

MEETING AGENDA
CITY OF MOUNTAIN BROOK

VILLAGE DESIGN REVIEW COMMITTEE

2/21/2024

PRE-MEETING: (ROOM A106) 8:45 A.M.

REGULAR MEETING: (ROOM A108) 9:00 A.M.

CITY HALL, 56 CHURCH STREET, MOUNTAIN BROOK, AL 35213

-
1. Approval of Agenda
 2. Approval of Minutes: 1/24/2024, Special Meeting
 3. Case **V-24-03-: Pinnacle Financial Partners** – 2020 Cahaba Road, New Item
 4. Case **V-24-04-: Chase Mountain Brook** – 2629 Cahaba Road, New Item
 5. Next Meeting: 3/20/2024
 6. Adjournment

**DESIGN REVIEW/ SIGN APPLICATION**

City of Mountain Brook
Building, Planning, & Sustainability
56 Church St, Mountain Brook, AL 35213
(205) 802-3830 • Fax (205) 879-6913

Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:

Business Name: Pinnacle **Pinnacle Financial Partners**

Address: 2020 Cahaba Rd

2. Property Owner:

Name: Pinnacle

Email: _____

Phone: _____

3. Applicant:

Name: Diane

Mailing Address: 5636 Clitted Ar

City/State/Zip: Bham 35210

Phone: 205 913 2333

Email: diane@scottservices.com

Signature: Diane

4. Contractor Information:

Company Name: Scott Services

Mailing Address: 5636 Clitted Ar

City/State/Zip: Bham 35210

Phone: 205 913 2333

Bus. License No: _____

(for the City of Mountain Brook)

Print Name: Diane Ginierezzk

Email: diane@scottservices.com

Office Use Only - Permits

Permit No: _____

Date Issued: _____

Permitted Amount: _____

Office Use Only - Design Review

☐ Approved

☐ Approved w/ Conditions

☐ Denied

Clerk: _____

Date: _____

Category of Construction

☐ Awning

☒ Facade

☐ Window

☐ Ground

☐ Directory

☐ Roof

☐ Projecting

☐ Door

☐ Directional

Sign Information

Job Description:

Installation of exterior wall signs

Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation: \$ 3500.00

Number of Proposed Sign(s): 4

Existing Sign Information

Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.

Square feet of Signs: 0

Square feet of Incidental Signs: 245.2

Property Owner Signature

This installation is being made on commercial property owned by me or a member of my immediate family.

Signature:

see attached letter

Is this property subject to a master sign plan, which has been approved by the Design Review Committee?

☐ Yes

☐ No

Applications may be obtained online at www.mtnbrook.org.

Look under Departments > Planning > Helpful Links. Please fill out all information below.

V-24-03

Proposed new signage

Sign type: aluminum plate letter façade signs, vinyl plaque on post, and door signage

Illumination: n/a

Aggregate square footage proposed: approximately 20.2

Letter/logo height: 16 and 12 inch letters

Variances requested: none

- **Project Data:**

NAME: Pinnacle Bank

CURRENT ZONING: Local Business District

OWNER: Pinnacle Bank

LOCATION: 2020 Cahaba Road



Mountain Brook, AL - English Village

January 24, 2024

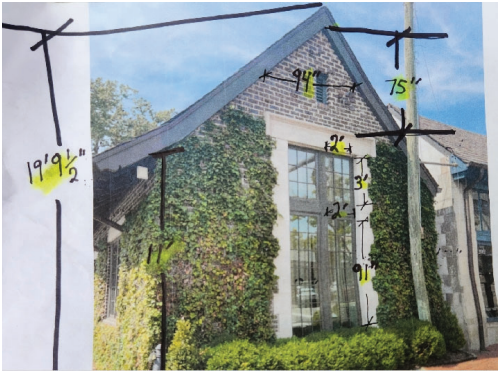
Revision 6

Pinnacle - Mountain Brook, AL - English Village
E01-PPL-TB-16

V-24-03



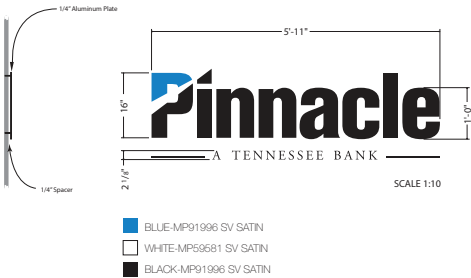
Survey details



EXISTING



PROPOSED





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Pinnacle
2035 Lakeside Centre Dr. Suite 250
Knoxville, TN 37922
T+865.692.4058 • F+865.692.4104

Revision notes:

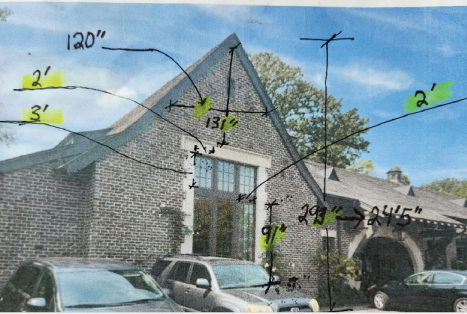


SAP No:	TBD	Drawn by:	JM
Client:	Pinnacle	Checked by:	VB
Project:	Pinnacle - Mountain Brook, AL	Scale:	NTS
Title:	Pinnacle - Mountain Brook, AL	Revision:	1
Date:	10-24-2023	Page:	2

Pinnacle - Mountain Brook, AL - English Village
E02-PPL-TB-16



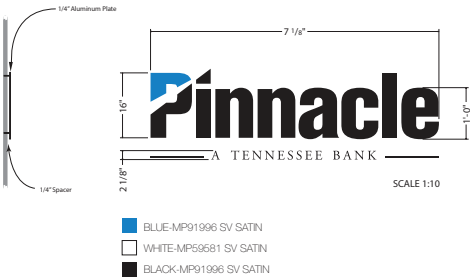
Survey details



EXISTING



PROPOSED



- BLUE-MP91996 SV SATIN
- WHITE-MP50681 SV SATIN
- BLACK-MP91996 SV SATIN



Pinnacle
2035 Lakeside Centre Dr. Suite 250
Knoxville, TN 37922
T+865 692 4058 • F+865 692 4104

Revision notes:	



SAP No:	TBD	Drawn by:	JM
Client:	Pinnacle	Checked by:	VB
Project:	Pinnacle - Mountain Brook, AL	Scale:	NTS
Title:	Pinnacle - Mountain Brook, AL	Revision:	1
Date:	10-24-2023	Page:	3

Pinnacle - Mountain Brook, AL - English Village
E04-Door vinyl plaque on post- Custom TC-D/THUR-1

EXISTING



PROPOSED



CUSTOM DV-1

1'-7"

4 1/4"

5/8"

Pinnacle

— A — TENNESSEE BANK

Office Hours

Lobby:
Monday - Friday **9:00 am - 4:00 pm**

Office hours may vary and should be confirmed prior to fabrication.

TC-D/THU-1

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Pinnacle		SAP No:	
2035 Lakeside Centre Dr. Suite 250		Client:	
Knoxville, TN 37922		Project:	
T+865 692 4058 • F+865 692 4104		Title:	
		Date:	
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		Scale:	
		Revision:	
		Page:	

SAP No:	TBD	Drawn by:	JM
Client:	Pinnacle	Checked by:	VB
Project:	Pinnacle - Mountain Brook, AL	Scale:	NTS
Title:	Pinnacle - Mountain Brook, AL	Revision:	1
Date:	10-24-2023	Page:	4

E05-Door vinyl wall plaque-Custom TC-D/THUR-1

A man in a light blue shirt and jeans stands in front of a brick building, looking at a small white card. A black SUV is parked to the left.





DESIGN REVIEW/ SIGN APPLICATION
City of Mountain Brook
Building, Planning, & Sustainability
56 Church St, Mountain Brook, AL 35213
(205) 802-3830 ♦ Fax (205) 879-6913

Review by the Mountain Brook Village Design Review Committee is mandatory. Application and all supplemental documentation must be received no later than fourteen (14) business days prior to scheduled meeting to be placed on agenda. Applicants, owners, and/or tenants are strongly encouraged to appear before the Committee on behalf of their application.

1. Job Site Location:

Business Name: Chase Mountain Brook
Address: 2629 Cahaba Road

2. Property Owner:

Name: Henry Ray
Email: raypoynor.com
Phone: 205-879-3036

3. Applicant:

Name: Michael Zaloudek
Mailing Address: 320 N. Carrollton Ave, Suite 100
City/State/Zip: New Orleans, LA 70119
Phone: 504-488-7739
Email: mzaloudek@vergesrome.com
Signature: Michael Zaloudek

Digitally signed by Michael Zaloudek
DN: C=US, E=mzaloudek@vergesrome.com, O=Verges Rome Architects, OU=Verges Rome Architects, CN=Michael Zaloudek
Reason: I have reviewed this document
Date: 2024.02.07 16:40:25-06'00'

4. Contractor Information:

Company Name: TBD
Mailing Address:
City/State/Zip:
Phone:
Bus. License No:
(for the City of Mountain Brook)
Print Name:
Email:

Office Use Only - Permits	
Permit No:	
Date Issued:	
Permitted Amount:	
Office Use Only - Design Review	
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved w/ Conditions	
<input type="checkbox"/> Denied	
Clerk:	
Date:	

Category of Construction		
<input type="checkbox"/> Awning	<input type="checkbox"/> Facade	<input type="checkbox"/> Window
<input type="checkbox"/> Ground	<input type="checkbox"/> Directory	<input type="checkbox"/> Roof
<input type="checkbox"/> Projecting	<input type="checkbox"/> Door	<input type="checkbox"/> Directional
Sign Information		
Job Description:		
Permit fees are based on the value of the work performed. Indicate the value (round to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application. Valuation: \$		
Number of Proposed Sign(s):		
Existing Sign Information		
Please calculate the total square footage of all existing signs on site. Refer to our sign ordinance for categorical clarification.		
Square feet of Signs:		
Square feet of Incidental Signs:		
Property Owner Signature		
This installation is being made on commercial property owned by me or a member of my immediate family. Signature:		
Is this property subject to a master sign plan, which has been approved by the Design Review Committee?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

Applications may be obtained online at www.mtnbrook.org/bc-vdrc.

REQUIRED DOCUMENTS

Pursuant to Municipal Code, the following requirements should be attached to each application. Applicants making exterior changes AND proposing new/altering existing signage will need to ensure items from both lists are included.

Design Review Application. In addition to the design review application, each applicant must furnish the following information to the zoning officer in a digital format (PDF) with respect to the improvements to be constructed or renovated on the property for which design review is sought.

- (1) Building elevations displaying existing, pre-construction conditions;
- (2) Building elevations displaying proposed alterations;
- (3) Samples of materials, such as, but not limited to, paint colors, awning material, and construction material;
- (4) Outdoor lighting, including specification sheets to illustrate style, lumens, and lighting color using the Kelvin temperature scale;
- (5) Site plan displaying service area(s) and required screening pursuant to Section 129-196;
- (6) Landscape and planting plan;
- (7) Location(s) of support equipment and screening required pursuant to Section 129-553 (b) (7) and Section 129-294.

Sign Application. In addition to the sign application and list of applicable information listed in Section 129-416 (b), each applicant must furnish the following information to the zoning officer in a digital format (PDF) with respect to the improvements to be constructed or renovated on the property for which design review is sought.

- (1) Scaled drawings of all proposed signs with dimensions clearly labeled, including the dimension(s) of individual letters, numbers, figures, or logos within a sign;
- (2) Scaled drawing of building façade(s), showing the actual size and location of the proposed sign proportion to and in relation to the existing building(s) or the building(s) being constructed;
- (3) Description or samples of sign materials and colors;
- (4) Photographs of adjacent buildings and/or sites clearly showing the character of the surrounding area and of nearby signs;
- (5) Information regarding method of construction and placement of proposed sign;
- (6) Other information the zoning officer may require to demonstrate full compliance with all applicable provisions of this Code;
- (7) If applicable, a copy of the approved master sign plan;
- (8) If applicable, explain how a sign shall be illuminated, including specification sheets to illustrate style, lumens, and lighting color using the Kelvin temperature scale;
- (9) If applicable, an electrical plan for the sign(s), if the sign is to be illuminated;
- (10) If applicable, note whether sign(s) will be opaque or transparent.

V-24-04

Proposed new building

The subject location is the site of the former Ray and Poynor building. The free standing building type will be located on the corner Cahaba Road and Culver Road. The proposed design standard for which the project will be based on from the Lane Parke PUD pattern book is Southern Mercantile.

Variances requested: The requested variances include a proposal to allow the first floor transparency on the primary façade (Cahaba Road) to be 57 percent in lieu of the PUD minimum required of 60 percent on the primary façade; to allow the first floor transparency on the primary façade (Culver Road) to be 49 percent percent in lieu of the minimum required of 60 percent; and to allow to bay windows to be less than the required minimum of 25 feet wide on the primary frontages.

- **Project Data:**

NAME: Chase Mountain Brook

CURRENT ZONING: PUD

OWNER: Henry Ray

LOCATION: 2629 Cahaba Road

CHASE

MOUNTAIN BROOK NEW CONSTRUCTION

2629 CAHABA RD. MOUNTAIN BROOK, AL 35223
VRA CN: 23023



INDEX OF DRAWINGS

ARCHITECTURE

- A0.03 ARCHITECTURE SITE PLAN
- A1.02 FLOOR PLAN- LEVEL 1
- A1.03 FLOOR PLAN- LEVEL 2
- A1.31 ROOF PLAN
- A2.00 EXTERIOR ELEVATIONS
- A2.01 EXTERIOR ELEVATIONS
- A2.02 3D RENDER
- A2.03 3D RENDER

