



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
THURSDAY, APRIL 21, 2022
6:30 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.

This meeting will be held in-person at the Creve Coeur Government Center, 300 North New Ballas Road, Creve Coeur MO 63141. 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

Mr. Gene Rovak (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Julie LaBonte
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. March 21, 2022 Planning and Zoning Commission Draft 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 #22-005: New LED Building and Walkway Lighting for the Bayer East Creve Coeur Campus at 800 Lindbergh Boulevard**

Jeremy Schuette, of SSC Engineering, on behalf of Bayer, has submitted a Minor Site Development Plan application for new LED lighting on the buildings and along the walkways within the campus. Section 405.680 Lighting states that the Planning and Zoning Commission shall review 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. 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 or site.

2. PUBLIC HEARING. Application #22-002: a Conditional Use Permit for a 8,140 Square Foot Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard

Brett Roubal, of Playhouse Development, LLC, has submitted an application for a Conditional Use Permit and Site Development Plan to construct a new building to be used as the Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard, Creve Coeur, MO 64141. NAICS 624410 Child Daycare Services is a conditional use in all zoning districts. It requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

3. PUBLIC HEARING. Application #22-003: Conditional Use Permit for Sauce on the Side at 701 North New Ballas Road Within the Plaza Shops

Ryan Mangialardo, of Sauce on the Side, has submitted an application for a conditional use permit to allow the restaurant to occupy unit 701 in the Plaza Shops shopping center with 75 indoor seats and 16 outdoor seats at 701 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

4. PUBLIC HEARING. Application #22-004: a Conditional Use Permit Request for Everbowl at 11473 Olive Boulevard Within the West Oak Square Shopping Center

Anne Horton, business owner, has submitted an application for a conditional use permit to allow Everbowl to occupy the space at 11473 Olive Boulevard within the West Oak Square shopping center. The proposed food service establishment will have 7 indoor seats in a space previously used as a hair salon. NAICS 722515 Snack and Non-Alcoholic Breakfast

Bars require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

5. PUBLIC HEARING. Application #22-006: Amendment to the Existing Conditional Use Permit for Tradicional 314 Located at 810 N. New Ballas Road

Manuel Ornelas, of Tradicional 314, has submitted an application to amend the existing conditional use permit to allow a deck with covered outdoor seating providing 24 additional seats at 810 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The existing conditional use permit for this address was approved by Ord. 5314 for 72 indoor seats.

WORK AGENDA

(None)

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MARCH 21, 2022
6:30 PM

CALL TO ORDER

Mr. Gene Rovak, Chair, called the meeting to order at 6:31 PM.

ROLL CALL

AJ Wang	Commission Member
Julie LaBonte	Vice Chair/Commission Member
Gene Rovak	Chair/Commission Member
Muriel Hall	Commission Member
Larry Potashnick	Commission Member

The following staff were also present: Carl Lumley, City Attorney; Bethany Moore, City Planner; and, Megan Waller, Administrative Supervisor/Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Potashnick moved to accept the agenda. Mr. Wang seconded. All in favor.

APPROVAL OF MINUTES

1. March 7, 2022 Planning and Zoning Commission Draft Meeting Minutes

Mr. Potashnick moved to accept the agenda. Mr. Wang seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Presentation of the FY2023-FY2027 Capital Improvement Program

Mark Perkins, City Administrator, presented the proposed Capital Improvement Program for the upcoming fiscal year 2023 and encouraged the conversation throughout the presentation.

Mr. Perkins reminded the commission that the CIP is updated annually and is for projects that have a minimum threshold of \$20,000 with a 5 year or more expected use for life. He also stated the criteria used to determine a CIP project.

Mr. Perkins stated that there are three main funds, the capital fund, the parks and stormwater fund, and the project fund.

Mr. Perkins stated that half cent sales tax is the major funding source for the capital fund and that supplementation comes from outside grants and reimbursements, largely federal, and an annual transfer from the general fund for road improvements.

Mr. Perkins stated that major expenditures include streets and sidewalks, government facilities, and capital equipment.

Mr. Perkins stated that the parks and stormwater fund is largely funded through the parks and stormwater tax. He explained that the majority of funding is dedicated towards parks and recreation facilities, but stormwater, operations and maintenance, and capital project administration are also large expenditures.

Ms. Muriel Hall arrived at 6:42 PM.

Mr. Perkins summarized that there is about a \$35 million dollar budget over the five-year plan.

Mr. Perkins stated that the government center will be studied and analyzed to determine if renovations or a new facility will be the most economical, and that money has been allocated to the CIP for design.

Mr. Perkins stated that the Dieleman complex will be studied to determine alternative uses other than as the ice arena.

Mr. Perkins stated that the Cabins will be moved, restored, and landscaped.

Mr. Perkins stated that the CIP will include year-round restroom studies and cost analysis for some parks.

Mr. Perkins stated that park path improvements will continue in Conway Park and Malcolm Terrace Park.

Mr. Perkins stated that there is a master plan for Millennium Park that could begin next winter.

Mr. Potashnick had concerns with parking issues at Millennium Park. Mr. Perkins stated that there is an agreement with BJC that allows for shared parking. Mr. Perkins stated that the public works department will confirm if there is a written agreement with BJC regarding use of a second parking lot for over flow parking on weekends and evenings. Mr. Lumley stated that in case of large events shuttle buses and other accommodations can be planned for in advance.

Mr. Perkins stated that adding trails and pedestrian connections to Millennium Park is a component of the park design.

Mr. Perkins stated that the park master plan includes design studies at Venable Park.

Mr. Perkins stated that a significant amount has been budgeted for stormwater management planning and design. He stated that the City has not done any major stormwater planning since 2012.

Mr. Perkins stated that the Public Works department is continuing to work on smaller projects with drainage issues.

Mr. Perkins stated that a third-party consultant does a review of the streets and sidewalks every three to four years, and staff maintains that program on an annual basis.

Mr. Perkins stated there is large community desire for sidewalks in the Fernview area, and that a concept plan is being developed for this sidewalk project. Once the concept plan is complete, it will be shared with the community and grant applications will begin.

Mr. Perkins stated that a contract was recently awarded for work on Mosley Road. Mr. Jim Heines, Public Works Director, stated that this project is expected to take between five to six months to complete. Mr. Heines explained that this project will include widening the road, sidewalk improvements, improving drainage on the east side of the road, and more. He also stated that there are two vertical places on the road that do not meet standards for the grade of the hill, this will be fixed at this time.

Mr. Potashnick asked if this is all being covered in the CIP fund. Mr. Heines stated that some will be covered by grants.

Mr. Perkins stated that Lindbergh and Old Olive will have a new intersection as a component of the 39 North Master Plan.

Mr. Perkins stated that construction at New Ballas Road North of Olive is being covered by a federal grant.

Mr. Rovack asked if there will be any realignment. Mr. Heines stated it will be mostly slab replacement.

Mr. Perkins stated that sidewalks along New Ballas will happen as a part of the federal grant as well.

Mr. Perkins stated that a grant was recently awarded for construction work on Craig Road.

Mr. Perkins stated that New Ballas Road will be restored in sections and in phases. Applications for grants have been submitted, but have not been awarded yet.

Mr. Perkins stated that capital equipment is funded through the CIP program. This may also include some golf course equipment as well.

Mr. Perkins stated that one new position will be added to the capital project administration in order to help manage projects.

Mr. Perkins noted that the City is receiving funds through the American Rescue Plan Act. He explained that potential uses of the funds are under consideration.

Mr. Rovak asked if the funds could be shared among items already outlined on the CIP. Mr. Perkins explained that these funds could help to supplement these projects.

Mr. Wang asked if real estate could be purchased to potentially use as a new government center facility. Mr. Perkins stated that the funds may be able to be used in this way.

Mr. Wang asked what is planned for the land Northeast and Northwest of Lindbergh and Olive. Mr. Perkins explained that this was acquired for right of way and that it will revert back to whomever it was acquired from originally.

Mr. Perkins asked the commission for any questions and thanked them for their time. He also stated that he will follow up on whether there is an agreement on the use of overflow parking in the second lot shared with BJC and Millennium Park.

Mr. Rovack asked about internet sales tax revenue. Mr. Perkins explained that the City has had use tax for some time, and there is now legislature for the State that requires use tax to be paid. Mr. Perkins also stated that the County is trying to pass use tax legislation as well.

Mr. Lumley asked if a vote is necessary. Mr. Perkins stated that it is not at this time.

RESULT:	ITEM DISCUSSED
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WORK AGENDA

None

DEPARTMENT REPORTS

Bethany Moore, City Planner, explained that there are proposed improvements to engine house 1. She explained that the doors will be painted red, landscaping will be added, and a canopy will be added to the rear.

Ms. Moore stated a separate sign permit will be applied for.

Mr. Potashnick asked the cost of the project. Mr. Rovak stated that this does not affect the Planning and Zoning Commission.

Mr. Potashnick asked why this will be approved at the staff level. Mr. Moore explained that it is because these are minor repairs, and the scope of work does not meet the minimum threshold of a minor site development.

Ms. LaBonte reminded the commission that the quick trip appeals hearing is March 22nd. Mr. Lumley explained that this will be the oral argument. He stated that a decision is not typically made until around 60 days later or longer.

ADJOURNMENT

Mr. Wang motioned to adjourn. Ms. Labonte seconded. All in favor. Meeting Adjourned at 7:36 PM.



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-005: NEW LED BUILDING AND WALKWAY LIGHTING FOR THE
BAYER EAST CREVE COEUR CAMPUS AT
800 LINDBERGH BOULEVARD**

FOR THE MEETING OF: Thursday, April 21st, 2022

SUBJECT PROPERTY LOCATION: 800 Lindbergh Boulevard (see attached Map). Zoned RO - Research and Office Park District.

REQUEST: Jeremy Schuette, of SSC Engineering, on behalf of Bayer, has submitted a Minor Site Development Plan application for new LED lighting on the buildings and along the walkways within the campus. Section 405.680 Lighting states that the Planning and Zoning Commission shall review 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. 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 or site.

ADDITIONAL INFORMATION: Originally established in 1957 for Monsanto, the campus is located south of Olive Boulevard and separated by Lindbergh Boulevard. It is now Bayer's Crop Science Division. The east portion of the Campus is 151.2 acres, and the portion west of Lindbergh Boulevard is 95.75 acres. The west campus is currently for sale and is not part of the scope for this project. The current proposal is the second phase of the project that was previously approved by the Planning and Zoning Commission in 2020. The proposal includes providing new LED building lighting and pedestrian lighting throughout the east campus areas. The light fixtures will be a dark bronze color.

APPLICANT: Jeremy Schuette, PE
Electrical Engineer - Associate
SSC Engineering
18207 Edison Avenue
Chesterfield, MO 63005

PROPERTY OWNER: Carolyn Kuo
CBRE Inc. – Bayer
800 N. Lindbergh Boulevard
Creve Coeur, MO 63141

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?

**Creve Coeur 2030 Plan
References**

- Community Sustainability & Resilience
- Mixed-Use Innovation Campus District
- Design Guidelines

Zoning Code References

- Section 405.330: "RO" Research and Office Park District
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 4/13/2022
ATTACHMENTS: Applicants Materials

PROPOSAL

The applicants are seeking approval for new LED lighting for the east campus area. This proposal is the second phase of the lighting improvements that were presented and approved by the Planning and Zoning Commission in 2020. As the applicant indicates in the rationale, the new light fixture design was optimized to reduce the number of light fixtures to the minimum required to provide adequate light levels as recommended by the Illuminating Engineering Society of North America RP-08 Standards. The proposed light fixtures specified for the project are fully shielded to reduce observed glare. No light fixtures on the project are located within 50' of the property line. Pedestrian light poles will be no more than 15 feet in height. Calculations have been performed for light spill at the property lines.



Figure 1: Close-up of the color site plan.

Dimensional Details

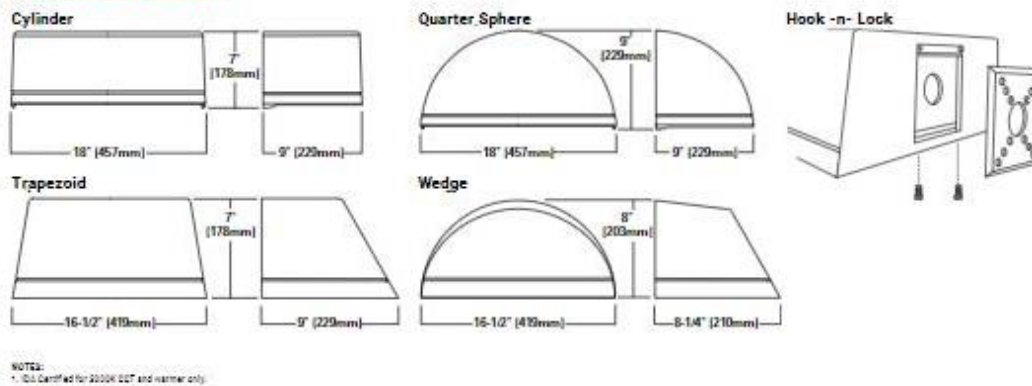


Figure 2: Close-up of the proposed building light fixtures

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial / Retail / Condominium / Office Danforth Plant Science Center	GC-General Commercial, CB-Core Business, AR-Attached Single Family Residential, RO-Research Office	Olive Boulevard
South	Office (along Lindbergh) / Residential	GC- General Commercial / A & B Single Family Residential	N/A
East	Stacy Park / Residential	Olivette / C Single Family Residential	N. Warson Road
West	Retail / Residential	GC- General Commercial / C & B Single Family Residential	NA



Figure 4: Zoning Map of West and East campus sections of Bayer campus

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Mixed-Use Innovation Campus District (MUIC) place type, and the 39N Master Plan. The MUIC District is intended for the development of office, laboratory, institutional, and research buildings for the biotech industry, supported by diverse housing options, active uses and other community amenities (p. 96). The MUIC District does not specifically address lighting internal to a site. The *Creve Coeur 2030* plan encourages promoting energy efficiency throughout the City as part of the Community Sustainability & Resilience Objectives (p. 51). The question here is not related to the use per se, nor to the appropriateness of the development as a whole. Instead, this analysis focuses more on the zoning regulations regarding new outdoor lighting. Therefore, the proposal for new LED Standards meets with these goals and objectives of the Comprehensive Plan in consideration of the narrow scope of this request. No other changes to the exterior of the building or site are proposed at this time.

ZONING REVIEW

Lighting

Section 405.680 Lighting of the Zoning Ordinance provides that the Planning and Zoning Commission shall review all lighting plans that include the type, number, brightness, type of cutoff/shielding and hours of usage of all fixtures. Section 405.680(B) requires that all lighting shall be downcast and fully shielded and shall not cast light upon adjacent property or right-of-way nor shall glare be emitted from an illuminant source. Section 405.680(B)(3) requires that all lighting for non-residential developments 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. The lighting fixtures are show in compliance.

Additionally, subsection (8) of the Lighting section states that 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. The proposed pedestrian lighting is approximately 15 feet in height and are internal to the site. The photometric plan indicates that no lighting will not be directed outward or be cast upon adjacent property.

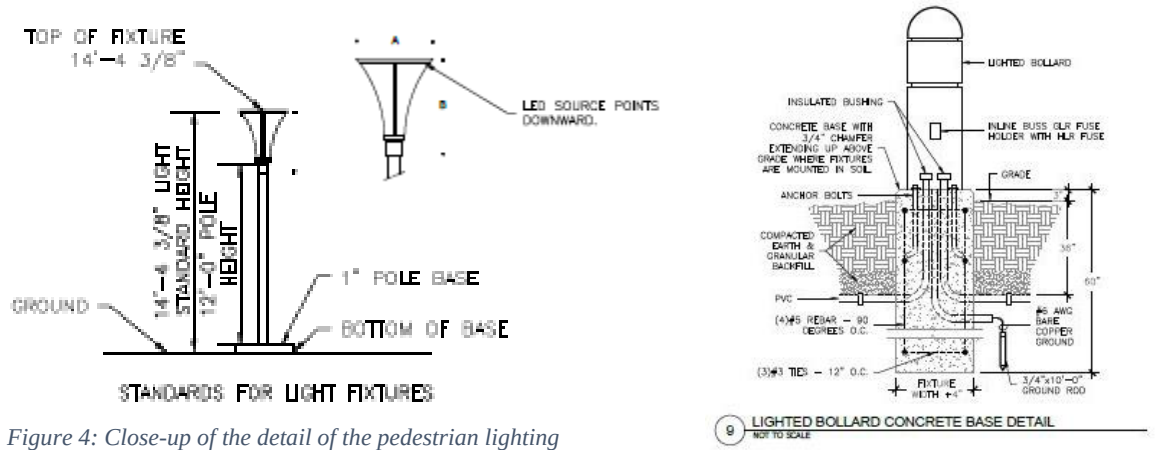


Figure 4: Close-up of the detail of the pedestrian lighting

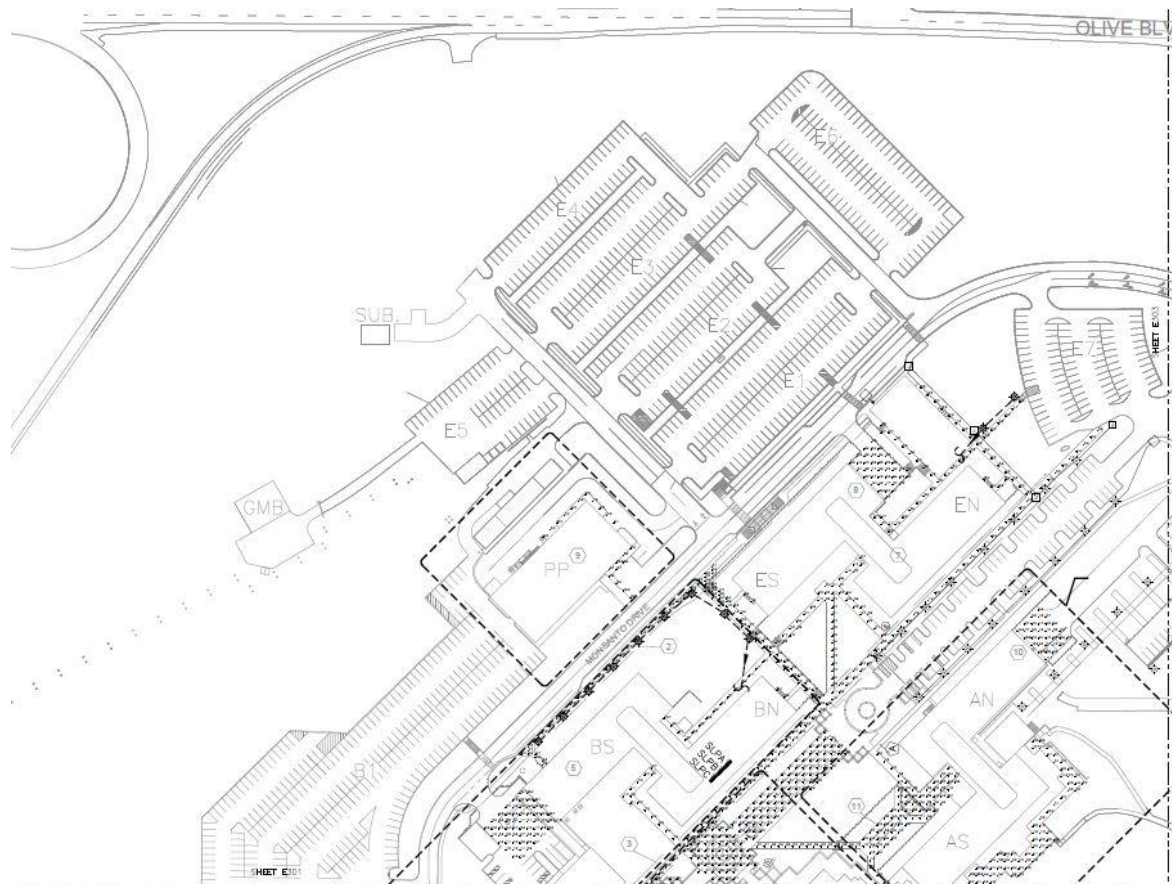


Figure 5: Photometric plan for the Bayer East Campus-North Section

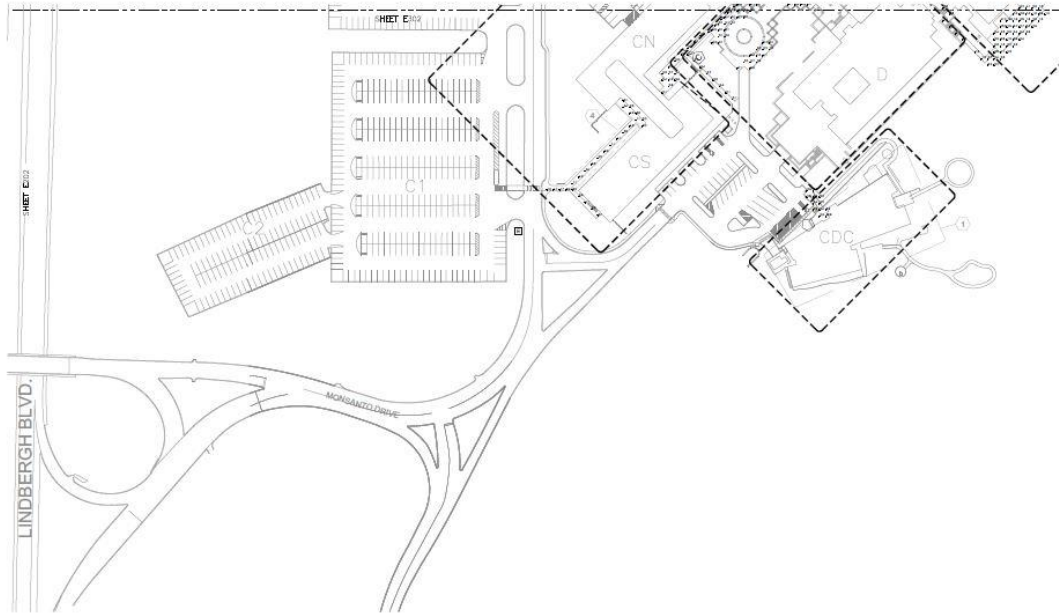


Figure 6: Photometric plan for the Bayer East Campus-South Section

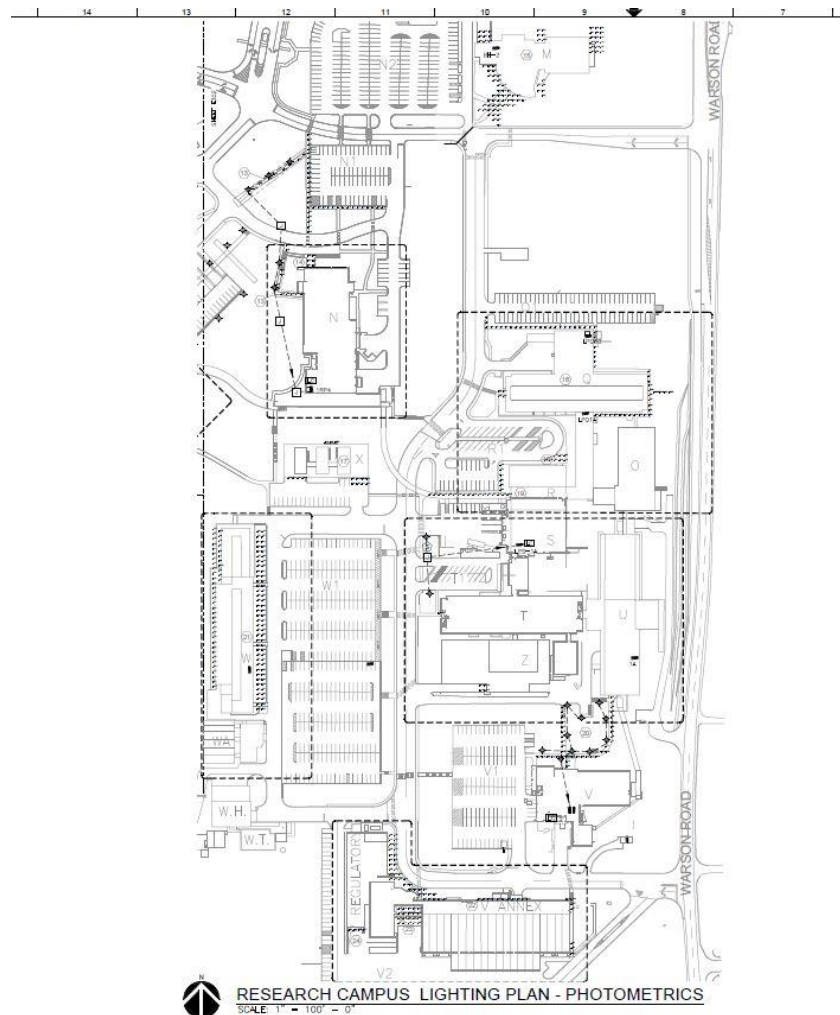


Figure 7: Photometric plan for the Bayer East Campus-Research Campus Section

RECOMMENDATION

Based on the analysis within this report, Staff recommends the following conditions be incorporated in any motion for the approval of the Minor Site Plan. City Council action is not required.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code for the light fixtures consistent with plan as bound together and submitted in conjunction with Application #22-005 as submitted by SSC Engineering, and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code and the light fixtures shall be a dark bronze color as proposed.
3. The pedestrian lighting shall have a maximum height of 15 feet.
4. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

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, or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the minor site plan for the lighting improvements for the Bayer East Creve Coeur Campus at 800 Lindbergh Boulevard as presented to the Planning and Zoning Commission with Application #22-005, subject to the conditions contained in the Staff report for the meeting of April 21, 2022" (conditions may be added, eliminated, or modified).

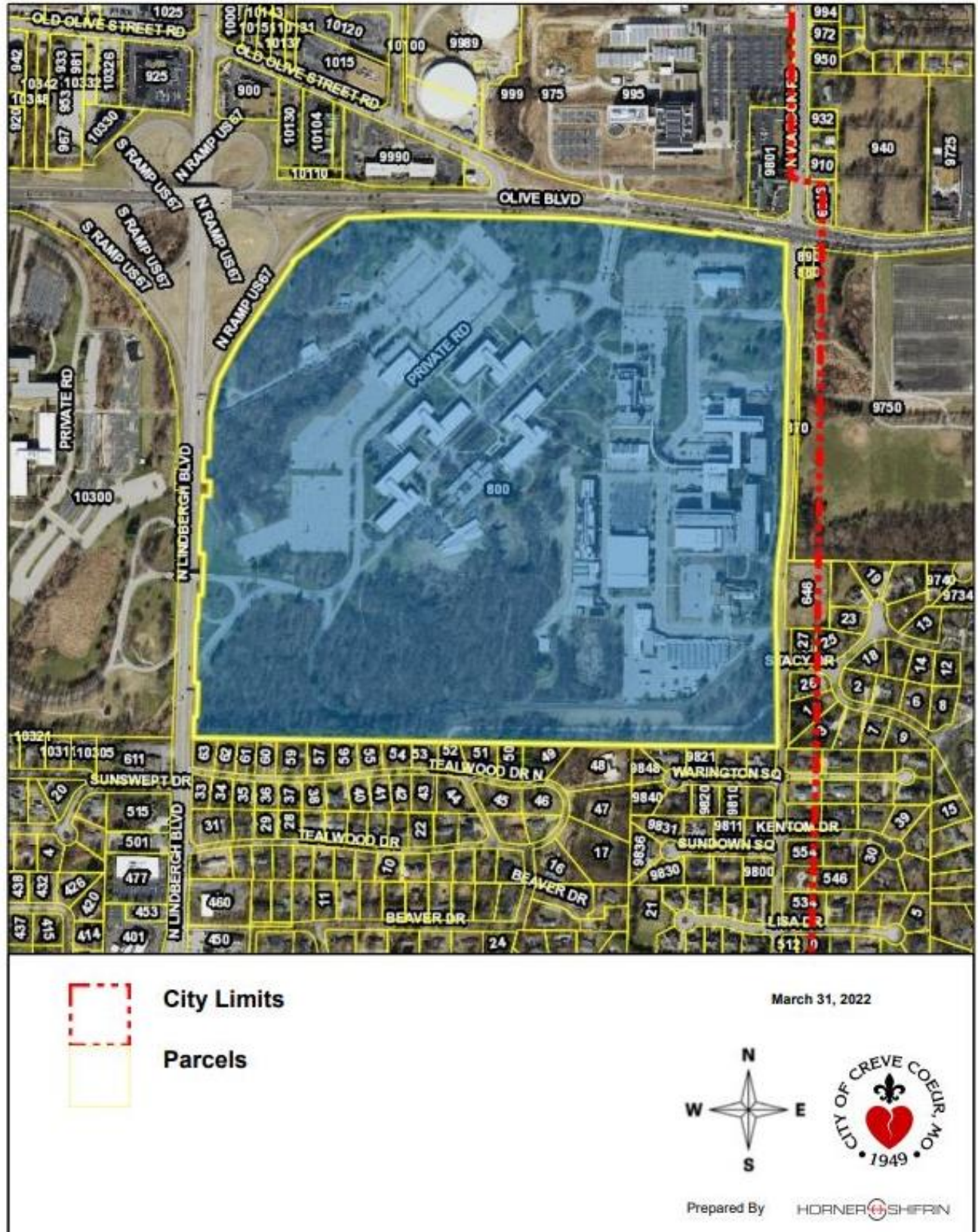
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO





city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

7.1.b

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐

Title of Project: Bayer CC Exterior Lighting Buildings and Walkways

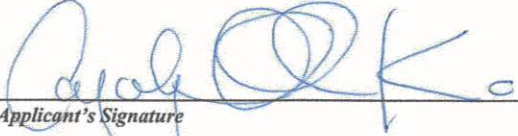
Location of Project: 800 N. Lindbergh **Locator #** _____

Subject for Agenda: Site lighting improvements to the Bayer campus private walkways and buildings

Applicant:

Architect ☐ Engineer ☒ Contractor ☐ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
Jeremy Schuette Name	 Name
SSC Engineering Company (If Applicable)	 Company (If Applicable)
18207 Edison Ave Address	 Address
Chesterfield, MO 63005 Address	 Address
Telephone # 636-530-7770	Telephone # _____
Fax # _____	Fax # _____
Email: jschuette@sscengineering.com	Email: _____
 Applicant's Signature	 Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):		
Carolyn Kuo Name	JLL Company (If Applicable)	
800N Lindbergh Blvd. Address		
314-694-5836 Phone		carolyn.olsonkuo.ext@bayer.com Email
 Applicant's Signature		

Attachment: Application (Bayer Lighting)

Description of Request (attach additional sheets as needed)

General Description: Project scope consists of replacing private walkway and building
light fixtures with new LED light fixtures and upgrading existing lighting controls and
associated cabling.

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included. See attached rationale document.

Submittal Checklist

- | | |
|---|---|
| ☒ Rationale | ☐ Building elevations for new construction |
| ☒ Site plan 4 hard copies | ☐ Photographs of existing structures |
| ☐ Access and parking plan-4 hard copies; (may be shown on site plan) | ☐ Materials samples for Commission review |
| ☐ Landscape plan 4 hard copies | ☐ Legal Description in Word format |
| ☐ Floor plan 4 hard copies | ☐ Fees: \$250 (non-refundable) |
| ☐ Electronic copies of all materials | ☐ \$2000 (refundable deposit) |
| | ☐ Other items as requested by staff |

Preferred Public Hearing Date: Monday, April 18, 2022.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

- ☒ All Sections Complete
☒ All Documents, incl. e-Copies
☒ Fees Paid

Received By:

Megan Walter

Date: 3/18/2022

Jason Jaggi, AICP, Director of Community Development
Bethany Moore, City Planner
Planning Department (314-872-2501)

Revised: 11/21

Attachment: Application (Bayer Lighting)



18207 Edison Avenue
Chesterfield, MO 63005-3715

(636) 530-7770
www.sscengineering.com

Attachment #1 Rationale

Title of Project: Bayer CC Exterior Lighting

New light fixture design was optimized to reduce the number of light fixtures to the minimum required to provide adequate light levels as recommended by the Illuminating Engineering Society of North America RP-08 Standards. Photometric calculations were performed to verify lighting design and summarized on sheet E004 Electrical Photometric Study.

New light fixtures specified for the roadways and walkways are fully shielded to reduce observed glare.

Light poles including light bases are no taller than 24'-0".

No light fixtures in this project are located within 50' of the property line.

The light fixtures are generally located at the interior of the site and far away from the property lines of the site. Calculations have been performed for light spill at the property lines.

Attachment: Application (Bayer Lighting)



Sachs Electric Company

April 7, 2022

Bayer – CC Exterior Lighting Project

SUBMITTAL FOR APPROVAL

- Light Fixtures

Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)



Date: Apr 5, 2022

7.1.c

GRAYBAR
8170 Lackland Rd
Bel Ridge MO 63121
Phone:
Fax:

Job Name
BAYER - CC EXTERIOR LIGHTING & BLDGS
GBSTMO22-787
ST LOUIS MO

Bid Date
Apr 5, 2022

Submittal Date
Apr 5, 2022

Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)

Shielded LED bollard - asymmetric

BEGA

Application

An LED bollard with shielded asymmetric light distribution. Designed for effective lighting of landscapes, pathways, and open spaces from low mounting heights. The fully shielded design provides visual comfort while illuminating ground surfaces. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials

Luminaire housing constructed of die-cast and extruded marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Mounting plate constructed of heavy cast aluminum

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 10.8 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	11.6W
System wattage	14.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1361 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature

4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**
 Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional

Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

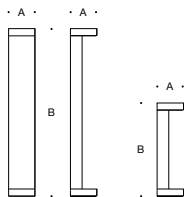
LED module wattage	17.6W (Amber)
System wattage	20.7W (Amber)
Luminaire lumens	574 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



Shielded LED bollard · asymmetric

	LED	A	B	Anchorage
99056	11.6W	7 5/8"	21 5/8"	79817



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2019 Updated 08/08/19

**Job Name:**

BAYER - CC EXTERIOR LIGHTING BUILDINGS +
WALKWAYS
Engineer: SSC ENGINEERING (CHESTERFIELD)

Catalog Number:
CLCS15

Notes:

Type:

7.1.c

D

LAI22-263101

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark AP

CLCS Canopy

Surface / Canopy Luminaire

Product Features



DUSK-TO-DAWN

Interactive Menu

- Stock Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Energy and Performance Data [page 2](#)

Product Certifications

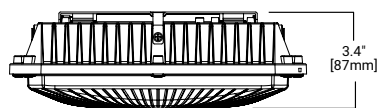


Quick Facts

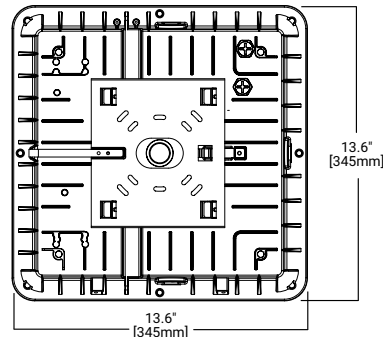
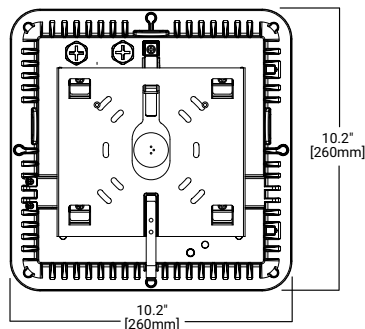
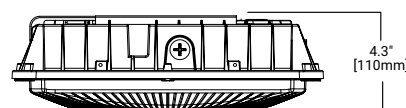
- Fixed output and selectable configurations available across 2 housing sizes
- Lumen packages range from 5,500 - 17,600 lumens (40W - 120W)
- Replaces 150W up to 400W HID equivalent
- Efficacies up to 153 lumens per watt at maximum output
- Energy and maintenance savings up to 86% versus HID solutions

Dimensional Details

CLCS15 / CLCS17



CLCS40



Lumark AP

CLCS Canopy

Stock Ordering Information

Catalog Logic	Description			
Model Number ¹	Lumens / Wattage	Color Temperature	Voltage	Controls
CLCS15=Small LED Canopy	5,500 / 40W	4000K / 80CRI	120-277V, 50/60Hz	--
CLCS17=Small LED Canopy	8,000 / 60W	4000K / 80CRI	120-277V, 50/60Hz	--
CLCS17S=Small LED Canopy	Selectable Lumens: 5,500-8,000 / 40-60W	Selectable CCT: 3000,4000,5000K / 80CRI	120-277V, 50/60Hz	--
CLCS17S-PC=Small LED Canopy	Selectable Lumens: 5,500-8,000 / 40-60W	Selectable CCT: 3000,4000,5000K / 80CRI	120-277V, 50/60Hz	Factory-installed button-type photocontrol
CLCS40S=Large LED Canopy	Selectable Lumens: 13,600-17,600 / 90-120W	Selectable CCT: 3000,4000,5000K / 80CRI	120-277V, 50/60Hz	--

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.

Product Specifications

Construction

- Die-cast aluminum housing with four 1/2" NPT side conduit entries
- Tethered, quick mount plate for surface or junction box mounting
- Pendant mount via 3/4" NPT pipe (not supplied)

Optics

- UV-resistant polycarbonate lens

Electrical

- Selectable SKUs offer 2 wattages selections (high / low) and 3 CCTs. Default settings are highest wattage and 4000K CCT.

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >0.9 power factor
- <20% total harmonic distortion
- 0-10V dimming driver is standard

Typical Applications

- Bank and pharmacy drive-thrus, covered side walks, hospitality, and healthcare entryways

Finish

- Standard color is bronze

Shipping Data

- CLCS15: 6.4 lbs. (2.9 kgs.)
- CLCS17: 6.4 lbs. (2.9 kgs.)
- CLCS40: 11.4 lbs. (5.2 kgs.)

Warranty

- Standard five-year warranty

Energy and Performance Data

Power and Lumens

 View CLCS IES Files

Light Engine	CLCS15 (Fixed Output)	CLCS17 (Fixed Output)	CLCS17S (Set to 40W)	CLCS17S (Set to 60W)	CLCS40S (Set to 90W)	CLCS40S (Set to 120W)
Power (Watts)	39	56	39	56	91	123
Input Current @ 120V (A)	0.970	0.467	0.323	0.467	0.715	0.970
Input Current @ 277V (A)	0.153	0.210	0.153	0.210	0.341	0.440
Color Temperature						
3000K CCT	Lumens	--	--	5,323	7,337	12,614
	BUG Rating	--	--	B2-U2-G1	B3-U2-G2	B3-U3-G2
	Lumens per Watt	--	--	138	131	138
4000K CCT	Lumens	5,671	7,956	5,671	7,956	13,562
	BUG Rating	B2-U2-G1	B3-U2-G2	B2-U2-G1	B3-U2-G2	B3-U3-G2
	Lumens per Watt	151	147	151	147	153
5000K CCT	Lumens	--	--	5,739	7,939	13,605
	BUG Rating	--	--	B2-U2-G1	B3-U2-G2	B3-U3-G2
	Lumens per Watt	--	--	149	142	149

Lumen Maintenance

Configuration (Up to 40°C)	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
Up to 60W	82%	>134,000
Up to 120W	84%	>146,000

Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

SLD6 1200 Series

6" Round Surface LED Downlight
SeleCCTable color temperature
1200 Lumen Series

Typical Applications
Residential

Interactive Menu

- Order Information page 2
- Product Specification page 3
- Energy Data page 4
- Photometric Data page 4
- Product Warranty

Product Certification



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JAB.

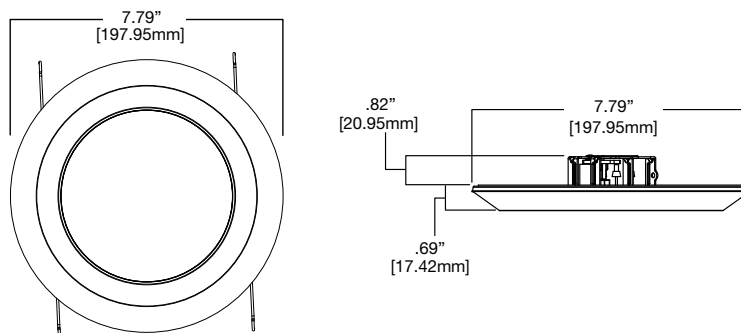
Product Features



Top Product Features

- Ultra-low profile surface luminaire with wide distribution
- Ceiling or wall mounting in compatible junction boxes
- 120V with phase dim or 120V-277V UNV with 0-10V dim
- Select from 5 CCTs via switch; 2700K, 3000K, 3500K, 4000K, 5000K CCT
- Wet location listed for showers and protected ceilings
- 90 CRI; Dimmable to 5%

Dimensional and Mounting Details



Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications



Quick Facts

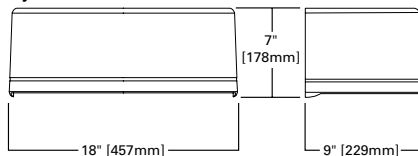
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

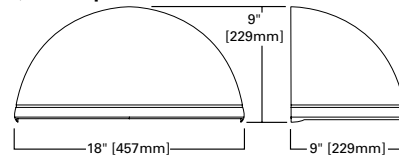
- WaveLinx
- Enlighted

Dimensional Details

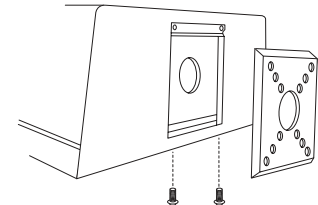
Cylinder



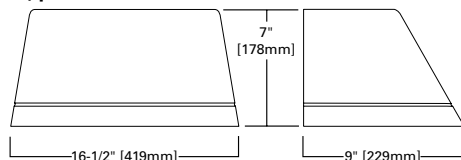
Quarter Sphere



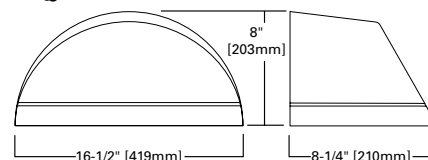
Hook - n - Lock



Trapezoid



Wedge



NOTES:
1. IDA Certified for 3000K CCT and warmer only.



Project 22-69739-6
Bayer CC Exterior Lighting Building & Walkways
Submitted By
ST. LOUIS LIGHTING GROUP

Catalog Number
F080-1R-HO-40-9-60-Z-F-C / F080-LS-1S-STK-12

Notes
LED SINGLE ROUND FLOODLIGHT, 11.5W, 40K, 60 DEGREE BEAM, BRONZE FINISH, FULL SNOOT

Type
S3N **7.1.c**

RISE™

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | **F080 SINGLE ROUND**

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.

FEATURES :

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 1170 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/LUMEN OUTPUT*	CCT/COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	1R	HO	40	9	60	Z	F	C
F080	1R - Single Round	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90° X - For RD, GR, BL, AM *90 CRI not available in 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory H - Half Snoot F - Full Snoot Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT ; UL/CE Listed B* - 10' External Cable Side Exit; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as A if not specified

EXAMPLE: F080-1R-LO-22-8-05-S-X-A

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS		POWER	LUMEN OUTPUT		EFFICACY		CBCP	
	5°	40°		5°	40°	5°	40°	5°	40°
	4		Low Output	309	429	76	107	21,991	705
	7.5		Medium Output	531	761	71	101	37,824	1,251
	11.5		High Output	744	1,120	65	99	53,048	1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX
COLOR CONSISTENCY

80+, 90+
3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION

	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
MEDIUM	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
HIGH	>60,500* >(181,000)**	>36,300*	>60,500* >(69,800)**	>33,200*	

* ENERGY STAR REPORTED TESTING HOURS TO DATE.
CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

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Packet Pg. 25

Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)



Project 22-69739-6
Bayer CC Exterior Lighting Building & Walkways
Submitted By
ST. LOUIS LIGHTING GROUP

Catalog Number
F080-1R-MO-40-9-E2-Z-F-C / F080-WMA-06-Z

Notes
LED SINGLE ROUND FLOODLIGHT, 7.5W, 40K, 30X60
DEGREE BEAM, BRONZE FINISH, FULL SNOOT

Type
S3F **7.1.c**

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OVERVIEW • SPECIFICATIONS • ORDERING

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- DIMMABLE TO 5%
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FIXTURE MODEL	FIXTURE CONFIG.	POWER/LUMEN OUTPUT*	CCT/COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	1R	MO	40	9	E2	Z	F	C
F080	1R - Single Round	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90° X - For RD, GR, BL, AM *90 CRI not available in 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory H - Half Snoot F - Full Snoot Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT ; UL/CE Listed B* - 10' External Cable Side Exit; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as A if not specified

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*SEE PHOTOMETRY CHART FOR LUMEN DATA

PERFORMANCE	WATTS		POWER	LUMEN OUTPUT		EFFICACY		CBCP	
	4	7.5		5°	40°	5°	40°	5°	40°
	4	7.5	Low Output	309	429	76	107	21,991	705
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LOW	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
MEDIUM	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**	>60,500* >(109,000)**
HIGH	>60,500* >(181,000)**	>36,300*	>60,500* >(69,800)**	>33,200*	

* ENERGY STAR REPORTED TESTING HOURS TO DATE.
CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
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1/4

Packet Pg. 26

Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)

LED wall luminaire - shielded

BEGA

Application

This wall mounted LED luminaire is designed for wall washing effects and for the general illumination of pathways and walkways from various mounting heights. Downlight applications only.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Clear safety glass with optical texture
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations

Protection class IP 64

Weight: 3.7 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	13.9W
System wattage	17W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1659 lumens (3000K)
Lifetime at Ta = 15°C	>500,000 h (L70)
Lifetime at Ta = 50°C	101,000 h (L70)

LED color temperature

4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Type:

BEGA Product:

Project:

Modified:



LED wall luminaire - shielded

	LED	A	B	C
33816	13.9W	5 1/8"	9 1/8"	5 3/8"



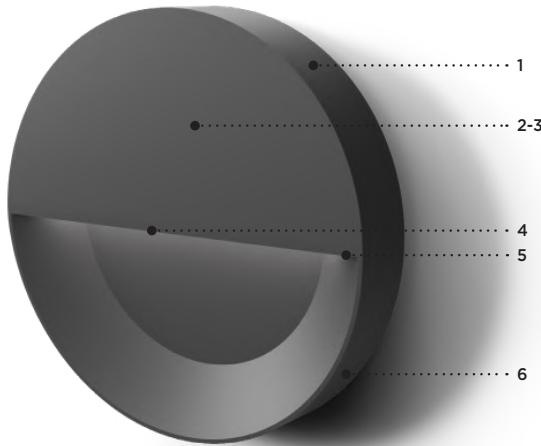
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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LUMINIS®

SN1105 SERIES
SCENA - LED
SURFACE MOUNT

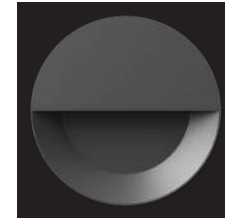
CATALOG NUMBER:	SN1105	L1L9	K40	SPECIFY	BZT			
	MODEL	LED LIGHT SELECTION	CCT	VOLTAGE	FINISH	OPTION	OPTION	OPTION



ADA Compliant

- 1- Corrosion resistant diecast aluminum housing.
- 2- Integrated standard 0-10V driver (dim to <10%).
- 3- Precision LEDs with individual lenses for downlight asymmetric light.
- 4- Clear tempered glass.
- 5- Sealed enclosure with durable gaskets.
- 6- All hardware in stainless steel.

SN1105



MATERIALS

Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRICAL

DRIVER Standard driver is 0-10V dimming-ready (dims to <10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 55°C/131°F, over current and output short circuit protection.

LED Offered in 2700K, 3000K, 3500K & 4000K / 80CRI.
Optional true amber LED for turtle sensitive areas.
Wavelengths: 609nm to 620nm.

LIFETIME

60,000hrs L₇₀B₅₀ (based on LM-80 report for lumen maintenance).

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

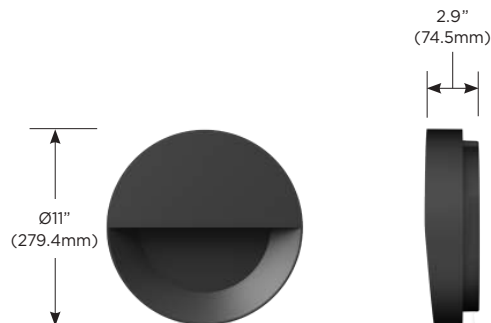
Tested to UL1598 and CSA 22.2 #250. cULus listed wet location.
Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C.
Lumen depreciation in accordance with IESNA LM80 standards. Rated IP65.

MOUNTING

Maximum weight: 6.6lbs (3kg)

Scena is designed for ease of access and installation.

The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3 1/2" (89mm) C/C mounting holes.



Jan. 2022 Rev. 4

	Date: 4/2/2022	TRANSFORMER Description: B-MN-LED-E69-FL-MIT-LENS-B-360SL / B-BC8-MIT / TR60-VOLT Note: *SPECIFY LENS TYPE *SPECIFY VOLTAGE FOR	Line Item: 7.1.c
	Project: BAYER CC BUILDINGS WALKWAYS		Type: S10D Powered by 4submit

MICRO NITE STAR LED

IP66 RATED

DATE:

PROJECT:

TYPE:

CATALOG NUMBER LOGIC:



**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC

Example: B - MN - LED - e68 - SP - WHP - 12 - 11 - A - 360SL

MATERIAL

(Blank) - Aluminum B - Brass

SERIES

MN - Micro Nite Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e67 - 7W LED/2700K e69 - 7W LED/4000K
e68 - 7W LED/3000K e75 - 7W LED/Amber

OPTICS

SP - Spot (17°) MFL - Medium Flood (25°) FL - Flood (30°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°
B - 90°
C - Flush Lens
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)

OPTIONS

360SL - Knuckle Mounting System**

	TRANSFORMER		Line Item: 7.1.c Type: S10D Powered by 4submit
	Date: 4/2/2022 Project: BAYER CC BUILDINGS WALKWAYS	Description: B-MN-LED-E69-FL-MIT-LENS-B-360SL / B-BC8-MIT / TR60-VOLT Note: *SPECIFY LENS TYPE *SPECIFY VOLTAGE FOR	

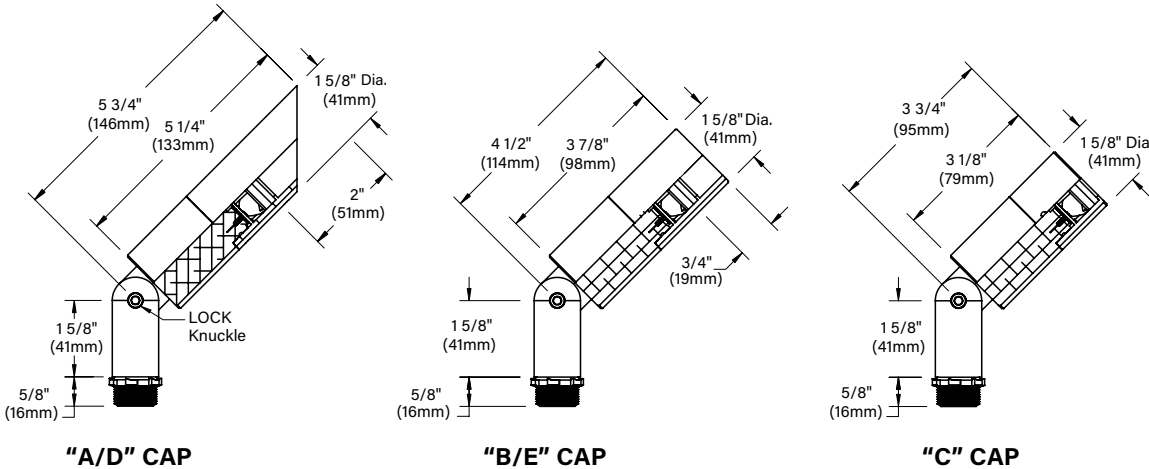
MICRO NITE STAR LED

IP66 RATED

DATE:

PROJECT:

TYPE:

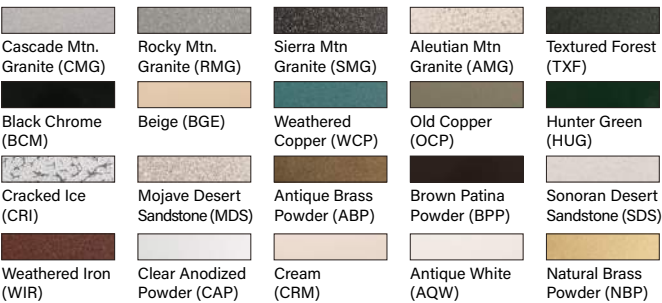


STANDARD FINISHES



Click [Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



B-K LIGHTING

MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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01/15/2020 SKU-737 SUB000927

	Date: 4/2/2022	Description: B-MN-LED-E69-FL-MIT-LENS-B-360SL / B-BC8-MIT / TR60-VOLT	Line Item: 7.1.c
	Project: BAYER CC BUILDINGS WALKWAYS	Note: *SPECIFY LENS TYPE *SPECIFY VOLTAGE FOR	Type: S10D Powered by 4submit

TR SERIES (MAGNETIC TRANSFORMER)

DATE:

PROJECT:

TYPE:

CATALOG NUMBER LOGIC:



CATALOG NUMBER LOGIC

Example: TR150 - 120

SERIES

TR60 - 60W Magnetic Transformer

TR150 - 150W Magnetic Transformer

TR300 - 300W Magnetic Transformer

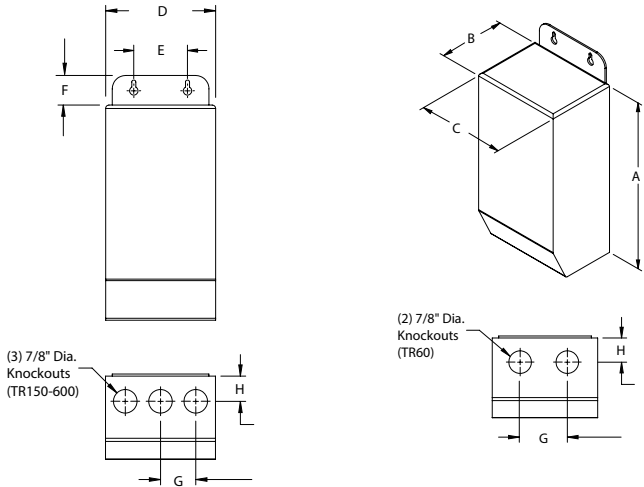
TR600 - 600W Magnetic Transformer

INPUT VOLTAGE

120 - 120 Volt

277 - 277 Volt

DIMENSIONS



TRANSFORMER DATA

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

Series	Input Voltage	Max. Load	Circuit Breaker	Weight	Height A	Depth B	C	D	E	F	G	H
TR60	120V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"	3/4"
TR150	120V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	2"	1-1/8"	1-5/16"	15/16"
TR300	120V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	2"	1-1/8"	1-5/16"	15/16"
TR600	120V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	2"	1-1/16"	1-1/2"	1-1/4"
TR60	277V	60W	8A	3.7 lbs.	7-1/2"	2-15/16"	3"	3-7/64"	1-1/2"	1-1/16"	1-1/2"	3/4"
TR150	277V	150W	25A	6 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"	15/16"
TR300	277V	300W	25A	7.13 lbs.	8"	3-3/32"	4-3/32"	5-1/2"	4-1/8"	1-1/8"	1-5/16"	15/16"
TR600	277V	600W	25A	14.9 lbs.	9-13/32"	4-3/32"	4-19/32"	5-3/4"	4-5/8"	1-1/16"	1-1/2"	1-1/4"

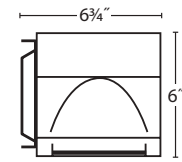
B-K LIGHTING

MADE IN THE USA

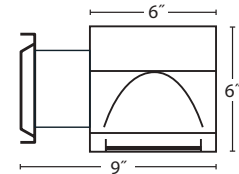
559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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LED P61 | Wet Listed, Surface & Wall



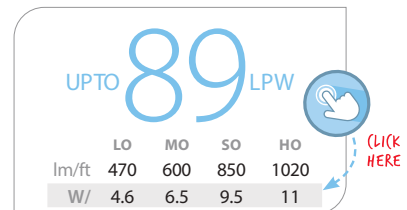
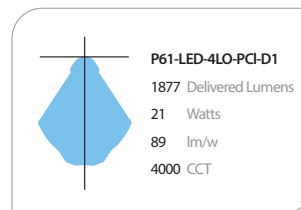
Wall Spacer



Wall Bracket

Multi-purpose outdoor lighting.

An IP65 rated aluminum 6" x 6" profile wet location luminaire ideal for exterior wall mounts, parking structures, commercial roll-up door applications. It features a one-piece extruded gasketed door frame.



Lumen output may vary +/- 5%
4000K used for lm/ft estimates above
3500K -2% If, 3000K -4%, 2700K -6%
-10% LLF for 90 CRI (4K, 3500K and 3K)

See LED Details PDF for more info

SERIES	LED COLOR	OUTPUT	NOMINAL LENGTH	SHIELDING	COLOR/ FINISH	DISTRI- BUTION	VOLTAGE	MOUNT- ING	DRIVERS	OPTIONS
P61	LED4	LO	4'	WA	YBR	D1	UNV	WB	DIM01	
	LED27 2700K	LO Low	2'	PCL Clear Polycarbonate Lens	TMW Textured Matte White	D1 Direct	347	SUR Surface Mount to Ceiling (N/A - Vertical Mounting)	ND Non-Dimming	EMHE CAT20 Emergency Battery (900 delivered lumens; 4' or longer; CA Title 20 compliant)
	LED3 3000K	MO Medium	3'			D4W* Asym- metric to Wall	UNV (120-277)		DM01 0-10v, 1% Dimming (Standard)	
	LED35 3500K	SO Standard	4'	WA White Acrylic (D1 Only)	YGW Gloss White (Standard)	D4R* Asym- metric to Room		WB Wall Bracket 3"	LDET Lutron Hi-Lume 1% EcoSystem LED (Soft fade on, fade-to-black dimming)	PRUBIN Meticu- lous Binning and Labeling Every LED Board within a 2-Step MacAd- ams Elipse
	LED4 4000K	HO High	R (Row Length in 1' incre- ments)		Y Premium Color			WS Wall Spacer 3/4"	ECO 1% 0-10v, EldoLED (Logarithmic dimming std)	
	LED3-90 90CRI	PROG Programmable Light Output (Specify desired lm/ ft or w/ft)	NOTE: 4' is longest fixture length, rows made up of 4' or shorter		CC Custom Color	* PCL Lens Only			ECDA 1% DALI, EldoLED (Logarithmic dimming std)	
	LED35-90 90CRI								SOLO 0.1% 0-10v, EldoLED (Dim-to-dark, Logarithmic dimming std)	
	LED4-90 90CRI								SODA 0.1% DALI, EldoLED (Dim-to-dark, Logarithmic dimming std)	



Project 22-69739-6
Bayer CC Exterior Lighting Building &
Walkways
Submitted By
ST. LOUIS LIGHTING GROUP

Catalog Number
P61 LED4 LO 4' WA YBR D1 UNV WB DM01
Notes
4' WET LISTED FIXTURE, 470 LMF, WALL BRACKET,
BRONZE FINISH

Type
S14 7.1.c



P61 | Wet Listed, Surface & Wall

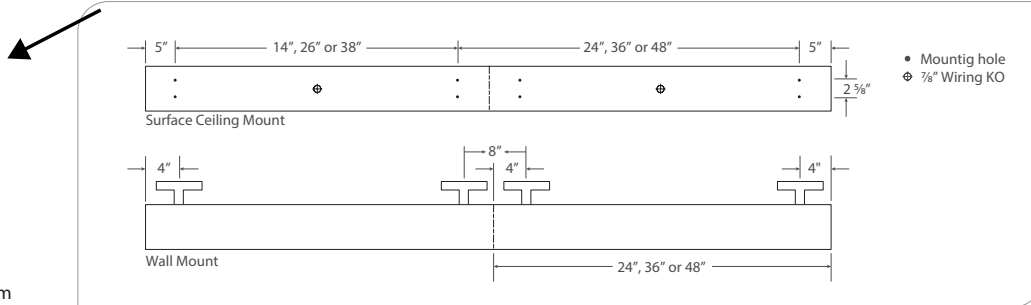


PRUDENTIAL LTG.

PRULITE.COM 213.746.0360



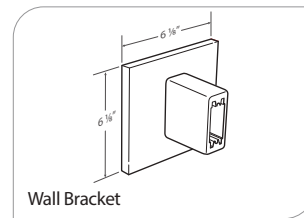
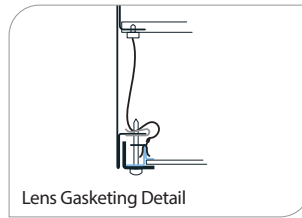
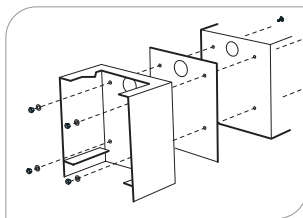
MOUNTING LOCATIONS



Choose from one of our Premium Colors with no set-up fee.

For paint chip samples, please email:
info@prulite.com

ADJOINING DETAIL



Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)



Project 22-69739-6
Bayer CC Exterior Lighting Building & Walkways
Submitted By
ST. LOUIS LIGHTING GROUP

Catalog Number
F080-4M-HO-40-9-15-Z-F-C / F080-LENS-20 /
RISE-SLIP-FITTER-Z

Notes
LED QUAD FLOODLIGHT, 2980 LUMENS, 40K, 15 DEGREE
BEAM, BRONZE FINISH, FULL SNOOT

Type
S15 **7.1.c**

ECOSENSE®

RISE™

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | **F080 QUAD**

RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 QUAD IS A UNIQUE CONFIGURATION THAT GROUPS FOUR RISE F080 SINGLES ALLOWING YOU TO QUADRUPLE YOUR LUMEN POWER, DELIVERING UP TO 4680 LUMENS. THIS UNIQUE FIXTURE CAN BE USED TO POWERFULLY LIGHT ONE OBJECT OR AIMED SEPARATELY, ALLOWING YOU TO ILLUMINATE MULTIPLE APPLICATIONS. THIS POWERFUL AND COMPACT LED LIGHT FIXTURE CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY OF EACH FIXTURE HEAD USING ONLY ONE TOOL.

FEATURES :

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 4680 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/ LUMEN OUTPUT*	CCT/ COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	4M	HO	40	9	15	Z	F	C
F080	4M - 4 Heads, Movable Quad	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90+ X - For RD, GR, BL, AM *90 CRI not available in 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory H - Half Snoot F - Full Snoot Will ship as X if not specified	B - 10' External Cable Side Exit ; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as C if not specified

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT		EFFICACY		CBCP	
			5°	40°	5°	40°	5°	40°
	16	Low Output	1,235	1,716	77	107	87,964	2,821
	30	Medium Output	2,124	3,044	71	101	151,295	5,003
	46	High Output	2,980	4,560	65	99	212,192	7,495

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX

80+, 90+

COLOR CONSISTENCY

3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION

WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	>36,300*	>36,300*	>36,300*	>36,300*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
MEDIUM	>36,300*	>36,300*	>36,300*	>36,300*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
HIGH	>60,500*	>36,300*	>60,500*	>31,700*
	>(181,000)**	>(109,000)**	>(69,800)**	

* ENERGY STAR REPORTED TESTING HOURS TO DATE.
CALCULATIONS FOR LED FIXTURES ARE BASED ON
MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING
PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

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T • 855.632.6736
855.6.ECOSEN

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FOR A LIST OF PATENTS VISIT [ECOSENSELIGHTING.COM/IP-PORTFOLIO/](https://ecosenselighting.com/ip-portfolio/)
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ECOSENSELIGHTING.COM

1/3

Packet Pg. 34

Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)



RISE™

OVERVIEW • SPECIFICATIONSACCESSORIES | SLIP FITTER

POLE/TENON SLIP FITTER

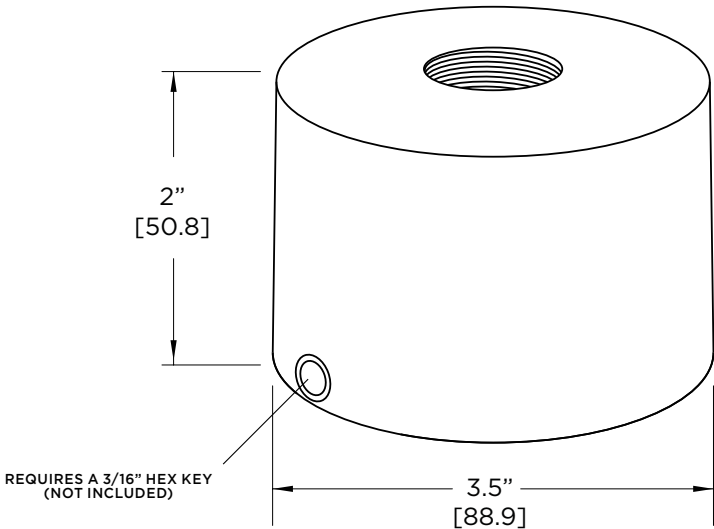
FEATURES :

- MACHINED ALUMINUM HUB
- THREADED 1/2" FEMALE NPT
- SLIPS OVER A 2-3/8" O.D. PIPE OR TENON
- AVAILABLE IN ALL COLORS INCLUDING CUSTOM PAINT
- COMPATIBLE WITH RISE F080 SINGLE AND MULTI-UP FIXTURES AND RISE F170 SINGLE FIXTURE ONLY
- NOT FOR USE WITH F170 OR F380 MULTI-UPS



PHYSICAL	DIMENSIONS	L 2" X D 3.5" : (50.8mm X 88.9mm)
	WEIGHT	1 lbs

RISE SLIP FITTER



ORDERING	
PART NUMBER	DESCRIPTION
RISE-SLIP-FITTER-K	RISE Slip Fitter, 2-3/8" post, 1/2" NPT female threads, Black
RISE-SLIP-FITTER-Z	RISE Slip Fitter, 2-3/8" post, 1/2" NPT female threads, Bronze
RISE-SLIP-FITTER-W	RISE Slip Fitter, 2-3/8" post, 1/2" NPT female threads, White
RISE-SLIP-FITTER-S	RISE Slip Fitter, 2-3/8" post, 1/2" NPT female threads, Silver
RISE-SLIP-FITTER-C	RISE Slip Fitter, 2-3/8" post, 1/2" NPT female threads, Custom



Project 22-69739-6
Bayer CC Exterior Lighting Building &
Walkways
Submitted By
ST. LOUIS LIGHTING GROUP

Catalog Number
SSS QS 20 4C T20 DDBXD
Notes

Type
S15 7.1.c



FEATURES & SPECIFICATIONS

INTENDED USE — Only customers in USA are eligible for this program.

Square Straight Steel is a general purpose light pole for up to 25-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .12"), or 50 KSI (7-gauge, .18"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4" and 5".

Pole Top: A flush non-metallic black top cap is provided for all poles ordered without a tenon.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A color matched durable ABS plastic two-piece full base cover, is provided with each pole assembly.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Exterior parts are protected by a TGIC or Urethane polyester powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. Extra durable standard powder-coat finishes include Dark Bronze, Black and Natural Aluminum colors.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



SSS QS

SQUARE STRAIGHT STEEL – QUICK SHIP

ORDERING INFORMATION				Example: SSS QS 20 4C DM19AS DDBXD		
SSS	QS	20	4C	T20	DDBXD	
Series	Quick Ship	Pole Length (FT)	Nominal shaft size/wall thickness ¹	Mounting ²	Finish	Options
SSS	QS	10 10' 12 12' 14 14' 16 16' 18 18' 20 20' 25 25'	4C 4" / 11 Gauge 4G 4" / 7 Gauge 5C 5" / 11 Gauge 5G 5" / 7 Gauge	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) DSX/RSX Drill mounting ³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° ESX Drill mounting ³ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum	L/AB Less anchor bolts (Include when anchor bolts are not provided)

Accessories: Order as separate catalog number.	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DSX/RSX drillings

PROGRAM RULES:

- Only options listed in the ordering tree are valid for the Quick Ship program.
- Nomenclature must include "QS" after "SSS" to be qualified for Quick Ship.
Example: SSS QS 20 4C DM19AS DDBXD
- Total order quantity cannot exceed 10 poles.
- Anchor bolts will be shipped separately.
- Quick Ship orders cannot have "Not Before Date" or "Ship Date".
- Quick ship orders cannot have standard pole lines.
- All pole orders must include "Call Before Number" to avoid delays.

