



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF CREVE COEUR, MISSOURI**  
**TUESDAY, JANUARY 19, 2016**  
**7:00 PM**

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.*

**CALL TO ORDER**

**ROLL CALL**

Ms. Beth Kistner (Chair)  
Mr. Tim Carney  
Mr. James Faron  
Ms. Muriel Hall  
Mr. Ken Howard  
Mr. Charles Pullium  
Mr. Gene Rovak  
Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, Director of Community Development  
Ms. Whitney Kelly, City Planner  
Ms. Deborah McLaughlin, Recording Secretary  
Ms. Jessica Stutte, Planning Assistant

**ACCEPTANCE OF THE AGENDA**

**APPROVAL OF MINUTES**

1. January 4, 2016 Planning and Zoning Commission Meeting Minutes

**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.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

1. **Application #16-001: APPROVAL OF NEW PARKING LOT IMPROVEMENTS AND LIGHTING FIXTURES OF THE AMERICAN OPTOMETRIC ASSOCIATION BUILDING AT 243 N. LINDBERGH BOULEVARD**

Toby Heddinghaus, of Gray Design Group, has submitted an application on behalf of the American Optometric Association for new light fixtures, and landscaping within the parking lot, modification to prior approved west elevation, and new light fixtures for the front of the building. The lighting on the front of the building includes up-lighting to highlight the architecture. The site is pre-existing non-conforming in site coverage at 69%, where the proposed changes will bring the site into compliance with the existing regulations to 63%.

2. **Application #16-003: Site Development Plan Approval for a Monument Sign for the Creekside at Mason Subdivision**

Jeff Karl, of Pulte Homes, has submitted an application for approval of monument sign for the Creekside at Mason Subdivision at the intersection of Mason Road and the new Creekside View Drive. The sign is approximately four square feet, on a three foot by six foot tall monument column. Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces.

3. **Application #16-004 for Approval of the Minor Site Plan for Façade Improvements for Total Access Urgent Care in the Tenant Space Addressed as 10923 Olive Boulevard**

Dr. Matthew Bruckel submitted an application for façade improvements to the tenant space including creating a new entrance and sign band, and re-orienting the building toward Olive Boulevard. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

**WORK AGENDA**

None

**DEPARTMENT REPORTS**

1. Director of Community Development

2. City Attorney

**ADJOURNMENT**

Posted: \_\_\_\_\_

Jason W. Jaggi  
Director of Community Development

## PLANNING AND ZONING COMMISSION MEETING

Monday, January 4, 2016  
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, January 4, 2016, at the Creve Coeur Government Center, 300 North New Ballas Road. Chairman Beth Kistner called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Ms. Beth Kistner, Chair  
Mr. Tim Carney  
Mr. James Faron  
Ms. Muriel Hall  
Mr. Charles Pullium  
Mr. Gene Rovak  
OTHERS PRESENT: Mr. Carl Lumley, City Attorney  
Mr. Jason Jaggi, Director of Community  
Development  
Ms. Whitney Kelly, City Planner  
Ms. Jessica Stutte, Planning Assistant  
Deborah McLaughlin, Recording Secretary

CALL TO ORDER

ROLL CALL

## ACCEPTANCE OF THE AGENDA

Mr. Rovak moved to accept the agenda with no changes.  
Mr. Faron seconded the motion. All voted aye for acceptance.

## APPROVAL OF MINUTES

1. December 21, 2015 Planning and Zoning Commission Meeting Minutes.

Mr. Faron made a motion to approve the December 21, 2015 P&Z minutes. Mr. Rovak seconded the motion. All voted aye for acceptance.

## PUBLIC COMMENT

None.

## UNFINISHED BUSINESS

None.

## NEW BUSINESS

1. PUBLIC HEARING. Application #15-033: Approval of an Amendment to the Conditional Use Permit for Anis Hyderabad House Indian Restaurant.

Mr. Cameron Coleman, Levine Associates, indicated that the owners are out of town, and Alvah Levine was going to be here, but he also got stuck on a flight out of the country.

Basically, the owners of Anis Restaurant want to expand in the space adjacent to them to accommodate new business and more upscale, better experience than they currently have.

Ms. Kelly indicated that this is an expansion of an existing restaurant into a vacant space, therefore, we're asking for a repeal of the prior ordinance and replacement with a new ordinance with one ordinance governing the entire business. There is no impact on the parking, and, therefore, we recommend approval.

Mr. Lumley offered the following exhibits into the record of the public hearing: Documentation in possession of the City Clerk reflecting the public notice, staff report, City Code of Ordinances and Charter, the City's Comprehensive Plan and public file regarding the application.

Mr. Rovak made a motion to recommend approval of Application 15-033 to repeal and replace the conditional use permit for Anis Hyderabad House Indian Restaurant located at 12637 through 12639 Olive Boulevard subject to the conditions contained in the draft ordinance prepared for the meeting of January 4th, 2016. Mr. Pullium seconded the motion.

The resultant vote was as follows:

|               |                 |               |
|---------------|-----------------|---------------|
| Ms. Hall-aye  | Mr. Carney-aye  | Mr. Faron-aye |
| Mr. Rovak-aye | Mr. Pullium-aye | Chair-aye     |

2. Application #16-002: Site Development Plan Approval for the Vanguard Heights Monument Sign and for a New Transit Shelter with a Unique Design at 10360 Old Olive Street Road.

Mr. Braswell, Covington Realty Partners, 135 North Meramec, St. Louis 63105 indicated he is here tonight for two items. A monument sign that is shared by both our apartment community, as well as the office building next door. Both are part of the 5.26 acres rezoning that was accomplished a couple years ago.

The upper portion of this sign is the Vanguard Luxury

Apartment, and below it says "Pavilion Office Center". It is the portion that represents the office building next door.

As part of Ms. Kelly's write-up, you'll note that one of the conditions is that we have a legal document between the two owners of the office building, Dr. Branson and ourselves, so that in the event when these properties either sell or convey down the road, there'll be something on record, they will always have the right of the office building to maintain signage on that, so you end up with one sign for two properties as we're proposing tonight. Mr. Braswell described the transit shelter and there was discussion concerning the transit shelter.

Mr. Pullium made a motion to approve Application 16-002 for the site development plan for the monument sign for the Vanguard Heights Apartment Pavilion Office Center and the unique design transit shelter along Old Olive Street Road, subject to the conditions contained in the staff report prepared for the meeting of January 4th, 2016.

Mr. Faron seconded the motion.

The resultant vote was as follows:

|                 |               |               |
|-----------------|---------------|---------------|
| Mr. Pullium-aye | Mr. Rovak-aye | Mr. Faron-aye |
| Mr. Carney-aye  | Ms. Hall-aye  | Chair-aye.    |

#### WORK AGENDA

None.

#### DEPARTMENT REPORTS

##### 1. Director of Community Development

Mr. Jaggi indicated the next Planning and Zoning Commission meeting will be on January 19th. On that agenda we will have three items: One is a monument sign, entrance sign, for the Creekside at Mason project; site changes proposed for the American Optometric Association building at 243 Lindbergh Boulevard, as well as a facade and minor site plan application for a tenant refinish and reutilization at 10923 Olive Boulevard in the former Bandana's location.

Mr. Jaggi also reminded the Commission that the subdivision trustee work focus session has been scheduled for January 12th as part of the Comprehensive Plan. That is on our web page now. Emails were sent out in December.

Mr. Jaggi indicated that the City's web page is now updated with the Comprehensive Plan.

Mr. Jaggi indicated the next public workshop will be scheduled February 1st.

Mr. Jaggi reminded the Commission the last time there was talk about maybe the start time of these meetings would be changed. Commission was going to discuss whether that's

something you were interested in moving start time up or we can just keep it at seven o'clock.  
Discussion was had concerning 6:30 start time.

Mr. Rovak made a motion that beginning with the second meeting in February, we regularly schedule our Planning and Zoning Commission meetings for 6:30 p.m. Mr. Faron seconded the motion.  
Chairman Kistner called for a vote to which all responded aye. No nays were indicated.

2. City Attorney.  
None.

ADJOURNMENT:

Mr. Faron moved for adjournment.  
Chairman Kistner called for a vote to which all responded aye. Adjournment was at 7:36 p.m.

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Beth Kistner, Chairman

Produced by: Deborah K. McLaughlin, Court Reporter



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**  
**#16-001 APPROVAL OF NEW PARKING LOT IMPROVEMENTS AND**  
**LIGHTING FIXTURES OF THE AMERICAN OPTOMETRIC**  
**ASSOCIATION BUILDING AT 243 N. LINDBERGH BOULEVARD**  
**FOR THE MEETING OF: Tuesday, January 19, 2016**

**LOCATION:** 243 N. Lindbergh Boulevard, zoned GC District.

**REQUEST:** Toby Heddinghaus, of Gray Design Group, has submitted an application on behalf of the American Optometric Association for new light fixtures, and landscaping within the parking lot, modification to prior approved west elevation, and new light fixtures for the front of the building. The lighting on the front of the building includes up-lighting to highlight the architecture. The site is pre-existing non-conforming in site coverage at 69%, where the proposed changes will bring the site into compliance with the existing regulations to 63%.

**ADDITIONAL INFORMATION:** Section 405.680 Lighting of the City's Code of Ordinances requires Planning and Zoning Commission review of proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. The prior approval on November 16, 2015 included only the lighting feature for the new entrance plaza, and did not include the parking lot and front of the building. The June 1, 2015 approval for the changes to the building included maintaining the existing brick on the west elevation

**Key Issues:**

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

**Comprehensive Plan References**

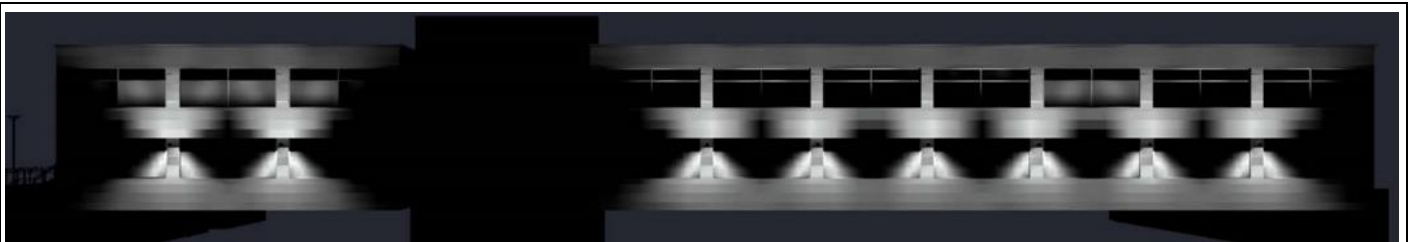
- Commerce Center Action Area
- Design Guidelines

**Zoning Code References**

- Section 405.360: "GC" General Commercial District
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT:** Toby Heddinghaus, AIA  
Gray Design Group, Inc.  
9 Sunnen Drive, Suite 110  
St. Louis, MO 63143

**PROPERTY OWNER:** American Optometric Association  
243 N. Lindbergh Boulevard  
Creve Coeur, MO 63141



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner  
**DATE:** 1/13/2016  
**ATTACHMENTS:** Applicant's Materials submitted December 4, 2015  
Staff Report from June 1, 2015 P&Z Commission Meeting  
Staff Report from November 16, 2015 P&Z Commission Meeting

## PROPOSAL

The prior approval for the building façade changes in June included maintaining the existing brick on the west elevation. However the Applicant contracted a consultant to conduct field water testing of the existing west wall that was meant to remain in place. Significant water penetration through the wall was found, and since the wall was originally designed as a double wythe masonry wall with no drainage cavity, the design team could not guarantee that water problems would not be a constant concern in AOA's newly renovated building. Several options were considered and priced, and while the option of wrapping the Nichiha panels around to all sides was not the least expensive, it seemed to be the best value solution when weighing performance, maintenance, and aesthetics. Below is the proposed west elevation of the building:



The application includes new lighting to the front of the building that will have up-lighting to highlight the new building façade, per the image below:

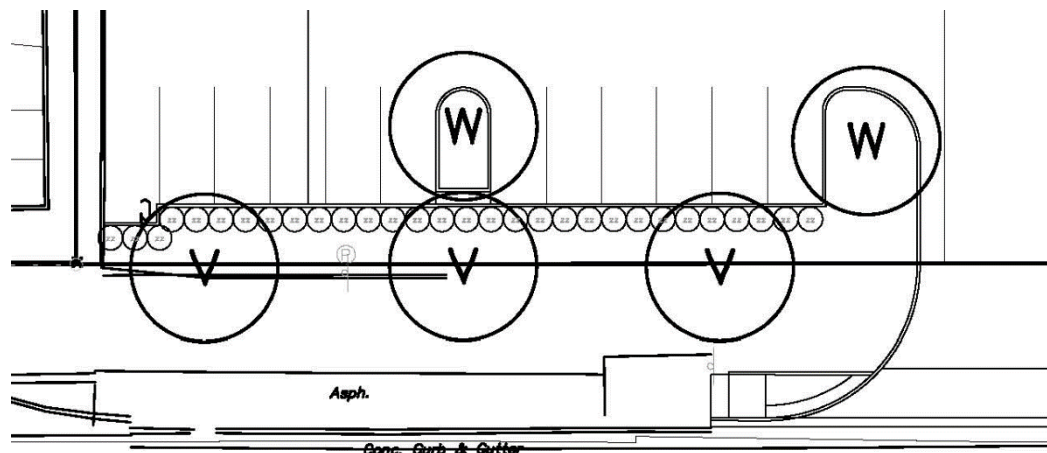


**Artemide** | NORTH AMERICA

### EFFETTO Wall

Light fixture with 1, 2 or 4 light beams using monochromatic LED light sources with light-diffusing lenses which optimize the optical performance of the beams and establish their width. Designed to create geometric lights of scenic effect. Structure available with square or circular silhouettes.

Also proposed are new light fixtures and reconfiguration of the existing parking lot by providing new landscaping through-out, and shortening the parking lot by 10 feet to provide for new trees and a hedge along Lindbergh Boulevard. Below is a close up of the parking lot along Lindbergh Boulevard:



### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                    | ZONED                                 | SEPARATED BY      |
|-----------|----------------------------------------|---------------------------------------|-------------------|
| North     | Office                                 | GC District                           | NA                |
| South     | Office                                 | GC District                           | NA                |
| East      | St Louis Country Day School: Residence | City of Ladue: C Residential District | N. Lindbergh Blvd |
| West      | Residences                             | B Single Family Residential           | NA                |

### COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area that provides for a mix of uses including research laboratories, and professional offices, and encourages upgrading the architectural quality of the building stock as businesses expand or redevelop (p. 70).

#### Design Guidelines Review

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations, and landscaping that is balanced throughout the site. While the Applicant had initially intended to keep the brick, water issues now require removing and/or covering it to prevent further problems. However, continuing the materials all the way around the materials, actually creates a consistent design on all elevations in compliance with the Design Guidelines. The new landscaped islands brings the site further into compliance with the Zoning Code and Design Guidelines, by breaking-up the existing parking lot, as well as furthering the site to meet with the 63% maximum site coverage for the district. The Design Guidelines provides further direction on outdoor lighting that is appropriate to site and location, and is downcast and fully shielded, and architecturally integrated with the building style, materials, and colors. Buildings should not be flood lit at night (p.8). The proposed parking lot lights meet with the Design Guidelines, and while the building light fixtures have an up-light to highlight the front of the building, the light source is shielded, and appropriate for the façade. No light is directed off the site. The intent of the proposed building lights is not to provide for flood lighting but to have sconces/fixtures on the building to highlight architectural details of the building.

### ZONING REVIEW

#### Landscaping

Section 405.540(F)(1) requires one street tree per 30 lineal feet of frontage. The street trees may include existing trees, new trees or a combination thereof, provided that there is one street tree for every 30 lineal feet or part thereof of street frontage and such street trees are located on the property at least two feet six inches but not more than 12 feet from the back of the curb, unless additional setback is necessary to accommodate planned road widening, overhead utility lines or some other condition identified by the Director of Planning. As indicated above, the proposal includes shortening the parking lot 10 feet to provide for 3 new trees, along the property line and two new trees within the new islands along Lindbergh Boulevard.

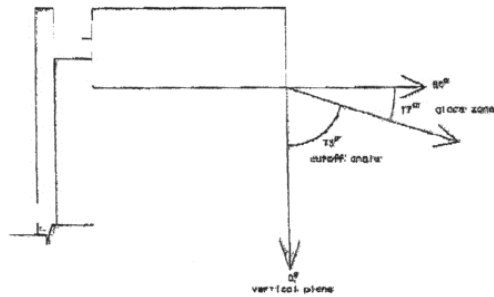
#### Lighting:

Section 405.680 of the City's Code of Ordinance regulates the lighting standards throughout the City and requires that all lights are downcast and fully shielded except by approval of the Planning and Zoning Commission. Relevant sections are below:

*A. Definitions. For the purposes of lighting regulations, terms used shall be defined as follows:*

*CUTOFF ANGLE: The angle at which a permanently attached shield directs light downward and obstructs light discharge in a manner that lessens glare emitted from the fixture. The cutoff angle*

is measured from the vertical plane which is perpendicular to the ground and is restricted to a maximum of seventy-three degrees (73°) as demonstrated in the following exhibit:



**B. General Standards:**

3. In non-residential zoning districts lighting fixtures, except for traffic signals and lighting for major outdoor recreation facilities, shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section 405.1080.
4. Lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.
5. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 PM and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4).
7. Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface.
8. Sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.
9. Lighting with exceptional architectural elements or detail that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission.

The proposal includes seven new LED light fixtures through-out the parking lot, and new wall mounted fixtures. The parking lot fixtures will be mounted on a 20 foot tall pole with a 2.5 foot base that meets with the Zoning Regulations. The photometric plan indicates a maximum illumination of 1.0 at the property line along Lindbergh Boulevard, 0.5 near the southeast property line, and 0.2 to 0.4 at the west property line abutting residential properties. The new landscaping provided thought the parking lot should also have a dampening effect on the lighting at the property lines.

**RECOMMENDED CONDITION OF APPROVAL**

If Commission members generally support the request, staff recommends the following conditions for approval, including the condition carried over from the June approval regarding revising the landscaping to include the additional street trees required with the prior application:

- 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 American Optometric Association Building West Elevation submitted on December 4, 2015, except as otherwise required by the Planning and Zoning Commission.
- 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 "Concept Landscape Plan" received December 15, 2015, except as otherwise required by the Planning and Zoning Commission.
- The Landscape Plan shall be revised to provide for the appropriate number of street trees, and plantings to meet with Section 405.540 Landscaping and with Design Guidelines for the Zoning

Administrator's approval, and as discussed in the Staff Report on Application #15-013 and with Application #16-001.

**ACTION AND MOTION**

The motion to approve the site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the new parking lot lighting and landscaping, and the modifications to the west elevation of the building for the American Optometric Association located at 243 N. Lindbergh Boulevard as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of January 19, 2016" (conditions may be added, eliminated, or modified by preceding motion).

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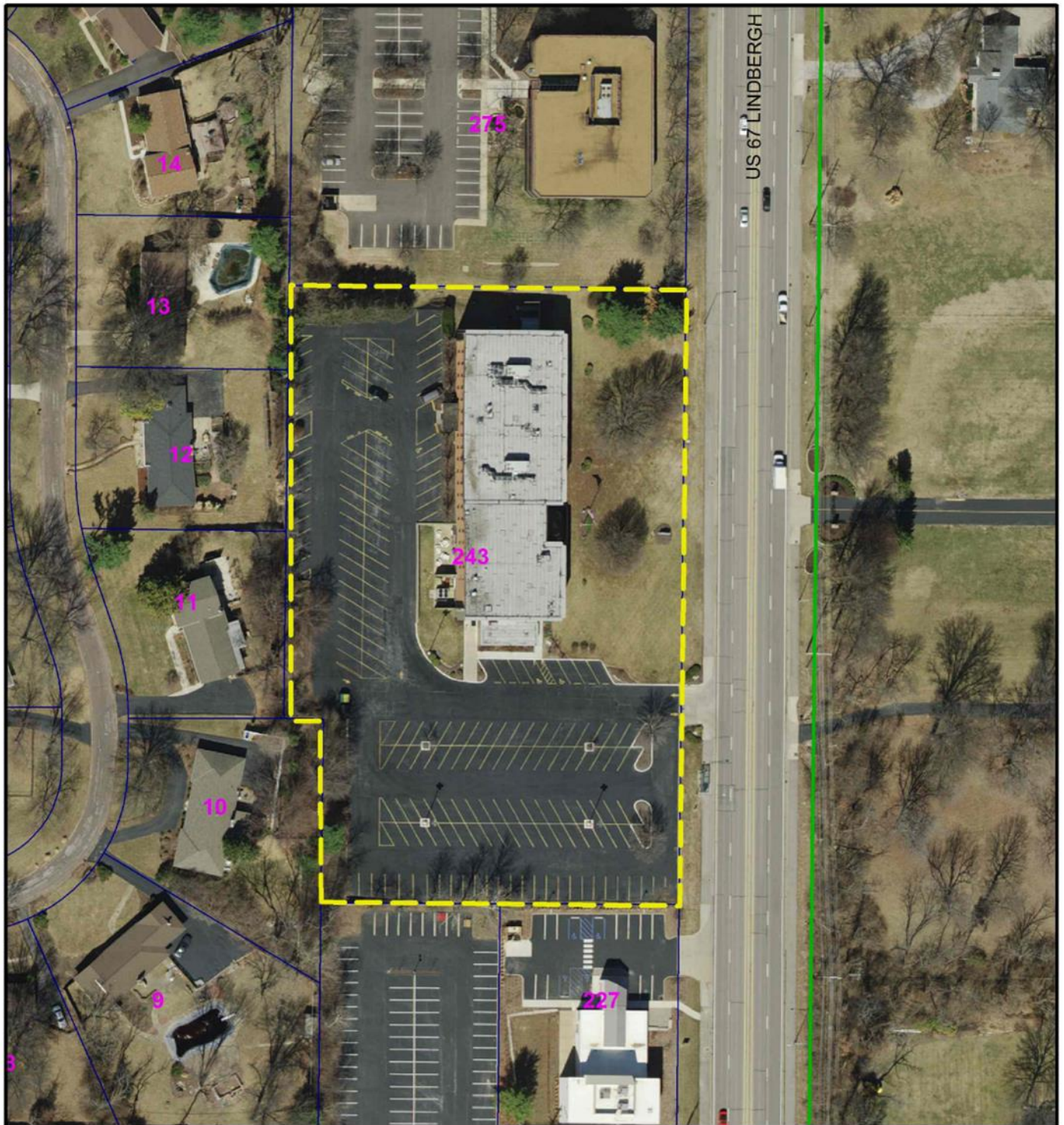
**APPENDIX 1: COMPREHENSIVE PLAN**

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

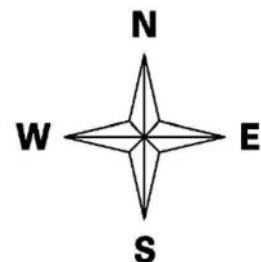
**APPENDIX 2: ZONING CODE**

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

### APPENDIX 3: AERIAL PHOTO



- 243 N. Lindbergh Boulevard - Americant Optometric Association
- Property Lines
- Creve Coeur Municipal Boundary





File No. \_\_\_\_\_

**Planning and Zoning Commission Agenda Application**  
**City of Creve Coeur, Missouri**

Title of Project: AMERICAN OPTOMETRIC ASSOCIATIONLocation of Project: 243 NORTH LINDBERGH Locator # \_\_\_\_\_Subject for Agenda: PARKING LOT, WEST FACADE, AND LIGHTING AMENDMENT**REPRESENTATIVE:** Name TOBIAS HEDDINGHAUS, AIACompany GRAY DESIGN GROUP, INCAddress 9 SUNNEN DRIVESAINT LOUIS, MO 63143Telephone # 314 646 0400 Fax # 314 646 0100Email THEDDINGHAUS@GRAYDESIGNGROUP.COM**OWNER:** Name AMERICAN OPTOMETRIC ASSOCIATIONAddress 243 N LINDBERGHCREVE COEUR, MO 63143Telephone # 314 991 4100 Fax # \_\_\_\_\_**APPLICANT:**Architect X Engineer \_\_\_\_\_ Contractor \_\_\_\_\_ Agent \_\_\_\_\_ Owner \_\_\_\_\_

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning  
Commission meeting at 7:00 P.M. on Monday, JANUARY 4, 2016.