CIVIL

- C1.01 SITE PLAN

LANDSCAPE

- L1.01 LANDSCAPE PLAN



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CHASE

MOUNTAIN BROOK NEW CONSTRUCTION

MOUNTAIN BROOK, AL 35223

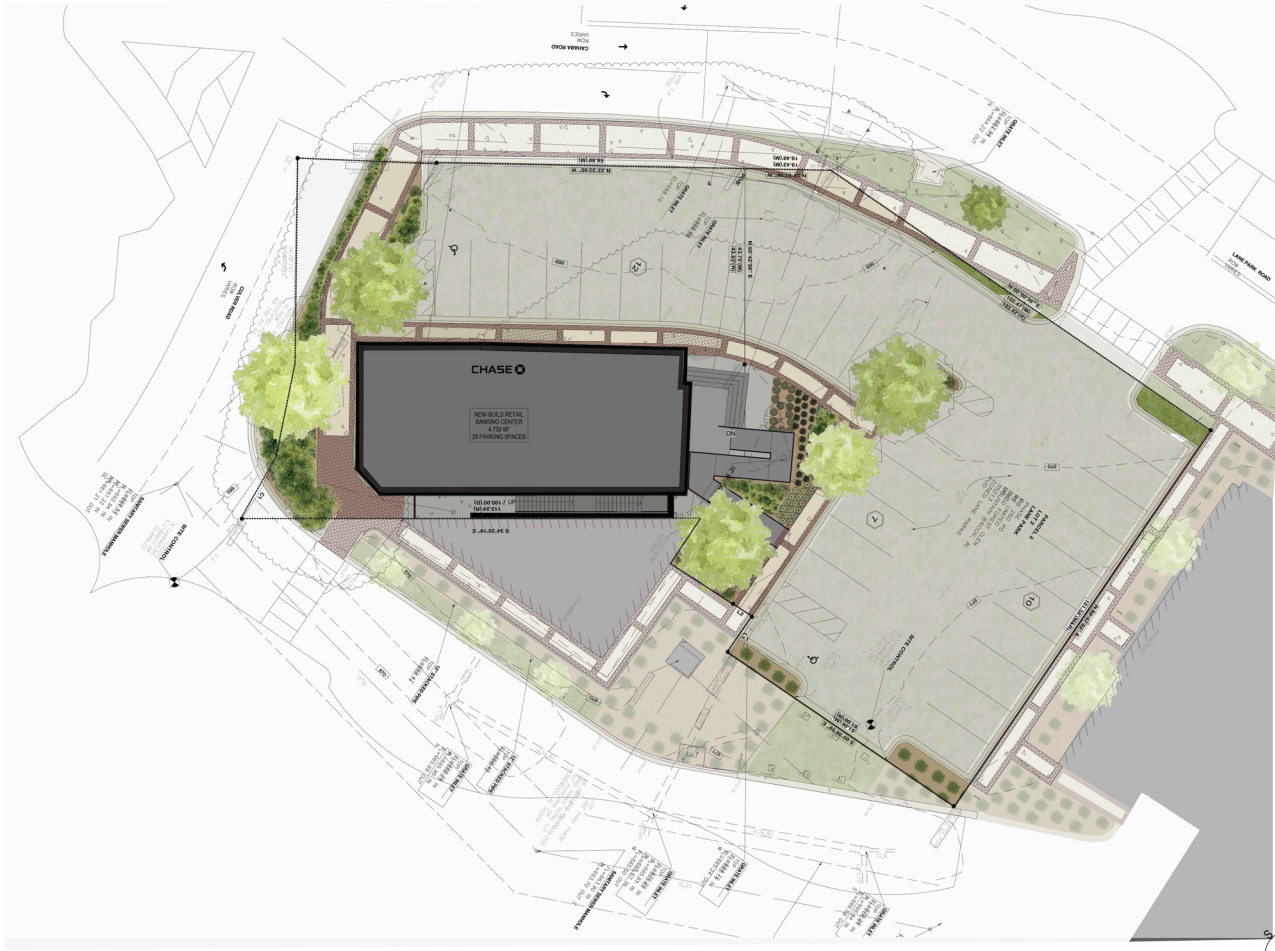
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CHECKED BY:	CEV
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23023

TITLE:
COVER SHEET
SHEET:

A0.00



1
A0.03 ARCHITECTURAL SITE PLAN
3/22" = 1'-0"



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MOUNTAIN BROOK NEW CONSTRUCTION
MOUNTAIN BROOK, AL 35223
2635 CANADA RD

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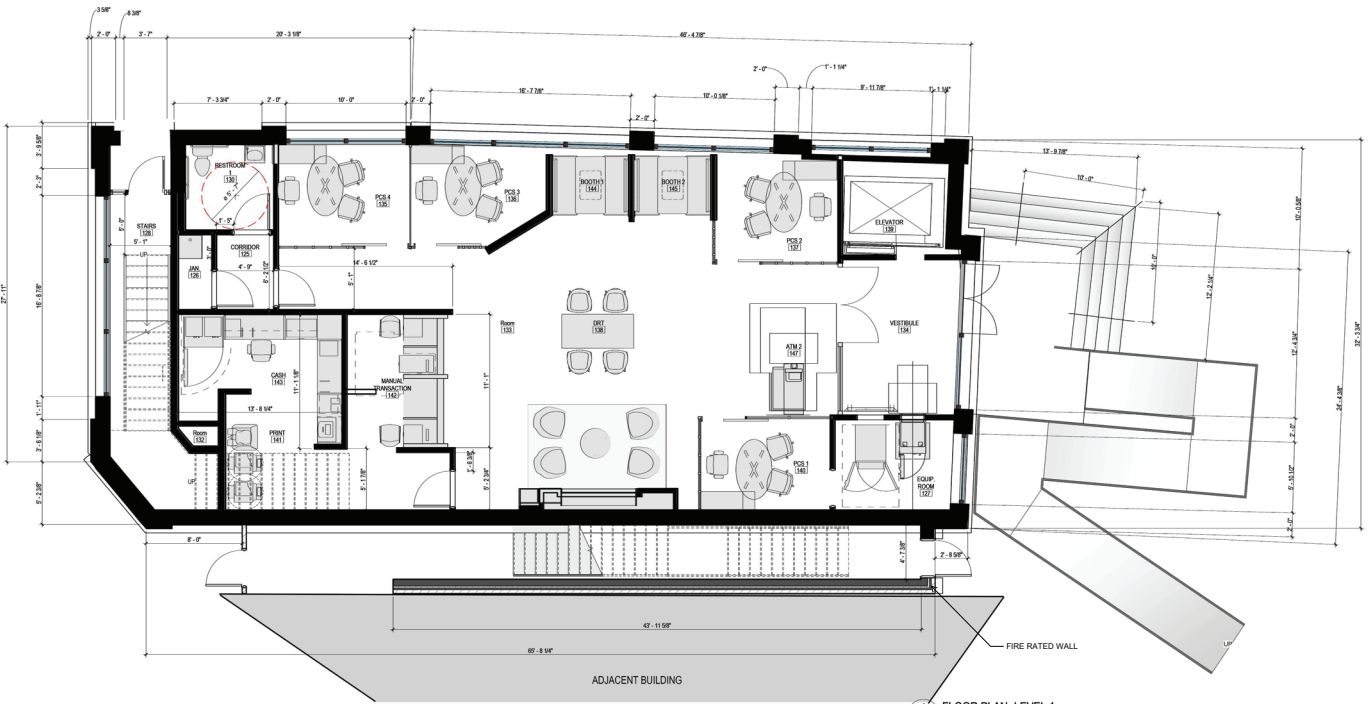
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23023

TITLE:
ARCHITECTURAL SITE
PLAN

SHEET:

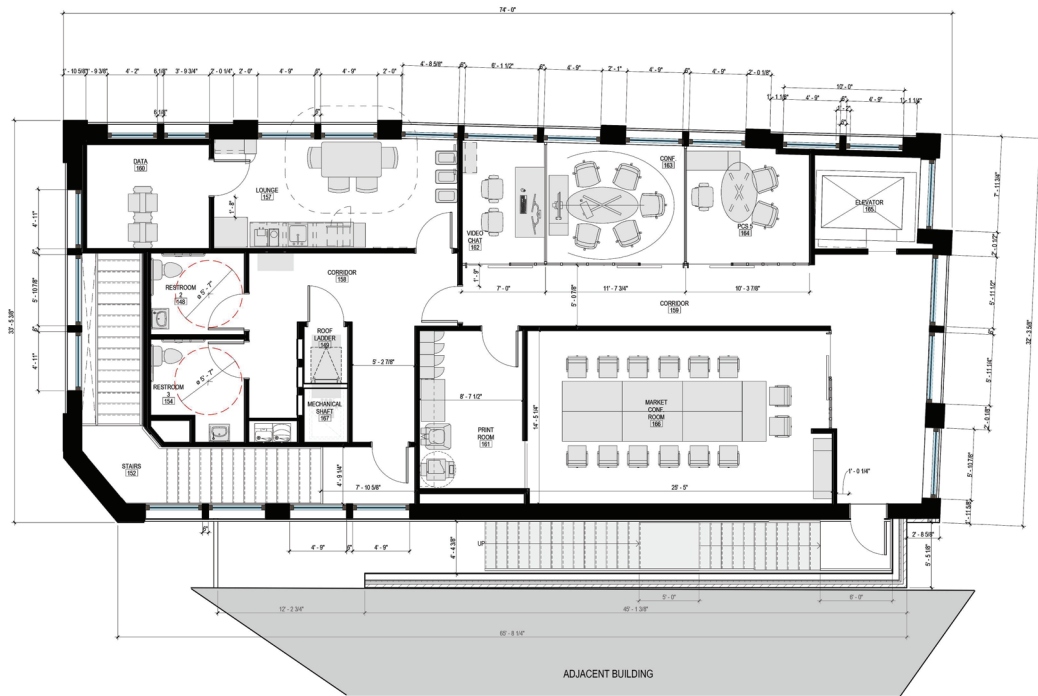
A0.03



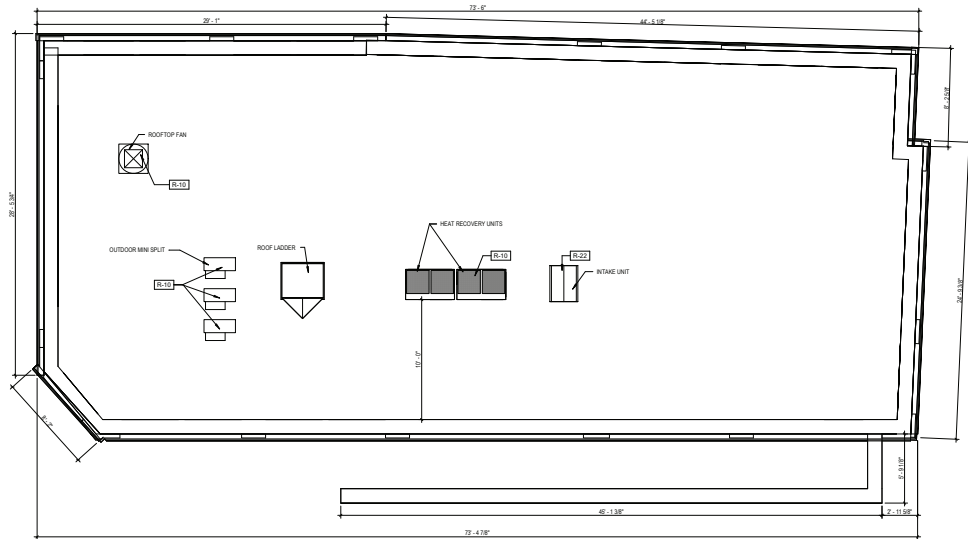
1 FLOOR PLAN- LEVEL 1
A1.02 1/4" = 1'-0"

GENERAL NOTE:
SEE DETECTED CEILING PLAN FOR BLANKHEAD PARTITION TYPES





1 FLOOR PLAN- LEVEL 2
A1.03 / 1/4" = 1'-0"

[illegible]

1 ROOF PLAN
A1.31 1/4" = 1'-0"

NOTE: ROOF EQUIPMENT IS NOT VISIBLE FROM THE STREET

- INTERSTATE BRICK
MOUNTAIN RED & MONTERREY
- ARRISCRAFT
ARRIS-TILE ROCKED
LIMESTONE
- MAPES CANOPY
BLACK
- BENJAMIN MOORE
BLACK BEAUTY 2128-10
HANDRAILS
- KAWNEER
DARK BRONZE ANODIZED STEEL
STOREFRONT/ ACCESS DOOR
- BERRIDGE
DARK BRONZE
COPING
- CLEAR GLAZING

LEVEL 2:
REQUIRED GLAZING= 15%
ACTUAL GLAZING= 36%

LEVEL 1:
REQUIRED GLAZING= 60%
ACTUAL GLAZING= 49%



2 EXTERIOR ELEVATION- SOUTHEAST
A2.00 1/4" = 1'-0"

NOTE: THIS ELEVATION FACES CULVER ROAD

LEVEL 2:
REQUIRED GLAZING= 15%
ACTUAL GLAZING= 43%

LEVEL 1:
REQUIRED GLAZING= 60%
ACTUAL GLAZING= 57%



1 EXTERIOR ELEVATION - SOUTHWEST
A2.00 1/4" = 1'-0"

NOTE: THIS ELEVATION FACES A PARKING LOT AND IS VISIBLE FROM CAHABA ROAD

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CHASE
MOUNTAIN BROOK NEW CONSTRUCTION
MOUNTAIN BROOK, AL 35223
2625 CAHABA RD

DATE ISSUED: 29 JANUARY 2024
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CHECKED BY: CEV
PHASE:

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23023

TITLE:
EXTERIOR
ELEVATIONS
SHEET:

A2.00

- INTERSTATE BRICK
MOUNTAIN RED & MONTERREY
- ARRISCRAFT
ARRIS-TILE ROCKED
LIMESTONE
- MAPES CANOPY
BLACK
- BENJAMIN MOORE
BLACK BEAUTY 2128-10
HANDRAILS
- KAWNEER
DARK BRONZE ANODIZED STEEL
STOREFRONT/ ACCESS DOOR
- BERRIDGE
DARK BRONZE
COPING
- CLEAR GLAZING

LEVEL 2:
REQUIRED GLAZING= 40%
ACTUAL GLAZING= 42%

LEVEL 1:
REQUIRED GLAZING= 40%
ACTUAL GLAZING= 58%



2
A2.01
EXTERIOR ELEVATION- NORTHWEST
1/4" = 1'-0"
NOTE: THIS BUILDING FACES THE PARKING LOT

LEVEL 2:
REQUIRED GLAZING= 0%
ACTUAL GLAZING= 12%
*SEMI- VISIBLE TO PUBLIC

LEVEL 1:
REQUIRED GLAZING= 0%
ACTUAL GLAZING= 0%
*NOT VISIBLE TO PUBLIC



1
A2.01
EXTERIOR ELEVATION- NORTHEAST
1/4" = 1'-0"
NOTE: THIS ELEVATION BACKS UP TO THE NEIGHBORING BUILDING

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CHASE
MOUNTAIN BROOK NEW CONSTRUCTION
MOUNTAIN BROOK, AL 36023
2825 CHAMBERLAIN RD

DATE ISSUED: 29 JANUARY 2024
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PHASE:

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23023

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EXTERIOR
ELEVATIONS
SHEET:

A2.01



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2625 CANADA RD

DATE ISSUED: 1 FEBRUARY 2024
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PHASE:

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23023

TITLE:
3D RENDER

SHEET:
A2.02



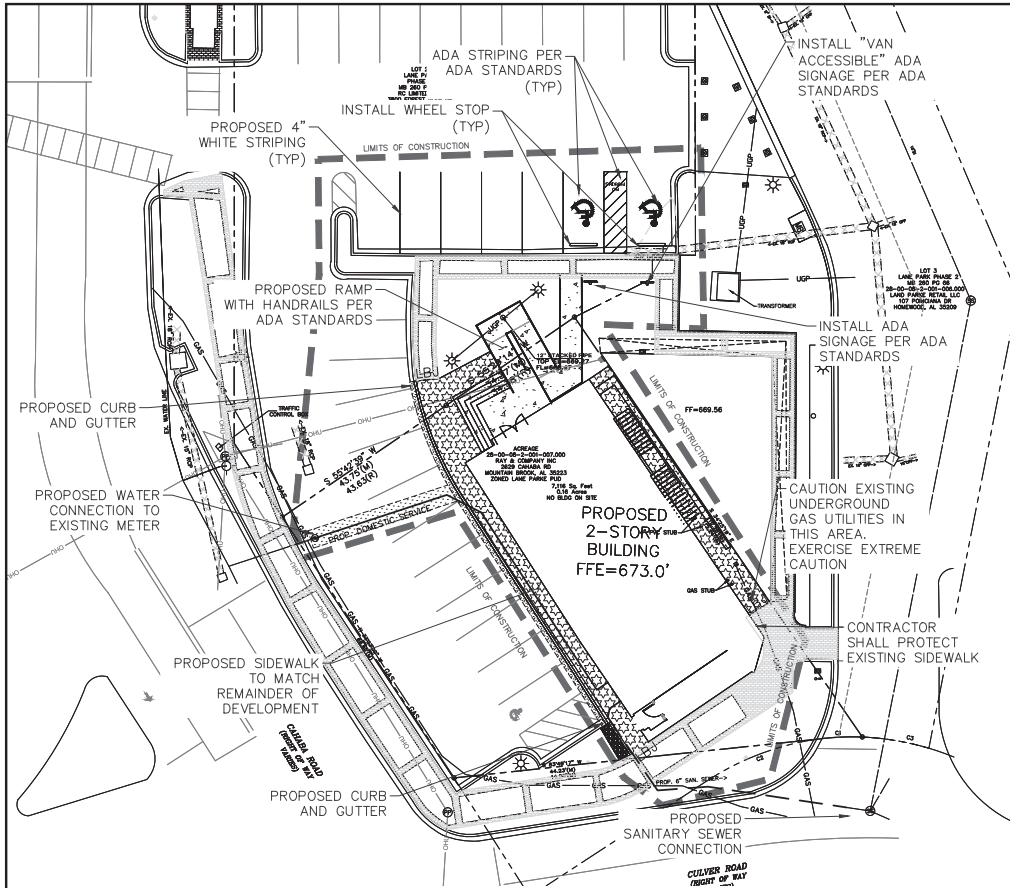
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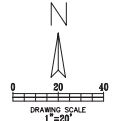
CHASE
MOUNTAIN BROOK NEW CONSTRUCTION
MOUNTAIN BROOK, AL 35223
2625 CANADA RD

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REVISED: _____
DRAWN BY: TRC
CHECKED BY: CEV
PHASE:

CD
23023
TITLE:
3D RENDER
SHEET:
A2.03



- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SAWCUT
 - PROPOSED WATER LINE
 - PROPOSED WASTEWATER LINE
 - CONSTRUCT LONGITUDINAL BUTT JOINT
 - ▨ PROPOSED ASPHALT PAVEMENT
 - ▨ 6\"/>



- PAVING NOTES:**
1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
 4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION WATER LINES, SIGNAGE AND WIRING, ETC. HAVE BEEN TESTED AND PASSED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
 5. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 6. ALL SIDEWALKS SHALL MAINTAIN A 1.5% MAXIMUM CROSS SLOPE AND 4.5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS AND WARNINGS, ETC.
 7. CONTRACTOR TO MATCH EXISTING JOINTS WITH JOINTS IN NEW PAVING WHERE THEY ABUT.
 8. ALL CURB RADI ARE 1.5' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES).
 9. ANY PROPOSED LANDSCAPING SHALL BE PLANTED WITHIN THE PROPERTY.
 10. BARRICADEING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO ALABAMA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT RULES AND SPECIFICATIONS.
 11. POWER POLES TO BE BRACED AS NEEDED AT CONTRACTOR'S EXPENSE AS REQUIRED DURING CONSTRUCTION.
 12. CONTRACTOR SHALL HYDRO MULCH DISTURBED LANDSCAPE AREAS AND/OR SOO PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE OR AS SHOWN ON LANDSCAPE.
 13. PLAIN AND REINFORCED CONCRETE WORK SHALL CONFORM TO ACI 318-95.
 14. ALL CONCRETE SHALL DEVELOP 4000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED.
 15. REINFORCING BARS SHALL BE DEFORMED BILLET STEEL AND SHALL CONFORM TO ASTM A615, GRADE 60 UNLESS NOTED OTHERWISE.
 16. WELDED WIRE FABRIC SHALL MEET ASTM A955 SPECIFICATIONS.
 17. ADMIXTURES SUCH AS ACCELERATORS OR PLASTICIZERS SHALL NOT BE USED WITHOUT APPROVAL OF THE ENGINEER AND ANY USE IN PROPOSED CONCRETE SHALL EXCEED DESIGN CRITERIA STRENGTH, ETC.
 18. SPLICES SHALL BE IN ACCORDANCE WITH CLASS "B" SPLICES PER ACI 318-95. CONTRACTOR MAY USE 36 BAR DIAMETERS FOR ALL SIZES.
 19. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE THREE-QUARTER INCH MINIMUM CHAMFER.

CONTRACTOR TO CALL 811 OR 800-292-8525 FOR UTILITY LINES LOCATE.

III. CAUTION III.

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

NOTE: BASED ON DATA FROM FEMA'S NATIONAL FLOOD HAZARD. OUR SITE IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA ZONE AE WITH A BASE FLOOD ELEVATION OF 474 FEET ACCORDING TO THE FEMA MAP #0107302007, PANEL 507, EFFECTIVE 09/24/2021. THE BUILDING FINISHED FLOOR ELEVATION SHOULD BE 2 FEET HIGHER THAN THE BASE FLOOD ELEVATION.

ALL BENCHMARKS ARE PER BAILEY LAND GROUP

BENCHMARK

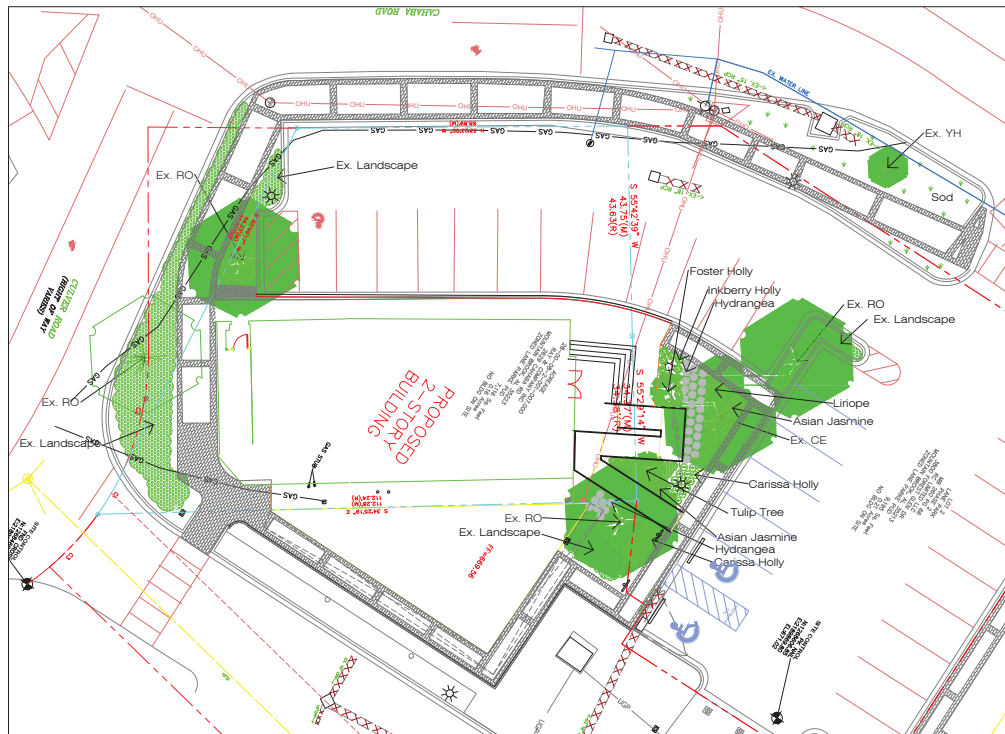
Cumulus Design
 Firm #14610
 1000 Highway 980, Suite 440
 Grand Prairie, Texas 75050
 Tel. 214.233.0387

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MATTHEW CRAGIN, P.E.
 NO. PE05743 ON 02/06/24

SITE PLAN
 CHASE BANK - 2629 CHAHABA ROAD
 MOUNTAIN BROOK, AL 35223
 JEFFERSON COUNTY

CHASEO

PLOT DATE	02/06/24
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CCDC23013
SHEET NUMBER	C1.01



01 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



VergesRome

320 N. Carrollton Avenue, Suite 100
New Orleans, Louisiana 70119
T: 504-488-7739 F: 504-488-7743
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CHASE
MOUNTAIN BROOK

MOUNTAIN BROOK, ALABAMA

DATE ISSUED: 08/18/2022
REVISION:
REVISION:
REVISION:
REVISION:
DRAWN BY: JCL
CHECKED BY: JCL

PHASE:
CONCEPTUAL
DRAWINGS

23023

TITLE
LANDSCAPE PLAN

SHEET:
L1.01

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE
1000 PINEHURST DRIVE, SUITE 100
HOUSTON, TEXAS 77057
713.466.1111

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **9004-W2-RW-LED4080-W-W-CS-L1-UNV-WIS**Project: **JPMC Retail**

Notes:

Type:

L4

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish

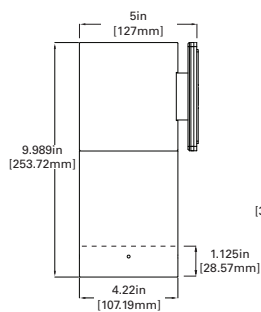
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS complaint chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood

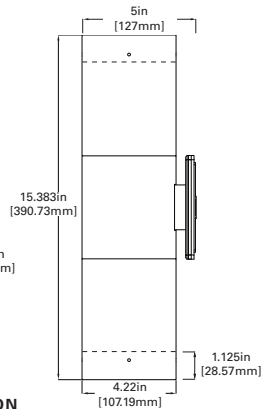
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

DIMENSIONS

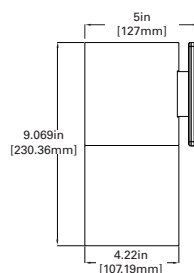
9004-W1-RW



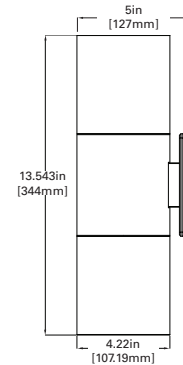
9004-W2-RW



9004-W1-FL



9004-W2-FL



ORDERING INFORMATION

SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC 1	FIELD REPLACEABLE OPTIC 2 ¹	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
9004	W1 Up or Down W2 ³ Up and Down	RW Standard- Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED 2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI Premium CRI LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium F Flood W Wide Flood	Standard Paint Finish BK Black BZ Bronze WT White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) L3 Light Level 3 (30W)	UNV 120- 277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box Thermal Limitations (unless otherwise noted 50C) 9004-W1-xxx-L3-xxx-RSM (45C) 9004-W2-xxx-L3-xxx-RSM (35C) 9004-W2-xxx-LC2-xxx-RSM (40C) Remote Driver Housing WRR ⁵ Remote Driver Housing - Round Wall Plate WRS ⁶ Remote Driver Housing - Square Wall Plate Thermal Limitations (unless otherwise noted 50C) 9004-W1-xxx-L3-xxx-WRx (45C) 9004-W2-xxx-L3-xxx-WRx (35C) 9004-W2-xxx-LC2-xxx-WRx (40C) Integral Driver Mount WIS ^{2,3} Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 9004-W1,W2-xx-L1-xx-WIS (50C)	SVPD ^{2,4} Standalone integral sensor

Notes: 1. Only available for double head option (W2)

2. 9004-W1 not available in L3

3. 9004-W2 not available in L2, L3

4. Only available for Single head, Up or down (W1) with RSM only

5. W2 doubles input wattage listed

6. Remote Driver distance up to 80', For L3 (30W) remote distance up to 15'



Powering Business Worldwide

Specifications and dimensions subject to change without notice.

TD506025EN

11-28-18

Lumiere

Catalog #	Type
Project	
Comments	Date
Prepared by	



Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000 @ 25° Celcius
20W LED, L70/102,000 @ 25° Celcius
30W LED, L70/102,000 @ 25° Celcius



Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **9004-W2-RW-LED4080-W-W-CS-L1-UNV-WIS**Project: **JPMC Retail**

Notes:

Type:

L4

LANTERA 9004

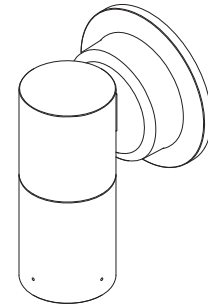
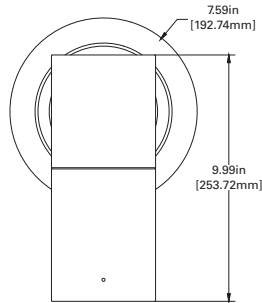
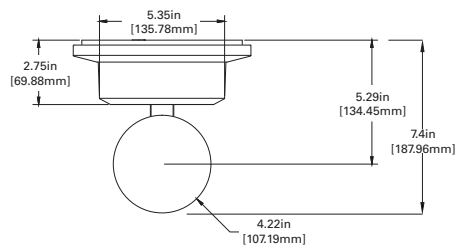
ACCESSORIES - ORDER SEPARATELY

ACCESSORIES				OPTICS	
ISHH01LUM	Programming Remote for sensor	Filters	Lens	Louvers	
ISHH02LUM	Personal Control Remote for sensor	F71-4 Peach Dichroic	LSL-4 Linear Spread Lens	LVR-4 45° Hex Cell Louver	LLR-S-3-4 15° Spot
		F72-4 Amber Dichroic	DIF-4 Diffused Lens		LLR-M-3-4 25° Medium
		F73-4 Green Dichroic	OSL-4 Overall Spread Lens		LLR-F-3-4 36° Flood
		F74-4 Medium Blue			LLR-W-3-4 60° Wide Flood
		F75-4 Yellow Dichroic			LLR-K-3-4 Spot, Medium, Flood, Wide Flood Optic Kit
		F76-4 Red Dichroic			
		F77-4 Dark Blue Dichroic			
		F78-4 Light Blue Dichroic			
		F79-4 Neutral Density Dichroic			
		F80-4 Magenta Dichroic			
		F22-4 Red Color			
		F33-4 Blue Color			
		F44-4 Green Color			
		F55-4 Yellow Color			
		F66-4 Mercury Color			

MOUNTINGS

ROUND SURFACE MOUNT (RSM)

RSM-W1 (Up or down)



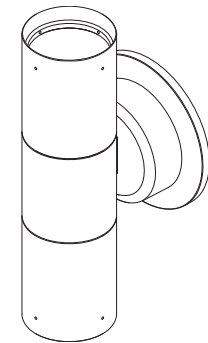
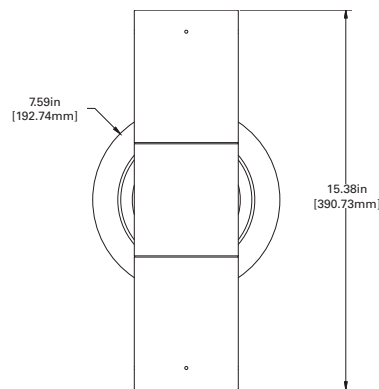
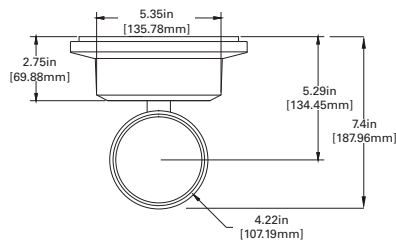
TOP VIEW

