


Architectural Review Board Staff Report

Meeting Date: September 9, 2021

From: Chris Dietz, Planner 

Location: 18481 Outlet Blvd.

Description: **Chesterfield Blue Valley, Lot 1G SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for a 4.32-acre tract of land located along the east side of Outlet Boulevard, north of its intersection with Olive Street Road.

PROPOSAL SUMMARY

Stock and Associates, on behalf of Echo Park, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for Lot 1G of the Chesterfield Blue Valley subdivision. The purpose of this request is to convert a vacant lot to an inventory parking area and car wash in conjunction with the repurposing of Lot 1H.

This project was reviewed at the August 12, 2021 Architectural Review Board (ARB) meeting, during which concerns were raised by the Board regarding the proposed design of this site. The applicant requested to place a hold on the project being reviewed by ARB until these issues could be addressed. These issues will be discussed in detail in the sections that follow in this report.



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

2006—Site was rezoned from “NU” Non-Urban District to “PC” Planned Commercial District.

2008—Initial Site Development Concept Plan was approved for this development.

2013—Overall Design Package for the Chesterfield Blue Valley Development was approved by the Planning Commission, as required by the governing ordinance.

AUGUST 12, 2021 ARB MEETING

This project was reviewed at the August 12, 2021 ARB meeting. During the meeting, the Board raised multiple issues regarding the design of the site—most of which pertained to the design of the carwash, as well as the design of the 12'-15'-high screening wall along the I-64 Exit Ramp. The Board also noted the lack of landscape maintenance along the Stormwater master channel and mentioned that this area should be cleared up prior to Planning Commission approval. The applicant requested to hold the project from ARB review until these issues could be addressed. Since then, the applicant has updated their ARB submittal reflecting an updated design and materials palette. Updates to both the carwash and screening along I-64 will be discussed in detail below.

Concern was raised at the August 12, 2021 ARB meeting regarding both Lot 1G and 1H being separate stand-alone uses serving the same tenant. Since that meeting, the applicant has indicated that they are comfortable with both lots being consolidated prior to Planning Commission approval to help alleviate that concern. However, only Lot G will be reviewed by ARB at this time, as Lot 1H has been reviewed by ARB and will not be reviewed by Planning Commission until these lots are consolidated.

Carwash (Revised)

The building design of the carwash has been revised to incorporate a three-foot (3'0") parapet feature and cornice above the entrance on the north elevation. Brick veneer has also been added to all sides of the building to break up the EIFS that is also utilized on all sides. A green accent band has been added over the vehicular entrances on both the east and west elevations as well as along the upper portion of both north and south elevations to match the color palette of Lot 1H.

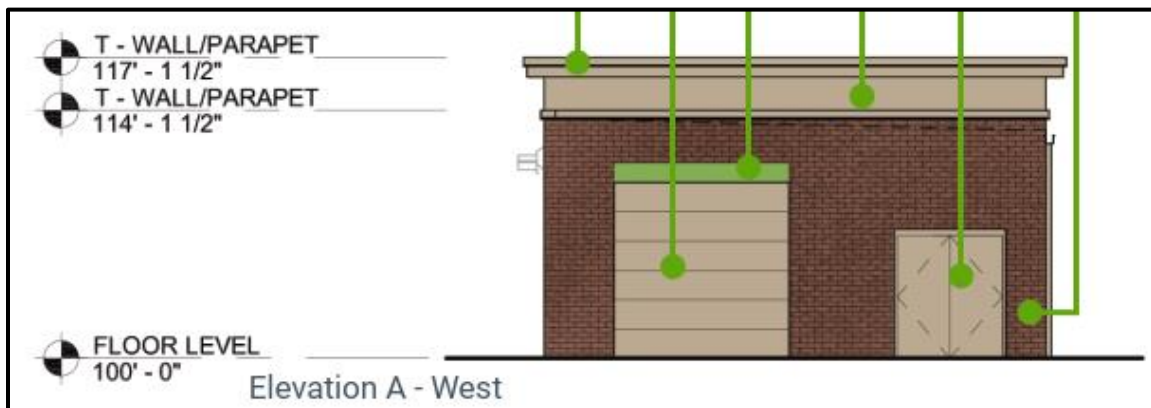


Figure 2: West Elevation

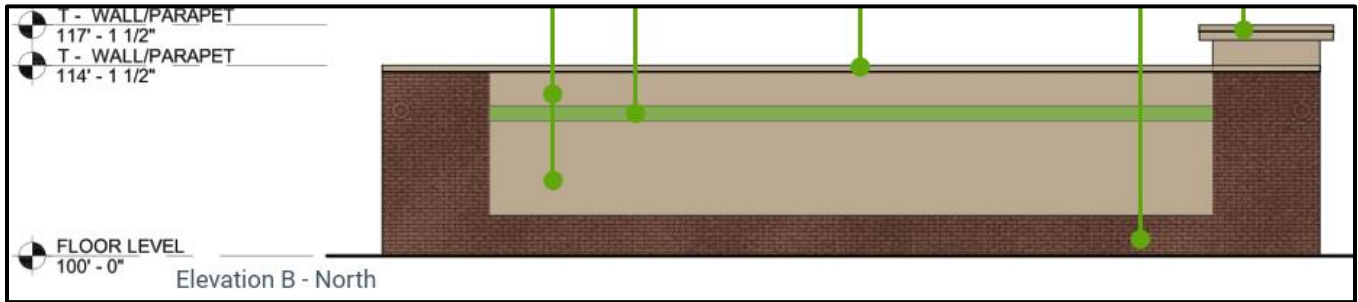


Figure 3: North Elevation

Screening along I-64 (Revised)

The initial ARB submittal for this project included a 12'-15'-high screening wall to accommodate city requirements to screen both outdoor storage of vehicles on Lot 1G and an overhead door on the building of Lot 1H comprised primarily of CMU with stucco and brick-style EIFS finishes.

Since being reviewed at the August 12, 2021 ARB meeting, the required screening for this site has been revised to use a 6'6"-tall decorative metal fence with 6'10" piers featuring a stone veneer finish matching that found on the building of Lot 1H. Each stone pier will measure 4'0" wide and approximately 1'0" in depth with a limestone cap atop each of them. Landscape has also been enhanced along the fence system to soften the appearance of the site while also providing additional screening with deciduous, evergreen and ornamental plantings. The figure below details the design of the revised screening fence. A cross-section of this fence and breakdown of its materials are included in the ARB packet.

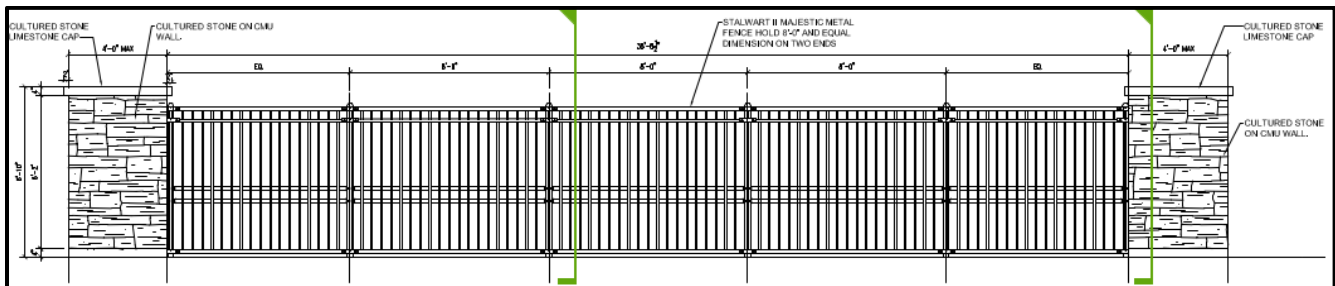


Figure 4: Fence Detail

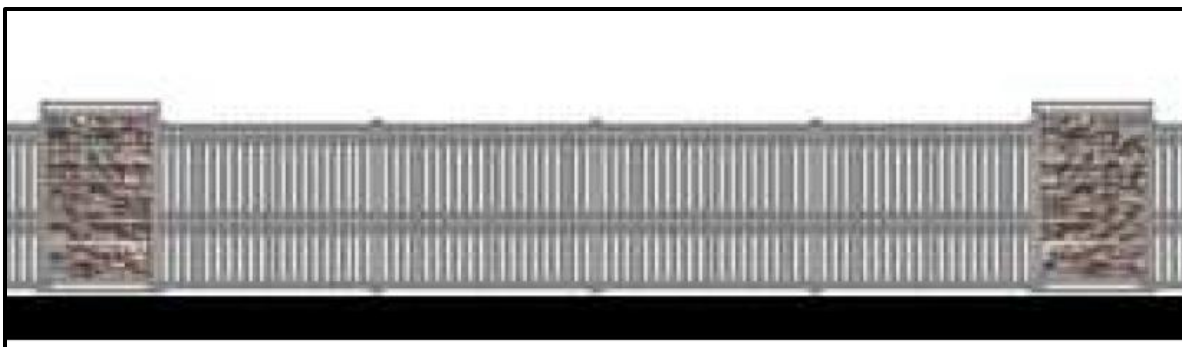


Figure 5: Fence Elevation

STAFF ANALYSIS

The following sections are a recapitulation of City requirements as they pertain to this project.

There are three (3) sets of criteria by which this development should be evaluated, as all three pertain to this development. In order from general to most specific, these requirements are:

- UDC Architectural Review Design Standards
- Chesterfield Valley Development Requirements
- Chesterfield Blue Valley Design Standards

These sets of criteria, as they pertain to this project, will be discussed in further detail below.

UDC Architectural Review Design Standards:

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design.

General Requirements for Site Design are further broken down into the following categories:

- Site Relationship
- Circulation and Access
- Topography and Parking
- Retaining Walls (Not applicable)

General Requirements for Building Design are also broken down into the following categories:

- Scale
- Design
- Materials and Color
- Landscape Design and Screening
- Signage
- Lighting

The UDC also includes specific site and building design criteria for commercial and industrial architecture, as well as shopping center and office complex uses, shown in Table 1 below:

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Screen utility meters and surface transformer switching pads.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

Table 1: UDC Commercial and Industrial Design Guidelines

General Requirements for Site Design:

The Unified Development Code details both desirable and undesirable practices for Site Design, as shown in the table below:

Desirable Practices	Undesirable Practices
Provide safe pedestrian movement between elements	Site design that impairs or interferes with other properties or developments
Provide public plazas, courtyards, assembly areas, etc.	Excessive noise, lighting, glare
Incorporate scenic views, fountains, public art, etc., within outdoor spaces	Delivery zones, trash enclosures, storage areas, transformers and generators that are not screened and are visible by the public
Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces	Aboveground public utilities

Table 2: General Guidelines for Site Design

Chesterfield Valley Development Requirements:

The Unified Development Code also details criteria for development within Chesterfield Valley. These criteria, as they pertain specifically to this development, are listed in the table below:

- Utilize architectural elements from the front façade on the side and rear of the structure.
- Screen loading areas and construct with materials consistent to the building.
- Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40.
- Locate parking primarily to the side or rear of any building façade facing I-64/US 40.

Chesterfield Blue Valley Design Standards:

In addition to the design standards outlined in the UDC, the governing ordinance, Ordinance 2805, has certain architectural provisions for this development. Among these provisions, the ordinance states that an overall Design Package specifically for the Chesterfield Blue Valley subdivision is required. Adopted in 2013, the goal for this Design Package is to provide “a coordinated, upscale design theme present in every architectural and landscape feature including built form, lighting, exterior furniture and landscaping”. Ordinance 2805 also states that this Design Package should give consideration to creating a visually-appealing development pattern, particularly from I-64, achieved by retaining open spaces and creating consistency in the location and massing of structures on site.

The Design Package categories that apply to this request are:

- Material Palette
- Color Palette
- Lighting
- Street Furniture (Bollards)
- Landscape

This proposal’s compliance with each of these sections of the design package will be discussed in detail and will appear in *italics* in their applicable sections below. A copy of this Design Package is included in the Architectural Review Board packet.

