

OVERLOOK HOTEL

AT PANTOPS

PRESENTED BY

SUBURBAN  CAPITAL

IN ASSOCIATION WITH



05 | 16 | 2022





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



mountaintop
MONTESSORI

Giant

First Citizens Bank

Bojangles

Applebees

SUNTRUST

CARmax

TIPTOP
RESTAURANT

FB
FREE BRIDGE
AUTO SALES
Everybody Rides ®

carlotz

Mercedes-Benz
of Charlottesville

OVERLOOK HOTEL SITE



OVERLOOK HOTEL SITE





1. Provide samples for all material and colors with the final site plan submittal.
RESPONSE: Samples have been provided of the proposed materials and colors. Please note the revised brick selection, to afford a full depth brick at the first floor and a matching thin brick on floors two through four.
2. Revise the architectural drawings to include a note regarding the flush mounting of the PTAC units.
RESPONSE: A note regarding flush mounting of the PTAC units has been added to the architectural elevations.
3. Revise the landscape plan to provide additional evergreen trees along the base of the retaining walls visible from the EC to achieve a more appropriate appearance.
RESPONSE: Please see the revised landscape plan. Additional evergreen trees along the base of the retaining walls towards the EC have been added to reduce the impact of the retaining wall.
4. Revise the site plan to include a detail that shows the retaining walls will support the proposed perimeter parking area trees.
RESPONSE: A detail from the retaining wall manufacturer has been included in the site plan. Please refer to drawing 1 on Sheet C6 for more information.
5. Indicate retaining wall color(s) on the plan. A physical sample may be necessary for review.
RESPONSE: The proposed retaining wall material is the Belgard Anchor Diamond Pro Stone Cut in the "James River" hue.

This material is used frequently throughout Charlottesville, as it is a standard color of segmented block produced at the Belgard plant in Richmond. Several ARB-reviewed projects utilize this product and color, including the adjacent Wawa Convenience Store. While it is not a problem to submit a sample for review, the ARB has several samples of this already and each sample block weighs ~82 lbs. Please advise if a sample is desired or required.

6. Revise the plan to include a detail for a decorative guard rail for the retaining walls.
RESPONSE: The guardrail is a Virginia Department of Transportation detail. VDOT has communicated in recent site plan reviews that images of their standard details are no longer acceptable, as these details are subject to change. Because VDOT no longer permits images of standard details, a table of relevant VDOT details are included on the site details sheet, and the VDOT website where the most up-to-date details may be found. A note is included on this table that determines that the guardrail shall have a corten (rustic brown) finish. If an image of this detail is desired, a separate exhibit from the site plan will be submitted only for ARB purposes. An image of the detail has been added to the architectural narrative booklet for reference.
7. 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. Sign applications will be submitted by sign manufacturer for ARB review, including physical samples of proposed colors.

