




690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 8, 2018

From: Andrew Stanislav 
Planner

Location: A 1.27 acre tract of land located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision.

Description: **Edison Crossing, Lot 1 (Little Sunshine's Playhouse)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.27 acre tract of land zoned "PC" Planned Commercial District located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision.

PROPOSAL SUMMARY

The request is for a 9,700 square foot daycare facility located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3018. The exterior building materials will primarily consist of freestyle texture EIFS and an Eldorado stone veneer with a stucco foam faux wood trim. Rooftop-mounted mechanical equipment will be screened within a six-foot deep mechanical roof pit of the building's mansard roof and a trash enclosure will be six feet in height and match the color and EIFS/stone veneer materials of the building's façade.

HISTORY OF SUBJECT SITE

The subject site was zoned "NU" Non-Urban by St. Louis County prior to the City's incorporation. A petition was filed in 2004 for a change of zoning to "PC" Planned Commercial. A public hearing was held, but no action was taken and the petition became inactive. In 2007, a petition was filed to change the zoning from "NU" Non-Urban to "PC" Planned Commercial, and City Council approved the change with Ordinance 2448 on March 19, 2008. A recreational easement was provided by Ordinance 2448 to allow parking and trail access to the Monarch Chesterfield Levee. This parking

lot was constructed in 2010, and improvement plans were then approved in 2011 to construct the existing access point as seen in Figure 1. A petition was filed in 2018 to amend Ordinance 2448 to establish new permitted uses in this “PC” District, including “day-care center” and “kindergarten or nursery school.” City Council approved the amendment with Ordinance [3018](#) on August 20, 2018, which serves as the current governing ordinance for the subject site.

A Boundary Adjustment Plat was received by the Department of Planning and Development Services on October 9, 2018 to extend the eastern property boundary line of Edison Crossing Lot 1 approximately 53 feet further to the east in accordance with the Site Development Section Plan for Little Sunshine’s Playhouse. The Boundary Adjustment Plat is anticipated to be considered by City Council in the near future. The proposed adjusted property limits are depicted in Figure 1.

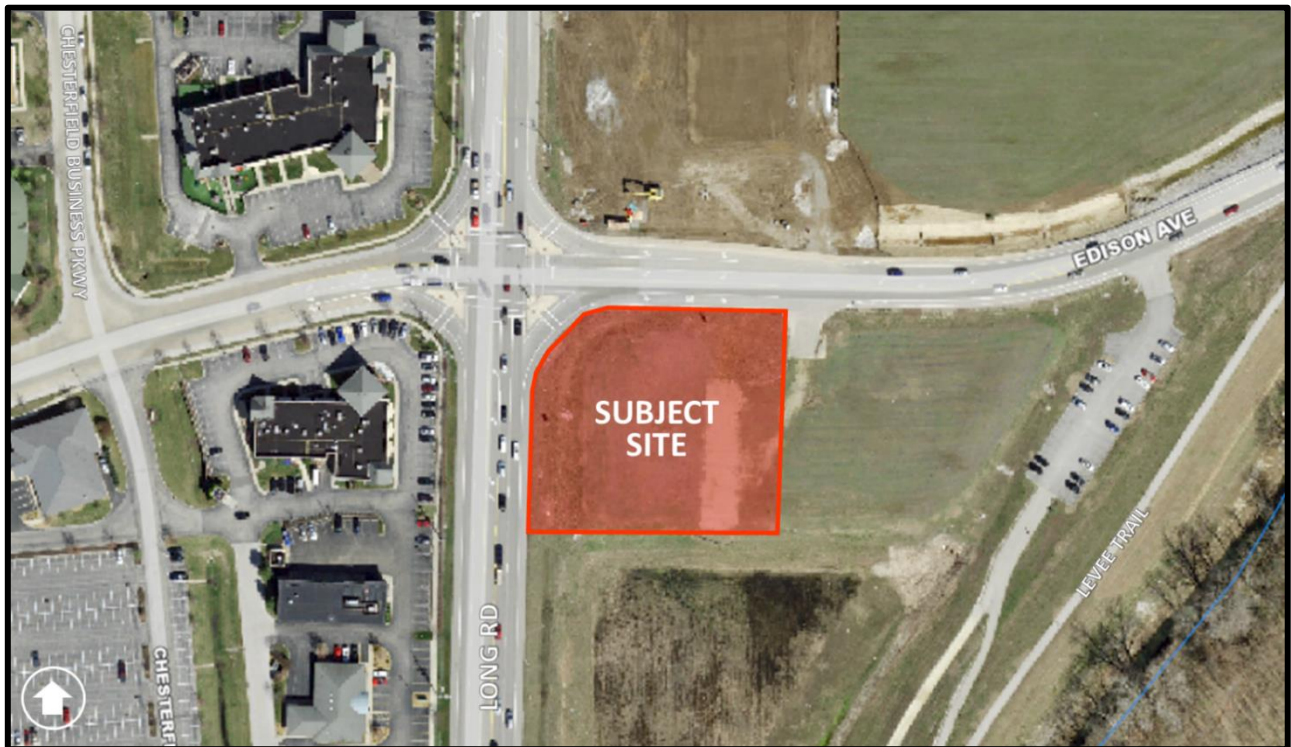


Figure 1: Aerial Site Photo (lot not drawn to scale/approximated)

STAFF ANALYSIS

General Requirements for Site Design:

The subject site is located at the southeast corner of the intersection of Edison Avenue and Long Road within the Edison Crossing subdivision and is adjacent to commercial retail and service uses to the north across Edison Avenue and west of Long Road. The subject area is designated “Mixed-Use (Retail/Office/Warehouse)” within the City of Chesterfield’s Comprehensive Land Use Plan, and the proposed development fits within its surrounding context under the same designation.

The location of the proposed building has frontage along both Edison Avenue and Long Road. Given that Edison Avenue is classified as a minor arterial and Long Road is classified as a major arterial according to the City’s functional classification system, all facades will be highly visible from a large

number of users at this prominent intersection. The west and north elevations are facing Long Road and Edison Avenue, respectively. The east elevation will face future development on Lot 2 of Edison Crossing, and the south elevation faces the Monarch Levee Trail across a large stormwater and utility easement.

