

Architectural Review Board Staff Report

Project type: Site Development Section Plan

Meeting Date: February 10, 2022

From: Shilpi Bharti, Planner *SB*

Location: 701 Trade Center Blvd.

Description: **Terra Corporate Park Lot 7, 701 Trade Center Blvd. (Scooter’s Coffee)**: Site Development Section Plan, Landscape Plan, Lighting Plan and Amended Architectural Elevations for a drive-up restaurant located on 0.84-acre tract of land located west of Trade Center Blvd. and north of Chesterfield Airport Road, zoned “PI”- Planned Industrial.

PROPOSAL SUMMARY

Sherrill Associates, Inc. and Good Grounds Properties, LLC has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a proposed drive-thru restaurant Scooter’s Coffee located at 701 Trade Center Blvd.

Proposed Development includes:

- 664 square feet of drive-thru restaurant
- 7 parking spaces for employees
- Stacking space for two drive-thru service
- Landscaping
- Lighting Plan
- Photometric Plan

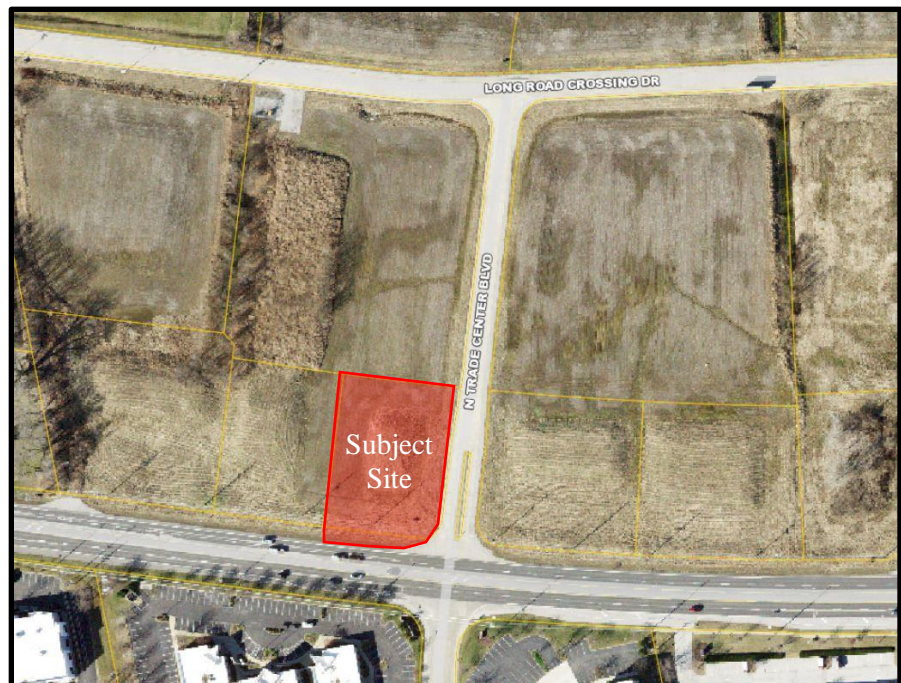


Figure 1: Subject Location

HISTORY OF SUBJECT SITE

The subject site was zoned M3 under St. Louis County Ordinance 8898. The site was rezoned from “M3-Planned Industrial District” to “PI- Planned Industrial District” in 2001 following the City of Chesterfield Ordinance 1708. Since then, the ordinance was amended to modify usage permitted under this “PI” district. The current ordinance governing the site is City Ordinance 2395 approved in 2007, which repealed City Ordinance 2245 to amend allowable building square footage requirements. The Terra Corporate Concept Plan was approved in 2007.

STAFF ANALYSIS

City of Chesterfield Unified Development Code has defined Site and Building design standards for building with different usage. The design standards for fast food drive thru restaurants are described in the below table.

UNIFIED DEVELOPMENT CODE					
	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Fast Food Restaurants	Create a circulation system that provides adequate space for drive-thru queuing lines. Direct drive-thru queuing lines so as to not conflict with pedestrian circulation or on-site parking.	Adapt franchise or corporate style architecture to complement the style of adjacent developments. Apply color schemes that coordinate with adjacent developments’ color schemes. Utilize similar architectural designs and palettes as the commercial development in which the building will be located. Integrate drive-thru elements, outdoor seating areas and play equipment architecturally into the building design.	Utilize perimeter fencing that is attractive and compatible with the building design.	Adapt franchise or corporate style architecture to fit in with the scale and proportion of adjacent development.	Locate drive-thru elements away from the primary street frontage.

Table 1: UDC Design Standards

Additionally, the site-specific ordinance for Terra Corporate Park mentions architectural standards for the site under the architectural section of Ordinance 2395. As per the ordinance:

1. “Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
2. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complemented by adequate landscaping.”



Figure 2: Colored Site Plan

Site Relationships

The proposed building is 664 square feet on 0.84 acres of land. The subject site is one small lot of Terra Corporate Subdivision. The Subdivision Concept Plan was approved in 2007, but currently the entire subdivision is a vacant land. Proposed development “Scooter Coffee” is the first site to be developed in this subdivision. The building design is of a similar height to the adjacent building across Chesterfield Airport Road. As per the applicant, the site is primarily designed to provide fast and efficient movement of vehicles around the building.

Circulation System and Access

The site access matches the Terra Corporate subdivision concept plan. The site is accessed through a new primary roadway from Trade Center Blvd. Ingress and Egress drives will then connect to this roadway at two locations. Two 12’ wide drive thru lanes are proposed with stacking capacity of seven cars per lane. Internal driveways are 24’ wide with two-way access.

Scale, Topography, Retaining Wall and Screening

The site sits vacant and is surrounded by vacant lands on the north, east and west. Buildings to the south are primarily one-story. The proposed building on the site is a single-story building of similar height and scale. The site is relatively flat with minor grade change at the center. There is no retaining wall or screening proposed.

Materials and Color

The four sides of the building façade consist of Manganese Brown Endicott Thin Brick Veneer, Skyline Steel Painted Hardie Reveal Panel, and Deep Forest Brown painted flat roof. The store front and metal trims are dark bronze Aluminum. Additionally, terracotta-colored awnings are proposed for windows.

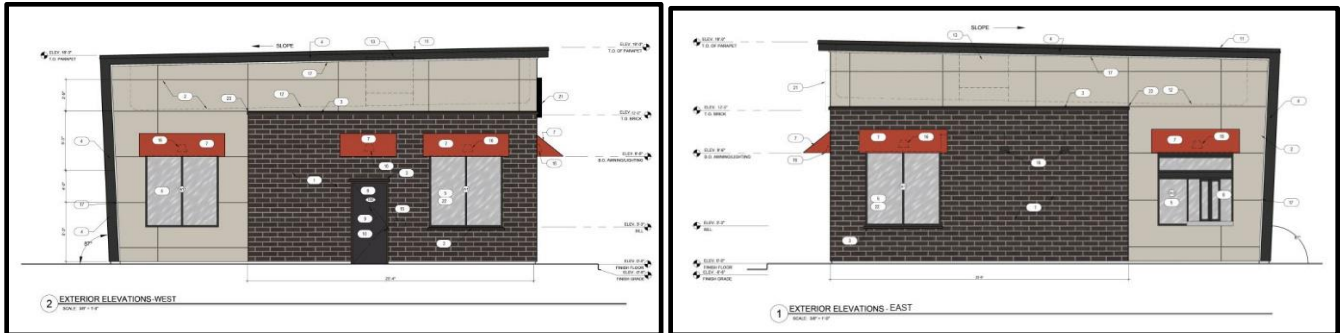


Figure 3: West and East side Elevations

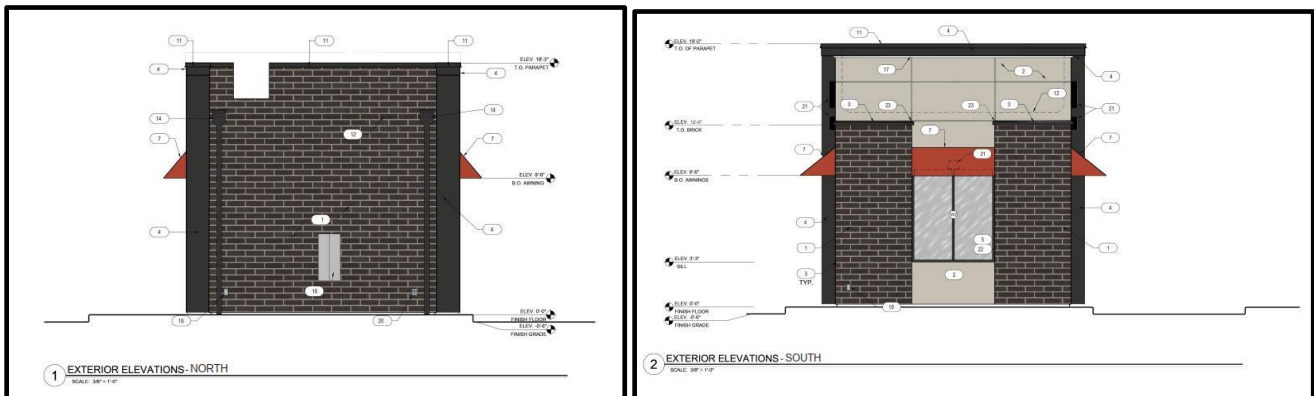


Figure 4: North and South side Elevations

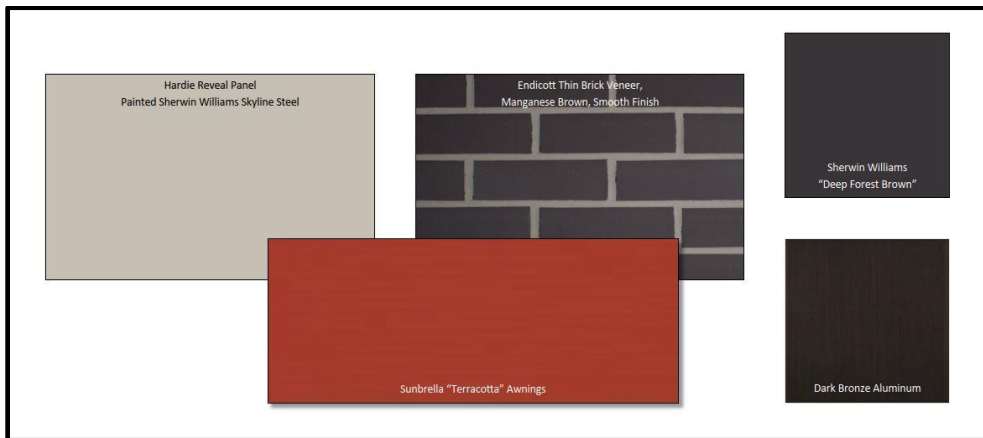


Figure 5: Material Samples

Lighting

There are four (4) different types of light fixtures proposed for this development. There are eight (8) wall lights and two (2) pole lights. Additionally, the building is illuminated by white led lighting running along the sides and roof.

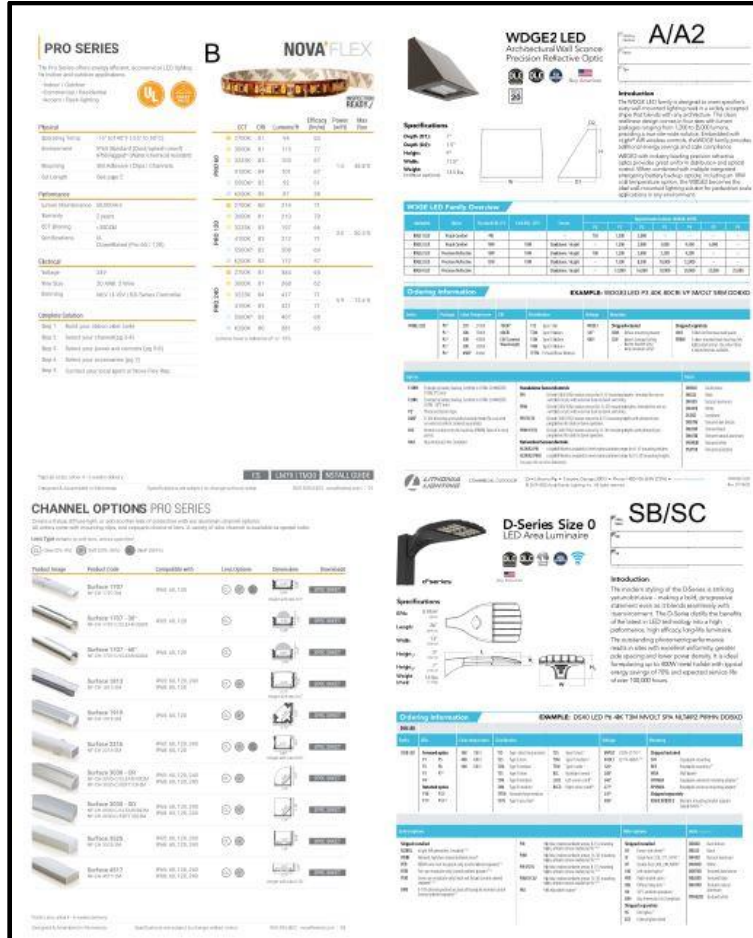


Figure 6: Proposed Light Fixture

Landscaping

As per City of Chesterfield Unified Development Code Section 405.04.020, Table 2, “minimum of 30’ wide landscape buffer strip is required for development along arterial roadway”. The proposed development faces a minor arterial roadway (Chesterfield Airport Road) and has depicted a 30’ landscape buffer. Applicant was referred to follow City Code Section 405.04.020 (J) for plant selection percentage. The proposed landscape plan of the site consists of four (4) different types of tree canopies, four (4) different types of shrubs, one (1) accent plant, and two (2) different types of groundcovers.

