

## Planning Commission Staff Report

**Meeting Date:** October 25, 2021

**From:** Chris Dietz, Planner *CD*

**Location:** 18491 Outlet Blvd.

**Description:** **Chesterfield Blue Valley, Lot 1G ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design for a 6.01-acre tract of land located along the east side of Outlet Boulevard, north of its intersection with Olive Street Road.

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### **PROPOSAL SUMMARY**

Stock and Associates, on behalf of Echo Park, has submitted an Amended Site Development Section Plan (ASDSP), Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architectural Statement of Design for a proposed automobile sales use located on Lot 1G of the Chesterfield Blue Valley subdivision.

The purpose of this request is to convert an existing vacant building and parking lot on the site to an automobile dealership, two (2) inventory parking areas and incidental carwash to support the proposed use.

The request was initially submitted as two (2) separate projects: a Site Development Section Plan for Lot 1G and an Amended Site Development Section Plan for Lot 1H. Since then, the applicant has stated that they intend to consolidate both lots. To this end, the applicant has submitted a Boundary Adjustment Plat



Figure 1: Subject Site

for review, which will have to be approved prior to any permit issuance. The Amended Site Development Section Plan shows both lots consolidated as Lot 1G.

**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.

2015—A Site Development Section Plan for a 60,000 ft<sup>2</sup> building on Lot 1H was approved. In addition, Amended Elevations were approved to allow a change from a green accent color to a blue accent color.

2016-2018—Architectural Elevations were amended twice to update the building’s lighting and accent color. A third request for Amended Architectural Elevations was proposed for the incorporation of overhead doors on the east elevation of the existing building. However, this request was ultimately withdrawn by the applicant after concerns of screening being raised by the Architectural Review Board.

**LAND USE AND ZONING**

The surrounding zoning districts and land uses for this site are as follows:

Direction	Zoning	Land Use
North	“PC” Planned Commercial District	Retail—Regional
South	“PC” Planned Commercial District	Retail—Regional
East	Interstate 64; M3—Planned Industrial	Highway; Vacant
West	“PC” Planned Commercial District	Retail—Regional

Table 1: Zoning and Land Use

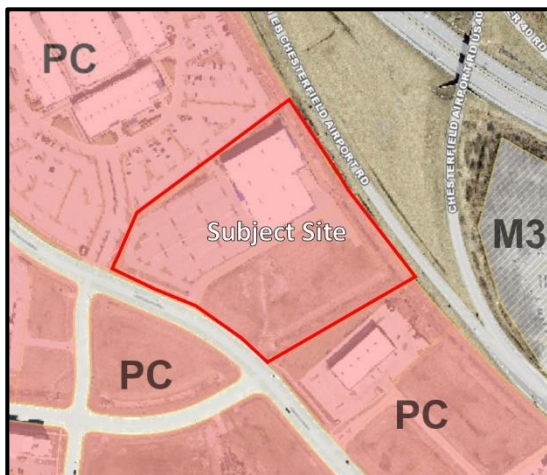


Figure 2: Zoning Map



Figure 3: Land Use Map

**COMPREHENSIVE PLAN**

The City’s Comprehensive Plan designates this development as within the Regional Commercial Area on the Future Land Use Plan. This area is characterized as serving regional commercial needs, such as retail, dining, entertainment, hotel and leisure components, drawing visitors from both Chesterfield and surrounding areas. Multiple buildings are planned and developed together under unified project

development standards. The Comprehensive Plan also outlines development policies for the area; two of which are pertinent to this request:

- Promote the re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.

## **STAFF ANALYSIS**

### **Zoning**

The site is currently zoned “PC”—Planned Commercial District under the provisions of City of Chesterfield Ordinance 2805, which details development criteria for the entire Chesterfield Blue Valley development. Within this ordinance, Automobile Sales (both new and used) is listed as a permitted use for this particular district. The ordinance also states that outdoor sales shall not exceed 20% of the total development to be shown on site plans. These areas must also not be visible from roadways exterior to the development. As required per this “PC” District’s original ordinance, an overall design package for the development was approved by the City for the entire Chesterfield Blue Valley development.

### **Circulation and Access**

The subject site has vehicular cross access to neighboring parcels which completely encompasses the parking area leading to the outlet mall on Lot 2A. There also exists a pedestrian path that leads from Outlet Boulevard through the parking area and up to the building’s main entrance that will remain unimpeded. A sidewalk would be extended along Outlet Boulevard connecting both existing sections of sidewalk to the north and south. A bicycle rack will also be added to the front of the building.

The design closes off a large portion of the parking area for the use of inventory vehicle parking, utilizing a system of low bollard fencing (2’6” in height) on the northwest, southwest and southeast sides and access gates to the northeast. Bollard fencing toward the northeast corner of the parking lot will run directly across pavement. A second parking area closed off by bollard fencing would be located south of the building as well. Each fenced area will be accessed through automated gates. Customer parking will be located outside of these fenced areas and the proposed fencing would not restrict traffic flow through the cross-access easements. Figures 4 and 5 provide examples of these gates and bollard fencing while Figure 6 depicts the layout of these areas below. A full detail of the gates and bollard fencing are providing in the Planning Commission packet.



Figure 4: Automated Gate

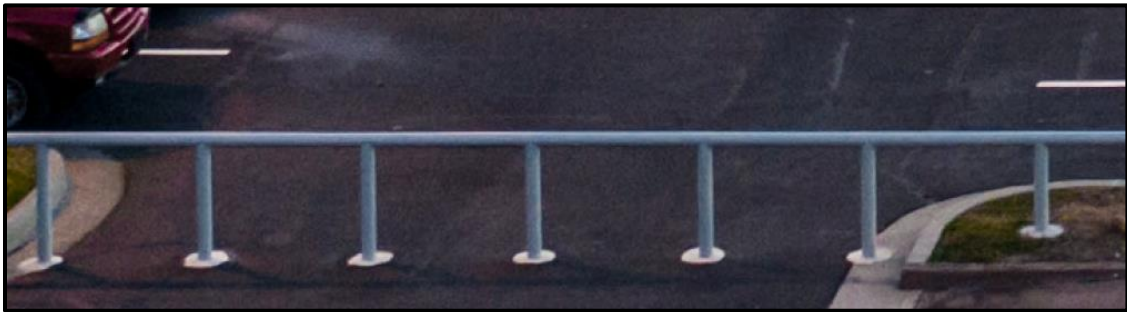


Figure 5: Bollard Fencing



Figure 6: Color Site Plan



### Off-Street Parking and Loading

Most of the site's parking will be dedicated to inventory parking, totaling 515 spaces that will be used for inventory vehicles as well as employee parking. Forty-two (42) spaces will be provided for customer parking outside of these fenced areas, located in the front (west) of the main building, as well as to the south of the building. Three (3) loading spaces are also located toward the rear of the building.

### Landscaping

The landscape plan depicts plantings throughout the parking areas of the development, some of which are existing and will remain in place. A landscape buffer is required along I-64 per City Code, but due to the presence of an existing stormwater master channel in that location, additional plantings have been provided along the southern property line to compensate for this. Landscaping along I-64 consists of a mix of deciduous, evergreen and ornamental plantings along a decorative fence that exists to screen outdoor storage of vehicles as well as overhead doors on the south elevation of the existing building and carwash building from I-64.

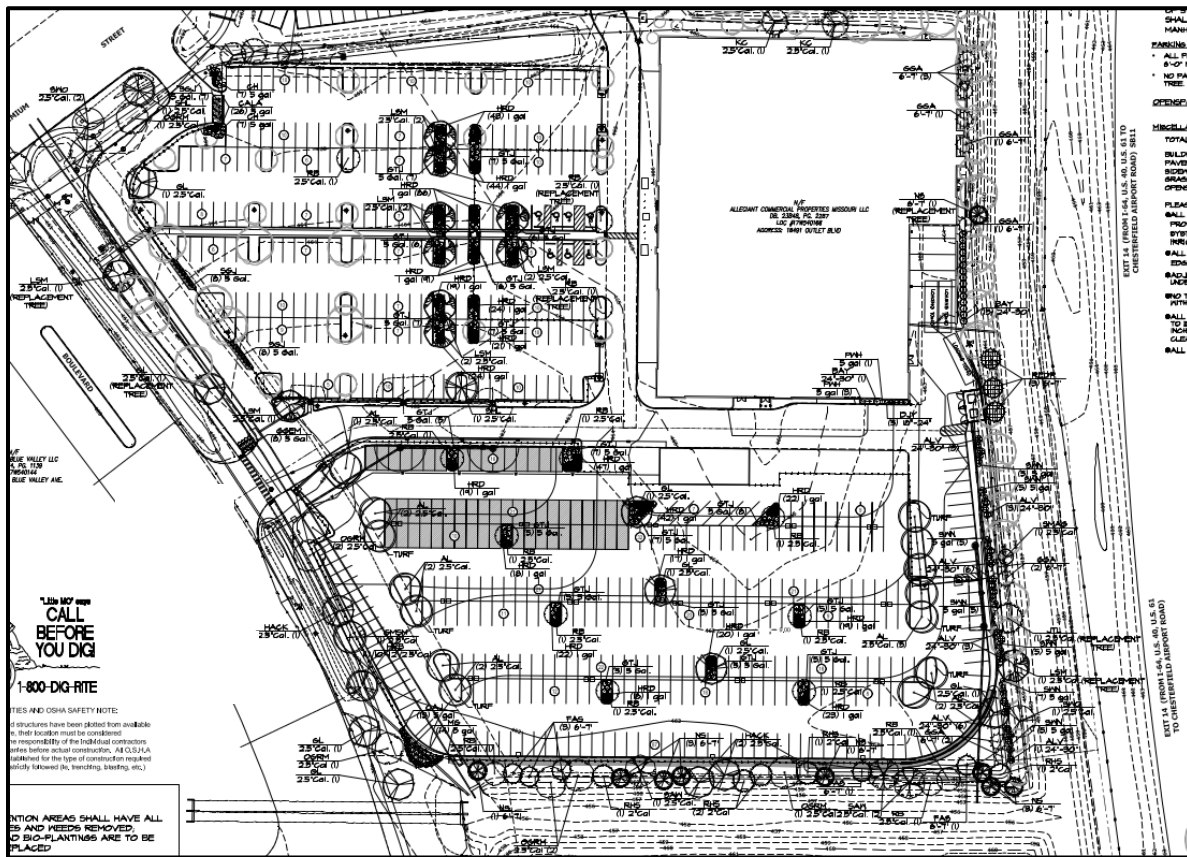


Figure 7: Landscape Plan

### Lighting

Most of the lighting proposed with this development is already existing, with the parking area lighting fixtures matching those found elsewhere in the Chesterfield Blue Valley Development. Two (2) new wall fixtures located above both entrance and exit doors of the incidental carwash building will serve as the only new type of light fixture. All proposed lighting fixtures comply with UDC lighting requirements.

### Architectural Elevations

#### Existing Building

Much of the existing building's original design elements—including the brick, stone, tilt-up concrete panels and glazing—will remain. The existing timbers located on the front and rear of the building, and the exterior walls behind them, will be repainted from brown to grey. The blue accent band around the building will also be painted green, aligning with the new user's corporate color scheme. The blue standing seam roofs will be replaced with gray standing seam panels. Two blue awnings on the front of the building will be removed as well. Blue coping on each corner of the building will be painted to match the tan tilt-up concrete paneling. Lastly, a new pedestrian door will be incorporated on the south elevation along with two (2) new glass overhead doors to allow vehicles to enter the building for service.

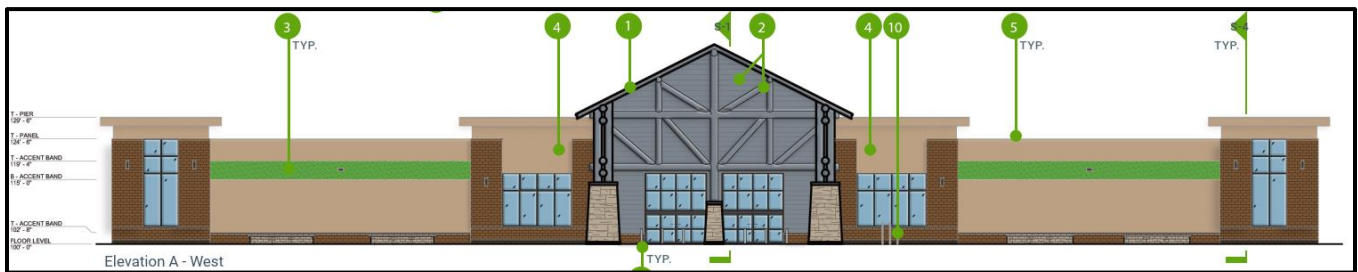


Figure 8: Front Elevation



Proposed Exterior Rendering - Entrance



Proposed Exterior Rendering - Rear

Figure 9: Building Renderings

Carwash

The carwash located south of the main building will feature a design and materials palette similar to the main building. The 2,000 square-foot carwash will utilize a brick foundation and tan stucco with a green accent band on each side of the building. Two (2) metal overhead doors will be located at the east and west end of the carwash, with a parapet above the west entrance, allowing the building to reach 17'1" in height.

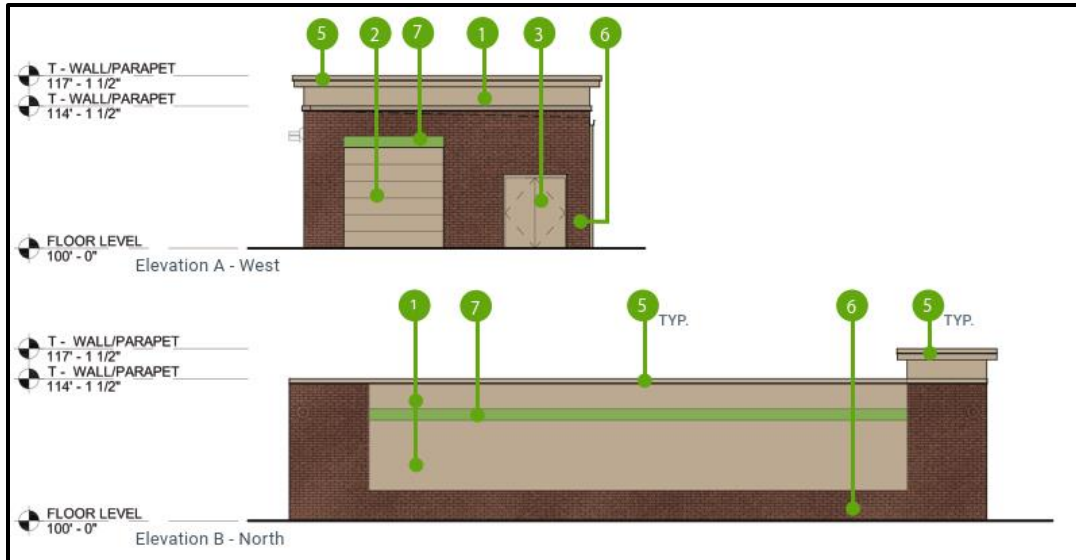


Figure 10: Carwash Elevations



Figure 11: Carwash Rendering

Decorative Fence and Trash Enclosure

A bronze-colored metal fence with stone pilasters will span the eastern property line, south of the building with a height of 6'0". The 6'10" stone pilasters are designed to match the existing stone currently found on the building and will be topped with limestone caps. The trash enclosure will be relocated and will also utilize this stone material on three (3) sides with a corrugated metal gate painted to match the tan color found on both the main building and the carwash.

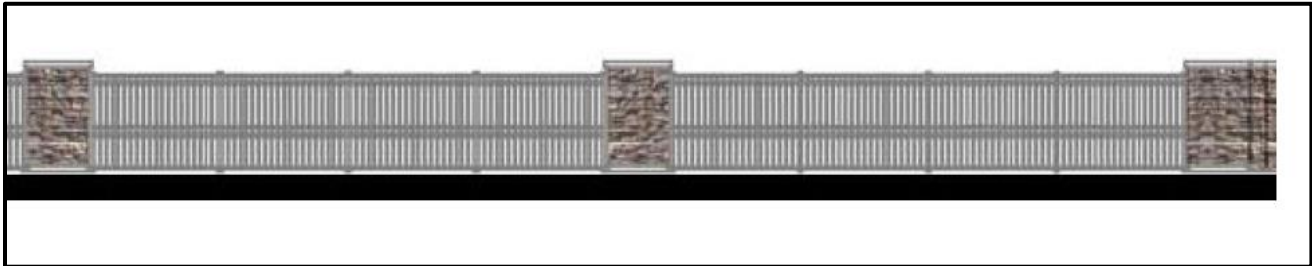


Figure 12: Decorative Wall Elevation

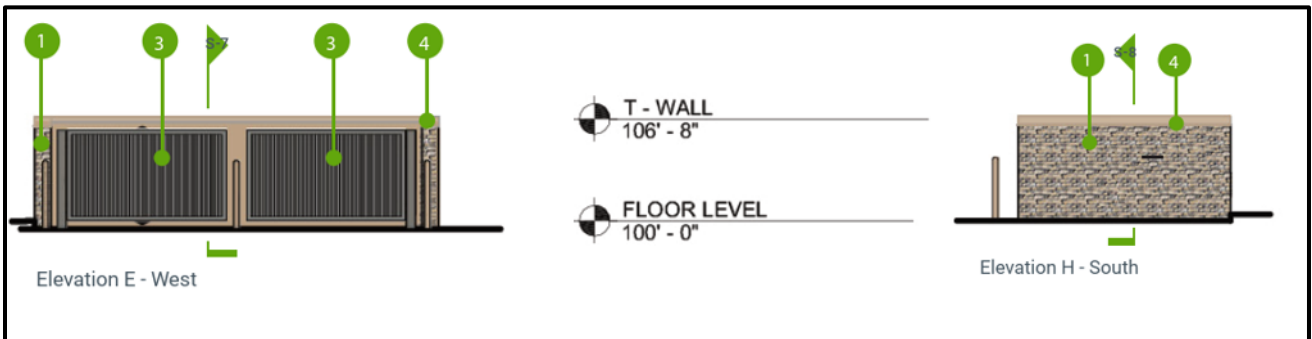


Figure 13: Enclosure Elevations

**ARCHITECTURAL REVIEW BOARD INPUT**

This project was reviewed on August 12, 2021 by the Architectural Review Board as two (2) separate projects: Lot 1G SDSP and Lot 1H ASDSP. During the meeting, the Board recommended approval of the ASDSP on Lot 1H by a vote of 5-0 with the following conditions:

1. Screen wall along the highway to the entrance of Chesterfield Valley should be designed to be compatible with the same screen wall to the adjoining project of Lot 1G.

*The applicant has since replaced the wall with a decorative fence that continues along the southern portion of the subject site (Lot 1G).*

2. Update the trash enclosure to be consistent and unified with the overall site and building and also potentially incorporating the same brick of the existing building.

*The enclosure was redesigned to match the stone veneer found on the building and decorative fence pilasters.*

The Board also raised concern over the overgrowth of brush and the unsightliness of the overgrowth of brush in the stormwater master channel. Since this meeting, the property owner has removed much of the brush and cleaned up the appearance of the master channel.



The Board had significant concerns regarding the overall design of Lot 1G’s SDSP—specifically the design of the carwash and screening wall along I-64. The applicant requested that the Board hold off on providing a recommendation on Lot 1G’s SDSP until these concerns could be addressed.

The revised SDSP for Lot 1G was later reviewed at the September 9, 2021 ARB meeting. The project was recommended for approval, as amended, by a vote of 3-1.



*Figure 14: Rendering (from Outlet Blvd.)*



*Figure 15: Rendering (from Outlet Blvd.)*



*Figure 16: Rendering (I-64 Off-Ramp)*

### **STAFF RECOMMENDATION**

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and Ordinance 2805. All outstanding comments have been addressed at this time. Staff recommends approval of this Amended Site Development Section Plan for Chesterfield Blue Valley, Lot 1G. A copy of the Amended Site Development Section Plan packet and the Chesterfield Blue Valley Design Package are attached to this report.

### **MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 1G as presented."
- 2) "I move to approve the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 1G with the following conditions..."  
(Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Section Plan Packet  
Chesterfield Blue Valley Design Package

# Architect's Statement of Design

## Address

18491 Outlet Blvd Chesterfield, MO. 63005

## Statement of design

This site is currently a vacant retail space and parking lot with adjacent lot undeveloped (south side). It is the goal of Sonic Automotive to make minor building improvements, redevelop the site into a secure, well-lit and paved guest parking and inventory storage lot where it can be a functioning Sonic EchoPark car dealership while exceeding the City of Chesterfield's expectation of development per the Architectural Review Design Standards (section 405.04.010).

### Current Conditions

The existing site is characterized by a large parking lot in front of the existing vacant Gander Outdoors building with a sidewalk and landscape islands throughout. Additionally, the site is characterized by three cross easements and landscaping bordering three sides of the property (along Outlet Blvd, the adjacent St. Louis Premium Outlets mixed use parking lot, and exit 14 of I-64). The southside undeveloped lot is characterized by drainage and utility easements, natural landscaping, and concrete jersey barriers.