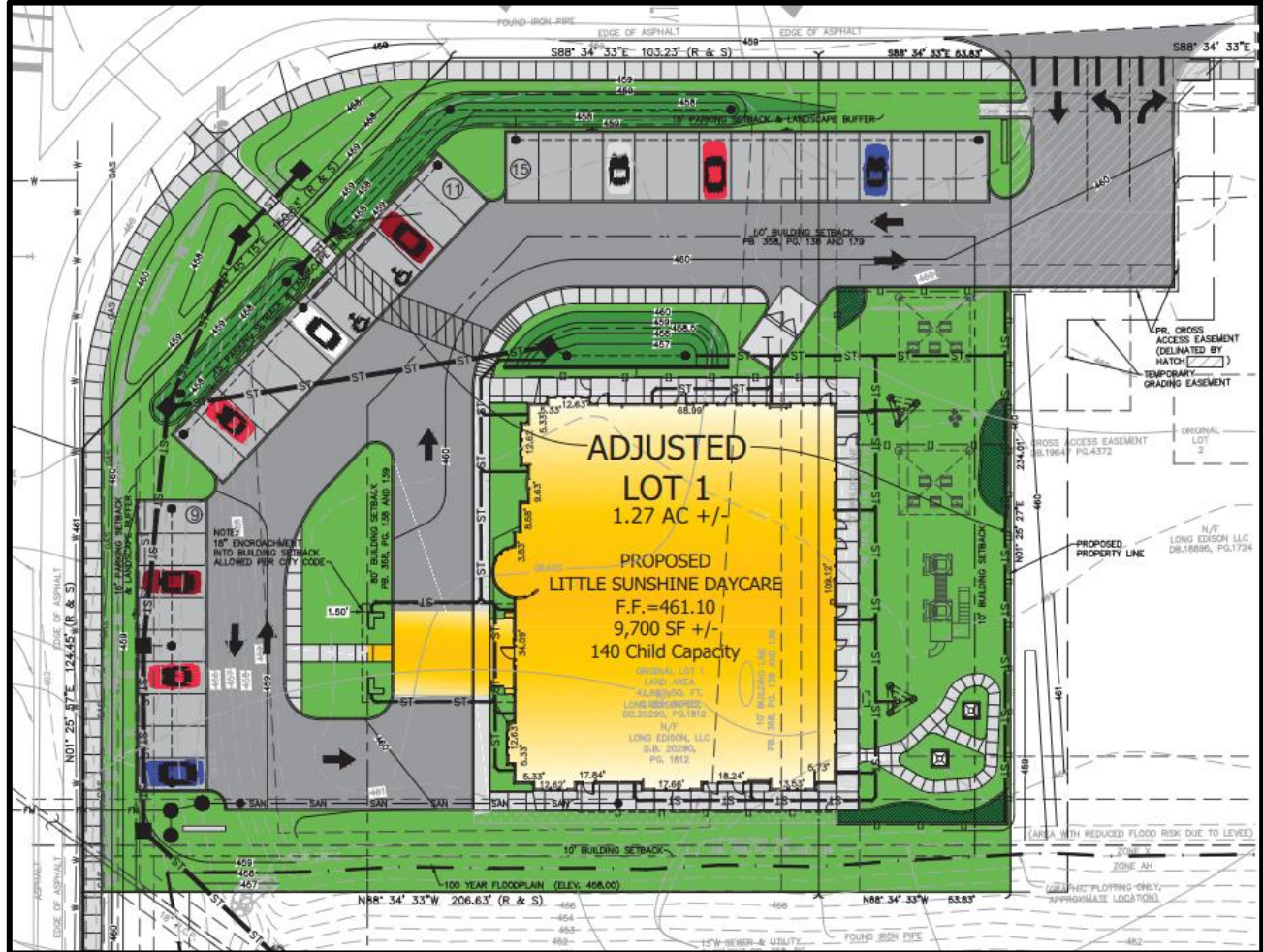


Figure 2: Color Site Development Section Plan

Circulation System and Access

The subject site will be served by a single access point at the northeast corner of the property. A cross access easement on Lot 2 of Edison Crossing provides access from this point on Lot 1 to Edison Avenue, which is a City maintained roadway at this location. Since this ARB submittal, the exit directional arrows at the access drive connection have been revised to be left turn arrow and right turn arrow instead of thru arrows per the City's comments. No access is proposed to this development from Long Road. A sidewalk along the entire frontage of Edison Crossing on Edison Avenue and Long Road is proposed as part of this development. The sidewalk along Edison Avenue will continue east along the roadway frontage and terminate at the existing parking lot of the Levee Trail access point, and the sidewalk along Long Road will run the entire frontage of the subdivision to the south. Pedestrian access to the development will be provided near the intersection of Edison Avenue and Long Road by connecting the proposed sidewalk to an existing crosswalk. This

connection is proposed to extend onto the site across a designated painted area in the parking lot providing access to the building. There is also an internal sidewalk that circumnavigates the building and extends from the porte cochere to the parking spaces along the western side of the property.

Topography and Parking

The site is generally flat with only a few feet of grade change across the property. Bioretention/infiltration basins will be located just north of the proposed building as well as along the north and northwest perimeter of the proposed parking area for storm water management. All 35 proposed parking spaces are surfaced with permeable pavers and are located to the north and west of the site between the building and the frontage of both Edison Avenue and Long Road. Two ADA parking spaces are located along the pedestrian access area between the proposed frontage sidewalk and the internal sidewalk leading to the building.

General Requirements for Building Design:

This request is to allow for the development of a 9,700 square foot daycare facility on the subject property. The building will be 29'-6" in height at its highest point and will contain space to provide daycare services up to a capacity of 140 children. An outdoor grassy playground area is also proposed along the eastern side of the property to be screened with a 6-foot vinyl fence.

A. Scale

The proposed building is 29'-6" in height at its highest point, and the maximum building height for this development is 30 feet per the site specific ordinance. Roof eaves are designed at a height of approximately 9'-6" to provide a more pedestrian scale; however, the porte cochere has a higher height of approximately 12'-6" to accentuate the building's main entrance. While there are no other buildings currently proposed or constructed at the Edison Crossing subdivision, the Architect's Statement of Design notes that the proposed building will establish common elements of design and scale for future development. The proposed building also complements existing developments across both Long Road and Edison Avenue, as these adjacent commercial retail and service developments are mostly one-story and feature a similar mix of exterior building materials.

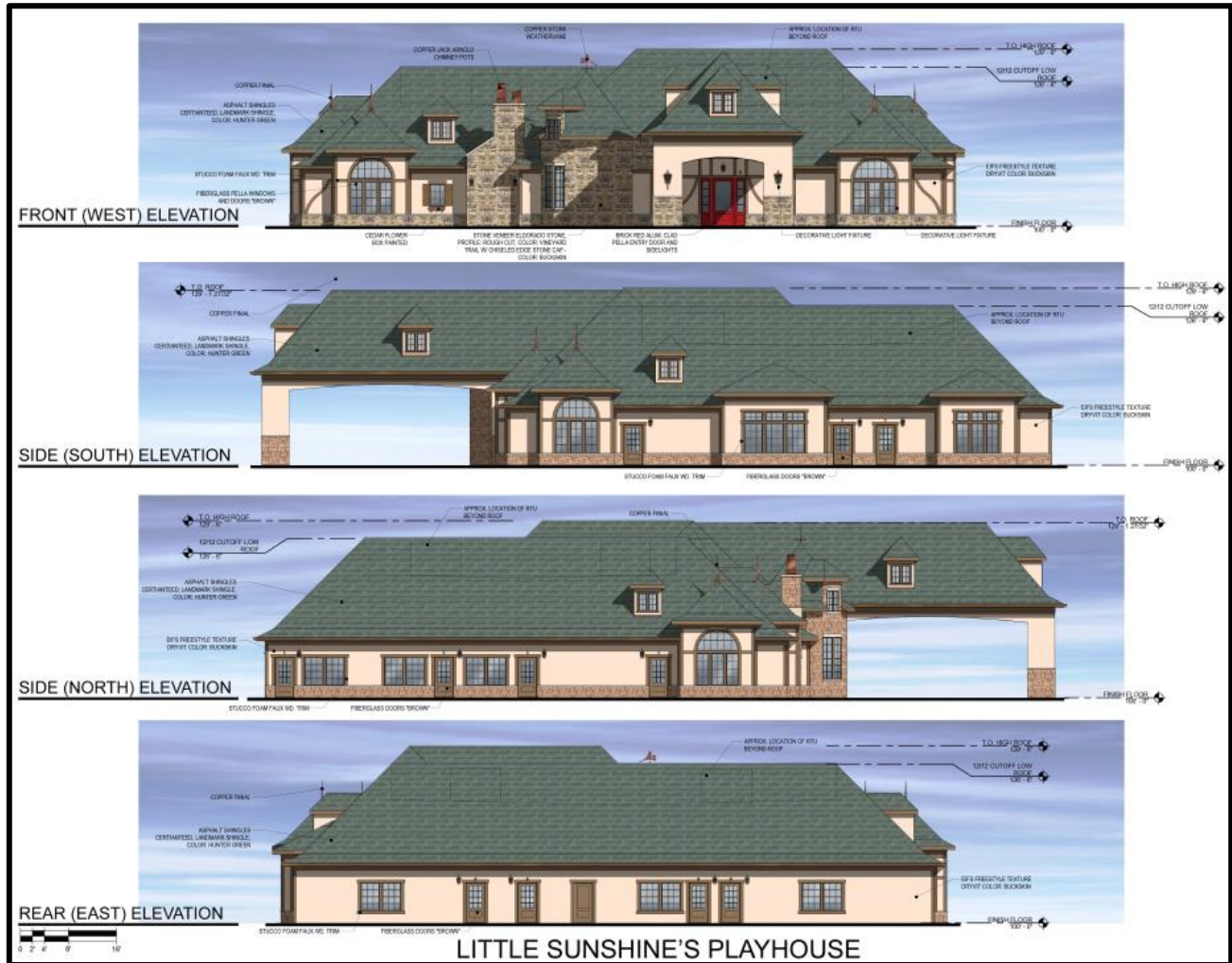


Figure 3: Color Exterior Elevations

B. Design

The primary exterior material of the building is a buckskin color freestyle texture EIFS along with a rough-cut Eldorado stone veneer with chiseled edge stone cap wainscoting and accent areas. These materials are framed with a stucco foam faux wood trim as well as the doors and windows. The freestyle texture EIFS material is used on all four sides of the building. The stone veneer wainscoting is located along the north, south, and west elevations of the building. The architect has chosen not to include the stone veneer wainscoting along the east elevation of the building in order to avoid contact with children occupying the abutting outdoor playground space; however, this elevation is screened with a six foot vinyl fence that surrounds the playground space. Other architectural elements and materials of the building's design are included on all elevations, including the hunter green architectural asphalt shingles of the surrounding mansard roof. Copper finials and other ornamental/decorative elements also serve to produce interesting facades.