FRONT VIEW

ISO VIEW

ROUND SURFACE MOUNT (RSM)

RSM-W2 (Up and down)



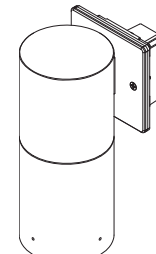
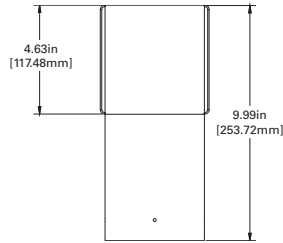
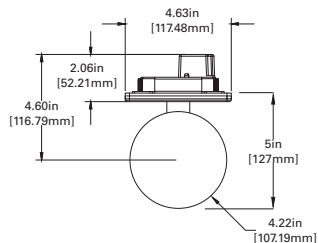
TOP VIEW

FRONT VIEW

ISO VIEW

WALL INTEGRAL DRIVER PLATE (WIS)

WIS-W1 (Up or down)



TOP VIEW

FRONT VIEW

ISO VIEW

Submitting Agency:


lighting > electrical > energy
technology > signs

214-351-6266

Description: 9004-W2-RW-LED4080-W-W-CS-L1-UNV-WIS

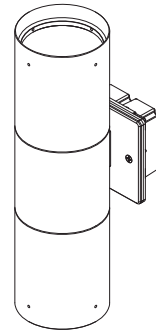
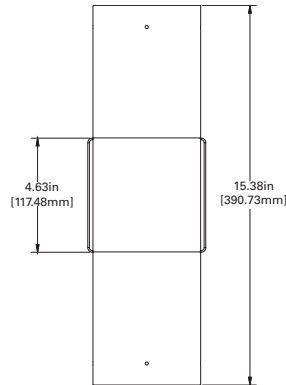
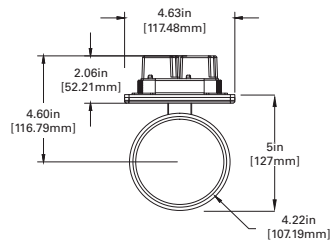
Project: JPMC Retail

Notes:

Type:

L4

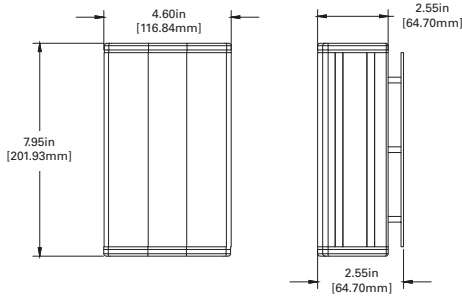
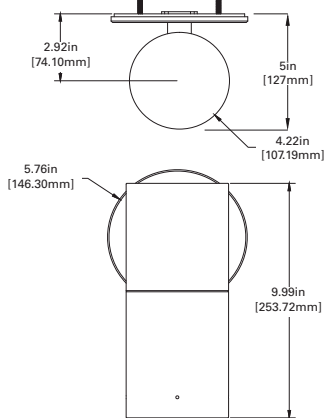
LANTERA 9004

WALL INTEGRAL DRIVER PLATE (WIS)
WIS-W2 (Up and down)


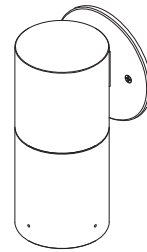
TOP VIEW

FRONT VIEW

ISO VIEW

REMOTE DRIVER HOUSING ROUND WALL (WRR)
WRR-W1 (Up or down), as shown
WRS-W1 (Square option also available)
TOP VIEW


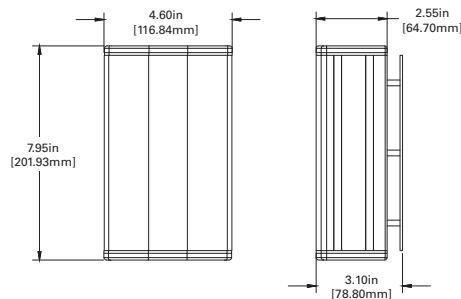
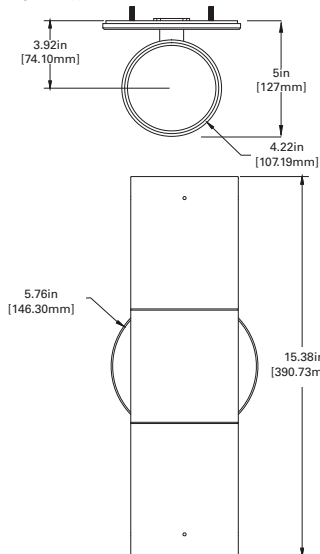
Remote Driver distance up to 60',
For L3 remote distance up to 15'



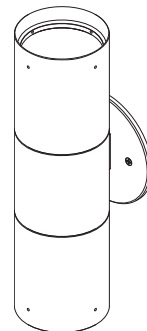
FRONT VIEW

REMOTE BOX

ISO VIEW

REMOTE DRIVER HOUSING ROUND WALL (WRR)
WRR-W2 (Up and down)
WRS-W2 (Square option also available)
TOP VIEW


Remote Driver distance up to 60',
For L3 remote distance up to 15'



FRONT VIEW

REMOTE BOX

ISO VIEW

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **9004-W2-RW-LED4080-W-W-CS-L1-UNV-WIS**Project: **JPMC Retail**

Notes:

Type:

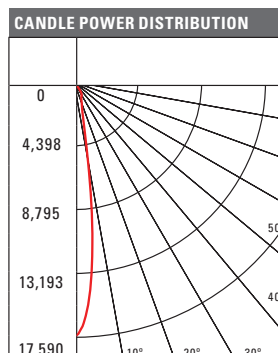
L4

LAN TERRA 9004

PHOTOMETRICS

Test Number	P29496
Lumcat	9004-[W1]-X-FL-LED4080-S-BK-L3-UNV
Lumens	2801 Lm
Watts	28.6 W
LPW	97.9 Lm/W
CCT	4000K
SC (0/90/45)	0.27 / 0.27 / 0.27
Beam Angle	15.9°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4

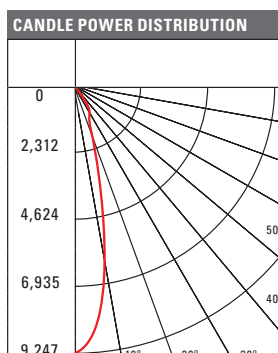


CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	4397.5	0.4	0.4
4'	1099.4	1	1
6'	488.6	1.6	1.6
8'	274.8	2	2
10'	175.9	2.6	2.6
15'	78.2	4	4
20'	44	5.4	5.4
30'	19.5	8.2	8.2
40'	11	10.8	10.8

CANDELA TABLE	
Angle	0-deg
0	17590
5	13640
10	5616
15	2329
20	1555
30	1057
40	161
50	11
60	4
70	1
80	0
90	0

Test Number	29497
Lumcat	9004-[W1]-X-FL-LED4080-M-BK-L3-UNV
Lumens	2826 Lm
Watts	28.6 W
LPW	98.8 Lm/W
CCT	4000K
SC (0/90/45)	0.43 / 0.43 / 0.44
Beam Angle	25.5°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4

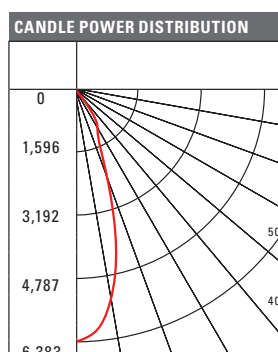


CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	2311.8	0.8	0.8
4'	577.9	1.6	1.6
6'	256.9	2.4	2.4
8'	144.5	3.4	3.4
10'	92.5	4.2	4.2
15'	41.1	6.4	6.4
20'	23.1	8.6	8.6
30'	10.3	12.8	12.8
40'	5.8	17.2	17.2

CANDELA TABLE	
Angle	0-deg
0	9247
5	8453
10	6140
15	3506
20	1860
30	1098
40	170
50	13
60	4
70	1
80	0
90	0

Test Number	P29498
Lumcat	9004-[W1]-X-FL-LED4080-F-BK-L3-UNV
Lumens	2871 Lm
Watts	28.5 W
LPW	100.7 Lm/W
CCT	4000K
SC (0/90/45)	0.58 / 0.58 / 0.56
Beam Angle	35.1°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4

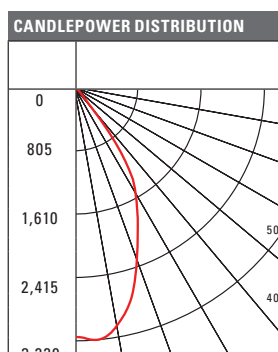


CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	1595.8	1	1
4'	398.9	2.2	2.2
6'	177.3	3.4	3.4
8'	99.7	4.6	4.6
10'	63.8	5.8	5.8
15'	28.4	8.6	8.6
20'	16	11.6	11.6
30'	7.1	17.4	17.4
40'	4	23.2	23.2

CANDELA TABLE	
Angle	0-deg
0	6383
5	6141
10	5345
15	4027
20	2423
30	1153
40	178
50	6
60	4
70	1
80	0
90	0

Test Number	P29499
Lumcat	9004-[W1]-X-FL-LED4080-W-BK-L3-UNV
Lumens	2790 Lm
Watts	28.5 W
LPW	97.9 Lm/W
CCT	4000K
SC (0/90/45)	0.86 / 0.86 / 0.91
Beam Angle	58.5°

COLOR METRIC SUMMARY	
TM-30-15	Rf = 82.5 Rg = 94.3
CRI/CIE	Ra = 83.1 R9 = 11.4



CONE OF LIGHT			
Horizontal Illuminance on Floor			
MH	FC	L	W
2'	796.9	1.6	1.6
4'	199.2	3.4	3.4
6'	88.5	5	5
8'	49.8	6.8	6.8
10'	31.9	8.4	8.4
15'	14.2	12.8	12.8
20'	8	17	17
30'	3.5	25.6	25.6
40'	2	34.2	34.2

CANDELA TABLE	
Angle	0-deg
0	3173
5	3220
10	3082
15	2784
20	2321
30	1560
40	366
50	95
60	25
70	3
80	0
90	0

CCT/CRI	LED2790	LED3090	LED3590	LED4080	LED5080	LED2797	LED3097	LED3597	LED4097
FC Multiplier	0.754	0.798	0.808	1.000	1.039	0.699	0.706	0.801	0.793

Light Level	L1	L2	L3
FC Multiplier	0.418	0.772	1.000

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **9004-W2-RW-LED4080-W-W-CS-L1-UNV-WIS**Project: **JPMC Retail**

Notes:

Type:

L4

LAN TERRA 9004

LUMEN TABLE

		9004-[W1] Regressed Hood - Black								
		L1 - 10 W			L2 - 20 W			L3 - 30W		
		CBCP	Lumens	LPW	CBCP	Lumens	LPW	CBCP	Lumens	LPW
Spot 15°	LED2790	5584	783	79.5	10310	1445	71.9	13357	1872	65.7
	LED3090	5907	828	84.1	10906	1529	76.1	14130	1981	69.5
	LED3590	5983	839	85.1	11047	1549	77.0	14311	2006	70.4
	LED4080	7401	1038	105.3	13666	1916	95.3	17705	2482	87.1
	LED5080	7689	1078	109.4	14197	1990	99.0	18393	2578	90.5
	LED2797	5175	726	73.7	9556	1340	66.6	12380	1736	60.9
	LED3097	5224	732	74.4	9646	1352	67.3	12497	1752	61.5
	LED3597	5926	831	84.3	10941	1534	76.3	14175	1987	69.7
	LED4097	5869	823	83.5	10836	1519	75.6	14038	1968	69.1
	LED2790	2907	781	79.2	5368	1441	71.7	6954	1867	65.5
Medium Flood 25°	LED3090	3075	826	83.8	5678	1525	75.8	7357	1975	69.3
	LED3590	3115	836	84.9	5751	1544	76.8	7451	2001	70.2
	LED4080	3853	1035	105.0	7115	1910	95.0	9218	2475	86.8
	LED5080	4003	1075	109.1	7391	1984	98.7	9576	2571	90.2
	LED2797	2695	723	73.4	4975	1336	66.5	6446	1731	60.7
	LED3097	2720	730	74.1	5022	1348	67.1	6505	1747	61.3
	LED3597	3085	828	84.1	5696	1529	76.1	7380	1981	69.5
	LED4097	3055	820	83.3	5642	1515	75.4	7309	1962	68.9
	LED2790	2006	792	80.4	3704	1463	72.8	4799	1895	66.3
	LED3090	2122	838	85.1	3918	1547	77.0	5076	2004	70.1
Flood 36°	LED3590	2149	849	86.2	3969	1567	78.0	5142	2030	71.0
	LED4080	2659	1050	106.6	4910	1939	96.4	6361	2512	87.8
	LED5080	2762	1091	110.7	5101	2014	100.2	6608	2609	91.2
	LED2797	1859	734	74.5	3233	1356	67.4	4448	1756	61.4
	LED3097	1877	741	75.2	3466	1368	68.1	4490	1773	62.0
	LED3597	2129	841	85.3	3931	1552	77.2	5093	2011	70.3
	LED4097	2108	832	84.5	3893	1537	76.5	5044	1991	69.6
	LED2790	1012	753	76.4	1869	1390	69.2	2422	1801	63.0
	LED3090	1071	796	80.8	1977	1470	73.2	2562	1905	66.6
	LED3590	1085	807	81.9	2003	1489	74.1	2595	1929	67.5
Wide Flood 60°	LED4080	1342	998	101.3	2478	1842	91.7	3210	2387	83.5
	LED5080	1394	1037	105.2	2574	1914	95.2	3335	2480	86.7
	LED2797	938	698	70.8	1733	1288	64.1	2245	1669	58.4
	LED3097	947	704	71.5	1749	1300	64.7	2266	1685	58.9
	LED3597	1074	799	81.1	1984	1475	73.4	2570	1911	66.8
	LED4097	1064	791	80.3	1965	1461	72.7	2545	1893	66.2

TM30 DATA

9004	CCT/CRI	Rf	Rg	Ra	R9
	2790	90.9	98.9	91.7	58.3
	3090	90.8	99.1	92.5	62.6
	3590	90.6	100.4	92.7	67.5
	4080	82.5	94.3	83.1	11.4
	5080	81.6	94.1	82	6
	2797	94.9	100	98.1	86.9
	3097	94	100.3	97.8	88.9
	3597	92.9	99.3	97.2	89.1
	4097	91.5	98.7	95.4	84

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C, 40°C, 50°C	> 87%	> 102,000

POWER TABLE

Number of Heads	Light Level	Input Current (A) at 120 VAC	Input Current (A) at 277 VAC	Input Power (W)
W1	L1	0.08	0.03	10
	L2	0.177	0.088	20.93
	L3	0.252	0.118	30.02
	LC1	0.1	0.085	11.4
	LC2	0.183	0.088	21.44
W2	L1	0.16	0.06	20
	L2	0.354	0.176	41.86
	L3	0.504	0.236	60.04
	LC1	0.2	0.17	22.8
	LC2	0.366	0.176	42.88

