IV.B

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: May 13, 2021

From: Natalie Nye, Planner

Location: 13426 Olive Boulevard

Description: **13426 Olive Blvd. (Total Access Urgent Care):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.19 acre tract of land zoned "PC" Planned Commercial District located south of Olive Boulevard and east of North Woods Mill Road (16Q330911).

PROPOSAL SUMMARY

TAUC Properties, LLC has submitted a request for a Site Development Plan for a new urgent care facility at 13426 Olive Blvd. The subject property is the former site of a Steak n Shake and is currently vacant. The proposal includes a new 5,080 square foot building, parking lot and associated landscaping. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3140. The exterior building materials will primarily consist of brick veneer, stone veneer, EIFS, and aluminum storefronts.

HISTORY OF SUBJECT SITE

The subject site was originally zoned "C-8" Planned Commercial District by St. Louis County prior to the City's incorporation. A Final Development Plan for the previous restaurant development was approved by St. Louis County in 1976, and later amended in 1989 to include a drive-through. On March 1, 2021 Ordinance 3140 was approved and the site was rezoned to "PC" Planned Commercial District to allow a medical use on the 3.19-acre tract of land.

STAFF ANALYSIS

General Requirements for Site Design:

The subject site is on the south side of Olive Blvd and east of North Woods Mill Road. The subject site was the former location of a Steak 'n Shake, but is now currently vacant. The zoning of the subject property is "PC" Planned Commercial District and is designated as "Neighborhood Center" within the City of Chesterfield's Comprehensive Land Use Plan. The proposed use of a medical office use is permitted by site-specific Ordinance 3140.

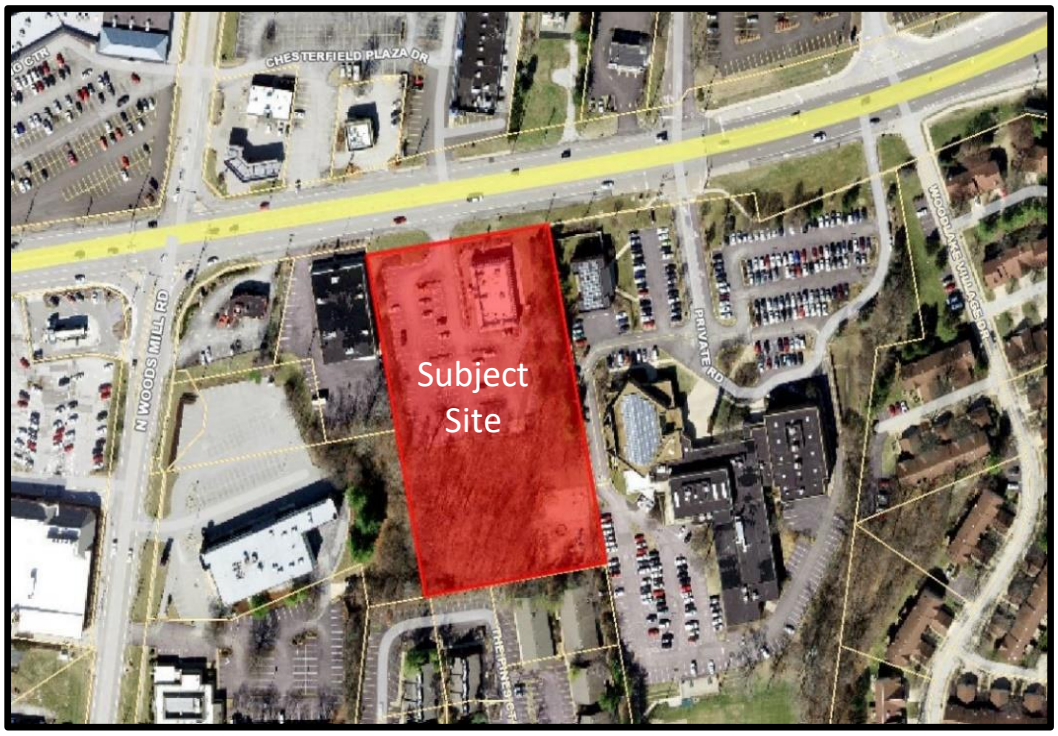


Figure 1: Aerial Site Photo (lot not drawn to scale/approximated)

Circulation, Access and Parking

The current access drive off of Olive Blvd. will remain in place. The general layout and circulation of the site will also remain the same as the previous Steak 'n Shake. The parking lot however, will be significantly reduced in size. The new urgent care facility will require a minimum of 20 parking spaces, with a maximum of 25 parking spaces. The proposed project includes 23 parking spaces, two of which are handicapped. The previously paved area will be removed and seeded as shown in Figure 2. An internal sidewalk is proposed that will connect to the existing sidewalk along the frontage of the site. There is an existing bus stop located on Olive Blvd. in front of the proposed building. However, there is no proposed sidewalk connection to the bus stop landing.

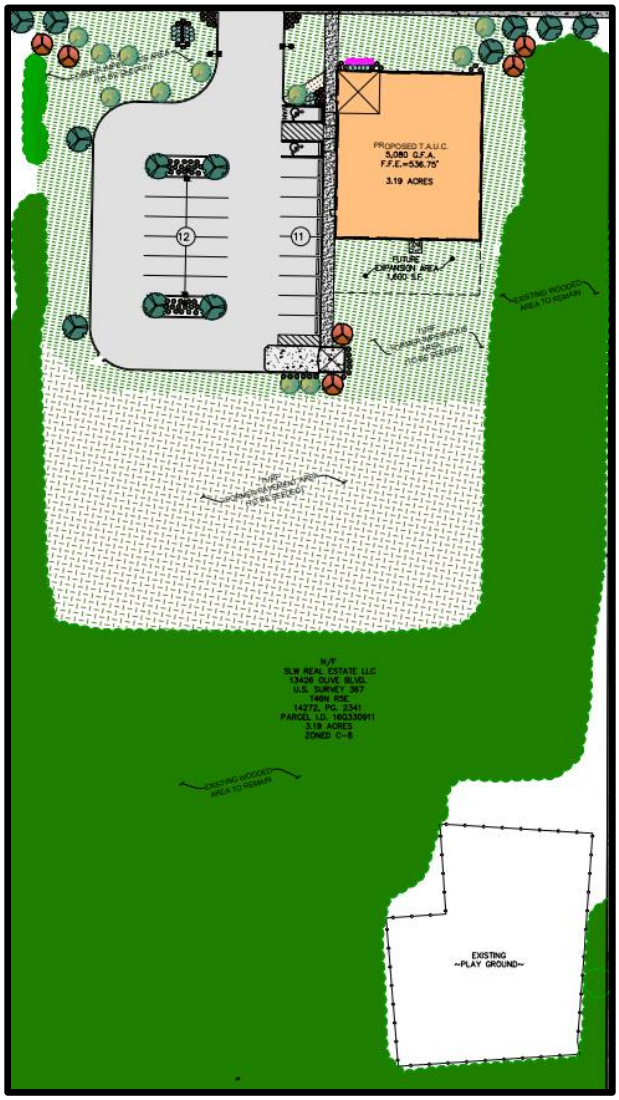


Figure 2: Color Site Development Plan

Topography and Storm Water

The grading on the existing site will remain relatively the same. The paved areas that will be removed will be graded appropriately so that the site drains to the existing catch basin on the western side of the site. No retaining walls are proposed.

General Requirements for Building Design:

This request is to allow for the construction of a new building at 13426 Olive Blvd. for a new medical office building. The proposed building will be 5,080 square feet, 27' 6" in height and consist of primarily of brick veneer, stone veneer, and EIFS as exterior materials.

A. Scale

The proposed building is 27'6" in height at its highest point, and the maximum building height for this development is 30 feet per the site-specific ordinance. The entrances to the building will be on the north and west elevations and designed under a curved steel metal awning.

B. Design

The proposed building's north and west elevations serve as front facades to the building. The north elevation will face Olive Blvd. and the west will face the parking lot. Both will be highly visible and can be seen in Figures 3 and 4.

Figure 3: Color Exterior Elevations (North Elevation)

Figure 4: Color Exterior Elevations (West Elevation)

Figure 5: Proposed Rendering facing Olive Blvd.

C. Materials and Color

The proposed building is primarily comprised of brick veneer, stone veneer and EIFS. The building also incorporates aluminum storefronts and metal canopies. The color palate emphasizes the red tones of the brick with neutral colors for the stone, EIFS and canopies.

D. Landscape Design and Screening

The applicant is proposing a variety of trees and shrubs in the 30' landscape buffer along Olive Blvd. However, the landscaping is congregated along the edges of the property rather than being evenly distributed throughout the buffer. Adequate parking lot landscaping is provided and the new trash enclosure will be screened by new landscaping. New shrubs are proposed around the base of the monument sign and along the foundation of the northern elevation. The variety of plantings have been selected from the City of Chesterfield's approved tree list and conform with City standards set by the Unified Development Code (UDC). Additionally, the site will be preserving the existing 62,497 square feet of tree canopy.

Mechanical equipment will be located on the roof of the proposed building and will be completely screened by the parapet walls as shown in Figure 7.

