

May 22, 2023

City of Glendale
424 North Sappington Road
Glendale, MO 63122

Attention: Mr. Benjamin DeClue

Re: Glendale Chrysler Jeep Dodge Ram – 10070 Manchester Road – Glendale, MO 63122
(Stock Project No. 2020-6727)

Dear Mr. DeClue,

In accordance with the Site Plan package and request for an Amendment to the existing Special Use Permits previously issued for this property (B02-11 & B07-14), below is an outline of the current request for consideration by the City of Glendale. It is our understanding that upon approval of this request the previous Special Use Permits would be vacated and a new Special Use Permit will be issued following action taken by the Board of Aldermen.

1. Request for a 70' x 74.24' addition to the east side of the existing service building to accommodate up to fourteen (14) interior service bays for the purpose of operation of a repair garage in concert with the existing car dealership. Note: No body shop or paint shop will be included with this request for additional vehicle service bays. The services that will take place within this proposed addition, are those that currently take place within the existing service building and include, but are not limited to the following:
 - a. Tire: mount, balance, rotate, install and repair tires
 - b. Engine: repair, replace, install all automotive engine work
 - c. Transmission: repair, replace, install all automotive transmission work
 - d. Suspension: repair, replace, install all automotive suspension work
 - e. Missouri State Inspections: safety and emissions
 - f. Lube, oil, and filter changes
 - g. Automotive interior and trim work
 - h. Routine automotive maintenance
2. Request for a new 19' x 60' free standing storage building at the southwest corner of the property to be located 50' from the southern property line, as required by code. In conjunction with the construction of the storage building, a small retaining wall is proposed to allow necessary grading to be reduced and preservation of existing trees to the south. Three (3) existing trees within and adjacent to the new storage building be removed. New trees are shown to be installed to supplement the existing trees to the south and help provide additional screening

to the adjacent property to the south. Glendale Jeep engaged an ISA Certified Arborist, Kevin Sonderegger #MW-4895A of Tree Guru LLC to evaluate the condition and future viability of the deciduous canopy trees located on the southern end of the dealership property. This was prompted by one of the adjacent neighbors to the south expressing concern about potential property damage from these large trees in the event of major storm. Mr. Sonderegger has recommended the removal of these trees due to their age and condition. While the removal of these trees is not part of this Special Use Permit request, it has been provided for record.

3. The existing chain link fence is proposed to be removed and replaced with a new 8' high, Bufftech Galvenston Style site proof fence, Sierra Blend in color, along the southern property line to provide additional screening and sound attenuation beyond the proposed landscape. A significant number of new 2 1/2" canopy trees (6) and 8'h evergreen trees (42) will be planted in the area between the existing pavement and the new fence on the southern property line and the area west of the proposed storage building. As these new trees mature, they will provide evergreen screening above the height of the site-proof fence and provided woodland canopy. Glendale Jeep will continue to maintain this buffer-yard. Site sections have been cut thru the site to each of the neighboring properties.
4. Request for a 50' x 75' Vehicle Wash/Prep Station Building to be located adjacent to the south side of the service building. The building will include:
 - a. 10' x 75' storage/equipment storage room
 - b. 16' x 75' single lane car wash; with prep and drip areas with 10' wide overhead doors on east and west ends of the building that includes:
 - i. 16' x 19' Prep Station
 - ii. 16' x 38' Car wash/dryer; whereby the wash equipment moves along the vehicle, versus the vehicle driving or being pulled through a wash bay; including 3' of dryers
 - iii. 16' x 18' of drip space after exiting the was and dryer station, which allows for the proposed dryers to be located further from the exiting door
 - c. 14' x 17' single hand dry lane with 10' wide overheard doors on east and west end of building
 - d. Included in this submittal is a Sound Study for the proposed car wash as prepared by McClure Engineering.
 - e. Car wash is to be used solely by Glendale employees during the normal business operation hours and will not be open to the public.
5. As part of the overall project, the intention of the interior renovation and conversion of the existing 5,000 square feet service area on the west side of the building along with the renovation of the 7,400 square feet of existing showroom space is to provide a new updated showroom space, sales offices, new car delivery area and customer service drop off areas. The western side of the existing north elevation of the building will also be updated to include a series of smooth finish aluminum composite metal (ACM) panels along the front side, ACM accent panels will frame the five large window openings also. The new front entry of the Jeep showroom will have ACM accent panels over the canopy and entry doors. Both the interior and exterior renovations of this portion of the building will be to help support the growing business of Glendale Chrysler Jeep Dodge Ram and bring the appearance of facility in-line to

reflect the new “Hometown” standards of the Jeep brand.

6. The existing lighting located along Manchester Road is proposed to include new downlights pointed at the north face of the facility to provide more lighting in this area. New wall packs are proposed along the new car wash, service building and storage building. The remainder of the site lighting will be used in placed. A photometric plan has been included in this submittal.

Sincerely,

Josh Barcus

Joshuah Barcus, P.E.,

Senior Associate

Cc: George Stock, P.E., President
Jenni Belding, General Manager (via email)
Kristopher Merhtens, ACI Boland (via email)
Rusty Saunders, Loomis Associates (via email)
Mark Hallemann, Hallemann Construction (via email)
Bill Hoagland, D&S (via email)

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A MODIFIED SPECIAL USE PERMIT TO GLENDALE CHRYSLER-JEEP, INC. FOR THE EXPANSION AND RE-CONSTRUCTION OF A NEW CAR SALES DEALERSHIP ~~AND REPAIR GARAGE, BODY SHOP~~ AND USED CAR SALES AGENCY IN CONJUNCTION THEREWITH ON CERTAIN PROPERTY HEREINAFTER DESCRIBED WITHIN THE CITY OF GLENDALE, MISSOURI: EFFECTIVE DATE:

WHEREAS, the City of Glendale has, by Chapter 400 of the Municipal Code, divided the city into districts and established regulations governing the use of land and the location of buildings therein, and

WHEREAS, Section 400.420 of Chapter 400 of the Municipal Code of the City of Glendale, Missouri, provides that the Board of Aldermen by Special Use Permit, may authorize the location and operation of a new car dealership and in conjunction therewith ~~a repair garage, body and paint shop and~~ an outdoor new and used car sales and display lot within the C-2 Commercial District of the City; and

WHEREAS, Chrysler Corporation (formerly referred to as Chrysler Motors Corporation) has heretofore filed an application for a Special Use Permit by ordinance No. 1359, and as amended by Ordinance Nos. 1442, 1473, 6-79 and 5-88, for the location of a New Car Dealership, Repair Shop, Body and Paint Shop and used Car Sales Lot in the C-2 Commercial District and storage in the S-1 District on the property described below; and

WHEREAS, ~~Glendale Chrysler/Plymouth, Inc.~~, Merlo Automotive Group, Inc., a wholly owned subsidiary of the Chrysler Corporation, was previously sold to H. Carlo Merlo and Shirley A. Merlo and the special use permit was transferred to the new ownership; and

WHEREAS, ~~Glendale Chrysler/Plymouth, Inc.~~, Merlo Automotive Group, Inc., by H. Carlo Merlo and Shirley A. Merlo, previously filed an application for a modification of its existing special use permit which special use permit was thereafter amended pursuant to Ordinance No. 09-93.

WHEREAS, ~~Glendale Chrysler Jeep, Inc.~~ Merlo Automotive Group, Inc., as successor to Glendale/Plymouth, Inc., has filed an application for a modification to its existing special use permit to allow for the construction of a ~~70' x 74' addition to its facility adding to the previously approved~~ 162' x 74' addition to its facility to house the dealership's service and repair operations, a new 50' x 75' vehicle wash/prep station building, a new 19' x 60' free standing storage building and new 8ft Bufftech Galveston Style fence, Sierra Blend in color. ~~the reconfiguration and modified use of existing facilities for relocation of the dealership's new car sales showroom, service entrance, and offices, the demolition and removal of the front (northernmost) portion of~~

~~the existing building which is approximately 3,800 square feet, the demolition and removal of a 500 square foot building in front of the main dealership building, and the rebuilding and remodeling of the front façade of the dealership building;~~

WHEREAS, the application for a modified special use permit was referred to the City Plan Commission for review, and, at its March 9, 2011 meeting, the City Plan Commission issued its recommendation to approve the issuance of the proposed modified special use permit subject to conditions;

WHEREAS, the Board of Aldermen called a Public Hearing on such proposed modified special use permit for the 21st day of March, 2011, and a notice of such Public Hearing was published on March 3, 2011, in the St. Louis Countian, a newspaper of general circulation in the City of Glendale, and copies of such notice were mailed via First Class Mail to all property owners shown by the City's tax records within three hundred (300) feet of the boundaries of the subject property;

WHEREAS, A Public Hearing was held before the Board of Aldermen of the City of Glendale on March 21, 2011, at 7:30 P.M. with respect to this application for a modified special use permit, both on the basic use originally granted and the expansion thereof;

WHEREAS, the Board of Aldermen of the City, after due and careful deliberation, has concluded that the issuance of said modified special use permit would meet the requirements of the Zoning Code of the City of Glendale, Missouri and would not: (a) substantially increase traffic hazards or congestions; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

Subject to the conditions hereinafter provided, the Special Use Permit heretofore granted to ~~Glendale Chrysler/Plymouth, Inc. Merlo Automotive Group, Inc.~~, by Ordinance Number 09-93 is hereby voided and reissued in amended form to Glendale Chrysler-Jeep, Inc., and, as amended, such corporation is authorized to continue to operate a new car dealership and in conjunction therewith a repair garage, ~~body shop, paint shop~~, new and used car sales and display lot, on the following terms and conditions:

- (A) To continue to locate a new car dealership and in conjunction therewith a repair garage, ~~body shop, and paint shop~~, new and used car sales and display lot, and in

connection with the operation of such dealership to construct a 70' x 74' addition to its facility adding to the previously approved 162' x 74' addition to its facility to house the dealership's service and repair operations, a new 50' x 75' car wash, a new 19' x 60' free standing storage building and new 8ft Bufftech Galveston Style fence, Natural Clay in color, ~~the reconfiguration and modified use of existing facilities for relocation of the dealership's new car sales showroom, service entrance, and offices, the demolition and removal of the front (northernmost) portion of the existing building which is approximately 3,800 square feet, the demolition and removal of a 500 square foot building in front of the main dealership building, and the rebuilding and remodeling of the front façade of the dealership building~~ pursuant to the detailed final development plan as submitted to the City upon a certain tract of land located at 10070 Manchester Road, Glendale, Missouri 63122, but more particularly described as follows:

A tract of land being Lot B of Schwartz Pinkus Manor, as per plat recorded in Plat Book 188 Page 36 of the St. Louis County Recorder's Office, in Section 31, Township 45 North, Range 6 East of the Fifth Principal Meridian, City of Glendale, St. Louis County Missouri, said tract being more particularly described as follows:

Beginning at the common point on the line dividing Lots A and B of said Schwartz Pinkus Manor and the Southern right of way of Manchester Road, 60 feet wide, thence along the line dividing Lots A and B, South 00 degrees 35 minutes 00 seconds West 216.36 feet to the Southwest corner of Lot A, thence along the Southern line of said Lot A, North 75 degrees 14 minutes 00 seconds East 100.00 feet, to the Southeast corner of said Lot A, thence along the Eastern line of Lot B, South 00 degrees 35 minutes 00 seconds West 258.23 feet to the Southeast corner of said Lot B, thence, North 89 degrees 35 minutes 30 seconds West 417.90 feet to a point on the Eastern line of Glendale Gardens Condominiums as per plat recorded in Plat Book 214 Page 26 of the St. Louis County Recorder's Office, thence along the Eastern and Northern lines of said Glendale Gardens Condominiums North 01 degrees 00 minutes 00 seconds East 167.18 feet and South 69 degrees 07 minutes 00 seconds West 258.67 feet to a point on the Eastern line of said Glendale Gardens Drive, 40 feet wide, said point being a curve to the right, whose radius point bears North 37 degrees 27 minutes 35 seconds East 50.00 feet from the last described point, thence along the arc of said curve 46.78 feet to the point of tangent, thence North 00 degrees 58 minutes 00 seconds East 116.42 feet to a point of curve to the right, whose radius bears South 89 degrees 02 minutes 00 seconds East 35.00 feet from the last described point, thence along the arc of said curve to the right 41.63 feet to the point of tangent, said point being on the aforesaid Southern right of way line of Manchester Road, thence along said right of way line North 69 degrees 07

minutes 00 seconds East 312.70 feet, thence North 75 degrees 14 minutes 00 seconds East 276.94 feet to the point of beginning and containing 4.633 Acres.

SECTION TWO:

The Special Use Permit and Modified Special Use Permit herein granted shall be conditioned and shall become and remain in force and effect only under the following terms and conditions:

- (A) No signs of any nature shall be erected or installed on the subject property except in compliance with Chapter 530 of the Glendale City Code, unless specifically authorized by variance under 530.120 of the Glendale City Code.
- (B) Except for those vehicles awaiting immediate repair on the premises, no wrecked, damaged or inoperable vehicles shall be stored on the subject property.
- (C) ~~The operation of the body and paint shop, located upon the Dealership premises, shall be conducted only between the hours of 7:00 a.m. and 6:00 p.m., official local time, Monday through Saturday.~~
- (D) All lights not necessary for reasonable security lighting of the area shall be extinguished no later than the hour of 10:00 p.m. official local time and shall not be relighted until the following daylight hours. Any addition, removal or replacement of exterior light fixtures on the subject property shall require approval by the City of Glendale Building Commissioner to ensure that such change will not adversely impact adjoining properties.
- (E) The south ~~50~~ 75 feet of the eastern 418 feet of the subject property shall remain as an undeveloped buffer zone to screen the Dealership from the residential properties to the south. The dense vegetation existing in the portion of this buffer zone south of the existing 6 ft. chain link fence shall remain in place. ~~A new 8ft Bufftech Galveston Style fence, Sierra Blend in color shall be constructed along the existing southern property line. A new row of evergreen trees shall be planted along the north side of the existing chain link fence to enhance screening.~~ Glendale Chrysler-Jeep, Inc. will maintain this area, ensuring that no trash or other material is allowed to remain on such grounds other than the growing bushes, trees, grass and other plants. Glendale Chrysler-Jeep, Inc. will keep the grass trimmed on such grounds, and will replace any diseased or dead plants, bushes and/or trees, with plants, bushes and/or trees of comparable size, quality and type.
- (F) ~~In place of an existing 6 ft. chain link fence, a~~ The existing 6 ft. solid privacy fence shall ~~remain in place be installed by Glendale Chrysler-Jeep, Inc.~~ along the west

250 feet of the south property line and the west property line adjacent to Glendale Gardens Condominiums.

- (G) The Special Use Permit granted herein shall run to Glendale Chrysler-Jeep, Inc., a new car dealership operating on said premises and said Special Use Permit may not be transferred or assigned to any subsequent owner or tenant of said premises without the express approval of the Board of Aldermen of the City of Glendale, which approval shall not be unreasonably withheld. No such transfer will be approved, however, unless it is to a new car agency enfranchised by the manufacturer of such cars for the operation of a new car agency.
- (H) The used car business, repair garage ~~and body and paint shop~~, authorized herein, in conjunction with said enfranchised new car dealership, shall, at all times be owned, operated and managed by the person, firm or corporation operating said new car dealership.
- (I) The new and used cars displayed on said premises shall be stored or parked in neat and regular lines or aisles.
- (J) ~~All body work, car painting, and car repair and garage work must be performed within buildings on the subject property.~~
- (K) All refuse, trash, and any other items being disposed of, or thrown away, will be stored in covered containers suitably screened.
- (L) Any public address system on the exterior portion of any of the buildings on the dealership premises shall not be directed toward any of the abutting residential property to the south, and shall not be used to transmit or broadcast music, but shall only be used for the purpose of calling employees and/or other people on the dealership premises. ~~No annunciation system shall be utilized for the vehicle wash/prep building system.~~
- (M) The existing structure may be remodeled and expanded in accordance with the drawings submitted to the City of Glendale as the final development plan, which drawings are incorporated herein by reference. This expansion's use will be for increased repair and service areas, additional and reconfigured office space, a new service entrance, an improved and enlarged new car sales display area and a modified front façade.
- (N) The proposed building addition is located on top of existing sewer lines and related easements. Approval of the final development plan is contingent upon approval of construction plans by St. Louis Metropolitan Sewer District (MSD). Documentation of said approval shall provided to the City Building Commissioner.

- (O) Any future change in the buildings shown on the attached drawings or their use requires approval of an amended Special Use Permit.

SECTION THREE:

The Modified Special Use Permit, issued hereby, shall remain in full force and effect so long as the permittee shall comply with all the terms and conditions thereof. In the event that the permittee shall breach any of these conditions, permittee shall be given a written notice of such breach by the City of Glendale, delivered to any person in charge of the office of permittee. If such condition is not corrected within a reasonable time and in any event within thirty (30) days of the delivery of such notice, it is agreed that the City of Glendale shall have the right to close down the operations, under the Special Permit or the Special Supplemental Permit, or both, as the case may be, until such time as permittee shall comply with all terms and conditions of said permit or permits.

SECTION FOUR:

The permit issued hereby shall become and be in full force and effect at such time as the City of Glendale has received an acknowledgement from Glendale Chrysler-Jeep, Inc. accepting the terms of this ordinance.

SECTION FIVE:

This Ordinance shall be effective immediately on its passage and approval.

This Ordinance passed and approved this 4th day of April, 2011.

Richard J. Magee
Mayor

ATTEST:

Jeremy Hayes
City Administrator/City Clerk

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIAL USE PERMIT TO GLENDALE CHRYSLER-JEEP, INC. FOR THE RE-CONSTRUCTION OF THE EXISTING STRUCTURE LOCATED AT 10058 MANCHESTER ROAD AS A REPAIR GARAGE ~~AND BODY SHOP~~ HEREINAFTER DESCRIBED WITHIN THE CITY OF GLENDALE, MISSOURI:

WHEREAS, the City of Glendale has, by Chapter 400 of the Municipal Code, divided the city into districts and established regulations governing the use of land and the location of buildings therein, and

WHEREAS, Section 400.420 of Chapter 400 of the Municipal Code of the City of Glendale, Missouri, provides that the Board of Aldermen by Special Use Permit, may authorize the location and operation of a repair garage ~~and body shop within~~ the C-2 Commercial District of the City; and

WHEREAS, Chrysler Corporation (formerly referred to as Chrysler Motors Corporation) has heretofore filed an application for a Special Use Permit by ordinance No. 1359, and as amended by Ordinance Nos. 1442, 1473, 6-79 and 5-88, for the location of a Repair Shop and Body Shop in the C-2 Commercial District on the property located at 10058 Manchester Road; and

WHEREAS, ~~Glendale Chrysler/Plymouth, Inc.~~ Merlo Automotive Group, Inc., a wholly owned subsidiary of the Chrysler Corporation, was previously sold to H. Carlo Merlo and Shirley A. Merlo and the special use permit was transferred to the new ownership; and

WHEREAS, ~~Glendale Chrysler Jeep, Inc.~~ Merlo Automotive Group, Inc., has an existing current special use permit for a new car dealership in conjunction with a repair garage, ~~body shop, and paint shop~~, and new and used car sales and display lot, at 10070 Manchester Road; and

WHEREAS, Glendale Chrysler-Jeep, Inc. (“permittee”) as successor to Glendale/Plymouth, Inc., has filed an application for an additional special use permit at 10058 Manchester Road to house a auto repair garage ~~and body shop~~; and

WHEREAS, the Board of Aldermen called a Public Hearing on such proposed special use permit for the 17th day of March, 2014, and a notice of such Public Hearing was published on February 28, 2014, in the St. Louis Countian, a newspaper of general circulation in the City of Glendale, and copies of such notice were mailed via First Class Mail to all property owners shown by the City’s tax records within three hundred (300) feet of the boundaries of the subject property;

WHEREAS, A Public Hearing was held before the Board of Aldermen of the City of Glendale on March 17, 2014, at 7:30 P.M. with respect to this application for a special use permit; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GLENDALE, MISSOURI, AS FOLLOWS:

SECTION ONE:

The Board of Aldermen of the City, after due and careful deliberation, does hereby conclude that the issuance of a special use permit for Glendale Chrysler-Jeep, Inc. for the use of the premises at 10058 Manchester Road for purposes of operation of a repair garage and body shop in concert with its new car dealership, subject to compliance with the condition set forth in Section Two below, meets the requirements of the Zoning Code of the City of Glendale, Missouri and would not: (a) substantially increase traffic hazards or congestions; (b) substantially increase fire hazards; (c) adversely affect the character of the neighborhood; (d) adversely affect the general welfare of the community; or (e) overtax public utilities.

SECTION TWO:

A Special Use Permit is hereby issued to Glendale Chrysler-Jeep, Inc., to operate a repair garage, body shop and paint shop in the lower level of the existing building located at 10058 Manchester Road on the following terms and conditions:

- (A) No signs of any nature shall be erected or installed on the subject property except in compliance with Chapter 530 of the Glendale City Code, unless specifically authorized by variance under 530.120 of the Glendale City Code.
- (B) Except for those vehicles awaiting immediate repair on the premises, no wrecked, damaged or inoperable vehicles shall be stored on the subject property.
- (C) The operation of the repair ~~and body shop located~~ at 10058 Manchester Road shall be conducted only between the hours of 7:00 a.m. and 6:00 p.m., official local time, Monday through Saturday.
- (D) All lights not necessary for reasonable security lighting of the area shall be extinguished no later than the hour of 10:00 p.m. official local time and shall not be relighted until the following daylight hours. Any addition, removal or replacement of exterior light fixtures on the subject property shall require approval by the City of Glendale Building Commissioner to ensure that such change will not adversely impact adjoining properties.

- (E) The Special Use Permit granted herein shall not be transferred or assigned to any subsequent owner or tenant of said premises without the express approval of the Board of Aldermen of the City of Glendale, which approval shall not be unreasonably withheld.
- (F) The repair garage ~~and body shop~~, authorized herein, shall, at all times be owned, operated and managed by the Glendale Chrysler-Jeep, Inc.
- ~~(G) All car repair and body work must be performed within the existing building located at 10058 Manchester Road.~~
- (H) All refuse, trash, and any other items being disposed of, or thrown away, will be stored in covered containers suitably screened.
- (I) Any public address system on the exterior portion of any of the buildings on the dealership premises shall not be directed toward any of the abutting residential property to the south, and shall not be used to transmit or broadcast music, but shall only be used for the purpose of calling employees and/or other people on the dealership premises. ~~No announcement system shall be utilized for the vehicle wash/prep building system.~~
- (J) The existing structure may be remodeled in accordance with the drawings submitted to the City of Glendale. This remodeled space will be for ~~increased repair and service areas~~, additional and reconfigured office space, and a modified front façade.
- (K) Any future change in the building or its use requires approval of an amended Special Use Permit.

