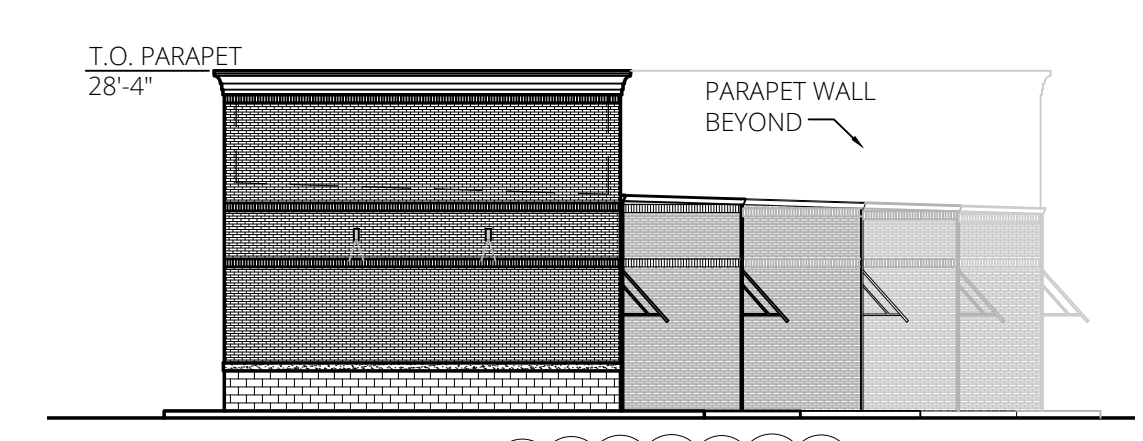
2 OVERALL SOUTH ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"

