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AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 4, 2012
7:00 PM

1. ROLL CALL

Mr. Michael Barton
Mr. Gary Eberhardt
Mr. James Faron
Mr. Ken Howard
Ms. Cynthia Kramer
Mr. Tim Madden
Mr. Jim Schnarr
Mr. Carl Lumley, City Attorney
Mr. Paul Langdon, AICP, Director of Community Development
Ms. Whitney Kelly, AICP, City Planner
Ms. Julie Lowery, Recording Secretary

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

3. APPROVAL OF MINUTES

A. Draft minutes for the meeting of August 20, 2012.

4. PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

5. **UNFINISHED BUSINESS**

A. Application#12-001: Request to consider a text amendment for comprehensive revisions to Article VIII Sign Regulations of the Zoning Ordinances. REQUEST FOR CONTINUANCE

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur
300 N. New Ballas
Creve Coeur, MO 63141

6. **NEW BUSINESS**

A. PUBLIC HEARING

Application #12-023: Request for approval of a revised master sign plan for the Barnes Jewish West County Hospital at 12634 Olive Boulevard.

Applicant/Agent: Diane Glen
Barnes Jewish West County Hospital
12634 Olive Blvd
Creve Coeur, MO 63141

Applicant's Representative: Mr. Jon Krone
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010

B. PUBLIC HEARING

Application #12-024: Request for site development plan and conditional use permit approval for St. Timothy's Episcopal Church located at 808 N. Mason Rd.

Applicant/Agent: Ron Batty
St. Timothy's Episcopal Church
808 N. Mason Road
Creve Coeur, MO 63141

Applicants Representative: Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd,
Suite 425
Saint Louis, MO 63144

C. PUBLIC HEARING

Application #12-025: Request for conditional use permit amendment to allow a Jaguar/Land Rover showroom at the former Reuther Chrysler/Jeep dealership.

Applicant/Agent: Asbury Automotive St. Louis L.L.C.
c/o Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, GA 30097

Applicants Representative: Jerry Patterson
Plaza Motors Company
11830 Olive Boulevard
Creve Coeur, MO 63141

D. PUBLIC HEARING

Application#12-026: Request for approval of a revised master sign plan for the Mercy Hosptial Campus at 615 S. New Ballas Road.

Applicant/Agent: APPLICANT:
Donald Kalicak
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

Applicant's Representative: Bill Behrens
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010

7. WORK AGENDA

None

8. OTHER BUSINESS

- A. Planning Division Report**
- B. City Attorney Report**

9. ADJOURNMENT

Posted: _____
Whitney Kelly
City Planner



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 20, 2012
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 20, 2012, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Mr. Gary Eberhardt
 Mr. James Faron
 Mr. Ken Howard
 Ms. Cynthia Kramer

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner

2. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

The Agenda was accepted as written.

3. APPROVAL OF MINUTES

Draft Minutes of August 6, 2012

Mr. Eberhardt moved approval of the draft minutes as written. The motion carried unanimously.

4. PUBLIC COMMENT

None

5. UNFINISHED BUSINESS

A. PUBLIC HEARING

Application #12-022: Application for the subdivision and conditional use permit of an assisted living facility for the Spectrum Retirement Communities for the property located at 693 Decker Lane.

Applicant: Michael Longfellow
 Spectrum Retirement LLC
 200 Spruce Street, Suite 200
 Denver, CO 80230

Applicant's Representative: Paul Boyer
Civil Engineering Design Consultants, Inc.
11402 Gravois Road, Suite 100
Saint Louis, MO 63126

Mr. Mike Longfellow, Spectrum Retirement, 200 Spruce Street, Denver, Colorado, updated the Commission on progress made since the last hearing. Mr. Longfellow stated the parking lot concerns were addressed by doing a survey of their other properties and the survey confirmed the proposed parking was sufficient. Also, Spectrum has worked with Summit Lofts to address the issue at the northeast corner of the loft property and solving the situation by moving Summit's existing door to the far northeast corner of their garage with an associated retaining wall and stairs coming out of that garage. Lastly, regarding the privacy for Summit Lofts and their pool area, Spectrum will pay for a fence or landscape of Summit Lofts choosing or somehow modifying the existing swimming pool enclosure.

Mr. Tom Prince, Trustee member of Summit Lofts, spoke in favor of the application and stated Spectrum has been very easy to work with.

Mr. Langdon asked the applicant and Mr. Prince who was responsible for the retaining wall. Mr. Prince stated Summit will pay for and build the wall and Spectrum will reimburse them. Mr. Longfellow, for the record, concurred.

Ms. Linda Rezny, 104 Graeser Acres, spoke in opposition of the application. Ms. Rezny showed examples of Spectrum's site in Crestview illustrating outdoor balconies and indoor floor plans. Ms. Rezny stated she did not believe the proposed plans work in Creve Coeur.

Mr. Longfellow replied explaining that the plans Ms. Rezny showed were of a strictly independent living facility, so the floor plans of Crestview and Creve Coeur are going to be very different.

Ms. Rezny continued to show the Commission more illustrations of floor plans for the proposed Memory Care Unit and said she did not believe the room spaces to be large enough for a resident.

Mr. Longfellow stated the goal of Memory Care is to have the residents out of their rooms and involved activities, however when they are in their rooms they have privacy of their bathrooms and the care of the resident is very important to caregivers and staff.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Carl Lumley, City Attorney, pointed out the subdivision needed to be voted on first.

Mr. Eberhardt motioned to recommend approval of the final subdivision plat for Spectrum Retirement Communities as presented during the August 20, 2012, Planning and Zoning Commission Meeting subject to the completion of the storm water agreement. Ms. Kramer seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Ms. Kramer – aye

Mr. Eberhardt – aye
Chair – aye

Mr. Faron – aye

Mr. Lumley stated the drawings could be incorporated into the final ordinance before Council to making things more specific about the garage, and he was comfortable with the conditions as it is for now. Mr. Lumley will be recommending to City Council there be more specific information on the privacy screening so there is no room for unintentional disagreements. Mr. Lumley also commented on the parking, stating the parking is really for the proposed use, so Commission may want to limit the motion for that use.

Mr. Eberhardt motioned to approve the site development plan and conditional use permit ordinance attached to the staff report on application #12-022, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 20, 2012, subject to the additional agreement to be added regarding the privacy fence/screening. Mr. Faron seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Ms. Kramer – aye

Mr. Eberhardt – aye
Chair – aye

Mr. Faron – aye

B. #12-001: An application to consider a text amendment for comprehensive revisions to Article VIII Sign Regulations of the Zoning Ordinances.

Applicant/Agent: Paul Langdon
Director of Community Development
City of Creve Coeur
300 N. New Ballas
Creve Coeur, MO 63141

Mr. Langdon spoke to the Commission about the changes Staff has made. Mr. Langdon also spoke to the issues the changes to the code bring up and identified corrections as well.

Mr. Langdon pointed out the key changes were made to low monument signs, wall signs, address signs (numerical), and portable signs (sandwich boards). Mr. Langdon indicated there were many other small changes made. Mr. Langdon also discussed real estate signs and explained why the regulations were largely reverted to their prior verbiage although the substitution clause would still allow the signs to be used for any purpose. Lastly, Mr. Langdon discussed residential signs and construction sign changes in residential subdivisions.

Mr. Lumley asked Staff if a section on single family lots on numerically designated highways it shows low monument signs deleted and was it supposed to be. Ms. Kelly replied it was not supposed to be deleted.

Commission members asked some questions in regards to residential settings and signs.

Mr. David Caldwell, 257 Brooktrail Court, asked the Commission and Staff to look at the sign requirements in the Light Industrial District. Mr. Caldwell also stated he believes the Light Industrial District is unique and all properties in the “LI” district should be able to have a monument sign. Mr. Caldwell also asked, if low monument signs are not granted, that the Commission consider changing the guidelines on frontages. Mr. Langdon addressed Mr. Caldwell and stated he agreed ground signs are not an issue. Mr. Langdon did state the standard for distance was across the board and it makes for less visual clutter. However, Mr. Langdon did say the “LI” district is different, in terms of traffic, and Commission and Staff

would have to create separate requirements that are tied to that area that talks about frontages. Mr. Langdon also said a unique standard can be created for the “LI” district. Commission members discussed and agreed it would be easier to separate the “LI” district.

Ms. Celeste Raeder, Governmental Affairs Director, St. Louis Association of REALTORS, 12777 Olive Boulevard, spoke to a couple of issues she has. First, they do not support the 150 feet required between signs and questioned if a 25 foot variance would work or be enough. Second, two attached signs should be allowed on multi-floor office buildings and there will only be one attached sign allowed. Mr. Langdon responded to the office building changes stating it is because the city can no longer regulate the content and there are not that many multi-story towers so it seems the impact is minimal.

Ms. Kramer motioned to continue Application #12-001 to the meeting of September 4, 2012, for staff to prepare a draft ordinance that includes the changes to the Article VIII Sign Regulations as proposed. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Ms. Kramer – aye

Mr. Eberhardt – aye
Chair – aye

Mr. Faron – aye

6. NEW BUSINESS

None

7. WORK AGENDA

None

8. OTHEREBUSINESS

A. Planning Division Report

Mr. Langdon reported at the next meeting there will be two Master Sign Plans presented by BJC and Mercy Hospitals, St. Timothy’s will present a conditional use permit, and Plaza Motors/Asbury Automotive will be presenting a site development plan.

B. City Attorney Report

None

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:10 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#12-023 FOR APPROVAL OF A REVISED MASTER SIGN PLAN FOR THE
BARNES JEWISH WEST COUNTY HOSPITAL AT 12634 OLIVE
BOULEVARD**

FOR THE MEETING OF: September 4, 2012

LOCATION: 12634 Olive Boulevard

REQUEST: Jon Krone, Warren Sign Company, on behalf of Barnes Jewish West County Hospital, BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the "PH" Planned Hospital Zoning District. Ordinance #5060 authorized a master sign plan for the campus in 2008.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References

- West Olive Corridor Action Area
- Design Guidelines

Zoning Code References

- Article VIII Sign Regulations
- 405.950.6 Master Signage Plans

APPLICANT: Diane Glen
Barnes Jewish West County
Hospital
12634 Olive Blvd
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Mr. Jon Krone
Warren Sign Company
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP
City Planner

8/31/2012
Date

ATTACHMENTS: Draft Ordinance
Applicants Materials, received July 13, 2012
Ordinance No. 5060

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

The BJC West County Hospital campus is 54 acre site located south of Olive Boulevard and east of Mason Road. Existing uses on the site include the main hospital building, and four medical office buildings. A Site Concept Plan was approved by the City Council in 1999, and amended in 2004. In 2004, a Site Development Plan was approved which involved a 5,000 square foot addition to the hospital's emergency room. On May 19, 2008 the Planning and Zoning Commission approved a Minor Site Development Plan for two new building additions to the Siteman Cancer Center building totaling 2,679 square feet.

In September of 2008, the Planning and Zoning Commission recommended approval of a master sign plan for the campus (Ordinance #5060) that included monument signage, directional signage, and wall signage, as well as 200 light pole banners throughout the campus.

Jon Krone, of Warren Sign Company, on behalf of Barnes Jewish West County Hospital, has submitted an application for an amendment to the Master Sign Plan to include three new directional ground signs that are in the same style as the existing signs on the campus, and four new wall signs for the main building, and emergency entrance. Staff recommends a repeal of the prior ordinance and replacing with a new ordinance referencing the revised plan to prevent any confusion in the future.

Two of the new ground signs include one 34.4 sq. ft. directional monument sign, and relocating one existing sign to the opposite side of the entrance along Barnes West Drive (identified on the plan as "6A" & "6B"):



The third new sign is a 12.7 sq. ft., 6-foot tall sign located within the parking lot along Mason Road (identified on the plan as "13"):



The new wall signs include the hospital entrance sign, and three illuminated emergency signs for the main building along Olive (identified as “B 1,2,3” and “A” on the plan and below):



A ILLUMINATED UNDER CANOPY
"HOSPITAL ENTRANCE" SIGN.
(PROPOSED)



B1, B2
ILLUMINATED EMERGENCY SIGN
(PROPOSED)



B3
ILLUMINATED EMERGENCY SIGN (RELOCATED)

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail and Office	“CB” Core Business District	Olive Boulevard
South	Millennium Park	“C” Single Family Residential	NA
East	Questover Commercial and Residential	“GC” General Commercial and “B-RDD” Single Family Residential	Barnes West Drive
West	Retail and Office	“GC” General Commercial and “PO” Planned Office	Mason Road

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review. However, the West Olive Corridor Action Area recommendations for Residential Preservation and Economic Development include:

13. Tighten sign controls to reduce size allowable signs along Olive Boulevard and limit types of materials and colors to ensure more muted signage that projects a better quality image for the corridor. Improve the City’s existing sign regulations to increase the consistency and compatibility of signage ensure that non-residential development is compatible with adjacent residential development. (Page 62).

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17).

The proposed additional signs are compatible with the existing signs on the campus, are oriented along Olive Boulevard within the campus, and away from any residential areas. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or

occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the Barnes Jewish West County Campus is consistent with the intent of the Zoning Code provision for master sign plans, with prior action by the Commission and Council, and will increase public convenience by providing better direction information for visitors on the campus and that the signs do so with a well-designed, coordinated appearance.

FORM OF THE DRAFT ORDINANCE

To prevent any confusion for future enforcement the draft ordinance will repeal the prior ordinance (Ordinance #5060), and preplace with a new ordinance referencing the revised Master Sign Plan as discussed within the staff report. Conditions include prior those from the prior signage plan for the campus that were not discussed with this application:

- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
- No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
- There may be a total of 200 banners on light standards, other than as prohibited in item 4.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for the Barnes Jewish West County Hospital Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the amended Master Signage Plan for the Barnes Jewish West County Hospital Campus, submitted with Application #12-023, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 30, 2012” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NUMBER 5060 AND APPROVING A NEW MASTER SIGN PLAN FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD AND ZONED “PH” PLANNED HOSPITAL DISTRICT

WHEREAS, Jon Krone of Warren Sign Company on behalf of Barnes Jewish West County Hospital BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the campus at 12634 Olive Boulevard, pursuant to Section 405.950.6 of the City of Creve Coeur’s Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received July 13 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance 5060 on October 27, 2008; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on September 4, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: Ordinance #5060 is hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the “PH” Planned Hospital zoning district whose legal description is as follows:

BILL NO. _____

ORDINANCE NO. _____

A TRACT OF LAND BEING PART OF LOT 3 OF THE JOHN HEZEL ESTATE IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST LINE OF MASON ROAD, BEING 15.00 FEET EAST OF THE ORIGINAL CENTERLINE OF MASON ROAD; SAID POINT BEING DISTANT NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 215.32 FEET FROM THE INTERSECTION OF SAID EAST LINE OF MASON ROAD WITH THE NORTH LINE OF PROPERTY CONVEYED TO HOPE EDUCATIONAL & RESEARCH CENTER BY DEED RECORDED IN BOOK 6923, PAGE 1292 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF MASON ROAD NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 456.88 FEET TO A POINT; THENCE SOUTH 88 DEGREES 55 MINUTES 58 SECONDS EAST 261.50 FEET TO A POINT; THENCE NORTH 01 DEGREE 52 MINUTES 39 SECONDS EAST 206.07 FEET TO A POINT; THENCE NORTH 60 DEGREES 51 MINUTES 07 SECONDS EAST 494.05 FEET TO A POINT; THENCE NORTH 59 DEGREES 03 MINUTES 39 SECONDS WEST 178.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 75 DEGREES 14 MINUTES 25 SECONDS EAST 60.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 92.34 FEET TO A POINT; THENCE NORTH 12 DEGREES 56 MINUTES 24 SECONDS EAST 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 12 DEGREES 56 MINUTES 24 SECONDS WEST 110.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 50.88 FEET TO A POINT; THENCE SOUTH 50 DEGREES 33 MINUTES 30 SECONDS EAST 25.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 39 DEGREES 26 MINUTES 30 SECONDS EAST 100.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 143.12 FEET TO A POINT; THENCE NORTH 47 DEGREES 26 MINUTES 30 SECONDS EAST 41.94 FEET TO A POINT; THENCE NORTH 86 DEGREES 06 MINUTES 00 SECONDS EAST 74.38 FEET TO A POINT; THENCE NORTH 29 DEGREES 40 MINUTES 18 SECONDS EAST 119.83 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1352 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340 THE FOLLOWING COURSES AND DISTANCES: SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 225.44 FEET, SOUTH 57 DEGREES 26 MINUTES 51 SECONDS EAST 100.12 FEET, SOUTH 63 DEGREES 10 MINUTES 20 SECONDS EAST 200.25 FEET, SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 150.00 FEET, SOUTH 54 DEGREES 35 MINUTES 57 SECONDS EAST 150.75 FEET, AND SOUTH 65 DEGREES 16 MINUTES 45 SECONDS EAST 115.44 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE OF RAYMOND H. ROGERS PROPERTY AND THE WEST LINE OF PROPERTY CONVEYED TO UNION ELECTRIC COMPANY BY DEED RECORDED IN BOOK 6354, PAGE 1740 (TRACT NO. 13) OF THE ST. LOUIS COUNTY RECORDS SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 342.72 FEET TO A POINT; THENCE CONTINUING ALONG A WEST LINE OF SAID UNION ELECTRIC COMPANY PROPERTY, THE WEST LINE OF PROPERTY CONVEYED TO DONALD J. ALLMAN AND WIFE BY DEED RECORDED IN BOOK 6863, PAGE 1536 OF THE ST. LOUIS COUNTY RECORDS, AND THE WEST LINE OF PROPERTY CONVEYED TO FRED W. TAPPMAYER AND WIFE BY DEED RECORDED IN BOOK 5878, PAGE 35 OF THE ST. LOUIS COUNTY RECORDS SOUTH 01 DEGREE 33

BILL NO. _____

ORDINANCE NO. _____

MINUTES 02 SECONDS WEST 679.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 59 SECONDS WEST 1202.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING DISTANT SOUTH 29 DEGREES 45 MINUTES 36 SECONDS WEST 286.86 FEET FROM THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1362 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 55.86 FEET TO A POINT; THENCE SOUTH 01 DEGREES 33 MINUTES 02 SECONDS WEST 86.52 FEET TO A POINT; THENCE NORTH 33 DEGREES 45 MINUTES 22 SECONDS WEST 154.77 FEET TO A POINT; THENCE NORTH 30 DEGREES 05 MINUTES 22 SECONDS WEST 261.91 FEET TO A POINT; THENCE NORTH 24 DEGREES 48 MINUTES 22 SECONDS WEST 259.89 FEET TO A POINT; THENCE NORTH 20 DEGREES 54 MINUTES 22 SECONDS WEST 146.73 FEET TO SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340; THENCE SOUTH 63 DEGREES 10 MINUTES 26 SECONDS EAST 148.68 FEET ALONG SAID SOUTHWEST LINE OF MISSOURI STATE HIGHWAY ROUTE 340 TO A POINT; THENCE SOUTH 29 DEGREES 54 MINUTES 22 SECONDS EAST 33.30 FEET TO A POINT; THENCE SOUTH 24 DEGREES 48 MINUTES 22 SECONDS EAST 251.29 FEET TO A POINT; THENCE SOUTH 30 DEGREES 05 MINUTES 22 SECONDS EAST 194.09 FEET TO A POINT; THENCE SOUTH 53 DEGREES 45 MINUTES 22 SECONDS EAST 56.05 FEET TO THE POINT OF BEGINNING.

969 MASON BUILDING CREVE COEUR

LOTS 15 AND 16 OF THE RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, ALSO DESCRIBED AS:

A TRACT OF LAND BEING LOT 15 AND LOT 16 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE," A RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16 OF THE "RESUBDIVISION OF LOTS 3, 4, AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE," THENCE ALONG THE WEST LINE OF SAID LOT 16, NORTH 01 DEGREES, 04 MINUTES, 15 SECONDS EAST 265.00 FEET AND NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 87.65 FEET TO THE SOUTH LINE OF EXECUTIVE PARKWAY, VARIABLE WIDTHS; THENCE ALONG SAID SOUTH LINE OF EXECUTIVE PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 183.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 153.37 FEET,

BILL NO. _____

ORDINANCE NO. _____

NORTH 66 DEGREES, 43 MINUTES, 30 SECONDS EAST 126.50 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES, 16 MINUTES, 30 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 51.29 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES, 48 MINUTES, 42 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 140.99 FEET, SOUTH 86 DEGREES, 04 MINUTES, 45 SECONDS EAST 114.14 FEET, SOUTH 88 DEGREES, 56 MINUTES, 30 SECONDS EAST 55.00 FEET, AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 45.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 40.10 FEET TO THE WEST LINE OF MASON ROAD; THENCE ALONG SAID WEST LINE OF MASON ROAD, SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 337.28 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 15 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;" THENCE ALONG SAID SOUTH LINE OF LOT 15 AND THE SOUTH LINE OF SAID LOT 16, SOUTH 85 DEGREES, 08 MINUTES, 15 SECONDS WEST 694.63 FEET TO THE POINT OF BEGINNING.

SECTION 3: Such approval of the Master Signage Plan for the Barnes West County Hospital campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



CAMPUS SIGN PLAN

GROUND SIGN LOCATORS

- 1 DIRECTIONAL PYLON SIGN
- 2 DIRECTIONAL PYLON SIGN
- 3 SECONDARY ENTRANCE MONUMENT
- 4 SECONDARY ENTRANCE MONUMENT
- 5 MOB #2 ENTRANCE MONUMENT
- 6A D/F ILLUM. DIRECTIONAL SIGN (PROPOSED)
- 6B D/F DIRECTIONAL SIGN (RELOCATED)
- 7 S/F DIRECTIONAL SIGN (ER REPLACEMENT)
- 8 D/F DIRECTIONAL SIGN
- 9 S/F DIRECTIONAL SIGN
- 10 L SHAPED DIRECTIONAL SIGN
- 11 D/F DIRECTIONAL SIGN
- 12 S/F DIRECTIONAL SIGN
- 13 S/F DIRECTIONAL SIGN (PROPOSED)

NEW SIGNS PROPOSED



CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL			
LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO			
DATE 8/13/08	REVISED 8/27/08, 9/05/08, 6/4/12		
DRWG.# CSP-SITEMAP -G	PREPARED BY Keith Hempen		

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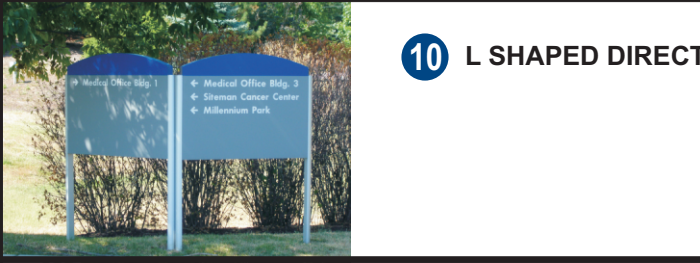
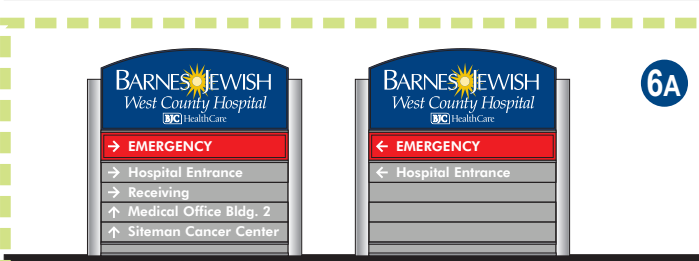
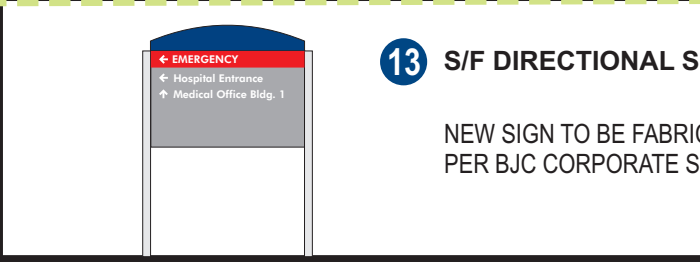
SIGN & PICTORIAL
PAINTERS
UNION LOCAL 774
Int'l. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

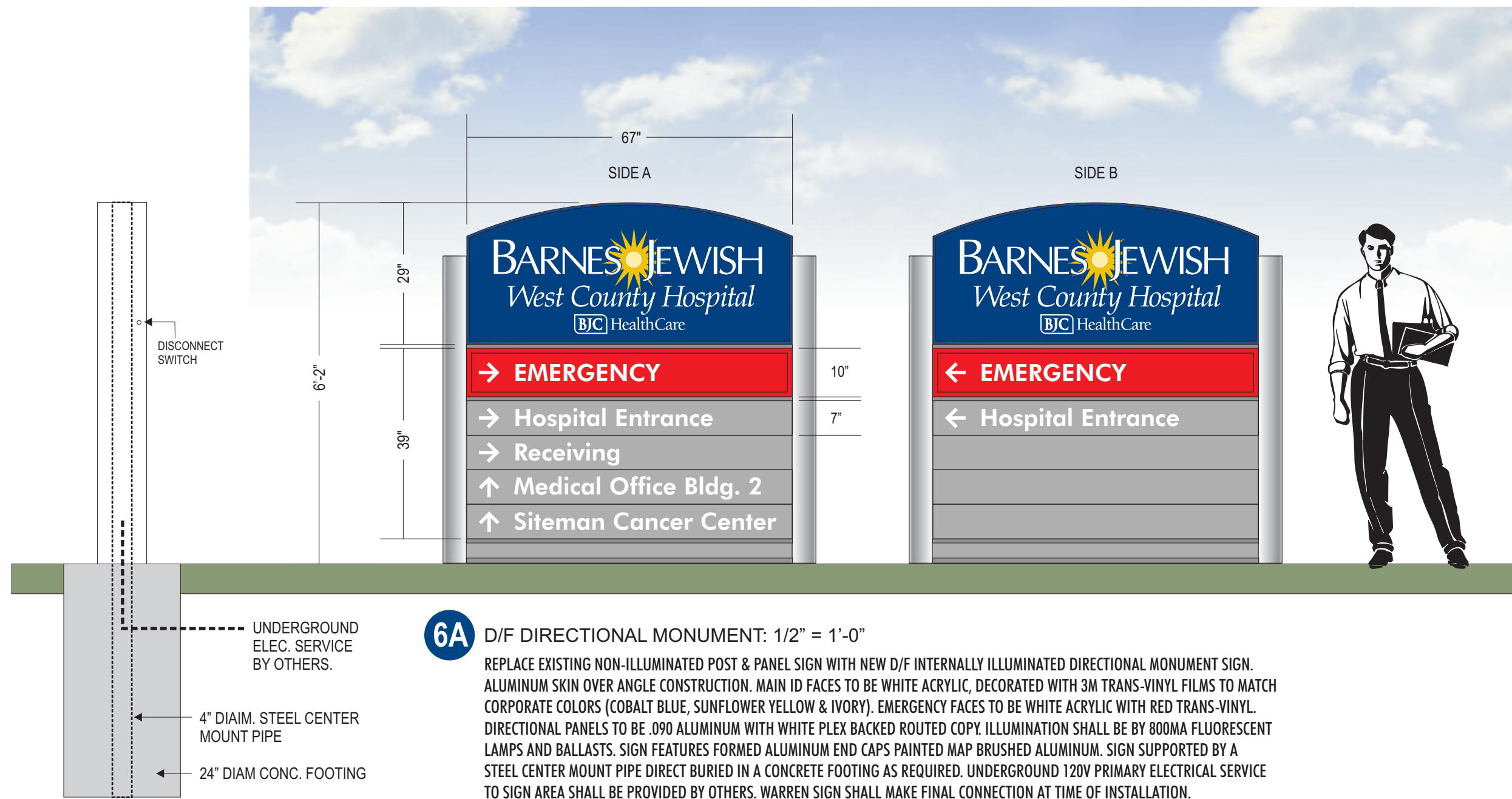
APPROVED



WARRENSIGN
2955 Arnold Tenbrook Rd., Arnold, MO 63010
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BARNES-JEWISH WEST COUNTY HOSPITAL - CAMPUS GROUND SIGN PLAN 2012

	1 DIRECTIONAL PYLON SIGN		7 DIRECTIONAL SIGN (ER REPLACEMENT)
	2 DIRECTIONAL PYLON SIGN		8 D/F DIRECTIONAL SIGN
	3 SECONDARY ENTRANCE MONUMENT		9 S/F DIRECTIONAL SIGN
	4 SECONDARY ENTRANCE MONUMENT		10 L SHAPED DIRECTIONAL SIGN
	5 NEW POB #2 ENTRANCE MONUMENT		11 S/F DIRECTIONAL SIGN
	6A D/F DIRECTIONAL MONUMENT SIGN (PROPOSED) NEW ILLUMINATED SIGN TO BE FABRICATED & INSTALLED PER BJC CORPORATE SIGN SPECIFICATIONS		12 S/F DIRECTIONAL SIGN
	6B D/F DIRECTIONAL SIGN (RELOCATED) EXISTING SIGN TO BE REFURBISHED & RELOCATED PER BJC CORPORATE SIGN SPECIFICATIONS		13 S/F DIRECTIONAL SIGN (PROPOSED) NEW SIGN TO BE FABRICATED AND INSTALLED PER BJC CORPORATE SIGN SPECIFICATIONS



SAVED AS
BARNES-JEWISH W. COUNTY DIR MONUMENT # 6A



CLIENT	BARNES-JEWISH WEST COUNTY HOSPITAL		
LOCATION	12634 OLIVE BLVD., ST. LOUIS, MO		
DATE	2/23/12	REVISED	6/4/12
DRWG.#	JK021712	PREPARED BY	Keith Hempen



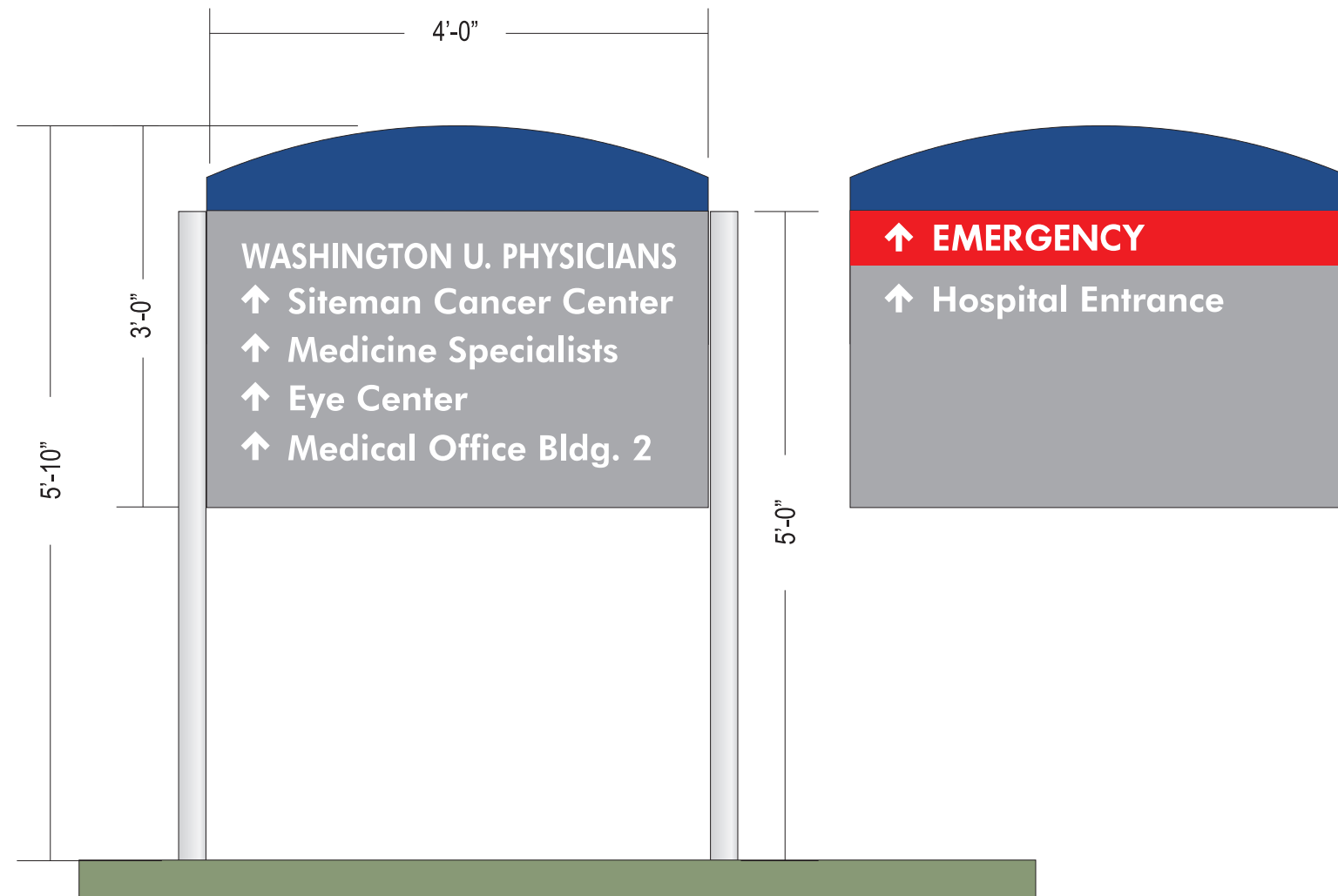
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PAINTERS
UNION LOCAL 774
Int'l. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

☐ APPROVED

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- 6B** SIGN FACE SIDE A: 3/4" = 1'-0" (36" X 48")
- REMOVE, REFACE AND RELOCATE EXISTING SIGN
 REPAINT CABINET IN CORPORATE COLOR GREY & BLUE DECORATED WITH
 3M WHITE & RED SCOTCHLITE REFLECTIVE VINYL GRAPHICS.
 PROVIDE NEW HALF ROUND ALUMINUM POSTS PAINTED BRUSHED ALUMINUM
 AND SHALL BE INSTALLED 36" BELOW GRADE IN 12" DIAMETER CONCRETE FOOTINGS.
- COORDINATE NEW PLACEMENT WITH SITE PLAN.
 SIGN TO BE LOCATED SOUTH OF EXISTING LOCATION.



PHOTOS OF EXISTING SIGN



CLIENT
 BJC WEST COUNTY

PROJECT
 DIRECTIONAL SIGN REFURB-RELOCATE

LOCATION
 12634 OLIVE BLVD., CREVE COEUR, MO

SCALE
 NOTED

DATE
 4/5/12

SAVED AS
 BARNES-JEWISH WEST COUNTY DIRSIGN 6B

DRAWING NO.
 JK 040612

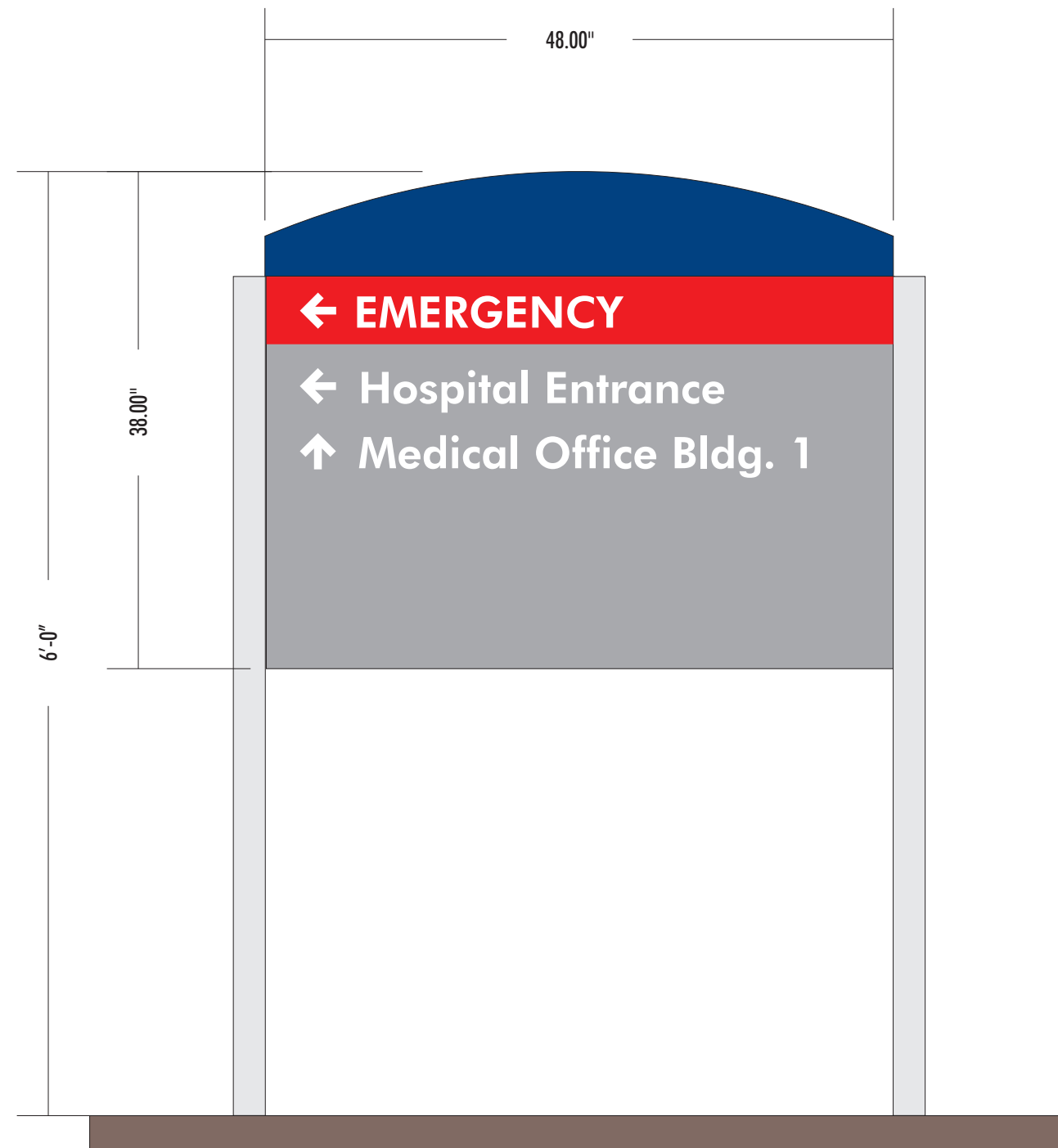
REVISED
 5/25/12

DESIGNED BY
 Keith Hempen



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13 MOB 1 DIRSIGN ELEVATION: 1" = 1'-0"

Fabricate and install one single face directional sign as noted:

4" deep aluminum cabinet construction painted PMS 288 Blue Header, Dupont DS 097 Grey face. All graphics to be 3M Scotchlite White & Red reflective vinyl.

Signs supported by Aluminum half round posts painted MAP Brushed Aluminum and direct buried in concrete footings as required.

Coordinate placement with survey photo (See JK).



CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL
PROJECT
MOB 1 DIRECTIONAL SIGN
LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO
SCALE
NOTED
DATE
9/8/11
SAVED AS
BARNES-JEWISH W.COUNTY MOB 1 DIR SIGN
DRAWING NO.
JK 090611
REVISED
5/25/12
DESIGNED BY
Keith Hempen

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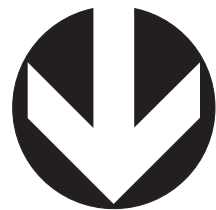


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CAMPUS SIGN PLAN WALL SIGN LOCATORS

- A** HOSPITAL ENTRANCE SIGN - ILLUMINATED UNDER CANOPY SIGN (D/F)
- B₁** HOSPITAL ILLUMINATED EMERGENCY SIGN
- B₂** HOSPITAL ILLUMINATED EMERGENCY SIGN
- B₃** HOSPITAL ILLUMINATED EMERGENCY SIGN
- C** MOB #1 NON-ILLUMINATED (BUILDING 1)
- D** MOB #1 NON-ILLUMINATED (BUILDING 1)
- E** MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)
- F** MOB #2 ILLUMINATED (SITEMAN CANCER CENTER, MEDICINE SPECIALISTS, EYE CENTER)
- G** MOB #2 NON-ILLUMINATED (BUILDING 2)
- H** MOB #3 ILLUMINATED (HEART CARE INSTITUTE) & (PEDIATRIC SPECIALISTS)
- I** MOB #3 NON-ILLUMINATED (BUILDING 3)
- J** 969 N. MASON ILLUMINATED (IMAGING CENTER)



NEW SIGNS PROPOSED



CLIENT BARNES-JEWISH WEST COUNTY HOSPITAL

LOCATION 12634 OLIVE BLVD., ST. LOUIS, MO

DATE 8/14/08

REVISED 6/1/12

DRWG.# CSP-SITEMAP -W

PREPARED BY Keith Hempen



SIGN & PICTORIAL
PAINTERS
UNION LOCAL 774
Int'l. Union of Painters & Allied Trades
AN AFFILIATE OF PAINTERS DISTRICT COUNCIL 2

APPROVED

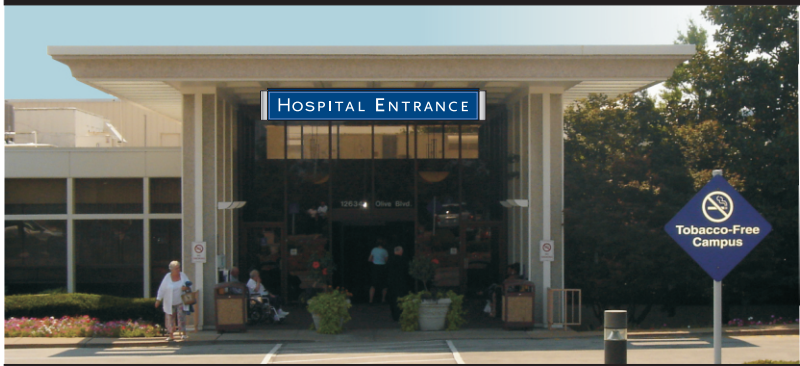
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BARNES-JEWISH WEST COUNTY HOSPITAL - CAMPUS WALL SIGN PLAN 2012



A ILLUMINATED UNDER CANOPY
"HOSPITAL ENTRANCE" SIGN.
(PROPOSED)



E MOB #2 ILLUMINATED(SITEMAN CANCER CENTER,
MEDICINE SPECIALISTS, EYE CENTER)



B1



B2

B1, B2
ILLUMINATED EMERGENCY SIGN
(PROPOSED)



F MOB #2 ILLUMINATED (SITEMAN CANCER CENTER,
MEDICINE SPECIALISTS, EYE CENTER)



B3
ILLUMINATED EMERGENCY SIGN (RELOCATED)



G MOB #2 NON-ILLUMINATED (MEDICAL OFFICE BUILDING 2)



C MOB #1 NON-ILLUMINATED (BUILDING 1)



H PHOTO LEFT
MOB #3 ILLUMINATED
(HEART & VASCULAR CENTER)
(PEDIATRIC SPECIALISTS)



I PHOTO RIGHT
MOB #3 NON-ILLUMINATED
(MEDICAL OFFICE BUILDING 3)



D MOB #1 NON-ILLUMINATED (BUILDING 1)



J 969 N. MASON ILLUMINATED (IMAGING CENTER)



A SIGN ELEVATION: 1/4" = 1'-0"

FABRICATE AND INSTALL ONE DOUBLE FACE, INTERNALLY ILLUMINATED CABINET SIGN. ALUMINUM CABINET PAINTED PMS 288C BLUE. FACES TO BE 3/16" THICK LEXAN DECORATED WITH 3M TRANS-VINYL FILM (CORPORATE COLORS). ILLUMINATION SHALL BE BY WHITE LED MODULES POWERED BY LOW VOLTAGE TRANSFORMERS CONCEALED WITHIN CABINET. SIGN MOUNTED WITH STEEL TUBE BRACKETS FASTENED TO CANOPY STRUCTURE WITH NON-CORROSIVE HARDWARE AS REQUIRED. (FIELD SURVEY REQUIRED).

A 120V PRIMARY ELECTRICAL CIRCUIT TO EACH SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL PROVIDE TIMER SWITCH AND MAKE FINAL CONNECTIONS AT TIME OF INSTALLATION.



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

WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
BUILDING IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

DATE
11/16/11

SAVED AS
BJC WEST COUNTY HOSP ENTR CANOPY ID SIGN

DRAWING NO.
JK 111211

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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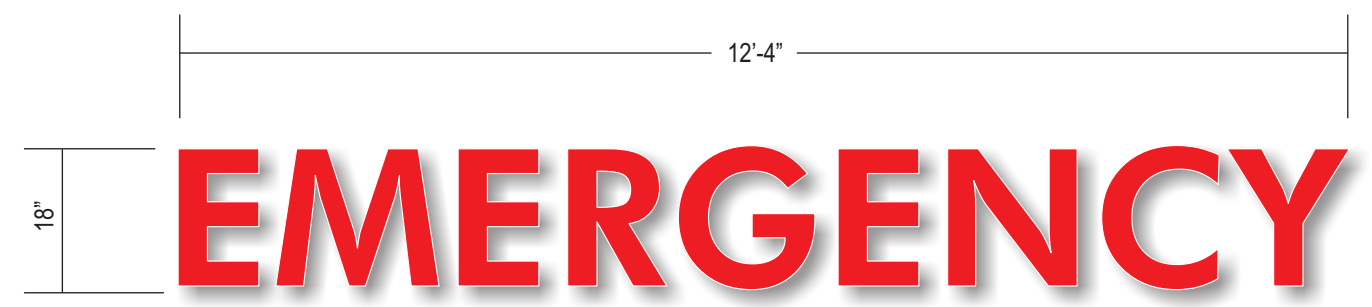
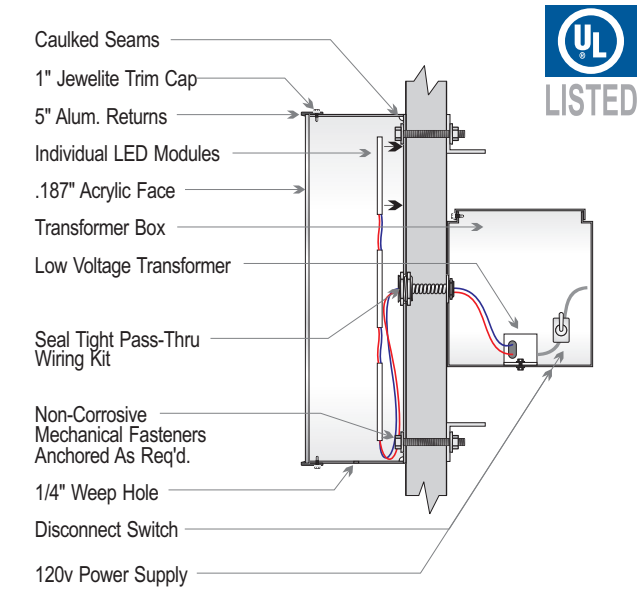
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warrensign.com

Remote LED Letter Detail



B1 SIGN ELEVATION: 1/2" = 1'-0"

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS. 5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK #2793 RED ACRYLIC FACES WITH WHITE TRIM. ILLUMINATION SHALL BE BY RED LED MODULES POWERED BY SELF CONTAINED LOW VOLTAGE POWER SUPPLIES. LETTERS MOUNTED FLUSH TO WALL WITH NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.



FRONT ELEVATION: 3/16" = 1'-0"



WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
EMERGENCY IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

SCALE
NOTED

DATE
9/8/11

SAVED AS
BJC WEST COUNTY EMERGENCY LETTERS

DRAWING NO.
JK 090411

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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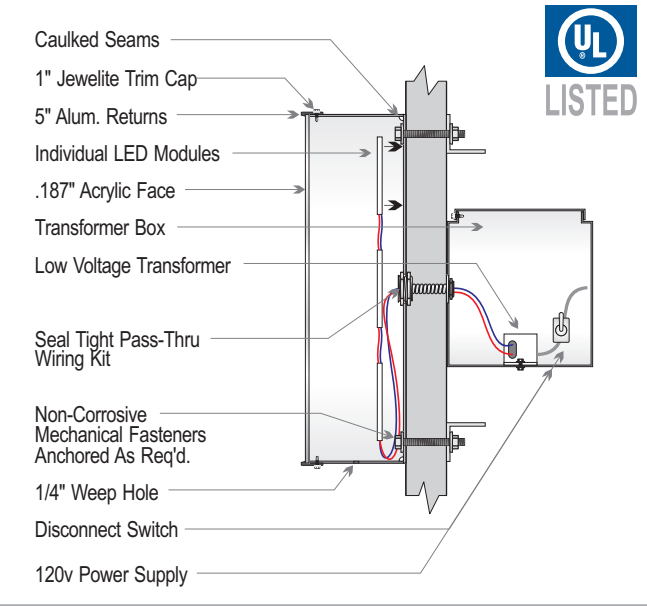


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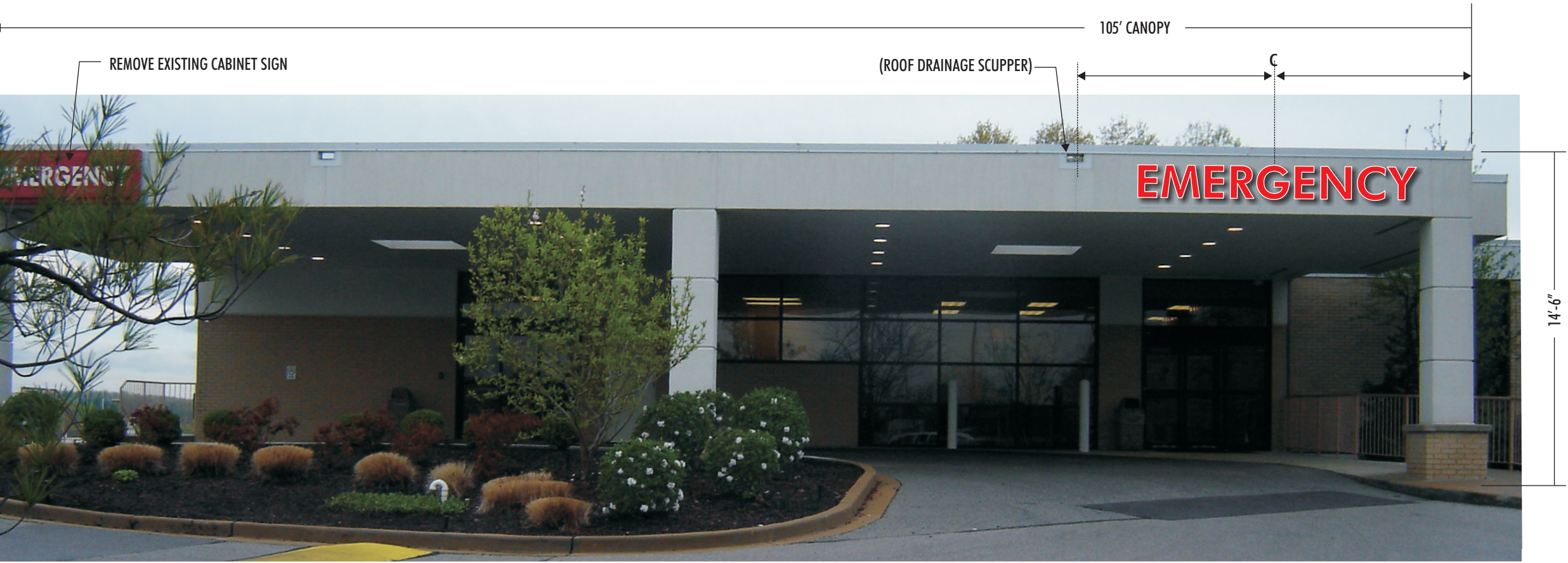
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Remote LED Letter Detail



B2 SIGN ELEVATION: 1/2" = 1'-0"

FABRICATE AND INSTALL ONE SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS. 5" DEEP ALUMINUM RETURNS PAINTED WHITE. 3/16" THICK #2793 RED ACRYLIC FACES WITH WHITE TRIM. ILLUMINATION SHALL BE BY RED LED MODULES POWERED BY SELF CONTAINED LOW VOLTAGE POWER SUPPLIES. LETTERS MOUNTED FLUSH TO WALL WITH NON-CORROSIVE ANCHORS AS REQUIRED. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION.



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

WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
 BARNES-JEWISH WEST COUNTY HOSPITAL
 PROJECT
 EMERGENCY IDENTIFICATION
 LOCATION
 12634 OLIVE BLVD., ST. LOUIS, MO
 DATE
 12/12/11
 SAVED AS
 BJC WEST COUNTY 2ND SET EMERGENCY LETTERS
 DRAWING NO.
 JK 120711
 REVISED
 6/4/12
 DESIGNED BY
 Keith Hempten

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REMOVE 2'-6" X 7' SIGN CABINET (BELOW) AND RELOCATE (PHOTO RIGHT)



CANOPY ELEVATION: $3/16'' = 1'-0''$

B3

RELOCATE EXISTING CABINET SIGN AS SHOWN. A 120V PRIMARY ELECTRICAL CIRCUIT TO SIGN AREA SHALL BE PROVIDED BY OTHERS. WARREN SIGN SHALL MAKE FINAL CONNECTION AT TIME OF INSTALLATION. SIGN CABINET MOUNTED FLUSH TO CANOPY FACE WITH NON-CORROSIVE TOGGLE BOLTS AS PER ORIGINALLY.



WARRENSIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BARNES-JEWISH WEST COUNTY HOSPITAL

PROJECT
EMERGENCY IDENTIFICATION

LOCATION
12634 OLIVE BLVD., ST. LOUIS, MO

DATE
4/2/12

SAVED AS
BJC WEST COUNTY EMERGENCY CABINET
REINSTALL

DRAWING NO.
JK 040112

REVISED
6/4/12

DESIGNED BY
Keith Hempen

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AN ORDINANCE FOR APPROVAL OF A MASTER SIGNAGE PLAN PURSUANT TO SECTION 104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD, EAST OF MASON ROAD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Warren Sign Company, on behalf of BJC West County Hospital for approval of a Master Signage Plan for the BJC West County Campus; and,

WHEREAS, The boundaries of the Master Signage Plan will be for BJC West County Hospital Campus development including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan; and,

WHEREAS, Said property is zoned "PH" Planned Hospital district; and,

WHEREAS, The Planning and Zoning Commission by unanimous (5-0) vote recommended approval of the Master Signage Plan on September 15, 2008; and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, October 13, 2008, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, after having given fifteen (15) days prior public notice of the time, place and purpose of said hearing by publication in the St. Louis Countian and in the West County Journal, newspapers of general circulation in the City of Creve Coeur and after other written notice was given all according to the provisions of law made and provided for such notices and hearings; and,

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: The Master Signage Plan amendment for the BJC West County Hospital campus, as submitted by Warren Sign Company, on behalf of BJC West County Hospital, and attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the BJC West County Hospital campus and identified as the area on the Master Signage Plan.

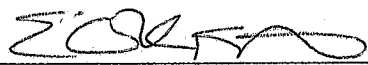
SECTION 2: Such approval of the Master Signage Plan for the BJC West County Hospital campus shall be restricted to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building, monument, or directional signage referred to in the Master Sign Plan that currently does not possess a building permit.
2. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional banners shall be allowed.

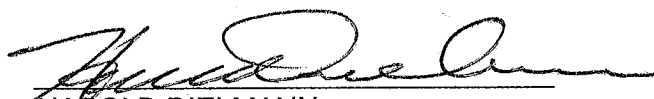
SECTION 3: The Master Signage Plan, and all components thereof, shall be demonstrated as the attached Exhibit 1.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

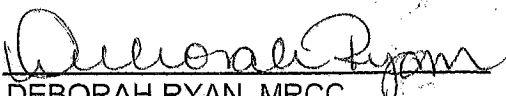
ADOPTED THIS 27 DAY OF October, 2008

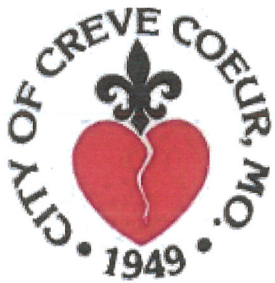

ELIZABETH KISTNER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27 DAY OF October, 2008


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#12-024 FOR THE SITE DEVELOPMENT PLAN AND CONDITIONAL USE
PERMIT FOR ST. TIMOTHY'S EPISCOPAL CHURCH,
LOCATED AT 808 N. MASON ROAD**

FOR THE MEETING OF: September 4, 2012

LOCATION: 808 N. Mason Road

REQUEST:

Chris Chiodini, of Chiodini Associates, on behalf of St. Timothy's Episcopal Church, has submitted a request to amend their Conditional Use Permit and Site Development Plan approval for an 8,350 sq. ft. addition that includes a new parish hall and entry plaza. St. Timothy's received approval for an 11,979 addition on January 24, 2011. However, the project was delayed and the scope of the project has been reduced.

ADDITIONAL INFORMATION:

The project site is located in the "C" Single-Family Residential zoning district. Churches and other places of worship are conditional uses in all residential districts. Section 405.1080 states that no site development plan is valid for a period longer than 12 months from the date it is approved unless substantial construction is commenced.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "C" Single Family Residential District?
- Does the request with the required findings for a conditional use permit?

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.270 "C" Single Family Residential District
- Section 405.1070, Conditional Use Permits
- Section 405.1080 Site Concept, Site Development, and Minor Site Plan Approval

APPLICANTS: Ron Batty
St. Timothy's Episcopal Church
808 N. Mason Road
Creve Coeur, MO 63141

**APPLICANTS
REPRESENTATIVE:**

Christopher Chiodini
Chiodini Associates
1401 S. Brentwood Blvd,
Suite 425
Saint Louis, MO 63144



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

8/30/2012
Date

ATTACHMENTS:

Applicant's Materials Submitted July 23, 2012 and revised Photometric Plan received August 30, 2012
Draft Ordinance
Ordinance 2206 and 5174
Prior approved materials dated December 2, 2010

BACKGROUND AND PROJECT SUMMARY

St. Timothy's Episcopal Church was originally built in 1962, with the school facilities added in 1969, and remodeled in 1979. The property sits on five acres. In 2003, St. Timothy's Episcopal Church received a Conditional Use Permit (Ordinance Number 2206) for an addition that included the current sanctuary. On December 6, 2010, the Planning and Zoning Commission reviewed and recommended approval to amend the Site Development Plan and Conditional Use Permit for an 11,979 sq. ft. addition. The project included a new parish hall, and entry plaza, as well as the relocation of the existing entrance driveway from the southwest corner to further north along Mason Road and additional parking to be built into the hillside at the southeast portion of the property. City Council approved the conditional use permit on January 24, 2012 (Ordinance 5174).

The project has not started construction and the overall project has been reduced. Section 405.1070(G)(1) and Section 405.1080(F)(4) states that no Conditional Use Permit or Site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Therefore, Staff recommends that the prior ordinances be replaced with a new conditional use permit that references the current proposal.

The current proposal includes a new of 8,350 sq. ft. parish hall, and renovating the existing educational center. The overall design and layout of the addition is largely the same as the prior proposal with an all brick exterior that will match the existing structure. However, the roof line will be pitched instead of the articulated design, as shown below. The current proposal also includes maintaining the existing driveway entrance. The architect has indicated that, for the construction bids, an alternative will include the relocation of the entrance further north along Mason Road as previously approved. Below are the prior approval north elevation and the current proposed north elevation and site plans for comparison:

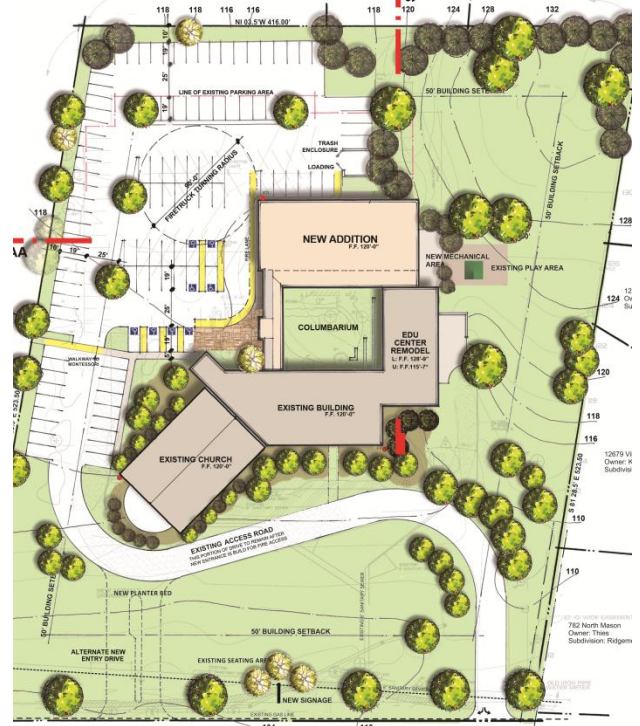
2010 elevation



2012 elevation



2012 Site Plan



The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hope Montessori School	“C” Single Family Residential	NA
South	Residences	“C” Single Family Residential	NA
East	Residences	“C” Single Family Residential	NA
West	Residences	“A” Single Family Residential	Mason Road

The subject property is located within the “C” Residential District. The Comprehensive Plan contains many goals directed at the protection of residential areas from non-residential development. The “Residential Preservation and Economic Development” section of the overall goals contains the following:

2. *Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent (p. 21).*
4. *Protect residential areas from encroachment of non-residential uses (p.21).*

37

4. New construction or development within the boundaries of existing institutional uses will be permitted only upon demonstration that negative impacts on surrounding residential areas related to site planning, building design and material, landscaping, buffering, access, signage, and other land use impacts will be mitigated.

The applicants have proposed lighting that, when used correctly, can be well controlled. The use of adequate trash receptacles will also help control trash. The new parking area is located further away from the residential homes, along the northeast and next to the Hope Montessori School, and the lights will be shielded from view with the new berm that will extend three feet in height. The additional plantings of new deciduous and evergreen trees within the required 50 foot buffer should provide adequate screening.

What is less easy to control is noise. However, the use of the property will not be changing and therefore no further impact of noise is expected once the development is completed.

DESIGN GUIDELINES

The architecture and materials of the new addition will match the existing church facility in design and materials that are already in reasonable conformance with the Design Guidelines. Note that the submitted site development plan shows a trash enclosure, however, no elevations were included. It is located behind the main building and screened from the residents with a berm. Staff recommends that a condition of approval include that the trash enclosure consists of an opaque screen of quality materials. This could include vinyl, or metal fencing, or masonry.

The site already has as an existing sidewalk along Mason Road and pedestrian connections will be added with the school to the north within the parking area. Therefore, the project meets with the intent of the Comprehensive Plan and Design Guidelines.

ZONING REVIEW

The subject property is located on five acres within the "C" Single Family Residential District.

"C" Single Family Residential District Requirements:

Maximum structure height for schools, churches and other places of worship: 50 feet.

No portion of the building or structure shall penetrate this sky exposure plane.

Proposed Maximum height of new addition: 22 feet

Maximum floor area ratio (FAR): 0.4

Proposed Maximum FAR: 0.14

Maximum site coverage: 40%

Proposed site coverage: 38%

Minimum front yard for conditional uses: 50 feet

Minimum side yard for conditional uses: 50 feet

Minimum rear yard for conditional uses: 50 feet

Proposed side yard setback for addition: approximately 120 feet

Proposed rear yard setback for addition: approximately 118 feet

Buffer yard for conditional uses: Any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that about the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

The proposed addition will meet the requirements regarding site setbacks and coverage requirements. The buffer yard of over 50 feet has been provided for those residential properties abutting the church property along the southeast property line.

Landscaping

The applicant has provided a landscape plan that includes adding 34 new deciduous and evergreen trees to the buffer areas surrounding the property and along N. Mason Road. Also included are new planter beds on the east side of the existing church. The applicant has indicated that the Church has a volunteer committee to maintain the plantings. A condition of the ordinance includes that annual planting areas shall be renewed and replanted every year to maintain the overall approved landscape design.

Section 405.540.F.2 of the *Design Standards for Landscape Plans* requires a continuous opaque screen when parking is located adjacent to a residential district to prevent headlights from entering the adjacent residential unit. The legally pre-existing non-conforming parking along the north property line abuts to the "C" Single Family Residential District; however the property's use is the Hope Montessori School and is unlikely to change to residential uses. The applicant has included additional trees to add to the buffer, but has not proposed adding an opaque wall. If the Commission feels that one is necessary, a condition can be included to require a low wall or fence for screening, otherwise it can remain a legally non-conforming site. As identified above, should the school convert to residential uses, the code provides that the construction of an opaque screen and buffer would be required upon notification of the Planning and Zoning Commission.

Parking

Section 405.820(B)(3) of General Parking Requirements for churches, synagogues, temples, other places of worship, public buildings, auditoriums and other places of public assembly requires one space for each four seats. In the case of bench seating, such as pews in a place of worship, twenty-four (24) lineal inches of bench seating shall equate to one(1) seat [Section 405.820(A)(5)].

1 space/4 seats – Church seating for 324: 81 spaces

1 space/300 sq. ft. – Education Center: 26 spaces

The new Parish Hall will have a seating capacity for banquets at 194 seats and 238 seats when arranged for lecture seating:

1 space/4 seats – Lecture seating for 238: 60 spaces

1 space/200 sq. ft. – Banquet Facility (calculated as the new addition of 8,350): 42 spaces

Exiting Parking Provided – 108

Total Proposed Parking Provided – 108

Requiring parking for the cumulative activities is not necessary, as none of the activities of the church will occur at the same time. We need to only look at the largest parking demand of the church, which requires 81 spaces. The applicants are maintaining the total number of parking spaces of 108, which should provide plenty of parking available on site. The applicant has also indicated that the Montessori School allows the use of their parking for any overflow should it become necessary.

Photometric Plan

Section 405.680(4) of the Zoning Code states that lighting shall not be cast upon an adjacent property or right-of-way, or glare be emitted from an illuminate source. The applicant has submitted a photometric plan that indicates that all lighting is downcast and fully shielded and no light greater than 1.0 foot-candle illumination, in compliance with the Zoning Requirement.

Signage

The drawings show a new location for a sign but no details were provided. All signage is approved under a separate review process and any approval of the conditional use permit and site development plan does not constitute approval of the signage shown on the drawings.

FORM OF THE DRAFT ORDINANCE

The draft ordinance will repeal the prior ordinance (Ordinance #2206 and 5174) but is generally similar with the exception of the site improvements conditions as discussed within the staff report which are included in the draft ordinance include:

- The Conditional Use Permit shall be for a 16,000 square foot religious institution, including an 8350 sq. ft. addition on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
- The site shall be developed and maintained in conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" prepared by Chiodini Associates, last dated June 23, 2012.
- The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" last dated June 23, 2012 as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
- The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Site Development Submission for New Parish Center" dated June 23, 2012, as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.

- Dumpster enclosure shall consist of an opaque screen of quality materials.
- Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
- Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
- All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.

ACTION

If the Planning and Zoning Commission finds the associated draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Conditional Use Permit and Site Development Plan Amendment for the St. Timothy’s Episcopal Church, submitted with Application #12-024, subject to the conditions contained in the draft ordinance attached to the staff report dated August 30, 2012” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



Legend

-  Property Lines
-  St. Timothy's Episcopal Church, 808 N. Mason Road



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 12/12/2010
	Description: View of St. Timothy's and school from across N. Mason Rd.
	Description: View of the existing drive that may be relocated and the Educational Center that will be remodeled.
	Description: View of St. Timothy's from the back parking lot looking west.

	Description: View of the hillside that will be utilized for the new parking area that creates a natural screening for the residential units to the south east.
	Description: View of house rooftops at the south east property line.
	Description: View from the parking lot looking north west at the Hope Montessori School.



SITE PLAN



Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Legal Description:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 1/2 minutes west, 416 feet to a point; thence north 81 degrees 28 1/2 minutes west, 523.5 feet to the point of beginning.

Owner:

Saint Timothy's Episcopal Church

Subdivision:

J.W. Hezel Estate

Zoning:

C District
Fire District - Creve Coeur
School District - Parkway

Acres:

5.3 ac.
(234,700 s.f.)

Green Space:

141,150 s.f. +-

Paved Area:

63,550 s.f. +-
(not including buildings)

Coverage Area:

38%+-

Floor Area Ratio:

.14

Building Data:

New Addition = 8,350 s.f. +-
Remodeled Educational Center = 7,650 s.f. +-
(Total for both floors)
Total Area of Addition and Existing Buildings = 16,000 S.F.+-

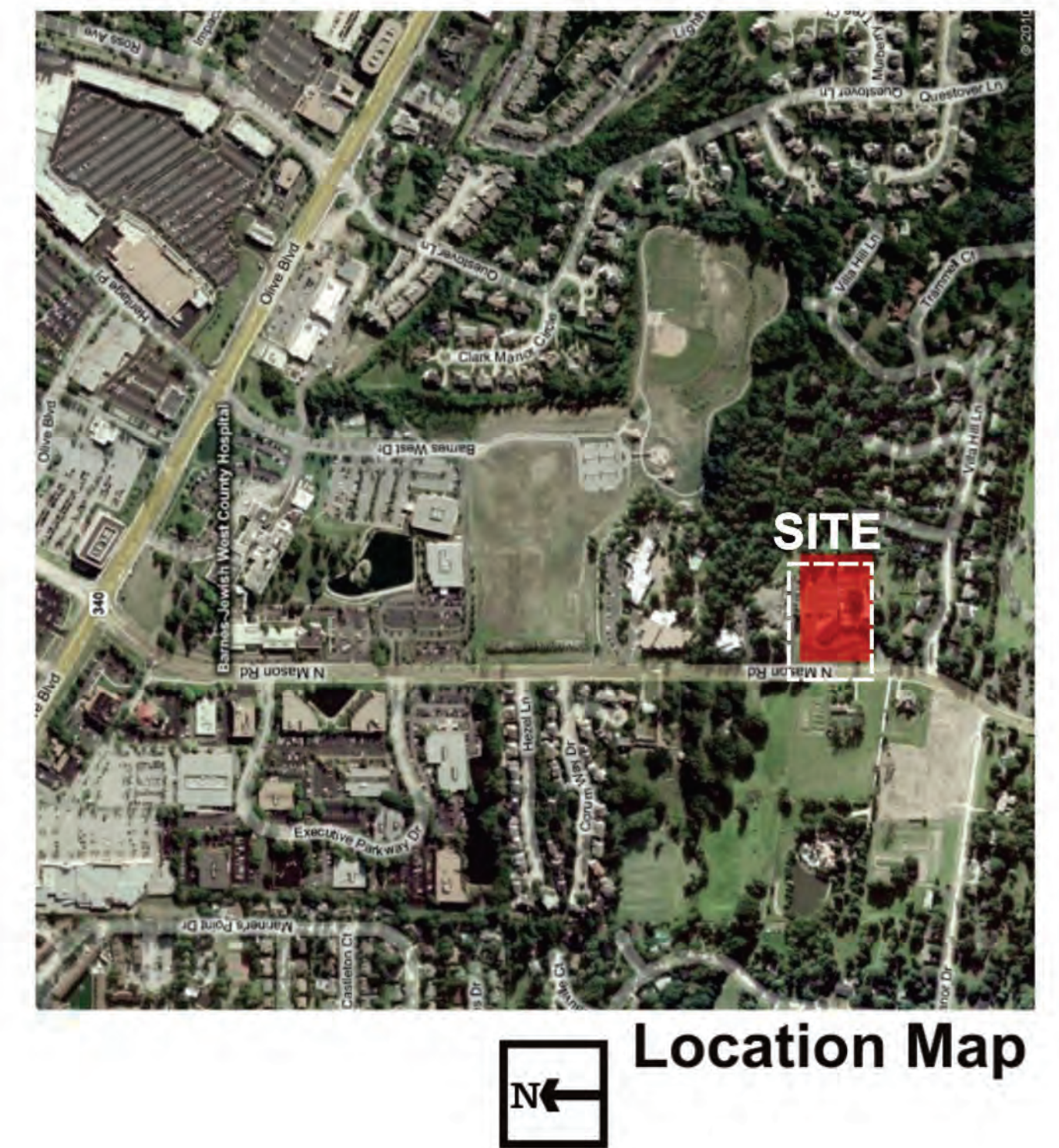
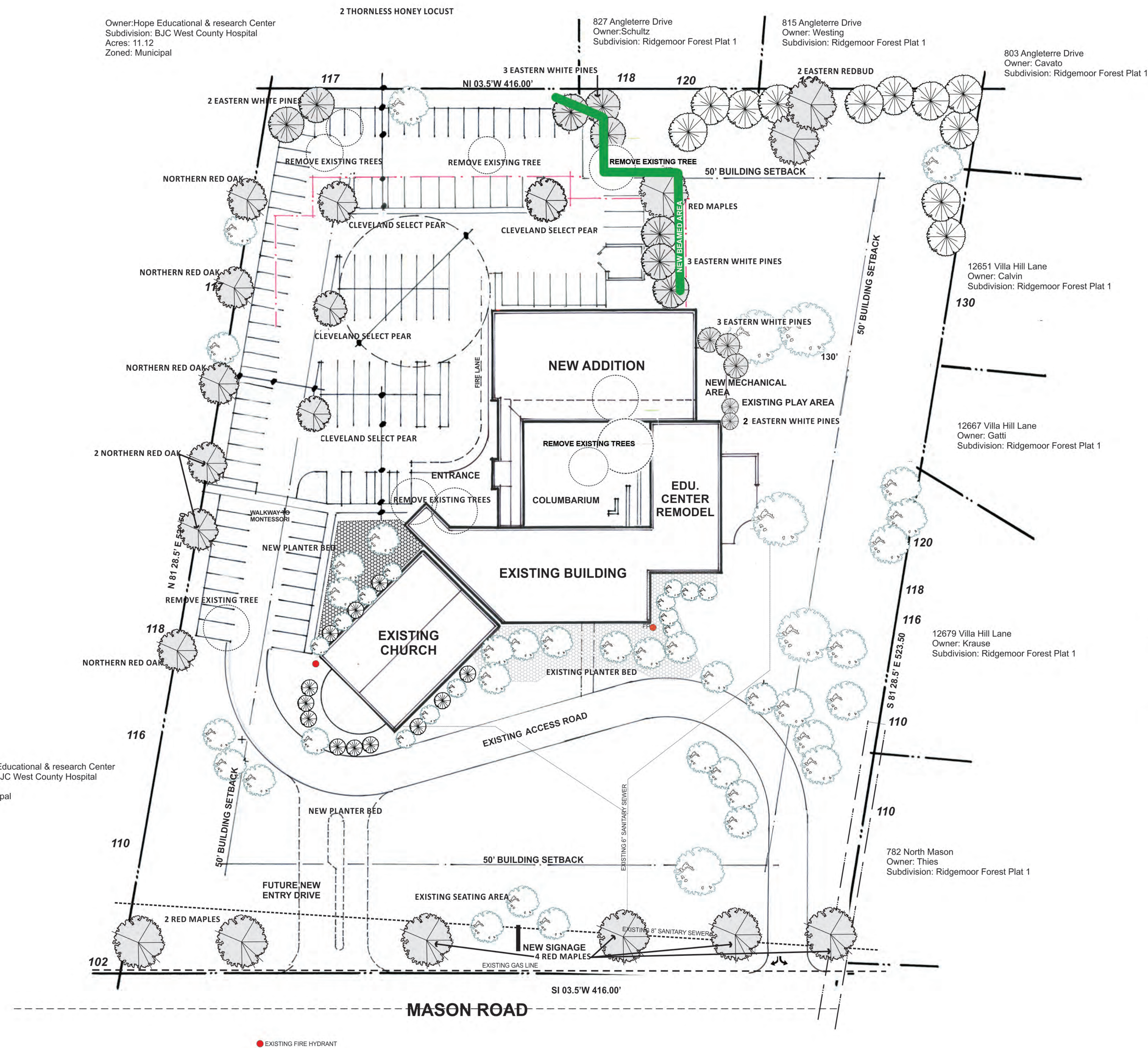
Parking Data:

Existing Parking Spaces = 108 Spaces
New Parking Layout = 108 Spaces
(Req. Parking - 1 space per 4 seats - 238 seats)
Handicapped spaces provided - 8
Loading Space - 2
3-New Fire Hydrants with no greater than 300' Travel Distance

Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date:
City Submittal: June 23, 2012

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588

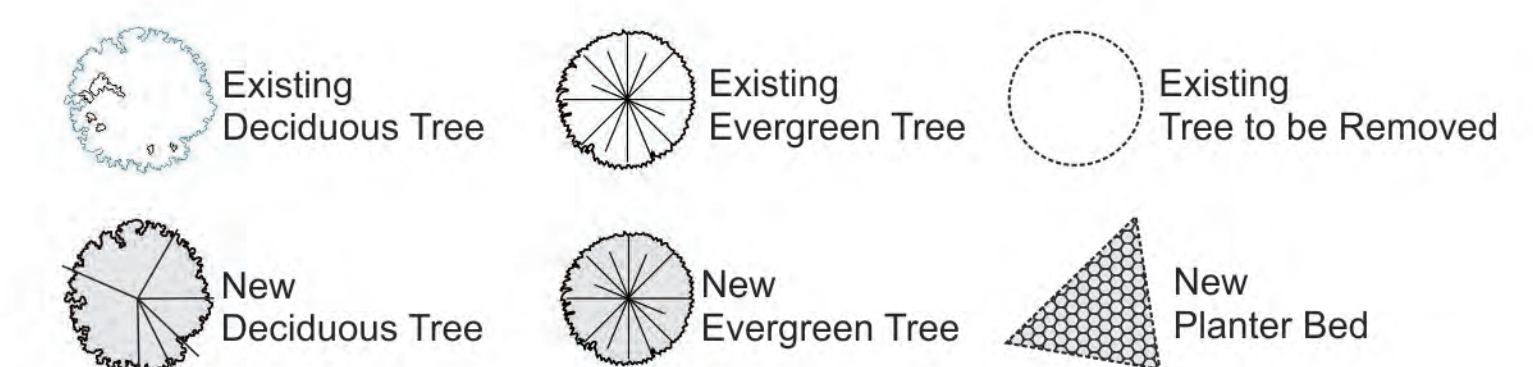


PROJECT LANDSCAPE DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Plant Legend:

Botanical Name	Common Name	Counts
Acer Rubrum	Red Maple	7
Gleditsia Triacanthos Inermis	Thornless Honey Locust	2
Quercus Rubra'borealis	Northern Red Oak	6
Picea Glauca	White Spruce	3
Pinus Strobus	Eastern White Pine	9
Cercis Canadensis	Eastern Redbud	2
Pyrus Calleryana Cleveland	Cleveland Select	4



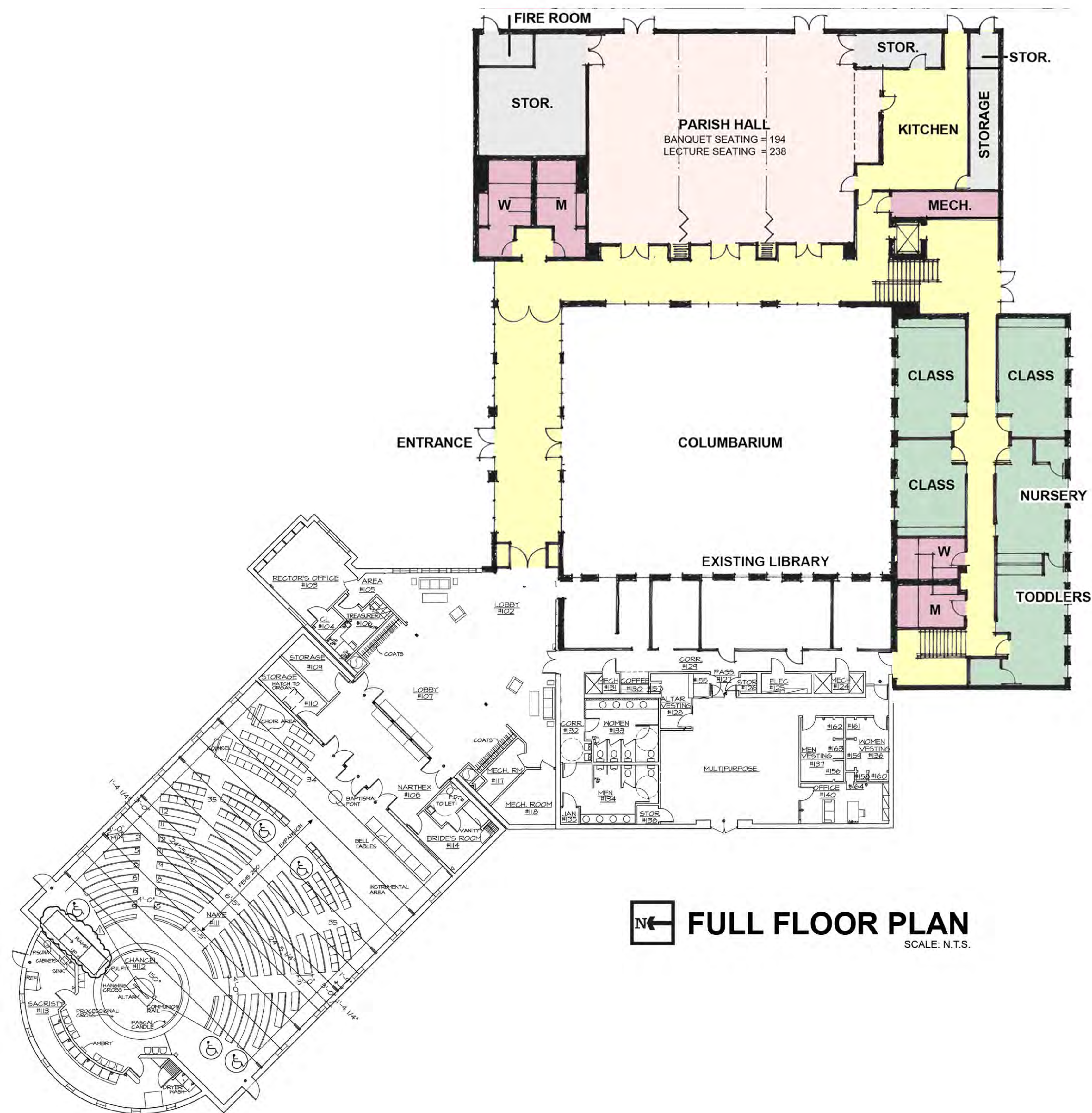
SITE PLAN - LANDSCAPE



Site Development Submission for
New Parish Center
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808 North Mason Road
Creve Coeur, Missouri 63141

