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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: February 8, 2016

From: Jonathan Raiche, AICP
Senior Planner

Location: 963 Chesterfield Center

Applicant: St. Louis Lodge Ventures LLC

Description: **Chili's & Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center AAE:** Amended Architectural Elevations and Architect's Statement of Design for one of the two buildings located on a 3.57 acre tract of land zoned "C-8" Planned Commercial District located on the northwest corner of the intersection of Clarkson Road and Chesterfield Parkway.

PROPOSAL SUMMARY

This request is to amend the existing structure's approved elevations to accommodate a new restaurant tenant in the currently vacant building that was originally developed for Romano's Macaroni Grill. This application does not include any changes to the adjacent Chili's Restaurant nor to the overall site layout. The subject site is zoned "C-8" Planned Commercial and is governed under the terms and conditions of St. Louis County Ordinances 6,815 and 10,241.

The applicant has proposed various architectural changes that will result in changing the current Italian-style architecture to a "mountain lodge" style that will reflect the proposed tenant, Twin Peaks Restaurant. The changes will be discussed in detail later in this report, but include replacing the tile roofing with a standing seam metal roof and introducing a number of timber and wood log accents throughout the building.

The project was presented to the City's Architectural Review Board (ARB) on January 14, 2016 and received a recommendation by a vote of 6-0 for approval from the Board with the following conditions:

- 1) The applicant shall amend the northwest elevation to accurately reflect the existing conditions specifically related to an existing parapet that was missing from the northwest proposed elevation,
- 2) Staff will ensure that adequate screening is provided to the mechanical equipment per City Code, and
- 3) If the applicant decides to make changes to the existing landscaping, they must consult with Staff to ensure proper review.

In response to condition number 1 of the ARB, the applicant revised the northwest elevation to include the existing stucco parapet as seen in Figure 1 below. The revision has been encircled in red clouding for your convenience. This architectural element was inadvertently omitted by the applicant on the northwest elevation only but accurately reflected on all other elevations. Staff finds that this revision addressed the ARB's condition, is consistent with the remaining elevations, and is consistent with the existing conditions that are proposed to remain on site.



Figure 1: Proposed Northwest Elevation Excerpt

The applicant responded at the ARB meeting that they do not intend to change the mechanical equipment, but are aware that any changes will need to be screened per City Code. The existing equipment is adequately screened by the parapet walls that are to remain. The applicant also provided information prior to the ARB meeting that the existing landscape is to remain with necessary maintenance and pruning to occur. Staff will continue to monitor items 2 and 3 above to ensure that City requirements are met; however, no additional action was required by the applicant for these items.

HISTORY OF SUBJECT SITE

The subject site, as seen in Figure 2 below, was zoned "C8" Planned Commercial District in 1973 via St. Louis County Ordinance 6,815 and subsequently partially amended by St. Louis County Ordinance 10,241 in 1981. As previously mentioned, these are the current governing ordinances for the site. On October 30, 1995 the City of Chesterfield approved a Site Development Section Plan for the 3.57 acre site on which both the Chili's and Romano's Macaroni Grill were proposed. This approval also included architectural elevations which were approved by the Planning Commission for the building's current design. This application only pertains to architectural amendments proposed for the building at 963 Chesterfield Center, also known as the Romano's Macaroni Grill building.



Figure 2: Aerial Photo

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel and shown in Figure 2 above are as follows:

- North:** The property to the north is the Chesterfield Village Mall subdivision zoned "C-8" Planned Commercial District. The current use on this property is the Chesterfield Mall.
- South:** The area to the south is also part of the Chesterfield Village Mall subdivision and zoned "C-8" Planned Commercial District. This site currently operates as an office building.
- East:** Directly east of the Site is Clarkson Road.
- West:** The property to the west is in the KC Masterpiece development zoned "C-8" Planned Commercial District. The site currently consists of two restaurant buildings with one of those being vacant.

The images seen in Figure 3 below are to provide reference for the existing condition of the subject building:



Figure 3. Existing Structure Photos

STAFF ANALYSIS

A. Scale

The applicant is not proposing any changes to the overall footprint or height of the building which will result in maintaining the existing proportional scale with the adjacent Chili's building as well as nearby out-lot developments of the Chesterfield Mall. The existing awnings are proposed to be removed as well as a change to the sizing of multiple windows. The largest proposed change for scaling is the addition of a wall projection on the northeast elevation. The applicant has proposed this as an area for future signage. Signage will be subject to a separate review; however, the architectural projection is under the purview of the City's Architectural Review Standards. Through designing the wall projection to meet the adjacent parapet wall height and using consistent materials, Staff finds that this architectural feature is a positive feature for the northeast elevation.

B. Design

As mentioned in the Architect's Statement of Design, the applicant has proposed a design that achieves a "mountain lodge" appearance. Materials and Colors will be discussed later in this report; however, the applicant has made changes that will continue to provide a coordinated building design while still achieving non-repetitive facades. In addition to the previously mentioned wall projection, the applicant has also included a slightly expanded front entry vestibule on the northwest facade. In an effort to provide a semi-open air eating opportunity, there are also two overhead retractable windows proposed in the large window massing areas of the southeast façade seen in Figure 4 below. These windows have been encircled in red clouding for your convenience. These windows maintain the overall footprint of the existing bank of windows. These changes, along with the materials to be discussed later, have added to the existing articulation and visual interest of the building.



Figure 4. Proposed Southeast Elevation Excerpt

The southwest elevation of the building currently serves, and is proposed to continue to serve, as the mechanical and trash-service function of the building. This façade is the least ornate; however, the various rooflines, proposed two-tone paint scheme and the existing landscaping, seen in Figure 5 on the next page, help to create visual interest on this façade. New slatted chain-link gates are proposed to replace the existing ones for the dumpster enclosure also seen below. The ARB discussed the proposed limited use of slatted chain link fence. When asked by the ARB, the applicant confirmed that the vinyl slating is proposed to match the "Interactive Cream" that is proposed for the wall. The ARB expressed that in this specific application and considering the small amount being proposed, that this material is appropriate. Staff agrees with this determination of the ARB.



Figure 5. Existing Southwest Elevation Photo

C. Materials and Colors

The existing stucco and majority of the existing stone is proposed to remain with this proposal. The applicant has introduced the following new materials into the design: faux wood log columns, a wood entryway truss, wood log outriggers, standing seam metal roof, and hardie panel vertical siding. The applicant has chosen to use a dark shade of green, Hartford Green, for the standing seam metal roof with a two-tone wall paint scheme and red tones as accents for various windows and doors. The two-tone wall extends around the entire building and will provide variation to all of the facades. These colors and materials can be seen in Figure 1 on page 2 of this report.

D. Lighting

The applicant has included cut-sheets of two accent lighting fixtures that are used in the proposed design. The first fixture type is proposed to be placed on each side of the newly designed entry vestibule. This light fixture is a lantern style fixture that includes a decorative screen with a mountain scene which is consistent with the overall “mountain lodge” style of the project.