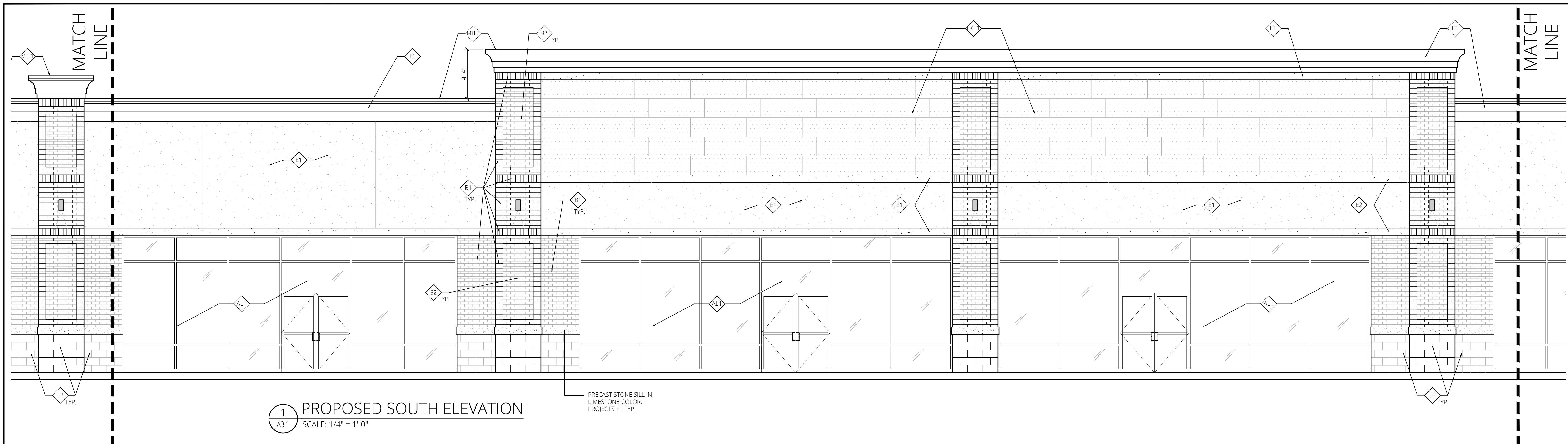


5 EAST ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"

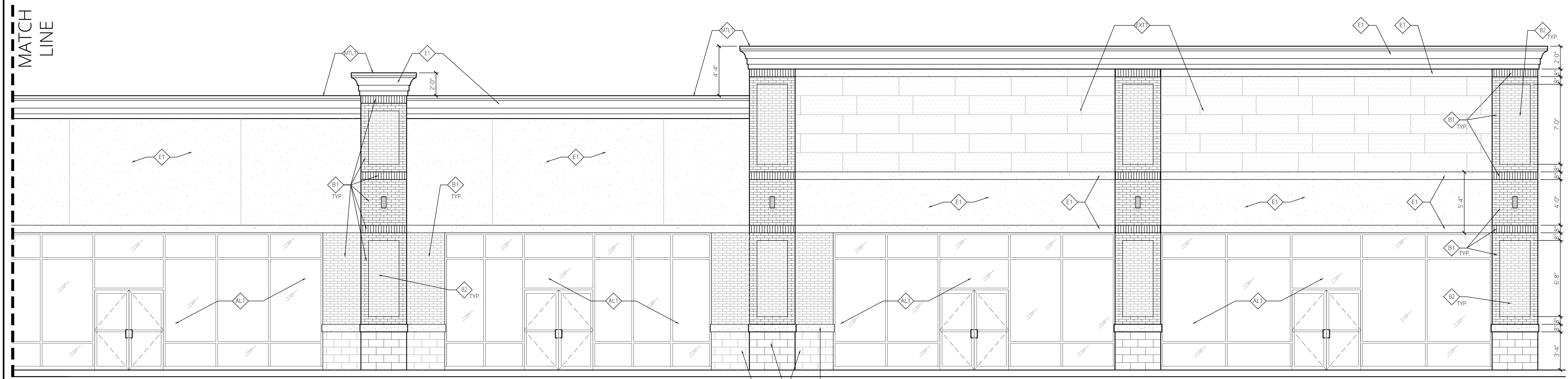
EXTERIOR MATERIALS: INDICATED BY SYMBOL

<p>B1 FIELD PRODUCT: BRICK MANUFACTURER: SIOUX CITY BRICK COLOR: MISSION VALLEY COLONIAL IRONSPOT MORTAR TO CONFORM TO ASTM C270, ADD - SOLOMON MORTAR COLOR SGS 10XLT, BUFF. REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com</p>	<p>EXT1 FIELD PRODUCT: SLIMITTE PORCELAIN PANELS MANUFACTURER: DAL TILE SIZE: 20" H x 59" L, .35mm th. COLOR: TERRA COLLECTION - ROCK TP44 INSTALLATION NOTE: INSTALL TILE AS RUNNING BOND WITH 25% OFFSET REPRESENTATIVE CONTACT: JOANNIE MILLAR, ARCH. REP. DAL TILE, MIDWEST REGION 2059 WESTPORT CENTER DR., ST. LOUIS, MO 63146 314-568-9241 MBL joannie.millar@dal tile.com</p>
<p>B2 FIELD PRODUCT: BRICK - RECESSED AREA MANUFACTURER: SIOUX CITY BRICK COLOR: PONDEROSA, MODULAR MORTAR TO CONFORM TO ASTM C270, ADD - SOLOMON MORTAR COLOR SGS 10XLT, BUFF. REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com</p>	<p>AW1 FIELD PRODUCT: AWNING - OPEN ENDS. TYPE: STANDING SEAM METAL AWNING MANUFACTURER: LAWRENCE FABRIC COLOR: BLACK</p>
<p>E3 FIELD PRODUCT: GROUND FACE CONCRETE BLOCK MANUFACTURER: TRENDSSTONE COLOR: MARENGO SI. E. 7 1/2" x 15 1/2" x 3 3/4" MORTAR TO CONFORM TO ASTM C270, ADD - SOLOMON MORTAR COLOR SGS 10XLT, BUFF. REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com</p>	<p>NOTE: EXT1 MANUF. APPLICATION 15 YR. WARRANTY: WATERPROOFING MEMBRANE: LATICRETE HYDRO BAN (LIQUID APPLIED) OR LATAPO-Y WATERPROOF FLASHING MORTAR (TROWELLABLE) THICK BED MORTAR / SCRATCH <input type="checkbox"/> BROWN LATICRETE 3701 FORTIFIED MORTAR BED THINSET MORTAR: LATICRETE 254 PLATINUM THINSET (REGULAR OR RAPID VERSION) OR LATICRETE 255 MULTIMA; THINSET GROUT: LATICRETE PERMACOLOR GROUT - #35 MOCHA 100- SILICONE CAULK: LATICRETE LATASIL (WITH LATICRETE LATASIL 9118 PRIMER AS NEEDED) TILE AND STONE INSTALLATION MATERIALS TO BE SUPPLIED SOLELY BY LATICRETE INTERNATIONAL, INC. BETHANY, CT-USA TELEPHONE: (203) 393-0010 WEBSITE: WWW.LATICRETE.COM</p>
<p>E1 FIELD PRODUCT: EIFS MANUFACTURER: DRYVIT COLOR: #110 VAN DYKE FINISH: SAND/PEBBLE TEXTURE ARCHITECT SUGGEST OUTSULATION PLUS MD SYSTEM WITH BACKSTOP NT AIR/ WATER - RESISTIVE BARRIER. REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingsupply.com</p>	<p>LARGE FORMAT TILE INSTALLATION REQUIRES PARTICULAR ATTENTION TO PROPER SUBSTRATE PREPARATION, GROUT JOINT SIZING, TROWEL SELECTION, AND MORTAR COVERAGE. IT IS CRITICAL THAT LARGE FORMAT TILE BE INSTALLED ON A LEVEL SUBSTRATE. MAKE SURE THE SUBSTRATE IS DRY, WITHOUT DUST, GREASE, OILS, AND ANY MATERIALS NOT COMPLETELY BONDED. ADDITIONALLY, THERE MUST BE AT LEAST 90% MORTAR CONTACT AND A MINIMUM GROUT JOINT OF 1/4". INSTALLATION REQUIREMENT: FOR PROPER BONDING, MEDIUM BED MORTAR SHOULD BE USED IN INSTALLING TILES WITH A DIMENSIONAL LENGTH GREATER THAN 20" X 20". LARGE RECTANGLES OR TILES WITH GREATER DIMENSIONAL THICKNESS THAN NORMAL. BACK BUTTERING TILES OF THIS NATURE IN THE INSTALLATION PROCESS WILL ALSO ASSURE PROPER COVERAGE FOR BODY A TYPICAL WALL ASSEMBLY CONSISTS OF 6" DEEP 16 GA. METAL FRAMING. PLEASE FOLLOW TCNA GUIDELINES WHERE EXPANSION JOINTS MUST BE USED 8' TO 12' IN EACH DIRECTION.</p>
<p>AL1 BLACK ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED GLAZING. TEMPERED PANES ADJACENT DOORS.</p>	
<p>MTL 2" H. (EXPOSED) PRE-FINISHED METAL COPING TO MATCH WITH EIFS CORNICE - SUBMIT PRODUCT FOR ARCHITECT APPROVAL</p>	



<p>ARCHITECT: KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 WWW.KWAINC.COM (314) 772-8073 FAX: 772-0108 MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038</p>	<p>PROJECT: KWA #16937 JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO</p>	<p></p>						
<p>Structural Engineer</p>	<p>Historic Consultant</p>							
<p>Civil Engineer</p>	<p>Acoustical Consultant</p>							
<p>Interior Designer KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108</p>	<p>Drawn by: _____ Checked by: JHK File Name: 16937 A3.0-A3.4.dwg</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Issue:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08-14-17</td> <td>CITY COMMENT - SDP REVIEW</td> </tr> </tbody> </table>	No.	Date:	Issue:	1	08-14-17	CITY COMMENT - SDP REVIEW	<p>SHEET TITLE OVERALL ELEVATIONS & PROPOSED SOUTH ELEVATION Date: 03-22-17 OF A3.0</p>
No.	Date:	Issue:						
1	08-14-17	CITY COMMENT - SDP REVIEW						

