

WOODSPRING SUITES

AT RICHMOND RD

PRESENTED BY

SUBURBAN  CAPITAL

IN ASSOCIATION WITH



12 | 22 | 2021

1. Revise the architectural design to make the northern tower address the EC street and possibly further conceal the eastern retaining walls. Adjust the placement, height, materials and detailing of the tower elements to achieve a more cohesive overall appearance for the building.

RESPONSE: This booklet details the significant revisions to the architectural design, per County staff and Board's comments. In general:

- **The architectural design of the building has been adjusted to more appropriately address the Entrance Corridor.** Corner glazing has been introduced at the egress stair to bring transparency and life to the front facade, a new pedestrian oriented canopy element has been added to this front facade, the grading has been significantly revised in this area to present a 3-story building to the Entrance Corridor and create an outdoor patio, and significant landscaping has been added in the front of the building. The "monumental" aspect of the end tower elements has been minimized through the introduction of a flat roof, in lieu of the monopitch roof form previously submitted.

- **The architectural design has been revised to break down large blank areas.** Brick vertical elements have been incorporated in several instances: the bookends and central gable forms have been converted to brick in lieu of lap siding, and additionally, new intermediate brick tower elements have been introduced to limit the length of lap siding runs. We've also introduced EIFS to further break down the massing and provide a variety of materials along the facade.

- **The architectural style has been revised to a more legible, modern, cohesive design.** The canopy element has been redesigned to eliminate the exposed wood beams and gable roof form. Hipped roof forms have been revised to incorporate flat roofs that help emphasize the building materiality/vertical towers while breaking down the scale / length of the eave line. The flat roof also minimizes the overall scale, height, and mass of the building. Simple building elements have been enriched with vertical brick banding at floor levels and soldier courses above window headers. A full size brick will still be utilized at the project base, creating a water table before transitioning to thin brick above the first floor.

2. Revise the architectural drawings to include the standard window glass note.

RESPONSE: The standard window glass note has been added to the architectural elevations.

3. Revise the installation of the PTACs to allow for flush mounting with the exterior wall.

RESPONSE: Flush mounting PTAC units are incorporated into this design.

4. Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any base.

RESPONSE: Please see note 3 of the lighting plan in the attached Initial Site Plan drawing set.

5. Revise the landscape plan to provide additional plantings along the base of the retaining walls visible from the EC to achieve a more appropriate appearance.

RESPONSE: A mixture of evergreen trees, shrubs, and ornamental trees are provided at the base of the retaining wall. A landscaping/grading/construction easement is to be obtained from the adjacent property owner. These easements will be provided prior to final site plan approval.

6. Revise the landscape plan to provide adequate planting area between the retaining wall and the walkway along the 12-space parking row. Provide medium trees, 2 1/2 caliper at planting, at 25' on center, in this planting area.

RESPONSE: Comment received. Medium trees, 2 1/2" caliper, are to be planted 25' on center along the pedestrian walkway, adjacent to this 12-space parking row.

7. Revise the site plan to include the height of the retaining wall located just east of the site entrance.

RESPONSE: Comment received. Please see the additional spot elevations at the eastern retaining wall. The wall is proposed ~1' ht. immediately adjacent to Route 250, to a maximum of 6' closer to the building facade.

8. Provide large perimeter parking lot trees, 2 1/2" caliper at planting, at 40' on center.

RESPONSE: Comment received. Additional parking lot trees are provided. Please see the revised landscape plan.

9. Revise the landscape plan to provide 4 additional trees to meet the interior parking area landscaping requirements.

RESPONSE: Comment received. Please see the revised landscape plan.

10. Revise the landscape plan to provide trees along the front of the building.

RESPONSE: Ornamental trees are now proposed along certain areas of the building front. Please note that the grading necessitates a retaining wall along the portion of the building front, providing a light well to rooms under grade. Due to these grading conditions, trees are not proposed in this area.

11. Consider increasing the variety of evergreen shrubs for increased plant health.

RESPONSE: A mixture of six evergreen shrubs is proposed on the plan.

12. Show existing landscaping on the existing conditions plan. Identify landscaping to be removed.

RESPONSE: Comment received. Please see the revised existing conditions sheet.