### Proposed Site.

The existing site will maintain the existing landscaping that borders the site, curbed landscape islands, sidewalk and cross easements in order to continue to provide safe pedestrian and vehicular movement from the street to the building entrance. Curbed landscape islands and security bollard fencing will be added to the existing parking lot to designate guest parking and inventory parking. This will improve vehicular and pedestrian circulation near the entrance of the building as well as increase the amount landscaping to enhance the guest experience. An additional screen wall constructed of CMU piers with culture stone veneer finish with metal fencing which complementary color to the building will be added along the east side of the property to provide additional visual division and gives a Prairie style feel. Existing parking lot lighting will be maintained, three will be relocated for landscape islands that are being removed and replaced.

The currently undeveloped lot will main 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 Building design.

The existing building on site will maintain its scale, and footprint. The goal of the building modifications is to modernize the building and tastefully align it with EchoPark standards and function.

Proposed building updates will include the removal of the awnings flanking either side of the front and rear lumber features and freshen up the front and rear lumber features by repainting, adding new EchoPark signage and replacing the blue gable metal roofs with gray standing seam roofing. All facades with the existing blue accent bands will be repainted with Echo Park standrad green. Existing building mounted lighting shall be maintained.

Two full vision glass overhead doors and a new man door will be added to the west elevation for function and to continue the EchoPark philosophy of an open and honest guest experience. Additionally, a new trash enclosure will be added to the site to conceal unsightly dumpsters and maintain a clean and desirable site. The trash enclosure will subtly take on the same design language as the main existing building while maintaining its identity as an accessory structure.

A car wash for EchoPark reconditioning purposes will be added to the site. Architectural features include a raised cornice as well as brick and stucco in harmony with the existing building. 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.



# 2ND AMENDED SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING ALL OF ADJUSTED LOTS 1H AND 1G OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 1G AND 1H OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 363, PAGE 208 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.10.010, "PC" Planned Commercial of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature):  
(Print Name):

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ a corporation in the State of \_\_\_\_\_, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public:  
Print Name:

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan, pursuant to Chesterfield Ordinance 200, as attested by the Director of Planning and Development Services and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI

By: Justin Wyse, AICP, Director of Planning  
City of Chesterfield, Missouri

By: Vickie McGownd, City Clerk  
City of Chesterfield, Missouri

## ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- THIS PROJECT DOES NOT INCLUDE WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY OR EASEMENT
- THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH ST. LOUIS COUNTY PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT.

D.N.R. BENCHMARK SL-40  
ELEV.=486.55

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD OF HIGHWAY 64 AND THE EXTENDED CENTERLINE OF THE SPIRIT OF ST. LOUIS BOULEVARD; APPROXIMATELY 0.3 MILE NORTH OF CHESTERFIELD AIRPORT ROAD.

ALL PROJECT ELEVATIONS ARE BASED ON THE PUBLISHED D.N.R. VALUES FOR SL-40 UTILIZING GPS TECHNOLOGY. THE SAME BENCHMARK PUBLISHED BY ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM IS BM-11-108. TO CONVERT PROJECT ELEVATIONS FROM SL-40 TO THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM BM-11108, ADD TWENTY SEVEN HUNDREDTHS OF A FOOT (0.27") TO OBTAIN A ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC ELEVATION.

## LEGEND

■ FOUND MARKER (3/4" PIPE LC:222D, UNLESS NOTED)	⊕ UNDERGROUND ELECTRIC TRANSFORMER OR PEDESTAL	☼ DECIDUOUS TREE 2"-5" SPECIES UNKNOWN
▲ FOUND RIGHT-OF-WAY MARKER	— UNDERGROUND TELEPHONE OR FIBER OPTIC LINE	☀ CONIFEROUS TREE 2"-5" SPRUCE
⊕ FOUND CHISELED PLUS IN CONCRETE	☎ TELEPHONE PEDESTAL	○ SIGNPOST
○ SET 5/8" x 18" REBAR WITH PLASTIC I.D. CAP	— SEWER LINE	— CENTER LINE OF PAVING
⊕ TEMPORARY BENCHMARK - CPS IN GRASS AREA, NE COR. GRATE INLET NS07W, 13.6'; SSMH S17W, 30.4' ELEV. = 463.21'	⊕ SANITARY SEWER MANHOLE	— CONCRETE CURB
● CALCULATED CORNER POSITION	⊕ SANITARY SEWER CLEANOUT	— CONCRETE PARKING BUMPER
— SURVEYED BOUNDARY	⊕ STORM DRAIN MANHOLE	● BOLLARD
— EASEMENT LINE	⊕ STORM WATER DOWNSPOUT	— CENTER LINE OF DITCH
--- SETBACK LINE	— GAS LINE	— ASPHALT
--- RECORD INFORMATION (UNLESS NOTED)	— GAS METER	— CONCRETE
--- OE--- OVERHEAD ELECTRIC LINE	— GAS VALVE	CC CURB CUT
--- UE--- UNDERGROUND ELECTRIC LINE	— WATER LINE	CPS COTTON PICKER SPINDLE
○ UTILITY POLE	— WATER METER	PVC PVC PIPE
⊕ LAMP POST	⊕ FIRE HYDRANT	RCP REINFORCED CONCRETE PIPE
	⊕ WATER VALVE	/// INGRESS/EGRESS CROSS ACCESS EASEMENT - RD1, TRACT 4, SB21

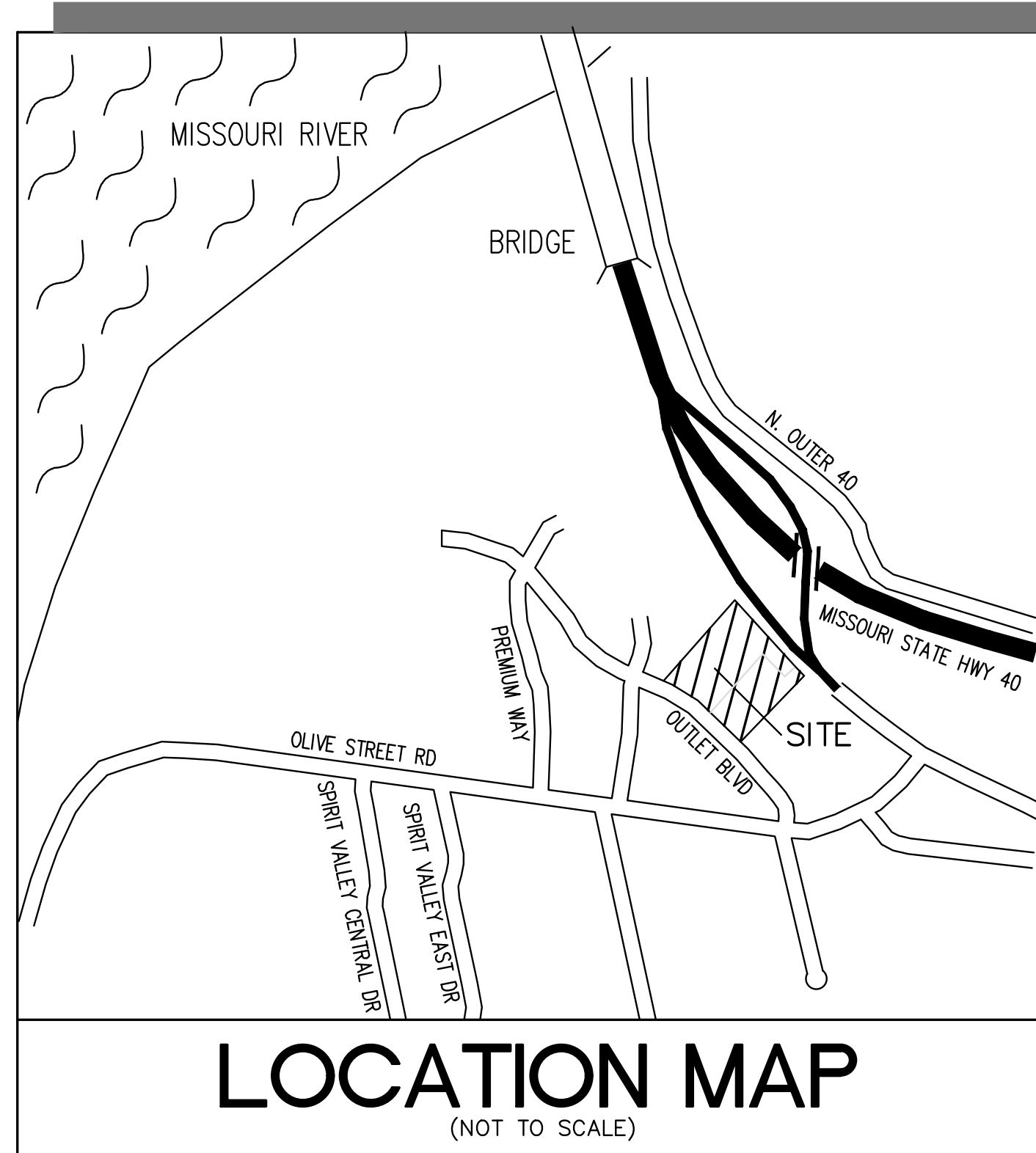
## RE ADJUSTED LOT 1G

A tract of land being all of Adjusted Lots 1H and 1G of the Boundary Adjustment Plat of Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 363, Page 208 of the St. Louis County Records, located in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

## EXISTING LOTS

Adjusted Lot 1G of the Boundary Adjustment Plat of Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 363, Page 208 of the St. Louis County Records.

Adjusted Lot 1H of the Boundary Adjustment Plat of Lots 1G and 1H of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 363, Page 208 of the St. Louis County Records.



## SHEET INDEX

ASDSP-1- TITLE SHEET  
ASDSP-2- SITE PLAN

## LOCATION MAP

(NOT TO SCALE)

## PARKING

REQUIRED:  
AUTOMOBILE DEALERSHIP: 60,574 GSF  
MIN: ● 3.0/1,000 GFA 3.0/1000 x 60,574 = 181 SPACES  
MAX: ● 120% OF MIN. MIN. x 1.20 = 217 SPACES

TOTAL REQUIRED:  
MIN: 181 SPACES  
MAX: 217 SPACES

TOTAL PROVIDED:  
42 SPACES (INCLUDES 4 ADA SPACES) (CUSTOMER PARKING)  
515 SPACES (EMPLOYEE AND INVENTORY PARKING)  
TOTAL PROVIDED = 557 SPACES

LOADING SPACES:  
REQUIRED: 3 - 10'x40'  
PROVIDED: 3 - 10'x40'

## PERTINENT DATA

EX. LOT AREA: LOT 1H=6.01 Ac., LOT 1G=4.32 Ac., TOTAL=10.333 Ac.  
ADDRESS: LOT 1H: 18491 OUTLET BLVD.  
LOT 1G: 18481 OUTLET BLVD.

EXISTING ZONING: "PC" PLANNED COMMERCIAL ORDINANCE NO. 2805

LOCATOR NO: LOT 1H: 17W540166  
LOT 1G: 17W540177

OWNER: LOT 1H: ALLEGIAN COMMERCIAL PROPERTIES MISSOURI LLC  
LOT 1G: CHESTERFIELD BLUE VALLEY LLC

OWNER UNDER CONTRACT: EP REALTY MO, LLC  
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: ROCKWOOD  
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
WATER SHED: MISSOURI RIVER  
FEMA MAP: 29189C0145K, FEBRUARY 4, 2015

AMENDED SITE DEVELOPMENT SECTION PLAN BK. 363, PGS. 597-600  
RECORDED 12/23/2015

## GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY FLORABAMA GEOSPATIAL SOLUTIONS, LLC
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- F.A.R. = 0.14 (62,580/449,932)
- BUILDING HEIGHT = 46'-6"
- GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A COMBINATION OF BIOTENTATION AND POROUS PAVEMENT TO BE DESIGNED WITH THE IMPROVEMENT PLANS.
- HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED BY THE EXTERIOR PARAPET WALLS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- BOUNDARY ADJUSTMENT PLAT RECORDED 4/30/15, P.B 363 PG. 208
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 31-04-12, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 31-04-02, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- SIGN APPROVAL IS A SEPARATE PROCESS.
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

## OPENSAPCE CALCULATION:

REQUIRED: 30% PER ORDINANCE 2805  
PROVIDED: 163,405 S.F./449,932 S.F. = 36.3%

TOTAL LOT AREA = 449,932 S.F. = 10.33 AC.  
BUILDING = 62,580 S.F.  
PAVEMENT = 223,947 S.F.  
SIDEWALK = 8,264 S.F.  
GRASS = 155,141 S.F.  
OPENSAPCE = 155,141 S.F. + 8,264 S.F. = 163,405 S.F.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

WALTER J. PFLEGER, MISSOURI L.S. NO. 2008-000728

AS INDIVIDUAL LOTS DEVELOP, WATER QUALITY AND VOLUME REDUCTION SHALL BE PROVIDED PER MSD REGULATIONS IN PLACE AT TIME OF DEVELOPMENT.

## DISCLAIMER:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

## UTILITY NOTE:

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

## PREPARED FOR:

EP REALTY MO, LLC  
4401 COLWICK ROAD  
CHARLOTTE, NC 28211  
ATTN: JULIE MICHEL  
PHONE: (980) 308-1963  
JULIE.MICHEL@SONICAUTOMOTIVE.COM

## FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED ZONE X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ZONE AH (BASE FLOOD ELEVATION 462) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0145K WITH AN EFFECTIVE MAP DATE OF 02/04/2015.

## GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing and the undersigned engineer have not prepared the plans in this set. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his opinion the grading and improvements relative to slope construction as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, titled Geotechnical Exploration-MT Job No. 13819 - Gander Mountain - Chesterfield, Missouri, dated February 24, 2015 and Geotechnical Exploration-MT Job No. 15265 - EchoPark - Chesterfield, Missouri, dated July 8, 2021.

Midwest Testing and the undersigned assume no responsibility for services by other, pursuant to RSMO 327.411.

Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.

MIDWEST TESTING

Richard Laughlin, P.E.  
Missouri PE No. E-20132

PREPARED BY:

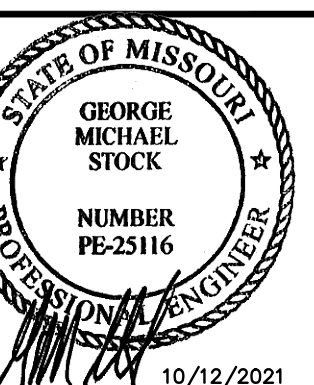
STOCK & ASSOCIATES  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636)  
530-9100 FAX (636) 530-9100  
e-mail: general@stockandassociates.com  
Web: www.stockandassociates.com

2ND AMENDED SITE DEVELOPMENT SECTION PLAN FOR:

ECHOPARK - ST. LOUIS, MO

18491 OUTLET BLVD  
CHESTERFIELD, MO



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

## REVISIONS:

1	City Comments	06/23/21
2	City Comments	07/15/21
3	City Comments	08/27/21
4	City Comments	09/17/21
5	City Comments	10/06/21
6	City Comments	10/12/21

DRAWN BY: E.J.F. CHECKED BY: G.M.S.

DATE: 05/19/2021 JOB NO: 215-5505.10

M.S.D. P.#: - BASE MAP # 17W2

S.L.C. HAT #: - HAT S.U.P. # -

M.D.N.R. #: MO- -

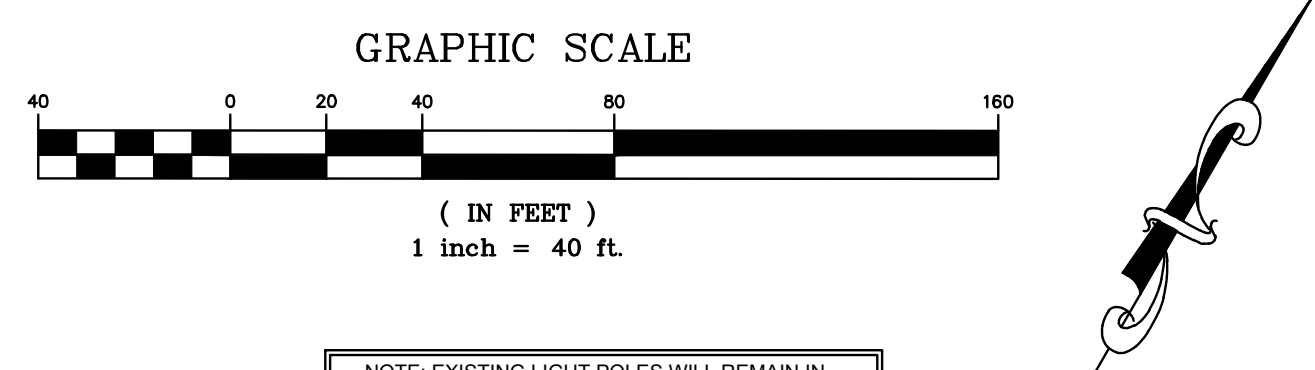
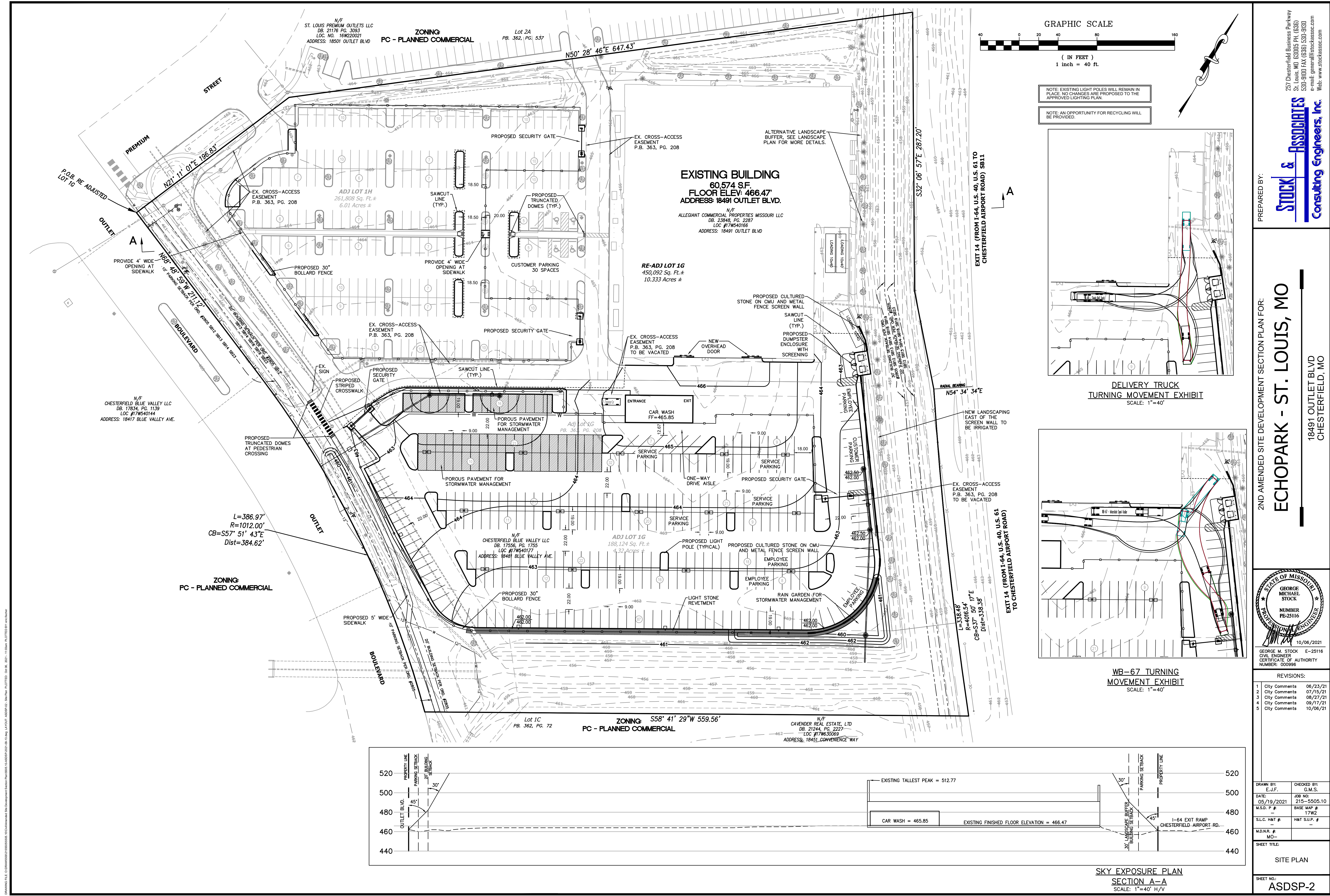
SHEET TITLE:

TITLE SHEET

SHEET NO.:

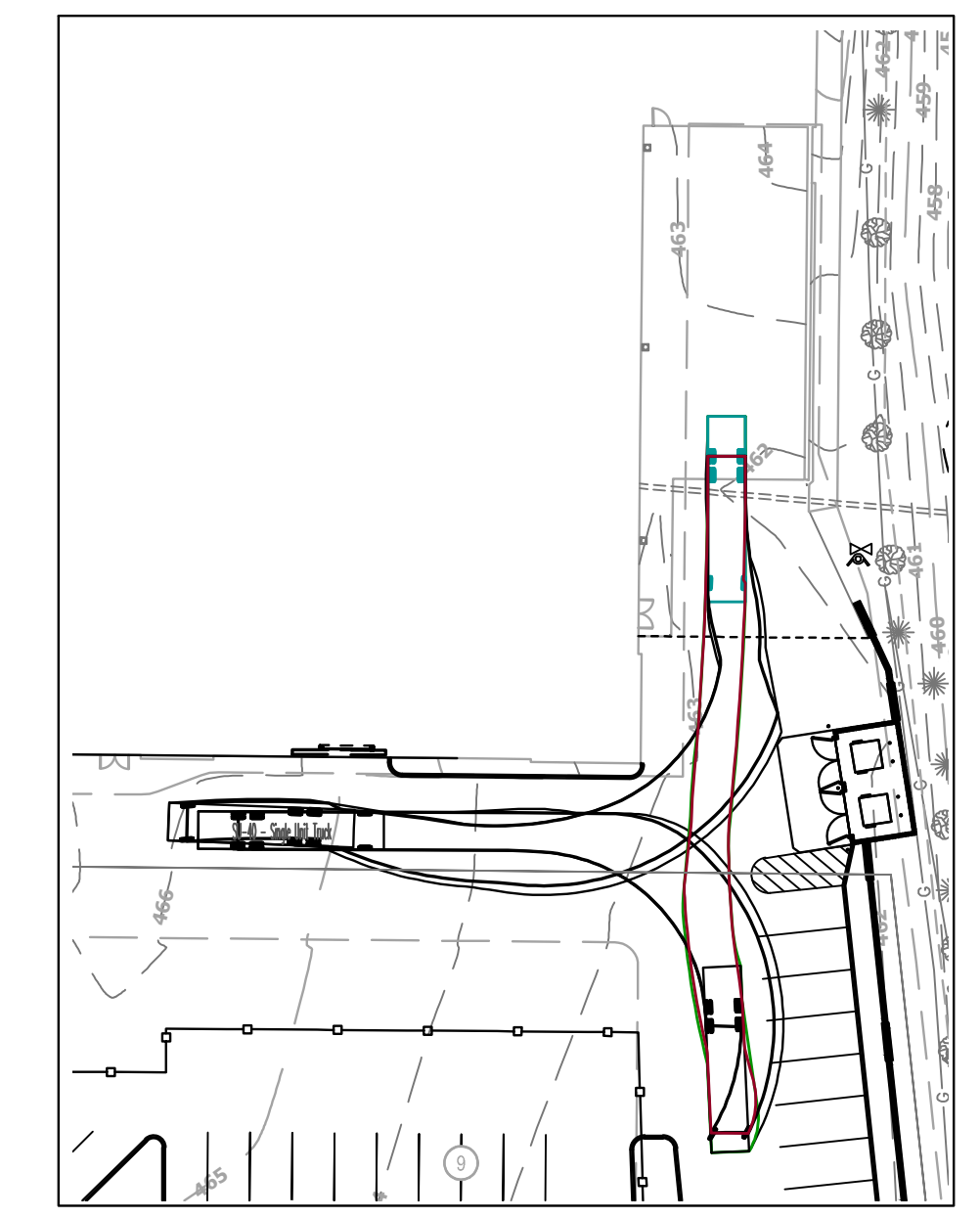
ASDSP-1





NOTE: EXISTING LIGHT POLES WILL REMAIN IN PLACE. NO CHANGES ARE PROPOSED TO THE APPROVED LIGHTING PLAN.

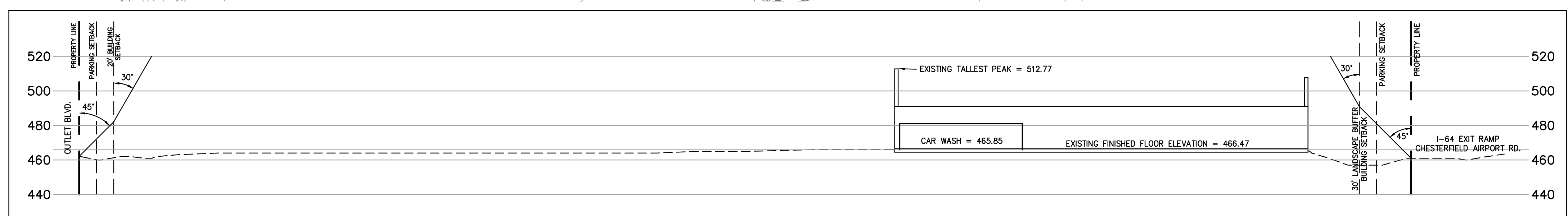
NOTE: AN OPPORTUNITY FOR RECYCLING WILL BE PROVIDED.



DELIVERY TRUCK TURNING MOVEMENT EXHIBIT  
SCALE: 1"=40'



WB-67 TURNING MOVEMENT EXHIBIT  
SCALE: 1"=40'



SKY EXPOSURE PLAN  
SECTION A-A  
SCALE: 1"=40' H/V

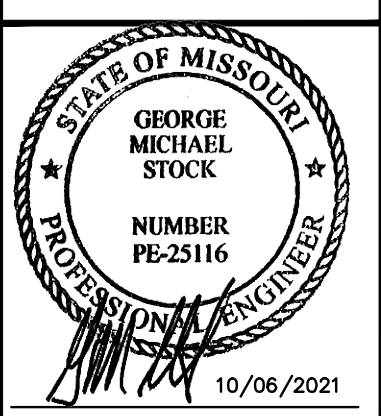
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130  
e-mail: general@stockandassociates.com  
Web: www.stockandassociates.com

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

PREPARED BY:

2ND AMENDED SITE DEVELOPMENT SECTION PLAN FOR:  
**ECHOPARK - ST. LOUIS, MO**

18491 OUTLET BLVD  
CHESTERFIELD, MO



10/06/2021  
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

1	City Comments	06/23/21
2	City Comments	07/15/21
3	City Comments	08/27/21
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5	City Comments	10/06/21

DRAWN BY:	E.J.F.	CHECKED BY:	G.M.S.
DATE:	05/19/2021	JOB NO.:	215-5505.10
M.S.D. P. #:	-	BASE MAP #:	17W2
S.L.C. HAT #:	-	HAT S.U.P. #:	-
M.D.N.R. #:	MO-		

SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**ASDSP-2**



REVISIONS	BY
6/17/21	RWM
7/14/21	RWM
7/22/21	RWM
8/26/21	RWM
9/16/21	RWM

**TREE GROUPINGS:**

- A MINIMUM OF 20% OF TREES SHALL COME FROM THREE CATEGORIES: DECIDUOUS / ORNAMENTAL / EVERGREEN

TYPE	QTY.	%
DECIDUOUS:	54	50%
ORNAMENTAL:	26	22%
EVERGREEN:	27	28%

- TREE MAKEUP: 80 SLOW/MEDIUM, 21 FAST GROWING

**STREET TREES:** 1 per 50 LF FRONTAGE

- 548.12 LF FRONTAGE @ OUTLET BLVD., REQUIRING THIRTEEN (13) TREES @ 2.5" CALIPER. THIRTEEN (13) TREES ARE PROPOSED (3 EXIST./10 NEW)
- 146.81 LF FRONTAGE @ PREMIUM STREET, REQUIRING FOUR (4) TREES @ 2.5" CALIPER. FOUR (4) TREES ARE PROPOSED
- 96.71 LF FRONTAGE @ I-64 EXIT RAMP, REQUIRING TWO (2) TREES @ 2.5" CALIPER. TWO (2) TREES ARE PROPOSED

STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET FROM ANY CURB AND CLOSER THAN TWENTY FIVE (25) FEET OF STREETLIGHTS, STREET SIGNS AND INTERSECTIONS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.

**PARKING LOT TREES:** 1 per SINGLE ISLAND; 2 per DOUBLE ISLAND

- ALL PARKING LOT TREES SHALL BE MAINTAINED AT A CLEAR HEIGHT OF 6'-0" MINIMUM (FROM GRADE TO FIRST LIMBS)
- NO PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE.

**OPENSOURCE:** REQUIRED: 30% PER ORDINANCE 2805  
PROVIDED: 163,405 SF / 449,932 SF = 36.3 %

**MISCELLANEOUS:**

TOTAL LOT AREA: 449,932 SF = 10.33 ACRES

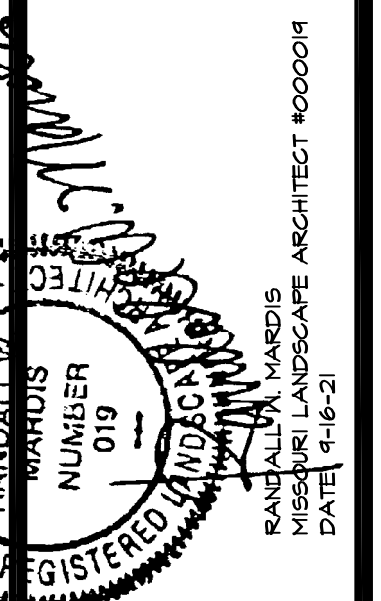
BUILDING: 62,580 SF  
PAVEMENT: 229,947 SF  
SIDEWALK: 8,264 SF  
GRASS: 155,141 SF  
OPENSOURCE: 155,141 SF + 8,264 SF = 163,405 SF

**PLEASE NOTE:**

- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS). COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF THIRTY INCHES (2.5 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.
- ALL TREES ARE TO BE SINGLE-STEM ONLY.

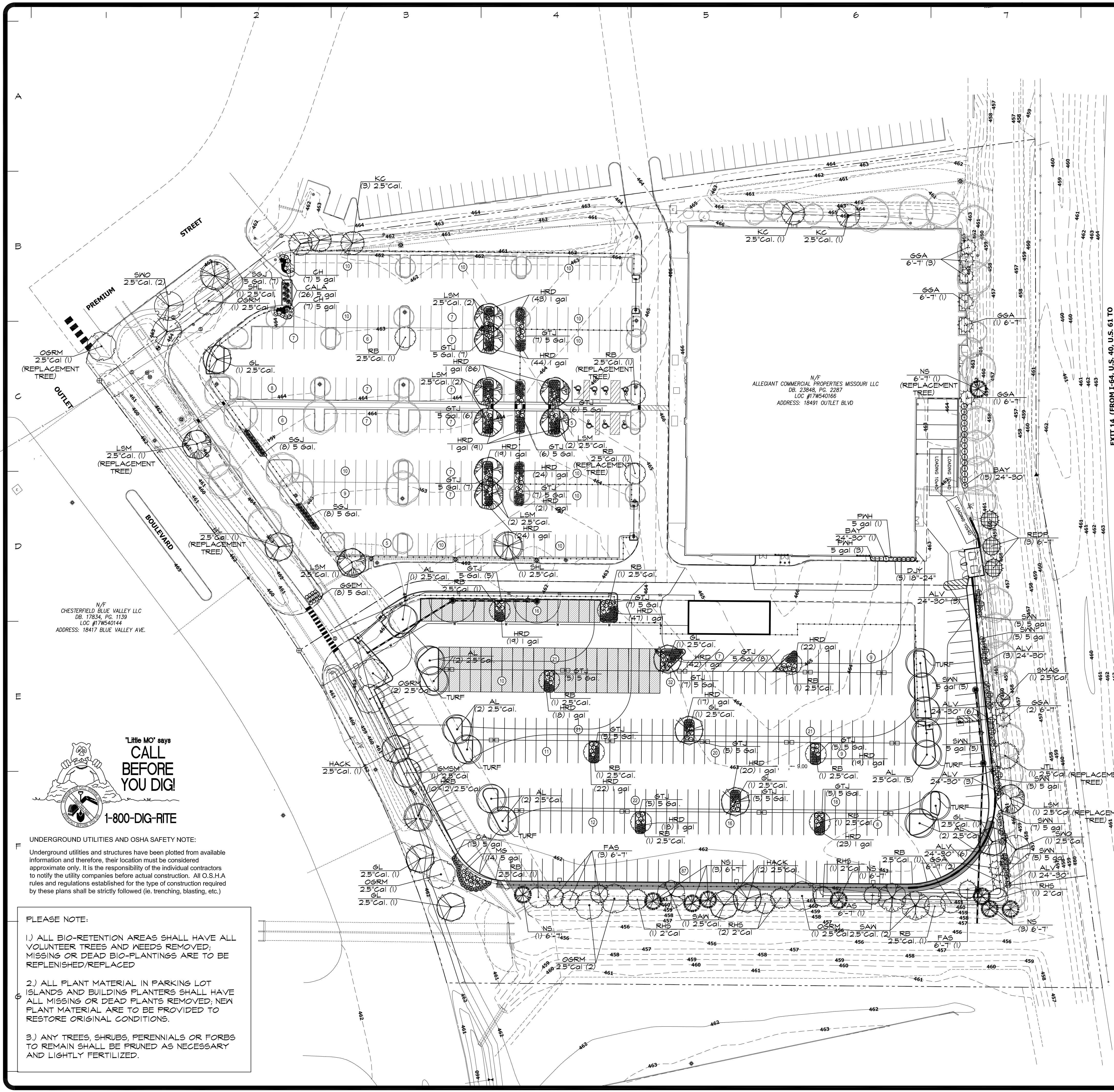
**Landscaping TECHNOLOGIES**

67 Jacobs Creek Drive (866) 458-2820  
1100 Landscaping Corporation (800) 230-0782



LANDSCAPE PLAN FOR THE PROPOSED  
**ECHOPARK - ST. LOUIS**  
IN THE CHESTERFIELD BLUE VALLEY  
18491 OUTLET BLVD. CHESTERFIELD, MO

DRAWN: R. MARDIS  
CHECKED: RWM  
DATE: 6/18/21  
SCALE: 1"=40'-0"  
JOB No.: 2021-135  
SHEET



EXIT 14 (FROM I-64, U.S. 40, U.S. 61 TO CHESTERFIELD AIRPORT ROAD) SBLL

EXIT 14 (FROM I-64, U.S. 40, U.S. 61 TO CHESTERFIELD AIRPORT ROAD)

N/F CHESTERFIELD BLUE VALLEY LLC  
DB: 17834, PG. 1139  
LOC #178540144  
ADDRESS: 18417 BLUE VALLEY AVE.

N/F ALLEGANT COMMERCIAL PROPERTIES MISSOURI LLC  
DB: 23848, PG. 2287  
LOC #178640166  
ADDRESS: 18491 OUTLET BLVD

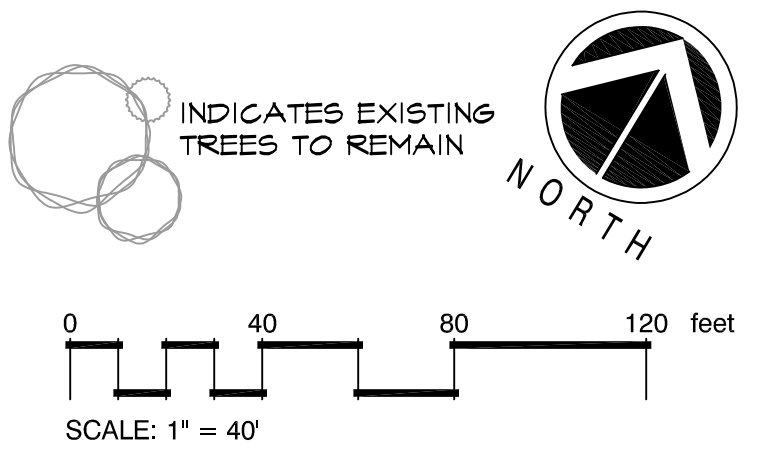


**UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:**

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

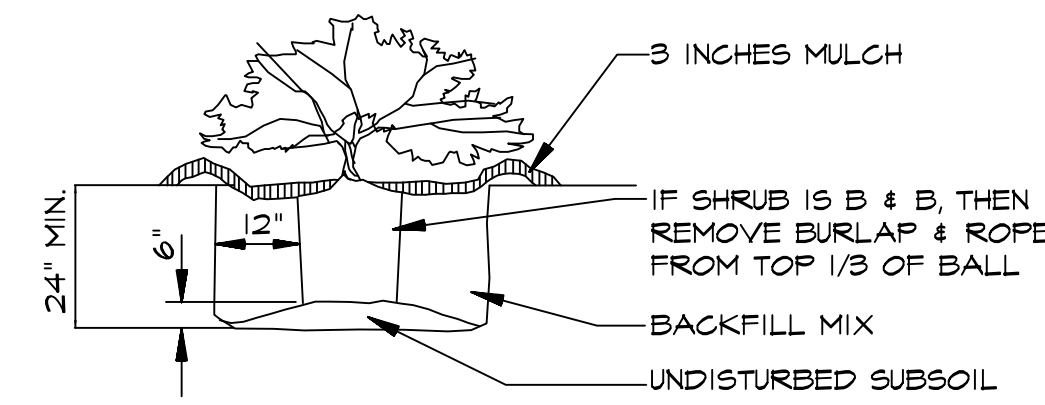
**PLEASE NOTE:**

- ALL BIO-RETENTION AREAS SHALL HAVE ALL VOLUNTEER TREES AND NEEDS REMOVED; MISSING OR DEAD BIO-PLANTINGS ARE TO BE REPLENISHED/REPLACED
- ALL PLANT MATERIAL IN PARKING LOT ISLANDS AND BUILDING PLANTERS SHALL HAVE ALL MISSING OR DEAD PLANTS REMOVED; NEW PLANT MATERIAL ARE TO BE PROVIDED TO RESTORE ORIGINAL CONDITIONS.
- ANY TREES, SHRUBS, PERENNIALS OR FORBS TO REMAIN SHALL BE PRUNED AS NECESSARY AND LIGHTLY FERTILIZED.



NOTE: SEE SHEET L-2 FOR PLANTING PLANS @ BIO-RETENTION AREA

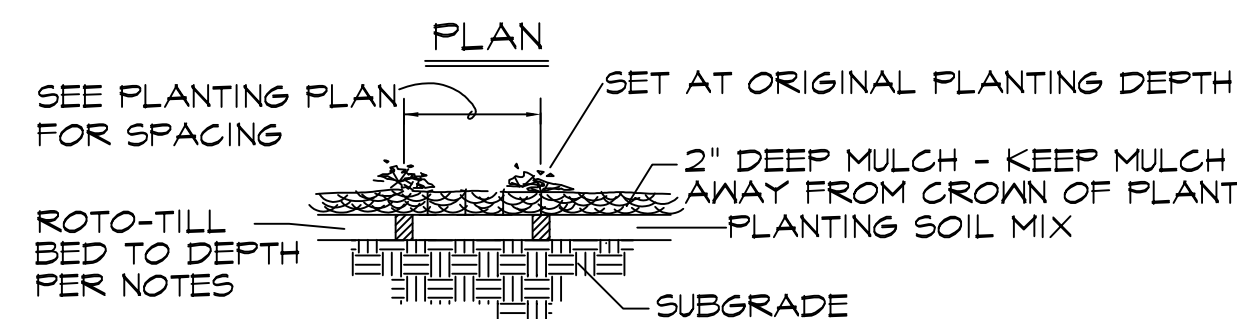




**SHRUB PLANTING**

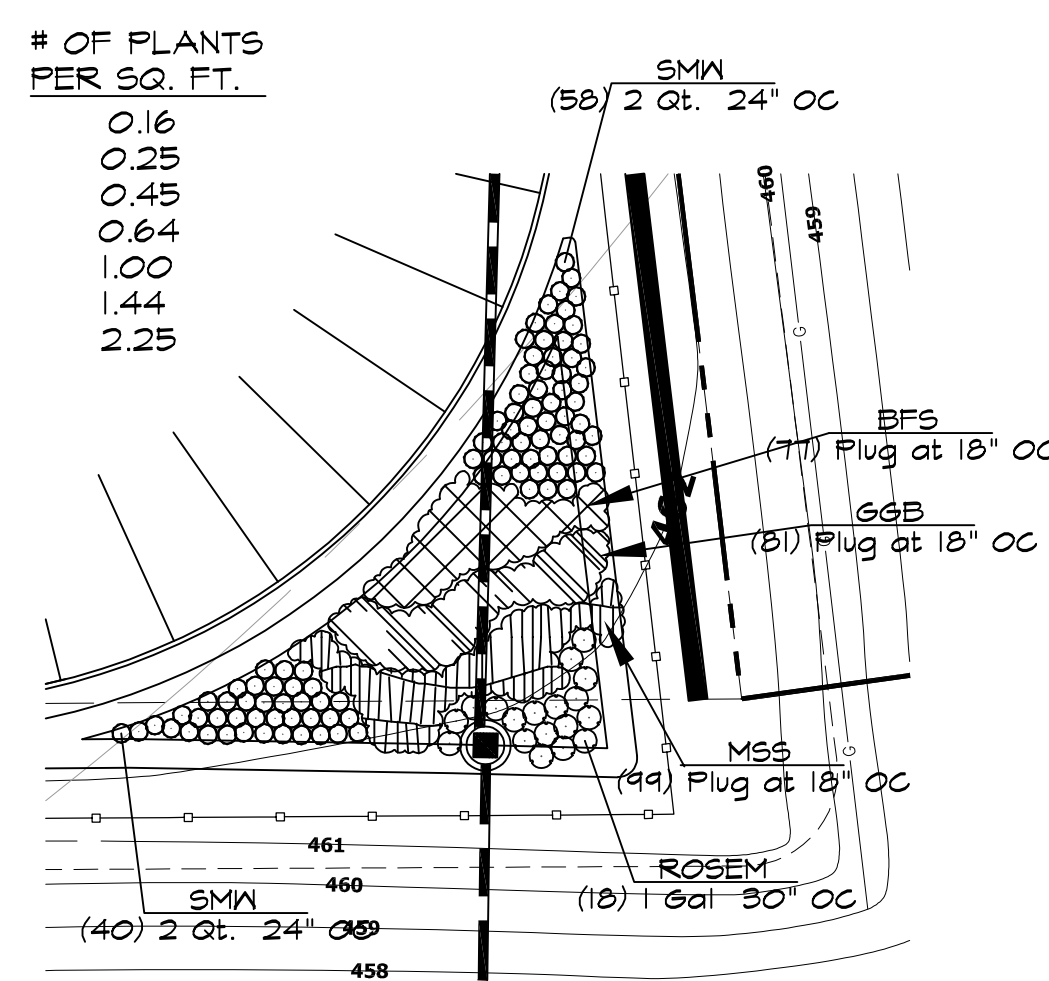
N.T.S.