The second proposed lighting fixture is a typical gooseneck light with two of these proposed at the top of the previously mentioned wall projection of the northeast elevation. These gooseneck fixtures will provide fully shielded lighting directed to the accent wall and will ultimately provide lighting for any signage that is placed on this wall.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Architect’s Statement of Design and finds that the proposal meets the City’s Architectural Review Standards. The applicant has proposed aesthetic changes to the existing building that preserve the original scale of the building while introducing the tenant’s own architectural style. Staff recommends approval of the proposed elevations.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations for Chili's & Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center, as presented."
- 2) "I move to approve the Amended Architectural Elevations for Chili's & Romano's Macaroni Grill (Twin Peaks) 963 Chesterfield Center with the following conditions (Conditions may be added, eliminated, altered or modified):"

CC: Aimee Nassif, Planning and Development Services Director

Attachments

1. Architect's Statement of Design
2. Lighting Cut Sheets
3. Architectural Rendering
4. Amended Architectural Elevations

KASTER ARCHITECTS, INC

Roger A. Kaster, David A. Kaster, NCARB, Michael L. Howard. Ph: 913-681-1200, Fax: 913-681-1866
7304 West 130th Street – Suite 170 Overland Park, Kansas 66213

January 7, 2016

TWIN PEAKS – RESTAURANT CONVERSION CHESTERFIELD, MO **963 Chesterfield Center** **Chesterfield, MO**

ARCHITECT'S STATEMENT OF DESIGN

The overall goal of the project is to convert a former Macaroni Grill into a Twin Peaks Restaurant.

The existing restaurant sits on a pad to the south of the Chesterfield Mall property along the ring road surrounding the mall. Another existing restaurant with similar low roofs and peaked parapets exists on the site to the southwest.

Modifications to the existing building are mostly revisions to materials and more emphasis on articulation to the existing sloped parapets at the front and rear of the building. At the main entry, the existing stone faced entry vestibule is extended and columns with timber enclosures are added along with a timber truss. Existing trim at windows is typically being replaced with painted or stained wood. All these design changes are to develop a "mountain lodge" appearance.

The existing low, horizontal façade elements maintains the existing facilities relationship to human scale. Several small windows are added to the building to reinforce the scale. A single projection to the façade is being added to the northeast for placement of signage.

The existing building is mostly stone and stucco which we plan to keep. New colors are from an earth-tone palette again reflecting the "mountain lodge" aesthetic. Stucco components of the building will receive new topcoating and/or paint. Stucco colors will mimic the masonry colors on the mall building to the north. Red paints will be used at door frames and window mullions for accent. Stained or painted wood trims will be typical at the windows. The existing clay tile roofing will be removed and replaced with a forest green standing seam metal roof. A canopy on the front façade will have timber supports which will be stained.

All existing building façade lighting is being removed. New lights on the building are either the decorative lanterns at the entry or are gooseneck fixtures that will illuminate future signage on the building walls. Exterior parking lot lighting is to remain as-is.

Existing screening elements for the service yard are to remain with new paints to match the building, replacing and repairing damaged components as required.

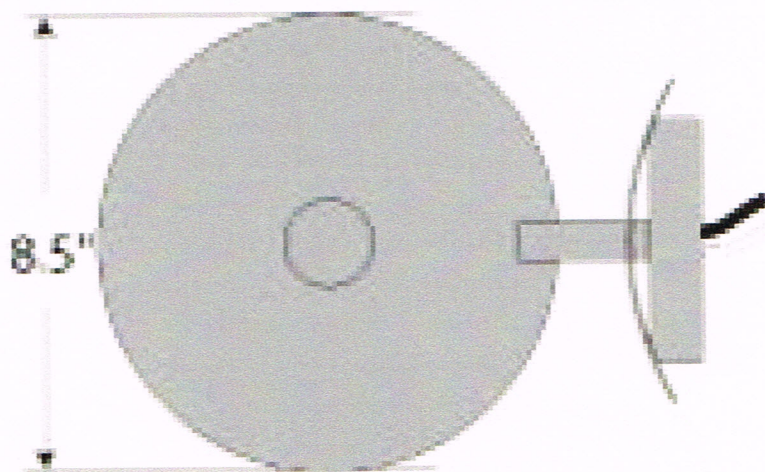
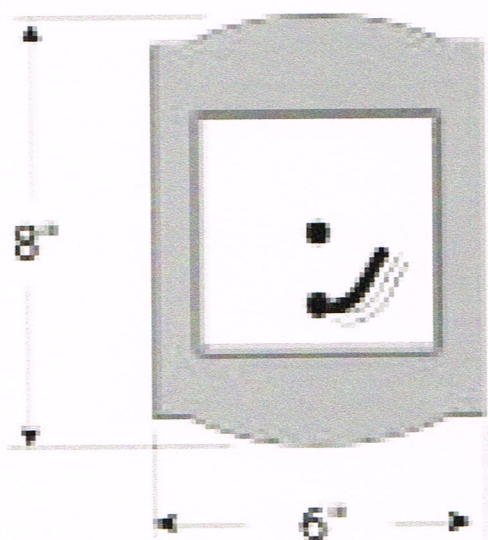
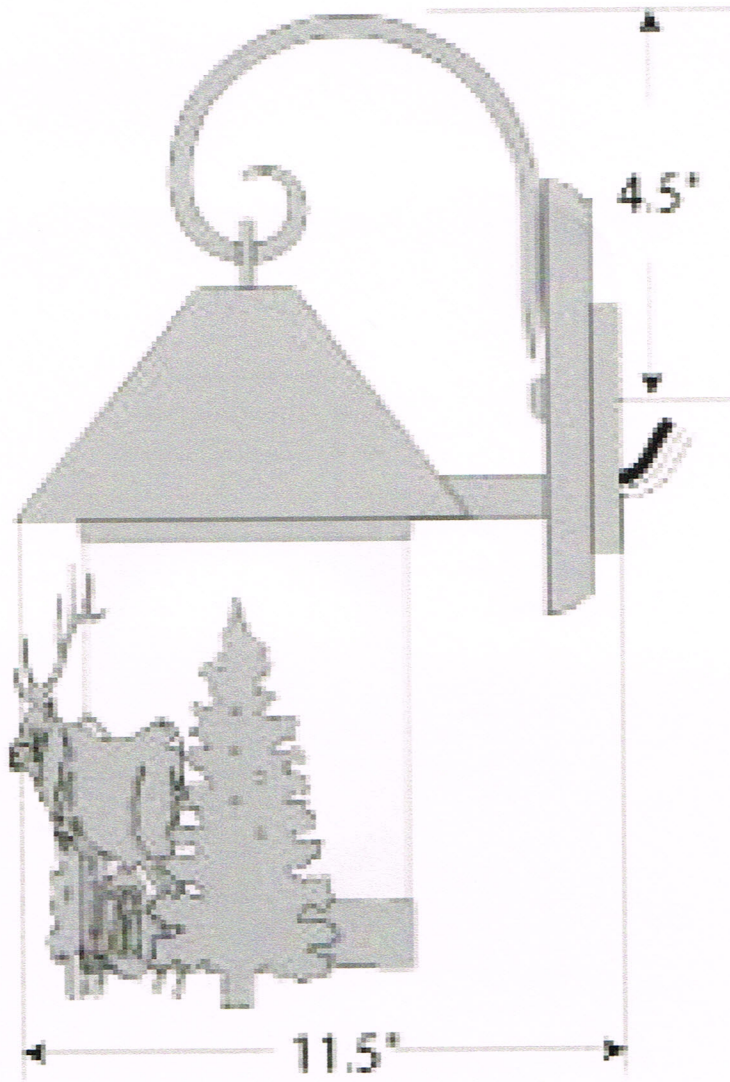
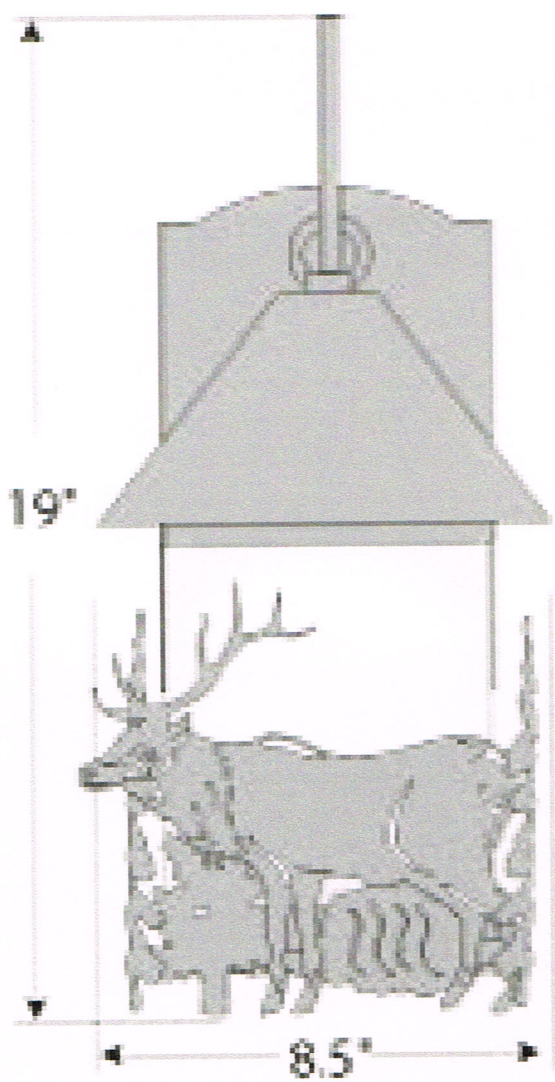
Thank you.