Figure 4: Proposed rendering view looking southeast from the intersection of Edison Avenue and Long Road.

C. Materials and Color

The exterior building materials will primarily consist of a buckskin color freestyle texture EIFS. A rough-cut Eldorado stone veneer of vineyard trail color and buckskin stone cap will be used as an exterior wainscoting and in other accent areas. There is also brown stucco foam faux wood trim on all four elevations and brown fiberglass doors. The surrounding mansard roof features hunter green architectural asphalt shingles as well as copper finials and other ornamental features, such as a copper stork weathervane and copper chimney pots.

D. Landscape Design and Screening

Several different areas of landscaping are proposed for the site. Street trees are proposed along the site's prominent frontage at the intersection of Edison Avenue and Long Road as well as a landscape buffer. Trees are proposed along the south property line to provide screening from the nearby Levee Trail. Landscaping is also proposed within the parking lot area and along the front entry façade of the west elevation. Other small plantings are proposed in the outdoor playground area as well as around the trash enclosure.

Screening systems for the mechanical units and trash enclosure are proposed to match or be integrated within the building's design. Rooftop-mounted mechanical units are screened within the mechanical roof pit of the hunter green mansard roof, and the six-foot sight-proof trash enclosure features EIFS and stone veneer materials to match the main structure.

E. Signage

Signage is not part of the proposal before the Architectural Review Board and will be reviewed separately.

F. Lighting

Lighting is planned in association with the proposed development as required by the City of Chesterfield. The proposed lighting plan consists of fixtures proposed in the parking area and mounted on the building facades for navigating the site. All proposed exterior lighting will be fully cut off and will be directed down. The utilitarian wall-mounted light fixtures are proposed in decorative housing. Any additional decorative accent lighting proposed for the site would require approval from the Planning Commission. In total, there are five proposed fixtures in the parking area, fourteen wall-mounted fixtures across all four elevations of the building, and eight under-canopy lights in the porte cochere drop-off area. The applicant has noted the limited use of the wall-mounted and under-canopy fixtures throughout the year, and they are intended to not be utilized outside of the hours of operation.

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests review and recommendation on this submittal for Edison Crossing, Lot 1 (Little Sunshine's Playhouse).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Edison Crossing, Lot 1 (Little Sunshine's Playhouse), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Edison Crossing, Lot 1 (Little Sunshine's Playhouse) to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield Oct. 3, 2018

Project Title: Little Sunshine's Playhouse Location: 17690 Edison Avenue

Developer: Buttry & Brown Dev. Architect: TR,i Architects Engineer: CEDC

PROJECT STATISTICS:

Size of site (in acres): 1.27 acres Total Square Footage: 9,726 SF Building Height: 29'-6"

Proposed Usage: Daycare for children infant up to 5 years old

Exterior Building Materials: Stone, EIFS, Architectural Shingles, Wood trim, & architectural windows & doors

Roof Material & Design: Mansard roof w/ Architectural Shingles & flat mechanical roof pit with TPO membrane roof

Screening Material & Design: Mansard roof provides a 6'-0" deep mechanical roof pit which screens all equipment

Description of art or architecturally significant features (if any): The building is a combination of old world English and French Country architecture. The front elevation has several significant features see write up for more detail.

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



October 26, 2018

City Planner
City of Chesterfield

**Re: Little Sunshine's Playhouse – 17690 Edison Ave.
TR,i Project #: 17-117
ARCHITECT'S STATEMENT OF DESIGN**

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is our Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

1. Site relationships: To the north of our development across Edison Avenue is a Phillips 66 convenience store and car wash that is similar in scale to our building and has similar stone material. Across Long Road to the west are retail buildings that are also similar in scale and have architectural shingled roof features, stone, and EIFS that complement our building design. Currently the property to the South is in a flood plain and the property to the East is yet undeveloped. We do provide pedestrian access to both parcels to the south and east via public sidewalks along the full length of both Edison Avenue and Long Road. Our design incorporates extensive landscaping along both rights-of-way which can be extended once the adjacent lots are developed to provide site connectivity and a sense of continuation. Additional Cross access is provided onto the property to the East which will also provide connection to future adjacent development.
2. Circulation system and access: Our design provides ample separation between vehicular circulation and pedestrian circulation with a network of public sidewalks along the full length of both the Edison Avenue Right-of-way and the Long Road Right-of-way as well as on site sidewalks connecting parking to the building entry and sidewalks around the building perimeter and to service areas. Landscaping is used along both the internal and external network of sidewalks to add interest to the pedestrian experience. Pedestrian orientation is accomplished by providing connecting walks with landscaping from the parking field to the Porte cochere and main building entry which has a wide welcoming sidewalk flanked with extensive landscaping.
3. Topography: The existing topography is currently relatively flat and minimal changes are proposed to it. Abrupt changes in the natural grading no not occur and landscaping is used for screening, buffering, and enhancement to the site.
4. Retaining walls: There is one small modular block retaining wall at the bio-retention area to the north of the building. The wall will be earth tone in color to complement the building and will be a maximum height of 5 feet

General requirements for building design:

1. Scale: There are no adjacent buildings on the parcels to the south and east of our project at this time however we have designed our building to provide a pedestrian scale with moderate height roof eaves at about 9'-6" above grade with a much taller height (about 12'-6") at the Porte cochere inviting pedestrians to the building entrance. The adjacent lots are undeveloped currently, so we are establishing a design with a common wainscot height and window height that is very easy to coordinate with and compliment with future building designs. The buildings across both Long Road and Edison Avenue are of similar scale and have similar materials to our building design.
2. Design: The building design and finishes are coordinated on all sides of the building with the most character being on the front, then the sides, and the rear with the least amount of detail but still using similar finishes and colors as the front and sides. The front of the building has much fenestration and vertical change in the facade and finishes creating an extremely interesting façade. A taller Porte cochere element that projects out from the building is used to identify the building entry. Mechanical equipment will be screened within a roof pit shielded by a mansard architectural shingled roof on all sides.
3. Materials and Colors: Earth tone finishes are used throughout the exterior design that are neutral and compatible with many other pallets. The materials included stone, EIFS, wood trim, architectural windows and doors, architectural shingles, and copper roof adornments.
4. Landscape design and screening: Landscaping is proposed along the streets to create connectivity to adjacent sites, when the future sites are developed street landscaping will be extended in the buffer the right-of-way to complement our landscaping. Within the site landscaping is used along the pedestrian paths to accentuate the path to the main building entry, it is used to screen the trash area, and it is used along the base of the building to soften the building's base.
5. Signage: It is understood that signage is reviewed separately.
6. Lighting: All exterior lighting will be fully cut off and will adhere to Chesterfields UDC. Cut sheets of the lighting are included for review, they complement the buildings style.

Specific requirements for the Chesterfield Valley:

- The architecture from the building is carried around all four sides of the building by use of the same hip roof and architectural shingles and matching EIFS finish.
- There is not any flood lighting on the building, we have decorative lantern style accent lights on the building.
- The trash enclosure wall finishes are designed to match the building wall, additional we have landscape screening this area.
- We have no outdoor storage to screen.
- Our building does not face I-64/US 40 or North Outer 40 Road.

Exceptions to staff comments:

- Staff requested the 2'-0" tall stone wainscot be carried around the rear of the building. TR,I argues this portion of the building is shielded from view by the 6'-0" tall site proof vinyl playground fence and is only visible to the children and staff at the school. Additionally the tenant prefers to limit the stone within the fenced in play areas because of its rough finish the children can scrape their bodies up against it while playing.

