

Mon 1/15/2018 5:01 PM  
RE: Building Elevation Ideas | Chanhassen, MN | Panera

[https://www.dropbox.com/sh/eacjg9djr2r3yw4/AADCDIKUT\\_nOdRvoyFVQRUfBa?dl=0](https://www.dropbox.com/sh/eacjg9djr2r3yw4/AADCDIKUT_nOdRvoyFVQRUfBa?dl=0)

Bob – Please see dropbox link above for revised elevation package including the below items.

## **M. Hinchcliffe**

**ArcVision, Inc.**  
d. 314.415.2325  
m. 314.873.5787

Matthew Hinchcliffe  
**Sent:** Friday, January 12, 2018 5:02 PM  
**To:** 'Generous, Bob' <[bgenerous@ci.chanhassen.mn.us](mailto:bgenerous@ci.chanhassen.mn.us)>  
**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Good afternoon Bob,

(Sorry for the ghost email, mouse got away from me).

- Panera will agree to use spandrel windows @ our dark colored 'Faux' windows.
- Panera will agree to paint the canopy(ies) as well as the patio railing system a contrasting color (we're currently leaning on the Berber White #955 (same color as the light colored EIFS) to have them stand out a bit more.
- Mechanical Equipment are screened from view. Yes you can see the tippy top of them from our straight on elevations. But they will be screened from view. Reference the multiple 3d images from roadways on sheet A300. Also per the city ordinance "they shall be located so as not to be visible from any public way".
- Noted on the signage. Panera are going to keep our current signage as is for the time being.
- Reinforcing mesh shall be utilized to 6' AFF as a minimum.

If there is anything I missed or if you need anything addition, please let me know. I'll be working on the elevations over the weekend per the above comments.

## **M. Hinchcliffe**

**ArcVision, Inc.**  
d. 314.415.2325  
m. 314.873.5787

**From:** Generous, Bob [<mailto:bgenerous@ci.chanhassen.mn.us>]  
**Sent:** Friday, January 12, 2018 9:46 AM  
**To:** Matthew Hinchcliffe <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>  
**Subject:** FW: Building Elevation Ideas | Chanhassen, MN | Panera

Matt,

I talked to the Community Development Director and she said that if Panera Bread agrees to these conditions, then we could process it without having the revised building elevations for the City Council meeting on the 22<sup>nd</sup>.

Bob

**From:** Generous, Bob  
**Sent:** Thursday, January 11, 2018 4:06 PM  
**To:** 'Matthew Hinchcliffe' <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>  
**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Matt,

I took your revised elevations to the City Manager and Community Development Director. They think the architecture has improved immensely, but you're still not there.

Following are revisions needed to get this to City Council.

Use spandrel windows in all the applications that are not glass windows. We are already giving you a break by not requiring that fifty percent of the first floor facade that is viewed by the public be designed to include transparent windows and/or doors to minimize expanses of blank walls. (Section 20-1068)

The entrance still needs additional attention. Incorporate a contrasting material color for the entrance canopy. Could you use the same color as the canopy (Sunbrella-Aspen- Is that the Panera green?)? The railing/fencing system for the patio should also be a contrasting color?

Mechanical equipment and other utility hardware, whether located on the roof or exterior of the building or on the ground adjacent to it, shall be screened from the public view and with materials identical to or strongly similar to building materials or by heavy landscaping that will be effective in winter or they shall be located so as not to be visible from any public way. Use of parapet walls or pitched roof elements to screen equipment is encouraged. In no case shall wooden fencing be used as a rooftop equipment screen. Show that the equipment is screened. In the elevations, they appear to stick up above the parapet in the "realistic elevations".

Note that the "Drive thru" sign is not permitted on the building. Additionally, signage is only permitted on two building elevations. A separate sign variance application would be necessary to review this. If you take them off, I won't have to comment on them.

We can support the use of the EIFS system, but we will require that it be the Outsulation system with hydroponic coating to installed with proprietary reinforcing meshes up to six feet above grade.

I'll need to know if these changes will be made. Let me know by tomorrow so I can keep it on the 1/22 City Council agenda. I need revised elevations by next Tues 1/16 to add to the packet.

If you have any questions or need additional information, please contact me.