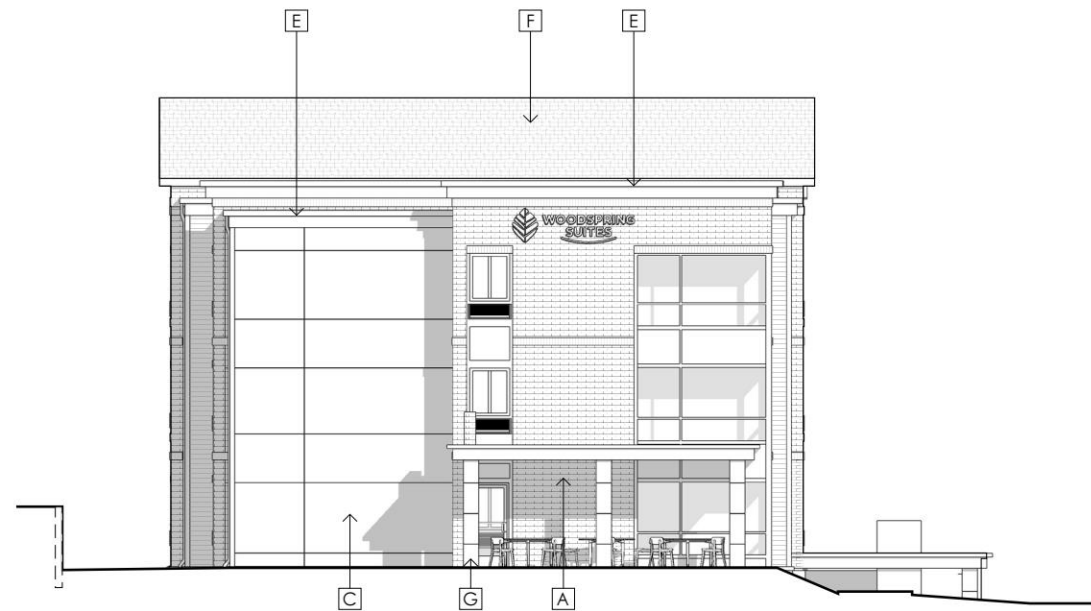
8. Provide a detail for the porch on the EC side of the building.
RESPONSE: Details on the porch have been added. Please see additional drawings found in the "Architectural Drawings" PDF for more information. **NSE:** Comment received. Please see the revised landscape plan.