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **5811-1SA-T-20L-8040-W-DM-1-BB**

Project: JPMC Retail

Notes:

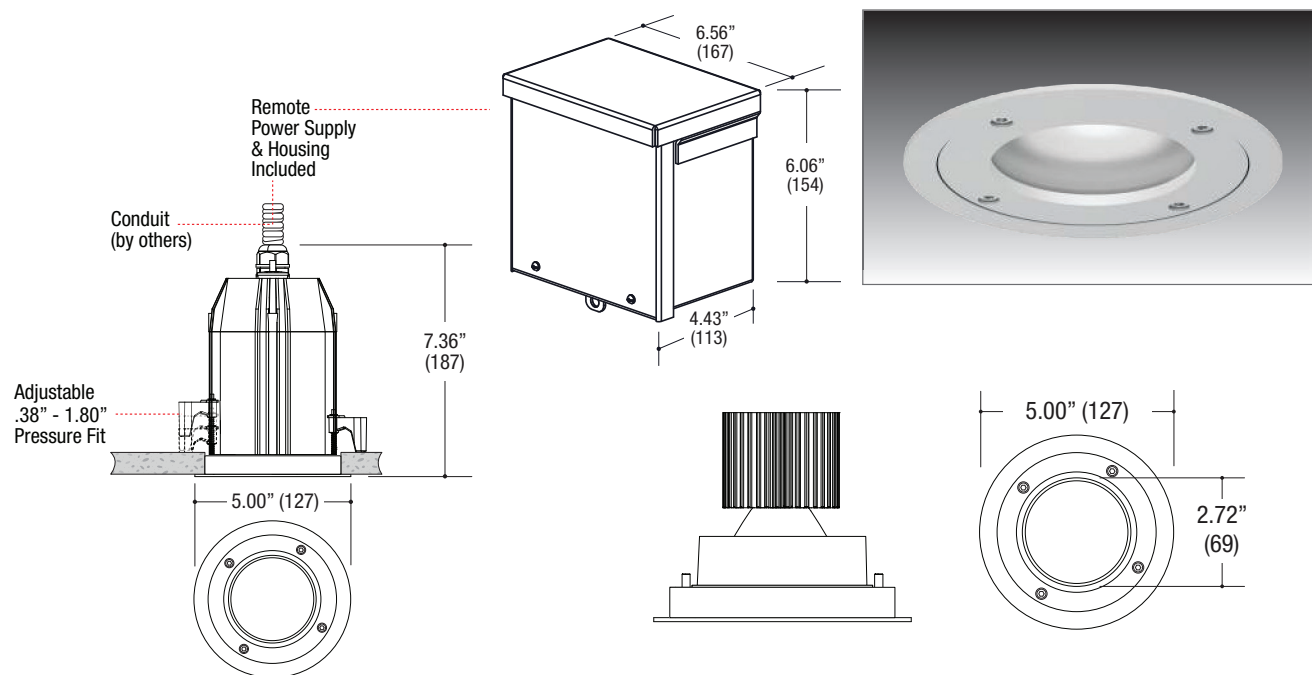
Type:

L7-R**BULLET**
OUTDOOR RECESSED FIXED DOWNLIGHT**WET LOCATION - IP66 LED**

PROJECT

TYPE

CATALOG NUMBER

**DOWNLIGHT**

- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

HOUSING

- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- **Ceiling Cut-Out - Ø4.65"**

LED SOURCE

- Field-changeable optic
- 20W / 1670lm, 80CRI / 3000K

ELECTRICAL

- Remotely installed LED driver included
- Separated primary wiring compartment with power supply
- Double cable entry for through wiring
- Superpure aluminum reflector
- Dimmable

MOUNTING

- Swing out pressure fit mounting clips
- Adjustable up to 1.80" max. ceiling thickness

LABELS

- Suitable for wet location
- IP66 rated

**5 YEAR
WARRANTY**
Limited**ORDERING INFO**

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER	VOLTAGE	FINISH	OPTIONS
5811-1SA-T	20L 20W LED 1670 lm nom.	8027 80CRI / 2700K 8030 80CRI / 3000K 8035 80CRI / 3500K 8040 80CRI / 4000K 9027 90CRI / 2700K 9030 90CRI / 3000K 9727 97CRI / 2700K 9730 97CRI / 3000K	N Narrow 25° M Medium 45° W Wide 55°	DM Dimming Multiple Forward/Reverse (@ 120V only) 0-10V Wires Present (@ 120-277V only) D3 Lutron Hi-lume...* Forward Phase 2 wire 1% (120V only) DE Lutron Hi-lume... EcoSystem...* 1% w/Soft-On, Fade-to-Black... 1% (120-277V only)	1 120V U 120-277V	SS Silver	EM Remotely Mounted Emergency LED Inverter (Field wiring required)
BULLET Recessed Die-Cast Aluminum Trim Fixed Downlight Trimmed Fixture						BB- BLACK FINISH	

Ordering Example: **5811-1SA-T-20L-8030-M-DM-U-SS**

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We reserve the right to change or
withdraw specifications without prior notice.HEADQUARTERS
9200 Deering Avenue
Chatsworth CA 91311Telephone: 818-885-1335
Toll Free: 855-885-1335
Fax: 818-576-1335**www.lfillumination.com**
rev: 120419

**EMERGENCY INVERTERS****LED****ELV****MLV**

PROJECT

TYPE

CATALOG NUMBER

The emergency inverter provides full power up to its load rating for no less than 90 minutes as prescribed by UL 924 Listed for US and Canada & CSA C22 No. 141 Unit Equipment for Emergency Lighting.

The inverter is installed remotely, behind an access panel or with above ceiling access required (behind grid ceilings are also acceptable). The inverter is not accessible through the fixture opening in the ceiling. The inverters are rated for 120-277V and will work for LED, ELV, MLV, incandescent & fluorescent loads.

The inverter is paired for the connected load wattage of the light source(s).

25W

If the load rating requirement is 25W (or less) then we recommend **LF #EMREM25**

IOTA #IIS-25-I:<http://www.iotaengineering.com/iis25.htm>**Instructions:**http://iotaengineering.com/Inverter/iis25_manual.pdf**Wiring Diagram:**<http://iotaengineering.com/diagrams/ad10.pdf>**35W**

If the load rating requirement is 25-35W then we recommend **LF #EMREM35**

IOTA #IIS-35-I:http://iotaengineering.com/Inverter/iis35_spec.pdf**Instructions:**http://iotaengineering.com/Inverter/iis35_manual.pdf**Wiring Diagram:**<http://iotaengineering.com/diagrams/ad10.pdf>**50W**

If the load rating requirement is 35-50W then we recommend **LF #EMREM50**

IOTA #IIS-50-I:http://iotaengineering.com/Inverter/iis50_spec.pdf**Instructions:**http://iotaengineering.com/Inverter/iis50_manual.pdf**Wiring Diagram:**<http://iotaengineering.com/diagrams/ad10.pdf>

Consult LF Illumination for higher wattage inverter offerings.

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **5811-1SA-T-20L-8040-W-DM-1-BB-EM + EMREM25 25W MAX (IOTA #IIS-25-I) +**
 Project: **JPMC Retail**
 Notes:

Type:

L7-R-EM

BULLET

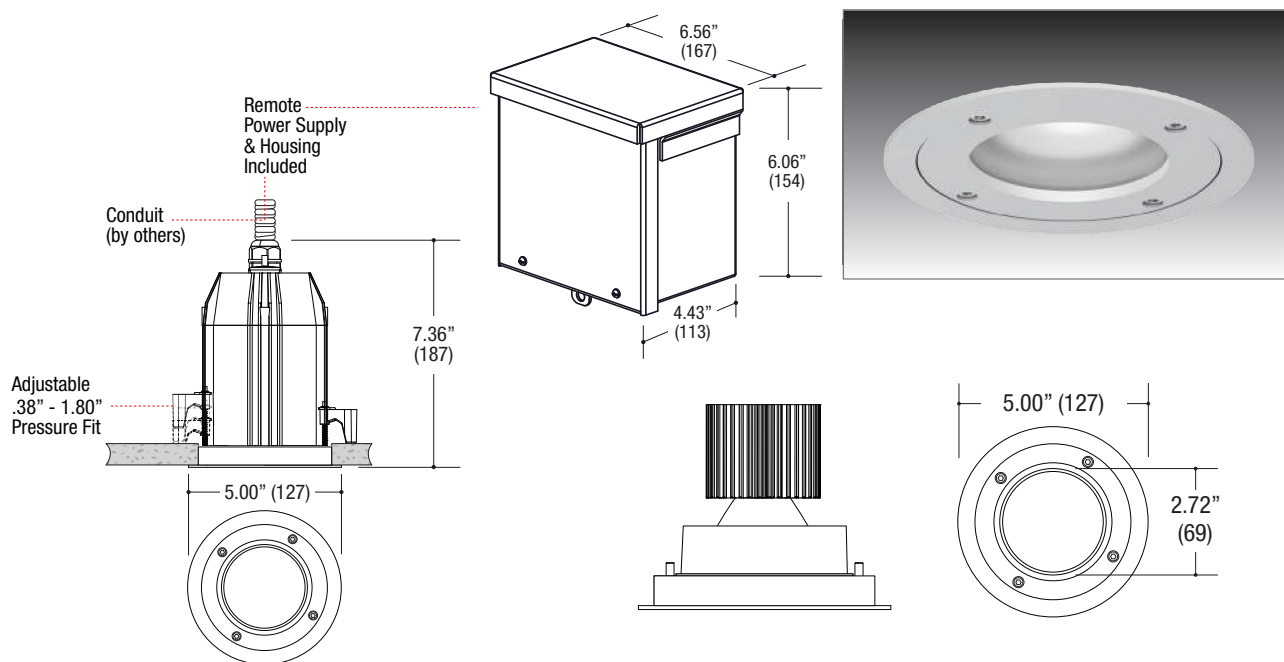
OUTDOOR RECESSED FIXED DOWNLIGHT

WET LOCATION - IP66 **LED**

PROJECT

TYPE

CATALOG NUMBER

**DOWNLIGHT**

- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

HOUSING

- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- **Ceiling Cut-Out - Ø4.65"**

LED SOURCE

- Field-changeable optic
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ELECTRICAL

- Remotely installed LED driver included
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- Double cable entry for through wiring
- Superpure aluminum reflector
- Dimmable

MOUNTING

- Swing out pressure fit mounting clips
- Adjustable up to 1.80" max. ceiling thickness

LABELS

- Suitable for wet location
- IP66 rated

5 YEAR
WARRANTY
 Limited
**ORDERING INFO**

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER	VOLTAGE	FINISH	OPTIONS
5811-1SA-T	20L 20W LED 1670 lm nom.	8027 80CRI / 2700K 8030 80CRI / 3000K 8035 80CRI / 3500K 8040 80CRI / 4000K 9027 90CRI / 2700K 9030 90CRI / 3000K 9727 97CRI / 2700K 9730 97CRI / 3000K	N Narrow 25° M Medium 45° W Wide 55°	DM Dimming Multiple Forward/Reverse (@ 120V only) 0-10V Wires Present (@ 120-277V only) D3 Lutron Hi-lume™* Forward Phase 2 wire 1% (120V only) DE Lutron Hi-lume™ EcoSystem™* 1% w/Soft-On, Fade-to-Black™ 1% (120-277V only)	1 120V U 120-277V	SS Silver	EM Remotely Mounted Emergency LED Inverter (Field wiring required)
BULLET Recessed Die-Cast Aluminum Trim Fixed Downlight Trimmed Fixture						BB - BLACK FINISH	

Ordering Example: **5811-1SA-T-20L-8030-M-DM-U-SS**

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We reserve the right to change or
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9200 Deering Avenue
Chatsworth CA 91311Telephone: 818-885-1335
Toll Free: 855-885-1335
Fax: 818-576-1335www.lfillumination.com
rev: 120419

**EMERGENCY INVERTERS****LED****ELV****MLV**

PROJECT

TYPE

CATALOG NUMBER

The emergency inverter provides full power up to its load rating for no less than 90 minutes as prescribed by UL 924 Listed for US and Canada & CSA C22 No. 141 Unit Equipment for Emergency Lighting.

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25W

If the load rating requirement is 25W (or less) then we recommend **LF #EMREM25**

IOTA #IIS-25-I:<http://www.iotaengineering.com/iis25.htm>**Instructions:**http://iotaengineering.com/Inverter/iis25_manual.pdf**Wiring Diagram:**<http://iotaengineering.com/diagrams/ad10.pdf>**35W**

If the load rating requirement is 25-35W then we recommend **LF #EMREM35**

IOTA #IIS-35-I:http://iotaengineering.com/Inverter/iis35_spec.pdf**Instructions:**http://iotaengineering.com/Inverter/iis35_manual.pdf**Wiring Diagram:**<http://iotaengineering.com/diagrams/ad10.pdf>**50W**

If the load rating requirement is 35-50W then we recommend **LF #EMREM50**

IOTA #IIS-50-I:http://iotaengineering.com/Inverter/iis50_spec.pdf**Instructions:**http://iotaengineering.com/Inverter/iis50_manual.pdf**Wiring Diagram:**<http://iotaengineering.com/diagrams/ad10.pdf>

Consult LF Illumination for higher wattage inverter offerings.

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **XTOR6B-W-BZ**Project: **JPMC Retail**

Notes:

Type:

L21-A

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries 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 luminaries 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.

Area and Site Pole Mounting

Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

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.

Warranty

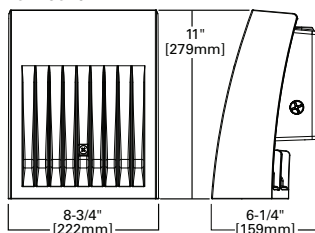
Five-year warranty.