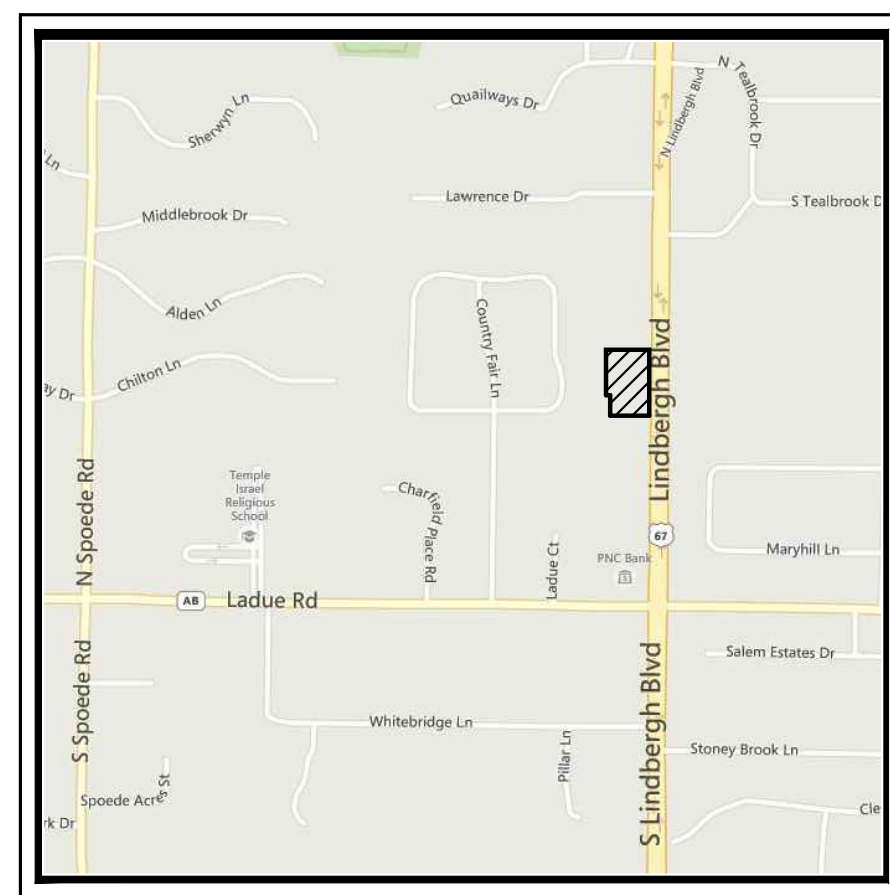
Signature Title PRINCIPALDate 12/1/2015

Paul Langdon, AICP, Director of Community Development  
Whitney Kelly, AICP, City Planner  
Julie Lowery, Secretary (872-2501)

Attachment: Applicant's Materials (1721 : #16-001 AOA, Parking Lot Lighting)

**SUBMITTAL CHECKLIST**

- X P&Z Agenda Application
- X Fees paid
- X Site Development Plan
- X Landscape Plan
- X Architectural Elevations
- X Lighting Plan
- Tree Preservation Plan
- X Electronic copy of all documents submitted.



LOCATION MAP

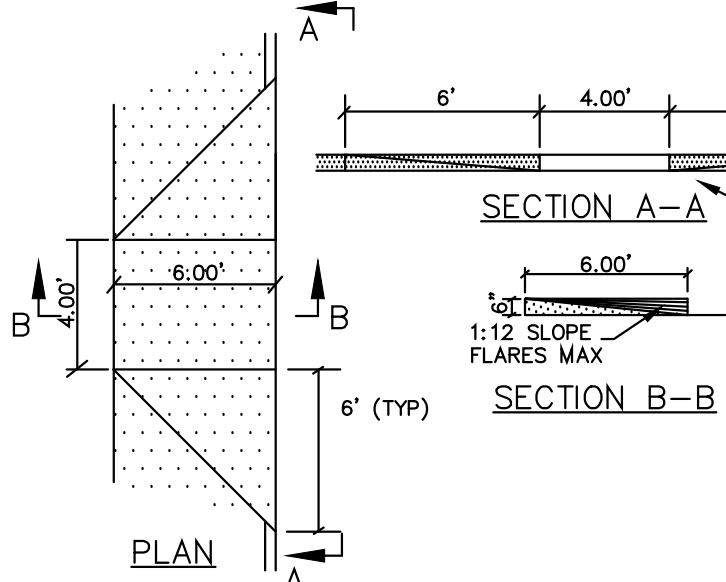
## LEGEND

|                           |     |
|---------------------------|-----|
| EXISTING CONTOURS         | --- |
| PROPOSED CONTOURS         | --- |
| EXISTING STORM SEWER      | --- |
| PROPOSED STORM SEWER      | --- |
| EXISTING SANITARY SEWER   | --- |
| PROPOSED SANITARY SEWER   | --- |
| RIGHT-OF-WAY EASEMENT     | --- |
| CENTERLINE                | --- |
| EXISTING TREE             | --- |
| EXISTING SPOT ELEVATION   | --- |
| PROPOSED SPOT ELEVATION   | --- |
| SWALE                     | --- |
| TO BE REMOVED             | --- |
| TO BE REMOVED & RELOCATED | --- |
| TO BE USED IN PLACE       | --- |
| ADJUST TO GRADE           | --- |
| BACK OF CURB              | --- |
| FACE OF CURB              | --- |
| WATER MAIN                | --- |
| GAS MAIN                  | --- |
| UNDERGROUND TELEPHONE     | --- |
| OVERHEAD WIRE             | --- |
| UNDERGROUND ELECTRIC      | --- |
| SILTATION CONTROL         | --- |
| FIRE HYDRANT              | --- |
| POWER POLE                | --- |
| WATER VALVE               | --- |
| LIGHT STANDARD            | --- |

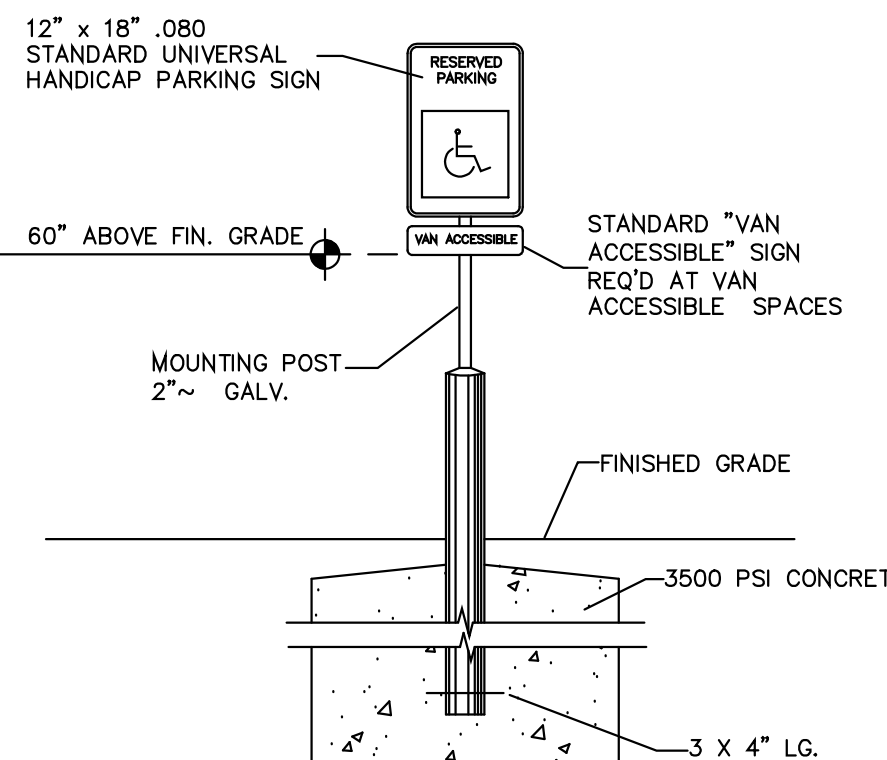
## PROPERTY DATA

OWNER  
ADDRESS  
LOCATOR NUMBER  
ZONING  
AREA (TOTAL)  
WATER SHED  
FIRE DISTRICT  
SCHOOL DISTRICT

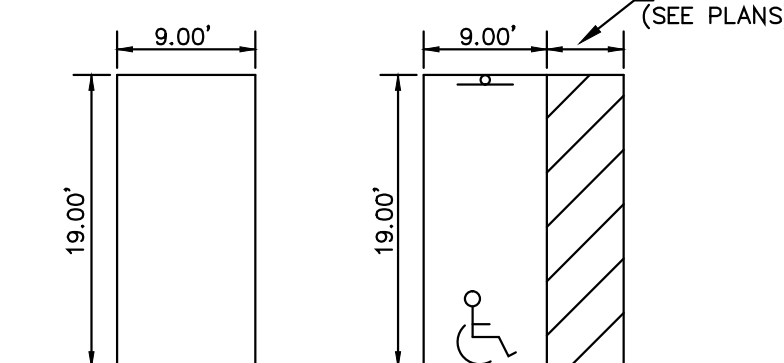
= AMERICAN OPTOMETRIC ASSOCIATION  
= 243 N. LINDBERGH  
CREVE COEUR, MO 63141  
= 18M420445  
= GENERAL COMMERCIAL  
= 133.00E ± 1.0' ± 3.05± ACRES  
= CREVE COEUR  
= LADUE



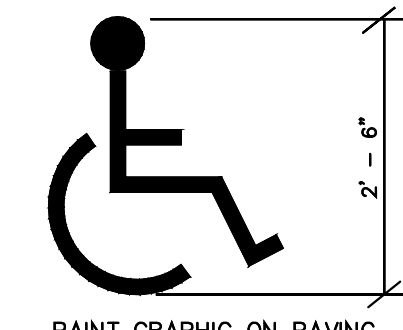
HANDICAP RAMP DETAIL



HANDICAP PARKING SIGN

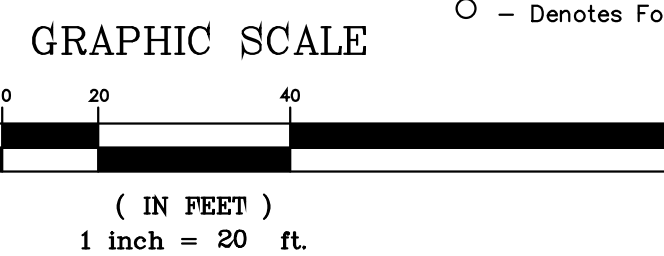


TYPICAL PARKING STALLS



HANDICAP SIGN

COUNTRY FAIR ACRES  
FLAT BOOK 69 PAGE 30



## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND M.S.D.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR AND M.S.D.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIAL SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
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- STRUCTURE SETBACKS (PER GENERAL COMMERCIAL ZONING)
 

|       |                                  |
|-------|----------------------------------|
| FRONT | 10 FT.                           |
| REAR  | 12 FT.                           |
| SIDE  | 50 FT. (ADJACENT TO RESIDENTIAL) |

BUFFER YARDS.  
NOTWITHSTANDING THE PROVISIONS OF SECTIONS 405.360(E)(4)(B) AND 405.360(E)(4)(C) ANY TRACT OR SITE ABUTTING OR ADJOINING A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT SHALL PROVIDE A BUFFER YARD OF TWENTY (20) FEET ON ALL SIDES THAT ADJUT THE SINGLE-FAMILY DISTRICT.  
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NOTE: PARKING AND PAVED AREAS ENCRACH INTO THE BUFFER YARDS AS AN EXISTING CONDITION.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |             |             |              |             |             |             |  |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|--------------|-------------|-------------|-------------|--|---------------------|
| 21) PARKING CALCULATIONS (PER ZONING SECTION 405.820)                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                       |             |             |              |             |             |             |  |                     |
| PARKING REQUIREMENTS FOR GENERAL OFFICES                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                       |             |             |              |             |             |             |  |                     |
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| BUILDING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                       | <table border="1"> <tr> <td>First floor</td><td>14,080 s.f.</td></tr> <tr> <td>Second floor</td><td>15,487 s.f.</td></tr> <tr> <td>Third floor</td><td>15,382 s.f.</td></tr> <tr> <td></td><td>44,962 s.f. (GROSS)</td></tr> </table> | First floor | 14,080 s.f. | Second floor | 15,487 s.f. | Third floor | 15,382 s.f. |  | 44,962 s.f. (GROSS) |
| First floor                                                                                                                                                                                                                                                                                                                                                                                                                                         | 14,080 s.f.                                                                                                                                                                                                                           |             |             |              |             |             |             |  |                     |
| Second floor                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15,487 s.f.                                                                                                                                                                                                                           |             |             |              |             |             |             |  |                     |
| Third floor                                                                                                                                                                                                                                                                                                                                                                                                                                         | 15,382 s.f.                                                                                                                                                                                                                           |             |             |              |             |             |             |  |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 44,962 s.f. (GROSS)                                                                                                                                                                                                                   |             |             |              |             |             |             |  |                     |

|                     |                                      |               |
|---------------------|--------------------------------------|---------------|
| GROSS LEASABLE AREA | = 44,962 s.f. x 0.85                 | = 38,218 s.f. |
| REQUIRED PARKING    | = 38,218 / 1,000 x 3.3               | = 127 STALLS  |
| PARKING PROVIDED    | = 143 STALLS (INCLUDES 6 ADA STALLS) |               |

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SITE COVERAGE:  
The area of a non-residential site which is covered by buildings, driveways, parking lots, loading areas, but excluding landscaped and green spaces, plaza, pedestrian circulation and upper-level areas.

|                        |                                     |       |
|------------------------|-------------------------------------|-------|
| BUILDING AREA          | = 16,730 s.f.                       |       |
| PARKING & DRIVE AISLES | = 67,340 s.f.                       |       |
|                        | 84,070 s.f.±                        |       |
| SITE COVERAGE          | = 84,070± s.f. / 133,016 s.f. x 100 | = 63% |

27) FLOOR AREA RATIO (F.A.R.) (REFERENCE SECTION 405.360(E)(3))  
MAXIMUM FLOOR AREA RATIO = 0.4  
44,962 s.f. BUILDING  
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PER SECTION 405.540(F)(3): IN ADDITION TO ANY LANDSCAPED FRONT, BACK OR SIDE YARD AREAS REQUIRED BY THIS OR ANY OTHER SECTION, A MINIMUM OF TEN (10) SQUARE FEET OF INTERIOR LANDSCAPED AREA SHALL BE PROVIDED WITHIN THE PARKING LOT FOR EACH THREE HUNDRED FIFTY (350) SQUARE FEET OF PAVED AREA WITHIN THE PARKING LOT INCLUDING PARKING SPACES AND DRIVING AISLES.

|                                                   |                                    |
|---------------------------------------------------|------------------------------------|
| A. INTERIOR PAVED AREA (PARKING AND DRIVE AISLES) | = 67,340 S.F.                      |
| B. INTERIOR LANDSCAPED AREA REQUIRED              | = 67,340 S.F. / 350X10= 1,924 S.F. |
| C. INTERIOR LANDSCAPE AREA PROVIDED               | = 3,675± s.f.                      |

29) ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VIII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VIII SIGN REGULATIONS. ANY NON-CONFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.

NOTE:

The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 142780420  
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MSD P-No.

MSD BASE MAP

## GRAY DESIGN GROUP

Gray Design Group, Inc.  
Missouri as a Corporate Office 3

9 Sunnen Drive, Suite 110  
Saint Louis, Missouri 63143  
Telephone 314.646.0400  
www.graydesigngroup.com

PAUL K. BOYER, P.E. E-28258  
CIVIL ENGINEER  
CEDC LICENSE NO.: 2003004674

Site Development Plan

American Optometric Association

243 North Lindbergh  
Creve Coeur, Missouri 63141

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
11402 Gravois Road  
Suite 100  
Saint Louis, MO 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

For Review  
Trash Enclosure

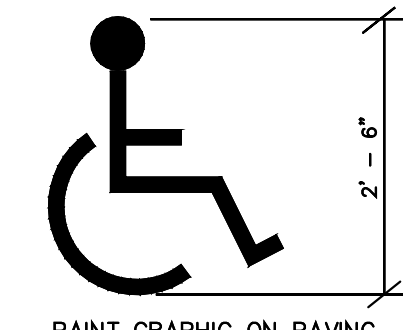
Job: 1420

C01

# SITE DEVELOPMENT PLAN

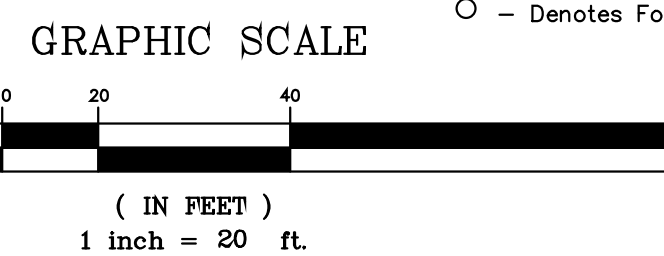
## American Optometric Association

A TRACT OF LAND IN THE EAST 112 OF THE NORTHWEST 114  
OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST,  
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI,



HANDICAP SIGN

COUNTRY FAIR ACRES  
FLAT BOOK 69 PAGE 30



## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MISSOURI AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CREVE COEUR AND M.S.D.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR AND M.S.D.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
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|       |                                  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                       |             |             |              |             |             |             |  |                     |
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| BUILDING AREA          | = 16,730 s.f.                       |       |
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|                                                   |                                    |
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MSD P-No.

MSD BASE MAP

C01

## BENCHMARKS

St. Louis County Highway Benchmark 13-52 Elev. 608.47' - "Sg" centered on top of 3' x 3' capstone on stone and post of ornamental stone wall at the North gateway to Westchester Estates; Northeast corner of Ballas Road and Lakestone Drive.

## SITE BENCHMARK

Elev. 577.14' - "U" on concrete light base as shown on this survey.

## FLOOD ZONE NOTES

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29189C0166-1 and 29189C0167-1 and community number 290344 (City of Creve Coeur) which bears an effective date of August 23, 2000 and August 2, 1995. The property lies within unshaded zone x (areas determined to be outside 500 year flood plain).

### LAND DESCRIPTION PER TITLE COMMITMENT

A tract of land in the East 112 of the Northwest 114 of Section 12, Township 45 North, Range 5 East, in St. Louis County, Missouri, described as follows: Beginning at an old iron pipe in the West line of Lindbergh Boulevard, 100 feet wide, being the Northeast corner of a tract conveyed to Albert A. Sacks by deed recorded in Book 2349 page 405; thence North 89 degrees 32 minutes West along the North line of said Sacks tract and the prolongation of said North line of said Sacks tract 270 feet to an old iron pipe in the East line of a tract conveyed to Lawrence Kriehausen by deed recorded in Book 1205 page 411; thence North 0 degrees 31 minutes East, along the East line of said Kriehausen tract and being in the North line of the tract conveyed to W.E. McNery and wife by deed recorded in Book 2887 page 273; thence North 89 degrees 32 minutes West along the North line of the Kriehausen tract 30 feet to an iron pipe in the East line of Country Fair Acres as shown on subdivision plat recorded in Plat Book 69 page 30, thence North 0 degrees 30 minutes 30 seconds East along the East line of the aforesaid Country Fair Acres 316.47 feet to an old iron pipe set at the Southwest corner of the land conveyed to Rose Block by deed recorded in Book 2879 page 297; thence South 39 degrees 32 minutes East along an iron pipe set at the Southeast corner of said Rose Block tract, being also the West line of Lindbergh Boulevard; thence South 0 degrees 31 minutes West along the West line of Lindbergh Boulevard 457.54 feet to the place of beginning.

### STORMWATER RUNOFF CALCULATIONS (25 Yr. / 20 Min. STORM)

TOTAL SITE AREA = 3.05± ac.

|                                     |                            |   |             |
|-------------------------------------|----------------------------|---|-------------|
| <u>EXISTING RUNOFF CALCULATIONS</u> |                            |   |             |
| BUILDING:                           | 0.38 ac. x 4.20 c.f.s./ac. | = | 1.60 c.f.s. |
| PAVED:                              | 1.74 ac. x 4.16 c.f.s./ac. | = | 7.24 c.f.s. |
| PERVIOUS:                           | 0.93 ac. x 2.00 c.f.s./ac. | = | 1.86 c.f.s. |
|                                     | 3.05 ac.                   |   | 10.70 c.f.  |

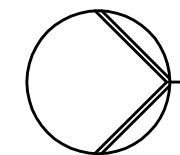
|                                     |                            |   |             |
|-------------------------------------|----------------------------|---|-------------|
| <u>PROPOSED RUNOFF CALCULATIONS</u> |                            |   |             |
| BUILDING:                           | 0.38 ac. x 4.20 c.f.s./ac. | = | 1.60 c.f.s. |
| PAVEMENT:                           | 1.73 ac. x 4.16 c.f.s./ac. | = | 7.20 c.f.s. |
| PERVIOUS:                           | 0.94 ac. x 2.00 c.f.s./ac. | = | 1.88 c.f.s. |
|                                     | 3.05 ac.                   |   | 10.68 c.f.  |

DIFFERENTIAL RUNOFF: 10.68 c.f.s. - 10.70 c.f.s. = -0.02 c.f.s.