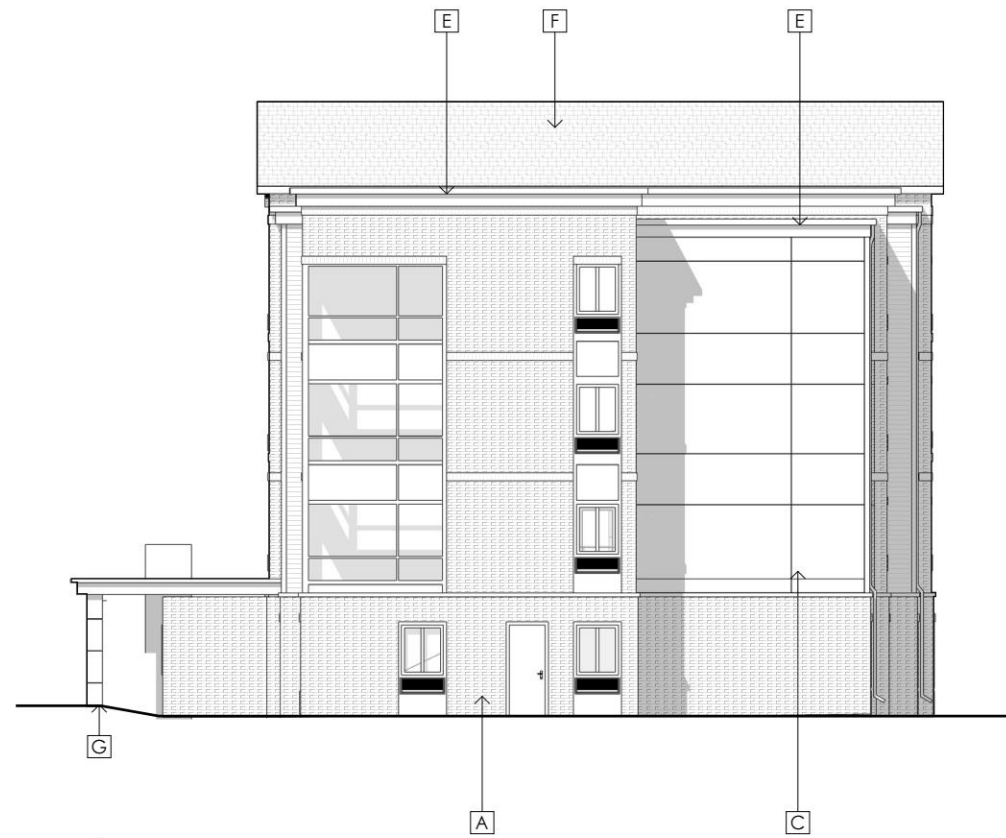




1 ELEVATION - NORTH
A2.1 1/8" = 1' - 0"



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



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



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



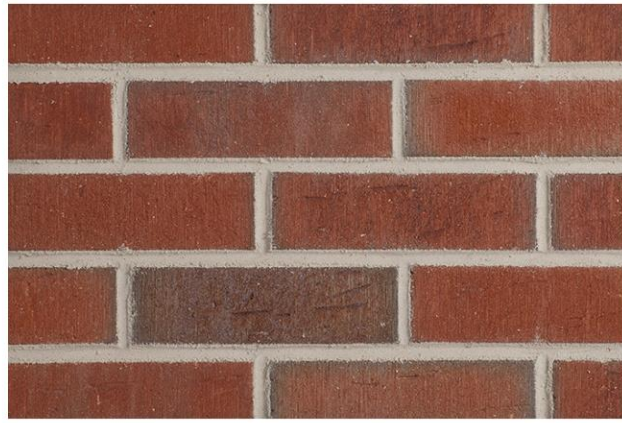








1 GENERAL SHALE
"RALEIGH COURT"



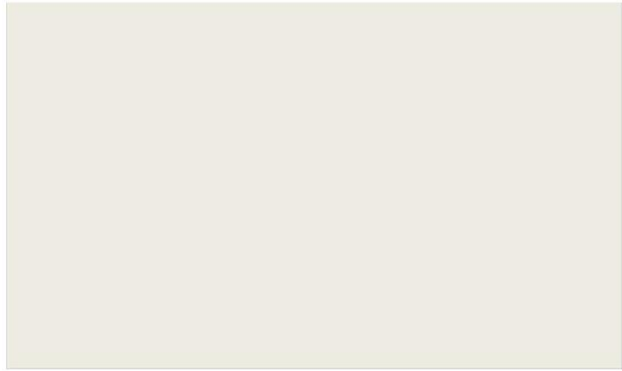
NOTE:
BRICK AT FIRST FLOOR TO BE A STANDARD, FULL-DEPTH
BRICK, WHILE FLOORS TWO THROUGH FOUR UTILIZE A
MATCHING THIN BRICK OF THE SAME MATERIAL

5

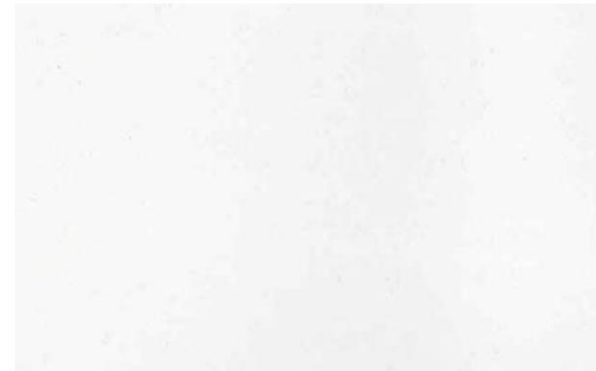


BRAKE METAL CANOPY TRIM, FASCIA, SCUPPERS,
DOWNSPOUTS, PAINTED
SHERWIN WILLIAMS 6990 "CAVIAR"

2 FIBER CEMENT PANELS AND TRIM BOARDS, PAINTED
SHERWIN WILLIAMS 7004 "SNOWBOUND"



6



WHITE VINYL
WINDOWS, NO MUTINS

3 EIFS SIDING, PAINTED
SHERWIN WILLIAMS 7569 "STUCCO"



7



RETAINING WALL SEGMENTED BLOCK
ANCHOR DIAMOND PRO STONE CUT
"JAMES RIVER"

4 FIBER CEMENT LAP SIDING, PAINTED
SHERWIN WILLIAMS 9168 "ELEPHANT EAR"



8



ASHPALT COMPOSITION SHINGLES
GAF TIMBERLINE HDZ WEATHER WOOD
ARCHITECTURAL ROOF SHINGLES, "CHARCOAL"