XTOR
CROSSTOUR
MAXX LED

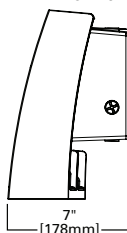
APPLICATIONS:
 WALL / SURFACE
 INVERTED
 SITE LIGHTING

DIMENSIONS

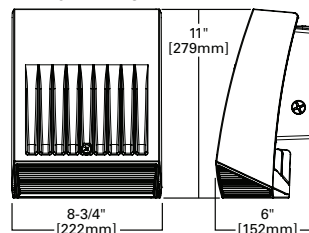
FULL CUTOFF



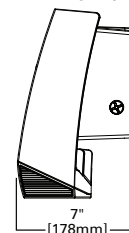
DEEP BACK BOX



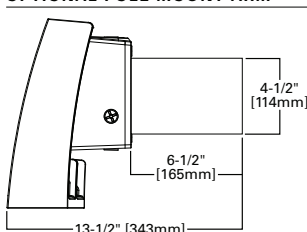
REFRACTIVE LENS



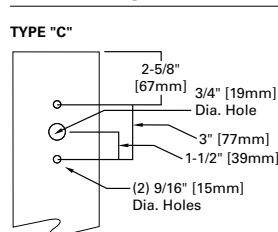
DEEP BACK BOX



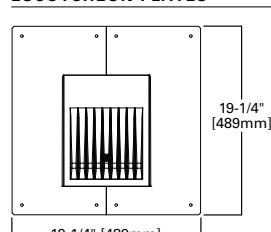
OPTIONAL POLE MOUNT ARM



ARM DRILLING



ESCUTCHEON PLATES



*www.designlights.org



CERTIFICATION DATA

UL/cUL Wet Location Listed
 LM79 / LM80 Compliant
 ROHS Compliant
 NOM Compliant Models
 3G Vibration Tested
 UL924 Listed (CBP Models)
 IP66 Rated
 DesignLights Consortium® Qualified*

TECHNICAL DATA

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

EPA

Effective Projected Area (Sq. Ft.):
 XTOR6B, XTOR8B, XTOR12B=0.54
 With Pole Mount Arm=0.98

SHIPPING DATA:

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

TD514005EN
 April 18, 2018 8:58 AM

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **XTOR6B-W-BZ**Project: **JPMC Retail**

Notes:

Type:

L21-A

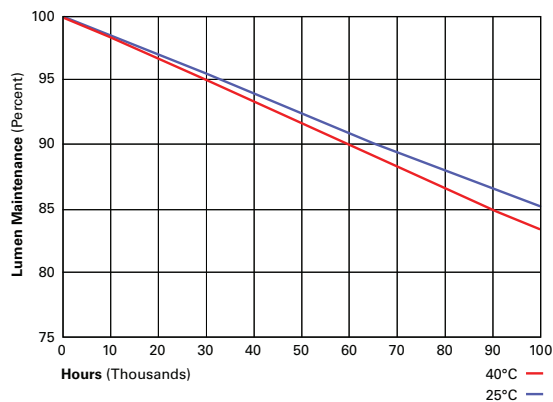
page 2

XTOR CROSSTOUR MAXX LED**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, XTOR8B and XTOR12B Full Cutoff CBP Egress LED			XTOR6B, XTOR8B and XTOR12B 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		--



Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lightingSpecifications and
dimensions subject to
change without notice.TD514005EN
April 18, 2018 8:58 AM

Submitting Agency:

lighting > electrical > energy
technology > signs

214-351-6266

Description: **XTOR6B-W-BZ**Project: **JPMC Retail**

Notes:

Type:

L21-A

page 3

XTOR CROSSTOUR MAXX LED**ORDERING INFORMATION**

Sample Number: XTOR6B-W-WT-PC1

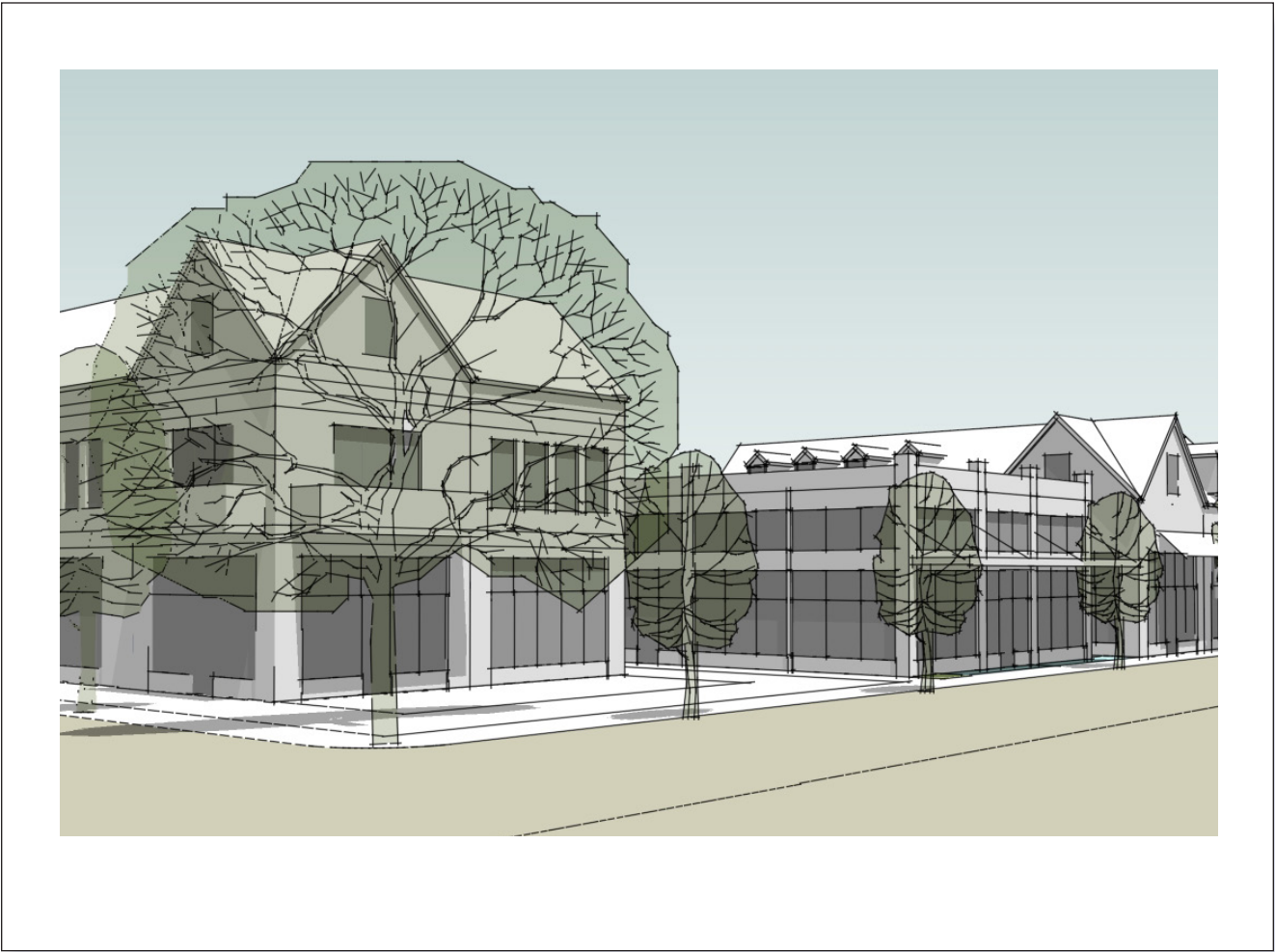
Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff XTOR6B=58W XTOR8B=81W XTOR12B=102W Refractive Lens XTOR6BRL=58W XTOR8BRL=81W XTOR12BRL=102W	[Blank]=Bright White (Standard) 5000K W=Neutral, 4000K Y=Warm, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V^{2, 3, 4, 5} 480V=480V^{2, 3, 4, 5, 6} PC1=Photocontrol 120V⁷ PC2=Photocontrol 208-277V^{7, 8} PMA=Pole Mount Arm (C Drilling) with Round Adapter^{2, 9} MS-L20=Motion Sensor for ON/OFF Operation^{2, 3, 10, 11} MS/DIM-L20=Motion Sensor for Dimming Operation^{2, 3, 10, 11, 12, 13, 14} CBP=Cold Weather Battery Pack^{2, 3, 15, 16, 17} HA=50°C High Ambient¹⁷
Accessories (Order Separately)			
WG-XTORMX=Crosstour MAXX Wire Guard PB120V=Field Installed 120V Photocontrol PB277V BUTTON PC=Field Installed 208-277V Photocontrol⁸ VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸ VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon¹⁸		VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon¹⁸ EWP/XTORMX=Escutcheon Wall Plate, Carbon Bronze EWP/XTORMX-WT=Escutcheon Wall Plate, Summit White FSIR-100=Wireless Configuration Tool for Occupancy Sensor¹⁴	

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, PMA, 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.
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- 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 Eaton for more information.
- 120V or 277V operation only.
- Operating temperatures -20°C to 25°C.
- Not available in XTOR12B or XTOR12BRL models.
- Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	81W Series	102W Series
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	XTOR8B=81W, 5000K, Carbon Bronze	XTOR12B=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	XTOR8B-PC1=81W, 5000K, 120V PC, Carbon Bronze	XTOR12B-PC1=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	XTOR8B-WT=81W, 5000K, Summit White	XTOR12B-WT=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	XTOR8B-PC2=81W, 5000K, 208-277V PC, Carbon Bronze	XTOR12B-PC2=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR8B-PMA=81W, 5000K, Pole Mount Arm, Carbon Bronze	XTOR12B-PMA=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR8B-W=81W, 4000K, Carbon Bronze	XTOR12B-W=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC1=81W, 4000K, 120V PC, Carbon Bronze	XTOR12B-W-PC1=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	XTOR8B-W-PC2=81W, 4000K, 208-277V PC, Carbon Bronze	XTOR12B-W-PC2=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	XTOR8B-W-PMA=81W, 4000K, Pole Mount Arm, Carbon Bronze	XTOR12B-W-PMA=102W, 4000K, Pole Mount Arm, Carbon Bronze
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-PC1=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	XTOR8BRL-WT=81W, 5000K, Refractive Lens, Summit White	XTOR12BRL-WT=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	XTOR8BRL-PC2=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-PC2=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-PMA=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-PMA=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR8BRL-W=81W, 4000K, Refractive Lens, Carbon Bronze	XTOR12BRL-W=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC1=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR12BRL-W-PC1=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR8BRL-W-PC2=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	XTOR12BRL-W-PC2=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	XTOR8BRL-W-PMA=81W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	XTOR12BRL-W-PMA=102W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze



The Free-Standing Building Typology for Lane Parke is based upon the Free-Standing Building Type established by the Village Overlay Standards. The Free-Standing Building Typology allows for differences in height, orientation, massing, scale and materials that are critical in creating the sense that Lane Parke is an extension of the existing Village that has evolved over time. Each building’s relationship to the street, surrounding buildings and parks is especially important for the Free-Standing Building Typology since these buildings will be engaged with one or more public spaces on all sides.

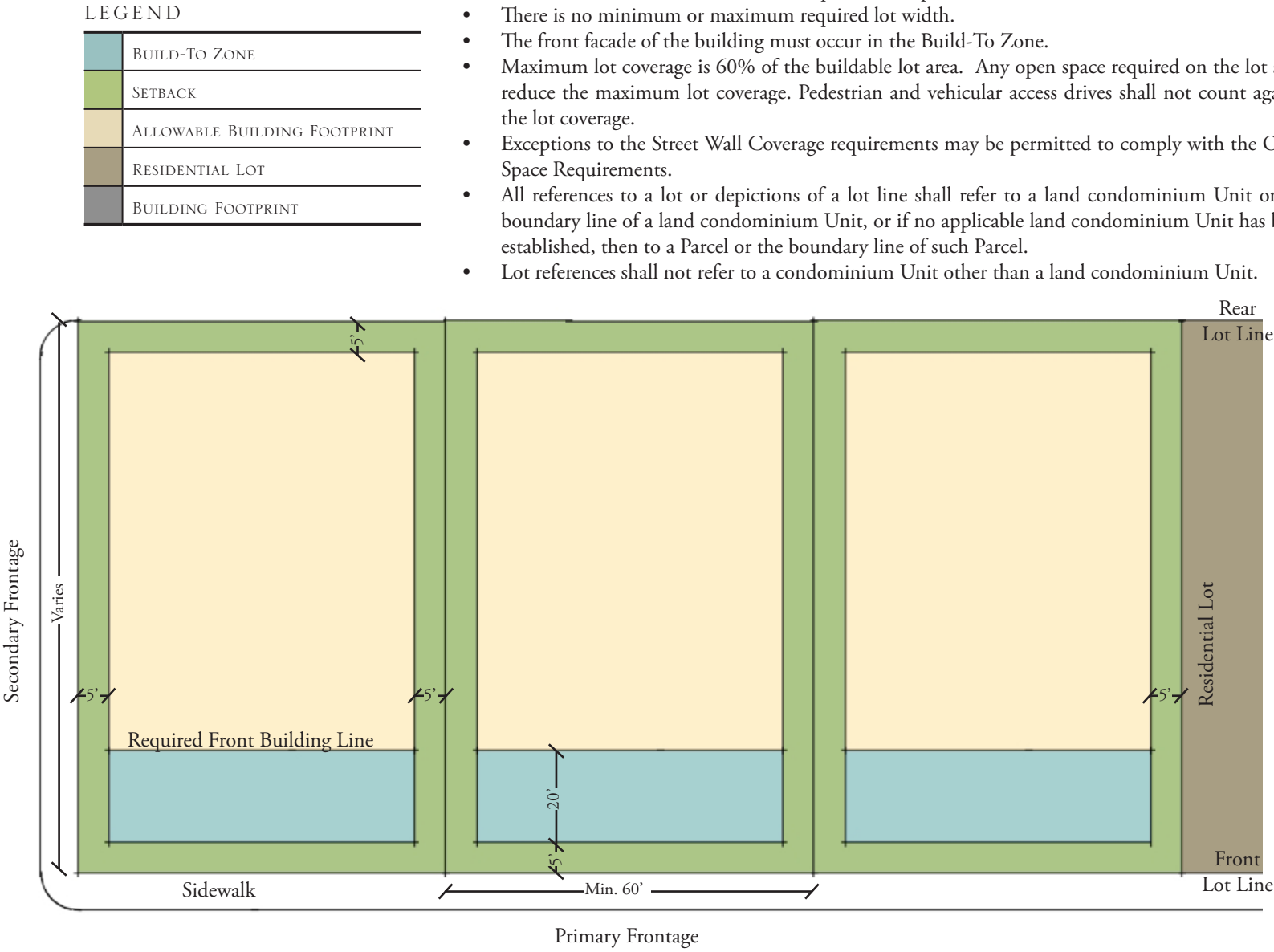
The Free-Standing Building Typology is low-scale (1 to 2 ½) stories with elegant street-fronts and pedestrian friendly designs.

The following pages detail height, massing and orientation standards that govern Free-Standing Buildings to ensure a quality and character consistent with the existing structures in the Village. Free-Standing Buildings shall meet the following building standards, which standards shall control over any conflicting provisions of the Village Overlay Standards or of the Local Business District Standards.