NOTES:

- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.12" | "G" - 0.18".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- Refer to the luminaire spec sheet for the correct drilling template pattern and orientation compatibility.

LED wall luminaire - light output on two sides

BEGA

Application

This LED wall luminaire has light output in two directions. It is ideal for upward and downward lighting effects for interior and exterior locations. Arranged individually or in groups, this is a great design element for a host of lighting applications.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 White safety glass
 Silicone applied robotically to casting, plasma treated for increased adhesion
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 64
 Weight: 2.9lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30°C
LED module wattage	5.8W
System wattage	8W
Controllability	0-10V dimmable
Color rendering index	Ra > 90
Luminaire lumens	518 lumens (3000K)
Lifetime at Ta = 15°C	>500,000 h (L70)
Lifetime at Ta = 55°C	221,000 h (L70)

LED color temperature

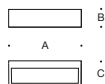
4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3 (EXPRESS)**
 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED wall luminaire - light output on two sides

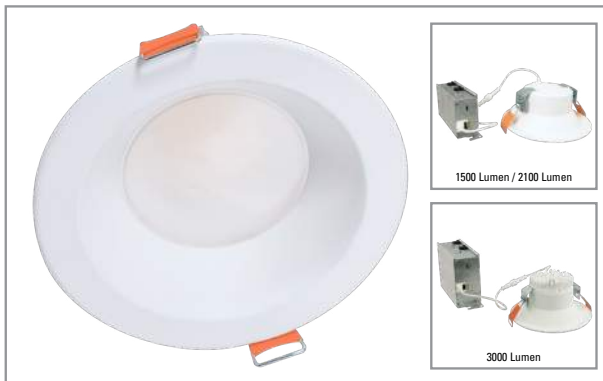
	LED	A	B	C	Required wiring box
33341	5.8W	11 3/4"	2 1/8"	4 3/4"	19537



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Project		Catalog #		Type	
Prepared by		Notes		Date	



HALO

LCR6

6-Inch Round All-Purpose LED Retrofit Module

Typical Applications

Residential • Multi-family • Mixed-Use

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Photometric Data page 3
- Energy & Performance Data page 3
- Product Warranty

Product Certification



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with 2019 Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JAB.

Product Features

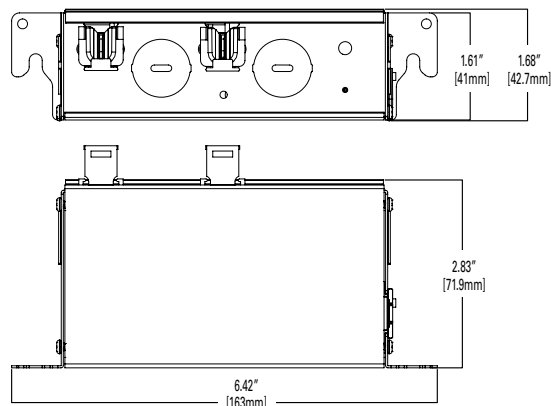
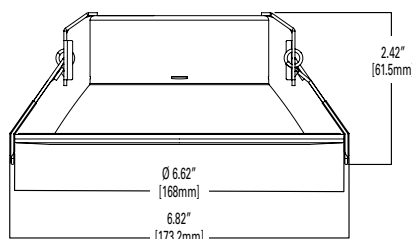


Top Product Features

- Select from 5 CCTs via switch; 2700K, 3000K, 3500K, 4000K, 5000K CCT; 90 CRI
- Up to 3000 Lumens; IC rated
- Direct mount - does not require recessed housing or junction box
- Dimmable down to 5%, 0-10V
- Wet location listed for showers and protected ceilings

Dimensional and Mounting Details

1500 lumen / 2100 lumen



 additional product diagrams

**Job Name:**

BAYER - CC EXTERIOR LIGHTING BUILDINGS +
WALKWAYS
Engineer: SSC ENGINEERING (CHESTERFIELD)

Catalog Number:

IST-SA1A-740-U-T3-BZ

Notes:

Type:

W

7.1.c

LAI22-263101

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire



Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications



Quick Facts

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

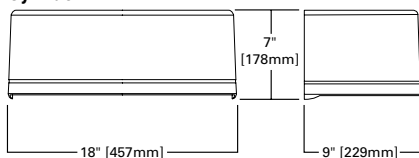


Connected Systems

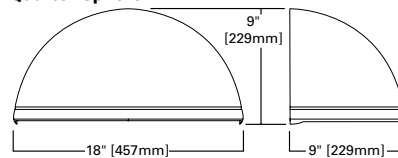
- WaveLinx
- Enlighted

Dimensional Details

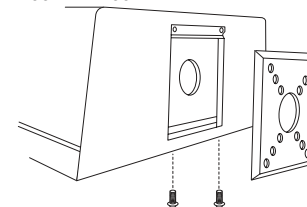
Cylinder



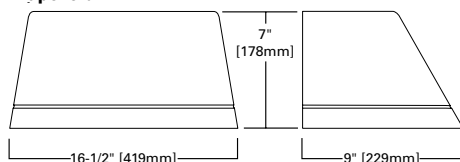
Quarter Sphere



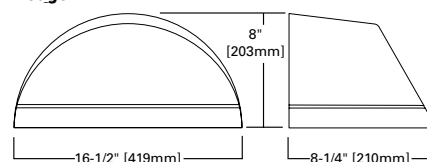
Hook - n - Lock



Trapezoid



Wedge



NOTES:
1. IDA Certified for 3000K CCT and warmer only.

LED wall luminaires - directed

BEGA

Application

LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

Materials

Luminaire housing constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Matte safety glass
 Silicone applied robotically to casting, plasma treated for increased adhesion
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65
 Weight: 3.6 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	12.3W
System wattage	15.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	1,077 lumens (3000K)
Lifetime at Ta = 15° C	> 500,000 h (L70)
Lifetime at Ta = 45° C	108,000 h (L70)

LED color temperature

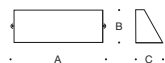
4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:



LED wall luminaires · directed

	LED	A	B	C
24374	ADA 12.3W	11 7/8"	4 3/8"	3 3/8"

Type:

BEGA Product:

Project:

Modified:



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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**Job Name:**

BAYER - CC EXTERIOR LIGHTING BUILDINGS +
WALKWAYS
Engineer: SSC ENGINEERING (CHESTERFIELD)

Catalog Number:

XTOR4B-W

Notes:

Type:

7.1.c

W2

LAI22-263101

Lumark**DESCRIPTION**

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES**Construction**

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

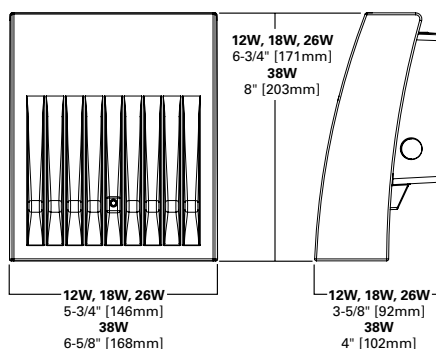
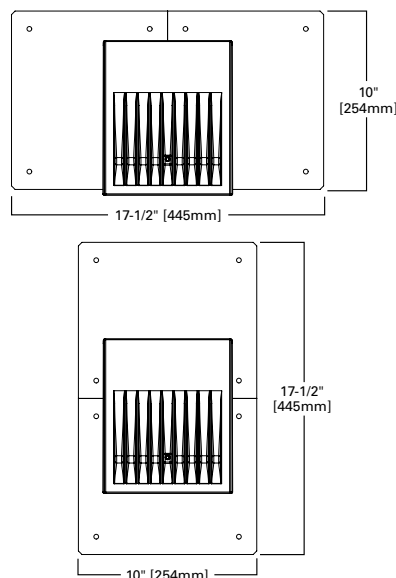
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.

**XTOR
CROSSTOUR LED**

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

DIMENSIONS**ESCUTCHEON PLATES****CERTIFICATION DATA**

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]



*www.designlights.org

TD514013EN

Packet Pg. 41

LED wall luminaire with half lid - toolless entry

Material: Luminaire housing constructed of cast bronze with brass hinge and thumb screws. Designed for installation directly to a standard 4" octagonal wiring box using adaptor plate.

Glass: Crystal glass with light diffusing texture, inside white.

Electrical: 6.3W LED luminaire, 8.5 total system watts, -20°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. LED color temperature is 3000K with a >80 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Natural cast bronze finish. Time and weather factors will create the natural patina of bronze.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 10.9 lbs

Luminaire Lumens: 199

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)



Wall luminaires - Access **without** a tool

	Lamp	A	B	C
31 120	shielded	6.3 W LED	8½	7⅞ 6⅝

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Wall luminaire - surface washer

BEGA

Application

Wall mounted luminaire with asymmetrical light distribution. It is ideal for illuminating horizontal surfaces from vertical mounting surfaces.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy
 Clear safety glass
 Reflector made of pure anodized aluminum
 Silicone applied robotically to casting, plasma treated for increased adhesion
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65
 Weight: 15.9 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-40° C
LED module wattage	98.3 W
System wattage	105.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	10,523 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature

4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

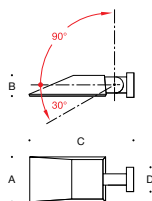
Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Available options

FSC Fusing



Wall luminaire - surface washer

	LED	A	B	C	D
24352	98.3 W	12 3/8	4 5/8	22 1/2	5 1/4



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LED pole-top luminaires with asymmetric wide beam light distribution

Housing/fitter: Die-cast aluminum construction. The luminaire slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear acrylic diffuser with textured acrylic optic and pure anodized aluminum reflector held in place by die-cast aluminum frame and stainless steel rod. Fully gasketed for weather tight operation using a molded silicone gasket.

Electrical: 24W LED luminaire, 28 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement.

Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); **Bronze (BRZ)**; Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

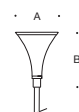
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 19.0 lbs.

EPA (Effective projection area): 1.6 sq. ft.

Luminaire Lumens: 2390

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Asymmetrical wide beam pole-top luminaires · clear diffuser

	LED	A	B
77151	24.0W	20 1/8	19 1/8

*Recommended for use with 12" to 18" poles

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Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)

Aluminum pole · Round hinged tapered

BEGA

Application
A round, tapered, aluminum pole with a hinged base. Useful for mounting pole-top luminaires, floodlights, banners, or other accessories. The hinged base allows for ease of access to pole-tops mounted to the pole. Consult a licensed structural engineer when specifying. Poles must be unwrapped when delivered and should not be allowed to sit in their packaging.

Materials & Specifications
Extruded aluminum pole shaft
A356 aluminum alloy anchor base heat-treated to T6 temper
Anchor bolts conform to ASTM F1554 Grade 55 with L bend on one end and galvanized minimum 12" on threaded end
Anchor bolts provided with (2) hex nuts and (2) flat washers
2-piece round aluminum base cover
Wall thickness: 0.125"
Structural weight: 23 lbs

Maximum Luminaire Weight: 50 lbs

Finish
All BEGA standard finishes are a matte, textured powder coat with a minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Disclaimer
BEGA North America warrants the specific anchor bolts and pole combination according to the product number(s) and description(s) indicated on the submittal sheet. Structural changes to the pole requested by the customer, including changes to pole length, may affect the compatibility of the anchor bolts and corresponding poles. BEGA North America is not responsible for the incompatibility of the anchor bolts and poles resulting from such structural changes without review by the BEGA North America engineering department. This includes, but is not limited to, any labor charges, charges for replacement materials and shipping. For safety reasons, do not mount more than 50 lbs. to hinged poles and more than 62 lbs. to fixed poles. Pole capacities are based upon the provisions of AASHTO 2013 (LTS-6) and assume a max vertical eccentricity to the fixture of 2'-0" above the pole top. Adequate drainage must be provided in concrete foundation or grout. Do not seal the base of the pole. Due to structural reasons, do not install pole without fixture or other appropriate weight on the top.



Aluminum pole · Round hinged tapered						
	A	B	C	D	E	Anchorage
12 RHTS1	3"	12'	12 5/8"	4"	3"	B12RHTS1-AB

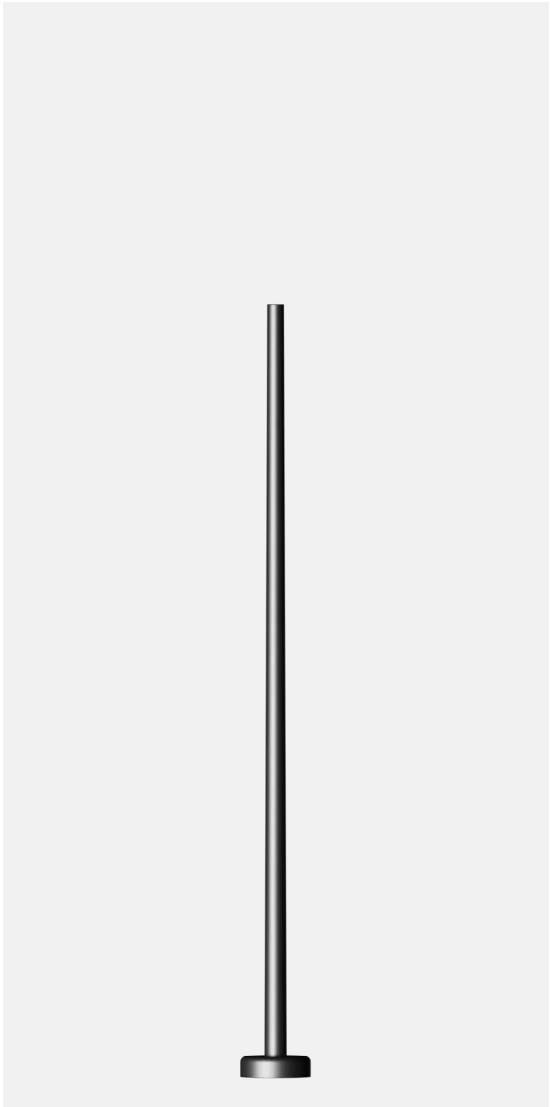
Pole wind load rating								
MPH	85	90	100	110	120	130	140	150
EPA"	5.6	4.8	3.6	2.8	2.1	1.6	1.3	1.0

*Height is rounded to the nearest foot, for precise measurements see submittal drawing.
*Data above assumes grade level installation and a maximum luminaire weight of 50 lbs.

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Type:
BEGA Pole:
Location:
Quote or Sales Order:
Date:
Specifier:
Representative:
BEGA Luminaire:
Total Mounted EPA:
Total Mounted Weight:



Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)

LED pole-top luminaire with symmetrical light distribution

Housing/fitter: Die-cast and extruded aluminum construction. The fixture slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Clear acrylic diffuser with textured acrylic optic and pure anodized aluminum reflector held in place by die-cast aluminum frame and stainless steel rod. Fully gasketed for weather tight operation using a molded silicone rubber gasket.

Electrical: 24W LED luminaire, 28 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

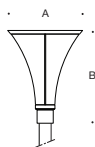
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 13.2 lbs.

EPA (Effective projection area): 1.6 sq. ft.

Luminaire Lumens: 2408

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Lamp	A	B
77 135 24W LED	20 ¹ / ₈	27 ³ / ₈

Recommended for use with 20' to 30' poles.

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Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)

Aluminum pole · Round hinged tapered

BEGA

Application

A round, tapered, aluminum pole with a hinged base. Useful for mounting pole-top luminaires, floodlights, banners, or other accessories. The hinged base allows for ease of access to pole-tops mounted to the pole. Consult a licensed structural engineer when specifying. Poles must be unwrapped when delivered and should not be allowed to sit in their packaging.

Materials & Specifications

Extruded aluminum pole shaft
 A356 aluminum alloy anchor base heat-treated to T6 temper
 Anchor bolts conform to ASTM F1554 Grade 55 with L bend on one end and galvanized minimum 12" on threaded end
 Anchor bolts provided with (2) hex nuts and (2) flat washers
 2-piece round aluminum base cover
 Wall thickness: 0.125"
 Structural weight: 23 lbs

Maximum Luminaire Weight: 50 lbs

Finish

All BEGA standard finishes are a matte, textured powder coat with a minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	Black (BLK)	White (WHT)	RAL:
	Bronze (BRZ)	Silver (SLV)	CUS:

Disclaimer

BEGA North America warrants the specific anchor bolts and pole combination according to the product number(s) and description(s) indicated on the submittal sheet. Structural changes to the pole requested by the customer, including changes to pole length, may affect the compatibility of the anchor bolts and corresponding poles. BEGA North America is not responsible for the incompatibility of the anchor bolts and poles resulting from such structural changes without review by the BEGA North America engineering department. This includes, but is not limited to, any labor charges, charges for replacement materials and shipping. For safety reasons, do not mount more than 50 lbs. to hinged poles and more than 62 lbs. to fixed poles. Pole capacities are based upon the provisions of AASHTO 2013 (LTS-6) and assume a max vertical eccentricity to the fixture of 2'-0" above the pole top. Adequate drainage must be provided in concrete foundation or grout. Do not seal the base of the pole. Due to structural reasons, do not install pole without fixture or other appropriate weight on the top.



Aluminum pole · Round hinged tapered

	A	B	C	D	E	Anchorage
12 RHTS1	3"	12'	12 5/8"	4"	3"	B12RHTS1-AB

Pole wind load rating

MPH	85	90	100	110	120	130	140	150
EPA"	5.6	4.8	3.6	2.8	2.1	1.6	1.3	1.0

*Height is rounded to the nearest foot, for precise measurements see submittal drawing.
 **Data above assumes grade level installation and a maximum luminaire weight of 50 lbs.

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Due to the dynamic nature of lighting products and the associated technologies, data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Type:

BEGA Pole:

Location:

Quote or Sales Order:

Date:

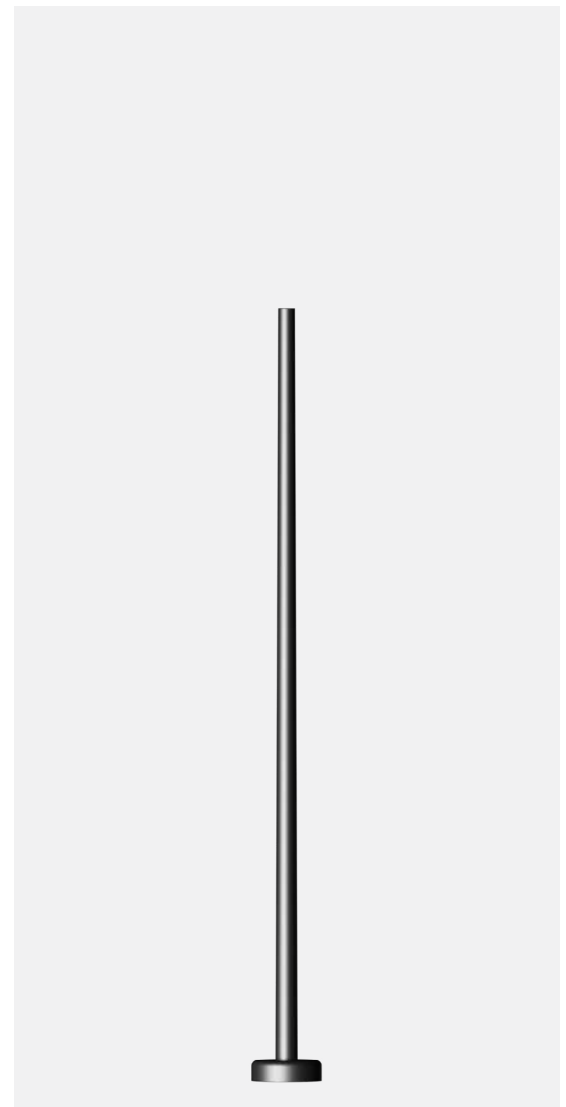
Specifier:

Representative:

BEGA Luminaire:

Total Mounted EPA:

Total Mounted Weight:



Attachment: Bayer CC Exterior Lighting Fixture Cutsheets (Bayer Lighting)

CC EXTERIOR LIGHTING BUILDINGS + WALKWAYS
800 N. Lindbergh Blvd
Creve Coeur, MO 63167

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS FOR NEW CONSTRUCTION AND DEMOLITION, PROTECTION OF EXISTING SURFACES AND FINISHES, DUST AND DEBRIS MITIGATION, REPAIR TO DAMAGED SURFACES, CURB AND DISPOSAL, NEW CONSTRUCTION, ETC. (E- ALL WORK RELATED TO THIS PROJECT. ALL WORK SHALL CONFORM TO BAYER STANDARDS, GUIDELINES, ETC.
2. ITEMS REQUESTED TO BE TURNED OVER TO OWNER SHALL BE PROTECTED AND TRANSPORTED TO A LOCATION ON SITE AS DESIGNATED BY OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING ITEMS FOR DEMOLITION.
4. CONTRACTOR SHALL RECORD ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND PROVIDE REPORT AND PICTURES TO OWNER'S REPRESENTATIVE.
5. SAW CUTTING AND OTHER DEMOLITION ACTIVITY SHALL BE COORDINATED WITH OWNER. EXTREME CARE AND PROTECTION SHALL BE PROVIDED TO ENSURE NO DUST OR DEBRIS IS PERMITTED TO ESCAPE THE AREA(S) OF WORK.
6. CONTRACTOR SHALL PROVIDE PROTECTION FOR ADJACENT BUILDINGS AND STRUCTURES IN AREAS OF WORK. DEGREE OF PROTECTION SHALL BE COMMENSURATE WITH THE DURATION AND CONSTRUCTION ACTIVITY. ANY AND ALL DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED TO THE PRE-CONSTRUCTION CONDITIONS.
7. CLEAN UP SHALL BE PERFORMED IN ALL AREAS OF WORK. ALL AREAS SHALL BE MAINTAINED FREE OF DUST AND DEBRIS. OWNER RESERVES THE RIGHT TO REQUEST ANY AREAS TO BE CLEANED ON AN IMMEDIATE BASIS, TO WHICH THE CONTRACTOR SHALL COMPLY. CONTRACTOR SHALL CLEAN SPACE PRIOR TO HANDOVER.
8. DIMENSIONS INDICATED ON PLANS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE AND AFTER DEMOLITION WORK, NEW CONSTRUCTION.
9. CONCRETE WORK – CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAW CUTTING, EXCAVATION, BACK FILL, OVER BURDEN REMOVAL, ETC. FOR CONCRETE POUR PREPARATION. CONCRETE FORM WORK SHALL BE AS NECESSARY FOR PROJECT. ALL BACK FILL SHALL BE CLEAN MATERIAL COMPACTED TO 95 PERCENT. CONCRETE SHALL BE 3000psi PORTLAND CEMENT ASTM C150, TYPE I AND III GRAY. REINFORCING BARS – ASTM A615/A634M, GRADE 60 DEFORMED.
10. ASPHALT ROADWAYS AND PARKING LOTS THAT ARE MODIFIED FOR NEW WORK SHALL BE REPAIRED AND RESTRICTED OWNED NEW UTILITY CONDUITS ARE IN PLACE

1. PROJECT SCOPE OF WORK CONSISTS OF REPLACING LIGHT FIXTURES IN PROJECT LOCATIONS INDICATED WITH NEW LED LIGHT FIXTURES. EXISTING CIRCUITRY IS TO BE RE-USED BARE TO ORIGINATING PANELBOARD AND NEW IN-GRADE HANDHOLES SHALL BE PROVIDED AS INDICATED FOR POLE MOUNTED FIXTURES.
2. PROVIDE UNIQUE SITE POLE AND BUILDING MOUNTED LIGHT FIXTURE NUMBER DESIGNATION LABELS FOR EACH NEW LIGHT FIXTURE AND HANDHOLE. INSTALL LABEL AND PROVIDE DOCUMENTATION ON AS-BUILT DRAWINGS.
3. SITE WORK INCLUDES EXCAVATION, BACKFILLING, SAW CUTTING EXISTING PAVEMENT, AND PATCHING EXISTING ASPHALT ROADWAYS AND PARKING LOTS AS REQUIRED FOR NEW UTILITY TRENCHES.
4. LIGHTING CONTROLS ARE TO BE UPGRADED WITH NEW LIGHTING CONTACTORS/RELAYS AND CONNECTED TO EXISTING BUILDING AUTOMATION SYSTEM (SIEMENS).
5. PROTECTION OF EXISTING TREES AND SOME TREE TRIMMING IS IDENTIFIED TO ALLOW FOR NEW LIGHT STANDARD INSTALLATION.
6. ALL LIGHT POLE BASES FOR NEW FIXTURES SHALL ALSO BE NEW CONCRETE BASES. REUSE OF EXISTING CONCRETE BASES IS NOT ACCEPTABLE U.N.O. ALL LIGHT POLE BASES FOR NEW FIXTURES SHALL ALSO BE NEW CONCRETE BASES. REUSE OF EXISTING CONCRETE BASES IS NOT ACCEPTABLE U.N.O.
7. PROVIDE ALTERNATE PRICING FOR CONTROLS UPGRADES TO INTEGRATE INTO SIEMENS BAS.

BAYER/JLL:

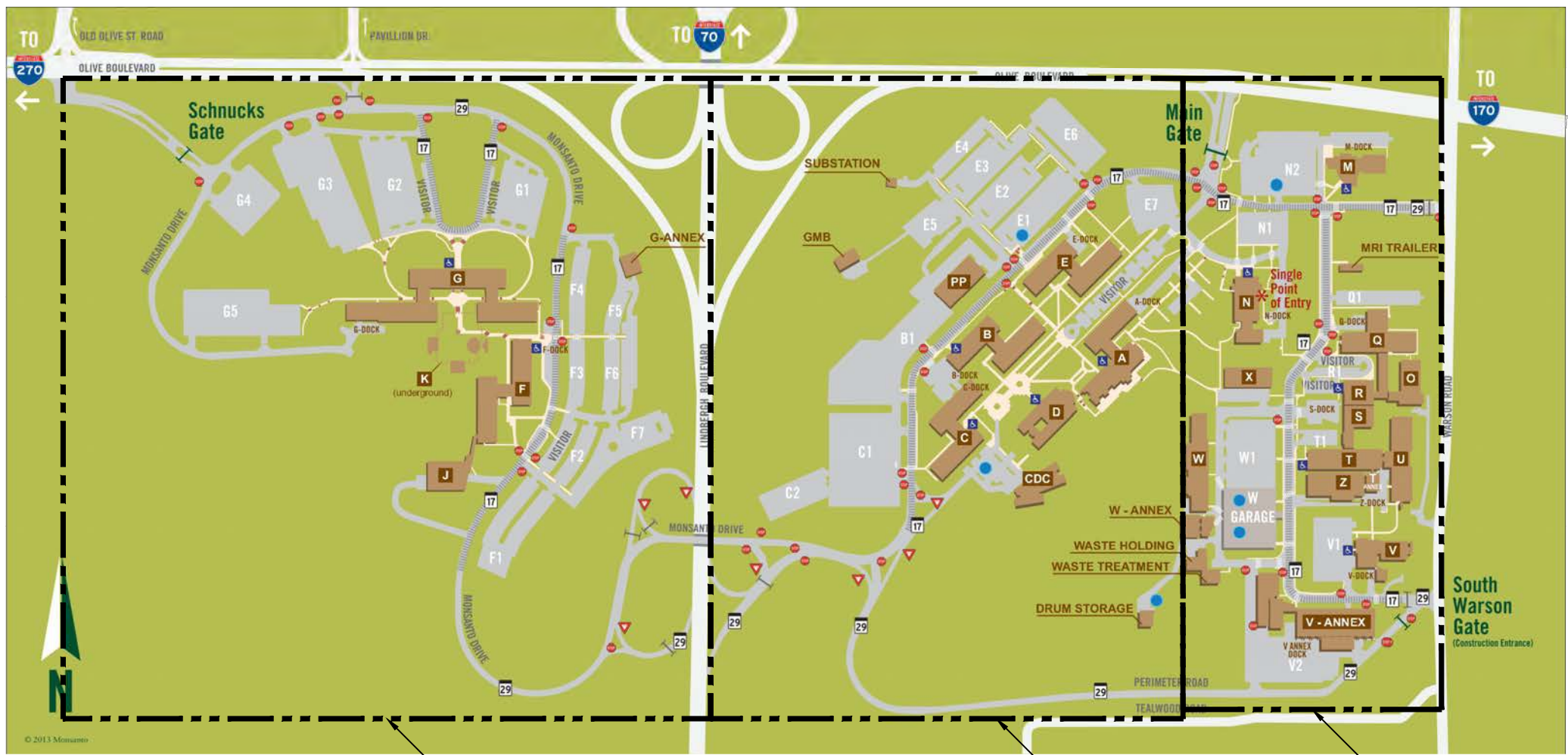
CAROLYN KUO – JLL PROJECT MANAGER
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SSC ENGINEERING

JEREMY SCHUETTE – PROJECT MANAGER
636-530-7770
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INTERNATIONAL BUILDING CODE – 2015
INTERNATIONAL ENERGY CONSERVATION CODE – 2015
NATIONAL ELECTRIC CODE – 2014

SHEET NUMBER	SHEET NAME
C001	COVER SHEET
E001	ELECTRICAL SYMBOLS AND NOTES
E002	ELECTRICAL LIGHTING FIXTURE SCHEDULE
E003	ELECTRICAL LIGHTING CONTROLS SCHEDULE
E004	ELECTRICAL LIGHTING DETAILS
E005	ELECTRICAL LIGHTING PHOTOMETRIC STUDY
E101	EAST CAMPUS – EXTERIOR LIGHTING RENO PLAN – SOUTH
E102	EAST CAMPUS – EXTERIOR LIGHTING RENO PLAN – NORTH
E103	RESEARCH CAMPUS – EXTERIOR LIGHTING RENO PLAN
E104	CDC, D, PP BUILDINGS – EXTERIOR LIGHTING RENO PLANS
E105	B & C BUILDINGS – EXTERIOR LIGHTING RENO PLANS
E106	E BUILDING – EXTERIOR LIGHTING RENO PLANS
E107	A BUILDING – EXTERIOR LIGHTING RENO PLANS
E108	M, N, X BUILDINGS – EXTERIOR LIGHTING RENO PLANS
E109	Q, R, O BUILDINGS – EXTERIOR LIGHTING RENO PLAN
E110	S, T, U, Z BUILDINGS – EXTERIOR LIGHTING RENO PLAN
E111	W BUILDING – EXTERIOR LIGHTING RENO PLAN
E112	V BUILDING & V ANNEX – EXTERIOR LIGHTING RENO PLANS
E113	D COURTYARD – EXTERIOR LIGHTING RENO PLAN
E201	B, C, D, E BUILDINGS S1 FIXTURE MOUNTING PLANS
E202	A, M BUILDINGS S1 FIXTURE MOUNTING PLANS
E203	R BUILDING S1 FIXTURE MOUNTING PLANS
E204	E TUNNEL ENTRIES S1 FIXTURE MOUNTING PLANS
E301	EAST CAMPUS – EXTERIOR LIGHTING PHOTOMETRICS PLAN – SOUTH
E302	EAST CAMPUS – EXTERIOR LIGHTING PHOTOMETRICS PLAN – NORTH
E303	RESEARCH CAMPUS – EXTERIOR LIGHTING PHOTOMETRICS PLAN



Key Plan		Stamp	
NO.	DATE	BY	REVISION DESCRIPTION
		BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.	
SITE: CC		BAYER PROJECT NO.	
COVER SHEET			
BUILDING SITE		FLOOR -	
WING -			
DRAWN BY	DATE	CHECKED BY	DATE
APPROVED BY	DATE		
MG	11/30/21	JMS	01/27/22
CONSULTANT		CONSULTANT PROJ NO.	
SCALE	DRAWING NAME		REVISION
AS INDICATED	C001		-

BID SET 01/31/22



7.1.d

161514131211987654321

PHOTOMETRIC CALCULATIONS SUMMARY TABLES

AREA 1

AVERAGE (fc)	5.2
MAX (fc)	49.8
MIN (fc)	0.2
AVERAGE/MIN	26.0/1

AREA 2

AVERAGE (fc)	1.0
MAX (fc)	2.9
MIN (fc)	0.2
AVERAGE/MIN	5.0/1

AREA 3

AVERAGE (fc)	0.8
MAX (fc)	3.1
MIN (fc)	0.1
AVERAGE/MIN	8.3/1

AREA 4

AVERAGE (fc)	1.3
MAX (fc)	5.3
MIN (fc)	0.2
AVERAGE/MIN	6.5/1

AREA 5

AVERAGE (fc)	1.2
MAX (fc)	13.5
MIN (fc)	0.1
AVERAGE/MIN	12.0/1

AREA 6

AVERAGE (fc)	8.5
MAX (fc)	51.0
MIN (fc)	0.5
AVERAGE/MIN	17.0/1

AREA 7

AVERAGE (fc)	1.1
MAX (fc)	18.1
MIN (fc)	0.1
AVERAGE/MIN	10.6/1

AREA 8

AVERAGE (fc)	2.3
MAX (fc)	14.4
MIN (fc)	0.2
AVERAGE/MIN	11.5/1

AREA 9

AVERAGE (fc)	5.2
MAX (fc)	13.6
MIN (fc)	0.3
AVERAGE/MIN	17.3

AREA 10

AVERAGE (fc)	5.4
MAX (fc)	15.9
MIN (fc)	0.4
AVERAGE/MIN	13.5/1

AREA 11

AVERAGE (fc)	1.4
MAX (fc)	28.6
MIN (fc)	0.1
AVERAGE/MIN	13.8/1

AREA 12

AVERAGE (fc)	1.5
MAX (fc)	2.5
MIN (fc)	0.3
AVERAGE/MIN	4.9/1

AREA 13

AVERAGE (fc)	1.5
MAX (fc)	2.7
MIN (fc)	0.3
AVERAGE/MIN	5.0/1

AREA 14

AVERAGE (fc)	0.30
MAX (fc)	.6
MIN (fc)	0.1
AVERAGE/MIN	3.0/1

AREA 15

AVERAGE (fc)	2.6
MAX (fc)	16.2
MIN (fc)	0.2
AVERAGE/MIN	13.0/1

AREA 16

AVERAGE (fc)	6.8
MAX (fc)	26.3
MIN (fc)	0.4
AVERAGE/MIN	17.1/1

AREA 17

AVERAGE (fc)	2.2
MAX (fc)	9.6
MIN (fc)	0.3
AVERAGE/MIN	3.1/1

AREA 18

AVERAGE (fc)	2.2
MAX (fc)	9.6
MIN (fc)	0.6
AVERAGE/MIN	3.8/1

AREA 19

AVERAGE (fc)	1.6
MAX (fc)	12.4
MIN (fc)	0.2
AVERAGE/MIN	8.0/1

AREA 20

AVERAGE (fc)	1.2
MAX (fc)	3.3
MIN (fc)	0.3
AVERAGE/MIN	4.0/1

AREA 21

AVERAGE (fc)	1.9
MAX (fc)	18.1
MIN (fc)	0.1
AVERAGE/MIN	18.0/1

AREA 22

AVERAGE (fc)	4.6
MAX (fc)	24.3
MIN (fc)	0.2
AVERAGE/MIN	22.5/1

AREA 23

AVERAGE (fc)	5.7
MAX (fc)	36.5
MIN (fc)	0.5
AVERAGE/MIN	11.4/1

AREA 24

AVERAGE (fc)	4.4
MAX (fc)	6.1
MIN (fc)	3.3
AVERAGE/MIN	1.3/1

PHOTOMETRIC AREA LEGEND

1

AREA 1 – CDC

2

AREA 2 – MONSANTO DRIVE WALKWAY

3

AREA 3 – COURTYARD WALKWAYS

4

AREA 4 – CS WALKWAY

5

AREA 5 – B BUILDING

6

AREA 6 – B DOCK

7

AREA 7 – E BUILDING

8

AREA 8 – E DOCK

9

AREA 9 – PP BUILDING

10

AREA 10 – A DOCK

11

AREA 11 – A COURTYARD

12

AREA 12 – D COURTYARD

13

AREA 13 – N1 WALKWAYS

14

AREA 14 – N2 ENTRY

15

AREA 15 – M BUILDING

16

AREA 16 – Q BUILDING

17

AREA 17– X BUILDING

18

AREA 18 – R MAIN ENTRY

19

AREA 19 – R WEST ENTRY

20

AREA 20 – V WALKWAY

21

AREA 21 – W BUILDING

22

AREA 22 – V ANNEX WALKWAY

23

AREA 23 – V ANNEX DOCK

24

AREA 24 – V REGULATORY DOCK

LIGHTING STANDARDS NOTES

1. EXTERIOR LIGHT FIXTURES SHALL NOT EXCEED 24 FEET IN HEIGHT, FROM THE BOTTOM OF THE BASE TO THE TOP OF THE FIXTURE, PER CITY OF CREVE COEUR ORDINANCE 405.680.B.3 AND WALKWAY FIXTURES SHALL NOT EXCEED 15 FEET IN HEIGHT.

2. THERE SHALL BE NO (0 fc) LIGHT SPILL AT THE PROPERTY LINE, PER CITY OF CREVE COEUR ORDINANCE 405.680.B.4.

3. THERE SHALL BE NO MORE THAN 0.1 fc OF LIGHT ON ANY PUBLIC RIGHT–OF–WAY, PER ST. LOUIS COUNTY ORDINANCE 1003.169.6.2.

4. THE CUTOFF ANGLE OF ANY LIGHT FIXTURES WITHIN 50’ OF THE PROPERTY LINE CANNOT EXCEED 73 DEGREES, PER CITY OF CREVE COEUR ORDINANCE 406.680.C.

SSC

Engineering, Inc.

2200 S. Hannibal Street
Creve Coeur, MO 63158
Phone: 636.597.1175 Fax: 636.597.1077
Missouri Certificate of Authority #MC 001044

Key Plan

Stamp

NO.	DATE	BY	REVISION DESCRIPTION
BAYER Bayer BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.			
SITE: CC		BAYER PROJECT NO.	
ELECTRICAL LIGHTING PHOTOMETRIC STUDY			
BUILDING SITE		FLOOR - WING -	
DRAWN BY	DATE	CHECKED BY	DATE
MGT	11/30/21	JMS	01/27/22
CONSULTANT		CONSULTANT PROJ NO.	
SCALE	DRAWING NAME		REVISION
AS INDICATED	E005		-

BID SET 01/31/22

PRINTS ISSUED TO FIELD BY

DATE

REV

J:\2021211\CAD\Elec\21211_E005.dwg

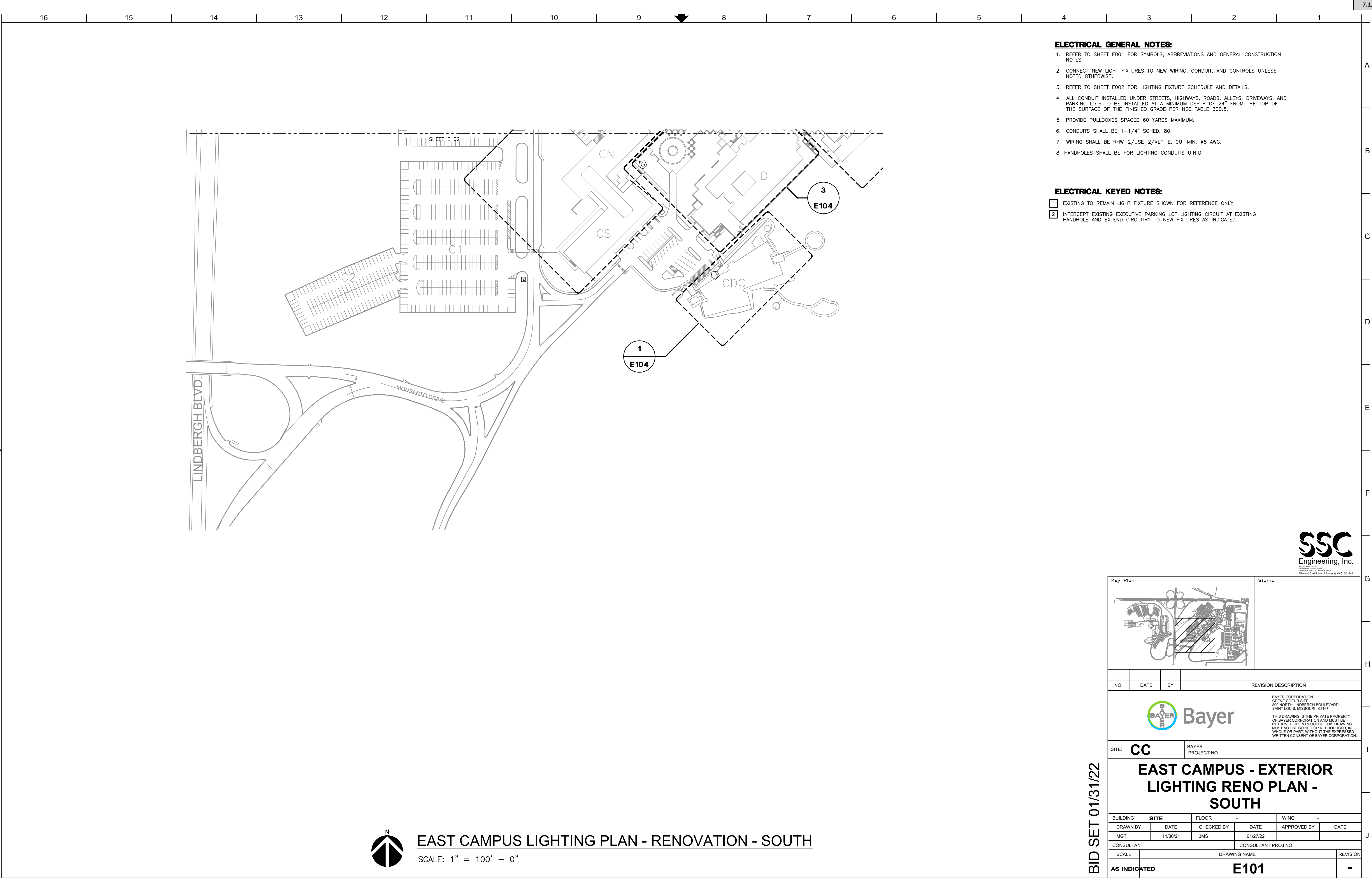
Attachment: Resubmission Bayer CC Exterior Lighting Buildings and Walkways P&Z Set Drawings 04-07-22 (Bayer Lighting)

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Saved Byjschuette

Plotted1/28/2022 5:17 PM

Packet Pg. 50

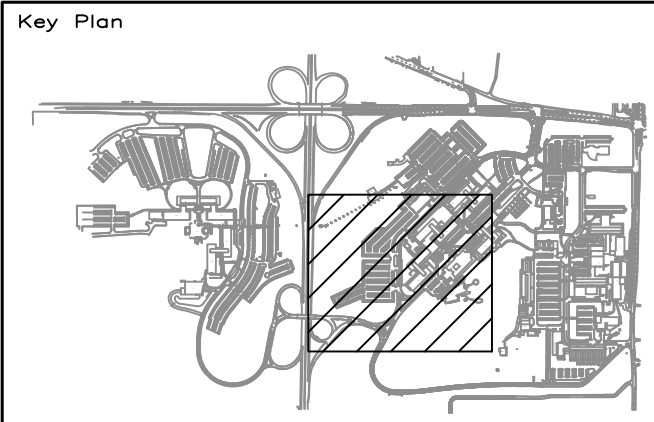


ELECTRICAL GENERAL NOTES:

1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
3. REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
4. ALL CONDUIT INSTALLED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS TO BE INSTALLED AT A MINIMUM DEPTH OF 24" FROM THE TOP OF THE SURFACE OF THE FINISHED GRADE PER NEC TABLE 300.5.
5. PROVIDE PULLBOXES SPACED 60 YARDS MAXIMUM.
6. CONDUITS SHALL BE 1-1/4" SCHED. 80.
7. WIRING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
8. HANDHOLES SHALL BE FOR LIGHTING CONDUITS U.N.O.

ELECTRICAL KEYED NOTES:

- 1 EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.
- 2 INTERCEPT EXISTING EXECUTIVE PARKING LOT LIGHTING CIRCUIT AT EXISTING HANDHOLE AND EXTEND CIRCUITRY TO NEW FIXTURES AS INDICATED.



NO.	DATE	BY	REVISION DESCRIPTION
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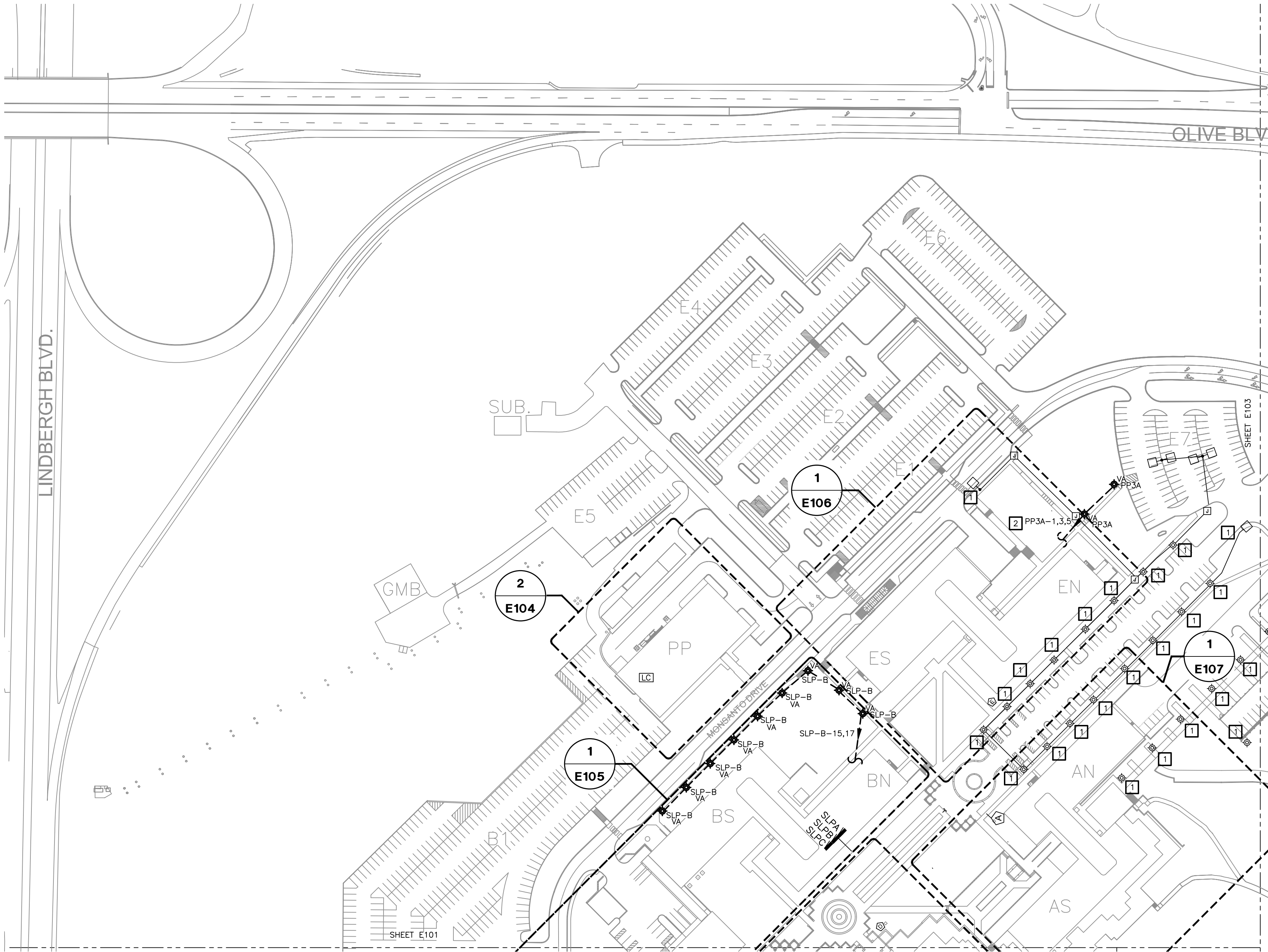
BAYER CORPORATION
CREVE COEUR SITE
800 NORTH LINDERBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63167

THIS DRAWING IS THE PRIVATE PROPERTY
OF BAYER CORPORATION AND MUST BE
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WHOLE OR PART, WITHOUT THE EXPRESSED
WRITTEN CONSENT OF BAYER CORPORATION.

SITE: CC	BAYER PROJECT NO.
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EAST CAMPUS - EXTERIOR LIGHTING RENO PLAN - SOUTH

BUILDING	SITE	FLOOR	-	WING	-
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
MGT	11/30/21	JMS	01/27/22		
CONSULTANT	CONSULTANT PROJ NO.				
SCALE	DRAWING NAME				REVISION
AS INDICATED	E101				-

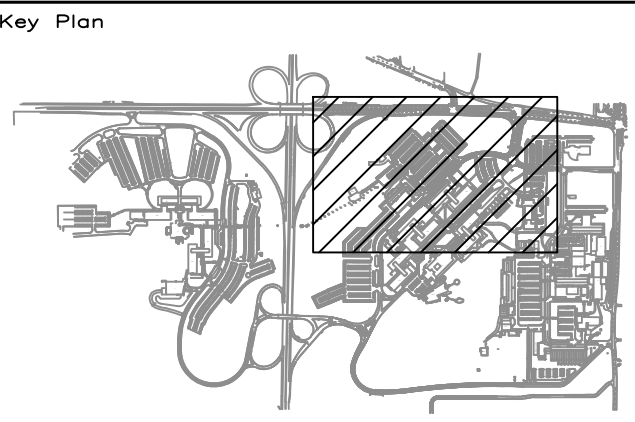


- ELECTRICAL GENERAL NOTES:**
1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
 2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
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 6. CONDUITS SHALL BE 1-1/4" SCHED. 80.
 7. WIRING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
 8. HANDHOLES SHALL BE FOR LIGHTING CONDUITS U.N.O.

- ELECTRICAL KEYED NOTES:**
- 1

EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.
- 2

INTERCEPT EXISTING EXECUTIVE PARKING LOT LIGHTING CIRCUIT AT EXISTING HANDHOLE AND EXTEND CIRCUITRY TO NEW FIXTURES AS INDICATED.

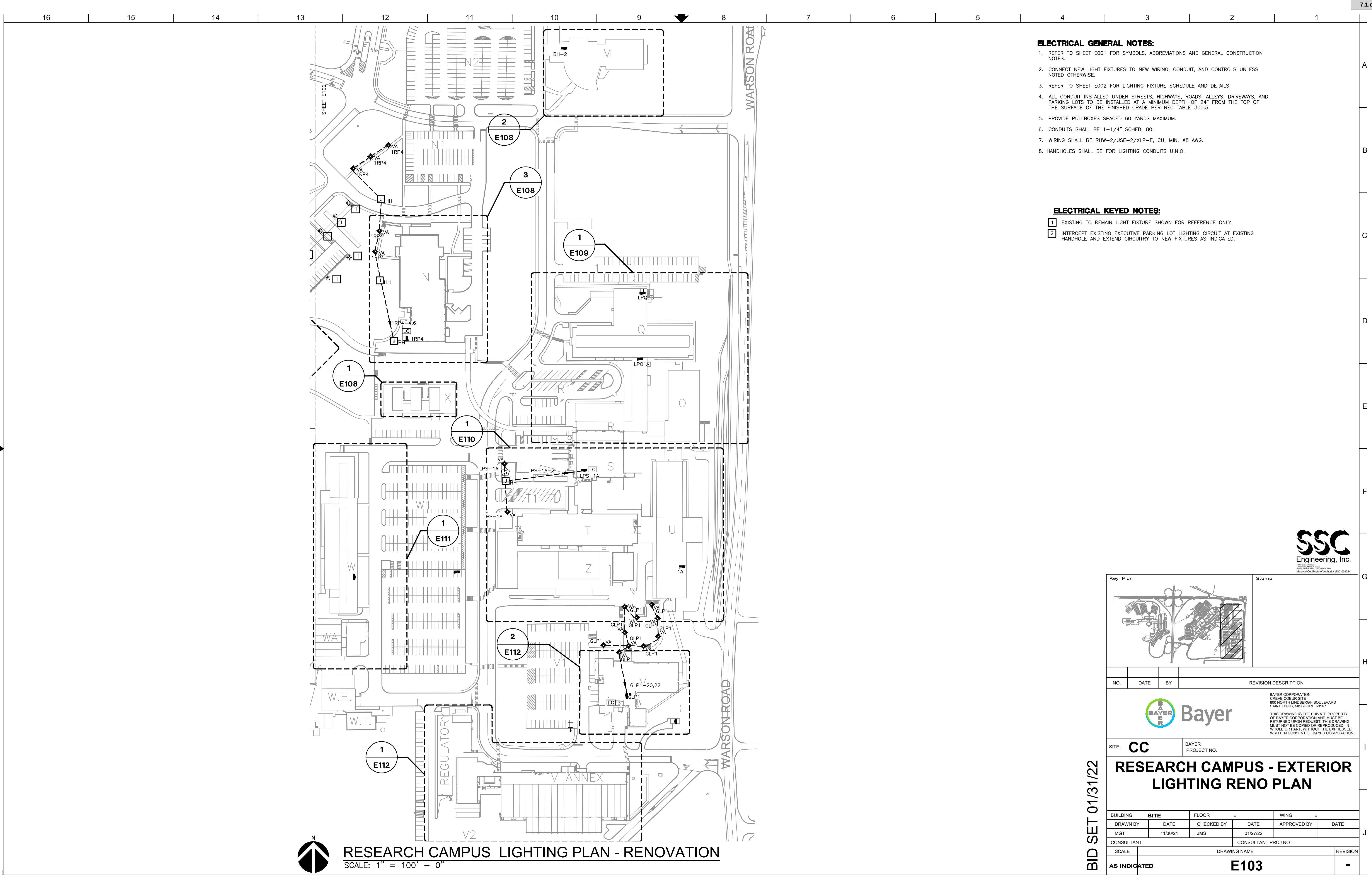


NO.		DATE	BY	REVISION DESCRIPTION			
BAYER Bayer				BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167			
				THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.			
SITE: CC		BAYER PROJECT NO.					
EAST CAMPUS - EXTERIOR LIGHTING RENO PLAN NORTH							
BUILDING		SITE		FLOOR		WING	
DRAWN BY		DATE		CHECKED BY		DATE	
MG		11/30/21		JMS		01/27/22	
CONSULTANT				CONSULTANT PROJ NO.			
SCALE		DRAWING NAME				REVISION	
AS INDICATED		E102				-	



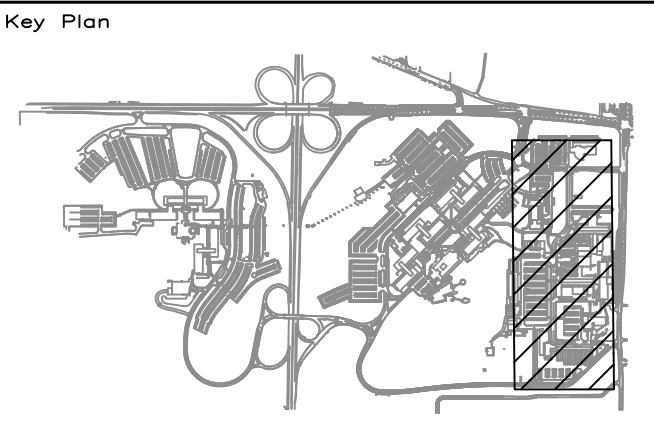
EAST CAMPUS LIGHTING PLAN - RENOVATION - NORTH

SCALE: 1"= 100'-0"



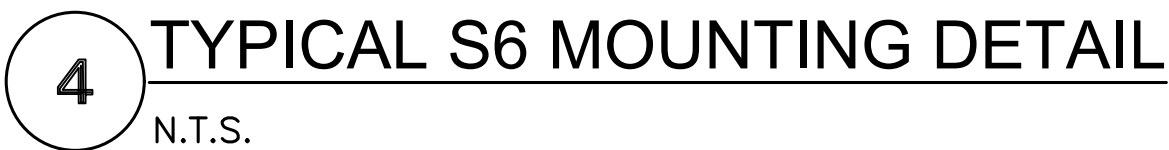
- ELECTRICAL GENERAL NOTES:**
1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
 2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
 3. REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
 4. ALL CONDUIT INSTALLED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS TO BE INSTALLED AT A MINIMUM DEPTH OF 24" FROM THE TOP OF THE SURFACE OF THE FINISHED GRADE PER NEC TABLE 300.5.
 5. PROVIDE PULLBOXES SPACED 60 YARDS MAXIMUM.
 6. CONDUITS SHALL BE 1-1/4" SCHED. 80.
 7. WIRING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
 8. HANDHOLES SHALL BE FOR LIGHTING CONDUITS U.N.O.

- ELECTRICAL KEYED NOTES:**
- 1 EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.
 - 2 INTERCEPT EXISTING EXECUTIVE PARKING LOT LIGHTING CIRCUIT AT EXISTING HANDHOLE AND EXTEND CIRCUITRY TO NEW FIXTURES AS INDICATED.



NO.		DATE		BY		REVISION DESCRIPTION	
						BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.	
SITE: CC				BAYER PROJECT NO.			
RESEARCH CAMPUS - EXTERIOR LIGHTING RENO PLAN							
BUILDING		SITE		FLOOR		WING	
DRAWN BY		DATE		CHECKED BY		APPROVED BY	
MG		11/30/21		JMS		01/27/22	
CONSULTANT				CONSULTANT PROJ NO.			
SCALE		DRAWING NAME					REVISION
AS INDICATED		E103					-

— . — . — . — . — INDICATES EXTENSION OF EXISTING CIRCUITRY TO NEW CONTROL POINT
----- INDICATES NEW CONDUIT AND CONDUCTORS



1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
3. REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
4. ALL CONDUIT INSTALLED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARK LOTS TO BE INSTALLED AT MINIMUM DEPTH OF 24" FROM THE TOP OF THE SURFACE OF THE FINISHED GRADE PER NEC TABLE 300.5.
5. PROVIDE PULLBOXES SPACED 60 YARDS MAXIMUM.
6. CONDUITS FOR SITE LIGHTING SHALL BE 1-1/4" SCHED. 80.
7. WIRING FOR SITE LIGHTING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
8. HANDHOLES SHALL BE FOR LIGHTING CONDUITS U.N.O.

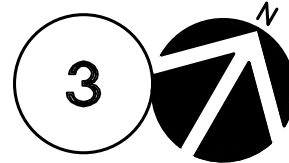
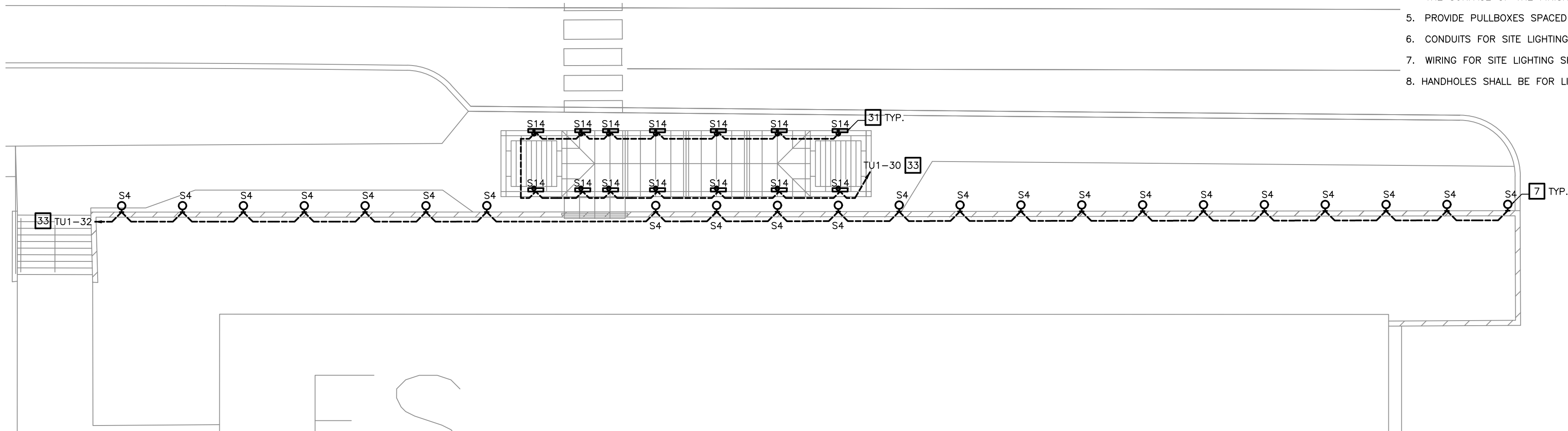


	EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.
2	EXISTING HANDRAIL TO BE RETROFIT WITH NEW LED HANDRAIL POST LIGHTS AS INDICATED ON THE FIXTURE SCHEDULE. MOUNT LOW VOLTAGE POWER SUPPLY IN 14"x14"x6" NEMA 4X STAINLESS STEEL ENCLOSURE.
3	PROVIDE NICOLAUDIE ARCHITECTURAL RGB CONTROLLER 'STICK KE2'. DEFAULT COLOR SHALL BE FACTORY PROGRAMMED TO COLOR RGB(1,190,255) (BAYER BLUE). MOUNT AT +60" AFF. LOCATE ON AVAILABLE WALL SPACE AS INDICATED. MOUNT 0-10V DIMMER SWITCH ADJACENT TO CONTROLLER.
4	EXISTING DECORATIVE FIXTURE RETROFIT WITH NEW LED LIGHT SOURCE AS INDICATED. REPAIR/REPLACE ANY DAMAGED LAMP HOLDERS.
5	POST MOUNTED LED DUAL HEAD SPOT LIGHT TO BE AIMED AT SCULPTURE.
6	EXISTING LANDSCAPE LIGHTS TO BE REPLACED LIKE FOR LIKE. UTILIZE EXISTING CONDUIT, BOXES AND CIRCUITRY, IF IN GOOD, SERVICEABLE CONDITION.
7	MOUNT WALL WASH FIXTURES NEAR TOP OF STONE WALL. ROUTE CONDUITS INCONSPICUOUSLY ON BACKSIDE OF WALL.
8	PROVIDE BODINE ELU-S-250 INVERTER. MOUNT ON AVAILABLE WALL SPACE AT +46" AFF. CONNECT LIGHTS TO INVERTER AS INDICATED WITH 'U'.
9	AIM SPOT LIGHTS TO EVENLY ILLUMINATE EXISTING SIGN. MOUNT UNDER EXISTING OVERHANG.
10	MOUNT LANDSCAPE FLOOD LIGHTS AT +1'6" AFG ON OUTSIDE OF COLUMNS AND AIM TOWARDS LANDSCAPING.
11	MOUNT COLUMN DOWN LIGHTS ON INSIDE COLUMNS AS HIGH AS FEASIBLE.
12	PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING. EXTEND CIRCUIT TO NEW PHOTOCELL INSTALLED IN RENOVATION.
13	CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT RETAINED FOR REUSE IN DEMOLITION. EXTEND CIRCUIT TO CONTROLS INDICATED IN RENOVATION.
14	PROVIDE SURFACE MOUNT RECEPTACLE WITH CAST BOX, MOUNT +24AFG. PROVIDE WEATHERPROOF WHILE IN USE COVER IN ACCORDANCE WITH NEC 406.9. CIRCUIT TO EXISTING RECEPTACLE CIRCUIT RETAINED FOR REUSE IN RENOVATION.
15	PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING ABOVE RGB CONTROLLER. PROVIDE 0-10V AND DMX CABLE TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.
16	MOUNT UNDER EDGE OF PLANTER. ROUTE CONDUIT ON BACKSIDE OF PLANTER INCONSPICUOUSLY.
17	MOUNT FLUSH TO THE UNDERSIDE OF THE BENCH. ROUTE CONDUIT ON BACKSIDE OF BENCH INCONSPICUOUSLY.
18	PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE MOUNTED ON UNISTRUT FOR S7 POWER SUPPLY. LOCATION AS INDICATED.
19	EXTEND ADJACENT WALLPACK CIRCUIT TO FIXTURE AS INDICATED.
20	PROVIDE (1) 20A-1P CIRCUIT BREAKER IN EXISTING PANEL SPACE AS INDICATED.
21	PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE FOR S10/S10D POWER SUPPLY. LOCATE AS DISCREETLY AS POSSIBLE.
22	PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT INSIDE TUNNEL ENTRY ON WALL AT 60"+AFF. PROVIDE 0-10V AND DMX CABLE TO CONTROLLER LOCATED BEHIND E BUILDING SECURITY DESK AND POWER SUPPLY PER DETAIL #12 SHEET E004.
23	PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING. PROVIDE 0-10V AND DMX CABLE TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.
24	INSTALL BOLLARDS ON BRIDGE STRUCTURE WITH STEEL BRACKETS. ROUTE CONDUITS INCONSPICUOUSLY ON OUTSIDE OF BRIDGE SIMILAR TO EXISTING ROUTING. PROVIDE NEW STEEL FABRICATED BRACKETS FOR BOLLARD LIGHT FIXTURES: 3/8" STEEL PLATE WELDED TO METAL STRUCTURE OR BOLTED TO CONCRETE STRUCTURE AND DRILLED TO ACCEPT LIGHT FIXTURE BOLT PATTERN.
25	CONFIRM WIRING TO EXISTING STEP LIGHT IS OPERATIONAL. COORDINATE SIZE OF NEW STEP LIGHTS WITH EXISTING OPENING DIMENSIONS. PROVIDE BLOCKING AS NECESSARY TO GUARANTEE A SECURE FIT.
26	SEE DETAIL #3 E107 FOR MOUNTING DETAIL. CENTER FIXTURE BETWEEN TRELLIS PILLARS.
27	PROVIDE TYPE S17 LED RETROFIT HOUSING FOR EXISTING FIXTURES.
28	PROVIDE NEW CONDUCTORS FOR HANDRAIL POST MOUNT LIGHT FIXTURES IN EXISTING HANDRAILS.
29	NEW PHOTOCELL MOUNTED HIGH ON BUILDING. SEE SHEET E003 AND SHEET E004 FOR MORE INFORMATION.
30	CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT AND CONTROLS RETAINED FOR REUSE IN DEMOLITION.
31	MOUNT LIGHTS ABOVE CANOPY ON VERTICAL FACE OF STRUCTURE SIMILAR TO DEMOLISHED LIGHT FIXTURES.
32	PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING.
33	LIGHTS ON THIS CIRCUIT SHALL BE CONTROLLED BY NEW PHOTOCELL MOUNTED ON NORTH SIDE OF BUILDING E.



