

NOTES:

1. OWNERSHIP AND REFERENCE:
PARCEL ID: 153 03703
1025 CONCORD ROAD
KNOXVILLE, TN 37934
CLT MAP 153, PARCEL 37.03
2. TOTAL SITE AREA: 4.69 AC
3. TOTAL DISTURBED AREA: - S.F. / - AC
4. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY MICHAEL SUTTLER, DATED JANUARY 23, 2023.
5. ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
6. PROPERTY CONCERNED REFLECTS PARCEL 37.03 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 153. PROPERTY ZONED: CN (NEIGHBORHOOD COMMERCIAL ZONE)
7. ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. THE SETBACKS FOR THE CN ZONE ARE AS FOLLOWS:
FRONT: THIRTY-FIVE (35) FEET FROM ROW.
SIDE: TWENTY (20) FEET (ADJACENT TO RESIDENTIAL OR AGRICULTURAL)
TEN (10) FEET (ALL OTHER)
REAR: TWENTY-FIVE (25) FEET (ADJACENT TO RESIDENTIAL OR AGRICULTURAL)
TEN (10) FEET (ALL OTHER)
PARKING: TEN (10) FEET
LANDSCAPING: TWENTY-FIVE (25) FEET (REAR)
TWENTY (20) FEET (SIDE)

TRAFFIC IMPROVEMENTS PER TRAFFIC IMPACT STUDY

1. PROPOSED RIGHT TURN LANE OFF CONCORD ROAD TO ACCESS SECOND DRIVE. RIGHT TURN LANE TO BE 50' OF STORAGE WITH 120' LANE TAPER.
2. ENSURE LINE OF SIGHT IS NOT RESTRICTED WHEN EXITING THE DEVELOPMENT ONTO CONCORD ROAD. SIGHT DISTANCE SHOULD BE AT LEAST 250 FEET.
3. WIDEN LANES ON SECOND DRIVE TO A TOTAL ROAD WIDTH OF 20'.

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- STAMPED CONCRETE PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- NUMBER OF PARKING SPACES

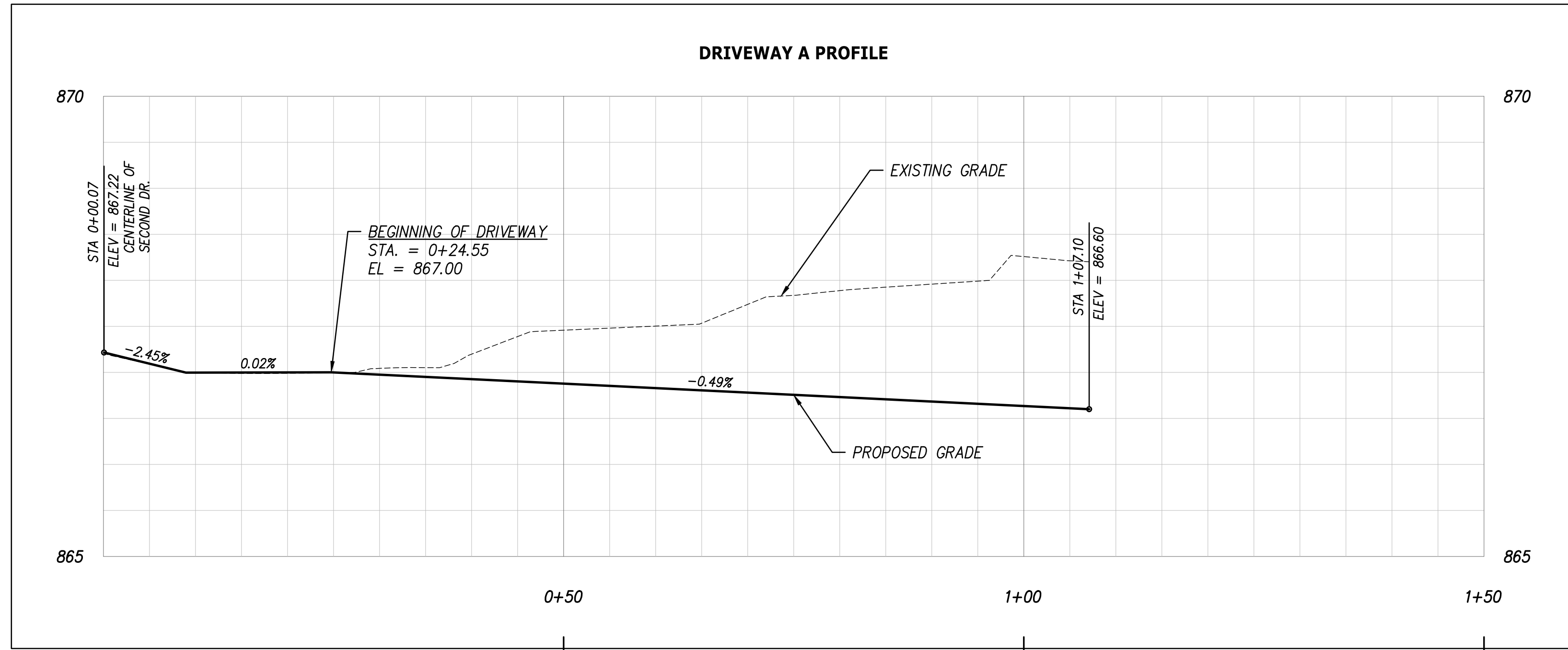
PARKING SUMMARY:

GASOLINE SERVICE STATION ONE (1) SPACE FOR EACH EMPLOYEE, PLUS TWO (2) FOR EACH SERVICE BAY 2 GAS STATION EMPLOYEES = 2 SPACES	RESTAURANT ONE (1) SPACE PER 3 EMPLOYEES, PLUS ONE (1) PER 100 S.F. OF USABLE FLOOR SPACE 1 RESTAURANT EMPLOYEE = 1 SPACE 500 S.F. OF RESTAURANT AREA = 5 SPACES
RETAIL ONE (1) PER ONE HUNDRED (100) SQUARE FEET OF RETAIL FLOOR SPACE 3,400 S.F. OF RETAIL FLOOR SPACE = 34 SPACES	TOTAL PARKING REQUIRED = 2 + 34 + 1 + 5 = 42 TOTAL PARKING PROVIDED = 64 SPACES