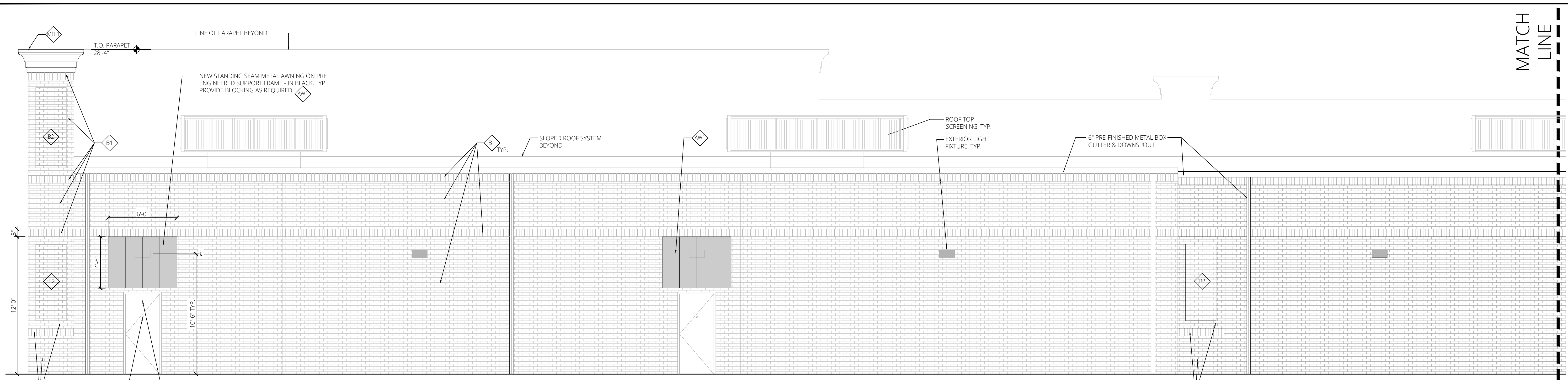


1 PROPOSED SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

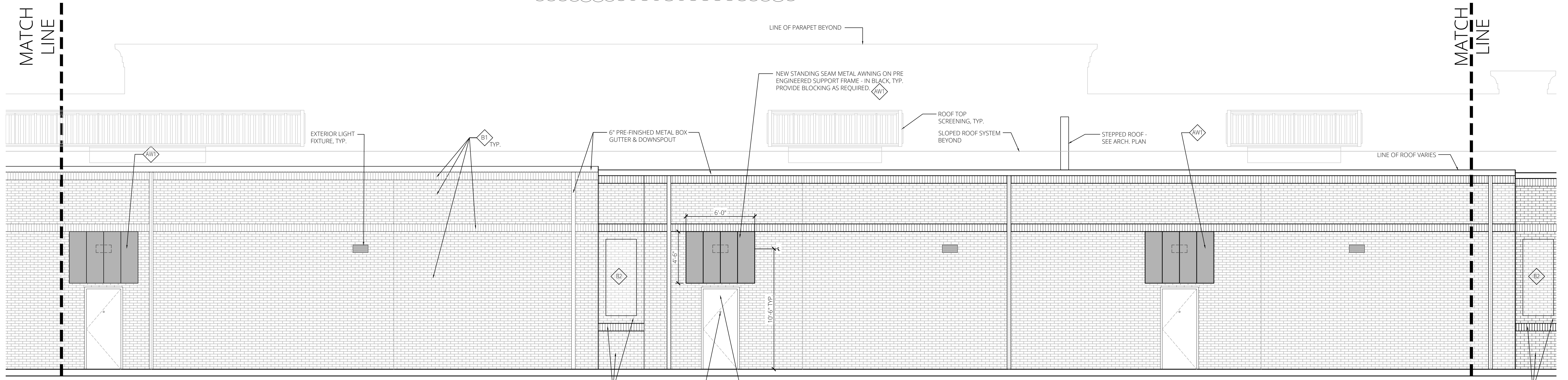


2 PROPOSED SOUTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"


<p>ARCHITECT:</p>  <p>KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 www.klitzingwelsch.com KLITZING WELSCH ASSOCIATES, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038</p>		<p>PROJECT: KWA #16937</p> <p>JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO</p>														
<p>Structural Engineer</p>		<p>MEP Consultant</p>														
<p>Civil Engineer</p>		<p>Historic Consultant</p>		<p>Drawn by: _____ Checked by: JHK</p> <p>File Name: 16937 A3.0-A3.4.dwg</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Issue:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Date:	Issue:									
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<p>Interior Designer KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108</p>		<p>Acoustical Consultant</p>		<p>SHEET TITLE: PROPOSED SOUTH ELEVATION</p> <p>Date: 03-22-17</p> <p>A3.1 OF</p>												

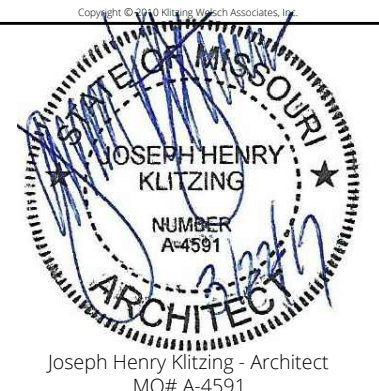


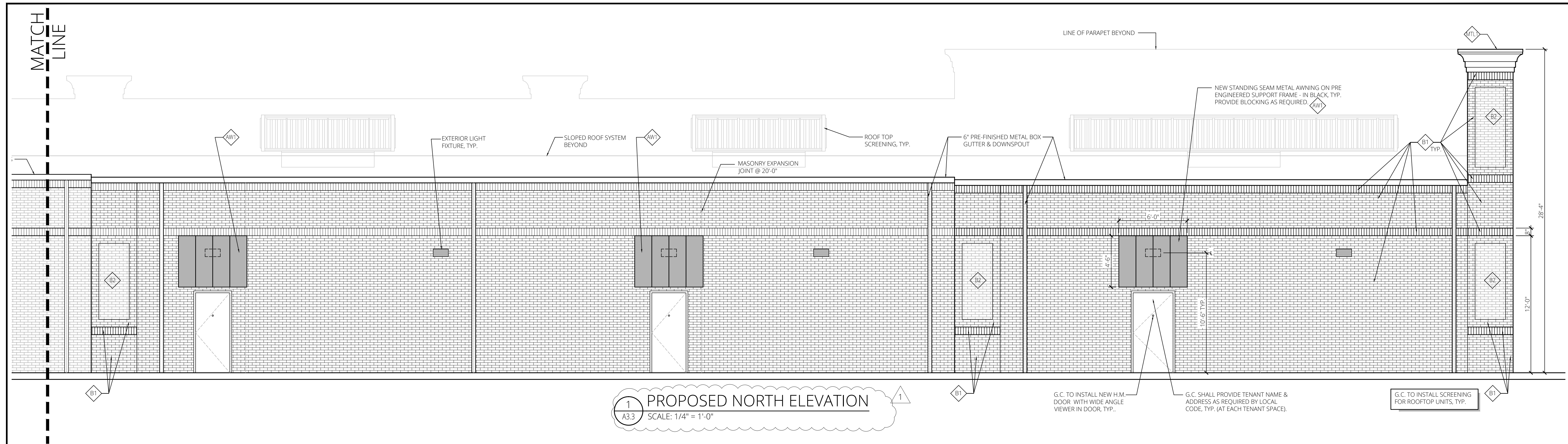
1
A3.2
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A3.2
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

