



III.A.

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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: June 11, 2015

From: Jessica Henry
Project Planner

Location: North side of Baxter Road, west side of Clarkson Road

Applicant: BRR Architecture on behalf of Total Wine & More

Description: **Clarkson Square, Lot 2:** Amended Architectural Elevations and Architect's Statement of Design for an 8.25 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Baxter Road, west side of Clarkson Road.

PROPOSAL SUMMARY

BRR Architecture, on behalf of Total Wine & More has submitted a request for Amended Architectural Elevations for a portion of the existing retail development located at 1709 Clarkson Road. The request is for modifications to a tenant storefront currently occupied by Toys R' US in order to accommodate a new tenant, Total Wine & More. This project was presented at the May 14, 2015 Architectural Review Board meeting, where numerous concerns regarding the scale, proportions, and building materials were raised. The applicant requested that the project be held until a future ARB meeting in order to revise the proposed architectural amendments.

Subsequently, revised Amended Architectural Elevations were submitted. The revised proposal utilizes the existing canopy with the clipped gable roofline modified into a peaked roofline. As with the previous submission, the existing brick entry vestibule will be removed and a new glass storefront installed. The previously proposed Longboard extruded aluminum cladding is still present; however, the application has been changed from a vertical to horizontal orientation. The existing horizontal fascia banding and wood trim will remain in place.

Scale

The previous proposal included a new canopy build out that substantially changed the massing and scale of the storefront. In the revised submittal, the existing canopy is to remain, with the clipped gable modified into a peaked gable. Comparisons of the existing, previously proposed, and currently proposed canopy and gable are shown below.



Existing Canopy with Clipped Gable Roofline



Previously Proposed Canopy with Peaked Gable Roofline



Revised Canopy with Peaked Gable Roofline

Materials and Color

As discussed at the outset of this report, the applicant is proposing to use “longboard” extruded aluminum cladding on the gable, which is a new material within the Clarkson Square development. This material has a wood grain pattern and “light elm” color to fit the branding and design of Total Wine & More. However, in contrast to the previous submittal, the existing beige horizontal fascia band will

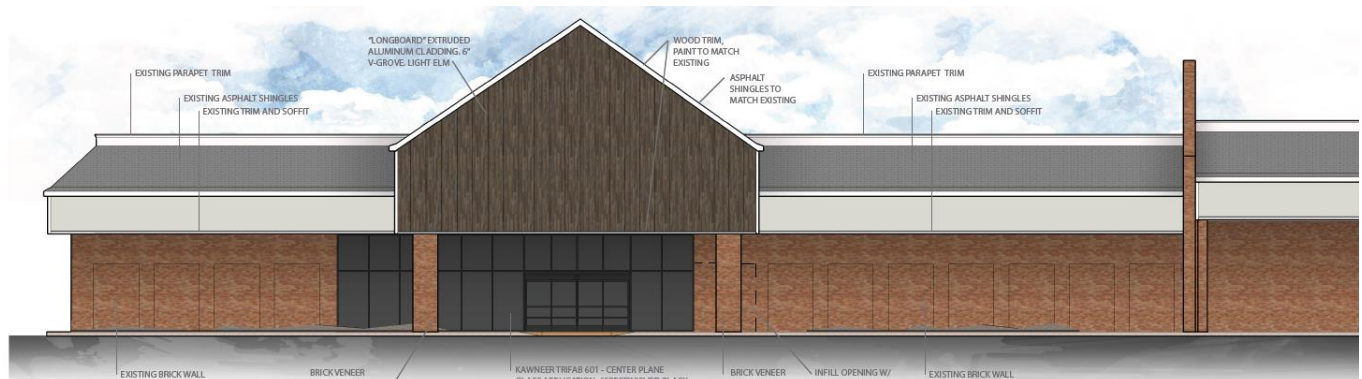
remain in place, reducing the coverage area of this new material. Additionally, a horizontal orientation is now proposed for this material, which corresponds with the flow of the other features, both on this tenant storefront and throughout the development. The existing canopy trim will remain in place.

As in the previous proposal, a new black prefinished aluminum storefront with clear low “E” glass is also proposed. All other construction materials, including the brick and asphalt shingles, will match the existing materials.

Existing Elevations



Previously Proposed Elevations



Revised Elevations



Landscape Design and Screening

The proposal includes no revisions to the existing landscaping adjacent to the canopy and new storefront area. The existing landscaping is overgrown and is in need of maintenance, which will occur in conjunction with this project, as stated in the Architect's Statement of Design.

Lighting

In conjunction with the canopy build out, four new recessed light fixtures are proposed. These fixtures will light the entry, similar to the existing canopy lights, and will not increase the overall illumination levels of the development. A light fixture cut sheet has been provided in the packet.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design and requests action on the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2. Please note that this project is being reviewed at the Staff level and will not be forwarded to the Planning Commission for approval.