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

Respectfully,

A handwritten signature in black ink, appearing to read "JP Kaiser". The signature is stylized and cursive.

Jeffrey P. Kaiser
Project Manager



10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
314.729.1404
Fax: 314.729.1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

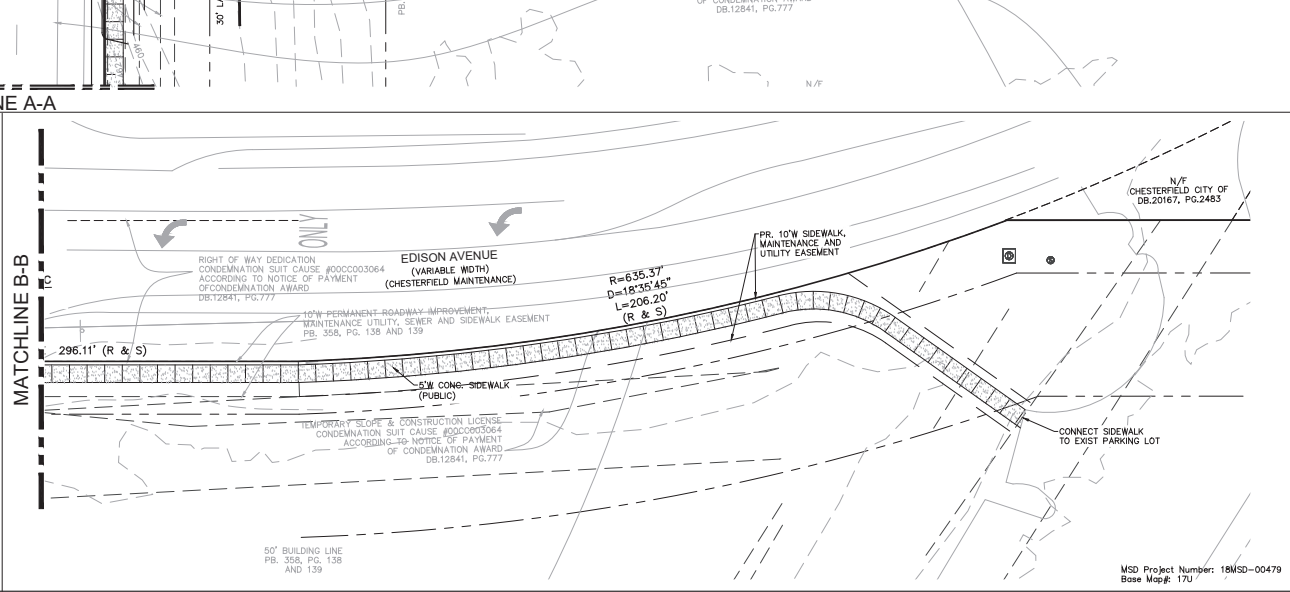
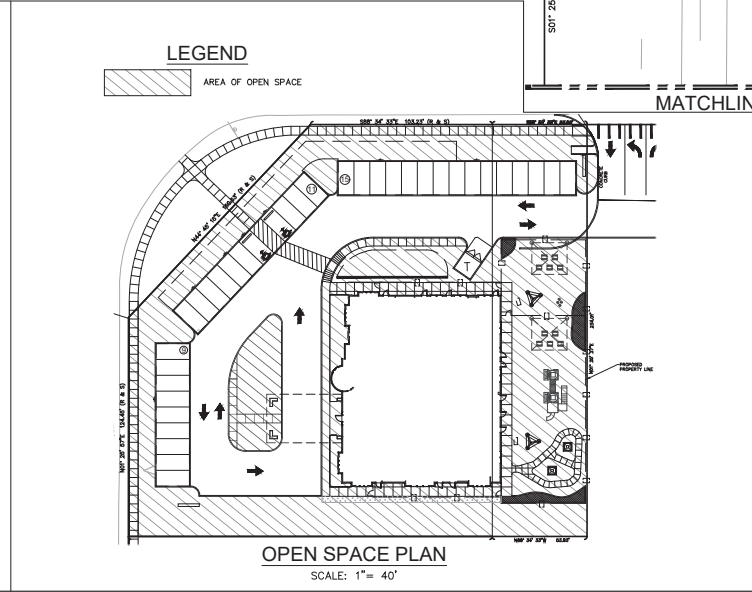
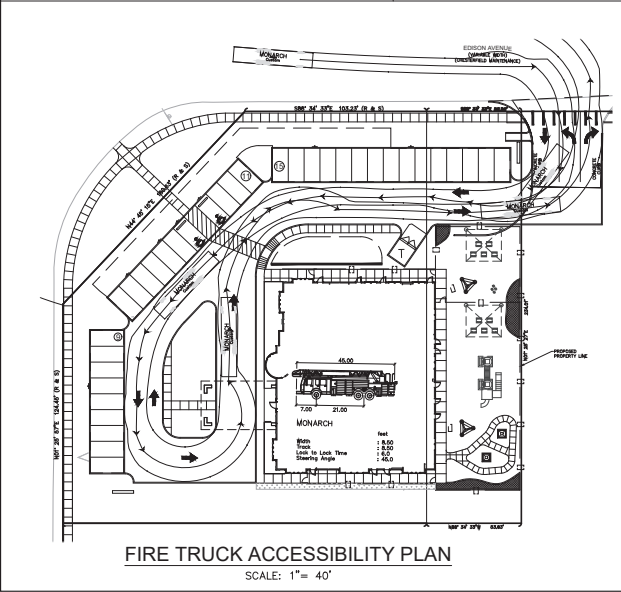
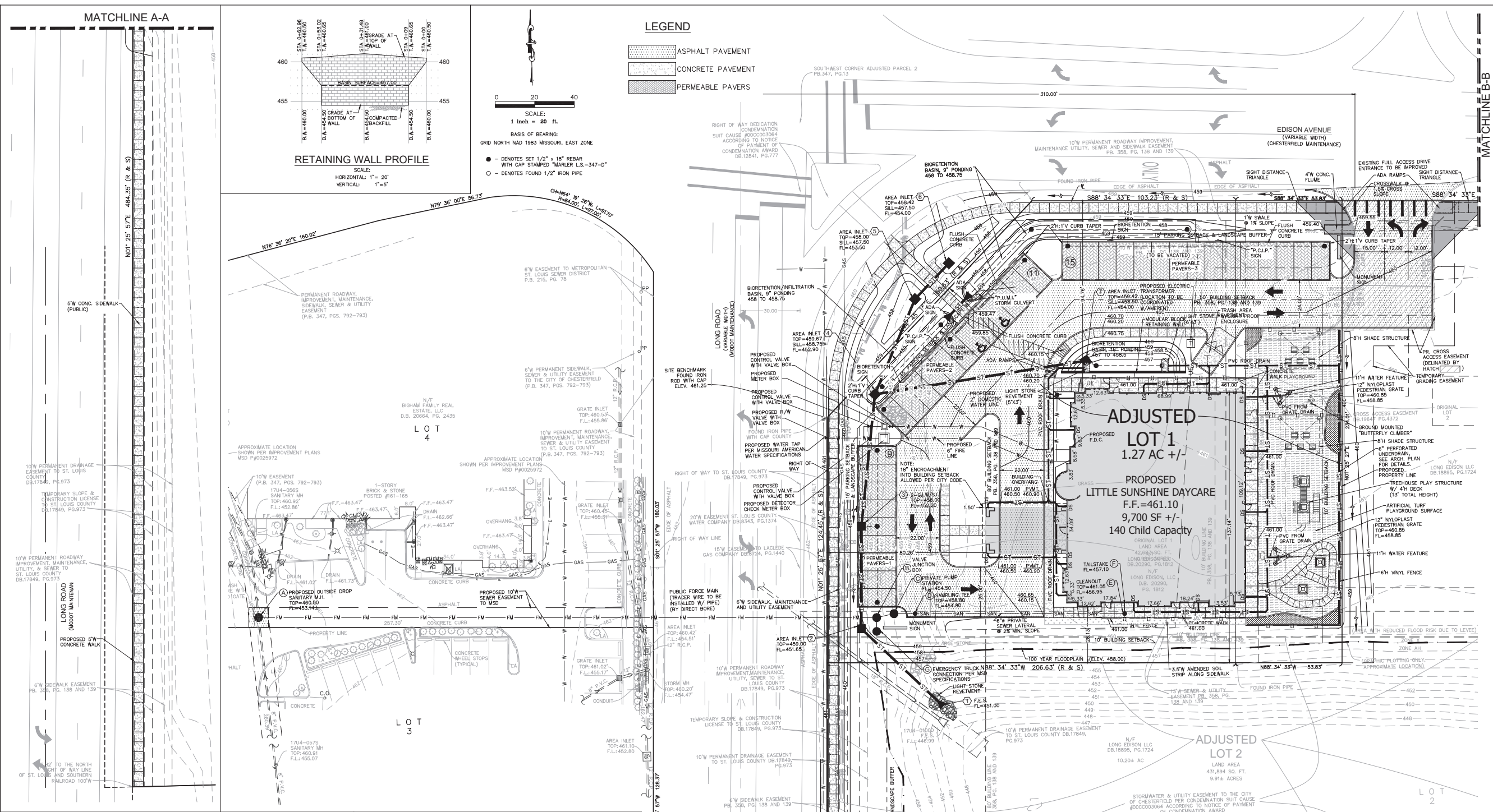
Site Improvement Plans for
LITTLE SUNSHINE PLAYHOUSE & PRESCHOOL
17634 & 17690 Edison Avenue
Chesterfield, Missouri