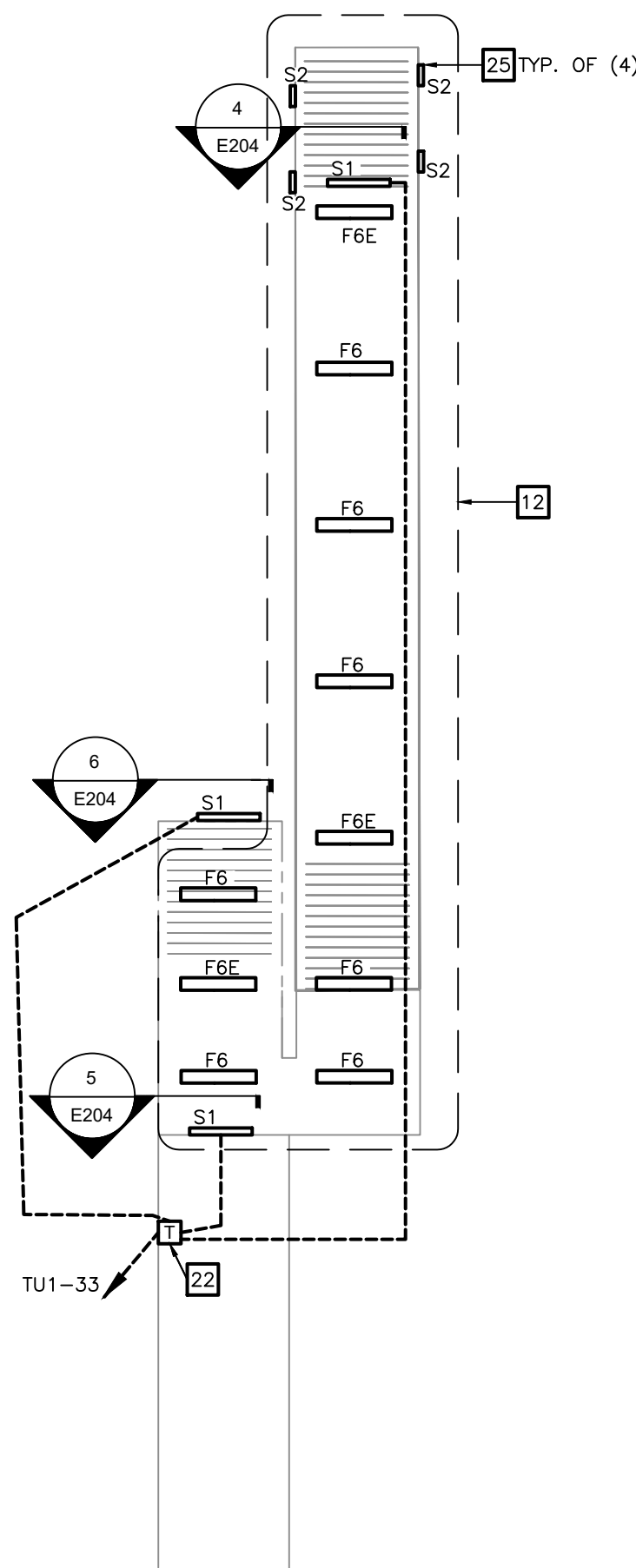
ELECTRICAL LINE TYPE LEGEND:

- INDICATES EXTENSION OF EXISTING CIRCUITRY TO NEW CONTROL POINT
- INDICATES NEW CONDUIT AND CONDUCTORS



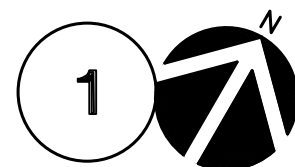
E BUILDING CANOPY LIGHTING PLAN - RENOVATION

SCALE: 1/16" = 1' - 0"



E BUILDING TUNNEL LIGHTING PLAN - RENOVATION

SCALE: 1/16" = 1' - 0"



E BUILDING LIGHTING PLAN - RENOVATION

SCALE: 1/32" = 1' - 0"

ELECTRICAL GENERAL NOTES:

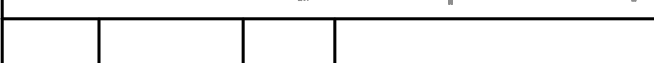
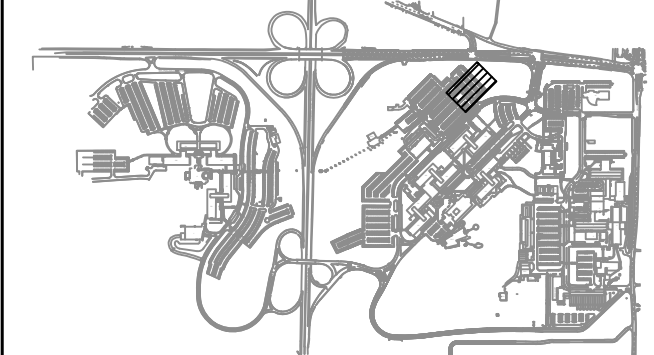
1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
3. REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
4. ALL CONDUIT INSTALLED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, PARKING LOTS TO BE INSTALLED AT A MINIMUM DEPTH OF 24" FROM THE TOP OF THE SURFACE OF THE FINISHED GRADE PER NEC TABLE 300.5.
5. PROVIDE PULLBOXES SPACED 60 YARDS MAXIMUM.
6. CONDUITS FOR SITE LIGHTING SHALL BE 1-1/4" SCHED. 80.
7. WIRING FOR SITE LIGHTING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
8. HANDHOLES SHALL BE FOR LIGHTING CONDUITS U.N.O.

ELECTRICAL KEYED NOTES:

- 1 EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.
- 2 EXISTING HANDRAIL TO BE RETROFIT WITH NEW LED HANDRAIL POST LIGHTS AS INDICATED ON THE FIXTURE SCHEDULE. MOUNT LOW VOLTAGE POWER SUPPLY IN 14"x14"x6" NEMA 4X STAINLESS STEEL ENCLOSURE.
- 3 PROVIDE NICOLAUDIE ARCHITECTURAL RGB CONTROLLER "STICK KE2." DEFAULT COLOR SHALL BE FACTORY PROGRAMMED TO COLOR RGB:(1,190,255) (BAYER BLUE). MOUNT AT +60" AFF, LOCATE ON AVAILABLE WALL SPACE AS INDICATED. MOUNT 0-10V DIMMER SWITCH ADJACENT TO CONTROLLER.
- 4 EXISTING DECORATIVE FIXTURE RETROFIT WITH NEW LED LIGHT SOURCE AS INDICATED. REPAIR/REPLACE ANY DAMAGED LAMP HOLDERS.
- 5 POST MOUNTED LED DUAL HEAD SPOT LIGHT TO BE AIMED AT SCULPTURE.
- 6 EXISTING LANDSCAPE LIGHTS TO BE REPLACED LIKE FOR LIKE. UTILIZE EXISTING CONDUIT, BOXES AND CIRCUITRY, IF IN GOOD, SERVICEABLE CONDITION.
- 7 MOUNT WALL WASH FIXTURES NEAR TOP OF STONE WALL. ROUTE CONDUITS INCONSPICUOUSLY ON BACKSIDE OF WALL.
- 8 PROVIDE BODINE ELI-S-250 INVERTER. MOUNT ON AVAILABLE WALL SPACE AT +46" AFF. CONNECT LIGHTS TO INVERTER AS INDICATED WITH "LI".
- 9 AIM SPOT LIGHTS TO EVENLY ILLUMINATE EXISTING SIGN. MOUNT UNDER EXISTING OVERHANG.
- 10 MOUNT LANDSCAPE FLOOD LIGHTS AT +1'6" AFG ON OUTSIDE OF COLUMNS AND AIM TOWARDS LANDSCAPING.
- 11 MOUNT COLUMN DOWN LIGHTS ON INSIDE COLUMNS AS HIGH AS FEASIBLE.
- 12 PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING. EXTEND CIRCUIT TO NEW PHOTOCELL INSTALLED IN RENOVATION.
- 13 CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT RETAINED FOR REUSE IN DEMOLITION. EXTEND CIRCUIT TO CONTROLS INDICATED IN RENOVATION.
- 14 PROVIDE SURFACE MOUNT RECEPTACLE WITH CAST BOX, MOUNT +24" AFF. PROVIDE WEATHERPROOF WHILE IN USE COVER IN ACCORDANCE WITH NEC 406.9. CIRCUIT TO EXISTING RECEPTACLE CIRCUIT RETAINED FOR REUSE IN RENOVATION.
- 15 PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING ABOVE RGB CONTROLLER. PROVIDE 0-10V AND DMX CABLING TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.
- 16 MOUNT UNDER EDGE OF PLANTER. ROUTE CONDUIT ON BACKSIDE OF PLANTER INCONSPICUOUSLY.
- 17 MOUNT FLUSH TO THE UNDERSIDE OF THE BENCH. ROUTE CONDUIT ON BACKSIDE OF BENCH INCONSPICUOUSLY.
- 18 PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE MOUNTED ON UNISTRUT FOR S7 POWER SUPPLY. LOCATION AS INDICATED.
- 19 EXTEND ADJACENT WALLPACK CIRCUIT TO FIXTURE AS INDICATED.
- 20 PROVIDE (1) 20A-1P CIRCUIT BREAKER IN EXISTING PANEL SPACE AS INDICATED.
- 21 PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE FOR S10/S10D POWER SUPPLY. LOCATE AS DISCRETELY AS POSSIBLE.
- 22 PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT INSIDE TUNNEL ENTRY ON WALL AT 80"+ AFF. PROVIDE 0-10V AND DMX CABLING TO CONTROLLER LOCATED BEHIND E BUILDING SECURITY DESK AND POWER SUPPLY PER DETAIL #12 SHEET E004.
- 23 PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING. PROVIDE 0-10V AND DMX CABLING TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.
- 24 INSTALL BOLLARDS ON BRIDGE STRUCTURE WITH STEEL BRACKETS. ROUTE CONDUITS INCONSPICUOUSLY ON OUTSIDE OF BRIDGE. SIMILAR TO EXISTING ROUTING. PROVIDE NEW STEEL FABRICATED BRACKETS FOR BOLLARD LIGHT FIXTURES: 3/8" STEEL PLATE WELDED TO METAL STRUCTURE OR BOLTED TO CONCRETE STRUCTURE AND DRILLED TO ACCEPT LIGHT FIXTURE BOLT PATTERN.
- 25 CONFIRM WIRING TO EXISTING STEP LIGHT IS OPERATIONAL. COORDINATE SIZE OF NEW STEP LIGHTS WITH EXISTING OPENING DIMENSIONS. PROVIDE BLOCKING AS NECESSARY TO GUARANTEE A SECURE FIT.
- 26 SEE DETAIL #3 E107 FOR MOUNTING DETAIL. CENTER FIXTURE BETWEEN TRELIS PILLARS.
- 27 PROVIDE TYPE S17 LED RETROFIT HOUSING FOR EXISTING FIXTURES.
- 28 PROVIDE NEW CONDUCTORS FOR HANDRAIL POST MOUNT LIGHT FIXTURES IN EXISTING HANDRAILS.
- 29 NEW PHOTOCELL MOUNTED HIGH ON BUILDING. SEE SHEET E003 AND SHEET E004 FOR MORE INFORMATION.
- 30 CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT AND CONTROLS RETAINED FOR REUSE IN DEMOLITION.
- 31 MOUNT LIGHTS BELOW CANOPY ON VERTICAL FACE OF STRUCTURE SIMILAR TO DEMOLISHED LIGHT FIXTURES.
- 32 PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING.
- 33 LIGHTS ON THIS CIRCUIT SHALL BE CONTROLLED BY NEW PHOTOCELL MOUNTED ON NORTH SIDE OF BUILDING E.



SSC Engineering, Inc.



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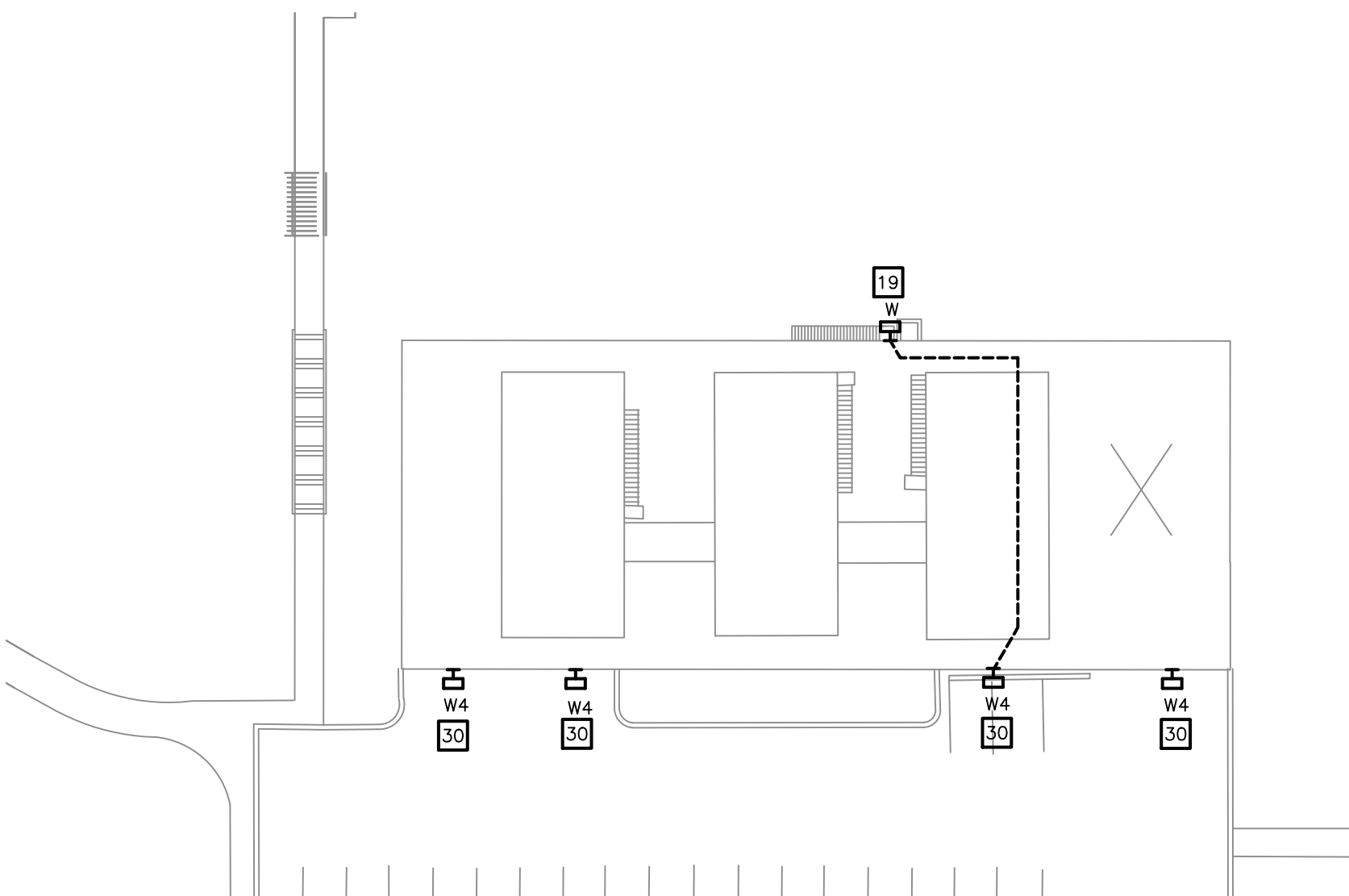
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M BUILDING LIGHTING PLAN - RENOVATION

SCALE: $1/32'' = 1' - 0''$

N BUILDING LIGHTING PLAN - RENOVATION

SCALE: $1/32'' = 1' - 0''$

X BUILDING LIGHTING PLAN - RENOVATION

SCALE: $1/32'' = 1' - 0''$

ELECTRICAL LINE TYPE LEGEND:

— . — . — . — . — INDICATES EXTENSION OF EXISTING CIRCUITRY TO NEW CONTROL POINT
----- INDICATES NEW CONDUIT AND CONDUCTORS

----- INDICATES NEW CONDUIT AND CONDUCTORS

ELECTRICAL KEYED NOTES:

- | | |
|----|---|
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| 26 | SEE DETAIL #3 E107 FOR MOUNTING DETAIL. CENTER FIXTURE BETWEEN TRELLIS PILLARS. |
| 27 | PROVIDE TYPE S17 LED RETROFIT HOUSING FOR EXISTING FIXTURES. |
| 28 | PROVIDE NEW CONDUCTORS FOR HANDRAIL POST MOUNT LIGHT FIXTURES IN EXISTING HANDRAILS. |
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| 30 | CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT AND CONTROLS RETAINED FOR REUSE IN DEMOLITION. |
| 31 | MOUNT LIGHTS BELOW CANOPY ON VERTICAL FACE OF STRUCTURE SIMILAR TO DEMOLISHED LIGHT FIXTURES. |
| 32 | PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING. |
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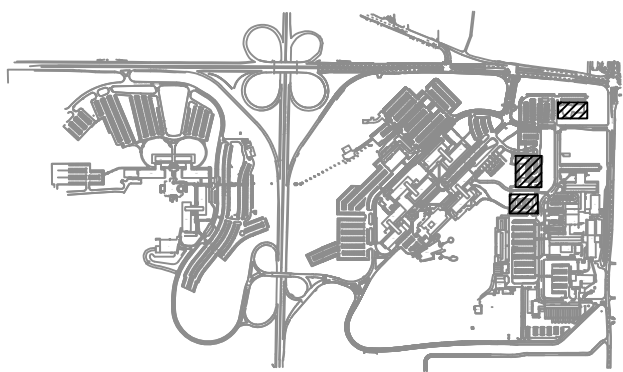
ELECTRICAL GENERAL NOTES:

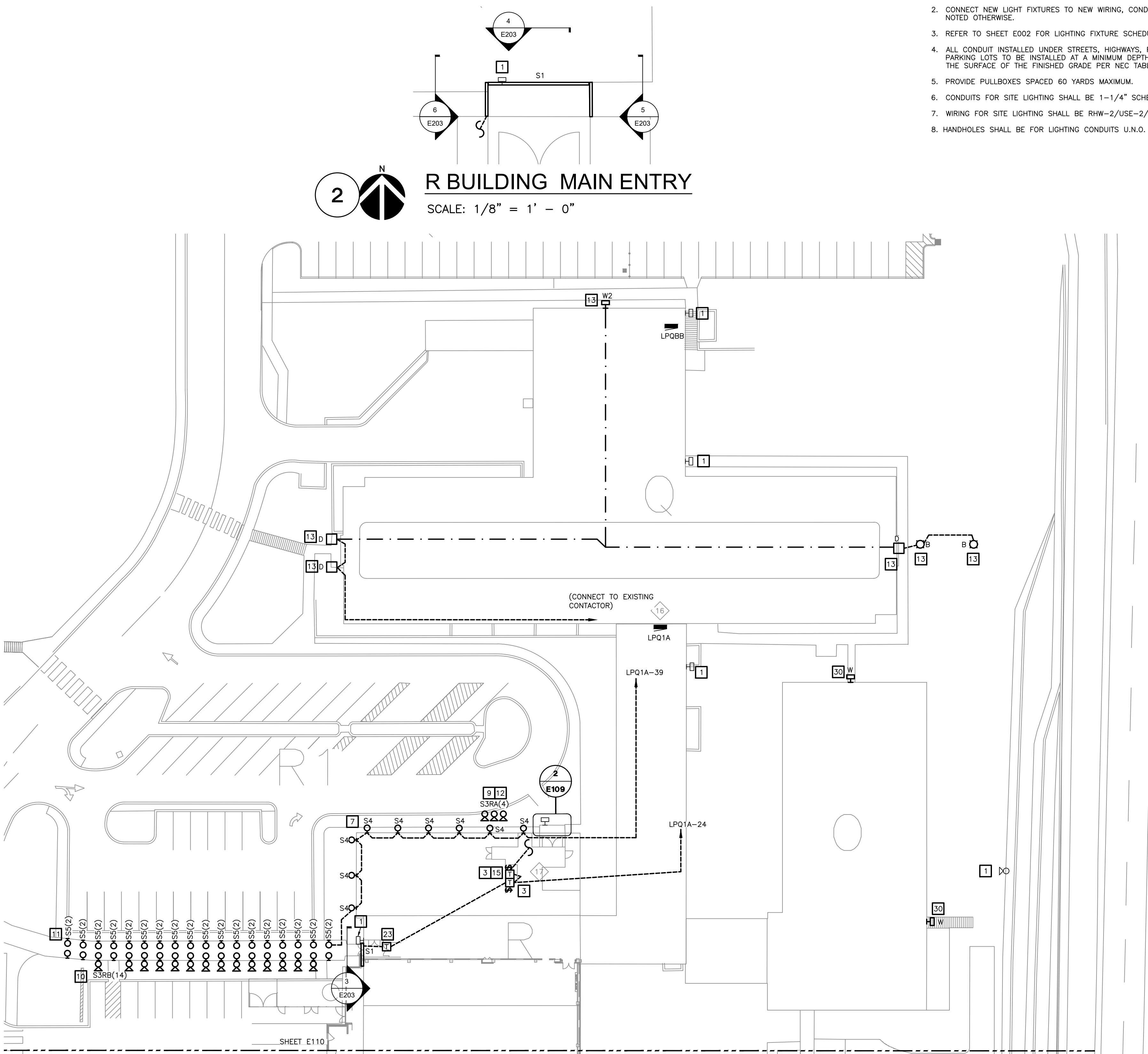
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4. ALL CONDUIT INSTALLED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS TO BE INSTALLED AT A MINIMUM DEPTH OF 24" FROM THE TOP OF THE SURFACE OF THE FINISHED GRADE PER NEG TABLE 300.5.
5. PROVIDE PULLBOXES SPACED 60 YARDS MAXIMUM.
6. CONDUITS FOR SITE LIGHTING SHALL BE 1-1/4" SCHED. 80.
7. WIRING FOR SITE LIGHTING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
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Key Plan		Stamp	
			
NO.	DATE	BY	REVISION DESCRIPTION
		 Bayer BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63107 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.	
SITE: CC		BAYER PROJECT NO.	
M, N, X BUILDINGS EXTERIOR LIGHTING RENO PLANS			
BUILDING	SITE	FLOOR	-
DRAWN BY	DATE	CHECKED BY	DATE
MG	11/30/21	JMS	01/27/22
CONSULTANT		CONSULTANT PROJ. NO.	
SCALE	DRAWING NAME		REVISION
AS INDICATED	E108		-



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 - LIGHTS ON THIS CIRCUIT SHALL BE CONTROLLED BY NEW PHOTOCELL MOUNTED ON NORTH SIDE OF BUILDING E.

ELECTRICAL LINE TYPE LEGEND:

— INDICATES EXTENSION OF EXISTING CIRCUITRY TO NEW CONTROL POINT

----- INDICATES NEW CONDUIT AND CONDUCTORS

1

Q, R, O BUILDINGS LIGHTING PLAN - RENOVATION

SCALE: 1/32" = 1' - 0"

Key Plan

Stamp

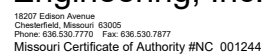
NO.	DATE	BY	REVISION DESCRIPTION
Bayer BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.			
SITE: CC		BAYER PROJECT NO.	
Q, R, O BUILDINGS - EXTERIOR LIGHTING RENO PLAN			
BUILDING SITE		FLOOR -	WING -
DRAWN BY	DATE	CHECKED BY	DATE
MG	11/30/21	JMS	01/27/22
CONSULTANT		CONSULTANT PROJ. NO.	
SCALE	DRAWING NAME		REVISION
AS INDICATED	E109		-

— . — . — . — . — INDICATES EXTENSION OF EXISTING CIRCUITRY TO NEW CONTROL POINT
----- INDICATES NEW CONDUIT AND CONDUCTORS

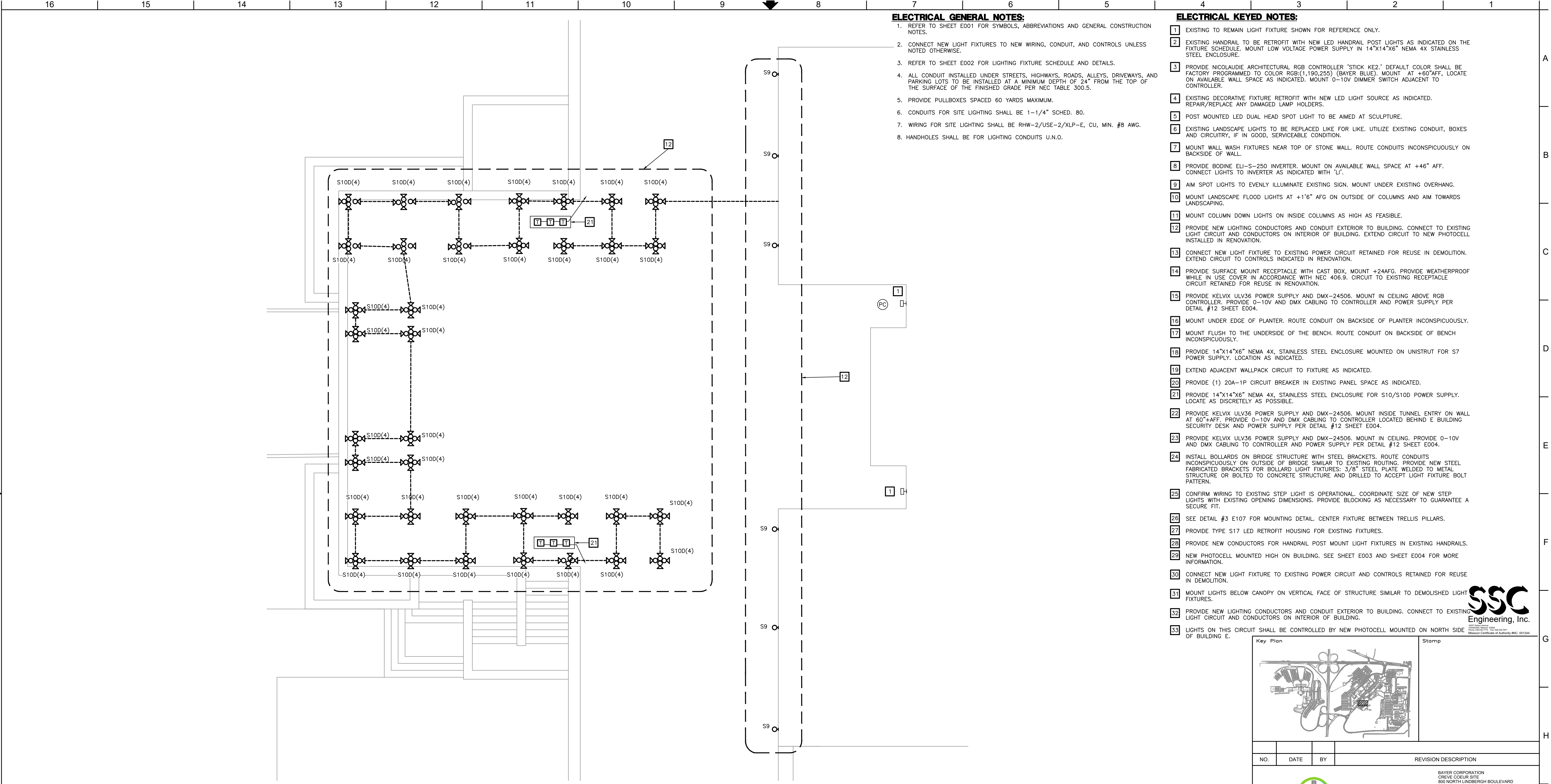


1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
3. REFER TO SHEET E002 FOR LIGHTING FIXTURE SCHEDULE AND DETAILS.
4. ALL CONDUIT INSTALLED UNDER STREETS, HIGHWAYS, ROADS, ALLEYS, DRIVEWAYS, AND PARKING LOTS TO BE INSTALLED AT MINIMUM DEPTH OF 24" FROM THE TOP OF THE SURFACE OF THE FINISHED GRADE PER NEC TABLE 300.5.
5. PROVIDE PULLBOXES SPACED 60 YARDS MAXIMUM.
6. CONDUITS FOR SITE LIGHTING SHALL BE 1-1/4" SCHED. 80.
7. WIRING FOR SITE LIGHTING SHALL BE RHW-2/USE-2/XLP-E, CU, MIN. #8 AWG.
8. HANDHOLES SHALL BE FOR LIGHTING CONDUITS U.N.O.

- 1 EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.
- 2 EXISTING HANDRAIL TO BE RETROFIT WITH NEW LED HANDRAIL POST LIGHTS AS INDICATED ON THE FLOOR SCHEDULE. MOUNT LOW VOLTAGE POWER SUPPLY IN 14"x14"x6" NEMA 4X STAINLESS STEEL ENCLOSURE.
- 3 PROVIDE NICOLAUDIE ARCHITECTURAL RGB CONTROLLER 'STICK KE2.' DEFAULT COLOR SHALL BE PURPLE PROGRAMMED TO COLOR RGB(1,190,255) (BAYER BLUE). MOUNT AT +60" AFF. LOCATE ON AVAILABLE WALL SPACE AS INDICATED. MOUNT 0-10V DIMMER SWITCH ADJACENT TO CONTROLLER.
- 4 EXISTING DECORATIVE FIXTURE RETROFIT WITH NEW LED LIGHT SOURCE AS INDICATED. REPAIR/REPLACE ANY DAMAGED LAMP HOLDERS.
- 5 POST MOUNTED LED DUAL HEAD SPOT LIGHT TO BE AIMED AT SCULPTURE.
- 6 EXISTING LANDSCAPE LIGHTS TO BE REPLACED LIKE FOR LIKE. UTILIZE EXISTING CONDUIT, BOXES AND CIRCUITRY, IF IN GOOD, SERVICEABLE CONDITION.
- 7 MOUNT WALL WASH FIXTURES NEAR TOP OF STONE WALL. ROUTE CONDUITS INCONSPICUOUSLY ON BACKSIDE OF WALL.
- 8 PROVIDE BODINE ELI-S-250 INVERTER. MOUNT ON AVAILABLE WALL SPACE AT +46" AFF. CONNECT LIGHTS TO INVERTER AS INDICATED WITH 'LI'.
- 9 AIM SPOT LIGHTS TO EVENLY ILLUMINATE EXISTING SIGN. MOUNT UNDER EXISTING OVERHANG.
- 10 MOUNT LANDSCAPE FLOOD LIGHTS AT +1'6" AFG ON OUTSIDE OF COLUMNS AND AIM TOWARDS LANDSCAPING.
- 11 MOUNT COLUMN DOWN LIGHTS ON INSIDE COLUMNS AS HIGH AS FEASIBLE.
- 12 PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING. EXTEND CIRCUIT TO NEW PHOTOCELL INSTALLED IN RENOVATION.
- 13 CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT RETAINED FOR REUSE IN DEMOLITION. EXTEND CIRCUIT TO CONTROLS INDICATED IN RENOVATION.
- 14 PROVIDE SURFACE MOUNT RECEPTACLE WITH CAST BOX, MOUNT +24AFG. PROVIDE WEATHERPROOF WHILE IN USE COVER IN ACCORDANCE WITH NEC 406.9. CIRCUIT TO EXISTING RECEPTACLE CIRCUIT RETAINED FOR REUSE IN RENOVATION.
- 15 PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING ABOVE RGB CONTROLLER. PROVIDE 0-10V AND DMX CABLEING TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.
- 16 MOUNT UNDER EDGE OF PLANTER. ROUTE CONDUIT ON BACKSIDE OF PLANTER INCONSPICUOUSLY.
- 17 MOUNT FLUSH TO THE UNDERSIDE OF THE BENCH. ROUTE CONDUIT ON BACKSIDE OF BENCH INCONSPICUOUSLY.
- 18 PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE MOUNTED ON UNISTRUT FOR S7 POWER SUPPLY. LOCATION AS INDICATED.
- 19 EXTEND ADJACENT WALLPACK CIRCUIT TO FIXTURE AS INDICATED.
- 20 PROVIDE (1) 20A-1P CIRCUIT BREAKER IN EXISTING PANEL SPACE AS INDICATED.
- 21 PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE FOR S10/S10D POWER SUPPLY. LOCATE AS DISCREETLY AS POSSIBLE.
- 22 PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT INSIDE TUNNEL ENTRY ON WALL AT 60"+AFF. PROVIDE 0-10V AND DMX CABLEING TO CONTROLLER LOCATED BEHIND E BUILDING SECURITY DESK AND POWER SUPPLY PER DETAIL #12 SHEET E004.
- 23 PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING. PROVIDE 0-10V AND DMX CABLEING TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.
- 24 INSTALL BOLLARDS ON BRIDGE STRUCTURE WITH STEEL BRACKETS. ROUTE CONDUITS INCONSPICUOUSLY ON OUTSIDE OF BRIDGE SIMILAR TO EXISTING ROUTING. PROVIDE NEW STEEL FABRICATED BRACKETS FOR BOLLARD LIGHT FIXTURES: 3/8" STEEL PLATE WELDED TO METAL STRUCTURE OR BOLTED TO CONCRETE STRUCTURE AND DRILLED TO ACCEPT LIGHT FIXTURE BOLT PATTERN.
- 25 CONFIRM WIRING TO EXISTING STEP LIGHT IS OPERATIONAL. COORDINATE SIZE OF NEW STEP LIGHTS WITH EXISTING OPENING DIMENSIONS. PROVIDE BLOCKING AS NECESSARY TO GUARANTEE A SECURE FIT.
- 26 SEE DETAIL #3 E107 FOR MOUNTING DETAIL. CENTER FIXTURE BETWEEN TRELLIS PILLARS.
- 27 PROVIDE TYPE S17 LED RETROFIT HOUSING FOR EXISTING FIXTURES.
- 28 PROVIDE NEW CONDUCTORS FOR HANDRAIL POST MOUNT LIGHT FIXTURES IN EXISTING HANDRAILS.
- 29 NEW PHOTOCELL MOUNTED HIGH ON BUILDING. SEE SHEET E003 AND SHEET E004 FOR MORE INFORMATION.
- 30 CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT AND CONTROLS RETAINED FOR REUSE IN DEMOLITION.
- 31 MOUNT LIGHTS BELOW CANOPY ON VERTICAL FACE OF STRUCTURE SIMILAR TO DEMOLISHED LIGHT FIXTURES.
- 32 PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING.
- 33 LIGHTS ON THIS CIRCUIT SHALL BE CONTROLLED BY NEW PHOTOCELL MOUNTED ON NORTH SIDE OF BUILDING E.



BID SET 01/31/22



1

D COURTYARD LIGHTING PLAN - RENOVATION

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

1

EXISTING TO REMAIN LIGHT FIXTURE SHOWN FOR REFERENCE ONLY.

2

EXISTING HANDRAIL TO BE RETROFIT WITH NEW LED HANDRAIL POST LIGHTS AS INDICATED ON THE FIXTURE SCHEDULE. MOUNT LOW VOLTAGE POWER SUPPLY IN 14"x14"x6" NEMA 4X STAINLESS STEEL ENCLOSURE.

3

PROVIDE NICOLAUDIE ARCHITECTURAL RGB CONTROLLER 'STICK KEY.' DEFAULT COLOR SHALL BE FACTORY PROGRAMMED TO COLOR RGB(1,190,255) (BAYER BLUE). MOUNT AT +60" AFF. LOCATE ON AVAILABLE WALL SPACE AS INDICATED. MOUNT 0-10V DIMMER SWITCH ADJACENT TO CONTROLLER.

4

EXISTING DECORATIVE FIXTURE RETROFIT WITH NEW LED LIGHT SOURCE AS INDICATED. REPAIR/REPLACE ANY DAMAGED LAMP HOLDERS.

5

POST MOUNTED LED DUAL HEAD SPOT LIGHT TO BE AIMED AT SCULPTURE.

6

EXISTING LANDSCAPE LIGHTS TO BE REPLACED LIKE FOR LIKE. UTILIZE EXISTING CONDUIT, BOXES AND CIRCUITRY, IF IN GOOD, SERVICEABLE CONDITION.

7

MOUNT WALL WASH FIXTURES NEAR TOP OF STONE WALL. ROUTE CONDUITS INCONSPICUOUSLY ON BACKSIDE OF WALL.

8

PROVIDE BODINE ELI-S-250 INVERTER. MOUNT ON AVAILABLE WALL SPACE AT +46" AFF. CONNECT LIGHTS TO INVERTER AS INDICATED WITH 'LI'.

9

AIM SPOT LIGHTS TO EVENLY ILLUMINATE EXISTING SIGN. MOUNT UNDER EXISTING OVERHANG.

10

MOUNT LANDSCAPE FLOOD LIGHTS AT +1'6" AFF ON OUTSIDE OF COLUMNS AND AIM TOWARDS LANDSCAPING.

11

MOUNT COLUMN DOWN LIGHTS ON INSIDE COLUMNS AS HIGH AS FEASIBLE.

12

PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING. EXTEND CIRCUIT TO NEW PHOTOCELL INSTALLED IN RENOVATION.

13

CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT RETAINED FOR REUSE IN DEMOLITION. EXTEND CIRCUIT TO CONTROLS INDICATED IN RENOVATION.

14

PROVIDE SURFACE MOUNT RECEPTACLE WITH CAST BOX, MOUNT +24AFG. PROVIDE WEATHERPROOF WHILE IN USE COVER IN ACCORDANCE WITH NEC 406.9. CIRCUIT TO EXISTING RECEPTACLE CIRCUIT RETAINED FOR REUSE IN RENOVATION.

15

PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING ABOVE RGB CONTROLLER. PROVIDE 0-10V AND DMX CABLING TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.

16

MOUNT UNDER EDGE OF PLANTER. ROUTE CONDUIT ON BACKSIDE OF PLANTER INCONSPICUOUSLY.

17

MOUNT FLUSH TO THE UNDERSIDE OF THE BENCH. ROUTE CONDUIT ON BACKSIDE OF BENCH INCONSPICUOUSLY.

18

PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE MOUNTED ON UNISTRUT FOR S7 POWER SUPPLY. LOCATION AS INDICATED.

19

EXTEND ADJACENT WALLPACK CIRCUIT TO FIXTURE AS INDICATED.

20

PROVIDE (1) 20A-1P CIRCUIT BREAKER IN EXISTING PANEL SPACE AS INDICATED.

21

PROVIDE 14"x14"x6" NEMA 4X, STAINLESS STEEL ENCLOSURE FOR S10/S10D POWER SUPPLY. LOCATE AS DISCRETELY AS POSSIBLE.

22

PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT INSIDE TUNNEL ENTRY ON WALL AT 60"+AFF. PROVIDE 0-10V AND DMX CABLING TO CONTROLLER LOCATED BEHIND E BUILDING SECURITY DESK AND POWER SUPPLY PER DETAIL #12 SHEET E004.

23

PROVIDE KELVIX ULV36 POWER SUPPLY AND DMX-24506. MOUNT IN CEILING, PROVIDE 0-10V AND DMX CABLING TO CONTROLLER AND POWER SUPPLY PER DETAIL #12 SHEET E004.

24

INSTALL BOLLARDS ON BRIDGE STRUCTURE WITH STEEL BRACKETS. ROUTE CONDUITS INCONSPICUOUSLY ON OUTSIDE OF BRIDGE SIMILAR TO EXISTING ROUTING. PROVIDE NEW STEEL FABRICATED BRACKETS FOR BOLLARD LIGHT FIXTURES: 3/8" STEEL PLATE WELDED TO METAL STRUCTURE OR BOLTED TO CONCRETE STRUCTURE AND DRILLED TO ACCEPT LIGHT FIXTURE BOLT PATTERN.

25

CONFIRM WIRING TO EXISTING STEP LIGHT IS OPERATIONAL. COORDINATE SIZE OF NEW STEP LIGHTS WITH EXISTING OPENING DIMENSIONS. PROVIDE BLOCKING AS NECESSARY TO GUARANTEE A SECURE FIT.

26

SEE DETAIL #3 E107 FOR MOUNTING DETAIL. CENTER FIXTURE BETWEEN TRELLIS PILLARS.

27

PROVIDE TYPE S17 LED RETROFIT HOUSING FOR EXISTING FIXTURES.

28

PROVIDE NEW CONDUCTORS FOR HANDRAIL POST MOUNT LIGHT FIXTURES IN EXISTING HANDRAILS.

29

NEW PHOTOCELL MOUNTED HIGH ON BUILDING. SEE SHEET E003 AND SHEET E004 FOR MORE INFORMATION.

30

CONNECT NEW LIGHT FIXTURE TO EXISTING POWER CIRCUIT AND CONTROLS RETAINED FOR REUSE IN DEMOLITION.

31

MOUNT LIGHTS BELOW CANOPY ON VERTICAL FACE OF STRUCTURE SIMILAR TO DEMOLISHED LIGHT FIXTURES.

32

PROVIDE NEW LIGHTING CONDUCTORS AND CONDUIT EXTERIOR TO BUILDING. CONNECT TO EXISTING LIGHT CIRCUIT AND CONDUCTORS ON INTERIOR OF BUILDING.

33

LIGHTS ON THIS CIRCUIT SHALL BE CONTROLLED BY NEW PHOTOCELL MOUNTED ON NORTH SIDE OF BUILDING E.

SSC

Engineering, Inc.

2024-2025 License
CREVE COEUR SITE
800 NORTH LINDBERGH BOULEVARD
SAINT LOUIS, MISSOURI 63107
Missouri Certificate of Authority #MC 001244

Key Plan

Stamp

NO.	DATE	BY	REVISION DESCRIPTION
BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63107 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.			

SITE: CC

BAYER PROJECT NO.

D COURTYARD - EXTERIOR LIGHTING RENO PLAN

BUILDING	SITE	FLOOR	-	WING	-
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
MG	11/30/21	JMS	01/27/22		
CONSULTANT		CONSULTANT PROJ NO.			
SCALE	DRAWING NAME				REVISION
AS INDICATED	E113				-

Saved 1/26/2022 11:40 AM

Saved By mthomas

Plotted 1/28/2022 5:26 PM

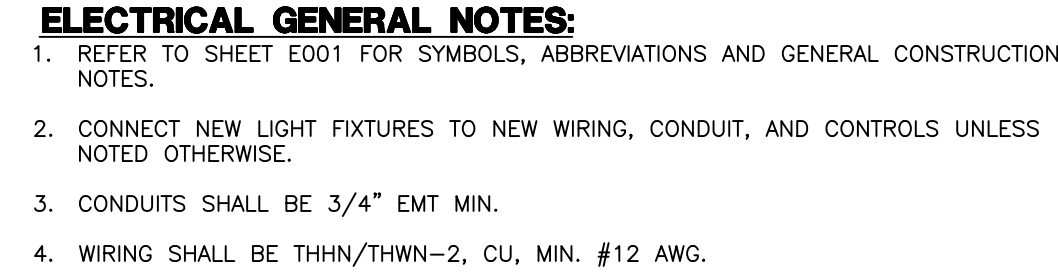
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DATE

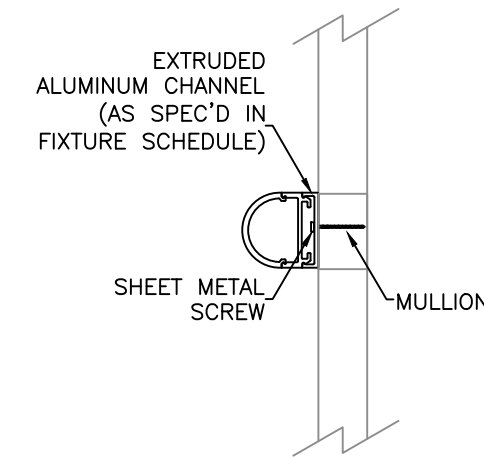
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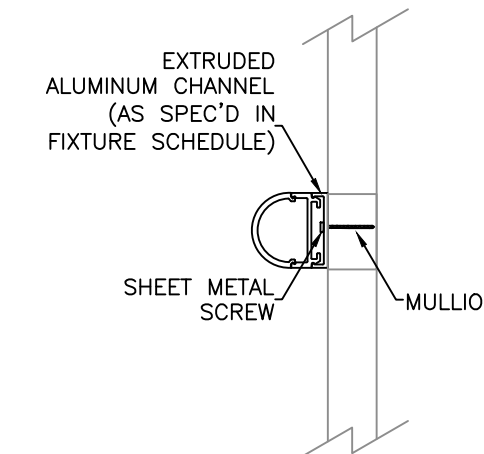
Packet Pg. 63



5 A BUILDING TUNNEL ENTRY ELEVATION
N.T.S.



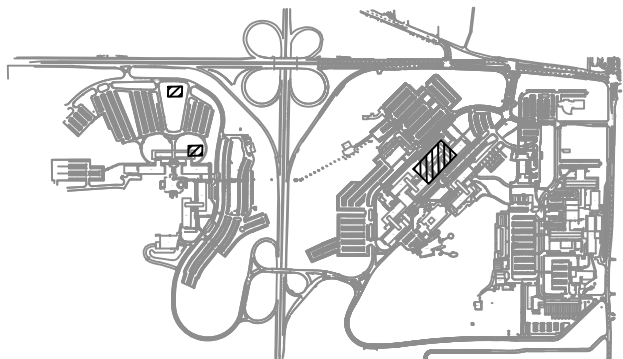
4 A BUILDING SOUTH ELEVATION
N.T.S.

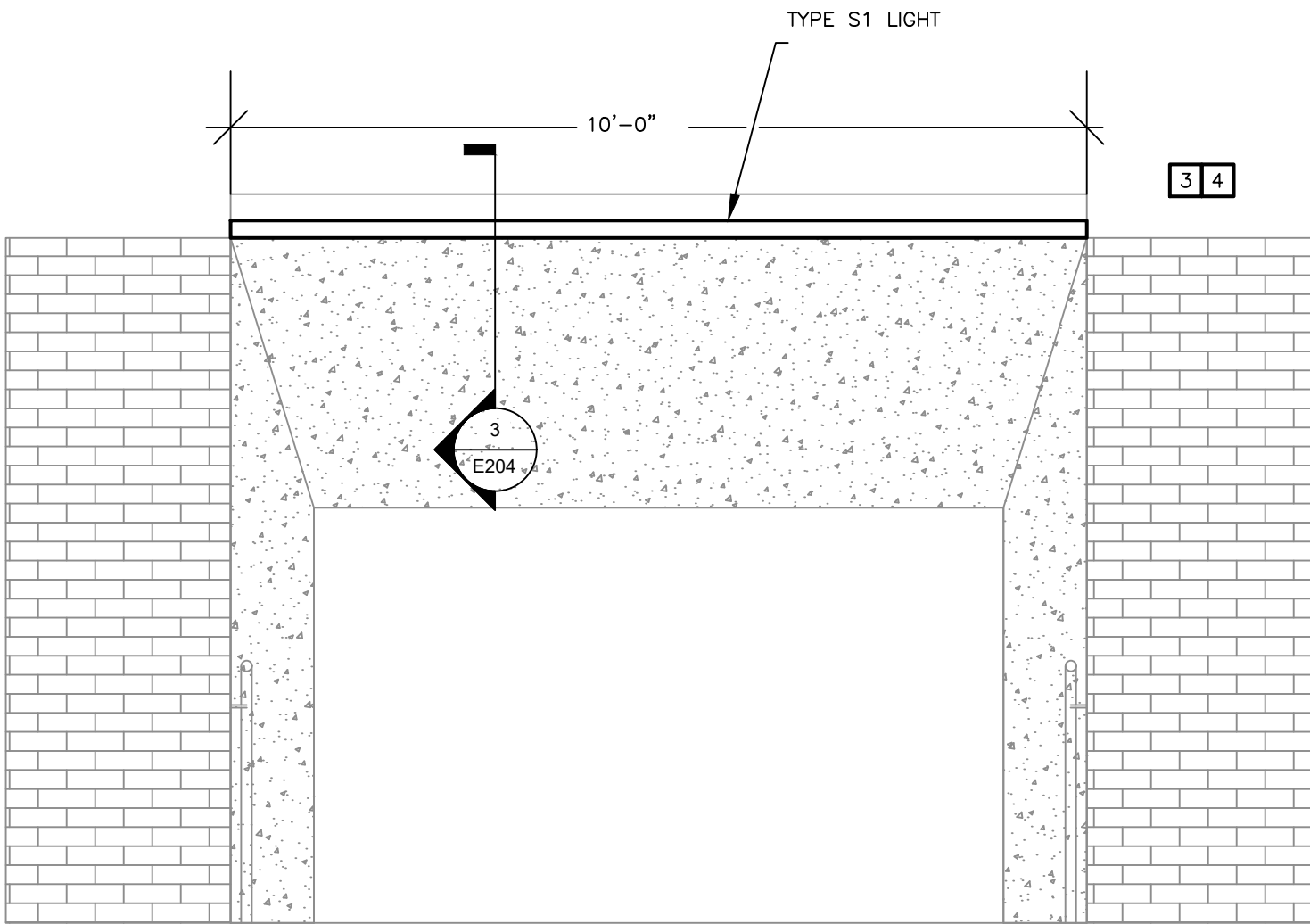


3 M BUILDING SOUTH ELEVATION

1 M BUILDING MOUNTING SECTION
N.T.S.



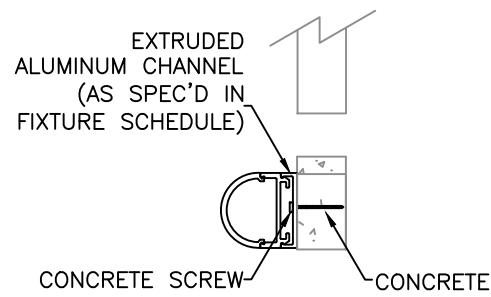
Key Plan		Stamp	
			
NO.	DATE	BY	REVISION DESCRIPTION
		 Bayer	
BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167		THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.	
SITE: CC		BAYER PROJECT NO.	
A, M BUILDINGS S1 FIXTURE MOUNTING PLANS			
BUILDING	SITE	FLOOR	-
DRAWN BY	DATE	CHECKED BY	DATE
MG	11/30/21	JMS	01/27/22
CONSULTANT		CONSULTANT PROJ. NO.	
SCALE	DRAWING NAME		REVISION
AS INDICATED	E202		-



6

E BUILDING TUNNEL ENTRY WEST ELEVATION

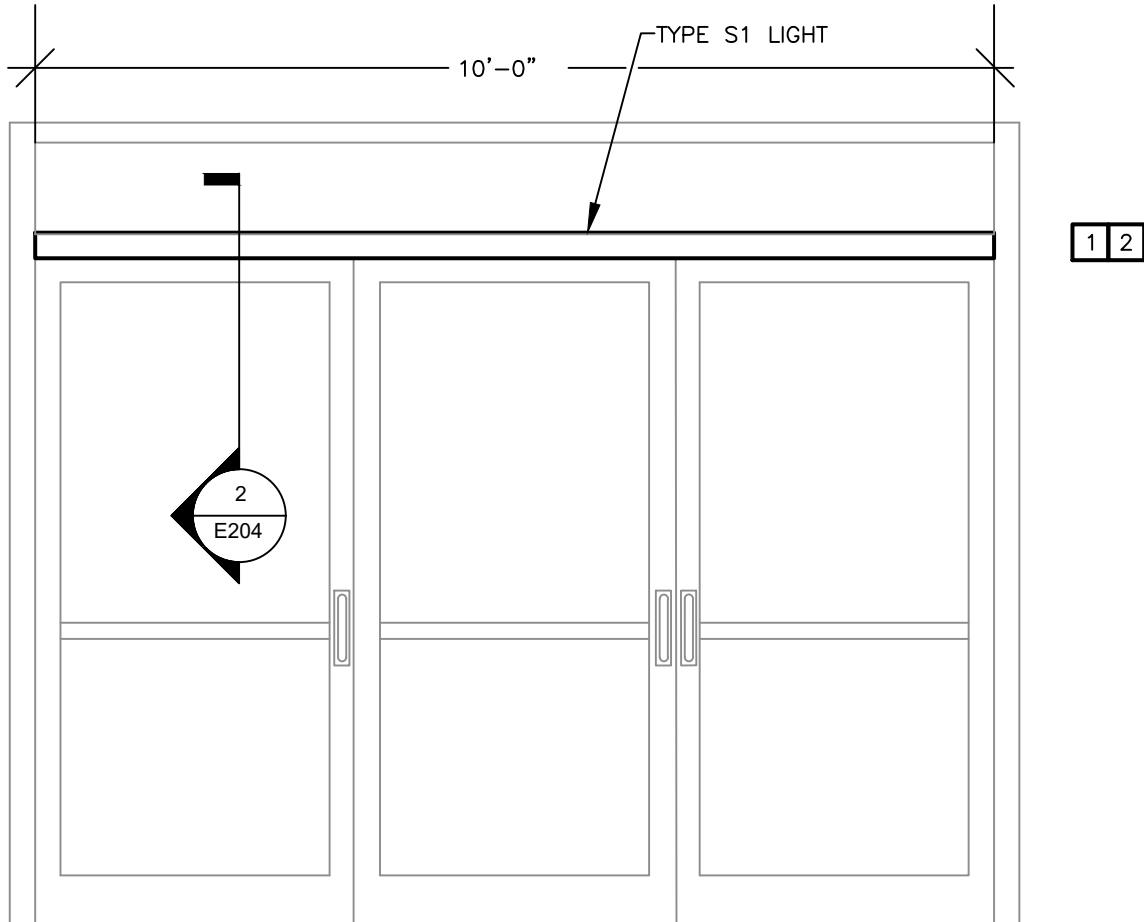
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3

TUNNEL ENTRY MOUNTING SECTION

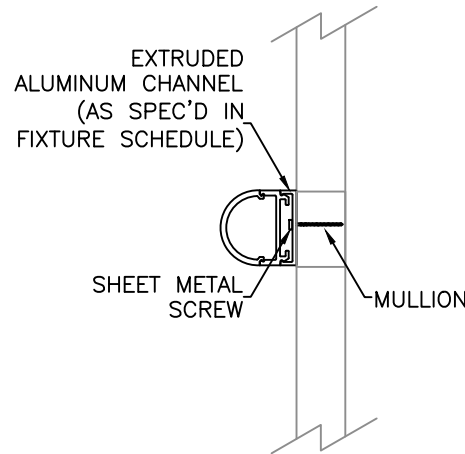
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5

E TUNNEL ENTRY ELEVATION

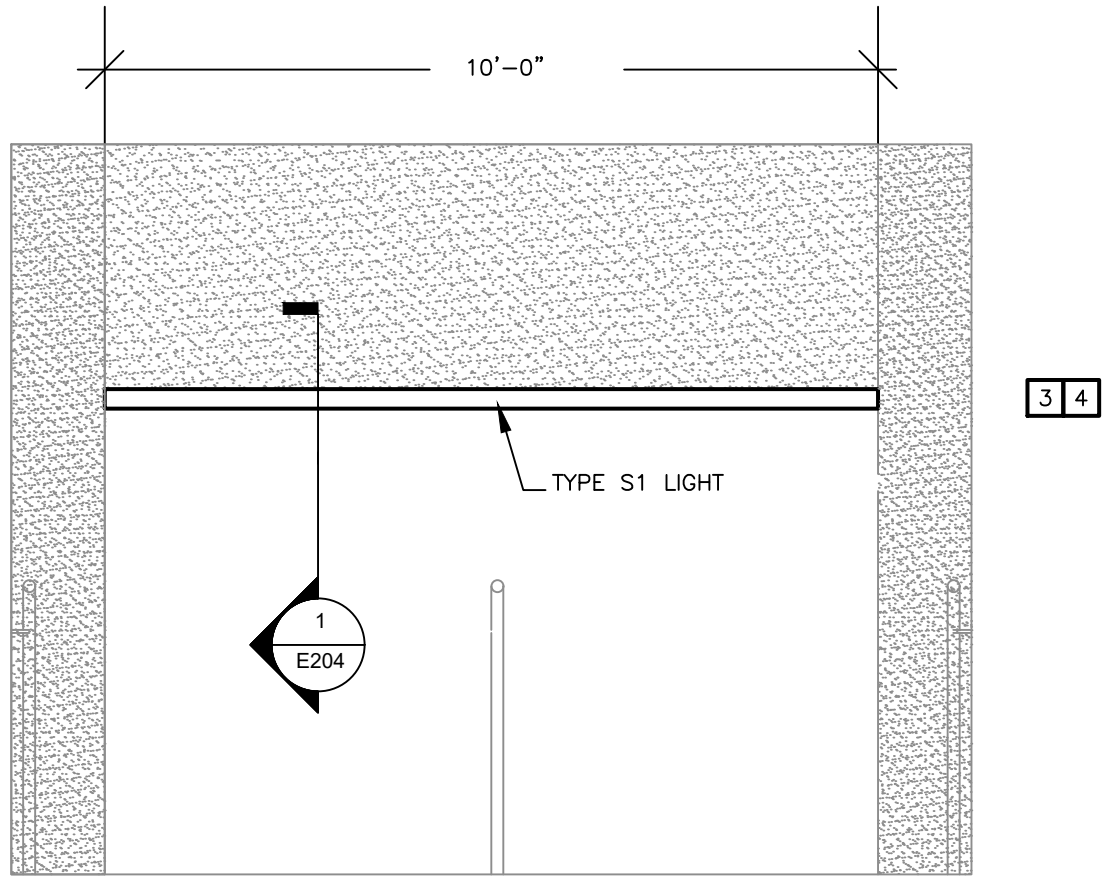
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TUNNEL ENTRY MOUNTING SECTION

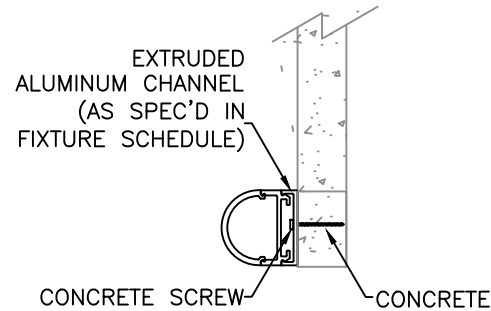
N.T.S.



4

E6 PARKING LOT TUNNEL ENTRY ELEVATION

N.T.S.



1

TUNNEL ENTRY MOUNTING SECTION

N.T.S.

- ELECTRICAL GENERAL NOTES:**
1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.
 2. CONNECT NEW LIGHT FIXTURES TO NEW WIRING, CONDUIT, AND CONTROLS UNLESS NOTED OTHERWISE.
 3. CONDUITS SHALL BE 3/4" EMT MIN.
 4. WIRING SHALL BE THHN/THWN-2, CU, MIN. #12 AWG.

- ELECTRICAL KEYED NOTES:**
- 1 MOUNT LIGHT FIXTURE ON MULLION ABOVE DOOR OPENING. ROUTE RGBW (5) PIN CABLE TO FIXTURE VIA MULLION. ALL BUILDING PENETRATIONS SHALL BE SEALED.
 - 2 SECURE LIGHT FIXTURE TO MULLION.
 - 3 MOUNT FIXTURE ABOVE OPENING. ROUTE RGBW (5) PIN CABLE TO FIXTURE VIA ALUMINUM CHANNEL. ALL BUILDING PENETRATIONS SHALL BE SEALED.
 - 4 SECURE FIXTURE TO CONCRETE WITH CONCRETE SCREWS THROUGH ALUMINUM CHANNEL.

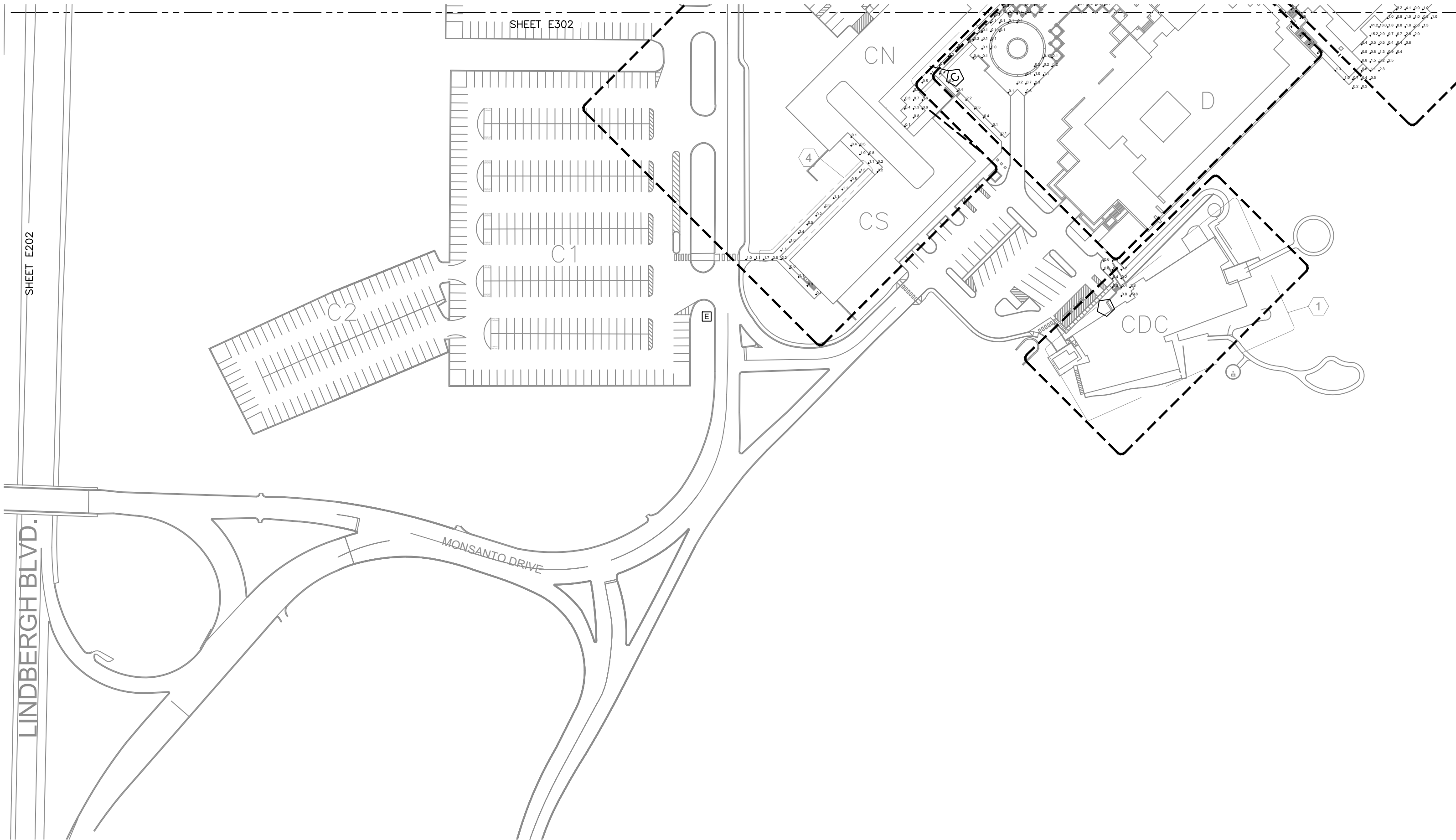


Key Plan

Stamp

NO.	DATE	BY	REVISION DESCRIPTION
BAYER Bayer BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.			
SITE: CC		BAYER PROJECT NO.	
E TUNNEL ENTRIES S1 FIXTURE MOUNTING PLANS			
BUILDING SITE		FLOOR -	
DRAWN BY DATE		CHECKED BY DATE	
MG1 11/30/21		JMS 01/27/22	
CONSULTANT		CONSULTANT PROJ NO.	
SCALE		DRAWING NAME	
AS INDICATED		E204	
		REV	
		-	

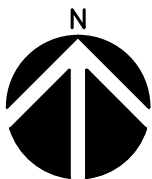
ELECTRICAL GENERAL NOTES:
1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.



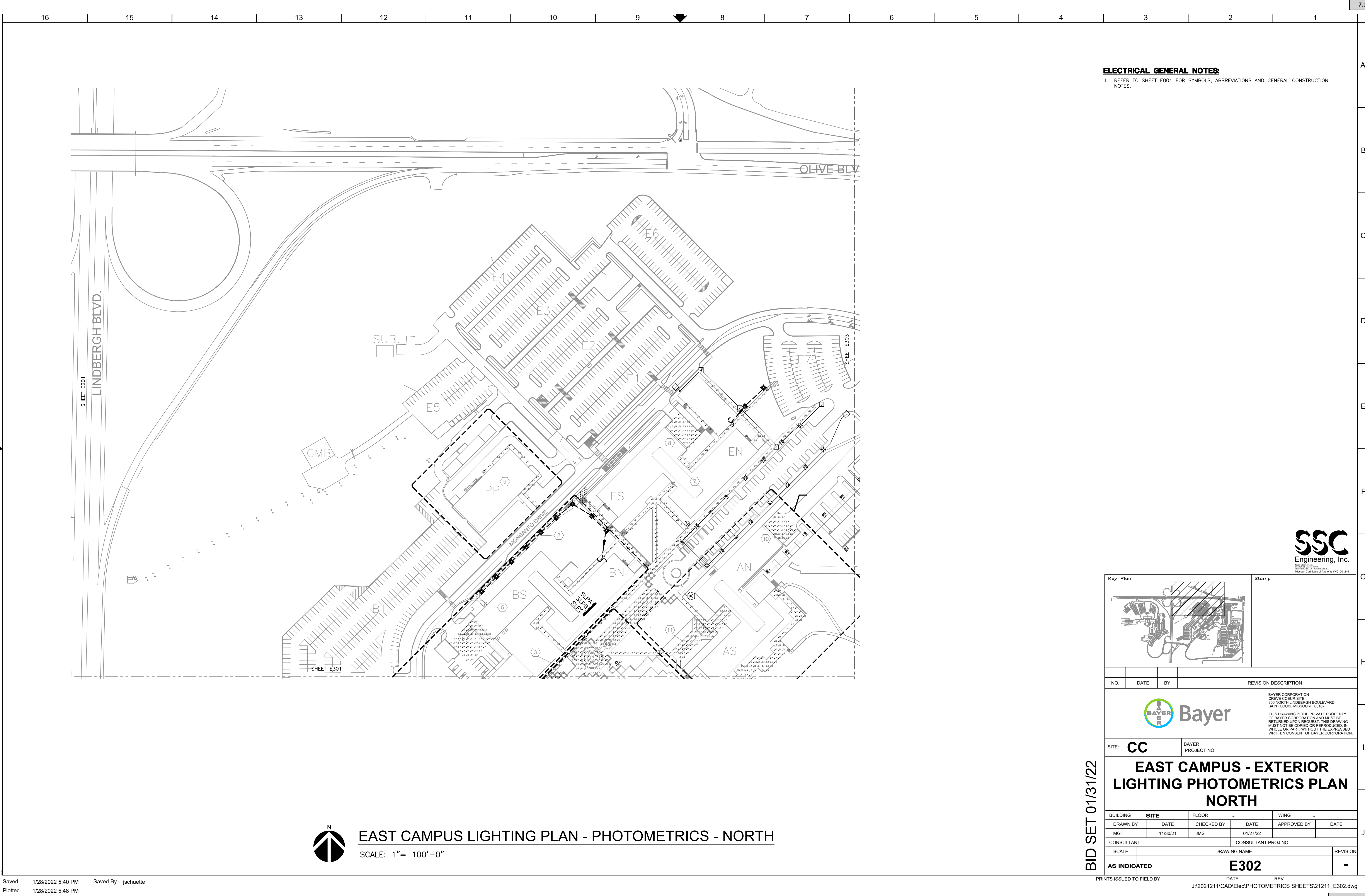
Key Plan

Stamp

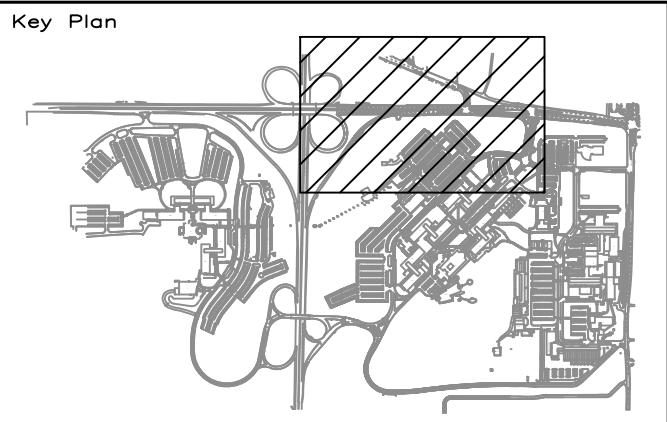
NO.	DATE	BY	REVISION DESCRIPTION
BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.			
SITE: CC		BAYER PROJECT NO.	
EAST CAMPUS - EXTERIOR LIGHTING PHOTOMETRICS PLAN - SOUTH			
BUILDING SITE		FLOOR -	
DRAWN BY		CHECKED BY	
MG		JMS	
CONSULTANT		CONSULTANT PROJ NO.	
SCALE		DRAWING NAME	
AS INDICATED		E301	
		-	



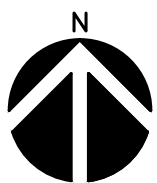
EAST CAMPUS LIGHTING PLAN - PHOTOMETRICS - SOUTH
SCALE: 1" = 100' - 0"



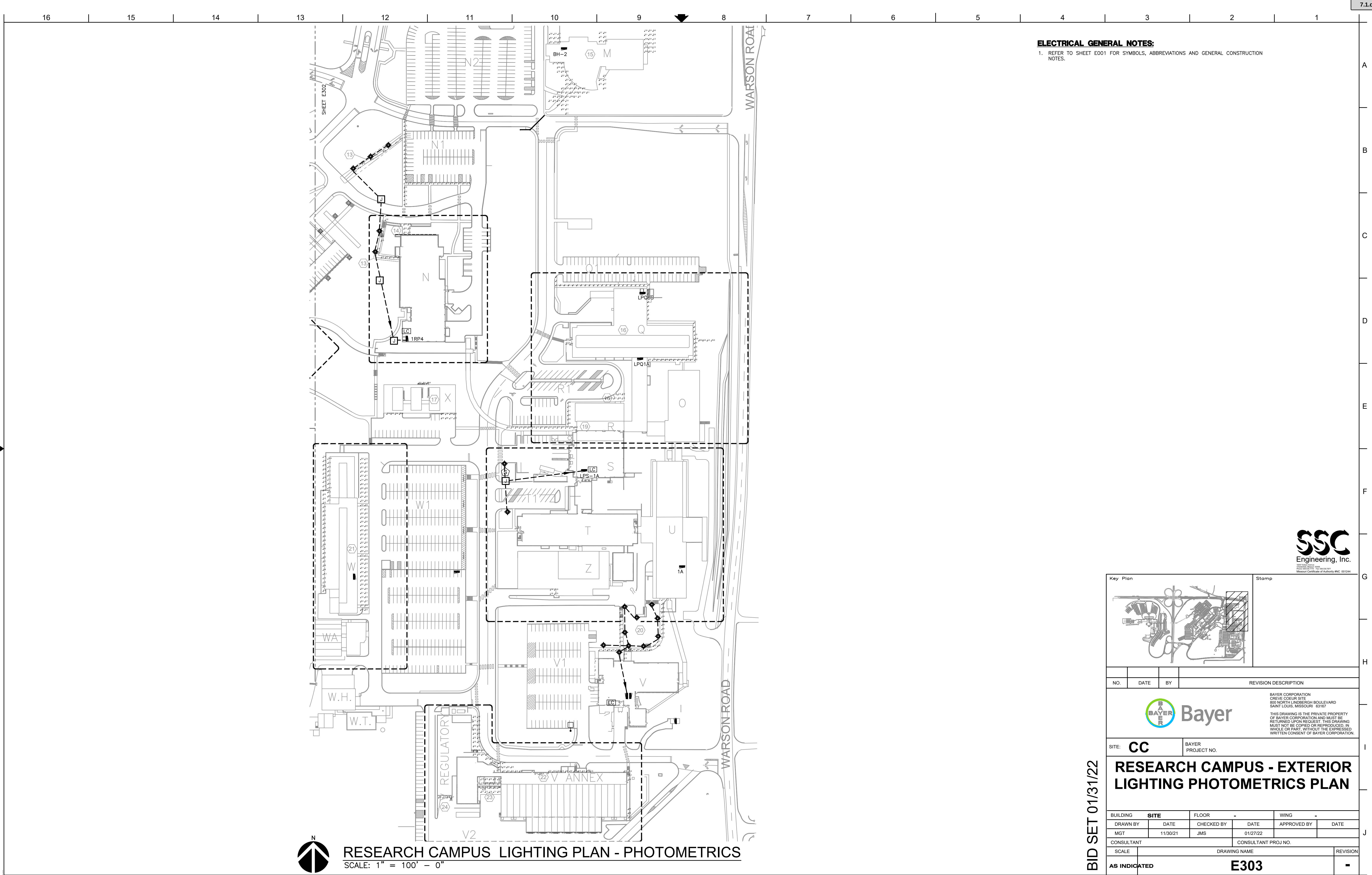
ELECTRICAL GENERAL NOTES:
1. REFER TO SHEET E001 FOR SYMBOLS, ABBREVIATIONS AND GENERAL CONSTRUCTION NOTES.