A. Site Relationships

Lot 1G is located along the southeast boundary of Chesterfield Blue Valley development across the street from an undeveloped parcel to the southwest, a retail building to the southeast, and vacant building and parking lot on 1H to the northwest. Interstate 64 and a Stormwater Master Channel about the northeast side of the subject site. Lot 1G remains undeveloped to this day and will serve as an accessory parking area and carwash use for inventory vehicles for the automobile sales use of Lot 1H. However, as the parking area and carwash are both permitted uses located on Lot 1G, each of these uses could eventually become standalone uses, potentially separate from the user on Lot 1H.

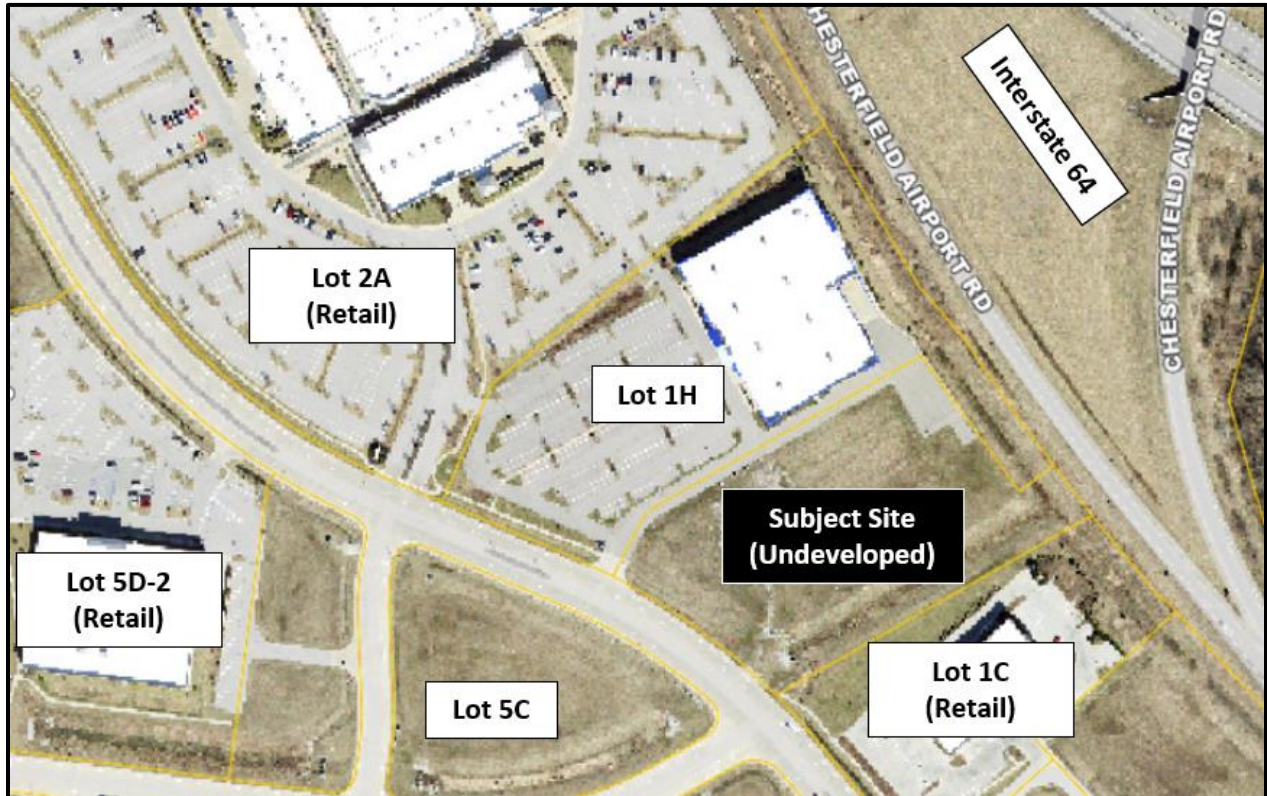


Figure 6: Site Relationships

B. Circulation and Access

The subject site has vehicular cross access between both Lot 1G and Lot 1H. This proposal would fence off most of the proposed parking area on 1G for inventory vehicle parking, with a small carwash—incidental to inventory vehicle maintenance—located on the north side of the lot. Two (2) gates for vehicular access will be constructed: one located at the southwest corner of the site, and another located to the north. Bollard fencing will be utilized to enclose the inventory parking area with approximately 220 linear feet of it running across pavement to the south and north of the carwash. This bollard fencing is shown as pink hatching in Figure 6 below. A new pedestrian sidewalk will be constructed along Outlet Boulevard connecting to the existing sidewalks on both Lots 1C (southeast) and 1H (northwest).

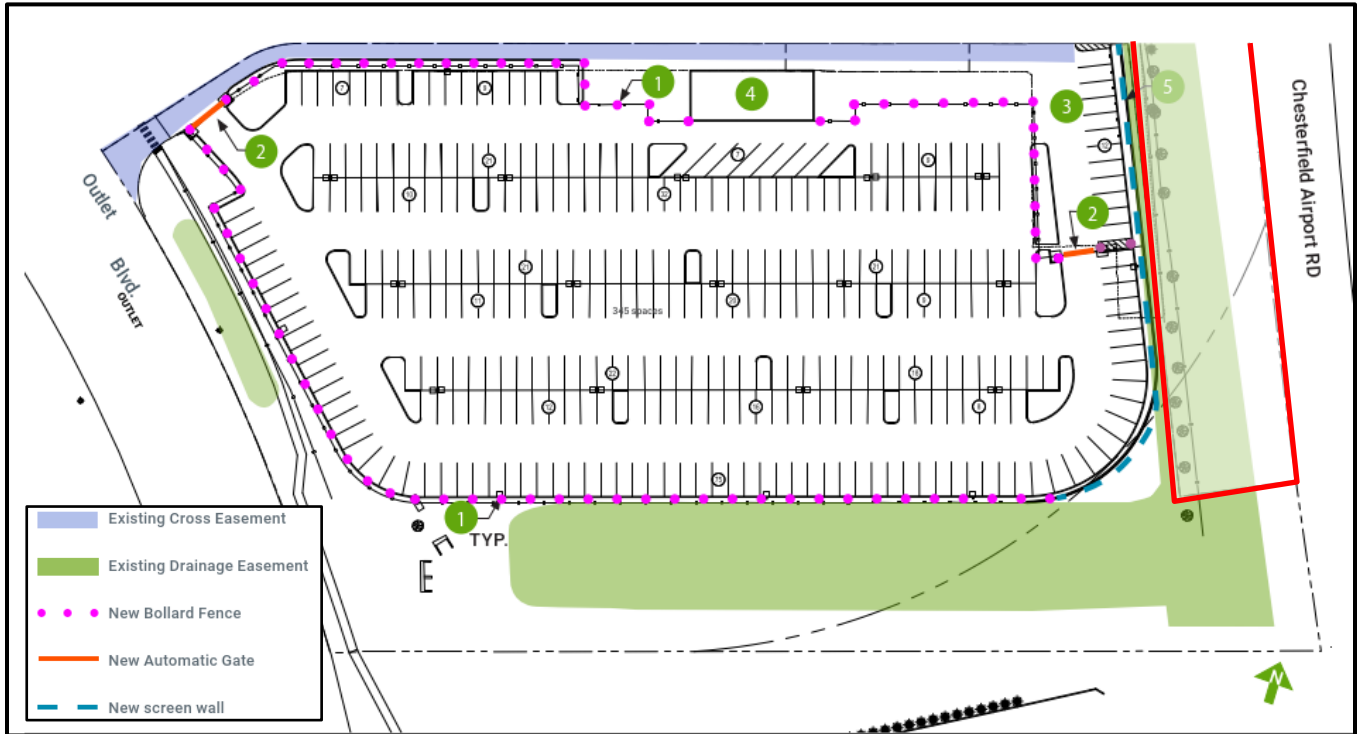


Figure 7: Color Site Plan

C. Topography

The site is generally flat with a Stormwater Master Channel running along the east property line.

General Requirements for Building Design

A. Scale

The proposed carwash building is roughly 2,000 ft² and 18'0" in height at the top of the parapet, utilizing a small footprint in comparison to the surrounding uses. A screening wall will run along the entirety of the eastern property line, reaching a height of 6'10" at its highest point.

B. Design

The carwash building will utilize a simple four-sided design with inventory vehicles entering through the south door and exiting to the north.

The parking area will feature a two-foot, six-inch (2'6") bollard fence surrounding a large portion of the site's parking area with gated access to this lot on the east and northwest sides. Notably, this bollard fencing will extend across 220 linear feet of pavement on both the north and south sides of the carwash. A detail of this bollard fencing is illustrated in Figure 7 below. A photo example of this bollard fencing is included in the ARB packet. The two (2) gates entering this inventory parking area will stand 6'0" at their highest point and will not be illuminated. A photo example of this gate and a detail are both found in the ARB packet as well.

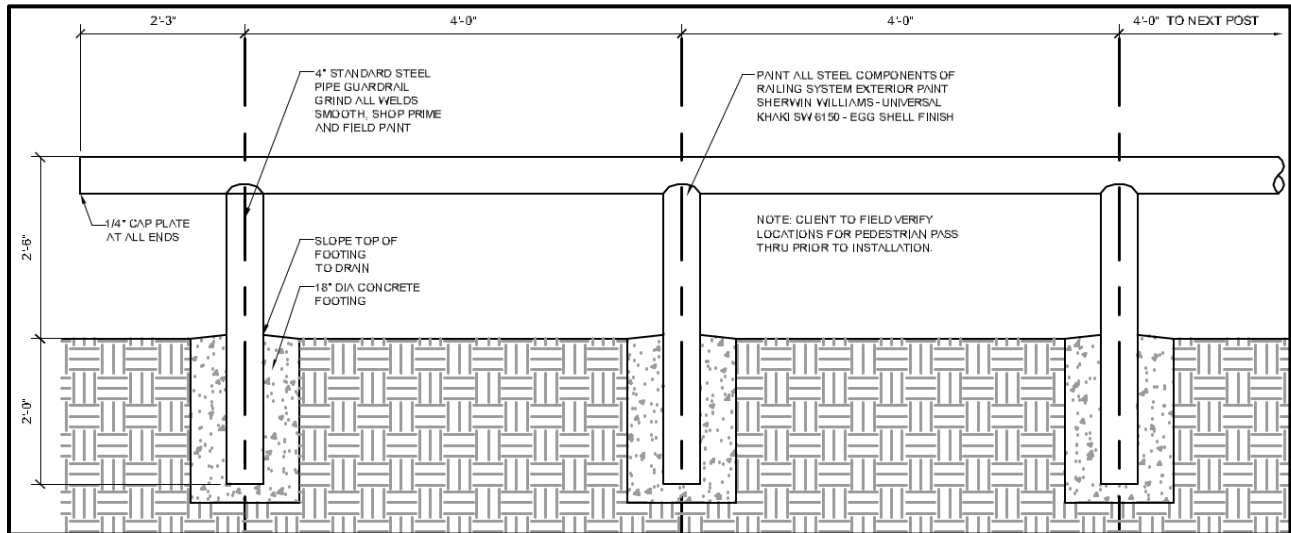


Figure 8: 2'6" Bollard Fencing Detail

Chesterfield Blue Valley's Design Package requires a prairie-style design for buildings. The proposed bollard fencing is not outlined in Chesterfield Blue Valley's Design Package and is not found elsewhere in the subdivision.

C. Landscape Design and Screening

Landscaping will be provided on islands throughout the parking area and along Outlet Blvd. All planting selections comply with the Unified Development Code landscape requirements.

Chesterfield Blue Valley's Design Package states that Landscaping should add to the visual appeal, help in spatial definition, wayfinding and effective circulation, keeping in mind that site entries, walkways and parking fields should be well illuminated and not create isolated areas and allow clear views throughout each site.

As noted earlier, Ordinance 2805 requires screening of outdoor sales from external roadways for this development. The UDC Architectural Review Design Standards also require the screening of loading areas and outdoor storage of automobiles from I-64. The combination of the screening wall and landscaping along the eastern property line of 1G are intended to adequately screen the outdoor inventory parking area and carwash exit door. It is also intended to screen the overhead doors on Lot 1H from I-64 as well.