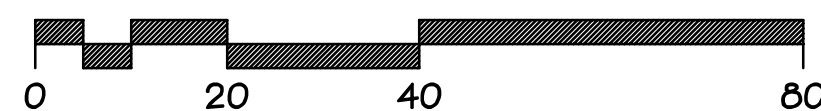
Prepared For:  
**GRAY DESIGN GROUP**  
9 SUNNEN DRIVE  
SUITE 110  
ST. LOUIS, MISSOURI 63143  
PHONE (314) 646-0400  
FAX (314) 646-0100

Prepared By:  
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net



SCALE 1"=20'



| PLANTING SCHEDULE - PARKING LOT REVISIONS |          |                                    |                                    |             |      |          |
|-------------------------------------------|----------|------------------------------------|------------------------------------|-------------|------|----------|
| TREES                                     |          | BOTANICAL NAME                     |                                    | COMMON NAME |      | REMARKS  |
| SYMBOL                                    | QUANTITY |                                    |                                    |             | SIZE |          |
| T                                         | 8        | Zelkova serrata 'Green Vase'       | Green Vase Zelkova                 |             | 3"   | B&B      |
| V                                         | 3        | Gleditsia triacanthos 'Skyline'    | Skyline Honeylocust                |             | 3"   | B&B      |
| W                                         | 7        | Ginkgo biloba 'Autumn Gold'        | Autumn Gold Ginkgo                 |             | 3"   | B&B      |
| Z                                         | 5        | Juniperus virginiana 'Ganertii'    | Ganertii Juniper                   |             | 3"   | B&B      |
|                                           | 30       | Ilex meadows/ meosg China Boy/Girl | China Boy/Girl Holly (male/female) | 24-36"      |      |          |
|                                           | 368      | Hedera helix                       | Baltic Ivy                         | 2'-6"       | cp   | 36" o.c. |

Revisions:

|          |    |
|----------|----|
| Drawn:   | KP |
| Checked: | BP |

landscapeArchitects/planners

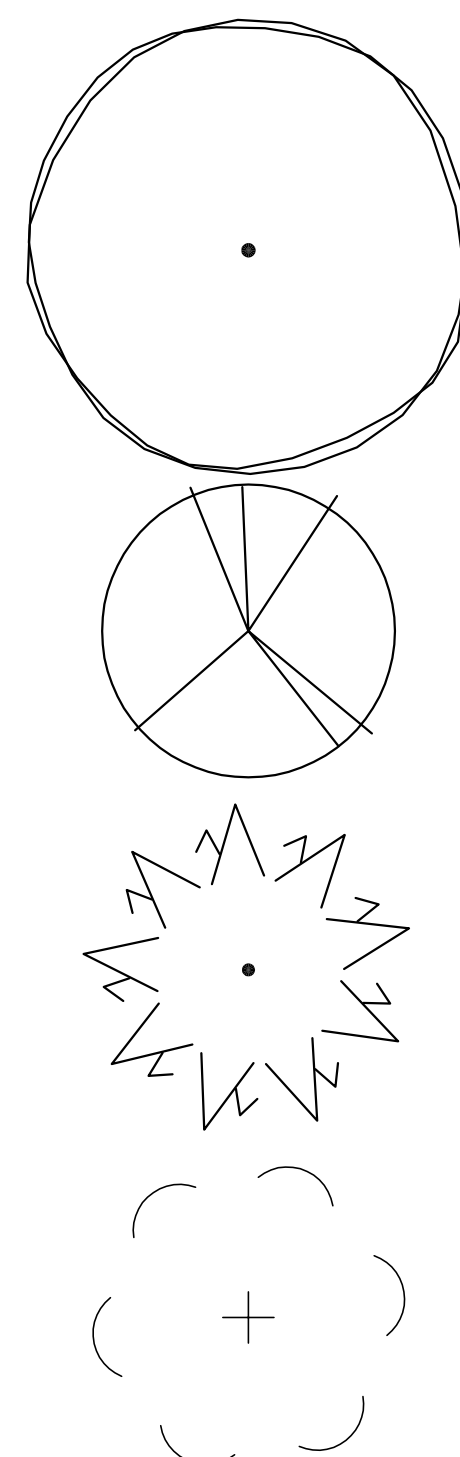
707 Spirit 40 Park Drive, Suite 135  
Oxesterfield, Missouri 63005-1194  
(636) 519-8668 Fax: (636) 519-0797  
e-mail: [info@loomis-associates.com](mailto:info@loomis-associates.com)

omis Associates Inc.  
Missouri State Certificate of Authority #: 1 AC #000019

|              |       |
|--------------|-------|
| Sheet<br>No: | 1 - 1 |
|--------------|-------|

|        |         |
|--------|---------|
| Date:  | 12/4/15 |
| Job #: | 660.050 |

Existing Tree  
To Be Removed



SITE PHOTOMETRICS

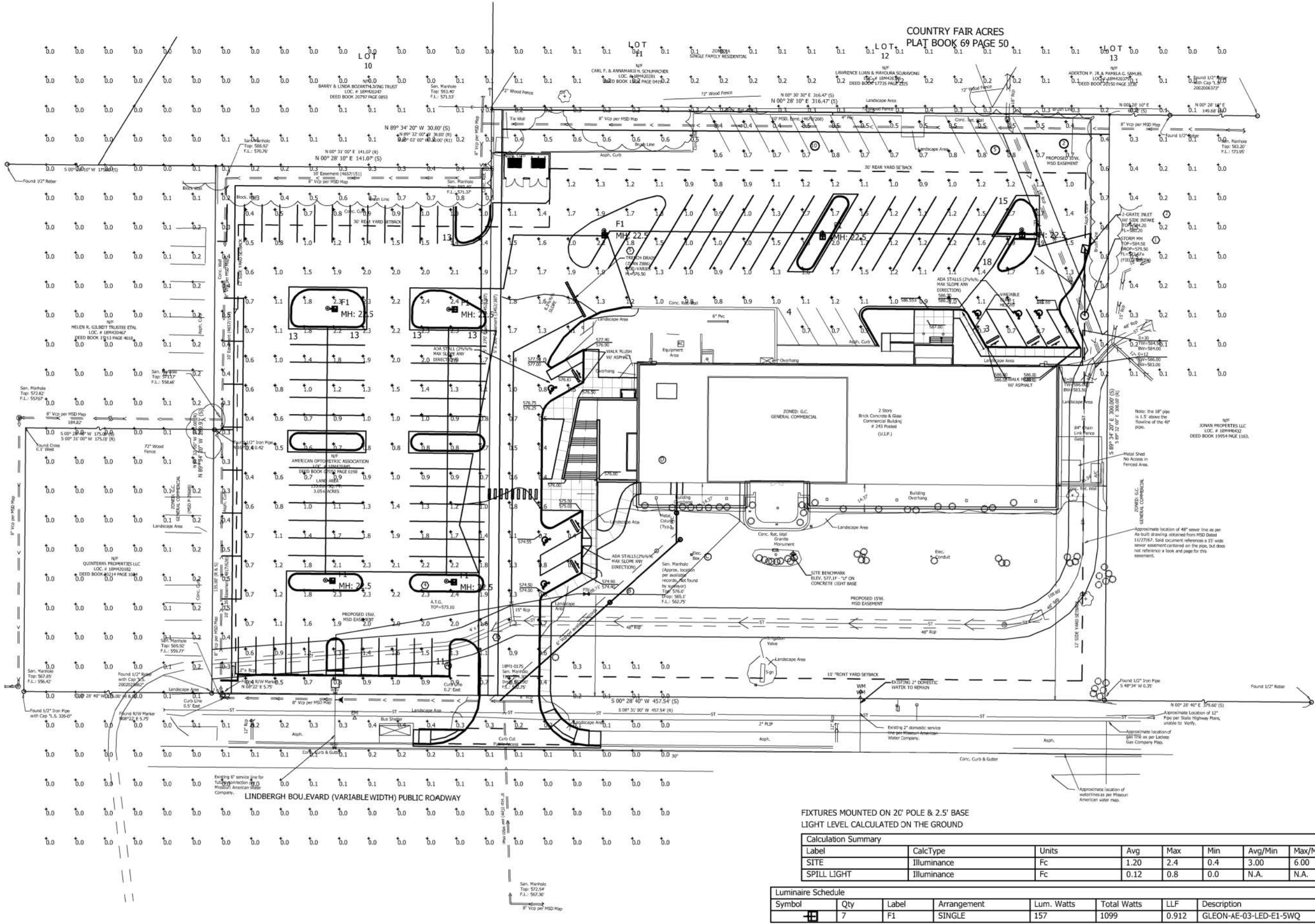
Scale: 1" = 50'-0"

AMERICAN OPTOMETRIC ASSOCIATION

243 North Lindbergh Boulevard  
Creve Coeur, Missouri 63141

27114177.00

12.04.2015



DESCRIPTION

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

SPECIFICATION FEATURES

Construction

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

Optics

Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The

house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during

| Catalog #   | Type |
|-------------|------|
| Project     |      |
| Comments    | Date |
| Prepared by |      |

assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



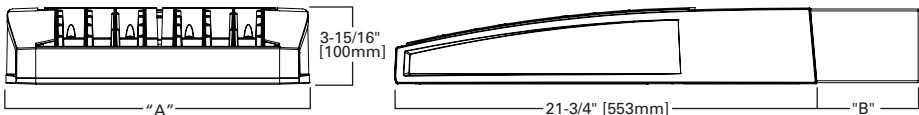
GLEO  
GALLEON LE

1-10 Light Squa  
Solid State I

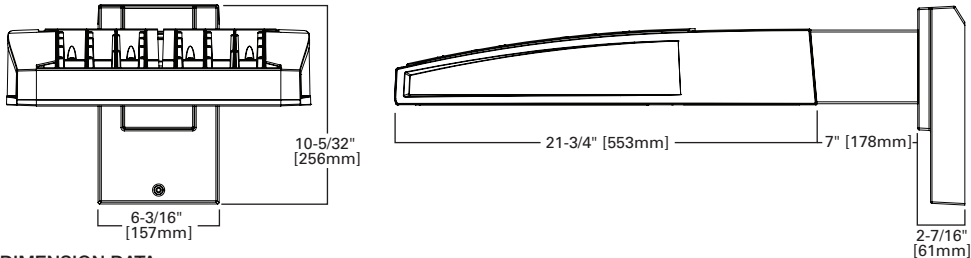
AREA/SITE LUMINA

DIMENSIONS

POLE MOUNT



WALL MOUNT

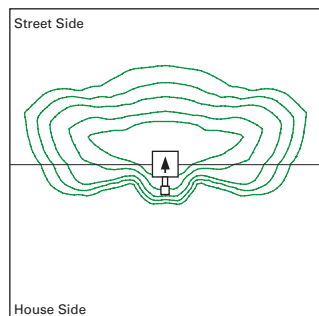


DIMENSION DATA

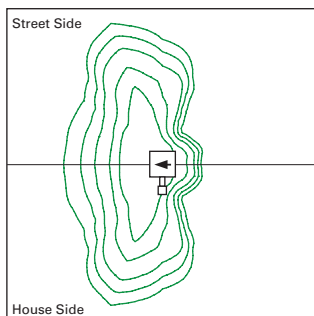
| Number of Light Squares | "A" Width       | "B" Standard Arm Length | "B" Optional Arm Length <sup>1</sup> | Weight with Arm (lbs.) | EPA with Arm <sup>2</sup> (Sq. Ft.) |
|-------------------------|-----------------|-------------------------|--------------------------------------|------------------------|-------------------------------------|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

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 2 EPA calculated with optional arm length.

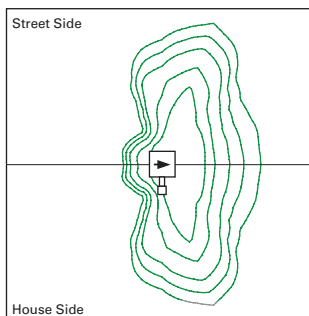
## OPTIC ORIENTATION



Standard

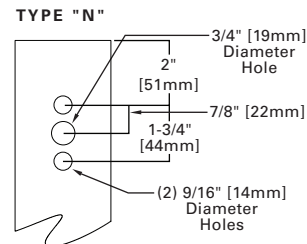


Optics Rotated Left @ 90° [L90]

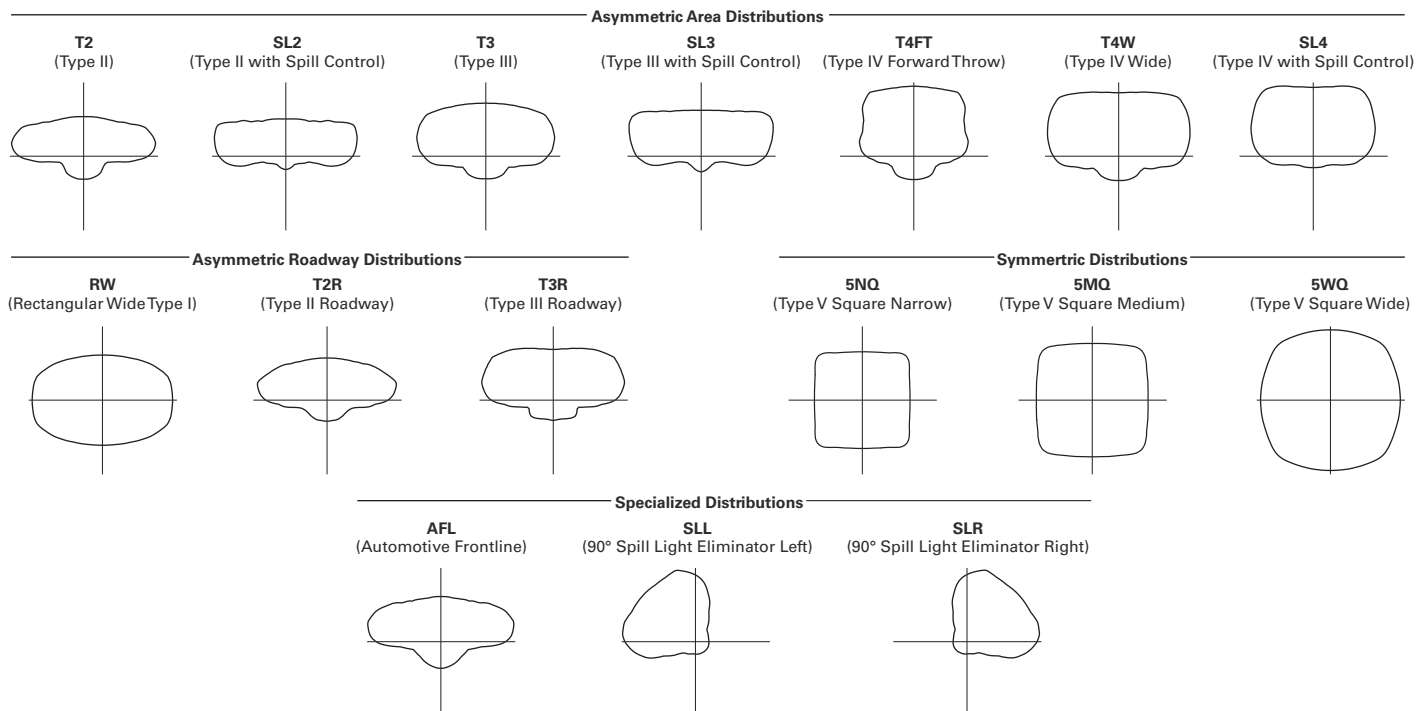


Optics Rotated Right @ 90° [R90]

## DRILLING PATTERN

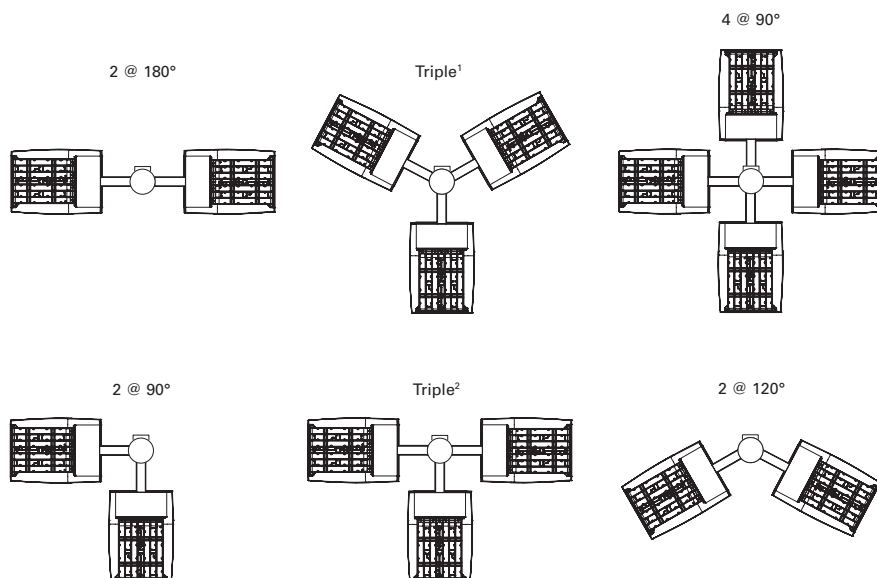


## OPTICAL DISTRIBUTIONS



## ARM MOUNTING REQUIREMENTS

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



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

## NOMINAL POWER AND LUMENS (1A)

| Number of Light Squares  |            | 1        | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |
|--------------------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Drive Current            |            | 1A       | 1A       | 1A       | 1A       | 1A       | 1A       | 1A       | 1A       | 1A       | 1A       |
| Nominal Power (Watts)    |            | 56       | 107      | 157      | 213      | 264      | 315      | 370      | 421      | 475      | 528      |
| Input Current @ 120V (A) |            | 0.47     | 0.90     | 1.31     | 1.79     | 2.21     | 2.64     | 3.09     | 3.51     | 3.96     | 4.41     |
| Input Current @ 208V (A) |            | 0.28     | 0.51     | 0.74     | 1.02     | 1.25     | 1.48     | 1.76     | 1.99     | 2.22     | 2.50     |
| Input Current @ 240V (A) |            | 0.25     | 0.45     | 0.65     | 0.90     | 1.10     | 1.30     | 1.55     | 1.75     | 1.95     | 2.20     |
| Input Current @ 277V (A) |            | 0.23     | 0.41     | 0.59     | 0.82     | 1.00     | 1.18     | 1.41     | 1.59     | 1.77     | 2.00     |
| Optics                   |            |          |          |          |          |          |          |          |          |          |          |
| T2                       | Lumens     | 5,272    | 10,303   | 15,373   | 20,313   | 25,168   | 30,118   | 35,618   | 40,357   | 45,018   | 49,842   |
|                          | BUG Rating | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| T2R                      | Lumens     | 5,597    | 10,938   | 16,321   | 21,565   | 26,719   | 31,974   | 37,813   | 42,844   | 47,792   | 52,914   |
|                          | BUG Rating | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B4-U0-G4 | B4-U0-G5 |
| T3                       | Lumens     | 5,374    | 10,501   | 15,669   | 20,704   | 25,652   | 30,697   | 36,303   | 41,134   | 45,884   | 50,802   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| T3R                      | Lumens     | 5,493    | 10,735   | 16,017   | 21,164   | 26,222   | 31,379   | 37,110   | 42,048   | 46,904   | 51,930   |
|                          | BUG Rating | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| T4FT                     | Lumens     | 5,405    | 10,562   | 15,760   | 20,824   | 25,801   | 30,875   | 36,514   | 41,372   | 46,150   | 51,096   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| T4W                      | Lumens     | 5,335    | 10,426   | 15,556   | 20,555   | 25,468   | 30,476   | 36,042   | 40,838   | 45,554   | 50,436   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| SL2                      | Lumens     | 5,263    | 10,285   | 15,347   | 20,278   | 25,124   | 30,066   | 35,556   | 40,288   | 44,940   | 49,756   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B4-U0-G5 | B4-U0-G5 |
| SL3                      | Lumens     | 5,373    | 10,500   | 15,667   | 20,701   | 25,649   | 30,693   | 36,298   | 41,128   | 45,878   | 50,794   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| SL4                      | Lumens     | 5,105    | 9,976    | 14,886   | 19,669   | 24,370   | 29,163   | 34,488   | 39,078   | 43,591   | 48,262   |
|                          | BUG Rating | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| 5NQ                      | Lumens     | 5,542    | 10,830   | 16,160   | 21,352   | 26,455   | 31,658   | 37,439   | 42,421   | 47,320   | 52,392   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 |
| 5MQ                      | Lumens     | 5,644    | 11,029   | 16,457   | 21,745   | 26,942   | 32,241   | 38,128   | 43,202   | 48,191   | 53,356   |
|                          | BUG Rating | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 |
| 5WQ                      | Lumens     | 5,659    | 11,059   | 16,501   | 21,803   | 27,014   | 32,327   | 38,230   | 43,317   | 48,320   | 53,498   |
|                          | BUG Rating | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G5 | B5-U0-G5 | B5-U0-G5 |
| SLL/SLR                  | Lumens     | 4,722    | 9,227    | 13,767   | 18,191   | 22,539   | 26,971   | 31,897   | 36,141   | 40,315   | 44,635   |
|                          | BUG Rating | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| RW                       | Lumens     | 5,492    | 10,732   | 16,014   | 21,159   | 26,216   | 31,372   | 37,101   | 42,038   | 46,893   | 51,918   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G1 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| AFL                      | Lumens     | 5,512    | 10,771   | 16,072   | 21,236   | 26,311   | 31,486   | 37,236   | 42,191   | 47,063   | 52,107   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 |

\* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C                 | 1.02             |
| 10°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |
| 50°C                | 0.97             |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Theoretical L70 (Hours) |
|---------------------|----------------------------------------|-------------------------|
| 25°C                | > 94%                                  | > 350,000               |
| 40°C                | > 93%                                  | > 250,000               |
| 50°C*               | > 90%                                  | > 170,000               |

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## NOMINAL POWER AND LUMENS (700MA)

| Number of Light Squares  |            | 1        | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |
|--------------------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Drive Current            |            | 700mA    | 700mA    | 700mA    | 700mA    | 700mA    | 700mA    | 700mA    | 700mA    | 700mA    | 700mA    |
| Nominal Power (Watts)    |            | 38       | 72       | 105      | 138      | 176      | 210      | 243      | 276      | 314      | 348      |
| Input Current @ 120V (A) |            | 0.32     | 0.59     | 0.86     | 1.14     | 1.45     | 1.72     | 2        | 2.28     | 2.58     | 2.86     |
| Input Current @ 208V (A) |            | 0.21     | 0.36     | 0.51     | 0.67     | 0.87     | 1.02     | 1.18     | 1.34     | 1.53     | 1.69     |
| Input Current @ 240V (A) |            | 0.19     | 0.32     | 0.45     | 0.59     | 0.77     | 0.90     | 1.04     | 1.18     | 1.35     | 1.49     |
| Input Current @ 277V (A) |            | 0.20     | 0.29     | 0.40     | 0.51     | 0.69     | 0.80     | 0.91     | 1.02     | 1.20     | 1.31     |
| Optics                   |            |          |          |          |          |          |          |          |          |          |          |
| T2                       | Lumens     | 3,854    | 7,531    | 11,237   | 14,847   | 18,395   | 22,013   | 26,033   | 29,497   | 32,904   | 36,430   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T2R                      | Lumens     | 4,091    | 7,995    | 11,929   | 15,762   | 19,529   | 23,370   | 27,638   | 31,316   | 34,932   | 38,676   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T3                       | Lumens     | 3,928    | 7,676    | 11,453   | 15,133   | 18,750   | 22,437   | 26,534   | 30,065   | 33,537   | 37,132   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| T3R                      | Lumens     | 4,015    | 7,846    | 11,707   | 15,469   | 19,166   | 22,936   | 27,124   | 30,733   | 34,283   | 37,957   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| T4FT                     | Lumens     | 3,951    | 7,720    | 11,519   | 15,221   | 18,858   | 22,567   | 26,688   | 30,240   | 33,732   | 37,347   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| T4W                      | Lumens     | 3,900    | 7,620    | 11,370   | 15,024   | 18,615   | 22,276   | 26,343   | 29,849   | 33,296   | 36,864   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 | B3-U0-G5 |
| SL2                      | Lumens     | 3,847    | 7,518    | 11,217   | 14,821   | 18,364   | 21,975   | 25,988   | 29,447   | 32,847   | 36,368   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| SL3                      | Lumens     | 3,927    | 7,675    | 11,451   | 15,131   | 18,747   | 22,434   | 26,531   | 30,061   | 33,533   | 37,126   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| SL4                      | Lumens     | 3,731    | 7,292    | 10,880   | 14,376   | 17,812   | 21,315   | 25,208   | 28,562   | 31,861   | 35,275   |
|                          | BUG Rating | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 | B2-U0-G5 | B3-U0-G5 |
| 5NQ                      | Lumens     | 4,051    | 7,916    | 11,811   | 15,606   | 19,336   | 23,139   | 27,365   | 31,006   | 34,587   | 38,294   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 | B5-U0-G3 | B5-U0-G3 |
| 5MQ                      | Lumens     | 4,125    | 8,062    | 12,029   | 15,894   | 19,692   | 23,565   | 27,869   | 31,577   | 35,224   | 38,999   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| 5WQ                      | Lumens     | 4,136    | 8,083    | 12,061   | 15,936   | 19,745   | 23,628   | 27,943   | 31,661   | 35,318   | 39,103   |
|                          | BUG Rating | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 | B5-U0-G4 |
| SLL/SLR                  | Lumens     | 3,451    | 6,744    | 10,063   | 13,296   | 16,474   | 19,714   | 23,314   | 26,416   | 29,467   | 32,625   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 | B3-U0-G5 |
| RW                       | Lumens     | 4,014    | 7,844    | 11,704   | 15,465   | 19,162   | 22,930   | 27,118   | 30,726   | 34,274   | 37,948   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| AFL                      | Lumens     | 4,029    | 7,873    | 11,747   | 15,522   | 19,231   | 23,014   | 27,216   | 30,838   | 34,399   | 38,086   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 |

\* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C                 | 1.02             |
| 10°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |
| 50°C                | 0.97             |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Theoretical L70 (Hours) |
|---------------------|----------------------------------------|-------------------------|
| 25°C                | > 94%                                  | > 350,000               |
| 40°C                | > 93%                                  | > 250,000               |
| 50°C*               | > 90%                                  | > 170,000               |