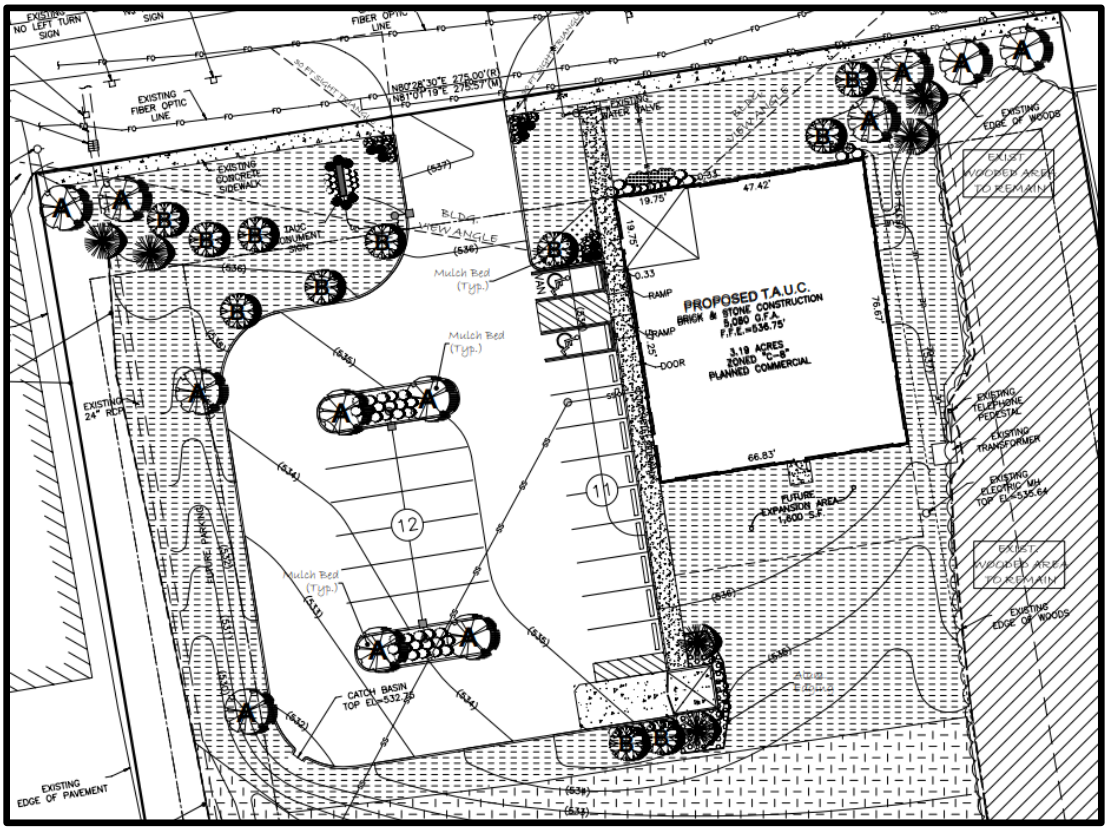


Figure 6: Landscape Plan

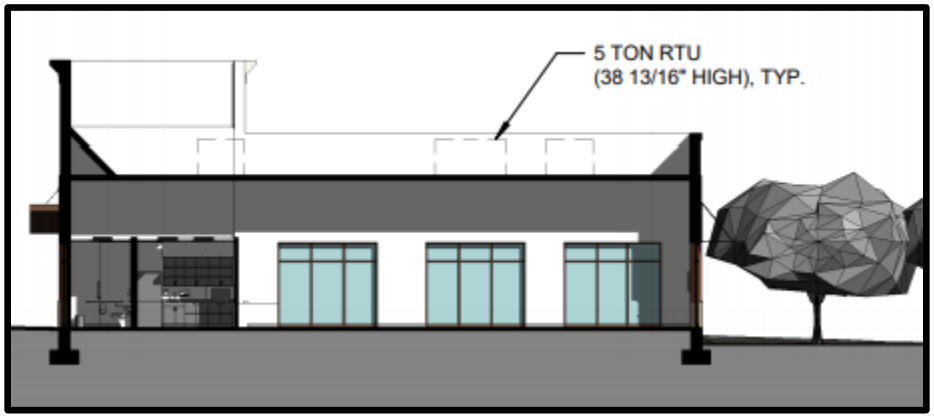


Figure 7: RTU Screening Exhibit

E. Signage

Signage is not part of the proposal before the Architectural Review Board and will be reviewed separately. A sign package has been submitted and will be reviewed by Staff and subsequently the Planning Commission.

F. Lighting

All of the proposed parking lot lighting and building mounted light fixtures comply with the City's Unified Development Code. Three LED, flat lensed, fully shielded parking lot lights are proposed and 13 wall mounted fixtures are proposed to shine light over the doorways and windows, but will not spill beyond the canopies overhead.

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 13426 Olive Blvd. (Total Access Urgent Care).

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 13426 Olive Blvd. (Total Access Urgent Care) as presented, with a recommendation for approval (or denial) to the Planning Commission."

2) "I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 13426 Olive Blvd. (Total Access Urgent Care) to the Planning Commission with the following recommendations…"

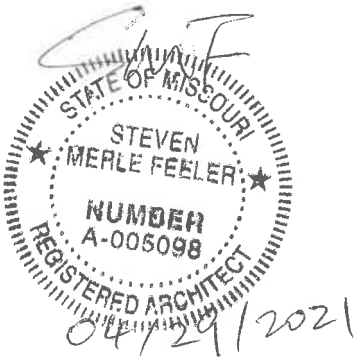
Attachments

1. Architectural Review Packet Submittal

FEELER, S. ARCHITECTS

Mike Lehr
12209 Big Bend Road
Kirkwood, MO 63122
636.530.7362

April 29, 2021



City of Chesterfield
690 Chesterfield Pkwy. W
Chesterfield, MO 63017-0760

To whom it may concern:

This letter is written to address ways in which Feeler S. Architects agrees to comply with the Architectural Design Standards per the City of Chesterfield regarding the following requirements which include site and building design.

FSA will provide safe pedestrian movement between elements with visible sidewalks and signage. We will provide outdoor design elements with landscaping near the pedestrian walkways and surrounding the building. The landscape design will include mulch beds with various types of trees and shrubs. FSA agrees to design the outdoor space for pedestrians with consideration to climate, solar angles, and outdoor activities.

Circulation and accessibility is designed with caution by avoiding conflicts between vehicular, bicycle, and pedestrian traffic moving from the site to the building. Our designed circulation patterns are safe with large visible signage and graphics. We have placed priority to pedestrian circulation over vehicular circulation. Pedestrian access from large parking areas will be provided for safety with obvious road symbols. We will design attractive circulation systems between buildings and adjacent developments by incorporating landscape design amongst the buildings and blocks. Striped pavement will be utilized to improve visibility and safety between pedestrians and vehicles. Aggregate sidewalk will be used along the building and pedestrian crossings. FSA will provide accommodations for public transportation as required by the City of Chesterfield and transportation agencies. As shown in our site plan, we have included side parking in our design. Landscaped separation of parking areas and the building is utilized throughout our site design with a variety of trees and shrubs as well as a landscaped foreground for our building with trees. FSA provides covered sidewalks with canopies for the

pedestrians. There will be connection to the public sidewalk and street as demonstrated in our site plan.

Our building design complies with the requirements for topography and retaining walls. For example, the building is positioned to utilize the existing topography, and massive grading is avoided at the building's location. Also there are no retaining walls used in this project.

FSA follows all general requirements for building design in regards to our designed structure. Our elevations and renderings display how the Total Access Urgent Care structure is one story and is the same or near the scale of its surrounding buildings. Our design incorporates exterior building elements such as large storefront windows with paved pedestrian walkways outside. Our building achieves a sense of human scale where the design is broken up with wall insets at the accent tower, which includes a storefront window system on all sides of the building to maximize sunlight into the building. Respect is shown for the established rhythm from adjacent buildings by complying with similar materials and scale for our building design. FSA has designed the structure to utilize a soldier brick course pattern on its exterior, which is a similar style to the surrounding buildings.

All facades coordinate in regard to color, materials, and form with usage of glass, stone, brick, and EIFS on all four sides of the building. Variations of building heights are used, and we avoid stylized corporate designs which use the building as advertising. Large storefront windows are placed on the building at all street views. Our design uses enhanced energy efficiency per the new energy codes, and we comply with the use of environmentally conscious building techniques and materials during demolition and construction of our project. Arched canopies hang over the front entry to provide coverage upon entrance. We agree to paint and trim temporary barriers and walls to compliment the permanent construction. The building's parapet will completely cover all rooftop equipment.

The materials and colors of the building are to match the surroundings with similar brick, glass, stone, and EIFS. The selected materials are durable, and different paving material is used at the front entry for a contrasting appearance. A consistent theme is used throughout all sides of the development. Our building design keeps an internally consistent theme by using the same materials to wrap the building sides. Landscape design will be used to emphasize views at the entrance and pedestrian walkways as displayed through the landscape design drawings. Various trees and shrubs will be grouped together throughout the site, and we agree to incorporate the existing landscape elements into our design. Any and all unfavorable views will be screened with the same materials used on the building. Landscaped setbacks will be used within the overall site plan. Landscape designs will be protected with curbs. The parking lot will have mulch beds with trees and plants. Masonry walls and sound walls are designed with variation in height to minimize visual monotony, and there is no fencing used on this project. A dumpster enclosure screen will be provided with the same materials as the building exterior as displayed

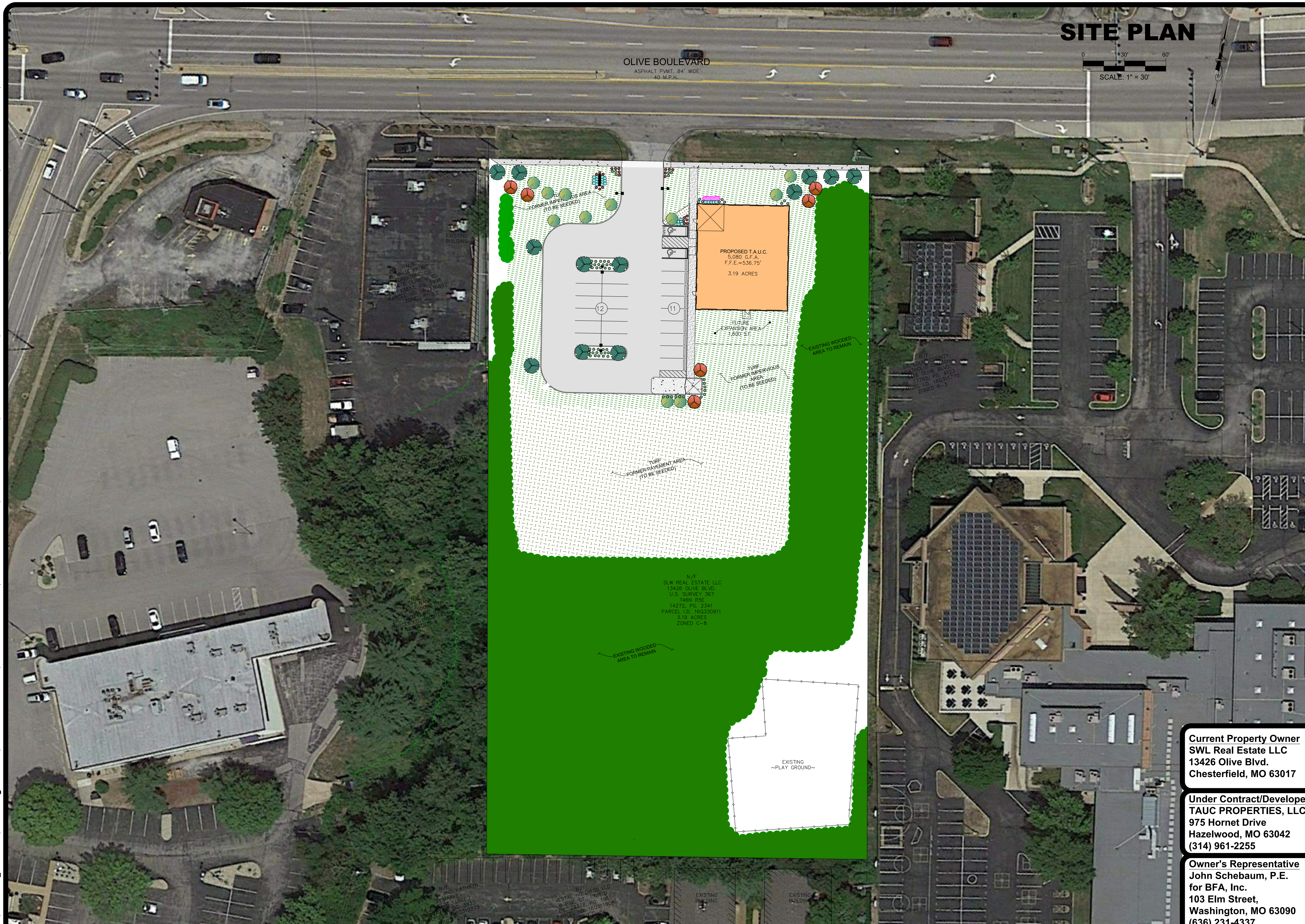
in our colored elevations. The building's signage is incorporated into the design theme with similar materials used, and the site lighting adheres to the UDC.