Bob



Robert Generous, AICP  
Senior Planner  
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**From:** Matthew Hinchcliffe [<mailto:mhinchcliffe@arcv.com>]  
**Sent:** Thursday, January 11, 2018 1:56 PM  
**To:** Generous, Bob <[bgenerous@ci.chanhassen.mn.us](mailto:bgenerous@ci.chanhassen.mn.us)>  
**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

[https://www.dropbox.com/sh/eacjg9djr2r3yw4/AADCDIKUT\\_nOdRvoyFVQRUfBa?dl=0](https://www.dropbox.com/sh/eacjg9djr2r3yw4/AADCDIKUT_nOdRvoyFVQRUfBa?dl=0)

Bob, please see link above. I've also include a digital material board for your viewing pleasures. Please let me know if you have any questions/comments/concerns.

Thanks again Bob for all your help!

## M. Hinchcliffe

**ArcVision, Inc.**  
d. 314.415.2325  
m. 314.873.5787

**From:** Generous, Bob [<mailto:bgenerous@ci.chanhassen.mn.us>]  
**Sent:** Thursday, January 11, 2018 11:36 AM  
**To:** Matthew Hinchcliffe <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>  
**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Hi Matt.

Are the elevations ready?

Bob

**From:** Matthew Hinchcliffe [<mailto:mhinchcliffe@arcv.com>]  
**Sent:** Wednesday, January 10, 2018 9:38 AM  
**To:** Generous, Bob <[bgenerous@ci.chanhassen.mn.us](mailto:bgenerous@ci.chanhassen.mn.us)>  
**Cc:** 'Dan Cook ([dan.cook@panerabread.com](mailto:dan.cook@panerabread.com))' <[dan.cook@panerabread.com](mailto:dan.cook@panerabread.com)>  
**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

I should have the elevations back to you EOD today.

## M. Hinchcliffe

**ArcVision, Inc.**

d. 314.415.2325

m. 314.873.5787

**From:** Generous, Bob [<mailto:bgenerous@ci.chanhassen.mn.us>]

**Sent:** Wednesday, January 10, 2018 9:36 AM

**To:** Matthew Hinchcliffe <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>

**Cc:** 'Dan Cook ([dan.cook@panerabread.com](mailto:dan.cook@panerabread.com))' <[dan.cook@panerabread.com](mailto:dan.cook@panerabread.com)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Matt,

How are you coming with the revised building elevations? I need to complete the report Thursday and would like to have the elevations to show to the Community Development Director and City Manager before completing the report.

Bob

**From:** Matthew Hinchcliffe [<mailto:mhinchcliffe@arcv.com>]

**Sent:** Tuesday, January 09, 2018 5:56 PM

**To:** Generous, Bob <[bgenerous@ci.chanhassen.mn.us](mailto:bgenerous@ci.chanhassen.mn.us)>

**Cc:** 'Dan Cook ([dan.cook@panerabread.com](mailto:dan.cook@panerabread.com))' <[dan.cook@panerabread.com](mailto:dan.cook@panerabread.com)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Absolutely.

Our decision to use an EIFS system for the exterior is essentially the outcome of the climate the project is located within. Given current Energy Code standards, there is a need/requirement for continuous insulation around the perimeter of the building. A stucco application with this particular energy code requirement would hinder the construction of the exterior wall assembly in a way that the exterior walls would need multiple layers of plywood/sheathing to essentially 'sandwich' rigid insulation. An addition cost that is removed with an EIFS system. For example, stucco cannot be applied directly on rigid insulation. So the wall construction would be constructed as such:

- Working to the exterior from Stud
  - Metal Stud
  - Sheathing
  - Vapor/Moisture Barrier
  - Rigid Insulation ( $\pm 2$ inches)
  - Sheathing
  - Tar Paper
  - Lathe
  - Stucco

With an EIFS system, the wall construction uses considerably less materials.

- Working to the Exterior from Stud
  - Metal Stud
  - Sheathing

- Vapor/Moisture Barrier
- EIFS system ( $\pm 2$ inch thickness)

The overall outcome of an EIFS finish system has been dramatically better than with a stucco application. I feel Stucco has its uses in certain climates (Southern States) but for a frigid and harsh winter climate with dramatic temperature shifts throughout the year, the proposed EIFS system will have a dramatic effect to the overall energy performance of the project. That's not including the overall performance of the specification I added previously.