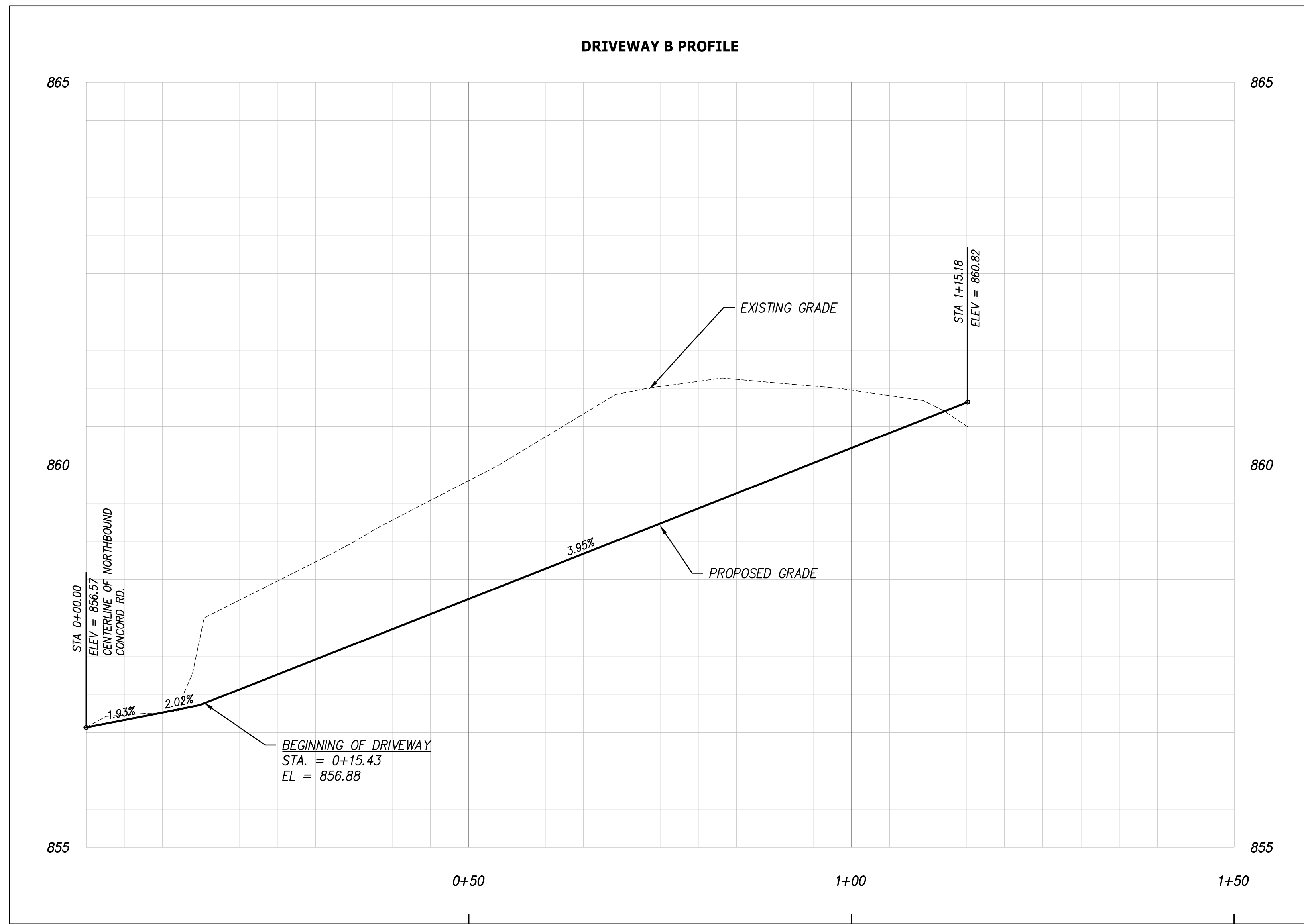


REVISIONS	DATE
CANNON & CANNON INC TEL 865.670.8555 10025 Investment Drive WWW.CANNON-CANNON.COM Suite 120 Knoxville, TN 37932	
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
SITE LAYOUT PLAN	
USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	CCI PROJECT NO. 01634-0010
	DRAWING DATE JUNE 24, 2024
	PROJECT MANAGER: CS
	DRAWN BY: RE
C101	