SECTION THREE:

The Special Use Permit, issued hereby, shall remain in full force and effect so long as the permittee shall comply with all the terms and conditions thereof. In the event that the permittee shall breach any of these conditions, permittee shall be given a written notice of such breach by the City of Glendale, delivered to any person in charge of the office of permittee. If such condition is not corrected within a reasonable time and in any event within thirty (30) days of the delivery of such notice, it is agreed that the City of Glendale shall have the right to close down the operations, under the Special Permit or the Special Supplemental Permit, or both, as the case may be, until such time as permittee shall comply with all terms and conditions of said permit or permits.

SECTION FOUR:

The permit issued hereby shall become and be in full force and effect at such time as the City of Glendale has received a written acknowledgement from Glendale Chrysler-Jeep, Inc. accepting the terms of this ordinance.

SECTION FIVE:

This Ordinance shall be effective immediately on its passage and approval.

This Ordinance passed and approved this 21st day of April, 2014.

Richard J. Magee
Mayor

ATTEST:

Jaysen Christensen
City Administrator/City Clerk

October 14, 2022

Via Email: jbelding@goodcars.com

Ms. Jenni Belding
Glendale Chrysler
10070 Manchester Road
Glendale, MO 63122

Re: ADDENDUM 1 Glendale Chrysler – Car
Wash Sound Study - Revised Sound
Data
McClure Engineering No. 104271.000

Dear Ms. Belding,

We have revised our acoustical calculations to include the eight (8') foot height fence on the south property line and a six (6') foot vinyl fence on the east property line. A summary of our calculations is provided in this brief letter.

In our report dated August 24, 2022, our acoustical model did not include the calculations with the proposed fence. The proposed fence along the south property line will be an eight-foot-high Bufftech Galveston fence. There exists a six-foot-high vinyl fence along the east property line.

The sound from the operation of the carwash with blowers on and doors open will be below the 55 dBA daytime Sound Level Limit set by St Louis County. Our results are summarized in **Table 1**. This data is calculated from our SoundPlan Model. These maps are provided in **Figure 1** and **2**. The receiver points are shown on the sound maps.

Table 1 – Summary of Measured and Calculated Sound Level Results

Measured Property Line Scenario	SPL Day, dBA	
	Leq Daytime (7am to 10pm) Average Ambient Sound Level	54.7
Calculated Property Line Scenario with Fence	Doors Open	Doors Closed
815 Brookside Dr. South PL	44.0	32.0
825 Brookside Dr. South PL	39.4	36.5
835 Brookside Dr. South PL	39.3	36.9
845 Brookside Dr. South PL	42.5	35.0
855 Brookside Dr. South PL	41.6	29.4
865 Brookside Dr. South PL	39.6	25.1
Glendale Gardens Condos - West PL	43.0	22.5
Church East PL	49.0	30

The background sound was removed from the calculations so only the sound from the carwash is determined from the full operation of a new car wash.

The sound map shown in **Figure 1** shows the calculated sound levels from the carwash with doors open and without background sound levels.



Figure 1 – Sound Map of Carwash Doors Open – No Background Sound

Figure 2 is a sound map with doors closed during the carwash operation.



Figure 2 – Sound Map of Carwash Doors Closed – No Background Sound

Conclusion

With the planned Bufftech Galveston eight foot (8') height fence along the south property line, the sound level from the carwash will be less than 55 dBA at the South, East and West property lines.

Please contact me if you have any questions.

Sincerely,

Gary Brown

GLENDALE CDR&J

A TRACT OF LAND BEING LOT B OF SCHWARTZ PINKUS MANOR AS RECORDED IN PLAT BOOK 188 PAGE 36
 LOCATED IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF GLENDALE, ST. LOUIS COUNTY, MISSOURI

SITE PLAN

SHEET INDEX

C1.0	TITLE SHEET
C2.0	SITE PLAN
C3.0	SITE SECTIONS
C4.0	SITE PHOTOMETRIC PLAN
C5.0	SITE DETAILS
TC	TREE CENSUS
L1.01	LANDSCAPE PLAN
L2.01	LANDSCAPE SECTIONS
1 of 3	ARCHITECTURAL ELEVATIONS
2 of 3	ARCHITECTURAL ELEVATIONS
3 of 3	ARCHITECTURAL ELEVATIONS
A2.1	FIRST FLOOR DIMENSION PLAN
A2.2	ENLARGED PLANS
A2.3	ENLARGED PLANS

GENERAL NOTES:

1) Subject property is Zoned C-2
 Note: The above zoning provided by the City of Glendale, and to verify the client should obtain a zoning endorsement from their title company.
 Front: There shall be a front yard in a "C-2" District of not less than thirty-five (35) feet. Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of such corner lot of not less than thirty-five (35) feet. No main building or accessory building shall project beyond the front yard line on either side.

Side: There shall be a side yard in a "C-2" District of not less than ten (10) feet.

Rear: There shall be a rear yard in a "C-2" District having a minimum depth of fifty (50) feet in that portion of the "C-2" zone which has a depth of two hundred fifty (250) feet south of Manchester Road and a rear yard having a minimum depth of thirty (30) feet in that portion of the "C-2" District which has a maximum depth of one hundred seventy-five (175) feet south of Manchester Road. There shall be a rear yard having a minimum depth of twenty-five (25) feet in that portion of the "C-2" District which has a maximum depth of one hundred twenty feet (120) south of Manchester Road. Any property in this zone abutting any residential property shall have either a wall or fence along the rear of such lot or a screening belt ten (10) feet in width along the rear of the lot which shall be planted with trees and shrubbery. Such wall or fence or planted belt shall provide a screen of such height and character as is necessary to screen the commercial usage from such residential area; the plans for such screening shall be submitted to the Plan Commission for its advice and must be approved by the Board of Aldermen in accordance with the provisions of this Chapter before such property can be used for such purposes. No structures or buildings of any kind shall be erected in such rear yard.

Height: No building shall exceed 35'

2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29189C0307K with and effective date of 02/04/2015.

3) There are 129 regular, 1 handicapped and many unmarked parking stalls onsite.

4) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.

6) Square footage of the building has been calculated from dimensions approximately 5 foot above grade for the first floor only.

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DRIP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

ABBREVIATIONS	
C.O.	— GLEANOUT
DB.	— DEED BOOK
E.	— ELECTRIC
FL.	— FLOWLINE
FT.	— FEET
FND.	— FOUND
G.	— GAS
M.H.	— MANHOLE
N/F.	— NOW OR FORMERLY
P.B.	— PLAT BOOK
P.C.	— PAGE
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.B.	— RADIAL BEARING
R.C.P.	— REINFORCED CONCRETE PIPE
SQ.	— SQUARE
T.	— TELEPHONE CABLE
V.C.P.	— VETRIFIED CLAY PIPE
W.	— WATER
(86'W)	— RIGHT-OF-WAY WIDTH



PERTINENT DATA

OWNER	=	GLENDALE PROPERTY HOLDING LLC
ADDRESS	=	10070 MANCHESTER ROAD
SITE ACREAGE	=	±4.63 Ac (201,806 Sq Ft)
LOCATOR No.	=	22M620561
FIRE DISTRICT	=	GLENDALE
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	LACLEDE GAS CO
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63122
FLOOD MAP	=	29189C0307K

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

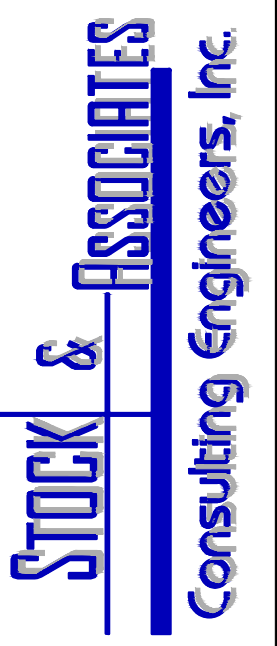
UTILITY NOTE

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



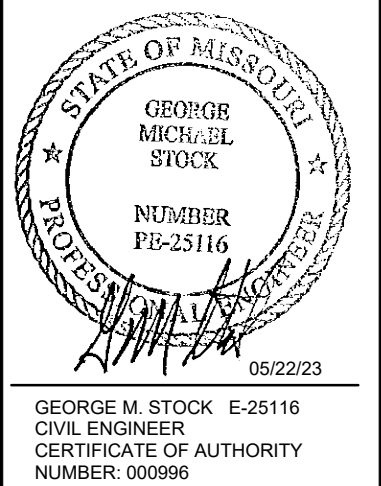
MISSOURI ONE-CALL: 1-800-344-7483
 ST. LOUIS COUNTY: ST. LOUIS COUNTY:
 SIGNALS & LIGHTING: (314) 615-0215

PREPARED BY:



PRELIMINARY SITE PLAN FOR:

GLENDALE CDR+J
 10070 MANCHESTER ROAD
 GLENDALE, MO



REVISIONS:
 1. REVISION 09-14-22
 2. REVISION 01-03-23
 3. REVISION 05-22-23

DRAWN BY:	CHEKED BY:
J.E.B.	G.M.S.
DATE:	JOB NO:
06/06/22	220-6727
M.S.D. P #:	BASE MAP #:
P-XXXX-XX	224
S.L.C. H&T #:	H&T S.U.P. #:
XXXX	XX-XXX-XX
M.D.N.R. #:	
MO-XXXXXXX	
SHEET TITLE:	

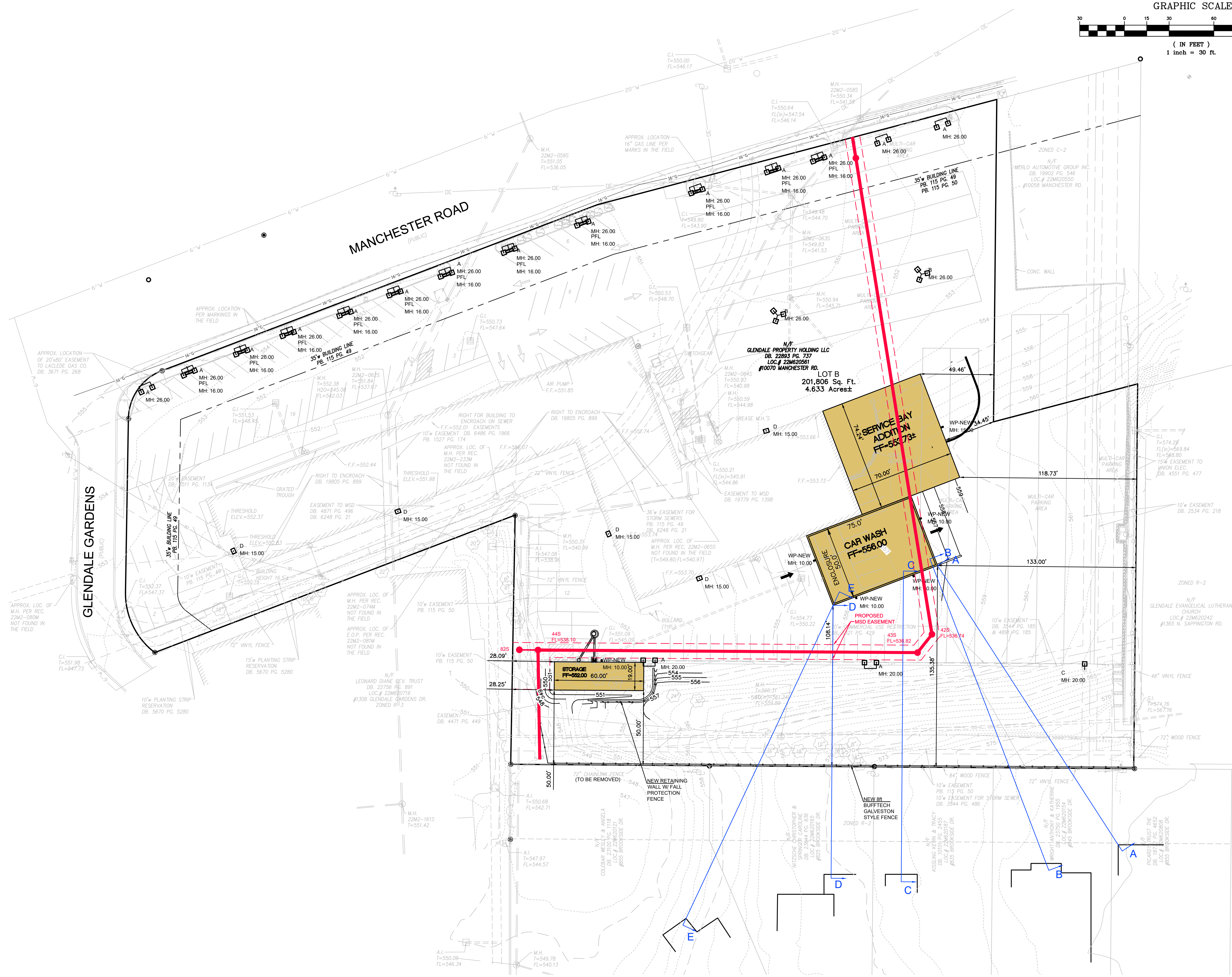
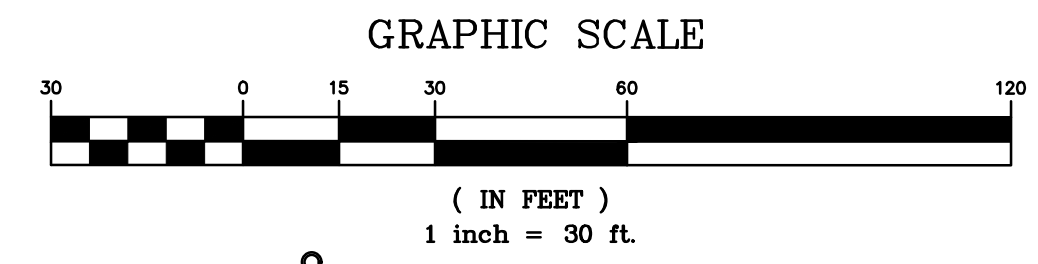
ST. LOUIS COUNTY BENCHMARK
 BENCHMARK# 14323
 NOV29 Elev = 580.22
 "L" on the southwest corner of the first step on the east side facing Sappington Road of a commercial building addressed as #10028 Manchester Road and 146' south of the centerline of Sappington Road.

SITE BENCHMARK
 Site Benchmark Elev = 552.53
 "Sq." cut on S.E. Corner of sign base as shown hereon.

TITLE SHEET
 SHEET NO.: C1.0

PREPARED FOR:
 GLENDALE CHRYSLER JEEP DODGE & RAM
 10070 MANCHESTER RD.
 ST. LOUIS, MO. 63122
 ATTN: MS. JENNI BELDING - GENERAL MANAGER

DRAWING FILE: C:\Users\jstock\Documents\Projects\CDR+J\CDR+J.dwg, Date: 06/06/22, 12:28 PM, PLOT DATE: 06/06/22, 12:28 PM, PLOT BY: jstock



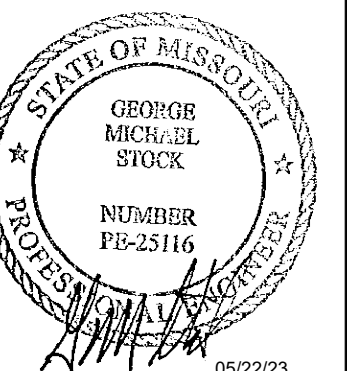
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636)
530-9100 FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE PLAN FOR:
GLENDALE CDR+J

10070 MANCHESTER ROAD
GLENDALE, MO



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000998

REVISIONS:

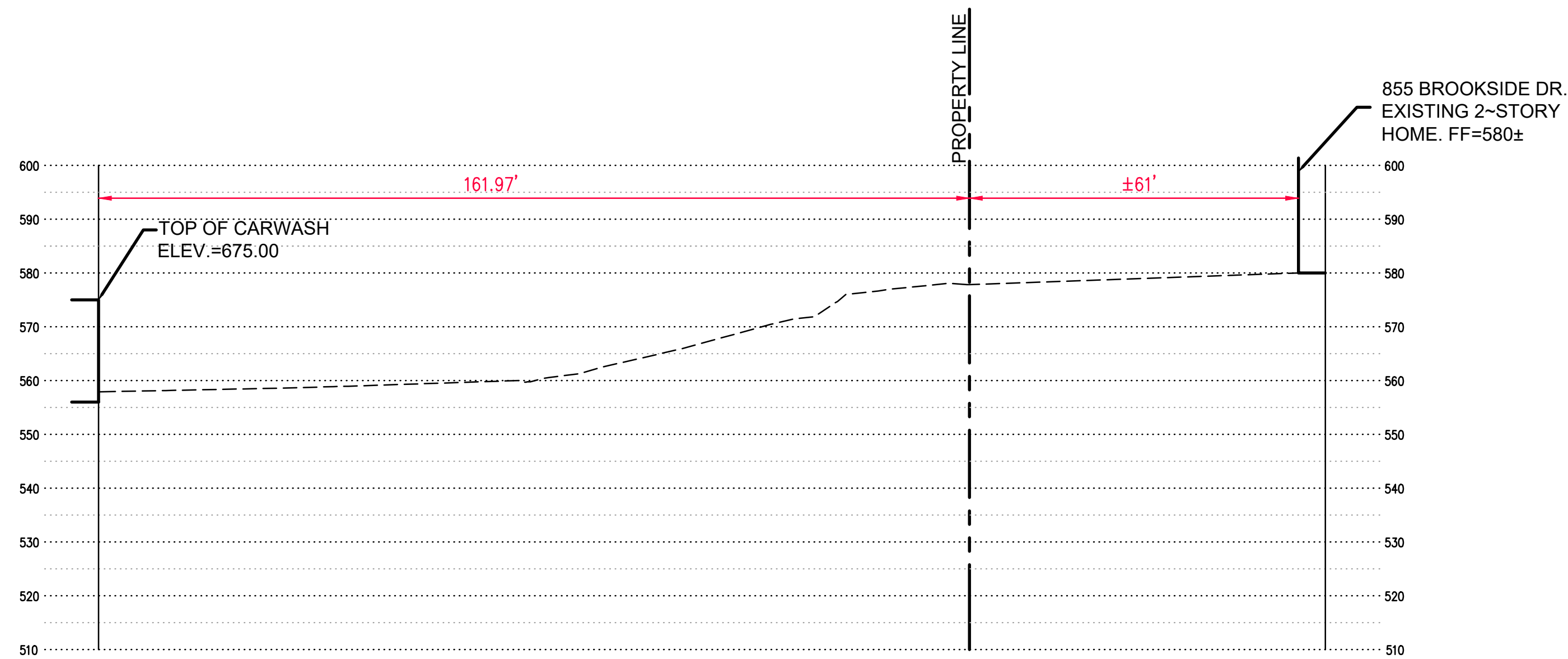
1. REVISION 09-14-22
2. REVISION 01-03-23
3. REVISION 05-22-23

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 06/06/22	JOB NO: 220-6727
M.S.D. P. # P-XXXXXX-XX	BASE MAP # 22M
S.L.C. H&T # XXXX	H&T S.U.P. # XX-XXXX-XX
M.D.N.R. # MO-XXXXXXX	
SHEET TITLE:	