Michael Howard - Project Manager





TWIN PEAKS - LANTERN @ ENTRY



Rear View

Top View

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- 230° full light distribution.
- NEW smooth outer housing.
- Excellent Color consistency and high color rendering (CRI).
- Available in 2400, 2700K, 3000K and 4100K.

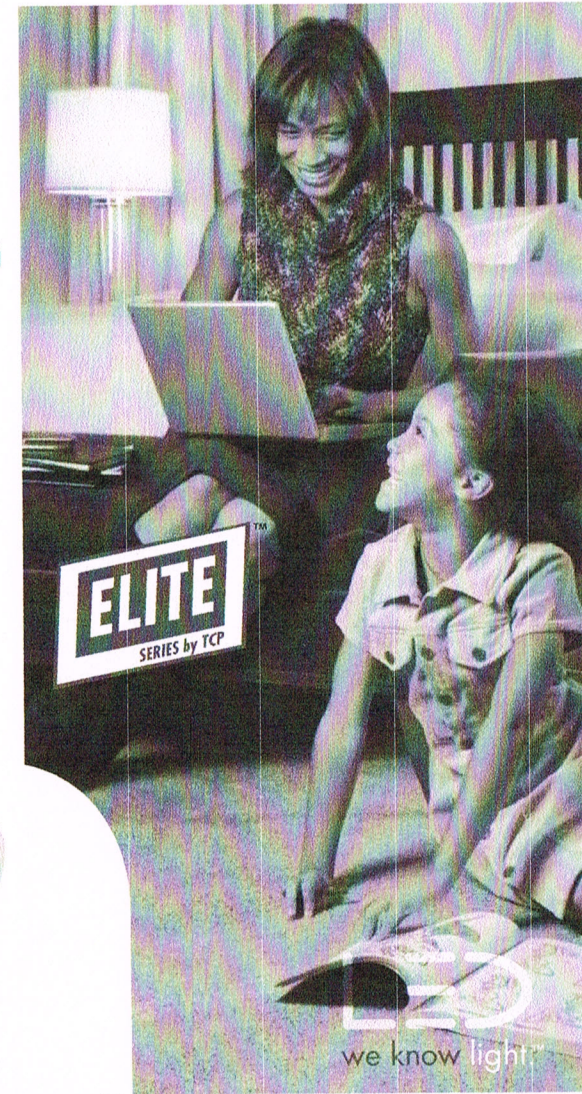


11W A-Lamp



7W A-Lamp

Elite A-Lamp



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LED 25,000 Hours average rated life, 120 Volts

Applications:

Ideal for applications where uniform multi-directional light output is required.

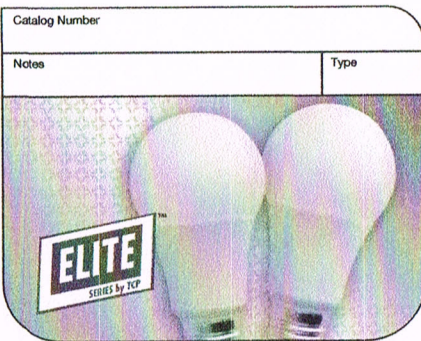
- + Table Lamps
- + Floor Lamps
- + Sconces
- + Ceiling Fixtures



Features

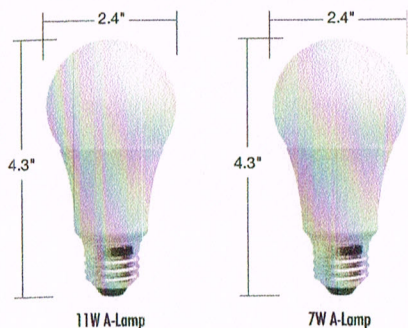
Benefits

Up to 85% less energy than halogen alternatives	Instant energy savings
Long life	Minimizes replacement and maintenance costs
Smooth, clear outside housing	Seamlessly blends into lighting applications.
Very low heat generation	Perfect for sensitive display lighting such as art galleries.
Excellent Color Consistency and CRI	Enhances colors of focal point while maintaining uniformity throughout lighting installation from lamp to lamp.
UL approved for damp location	Can be used outdoors when protected from elements. Withstands humidity indoors/outdoors.
Shatter resistant	Lower the risk of injury and breakage
ANSI construction compliant	Fits all A-Lamp sockets



Specifications

Input Line Voltage:	120 VAC
Input Power	See Chart
Input Line Frequency	50/60HZ
Lamp Life (Rated)	25,000 hrs
Minimum Starting Temp	-30°C
Maximum Operating Temp	40°C
CRI	82