Date:
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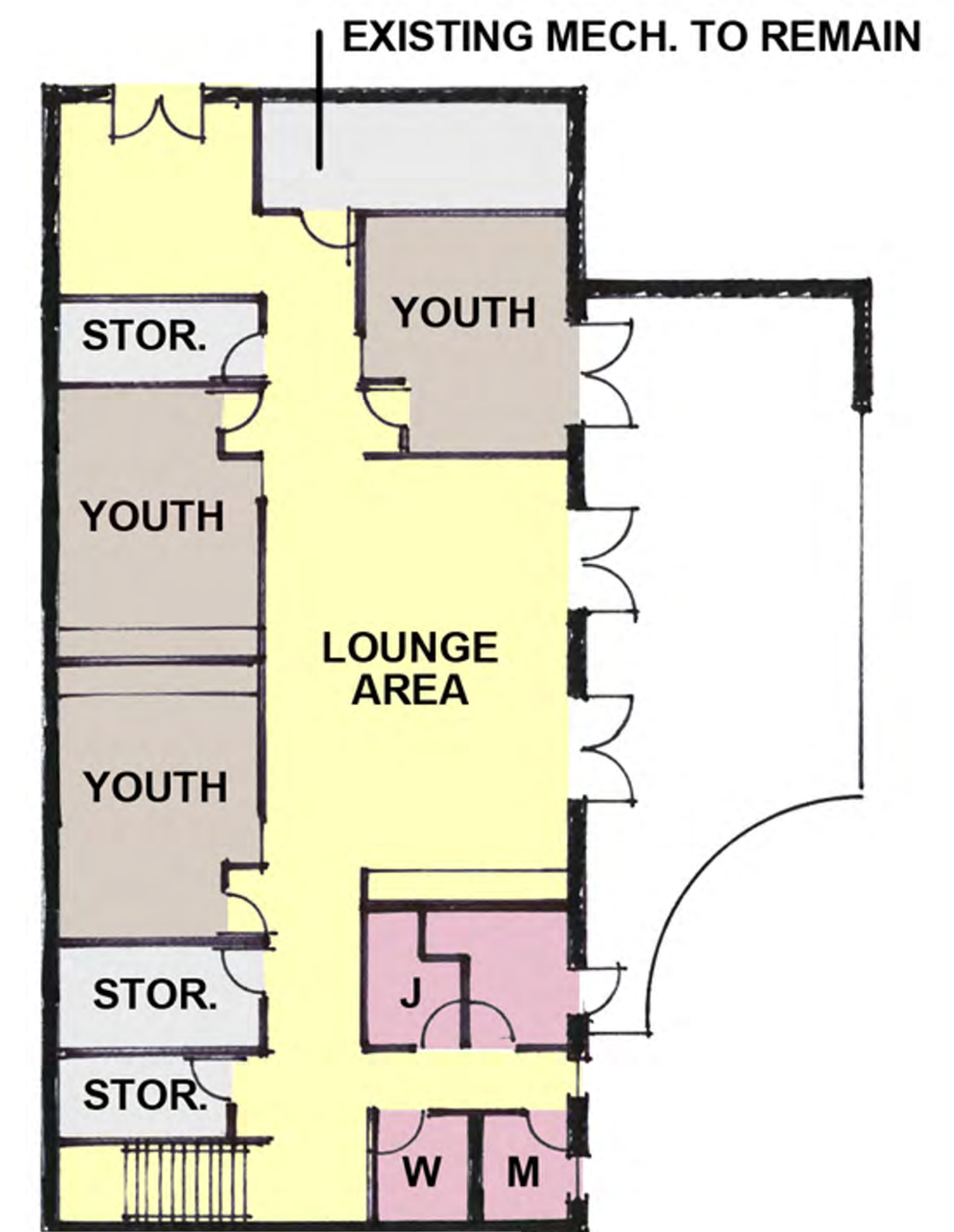
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MAIN ADDITION FLOOR PLAN



LOWER ADDITION FLOOR PLAN



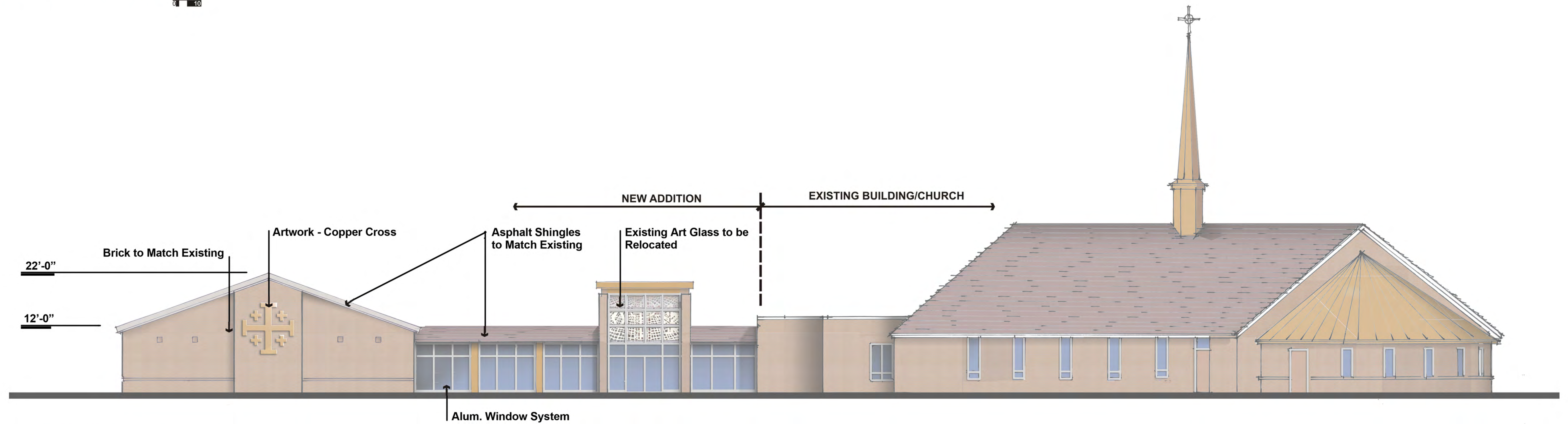
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NORTH ELEVATION



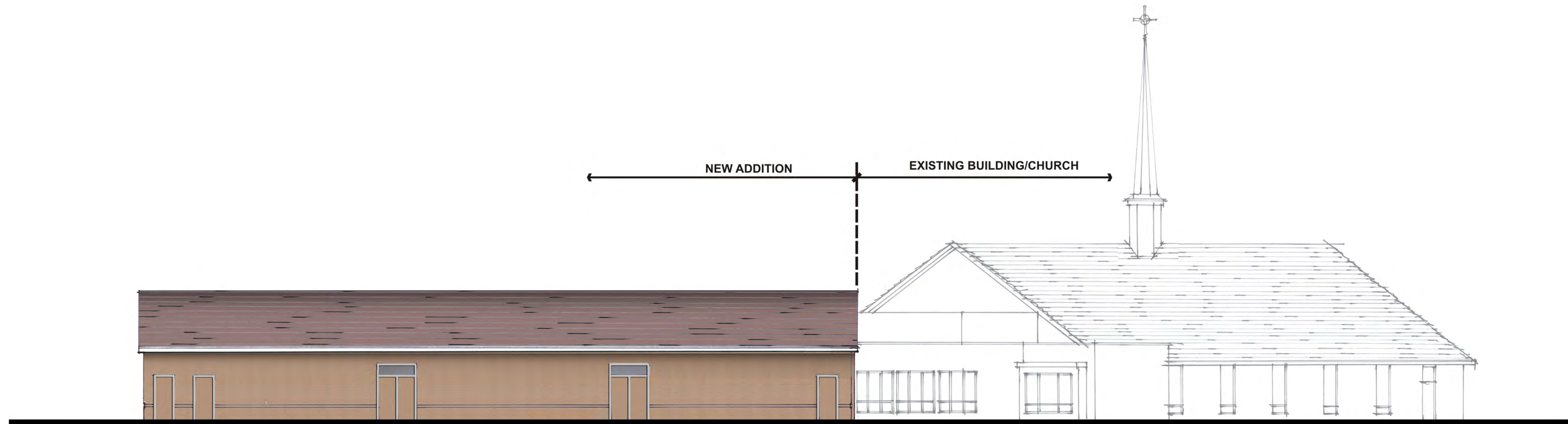
NORTH ELEVATION



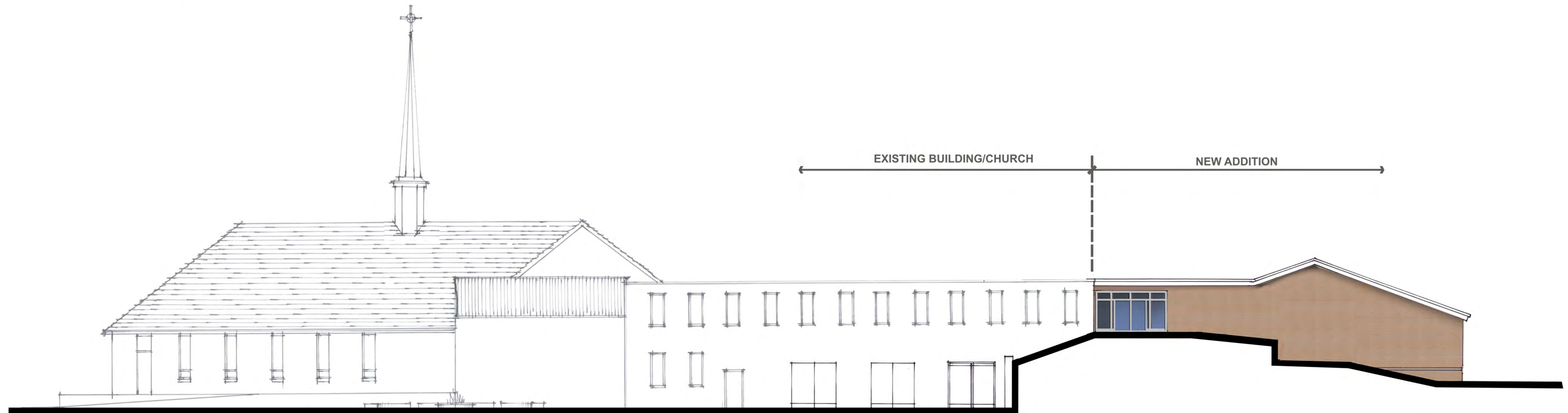
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EAST ELEVATION
 1" = 5' 0"



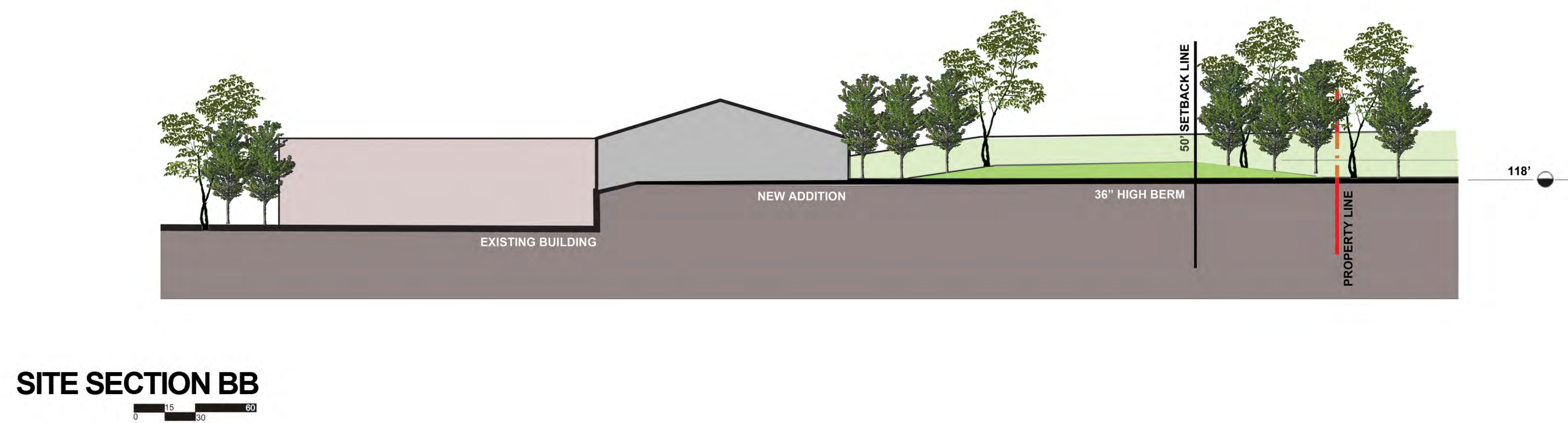
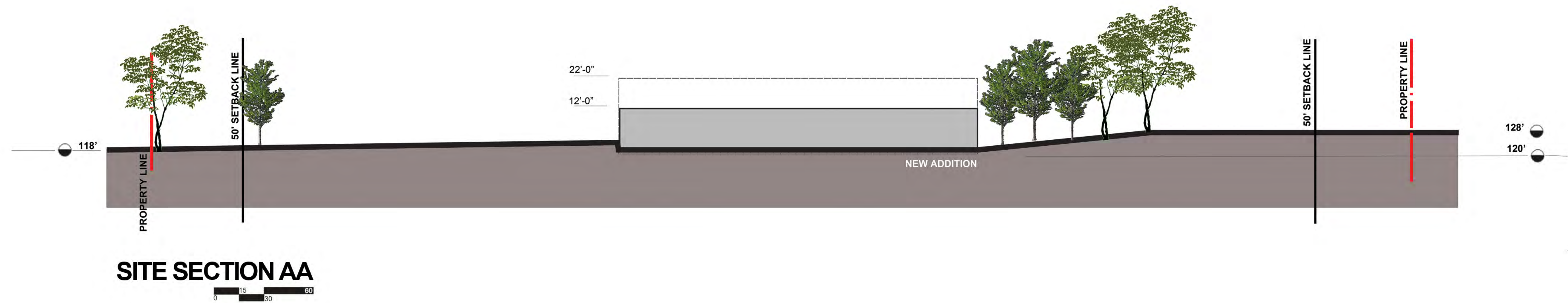
SOUTH ELEVATION
 1" = 5' 0"



Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
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Date: _____
 City Submittal: June 23, 2012

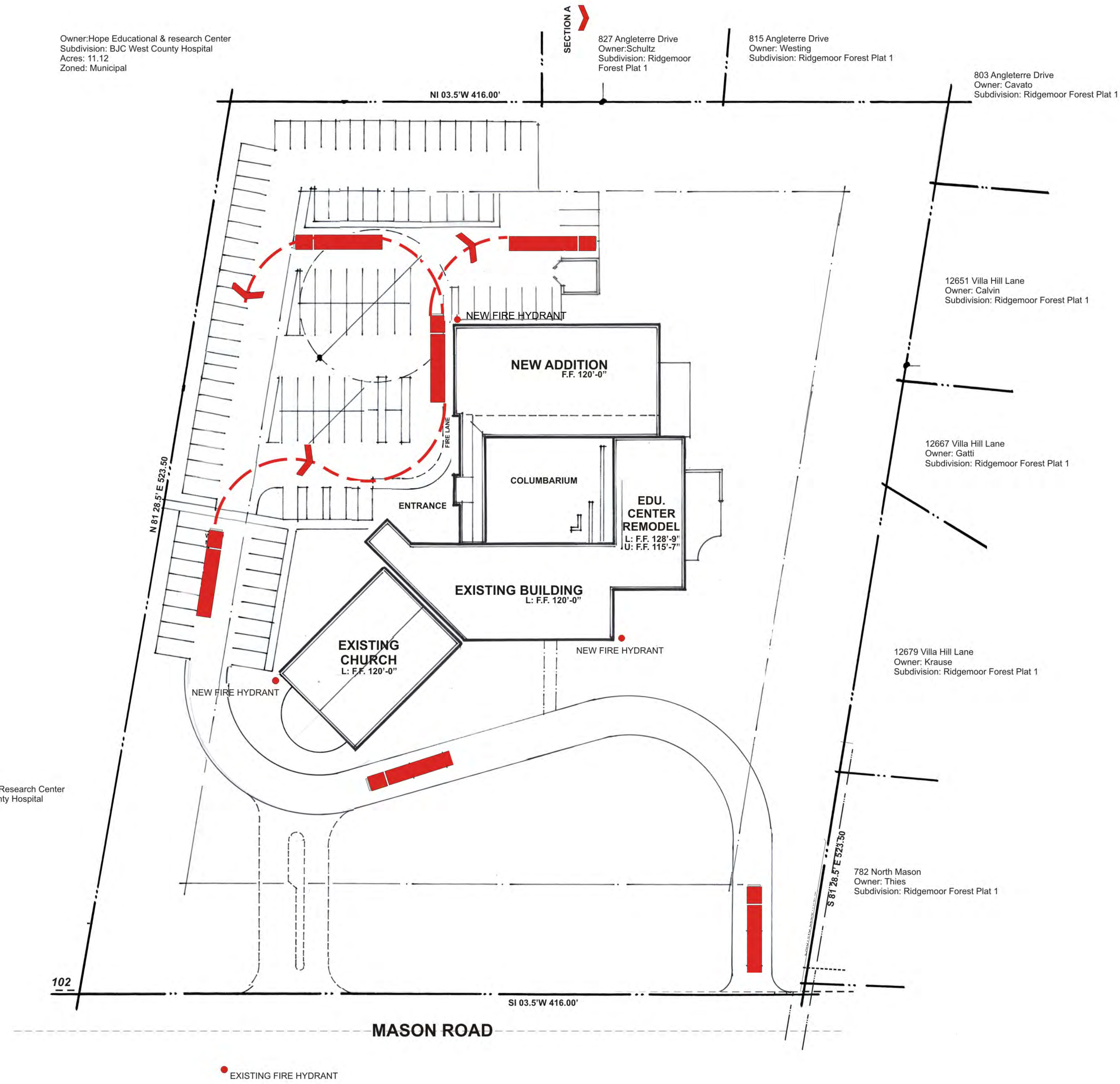
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Site Development Submission for
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Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Zoning :

C District - Creve Coeur
Fire District - Creve Coeur
School District - Parkway

Creve Coeur Fire Protection District Apparatus Chart

Vehicle#	Type	Length	Width	Turning Radius W/W
2315	Ladder	44.5'	10' 3"	43' 7" W/W
2324 A/B	Pumper	32'	10' "	34' W/W
2317	Amb.	25' 6"	10'	25' W/W
2327	Amb.	25' 6"	10'	25' W/W
2397	Amb.	25' 4"	10'	25' W/W

Note: W/W is wall to wall turning radius that is measured from the outside edge of driver side of truck bumper.

**3 NEW FIRE HYDRANTS
WITH NO GREATER THEN 300' OF TRAVEL DISTANCE**

SITE PLAN - FIRE PROTECTION

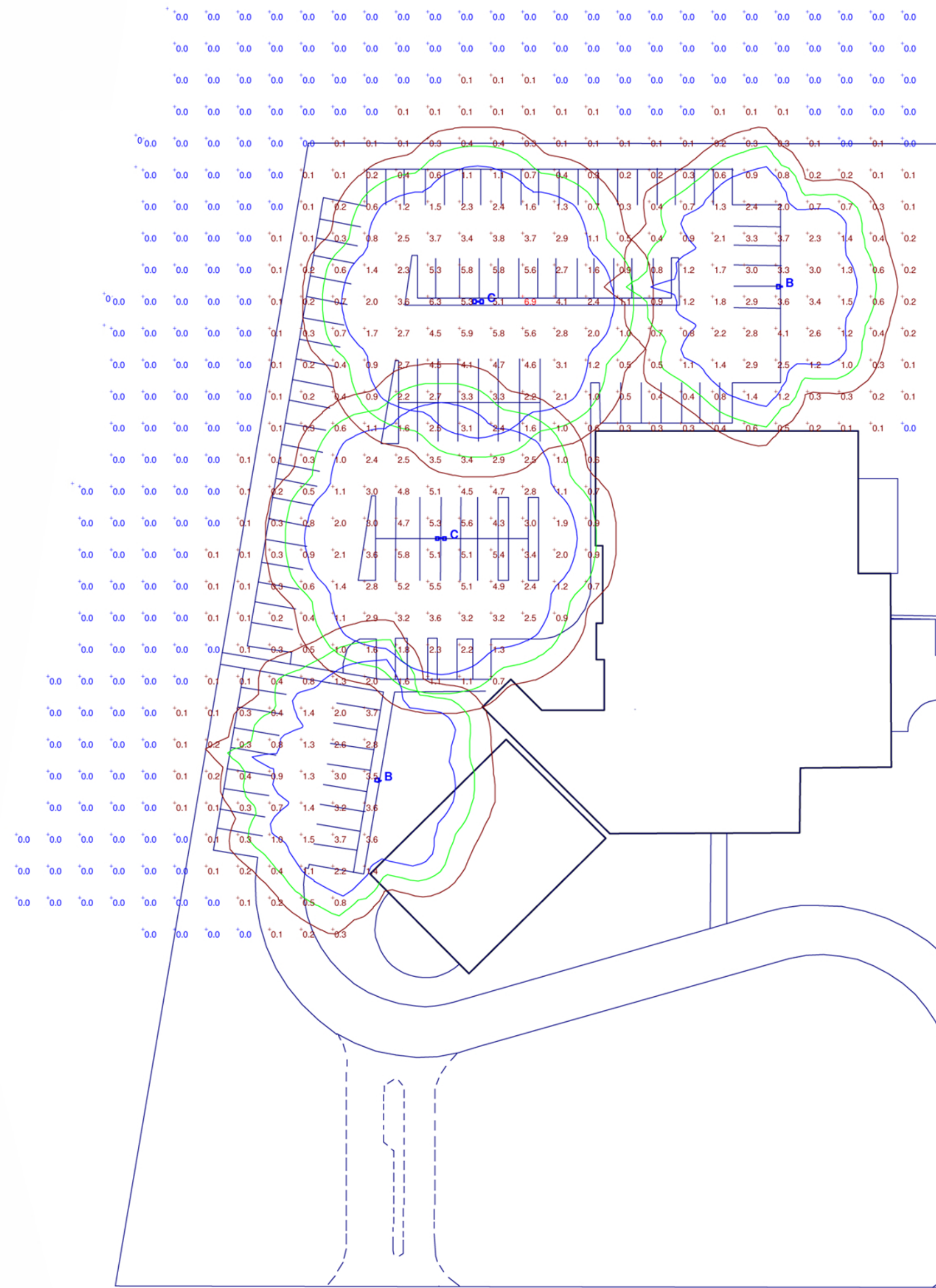


Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: _____

City Submittal: June 23, 2012





PHOTOMETRIC PLAN - PROPOSED

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	B	2	AME-2-T3-320-P	Single American Series 320w Pulse Start Metal Halide Area (Type 3)	(1) - 320w PSMH Lamp	32000	0.72	368
	C	2	AME-2-T5-320-P	Single American Series 320w Pulse Start Metal Halide Area (Type 5)	(1) - 320w PSMH Lamp	32000	0.72	736

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	1.0 fc	6.9 fc	0.0 fc	N / A	N / A

These calculations are for estimation or informational purposes only. Actual light levels may vary due to reflectance, temperature, obstructions and other factors. SSL Lighting will not be held responsible for light levels that differ from what is shown on this or any layout provided. Consult with a professional engineer if a more detailed study is needed.

18ft. Pole Height with 2.5ft. Base



Site Development Submission for
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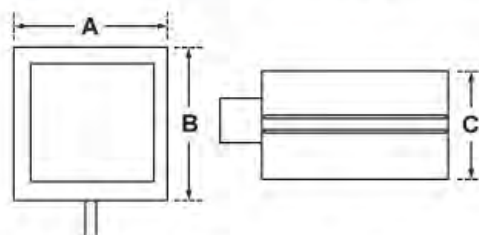
Date:
City Submittal: June 23, 2012
Rev. City Submittal: August 30, 2012

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588

American HID

Project Name	Type
Catalog Number	

Dimensional Drawings



The **American** series features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark-Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

Fixture	A	B	C	Stripe	Max. Watts	Lbs
AME-1	14"	14"	10"	2"	175 W	35
AME-2	19"	19"	12"	2"	400 W	50
AME-3	23"	23"	13"	2"	1000 W	70
AME-4	23"	23"	15"	2"	1000 W	75

Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
AME-1 Flat Glass Only	Type II (T2)	100 (100) 150 (150) 175 (175)	PS, HPS PS, HPS PS	120 (1) 208 (2)	Bolt-On Arm 6" (BOA6)	Bronze (BZ)	<u>Photocell & Receptacle</u> *Specify voltage (PCR120) (PCR208) (PCR240) (PCR277) (PCR480) Photo Receptacle (PER) *With shorting cap
AME-2 Flat Glass (Convex Glass Optional)	Type III (T3)	200 (200) 250 (250) 320 (320)	PS PS, HPS PS	240 (3)	Bolt-On Arm 10" *Supplied for all AME sizes with D90, 190 & Quad Mounting (BOA10)	Black (BK)	<u>Button Type Photocell</u> *Specify voltage (PC120) (PC208) (PC240) (PC277)
AME-3 Convex Glass Only	Type IV (T4)	400 (400) *Reduced envelope lamp on 400 W	PS, HPS (P) (S)	277 (4)	Spider Mount *Fits 2 1/2" O.D. (SM)	White (WH)	Quartz Restrike (QR)
	Type IV-A *Not available for AME-1 & 2 (T4A)	400 (400) 750 (750) 1000 (1000) *Reduced envelope lamp on 1000 W	PS, HPS PS, HPS MH, PS, HPS (M) (P) (S)	480 (5)	Wall Mount *Cast Wall Plate (BAWP) to be ordered separately. Standard length for WM bolt-on arm is 6". (WM)	Forest Green (FG)	<u>Fusing</u> *Specify voltage Single in-line fuse (SF120) (SF277) Double in-line fuse (DF208) (DF240) (DF480)
AME-4 Flat Glass Only	Type V (T5)	750 (750) 1000 (1000) *Reduced envelope lamp on 1000 W	PS MH, PS, HPS (M) (P) (S)	M-Tap *Multi-Tap ballast wired at 277 V unless specified (6) 347 (8)	AME-1 uses 4" tall arm. Round Pole Plate Adaptors (RPP) are to be ordered separately.	Grey (GY)	House Side Light Shield (LS)
			MH - Metal Halide PS - Pulse Start Metal Halide HPS - High Pressure Sodium			Silver Metallic (SL)	Internal Light Shield *AME-2 & AME-4 only (ILS)
						Custom Color (CC)	Convex Glass Lens *AME-2 only (VLCG)
						<u>Stripe Color</u> Blue Metallic (94) Red Opaque (188) Silver Metallic (58) Gold Metallic (41) White Opaque (50) Black Metallic (60) Charcoal Metallic (20)	Round Pole Plate Adaptor (RPP)
							Cast Wall Plate (BAWP)

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light

19645 Rancho Way • Rancho Dominguez, CA • 90220
Tel: (310) 512-6480 • Fax: (310) 512-6486
www.visionairelighting.com

SNTS

Project Name	Type
Catalog Number	

Specifications

Square Non Tapered Steel Pole

Pole Shaft

• ASTM A500 Grade B tubing with minimum yield strength of 46,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.

Base Plate

• Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
• Base templates provided with order. Do not pre-pour.

Base Cover

• Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.

Pole Cap

• Color-impregnated polymer snap-to-close pole cap provided in black.

Finish

• All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).

Anchor Bolts

• Poles are provided with hot-dip galvanized anchor bolts, with a J bend on one end and two hex nuts and two flat washers per bolt. Anchor bolts conform to ASTM-A36, meets or exceeds a minimum yield strength 36,000 PSI. Anchor bolts conform to ASTM F1554 Grade 55 and are provided.



Model	Shaft Size	Gauge	Height	Base	Anchorage	Mounting	Finish	Options
SNTS	4" x 4" (4S)	11 (11) 7 (7)	10'	9" Base *9-3/16" BC (9BC)	3/4" x 30" (343)	<u>Bolt-On Arm</u> Single (S1) D180 (D2) D90 (D9) T90 (T9) Quad (QD) 	Bronze (BZ) Black (BK) White (WH) Tennis Green (GN) Forest Green (FG) Grey (GY) Silver Metallic (SL)	GFI Receptacle *Standard location is in hand hole (GFI) Coupling *Specify size and location (CUP) Custom Bolt Circle *Consult factory (CBC) Rust-Inhibiting Internal Coating & Primer (HCR) Single Banner Arm (SBA) Double Banner Arms (DBA)
			12'					
			14'					
			16'					
			18'					
			20'					
	5" x 5" (5S)	11 (11) 7 (7)	22'	12" Base *12 3/4" BC (12BC)	1" x 36" (136)	<u>Tenon Options</u> 2 3/4" (T238R) 3" (T3R)	Custom Color (CC) Galvanized *No paint (GAL)	<u>Direct Burial</u> Coupling *Specify Size and Location as CUP_S-xx-L-yy. *xx" = 1/2" or 3/4" *yy" = feet from bottom of pole (CUP_S-__L-__) Hand Hole *Specify cover and location as HHC_C-xx-L-yy. *xx" = Y for yes, or N for no *yy" = feet from bottom of pole (HHC_C-__L-__)
			25'					
			28'					
			30'					
			32'					
			35'					
	6" x 6" (6S)	7 (7)	28'	12" Base *12 3/4" BC (12BC)	1" x 36" (136)			
			30'					
			35'					
				Custom Base *Consult factory (CB) Direct Burial *Specify below-grade length in the form of DB-xx, where "xx" = feet (DB-__) NOTE: CUP and/or HHC Options required.				

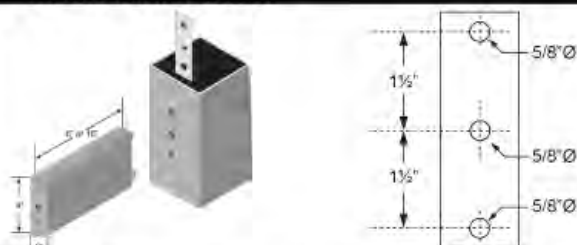
For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

Pole EPA for Square Non-Tapered Steel Poles

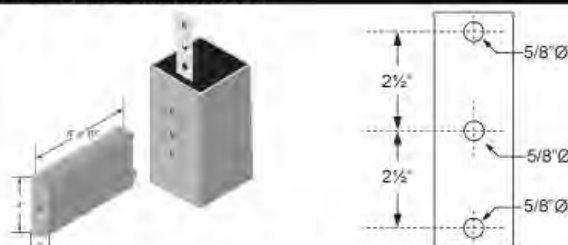
Pole Height	Maximum Allowable EPA (ft ²) with 1.3 gust factor							O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph					
10'	30.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq x 3/4"	9"	3/4" x 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11	9"sq x 3/4"	9"	3/4" x 30"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11	9"sq x 3/4"	9"	3/4" x 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11	9"sq x 3/4"	9"	3/4" x 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11	9"sq x 3/4"	9"	3/4" x 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4"	11	9"sq x 3/4"	9"	3/4" x 30"
20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq x 3/4"	9"	3/4" x 30"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11	12"sq x 1"	12"	1" x 36"
20'	27.4	22.1	16.7	13.2	8.3	6.0	3.9	5"	7	12"sq x 1"	12"	1" x 36"
22'	6.3	3.7	1.9	1.3	-	-	-	4"	11	12"sq x 1"	12"	1" x 36"
22'	11.8	8.0	5.4	3.5	2.3	2.0	-	4"	7	12"sq x 1"	12"	1" x 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	5"	11	12"sq x 1"	12"	1" x 36"
22'	21.4	15.4	11.1	6.9	5.0	4.3	2.3	5"	7	12"sq x 1"	12"	1" x 36"
25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq x 1"	12"	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7	12"sq x 1"	12"	1" x 36"
25'	10.2	6.6	4.0	1.6	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
25'	18.8	13.0	9.5	4.8	3.7	2.7	-	5"	7	12"sq x 1"	12"	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7	12"sq x 1"	12"	1" x 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7	12"sq x 1"	12"	1" x 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7	12"sq x 1"	12"	1" x 36"
30'	5.0	2.2	-	-	-	-	-	5"	11	12"sq x 1"	12"	1" x 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq x 1"	12"	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7	12"sq x 1"	12"	1" x 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7	12"sq x 1"	12"	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7	12"sq x 1"	12"	1" x 36"

*9" bolt circle is 9- 3/16", 12" bolt circle is 12-3/4".
For Direct Burial EPA, consult factory

2 x 4 BOA Drill Pattern



2 x 6 BOA Drill Pattern



For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date

Chadine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.731.0000



PARKING AREA LOOKING SOUTH TOWARDS
RIGDEMOOR FOREST SUBDIVISION



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

58

DATE:

Chiodine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.735.0888



**PARKING AREA LOOKING SOUTH TOWARDS
RIGDEMOOR FOREST SUBDIVION**



Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date

Chiodine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.731.0000

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE TO REPEAL ORDINANCE NUMBERS 2206 AND 5174, ISSUE A NEW
CONDITIONAL USE PERMIT FOR SAINT TIMOTHY’S EPISCOPAL CHURCH AND
AUTHORIZING THE INSTALLATION OF THREE (3) FIRE HYDRANTS ON THE
PROPERTY ADDRESSED AS 808 N. MASON ROAD IN THE “C” SINGLE FAMILY
RESIDENTIAL ZONING DISTRICT.**

WHEREAS, Saint Timothy’s Episcopal Church submitted a request to amend its Site Development Plan and Conditional Use Permit to allow an 8,350 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the “C”, Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy’s Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003 and Ordinance Number 5174 on January 24, 2011; and

WHEREAS, Section 405.1070(G)(1) states that a conditional use permit granted by the City Council shall not be valid for a period longer than one (1) year from the date it is granted, unless within such period a building permit is obtained and substantial construction is begun, and Section 405.1080 (F)(4) states that no site development plan or minor site plan approval by the Planning and Zoning Commission shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 4, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.

BILL NO. _____

ORDINANCE NO. _____

2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinance #2206 and Ordinance #5174 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 6 hereof for the operation of a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church, in the "C" Single Family zoning district, whose legal description is as follows:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. Survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 ½ minutes west, 416 feet to a point; thence north 81 degrees 28 ½ minutes west, 523.5 feet to the point of beginning.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for a 16,000 square foot religious institution, including an 8350 sq. ft. addition on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" prepared by Chiodini Associates, last dated June 23, 2012.
3. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan for New Parish Center Saint Timothy's Episcopal Church" last dated June 23, 2012 as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
4. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Site Development Submission for New Parish Center" dated June 23, 2012, as bound together and submitted in conjunction with Application #12-024 by Chris Chiodini, of Chiodini Architects.
5. Dumpster enclosure shall consist of an opaque screen of quality materials.
6. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.

BILL NO. _____

ORDINANCE NO. _____

7. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
8. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code.
9. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
10. The kitchen facility shall use a tempered makeup air system. Such system shall be regularly cleaned and maintained in order to reduce cooking smells.
11. Any mechanical equipment installed for the site shall be properly screened with approved materials.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The Missouri American Water Company shall, in accordance with the terms of franchise contract, Ordinance No. 165, between the City of Creve Coeur and the Missouri American Water Company, install three (3) public fire hydrants in the City of Creve Coeur at the following location, to-wit:

Three (3) new public fire hydrants with no greater than 300 feet travel distance apart east of Mason Road.

Section 5: All of said work for the new fire hydrants shall be done under the supervision of the City Council or its proper representative, and for the purpose of this ordinance, the Missouri American Water Company is hereby given permission to make all necessary excavations for the proper execution of said work.

BILL NO. _____

ORDINANCE NO. _____

Section 6: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 7: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK

BILL NUMBER 3186

ORDINANCE NUMBER 2206

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR ST. TIMOTHY'S EPISCOPAL
CHURCH ON PROPERTY ADDRESSED AS 808 N. MASON ROAD,
ZONED "C", SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, St. Timothy's submitted a request for to expand the existing building, located at 808 N. Mason Road, by a total of 6,180 square feet, and

WHEREAS, the property is zoned C, Single Family Residential District and said use is classified as a Conditional Use under Article 3, Section 26-32.3 (c) Churches and other place of worship, under Ordinance Number 1903, and requires a recommendation from the Planning and Zoning Commission, a Public Hearing before the City Council, and approval by City Council, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, on Monday, November 18, 2002, reviewed the plans dated (Received) November 12, 2002, by the Department of Community Development and unanimously recommended approval of said request, and

WHEREAS, pursuant to Article 9, 26-114 *Conditional Use Permits*, a Public Hearing was held by the City Council on Monday, January 13, 2003, at 7:30 PM, or immediately following the close of the previous Public Hearing, and

WHEREAS, at least fifteen (15) days prior to the Public Hearing a public notice indicating the time, place and purpose of said Public Hearing was published in the St. Louis Countian on December 27, 2002, and in the West County Journal on December 29, 2002, newspapers of general circulation in the City of Creve Coeur and after other written notice was given to all according to the provisions of law made and provided for such notices and hearings, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this bill having been read by title in open meeting three (3) times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it Ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for St. Timothy's Episcopal Church addressed as 808 N. Mason Road in the 'C', Single Family Residential District, subject to the hereinafter stated conditions on the following described property:

Part of Lot 4 of the Subdivision of John Hezel Estate in U.S. Survey 1923, Township 45 North, Range 5 East, described as follows:

Beginning at a point in the center of said Lot 4 thence along the center line of Mason Road, south 1 degree 3.5 minutes west, 416 feet to a point thence north 81 degrees 28.5 minutes west, 523.5 feet to the point of beginning.

SECTION 2: The Conditional Use Permit for St. Timothy's Episcopal Church as defined under Article 3, Section 26-32.3 (c) Churches and other places of worship under Ordinance Number 1903 is to be granted and shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. This Conditional Use Permit shall be for the construction of a 6,180 square foot addition for a religious use on property addressed as 808 N. Mason Road, known as St. Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance to the Site Development Plan prepared by Gary Dedeke Architect, Inc., dated (Received) November 12, 2002, by the Department of Community Development, or as further revised as required and approved by the City of Creve Coeur.
3. Any mechanical equipment installed for the school shall be properly screened with approved materials.
4. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement or alteration may be issued.
5. The church and associated uses must have sufficient proper signs to comply with the "No Smoking" Ordinance No. 1392 and amending Ordinance No. 1548.
6. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
7. All conditions contained within this permit shall be openly posted upon the property in such a manner that it is visible to the public and the operator of said facilities.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided,

however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

9. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date the Conditional Use Permit is granted, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions not exceeding one hundred and eighty (180) days each, upon written application filed and granted prior to the expiration of the Conditional Use Permit period.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth.
11. All lighting shall consist of full cut-off, downcast fixtures with the illuminant source shielded from view.

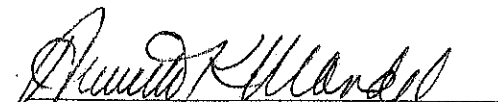
SECTION 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this Ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this Ordinance.

SECTION 4: This ordinance shall become effective at the expiration of fifteen (15) days after adoption by the City Council and the signing thereof by the Mayor.

ADOPTED THIS 27th DAY OF January, 2003


DAVID KREUTER
PRESIDENT OF CITY COUNCIL

APPROVED THIS 27th DAY OF January, 2003


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

**AN ORDINANCE TO AMEND THE SAINT TIMOTHY'S EPISCOPAL CHURCH
CONDITIONAL USE PERMIT, ORDINANCE NUMBER 2206, ALLOWING AN 11,979
SQUARE FOOT ADDITION ON PROPERTY ADDRESSED AS 808 N. MASON ROAD, IN
THE "C" SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

WHEREAS, Saint Timothy's Episcopal Church submitted a request to amend the Site Development Plan and Conditional Use Permit to allow an 11,979 sq. ft. addition that includes a new parish hall, library, kitchen facilities, entry plaza, and a new parking area, as well as renovate the existing educational center located at 808 N. Mason Road, in the "C", Single Family Residential zoning district; and

WHEREAS, under Section 405.270(C), churches and other places of worship require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Saint Timothy's Episcopal Church previously received a Conditional Use Permit from the City of Creve Coeur under Ordinance Number 2206, on January 27, 2003; and

WHEREAS, on December 6, 2010, the Planning and Zoning Commission of the City of Creve Coeur, by a unanimous vote, recommended approval of said application subject to certain conditions as provided by Section 405.1070(D)(2); and

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, January 10, 2011, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(3); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.

6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

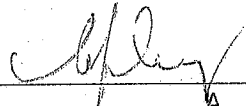
Section 1: Section 2, of Ordinance #2206, shall be amended to include the following new conditions and all subsequent sections renumbered accordingly:

1. The Conditional Use Permit shall be for the construction of an 11,979 sq. ft. addition for a total of 28,089 sq. ft facility for a religious use on the property addressed as 808 N. Mason Road, known as Saint Timothy's Episcopal Church.
2. The site shall be developed and maintained in conformance with the "Amended Site Development Plan for New Parish Center" prepared by Chiodini Associates, last dated December 2, 2010.
3. Any annual planting areas on the Final Landscape Plans shall be renewed and replanted to the same extent every year and maintained in the same condition throughout the growing season.
4. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

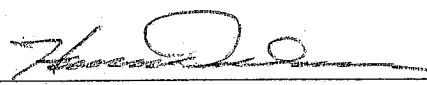
Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 24 DAY OF January, 2011.



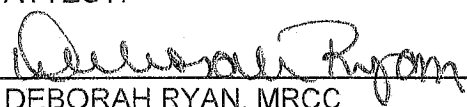
A. JAMES WANG
PRESIDENT OF CITY COUNCIL

APPROVED THIS 24 DAY OF January, 2011.



HAROLD DIELMANN
MAYOR

ATTEST:



DEBORAH RYAN, MRCC
CITY CLERK



CONDITIONAL USE PERMIT APPLICATION

This application should be prepared and submitted in consultation with Planning Division staff. Conditional Use Permit applicants must appear before the Planning and Zoning Commission and the City Council at a regular meeting.

Return To: The Department of Community Development
Government Center
300 N. New Ballas Road
Creve Coeur, Missouri, 63141

APPLICANT INFORMATION

Applicant Name: Christopher Chiadini / Chiadini Associates
Applicant Address: 1401 S. Brentwood Blvd., Suite 425
St. Louis, MO 63144
Phone Number: 314-725-5588
Fax Number: 314-725-4347
Email: cchiadini@chiadini.com

RELATIONSHIP OF THE APPLICANT TO THE PROPERTY

Owner: Architect Tenant: _____

BUILDING/SITE OWNER INFORMATION

Owner Name: St. Timothy's Episcopal Church
Owner Address: 808 North Mason Road, Creve Coeur MO 63141
Phone Number: 314-434-5906
Fax Number: 314-434-4103

PROPERTY INFORMATION

Property Address: 808 North Mason Road, Creve Coeur, MO 63141

Existing Use: St. Timothy's Episcopal Church

Zoning District: C

AREA DATA

Zoning of Area Properties

North: Municipal

East: Public/Residential

South: Residential

West: Residential

Land Use of Area Properties

North: School

East: Public/Residences

South: Residences

West: Residences

REQUEST

The applicant hereby requests a conditional use permit for the following land use activity, per Section 26-52 of the Creve Coeur Zoning Ordinance:

Fully identify the use: St. Timothy's Episcopal Church

PROPOSED USE INFORMATION

Gross Floor Area – Existing and Proposed: Existing: 16,110 SF
Addition: 11,979 SF
Total: 28,089 SF

Number of Parking Spaces – Existing and Proposed: _____

Existing = 108 Proposed: 132

Number of Handicapped Accessible Parking Spaces: 8

Number of Seats (for restaurant only): N/A

Number of Employees at the busiest shift: N/A

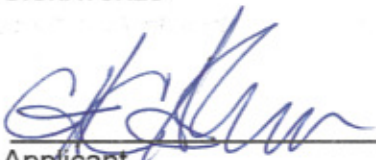
Hours of Operation: N/A

Will the applicant apply for a liquor license: Yes _____ No ☒

RATIONALE

Please describe in detail, on an attached sheet, the reasons why the applicant believes the request for a conditional use permit should be approved by the Planning Commission and City Council. Document the statement with all of the necessary supporting evidence.

SIGNATURES


Applicant _____ Date 11/05/2010

Property Owner or Agent
(if different from applicant) _____ Date _____

REQUIRED MATERIALS TO SUBMIT WITH THIS APPLICATION

- Rationale (see above)
- Legal description of all properties involved
- Plan/survey of existing conditions on site
- Plan of proposed conditions on site (if different)
- Elevations of proposed buildings
- Elevations of proposed signs
- Electronic copy of all materials



St. Timothy's Episcopal Church

Rationale for Conditional Use Permit

The following is the rationale for our request for a conditional use permit:

- The use for the property is not changing; it shall remain St. Timothy's Episcopal Church.
- The proposed addition is to better serve the St. Timothy congregation:
 - Consolidating St. Timothy's 'Spiritual Campus'
 - Better Identification and configuration of St. Timothy's entry from Mason Road
 - Increased Parking
 - Clear identity of facility entry for St. Timothy's
 - Making the entire facility Handicapped Accessible
 - Simplifying circulation patterns within the facility
 - Renovation of the 'Educational Wing':
 - Dedicated Infant and Toddler Areas
 - Increased and dedicated Youth Areas
 - Parish Hall Addition:
 - Increased Meeting Space
 - Larger Meeting Space
 - Larger Food Service

Owner: Hope Educational & Research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



SITE PLAN



Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Legal Description:

Part of lot 4 of the subdivision of John Hezel Estate in U.S. survey 1923, township 45 north, range 5 east, described as follows: beginning at a point in the center line of Mason Road, south 1 degree 3 1/2 minutes west, 416 feet to a point; thence north 81 degrees 28 1/2 minutes west, 523.5 feet to the point of beginning.

Owner:

Saint Timothy's Episcopal Church

Subdivision:

J.W. Hezel Estate

Zoning:

C District
 Fire District - Creve Coeur
 School District - Parkway

Acres:

5.3 ac.
 (234,700 s.f.)

Green Space:

136,950 s.f.+

Paved Area:

67,750 s.f.+
 (not including buildings)

Coverage Area:

40%

Floor Area Ratio:

.14

Building Data:

New Addition = 11,979 s.f. +-
 Remodeled Educational Center = 7,650 s.f. +-
 (Total for both floors)
Total Area of Addition and Existing Buildings = 28,089 s.f

Parking Data:

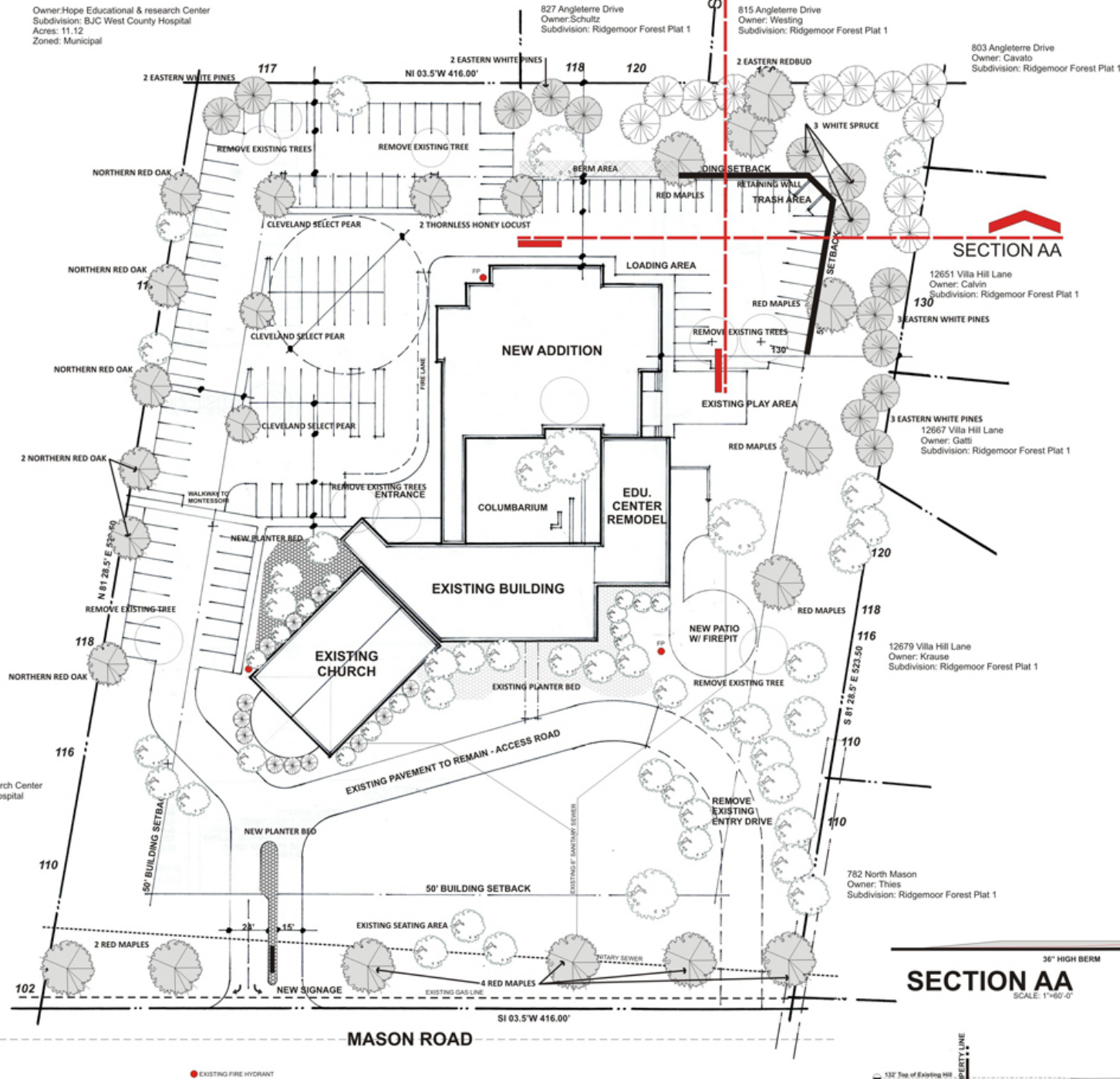
Existing Parking Spaces = 108 Spaces
 Existing + Additional Spaces = 132 spaces
 (Req. Parking - 1 space per 4 seats - 400 seats)
 Handicapped spaces provided - 8
 Loading Space - 1
 3-New Fire Hydrants with no greater than 300' Travel Distance

Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodini
 ARCHITECTS
 1401 South Brentwood
 Saint Louis, Missouri 63144
 314.725.5588

Owner: Hope Educational & research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



Location Map

PROJECT LANDSCAPE DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

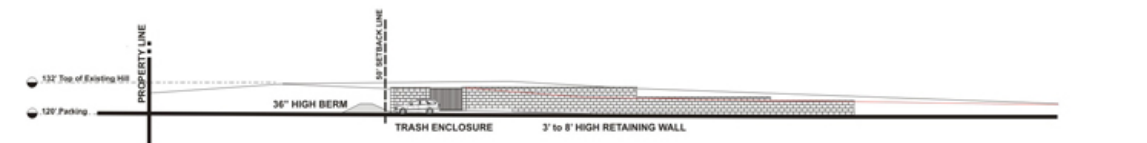
Plant Legend:

Botanical Name	Common Name	Counts
Acer Rubrum	Red Maple	10
Gleditsia Triacanthos Inermis	Thornless Honey Locust	2
Quercus Rubra borealis	Northern Red Oak	6
Picea Glauca	White Spruce	3
Pinus Strobus	Eastern White Pine	11
Cercis Canadensis	Eastern Redbud	2
Pyrus Calleryana Cleveland	Cleveland Select	3



SECTION AA

SCALE: 1"=60'-0"



SECTION BB

SCALE: 1"=60'-0"

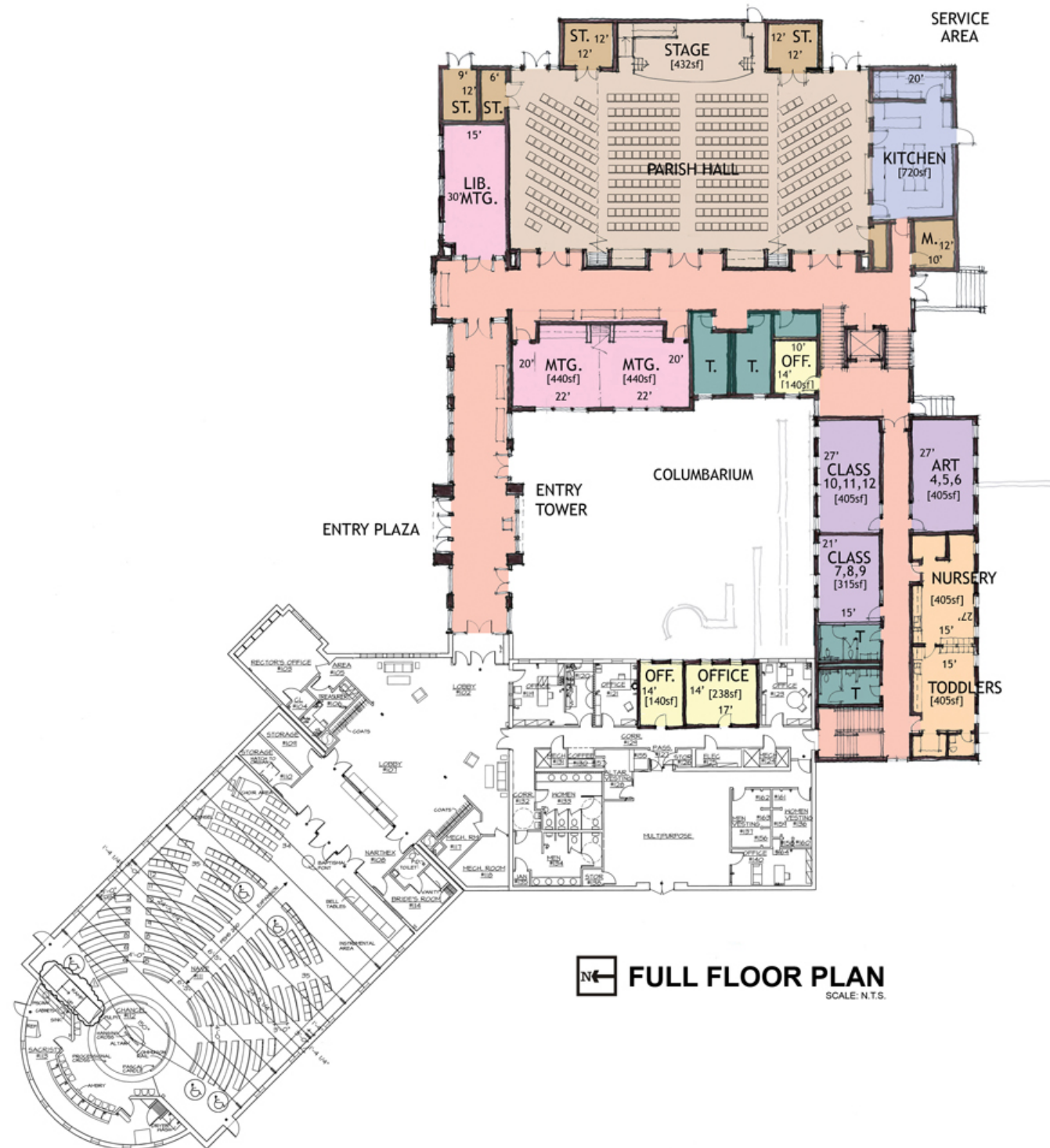
SITE PLAN - LANDSCAPE



Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

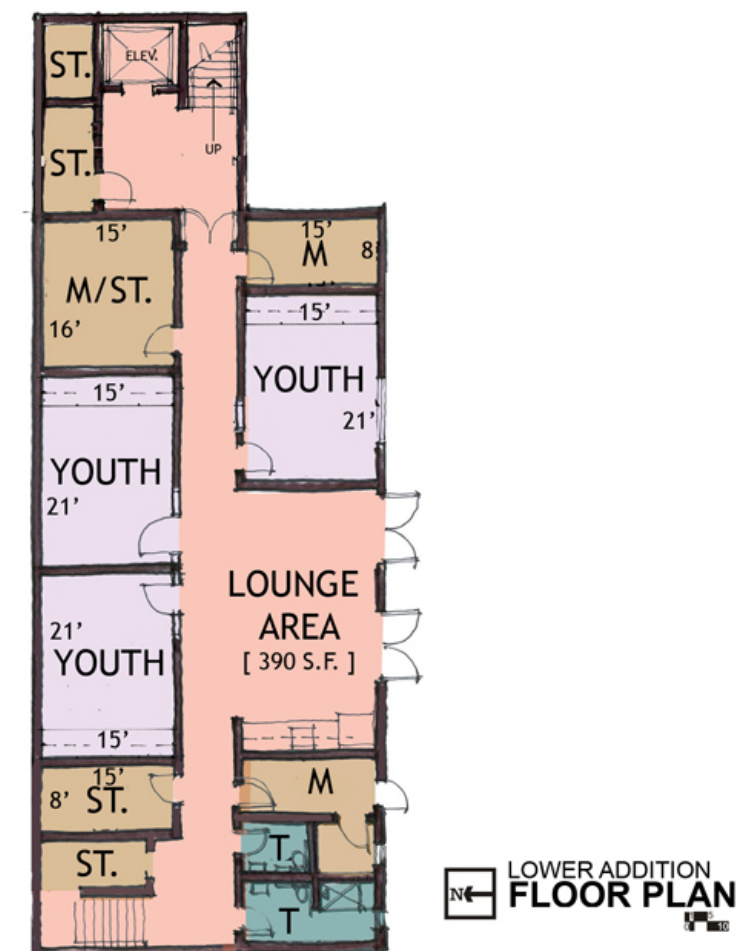
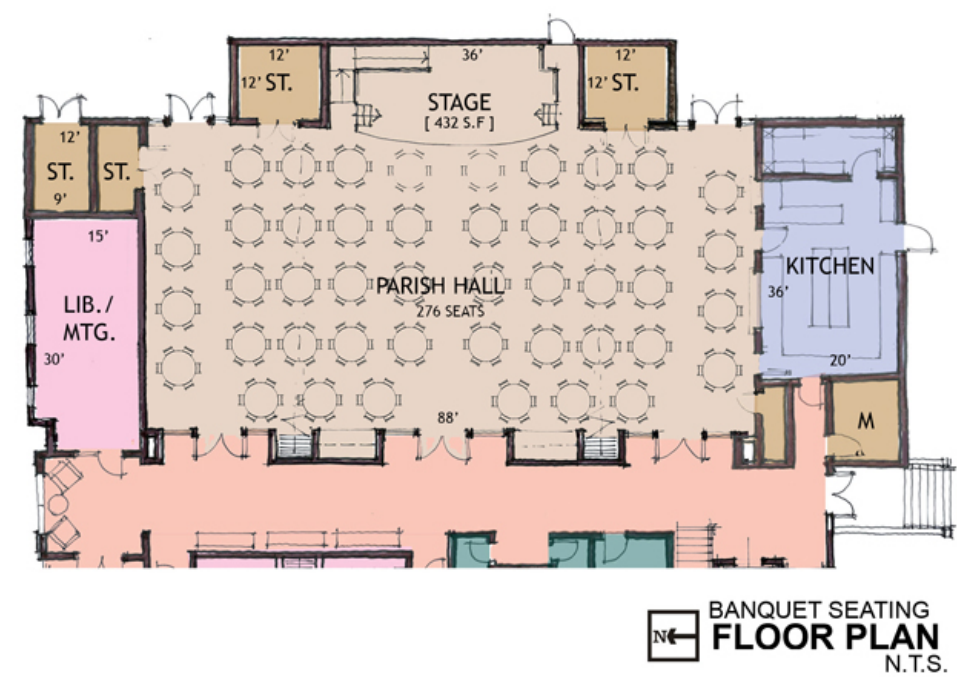
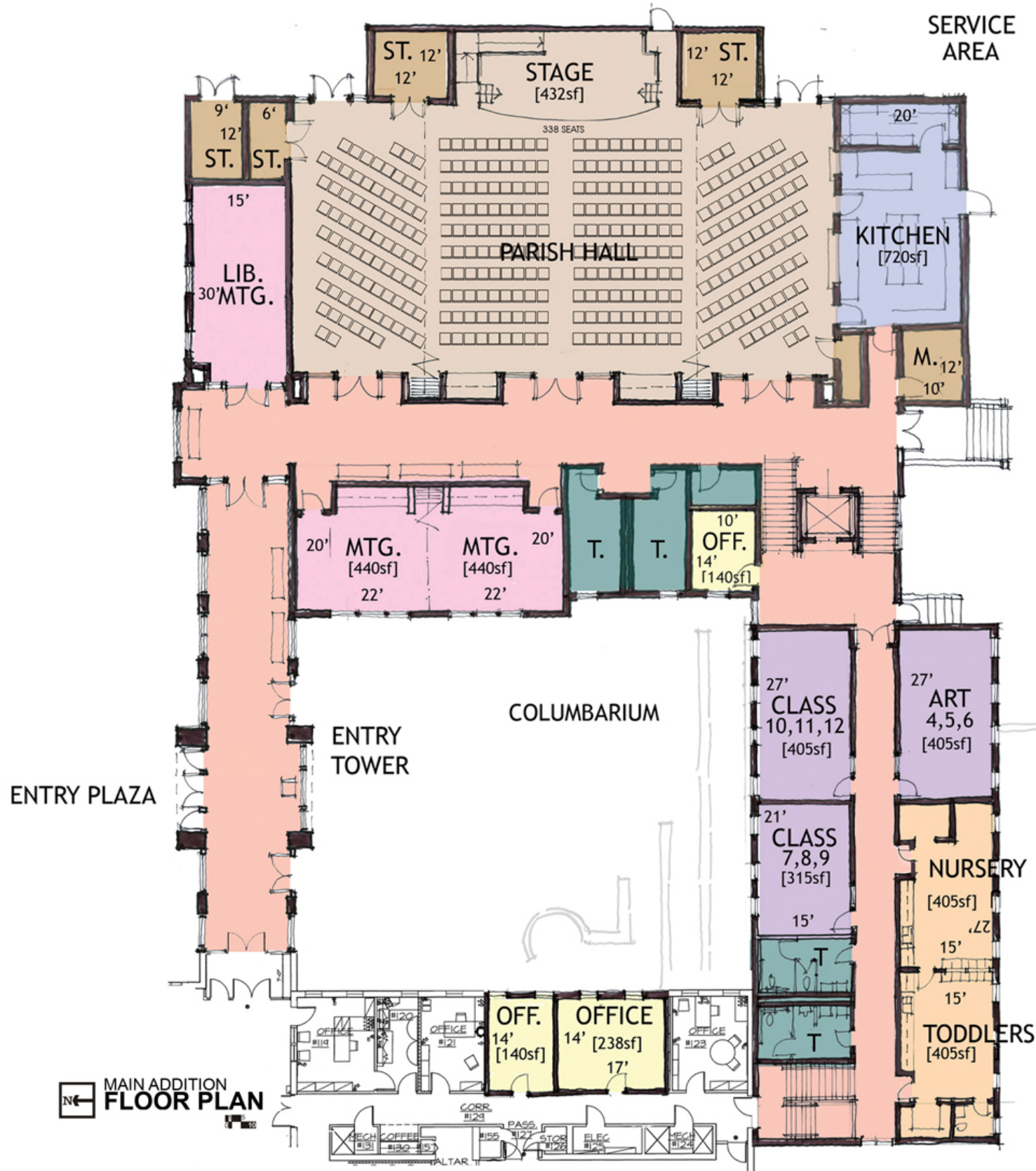
Date: November 5, 2010
 November 30, 2010

Chiodini
 ARCHITECTS
 1401 South Brentwood
 Saint Louis, Missouri 63144
 314.725.5588



Date: November 5, 2010

Chiodine
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588



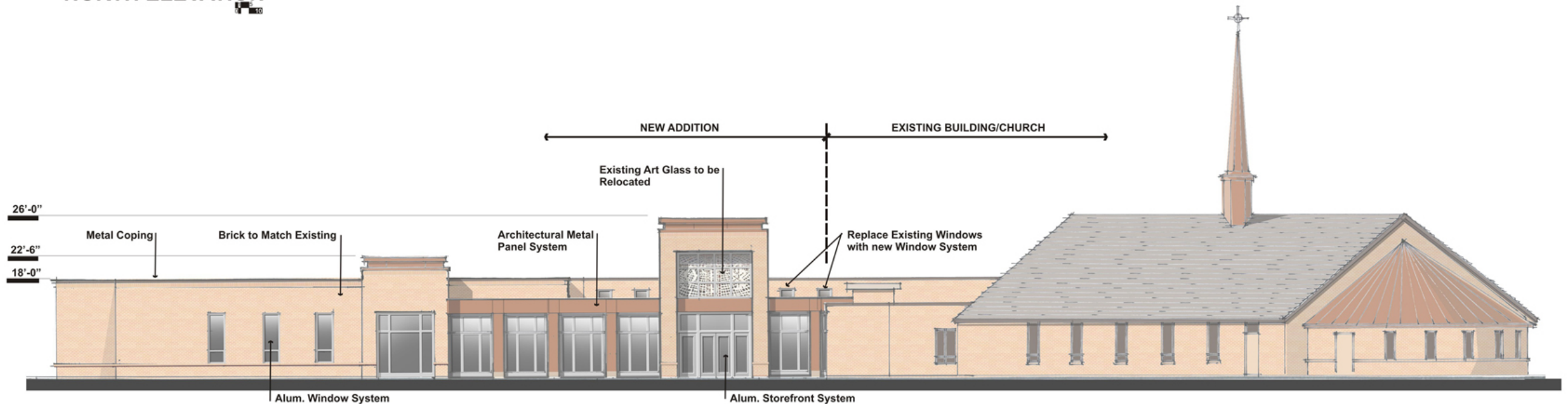
Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodini
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1401 South Brentwood
Saint Louis, Missouri 63144
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NORTH ELEVATION



NORTH ELEVATION



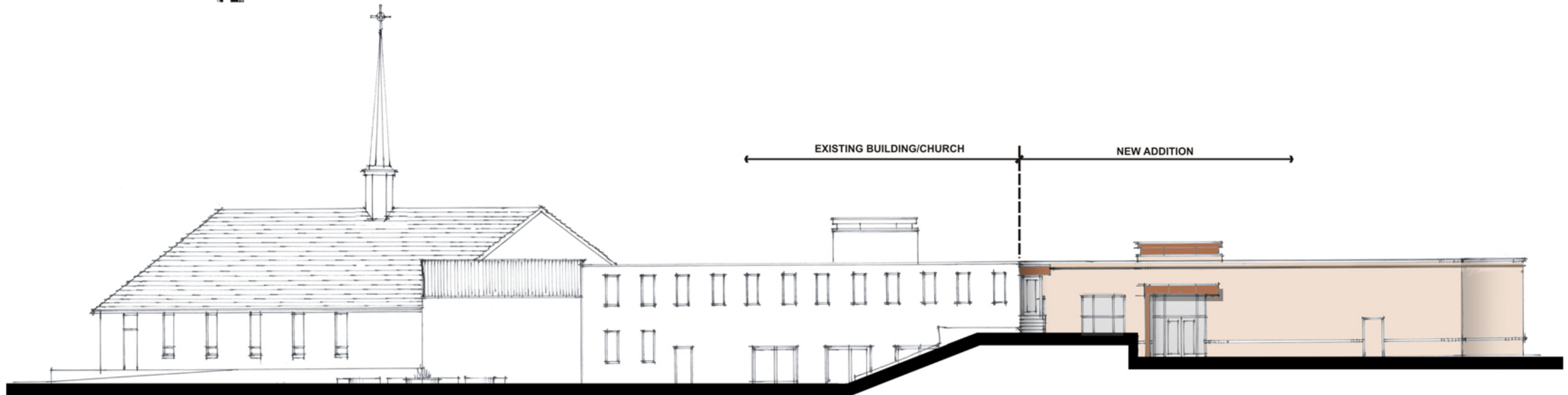
Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
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EAST ELEVATION



SOUTH ELEVATION



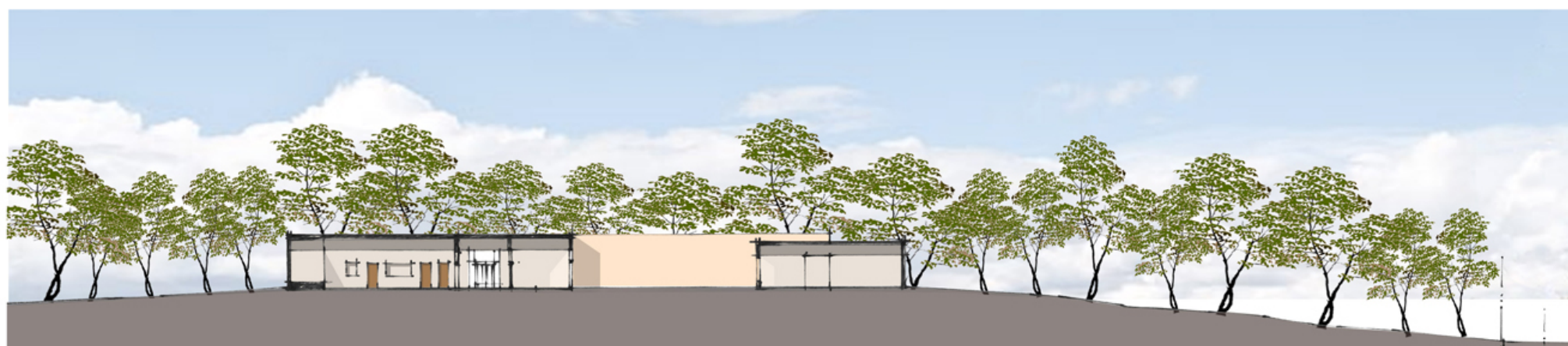
Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
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SITE SECTION AA



SITE SECTION BB

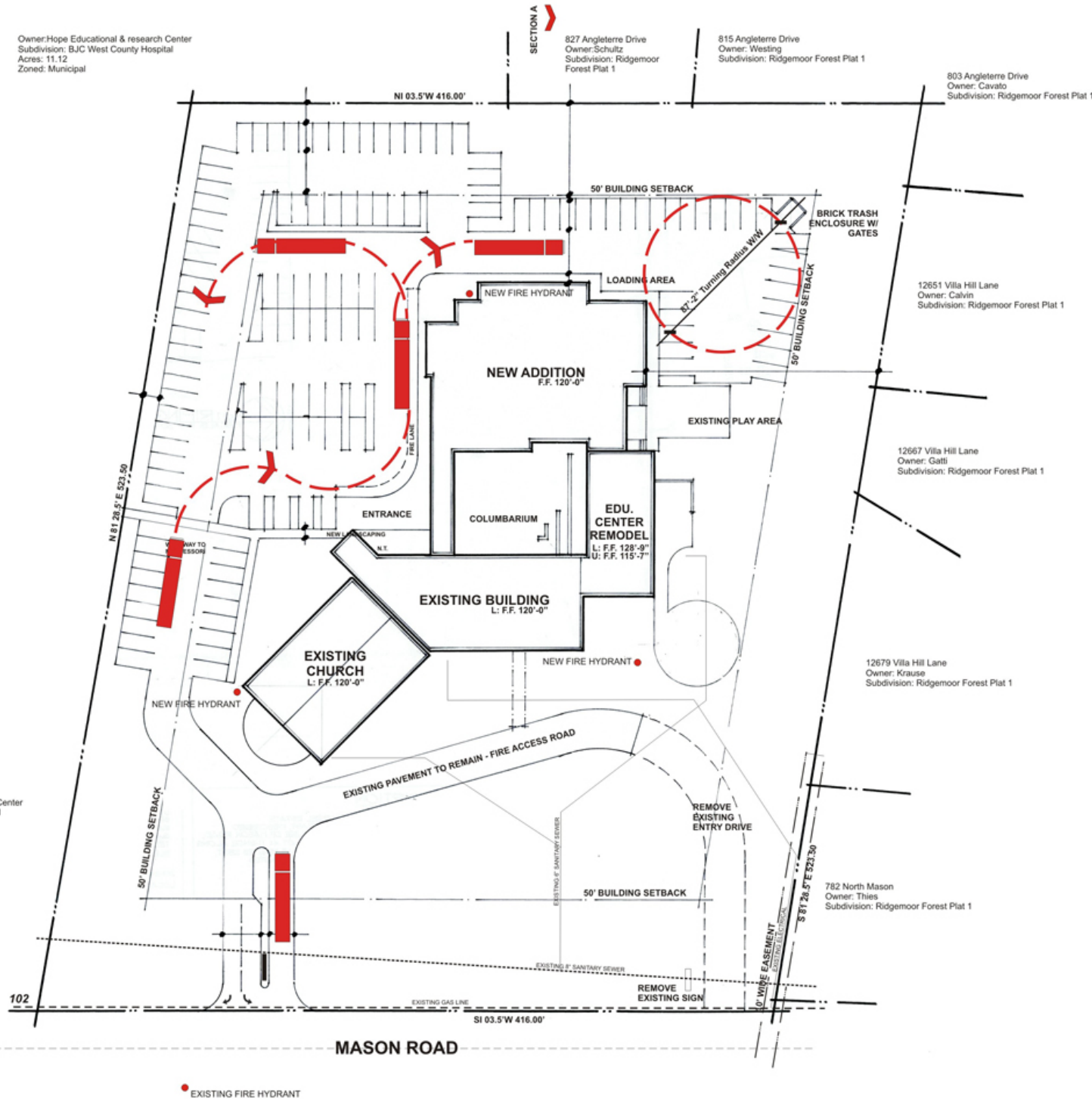


Site Development Submission for
New Parish Center
Saint Timothy's Episcopal Church
808 North Mason Road
Creve Coeur, Missouri 63141

Date: November 5, 2010

Chiodini
ARCHITECTS
1401 South Brentwood
Saint Louis, Missouri 63144
314.725.5588

Owner: Hope Educational & Research Center
 Subdivision: BJC West County Hospital
 Acres: 11.12
 Zoned: Municipal



Location Map

PROJECT DATA

Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Zoning :

C District - Creve Coeur
 Fire District - Creve Coeur
 School District - Parkway

Creve Coeur Fire Protection District Apparatus Chart

Vehicle#	Type	Length	Width	Turning Radius W/W
2315	Ladder	44.5'	10' 3"	43' 7" W/W
2324 A/B	Pumper	32'	10' "	34' W/W
2317	Amb.	25' 6"	10'	25' W/W
2327	Amb.	25' 6"	10'	25' W/W
2397	Amb.	25' 4"	10'	25' W/W

Note: W/W is wall to wall turning radius that is measured from the outside edge of driver side of truck bumper.

3 NEW FIRE HYDRANTS
 WITH NO GREATER THAN 300' OF TRAVEL DISTANCE

SITE PLAN - FIRE PROTECTION



Site Development Submission for
 New Parish Center
 Saint Timothy's Episcopal Church
 808 North Mason Road
 Creve Coeur, Missouri 63141

Date: November 5, 2010
 November 30, 2010

Chiodini
 ARCHITECTS
 1401 South Brentwood
 Saint Louis, Missouri 63144
 314.725.5588

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.

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

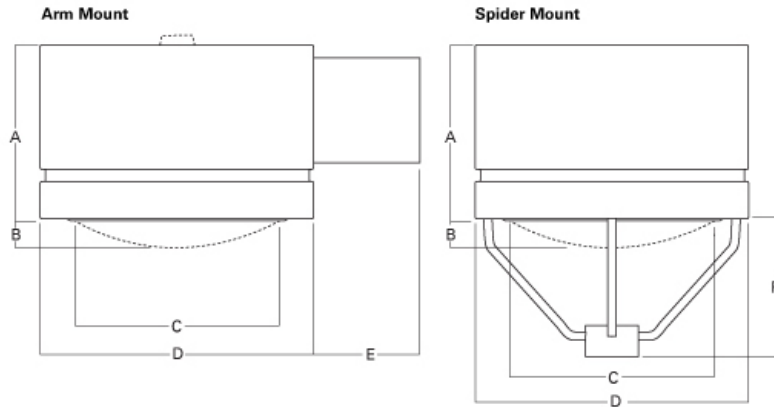
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for 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.

DIMENSIONS



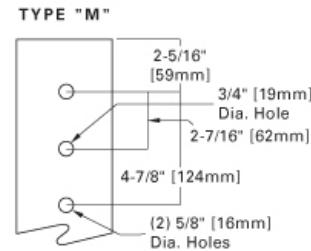
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

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

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE



NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
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]

GSS: 1.20 GSM: 2.40 GSL: 3.90

[Spider Mount]

GSS: 1.53 GSM: 2.86 GSL: 4.45

SHIPPING DATA

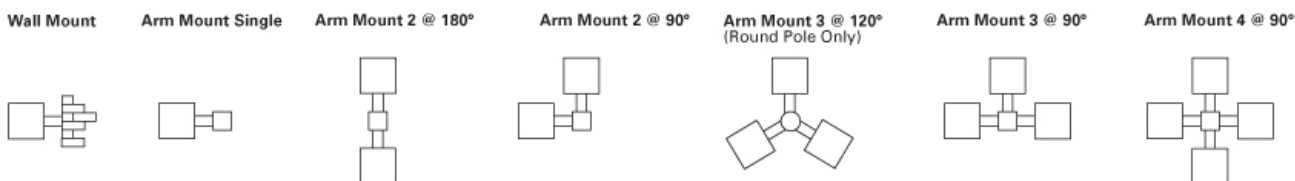
Approximate Net Weight:

36 lbs. (16 kgs.)

79 lbs. (36 kgs.)

88 lbs. (40 kgs.)

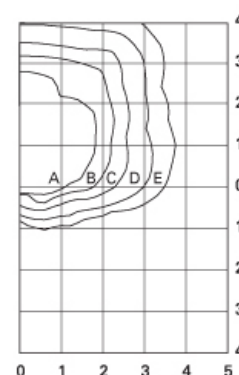
MOUNTING CONFIGURATIONS



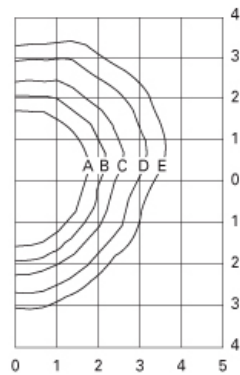
E.P.A. TABLE

	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120° (Round Pole Only)	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

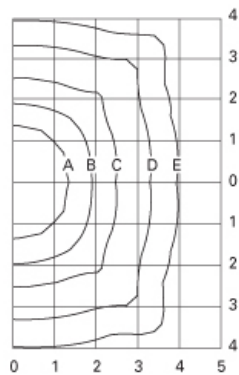
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



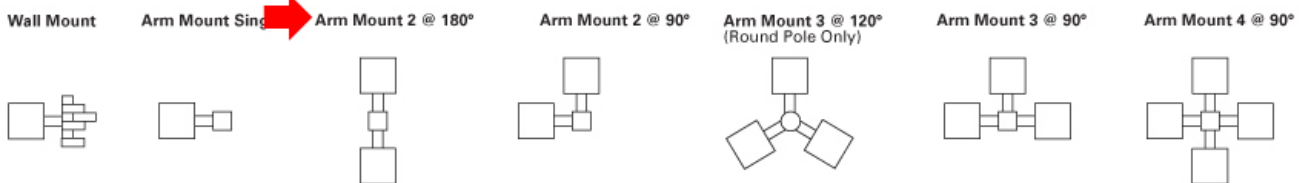
GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

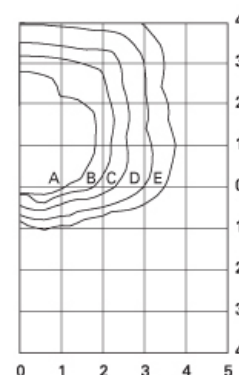
Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

MOUNTING CONFIGURATIONS

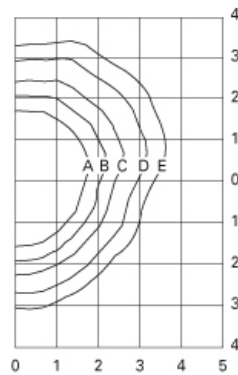


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

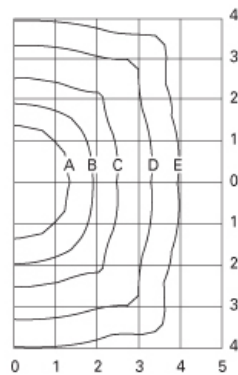
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

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

Product Family

GSS=Galleria Square Small
 GSM=Galleria Square Medium
 GSL=Galleria Square Large

Mounting Method

AM= Arm Mount¹
 AIR= Arm Included for² Round Pole
 AIS= Arm Included for² Square Pole
 SM1= Spider Mount³ (2 3/8" OD Tenon)
 SM2= Spider Mount (3" OD Tenon)
 SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP

70=(1) 70W
 100=100W
 150=150W
 175=175W
 200=200W
 250=250W
 320=320W
 350=350W
 400=400W⁶
 450=450W
 750=750W
 875=875W
 1000=1000W⁷
 HPS
 70=(1) 70W
 100=100W
 150=150W
 250=250W
 400=400W
 1000=1000W⁷
 MH⁸
 175=175W
 250=250W
 400=400W
 1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide

HPS=High Pressure Sodium

MH= Metal Halide⁸Voltage⁹

120=120V
 208=208V
 240=240V
 277=277V
 347=347V
 480=480V
 MT= Multi-Tap¹⁰
 TT= Triple-Tap¹⁰
 ST= 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
 2F=Type II Formed
 2S=Type II Segmented¹³
 3F=Type III Formed
 3S=Type III Segmented¹³
 4S=Type IV Segmented¹³
 5S=Type V Segmented¹³
 FT=Forward Throw
 SL=Spill Light Eliminator¹⁴
 CA=Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR=Area Round
 AS=Area Square
 3V=Type III Vertical
 RW=Rectangular Wide¹⁶

Lens Type

FG=Flat Glass¹⁷
 SG=Sag Glass

Color¹⁸

AP=Grey
 BZ=Bronze
 BK=Black
 WH=White
 DP=Dark Platinum
 GM=Graphite Metallic

Options¹⁹

F=Single Fuse (120, 277 or 347V)
 FF=Double Fuse (208, 240 or 480V)
 L=Lamp Included
 EM=Quartz Restrike w/²⁰ Delay
 Q=Quartz Restrike²⁰
 R=NEMA Twistlock Photocontrol Receptacle
 EHS=External Adjustable House Side Shield
 HS=House Side Shield²¹
 VS=Vandal Shield²²

Accessories²³

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 EPA¹⁵
 MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
 MA1006XX=Direct Mount Kit for Square Pole¹⁵
 MA1007XX=14" Arm for Round Pole. 1.0 EPA¹⁵
 MA1008XX=6" Arm for Round Pole. 0.5 EPA¹⁵
 MA1009XX=Direct Mount Kit for Round Pole¹⁵
 MA1021XX=6" Arm for Square Pole. 0.5 EPA³
 MA1022XX=6" Arm for Round Pole. 0.5 EPA³
 MA1023XX=9" Arm for Square Pole. 0.5 EPA³
 MA1024XX=9" Arm for Round Pole. 0.5 EPA³
 MA1029XX=Wall Mount Bracket with 10" Arm
 MA1040XX=Wall Mount Bracket³
 MA1208XX=11 1/2" Arm and Round Pole Adapter - .0.8 EPA
 OA1060XX=Master 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
 MA1060=House Side Shield for GSS (Field Installed)²⁴
 MA1061=House Side Shield for GSM (Field Installed)²⁴
 MA1062=House Side Shield for GSL (Field Installed)²⁴
 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: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 3 Available on GSS housing only.
 4 Available on GSL housing only.
 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 8 175, 250 and 400W MH 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 120/277/347V 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 Available on GSM and GSL housings only.
 16 RW optic not available with flat glass.
 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 19 Add ss suffix in the order shown.
 20 Quartz options not available with SL optics.
 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 22 Arm mount only, 400W Maximum.
 23 Order separately, replace XX with color suffix.
 24 Compatible with sag lens vertical optics only.