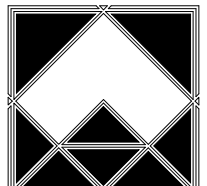
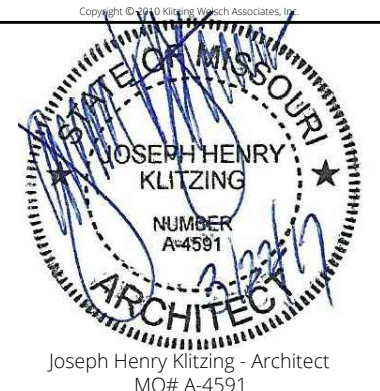
ARCHITECT:  KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 www.klitzingwelsch.com (314) 772-8073 (314) 772-0108 KLITZING WELSCH ASSOCIATES, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038		PROJECT: JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO KWA # 16937							
Structural Engineer: Civil Engineer		MPE Consultant: Historic Consultant Acoustical Consultant							
Interior Designer: KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108		Drawn by: _____ Checked by: JHK File Name: 16937 A3.0-A3.4.dwg <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Issue:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08-14-17</td> <td>CITY COMMENT - SDP REVIEW</td> </tr> </tbody> </table>		No.	Date:	Issue:	1	08-14-17	CITY COMMENT - SDP REVIEW
No.	Date:	Issue:							
1	08-14-17	CITY COMMENT - SDP REVIEW							
		SHEET TITLE: PROPOSED NORTH ELEVATION Date: 03-22-17 OF A3.2							

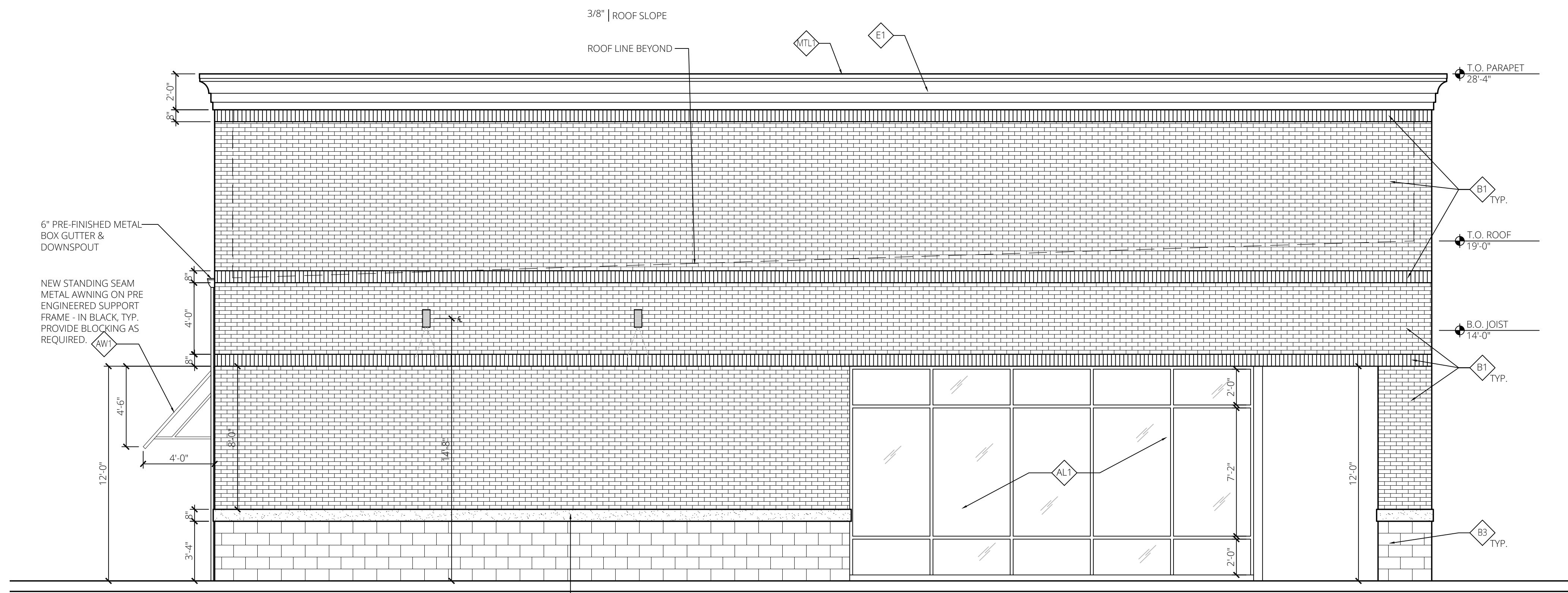




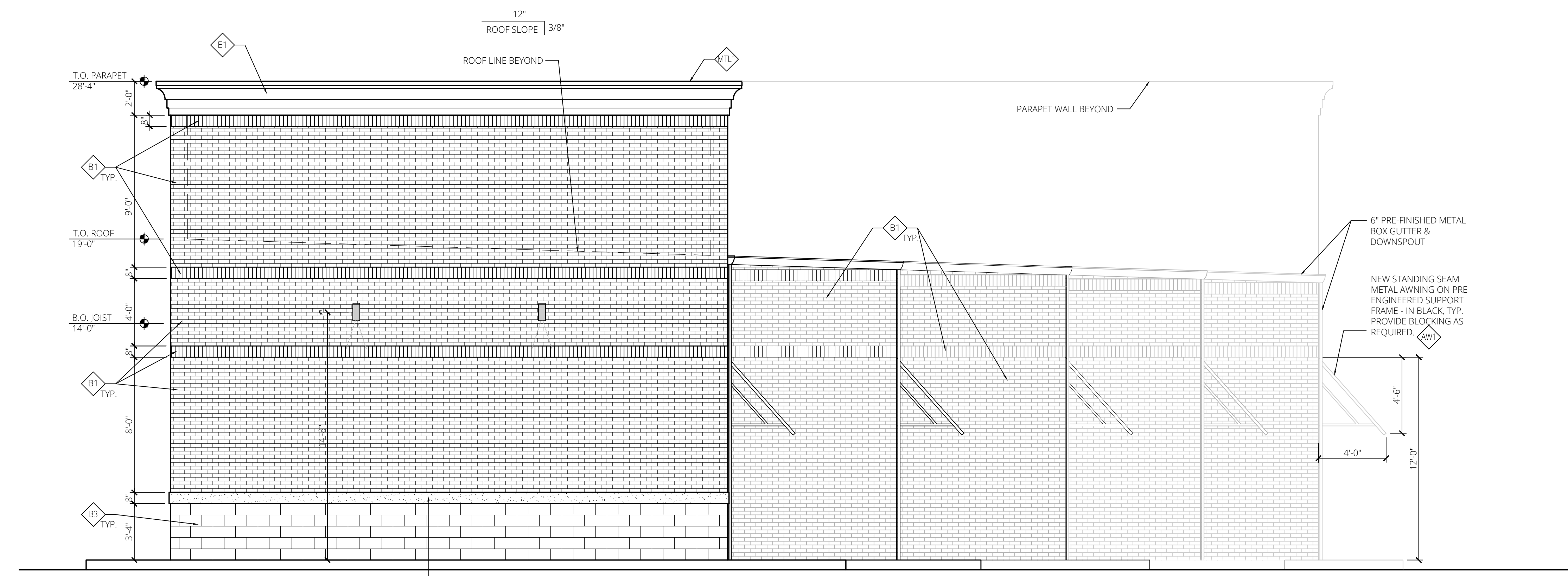
1
A3.3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

G.C. TO INSTALL NEW H.M. DOOR WITH WIDE ANGLE VIEWER IN DOOR, TYP.
 G.C. SHALL PROVIDE TENANT NAME & ADDRESS AS REQUIRED BY LOCAL CODE, TYP. (AT EACH TENANT SPACE).
 G.C. TO INSTALL SCREENING FOR ROOFTOP UNITS, TYP.