UL US 5 YEAR WARRANTY* For the most up-to-date specs, please visit www.tcp.com



Warranties and Certifications:	Item #	Description	Voltage	Wattage	Incandescent Wattage Comparison	Lumens	LPW	CCT	CRI	M.O.L. (inches)	Diameter (inches)	Case Quantity
UL US 5 YEAR WARRANTY*	Smooth Uniform Dimming – 230° full light distribution											
	11W A-Lamp											
	LED11A19D24K	Dimmable 11W Smooth A19 - 2400K	120	11	60	800	72.7	2400K	82	4.3	2.4	12
	LED11A19D27K	Dimmable 11W Smooth A19 - 2700K	120	11	60	800	72.7	2700K	82	4.3	2.4	12
	LED11A19D30K	Dimmable 11W Smooth A19 - 3000K	120	11	60	850	77.3	3000K	82	4.3	2.4	12
	LED11A19D41K	Dimmable 11W Smooth A19 - 4100K	120	11	60	900	81.8	4100K	82	4.3	2.4	12
	7W A-Lamp											
	LED7A19D24K	Dimmable 7W Smooth A19 - 2400K	120	7	40	450	64.3	2400K	82	4.3	2.4	12
	LED7A19D27K	Dimmable 7W Smooth A19 - 2700K	120	7	40	450	64.3	2700K	82	4.3	2.4	12
	LED7A19D30K	Dimmable 7W Smooth A19 - 3000K	120	7	40	475	67.9	3000K	82	4.3	2.4	12
	LED7A19D41K	Dimmable 7W Smooth A19 - 4100K	120	7	40	500	71.4	4100K	82	4.3	2.4	12
	Non-Dimmable Options – 230° full light distribution											
	11W A-Lamp											
	LED11A1927K	Non-Dimmable 11W Smooth A19 - 2700K	120	11	60	800	72.7	2700K	82	4.3	2.4	12
LED11A1930K	Non-Dimmable 11W Smooth A19 - 3000K	120	11	60	850	77.3	3000K	82	4.3	2.4	12	
7W A-Lamp												
LED7A1927K	Non-Dimmable 7W Smooth A19 - 2700K	120	7	40	450	64.3	2700K	82	4.3	2.4	12	
LED7A1930K	Non-Dimmable 7W Smooth A19 - 3000K	120	7	40	475	67.9	3000K	82	4.3	2.4	12	

For the most up-to-date specs, please visit www.tcp.com

*Based on 12 hours use per day



GNLED13YB



LED Gooseneck Head available in 13W or 26W.

Color: Black

Weight: 5.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.3A
 208V: 0.3A
 240V: 0.3A
 277V: 0.15A
 Input Watts: 16W
 Efficiency: 83%

LED Info

Watts: 13W
 Color Temp: 3000K (Warm)
 Color Accuracy: 86 CRI
 L70 Lifespan: 100,000
 Lumens: 594
 Efficacy: 38 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Construction

Component Only:

This is a component for ordering LED Goosenecks. Not a complete fixture without Shade and Arm.

Thermal Management:

Custom heat sink assembly in thermal contact with die-cast aluminum housing for superior heat sinking.

Housing:

Precision die-cast aluminum housing, lens frame and mounting plate.

Gaskets:

High Temperature Silicone.

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screw.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LED:

Single multi-chip, 13W high-output, long-life LED Driver Constant Current.

Correlated Color Temp. (Nominal CCT):

3000K

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Surge Protection:

4kv

Other

Equivalency:

The GNLED13 is equivalent in delivered lumens to 75W incandescent, 50W MH or 18W CFL.

California Title 24:

Goosenecks complies with 2013 California Title 24 building and electrical codes as a commercial outdoor non-pole-mounted fixture < 30 Watts when used with a photosensor control. Select catalog number PCS900(120V) or PCS900/277 to order a photosensor.

Patents:

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

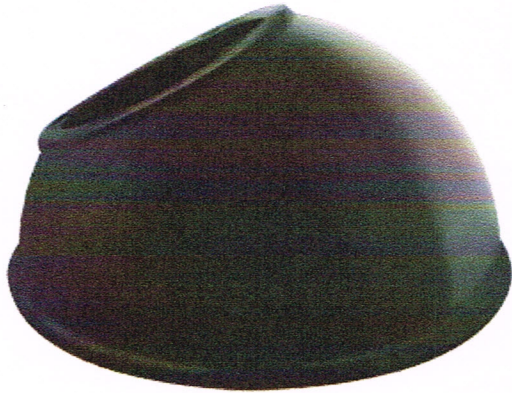
Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.



Available in three different shades with Angled Cone, Angled Dome and Straight shade.
Also available in 11" or 15" size shade.

Color: Black

Weight: 0.9 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Construction

Component Only:

This is a component for ordering LED Goosenecks.
Not a complete fixture without Arm and Head.

Construction:

Die cast aluminum

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals. Offers significantly improved gloss retention and resistance to color change.

Other

Shades:

11" Angled Dome Shade

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

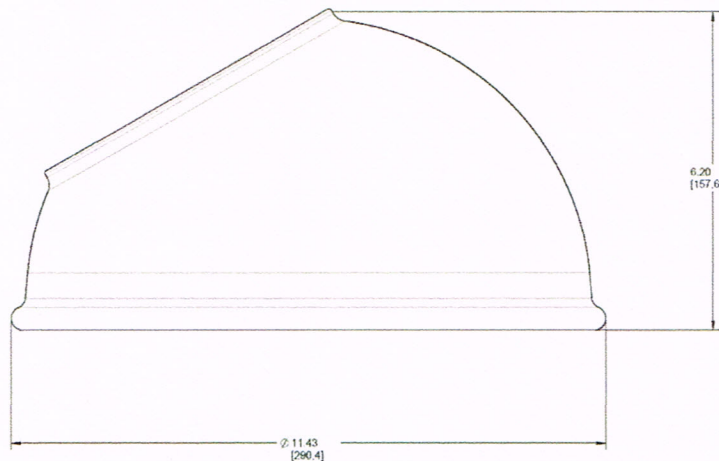
Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Dimensions



Ordering Matrix

Family	Shade	Size	Finish
GS	AD	11	B
	AC = Angled Cone AD = Angled Dome ST = Straight Shade	11 = 11" = 15"	B = Black W = White A = Bronze S = Silver G = Hunter Green YL = Yellow LB = Light Blue BL = Royal Blue BWN = Brown I = Ivory R = Red

REPORT NUMBER: RAB00265

ISSUE DATE: 07/30/13

CATALOG NUMBER: GNLED13YB / FLOOD REF/FROSTED LENS

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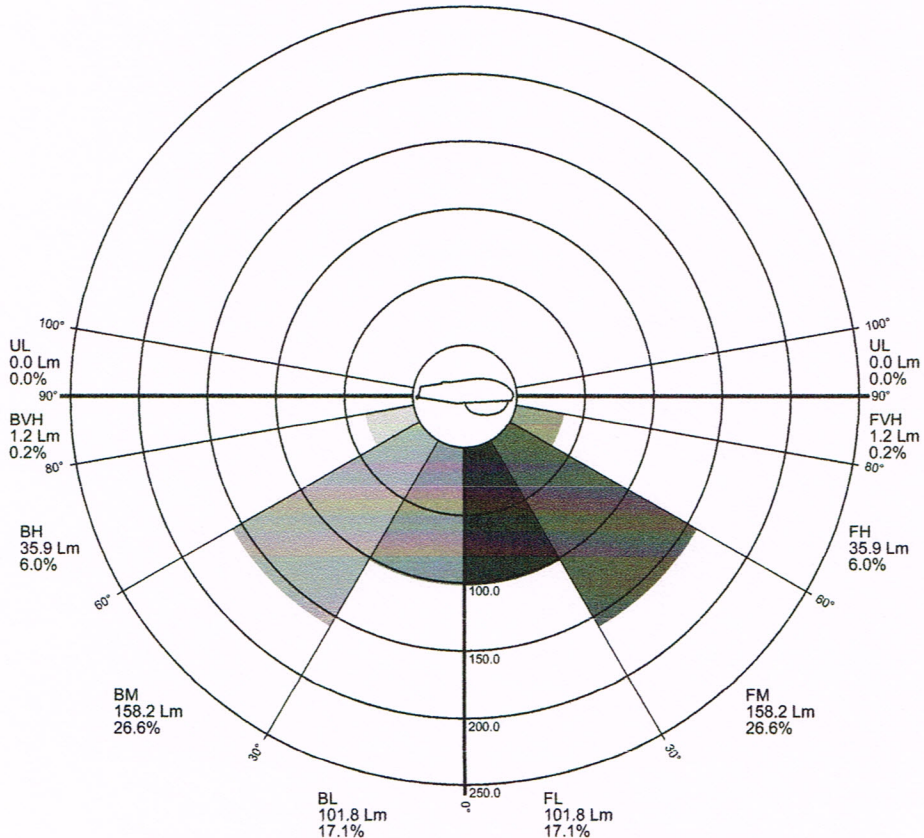
DATE SAMPLE TESTED: 07/30/13