The applicant has proposed a mix of trees and shrubs along the screening wall on the northeast property line to soften the appearance of the wall, and continuing around the east corner before continuing along the southeast property line. However, most of the landscaping provided in this area is actually located on adjacent Lot 1H, as highlighted in red in Figure 8 below. Since these lots are separate, review of Lot 1G should not include elements proposed on Lot 1H, which was already reviewed by ARB at the August 12, 2021 meeting and did not include these plantings at the time.

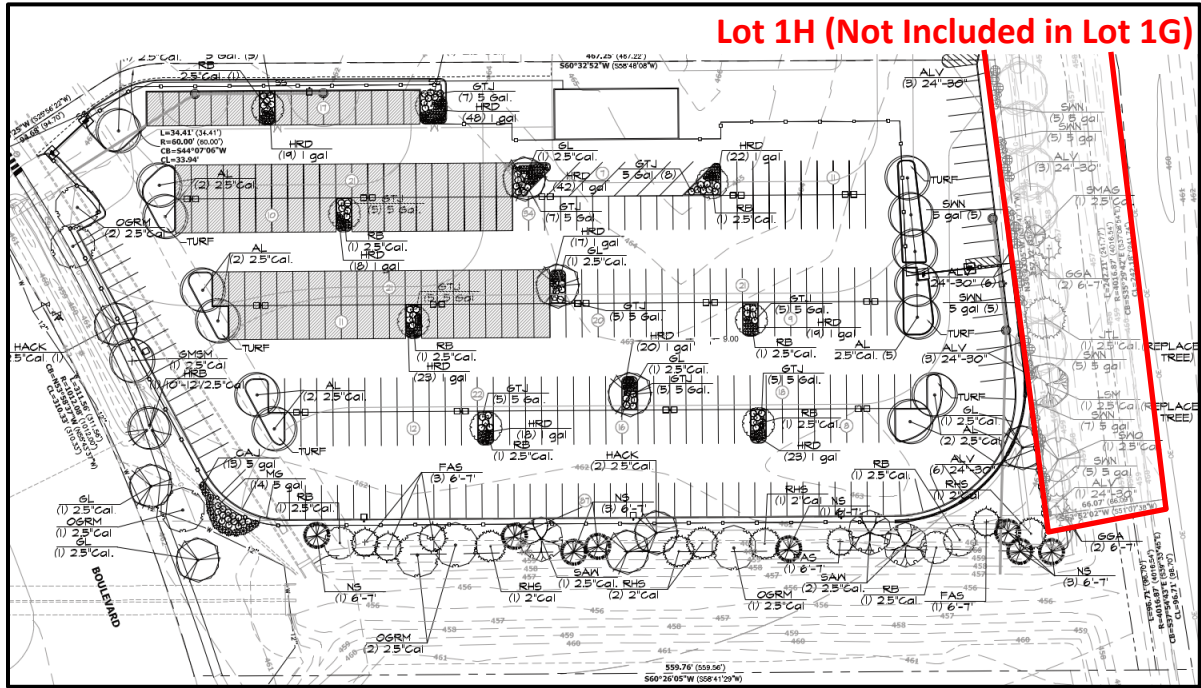


Figure 9: Landscape Plan

D. Lighting

The parking area will include additional lighting fixtures that match those found throughout Chesterfield Blue Valley subdivision today. There will also be wall pack lighting fixtures above each pedestrian door on the carwash. These fixtures are to be flat lensed and fully shielded. No other new fixtures are being proposed with this request.

The parking lot pole mounted fixtures adhere to Chesterfield Blue Valley's Design Package, whereas the wall-mounted fixtures are not specifically outlined within it.

E. Exterior Renderings



Figure 10: Carwash (South Entrance)



Figure 11: View from Outlet Blvd.



Figure 12: View From 1-64 Exit Ramp

DEPARTMENT INPUT

This project is currently under Staff review and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission. Staff requests review and recommendation by the Architectural Review Board on the Site Development Section Plan for Chesterfield Blue Valley, Lot 1G (Echo Park). A copy of the Chesterfield Blue Valley Design Package and the applicant's submittal packet are attached to this report for the Board's consideration.

MOTION

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

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for Chesterfield Blue Valley, Lot 1G (Echo Park), as presented, with a recommendation for approval (or denial) to the Planning Commission."

- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for Chesterfield Blue Valley, Lot 1G (Echo Park), to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments: Chesterfield Blue Valley Design Package
Architectural Review Board Packet

Introduction

Chesterfield Blue Valley (CBV) is a mixed use development at the gateway to the City of Chesterfield and St. Louis County at Chesterfield Airport Road and relocated Olive Street Road. The 1.4 million square foot project is anchored by St. Louis Premium Outlets which is scheduled to open in August 2013. CBV is a land development project of Chesterfield Blue Valley, LLC, a Missouri limited liability company (CBV, LLC). CBV, LLC's manager is Wolfe Properties, LLC, whose principal is R. Dean Wolfe. CBV, LLC's listing broker is L3 Corporation whose principals are Ian Silberman and Craig Wielansky.

The purpose of this Construction Manual is to compile in one place important information about CBV to give prospective owners and users a good starting point as to what to expect when developing a project within CBV. Please note that the information contained in this Construction Manual is a starting point only and is not intended to serve as a comprehensive compilation of all relevant documents and information. Prospective owners and users are expected and encouraged to conduct their own due diligence. CBV, LLC has attempted to be helpful by providing the information included in this Construction Manual but makes no warranties or representations as to its accuracy or completeness. Moreover, all information and documents included in this Construction Manual are subject to change due to market conditions, governmental directives or other reasons. CBV, LLC is not under any duty to advise anyone of any such changes.

Architectural Concept Standards

The following are the architectural standards contemplated for CBV. These standards are likely to be incorporated into formal legal documents. CBV, LLC reserves the right to modify or waive these standards as market conditions may dictate. Moreover, these standards are subject to modification and supplementation by governmental authorities.

General

CBV, LLC envisions a project design based on the character, principles and theme of the Prairie Style of Architecture which contains horizontal lines, flat or hipped roofs with broad overhanging eaves, and window groups in horizontal banks as the principle means of

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architectural expression. The goal is for a coordinated, upscale design theme present in every architectural and landscape feature including built form, lighting, exterior furniture and landscaping. The historic Brasher House, if reused, would be an exception. It is not the intent of these standards to limit or diminish use of “corporate trade dress” on store fronts.

Material Palette

Brick and stone veneer, exterior insulation plaster system (EIFS), smooth face architectural metal, exposed steel structure, painted concrete wall panels with sand texture finish, open metal trellises, glass and aluminum store fronts and curtain walls, canvas and metal awnings, and appropriate cornices and overhangs will be acceptable.

Color Palette

Earth tones accompanied by complimentary accent colors for view corridors and arrival points will be the standard. Attached is the list of colors and materials used in St. Louis Premium Outlets for buyer’s reference.

Lighting

Lighting scheme will complement the architectural style creating a consistent theme and look throughout the CBV development.

- **Parking Field Illumination.** High mast poles and fixtures matching those on street lights throughout CBV that do not transmit light beyond the extent of each parcel throughout the parking fields shall be used. Pole and fixture color will match street light poles and fixtures in size, shape, height and color. Attached is the cut sheet for the street lights for buyer’s reference. Foot candle and photo metric design shall meet City of Chesterfield standards.
- **Walkway Illumination.** Pedestrian scale vertical lamps should be distributed on pedestrian corridors in a complimentary style and color.
- **Building Illumination.** Wall sconces will be fixed on appropriate vertical points and at building corners. Sconces will have a complimentary style and color to other light fixtures.

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Street Furniture

The design, character and materials of benches, waste receptacles, bollards, table and chair combos, stand-alone chairs and bicycle racks should be coordinated and complete the architectural design throughout the development.

Landscaping

Details of the landscape are critical components of the character and quality of the design. Landscaping should add to the visual appeal, help in spatial definition, way finding and effective circulation, keeping in mind that site entries, walkways and parking fields should be well illuminated and not create isolated areas and allow clear views throughout each site.

Landscaping along the four major streets—Outlet Boulevard, Premium Way, Premium Street and Blue Valley Avenue—should be consistent with Master Landscape plans filed as part of the 2nd Amended Site Development Concept Plan. Each buyer is to be responsible for the installation of street landscaping on the frontages of each parcel to the street curb line. The City of Chesterfield requires an in-ground irrigation system for all planted areas.

Sidewalks

Each buyer is to be responsible for installation of sidewalks on or adjacent to the parcel purchased.

Storm Channels

Each buyer is to be responsible for the maintenance of adjacent storm water channels serving the buyer's parcel, whether or not the channels are part of the parcel purchased and are creditable as part of the 30% green space requirement of each parcel. However, CBV reserves the right to delegate this responsibility to an association to which owners contribute.

Master Sign Plan

Signage is to be consistent with the Master Sign Plan approved by the City of Chesterfield.

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Internal Roads

Roads are to be defined by raised curbs, landscaping and pedestrian walkways. Colored and textured paving at locations to demarcate pedestrian routes, to calm traffic and to define entry points will be required.

Screen Walls

Decorative screen walls are to be architectural in nature and provide a visual barrier for well-maintained utilities, service devices, compactor and loading areas.

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RECEIVED
City of Chesterfield
AUG 27 2021
Department of Public Services

EchoPark - St. Louis, MO Architectural Review

Lot 1G

August 27, 2021

wd

EchoPark
AUTOMOTIVE

These drawings and specifications are intended to express design intent only and do not reflect actual site conditions. Neither party shall have any obligation nor liability to the other (except stated above) until a written agreement is fully executed by both parties.

These drawings and specifications are confidential and shall remain the sole property of Sonic Automotive Inc., which is the owner of the copyright in this work. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Sonic Automotive Inc..

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The EchoPark Experience

- **Each retail space we develop provides a welcoming, enjoyable atmosphere with an open concept and functional zones tailored to specific activities**

Interactive research areas with iPads

Comfortable lounge spaces (as opposed to closed offices)

- **The environment empowers guests of EchoPark to shop the way they want at their desired pace.**
- **Full sensory environment ties the brand's digital and physical assets into a seamless, flexible and compelling shopping experience.**
- **Our design cues are derived from modern retail, hospitality and digital spaces.**
- **Our goal has always been to provide a guest experience that breaks the stereotype of the used car dealership. We are doing this with our people and technology infused facilities.**

Respect for our guests

Comfortable environment

Vehicle inventory that meet our guest needs

Denver 2014- "I think it is important for all interested parties to note that we have been preparing for this for many years. Bringing innovative change to the industry takes experience, investment and patience. We have been working tirelessly to create a really different and amazing experience for all our guests."

- Jeff Dyke, President Sonic and EchoPark Automotive.

Our Retail Space - Representative Exteriors



Architect's Statement of Design

Statement of design

This site is currently an undeveloped lot. It is the goal of Sonic to develop the empty plot into a secure, well-lit and paved guest parking and inventory storage lot.

Current Conditions

The undeveloped lot is characterized by drainage and utility easements, natural landscaping, and concrete jersey barriers.

Proposed Site.

The currently undeveloped lot will maintain the existing site drainage and utility easements and be redeveloped as inventory parking to house high-end, gently used cars. Existing topography changes will be minor. Inventory parking will be secured by low bollard fencing and automatic gates to ensure vehicular traffic is clearly defined, efficient, safe, and secure for both guests and employees. Screen wall and landscape buffer along I-64 frontage leverage cultured stone, plantings, and decorative fencing in horizontal rhythmic pattern. Screen materials and proportions pull from prairie style with stone cues present in the development. Employee parking and tree line behind the screen wall further buffer inventory parking from the I-64 corridor. Additional or new landscaping will also be added at the perimeter of the site to serve as a sightlier transition between the new inventory parking, adjacent lot (Cavender's Western Outfitters) and Outlet Blvd. New parking lot lighting will be provided to meet the development standards, the light fixture and pole will match what has been used throughout the development area.

Proposed design.

A car wash for EchoPark reconditioning purposes will be added to the site. Architectural features include brick and stucco in harmony with the structure on lot 1H. Architectural features have been scaled to the building's form while tying into the details of the adjacent structure. All mechanical systems are enclosed within the structure to provide an integrated facade. Plantings along the driveway side to soften the transition from horizontal to vertical surfaces.