MOTION

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

- 1) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2, as presented, with a recommendation for approval (or denial) to City Staff."
- 2) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2 to City Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



5/26/15

Jessica Henry, Project Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

RE: Clarkson Square
1781 Clarkson Road
Chesterfield, MO 63017
Total Wine and More – Amended Architectural Elevations

Ms. Henry:

Thank you for allowing BRR Architecture the opportunity to submit for the above-referenced Project. Our proposed scope of work for this Project is as follows:

STATEMENT OF DESIGN

Opening up the bottom portion of the canopy will improve the interior/exterior relationship by simplifying the circulation from the parking area and sidewalk into the store. The existing entry and exiting condition is congested with customers of the store entering and exiting from different positions and depths. The existing sidewalk is currently 6' wide, which is also the distance from the entry to the drive, making it unsafe for customer's crossing the drive.

The main intent of the redesign is to remove the bottom portion of the existing entry vestibule and a portion of the exterior wall. The existing structural columns will be wrapped with brick veneer and will be equally spaced below the existing canopy. The eave height and canopy depth will be existing to remain with a modification to the gable portion of the canopy.

This design will add depth to the entry while creating an exterior, covered transitional area for the customers to safely cross the drive, extending 9'-7" beyond the existing façade. The entry and exiting is combined, simplifying the proposed opening. A total of 618 square feet of storefront glazing will be added from floor to ceiling of the canopy, to improve the interior/exterior relationship of the building and site.

Materiality of the canopy takes cues from the existing building, matching the existing brick, asphalt shingles, and trim pieces. All of the articulation and trim are existing to remain. Extruded aluminum cladding will be introduced horizontally to the front portion above the existing band. This element will distinguish the tenant from the rest of the center, while still fitting into the context of the complex. The sidewalk will be modified to match the existing finish, and the curb ramp will be added to meet accessibility requirements. Lighting will be added underneath the façade (see lighting cut sheet). 4 recessed lights will be centered underneath the canopy to increase visibility and security. Existing overgrown landscaping will be trimmed to compliment the modified storefront.

The design will also take into account the Architectural Review Board comments from May 14th. The scale, massing, and height of the peak is existing to remain, instead of removing and rebuilding the whole canopy, making the storefront columns proportional to the canopy. Important architectural features, such as the horizontal fascia banding and wood trim are to remain. The aluminum material will now runs horizontally to flow with rest of the façade and placed in the badge area. All landscaping will be existing to remain and maintained.

Sincerely,

Richard A. Majors, Jr.
Architect of Record

www.brrarch.com

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kansas city | bentonville | phoenix | san francisco | philadelphia | atlanta | miami | los angeles | chicago

C6L1520DL (M)

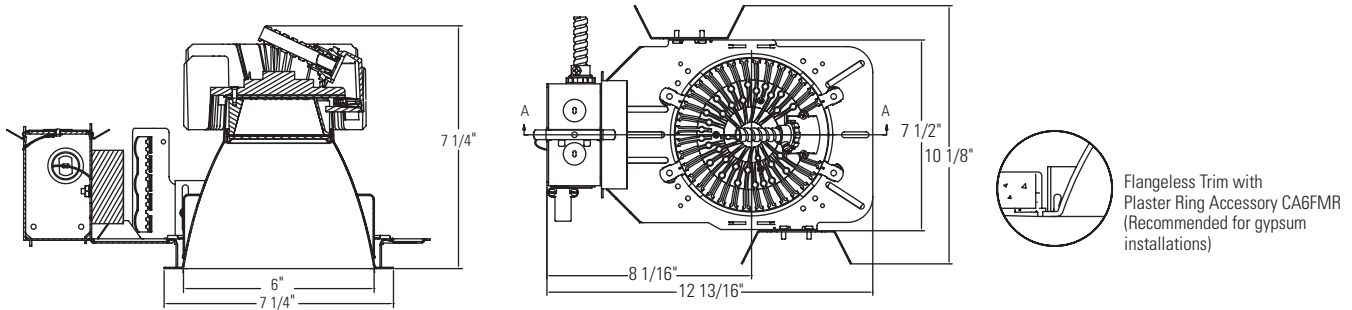
Calculite LED 6" Downlight Medium Beam

Page 1 of 2

Catalog number:

Notes:

Type:



Ordering Guide: Light Engines

Light Engine Series	Style	Color Temp	Beam Spread	Reflector Finish	Flange	Options
C6L1520	DL (Downlight)	27K (2700K) 30K (3000K) 35K (3500K) 40K (4000K)	M (medium beam, 0.8 s.c)	CL (Clear) CCL (Comfort Clear) CCD (Comfort Clear Diffuse) CCZ (Champagne Bronze) WH (Painted White)	W (Painted white) P (Aperture-matching/polished) FT (Flush-mount/flangeless) ¹	EM (Integral emergency test switch) ²
Example: C6L1520DL35KMCLWEM		¹ Accessory CA6FMR recommended for gypsum applications. Reflector flange is 1/8". New construction only. ² See LED-EM for details and restrictions.				