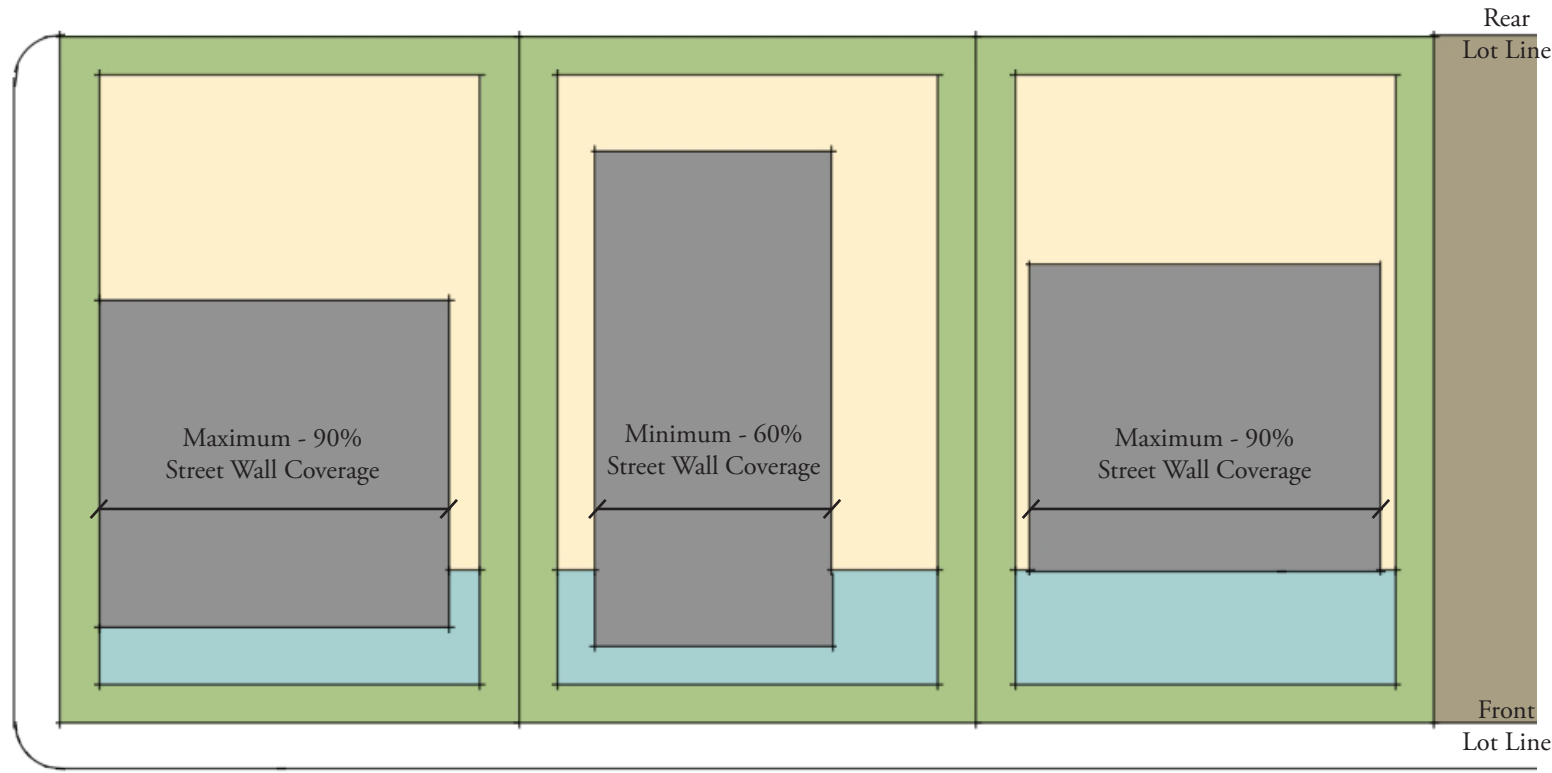


LOT LAYOUT NOTES:

- There is no minimum or maximum required lot depth.
- There is no minimum or maximum required lot width.
- The front facade of the building must occur in the Build-To Zone.
- Maximum lot coverage is 60% of the buildable lot area. Any open space required on the lot shall reduce the maximum lot coverage. Pedestrian and vehicular access drives shall not count against the lot coverage.
- Exceptions to the Street Wall Coverage requirements may be permitted to comply with the Open Space Requirements.
- All references to a lot or depictions of a lot line shall refer to a land condominium Unit or the boundary line of a land condominium Unit, or if no applicable land condominium Unit has been established, then to a Parcel or the boundary line of such Parcel.
- Lot references shall not refer to a condominium Unit other than a land condominium Unit.



Corner, Mid-Block, and End Lot Conditions



Street Wall Coverage Requirements



FREE-STANDING BUILDINGS

MASSING NOTES

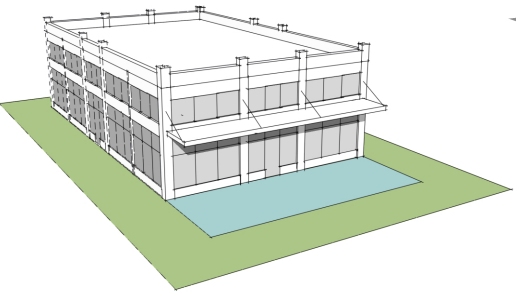
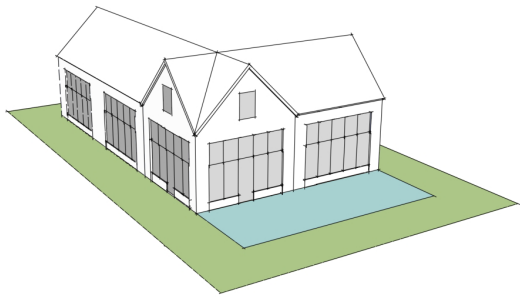
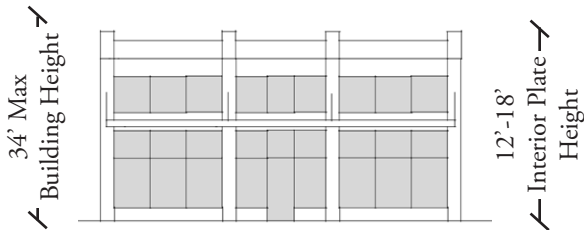
NOTES

- Transparency:**
- On the facade fronting the primary street, hereafter called the “Primary Facade”, the first story shall have a transparency of 60% to 90% of the facade.
 - On the Primary Facade, each upper story shall have a transparency of 15% to 60% of the facade.
 - On facades other than the Primary Facade that are visible from a public right of way, both the first story and upper stories shall have a minimum transparency of 40%.
 - Bay windows and balconies may extend up to 3’ over the front building line on upper stories, and shall extend a minimum of 3’ and a maximum of 5’ from the building facade. The use of loggias and arcades along the ground story of the building is encouraged as an amenity for pedestrians.
 - A main entrance is required at a minimum of every 50’ on the Primary Facade. Buildings or store spaces of over 4,000 square feet shall have at least one entrance per facade that fronts onto a public street, but are excepted from the 50’ requirement.
 - Corner buildings shall be considered to have two frontages, but may designate one frontage as the principal frontage that meets all of the standards of this section. The other frontage shall meet all of the standards of this section for at least the first 25 feet of building facade, and shall maintain the required front building line for at least the first 40’ of the side frontage.

- Pitched Roof Massing:**
- One story buildings with a pitched roof shall have a maximum cornice/eaves height of 18’.
 - Two story buildings with a pitched roof shall have a maximum cornice/eaves height of 26’.
 - Pitched roofs must not extend more than 10’ above the eaves if the roof pitch is 5:12 to 13:12.
 - Pitched roofs must not extend more than 16’ above if the roof pitch is 14:12 to 20:12. Pitched roofs sloped greater than 20:12 will not be allowed.
 - No building shall exceed 42’ in height.
 - Pitched roof structures may contain additional floor area which may be occupied without counting towards the story maximum for purposes of the Regulating Plan, provided any additional floor area is associated with and accessory to the floor area of the inferior story. In this condition, the maximum cornice height may be exceeded by 3’, provided that a transparency of 15% to 45% is provided for the half-story through the use of dormers.

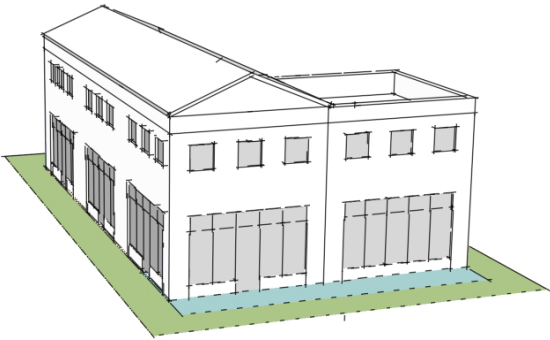
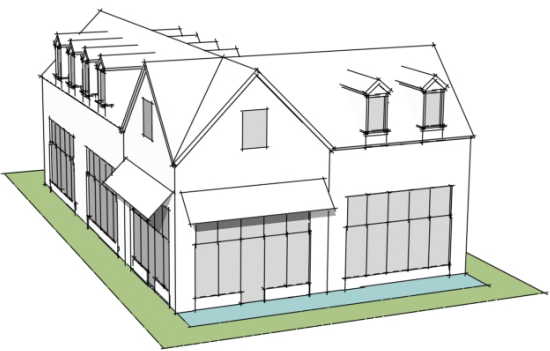
- Flat Roof Massing:**
- Parapets must extend a minimum of 3’ above the top of the roof structure.
 - Parapets must occur within the maximum building height.
 - Buildings or store spaces with a flat roof and parapet are not required to have a cornice/eaves line distinct from the top of the parapet.
 - All rooftop equipment shall fall within the permissible roof heights, be located away from slopes or areas exposed to the public street, and otherwise be screened from view from adjacent public streets or be incorporated into the skin of the building or internal to the block.
- Bay Rhythm:**
- Differentiated bays should be expressed on each facade of a building or store space directly fronting a public space or street.
 - Bays shall be a minimum of 25’ and a maximum of 50’ wide on Primary Frontages. On any facade that is visible from a public right of way that is directly adjacent to an area of Primary Frontage, at least one bay shall be articulated on the corner adjacent to the Primary Facade. Where these facades are over 60’ in length, they must have architectural articulation, such as bays or pilasters, for at least 20% of the facade in addition to the first bay adjacent to the Primary Facade.

ONE STORY BUILDINGS



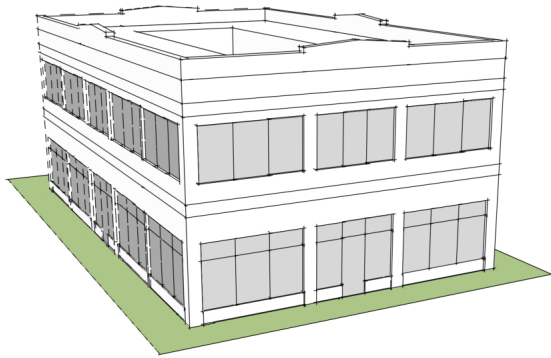
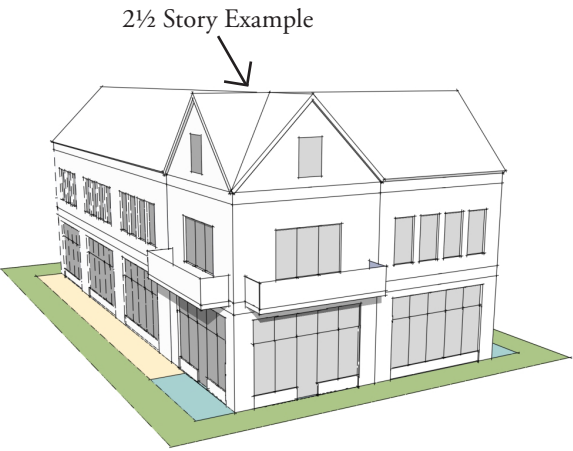
MASSING DIAGRAMS

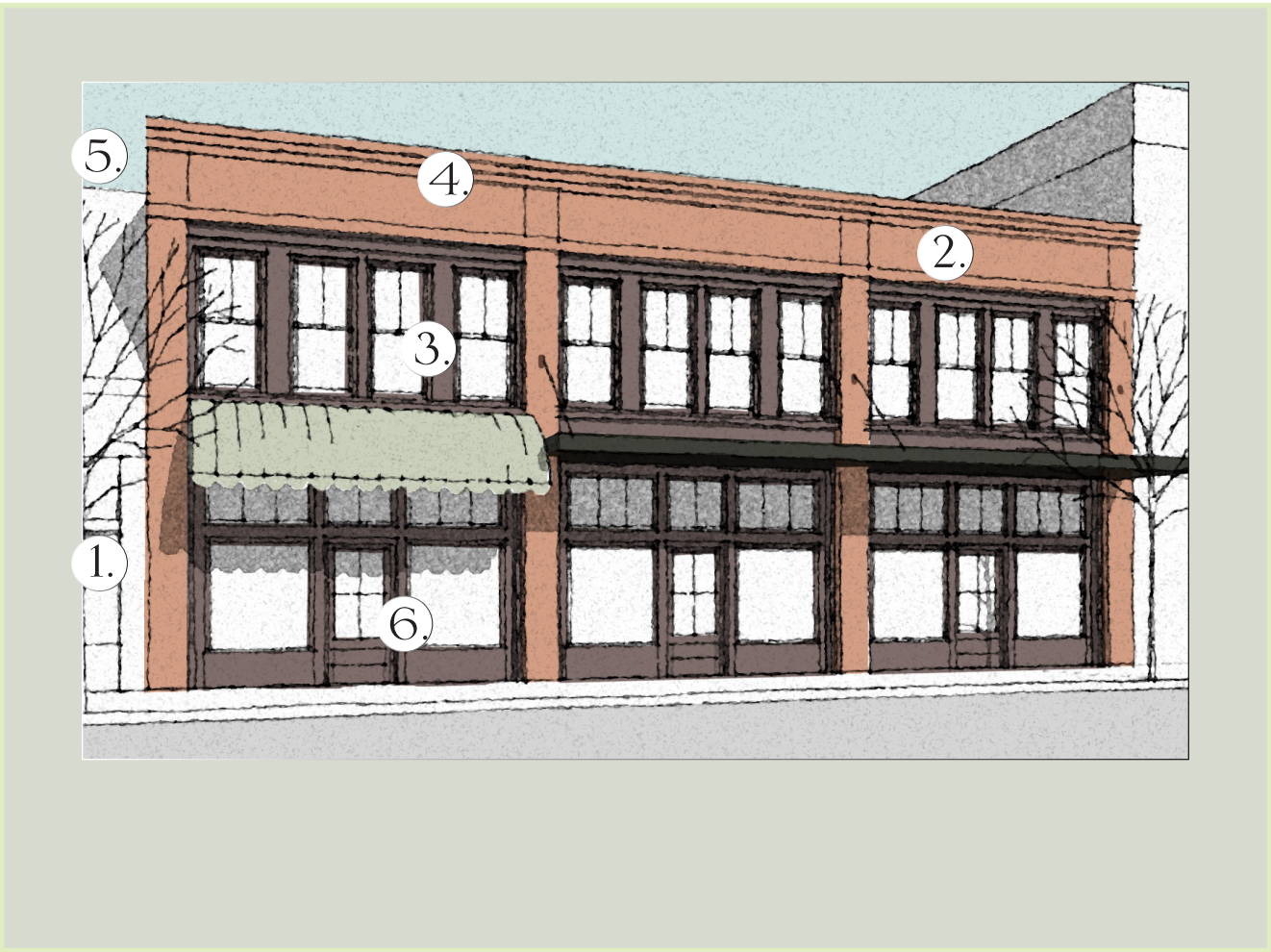
ONE-AND-A-HALF STORY BUILDINGS



FREE-STANDING BUILDINGS

TWO STORY BUILDINGS





The SOUTHERN MERCANTILE Style is an interesting architectural variation in its simple expressive forms balanced with sometimes intricate and always interesting textural detail. It might be better termed as ‘Main Street Vernacular’ since it is a building style you may find on main streets in all sizes of towns and cities across the country. As in all national styles there are common elements that create the framework for the local vernacular to graft onto and adapt to their own particular traditions or uses.

Southern Mercantile buildings address all the practical needs for the building occupants and its visitors. They range in size from the one-store one-story small shops of individual merchants all the way to the 3 to 4 story mill buildings that housed the manufacture or storage of the goods to be sold on Main Street. Large glazed openings of ganged windows and doors maximize the view of goods for sale to passers-by and provide generous light for the interior as many buildings only have light from one wall.