Sincerely,

Mike Lehr, Director of Architecture

FSA (Feeler, S. Architects)

SITE PLAN



Current Property Owner
SWL Real Estate LLC
13426 Olive Blvd.
Chesterfield, MO 63017

Under Contract/Developer
TAUC PROPERTIES, LLC
975 Hornet Drive
Hazelwood, MO 63042
(314) 961-2255

Owner's Representative
John Schebaum, P.E.
for BFA, Inc.
103 Elm Street,
Washington, MO 63090
(636) 231-4337

BFA Engineering■Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET
WASHINGTON, MISSOURI 63090

TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

DRAWN	E.J.H.
CHECKED	J.B.S.
DATE	4/27/21
SCALE	1"=30'
JOB No.	6354
SHEET NAME	COLOR SITE PLAN

CSP-1

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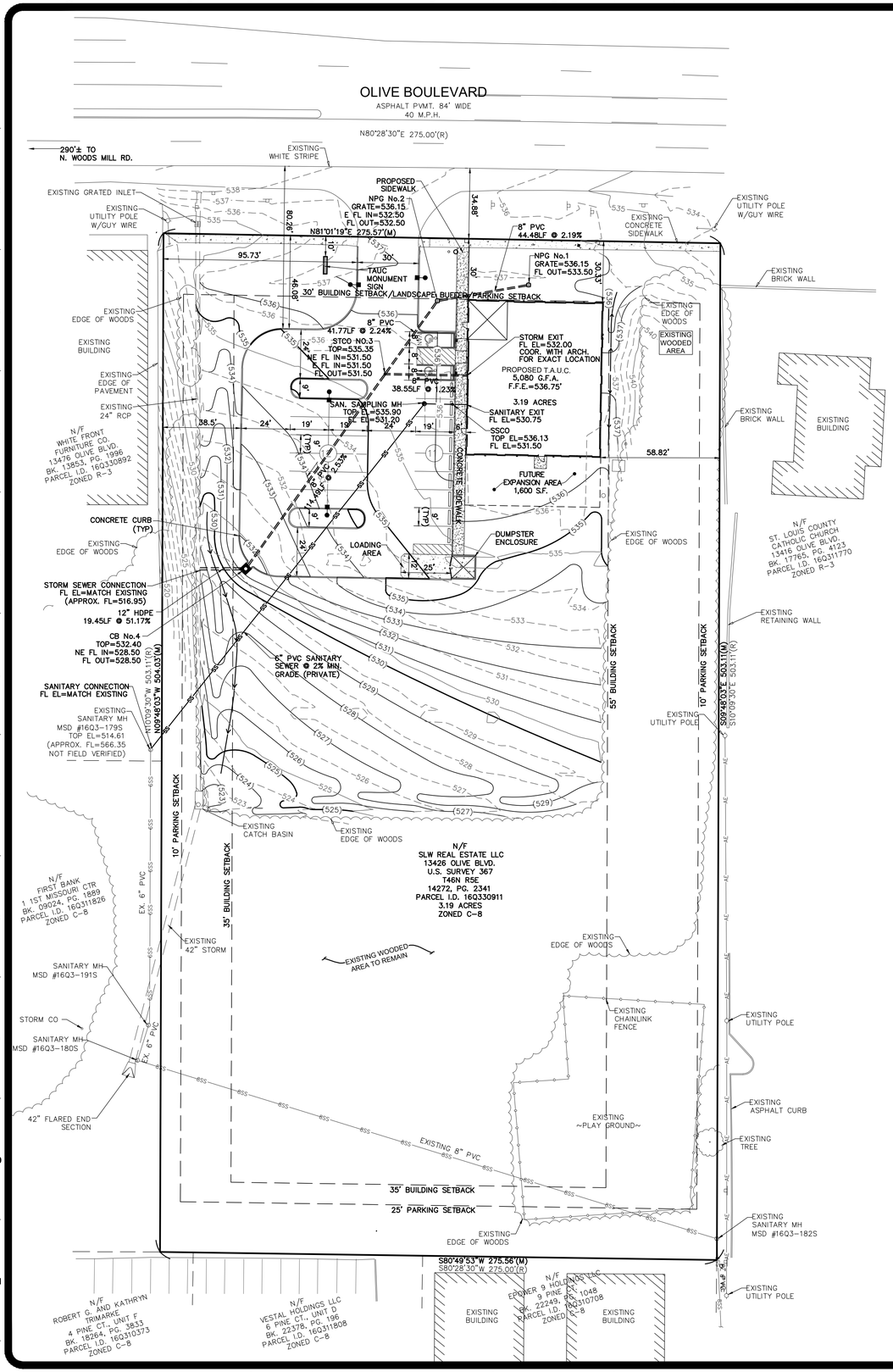
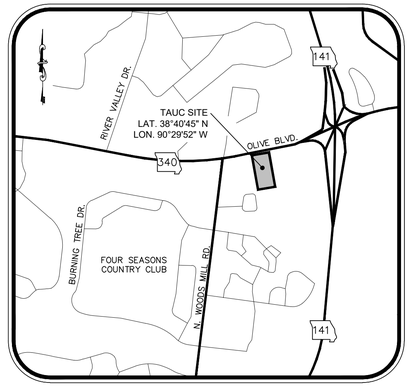
SITE DEVELOPMENT PLAN





SITE LOCATION MAP
NOT TO SCALE

0 30' 60'
SCALE: 1" = 30'

NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

3. Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.

Bearing referenced to Grid North of the Missouri Coordinate System 1983, East Zone per GPS observations utilizing the MoDOT VRS RTK Network.

Temporary Benchmark No. 1 – Found Iron Rod at the northwest corner of the site EL=534.49'

Temporary Benchmark No. 2 – Found Iron Rod at the northeast corner of the site EL=532.63'

4. This site scales within Zone "X", areas determined to be outside of the 0.2% annual chance floodplain as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 186 of 445, Map No. 29189C0186K, effective date February 4th, 2015.

5. All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.

6. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

7. Contractor shall refer to architectural plans for exact locations, dimensions and material types of downspouts, roof drains, and utility services into the building.

8. The Contractor is responsible for keeping stormwater run-off and sedimentation under control during construction.

9. All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.

10. The sitework for this project shall meet applicable AHJ specifications, permit requirements, and manufacturer specifications.

11. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

12. All new parking lot lighting poles and fixtures with lamps and paint will be provided by the Owner and installed by the Electrical Contractor. The Electrical Contractor shall provide the Owner a one-year warranty certificate. All incurred costs for receiving, storage, liability, and warranty labor shall be included in the installation and contract price. Refer to architectural plans for site lighting conduit routing.

13. All dimensions are to the face of curb and all radii are to the back of curb, unless otherwise shown.

14. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

15. Sidewalks and designated walkways are to be accessible. Passenger loading and landing areas are to be 2% maximum grade in any direction. Outside of the loading and landing areas, longitudinal running slopes are to be a maximum of 5% grade with a maximum of a 2% running slope. Ramps are to be a maximum of 1:12 slope with a maximum of 6" rise.

PARKING DATA
PROPOSED MEDICAL OFFICE 5,080 G.F.A.
CITY REQUIRED PARKING MEDICAL OFFICE: 4.0 SPACES FOR EACH 1,000 G.F.A. MINIMUM = 20 SPACES 5.0 SPACES FOR EACH 1,000 G.F.A. MAXIMUM = 25 SPACES
TOTAL PARKING PROVIDED: 23 SPACES (INCLUDING 2 H.C. SPACES)
REQUIRED: 9' WIDE X 18' DEEP, 90° SPACE WITH 22' WIDE DRIVES
PROVIDED: 9' WIDE X 18' DEEP, 90° SPACE WITH 24' WIDE DRIVES

SITE DATA
CURRENT ZONING: "PC" PLANNED COMMERCIAL ORDINANCE No. 3140
PROPOSED USE: MEDICAL OFFICE
PROPODED BUILDING SETBACKS:
30 FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT (SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD)
55 FEET FROM THE EASTERN BOUNDARY OF THIS PC DISTRICT
35 FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT
35 FEET FROM THE WESTERN BOUNDARY OF THIS PC DISTRICT
PROPOSED PARKING SETBACKS:
30 FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT (SOUTH RIGHT OF WAY LINE OF OLIVE BOULEVARD)
10 FEET FROM THE EASTERN BOUNDARY OF THIS PC DISTRICT
25 FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT
10 FEET FROM THE WESTERN BOUNDARY OF THIS PC DISTRICT
ESTIMATED TREE CANOPY ON PROPERTY: 63,910 S.F.
MAXIMUM BUILDING HEIGHT: 30 FEET
F.A.R. PRE EXPANDED BUILDING: 0.37
F.A.R. EXPANDED BUILDING: 0.48

SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
FIBER OPTIC LINE		FO
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER		
PROPERTY LINE		
CHAINLINK FENCE		
UTILITY POLE		
GUARD POST	GP	GP
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
CATCH BASIN/AREA INLET		
JUNCTION BOX		
GRATED INLET		
CLEANOUT		

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

M.S.D. #20MSD-xxxxx
BASE MAP #16Q

Current Property Owner
SWL Real Estate LLC
13426 Olive Blvd.
Chesterfield, MO 63017