Existing Site

Existing Site - Location Map

Legend

- 1** Closed Gander Outdoors of Chesterfield - Lot - 1H
Zoning Classification: PC
Photos: 1-4
- 2** Undeveloped Lot - Lot - 1G
Zoning Classification: PC
Photos: 1, 4 & 5
- 3** Cavender's Western Outfitter
Zoning Classification: PC
Photos: 5 & 6
- 4** Undeveloped Lot 2
Zoning Classification: PC
Photos: 7 & 9

***Existing site photos located on pages 8



Existing Site Conditions - Adjacent Tenants

Legend

- 1 Closed Gander Outdoors of Chesterfield - Lot - 1H
- 2 Undeveloped Lot - Lot - 1G
- 3 Cavender's Western Outfitter
- 4 Undeveloped Lot 2



1. Undeveloped Lot 1 - View looking East from Outlet Blvd.



2. Cavender's Western Outfitters - View looking SE from Outlet Blvd.



3. Undeveloped Lot 2 - View looking SW from Outlet Blvd.



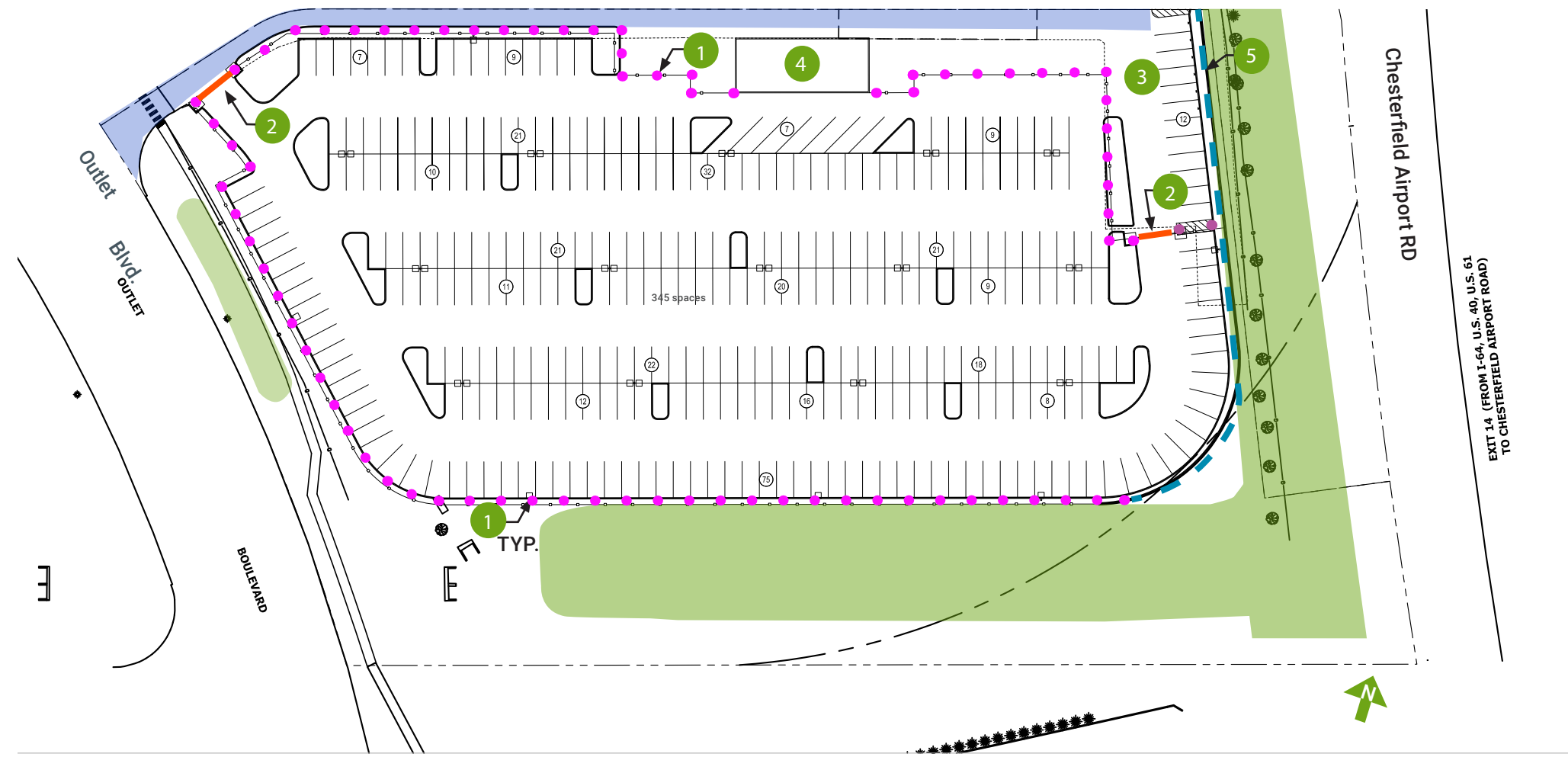
4. Gander Mountain - View looking SE from Outlet Blvd.

Proposed Site

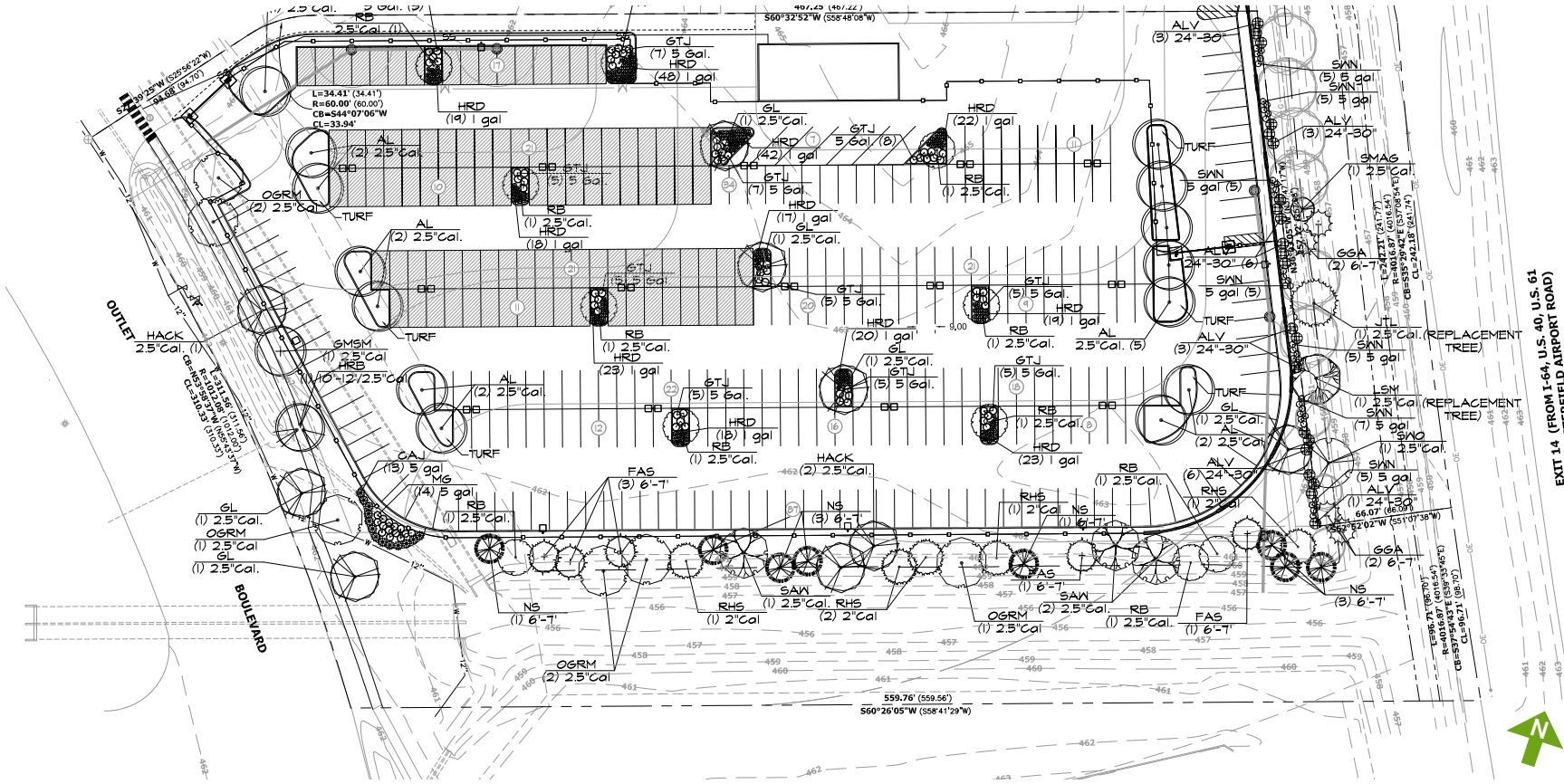
Proposed Site - Site Plan

Legend

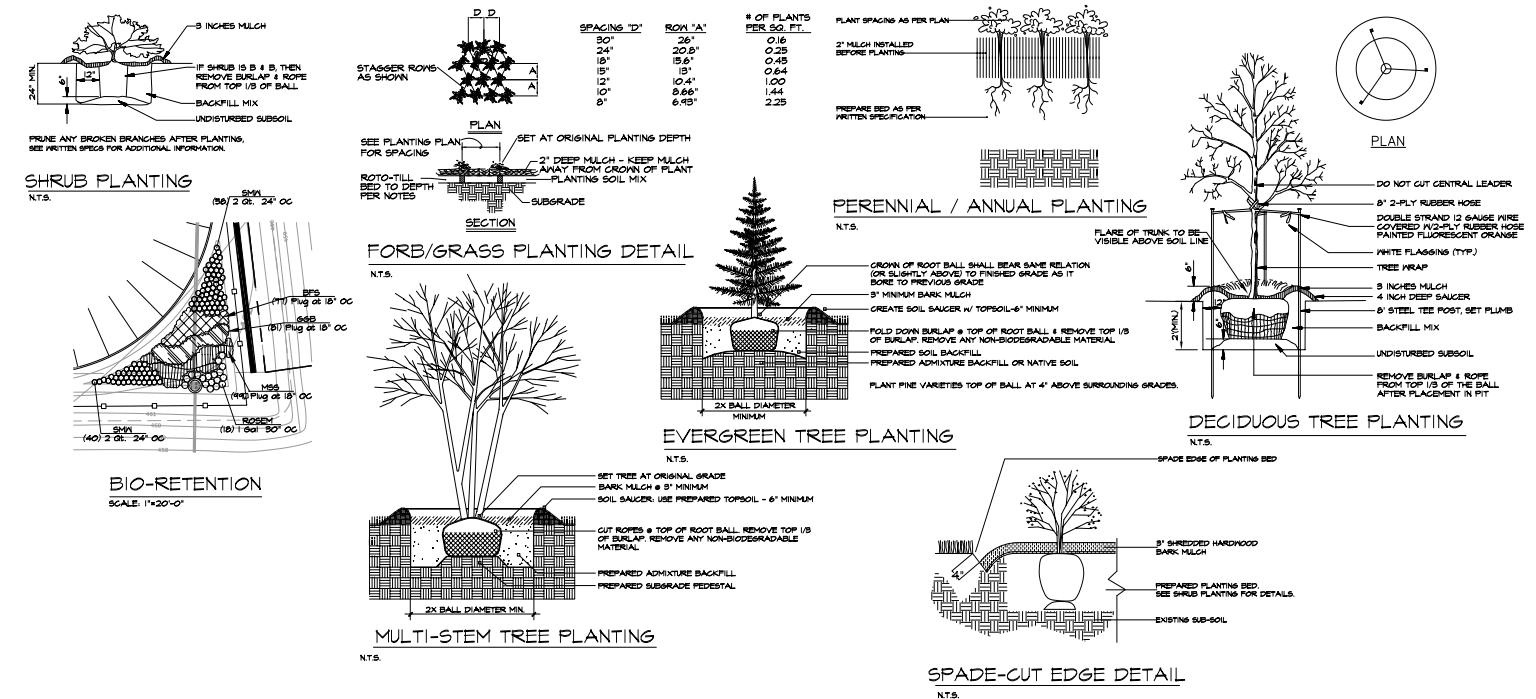
- Existing Cross Easement
- Existing Drainage Easement
- New Bollard Fence
- New Automatic Gate
- New screen wall
- 1 New inventory bollards
- 2 New security gate
- 3 Inventory and employee parking
- 4 New car wash building on existing paved area
- 5 New screen wall at various heights between 12'-0" to 15'-0" above grade.