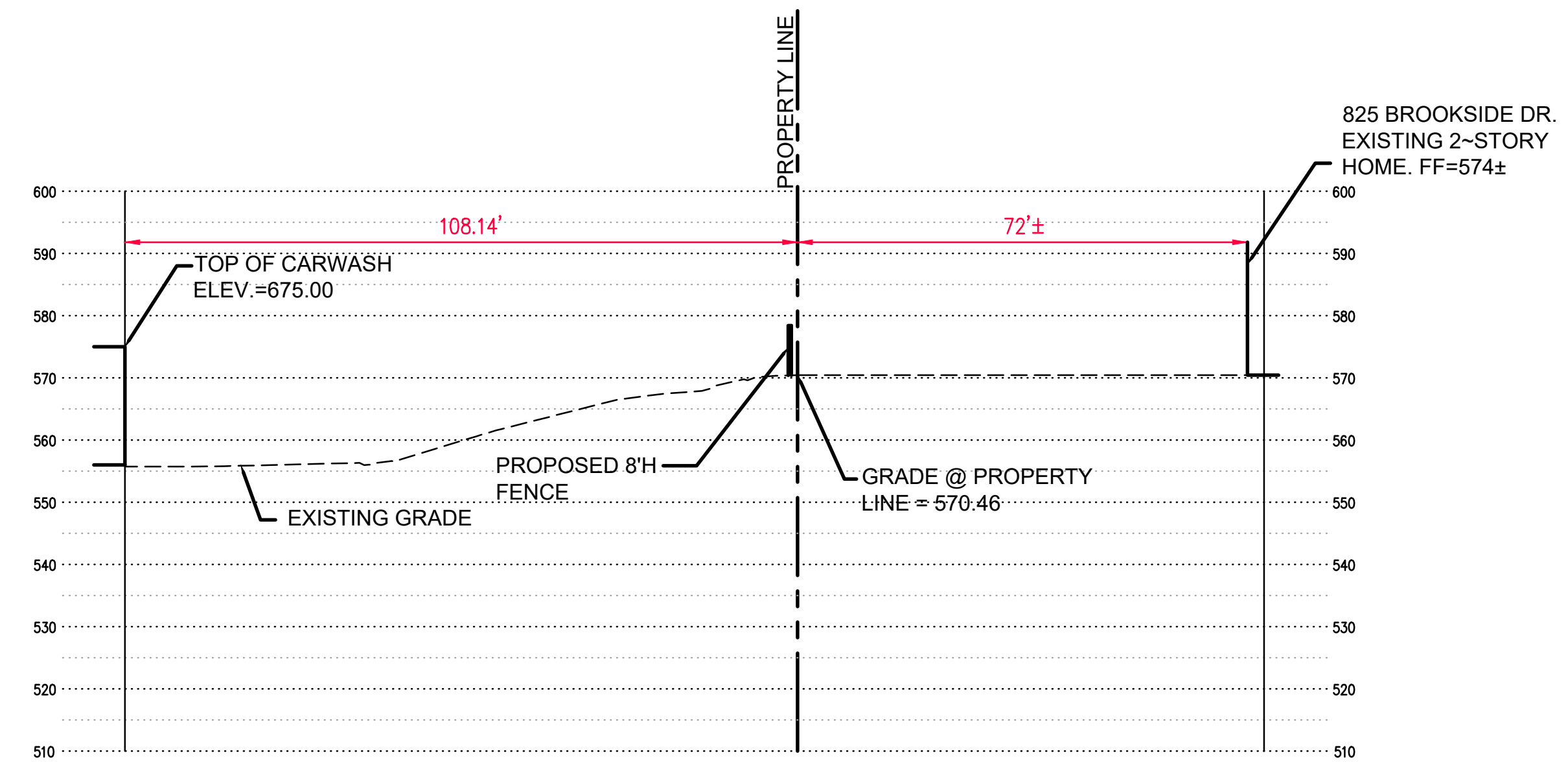
SITE PLAN

SHEET NO.:
C2.0

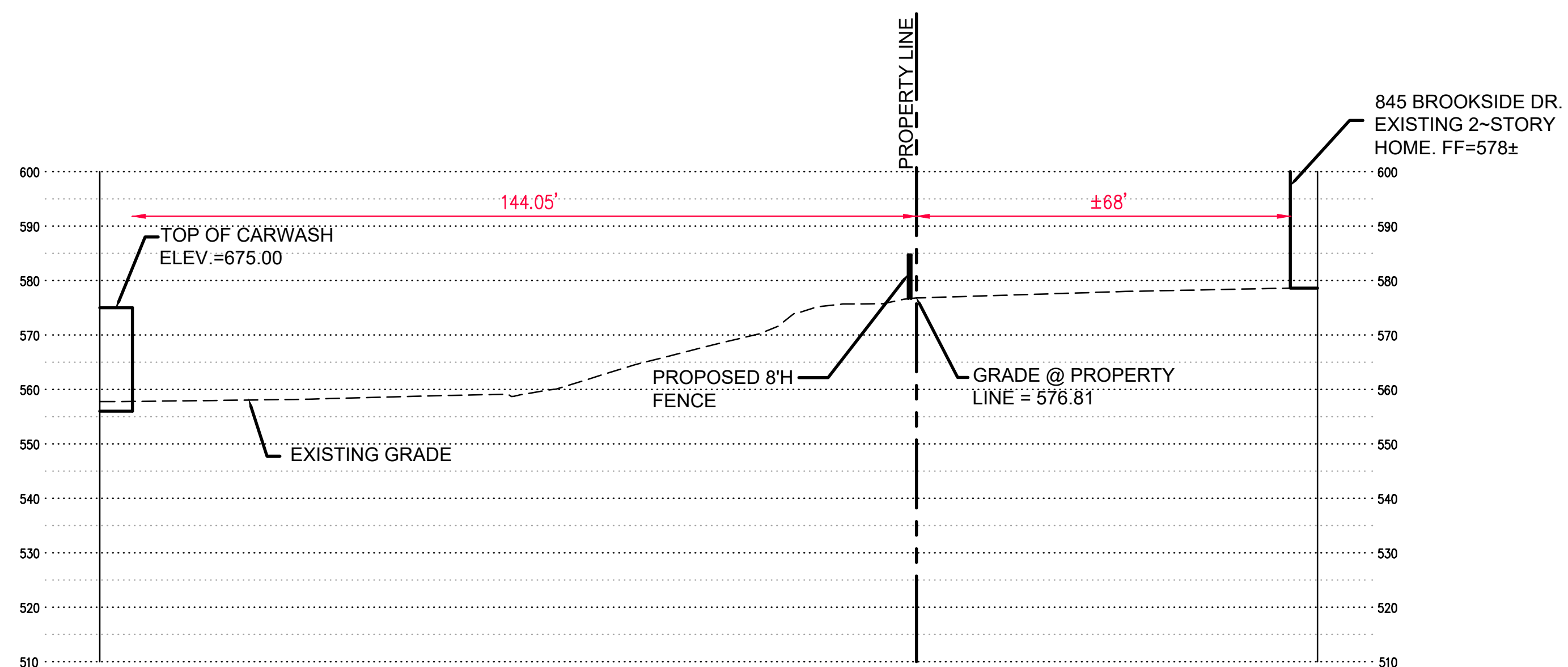
DRAWING FILE: C:\Users\jeb@stockassoc.com\Documents\Projects\220-6727\220-6727.dwg; LAYOUT: 023-DRIVER PLAN PLOTTED; Date: 2023-07-27 10:40:17 AM; PLOTTER: HP DesignJet 5000; PLOTTER DRIVER: HP DesignJet 5000 PCL6; PLOTTER MODEL: HP DesignJet 5000; PLOTTER TYPE: HP DesignJet 5000; PLOTTER VERSION: HP DesignJet 5000; PLOTTER MODEL: HP DesignJet 5000; PLOTTER TYPE: HP DesignJet 5000; PLOTTER VERSION: HP DesignJet 5000



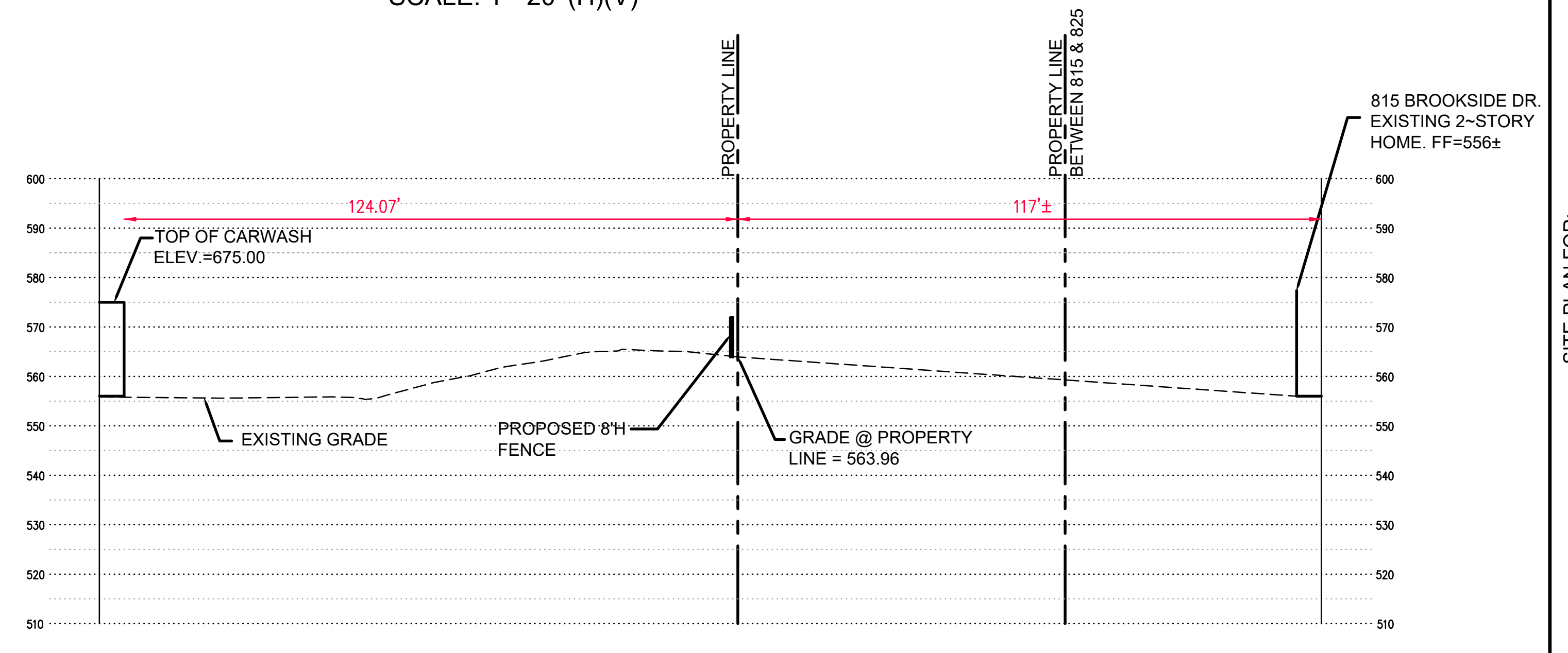
SECTION A-A
SCALE: 1"=20' (H)(V)



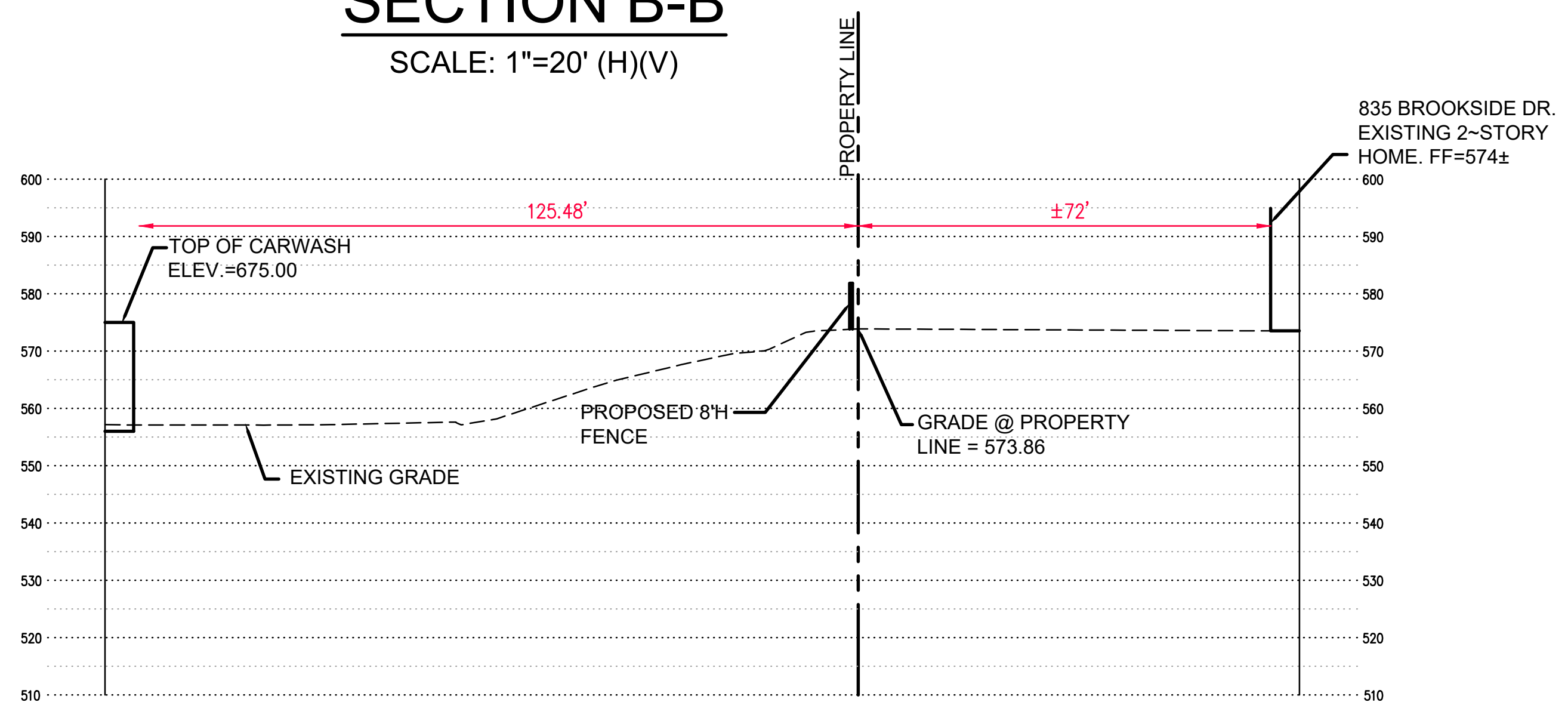
SECTION D-D
SCALE: 1"=20' (H)(V)



SECTION B-B
SCALE: 1"=20' (H)(V)



SECTION E-E
SCALE: 1"=20' (H)(V)



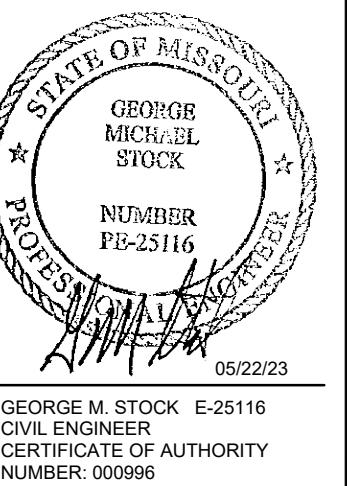
SECTION C-C
SCALE: 1"=20' (H)(V)

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 530-9100 FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE PLAN FOR:
GLENDALE CDR+J
10070 MANCHESTER ROAD
GLENDALE, MO



- REVISIONS:
1. REVISION 09-14-22
 2. REVISION 01-03-23
 3. REVISION 05-22-23

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 06/06/22	JOB NO: 220-6727
M.S.D. P #: P-XXXX-XX	BASE MAP #: 224
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXX	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C3.0

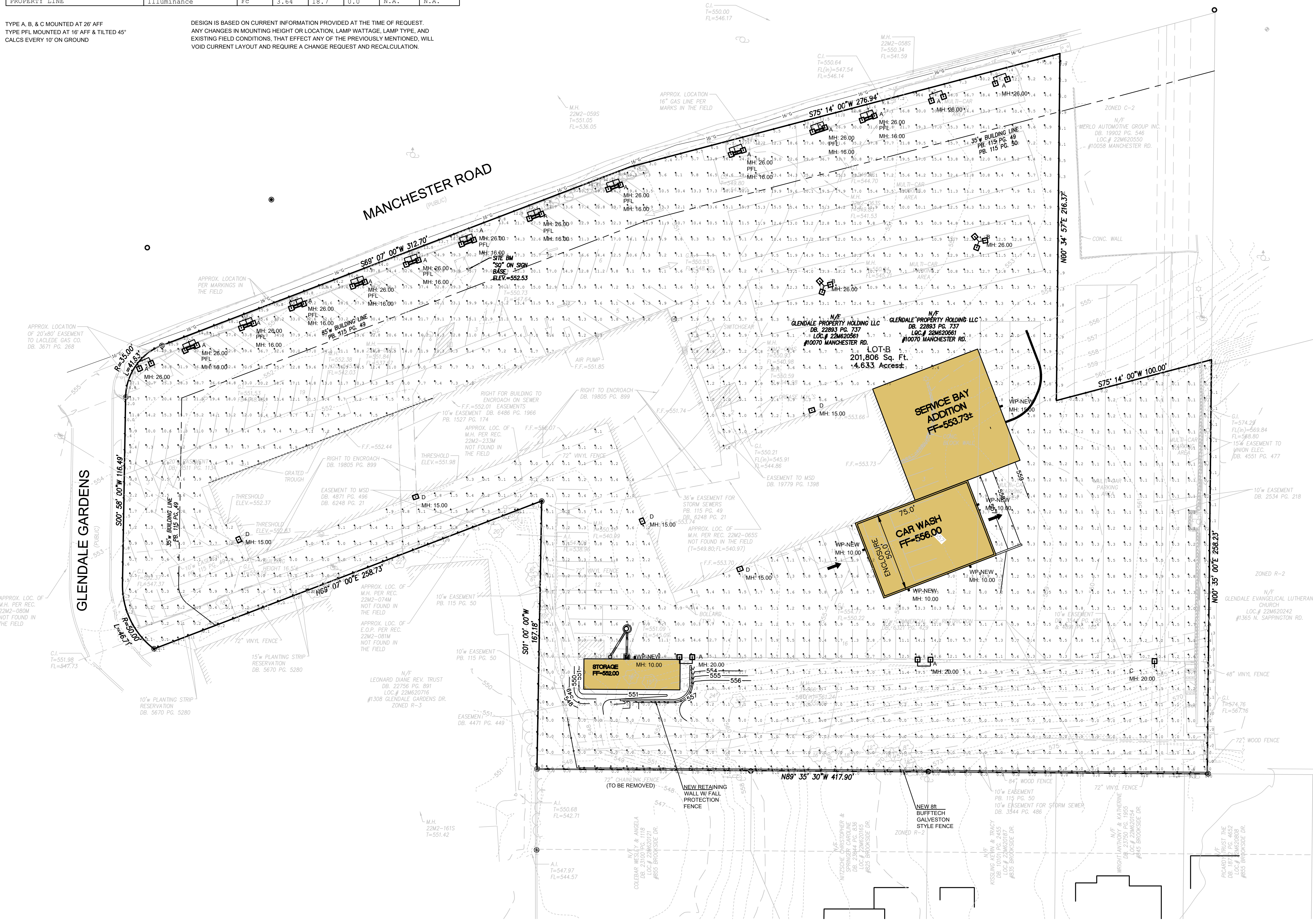
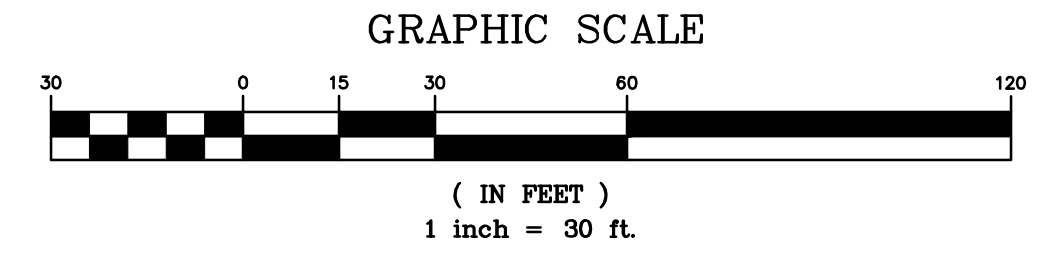
DRAWING FILE: C:\Users\jstock\Documents\Projects\10070 Manchester Road\10070 Manchester Road.dwg, 06/06/22, 10:00 AM, PLOTTER: HP DesignJet T1100e, PLOT SCALE: 1/4"=1'-0"

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts
☐	16	A-EXISTING	Twin	0.950	XGBM-PTA-LED-HO-CW-HSS	287.5	9200
☐	2	B-EXISTING	3 @ 120 Degrees	0.950	XGBM-5-LED-HO-CW	300	1800
☐	1	C-EXISTING	Single	0.950	XGBM-PT-LED-HO-CW-HSS	287.6	287.6
☐	5	D-EXISTING	Single	0.950	XGBM3-PT-LED-48-450-CW-UE	72	360
☐	11	PFL-NEW	Single	0.950	GLEON-SA0D-750-U-SL4	640	7040
☐	6	WP-NEW	Single	0.900	XTOR6BRL	58	348

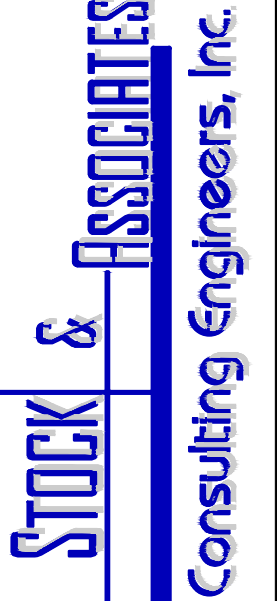
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING FRONT Side 22	Illuminance	Fc	12.98	17.1	8.0	1.62	2.14
CalcPts 1	Illuminance	Fc	6.77	39.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	3.64	18.7	0.0	N.A.	N.A.

TYPE A, B, & C MOUNTED AT 26' AFF
TYPE PFL MOUNTED AT 16' AFF & TILTED 45°
CALCS EVERY 10' ON GRID

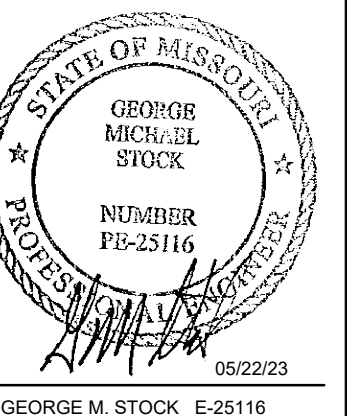
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



PREPARED BY:



SITE PLAN FOR:
GLENDALE CDR+J
10070 MANCHESTER ROAD
GLENDALE, MO



- REVISIONS:
1. REVISION 09-14-22
 2. REVISION 01-03-23
 3. REVISION 05-22-23

DRWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 06/06/22	JOB NO: 220-6727
M.S.D. P #: P-XXXXXX	BASE MAP #: 224
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXXX-XX
M.D.N.R. #: MO-XXXXXX	

SHEET TITLE:
**SITE
PHOTOMETRIC
PLAN**
SHEET NO.:
C4.0

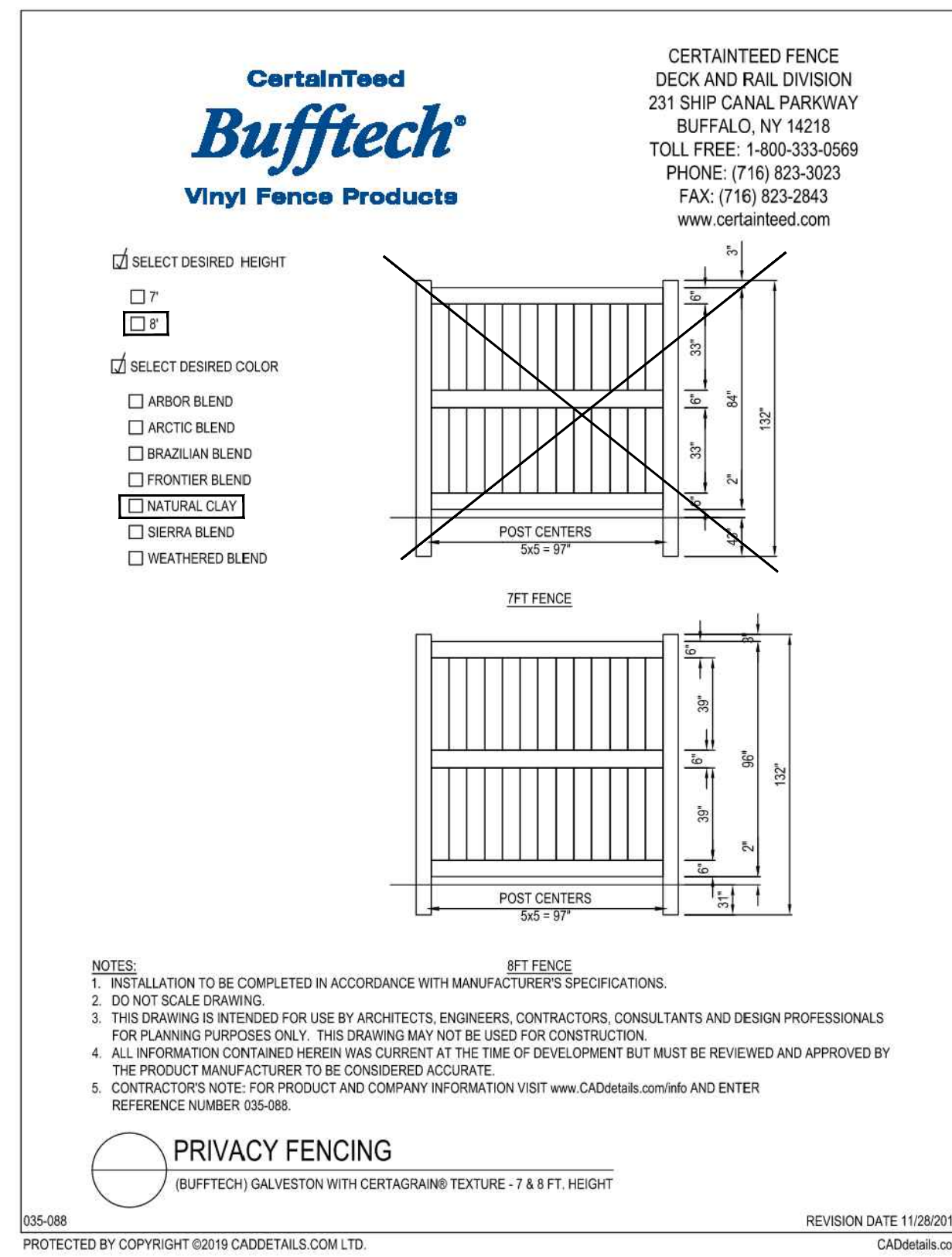
DRAWING FILE: C:\Users\jeb@stock.com\Documents\Projects\10070 Manchester Road\10070 Manchester Road.dwg, 10/26/2022, 10:27:11 AM, PLOTTED BY: jeb@stock.com