Ordering Guide: Frame-in Kits

Frame-in Kit Series	Installation Options	Input Voltage	Options
C6L15 (1500 Lumen) C6L20 (2000 Lumen)	N (New construction)	1 (120V) 2 (277V)	Blank (0-10 volt dimming) EM (Emergency)

Example: C6L15N1EM

Features

Aperture: 6" (152 mm) I.D., 7 1/4" (184mm) O.D.
Input Wattage: 27W (1500 Lumens), 39W (2000 Lumens).
Reflector Cone: Aluminum.
 Provides 50° cutoff to source & source image. Self-flanged.
Depth (including Frame-in kit): 7 1/4" (184mm)
Power Connection: Attaches to frame-in kit via push-in connector (on frame).
 Removable cover provides access.

Technology

LED Board: Array of high brightness royal blue LED's.
Remote Phosphor Technology: Remote phosphor technology provides increased efficiency and color consistency. Phosphor lens assembly positioned in front of LED array converts blue light to white. Color shift will not exceed +/- 100K over life.
Optical Mixing Chamber: Lightolier-specific mixing chamber redirects back-reflected light through aperture resulting in 20% increase in efficiency.
Thermal Management: Heat sink and thermal design along with clean room assembly ensures specified performance.
Rated Life: Based on IESNA LM-80-2008
 1500 Lumen – 60,000 hours at 70% lumen maintenance.
 2000 Lumen – 57,000 hours at 70% lumen maintenance.
Photometric Performance: Tested in accordance to IESNA LM-79-2008

Options

Dimming Capability: 0-10V. See LED-DIM specification sheet
Emergency Capability (Integral): Add "EM" suffix. See LED-EM spec sheet.
Emergency Capability (Inverter): See LED-LMI spec sheet

Labels

UL (suitable for wet locations), cUL, I.B.E.W. 5 Year Warranty

PHILIPS
LIGHTOLIER

C6L1520DL (M)

Calculite LED 6" Downlight Medium Beam

Correlated Color Temperature (CCT) Multipliers

2700K (x 0.92), **3000K** (x 1.00), **3500K** (x 1.07), **4000K** (x 1.14)

Reflector Finish Multipliers

CL (x 1.00), **CCL** (x 0.94), **CCD** (x 0.93), **CCZ** (x 0.76), **WH** (x 0.82) — **CL** & **CCD** finishes are tested. **CCL**, **CCZ** & **WH** are calculated.

1500 LM, 3000K, CL FINISH TRIM

Candlepower Distribution	ANGLE	MEAN CP	LUMENS
	0	1672	
	5	1625	153
	10	1551	
	15	1477	417
	20	1405	
	25	1182	501
	30	612	
	35	313	205
	40	139	
	45	32	35
	50	3	
	55	1	1
	60	1	
	65	0	0
	70	0	
	75	0	0
	80	0	
	85	0	0
	90	0	

Trim/Frame:
C6L1520DL30KMCLW/C6L15N1

Output lumens: 1312 lm

Correlated Color Temp¹: 3000K

Input Watts²: 26.6 w

Efficacy: 49.3 lm/w

CR³: 78

Spacing Criterion: 0.8

ZONAL LUMENS AND PERCENTAGES

ZONE	LUMENS	%LUMINAIRE
0-30	1071	81.6%
0-40	1275	97.2%
0-60	1312	100.0%
0-90	1312	100.0%

CEILING	80%			70%			50%			30%			0%	
	WALL	70	50	30	10	50	10	50	10	50	10	50	10	0
RCR	0	119	119	119	119	116	116	111	111	106	106	100	100	
Zonal Cavity Method - Effective Floor Cavity Reflectance = 20%	0	114	111	109	107	109	105	105	102	101	99	94	94	
	1	114	111	109	107	109	105	105	102	101	99	94	94	
	2	109	104	100	97	102	96	99	94	96	92	89	89	
	3	104	98	93	89	96	89	94	87	91	86	83	83	
	4	99	92	87	83	91	82	89	81	87	80	78	78	
	5	94	87	81	77	86	77	84	76	82	76	73	73	
	6	90	82	76	72	81	72	80	71	78	71	69	69	
	7	86	77	72	68	77	68	75	67	74	67	65	65	
	8	82	73	68	64	73	64	72	63	71	63	62	62	
	9	78	69	64	60	69	60	68	60	67	60	58	58	
	10	75	66	60	57	66	57	65	57	64	56	55	55	