ORDERING INFORMATION

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

Product Family

GSS=Galleria Square Small
 GSM=Galleria Square Medium
 GSL=Galleria Square Large

Mounting Method

AM= Arm Mount¹
 AIR= Arm Included for² Round Pole
 AIS= Arm Included for² Square Pole
 SM1= Spider Mount³ (2 3/8" OD Tenon)
 SM2= Spider Mount (3" OD Tenon)
 SM3= Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP

70=(1) 70W
 100=100W
 150=150W
 175=175W
 200=200W
 250=250W
 320=320W
 350=350W
 400=400W⁶
 450=450W
 750=750W
 875=875W
 1000=1000W⁷
 HPS
 70=(1) 70W
 100=100W
 150=150W
 250=250W
 400=400W
 1000=1000W⁷
 MH⁸
 175=175W
 250=250W
 400=400W
 1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide

HPS=High Pressure Sodium

MH= Metal Halide⁸Voltage⁹

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 MT= Multi-Tap¹⁰
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 ST= 5-Tap¹¹

Distribution

Horizontal Lamp

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 2F=Type II Formed
 2S=Type II Segmented¹³
 3F= Type III Formed
 3S= Type III Segmented¹³
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 FT= Forward Throw
 SL= Spill Light Eliminator¹⁴
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Vertical Lamp

AR= Area Round
 AS= Area Square
 3V= Type III Vertical
 RW= Rectangular Wide¹⁶

Lens Type

FG= Flat Glass¹⁷
 SG= Sag Glass

Color¹⁸

AP=Grey
 BZ=Bronze
 BK=Black
 WH=White
 DP= Dark Platinum
 GM= Graphite Metallic

Options¹⁹

F= Single Fuse (120, 277 or 347V)
 FF= Double Fuse (208, 240 or 480V)
 L= Lamp Included
 EM= Quartz Restrike w/²⁰ Delay
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 MA1023XX= 9" Arm for Square Pole. 0.5 EPA³
 MA1024XX= 9" Arm for Round Pole. 0.5 EPA³
 MA1029XX= Wall Mount Bracket with 10" Arm
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 MA1208XX= 11 1/2" Arm and Round Pole Adapter - .0.8 EPA
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 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
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 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
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 OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
 OA/RA1027=NEMA Twistlock Photocontrol - 480V
 OA/RA1201=NEMA Twistlock Photocontrol - 347V

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 3 Available on GSS housing only.
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 5 Standard with medium-base sockets in GSS housing. Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 8 175, 250 and 400W MH 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 120/277/347V 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 Available on GSM and GSL housings only.
 16 RW optic not available with flat glass.
 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 19 Add ss suffix in the order shown.
 20 Quartz options not available with SL optics.
 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 22 Arm mount only, 400W Maximum.
 23 Order separately, replace XX with color suffix.
 24 Compatible with sag lens vertical optics only.

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.

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

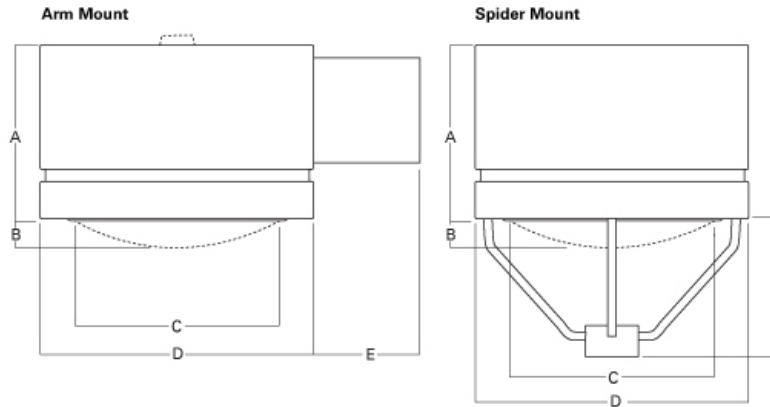
REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for 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.

DIMENSIONS



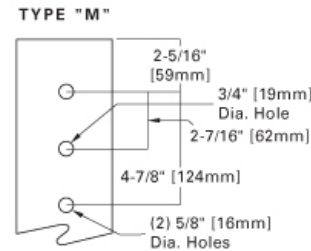
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

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

WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ARM DRILLING



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
175W MP HPF (198 Watts) G
250W MP HPF (283 Watts) G
250W HPS HPF (295 Watts)
400W MP HPF (452 Watts) G
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]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

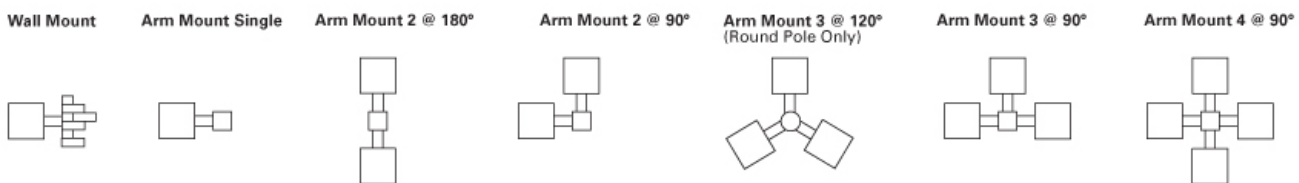
GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

Approximate Net Weight:

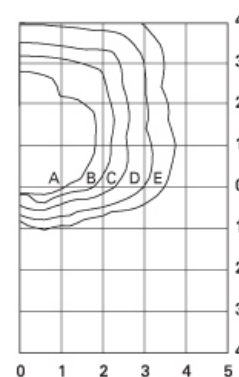
36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)

MOUNTING CONFIGURATIONS

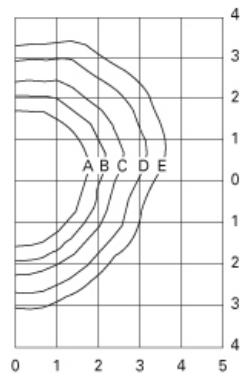


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
GSM	2.9	5.8	6.8	9.2	9.2	10.4
GSL	4.4	8.8	9.8	13.7	13.7	15.6

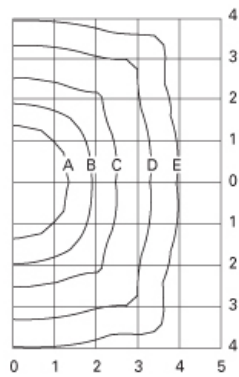
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

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.

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Construction

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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.



GSS/GSM/GSL GALLERIA SQUARE

70 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE

**DARK SKY
COMPLIANT** **FCO**
Full Cutoff

NOTE: In all flat glass configurations only.

ENERGY DATA

CWA Ballast Input Watts

150W MP HPF (185 Watts)
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400W MP HPF (452 Watts) G
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750W MP HPF (820 Watts)
1000W MH HPF (1080 Watts)
1000W HPS HPF (1100 Watts)

EPA

Effective Projected Area: (Sq. Ft.)
[Without Arm]

GSS: 1.20 **GSM:** 2.40 **GSL:** 3.90

[Spider Mount]

GSS: 1.53 **GSM:** 2.86 **GSL:** 4.45

SHIPPING DATA

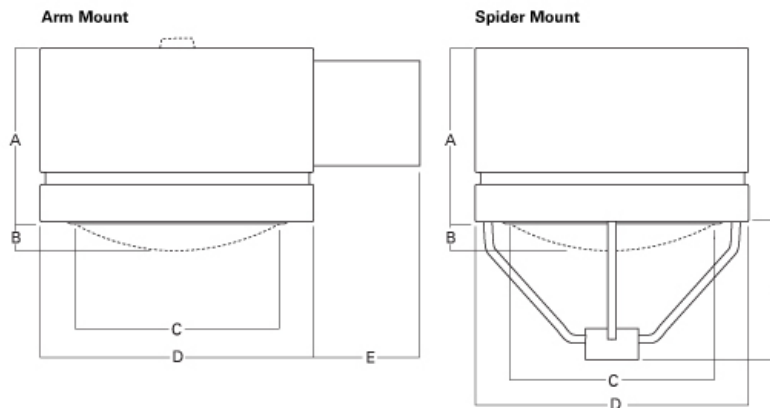
Approximate Net Weight:

36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)



ADH082575 pc
2010-10-22 13:03:12

DIMENSIONS



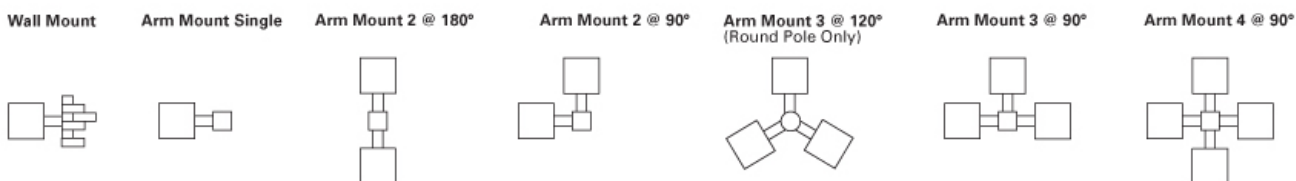
Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 229mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	108mm	657mm	686mm	152mm or 356mm	476mm or 502mm

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

WATTAGE TABLE

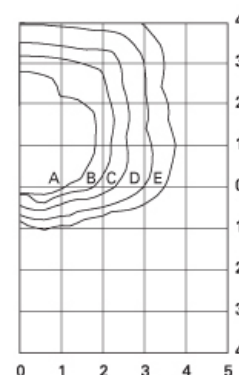
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	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

MOUNTING CONFIGURATIONS

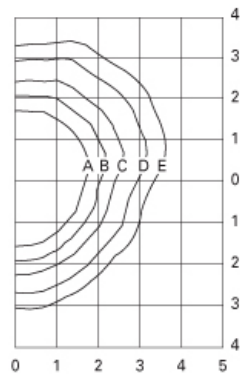


E.P.A. TABLE						
	Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS	1.7	3.4	3.4	4.6	4.6	5.2
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GSL	4.4	8.8	9.8	13.7	13.7	15.6

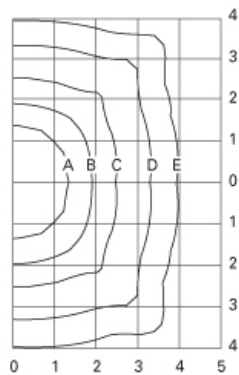
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Spill Light Eliminator
Flat Glass



GSM-XX-1000-MH-3V-FG
1000-Watt MH
110,000-Lumen Clear Lamp
Type III Vertical
Flat Glass



GSM-XX-1000-MH-AS-SG
1000-Watt MH
110,000-Lumen Clear Lamp
Area Square
Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
25'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.18	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

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

Product Family

GSS=Galleria Square Small
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AIS: Arm Included for² Square Pole
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SM2: Spider Mount (3" OD Tenon)
SM3: Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP
70=175W
100=100W
150=150W
175=175W
200=200W
250=250W
320=320W
350=350W
400=400W⁶
450=450W
750=750W
875=875W
1000=1000W⁷
HPS
70=(1) 70W
100=100W
150=150W
250=250W
400=400W
750=750W
1000=1000W⁷
MH⁸
175=175W
250=250W
400=400W
1000=1000W⁷

Lamp Type

MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH=Metal Halide⁸

Voltage

120: 120V
208: 208V
240: 240V
277: 277V
347: 347V
480: 480V
MT: Multi-Tap¹⁰
TT: Triple-Tap¹⁰
5T: 5-Tap¹¹

Distribution

Horizontal Lamp

1F=Type I Formed¹²
2F=Type II Formed
2S=Type II Segmented¹³
3F=Type III Formed
3S=Type III Segmented¹³
4S=Type IV Segmented¹³
5S=Type V Segmented¹³
FT: Forward Throw
SL: Spill Light Eliminator¹⁴
CA: Cutoff Asymmetric with EHS¹⁵

Vertical Lamp

AR: Area Round
AS: Area Square
3V: Type III Vertical
RW: Rectangular Wide¹⁶

Lens Type

FG: Flat Glass¹⁷
SG: Sag Glass

Color

AP=Grey
BZ=Bronze
BK=Black
WH=White
DP=Dark Platinum
GM=Graphite Metallic

Options

F: Single Fuse (120, 277 or 347V)
FF: Double Fuse (208, 240 or 480V)
L: Lamp Included
EM: Quartz Restrike w/²⁰ Delay
Q: Quartz Restrike²⁰
R: NEMA Twistlock Photocontrol Receptacle
EHS: External Adjustable House Side Shield
HS: House Side Shield²¹
VS: Vandal Shield²²

Accessories

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 EPA¹⁵
MA1005XX=6" Arm for Square Pole. 0.5 EPA¹⁵
MA1006XX=Direct Mount Kit for Square Pole¹⁵
MA1007XX=14" Arm for Round Pole. 1.0 EPA¹⁵
MA1008XX=6" Arm for Round Pole. 0.5 EPA¹⁵
MA1009XX=Direct Mount Kit for Round Pole¹⁵
MA1021XX=6" Arm for Square Pole. 0.5 EPA³
MA1022XX=6" Arm for Round Pole. 0.5 EPA³
MA1023XX=9" Arm for Square Pole. 0.5 EPA³
MA1024XX=9" Arm for Round Pole. 0.5 EPA³
MA1029XX=Wall Mount Bracket with 10" Arm
MA1046XX=Wall Mount Bracket³
MA1208XX=11 1/2" Arm and Round Pole Adapter - 0.8 EPA
OA1060XX=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
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MA1060=House Side Shield for GSS (Field Installed)²⁴
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OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes:**
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 - 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
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 - 14 Must use reduced envelope lamp, not available in GSL housing.
 - 15 Available on GSM and GSL housings only.
 - 16 RW optic not available with flat glass.
 - 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 - 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 - 19 Add ss suffix in the order shown.
 - 20 Quartz options not available with SL optics.
 - 21 House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 - 22 Arm mount only, 400W Maximum.
 - 23 Order separately, replace XX with color suffix.
 - 24 Compatible with sag lens vertical optics only.

ORDERING INFORMATION

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

Product Family

GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Mounting Method

AM: Arm Mount¹
AIR: Arm Included for² Round Pole
AIS: Arm Included for² Square Pole
SM1: Spider Mount³ (2 3/8" OD Tenon)
SM2: Spider Mount (3" OD Tenon)
SM3: Spider Mount⁴ (3 1/2" OD Tenon)

Lamp Wattage

MP
70=(1) 70W
100=100W
150=150W
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HPS
70=(1) 70W
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Lens Type

FG: Flat Glass¹⁷
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Color¹⁸

AP=Grey
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DP=Dark Platinum
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Options¹⁹

F: Single Fuse (120, 277 or 347V)
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AU1-S1SA-24-GW-BEP



TYPE: E
AUSW-36-7-X-2FQ-1
Please specify desired part number

MATCHING FIXTURES



page 384

FEATURES

- The Allure sconce features solid aluminum die-cast ends with a domed top.
- 0.125" thick, matte anodized, aluminum extruded back channel.
- Decorative aluminum die-cast horizontal bars with distinctive tapering arch design.
- Consult factory for custom bar configurations.
- 3/16" thick extruded virgin white acrylic is 45% DR high impact, UV stable, F1 rated, and UL-94 HB Flame Class rated.
- Allure can be mounted vertically or horizontally.
- Hinged front face simplifies re-lamping and maintenance.
- 21 standard powder coat paints offered, however all RAL colors available.
- Utilizes highly efficient, long lasting and low mercury T5 or T5HO lamps for minimal fixture maintenance and lamp disposal.
- Contact factory for additional modifications or options.

SERIES	HANGING SYSTEM	SIZE	DIFFUSER	FINISH	LAMPING [PHOTOMETRIC TESTS]	VOLTAGE	OPTIONS
 AU1	S1SA INDOOR ADA COMPLIANT SCONCE 	18	GW GLOSS WHITE ACRYLIC MW MATTE WHITE ACRYLIC	PTD PAINTED – SPECIFY CODE [EX. BKP FOR BLACK PAINT, SEE PAGE 492 FOR PAINT OPTIONS]	18"  1BX27 1@27W BX 1BX39 1@39W BX [13796.0] 24"  2LF14 2@14W T5 2LF24 2@24W T5HD [13797.0] 1BX40 1@40W BX 1BX50 1@50W BX 1BX55 1@55W BX 36"  2LF21 2@21W T5 2LF39 2@39W T5HD [13798.0] 2BX39 2@39W BX 48"  2LF28 2@28W T5 2LF54 2@54W T5HD [13799.0] 2BX40 2@40W BX 2BX50 2@50W BX 2BX55 2@55W BX	120 277 347	DMA ADVANCE® DIMMING BALLAST DML LUTRON® DIMMING BALLAST EMR REMOTE MOUNT EMERGENCY [18" SIZE ONLY] EMI INTEGRAL EMERGENCY [24"/36"/48" SIZES ONLY] ULD UL DAMP LABEL FUS FUSED
		24					
		36					
		48					
 SPECIFY CATALOG CODE							

SAMPLE CODE: AU1-S1SA-24-GW-BEP-2LF14-120-FUS

 PHOTOMETRIC INFORMATION AVAILABLE AT WWW.OCL.COM

- Fixture mounts to a standard 4" J-box (supplied by others), and requires additional anchors.
- Bodine® emergency ballast available, standard with remote mounted test switch and indicator light.
- Advance® and Lutron® dimming ballasts available. Controls not included.
- Integral HPF electronic fluorescent ballast with Class A sound rating [3-5 year ballast warranty depending on ballast specification].

- Fixture is ADA compliant.
- For photometric data, please visit www.ocl.com.
- For lamp and base information, see pages 496-505 in the reference section.
- For specific mounting instructions, please contact factory.
- Five year product warranty.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION #12-025 TO THE PLANNING AND ZONING COMMISSION CONDITIONAL USE PERMIT AMENDMENT TO ALLOW A JAGUAR/LAND ROVER SHOWROOM AT THE FORMER REUTHER CHRYSLER/JEEP DEALERSHIP

FOR THE MEETING OF: September 4, 2012

LOCATION: 11654 Olive Boulevard

REQUEST: Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, has submitted an application for an amendment to the conditional use permit and site development plan for a new 36,100 square foot showroom facility for Plaza Jaguar/Land Rover at 11654 Olive Boulevard in "CB" Core Business District.

ADDITIONAL INFORMATION:

The original conditional use permit (Ordinance #835) was issued in 1978 for an automobile showroom, sales and service facility for Reuther's Automotive. Automotive dealers including new and used car dealers are permitted with conditions in the "CB" District

Key Issues:

- Does the request still meet the criteria for a conditional use permit?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comp. Plan References

- Goals and Strategies
- Central Business District
- Pedestrian Plan
- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1080 Site Development Plans

APPLICANTS: Asbury Automotive St. Louis
L.L.C.
c/o Asbury Automotive Group
2905 Premiere Parkway, Suite 300
Duluth, GA 30097

APPLICANT'S REPRESENTATIVE: Jerry Patterson
Plaza Motor Company
11830 Olive Boulevard
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon AICP, Community Development Director

8/31/2012
Date

ATTACHMENTS: Applicant's submittal documents, received August 21 and 23, 2012
Draft ordinance

ZONING HISTORY AND APPLICATION BACKGROUND

Reuther Automotive Group has been in operation in the City of Creve Coeur for several decades and has always been located on Olive Boulevard. The first conditional use permit (CUP) issued was in 1973 as Ordinance Number 835. It was amended in 1980 by Ordinance Number 972 to allow various renovations to the site.

Over time, Reuther's sales franchise was expanded as the ownership of the Jeep brand was bought and sold, most recently expanding to the full Chrysler-Dodge-Jeep lineup. Approximately three years ago, however, Chrysler cancelled the franchise with Reuther Automotive Group and the dealership was left without a franchise for any new car line. A new franchise was not secured and the property became available.

Plaza Motors, owned by Asbury Automotive Group in Duluth, Georgia, and located west of this site on Olive Boulevard, has contracted with Reuther Automotive to purchase the property. Plaza Motors would utilize the pre-existing CUP for automotive sales as is except that they intend to clear the site and construct an entirely new facility to house the Jaguar and Land Rover product lines. This will require that the CUP be subject to a new review since Section 405.1070, Conditional Use Permits states:

F. Conditions And Restrictions. In approving a conditional use permit application, the City Council may impose conditions and restrictions as necessary to assure that the standards of Section 405.1070(E) are complied with and the general intent of this Chapter is carried out. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and restrictions imposed by the City Council. Any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued. Failure to comply with any of these conditions or restrictions shall constitute a violation of this Chapter punishable as provided in Section 405.1150 of this Chapter. [emphasis added]

It should also be mentioned that a second use of the property, for automotive detailing, was also approved on the property by Ordinance #5189 on April 11, 2011. This proposal will cause that use to cease.

PROJECT DESCRIPTION

The project covers the entire, existing 4.62 acre Reuther dealership property which zoned "CB" Core Business. Elements of the plan include a single building housing the two showrooms for the different product lines, a pre-owned facility, service facilities and administrative offices. Outside of the building are located combined display and pedestrian plaza spaces, a small "off-road" demonstration area for the Land Rover vehicles, parking for customers and inventory, and a new stormwater treatment and detention facility (see attached plans and illustrations).

In general terms, the proposal is within the scope of the existing CUP. However, the aforementioned need for a new review brings with it all of the changes in the Comprehensive Plan, the Downtown Design Guidelines, the Pedestrian Plan and the Zoning Code that have occurred since the passage of Ordinance #972, thirty years ago.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Retail, professional offices, bank.	"CB" Core Business	Olive Boulevard
South	Professional offices	"CB" Core Business	N/A
East	Retail, professional offices, telecommunications tower.	"CB" Core Business	N/A
West	Lawn and Garden Equipment	"CB" Core Business	Ham Avenue

COMPREHENSIVE PLAN DISCUSSION

Whether one reviews the conditional use permit requirements or the site development plan requirements, agreement with the Comprehensive Plan is a key finding for approval. The Plan provides the subjective guidance and interpretation needed to properly answer the necessary findings for approval. Of course, the Comprehensive Plan has changed considerably since the development of the old dealership resulting in several very different expectations with this project. Following that review, the findings for the conditional use and the site plan will be summarized.

Overall Goals and Strategies

The primary focus of the overall goals and strategies is the desire to ensure that every project fits into the overall fabric of the city that is envisioned by the plan. The primary concerns that apply to specific site improvements are:

Community Health and Connectivity

2. Create a linear "green-line" park along Olive Boulevard connecting the Central Business District and other activity nodes. This feature will be developed primarily through additional landscaping and streetscaping, preservation of existing trees, and construction of sidewalks, with only such limited land acquisition as is necessary to fill in missing links. (p.22)
3. Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public seating/gathering areas, and open space, as appropriate. (p.22)

Community Image and Identity

3. Develop a system of gateway features at various locations, including entrances to the City and key locations that serve as defining points within the City. (p.23)
6. Implement streetscape improvements along major streets and gateways. (p.23)
9. Encourage public arts throughout the community. (p.23)

Transportation and Movement

16. Implement lane, signal, and other physical improvement to improve traffic flow and mitigate local congestion issues. (p.25)

The common thread to all of these goals is their application to the perimeter of the property, and are more likely resolved through two primary improvements: the provision of an elaborate and pedestrian-friendly landscape along Olive Boulevard; and, the provision of street improvements Ham Avenue where the right-of-way is currently substandard. It should be noted that this area is beyond the portion of Olive Boulevard designated for application of the "green-line park" concept, but it is critical that the pedestrian facilities readily connect the with the overall

network. Nonetheless, a full line of street trees and perimeter landscape are provided which should transition well from the more traditional downtown designs expected to the west and south to the more suburban development to the east.

Along Olive Boulevard, the applicant has sought to combine the auto-oriented nature of the site with the needs of pedestrians and the streetscape. The result is a complex plaza space that allows free pedestrian movement along with street trees and the marketing opportunity the applicant desires. It is unconventional under the current interpretations of a “downtown,” but the desired elements are there and they are functional in their layout. Used in this setting, and given the pre-existing use of the property, the proposal represents a unique design for Creve Coeur that may prove an interesting variation from the type of development more widely anticipated for the downtown area. In the end, interesting, functional and durable are major accomplishments for a site that barely qualifies for any of these characteristics today.

Central Business District

As stated in the Comprehensive Plan for this area, “...the area south of Olive Boulevard will be the primary center of the community...and will contain a mixture of public and private uses with an overall design the creates a symbolic focal point for the City of Creve Coeur.” Further to this point, the City developed the Downtown Master Plan in 2005 and the Downtown Design Guidelines in 2006. Form-based codes are now being developed for this area that build upon the bulk standards of the Core Business zoning district with more effective design requirements. Specific goals for the Central Business District include:

Residential Preservation and Economic Development

4. Connect the Central Business District to the neighborhoods and adjacent areas through a series of on-street and off-street pedestrian facilities. Consider utilizing the old railroad right-of-way (now owned primarily by AmerenUE as a linkage to the south and the proposed “green line park” to the east. (See East Olive Corridor.)(p.81)
5. All new development or redevelopment of non-residential uses should comply with the City of Creve Coeur Design Guidelines. Orient buildings toward Olive Boulevard in a consistent fashion, with parking encouraged to the sides or rear of buildings... (p.81)

Community Health and Connectivity

4. Improve the appearance of Olive Boulevard through streetscape improvements related to pedestrian facilities, landscaped medians, and other public amenities such as seating areas.(p.83)

Transportation and Movement

3. Develop a streetscape plan, which developers and the city should incorporate during redevelopment of parcels or areas.

Key Property Recommendations

Central Business District 1 –This area should be the heart of the Central Business District and redeveloped as part of a master planned effort. Zoned Core Business (CB), this area is bounded by I-270 to the west, Old Ballas Road to the east and south, and Olive Boulevard to the north. As a prominent entryway into Creve Coeur, the visual appeal of this area is a critical component of the City’s success in establishing a true “center” for the community. Use of gateway features, (as described on page 16) is recommended here. Incremental piece-meal development of individual sites absent a master plan or redevelopment plan is strongly discouraged

These goals (from 2002) set the stage for the Downtown Architectural Guidelines that were adopted in 2006. Rather than duplicating the entire 2006 document here, which should be taken in concert with the goals above, the following simplifies the goals and discusses their applicability to the project:

1. The building is close to Olive Boulevard with a pedestrian orientation and provides full sidewalks on the sidestreet while allowing enough land area to maintain the streetscape in the eventuality that Ham Avenue is reconstructed. One potential issue is if the pedestrian area becomes over-crowded with display vehicles. This would give the appearance of turning the whole sidewalk area into a parking lot. Given this, the attached draft ordinance limits the total number of vehicles displayed in the front part of the site to the number shown on the proposed site plan (18).
2. The façade of the building utilizes a colonnade along Olive Boulevard with pedestrian level lighting, seating and shade trees all of which are encouraged.
3. The building uses a variety of masonry materials without use of simulated stucco (EIFS) along with limited use of metal cladding. Where cladding is used, it is an integral part of the design rather than appearing to cover up the building.
4. The windows dominate the façade, are large and transparent and the entire storefront is well lit to create the open, attractive retail façade encouraged by the guidelines.
5. The roof is flat and largely consistent with a strong horizontal fascia, but also with areas of irregular line and height for interest; this is encouraged by the guidelines.
6. Mechanical equipment will be hidden from view.
7. The streetscape adjacent to the parking area lacks a building wall, but it does introduce a set of architectural elements in the form of the oversized light columns. These columns, that are in line with and mimic the building columns, do begin to create a visual screen and do identify the site from edge-to-edge. Given the nature of the use (which already has a CUP in place), it is difficult to accomplish more of a street wall without the construction of an actual false wall, something that has been discussed but identified as unacceptable to the applicant. One improvement would be to increase the number of columns which has been discussed with the applicant and is being investigated. Although a plan is not currently available for this report that includes more columns, a condition has been added to the draft CUP ordinance that requires the addition or the use of some similar, architectural method.
8. The building is only one floor and only covers 19.1% of the site; such a low rise, low intensity building is not encouraged by the goals and guidelines. A two-story building was suggested, but it creates significant operational problems for the car dealership use.
9. The east side and rear of the site are essentially open. It is preferable, under the guidelines, to have only small open areas that are enclosed by structure, rather than just being uncontained spaces. Short of building the use up to a point where a parking garage is feasible, it is difficult to overcome this factor under the current and proposed use.

Another aspect of the Central Business District that stems from the Comprehensive Plan is the Olive Transportation Development District (Olive TDD). Although insufficient funding exists to fully implement the approved TDD plans, the City and MoDOT are still interested accomplishing the streetscape improvements along the Olive Boulevard right-of-way, including across the front of the applicants' property. In support of these plans, the applicants are prepared

to dedicate sufficient right-of-way to not only add the third, eastbound lane on Olive Boulevard, but also to provide sufficient right-of-way along Ham Avenue to support its widening to a major collector or minor arterial standard and eventual installation of the traffic signal approved by MoDOT at the intersection with Olive Boulevard. It would normally be the policy of the city, and most cities, that a developer is responsible for developing their frontage according to the approved plans on record with the city at the time of development. However, it is uncertain when the Olive Boulevard and Ham Avenue improvements will be constructed in front of the adjacent properties and holding improvement escrows for an uncertain amount of time is not good public policy. Every effort should be made, however, to ensure that if the widenings do take place, that the City and MoDOT will not have to pay for any improvements that need to be moved beyond the common streetscape elements. The attached draft ordinance contains a condition that will obligate the dedication of the right-of-way as proposed to preclude any construction within the resulting yards aside from that proposed with this application.

Overall, it is the staff opinion that, given the nature of the applicant's business, the proposed site development succeeds in meeting the Comprehensive Plan and Downtown Architectural Guidelines to a very high degree. While this does not represent the fullest implementation of the Architectural Guidelines, in particular, it accomplishes many of them and represents a level of design development not seen on this site nor many others in the city. If built today, it would be notable on many levels and it will continue to be that way if the pace of development around it is slow. Perhaps, in time, it will seem unusually open for that area, but this proposal should be seen as a successful effort under the known conditions.

ZONING CODE DISCUSSION

Bulk Standards

The proposal appears to meet all zoning district site and building requirements, assuming the Planning Commission and City Council grant approval to following:

Site coverage: The maximum allowed site coverage in the Core Business district is 63%. However, a site coverage of up to 70% can be approved "in consideration of special or outstanding landscape and site planning features" (Section 405.370.E.3.b(2)). In this instance, the applicant is agreeing to a substantial right-of-way dedication including 12 feet along Olive Boulevard and 24 feet along Ham Avenue. These dedications are critical to completion of the approved TDD plans and consistent with the goals of the CBD (Downtown) Plan. It should also be noted that the inclusion of pedestrian scale lighting and benches along Olive Boulevard will be unique for this area, although it is consistent with the various design guidelines and goals. Staff believe the requested site coverage is appropriate given these features.

Maximum front yard: Section 405.370.E.4.a(1) requires that at least 50% of the building be no more than 15 feet from the right-of-way. While this requirement is met along Olive Boulevard, it is not along Ham Avenue, where only the northwest corner of the building is within 15 feet of the proposed right-of-way dedication; the remainder is approximately 25 feet away. Although Ham Avenue is a side-street, it still creates a front yard requirement. This seems a simple matter of non-compliance, however, the final alignment and design of Ham Avenue are not complete and the future dispositions of the properties to the south and west are unknown. As a result, the Planning Division staff are concerned that moving the building up close to Ham Avenue might limit design options later, especially if Ham Avenue is to become a primary entry point into the downtown area. What's more, the road might ultimately need to be shifted to the east to avoid rendering the property to the west too narrow to redevelop after the build-out of Ham Avenue.

Under Section 405.240, the Planning and Zoning Commission may approve greater setbacks for the major collectors, such as Decker Lane and Old Ballas Road. Currently, Ham Avenue is not a major collector, but it most certainly is expected to become one under the goals of the CBD Plan. If the purpose of Section 405.240 is to promote consistent rights-of-way in the event of a road widening, and it is uncertain where the widened road will end up, staff believe it is prudent to apply the section to this standard and modify the setback along Ham Avenue.

Conditional Use Permit Standards for Approval

As identified above, the site is located in the "CB" Core Business district where automobile dealerships are a conditional use and a CUP has been issued for the prior dealership. Since a CUP is transferable between owners, the primary use question is whether or not the criteria for approving a CUP are still met after any changes are made by the owners. The criteria are:

Section 405.1070.E. Standards

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

In this case, substantial changes are proposed and the findings for the CUP have changed considerably over what one would say about the existing site. The staff findings, in the order of the standards above, are:

1. As identified above, the site plan can meet the Zoning Code requirements as long as the site coverage and the Ham Avenue front setback are specifically approved by the Planning Commission and City Council.
2. The current condition of the property does not conform with Comprehensive Plan, the Architectural Guidelines nor the Zoning Code. Further, the detention basin does not meet current Metropolitan St. Louis Sewer District (MSD) standards for volume or water quality. To the extent that the proposed redevelopment succeed does meet these community standards, it is beneficial to the community welfare. Further, the provision of the additional right-of-way will aid in the future widening of two streets and the installation of a traffic signal, all of which should contribute to the community convenience at this location.
3. The proposed project can only improve adjacent property values given current conditions.
4. The proposed project does meet the goals of the Comprehensive Plan and complies with the Zoning Code Regulations, subject to the site coverage and setback approvals. Subject to the conditions in the draft ordinance, the project largely complies with the CBD Land

Use Plan, although the site intensity (height and building coverage) fall short of the plan goals.

5. Although final MSD permits have not been issued, concept approval has been given to the stormwater facilities. The site improvement permits are conditioned upon receipt of the appropriate MSD and MoDOT permits to ensure compliance with their regulations.
6. The use is well established and the site plan improvements will be more in line with the adjacent buildings, especially the Fire District building that is not likely to be redeveloped. The proposal will actually improve community facilities by providing the right-of-way needed to widen the adjacent roads.

SUMMARY AND ACTION

If the members of the Planning Commission believe the proposed site coverage and Ham Avenue setback area appropriate, then the proposal appears to satisfy the standards for approval of the amended CUP. If the Commission wishes to seek further changes to the building or site, staff request that the members provide guidance to the applicant, and then allow them the opportunity to revise their drawings appropriately or consider appropriate conditions of approval.

If the members of the Commission are satisfied that the project meets the standards of approval for a conditional use permit, then a recommendation to the City Council must be voted upon.

MOTION

If the Commission wishes to continue the application to allow the applicant time to further revise their proposal, the following would be an appropriate motion:

“I move to continue Application #12-025 to the meeting of September 17th to allow the applicant time to address the comments of the Planning Commission.”

If the Commission wishes to vote on a recommendation to the City Council based on the current proposal, the following would be an appropriate motion:

“I move to recommend approval of a new conditional use permit for the Plaza Jaguar-Land Rover dealership as presented tonight and according to the draft ordinance attached to the staff report on application #12-025, dated September 4, 2012.” (Conditions in the draft ordinance may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTOGRAPH



Legend

-  Property Lines
-  Plaza Jaguar/Land Rover



APPENDIX 4: SITE PHOTOGRAPHS
Application #11-007

Photo Date: 08/31/2012



Description: View looking southeast toward the existing main showroom.



Description: View looking southeast toward the existing secondary building.



Description: View looking north toward Olive Boulevard across east side of existing parking lot.



Description: View looking east showing existing Olive Boulevard frontage.



Description: View looking southwest into area proposed for Land Rover "test track."



Description: View looking southeast into existing detention basin.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCES NUMBER 835, 972 AND 5189 AND
AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A NEW AND
USED AUTOMOBILE DEALERSHIP LOCATED AT 11654 OLIVE BOULEVARD**

WHEREAS, under Section 405.370(C), new and used automotive dealers in the "CB", Commercial zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, conditional use permit ordinances #835 was approved by the City Council on February 27, 1978, and ordinance #972, was approved by the City Council on October 27, 1980, for the operation of a new and used automotive dealership; and

WHEREAS, an application was submitted by Jerry Patterson of Plaza Motors Company, on behalf of Asbury Automotive, Inc., to amend the conditional use permit to allow for the redevelopment of the site for the same use; and

WHEREAS, Section 405.1070 states, in part, that any future enlargement or alteration in the use of the structure or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the conditional use permit before a building permit for the enlargement or alteration may be issued; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Tuesday, September 4, 2012, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.

BILL NO. _____

ORDINANCE NO. _____

4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: Ordinances #835, #972 and #5189 are hereby repealed.

Section 2: A Conditional Use Permit is authorized to be issued pursuant to Section 4 hereof for the operation of a new and used automotive dealership in the "CB" Core Business district on property addressed as 11654 Olive Boulevard, and whose legal description is as follows:

TO BE PROVIDED

Section 3: The issuance of this conditional use permit and the operation and maintenance of said facilities provided for by this ordinance shall be subject to all ordinances, rules and regulations of the City of Creve Coeur and the following conditions:

1. The Conditional Use Permit is for the operation of a new and used automobile sales facility with accessory indoor repair facilities. All prior uses of the existing buildings shall cease prior to issuance of any demolition permits.
2. The cleared site shall be developed and maintained in conformance with: the Site Development Plan - Jaguar/Land Rover Dealership package prepared by Grimes Consulting, Inc. dated August 10, 2012, (hereafter the "Site Development Plans"); the Planting Plan prepared by Landscape Technologies, last revised August 15, 2012; and the full set of drawings prepared by Praxis³, Inc., submitted on August 23, 2012, including the Architectural Site Plan, Axonometrics, Perspectives, Elevations, Lighting Photometrics and Materials Legend, (hereafter the "Architectural Plans"), all subject to the conditions contained herein.
3. All right-of-way dedications depicted on the Site Development Plans shall be recorded on a "Map of Dedication" with the St. Louis County Recorder of Deeds prior to the issuance of any Occupancy Permits.
4. In anticipation of the widening of Ham Avenue to Major Collector level of service, and as allowed by Section 405-240 of the Municipal Code, the front setback along Ham Avenue shall be extended to allow up to one-third (1/3) of the building façade a maximum setback of thirty feet (30') from the proposed right-of-way and a maximum setback of eighty feet (80') from the proposed right-of-way for the remainder of the Ham Avenue façade. No more than eighteen (18) vehicles may be displayed outdoors within twenty feet (20') of any public right-of-way.
5. In recognition of the significant site area voluntarily dedicated to the City of Creve Coeur and the Missouri Department of Transportation (MoDOT), and as allowed by Section 405.370.E.3.b(2), the maximum site coverage for the conditional use permitted herein shall be 70%, as shown on the Site Development Plans.
6. The row of columns in front of the parking lot along Olive Boulevard shall be supplemented with at least four (4) more columns in the same plaza space or by some

similar method for the review and approval of the Zoning Administrator. The completed design shall be evaluated for conformance with the Comprehensive Plan and the Downtown Architectural Guidelines.

7. An underground irrigation system shall be installed and maintained to serve all green and landscaped areas identified on the Planting Plan approved herein.
8. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
9. The applicant shall submit a sign application for approval of all signs.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. The hours of operation shall not exceed 7:00 A.M. to 10:00 P.M. Monday through Saturday. Additional hours may be approved by the Zoning Administrator.
12. Parking of automobiles shall be limited to one automobile per designated parking space.
13. The storage or repair of collision damaged vehicles shall not occur on the subject property.
14. The number of new automobiles and/or certified automobiles with a manufacturer's warranty shall not, at any time, be less than sixty percent (60%) of the total number of automobiles available for purchase on site.
15. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
16. A copy of all herein conditions shall be furnished by the owner or petitioner to the operator(s) and managers, including successive operator(s), owner(s) and manager(s) who shall forward to the Zoning Administrator an acknowledgement that he or she has read and understood all conditions and agrees to comply therewith.
17. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
18. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

BILL NO. _____

ORDINANCE NO. _____

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

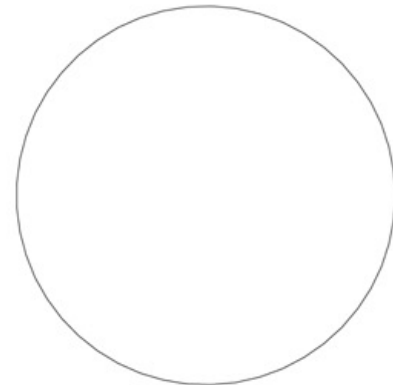
ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

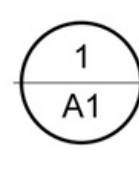
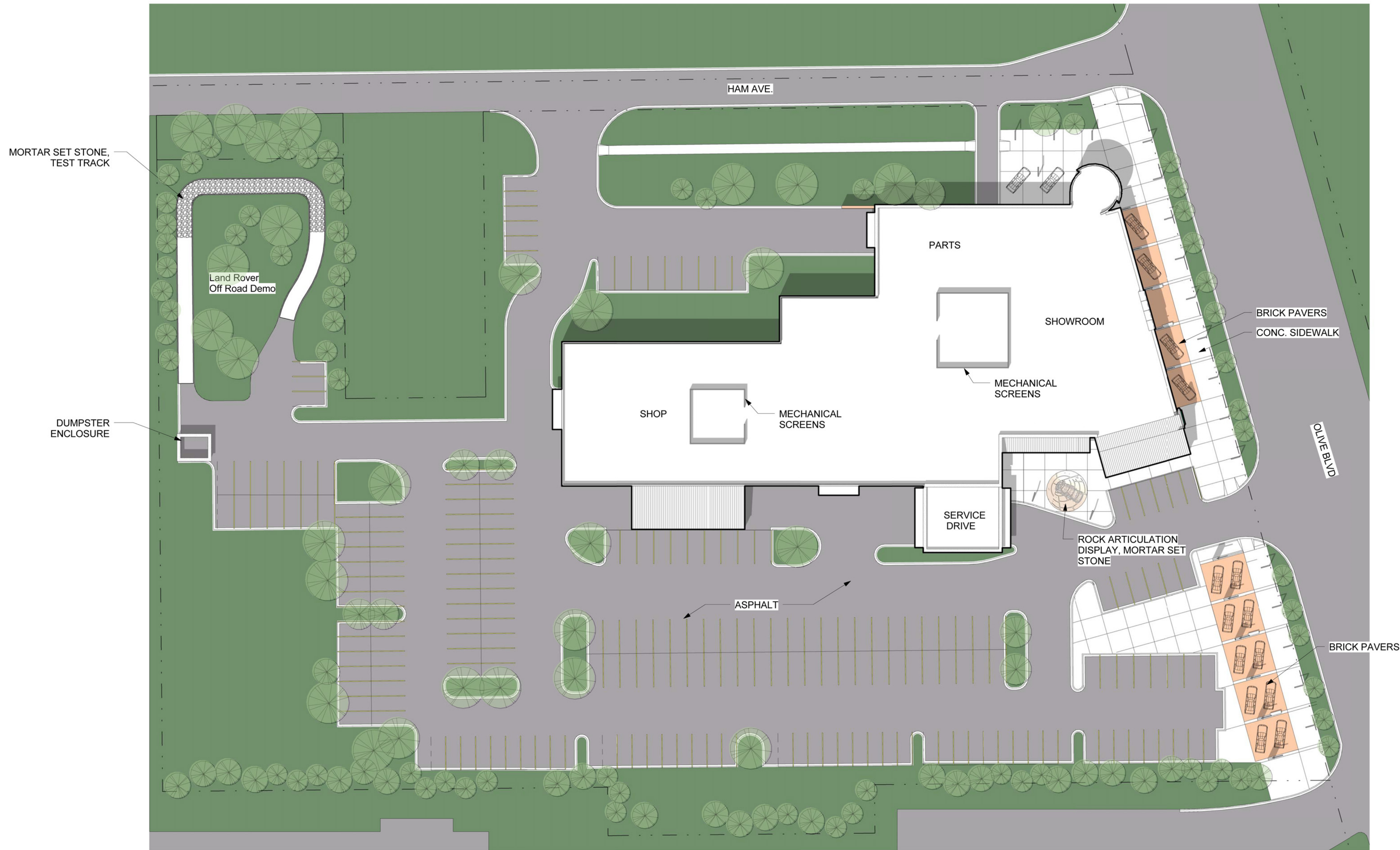
DEBORAH RYAN, MRCC
CITY CLERK



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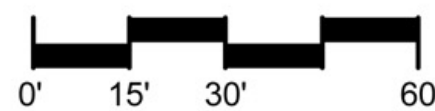
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Rev	Date	Comments
	08/23/12	



Architectural Site Plan

1" = 30'-0"



Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

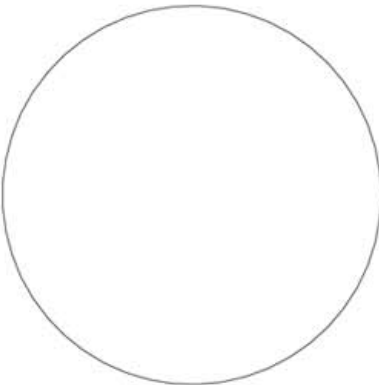
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Sheet Title:

Architectural Site Plan

Sheet Number:

A1



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Project:

Plaza Jaguar Land Rover

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Creve Coeur, MO

Project Number: 09268

Sheet Title:

3D Axonometrics

Sheet Number:

A2

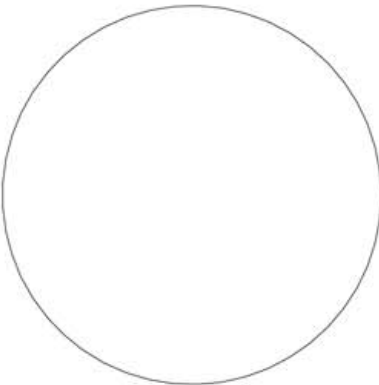
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Client:
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Duluth, GA 30097

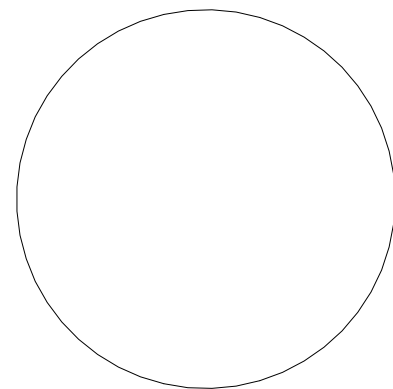
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Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:
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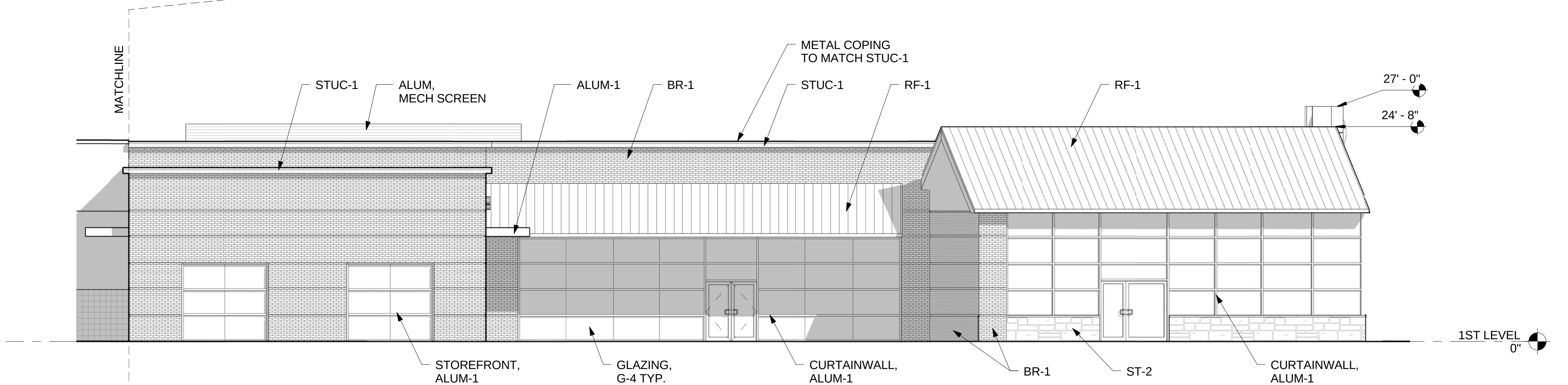
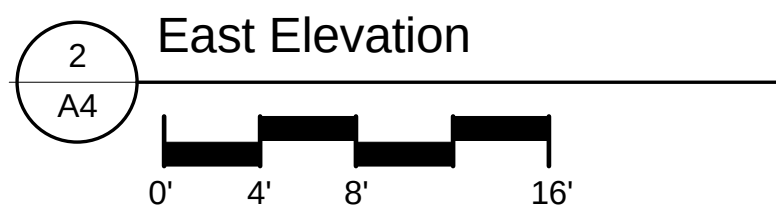
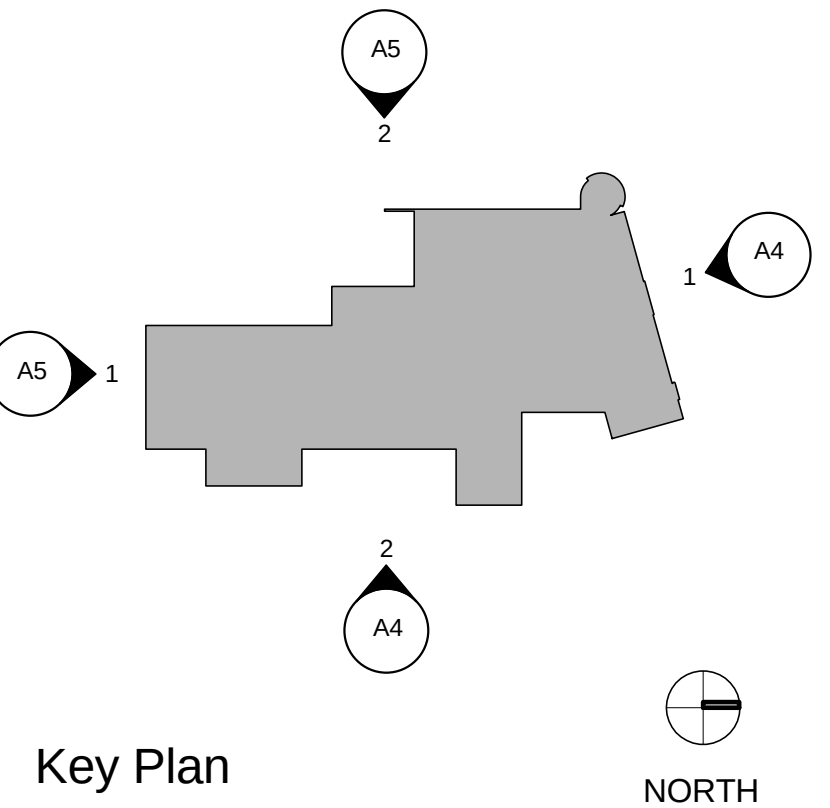
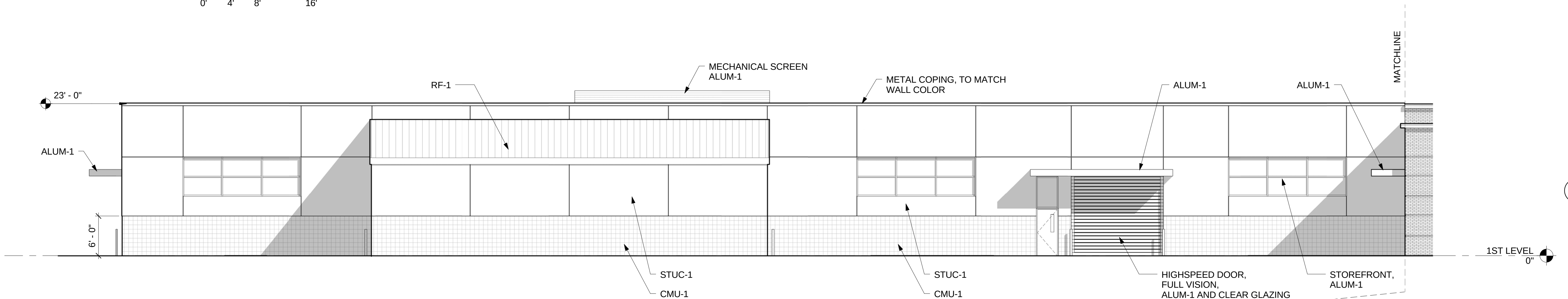
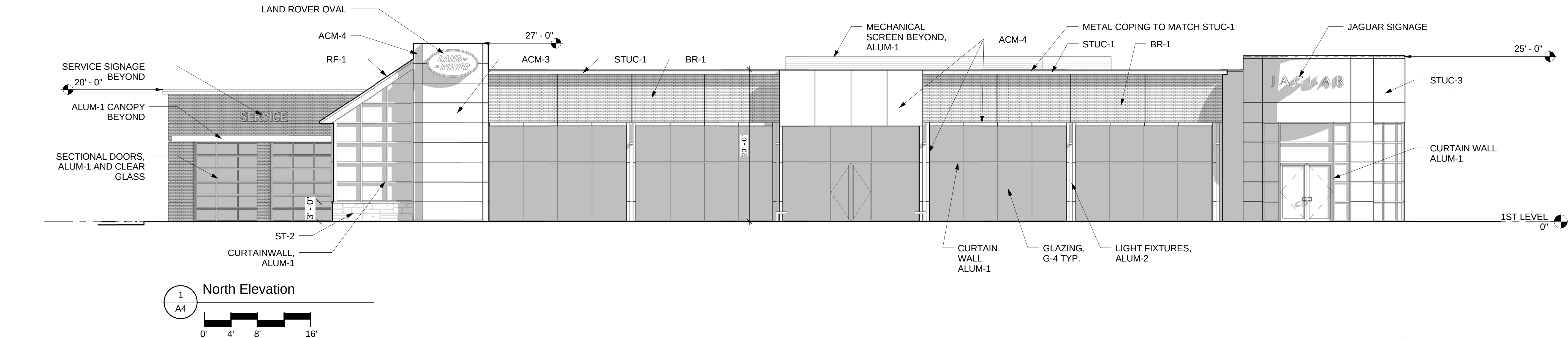
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Client:

Asbury Automotive Group

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Suite 300
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Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
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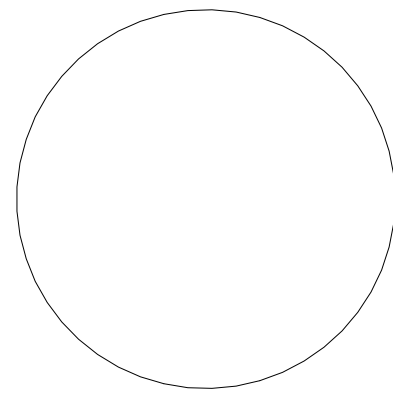
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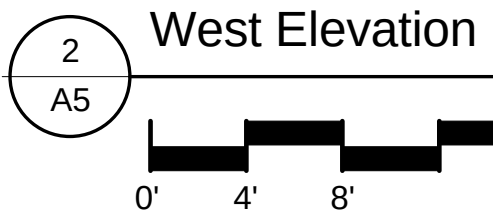
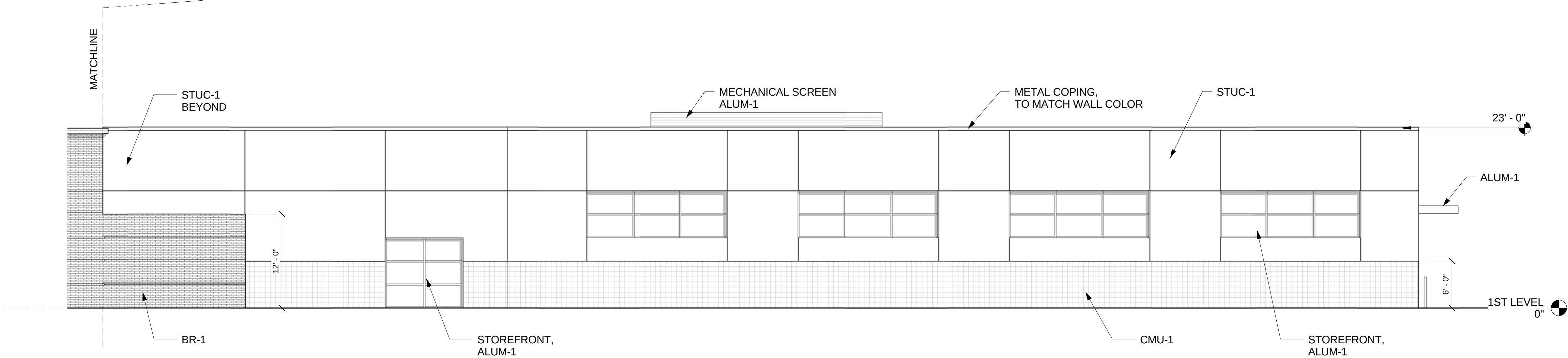
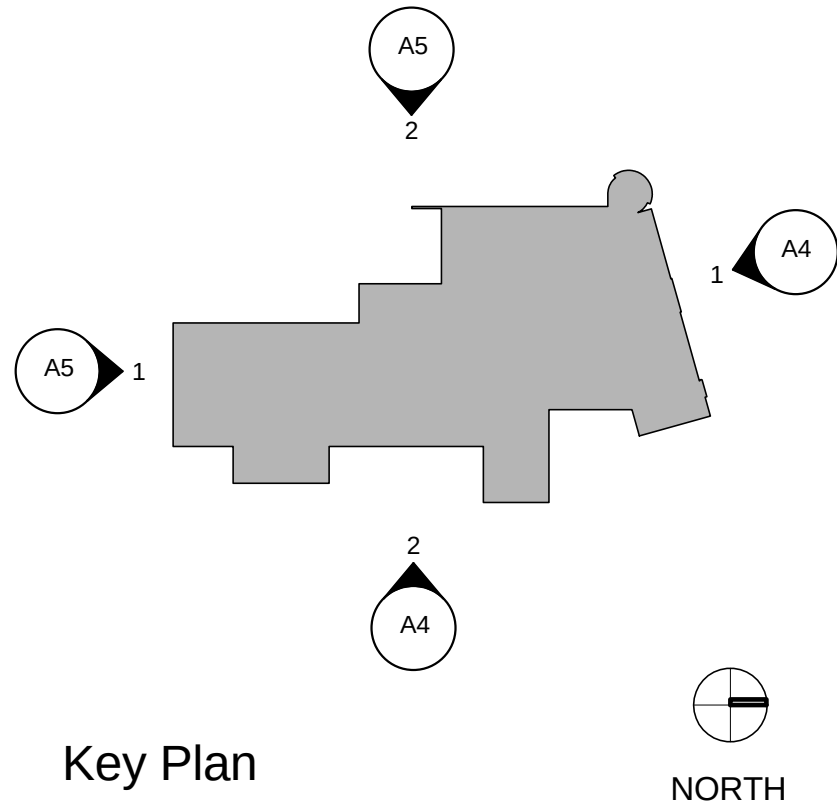
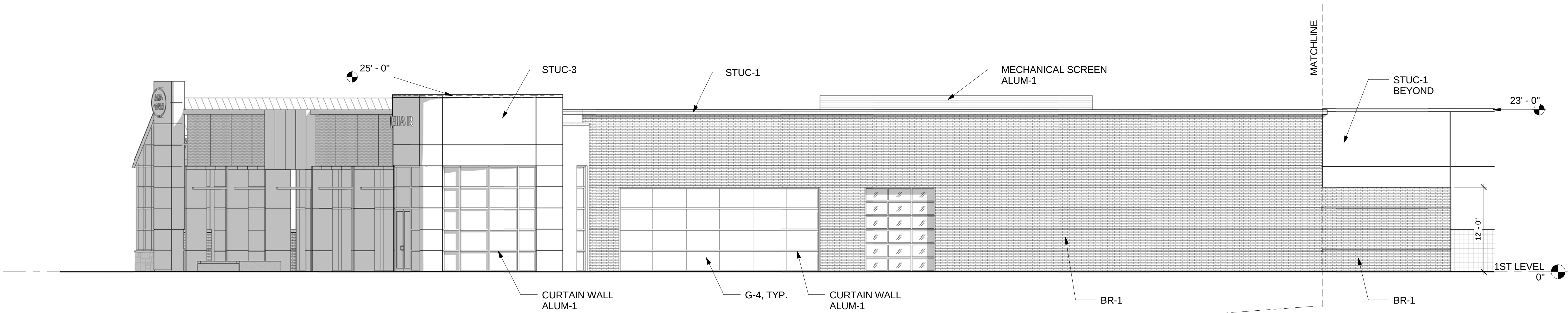
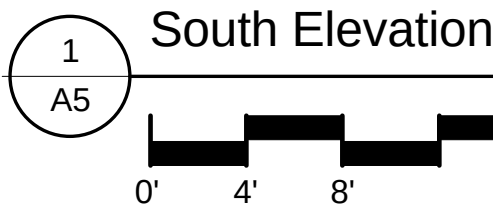
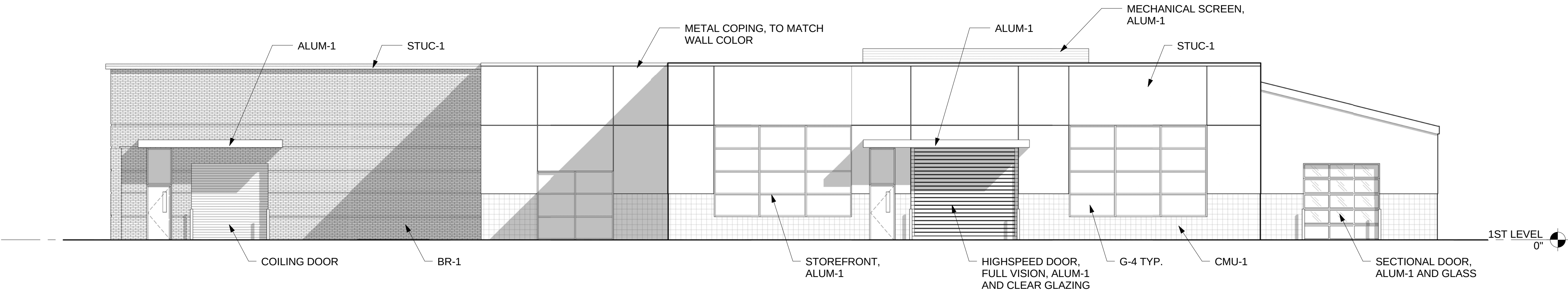
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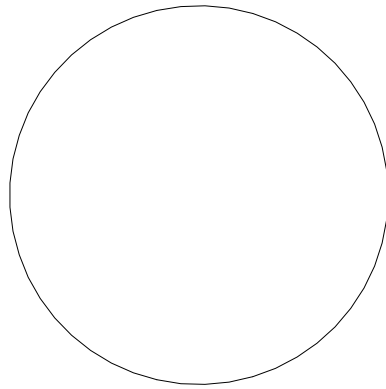
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Elevations

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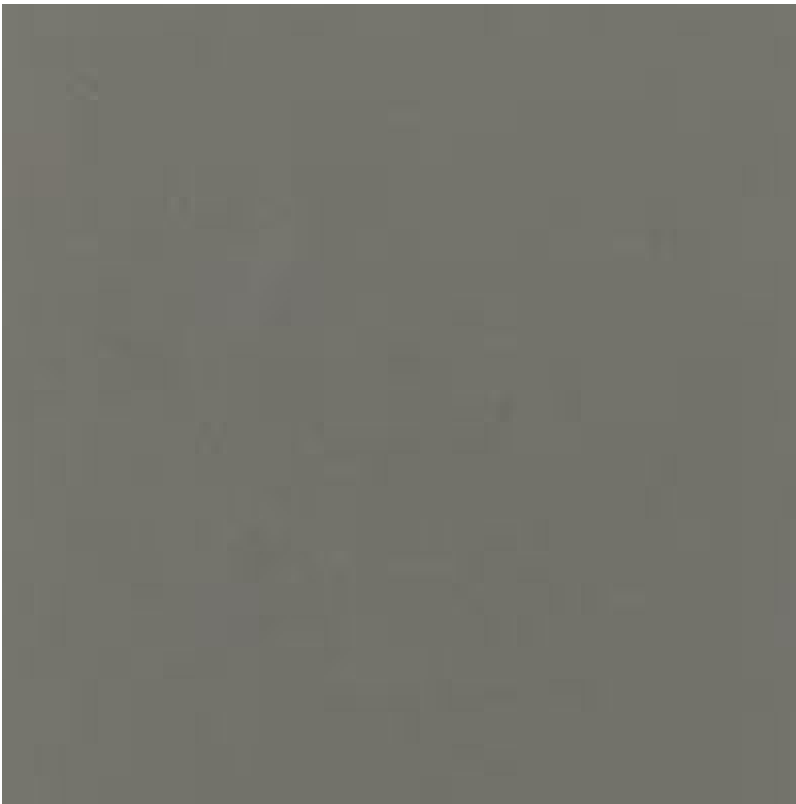
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Rev	Date	Comments
	08/23/12	

Finish Material Legend

EXTERIOR	MASONRY	CODE	MATERIAL	COLOR
		BR-1	EXTERIOR BRICK	CREVE COEUR STANDARD BRICK
		CMU-1	CONCRETE MASONRY UNIT, CENTER-SCORE	PAINT TO MATCH STO-1 COLOR
	METAL	ST-2	STONE VENEER	NATURAL BEIGE SANDSTONE
		ACM-2	METAL PANEL	OYSTER
		ACM-3	METAL PANEL	ROVER GREEN II
		ACM-4	METAL PANEL	SILVER METALLIC
		RF-1	STANDING SEAM METAL ROOFING	SLATE GREY
	ALUM	ALUM-1	ALUMINUM CURTAIN WALL/ STOREFRONT	CLEAR ANNODIZED ALUMINUM
	GLASS	G-4	GLASS	CLEAR 1" INSULATED
	STUCCO	STUC-1	STUCCO	TO MATCH ICI BASIC BEIGE
		STUC-2	STUCCO	TO MATCH ICI TRADITIONAL TAN
		STUC-3	STUCCO	LYMESTONE W/BROWN TUSCAN GLAZE



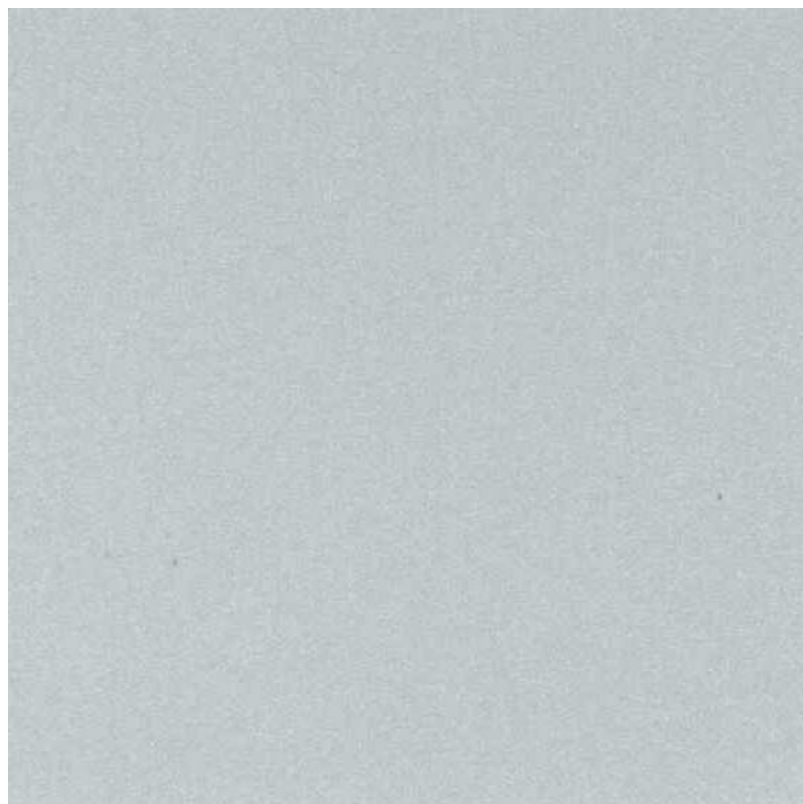
RF-1



ACM-2



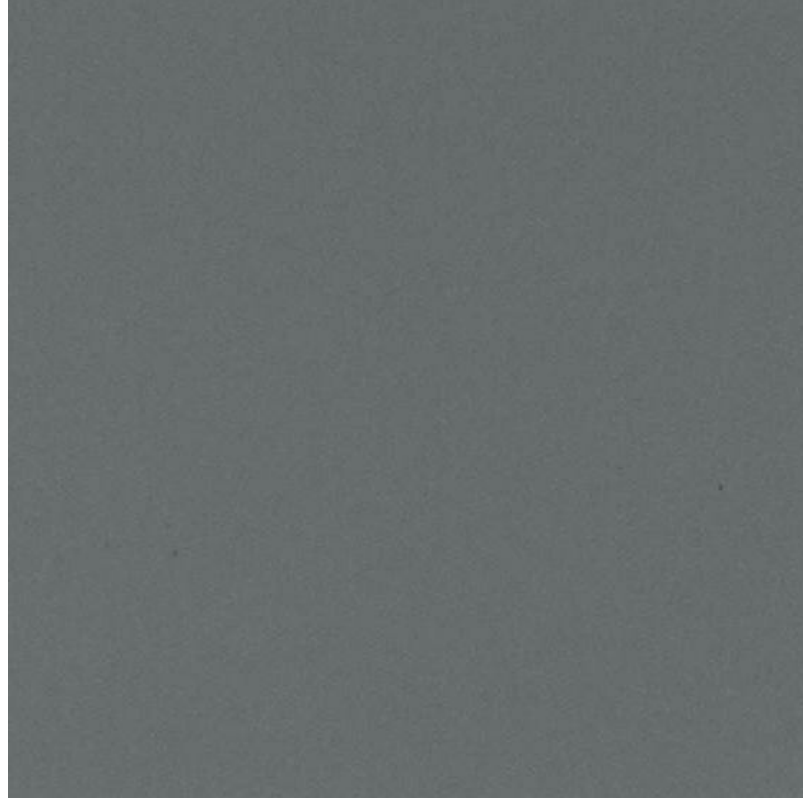
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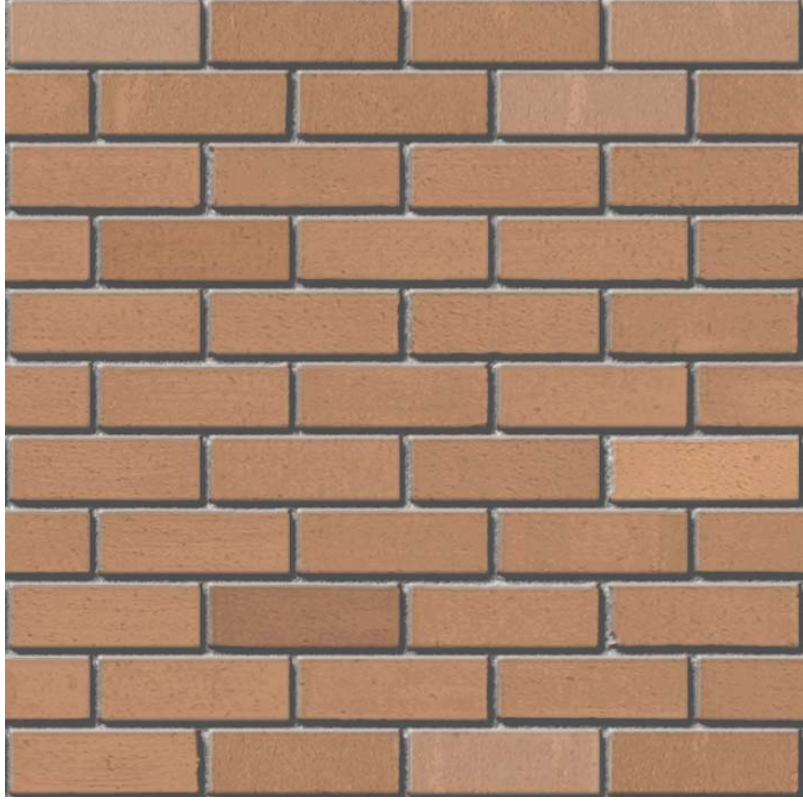
ACM-4



ALUM-1



ALUM-2



BR-1



ST-2



STUC-1



STUC-2



STUC-3

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project:

Plaza Jaguar Land Rover

11654 Olive Blvd.
Creve Coeur, MO

Project Number: 09268

Sheet Title:

Exterior Finish Legend

Sheet Number:

A6

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404-875-4500 tel
404-876-8884 fax

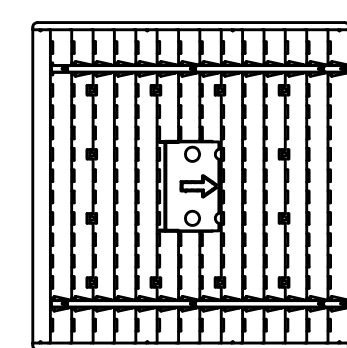
www.praxis3.com

Sealed and Signed
Aug. 22, 2012
MO E-2012007660

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Rev	Date	Comments
-	08.22.12	Submittal
-	-	-

IMPORTANT



ROTATED REFLECTOR

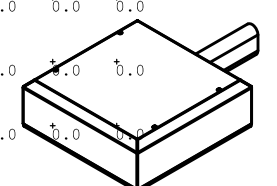
NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.



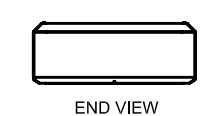
EXAMPLE OF DIRECTIONAL ARROW

XGB3 176

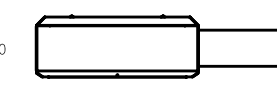
LED Crossover Area Light



PERSPECTIVE VIEW



END VIEW

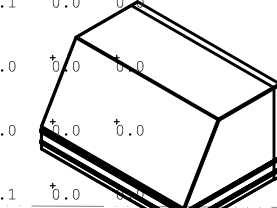


SIDE VIEW

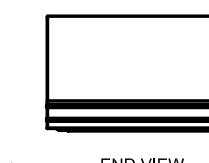


XGBWM3

LED Crossover Wall Mount Light



PERSPECTIVE VIEW



END VIEW



SIDE VIEW



1 SITE LIGHTING PHOTOMETRIC PLAN

ES L1 SCALE: 1" = 30'-0"

DRAWING NOTES:

- REFER TO DRAWING ES-L2 FOR LIGHTING FIXTURE SCHEDULE, TYPE AND MOUNTING HEIGHT. POLE MOUNT LIGHTS TO BE ON 2'-0" CONCRETE BASE AND 20'-0" STEEL SQUARE POWDER COATED POLE. REFER TO ARCHITECTURAL ELEVATION FOR DECORATIVE POLE LINEAR LED LIGHTING FIXTURES, TYPE "N1", "N2", "N3", COLOR KINETICS eW GRAZE POWERCORE 4000K.
- SITE LIGHTING FIXTURES ARE TO BE WIRED THROUGH PROGRAMMABLE LIGHTING PANEL WITH 480V, 1 PHASE CIRCUITS. ALL LIGHTS TO HAVE PHOTO SENSOR FOR ON-OFF CONTROL WITH TIMED OVERRIDE FOR OFF ONLY. GENERAL SITE LIGHTS ARE ON AT DUSK AND OFF BY 11:30PM. SECURITY PARKING LIGHTS (1/3 BASED ON WIRING CONFIGURATION) ARE TO HAVE DUSK ON DAWN OFF CONTROL.
- SITE LIGHTING CIRCUIT AND CONTROL IS DESIGNED TO ENABLE THAT SECURITY PARKING LIGHTS TO BE ROTATED EVERY THREE WEEKS FOR EVEN LIGHTING AND LAMP BURNING LIFE MAINTENANCE CONSIDERATION.

Plot Date: 08/22/2012

Client:

Asbury Automotive Group

2905 Premiere Parkway NW
Suite 300
Duluth, GA 30097

Project: Plaza Jaguar Land Rover

11654 Olive Blvd
Creve Coeur, MO

Date: 08/22/2012
Project No: 09268
Drawn By: dlu
Checked By:
Approved By: DLU

Sheet Title:

Site Plan - Electrical Lighting
Photometric

Sheet Number:

ES-L1

RELEASED FOR CONSTRUCTION AND PERMIT

landscape
TECHNOLOGIES

151 Cascade Creek Drive, #3394
St. Charles, MO 63304
Fax: (636) 472-4569
MO Landscape Architectural Corporation #200806782

PLANTING PLAN FOR THE PROPOSED
Plaza Jaguar/Land Rover
11654 OLIVE BLVD. CREVE COEUR, MISSOURI

NTS

date of acceptance and 100% completion.

SIGHT TRIANGLES:

- 1) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision of the vehicle's headlights (30') and ten feet (10') above the adjacent street or paving surface.
- 2) The triangle adjacent to street intersections shall be formed by measuring the sight distance of intersection at the front and side curb lines a distance of 40' minimum along said front and side curb lines and connecting the points so established to form the sight triangle area.
- 3) Sight triangles at the intersection of a public street and a private access way shall be formed by measuring from the point of intersection of the street and the curb lines a distance of 25' minimum connecting the points so established to form the sight triangle area.

123456789

A

B

C

D

E

F

G

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HACK	4	Common Hackberry / Celtis occidentalis	3"Cal.
GL	5	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	3"Cal.
HM	9	Hedge Maple / Acer campestre	2.5"Cal
PE	3	Pioneer Elm / Ulmus 'Pioneer'	3"Cal.
SAW	4	Sawtooth Oak / Quercus acutissima	3"Cal.
SWO	5	Swamp White Oak / Quercus bicolor	3"Cal.
WO	2	Willow Oak / Quercus phellos	3"Cal.
OGRM	7	'October Glory' Maple / Acer rubrum 'October Glory'	3"Cal.
RSM	3	'Red Sunset' Maple / Acer rubrum 'Franksred'	3"Cal.
SHL	3	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	3"Cal.
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EMARB	15	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
NS	14	Norway Spruce / Picea abies	6'-7'
REDP	21	Red Pine / Pinus resinosa	6'-7'
WP	33	White Pine / Pinus strobus	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CSP	1	Cleveland Select Pear / Pyrus calleryana 'Cleveland Select'	3"Cal.
JTL	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	3"Cal.
RB	7	Redbud / Cercis canadensis	3"Cal.
TCH	3	Thornless Cockspur Hawthorn / Crataegus crusgalli var. inermis	3"Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
IT	19	Little Henry Sweetspire / Itea virginica 'Little Henry'	5 gal
BAY	40	Northern Bayberry / Myrica pensylvancia	24"-30"
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HRD	18	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
KR	6	Knockout Rose / Rosa 'Knockout'	5 gal

REVISIONS

BY

JULY 30, 2012

RMM

AUG. 1, 2012

RMM

AUG. 10, 2012

RMM

AUG. 15, 2012

RMM

landscape

TECHNOLOGIES

67 Locust Creek Drive
St. Charles, Missouri 63304
MO Landscape Architectural Corporation #2009009192

(636) 428-1250
Fax: (636) 428-4563

MISSOURI LANDSCAPE ARCHITECT #000018

RANDALL A. WARD/IS

DATE: 08/15/12

PLANTING PLAN FOR THE PROPOSED

Plaza Jaguar/Land Rover

11654 OLIVE BLVD. CREVE COEUR, MISSOURI

DRAWN
R. HANCOCK

CHECKED
RMM/GJB

DATE
JULY 23, 2012

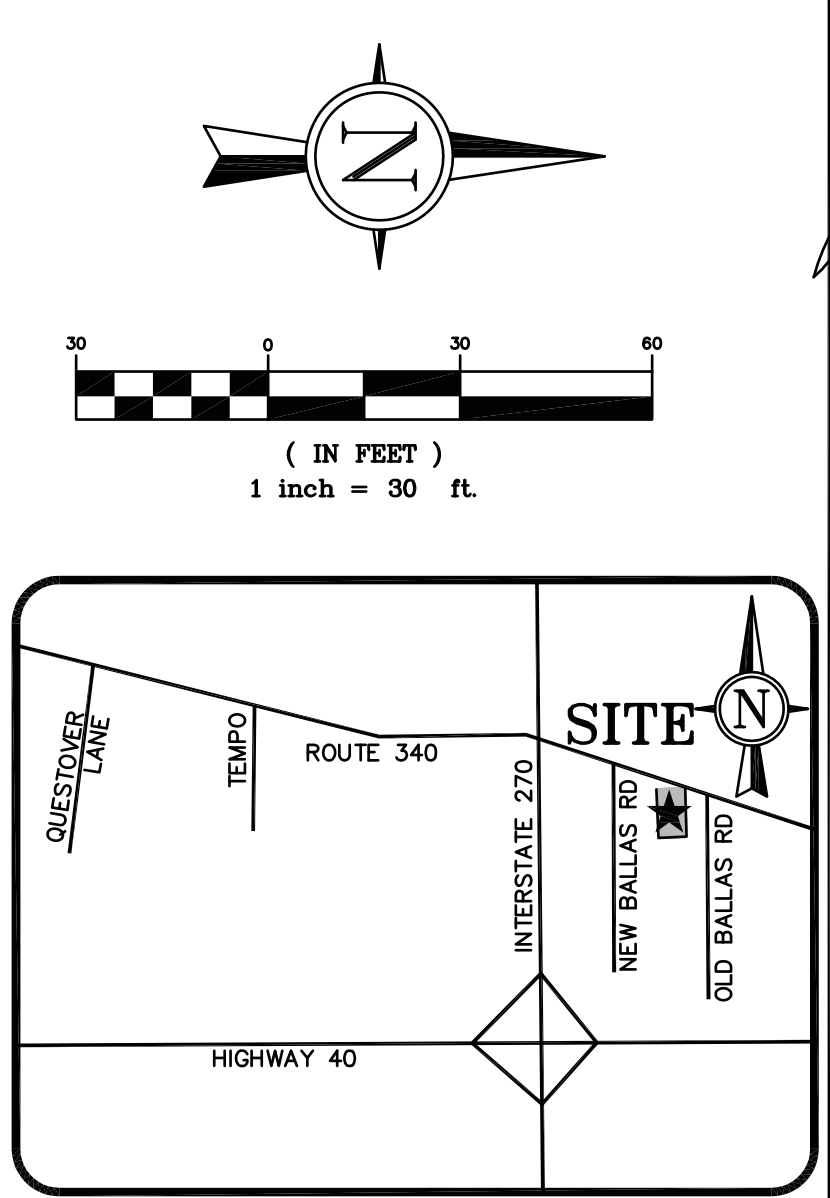
SCALE
N.A.