**GALVESTON CERTAGRAIN® TEXTURE
IN SIERRA BLEND**

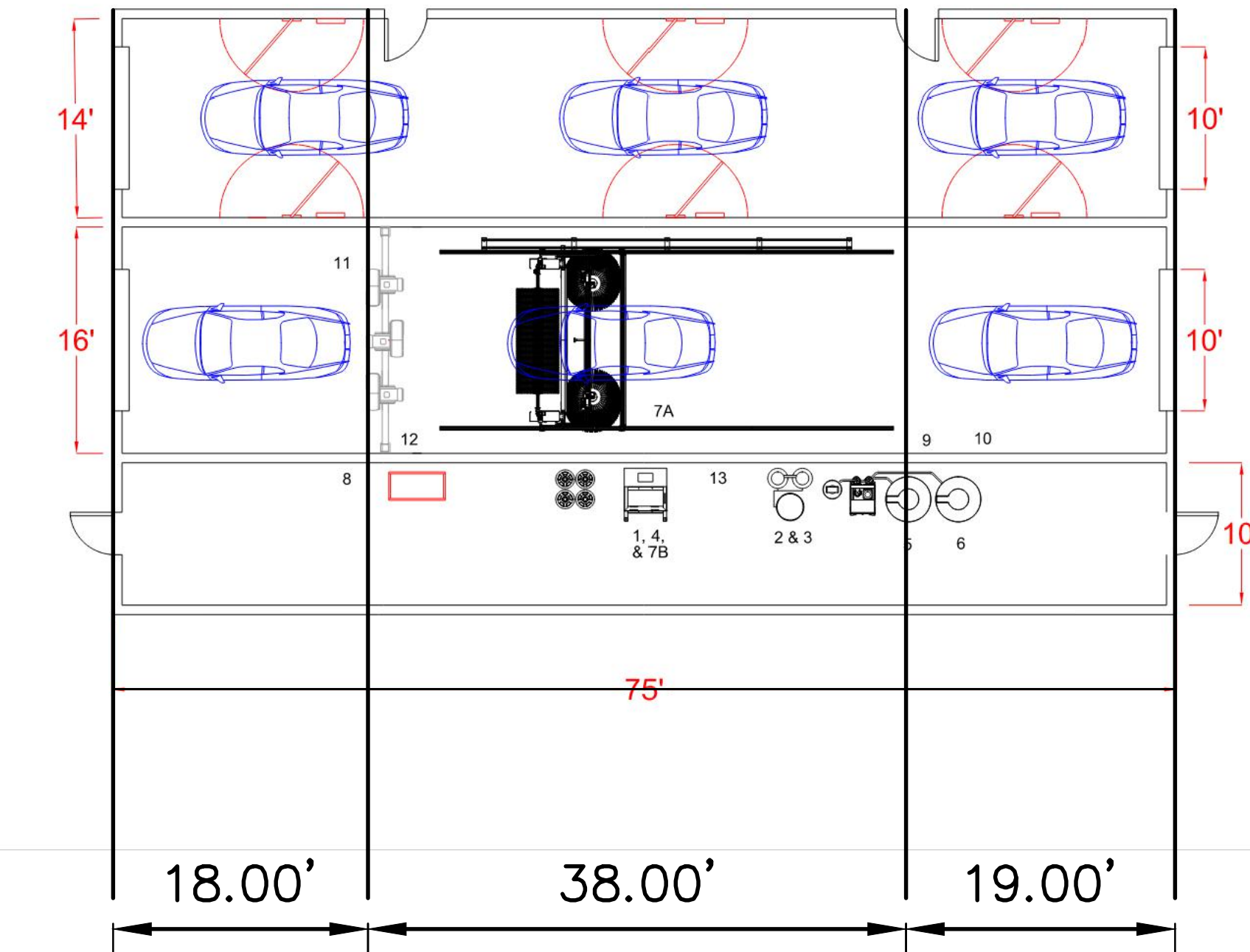
Bufftech leads the vinyl fence industry with realistic woodgrain textures and rich, authentic shades that replicate the look of natural wood. The Galveston privacy fence with CertaGrain texture features our exclusive ColorLast® fade protection, an acrylic formulation that provides superior protection from the harsh rays of the sun. Available in 7' and 8' heights, Galveston is Bufftech's tallest fence and the perfect choice for complete privacy.

[VIEW PRODUCT CATALOG](#)



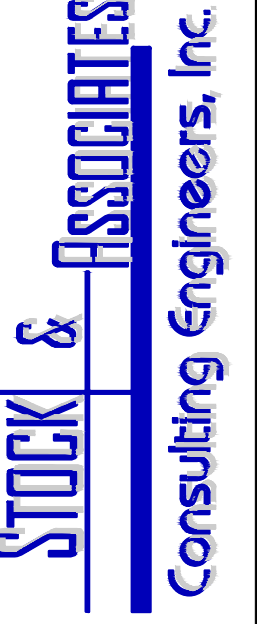
**PRIVACY FENCE
DETAILS**
SCALE: N.T.S.

Glendale Chrysler, Dodge, Jeep, Ram Car Wash							
EQ.	SMARTER, CLEANER, GREENER	SIZE	ELECTRICAL	WATER	DRAIN	AIR	REMARKS
1	DC MOTOR REMOTE ACCESS		110V SAMP		3" ON 3/4" LINE		LOCATED IN PUMP STAND
2	WATER SOFTENER W/CARBON		120 110V 20AMP		1" MIN. SCHW P.V.C. DRAIN		EXTENDED UP 54" A.T.F.
3	BRINE TANK			FILL & DRAW TUBE FROM SOFTENER	1/2" line		Overflow only from Brine Tank
4	R.O. UNIT (UNINSTALLED)		110V SAMP	LINE ATTACHED VIA LOW WASH TECH			
5	R.O. STORAGE TANK	35" DIA. 300 GAL.		FROM R.O. UNIT			CAN EITHER DRAIN TO THE FLOOR, OR INTO A 1" PIPE DRAIN
6	R.O. REJECT TANK	35" DIA. 300 GAL.		FROM R.O. UNIT			
7A, B	1/2 SOFT TOUCH	30" X 24" PUMP STAND	120 CARRIAGE JOL 208/240V 20AMP 3PH	FROM PUMP STAND			
7C			110V 20AMP STAND 7B 110V 20AMP 3WIRE 3PH CORDED 208/240V 30 AMP 4WIRE 3PH	3/4" COLD SOFT FROM SOFTENER 3/4" FROM RECLAIM TANK TO PS			1/2" LINE 90' MIN TO CARRIAGE
8	AUTO DRIVER STARTER BOX		FROM 3 - 60 AMP BREAKERS TO STARTER BOX				MILL ALSO NEED CONTROL WIRE CONDUIT FROM PUMP STAND TO THE STARTER PANEL
9	STOP/GO LIGHT		110V SAMP				TO TERMINAL ON PUMPING UNIT
10	WASH LEVEL ACTIVATION BOX		3/4" CONDUIT TO CARRY 8 CONDUCTOR WIRE	LOW VOLTAGE			TERMINATE AT PUMP STAND
11	AUTO DRIVER	10.15.112	110V 20AMP 3PH				TO AUTO DRIVER STARTER BOX
12	STOP/GO/BACKUP LIGHT		110V FROM PUMP STAND TO LIGHT MOUNT				3/4" CONDUIT TO CARRY 110 VAC FROM PUMP STAND TO LIGHT
13	DRAIN FOR SOFTENER						1" STAND PIPE DRAIN



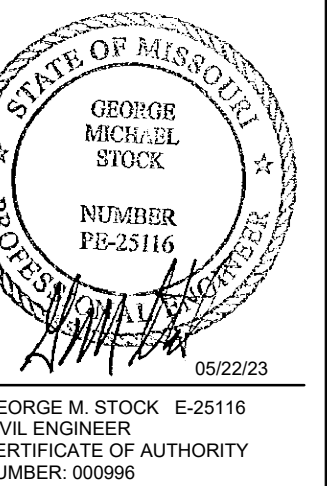
**CARWASH
LAYOUT PLAN**
SCALE: 1"=20'

PREPARED BY:



257 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636)
530-9100 FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE PLAN FOR:
GLENDALE CDR+J
10070 MANCHESTER ROAD
GLENDALE, MO



REVISIONS:
1. REVISION 09-14-22
2. REVISION 01-03-23
3. REVISION 05-22-23

DRAWN BY: J.E.B. CHECKED BY: G.M.S.
DATE: 06/06/22 JOB NO: 220-6727
M.S.D. P #: BASE MAP #
PR-XXXX-XX 224
S.L.C. H&T #: H&T S.U.P. #
XXXX XX-XXXX-XX
M.D.N.R. #: MO-XXXXXXX

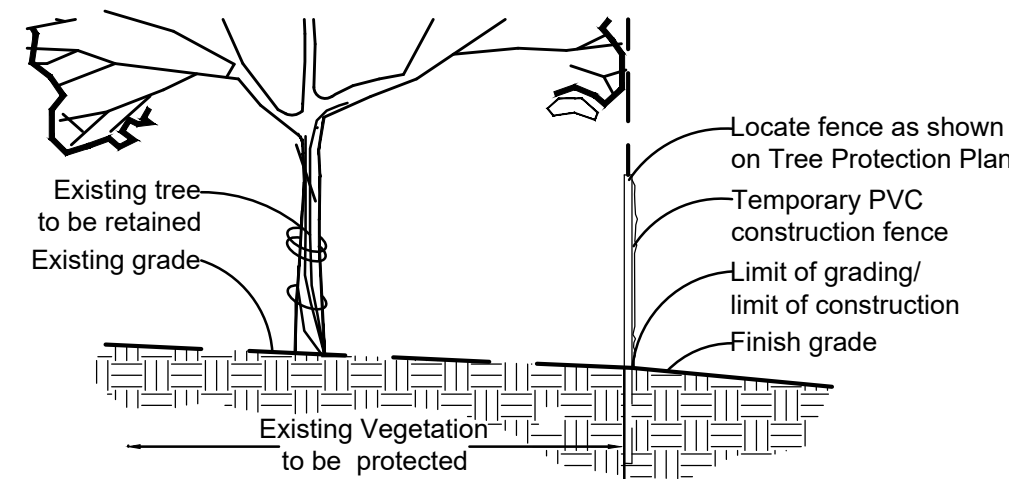
SHEET TITLE:
SITE DETAILS
SHEET NO.: **C5.0**

Tree Protection Notes:

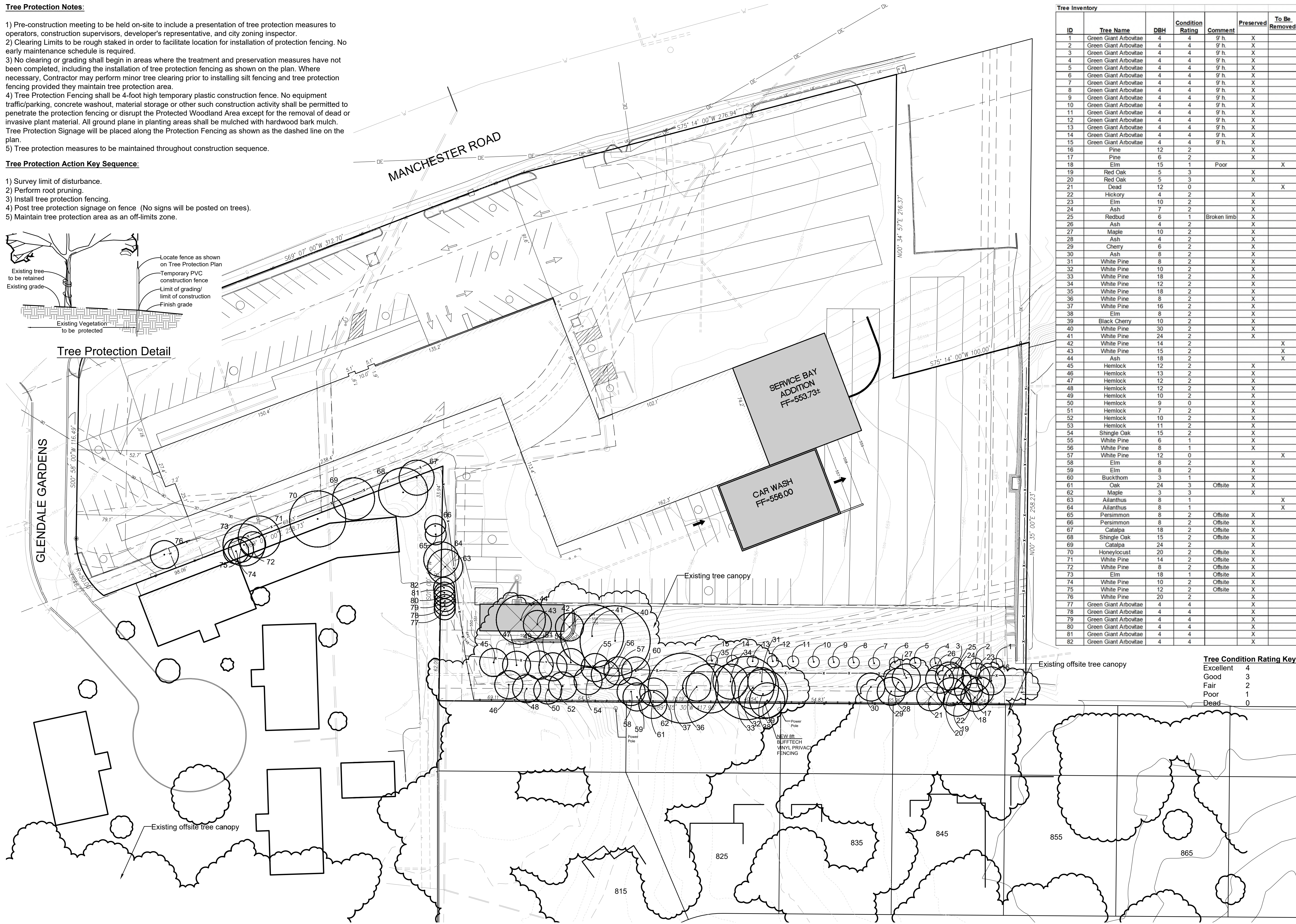
- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection 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.



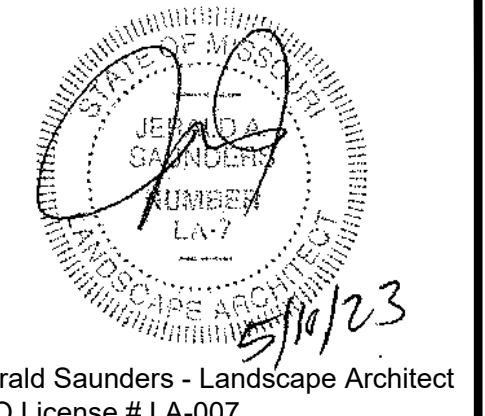
Tree Protection Detail



ID	Tree Name	DBH	Condition Rating	Comment	Preserved	To Be Removed
1	Green Giant Arbutae	4	4	9'h	X	
2	Green Giant Arbutae	4	4	9'h	X	
3	Green Giant Arbutae	4	4	9'h	X	
4	Green Giant Arbutae	4	4	9'h	X	
5	Green Giant Arbutae	4	4	9'h	X	
6	Green Giant Arbutae	4	4	9'h	X	
7	Green Giant Arbutae	4	4	9'h	X	
8	Green Giant Arbutae	4	4	9'h	X	
9	Green Giant Arbutae	4	4	9'h	X	
10	Green Giant Arbutae	4	4	9'h	X	
11	Green Giant Arbutae	4	4	9'h	X	
12	Green Giant Arbutae	4	4	9'h	X	
13	Green Giant Arbutae	4	4	9'h	X	
14	Green Giant Arbutae	4	4	9'h	X	
15	Green Giant Arbutae	4	4	9'h	X	
16	Pine	12	2		X	
17	Pine	6	2		X	
18	Elm	15	1	Poor		X
19	Red Oak	5	3		X	
20	Red Oak	5	3		X	
21	Dead	12	0			X
22	Hickory	4	2		X	
23	Elm	10	2		X	
24	Ash	7	2		X	
25	Redbud	6	1	Broken limb	X	
26	Ash	4	2		X	
27	Maple	10	2		X	
28	Ash	4	2		X	
29	Cherry	6	2		X	
30	Ash	8	2		X	
31	White Pine	8	2		X	
32	White Pine	10	2		X	
33	White Pine	18	2		X	
34	White Pine	12	2		X	
35	White Pine	18	2		X	
36	White Pine	8	2		X	
37	White Pine	16	2		X	
38	Elm	8	2		X	
39	Black Cherry	10	2		X	
40	White Pine	30	2		X	
41	White Pine	24	2		X	
42	White Pine	14	2			X
43	White Pine	15	2			X
44	Ash	18	2			X
45	Hemlock	12	2		X	
46	Hemlock	13	2		X	
47	Hemlock	12	2		X	
48	Hemlock	12	2		X	
49	Hemlock	10	2		X	
50	Hemlock	9	0		X	
51	Hemlock	7	2		X	
52	Hemlock	10	2		X	
53	Hemlock	11	2		X	
54	Shingle Oak	15	2		X	
55	White Pine	6	1		X	
56	White Pine	8	1		X	
57	White Pine	12	0			X
58	Elm	8	2		X	
59	Elm	8	2		X	
60	Buckthorn	3	1		X	
61	Oak	24	3	Offsite	X	
62	Maple	3	3		X	
63	Ailanthus	8	1			X
64	Ailanthus	8	1			X
65	Persimmon	8	2	Offsite	X	
66	Persimmon	8	2	Offsite	X	
67	Catalpa	18	2	Offsite	X	
68	Shingle Oak	15	2	Offsite	X	
69	Catalpa	24	2		X	
70	Honeylocust	20	2	Offsite	X	
71	White Pine	14	2	Offsite	X	
72	White Pine	8	2	Offsite	X	
73	Elm	18	1	Offsite	X	
74	White Pine	10	2	Offsite	X	
75	White Pine	12	2	Offsite	X	
76	White Pine	20	2		X	
77	Green Giant Arbutae	4	4		X	
78	Green Giant Arbutae	4	4		X	
79	Green Giant Arbutae	4	4		X	
80	Green Giant Arbutae	4	4		X	
81	Green Giant Arbutae	4	4		X	
82	Green Giant Arbutae	4	4		X	

Tree Condition Rating Key:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Glendale Chrysler Jeep Dodge Ram

10070 Manchester Road
Glendale, Missouri 63122

Revisions:

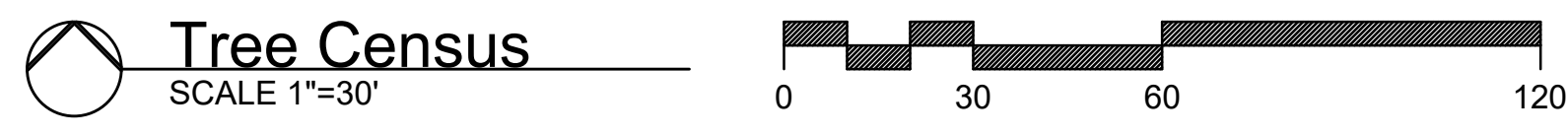
Date	Description	No.
11/1/22	Plan Changes	1
3/16/23	Chart Correction	2
5/10/23	Plan Changes	3

Drawn: KP
Checked: RS

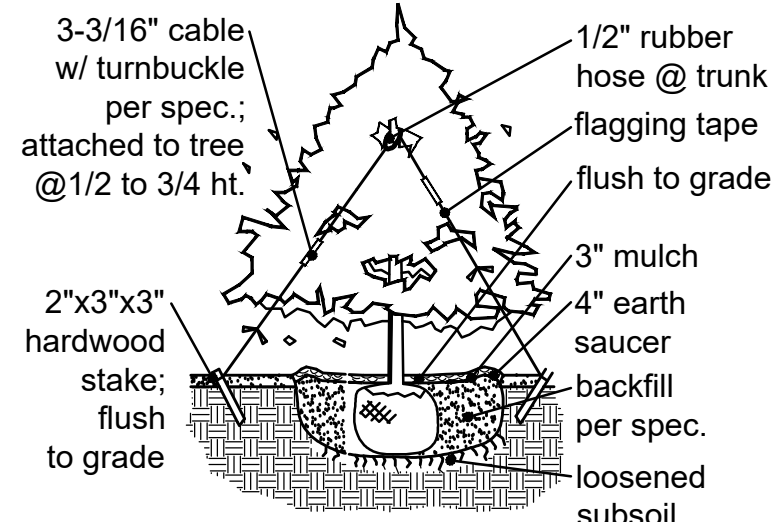
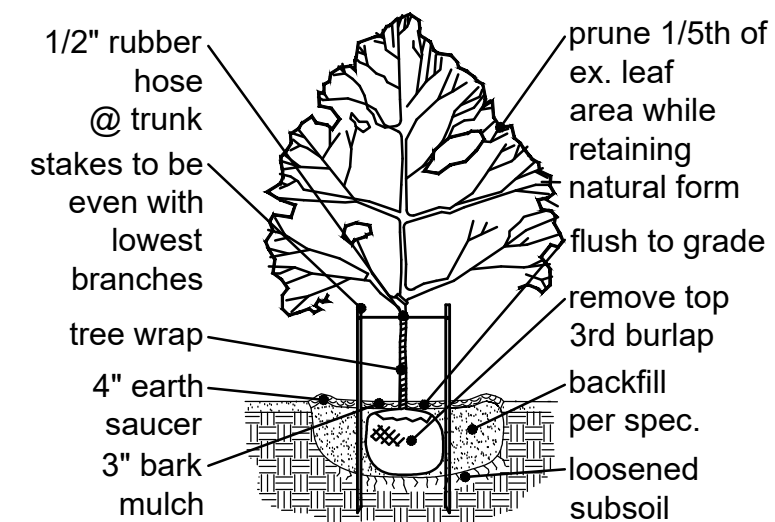
LOOMIS ASSOCIATES
landscape architects + planners
750 spirit of park drive, chesterfield, missouri 63005
t. 636-519-8668 www.loomis-associates.com

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

Sheet Title:	Tree Census
Sheet No.:	TC
Date:	6/3/22
Job #:	813.093

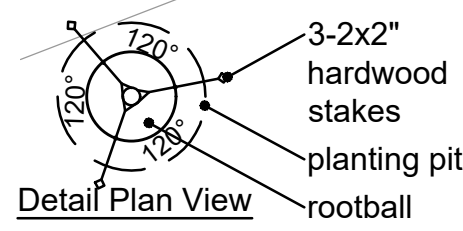


PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	2	Quercus rubra	Red Oak	2.5" cal.	B&B
B	2	Acer rubrum	Red Maple	2.5" cal.	B&B
C	2	Ulmus americana 'Valley Forge Elm'	Valley Forge Elm	2.5" cal.	B&B
EVERGREEN TREES					
P	20	Pinus strobus	White Pine	8' h.	B&B
Q	22	Thuja 'Green Giant'	Green Giant Arborvitae	8' h.	B&B