Under Contract/Developer
TAUC PROPERTIES, LLC
975 Hornet Drive
Hazelwood, MO 63042
(314) 961-2255

Owner's Representative
John Schebaum, P.E.
for BFA, Inc.
103 Elm Street,
Washington, MO 63090
(636) 231-4337

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

FOR REVIEW PURPOSES ONLY

Rick G. Rohling, P.E. #29409 4/27/21
Registered Professional Engineer for BFA, Inc.
Professional Engineering Corporation #000472

STATE OF MISSOURI RICK G. ROHLING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

DRAWN	E.J.H.
CHECKED	J.B.S.
DATE	4/27/21
SCALE	1"=30'
JOB No.	6354
SHEET NAME	SITE DEVELOPMENT PLAN
	SDP-1

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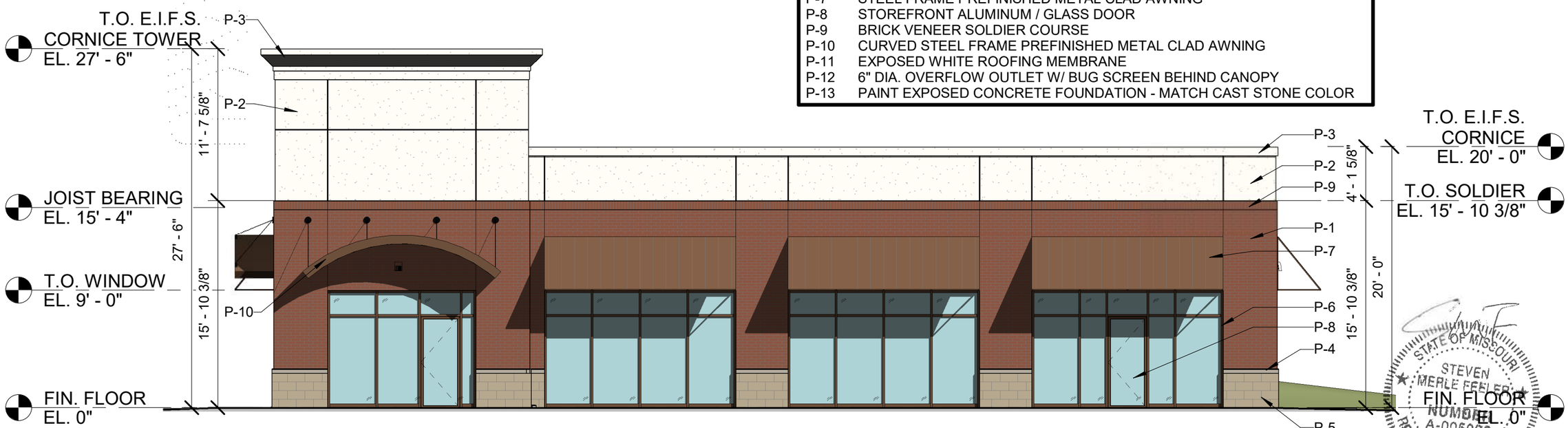
② ELEVATION NORTH
1/8" = 1'-0"



① ELEVATION WEST
1/8" = 1'-0"

EXTERIOR FINISHES

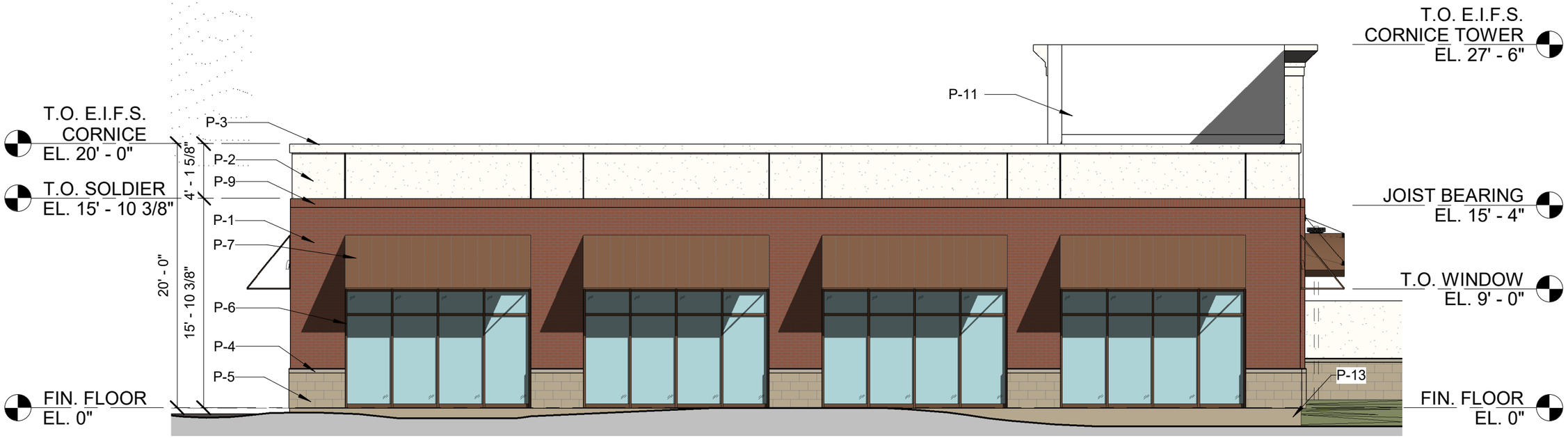
P-1	BRICK VENEER - COLUMBUS "OLD COLONY"
P-2	EIFS
P-3	EIFS FORMED CORNICE PAINTED
P-4	CAST STONE SILL
P-5	STONE VENEER - NSVI "SHADY CANYON"
P-6	PREFINISHED ALUMINUM STOREFRONT SYSTEM
P-7	STEEL FRAME PREFINISHED METAL CLAD AWNING
P-8	STOREFRONT ALUMINUM / GLASS DOOR
P-9	BRICK VENEER SOLDIER COURSE
P-10	CURVED STEEL FRAME PREFINISHED METAL CLAD AWNING
P-11	EXPOSED WHITE ROOFING MEMBRANE
P-12	6" DIA. OVERFLOW OUTLET W/ BUG SCREEN BEHIND CANOPY
P-13	PAINT EXPOSED CONCRETE FOUNDATION - MATCH CAST STONE COLOR

STATE OF MISSOURI
STEVEN MERLE FEELER
NUMBER A-005098
REGISTERED ARCHITECT
04/29/2021

Elevations

TAUC - Chesterfiled_13426 Olive Blvd
13426 Olive Blvd
Chesterfield, MO 63017

FEELER, S. ARCHITECTS
12209 BIG BEND RD.
ST. LOUIS, MO. 63122
636-530-7362



2 ELEVATION EAST
1/8" = 1'-0"

EXTERIOR FINISHES

P-1	BRICK VENEER - COLUMBUS "OLD COLONY"
P-2	EIFS
P-3	EIFS FORMED CORNICE PAINTED
P-4	CAST STONE SILL
P-5	STONE VENEER - NSVI "SHADY CANYON"
P-6	PREFINISHED ALUMINUM STOREFRONT SYSTEM
P-7	STEEL FRAME PREFINISHED METAL CLAD AWNING
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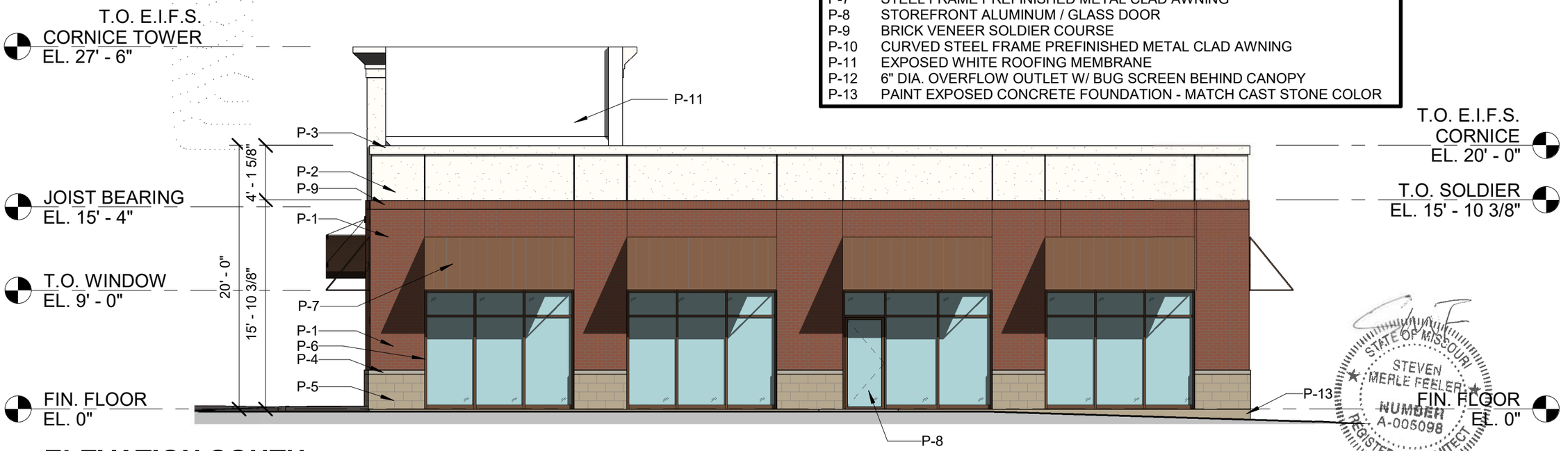
P-12	6" DIA. OVERFLOW OUTLET W/ BUG SCREEN BEHIND CANOPY
P-13	PAINT EXPOSED CONCRETE FOUNDATION - MATCH CAST STONE COLOR



