



ARCHITECTURAL REVIEW BOARD AGENDA

April 24, 2024 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

MINUTES

4. Approval of the minutes from the April 8, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Reconstruction of loading dock and warehouse space at Bitter Neumann located at 827 N 14th Street.
6. Façade renovation of Burlington (the former Bed Bath and Beyond) located at 3347 Kohler Memorial Drive.

NEXT MEETING

7. May 13, 2024

ADJOURN

8. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD MINUTES

Monday, April 08, 2024

Members Present: Joe Clarke, Pam Langan, Jerry Jones, Alderperson Zachary Rust, Dave Aldag and Richard Linde

Excused: Robert Heimerl

Staff/Officials: Program Assistant Ellise Rose and Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

- 1. Roll Call

Chair Joe Clarke called the meeting to order.

- 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

- 3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

MINUTES

- 4. Approval of the minutes from the March 11, 2024 meeting.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MARCH 11, 2024.

Motion by Jerry Jones, seconded by Pam Langan

Voting Yea: Chair Joe Clarke, Pam Langan, Jerry Jones, Alderperson Zachary Rust, Dave Aldag and Richard Linde

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 5. Construction of a new addition at the Kwik Trip located at 625 S Taylor Drive.

MOTION TO APPROVE AS PRESENTED.

Motion by Jerry Jones, seconded by Dave Aldag

Voting Yea: Chair Joe Clarke, Pam Langan, Jerry Jones, Alderperson Zachary Rust, Dave Aldag and Richard Linde

NEXT MEETING

- 6. April 24, 2024

The next meeting is scheduled to be held on April 24, 2024

ADJOURN

- 7. Motion to Adjourn

MOTION TO ADJOURN AT 4:06 PM.

Motion by Jerry Jones, seconded by Dave Aldag

Voting Yea: Chair Joe Clarke, Pam Langan, Jerry Jones, Alderperson Zachary Rust, Dave Aldag and Richard Linde

Item 4.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Reconstruction of loading dock and warehouse space at Bitter Neumann located at 827 N 14th Street.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 17, 2024

MEETING DATE: April 24, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Jos. Schmitt Construction Co., Inc. is proposing to reconstruct the loading dock and warehouse at Bitter Neumann located at 827 N 14th Street. The applicant states the following:

- Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property.
A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site.
To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St.
The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor.
The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor.
The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse.
Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.
The existing 3-story warehouse building is clad in light beige horizontal siding with a dark brown fascia accent. The remainder of the exterior was renovated in 2023 to introduce an updated color scheme, add new windows for a greater connection to passers-by on North 14th Street, and create more focus at the Main Entrance.

- The goal of the Proposed Exterior Design is to continue the updated color scheme that was introduced during the 2023 façade renovation project.
- The brick that is exposed on the east face of the north building will be repaired and painted a light gray (Sherwin Williams SW 7051 Analytical Gray) to match the North facade. The new loading dock addition will be clad in new metal wall paneling with a matching profile to the paneling installed on 14th Street, and a color to match the brick paint color (McElroy Metal Sandstone). The CMU stair tower and fire wall will be clad in horizontal Insulated Metal Paneling in a coordinating accent color (McElroy Metal Surrey Beige). The remainder of the 3-story warehouse that will remain will be clad in new metal paneling (lower band McElroy Metal Sandstone, main portion of wall McElroy Metal Charcoal). The recladding of the warehouse will start on the east façade at the new addition, wrap around the south and back to the west façade to the point where the warehouse and South Concrete Block building meet. The visual appearance of the reclad warehouse will match the pre-engineered metal building portion of the 14th Street facade. The new and existing roof edge will match McElroy Metal Dark Bronze.
- Other items that will be part of the façade scheme include:
 - New overhead doors to be dark gray to match McElroy Metal Charcoal.
 - New Hollow Metal Doors and Frames to be painted dark gray to match McElroy Metal Charcoal.
- Colors:
 - Brick: Sherwin Williams SW 7051 Analytical Gray
 - New Metal Paneling at Loading Docks: McElroy Metal Sandstone
 - New Metal Paneling at existing warehouse [Lower band ONLY]: McElroy Metal Sandstone
 - New Metal Paneling at existing warehouse: McElroy Metal Charcoal
 - New Insulated Metal Paneling at stair tower and fire wall: McElroy Metal Surrey Beige
 - New and Existing Roof Edge: McElroy Metal Dark Bronze
 - Overhead Doors: Paint to Match McElroy Metal Charcoal
 - Hollow Metal Doors: Paint to Match McElroy Metal Charcoal

STAFF COMMENTS:

Jos. Schmitt Construction Co., Inc. is looking to improve the appearance of the building as well as the property. The Bitter Neumann remodel project will positively impact the look and feel of the building/property at this very visible location on 14th Street.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Item 5.