11-B-24-UR
Revised: 10/28/2024



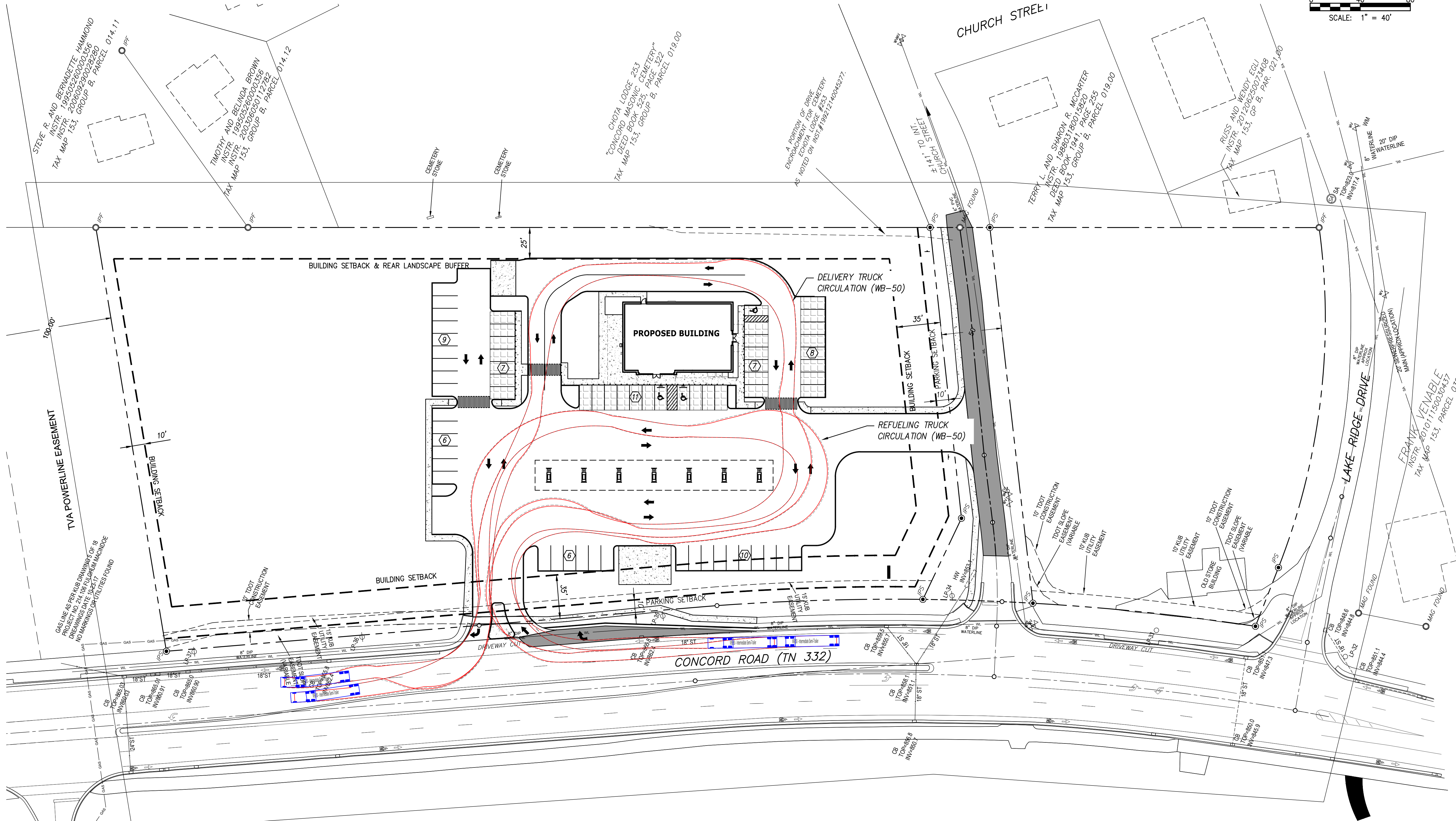
SCALE: 1" = 10' HORIZ
1" = 1' VERT



SCALE: 1" = 10' HORIZ
1" = 1' VERT

11-B-24-UR
Revised: 10/28/2024

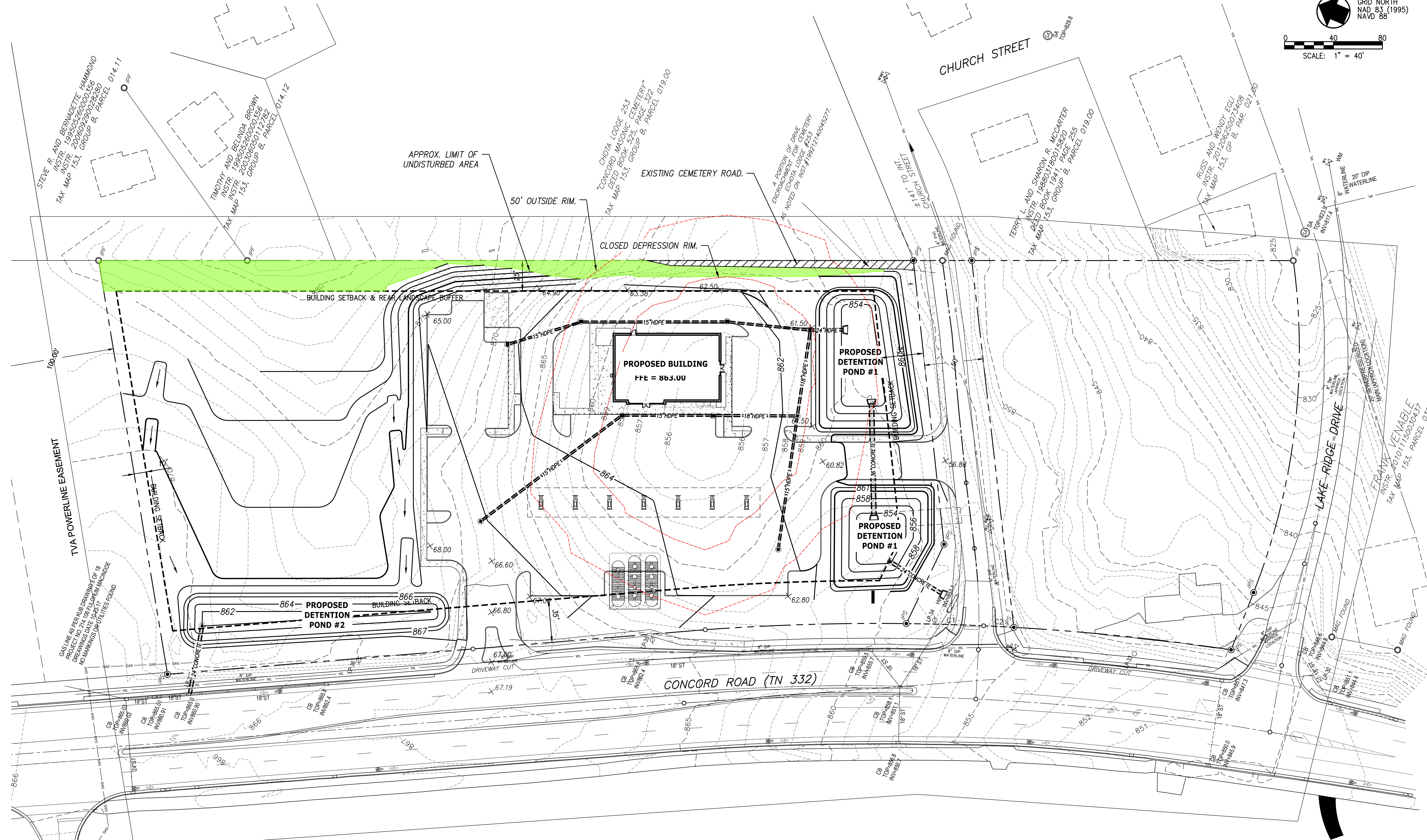
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CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37821	
PROJECT: EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934	
DRIVEWAY PROFILES	
USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	CCI PROJECT NO. 01634-0010 DRAWING DATE JUNE 24, 2024 PROJECT MANAGER: CS DRAWN BY: RE
	C102



REVISIONS	DATE
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CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37821	
PROJECT: EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934	
TRUCK TURN PLAN	
USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	CCI PROJECT NO. 01634-0010
	DRAWING DATE JUNE 24, 2024
	PROJECT MANAGER: CS
	DRAWN BY: RE
C103	

11-B-24-UR
Revised: 10/28/2024





LEGEND

---884---	EXISTING CONTOUR
---890---	PROPOSED INDEX CONTOUR
00.00	PROPOSED SPOT SHOT
+	DIRECTIONAL FLOW ARROW

STORMWATER NOTES:

1. INLETS AT SERVICE STATION TO BE FITTED WITH WATER QUALITY INSERTS TO ADDRESS SPAP WATER QUALITY.
2. PER TDOT, DETENTION PONDS WILL BE ALLOWED TO DISCHARGE TO TDOT SYSTEM AS LONG AS PEAK FLOW RATES ARE LESS THAN PRE-DEVELOPED PEAK FLOWS.

REVISIONS	DATE
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CLIENT: CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37821	
PROJECT: EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934	

USE ON REVIEW SUBMITTAL FILE # 11-B-24-UR	CCI PROJECT NO. 01634-0010
	DRAWING DATE JUNE 24, 2024
	PROJECT MANAGER: CS
	DRAWN BY: RE
C201	