SPACING "D"	ROW "A"
30"	26"
24"	20.8"
18"	15.6"
12"	13"
10"	10.4"
8"	8.66"



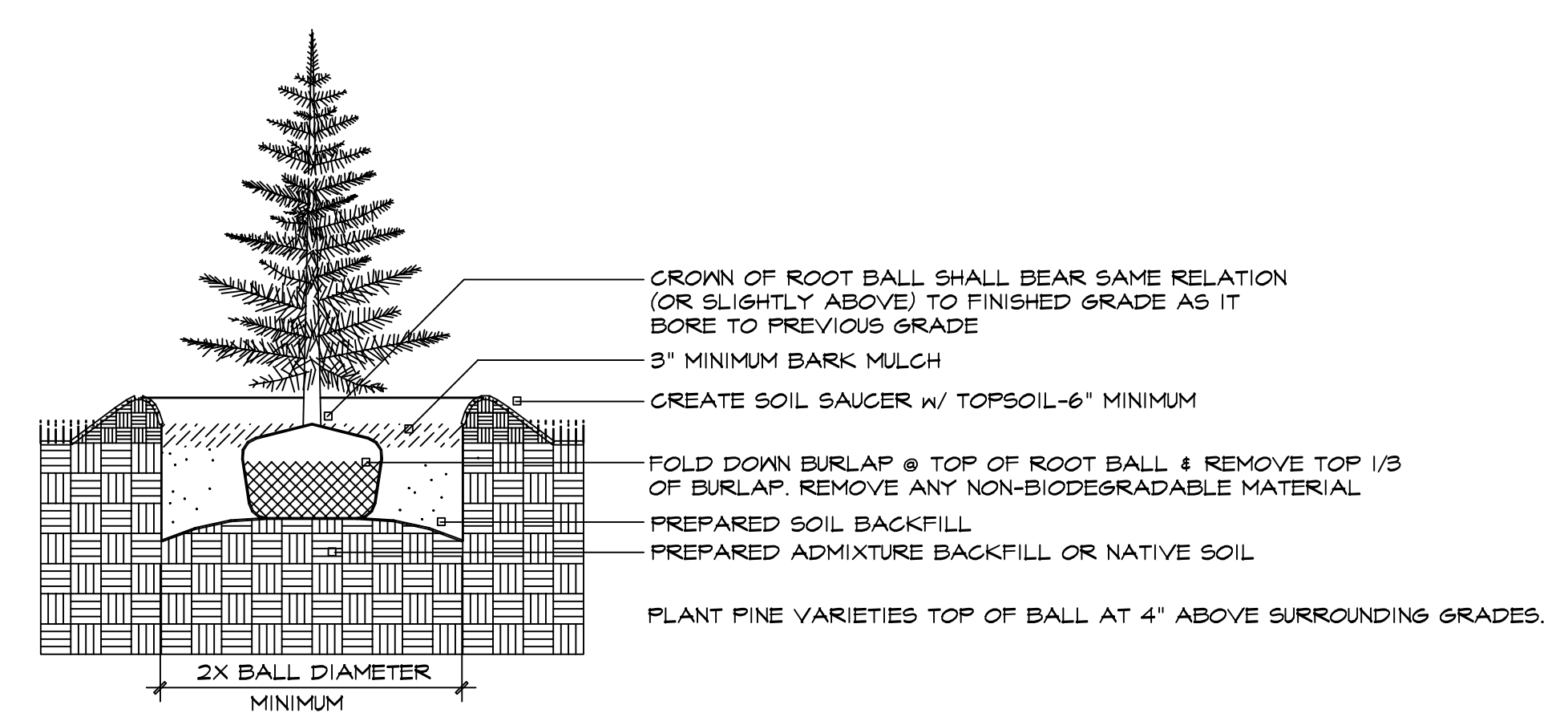
**FORB/GRASS PLANTING DETAIL**

N.T.S.



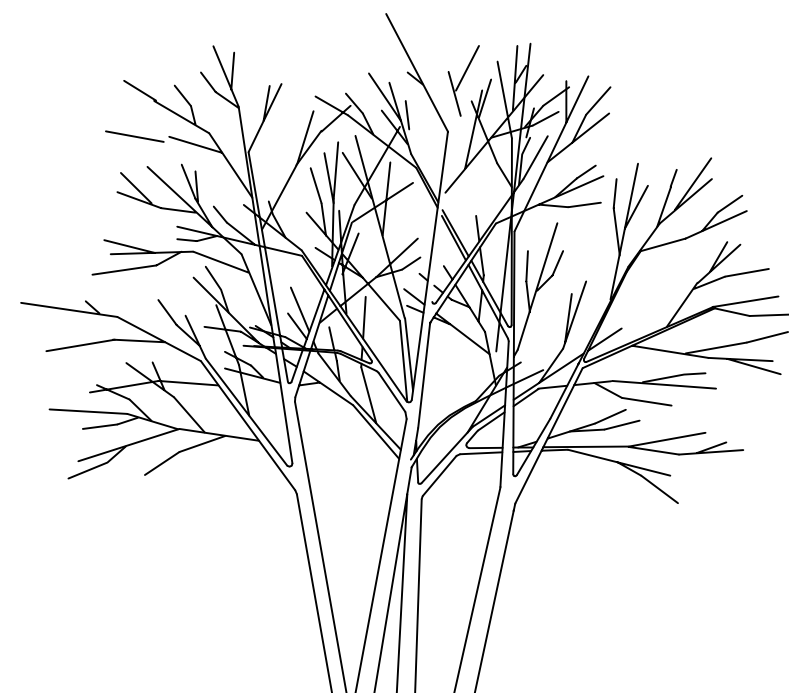
**BIO-RETENTION**

SCALE: 1"=20'-0"



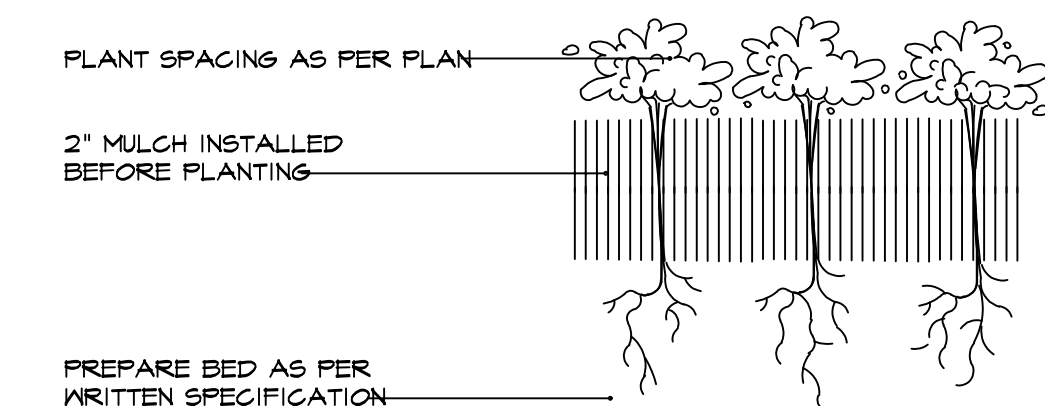
**EVERGREEN TREE PLANTING**

N.T.S.



**MULTI-STEM TREE PLANTING**

N.T.S.



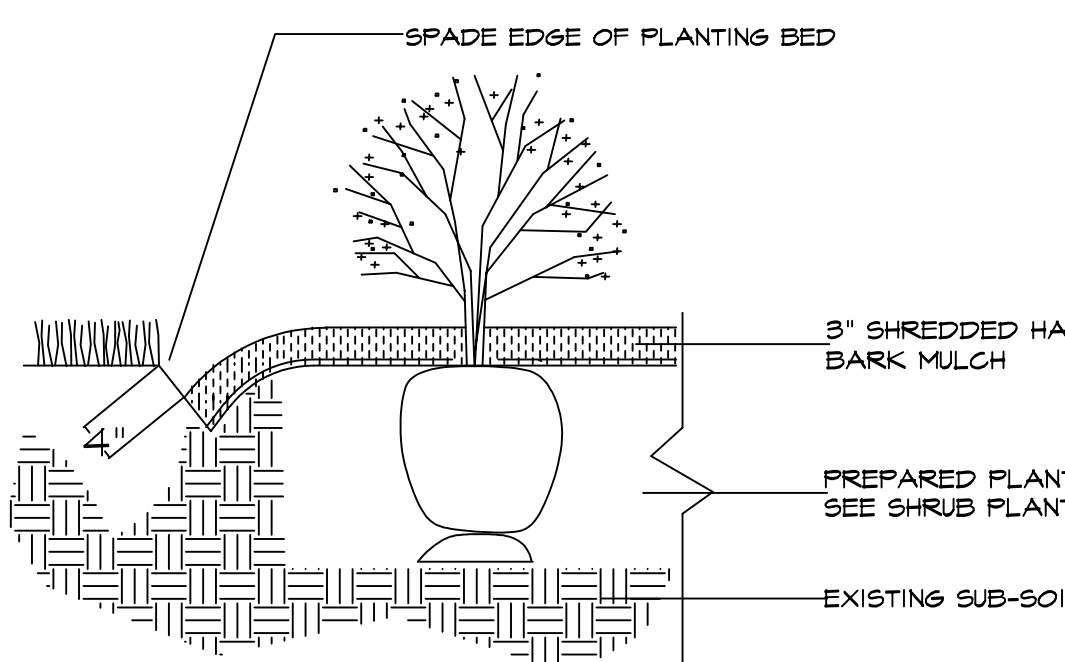
**PERENNIAL / ANNUAL PLANTING**

N.T.S.



**DECIDUOUS TREE PLANTING**

N.T.S.



**SPADE-CUT EDGE DETAIL**

N.T.S.

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
AL	14	American Linden / <i>Tilia americana</i>	2.5' Cal.	> 65' ht.	Medium
HACK	3	Common Hackberry / <i>Celtis occidentalis</i>	2.5' Cal.	40 - 65' ht.	Fast
GMSM	1	Green Mountain Sugar Maple / <i>Acer saccharum</i> 'Green Mountain'	2.5' Cal.	40 - 65' ht.	Slow
GL	8	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5' Cal.	40 - 65' ht.	Medium
HRB	1	Heritage River Birch / <i>Betula nigra</i> 'Heritage Improved'	10'-12'/2.5' Cal.	40 - 65' ht.	Medium
LSM	11	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5' Cal.	40 - 65' ht.	Slow
SAW	3	Sawtooth Oak / <i>Quercus acutissima</i>	2.5' Cal.	40 - 65' ht.	Medium
SWO	3	Swamp White Oak / <i>Quercus bicolor</i>	2.5' Cal.	40 - 65' ht.	Slow
OGRM	8	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5' Cal.	40 - 65' ht.	Fast
SHL	2	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5' Cal.	40 - 65' ht.	Fast

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
FAS	5	Fat Albert Spruce / <i>Picea pungens</i> 'Fat Albert'	6'-7'	15 - 40' ht.	Medium
GSA	10	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6'-7'	15 - 40' ht.	Medium
NS	9	Norway Spruce / <i>Picea abies</i>	6'-7'	30 - 40' ht.	Fast
REDP	3	Red Pine / <i>Pinus resinosa</i>	6'-7'	40 - 45' ht.	Medium

FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
JTL	1	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2.5' Cal.	20 - 30' ht.	Medium
KC	5	Kwanzan Cherry / <i>Prunus serrulata</i> 'Kwanzan'	2.5' Cal.	15 - 40' ht.	Fast
RB	14	Redbud / <i>Cercis canadensis</i>	2.5' Cal.	15 - 40' ht.	Medium
RHS	5	Robin Hill Serviceberry / <i>Amelanchier X grandiflora</i> 'Robin Hill'	2' Cal.	15 - 40' ht.	Slow / Medium
SMAG	1	Saucer Magnolia / <i>Magnolia X soulangiana</i>	2.5' Cal.	20 - 30' ht.	Slow

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ALV	22	Alleghany Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Alleghany'	24"-30"
CH	14	China Boy/Girl Holly / <i>Ilex meserveae</i> 'China Boy/Girl' TM	5 gal
CAJ	13	Compact Andorra Juniper / <i>Juniperus horizontalis</i> 'Plumosa Compacta'	5 gal
DJY	5	Dense Japanese Yew / <i>Taxus cuspidata</i> 'Densiflora'	18"-24"
GTJ	108	Gold Tip Juniper / <i>Juniperus chinensis</i> 'Gold Tip'	5 gal.
GGEM	8	Green Gem Boxwood / <i>Buxus x 'Green Gem'</i>	5 gal.
BAY	16	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
PWH	4	Pinky Winky Hydrangea / <i>Hydrangea paniculata</i> 'Pinky Winky'	5 gal
SSJ	23	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	5 gal.
SWN	37	Summer Wine Ninebark / <i>Physocarpus opulifolius</i> 'Summer Wine'	5 gal

ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
HRD	619	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal

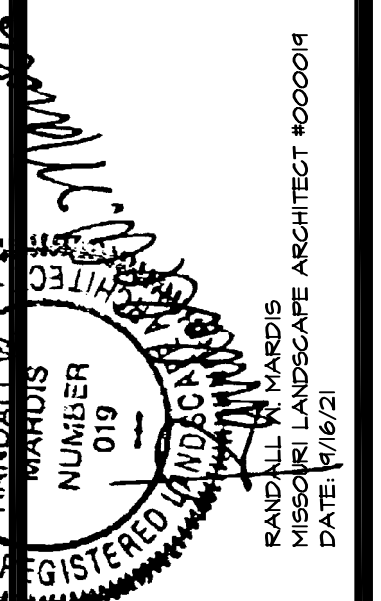
FORBS	QTY	COMMON / BOTANICAL NAME	SIZE
ROSEM	18	Rose Mallow / <i>Hibiscus laevis</i>	1 gal @ 30" OC
SMN	98	Swamp Milkweed / <i>Asclepias incarnata</i>	2 qt. @ 24" OC

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CALA	26	Foerster's Reed Grass / <i>Calamagrostis acutifolia</i> 'Karl Foerster'	5 gal
MG	14	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal

NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
	77	Brown Fox Sedge / <i>Carex vulpinoidea</i>	Plug at 18" OC
	81	Great Green Bulrush / <i>Scirpus atrovirens</i>	Plug at 18" OC
	99	Morning Star Sedge / <i>Carex grayi</i>	Plug at 18" OC

REVISIONS	BY
6/17/21	RWM
7/14/21	RWM
7/22/21	RWM
8/26/21	RWM
9/16/21	RWM

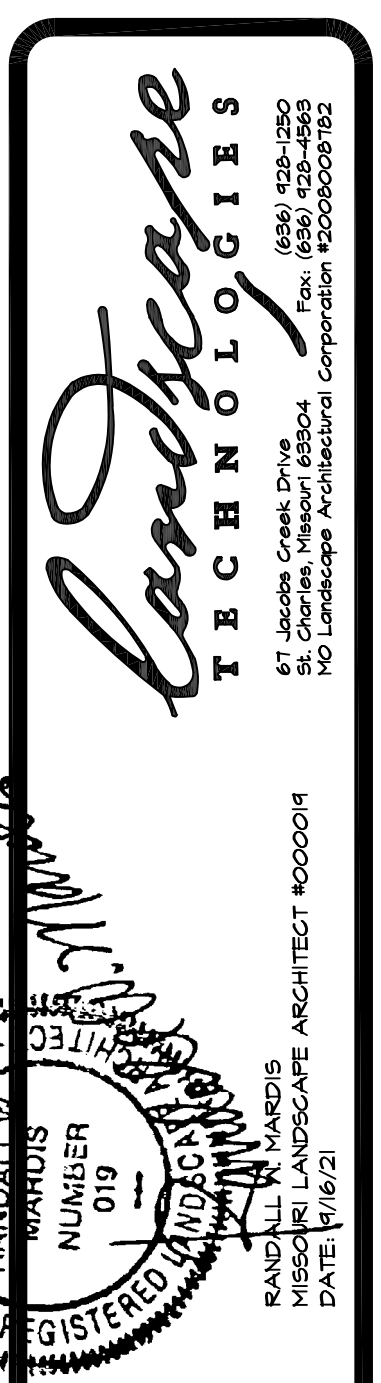
**Landscape TECHNOLOGIES**  
 67 Jacobs Creek Drive  
 St. Louis, MO 63105  
 (636) 438-2200  
 www.landscape-technologies.com



LANDSCAPE PLAN FOR THE PROPOSED  
**ECHOPARK - ST. LOUIS**  
 IN THE CHESTERFIELD BLUE VALLEY  
 18491 OUTLET BLVD. CHESTERFIELD, MO

DRAWN	R. MARDIS
CHECKED	RWM
DATE	5/18/21
SCALE	1"=20'-0"
JOB No.	2021-135
SHEET	

REVISIONS	BY
6/17/21	RWM
7/14/21	RWM
7/22/21	RWM
8/26/21	RWM
9/16/21	RWM



LANDSCAPE PLAN FOR THE PROPOSED  
**ECHOPARK - ST. LOUIS**  
 IN THE CHESTERFIELD BLUE VALLEY  
 18491 OUTLET BLVD. CHESTERFIELD, MO

DRAWN	R. MARDIS
CHECKED	RWM
DATE	5/18/21
SCALE	N.A.
JOB No.	2021-135
SHEET	
<b>L-3</b>	
OF THREE SHEETS	

## LANDSCAPE GUIDELINE SPECS:

### GENERAL:

- 1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- 2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- 4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- 5.) It shall be the landscape contractor's responsibility to:
  - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7.) Provide single-stem trees unless otherwise noted in plant schedule.
- 8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- 9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- 12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- 13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 14.) Landscape contractor shall kill & remove all existing weeds within the project site.
- 15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 17.) All substitutions of plant material shall be submitted to landscape architect for approval.

### PRUNING:

- 1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- 2.) All pruning shall comply with ANSI A300 standards.

### INSURANCE:

- 1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

### MULCH:

- 1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3.) Edge all beds with spade-cut edge unless otherwise noted.

### MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- 3.) Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

### SIGHT TRIANGLES:

- 1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance

form the sight triangle area.

### TOPSOIL:

- 1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- 2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

### TURF:

- 1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (15# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2.) Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- 3.) Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- 4.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- 5.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- 6.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 7.) All sod shall be placed a maximum of 24 hours after harvesting.
- 8.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 9.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

### WARRANTY:

- 1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- 3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- 4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

## IRRIGATION GUIDELINE SPECS:

### GENERAL:

- 1.) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- 2.) Exact tap, backflow and controller location to be coordinated with owner or owner's representative.
- 3.) All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- 4.) All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- 5.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 6.) It shall be the irrigation contractor's responsibility to:
  - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.







Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Perimeter	+	0.9 fc	4.5 fc	0.0 fc	N/A	N/A
Parking Lots	+	1.4 fc	7.5 fc	0.0 fc	N/A	N/A



SITE LIGHTING FIXTURE SCHEDULE											
ID	MANUF.	FIXTURE	FIXTURE QTY. PER POLE	POLE	VOLTS	WATTS	QTY	NO.	LAMPS	BALLAST/DRIVER	NOTES
SA	WLS LIGHTING	WLS-FVL-5-LED-LW-CW-UE-BRZ-NO-NA	2	WLS-SNT5-55Q85-5076-18-D180-BRZ-GA-SBC	288	288	13	1	LED INCLUDED	1	ON/OFF 1.2
SB	WLS LIGHTING	WLS-FVL-3-LED-LW-CW-UE-BRZ-HSS-NA	1	WLS-SNT5-55Q85-5076-18-S-BRZ-GA-SBC	288	288	6	1	LED INCLUDED	1	ON/OFF 1.2
F1	MCGRAW-EDISON	GSM-AM-200-MP-MT-AS-FG	1	EXISTING	277	200	13	1	METAL HALIDE	EX	EXISTING
F2	MCGRAW-EDISON	GSM-AM-200-MP-MT-AS-FG-HS	1	EXISTING	277	200	3	1	METAL HALIDE	EX	EXISTING
WP1	MCGRAW-EDISON	GSM-AM-200-MP-MT-AS-FG-HS WALL MOUNT	N/A	N/A	277	200	9	1	METAL HALIDE	EX	EXISTING
WP2	TERON LIGHTING	TLI-FALDO-HID-MH-100W	N/A	N/A	277	100	20	1	METAL HALIDE	EX	EXISTING

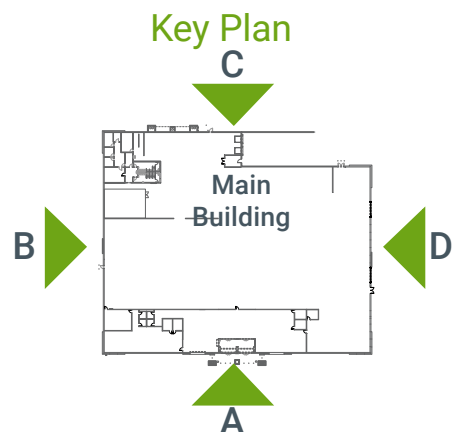
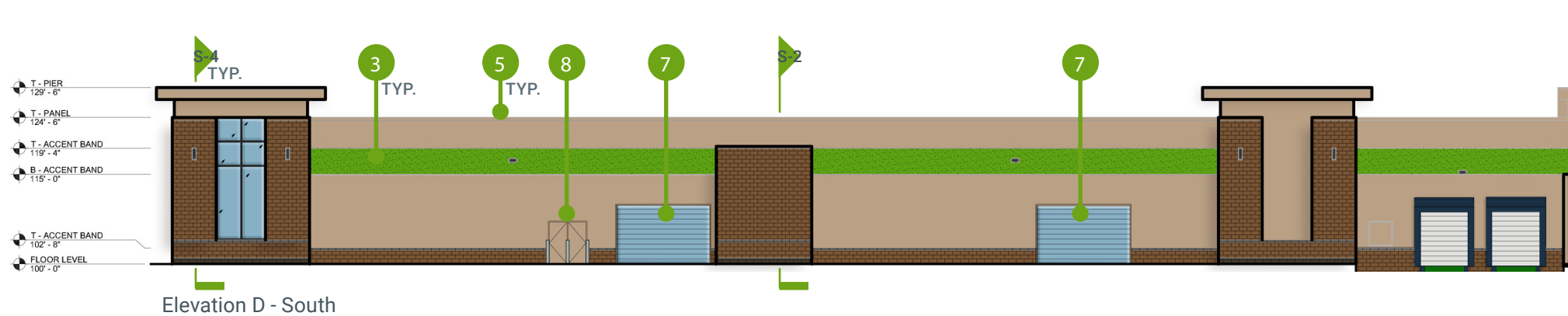
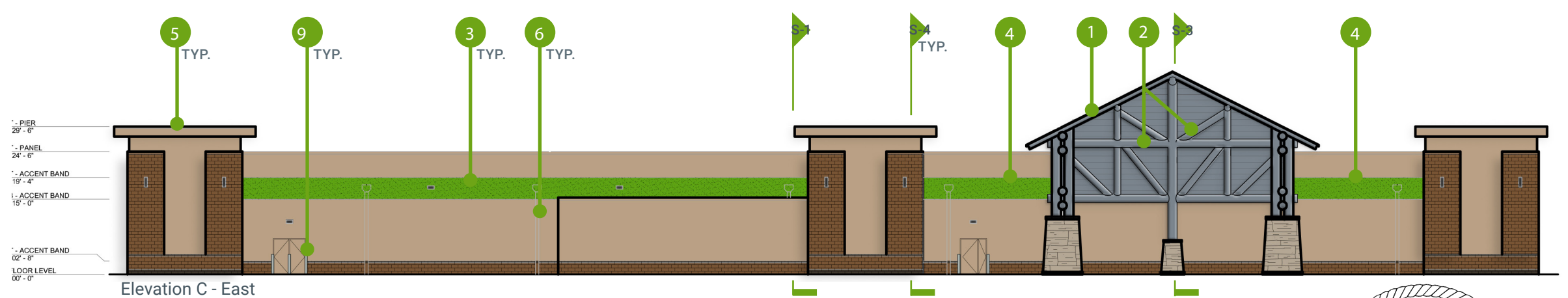
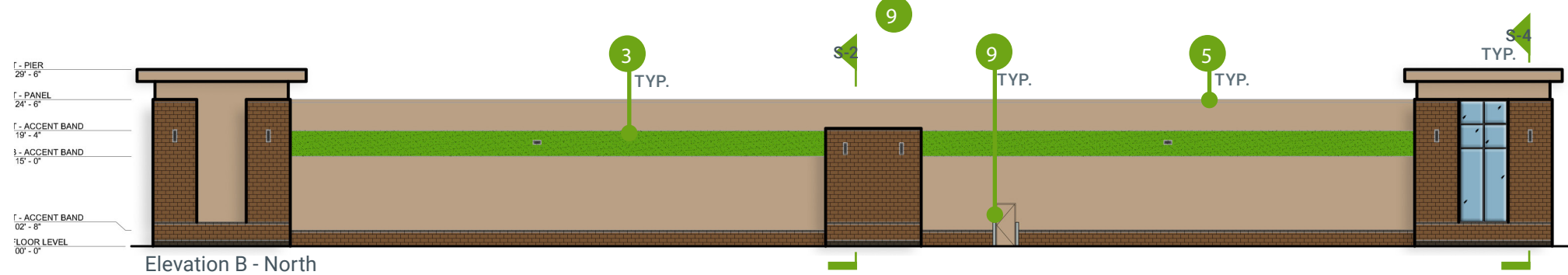
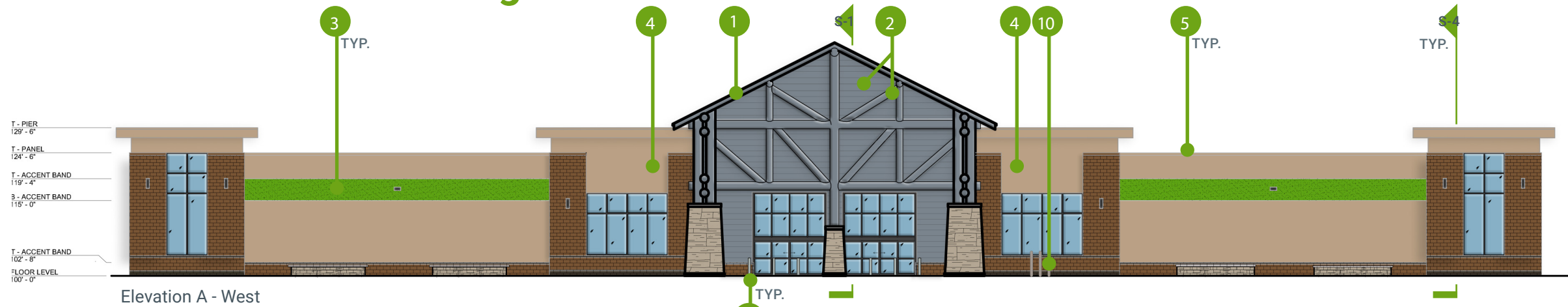
Note  
1. CALCULATIONS ARE BASED ON 2' ABOVE FINISH GRADE.  
2. SEE DETAIL 02/C-E1.2 FOR POLE BASE REQUIREMENTS.



# Proposed Site - Exterior Elevations - Main Building

## Legend

- 1 Remove blue standing seam roofs  
Replace with neutral gray standing seam panels.
- 2 Paint existing timber structure and timber entrance wall beyond.  
EX-02 - SW 7067 City Scope
- 3 Repaint blue stripes Echo Park Green.  
EX-09 - BM 427 Napa Vineyards
- 4 Remove blue standing seam awnings.
- 5 Paint blue coping caps.  
Match adjacent finish.
- 6 Paint blue scuppers & downspouts  
Match adjacent building color.
- 7 New overhead door.  
Full vision glass. 20'-0" W x 10'-0"H
- 8 New man door.  
Match adjacent finish.
- 9 Paint existing bollards  
Sherwin Williams 6150 Universal Khaki
- 10 New bike rack



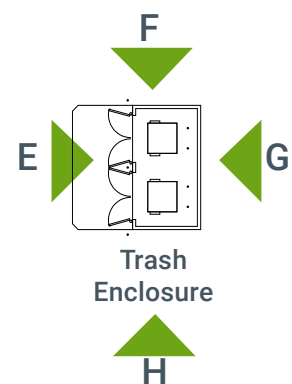
10/13/2021

# Proposed Site - Exterior Elevation - Trash Enclosure

## Legend

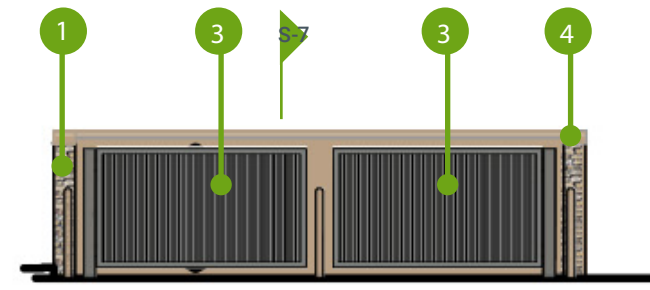
- 1 Cultured Stone Veneer on CMU**  
Match main building Mountain Stone Product - LedgeStone - Color: Sulphur Springs
- 2 Bollards**  
Sherwin Williams - SW6150 Universal Khaki
- 3 Corrugated Steel Gate**  
Powder coated match SW6150 Universal Khaki
- 4 Culture Stone Lime Stone Cap**  
Cultured stone lime stone cap - same on screen wall

## Key Plans



T - WALL  
106' - 8"

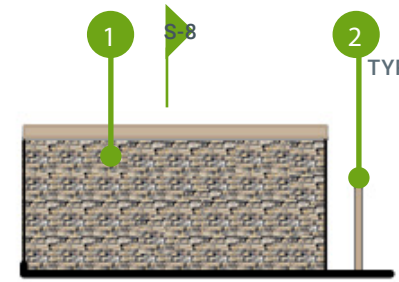
FLOOR LEVEL  
100' - 0"



Elevation E - West

T - WALL  
106' - 8"

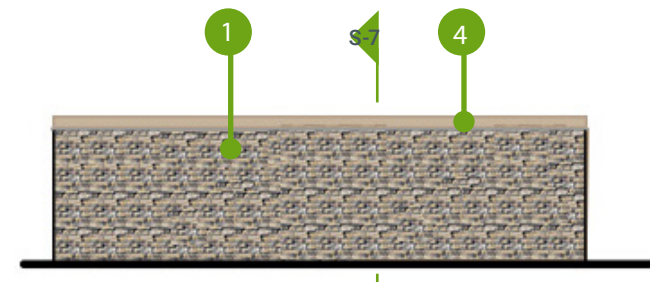
FLOOR LEVEL  
100' - 0"



Elevation F - North

T - WALL  
106' - 8"

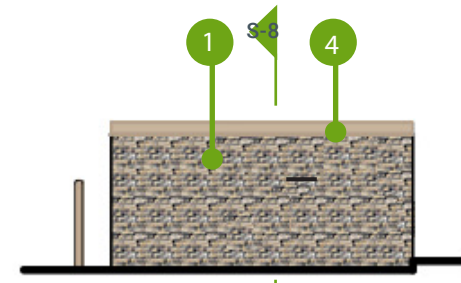
FLOOR LEVEL  
100' - 0"



Elevation G - East

T - WALL  
106' - 8"

FLOOR LEVEL  
100' - 0"



Elevation H - South



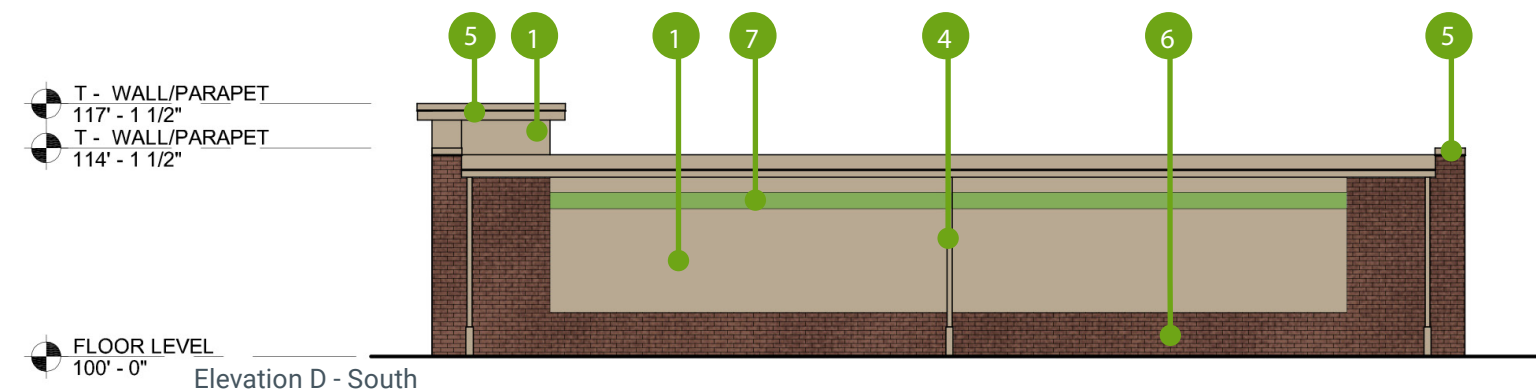
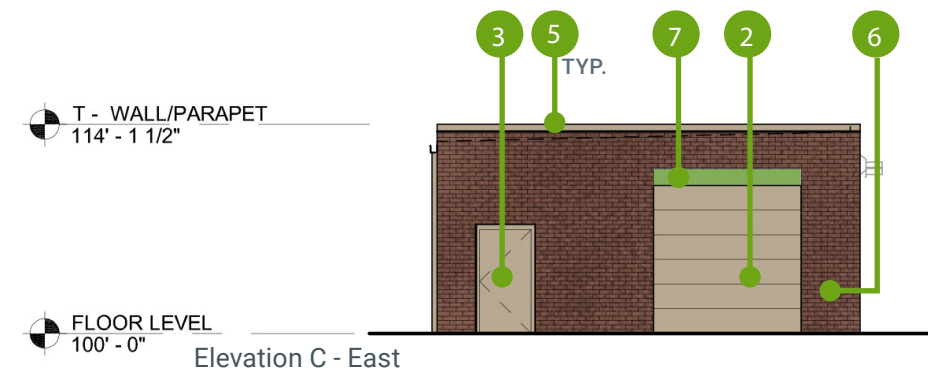
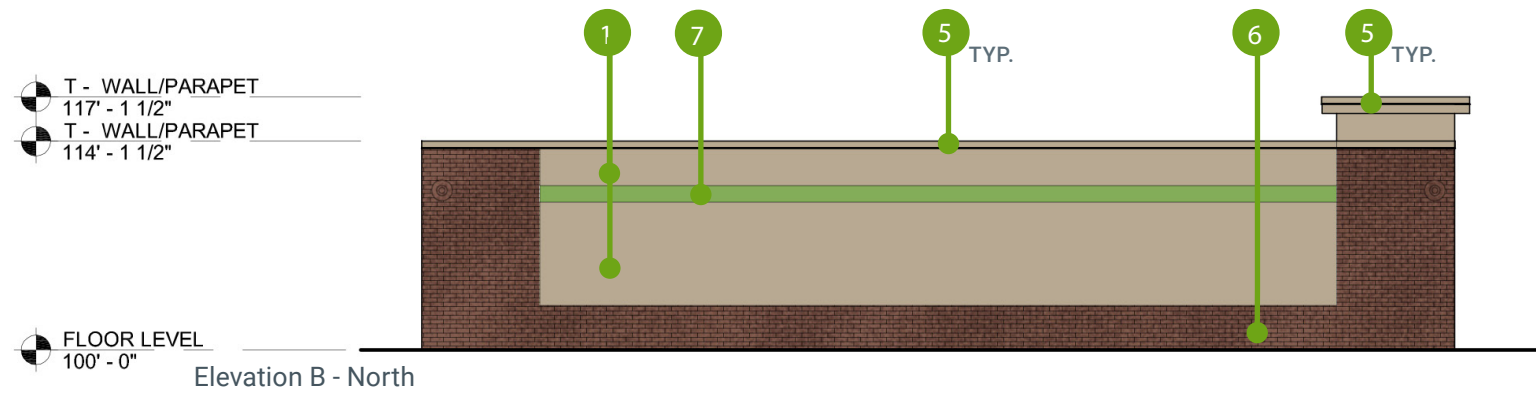
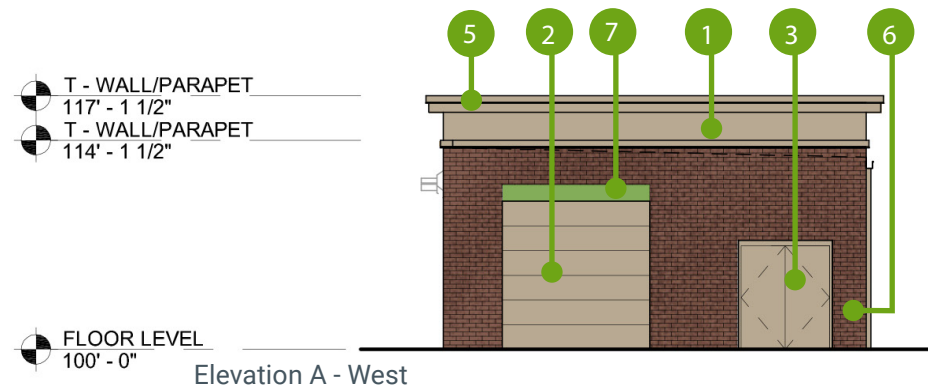
10/13/2021



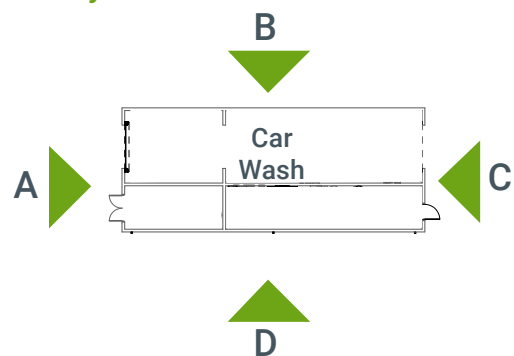
# Proposed Site - Exterior Elevation - Carwash