NO.	DATE	BY	REVISION DESCRIPTION		
			BAYER CORPORATION CREVE COEUR SITE 800 NORTH LINDBERGH BOULEVARD SAINT LOUIS, MISSOURI 63167 THIS DRAWING IS THE PRIVATE PROPERTY OF BAYER CORPORATION AND MUST BE RETURNED UPON REQUEST. THIS DRAWING MUST NOT BE COPIED OR REPRODUCED IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF BAYER CORPORATION.		
SITE: CC		BAYER PROJECT NO.			
EAST CAMPUS - EXTERIOR LIGHTING PHOTOMETRICS PLAN NORTH					
BUILDING	SITE	FLOOR	-	WING	-
DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
MGT	11/30/21	JMS	01/27/22		
CONSULTANT			CONSULTANT PROJ NO.		
SCALE		DRAWING NAME			REVISION
AS INDICATED		E302			-



EAST CAMPUS LIGHTING PLAN - PHOTOMETRICS - NORTH
SCALE: 1"= 100'-0"





300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

APPLICATION TO PLANNING AND ZONING COMMISSION
#22-002: A CONDITIONAL USE PERMIT FOR A 8,140 SQUARE FOOT LITTLE
SUNSHINE PLAYHOUSE AND PRESCHOOL AT 515 N. LINDBERGH
BOULEVARD

FOR THE MEETING OF: Thursday, April 21, 2022

LOCATION: 515 N. Lindbergh Boulevard, zoned GC-General Commercial District

REQUEST: Brett Roubal, of Playhouse Development, LLC, has submitted an application for a Conditional Use Permit and Site Development Plan to construct a new building to be used as the Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard, Creve Coeur, MO 64141. NAICS 624410 Child Daycare Services is a conditional use in all zoning districts. It requires a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION:

The site is currently in use as a photography studio and there is an existing building on the lot that is proposed to be demolished and replaced with the new 8,140 square foot Little Sunshine building. The overall site coverage is 42%, where the maximum site coverage is 63% for properties in the GC District. The lot to the north of the subject property across Sunswept Drive is currently under construction for the previously approved Vantage Credit Union building.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Plan References

- Mixed Use District
- Design Guidelines

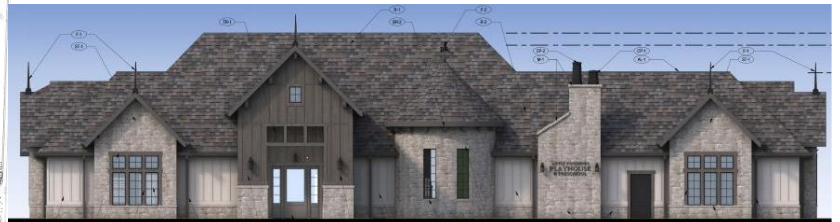
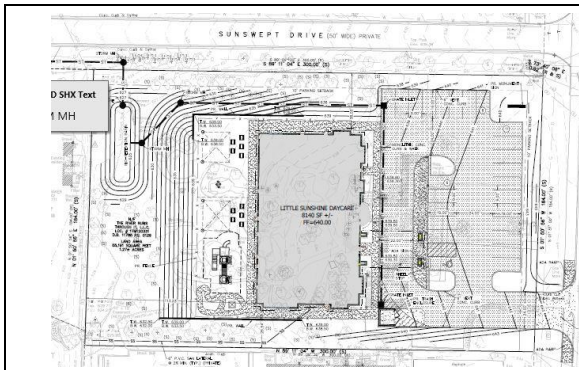
Zoning Code References

- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Uses
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Brett Roubal
Playhouse Development, LLC
2144 E. Republic Road, Suite B102
Springfield, MO 65804

PROPERTY OWNER:

Colin Miller
The River Runs Through It, LLC
17 Stacy Drive
St. Louis, MO 63132



REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: 04/14/2022
ATTACHMENTS: Applicant's Materials received April 8, 2022
Draft Ordinance

PROPOSAL

The Applicants are seeking approval for a conditional use permit as required under NAICS 624410 Child Daycare Services and an associated site development plan for a new 8,140 square foot building for the Little Sunshine Playhouse and Preschool. The overall site coverage is 42%, with approximately 73 feet of buffer yard area to the west where the site is adjacent to single family residential. The building consists of taupe colored, Hardie Panel vertical siding in a board and batten style, with a tan, Horizon Stone stone veneered water table, the stone veneer is also used as the main material for the projecting bays and the material for the canopy is a dark brown Diamond Kote vertical siding. The roofing material is a brown, multi-dimensional CertainTeed Landmark architectural shingle shaped to replicate wooden shake shingles. Material samples will be available for viewing at the meeting. The primary elevation facing North Lindbergh Boulevard features an entrance canopy extending over the drop off lanes for the preschool.

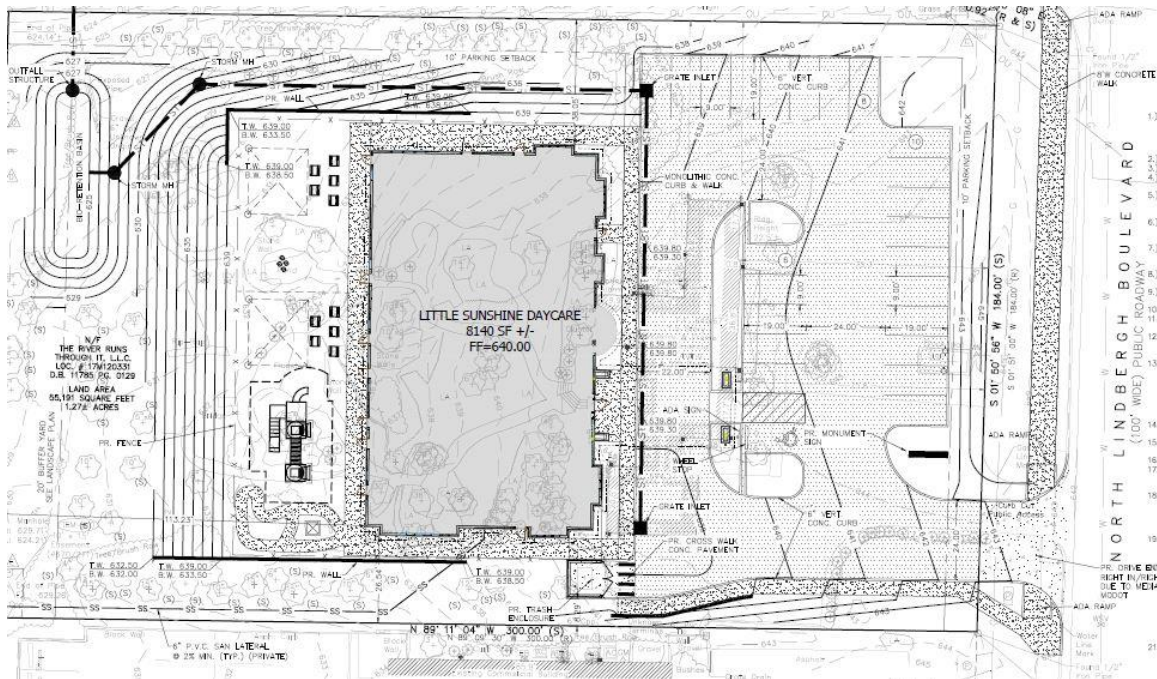


Figure 1: Proposed Site Plan



Figure 2: East and South Elevations



Figure 4: West and North Elevations



Canyon Ridge



Figure 3: Material Samples

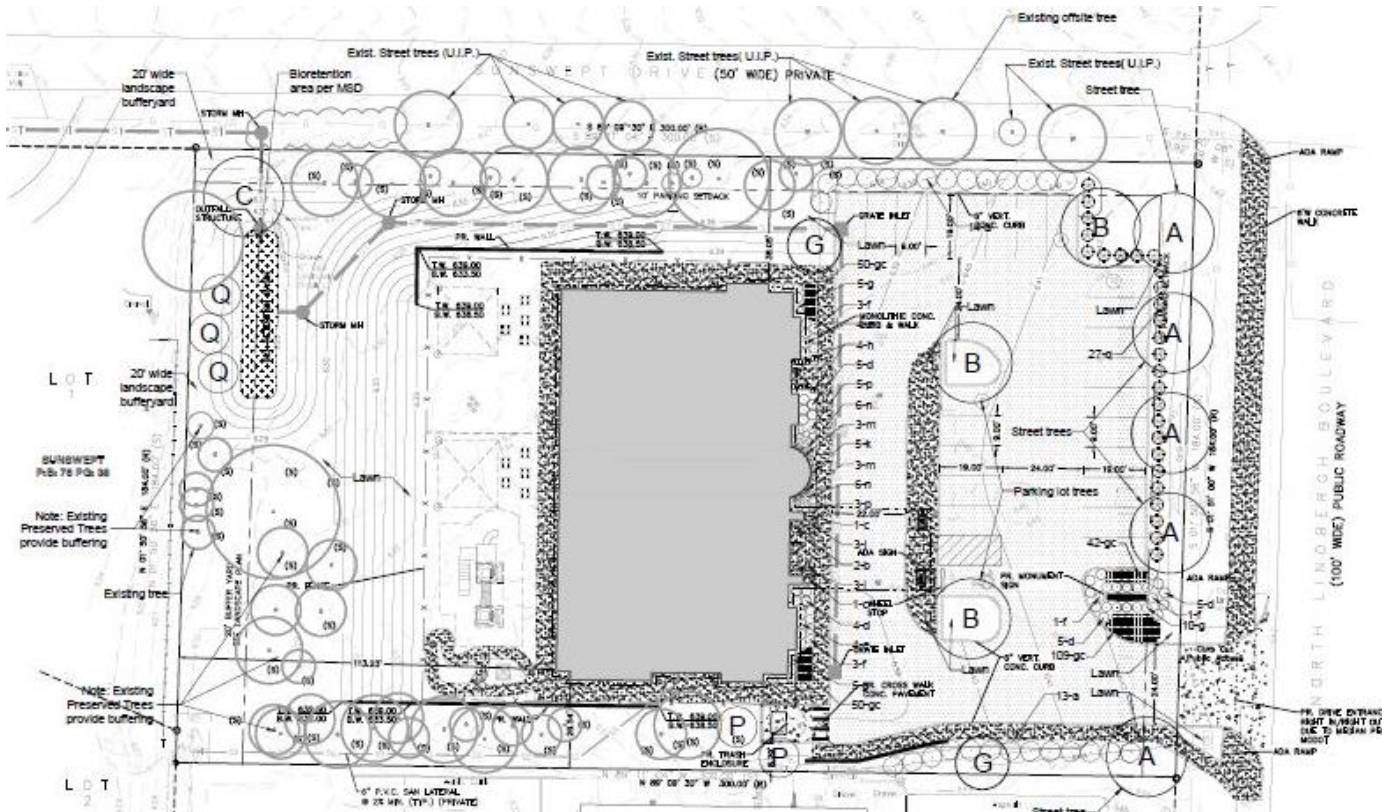


Figure 5: Proposed Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	GC-General Commercial District	Sunswep Drive (Private)
South	Commercial	GC-General Commercial District	N/A
East	Single-Family Residences	B Single Family Residential	N. Lindbergh Boulevard
West	Single-Family Residences	B Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The subject property is included in the Lindbergh Boulevard and the Mixed-Use (MU) District Place Type of the *Creve Coeur 2030 Plan* whose vision for Lindbergh Boulevard is to create a visually-distinctive mixed-use and office corridor that provides enhanced bicycle and pedestrian infrastructure for improved City-wide connectivity and supports adjacent institutions and future development. The Mixed-Use District (MU) place type supports the development of a variety of medium density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context through primarily vehicular access with improved walkability to adjacent neighborhoods and beautifully landscaped streets. (P 102). The proposal provides for a new sidewalk along N. Lindbergh Boulevard, and a pedestrian connection to the front of the building. A sidewalk is not proposed to connect to the adjacent Sunswep neighborhood. Sunswep Drive is private street which includes the narrow strip of ground between the subject property and the street. As this is a private street, the City cannot require a public sidewalk in this area. The applicant may be able to provide additional information regarding his conversation with the City.

residents of this subdivision with respect to providing a sidewalk in this area. It should be noted that with the recent review of the Vantage Credit Union, a sidewalk was not required adjacent to Sunswept for the same reasons.

The proposed daycare and preschool would also serve nearby residents and office users by providing a needed community service which is consistent with goal of the Lindbergh Boulevard area of the Comprehensive Plan that encourages uses that support adjacent institutions (p. 102).

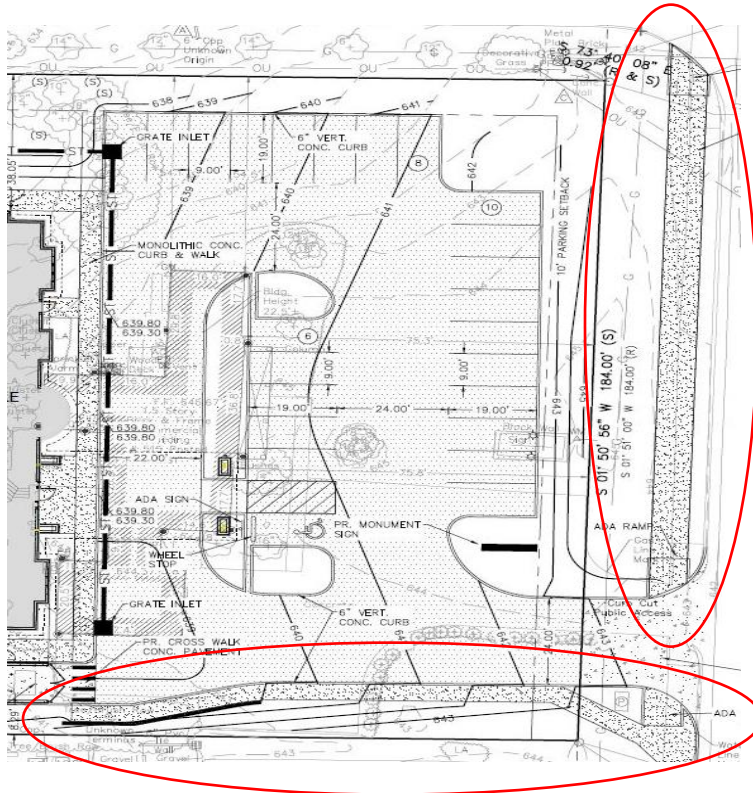


Figure 6: Close-up of the site plan showing the pedestrian and sidewalk connections along N. Lindbergh Boulevard.

Design Guidelines Review

Site Design

The proposed building is situated in the middle of the site, with parking in the front of the building, with significant landscaping throughout and along both Sunswept Drive and North Lindbergh Boulevard to screen the parking. The retention of existing trees and the placement of additional landscaping help to create a large buffer between the rear of the building where the children will play and the residential neighborhood to the west. The Design Guidelines call for high quality, pedestrian scale and walkable environments. Site and building design should address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment. Building frontages should provide at least one public entrance from the street and sidewalks should be uniformly designed to improve pedestrian access. Frontage design and signage locations should be coordinated with streetscape landscaping and street trees. (p.5) The main entrance is located on the eastern side facing North Lindbergh Boulevard and features a prominent entry canopy, the pedestrian connection from the new sidewalk along Lindbergh Boulevard to the main entrance is designed to provide access but avoid conflicts between pedestrian and vehicular traffic and the vehicle access is limited to no more than 1 per street frontage, all of which reflect the design guidelines.

Building Design and Materials

The City's Design Guidelines recommend a diversity of high-quality architectural design. Building design should incorporate a clear, interesting and well-articulated design concept. (p. 7-8) Further, Architectural design should be compatible with the developing character of the neighborhood or surrounding area. Design

Compatibility includes complementary building style, form, size color and materials. (p. 9). Materials should have good architectural character, be durable, and be selected for their compatibility with adjoining buildings and properties. Natural, traditional building materials are encouraged. A preference should be given toward “Green” building materials that can be recycled. Highly reflective and/or synthetic materials are discouraged. 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 the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided (p. 9 and 10). The exterior materials feature stone veneer and Hardie Board fiber cement panels. These materials are durable and a commonly used for commercial buildings. The color palette features neutral tones that are timeless and should age well and fit in with the surrounding buildings. The neutral color of the stone veneer water table and projecting bays flow nicely into the lighter color of the Hardie panel siding. The darker color of the vertical paneled siding on the entry canopy softens the mass of the structure, helping it to relate to a human scale (p.7) and to blend in seamlessly with the brown roof elements. The overall design of the project is interesting, articulated and well scaled for the surrounding area between commercial on North Lindbergh and residential on Sunswept Drive.

Per the applicant’s design rationale, the building design incorporates diversity of design with a well-articulated façade utilizing multiple different types of materials and an active façade that changes planes both horizontally and vertically to add interest and depth to the building façade. The building materials include cultured stone, two different tones of board and batten siding, architectural asphalt shingles, windows, doors and wood trim as well as roof mounted metal accents. The primary building entrance is clearly defined by the Porte’ cochere structure over the front door. The building architecture is carried around all four sides of the building with the use of the same building materials on all sides of the building. All rooftop equipment is screened with a mansard roof around all four sides of the building that ties into the building’s roof line seamlessly. The Porte’ cochere design has been adjusted to limit its height as much as possible while allowing fire truck access underneath it and still maintaining the overall architectural style.

The trash enclosure will also be a neutral stone to match the building with dark colored gates. The location of the trash enclosure sits to the side of the building and has been pushed back behind the building line in order to minimize view and visual impact (p.10).

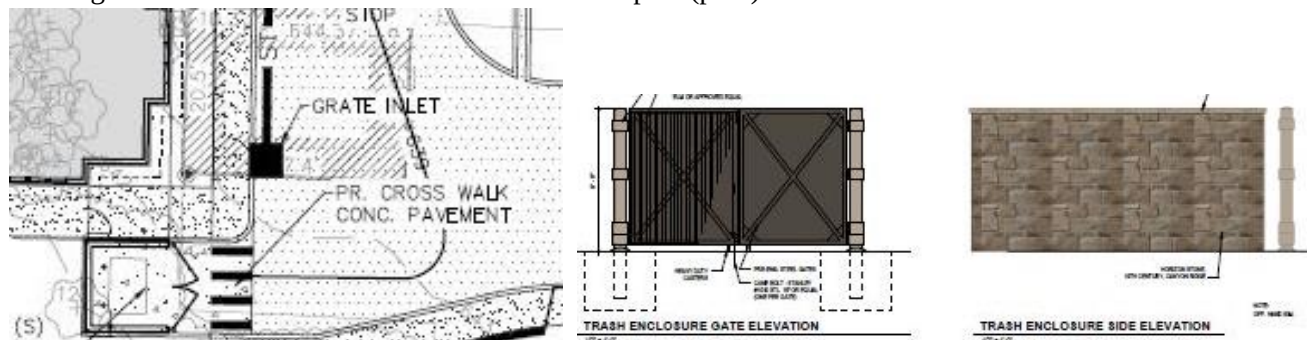


Figure 7: Close-up of the site plan showing the trash enclosure with detail. Material matches building.

Landscaping

The City’s Design Guidelines strongly encourage high quality landscaping that accentuates the building and site, and softens the effects of the parking area. All landscaping plans should exhibit a clear design concept. The building should be incorporated into the landscape design; and there should be a consistency of design throughout a development. Parking areas are to be enhanced with landscaped spaces containing trees, tree groupings, and shrubbery or other landscape enhancements, including berms. Landscaped areas are to be maximized and balanced throughout the site. Tree and shrub plantings should be grouped together to create strong accent points with the site plan. Existing landscape elements should

Overall, the Landscape plan shows significant landscaping throughout the site with adequate screening of the parking lot and within the buffer yard to the west, and new street trees along North Lindbergh Boulevard and Sunswept Drive to be mostly consistent with the recommendations of the Comprehensive Plan and the Design Guidelines. The required number of street trees shall be provided on a basis of 1 per 30 feet of street frontage. The street frontage along N. Lindbergh Boulevard is 184 feet which would require 6 street trees where only 5 are provided. The planting of one additional street tree along North Lindbergh has been added as a condition. The proposed evergreen shrubs will help to cut down on the headlight glare from the parking lot on to both streets while the mix of new and existing street trees help to soften the effects of the large parking area. The landscaping islands in the parking lot and substantial landscaping around the building also help to achieve this goal. Staff would request additional landscaping at the northeast corner of the site to create a strong accent point at the intersection to meet with the recommendations of the Design Guidelines. This additional landscaping has been added as a condition of approval. Staff finds, that overall, the proposal meets with the recommendations of the Design Guidelines and the Comprehensive Plan to a large degree.

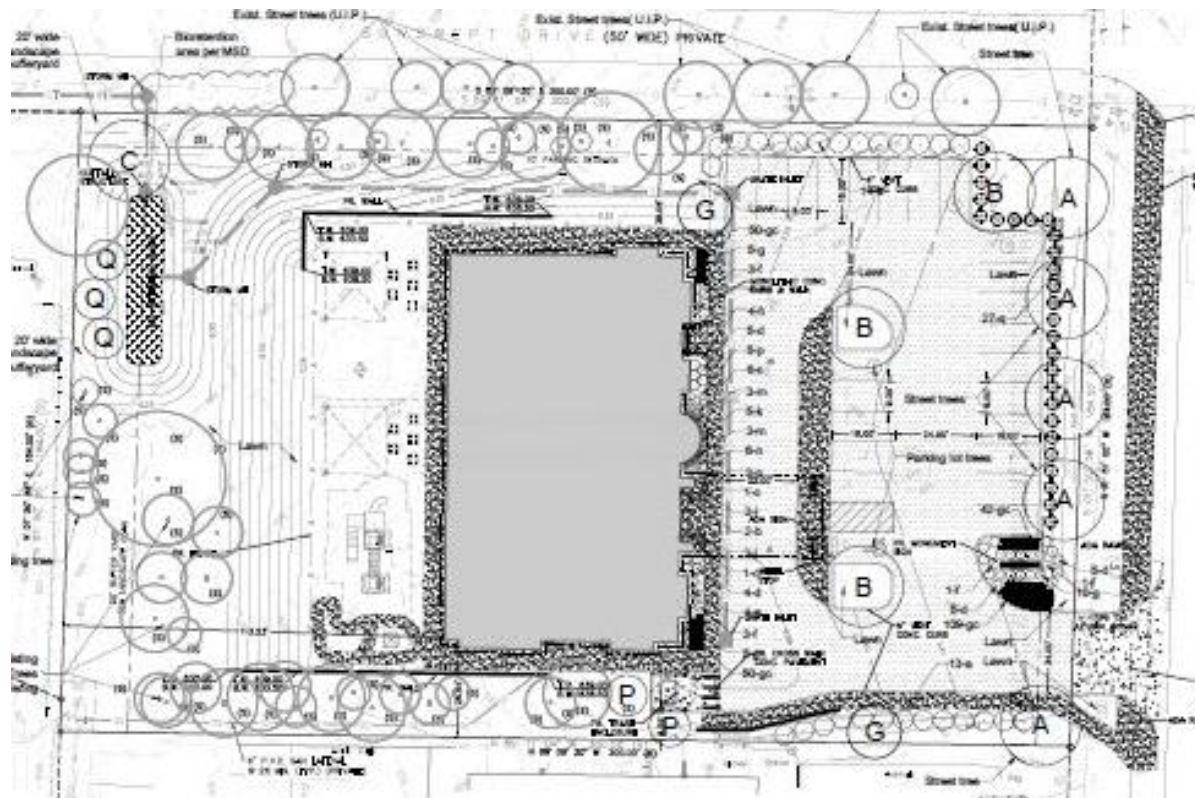


Figure 8: Proposed Landscape Plan

Per the stated purpose in Section 405.360, the "GC" General Commercial District is intended 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. The site was most recently used as a photography studio. Little Sunshine has purchased the property and intends to tear down the existing building.

The overall site coverage is 42%, where the maximum site coverage is 63% for properties in the GC District, per Section 405.360(E)(3)(b). The maximum floor area ratio is 0.4, where the proposed is 0.14%.

Section 405.360(E)(4) Yard and setback Requirements for the GC District state that the front building setback along N. Lindbergh shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The side yard setback is 12 feet and the rear yard setback is 20 feet. The Buffer Yard regulations also require an additional setback to be increased in five (5) foot increments, up to a maximum of forty (40) feet, for each acre of the subject property over two (2) acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. The site is 1.27 acres; therefore, the required buffer yard would be 20 feet. The building sits at 140 feet from the Lindbergh Boulevard right-of-way, with the parking in front at the 10-foot landscape area on the east; 38.5 feet, from the north property line along Sunswept Drive, and 26.54 feet from the south property line. The site plan shows a significant buffer/rear yard area, with the building 113.23 feet from the west property line adjacent to the residents. The distance from the west property line to the edge of the fenced in rear play area is approximately 73 feet. Therefore, the resulting buffer area is approximately 73 feet with significant landscaping. There is a 6-foot-tall black aluminum fence proposed between the play area and the buffer yard. As discussed previously, there is a large amount of existing landscaping along the west side of the site. A significant portion of the existing trees will remain and new plantings are proposed around the retention basin to fill in any gaps between existing trees. Given the distance of the building, the topography and the existing landscaping that will remain, staff did not feel the need to require a solid fence or other forms of additional screening within the buffer. The Planning and Zoning Commission should review this matter with the applicant to determine if any further screening is desirable, such as a fence or wall along the west property line.

Retaining Wall

The Design Guidelines state that retaining walls over 4 feet in height should be terraced and a minimum 4-foot deep, plantable, terrace separation between levels. Additional tiers above street level are limited to 6-feet in height with a minimum 4-foot deep, plantable area (p.20).

The Applicants have indicated that the retaining walls will be 5.5 feet in height at the tallest point. The retaining walls are not proposed to be terraced or have additional landscaping provided to shield them from view. The retaining walls are located on either side of the building, to the north and south of the building at the rear to provide an even elevation for the playground area behind the building. The retaining wall north of the building faces Sunswept Drive and is setback a significant distance from the road. There is a substantial amount of new and existing landscaping between Sunswept Drive and the retaining wall. If the Planning and Zoning Commission finds that the retaining walls are acceptable as proposed due to the distance from the road and the proposed landscaping along the road, staff asks that additional landscaping around the base of the retaining wall be provided. The retaining walls will be split-faced CMU. Staff conditioned that the color of the retaining wall be provided to match the color of the stone on the building.

Conditional Uses

Section 405.820(H)(11a) requires a conditional use child day care services, with specific criteria for review that include providing 1.5 parking spaces per staff person required for licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility. The proposed site plan shows 24 parking spaces on site. There are 14 teachers required and each teacher requires 1.5 parking spaces to be provided. By those calculations, there are 21 parking spaces required to comply with Section 405.820 and 24 parking spaces are provided. The plans also show the location of the safe drop off area. The drop off area consists of the covered area at the main entrance separated from the main parking lot where the children can be dropped off without having to cross the path of internal traffic. A letter from CEO Brett Roubal addressing the procedures during pick up/drop off

times to mitigate the back up of vehicles on N. Lindbergh Boulevard has been provided as part of the submitted Applicant's Materials.

Landscaping

Section 405.540 Landscaping requires that in addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten square feet of interior landscaped area shall be provided within the parking lot for each 350 square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. Additionally, a minimum of 1 street tree every 30 lineal feet, and one deciduous shade tree for each separated interior landscaped area, with a minimum of two trees for every 100 lineal feet for each parking row. Further, Section 405.810(A)(5) of the parking regulations requires a head or fence for the headlight screening where parking is adjacent to a public right-of-way, or adjoining residentially zoned property.

The site development plan indicates that there is 13,480 square feet of parking lot paved area, which would require 385.14 square feet of interior landscaped area. While the provided landscaped area appears to Staff to be compliant, no calculation for interior landscaped area adjacent to the building or in the parking lot has been provided. Staff has added a condition that this information be verified on the final landscape plan. The plans indicate that the lineal frontage along N. Lindbergh is 184 feet, where 6 trees are required only 5 new ones are provided. Staff has added the addition of 1 more street tree as a condition of approval.

The lineal frontage along Sunswept is 300 feet, with 10 required trees. Twenty-five trees are being retained, and no new trees are provided, in a variety of 5 types of trees. The landscape plan and the site development plan indicate that an underground irrigation system will be provided, as required under Section 405.540(F)(10). Existing and new landscaping is provided to buffer the development from the adjoining residents, and a hedge is provided along the row of parking along N. Lindbergh Boulevard and Sunswept Drive. The remaining portions of the Landscape Plan appears to meet with the requirements of the Zoning Ordinance.

Lighting

The Applicant submitted a photometric plan indicating that lighting will not be cast upon adjacent property or public right-of-way and will be downcast and shielded in compliance with Section 405.680. The Applicants are proposing the use of LED flush mounted soffit lighting for the canopy. The parking lot lighting is showing a mounting height of 20 feet, where Section 405.680(B)(3) has a maximum mounting height of 24 feet in non-residential districts. Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance requires a minimum of not less than an average of one (1) foot-candle of illumination for a parking lot.

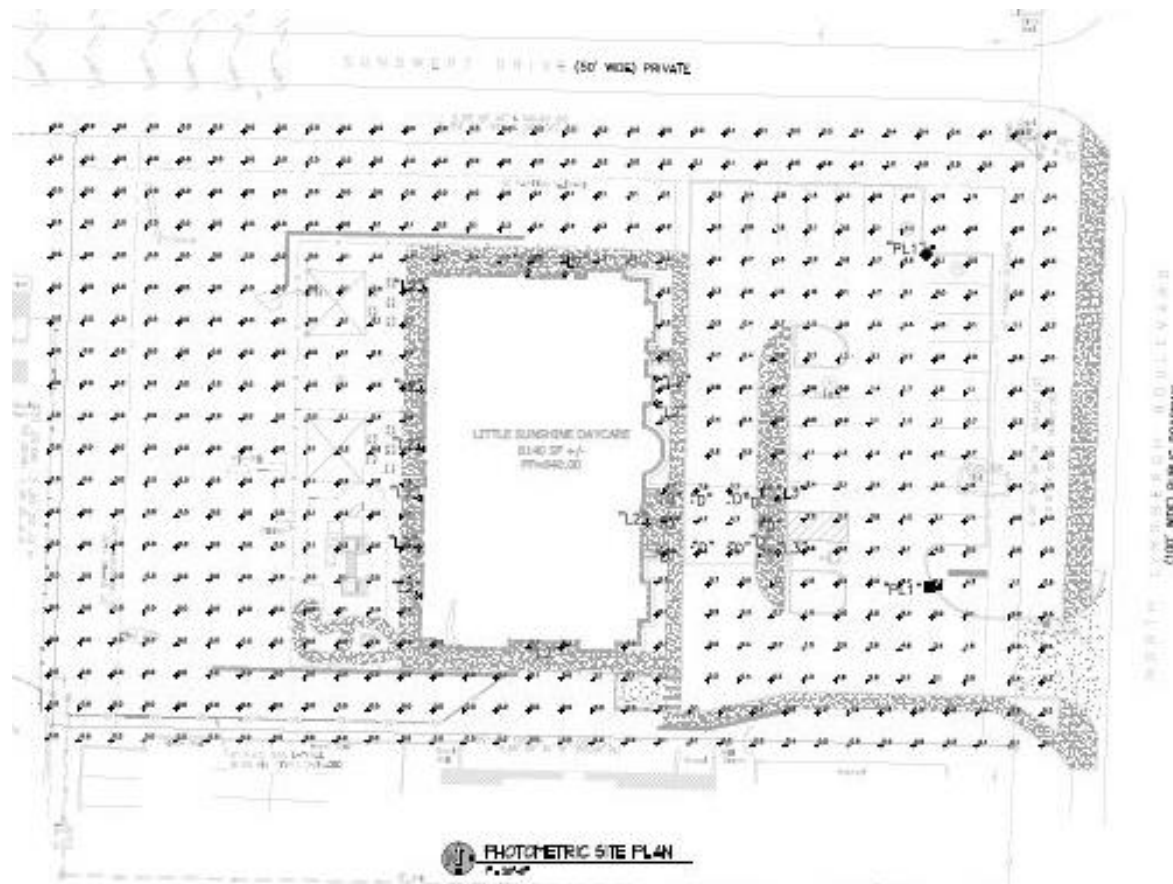


Figure 9: Applicant's Photometric Plan



Figure 10: Applicants Proposed light fixtures (flush mounted canopy lighting on left, parking lot lighting in center and exterior wall mounted lighting on right)

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.2 fc	6.7 fc	0.2 fc	33.5:1	11.0:1
Canopy	+	7.6 fc	12.4 fc	4.7 fc	2.6:1	1.6:1

Figure 11: Photometric Calculations

The canopy structure lighting has a maximum light level of 33.5 fc directly under the structure, with an average of 11 fc. This is a similar ratio to the canopy lighting approved for the adjacent Vantage Credit Union. In a prior approval for a gas station canopy the lighting levels were required to be at an average of 23.7 fc for Mobil on the Run. The lighting levels on the west side closest to the residential uses drop off to 0.0 just before the edge of the buffer yard.



Figure 12: Close-up of the west side lighting levels near residential.

Parking

The proposal provides for sufficient parking on site. For child day care services, NAICS 62441, one and one-half spaces per staff person required for the licensed capacity of the facility are required. There are 14 staff, thus, a total of 21 parking spaces are required and 24 spaces are provided.

Signs

All signs are reviewed under a separate permit at Staff level in conformance with the Sign Regulations. No approval of the project constitutes approval of any signs shown.

Stormwater

The proposal provides stormwater mitigation for the parking lot and the building through two grated inlets between the parking lot and the building that move water to the bio retention basin at the northwest corner of the property. From there, overflow water is moved to the storm sewer through an additional outfall structure. Stormwater mitigation measures are reviewed by the Public Works Department as part of the site improvement permit application to determine compliance with existing code requirements for stormwater mitigation. In addition, MSD review and approval is required prior to the City issuing a site improvement permit.

Sidewalks

Section 405.730, requires a clear and safe pedestrian access between the building's main entrance and the public sidewalk, and designed to avoid conflict. In order to emphasize conflict points and improve pedestrian safety and visibility, the use of textured or tinted materials for pedestrian crossings shall be utilized where pedestrian circulation paths cross a vehicular route as determined by the Planning and Zoning Commission. All sidewalks shall be a minimum of 6 feet or 8 feet in width if used as a curb stop. The new sidewalk was designed to comply with these regulations and match the new sidewalks of other projects along North Lindbergh Boulevard. The side walk is 8 feet wide along N. Lindbergh Boulevard and connects to pedestrian access on the southern boundary of the project. A sidewalk extension was not included along Sunswept Drive, as this is a private street.

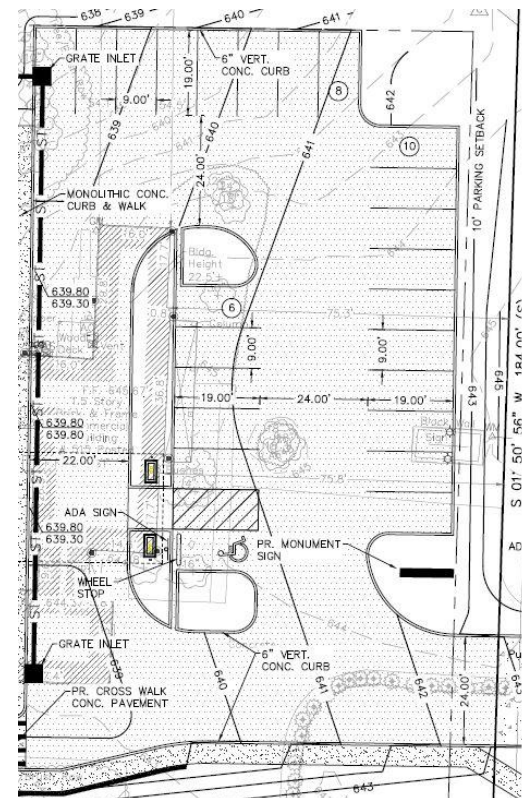


Figure 13: Close-up of the parking lot showing the required safe drop off area.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that the proposal meets with the Comprehensive Plan, Design Guidelines, as well as with the Zoning Regulations, subject to further discussion on the landscaped screening of the retaining wall along Sunswept Drive and other areas noted in the staff report.

After discussion with the applicant, if the Planning and Zoning Commission finds that the Application is in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council with any changes discussed and made by separate actions.

The following are the recommended conditions of approval for this proposal.

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received April 8, 2022, as bound together and submitted in conjunction with Application #22-002 by CEDC, except as modified below.
2. 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 Elevations received April 8, 2022, as bound together and submitted in conjunction with Application #22-002 by CEDC, except as modified below.
3. The Landscape Plan shall be amended to include 1 additional Street Tree along North Lindbergh Boulevard in order to be in compliance with Section 405.540.
4. The Final Landscape Plan should include the provided interior landscaping calculation in order to verify that the requirements of Section 405.540 are met.
5. The Landscape Plan shall be revised for the shrubs provided along the parking stalls adjacent to Sunswept Drive to an evergreen variety to provide year-round screening and that additional plantings be provided at the northeast corner of the site to provide greater visual interest and a focal point at the intersection.
6. 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.
7. The retaining walls shall be a similar color to the stone material of the building and a color shall be submitted for the Zoning Administrator's approval. The retaining wall shall include additional landscaping around the base in order to screen it from view from Sunswept Drive.
8. All lighting shall comply with Section 405.680 Lighting and 405.810 of the Zoning Ordinance, and with the lighting levels as shown on the photometric plans for the canopy structure, as submitted on April 8, 2022.
9. The accessible parking spaces and signage shall be in compliance with Section 405.840.
10. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an

occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION AND MOTION

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

“I move to recommend approval of a Conditional Use Permit for Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of April 21, 2022” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS

Date: 4/8/22

	Description: 515 N. Lindbergh Existing Conditions.
	Description: The existing building currently used as a photography studio.
	Description: N. Lindbergh Blvd



Description: Existing sidewalk to be replaced.

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR A
CHILD DAYCARE FACILITY, LOCATED AT 515 N. LINDBERGH BOULEVARD,
ZONED GC-GENERAL COMMERCIAL DISTRICT**

WHEREAS, under Section 405.360(C), Child Daycare Services (NAICS 624410) require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Brett Roubal, of Playhouse Development, LLC, on behalf of Little Sunshine Playhouse and Preschool, has submitted an application for conditional use permit for a new child daycare facility at 515 N. Lindbergh Blvd, Creve Coeur, MO 63141; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Thursday, April 21, 2022, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on April 21, 2022; and

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

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

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

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Little Sunshine Playhouse and Preschool at 515 N. Lindbergh Boulevard, Creve Coeur, MO, 63141, zoned GC-General Commercial District, whose legal description is as follows:

A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINING AT A POINT IN THE WEST LINE OF LINDBERGH BOULEVARD 100 FEET WIDE, BEING DISTANCE NORTH 1 DEGREES 51 MINUTES EAST 890.07 FEET FROM ITS INTERASECTION WITH THE LINE DIVIDNG SECTION 1 AND SECTION 12 OF SAID TOWNSHIP AND RANGE, SAID BEGINNING POINT ALSO DISTANCE 200 FEET NORTH OF THE NORTH LINE OF THE TRACT CONVEYED TO LOUIS P. DIELMAN AND WIFE, BY DEED RECORDED IN BOOK 226 PAGE 246 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 1 DEGREE 51 MINUTES EAST ALONG THE WEST LINE OF SAID LINDBERGH BOULEVARD 184.0 FEET TO A POINT, SAID LAST MENTIONED POINT BEING DISTANT 28.16 FEET FROM THE NORTH LINE OF A TRACT NOW OR FORMERLY OF REITZ, THENCE NORTH 89 DEGREES 9-1/2 MINUTES WEST AND PARALLEL WITH THE SOUTH LINE OF LAST MENTIONED TRACT, 300 FEET TO A POINT; THENCE SOUTH 1 DEGREE 51 MINUTES WEST AND PARALLEL WITH THE WEST LINE OF LINDBERGH BOULEVARD 184.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 9-1/2 MINUTES EAST 300 FEET TO THE POINT OF BEGINNING.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received April 8, 2022, as bound together and submitted in conjunction with Application #22-002 by CEDC, except as modified below.
2. 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 Elevations received April 8, 2022, as bound together and submitted in conjunction with Application #22-002 by CEDC, except as modified below.
3. The Landscape Plan shall be amended to include 1 additional Street Tree along North Lindbergh Boulevard in order to be in compliance with Section 405.540.
4. The Final Landscape Plan should include the provided interior landscaping calculation in order to verify that the requirements of Section 405.540 are met.
5. The Landscape Plan shall be revised for the shrubs provided along the parking stalls adjacent to Sunswept Drive to an evergreen variety to provide year-round screening and that additional plantings be provided at the northeast corner of the site to provide greater visual interest and a focal point at the intersection.
6. 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.

7. The retaining walls shall be a similar color to the stone material of the building and a color shall be submitted for the Zoning Administrator's approval. The retaining wall shall include additional landscaping around the base in order to screen it from view from Sunswept Drive.
8. All lighting shall comply with Section 405.680 Lighting and 405.810 of the Zoning Ordinance, and with the lighting levels as shown on the photometric plans for the canopy structure, as submitted on April 8, 2022.
9. The accessible parking spaces and signage shall be in compliance with Section 405.840.
10. Any ground or roof mounted mechanical equipment installed for the site shall be properly screened with approved materials.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
13. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
14. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
15. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2022.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE,
CITY CLERK

Attachment: DRAFT Ord. (Little Sunshine)

CEDC

CIVIL ENGINEERING
DESIGN CONSULTANTS

April 9, 2022

Ms. Bethany L. Moore
City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141

Re: Little Sunshine's Playhouse and Preschool
515 North Lindbergh
Creve Coeur, Missouri 63141

Dear Ms. Moore:

The following are responses to your comment letter dated March 29, 2022

Sheet C-1

1. Due to topography, a 5' wide walk is now shown along the south property line crossing in front of the trash enclosure with concrete pavement
2. The trash enclosure is relocated to behind the front face of the building
3. See the attached sheet SD-4 with the requested trash enclosure elevations.
4. See the attached sheet SD-4 which includes an image of the proposed retaining wall and a typical detail.
5. See the attached sheet SD-4 which includes an image of the proposed 6-foot tall playground fence and a typical detail.
6. A new 8' wide sidewalk is now shown along Lindbergh
7. The note next to the ADA detail indicates color blue
8. The buffer dimension is labeled on the civil plan and detailed on the landscape plan
9. One parking space was removed on the east row of parking, so there is now 10 spaces. The south island was enlarged and the monument sign was moved to this location.

Sheet L1.01

1. See revised landscape plan for the additional plantings
2. See revised landscape plan for the additional plantings
3. See revised landscape plan for the additional plantings

10820 Sunset Office Drive • Suite 200 • Saint Louis, Missouri 63127
p 314.4.729.1400 • f 314.729.1404 • www.cedc.net

Attachment: 2022-04-08 Additional Material (Little Sunshine)

Additional Items

1. A materials board will be brought to the meeting on the 21st.
2. See sheet SD-3 which provides a roof plan showing the mechanical pit in the middle of the building as well as locating the roof-top mechanical units. Also included on this sheet is two building sections demonstrating the depth of the pit and how the RTUs are screened.
3. See sheet SD-4 which includes a playground plan identifying the major playground components and photographs of those components.
4. See the attached letter from Brett Roubal the CEO of Little Sunshine addressing the pick-up/drop-off traffic concerns.
5. We have reached out to the Fire District, they have confirmed we need to provide 14-foot clear under the canopy to allow for their trucks to clear the underside of the canopy. We have updated the canopy height to allow for this height. Also as requested we have incorporated more stone into all four building elevations.
6. See the attached letter / Architects Statement of Design which addresses the Design and Relationship to the Neighboring Development portion of the City's Design Guidelines.
7. We have reviewed the design and even after revising the canopy clear height per comment 5 above we have narrowed the porte' cochere structure by a little more than 3 feet and reduced the overall height by about 1.5 feet. By doing this we feel the proportions of the element better fit with the overall scale of the building.

Sincerely,
Civil Engineering Design Consultants, Inc.



Brandon A. Harp, P.E.
Principal

Attachment: 2022-04-08 Additional Material (Little Sunshine)



April 5, 2022

To the City of Creve Coeur Planning Staff

Re: Application #22-002 Little Sunshine's Playhouse Additional Information #4

I am providing this letter in response to the above-referenced request for additional information regarding Little Sunshine's Playhouse & Preschool drop-off/pick-up traffic. Little Sunshine's operates its signature "Red Carpet" experience in the morning that, in essence, operates in the form of a drive-through where parents pull under our porte cochere and our staff removes the children from their cars and takes the children to their classroom. As such, our drop-off line rarely goes 3-4 deep, as it only takes a couple of minutes to complete this process. Also, drop-off is available starting at 6:30 AM through 10:00 AM, so while it is probably most busy between approximately 7:00 AM and 8:30 AM, the flow of traffic through the morning hours keeps any potential back-up to a minimum.

For pick-up, there are no designated hours, and generally this occurs during the entirety of the afternoon, but generally slows down significantly around 5:00 PM and tapers off through closing at 6:00 PM. Parents typically park in available parking, or sometimes in one lane of the drive aisle, come in to pick up their child(ren) and return to leave from the school. The pick-up traffic is less concentrated and we rarely see it stack up at all.

Also, the Creve Coeur location would be our lowest-capacity school with two drive aisles in front of the building. Since we don't experience any back-up in the streets in any of our 29 locations across the country, we expect this to be even less of a consideration at this location given the excess stacking capacity compared to school capacity.

Sincerely,

Brett Roubal
CEO

Attachment: 2022-04-08 Additional Material (Little Sunshine)



April 6, 2022

Ms. Bethany L. Moore
City Planner
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

Re: Little Sunshine's Playhouse and Preschool
Creve Coeur Application #: 22-002
TR,i Project #: 21-120
ARCHITECT'S STATEMENT OF DESIGN

Ms. Moore,

Per your request under comment 6 of the Additional information section of your comment letter, date March 29, 2022, the following is my statement addressing the building design guideline sections C & D of chapter 2 of the City's Design Guidelines.

Design

The building design incorporates diversity of design with a well-articulated façade utilizing multiple different types of materials and an active façade that changes planes both horizontally and vertically to add interest and depth to the building façade. The building materials include cultured stone, two different tones of board and batten siding, architectural asphalt shingles, windows, doors and wood trim as well as roof mounted metal accents. The primary building entrance is clearly defined by the Porte' cochere structure over the front door. The building architecture is carried around all four sides of the building with the use of the same building materials on all sides of the building. All rooftop equipment is screened with a mansard roof around all four sides of the building that ties into the buildings roof line seamlessly.

The Porte' cochere design has been adjusted to limit its height as much as possible while allowing fire truck access underneath it and still maintaining the overall architectural style. The reduced scale we feel is more harmonious with the overall scale of the building. The material pallet has also been altered to be more neutral and compatible with the surrounding neighborhood.

Relationship to Neighboring Development

The building size and scale is compatible with the surrounding development, including both the commercial development on Lindbergh and the residential houses in the Sun Swept neighborhood making the building an ideal transitional architecture. The building materials have been revised from the initial elevations submittal to a more neutral pallet that will be compatible with the homes behind the development. Additional stone has been added to all sides of the building as requested by Staff as well as

Attachment: 2022-04-08 Additional Material (Little Sunshine)

Ms. Bethany L. Moorse
City of Creve Coeur
ARCHITECT'S STATEMENT OF DESIGN
Page 2
April 6, 2022

two tones of board and batten siding to add interest to all sides of the building. The hip roof shingle has been revised to a neutral color shingle to be more harmonious with the other residential roofs.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read "JP Kaiser". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jeffrey P. Kaiser
Senior Project Manager

Attachment: 2022-04-08 Additional Material (Little Sunshine)

SITE DEVELOPMENT PLAN

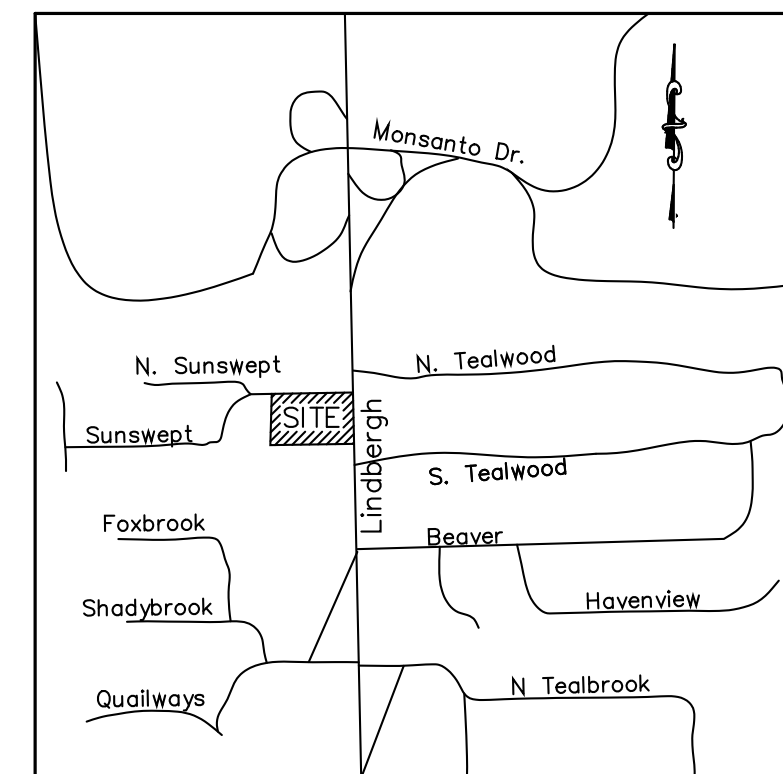
for a

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

A TRACT OF LAND IN SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST.
CITY OF CREVE COEUR
ST. LOUIS COUNTY, MISSOURI

NOTES OF INTEREST

- △ Existing 6" Corrugated Plastic Pipe extends into the right of way of Sunswept Drive as shown on this survey.
- △ Existing 6" Corrugated Plastic Pipe extends onto the subject parcel as shown on this survey.
- △ Existing overhead utilities lie within the subject parcel but does not lie within an easement listed in the title commitment provided.
- △ Existing utility pole, overhead wires and guy wires extends onto the subject parcel and do not lie within an easement listed in the title commitment provided.
- △ Existing telephone manhole lies within the Metropolitan St. Louis Sewer District Easement as shown on this survey.



LOCATION MAP
(N.T.S.)

PROPERTY DATA

OWNER	= THE RIVER RUNS THROUGH IT LLC
ADDRESS	= 515 N. LINDBERGH BLVD. CREVE COEUR, MO 63141
LOCATOR NUMBER	= 17M120331
ZONING	= GC GENERAL COMMERCIAL DISTRICT
AREA (TOTAL)	= 55,191 s.f. or 1.27 ACRES
WATER SHED	= DEER CREEK
FIRE DISTRICT	= CREVE COEUR
SCHOOL DISTRICT	= LADUE SCHOOL DISTRICT
ELECTRIC SERVICE	= AMERENUE

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED 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 CO.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CREVE COEUR, MODOT 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 MODOT.
- 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 DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CREVE COEUR AND MODOT.
- 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.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CREVE COEUR AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% (20" H. SLOPE GREATER THAN 1% (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 CURRENTLY APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3% (1/4" V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CREVE COEUR.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, AS DIRECTED BY THE CITY OF CREVE COEUR OR MODOT UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- PERFORM PARKING CALCULATIONS (PER ZONING SECTION 405.820) FOR DAY CARE SERVICES (NAICS 62441). One and one-half (1.5) spaces per staff person required for the licensed capacity of the facility. In addition, day care facilities shall provide safe drop-off areas near the main entrance to the facility.

TOTAL = 14 TEACHERS x 1.5 = 21 SPACES REQUIRED
PARKING PROVIDED ON SITE = 24 SPACES (INCLUDES 1 ADA STALLS)
NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR. THE SITE LIGHTING STANDARDS AND LOCATIONS SHALL BE REVIEWED AND APPROVED PER THE REQUIREMENTS OF THE CITY OF CREVE COEUR. LIGHTING DESIGN SUBJECT TO FINAL DESIGN OF LIGHTING ENGINEER.
LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CREVE COEUR.
ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CREVE COEUR AND COUNTY STANDARDS.
ANY SIGNAGE PROPOSED FOR THIS SITE SHALL BE IN COMPLIANCE WITH THE ORDINANCES OF THE CITY OF CREVE COEUR.
DENSITY CALCULATIONS
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 unpaved buffer areas.
BUILDING & CANOPY AISLES = 9,741 s.f.
PARKING & DRIVE AISLES = 13,480 s.f.
23,221 s.f. ±
SITE COVERAGE = 23,221 ± s.f. / 55,191 s.f. x 100 = 42.0%
FLOOR AREA RATIO (F.A.R.)
8,140 s.f. BUILDING = 0.14
55,191 s.f. SITE AREA

- ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-COMFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.
- AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AS REQUIRED PER SEC. 405.540(10).
- PARKING LOT LIGHTING SHALL BE DOWNCAST AND FULLY SHIELDED IN CONFORMANCE WITH SECTION 405.680, LIGHTING OF THE ZONING CODE.
- ALL SIGNS AND BANNERS SHALL BE IN CONFORMANCE WITH ARTICLE VII, SIGN REGULATIONS OF THE ZONING CODE. THE RELOCATION AND REPLACEMENT OF ALL SIGNS SHALL REQUIRE A PERMIT PER ARTICLE VII SIGN REGULATIONS. ANY NON-COMFORMING SIGN AREAS MUST BE DOCUMENTED PRIOR TO THE REMOVAL AND REPLACEMENT OF THE SIGN.
- THE TRASH ENCLOSURE SHALL BE BUILT OF MATERIALS THAT ARE CONSISTENT WITH THE BUILDING, SUBJECT TO THE ZONING ADMINISTRATOR'S APPROVAL.

LEGEND

EXISTING CONTOURS	---	435
PROPOSED CONTOURS	---	435
EXISTING STORM SEWER	---	ST
PROPOSED STORM SEWER	---	ST
EXISTING SANITARY SEWER	---	SS
PROPOSED SANITARY SEWER	---	SS
RIGHT-OF-WAY	---	SS
EASEMENT	---	SS
CENTERLINE	---	SS
EXISTING TREE	---	SS
EXISTING SPOT ELEVATION	---	SS
PROPOSED SPOT ELEVATION	---	SS
SWALE	---	SS
TO BE REMOVED	---	SS
TO BE REMOVED & RELOCATED	---	SS
TO BE USED IN PLACE	---	SS
ADJUST TO GRADE	---	SS
BACK OF CURB	---	SS
FACE OF CURB	---	SS
WATER MAIN	---	SS
GAS MAIN	---	SS
UNDERGROUND TELEPHONE	---	SS
OVERHEAD WIRE	---	SS
UNDERGROUND ELECTRIC	---	SS
SILTATION CONTROL	---	SS
FIRE HYDRANT	---	SS
POWER POLE	---	SS
WATER VALVE	---	SS
LIGHT STANDARD	---	SS

0 20 40

SCALE:
1 inch = 20 ft.

- - Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
- - Denotes Found 1/2" Iron Pipe

LAND DESCRIPTION (FROM TITLE COMMITMENT)

A tract of land in Section 1, Township 45 North, Range 5 East, in St. Louis County, Missouri, and more particularly described as follows: Beginning at a point in the West Line of Lindbergh Boulevard 100 feet wide, being distance North 1 degree 51 minutes East 890.07 feet from the intersection with the line dividing Section 1 and Section 12 of said Township and Range, said beginning point also distance 200 feet North of the North line of the tract conveyed to Louis P. Dieleman and wife, by deed recorded in Book 228 page 246 of the St. Louis County records; thence North 1 degree 51 minutes East along the West line of said Lindbergh Boulevard 184.0 feet to a point, said last mentioned point being distant 28.16 feet from the North line of a tract now or formerly of Reitz, thence North 89 degrees 9-1/2 minutes west and parallel with the South line of last mentioned tract, 300 feet to a point; thence South 1 degree 51 minutes West and parallel with the West line of Lindbergh Boulevard 184.0 feet to a point; thence South 89 degrees 9-1/2 minutes East 300 feet to the point of beginning.

BENCHMARK

St. Louis County benchmark 13-369 - Elev. 601.31' (NAVD 88) - (601.61' NGVD 29)
- "L" at a joint in the back of concrete curb along the north line of Ladue Road; roughly 15 feet north of the centerline of Ladue Road, 50 feet east of the centerline of Chatfield Place, and 11 feet southeast of a fire hydrant.

SITE BENCHMARK

St. Louis County Benchmark 13-015 - Elev. 643.44' (NAVD 88) (643.80' NGVD 29)
- "L" on top of Northeast corner of low brick wall; 8' East of South pilaster of ornamental entrance to Sunswept Subdivision, 50 feet east of the centerline of Chatfield Place, and 11 feet southeast of a fire hydrant.

ZONING NOTES

Zoned: "GC" General Commercial

Existing site conditions may fall within permitted uses as listed in the City of Creve Coeur zoning regulations. Zoning regulations are subject to change, interpretation and exception, for further information contact the City of Creve Coeur planning and zoning department.

Minimum Lot Area: 1/2 acre; Minimum lot width: 75 feet; Minimum Lot Depth: 150 feet.

Maximum Structure Height: No building or structure shall exceed 3 stories or 45 feet. Maximum site coverage 63%. The Planning and Zoning Commission may, in its discretion, allow the permitted coverage to be increased as a bonus by an additional factor (not to exceed a total of 70% site coverage in consideration of special or outstanding landscape and site planning features as demonstrated by a site development plan submitted in accordance with Section 405.1080. The features to be considered in the granting of an onus coverage may include, but not limited to, the provisions of: Special pedestrian facilities and features such as gardens, fountains, seating areas and outdoor recreation amenities; Objects of art or beautification; statuary or other unique visual features; Burial of overhead transmissions lines and remove any utility poles.

Minimum Front Yard: No building or structure shall be located closer than 10 feet from a public right of way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of 50 feet from the right of way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first 10 feet of the front yard setback from the right of way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right of way, and with landscaping including, but not limited to, deciduous street trees at regular intervals. Minimum Side Yard: 12 feet.

Minimum Rear Yard: 20 feet. 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 20 feet on all sides that abut the single-family district. The minimum required buffer yard shall be increased in 5 foot increments, up to a maximum of 40 feet, for each acre of the subject property over 2 acres in area. All acreage shall be rounded up to the next whole number for buffer yard calculation purposes. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

Zoning information has been collected by the Land Surveyor and considered to be accurate, however this should be verified by the client. See Item 6A under Table A.

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 29189C0192K & 29189C0191K and community number 29034 (City of Creve Coeur) which bears an effective date of 02/04/2015. The property lies within unshaded zone x (Area of minimal flood hazard).

PREPARED FOR:

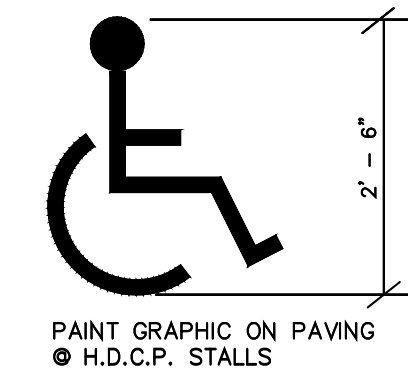
LITTLE SUNSHINE PLAYHOUSE & PRESCHOOL

Brett Roubal, CEO
417-887-4242
brett@littlesunshine.com
www.littlesunshine.com

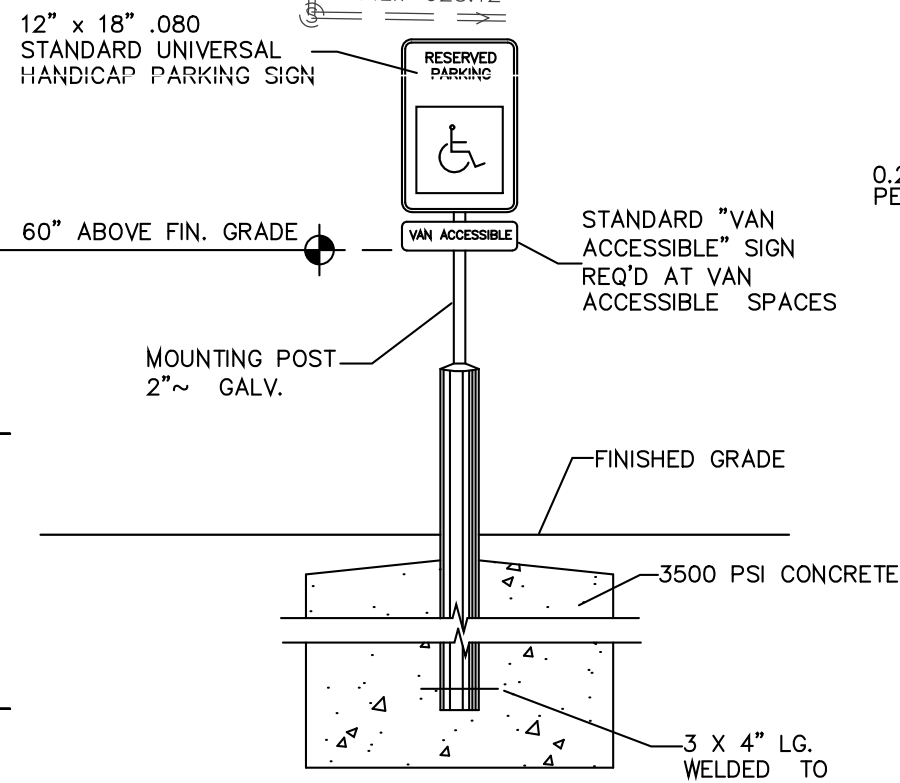
PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

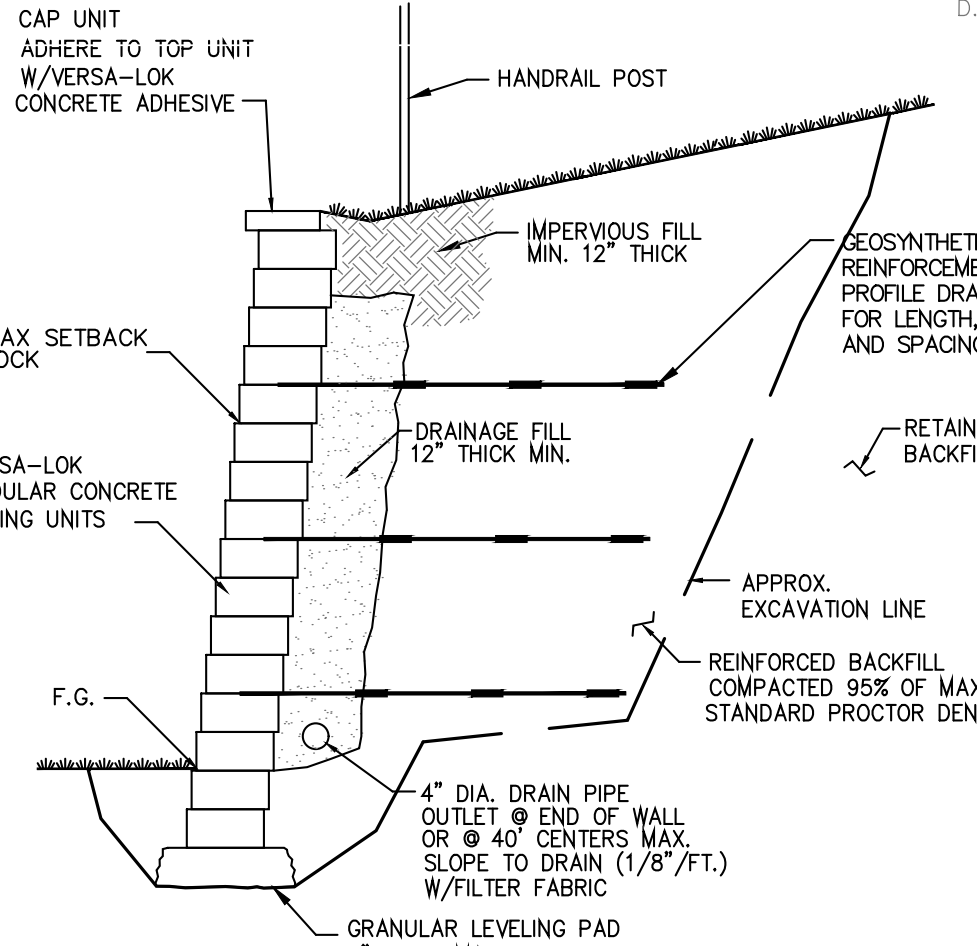
10820 Sunset Office Drive
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Fax: 314.729.1404
www.cedc.net



HANDICAP SIGN



HANDICAP PARKING SIGN



TYPICAL SECTION-REINFORCED RETAINING WALL

MODULAR CONCRETE UNIT

SCALE: NONE

- REFER TO THIS DRAWING FOR WALL PROFILE AND HEIGHT ONLY. DESIGN OF WALL SHALL BE BY OTHERS.
- TYPE OF WALL TO BE DETERMINED BY OWNER AND ARCHITECT. FENCE TYPE, COLOR, STYLE, ETC. TO BE COORDINATED WITH ARCHITECT.
- STRUCTURAL CALCULATIONS TO BE PROVIDED BY WALL MANUFACTURER OR STRUCTURAL ENGINEER. PERMITS FOR WALL TO BE OBTAINED BY CONTRACTOR.
- THE WALL MANUFACTURER SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT IF ONE HAS BEEN PREPARED FOR THIS PROJECT AND COMPLY WITH THE REQUIREMENTS OUTLINED IN REPORT.
- HORIZONTAL LOCATION OF BASE OF WALL IS SUBJECT TO FINAL WALL DESIGN AND WALL BATTER.
- CONTRACTOR TO ACCOUNT FOR WALL BATTER WHEN STAKING OUT WALL AND BUILDING WALL.