13. Provide landscaping to compensate for removed landscaping required to mitigate visual impacts of the bank site.

RESPONSE: Please see the revised landscape plan. Replanting of landscaping shall comply with the approved SDP2003-79 of the adjacent site.

14. Show existing wooded area on the existing conditions plan.

RESPONSE: Please see the revised existing conditions plan.

15. Revise the landscape plan to mitigate the visual impacts of the terraced retaining walls.

RESPONSE: The landscape plan features robust planting measures of evergreen trees and shrubs and ornamental tree plantings to mitigate the visual impacts of the terraced retaining walls.

16. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.

RESPONSE: The retaining wall shall be Anchor Diamond Pro Stone Cut. The finish of the retaining wall is to be coordinated with architectural drawings. This note has been added to the site details sheet.

17. Revise the landscape plan to provide medium trees and shrubs at the base of the retaining wall along the 12-space parking row.

RESPONSE: A mixture of trees and shrubs are provided in this location to mitigate the impacts of the retaining wall and create a pleasant pedestrian experience towards the outdoor patio area.

18. Revise the landscape schedule to accurately reflect proposed species and quantities.

RESPONSE: The landscape schedule has been updated to reflect the landscape plan.

19. Maintain all landscaping and retaining walls on site or provide off-site landscape, grading, and construction easements.

RESPONSE: Comment received. Due to site constraints, landscape/grading/construction easements are to be obtained from the adjacent property owner. All easements will be secured prior to final site plan approval.

20. Provide a perspective view that shows the retaining wall east of the site entrance with those at the north end of the building.

RESPONSE: A perspective has been added to this booklet.

21. Add trees at the base of the lowest retaining wall on the west side of the site where planting area is available.
RESPONSE: Please see the revised landscape plan. The lowest retaining wall adjacent to Route 250 features a variety of plantings, including large evergreen trees that would break up the appearance of a blank retaining wall.
22. Revise the site plan to include details on the guardrails for the retaining walls. Standard utilitarian guardrails will not be appropriate.
RESPONSE: Please see the site details sheet. VDOT has requested that images of standard details are not used, so a table of VDOT details has been included. A note to the guardrail detail requires that the finish of the guardrail will be of a corten, or a rustic brown, finish.
23. Show existing trees on the existing conditions plan.
RESPONSE: Please see the revised existing conditions plan.
24. Show areas designated for preservation, if any, on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
RESPONSE: The rear portion of the property will have areas of tree preservation. Please see the revised site plan which shows the existing treeline, area of treeline to be removed, and area of tree protection fencing.
25. Please note separate sign applications are required for all proposed signs. Provide with the sign applications physical samples of the colors proposed for the signs.
RESPONSE: Comment received.
26. Revise landscape plan to match the previously approved landscaping in the landscape easement adjacent to the bank.
RESPONSE: The approved landscaping within SDP2003-87 is provided for on the landscape plan for the subject property. Please refer to the revised landscape plan.





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

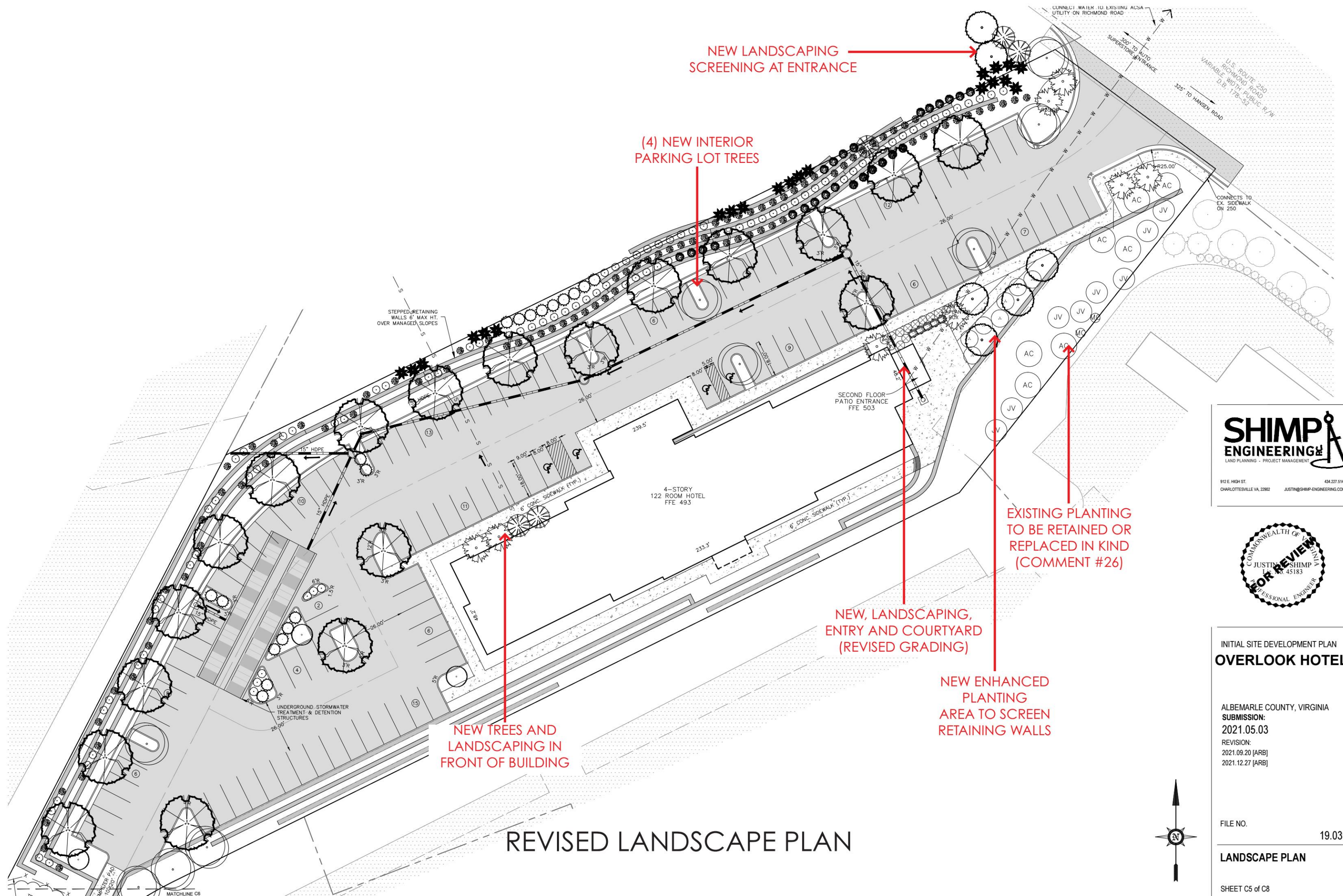




WOODSPRING SUITES SITE







SHIMP ENGINEERING
LAND PLANNING - PROJECT MANAGEMENT

912 E. HIGH ST.
CHARLOTTESVILLE VA, 22802

434.227.5140
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INITIAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2021.05.03
REVISION:
2021.09.20 [ARB]
2021.12.27 [ARB]

FILE NO. 19.039

LANDSCAPE PLAN

SHEET C5 of C8



ARB COMMENTS:

- ADDRESS ENTRANCE CORRIDOR
- LIMIT BLANK FACADES
- IMPROVE LANDSCAPING PER COUNTY COMMENTS / REQUIREMENTS



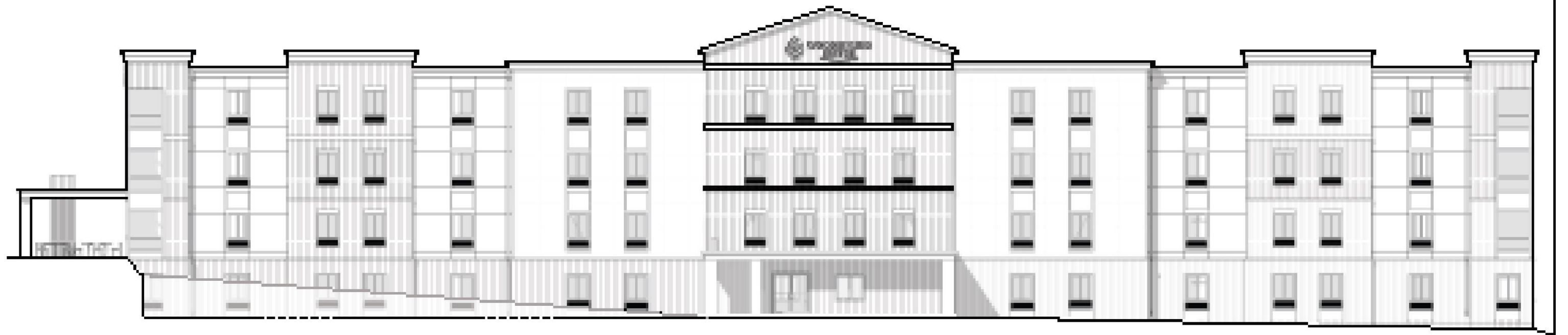






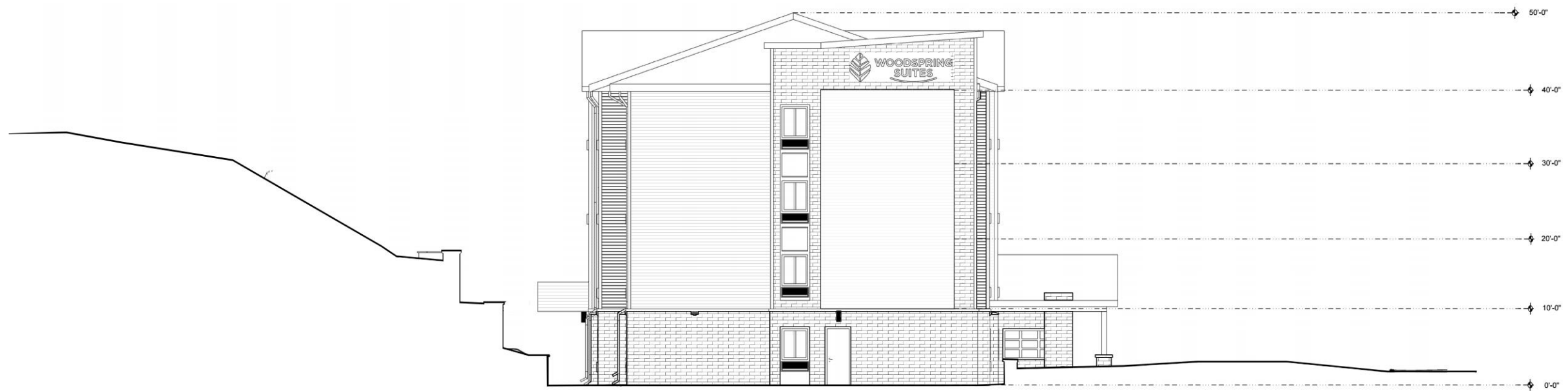
PREVIOUSLY SUBMITTED

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

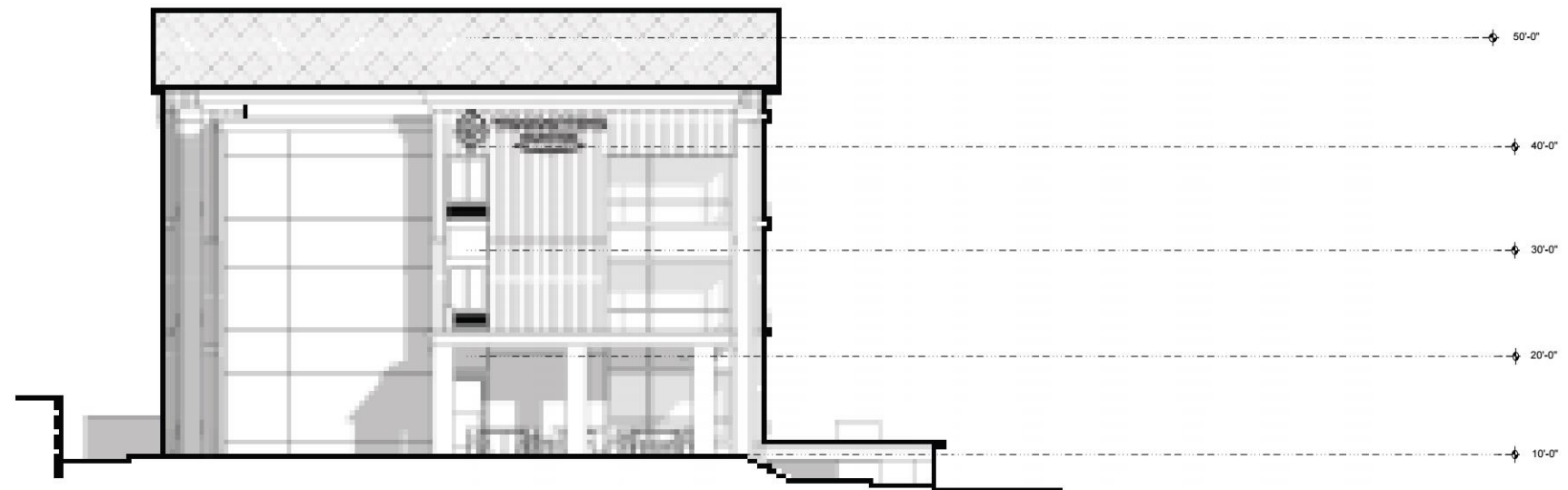


REVISED / PROPOSED

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



PREVIOUSLY SUBMITTED



REVISED / PROPOSED









WOODSPRING SUITES
ALBEMARLE COUNTY, VA

SIDE PERSPECTIVE
19

ARB PRELIMINARY SUBMISSION
DECEMBER 22, 2021

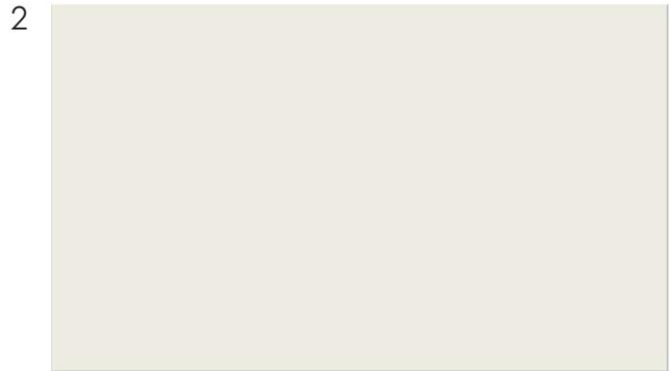








1 GLEN-GERY FELDHAUS THIN-BRICK
"387 RUSTIC RED FLASHED THIN BRICK"



2 HARDIEPLANK LAP SIDING, FASCIA, GUTTERS, PTAC LOUVERS AND TRIM
SHERWIN WILLIAMS 7004 "SNOWBOUND"



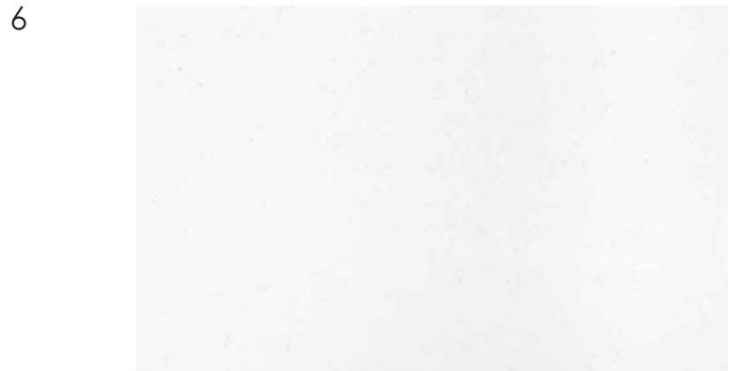
3 EIFS SIDING PAINTED
SHERWIN WILLIAMS 7569 "STUCCO"



4 HARDIEPLANK LAP SIDING
SHERWIN WILLIAMS 9168 "ELEPHANT EAR"



5 ENTRY CANOPY AND EAVE COMPOSITE TRIM
SHERWIN WILLIAM 9175 "DEEP FOREST BROWN"



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