## 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



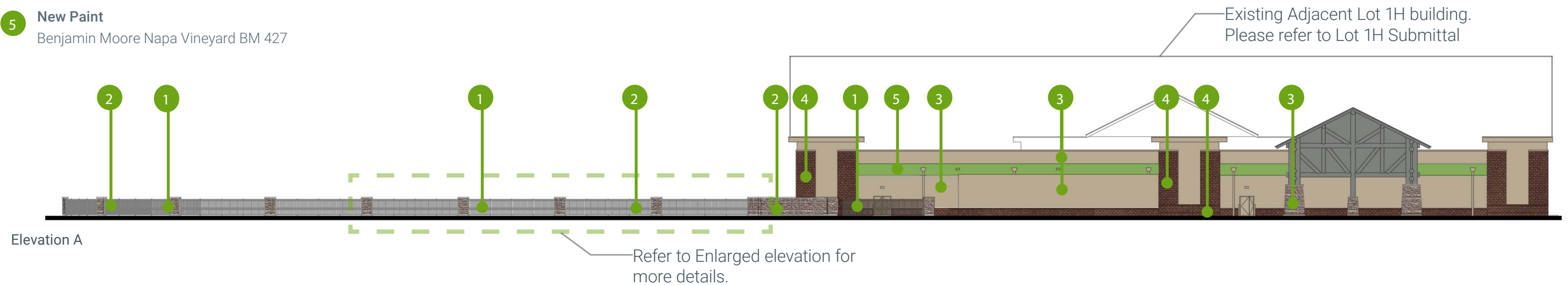
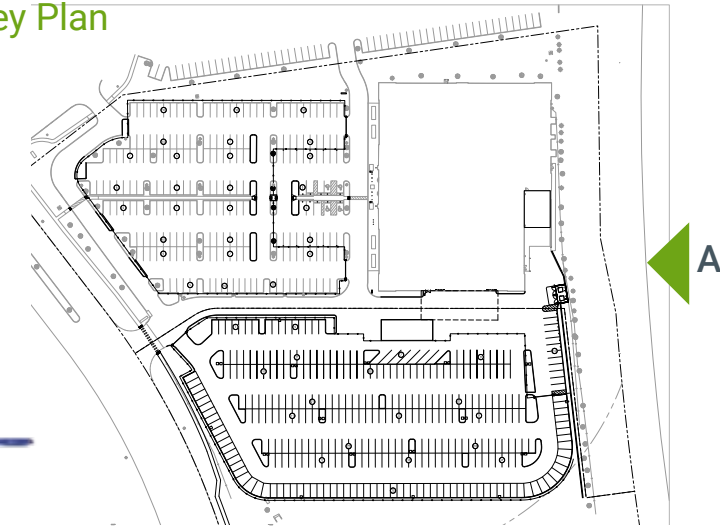
10/13/2021

# 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



Enlarged Elevation

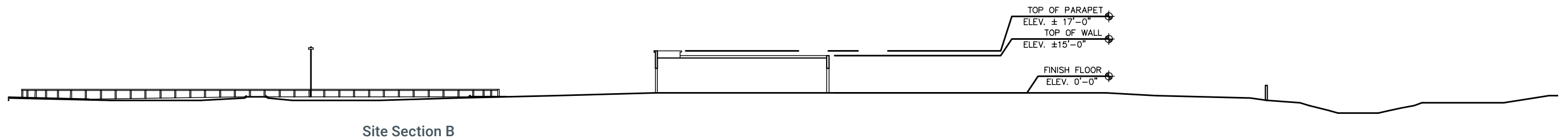
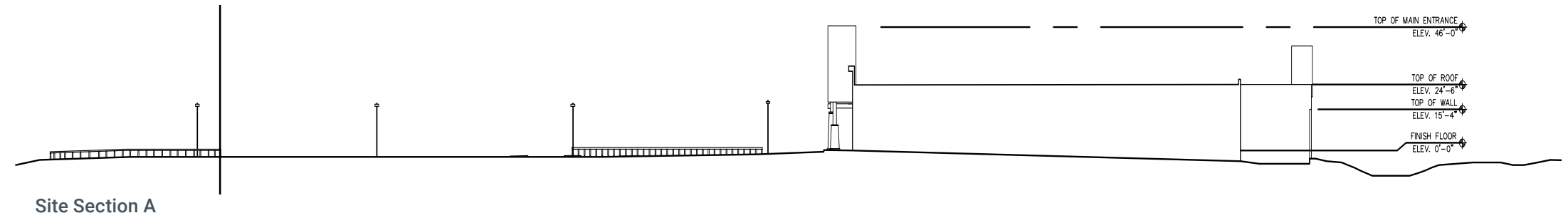
# Proposed Site - Overall Site Sections

## Building sections

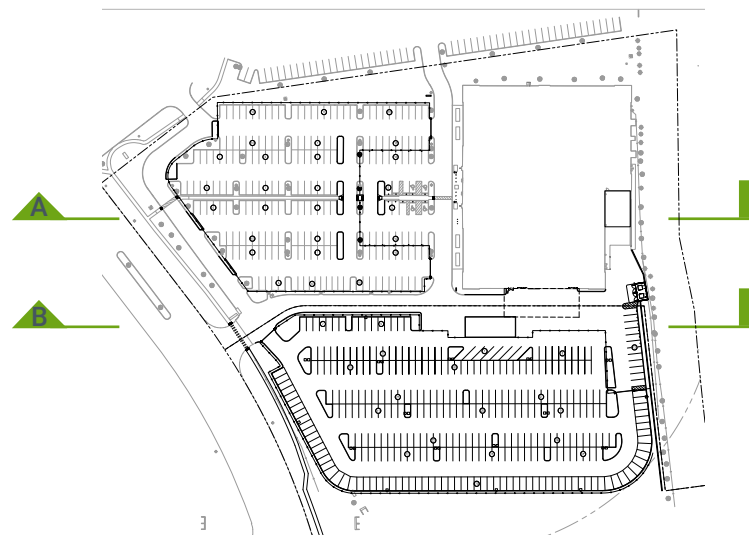
The existing main building will maintain its overall architectural articulation.

The new trash enclosure structure is designed to subtly relate to the design language of the existing main building on site. Cultured stone veneer over masonry is to be used to give the structure texture and visual interest.

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 Plans

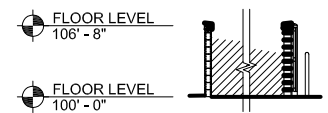


# Proposed Site - Building Sections

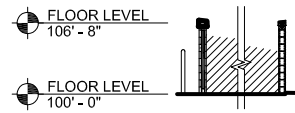
## Building sections

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S-7: Building Section



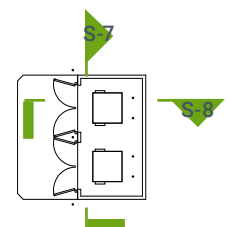
S-8: Building Section

### Trash Enclosure Sections

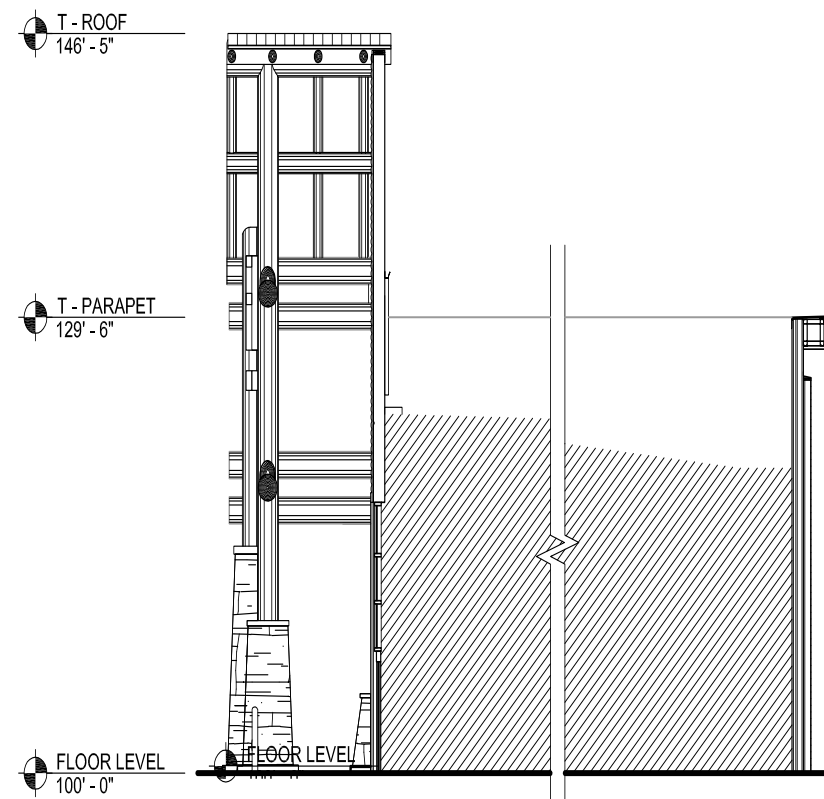
## Key Plans



Main Building

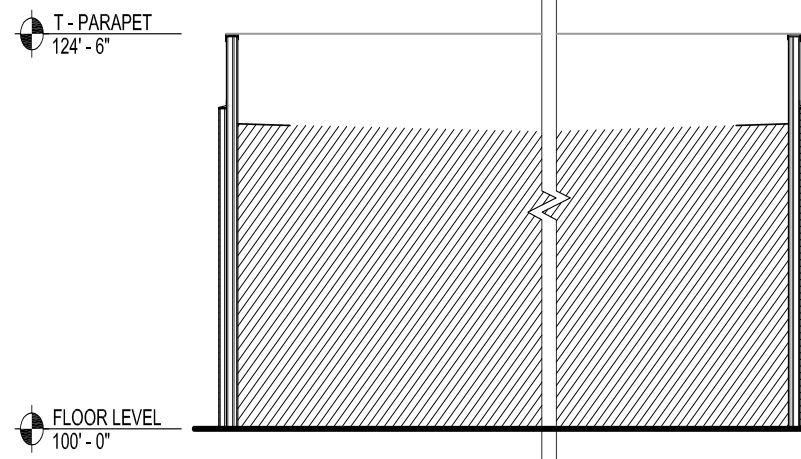


Trash Enclosure

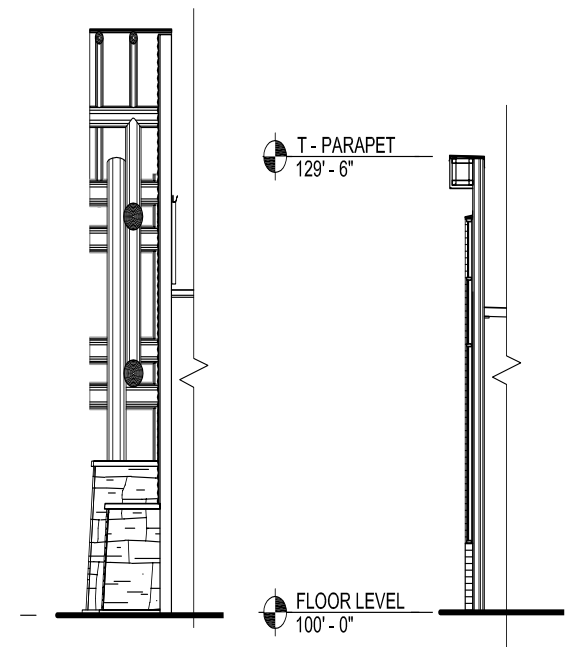


S-1: Building section thru entrance feature

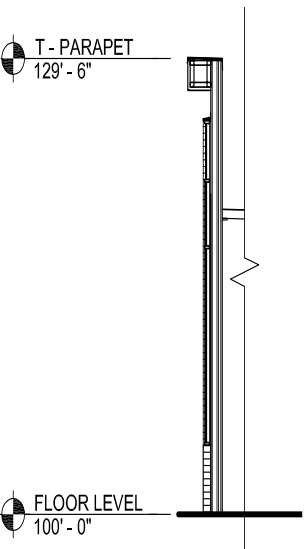
### Main Existing Building Sections



S-2: Transverse building section



S-3: Wall section @ rear signage feature



S-4: Typical section @ brick parapets



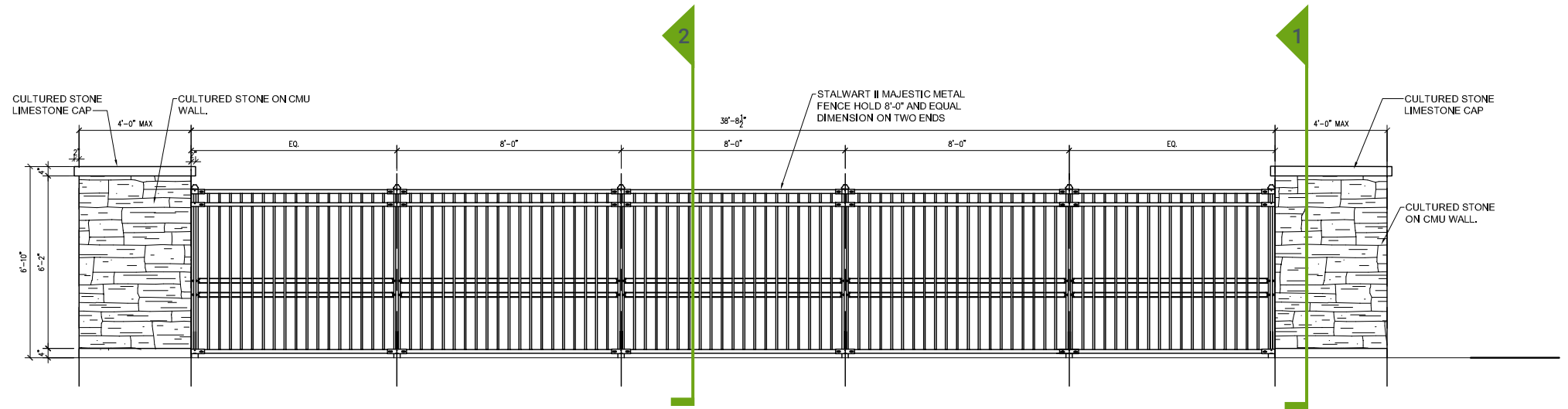
# Proposed Site - Details

## Fence Screening

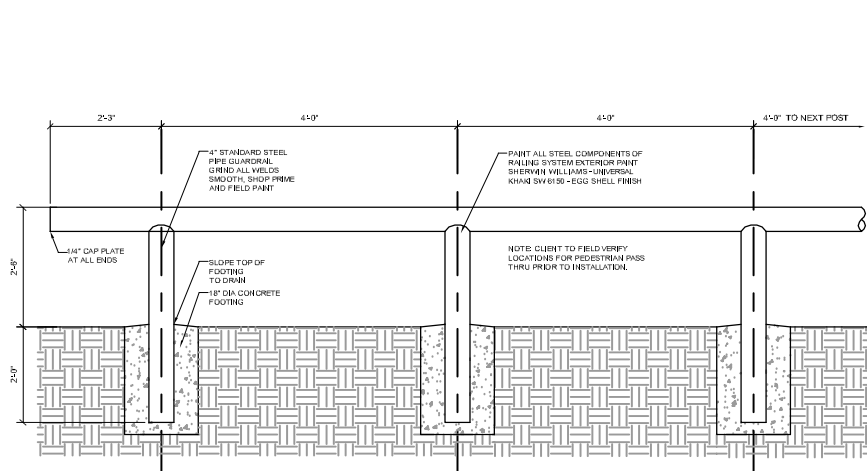
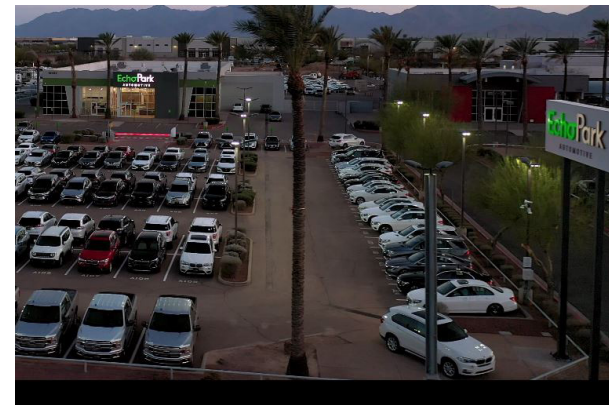
Screening consisting of rhythmic materials interacting with tiered landscaping create an elegant prairie style buffer. Cultured stone piers with decorative security fencing respond to functional requirements in a balanced solution.

## Security bollard fencing and gates

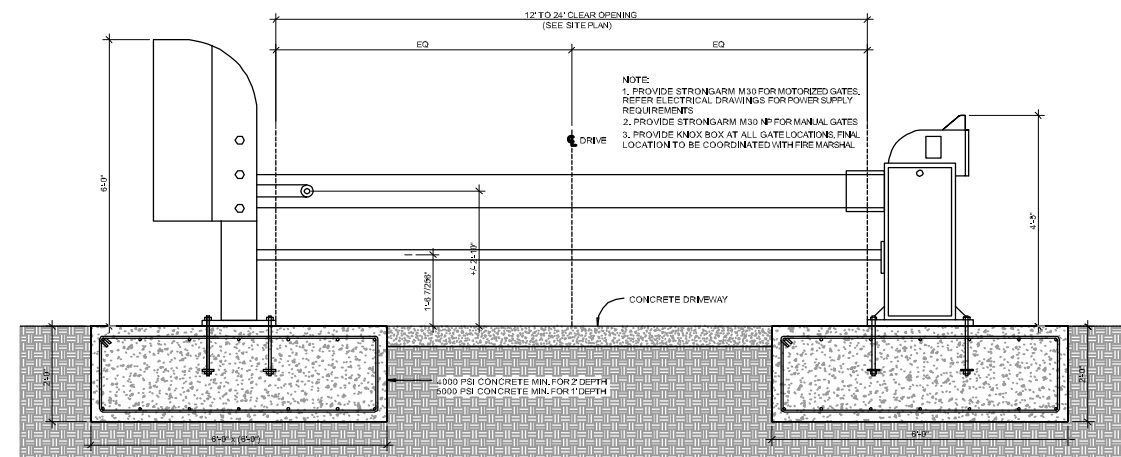
Vehicle inventory is secured with low earth tone bollards and gates in order to blend with the site without losing efficiency of retrieving vehicle for waiting guests. Bollard fencing is used to create clear vehicle circulation, protect inventory and maintain sightlines. See photos on page 23.



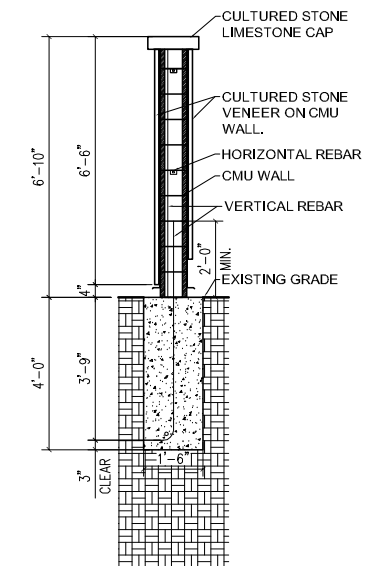
Front Elevation @ Screen wall



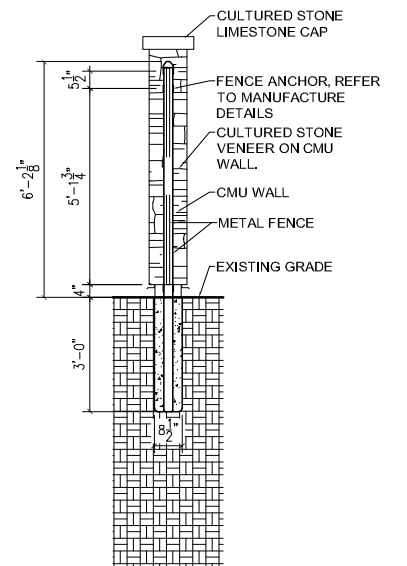
Security Bollard Fencing Detail



Security Gate Detail



Section 1 @ Screen wall



Section 2 @ Screen wall



## Appendix - Reference Photos

### Bollards and Security Gates at Other Echo Parks



Full Vision Overhead door



Bollard Rail Implemented at Echo Park Store



Non-Illuminated Security Gate at Echo Park Store



## Proposed Site - Materials

### Material & Finish Selections

Materials & finishes for this site have been selected to modernize the existing main building and new structures on site. The goal is to tastefully align the proposed site with EchoPark standard for an inviting and engaging environment while blending in with the overall theme of Prairie Style of Architecture.