Single Unit Data

Height to Lighted Plane	Initial Footcandles	Beam Diameter
5'	67	5'
6'	46	6'
7'	34	7'
8'	26	8'
9'	21	10'

Multiple Unit Data - RCR 2

Spacing	Initial Watts/On Ctr.	Initial Watts/Footcandles	Watts/Sq. Ft.
5'	60.5	1.18	1.18
6'	39.7	0.77	0.77
7'	28.4	0.55	0.55
8'	23.6	0.46	0.46
9'	18.9	0.37	0.37

38'x38'x10' Room, Workplane 2 1/2' above floor, 80/50/20% Reflectances

CERTIFIED TEST REPORT NO. F10018³

2000 LM, 3000K, CL FINISH TRIM

Candlepower Distribution	ANGLE	MEAN CP	LUMENS
	0	2298	
	5	2233	210
	10	2130	
	15	2028	573
	20	1931	
	25	1630	690
	30	843	
	35	431	282
	40	191	
	45	44	48
	50	4	
	55	2	2
	60	1	
	65	1	1
	70	0	
	75	0	0
	80	0	
	85	0	0
	90	0	

Trim/Frame:
C6L1520DL30KMCLW/C6L20N1

Output lumens: 1805 lm

Correlated Color Temp¹: 3000K

Input Watts²: 39.5 w

Efficacy: 45.7 lm/w

CR³: 78

Spacing Criterion: 0.8

ZONAL LUMENS AND PERCENTAGES

ZONE	LUMENS	%LUMINAIRE
0-30	1472	81.5%
0-40	1754	97.2%
0-60	1805	100.0%
0-90	1805	100.0%

CEILING	80%			70%			50%			30%			0%	
	WALL	70	50	30	10	50	10	50	10	50	10	50	10	0
RCR	0	119	119	119	119	116	116	111	111	106	106	100	100	
Zonal Cavity Method - Effective Floor Cavity Reflectance = 20%	0	114	111	109	107	109	105	105	102	101	99	94	94	
	1	114	111	109	107	109	105	105	102	101	99	94	94	
	2	109	104	100	97	103	96	99	94	96	92	89	89	
	3	104	98	93	89	96	89	94	87	91	86	83	83	
	4	99	92	87	83	91	82	89	81	87	80	78	78	
	5	94	87	81	77	86	77	84	76	82	75	73	73	
	6	90	82	76	72	81	72	80	71	78	71	69	69	
	7	86	77	72	68	77	68	75	67	74	67	65	65	
	8	82	73	68	64	73	64	72	63	71	63	62	62	
	9	78	69	64	60	69	60	68	60	67	60	58	58	
	10	75	66	60	57	66	57	65	57	64	56	55	55	

Single Unit Data

Height to Lighted Plane	Initial Footcandles	Beam Diameter
5'	92	5'
6'	64	6'
7'	47	7'
8'	36	8'
9'	28	10'

Multiple Unit Data - RCR 2

Spacing	Initial Watts/On Ctr.	Initial Watts/Footcandles	Watts/Sq. Ft.
5'	83.2	1.75	1.75
6'	54.6	1.15	1.15
7'	39.0	0.82	0.82
8'	32.5	0.68	0.68
9'	26.0	0.55	0.55

38'x38'x10' Room, Workplane 2 1/2' above floor, 80/50/20% Reflectances

CERTIFIED TEST REPORT NO. F10019³

¹ Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid-State Lighting Products.

² Wattage controlled to within 5%.

³ Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.

⁴ Color Rendering Index within +/- 2%.



Philips Lightolier
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 t: (508) 679-8131
 w: www.lightolier.com

C6L1520DL(M) July 13, 2012

Specifications are subject to change without notice.
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Proposed Tenant - New building facade
Chesterfield, Missouri

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Proposed Tenant - Existing building facade
Chesterfield, Missouri

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SCOPE OF WORK

- EXISTING CANOPY ABOVE WITH MODIFIED HIP ROOF TO GABLE ROOF
- EXISTING LANDSCAPING TRIMMED AND MAINTAINED
- WOOD TRIM AND ARTICULATION EXISTING TO REMAIN.
- REMOVE BRICK AND TILE AT ENTRANCE UNDERNEATH CANOPY
- NEW COLUMNS AND INFILL EXISTING EXIT DOORS
- NEW SLAB UNDERNEATH
- HORIZONTAL FAUX WOOD METAL PANEL FAÇADE
- NEW SIGNAGE
- NEW STOREFRONT GLAZING SYSTEM
- NEW LIGHTING UNDER CANOPY



Proposed Tenant - New building facade

Chesterfield, Missouri

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B | R | R
architecture

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5/29/2015