Proj. # 1777

No.	Description	Date
To City		09/14/18
To City		10/17/18
ARB Submittal		10/26/18

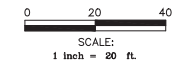
SITE DEVELOPMENT SECTION PLAN

C02

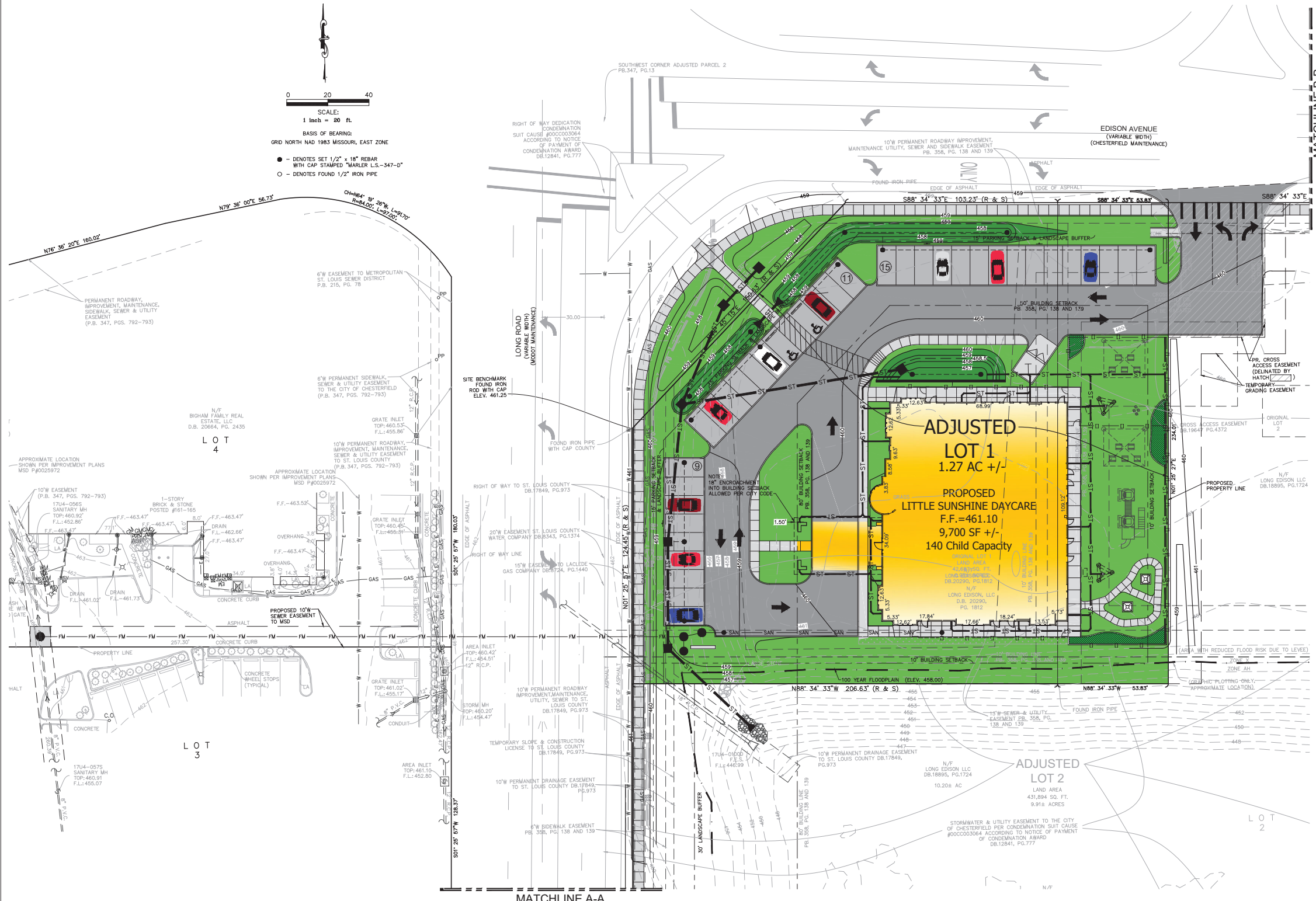


MSD Project Number: 18MSD-00479
Base Map: 17U

MATCHLINE A-A



- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-0"
- - DENOTES FOUND 1/2" IRON PIPE



MATCHLINE A-A

MATCHLINE B-B

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

10820 Sunset Office Drive
 Suite 200
 Chesterfield, Missouri 63127
 Phone: 314.729.4400
 Fax: 314.729.1404
 www.cedc.net

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Site Improvement Plans for
LITTLE SUNSHINE PLAYHOUSE & PRESCHOOL
 17634 & 17690 Edison Avenue
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Proj. # 1777