BUG Rating:				B0	U0	G0
Zonal Summary				Zone Ratings		
		Lumens	% of Fixture	B	U	G
Forward		297	50.0			
FL	(0° - 30°)	101.8	17.1			
FM	(30° - 60°)	158.2	26.6			
FH	(60° - 80°)	35.9	6.0			G0
FVH	(80° - 90°)	1.2	0.2			G0
Backward		297	50.0			
BL	(0° - 30°)	101.8	17.1	B0		
BM	(30° - 60°)	158.2	26.6	B0		
BH	(60° - 80°)	35.9	6.0	B0		G0
BVH	(80° - 90°)	1.2	0.2			G0
Upward		0	0.0			
UL	(90° - 100°)	0.0	0.0		U0	
UH	(100° - 180°)	0.0	0.0		U0	
Trapped Light		0	0.0			
Total Flux		594	100.0			

Zonal Lumen Summary

(Linear scale)

UH
0.0 Lm
0.0%



REPORT NUMBER: RAB00265

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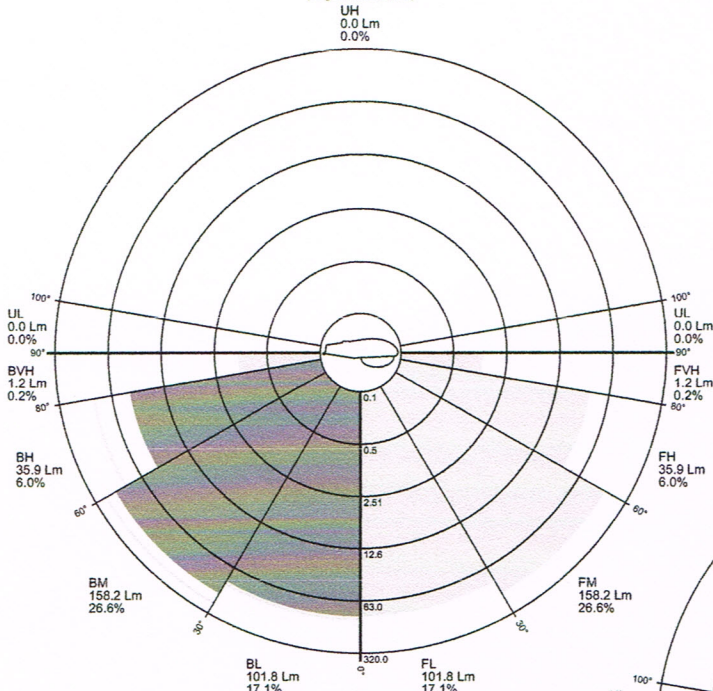
ISSUE DATE: 07/30/13

DATE SAMPLE TESTED: 07/30/13

CATALOG NUMBER: GNLED13YB /FLOOD REF/FROSTED LENS

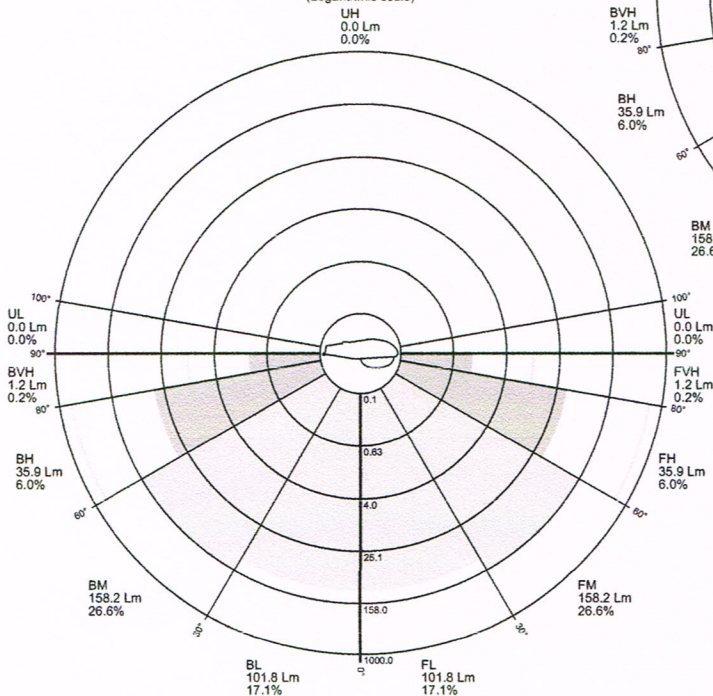
Backlight Rating Details

(Logarithmic scale)