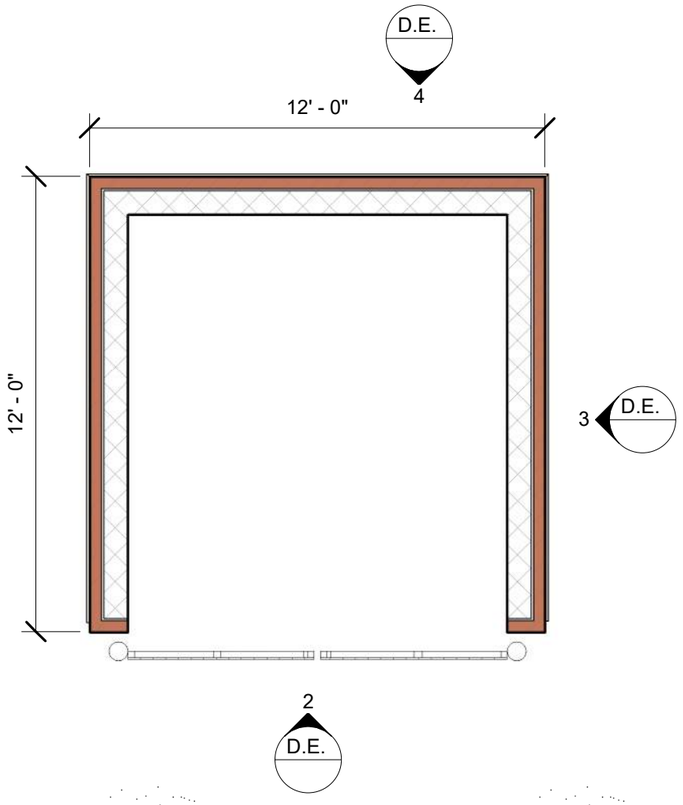
1 ELEVATION SOUTH
1/8" = 1'-0"

STATE OF MISSOURI
STEVEN MERLE FEELER
NUMBER A-005098
REGISTERED ARCHITECT
04/29/2021

Elevations

TAUC - Chesterfiled_13426 Olive Blvd
13426 Olive Blvd
Chesterfield, MO 63017

FSA FEELER, S. ARCHITECTS
12309 BIG BEND RD
ST. LOUIS, MO 63122
636-530-7362



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

N

EXTERIOR FINISHES	
P-1	BRICK VENEER - COLUMBUS "OLD COLONY"
P-2	EIFS
P-3	EIFS FORMED CORNICE PAINTED
P-4	CAST STONE SILL
P-5	STONE VENEER - NSVI "SHADY CANYON"
P-6	PREFINISHED ALUMINUM STOREFRONT SYSTEM
P-7	STEEL FRAME PREFINISHED METAL CLAD AWNING
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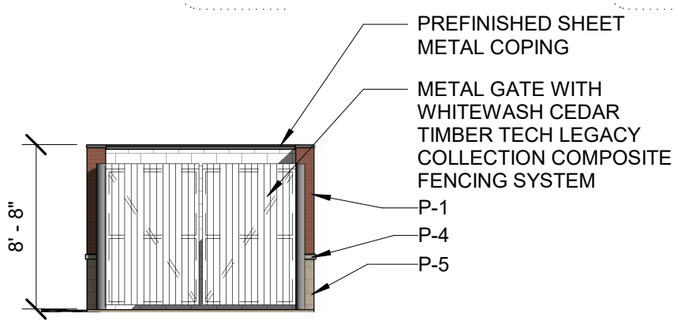
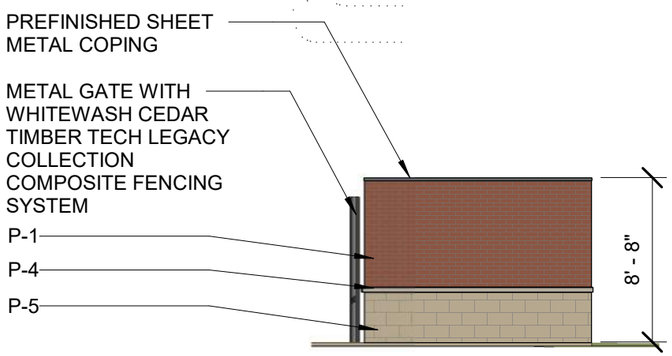
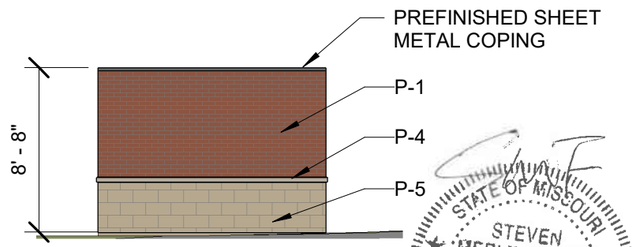
P-12	6" DIA. OVERFLOW OUTLET W/ BUG SCREEN BEHIND CANOPY
P-13	PAINT EXPOSED CONCRETE FOUNDATION - MATCH CAST STONE COLOR



2 DUMPSTER ENCLOSURE FRONT
1/8" = 1'-0"



3 DUMPSTER ENCLOSURE SIDE
1/8" = 1'-0"



4 DUMPSTER ENCLOSURE BACK
1/8" = 1'-0"

STATE OF MISSOURI
STEVEN MERLE FEELER
NUMBER A-005098
REGISTERED ARCHITECT
04/29/2021

Dumpster Enclosure

TAUC - Chesterfiled_13426 Olive Blvd
13426 Olive Blvd
Chesterfield, MO 63017

FEELER, S. ARCHITECTS
12209 BIG BEND RD.
ST. LOUIS, MO. 63122
636-530-7362

STATE OF MISSOURI
STEVEN MERLE FEELER
NUMBER A-005098
REGISTERED ARCHITECT
04/29/2021

Perspective Rendering

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Chesterfield, MO 63017

FSA
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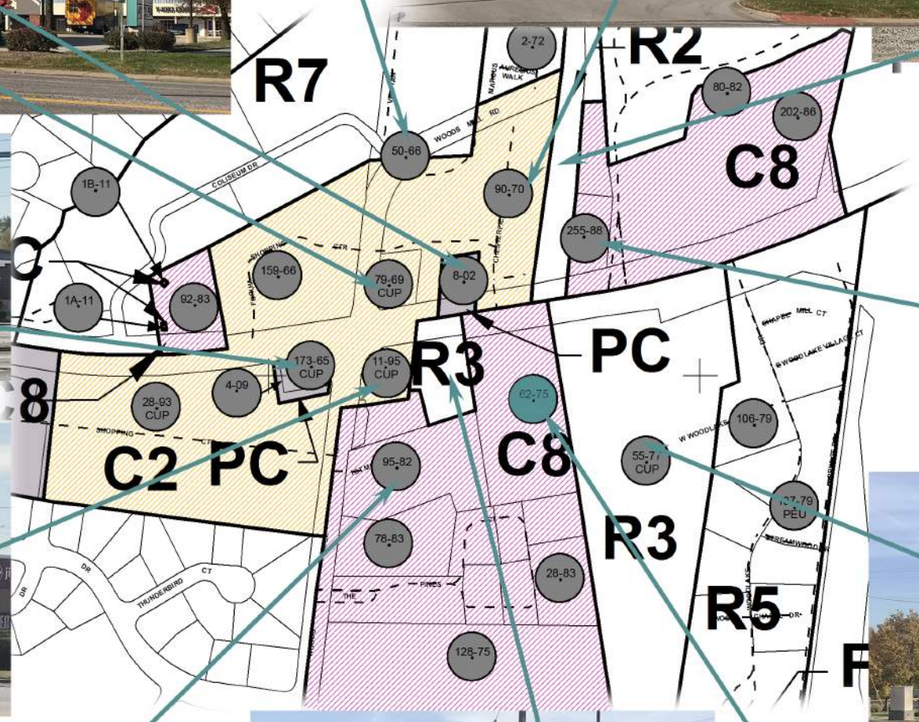
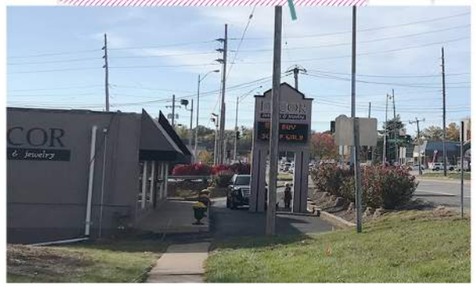
12209 BIG BEND RD.
ST. LOUIS, MO 63122
636-530-7362





C2 Shopping District
C8 Planned Commercial District
PC Planned Commercial

Proposed TAUC

STATE OF MISSOURI
STEVEN MERLE FEELER
NUMBER A-005098
REGISTERED ARCHITECT
04/29/2021

N

16-Q

ISSUE DATE: 3/1/2016

Graphic Scale: 1"=400'

0 400 800

Site Environment

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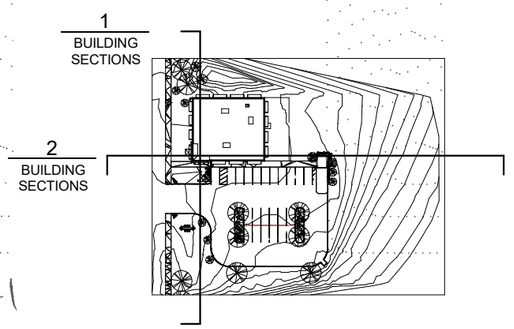
ST. LOUIS, MO. 63122
636-530-7362

① SECTION THRU SITE FROM WEST TO EAST LOOKING NORTH
1/16" = 1'-0"

② SECTION THRU SITE FROM SOUTH TO NORTH LOOKING WEST
1/16" = 1'-0"

