09/29/2020

Margaret Maliszewski, Principal Planner / County of Albemarle
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, VA, 22902

Re: ARB-2020-04: Aldi at Albemarle Square (TMP: 06100-00-00-12300)

Dear Ms. Maliszewski,

Please find below responses to each of the following conditions. Please find attached with this memo revised drawings addressing each of these conditions, revised ARB narrative booklet and the Revised Application Submittal form.

1. Revise the design to eliminate the striped effect of the alternating bays on the west and south elevations. Consider additional detailing and alternate distribution/division of colors to relate better human scale and develop depth and layering. Pay additional attention to the pedestrian experience between Aldi and the rest of the shopping center.

Response: In an effort to reduce the striped effect of the alternating bays, we took cues from horizontal lines already established on the corner entrance: the horizontal entrance canopy datum and the precast water table datum. We have introduced a band the same depth and profile as the entrance canopy in between each Nichiha bump out on both the Rio Road and Route 29 facade. This element is 10'-10" above the sidewalk, 24" deep, and projects from the facade behind it, creating a dramatic shadow line and continuing the form of the entrance canopy. The precast water table band is now found on both elevations in the areas of the concrete masonry veneer, 48" above the sidewalk. These horizontal interventions reduce the striped effect, limit areas of blankness on the concrete masonry veneered walls, and reduce the scale of those facades to that of a more human orientation along the pedestrian connection to the rest of the shopping center.

Additionally, the exterior wall sconces have been brought down to a more pedestrian oriented level, and we've introduced two per bay to help further break up the wall panel.

Finally, horizontal transom windows have been added along the Route 29 Entrance Corridor facade, providing the additional detailing and alternate distribution of materials to develop the depth and layering along that facade, per staff's comments.

2. Provide a larger sample of the silver metal panels for review. Consider an alternate color for the metal panels that is more consistent with the neutral shades of the shopping center building and the roof screen.
Response: Previously, no metal panel sample had been provided, only a brochure with the selected color in an image. We have provided a metal panel sample from the manufacturer. The material is of high quality and is appropriate for this use, is in line with precedents found

around other County Entrance Corridors, and falls within the Solar Reflectivity Index guidelines established by the Albemarle County High School panel.

3. Clarify whether the paint color for the existing CMU is to match the Stanton Blend concrete masonry veneer or the proposed mortar.
Response: The paint is to be the Sherwin Williams "Aurora Brown". The paint is to match the concrete masonry veneer. Images have been provided on page 20 of the ARB narrative booklet.

4. Revise the window glass note to read, "Window glass meets the following criteria:...."
Response: The note has been revised as requested.

5. Revise the mechanical screen color to appear more coordinated with the proposed building colors while maintaining a background appearance. Provide pictures of proposed materials next to the existing roof screen.
Response: Pages 16-20 of the ARB narrative booklet deal with the proposed color of the mechanical screen. We have provided pictures of the proposed materials next to the existing screen on page 20. Pages 17 and 19 show the screen rendered in colors to match either the concrete masonry veneer ("Aurora Brown") or the Nichiha "Bark" color (screens painted a Sherwin Williams "Van Dyke Brown").

6. Include the standard mechanical equipment note on the drawings.
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Thank you for your time and assistance as this project continues through the process. Please do not hesitate to contact us with any questions or comments regarding this revised submission. We look forward to the work session on October 5th.

Sincerly,



Kevin Schafer,
Design Develop, LLC.

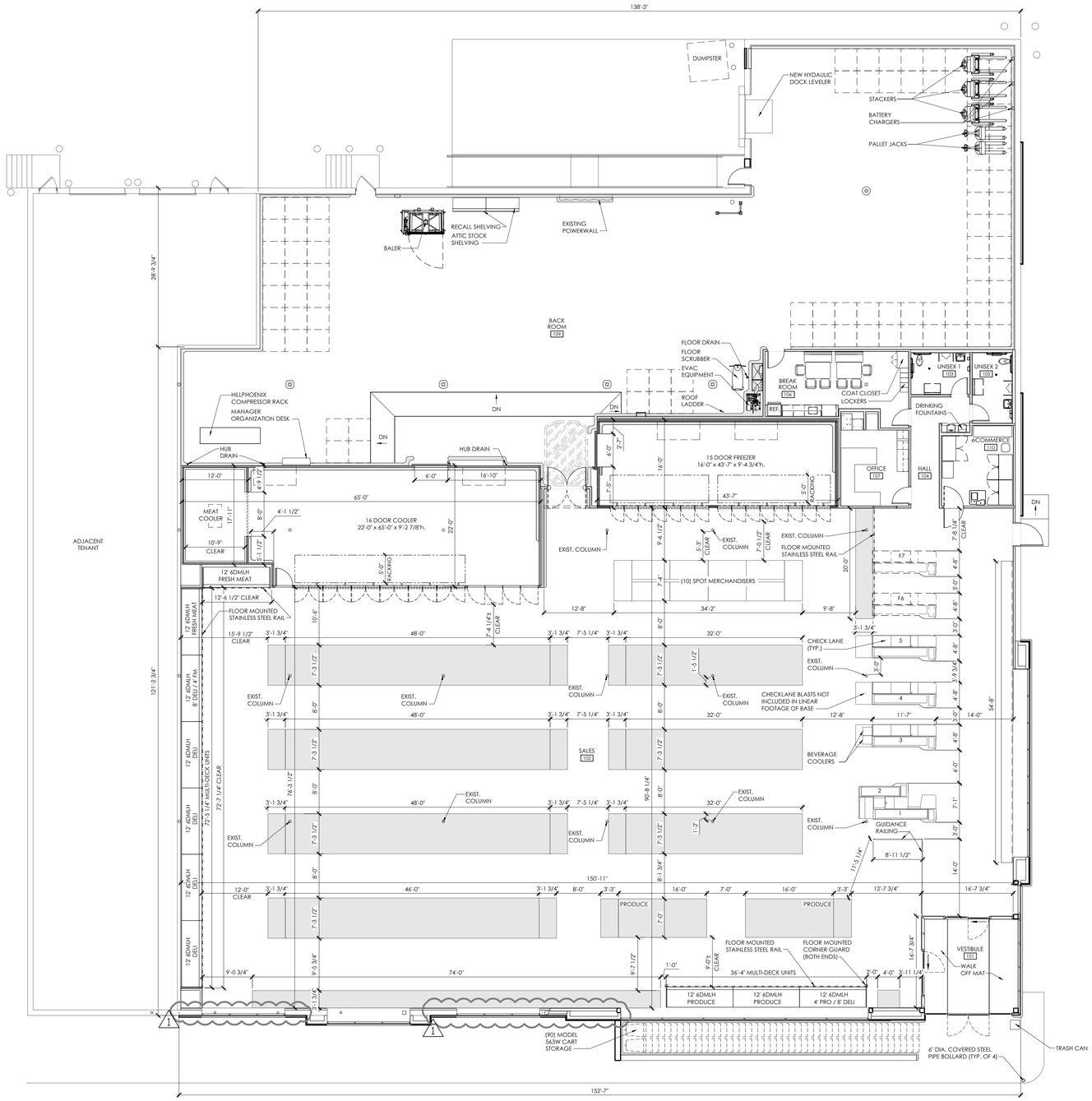
418 EAST MAIN STREET, CHARLOTTESVILLE, VA 22902
www.designdevelopllc.org • 434.804.8365

REAR DOCK AREA SUMMARY			
OCCUPANCY USE	ROOM NAME	CHARLOTTESVILLE, VA	V7 ER PROTO
MERCANTILE (M)	SALES / VESTIBULE	12,819	12,541
	UNISEX 1	79	76
	UNISEX 2	90	84
	HALL	137	137
SUBTOTAL (MERCANTILE)		13,125	12,838
BUSINESS (B)	OFFICE	190	190
	BREAK ROOM	306	305
	eCOMMERCE	175	175
SUBTOTAL (BUSINESS)		671	670
STORAGE / STOCK (S-1)	BACKROOM	7,117	2,627
	COOLER	1,313	1,313
	FREEZER	648	648
SUBTOTAL (STORAGE / STOCK)		9,078	4,588
SUBTOTAL (OCCUPANCIES)		22,874	18,096
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		1,120	1,113
BUILDING SQUARE FOOTAGE		23,994	19,209
EXTERIOR CANOPY		598	1,050
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		24,592	20,259

REAR DOCK OPERATIONS DATA		
ITEM	CHARLOTTESVILLE, VA	V7 ER PROTO
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	826'-10"	826'-7"
ASSUMED PALLET STORAGE	85	57
BUILDING DIMENSIONS	150'-1/2" x 152'-7"	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	76'-3 1/2" x 150'-11"	74'-6 x 151'-1"
LENGTH OF MULTIDECK	120'	120'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	15	16
SPOT MERCHANDISERS	10	10
CART STORAGE	(90) MODEL 563W	(135) MODEL 563W

1

GENERAL NOTES:
1. VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED.
2. WINDOW GLASS MEETS THE FOLLOWING CRITERIA:
   - VISIBLE LIGHT TRANSMITTANCE (VTL) SHALL NOT DROP BELOW 40%
   - VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%
3. EACH OUTDOOR LUMINAIRE EQUIPPED WITH A LAMP THAT EMITS 3,000 OR MORE INITIAL LUMENS SHALL BE A FULL CUTOFF LUMINAIRE AND SHALL BE ARRANGED OR SHIELDED TO REFLECT LIGHT AWAY FROM ADJOINING RESIDENTIAL DISTRICTS AND AWAY FROM ADJACENT ROADS. THE SPILLOVER OF LIGHT FROM LUMINAIRES ONTO PUBLIC ROADS AND PROPERTY IN RESIDENTIAL OR RURAL AREAS ZONING DISTRICTS SHALL NOT EXCEED ONE HALF FOOTCANDLE.



1 Concept Floor Plan
SCALE: 3/32" = 1'-0"

NORTH

PLOTTED: 9/29/2020 9:24 AM

Issued:		Date:
	Concept No. 1	09/29/20

Revisions:		Date:
1	ARB Resubmittal	09/29/20

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ms consultants, inc.
engineers, architects, planners
5444 Wade Park Blvd
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Raleigh, NC 27607-4299
phone 919.772.5565
fax 919.779.2308

DRAWN BY: MEM/MYG

REVIEWED BY: NAL

Seal

PRELIMINARY - NOT FOR CONSTRUCTION

ALDI Inc.
6801 Aldi Way
Petersburg, VA 23803
(804) 594-5278

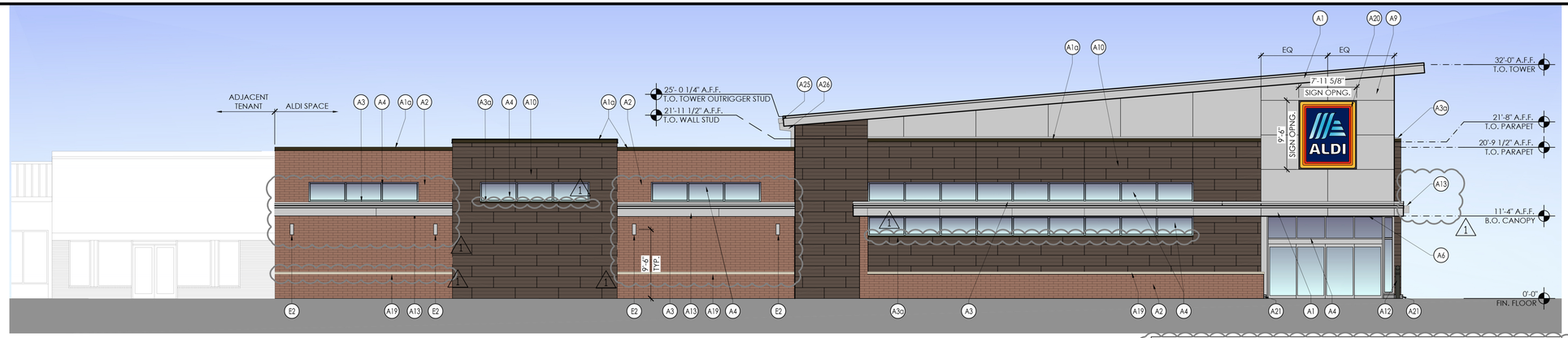
ALDI Inc. Store #: TBD
Charlottesville, VA
US 29 & Rio Rd.
Charlottesville, VA 22901

Project Name & Location:

Operations Plan

Drawing Name:

Prototype Rls. 06/04/20	Project No. 40454-27
Type:RHRDV7ER	
Scale: As Noted	Drawing No. A-131



4 Proposed Front Elevation

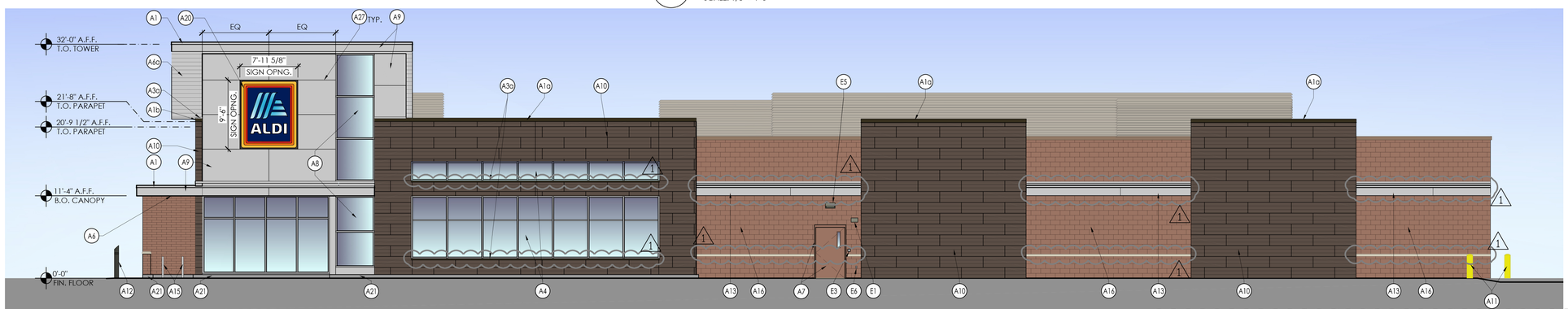
SCALE: 1/8" = 1'-0"

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3 Existing Front Elevation

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



2 Proposed Side Elevation

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

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1 Existing Side Elevation

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

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Charlottesville, VA
US 29 & Rio Rd.
Charlottesville, VA 22901

Project Name & Location:

Exterior Elevations

Drawing Name:

Prototype Rls. 06/04/20	Project No. 40454-27
Type:RHRDV7ER	
Scale: As Noted	A-201 Drawing No.

PLOTTED: 9/29/2020 9:22 AM

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - AGED BRONZE - AT BRICK A1b - AGED BRONZE - AT NICHIHA TOWERS	NOTE AGED BRONZE IS CUSTOM COLOR PAINT (VALSPAR (SW) AGED BRONZE #437R2398) ON POST FORMED ALUMINUM.
A2	SPEC-BRICK CONCRETE MASONRY VENEER	(A2) 4 x 4 x 16 STANTON BLEND w/ HOLCIM "ATLANTA RED" MORTAR MORTAR ALT: SOLOMON 40A RED	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING
A3	PREFINISHED ALUM. SILL	A3- BRIGHT SILVER A3a - PETERSEN ALUMINUM - 'AGED BRONZE'	SEE SPEC FOR ADDITIONAL INFO; NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - BRIGHT SILVER A6a - 1/2 VENTED PANELS - BRIGHT SILVER	
A7	EXTERIOR PAINT	PAINT SW #2837 AURORA BROWN	
A8	ALUMINUM CURTAIN WALL SYSTEM	ANODIZED ALUMINUM	
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	EXISTING BOLLARDS TO BE PAINTED SW- SAFETY YELLOW
A12	BLRD-4	CG-8106 BK CHROMA HSE PE	
A13	PREFINISHED METAL COPING	SILVER - AT HIGH ROOF & CANOPY	
A14	NOT USED		
A15	BLRD-3	GALVANIZED	
A16	EXISTING CMU	PAINT SW #2837 AURORA BROWN	
A17	MASONRY CONTROL JOINT		MAX 30' OC
A18	NOT USED		
A19	ARCHITECTURAL CAST STONE CAP	TANNERSTONE: AG-1	
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING
A21	CRTB	NATURAL	
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - 'AGED BRONZE'	NOTE AGED BRONZE IS CUSTOM COLOR PAINT ON POST FORMED ALUMINUM.
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F. INITIAL DELIVERED LUMENS IS TO BE 1,300 WITH COLOR TEMPERATURE OF 3,000K.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 9'-6" A.F.F.; DOWNLIGHT ONLY. ADD TOP COVER D0-LENS PER MFR CUT SHEETS. INITIAL DELIVERED LUMENS IS TO BE 2,400 WITH COLOR TEMPERATURE OF 3,000K.
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.F.
E4	NOT USED		
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F. INITIAL DELIVERED LUMENS IS TO BE 2,470 WITH COLOR TEMPERATURE OF 3,000K.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX

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ALDI, INC.

AT 100 ALBEMARLE SQUARE

PRESENTED BY

ms consultants, inc.
engineers, architects, planners

DESIGN
DEVELOP

10 | 05 | 2020

1 | COVER

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8-9 | PREVIOUS AND REVISED RIO ROAD ELEVATIONS

10-15 | PREVIOUS AND REVISED PERSPECTIVE

15-20| MECHANICAL SCREENING COLOR OPTIONS

21 | PROPOSED CHANNEL LETTER SIGN

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A. ADD CANOPY BAND IN BETWEEN NICHIHA BUMP OUTS, TRIMMED TO MATCH ENTRANCE CANOPY
B. ADD CLERESTORY WINDOWS
C. ADD PRECAST WATER TABLE
D. ADD ADDITIONAL WALL SCONCE LIGHTS AT PEDESTRIAN-ORIENTED LEVEL



ALDI, INC.
ALBEMARLE COUNTY, VA

PREVIOUS RIO ROAD ELEVATION
8

ARB WORKSESSION
OCTOBER 5, 2020



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ALDI, INC.
ALBEMARLE COUNTY, VA

REVISED RIO ROAD ELEVATION
9

ARB WORKSESSION
OCTOBER 5, 2020



ALDI, INC.
ALBEMARLE COUNTY, VA

PREVIOUS PERSPECTIVE
10

ARB WORKSESSION
OCTOBER 5, 2020



ALDI, INC.
ALBEMARLE COUNTY, VA

REVISED PERSPECTIVE
11

ARB WORKSESSION
OCTOBER 5, 2020



ALDI, INC.
ALBEMARLE COUNTY, VA

PREVIOUS PERSPECTIVE
12

ARB WORKSESSION
OCTOBER 5, 2020



ALDI, INC.
ALBEMARLE COUNTY, VA

REVISED PERSPECTIVE
13

ARB WORKSESSION
OCTOBER 5, 2020



PREVIOUS



REVISED















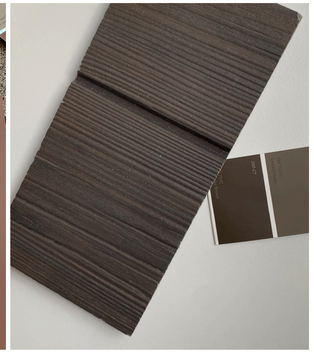










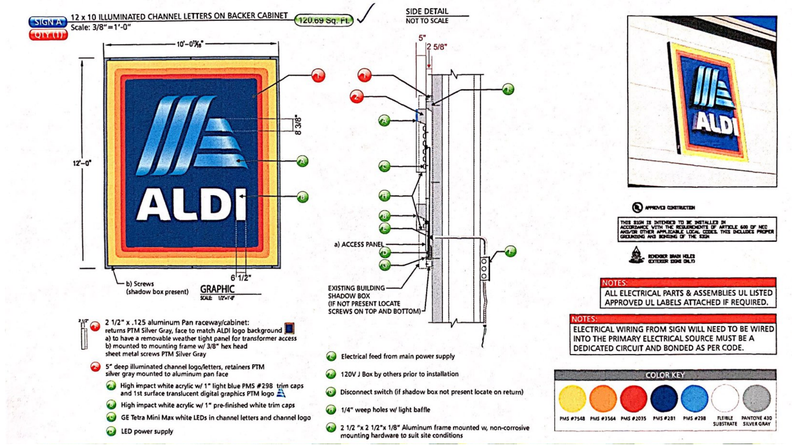














Cabinet sign with an opaque background





Internally illuminated freestanding sign with an opaque background

"APPROPRIATE" EXAMPLES, Albemarle County Architecture Review Board Sign Guidelines