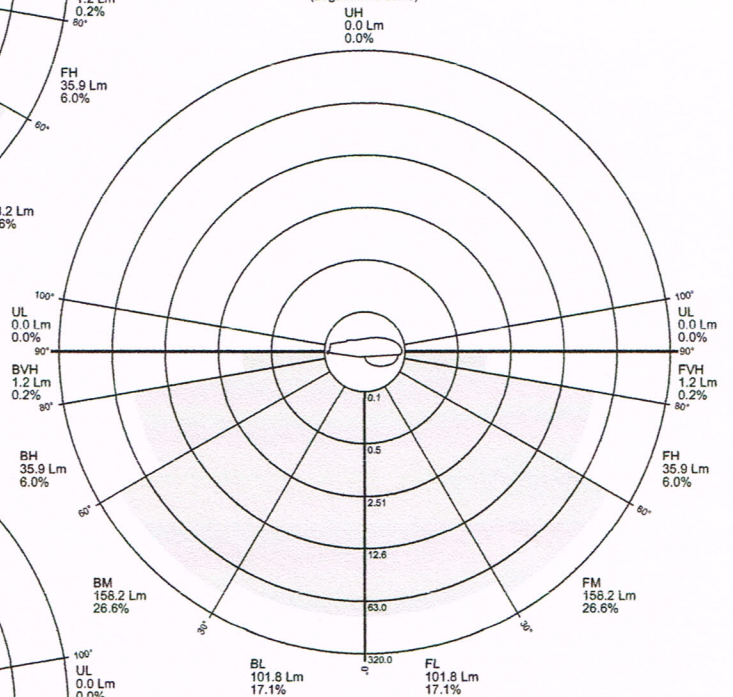
Glare Rating Details

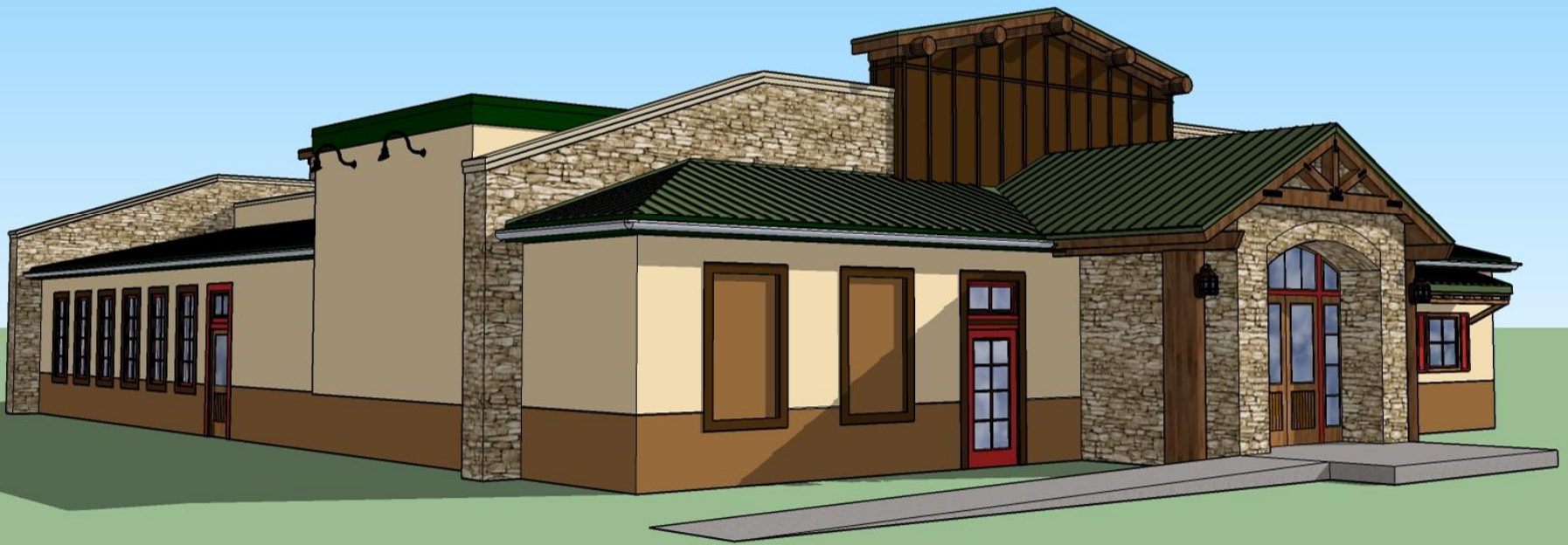
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Uplight Rating Details

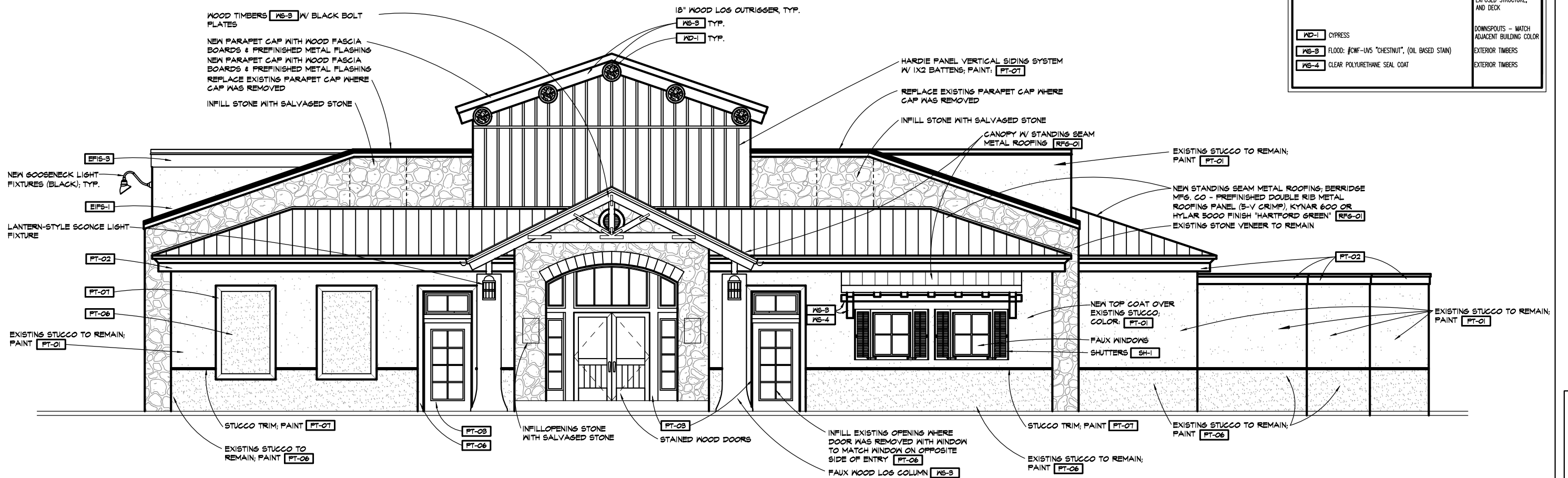
(Logarithmic scale)







MATERIAL LEGEND		EXTERIOR MATERIAL/FINISH	
#	DESCRIPTION		REMARKS
RFG-01	STANDING SEAM PRE-FINISHED ROOFING SYSTEM ON 30# FELT ON T&G PLYWOOD DECK MTL-01 - BERRIDGE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL (5-V CRIMP) "HARTFORD GREEN" - KYNAR 500 OR HYLAR 5000 FINISH.		
EIFS-1	EIFS SYSTEM PAINTED - SW 6113, "INTERACTIVE CREAM"		FIELD COLOR ABOVE REVEAL
EIFS-2	EIFS SYSTEM PAINTED - SW 6095, "TOASTY"		FIELD COLOR BELOW REVEAL
EIFS-3	EIFS SYSTEM PAINTED - SW 0041, "DARD HUNTER GREEN"		AT PARAPET TRIM
RV-01	3/4" CLEAR ANNOXIDIZED ALUM CHANNEL SCREEN FRY REGLET PCS 75-V-75 OR EQUAL		
WIN-1	ALUM WINDOW FRAME WITH STILES AND RAILS AS INDICATED ON WINDOW SCHEDULE - FINISH: POWDER COAT-RAL3002 CARMINE RED		
CHD-1	ALUM FRAMED GARAGE DOOR WITH INSULATED GLASS AS INDICATED ON DOOR SCHEDULE - FINISH: POWDER COAT-RAL3002 CARMINE RED (REF. DOOR & WINDOW SCHEDULE FOR FURTHER INFORMATION)		
SH-1	FIXED LOWER SHUTTERS - PT-03		
PT-01	SHERWIN WILLIAMS: SW 6113, "INTERACTIVE CREAM", FLAT		EXT/INT MAIN COLOR
PT-02	SHERWIN WILLIAMS: SW 0041, "DARD HUNTER GREEN", FLAT		EXTERIOR TRIM
PT-03	SHERWIN WILLIAMS: SW 6866, "HEARTHROB", FLAT		WINDOW AND O.H. DOOR TRIM
PT-06	SHERWIN WILLIAMS: SW 6095, "TOASTY", FLAT		EXTERIOR WAINSCOT
PT-07	SHERWIN WILLIAMS: SW 6097, "STURDY BROWN", FLAT		EXTERIOR HARDY BOARD, EXPOSED DUCT, EXPOSED STRUCTURE, AND DECK
WD-1	CYPRESS		DOWNSPOUTS - MATCH ADJACENT BUILDING COLOR
WS-3	FLOOR: #0WF-LV5 "CHESTNUT", (OIL BASED STAIN)		EXTERIOR TIMBERS
WS-4	CLEAR POLYURETHANE SEAL COAT		EXTERIOR TIMBERS



REVISED NORTHWEST ELEVATION

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

NOTES:

- APPLY NEW GALVANIZED GUTTERS & DOWNSPOUTS; TYP.

