9. **Other Business:**
    a. **ARB-2020-69: Sleep Number:** Proposal to revise materials

Proposal: To revise the metal panels to Master Wall stucco panels with the same color and joint pattern.

Staff Contact: Margaret Maliszewski

Representatives for the project: Mark Kestner, Caleb Snyder

Staff summarized the applicant's request in a brief PowerPoint presentation and noted that the request was not consistent with the guidelines or past practice. Mr. Missel asked for further clarification on the proposed change and staff showed additional images highlighting the areas of the building that were originally proposed as metal, which the applicant proposed to change to stucco. Mark Kestner discussed pricing issues, the goal of keeping the building massing and overall architectural intent, and the combination of materials. Board members asked the applicant about making the material change in less visible areas, the material for the underside of the canopies (Hardi) and noted the importance of precedent and balancing budget with aesthetics. Board members noted that the face of the canopy is an odd location for stucco and asked if the horizontal bands could be a different material than the vertical panels. They suggested replacing the high cost material under the canopy and increasing the quality material on the vertical surfaces. Mr. Snyder clarified that the horizontal band was 10" of stucco and 6" of bronze flashing. Mr. Van Der Werf suggested that the applicant retain more metal or other more friend material at the corner and horizontal elements. Mr. Kestner pointed out that there would be two textures for the stucco – a rough texture in tan and a fine sand texture in blue. He stated that stucco is a reasonably long-lasting material if applied and flashed correctly. ARB members noted the need for additional information confirming the lifetime of the proposed stucco; asked if the current design was proposed originally, would it have been approved; suggested that stucco was acceptable on vertical elements but not horizontal ones; requested stucco details; and confirmed that maintaining the joint pattern was appropriate.

Motion: Mr. Missel moved to provide the following comments for the applicant's next submittal, which can be reviewed in a work session:

1. Consider further adjustments in the blend of materials to retain more metal or incorporate another more refined material at the corner and at the horizontal elements, and possibly some of the vertical elements.
2. Provide stucco details showing how the stucco will be a long-lasting material.
3. Accurate color renderings showing views from the EC street would be helpful.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Henningsen abstained)

NEW CONSTRUCTION

FOR

SLEEP NUMBER RETAIL STORE

ROUTE 29 PROPOSED STORE

ALBEMARLE COUNTY, VIRGINIA

ARCHITECTURAL REVIEW BOARD
SUBMITTED 08 JUNE 2020
APPROVED 17 DECEMBER 2020
AMENDMENT PACKAGE

25 JANUARY 2021

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ARCHITECTS
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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
AMENDMENT PACKAGE

JOB NUMBER 1924 | FILE NO. 1924-ARB01

ARB.01



EXISTING - TAKEN FROM RT. 29 ENTRANCE CORRIDOR HEADING NORTH



EXISTING - TAKEN FROM BB&T BANK EXIT (PROPOSED ENTRANCE)



EXISTING - SITE TAKEN FROM RT. 29 HEADING SOUTH



EXISTING - TAKEN LOOKING ACROSS RT. 29 TO SITE

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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
AMENDMENT PACKAGE

JOB NUMBER 1424 FILE NO. 1424-ARB02

ARB.02



EXISTING - TAKEN FROM BANK LOT TOWARDS SITE



EXISTING - ENTRANCE CORNER WITH VIEW OF RT. 29 N



EXISTING - SITE TAKEN FROM RT. 29 HEADING NORTH



EXISTING - NORTH ELEVATION OF SITE

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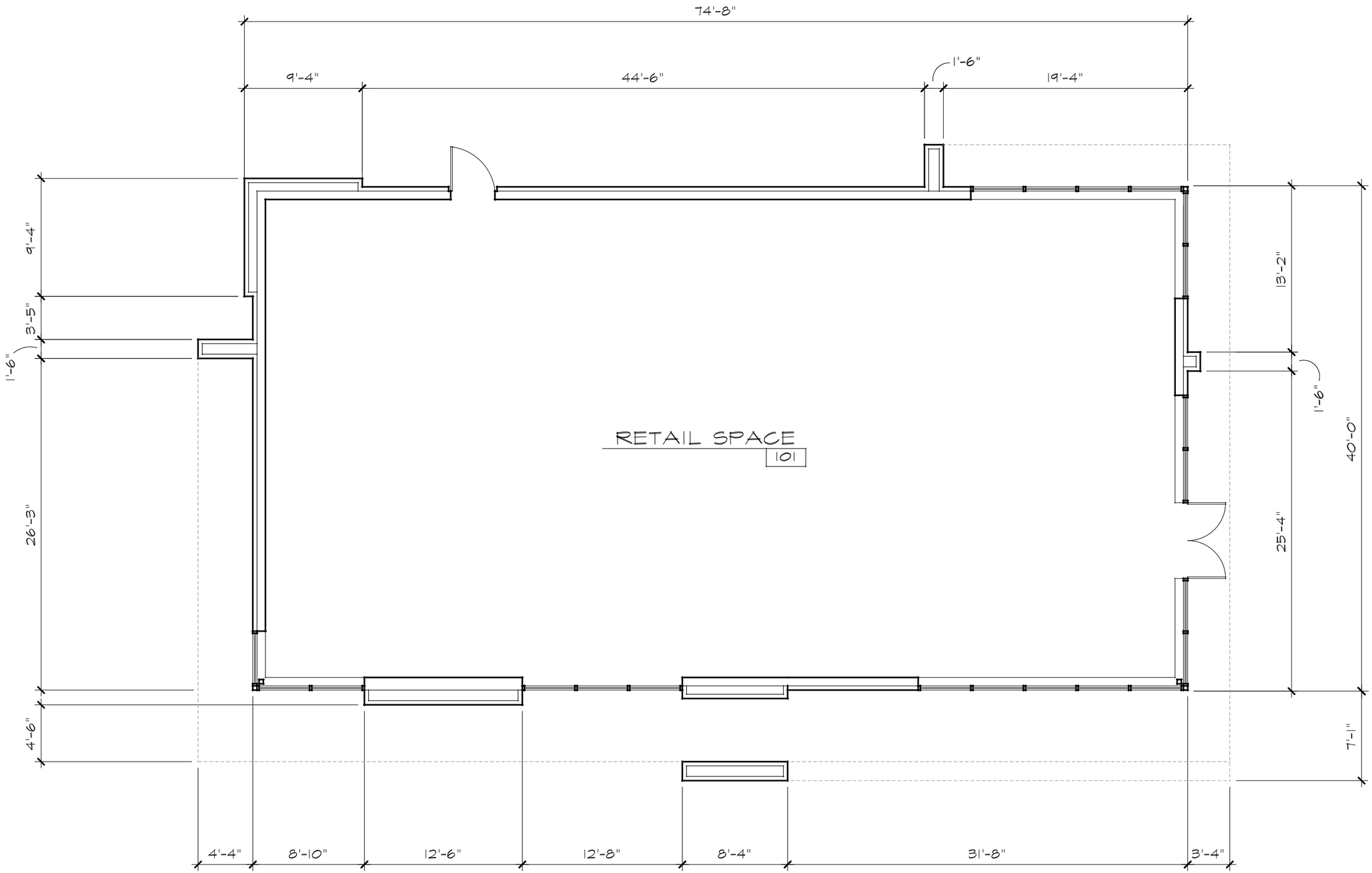
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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
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JOB NUMBER 1924 FILE NO. 1924-ARB03

ARB.03



1 FLOOR PLAN - SLEEP NUMBER STORE

1/8"=1'-0"

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RTE. 29 PROPOSED STORE
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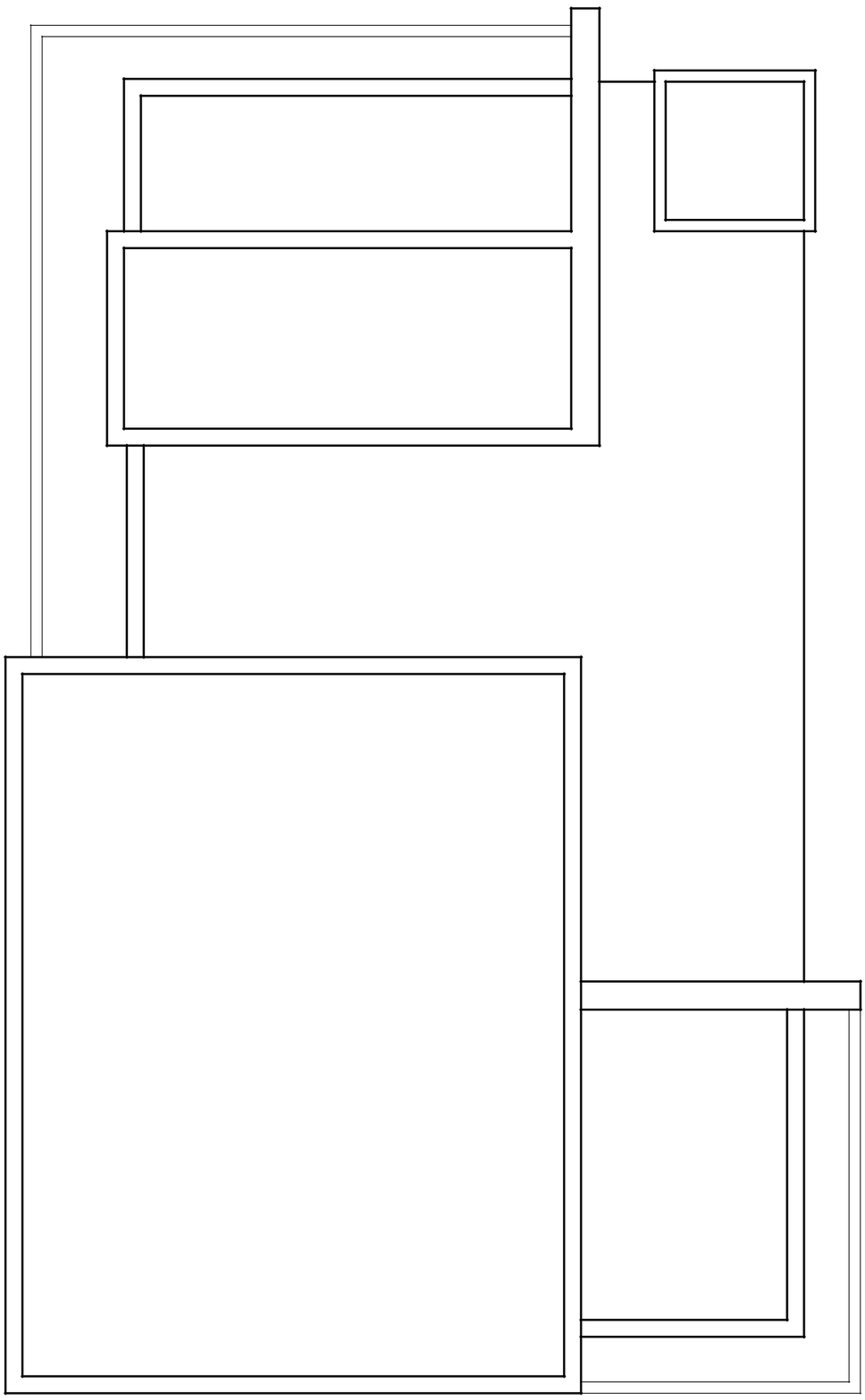
FILE NO. 1424-ARB04

ARB.04

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ROOF PLAN - SLEEP NUMBER STORE

1/8"=1'-0"



ARB.05

RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
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JOB NUMBER 1924 | FILE NO. 1924-ARB05

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NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 FRONT (ROUTE 29) ELEVATION

1/8"=1'-0"

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RTE. 29 PROPOSED STORE
CERT. OF APPROPRIATENESS
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JOB NUMBER 1924

FILE NO. 1924-ARB06

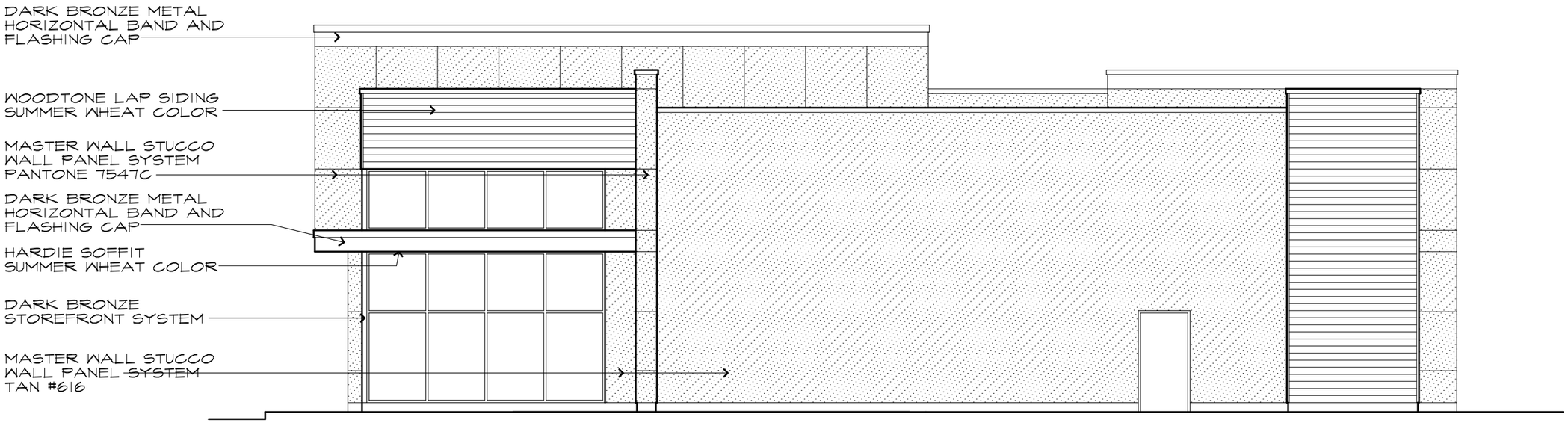
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NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 REAR (PARKING LOT) ELEVATION

1/8"=1'-0"

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RTE. 29 PROPOSED STORE
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JOB NUMBER 1924 | FILE NO. 1924-ARB07

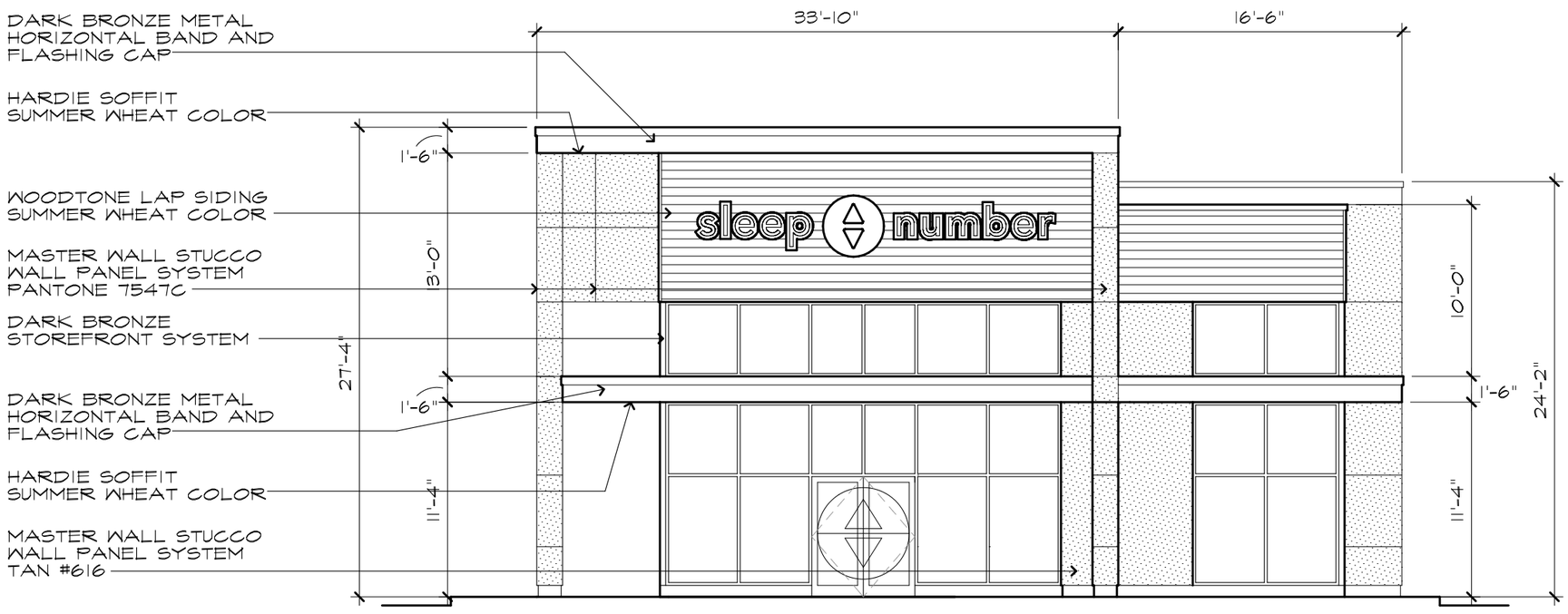
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NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%, VISIBLE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 RIGHT (MAIN ENTRANCE) ELEVATION

1/8"=1'-0"

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RTE. 29 PROPOSED STORE
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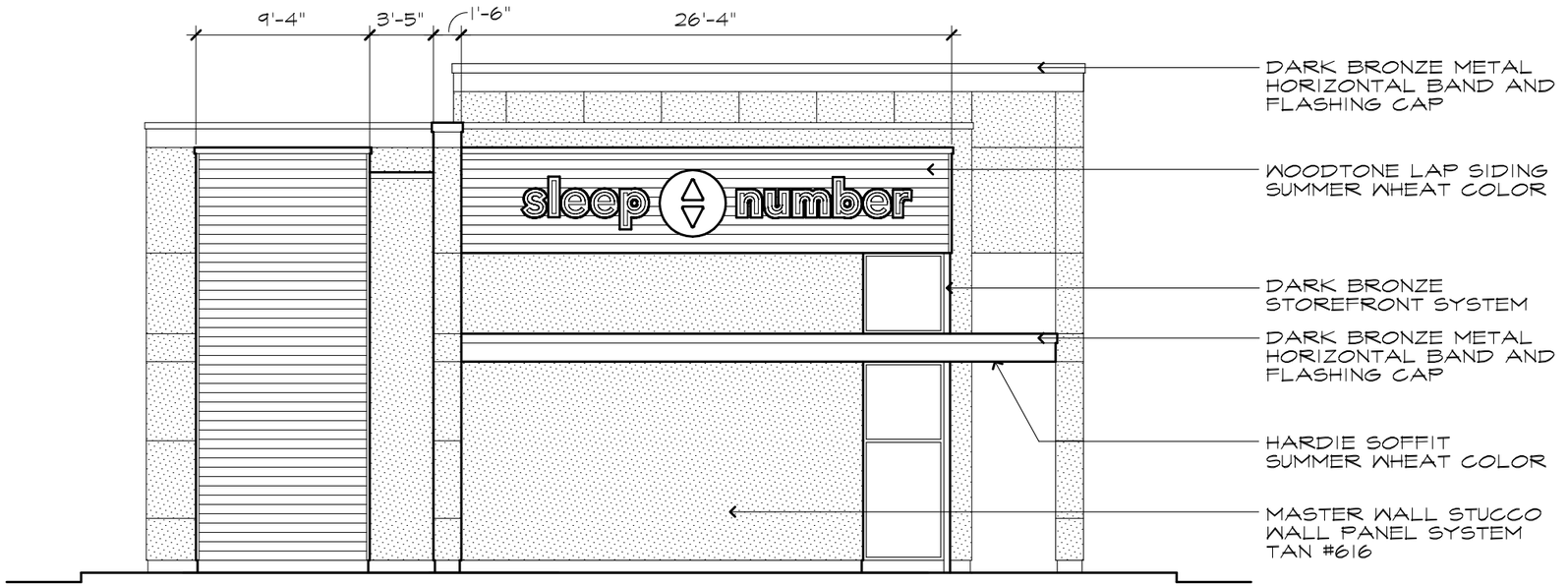
ARB.08

NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 LEFT ELEVATION

1/8"=1'-0"

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RTE. 29 PROPOSED STORE
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FILE NO. 1924-ARB09

JOB NUMBER 1924

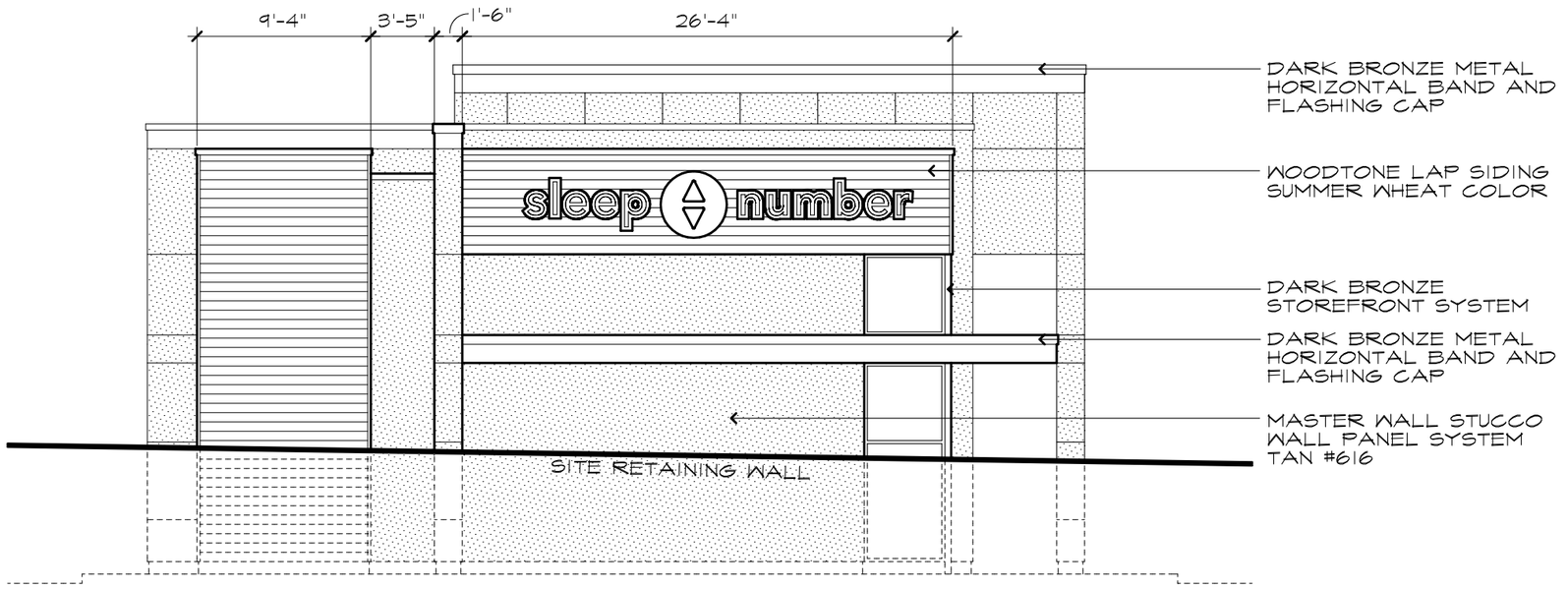
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NOTES:

VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.

PER GUIDELINES, VISIBLE LIGHT TRANSMITTANCE DOES NOT DROP BELOW 40%. VISILBE LIGHT REFLECTANCE DOES NOT EXCEED 30%.

CLEAR GLASS (C.G.)
VISIBLE LIGHT TRANSMITTANCE - 75%
VISIBLE LIGHT REFLECTANCE - 18%



1 LEFT ELEVATION BEYOND WALL

1/8"=1'-0"

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JOB NUMBER 1924

FILE NO. 1924-ARB10

ARB.10



DARK BRONZE ALUMINUM STOREFRONT, WINDOWS, & ROOF COPING CAP



WOODTONE 6.25" LAP SIDING
SUMMER WHEAT COLOR



MASTER WALL INC. STUCCO
WALL PANEL SYSTEM



MASTER WALL INC. STUCCO
WALL PANEL SYSTEM



TAN #616



PANTONE COLOR 7547C

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RTE. 29 PROPOSED STORE
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JOB NUMBER 1924 | FILE NO. 1924-ARB11

ARB.11

ELEVATED ENTRANCE LANE VIEW

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RTE. 29 PROPOSED STORE
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JOB NUMBER 1424 | FILE NO. 1924-ARB12

ARB.12



RT. 29 ELEVATION FROM ACROSS INTERSECTION

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RTE. 29 PROPOSED STORE
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JOB NUMBER 1924 | FILE NO. 1924-ARB13

ARB.13

PROPOSED RT. 29 ELEVATION MOVING SOUTH

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RTE. 29 PROPOSED STORE
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JOB NUMBER 1424 | FILE NO. 1424-ARB14

ARB.14

ELEVATED PARKING LOT ELEVATION

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JOB NUMBER 1924

FILE NO. 1924-ARB15

ARB.15

RT. 29 ELEVATION FROM ACROSS INTERSECTION

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RTE. 29 PROPOSED STORE
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JOB NUMBER 1924 | FILE NO. 1924-ARB16

ARB.16

NORTH ELEVATION FROM FASHION SQUARE DR ENTRANCE

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JOB NUMBER 1424 | FILE NO. 1424-ARB17

ARB.17

NEW ENTRANCE VIEW



ARB.18

RTE. 29 PROPOSED STORE
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JOB NUMBER 1924 | FILE NO. 1924-ARB18

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