STATE OF MISSOURI
STEVEN MERLE FEELER
NUMBER A-005098
REGISTERED ARCHITECT
04/29/2021



BUILDING SECTIONS

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Chesterfield, MO 63017

FSA
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12209 BIG BEND RD.
ST. LOUIS, MO. 63122
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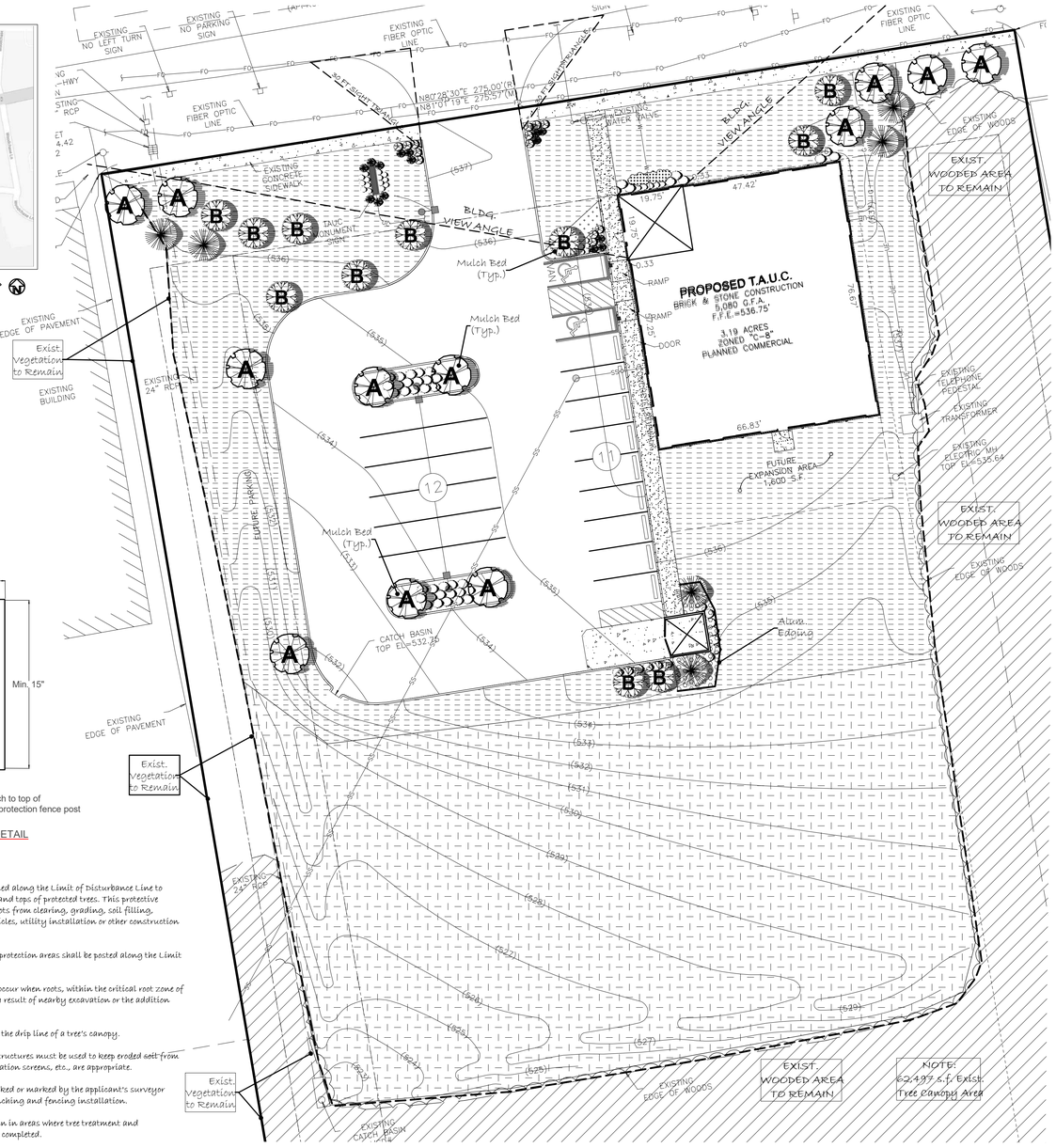
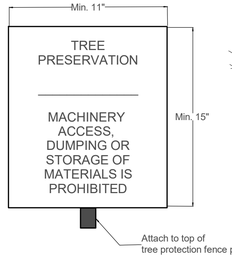
LOCATION MAP



ABBREVIATIONS

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



TREE PRESERVATION SIGN DETAIL

TREE PROTECTION NOTES:

A. Protective fencing shall be installed along the Limit of Disturbance Line to prevent damage to the roots, trunk, and tops of protected trees. This protective fence shall protect the tree and its roots from clearing, grading, soil filling, storage of materials, parking of vehicles, utility installation or other construction activity of any kind.

B. Signs designating required tree protection areas shall be posted along the Limit of Disturbance Line.

C. Root Pruning or trenching shall occur when roots, within the critical root zone of a protected tree, will be damaged as a result of nearby excavation or the addition of fill over the root system.

D. Trenches are not permitted inside the drip line of a tree's canopy.

E. Sediment and Erosion Control Structures must be used to keep eroded soil from covering roots of protected trees. Siltation screens, etc., are appropriate.

F. Clearing limits shall be rough staked or marked by the applicant's surveyor in order to facilitate location for trenching and fencing installation.

G. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed.

H. Refer to this sheet for protective devices details.

I. Early maintenance schedule shall be provided by Tree Specialist noting any pruning, injection, fertilizing required.

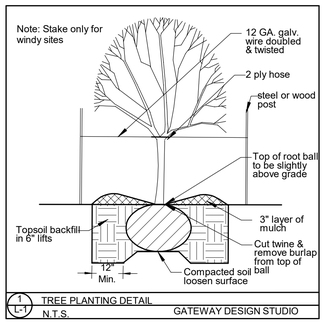
J. Name of Tree Specialist shall be determined prior to construction.

A record original of this document is on file at the office of GATEWAY DESIGN STUDIO, LLC. Any unauthorized alterations or changes made without the expressed consent from GATEWAY DESIGN STUDIO, LLC shall deem us not responsible for any said alterations and changes.

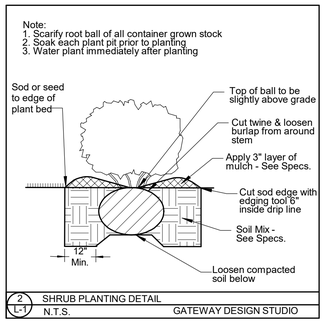
REVISIONS:
3-26-21 City Comments
4-12-21 Dumpster Relocation

Call Before you DIG
ALL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

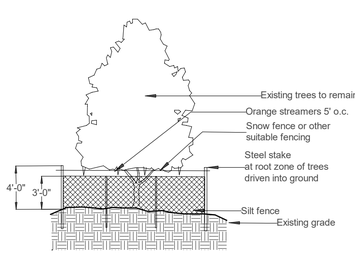
Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These requirements shall include, but not be limited to, those arising from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.



1 / L-1 TREE PLANTING DETAIL
N.T.S. GATEWAY DESIGN STUDIO



2 / L-1 SHRUB PLANTING DETAIL
N.T.S. GATEWAY DESIGN STUDIO



COMBINED SILT AND TREE PROTECTION FENCE

PROPOSED LANDSCAPE LEGEND/LIST

(12) 2.5" DECIDUOUS CANOPY TREES — (41% provided)

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(4)	Northern Red Oak	(Quercus rubra)	60-75 feet	Medium/Fast	Large
(4)	"Green Vase" Zelkova	(Zelkova serrata 'Green Vase')	50-80 feet	Fast	Large
(4)	Upright European Hornbeam	(Carpinus betulus 'Fastigiata')	30-40 feet	Slow/Medium	Medium

(11) 2.5"/6 ft. DECIDUOUS ORNAMENTAL TREES — (38% provided)

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(4)	Eastern Redbud	(Cercis canadensis)	25-30 feet	Fast	Medium
(6)	Downy Serviceberry	(Amelanchier arborea)	25-30 feet	Slow/Med	Medium
(1)	Sweetbay Magnolia	(Magnolia virginiana 'Jim Wilson)	15-25 feet	Medium	Small

(6) 6 ft. MIN. EVERGREEN TREES — (20% provided)

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(6)	Canaert Eastern red-cedar	(Juniperus virginiana)	20-35 feet	Medium	Medium

(13) 18-24" min. DECIDUOUS SHRUBS — (46% provided)

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(10)	"Henry's Garnet" Sweetspire	(Itea virginica 'Henry's Garnet')	2-3 feet	Medium	Small
(3)	"Minuet" Weigela	(Weigela florida 'Minuet')	2-3 feet	Medium	Small

(15) 18-24" min. EVERGREEN SHRUBS — (54% provided)

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(3)	"Green Velvet" Boxwood	(Buxus x 'Green Velvet')	3 feet	Medium	Small
(6)	"Taunton" Yew	(Taxus x media 'Tauntonii')	3 feet	Medium	Small
(6)	Green Mound Jap Juniper	(J. procumbens 'Green Mound')	.75 feet	Medium	Small

(54) 1-2 GAL. ORNAMENTAL GRASS

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(22)	Dwarf Fountain Grass	(P. alopecuroides 'Hamelin')	2 feet	Medium	Small
(12)	Karl Foerster Reed Grass	(C. x acutiflora 'Karl Foerster')	5 feet	Fast	Medium
(20)	Prairie Dropseed	(Sporobolus heterolepis)	3 feet	Fast	Slow

(24) 1 QT.-1 GAL. PERENNIAL FLOWER

QUANT.	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	GROWTH RATE	SIZE CLASS
(13)	Happy Returns Daylily	(Hemerocallis x 'Happy Returns')	2 feet	Medium	Small
(5)	Little Spire Russian Sage	(P. atriplicifolia 'Little Spire')	2 feet	Medium	Small
(6)	Big Blue Lilyturf	(Liriope muscari 'Big Blue')	1-2 feet	Medium	Small

TURF - SOD
(Turf Type Fescue)

TURF - SEED
(Utility Seed Mix Fescue)

2" c.p. SEASONAL FLOWERS

3" MIN. SHREDDED BARK MULCH

2" MIN. THICK STONE MULCH W/ FILTER FABRIC

4 ft. High Tree Protection Fence/ Limit of Disturbance Line

EXIST. WOODLAND AREA TO REMAIN

LANDSCAPE CALCULATIONS:

Olive Blvd Frontage - Approx. 275'
275/50 = (6) Canopy Trees required
- (6) Canopy Trees Provided

Landscape Requirements for Tree Islands

Single Island-Row of Parking
- 2 islands x 2 trees =
(4) Deciduous Trees required/provided

Double Island end of Single Row of Parking
- 2 islands x 2 trees =
(4) Deciduous Trees required/provided

EXISTING TREE CANOPY AREA TABULATION

Total Existing Tree Canopy Area = 62,497 S.F.

Total Tree Canopy Area Removed = 0.00 S.F.

AREA CALCUATIONS

Lot size = 3.18 acres

Open Space (green area) = Approx. 2.70 acres = 85%

PRELIMINARY LANDSCAPE PLAN

PLAN NOTES:

1. Contractor to review and field verify existing and proposed conditions prior to installation.
2. Contractor to notify GATEWAY DESIGN STUDIO of any discrepancies.
3. Contractor to coordinate with other trades.
4. Contractor to adjust plantings accordingly, notify GATEWAY DESIGN STUDIO of any major changes.
5. Proposed plant material is to be selected by the contractor and approved by GATEWAY DESIGN STUDIO or Owner prior to installation.
6. Tree locations and planting beds to be located by the contractor and approved by GATEWAY DESIGN STUDIO or Owner prior to installation.
7. MULCH: All planting beds to receive a 3 inch layer of shredded bark mulch in a continuous bed. Apply a granular pre-emergent weed control barrier prior to mulching.
8. Quantity of sod shown is for bidding purposes only. Submit unit cost for any additional cost or credit.
9. Contractor is responsible for installing all plant material shown on plan.
10. All landscape improvements and maintenance to be done according to City of Chesterfield requirements.
11. Plantings shall not prohibit site distance requirements.
12. Proposed conditions based on latest plans prepared by BFA, Inc. Refer to Civil Plans for proposed site development and grading requirements.