#### Textured Coating (Stucco)



Description: Stucco Textured Coating  
 Manufacturer: Sherwin Williams  
 Color: Universal Khaki - SW6150  
 Location: Existing main building and Car Wash

#### Exterior Paint - 02



Description: Paint  
 Manufacturer: Sherwin Williams  
 Product: Per GC dependent on substrate  
 Color: SW 7067 Cityscape  
 Finish: Eggshell  
 Contact: Roger Hall  
 roger.hall@sherwin.com  
 Location: Building log wall and wood truss

#### Exterior Paint



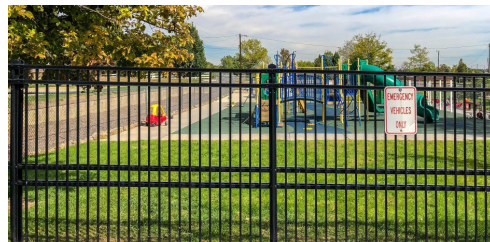
Description: Exterior Paint  
 Manufacturer: Sherwin Williams  
 Color: Universal Khaki - SW6150  
 Finish: Eggshell  
 Contact: Sherwin Williams  
 (800) 474-3794  
 Location: Security gates, Bollard rails, existing and new bollards, car wash wall, trash enclosure metal cap

#### Exterior Accent Paint



Description: Paint  
 Manufacturer: Benjamin Moore  
 Product: Per GC dependent on substrate  
 Color: BM 427 Napa Vineyards  
 Finish: Eggshell  
 Contact: Dorothy Hazinski  
 dorothy.hazinski@benjaminmoore.com  
 Location: Exterior building wall replacing blue accent paint; accent strip on car wash wall

#### Screen Wall - Metal Fence



**Bronze**

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

#### Full Vision Overhead Door



Description: Rytec - Spiral FV High Performance Door  
 Manufacturer: Rytec  
 Color: anodized aluminum and clear polycarbonate  
 Location: Existing building new openings

#### Masonry Veneer



Description: EIFS Brick texture Finish  
 Manufacturer: TBD  
 Color: match Endicott Medium Ironspot 77  
 Location: Car wash

#### Culture Stone Veneer



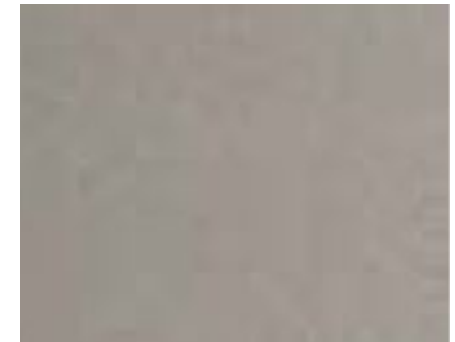
Description: Manufactured stone veneer  
 Manufacturer: Mountain Stone Products  
 Series LedgeStone  
 Color: Sulphur Springs  
 Location: Screen wall piers and trash enclosure

#### Standing Seam Metal Roof



Description: Standing seam metal roof  
 Manufacturer: ATAS or similar  
 Color: Silver Smith Mica  
 Location: Sloped Roof on main building

#### Aluminum Finish



Description: Aluminum Texture  
 Location: Bike Rack Frame



## Proposed Site - Topography Rendering



Proposed Echo Park rendering - View looking SE from Premium St.



## Proposed Site - Screen Wall Rendering



Proposed Echo Park rendering - View looking NW from I-64 Access way



## Proposed Site - Building Renderings



Proposed Exterior Rendering - Entrance



Proposed Exterior Rendering - Rear



## 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 - Lighting & Fixture

### Lighting

Lighting fixtures for the site have been selected to serve as a way to provide safety and security on site.

### Bike Racks

Bike racks will be added at the front of the existing main building per the architectural review design standards.

Parking Lot Lights



WLS Lighting Systems  
High Lumen Output  
FVL Series

Existing Wall Light Fixture



Kichler Lighting  
Cylinder 12" Downward Wall Light  
Color & Material Aluminum in Black  
SKU-9244BK

Parking Lot Light Poles



Techlight  
20'-0" Steel 4" Square 7 Gauge  
Pole  
SSP Series

Bike Racks



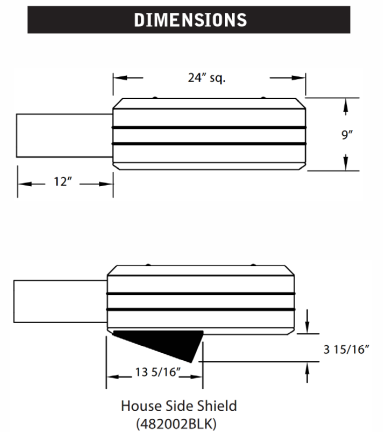
Manufacturer: Forms + Surfaces  
Olympia  
Dimensions 7"W x 3"D x 35.6" H  
Details: Bike Rack  
Solid Cast aluminum construction  
Powdercoat Finish  
Surface Mount  
Location: Exterior



# Proposed Site - Lighting & Fixture

## Lighting Cutsheets

Existing lighting fixtures for the site to remain.



## FVL SERIES LED AREA

Type:

### 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.

**WLS LIGHTING SYSTEMS**  
1919 Windsor Place  
Fort Worth, TX 76110  
800.622.8711  
www.wslighting.com

Project Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Location: \_\_\_\_\_  
Notes: \_\_\_\_\_

01 REV. 01/19  
Specifications subject to change without notice.

## FVL SERIES LED AREA

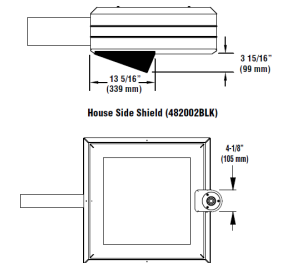
**ORDERING INFORMATION** SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.  
Refer to example below.

SERIES	DISTRIBUTION	LIGHT SOURCE	DRIVE CURRENT	COLOR TEMPERATURE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
FVL <sup>1</sup>	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 Photocell TB Terminal Block SF <sup>2</sup> Single Fusing DF <sup>2</sup> Double Fusing NO No Options	<b>Sensor</b> IMS - Integral Motion Sensor <sup>3</sup> PCI120 - 120V Button-Type Photocell PCI208 - 208V Button-Type Photocell PCI240 - 240V Button-Type Photocell PCI277 - 277V Button-Type Photocell PCI347 - 347V Button-Type Photocell  <b>Options</b> 8BK - 8" Bracket (S and D180 only) TB - Terminal Block NA - No Accessories
<b>ORDER:</b>								
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 <sup>2</sup> - FVL		
	8" Bracket	12" Bracket
Single	2.3	2.4
D180	4.7	4.8
D90	12" Bracket Required	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

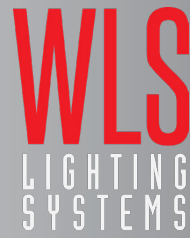
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800.622.8711  
www.wslighting.com



# Proposed Site - Lighting & Fixture

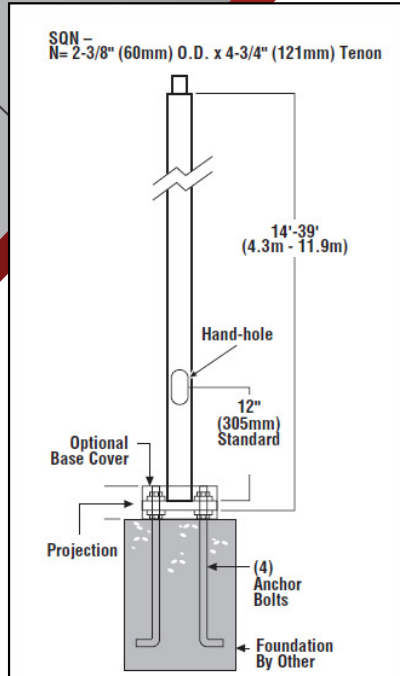
## Lighting Cutsheets

Existing lighting fixtures for the site to remain.



# 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.

#### DUPLIX RECEPTACLE

Weatherproof duplex receptacle is optional.

#### GROUND FAULT CIRCUIT INTERRUPTER

Self-testing ground fault circuit interrupter is optional.

#### FINISHES

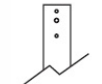
Each pole is finished with DuraGrip®, WLS's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year 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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Project Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Location: \_\_\_\_\_  
Notes: \_\_\_\_\_

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Specifications subject to change without notice.

# SNTS SERIES

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

Refer to example below.

SERIES	POLE SERIES	MATERIAL	HEIGHT <sup>2</sup>	MOUNTING CONFIGURATION	POLE FINISH	OPTIONS
SNTS	<b>Bolt-on Arm Mount</b> 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 <sup>3</sup> Single Flood DF <sup>3</sup> Double Flood DGP DuraGrip® Plus LAB Less Anchor Bolts OSXX <sup>4</sup> Pole preparation for PMOS Occupancy Sensor
	<b>Tenon Mount</b> See selection guide for tenon and fixture/bracket matches. 4SQN 5SQN 6SQN					
<b>No Mounting Holes</b> Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF						
<b>Internal Slip-fitter<sup>1</sup></b> 4SQI 5SQI						
<b>ORDER:</b>						
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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Project Name: \_\_\_\_\_  
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Location: \_\_\_\_\_  
Notes: \_\_\_\_\_

01 REV. 01/19  
Specifications subject to change without notice.



# Proposed Site - Lighting & Fixture

## Lighting Cutsheets

Existing lighting fixtures on exterior of building to remain.

**Cylinder 12" Wall Light Black** 9244BK

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**SPECIFICATIONS**

**Certifications/Qualifications**  
[www.kichler.com/warranty](http://www.kichler.com/warranty)

**Dimensions**

Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	1.65 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	12.00"
Width	4.75"

**Light Source**

Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulbs/LED Modules	2
Socket Type	Medium
Socket Wire	105"

**Mounting/Installation**

Interior/Exterior	Exterior
Location Rating	Damp
Mounting Style	Wall Mount
Mounting Weight	1.65 LBS

**FIXTURE ATTRIBUTES**

**Housing**


Primary Material	ALUMINUM
------------------	----------

**Product/Ordering Information**

SKU	9244BK
Finish	Black
Style	Contemporary
UPC	783927536790

**Finish Options**

- Architectural Bronze
- Black
- Brushed Aluminum
- White



\*Existing light fixture on building shines downward only



# 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

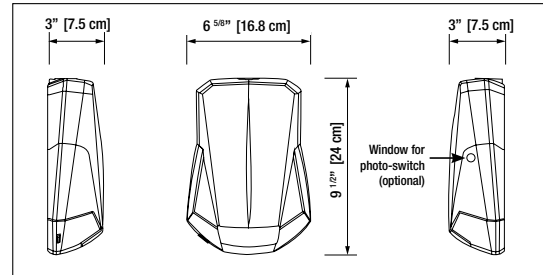
- Die-Cast aluminum housing, available in four finishes: dark bronze, off-white, black, and platinum gray
- Nema-3R rated for indoor/outdoors wet and damp locations: 0-40°C (32-104°F)
- Wall-mount installation on various junction boxes or via rigid conduit
- Patent-pending design for easy installation: 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

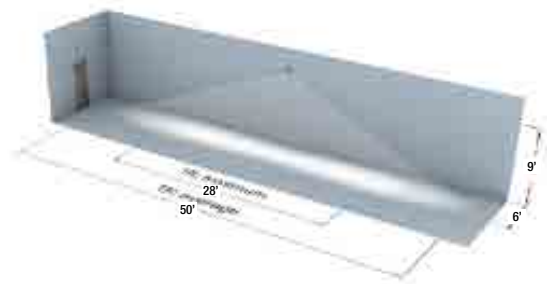
### Photometry Performance

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

EXAMPLE: BZLUXACSD-RC

#### Remote Fixture

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

EXAMPLE: BZLUXDC-FTH



All information and specifications contained in this specsheet are subject to change due to engineer design, errors and omissions. Illustrations and diagrams within this specsheet may vary from actual products.  
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EXISTING LIGHTING  
CUT SHEETS



**FALDO HID**

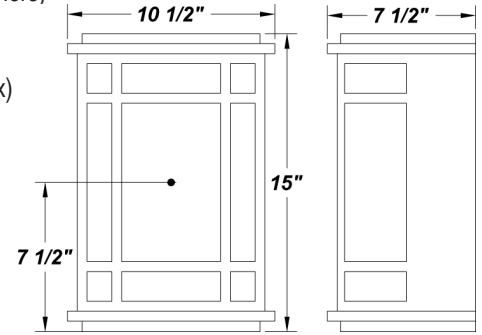


COMPACT FLUORESCENT & HID

PROJECT :
TYPE :
ORDERING # :
COMMENTS :

**FEATURES**

- Steel Housing w/ Textured Black Polyester Powder Coat Finish
- Steel Mounting Pan w/ Hi-Reflectance White Powder Coat Finish
- Solid Top & Bottom End Plates
- Luminous White Polycarbonate Panels
- Mounts Directly to 4" Junction Box (By Others)
- Mounting Hardware Included
- Lamps Included
- Integral EM Battery Available (1x32W Max)
- ETL Listed Wet Location
- Metal Halide Wattages Are CSA Listed For Wall Mounting



**ORDERING INFORMATION**

Example : (FLH132X - 120E - WPL - 41K)

Textured Black is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Faldo HID	FLH50MH - (1) 50W MH FLH70MH - (1) 70W MH  FLH50 - (1) 50W HPS FLH70 - (1) 70W HPS  FLH132X - (1) 32W TBX FLH142X - (1) 42W TBX FLH157X - (1) 57W TBX FLH232X - (2) 32W TBX FLH242X - (2) 42W TBX	<u>METAL HALIDE (MH)</u> 120V - 120V HPF 120H - MT HPF (Wired 120V) MTH - MT HPF (Wired 277V) 347V - 347V HPF  <u>HPS</u> 120V - 120V HPF 120H - MT HPF (Wired 120V) MTH - MT HPF (Wired 277V)  (MT - Multi-Tap)  <u>FLUORESCENT (F)</u> 120E - 120V Electronic 277E - 277V Electronic	WPL - White Polycarbonate (Standard)  <b>The Following Are To Be Used With Fluorescent Wattages ONLY</b> WAL - White Acrylic	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White  RAL Colors or Custom Match - Consult Factory	41K - 4100K Color Temp. (Standard) 35K - 3500K Color Temp. 27K - 2700K Color Temp. F - Fused PCL - Photocell DIM - Dimming Ballast (Electronic Only) TP - Tamper Resistant Screws EBW / EBC - Integral Emergency Battery** (1x32W Maximum) EBR - Remote Mount Battery (Field Installed) ** W2L - Wire 2 Lamps to Integral Emergency Battery (2x18W Max) MSP - Program Start Ballast (Recommended for Motion Sensor) ***

**REPLACEMENT PARTS**

**PART NO.**

White Polycarbonate Lens Panel Set	9800860
White Acrylic Lens Panel Set	9800960

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

**ARRA 2009**



**NOTES**

\*Fluorescent Only

\*\*Emergency Battery Options

Initial light output in Emergency mode will last for a minimum of 90 minutes. 1 lamp wired unless ordered otherwise. The following are suitable for indoor and damp locations. Please refer to Bodine's specification sheet

EBW: Bodine's B94G (Electronic) - Temperature Rating (Ambient) 32° F - 131° F

EBC: Bodine's B4CF1 (Electronic) - Temperature Rating (Ambient) -4° F - 131° F

EBR: Bodine's B94CG (Electronic) - Temperature Rating (Ambient) 32° F - 122° F

\*\*\* For Electronic Wattage Fixtures Being Used in Conjunction With an Occupancy Sensor (Either Provided by us, or Your Own System), a Program Start Ballast is Recommended in Order to Maximize Lamp Life.



**IES ROAD REPORT**

**PHOTOMETRIC FILENAME : TLI-FALDO-HID-MH-100W.IES**

**DESCRIPTIVE INFORMATION (From Photometric File)**

IESNA:LM-63-1995  
[TEST]BALLABS TEST NO. 12851.0  
[MANUFAC] TIRON LIGHTING INC - FAIRFIELD, OH  
[LUMINAIRE] 1/100W CLEAR ED17 MH LAMP 15.5x10.5"FAZIO HID WALL SCNCE  
[LUMINAIRE] WHITE REFLECTOR & BLACK HOUSING w/.125"WHITE ACRYLIC FACE  
[LUMINAIRE] & SIDE DIFFUSERS REFL=87%  
[LUMCAT] FZH100MH-MTH  
[LAMPCAT] M90 MH100/U

**CHARACTERISTICS**

IES Classification	Type IV
Longitudinal Classification	Long
Cutoff Classification (deprecated)	Semi-Cutoff
Lumens Per Lamp	9000 (1 lamp)
Total Lamp Lumens	9000
Luminaire Lumens	1254
Total Luminaire Efficiency	14 %
Downward Total Efficiency	7 %
Upward Waste Light Ratio	0.49
Maximum Candela	259
Maximum Candela Angle	22.5H 85V
Maximum Candela (<90 Degrees Vertical)	259
Maximum Candela Angle (<90 Degrees Vertical)	22.5H 85V
Maximum Candela At 90 Degrees Vertical	258 (2.9% Lamp Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	259 (2.9% Lamp Lumens)
Total Luminaire Watts	100
Ballast Factor	1.00

**IES ROAD REPORT**  
**PHOTOMETRIC FILENAME : TLI-FALDO-HID-MH-100W.IES**

**LUMINAIRE CLASSIFICATION SYSTEM (LCS)**

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	16.9	0.2	1.3
FM - Front-Medium (30-60)	158.4	1.8	12.6
FH - Front-High (60-80)	202.7	2.3	16.2
FVH - Front-Very High (80-90)	115.7	1.3	9.2
BL - Back-Low (0-30)	4.6	0.1	0.4
BM - Back-Medium (30-60)	46.6	0.5	3.7
BH - Back-High (60-80)	61.8	0.7	4.9
BVH - Back-Very High (80-90)	35.4	0.4	2.8
UL - Uplight-Low (90-100)	150.0	1.7	12.0
UH - Uplight-High (100-180)	461.4	5.1	36.8
Total	1253.5	14.1	100.0
BUG Rating	B0-U3-G1		

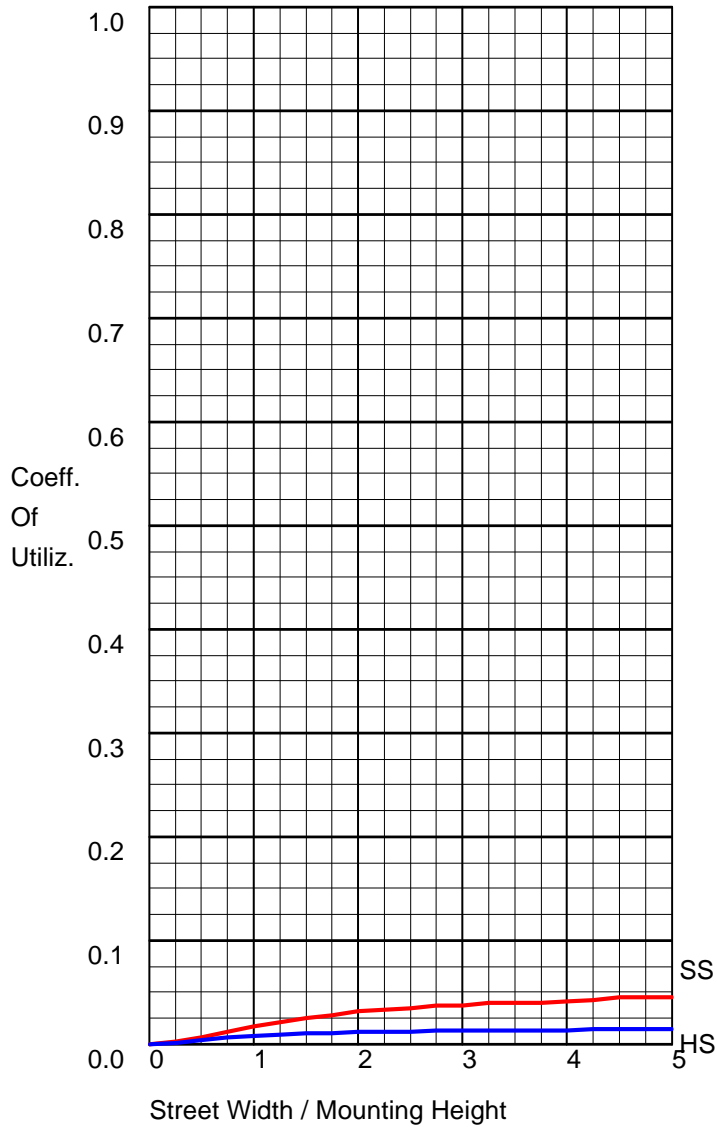


**IES ROAD REPORT**  
**PHOTOMETRIC FILENAME : TLI-FALDO-HID-MH-100W.IES**

**CANDELA TABULATION**

Vert. Angles	Horizontal Angles								
	<u>0.0</u>	<u>22.5</u>	<u>45.0</u>	<u>67.5</u>	<u>90.0</u>	<u>112.5</u>	<u>135.0</u>	<u>157.5</u>	<u>180.0</u>
0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0
10	14	11	6	3	4	3	2	0	0
15	31	26	22	13	11	10	6	0	0
20	57	48	40	26	18	17	12	1	0
25	77	74	61	41	29	26	17	5	0
30	100	98	84	58	41	36	24	8	0
35	124	121	108	74	52	46	30	10	0
40	149	146	131	91	62	56	38	14	0
45	165	166	151	107	70	64	43	16	0
50	185	187	171	123	79	73	51	19	0
55	198	203	187	136	85	78	55	22	0
60	212	219	200	147	92	84	60	25	0
65	225	230	212	156	98	91	64	27	0
70	233	243	222	163	103	94	68	29	0
75	241	251	229	171	106	98	71	30	0
80	245	256	234	173	109	99	73	32	1
85	247	259	237	177	111	99	72	32	0
90	247	258	237	177	110	99	74	33	3
95	245	256	235	176	109	100	73	32	1
100	241	251	230	170	107	97	71	31	2
105	233	244	224	167	103	95	69	29	2
110	225	233	214	160	99	90	66	28	1
115	212	220	202	151	92	85	61	26	0
120	199	206	189	140	87	79	57	23	0
125	185	189	173	128	80	72	53	20	0
130	166	169	155	113	69	62	44	17	0
135	149	150	140	97	62	56	37	15	0
140	132	131	119	84	53	47	33	12	0
145	109	108	97	68	43	38	25	9	0
150	89	87	79	54	35	29	21	7	0
155	68	64	59	40	27	23	15	6	0
160	47	45	39	25	18	15	10	3	0
165	26	23	21	12	10	7	5	0	0
170	13	12	8	4	5	3	2	0	0
175	1	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0