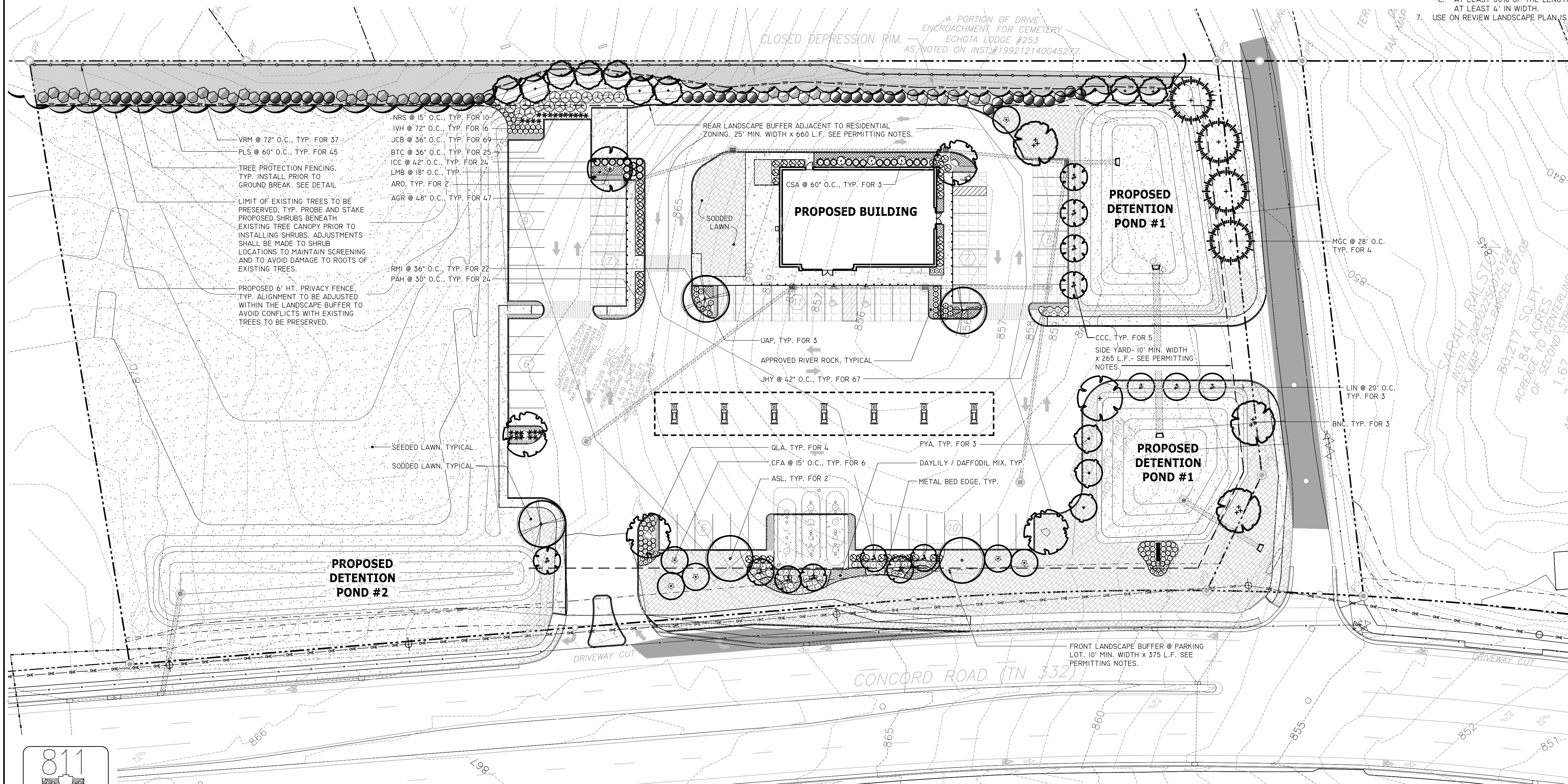
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Revised: 10/28/2024

EZ STOP CONCORD ROAD- PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS
DECIDUOUS TREES						
2	ARO	October Glory Red Maple	<i>Acer rubrum</i> 'October Glory'	B&B	2" Cal.	Specimen
2	ASL	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	B&B	2" Cal.	Specimen
3	BNC	Heritage River Birch	<i>Betula nigra</i> 'Cully'	B&B	10' Ht.	Full Crowns, 3 canes, Branched @ 4' Ht.
5	CCC	Eastern Redbud (Clump)	<i>Cercis canadensis</i>	Cont.	8' Ht.	Clump, 3 Dominant Canes, Full Crowns
6	CFA	Appalachian Spring Dogwood	<i>Cornus florida</i> 'Appalachian Spring'	B&B	6' Ht.	Full Crowns
3	LIN	Natchez Crape Myrtle	<i>Lagerstroemia indica</i> x <i>faurei</i> 'Natchez'	Cont.	8' Ht.	Clump, 3 Dominant Canes, Full Crowns
6	MVA	Sweetbay Magnolia	<i>Magnolia virginiana</i>	B&B	6'-8'Ht.	Matched Specimen, 3 Canes, Branched @ 3' Ht.
3	PYA	Akebono Cherry	<i>Prunus yedoensis</i> 'Akebono'	B&B	2" Cal.	Single Leader, Full Crowns
4	QLA	Overcup Oak	<i>Quercus lyrata</i>	B&B	2" Cal.	Full Crowns
3	UAP	Princeton American ELM	<i>Ulmus americana</i> 'Princeton'	B&B	2" Cal.	Specimen
37						
EVERGREEN TREES						
10	NRS	Nelly R. Stevens Holly*	<i>Ilex</i> x <i>Nelly R. Stevens</i>	B&B	6' Ht.	Full to Ground @ 15' O.C.
4	MGC	Claudia Wannamaker Southern Magnolia	<i>Magnolia grandiflora</i> 'Claudia Wannamaker'	B&B	8' Ht.	Specimen, Full to Ground
14						
SHRUBS						
47	AGR	Rose Creek Abelia*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.
25	BTC	Crimson Pygmy Barberry	<i>Berberis thunbergii</i> var. <i>atropurpurea</i> 'Crimson Pygmy'	Cont.	3 Gal., 15" Sprd.	Full Plants @ 36" O.C.
3	CSA	Alleman's Compact Red Twig Dogwood	<i>Cornus sericea</i> 'Alleman's'	Cont.	3 Gal.	Full Plants @ 60" O.C.
24	ICC	Carissa Holly*	<i>Ilex cornuta</i> 'Carissa'	Cont.	3 Gal.	Full Plants @ 42" O.C.
16	IVH	Henry's Garnet Sweetspire	<i>Itea virginica</i> 'Henry's Garnet'	Cont.	3 Gal.	Full Plants @ 72" O.C.
45	PLS	Schip Laurel*	<i>Prunus lauracerasus</i> 'Schipkaensis'	Cont.	36" Ht. (Min.)	Full Plants @ 60" O.C.
22	RMI	Peach Drift Rose	<i>Rosa</i> x <i>Meigullii</i>	Cont.	3 Gal.	Full Plants @ 36" O.C.
37	VRM	Leatherleaf Viburnum*	<i>Viburnum rhytidophyllum</i>	B&B	48" Ht. (Min.)	Full Plants @ 72" O.C.
GROUND COVERS & PERENNIALS						
135	DDM-A	Daylily/ Daffodil Mix (Equally mixed)	<i>Heemerocallis</i> 'Stella D'Ora'	Cont.	1 Gal.	Full Plants @ 18" O.C. - See Detail
69	JCB	Blue Pacific Juniper*	<i>Juniperus conferta</i> 'Blue Pacific'	Cont.	3 Gal.	Full Plants @ 36" O.C.
67	JHY	Youngstown Andorra Juniper	<i>Juniperus horizontalis</i> 'Plumosa Compacta Youngstown'	Cont.	18" Spread	Full Plants @ 42" O.C.
235	LMB	Big Blue Liriope*	<i>Liriope muscari</i> 'Big Blue'	Cont.	4" Pots	Full Plants @ 18" O.C.
405	DDM-B	Daylily/ Daffodil Mix (Equally mixed)	<i>Narcissus</i> 'Dutch Master'	Bulbs	DN2	3 bulbs/group @ 18" O.C. - See Detail
24	PAH	Hamel Pennisetum	<i>Pennisetum allopecuroides</i> 'Hamel'	Cont.	1 Gal.	Full Plants @ 30" O.C.
LAWNS						
93,600		Seeded Lawns - Fescue Blend		Seed	SF	See Notes and Specifications
21,320		Sodded Lawns - Fescue Blend		Sod	SF	See Notes and Specifications