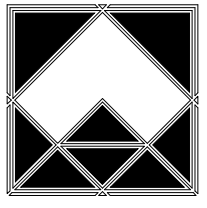
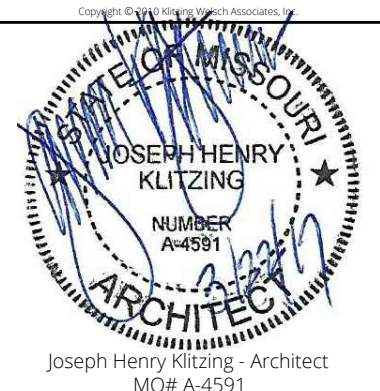
ARCHITECT:  KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 (314) 772-8073 FAX: 772-0108 www.klitzingwelsch.com KLITZING WELSCH ASSOCIATES, INC. MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038		PROJECT: JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO KWA #16937								
Structural Engineer: Civil Engineer: Interior Designer: KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108		MPE Consultant: Historic Consultant: Acoustical Consultant:								
Drawn by: _____ Checked by: JHK		File Name: 16937 A3.0-A3.4.dwg		SHEET TITLE: PROPOSED NORTH ELEVATION Date: 03-22-17 OF						
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1	08-14-17	CITY COMMENT - SDP REVIEW								

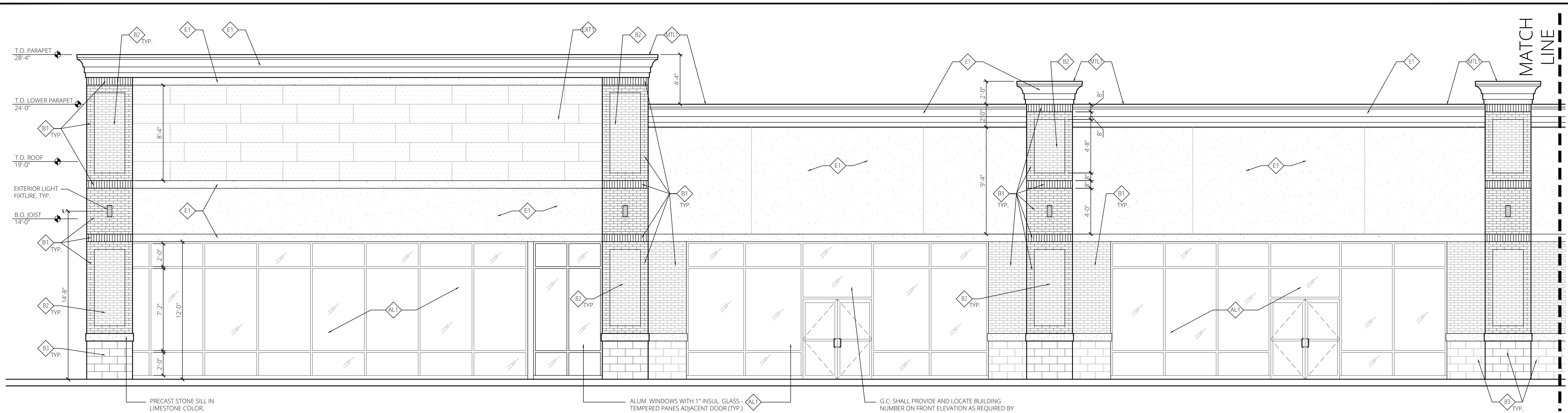


1 PROPOSED WEST ELEVATION
A3.4 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
A3.4 SCALE: 1/4" = 1'-0"

ARCHITECT:  KWA KLITZING WELSCH ASSOCIATES, INC. 3109 S. GRAND BLVD., SUITE #200 ST. LOUIS, MO 63118 (314) 772-8073 FAX: 772-0108 www.klitzingwelsch.com MISSOURI STATE CERTIFICATE OF AUTHORITY # 2009024038		PROJECT: JOHNNY Y COMMERCIAL DEVELOPMENT 16861 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO KWA #16937							
Structural Engineer: 		MPE Consultant: 							
Civil Engineer: 		Historic Consultant: 		Interior Designer: KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108					
Acoustical Consultant: 		Drawn by: JHK Checked by: JHK File Name: 16937 A3.0-A3.4.dwg <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Issue:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08-14-17</td> <td>CITY COMMENT - SDP REVIEW</td> </tr> </tbody> </table>			No.	Date:	Issue:	1	08-14-17
No.	Date:	Issue:							
1	08-14-17	CITY COMMENT - SDP REVIEW							
SHEET TITLE: PROPOSED WEST & EAST ELEVATIONS Date: 03-22-17 OF				A3.4					



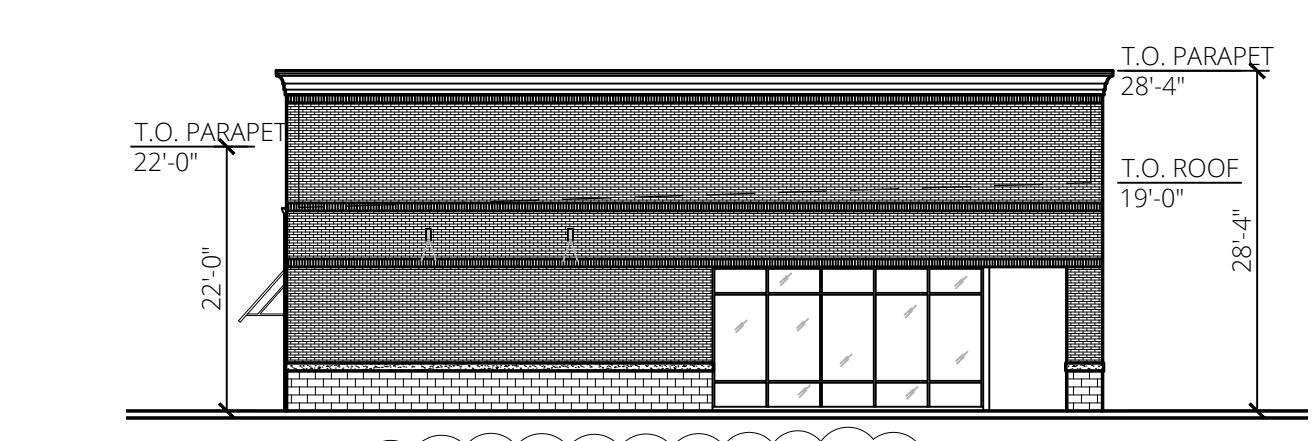
1 PROPOSED SOUTH ELEVATION
 A3.0 SCALE: 1/4" = 1'-0"