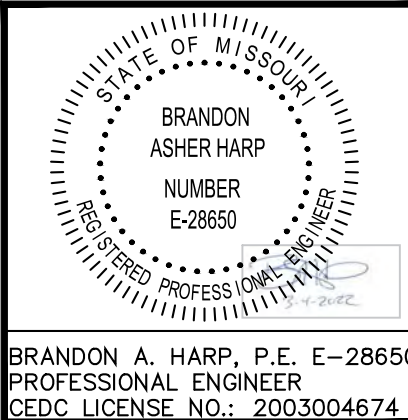
TYPICAL PARKING STALLS

- 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.



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

MISSOURI ONE CALL TICKET NUMBER 220112777
The utilities contacted by Missouri One Call were Ameren Missouri Electric, ATT Distribution, Charter Communications, MODOT St. Louis District, Level 3 Now Centurylink, Missouri American Water Company, MCI, Spire Mo East and St. Louis Metropolitan Sewer District.



BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive
Suite 200
Saint Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
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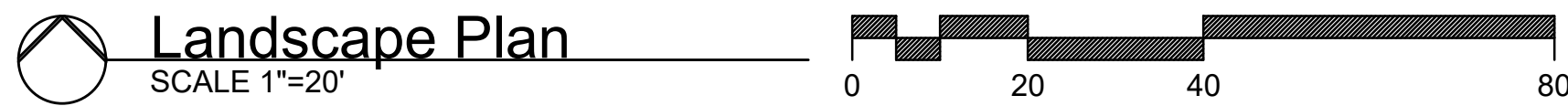
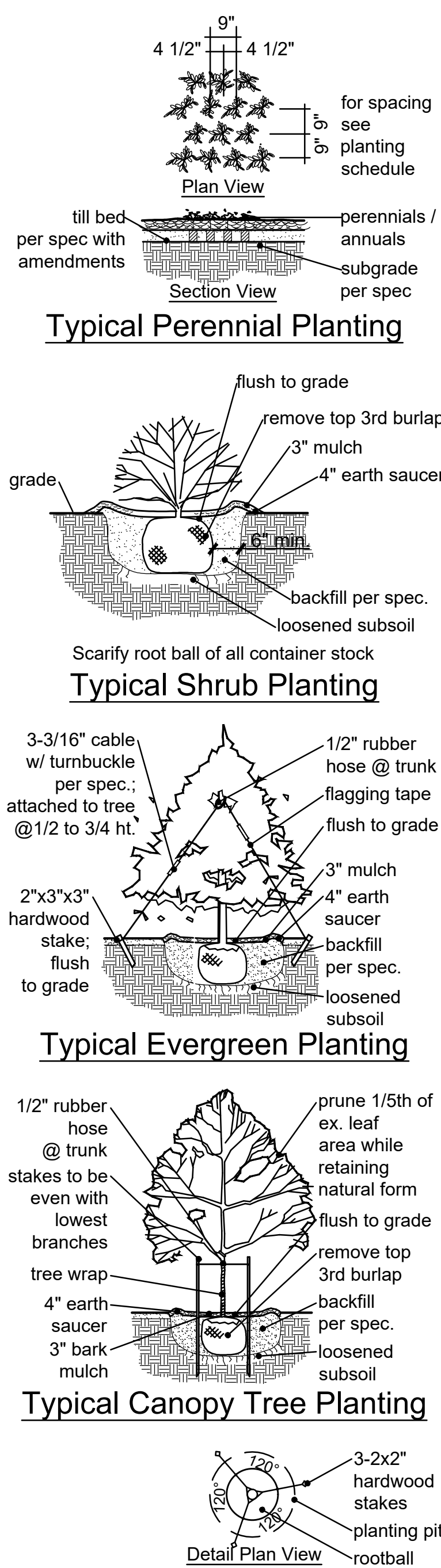
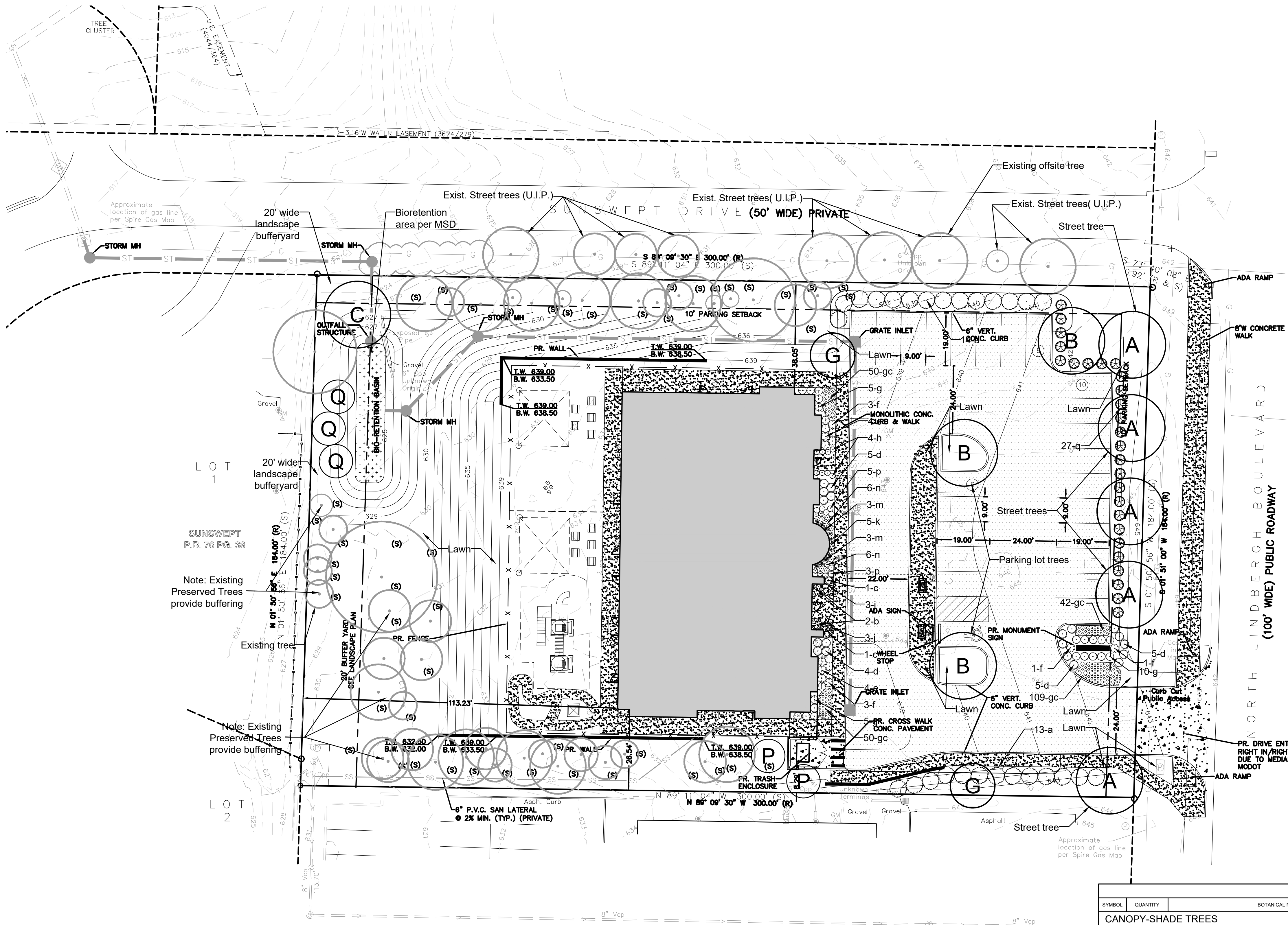
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan for
LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL
515 N. LINDBERGH BLVD.
CREVE COEUR, MO 63141

Proj. #	2231
No. Description	Date
To City	03-04-22
Per City	04-08-22
SITE DEVELOPMENT PLAN	

DRAWING NO.

C1



Landscape Notes:

- 1) Per City of Creve Coeur, the following ordinance requirements Section 220.160 relate to tree planting, maintenance and removal:
- A. *Tree Species*. The Community Development Department has a list of desirable trees for planting along streets as required under the Zoning Code. Deviations from the approved list of street trees are subject to review and must be approved by the City prior to installation to prevent the use of species that are intolerant of disease, salt or other factors or which are susceptible to disease or decay.
- B. *Spacing*. The spacing of street trees will be in accordance with the Zoning Code, but in no case less than thirty (30) feet, center to center, except in special plantings designed or approved by a landscape architect.
- C. *Utilities*. No street trees other than those species listed by the Community Development Department as small trees may be planted under or within ten (10) lateral feet of any overhead utility wire or over or within five (5) lateral feet of any underground water line, sewer line, transmission line or other utility.
- D. *Distance From Curb And Sidewalk*. The distance street trees may be planted from curbs or curb lines and sidewalks will be in accordance with the Zoning Code (eight (8) feet minimum and twelve (12) feet maximum). If there is a grass strip between street and sidewalk, trees shall be centered in grass strip.
- E. *Topping*. It shall be unlawful for any person, firm or City department, as a normal practice, to top any street tree, park tree on public property. "Topping" is defined as the severe cutting back of branches or limbs to stubs within the tree's crown so as to remove the normal canopy and/or disfigure the tree. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this Section at the determination of the Recycling and Environment Committee.

- 2) Per City of Creve Coeur, the following ordinance requirements Section 405.540 relate to irrigation:
10. All landscaping shall be permanently maintained in good condition with at least the same quality and quantity of landscaping as initially approved. In order to present a healthy, neat and orderly appearance, all landscaped areas including interior parking lot islands and grass areas shall be provided with adequate irrigation for the maintenance of grass, shrubs, ground covering and other landscaping. An underground irrigation system shall be installed, operated and maintained to meet the intent of this Section. Such systems shall be required for all new developments and redevelopment projects. For sites proposing additions and/or expansions, an underground irrigation system shall be installed, operated and maintained to meet the intent of this Section, where physically practical and reasonable, as determined by the Planning and Zoning Commission.

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	5	Platanus x acerifolia 'Morton Circle'	Exclamation! Planetree	3" cal.	B&B
B	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3" cal.	B&B
C	1	Acer saccharum 'Bailista'	Fall Fiesta Maple	3" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
G	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" cal.	B&B
EVERGREEN TREES					
P	2	Picea abies	Norway Spruce	6' h.	B&B
Q	3	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia	6' h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	27	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"	72" o.c.
b	2	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	18"	48" o.c.
c	2	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	18"	36" o.c.
d	19	Juniperus horizontalis 'MonGeo'	Jazzy Jewel Andorra Juniper	18"	36" o.c.
e	8	Hypericum x 'Deppe'	Sunny Boulevard St. John's Wort	18"	36" o.c.
f	8	Physocarpus opulifolius 'Podaras 3'	Lemon Candy Ninebark	18"	36" o.c.
g	20	Buxus sempervirens 'Katerberg'	North Star Boxwood	18"	36" o.c.
h	8	Weigela florida 'Sunset'	My Monet Sunset Weigela	18"	24" o.c.
j	6	Heuchera 'Caribbean Sea'	Caribbean Sea Coral Bells	2 qt.	24" o.c.
k	5	Heuchera x 'Tiramisu'	Tiramisu Coral Bells	2 qt.	24" o.c.
m	6	Heuchera x 'Miracle'	Miracle Coral Bells	2 qt.	24" o.c.
n	12	Heuchera x 'Southern Comfort'	Southern Comfort Coral Bells	2 qt.	24" o.c.
p	8	Heuchera x 'Marmalade'	Marmalade Coral Bells	2 qt.	24" o.c.
q	27	Taxus x media 'Densiformis'	Dense Yew	30"h.	60" o.c.
gc	251	Sedum kamtschaticum	Orange Stonecrop	2" c.p.	12" o.c.



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Little Sunshine Playhouse & Preschool

City of Creve Coeur, Missouri

Revisions:

Date	Description	No.
04/08/22	Plan Revisions	1

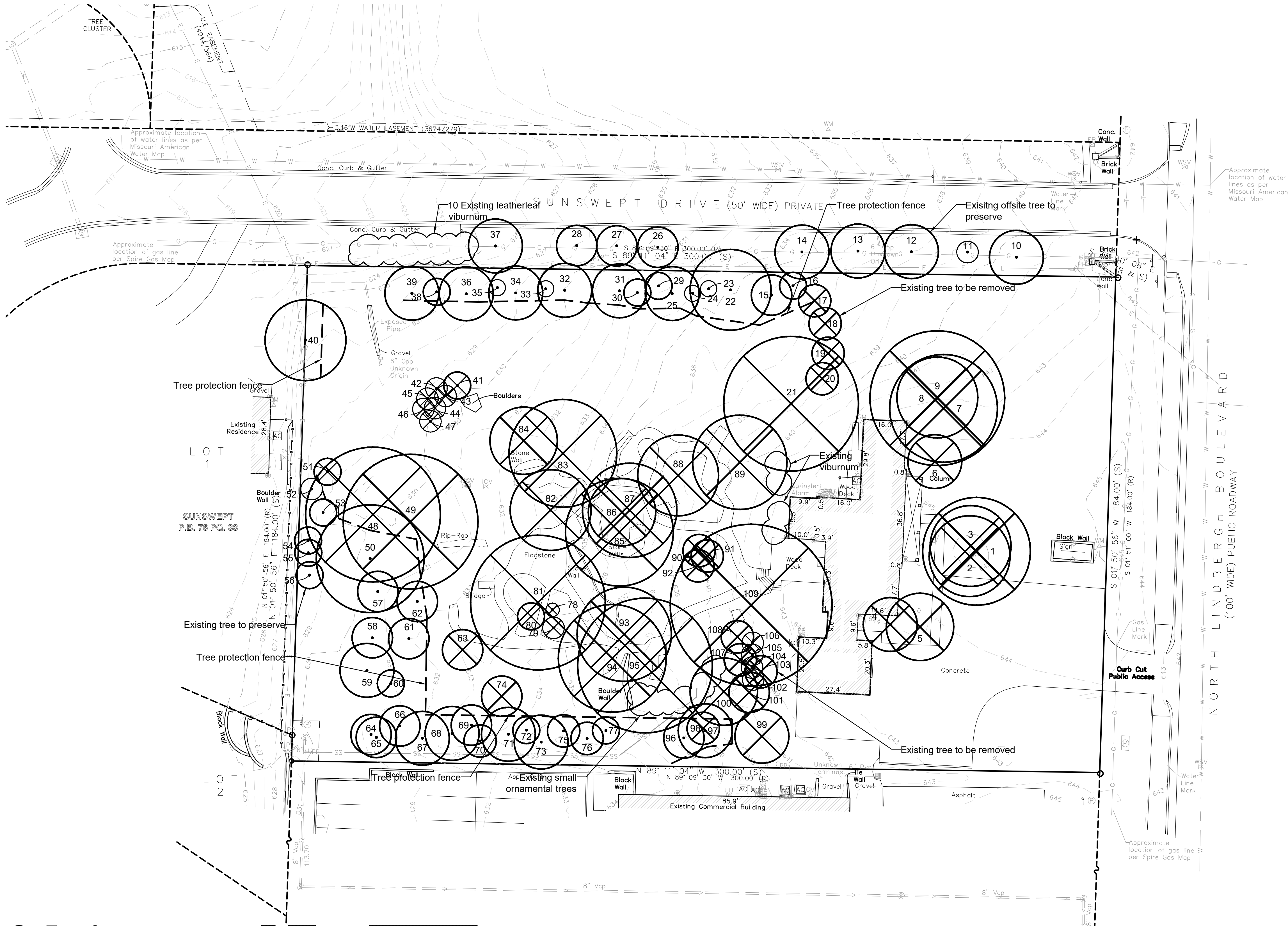
Drawn: KP
Checked: RS



Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 3/4/22
Job #: 584.045



Tree Census

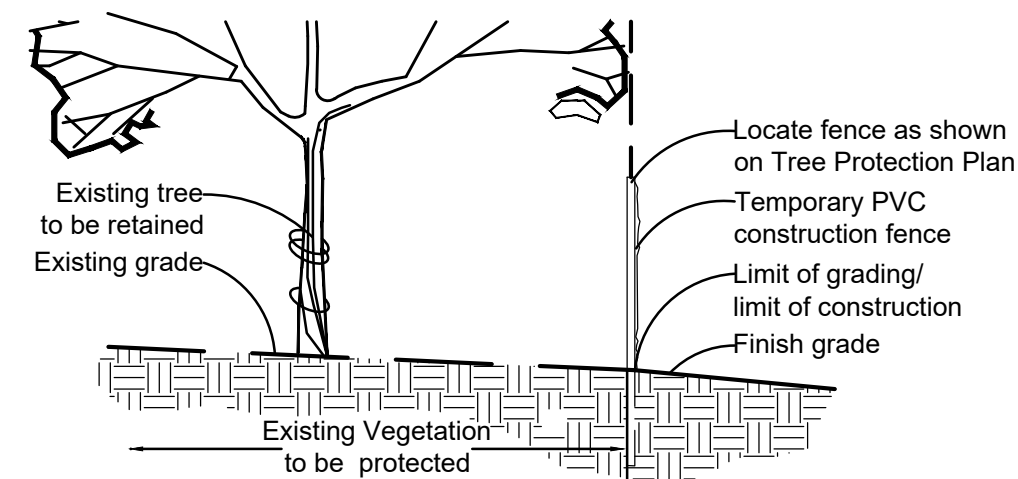
SCALE 1"=20'

Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Tree Protection Detail

Tree Inventory							
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	Preserved	To Be Removed
1	Honeylocust	20	40	good			X
2	Honeylocust	18	30	fair	limb tear out		X
3	Honeylocust	18	30	good			X
4	Magnolia	8	20	good			X
5	Pin Oak	8	25	good			X
6	Dogwood	12	20	good			X
7	Silver Maple	18	40	fair			X
8	Silver Maple	24	50	fair			X
9	Silver Maple	24	30	fair			X
10	Bradford Pear	12	20	fair	OH Utilities	X	
11	Bradford Pear	6	8	fair	OH Utilities	X	
12	Bradford Pear	14	20	fair	OH Utilities	X	
13	Bradford Pear	12	20	fair	OH Utilities	X	
14	Bradford Pear	12	20	fair	OH Utilities	X	
15	White Pine	10	15	good		X	
16	White Pine	10	10	good		X	
17	Norway Spruce	8	12	good			X
18	Norway Spruce	9	12	good			X
19	Norway Spruce	8	12	good			X
20	Norway Spruce	8	12	good			X
21	Hackberry	26	50	excellent			X
22	Bradford Pear	16	30	fair	OH Utilities	X	
23	White Pine	6	6	poor	topped	X	
24	White Pine	6	6	poor	topped	X	
25	Bradford Pear	12	20	fair	OH Utilities	X	
26	Maple	18	15	fair		X	
27	Maple	12	15	fair		X	
28	Maple	15	15	fair		X	
29	White Pine	4	10	poor	topped	X	
30	White Pine	4	10	poor		X	
31	Bradford Pear	16	20	fair	OH Utilities	X	
32	Bradford Pear	16	20	fair	OH Utilities	X	
33	White Pine	4	6	fair		X	
34	Bradford Pear	14	20	fair	OH Utilities	X	
35	White Pine	3	6	good		X	
36	Bradford Pear	16	20	fair	OH Utilities	X	
37	Maple	18	20	fair	OH Utilities	X	
38	White Pine	6	10	fair		X	
39	Bradford Pear	16	20	fair	OH Utilities	X	
40	Mulberry	20	30	poor	Property line	X	
41	Japanese Maple	6	10	fair			X
42	Foster Holly	6	8	fair			X
43	Foster Holly	12	8	fair			X
44	Foster Holly	4	8	fair			X
45	Foster Holly	4	8	fair			X
46	Foster Holly	4	8	fair			X
47	Foster Holly	8	8	fair			X
48	Cottonwood	36	50	good			X
49	Cottonwood	30	50	good			X
50	Cottonwood	30	40	good		X	
51	White Birch	4	10	good			X
52	Norway Spruce	3	8	fair	topped	X	
53	White Birch	4	10	good		X	
54	Norway Spruce	5	10	good		X	
55	Norway Spruce	5	10	good		X	
56	Norway Spruce	5	10	good		X	
57	Cherry	8	15	fair		X	
58	Cherry	10	15	fair		X	
59	Redbud	12	20	fair		X	
60	Pagoda Dogwood	4	10	good		X	
61	Red Maple	10	15	good		X	
62	Sweetbay Magnolia	15	15	good		X	
63	Red Maple	8	15	fair			X
64	Redbud	12	15	poor		X	
65	White Pine	14	15	fair		X	
66	White Pine	12	15	good		X	
67	White Pine	15	20	good		X	
68	White Pine	12	20	fair		X	
69	Norway Spruce	6	15	good		X	
70	White Pine	10	12	poor		X	
71	White Pine	12	20	good		X	
72	Norway Spruce	4	10	good		X	
73	White Pine	12	20	good		X	
74	Red Maple	6	15	excellent			X
75	White Pine	10	12	good		X	
76	White Pine	8	12	good		X	
77	White Pine	4	10	poor		X	
78	Japanese Maple	2	5	poor			X
79	Japanese Maple	2	8	poor			X
80	Japanese Maple	4	10	poor			X
81	Silver Maple	30	50	fair	basal wound		X
82	Red Maple	16	30	good			X
83	Hackberry	14	40	good			X
84	Siberian Elm	18	25	fair			X
85	Maple	18	40	fair			X
86	Maple	12	25	poor			X
87	Boxelder	24	35	poor			X
88	Chinese Elm	14	30	good			X
89	Chinese Elm	16	35	good			X
90	Norway Spruce	4	12	good			X
91	Norway Spruce	6	12	good			X
92	Norway Spruce	5	12	good			X
93	Elm	14	35	good			X
94	Elm	26	40	fair			X
95	Silver Maple	36	50	fair			X
96	White Pine	10	15	fair		X	
97	White Pine	12	20	good		X	
98	Mulberry	4	12	fair			X
99	White Pine	12	20	fair			X
100	Ash	12	25	good			X
101	White Pine	14	15	good			X
102	Norway Spruce	3	8	good			X
103	Norway Spruce	8	12	good			X
104	Norway Spruce	3	8	good			X
105	Norway Spruce	4	8	good			X
106	Norway Spruce	4	8	good			X
107	Magnolia	8	12	good			X
108	Magnolia	8	12	good			X
109	Silver Maple	48	60	fair			X
Preserved trees =						53	



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Little Sunshine Playhouse & Preschool

City of Creve Couer, Missouri

Revisions:

Date	Description	No.

Drawn: KP

Checked: RS



Sheet Title: Tree Census

Sheet No: TC

Date: 3/4/22
Job #: 584.045

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000191

PRELIMINARY NOT
FOR CONSTRUCTION
OR RECORDING
PURPOSES

ARCHITECT
STRUCTURAL ENGINEER
CIVIL ENGINEER
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER

TRi ARCHITECTS
CASE ENGINEERING
ENTITLEMENT AND ENGINEERING
SOLUTIONS, INC.
CASE ENGINEERING
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LITTLE SUNSHINE'S PLAYHOUSE

CREVE COEUR, MO



TRi Architects
1790 S. Brentwood Blvd.
St. Louis, Missouri 63144
T: 314.395.9700
www.triarchitects.com
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DATE: 04-04-22

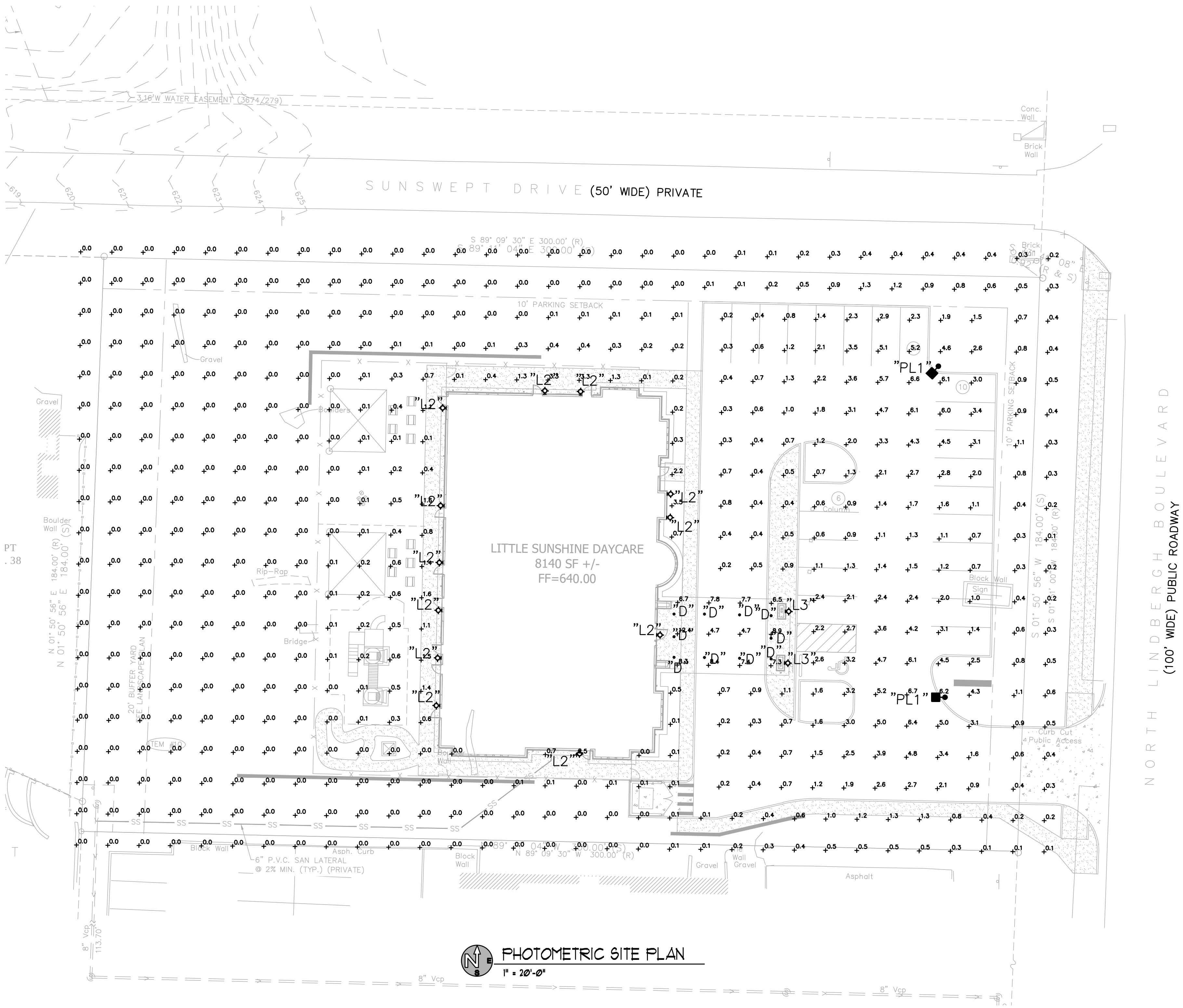
REVISIONS

DWG BY: BW
TRi PROJECT NO.: 21-093
SHEET NO.:

E500
SITE PHOTOMETRIC

SCHEDULE								
LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	NUMBER LAMPS	LUMENS PER LAMP	WATTAGE	HEIGHT
L2	MINKA-LAVERY	8282-A61	1-LIGHT EXTERIOR WALL SCONCE	14W LED A-19	1	900	60	8'
L3	MINKA-LAVERY	8283-A61	1-LIGHT EXTERIOR WALL SCONCE	14W LED A-19	2	900	60	8'
D	JUNO	IC22LED-G4-14LM-35-90-120-ZT/27WHZWH	LED DOWNLIGHT	INTEGRATED LED	1	893	11.2	NA
PL1	STERNBERG LIGHTING	1531LED-40L40T4-MDL016-FG	1531LED LARGE SIZE OMEGA FIXTURE, T4, CLEAR FLAT GLASS	LUXEON	1	20511	177.5	20'

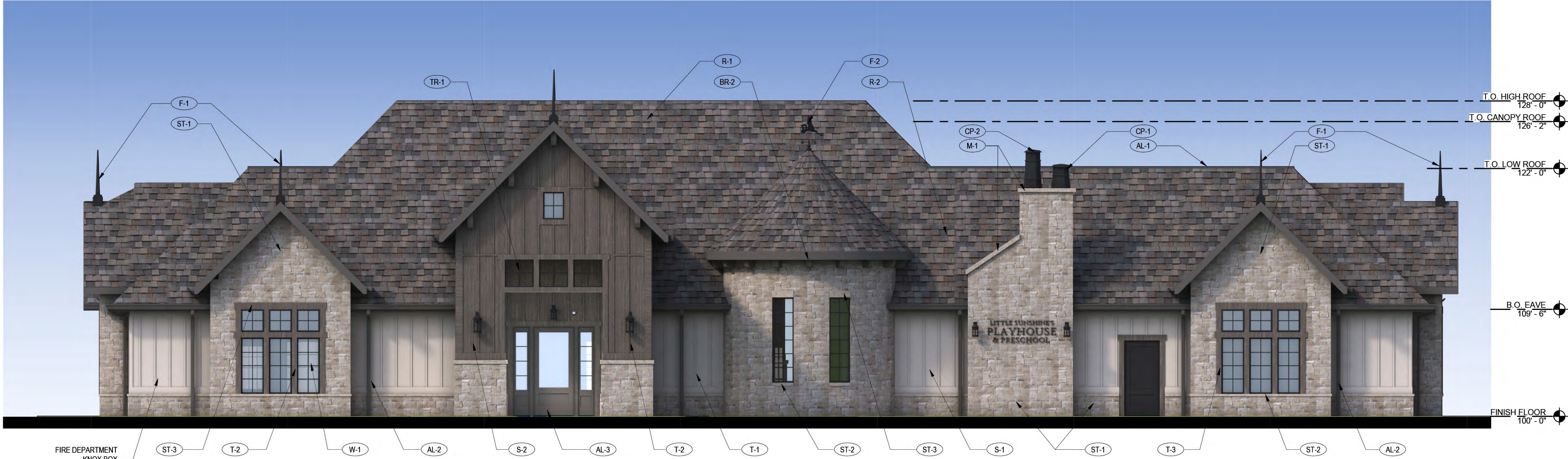
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.2 fc	6.7 fc	0.2 fc	33.5:1	11.0:1
Canopy	+	7.6 fc	12.4 fc	4.7 fc	2.6:1	1.6:1



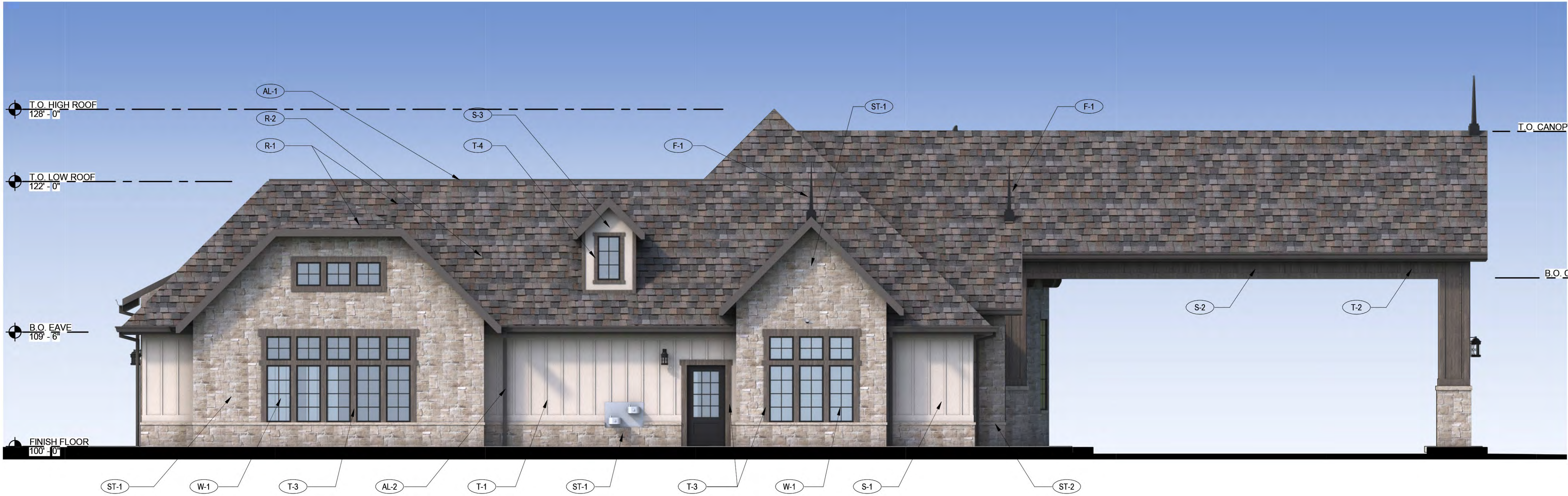
CASE
Engineering Inc.

796 Merus Court
St. Louis, MO 63026
CERTIFICATE OF AUTHORITY NO. 001498

T 636.349.1600
F 636.349.1730



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

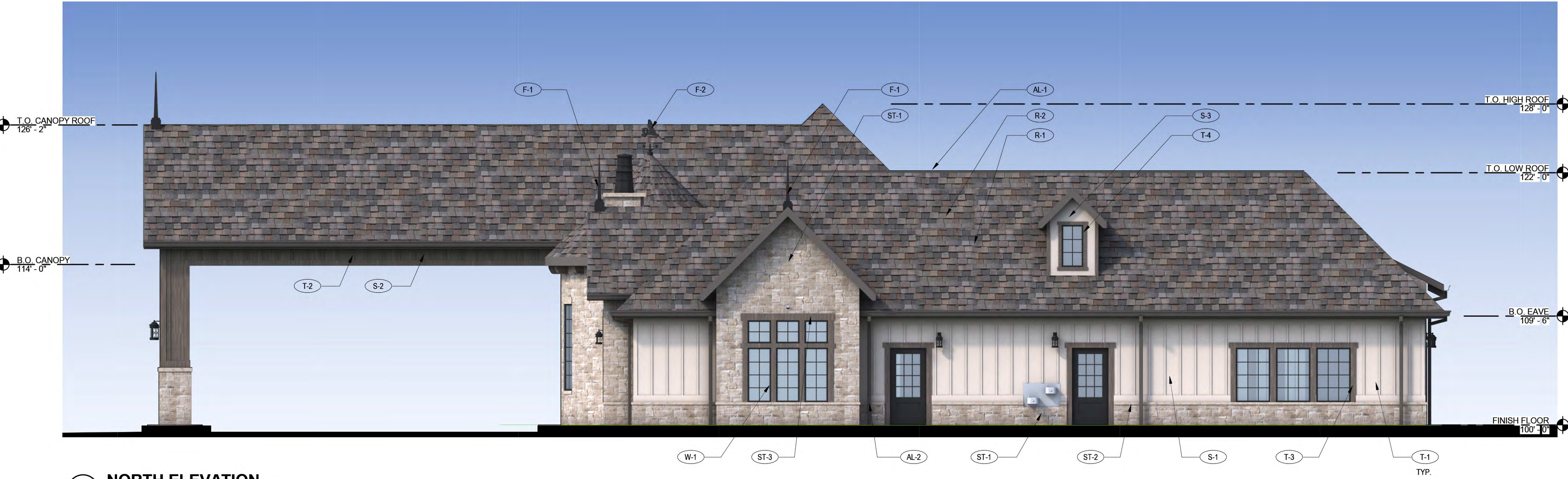


SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LIST		
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING - COLOR TO MATCH PT-1 SW7020 BLACK FOX
AL-2	GUTTER / DOWNSPOUT	PRE-FINISHED ALUM. - COLOR TO MATCH PT-1 SW7020 BLACK FOX
AL-3	ALUM CLAD PELLA DOOR	ALUM. CLAD PELLA ENTRY DOOR AND SIDE LIGHTS - COLOR: BLACK
BR-1	BRACKET	FYPON BRACKET "BKT 17X17" COLOR TO MATCH S-2
BR-2	BRACKET	4X12 ROUGH SAWN CEDAR BRACKET COLOR TO MATCH S-2
CP-1	CHIMNEY POT	COLOR: BLACK
CP-2	CHIMNEY POT	COLOR: BLACK
F-1	FINIAL	4" FINIAL, COLOR: BLACK
F-2	FINIAL	STORK WEATHERVANE, COLOR: BLACK
M-1	3-1/2" H. CAST STONE	COLOR TO BE SELECTED FROM CAST STONE MANUFACTURER STANDARD COLORS
PT-1	PAINT	SHERWIN WILLIAMS, SW7020 "BLACK FOX"
R-1	ASPHALT SHINGLES	CERTAINTED, LANDMARK PRO SHINGLE, COLOR: SHENANDOAH
R-2	ROOF PIT	ROOF PIT BEYOND
S-1	VERTICAL SIDING	HARDIE PANEL VERTICAL SIDING, SELECT CEDAR MILL, COLOR: SW7507 STONE LION
S-2	VERTICAL SIDING	DIAMOND KOTE, VERTICAL SIDING, COLOR: ELKHORN
S-3	LAP SIDING	HARDIE PLANK SELECT - CEDARMILL LAP SIDING WITH 5" EXPOSURE, COLOR: SW7507 STONE LION
ST-1	STONE VENEER	HORIZON STONE, 19TH CENTURY, CANYON RIDGE
ST-2	2-1/2" H. STONE ACCENT	HORIZON STONE, WAINSCOT SILL TEXTURE: CHISELED EDGE, COLOR: CANYON RIDGE
ST-3	8" H. STONE ACCENT	HORIZON STONE, ASHLAR CUT HEAD STONE, TEXTURE: CHISELED EDGE, COLOR: CANYON RIDGE
T-1	TRIM BOARD	4/4 SMOOTH HARDIE TRIM BOARD, 1.65" WIDE, COLOR: MATCH S-1, TYP. FOR BATTEN BOARDS AND CORNER TRIM (BATTEN BOARDS 2'-0" O.C.)
T-2	TRIM BOARD	5/4x2 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN
T-3	TRIM BOARD	5/4x6 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN
T-4	TRIM BOARD	5/4x4 SMART TRIM BY DIAMOND KOTE, COLOR: ELKHORN
TR-1	TRELLIS	DECORATIVE WROUGHT IRON FRAME TRELLIS - COLOR: BLACK
W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK

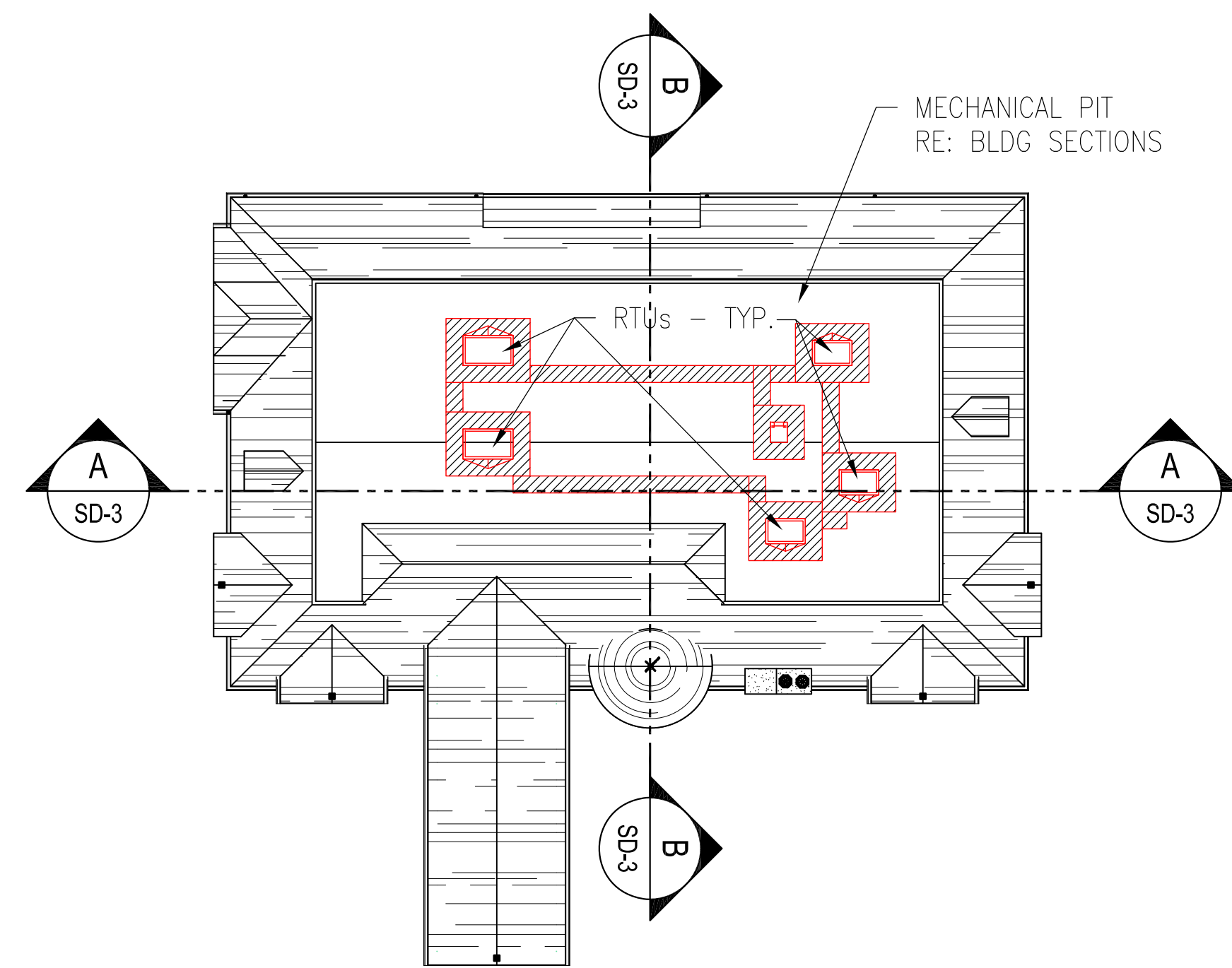


WEST ELEVATION
3/16" = 1'-0"



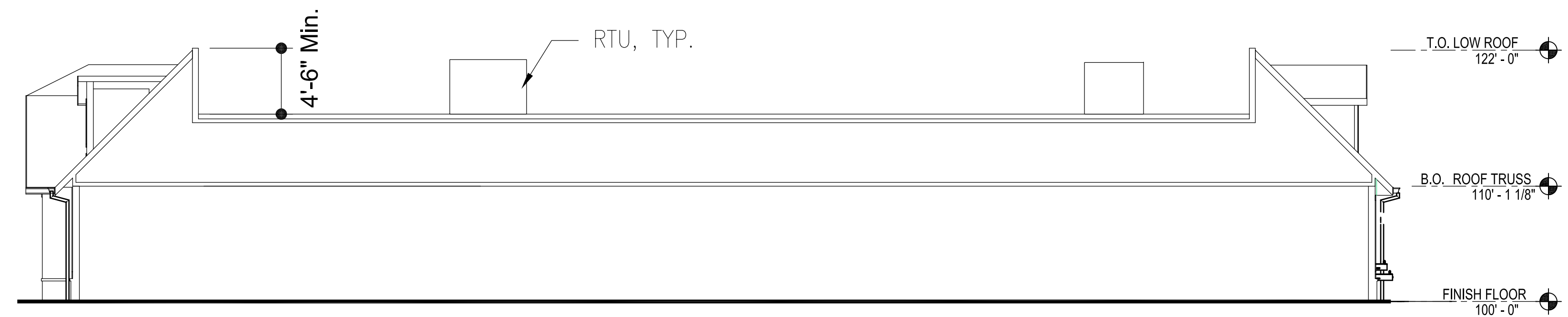
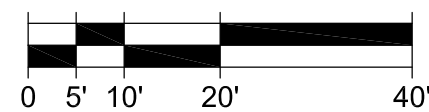
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LIST		
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING - COLOR TO MATCH PT-1 SW7020 BLACK FOX
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CP-1	CHIMNEY POT	COLOR: BLACK
CP-2	CHIMNEY POT	COLOR: BLACK
F-1	FINIAL	4" FINIAL, COLOR: BLACK
F-2	FINIAL	STORK WEATHERVANE, COLOR: BLACK
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R-1	ASPHALT SHINGLES	CERTAINTED, LANDMARK PRO SHINGLE, COLOR: SHENANDOAH
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S-1	VERTICAL SIDING	HARDIE PANEL VERTICAL SIDING, SELECT CEDAR MILL, COLOR: SW7507 STONE LION
S-2	VERTICAL SIDING	DIAMOND KOTE, VERTICAL SIDING, COLOR: ELKHORN
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W-1	WINDOW & DOORS	FIBERGLASS PELLA WINDOWS AND DOORS - COLOR: BLACK



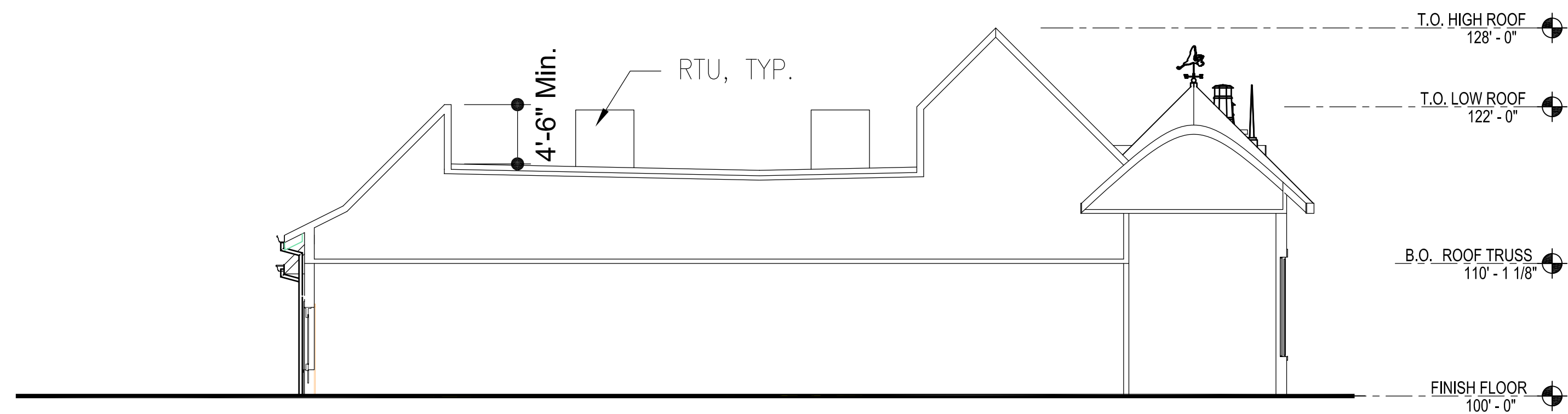
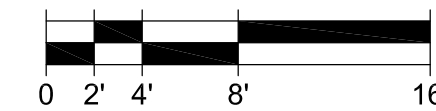
ROOF PLAN / HVAC PLAN

SCALE: 1" = 20'-0"



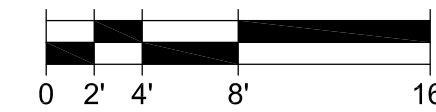
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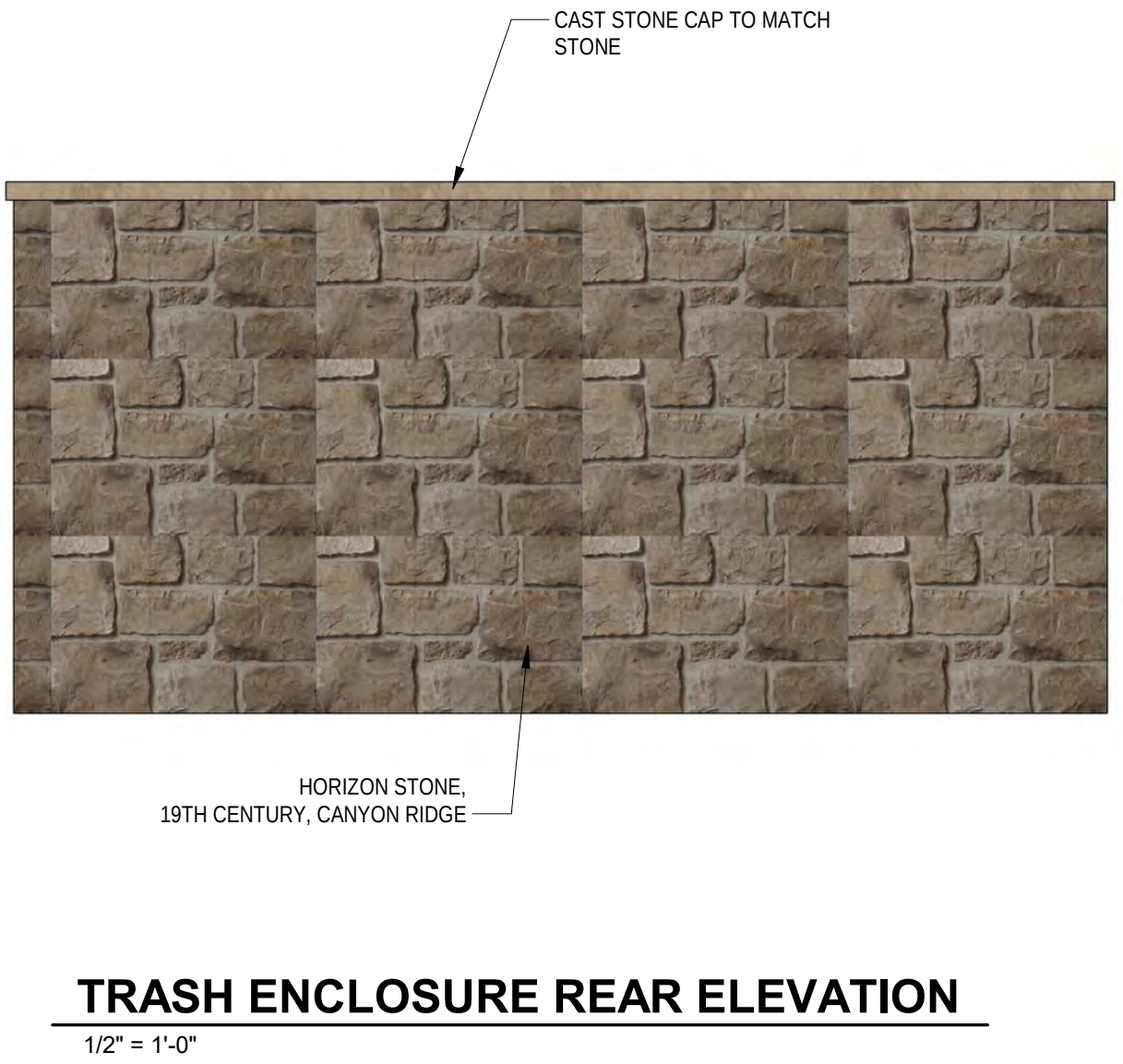
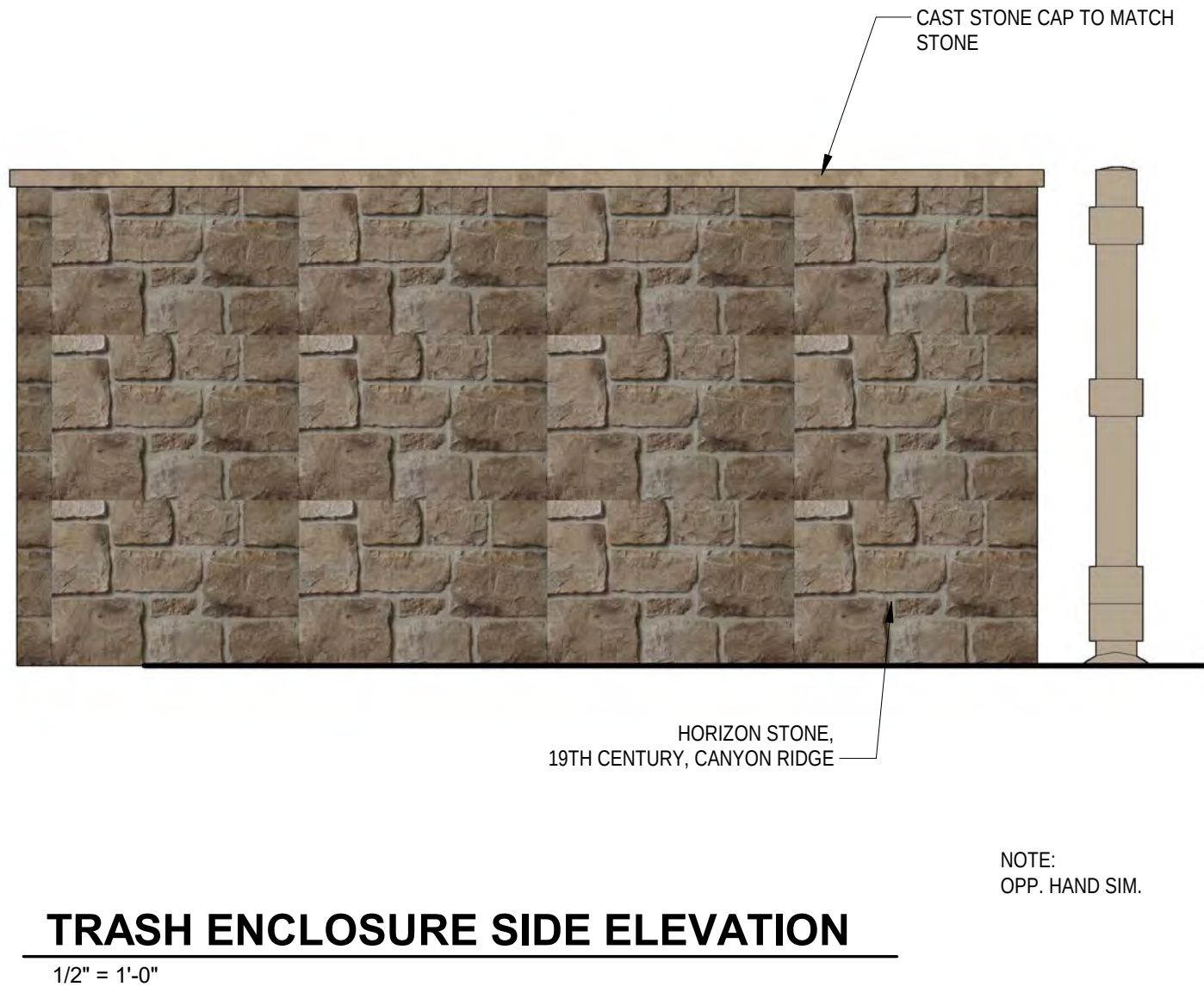
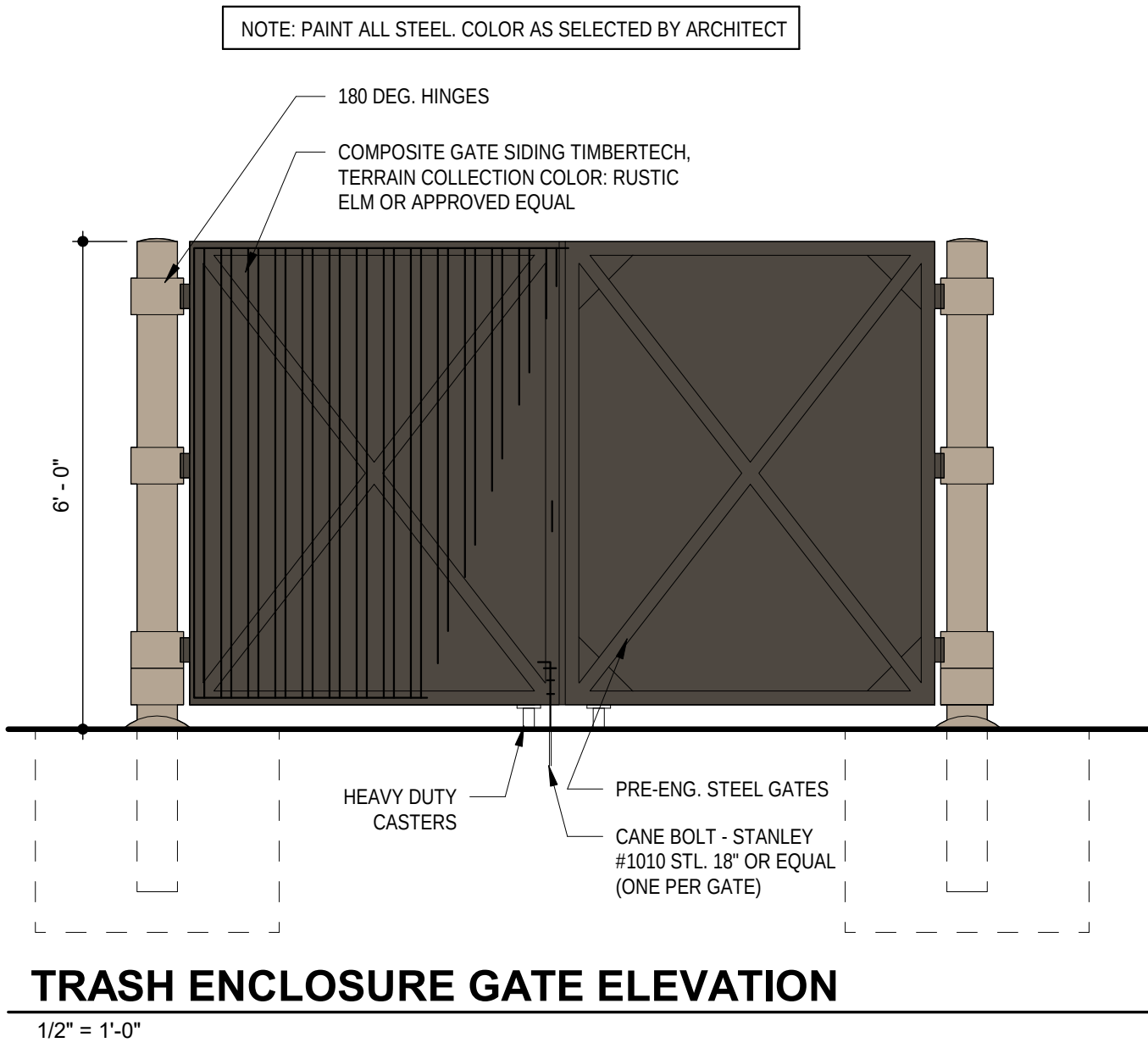
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SECTION B - B

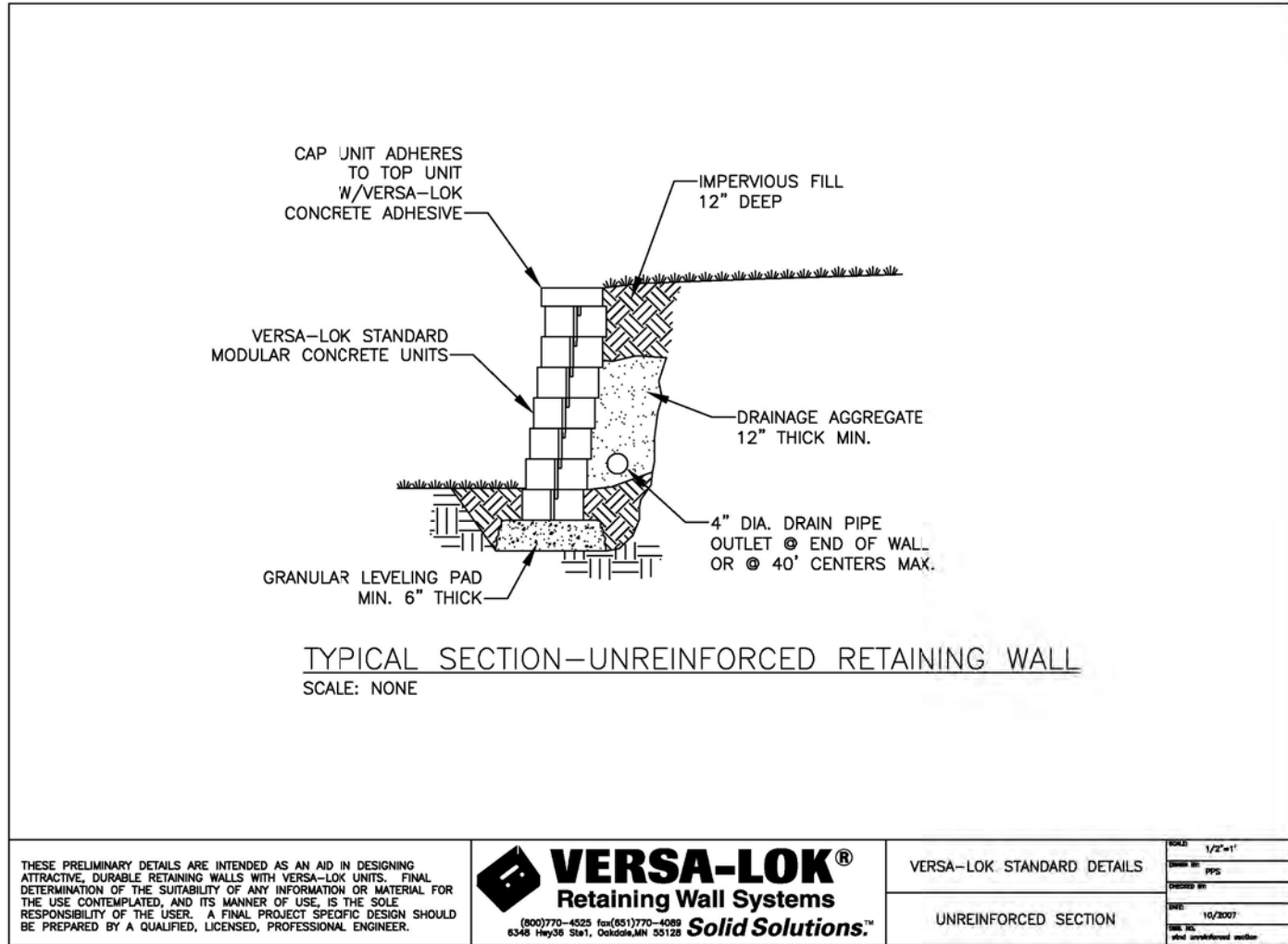
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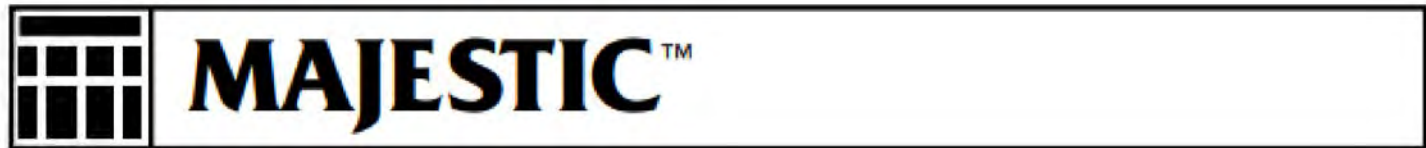
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NOT TO SCALE

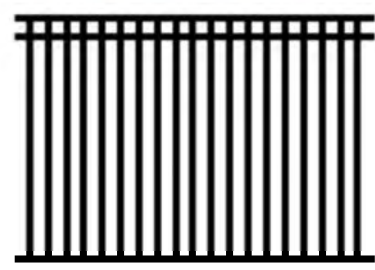


RETAINING WALL SECTION

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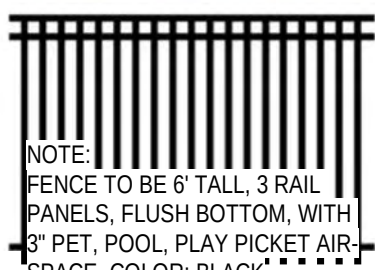


- 3', 3½', 4', 5' or 6' Heights
- 2-Rail or 3-Rail Panels
- Extended Picket or Flush Bottom Panels
- 4" Standard or 3" Pet, Pool & Play Picket Air-Space



FENCE DETAIL

NOT TO SCALE



CANOPY

NOT TO SCALE



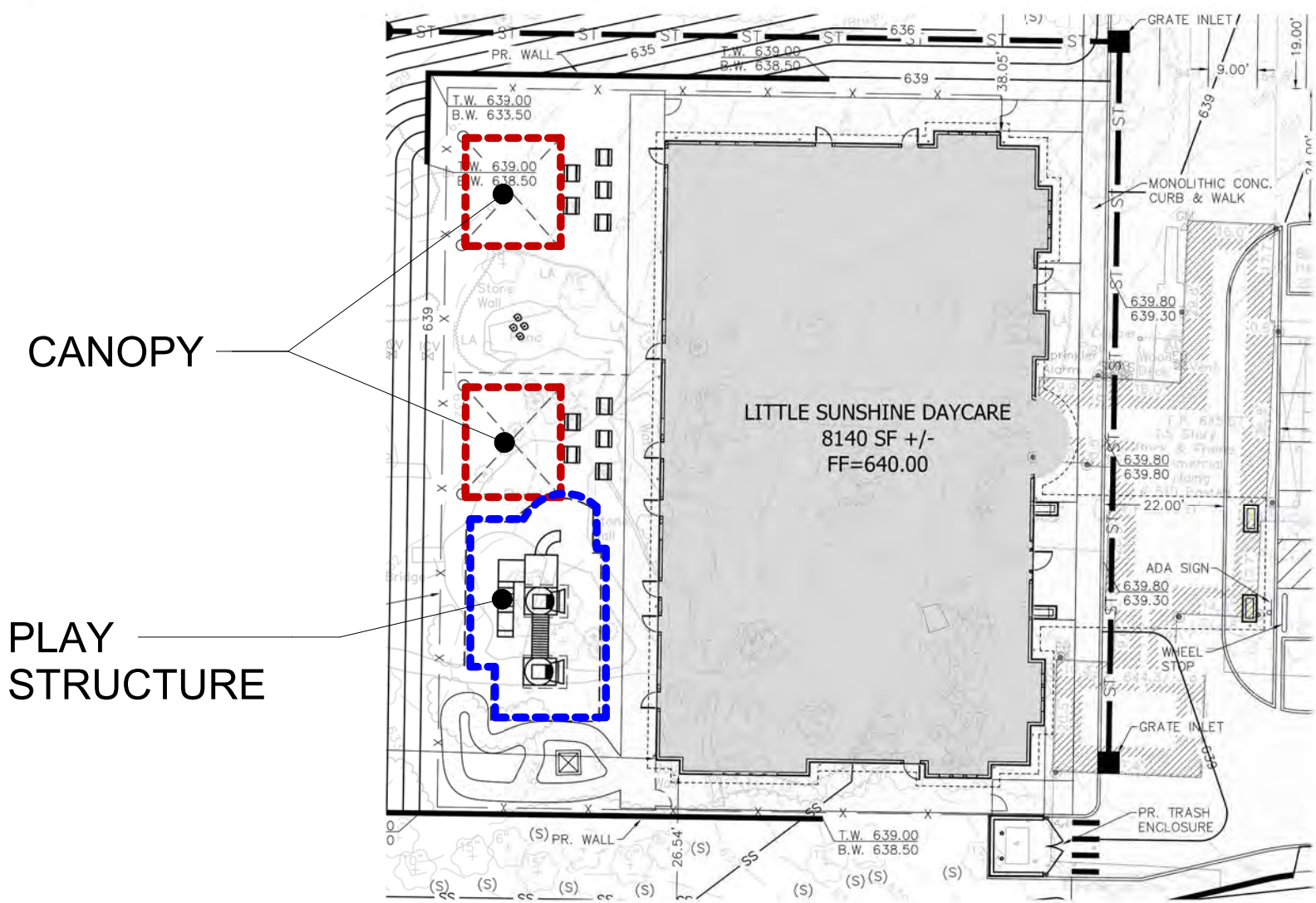
PLAY STRUCTURE (REAR)

NOT TO SCALE



PLAY STRUCTURE (FRONT)

NOT TO SCALE



PLAN

NOT TO SCALE

LITTLE SUNSHINE PLAYHOUSE

SD-4



300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION

#22-003: APPLICATION FOR A CONDITIONAL USE PERMIT FOR SAUCE ON THE SIDE AT 701 NORTH NEW BALLAS ROAD WITHIN THE PLAZA SHOPS

FOR THE MEETING OF: Thursday, April 21, 2022, 6:30 PM

LOCATION: 701 North New Ballas Road, within Plaza Shops. The property is zoned "CB" Core Business.