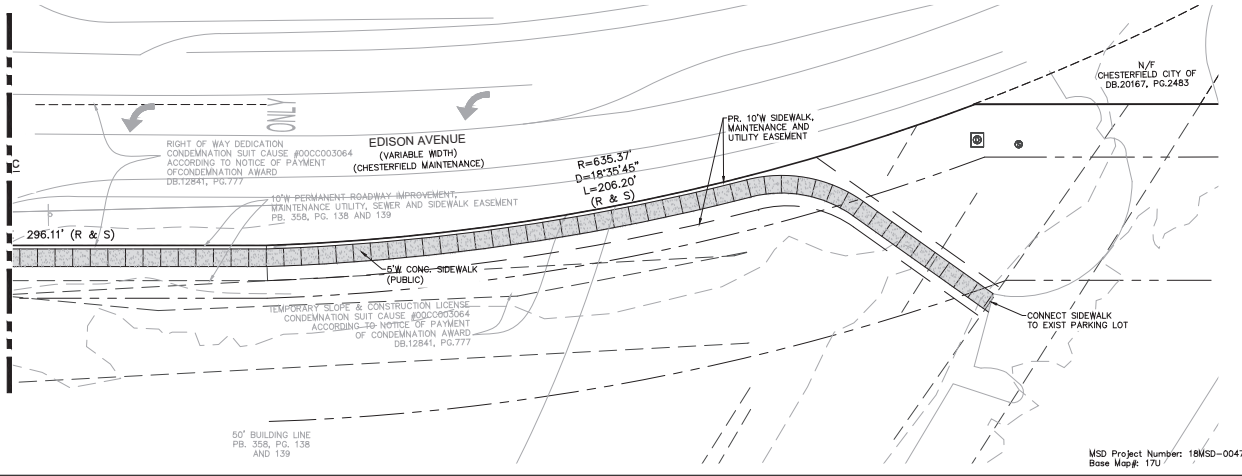
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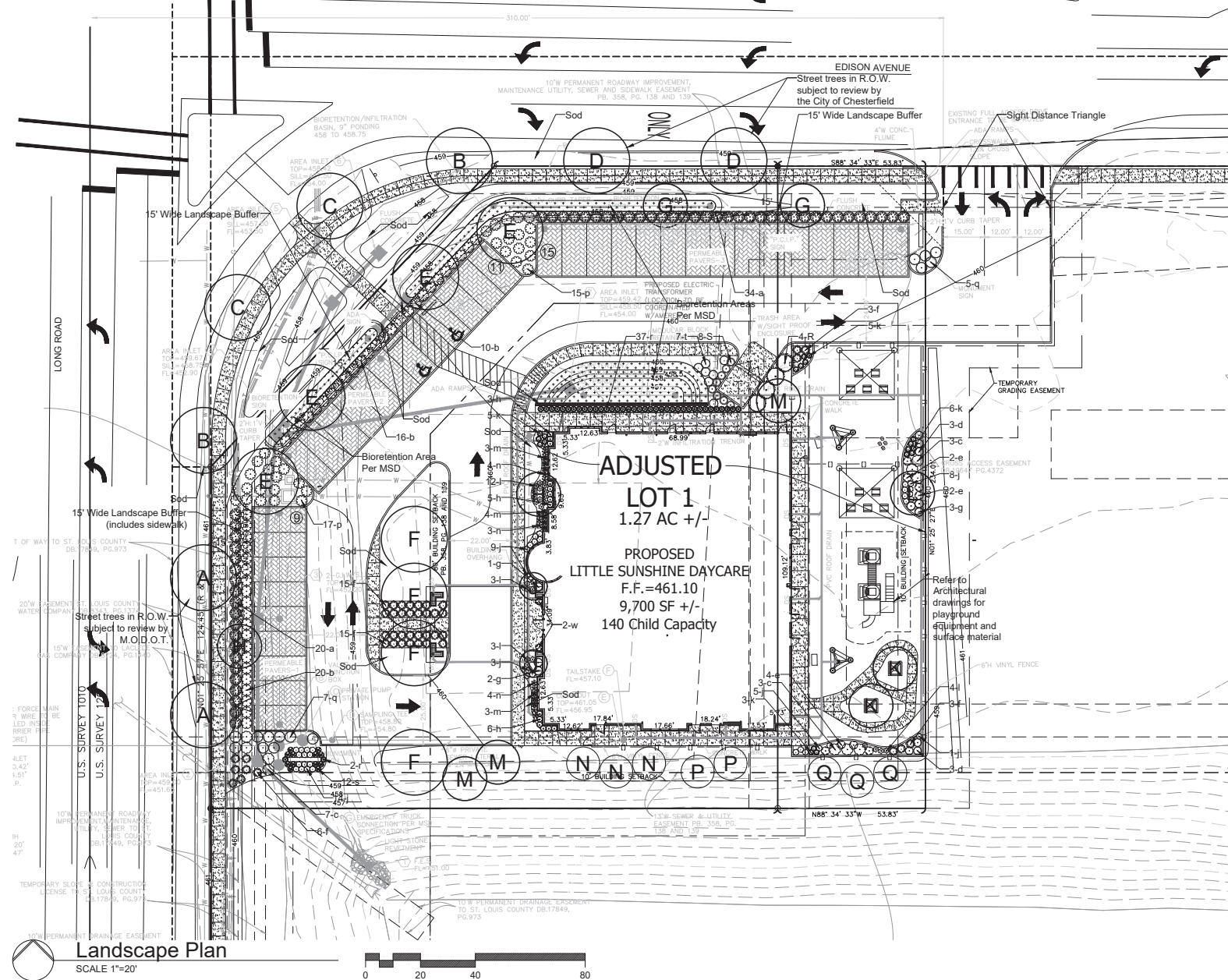
COLORED SITE PLAN

C02

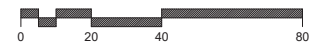
MSD Project Number: 18MSD-00479
 Base Map: 17U

MATCHLINE B-B





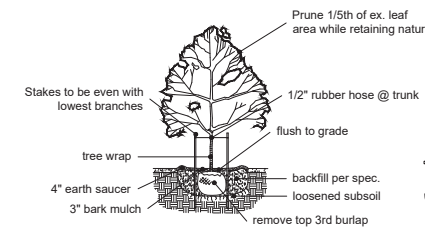
Landscape Plan
SCALE 1"=20'



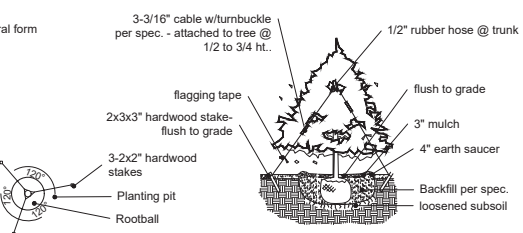
Open Space: 51%

Note:

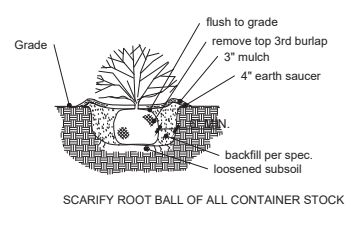
1. All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
2. No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.
3. No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.
4. No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.



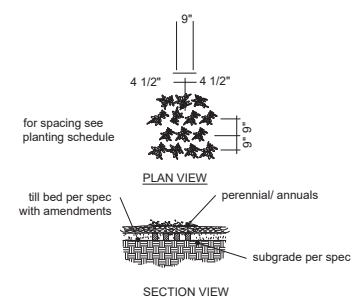
CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

PLANTING SCHEDULE								
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	SLOW-GROWER (GROWTH RATE %)	
CANOPY-SHADE TREES								
A	2	Acer x freemanii 'Armstrong'	Armstrong Maple	2.5" cal.	B&B	Lg/Fast		
B	2	Acer x freemanii 'Jeffersred' Autumn Blaze	Autumn Blaze Red Maple	2.5" cal.	B&B	Lg/Fast		
C	2	Acer rubrum 'Franksred' Red Sunset	Red Sunset Maple	2.5" cal.	B&B	Lg/Fast		
D	2	Acer rubrum 'October Glory'	October Glory Red Maple	2.5" cal.	B&B	Lg/Fast		
E	4	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B	Lg/Med	8.3%	
F	4	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5" cal.	B&B	Lg/Fast		
UNDERSTORY-ORNAMENTAL TREES								
G	2	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2.5" cal.	B&B	Med/Fast		
H	2	Amelanchier arborea	Downy Serviceberry	2.5" cal.	B&B	Med/Slow-M	4.1%	
J	2	Prunus cerasifera 'Cripolzam'	Crimson Pointe Plum	2.5" cal.	B&B	Small/Med	4.1%	
K	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" cal.	B&B	Small/Med	4.1%	
L	1	Magnolia 'Butterflies'	Butterflies Magnolia (Cucumber Tree hybrid)	2.5" cal.	B&B	Small/Med	2%	
M	3	Chionanthus virginicus	Fringe Tree	2.5" cal.	B&B	Small/Med	6.2%	
EVERGREEN TREES								
N	3	Picea abies	Norway Spruce	6" h.	B&B	Med/Med	6.2%	
P	2	Picea pungens	Colorado Blue Spruce	6" h.	B&B	Med/Med	4.1%	
Q	3	Juniperus virginiana	Eastern Red Cedar	6" h.	B&B	Med/Med	6.2%	
R	4	Juniperus chinensis 'Keteleeri'	Keteleeri Juniper	6" h.	B&B	Med/Med	8.3%	
S	8	Thuja occidentalis 'Yellow Ribbon'	Yellow Ribbon Arborvitae	4'-6" h.	B&B	Small/Slow	16.6%	
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER								
a	54	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24"	Container			
b	46	Itea virginica	Itea	24"	Container			
c	13	Abelia 'Rose Creek'	Rose Creek Abelia	18"-24"	Container			
d	6	Physocarpus opulifolius 'SMPTW' Tiny Wine	Tiny Wine Ninebark	18"-24"	Container			
e	8	Hypericum kalmianum	Kalm's St. John's Wort	18"	Container			
f	42	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	18"	Container			
g	6	Viburnum opulus 'Nanum'	European Cranberrybush	12"-18"	Container			
h	14	Buxus microphylla 'Green Pillow'	Green Pillow Boxwood	12"-18"	Container			
j	40	Leucanthemum x superbum 'Crazy Daisy'	Crazy (Shasta) Daisy	2 qt.	24" o.c.			
k	19	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	2 qt.	24" o.c.			
i	22	Aster 'Wood's Pink'	Wood's Pink Aster	2 qt.	24" o.c.			
m	10	Heuchera 'Amethyst Myst'	Amethyst Myst Coral Bells	2 qt.	24" o.c.			
n	11	x Heuchera 'Quicksilver'	Quicksilver Foamy Bells	2 qt.	24" o.c.			
p	32	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	12"-18"	Container			
q	12	Juniperus horizontalis 'Plumosa'	Plumosa Juniper	1 gal.	Container			
r	39	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Container			
s	12	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Container			
t	7	Miscanthus 'Purpurascens'	Flame Grass	3 gal.	Container			
w	2	Buxus sempervirens 'Monrue'	Green Tower Boxwood	3 gal.	Container			
							Total	70.2%