**COEFFICIENTS OF UTILIZATION**

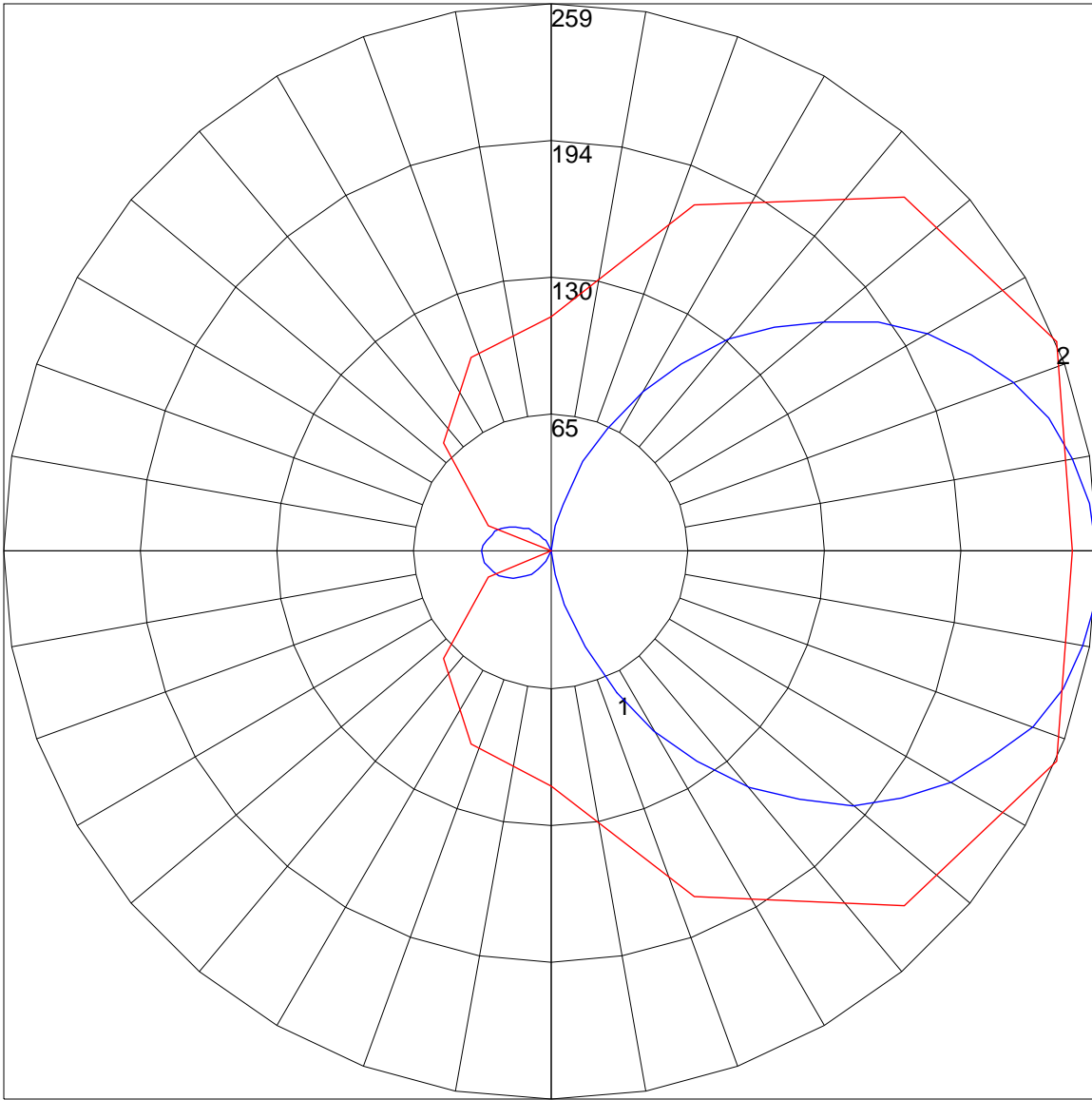


**FLUX DISTRIBUTION**

	Lumens	Percent Of Lamp
Downward Street Side	493.8	5.5
Downward House Side	148.4	1.6
Downward Total	642.2	7.1
Upward Street Side	471.1	5.2
Upward House Side	140.3	1.6
Upward Total	611.4	6.8
Total Flux	1253.6	13.9

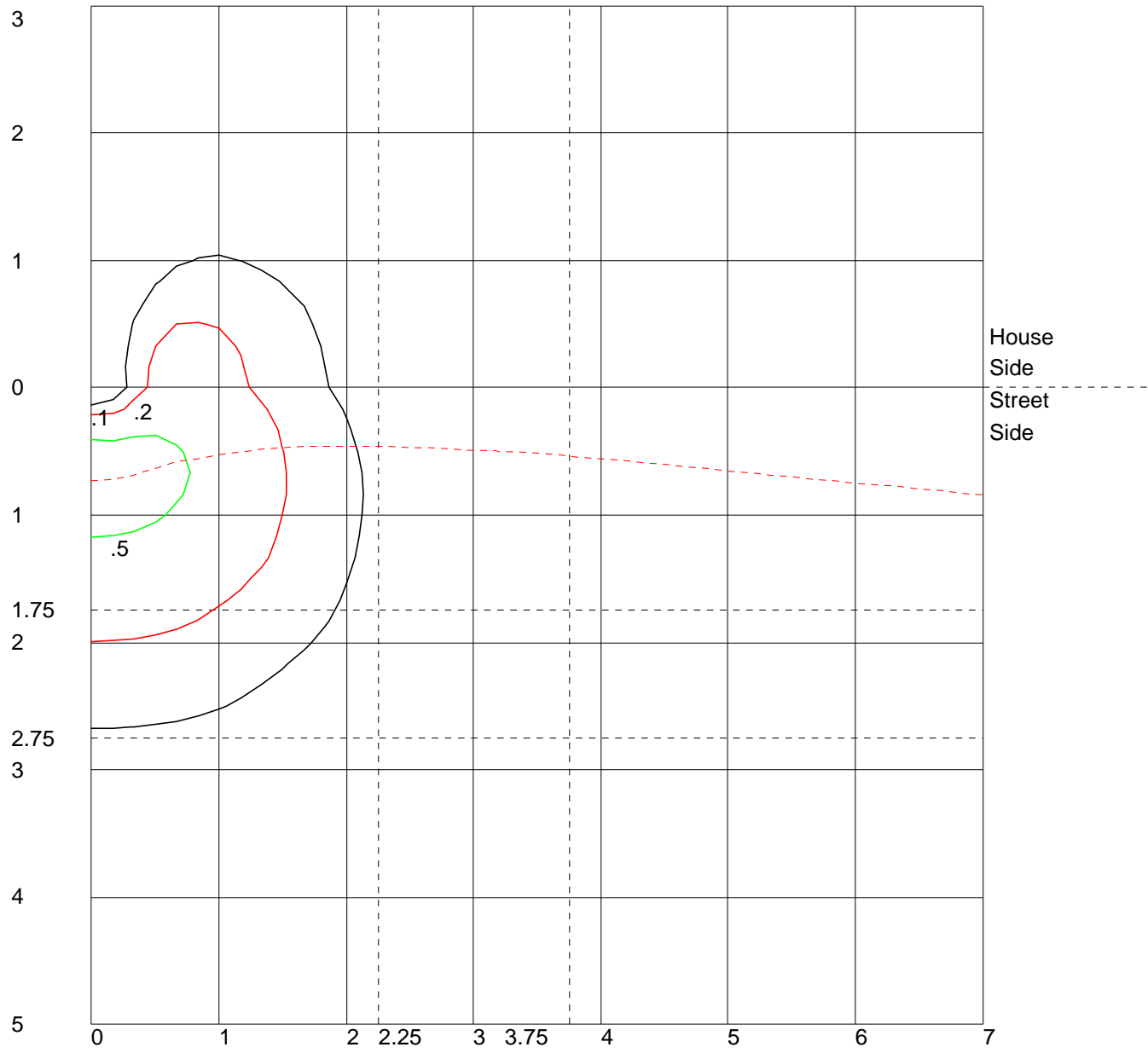


POLAR GRAPH



Maximum Candela = 259 Located At Horizontal Angle = 22.5, Vertical Angle = 85  
# 1 - Vertical Plane Through Horizontal Angles (22.5 - 202.5) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (85) (Through Max. Cd.)

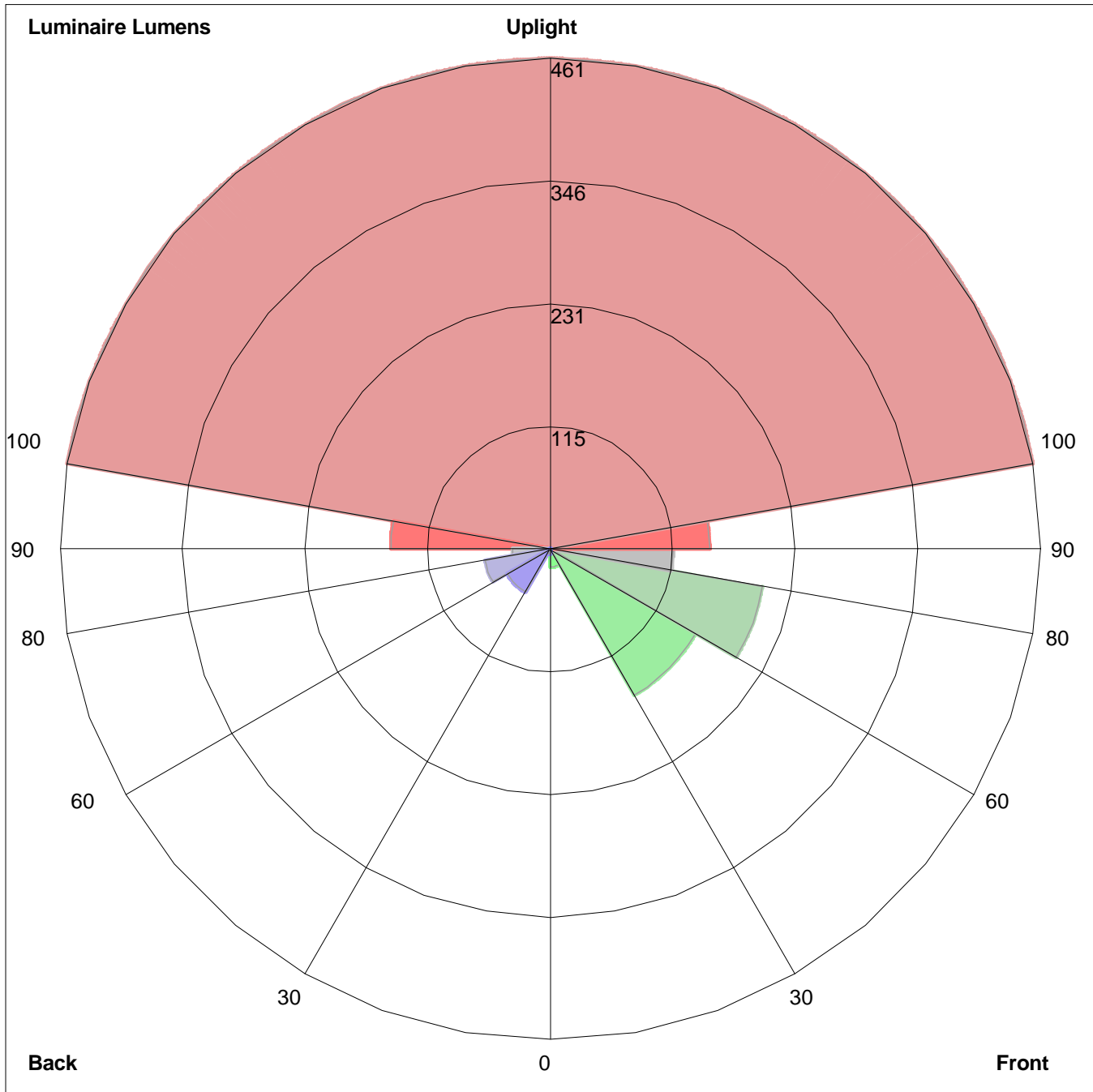
ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height  
 Values Based On 10 Foot Mounting Height  
 1/2 Maximum Candela Trace Shown As Dashed Curve  
 (+) = Maximum Candela Point



LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:  
 Front: Low=16.9, Medium=158.4, High=202.7, Very High=115.7  
 Back: Low=4.6, Medium=46.6, High=61.8, Very High=35.4  
 Uplight: Low=150.0, High=461.4

BUG Rating : B0-U3-G1

**DESCRIPTION**

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

**Electrical**

**BALLAST TRAY:** Ballast tray is hard-mounted to housing interior for cooler operation.

**Optical**

**REFLECTOR:** Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

**Mounting**

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



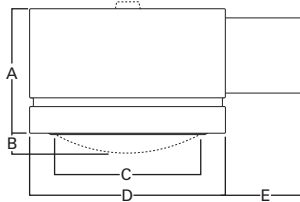
**GSM/GSL  
GALLERIA  
SQUARE**

**100 - 1000W  
Pulse Start Metal Halide  
High Pressure Sodium  
Metal Halide**

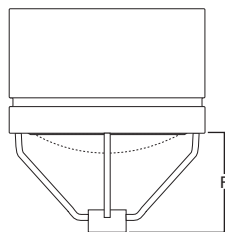
**ARCHITECTURAL AREA  
LUMINAIRE**

**DIMENSIONS**

**ARM MOUNT**



**SPIDER MOUNT**



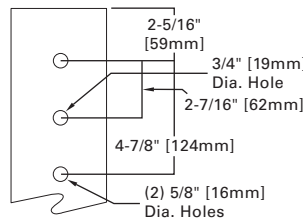
**DIMENSIONAL DATA**

Fixture	A	B	C	D	E	F
GSM	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm]	15" [381mm]
					14" [356mm]	16" [406mm]
GSL	14-1/2" [279mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm]	18-3/4" [476mm]
					14" [356mm]	19-3/4" [502mm]

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

**ARM DRILLING**

**TYPE "M"**



**ENERGY DATA**

- CWA Ballast Input Watts**  
 150W MP HPF (185 Watts)  
 175W MP HPF (198 Watts) ©  
 250W MP HPF (283 Watts) ©  
 250W HPS HPF (295 Watts)  
 400W MP HPF (452 Watts) ©  
 400W HPS HPF (457 Watts)  
 750W MP HPF (820 Watts)  
 1000W MH HPF (1080 Watts)  
 1000W HPS HPF (1100 Watts)

**EPA**

**Effective Projected Area: (Sq. Ft.)**  
**[Without Arm]**  
**GSM: 2.40 GSL: 3.90**  
**[Spider Mount]**  
**GSM: 2.86 GSL: 4.45**

**SHIPPING DATA**

**Approximate Net Weight:**  
**GSM: 79 lbs. (36 kgs.)**  
**GSL: 88 lbs. (40 kgs.)**



**MOUNTING CONFIGURATIONS AND EPAS**

**Wall Mount**



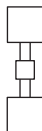
**Arm Mount Single**

**GSM: 2.9**  
**GSL: 4.4**



**Arm Mount 2 @ 180°**

**GSM: 5.8**  
**GSL: 8.8**



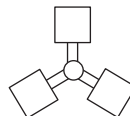
**Arm Mount 2 @ 90°**

**GSM: 6.8**  
**GSL: 9.8**



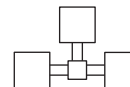
**Arm Mount 3 @ 120°**  
(Round Pole Only)

**GSM: 9.2**  
**GSL: 13.7**



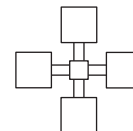
**Arm Mount 3 @ 90°**

**GSM: 9.2**  
**GSL: 13.7**



**Arm Mount 4 @ 90°**

**GSM: 10.4**  
**GSL: 15.6**



**ORDERING INFORMATION**

Sample Number: GSM-AM-400-MP-MT-3V-SG-BZ-L

Product Family	Mounting Method	Lamp Wattage <sup>4</sup>	Lamp Type	Voltage <sup>9</sup>	Distribution <sup>6</sup>	Lens Type	Color <sup>17</sup>	
GSM=Galleria Square Medium Square Large GSL=Galleria Square Large	<b>Arm Mount</b> AM=Arm Mount <sup>1</sup> AIR=Arm Included for Round Pole <sup>2</sup> AIS=Arm Included for Square Pole <sup>2</sup> <b>Spider Mount</b> SM2=Spider Mount (3" O.D. Tenon) SM3=Spider Mount (3-1/2" O.D. Tenon) <sup>3</sup>	<b>Pulse Start Metal Halide</b> 150=150W 175=175W 200=200W 250=250W 320=320W 350=350W 400=400W <sup>5</sup> 450=450W <sup>6</sup> 750=750W 875=875W 1000=1000W <sup>7</sup> <b>High Pressure Sodium</b> 100=100W 150=150W 250=250W 400=400W 750=750W 1000=1000W <sup>7</sup> <b>Metal Halide <sup>8</sup></b> 175=175W 250=250W 400=400W 1000=1000W <sup>7</sup>	MP=Pulse Start Metal Halide HPS=High Pressure Sodium MH=Metal Halide <sup>8</sup>	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V 480V=480V MT=Multi-Tap <sup>10</sup> TT=Triple-Tap <sup>10</sup> 5T=5-Tap <sup>11</sup>	<b>Horizontal Lamp</b> 1F=Type I Formed <sup>12</sup> 2F=Type II Formed 2S=Type II Segmented <sup>13</sup> 3F=Type III Formed 3S=Type III Segmented <sup>13</sup> 4S=Type IV Segmented <sup>13</sup> 5S=Type V Segmented <sup>13</sup> FT=Forward Throw SL=Spill Light Eliminator <sup>14</sup> CA=Cutoff Asymmetric w/EHS <b>Vertical Lamp</b> AR=Area Round AS=Area Square 3V=Type III Vertical RW=Rectangular Wide <sup>15</sup>	FG=Flat Glass <sup>16</sup> SG=Sag Glass	AP=Grey BZ=Bronze BK=Black WH=White DP=Dark Platinum GM=Graphite Metallic	
<b>Options (Add as Suffix)</b>		<b>Accessories (Order Separately) <sup>22</sup></b>						
CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP Only) F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included EM=Quartz Restrike w/Delay <sup>18</sup> Q=Quartz Restrike <sup>18</sup> R=NEMA Twistlock Photocontrol Receptacle EHS=External Adjustable House Side Shield HS=House Side Shield <sup>19,20</sup> VS=Vandal Shield <sup>21</sup>		GSM-EXTHS=External House Side Shield - 2.24 EPA GSL-EXTHS=External House Side Shield - 2.46 EPA MA1004XX=14" Arm for Square Pole - 1.0 EPA <sup>23</sup> MA1005XX=6" Arm for Square Pole - 0.5 EPA MA1006XX=Direct Mount Kit for Square Pole MA1007XX=14" Arm for Round Pole - 1.0 EPA <sup>23</sup> MA1008XX=6" Arm for Round Pole - 0.5 EPA MA1009XX=Direct Mount Kit for Round Pole MA1029XX=Wall Mount Bracket with 10" Arm MA1208XX=11-1/2" Arm and Round Pole Adapter - 0.8 EPA OA1066XX=Mast Arm Adapter MA1010XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon			MA1014XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1061=House Side Shield for GSM - Field Installed <sup>24</sup> MA1062=House Side Shield for GSL - Field Installed <sup>24</sup> OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V			

**Notes:**

1. Arm not included. See Accessories.
2. Arm length varies based on housing size: 11-1/2" for GSM and 14" for GSL.
3. Available on GSL housing only.
4. Standard with mogul-base lamp sockets. Wattage availability varies by housing size, see wattage table.
5. Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
6. 450W Pulse start metal halide only available in vertical lamp orientations (AR, AS, 3V or RW distributions).
7. Requires reduced envelope BT-37 lamp when used with GSM housing.
8. 175, 250 and 400W Metal halide available for non-US markets only.
9. Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
10. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V.
11. 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
12. Medium housing fixture only.
13. Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
14. Must use reduced envelope lamp, not available in GSL housing.
15. RW optic not available with flat glass.
16. 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
17. Other finish colors available, including a full line of RAL color matches. Consult your Eaton's Cooper Lighting business representative.
18. Quartz options not available with SL optics.
19. House side shield not available with 5S, RW, AS, AR, SL and CA optics.
20. Not available in 1000W.
21. Arm mount only, 400W maximum.
22. Replace XX with color suffix.
23. Use for mounting fixtures at 90° increments.
24. Compatible with sag lens vertical optics only.