Proposed Site - Landscape Plan



PLANT SCHEDULE				
QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
TREES				
4	American Linden / <i>Tilia americana</i>	2.5' Cal.	40 - 65' Ht.	Medium
5	Common Hackberry / <i>Celtis occidentalis</i>	2.5' Cal.	40 - 65' Ht.	Fast
1	Green Mountain Sugar Maple / <i>Acer saccharum</i> 'Green Mountain'	2.5' Cal.	40 - 65' Ht.	Slow
6	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5' Cal.	40 - 65' Ht.	Medium
1	Heritage River Birch / <i>Betula nigra</i> 'Heritage Improved'	10'-12'(2.5' Cal)	40 - 65' Ht.	Medium
1	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5' Cal.	40 - 65' Ht.	Slow
3	Sanborn Oak / <i>Quercus acutissima</i>	2.5' Cal.	40 - 65' Ht.	Medium
1	Swamp White Oak / <i>Quercus bicolor</i>	2.5' Cal.	40 - 65' Ht.	Slow
6	October Glory Maple / <i>Acer rubrum</i> 'October Glory'	2.5' Cal.	40 - 65' Ht.	Fast
EVERGREEN TREES				
5	Fat Albert Spruce / <i>Picea pungens</i> 'Fat Albert'	6'-7'	15 - 40' Ht.	Medium
2	Norway Spruce / <i>Picea abies</i>	6'-7'	40 - 65' Ht.	Fast
4	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6'-7'	15 - 40' Ht.	Medium
FLOWERING TREES				
1	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2.5' Cal.	25 - 30' Ht.	Medium
10	Radiant / <i>Cornus canadensis</i>	2.5' Cal.	15 - 40' Ht.	Fast
3	Rain Hill Serviceberry / <i>Amelanchier X grandiflora</i> 'Rain Hill'	2.5' Cal.	15 - 40' Ht.	Medium
1	Bauhin Magnolia / <i>Magnolia X soulangiana</i>	2.5' Cal.	30 - 50' Ht.	Slow/Medium
SHRUBS				
22	Allegheny Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Allegheny'	24"-30"		
3	Compact Andromeda Juniper / <i>Juniperus horizontalis</i> 'Pumosa Compacta'	3 gal.		
1	Gold Tip Juniper / <i>Juniperus chinensis</i> 'Gold Tip'	5 gal.		
1	Summer Wine Yucca / <i>Physocarpus opulifolius</i> 'Summer Wine'	3 gal.		
ANNUALS/PERENNIALS				
250	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal.		
PERENNIALS				
5	Rose Mallow / <i>Hibiscus morifolius</i>	1 gal. @ 30" OC		
15	Swamp Milkweed / <i>Asclepias incarnata</i>	2 gal. @ 24" OC		
GRASSES				
4	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillime'	5 gal.		
NATIVE GRASSES				
1	Brown Fox Sedge / <i>Carex vulpinoidea</i>	Plug @ 18" OC		
5	Great Green Bunchgrass / <i>Scirpus atrovirens</i>	Plug @ 18" OC		
4	Morning Star Sedge / <i>Carex grayi</i>	Plug @ 18" OC		



Proposed Site - Screen Wall Rendering



Proposed Echo Park rendering - View looking NW from I-64 exit ramp 14

Proposed Site - Topography Rendering



Proposed Echo Park rendering - View looking NE from Outlet Blvd. with the Gander Mountain building in the background

Proposed Site - Car Wash Rendering



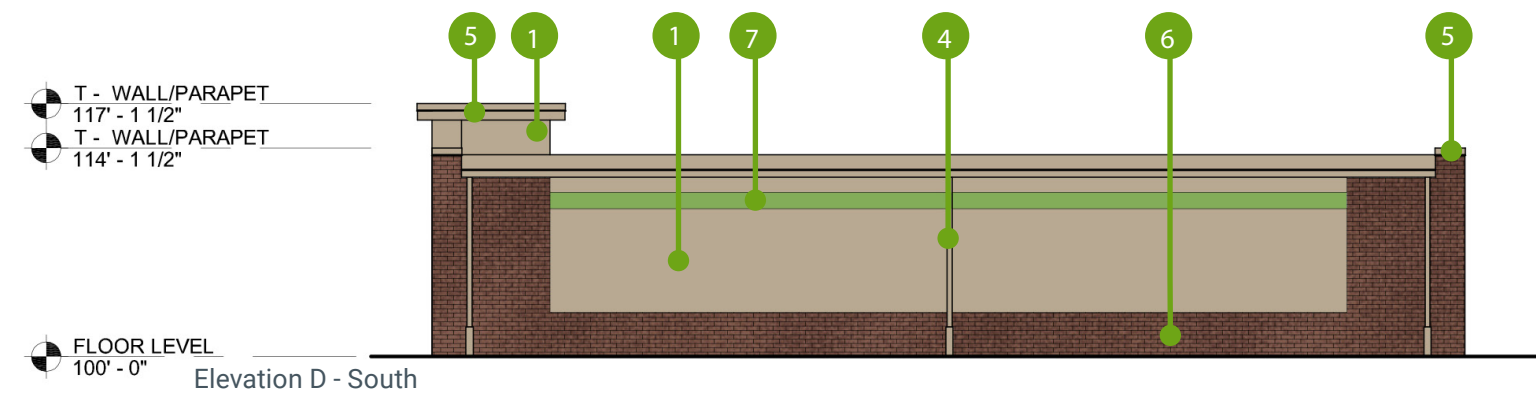
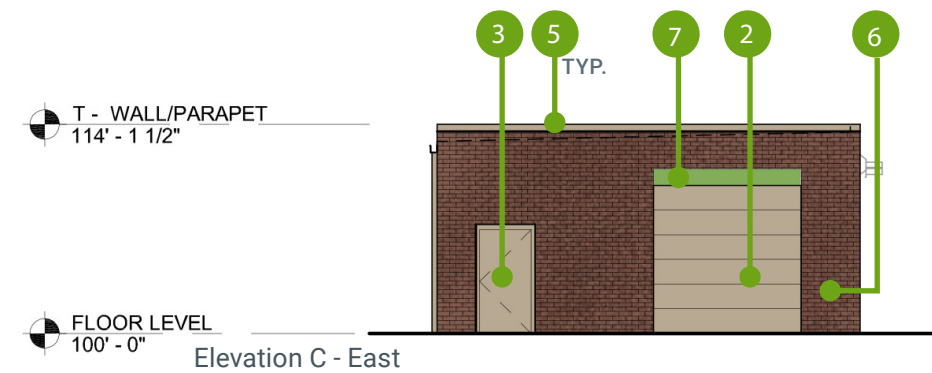
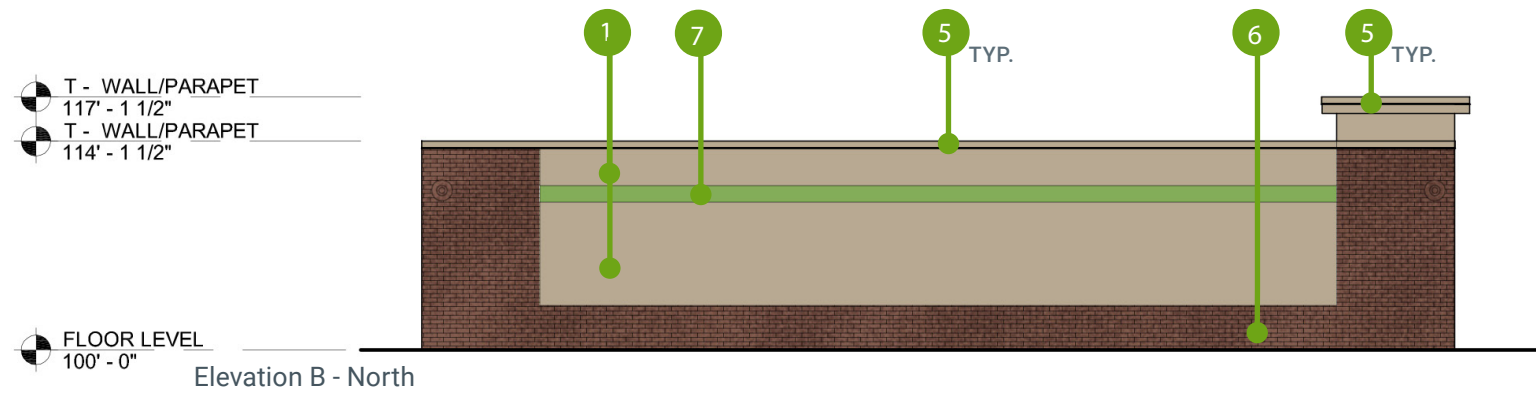
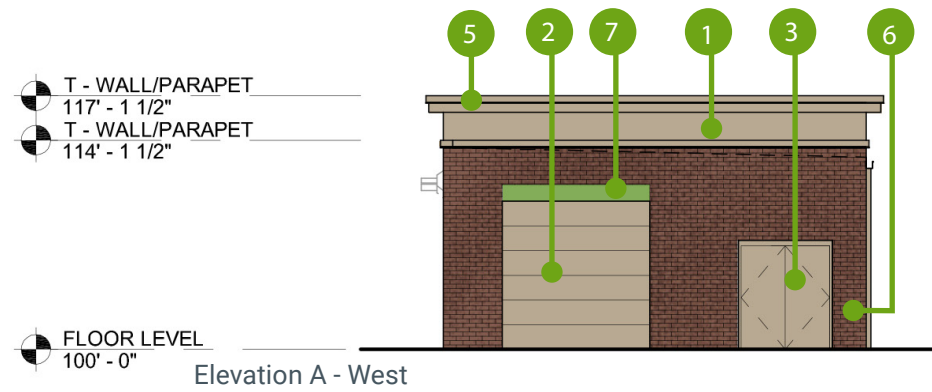
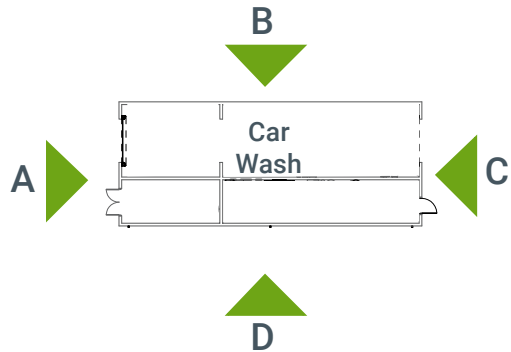
Proposed carwash rendering

Proposed Site - Exterior Elevation - Carwash

Legend

- 1 Stucco**
Textured Coating - SW6150 Universal Khaki
- 2 Overhead garage door**
Finish to match SW6150 - Universal Khaki
- 3 Man Door**
Finish to match SW6150 - Universal Khaki
- 4 Downspouts**
Finish to match SW6150 - Universal Khaki
- 5 Coping and Cornice**
Color to match Sherwin Williams - SW6150 Universal Khaki
- 6 Brick Facade**
.Endicott - Medium Ironspot #77
- 7 Stucco**
Textured Coating - BM 427 Napa Vineyards