Upon this utilitarian need for visibility the wonderful creativity of brickwork and wood trim satisfied the more ephemeral need for visual interest, distinction, and beauty. A Southern Mercantile building celebrates its status on the street as a handsome accompaniment to its neighbors.

APPROPRIATE BUILDING TYPOLOGIES

- Street-Front Buildings
- Grocery Building
- Parking Structure

IDENTIFYING FEATURES

1. MASONRY WALL CONSTRUCTION
2. FLAT ROOF WITH ORNAMENTED PARAPET
3. PUNCHED OPENINGS AT UPPER FLOORS WITH HIGHER CONCENTRATION OF GLAZING AT LOWER LEVEL
4. BRICK AND MASONRY DETAILING (I.E. CORBELING, BANDING, ARCHES, OR DECORATIVE MOTIFS)
5. HORIZONTAL AND VERTICAL BANDING SUGGESTIVE OF POST AND LINTEL STRUCTURE
6. LARGE GLAZED STOREFRONT ON STREET

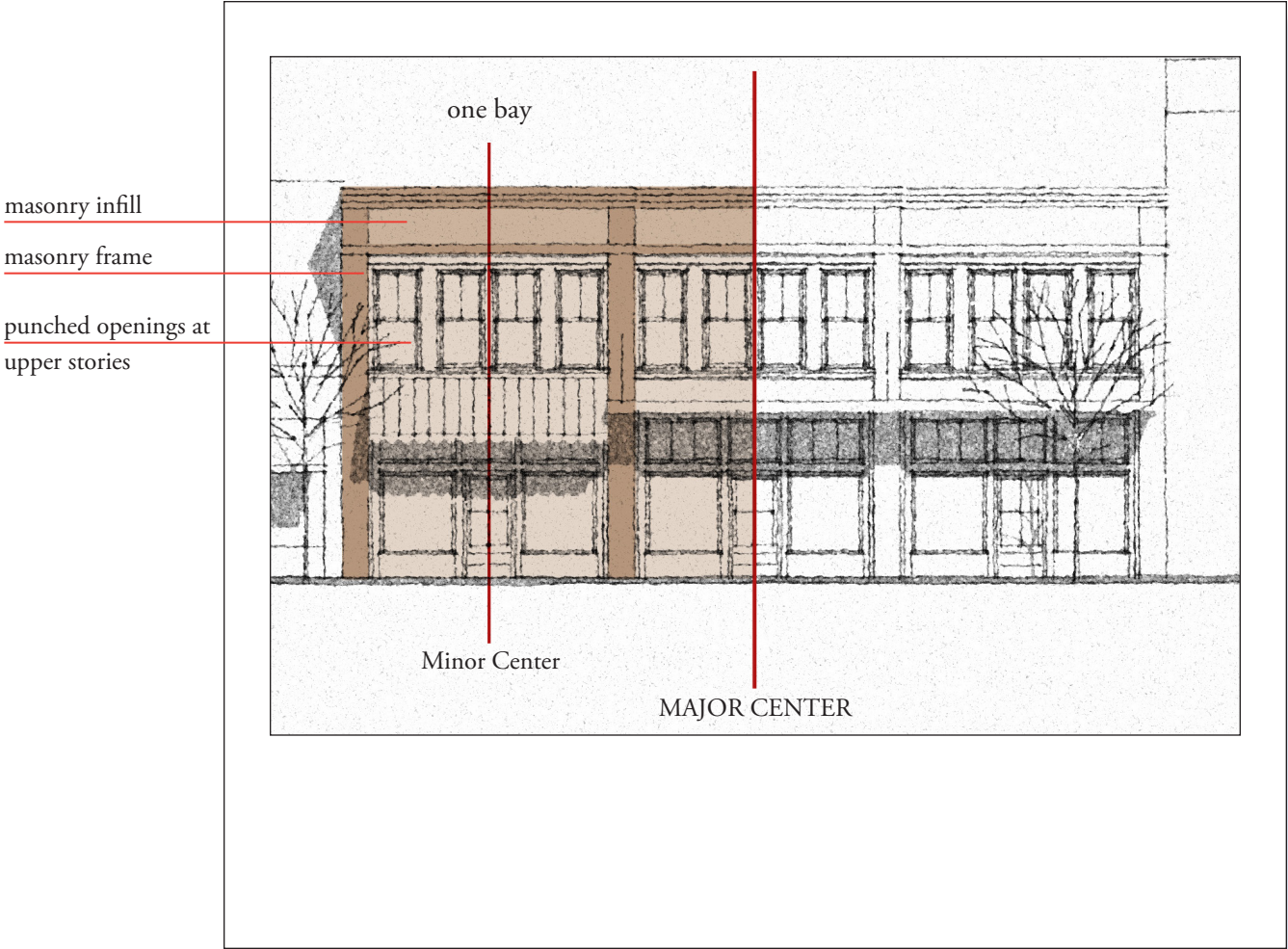
APPROPRIATE BUILDING MATERIALS

- Wall materials: brick, stone, stucco, painted brick
- Trim/accent materials: brick, cast stone, wood
- Roofing material: metal, flat clay or concrete tiles, composite architectural shingles

ADDITIONAL RESOURCES

- *Designs on Birmingham* edited by Philip Morris and Marjorie White, published by the Birmingham Historical Society.
- *Mountain Brook Village: Then & Now* by Linda Nelson and Marjorie White, published by the Birmingham Historical Society.
- *The Abrams Guide to American House Styles* by William Morgan.
- *A Field Guide to American Houses* by Virginia and Lee McAlester.
- *American Houses: A Field Guide* by Gerald Foster





SOUTHERN MERCANTILE DESIGN CONCEPTS

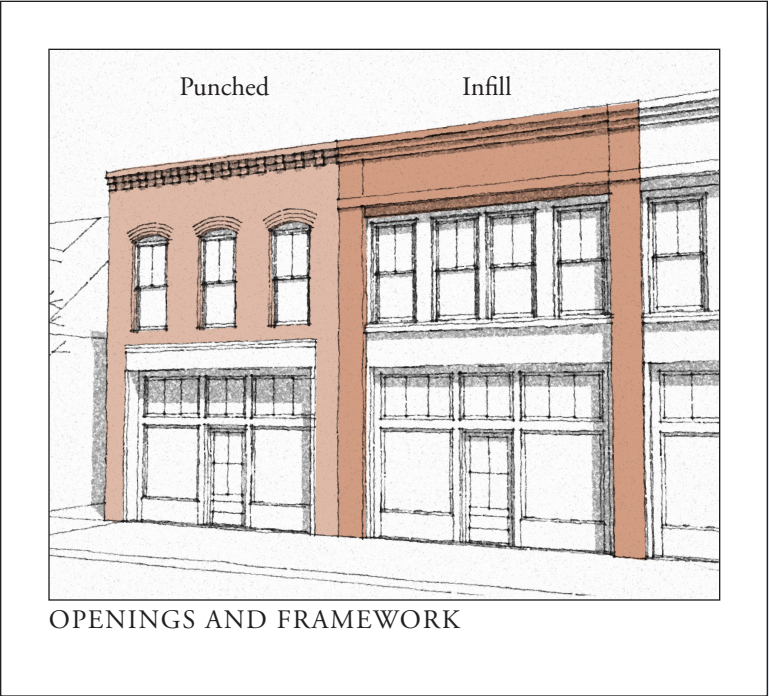
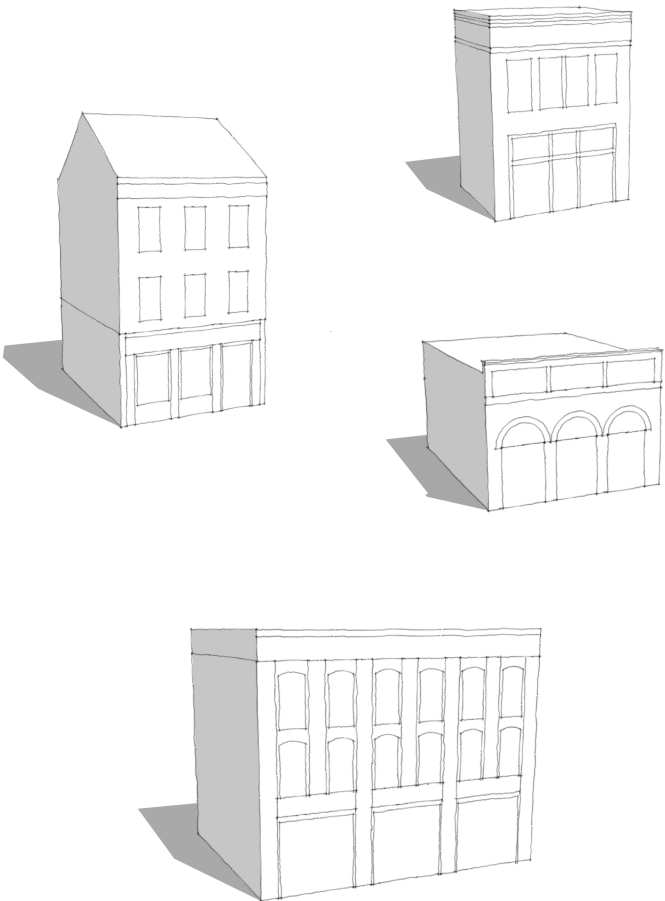
SYMMETRY - A Southern Mercantile building will have a structural order guided by the width of the overall building and its division into smaller bays. There is a freedom in the choice and the number of bays which are only limited by the practical requirements of the structure and the overall length of the property. Common bay numbers are 1, 2, 3, 4, & 5.

PROPORTION - Southern Mercantile proportions are based upon and generated from very simple formulas and are very responsive to utilitarian necessities (structural spans, column heights, etc). Wall opening dimensions need to honor standard masonry unit sizes, minimizing awkward material cuts and misaligned openings. Building corners should maintain a 24" solid surface before the introduction of any glazing to better 'carry' the building. The overall goal of the style should be an appearance of solid simplicity.

SURFACE - A Southern Mercantile surface is well detailed. Openings are recessed deeply, a minimum of 8", and parapets can project as much as 36" with transitional depths or visual supports building up from 0 (wall plane) to 36 (edge of cornice). The use of shade and shadow is very important to the reading of a Southern Mercantile building. Simple, ornamental brickwork is a way for the store-owners to differentiate themselves from their neighbors while being practical and using very similar construction methods and dimensions. If handled with attention and care and based upon historic examples, this design style can be very pleasing to the eye.

HIERARCHY OF SCALE - Masonry details are more prevalent in this style more so than any others, which may take more study and care to execute successfully. Any and all efforts exerted in this area will result in a more valuable and attractive structure.

SOUTHERN MERCANTILE MASSING EXAMPLES



Southern Mercantile building openings are one of two types - punched or infill. Punched openings typically occur in the upper stories of mercantile buildings, while the infill is usually used in the ground floor to increase glazing area. The punched openings are large in order to maximize the penetration of light into the building interior. Punched openings can be handled in a variety of ways, but all should be recessed from the wall by at least 4".

The primary design intent is to be functional yet simply adorned in a way that expresses the structural components of the elevation.





The parapet of a Southern Mercantile building is where you will see the greatest expenditure of design creativity in this style - an amazing variety can be achieved through simple manipulations of a small, standard building component called the brick. A brick's plain rectangular shape on its own does not immediately equate with beauty or complexity, but a simple glance at the accompanying images will expose its wonderful possibilities.

Southern Mercantile parapets can be as simple as a single row of offset brick in the same coursing as the wall below or as elaborate as the one illustrated below and be a mixture of ornamental sheet metal or wood cornice detailing and brick surrounds. Wall coping is typically natural or cast stone 6"-8" thick. Heights range from 24"-48".

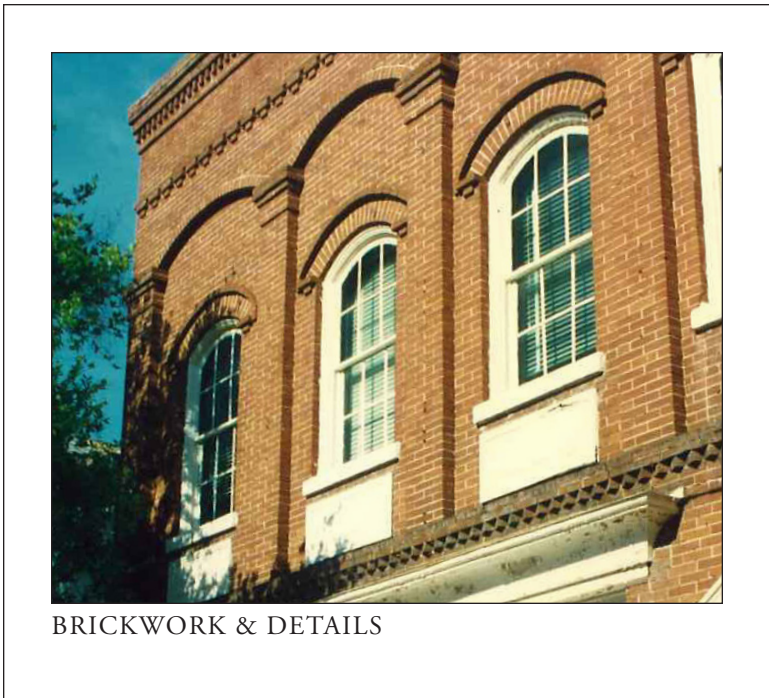


STOREFRONTS & SIGNAGE

Southern Mercantile Storefronts are large and can either be infill between masonry piers or punched into the wall plane similar to upper story windows in this style. The storefronts are typically larger in width than height and they contain a majority of glazing punctuated by the entry doors to the interior. Wood or Metal framing up to 12" in width provide the framework for the window sash and doors, which can be a combination of both large and small panes. Although there are many possible successful solutions, the main concepts to maintain are pane proportions between windows and doors and that as one rises in elevation the panes typically decrease in size. Metal columns and entablature can add another layer of scale to the building but are not required. Within the general rectangular openings the entry doors may be placed in any desired composition as symmetry at this smaller scale is less necessary for success - often the entry bay is recessed further into the building than the surrounding windows to create a covered area and to accentuate the entry. Entries should be larger than normal, often exceeding one door in width, and entry doors should be at a minimum 50% glazed. Other building bays may have additional entry points but the main entry should always be clear to the pedestrian.

The simplest way to accomplish this clarity is by placing the store signage directly over the main entry point, either on the awning or applied directly to the wall or entablature above the entry. Larger scale signage to be viewed from afar is best located on the parapet wall surface.





Southern Mercantile brickwork and accent masonry details are what differentiate it from the more austere Village Mid-Century style. In general the offsets and angles are exaggerated to create bold, vibrant shadows that enliven the overall building facade. The primary locations for this type of detail to occur is on the parapet, at the window heads, and between the storefront and upper story windows.



Southern Mercantile awnings can range from flat metal planes held out from the wall surface by links or chains to soft, striped, curved canopies that move in the breeze. While the rectangular metal roof might seem too similar to the Birmingham Classic, at the smaller scale there will be more articulation at the surfaces of a Southern Mercantile metal awning.

There are no hard and fast typical rules for such a variety of design possibilities, hard or soft, shallow or deep, low or high pitch, sign or no sign; but the awning should relate to and enhance to overall building composition.