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KASTER ARCHITECTS INC
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

TWIN PLANS
 963 CHESTERFIELD CENTER
 CHESTERFIELD, MISSOURI

DATE JAN. 29, 2016
 REVISION NUMBER
A3.1
 OF SHEETS
 KAI JOB NO. 1514



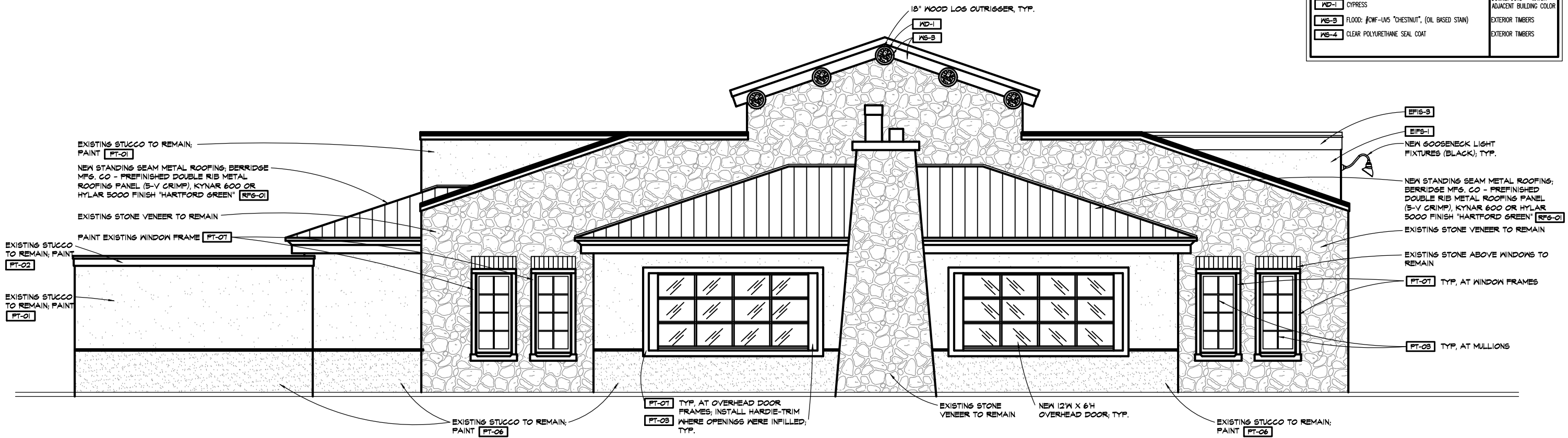
MATERIAL LEGEND		
EXTERIOR MATERIAL/FINISH		
#	DESCRIPTION	REMARKS
RF6-01	STANDING SEAM PRE-FINISHED ROOFING SYSTEM ON 30# FELT ON 1/2" PLYWOOD DECK MTL-01 - BERRIDGE MANUFACTURING PREFINISHED DOUBLE RIB METAL ROOFING PANEL (5-V CRIMP) "HARTFORD GREEN" - KYNAR 600 OR HYLAR 5000 FINISH.	
E1F5-1	EFS SYSTEM PAINTED - SW 6113, "INTERACTIVE CREAM"	FIELD COLOR ABOVE REVEAL
E1F5-2	EFS SYSTEM PAINTED - SW 6095, "TOASTY"	FIELD COLOR BELOW REVEAL
E1F5-3	EFS SYSTEM PAINTED - SW 0041, "DARD HUNTER GREEN"	AT PARAPET TRIM
RV-01	3/4" CLEAR ANNOXIDIZED ALUM CHANNEL SCREEN FRY REGLET PCS 75-V-75 OR EQUAL	
WIN-1	ALUM WINDOW FRAME WITH STILES AND RAIS AS INDICATED ON WINDOW SCHEDULE - FINISH: POWDER COAT-RAL3002 CARMINE RED	
OHD-1	ALUM FRAMED GARAGE DOOR WITH INSULATED GLASS AS INDICATED ON DOOR SCHEDULE - FINISH: POWDER COAT-RAL3002 CARMINE RED (REF. DOOR & WINDOW SCHEDULE FOR FURTHER INFORMATION)	
SH-1	FIXED LOUVER SHUTTERS - PT-03	
PT-01	SHERWIN WILLIAMS: SW 6113, "INTERACTIVE CREAM", FLAT	EXT/INT MAIN COLOR
PT-02	SHERWIN WILLIAMS: SW 0041, "DARD HUNTER GREEN", FLAT	EXTERIOR TRIM
PT-03	SHERWIN WILLIAMS: SW 6866, "HEARTHROB", FLAT	WINDOW AND O.H. DOOR TRIM
PT-06	SHERWIN WILLIAMS: SW 6095, "TOASTY", FLAT	EXTERIOR WANSBOT
PT-07	SHERWIN WILLIAMS: SW 6097, "STURDY BROWN", FLAT	EXTERIOR HARDY BOARD, EXPOSED DUCT, EXPOSED STRUCTURE, AND DECK
WD-1	CYPRESS	DOWNSPOUTS - MATCH ADJACENT BUILDING COLOR
WS-3	FLOOD: #OW-LVS "CHESTNUT", (OIL BASED STAIN)	EXTERIOR TIMBERS
WS-4	CLEAR POLYURETHANE SEAL COAT	EXTERIOR TIMBERS

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KASTER ARCHITECTS INC
 ARCHITECTURE - PLANNING - INTERIOR DESIGN

TWIN PENS
 963 CHESTERFIELD CENTER
 CHESTERFIELD, MISSOURI

DATE JAN. 26, 2016
 REVISION NUMBER
A3.3
 OF SHEETS
 KAI JOB NO. 1514



REVISED SOUTHEAST ELEVATION

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

NOTES:

- APPLY NEW GALVANIZED GUTTERS & DOWNSPOUTS; TYP.