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## NOMINAL POWER AND LUMENS (530MA)

| Number of Light Squares  |            | 1        | 2        | 3        | 4        | 5        | 6        | 7        | 8        | 9        | 10       |
|--------------------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Drive Current            |            | 530mA    | 530mA    | 530mA    | 530mA    | 530mA    | 530mA    | 530mA    | 530mA    | 530mA    | 530mA    |
| Nominal Power (Watts)    |            | 30       | 54       | 80       | 105      | 130      | 159      | 184      | 209      | 234      | 259      |
| Input Current @ 120V (A) |            | 0.25     | 0.45     | 0.66     | 0.86     | 1.07     | 1.32     | 1.52     | 1.72     | 1.93     | 2.14     |
| Input Current @ 208V (A) |            | 0.17     | 0.28     | 0.39     | 0.51     | 0.63     | 0.78     | 0.9      | 1.02     | 1.14     | 1.26     |
| Input Current @ 240V (A) |            | 0.17     | 0.25     | 0.35     | 0.45     | 0.55     | 0.70     | 0.80     | 0.90     | 1.00     | 1.10     |
| Input Current @ 277V (A) |            | 0.19     | 0.24     | 0.32     | 0.40     | 0.49     | 0.64     | 0.72     | 0.80     | 0.89     | 0.98     |
| Optics                   |            |          |          |          |          |          |          |          |          |          |          |
| T2                       | Lumens     | 3,079    | 6,017    | 8,978    | 11,862   | 14,697   | 17,588   | 20,800   | 23,567   | 26,289   | 29,106   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 |
| T2R                      | Lumens     | 3,269    | 6,388    | 9,531    | 12,593   | 15,603   | 18,672   | 22,082   | 25,020   | 27,909   | 30,900   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 |
| T3                       | Lumens     | 3,138    | 6,133    | 9,150    | 12,091   | 14,980   | 17,926   | 21,200   | 24,021   | 26,795   | 29,667   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T3R                      | Lumens     | 3,208    | 6,269    | 9,354    | 12,359   | 15,313   | 18,325   | 21,671   | 24,555   | 27,390   | 30,326   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| T4FT                     | Lumens     | 3,156    | 6,168    | 9,203    | 12,161   | 15,067   | 18,030   | 21,323   | 24,160   | 26,950   | 29,839   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| T4W                      | Lumens     | 3,116    | 6,088    | 9,084    | 12,004   | 14,872   | 17,797   | 21,047   | 23,848   | 26,602   | 29,453   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G5 |
| SL2                      | Lumens     | 3,074    | 6,006    | 8,962    | 11,842   | 14,672   | 17,558   | 20,764   | 23,527   | 26,244   | 29,056   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G3 | B2-U0-G3 | B3-U0-G3 | B3-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| SL3                      | Lumens     | 3,138    | 6,132    | 9,149    | 12,089   | 14,978   | 17,924   | 21,197   | 24,018   | 26,791   | 29,662   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| SL4                      | Lumens     | 2,981    | 5,826    | 8,693    | 11,486   | 14,231   | 17,030   | 20,140   | 22,820   | 25,456   | 28,184   |
|                          | BUG Rating | B0-U0-G1 | B1-U0-G2 | B1-U0-G3 | B1-U0-G3 | B1-U0-G3 | B2-U0-G3 | B2-U0-G4 | B2-U0-G4 | B2-U0-G4 | B2-U0-G5 |
| 5NQ                      | Lumens     | 3,236    | 6,324    | 9,437    | 12,469   | 15,449   | 18,487   | 21,863   | 24,773   | 27,634   | 30,595   |
|                          | BUG Rating | B1-U0-G0 | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G2 |
| 5MQ                      | Lumens     | 3,296    | 6,441    | 9,610    | 12,698   | 15,733   | 18,828   | 22,266   | 25,229   | 28,142   | 31,158   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 |
| 5WQ                      | Lumens     | 3,305    | 6,458    | 9,636    | 12,732   | 15,775   | 18,878   | 22,325   | 25,296   | 28,217   | 31,241   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 | B5-U0-G3 | B5-U0-G3 | B5-U0-G4 | B5-U0-G4 |
| SLL/SLR                  | Lumens     | 2,757    | 5,388    | 8,040    | 10,623   | 13,162   | 15,751   | 18,627   | 21,105   | 23,543   | 26,066   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G3 | B2-U0-G4 | B3-U0-G4 | B3-U0-G4 |
| RW                       | Lumens     | 3,207    | 6,267    | 9,351    | 12,356   | 15,309   | 18,320   | 21,666   | 24,549   | 27,384   | 30,319   |
|                          | BUG Rating | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B4-U0-G2 | B5-U0-G3 |
| AFL                      | Lumens     | 3,219    | 6,290    | 9,385    | 12,401   | 15,365   | 18,387   | 21,745   | 24,638   | 27,484   | 30,429   |
|                          | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B2-U0-G2 | B3-U0-G2 | B3-U0-G3 | B3-U0-G3 |

\* Nominal data for 4000K CCT.

## LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C                 | 1.02             |
| 10°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |
| 50°C                | 0.97             |

## LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Theoretical L70 (Hours) |
|---------------------|----------------------------------------|-------------------------|
| 25°C                | > 94%                                  | > 350,000               |
| 40°C                | > 93%                                  | > 250,000               |
| 50°C*               | > 90%                                  | > 170,000               |

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

## ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

| Product Family <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Light Engine        | Number of Light Squares <sup>2</sup>                                          | Lamp Type                             | Voltage                                                         | Distribution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Color                                                                                    | Mounting                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| GLEON=Galleon                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | AE=1A Drive Current | 01=1<br>02=2<br>03=3<br>04=4<br>05=5<br>06=6<br>07=7<br>08=8<br>09=9<br>10=10 | LED=Solid State Light Emitting Diodes | E1=120-277V<br>347=347V <sup>3</sup><br>480=480V <sup>3,4</sup> | T2=Type II<br>T2R=Type II Roadway<br>T3=Type III<br>T3R=Type III Roadway<br>T4FT=Type IV Forward Throw<br>T4W=Type IV Wide<br>5NQ=Type V Narrow<br>5MQ=Type V Square Medium<br>5WQ=Type V Square Wide<br>SL2=Type II w/Spill Control<br>SL3=Type III w/Spill Control<br>SL4=Type IV w/Spill Control<br>SLL=90° Spill Light Eliminator Left<br>SLR=90° Spill Light Eliminator Right<br>RW=Rectangular Wide Type I<br>AFL=Automotive Frontline                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | AP=Grey<br>BZ=Bronze<br>BK=Black<br>DP=Dark Platinum<br>GM=Graphite Metallic<br>WH=White | [Blank]=Arm for Round or Square Pole<br>EA=Extended Arm <sup>5</sup><br>MA=Mast Arm Adapter <sup>6</sup><br>WM=Wall Mount |
| Options (Add as Suffix)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                     |                                                                               |                                       |                                                                 | Accessories (Order Separately)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                          |                                                                                                                           |
| 2L=Two Circuits <sup>7,8</sup><br>7030=70 CRI 3000K <sup>9</sup><br>8030=80 CRI 3000K <sup>10</sup><br>7050=70 CRI 5000K <sup>10</sup><br>7060=70 CRI 6000K <sup>9</sup><br>530=Drive Current Factory Set to 530mA <sup>11</sup><br>700=Drive Current Factory Set to 700mA <sup>11</sup><br>P=Button Type Photocontrol (120, 208, 240 or 277V)<br>PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle<br>R=NEMA Twistlock Photocontrol Receptacle<br>HA=50°C High Ambient <sup>8,12</sup><br>MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height <sup>13,14,15,16,17</sup><br>MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height <sup>13,14,15,16,17</sup><br>MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height <sup>13,14,15,16,19</sup><br>MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) <sup>13,14,15,16,20</sup><br>MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height <sup>13,14,15,16,17,21</sup><br>MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height <sup>13,14,15,16,18,21</sup><br>MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height <sup>13,14,15,16,19,21</sup><br>MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) <sup>13,14,15,16,20,21</sup><br>MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height <sup>13,14,15,16,17</sup><br>MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>13,14,15,16,18</sup><br>MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>13,14,15,16,19</sup><br>MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) <sup>13,14,15,16,20</sup><br>DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>22</sup><br>DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>22</sup><br>L90=Optics Rotated 90° Left<br>R90=Optics Rotated 90° Right<br>MT=Factory Installed Mesh Top<br>TH=Tool-less Door Hardware<br>LCF=Light Square Trim Plate Painted to Match Housing <sup>23</sup><br>HSS=Factory Installed House Side Shield <sup>24</sup><br>CE=CE Marking <sup>25</sup> |                     |                                                                               |                                       |                                                                 | OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V<br>OA/RA1027=NEMA Photocontrol - 480V<br>OA/RA1201=NEMA Photocontrol - 347V<br>OA/RA1013=Photocontrol Shorting Cap<br>OA/RA1014=120V Photocontrol<br>MA1252=10kV Surge Module Replacement<br>MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon<br>MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon<br>MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon<br>FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>26</sup><br>GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares<br>GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares<br>GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares<br>GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares<br>LS/HSS=Field Installed House Side Shield <sup>24,27</sup> |                                                                                          |                                                                                                                           |

## NOTES:

- DesignLights Consortium™ Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
- 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
- Consult factory for more information.
- Utilizes internal step down transformer when 347V or 480V is selected.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of Light Squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- One required for each Light Square.

Attachment: Applicant's Materials (1721 : #16-001 AOA, Parking Lot Lighting)



WEST ELEVATION

WEST ELEVATION

Scale: 1" = 20'-0"

AMERICAN OPTOMETRIC ASSOCIATION

243 North Lindbergh Boulevard  
Creve Coeur, Missouri 63141



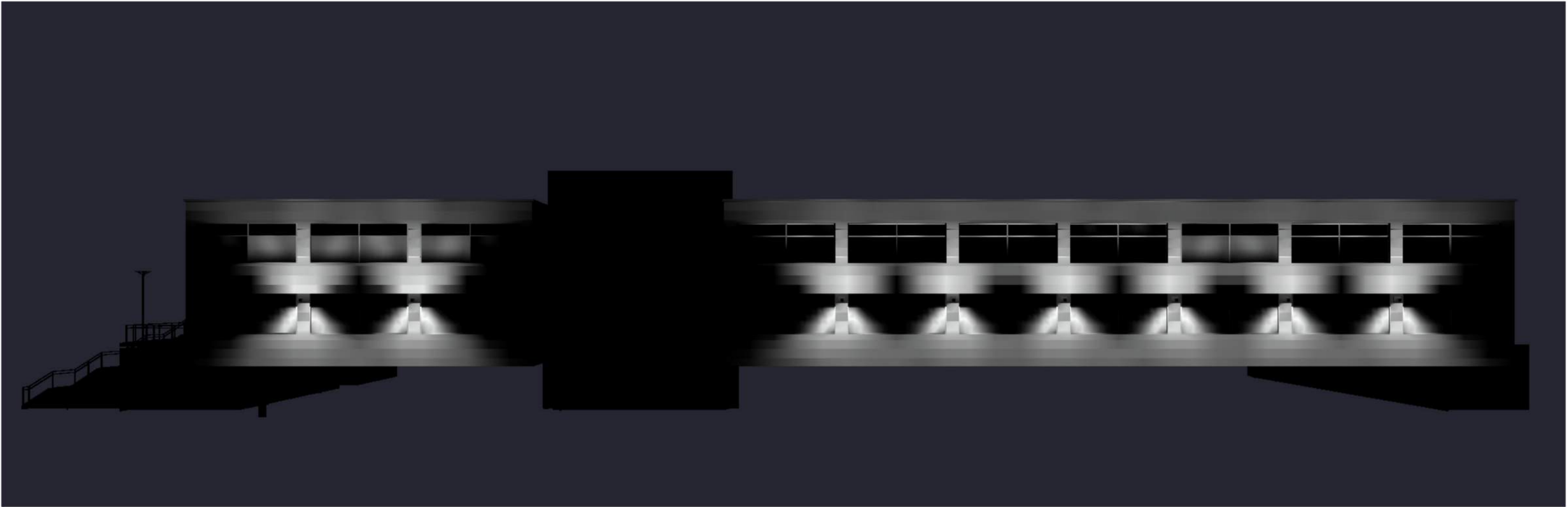
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### EFFETTO Wall

Light fixture with 1, 2 or 4 light beams using monochromatic LED light sources with light-diffusing lenses which optimize the optical performance of the beams and establish their width. Designed to create geometric lights of scenic effect. Structure available with square or circular silhouettes.



EAST ELEVATION

AMERICAN OPTOMETRIC ASSOCIATION

gray®

Scale: 1" = 20'-0"

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**APPLICATION TO PLANNING AND ZONING COMMISSION**  
**#15-013 APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE**  
**RENOVATION OF THE AMERICAN OPTOMETRIC ASSOCIATION**  
**BUILDING AT 243 N. LINDBERGH BOULEVARD**

**FOR THE MEETING OF:** Monday, June 1, 2015

**LOCATION:** 243 N. Lindbergh Boulevard, zoned GC District.

**REQUEST:** Toby Heddinghaus, of Gray Design Group, has submitted an application on behalf of the American Optometric Association for the interior and exterior facade renovation of their 3-story 45,000 square foot national headquarters facility located at 243 N. Lindbergh Boulevard, including a new plaza area and entry stair to the second level on the south side of the building.

**ADDITIONAL INFORMATION:** Site Development Plan approval by the Planning and Zoning Commission is required for any proposed alteration that would significantly affect the exterior of a building or redevelopment of a site. City Council action is not required. The building was originally developed in 1970, and has a pre-existing, non-conforming coverage of 69%. The proposed façade changes include replacing the existing metal cladding with new windows and fiber cement panels in a variety of neutral tones, and increasing the height of inset center element to provide screening of new roof-top mechanical equipment.

**Key Issues:**

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

**Comprehensive Plan References**

- Commerce Center Action Area
- Design Guidelines

**Zoning Code References**

- Section 405.360: "GC" General Commercial District
- Section 405.540: Landscaping
- Section 504.730 Sidewalks
- Section 405.950: Signs in Non-Residential Districts
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT:** Toby Heddinghaus, AIA  
Gray Design Group, Inc.  
9 Sunnen Drive, Suite 110  
St. Louis, MO 63143

**PROPERTY OWNER:** American Optometric Association  
243 N. Lindbergh Boulevard  
Creve Coeur, MO 63141



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner **Date:** 5/29/15

**ATTACHMENTS:** Applicant's drawings received May 15, 2015 and Concept Landscape Plan received May 22, 2015.

### PROPOSAL

The Applicant is proposing to remove the existing metal cladding on the north, south, and east façades of the building, and replacing it with new pre-finished fiber-cement rain-screen panel system. The majority of the second and third floors will be a color blend of white and beige tones, while the south lobby entrance will feature the same panels in an accent blue color. The ground floor will be converted into storage and the existing entrance will become an outdoor employee lounge. The darker neutral colored panel will be used near the center of the east façade and continue up and onto the roof as a new roof screen for the mechanical units. The existing concrete walls at the base of the building will be painted and the west wall of the building will remain brick. A new south plaza and stairway to the second floor will be placed over the existing mechanical room and will be constructed of cast-in-place concrete walls and painted to match the rest of the first level exterior walls. The natural brick on the west elevation will remain, however, the fiber-cement panels will wrap the corners of the north and south elevations. The Applicants have included the creation of a column for the new fiber cement panels to die into, to be consistent with prior Commission approval of similar redevelopment projects.



Figure 1: Close-up of the existing building. Note that the entrance is located in the middle



Figure 2: Close-up of the proposed new facade

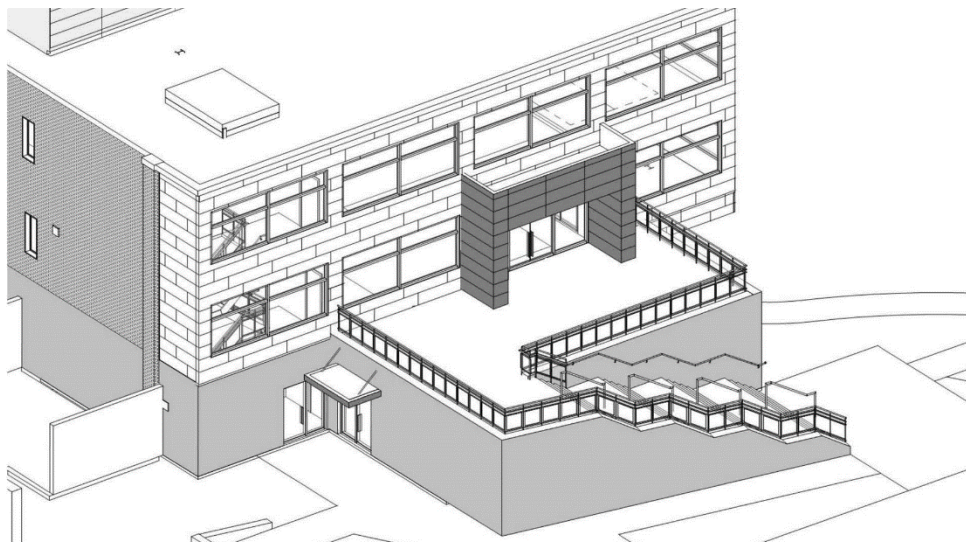


Figure 3: Close-up of the southeast elevation showing the new entrance, and where the fiber cement panels will wrap the corner and die into a brick column to create a transition from the new material to the existing brick

### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                    | ZONED                                 | SEPARATED BY      |
|-----------|----------------------------------------|---------------------------------------|-------------------|
| North     | Office                                 | GC District                           | NA                |
| South     | Office                                 | GC District                           | NA                |
| East      | St Louis Country Day School: Residence | City of Ladue: C Residential District | N. Lindbergh Blvd |
| West      | Residences                             | B Single Family Residential           | NA                |

### COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area that provides for a mix of uses including research laboratories, and professional offices, and encourages upgrading the architectural quality of the building stock as businesses expand or redevelop (p. 70).

#### Design Guidelines

The Design Guidelines recommend the use of natural materials and architectural consistency between all building elevations, and an overall sense of architectural continuity on all elevations. Further, the Design Guidelines recommend creating a sense of entry that is oriented to the street, and providing protection from the elements, as well as giving special attention to the design at street level so that it attracts pedestrians and reinforces street activity. Material and/or color changes at the outside corners of structures that give the impression of thinness and artificiality of the material are discouraged. The following simplifies the goals and discusses their applicability to the project:

1. The proposed exterior changes significantly improve on the overall design of the structure with a more contemporary design. While the new main entrance is moved to the second floor of the south elevation, the conversion of the storage/mechanical addition to a patio entrance actually furthers the building toward the Design Guidelines, given that the existing entrance and façade treatment would appear hidden and unwelcoming to visitors and those traveling along N. Lindbergh Boulevard.
2. While the entry canopy element is the color of the American Optometric Association, it furthers that sense of entry and creates visual interest, and is limited in nature, so that the entire building would not appear to be stylized as a sign in keeping with the Design Guidelines.
3. The new façade treatment and windows will appear to provide greater presence, and create the open, attractive façade encouraged by the guidelines.
4. The roof is flat and largely consistent with a strong horizontal fascia, but also with areas of irregular line and variation in earth tone colors. Increasing the height of the middle element creates additional interest and screens the new mechanical equipment from view; this is encouraged by the guidelines.
5. The Design Guidelines recommend that all elevations should receive equal design consideration as the primary elevation. As indicated earlier, the existing west elevation of the building is brick, and either removing this natural material or covering to match proposed façade treatment or painting it to match the existing materials would not be consistent with the Design Guidelines. The Applicants have proposed continuing the new material around the corner and ending it into the inside corner of a new column to appear more structurally integrated with the building and not as an element that is simply “stuck on” the building in keeping with the Design Guidelines and with prior approvals.
6. New landscaping is provided along with new walkways, stairs, and the new accessible parking spaces, as well as including additional planting for the employee entrance on the west elevation. The front of the building has an open park-like lawn appearance, which is well maintained and in keeping with the Design Guidelines. However, as discussed further below, additional plantings are needed to meet with the street tree requirements and the plantings at the existing entrance that

will now become an employee area seems lacking. Therefore, Staff has included a recommendation of approval that the Landscape Plan should be revised to meet with the Design Guidelines and Zoning Code Requirements by adding three shade trees in the front setback and a mix of material near the new patio.

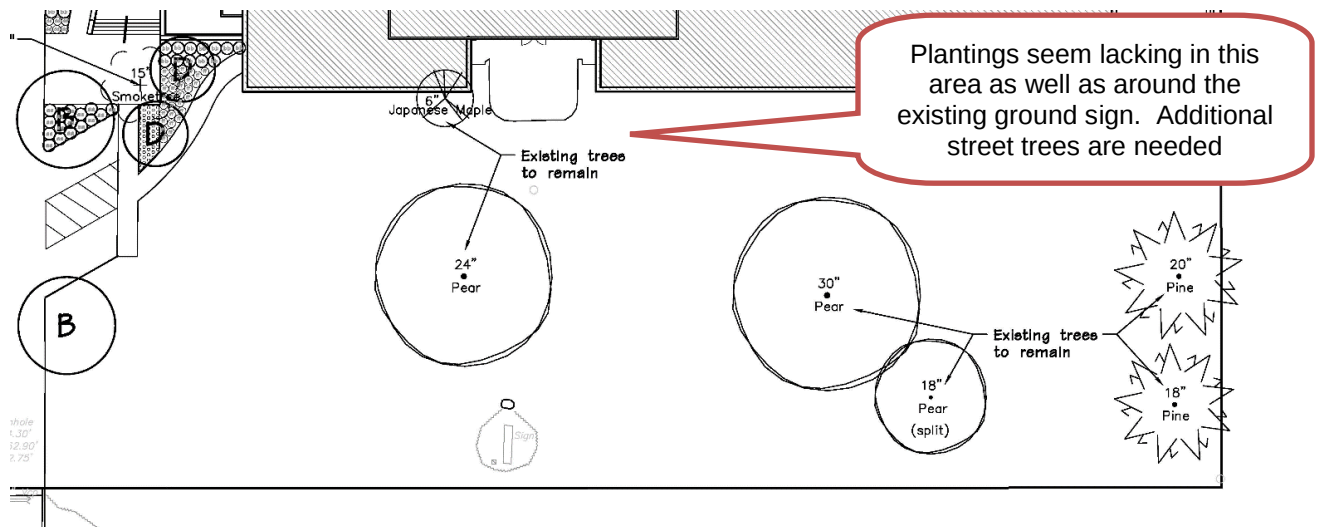


Figure 4: Close-up of the Landscape Plan at the existing entrance.

7. The Design Guidelines discusses providing pedestrian linkages wherever possible, as well as providing for such between the street and the main entrance of the building. There is an existing sidewalk that is adjacent to Lindbergh Boulevard, and new sidewalks are provided to the new entrance. However, they are not shown to extend beyond the accessible parking spaces. Therefore Staff has included a condition of approval that the sidewalk is to be extended to the existing sidewalk along Lindbergh Boulevard at the drive-entrance in furtherance of the Design Guidelines and to meet with the minimum requirements of Section 405.730 Sidewalks discussed further below.