There was a concern of EIFS impact resistance. As indicated in the specification, we do have the ability to install proprietary reinforcing meshes. <https://youtu.be/38GwJLZpu6c> not the same manufacturer, but Dryvit/BASF are equal products and there is another video using Sto's system which I can share as well.

As for additional EIFS features we have included the step back custom cornice on the EIFS part and the stepped out brick on the brick. No Quoins. Recesses at the faux windows. Vertical reveals between the windows on the EIFS.

## M. Hinchcliffe

**ArcVision, Inc.**

d. 314.415.2325

m. 314.873.5787

**From:** Generous, Bob [<mailto:bgenerous@ci.chanhassen.mn.us>]

**Sent:** Tuesday, January 9, 2018 8:35 AM

**To:** Matthew Hinchcliffe <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>

**Cc:** 'Dan Cook ([dan.cook@panerabread.com](mailto:dan.cook@panerabread.com))' <[dan.cook@panerabread.com](mailto:dan.cook@panerabread.com)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Matt,

Could you provide a write-up about what and why you are proposing the use of this system.

Also, do you intend to provide dramatic architectural details and design effects, such as reveals, quoins, cornices and trim?

Bob

**From:** Matthew Hinchcliffe [<mailto:mhinchcliffe@arcv.com>]

**Sent:** Thursday, January 04, 2018 11:52 AM

**To:** Generous, Bob <[bgenerous@ci.chanhassen.mn.us](mailto:bgenerous@ci.chanhassen.mn.us)>

**Cc:** 'Dan Cook ([dan.cook@panerabread.com](mailto:dan.cook@panerabread.com))' <[dan.cook@panerabread.com](mailto:dan.cook@panerabread.com)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Good morning Bob,

I do, I have a lot of literature on the EIFS specification. And a few video's as well.

As Dan has mentioned, this product is top tier quality. And has been used on many Panera's throughout the US and has held up very well.

Video of its Hydrophobic Properties (meaning it will stay clean/dryer): <https://youtu.be/laUmzbquDK4>

Video of the 'Limestone' texture installation which is a 2-3 step process: <https://youtu.be/vmtbrwdaug4>

The actual EIFS system is the "Outsulation Plus MD system" which I have attached a brochure. And I have included a comparison 'cladding' chart. Pay specific attention to the Outsulation system vs Conventional Stucco.

Please let me know if you require any additional information. Hopefully I don't overload you with information.

Last note: In the PDF document labeled as 'all-in-one' 3<sup>rd</sup> page, there is a 'high impact' detail. This would typically be installed on the bottom 4-5ft of the wall as well as at any corners/opening perimeters/etc.

Thanks for your time!

## M. Hinchcliffe

**ArcVision, Inc.**

d. 314.415.2325  
m. 314.873.5787

**From:** Generous, Bob [<mailto:bgenerous@ci.chanhassen.mn.us>]

**Sent:** Thursday, January 4, 2018 10:30 AM

**To:** Matthew Hinchcliffe <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Matt,

Do you have any literature, specifications or brochures for the EIFS system they are proposing to use? According to Dan, it is a beefed up version.

Bob

**From:** Matthew Hinchcliffe [<mailto:mhinchcliffe@arcv.com>]

**Sent:** Tuesday, January 02, 2018 9:22 AM

**To:** Generous, Bob <[bgenerous@ci.chanhassen.mn.us](mailto:bgenerous@ci.chanhassen.mn.us)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

<https://www.dropbox.com/sh/tmm8kdumvfmle99/AADWZvVQGjedDzyRonCDGfqha?dl=0>

Absolutely. I've included a link above to both the 'original' submittal, as well as the elevation package of where we're at today.

## M. Hinchcliffe

**ArcVision, Inc.**

d. 314.415.2325  
m. 314.873.5787

**From:** Generous, Bob [<mailto:bgenerous@ci.chanhassen.mn.us>]

**Sent:** Thursday, December 28, 2017 4:30 PM

**To:** Matthew Hinchcliffe <[mhinchcliffe@arcv.com](mailto:mhinchcliffe@arcv.com)>

**Subject:** RE: Building Elevation Ideas | Chanhassen, MN | Panera

Matt,

Could you email me the latest building elevations so I can incorporate them in my presentation.

Thanks,

Bob