REQUEST: Ryan Mangialardo, of Sauce on the Side, has submitted an application for a conditional use permit to allow the restaurant to occupy unit 701 in the Plaza Shops shopping center with 75 indoor seats and 16 outdoor seats at 701 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

ADDITIONAL INFORMATION: The tenant space at 701 N. New Ballas Road was most recently occupied by Pieology as a restaurant space. The previous restaurant tenant was operating under a previous conditional use permit that had been approved in 2001 as Ord. 2159 but was repealed due to a reduction in available parking. As such, any new restaurant use for this space requires approval of a conditional use permit.

APPLICANT: Ryan Mangialardo
Sauce on the Side
3140 Russell Blvd
St. Louis, MO 63104

PROPERTY OWNER: CH Retail Fund
1 St Louis Plaza
3819 Maple Ave
Dallas, TX 75219

Key Issues:

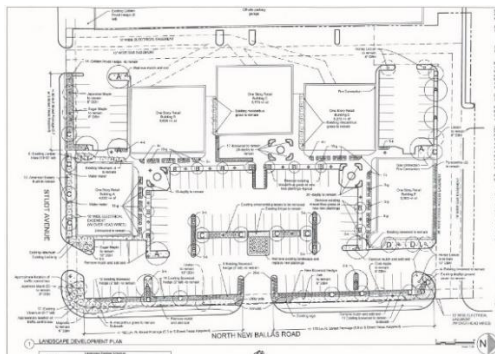
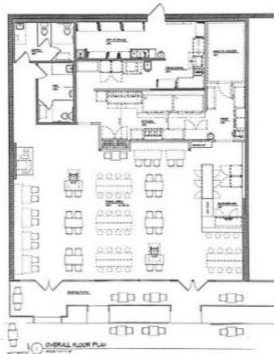
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References

- Mixed-Use District (MU), Central Business District
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1070: Conditional Use Permits.



REPORT PREPARED BY: Bethany Moore, City Planner
DATE: 4/12/2022
ATTACHMENTS: Applicant's Materials received March 18, 2022
Draft Ordinance

BACKGROUND:

The Plaza Shops shopping center, located north of Studt Avenue and west of N. New Ballas Road, was approved and constructed in 1983 in compliance with City of Creve Coeur's zoning regulations in the "CB" Core Business zoning district. The center consists of five buildings, housing approximately 16 tenant spaces and totaling approximately 26,000 square feet. The subject property was previously a restaurant use for Pieology before it became vacant. Plaza Shops currently has 10 tenants and 4 vacancies. Sauce on the Side will be occupying 3,120 square feet within Building A of the 5-building shopping center.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for Sauce on the Side, a fast casual restaurant serving a variety of calzones, salads, beer, wine and soda for carry out and to be consumed on the premises at any of the 75 indoor seats and 16 outdoor seats. The proposed restaurant is 3,120 square feet and no changes to the exterior of the building or the site are proposed in association with this application. The restaurant will operate from 11am to 10pm 7 days week and will have up to 10 employees during the busiest hours of operation.

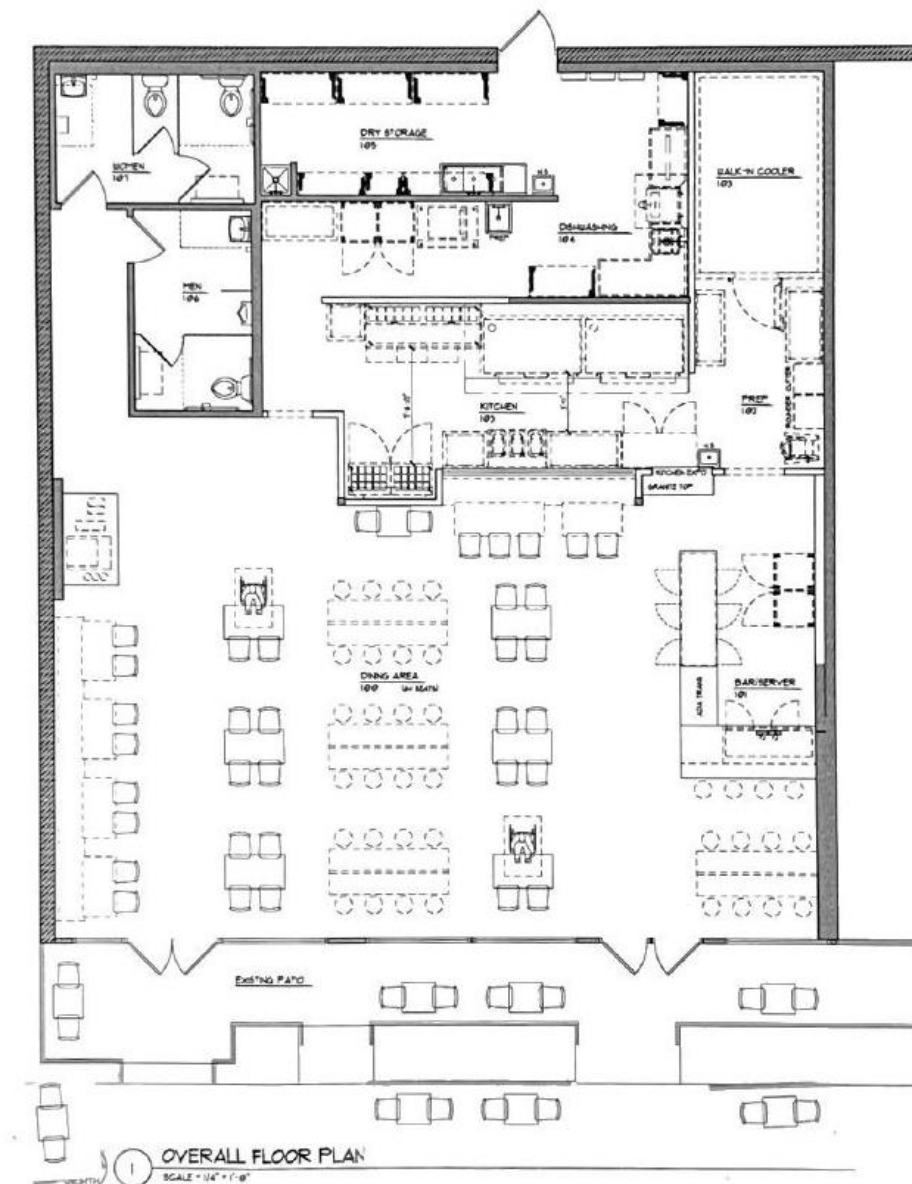


Figure 1: Applicant's Proposed Floor Plan.

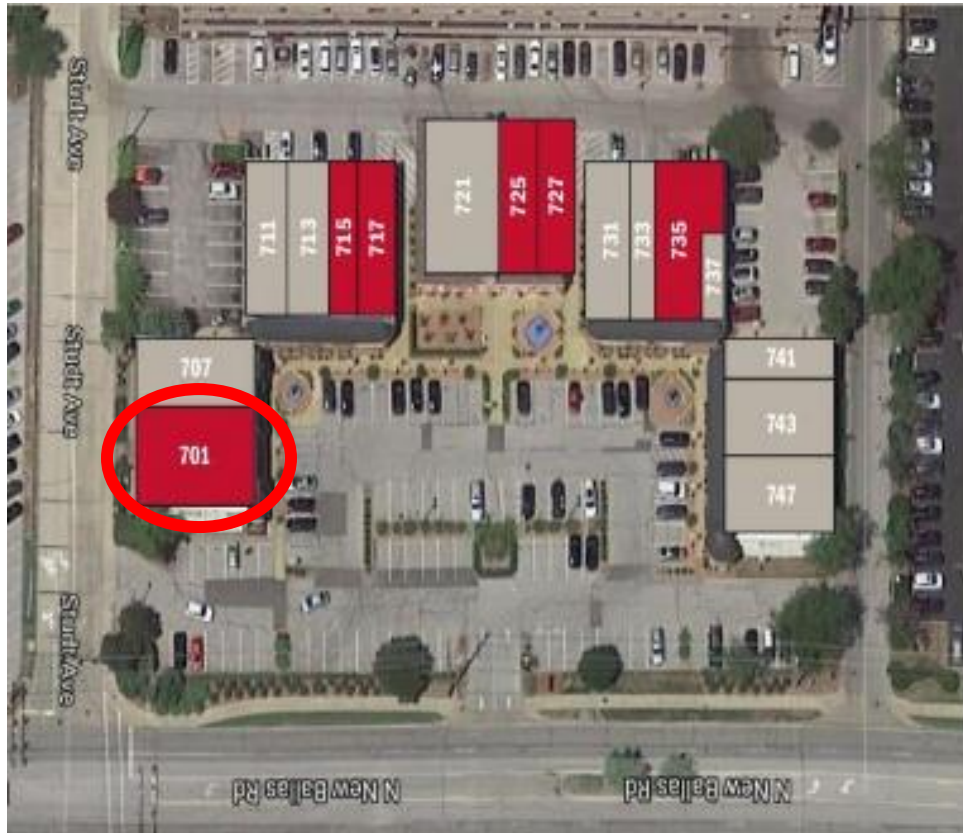


Figure 2: Proposed Location Site Plan.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	N/A
South	Commercial	CB-Core Business	Studt Road
East	Commercial	CB-Core Business	N. New Ballas Road
West	Commercial	CB-Core Business	Decker Lane

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use District (MU) place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is filling a space within a commercial building at Plaza Shops. No changes to the exterior of the building or site are

proposed. Therefore, the use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

ZONING REVIEW

NAICS 722511 Full-Service Restaurants are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Plaza Shops complex is 2.83 acres with approximately 26,000 square feet of retail space. The proposal is for 3,120 square feet thus representing roughly 12% of the complex's square footage.

Parking:

Parking regulations for restaurants are discussed under Section 405.820(F)(5)(a) Required Off-Street Parking Spaces requires one (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area plus one (1) parking space per each eight (8) seats in an outdoor seating area. Multi-tenant retail shopping centers designed for restaurant, retail uses and personal service establishments may combine the total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required, per Section 405.820(B)(1). The proposed use is a full service restaurant, serving both dine-in and carryout customers with a maximum number of 75 indoor seats and 16 outdoor seats.

Below is the current parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
701 New Ballas – Vacant (Former Pieology)	Proposed Sauce on the Side Restaurant (75 indoor seats and 16 outdoor)	3120	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft..	40
707 New Ballas – Vacant (Former Little Medical School)	General Retail	1500	4/1000 sq. ft	6
711 New Ballas – Edward Jones	Other Financial Services	1560	4/1000 sq. ft.	7
713 New Ballas – Excel Sports & Physical Therapy	Other Health Services	1575	4/1000 sq. ft.	7
715 New Ballas – Vitality Bowls	Restaurant < 16 Seats	1050	4/1000 sq. ft.	6
717 New Ballas – Hot Box Cookies	Restaurant < 16 Seats	1400	4/1000 sq. ft.	6
721 New Ballas – Oishi Sushi	Restaurant (94 indoor seats and 40 outdoor)	2800	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft.	48
725 New Ballas – Vacant (former Zoya's)	General Retail	1319	4/1000 sq. ft.	6
727 New Ballas – Vacant	General Retail	1426	4/1000 sq. ft.	6
731 New Ballas – Nail Salon	Services – Nail Salon	1643	4/1000 sq. ft.	7
733 New Ballas – Zang Chi	Restaurant < 16 seats	1190	4/1000 sq. ft.	5
735 New Ballas – Vacant	General Retail	1358	4/1000 sq. ft.	6
737 New Ballas – Vacant (Former Travel Masters, Inc.)	Services Other Personal Services	1038	4/1000 sq. ft.	5
741 New Ballas – Vacant	General Retail	919	4/1000 sq. ft.	4
743-745 New Ballas – Eyewearhouse	General Retail	2100	4/1000 sq. ft.	

747 New Ballas – Lab Corp	Other Health Services	2040	4/1000 sq. ft.	9
Submitted Plans for EVgo Electric Charging Stations	Car Charging Stalls		5 Spaces Proposed	5
Sub-total:				182
Minus 15% Reduction				-28
Total # of Parking Spaces Required:				154
Total Available On-site:				165
Excess Parking:				11

The ordinance for the former Cuisine D’Art indicated a total number of seats for indoor and outdoor was a maximum of 80, and it included both the former Pieology space and the Little Medical School space at 707 N. New Ballas Road. Pieology utilized the Cuisine D’ Art conditional use permit, as they were only reducing the size of the space, and reduced to seating to 70 indoor seats and 12 outdoor seats. At that time, the center utilized the adjacent property at 11850 Studt Ave. that was under the same ownership to meet with the minimum required parking. The properties have since been split up and sold to different entities, and the joint parking agreement was released. Because of this reduction in parking, the original Cuisine D’Art Conditional Use Permit was repealed. Plans have been submitted to install 5 EVgo electric car charging stations in the parking lot for Plaza Shops. These 5 charging stations would not count toward the total available parking provided at Plaza Shops as they are not available at all times for the use as required by Section 405.820 A.4.

The condition of approval to prohibit loading to and from Studt Avenue has been carried over from the prior ordinance.

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is not inconsistent with the goals and objectives of the Comprehensive Plan. and. Should the Planning and Zoning Commission view this request favorable, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 3,120 square foot Full Service Restaurant, NAICS 722511, establishment at 701 North New Ballas Road, within Plaza Shops.
2. Maximum seating permitted is limited to 75 indoor seats and 16 outdoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be 11:00 a.m. to 10:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator’s approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. Loading to and from Studt Avenue is prohibited.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.

8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

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

MOTION

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

“I move to recommend approval of a Conditional Use Permit for Sauce on the Side located at 701 N. New Ballas Road, within Plaza Shops, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of April 21, 2022” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 4/8/2022



Description: Sauce on the Side is proposed to be located in the corner unit most recently occupied by Pieology.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR A 3,120 SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT, FOR SAUCE ON THE SIDE, LOCATED AT 701 N. NEW BALLAS ROAD, WITHIN THE PLAZA SHOPS COMPLEX

WHEREAS, under Section 405.370(C), all eating and drinking places in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Ryan Mangialardo, of Sauce on the Side, submitted an application for a new conditional use permit for a 3,120 square foot restaurant, Sauce on the Side, with 75 indoor seats and 16 outdoor seats, at 701 N. New Ballas Road, within the Plaza Shops complex; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Thursday, April 21, 2022, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on April 21, 2022; and,

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

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

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

Attachment: Sauce on the Side CUP DRAFT ORD (Sauce on the Side CUP)

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a restaurant located at 701 N. New Ballas Road, in the "CB" Core Business zoning district, within the Plaza Shops complex, whose legal description is as follows:

Parcel A

A tract of land being Lot 'A' of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of Studt's Home Place and part of Lot 7 of The Lake House Farm Subdivision and part of vacated Decker Lane, according to the Plat thereof recorded in Book 345, page 557 of the St. Louis County Records.

Parcel B

A tract of land being Lot I of Weller Manor, according to the Plat thereof recorded in Book 105, page 1 of the St. Louis County Records and part of Lot 5 of Studt's Home Place according to the plat thereof recorded in Book 7 page 38 of the St. Louis County Records of the St. Louis County Records, situated within Section 3, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the point of on the Eastern Right of Way line of Decker Lane forty feet wide, at the Northwestern corner of Lot 2 of Weller Manor, as aforementioned; thence along said Eastern line and the Eastern line of land conveyed to the City of Creve Coeur (for the widening of Decker Lane), by Deed recorded in Book 7505, page 1930 of the St. Louis County Records, North 00 ° 52 minutes 55 seconds West, 200.57 feet to a point of curvature; thence Southwestwardly 39.65 feet, along a curve to the right having a radius of 25.00 feet and a chord bearing North 44 ° 35 minutes 32 seconds East to a point of tangency on the southern Right of Way line of Studt Avenue as widened to fifty feet by the Deed to the City of Creve Coeur, as aforementioned; thence along said Southern line East, 161.61 feet to a point on the Western line of a tract of land conveyed to Rose-Gold Nomen Company, by deed recorded in Book 6486 page 1867 of the St. Louis County Records; thence along Western line, South 00 ° 52 minutes 55 seconds East, 129.61 feet to a point; thence South 09 ° 42 minutes 03 seconds East, 94.59 feet to the Northeastern corner of Lot 2 Weller Manor, as aforementioned, thence along the Northern line of Lot 2, South 89 ° 07 minutes 05 seconds West, 201.38 feet to the point of beginning.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 3,120 square foot Full Service Restaurant, NAICS 722511, establishment at 701 North New Ballas Road, within Plaza Shops.
2. Maximum seating permitted is limited to 75 indoor seats and 16 outdoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be 11:00 a.m. to 10:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.

Attachment: Sauce on the Side CUP DRAFT ORD (Sauce on the Side CUP)

BILL NO. _____

ORDINANCE NO. _____

4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. Loading to and from Studt Avenue is prohibited.
6. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
7. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
8. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
9. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
10. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2022.

Attachment: Sauce on the Side CUP DRAFT ORD (Sauce on the Side CUP)

BILL NO. _____

ORDINANCE NO. _____

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Attachment: Sauce on the Side CUP DRAFT ORD (Sauce on the Side CUP)



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539
www.crevecoeurmo.gov

NOTICE OF PUBLIC HEARING

APPLICATION TO PLANNING AND ZONING COMMISSION #22-003: CONDITIONAL USE PERMIT FOR SAUCE ON THE SIDE AT THE PLAZA SHOPS LOCATED AT 701 N. NEW BALLAS ROAD

FOR THE MEETING OF: Thursday, April 21, 2022, 6:30 PM.

LOCATION: 701 N. New Ballas (see attached map). Zoned CB Core Business District

REQUEST: Ryan Mangialardo, of Sauce on the Side, has submitted an application for a conditional use permit to allow Sauce on the Side to occupy unit 701 in the Plaza Shops shopping center with approx. 75 indoor seats and 16 outdoor seats at 701 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The previous conditional use permit for this address was repealed due to a reduction in available parking.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review this request on Thursday, April 21, 2022, at 6:30 p.m., for recommendation to the City Council. Meetings are held in person in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. We encourage you to attend if you have any questions or wish to make a statement.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail blmoore@crevecoeurmo.gov.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References

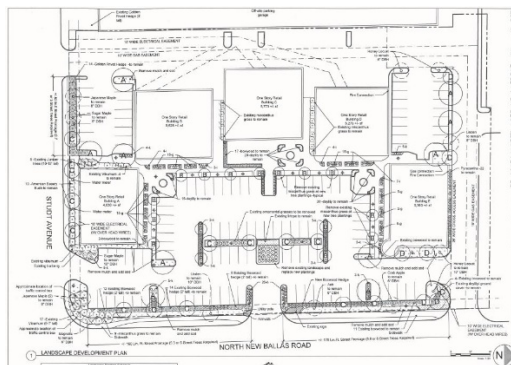
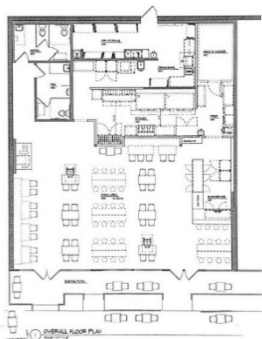
- Central Business District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit
- Section 405.540: Landscaping

APPLICANT: Ryan Mangialardo
Sauce on the Side
3140 Russell Blvd
St. Louis, MO 63104

PROPERTY OWNER: CH Retail Fund 1 St Louis Plaza Shops
3819 Maple Ave
Dallas, TX 75219



STAFF CONTACT: Bethany L. Moore, City Planner
CC: Nicole Greer and Tim Carney - Ward 2

Attachment: Applicant's Materials (Sauce on the Side CUP)

Aerial Photo



Attachment: Applicant's Materials (Sauce on the Side CUP)

city
of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

File #

22-003

RECEIVED

MAR 15 2022

BUILDING DEPT.

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<u>Ryan Margialardo</u> Name	<u>Ryan Margialardo</u> Name
<u>Sauce On The Side</u> Company (If Applicable)	<u>Sauce On the side</u> Company (If Applicable)
<u>701 North New Ballas</u> Address	<u>701 North New Ballas</u> Address
<u>Address</u>	<u>Address</u>
Telephone # <u>314-718-6145</u>	Telephone # <u>314-718-6145</u>
Fax # _____	Fax # _____
Email: <u>ryan.m@sauceontheside.com</u>	Email: <u>ryan.m@sauceontheside.com</u>
<u>[Signature]</u> Applicant's Signature	<u>[Signature]</u> Applicant's Representative's Signature

Property Information:	Owner's Acknowledgement (if different from applicant):
<u>701 North New Ballas</u> Address	<u>_____</u> Name
<u>Address</u>	<u>_____</u> Company (If Applicable)
<u>NA</u> Development Name (if any)	<u>Address</u>
<u>unknown</u> Current Zoning	<u>Address</u>
<u>unknown</u> Prior CUP Approvals (if known)	Telephone # _____
<u>_____</u>	Fax # _____
<u>_____</u>	Email: _____
<u>_____</u>	<u>_____</u> Owner's Signature

Attachment: Applicant's Materials (Sauce on the Side CUP)

Description of Requested Use (attach additional sheets as needed)

General Description of Business: Sauce On the side is a Fast Casual
Culcane Restaurant that serves culcane, Salads, Soda Beer
& wine. This location will have roughly 75-100 seats
with a patio.

Gross Floor Area – Existing and Proposed: 3000

Number of Seats (for restaurant only): 75-100

Number of Employees at the busiest shift: 10

Hours of Operation: 11am - 10pm

Current or Most Recent Use of the Property: Restaurant

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

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☒ Rationale	☐ Building elevations for new construction
☒ Site plan	☒ Photographs of existing structures
☒ Access and parking plan; (may be shown on site plan)	☒ Materials samples
☒ Landscape plan	☒ Legal Description in Word format
☒ Floor plan	☒ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

Preferred Public Hearing Date: Monday, April 4th, 2022.

****See attached schedule and confirm available meeting dates with Planning Division staff****

Office Use Only

☒ All Sections Complete
☒ All Documents, incl. e-Copies
☒ Fees Paid

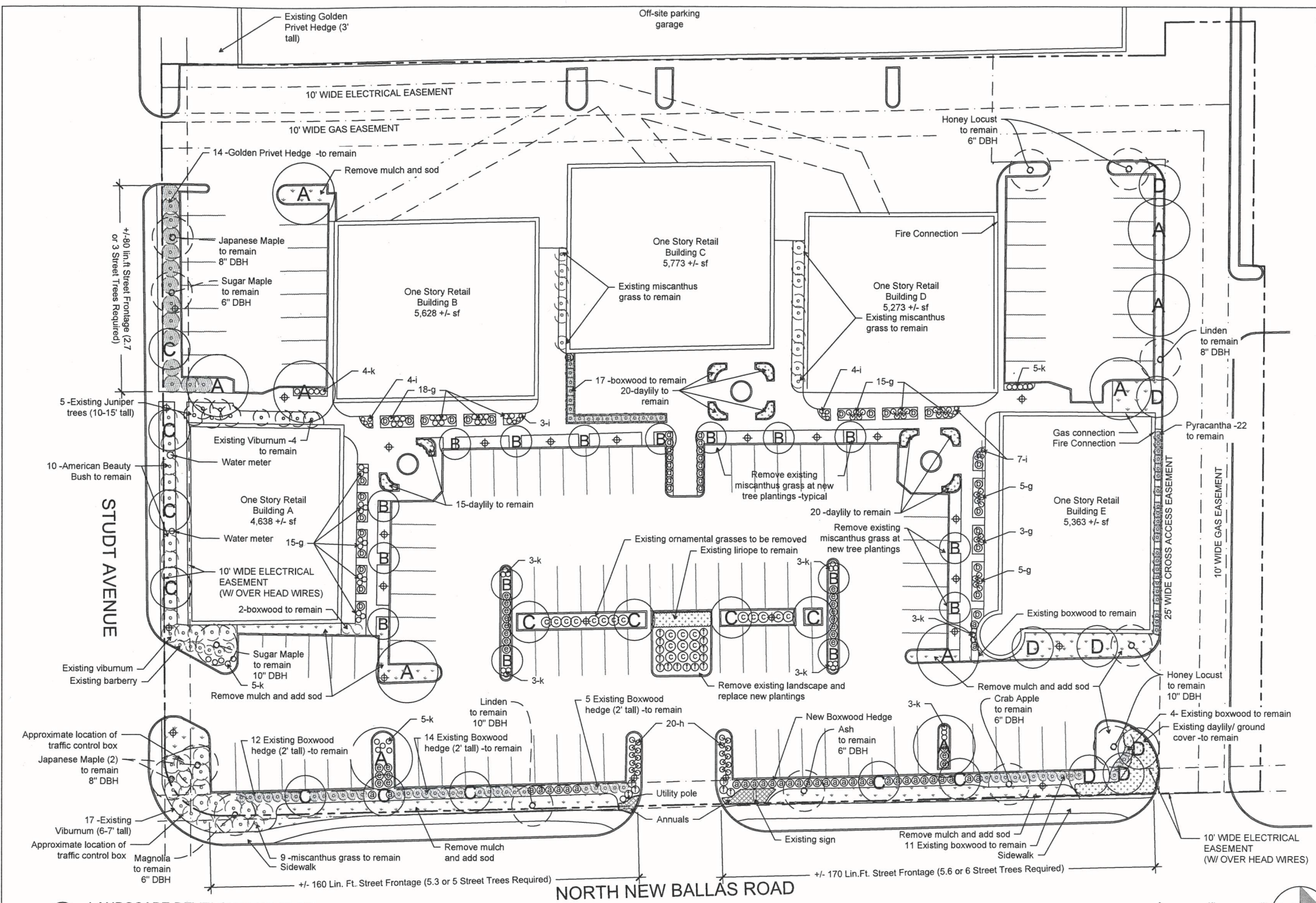
Received By:

Megan Walker

Date: 3/15/2022

Jason Jaggi, AICP, Director of Community Development
 Bethany Moore, City Planner
 Planning Department (314) 872-2501

Revised: 11/21



NOTES:
Property name and address: Plaza Shops located at 701 - 747 North New Ballas Road, Creve Coeur, MO 63141.

Site and building information depicted from the following sources:
1. Conceptual Landscape Plan by Architect/ Landscape Architect Kathy Williams & Associates, LLC for Hutkin Plaza Shops LLC, Dieleman Rock Island Investors, LLC and Studt Investors, LLC. Plan dated 6/18/1998 and last revision date 9/10/1998
2. Google Earth Imagery
3. St. Louis County GIS Service Center downloaded GIS map on April 27, 2021

Information depicted is not a real survey and shall not be used to depict real property information including but not limited to property boundary, building setbacks, easements, building location, walks, parking lot stalls, and all other elements on or below grade. Information field verified includes landscape plantings only are subject to change due to conditions beyond the control of Dermody & Associates, LLC.

Existing Landscape was observed on April 22, 2021 and on May 22, 2021 by Dermody & Associates, LLC.

NO SURVEY WAS CONDUCTED OR PROVIDED. INFORMATION DEPICTED FOR LANDSCAPE IMPROVEMENTS ONLY FOR CITY OF CREVE COEUR REVIEW AND APPROVAL. ALL UTILITY LOCATIONS ARE UNKNOWN.

LANDSCAPE PLAN NARRATIVE:
Previous approved landscape plan identifies 64 trees and is dated Fall 1998. Currently 18 trees are found on site; 13 deciduous and 5 evergreen trees. In addition to existing trees, large groupings of shrubs, ornamental grasses and perennials are found throughout the site. Proposed landscape identifies 46 new trees and 37 evergreen shrubs: proposed new tree total is 64 trees or equal to previous plan. Evergreen shrubs are located between parking lot and North New Ballas Road to provide a screen as required by code. Other parking areas along public ROW are screened with existing landscape plantings. (See matrix below.)

Proposed plan removes plantings so that new plantings can be installed.

Planning and Zoning Landscape Tree Matrix

Description	Qty
Landscape Concept Plan dated 6/18/1998	64
Existing trees on site (4/21/2021)	
Shade trees	13
Evergreen Trees	5
Trees to be installed	46

Proposed trees	
Canadian Red Choke Cherry	10
Upright Hornbeam	16
Redbud	13
Flowering Crab Apple	7
Total Proposed Trees	46

LEGEND:

Symbol	Description
(circle with dot)	Existing tree to remain
(dashed circle)	Existing evergreen hedge to remain
(dotted pattern)	Existing ornamental grasses/perennials to remain
(stippled pattern)	Existing shrubs to remain
(circle with A)	New Tree - see Landscape Planting Schedule
(dashed line)	New shrubs
(dotted line)	New lawn areas
(stippled line)	New annual bed

June 8, 2021 -for City of Creve Coeur review and comment

DERMODY & ASSOCIATES

Uisce beatha

LANDSCAPE ARCHITECTS
p h # 3 1 4 . 2 0 5 . 8 8 7 1
Missouri Certificate of Authority
2 0 0 9 0 2 0 2 0 8

Consultants:

Consultants:

Project:
Plaza Shops
701 - 747 North New Ballas Road
Creve Coeur, MO 63141

Drawing Prepared for:
CBRE | Property Management
190 Carondelet Plaza, Suite 1400
St. Louis, MO 63105

Revisions:

No.	Description	Date

Preliminary, not for construction, recording purposes or implementation

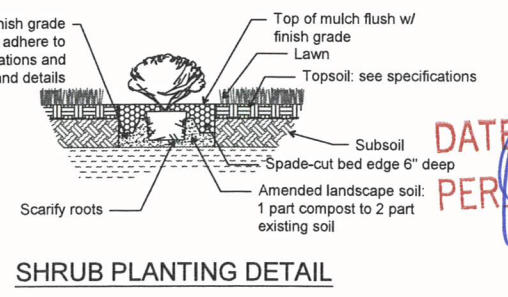
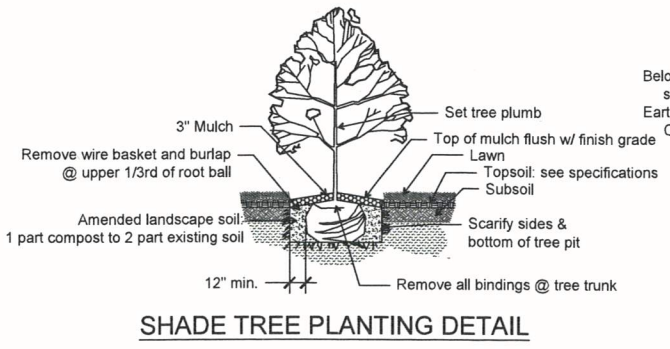
This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.

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Issue Date: 4/xx/2021
Drawn by: EMD
Checked By:
Sheet Title: Landscape Development Plan
Project Number: 729.001
Sheet Number: LDP-1

LANDSCAPE DEVELOPMENT PLAN

Key	Qty	Common Name	Botanical Name	Size
A	10	Canadian Red Choke Cherry	Prunus virginiana 'Canada Red'	3" Cal.
B	16	Upright Hornbeam	Carpinus betulus 'Fastigiata'	3" Cal.
C	13	Redbud	Cercis canadensis	3" Cal.
D	7	Flowering Crab Apple	Malus x hybrids	3" Cal.
a	37	Boxwood	Buxus sp. to match existing	2' tall
b	27	Pyramidal Boxwood	Buxus sp.	2' tall
c	22	Hydrangea	Hydrangea paniculata 'Little Lamb'	18-24"
d	22	Spiraea	Spiraea 'Magic Carpet'	12-18"
e	25	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
f	20	Rose	Rosa 'Red Drift'	3 Gal.
g	61	Daylily	Hemerocallis -red	1 Gal.
h	20	Daylily	Hemerocallis -yellow	1 Gal.
i	18	Variegated Liriope	Hemerocallis -yellow	1 Gal.
k	37	Catnip	Nepeta racemosa 'Walker's Low'	1 Gal.
110		sf annuals		
3400		sf areas to remove mulch and replace with sod		



APPROVED

DATE 6/1/21

PER [Signature]

CITY OF CREVE COEUR PLANNING DEPT.

LEGEND

NEW PARTITION

EXISTING PARTITION TO REMAIN

EXISTING PARTITION TO BE REMOVED

NEW DOOR

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

THD

TIM HOLLERBACH

DESIGNS

15408 877000 BALDWIN

ANNAPOLIS, MD 20740

301.261.9900

www.timhollerbachdesigns.com

The Professional Architect's seal affixed to this sheet indicates that the preparation of the architectural drawings was supervised by the architect or a registered professional architect who is duly licensed in the State of Maryland. The seal and signature of the architect are required by the State of Maryland for the registration of the drawings. The seal and signature of the architect are required by the State of Maryland for the registration of the drawings.



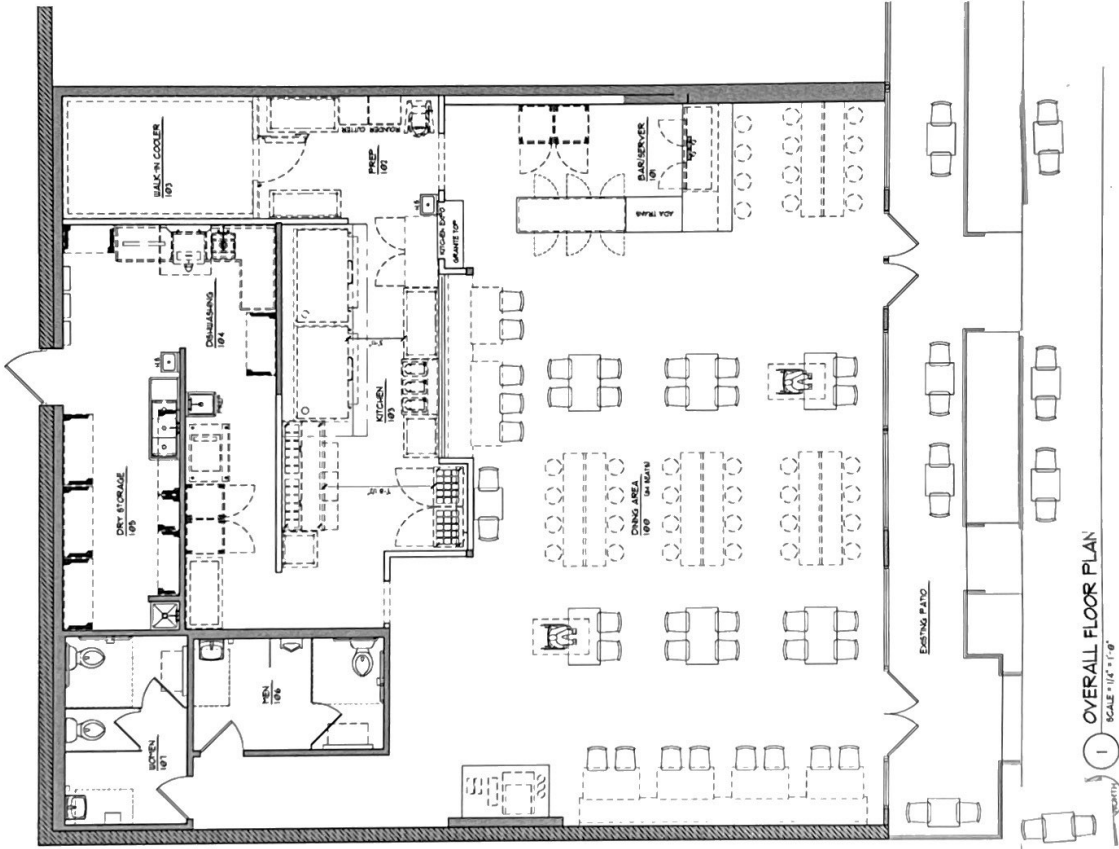
AN INTERIOR FINISH FOR:
SAUCE ON THE SIDE
701 N NEW BALLAS RD.
CREVE COEUR, MO 63141

PROJECT NO.	21-008
JOB NAME	SAUCE ON THE SIDE
ISSUE DATE	03/28/2022
BY	
CHECKED BY	
DATE	
REVISION	
DATE	
BY	
CHECKED BY	
DATE	

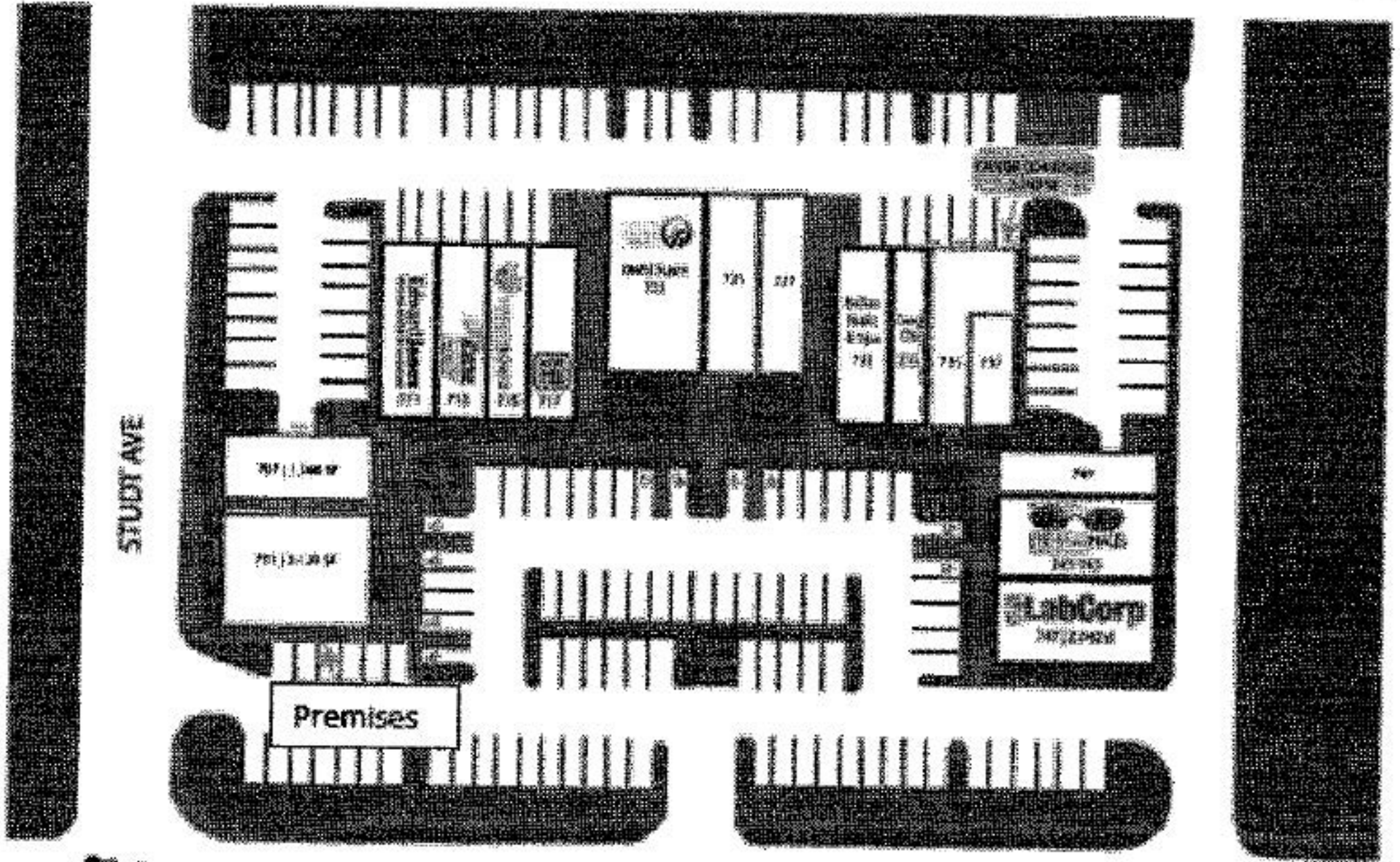
OVERALL FLOOR PLAN

A1.0

7.3.c

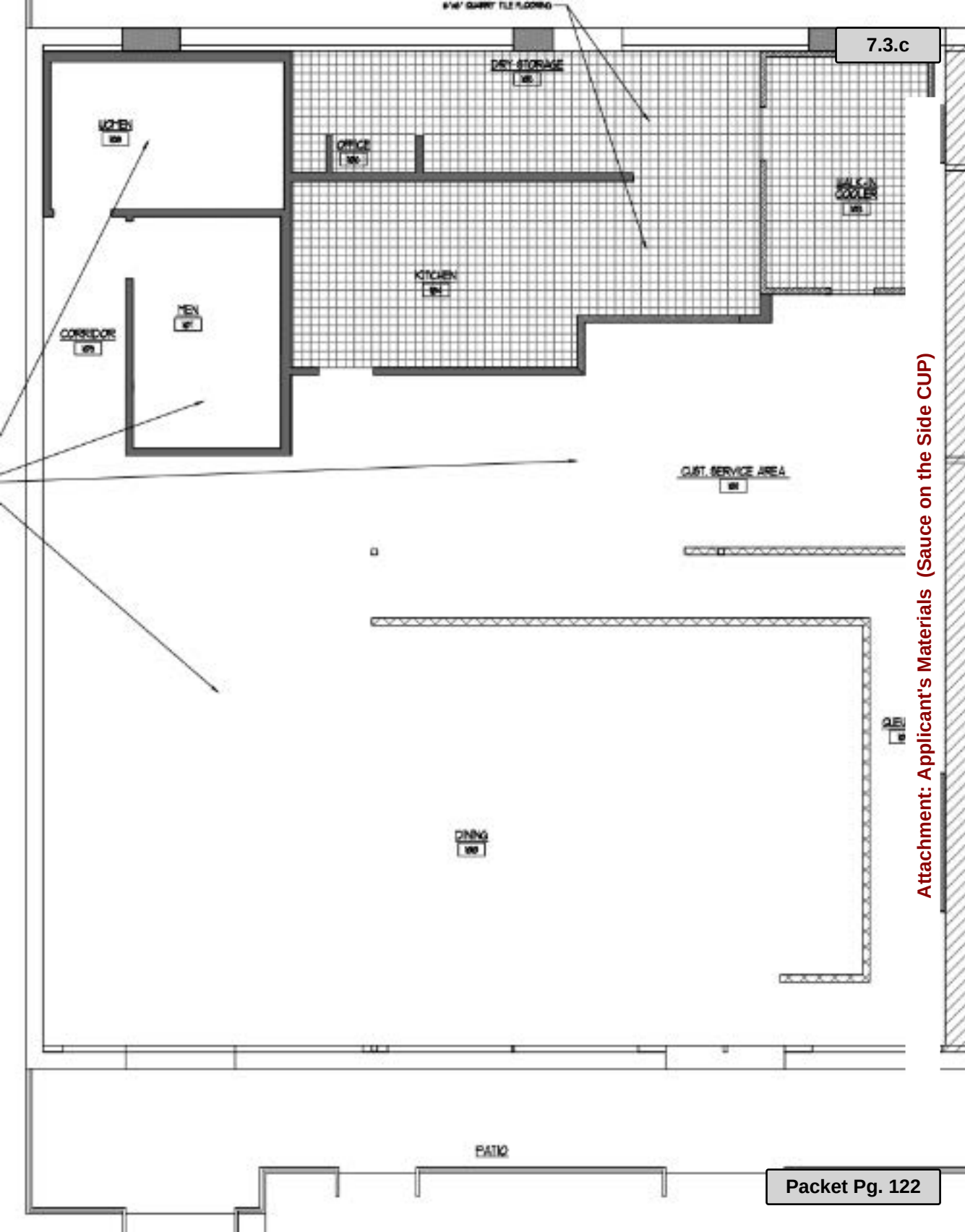


Attachment: Applicant's Materials (Sauce on the Side CUP)



NORTH NEW BALLAS RD

Attachment: Applicant's Materials (Sauce on the Side CUP)



Attachment: Applicant's Materials (Sauce on the Side CUP)





Creve Coeur City Hall
300 N. New Ballas Rd.
Creve Coeur, MO 63141

To the City of Creve Coeur,

Sauce on the Side is a fast casual restaurant that serves calzones, salads, beer, wine, and soda. Our Mission Statement is to provide the highest quality of food and service, create an atmosphere of fun and fairness, and to feed the community – and for the last decade, we have done just that! We are proud of the teams we have built, the growth we have achieved, and the service our restaurants have provided to the community during nearly two years of a pandemic.

Voted “Cheesiest Restaurant in America” by the Travel Channel, our hip fun environment, diverse menu options, and reasonable pricing creates a welcoming atmosphere for all ages and tastebuds! Our catering team consistently executes large corporate delivery orders, which local Creve Coeur businesses can count on as they welcome more employees back to the office. Our fast-casual environment is the perfect place for local high school teams to celebrate with a meal after a victory, or to grab carry-out dinner on the way home from practice. Our in-house delivery service and partnerships with third-party delivery providers, combined with a product that holds up amazingly well on quick drive, will be a tremendous value add to both Creve Coeur residents and guests alike. After all, what new parent or hungry visitor wouldn’t love a calzone as a break from hospital food!

As an ownership group, we have strong core values about being a part of the community, and the impact we intend to have in Creve Coeur is strictly a positive one! As our Mission Statement implies, we seek to strengthen communities by providing consistently excellent meals, an environment where all feel welcomed, and by being fair and fun employers as well. Whether it’s contributing a donation to a fund-raiser, hosting virtual cooking-classes to foster connection in a pandemic, or by participating in entertainment festivals, wherever we open a location we do so with the intent to be active contributors to our surrounding community. We feel confident that if a Conditional Use Permit is granted to Sauce on the Side, both the surrounding businesses and residents of Creve Coeur will be excited to see our “Coming Soon” sign. We appreciate your consideration.

Sincerely,

Ryan Mangialardo
Co-Founder & CEO

BILL NUMBER 3134**ORDINANCE NUMBER 2159**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A
CONDITIONAL USE PERMIT FOR AN EATING AND
DRINKING ESTABLISHMENT TO BE KNOWN AS CUISINE
D' ART TO BE LOCATED AT THE PLAZA SHOPS CENTER,
ADDRESSED AS 701 NORTH NEW BALLAS, IN THE 'CB'
CORE BUSINESS DISTRICT**

WHEREAS, application was made by Ms. Beth Williams for a Conditional Use Permit to operate an eating establishment at the Plaza Shops Center, located on N. New Ballas, north of Studt Avenue, zoned CB, Core Business District, and

WHEREAS, under Section 26-41-3(e), all eating and drinking establishments require the issuance of a Conditional Use Permit as defined under Section 26-114, and

WHEREAS, on October 15, 2001, the Planning and Zoning Commission of the City of Creve Coeur, by unanimous vote recommended approval of said application as per Section 26-114.4(b), and

WHEREAS, a Public Hearing was held by the Creve Coeur City Council on Monday, November 12, 2001, beginning at 7:30 p.m. or immediately following the close of the previous Public Hearing, on said application for the Conditional Use Permit as provided by Article 9, Section 26-114 of Ordinance Number 1903 of the City of Creve Coeur, and

WHEREAS, notice of publication for said Public Hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian on October 24, 2001 and in the West County Journal on October 22, 2001, newspapers of general circulation in the City of Creve Coeur, and

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

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

Now, therefore, be it Ordained by the City Council

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the construction and operation of a 3,120 sq. ft. eating and drinking establishment to be known as Cuisine d' Art at the Plaza Shops Center tenant space addressed as 701 N. New Ballas Road, located in the Plaza Shops development, zoned CB, Core Business District, subject to the hereinafter stated conditions, on the following described property:

Attachment: Ordinance 2159 Cuisine D'Art CUP (Sauce on the Side CUP)

Legal Description

Parcel A

A tract of land being Lot "A" of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of Studt's Home Place and part of Lot 7 of The Lake House Farm Subdivision and part of vacated Decker Lane, according to the Plat thereof recorded in Book 345, page 557 of the St. Louis County Records.

Parcel B

A tract of land being Lot 1 of Weller Manor, according to the Plat thereof recorded in Book 105, page 1 of the St. Louis County Records and part of Lot 5 of Studt's Home Place according to the plat thereof recorded in Book 7 page 38 of the St. Louis County Records of the St. Louis County Records, situated within Section 3, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the point of on the Eastern Right of Way line of Decker Lane forty feet wide, at the Northwestern corner of Lot 2 of Weller Manor, as aforementioned; thence along said Eastern line and the Eastern line of land conveyed to the City of Creve Coeur (for the widening of Decker Lane), by Deed recorded in Book 7505, page 1930 of the St. Louis County Records, North 00 ° 52 minutes 55 seconds West, 200.57 feet to a point of curvature; thence Southwestwardly 39.65 feet, along a curve to the right having a radius of 25.00 feet and a chord bearing North 44 ° 35 minutes 32 seconds East to a point of tangency on the southern Right of Way line of Studt Avenue as widened to fifty feet by the Deed to the City of Creve Coeur, as aforementioned; thence along said Southern line East, 161.61 feet to a point on the Western line of a tract of land conveyed to Rose-Gold Nomen Company, by deed recorded in Book 6486 page 1867 of the St. Louis County Records; thence along Western line, South 00 ° 52 minutes 55 seconds East, 129.61 feet to a point; thence South 09 ° 42 minutes 03 seconds East, 94.59 feet to the Northeastern corner of Lot 2 Weller Manor, as aforementioned, thence along the Northern line of Lot 2, South 89 ° 07 minutes 05 seconds West, 201.38 feet to the point of beginning.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

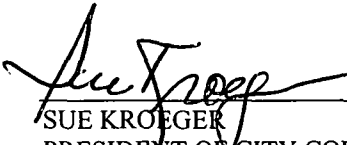
1. This Conditional Use Permit shall be for the operation of a 3,120 sq. ft. eating and drinking establishment as defined under Section 26-52.13 of the City of Creve Coeur Zoning Code.
2. Said use shall be located in the Plaza Shops Center tenant space addressed as 701 N. New Ballas Road, located in the Plaza Shops development as approved by the Creve Coeur City Council.
3. The maximum seating permitted is limited to 80 seats (including any outdoor seating on the north side of the building), as defined by the City's Zoning Ordinance.
4. The hours of operation shall be from 7:00 a.m. to 10:00 p.m., seven days a week.
5. The floor plan for the proposed restaurant shall be filed with the City's Zoning Administrator showing the type and location of all equipment, furniture, seating capacity, and other information which may be requested by the building official.
6. All signs for the restaurant must be in conformance with the City's sign regulations, and permits must be obtained for the erection or modification of any sign on the premises. Banners, pennants, fringe, light pinwheels or other similar devices for attracting attention may be displayed only in conformance with the City's current sign regulations. Exposed neon signs shall only be used in conformance with the current sign regulations of the City of Creve Coeur.

7. Should the restaurant desire an exclusive refuse container it shall be located adjacent to the restaurant. A new refuse container shall be located within a screened sight-proof storage area with the installation of a hose bibb to service the trash enclosure area. Trash pick-up for the facilities shall only occur between the hours of 8:00 a.m. and 8:00 p.m.
8. Trash pick-up for the facilities shall only occur between the hours of 8:00 a.m. and 8:00 p.m.
9. There shall be no outdoor storage or placement of any materials or equipment used in conjunction with the restaurant, including storage of outdoor tables, chairs and umbrellas.
10. Any mechanical equipment installed for the restaurant shall be properly screened with approved materials.
11. Additional business hours are permitted with the Department of Community Development's approval. Business hours can be approved for the catering of special events.
12. Employee parking, delivery and company vehicles shall be parked in the west parking area of the restaurant.
13. Loading to and from Studt Avenue is prohibited.
14. A sidewalk shall be installed by the owner of Plaza Shops on N. New Ballas Road and shall meet City standards, as directed by the Department of Community Development.
15. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
16. The seating area must have sufficient proper signs to comply with the "No Smoking" Ordinance Number 1392 and amending Ordinance Number 1548.
17. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s) or manager(s) including successive operator(s), owner(s) or manager(s) who shall forward to the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.
18. All conditions contained within this permit shall be posted upon the properties in such a manner that it is visible to the public and the operator of said facilities.
19. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
20. No Conditional Use Permit granted by the City Council shall be valid for a period longer than one year from the date it grants the Conditional Use Permit, unless within such period: (1) a Building Permit is obtained and construction is begun; or (2) if a Building Permit is not required, an Occupancy Permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
21. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease.
22. The use of outdoor speakers for the amplification of music shall be permitted and shall not exceed 50 decibels at the property line.

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

Section 4: This ordinance shall become effective 15 days after adoption by the City Council and the signing thereof by the Mayor.

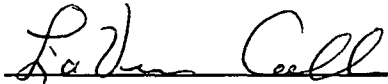
Adopted by City Council this 10 day of December, 2001.


SUE KROEGER
PRESIDENT OF CITY COUNCIL

Approved this 10 day of December, 2001.


ANNETTE KOLIS MANDEL
MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

Attachment: Ordinance 2159 Cuisine D'Art CUP (Sauce on the Side CUP)



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
#22-004: APPLICATION FOR A CONDITIONAL USE PERMIT
FOR EVERBOWL AT WEST OAK SQUARE LOCATED AT 11473
OLIVE BOULEVARD

FOR THE MEETING OF: Thursday, April 21, 2022, 6:30 PM

LOCATION: 11473 Olive Boulevard. Zoned CB Core Business District.

REQUEST: Anne Horton, has submitted an application for a conditional use permit to allow Everbowl to occupy the space at 11473 Olive Boulevard, Creve Coeur, MO 64141, in the West Oak Square shopping center. The location was previously used as a hair salon and will have 7 indoor seats. NAICS 722515 Snack and Non-Alcoholic Breakfast Bars require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council.

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 required findings for a conditional use permit?

Comprehensive Plan References

- Central Business District within the Mixed Use (MU) Place type

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Uses
- Section 405.820: Required Off-Street Parking Spaces
- Section 405.1070: Conditional Use Permits.

APPLICANT: Anne Horton
Ever Creve Coeur, LLC
1516 S Lindbergh Blvd
St. Louis, MO 63131

PROPERTY OWNER:

Pat Cunningham
Caplaco Nine, Inc
11850 Studt Ave P.O. Box 41921
St. Louis, MO 63141

Attachment: Staff Report (Everbowl CUP)

REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development
DATE: 04/12/2022
ATTACHMENTS: Applicant's Materials received March 18, 2022
Draft Ordinance

BACKGROUND:

West Oak Square, located at the northeast corner of Olive Boulevard and Craig Road, is a multi-tenant retail center anchored by the Dierbergs grocery store. The overall development consists of two retail buildings, an outlot building and a freestanding bank with a drive through. The entire center is zoned “CB” Core Business District.

The subject tenant space was previously a hair salon business before it became vacant. The proposed Everbowl food service establishment will occupy approximately 980 square feet within the retail center.

PROJECT DESCRIPTION

The Applicants are seeking approval for a new conditional use permit for Everbowl, a quick serve food establishment providing smoothies, bowls, coffee, and juices. No cooking is proposed as part of this use. The submitted floorplan shows the new business will have minimal indoor seating for up to 7 people. Outdoor seating is not proposed at this time. The hours of operation are 7:00 AM to 7:00 PM, seven days a week. The maximum number of employees is expected to be four at any one time. Deliveries by drivers employed by the business are not proposed. No changes to the exterior of the building or the site are proposed in association with this application. Trash is provided by shared dumpsters located behind the building.

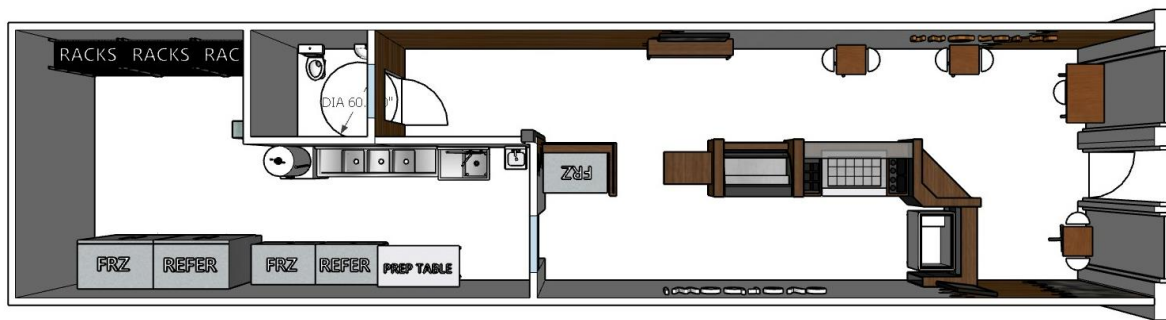


Figure 1: Applicant's Proposed Floor Plan.

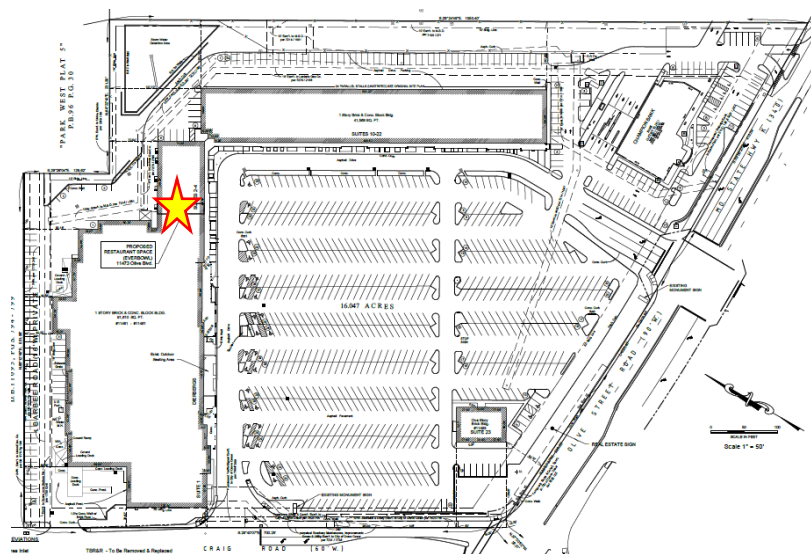


Figure 2: Site Plan of West Oak Square showing location of Everbowl.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Assisted living facility and single family residences	“CB” Core Business and St. Louis Co. R-3 Residential	N/A
South	Office Buildings	PO-Planned Office	Olive Blvd.
East	Single residences and general retail	St. Louis Co. R-3 Residential and “CB” Core Business	N/A
West	Office buildings and general retail	“CB” Core Business	Craig Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The subject property is located within the Central Business District (CBD) and Mixed-Use District (MU) that supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential uses on large development sites with centralized parking lots. These land uses are supported through primarily vehicular access with improved walkability; with pedestrian connections within developments and to neighboring commercial properties. The CBD district is designed to create an intense, urban thoroughfare setting along Olive Boulevard on large development parcels. The applicant is filling a vacant space within the retail development known as West Oak Square. No changes to the exterior of the building or site are proposed. The request is consistent with the Comprehensive Plan, as much as this proposal can be.

ZONING REVIEW

NAICS 722515 Snack and Non-Alcoholic Beverage Bars are permitted as conditional uses within the CB-Core Business District with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission. The proposal is for 980 square feet of space within a large shopping center positioned on a 16.05 acre site.

Parking:

The applicant has submitted updated parking information for the center, based on the current tenant mix. Based on this information, the total required number of parking spaces is 730, including the allowed 15 percent reduction for shopping centers per Section 405.820.B.1. The total number of off-street parking spaces provided is 927, which represents a surplus of 197 spaces above minimum city code. Section 405.820.F.5.b states that small restaurant uses (without drive thru, drive up or curbside service) that provide 16 or fewer seats are to provide parking based on a general retail use of 4 spaces per 1,000 square feet of floor area. This results in 4 spaces

DIERBERGS WEST OAK - PARKING TABULATION							
No.	Use	Use Category	Area S.F.		Req'd Parking ratio/1000 SF		Required Parking
1a	Dierbergs Supermarket	Supermarket	76,024	4	4/1,000 SF	304.10	304.10
		Plus	52	8	Seats @ 1 per 8 outdoor seats	6.50	6.50
	Chipotle Mexican Grill	Restaurant	3,043	4	4/1,000 SF	12.17	12.17
		Plus	80	3	Seats @ 1 per 3 seats	26.67	26.67
		Plus	26	8	Seats @ 1 per 8 outdoor seats	3.25	3.25
2a	Strange Donuts	Restaurant	1,024	4	4/1,000 SF	4.10	4.10
		Plus	11	3	Seats @ 1 per 3 seats	-	-
		Plus	-	8	Seats @ 1 per 8 outdoor seats	-	-
2b	The Joint	Health	960	4	4/1,000 SF	3.84	3.84
3	Everbowl	Restaurant	960	4	4/1,000 SF	3.84	3.84
		Plus	7	3	Seats @ 1 per 3 seats	2.33	-
		Plus	4	8	Seats @ 1 per 8 outdoor seats	0.50	-
4	One Hour Valet	Service	1,225	3.33	3.33/1,000 SF	4.08	4.08
5	UPS Store	Service	1,400	3.33	3.33/1,000 SF	4.66	4.66
6	Frame Factory	Retail	1,680	4	4/1,000 SF	6.72	6.72
7	Hair Saloon	Beauty Shop	1,820	10	10/1,000 SF	18.20	
		or	6	3.5	Stations @ 3.5 per Station	21.00	21.00
		Beauty Shop	1,400	10	10/1,000 SF	14.00	
8	Nail Spa	or	15	3.5	Stations @ 3.5 per Station	52.50	52.50
		Retail	1,800	4	4/1,000 SF	7.20	7.20
		Fitness	3,888	4	4/1,000 SF	15.55	15.55
10a	Stretch U	Fitness	1,500	4	4/1,000 SF	6.00	6.00
11	Cookies by Design	Retail	1,600	4	4/1,000 SF	6.40	6.40
12	Pizza Hut-Take Out	Restaurant	1,600	4	4/1,000 SF	6.40	6.40
13	Foot Healers	Health	1,600	4	4/1,000 SF	6.40	6.40
14	Mercy-Go Health	Health	4,000	4	4/1,000 SF	16.00	16.00
15	AAA	Insurance	2,400	4	4/1,000 SF	9.60	9.60
16	Pacific Dental	Health	3,200	4	4/1,000 SF	12.80	12.80
17a	Clarkson Eyecare	Retail	4,400	4	4/1,000 SF	17.60	17.60
17b	Jimmy Johns	Restaurant	2,000	4	4/1,000 SF	8.00	8.00
		Plus	10	8	Seats @ 1 per 8 outdoor seats	1.25	1.25
		Plus	50	3	Seats @ 1 per 3 seats	16.67	16.67
18	Crazy Bowls & Wraps ⁽¹⁾	Restaurant	1,600	4	4/1,000 SF	6.40	6.40
		Plus	30	4	Seats @ 1 per 3 seats	7.50	7.50
19	Nudo	Restaurant	2,240	4	4/1,000 SF	8.96	8.96
		Plus	68	3	Seats @ 1 per 3 seats	22.67	22.67
		Plus	18	8	Seats @ 1 per 8 outdoor seats	2.25	2.25
20 & 21	Gateway City Food & Brewery	Restaurant	11,360	4	4/1,000 SF	45.44	45.44
		Plus	300	3	Seats @ 1 per 3 seats	100.00	100.00
22	Verizon Wireless ⁽²⁾	Retail	3,900	4	4/1,000 SF	15.60	15.60
28	Enterprise Bank & Trust	Financial Inst.	19,508	3	3.33/1,000 SF	64.96	64.96
					TOTAL		858.00
					15% PARKING RATIO REDUCTION		730.00

(1) Required restaurant parking based on seats approved by CUP, not necessarily number of seats provided. Calcs based on actual number of seats.

(2) Gross building area of 22,950 SF x 85% = 19,508 SF

Parking Table	
Existing Parking Spaces:	927
Required Parking Spaces:	730

CONCLUSION AND RECOMMENDED CONDITIONS FOR APPROVAL

The proposal represents a small tenant space (less than 1,000 square feet) within a very large retail development. There will be limited offerings and no cooking at this location. Further the indoor seating is very minimal with 7 proposed. This use requires four parking spaces with plenty of parking provided on-site. Based on the above analysis, the request for a conditional use permit appears to not be in conflict with the goals of the Comprehensive Plan and meets the Zoning Ordinance requirements for conditional uses. Should the Planning and Zoning Commission recommend approval to the City Council, the suggested conditions below are provided and included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 980 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, establishment at 11473 Olive Boulevard, within West Oak Plaza.
2. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a review of the parking for West Oak Square to ensure zoning code compliance.
3. Hours of operation shall be 7:00 a.m. to 7:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

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

MOTION

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

"I move to recommend approval of a Conditional Use Permit for Everbowl located at 11473 Olive Boulevard, within the West Oak Shopping Center, subject to the conditions discussed."

Staff Report and Draft Ordinance for the meeting of April 21, 2022” (conditions may be added, eliminated, or modified by preceding motion).