Key Plans

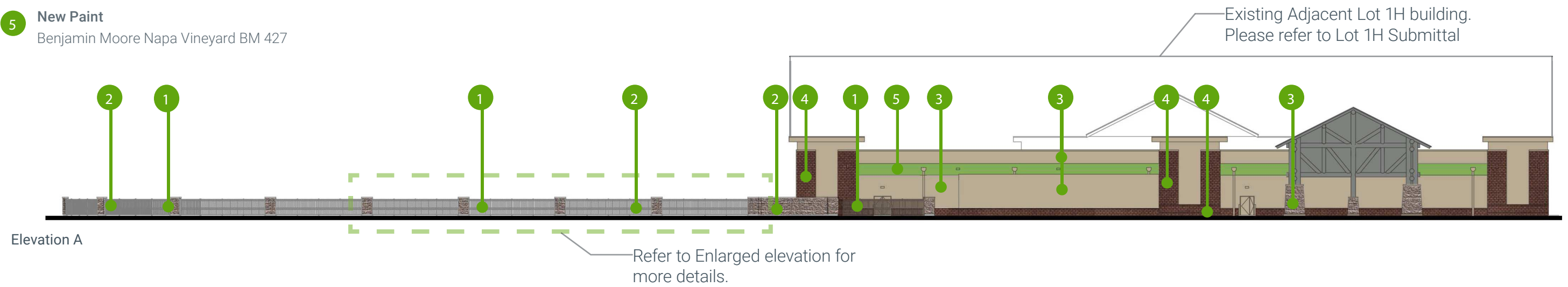
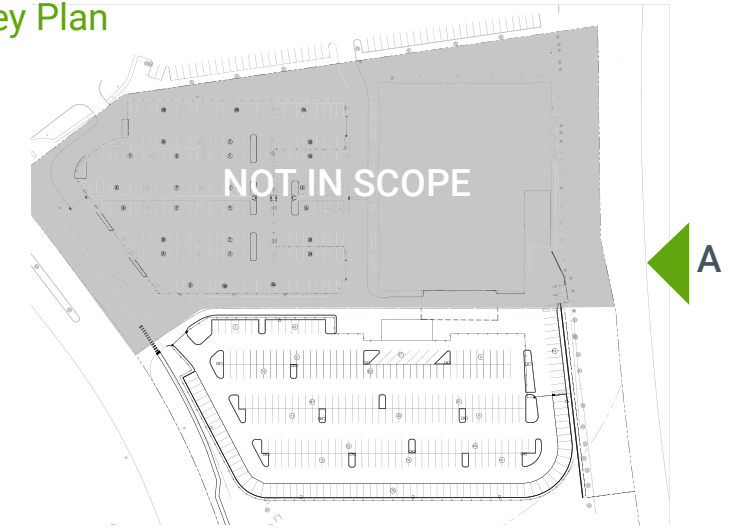


Proposed Site - Elevation - Screen Wall

Legend

- 1 Metal Fence**
AmeristarFence - Stalwart II - Majestic - Bronze
- 2 Cultured Stone Veneer with Cultured Stone Limestone Cap**
Mountain Stone Ledgestone - Sulphur Springs
- 3 Stucco on Existing Screen Wall**
Textured Coating - SW6150 Universal Khaki
- 4 Existing Brick Veneer**
Endicott Medium Ironspot 77
- 5 New Paint**
Benjamin Moore Napa Vineyard BM 427

Key Plan



Elevation A

Refer to Enlarged elevation for more details.

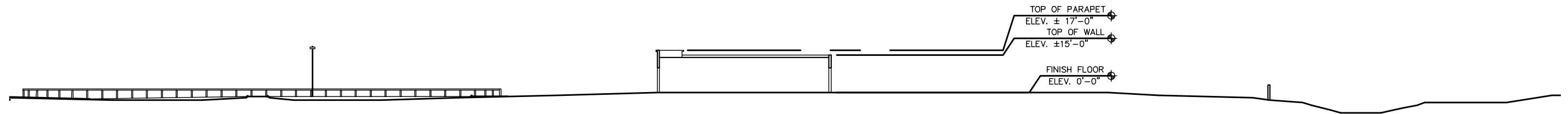


Enlarged Elevation

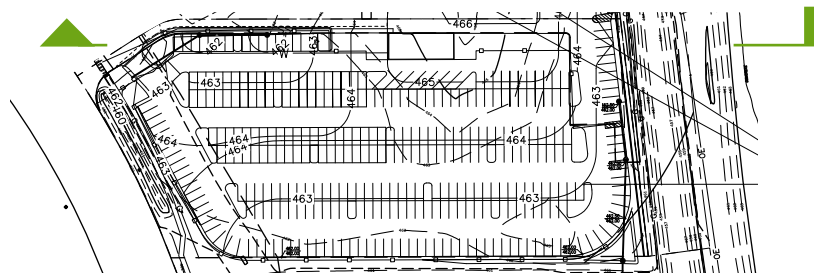
Proposed Site - Overall Site Section

Building sections

The new car wash structure is designed with an Earth-tone stucco finish and a warm color brick building articulation in keeping with Prairie style architecture create a thoughtful stand-alone design with visual interest.



Key Plan



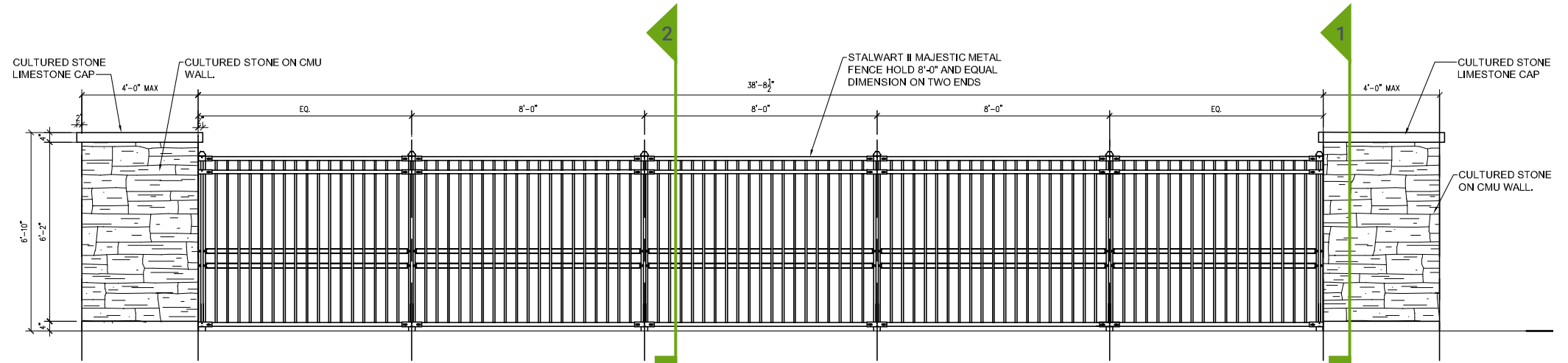
Proposed Site - Details

Fence Screening

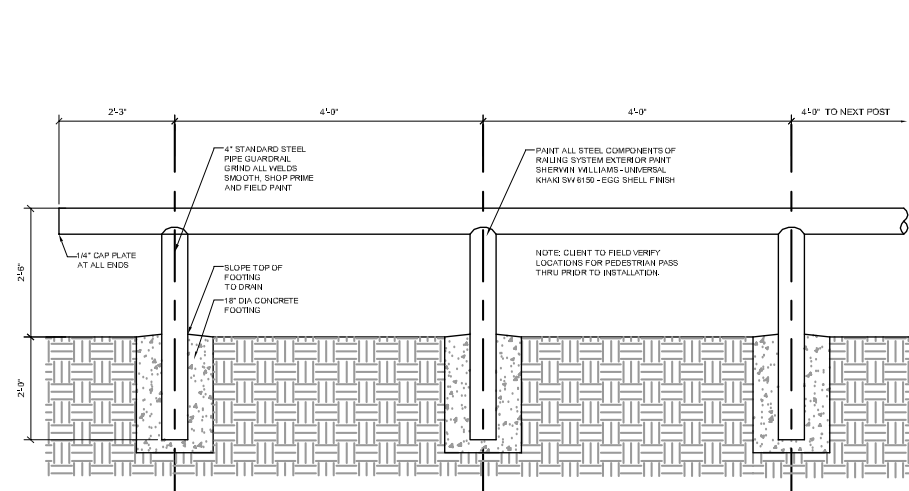
Screening consisting of rhythmic materials interacting with tiered landscaping create an elegant prairie style buffer. Cultured stone piers with decorative security fencing respond to functional requirements in a balanced solution.

Security bollard fencing and gates

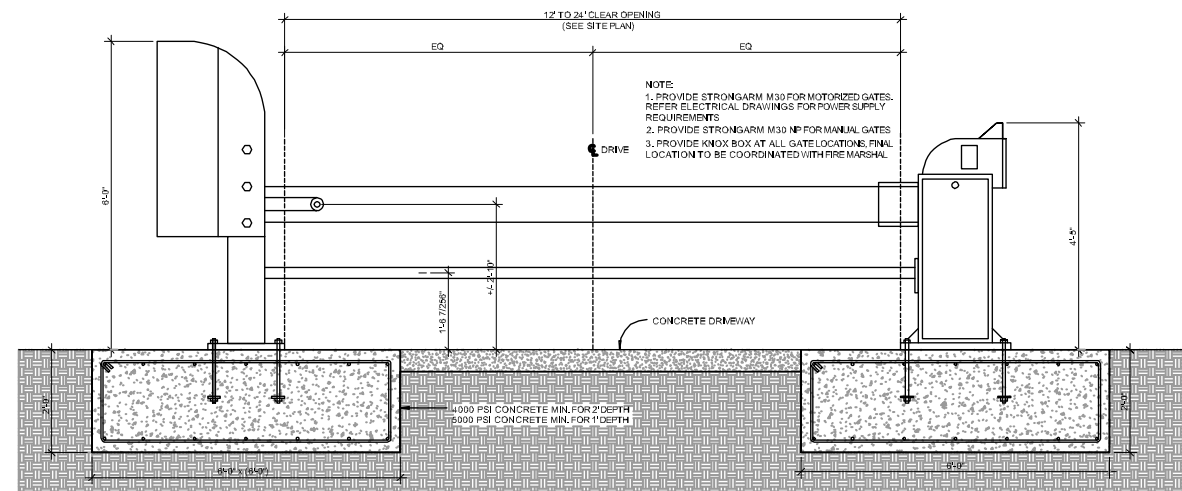
Vehicle inventory is secured with low earth tone bollards and gates in order to blend with the site without losing efficiency of retrieving vehicle for waiting guests. Bollard fencing is used to create clear vehicle circulation, protect inventory and maintain sightlines. See photos on page 23.



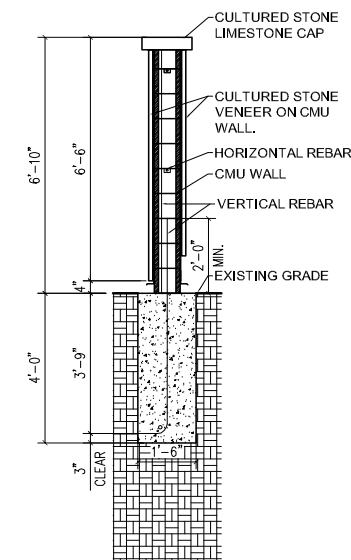
Front Elevation @ Screen wall



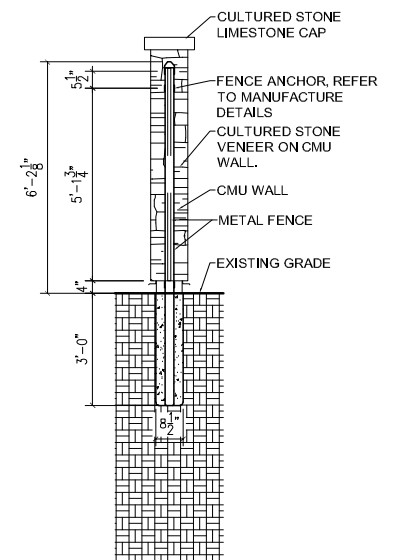
Security Bollard Fencing



Security Gate StrongArm M30 / M30 NP operator, barrier arm and foundation dimensions