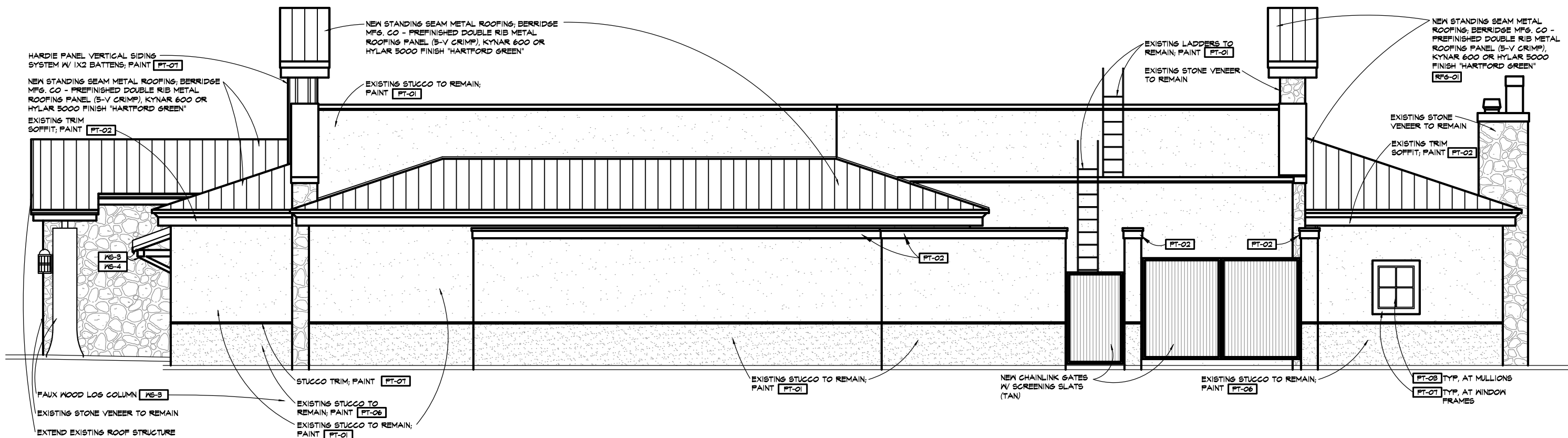
MATERIAL LEGEND		
EXTERIOR MATERIAL/FINISH		
#	DESCRIPTION	REMARKS
RF6-01	STANDING SEAM PRE-FINISHED ROOFING SYSTEM ON 30# FELT ON T&G PLYWOOD DECK, MTL-01 - BERRIDGE MANUFACTURING PRE-FINISHED DOUBLE RIB METAL ROOFING PANEL (5-V CRIMP) "HARTFORD GREEN" - KYNAR 600 OR HYLAR 5000 FINISH.	
EIFS-01	EIFS SYSTEM PAINTED - SW 6113, "INTERACTIVE CREAM"	FIELD COLOR ABOVE REVEAL
EIFS-02	EIFS SYSTEM PAINTED - SW 6095, "TOASTY"	FIELD COLOR BELOW REVEAL
EIFS-03	EIFS SYSTEM PAINTED - SW 0041, "DARD HUNTER GREEN"	AT PARAPET TRIM
RV-01	3/4" CLEAR ANNOZIDED ALUM CHANNEL SCREEN FRY REGLET PCS 75-V-75 OR EQUAL	
WIN-1	ALUM WINDOW FRAME WITH STILES AND RAILS AS INDICATED ON WINDOW SCHEDULE - FINISH: POWDER COAT-RAL3002 CARMINE RED	
CHD-1	ALUM FRAMED GARAGE DOOR WITH INSULATED GLASS AS INDICATED ON DOOR SCHEDULE - FINISH: POWDER COAT-RAL3002 CARMINE RED (REF. DOOR & WINDOW SCHEDULE FOR FURTHER INFORMATION)	
SH-1	FIXED LOUVER SHUTTERS - PT-03	
PT-01	SHERWIN WILLIAMS: SW 6113, "INTERACTIVE CREAM", FLAT	EXT/INT MAIN COLOR
PT-02	SHERWIN WILLIAMS: SW 0041, "DARD HUNTER GREEN", FLAT	EXTERIOR TRIM
PT-03	SHERWIN WILLIAMS: SW 6866, "HEARTHROB", FLAT	WINDOW AND O.H. DOOR TRIM
PT-06	SHERWIN WILLIAMS: SW 6095, "TOASTY", FLAT	EXTERIOR WAINSCOT
PT-07	SHERWIN WILLIAMS: SW 6097, "STURDY BROWN", FLAT	EXTERIOR HARDY BOARD, EXPOSED DUCT, EXPOSED STRUCTURE, AND DECK
MD-1	CYPRESS	DOWNSPOUTS - MATCH ADJACENT BUILDING COLOR
MS-3	FLOOR: #0WF-UV5 "CHESTNUT", (OIL BASED STAIN)	EXTERIOR TIMBERS
MS-4	CLEAR POLYURETHANE SEAL COAT	EXTERIOR TIMBERS

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TWIN PAKS
 963 CHESTERFIELD CENTER
 CHESTERFIELD, MISSOURI

DATE JAN. 26, 2016
 REVISION NUMBER
A3.4
 OF SHEETS
 KAI JOB NO. 154



REVISED SOUTHWEST ELEVATION

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

NOTES:

- APPLY NEW GALVANIZED GUTTERS & DOWNSPOUTS; TYP.



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

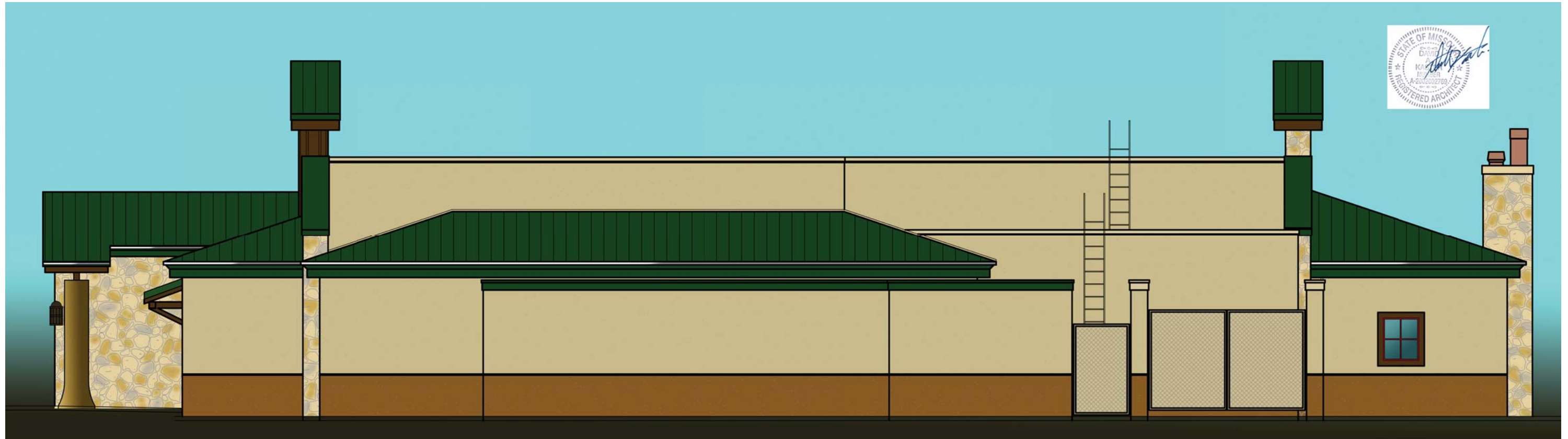




NORTHEAST ELEVATION
SCALE // 1/8" = 1'-0"



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



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