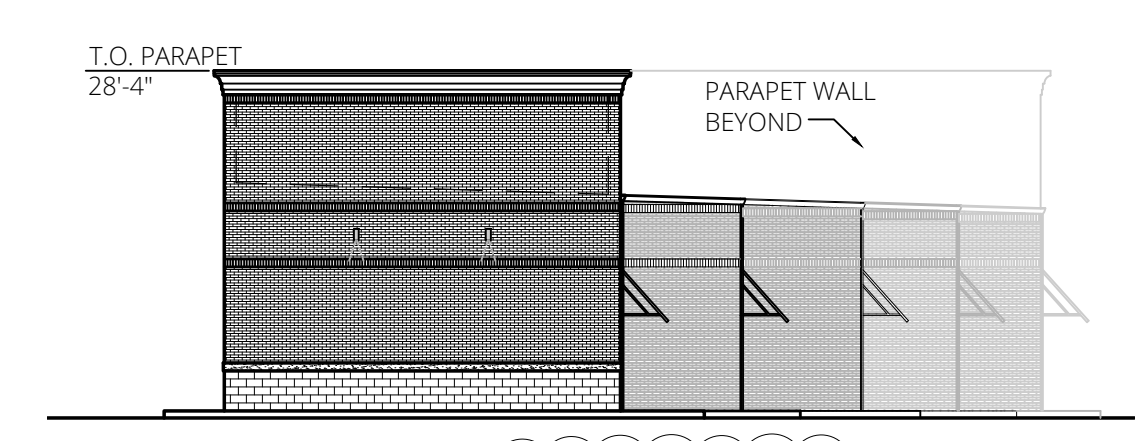
2 OVERALL SOUTH ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"



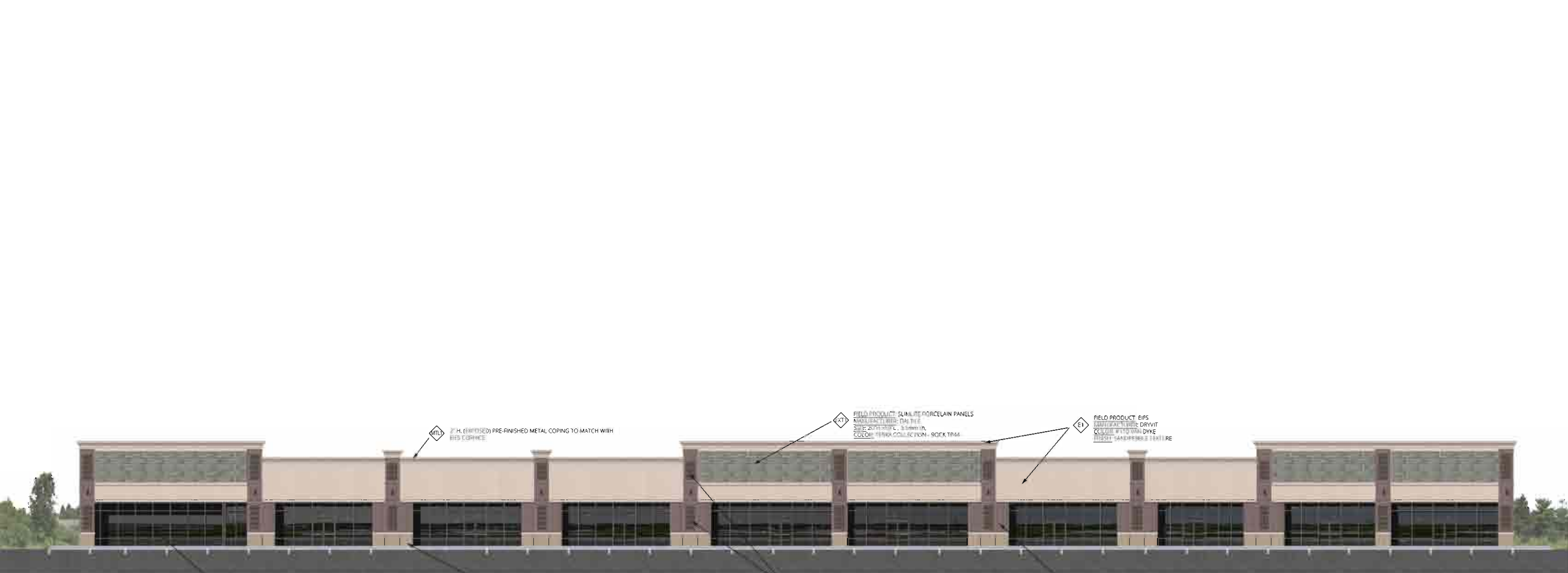
5 EAST ELEVATION
 A3.0 SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS: INDICATED BY \diamond SYMBOL