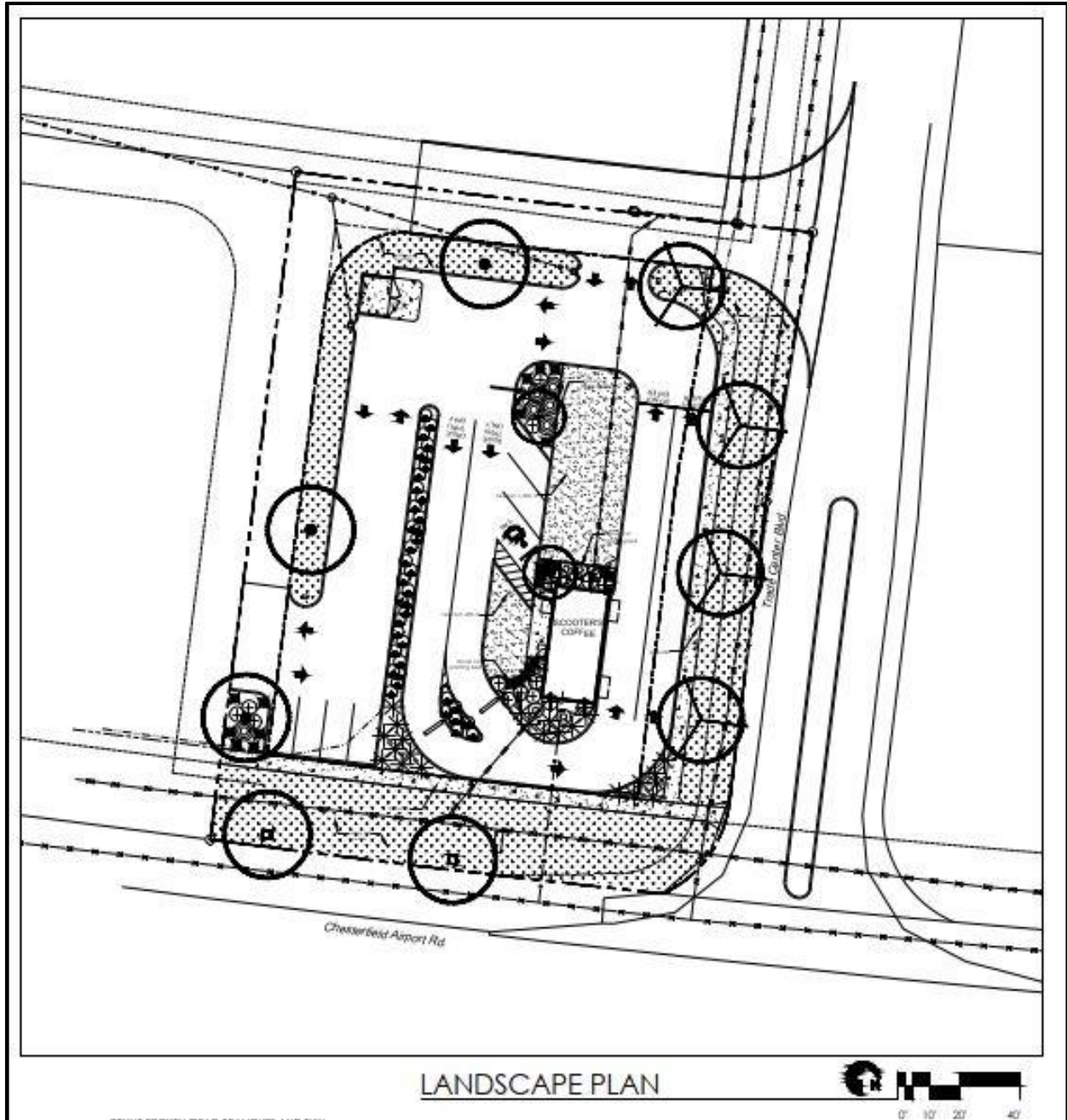


Figure 7: Proposed Landscaping

Rendering



Figure 8: View from Chesterfield Airport Road

DEPARTMENTAL 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.

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, and Architectural Elevations for 701 Trade Center Blvd. (Scooter's Coffee), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for 701 Trade Center Blvd. (Scooter's Coffee) with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



November 5, 2021

Scooter's – Chesterfield MO

City of Chesterfield
Planning Department
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

To Whom It May Concern,

FM GROUP is pleased to submit Scooter's Coffee to The City of Chesterfield Architectural Review Board for their consideration. This submittal package, includes the Statement of Design showing how the design standards are being addressed based on the city zoning code.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

Scooter's is a *drive thru only* coffee kiosk. The brand model is built on speed and the ability to move vehicles quickly. The stated mission is "Amazing people, Amazing drinks... Amazingly fast!" The site is designed with this motto in mind.

The site is primarily designed to provide fast and efficient movement of vehicles around the building. Although there is no pedestrian traffic to and from the proposed building, sidewalks have been added along both Chesterfield Airport Rd. and Trade Center Blvd.

The landscape design surrounds the building on all four sides and large canopy trees have been added in these areas.

Circulation System and Access

The site has been designed with a new primary roadway from Trade Center Blvd. Ingress and Egress drives will then connect to this roadway at two locations.

Once on-site vehicle traffic moves in a circular path around the building. Primarily using one-way traffic makes it easy for the customers to navigate the site and virtually eliminates any cross traffic.

To ensure that there are no cars in the queue backing up on the public streets, two drive-thru order lanes with a double menu board system is being utilized. The use of two drive thru lanes for ordering provides additional on-site stacking during peak services time.

Employee parking is located near the main drive entrance, away from Chesterfield Airport Road. Employees will enter and leave the site with ease even during peak hours. Accessible parking is conveniently located near the entrance door.

Topography

The existing site is relatively flat and currently exists as a vacant parcel. Minor grading will be required to provide accessible access into the building.

Retaining Walls and Screen Walls

No retaining or screen walls are proposed.

General Requirements for Building Design

Scale

Currently there are no existing structures to the north, west, or east of the proposed building. Buildings to the south are primarily one-story. A single-story building of similar height and scale is being proposed.

Design

The design of the building is well coordinated with the design of the buildings in the general vicinity. Many of the buildings along Chesterfield Airport Blvd use brick accent areas in their design. Brick veneer will be used in specific areas along the front and side elevations of the building as a contrasting accent. The Hardie Panel Reveal System is being used in the balance of the Elevations. Hardie Panel is a durable siding that maintains its appearance for a long time. The Hardie Panel system with reveal has a contemporary clean look and is similar in design and appearance to many of the nearby buildings. A flat roof with high parapet screens the mechanical equipment and matches back to many buildings along Chesterfield Airport Blvd. Fabric awnings highlight the building.

Materials and Colors

This area in Chesterfield has beautiful trees and green open space. To compliment this and coordinate with nearby buildings, a neutral color palette with hues selected from nature are being used. The dark brown brick veneer is in high contrast to the tan colored Hardie panels. The storefront and metal trim details are a dark bronze. Finally, terracotta-colored awnings provide a small burst of color to set these areas apart. Please refer to the exterior renderings for more visual presentation.

Landscape Design and Screening

A thoughtful approach to landscape design and screening has been taken. Shade trees have been added throughout the site, but particularly in the parking areas and along the street frontage. Turf is proposed along the street front for both Trade Center Blvd and Chesterfield Airport Blvd. This approach matches that of the neighboring lots along Chesterfield Airport Blvd. Foundation plantings have been added around the building.



Dumpster enclosure and service areas have evergreen shrubs planted to provide year-round screening. In addition to screening from landscaping, the dumpster enclosure is screened with a CMU screen walls and painted metal gates.

Signage

It is understood that signage review is not part of this process and will be reviewed in a separate submittal.

Lighting

The site lighting primarily consists of building lighting and specific lighting adjacent to various building functions for drive thru and menu board access. The building lighting is achieved with the use of wall mounted luminaires to highlight the walls and LED strip lighting is being proposed at the parapet level housed in a metal reveal around the entire building. Photometrics and fixture cut sheets have been provided in the submittal package for your reference.

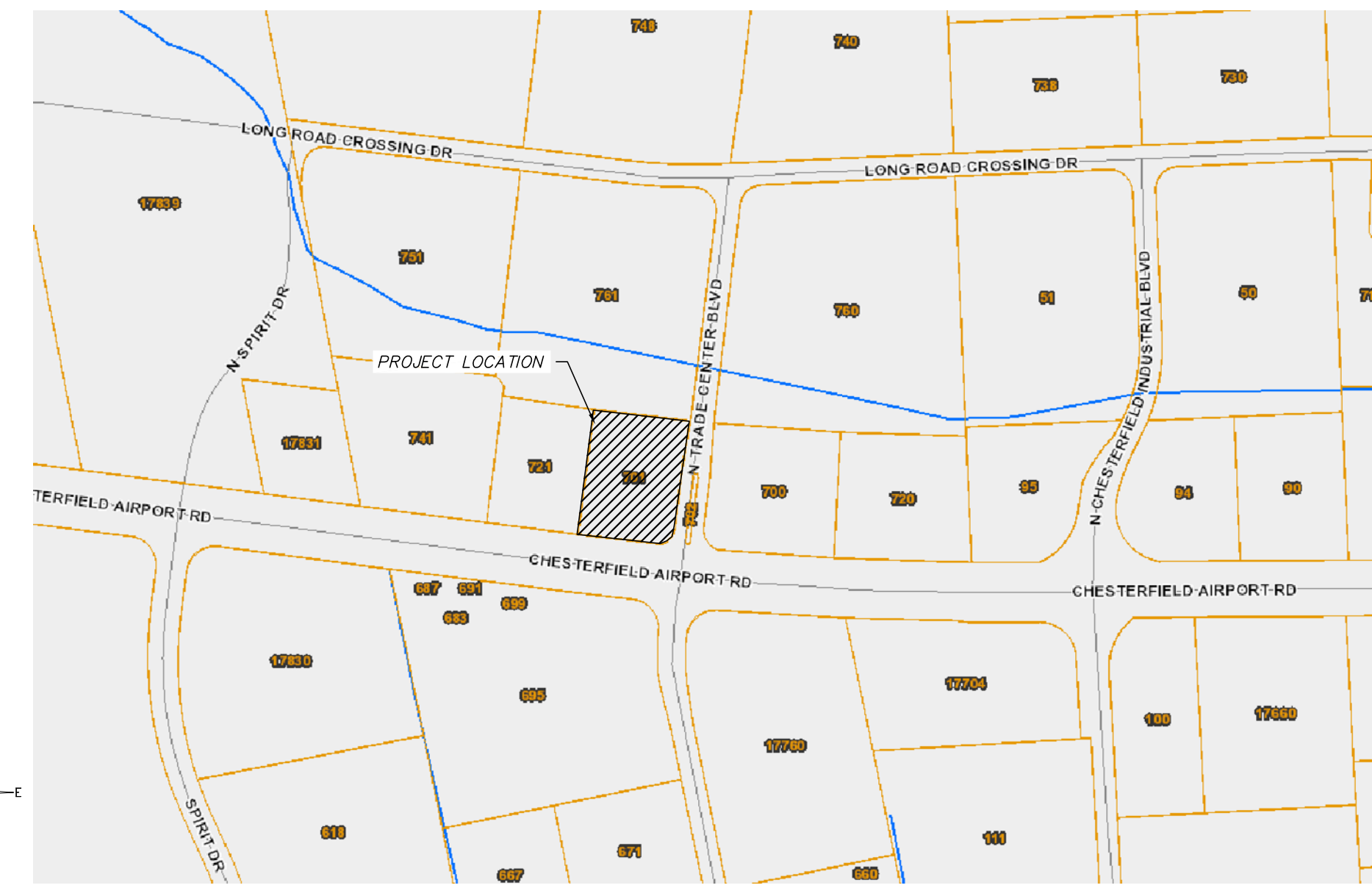
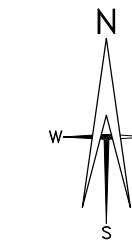
Thank you for your consideration. If you have any questions or comments, please me at 480.397.0048.