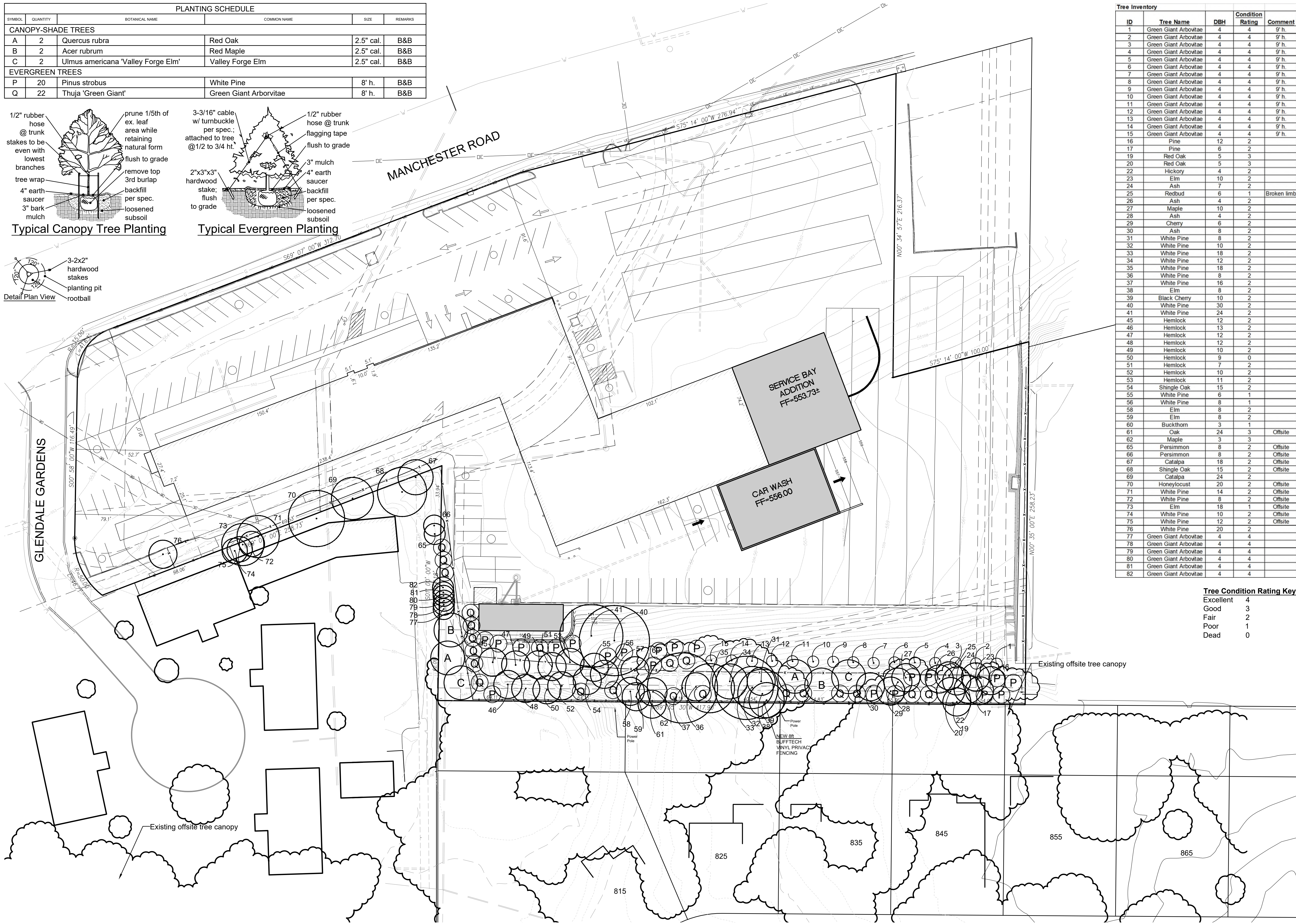


Typical Canopy Tree Planting

Typical Evergreen Planting



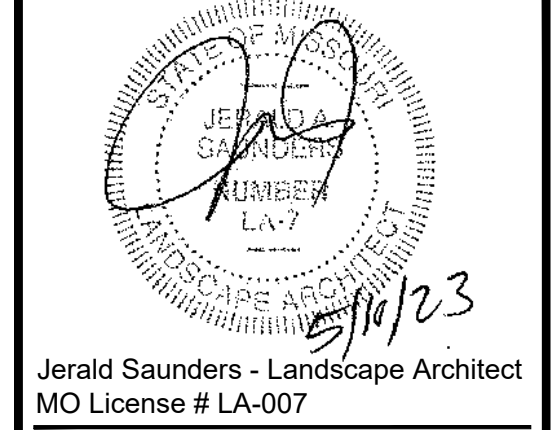
Detail Plan View



Tree Inventory				
ID	Tree Name	DBH	Condition Rating	Comment
1	Green Giant Arborvitae	4	4	9' h.
2	Green Giant Arborvitae	4	4	9' h.
3	Green Giant Arborvitae	4	4	9' h.
4	Green Giant Arborvitae	4	4	9' h.
5	Green Giant Arborvitae	4	4	9' h.
6	Green Giant Arborvitae	4	4	9' h.
7	Green Giant Arborvitae	4	4	9' h.
8	Green Giant Arborvitae	4	4	9' h.
9	Green Giant Arborvitae	4	4	9' h.
10	Green Giant Arborvitae	4	4	9' h.
11	Green Giant Arborvitae	4	4	9' h.
12	Green Giant Arborvitae	4	4	9' h.
13	Green Giant Arborvitae	4	4	9' h.
14	Green Giant Arborvitae	4	4	9' h.
15	Green Giant Arborvitae	4	4	9' h.
16	Pine	12	2	
17	Pine	6	2	
19	Red Oak	5	3	
20	Red Oak	5	3	
22	Hickory	4	2	
23	Elm	10	2	
24	Ash	7	2	
25	Redbud	6	1	Broken limb
26	Ash	4	2	
27	Maple	10	2	
28	Ash	4	2	
29	Cherry	6	2	
30	Ash	8	2	
31	White Pine	8	2	
32	White Pine	10	2	
33	White Pine	18	2	
34	White Pine	12	2	
35	White Pine	18	2	
36	White Pine	8	2	
37	White Pine	16	2	
38	Elm	8	2	
39	Black Cherry	10	2	
40	White Pine	30	2	
41	White Pine	24	2	
45	Hemlock	12	2	
46	Hemlock	13	2	
47	Hemlock	12	2	
48	Hemlock	12	2	
49	Hemlock	10	2	
50	Hemlock	9	0	
51	Hemlock	7	2	
52	Hemlock	10	2	
53	Hemlock	11	2	
54	Shingle Oak	15	2	
55	White Pine	6	1	
56	White Pine	8	1	
58	Elm	8	2	
59	Elm	8	2	
60	Buckthorn	3	1	
61	Oak	24	3	Offsite
62	Maple	3	2	Offsite
65	Persimmon	8	2	Offsite
66	Persimmon	8	2	Offsite
67	Catalpa	18	2	Offsite
68	Shingle Oak	15	2	Offsite
69	Catalpa	24	2	Offsite
70	Honeylocust	20	2	Offsite
71	White Pine	14	2	Offsite
72	White Pine	8	2	Offsite
73	Elm	18	1	Offsite
74	White Pine	10	2	Offsite
75	White Pine	12	2	Offsite
76	White Pine	20	2	Offsite
77	Green Giant Arborvitae	4	4	
78	Green Giant Arborvitae	4	4	
79	Green Giant Arborvitae	4	4	
80	Green Giant Arborvitae	4	4	
81	Green Giant Arborvitae	4	4	
82	Green Giant Arborvitae	4	4	

Tree Condition Rating Key:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Glendale Chrysler Jeep Dodge Ram

10070 Manchester Road
Glendale, Missouri 63122

Revisions:

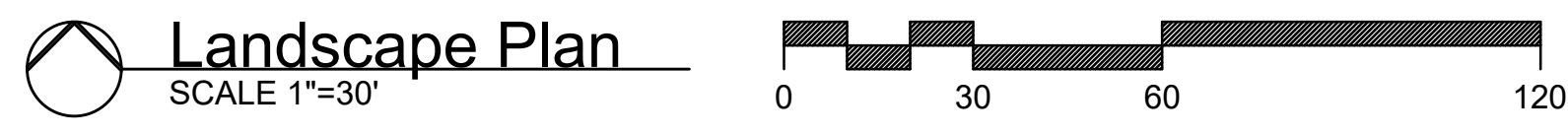
Date	Description	No.
11/1/22	Plan Changes	1
5/10/23	Plan Changes	3

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit of park drive, chesterfield, missouri 63005
t. 636-519-8668 www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC #0000191

Sheet Title:	Landscape Plan
Sheet No.:	L1.01
Date:	6/3/22
Job #:	813.093





Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Glendale Chrysler Jeep Dodge Ram

10070 Manchester Road
Glendale, Missouri 63122

Revisions:

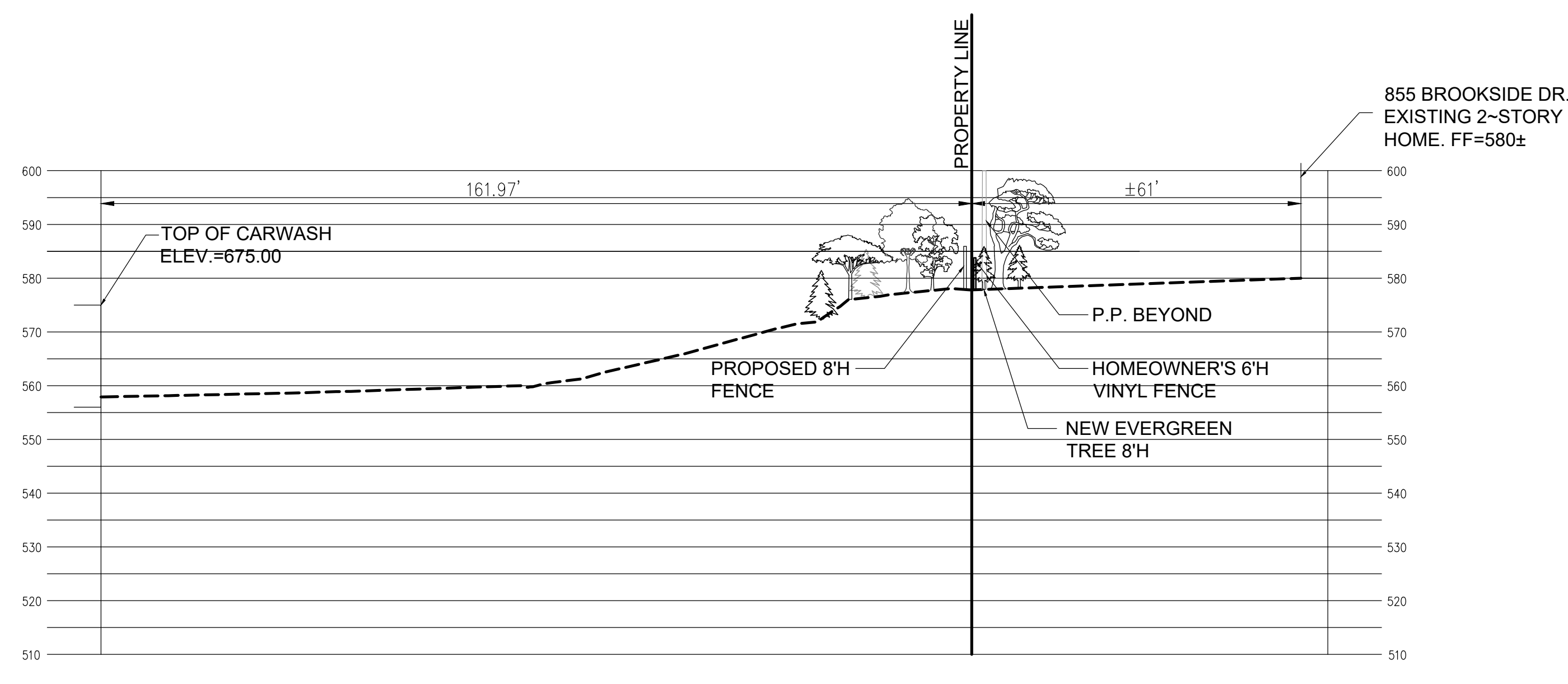
Date	Description	No.

Drawn: KP
Checked: RS

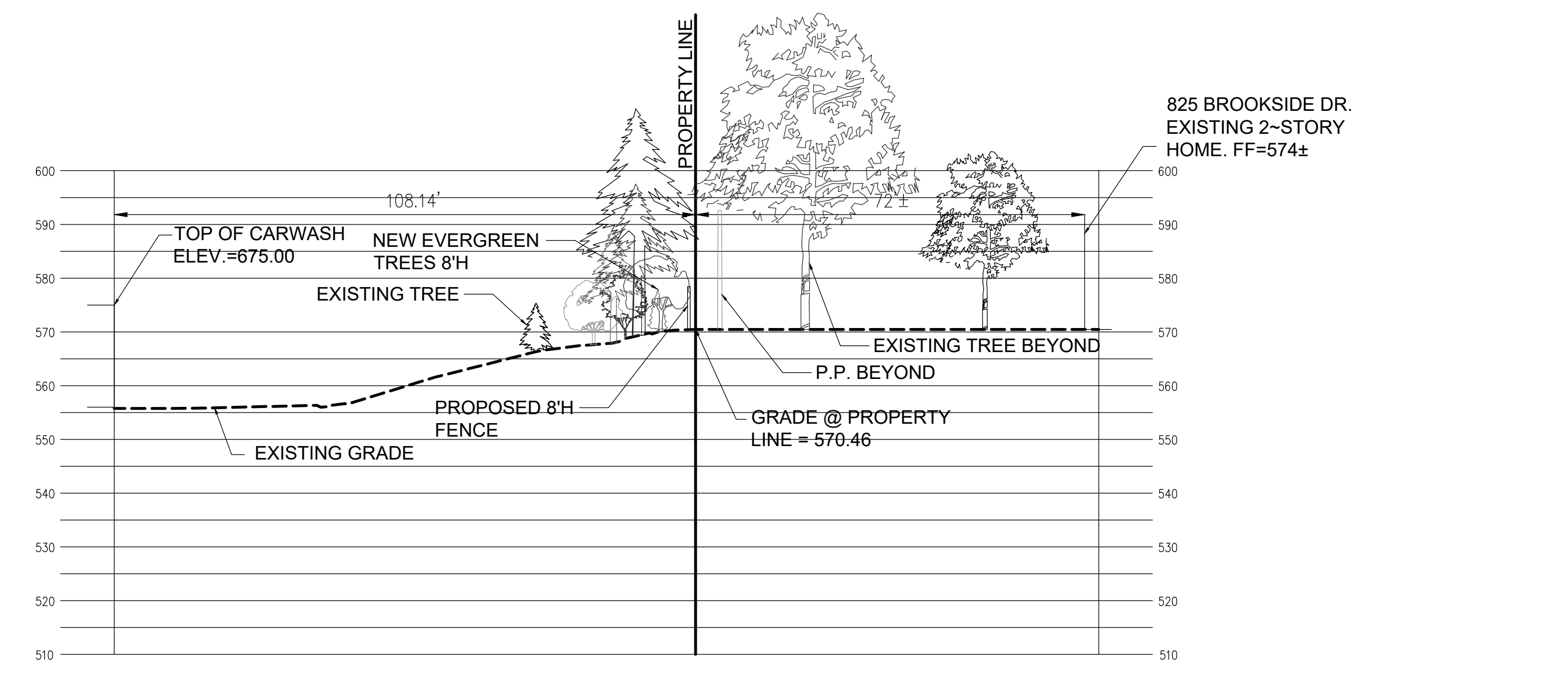
LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

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

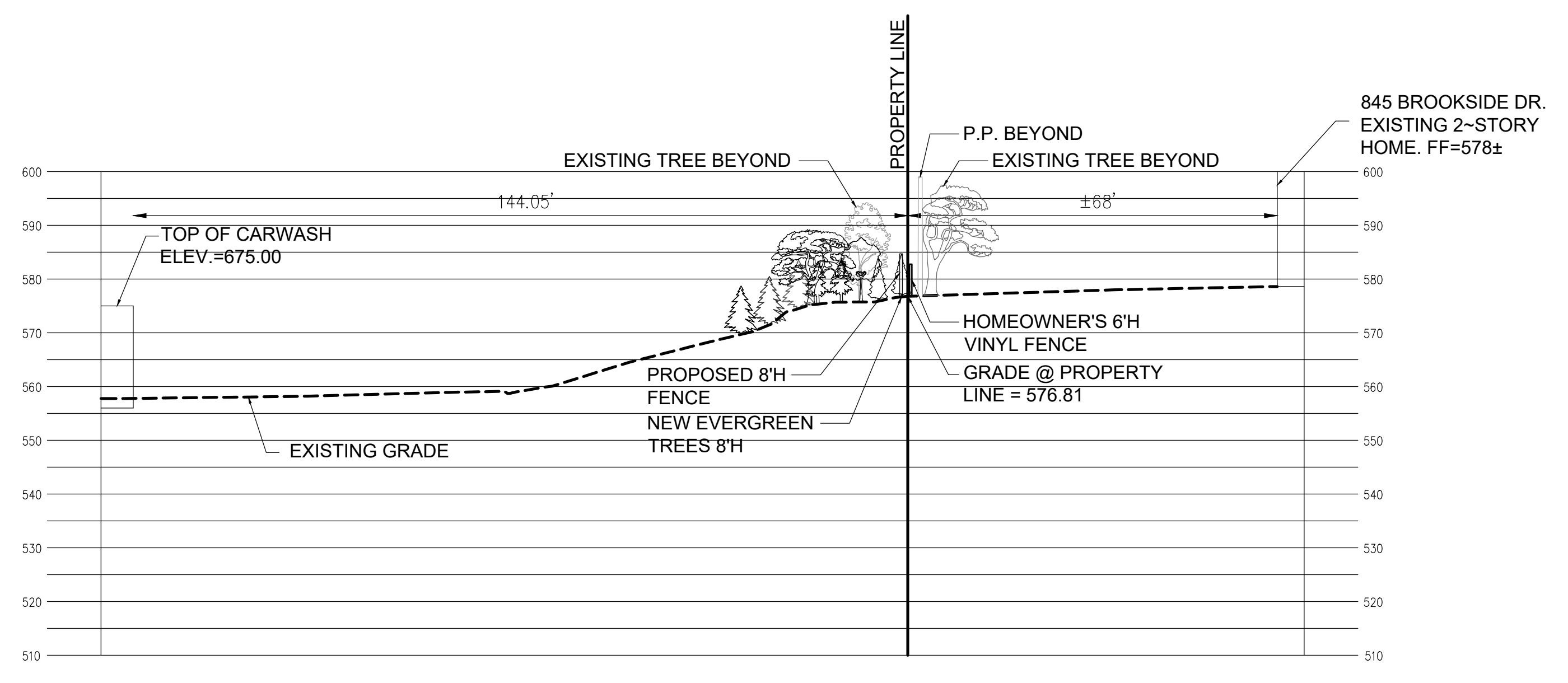
Sheet Title:	Landscape Sections
Sheet No.:	L2.01
Date:	11/1/22
Job #:	813.093



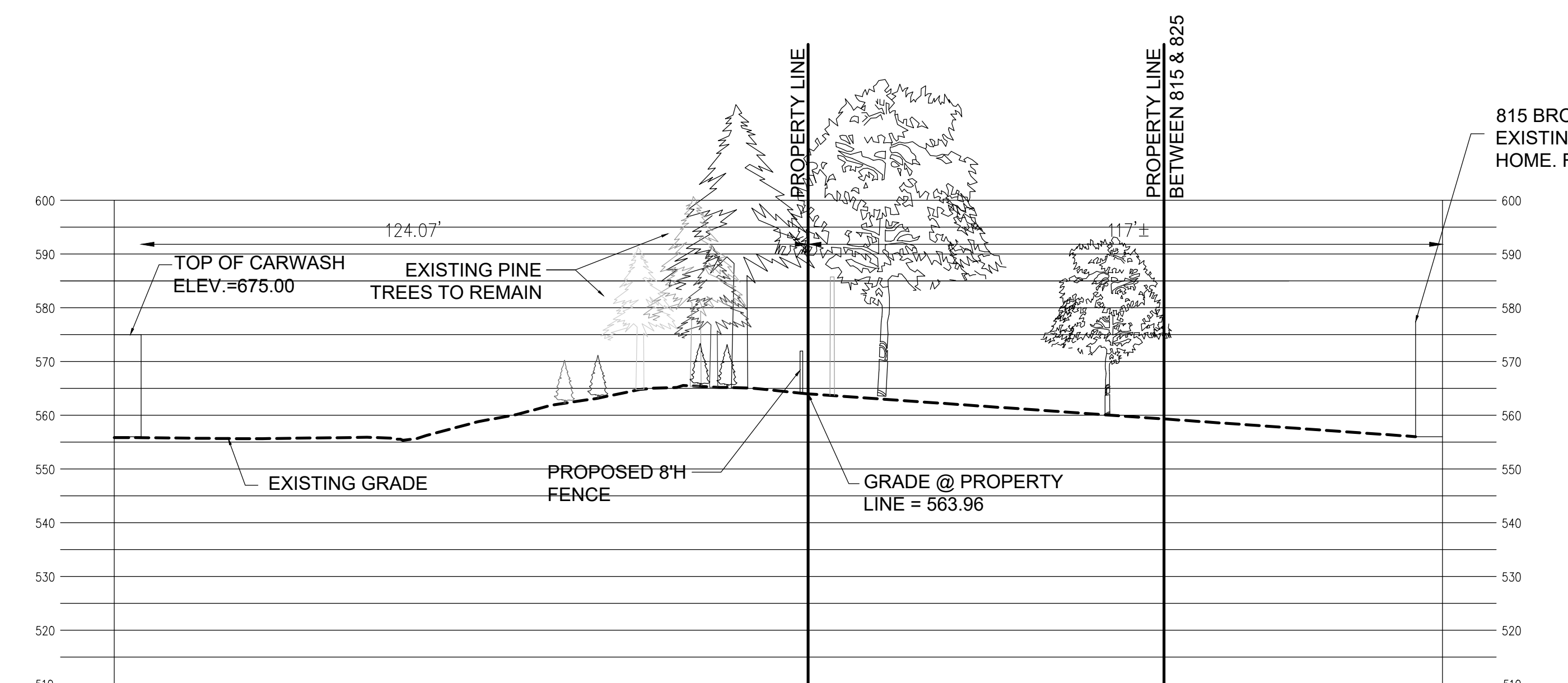
1 Section A-A
SCALE 1"=20'