<p>B1 FIELD PRODUCT: BRICK MANUFACTURER: SIOUX CITY BRICK COLOR: MIDTOWN IRONSPOT SMOOTH MORTAR TO CONFORM TO ASTM C270, ADD - SOLOMON MORTAR COLOR SGS 10XLT. BUFF. REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com</p>	<p>EXT1 FIELD PRODUCT: SLIMITTE PORCELAIN PANELS MANUFACTURER: DAL TILE SIZE: 20" H x 59" L, .35mm th. COLOR: TERRA COLLECTION - ROCK TP44 INSTALLATION NOTE: INSTALL TILE AS RUNNING BOND WITH 25% OFFSET REPRESENTATIVE CONTACT: JOANNIE MILLAR, ARCH. REP. DAL TILE, MIDWEST REGION 2059 WESTPORT CENTER DR., ST. LOUIS, MO 63146 314-568-9241 MBL joannie.millar@dal tile.com</p>
<p>B2 FIELD PRODUCT: BRICK - RECESSED AREA MANUFACTURER: CLOUD CERAMICS COLOR: BLACK DIAMOND MODULAR MORTAR TO CONFORM TO ASTM C270, ADD - SOLOMON MORTAR COLOR SGS 10XLT. BUFF. REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com</p>	<p>AW1 FIELD PRODUCT: AWNING - OPEN ENDS. TYPE: STANDING SEAM METAL AWNING MANUFACTURER: LAWRENCE FABRIC COLOR: BLACK</p>
<p>E3 FIELD PRODUCT: GROUND FACE CONCRETE BLOCK MANUFACTURER: TRENDSSTONE COLOR: MARENGO SI. E. 7 1/2" x 15 1/2" x 3 3/4" MORTAR TO CONFORM TO ASTM C270, ADD - SOLOMON MORTAR COLOR SGS 10XLT. BUFF. REPRESENTATIVE CONTACT: DANIELLE BACH WITH MIDWEST BLOCK & BRICK AT 314-420-4541 (CELL) OR dbach@midwestblock.com</p>	<p>NOTE: EXT1 MANUF. APPLICATION 15 YR. WARRANTY: WATERPROOFING MEMBRANE: LATICRETE HYDRO BAN (LIQUID APPLIED) OR LATAPO-Y WATERPROOF FLASHING MORTAR (TROWELLABLE) THICK BED MORTAR / SCRATCH \square BROWN LATICRETE 3701 FORTIFIED MORTAR BED THINSET MORTAR: LATICRETE 254 PLATINUM THINSET (REGULAR OR RAPID VERSION) OR LATICRETE 255 MULTIMA; THINSET GROUT: LATICRETE PERMACOLOR GROUT - #35 MOCHA 100; SILICONE CAULK: LATICRETE LATASIL (WITH LATICRETE LATASIL 9118 PRIMER AS NEEDED) TILE AND STONE INSTALLATION MATERIALS TO BE SUPPLIED SOLELY BY LATICRETE INTERNATIONAL, INC. BETHANY, CT-USA TELEPHONE: (203) 393-0010 WEBSITE: WWW.LATICRETE.COM</p>
<p>E1 FIELD PRODUCT: EIFS MANUFACTURER: DRYVIT COLOR: #110 VAN DYKE FINISH: SAND/PEBBLE TEXTURE ARCHITECT SUGGEST OUTSULATION PLUS MD SYSTEM WITH BACKSTOP NT AIR/ WATER - RESISTIVE BARRIER. REPRESENTATIVE CONTACT: MICHAEL WELCH WITH CEILING SUPPLY AT 314-629-9248 OR m.welch@ceilingsupply.com</p>	<p>LARGE FORMAT TILE INSTALLATION REQUIRES PARTICULAR ATTENTION TO PROPER SUBSTRATE PREPARATION, GROUT JOINT SIZING, TROWEL SELECTION, AND MORTAR COVERAGE. IT IS CRITICAL THAT LARGE FORMAT TILE BE INSTALLED ON A LEVEL SUBSTRATE. MAKE SURE THE SUBSTRATE IS DRY, WITHOUT DUST, GREASE, OILS, AND ANY MATERIALS NOT COMPLETELY BONDED. ADDITIONALLY, THERE MUST BE AT LEAST 90% MORTAR CONTACT AND A MINIMUM GROUT JOINT OF 1/4". INSTALLATION REQUIREMENT: FOR PROPER BONDING, MEDIUM BED MORTAR SHOULD BE USED IN INSTALLING TILES WITH A DIMENSIONAL LENGTH GREATER THAN 20" X 20". LARGE RECTANGLES OR TILES WITH GREATER DIMENSIONAL THICKNESS THAN NORMAL. BACK BUTTERING TILES OF THIS NATURE IN THE INSTALLATION PROCESS WILL ALSO ASSURE PROPER COVERAGE FOR BODY A TYPICAL WALL ASSEMBLY CONSISTS OF 6" DEEP 16 GA. METAL FRAMING. PLEASE FOLLOW TCNA GUIDELINES WHERE EXPANSION JOINTS MUST BE USED 8' TO 12' IN EACH DIRECTION.</p>
<p>AL1 BLACK ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" CLEAR INSULATED GLAZING. TEMPERED PANES ADJACENT DOORS.</p>	
<p>MIL 2" H. (EXPOSED) PRE-FINISHED METAL COPING TO MATCH WITH EIFS CORNICE - SUBMIT PRODUCT FOR ARCHITECT APPROVAL.</p>	

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<p>Structural Engineer MEP Consultant Civil Engineer Historic Consultant Acoustical Consultant</p>	<p>Interior Designer KWA Interiors 3109 S. Grand Blvd. - Ste 200 St. Louis, MO 63118 PHN: 314-772-8073 FAX: 314-772-0108</p>	<p>Drawn by: _____ Checked by: JHK File Name: 16937 A3.0-A3.4.dwg <table border="1"> <thead> <tr> <th>No.</th> <th>Date:</th> <th>Issue:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08-14-17</td> <td>CITY COMMENT - SDP REVIEW</td> </tr> </tbody> </table> </p>	No.	Date:	Issue:	1	08-14-17	CITY COMMENT - SDP REVIEW
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1	08-14-17	CITY COMMENT - SDP REVIEW						
<p>SHEET TITLE: OVERALL ELEVATIONS & PROPOSED SOUTH ELEVATION</p>		<p>Date: 03-22-17 OF A3.0</p>						





A1

BLACK ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" CLEAR INSULATED GLAZING. TEMPERED PANES ADJACENT DOORS.

E2L

2" H. (BROWSE) PRE-FINISHED METAL COPING TO MATCH WITH BED CORNICE

B3

FIELD PRODUCT: GROUND FACE CONCRETE BLOCK
MANUFACTURER: TRENDSONE
COLOR: WAREHO
SIZE: 7 7/8" X 15 1/2" X 3 3/4"

B2

FIELD PRODUCT: BRICK - RECESSED AREA
MANUFACTURER: MOX CITY BRICK
COLOR: TUNTERBROOK ANTIQUE

E2R

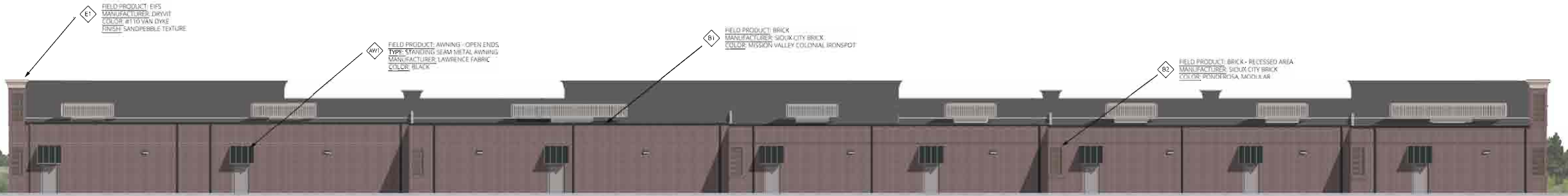
FIELD PRODUCT: SLIMITE PORCELAIN PANELS
MANUFACTURER: DAJILE
SIZE: 24" X 48" X 1/4"
COLOR: PERLA COLLECTION - ROCK TRAM