NOT FOR CONSTRUCTION - FOR REVIEW ONLY

STATE OF MISSOURI
R. PORTER WHITE
NUMBER LA-64
LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

This seal and signature applies only to this document. GATEWAY DESIGN STUDIO, LLC expressly disclaims any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments relating to or intended to be used for any part or parts of this project.

PREPARED BY:

gateway design studio
planning
landscape architecture
environmental design
Vision...Sustainability...Purpose!
p: 856 kiefer trails st. louis, mo. 63021
ph: 314.703.1800 web: www.gatewayds.com

Prepared For:
TOTAL ACCESS URGENT CARE
9556 Manchester Road
St. Louis, MO 63119

TAUC PROPERTIES, LLC
13426 Olive Blvd.
Chesterfield, MO

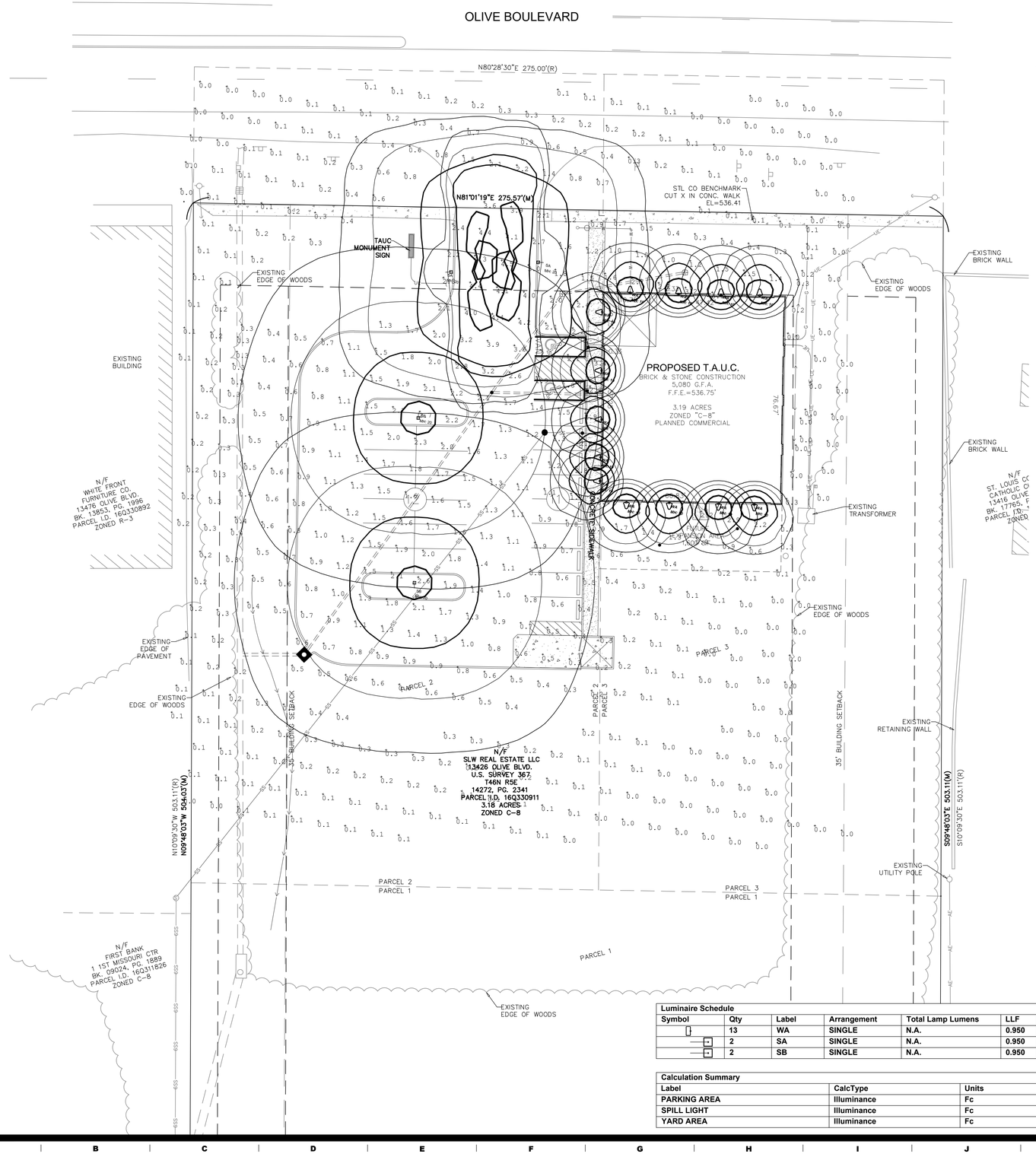
File: C:\020proj\020-08\PL1-REV 4-12-21

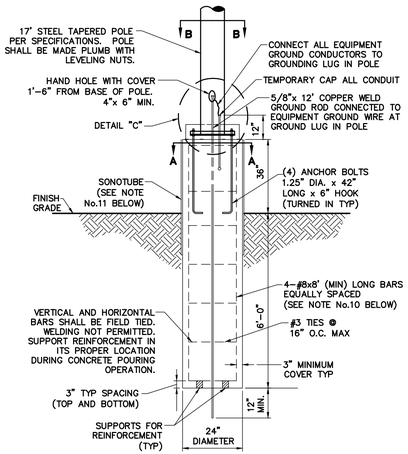
Sheet No.
PL-1

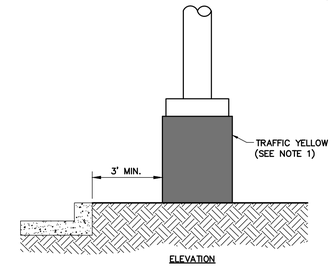
Ckd. By. RPW
Dwn. By. BLB/RPW
Org Date: 10/21/20
Project No: 020-08

PHOTOMETRIC PLAN

SCALE: 1" = 20'



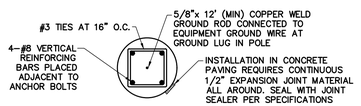




ELEVATION

NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
2. LIGHT POLE BASE SHALL BE OFFSET A MINIMUM OF 3 FEET FROM THE BACK OF CURB OR CONCRETE BUFFER.
3. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR MORE, THE BASE SHALL NOT BE PAINTED.

LIGHT BASE DETAIL



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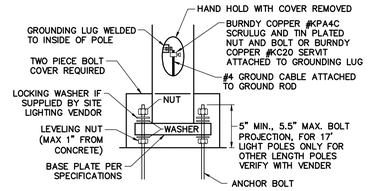

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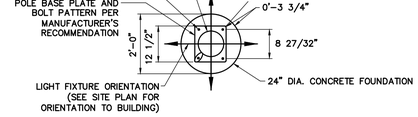

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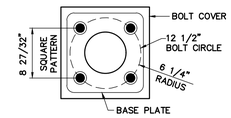


TYPICAL ANCHOR BOLT SPACING

NOTES:

1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW IF WITHIN 3' OF CURB.
8. DETAIL FOR 17' POLE AND 3' BASE. FIXTURE EPA 4.6 SQ.FT.
9. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
10. VERTICAL RE-BARS SHALL BE WITHIN 3" FROM THE TOP OF THE CONCRETE BASE. THE ON SITE TESTING FIRM TO VERIFY PRIOR TO POURING CONCRETE BASE.
11. SONOTUBE FORM TO TERMINATE 18" BELOW GRADE, UNLESS NEEDED TO KEEP EXCAVATED AREA FROM COLLAPSING.

TYPICAL LIGHTING POLE BASE DETAIL

NO SCALE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	13	WA	SINGLE	N.A.	0.950	LUMARK XTOR1A	7
	2	SA	SINGLE	N.A.	0.950	US ARCH VLL-PLED-IV-FT-40LED-700mA-NW-HS	86.8
	2	SB	SINGLE	N.A.	0.950	US ARCH VLL-PLED-VSQ-W-40LED-700mA-NW	86.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREA	Illuminance	Fc	1.46	4.5	0.2	7.30	22.50
SPILL LIGHT	Illuminance	Fc	0.16	2.2	0.0	N.A.	N.A.
YARD AREA	Illuminance	Fc	0.63	3.2	0.0	N.A.	N.A.

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-344-7483 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

M.S.D. #20MSD-xxxxx
BASE MAP #16Q

REVISIONS		
1		
By:		App:
2		
By:		App:
3		
By:		App:
4		
By:		App:

Paul M Kuhlmann
Lighting Associates, Inc.
3216 S Brentwood Blvd., Webster Groves
C: 314.606.6412 (preferred)
D: 314.446.0200
F: 314.531.3737
www.laiweb.net

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

TAUC PROPERTIES LLC
13426 Olive Boulevard
City of Chesterfield,
St. Louis County, MO 63017

DRAWN	E.J.H.
CHECKED	J.B.S.
DATE	4/27/21
SCALE	1"=20'
JOB No.	6354
SHEET NAME	PHOTOMETRIC PLAN

PM-1

P:\Vault\6354 Chesterfield TAUC\6354 Plan Sheets\6354 Photometric Plan.dwg
4/27/2021 7:11 AM

PROJECT NAME:

FIXTURE TYPE:

SOLID STATE AREA LIGHTING

VALULUME SERIES-PLED

S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003" over 12") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

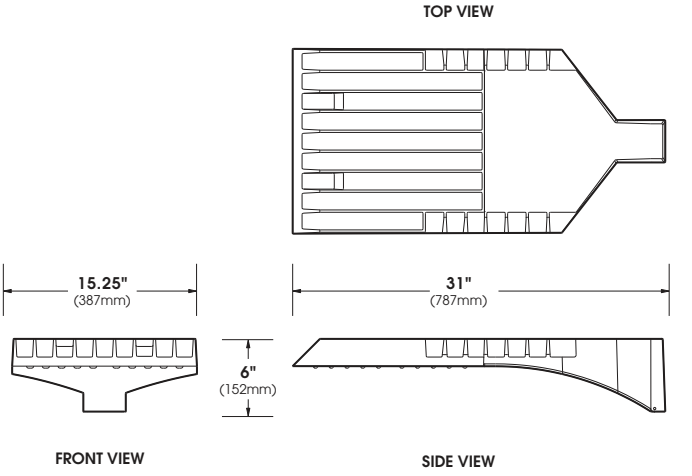
LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

VLL PLED

PATENT PENDING



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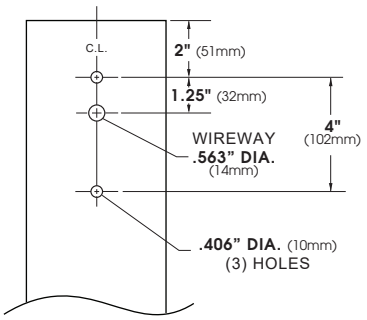
U.S. ARCHITECTURAL LIGHTING