Jerald Saunders
Professional Engineer
Missouri License # 14677

Consultants:

Little Sunshine Daycare
Chesterfield, Missouri

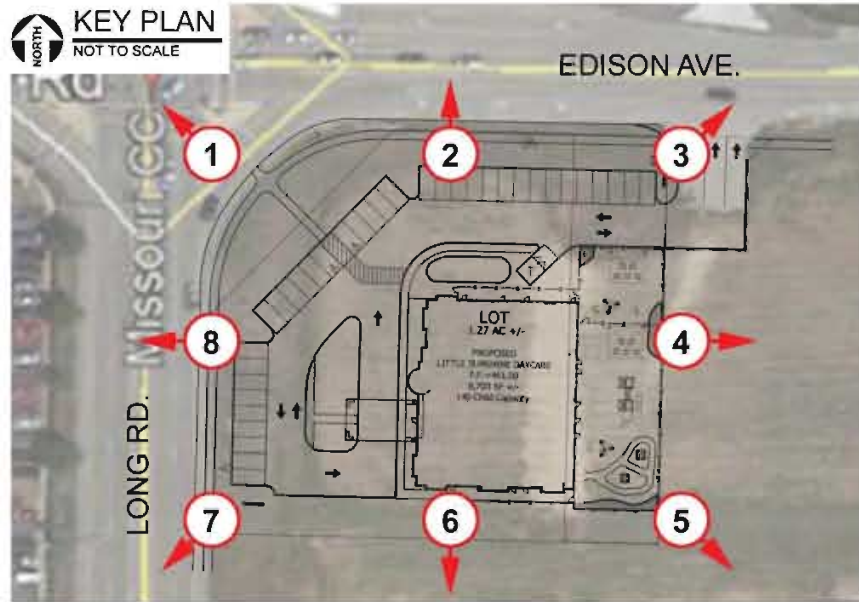
Revisions:

Date	Description	No.
10/17/18	City Comments	1

Drawn: KP
Checked: RS

loomisassociates
Landscape Architects/Planners
1700 S. Brentwood Blvd., Suite 105
St. Louis, MO 63104
Phone: 314.241.1000
www.loomisassociates.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 9/14/18
Job #: 584.018

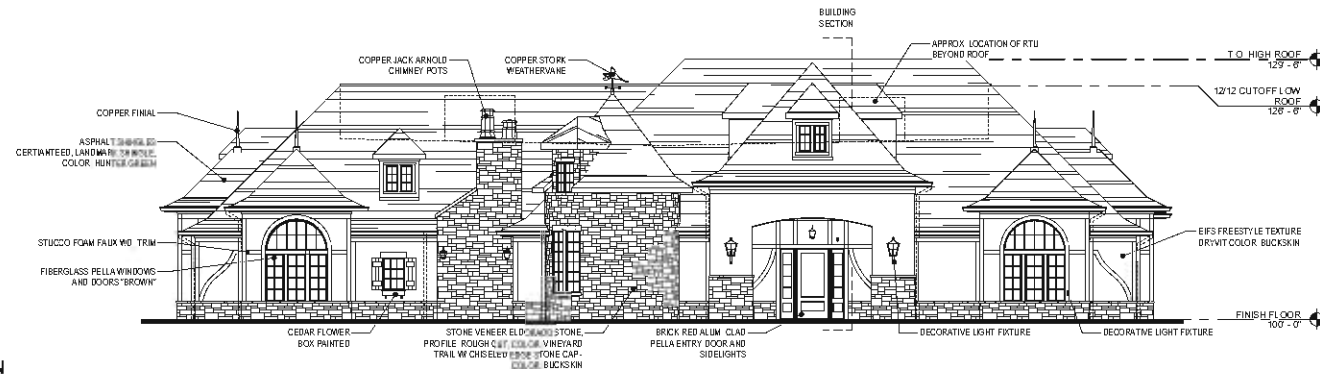


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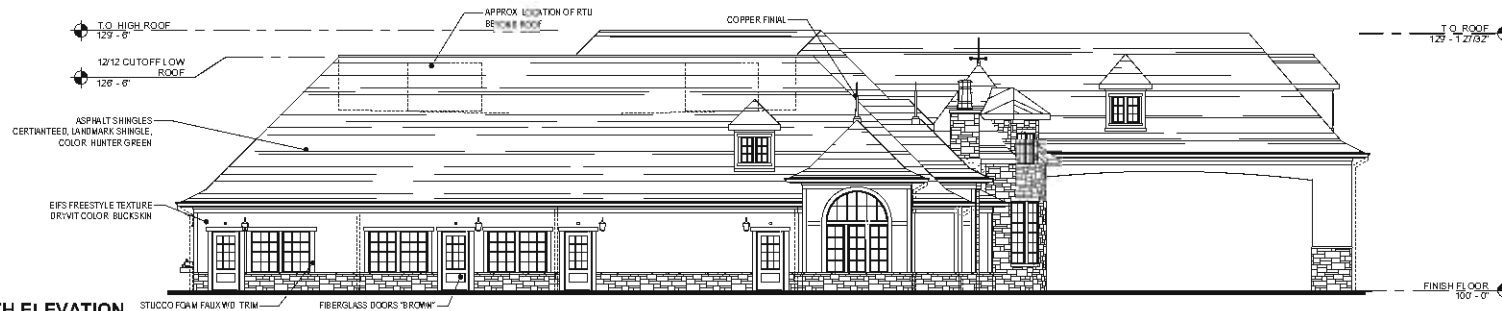
LITTLE SUNSHINE'S PLAYHOUSE

CHESTERFIELD,
17-117

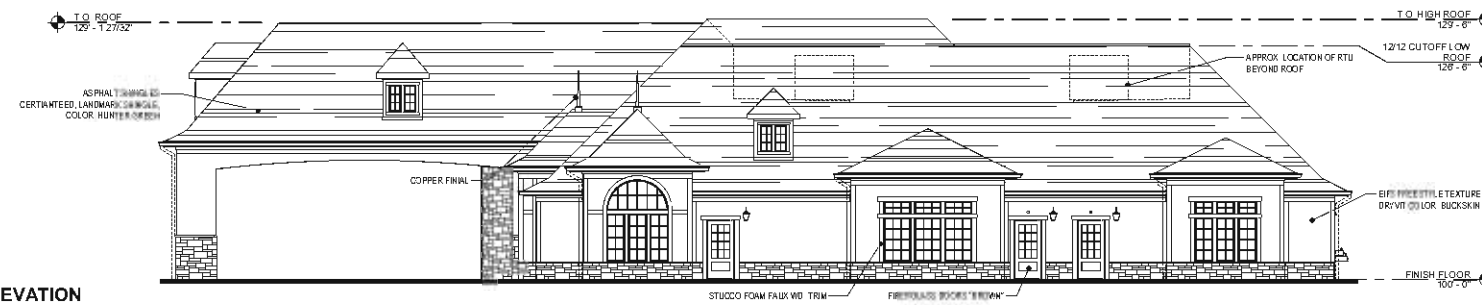
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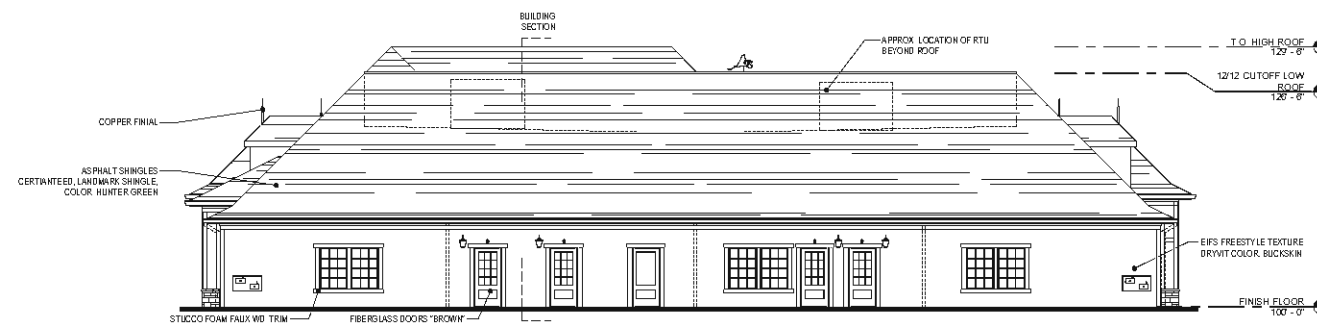
1 WEST ELEVATION
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 EAST ELEVATION
SCALE 1/8" = 1'-0"