B1

FIELD PRODUCT: BRICK
MANUFACTURER: MOUX CITY BRICK
COLOR: MUSTON VALLEY COLONIAL IRONSPOT

E1

FIELD PRODUCT: EIFS
MANUFACTURER: DRYVIT
COLOR: WILLOW DYE
EFFECT: SANDPAPER TEXTURE

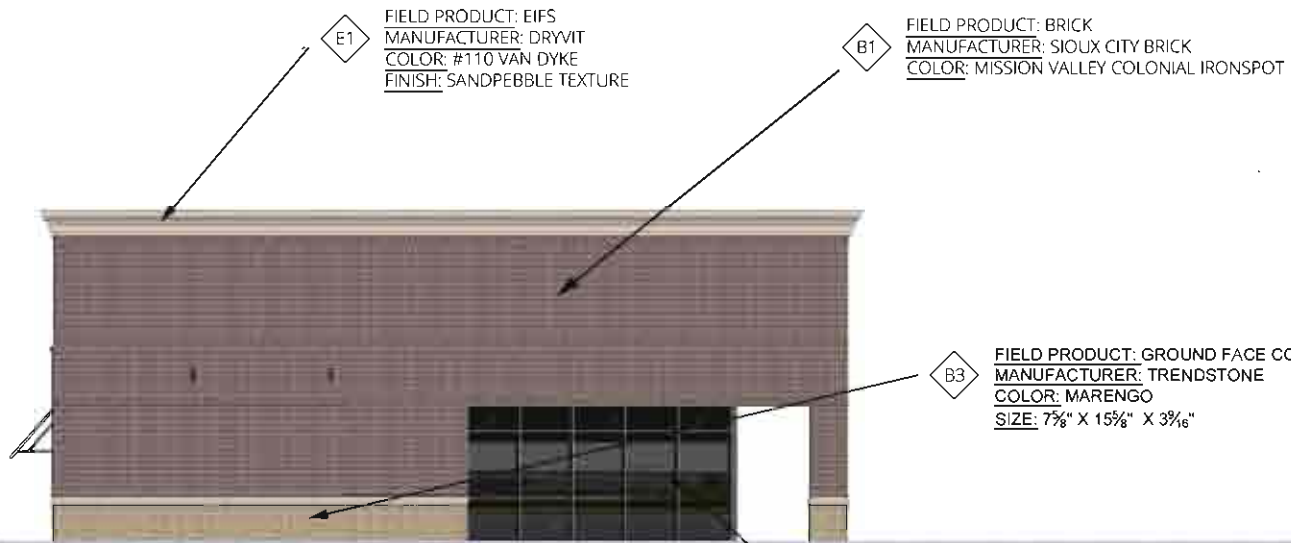


E1
FIELD PRODUCT: EIFS
MANUFACTURER: DRYVIT
COLOR: #110 VAN DYKE
FINISH: SANDPEBBLE TEXTURE

AW1
FIELD PRODUCT: AWNING - OPEN ENDS
TYPE: STANDING SEAM METAL AWNING
MANUFACTURER: LAWRENCE FABRIC
COLOR: BLACK

B1
FIELD PRODUCT: BRICK
MANUFACTURER: SIOUX CITY BRICK
COLOR: MISSION VALLEY COLONIAL IRONSPOT

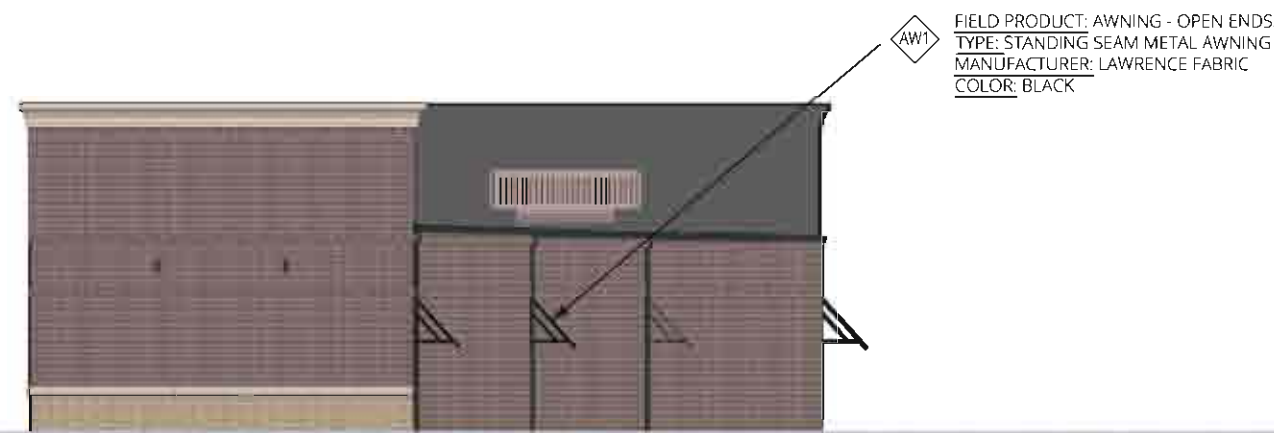
B2
FIELD PRODUCT: BRICK - RECESSED AREA
MANUFACTURER: SIOUX CITY BRICK
COLOR: PENDEROSA MODULAR



E1
 FIELD PRODUCT: EIFS
 MANUFACTURER: DRYVIT
 COLOR: #110 VAN DYKE
 FINISH: SANDPEBBLE TEXTURE

B1
 FIELD PRODUCT: BRICK
 MANUFACTURER: SIOUX CITY BRICK
 COLOR: MISSION VALLEY COLONIAL IRONSPOT

B3
 FIELD PRODUCT: GROUND FACE CONCRETE BLOCK
 MANUFACTURER: TRENDSTONE
 COLOR: MARENGO
 SIZE: 7 $\frac{7}{8}$ " X 15 $\frac{5}{8}$ " X 3 $\frac{3}{16}$ "



AW1
 FIELD PRODUCT: AWNING - OPEN ENDS.
 TYPE: STANDING SEAM METAL AWNING
 MANUFACTURER: LAWRENCE FABRIC
 COLOR: BLACK

AL1
 BLACK ANODIZED ALUMINUM STOREFRONT FRAME WITH 1"
 CLEAR INSULATED GLAZING. TEMPERED PANES ADJACENT DOORS.



West Elevation

East Elevation