JOB No.
2012-147

SHEET

L-2

OF TWO SHEETS



OVERALL PARKING COUNT	
PROPOSED FULL SIZE PARKING	94 SPACES
PROPOSED SMALL PARKING	140 SPACES
TOTAL PROPOSED PARKING STALLS	234 SPACES
OVERALL PARKING REQUIREMENTS	
APPROXIMATELY 8,500 S.F. (SHOWROOM) x 1	
SPACE PER 250SF = 34 SPACES. PLUS 3 SPACES PER	
SERVICE BAY x 17 BAYS = 51 SPACES.	
PLUS 1 SPACE PER 1,250 SF (BUILDING) = 9 SPACES	
REQ. PARKING	94 SPACES
TOTAL PARKING	94 SPACES
HANDICAPPED PARKING	
REQ. ACCESSIBLE STALLS	4 SPACES
PROPOSED ACCESSIBLE STALLS	
TOTAL ACCESSIBLE STALLS	4 SPACES

SITE ADDRESS	11654 OLIVE BLVD. ST. LOUIS, MO 63141
LOCATOR NUMBER	170620895
EXISTING ZONING	CORC BUSINESS DISTRICT
SITE ADDRESS	4.83 ACRES
WATER SHED	DEER CREEK
WATER DISTRICT	MISSOURI-AMERICAN WATER
FIRE DISTRICT	GRESE COEUR
SCHOOL DISTRICT	POLKWAY
SEWER DISTRICT	M.S.D.
GAS SERVICE	LACLEDE GAS
ELECTRIC SERVICE	AMEREN UE
PHONE SERVICE	A/T&T
FEMA MAP NUMBER	23189C0162H DATE: AUGUST 2, 1995

EXISTING LOT = 4.62 ACRES
PROPOSED R/W DEDICATION = 0.34 ACRES
PROPOSED LOT TOTAL = 189,350 SF (4.28 ACRES)
TOTAL BUILDING/PARKING = 130,200 SF
TOTAL GRASS/SIDEWALK = 59,150 SF
PERCENT BUILDING/PARKING = 68.7%
(PERMISSION FROM PLANNING COMMISSION REQUIRED)
PARKING LOT = 84,950 SF
INTERIOR GREEN SPACE = 24,200 SF
RATIO OF INTERIOR GREEN SPACE TO PARKING LOT = 28.5%
BUILDING AREA = 38,100 SF
RATIO OF FLOOR AREA TO SITE AREA (FA/P) = 20.1%

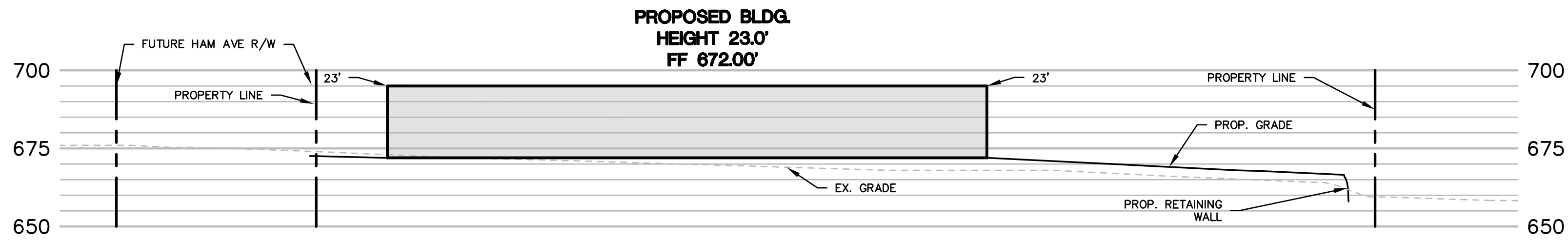
EXISTING: (DISTURBED AREA)	
ROOF:	
@ 4.20 cfs PER ACRE	0.56 Ac. = 2.35 cfs
PAVEMENT:	
@ 3.54 cfs PER ACRE	3.40 Ac. = 12.04 cfs
GRASS:	
@ 1.70 cfs PER ACRE	0.66 Ac. = 1.12 cfs
TOTAL = 15.51 cfs	
PROPOSED: (DISTURBED AREA)	

WATER QUALITY		PAVEMENT:	
REQUIRED	= 12,059 CF	③ 3.54 cfs PER ACRE	
PROPOSED	= 12,138 CF		2.61 Ac. = 9.24 cfs
CHANNEL PROTECTION		GRASS:	
REQUIRED	= 14,806 CF	③ 1.70 cfs PER ACRE	
PROPOSED	= 14,806 CF		1.18 Ac. = 2.00 cfs
		TOTAL = 14.72 cfs	

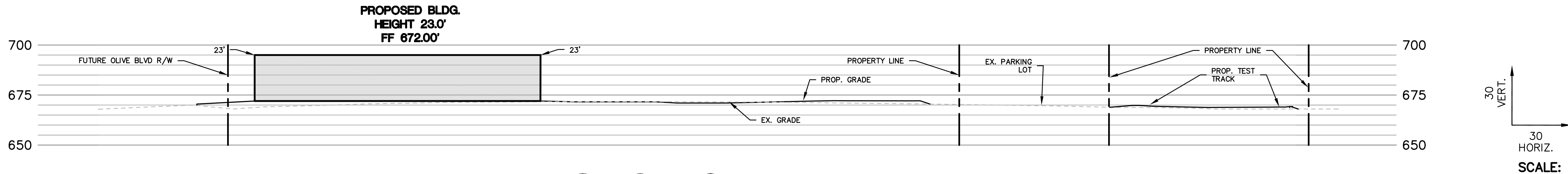
M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

GENERAL NOTES:

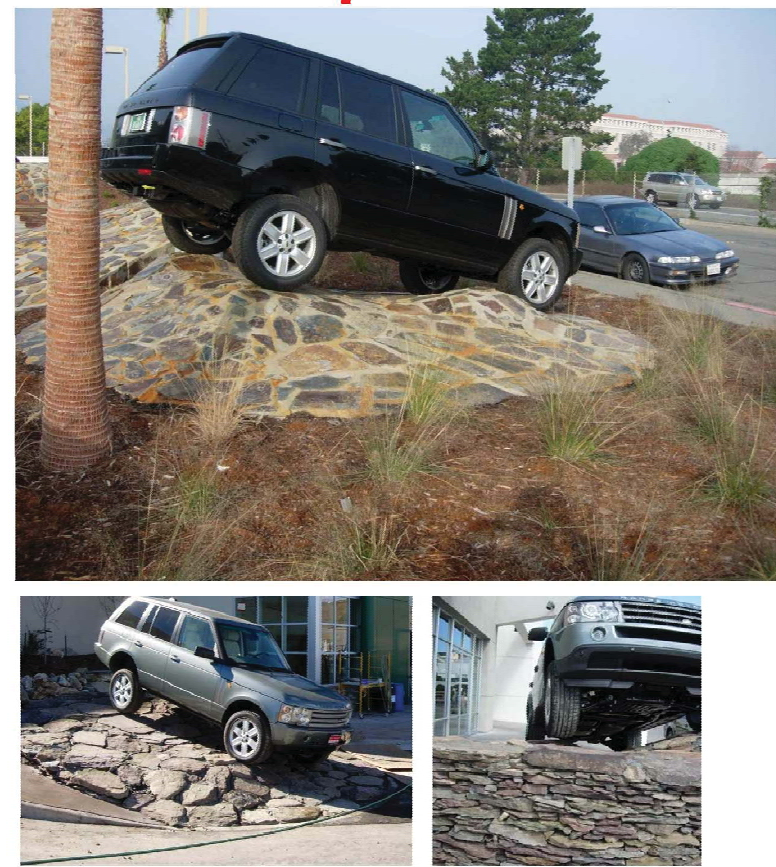
- 1) WATER QUALITY, AND CHANNEL PROTECTION WILL BE REQUIRED.
- 2) EXISTING PROPERTY INFORMATION SHOWN IS FROM A COMBINATION OF RECORD AND AERIAL INFORMATION. ALL AREAS SHOWN SHOULD BE CONSIDERED APPROXIMATE. A RECENT SURVEY TO VERIFY THIS INFORMATION HAS NOT BEEN COMPLETED.



SECTION A-A



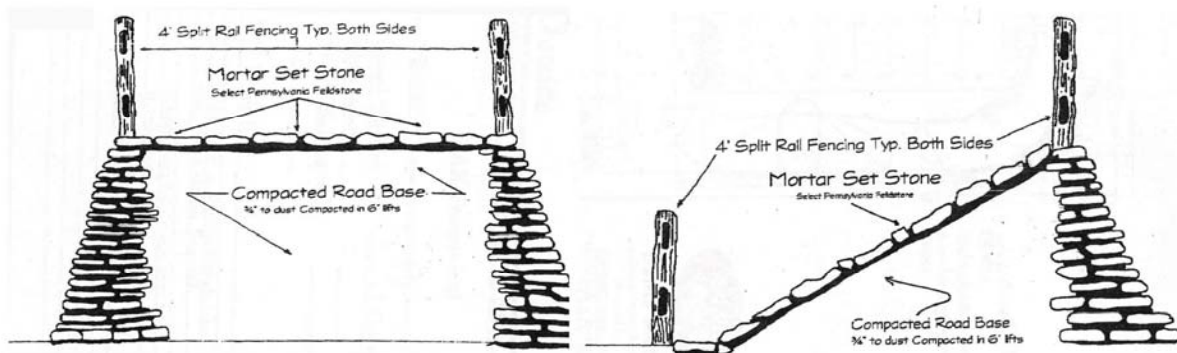
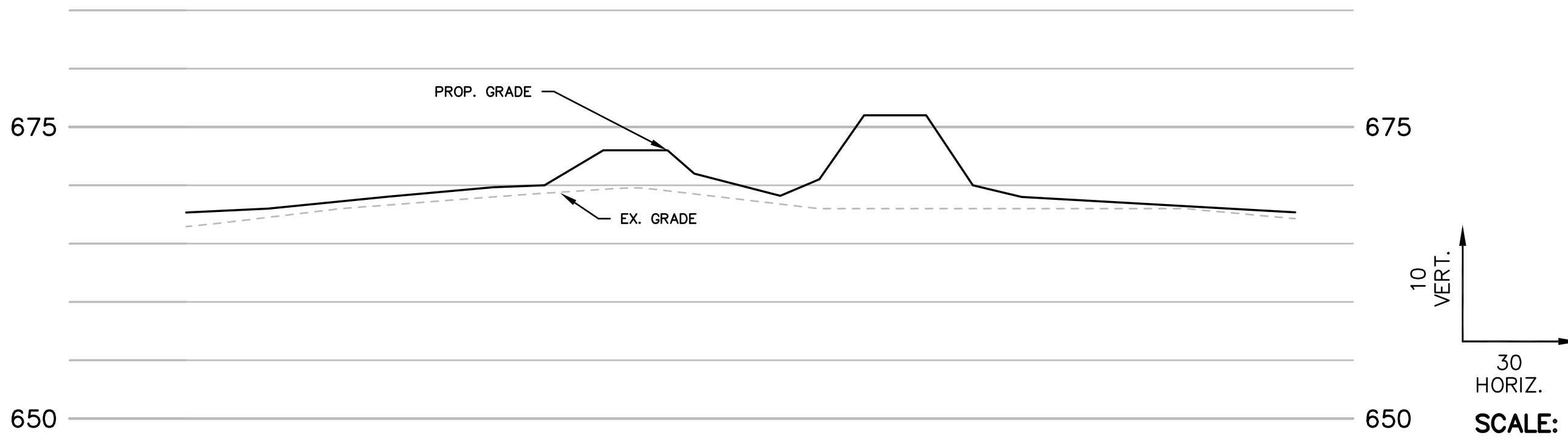
SECTION B-B



ROCK ARTICULATION DISPLAY

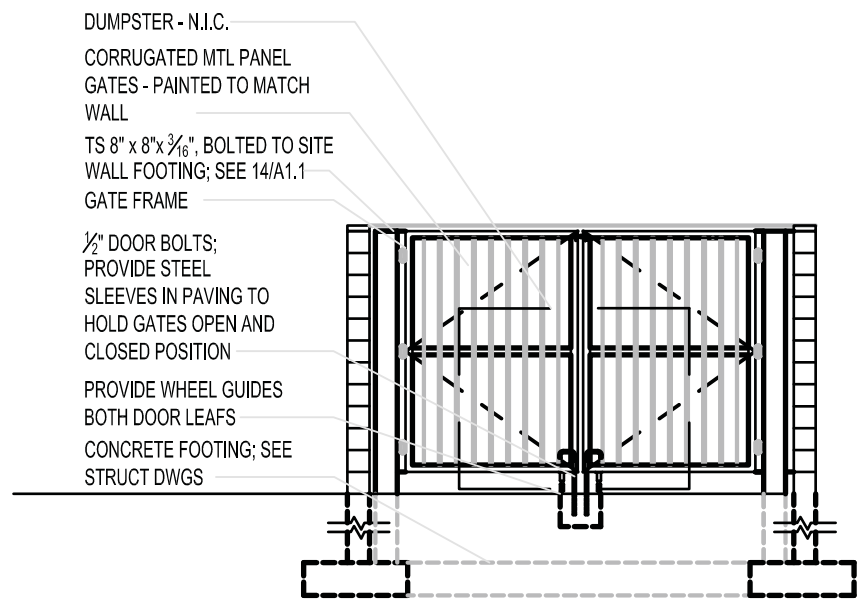


TEST TRACK

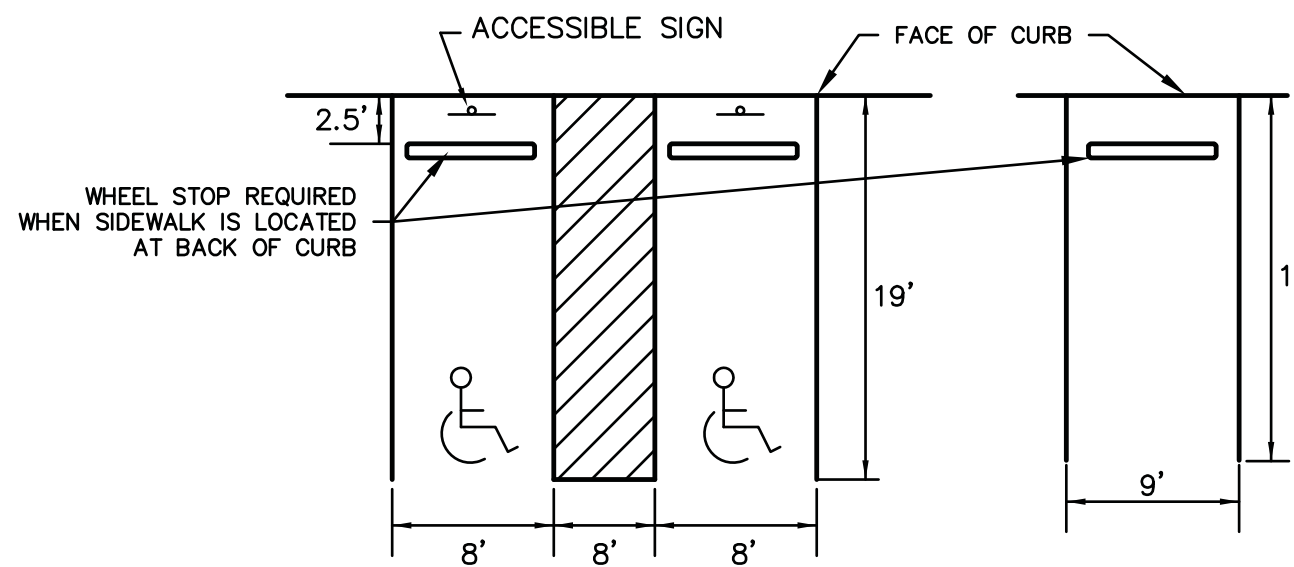


TEST TRACK

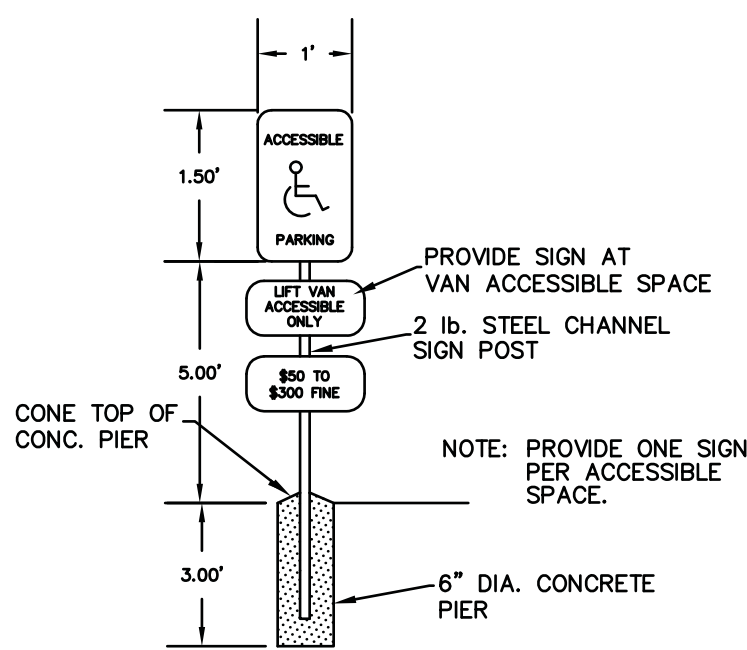
TEST TRACK PROFILE



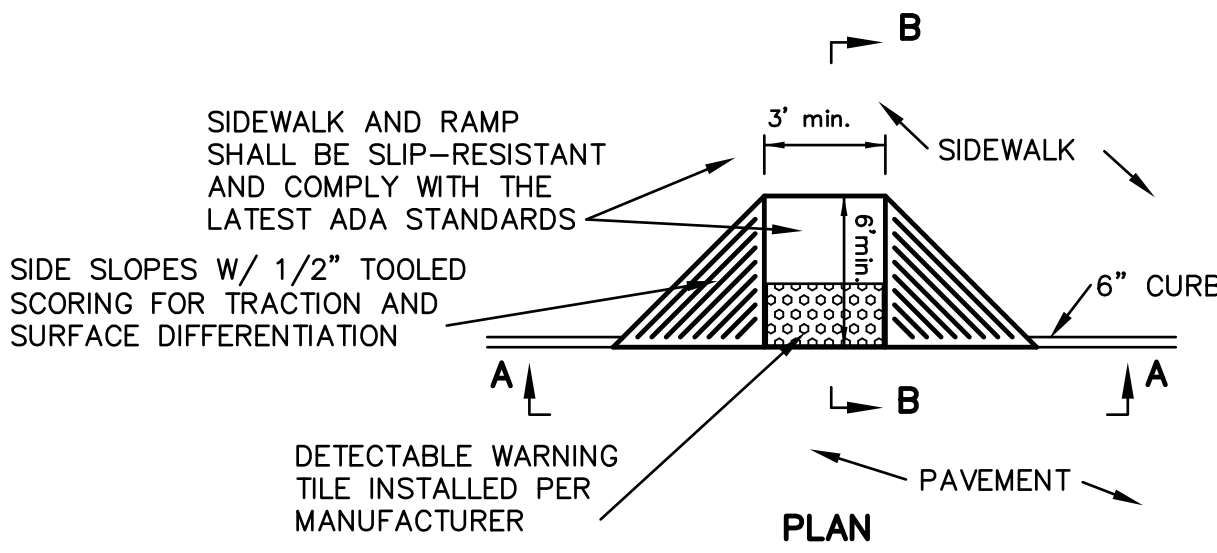
DUMPSTER ENCLOSURE



TYPICAL PARKING STALLS



ACCESSIBLE PARKING SIGN



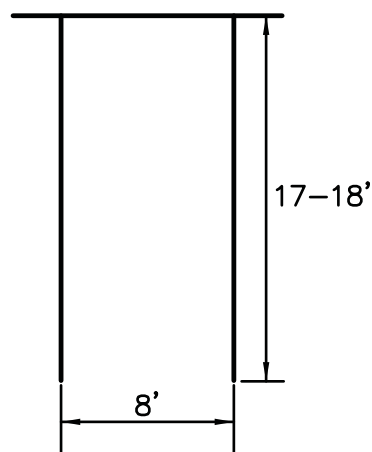
SECTION A-A

SECTION B-B

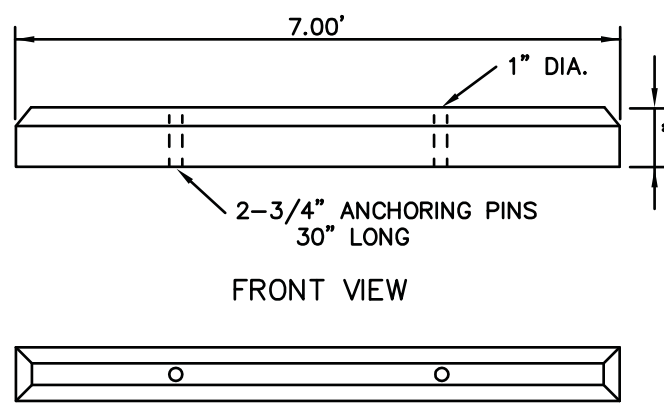
ADA CURB RAMP DETAIL

CURB RAMP NOTES

1. CURB RAMP CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES" (ADAAG)
2. A DETECTABLE WARNING CONSISTING OF TRUNCATED DOMES SHALL BE PLACED AT EACH CURB RAMP. IF CURB CUTS ARE USED TO ALLOW A CROSSWALK TO PASS THROUGH AN ISLAND THEN DETECTABLE WARNINGS SHALL BE PLACED AT EACH EXIT POINT FROM THE ISLAND.
3. THE DETECTABLE WARNING SHALL BE A PRE-MOLDED TILE CAST DIRECTLY INTO THE PLASTIC CONCRETE.
4. THE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT.
5. THE DETECTABLE WARNING SHALL BE PLACED WITHIN 6 TO 8 INCHES OF THE CURB LINE.
6. THE DETECTABLE WARNING SHALL EXTEND 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION.
7. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



TYPICAL PARKING STALLS (SALES AREA)



PRE-CAST WHEEL STOP

PREPARED FOR:
ASBURY AUTOMOTIVE GROUP
CONTACT: HENRY MUNN
2905 PREMIERE PARKWAY, SUITE 300
DULUTH, GA 30097
PH: (770)418-8343

M.S.D. BASE MAP 170
LOC. NO. 170620895
ZIP CODE 63141

STATE OF MISSOURI
LEONARD J. WEERS
E-28288
PROFESSIONAL ENGINEER
8/16/12

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PHONE (314) 849-6010
FAX (314) 849-6010
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE DEVELOPMENT PLAN
JAGUAR/LAND ROVER
DEALERSHIP
11654 OLIVE BLVD.

SECTION PLAN

SHEET TITLE

JOB NUMBER: 2537

DRAWN BY: BMB

DATE: 08/10/12

CHECKED BY: LJM

DATE: 08/10/12

SHEET:

30f3

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city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #12-026 FOR APPROVAL OF A REVISED MASTER SIGN PLAN FOR THE MERCY HOSPITAL CAMPUS AT 615 S. NEW BALLAS ROAD

FOR THE MEETING OF: September 4, 2012

LOCATION: 615 S. New Ballas Road

REQUEST: Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a revised Master Sign Plan to replace all of the signs within the campus at 615 S. New Ballas Road, in the "PH" Planned Hospital Zoning District. A master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009.

ADDITIONAL INFORMATION: Section 405.950.6 Master Signage Plans allows for consideration of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The primary expectations for any master sign plan are that it will increase public convenience by providing better direction information and that the signs will do so with a well-designed, coordinated appearance throughout the campus.

Key Issues:

- Consistency in design, materials, and siting
- Visual clutter
- Protection of pedestrian and vehicular traffic safety from the proliferation of signs.

Comp. Plan References

- Design Guidelines

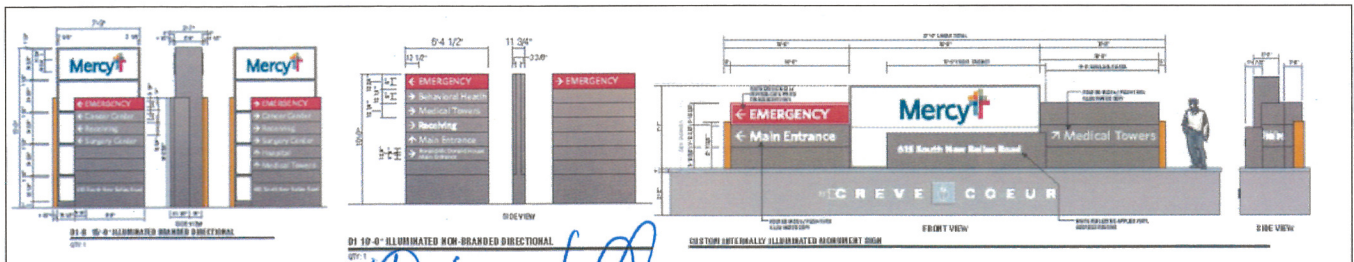
Zoning Code References

- Article VIII Sign Regulations
- 405.950.6 Master Signage Plans

APPLICANT: Donald Kalicak
Mercy
615 S. New Ballas Road
Creve Coeur, MO 63141

**APPLICANT'S
REPRESENTATIVE:**

Bill Behrens
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP
City Planner

Date

8/31/2012

ATTACHMENTS: Draft Ordinance
Applicants Materials, received August 10, 2012
Ordinance No. 3041 and No. 5095

BACKGROUND AND MASTER SIGN PLAN PROPOSAL

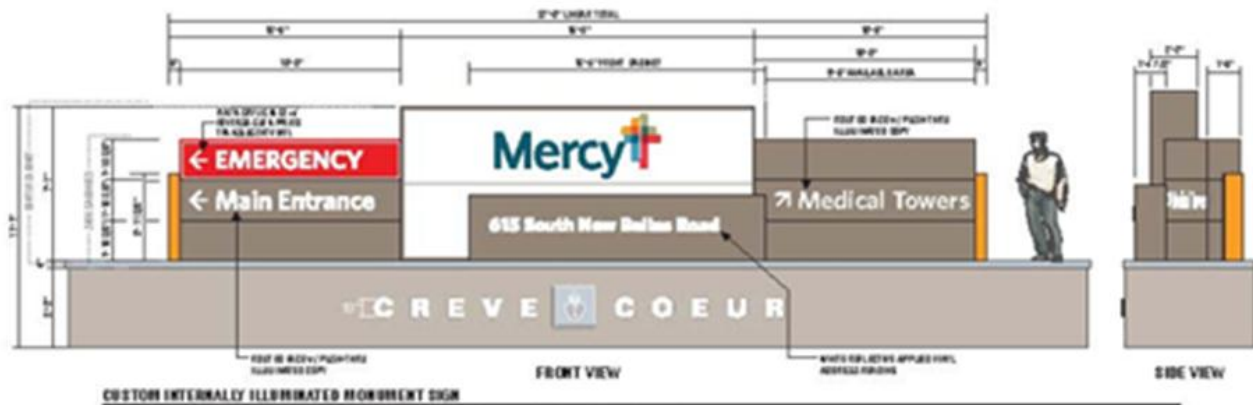
The Mercy Campus (then referred to as St. John Mercy Medical Center) received approval for a master sign plan in 2005 and revised plan approval in 2009. The current proposal will replace all of the existing signs with new signage with new identifying design theme that substantially deviates from the prior plan in overall style, design and, in some cases, size. Therefore, Staff recommends a repeal of the prior two ordinances and replacing with a new ordinance referencing the entire, updated, sign program.

The proposed plan includes replacing all of the signs on the campus. All of the signs have a consistent design theme and use of materials, for branded signs, and non-branded signs. The designs of these signs can be broken down to several similar style types that are in similar design as the main monument sign.

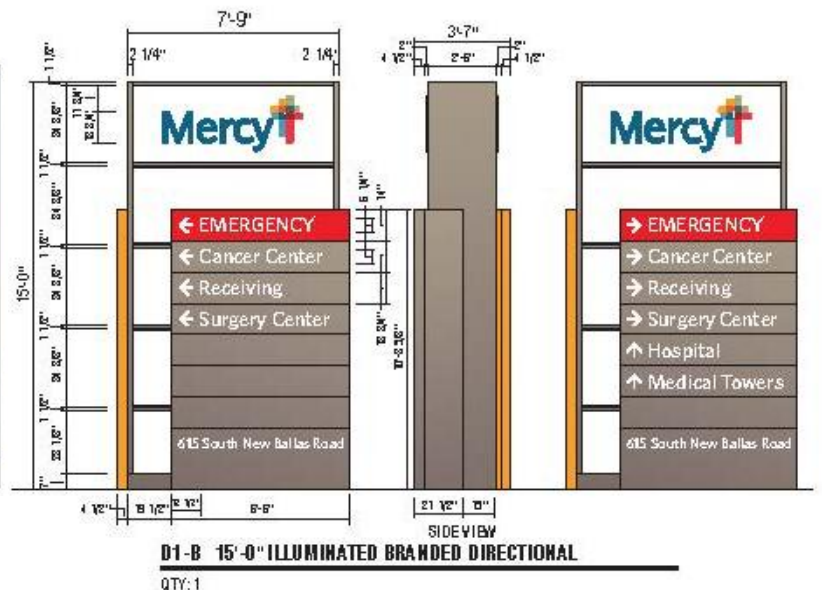
Ground Signs

The ground signs include the main monument sign, and branded and non-branded directional signs.

Below is the ground sign at the northwest corner of Conway Road and Ballas Roads (already installed):



The ground directional signage will consist of a similar style and theme as the main monument sign. Below are the examples of the illuminated branded type of directional signs that will replace the existing signs:





EXISTING

5'6"

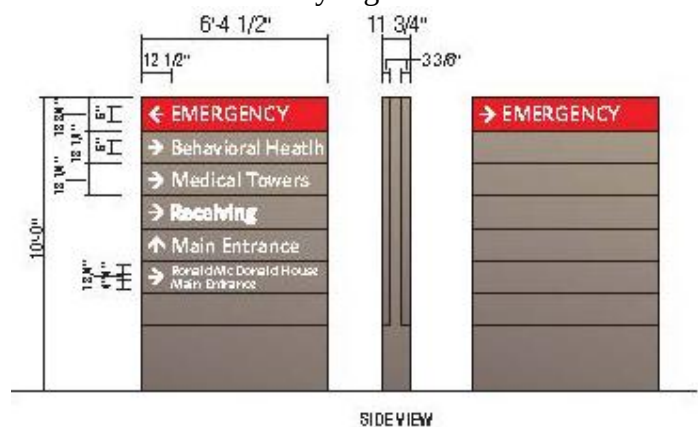
9'0"

← EMERGENCY
Adult & Pediatric

Main Entrance
Whitman's East Unit

→ International Forest
Forest to the West
Dialysis
Doctor's Building

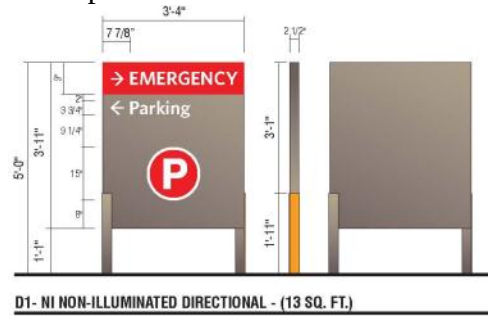
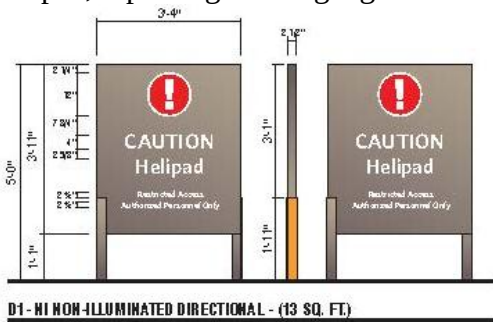
ILLUMINATED MONUMENT SIGN



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

The parking direction signs also are of similar style and theme and are located throughout the campus, replacing existing signs. Below are two examples:



Wall Signs

The proposed changes to the wall signs include branded and non-branded individual letter signs that are easier to read, as well as the branded logo on several of the buildings:

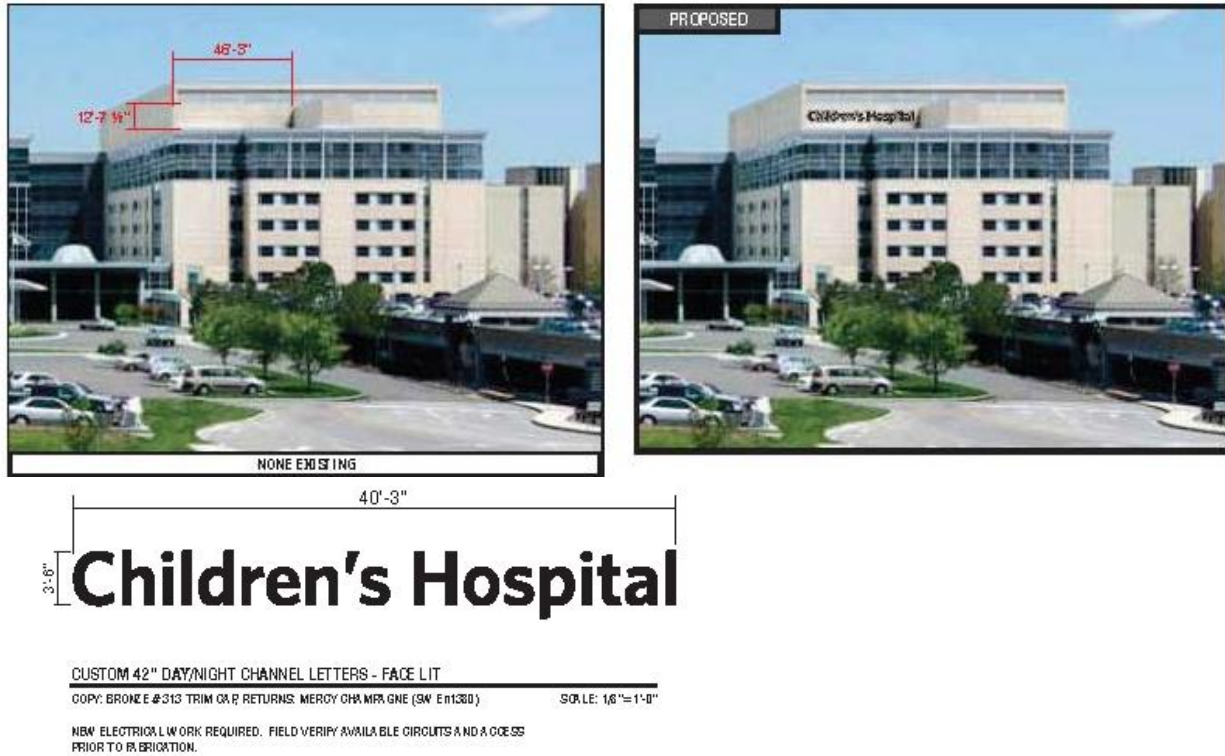


COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW ENT 380)
CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW ENT 380)

Below is an example of an existing building sign that will be revised to individual letter sign:



The proposal includes adding wall signage on several of the existing buildings that currently do not have signage. The amended plan in 2009 included approval of signage for the Children's Hospital, but the sign was never installed:



Light Pole Banners

The applicant is also requesting to include approximately 40 light pole banners throughout the campus that would change periodically for special events.



SPECIAL EVENTS BANNERS

QTY: 40

TO BE LOCATED AT VARIOUS LOCATIONS AROUND CAMPUS.

BANNERS MAY CHANGE FREQUENTLY TO ADVERTISE SPECIAL EVENTS

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	"A" Single-family Residential	N/A
South	Professional offices	St. Louis County zoning	N/A
East	Single-family residences	Westwood residential	New Ballas Road
West	Single-family residences/ Covenant Theological Seminary	"A" Single-family Residential/ "HE" Higher Education	Interstate 270

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23).

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17)

The signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas. With the exception of a several new building signs, all of the signs are replacing existing signs already on the campus and so would not have any further impact on the residential neighborhoods. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

The Master Signage Plan allows for deviation from the sign regulations on large campuses in order to provide for a more consistent program as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development. All signs shall be in scale and harmonious with the development and provide an overall design theme throughout the campus in a comprehensive manner.

The proposed revised Master Sign Plan for the Mercy Campus is consistent with the intent of the Zoning Code provision for master sign plans and with prior action by the Commission and

Council, and will increase public convenience by providing better direction information for visitors on the campus in a well-designed, coordinated manner.

FORM OF THE DRAFT ORDINANCE

Staff recommends a repeal of the prior ordinances (Ordinance No. 3041 and No. 5095), and replacement with a new ordinance referencing the proposed Master Sign Plan as discussed within the staff report. The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- The applicant shall follow the Master Signage Plan received August 10, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- Incidental signage shown within the plan does not require a permit.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for Mercy Hospital Campus is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the Master Signage Plan for the Mercy Campus, submitted with Application #12-026, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 4, 2012” (conditions may be added, eliminated, or modified by preceding motion).

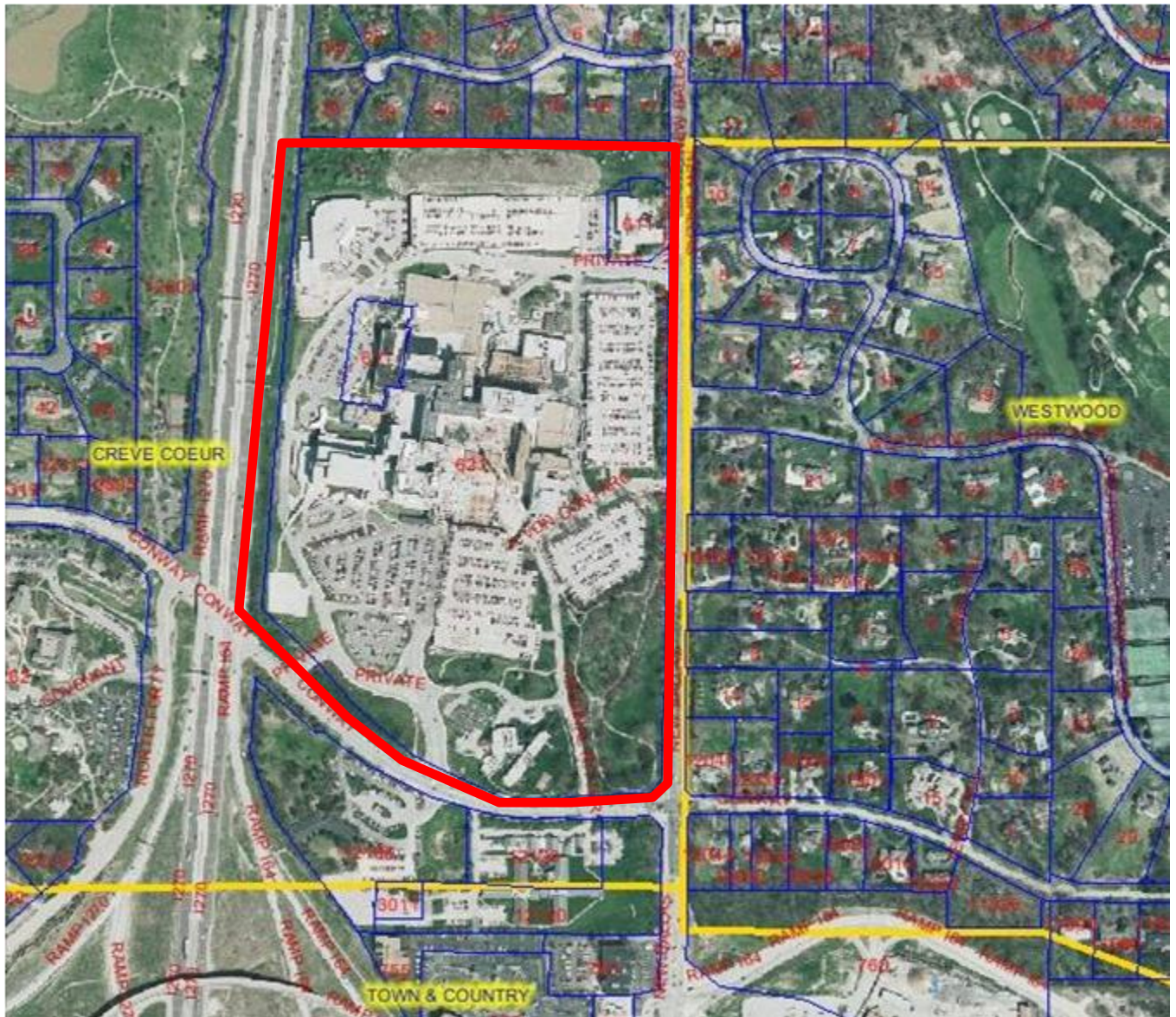
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBERS 3041 AND 5095, AND REPLACE
WITH A NEW MASTER SIGN PLAN FOR THE MERCY CAMPUS LOCATED AT 615 S.
NEW BALLAS ROAD AND ZONED “PH” PLANNED HOSPITAL DISTRICT**

WHEREAS, Bill Behrens, of Warren Sign Company, on behalf of Mercy Hospital, has submitted an application for a new Master Sign Plan for the campus at 615 S. New Ballas Olive, pursuant to Section 405.950.6 of the City of Creve Coeur’s Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received August 10, 2012 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance No. 3041 on February 14, 2005 and amended by Ordinance No. 5095 on August 10, 2009; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on September 4, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: Ordinance No. 3041 and Ordinance No. 5095 are hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Mercy Hospital campus at 615 S. New Ballas, in the “PH” Planned Hospital zoning district whose legal description is as follows:

BILL NO. _____

ORDINANCE NO. _____

A tract of land being part of the Northwest Quarter of Section 15, Township 45 North, Range 5 East St. Louis County, Missouri and being part of a larger tract conveyed to St. John's Hospital by a Deed recorded in Deed Book 4198 page 544, dated the 20th day of November, 1959, and being described as follows:

Beginning at the Southeast corner of Lot 17 Sackston Woods, a subdivision filed for record in Plat Book 53 page 15 of the St. Louis county land records, said point also being on the North line of Section 15 as previously described; thence South 00 degrees 17 minutes 23 seconds West along the Western Right of Way of State Highway JJ (also known as Ballas road) a distance of 1948.90 feet to a point; thence South 04 degrees 06 minutes 14 seconds East a distance of 150.33 feet to a point; thence South 00 degrees 17 minutes 23 seconds West a distance of 180.02 feet to a point; thence South 45 degrees 44 minutes 49 seconds West a distance of 74.41 feet to a point on the Northern Right of Way line of Conway Road; thence leaving said State Highway JJ South 86 degrees 40 minutes 24 seconds West along the Northern Right of Way line of Conway Road a distance of 309.41 feet to a point; thence South 03 degrees 19 minutes 36 seconds East a distance of 10.00 feet to a point; thence North 86 degrees 44 minutes 23 seconds West a distance of 133.17 feet to a point; thence North 82 degrees 15 minutes 37 seconds West a distance of 126.95 feet to a point; thence North 49 degrees 47 minutes 04 seconds West a distance of 103.54 feet to a point; thence North 71 degrees 35 minutes 09 seconds West a distance of 71.15 feet to a point; thence North 66 degrees 18 minutes 46 seconds West a distance of 165.61 feet to a point; hence North 48 degrees 41 minutes 22 seconds West a distance of 205.70 feet to a found iron pin; thence North 39 degrees 57 minutes 17 seconds West a distance of 228.02 feet to a found iron pin; thence North 47 degrees 30 minutes 53 seconds West a distance of 303.12 feet to a point on the Eastern Right of Way line of interstate Highway I@270 (also known as 244); thence leaving the Northern Line of said Conway Road North 04 degrees 44 minutes 05 seconds East along said Eastern Right of Way line a distance of 1687.62 feet to a point, said point to be hereafter known as point "A" and being on the Southern line of Sackston Woods Plat 2 a subdivision filed for record in Plat Book 100 page 80 of the St. Louis County Land Records; thence leaving said Eastern Right of Way line South 89 degrees 50 minutes 00 seconds East a distance of 1325.29 feet to the point of beginning and containing 70.32 Acres

Less and Excepting a tract of land being part of the previously described larger tract and commencing at point "A" as previously described; thence South 04 degrees 44 minutes 05 seconds West along the Eastern Right of way line a distance of 534.95 feet; thence leaving said Right of Way line South 81 degrees 43 minutes 15 seconds East a distance of 244.80 feet to the point of beginning of the tract excepted; thence continuing South 81 degrees 43 minutes 15 seconds East a distance of 202.16 feet to a point on the Western wall of the Existing Hospital Building; thence South 08 degrees 09 minutes 44 seconds West along said Wall a distance of 51.07 feet; thence North 82 degrees 09 minutes 01 seconds West a distance of 15.34 feet; thence South 08 degrees 00 minutes 53 seconds West a distance of 27.32 feet to a point on a Party wall; thence South 82 degrees 08 minutes 49 seconds East along said Party wall a distance of 17.16

feet to a point; thence South 08 degrees 09 minutes 53 seconds West 32.96 feet to a point; thence North 86 degrees 28 minutes 35 seconds West a distance of 3.70 feet; thence South 08 degrees 06 minutes 32 seconds West a distance of 22.65 feet to a point; thence South 81 degrees 54 minutes 24 seconds East a distance of 3.72 feet to a point; thence South 07 degrees 54 minutes 53 seconds West a distance of 31.85 feet to a point; thence South 81 degrees 53 minutes 15 seconds East a distance of 2.45 feet to a point; thence South 08

BILL NO. _____

ORDINANCE NO. _____

degrees 06 minutes 45 seconds West a distance of 84.18 feet; thence North 81 degrees 55 minutes 58 seconds West a distance of 9.61 feet to a point; thence South 08 degrees 16 minutes 37 seconds West a distance of 27.98 feet to a point; thence South 81 degrees 37 minutes 30 seconds East a distance of 9.69 feet to a point; thence South 08 degrees 06 minutes 45 seconds West a distance of 15.96 feet to a point; thence North 81 degrees 40 minutes 49 seconds West a distance of 49.76 feet; thence leaving said Party wall and continuing on the Western wall of the Existing Hospital Building South 08 degrees 02 minutes 33 seconds West a distance of 78.57 feet to a corner of said Building; thence leaving said Building North 81 degrees 58 minutes 04 seconds West a distance of 156.35 feet to a point; thence North 08 degrees 01 minutes 52 seconds East a distance of 373.51 feet to the point of beginning and containing 71,712 square feet.

Subject to Easements Restrictions and Covenants of record if any

SECTION 3: Such approval of the Master Signage Plan for the Mercy campus shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received August 10, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. Incidental signage shown within the plan does not require a permit.
4. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2012.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2012.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MRCC
CITY CLERK



Location #: 003-1

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 74" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)
2	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
3	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
4	1	REMOVE EXISTING
5	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
6	1	REMOVE EXISTING
7	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
8	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
9	1	REMOVE EXISTING
10	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
11	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
12	1	REMOVE EXISTING
13	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
14	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
15	1	REMOVE EXISTING
16	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
17	1	D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL
18	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
19	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
20	1	REMOVE EXISTING
21	1	REMOVE EXISTING
22	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
23	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
24	1	CUSTOM RE-FACE AND RETRO-FIT
25	2	CUSTOM RE-FACE AND RETRO-FIT



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 1.cdr**

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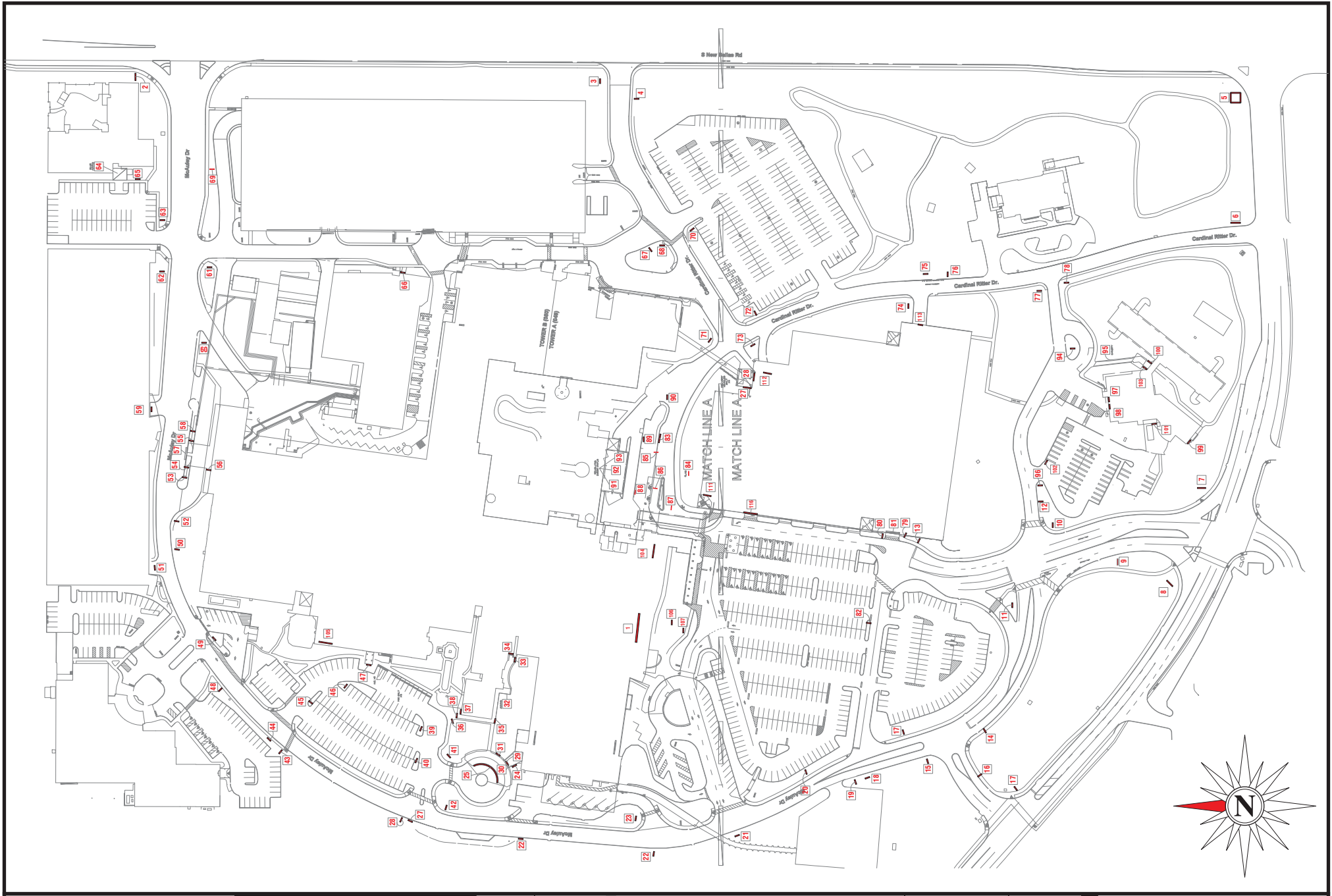
DATE: **06/08/12**
Rev. 1: **06/15/12**
Rev. 2: **06/25/12**
Rev. 3: **07/16/12**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

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PAGE #:
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SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
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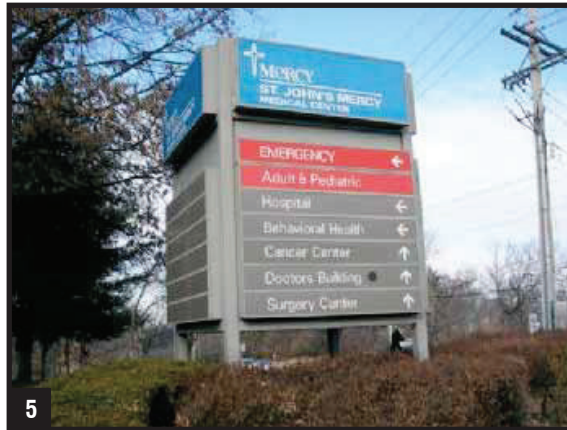
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OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
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CLIENT CONTRACTOR
DATE
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Rev. 4: 00/00/00
Rev. 5: 00/00/00

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OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

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22



23



24



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OVERVIEW PHOTOS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	
LOCATION #:	003	
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NONE EXISTING



PROPOSED

**CUSTOM 74" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)**

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)
 CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 1/4"=1'-0"

FASCIA IS SCHEDULED TO RECEIVE MAJOR ALTERATIONS WITH A NEW METAL COMPOSITE MATERIAL PANELS - BY OTHERS. LETTERSET INSTALL TO BE COORDINATED WITH CONTRACTOR.

ALREADY APPROVED AND COMPLETED

Custom channel letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication. Note: design intent is to match the 74" 'M' height on the temporary banner. ***Note: Sign 001 fabrication and installation is to be completed prior to the full sign conversion.

Existing surface / paneling system will need to be replaced w/ new panels as existing signs penetrate face.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 1.cdr	
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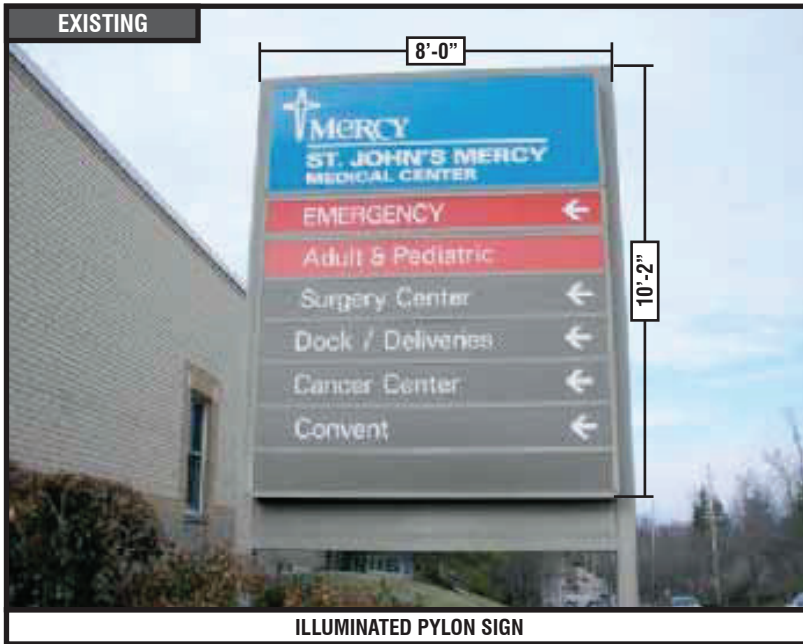
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 Rev. 3: **07/16/12**
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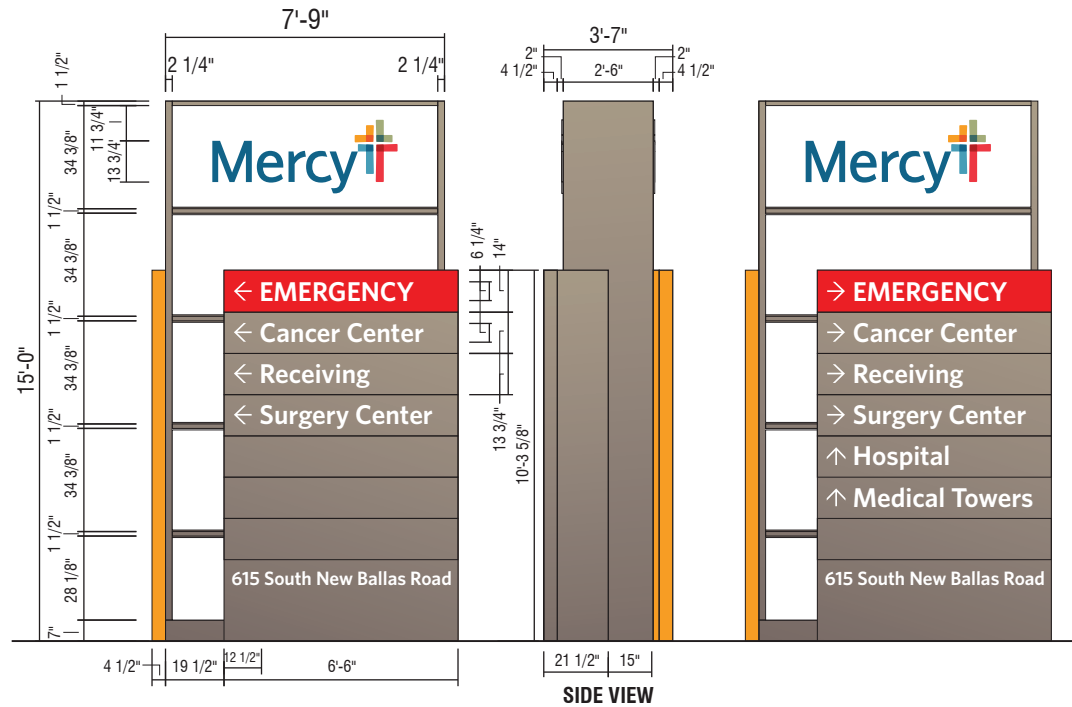
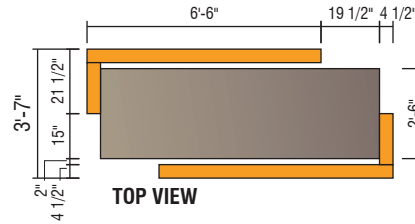


EXISTING



ILLUMINATED PYLON SIGN

SIGN 2



D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_4_20.....\3566_003_St Louis_MO Part 1.cdr	
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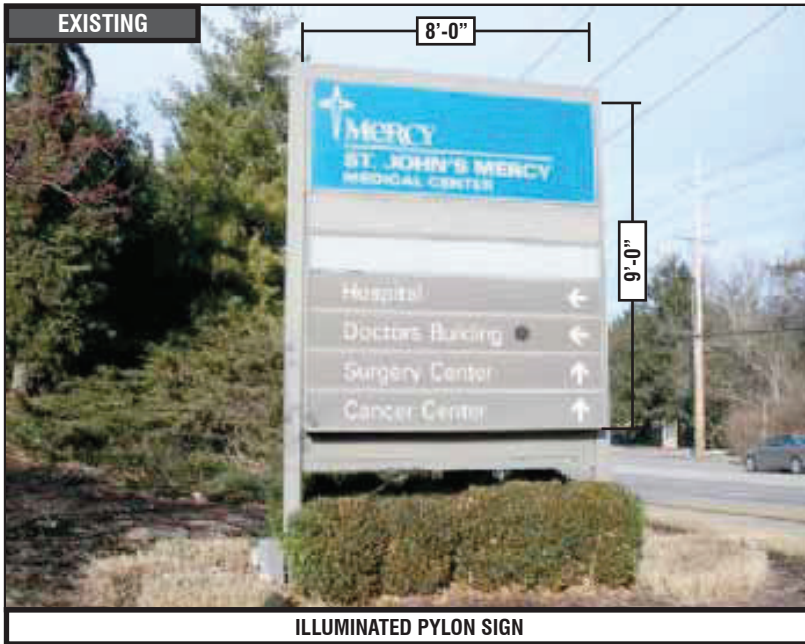
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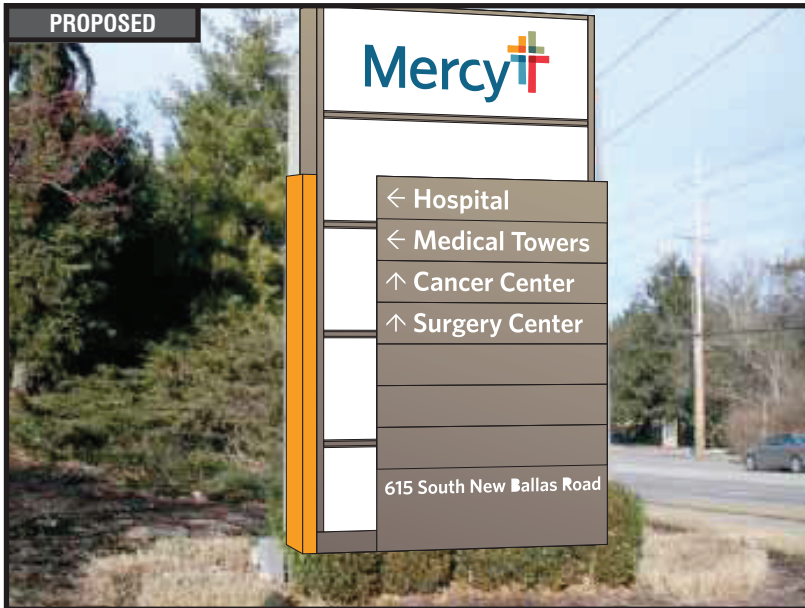
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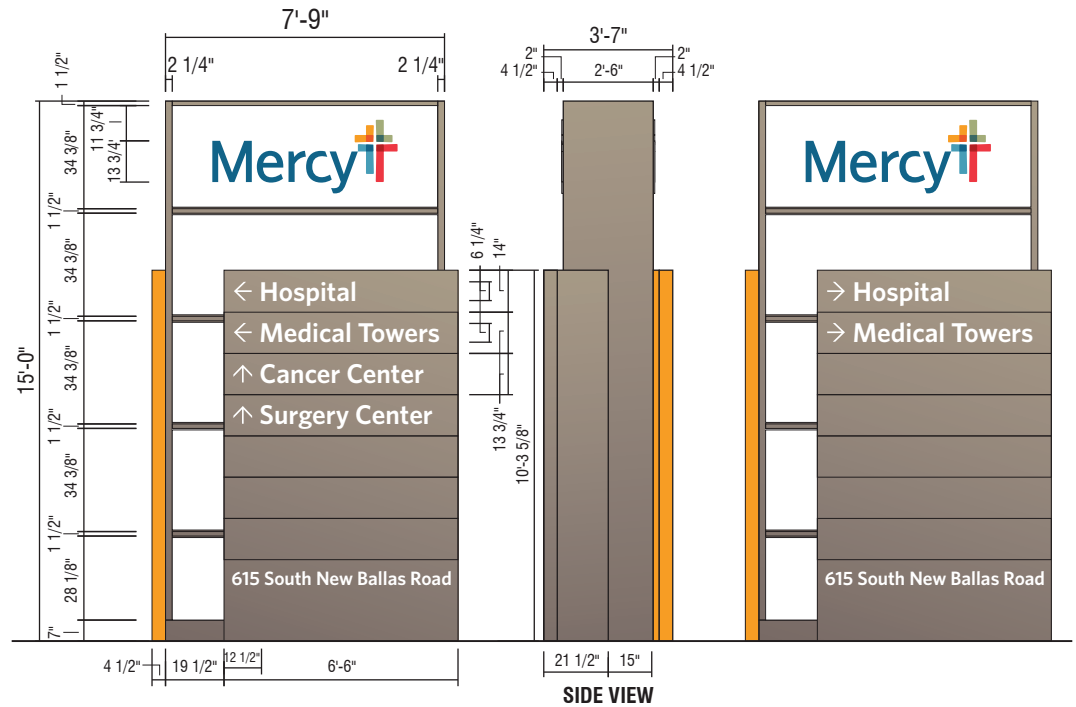
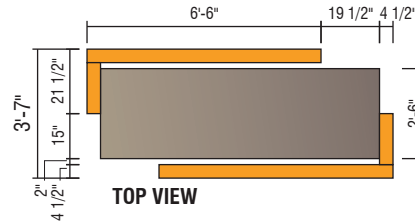


ILLUMINATED PYLON SIGN

PROPOSED



SIGN 3



D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 1.cdr	DATE
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EXISTING

4'-0"



ILLUMINATED MONUMENT SIGN

SIGN 4

REMOVE EXISTING

QTY: 1

Remove existing "Thank You / Welcome" sign and do not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR ____/____/____ DATE
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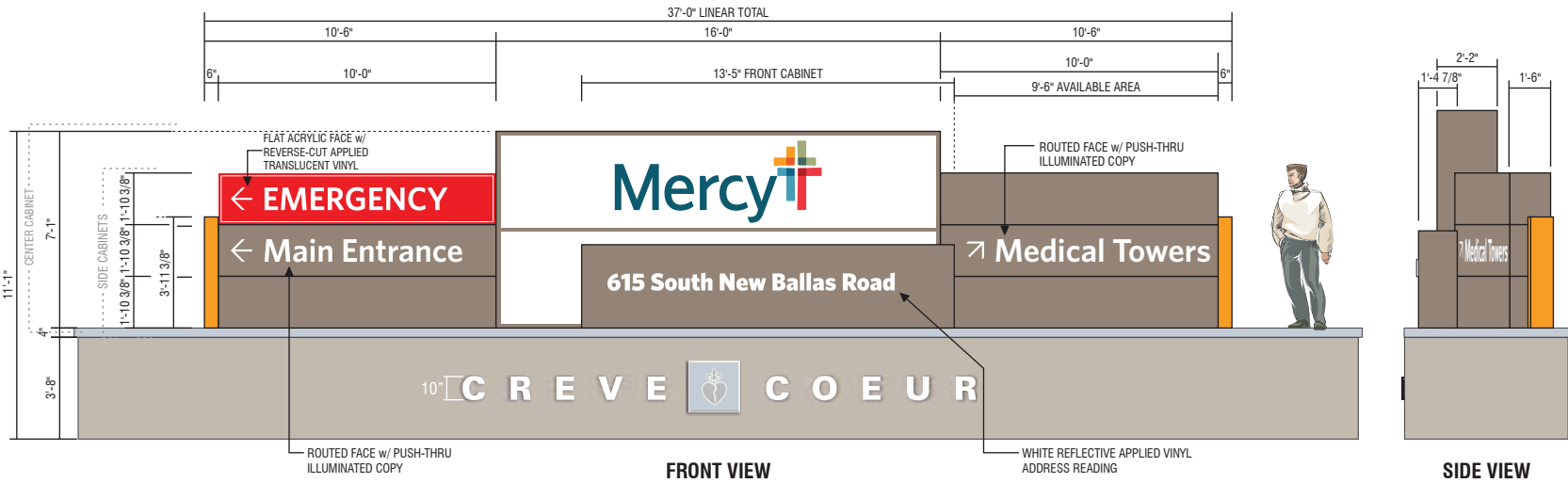
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CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN

See design intent drawings provided by Monigle Associates. New sign is to mimic new sign design w/ center brand panel facing the intersection at a 45 degree angle - two directional side panels to angle and flank the center brand panel.

New foundation, stone retaining walls and landscaping as shown.

ALREADY APPROVED AND COMPLETED



	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #:	SUBMITTAL IS:	DATE:	SCALE:	DRAWINGS PREPARED BY:
		3566	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	Rev. 1: 06/15/12	As Noted	
		LOCATION #:	FILE PATH:	Rev. 2: 06/25/12	DRAWN BY:	
		003	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 1.cdr	Rev. 3: 07/16/12	TVS	
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				Rev. 5: 00/00/00	13	

EXISTING



ILLUMINATED PYLON SIGN

SIGN 6

REMOVE EXISTING

QTY: 1

The current campus masterplan shows this entrance being removed in its entirety. Remove the existing signage so as not to confuse the public.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	CLIENT CONTRACTOR _____/_____/_____ DATE
3566		☐ APPROVED AS NOTED	
		☐ REVISED AND RESUBMIT	
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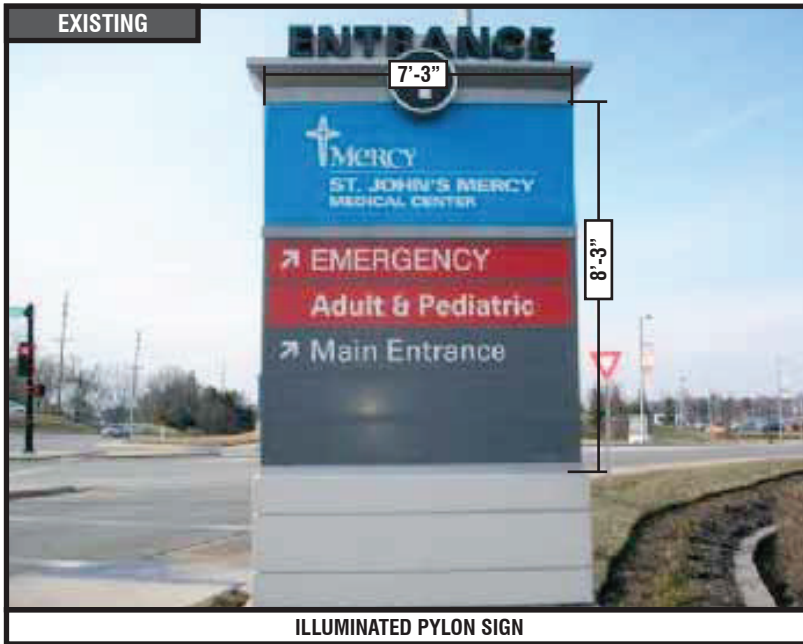
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icon **ims**

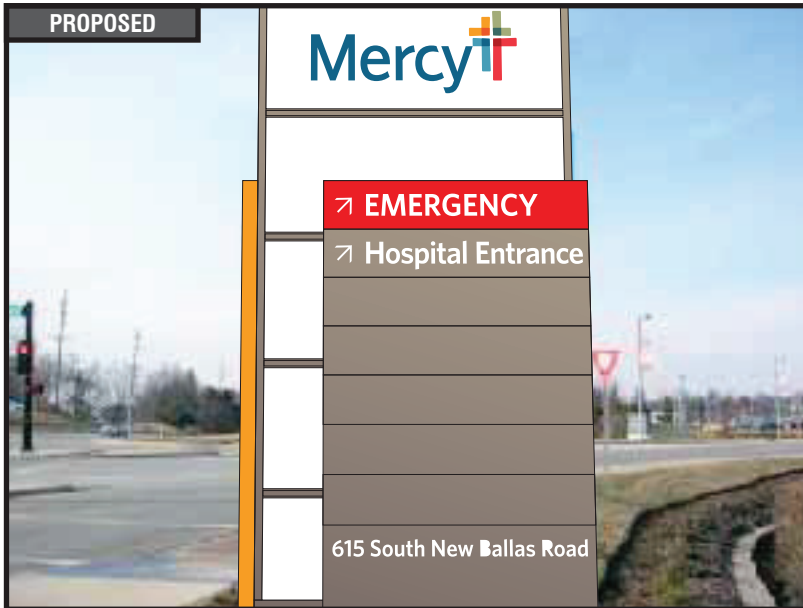
Icon Identity Solutions ImageCare Maintenance Services

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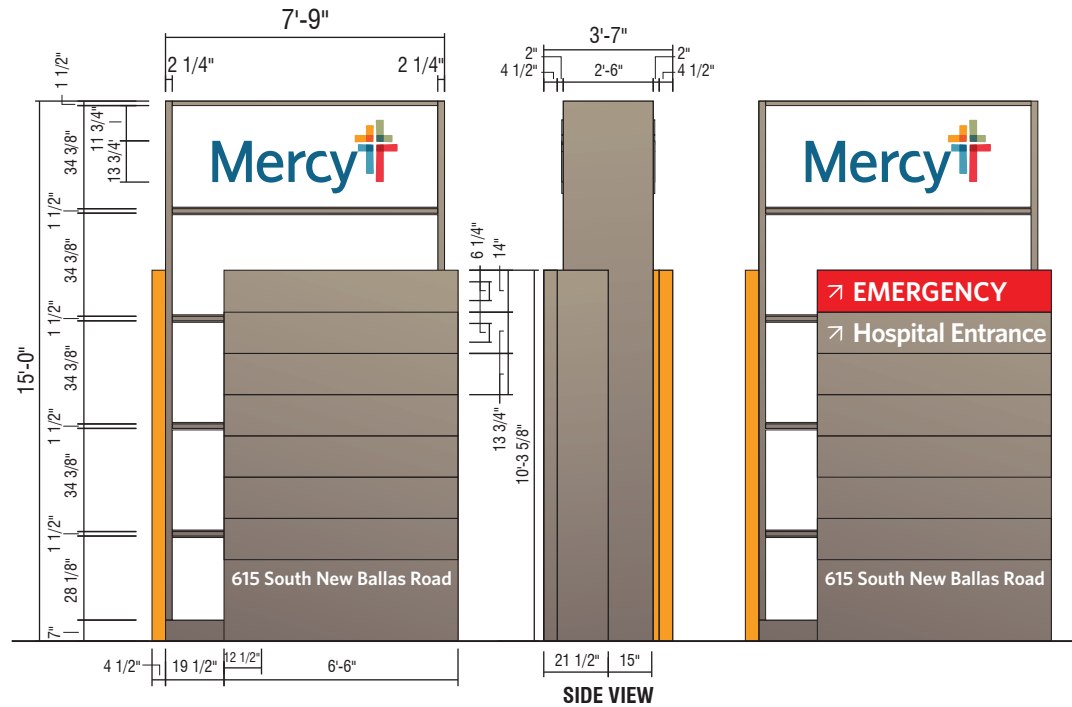
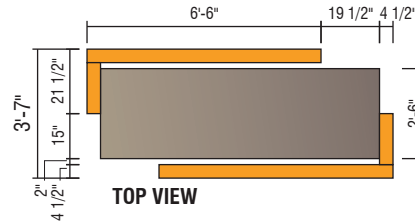


ILLUMINATED PYLON SIGN

PROPOSED



SIGN 7



D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS:

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☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

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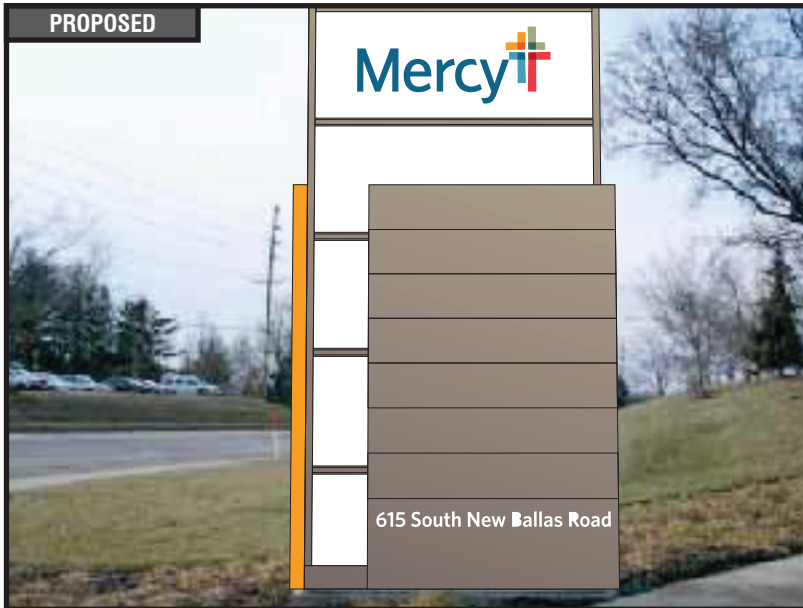


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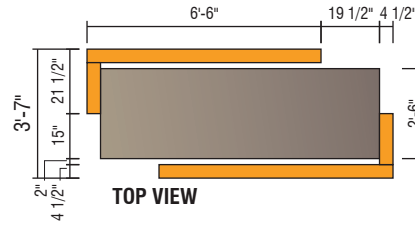


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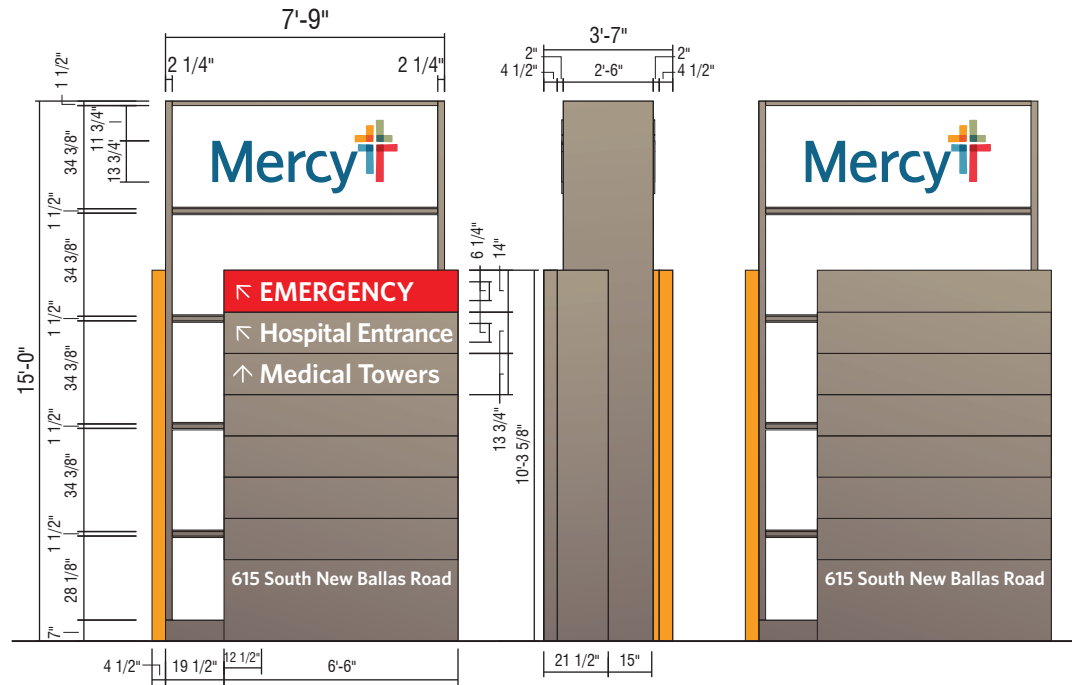
PROPOSED



SIGN 8



TOP VIEW



SIDE VIEW

D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR
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EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 9

REMOVE EXISTING

QTY: 1

Existing sign is blank on the back side and Skilled Nursing is off campus, across the street - recommend removing and not replacing.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

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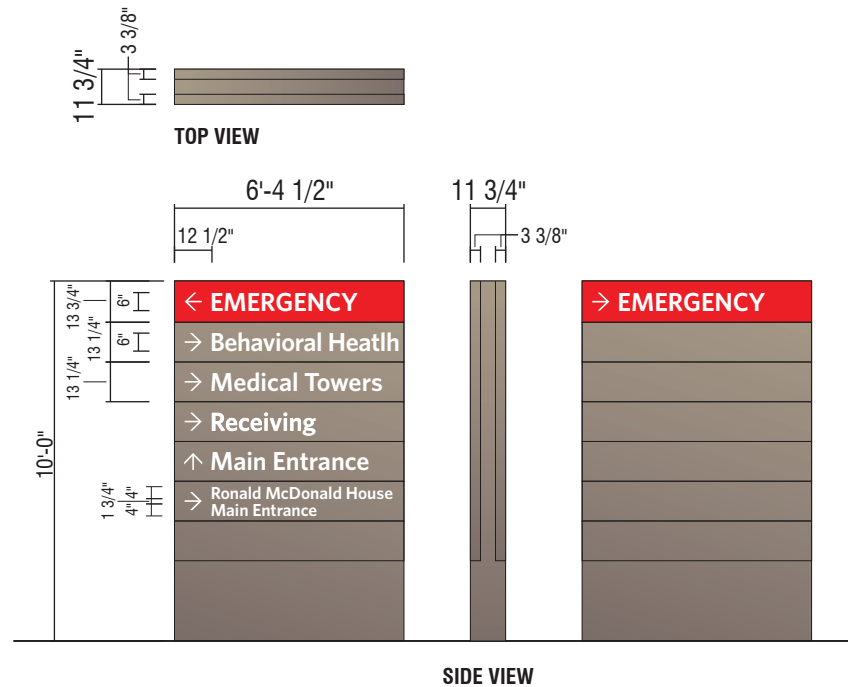
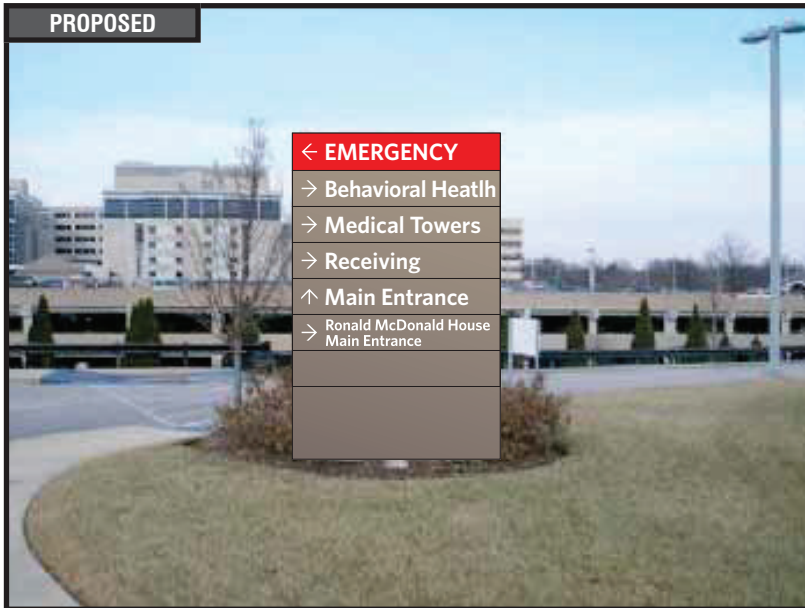
EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 10