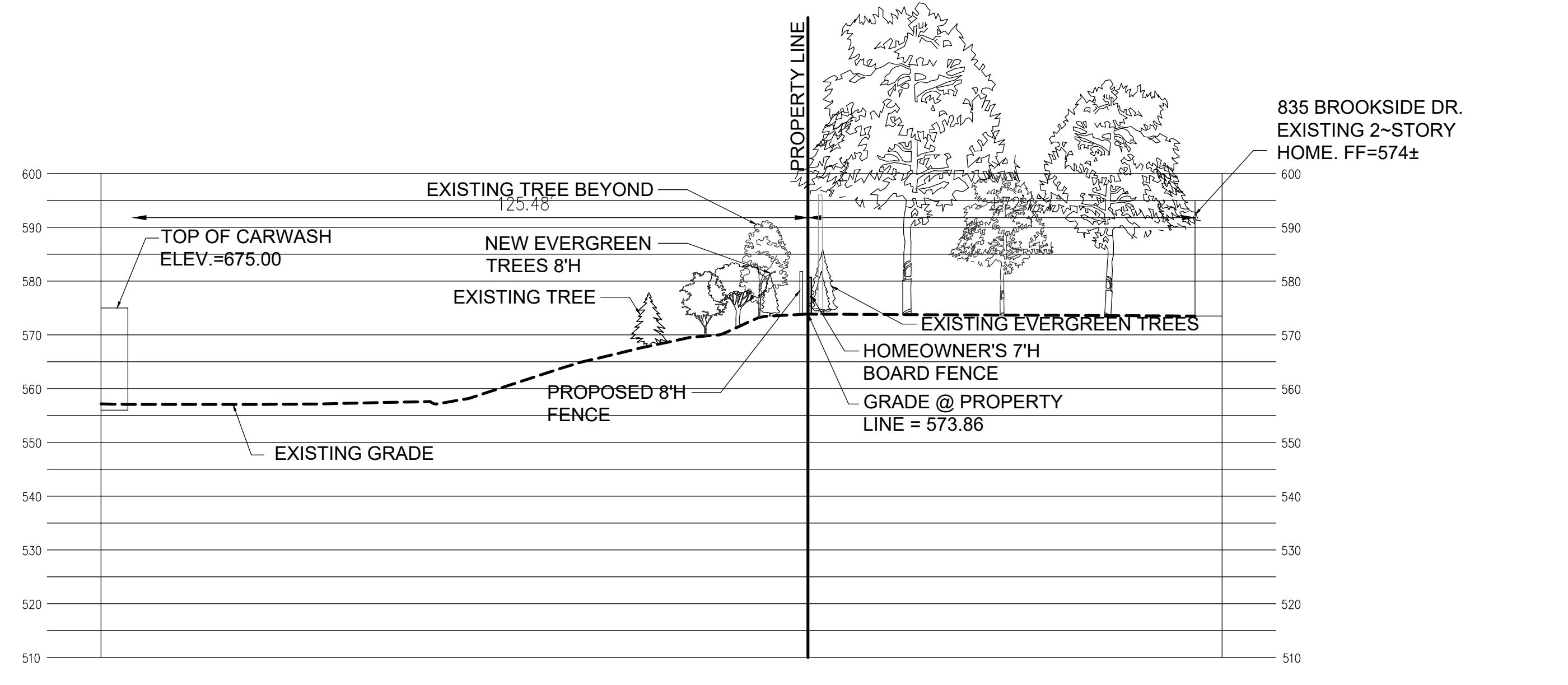
4 Section D-D
SCALE 1"=20'



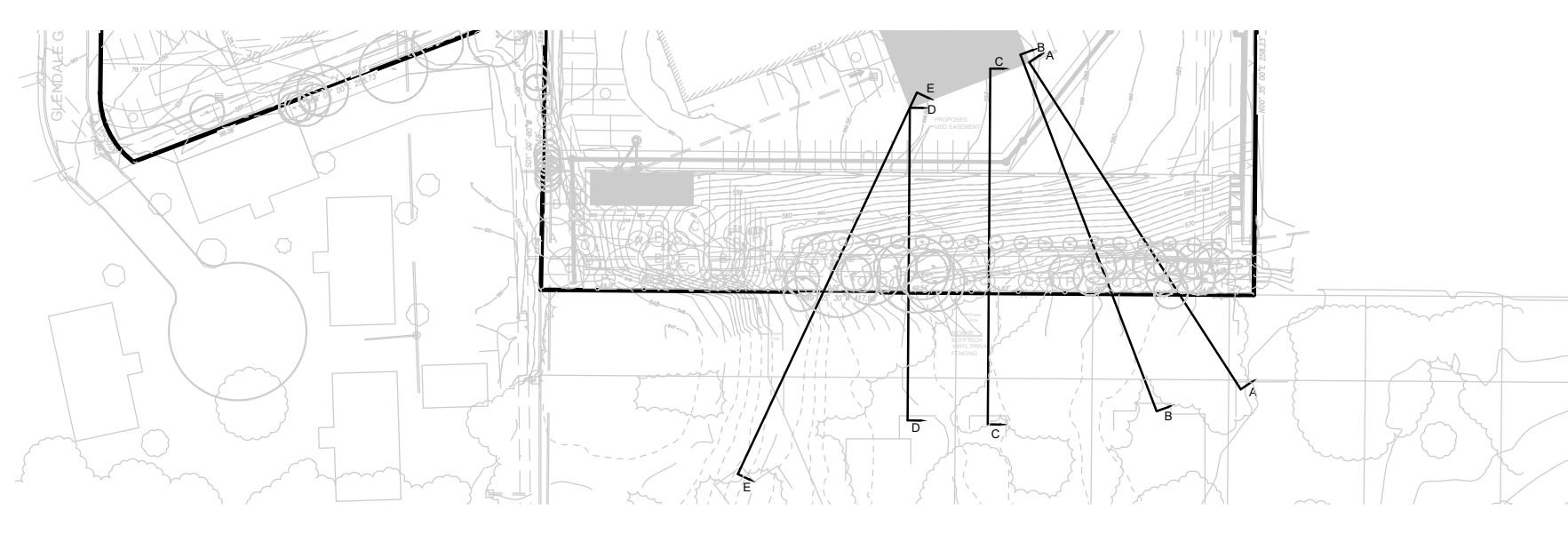
2 Section B-B
SCALE 1"=20'



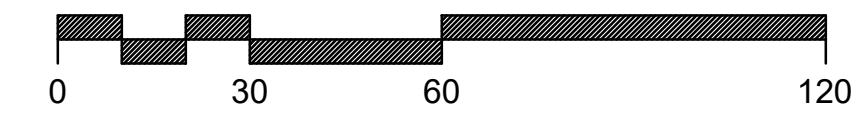
5 Section E-E
SCALE 1"=20'

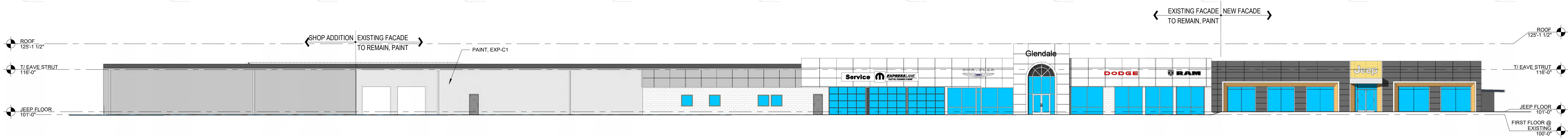


3 Section C-C
SCALE 1"=20'



Section Key Plan
SCALE 1"=30'





B1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"



A1 OVERALL BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

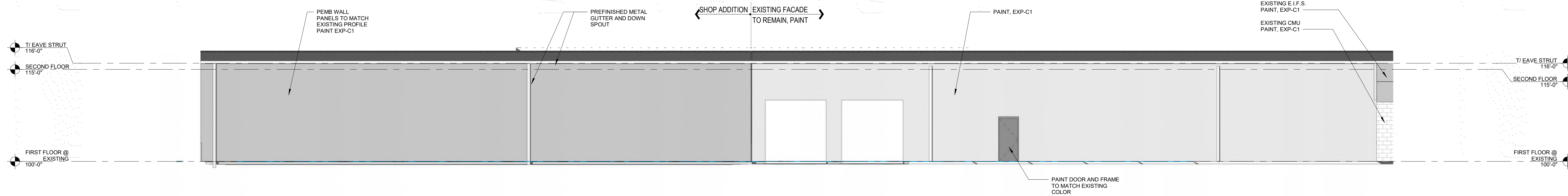
12/14/2022

Showroom Renovation and Service Bay Addition

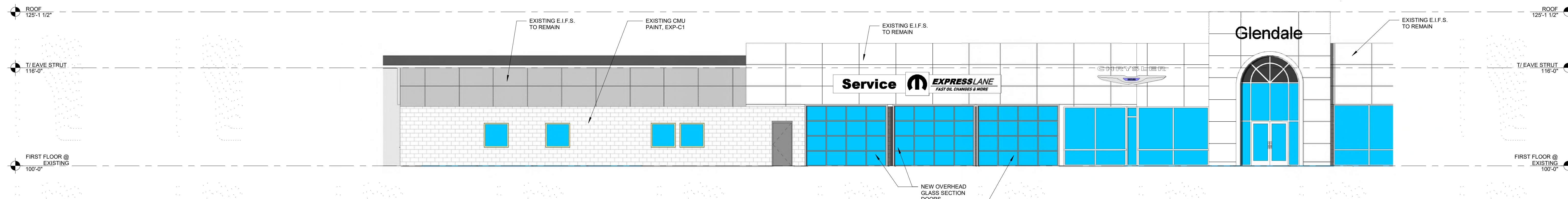
Glendale Chrysler Jeep Dodge Ram

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com

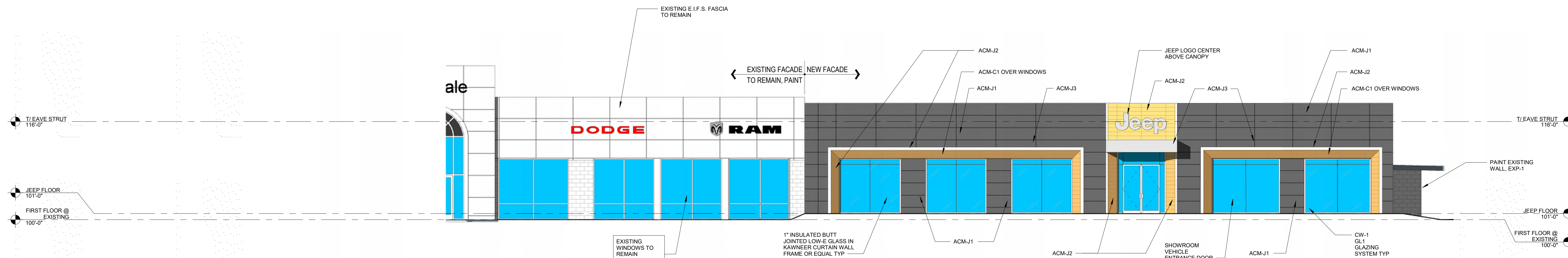




C1 PARTIAL ELEVATION - NORTH
1/8" = 1'-0"



B1 PARTIAL ELEVATION - NORTH
1/8" = 1'-0"



A1 PARTIAL ELEVATION - NORTH
1/8" = 1'-0"

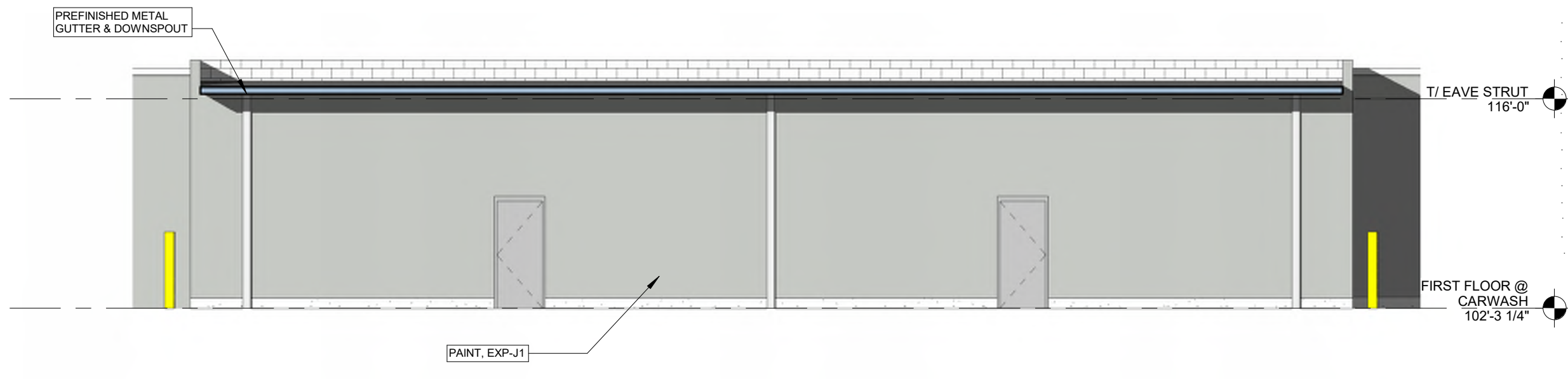
12/14/2022

Showroom Renovation and Service Bay Addition

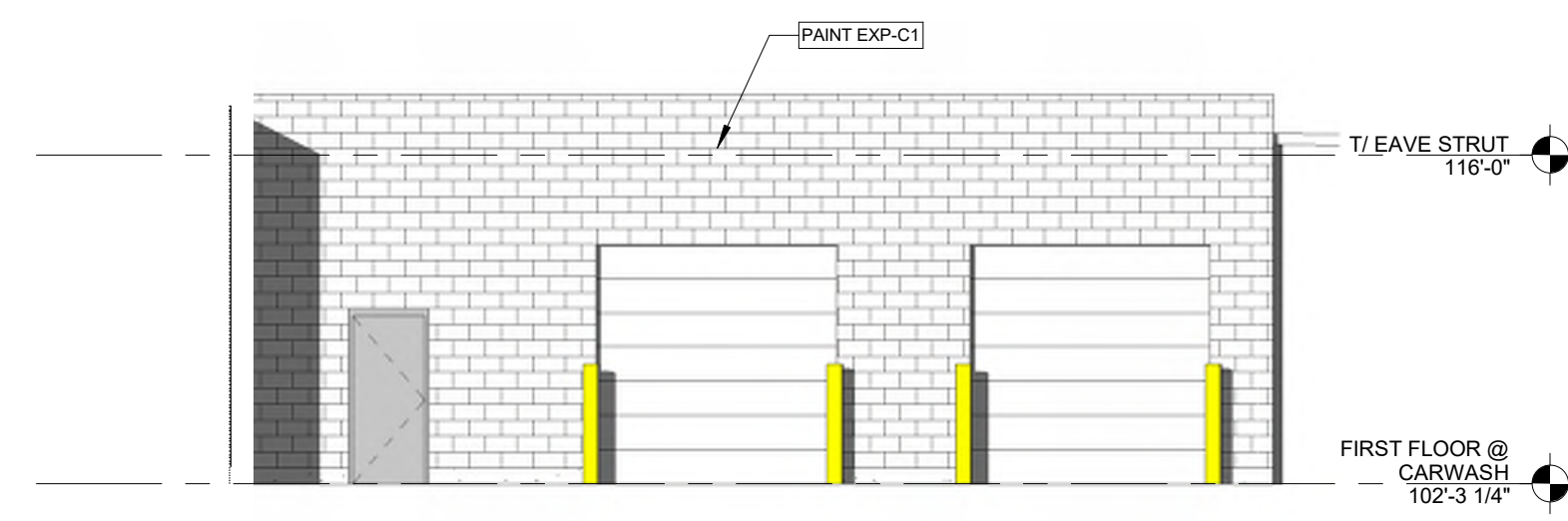
Glendale Chrysler Jeep Dodge Ram

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com

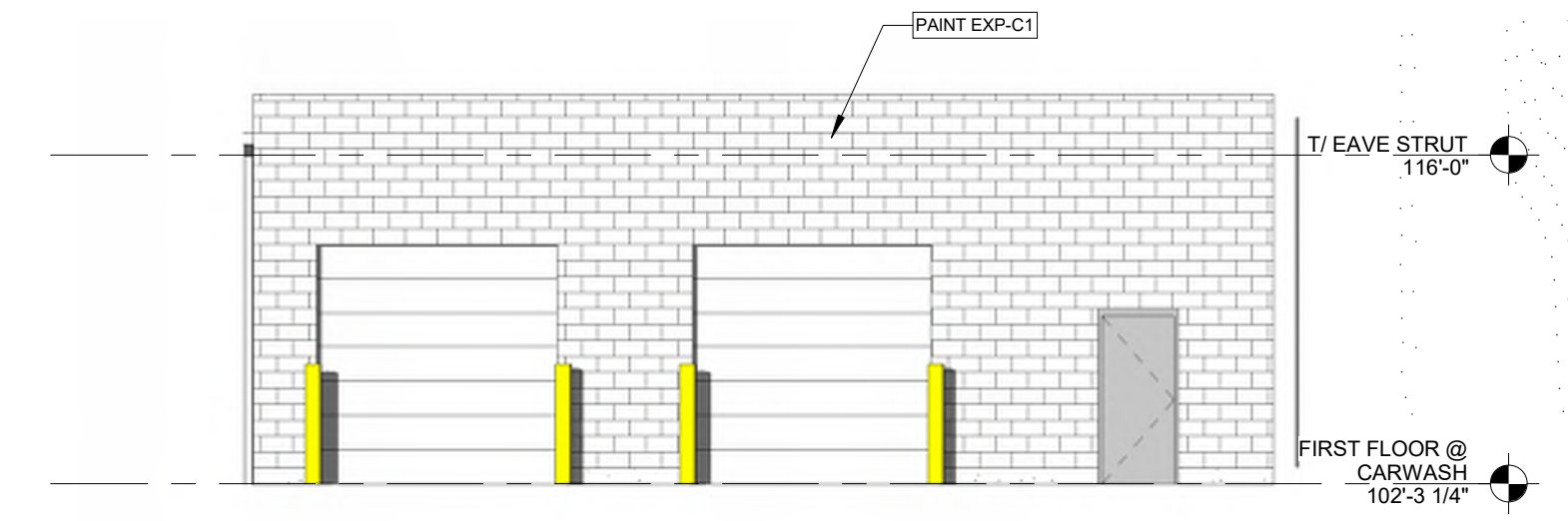




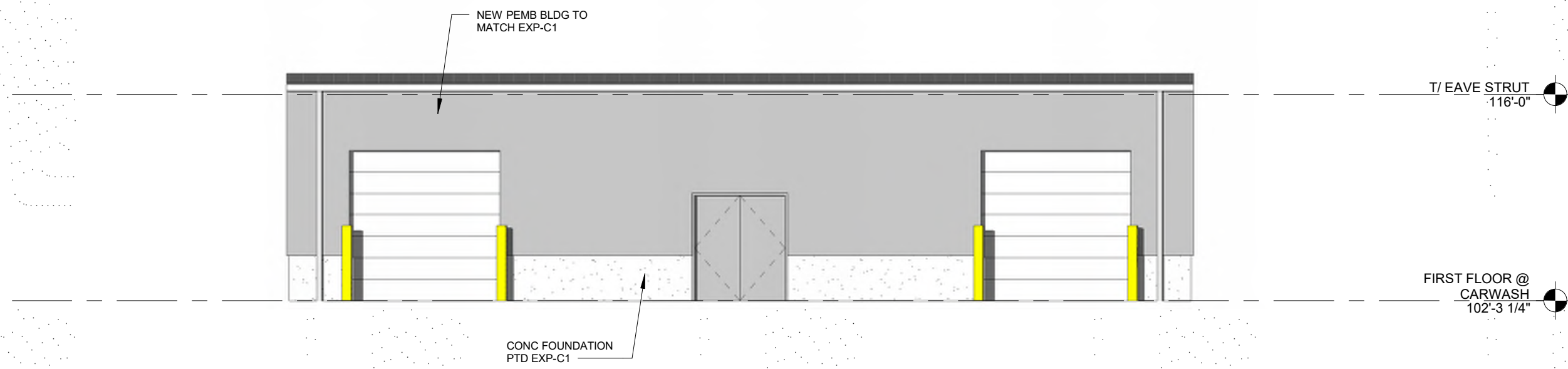
1 CAR WASH - NORTH
1/8" = 1'-0"



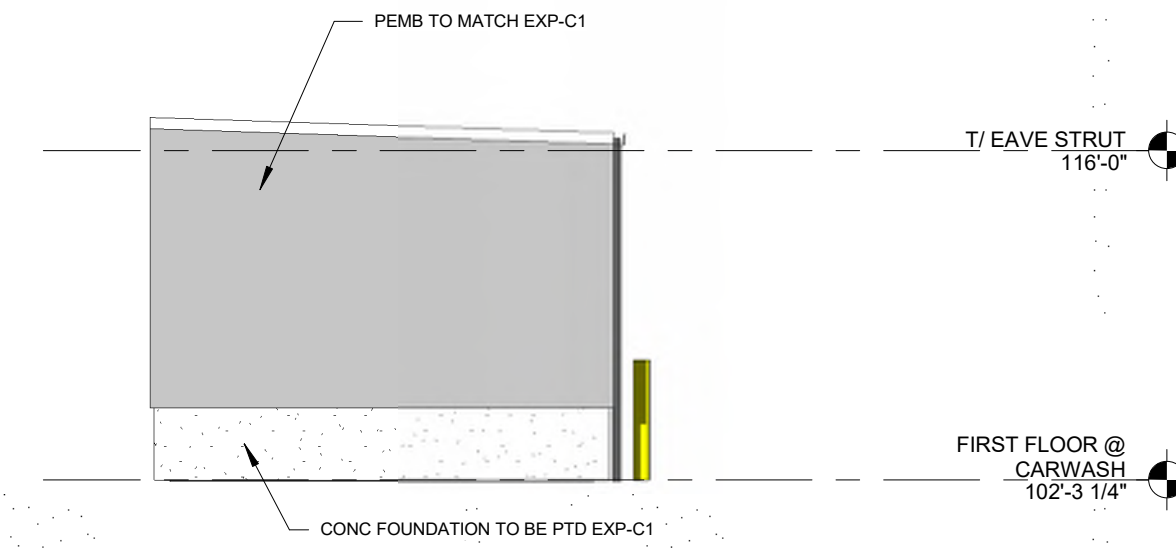
2 CAR WASH - EAST
1/8" = 1'-0"