Section 1 @ Screen wall



Section 2 @ Screen wall

Proposed Site - Lighting

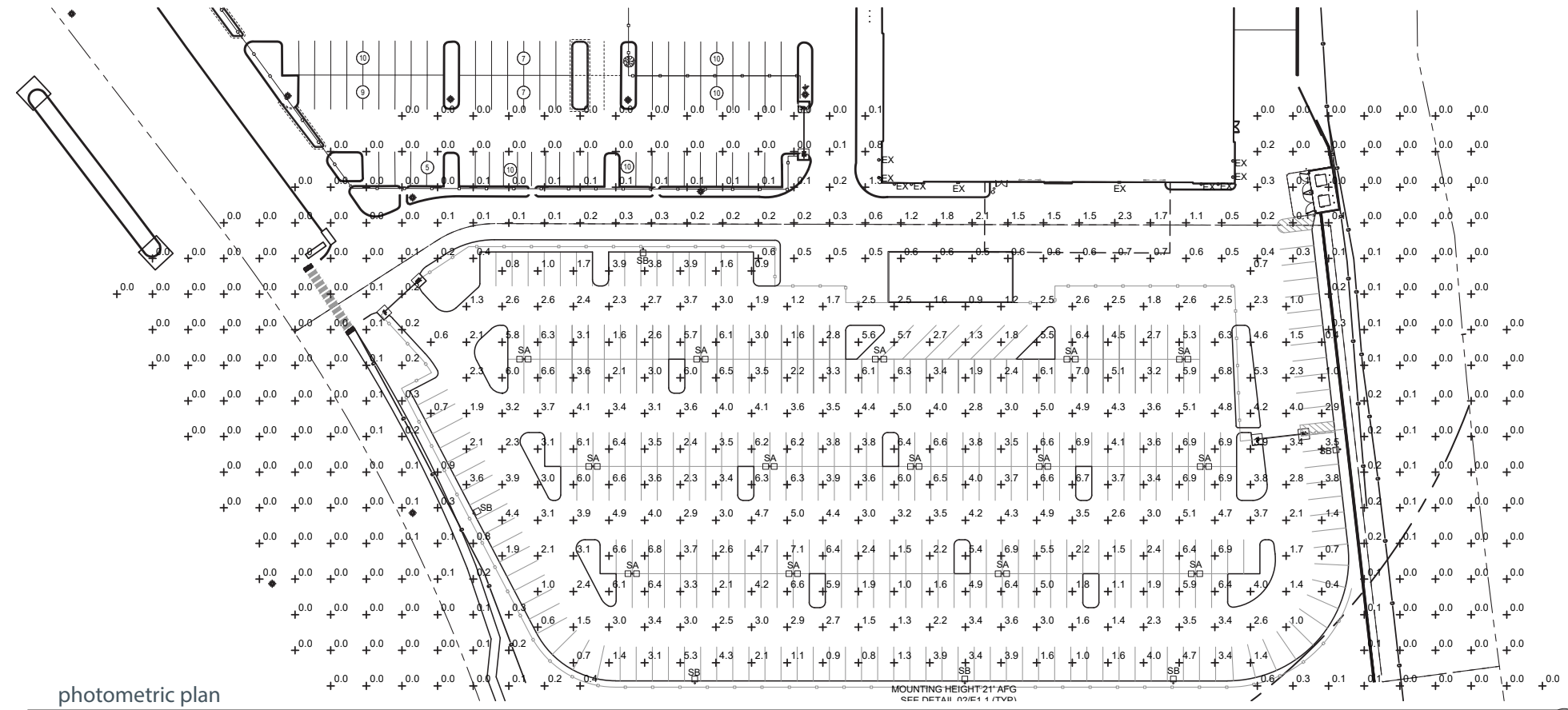
Lighting

Lighting fixtures for the site have been selected to serve as a way to provide safety and security on site. Color of light fixtures will match as closely as possible with adjacent sites specifically Lot - 1H where existing exterior light fixtures exist.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Perimeter Area	+	0.1 fc	2.3 fc	0.0 fc	N/A	N/A
Parking Lot Area	+	3.6 fc	7.1 fc	0.4 fc	17.8:1	9.0:1

SITE LIGHTING FIXTURE SCHEDULE												
ID TAG	MANUF	FIXTURE	FIXTURE QTY PER POLE	POLE	VOLTS	WATTS	QTY	LAMPS NO.	LAMPS TYPE	BALLAST/DRIVER NO.	BALLAST/DRIVER TYPE	NOTES
SA	WLS LIGHTING	WLS-FVL-3-LED-HO-CW-UE-BRZ-NO-NA	2	WLS-SNTS-SSQB5-S07G-18-D180-BRZ-GA-3BC	120VOLT	288	11	1	LED INCLUDED	1	ON/OFF	1,2
SB	WLS LIGHTING	WLS-FVL-3-LED-HO-CW-UE-BRZ-NO-NA	1	WLS-SNTS-SSQB5-S07G-18-S-BRZ-GA-3BC	120VOLT	288	6	1	LED INCLUDED	1	ON/OFF	1,2

Note
 1 CALCULATIONS ARE BASED ON 21' ABOVE FINISH GRADE.
 2 SEE DETAIL 02/E1.1 FOR POLE BASE REQUIREMENTS.



Parking Lot Light Poles

Techlight
 20'-0" Steel 4" Square 7 Guage Pole
 SSP Series
 Color: Bronze, to match adjacent light poles



Parking Lot Lights

WLS Lighting Systems
 High Lumen Output
 FVL Series
 Color: Bronze throughout

Proposed Site - Lighting

Lighting Cutsheets

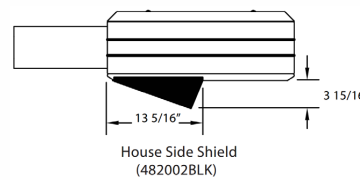
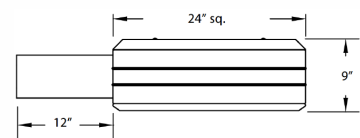


FVL SERIES LED AREA

Type:



DIMENSIONS



House Side Shield (482002BLK)

SPECIFICATIONS

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

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

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

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

DISTRIBUTION/PERFORMANCE - Types 3, 5, FT and FTA available - field rotatable reflectors.

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

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

FINISH - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - WLS LED fixtures carry a limited 5-year warranty.

SHIPPING WEIGHT (IN CARTON) - Fixture - 44.5 lbs (20 kg) Arm - 5 lbs. (2kg) arm

LISTING - UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

LIGHT OUTPUT - FVL						
		Lumens (Nominal)				Watts (Nominal)
		Type 3	Type 5	Type FT	Type FTA	
Cool White	LW	1480	13840	15020	16560	140
	SS	20180	18040	20700	23030	187
	HO	26750	25460	29070	31810	300
Neutral White	LW	11450	11290	12220	13470	136
	SS	16390	15170	17230	18750	188
	HO	22240	20550	23510	25410	288

LED Chips are frequently updated therefore values may increase.



Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

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Fort Worth, TX 76110
800.622.8711
www.wslighting.com

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Date: _____
Location: _____
Notes: _____

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Specifications subject to change without notice.

FVL SERIES LED AREA

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

SERIES	DISTRIBUTION	LIGHT SOURCE	DRIVE CURRENT	COLOR TEMPERATURE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
FVL ¹	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White Optional Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic	8BK 8" Bracket (S and D180 only) PC Button-Type Photozell TB Terminal Block SF ² Single Fusing DF ² Double Fusing NO No Options	Sensor IMS - Integral Motion Sensor ³ PCI120 - 120V Button-Type Photozell PCI208 - 208V Button-Type Photozell PCI240 - 240V Button-Type Photozell PCI277 - 277V Button-Type Photozell PCI347 - 347V Button-Type Photozell Options 8BK - 8" Bracket (S and D180 only) TB - Terminal Block NA - No Accessories

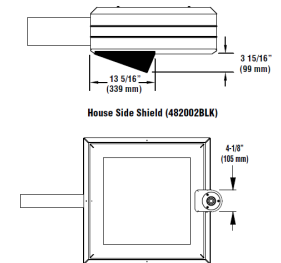
ORDER:

WLS-FVL		LED						
---------	--	-----	--	--	--	--	--	--

Example: WLS-FVL-5--LED-SS-CW-UE-BRZ-NO-NA

FOOTNOTES:

- Use with 5" traditional drilling pattern.
- Fusing must be located in the hand hole of pole.
- Not compatible with wireless controls system, DIM or BLS option.



LUMINAIRE EPA CHART ² - FVL		
	8" Bracket	12" Bracket
Single	2.3	2.4
D180	4.7	4.8
D90		4.7
T90		7.2
TN120		7.3
Q90		8.8

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

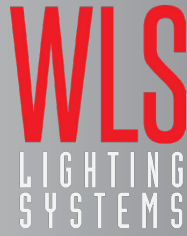
FVL - Type 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	26,754	300	89	B3-U0-G3
	CW-HSS	17,316	288	60	B2-U0-G2
	NW	22,240	289	77	B3-U0-G2
	NW-HSS	13,941	288	48	B2-U0-G4
LW	CW	14,082	140	100	B2-U0-G2
	CW-HSS	9205	137	67	B1-U0-G2
	NW	11,451	137	84	B2-U0-G2
	NW-HSS	7513	136	55	B1-U0-G2
SS	CW	20,181	187	108	B3-U0-G2
	CW-HSS	13,034	187	70	B2-U0-G2
	NW	16,394	189	87	B3-U0-G2
	NW-HSS	10,384	189	55	B2-U0-G2

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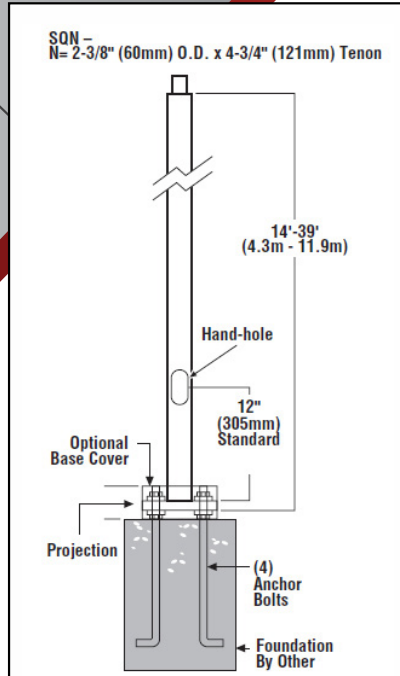
Proposed Site - Lighting

Lighting Cutsheets



SNTS SERIES

Type:



SPECIFICATIONS

POLE SHAFT

Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE

Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole. BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS

Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG

Ground lug is standard.

DUPLX RECEPTACLE

Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER

Self-testing ground fault circuit interrupter is optional.

FINISHES

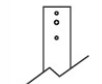
Each pole is finished with DuraGrip®, WLS's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

SHIPPING WEIGHTS - SNTS Series	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

SQB3, SQB5 - Bolt-On Mount 2-Bolt Pattern



SQI - No Mounting Holes



SF - Single Flood Pole Preparation



Made in the U.S.A. of the U.S. and imported parts. Meets Buy American requirements for ARRA.

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SNTS SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

Refer to example below.