PROPOSED



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
003

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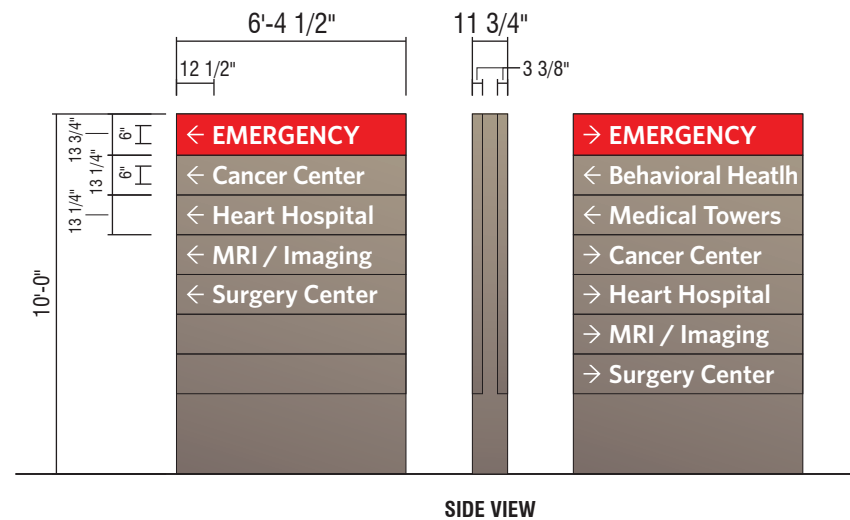
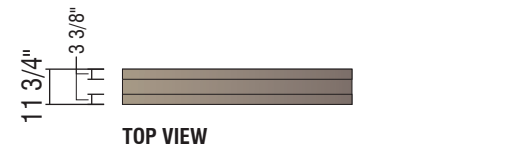
EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 11

PROPOSED



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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EXISTING



DIRECTIONAL SIGN

SIGN 12

REMOVE EXISTING

QTY: 1

Remove temporary parking sign and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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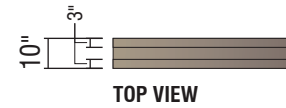
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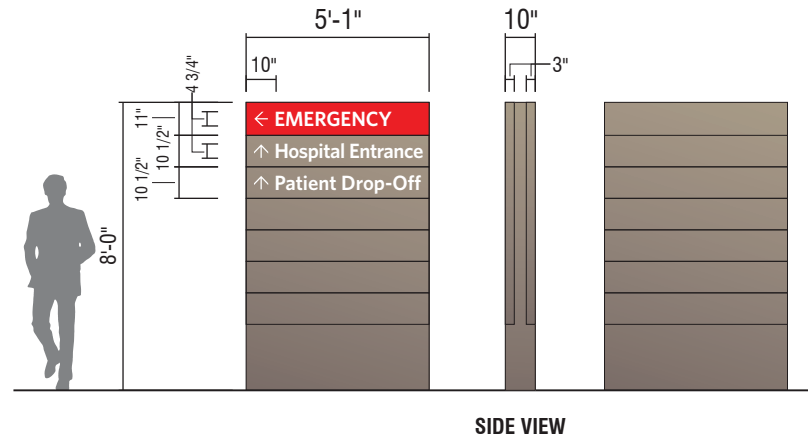
ILLUMINATED MONUMENT SIGN

SIGN 13

PROPOSED



TOP VIEW



SIDE VIEW

D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

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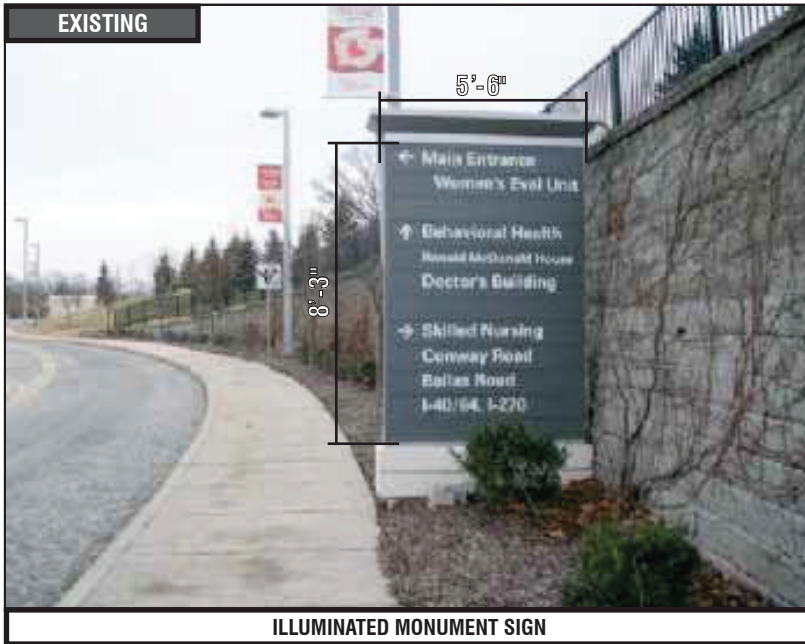
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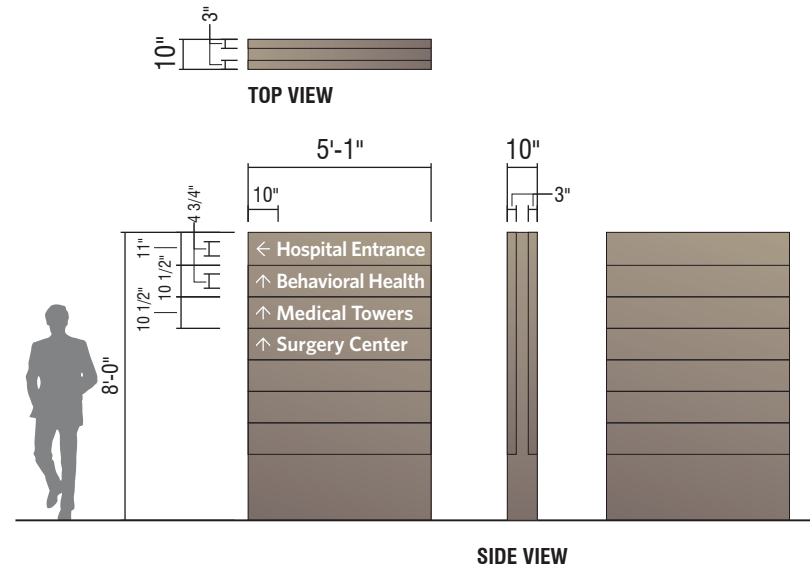


EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 14



D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

See Photo 644 for general location

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

RECOMMENDATIONS



ADDRESS: 615 S. New Ballas Rd.
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LOCATION #:
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DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Valet parking sign is located in a random location far from the valet parking service, remove and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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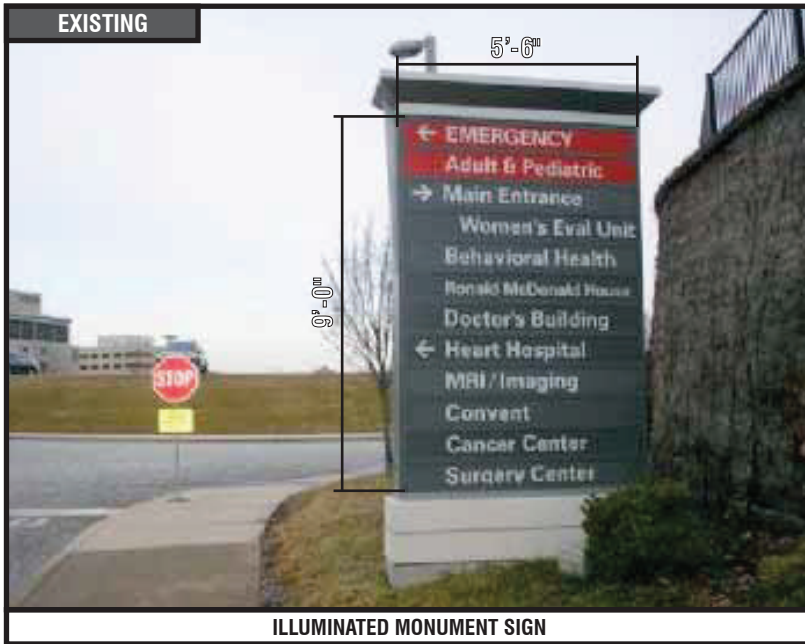
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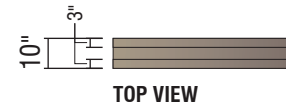
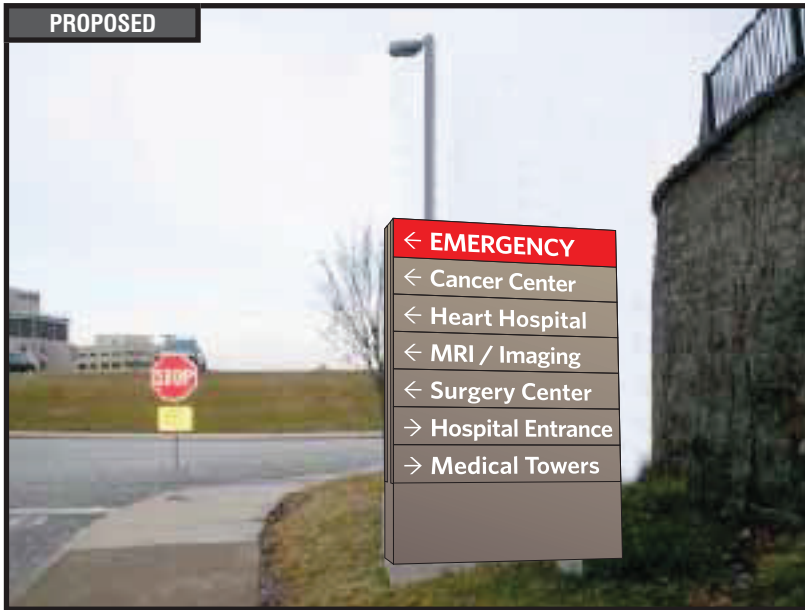


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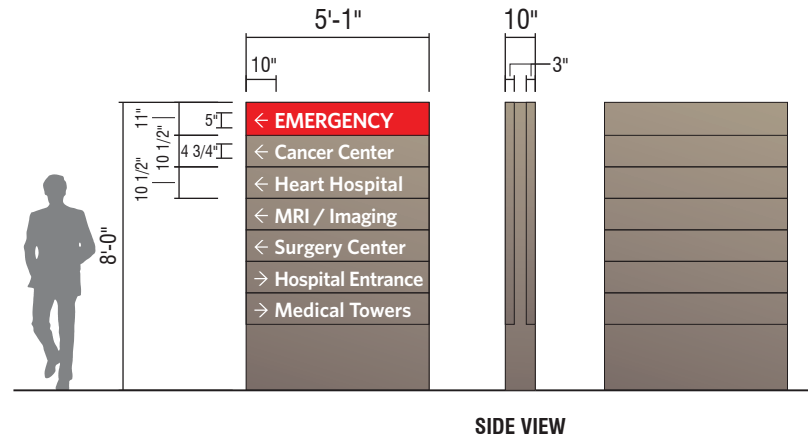


ILLUMINATED MONUMENT SIGN

PROPOSED



TOP VIEW



SIDE VIEW

D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

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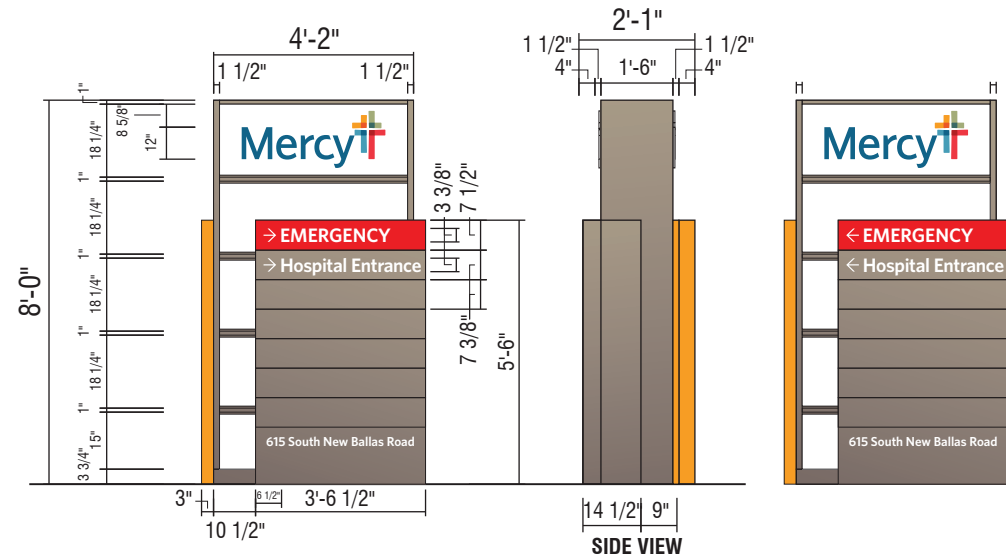
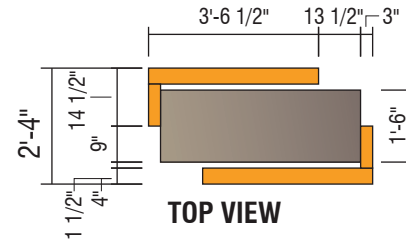


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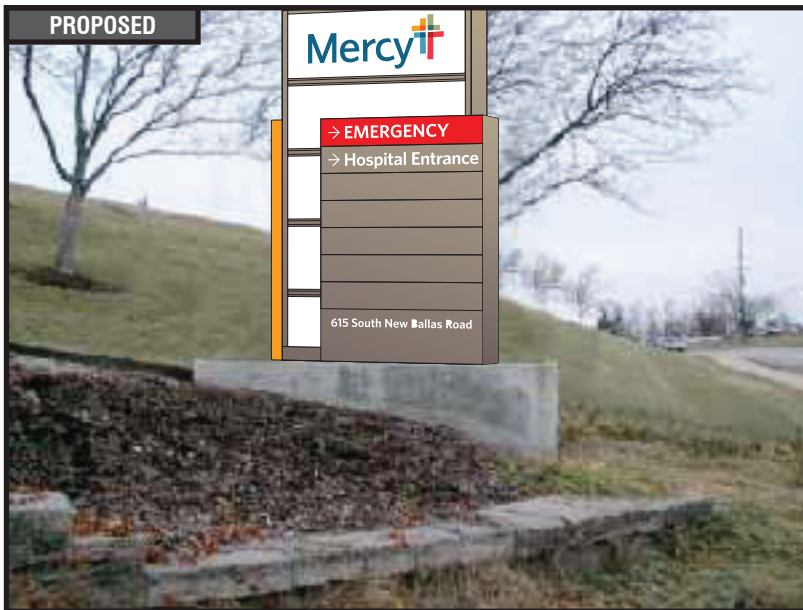
SIGN 17



D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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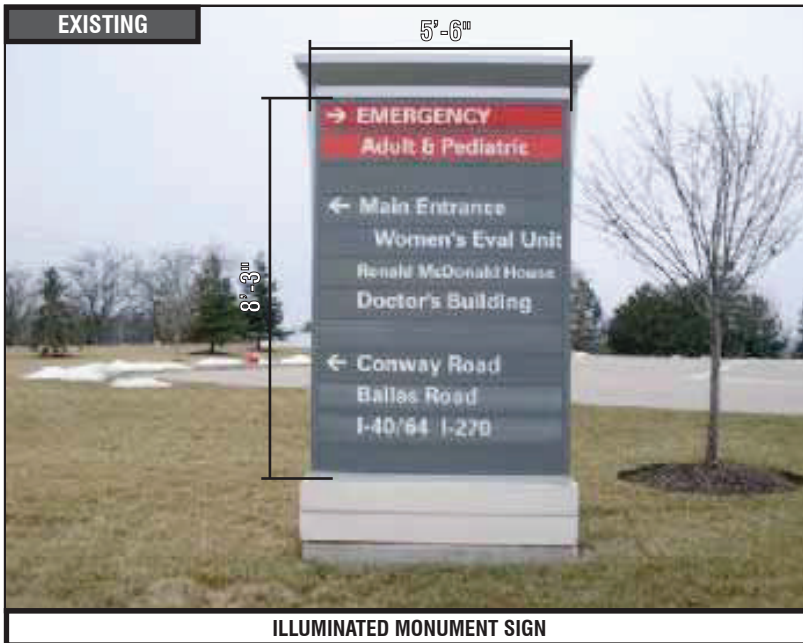
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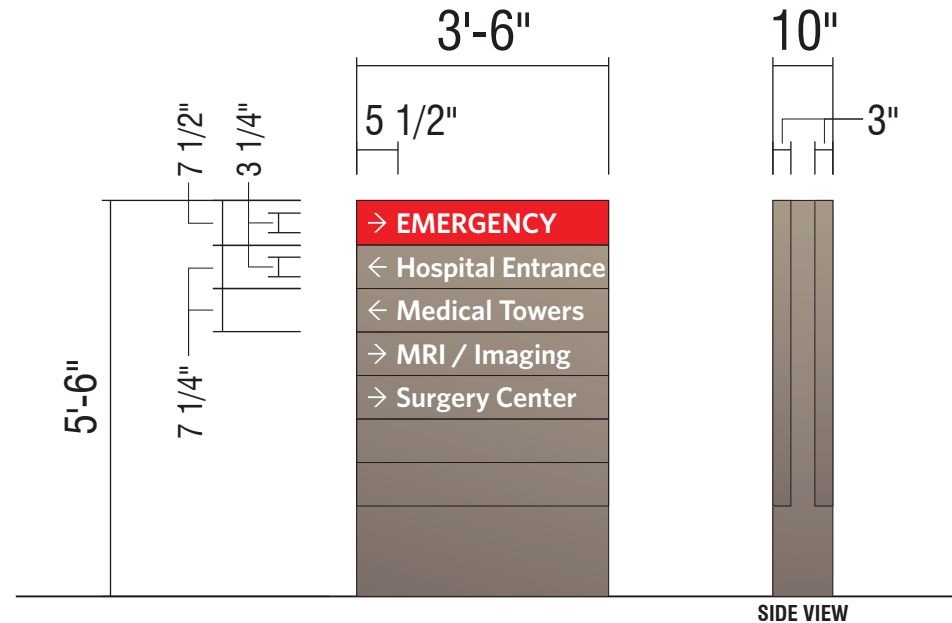


ILLUMINATED MONUMENT SIGN

SIGN 18



TOP VIEW



SIDE VIEW

D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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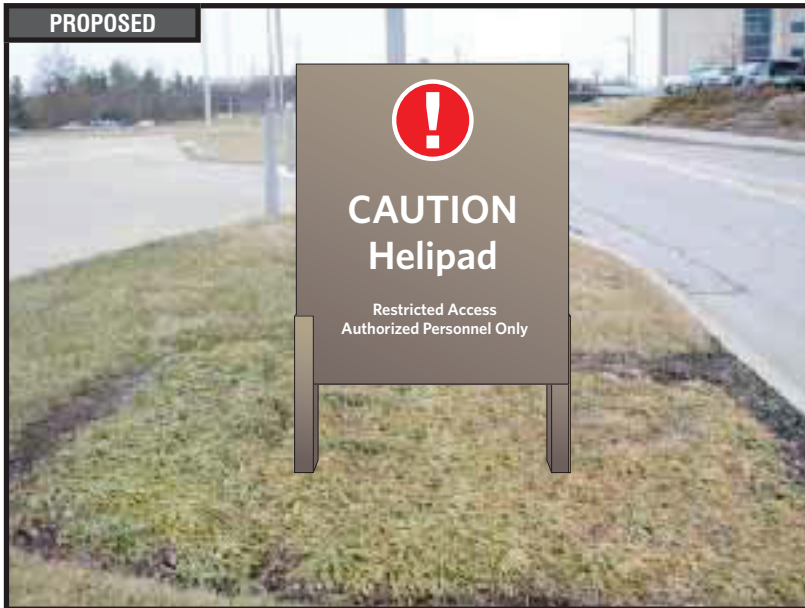
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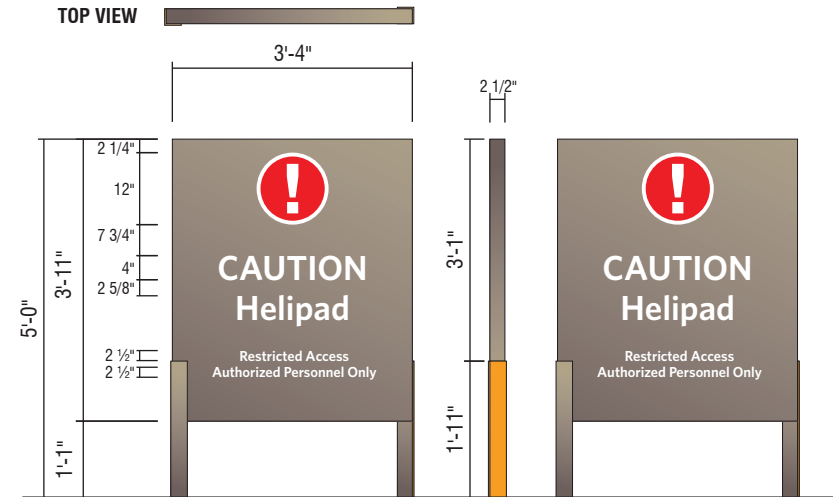
ILLUMINATED MONUMENT SIGN

SIGN 19

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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ZIP: 63141

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LOCATION #:

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ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed, including sign 20 there are 5 illuminated directionals within 130 yards (see signs 018, 021, 022 and the Heart Hospital monument which is being changed to a directional) all in same general location. Sign 020 adds the least amount of value as it is on a straight away with no decision points - recommendation is to remove and not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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ILLUMINATED DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

General location is over-signed, including sign 21 there are 5 illuminated directionals within 130 yards (see signs 018, 020, 022 and the Heart Hospital monument which is being changed to a directional) all in same general location. Sign 020 will be redundant with the Heart Hospital monument changing to a directional - recommendation is to remove and not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	CLIENT CONTRACTOR ____/____/____ DATE
3566		☐ APPROVED AS NOTED	
		☐ REVISED AND RESUBMIT	
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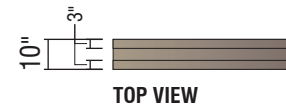


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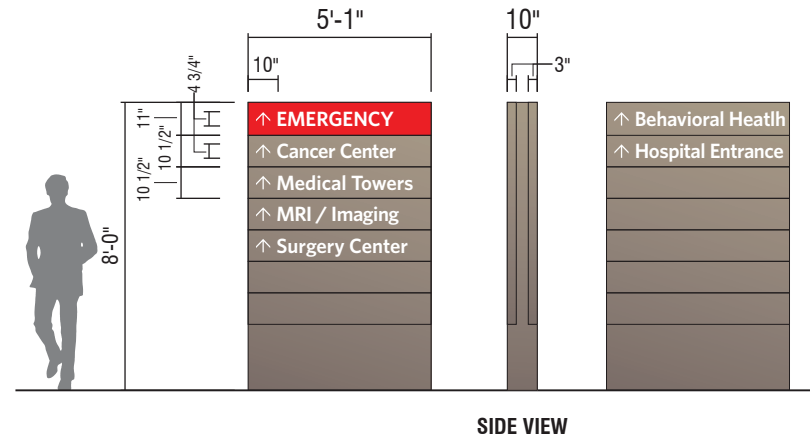


ILLUMINATED MONUMENT SIGN

PROPOSED



TOP VIEW



SIDE VIEW

D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	_____/_____/_____	DATE
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PAGE #:	30

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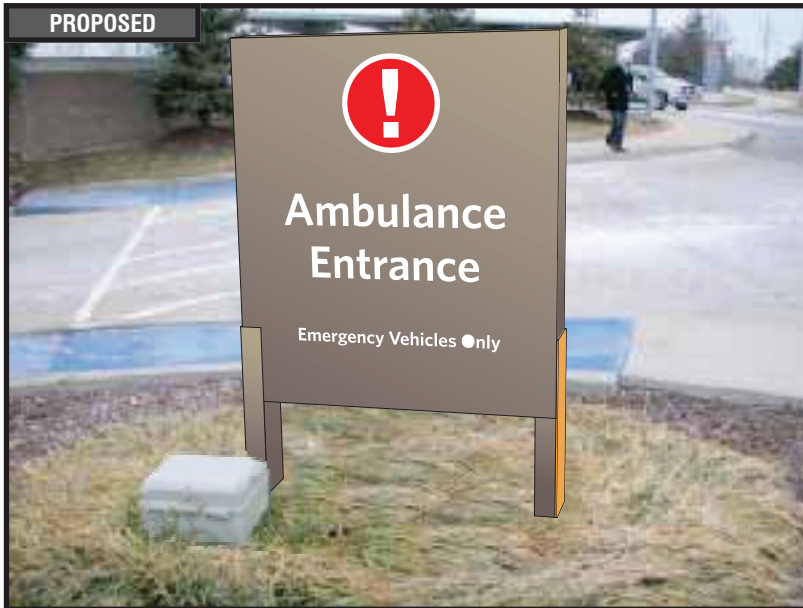
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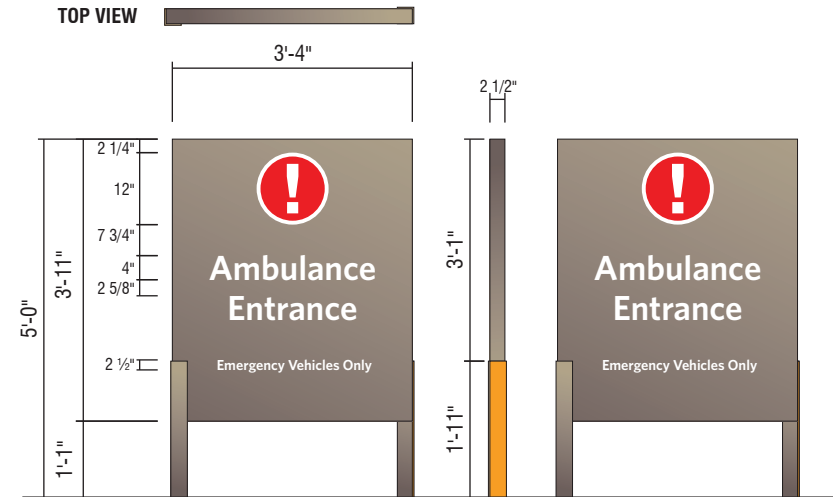
ILLUMINATED DIRECTIONAL SIGN

SIGN 23

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

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LOCATION #:

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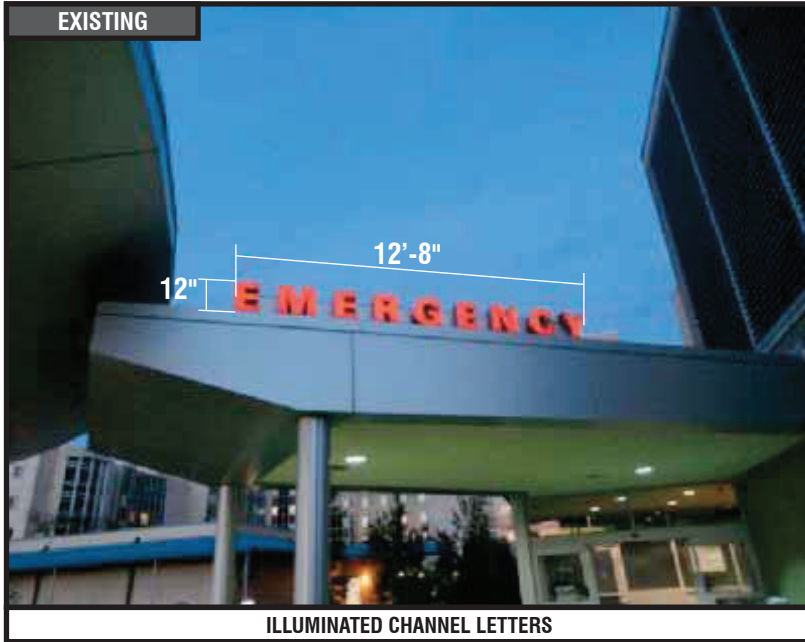
31

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 24

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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DRAWINGS PREPARED BY:

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 25

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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Icon Identity Solutions

ImageCare Maintenance Services

EXISTING



ILLUMINATED DIRECTIONAL SIGN

SIGN 26

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

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DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
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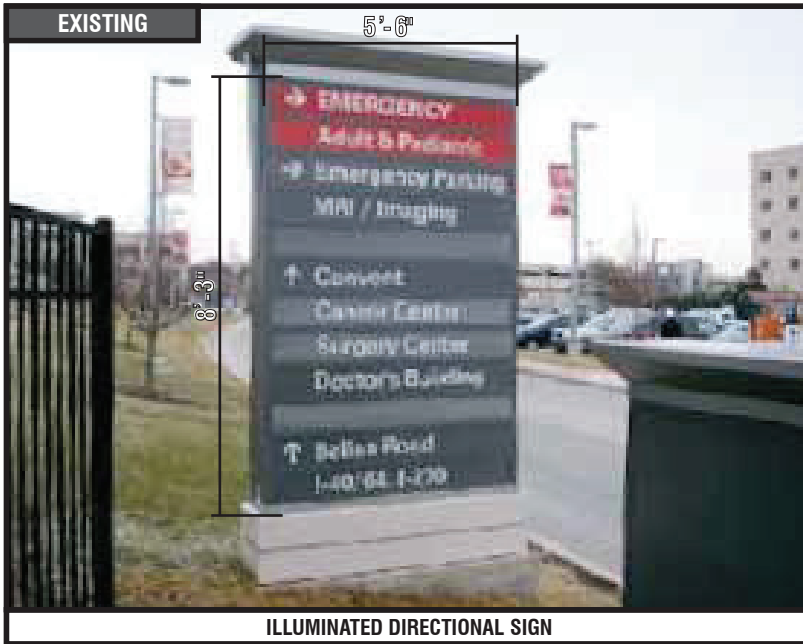
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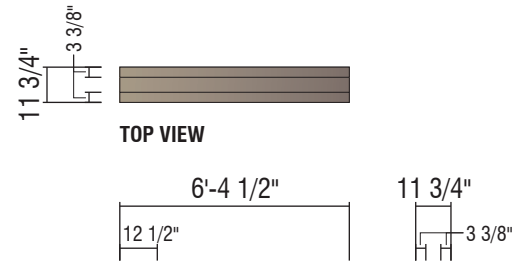
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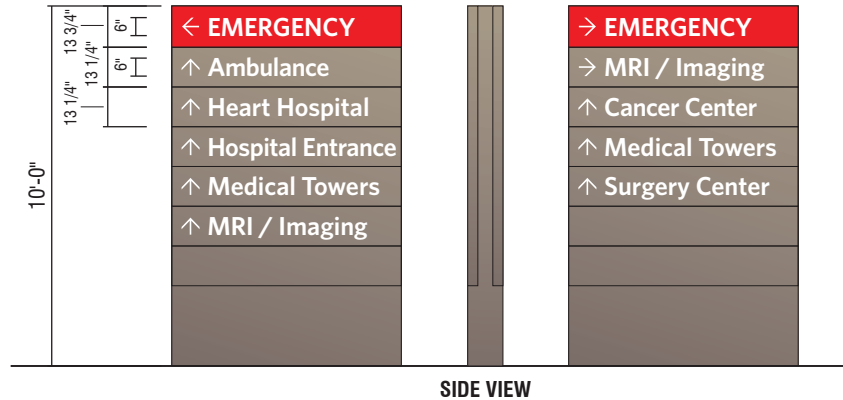
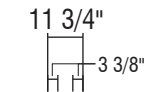


ILLUMINATED DIRECTIONAL SIGN

SIGN 28



TOP VIEW



SIDE VIEW

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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Location #: 003-2

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
30	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION
31	1	CUSTOM RE-FACE AND RETRO-FIT
32	1	CUSTOM AWNING RE-SKIN
33	1	REMOVE EXISTING
34	1	DV-1 DOOR VINYL TYP. INSTALLATION
35	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
36	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
37	1	CUSTOM NON-ILLUMINATED CHANNEL LETTERS
38	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
39	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
40	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
41	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
42	1	B1 6'-0" MONUMENT
43	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
44	1	REMOVE EXISTING
45	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
46	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
47	1	LEAVE EXISTING
48	1	REMOVE EXISTING
49	1	REMOVE EXISTING
50	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
51	1	CUSTOM 10" BLACK PLATE LETTERS
52	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
53	1	CUSTOM 10" DAY/NIGHT CHANNEL LETTERS
54	2	REMOVE EXISTING



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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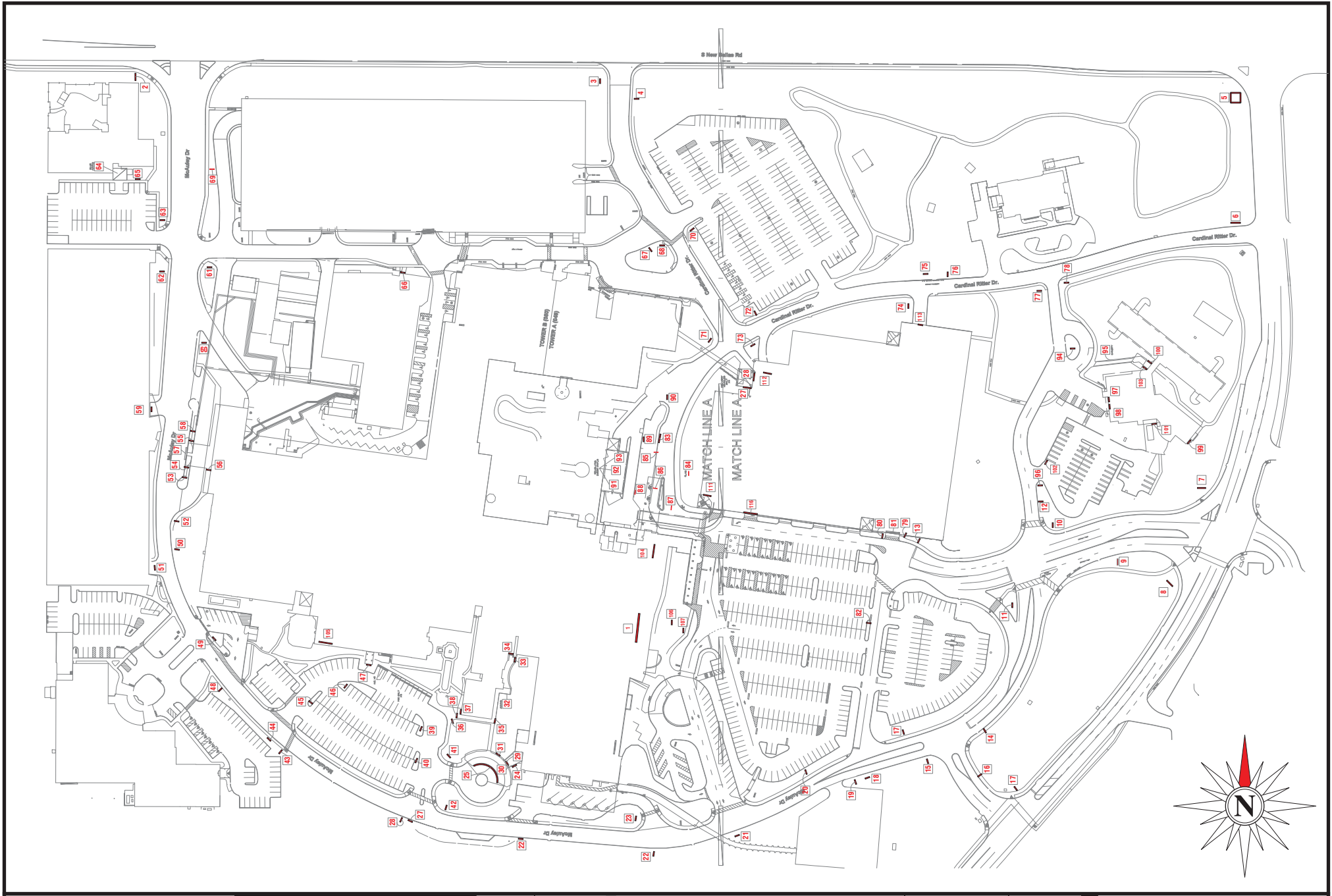
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SITE PLAN

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OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
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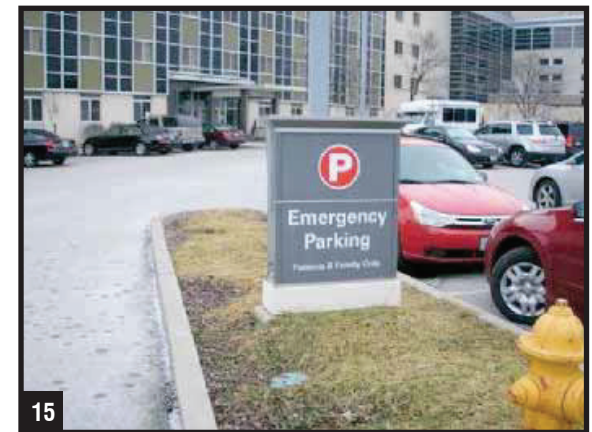
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OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
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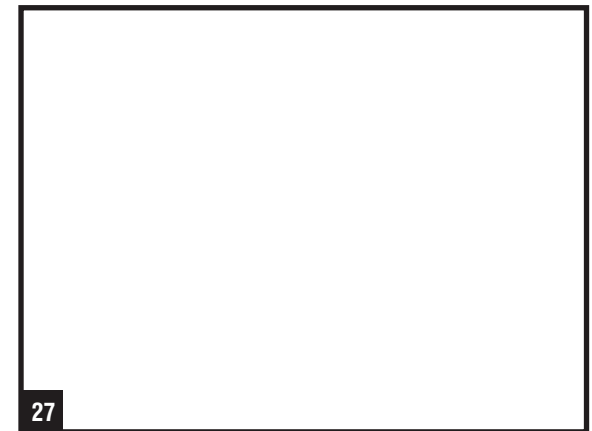
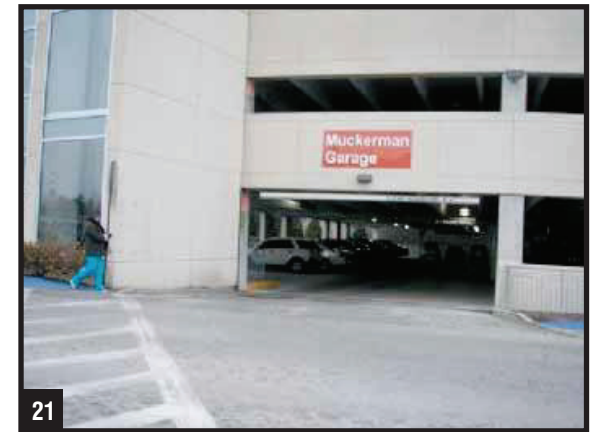
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OVERVIEW PHOTOS

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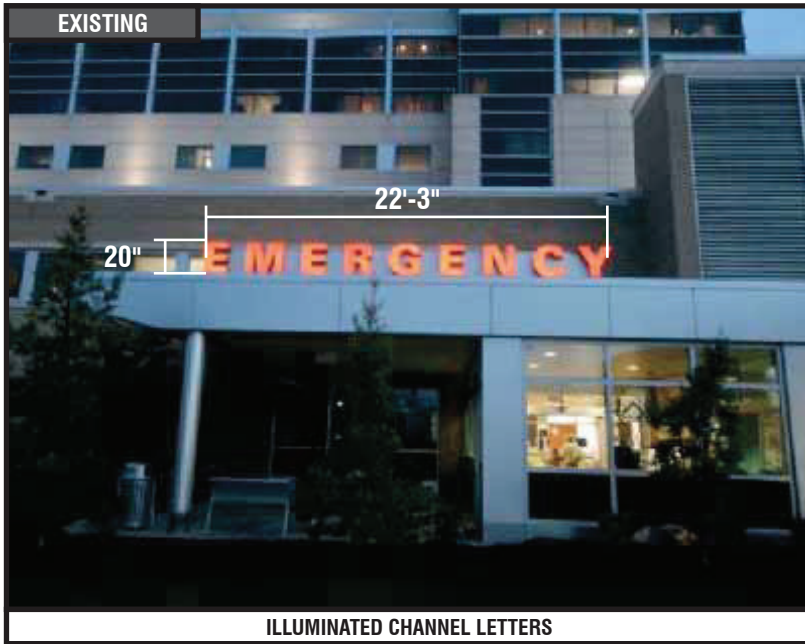
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Icon Identity Solutions ImageCare Maintenance Services

EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 31

CUSTOM RE-FACE AND RETRO-FIT

QTY: 1

Existing letterset is in good condition however faces should be replaced with new faces and neon replaced with LED so that the red vinyl is consistent and even across the faces. Field verify existing conditions and make stencil or rubbing of existing cans to insure fit of new faces and baffles for new LED mounts.



RECOMMENDATIONS

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PROJECT #:
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EXISTING



NON ILLUMINATED AWNING

SIGN 32

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

Re-skin existing awning w/ Cooley Weathertyte material; color - Charcoal. Copy to be black. See design control documents for proper material specifications. Replace "Entrance" copy on right side of awning - do not replace copy above existing plate letters sign 037.

Restore frame as required. Field verify dimensions of awning prior to fabrication. If the existing awning frame IS NOT a neutral color (aluminum, silver, white or black) then the frame should be painted to match recommended awning material. If the existing color is in question or site has landlord requirements, please contact Monigle for direction.



RECOMMENDATIONS

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EXISTING



VINYL COPY

SIGN 33

REMOVE EXISTING

QTY: 1

Existing sign has zero visibility, remove and do not replace.

Remove all decals or graphics and clean surface of all residue.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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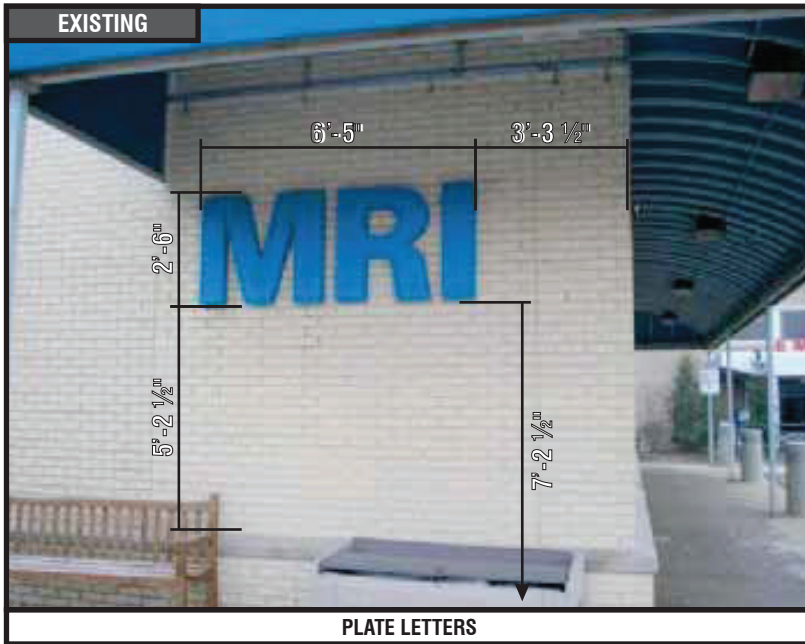
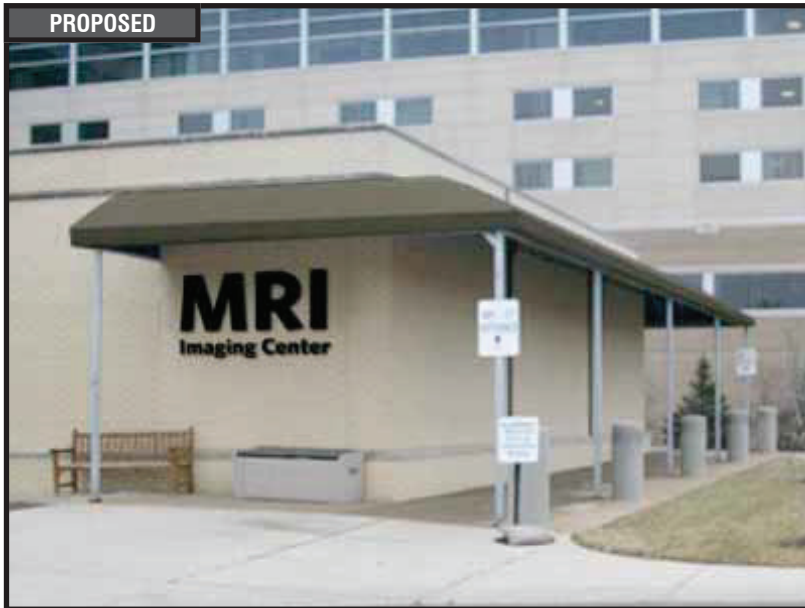


PLATE LETTERS

SIGN 37



PROPOSED



CUSTOM NON-ILLUMINATED CHANNEL LETTERS

QTY. 1

SCALE: 1/2"=1'-0"

CENTER ON WALL AS SHOWN. LETTERS TO BE BLACK NON-ILLUMINATED CHANNEL LETTERS.

Scale custom letterset as shown. Letters to be black dimensional non-illuminated channel letters. Font to be Whitney Semibold

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

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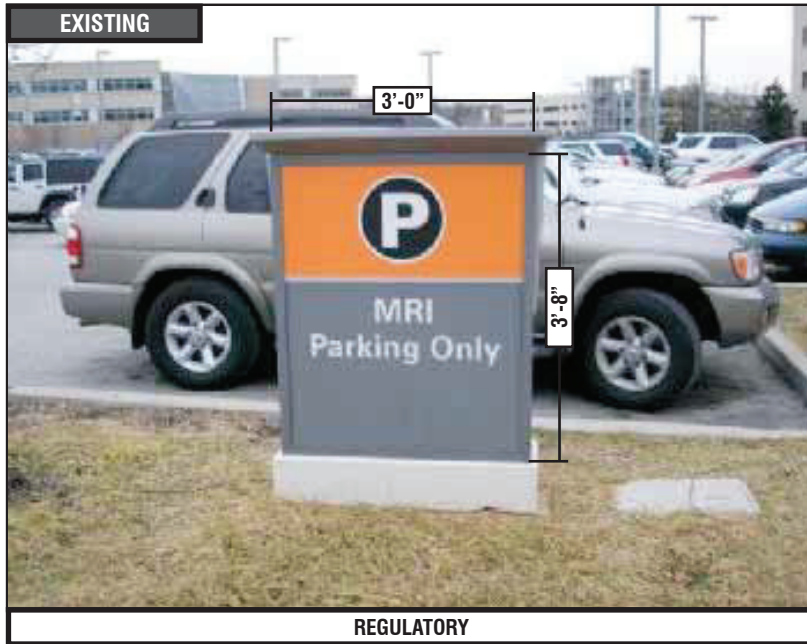
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LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 2.cdr	
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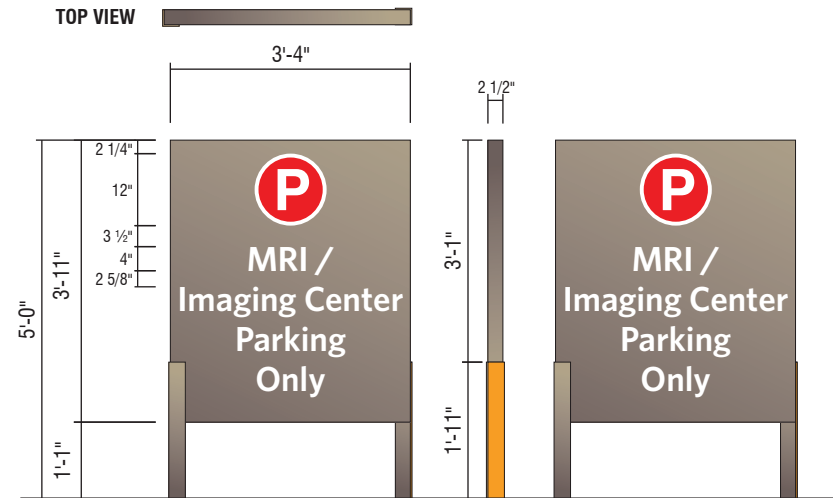
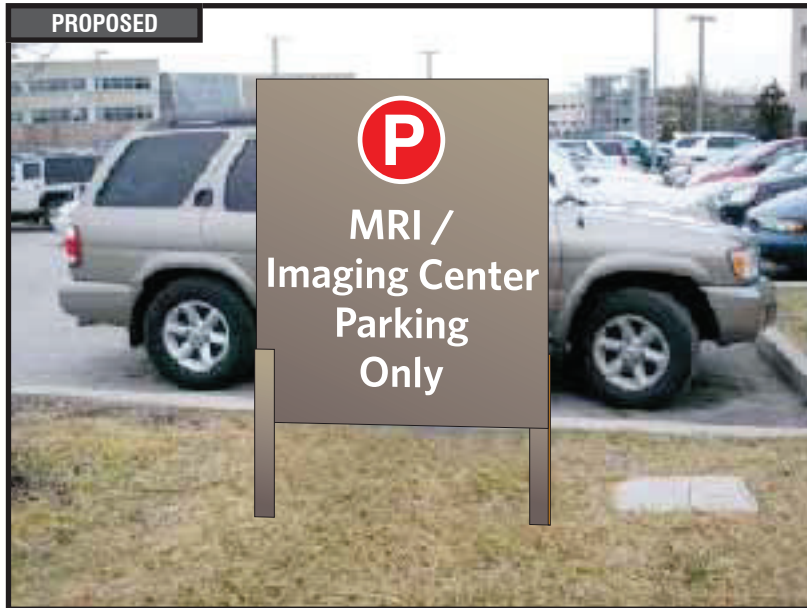
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REGULATORY

SIGN 39

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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PROJECT #:

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☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

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Rev. 3: 06/25/12

Rev. 4: 06/27/12

Rev. 5: 00/00/00

SCALE:

As Noted

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TVS

PAGE #:

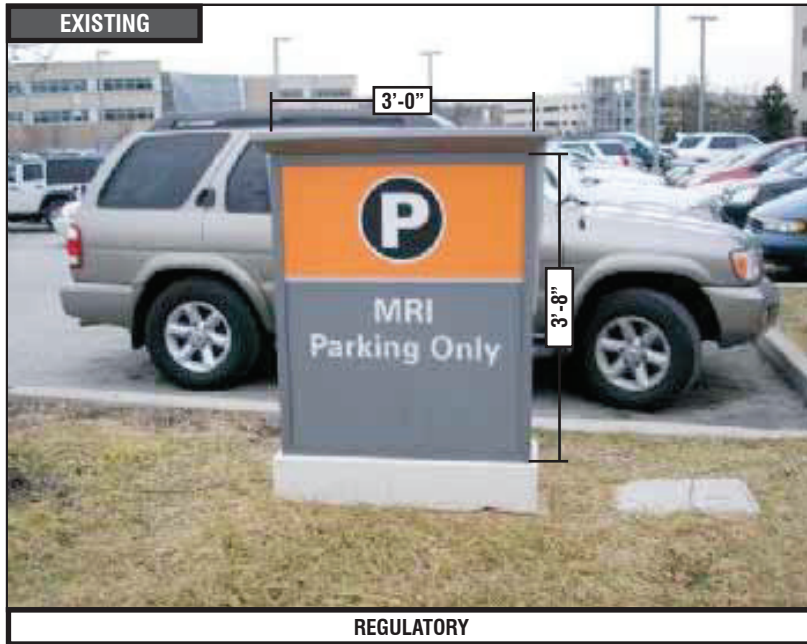
17

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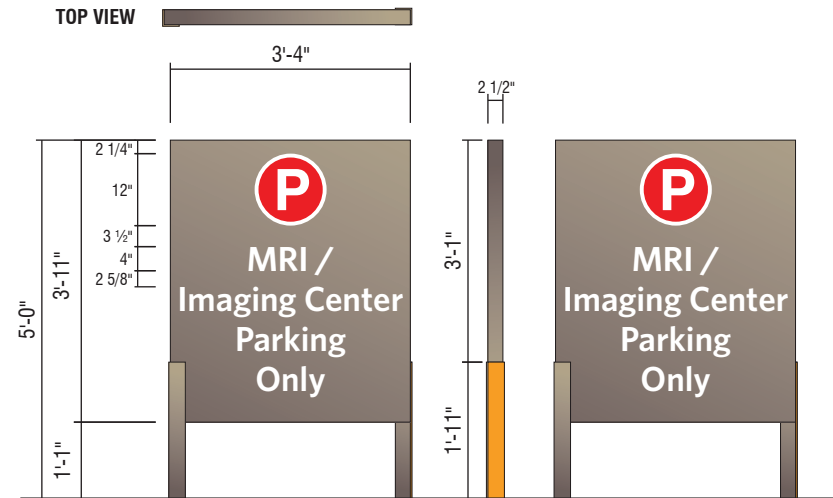
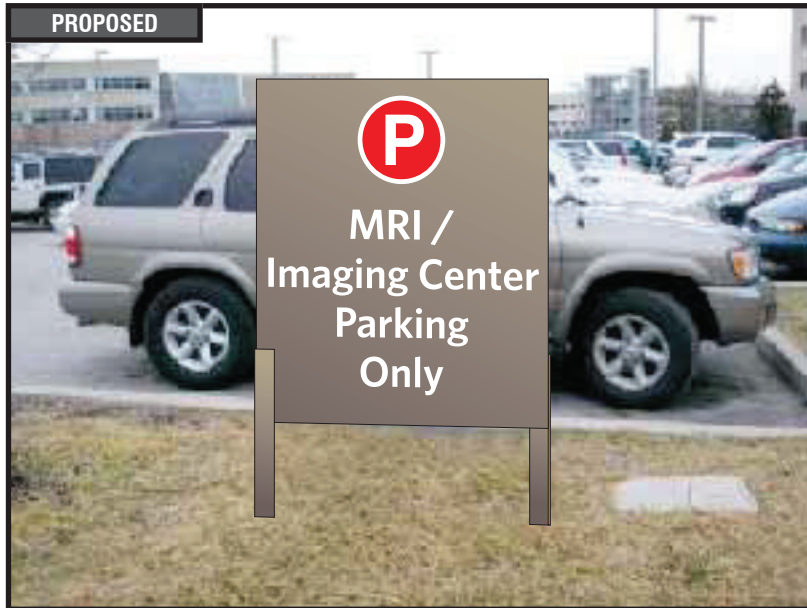
EXISTING



REGULATORY

SIGN 40

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS: ☐ APPROVED

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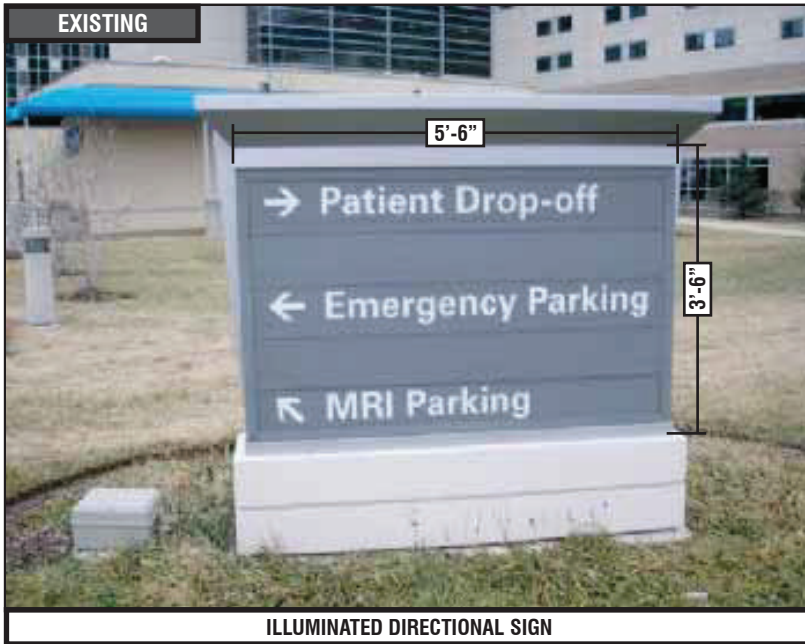
18

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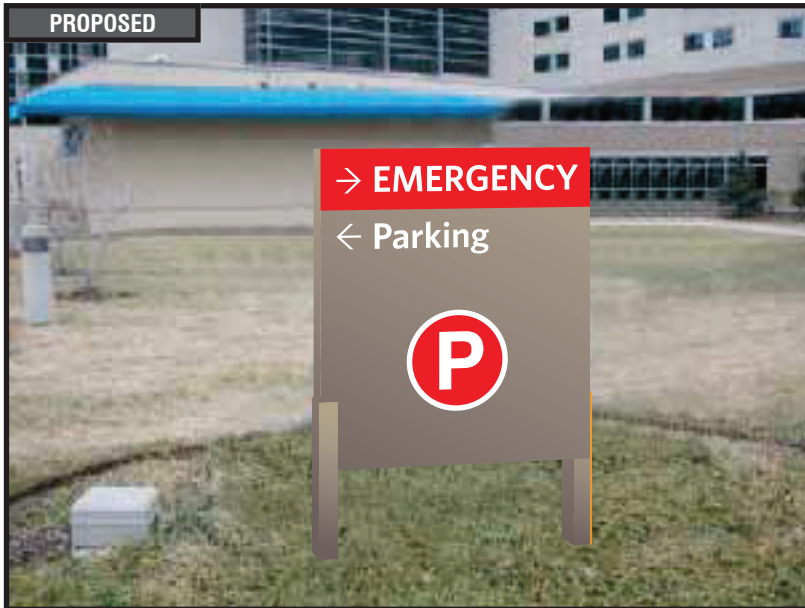
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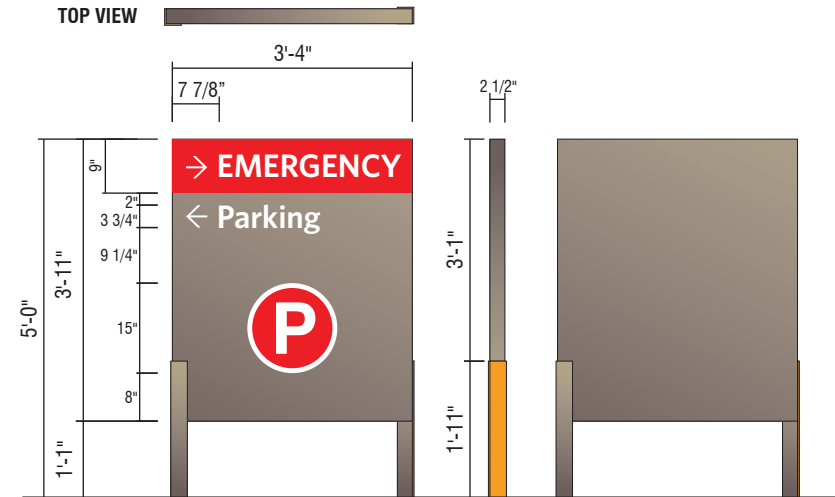
ILLUMINATED DIRECTIONAL SIGN

SIGN 41

PROPOSED



TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS: ☐ APPROVED

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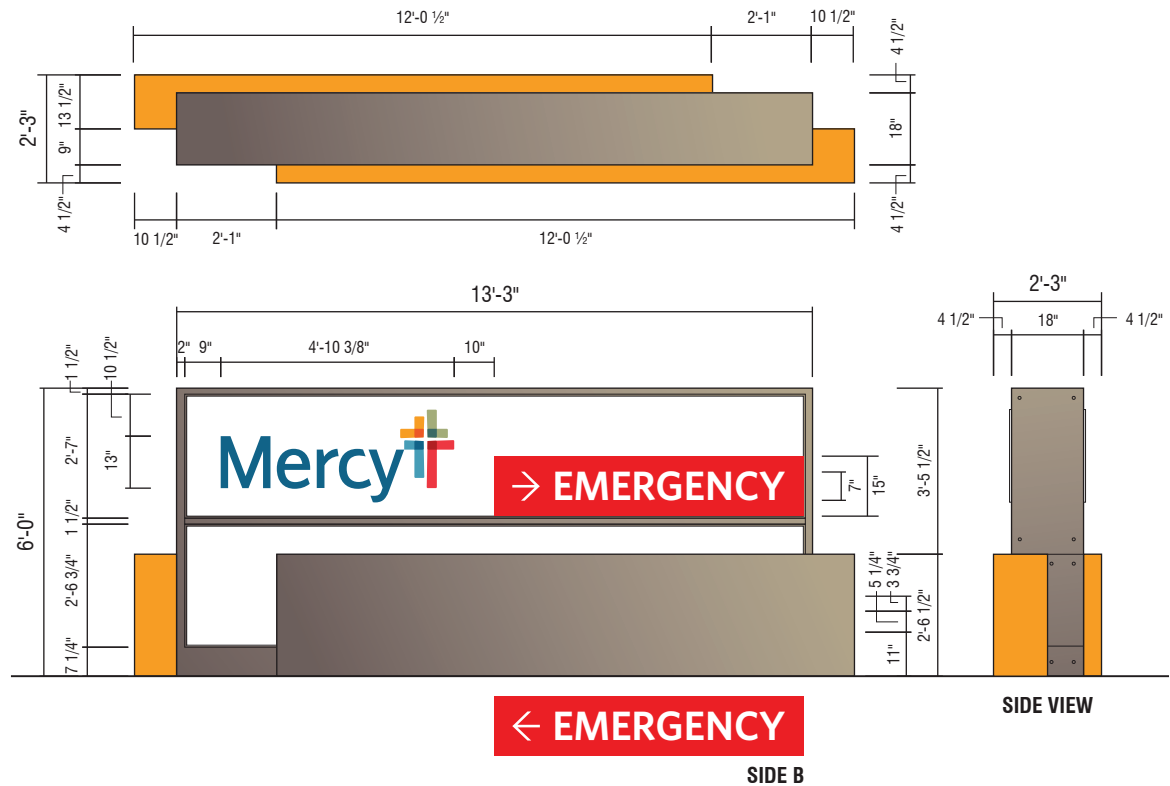


EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 42



B1 6'-0" MONUMENT

QTY: 1

Relocate Closer to curb, see photo 656 for general location. Sign to have red Emergency Band.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
003

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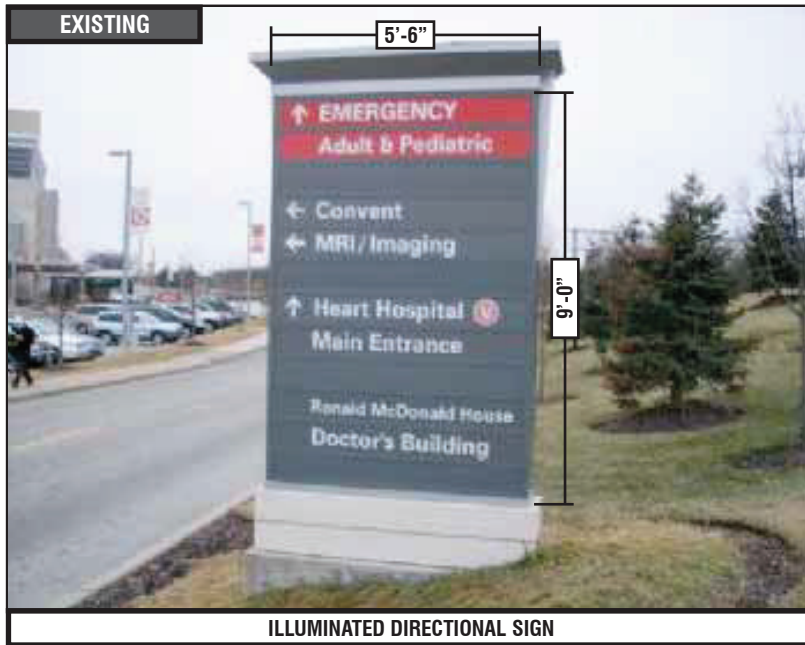
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Rev. 4: 06/27/12
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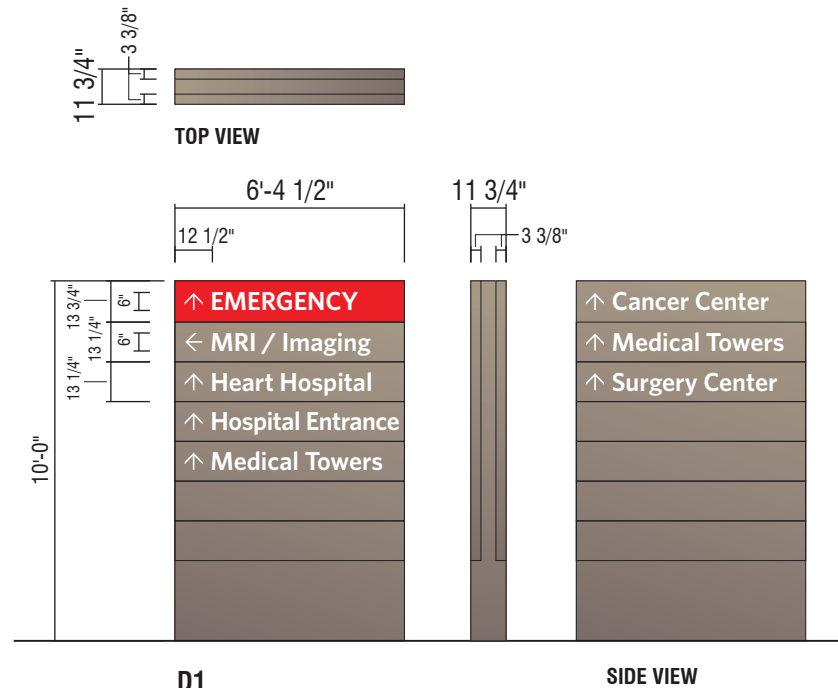
DRAWINGS PREPARED BY:



EXISTING



ILLUMINATED DIRECTIONAL SIGN



D1
10'-0" ILLUMINATED
NON-BRANDED DIRECTIONAL

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
 CITY/STATE: St. Louis, MO
 ZIP: 63141

PROJECT #:
3566

LOCATION #:
003

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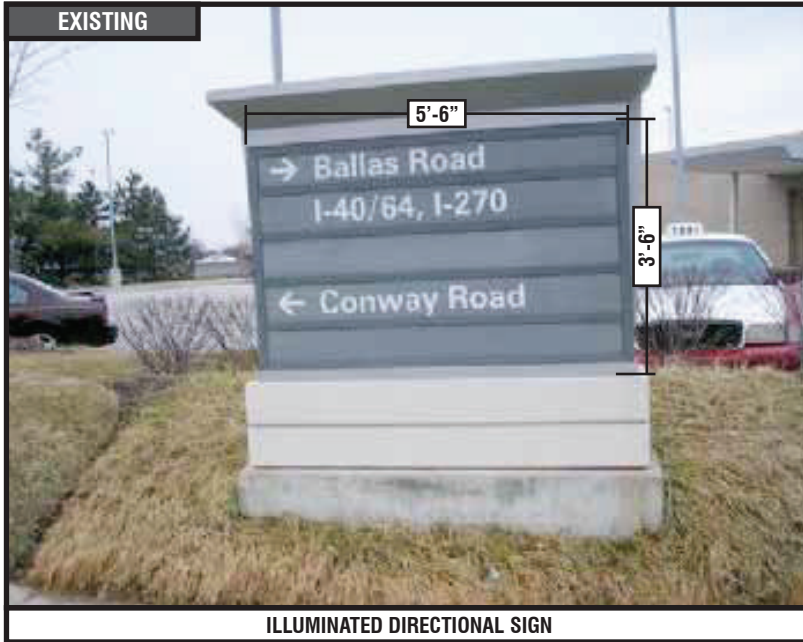
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21

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EXISTING



ILLUMINATED DIRECTIONAL SIGN

SIGN 44

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED		CLIENT CONTRACTOR ____/____/____ DATE
	☐ APPROVED AS NOTED		
	☐ REVISED AND RESUBMIT		
LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 2.cdr		
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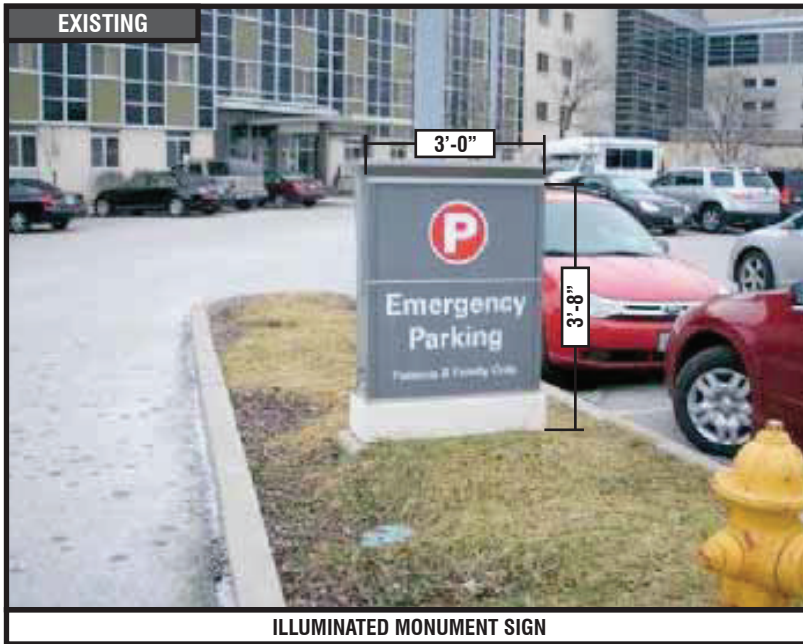
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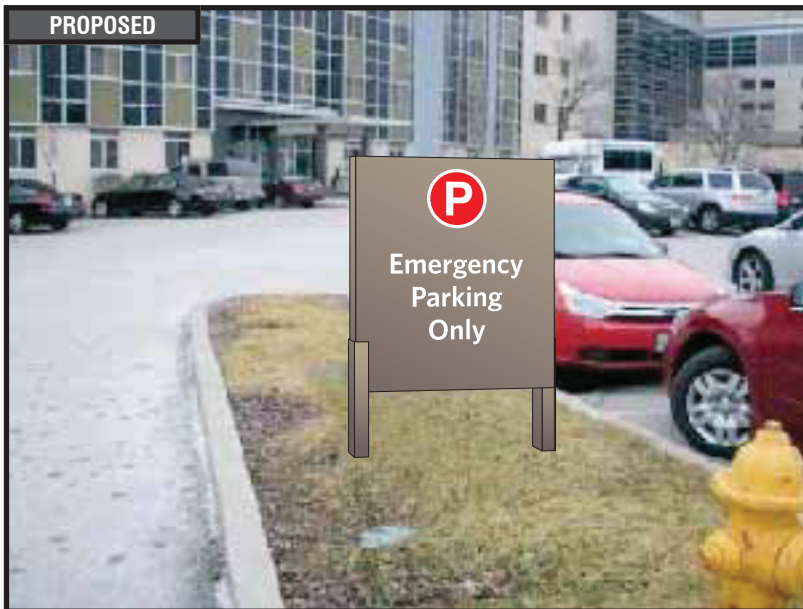
Icon Identity Solutions ImageCare Maintenance Services

EXISTING



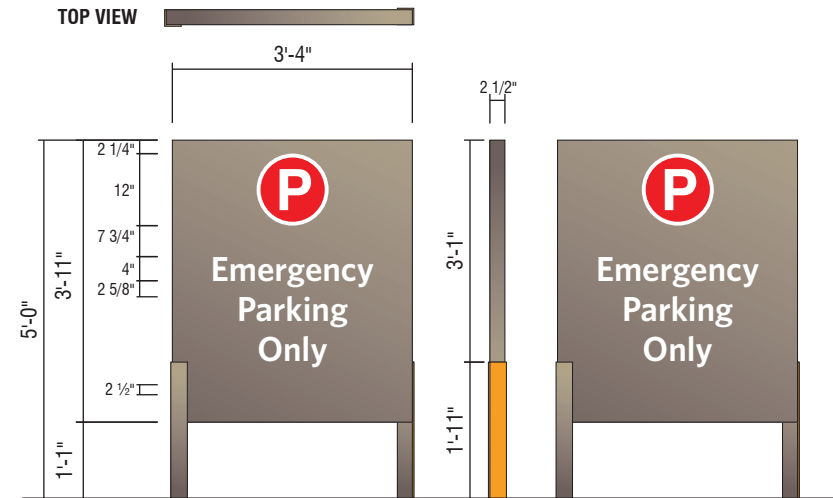
ILLUMINATED MONUMENT SIGN

PROPOSED



SIGN 45

TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

SUBMITTAL IS: ☐ APPROVED

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CLIENT CONTRACTOR

DATE

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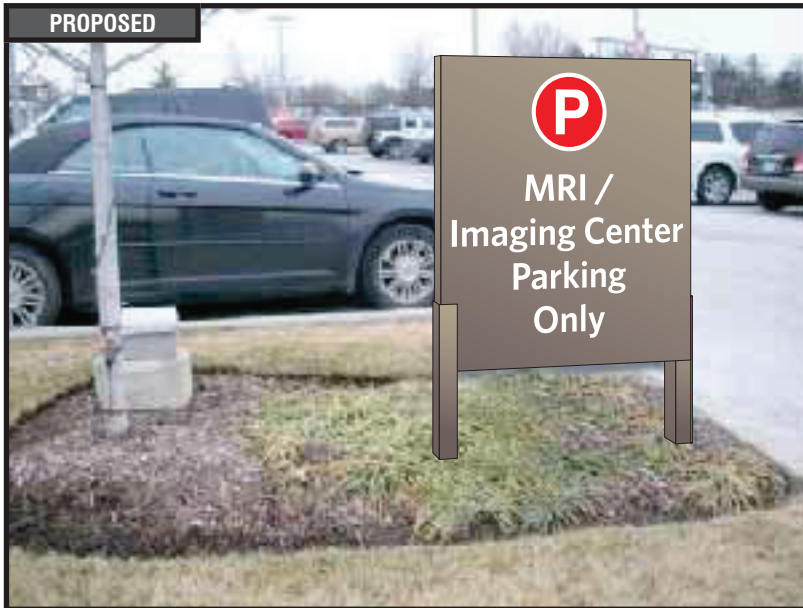


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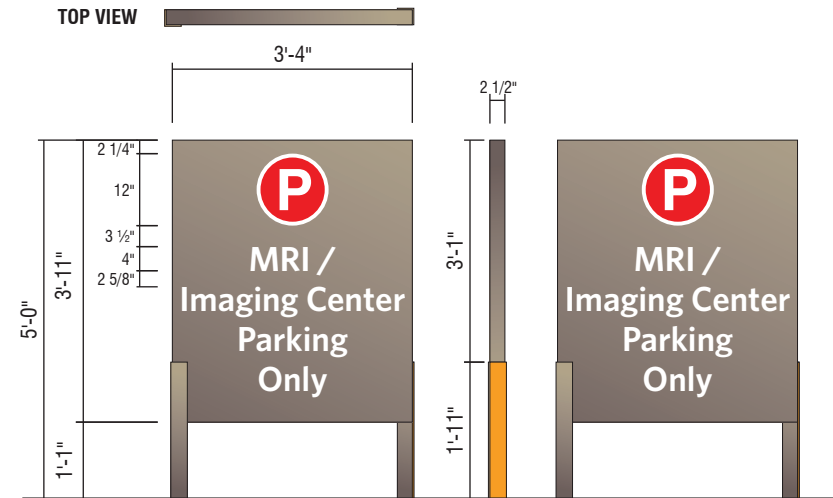
ILLUMINATED MONUMENT SIGN

PROPOSED



SIGN 46

TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

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LOCATION #:

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DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Valet parking sign is located in a random location far from the valet parking service, remove and do not replace.

Remove sign and support pole flush with grade or patch and repair existing wall surface to like new condition. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	CLIENT CONTRACTOR _____/_____/_____ DATE
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EXISTING



DIRECTIONAL SIGN

SIGN 49

REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	_____/_____/_____	DATE
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Icon Identity Solutions ImageCare Maintenance Services

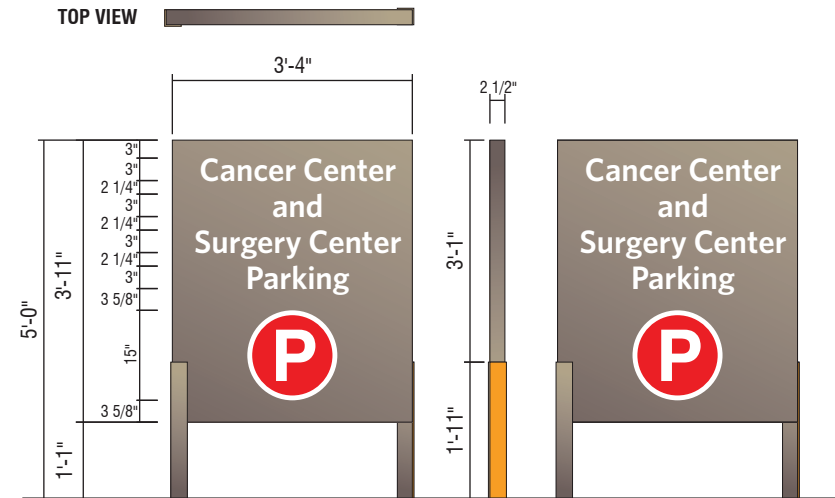
EXISTING



REGULATORY

SIGN 50

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
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LOCATION #:
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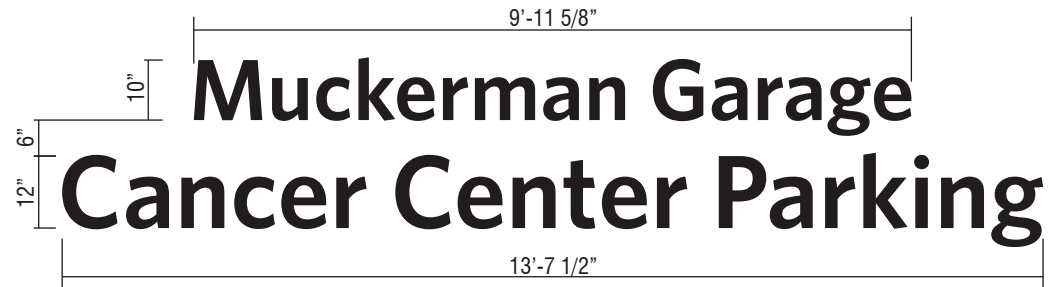
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FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 2.cdr
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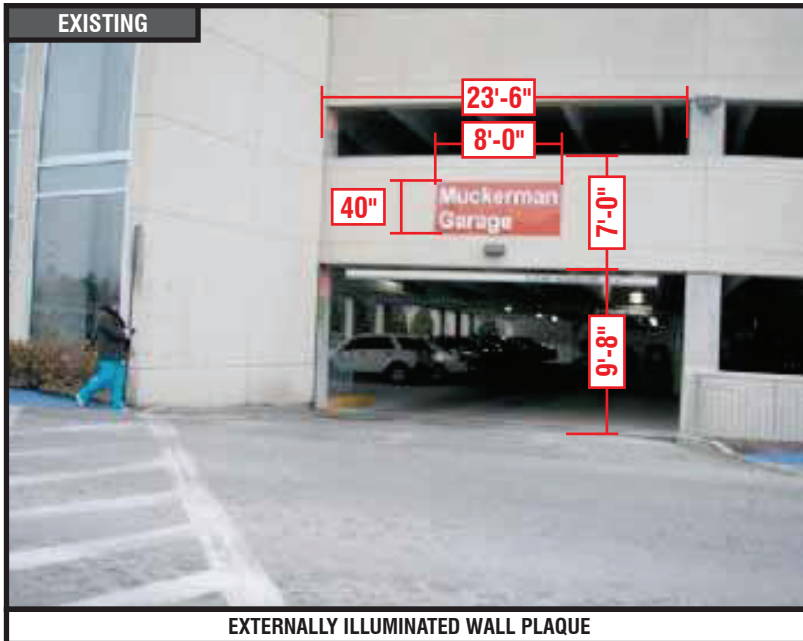
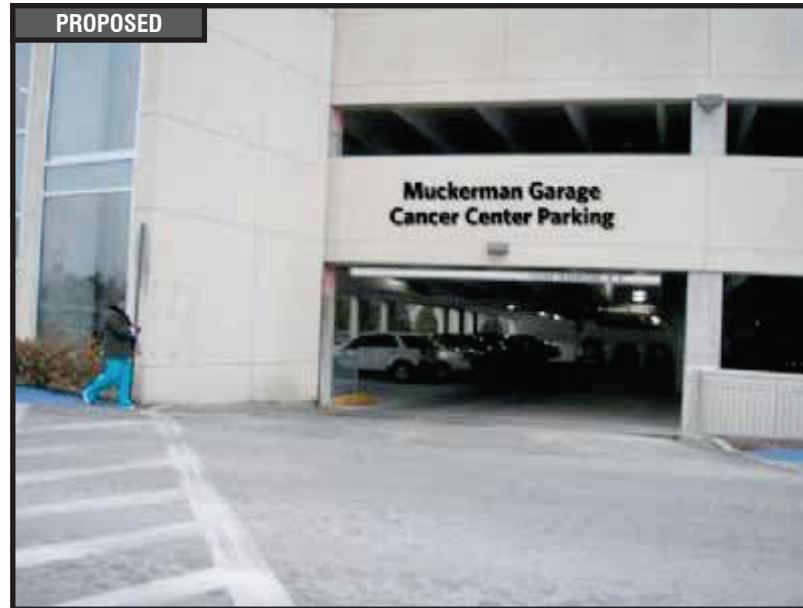
**CUSTOM BLACK PLATE LETTERS**

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EXISTING**EXTERNALLY ILLUMINATED WALL PLAQUE****PROPOSED****RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
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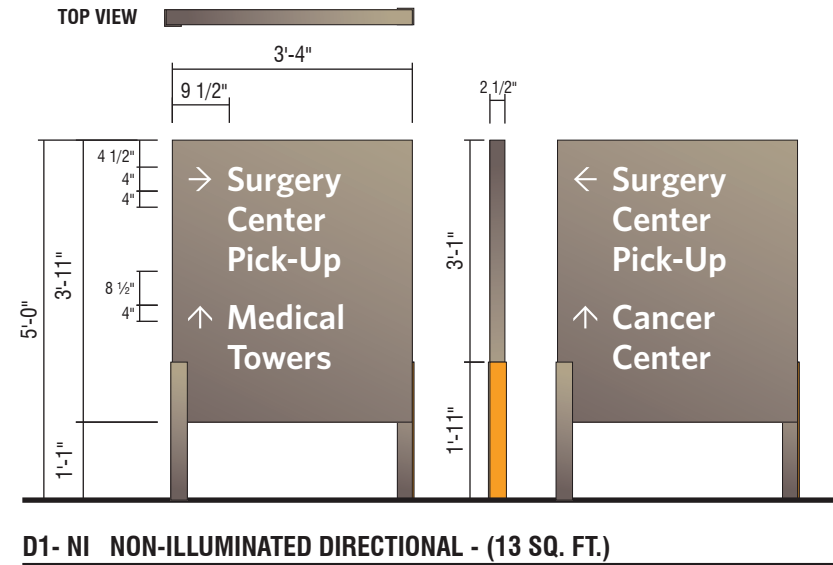
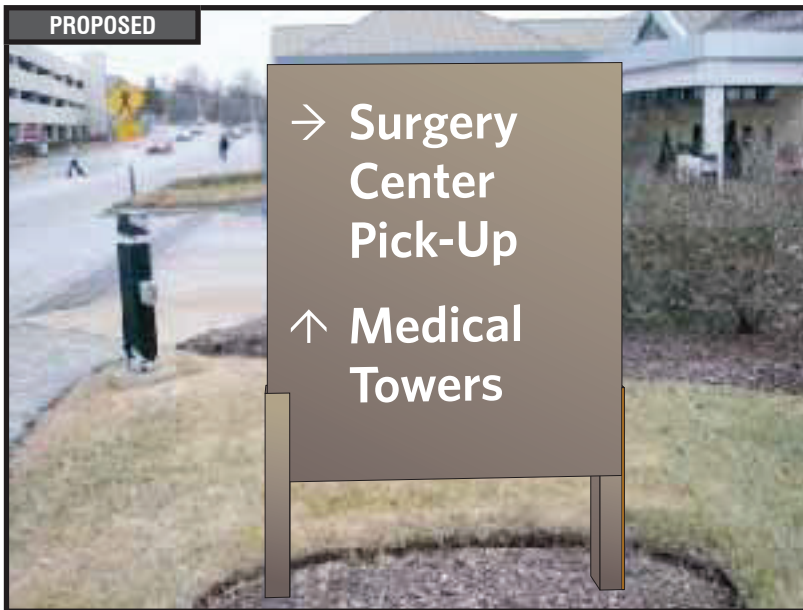
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EXISTING



DIRECTIONAL SIGN

PROPOSED



Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

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7'-7 1/2"

10"

Surgery Center

CUSTOM 10" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/4" = 1'-0"

End caps signs 053 & 058 are vinyl only. Remove existing vinyl, clean and prepare surface as required. Mount new channel letters to end cap as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letter set will fit in area and meet clear zone tolerances - refer to Control Documents.