PERMITTING NOTES:

- THE 4.69 ACRE PARCEL IS ZONED CN. ADJACENT PARCEL TO THE NORTH IS ZONED CN. ADJACENT PARCEL TO THE SOUTH IS ZONED CA. ADJACENT PARCELS TO THE EAST ARE ZONED RA.
- THE NORTHERN 1/3 OF THIS PARCEL SHALL BE DEVELOPED IN THE FUTURE BY OTHERS.
- RE. KNOX COUNTY ZONING ORDINANCE 5.38.06 CN NEIGHBORHOOD COMMERCIAL ZONE FRONT YARD SETBACKS AND LANDSCAPE REQUIREMENTS:
 - PARKING MUST BE SET BACK 10' MIN. FROM THE STREET R.O.W. AND THE SETBACK AREA MUST CONTAIN (1) NATIVE SHADE TREE PER 60 LF OF STREET FRONTAGE, SPACED AT 50' O.C. MIN. 375' PARKING BUFFER/ 60' = 6 MIN. SHADE TREES REQUIRED IN FRONT YARD. (6) PROPOSED.
 - (1) ORNAMENTAL TREE IS REQUIRED PER 25' OF LINEAR STREET FRONTAGE, PLANTED AMONGST THE SHADE TREES WITH 15' MIN. SPACING FROM THE SHADE TREES. 375' PARKING BUFFER/ 25' = 15 MIN. ORNAMENTAL TREES REQUIRED IN FRONT YARD. (7) PROPOSED.
- RE. KNOX COUNTY ZONING ORDINANCE 5.38.07 CN NEIGHBORHOOD COMMERCIAL ZONE SIDE YARD SETBACKS AND LANDSCAPE REQUIREMENTS:
 - WHEN NOT ADJACENT TO A RESIDENTIAL ZONE, THE SIDE YARD MUST BE LANDSCAPED WITH A MIN. OF (1) NATIVE SHADE TREE PER 60' OUTSIDE OF FRONT YARD AND REAR YARD SETBACKS, SPACED AT 50' O.C. MIN. SOUTH SIDE = 265' / 60' = 5 MIN. SHADE TREES REQUIRED IN SIDE YARD. (6) PROPOSED.
 - (1) ORNAMENTAL TREE IS REQUIRED PER 25' OUTSIDE OF FRONT AND REAR YARD SETBACKS, PLANTED AMONGST THE SHADE TREES WITH 15' MIN. SPACING FROM THE SHADE TREES. 265' / 25' = 11 MIN. ORNAMENTAL TREES REQUIRED. (11) PROPOSED.
- RE. KNOX COUNTY ZONING ORDINANCE 5.38.08 CN NEIGHBORHOOD COMMERCIAL ZONE REAR YARD SETBACKS AND LANDSCAPE REQUIREMENTS:
 - WHEN ADJACENT TO A RESIDENTIAL ZONE, THE 25' MIN. WIDE REAR YARD MUST BE LANDSCAPED WITH A MIN. OF (1) EVERGREEN TREE PER 25' ALONG THE REAR PROPERTY LINE, SPACED AT 30' O.C. MIN. 660' / 25' = 27 MIN. EVERGREEN TREES REQUIRED. (II) PROPOSED*. AS REQUESTED, AN ALTERNATIVE BUFFER IS PROPOSED. EXISTING TREES WITHIN THE REAR BUFFER THAT ARE NOT AFFECTED BY PROPOSED GRADING SHALL BE PROTECTED AND PRESERVED. AN ENCRoACHING GRAVEL DRIVEWAY IS PRESERVED. A 6' HT. OPAQUE FENCE IS PROPOSED. LARGE EVERGREEN SHRUBS ARE PROPOSED BENEATH THE CANOPIES OF THE PRESERVED TREES TO PROVIDE ADDITIONAL SCREENING.
 - SHRUBS AND/OR GROUND COVER MUST COVER THE REMAINDER OF THE REAR YARD, EXCEPT FOR WITHIN 10' OF THE BASE OF THE EVERGREEN TREES. PROPOSED EVERGREEN TREES SPECIES ARE BRANCHED TO THE GROUND.
- RE. KNOX COUNTY ZONING ORDINANCE 5.38.09 CN NEIGHBORHOOD COMMERCIAL ZONE ADDITIONAL LANDSCAPING AND SITE DEVELOPMENT STANDARDS, PARKING AREAS:
 - PARKING LOTS OF 20+ SPACES SHALL CONTAIN INTERIOR PLANTING WITH (1) NATIVE SHADE TREE PER (10) PARKING SPACES. 65 PARKING SPACES REQUIRES 7 SHADE TREES. (8) PROPOSED.
 - ONE NATIVE SHADE TREE, SHRUBS AND GROUND COVERS ARE REQUIRED AT TERMINAL PARKING ISLANDS.
 - AT LEAST 50% OF THE LENGTH OF EXTERIOR BUILDING WALLS MUST HAVE A LANDSCAPING STRIP AT LEAST 4' IN WIDTH.
- USE ON REVIEW LANDSCAPE PLAN IS NOT FOR CONSTRUCTION.



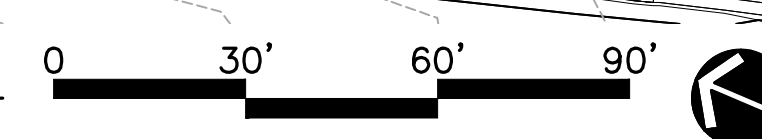
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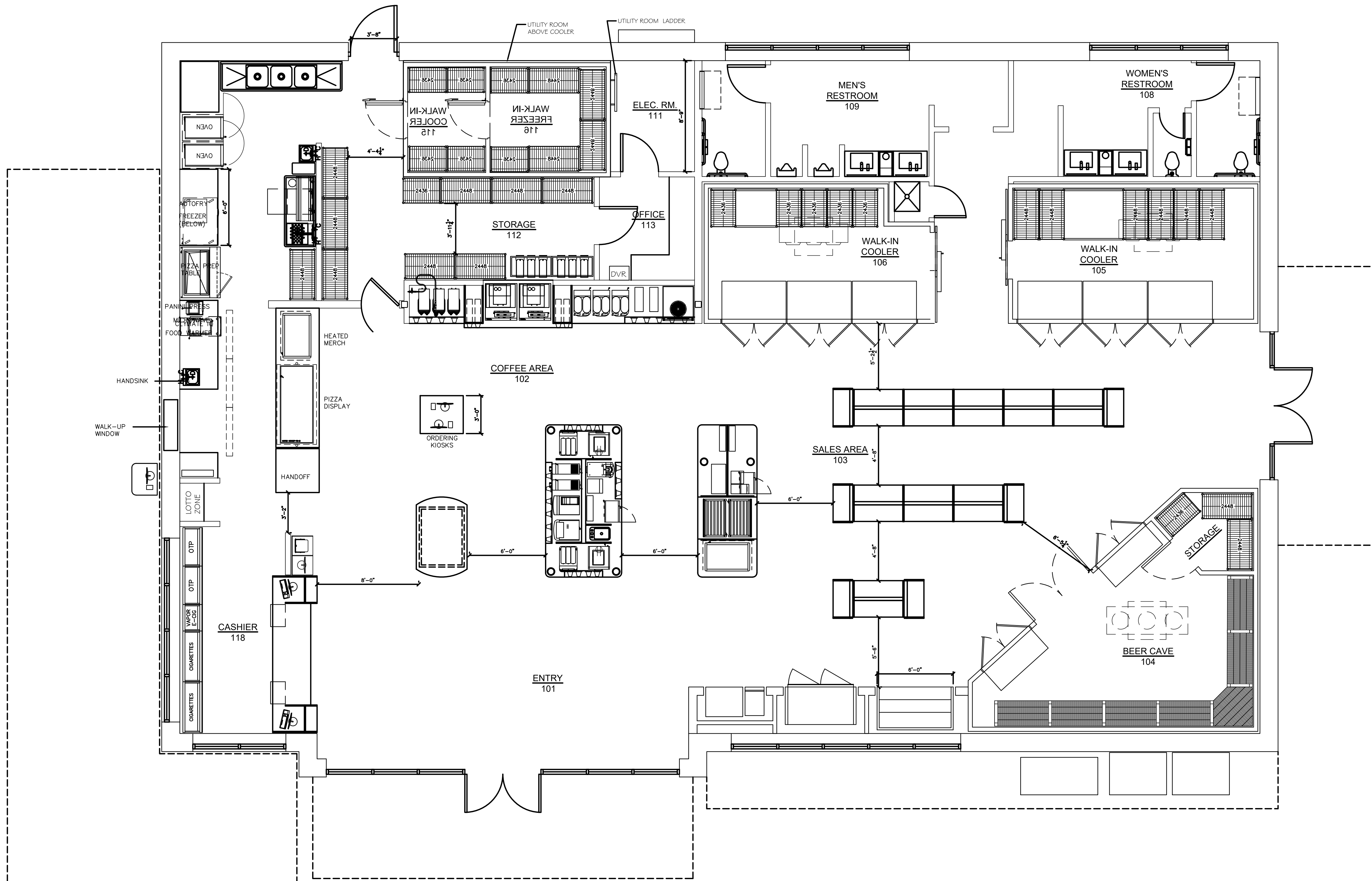
THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3584

REVISED SITE PLAN	9/30/2024
REVISIONS	DATE
CANNON & CANNON INC TEL 865.670.8555 10085 Investment Drive WWW.CANNON-CANNON.COM Suite 120 Knoxville, TN 37932	
CLIENT:	CALLOWAY-HUNT REAL ESTATE P.O. BOX 6618 MARYVILLE, TN 37821
PROJECT:	EZ STOP 1025 CONCORD ROAD KNOXVILLE, TN 37934
LANDSCAPE PLAN	
USE ON REVIEW SUBMITTAL 11-B-24-UR	CCI PROJECT NO. 01634-0010 DRAWING DATE: SEPTEMBER 30, 2024 PROJECT MANAGER: CS DRAWN BY: TPS L101

811 Know what's below Call before you dig

LANDSCAPE PLAN L101 SCALE: 1"=30'-0"





DESIGN PROFESSIONAL CLAM
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EZ STOP
MARIETTA CHURCH

REVISION DATE	BY

DRAWN BY: JDM
 CHECKED BY: -
 DATE: 30 AUG. 2024
 JOB NUMBER: -
 SCALE: 3/16" = 1'-0"
 SHEET - OF -

11-B-24-UR
 Revised: 10/28/2024

USE ON REVIEW
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FILE #
11-B-24-UR

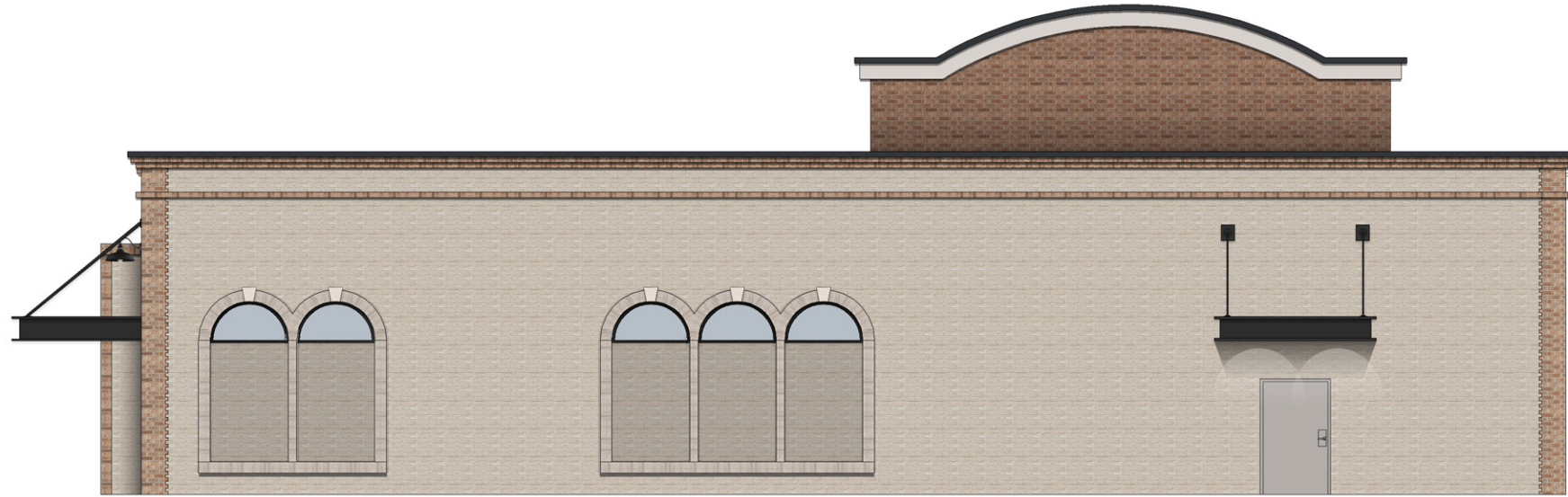


FRONT



SIDE ENTRANCE

**USE ON
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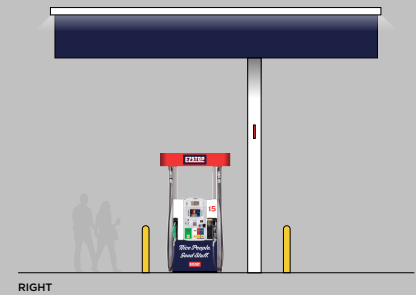
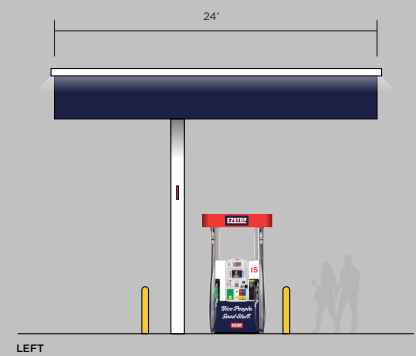
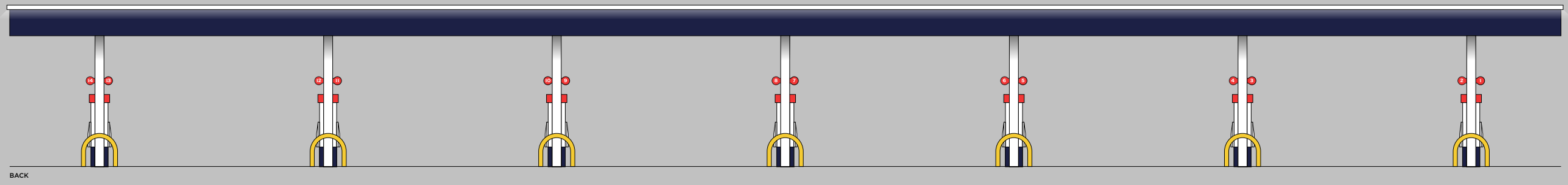
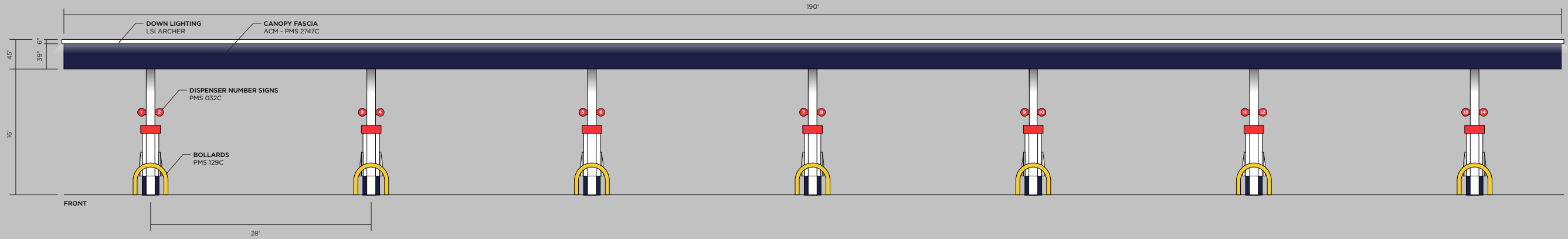


BACK



SIDE

**USE ON
REVIEW
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11-B-24-UR**



WHITE
RGB 255 255 255 HEX #FFFFFF CMYK 00 00 00 00
PMS N/A
RGB 232 224 213 HEX #E8E0D5 CMYK 08 09 14 00
PMS 129C PMS 128U
RGB 245 203 51 HEX #F5CB33 CMYK 4 18 91 0
PMS 2747C PMS 2747U
RGB 28 32 69 HEX #1C2045 CMYK 100 95 34 28
PMS 032C PMS 032U
RGB 242 54 53 HEX #F23635 CMYK 00 93 84 00

**USE ON
REVIEW
SUBMITTAL
FILE #
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WHITE

RGB 255 255 255
HEX #FFFFFF
CMYK 00 00 00 00

PMS N/A

RGB 232 224 213
HEX #E8E0D5
CMYK 08 09 14 00

PMS 129C
PMS 128U

RGB 245 203 51
HEX #F5CB33
CMYK 4 18 91 0

PMS 2747C
PMS 2747U

RGB 28 32 69
HEX #1C2045
CMYK 100 95 34 28

PMS 032C
PMS 032U

RGB 242 54 53
HEX #F23635
CMYK 00 93 84 00

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SUBMITTAL
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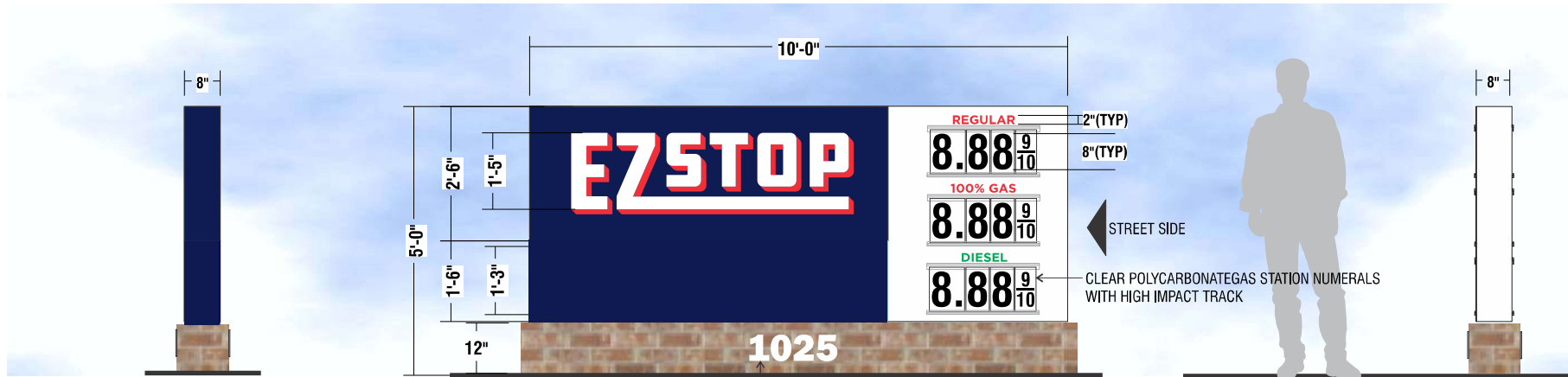
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11-B-24-UR**



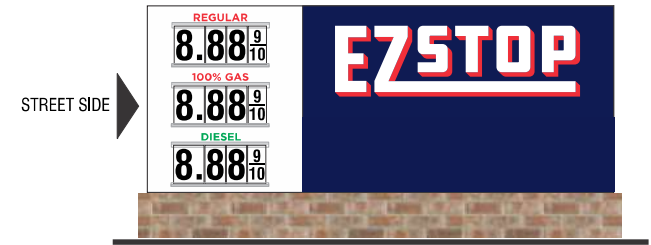
PLAN VIEW



END VIEW

END VIEW

A **DOUBLE FACED NON-ILLUMINATED MONUMENT SIGN | ONE(1) REQ**
 scale 1/2"=1'-0" **50 SQ.FT.**
 ALL ALUMINUM CONSTRUCTION.



OPPOSITE SIDE

EZ WHITE	Pantone 032c	Pantone 2766c	Pantone 278C
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Revisions: R1 GB 6,13,24 Rev to non-illuminated	_____
R2 JK 6,17,24 Revise Size & Layout per Client's Direction.	_____
Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.	_____
Client Approval/Date: _____	_____
Landlord Approval/Date: _____	_____

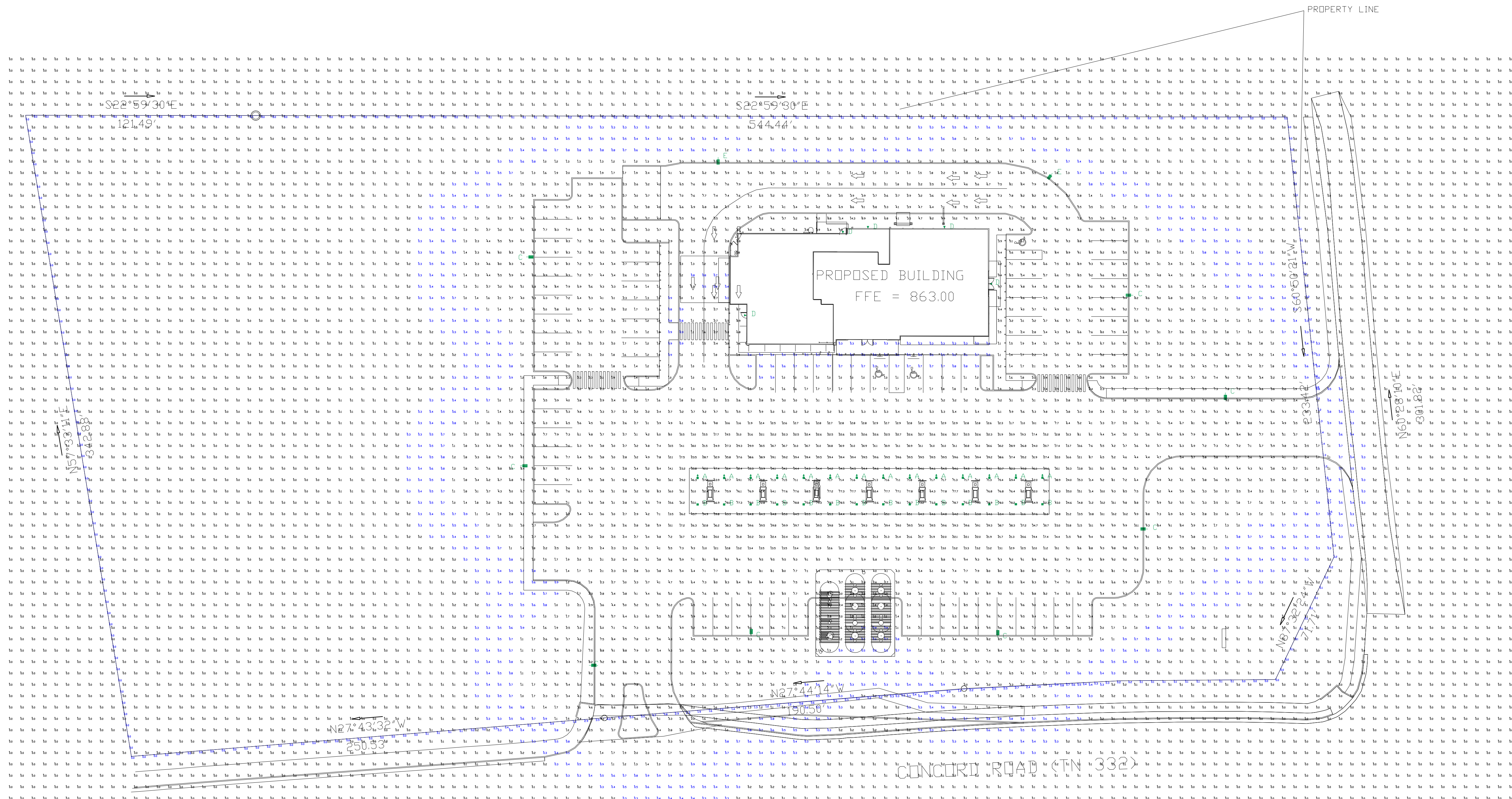
Account Rep:	Robert Shearin
Project Manager:	Sarah Petersen
Drawn By:	Gene Bourbonnais
UL Underwriters Laboratories Inc. nfc	ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH N.E.C. AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.	

Project / Location:
EZSTOP
 Store #35
 1025 Concord Rd.
 Knoxville, TN 37934

Job Number:	23-89107-10
Date:	12 June 2024
Sheet Number:	1 of 1
Design Number:	23-89107-10 R2

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11-B-24-UR
 Revised: 10/28/2024



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	3.22	79.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.36	5.9	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	65.42	79.7	33.8	1.94	2.36
INSIDE CURB	Illuminance	Fc	8.10	43.0	0.3	27.00	143.33

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	14	A	Single	SCV-LED-23L-SCFT-50	15'	1.000	1.000	23101	188	B3-U0-G3
	14	B	Single	SCV-LED-23L-SC-50	15'	1.000	1.000	23284	155	B4-U0-G2
	8	C	Single	MRM-LED-36L-SIL-FT-50-70CRI-SINGLE	22' PDLE+2' BASE	1.000	1.000	37946	254	B4-U0-G4
	5	D	Single	XWM-FT-LED-06L-50	10'	1.000	1.000	6557	47	B2-U0-G2
	2	E	Single	MRM-LED-36L-SIL-FT-50-70CRI-IL-SINGLE	22' PDLE+2' BASE	1.000	1.000	22428	254	B1-U0-G4

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

USE ON REVIEW
SUBMITTAL
FILE #
11-B-24-UR

Total Project Watts
Total Watts = 7577



100% ALLIANCE EQ, CONWAY, ONE CONWAY GEA
(615) 793-2003 • FAX (615) 793-6807

LIGHTING PROPOSAL LD-160268-2A

E-2 STOP & CALLOWAY KITCHEN #35
1025 CONCORD ROAD
KNOXVILLE, TN

BY: MWE DATE: 05-28-24 REV: 6-27-24 SHEET 1 OF 1

SCALE: 1"=30'

11-B-24-UR
Revised: 10/28/2024