SERIES	POLE SERIES	MATERIAL	HEIGHT ²	MOUNTING CONFIGURATION	POLE FINISH	OPTIONS
SNTS	Bolt-on Arm Mount See pole selection guide for patterns and fixture matches. 4SQB3 3" Reduced drilling pattern 5SQB3 3" Reduced drilling pattern 4SQB5 5" Traditional drilling pattern 5SQB5 5" Traditional drilling pattern 6SQB5 5" Traditional drilling pattern 4SQBO 5SQBO 6SQBO	S11G 11 Ga. Steel S07G 07 Ga. Steel	14 14' 16 16' 18 18' 20 20' 22 22' 24 24' 26 26' 28 28' 30 30' 35 35' 39 39'	S Single/Parallel D180° Double D90° Double DN90° Double T90° Triple TN120° Triple Q90° Quad QN90° Quad	BRZ Bronze BLK Black PLP Platinum Plus WHT White SVG Satin Verde Green GPT Graphite MSV Metallic Silver	GA Galvanized Anchor Bolts SF ³ Single Flood DF ³ Double Flood DGP DuraGrip® Plus LAB Less Anchor Bolts OSXX ⁴ Pole preparation for PMOS Occupancy Sensor
	Tenon Mount See selection guide for tenon and fixture/bracket matches. 4SQN 5SQN 6SQN					
No Mounting Holes Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF						
Internal Slip-fitter¹ 4SQI 5SQI						
ORDER:						
WLS-SNTS						

Example: WLS-SNTS-4SQB3-S11G-20-T90-BRZ-GA

FOOTNOTES:

- 1 See Area Lighting Brackets 3" Reduced Drill Pattern and Area Lighting Brackets - Bolt-on 5" Traditional Drill Pattern spec sheets for Internal Slip-fitter brackets.
- 2 Pole heights will have +/- 1/2" tolerance.
- 3 See Flood Lighting Brackets section for choice of FBO brackets.
- 4 Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: 0518A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.
- 5 OSXX option required. Not for use with Metal Halide fixtures.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
4BC - 4" Square Base Cover	122559CLR
5BC - 5" Square Base Cover	122561CLR
6BC - 6" Square Base Cover	122563CLR
ER2 - Weatherproof Duplex Receptacle	122566CLR
GFI - Ground Fault Circuit Interrupter	122567CLR
MHP - Mounting Hole Plugs (3 plugs)-for use with 5" traditional drill pattern	132336
MHD - Mounting Hole Weatherproof Decal-for use with 3" reduced drill pattern	340120
Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
Vibration Damper - 6" Square Pole (bolt-on mount only)	178361
PMOS120 - 120V Occupancy Sensor	518030CLR5
PMOS208/240 - 208, 240V Occupancy Sensor	534239CLR5
PMOS277 - 277V Occupancy Sensor	518029CLR5
PMOS480 - 480V Occupancy Sensor	534240CLR5

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Proposed Site - Lighting

Lighting Cutsheets

EMERGI-LITE®



TYPE: _____
 CATALOG #: _____
 NOTES: _____

Lux-Ray™ LED Series

Die-Cast aluminum LED Emergency Lighting
 Interior or Exterior Capable Nickel-Metal
 Hydride battery



Standard Features

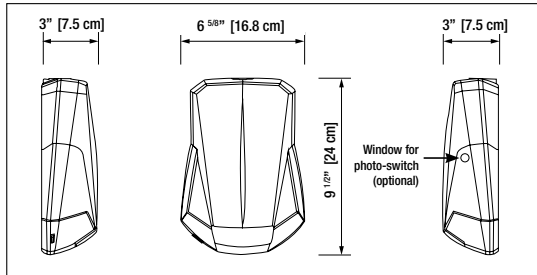
- Die-Cast aluminum housing, available in four finishes: dark bronze, off-white, black, and platinum gray
- Nema-3R rated for indoor/outdoors wet and damp locations: 0-40°C (32-104°F)
- Wall-mount installation on various junction boxes or via rigid conduit
- Patent-pending design for easy installation: wall-mount back-plate includes electrical wire box with snap-on connector
- Clear polycarbonate lens of reduced size (3" x 1.5"), shock-absorbent and UV-resistant
- Battery: environmentally friendly high-temperature rated, Nickel-Metal Hydride technology
- Power consumption in stand-by: less than 5W
- Optional: Self-test and diagnostic functions, operated by micro-controller
- UL listed to the UL924 standard for wet and Damp locations
- 5-year limited warranty

Options

- Cold-weather: -40°F/-40°C
- Forward-throw light distribution, for applications of outdoor exit discharge (OSHA 1910.36)
- High-lumen output: 25 to 50% additional level of illumination
- Dual-mode operation: normal lighting and/or emergency lighting with separate AC inputs
- Photo-switch: dusk-to-dawn control of normal lighting
- Remote test: infrared remote control (keyboard ordered separately)
- Time delay: 5, 10, 15 minutes

Outline and Dimensions

Dimensions are approximate and subject to change.



Suggested Specification

Supply and install the **Lux-Ray™ LED Series** of emergency lighting unit from **EMERGI-LITE®**.

The unit body shall include a back-plate and housing made of Die-Cast Aluminum with paint Finish color: _____ and a UV- and impact-resistant polycarbonate lens of reduced size: 3" X 1.5". The back-plate shall have knockouts for wires and wall-mount installation box as well as a threaded hole for rigid conduit entry at the top of the unit. The back-plate shall have a built-in electrical box with wire terminals and snap-on connector. After complete electrical installation of the back-plate the equipment housing shall be installed by a simple push & snap over the back-plate.

The emergency lights shall be 4 Power-Light-Emitting Diodes (LED) with operational life of minimum 36,000 hours, until 70% of the initial light level (reported L70). The LED lamps shall have redundant interconnections: eventual failure of one lamp shall allow other LED lamps to function. The unit shall have a dual-voltage input rated: 120/277VAC, 60Hz. The battery charger shall include low voltage disconnect to prevent deep discharge, battery lockout to prevent battery drain prior to energizing the utility power, and brownout protection which will automatically switch unit into emergency mode if the utility power falls below 80% of nominal level.

The unit with Nickel-Metal Hydride battery shall be equipped with a micro-controller-based non-audible Advanced Diagnostic circuit. The unit shall self-test for one minute every month, 30 minutes every six months and 90 minutes annually. The pilot light shall be integrated with the test button; it shall be a bi-color LED and shall change color from normal green to flashing red when a failure is detected from the battery, charger circuit or lamps. A label located inside the unit near the test button shall describe the diagnostic for each flashing code.

When specified, models with dual-mode illumination shall include two separate AC input circuits: for emergency lighting and for normal lighting. When specified, models equipped with photo-switch shall automatically activate the lights only from dusk till dawn, for additional energy savings. The typical ambient illumination for the photo-switch shall be: one foot-candle (to turn-on) and three foot-candles (to turn-off). The unit shall be UL listed to the UL924 Standard for wet and damp locations.

The unit shall be EMERGI-LITE® model: _____

Power Consumption Chart

Model Type	Normal lighting		Emergency lighting		6-12VDC remote
	Current (max)	Power (max)	Current (max)	Power (max)	Power (max)
AC, 2AC, ACDC, DC	0.12/0.08A	12W	0.11/0.08A	12W	8W
AC, 2AC, ACDC, DC, -H	0.18/0.11A	18W	0.18/0.11A	18W	14W
ACSD, SD, SD-H	0.12/0.06A	12W	0.05/0.02A	5W	Nickel-Metal Hydride battery
SD-CW	-	-	0.15/0.07A	16W	
ACSD-CW, -CWRC	n/r*		0.22/0.10A	24W	

*Note: Only unswitched AC input, normal lighting with photo-switch or remote control

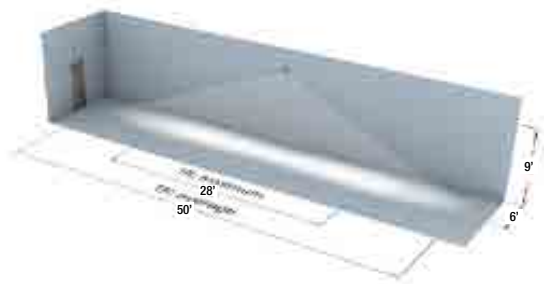
Photometry Performance

Whether installed indoors or outdoors, with spacing measurements for a single unit or between two units center-to-center, the **Lux-Ray™ LED Series** delivers a stable and consistent illumination making it easy to specify in a wide range of applications. The outstanding spacing of illumination ranges from 50 to 70 feet for standard units (wide beam) and from 40 to 50 feet with the forward-throw beam option.

Average of 1 foot-candle

Model Type	Mounting Height	Width X Length (Ft)	
		Single Unit	Center-To-Center
Standard	9'	6' X 50'	6' X 50'
With option -H	11'	6' X 60'	6' X 60'
			3' X 70'
With option -FT	12'	6' X 40'	—
With option -FTH	15'	6' X 50'	—

Indoor reflectance: 80/50/20 and 10-ft wide corridor. Outdoor reflectance: 0/30/10
 Note: The illumination level meets ALL the requirements of the Life Safety Code (NFPA 101):
 1) Average of 1 foot-candle or more
 2) Minimum at any point of 0.1 foot-candle or more
 3) Maximum-to-minimum illumination uniformity ratio of 40:1 or less



Minimum of 1 foot-candle

Model type	Mounting Height	Width X length (Ft)	
		Single Unit	Center-to-Center
Standard	9'	4' x 28'	4' x 32'
With option -H	11'	4' x 32'	4' x 40'
With option -FT	12'	4' x 22'	—
With option -FTH	15'	4' x 27'	—

Max./min. uniformity ratio less than 3:1



How to Order

Battery Unit

Color	Series	Model	Options
B = Black BZ = Dark bronze OW = Off-white PG = Platinum gray	LUX = Lux-Ray LED	SD = Self-Powered & diagnostic (0... 50°C) ACSD = Dual-mode AC / Self-Powered (0... 40°C)	-CW = Cold weather (-40...30°C; N/A with option -H) -D1 = Time delay: 5 minutes, -D2 = Time delay: 10 minutes, -D3 = Time delay: 15 minutes -FT = Forward throw lighting -H = High lumen output (max. 30°C; model SD only) -P = Photo-switch, normal lighting (ACSD only) -RC = Remote control - infrared* * Remote control keypad (TB-RC1-E) ordered separately

EXAMPLE: BZLUXACSD-RC

Remote Fixture

Color	Series	Model	Options
B = Black BZ = Dark bronze OW = Off-white PG = Platinum gray	LUX = Lux-Ray LED	AC = AC-only ACDC = AC/6-12VDC remote DC = 6-12VDC remote fixture 2AC = AC-only two circuits: 120/120 or 277/277V	-FT = Forward throw lighting -H = High lumen output (-40...30°C) -P = Photo-switch, normal lighting (AC, ACDC only) -RC = Remote control - infrared* (AC, ACDC only) * Remote control keypad (TB-RC1-E) ordered separately

EXAMPLE: BZLUXDC-FTH



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Proposed Site - Materials

Material & Finish Selections

Materials & finishes for this site have been selected to coherently exist with adjacent properties to achieve Prairie Style of Architecture. The goal is to tastefully align the proposed site with EchoPark standard for an inviting and engaging environment, while blending in with the overall development design theme.

Exterior Accent Paint



Description: Exterior Accent Paint
 Manufacturer: Benjamin Moor
 Color: Napa Vineyards BM427
 Finish: Eggshell
 Location: Accent strip on Car wash wall.

Exterior Paint



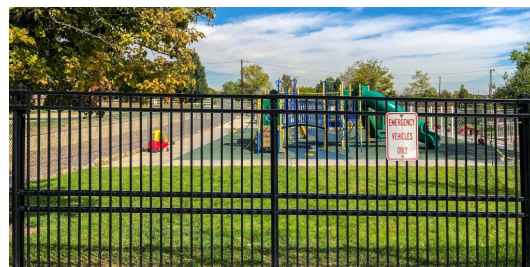
Description: Exterior Paint
 Manufacturer: Sherwin Williams
 Color: Universal Khaki - SW6150
 Finish: Eggshell
 Location: Bollards and bollard rails, Car wash wall cap.
 Contact: Sherwin Williams (800) 474-3794

Textured Coating (Stucco)



Description: Stucco Textured Coating
 Manufacturer: Sherwin Williams
 Color: Universal Khaki - SW6150
 Location: Car wash building

Screen Wall - Metal Fence



Description: Metal screen fence
 Manufacturer: Ameristar Fence
 Model: Stalwart II - Majestic
 Color: Bronze
 Location: Screen Wall

Carwash Overhead Door



RAL 1013

Description: Car wash overhead door color
 Color: Ral 1013
 Location: Car wash overhead door



Description: Cookson Rollup Security Doors
 Manufacturer: Cookson
 Model: ESD10
 Color: Ral 1013
 Location: Car wash building

Masonry Veneer



Description: Brick veneer
 Manufacturer: Endocott
 Color: Medium Ironspot #77
 Location: Carwash watertable

Stone Veneer



Description: Manufactured stone veneer
 Manufacturer: Mountain Stone Products
 Series LedgeStone
 Color: Sulphur Springs
 Location: Screen wall piers

Appendix - Reference Photos

Bollards and Security Gates at Other Echo Parks



Non-Illuminated Security Gate at Echo Park Store



Bollard Rail Implemented at Echo Park Store

THANK YOU