***Change letter set height if required. See control documents for product specification and master agreement for removal & installation requirements.



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17'-11 1/4"

SIGN 5723 3/4"
13 1/2"

Surgery Center

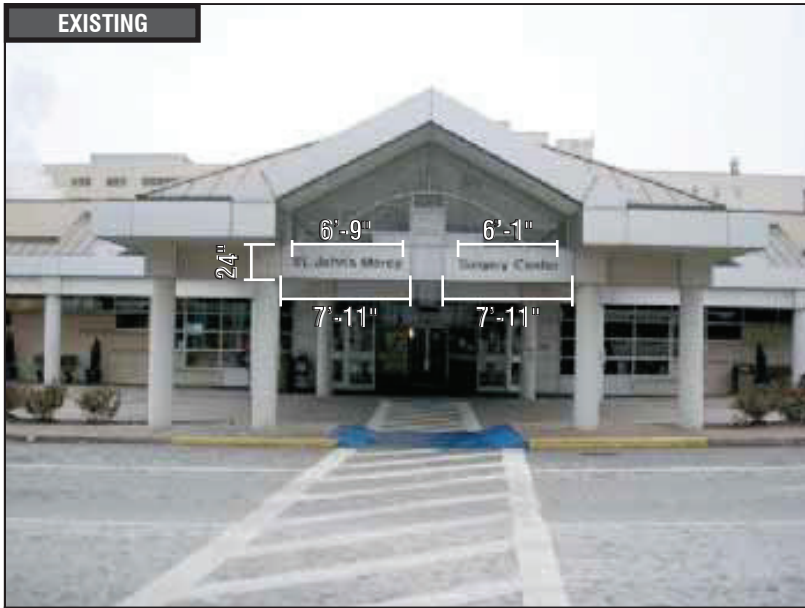
CUSTOM FASCIA PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/8" = 1'-0"

Existing letters are routed out of the existing fascia and backed up copy. Reskin or overlaminate fascia with new panel to match existing. Mount new channel letters to new fascia as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents.

EXISTING**ROUTED ALUMINUM PANELS****PROPOSED****RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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35

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7'-7 1/2"

10"

Surgery Center

CUSTOM 10" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/4" = 1'-0"

End caps signs 053 & 058 are vinyl only. Remove existing vinyl, clean and prepare surface as required. Mount new channel letters to end cap as required. Letters to be black, Whitney Semibold letters. Scale as shown.

Patch and repair existing wall surface to like new condition. Repaint to match existing color finish. For brick or stone walls fill holes with matching silicone. Power wash wall if required. Install new signage using existing primary electrical. Verify if additional circuits are required for new sign. Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letter set will fit in area and meet clear zone tolerances - refer to Control Documents.

***Change letter set height if required. See control documents for product specification and master agreement for removal & installation requirements.

EXISTING



METAL PANEL W/VINYL GRAPHICS

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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CLIENT CONTRACTOR

DATE

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Rev. 4: 06/27/12

Rev. 5: 00/00/00

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TVS

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Location #: 003-3

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
59	1	CUSTOM 10" BLACK PLATE LETTERS
60	1	D3-NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
61	1	REMOVE EXISTING
62	1	REMOVE EXISTING
63	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
64	1	NOT IN SCOPE
65	1	NOT IN SCOPE
66	1	DV-1 DOOR VINYL TYP. INSTALLATION
67	1	REMOVE EXISTING
68	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
69	1	REMOVE EXISTING
70	1	REMOVE EXISTING
71	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
72	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
73	1	REMOVE EXISTING
74	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
75	1	REMOVE EXISTING
76	1	REMOVE EXISTING
77	1	REMOVE EXISTING
78	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
79	1	REMOVE EXISTING
80	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
81	1	CUSTOM BLACK PLATE LETTERS
82	1	REMOVE EXISTING
83	2	LEAVE EXISTING



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

003

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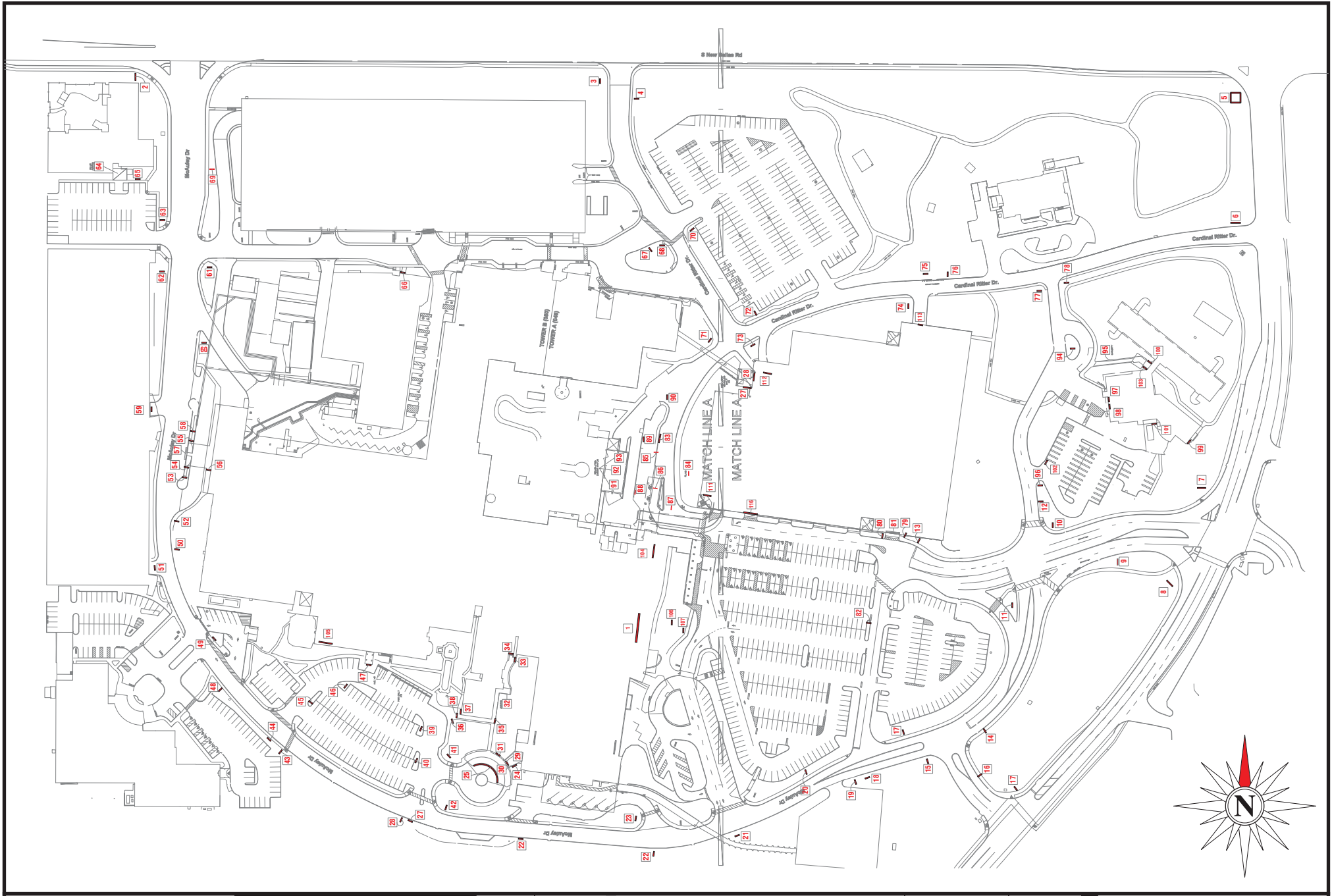
2

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[illegible]



SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566
 LOCATION #:
003

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☐ REVISED AND RESUBMIT
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OVERVIEW PHOTOS

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CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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icon Image Identity Solutions

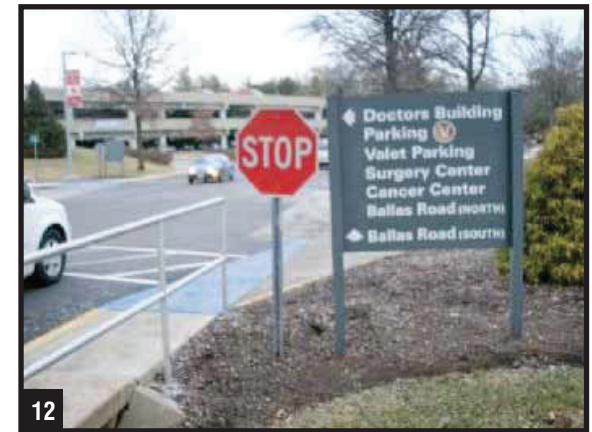
ims ImageCare Maintenance Services



10



11



12



13



14



15



16



17



18



OVERVIEW PHOTOS

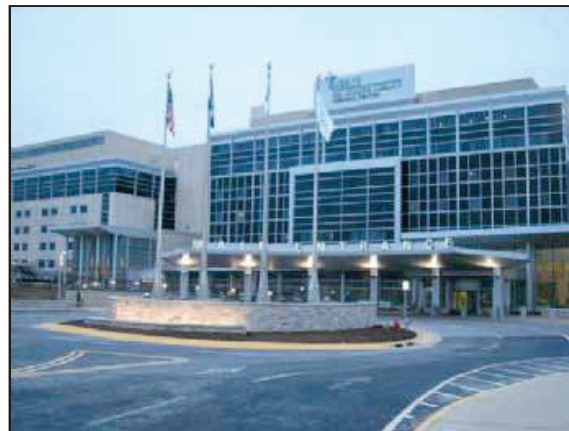
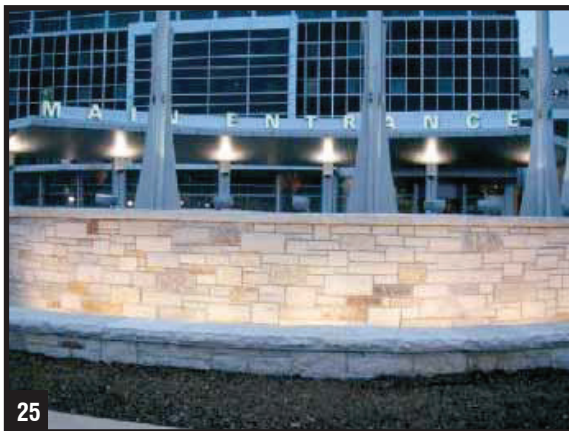
ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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	Icon Identity Solutions ImageCare Maintenance Services



OVERVIEW PHOTOS

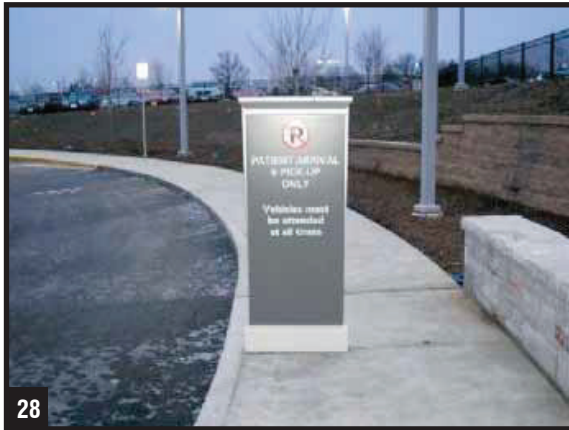
ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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OVERVIEW PHOTOS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	
LOCATION #:	003	
SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	
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9'-11 5/8"

10"

12"

Muckerman Garage Surgery Center Parking

14'-1 1/4"

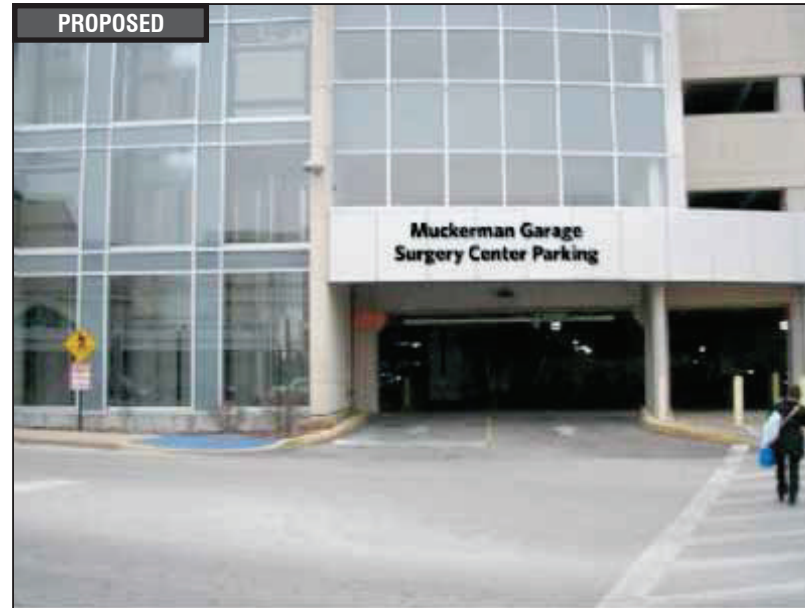
CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.

EXISTING**WALL PLAQUE****PROPOSED****RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

003SUBMITTAL IS: ☐ APPROVED☐ APPROVED AS NOTED☐ REVISED AND RESUBMIT

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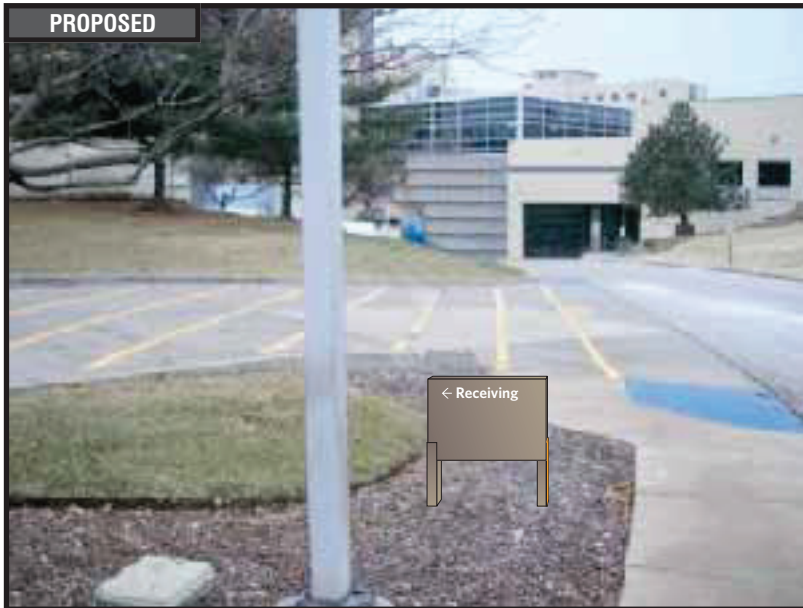
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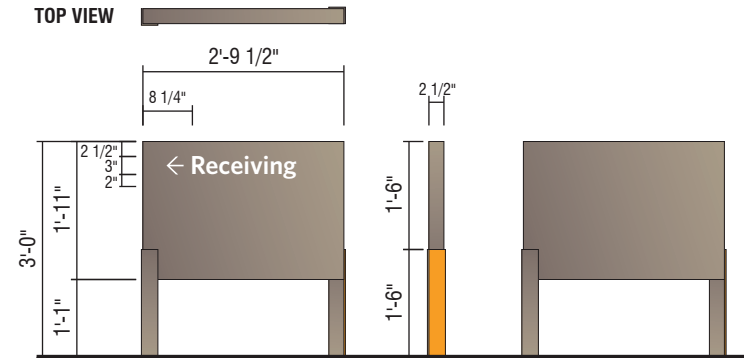


DIRECTIONAL SIGN

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

Relocate to other side of drive Reference photo 677 for general location (remove restricted area sign)

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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DIRECTIONAL SIGN

REMOVE EXISTING

QTY: 1

Remove existing directional and do not replace. There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	____/____/____	
		☐ REVISED AND RESUBMIT		DATE
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EXISTING



DIRECTIONAL SIGN

SIGN 62

REMOVE EXISTING

QTY: 1

Remove existing directional and do not replace. There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	_____ _____/_____/_____ DATE	CLIENT CONTRACTOR
LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 3.cdr		
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Icon Identity Solutions ImageCare Maintenance Services

EXISTING

3'-9 1/2"

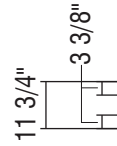


4'-6"

↑ **EMERGENCY**
 ↑ Surgery Center
 Convent
 CT/MRI
 Heart Hospital
 Cancer Center
 ← Doctors Office
 Children's Tower
 Dock

METAL PLATE LETTERS

SIGN 63



TOP VIEW

6'-4 1/2"

12 1/2"

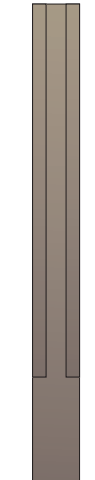
11 3/4"

3 3/8"

10'-0"
 13 1/4"
 13 3/4"
 6"
 6"

↑ **EMERGENCY**
 ← Medical Towers
 ↗ Receiving
 ↑ Cancer Center
 ↑ Heart Hospital
 ↑ MRI / Imaging
 ↑ Surgery Center

SIDE A



SIDE VIEW

→ Medical Towers

SIDE B

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 1/4" = 1'-0"

There are 3 non-illuminated directionals on 3 different corners on this intersection - signs 061, 062 & 063. All 3 to be replaced with on internally illuminated directional, sign 063.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to fabrication. Restore ground material to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566
 LOCATION #:
003

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☐ APPROVED AS NOTED
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EXISTING



DIRECTIONAL SIGN

SIGN 67

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See sign 068 which is being replaced by an illuminated directional to address this intersection.

Remove support pole to grade and cap. Remove hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	____/____/____	DATE
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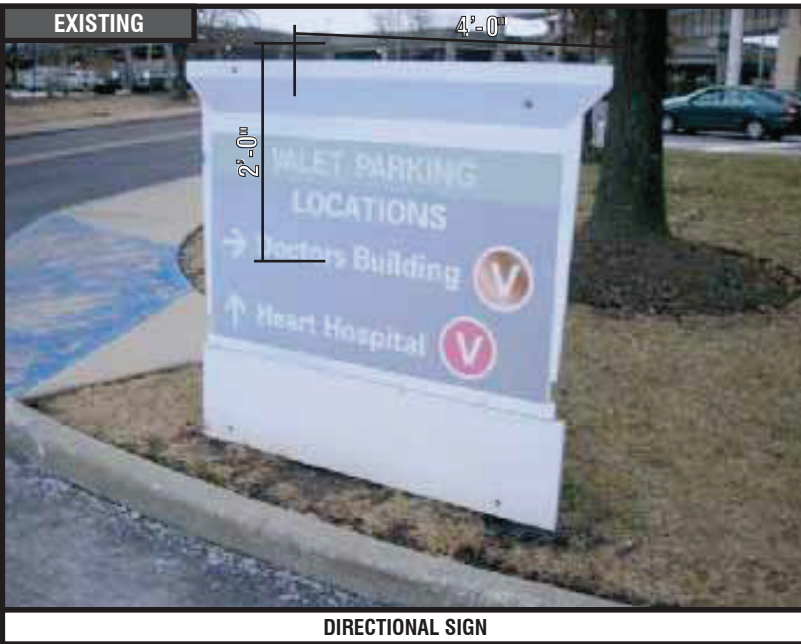
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icon **ims**

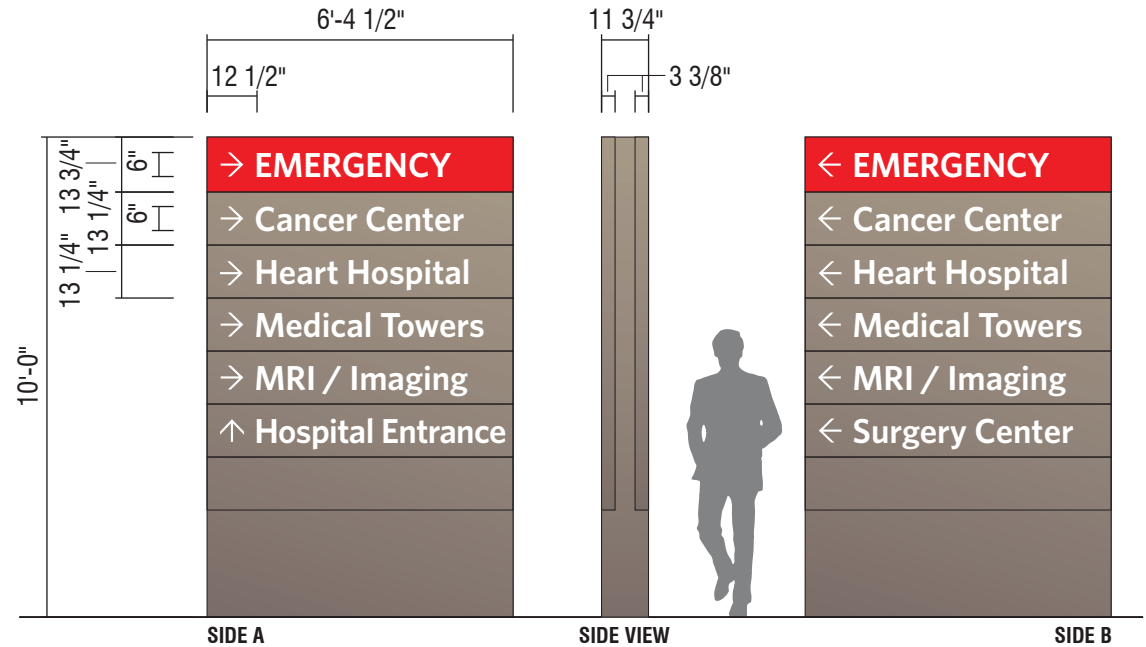
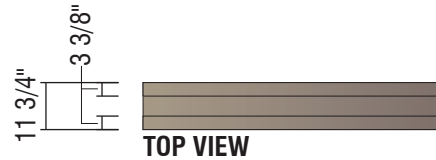
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EXISTING



DIRECTIONAL SIGN

SIGN 68



D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 1/4"=1'-0"

The existing location for sign 068 is the best location to address this intersection and to clean up the excessive number of signs.

Perform utility locates and verify setbacks prior to fabrication / installation. Field verify available circuits and access prior to base of new sign. See control documents for product specification and master agreement for installation requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
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EXISTING



MONUMENT SIGN

SIGN 69

REMOVE EXISTING

QTY: 1

Remove existing "Thank You / Welcome" sign and do not replace.

Remove support pole to grade and cap. Remove, dispose and cap off to code all existing electrical components / hardware previously connected to existing signage. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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ZIP: **63141**

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EXISTING



DIRECTIONAL SIGN

SIGN 70

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See sign 068 which is being replaced by an illuminated directional to address this intersection.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	_____/_____/_____	DATE
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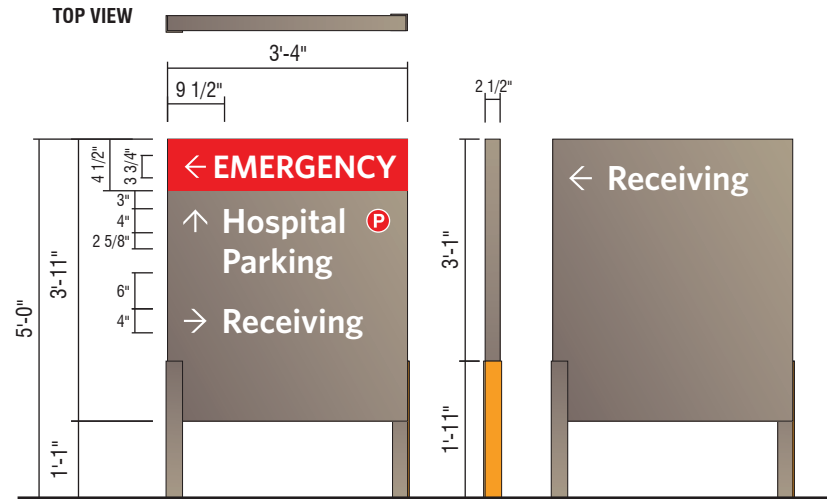
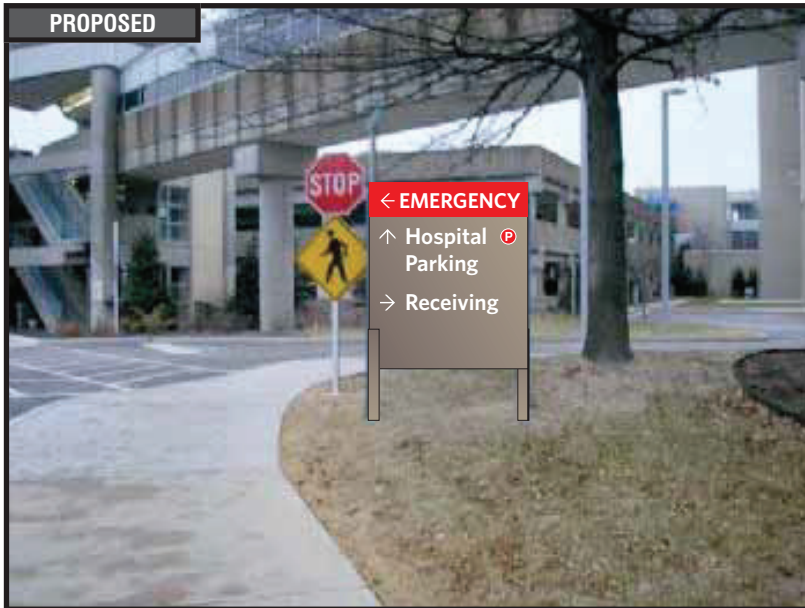
EXISTING



REGULATORY

SIGN 71

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

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CLIENT CONTRACTOR

DATE

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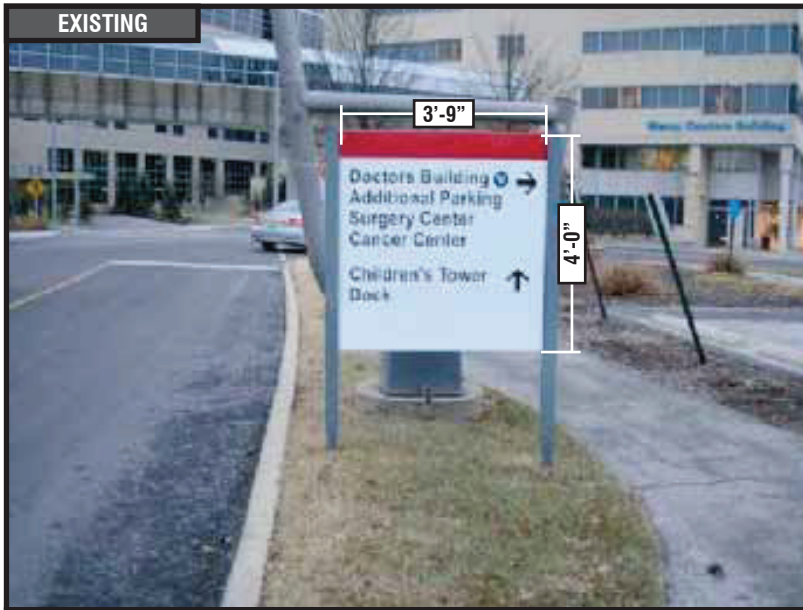
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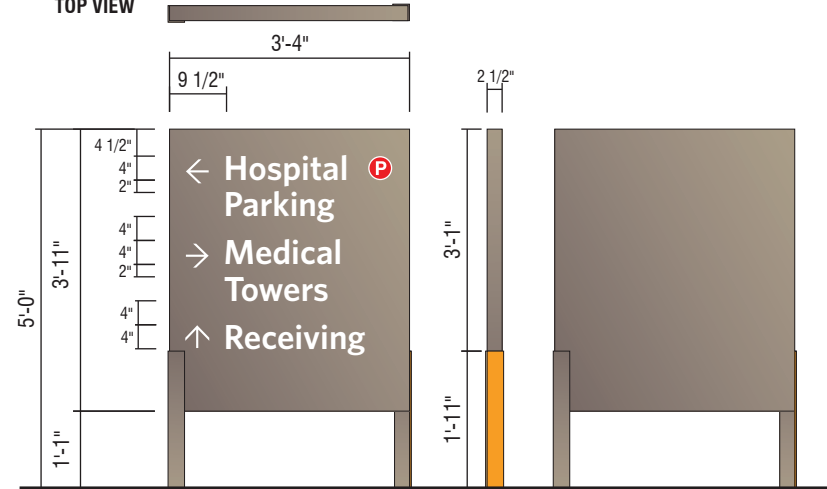
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DIRECTIONAL SIGN

SIGN 72

TOP VIEW



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

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EXISTING



DIRECTIONAL SIGN

SIGN 73

REMOVE EXISTING

QTY: 1

General location is over-signed - recommendation is to remove only and not replace. See signs 071 & 072 which are being replaced by directionals to address this intersection.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
	LOCATION #: 003	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_003_St Louis_MO Part 3.cdr
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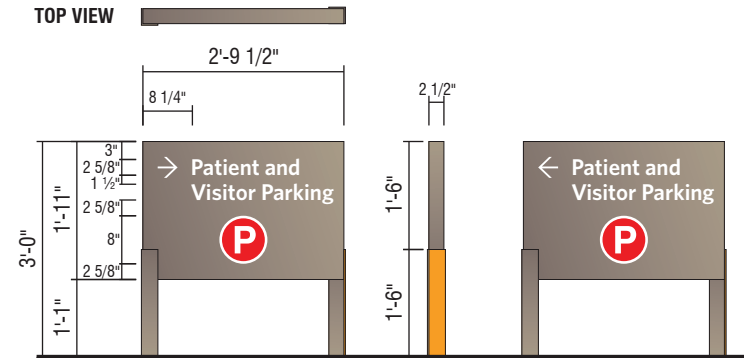
DIRECTIONAL SIGN

SIGN 74

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

003

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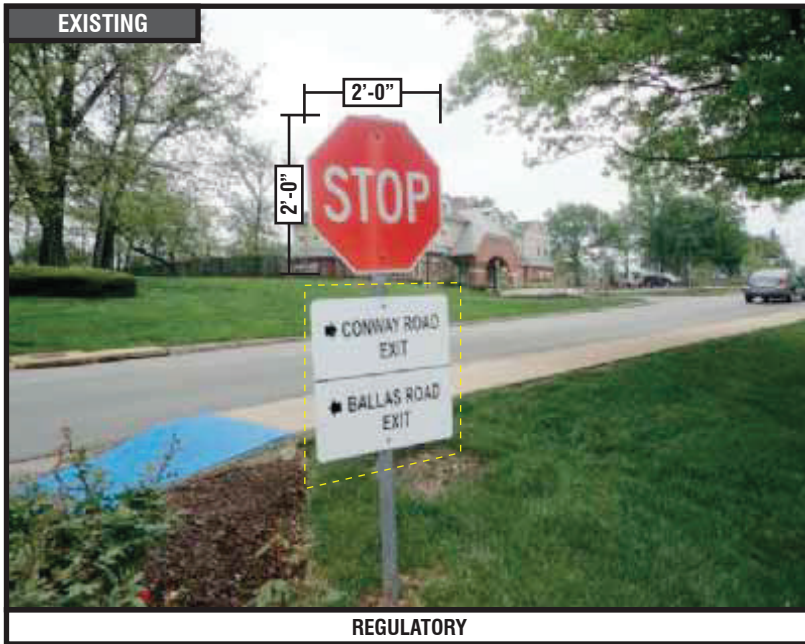
24

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EXISTING



REGULATORY

SIGN 75

PROPOSED



REMOVE EXISTING

QTY: 1

Sign only conveys exit messages, replacement is not required - remove only.

Remove support pole to grade and cap. Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

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REGULATORY

REMOVE EXISTING

QTY: 1

**RECOMMENDATIONS**

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

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REGULATORY

SIGN 77

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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3566	☐ APPROVED		CLIENT CONTRACTOR	
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	☐ REVISED AND RESUBMIT			
LOCATION #:	FILE PATH:			
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	3566			
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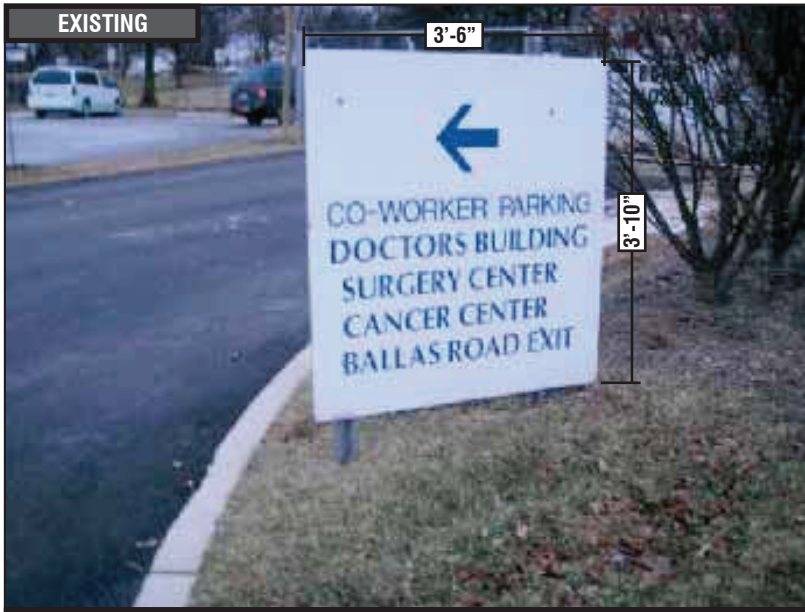
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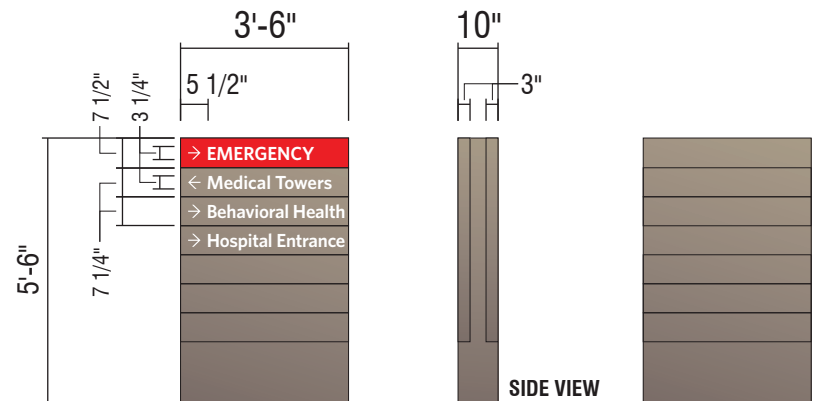
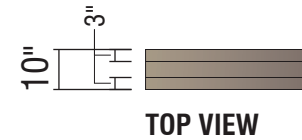


EXISTING



DIRECTIONAL SIGN

SIGN 78



D3
5'-6" ILLUMINATED
NON-BRANDED DIRECTIONAL

PROPOSED



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
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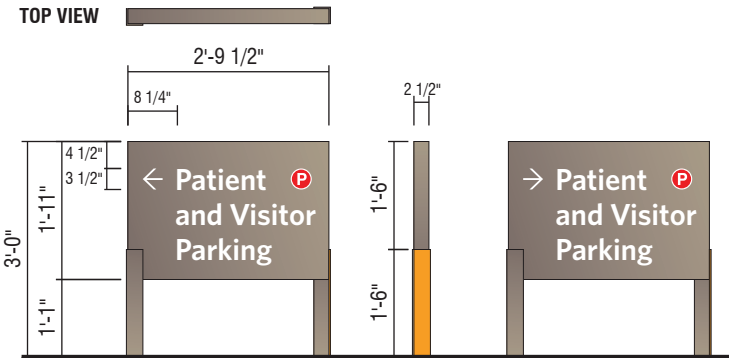
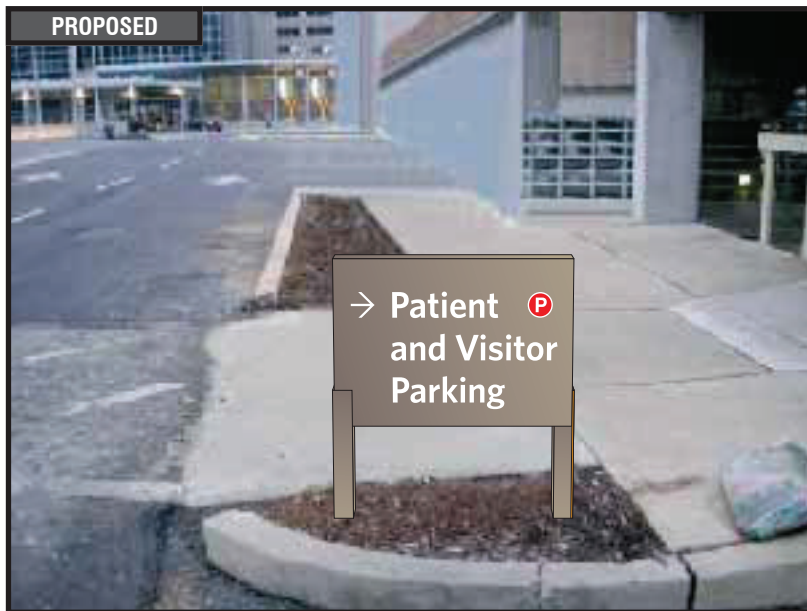
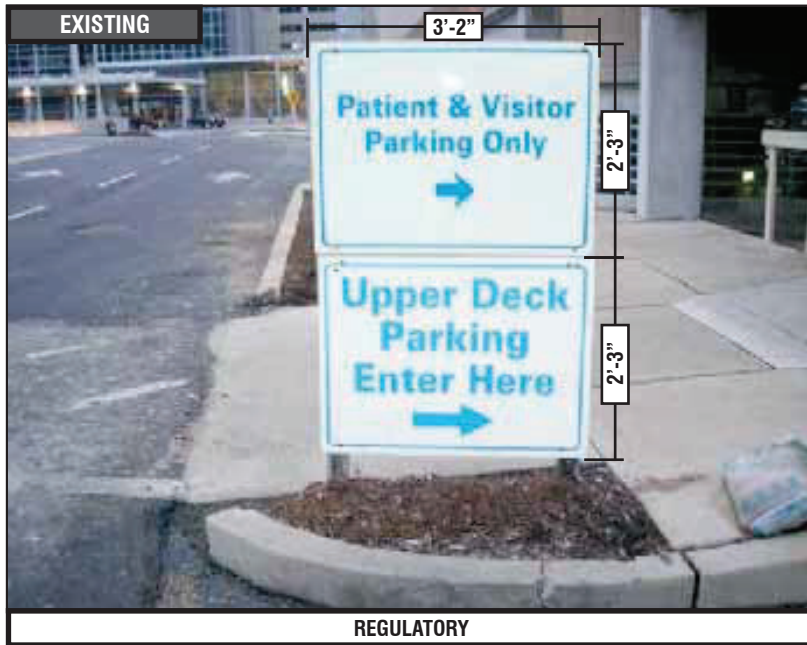
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D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

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Hospital Parking

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

Custom dimensional letterset - scale to be determined by detailed tech audit - scale letters to match visual appearance shown in proposed image. Refer to design control drawings for typical fabrication.

Field verify dimensions of space shown in photo morph prior to fabrication to verify if specified letterset will fit in area and meet clear zone tolerances - refer to Control Documents. ***Change letterset height if required. See control documents for product specification and master agreement for installation requirements.



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EXISTING



DIRECTIONAL SIGN

SIGN 82

REMOVE EXISTING

QTY: 1

Directional sign not required in this location.

Remove support pole to grade and cap.
Restore ground material and clean area of all debris. See master agreement for removal requirements.



RECOMMENDATIONS

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CITY/STATE: **St. Louis, MO**
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PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	____/____/____	DATE
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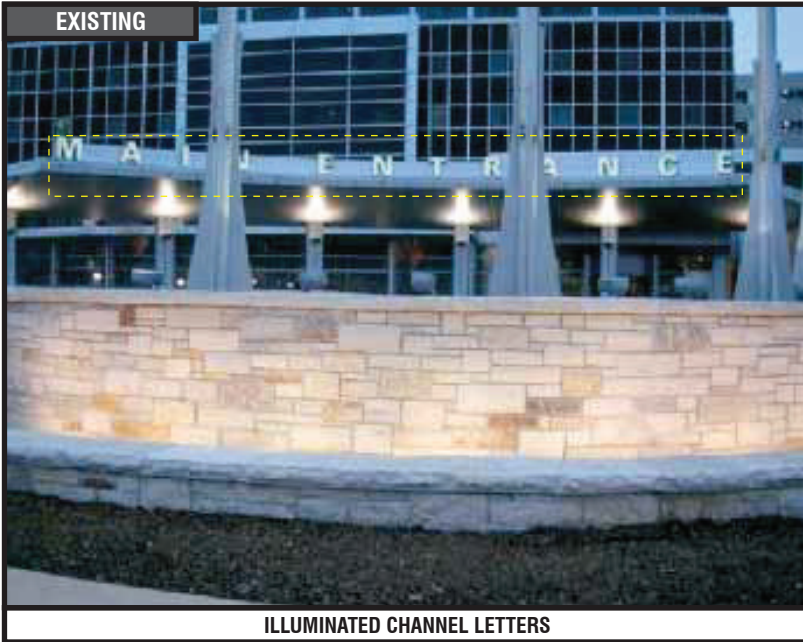
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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 83

LEAVE EXISTING

QTY: 1

Leave non-branded "Main Entrance" letterset.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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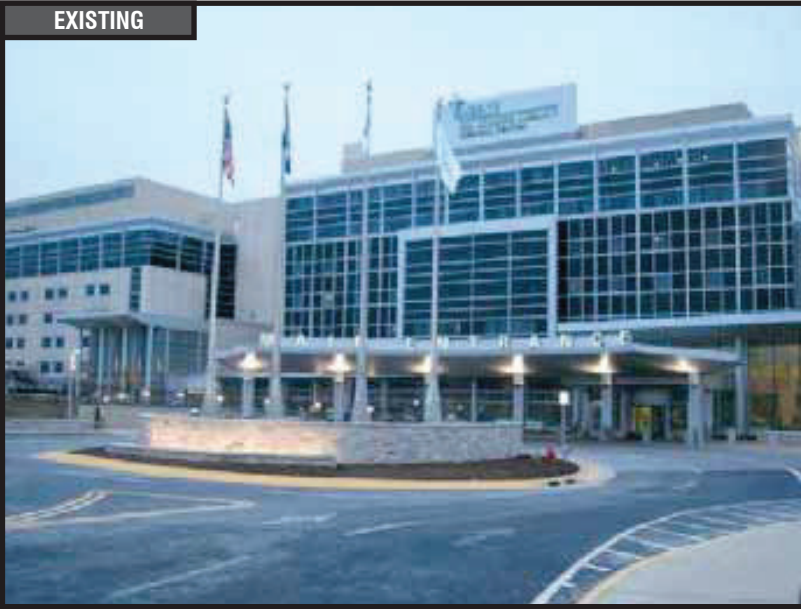
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EXISTING



FLAGS

SIGN 84

LEAVE EXISTING

QTY: 1

Branded flag to be replaced by others.



RECOMMENDATIONS

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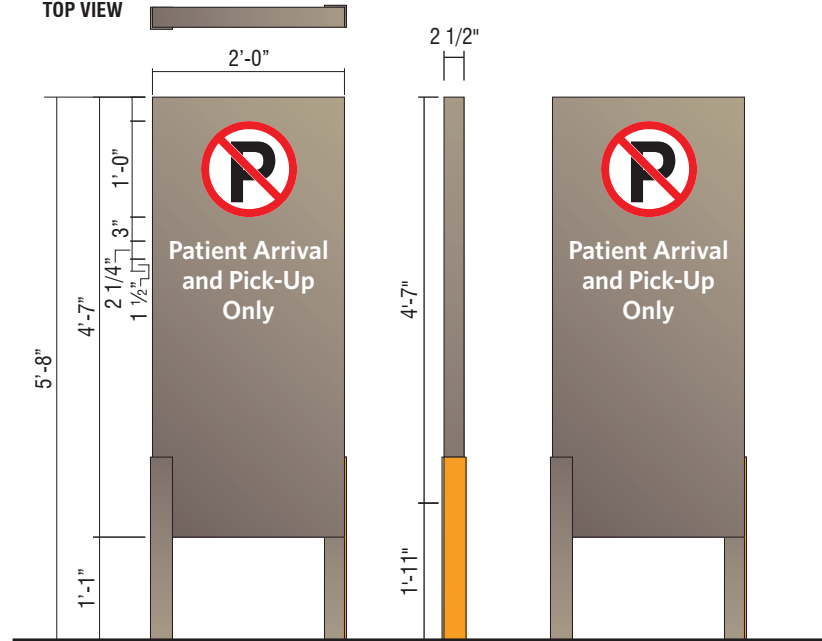
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REGULATORY

SIGN 85

TOP VIEW

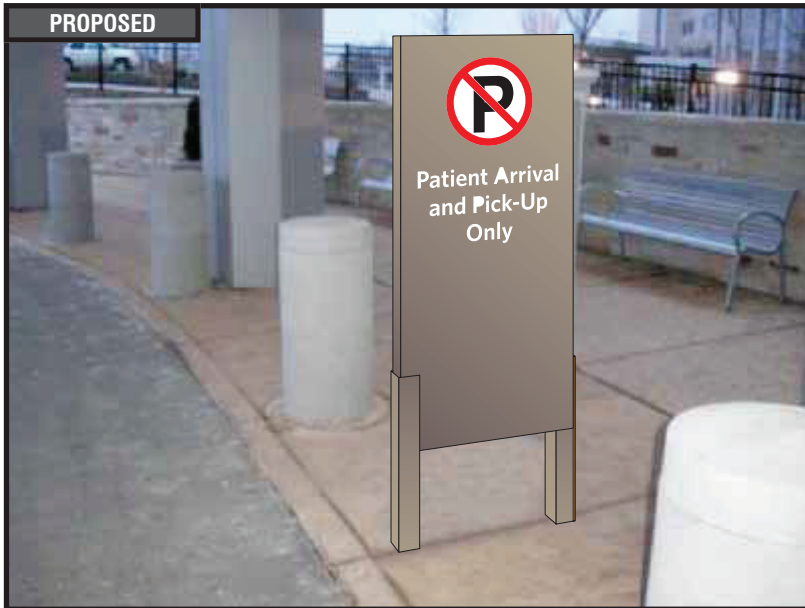


CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

PROPOSED



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

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LOCATION #:

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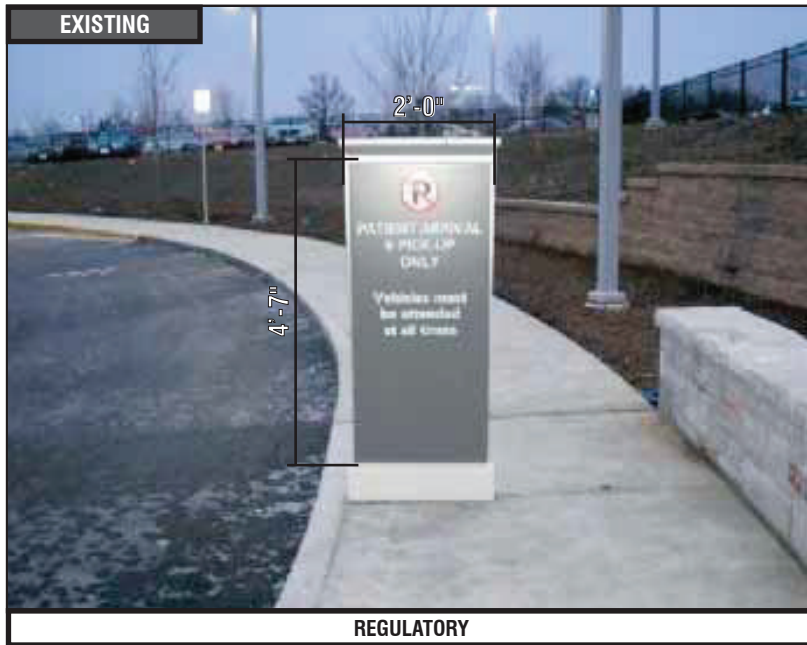
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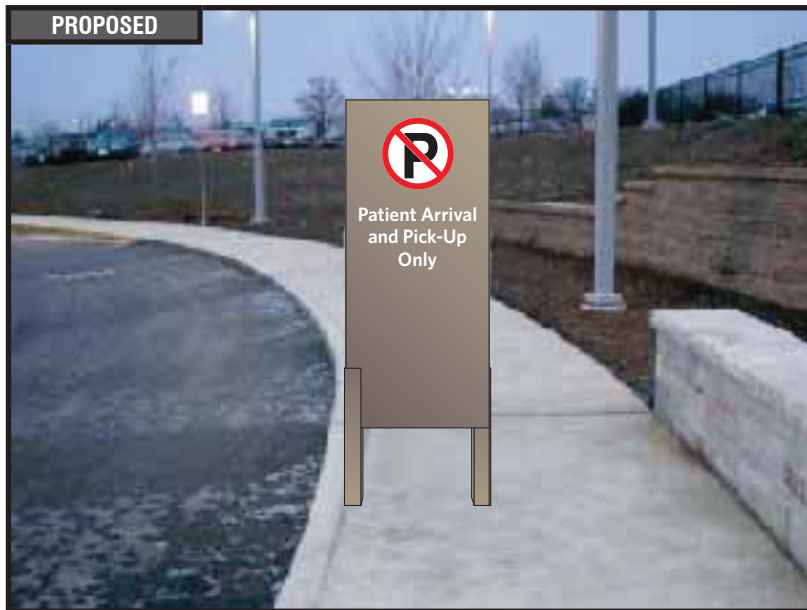
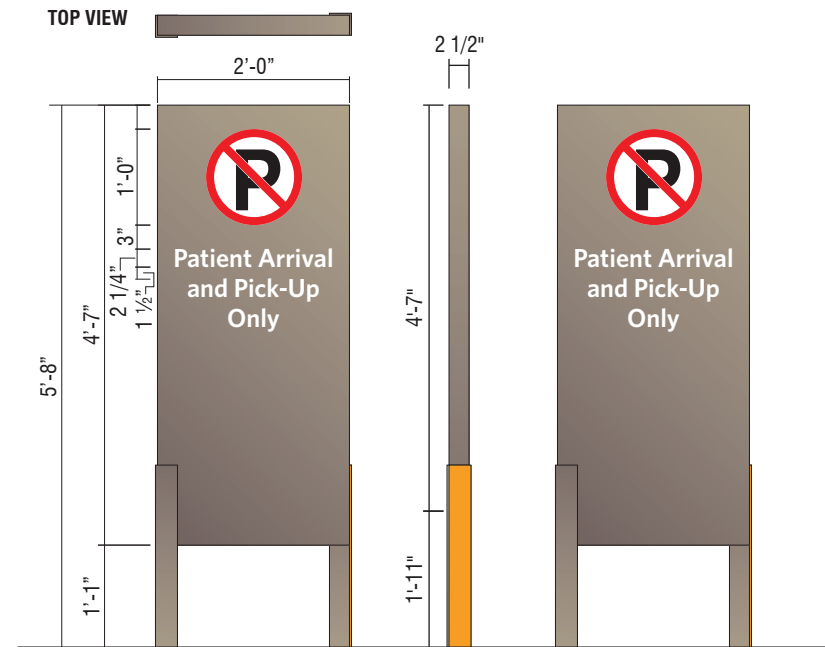
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REGULATORY

**PROPOSED**

CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
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LOCATION #:

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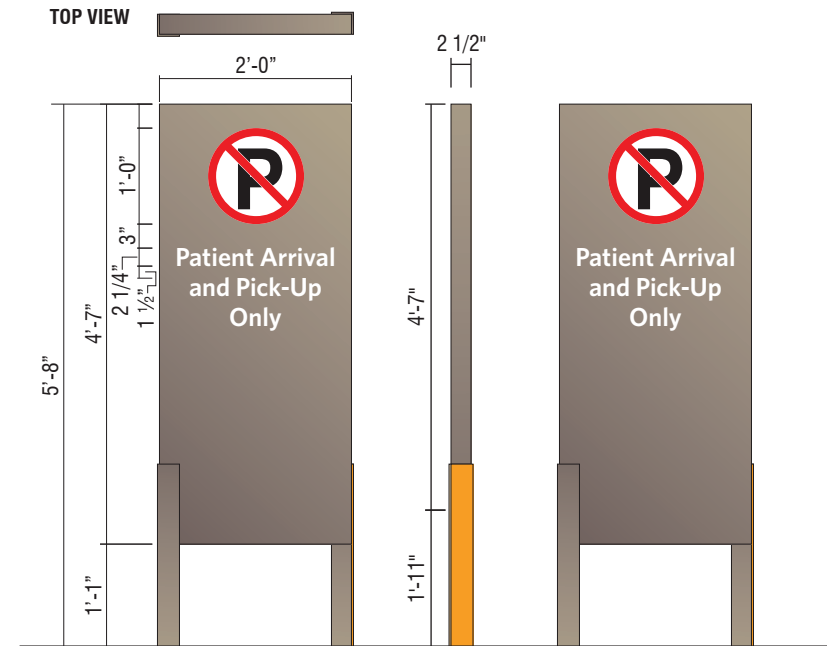
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CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
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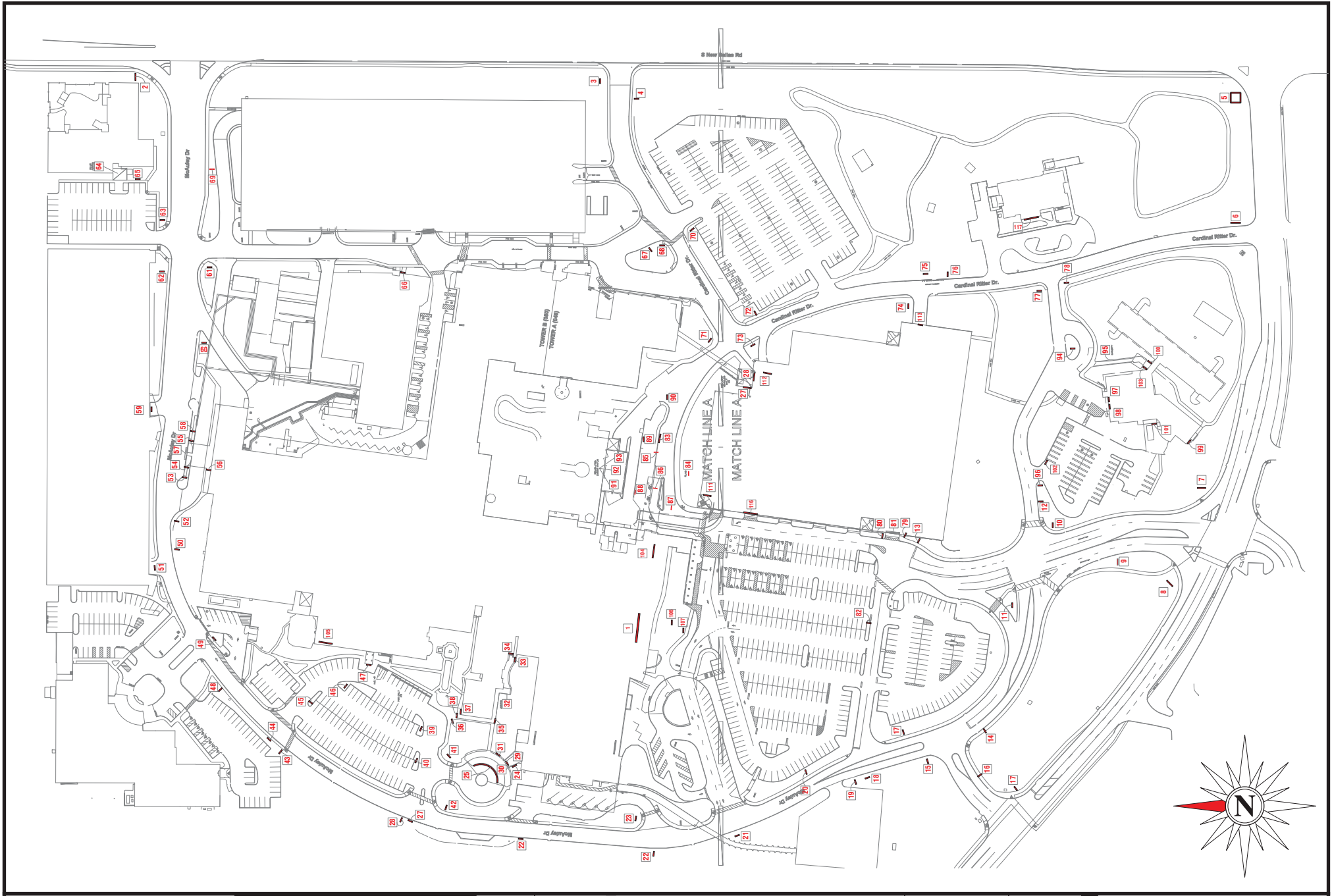
Location #: 003-4

**615 S. New Ballas Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
88	1	CUSTOM VINYL APPLICATION
89	1	CUSTOM VINYL APPLICATION
90	1	CUSTOM VINYL APPLICATION
91	1	CUSTOM VINYL APPLICATION
92	1	CUSTOM VINYL APPLICATION
93	1	CUSTOM VINYL APPLICATION
94	1	B2 4'-0" MONUMENT
95	1	CUSTOM AWING RE-SKIN
96	1	D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)
97	1	F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)
98	1	LEAVE EXISTING
99	1	REMOVE EXISTING
100	1	DV-1 DOOR VONY TYP. INSTALLATION
101	1	CUSTOM VINYL APPLICATION
102	1	REMOVE EXISTING
103	1	LNIP-8-B NON ILLUMINATED BLUE PLATE LETTERS (3.5 SQ. FT.)
104	1	CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT
105	1	CUSTOM 84" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT _392 SQ. FT.)
106	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
107	1	LNIP-12-B NON ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)
108	1	CUSTOM 12" ALUMINUM PLATE LETTERS (8 SQ. FT.)
109	1	CUSTOM 30" NON ILLUMINATED CHANNEL LETTERS
110	1	CUSTOM VINYL APPLICATION
111	1	CUSTOM AWNING RE-SKIN
112	1	CUSTOM 12" BLACK PLATE LETTERS

	RECOMMENDATIONS ADDRESS: 615 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 06/08/12 Rev. 1: 06/15/12 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: N/A DRAWN BY: TVS PAGE #: 2	DRAWINGS PREPARED BY: 
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SITE PLAN

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

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OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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17



18



OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr	
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Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	6

DRAWINGS PREPARED BY:

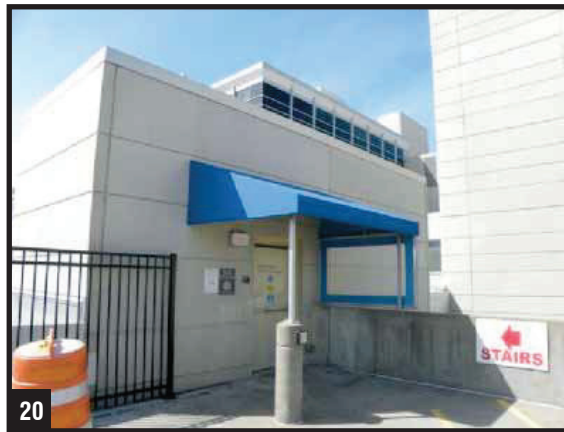
The Icon Companies®

icon
Icon Identity Solutions

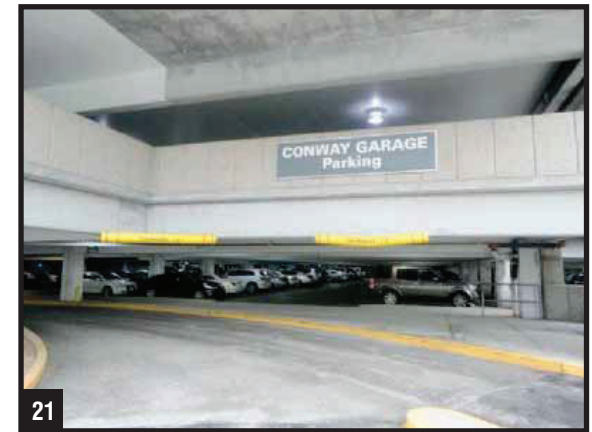
ims
ImageCare Maintenance Services



19



20



21



22



23



24



25



26



27



OVERVIEW PHOTOS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
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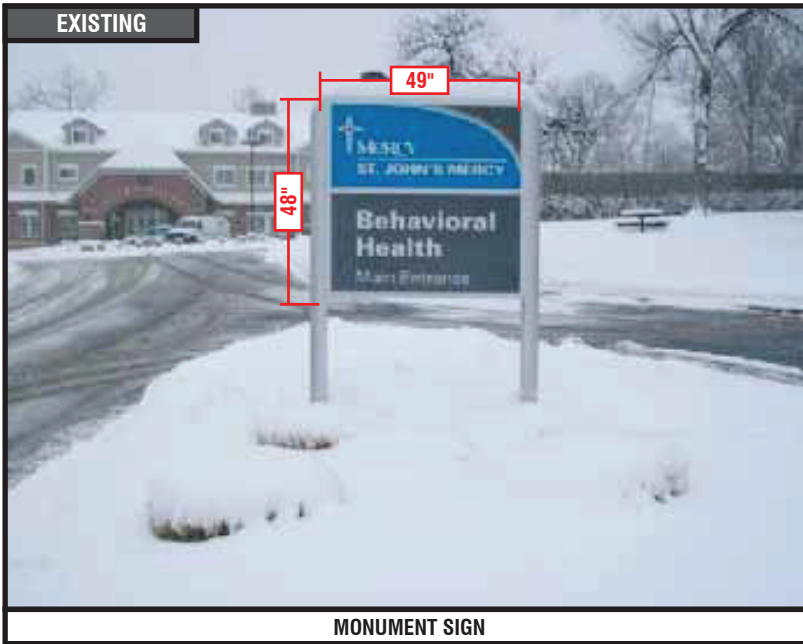
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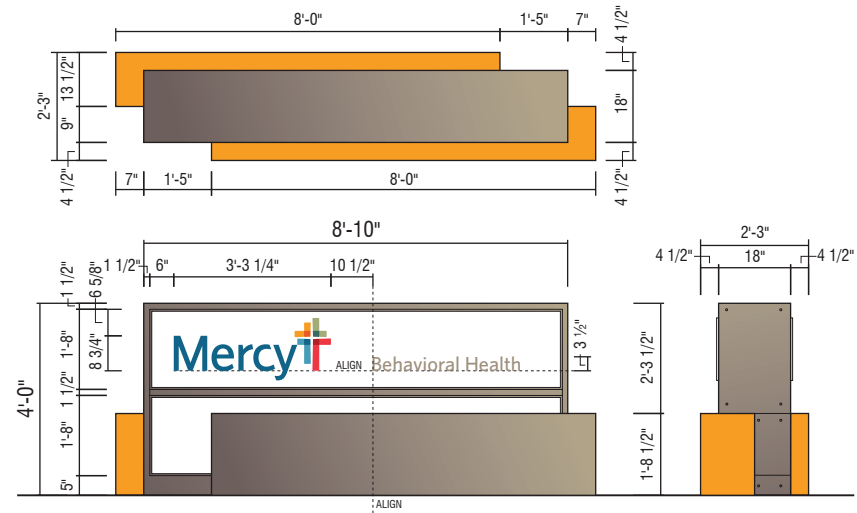
EXISTING



MONUMENT SIGN

SIGN 94

PROPOSED



B2 4'-0" MONUMENT

SIDE VIEW

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION.
NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS
PRIOR TO FABRICATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
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CLIENT CONTRACTOR

DATE

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NON-ILLUMINATED AWNING

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

RE-SKIN AWNING W/COOLEY WEATHERLYTE MATERIAL; COLOR - CHARCOAL. RESTORE FRAME AS REQUIRED. FIELD VERIFY DIMENSIONS OF AWNING PRIOR TO FABRICATION. IF THE EXISTING AWNING FRAME IS NOT A NEUTRAL COLOR (ALUMINUM, SILVER, WHITE OR BLACK) THEN THE FRAME SHOULD BE PAINTED TO MATCH RECOMMENDED AWNING MATERIAL.



RECOMMENDATIONS

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ImageCare Maintenance Services

EXISTING



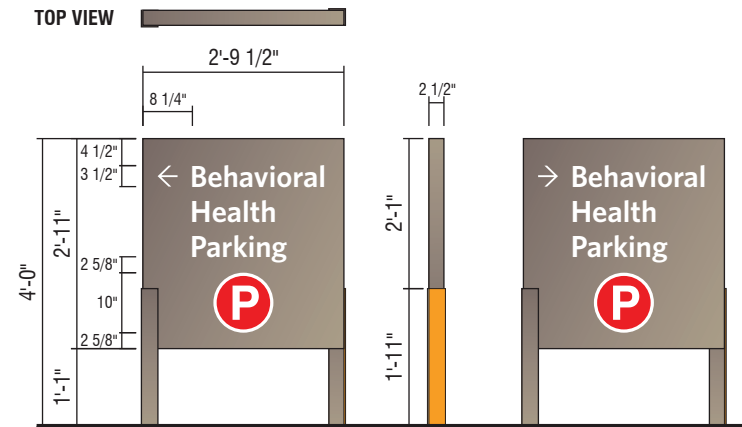
DIRECTIONAL SIGN

SIGN 96

PROPOSED



TOP VIEW



D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

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EXISTING

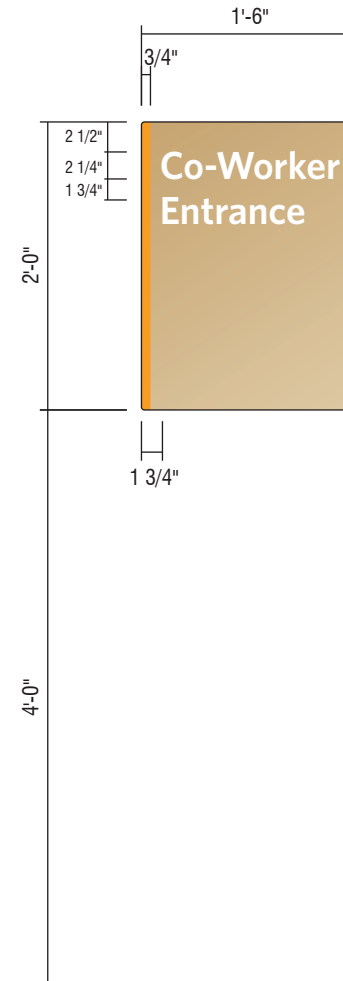


WALL PLAQUE

PROPOSED



TOP VIEW



F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)

QTY: 1



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
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003

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EXISTING



WALL PLAQUE

SIGN 98

LEAVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
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3566

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EXISTING



PLATE LETTERS

SIGN 99

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

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CLIENT CONTRACTOR

DATE

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SCALE:

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DRAWINGS PREPARED BY:

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40'-3"

3'-6"

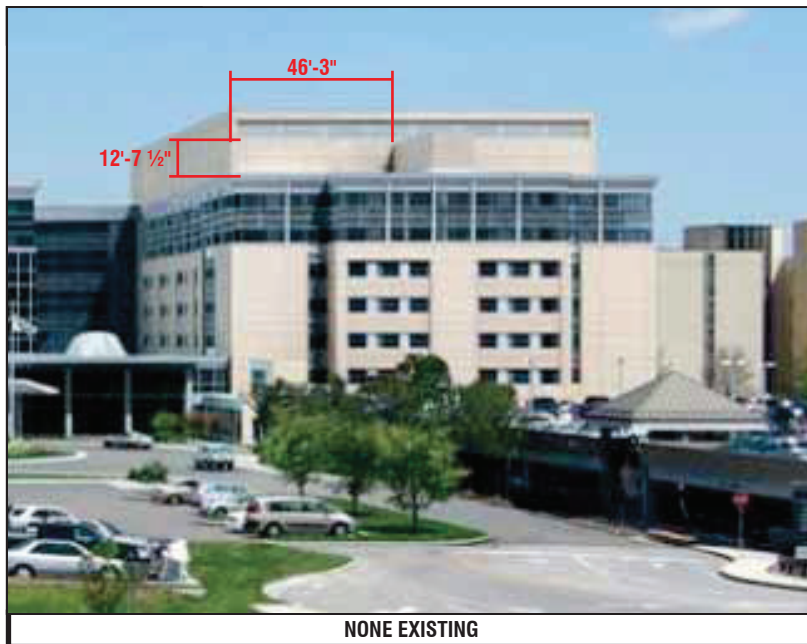
Children's Hospital

CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW En1380)

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

NEW ELECTRICAL WORK REQUIRED. FIELD VERIFY AVAILABLE CIRCUITS AND ACCESS PRIOR TO FABRICATION.



RECOMMENDATIONS

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EXISTING



NONE EXISTING

SIGN 105



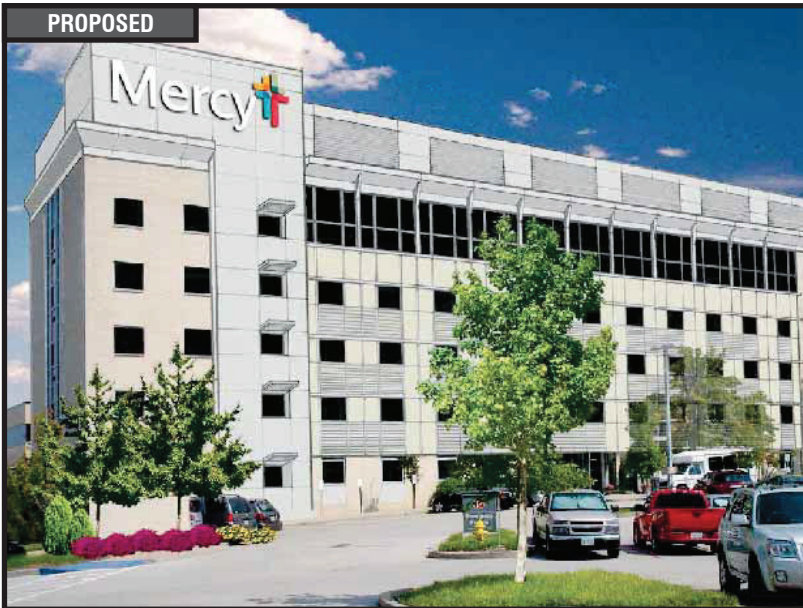
CUSTOM 84" ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (392 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)
CROSS: WHITE TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/32"=1'-0"

FASCIA IS SCHEDULED TO RECEIVE MAJOR ALTERATIONS WITH A NEW METAL COMPOSITE MATERIAL PANELS - BY OTHERS. LETTERSET INSTALL TO BE COORDINATED WITH CONTRACTOR.

PROPOSED



RECOMMENDATIONS

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3566

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Rev. 5: **00/00/00**

SCALE:
As Noted
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TVS
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DRAWINGS PREPARED BY:



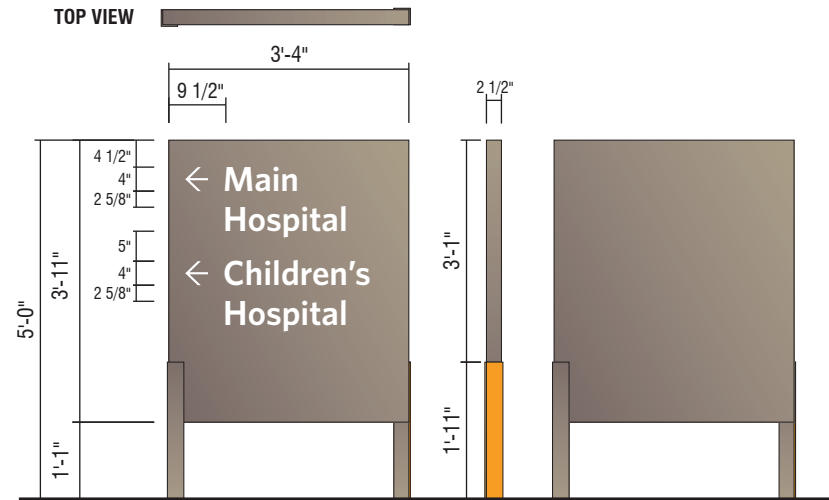
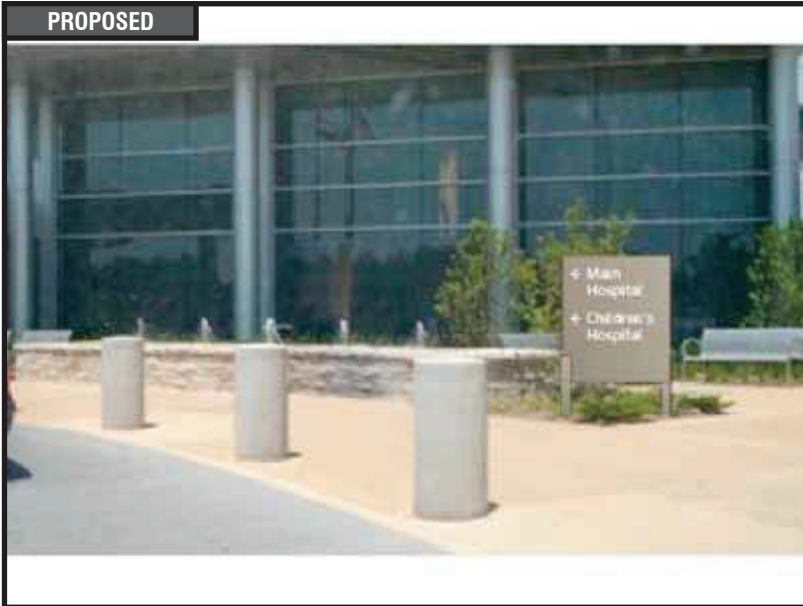
EXISTING



NONE EXISTING

SIGN 106

PROPOSED



D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)

QTY. 1

INSTALL NEW SIGN IN LANDSCAPE AREA AS SHOWN, SEE SITE PLAN FOR GENERAL LOCATION AND FIELD VERIFY EXACT LOCATION.



RECOMMENDATIONS

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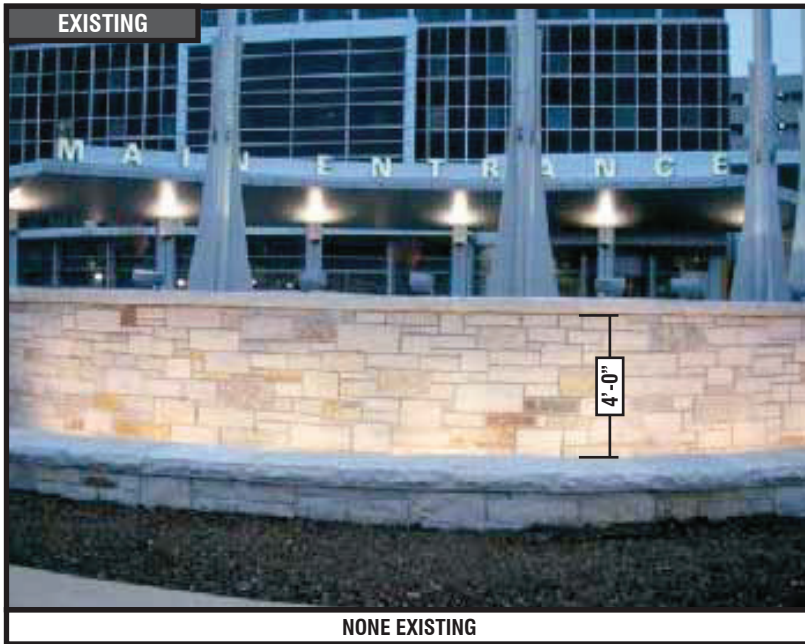
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SCALE:
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DRAWINGS PREPARED BY:



EXISTING



NONE EXISTING

SIGN 107



LNIP-12-B NON-ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)

QTY. 1

SCALE: 1"=1'-0"

CENTER NEW SIGN ON RADIUSSED STONE WALL AS SHOWN.

PROPOSED



RECOMMENDATIONS

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TVS

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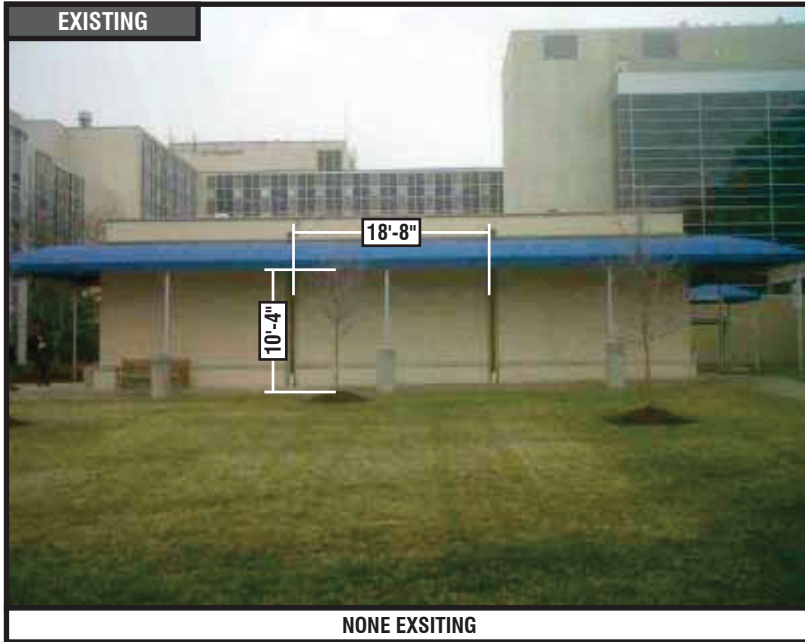
27

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EXISTING



NONE EXSITING

SIGN 109



CUSTOM 30" NON-ILLUMINATED CHANNEL LETTERS

QTY. 1

SCALE: 1/2"=1'-0"

CENTER ON WALL AS SHOWN. LETTERS TO BE BLACK NON-ILLUMINATED CHANNEL LETTERS.