Fee: _____
Review Date: _____
Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Jos. Schmitt Const. Co., Inc.		Authorized Representative Chris Penkala		Title Architect	
Mailing Address 2104 Union Ave, PO Box 1084		City Sheboygan		State WI	ZIP Code 53082-1084
Email Address cpenkala@jschmitt.cc			Phone Number (incl. area code) 920-946-0997		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity) Bitter Neumann Appliance/Furniture/Mattress		Contact Person Dan Radue		Title Owner	
Mailing Address 827 N 14th Street		City Sheboygan		State WI	ZIP Code 53081
Email Address bndan@bitter-neumann.net			Phone Number (incl. area code) 920-459-2480		

SECTION 3: Architect Information

Name Christopher Penkala, AIA - Jos. Schmitt Const. Co., Inc.					
Mailing Address 2104 Union Ave, PO Box 1084		City Sheboygan		State WI	Zip 53082-1084
Email Address			Phone Number (incl. area code)		

SECTION 4: Contractor Information

Name Jos. Schmitt Const. Co., Inc.					
Mailing Address 2104 Union Ave, PO Box 1084		City Sheboygan		State WI	Zip 53082-1084
Email Address info@jschmitt.cc			Phone Number (incl. area code) 920-457-4426		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Christopher Penkala		Title Architect		Phone Number 920-946-0997	
Signature of Applicant				Date Signed	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	827 N 14th Street, Sheboygan, WI 53081	Parcel No.	59281500630 / 59281500640
Name of Proposed/Existing Business:	Bitter Neumann Appliance/Furniture/Mattress		
Address of Property Affected:	827 N 14th Street, Sheboygan, WI 53081		
Zoning Classification:	Urban Commercial		
New Building:	<input type="checkbox"/>	Addition:	<input checked="" type="checkbox"/>
		Remodeling:	<input type="checkbox"/>

SECTION 7: Description of Proposed Project

See attached.

SECTION 8: Description of EXISTING Exterior Design and Materials

See attached.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

See attached.

APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. Submit digital plans and drawings of the project by email, flash drive, etc.

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____



April 02, 2024

Bitter Neumann Appliance/Furniture/Mattress
827 N 14th Street
Sheboygan, WI 53081

Re: Warehouse and Loading Dock Renovation – Architectural Review Application

Section 7: Description of Proposed Project

Bitter Neumann is proposing the demolition of approximately 11,000 SF of the warehouse and loading dock space located at the northeast corner of the property. A new 2,800 SF structure will be erected to resolve the roof issues of the interior connector building and create 3 new loading docks to accommodate semi-trailer parking and a compactor on-site. To access the new loading docks, a recessed loading dock pit will be constructed starting at the new dock face and sloping up to the existing grade at the intersection of Niagara Ave and N. Commerce St.

The new addition will contain 3 loading docks. One dock will be used for merchandise deliveries, one will be used for a semi-trailer to house large appliances and furniture for recycling, and the final will be used for a new compactor. The addition will match the existing floor level of the service and retail spaces allowing a more direct flow through the first floor. The new addition will contain a new egress stair which will serve the second-floor retail space and all levels of the existing warehouse. Approximately 1,150 SF of retail space will be included on the second floor of the addition, which will help improve the existing second floor circulation path.

Section 8: Description of Existing Exterior Design and Materials

The existing 3-story warehouse building is clad in light beige horizontal siding with a dark brown fascia accent.

The remainder of the exterior was renovated in 2023 to introduce an updated color scheme, add new windows for a greater connection to passers-by on North 14th Street, and create more focus at the Main Entrance.

Section 9: Description of the Proposed Exterior Design and Materials

The goal of the Proposed Exterior Design is to continue the updated color scheme that was introduced during the 2023 façade renovation project.

The brick that is exposed on the east face of the north building will be repaired and painted a light gray (Sherwin Williams SW 7051 Analytical Gray) to match the North facade. The new loading dock addition will be clad in new metal wall paneling with a matching profile to the paneling installed on 14th Street, and a color to match the brick paint color (McElroy Metal Sandstone). The CMU stair tower and fire wall will be clad in horizontal Insulated Metal Paneling in a coordinating accent color (McElroy Metal Surrey Beige). The remainder of the 3-story warehouse that will remain will be clad in new metal paneling (lower band McElroy Metal Sandstone, main portion of wall McElroy Metal Charcoal). The recladding of the warehouse will start on the east façade at the new addition, wrap around the south and back to the west façade to the point where the warehouse and South Concrete Block building meet. The visual appearance of the reclad warehouse will match the pre-engineered metal building portion of the 14th Street facade. The new and existing roof edge will match McElroy Metal Dark Bronze.





Other items that will be part of the façade scheme include:

- New overhead doors to be dark gray to match McElroy Metal Charcoal.
- New Hollow Metal Doors and Frames to be painted dark gray to match McElroy Metal Charcoal.

Colors:

Brick: Sherwin Williams SW 7051 Analytical Gray

New Metal Paneling at Loading Docks: McElroy Metal Sandstone

New Metal Paneling at existing warehouse [**Lower band ONLY**]: McElroy Metal Sandstone

New Metal Paneling at existing warehouse: McElroy Metal Charcoal

New Insulated Metal Paneling at stair tower and fire wall: McElroy Metal Surrey Beige

New and Existing Roof Edge: McElroy Metal Dark Bronze

Overhead Doors: Paint to Match McElroy Metal Charcoal

Hollow Metal Doors: Paint to Match McElroy Metal Charcoal

Existing Warehouse and Loading Dock Photos



BUILDING BETTER TOGETHER



● 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-10

Item 5.



BUILDING BETTER TOGETHER

TEL 920.457.4426



WEB WWW.JSCHMITT.CC

FAX 920.457.9474



● 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-10

Item 5.



Completed Phase 1 14th Street / Façade Renovation Photos



GETHER

TEL 920.457.4426



WEB WWW.JSCHMITT.CC

FAX 920.457.9474



● 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-10

Item 5.



BUILDING BETTER TOGETHER

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Item 5.



BUILDING BETTER TOGETHER

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FAX 920.457.9474

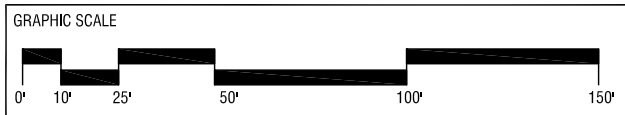
3/19/2024 11:57:50 AM BY CHRIS PENKALA J:\2024_JOBS\24-018 BITTER NEUMANN - DOCK ADDITION\DESIGN-BUILD\DRAWINGS\BITTER NEUMANN CUP\BITTER NEUMANN CUP.DWG © COPYRIGHT 2024 - JOS. SCHMITT CONST. CO., INC. - ALL RIGHTS RESERVED
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BUILDING RENOVATION KEY - EXTERIOR

- - - PAINTED EXISTING FACADE TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.
- - - INSTALLED NEW METAL WALL PANEL OVER EXISTING FACADE; COLOR TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.
 - INSTALLED (3) ALUMINUM WINDOWS ON THE WEST FACADE INTO THE SECOND FLOOR SALES AREA.
- - - NEW LOADING DOCK ADDITION. NEW METAL WALL PANEL OVER EXISTING FACADE; COLOR TO COORDINATE WITH UPDATED EXTERIOR COLOR PALLET.

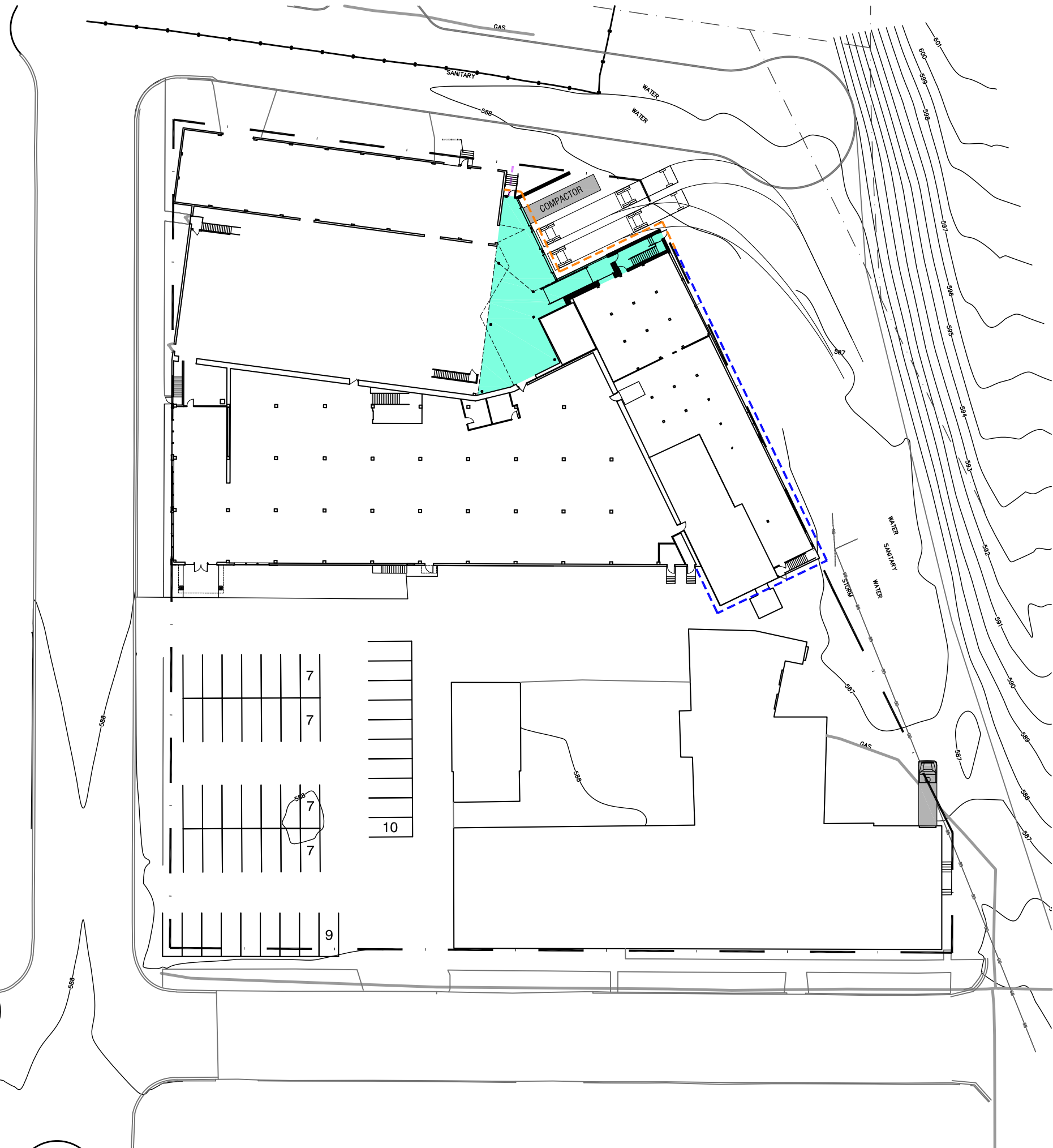
BUILDING RENOVATION KEY - INTERIOR

- LOADING DOCK ADDITION; 2,800 SF
 - DEMO 11,000 SF OF EXISTING WAREHOUSE AND LOADING DOCKS.
 - INSTALL (3) NEW LOADING DOCKS THAT WILL ACCOMMODATE SEMIS ON PROPERTY.
 - INSTALL NEW EGRESS STAIR CONNECTING (3) LEVELS OF WAREHOUSE AND SECOND FLOOR OF SALES.



**FACILITY RENOVATION
SITE PLAN**

SCALE: 1" = 50'-0" [11x17]
 SCALE: 1" = 25'-0" [22x34]



**PRELIMINARY
PROGRESS PRINT
DO NOT USE FOR
CONSTRUCTION**

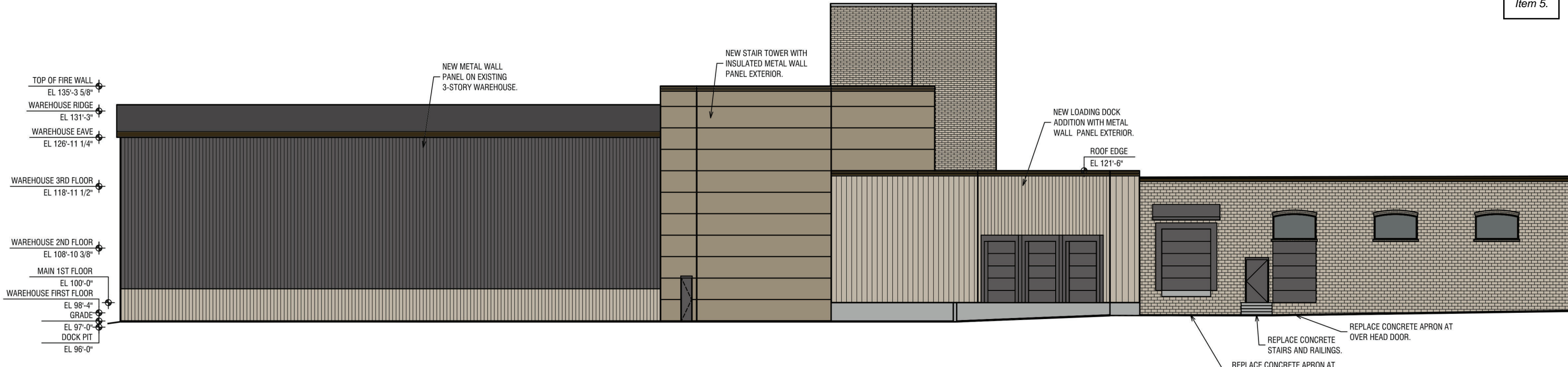
**BUILDING RENOVATION FOR
BITTER NEUMANN
APPLIANCE FURNITURE MATTRESS**
 827 NORTH 14TH STREET
 SHEBOYGAN, WISCONSIN, 53081

DOCUMENT DATE		19 MARCH 2023
REV. #	DATE REVISED	
DRAWN BY		CHRIS
CHECKED BY		
PROJECT NUMBER		
SHEET DESCRIPTION		FACILITY RENOVATION PLAN
SHEET NUMBER		A1.2
© COPYRIGHT 2024 - JOS. SCHMITT CONST. ALL RIGHTS RESERVED		16

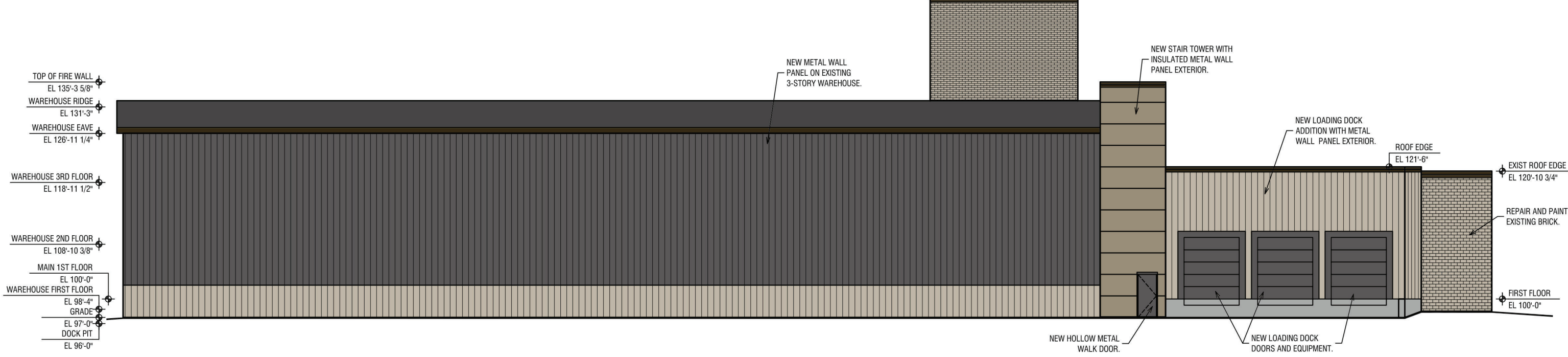
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Item 5.

4/1/2024 3:26:29 PM BY CHRIS PENKALA J:\2024 JOBS\24-018 BITTER NEUMANN - DOCK ADDITION\DESIGN-BUILD\DRAWINGS\24-018 BITTER NEUMANN - DOCK ADDITION.DWG © COPYRIGHT 2024 - JOS. SCHMITT CONST. CO., INC. - ALL RIGHTS RESERVED
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1 **NORTH ELEVATION**
A3.1 SCALE: 1/16" = 1'-0" [11x17]
 SCALE: 1/8" = 1'-0" [22x34]



1 **EAST ELEVATION**
A3.1 SCALE: 1/16" = 1'-0" [11x17]
 SCALE: 1/8" = 1'-0" [22x34]

**BUILDING RENOVATION FOR
 BITTER NEUMANN**
 APPLIANCE FURNITURE MATTRESS
 827 NORTH 14TH STREET
 SHEBOYGAN, WISCONSIN, 53081

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DOCUMENT DATE 01 APRIL 2024	PROJECT NUMBER
REV.# DATE REVISED	SHEET DESCRIPTION ELEVATIONS
△	SHEET NUMBER A3.1
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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Façade renovation of Burlington (the former Bed Bath and Beyond) located at 3347 Kohler Memorial Drive.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: April 18, 2024

MEETING DATE: April 24, 2024

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Christine Mischo is proposing a façade renovation of Burlington (the former Bed Bath and Beyond) located at 3347 Kohler Memorial Drive. The applicant states the following:

- Burlington store tenant upfit at the former Bed Bath & Beyond store at Memorial Mall. The tenant square footage of 22,000 sf is not changing.
- The Bed Bad & Beyond facade consists of the following:
 - Split faced cmu building walls, cream colored upper portion with a taupe colored wainscot. Between the wainscot and the upper wall is a smooth face cmu band of cream colored block.
 - The top of the walls have metal coping the same color as the wall.
 - The corners of the building have tan colored EIFS pilasters with a dark brown/charcoal colored brick wainscot. The pilasters have black polished tile accent squares at the top.
 - The entrance has a covered canopy support columns, sign wall and stepped EIFS cornice. The columns match the building pilasters. The sign wall has black tile matching the accents.
 - The entrance has clear anodized aluminum framed storefront 15' tall with auto slide entrance door.
 - The pilasters and columns have decorative wall sconce light fixtures.
- The only proposed change is to the central entrance facade / sign wall and associated columns. All other materials and colors are to remain.

- The black tiled sign area is to be removed and replaced with red Nichiha rain screen system, a fiber cement product consisting of planks 18" tall x 6'-0" long.
- The EIFS columns, trim, and cornice, including the metal coping to be painted Sherwin Williams, 'Pure White'.
- Additionally, the facades, to the lease line, will be patched and repaired and power-washed.

STAFF COMMENTS:


None.

ACTION REQUESTED:

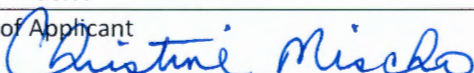
Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.

	CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION	Fee: _____ Review Date: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Name (Ind., Org. or Entity) Meijer Stores LP	Authorized Representative for Owner - Christine Mischo	Title Asset Manager, Mid-America Real Estate-WI, LLC	
Mailing Address 2929 Walker Avenue NW	City Grand Rapids	State MI	ZIP Code 49544-6402
Email Address cmischo@midamericagr.com		Phone Number (incl. area code) Office (920) 452-2731, Cell (920) 889-0435	
SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)			
Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
SECTION 3: Architect Information			
Name Onyx Creative, C.O. James Horsch, RA			
Mailing Address 25001 Emery Road, Ste. 400	City Cleveland	State OH	Zip 44128
Email Address jhorsch@onyxcreative.com		Phone Number (incl. area code) 216-223-3216	
SECTION 4: Contractor Information			
Name T.B.D.			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Christine Mischo		Title Asset Manager	Phone Number (920) 452-2731
Signature of Applicant 		Date Signed 04/01/2024	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 3347 Kohler Memorial Dr., Memorial Mall, Sheboygan, WI		Parcel No. 59281215854
Name of Proposed/Existing Business:	Burlington / Former Bed Bath & Beyond	
Address of Property Affected:	3347 Kohler Memorial Drive (Memorial Mall)	
Zoning Classification:	SC	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

SECTION 7: Description of Proposed Project

Burlington store tenant upfit at the former Bed Bath & Beyond store at Memorial Mall. The tenant square footage of 22,000 sf is not changing.

SECTION 8: Description of EXISTING Exterior Design and Materials

The Bed Bath & Beyond facade consists of the following:

- Split faced cmu building walls, cream colored upper portion with a taupe colored wainscot. Between the wainscot and the upper wall is a smooth face cmu band of cream colored block.
- The top of the walls have metal coping the same color as the wall.
- The corners of the building have tan colored EIFS pilasters with a dark brown/charcoal colored brick wainscot. The pilasters have black polished tile accent squares at the top.
- The entrance has a covered canopy support columns, sign wall and stepped EIFS cornice. The columns match the building pilasters. The sign wall has black tile matching the accents.
- The entrance has clear anodized aluminum framed storefront 15' tall with auto slide entrance door.
- The pilasters and columns have decorative wall sconce light fixtures.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The only proposed change is to the central entrance facade / sign wall and associated columns. All other materials and colors are to remain.

The black tiled sign area is to be removed and replaced with red Nichiha rain screen system, a fiber cement product consisting of planks 18" tall x 6'-0" long.

The EIFS columns, trim, and cornice, including the metal coping to be painted Sherwin Williams, 'Pure White'.

Additionally, the facades, to the lease line, will be patched and repaired and power-washed.

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

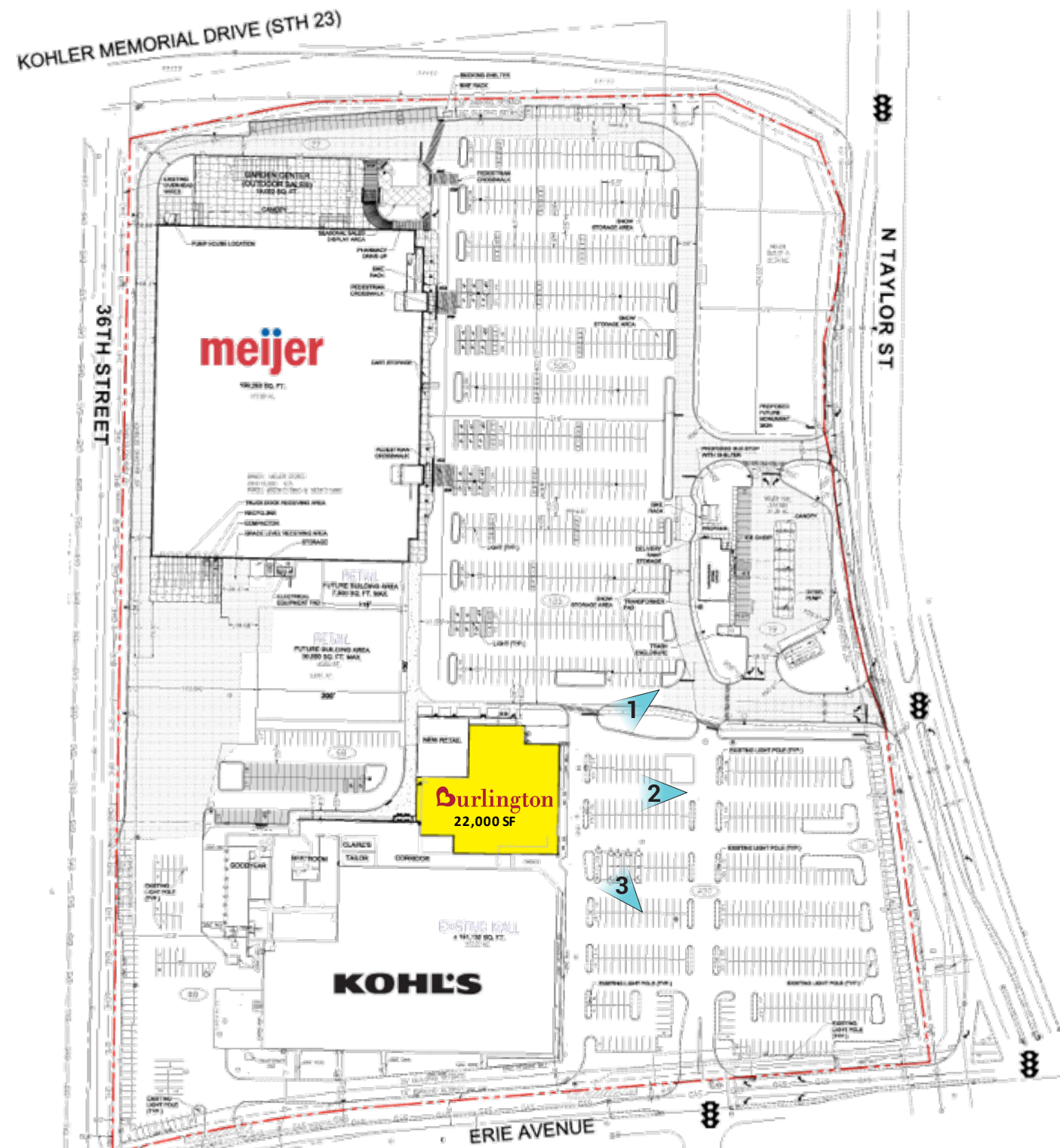
DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____



N
SITE PLAN | SCALE: NTS



Existing East Elevation (Front)
Proposed work at Entry Element



Existing North Elevation (Side)
No work, existing to remain

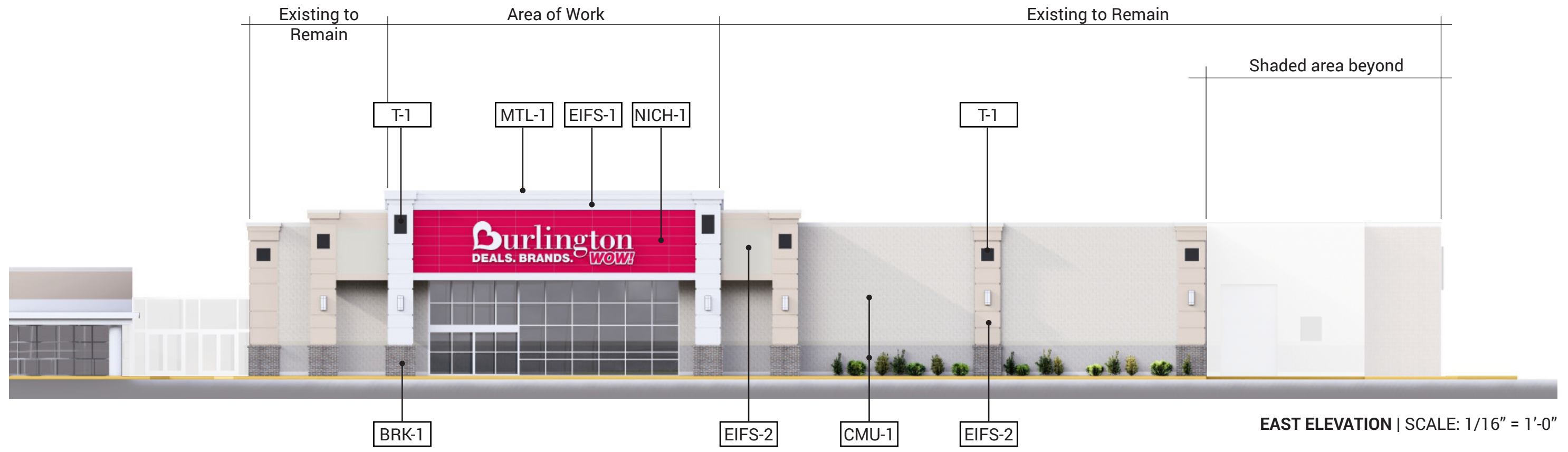


Existing West Elevation (Rear)
No work, existing to remain









WORK SCOPE

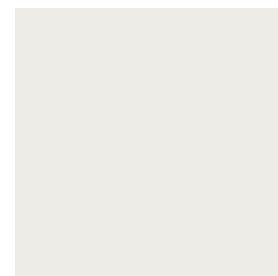
- No work in areas marked "Existing to Remain" or on other elevations not shown.
- Existing Storefront to remain.
- Existing brick to remain.
- EIFS to be recolored where indicated.
- Fiber Cement Panel System to be installed where indicated
- Sign shown for reference only. Sign vendor will apply for sign permit separately.

PROPOSED MATERIALS



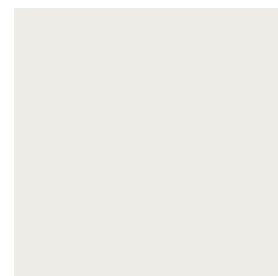
NICH-1

Fiber Cement Panel System
Nichiha
Custom Color:
"Burlington Red"
Pantone 207c



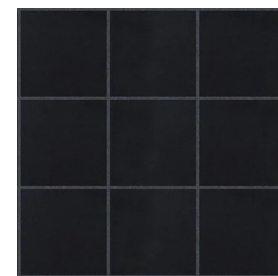
EIFS-1

Exterior Insulation Finish System
Existing EIFS, recolored
Color: Match SW 7005
Sherwin Williams
"Pure White"



MTL-1

Metal Coping
Color to Match EIF-1



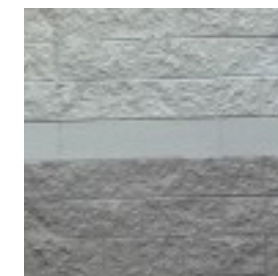
T-1

(E) Tile
Existing tile inset
To Remain



BRK-1

(E) Brick Base
Existing brick
To Remain



CMU-1

(E) CMU
Existing Painted CMU
To Remain



EIFS-2

(E) Exterior Insulation Finish System
Existing EIFS
To Remain