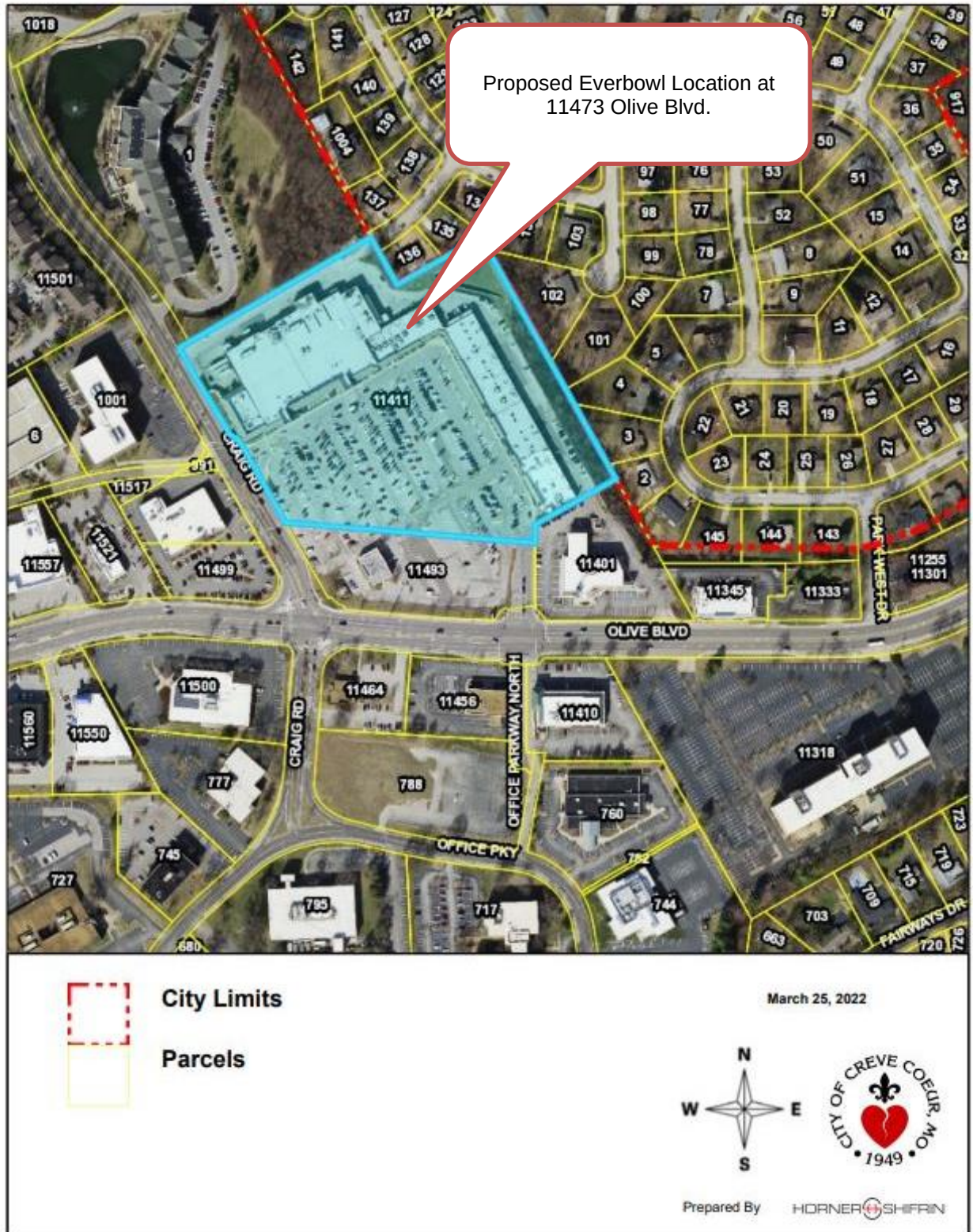
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



Attachment: Staff Report (Everbowl CUP)

APPENDIX 4: SITE PHOTOGRAPHS	Provided by Applicant
	Description: Gateway Coffee Company is proposed to be located between a chiropractor office and a cleaner's business.
	Description: Vacant retail space, formerly used by Fantastic Sam's where Everbowl is proposing to locate.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A NEW CONDITIONAL USE PERMIT FOR
EVERBOWL AT 11473 OLIVE BOULEVARD WITHIN THE WEST OAK SQUARE
SHOPPING CENTER**

WHEREAS, under Section 405.360(C), NAICS 722515 Snack and Non-Alcoholic Beverage Bars require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Anne Horton, business owner, has submitted an application for a conditional use permit for Everbowl, comprising approximately 980 square feet with 7 indoor seats, at 11473 Olive Boulevard, within the West Oak Square Shopping Center, zoned CB-Core Business District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Thursday, April 21, 2022, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for conditional use permit as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the request, subject to the conditions contained herein, at its meeting on April 21, 2022; and

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

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

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

Attachment: Draft Ordinance (Everbowl CUP)

BILL NO. _____

ORDINANCE NO. _____

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

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of Everbowl at 11473 Olive Boulevard, Creve Coeur, MO, 63141, within the West Oak Square Shopping Center, zoned CB-Core Business District, whose legal description is as follows:

A tract of land in U.S. Survey 1962, Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County Missouri, being more particularly described as follows:

Beginning at a point on the Northern line of Olive Street Road (Missouri State Highway K (340)) at its intersection with the Southwestern line of property conveyed to Onyx Corporation by Deed recorded in Book 6883, Page 1587 of the St. Louis County Records; thence along said Northern road line South 89 degrees 56 minutes 23 seconds West, 418.54 feet to a point of curve; thence Northwestwardly along a curve to the right having a radius of 2,819.93 feet, an arc distance of 226.40 feet to a point of tangency; thence continuing along said road line, North 85 degrees 27 minutes 37 seconds West, 229.29 feet to a point being the most Eastern corner of right-of-way dedicated to St. Louis County by Deed recorded in Book 7823, Page 57 of the St. Louis County Records, thence along the Northeastern line of said dedication North 57 degrees 33 minutes 52 seconds West, 26.51 feet to the most Western corner thereof, said point being on the Northeastern line of Craig Road, 60 feet wide, thence along said Northeast line of Craig Road, North 29 degrees 40 minutes 07 seconds West, 700.28 feet to the Northwest corner of property conveyed to Caplaco Nine, Inc., according to Deed recorded in Book 8244, Page 2390; thence Northeasterly, along the Northwest line thereof, North 60 degrees 12 minutes 45 seconds East 531.96 feet to a point in the Southwest line of PARK WEST PLAT 5, a subdivision according to the plat thereof recorded in Plat Book 96, Page 30 of the St. Louis County Records; thence along said Southwest line, South 29 degrees 26 minutes 00 seconds East, 129.60 feet to the most Southern corner of Lot 136 of said Subdivision; thence along the Southeast line of PARK WEST PLAT 5, North 60 degrees 22 minutes 10 seconds East, 231.30 feet to its intersection with a line being the direct Northwestwardly prolongation of the Southwest line of property conveyed to Schrier by Deed recorded in Book 5812, Page 423; thence Southeastwardly along said line and along the Southwest line of PARK WEST PLAT 4, a Subdivision according to the plat thereof recorded in Plat Book 94, Page 1, along the Southwest line of PARK WEST PLAT 1, a Subdivision according to the plat thereof recorded as Daily NO. 204 on May 16, 1958, along the Southwest line of PARK WEST PLAT 2, a subdivision according to the plat thereof recorded in Plat Book 86, Page 46 and along the Southwest line of property conveyed to Onyx Corporation, as aforementioned, South 29 degrees 24 minutes 48 seconds East, 1050.40 feet to the point of beginning and containing 16.047 Acres.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 980 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, establishment at 11473 Olive Boulevard, within West Oak Plaza.
2. Maximum seating permitted is limited to 16 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a review of the parking for West Oak Square to ensure zoning code compliance.

BILL NO. _____

ORDINANCE NO. _____

3. Hours of operation shall be 7:00 a.m. to 7:00 p.m., seven days a week. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings and as far from the public right-of-way as possible.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2022.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2021.

Attachment: Draft Ordinance (Everbowl CUP)

BILL NO. _____

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

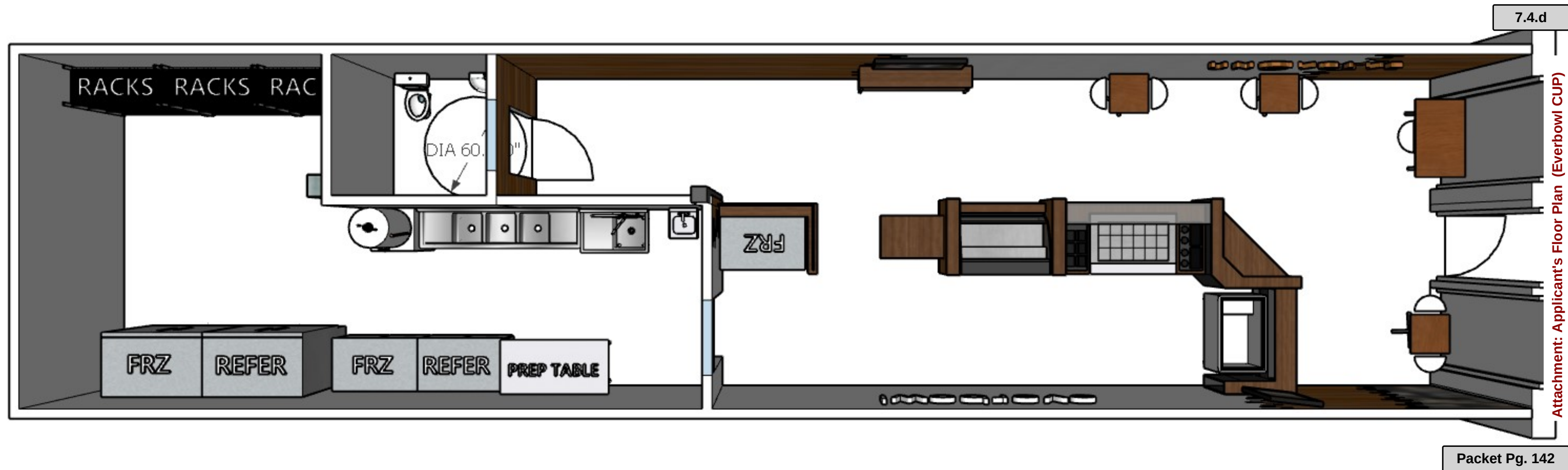
Attachment: Draft Ordinance (Everbowl CUP)

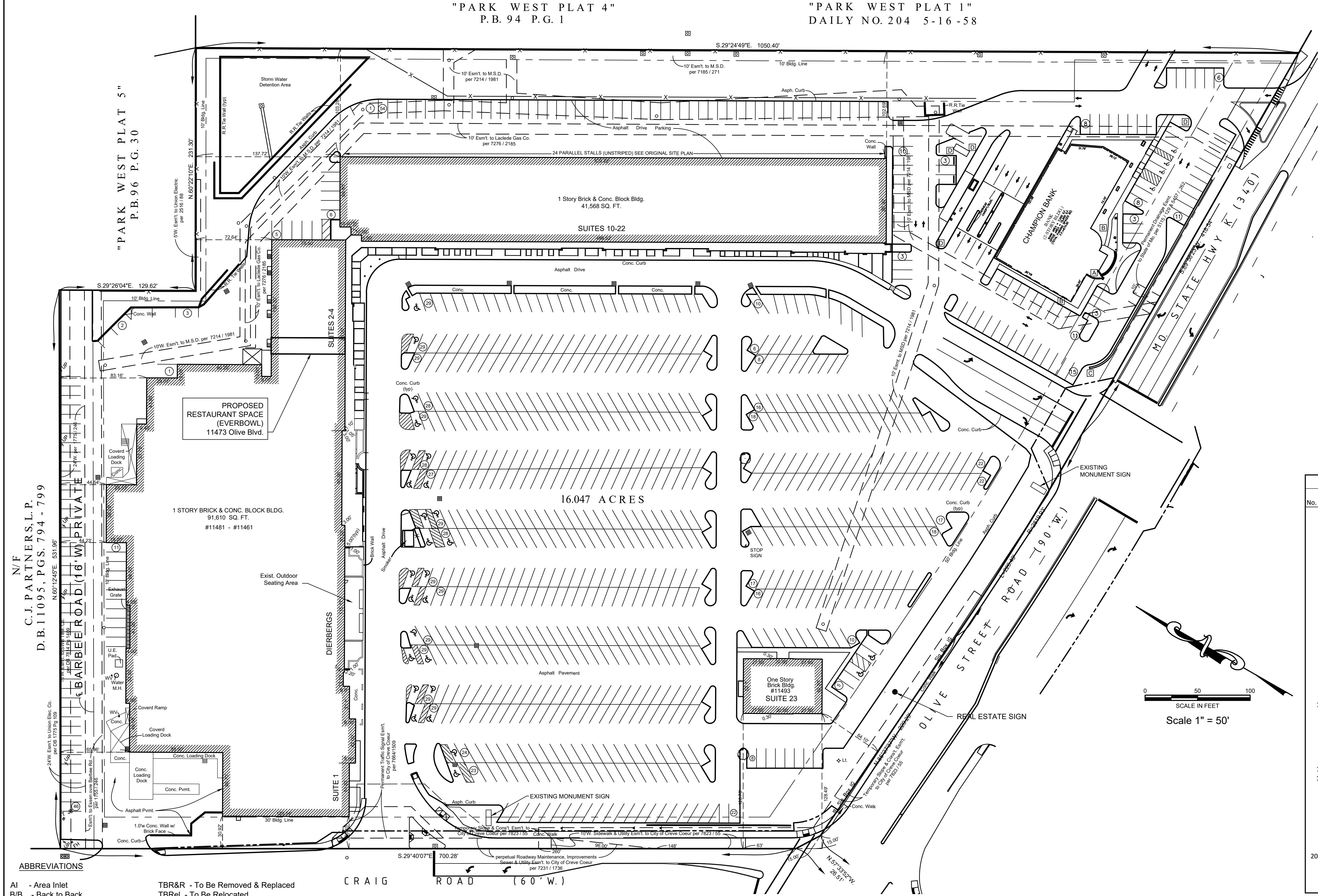
Rationale for Conditional Change of Use

11473 Olive Blvd

West Oak Square

Ever Creve Coeur LLC is requesting a Conditional Change of Use Permit for the space located at 11473 Olive Blvd. The prior tenant was a Fantastic Sam's Hair Salon. We propose to put an Everbowl in the space. Everbowl is a quick service food establishment. We make Crafted Superfood Bowls with frozen vegan gluten free bases, topped with granola, chia pudding or overnight oats and fresh fruit. We offer additional toppings of dried fruits, seeds, and honey or agave. We also sell fruit smoothies, coffee and have a retail case with water and fruit juices. We do not cook anything, so we don't need a hood added to the existing space. There is no similar business to Everbowl in West Oak Square or nearby.





- GENERAL NOTES:
1. Project name: Dierbergs West Oak
 2. Site address: 11481 Olive Boulevard, Creve Coeur, MO 63141.
 3. Owner/Developer: Caplaco Nine, Inc.
 4. County locator number is 17N410831.
 5. Site area is 16.047 acres.
 6. Current zoning: Core Business District
 7. Existing and Proposed use: Retail/Restaurant/Commercial
 8. Watershed: Creve Coeur Creek
 9. Fire District: Creve Coeur
 10. School District: Parkway
 11. Electric Service: Ameren UE
 12. Water Service: American Water Company
 13. Storm/Sanitary Service: St. Louis Metropolitan St. Louis Sewer District (MSD)
 14. Telephone Service: SBC/AT&T
 15. Stormwater detention has been provided in the existing basin during the original project.

DIERBERGS WEST OAK - PARKING TABULATION						
No.	Use	Use Category	Area S.F.	Req'd Parking ratio/1000 SF	Required Parking	Required Parking
1a	Dierbergs Supermarket	Supermarket	76,024	4 4/1,000 SF	304.10	304.10
	Plus		52	8 Seats @ 1 per 8 outdoor seats	6.50	6.50
	Chipotle Mexican Grill	Restaurant	3,043	4 4/1,000 SF	12.17	12.17
2a	Strange Donuts	Plus	80	3 Seats @ 1 per 3 seats	26.67	26.67
	Plus		26	8 Seats @ 1 per 8 outdoor seats	3.25	3.25
	Plus		1,024	4 4/1,000 SF	4.10	4.10
2b	The Joint	Plus	11	3 Seats @ 1 per 3 seats	-	-
	Plus		-	8 Seats @ 1 per 8 outdoor seats	-	-
	Plus		960	4 4/1,000 SF	3.84	3.84
3	Everbowl	Restaurant	960	4 4/1,000 SF	3.84	3.84
	Plus		7	3 Seats @ 1 per 3 seats	2.33	-
	Plus		4	8 Seats @ 1 per 8 outdoor seats	0.50	-
4	One Hour Valet	Service	1,225	3.33/1,000 SF	4.08	4.08
	UPS Store	Service	1,400	3.33/1,000 SF	4.66	4.66
	Frame Factory	Retail	1,680	4 4/1,000 SF	6.72	6.72
6	Hair Salon	Beauty Shop	1,820	10/1,000 SF	18.20	18.20
	or		6	3.5 Stations @ 3.5 per Station	21.00	21.00
	Nail Spa	Beauty Shop	1,400	10/1,000 SF	14.00	14.00
9	Sally Beauty Supply	Retail	1,800	3.5 Stations @ 3.5 per Station	52.50	52.50
	Orangetheory	Fitness	3,888	4 4/1,000 SF	7.20	7.20
	Stretch U	Fitness	1,500	4 4/1,000 SF	15.55	15.55
10a	Cookies by Design	Fitness	1,600	4 4/1,000 SF	6.00	6.00
	Pizza Hut-Take Out	Restaurant	1,600	4 4/1,000 SF	6.40	6.40
	Foot Healers	Health	1,600	4 4/1,000 SF	6.40	6.40
12	Mercy-Go Health	Health	4,000	4 4/1,000 SF	16.00	16.00
	AAA	Insurance	2,400	4 4/1,000 SF	9.60	9.60
	Pacific Dental	Health	3,200	4 4/1,000 SF	12.80	12.80
16	Clarkson Eyecare	Retail	4,400	4 4/1,000 SF	17.60	17.60
	Jimmy Johns	Restaurant	2,000	4 4/1,000 SF	8.00	8.00
	Plus		10	8 Seats @ 1 per 8 outdoor seats	1.25	1.25
18	Crazy Bowls & Wraps	Plus	50	3 Seats @ 1 per 3 seats	16.67	16.67
	Plus		1,600	4 4/1,000 SF	6.40	6.40
	Plus		30	4 Seats @ 1 per 3 seats	7.50	7.50
19	Nudo	Restaurant	2,240	4 4/1,000 SF	8.96	8.96
	Plus		68	3 Seats @ 1 per 3 seats	22.67	22.67
	Plus		18	8 Seats @ 1 per 8 outdoor seats	2.25	2.25
20 & 21	Gateway City Food & Brewery	Restaurant	11,360	4 4/1,000 SF	45.44	45.44
	Plus		300	3 Seats @ 1 per 3 seats	100.00	100.00
	Verizon Wireless	Retail	3,900	4 4/1,000 SF	15.60	15.60
28	Enterprise Bank & Trust	Financial Inst.	19,508	3 3.33/1,000 SF	64.96	64.96
	TOTAL				858.00	
	15% PARKING RATIO REDUCTION				730.00	

- (1) Required restaurant parking based on seats approved by CUP, not necessarily number of seats provided. Calcs based on actual number of seats.
- (2) Gross building area of 22,950 SF x 85% = 19,508 SF

Parking Table	
Existing Parking Spaces:	927
Required Parking Spaces:	730

G:\98xxx\98000-5_WESTOAK\Documents\Dierbergs West Oak-Parking Tabulation-20220311.xlsx

MSD Ref. No.: P-09925-07
MSD Base Map : 17N
Zip Code : 63141

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

the clayton engineering company, inc.

ENGINEERS • SURVEYORS • PLANNERS

11820 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63141
(314) 993-4100
A Missouri Professional Engineering Corporation (License No. 0000927)

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Clayton Engineering Co.
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REVISIONS

FILE: G:\98xxx\98000-5_WESTOAK\Drawings\Sheet West Oak-Everbowl.dwg

CREVE COEUR, MO 63141

11481 Olive Boulevard

11850 Studi Avenue

St. Louis, MO 63141

314-991-8900 (v) 314-991-2474 (f)

AMENDED SITE PLAN

DIERBERGS WEST OAK

Attachment: Applicant's Site Plan and Parking Tabulations (Everbowl CUP)

Prepared for:

Professional Engineer (E-26986)

DESIGNED: GMS

DRAWN: GMS

CHECKED: GMS

DATE: 3/11/2022

Project Number: 98000-5

Sheet Number: 1 of 1

Packet PG. 143



Attachment: Applicant's Pictures of Proposed Everbowl Creve Coeur (Everbowl CUP)



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
#22-006: AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT
FOR TRADICIONAL 314 LOCATED AT 810 N. NEW BALLAS ROAD

FOR THE MEETING OF: Thursday April 21, 2022

LOCATION: 810 N. New Ballas (see attached map). Zoned CB Core Business District.

REQUEST: Manuel Ornelas, of Tradicional 314, has submitted an application to amend the existing conditional use permit to allow a deck with covered outdoor seating providing 24 additional seats at 810 N. New Ballas Road, Creve Coeur, MO 63141. NAICS 722511 Full-Service Restaurants require a conditional use permit with review by the Planning and Zoning Commission and approval of an ordinance by the City Council. The existing conditional use permit for this address was approved by Ord. 5314 for 72 indoor seats.

ADDITIONAL INFORMATION: A conditional use permit was approved in 2013 for Zoups restaurant at this location. Prior to serving as a restaurant space, this portion of the shopping center had been a part of the Borders bookstore. The restaurant prior to the current occupant was Garbanzo's.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 Comprehensive Plan References

- Central Business District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit
- Section 405.540: Landscaping

APPLICANT: Manuel Ornelas
Tradicional 314
1513 Shadow Wood
Dr
St. Charles, MO 63303

**PROPERTY
OWNER:**

Mid County Real Estate, LLC
2128 Woodlet Park Drive
Chesterfield, MO 63107



REPORT PREPARED BY: Jason W. Jaggi, AICP, Director of Community Development
DATE: 4/14/2022
ATTACHMENTS: Applicant's Materials Received April 8, 2022
Ordinance 5314

BACKGROUND

The Applicants are seeking approval to amend the Conditional Use Permit (CUP) originally issued in 2013 for a Zoups restaurant within this tenant space to allow a covered outdoor deck for additional seating. After Zoups closed, the CUP was transferred to Garbanzo's who took over the space. The current restaurant, Tradicional 314 has been open since 2021. As this structure represents an expansion of the existing use an amendment to the conditional use permit is required. The Planning and Zoning Commission is also requested to review the design and materials of the deck and landscaping as a component of this CUP request.

PROJECT DESCRIPTION

The applicant has submitted plans to construct a covered deck in front of the restaurant within an existing landscaped area to provide outdoor seating. The covered deck will accommodate 6 tables with 24 seats. In conjunction with the deck plans, the Applicant has submitted a revised landscape plan within the vicinity of the project.

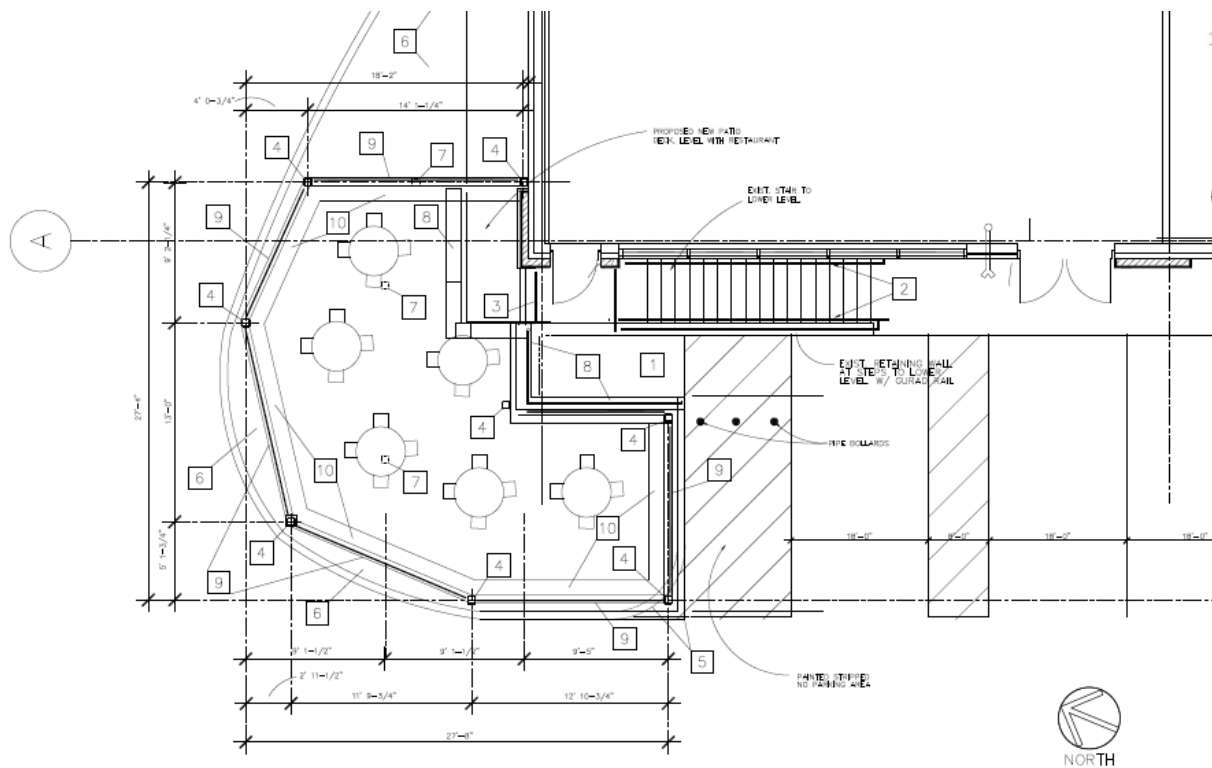


Figure 1: Applicant's Proposed Deck Seating Plan. The deck will add 24 outdoor seats.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hotel	CB-Core Business District	N/A
South	Retail Shopping Center	CB-Core Business District	Olive Boulevard
East	City Place, Office, Retail	CB-Core Business District	NA
West	Restaurant, Condo	CB-Core Business District	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and for the long-term Economic Growth & Community Services goal of providing the community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences (p. 47). The subject property is located within the Central Business District area, which is intended for a walkable, mixed-use shopping, dining, and entertainment district with gridded street pattern and storefront street level development, for high-intensity, mixed-use development, including dining, retail, office, and multi-family residential development with centralized shared-use structured parking located at the interior of the block. Within the CBD area, outdoor site amenities are encouraged to enhance vibrancy (p.72). Staff finds this request for additional outdoor seating to be consistent with the goal of the Comprehensive Plan to provide outdoor site amenities and to address changing consumer preferences for more outdoor options.

DESIGN GUIDELINES REVIEW

The Design Guidelines provide specific guidelines for restaurants which states that outdoor seating areas and fencing should be compatible and of an attractive design that is integrated with the main building's architecture (p. 11).

The proposed deck will have composite deck boards, manufactured by Trex, "Spiced Rum" in color, which is a dark tone brown color. The supporting structure underneath is galvanized steel, painted black. The deck rails will be matte black aluminum and the roof structure will be a membrane flat roof with a mansard decorative feature around the perimeter. The color of the decorative metal roof panels has not been provided. In addition, planters are proposed to hang over the top of the rails.

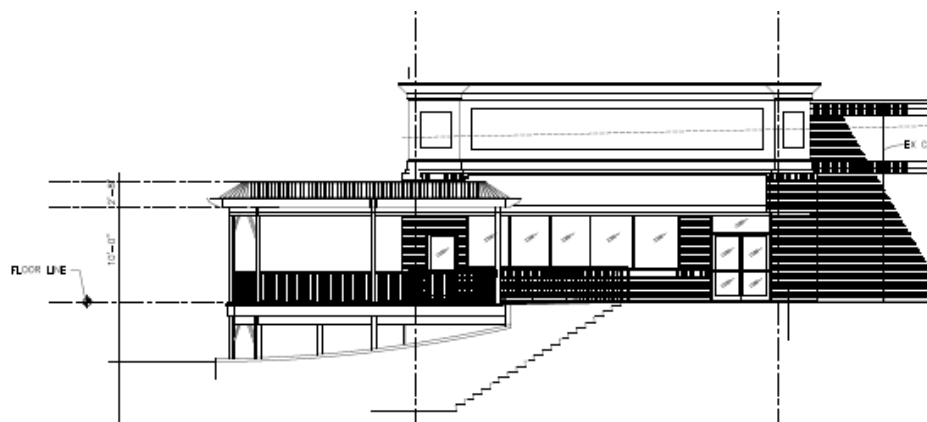


Figure 2: West elevation drawing showing the new covered deck placed in front of the restaurant.

This portion of the site has a steep slope from south to north. As such the metal structural elements will be visible from the street. To address this condition, staff would recommend that the deck be reduced in size to allow sufficient width for upright evergreens to be planted along the perimeter, within the existing landscape bed. It would not appear to result in the need to reduce the seating capacity of the deck to a great extent. Staff has discussed this with the project architect, and he appears agreeable to incorporating this change. As such staff has included a condition to reduce the size of the deck to allow for proper screening of the underneath structure. In addition, the roofing color should be discussed with the applicant to ensure that it is compatible with the building colors and not specific for this tenant.

The Planning and Zoning Commission should discuss these matters with the applicant at the meeting. The applicant will be present with material samples for review.

ZONING REVIEW

Because this request is limited to the review and approval of an outside deck, the relevant zoning requirements involve parking and site coverage.

Parking:

Section 405.820.F.5a. Off-Street Parking, requires 1 additional parking space per 8 seats in an outdoor seating area. Based on the submitted plans with 24 outdoor seats, 3 additional parking spaces are required.

In 2019, the City approved a boundary adjustment plat associated with the re-platting of the shopping center parcel and adjacent Ameren Substation parcel. The boundary adjustment was approved in association with the “land swap” to accommodate the relocated Ameren substation. It is also important to note that in 2013, with the addition of the Zoup’s restaurant approval, a parking study was completed as part of the conditional use permit. At the time, the total required parking for the shopping center was 140 spaces, where 187 spaces are provided on site. This included the 44 spaces that were part of the shopping center that is now the substation. With the removal of those spaces the substation, the shopping center has an excess of the required parking of 4 spaces. With approval of this proposal, which requires 3 additional spaces, the property will have a surplus of only 1 parking space. Staff has included a condition of approval that the applicant provide a current tenant list and parking calculation to verify the number of spaces available by use on-site.

Site Coverage:

Based on the 2019 review of the boundary adjustment, the site coverage for the shopping center coverage was pre-existing, non-conforming at 77.5%. The site coverage calculations for commercial developments provide an exemption for pedestrian features and site amenities. As such, the proposed outdoor deck does not count against the existing site coverage.

OTHER REVIEW ITEMS

The applicant has indicated the desire to provide live music on the deck. Staff has requested additional details such as the hours of the music, if the music will be amplified, etc. but we have received no response from the owner. The Planning and Zoning Commission should discuss the plans for live music with the applicant at the meeting and determine the appropriate conditions to regulate this component of the use.

SUMMARY AND RECOMMENDED CONDITIONS FOR APPROVAL

The applicant’s proposal meets with the objective of the comprehensive plan to provide additional outdoor amenities. These site elements also add to a sense of vibrancy in the City’s commercial districts. Staff has identified a few areas that need further discussion with the applicant as follows:

- Reduce the size of the deck to allow for perimeter landscaping in the form of evergreen upright plantings to screen the underneath structural components.
- The color of the decorative metal roofing component to ensure compatibility with the primary shopping center building
- Provide current parking calculations for staff review as part prior to issuance of the building permit.
- Live music plans

Based on the resolution of the above items, the request for an amended conditional use permit appears to meet all of the requirements of the Zoning Ordinance and goals and objectives of the Comprehensive Plan and Design Guidelines. Staff recommends approval subject to the conditions below which are included in the draft ordinance, pending additional amendments as discussed at the meeting:

1. Revised deck and landscape plans shall be submitted to reduce the size of the deck to allow sufficient space to provide perimeter landscaping in the form of a mixture of evergreen upright plantings to screen the underneath structural components for staff review and approval prior to the issuance of a building permit.
2. The final color of the decorative metal roofing component shall be approved by the Zoning Administrator to ensure compatibility with the primary shopping center building.
3. A final parking tabulation for the entire shopping center shall be provided for review by staff to confirm the availability of parking for the deck expansion

ACTION

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

MOTION

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

“I move to recommend approval of a Conditional Use Permit Amendment for the full-service restaurant located at 810 North New Ballas Road, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of April 21, 2022” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 4/7/22



Description:
Proposed
location for
deck
structure at
Tradicional
314.



Description:
Rear view of
proposed
deck
structure
location at
Tradicional
314.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CONDITIONAL USE PERMIT ORDINANCE NUMBER
5314 AUTHORIZING AN EXPANSION TO THE RESTAURANT SPACE FOR A
COVERED DECK FOR THE RESTAURANT LOCATED AT 810 NORTH NEW
BALLAS ROAD**

WHEREAS, under Section 405.210 Table A, all restaurants in the “CB” Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits;

WHEREAS, Ordinance No. 5314 authorized the issuance of a conditional use permit for a 2,837 square-foot restaurant with a condition that any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued;

WHEREAS, an application was submitted by Manuel Ornelas, of the Tradicional 314 restaurant for an amendment to their conditional use permit for a covered outdoor seating deck; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Thursday, April 21, 2022, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

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

WHEREAS, the Planning and Zoning Commission reviewed and, by a ___ vote, recommended approval of the conditional use permit amendment, subject to the conditions contained herein, at its meeting on April 21, 2022; and

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

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

1. Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs.
2. Will contribute to and promote the community welfare and convenience at the specific location.
3. Will not cause substantial injury to the value of neighboring property.
4. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning

BILL NO. _____

ORDINANCE NO. _____

district regulations and provisions of this Chapter, unless good cause exists for deviation there from.

5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

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

Section 1: Ordinance Number 5314 shall be amended to allow an additional 24 outdoor seats on a covered deck as described on the submitted plans subject to the following additional conditions:

1. Revised deck and landscape plans shall be submitted to reduce the size of the deck to allow sufficient space to provide perimeter landscaping in the form of a mixture of evergreen upright plantings to screen the underneath structural components for staff review and approval prior to the issuance of a building permit.
2. The final color of the decorative metal roofing component shall be approved by the Zoning Administrator to ensure compatibility with the primary shopping center building.
3. A final parking tabulation for the entire shopping center shall be provided for review by staff to confirm the availability of parking for the deck expansion
4. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations and floor plans shall be in substantial conformance with the plans submitted for Tradicional 314 received April 8, 2022, as bound together and submitted in conjunction with Application #22-006, except as amended by this Ordinance.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations set out in Ordinance 5314 as amended in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

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

ADOPTED THIS ____ DAY OF _____, 2022.

HEATHER SILVERMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

BILL NO. _____

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Attachment: 22-006.810 North New Ballas Road.AmendCUP.Draft Ordinance.04-22-2022 (Tradicional 314)



city
of

CREVE COEUR

PLANNING DIVISION

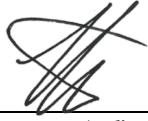
300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

File # _____

PLANNING AND ZONING COMMISSION AGENDA APPLICATION CONDITIONAL USE PERMIT

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
Manuel ornelas <i>Name</i> _____ <i>Company (If Applicable)</i> 1513 shadow wood dr. St. <i>Address</i> Charles mo 63303 <i>Address</i> 314 680 5429 <i>Telephone #</i> <i>Fax #</i> _____ Tradiconal314@gmail.com <i>Email:</i> Manuel R. O. <i>Applicant's Signature</i>	Robert Srote <i>Name</i> Srote & Co. Architects <i>Company (If Applicable)</i> 2900 S. Brentwood Blvd. <i>Address</i> Brentwood, MO 63144 <i>Address</i> 314-822-7006 <i>Telephone #</i> <i>Fax #</i> _____ ras@sroteco.com <i>Email:</i>  <i>Applicant's Representative's Signature</i>

Property Information:	Owner's Acknowledgement (if different from applicant):
Tradiconal 314 <i>Address</i> 810 N. New Ballas Rd. <i>Address</i> Mariott Courtyard Plaza <i>Development Name (if any)</i> CB - Core Business District <i>Current Zoning</i> <i>Prior CUP Approvals (if known)</i> _____ _____	<i>Name</i> _____ <i>Company (If Applicable)</i> _____ <i>Address</i> _____ <i>Address</i> _____ <i>Telephone #</i> _____ <i>Fax #</i> _____ <i>Email:</i> _____ _____ <i>Owner's Signature</i>

Attachment: Conditional Use Permit Application Package - Tradiconal 314 (Tradiconal 314)

Description of Requested Use (attach additional sheets as needed)General Description of Business: Restaurant covered outdoor dining addition.

adding a nice place outdoor for customers can
have a meal on a nice weather outside

Gross Floor Area – Existing and Proposed: 557 Proposed, xxx ExistingNumber of Seats (for restaurant only): 24Number of Employees at the busiest shift: 14Hours of Operation: Mon.- Sat. 10AM - 9PM, Sun. 9AM - 6PMCurrent or Most Recent Use of the Property: BusinessWill the applicant apply for a liquor license: Yes ☐ No ☐**Rationale**

Please describe in detail, on an attached sheet, the reasons why you believe the request for a conditional use permit should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

Submittal Checklist

☐ Rationale	☐ Building elevations for new construction
☐ Site plan	☐ Photographs of existing structures
☐ Access and parking plan; (may be shown on site plan)	☐ Materials samples
☐ Landscape plan	☐ Legal Description in Word format
☐ Floor plan	☐ Fees: \$250 (non-refundable)
☐ Electronic copies of all materials	☐ \$2000 (refundable deposit)
	☐ Other items as requested by staff

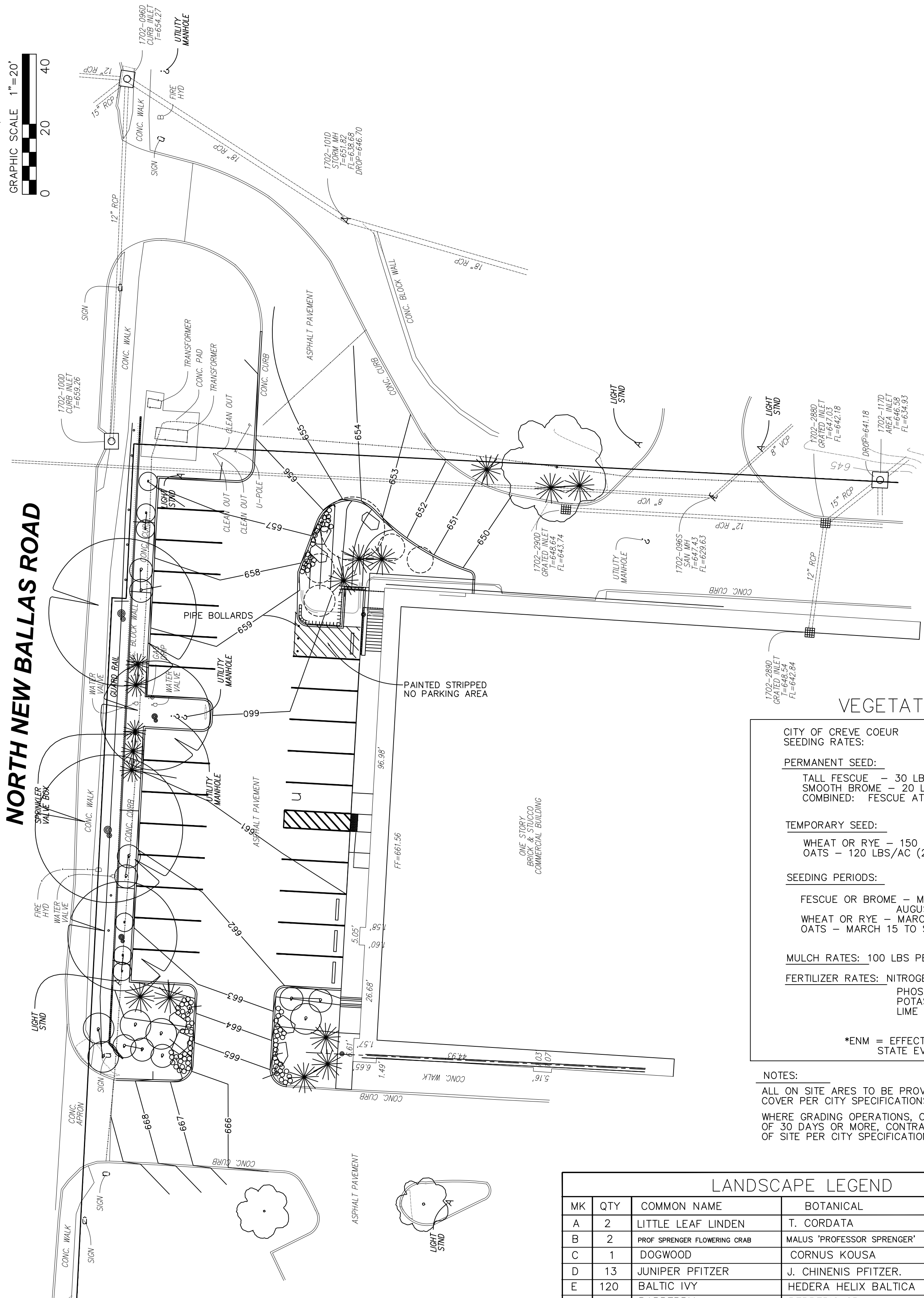
Preferred Public Hearing Date: Monday, _____, 20__.****See attached schedule and confirm available meeting dates with Planning Division staff******Office Use Only**☐ All Sections Complete

Received By: _____

☐ All Documents, incl. e-Copies☐ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development**Bethany Moore, City Planner****Planning Department (314) 872-2501****Revised: 11/21**



GREEN SPACE CALCULATION

TOTAL AREA OF WEST LOT SHOWN ON THIS PLAN: 11,711 SF
AREA OF EXISTING PLANT ISLANDS: 501.63 SF - 4.28%
AREA OF NEW PLANT ISLANDS: 1,723.24 SF - 14.714%

THE PLAN REPRESENTS A 300% INCREASE OF GREEN SPACE AND A REDUCTION OF IMPERVIOUS - PAVED AREA OF 1,222 SF OR 10.43% OF THE WEST LOT AREA.

VEGETATION ESTABLISHMENT

CITY OF CREVE COEUR
SEEDING RATES:

PERMANENT SEED:

TALL FESCUE - 30 LBS/AC
SMOOTH BROME - 20 LBS/AC
COMBINED: FESCUE AT 15 LBS/AC AND BROME AT 10 LBS/AC

TEMPORARY SEED:

WHEAT OR RYE - 150 LBS/AC (3.5 LBS PER SF)
OATS - 120 LBS/AC (2.75 LBS PER SF)

SEEDING PERIODS:

FESCUE OR BROME - MARCH 1 TO JUNE 1
AUGUST 1 TO OCTOBER 1
WHEAT OR RYE - MARCH 15 TO NOVEMBER 1
OATS - MARCH 15 TO SEPTEMBER 15

MULCH RATES: 100 LBS PER 1,000 SF (4,356 LBS PER AC)

FERTILIZER RATES: NITROGEN 30 LBS/AC
PHOSPHATE 30 LBS/AC
POTASSIUM 30 LBS/AC
LIME 600 LBS/AC ENM*

*ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER
STATE EVALUATION OF QUARRIED ROCK.

NOTES:

ALL ON SITE AREAS TO BE PROVIDED WITH PERMANENT SEED WITH STRAW COVER PER CITY SPECIFICATIONS.

WHERE GRADING OPERATIONS, OR DELAY SUSPEND SITE WORK FOR A PERIOD OF 30 DAYS OR MORE, CONTRACTOR IS TO PROVIDE TEMPORARY SEEDING OF SITE PER CITY SPECIFICATIONS.

LANDSCAPE LEGEND

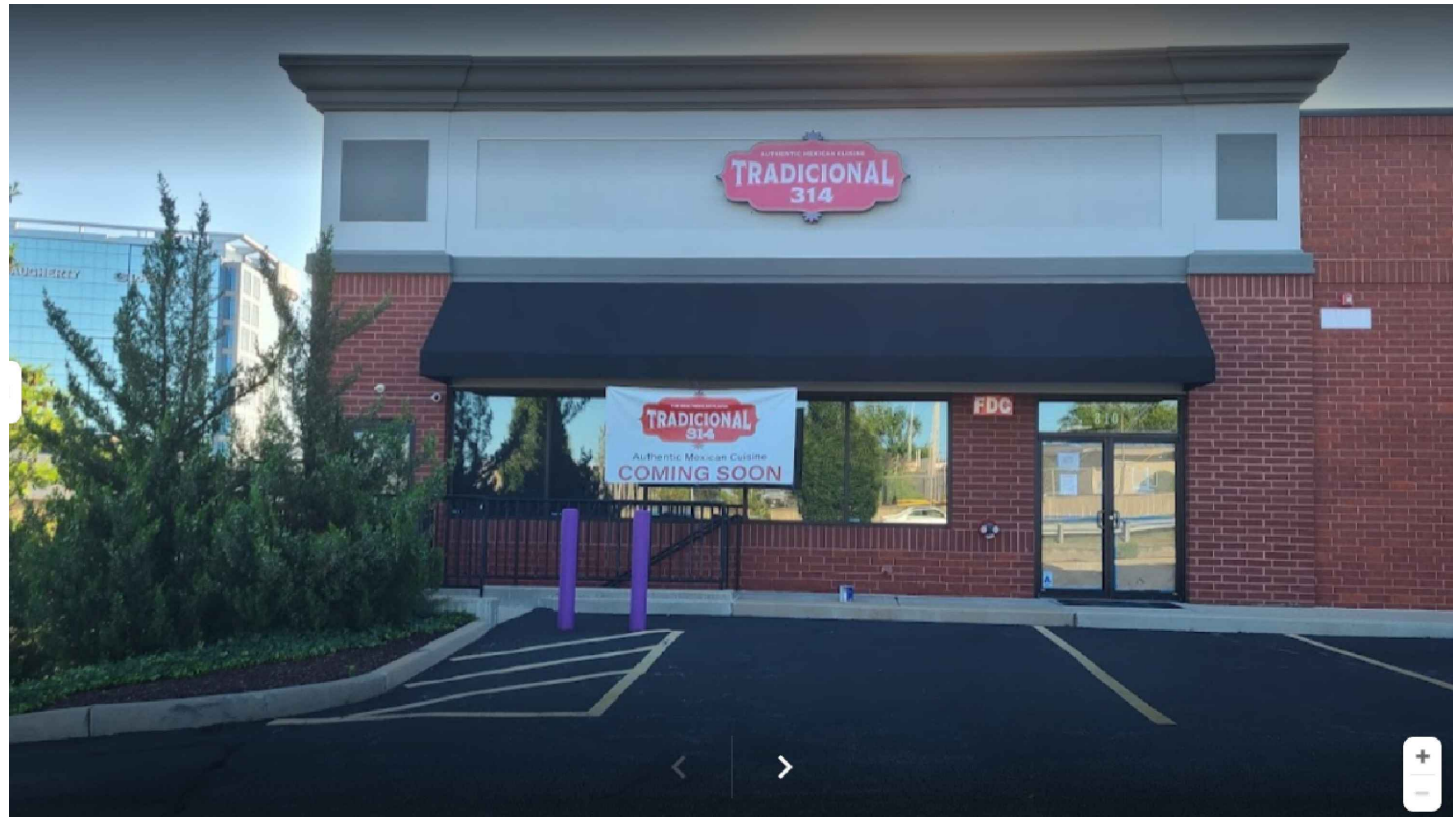
MK	QTY	COMMON NAME	BOTANICAL	SIZE-COMMENT
A	2	LITTLE LEAF LINDEN	T. CORDATA	12" BALL & BURLAP
B	2	PROF SPRENGER FLOWERING CRAB	MALUS 'PROFESSOR SPRENGER'	10" BALL & BURLAP
C	1	DOGWOOD	CORNUS KOUSA	SPECIMEN 3" ORNAM.
D	13	JUNIPER PFITZER	J. CHINENIS PFITZER.	BALL & BURLAP - 6"H
E	120	BALTIC IVY	HEDERA HELIX BALTICA	12" O.C. STAGGARD
F	8	BARBERRY	BERBERIS SP	BALL & BURLAP - 12"
G	EX	DWARF WHITE PINE	P. STROBUS NANA	BALL & BURLAP (EXIST)
H	6	CHINA BOY/GIRL HOLLY	ILEX MESERVEAE 'CHINA B/G' TM	10" BALL & BURLAP
J		NOT USED		
K	8	OREGON GRAPE	MAHONIA AQUIFOLIUM	12" BALL & BURLAP

ALL LANDSCAPE AREA ARE TO BE PROVIDED WITH IRRIGATION SYSTEM COVERAGE



2 existing structure - north elevation

scale: nts



3 existing structure - west elevation

scale: nts

MID COUNTY REAL ESTATE, LLC
RENOVATIONS TO WEST FACADE AND PARKING
11745 OLIVE STREET ROAD
CITY OF CREVE COEUR, MISSOURI



KEY PLAN

BUILDING CODE INFORMATION BLOCK

JURISDICTION: CITY OF CREVE COEUR, MISSOURI

BUILDING CODE: 2015 IBC

OCCUPANCY CLASSIFICATION: BUSINESS-NO CHANGE

CONSTRUCTION TYPE: 2B NON-COMBUSTIBLE

FULLY SPRINKLERED

BUILDING AREA: EXISTING BUILDING - NO CHANGE

CODE ALLOWABLE: EXISTING - NO CHANGE

EXTERIOR ELEVATION CHANGE ONLY



ARCHITECTS | PLANNERS | INTERIORS

2900 south brentwood blvd
brentwood, missouri
63144

telephone: 314.822.7006
toll free: 855.359.3516
website: www.sroteco.com

srote & company, llc
missouri certificate of authority
2013000205

project / location:

outdoor deck addition

tradicional 314
810 n. new ballas rd.
creve coeur, missouri
63141

tenant:

tradicional 314

olive boulevard
creve coeur, missouri
63141

builder / developer:

date
description

issue date:

NFC march 17, 2022

phase:

construction drawings

sheet title:

site plan

drawn by:

jdl/rrh

checked by:

total pages in set:

5

architect's seal:



robert anthony srote - architect
A-2020040052

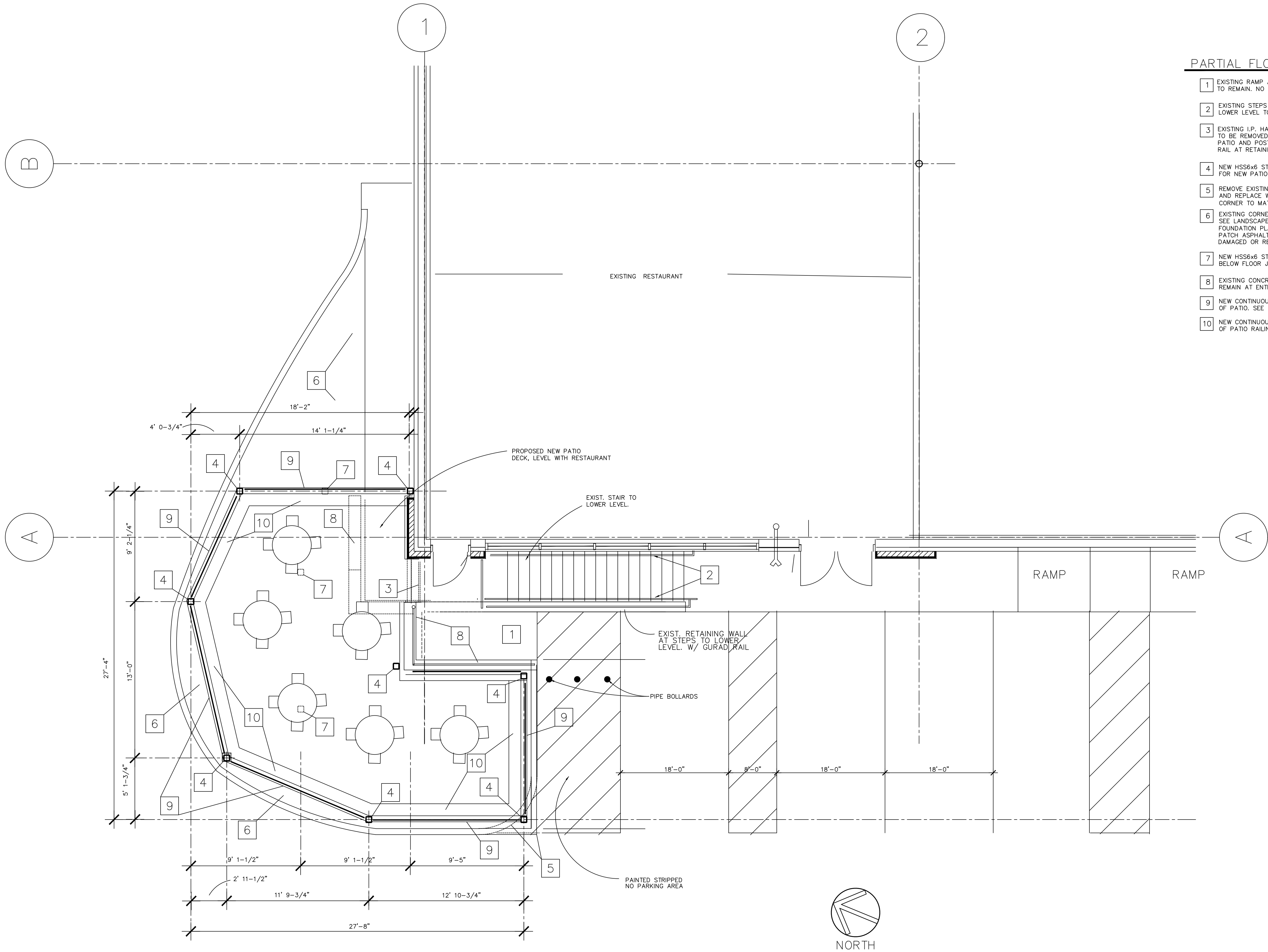
the professional architect's seal affixed to this sheet applies only to the material and items shown on this sheet. all drawings, measurements or other documents for which this seal shall not be deemed a guarantee of accuracy, and the architect expressly disclaims any and all responsibility for such plans, drawings or documents not submitted for the seal.

sheet no:

A-1

project number:

21-045



PARTIAL FLOOR PLAN NOTES

- 1 EXISTING RAMP AND PARKING DROP OFF TO REMAIN. NO CHANGE.
- 2 EXISTING STEPS AND HANDRAIL TO LOWER LEVEL TO REMAIN.
- 3 EXISTING I.P. HANDRAIL AT PLATFORM TO BE REMOVED AT NEW OPENING TO PATIO. AND POST PROVIDED AT END OF RAIL AT RETAINING WALL.
- 4 NEW HSS6x6 STEEL POST AT CORNER LOCATIONS FOR NEW PATIO DECK STRUCTURE.
- 5 REMOVE EXISTING CURVE ASPHALT CORNER AND REPLACE WITH NEW SQUARED ASPHALT CORNER TO MATCH EXISTING.
- 6 EXISTING CORNER PLANTING AREA TO REMAIN. SEE LANDSCAPE PLAN FOR REMOVAL AND NEW FOUNDATION PLANTINGS. PROVIDE NEW MULCH AND PATCH ASPHALT CURB TO MATCH EXISTING WHERE DAMAGED OR REMOVED.
- 7 NEW HSS6x6 STEEL POST AT FLOOR FRAME BEAMS BELOW FLOOR JOISTS, SEE FRAMING PLAN.
- 8 EXISTING CONCRETE RETAINING WALL TO REMAIN AT ENTRANCE, RAMP AND BELOW DECK.
- 9 NEW CONTINUOUS GUARD RAIL AT PERIMETER OF PATIO. SEE DETAIL.
- 10 NEW CONTINUOUS PLANTER ON DECK SIDE OF PATIO RAILING. SEE DETAIL.



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creve coeur, missouri
63141
tenant:

tradicional 314

olive boulevard
creve coeur, missouri
63141

builder / developer:

no	date
	description

issue date:
NFC march 17, 2022

phase:
construction drawings

sheet title:
floor plan

drawn by:
jdl/rrh

checked by:

total pages in set:
5

architect's seal:



robert anthony srote - architect
A-2020040052

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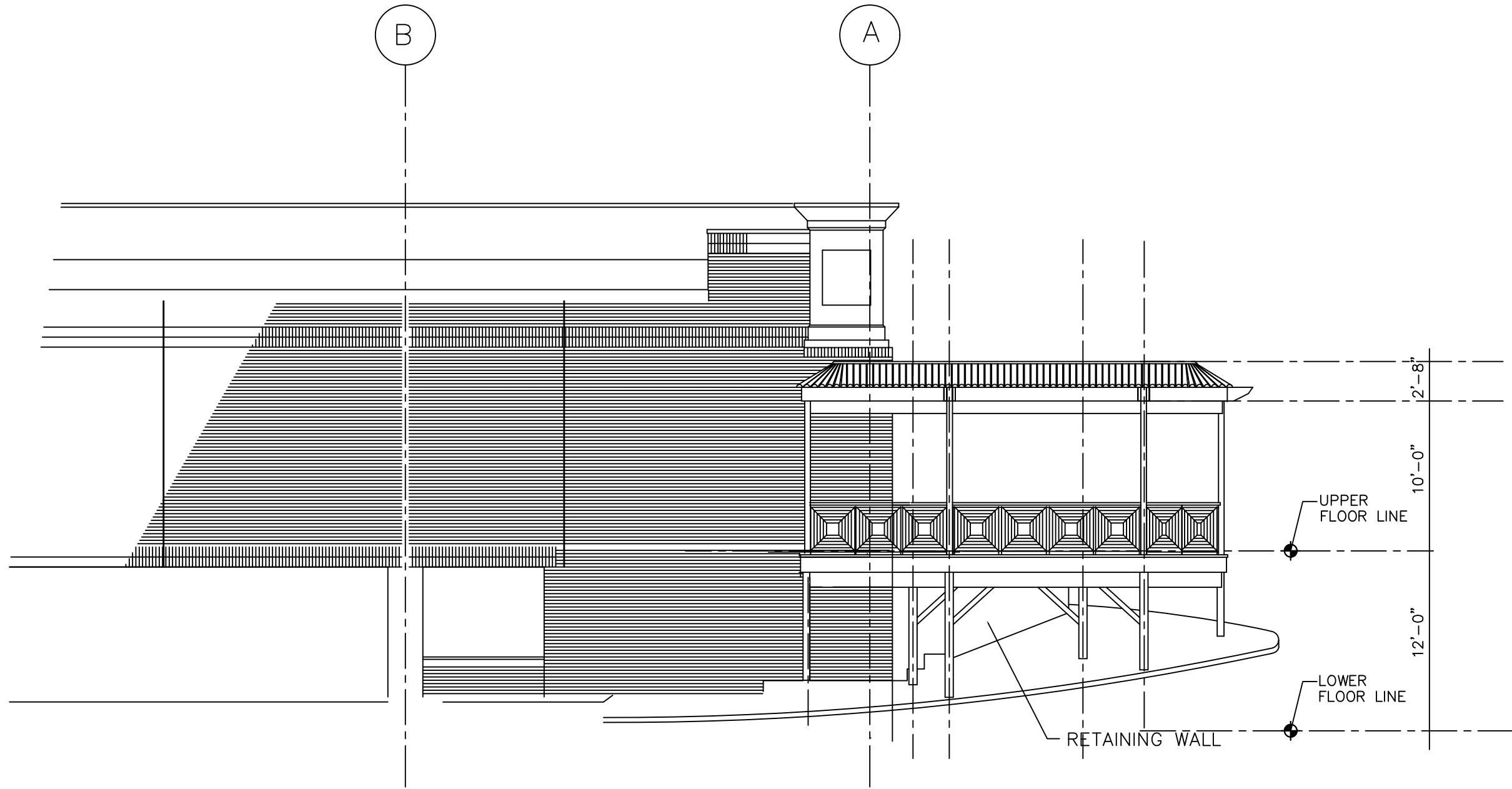
sheet no:

A-2
project number:

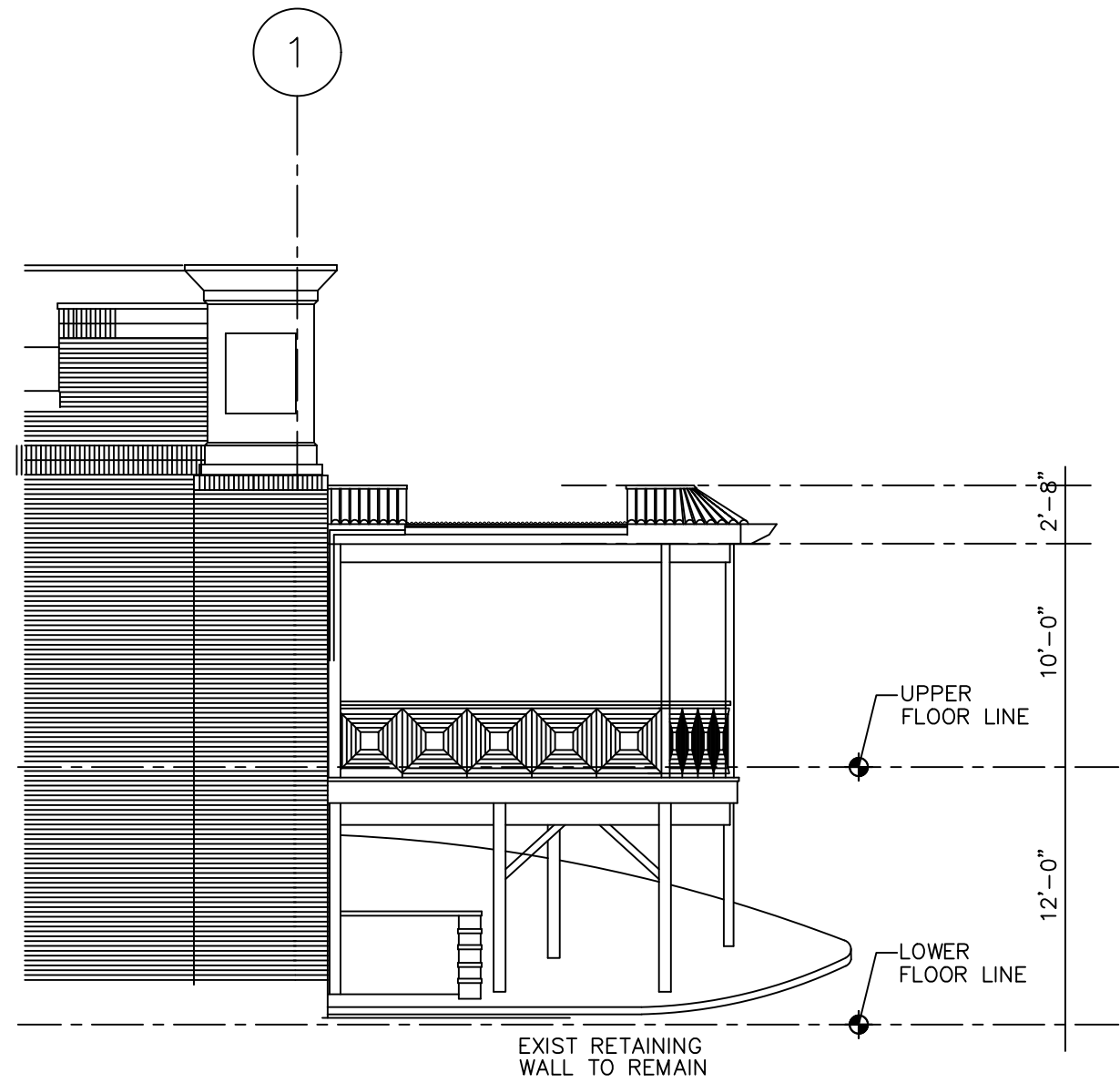
21-045

1 partial floor plan - new exterior deck

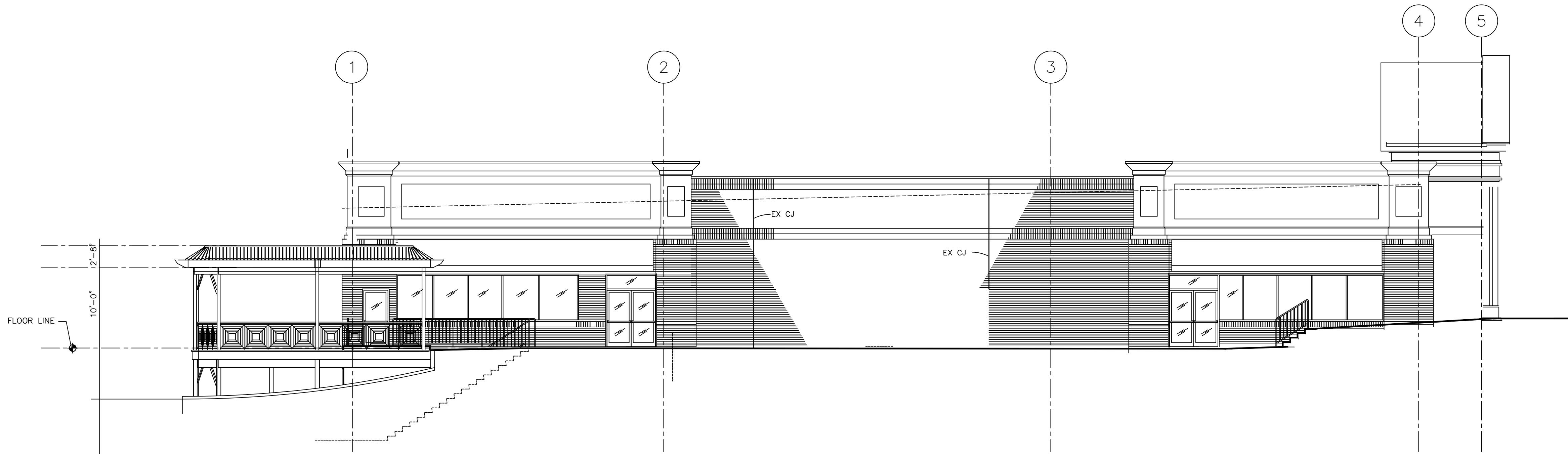
scale: 1/4" = 1'-0"



1 partial north elevation - proposed new exterior deck
scale: 1/8" = 1'-0"



2 partial east elevation - proposed new exterior deck
scale: 1/8" = 1'-0"



3 partial west elevation - proposed new exterior deck
scale: 1/8" = 1'-0"



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olive boulevard
creve coeur, missouri
63141

builder / developer:

no date
description

issue date:

NFC march 17, 2022

phase:

construction drawings

sheet title:
exterior elevations

drawn by:
jdl/rrh

checked by:

total pages in set:
5

architect's seal:



robert anthony srote - architect
A-2020040052

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sheet no:

A-3
project number:
21-045



- 1: DISCREPANCIES CONTAINED WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/DESIGNER, BY THE CONTRACTOR, FOR RESOLUTION BY THE ARCHITECT/DESIGNER, NOTING ANY SUCH DISCREPANCY IN WRITING. ALL RESULTANT CHANGES IN THE WORK MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER, OR THE OWNER/LANDLORD PRIOR TO FABRICATION OR INSTALLATION.
- 2: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONSISTENCY, AND TO CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
- 3: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LATEST DRAWINGS AND REVISION DATES PRIOR TO COMMENCING THE WORK.
- 4: ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS GOVERNING THE SCOPE OF THE WORK SHALL BE VERIFIED AND ADHERED TO BY THE CONTRACTOR.
- 5: THE CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH THE OWNER/ LANDLORD'S INSURANCE REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE OWNER/LANDLORD. EVIDENCE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER/LANDLORD PRIOR TO THE COMMENCEMENT OF THE WORK.
- 6: WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS FOR EACH OF THE VARIOUS TRADES EMPLOYED. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, SUPPLEMENTARY DETAILS, AND INSTRUCTIONS, AND SHALL BE PERFORMED UNDER THE SUPERVISION OF COMPETENT REPRESENTATIVES OF THE CONTRACTOR.
- 7: APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY SHALL HAVE THE SAME FORCE AND EFFECT ON THE PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS, OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH THE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
- 8: WORKMANSHIP AND MATERIALS THAT ARE DEFECTIVE OR FAIL TO CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS SHALL, UPON ORDER OF THE OWNER/LANDLORD, BE PROMPTLY REMOVED FROM THE PREMISES AND REPLACED WITH PROPER WORKMANSHIP AND MATERIALS.
- 9: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BY NON-COMPLIANCE WITH THESE DOCUMENTS, UNLESS SO AUTHORIZED, IN WRITING, BY THE ARCHITECT/DESIGNER (WITH CONSENT OF THE OWNER/LANDLORD). THE CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM THE CONTRACTOR'S NEGLIGENCE OF THE PROVISIONS INCLUDED IN THESE CONDITIONS.
- 10: THE CONTRACTOR SHALL EXAMINE ALL ITEMS EXISTING TO BE RE-USED, OR SUPPLIED BY THE OWNER/LANDLORD OR OTHERS PRIOR TO TAKING POSSESSION AND NOTE IN WRITING ANY DAMAGE TO THE SUPPLIER. ONCE THE CONTRACTOR HAS TAKEN POSSESSION OF THE PRODUCT OR MATERIALS, ANY DAMAGE NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE.
- 11: DURING THE PERFORMANCE OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARDRAILS, BARRICADES, GUARDS AND OTHER DEVICES AS APPROPRIATELY LOCATED ON AND AROUND THE JOBSITE SO AS TO GIVE PROPER AND UNDERSTANDABLE WARNING TO ALL PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT, AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- 12: SHOULD THE CONTRACTOR WISH TO USE ANY MATERIAL OR WORKMANSHIP OTHER THAN THOSE SPECIFIED, HE SHALL SUBMIT A LIST OF THE PROPOSED SUBSTITUTIONS, ADVISING THE DIFFERENCE IN COST, IF ANY, TOGETHER WITH HIS REASONS FOR THE PROPOSED CHANGE. NO SUBSTITUTIONS SHALL BE PERMITTED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT/DESIGNER, OR OWNER/LANDLORD.
- 13: THE ARCHITECT/DESIGNER, AND HIS CONSULTANTS ARE NOT RESPONSIBLE IF THE CONTRACTOR AND/OR OWNER/LANDLORD MAKE SUBSTITUTIONS OR CHANGES TO THE PROJECT OR SPECIFICATIONS WITHOUT WRITTEN NOTIFICATION TO, AND WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER.
- 14: THE CONTRACTOR SHALL PROTECT ANY ADJACENT PUBLIC SPACES AND OCCUPIED TENANT AREAS FROM DAMAGE, OBSTRUCTIONS, DISTRACTIONS OR OTHER INJURIOUS CONDITION FROM CONSTRUCTION DEBRIS. THE CONTRACTOR IS TO PROVIDE FOR SEPARATE RUBBISH REMOVAL SERVICES DURING NEW CONSTRUCTION, AND PROVIDE THOROUGH CLEANING OF ANY SOILED PUBLIC SPACES BEFORE LEAVING THE PREMISES EACH DAY.
- 15: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING TO THE OWNER/LANDLORD'S FACILITY BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES, CAUSED BY THE CONTRACTOR OR HIS EMPLOYEES AND SUBCONTRACTORS.
- 16: THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD OF ANY CONSTRUCTION ACTIVITIES WHERE EXCESSIVE NOISE IS EXPECTED AT LEAST 24 HOURS PRIOR TO PERFORMING SUCH WORK, TO ALLOW THE OWNER/LANDLORD TO NOTIFY ANY AFFECTED ADJACENT TENANTS.
- 17: THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD OF ANY ACCESS REQUIRED FOR PERFORMANCE OF WORK IN OTHER OCCUPIED SPACES AT LEAST 24 HOURS PRIOR TO THE REQUIRED ACCESS. THE OWNER/LANDLORD WILL IDENTIFY ACCEPTABLE ACCESS TIMES.
- 18: THE CONTRACTOR SHALL COORDINATE ANTICIPATED CONSTRUCTION MATERIALS DELIVERIES TO THE BUILDING DURING NORMAL BUSINESS HOURS.
- 19: THE CONTRACTOR IS TO PROVIDE THOROUGH CLEANING OF THE COMPLETED SPACE PRIOR TO THE FINAL PUNCHLIST; INCLUDING, BUT NOT LIMITED TO: CARPETING, FLOORING, GLASS, SILLS, CASEWORK, BLINDS, HARDWARE, DOORS, WALLCOVERINGS, LIGHTING FIXTURES, ETC.
- 20: THE CONTRACTOR IS TO REPLACE OR REPAIR AS REQUIRED, ANY EXISTING MATERIALS AND FINISHES, WHICH ARE TO BE RE-USED, THAT ARE DAMAGED DURING THE TERM OF HIS CONTRACT.
- 21: THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF MATERIALS AND EQUIPMENT ORDERS WITH DELIVERY DATES. ORDERS WITH LONG LEAD TIMES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDLORD. AT THE DIRECTION OF THE OWNER/LANDLORD, THE CONTRACTOR SHALL SUBMIT ALTERNATE PRODUCTS AVAILABLE FOR APPROVAL BY THE OWNER/LANDLORD AND/OR ARCHITECT/DESIGNER. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER/LANDLORD IN WRITING.