PROPOSED



RECOMMENDATIONS

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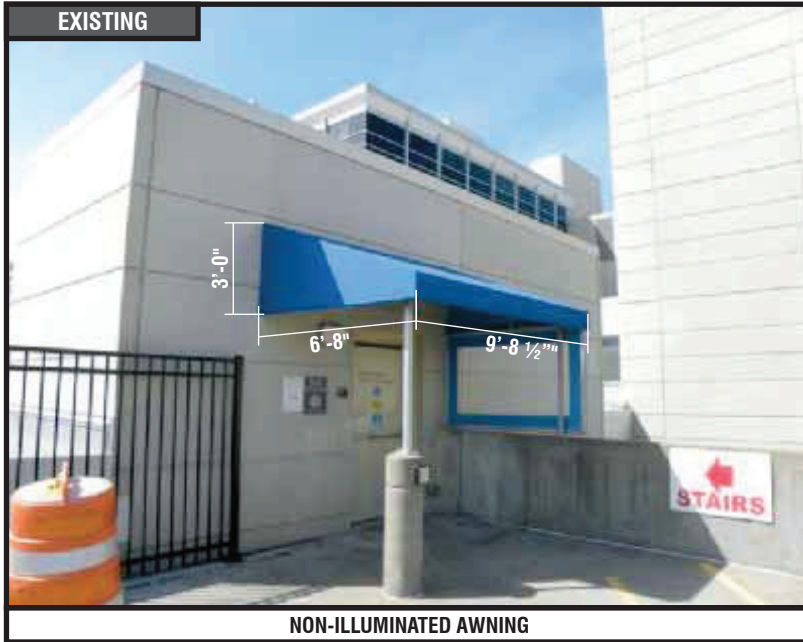
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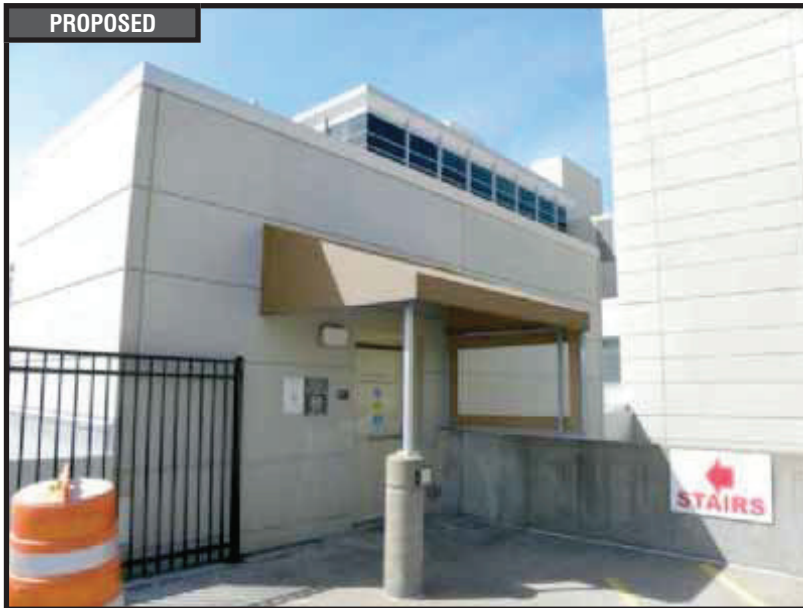
EXISTING



NON-ILLUMINATED AWNING

SIGN 111

PROPOSED



CUSTOM AWNING RE-SKIN

QTY: 1

RE-SKIN AWNING W/COOLEY WEATHERLYTE MATERIAL; COLOR - CHARCOAL. RESTORE FRAME AS REQUIRED. FIELD VERIFY DIMENSIONS OF AWNING PRIOR TO FABRICATION. IF THE EXISTING AWNING FRAME IS NOT A NEUTRAL COLOR (ALUMINUM, SILVER, WHITE OR BLACK) THEN THE FRAME SHOULD BE PAINTED TO MATCH RECOMMENDED AWNING MATERIAL.



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10'-0 1/8"

12"

Hospital Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

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6'-8"

8"

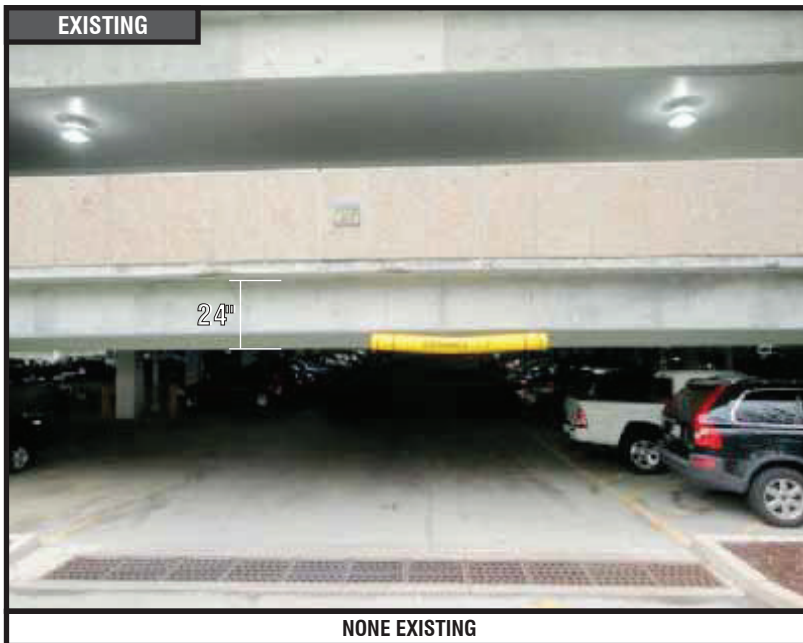
Hospital Parking

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

EXISTING



NONE EXISTING

PROPOSED



RECOMMENDATIONS

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6'-8"

8"

Hospital Parking

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

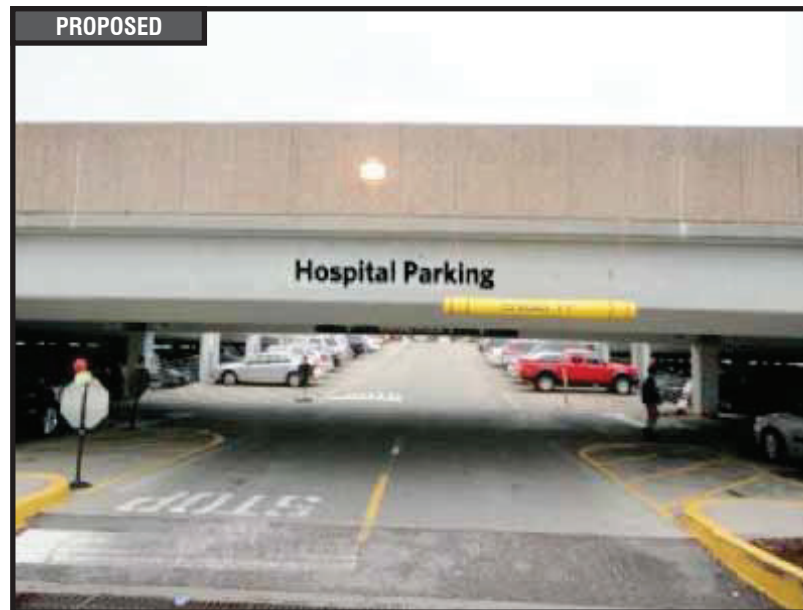
SCALE: 3/4" = 1'-0"

EXISTING



NONE EXISTING

PROPOSED



RECOMMENDATIONS

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EXISTING



PLATE LETTERS

SIGN 117

LEAVE AS IS

QTY: 1



RECOMMENDATIONS

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Icon Identity Solutions

ImageCare Maintenance Services

EXISTING



BANNERS

SIGN 118



SPECIAL EVENTS BANNERS

QTY: 40

TO BE LOCATED AT VARIOUS LOCATINOS AROUND CAMPUS.

BANNERS MAY CHANGE FREQUENTLY TO ADVERTISE SPECIAL EVENTS



RECOMMENDATIONS

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	CLIENT CONTRACTOR _____/_____/_____ DATE
3566		☐ APPROVED AS NOTED	
		☐ REVISED AND RESUBMIT	
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_003_St Louis_MO Part 4.cdr	
003		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	

259

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TVS
PAGE #:
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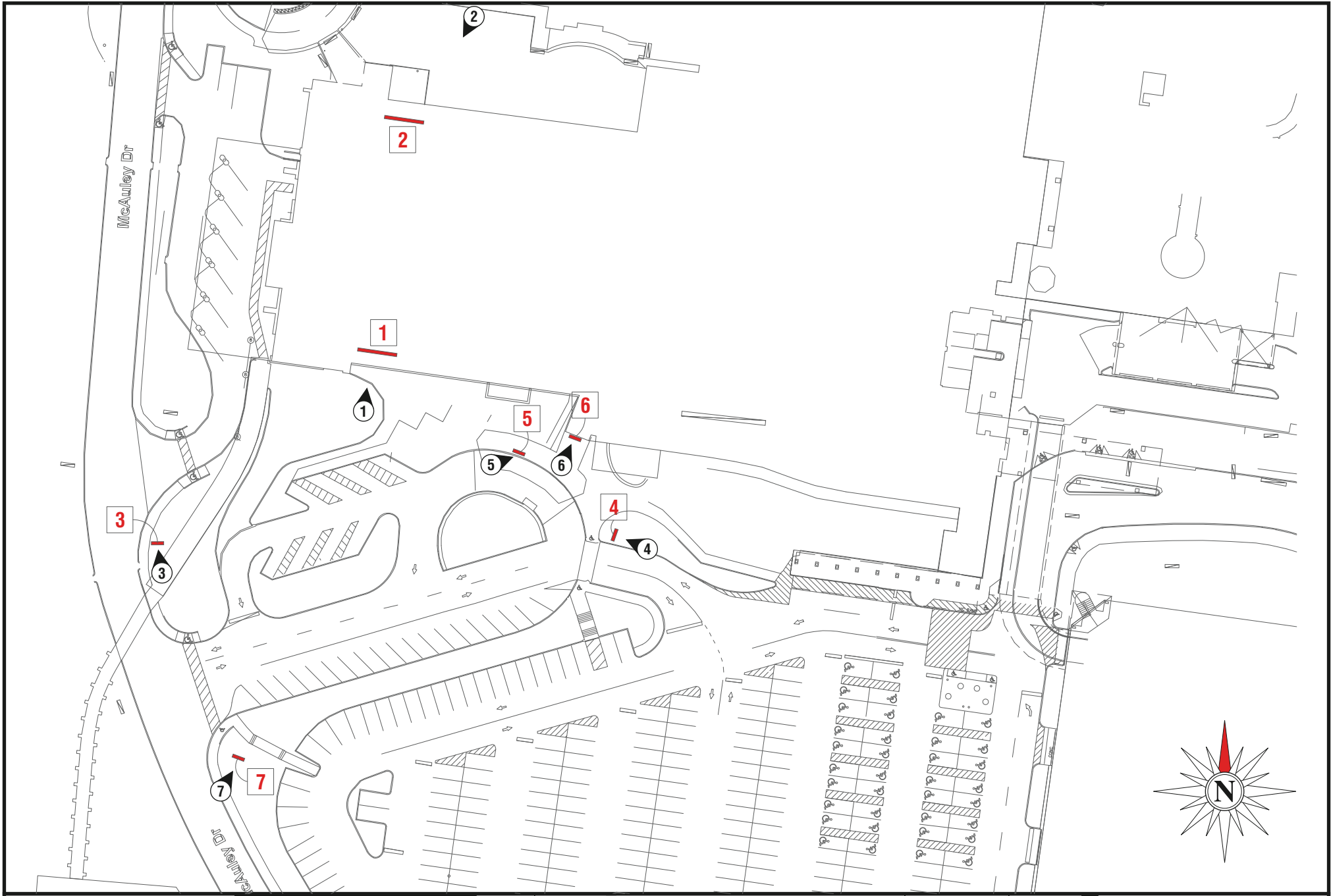
Location #: 004

**625 S. New Ballas Rd.
St. Louis, MO
63141**



[illegible]

	RECOMMENDATIONS		PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 06/06/12 Rev. 1: 06/22/12 Rev. 2: 06/27/12 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	SCALE: N/A	DRAWINGS PREPARED BY: 
	ADDRESS: 625 S. New Ballas Rd. CITY/STATE: St. Louis, MO ZIP: 63141	LOCATION #: 004	FILE PATH: Active\ACCOUNTS\M Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.	CLIENT CONTRACTOR _____ / _____ / _____ DATE	DRAWN BY: TVS PAGE #: 2		



SITE PLAN

ADDRESS: **625 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566
 LOCATION #:
004

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
 CLIENT CONTRACTOR
 DATE
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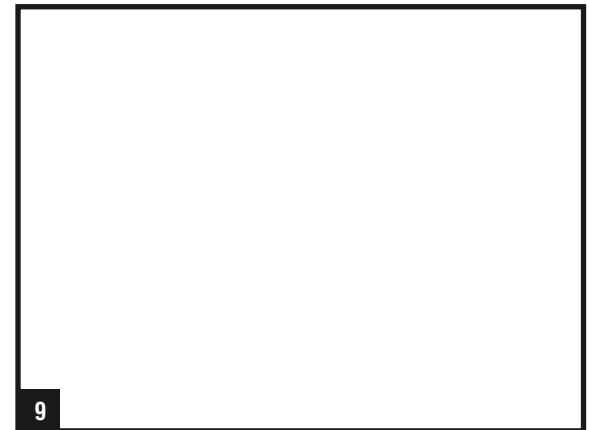
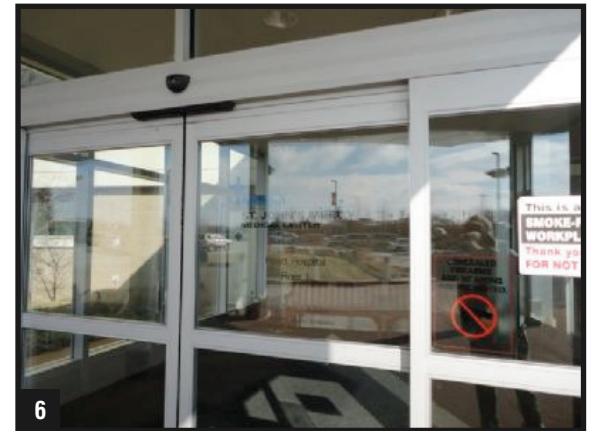
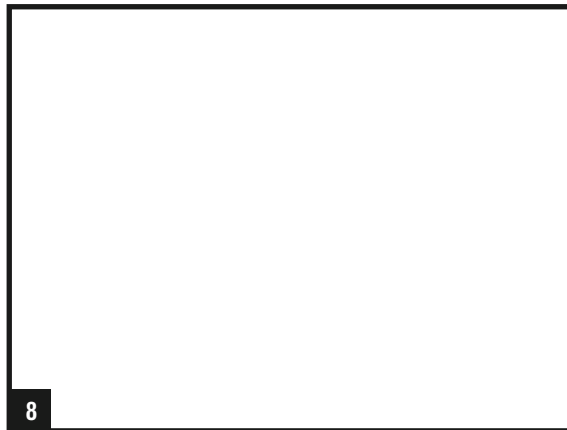
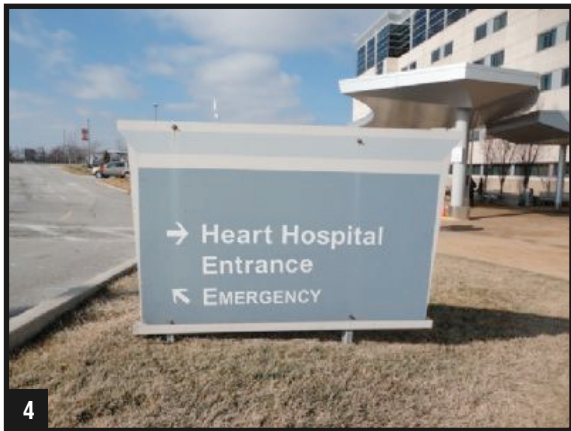
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 Rev. 1: **06/22/12**
 Rev. 2: **06/27/12**
 Rev. 3: **00/00/00**
 Rev. 4: **00/00/00**
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OVERVIEW PHOTOS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR
LOCATION #:	004	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr	
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Rev. 4:	00/00/00
Rev. 5:	00/00/00

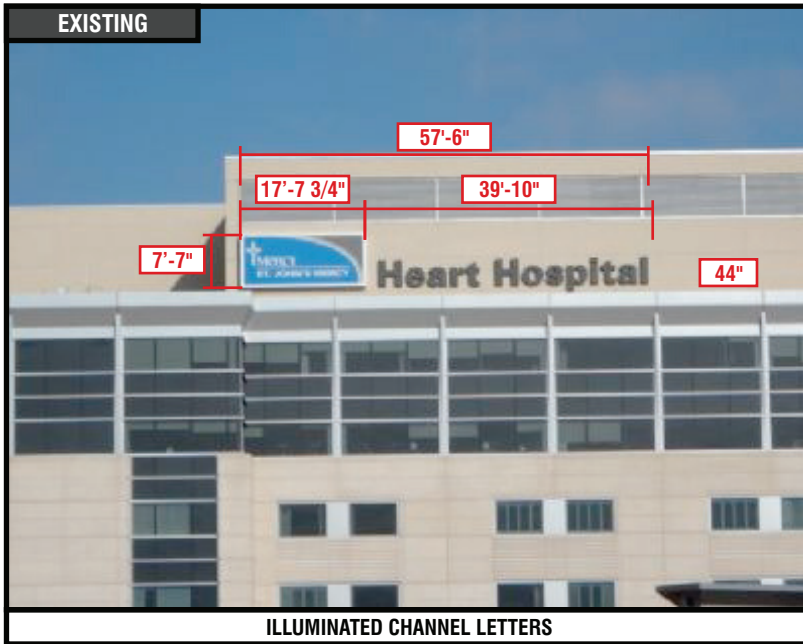
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PAGE #:	4

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ims
 ImageCare Maintenance Services

EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 1

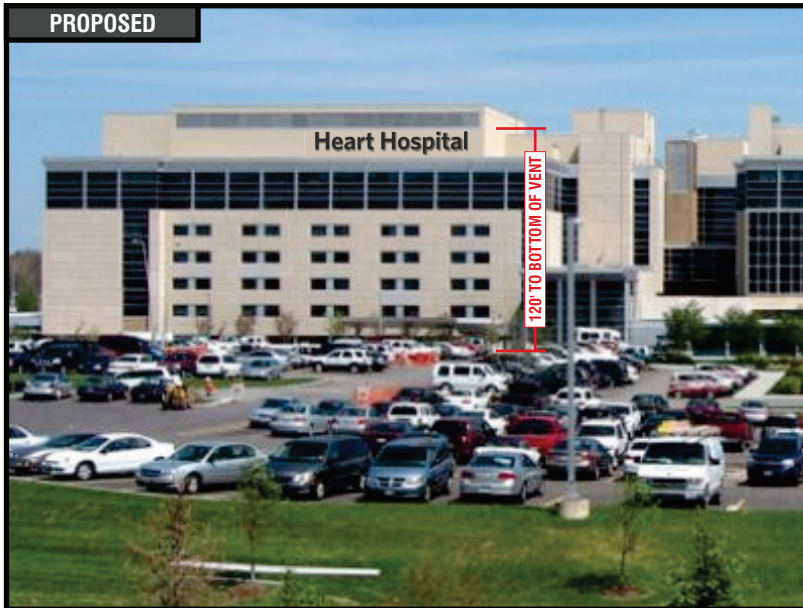


CUSTOM 42" DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

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

PROPOSED



RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
004

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☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
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Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

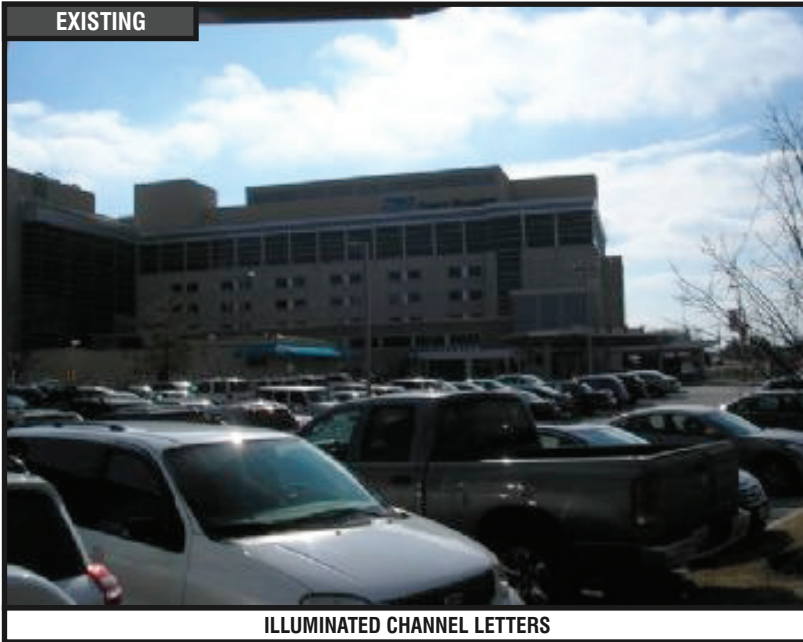
SCALE:
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5

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EXISTING



ILLUMINATED CHANNEL LETTERS

SIGN 2

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ DATE
LOCATION #:	004	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr	
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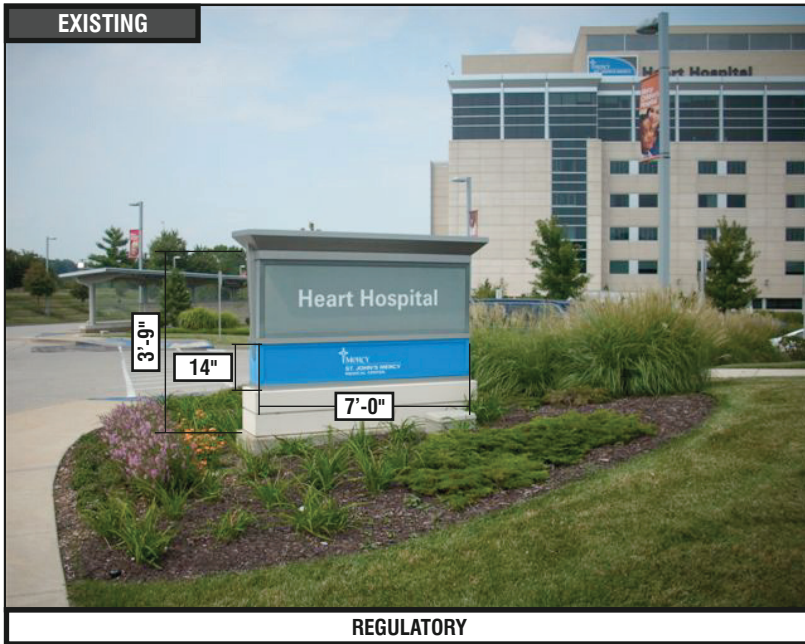
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Rev. 1: **06/22/12**
Rev. 2: **06/27/12**
Rev. 3: **00/00/00**
Rev. 4: **00/00/00**
Rev. 5: **00/00/00**

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6

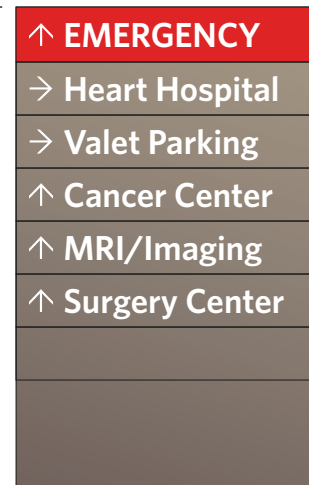
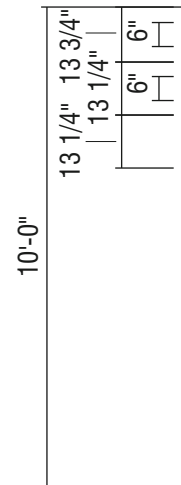
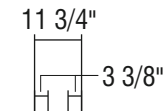
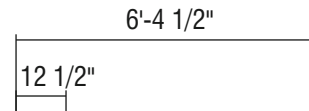
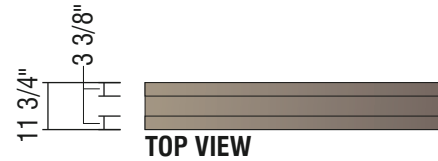
DRAWINGS PREPARED BY:



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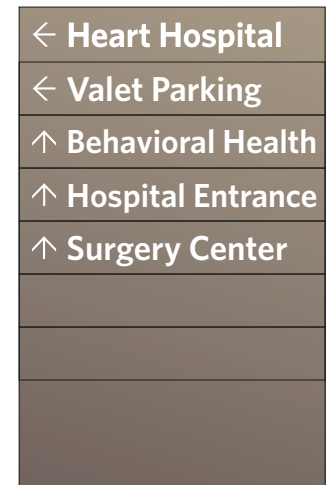
REGULATORY



SIDE A



SIDE VIEW



SIDE B

D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 1/4" = 1'-0"



RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
004

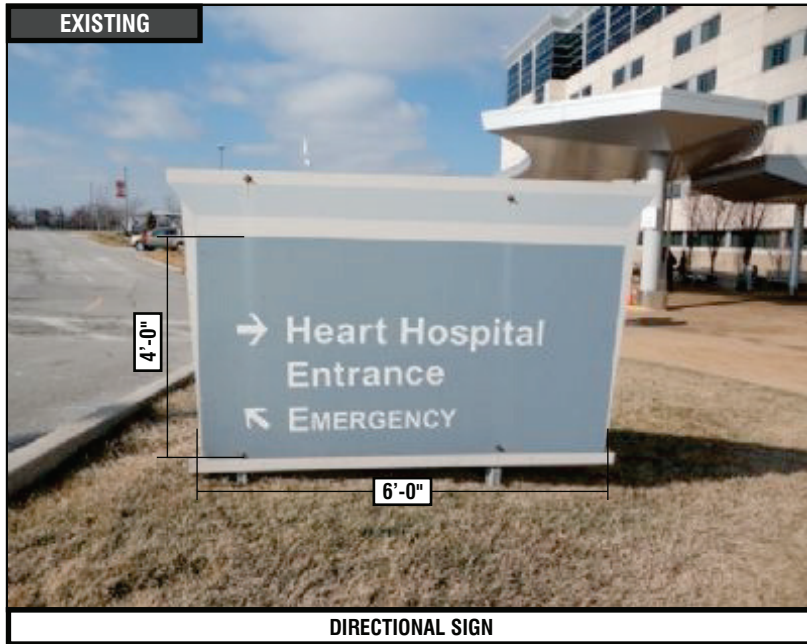
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Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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As Noted
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TVS
PAGE #:
7

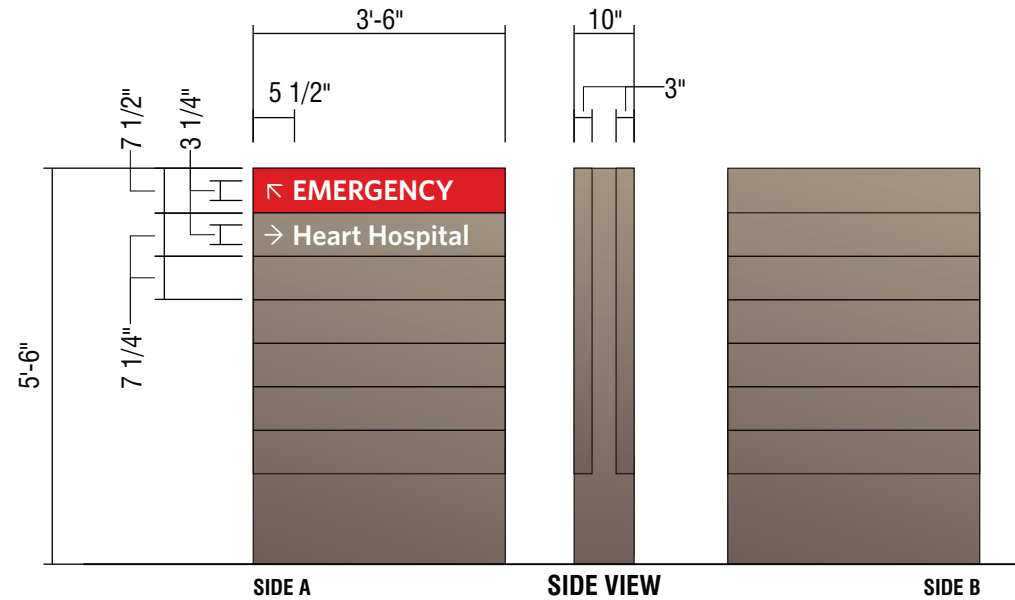
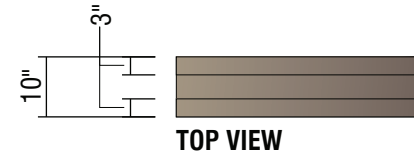


EXISTING



DIRECTIONAL SIGN

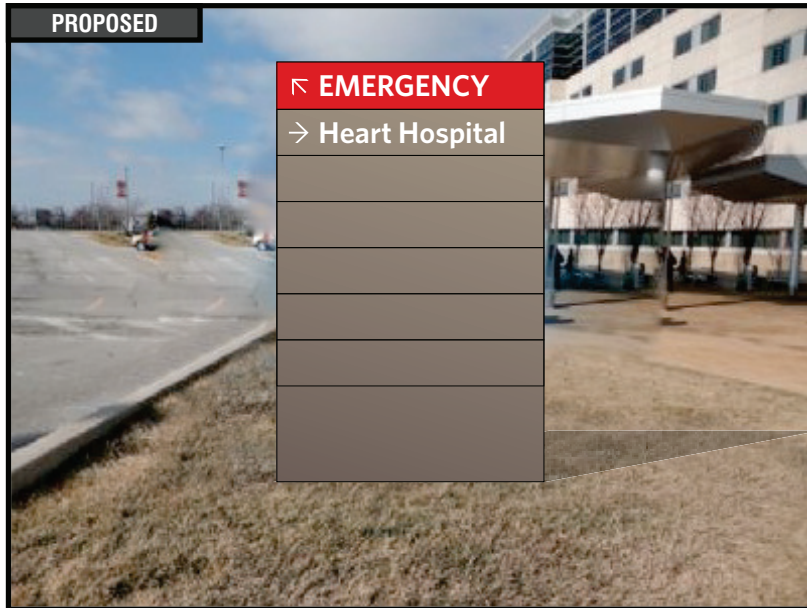
SIGN 4



D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL

QTY: 1

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

004

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

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CLIENT CONTRACTOR

DATE

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Rev. 3: 00/00/00

Rev. 4: 00/00/00

Rev. 5: 00/00/00

SCALE:

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TVS

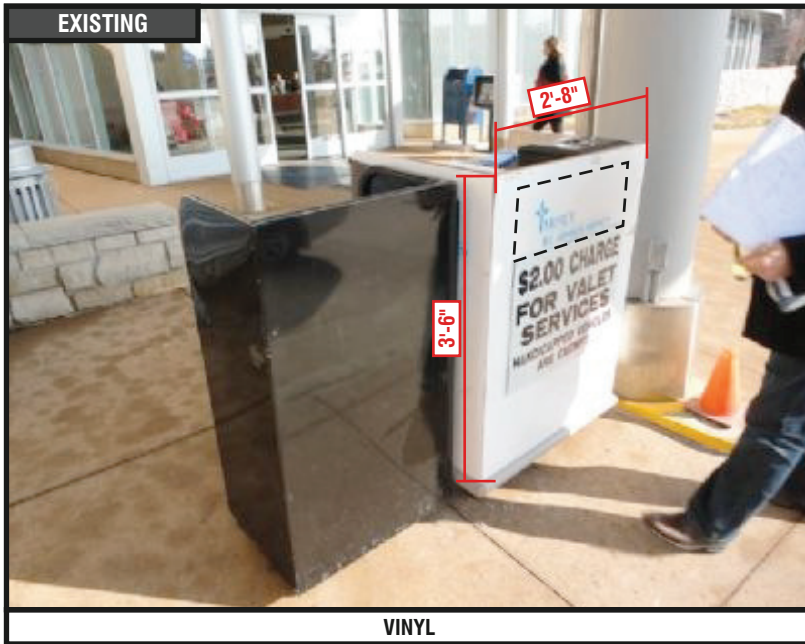
PAGE #:

8

DRAWINGS PREPARED BY:



EXISTING



VINYL

SIGN 5

LEAVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 625 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
004

SUBMITTAL IS: ☐ APPROVED
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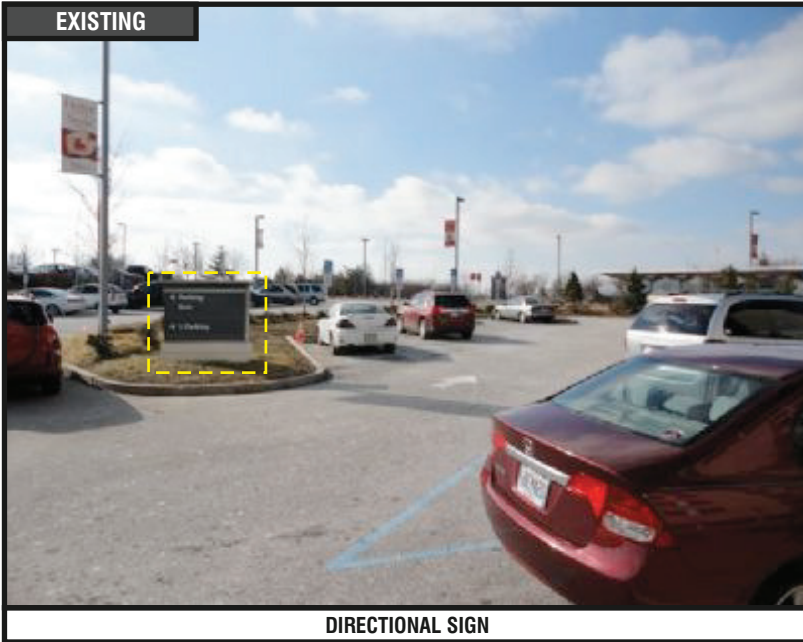
DATE: 06/06/12
Rev. 1: 06/22/12
Rev. 2: 06/27/12
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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9

DRAWINGS PREPARED BY:



EXISTING



DIRECTIONAL SIGN

SIGN7

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **625 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	____/____/____	DATE
		☐ REVISED AND RESUBMIT		
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M_Mercy Health Systems\Locations\3566_3_4_20.....502\3566_004_St Louis_MO.cdr		
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Location #003
Master Sign Plan & Site Plan

615 S. New Ballas Rd.
St. Louis, MO
63141



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-001	1	CUSTOM 74” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (304 SQ. FT.)
003-002	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-003	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-004	1	REMOVE EXISTING
003-005	1	CUSTOM INTERNALLY ILLUMINATED MONUMENT SIGN
003-006	1	REMOVE EXISTING
003-007	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-008	1	D1-B 15'-0" ILLUMINATED BRANDED DIRECTIONAL
003-009	1	REMOVE EXISTING
003-010	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-011	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-012	1	REMOVE EXISTING
003-013	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-014	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-015	1	REMOVE EXISTING
003-016	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-017	1	D3-B 8'-0" ILLUMINATED BRANDED DIRECTIONAL
003-018	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
003-019	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-020	1	REMOVE EXISTING
003-021	1	REMOVE EXISTING
003-022	1	D2 8'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-023	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-024	1	CUSTOM RE-FACE AND RETRO-FIT
003-025	1	CUSTOM RE-FACE AND RETRO-FIT
003-026	1	REMOVE EXISTING
003-027	1	REMOVE EXISTING
003-028	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-029	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-030	1	CUSTOM DV-1 DOOR VINYL TYP. INSTALLATION
003-031	1	CUSTOM RE-FACE AND RETRO-FIT
003-032	1	CUSTOM AWNING RE-SKIN
003-033	1	REMOVE EXISTING
003-034	1	DV-1 DOOR VINYL TYP. INSTALLATION
003-035	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-036	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
003-037	1	CUSTOM NON-ILLUMINATED CHANNEL LETTERS
003-038	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-039	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-040	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-041	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-042	1	B1 6'-0" MONUMENT
003-043	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-044	1	REMOVE EXISTING
003-045	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-046	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-047	1	LEAVE EXISTING
003-048	1	REMOVE EXISTING
003-049	1	REMOVE EXISTING
003-050	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-051	1	CUSTOM 10” BLACK PLATE LETTERS
003-052	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-053	1	CUSTOM 10” DAY/NIGHT CHANNEL LETTERS
003-054	1	REMOVE EXISTING
003-055	1	REMOVE EXISTING
003-056	1	F2-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-057	1	CUSTOM FASCIa PANEL W/DAY/NIGHT CHANNEL LETTERS - FACE LIT
003-058	1	CUSTOM DAY/NIGHT CHANNEL LETTERS - FACE LIT



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_Mercy St. Louis Main Signage Plan.cdr

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Rev. 1: 07/18/12
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Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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PAGE #: 2

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-059	1	CUSTOM 10” BLACK PLATE LETTERS
003-060	1	D3-NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-061	1	REMOVE EXISTING
003-062	1	REMOVE EXISTING
003-063	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-064	1	NOT IN SCOPE
003-065	1	NOT IN SCOPE
003-066	1	DV-1 DOOR VINYL TYP. INSTALLATION
003-067	1	REMOVE EXISTING
003-068	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
003-069	1	REMOVE EXISTING
003-070	1	REMOVE EXISTING
003-071	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-072	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-073	1	REMOVE EXISTING
003-074	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-075	1	REMOVE EXISTING
003-076	1	REMOVE EXISTING
003-077	1	REMOVE EXSTING
003-078	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
003-079	1	REMOVE EXISTING
003-080	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
003-081	1	CUSTOM BLACK PLATE LETTERS
003-082	1	REMOVE EXISTING
003-083	1	LEAVE EXISTING
003-084	1	LEAVE EXISTING
003-085	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
003-086	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
003-087	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-088	1	CUSTOM VINYL APPLICATION
003-089	1	CUSTOM VINYL APPLICATION
003-090	1	CUSTOM VINYL APPLICATION
003-091	1	CUSTOM VINYL APPLICATION
003-092	1	CUSTOM VINYL APPLICATION
003-093	1	CUSTOM VINYL APPLICATION
003-094	1	B2 4’-0” MONUMENT
003-095	1	CUSTOM AWING RE-SKIN
003-096	1	D2- NI NON-ILLUMINATED DIRECTIONAL - (8 SQ. FT.)
003-097	1	F-1-W WALL MOUNTED REGULATORY (3 SQ. FT.)
003-098	1	LEAVE EXISTING
003-099	1	REMOVE EXISTING
003-100	1	DV-1 DOOR VONY TYP. INSTALLATION
003-101	1	CUSTOM VINYL APPLICATION
003-102	1	REMOVE EXISTING
003-103	1	LNIP-8-B NON ILLUMINATED BLUE PLATE LETTERS (3.5 SQ. FT.)
003-104	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT
003-105	1	CUSTOM 84” ILLUMINATED WHITE CHANNEL LETTERS - FACE LIT (392 SQ. FT.)
003-106	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
003-107	1	LNIP-12-B NON ILLUMINATED BLUE PLATE LETTERS (8 SQ. FT.)
003-108	1	CUSTOM 12” ALUMINUM PLATE LETTERS (8 SQ. FT.)
003-109	1	CUSTOM 30” NON ILLUMINATED CHANNEL LETTERS
003-110	1	CUSTOM VINYL APPLICATION
003-111	1	CUSTOM AWNING RE-SKIN
003-112	1	CUSTOM 12” BLACK PLATE LETTERS
003-113	1	CUSTOM 8” BLACK PLATE LETTERS
003-114	1	TF-1-W WALL MOUNTED REGULATORY (1.5 SQ. FT.)
003-115	1	TF-1-P POLE MOUNTED REGULATORY (1.5 SQ. FT.)
003-116	1	CUSTOM 8” BLACK PLATE LETTERS



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED
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DATE: 06/06/12
Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

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DRAWN BY: TVS
PAGE #: 3

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SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
003-117	1	LEAVE AS IS
003-118	40	SPECIAL EVENTS BANERS (VARIOUS LOCATIONS AROUND CAMPUS)
004-001	1	CUSTOM 42” DAY/NIGHT CHANNEL LETTERS - FACE LIT (108 SQ. FT.)
004-002	1	REMOVE EXISTING
004-003	1	D1 10'-0" ILLUMINATED NON-BRANDED DIRECTIONAL
004-004	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
004-005	1	LEAVE EXISTING
004-006	1	REMOVE EXISTING & REPLACE W/ REGULATORY VINYL TYP. INSTALLATION
004-007	1	REMOVE EXISTING
020-001	1	B2 4'-0" MONUMENT
020-002	1	LEAVE EXISTING
020-003	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
020-004	1	DV-1 DOOR VINYL TYP. INSTALLATION
020-005	1	DV-1 DOOR VINYL TYP. INSTALLATION
020-006	1	CUSTOM 32” DAY/NIGHT CHANNEL LETTERS - FACE LIT
020-007	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
020-008	1	D1- NI NON-ILLUMINATED DIRECTIONAL - (13 SQ. FT.)
049-001	1	CUSTOM 18” BLACK PLATE LETTERS
049-002	1	CUSTOM 20” BLACK PLATE LETTERS
049-003	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-004	1	REMOVE EXISTING
049-005	1	REMOVE EXISTING
049-006	1	CUSTOM 14” BLACK PLATE LETTERS
049-007	1	LEAVE EXISTING
049-008	1	DV-1 DOOR VINYL TYP. INSTALLATION
049-009	1	REMOVE EXISTING
049-010	1	REMOVE EXISTING
049-011	1	CUSTOM 12” BLACK PLATE LETTERS
049-012	1	REMOVE EXISTING

SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
049-013	1	REMOVE EXISTING
049-014	1	REMOVE EXISTING
049-015	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-016	1	CUSTOM 12” BLACK PLATE LETTERS
049-017	1	CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT
049-018	1	CUSTOM 12” BLACK PLATE LETTERS
049-019	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-020	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
049-021	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
049-022	1	CUSTOM 12” BLACK PLATE LETTERS
049-023	1	REMOVE EXISTING
049-024	1	CUSTOM 14” BLACK PLATE LETTERS
049-025	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
049-026	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
049-027	1	CUSTOM 8” BLACK PLATE LETTERS
049-028	1	CUSTOM 8” BLACK PLATE LETTERS
050-001	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-002	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-003	1	CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS
050-004	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
050-005	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
050-006	1	CUSTOM BLACK PLATE LETTERS
050-007	1	CUSTOM BLACK PLATE LETTERS
050-008	1	CUSTOM FACE REPLACEMENT W/BLACK PLATE LETTERS
050-009	1	DV-1 DOOR VINYL TYP. INSTALLATION
050-010	1	DV-1 DOOR VINYL TYP. INSTALLATION
050-011	1	CUSTOM 8” BLACK PLATE LETTERS
051-001	1	B2-4'-0" MONUMENT
051-002	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)



RECOMMENDATIONS

ADDRESS: 615 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #: 3566

LOCATION #: 003

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_Mercy St. Louis Main Signage Plan.cdr

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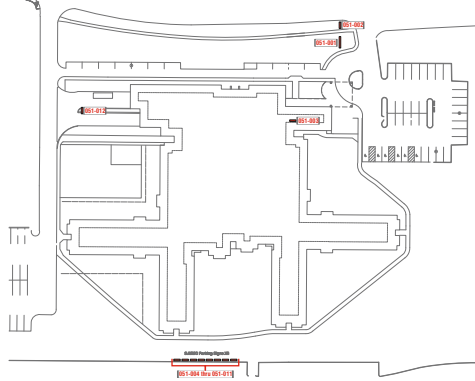
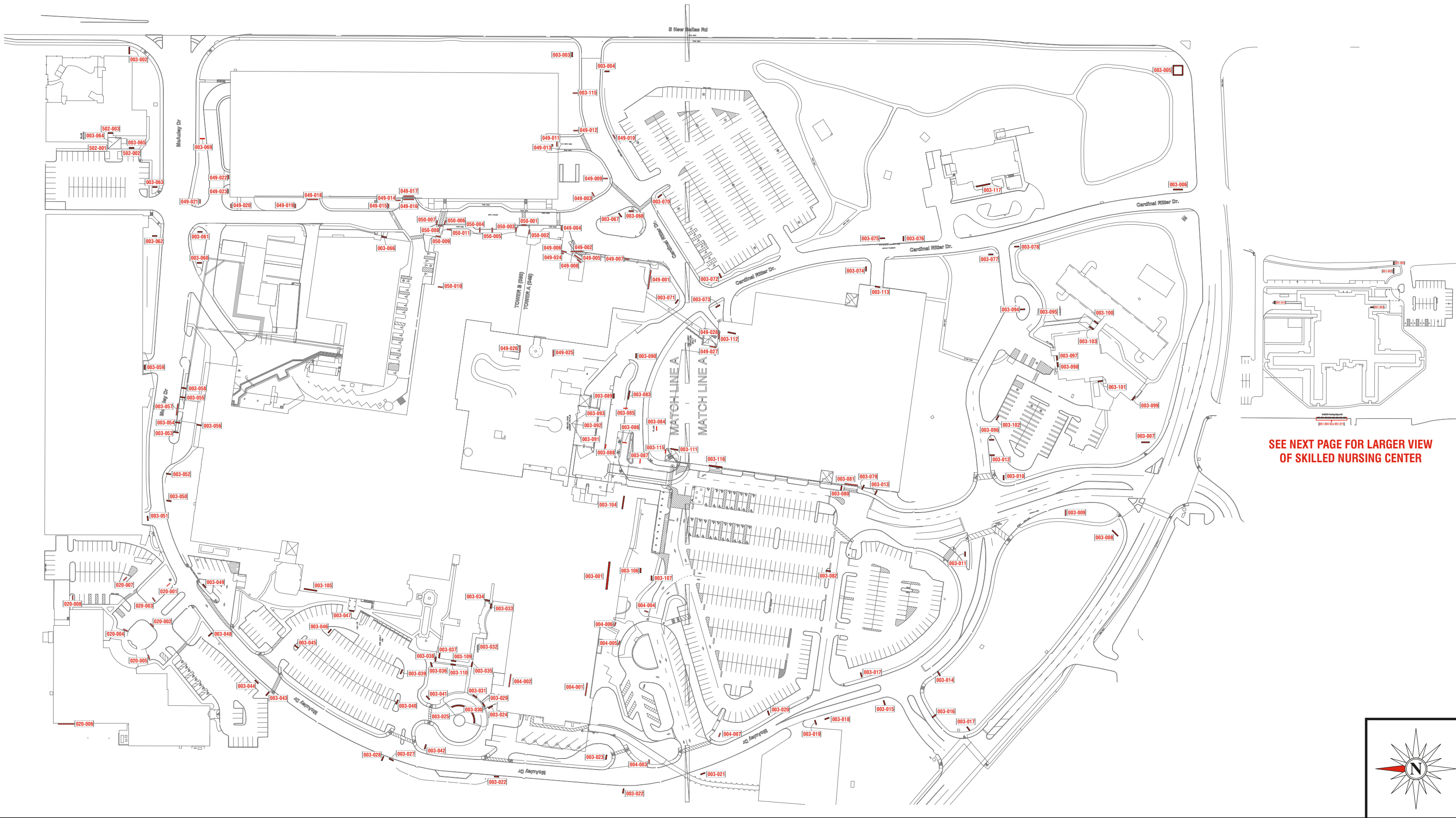
DATE: 06/06/12
Rev. 1: 00/00/00
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
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The Icon Companies®





SEE NEXT PAGE FOR LARGER VIEW
OF SKILLED NURSING CENTER



SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

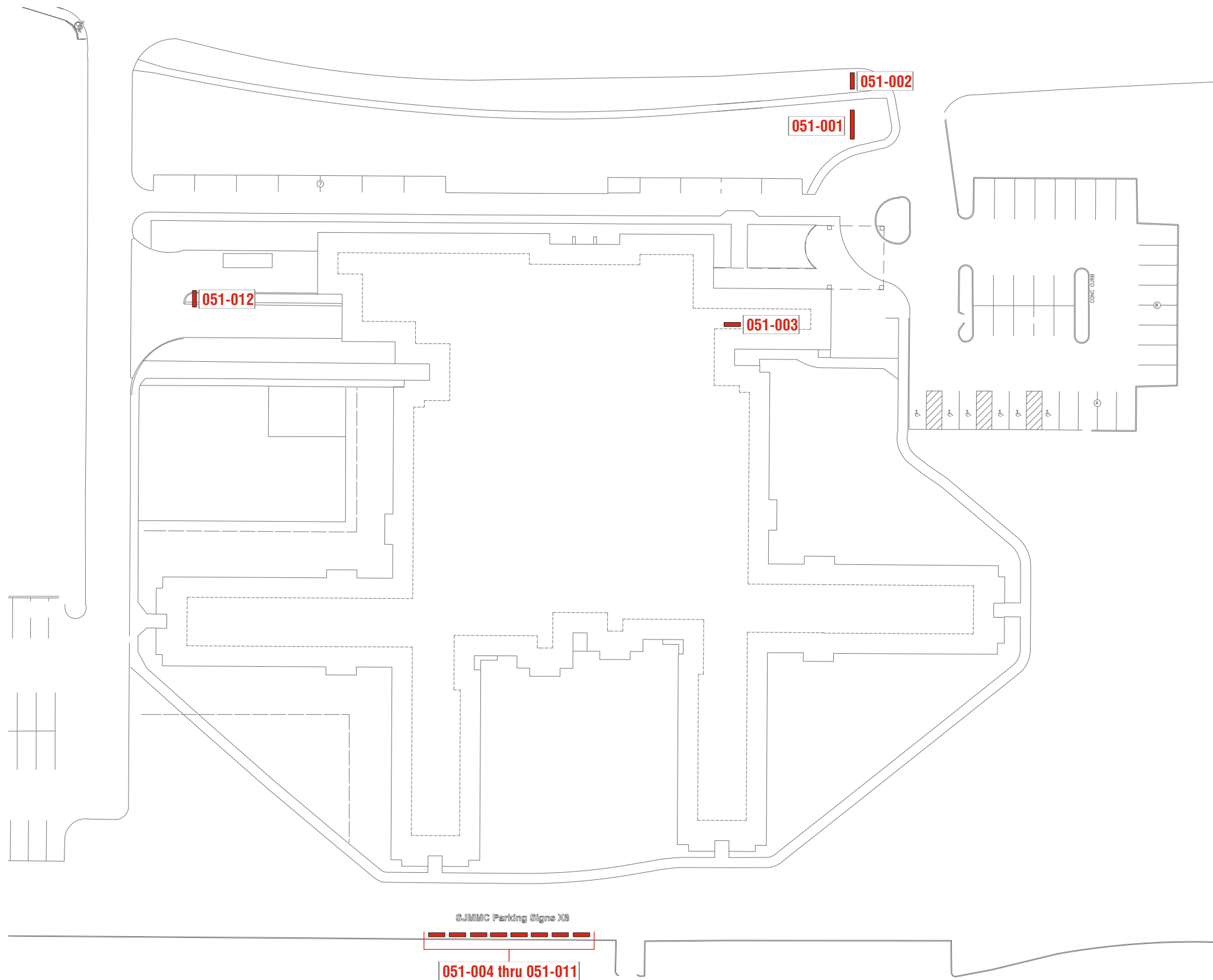
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LOCATION #:	003	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566 Mercy St. Louis Main Signage Plan.cdr	
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SITE PLAN

ADDRESS: **615 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
003

SUBMITTAL IS: ☐ APPROVED
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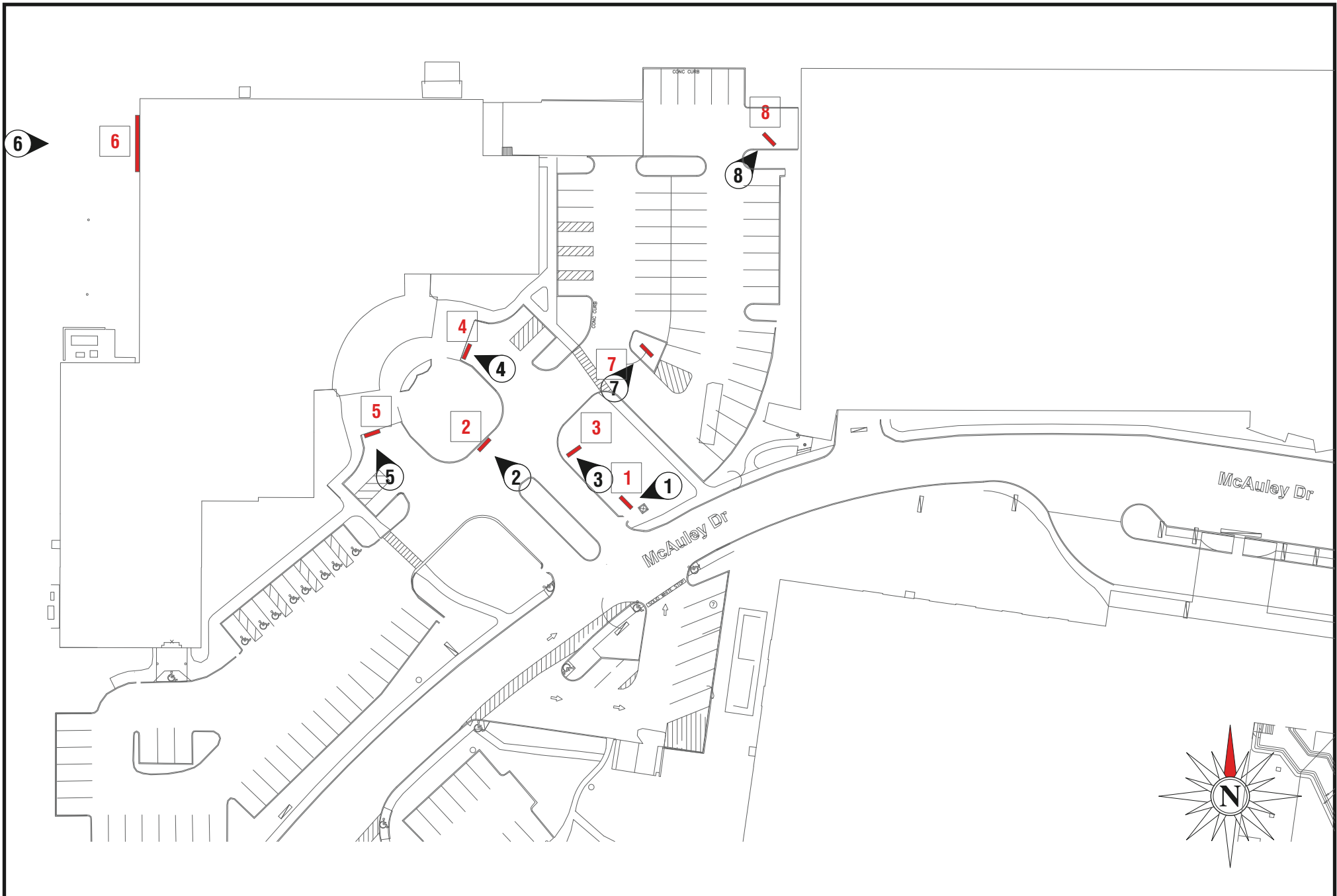




Location #: 020

**607 S. New Ballas Rd.
St. Louis, MO
63141**





SITE PLAN

ADDRESS: **607 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #: 020	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_020_St Louis_MO.cdr	
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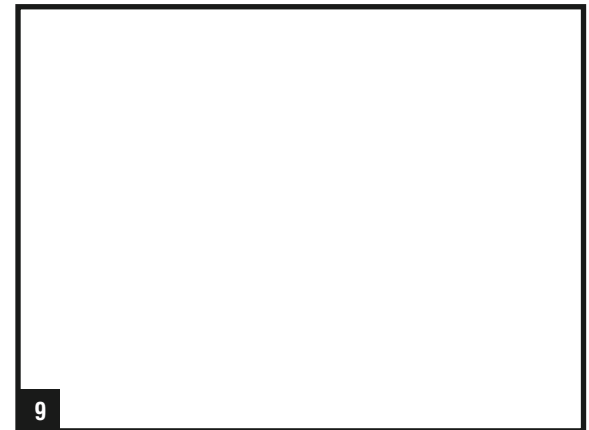
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 Rev. 2: **06/27/12**
 Rev. 3: **07/16/12**
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ims
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OVERVIEW PHOTOS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	020	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_020_St Louis_MO.cdr	
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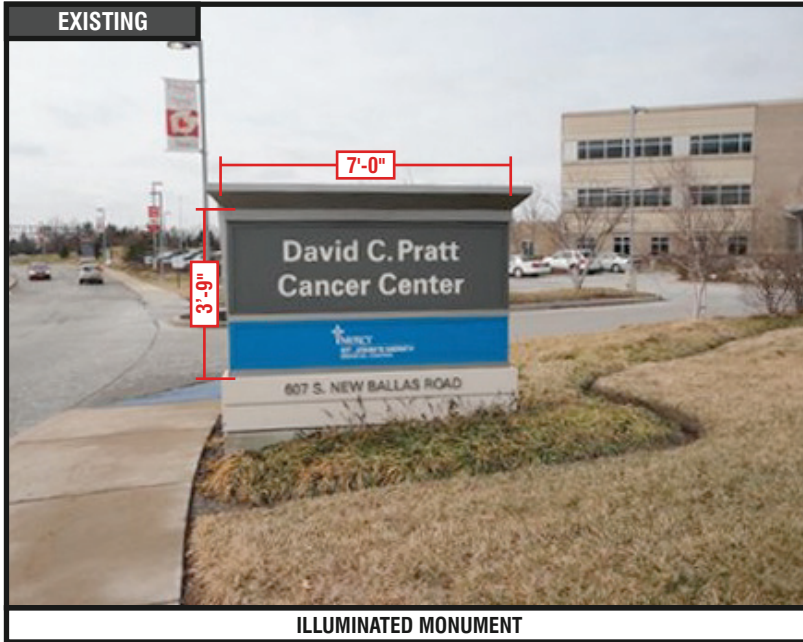
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icon ims

Icon Identity Solutions ImageCare Maintenance Services

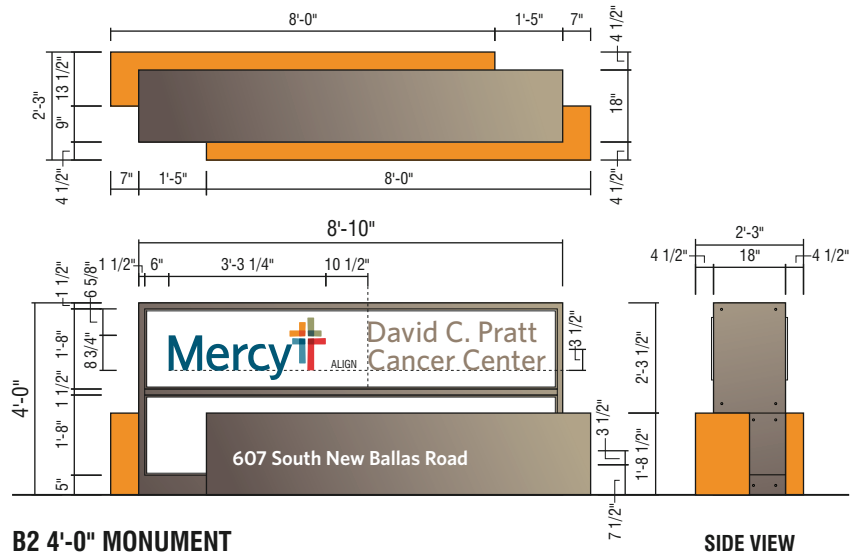
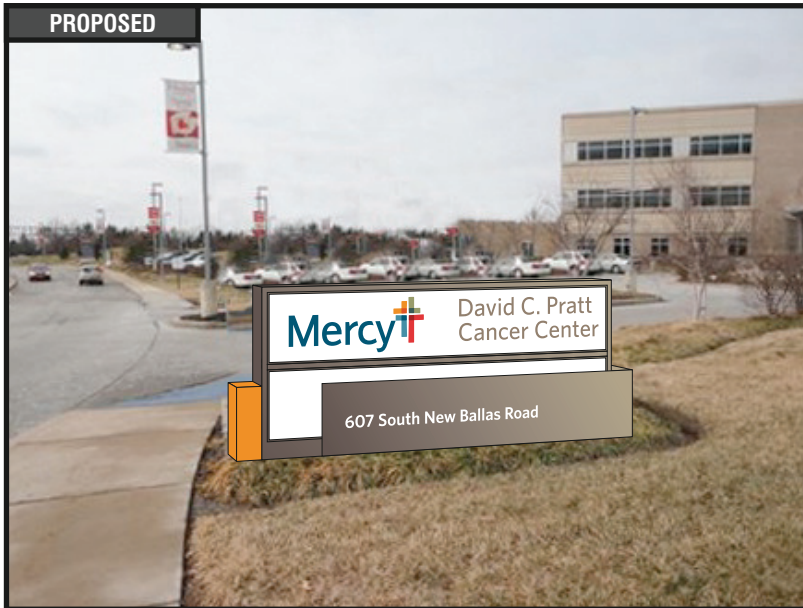
EXISTING



ILLUMINATED MONUMENT

SIGN 1

PROPOSED



RECOMMENDATIONS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

020

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

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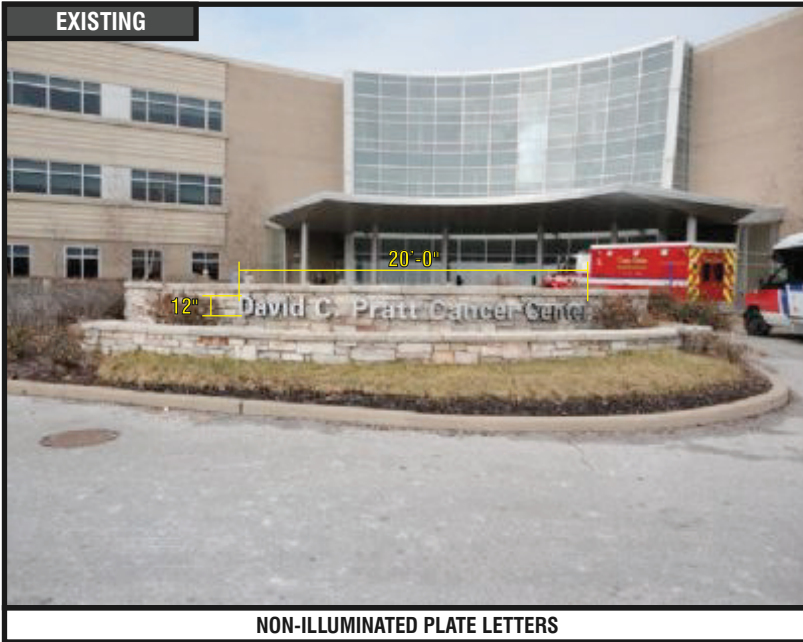
5

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EXISTING



NON-ILLUMINATED PLATE LETTERS

SIGN 2

LEAVE EXISTING

QTY: 1

NOTE: RE-INSTALL LETTER AS NEEDED TO LEVEL BASELINE



RECOMMENDATIONS

ADDRESS: **607 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	_____	CLIENT CONTRACTOR
3566		☐ APPROVED AS NOTED	____/____/____	DATE
		☐ REVISED AND RESUBMIT		
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_020_St Louis_MO.cdr		
020		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.		

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Rev. 3:	07/16/12
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46'-6 1/2"

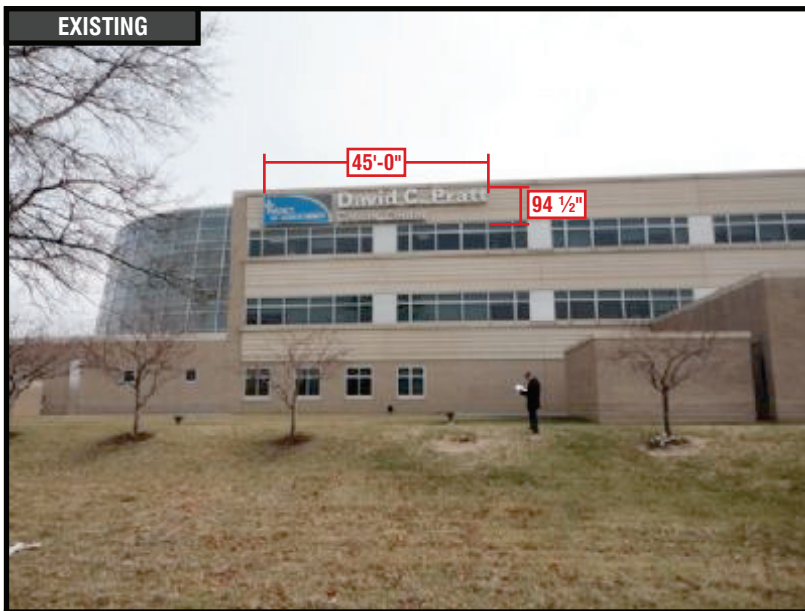
David C. Pratt Cancer Center

CUSTOM 32" DAY/NIGHT CHANNEL LETTERS - FACE LIT

COPY: BRONZE #313 TRIM CAP, RETURNS: MERCY CHAMPAGNE (SW EN1380)

SCALE: 3/16"=1'-0"

EXISTING



ILLUMINATED CHANNEL LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

020

SUBMITTAL IS: ☐ APPROVED☐ APPROVED AS NOTED☐ REVISED AND RESUBMIT

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DATE

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Rev. 4: 00/00/00

Rev. 5: 00/00/00

SCALE:

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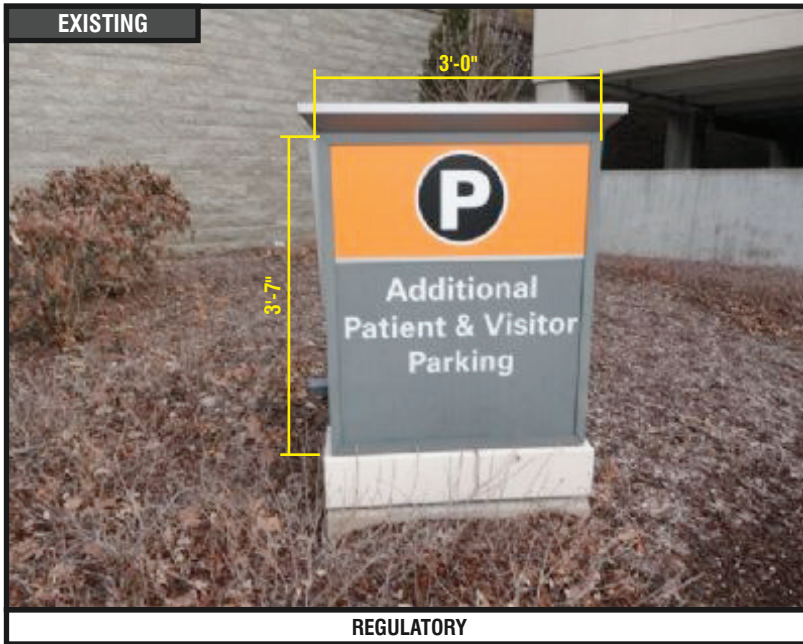
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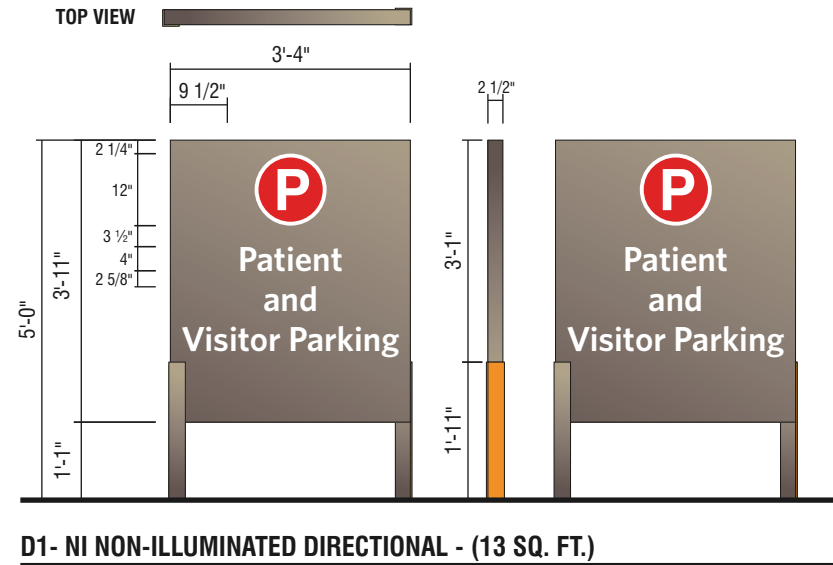
EXISTING



REGULATORY

SIGN 8

PROPOSED



RECOMMENDATIONS

ADDRESS: 607 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

020

SUBMITTAL IS: ☐ APPROVED

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Location #: 049

**621 S. New Ballas Rd. Tower A
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	CUSTOM 18" BLACK PLATE LETTERS
2	1	CUSTOM 20" BLACK PLATE LETTERS
3	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
4	1	REMOVE EXISTING
5	1	REMOVE EXISTING
6	1	CUSTOM 14" BLACK PLATE LETTERS
7	1	LEAVE EXISTING
8	1	DV-1 DOOR VINYL TYP. INSTALLATION
9	1	REMOVE EXISTING
10	1	REMOVE EXISTING
11	1	CUSTOM 12" BLACK PLATE LETTERS
12	1	REMOVE EXISTING
13	1	REMOVE EXISTING
14	1	REMOVE EXISTING
15	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
16	1	CUSTOM 12" BLACK PLATE LETTERS
17	1	CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT
18	1	CUSTOM 12" BLACK PLATE LETTERS
19	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
20	1	D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)
21	1	D3 5'-6" ILLUMINATED NON-BRANDED DIRECTIONAL
22	1	CUSTOM 12" BLACK PLATE LETTERS
23	1	REMOVE EXISTING
24	1	CUSTOM 14" BLACK PLATE LETTERS
25	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
26	1	CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)
27	1	CUSTOM 8" BLACK PLATE LETTERS
28	1	CUSTOM 8" BLACK PLATE LETTERS



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

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DATE

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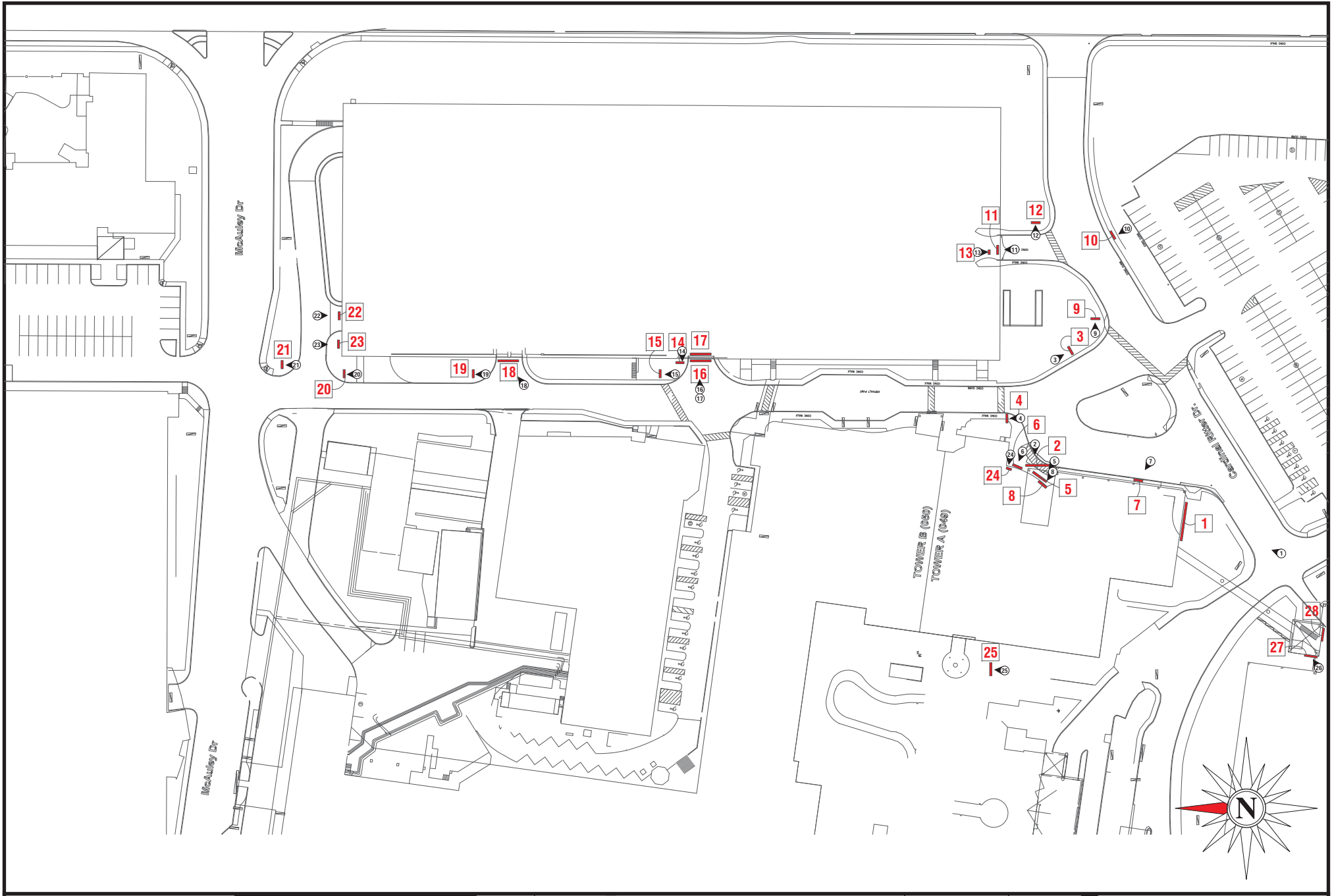
PAGE #:

2

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SITE PLAN

ADDRESS: **12120 Conway Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566
 LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
 CLIENT CONTRACTOR
 DATE
 FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

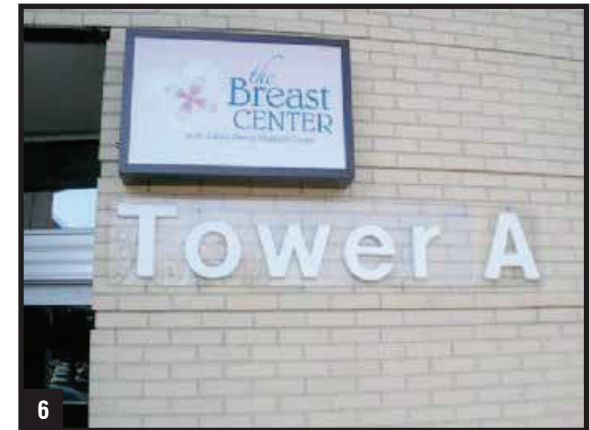
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 Rev. 2: **06/25/12**
 Rev. 3: **06/27/12**
 Rev. 4: **07/16/12**
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OVERVIEW PHOTOS

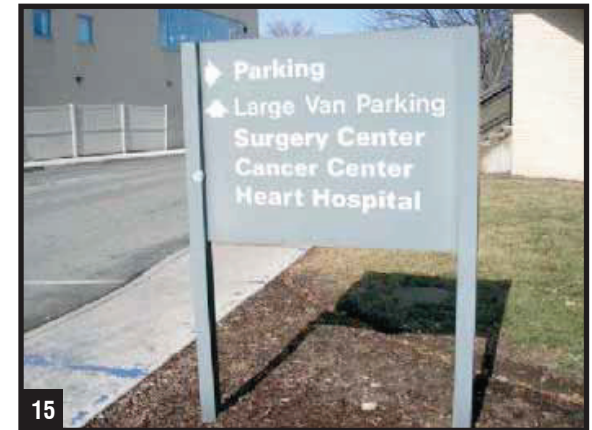
ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	
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OVERVIEW PHOTOS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	

DATE:	06/07/12
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	Icon Identity Solutions ImageCare Maintenance Services

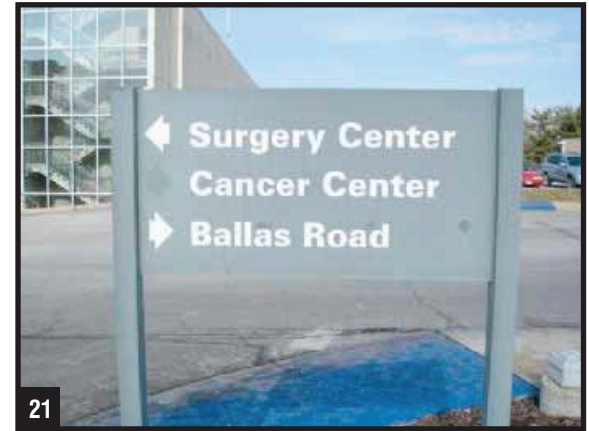
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20



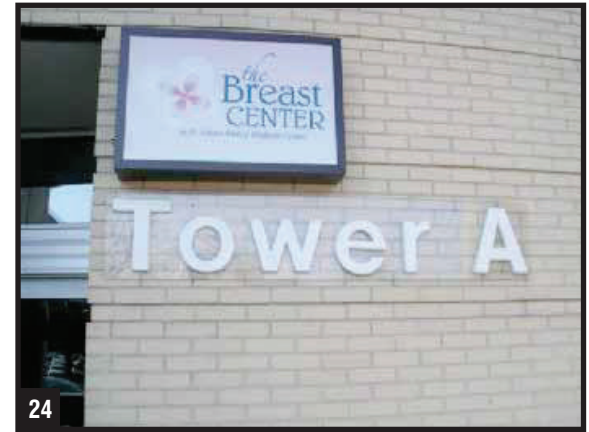
21



22



23



24



25



26



27



OVERVIEW PHOTOS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	
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icon	ims
Icon Identity Solutions	ImageCare Maintenance Services

15'-3 3/8"

1'-6"

Medical Tower A

CUSTOM 18" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

EXISTING



PLASTIC PLATE LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
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☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

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16'-11 3/4"

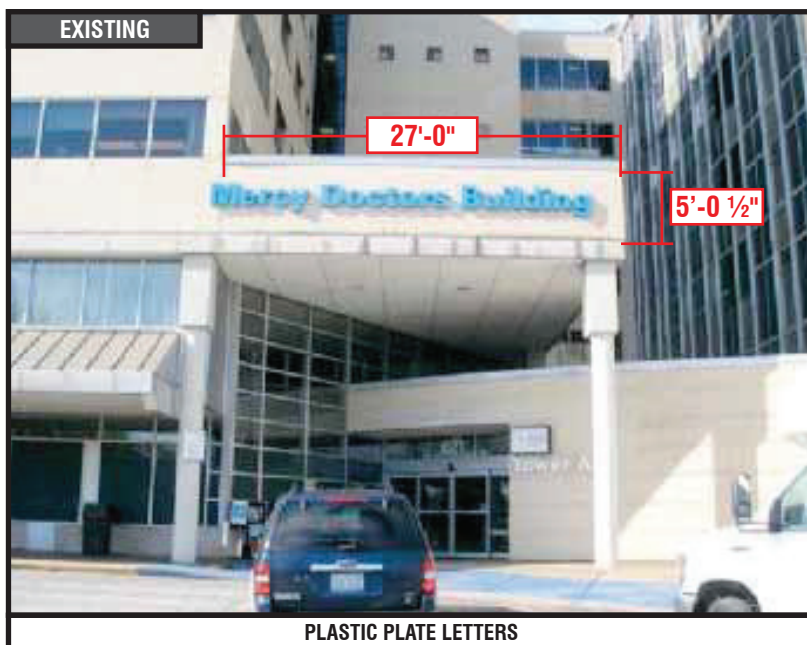
1'-8"

Medical Tower A

CUSTOM 20" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

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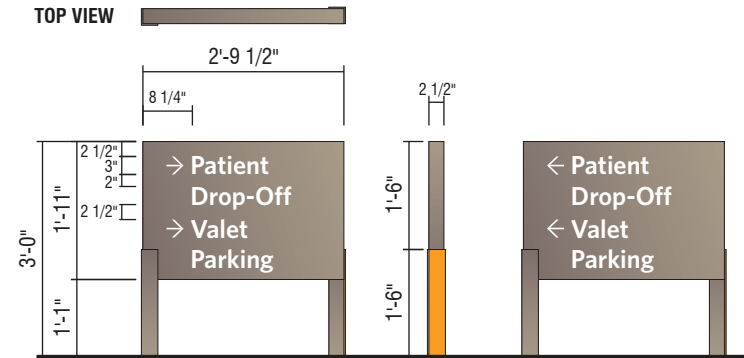
EXISTING



DIRECTIONAL SIGN

SIGN 3

TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**
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DATE: **06/07/12**
Rev. 1: **06/22/12**
Rev. 2: **06/25/12**
Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
9

DRAWINGS PREPARED BY:



EXISTING



DIRECTIONAL SIGN

SIGN 4

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	CLIENT CONTRACTOR _____/_____/_____ DATE
3566		☐ APPROVED AS NOTED	
		☐ REVISED AND RESUBMIT	
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	
049		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	

DATE: **06/07/12**
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Rev. 5: **00/00/00**

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PAGE #:
10

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EXISTING



METAL PLATE LETTERS

SIGN 5

REMOVE EXISTING

QTY: 1

REMOVE "MERCY DOCTORS BUILDING" LETTERS ABOVE ENTRY, SEE SIGN #6 WHICH WILL BE REPLACED.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____ / _____ / _____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr	
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DATE:	06/07/12
Rev. 1:	06/22/12
Rev. 2:	06/25/12
Rev. 3:	06/27/12
Rev. 4:	07/16/12
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	11

DRAWINGS PREPARED BY:

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icon
Icon Identity Solutions

ims
ImageCare Maintenance Services

11'-10 1/2"

1'-2"

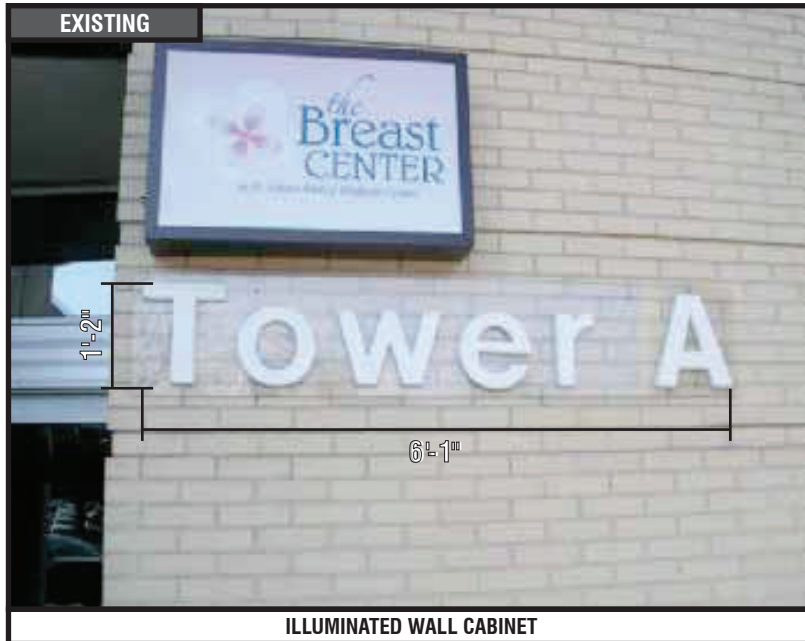
Medical Tower A

CUSTOM 14" BLACK PLATE LETTERS

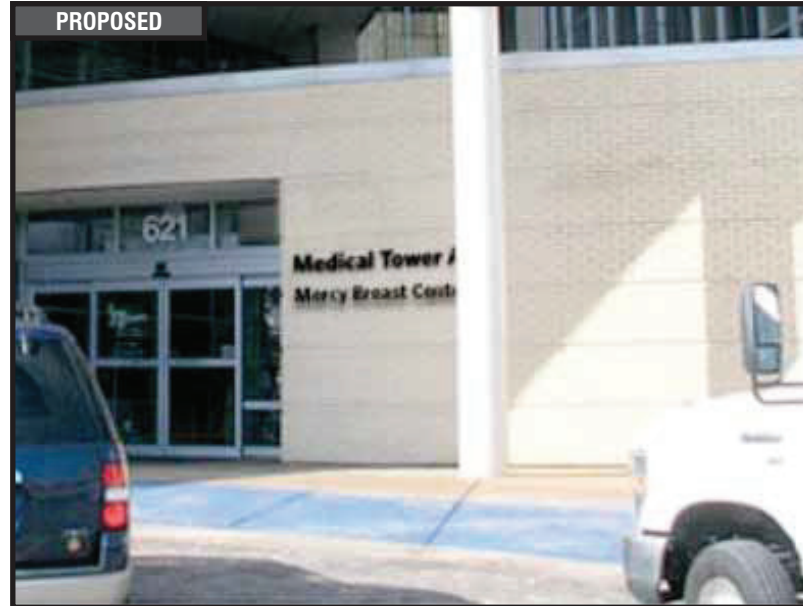
1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"

EXISTING



PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

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Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

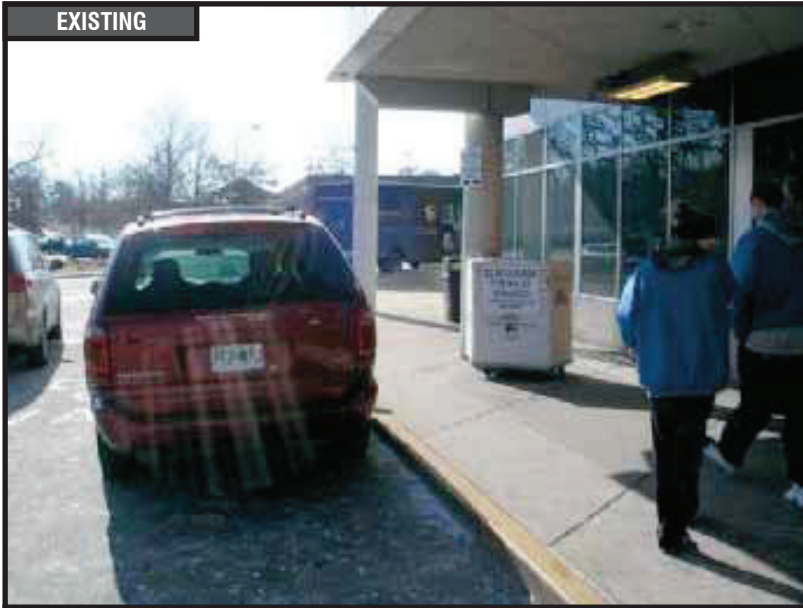
SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
12

DRAWINGS PREPARED BY:

The Icon Companies®



EXISTING



VALET PODIUM

SIGN 7

LEAVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr	
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Rev. 2: 06/25/12
Rev. 3: 06/27/12
Rev. 4: 07/16/12
Rev. 5: 00/00/00

SCALE:
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TVS
PAGE #:
13

DRAWINGS PREPARED BY:

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SIGN 9

REMOVE EXISTING

QTY: 1

EXISTING



DIRECTIONAL SIGN

SIGN 10

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr**
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Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
16

DRAWINGS PREPARED BY:

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13'-9 7/8"

12"

Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

EXISTING



PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

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CLIENT CONTRACTOR

DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr**

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Rev. 1: **06/22/12**

Rev. 2: **06/25/12**

Rev. 3: **06/27/12**

Rev. 4: **07/16/12**

Rev. 5: **00/00/00**

SCALE:

As Noted

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TVS

PAGE #:

17

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EXISTING



DIRECTIONAL SIGN

SIGN 12

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr

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Rev. 2: 06/25/12
Rev. 3: 06/27/12
Rev. 4: 07/16/12
Rev. 5: 00/00/00

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PAGE #:
18

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Icon Identity Solutions

ImageCare Maintenance Services

EXISTING

SIGN 13



WALL PLAQUE

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:	SUBMITTAL IS:	☐ APPROVED	CLIENT CONTRACTOR _____/_____/_____ DATE
3566		☐ APPROVED AS NOTED	
		☐ REVISED AND RESUBMIT	
LOCATION #:	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr	
049		Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.	