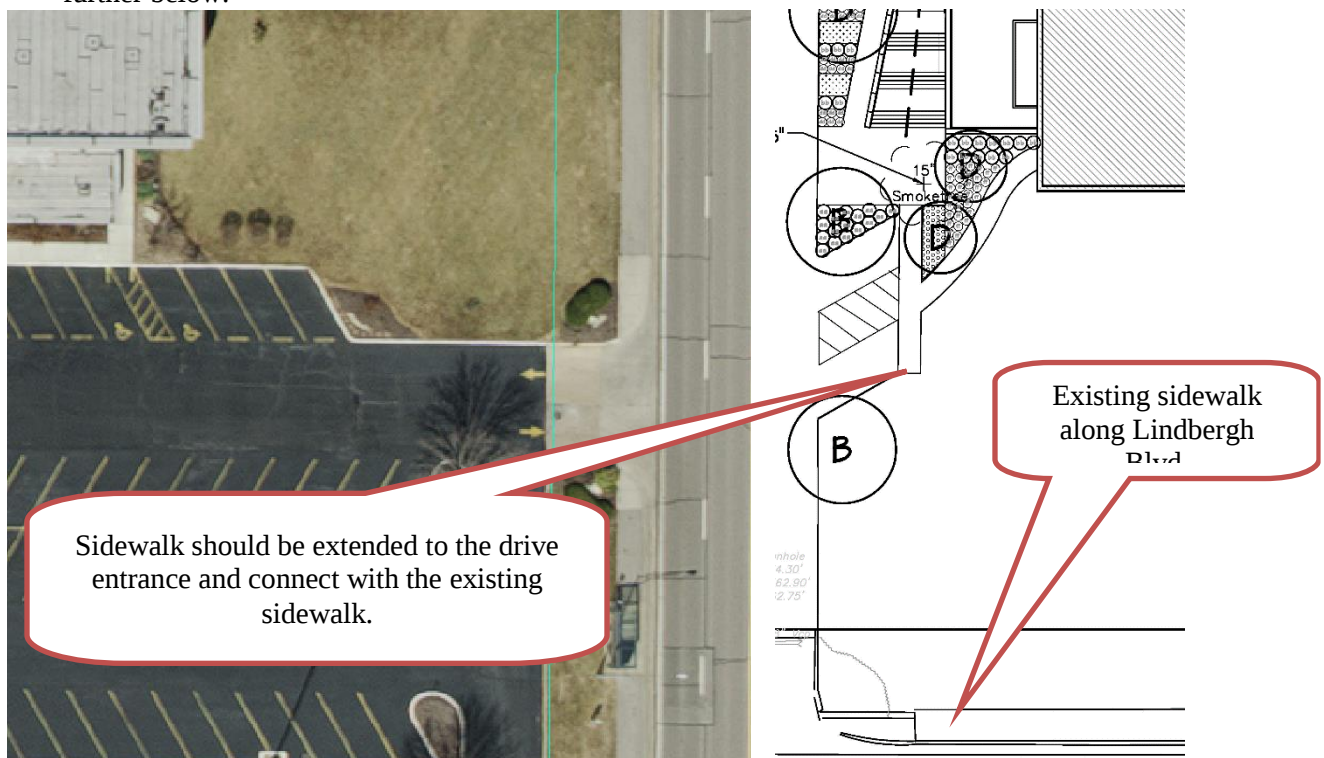


Figure 5: Close-up of existing site with the sidewalk along Lindbergh Blvd and the proposed site plan indicating new sidewalk at the entrance

## ZONING REVIEW

### *Bulk Standards*

The stated intent of the GC District is to accommodate, by site development plan approval, convenience retail shopping and services and offices which are freestanding or part of small-scale planned commercial developments and which are compatible in scale and intensity of use with adjacent residential uses. Site development plan approval by the Planning and Zoning Commission is required for all proposed developments or alterations that would significantly affect the exterior of a building or redevelopment of a site.

### *Site coverage:*

As indicated above, the site was developed in 1970 and has a pre-existing non-conforming site coverage of 69%. It is important to note that site coverage in non-residential districts, includes areas covered by building, driveways, parking lots, and loading areas, but excludes landscaped and green spaces, plazas, pedestrian circulation and unpaved buffer areas. Thus the proposed changes will maintain the pre-existing, non-conforming site coverage.

### *Landscaping*

Section 405.540(F)(1) requires one street tree per 30 lineal feet of frontage. The street trees may include existing trees, new trees or a combination thereof, provided that there is one street tree for every 30 lineal feet or part thereof of street frontage and such street trees are located on the property at least two feet six inches but not more than 12 feet from the back of the curb, unless additional setback is necessary to accommodate planned road widening, overhead utility lines or some other condition identified by the Director of Planning. As indicated above, the site is pre-existing non-conforming and the area in front of the building does not indicate the appropriate number of street trees. The area of the parking lot to the south of the building abuts directly with the property line. Adding a number of street trees for this area would be impractical. Therefore, Staff recommends that a condition of approval includes that three additional street trees should be added, as well as additional plantings at the patio area indicated below and around the existing ground monument sign for the Zoning Administrator's approval.

### *Trash Enclosure*

The trash dumpsters are not currently within an enclosure and elevations of such have not been included for review. Therefore Staff has included a condition of approval include that elevations of the trash enclosure, with materials that are consistent with the main building, be provided for the Zoning Administrator's approval.

### *Sidewalks*

Section 405.730 Sidewalks requires that all non-residential developments requiring site concept plan and /or site development plan approval must provide safe, clearly defined and direct access between buildings and from the principal building's entrance to the public sidewalk. The minimum width of all internal sidewalks in non-residential development shall be at least six feet or eight feet if used as a curb stop. The Concept Landscape Plan is indicating a sidewalk width of five feet. Therefore, Staff has included a recommendation that all sidewalks meet with the minimum width requirements and that the sidewalk from the newly accessible parking spaces and entrance shall be extended to meet with the existing sidewalk along Lindbergh Boulevard.

## RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends the following conditions for approval:

- 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 American Optometric Association Building Perspective received May 15, 2015, except as otherwise required by the Planning and Zoning Commission.

- The Applicant shall submit elevation drawings of all sides of the building indicating the corner elements wrapping both sides of the north and south elevations and the inclusion of a cornice/column to transition from one element to another that is consistent with the South East Elevation rendering submitted with the Buildings Perspective received May 15<sup>th</sup>, 2015 for the Zoning Administrator's approval.
- 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 "Concept Landscape Plan" received May 22, 2015, except as otherwise required by the Planning and Zoning Commission.
- The internal sidewalks shall meet with the minimum width dimensions of six feet, or eight if used as a wheel stop and the sidewalk shall be extended eastward along the drive entrance into the property to meet with the existing sidewalk along Lindbergh Boulevard to meet with Section 405.730 Sidewalks.
- The Landscape Plan shall be revised to provide for the appropriate number of street trees, and plantings to meet with Section 405.540 Landscaping and with Design Guidelines for the Zoning Administrator's approval, and as discussed in the Staff Report on Application #15-013.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
- The trash enclosure shall be built of materials that are consistent with the building, subject to the Zoning Administrator's approval.

#### **ACTION AND MOTION**

The motion to approve the site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the site development plan and elevations for the American Optometric Association building located at 243 N. Lindbergh Boulevard as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of June 1, 2015" (conditions may be added, eliminated, or modified by preceding motion).

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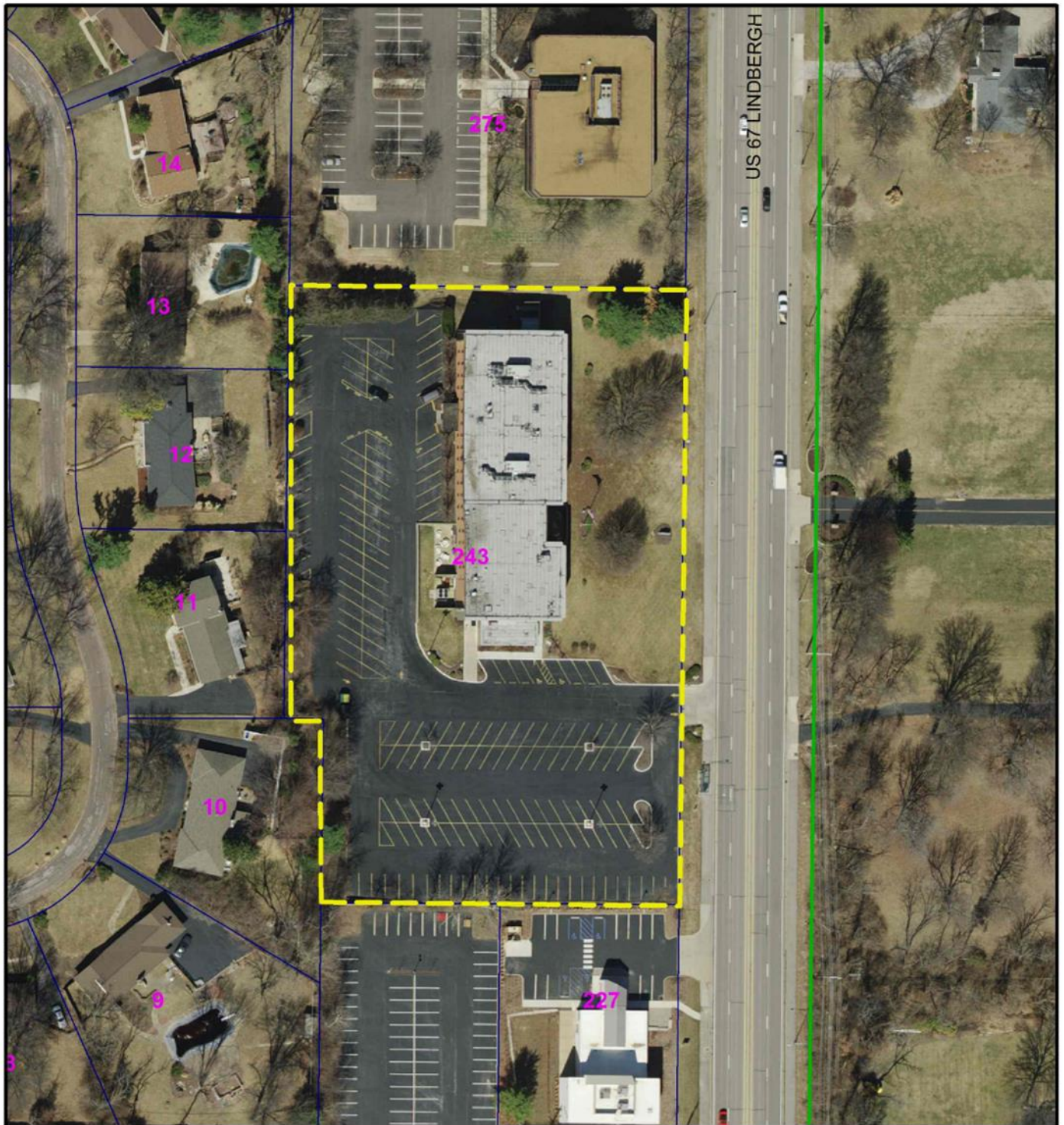
#### **APPENDIX 1: COMPREHENSIVE PLAN**

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

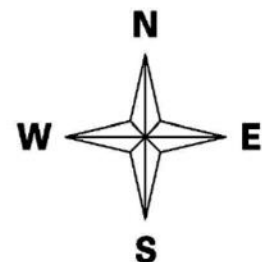
#### **APPENDIX 2: ZONING CODE**

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

### APPENDIX 3: AERIAL PHOTO



- 243 N. Lindbergh Boulevard - American Optometric Association
- Property Lines
- Creve Coeur Municipal Boundary



#### APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 5/29/2015



Description: View of the AOA Building looking northwest from the entrance drive.



Description: View looking west from Lindbergh Blvd. at the existing mechanical room that the proposed new entrance will be placed on top of.



Description: View looking west from Lindbergh Blvd. at the existing main entrance.



Description: View looking north at the existing mechanical room.



Description: View looking east from the rear property line at the original brick where the existing metal façade treatment wraps the corner.



Description: View looking west at the unenclosed dumpsters. A condition of approval includes a dumpster enclosure for the Zoning Administrator's approval.



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**APPLICATION TO PLANNING AND ZONING COMMISSION  
#15-031 APPROVAL OF NEW LIGHTING FIXTURES OF THE  
AMERICAN OPTOMETRIC ASSOCIATION BUILDING AT  
243 N. LINDBERGH BOULEVARD**

**FOR THE MEETING OF:** November 16, 2015

**LOCATION:** 243 N. Lindbergh Boulevard, zoned GC District.

**REQUEST:** Toby Heddinghaus, of Gray Design Group, has submitted an application on behalf of the American Optometric Association for new light fixtures on the new patio area. The Planning and Zoning Commission reviewed and approved the renovation of the building on June 1, 2015. Lighting for the new plaza entrance was not included at that time.

**ADDITIONAL INFORMATION:** Section 405.680 Lighting of the City's Code of Ordinances requires that all lighting shall be downcast and fully shielded. However, lighting with exceptional architectural elements or detail, that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission. City Council action is not required.

**Key Issues:**

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

**Comprehensive Plan References**

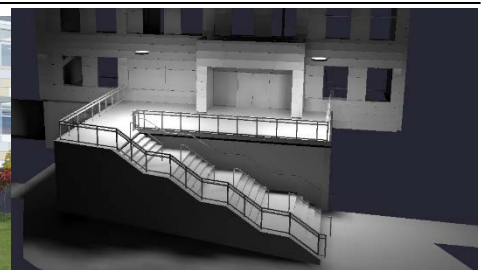
- Commerce Center Action Area
- Design Guidelines

**Zoning Code References**

- Section 405.360: "GC" General Commercial District
- Section 405.680: Lighting
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval

**APPLICANT:** Toby Heddinghaus, AIA  
Gray Design Group, Inc.  
9 Sunnen Drive, Suite 110  
St. Louis, MO 63143

**PROPERTY OWNER:** American Optometric Association  
243 N. Lindbergh Boulevard  
Creve Coeur, MO 63141

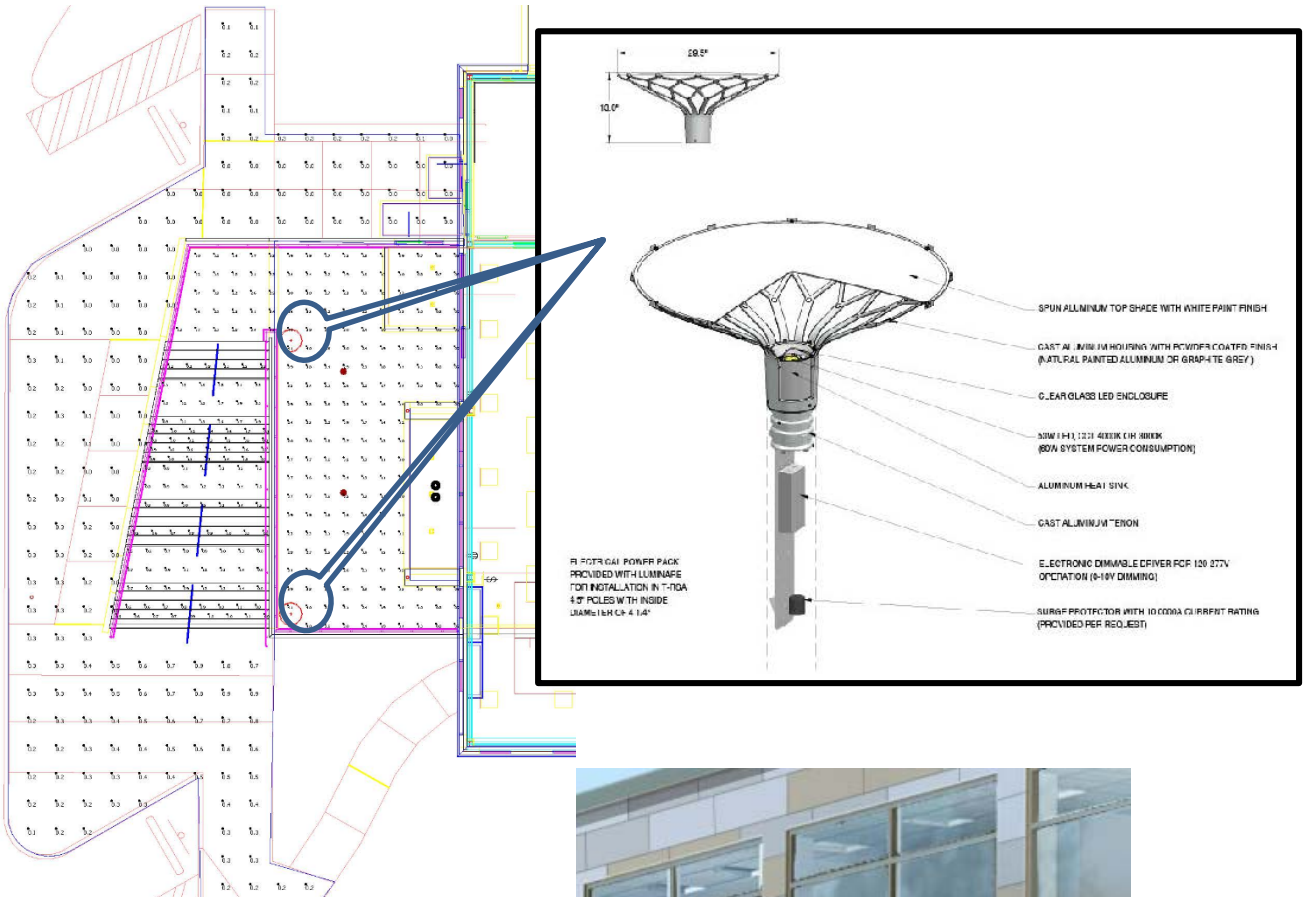


**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner  
**DATE:** 11/10/2015  
**ATTACHMENTS:** Applicant's Materials submitted October 16, 2015

Attachment: 15-031.AOA, 243 N. Lindbergh Lighting.Staff Report.11-09-2015 (1721 : #16-001 AOA, Parking Lot Lighting)

### PROPOSAL

The Applicant is proposing two new pedestrian light fixtures for the new entrance plaza of the building that emits an indirect light upward, and the “lattice” creates a play of light within the fixtures. The light source is in the post that shines upward to the top shade of spun aluminium to direct the light downward. The light pole is 12 feet tall and “lattice” element is 13”, for a total height of 13.1 feet above the patio area, per the details of the Applicants materials below:



### LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                    | ZONED                                 | SEPARATED BY      |
|-----------|----------------------------------------|---------------------------------------|-------------------|
| North     | Office                                 | GC District                           | NA                |
| South     | Office                                 | GC District                           | NA                |
| East      | St Louis Country Day School: Residence | City of Ladue: C Residential District | N. Lindbergh Blvd |
| West      | Residences                             | B Single Family Residential           | NA                |

### COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area that provides for a mix of uses including research laboratories, and professional offices, and encourages upgrading the architectural quality of the building stock as businesses expand or redevelop (p. 70).

#### Design Guidelines Review

The Design Review Guidelines provide specific direction for the redevelopment of properties, including the use :

#### Chapter 5 /Miscellaneous

##### B. Lighting

1. Illumination shall be appropriate to site activities and site location. The minimum amount of illumination necessary for safety should be used. Exterior lighting of the building and site is to be designed so that light is not directed off the site and the light source is fully shielded from direct off-site viewing. In parking facilities, full cutoff lights are required. Commercial buildings are not to be flood-lit at night.
2. Exterior light sources may not be exposed and should be shielded from view, down cast and parallel with the ground.
3. Exterior lighting is to be architecturally integrated with the building style, materials and colors.
4. Fixture mounting height should be appropriate for the project and the setting.
5. Use of low, bollard-type lighting and landscape accent lighting is encouraged.

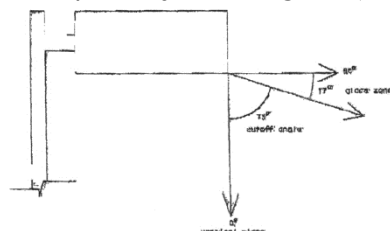
### ZONING REVIEW

#### Lighting:

Section 405.680 of the City's Code of Ordinance regulates the lighting standards throughout the City and requires that all lights are downcast and fully shielded except by approval of the Planning and Zoning Commission. Relevant sections are below:

*A. Definitions. For the purposes of lighting regulations, terms used shall be defined as follows:*

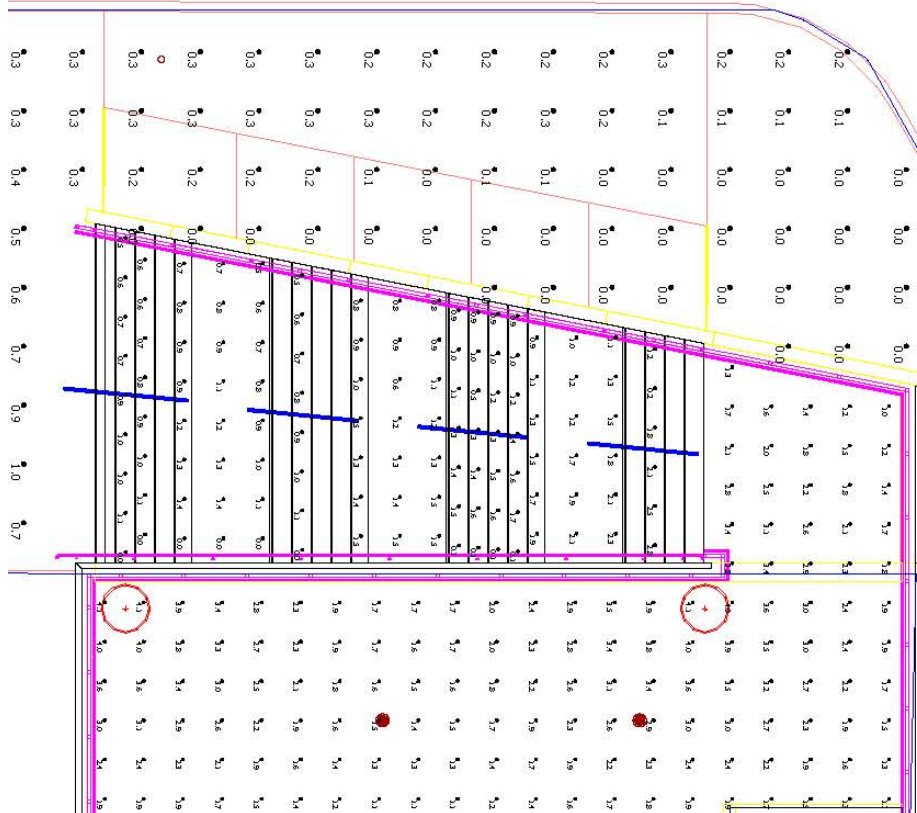
*CUTOFF ANGLE : The angle at which a permanently attached shield directs light downward and obstructs light discharge in a manner that lessens glare emitted from the fixture. The cutoff angle is measured from the vertical plane which is perpendicular to the ground and is restricted to a maximum of seventy-three degrees (73°) as demonstrated in the following exhibit:*



**B. General Standards:**

3. In non-residential zoning districts lighting fixtures, except for traffic signals and lighting for major outdoor recreation facilities, shall not exceed twenty-four (24) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by site development plan approval in accordance with Section 405.1080.
4. Lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.
5. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 PM and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(4).
7. Lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface.
8. Sidewalk and pedestrian avenues may be lit by low, bollard-type lighting or as approved by the Planning and Zoning Commission. If reflectors or refractors are used, these devices shall direct light downward and shall meet the cutoff angle criteria. Under no circumstance shall light be directed outward.
9. Lighting with exceptional architectural elements or detail that do not meet all requirements within this Section, may be approved by the Planning and Zoning Commission.

The proposed light element will have a greater cutoff greater than the allowed. While the lighting is directed downward, by the use of the aluminum shield, the light measurements submitted has a Candlepower Distribution table showing: 197.8 candela at 75 degrees, 23.2 candela at 90 degrees, and 1.5 at 180 degrees. The photometric plan indicates an illumination of 0.3 at the new downstairs walkway, and does not cast upon adjacent property, per the image below:



The new deck is approximately 144 feet from the residential property to the west. And approximately 108 feet from the east property line along Lindbergh Boulevard.

Whether the columns provide exceptional architectural elements or detail is ultimately up to the Commission members to determine. It does provide for a new unique lighting for the new plaza deck, and the lighting cast is less than one candle over the lower walkway area. If the Commission wishes to have these fixtures turned off at 10:00 pm, a motion for such will need to be included.

#### **ACTION AND MOTION**

The motion to approve the unique light fixtures for the new main entrance deck area, as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the tow new lighting features for the American Optometric Association entrance plaza located at 243 N. Lindbergh Boulevard as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of November 16, 2015" (conditions may be added, eliminated, or modified by preceding motion).

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#### **APPENDIX 1: COMPREHENSIVE PLAN**

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

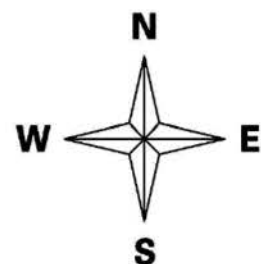
#### **APPENDIX 2: ZONING CODE**

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

### APPENDIX 3: AERIAL PHOTO



- 243 N. Lindbergh Boulevard - American Optometric Association
- Property Lines
- Creve Coeur Municipal Boundary





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**APPLICATION TO PLANNING AND ZONING COMMISSION**  
**#16-003: SITE DEVELOPMENT PLAN APPROVAL FOR A MONUMENT SIGN**  
**FOR THE CREEKSIDE AT MASON SUBDIVISION**

**FOR THE MEETING OF:** Tuesday, January 19, 2016

**LOCATION:** 12700 Creekside View Drive, Creekside at Mason Subdivision  
currently under construction, formally addressed as 853 N. Mason Road.

**REQUEST:** Jeff Karl, of Pulte Homes, has submitted an application for approval of monument sign for the Creekside at Mason Subdivision at the intersection of Mason Road and the new Creekside View Drive. The sign is approximately four square feet, on a three foot by six foot tall monument column to be located approximately 21.67 feet from the property line, approximately 43 feet from the edge of pavement of Mason Road, and three feet from the new Creekside View Drive right-of-way.

**ADDITIONAL INFORMATION:** Section 405.940(B), Residential Development Signs, of the City's Sign Regulations, states that such signs are approved by the Planning and Zoning Commission as a site development plan, and that the sign area is limited to 12 square feet per face with a maximum of two sign faces. Ordinance No. 5376, approved on June 23, 2014 approved the Creekside at Mason Subdivision zoned B-RDD, Residential Designed Development.

**Key Issues:**

- Do the signs follow the Design Guidelines?
- Do the signs conform to the City's Sign Regulations?

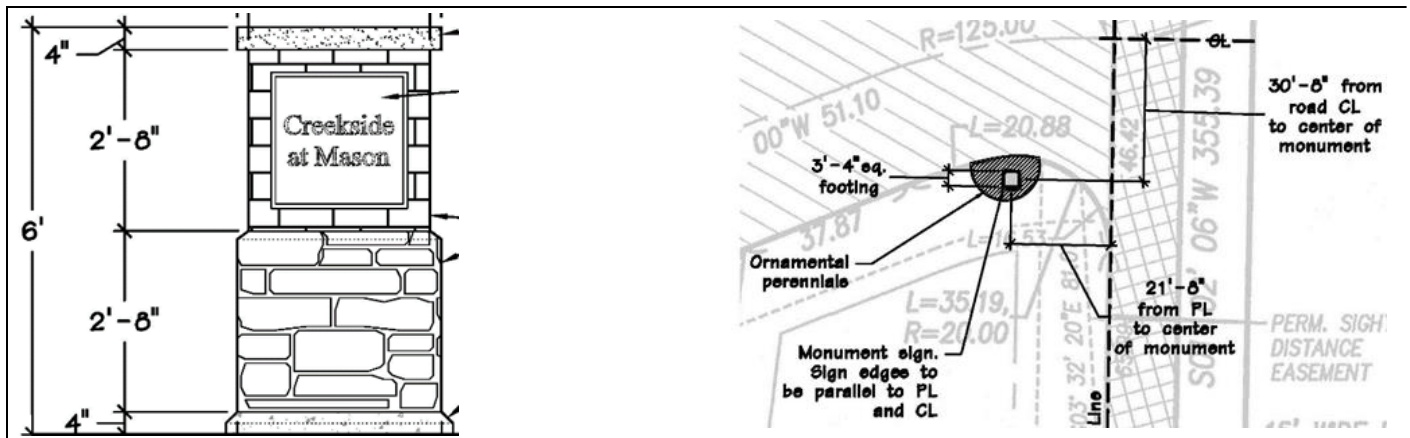
**Comp. Plan References**

- Residential Neighborhoods

**Zoning Code References**

- Article VIII: Sign Regulations
- Section 405.1080: Site Concept, Site Development and Minor Site Plan Approval.

**APPLICANT:** Jeff Karl  
Pulte Homes  
17107 Chesterfield Airport Road  
Chesterfield, MO 63005



**REPORT PREPARED BY:** Whitney Kelly, AICP, City Planner  
**DATE:** 1/14/2016  
**ATTACHMENTS:** Applicant's Materials submitted on December 8, 2015

## LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                      | ZONED                       | SEPARATED BY |
|-----------|------------------------------------------|-----------------------------|--------------|
| North     | Nursery/Single-family detached residence | D Single-Family Residential | N/A          |
| South     | Single-family detached residences        | A Single-Family Residential | N/A          |
| East      | Hope Montessori School                   | C Single-Family Residential | Mason Road   |
| West      | Single-family detached residences        | D Single-Family Residential | NA           |

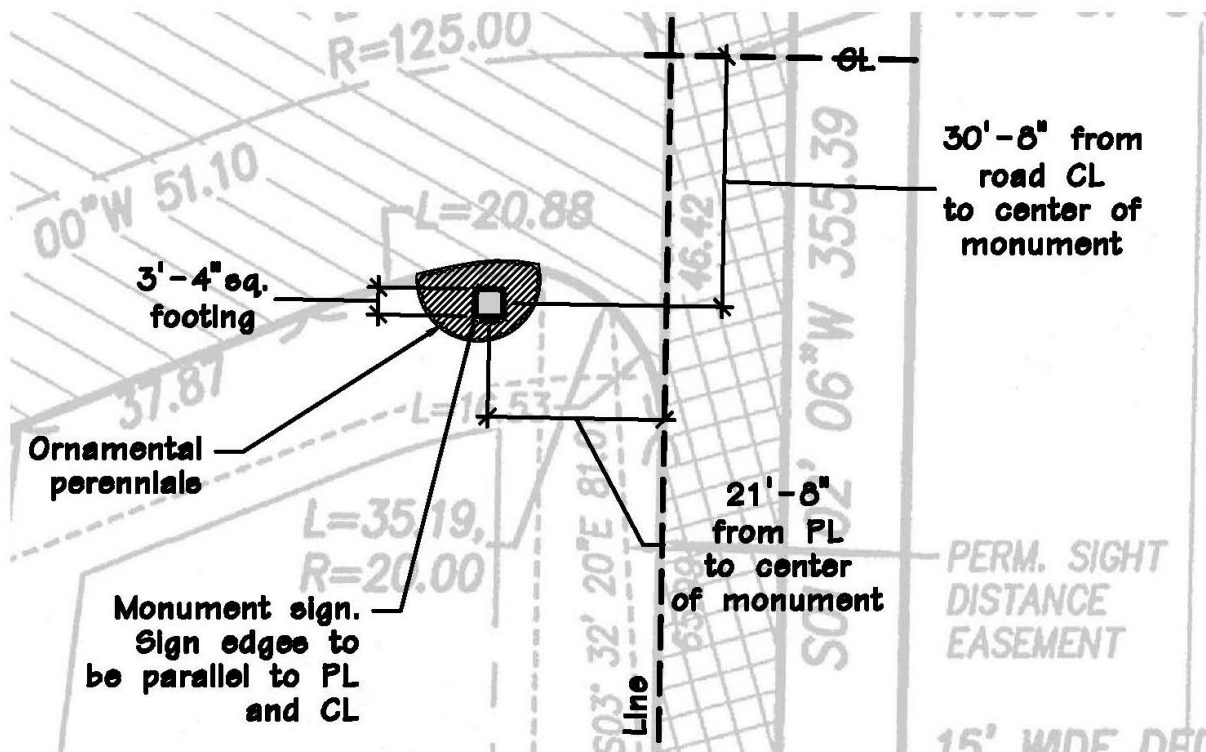
## DISCUSSION

All residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

### SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

*B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.*

The Applicant is seeking approval for one residential development sign on the southwest corner of the newly created Creekside View Drive and Mason Road, where the sign structure has a height of six feet. The sign area identifying Creekside at Mason is approximately four square feet.



The location of the sign and fence should be outside of the sight triangle based upon the distance from Mason Road, where the sight distance triangle of 40 feet as measured from the curb:

*Section 405.120 Definition of Terms*

*SIGHT TRIANGLE: On a corner lot, the triangle formed by the curb lines adjacent to such lot and a line drawn between points on such curb lines which are forty (40) feet from the intersection of the projection of such curb lines.*

However, Staff has included a condition of approval that a more detailed site plan showing the distance from the curb, to verify, as well as a condition of an easement for the location of the sign for the City Attorney's review and approval.

The City's Design Guidelines recommends that all signs are to complement their surroundings in terms of size, shape, color, texture and lighting. Also, signs are to complement the overall design of the buildings and are not to be designed to be in visual competition with other signs in the area. The proposed sign will utilize the same stone detail on the homes, and is a smaller scale sized sign compared to other recent requests.

#### **CONCLUSION AND MOTION**

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant shall submit a for a sign permit for the proposed sign, in substantial conformance with the "Entry Monument Details" Drawings received December 7, 2015, as bound together and submitted in conjunction with Application #16-003, with a revised site plan showing that the sign is outside of the sight distance triangle.
- Sufficient legal documentation shall be reviewed and approved by the City Attorney providing for an easement for the sign, prior to the issuance of the sign permit.

If the Planning and Zoning Commission finds that the proposed residential subdivision sign is in conformance with the goals and objectives of the City's Design Guidelines, and in compliance with the sign regulations, then the Commission should vote on a motion for approval, approval with conditions, or deferral. The following is an example motion for this application:

"I move to approve the residential development signs for the Creekside at Mason Subdivision as discussed in the Staff Report on Application #16-003 and presented to the Planning and Zoning Commission on January 19, 2016" (Required changes to the sign and additional conditions should be approved by prior motion).

---

#### **APPENDIX 1: COMPREHENSIVE PLAN**

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

#### **APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)**

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

### APPENDIX 3: AERIAL PHOTO



Attachment: 16-003.Staff Report.01-19-2016 (1722 : #16-003: Creekside at Mason Subdivision Sign)



Property lines



853 N. Mason Road



#### APPENDIX 4: SITE PHOTOGRAPHS

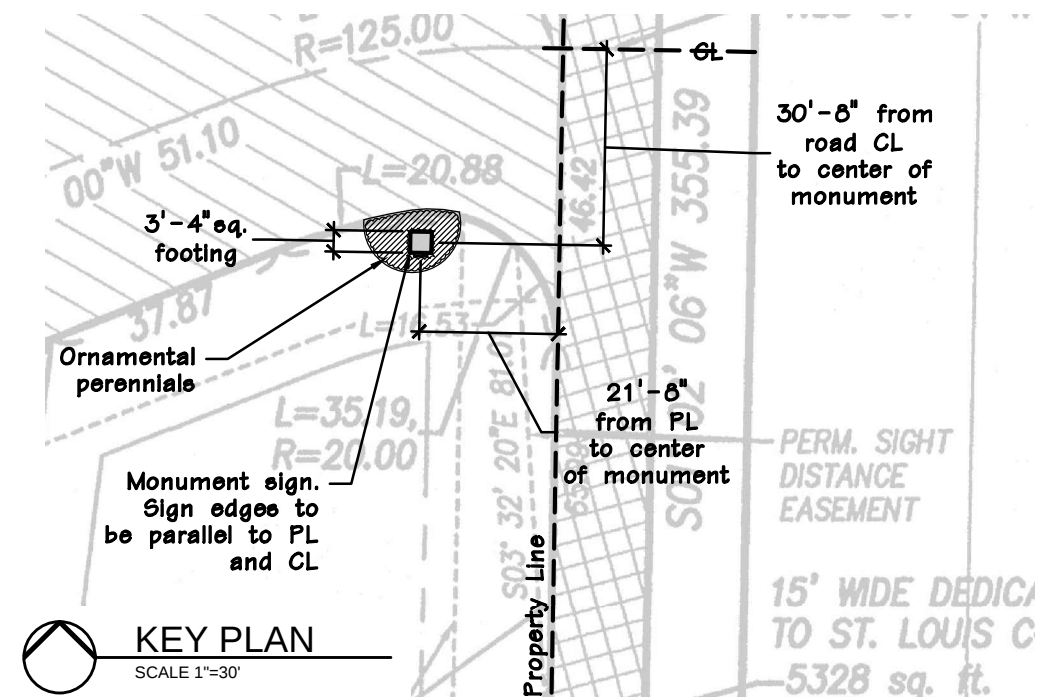
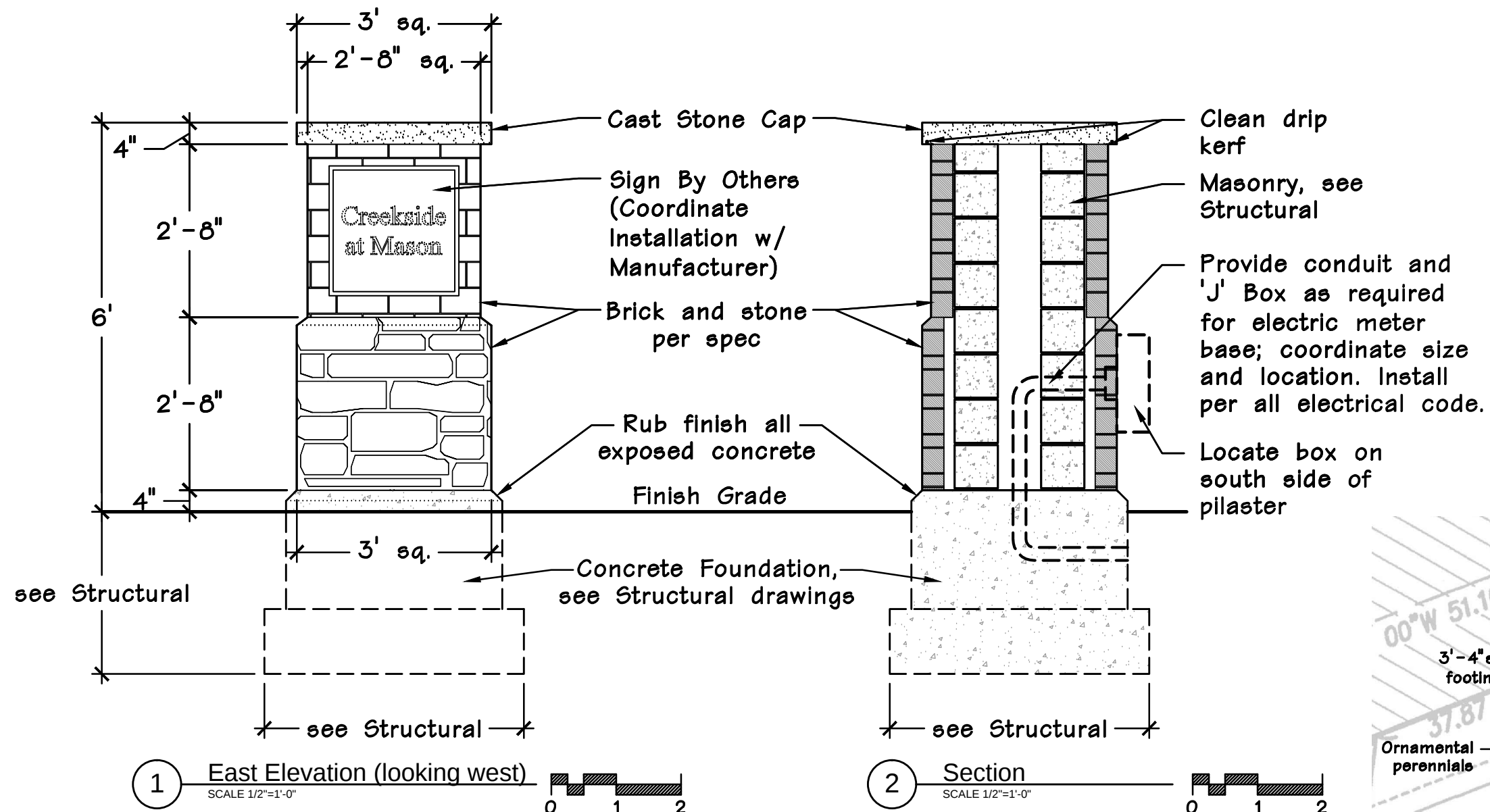
Photo Date: 1/8/2016



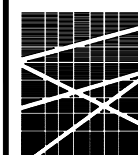
Description: View looking south along Mason at the new Creekside View Drive intersection



Description: View looking north along Mason at the new Creekside View Drive intersection



Jerald Saunders - Landscape Architect  
MO License # LA-007



**loomisAssociates**

707 Spirit 40 Park Drive, Suite 135  
Chesterfield, Missouri 63005-1194  
(636) 519-8668 Fax (636) 519-0797

PROJECT:  
Creekside at Mason  
Creve Coeur, Missouri

Date: 11/11/15 Drawn By: LWH Checked By: JAS Job Number: 935.005

Revisions:

| Date | Description | No. |
|------|-------------|-----|
|      |             |     |
|      |             |     |
|      |             |     |
|      |             |     |
|      |             |     |

SHEET TITLE:

Entry Monument Details

SHEET NUMBER:

1 OF 1



# 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 #16-004 FOR APPROVAL OF THE MINOR SITE PLAN FOR FAÇADE IMPROVEMENTS FOR TOTAL ACCESS URGENT CARE IN THE TENANT SPACE ADDRESSED AS 10923 OLIVE BOULEVARD

**FOR THE MEETING OF:** Tuesday, January 19, 2016

**LOCATION:** 10923 Olive Boulevard, within The Shops at Westchase, in the former Bandana's Restaurant, zoned CB Core Business District.

**REQUEST:** An application has been submitted for façade improvements to the tenant space including creating a new entrance and sign band, and re-orienting the building toward Olive Boulevard. No significant site changes are proposed.

**ADDITIONAL INFORMATION:** Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building. The Applicant is also seeking a variance for the tenant signs before the Board of Adjustment. The subject property is 3.29 acres and Zoned CB Core Business District, and was originally a single Restaurant. In 2009, the Planning and Zoning Commission, authorized the redevelopment of the property for the existing Noodles Restaurant, the prior tenant of Bandanas Restaurant and the multi-tenant building to the east, with joint access from Olive Boulevard and one ground monument sign as the Shops at Westchase.

### Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

### Comprehensive Plan References

- East Olive Corridor
- Design Guidelines

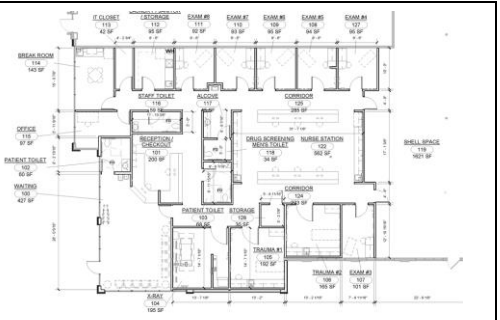
### Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval

**APPLICANT:** Dr. Matthew Bruckel  
Total Access Urgent Care  
10923 Olive Blvd  
Creve Coeur, MO 63141

**PROPERTY  
OWNER:**

Hutkin Properties Group, LLC  
10829 Olive Blvd, Suite 200  
Creve Coeur, MO 63141



**REPORT PREPARED BY:**

Whitney Kelly, AICP, City Planner

**DATE:**

1/15/2016

**ATTACHMENTS:**

Applicant's Materials submitted on January 12, 2016

## PROPOSAL

The Applicant is proposing to modify the façade of the existing tenant space to re-orient the entrance toward Olive Boulevard, creating larger windows, a new sign band, and a new corner feature for the space. Stacked stone on the columns separating the storefront windows and water table is included consistent with the adjacent tenant space, and with the building to the east. New awnings will be included. Below is the rendering submitted by the Applicant, along with all of the elevations for the proposed changes:



Figure 1: Close-up of the proposed Elevation Rendering

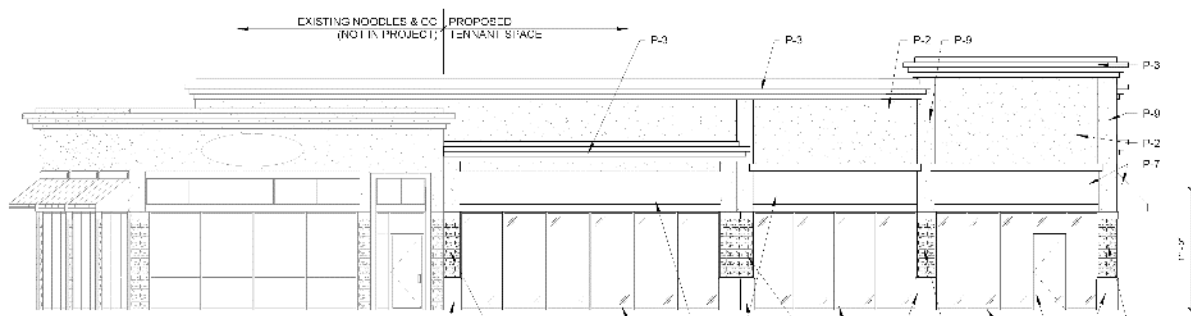


Figure 2: South Elevation

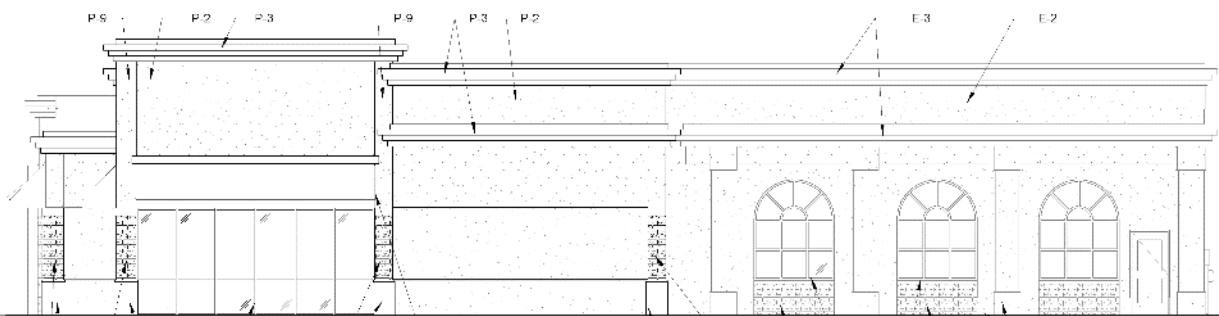


Figure 3: East Elevation

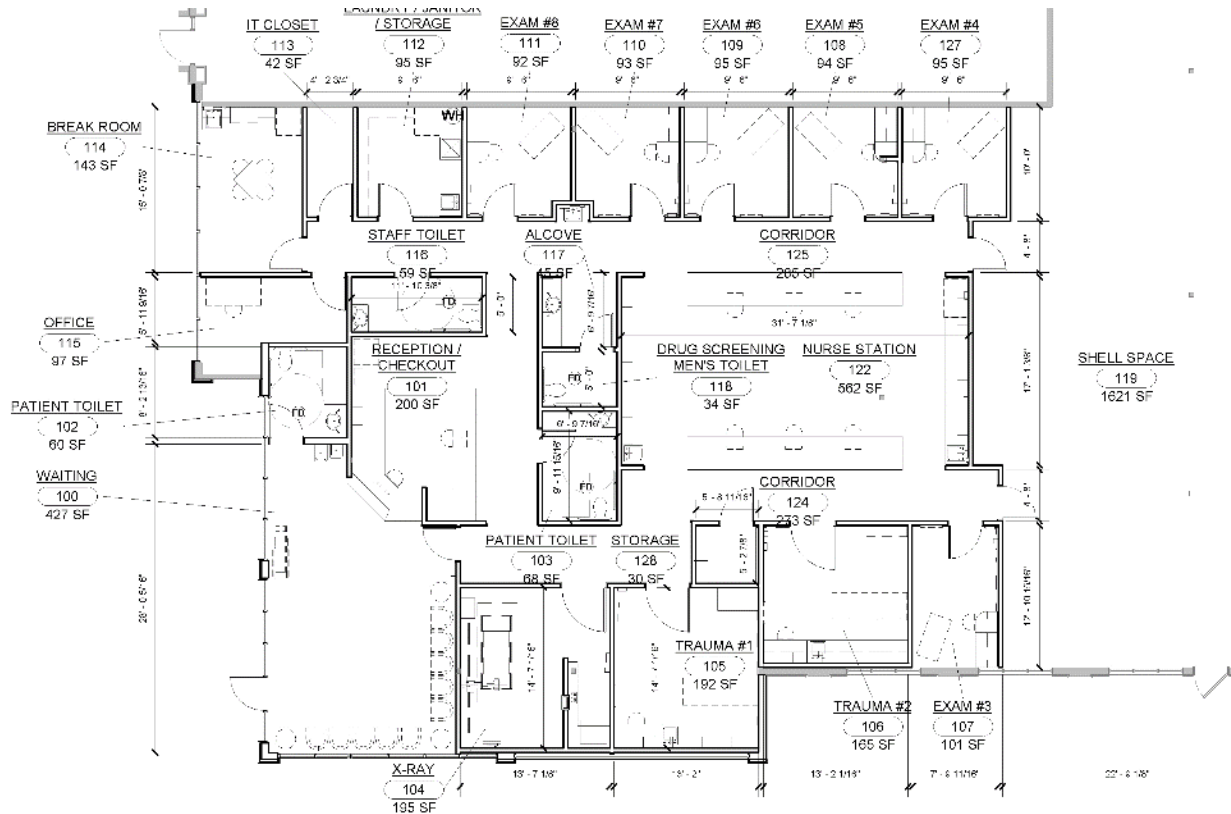


Figure 4: Floor Plan

## LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

| DIRECTION | USE                                              | ZONED                                                   | SEPARATED BY    |
|-----------|--------------------------------------------------|---------------------------------------------------------|-----------------|
| North     | Westchase Apartments/partial Residential         | CB District/ partial Unincorporated St. Louis County R2 | NA              |
| South     | First Community Credit Union/partial Residential | GC District/ partial C Single Family Residential        | Olive Boulevard |
| East      | Westchase Apartments                             | CB District                                             | NA              |
| West      | Walgreens Pharmacy                               | GC District                                             | NA              |

## COMPREHENSIVE PLAN REVIEW

The subject property is located within the East Olive Corridor which has a vision of an area of small businesses with a residential neighborhood character, providing for a “green line” park along Olive Boulevard, where commercial retail uses should be limited to a size and scale designed to provide goods and services to the Creve Coeur market rather than to a regional market. New development or redevelopment should be compatible with the low-density residential character of the corridor. All elevations of new construction or redevelopment should maintain the overall character of the existing residential structure or area. Emphasis should be given to compatible door, window and other opening location, size, and scale. (P. 52). An urgent care facility is a permitted use in the CB District, and the reorientation of the building with the

primary entrance to Olive Boulevard, providing more windows, and maintaining the existing height of the structure is consistent with the goals of the Comprehensive Plan in as far as this project can provide.

### DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties, which are applicable to this application, include:

- Use of high quality architectural design and natural materials. Long or continuous wall planes should be avoided. Buildings should exhibit detail and elements appropriate for pedestrian view,
- Adjacent structures should carry the lines of one building into the next through the use of varying window heights, brick coursing, or other horizontal elements that complement neighboring buildings, (p. 7).
- A well-defined primary building entrance that provides a sense of entry, and should be oriented to the street and provide protection from the elements, such as recesses, roof overhangs, projecting canopies or other similar features.
- For developments in which there is more than one building, architectural and spatial consistency should be maintained through the use of proportion, height, materials and design theme. (p. 8).
- All elevations should receive equal design consideration as the primary elevation. Rear and side facades should be designed with similar architectural detailing and materials to be compatible with the facades of the building. (p. 8).
- Multiple buildings on the same site are to be designed to create a cohesive visual relationship between the buildings. (p. 9).
- Natural, traditional building materials are encouraged, and EIFS should not be the predominant building material and should be used as a way to accentuate an architectural element and should be limited to areas not subject to damage or abuse.
- Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of “thinness” and artificiality of material are discouraged. (p. 10)
- And, for shopping centers a unified architectural design intention should be incorporated into each commercial center. (p, 12).
- High quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the building is encouraged.

Overall, the proposed design for the front meets with the intent of the Design Guidelines by using some natural materials and details at the pedestrian level. The proposal relies on the use of EIFS, however it does provide some consistency with the rest of the building and the adjacent building within the center to the east by including the stacked stone feature. While the inclusion of brick would be adding a new element that is not already on the building, and therefore not necessary, Staff recommends that the stacked stone elements need to be raised, to break-up the amount of the new EIFS and carried above the entrance at the corner to create a consistent design theme with the adjacent building within the Westchase Shopping Center in furtherance of the Design Guidelines. This will also provide a purpose for the raised parapet at the corner, where it would appear that the Applicant has designed this element for a sign, in the event a variance is not granted by the Board of Adjustment. Additionally, staff suggests that the windows on the east elevation that are proposed to remain, should be revised to create a consistent design with the front of the building, per the following:

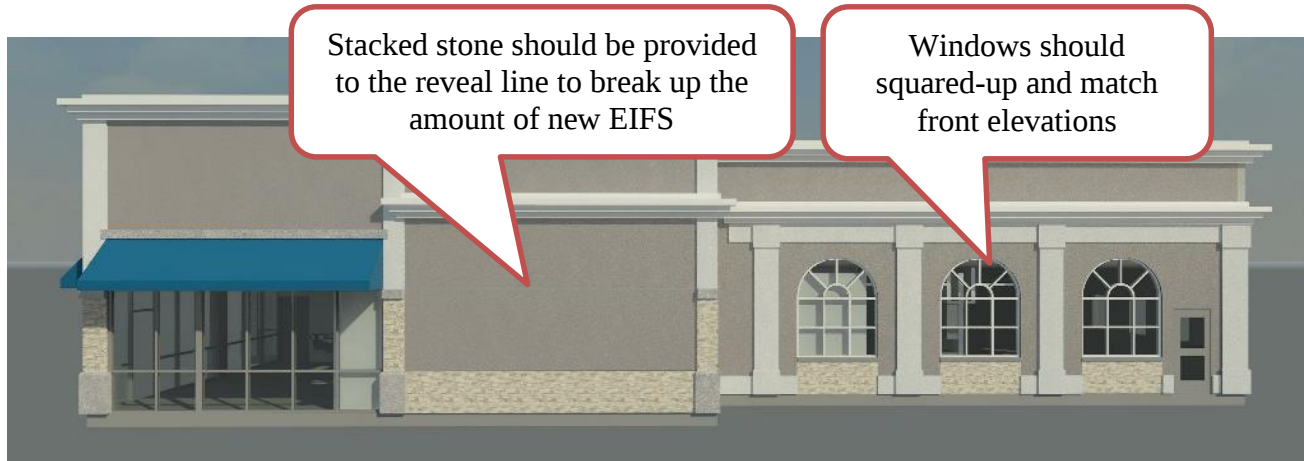


Figure 5: Rendering of East Elevation



Figure 6: Rendering



Figure 7: Google Earth image of adjacent building.

In prior applications, the review of awnings has been cited to prevent the building to become a sign. (It would appear that the adjacent tenant placed the awnings prior to the review of such). The Applicant is proposing providing for new awnings that are a blue color similar to the Applicants logo. While the color scheme is contrasting with the adjacent tenant, the blue could be seen as stylizing the building, for advertising purposes and to attract customers, which is often the key discussion in reviewing such proposals. The proposal is a common awning color, however, a more neutral scheme color, such as black, or maintain a similar color that was established with adjacent tenant would be more in keeping with the Design Guidelines. Staff is neutral on this matter; however, if the Commission wishes to address the awnings, a condition of approval will need to be included.

The Applicant is not proposing any significant changes to the site. However, the site plan is showing the loss of landscaping over time in the islands and in front of the building. The landscaping along Olive Boulevard was replaced this fall to be consistent with the prior approved Landscape Plan. However, the landscaping in the parking lot and adjacent to the building was not addressed at that time. Therefore, a condition of approval includes that a landscape plan shall be submitted showing the replacement the landscaping within these areas as well as incorporating the plantings along Olive Boulevard for the Zoning Administrator's approval, so that all landscaping for the Shops of Westchase center is provided on one landscape plan.

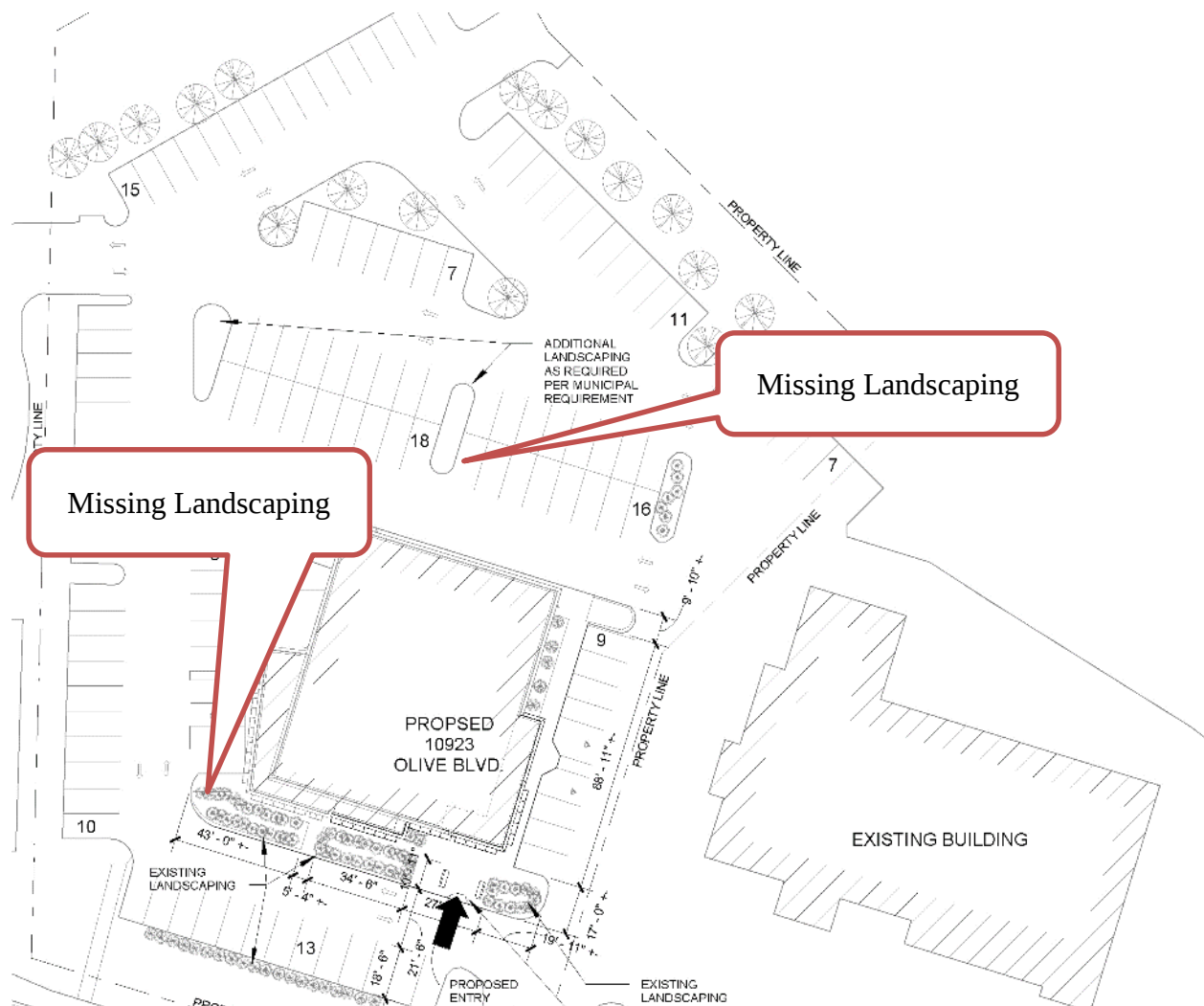


Figure 8: Proposed Site Plan

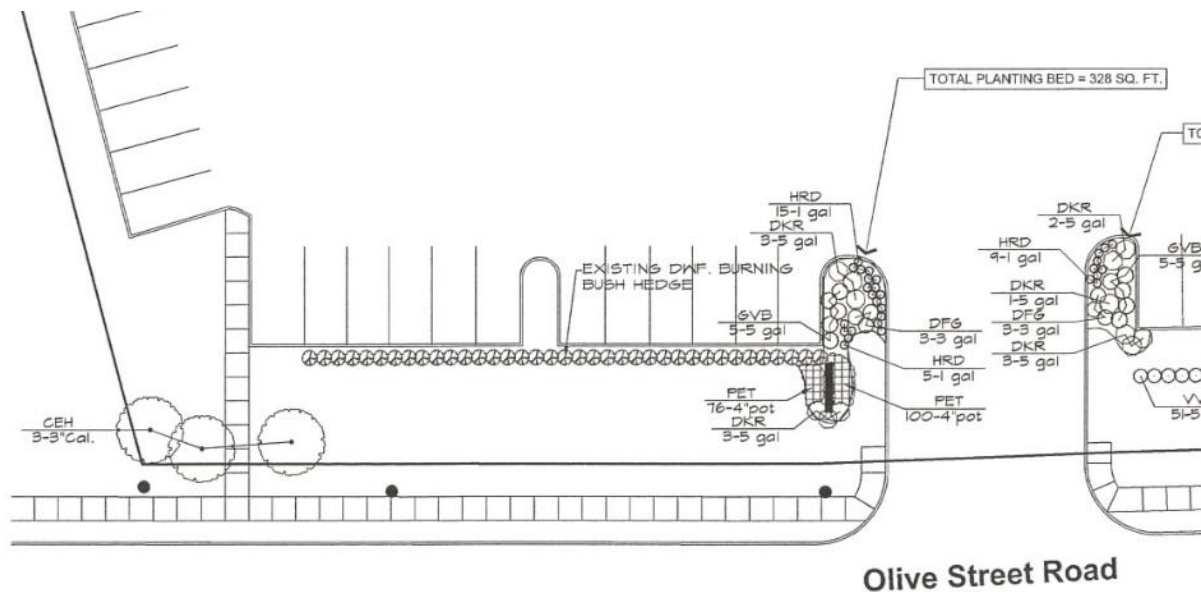


Figure 9: Close-up of the landscaping approved along Olive Boulevard in August to replace the missing trees and plantings for compliance with the last approved plan.

## ZONING REVIEW

A minor site development plan is required for a change in use to another permitted use, or any proposed alteration that would significantly affect the exterior of a building, or redevelopment of a site that already contains a building or buildings, provided that such expansion, change or redevelopment shall not add more than five thousand (5,000) square feet of new impermeable surface to the site. The Applicant is significantly affecting the exterior of the building, which requires this level of review.

### Landscaping

Section 405.540 of the City's Zoning Code, requires that each separate interior landscaped area shall include at least one deciduous shade tree and that a minimum of two trees shall be provided for every 100 linear feet of parking for each parking row. Further that all landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. As discussed above Staff has included a recommendation for a revised Landscape Plan to address the missing landscape throughout the site and in compliance with the City's landscaping requirements and prior approved site plans.

### Lighting

Section 405.680 of the City's Code of Ordinance regulates the lighting standards throughout the City and requires that all lights are downcast and fully shielded except by approval of the Planning and Zoning Commission. In the original application, the Applicant showed wall sconces on either side of the front entrance. While not included in the revised drawing currently under review, Staff has included a condition of approval to allow for such lighting provided that it is consistent with the adjacent building within the Shops at Westchase center, and does not flood light the building. Further, it appears from the Google image of Figure 7 that one of the parking lot fixtures will need to be adjusted to meet with this section of the Code.

### **RECOMMENDED CONDITION OF APPROVAL**

If Commission members generally support the request and with Staff's suggested changes to the façade, Staff recommends the following conditions for approval:

- 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 "South Elevation" and "East Elevation" as bound together with Application 16-004 subitted on January 12, 2016, except as revised below.
- The Elevations shall be provided to provide for additioanl stacked stone as discussed in the Staff Report in furtherance of the City's Design Guidelines and Comprehensive Plan.
- The Applicaant shall submitted a Landscape Plan addressing the missing landscaping throughout the site in furtherance of the Design Guidelines, and Zoning Regulations by the Zoning Administrator's approval. All landscaping shall be maintained per the approved Landscape Plan and any 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 downcast and fully shielded in compliance with Section 405.680 Lighting of the Zoning Ordinance, except to allow for ornemental wall sconces that is consistent with the fixtures on adjacent building within the Shops at Westchase.
- All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
- The owner of the property shall address all outstanding property maintenance violations on the property to the satisfaction of the Chief Building Official prior to the issuance of a final Certificate of Occupancy.

### **ACTION AND MOTION**

The motion to approve site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

"I move to approve the site development plan and elevations for the renovation of the tenant space addressed at 10923 Olive Boulevard within the Shops at Westchase as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of January 19, 2016" (conditions may be added, eliminated, or modified by preceding motion).

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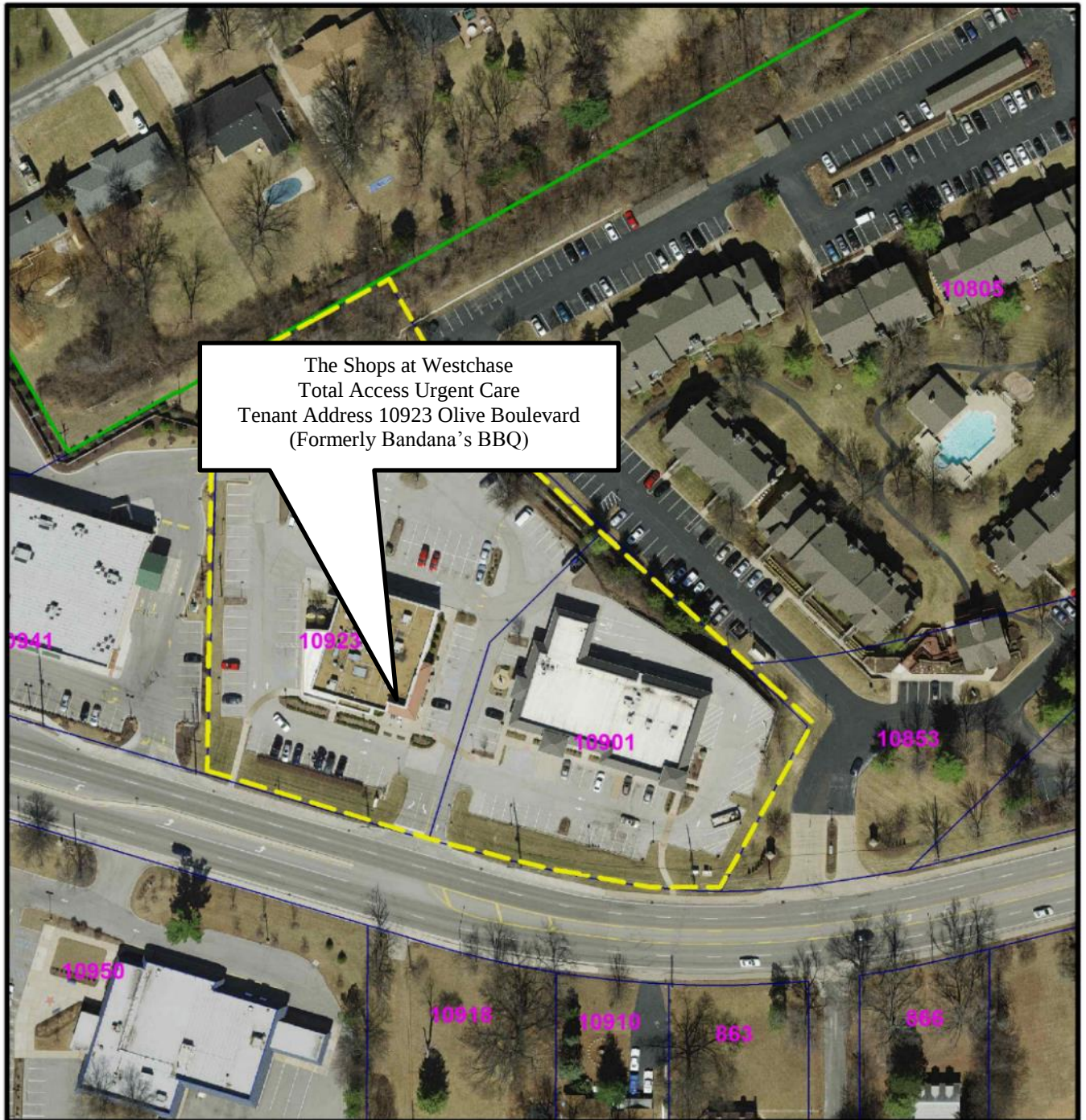
### **APPENDIX 1: COMPREHENSIVE PLAN**

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

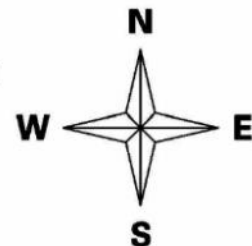
### **APPENDIX 2: ZONING CODE**

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

### APPENDIX 3: AERIAL PHOTO



- The Shops at Westchase, 10901-10925 Olive Boulevard
- Property Lines
- Creve Coeur Municipal Boundary



**APPENDIX 4: SITE PHOTOGRAPHS**

Photo Date: 1/7/2016



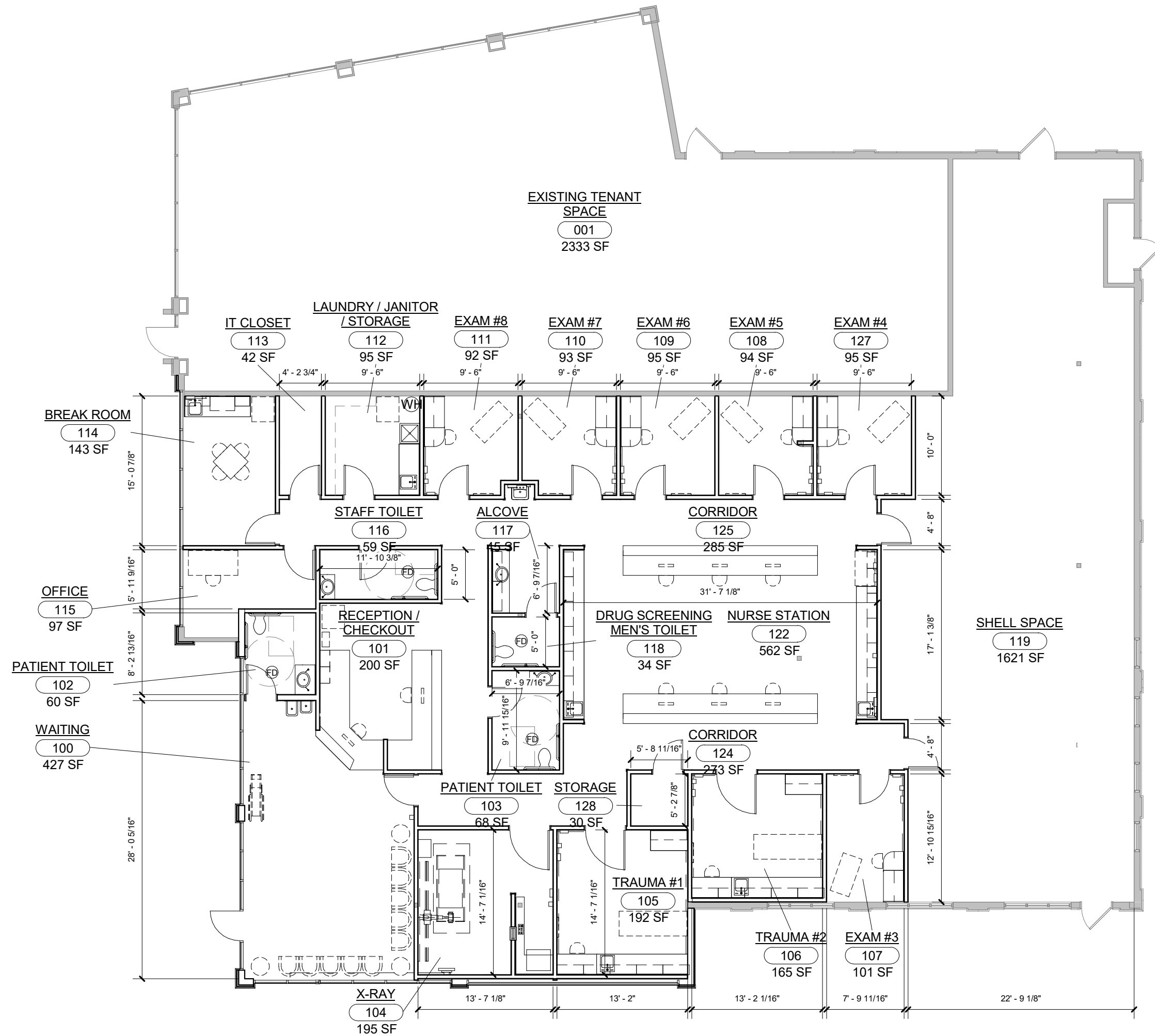
Description: View of  
the existing tenant space  
looking north.