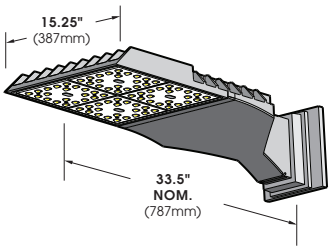
VALULUME SERIES - PLED

SPECIFICATIONS

POLE DRILLING TEMPLATE

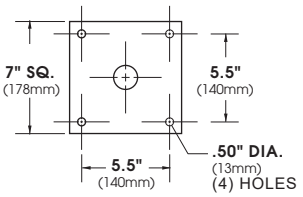


WALL MOUNT

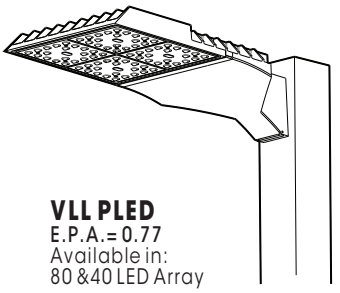


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

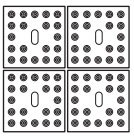
WALL PLATE



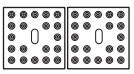
PLED™ MODULES



VLL PLED
E.P.A.= 0.77
Available in:
80 &40 LED Array



80 LED Array



40 LED Array

No. of LEDs	Drive Current	System Watts	HID Equivalent
40	350mA	45	70 - 100
	525mA	66	100 - 150
	700mA	91	175
	1050mA	142	200 - 250
80	350mA	92	150 - 175
	525mA	136	200 - 250
	700mA	184	400
	1050mA	266	450

Spec/Order Example: VLL-LED/PLED-V-SQ/80LED-700mA/NW/277/1/RAL9005

SPEC / ORDERING INFORMATION

MODEL

☐ VLL LED

OPTICS

PLED™ DISTRIBUTION

- ☐ TYPE II **PLED-II** . . . . . 
- ☐ TYPE II FRONT ROW **PLED-II-FR** . . . . . 
- ☐ TYPE II MEDIAN ILLUMINATOR **PLED-II-ML** . . . . . 
- ☐ TYPE III MED. **PLED-III M** . . . . . 
- ☐ TYPE III WIDE **PLED-III W** . . . . 
- ☐ TYPE IV **PLED-IV** . . . . . 
- ☐ TYPE IV **PLED-IV-FT** . . . . . 
- ☐ TYPE V NARROW **PLED-VSQ-N** . . . . 
- ☐ TYPE V MED. **PLED-V-SQ-M** . . 
- ☐ TYPE V WIDE **PLED-V-SQ-W** . . 

LED

No. LEDs	DRIVE CURRENT	COLOR TEMP-CCT
☐ 80LED	☐ 1050mA	☐ NW (4000K)* *STANDARD
☐ 40LED	☐ 700mA	☐ CW (5000K)
	☐ 525mA	☐ WW (3000K)
	☐ 350mA	OTHER LED COLORS AVAILABLE CONSULT FACTORY

VOLTAGE

- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

MOUNTING

ARM MOUNT

- ☐ 1 . . . . . 
- ☐ 2-180 . . . . . 
- ☐ 2-90 . . . . . 
- ☐ 3-120 . . . . . 
- ☐ 3-90 . . . . . 
- ☐ 4-90 . . . . . 
- ☐ UNIVERSAL POLE ADAPTOR. . . . . **UPA**

WALL MOUNT

- ☐ WM . . . . . 

FINISH

STANDARD TEXTURED FINISH

- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

SEE USALTG.COM FOR ADDITIONAL COLORS

OPTIONS

- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☐ INTERNAL HOUSE SIDE SHIELD . . . **HS-PLED**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . **PC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY . . . **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

VALULUME SERIES - PLED

LED/ELECTRICAL GUIDE

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K	INITIAL LUMENS - 3000K	INITIAL LUMENS - 5000K	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
40	LED	40 PLED Optical Module - 350mA	5,585 – 6,408	5,306 – 6,088	5,864 – 6,729	85,000+	-40°F	43	120 277 347	0.36 0.16 0.12
40	LED	40 PLED® Optical Module - 525mA	8,059 – 9,246	7,656 – 8,784	8,462 – 9,709	85,000+	-40°F	65	120 277 347	0.54 0.23 0.19
40	LED	40 PLED® Optical Module - 700mA	10,240 – 11,749	9,728 – 11,162	10,752 – 12,337	85,000+	-40°F	87	120 277 347	0.73 0.31 0.25
40	LED	40 PLED® Optical Module - 1050mA	13,642 – 15,652	12,960 – 14,870	14,324 – 16,435	85,000+	-40°F	128	120 277 347	1.07 0.46 0.37
80	LED	80 PLED® Optical Module - 350mA	10,824 – 12,419	10,283 – 11,798	11,365 – 13,040	85,000+	-40°F	86	120 277 347	0.72 0.31 0.25
80	LED	80 PLED® Optical Module - 525mA	15,587 – 17,884	14,808 – 16,990	16,366 – 18,778	85,000+	-40°F	130	120 277 347	1.08 0.47 0.37
80	LED	80 PLED® Optical Module - 700mA	19,767 – 22,680	18,779 – 21,546	20,755 – 23,814	85,000+	-40°F	174	120 277 347	1.45 0.63 0.50
80	LED	80 PLED® Optical Module - 1050mA	26,255 – 30,124	24,942 – 28,618	27,568 – 31,630	85,000+	-40°F	257	120 277 347	2.14 0.93 0.74

NOTES:

1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV – 20KV surge suppressors.
5. L70(9K) – TM-21 6x rule applied

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries 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.

Catalog #		**Type**
Project		
Comments		**Date**
Prepared by		

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 medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium 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. Available in seven lumen packages; 5000K, 4000K and 3000K 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. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three 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.

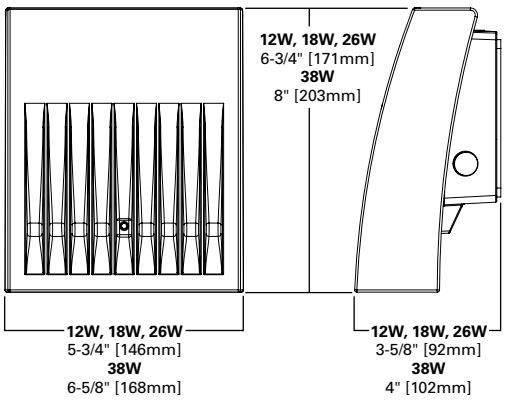
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

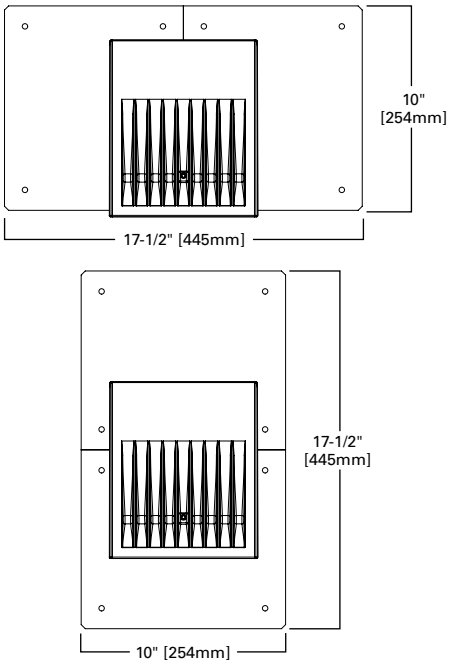
XTOR
CROSSTOUR LED

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

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
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.):
XTOR1B, XT0R2B, XT0R3B=0.34
XTOR4B=0.45

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

COOPER Lighting Solutions

*www.designlights.org

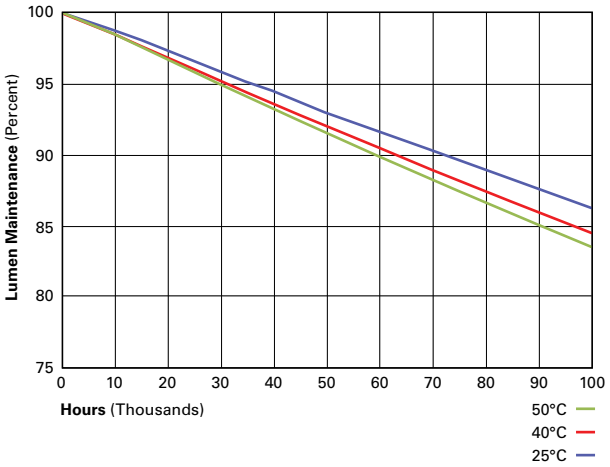
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

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

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)	**Accessories** (Order Separately)
XTOR1B=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W	**[Blank]**=Bright White (Standard), 5000K **W**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**PC1**=Photocontrol 120V [2] **PC2**=Photocontrol 208-277V [2,3] **347V**=347V [4] **HA**=50°C High Ambient [4]	**WG/XTOR**=Wire Guard [5] **XTORFLD-KNC**=Knuckle Floodlight Kit [6] **XTORFLD-TRN**=Trunnion Floodlight Kit [6] **XTORFLD-KNC-WT**=Knuckle Floodlight Kit, Summit White [6] **XTORFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [6] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White

NOTES:
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. 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

12W Series	**18W Series**	**26W Series**	**38W Series**
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC, Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

03/05/2021

ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield N / A

Project Title: Total Access Urgent Care-Chesterfield **Location:** 13426 Olive Blvd.

Developer: TAUC Properties **Architect:** FSA, LLC **Engineer:** BFI - Civil

PROJECT STATISTICS:

Size of site (in acres): 3.18 acres **Total Square Footage:** 4,616 SF **Building Height:** 27' - 6"

Proposed Usage: Business - Urgent Care - Medical

Exterior Building Materials: Stone, Brick, E.I.F.S.

Roof Material & Design: Single applied fully adhered membrane, flat with roof drains

Screening Material & Design: Building parapet

Description of art or architecturally significant features (if any): N / A

ADDITIONAL PROJECT INFORMATION: N / A

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

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

ARCHITECTURAL REVIEW DESIGN STANDARDS

Please refer to Section 04-01 of the Unified Development Code for the Architectural Review Design Standards.

ARCHITECTURAL TERMS

Please refer to Section 10-06 of the Unified Development Code for definitions of Architectural Terms.