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Rev. 2: **06/25/12**
Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
19

DRAWINGS PREPARED BY:



EXISTING



DIRECTIONAL SIGN

SIGN 14

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #: 3566	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #: 049	FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr	
Drawings are the exclusive property of Icon Identity Solutions Inc.. Any unauthorized use or duplication is not permitted.		

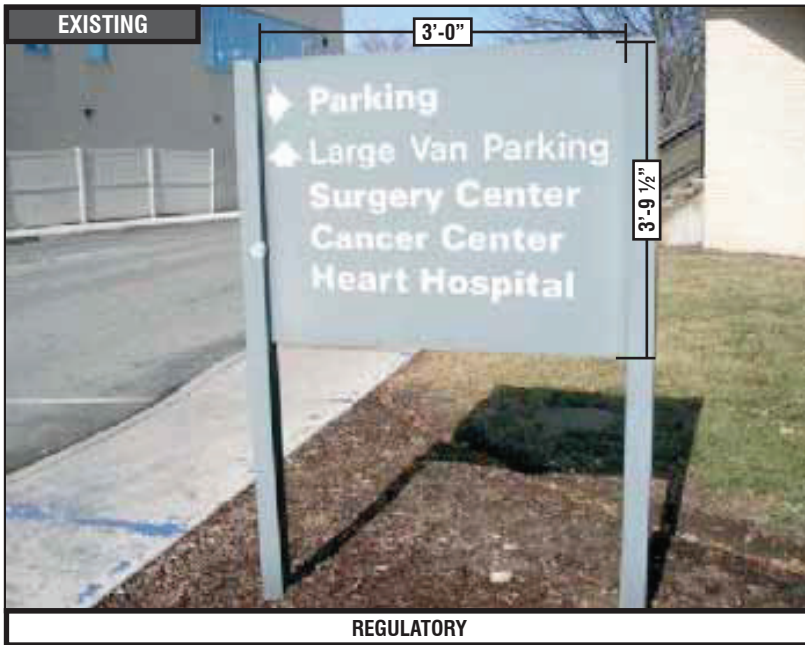
DATE: **06/07/12**
Rev. 1: **06/22/12**
Rev. 2: **06/25/12**
Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
20

DRAWINGS PREPARED BY:



EXISTING

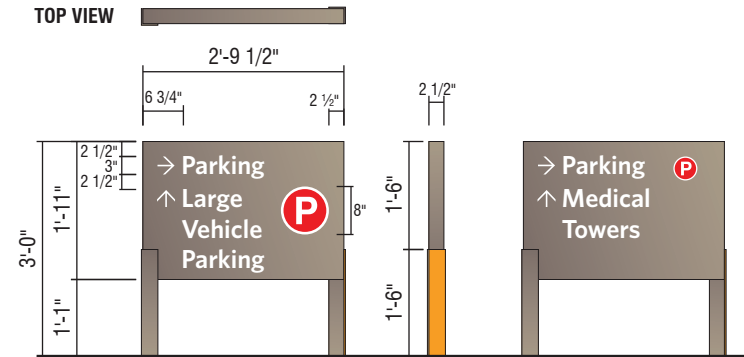


REGULATORY

PROPOSED



TOP VIEW

**D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)**

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr

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DATE: 06/07/12
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Rev. 2: 06/25/12
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Rev. 4: 07/16/12
Rev. 5: 00/00/00

SCALE:
As Noted
DRAWN BY:
TVS
PAGE #:
21

DRAWINGS PREPARED BY:

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13'-9 7/8"

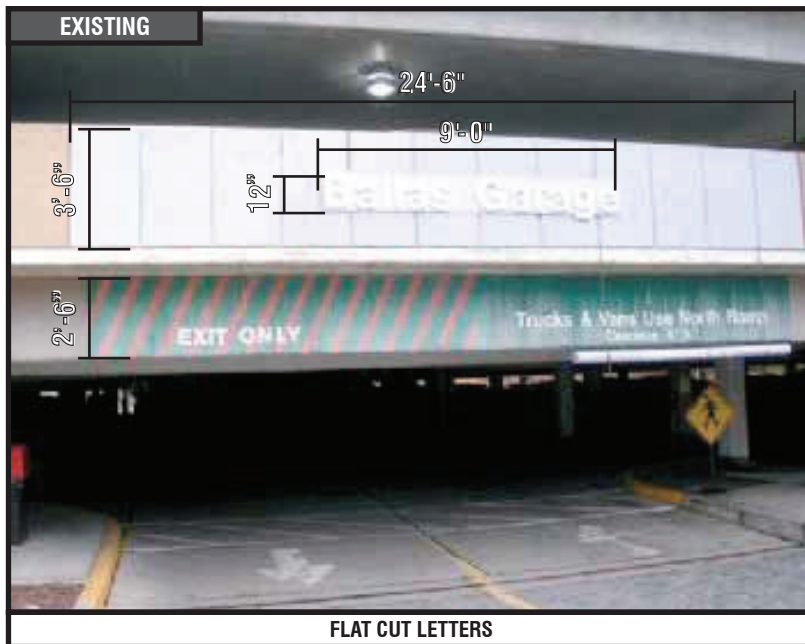
12"

Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

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Rev. 3: **06/27/12**

Rev. 4: **07/16/12**

Rev. 5: **00/00/00**

SCALE:

As Noted

DRAWN BY:

TVS

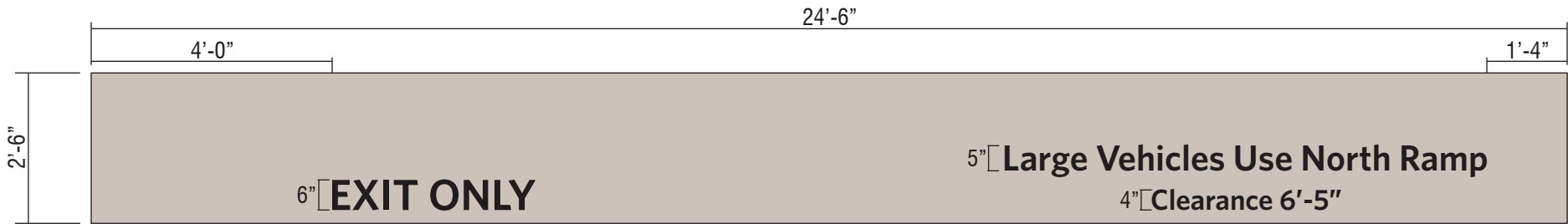
PAGE #:

22

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CUSTOM FASCIA PAINTING W/VINYL COPY REPLACEMENT

PAINT LOWER FASCIA TO MATCH SURROUNDING BUILDING - PAINT EDGE TO EDGE
OR TO NEAREST BREAK. REPLACE COPY W/NEW 3M BLACK REFLECTIVE FILM.

SCALE: 1"=1'-0"



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr

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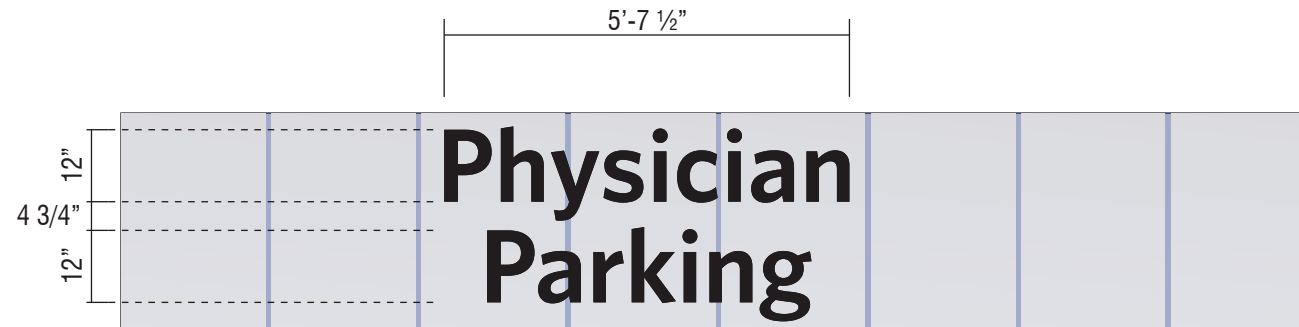
DATE: 06/07/12
Rev. 1: 06/22/12
Rev. 2: 06/25/12
Rev. 3: 06/27/12
Rev. 4: 07/16/12
Rev. 5: 00/00/00

SCALE:
As Noted
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TVS
PAGE #:
23

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**CUSTOM 12" BLACK PLATE LETTERS**

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1"=1'-0"

EXISTING**ACRYLIC PLATE LETTERS****PROPOSED****RECOMMENDATIONS**

ADDRESS: **12120 Conway Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:

3566

LOCATION #:

049SUBMITTAL IS: ☐ APPROVED☐ APPROVED AS NOTED☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

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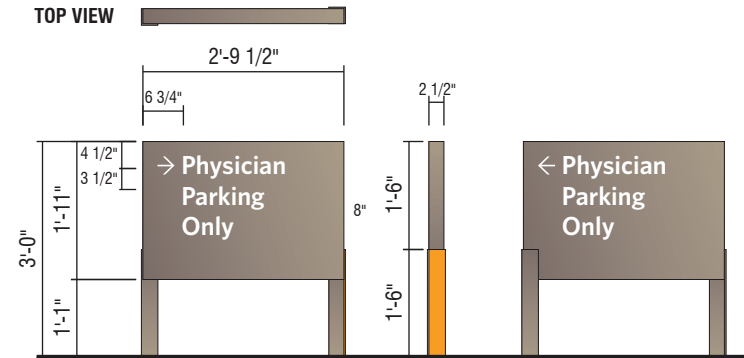
EXISTING



DIRECTIONAL SIGN

SIGN 19

TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

FILE PATH: **Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr**

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Rev. 3: **06/27/12**
Rev. 4: **07/16/12**
Rev. 5: **00/00/00**

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As Noted
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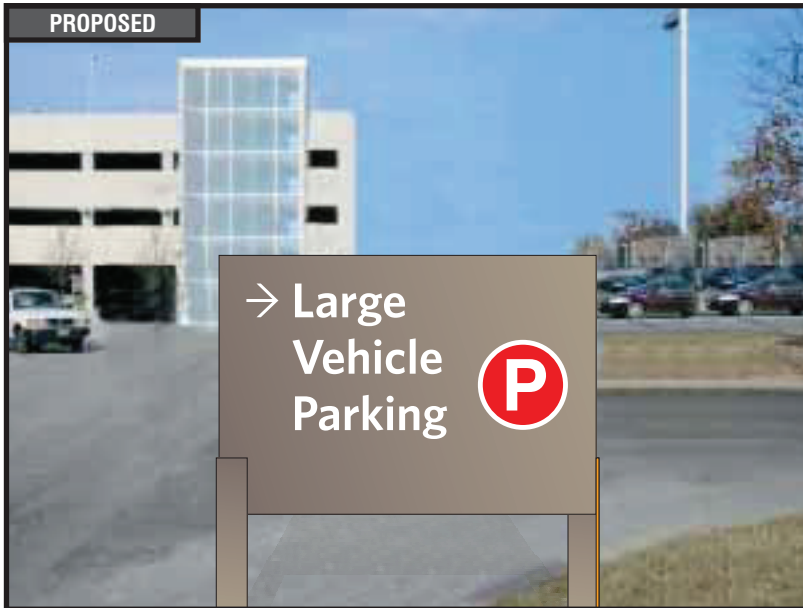
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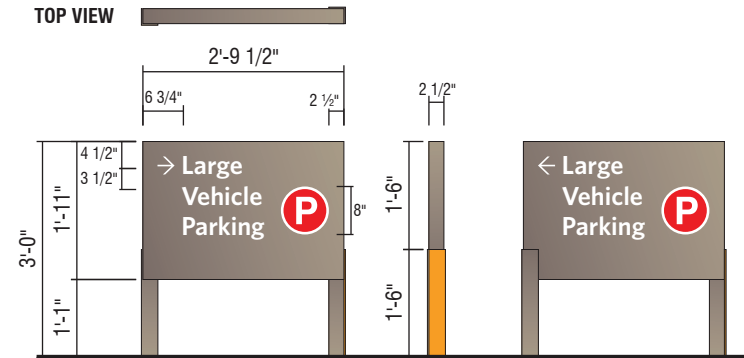
DIRECTIONAL SIGN

SIGN 20

PROPOSED



TOP VIEW



D3- NI NON-ILLUMINATED DIRECTIONAL - (5.3 SQ. FT.)

QTY: 1

PERFORM UTILITY LOCATES AND VERIFY SETBACKS PRIOR TO FABRICATION/INSTALLATION. RESTORE GROUND MATERIAL TO BASE OF NEW SIGN.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED

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CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr

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Rev. 3: 06/27/12

Rev. 4: 07/16/12

Rev. 5: 00/00/00

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26

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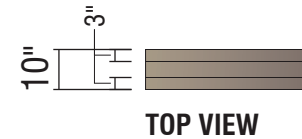
The Icon Companies®



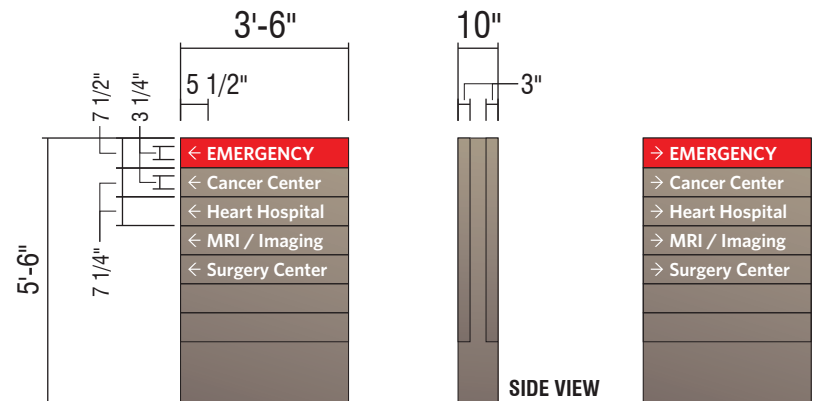
EXISTING



DIRECTIONAL SIGN



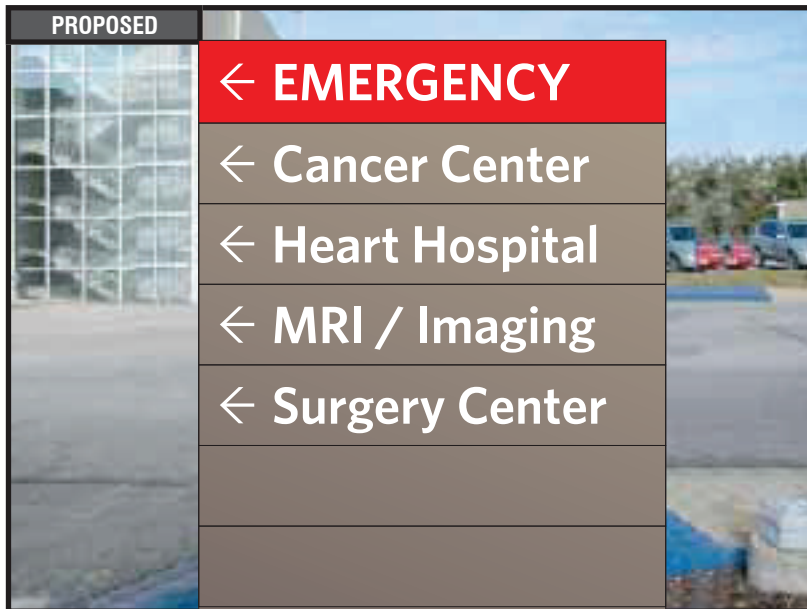
TOP VIEW



SIDE VIEW

D3
5'-6" ILLUMINATED
NON-BRANDED DIRECTIONAL

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
 CITY/STATE: St. Louis, MO
 ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS: ☐ APPROVED☐ APPROVED AS NOTED☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr

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Rev. 2: 06/25/12

Rev. 3: 06/27/12

Rev. 4: 07/16/12

Rev. 5: 00/00/00

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PAGE #:

27

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13'-9 7/8"

12"

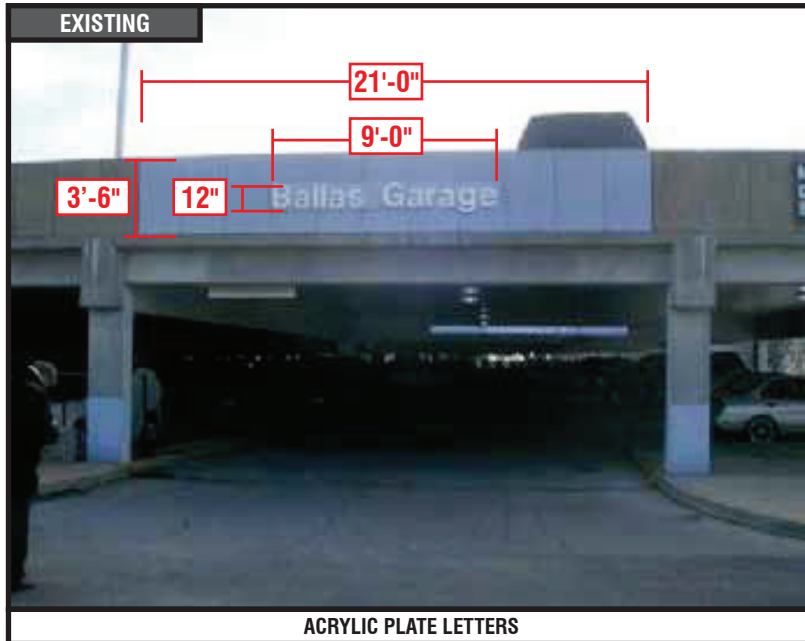
Medical Tower Parking

CUSTOM 12" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/8" = 1'-0"

EXISTING



ACRYLIC PLATE LETTERS

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

049

SUBMITTAL IS:

☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH:

Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_049_St Louis_MO.cdr

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DATE: 06/07/12

Rev. 1: 06/22/12

Rev. 2: 06/25/12

Rev. 3: 06/27/12

Rev. 4: 07/16/12

Rev. 5: 00/00/00

SCALE:

As Noted

DRAWN BY:

TVS

PAGE #:

28

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EXISTING



DIRECTIONAL SIGN

SIGN 23

REMOVE EXISTING

QTY: 1



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	049	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....\3566_049_St Louis_MO.cdr	
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DATE: 06/07/12
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Rev. 3: 06/27/12
Rev. 4: 07/16/12
Rev. 5: 00/00/00

SCALE:
As Noted
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PAGE #:
29

DRAWINGS PREPARED BY:

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14'-7 1/2"

1'-2"

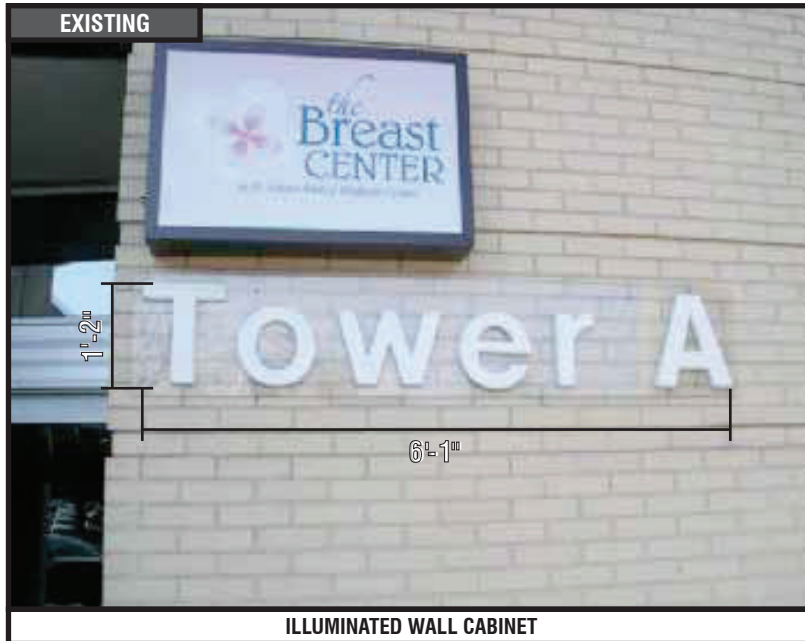
Mercy Breast Center

CUSTOM 14" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

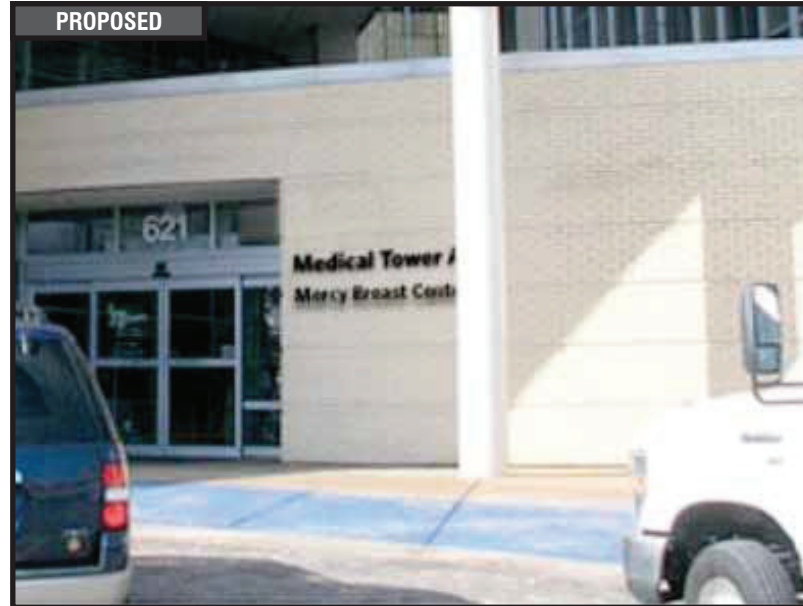
SCALE: 1/2" = 1'-0"

EXISTING



ILLUMINATED WALL CABINET

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
049

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR
_____/_____/_____
DATE

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Rev. 2: 06/25/12
Rev. 3: 06/27/12
Rev. 4: 07/16/12
Rev. 5: 00/00/00

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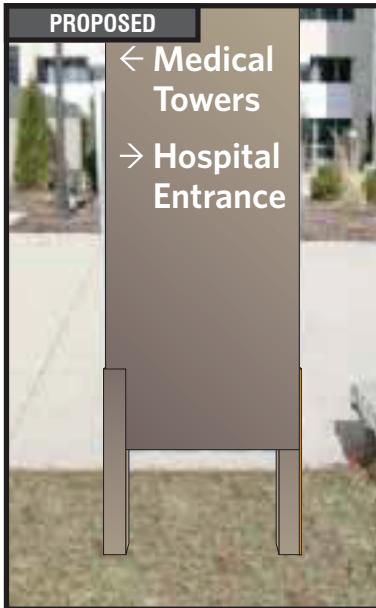
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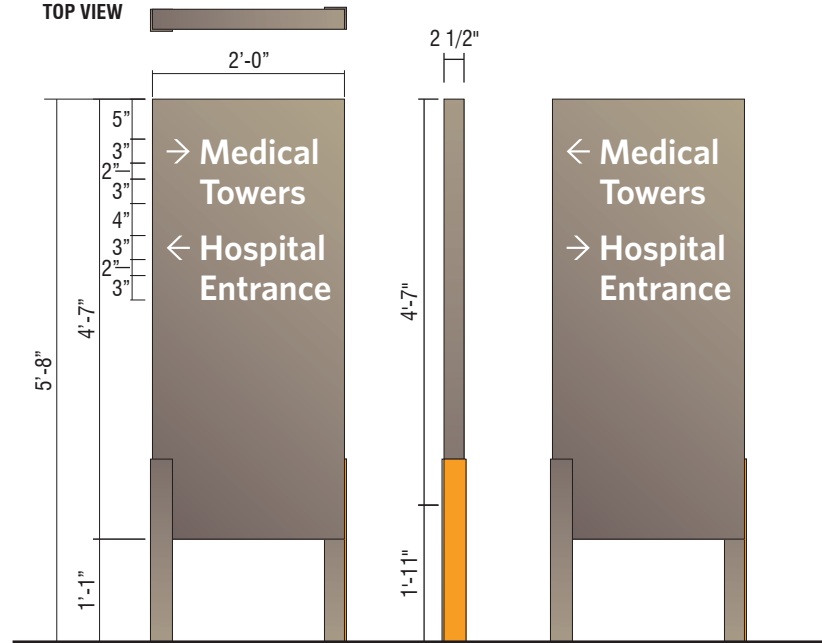
DIRECTIONAL SIGN

SIGN 25

PROPOSED



TOP VIEW



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
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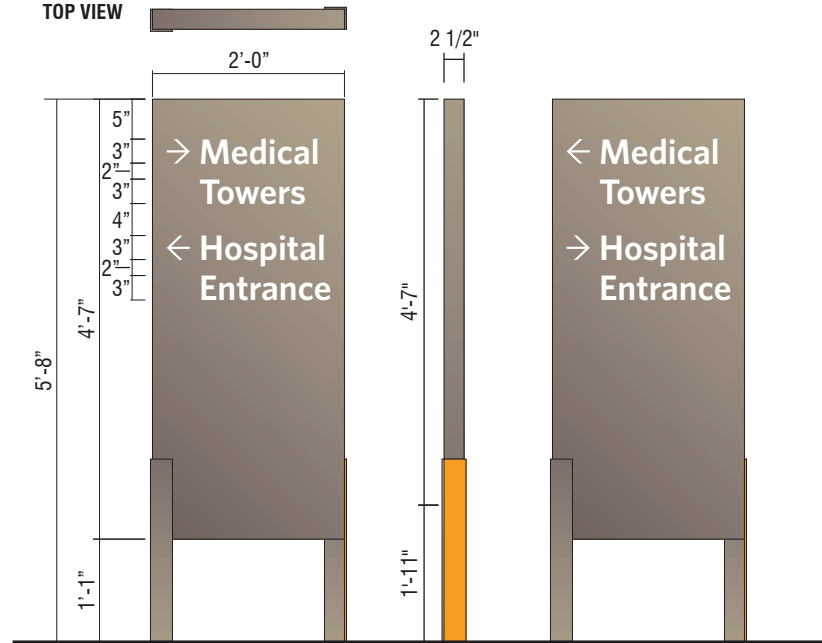
EXISTING



DIRECTIONAL SIGN

SIGN 26

TOP VIEW



CUSTOM NON-ILLUMINATED DIRECTIONAL - (9 SQ. FT.)

QTY: 1

Perform utility locates and verify setbacks prior to fabrication / installation. Restore ground material to base of new sign. See control documents for product specification and master agreement for removal & installation requirements.

PROPOSED



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
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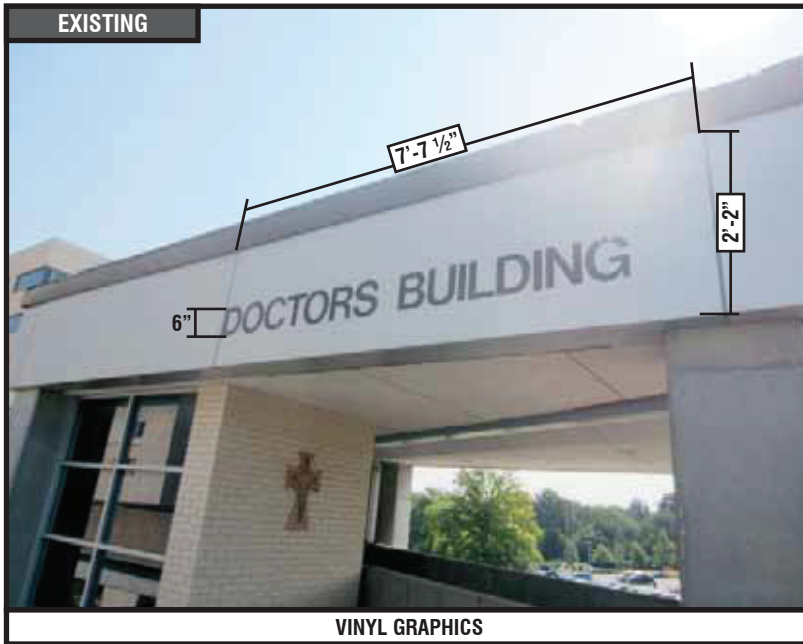
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EXISTING



VINYL GRAPHICS

SIGN 27

6'-9 1/2"

8" **Medical Tower A**

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4"=1'-0"

PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
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EXISTING



VINYL GRAPHICS

SIGN 28

6'-9 1/2"

8"

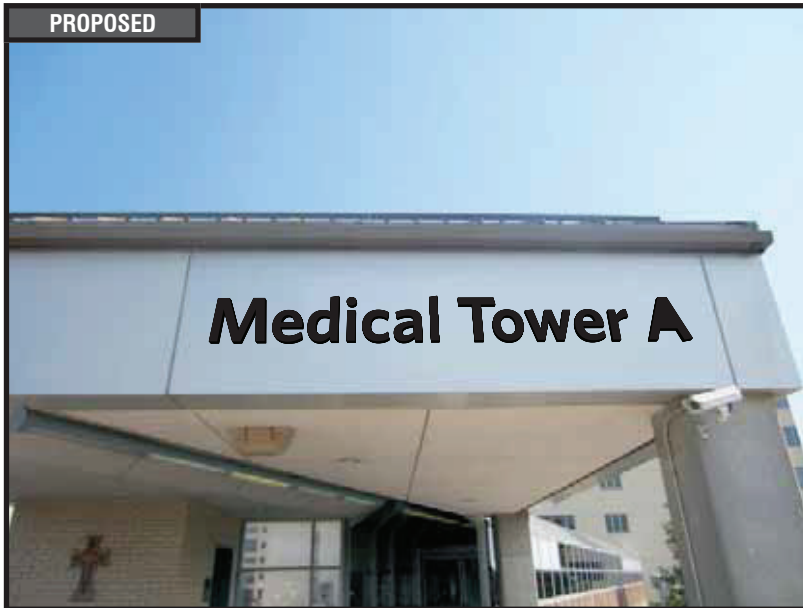
Medical Tower A

CUSTOM 8" BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

PROPOSED



RECOMMENDATIONS

ADDRESS: **12120 Conway Rd.**
CITY/STATE: **St. Louis, MO**
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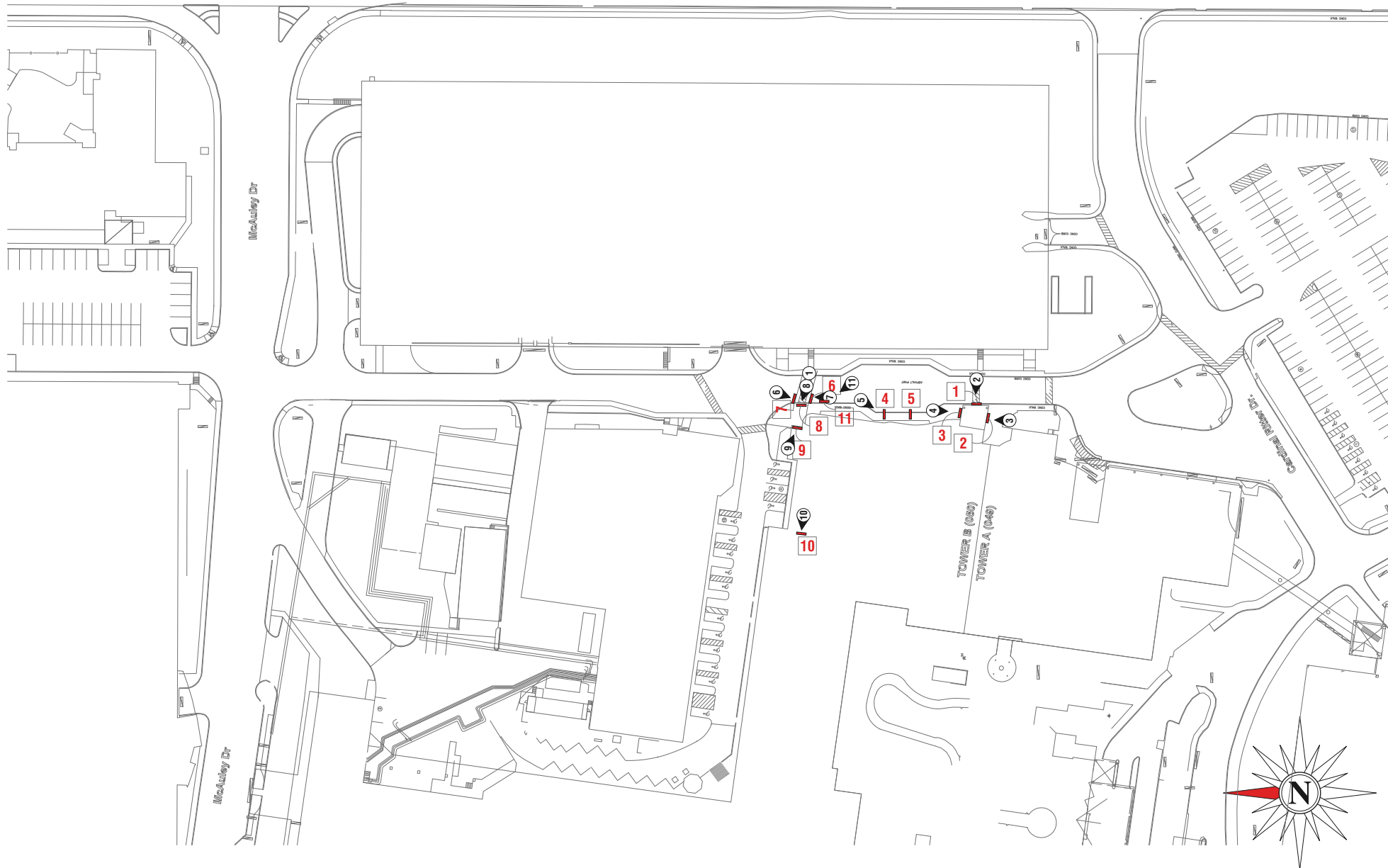




Location #: 050

**621 S. New Ballas Rd. Tower B
St. Louis, MO
63141**





SITE PLAN

ADDRESS: **621 S. New Ballas Rd. Tower B**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566
 LOCATION #:
050

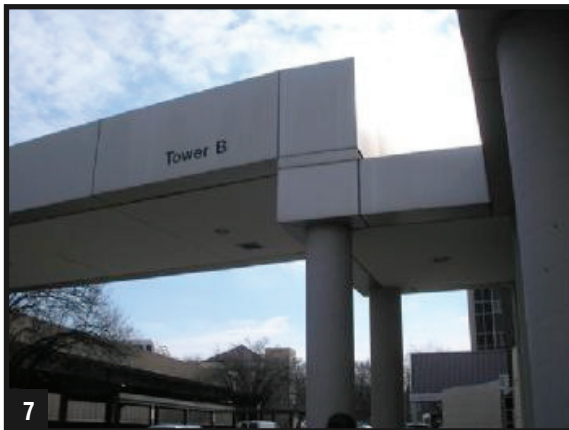
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OVERVIEW PHOTOS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	050	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_050_St Louis_MO.cdr	

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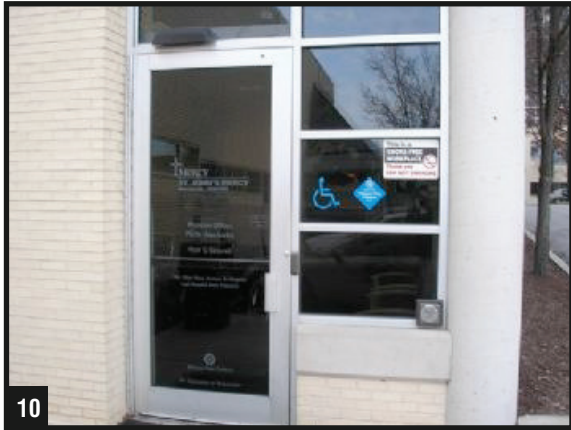
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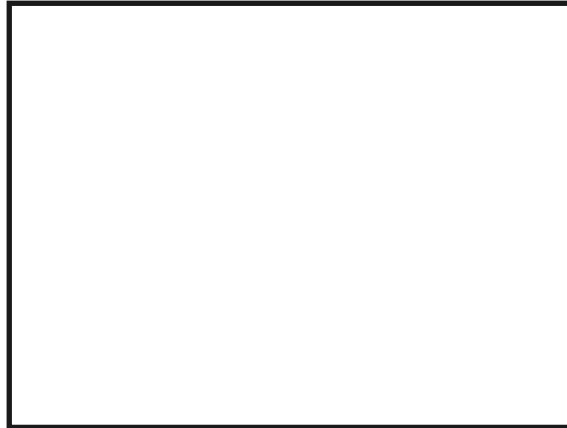
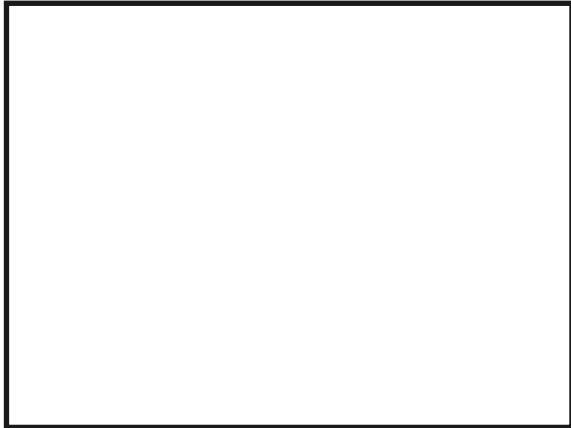
Icon Identity Solutions ImageCare Maintenance Services



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OVERVIEW PHOTOS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
050

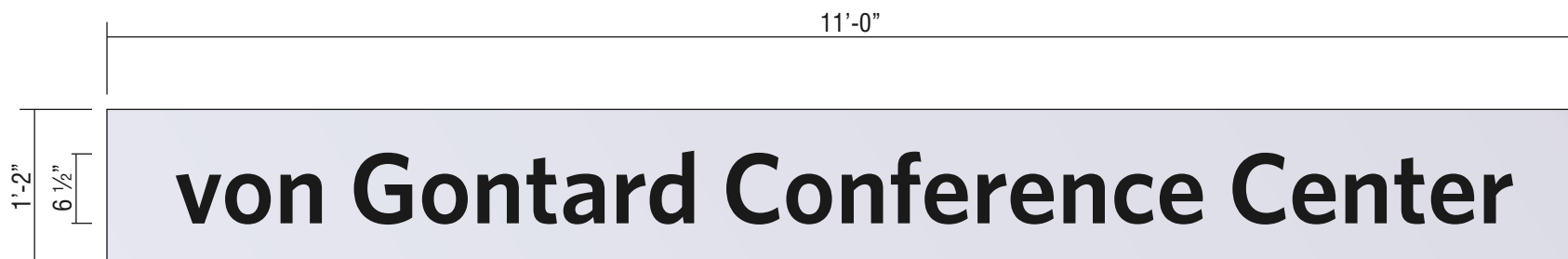
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**CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS**

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM
PLATE LETTERS.

SCALE: 3/4"=1'-0"

**RECOMMENDATIONS**

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
050

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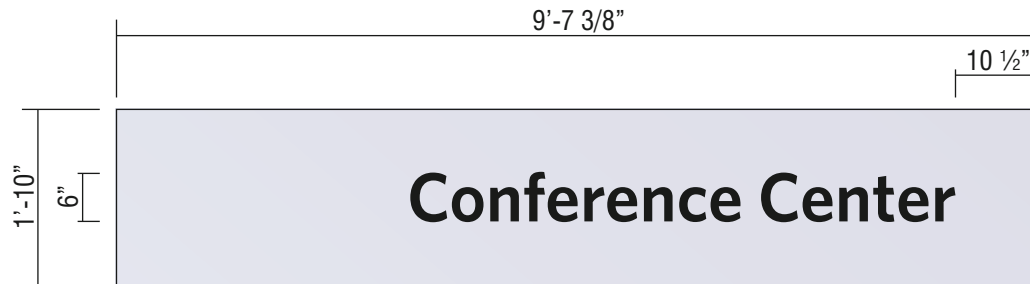
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CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
050

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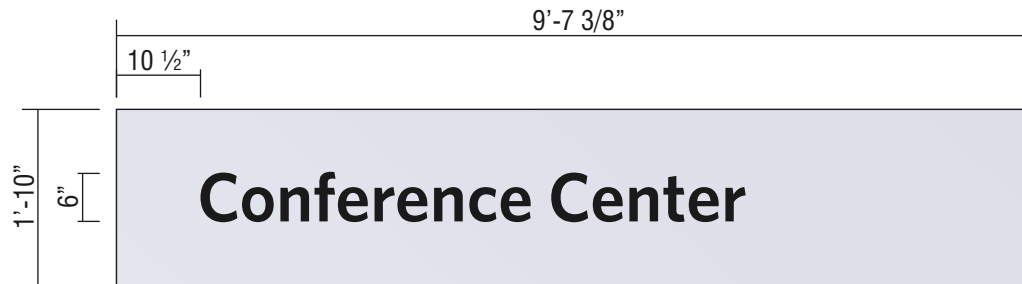
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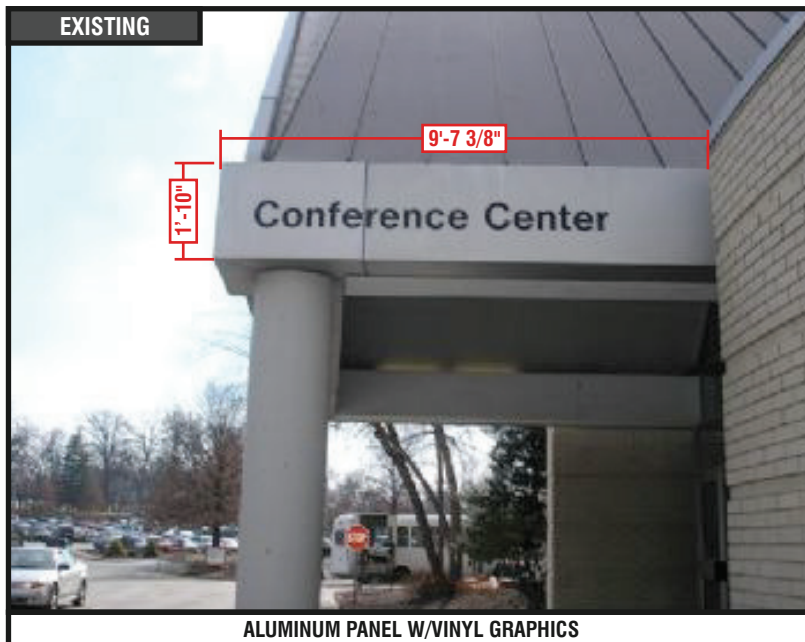




CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
050

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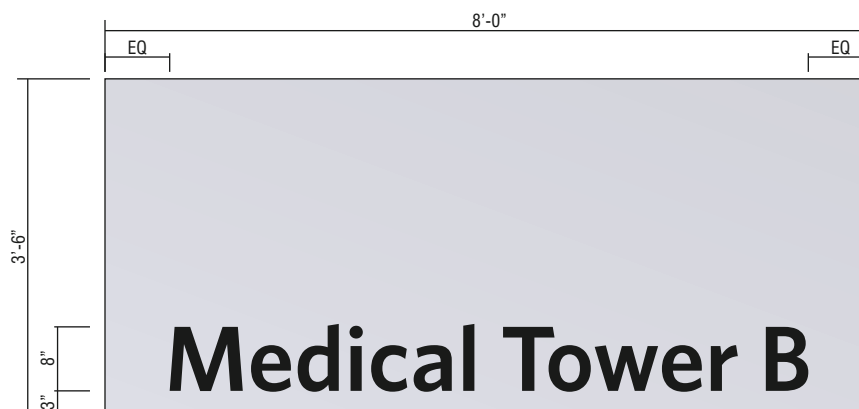
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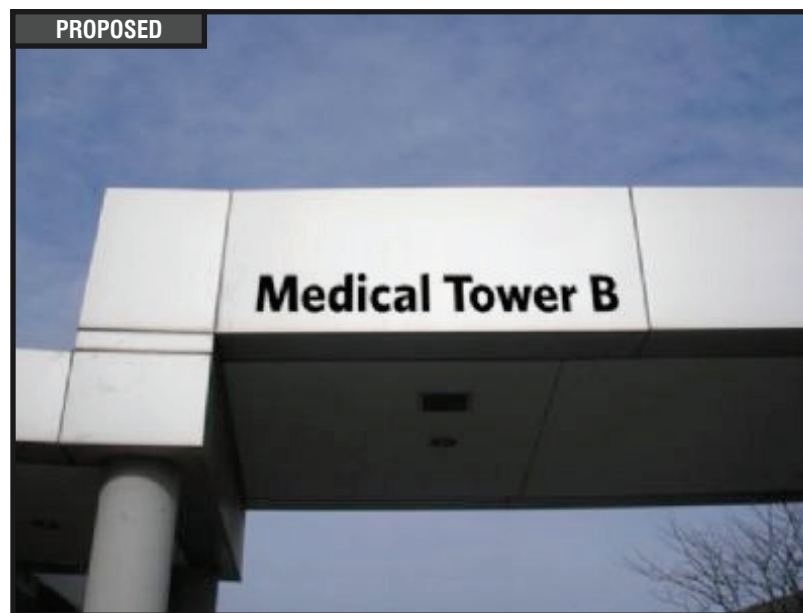
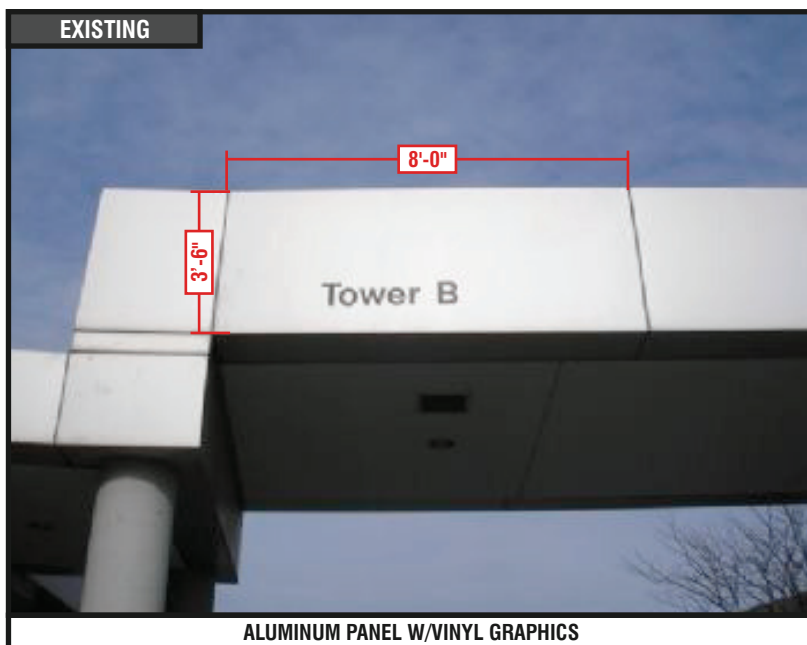




CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



RECOMMENDATIONS

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3566
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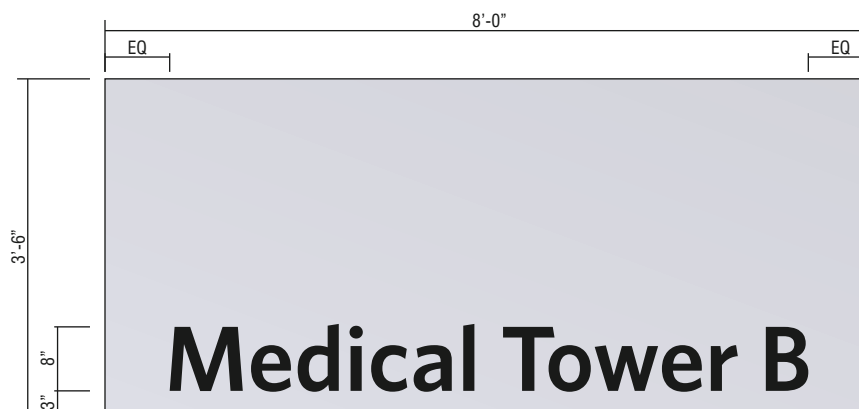
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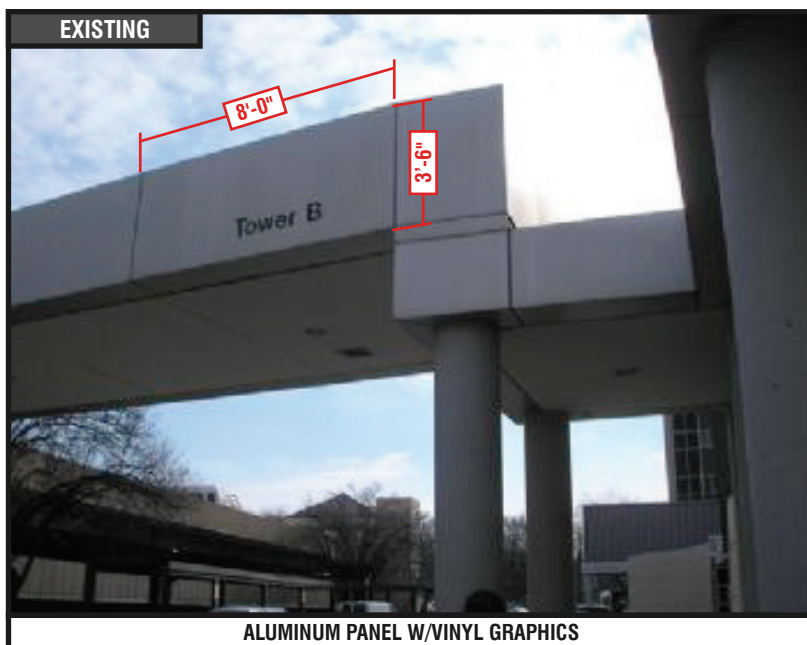
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Icon Identity Solutions ImageCare Maintenance Services



CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1/2" = 1'-0"



RECOMMENDATIONS

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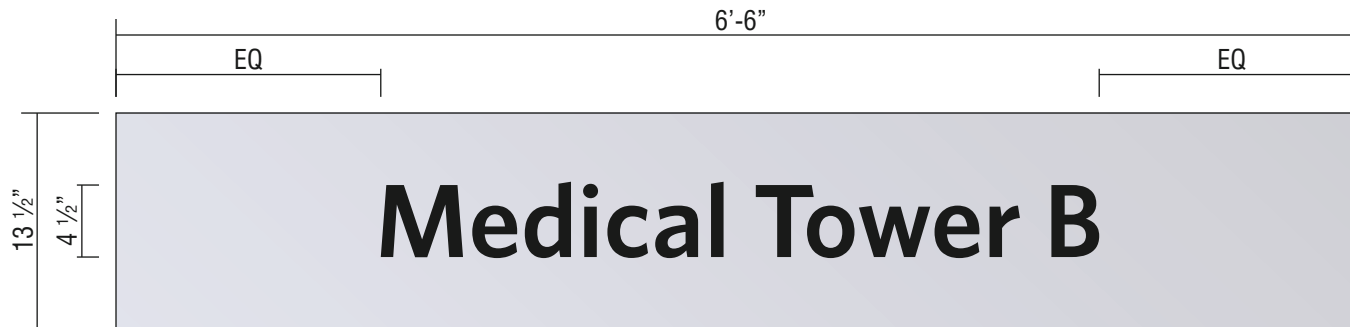
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CUSTOM REPLACEMENT PANEL W/BLACK PLATE LETTERS

FLAT ALUMINUM PANEL PAINTED TO MATCH EXISTING w/ 1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 1"=1'-0"



RECOMMENDATIONS

ADDRESS: 621 S. New Ballas Rd. Tower B
CITY/STATE: St. Louis, MO
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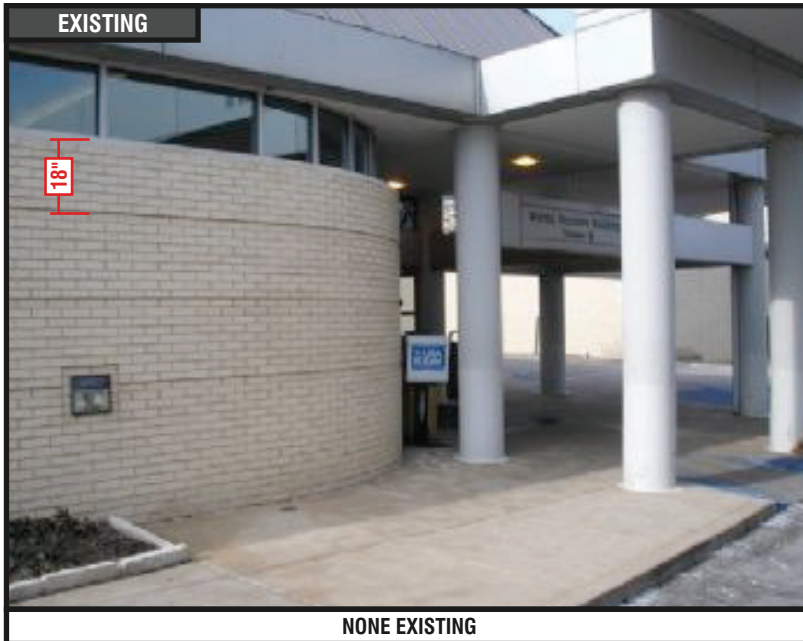
6'-7 7/8"

8" **Medical Tower B**

CUSTOM BLACK PLATE LETTERS

1/4" BLACK ALUMINUM PLATE LETTERS.

SCALE: 3/4" = 1'-0"

EXISTING**NONE EXISTING****PROPOSED****RECOMMENDATIONS**

ADDRESS: 621 S. New Ballas Rd. Tower B
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Location #: 051

**12120 Conway Rd.
St. Louis, MO
63141**



SIGN#:	QTY:	SIGN TYPE & DESCRIPTION
1	1	B2-4'-0" MONUMENT
2	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
3	1	LEAVE EXISTING
4	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
5	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
6	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
7	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
8	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
9	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
10	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
11	1	F2-FS POLE MOUNTED REGULATORY (1.5 SQ. FT.)
12	1	LEAVE EXISTING
13	1	DV-1 DOOR VINYL TYP. INSTALLATION



RECOMMENDATIONS

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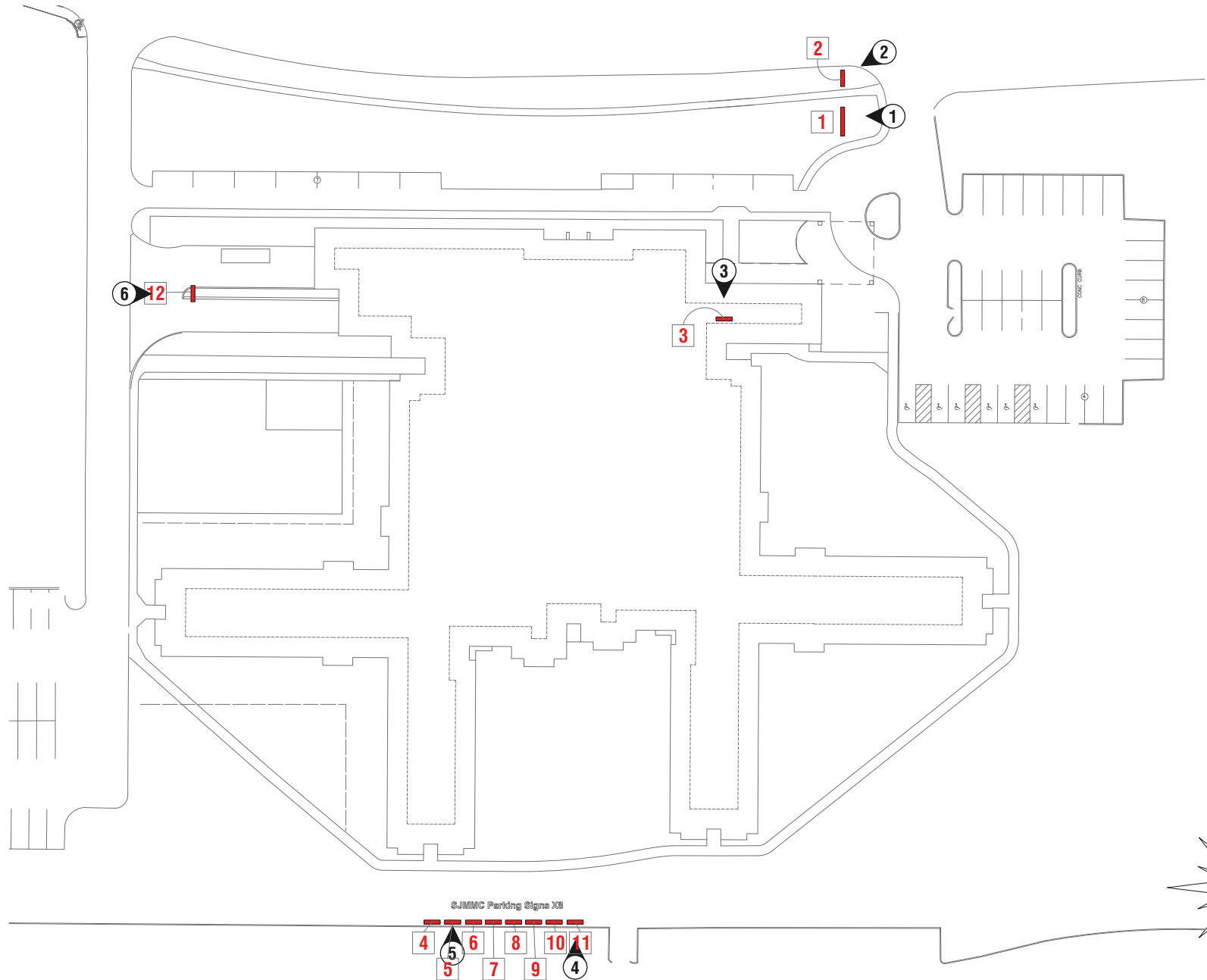
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SITE PLAN

ADDRESS: **12120 Conway Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:
3566

LOCATION #:
051

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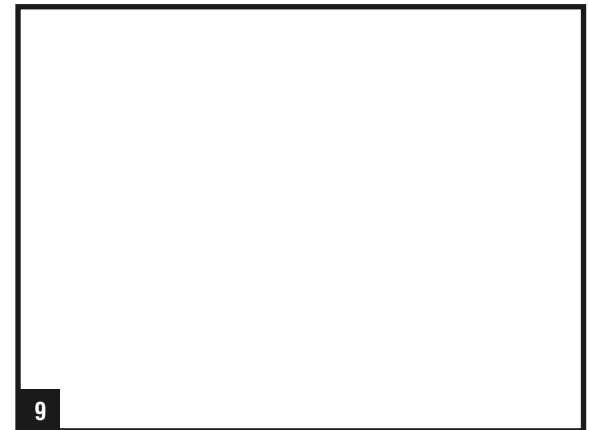
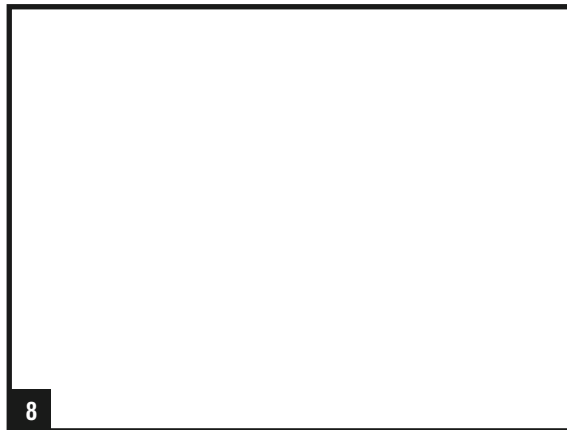
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OVERVIEW PHOTOS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR _____/_____/_____ DATE
LOCATION #:	051	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_051_St Louis_MO.cdr	

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DATE:	06/07/12
Rev. 1:	06/22/12
Rev. 2:	06/27/12
Rev. 3:	00/00/00
Rev. 4:	00/00/00
Rev. 5:	00/00/00

SCALE:	As Noted
DRAWN BY:	TVS
PAGE #:	4

DRAWINGS PREPARED BY:

The Icon Companies®

icon ims

Icon Identity Solutions ImageCare Maintenance Services

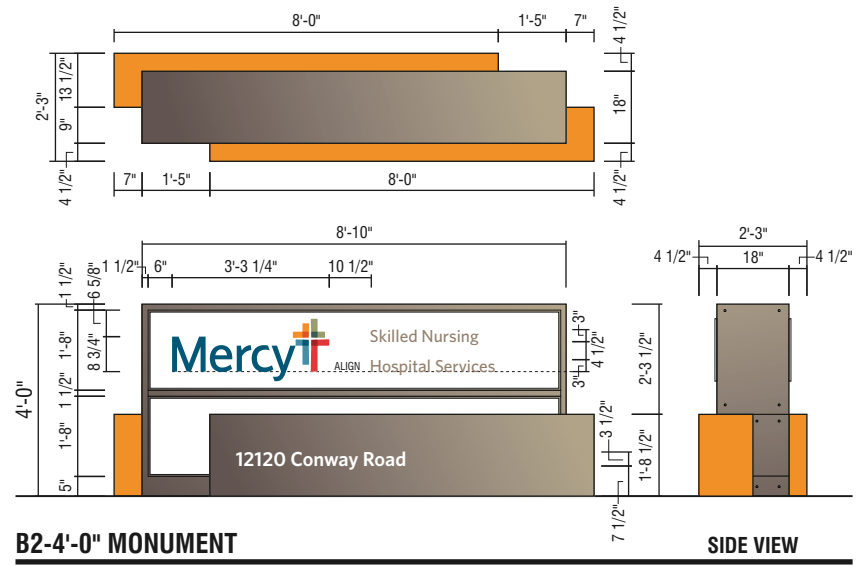
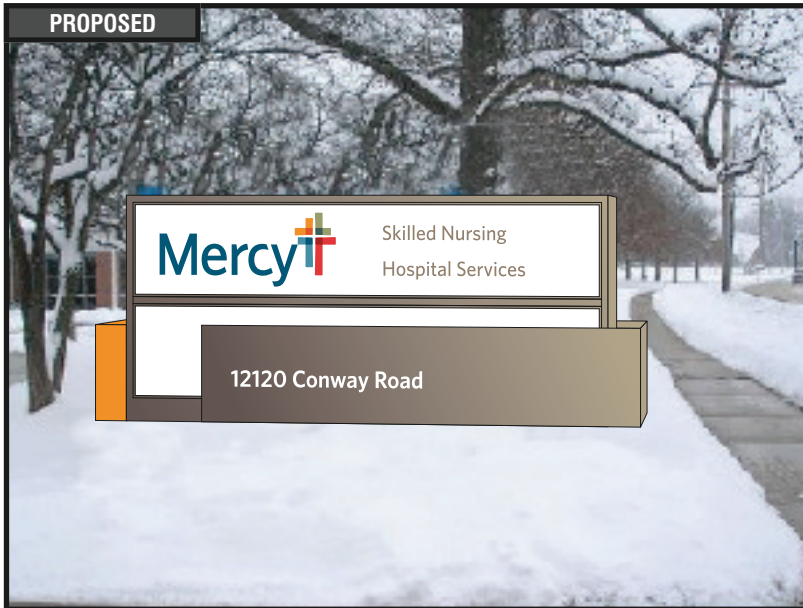
EXISTING



ILLUMINATED MONUMENT SIGN

SIGN 1

PROPOSED



B2-4'-0" MONUMENT

SIDE VIEW



RECOMMENDATIONS

ADDRESS: 12120 Conway Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:

3566

LOCATION #:

051

SUBMITTAL IS: ☐ APPROVED

☐ APPROVED AS NOTED

☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....3566_051_St Louis_MO.cdr

DATE: 06/07/12

Rev. 1: 06/22/12

Rev. 2: 06/27/12

Rev. 3: 00/00/00

Rev. 4: 00/00/00

Rev. 5: 00/00/00

SCALE:

As Noted

DRAWN BY:

TVS

PAGE #:

5

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Location #: 502

**601 S. New Ballas Rd.
St. Louis, MO
63141**



[illegible]

RECOMMENDATIONS

ADDRESS: **601 S. New Ballas Rd.**
CITY/STATE: **St. Louis, MO**
ZIP: **63141**

PROJECT #:
3566

LOCATION #:
502

SUBMITTAL IS: ☐ APPROVED _____ CLIENT CONTRACTOR
☐ APPROVED AS NOTED _____
☐ REVISED AND RESUBMIT _____ / _____ / _____ DATE

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DATE: 06/06/12
Rev. 1: 06/22/12
Rev. 2: 00/00/00
Rev. 3: 00/00/00
Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE:
N/A

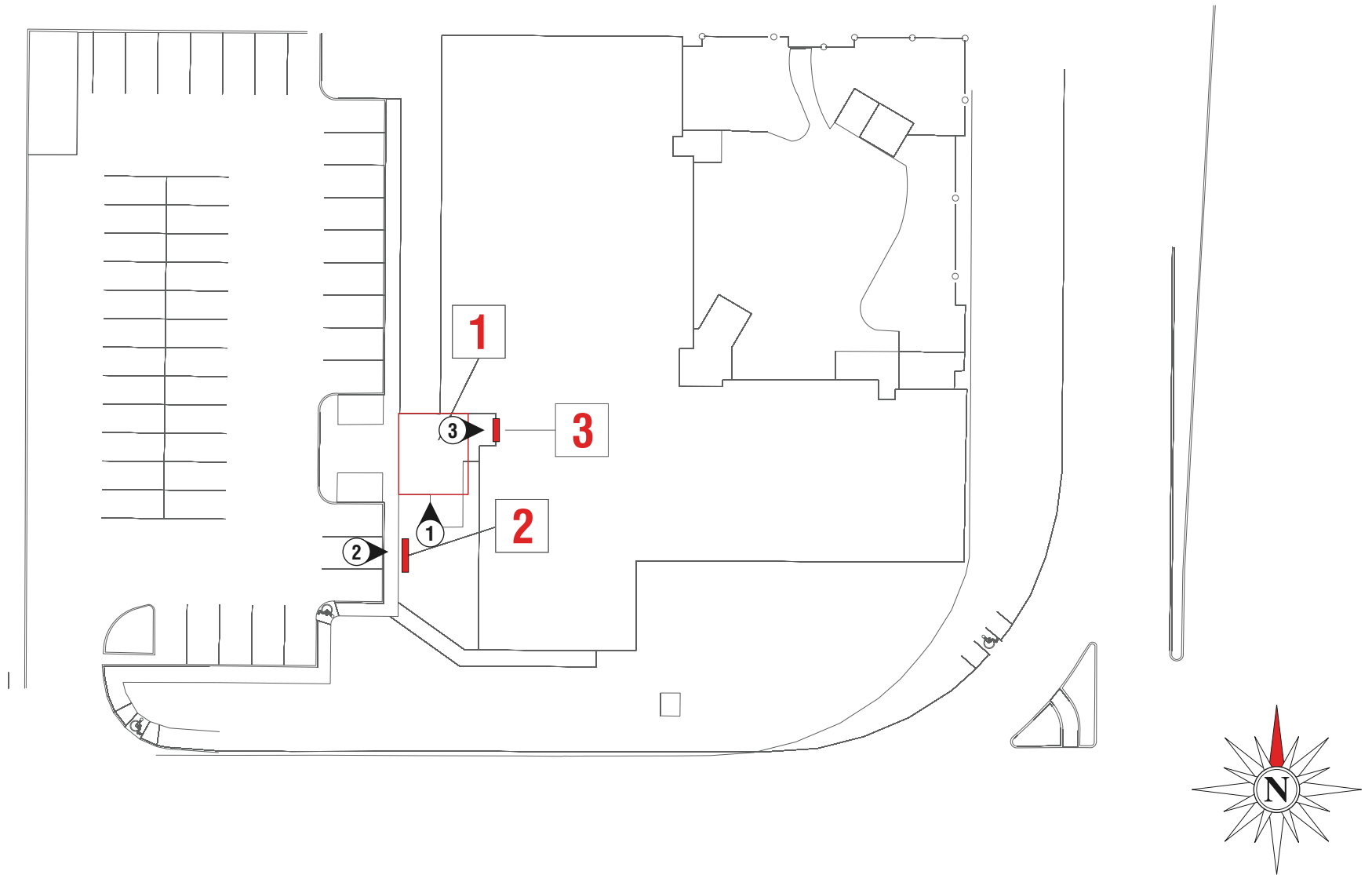
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TVS

PAGE #:
2

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SITE PLAN

ADDRESS: **601 S. New Ballas Rd.**
 CITY/STATE: **St. Louis, MO**
 ZIP: **63141**

PROJECT #:	3566	SUBMITTAL IS:	☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	CLIENT CONTRACTOR
LOCATION #:	502	FILE PATH:	Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_502_St Louis_MO.cdr	
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DATE: **06/06/12**
 Rev. 1: **06/22/12**
 Rev. 2: **00/00/00**
 Rev. 3: **00/00/00**
 Rev. 4: **00/00/00**
 Rev. 5: **00/00/00**

SCALE: **N.T.S.**
 DRAWN BY: **TVS**
 PAGE #: **3**





OVERVIEW PHOTOS

ADDRESS: 601 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566
LOCATION #:
502

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT
CLIENT CONTRACTOR
DATE
FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_502_St Louis_MO.cdr
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Rev. 4: 00/00/00
Rev. 5: 00/00/00

SCALE:
As Noted
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PAGE #:
4

DRAWINGS PREPARED BY:

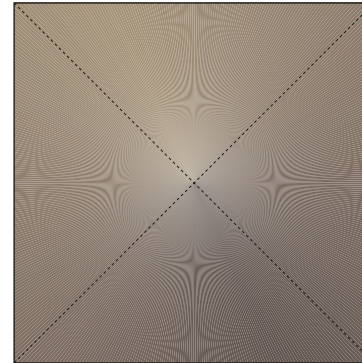


EXISTING



NON-ILLUMINATED AWNING

SIGN 1



PROPOSED



CUSTOM AWNING RE-SKIN

SURVEY REQUIRED

SCALE: 1/4" = 1'-0"

NOTE: COPY IS A QUANTITY OF TWO(2) FOR FRONT AND SIDE ELEVATION OF CANOPY



RECOMMENDATIONS

ADDRESS: 601 S. New Ballas Rd.
CITY/STATE: St. Louis, MO
ZIP: 63141

PROJECT #:
3566

LOCATION #:
502

SUBMITTAL IS: ☐ APPROVED
☐ APPROVED AS NOTED
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DATE
FILE PATH: Active\ACCOUNTS\M\Mercy Health Systems\Locations\3566_3_4_20.....502\3566_502_St Louis_MO.cdr
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SCALE:
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PAGE #:
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BILL NUMBER 4009

ORDINANCE NUMBER 3041

AN ORDINANCE FOR A MASTER SIGNAGE PLAN PURSUANT TO SECTION 26-104.6 OF ORDINANCE NUMBER 1903 OF THE CITY OF CREVE COEUR, FOR ST. JOHNS MERCY MEDICAL CENTER LOCATED AT 615 S. NEW BALLAS ROAD.

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Architectural Sign Associates on behalf of St. Johns Mercy Medical Center for a Master Signage Plan for the property located at the St. Johns Mercy campus with the primary address of 615 S. New Ballas Road;

WHEREAS, The boundaries of the Master Signage Plan will be for St. Johns Mercy Medical Center including all existing and proposed signage as demonstrated in Exhibit 1, Master Signage Plan;

WHEREAS, Said property is zoned "PH" Planned Hospital district;

WHEREAS, The Planning and Zoning Commission recommended approval of the Master Signage Plan on January 3, 2005;

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, January 24, 2005, beginning at 7:00 p.m. or immediately following the close of the previous Public Hearing, on said application for the Master Signage Plan as provided by Section 26-104.6 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of said Public Hearing had been previously published on January 7, 2005 in the St. Louis Countian and on the week of January 9, 2005 in the West County Journal, newspapers of general circulation in the City of Creve Coeur, and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting three times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The Master Signage Plan for St. Johns Mercy Medical Center, as submitted by Architectural Sign Associates on behalf of St. Johns Mercy Medical Center in the form of Exhibit 1 attached hereto, is approved subject to the hereinafter stated conditions, on the property commonly known as the St. Johns Mercy Medical Center campus and identified as the area on the Master Signage Plan.

SECTION 2: Such approval of the Master Signage Plan for St. Johns Mercy Medical Center shall be subject to the following conditions:

1. The applicant shall submit sign permit and/or building permit applications for proposed signs, including existing building or directional signage referred to in the Master Signage Plan that currently does not possess a building permit.
2. The applicant shall reduce the brightness of the existing building signage at the Cancer Center to comply with City ordinances.
3. The applicant shall follow the Master Signage Plan for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Signage Plan, unless approved by the City of Creve Coeur.

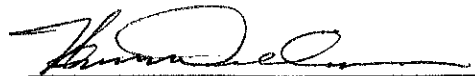
SECTION 3: This Ordinance shall be in full force and effect 15 days after adoption by the City Council and the signing thereof by the Mayor.

Adopted this 14th day of February 2005.



DAVID KASSANDER, PRESIDENT
CITY COUNCIL

Approved this 14th day of February 2005.



HAROLD L. DIELMANN
MAYOR

Attest:



LAVERNE COLLINS, CMC
CITY CLERK

**AN ORDINANCE TO AMEND THE MASTER SIGNAGE PLAN FOR
THE ST. JOHN'S MERCY MEDICAL CENTER CAMPUS,
LOCATED IN THE NORTHWEST QUADRANT OF SOUTH NEW BALLAS ROAD
AND CONWAY ROAD**

WHEREAS, An application, pursuant to Section 26-104.6 of the City's Code of Ordinances, was submitted by Signs on Site, Inc., on behalf of St. John's Mercy Medical Center, for an addendum to their previously approved Master Signage Plan, Ordinance Number 3041; and,

WHEREAS, The Master Signage Plan and the attached Exhibit A, Master Signage Plan Addendum defines all characteristics of certain signs throughout the entire St. John's Mercy Medical Center campus; and,

WHEREAS, Said property is in the "PH" Planned Hospital zoning district; and,

WHEREAS, The Planning and Zoning Commission by unanimous vote recommended approval of the amendment to the Master Signage Plan on June 1, 2009; and,

WHEREAS, the City Council of the City of Creve Coeur, Missouri, also being cognizant of a need for these additions to Ordinance Number 3041, held a public hearing thereon at the Creve Coeur Government Center on July 13th, 2009, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that the granting of the application would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in conformance with good zoning practice.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

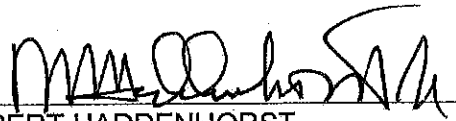
SECTION 1: An addendum to the Master Signage Plan for the St. John's Mercy Medical Center campus, as enacted by Ordinance Number 3041, is hereby approved to add all signs in the attached Exhibit A, as prepared and submitted by Signs on Site, Inc., on behalf of St. John's Mercy Medical Center.

SECTION 2: Implementation of the Master Signage Plan for the St. John's Mercy Medical Center campus shall be limited as follows:

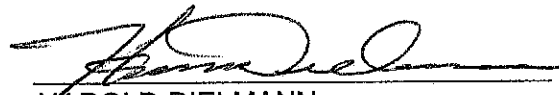
1. The applicant shall submit sign permit applications for any and all new, altered or relocated signs depicted in the Master Signage Plan including those signs in the attached Exhibit A, to the Zoning Administrator as required by Article 8, Sign Regulations, of the Zoning Code.
2. All applicable sign permit applications shall be in substantial conformance with the Master Signage Plan, including those in the attached Exhibit A. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Signage Plan, unless approved by the City Council of the City of Creve Coeur upon receipt of a recommendation from the Planning and Zoning Commission.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

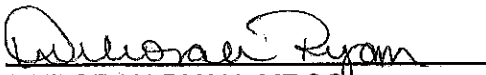
ADOPTED THIS 10 DAY OF August, 2009


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

APPROVED THIS 10 DAY OF August, 2009


HAROLD DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK