

WOODSPRING SUITES

AT RICHMOND RD

PRESENTED BY

SUBURBAN  CAPITAL

IN ASSOCIATION WITH



10 | 04 | 2021

1 | COVER

2 | TABLE OF CONTENTS

3 | PROJECT DESCRIPTION

4 | VICINITY MAP

5 | CONTEXT PHOTOS

6 - 7 | VICINITY AERIAL PHOTOGRAPHS

8 | “WOODSPRING SUITES ” NATIONAL BUILDING BRAND

9 | PROPOSED PROJECT SITE PLAN

10 - 13 | “BEFORE AND AFTER” IMAGES

14 - 15 | PROPOSED ELEVATIONS

16 - 19 | PROPOSED PERSPECTIVES

20 - 21 | DAY AND NIGHT PERSPECTIVES

22 - 23 | PROPOSED MATERIAL PALETTE

24 | PROPOSED LANDSCAPE PLAN

25 | PLANTINGS

26 | PROPOSED DUMPSTER ENCLOSURE

27 | MECHANICAL

A. INTRODUCTION

The extended stay concept started in 1975 with one simple idea: Create a place deisgned for guests who want to stay for more than a night, a long weekend, or even a week. A place that feels less like a stopover and more like an invitation to stay a little longer. This notion was the brainchild of Jack DeBoer, a hospitality entrepreneur who spent the next 27 years refining the concept, getting to know the customer, building in must-haves and amenities, and developing a set of standards to help ensure the hotels in the brand are high quality and well-maintained. Today, Woodspring Suites has 240 hotels in 36 states and is a member of the Choice Hotels family of brands.

B. COMPATIBILITY WITH FORMS AND FEATURES OF SIGNIFICANT HISTORIC BUILDINGS

Understanding that altering the brand prototype would be a requirement for development within Albemarle County, Woodspring Suites was open to refining their base building based on the requirements of the Entrance Corridor Guidelines. The proposed project utilizes compatible building materials and traditional building forms, including brick in a traditional color palette, lap siding in warm neutral colors, and hipped and gable roof forms. The building utilizes materiality to emphasis the tradtional “base, body, and roof” building form.

C. RELATABILITY TO SITE AND SURROUNDING CONTEXT

The building is relatable to the adjacent surrounding context through form, materiality, and scale. We’ve taken cues from adjacent structures like the Mercedes-Benz dealership, the WaWa’s, and the newly completed Holiday Inn Express to inform the redesign designed.

D. HUMAN SCALE

At four-stories and set back considerably from the Entrance Corridor, the building does not appear overly massive or out of scale. To further break down the scale to a pedestrian oriented level, the proposal employs a single story entrance canopy at the main entrance that echos the gable roof form. A first floor, brick masonry “base” creates a horizontal datum at a level that is easily accessible and understandable to the human scale.

E. COHESIVE WHOLE

A cohesive color palette, a unifying roof form, and a legible “body” all create a cohesively designed, holistic composition. Emphasizing and terminating the cohesive “body” of the building are two bookend tower elements, which serve to break up the east and west elevations while providing thoughtful locations for signage.

F. LIMITING OF “BLANKNESS”

Trim panels between windows serve to create vertical glazing bands that limit large areas of blank facades. There are two times the longitudinal elevations change plane as well, allowing for purposeful changes in material and limiting long spans of blank facades.

G. UNIFYING GROUPS

There are two identifiable unifying groups being employed in the proposed design: The first is the aforementioned vertical glazing bands that contradict the horizontal siding and horizontal brick base. The vertical glazing bands offer a thoughtful location for PTAC louvers while being a recognizable, unifying motif regardless of facade plane or material color. The second unifying group is the two bookend towenr elements, emphasized by their recessed panel of lap siding.

H. WINDOW GLAZING

Glazing is appropriately scaled and applied at a rythm that also limits the areas of blankness.

I. ACCESSORY STRUCTURES AND EQUIPMENT

Dumpster enclosures are of the same materiality as the building and are at a height that ensure complete dumpster screening. HVAC equipment will consist of PTAC wall units at each room.

J. LIGHTING

Exterior site lighting information can be found in the attached Initial Site Development Plan, but consists of exterior mounted wall downlights and pole lighting to supplement parking areas.

K. SIGNS

Exterior signs will be refined and detailed in subsequent submissions. Exterior signs will follow the Entrance Corridor Design Guidelines for signs.

K. LANDSCAPING

A landscaping plan have been included in the attached site plan for County review.





1. ENTRANCE LOOKING SW



2. SITE



3. ENTRANCE LOOKING SE



4. EXISTING SUN TRUST BANK



5. EXISTING HANSEN ROAD PROFESSIONAL CENTER



6. EXISTING CARLOTZ AUTO SUPERSTORE



7. FREEBRIDGE AUTO SALES



8. EXISTING TIP TOP RESTAURANT



9. EXISTING CAR MAX



WOODSPRING SUITES SITE





WOODSPRING SUITES- WASHINGTON DC



WOODSPRING SUITES- VIRGINIA BEACH



WOODSPRING SUITES- FORT LEE



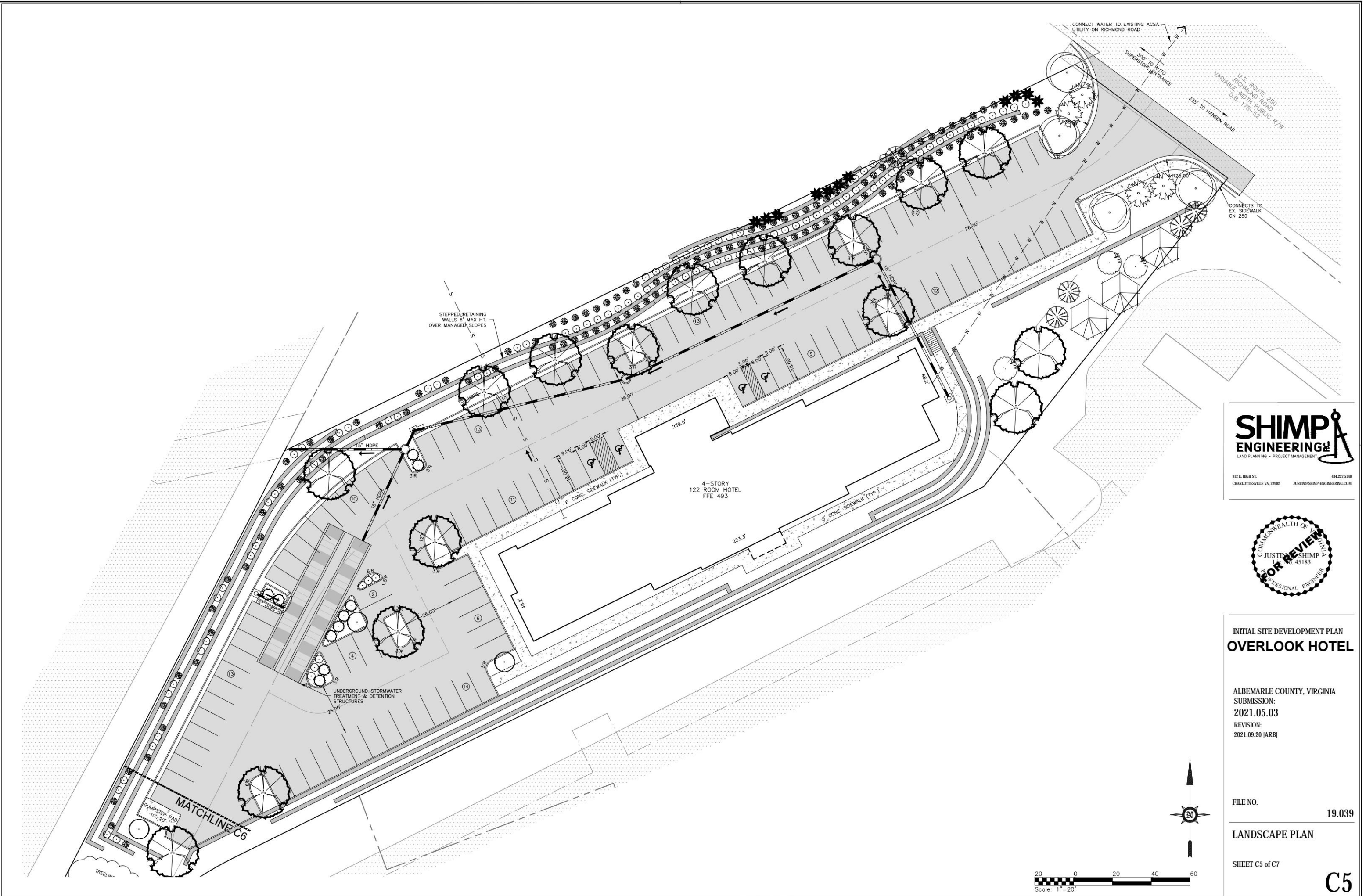
WOODSPRING SUITES- INDIANAPOLIS



WOODSPRING SUITES- ATLANTA



WOODSPRING SUITES- CHERRY HILL



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INITIAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2021.05.03
REVISION:
2021.09.20 [ARB]

FILE NO. 19.039

LANDSCAPE PLAN

SHEET C5 of C7

C5













1
A2.1 ELEVATION- NORTH
1/8" = 1' - 0"



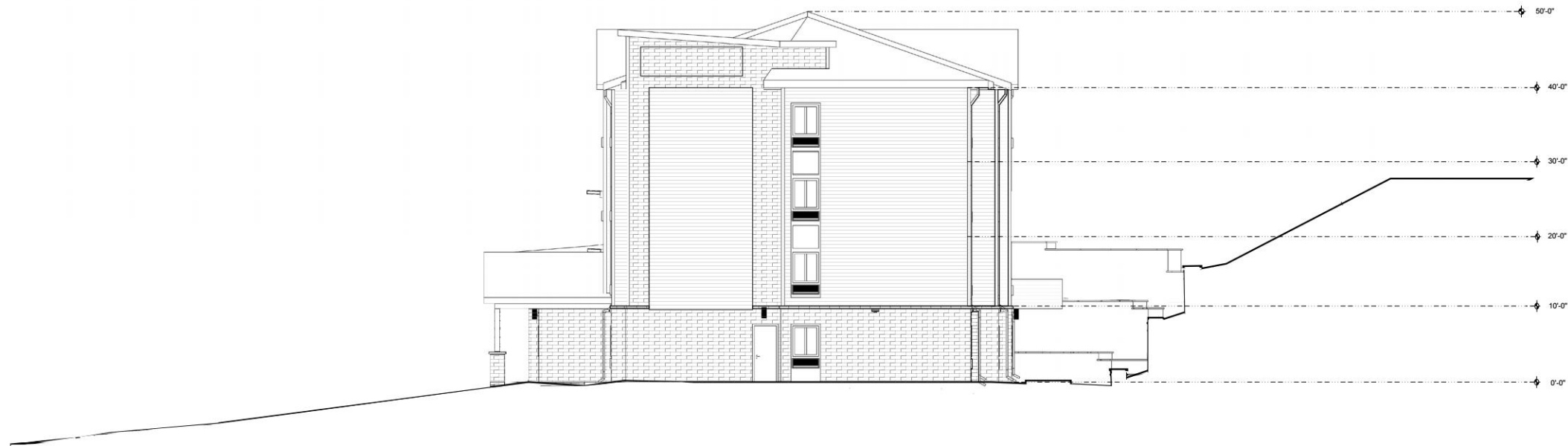
2
A2.1 ELEVATION- SOUTH
1/8" = 1' - 0"

NOTE:
Windows shall not be highly tinted or highly reflective.
Reflectance off the outside pane of glass shall be kept below 7%.
Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.

MATERIALS:

A		GLEN-GERY UTILITY BRICK "VIRGINIA BLEND HANDMADE"	E	CANOPY TRIM, FASCIA, SCUPPERS, DOWNSPOUTS SHERWIN WILLIAMS 7004 "SNOWBOUND"
B		SIDING SHERWIN WILLIAMS 7004 "SNOWBOUND"	F	ASHPALT COMPOSITION SHINGLES WEATHERED WOOD ROOF
C		SIDING SHERWIN WILLIAMS 7569 "STUCCO"		
D		SIDING SHERWIN WILLIAMS 9168 "ELEPHANT EAR"		

1 ELEVATION- WEST
A2.2 1/8" = 1' - 0"



2 ELEVATION- EAST
A2.2 1/8" = 1' - 0"



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WOODSPRING SUITES
ALBEMARLE COUNTY, VA

FRONT PERSPECTIVE
17

ARB PRELIMINARY SUBMISSION
OCTOBER 04, 2021





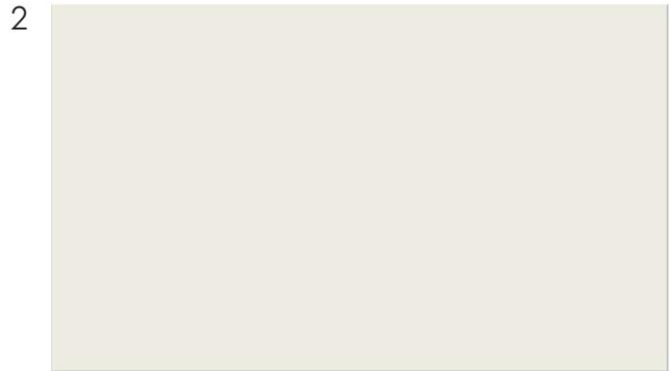








1 GLEN-GERY FELDHAUS THIN-BRICK
"387 RUSTIC RED FLASHED THIN BRICK"



2 HARDIEPLANK LAP SIDING, FASCIA, GUTTERS, PTAC LOUVERS AND TRIM

SHERWIN WILLIAMS 7004 "SNOWBOUND"



3 HARDIEPLANK LAP SIDING
SHERWIN WILLIAMS 7569 "STUCCO"



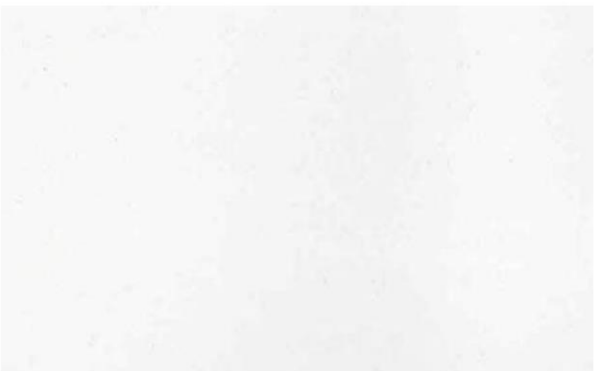
4 HARDIEPLANK LAP SIDING
SHERWIN WILLIAMS 9168 "ELEPHANT EAR"

5



WOOD COLUMNS AND BEAMS
STAIN: SHERWIN WILLIAMS 3541 "HARBOR MIST"

6



WHITE VINYL
WINDOWS, NO MUTINS

7



RETAINING WALL SEGMENTED BLOCK
ANCHOR DIAMOND PRO STONE CUT

8



ASPHALT COMPOSITION SHINGLES
CERTAINTEED "LANDMARK" IN WEATHERED WOOD



1



WILLOW OAK (QUERCUS PHELLOS) TREE

2



AMERICAN ELM 'PRINCETON' (ULMUS AMERICANA) TREE

3



HACKBERRY (CELTIS X OCCIDENTALIS) TREE

4



"ARMSTRONG" RED MAPLE (ACER RUBRUM) TREE

5



KOUSA DOGWOOD (CORNUS KOUSA) TREE

6



FLOWERING DOGWOOD (CORNUS FLORIDA) TREE

7



SOUTHERN MAGNOLIA (MAGNOLIA GRANDIFLORA) TREE

8



NORTHERN BAYBERRY (MYRICA PENSLYVANICA) SHRUB

9



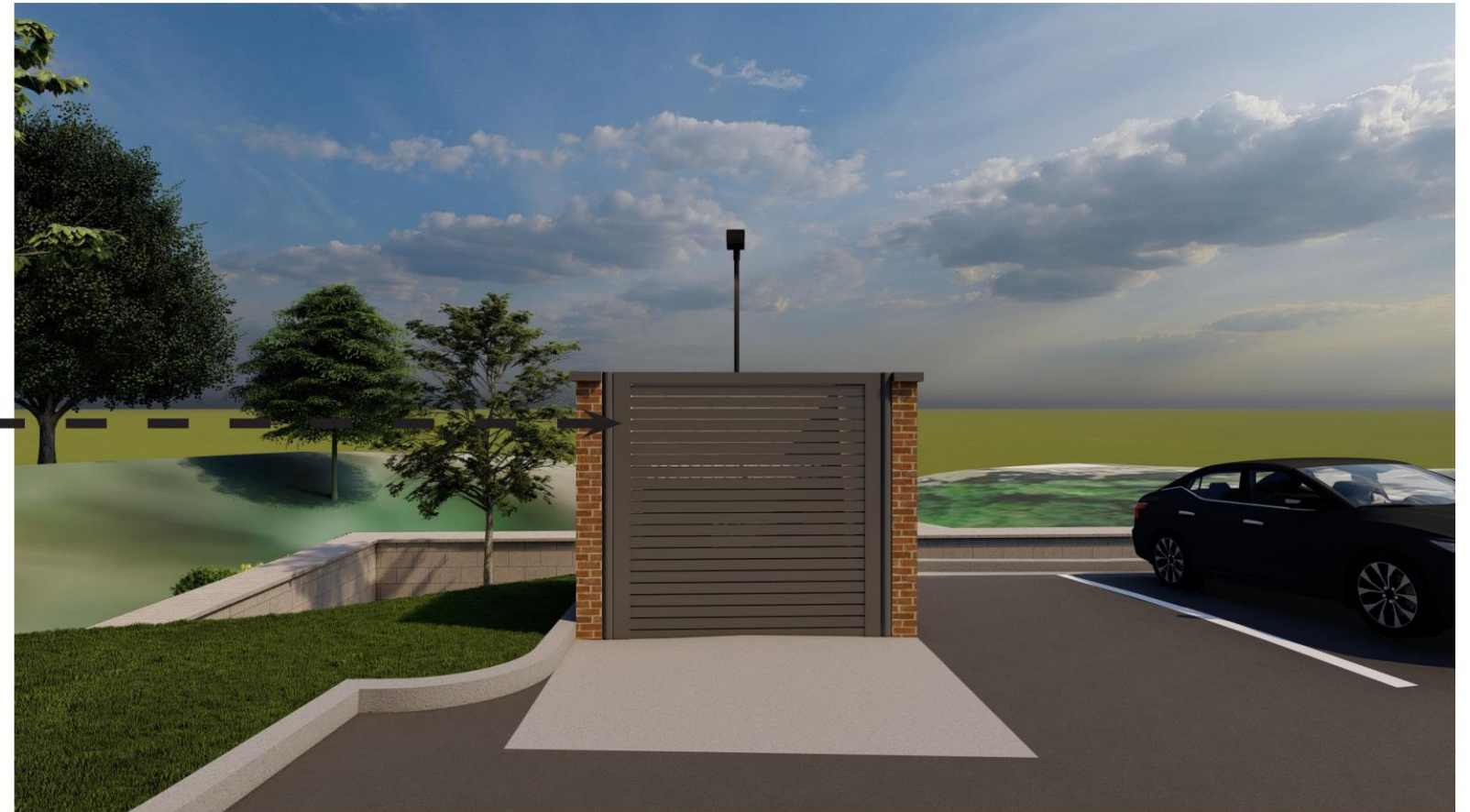
MOUNTAIN LAUREL (KALMIA LATIFOLIA) SHRUB

10



INKBERRY HOLLY (ILEX GLABRA) SHRUB

NOTE: HORIZONTAL, COMPOSITE BOARD DOORS TO BE PAINTED SHERWIN WILLIAMS 9168 "ELEPHANT EAR" TO MATCH BUILDING AND INSTALLED ON STEEL POST HINGES.



NOTE: 8' TALL CMU DUMPSTER ENCLOSURE CLAD IN GLEN-GERY FELDHAUS THIN-BRICK "387 RUSTIC RED FLASHED THIN BRICK"





NOTE: A PACKAGED TERMINAL AIR CONDITIONER (PTAC) IS A TYPE OF SELF CONTAINED HEATING AND AIR CONDITIONING SYSTEM. THERE ARE 132 PTAC'S, ONE PER HOTEL ROOM, AND THE PTAC IS THE ONLY MECHANICAL EQUIPMENT ON SITE.