LITTLE SUNSHINE'S PLAYHOUSE

FRONT (WEST) ELEVATION



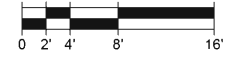
SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION



REAR (EAST) ELEVATION



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BUILDING PERSPECTIVE

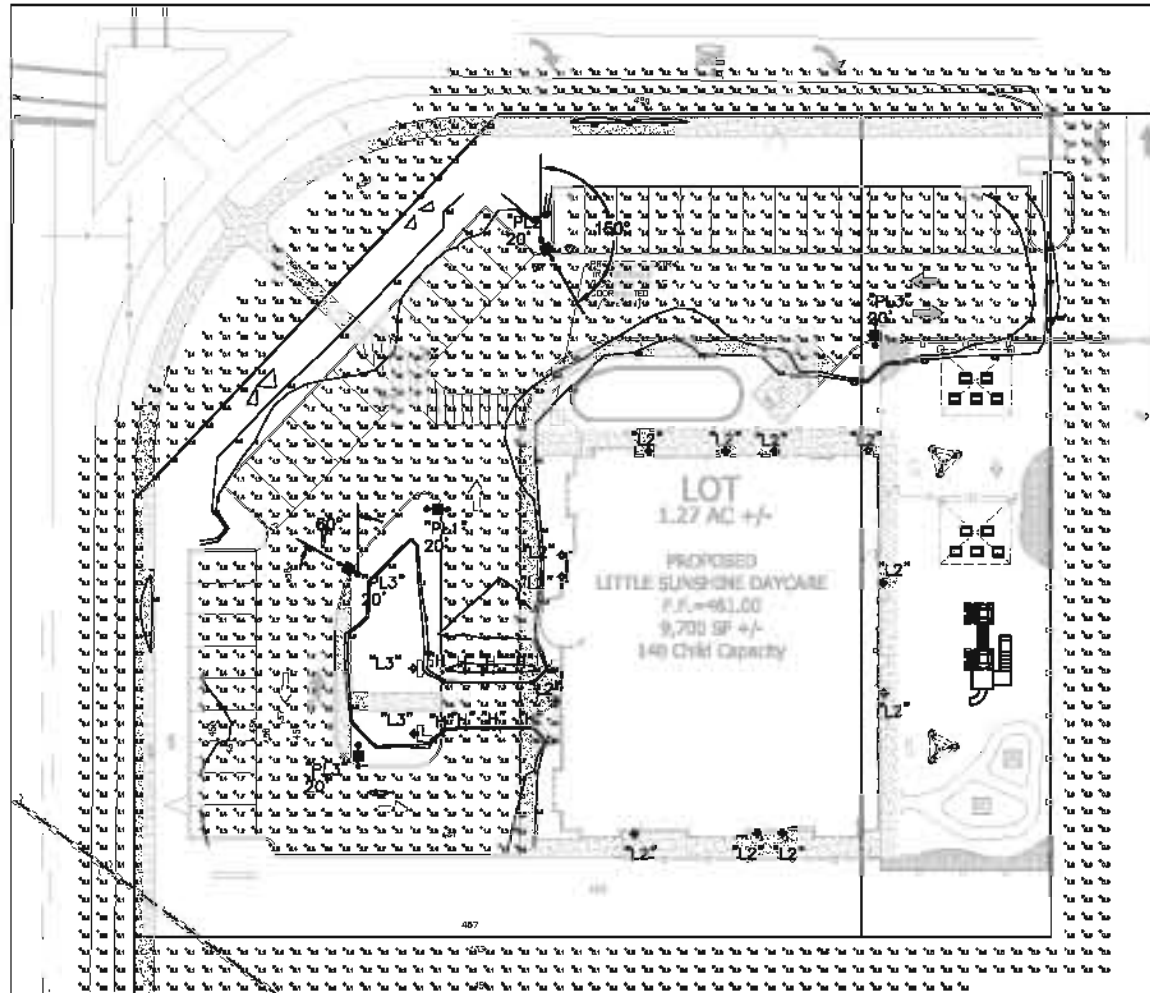


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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Entry / Overhang	+	6.8 ft	7.9 ft	1.8 ft	4.4:1	3.1:1
Parking	+	2.2 ft	6.2 ft	0.6 ft	10.4:1	4.4:1

1 SITE PLAN
SCALE: 1" = 20'

Luminaire Schedule										
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Pole Height	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
PL1	1	STERNBERG LIGHTING	1A-1831RLED-EZ-FD-4ARC-35-12-3-MDLOS-D8	1831 OMEGA SERIES LED, TYPE 2 OPTIC, FLAT GLASS (AR)	88 LEDS	20' POLE	1	8108	1	88
PL2	1	STERNBERG LIGHTING	1A-1831RLED-EZ-FD-8ARC-35-13R-F-MDLOS-D8	1831 OMEGA SERIES LED, TYPE 3R OPTIC, FLAT GLASS (AR)	112 LEDS	20' POLE	1	11770	1	124
PL3	3	STERNBERG LIGHTING	1A-1831RLED-EZ-FD-8ARC-35-14-3-MDLOS-D8	1831 OMEGA SERIES LED, TYPE 4 OPTIC, FLAT GLASS (AR)	112 LEDS	20' POLE	1	11470	1	124
H	8	MAXLUME	H18-LED-300L-36K DIM10-120-MD-40K-8501-CL-8CH	8" ARCHITECTURAL HIGH LUMEN LED DOWNLIGHT	LED		1	800 lum MAX	1	18.4
L2	12	MINKA-LAVERY	5282-A61	1-LIGHT EXTERIOR WALL SCIENCE	14W LED A-19 3600K		1	450	1	60
L3	2	MINKA-LAVERY	5283-A61	1-LIGHT EXTERIOR WALL SCIENCE	(1) 14W LED A-19 3600K		1	450	1	60

▲ = DIRECTION OPTIC SHALL BE ORIENTED TOWARDS.

FIXTURE PL1, PL2, & PL3



FIXTURE H



FIXTURE L2



FIXTURE L3



GENERAL LIGHTING CONTROLS NOTE

ALL EXTERIOR SITE FIXTURE WILL HAVE FULL CUT-OFF AND WILL BE DIRECTED DOWN.

THE PROJECT NEEDS GOOD LIGHTING LEVELS FOR SAFE CHILD PICK UP AND DROP OFF. ALL BUILDING MOUNTED LIGHTING (L2,L3), INCLUDING THE UNDER-CANOPY (H) LIGHTS WILL BE TURNED OFF DURING NON-BUILDING OPERATION HOURS. ALL EMPLOYEES ARE GONE AND BUILDING IS SHUT DOWN BY 7 PM EACH EVENING, MONDAY THRU FRIDAY AND OPERATIONAL ON SATURDAY OR SUNDAYS. THESE LIGHTS WILL ONLY BE OPERATIONAL FOR ABOUT 1 HOUR AT THE BEGINNING OF THE DAY AND 2 HOURS AT THE END OF THE DAY DURING THE SHORTEST DAYLIGHT DAY OF THE YEAR. ABOUT HALF THE YEAR THESE LIGHTS WILL NOT TURN ON.