Sincerely,

FM GROUP INC

A handwritten signature in black ink, appearing to read 'Michele M. McCoy', with a stylized flourish at the end.

Michele M. McCoy
Senior Project Manager
mmccoy@fmgroup.net



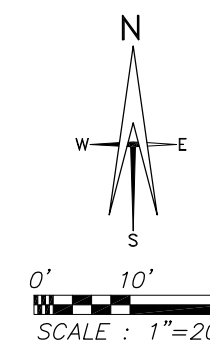
VICINITY MAP (NTS)

UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN OR SHOWN.

811
Know what's below.
811 before you dig.

TOTAL AREA
36,622± S.F.
0.84± AC.



0' 10' 20'
SCALE: 1"=20'

NOT FOR CONSTRUCTION
1/28/22

COLORED SITE PLAN
701 TRADE CENTER BLVD
CHESTERFIELD, MISSOURI 63005
Client: GOOD GROUNDS PROPERTIES, LLC
8749 AKINSVILLE ROAD
FORTUNA, MISSOURI 65034



SHERRILL ASSOCIATES

Surveyors - Engineers
- Planners

ILLINOIS DESIGN FIRM
#184-001238

MISSOURI DESIGN FIRM
#001332

316 Main Street
Edwardsville, IL 62025
TEL: (618) 656-9251

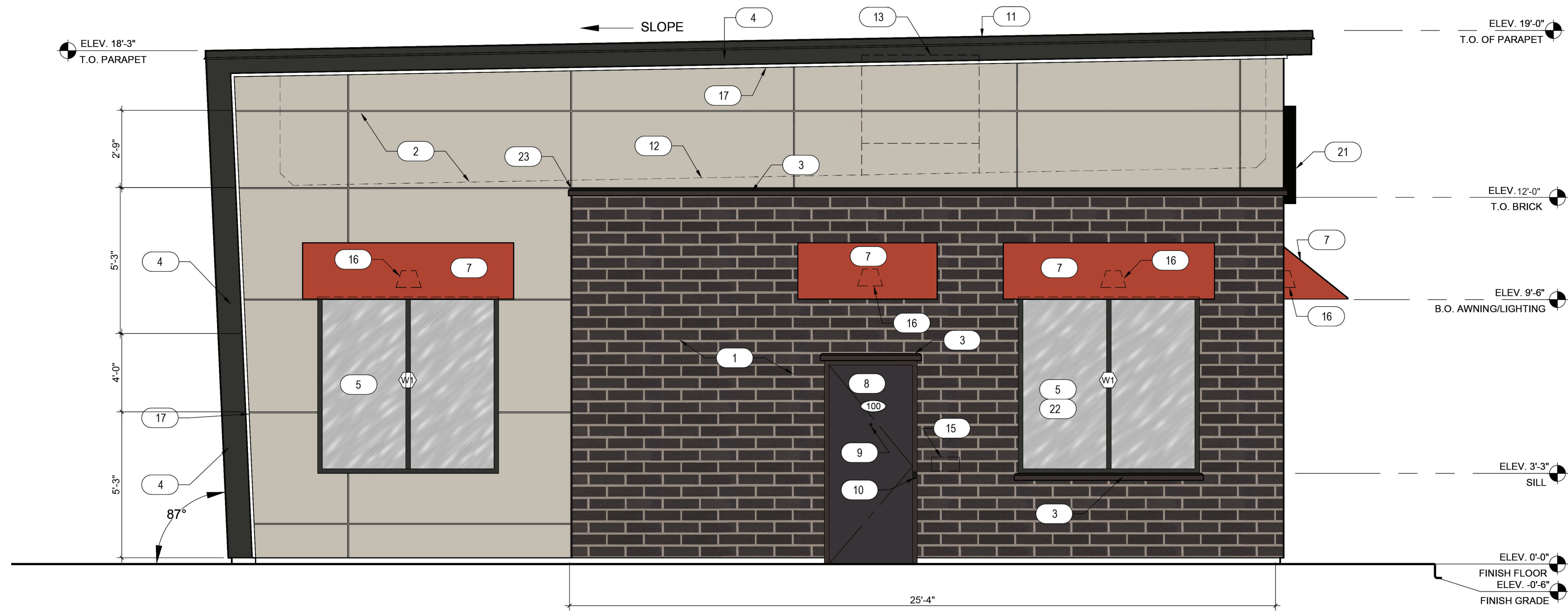
DISCLAIMER OF RESPONSIBILITY
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NO.	DATE	REVISION

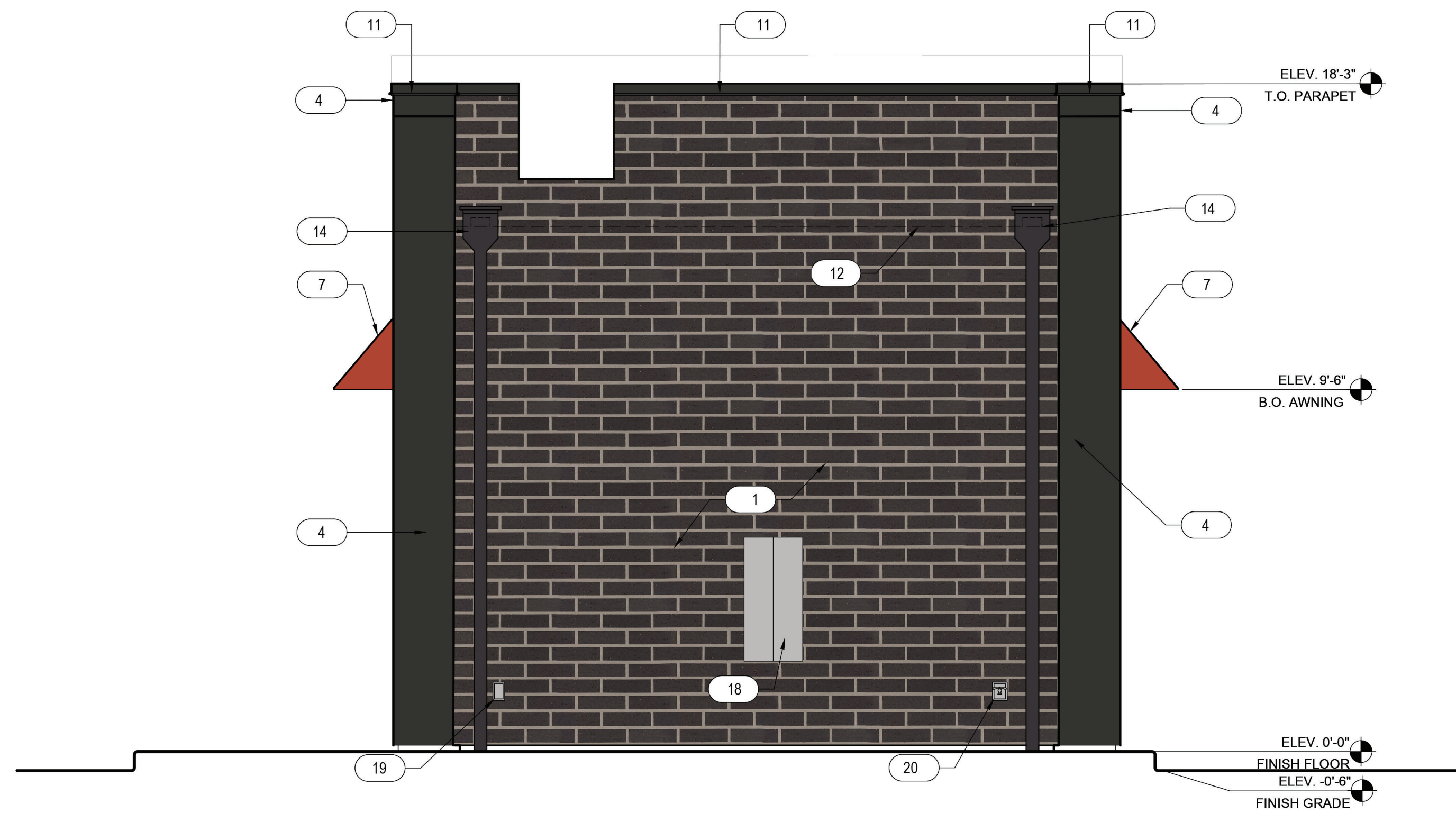
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CHECKED	WDW
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DATE	12/2/2021

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SHEET 1 OF 1

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2 EXTERIOR ELEVATIONS-WEST
SCALE: 3/8" = 1'-0"

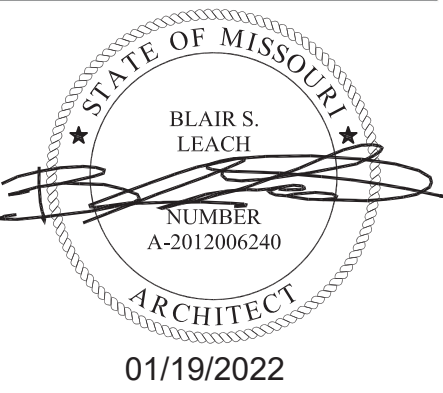


1 EXTERIOR ELEVATIONS-NORTH
SCALE: 3/8" = 1'-0"

KEYNOTES

(X)

1. ENDICOTT THIN BRICK VENEER, RUNNING BOND - COLOR: MANGANESE BROWN, SMOOTH FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. ENDICOTT 3 5/8" ROLOCK SILL - COLOR: MANGANESE BROWN, SMOOTH FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: DARK BRONZE
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: TERRACOTTA
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW9175 DEEP FOREST BROWN EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: DARK BRONZE
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. NOT USED
22. SPANDREL GLASS
23. START HARDIE PANEL SIDING HERE



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:

TITLE:
EXTERIOR
ELEVATIONS

DATE:
11.22.2021

PROJECT NO.
21-378

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- PERMIT SUBMITTAL
- BID PACKAGE
- CONSTRUCTION ISSUE

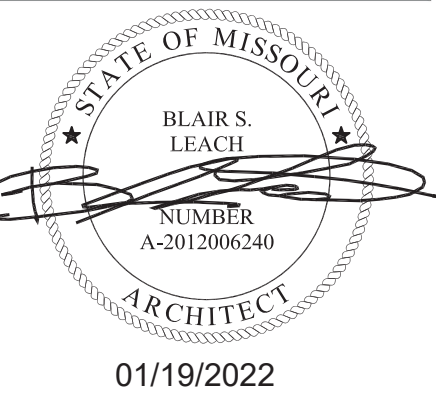
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A3.1

KEYNOTES

(X)

1. ENDICOTT THIN BRICK VENEER, RUNNING BOND - COLOR: MANGANESE BROWN, SMOOTH FINISH
2. HARDIE REVEAL PANEL SYSTEM WZ10 - SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
3. ENDICOTT 3 5/8" ROLOCK SILL - COLOR: MANGANESE BROWN, SMOOTH FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: DARK BRONZE
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS - COLOR: TERRACOTTA
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW9175 DEEP FOREST BROWN EGGSHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: DARK BRONZE
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL 8/A6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. NOT USED
22. SPANDREL GLASS
23. 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6.5 - COLOR: SW 1015 SKYLINE STEEL
24. START HARDIE PANEL SIDING HERE



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:

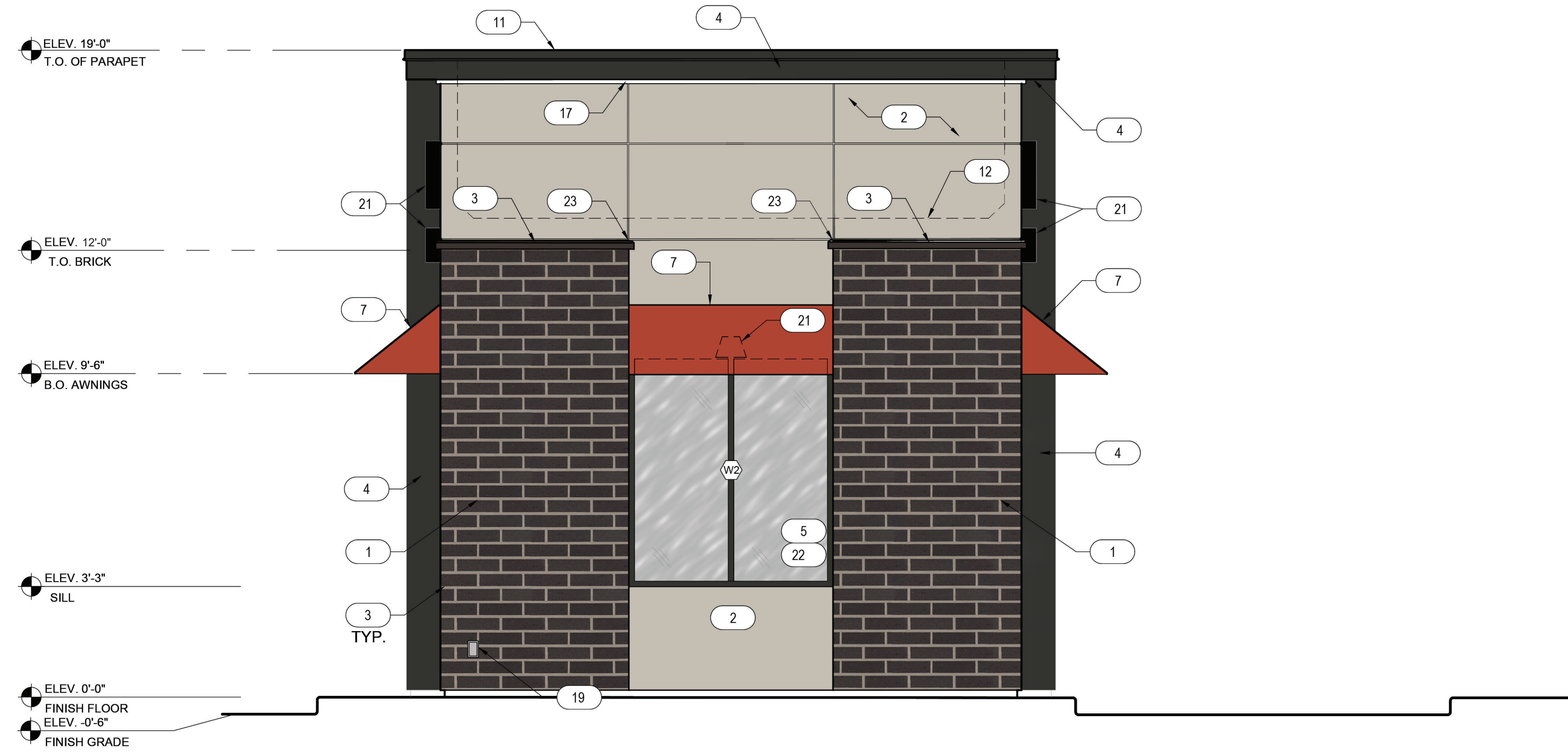
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EXTERIOR ELEVATIONS

DATE:
11.22.2021
PROJECT NO.
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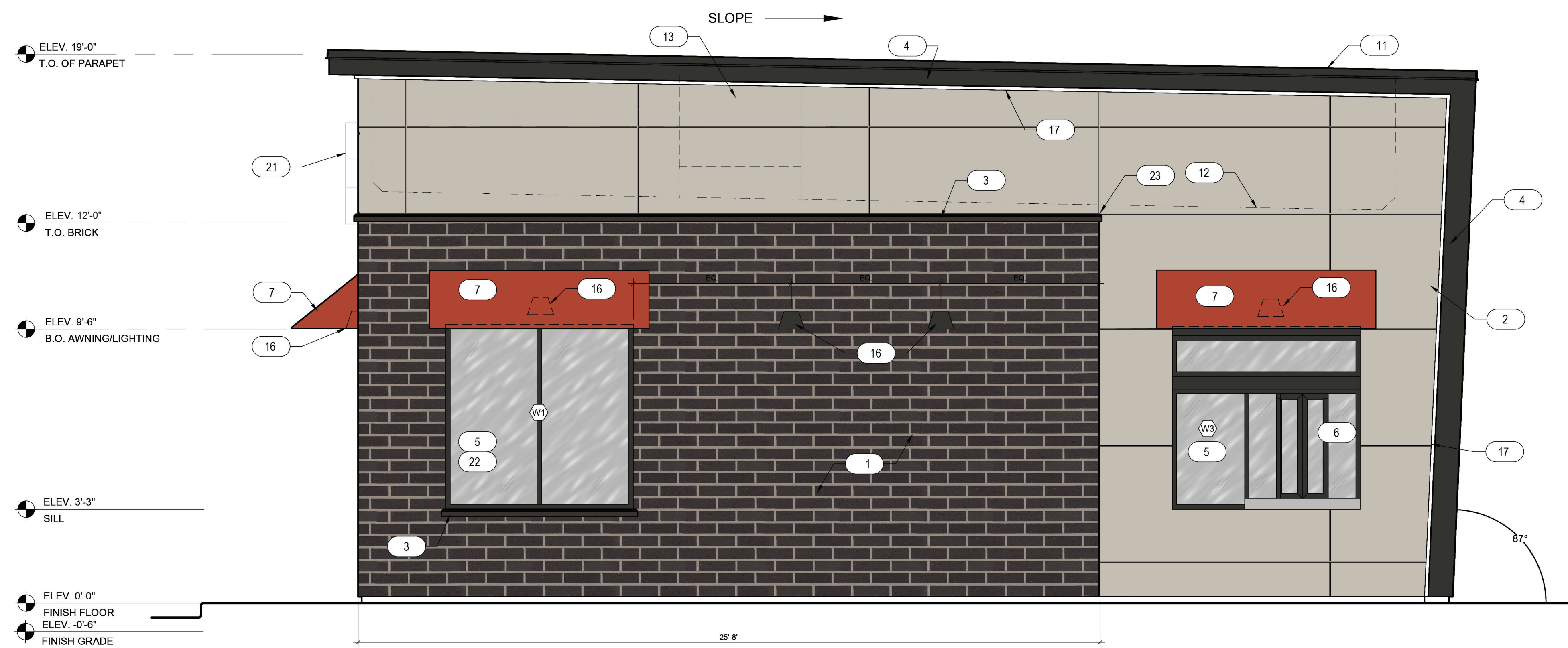
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- PERMIT SUBMITTAL
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- CONSTRUCTION ISSUE

SHEET NO.

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2 EXTERIOR ELEVATIONS - SOUTH
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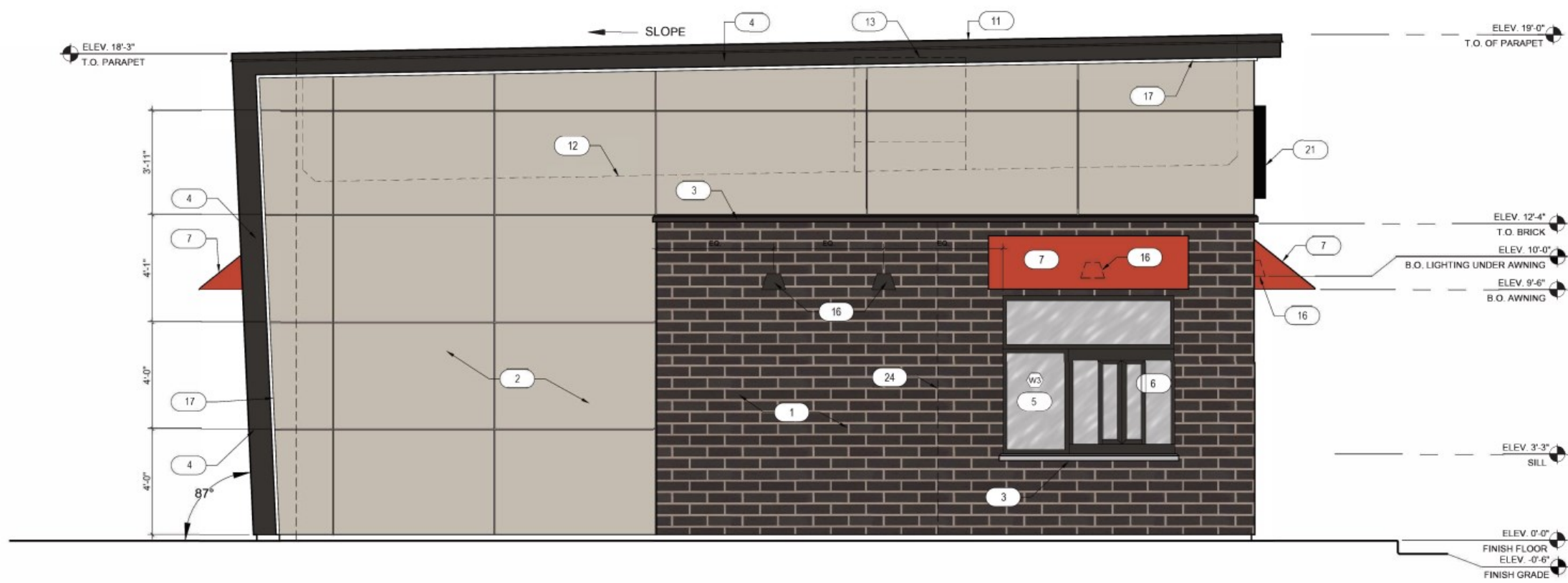


1 EXTERIOR ELEVATIONS - EAST
SCALE: 3/8" = 1'-0"

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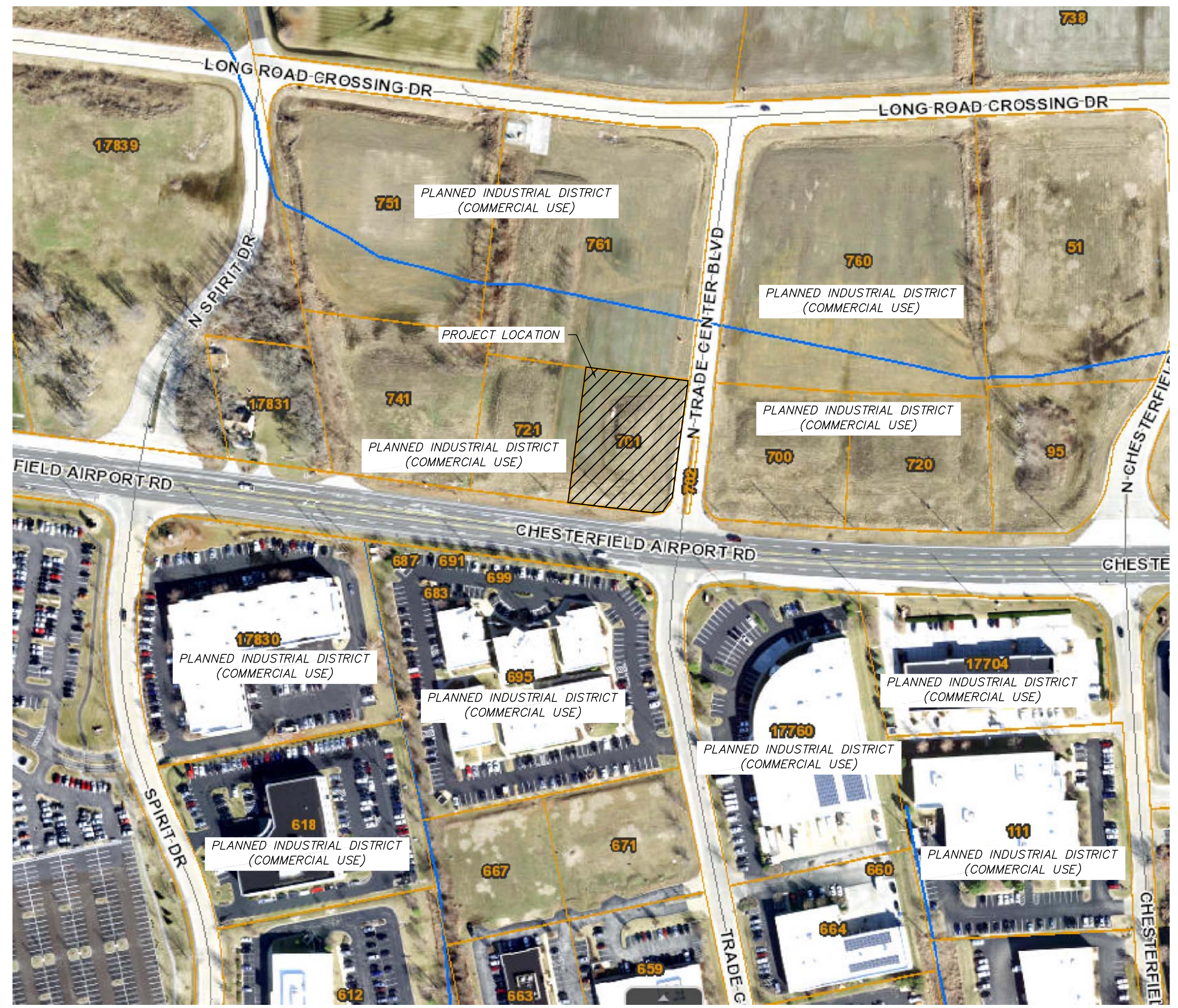


FINISH LEGEND		
Exterior Finish	Endicott Thin Brick Veneer, Stacked Bond	Manganese Brown, Smooth Finish
Exterior Finish	Hardie Reveal Panel System, Primed, Smooth Finish	Painted Sherwin Williams "Skyline Steel" SW 1015
Awning	<i>Sunbrella</i>	<i>Terracotta</i>
Window Frames	Dark Bronze Aluminum	
Door Frames	Insulated Hollow Metal Door and Frame	Painted Sherwin Williams "Deep Forest Brown" SW 9175, Eggshell Finish
Exterior Accents & Soffits	Dark Bronze 20 Gauge Metal	



Scooter's Coffee
701 Trade Center Boulevard
Chesterfield, MO 63005





VICINITY MAP (NTS)

UTILITIES NOTE
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 811 before you dig.



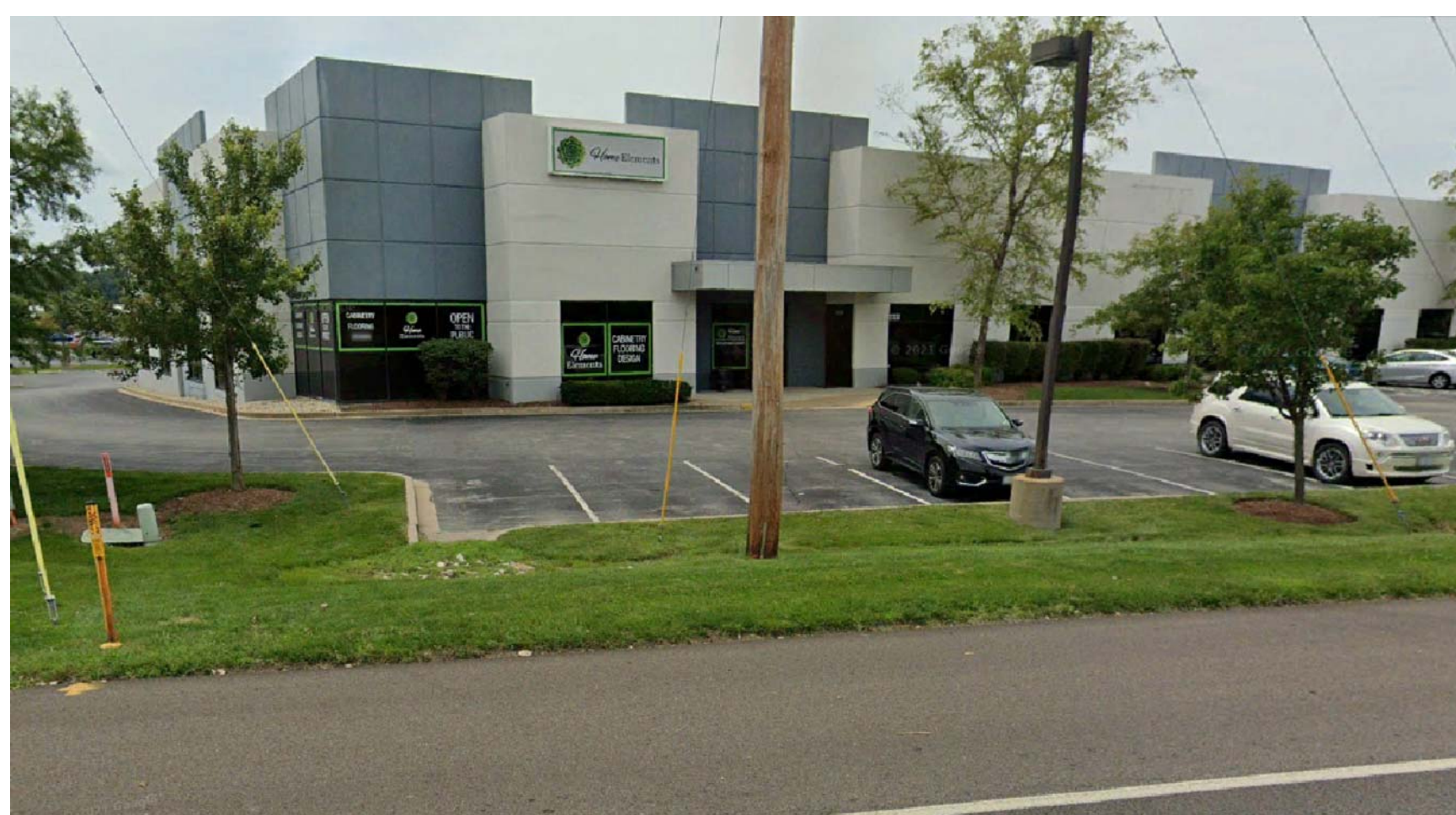
LOOKING NORTH AT SUBJECT PROPERTY (701 TRADE CENTER BLVD)
 VACANT GROUND – ZONED: PLANNED INDUSTRIAL



SOUTHWEST CORNER OF INTERSECTION (699 TRADE CENTER BLVD)
 COMMERCIAL USE – ZONED: PLANNED INDUSTRIAL



SOUTHEAST CORNER OF INTERSECTION (1770 CHESTERFIELD AIRPORT RD)
 COMMERCIAL USE – ZONED: PLANNED INDUSTRIAL



SOUTHWEST SITE 350' FROM SUBJECT SITE (17838 CHESTERFIELD AIRPORT RD)
 COMMERCIAL USE – ZONED: PLANNED INDUSTRIAL

File: **ADJACENT LAND USE EXHIBIT**
701 TRADE CENTER BLVD
CHESTERFIELD, MISSOURI 63005
 Client: **GOOD GROUNDS PROPERTIES, LLC**
8749 AKINSVILLE ROAD
FORTUNA, MISSOURI 65034



SHERRILL ASSOCIATES

Surveyors – Engineers
 – Planners

ILLINOIS DESIGN FIRM
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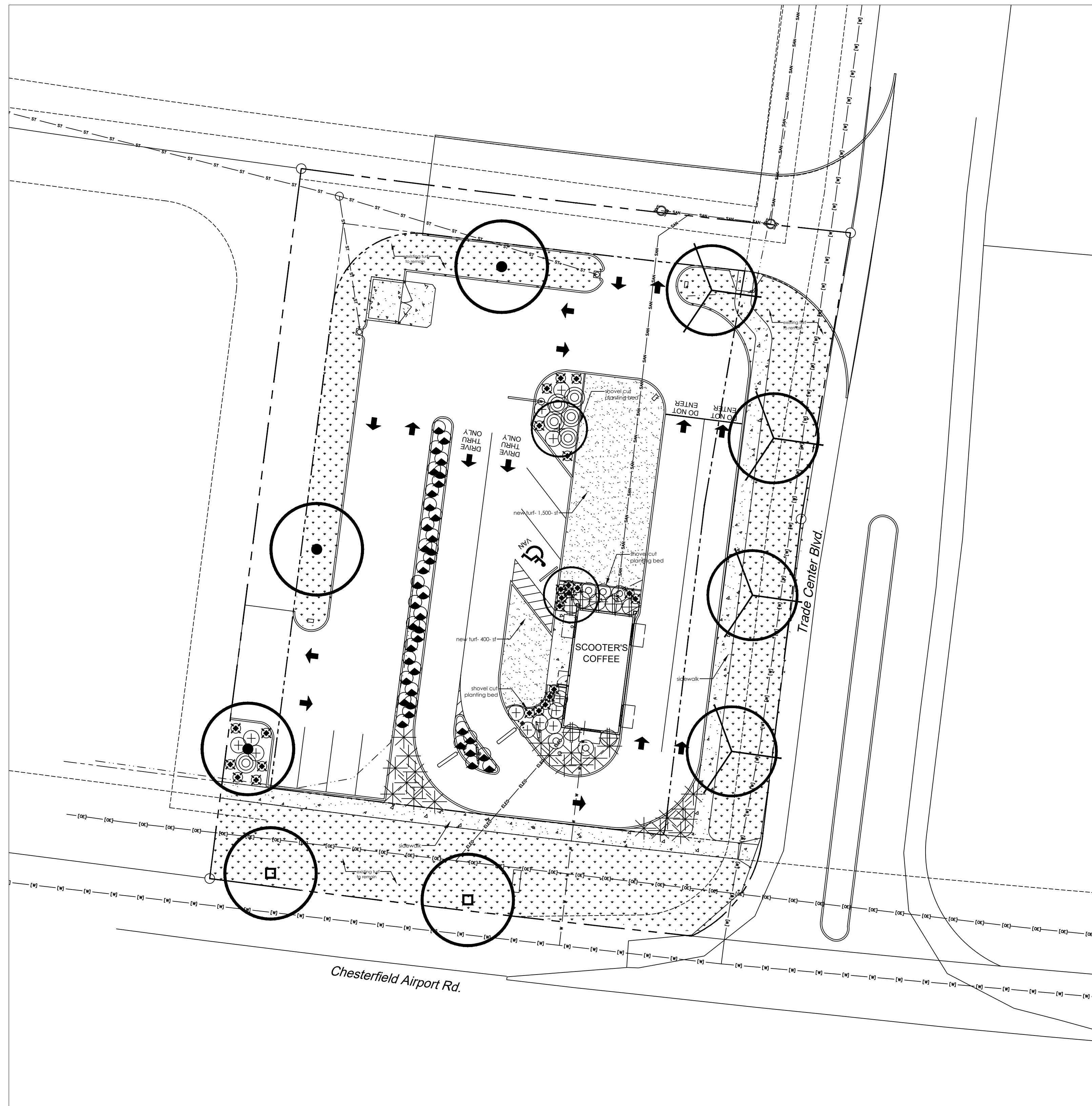
NO.	DATE	REVISION

PROJECT NO. 2158701

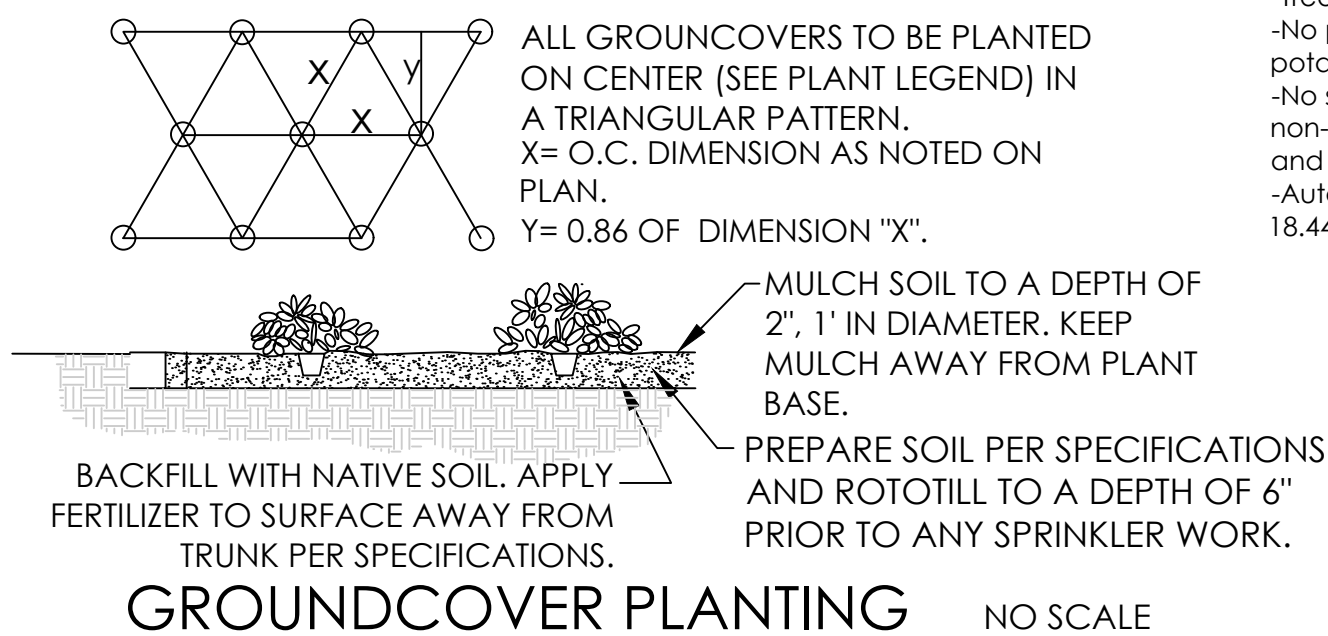
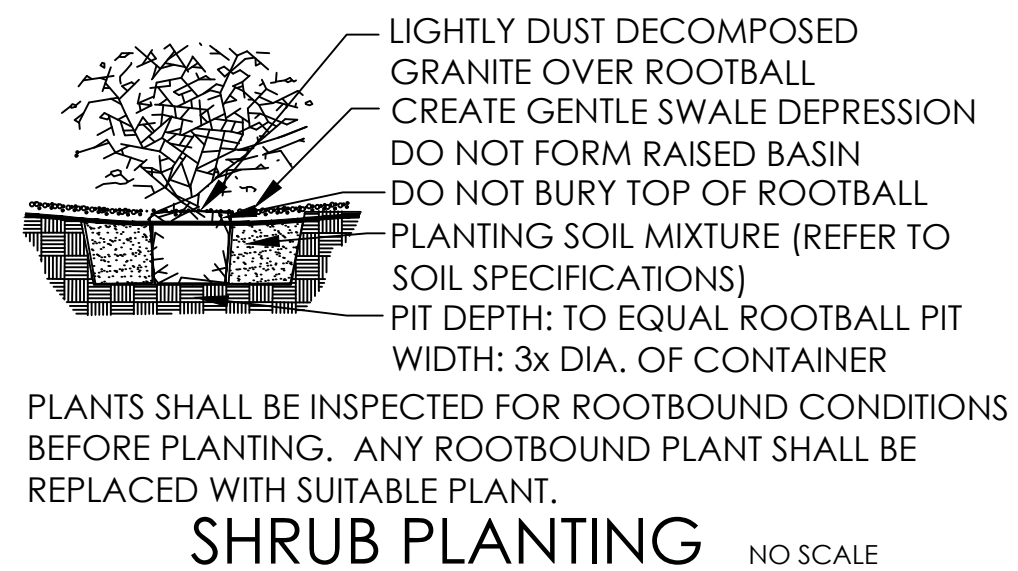
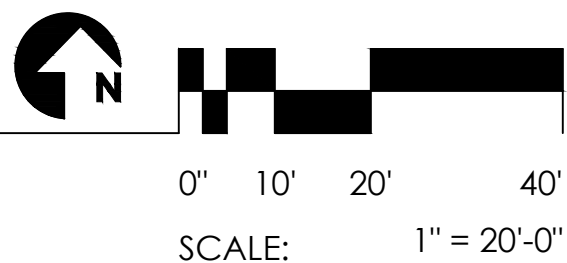
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CHECKED	WDW	DATE	12/2/2021

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LANDSCAPE PLAN



PLANT PALETTE - OVERALL

CANOPY TREES			
NAME	QTY.	SIZE	COMMENTS
<i>Gleditsia triacanthos</i> 'Shademaster' SHADEMASTER HONEYLOCUST	02	36" BOX	10' HT. 3" CAL. MIN.
<i>Betula nigra</i> RIVER BIRCH	02	24" BOX	8' HT. 2" CAL. MIN.
<i>Quercus bicolor</i> SWAMP WHITE OAK	03	24" BOX	8' HT. 2" CAL. MIN.
<i>Acer rubrum</i> 'October Glory' OCTOBER GLORY RED MAPLE	04	36" BOX	10' HT. 3" CAL. MIN.

SHRUBS			
NAME	QTY.	SIZE	COMMENTS
<i>Clethra alnifolia</i> 'Ruby Spice' RUBY SPICE SUMMER SWEET	05	5 GAL	24"-30" HT.
<i>Clethra alnifolia</i> 'Vanilla Spice' VANILLA SPICE SUMMER SWEET	12	5 GAL	24"-30" HT.
<i>Rhamnus fragula</i> 'Ron Williams' FINE LINE BUCKTHORN	06	5 GAL	24"-30" HT.
<i>Ilex 'Mesog'</i> 'China Girl' CHINA GIRL HOLLY	07	5 GAL	18"-24" HT.

ACCENTS			
NAME	QTY.	SIZE	COMMENTS
<i>Calamagrostis x acutiflora</i> 'Karl Foerster' KARL FOERSTER PINK FEATHER REED GRASS	23	3 GAL	18" HT.

GROUNDCOVERS			
NAME	QTY.	SIZE	COMMENTS
<i>Euonymus fortunei</i> 'Variegata' WINTERCREEPER EUONYMUS	39	1 GAL	
<i>Liriope muscari</i> 'Big Blue' BIG BLUE LIRIOPE	24	1 GAL	

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
<i>Cynodon dactylon</i> BERMUDA LAWN GRASS	1,900 S.F.

LANDSCAPE MATERIALS

Shredded hardwood mulch- 3" in all non turf areas

LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season (e.g. summer vs winter). Should the landscape contractor have any concerns about plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All palm and deciduous trees to be unconditionally guaranteed for one year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the city/owner. Any plant materials not approved by city/owner prior to October 1 of the calendar year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
- Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. Should a discrepancy exist between the plans, Studio Sprawl should be notified immediately.
- Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
- Shrubs must be at maturity, 6' from the rear of a fire hydrant. No material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. Field verify all hydrant location with the civil engineering plans.
- All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8".
- No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary sewer, or non-potable irrigation easements. [Volume III, Section 2.05(A)]
- No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary water, and non-potable irrigation mains and services. [Volume III, Section 2.05(B)]
- Automatic irrigation system shall be equipped with an automatic rain detection device. [Chapter 18.44.100.3.b]

studio X SPRAWL
 p. box 14012
 p. 480.361.9281
 f. 480.361.9276

scottsdale, arizona 85267

FM GROUP INC
 TWENTY FIVE YEARS
 15974 N. 77th ST., STE 100
 SCOTTSDALE AZ 85260



11/03/21



PROJECT ADDRESS:
 701 TRADE CENTER BLVD.
 CHESTERFIELD, MO 63005

REVISIONS:

TITLE:
LANDSCAPE PLAN

DATE:
 01.20.2022

PROJECT NO.
 21-378

- DESIGN DEVELOPMENT
- PERMIT SUBMITTAL
- BID PACKAGE
- CONSTRUCTION ISSUE

SHEET NO.

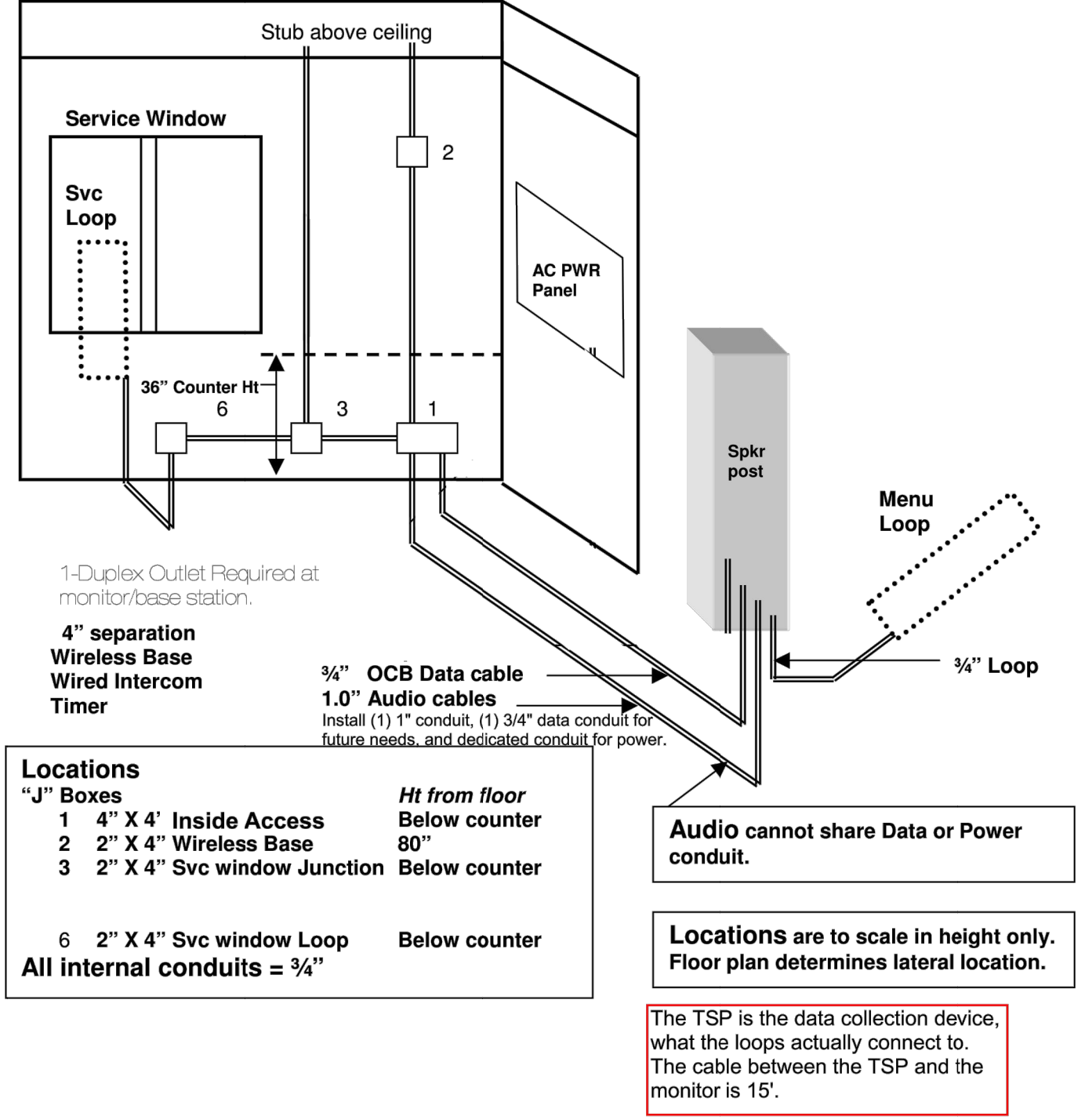
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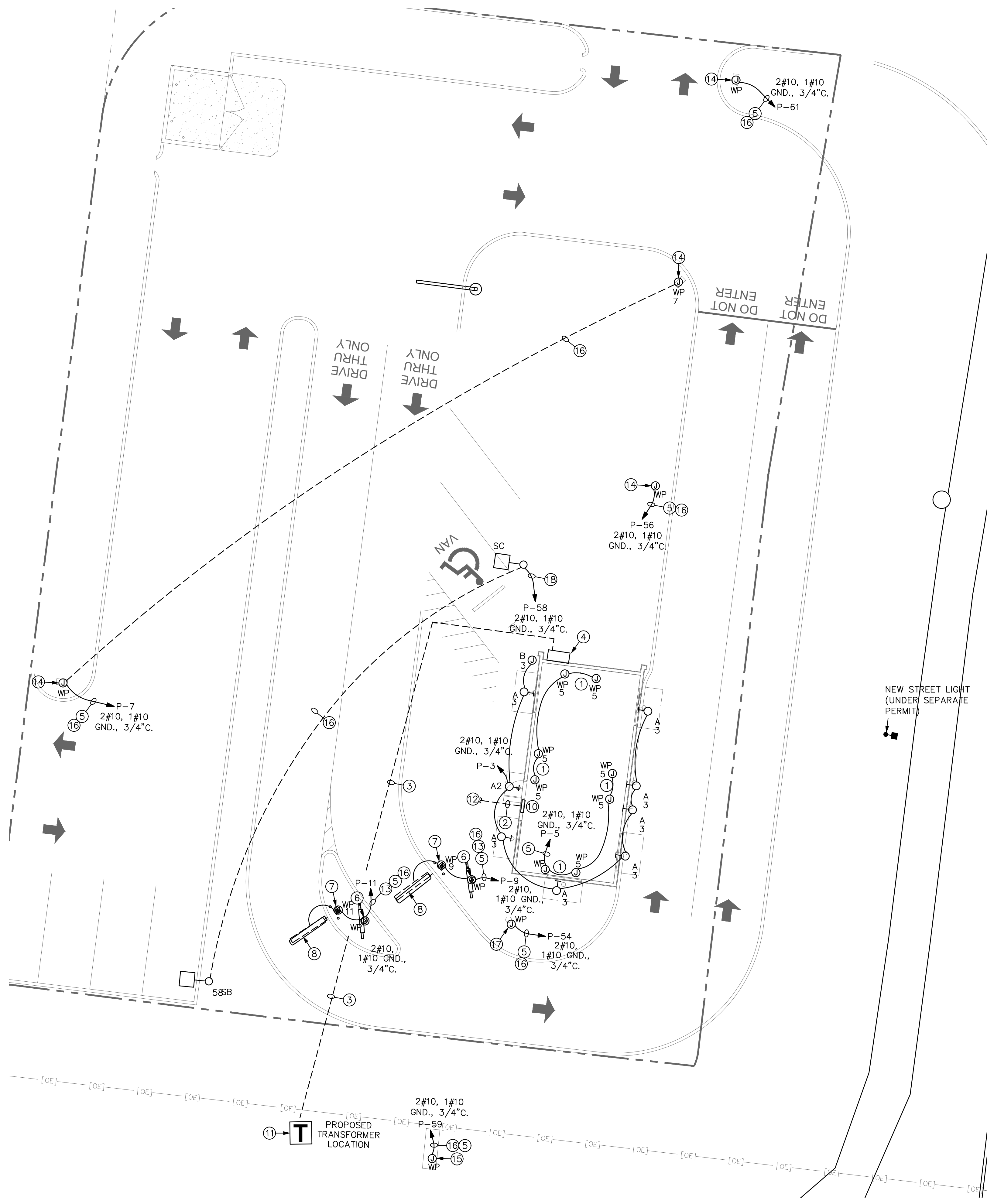
**Drive Thru
Conduit Schematic
Single Window**
Wireless base station with Wired Back up and Timer



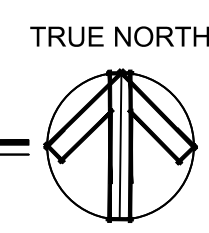
DRIVE THRU CONDUIT SCHEMATIC

SCOPE OF WORK

PROVIDE LIGHTING & POWER FOR A 300 SQ. FT. COFFEE SHOP UTILIZING A NEW UTILITY COMPANY XFMR. TO FEED A NEW 400 AMP SERVICE. SPECIFY A NEW 400 AMP PANEL TO FEED NEW EQUIPMENT THROUGH OUT THE PROPERTY SITE & TENANT SPACE FOR PERMIT.



1 ELECTRICAL SITE PLAN
SCALE: 1"= 10'-0"



GENERAL NOTES

- A. ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- B. ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
- C. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- D. CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
- E. ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410-4. ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410, ALL SUB ARTICLES.
- F. FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.
- G. ALL PVC CONDUIT MUST HAVE A MINIMUM OF #10 CU. GROUND CONDUCTOR.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SCHEDULING WITH POWER AND TELEPHONE UTILITY COMPANIES INCLUDING PROVIDING (2) COMPLETE SETS OF DRAWINGS TO EACH COMPANY. ALL WORK SHALL BE INSTALLED PER EACH UTILITY COMPANIES FINAL DESIGN DRAWINGS.
- I. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL EXTERIOR LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS.

KEYED NOTES

1. PROVIDE W.P. J-BOX FOR EXTERIOR SIGNAGE PER NEC. COORDINATE EXACT LOCATIONS PRIOR TO INSTALLATION. EXTEND CIRCUIT THROUGH WALL SWITCH, REFER TO SHEET E1.0 FOR MORE INFORMATION. VERIFY EXACT REQUIREMENTS W/OWNER.
2. 4" UNDERGROUND PVC CONDUIT WITH PULLWIRE AND RIGID STEEL BENDS PER TELEPHONE COMPANY REQUIREMENTS. TRENCH AND BACKFILL AS REQUIRED. REFER TO NEC TABLE 300.5 FOR ADDITIONAL REQUIREMENTS.
3. NEW SECONDARY FEEDERS FROM TRANSFORMER PER POWER COMPANY REQUIREMENTS. ROUTING SHOWN FOR REFERENCE ONLY. REFER TO ONE-LINE DIAGRAM.
4. PROPOSED LOCATION OF NEW SERVICE ENTRANCE SECTION IN NEMA-3R ENCLOSURE. REFER TO ONE-LINE DIAGRAM AND LOAD CALCULATIONS.
5. CIRCUIT ROUTED TO WALL SWITCH. REFER TO SHEET E1.0 FOR LOCATION
6. PROVIDE W.P. J-BOX FOR DRIVE THRU MENUBOARD. COORDINATE EXACT POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
7. PROVIDE W.P. J-BOX FOR DRIVE THRU SPEAKER. COORDINATE EXACT POWER REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION. SEE DRIVE-THRU CONDUIT SCHEMATIC.
8. CONNECT SPEAKER PEDESTAL TO DETECTION LOOP. COORDINATE EXACT REQUIREMENT WITH MANUFACTURER PRIOR TO ROUGH-IN. SEE DRIVE-THRU CONDUIT SCHEMATIC.
9. PROVIDE STUB UP FOR DETECTION LOOP. COORDINATE EXACT REQUIREMENT WITH MANUFACTURER PRIOR TO ROUGH-IN. SEE DRIVE-THRU CONDUIT SCHEMATIC.
10. PROPOSED LOCATION OF MPOP (MAIN POINT OF PRESENCE) FOR TELEPHONE COMPANY DEMARCATION AND TERMINATION.
11. PROPOSED LOCATION OF NEW UTILITY TRANSFORMER. COORDINATE EXACT LOCATION WITH UTILITY COMPANY PRIOR TO INSTALLATION.
12. TERMINATE AND STUB CONDUIT TO PROPERTY LINE OR EXISTING CABINET PER TELEPHONE COMPANY REQUIREMENTS.
13. PROVIDE (3) ELECTRICAL CONDUITS FOR DRIVE THRU EQUIPMENT. REFER TO DRIVE THRU SCHEMATIC ON THIS SHEET FOR FURTHER INFORMATION.
14. PROVIDE W.P. J-BOX FOR ILLUMINATED SITE SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT AND OR OWNER AND ELECTRICAL REQUIREMENTS WITH VENDOR.
15. PROVIDE W.P. J-BOX FOR MONUMENT SITE SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT AND OR OWNER AND ELECTRICAL REQUIREMENTS WITH VENDOR.
16. PROVIDE #10 WIRE IN 3/4" NONMETALLIC CONDUIT, 24" BELOW FINISHED GRADE OR PER NEC 300.5. VERIFY EXACT ROUTING PRIOR TO INSTALLATION. TRENCH, BACKFILL, AND REPAIR LANDSCAPE/HARDSCAPE AS REQUIRED.
17. PROVIDE W.P. J-BOX FOR POWER CONNECTION FOR ILLUMINATED FLAG POLE. COORDINATE EXACT LOCATION AND 'ON/OFF' CONTROL WITH OWNER PRIOR TO INSTALLATION. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURE PRIOR TO ROUGH-IN.
18. OWNER TO VERIFY CONTROL SYSTEM (TIMECLOCK/WALL SWITCH) FOR POLE LIGHTS PRIOR TO INSTALLATION.

CONDUIT ROUTING NOTE

CONDUIT ROUTING IS CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE/FIELD VERIFY BEST ROUTING METHOD WITH OWNER/ARCHITECT PRIOR TO TRENCHING.

CONTRACTOR NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND SCHEDULING WITH POWER AND TELEPHONE UTILITY COMPANIES INCLUDING PROVIDING (2) COMPLETE SETS OF DRAWINGS TO EACH COMPANY. ALL WORK SHALL BE INSTALLED PER EACH UTILITY COMPANIES FINAL DESIGN DRAWINGS.

DEFERRED SUBMITTAL - FIRE ALARM NOTES

THE FIRE ALARM SYSTEM IS INCLUDED IN THIS PROJECT AND WILL BE PROVIDED AS A DEFERRED SUBMITTAL. THE ELECTRICAL CONTRACTOR SHALL VERIFY EXACT FIRE ALARM REQUIREMENTS WITH LANDLORD AND AUTHORITY HAVING JURISDICTION AND TO INCLUDE ALL COSTS IN THE BID. FIRE ALARM DEVICES ARE TO BE COMPATIBLE WITH LANDLORDS FIRE ALARM SYSTEM. IF ANY ENGINEERED FIRE ALARM DRAWINGS ARE TO BE PREPARED BY A LOCAL LICENSED FIRE ALARM CONTRACTOR AND SUBMITTED TO THE LANDLORD AND AUTHORITY HAVING JURISDICTION FOR APPROVAL PRIOR TO ANY WORK COMMENCEMENT.

ENTIRE SHEET

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Proj. No.: 21522



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:
CITY COMMENT 01.19.22

TITLE:
ELECTRICAL SITE PLAN

DATE:
11.22.2021
PROJECT NO.
21-378
SHEET NO.

E0.0

PRO SERIES

The Pro Series offers energy efficient, economical LED lighting for indoor and outdoor applications.

- Indoor / Outdoor
- Commercial / Residential
- Accent / Back-lighting



Physical	
Operating Temp	-15° to 140°F (-25° to 60°C)
Environment	IP65 Standard (Dust/Splash proof) IP68 Rugged® (Water/chemical resistant)
Mounting	3M Adhesive Clips Channels
Cut Length	See page 2

Performance	
Lumen Maintenance	50,000 Hrs
Warranty	2 years
CCT Binning	<3SDCM
Certifications	UL Closet Rated (Pro 60 / 120)

Electrical	
Voltage	24V
Wire Size	20 AWG, 2 Wire
Dimming	MLV 0-10V S3I Series Controller

Complete Solution

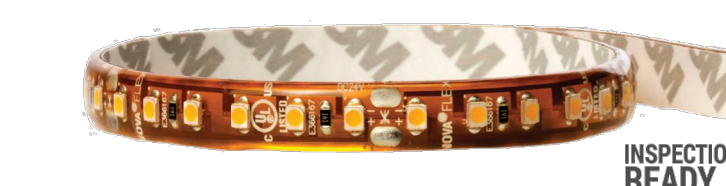
- Build your ribbon order code
- Select your channel (pg 3-4)
- Select your power and controls (pg 5-6)
- Select your accessories (pg 7)
- Contact your local agent or Nova Flex Rep.

*Special order, allow 4 - 6 weeks delivery.

IES LM79 | TM30 INSTALL GUIDE

Designed & Assembled in Minnesota. Specifications are subject to change without notice. 800.595.6302 novaflexled.com | 01

B NOVA FLEX



	CCT	CRI	Lumens/ft	Efficacy (lm/w)	Power (w/ft)	Max Run
PRO 60	2700K	81	94	63	1.5	48.8 ft
	3000K	81	115	77		
	3225K	83	103	67		
	4100K	84	101	67		
	5500K*	82	92	61		
PRO 120	2700K	80	214	71	3.0	30.3 ft
	3000K	81	210	70		
	3225K	83	197	66		
	4100K	83	212	71		
	5500K*	82	208	69		
PRO 240	2700K	81	384	65	5.9	15.4 ft
	3000K	81	368	62		
	3225K	84	417	71		
	4100K	83	421	71		
	5500K*	83	407	69		
	6200K	80	381	65		

Lumens have a tolerance of +/- 10%.

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

Introduction

The WDGE LED family is designed to meet specified every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, U/C	Cold EM, -20°C	Series	P6	P1	P2	P3	P4	P5	P6
WDGE2 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P0 ¹	27K	2700K	700CP	T15	Type I Short	AW01	EW
	P1 ²	30K	3000K	800CB	T25	Type II Medium	T24T	SW
	P2 ³	40K	4000K	LWF Limited Wavelength	T3M	Type III Medium	480 ¹	LW
	P3 ⁴	50K	5000K		T4M	Type IV Medium		FW
	P4 ⁵	AMB	Amber	TF1M	Forward Throw Medium			

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 2°C min)	D0BD Dark bronze
E20WH Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, 20°C min)	D0LB Black
PE ¹ Photocell, Burton type	D0AD Natural aluminum
DMA ² 0-10V dimming when pulled outside fixture (for use with an external control, ordered separately)	D0WD White
RCE Bottom conduit entry for back box (P88B). Total of 4 entry points.	D0SD Sandstone
BAA Buy America(s) Act Compliant	D0BTD Textured dark bronze
	D0BLD Textured black
	D0A1D Textured natural aluminum
	D0B1D Textured black
	D0W1D Textured white
	D0S1D Textured sandstone

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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CHANNEL OPTIONS PRO SERIES

Create a fixture, diffuse light, or add another level of protection with our aluminum channel options. All orders come with mounting clips, end caps, and choice of lens. A variety of color channel is available as special order.

Lens Type defaults to soft lens, unless specified

- CL Clear (0% - 5%) SF Soft (20% - 30%) SL Solid* (50%+)

Product Image	Product Code	Compatible with	Lens Options	Dimensions	Downloads
	Surface 1707 NF-CH-1707-2M	IP65: 60, 120	CL, SF, SL	0.61" H 0.61" W	SPEC SHEET
	Surface 1707 - 30° NF-CH-1707-C/CLEAR/30-2M	IP65: 60, 120	CL	0.61" H 0.61" W	SPEC SHEET
	Surface 1707 - 60° NF-CH-1707-C/CLEAR/60-2M	IP65: 60, 120	CL	0.61" H 0.61" W	SPEC SHEET
	Surface 1813 NF-CH-1813-2M	IP65: 60, 120, 240 IP68: 60, 120	CL, SF, SL	0.91" H 0.61" W	SPEC SHEET
	Surface 1919 NF-CH-1919-2M	IP65: 60, 120	CL, SF, SL	0.71" H 0.71" W	SPEC SHEET
	Surface 2216 NF-CH-2216-2M	IP65: 60, 120, 240 IP68: 60, 120	CL, SF, SL	0.87" H 0.61" W	SPEC SHEET
	Surface 3030 - CR NF-CH-3030-C/CLEAR/CR-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL, SF, SL	1.19" H 1.19" W	SPEC SHEET
	Surface 3030 - SQ NF-CH-3030-C/CLEAR/SQ-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL, SF, SL	1.19" H 1.19" W	SPEC SHEET
	Surface 3525 NF-CH-3525-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL, SF, SL	1.38" H 1.38" W	SPEC SHEET
	Surface 4517 NF-CH-4517-2M	IP65: 60, 120, 240 IP68: 60, 120, 240	CL, SF, SL	1.67" H 1.67" W	SPEC SHEET

*Solid Lens, allow 4 - 6 weeks delivery.

Designed & Assembled in Minnesota. Specifications are subject to change without notice. 800.595.6302 novafluxed.com | 03

COMcheck Software Version 4.1.5.3 Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: SCOOTER'S COFFEE
Project Type: New Construction

Construction Site: 701 TRADE CENTER BLVD CHESTERFIELD, MO 63005
Owner/Agent: FM GROUP INC 15974 N 77TH ST STE 100 SCOTTSDALE, AZ 85260
Designer/Contractor: ARDEBILI ENGINEERING 7328 E STETSON DR SCOTTSDALE, AZ 85251

Additional Efficiency Packages(s)
Credits: 1.0 Required, 1.0 Proposed
Reduced Lighting Power, 1.0 credit

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Common Space Types:Dining Area - Cafeteria/Fast Food	665	0.59	392
			Total Allowed Watts = 392

Proposed Interior Lighting Power

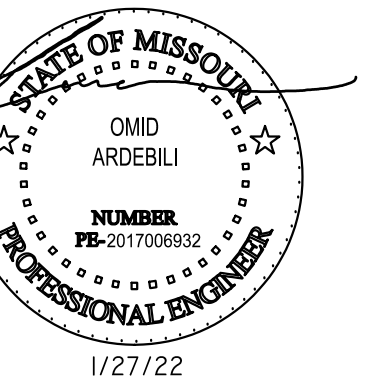
A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Common Space Types:Dining Area - Cafeteria/Fast Food LED 1: 11; 2X4; Other:	1	8	40	320
			Total Proposed Watts = 320	

Interior Lighting PASSES: Design 18% better than code

Interior Lighting Compliance Statement
Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE
Name - Title Signature Date 01/27/2022

Project Title: SCOOTER'S COFFEE
Data filename: Z:\Shared\01_Projects\2021\21672_FMG_Scooters - Chesterfield, MO\01_Construction Documents\ENERGY\IECC_E.cck
Report date: 01/27/22
Page 1 of 7



PROJECT ADDRESS:
701 TRADE CENTER BLVD.
CHESTERFIELD, MO 63005

REVISIONS:
CITY COMMENT 01.19.22

TITLE:
EXTERIOR LIGHTING CUTSHEETS & COMCHECKS

DATE:
11.22.2021
PROJECT NO.
21-378

SHEET NO.

E0.1

COMcheck Software Version 4.1.5.3 Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: SCOOTER'S COFFEE
Project Type: New Construction
Exterior Lighting Zone

Construction Site: 701 TRADE CENTER BLVD CHESTERFIELD, MO 63005
Owner/Agent: FM GROUP INC 15974 N 77TH ST STE 100 SCOTTSDALE, AZ 85260
Designer/Contractor: ARDEBILI ENGINEERING 7328 E STETSON DR SCOTTSDALE, AZ 85251

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	21500 ft2	0.15	No	3225
		Total Tradable Watts (a) =		0
		Total Allowed Watts =		3225
		Total Allowed Supplemental Watts (b) =		750

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 750 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (21500 ft2): Non-tradable Wattage				
LED 1: A: WALL SCONCE: Other:	1	7	19	133
LED 2: A2: WALL SCONCE: Other:	1	1	19	19
LED 3: B: LED STRIP: Other:	1	1	350	350
LED 4: SB: POLE LIGHT: Other:	1	1	134	134
LED 4 copy 1: SC: POLE LIGHT: Other:	1	1	134	134
			Total Tradable Proposed Watts = 0	

Exterior Lighting PASSES: Design 0.0% better than code

Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.3 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

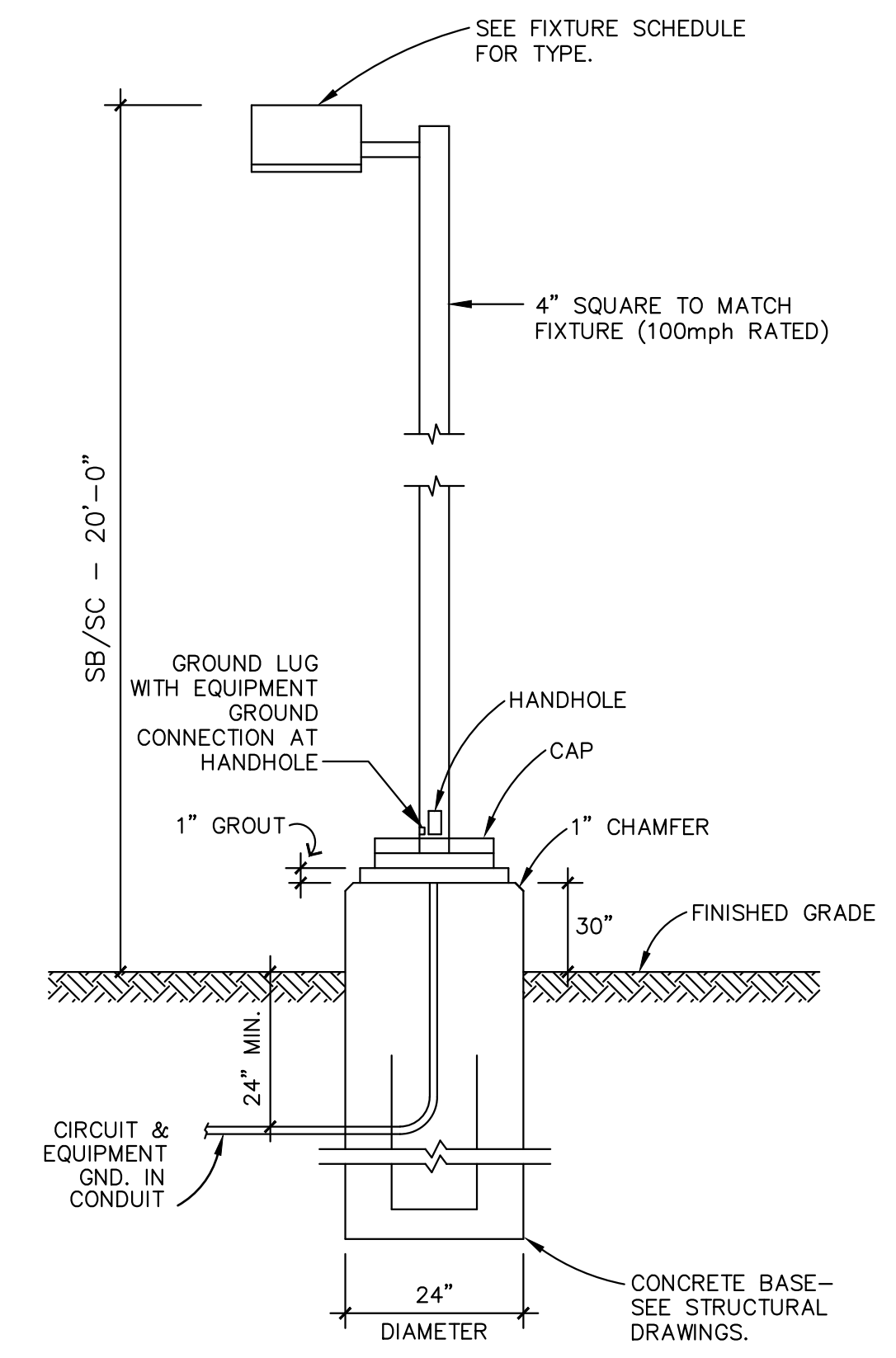
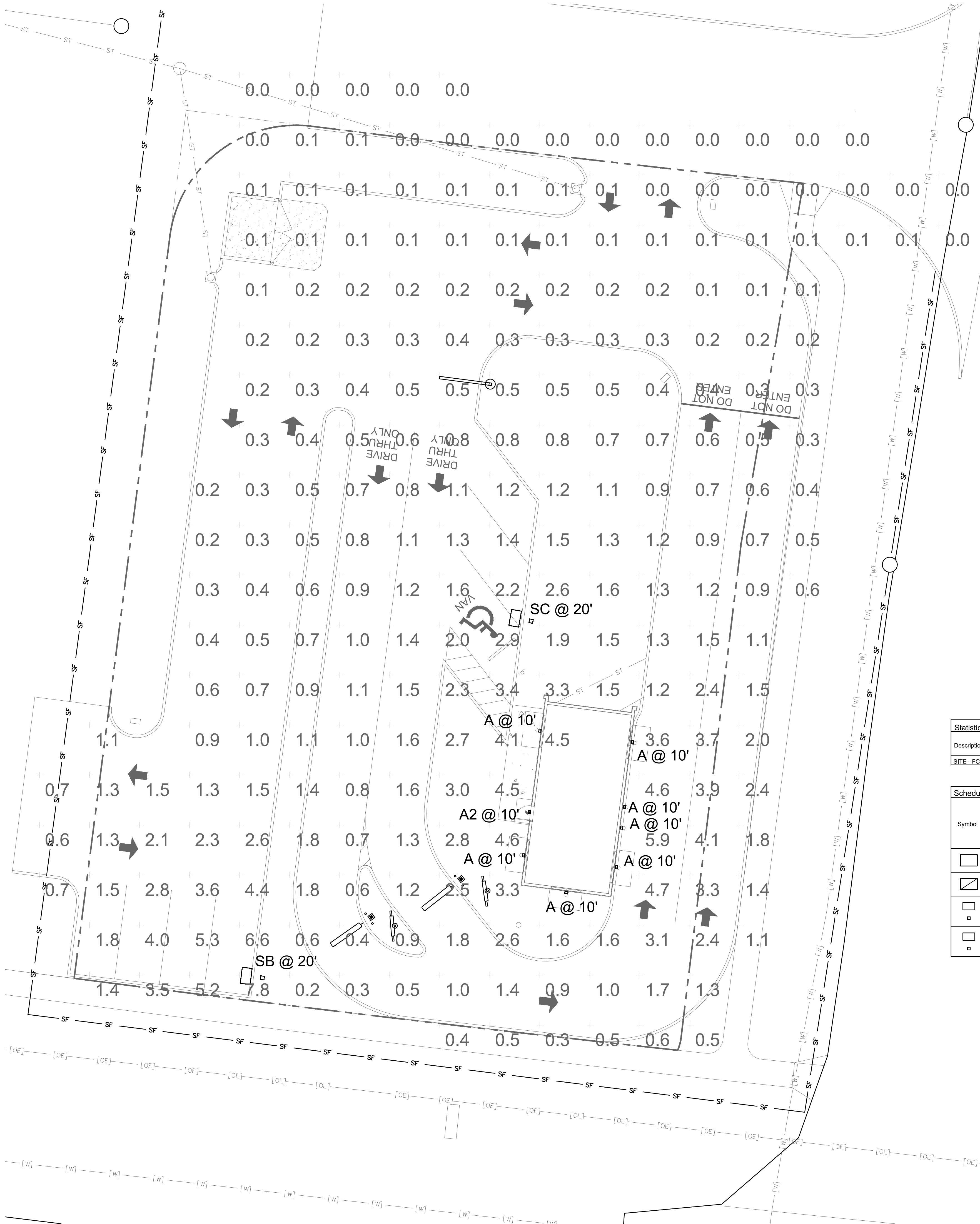
OMID ARDEBILI, PE
Name - Title Signature Date 01/27/2022

ENTIRE SHEET

Electrical Engineer
OMID ARDEBILI P.E.

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Proj. Ngr.: BH Proj. No.: 21672

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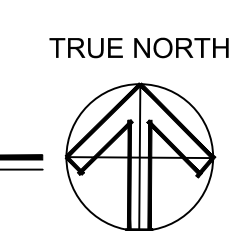
LIGHT POLE 'SB/SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	1.1 fc	7.8 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	7	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T4M MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P2_30K_80CRI_T4 M.ies	1922	0.91	18,9815
▤	A2	1	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T4M MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 4 MEDIUM OPTIC W/EM BATTERY PACK	LED - 3000K	WDGE2_LED_P2_30K_80CRI_T4 M.ies	1922	0.91	18,9815
□	SB	1	Lithonia Lighting	DSX0 LED P6 30K LCCO MVOLT SPA (FINISH) / SSS 17.5" W/2.5" BASE	DSX0 LED P6 30K LCCO MVOLT	LED - 3000K	DSX0_LED_P6_30K_LCCO_MVOLT.ies	9041	0.91	134
□	SC	1	Lithonia Lighting	DSX0 LED P6 30K T5W MVOLT SPA (FINISH) / SSS 17.5" W/2.5" BASE	DSX0 LED P6 30K T5W MVOLT	LED - 3000K	DSX0_LED_P6_30K_T5W_MVOLT.ies	15285	0.91	134

1 PHOTOMETRIC SITE PLAN
SCALE: 1"= 10'-0"



ENTIRE SHEET

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REVISIONS:
▲ CITY COMMENT 01.19.22

TITLE:
PHOTOMETRIC SITE PLAN

DATE:
11.22.2021
PROJECT NO.
21-378

SHEET NO.
E0.2