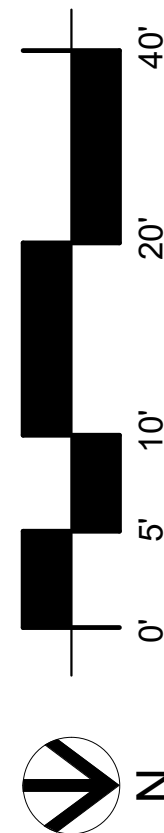
Description: View of  
the existing tenant space  
looking northwest.



Description: View of the existing tenant space looking west from the adjacent building.



**1 FLOOR PLAN**  
1" = 10'-0"



FLOOR PLAN

TAUC #8 Creve Coeur

**F S A**  
[FEELER, S. ARCHITECTS]  
612 TRADE CENTER BLVD.  
ST. LOUIS, MO 63005

10923 Olive Blvd

Attachment: TAUC 8 PZ PACKAGE (1723 : #16-004: 10923 Olive Blvd Minor Site Plan)

EXISTING SITE  
PLAN

TAUC #8 Creve Coeur

10923 Olive Blvd  
Creve Coeur, MO 63141

Attachment: TAUC 8 PZ PACKAGE (1723 : #16-004: 10923 Olive Blvd Minor Site Plan)

F S A  
[FEELER, S. ARCHITECTS]  
612 TRADE CENTER BLVD.  
ST. LOUIS, MO 63005

EXISTING SITE COVERAGE:

COVERAGE: 57,679 SF 67%  
NON COVERAGE: 28,515 SF 33%

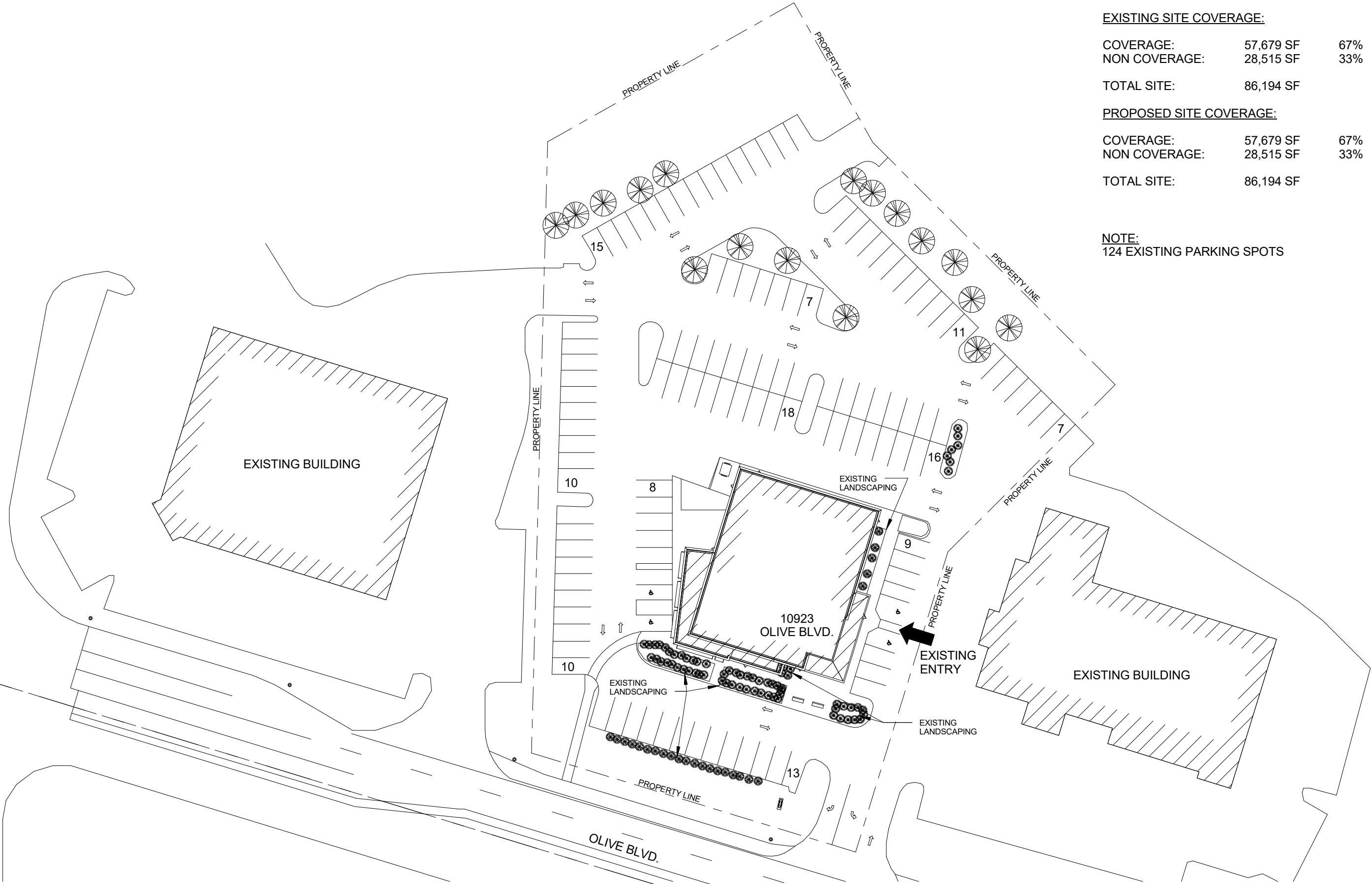
TOTAL SITE: 86,194 SF

PROPOSED SITE COVERAGE:

COVERAGE: 57,679 SF 67%  
NON COVERAGE: 28,515 SF 33%

TOTAL SITE: 86,194 SF

NOTE:  
124 EXISTING PARKING SPOTS



1 EXISTING SITE PLAN  
1" = 50'-0"

## TAUC #8 Creve Coeur

10923 Olive Blvd  
Chester, MO 63014

Attachment: TAUC 8 PZ PACKAGE (1723 : #16-004: 10923 Olive Blvd Minor Site Plan)

**F S A**  
FEELER, S. ARCHITECTS  
612 TRADE CENTER BLVD.  
ST. LOUIS, MO 63005

Packet Pg. 61

EXISTING SITE COVERAGE:

|               |           |     |
|---------------|-----------|-----|
| COVERAGE:     | 57,679 SF | 67% |
| NON COVERAGE: | 28,515 SF | 33% |

TOTAL SITE: 86,194 SF

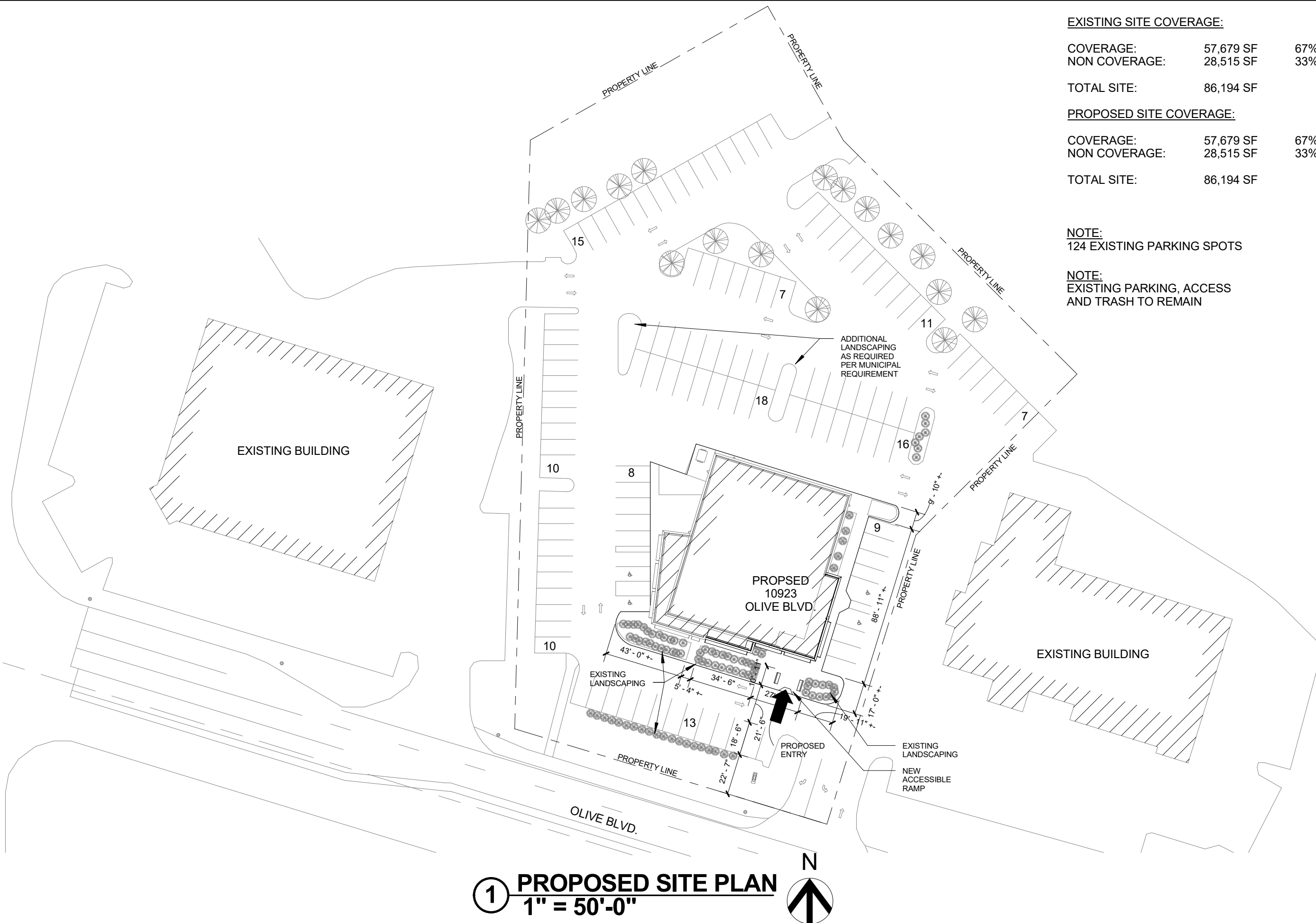
PROPOSED SITE COVERAGE:

|               |           |     |
|---------------|-----------|-----|
| COVERAGE:     | 57,679 SF | 67% |
| NON COVERAGE: | 28,515 SF | 33% |

TOTAL SITE: 86,194 SF

NOTE:  
124 EXISTING PARKING SPOTS

**NOTE:**  
EXISTING PARKING, ACCESS  
AND TRASH TO REMAIN



**1 PROPOSED SITE PLAN**  
1" = 50'-0"



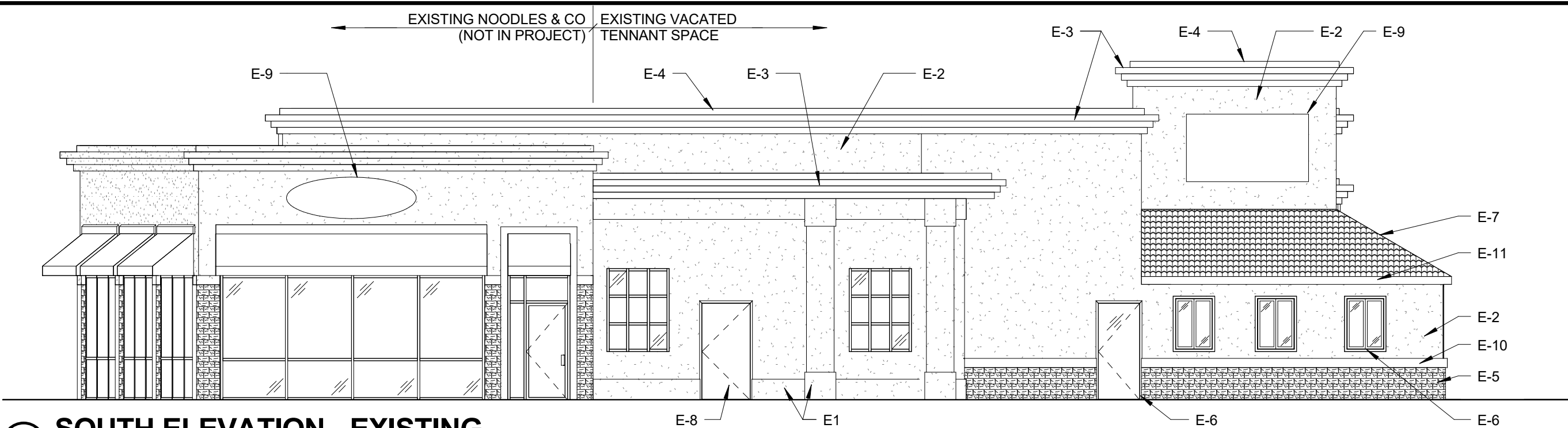


PERSPECTIVE RENDERING

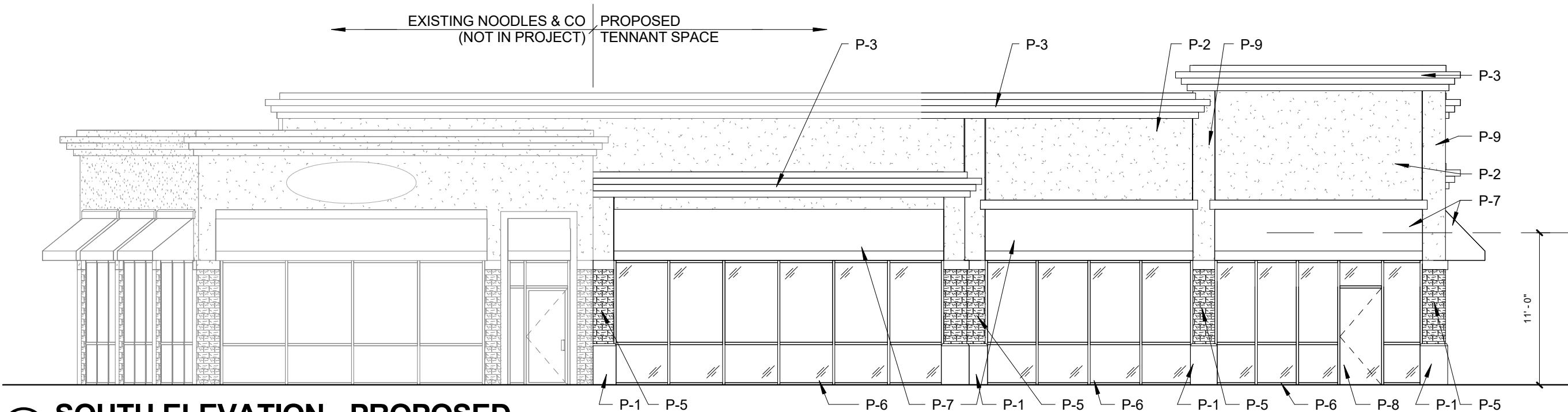








1 SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



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

EXTERIOR FINISHES

|      |                                                                       |      |                                                                                  |
|------|-----------------------------------------------------------------------|------|----------------------------------------------------------------------------------|
| E-1  | EXISTING EIFS / STUCCO TRIM PAINTED "SW 2028"                         | P-1  | CAST STONE BASE                                                                  |
| E-2  | EXISTING EIFS / STUCCO PAINTED "SW 7031"                              | P-2  | EIFS / STUCCO PAINTED "TAN" TO MATCH EXISTING                                    |
| E-3  | EXISTING FORMED CORNICE PAINTED "SW 7028"                             | P-3  | FORMED CORNICE PAINTED "WHITE"                                                   |
| E-4  | EXISTING METAL WALL CAP PAINTED TO MATCH CORNICE                      | P-4  | NOT USED                                                                         |
| E-5  | EXISTING STONE - LONE STAR STONE "NAVARRO CHALK" MORTAR: NATURAL GRAY | P-5  | STONE - TO MATCH EXISTING - LONE STAR STONE "NAVARRO CHALK" MORTAR: NATURAL GRAY |
| E-6  | EXISTING STAINED WINDOW AND DOOR TRIM                                 | P-6  | PREFINISHED HOLLOW METAL STOREFRONT SYSTEM                                       |
| E-7  | EXISTING TILE ROOF                                                    | P-7  | STEEL FRAME AWNING AND FABRIC. COLOR "BLUE" TO MATCH TAUC LOGO                   |
| E-8  | EXISTING METAL DOOR PAINTED TO MATCH SURROUNDING                      | P-8  | STOREFRONT METAL / GLASS DOOR                                                    |
| E-9  | EXISTING SIGNAGE                                                      | P-9  | EIFS / STUCCO PAINTED TO MATCH CAST STONE                                        |
| E-10 | EXISTING EIFS SILL PAINTED "SW "WHITE""                               | P-10 | NOT USED                                                                         |
| E-11 | EXISTING EIFS SOFFIT PAINTED "SW 7028"                                | P-11 | NOT USED                                                                         |

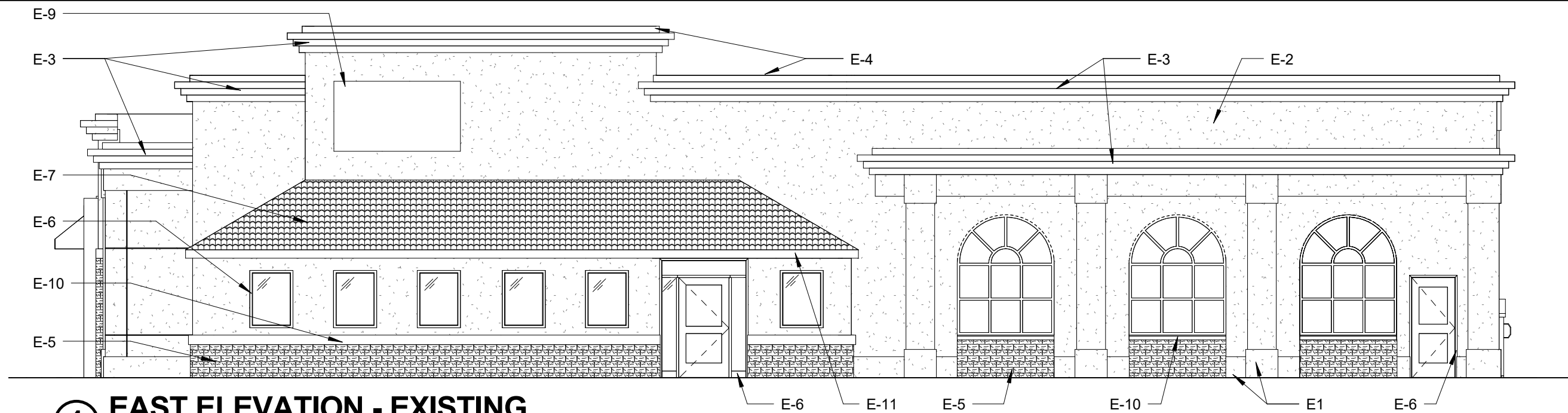
SOUTH  
ELEVATION

TAUC #8 Creve Coeur

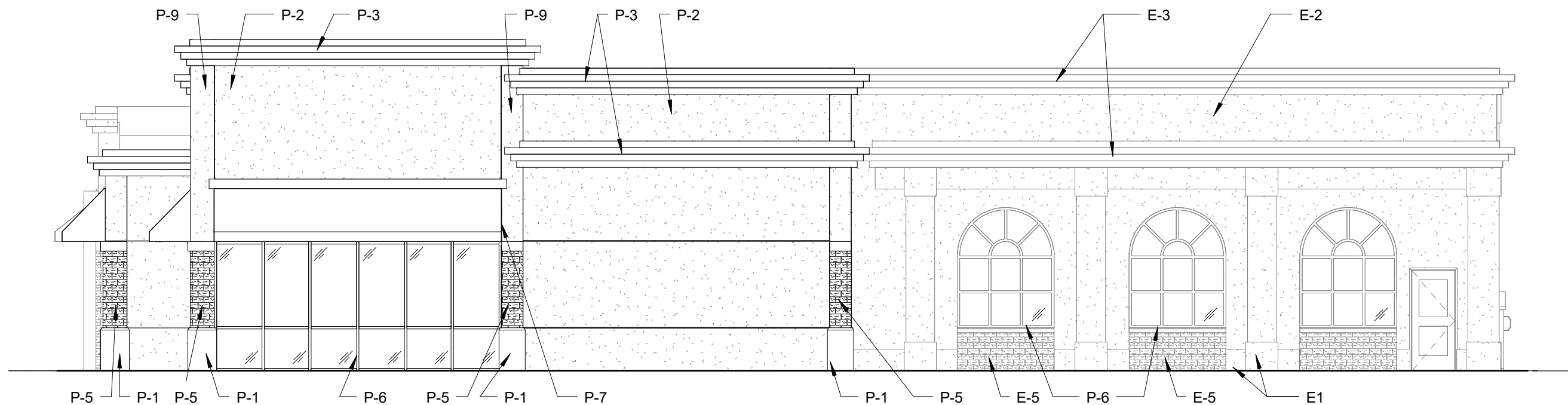
10923 Olive Blvd

Attachment: TAUC 8 PZ PACKAGE (1723 : #16-004: 10923 Olive Blvd Minor Site Plan)

F S A  
[FEELER, S. ARCHITECTS]  
612 TRADE CENTER BLVD.  
ST. LOUIS, MO 63005



**① EAST ELEVATION - EXISTING**  
 $1/8" = 1'-0"$



**② EAST ELEVATION - PROPOSED**  
 $1/8" = 1'-0"$

#### EXTERIOR FINISHES

|      |                                                                       |      |                                                                                  |
|------|-----------------------------------------------------------------------|------|----------------------------------------------------------------------------------|
| E-1  | EXISTING EIFS / STUCCO TRIM PAINTED "SW 2028"                         | P-1  | CAST STONE BASE                                                                  |
| E-2  | EXISTING EIFS / STUCCO PAINTED "SW 7031"                              | P-2  | EIFS / STUCCO PAINTED "TAN" TO MATCH EXISTING                                    |
| E-3  | EXISTING FORMED CORNICE PAINTED "SW 7028"                             | P-3  | FORMED CORNICE PAINTED "WHITE"                                                   |
| E-4  | EXISTING METAL WALL CAP PAINTED TO MATCH CORNICE                      | P-4  | NOT USED                                                                         |
| E-5  | EXISTING STONE - LONE STAR STONE "NAVARRO CHALK" MORTAR: NATURAL GRAY | P-5  | STONE - TO MATCH EXISTING - LONE STAR STONE "NAVARRO CHALK" MORTAR: NATURAL GRAY |
| E-6  | EXISTING STAINED WINDOW AND DOOR TRIM                                 | P-6  | PREFINISHED HOLLOW METAL STOREFRONT SYSTEM                                       |
| E-7  | EXISTING TILE ROOF                                                    | P-7  | STEEL FRAME AWNING AND FABRIC. COLOR "BLUE" TO MATCH TAUC LOGO                   |
| E-8  | EXISTING METAL DOOR PAINTED TO MATCH SURROUNDING                      | P-8  | STOREFRONT METAL / GLASS DOOR                                                    |
| E-9  | EXISTING SIGNAGE                                                      | P-9  | EIFS / STUCCO PAINTED TO MATCH CAST STONE                                        |
| E-10 | EXISTING EIFS SILL PAINTED "SW "WHITE""                               | P-10 | NOT USED                                                                         |
| E-11 | EXISTING EIFS SOFFIT PAINTED "SW 7028"                                | P-11 | NOT USED                                                                         |

EAST ELEVATION

TAUC #8 Creve Coeur

**F S A**  
FEELER, S. ARCHITECTS

612 TRADE CENTER BLVD.  
 ST. LOUIS, MO 63005

10923 Olive Blvd

Attachment: TAUC 8 PZ PACKAGE (1723 : #16-004: 10923 Olive Blvd Minor Site Plan)