3 CAR WASH - WEST
1/8" = 1'-0"



4 STORAGE - SOUTH
1/8" = 1'-0"



5 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

Showroom Renovation and Service Bay Addition

Glendale Chrysler Jeep Dodge Ram

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com

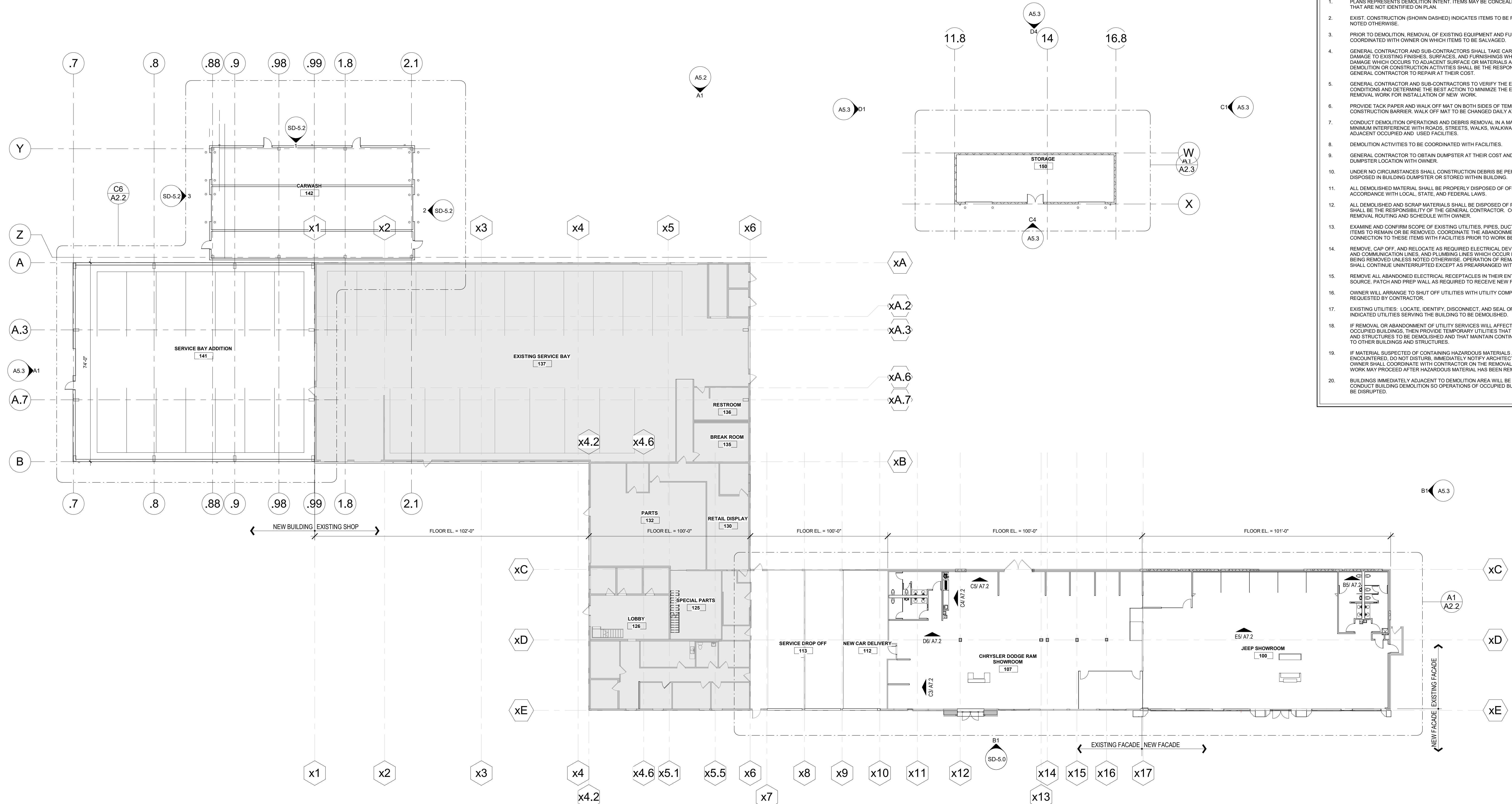


12/14/2022

FLOOR PLAN LEGEND

	CONCRETE SLAB INFILL		CONCRETE SLAB INFILL
	NEW WALL		EXISTING WALL
	EXPANSION JOINT		EXISTING EXPANSION JOINT
	NEW DOOR		EXISTING DOOR

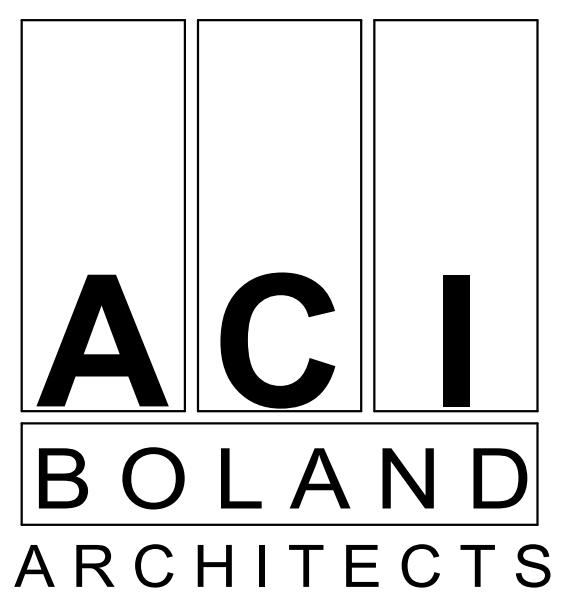
- ### GENERAL PLAN NOTES:
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH A.D.A. REQUIREMENTS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS.
 - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PROJECT DOCUMENTS. ACCESS TO THE SITE AND/OR SPACE UNDER CONSTRUCTION DURING BIDDING AND CONSTRUCTION SHALL BE COORDINATED WITH THE OWNER.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. THE SUBSTRATE SHALL BE SMOOTH AND FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL MANUFACTURER'S RECOMMENDATIONS.
 - CONTRACTOR TO PROVIDE ALL REQUIRED LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO MEET AND COMPLETE THE REQUIREMENTS OF THE NEW CONSTRUCTION.
 - ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED, REPAIRED, AND PREP AS REQUIRED FOR NEW FINISH APPLICATION.
 - DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF BUILDINGS WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
 - CONDUCT ALL OPERATIONS IN A SAFE WORKING MANNER TO PREVENT DAMAGE OR INJURY TO ADJACENT SPACES, BUILDING, STRUCTURE, OTHER FACILITIES, AND PERSONS.
 - SEE FINISH SCHEDULE FOR FINISH LOCATION AND SPECIFICATIONS.
 - SEE DOOR SCHEDULE FOR DOOR SPECIFICATIONS.
- #### DESIGN BUILD NOTES
- ALL ELECTRICAL, DATA, THERMOSTAT, AND TELEPHONE OUTLETS ARE FOR REFERENCE ONLY. COORDINATE WITH OWNER FOR EXACT QUANTITY AND LOCATION OF ALL ITEMS PRIOR TO WORK BEING PERFORMED. COMPLY WITH ALL APPLICABLE CODES.
 - DESIGN/BUILD CONTRACTOR TO PROVIDE FIRE AND LIFE SAFETY DEVICES. EGRESS LIGHTING DEVICES AS REQUIRED TO COMPLY WITH IFCPA STANDARDS AND ALL APPLICABLE BUILDING CODES. SUBMIT SIGNED AND SEALED DRAWINGS TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO WORK BEING PERFORMED.
 - IT IS THE DESIGN BUILDER'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, AND ANY EXISTING NON-CODE COMPLIANT ITEMS REQUIRING UPGRADES, AS A PART OF PREPARING THEIR DESIGN BUILD PROPOSAL.
 - EXISTING MEPPF DEVICES SHOWN ARE BASED ON EXISTING DRAWINGS AND/OR FIELD OBSERVATIONS. THE OWNER/ARCHITECT DOES NOT GUARANTEE THE ACCURACY/LOCATION OR QUANTITY OF EXISTING DEVICES.
- #### DEMOLITION NOTES
- PLANS REPRESENTS DEMOLITION INTENT. ITEMS MAY BE CONCEALED WITHIN WALL(S) THAT ARE NOT IDENTIFIED ON PLAN.
 - EXIST. CONSTRUCTION (SHOWN DASHED) INDICATES ITEMS TO BE REMOVED UNLESS NOTED OTHERWISE.
 - PRIOR TO DEMOLITION, REMOVAL OF EXISTING EQUIPMENT AND FURNISHING TO BE COORDINATED WITH OWNER ON WHICH ITEMS TO BE SALVAGED.
 - GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL TAKE CARE TO MINIMIZE THE DAMAGE TO EXISTING FINISHES, SURFACES, AND FURNISHINGS WHICH REMAIN. IF ANY DAMAGE WHICH OCCURS TO ADJACENT SURFACES OR MATERIALS AS A RESULT OF DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR AT THEIR COST.
 - GENERAL CONTRACTOR AND SUB-CONTRACTORS TO VERIFY THE EXISTING CONDITIONS AND DETERMINE THE BEST ACTION TO MINIMIZE THE EXTENT OF REMOVAL WORK FOR INSTALLATION OF NEW WORK.
 - PROVIDE TACK PAPER AND WALK OFF MAT ON BOTH SIDES OF TEMPORARY CONSTRUCTION BARRIERS. WALK OFF MAT TO BE CHANGED DAILY AT MINIMUM.
 - CONDUCT DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
 - DEMOLITION ACTIVITIES TO BE COORDINATED WITH FACILITIES.
 - GENERAL CONTRACTOR TO OBTAIN DUMPSTER AT THEIR COST AND COORDINATE DUMPSTER LOCATION WITH OWNER.
 - UNDER NO CIRCUMSTANCES SHALL CONSTRUCTION DEBRIS BE PERMITTED TO BE DISPOSED IN BUILDING DUMPSTER OR STORED WITHIN BUILDING.
 - ALL DEMOLISHED MATERIAL SHALL BE PROPERLY DISPOSED OF OFF SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.
 - ALL DEMOLISHED AND SCRAP MATERIALS SHALL BE DISPOSED OF PROPERLY AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. COORDINATE DEBRIS REMOVAL ROUTING AND SCHEDULE WITH OWNER.
 - EXAMINE AND CONFIRM SCOPE OF EXISTING UTILITIES, PIPES, DUCTS AND SIMILAR ITEMS TO REMAIN OR BE REMOVED. COORDINATE THE ABANDONMENT OF AND CONNECTION TO THESE ITEMS WITH FACILITIES PRIOR TO WORK BEING PERFORMED.
 - REMOVE, CAP OFF, AND RELOCATE AS REQUIRED ELECTRICAL DEVICES, TELEPHONE AND COMMUNICATION LINES, AND PLUMBING LINES WHICH OCCUR IN CONSTRUCTION BEING REMOVED UNLESS NOTED OTHERWISE. OPERATION OF REMAINING SYSTEMS SHALL CONTINUE UNINTERRUPTED EXCEPT AS PREARRANGED WITH FACILITIES.
 - REMOVE ALL ABANDONED ELECTRICAL RECEPTACLES IN THEIR ENTIRETY BACK TO SOURCE. PATCH AND PREP WALL AS REQUIRED TO RECEIVE NEW FINISHES.
 - OWNER WILL ARRANGE TO SHUT OFF UTILITIES WITH UTILITY COMPANIES WHEN REQUESTED BY CONTRACTOR.
 - EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING THE BUILDING TO BE DEMOLISHED.
 - IF REMOVAL OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, THEN PROVIDE TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER BUILDINGS AND STRUCTURES.
 - IF MATERIAL SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER SHALL COORDINATE WITH CONTRACTOR ON THE REMOVAL OF SUCH ITEMS. WORK MAY PROCEED AFTER HAZARDOUS MATERIAL HAS BEEN REMOVED.
 - BUILDINGS IMMEDIATELY ADJACENT TO DEMOLITION AREA WILL BE OCCUPIED. CONDUCT BUILDING DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED.



A1 OVERALL FLOOR PLAN
1/16" = 1'-0"



PRELIMINARY,
NOT FOR
CONSTRUCTION,
RECORDING,
PURPOSES, OR
IMPLEMENTATION
12/14/2022 8:42:01 AM
License - Missouri RA-2011012130



ACI/Boland, Inc.
Kansas City | St. Louis
1710 Wyandotte
Kansas City, MO 64108
T: 816.763.9600

Licensee's Certificate of Authority Number:
Missouri: #000958

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

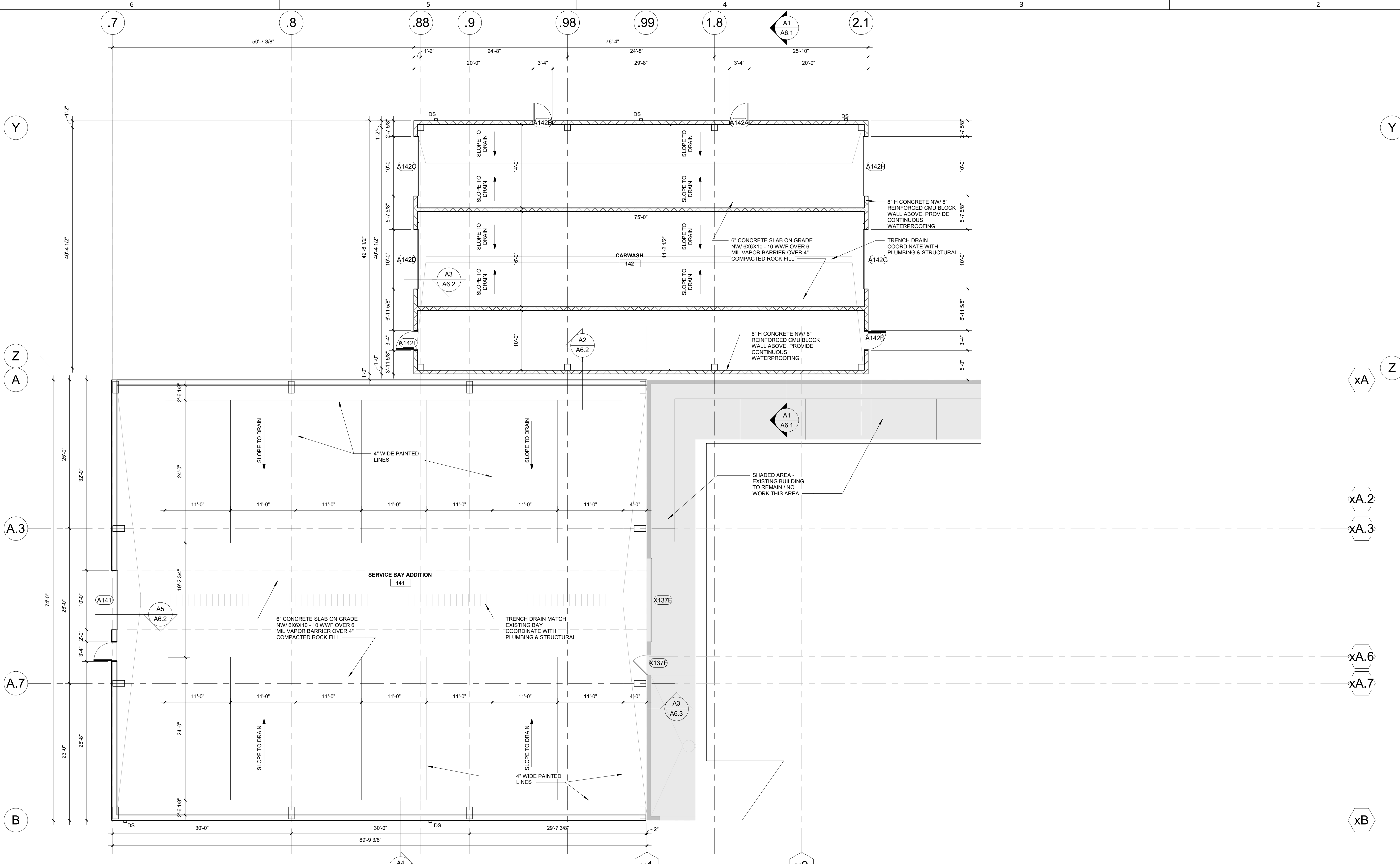
**Glendale Chrysler Jeep Dodge Ram
Showroom Renovation and Service
Bay Addition
10700 Manchester Road
St. Louis, Missouri 63122**

Date 02-21-22
Job Number 21117
Drawn By MPM
Checked By RAC

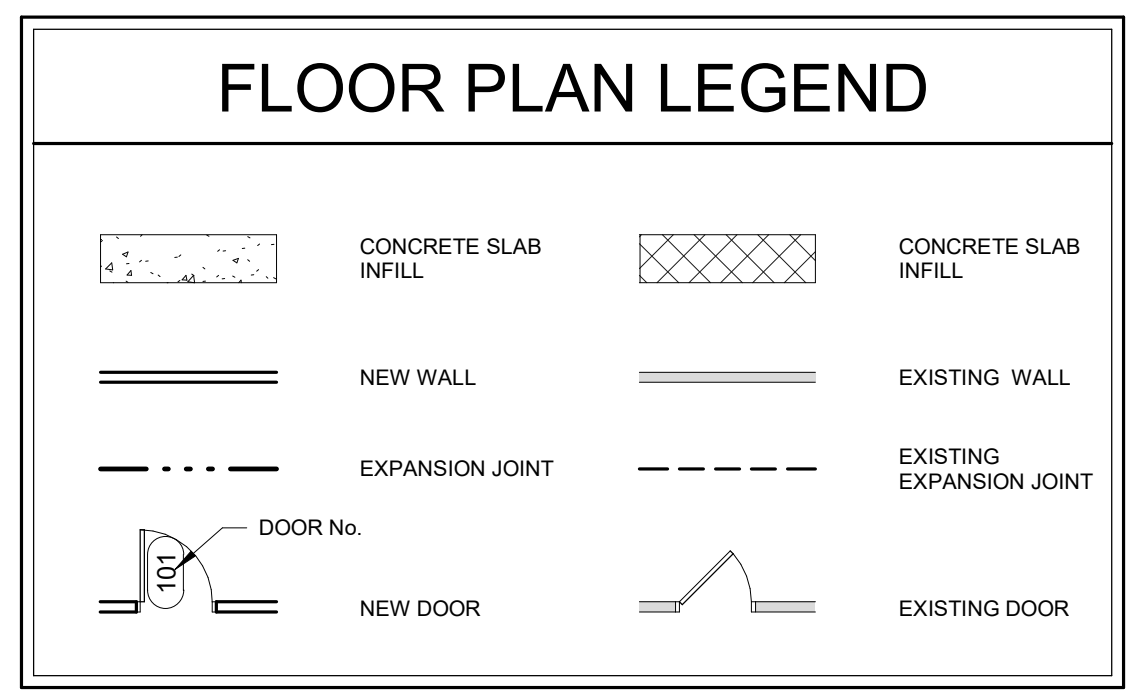
Revision	Number	Date	Description

Revision	Number	Date	Description

12/14/2022 8:44:11 AM

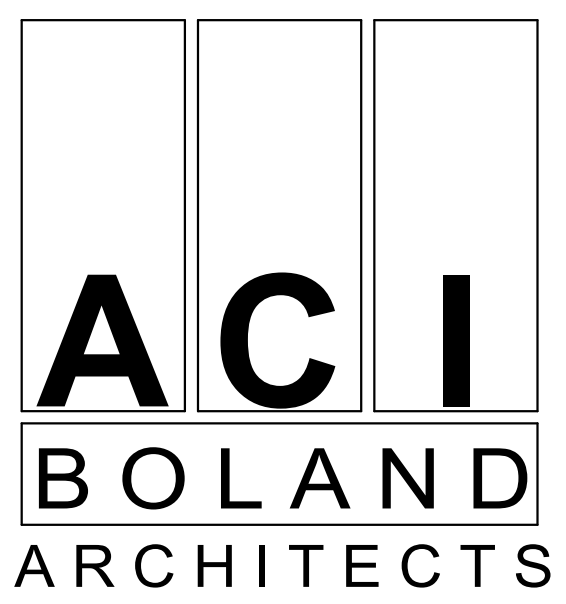


C6 01 - Floor Plan - SHOP CARWASH
1/8" = 1'-0"



KEYNOTES - FLOOR PLAN	
NUMBER	COMMENTS
1	ALIGN FACE OF GYP BD.
2	INFILL EXISTING OPENING WITH CMU ALIGN EACH SIDE WITH EXISTING WALL.
3	NEW BUTT GLAZING CLEAR WINDOW SYSTEM. FINISH FLOOR TO CEILING.
4	DRAP.
5	WRAP EXISTING COLUMN WITH PARTITION TYPE K1 HOLD TIGHT TO STRUCTURE.
6	VEHICLE PAD BY OWNER.
7	NEW STOREFRONT WINDOW SYSTEM. MATCH EXISTING WINDOW SYSTEMS.
8	NEW ENTRY SYSTEMS.
9	42" HIGH PARTITION.
10	KEEP TRAIL WALL REQUIRES AN ELECTRIC OUTLET AT 86.75" A.F.F. SEE ELEC. DRAWINGS.
11	KEEP TECH BAR REQUIRES POWER. COORDINATE WITH FURNITURE VENDOR FOR ELEC. REQUIREMENTS. SEE ELEC. DRAWINGS.
12	WELCOME WALL, CREDENTIAL AND RECEPTION DESK REQUIRE POWERS. COORDINATE WITH FURNITURE VENDOR FOR ELEC. REQUIREMENTS. SEE ELEC. DRAWINGS.
13	MILLWORK SURROUND AT THE OPENING. G.C. TO VERIFY OPENING SIZE. SEE DETAIL SHEET FOR MORE INFORMATION.
14	ALIGN WITH ADJACENT WALL.
15	DEALERSHIP FURNITURE WILL BE APPROVED SEPARATELY BY CRE PROJECT MANAGER.
16	ALL CUSTOMER SALES FURNITURE WILL BE BY STELLANTIS APPROVED VENDOR.

PRELIMINARY,
NOT FOR
CONSTRUCTION,
RECORDING,
PURPOSES, OR
IMPLEMENTATION
12/14/2022 8:44:11 AM
License - Missouri RA-2011012130



ACI/Boland, Inc.
Kansas City | St. Louis
1710 Wyandotte
Kansas City, MO 64108
T: 816.763.9600
Licensee's Certificate of Authority Number:
Missouri: #000958

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT
COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

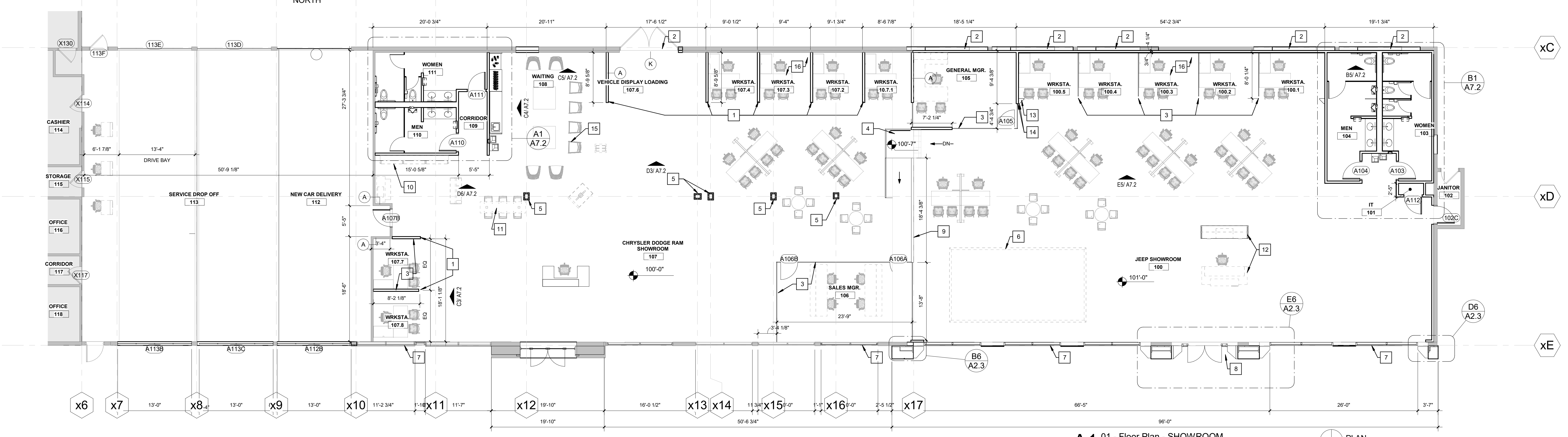
Glendale Chrysler Jeep Dodge Ram
Showroom Renovation and Service
Bay Addition
10700 Manchester Road
St. Louis, Missouri 63122

Date 02-21-22
Job Number 21117
Drawn By Author
Checked By Checker

Revision	Date	Description

Number	Date	Description

A2.2
© 2021 ACI/BOLAND, Inc.
ENLARGED PLANS



A1 01 - Floor Plan - SHOWROOM
1/8" = 1'-0"

B:\360\2-2117 Glendale Chrysler - Revit\2021\22117 Glendale CDRJ - R21_acater\2062T.rvt



ACI/Boland, Inc.
Kansas City | St. Louis
1710 Wyandotte
Kansas City, MO 64108
T: 816.763.9600
Licensee's Certificate of Authority Number:
Missouri: #000958

CONSULTANT

COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT

COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT

COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

CONSULTANT

COMPANY NAME
123 MAIN STREET
KANSAS CITY, MO 64105
T: 000.000.0000
Licensee's Certificate of Authority Number:
0000000000

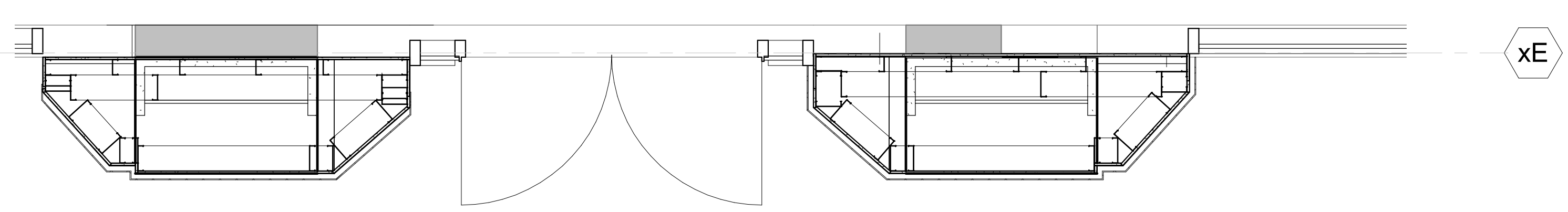
Glendale Chrysler Jeep Dodge Ram
Showroom Renovation and Service
Bay Addition
10700 Manchester Road
St. Louis, Missouri 63122

Date 02-21-22
Job Number 21117
Drawn By Author
Checked By Checker

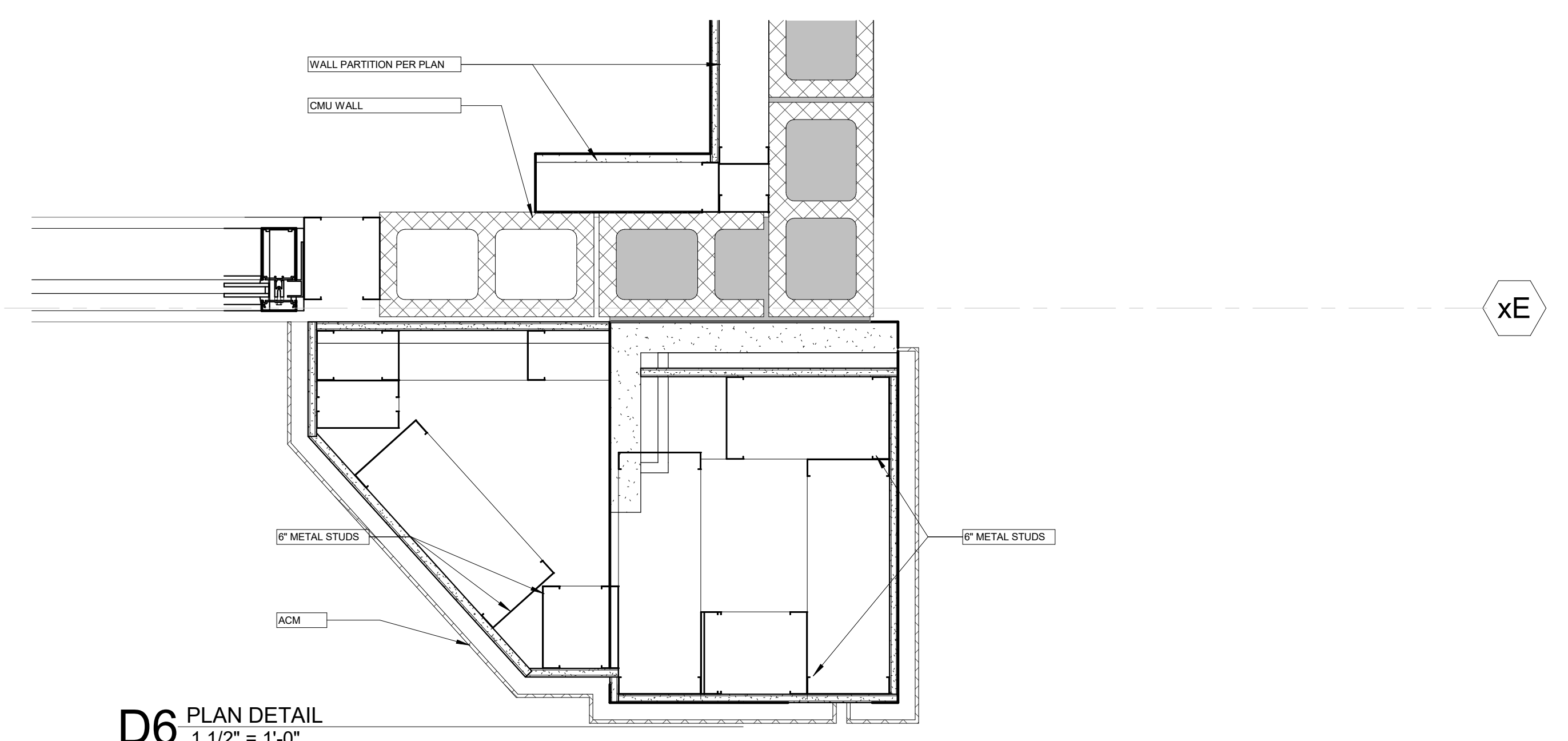
Revision
Number Date Description

Number	Date	Description

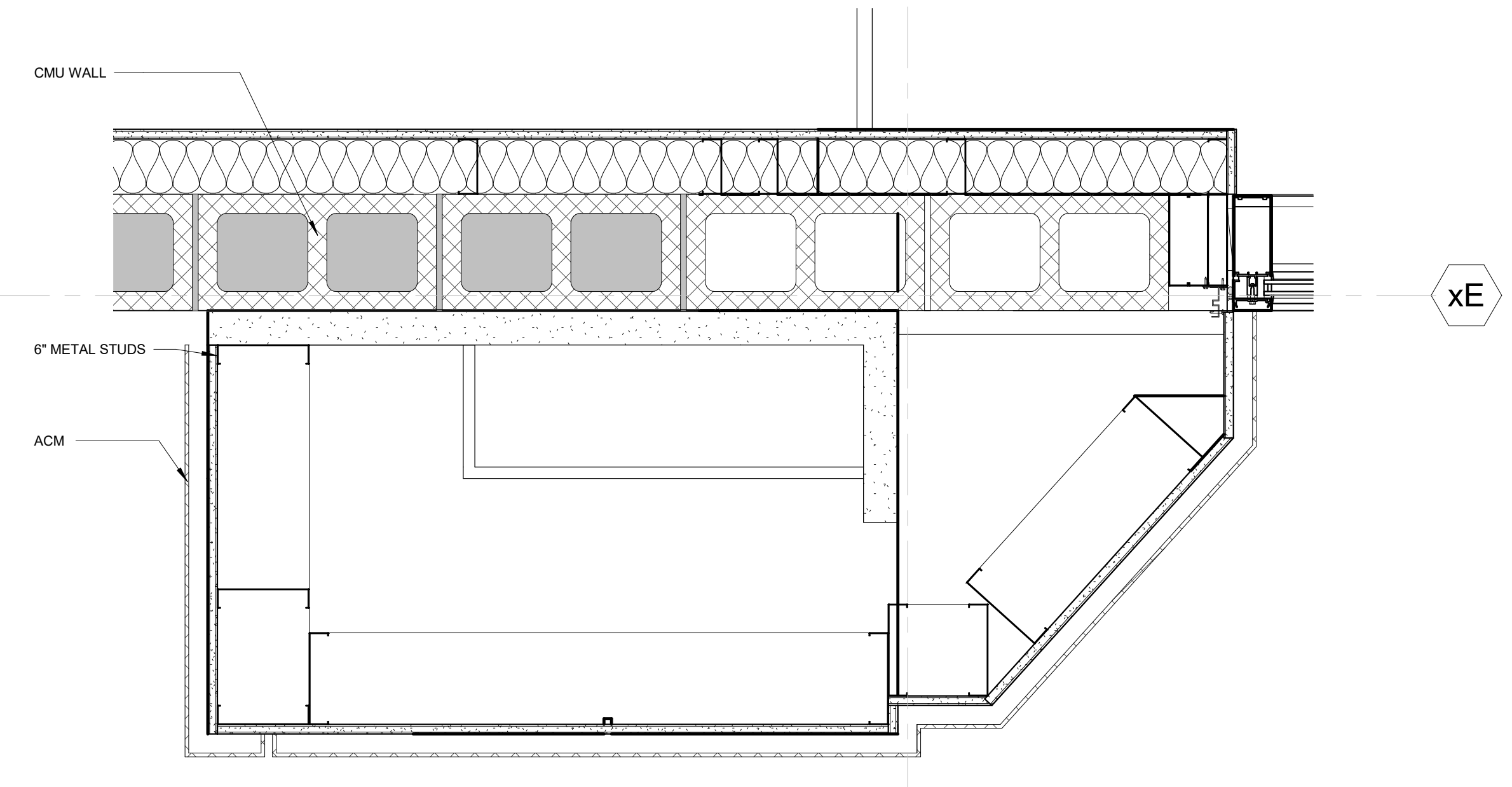
A2.3



E6 PLAN DETAIL
1/2" = 1'-0"



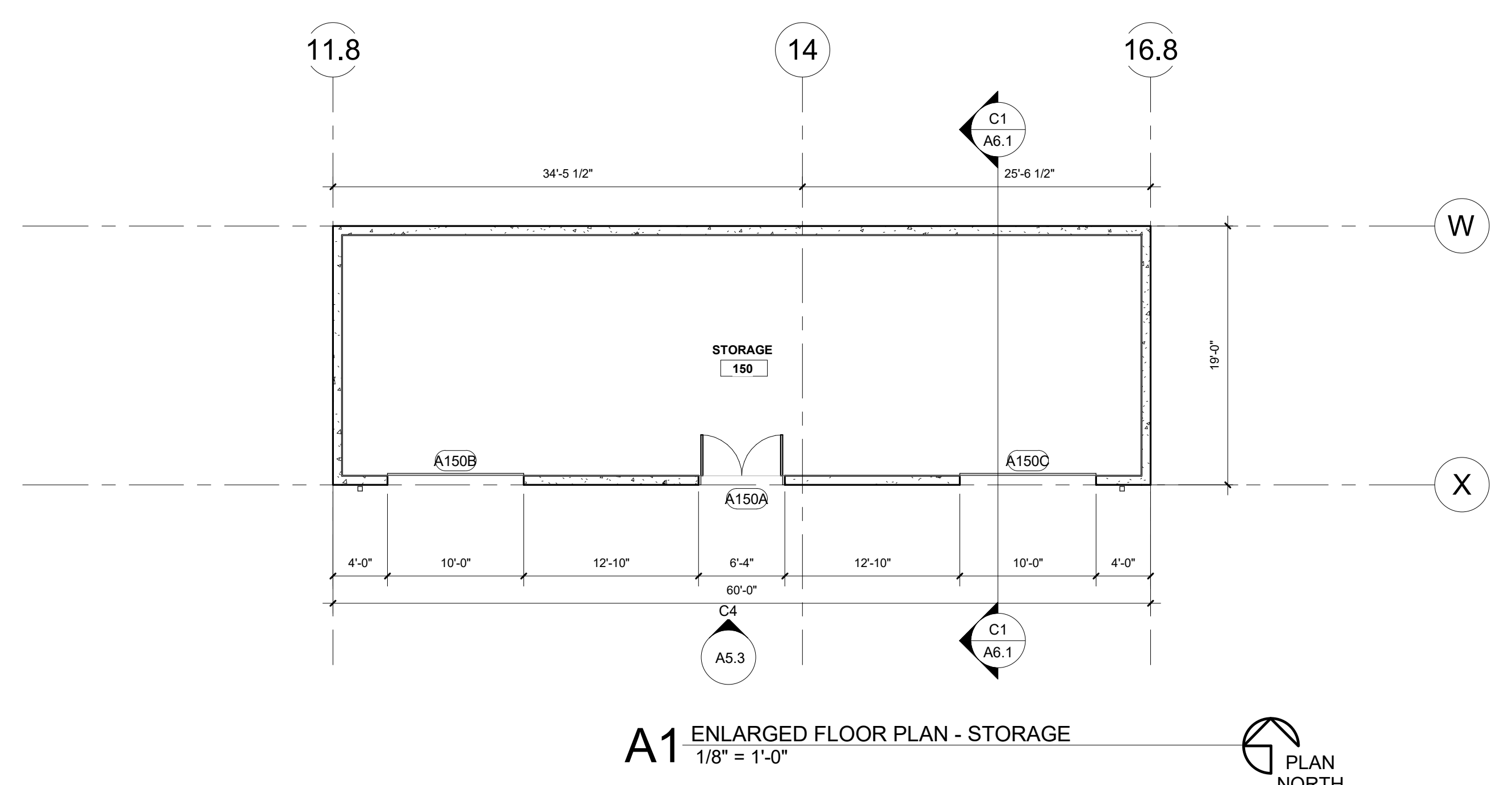
D6 PLAN DETAIL
1 1/2" = 1'-0"



B6 PLAN DETAIL
1 1/2" = 1'-0"

	CONCRETE SLAB INFILL		CONCRETE SLAB INFILL
	NEW WALL		EXISTING WALL
	EXPANSION JOINT		EXISTING EXPANSION JOINT
	NEW DOOR		EXISTING DOOR

NUMBER	COMMENTS
1	ALIGN FACE OF GYP BD.
2	INFILL EXISTING OPENING WITH CMU ALONG EACH SIDE WITH EXISTING WALL.
3	NEW BUTT GLAZING CLEAR WINDOW SYSTEM. FINISH FLOOR TO CEILING.
4	RAMP
5	WRAP EXISTING COLUMN WITH PARTITION TYPE K1 HOLD TIGHT TO STRUCTURE.
6	VEHICLE PAD BY OWNER
7	NEW STOREFRONT WINDOW SYSTEM. MATCH EXISTING WINDOW SYSTEMS.
8	NEW ENTRY SYSTEMS.
9	42" HIGH PARTITION
10	JEOP TRAIL WALL REQUIRES AN ELECTRIC OUTLET AT 86.75" A.F.F. SEE ELEC. DRAWINGS
11	JEOP TECH BAR REQUIRES POWER. COORDINATE WITH FURNITURE VENDOR FOR ELEC. REQUIREMENTS. SEE ELEC. DRAWINGS
12	WELCOME WALL CREDENZA AND RECEPTION DESK REQUIRE POWERS. COORDINATE WITH FURNITURE VENDOR FOR ELEC. REQUIREMENTS. SEE ELEC. DRAWINGS
13	MILLWORK SURROUND AT THE OPENING. G.C. TO VERIFY OPENING SIZE. SEE DETAIL SHEET FOR MORE INFORMATION
14	ALIGN WITH ADJACENT WALL
15	DEALERSHIP FURNITURE WILL BE APPROVED SEPARATELY BY CBRE PROJECT MANAGER
16	ALL CUSTOMER SALES FURNITURE WILL BE BY STELLANTIS APPROVED VENDOR



A1 ENLARGED FLOOR PLAN - STORAGE
1/8" = 1'-0"



DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens

assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaires are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four 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, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Finish

Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

Five-year warranty.



XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING



CERTIFICATION DATA

UL/cUL Wet Location Listed
Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
DesignLights Consortium® Qualified*
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated

TECHNICAL DATA

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

EPA

Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54

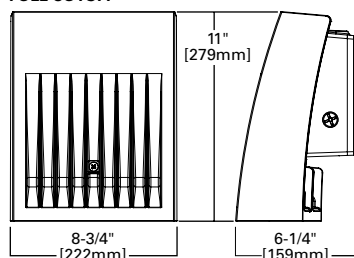
SHIPPING DATA:

Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

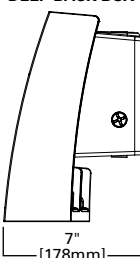
TD514005EN
November 18, 2021 9:42 PM

DIMENSIONS

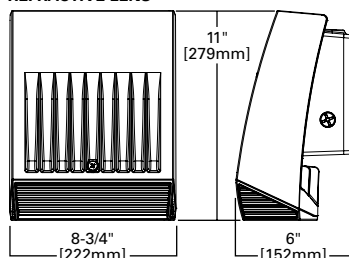
FULL CUTOFF



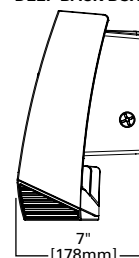
DEEP BACK BOX



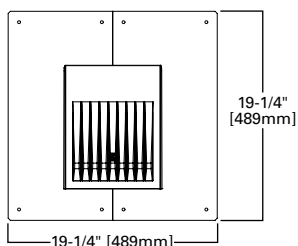
REFRACTIVE LENS



DEEP BACK BOX



ESCUTCHEON PLATES

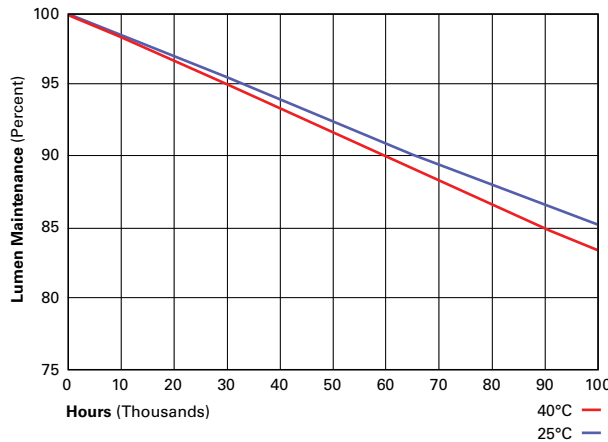


POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	XTOR6B	XTOR6BRL	XTOR6B-W	XTOR6BRL-W	XTOR6B-Y	XTOR6BRL-Y
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	XTOR8B	XTOR8BRL	XTOR8B-W	XTOR8BRL-W	XTOR8B-Y	XTOR8BRL-Y
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	XTOR12B	XTOR12BRL	XTOR12B-W	XTOR12BRL-W	XTOR12B-Y	XTOR12BRL-Y
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EGRESS Information	XTOR6B and XTOR8B Full Cutoff CBP Egress LED			XTOR6B and XTOR8B Refractive Lens CBP Egress LED		
Delivered Lumens	509			468		
B.U.G. Rating	N.A.			N.A.		
CCT (Kelvin)	4000K			4000K		
CRI (Color Rendering Index)	65			65		
Power Consumption (Watts)	1.8W			1.8W		

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	Model Series				
	XTOR6B	XTOR8B	XTOR12B	XTOR6B-CBP (Fixture/Battery)	XTOR8B-CBP (Fixture/Battery)
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	--	--
240V	0.25	0.35	0.45	--	--
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		--
480V	0.14	0.19	0.24		--



Cooper Lighting Solutions
 1121 Highway 74 South
 Peachtree City, GA 30269
 P: 770-486-4800
 www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Domestic Preferences ¹⁷	Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
[Blank]=Standard BAA=Buy American Act TAA=Trade Agreements Act	Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V =347V ^{2,3,4,5} 480V =480V ^{2,3,4,5,6} PC1 =Photocontrol 120V ⁷ PC2 =Photocontrol 208-277V ^{7,8} MS-L20 =Motion Sensor for ON/OFF Operation ^{2,3,9,10} MS/DIM-L20 =Motion Sensor for Dimming Operation ^{2,3,9,10,11,12,13} CBP =Cold Weather Battery Pack ^{2,3,14,15,16} HA =50°C High Ambient ¹⁶
Accessories (Order Separately)¹⁸				
WG-XTORMX =Crosstour MAXX Wire Guard PB120V =Field Installed 120V Photocontrol PB277V BUTTON PC =Field Installed 208-277V Photocontrol ⁸			EWP/XTORMX =Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT =Escutcheon Wall Plate, Summit White FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ¹³	

- NOTES:**
- DesignLights Consortium[®] Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
 - Not available with HA option.
 - Deep back box is standard for 347V, 480V, CBP, MS-L20 and MS/DIM-L20.
 - Not available with CBP option.
 - Thru-branch wiring not available with HA option or with 347V.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Not available with MS-L20 and MS/DIM-L20 options.
 - Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
 - For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
 - 120V thru 277V only.
 - Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
 - Includes integral photo sensor.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - 120V or 277V operation only.
 - Operating temperatures -20°C to 25°C.
 - Not available in XTOR12B or XTOR12BRL models.
 - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	58W Series	81W Series	102W Series
[Blank]=Standard	Full Cutoff		
BAA=Buy American Act	XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
TAA=Trade Agreements Act	XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	
	XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	
	XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	
	XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-347V=81W, 5000K, Carbon Bronze, 347V	
	Refractive Lens		
	XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	XTOR8BRL=81W, 5000K, Refractive Lens, Carbon Bronze	XTOR12BRL=102W, 5000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-PC1=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
	XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-347V=102W, 5000K, Refractive Lens, Carbon Bronze, 347V
	XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	
	XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	
	XTOR6BRL-347V=58W, 5000K, Refractive Lens, Carbon Bronze, 347V	XTOR8BRL-347V = 81W, 5000K, Refractive Lens, Carbon Bronze, 347V	

- NOTES:**
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.