- ## STRUCTURAL DESIGN NOTES

1. ALL HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A500 GR. B (45 KSI)
2. ALL STEEL PLATES SHALL BE ASTM A36 (36 KSI)
3. ALL ANCHOR BOLTS TO BE ASTM F1554 GR. 36 (36 KSI)
4. ALL HSS BEAM TO HSS COLUMN CONNECTIONS TO BE FULLY WELDED
5. ALL HSS BRACING CONNECTIONS SHALL BE FULLY WELDED



telephone: 314.822.7006
toll free: 855.359.3516
website: www.sroteco.com

Project / location:
door deck addition

re boulevard
ve coeur, missouri
41

der / developer:

Effective date:

march 17, 2022

SE.

Instruction drawings

Instructional Drawings

et title:

et title:

1 and foundation

ns

own by:

jdl/rrh

Checked by: _____

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Year	Age	Sex
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1992	12	M
1993	13	F
1994	14	M
1995	15	F
1996	16	M
1997	17	F
1998	18	M
1999	19	F
2000	20	M
2001	21	F
2002	22	M
2003	23	F
2004	24	M
2005	25	F
2006	26	M
2007	27	F
2008	28	M
2009	29	F
2010	30	M
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2077	97	F
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2079	99	F
2080	100	M

Architect's seal:



bert anthony srote - architect

A-2020040052

Material introduced into a case so that it shall apply only to material and items shown on this sheet. All drawings, reports or other documents not exhibiting this seal shall not be

ed prepared by this architect, and this architect expressly
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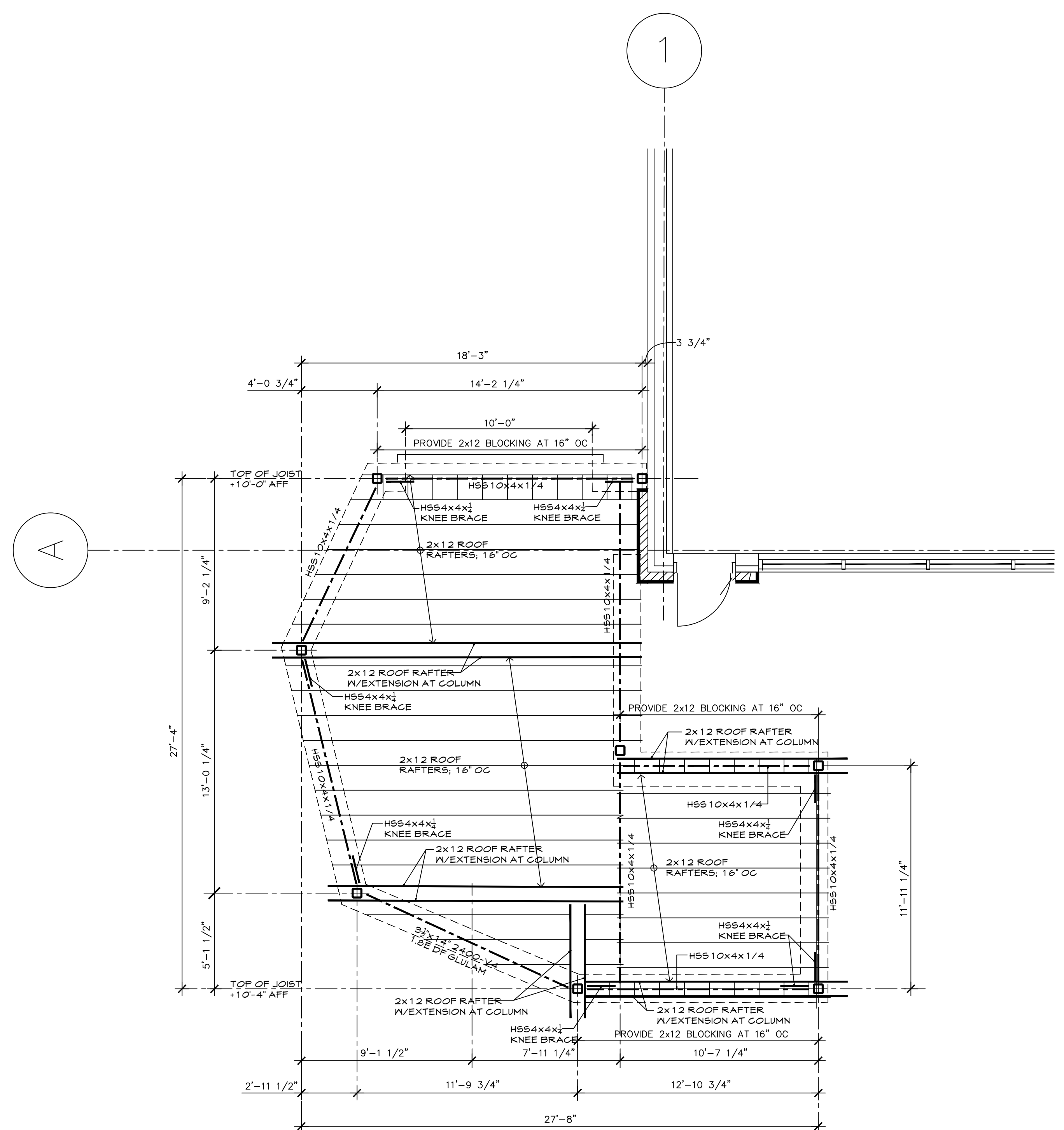
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Project number: 01015

21-045



100 psf	FLOOR LIVE LOAD
10 psf	FLOOR DEAD LOAD
1/480	LIVE LOAD DEFLECTION
1/360	TOTAL LOAD DEFLECTION
1.00	DURATION FACTOR

20 psf	ROOF LIVE LOAD
20 psf	ROOF DEAD LOAD
1/360	LIVE LOAD DEFLECTION
1/240	TOTAL LOAD DEFLECTION
1.15	DURATION FACTOR

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

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

municipality response letter

date: April 7, 2022

project: Tradicional 314
810 N. New Ballas Rd.
Creve Coeur, Missouri 63141

architect: Srote & Co Architects
2900 South Brentwood Boulevard
Brentwood, Missouri 63144
phone: 314.822.7006
e-mail: ras@sroteco.com

re: application #22-006: tradicional 314 amendment to existing conditional use permit

Dear Ms. Moore,

Thank you for your review of our project. The below itemized list is our response to staff comments dated March 29, 2022.

Sheet A-1:

1. Keyed landscaping plan has been revised and added to plan.
2. We're proposing four Flowerwood (Japanese Holly) bushes below the deck along with 100 Baltic Ivy (Hedera Helix Baltica) plants for complete groundcover of the area. In addition, we are proposing 46 Sweet Potato Vines (Ipomea Batatas) to be planted in the above rail planters on the main level. The fast-growing Baltic Ivy will grow up the deck ultimately concealing the steel structure. The Sweet Potato Vines will drape over the planter boxes concealing the deck railing.

Sheet A-2

1. We believe that the proposed landscaping will adequately conceal the structure. In the pandemic era, we would prefer not to reduce the deck size which will either reduce the number of potential patrons, or reduce seating separation.
2. A rail top planter has been specified and detailed on the plans.

Sheet A-3

1. Deck steel components will be galvanized steel painted matte black. Railing will be matte black aluminum, and decking and trim will be Trex Composite Spiced Rum.
2. Balusters have been revised to a vertical orientation with less than 4" spacing.
3. General note added to plans on sheet A-3 regarding pressure treated wood requirement.

Additional Information

1. St. Louis County Plumbing Code reviewed and existing fixtures meet requirements.
2. Owner to provide tentative schedule for live music.
3. Owner to provide information regarding music amplification.
4. Parking table provided on sheet A-1

We specialize in the design of luxury homes and estates. Our mission is to create a design that balances your goals with our expertise, culminating in beautiful & functional home. Above all, we are artists; artists dedicated to meticulous planning and detail.

inspiring design that moves

Thank you again for your review of this project. Please feel free to contact me should you have any further questions or are in need of any additional information.

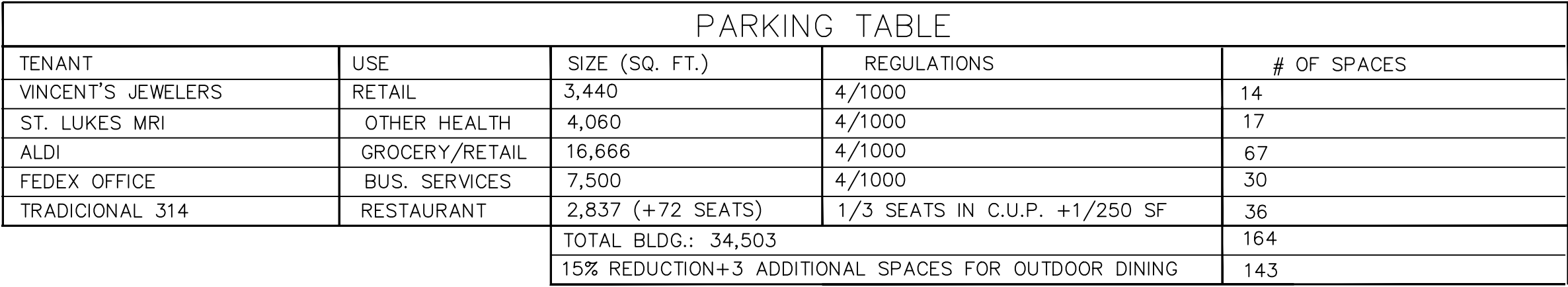


Robert Srote, AIA, MBA, NCARB

Srote & Co Architects | Planners | Interiors

END OF DOCUMENT

Attachment: Tradicional 314 CUP Resubmission 4.8.22 (Tradicional 314)



BUILDING CODE INFORMATION BLOCK	
JURISDICTION:	CITY OF CREVE COEUR, MISSOURI
BUILDING CODE:	2015 IBC
OCCUPANCY CLASSIFICATION:	BUSINESS—NO CHANGE
CONSTRUCTION TYPE:	2B NON—COMBUSTIBLE FULLY SPRINKLERED
BUILDING AREA:	EXISTING BUILDING — NO CHANGE
CODE ALLOWABLE:	EXISTING — NO CHANGE EXTERIOR ELEVATION CHANGE ONLY



MID COUNTY REAL ESTATE, LLC
RENOVATIONS TO WEST FACADE AND PARKING
11745 OLIVE STREET ROAD
CITY OF CREVE COEUR, MISSOURI



**srote
& co**

ARCHITECTS | PLANNERS | INTERIORS

2900 south brentwood blvd
brentwood, missouri
63144

telephone: 314.822.7000
toll free: 855.359.3516
website: www.sroteco.com

srote & company, llc
missouri certificate of authority
2013000205

Project / location:

Outdoor deck addition

Tradicional 314
110 n. new ballas rd.
Creve coeur, missouri
63141

tenant:

radicional 314

**olive boulevard
revere coeur, missouri
63141**

builder / developer:

no.	date
	description

Issue date:

march 17, 2022

hase:

construction drawings

Sheet title:

Site plan

Drawn by:

jdl/rrh

checked by:

Total pages in set:

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robert anthony srote - architect
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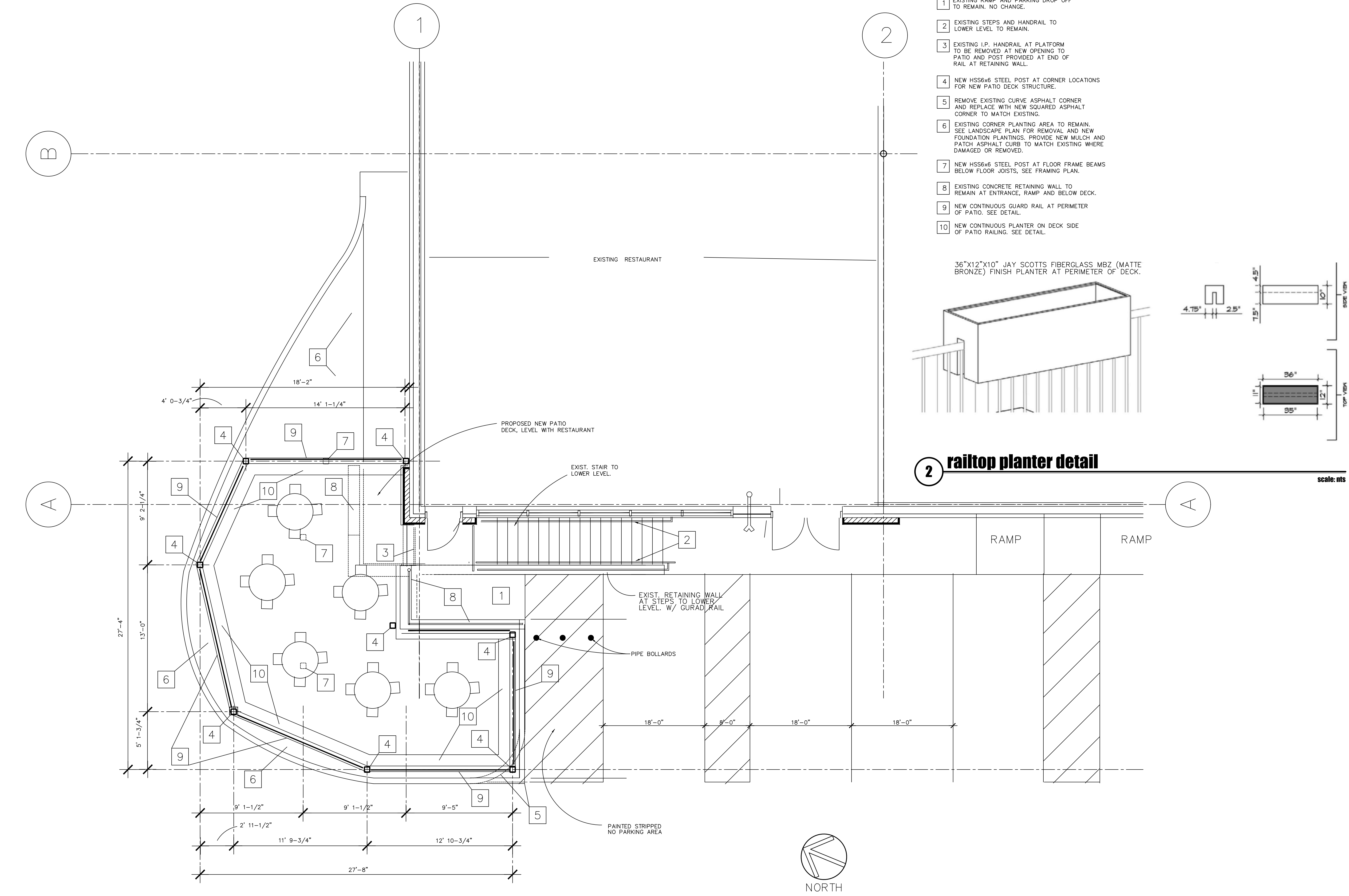
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Sheet no:

A-1

Project number

Packet Pg. 164



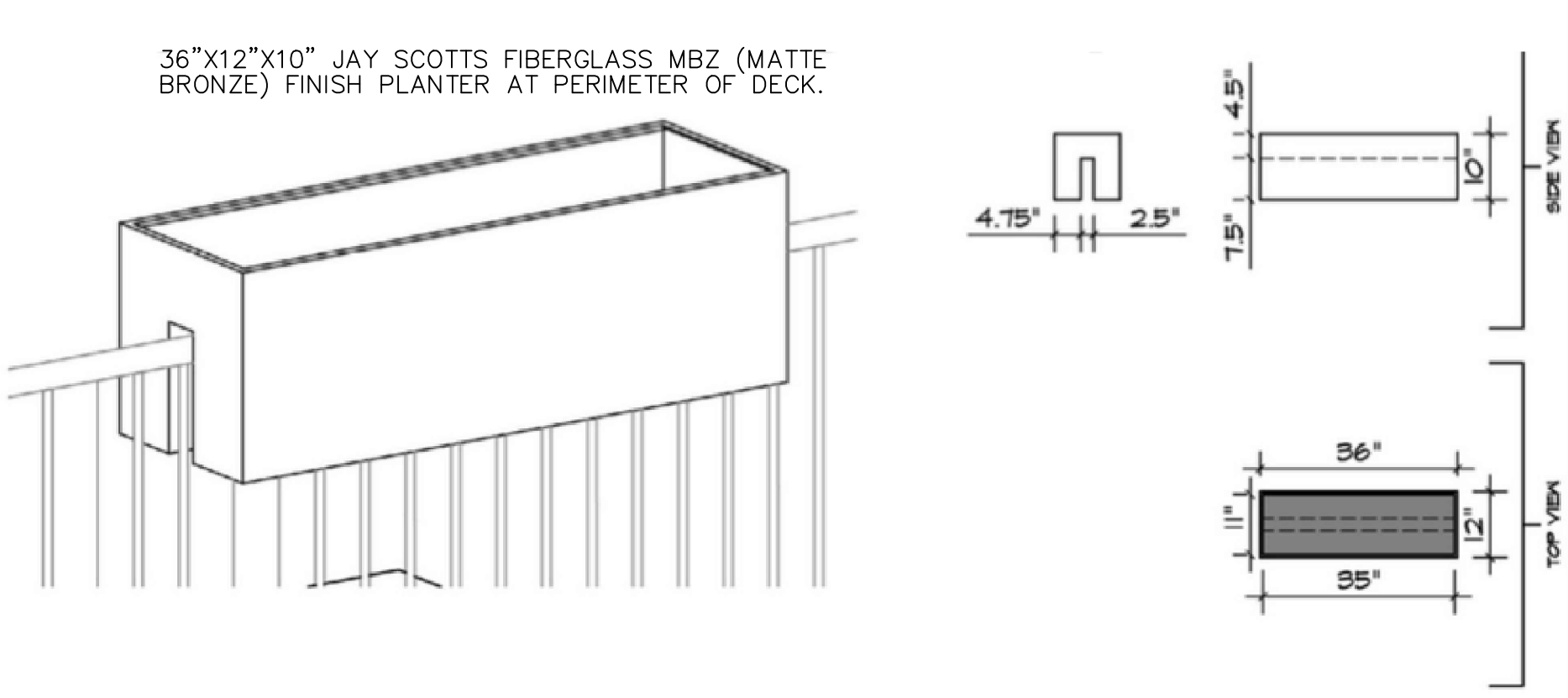
1 partial floor plan - new exterior deck

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

PARTIAL FLOOR PLAN NOTES

- EXISTING RAMP AND PARKING DROP OFF TO REMAIN. NO CHANGE.
- EXISTING STEPS AND HANDRAIL TO LOWER LEVEL TO REMAIN.
- EXISTING I.P. HANDRAIL AT PLATFORM TO BE REMOVED AT NEW OPENING TO PATIO AND POST PROVIDED AT END OF RAIL AT RETAINING WALL.
- NEW HS56x6 STEEL POST AT CORNER LOCATIONS FOR NEW PATIO DECK STRUCTURE.
- REMOVE EXISTING CURVE ASPHALT CORNER AND REPLACE WITH NEW SQUARED ASPHALT CORNER TO MATCH EXISTING.
- EXISTING CORNER PLANTING AREA TO REMAIN. SEE LANDSCAPE PLAN FOR REMOVAL AND NEW FOUNDATION PLANTINGS. PROVIDE NEW MULCH AND PATCH ASPHALT CURB TO MATCH EXISTING WHERE DAMAGED OR REMOVED.
- NEW HS56x6 STEEL POST AT FLOOR FRAME BEAMS BELOW FLOOR JOISTS. SEE FRAMING PLAN.
- EXISTING CONCRETE RETAINING WALL TO REMAIN AT ENTRANCE, RAMP AND BELOW DECK.
- NEW CONTINUOUS GUARD RAIL AT PERIMETER OF PATIO. SEE DETAIL.
- NEW CONTINUOUS PLANTER ON DECK SIDE OF PATIO RAILING. SEE DETAIL.

36"x12"x10" JAY SCOTTS FIBERGLASS MBZ (MATTE BRONZE) FINISH PLANTER AT PERIMETER OF DECK.



2 railtop planter detail

scale: nts



ARCHITECTS | PLANNERS | INTERIORS

2900 south brentwood bld
brentwood, missouri
63144

telephone: 314.822.7006
toll free: 855.359.3516
website: www.sroteco.com

srote & company, llc
missouri certificate of authority
2013000205

project / location:

outdoor deck addition

tradicional 314
810 n. new ballas rd.
creve coeur, missouri
63141

tenant:

tradicional 314

olive boulevard
creve coeur, missouri
63141

builder / developer:

date
description

issue date:

NFC march 17, 2022

phase:

construction drawings

sheet title:

floor plan

drawn by:

jdl/rrh

checked by:

total pages in set:

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architect's seal:



robert anthony srote - architect
A-2020040052

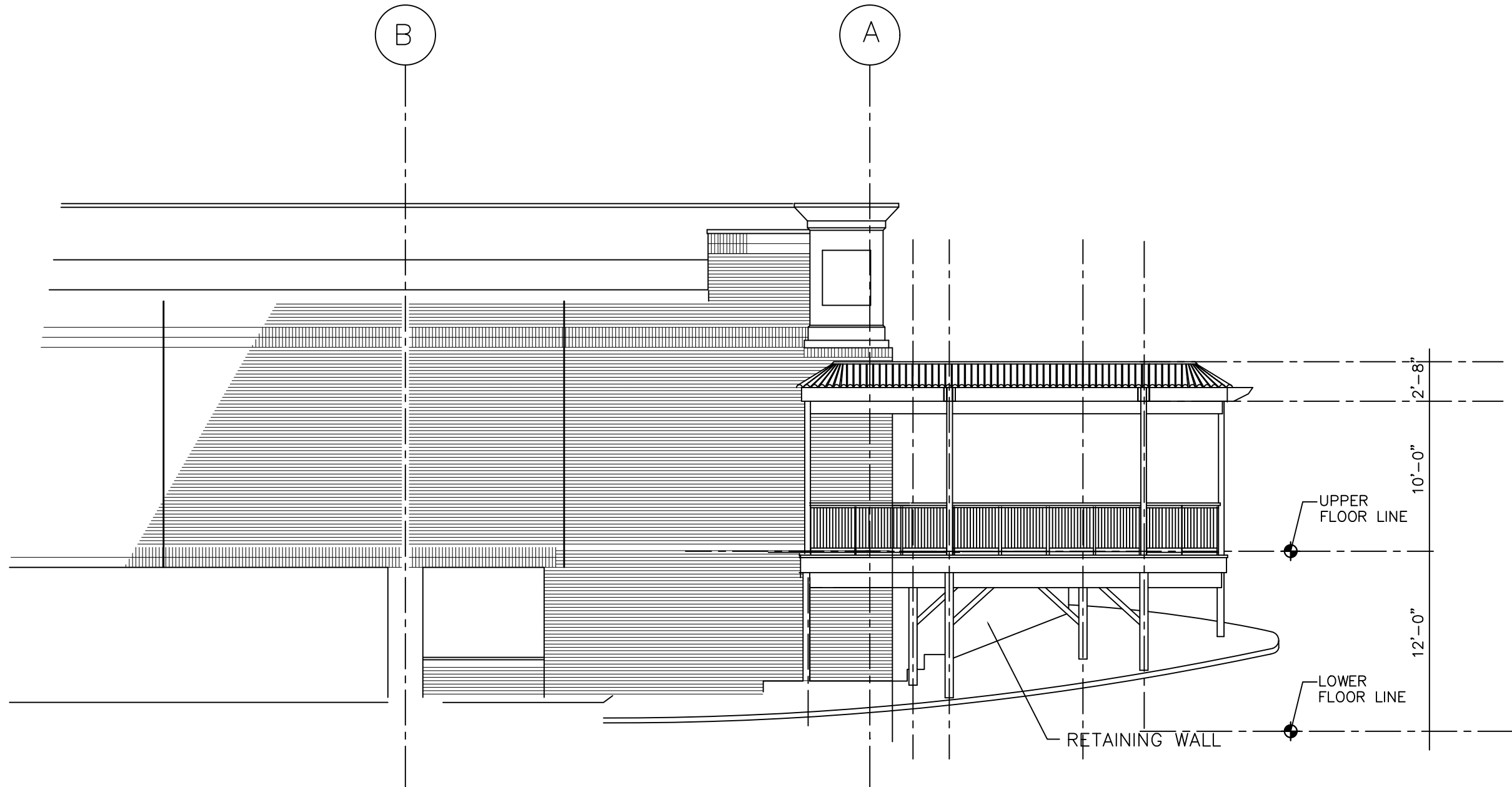
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sheet no:

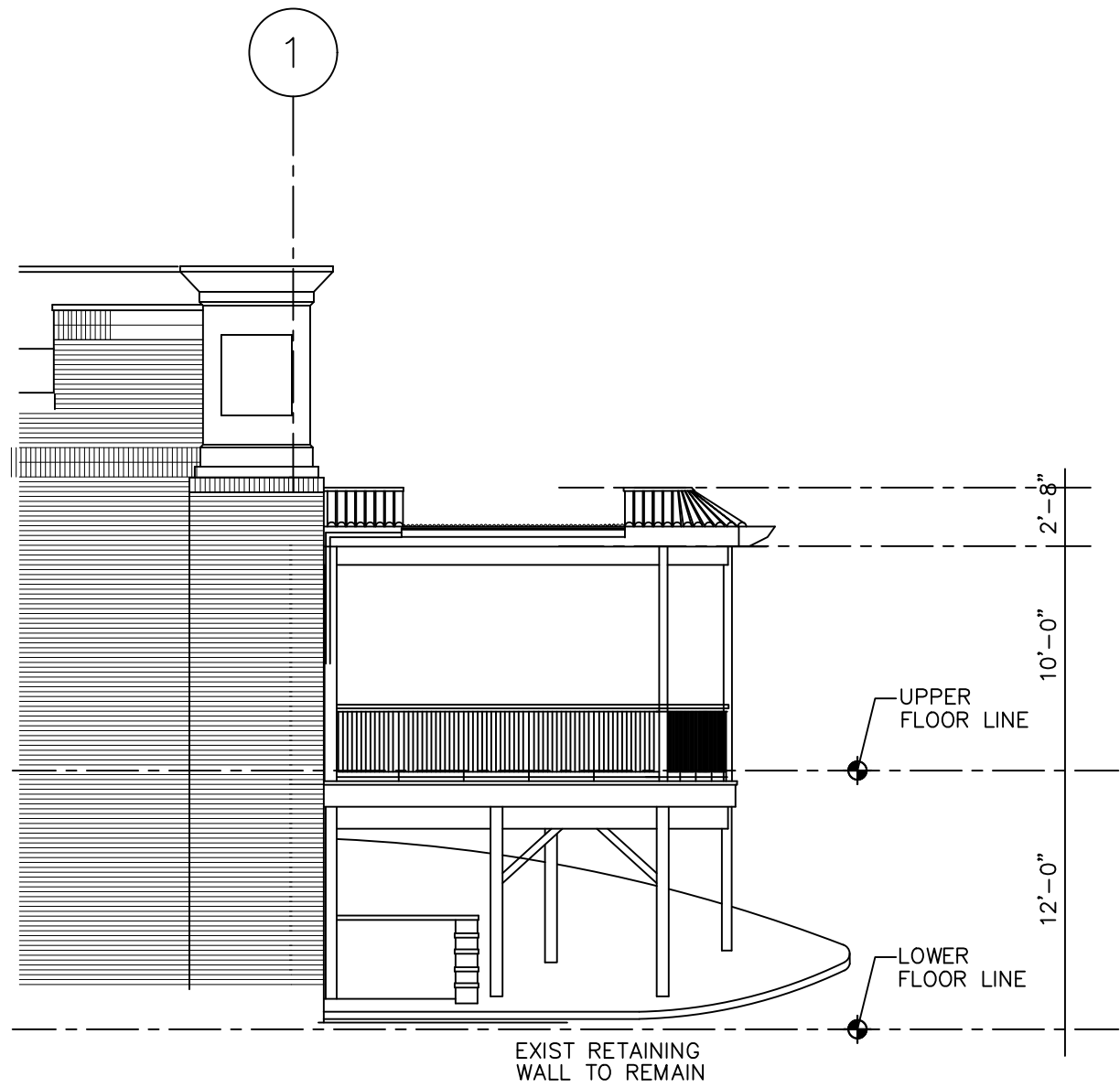
A-2

project number:

21-045

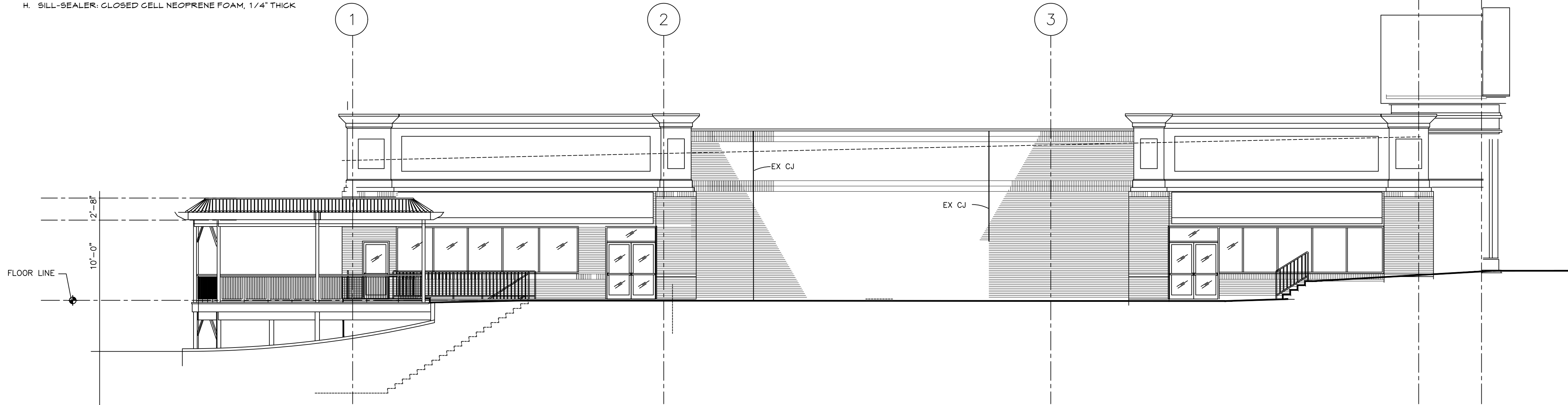


1 partial north elevation - proposed new exterior deck
scale: 1/8" = 1'-0"



2 partial east elevation - proposed new exterior deck
scale: 1/8" = 1'-0"

- WOOD PRODUCTS**
- A. LUMBER: PROVIDE DRESSED LUMBER, S4S, MARKED WITH GRADE STAMP OF INSPECTION AGENCY, NO. 2 OR BETTER, SOUTHERN YELLOW PINE.
- B. FINGER JOINTED LUMBER: IS NOT ALLOWED IN ANY EXTERIOR WALLS, ANY WALLS OVER 9'-0" IN HEIGHT, AND ANY LOAD-BEARING INTERIOR WALLS.
- C. ENGINEERED WOOD PRODUCTS: ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND FOR WHICH MODEL CODE RESEARCH OR EVALUATION REPORTS EXISTING THAT SHOW COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT.
- D. PRESERVATIVE TREATED MATERIALS: ANPA C2, EXCEPT THAT LUMBER NOT IN GROUND CONTACT AND NOT EXPOSED TO THE WEATHER MAY BE TREATED ACCORDING TO ANPA C3 1 WITH INORGANIC BORAN.
- (a) PROVIDE PRESERVATIVE TREATED MATERIALS FOR WOOD MEMBERS IN CONNECTION WITH ROOFING, FLASHING AND WATER PROOFING.
- (b) CONCEALED MEMBERS IN CONTACT WITH MASONRY OR CONCRETE
- (c) WOOD FRAMING MEMBERS THAT ARE LESS THAN 10' ABOVE THE GROUND.
- (d) WOOD FLOOR PLATES THAT ARE INSTALLED OVER CONCRETE SLABS-ON-GRADE.
- E. WALL SHEATHING: APA RATED, 7/16" THICKNESS, C-D GRADE, EXTERIOR EXPOSURE RATING
- F. ROOF SHEATHING: APA RATED, 7/16" THICKNESS, C-D GRADE, EXTERIOR EXPOSURE RATING
- G. SUB-FLOOR DECKING: APA RATED, 3/4" THICKNESS, C-D GRADE, TONGUE AND GROOVE, EXTERIOR EXPOSURE RATING
- H. SILL-SEALER: CLOSED CELL NEOPRENE FOAM, 1/4" THICK



3 partial west elevation - proposed new exterior deck
scale: 1/8" = 1'-0"



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issue date:

NFC march 17, 2022

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construction drawings

sheet title:

exterior elevations

drawn by:

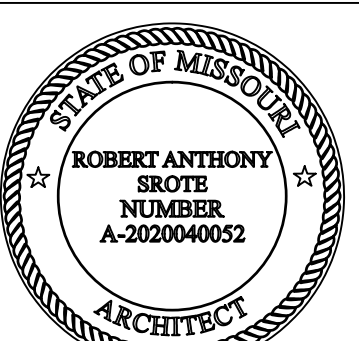
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total pages in set:

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architect's seal:



robert anthony srote - architect
A-2020040052

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sheet no:

A-3

project number:

21-045

general conditions and notes:

- 1:

DISCREPANCIES CONTAINED WITHIN THESE DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/DESIGNER, BY THE CONTRACTOR, FOR RESOLUTION BY THE ARCHITECT/DESIGNER, NOTING ANY SUCH DISCREPANCY IN WRITING. ALL RESULTANT CHANGES IN THE WORK MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER, OR THE OWNER/LANDLORD PRIOR TO FABRICATION OR INSTALLATION.
- 2:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONSISTENCY, AND TO CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
- 3:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LATEST DRAWINGS AND REVISION DATES PRIOR TO COMMENCING THE WORK.
- 4:

ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS GOVERNING THE SCOPE OF THE WORK SHALL BE VERIFIED AND ADHERED TO BY THE CONTRACTOR.
- 5:

THE CONTRACTOR SHALL VERIFY THAT THE WORK COMPLIES WITH THE OWNER/ LANDLORD'S INSURANCE REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE OWNER/LANDLORD. EVIDENCE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER/LANDLORD PRIOR TO THE COMMENCEMENT OF THE WORK.
- 6:

WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS FOR EACH OF THE VARIOUS TRADES EMPLOYED. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, SUPPLEMENTARY DETAILS, AND INSTRUCTIONS, AND SHALL BE PERFORMED UNDER THE SUPERVISION OF COMPETENT REPRESENTATIVES OF THE CONTRACTOR.
- 7:

APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY SHALL HAVE THE SAME FORCE AND EFFECT ON THE PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS, OR BOUND AND PUBLISHED THEREWITH. COMPLY WITH THE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.
- 8:

WORKMANSHIP AND MATERIALS THAT ARE DEFECTIVE OR FAIL TO CONFORM TO THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS SHALL, UPON ORDER OF THE OWNER/LANDLORD, BE PROMPTLY REMOVED FROM THE PREMISES AND REPLACED WITH PROPER WORKMANSHIP AND MATERIALS.
- 9:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED BY NON-COMPLIANCE WITH THESE DOCUMENTS, UNLESS SO AUTHORIZED, IN WRITING, BY THE ARCHITECT/DESIGNER (WITH CONSENT OF THE OWNER/LANDLORD). THE CONTRACTOR WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM THE CONTRACTOR'S NEGLECT OF THE PROVISIONS INCLUDED IN THESE CONDITIONS.
- 10:

THE CONTRACTOR SHALL EXAMINE ALL ITEMS EXISTING TO BE RE-USED, OR SUPPLIED BY THE OWNER/LANDLORD OR OTHERS PRIOR TO TAKING POSSESSION AND NOTE IN WRITING ANY DAMAGE TO THE SUPPLIER. ONCE THE CONTRACTOR HAS TAKEN POSSESSION OF THE PRODUCT OR MATERIALS, ANY DAMAGE NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE.
- 11:

DURING THE PERFORMANCE OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION OF WARNING SIGNS, LIGHT SIGNAL DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES, AND OTHER DEVICES AS APPROPRIATELY LOCATED ON AND AROUND THE JOBSITE, SO AS TO GIVE PROPER AND UNDERSTANDABLE WARNINGS TO ALL PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT, AND OPERATIONS BEING PERFORMED IN CONJUNCTION WITH THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- 12:

SHOULD THE CONTRACTOR WISH TO USE ANY MATERIAL OR WORKMANSHIP OTHER THAN THOSE SPECIFIED, HE SHALL SUBMIT A LIST OF THE PROPOSED SUBSTITUTIONS, ADVISING THE DIFFERENCE IN COST, IF ANY, TOGETHER WITH HIS REASONS FOR THE PROPOSED CHANGE. NO SUBSTITUTIONS SHALL BY PERMITTED UNLESS APPROVED, IN WRITING, BY THE ARCHITECT/DESIGNER, OR OWNER/LANDLORD.
- 13:

THE ARCHITECT/DESIGNER, AND HIS CONSULTANTS ARE NOT RESPONSIBLE IF THE CONTRACTOR AND/OR OWNER/LANDLORD MAKE SUBSTITUTIONS OR CHANGES TO THE PROJECT OR SPECIFICATIONS WITHOUT WRITTEN NOTIFICATION TO, AND WRITTEN APPROVAL FROM THE ARCHITECT/DESIGNER.
- 14:

THE CONTRACTOR SHALL PROTECT ANY ADJACENT PUBLIC SPACES AND OCCUPIED TENANT AREAS FROM DAMAGE, OBSTRUCTIONS, DISTRACTIONS OR OTHER INJURIOUS CONDITION FROM CONSTRUCTION DEBRIS. THE CONTRACTOR IS TO PROVIDE FOR SEPARATE RUBBISH REMOVAL SERVICES DURING NEW CONSTRUCTION, AND PROVIDE THOROUGH CLEANING OF ANY SOILED PUBLIC SPACES BEFORE LEAVING THE PREMISES EACH DAY.
- 15:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING TO THE OWNER/LANDLORD'S FACILITY BEFORE, DURING, OR AFTER CONSTRUCTION PROCEDURES, CAUSED BY THE CONTRACTOR OR HIS EMPLOYEES AND SUBCONTRACTORS.
- 16:

THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD OF ANY CONSTRUCTION ACTIVITIES WHERE EXCESSIVE NOISE IS EXPECTED AT LEAST 24 HOURS PRIOR TO PERFORMING SUCH WORK, TO ALLOW THE OWNER/LANDLORD TO NOTIFY ANY AFFECTED ADJACENT TENANTS.
- 17:

THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD OF ANY ACCESS REQUIRED FOR PERFORMANCE OF WORK IN OTHER OCCUPIED SPACES AT LEAST 24 HOURS PRIOR TO THE REQUIRED ACCESS. THE OWNER/LANDLORD WILL IDENTIFY ACCEPTABLE ACCESS TIMES.
- 18:

THE CONTRACTOR SHALL COORDINATE ANTICIPATED CONSTRUCTION MATERIALS DELIVERIES TO THE BUILDING DURING NORMAL BUSINESS HOURS.
- 19:

THE CONTRACTOR IS TO PROVIDE THOROUGH CLEANING OF THE COMPLETED SPACE PRIOR TO THE FINAL PUNCHLIST; INCLUDING, BUT NOT LIMITED TO: CARPETING, FLOORING, GLASS, SILLS, CASEWORK, BLINDS, HARDWARE, DOORS, WALLCOVERINGS, LIGHTING FIXTURES, ETC.
- 20:

THE CONTRACTOR IS TO REPLACE OR REPAIR AS REQUIRED, ANY EXISTING MATERIALS AND FINISHES, WHICH ARE TO BE RE-USED, THAT ARE DAMAGED DURING THE TERM OF HIS CONTRACT.
- 21:

THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF MATERIALS AND EQUIPMENT ORDERS WITH DELIVERY DATES. ORDERS WITH LONG LEAD TIMES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER/LANDLORD. AT THE DIRECTION OF THE OWNER/LANDLORD, THE CONTRACTOR SHALL SUBMIT ALTERNATE PRODUCTS AVAILABLE FOR APPROVAL BY THE OWNER/LANDLORD AND/OR ARCHITECT/DESIGNER. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER/LANDLORD IN WRITING.

- 22:

THE CONTRACTOR IS TO COORDINATE THE PROJECT SCHEDULING WITH OTHER CONTRACTORS HIRED BY THE OWNER/LANDLORD OR TENANT, PRIOR TO THE COMMENCEMENT OF THE WORK, OR AS DIRECTED BY THE OWNER/LANDLORD OR TENANT. ALL SCHEDULES SHALL BE DEFINED/REVIEWED WITH THE OWNER/LANDLORD AND ADHERED TO BY
- 23:

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS, APPROVALS, INSPECTIONS, ETC., AS MAY BE REQUIRED BY STATE, FEDERAL, AND LOCAL AUTHORITIES. THE CONTRACTOR SHALL INCLUDE ALL COSTS ASSOCIATED WITH PERMITS AND APPROVALS IN HIS BID PRICE.
- 24:

THE CONTRACTOR MAY BE RESPONSIBLE FOR PAYING THE COSTS OF ALL TEMPORARY UTILITIES NECESSARY TO COMPLETE THE WORK, OR AS MAY BE REQUIRED BY ANY TRADE DOING WORK FOR THE PROJECT. VERIFY RESPONSIBILITY WITH THE OWNER/LANDLORD PRIOR TO SUBMITTING BIDS.
- 25:

THE CONTRACTOR SHALL RELAY TO THE OWNER/LANDLORD ALL INFORMATION PERTAINING TO GUARANTEES AND WARRANTIES ISSUED FOR ITEMS INSTALLED FOR THE PROJECT. THE CONTRACTOR MAY BE REQUIRED TO ENFORCE THE GUARANTEES AND WARRANTIES ON BEHALF OF THE OWNER/LANDLORD.
- 26:

INsofar AS JOBSITE SAFETY IS CONCERNED, THE ARCHITECT/DESIGNER AND THEIR CONSULTANTS ARE SOLELY RESPONSIBLE FOR THEIR AND THEIR EMPLOYEE'S ACTIVITIES ON THE JOBSITE. THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER/LANDLORD OR ANY CONSTRUCTION CONTRACTOR FROM THEIR RESPONSIBILITY TO MAINTAIN A SAFE JOBSITE.
- 27:

NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE ON THE JOBSITE OF THE ARCHITECT/DESIGNER, OR HIS EMPLOYEES SHALL BE CONSTRUED TO IMPLY THAT THEY HAVE RESPONSIBILITY FOR THE METHODS OF WORK PERFORMANCE, SUPERINTENDENCE, SEQUENCING OF CONSTRUCTION, OR SAFETY IN, ON OR ABOUT THE JOBSITE.
- 28:

THE OWNER/LANDLORD AGREES THAT THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, AND WARRANTIES THAT THIS INTENT SHALL BE MADE EVIDENT IN THE OWNER'S CONTRACT WITH THE CONTRACTOR. THE OWNER/LANDLORD ALSO WARRANTS THAT THE ARCHITECT/DESIGNER, HIS EMPLOYEES, AND ALL CONSULTANTS SHALL BE MADE ADDITIONAL INSURED UNDER THE CONTRACTOR'S GENERAL LIABILITY INSURANCE.
- 29:

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL COMPILE FOR, AND DELIVER TO, THE OWNER/LANDLORD, A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS, AND RECORD DRAWINGS SHOWING THE REPORTED LOCATION OF THE WORK, AND HIGHLIGHTING ANY MODIFICATION TO THE CONSTRUCTION DOCUMENTS.
- 30:

THE ARCHITECT/DESIGNER, HIS EMPLOYEES, AND CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF, OR THE EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, ASBESTOS-BASED PRODUCTS, POLYCHLORINATED BI-PHENYL'S (PCB'S) OR ANY OTHER TOXIC OR HAZARDOUS MATERIAL.
- 31:

ANY CONTROVERSY OR CLAIM ARISING OUT OF, OR RELATING TO, THE WORK PERFORMED BY THE ARCHITECT/DESIGNER SHALL BE GOVERNED BY THE LAWS OF THE STATE OF MISSOURI.

STRUCTURAL DESIGN NOTES

FOUNDATION

1.

VERIFY ALL DESIGN CONDITIONS WITH ACTUAL SITE CONDITIONS AND SOIL BEARING VERIFIED ON SITE. FOUNDATION DESIGN HAS BEEN BASED ON 2000 PSF LOAD BEARING CAPACITY ON SPREAD FOOTINGS. REFER TO THE SPECIFICATIONS FOR HIGH PLASTIC SOILS OR SPECIAL CONDITIONS. ALL DESIGN CONDITIONS ARE TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.

REINFORCING STEEL

1.

ALL REINFORCING STEEL SHALL BE NEW STOCK, DEFORMED BARS, CONFORMING TO ASTM A615, GRADE 60 (FY=60 KSI).
2.

ALL REINFORCING TO BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH A.C.I. MANUAL OF PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."
3.

DO NOT WELD, UNLESS SPECIAL APPROVAL IS OBTAINED.
4.

ALL BARS SHALL BE FREE OF LOOSE, FLAKY RUST AND SCALE, GREASE OR OTHER MATERIAL WHICH MIGHT AFFECT OR IMPAIR BOND.
5.

ALL BENDS TO BE MADE COLD AND PER ACI'S MINIMUM BEND RADIUS.

CONCRETE DESIGN

1.

STRUCTURAL CONCRETE FORMWORK SHALL NOT BE STRIPPED UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH.
2.

ALL CONCRETE DESIGN IS IN ACCORDANCE WITH ACI 318-14. CONCRETE SHALL ATTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE SHALL HAVE A MAXIMUM OF 5-INCH SLUMP. ALL CONCRETE SHALL BE NORMAL WEIGHT.
3.

ALL FOOTINGS SHALL BE POURED INTO AN EARTH FORMED TRENCH FOR THEIR FULL DEPTH.
4.

THE SLAB ON GRADE SHALL BE 4" THICK, NORMAL WEIGHT CONCRETE, REFER TO FOUNDATION PLAN FOR REINFORCING.

STRUCTURAL STEEL

1.

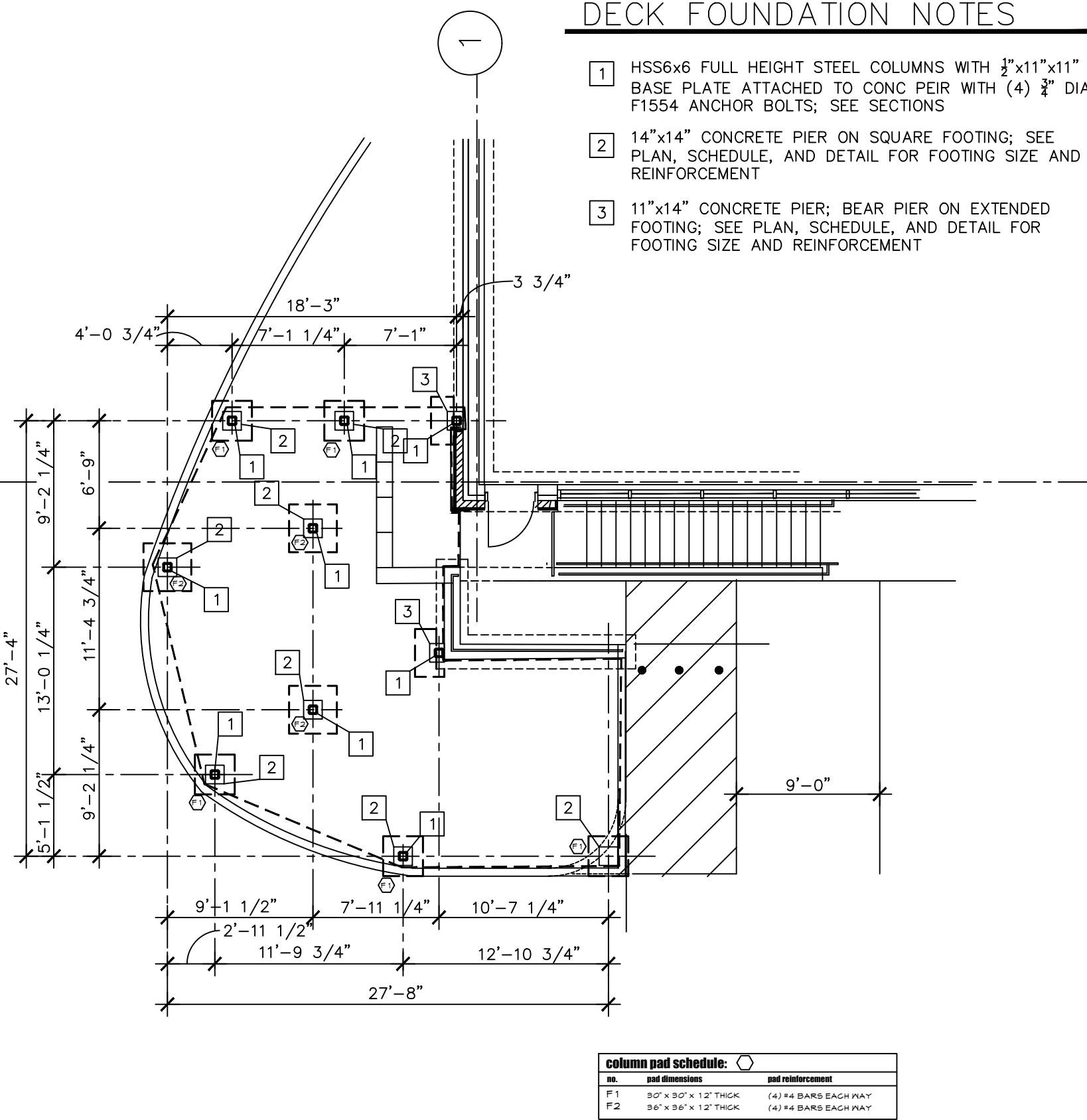
ALL HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTMA500 GR. B (45 KSI)
2.

ALL STEEL PLATES SHALL BE ASTM A36 (36 KSI)
3.

ALL ANCHOR BOLTS TO BE ASTM F1554 GR. 36 (36 KSI)
4.

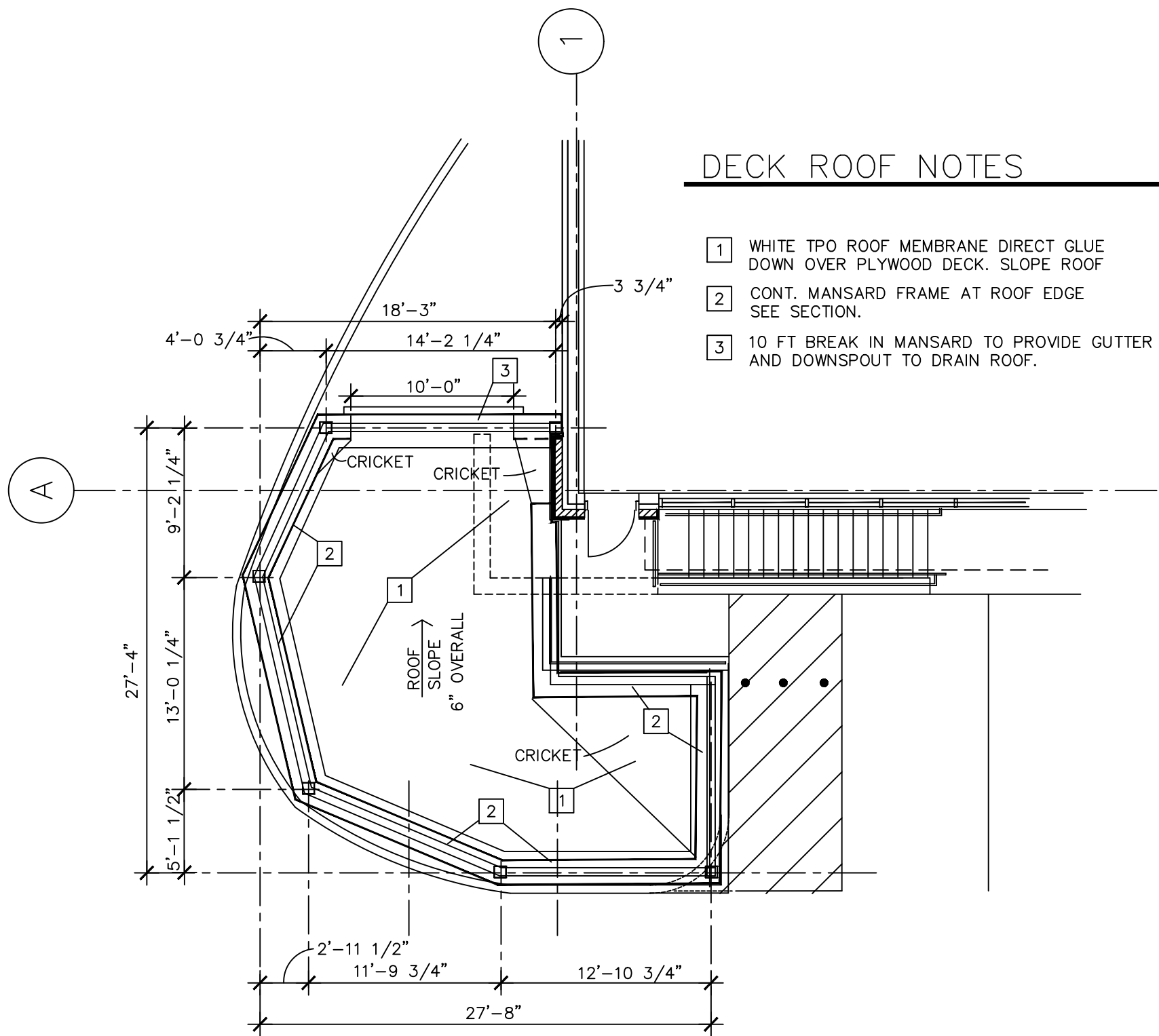
ALL HSS BEAM TO HSS COLUMN CONNECTIONS TO BE FULLY WELDED
5.

ALL HSS BRACING CONNECTIONS SHALL BE FULLY WELDED



1 foundation plan - proposed new exterior deck

scale: 1/8" = 1'-0"



2 roof plan - proposed new exterior deck

scale: 1/8" = 1'-0"



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tenant:

tradicional 314

olive boulevard
creve coeur, missouri
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builder / developer:

date	
description	

issue date:

NFC march 17, 2022

phase:

construction drawings

sheet title:
roof and foundation
plans
drawn by: jdl/rrh

checked by:

total pages in set:

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architect's seal:



robert anthony srote - architect
A-2020040052

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architect's seal:



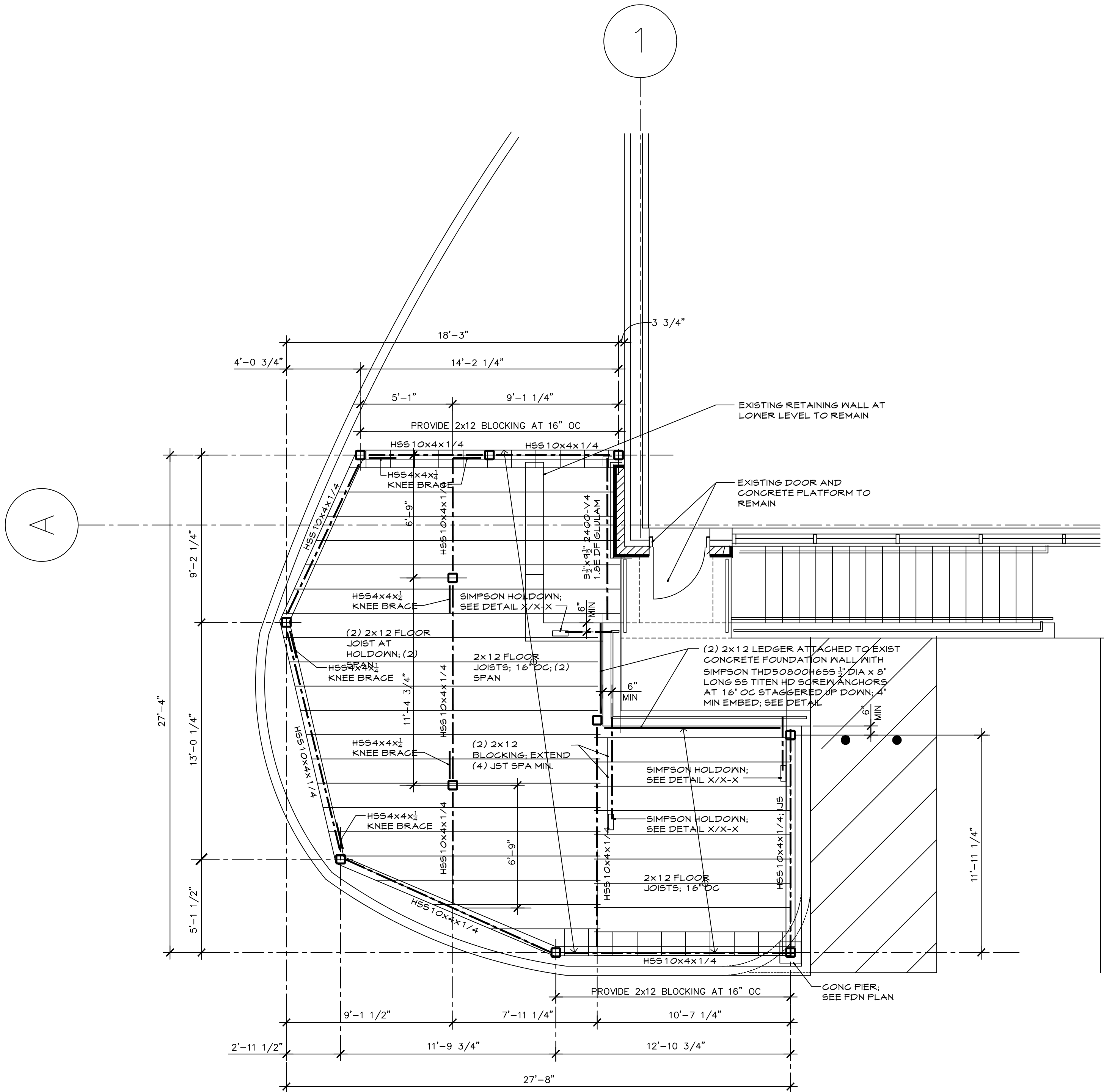
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project number:

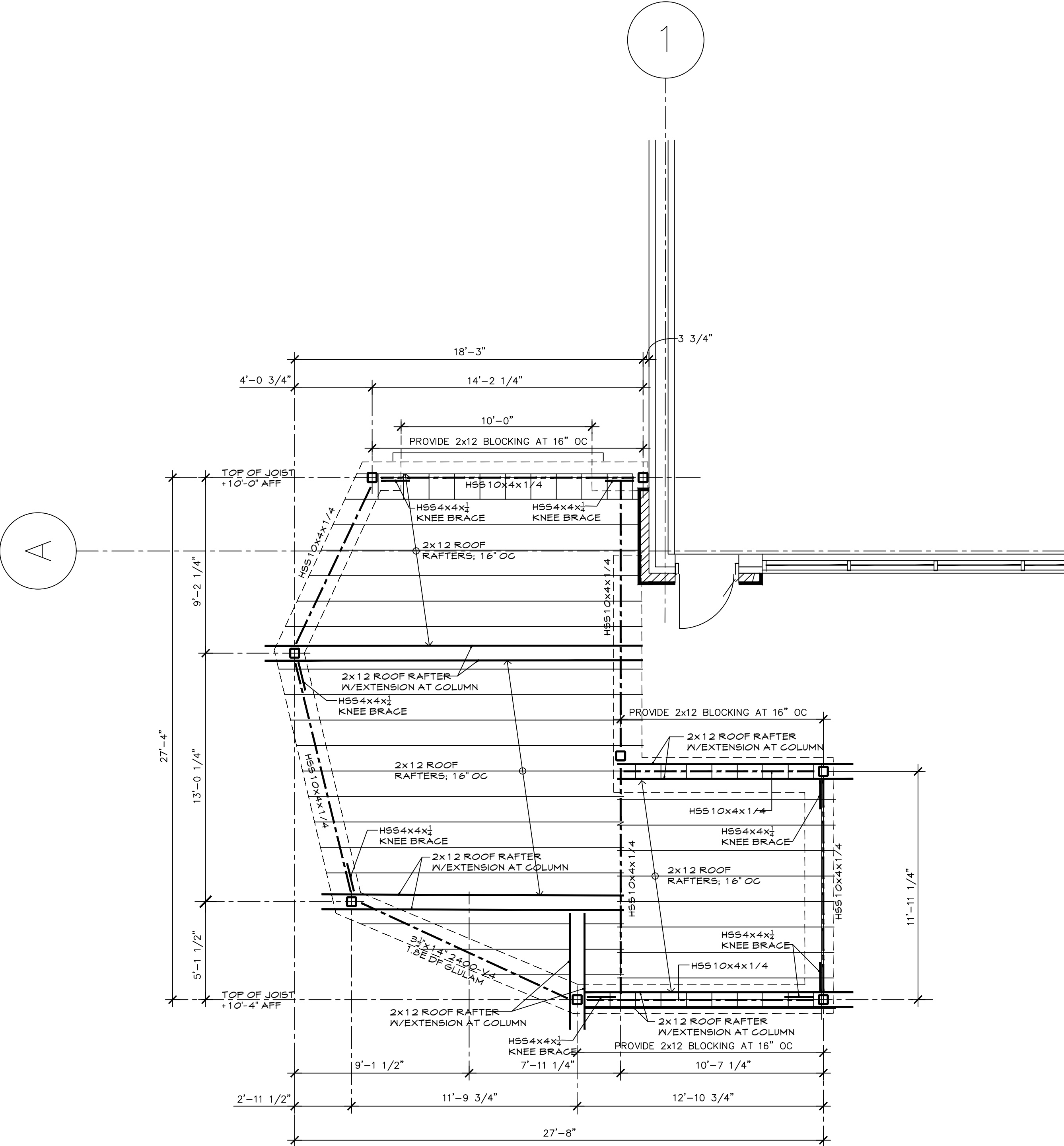
21-045



typical floor joist design criteria:

100 psf	FLOOR LIVE LOAD
10 psf	FLOOR DEAD LOAD
1/480	LIVE LOAD DEFLECTION
1/360	TOTAL LOAD DEFLECTION
1.00	DURATION FACTOR

1 floor framing plan - proposed new exterior deck
scale: 1/4" = 1'-0"



typical roof framing design criteria:

20 psf	ROOF LIVE LOAD
20 psf	ROOF DEAD LOAD
1/360	LIVE LOAD DEFLECTION
1/240	TOTAL LOAD DEFLECTION
1.15	DURATION FACTOR

2 roof framing plan - proposed new exterior deck
scale: 1/4" = 1'-0"