

HYATT STUDIOS

AT RICHMOND RD

PRESENTED BY

SUBURBAN  CAPITAL

IN ASSOCIATION WITH



08 | 05 | 2024

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A. INTRODUCTION

Hyatt Studios are designed to provide an extended stay experience through studio-apartment style suites with an elevated, thoughtful design. This concept creates a place designed for guests who want to stay for more than a night, such as a long weekend, or even a week. Capturing the views of the site, the Hyatt Studios create an oasis within a wooded plot in the Pantop’s neighborhood - highlighting views and providing ample privacy for a greater guest experience.

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, Hyatt Studios fits their prototype design within 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, with lap siding in warm neutral colors. The building utilizes materiality to emphasis the varying facades, while allowing the mass to read as a cohesive whole on the site.

C. RELATION TO SITE AND SURROUNDING CONTEXT

The building is related 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 design.

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. 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 work as a unifying motif regardless of facade plane or material color. The second unifying group is the two bookend tower elements, emphasized by their recessed panel of lap siding.

H. WINDOW GLAZING

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

I. ACCESSORY STRUCTURES AND EQUIPMENT

Dumpster enclosures are of the same materiality as the building and site retaining walls and are at a height that ensure complete dumpster screening.

J. LIGHTING

Exterior site lighting information can be found in the attached Initial Site Development Plan, but consists of exterior mounted wall down lights 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

Proposed landscaping allows for the building to stay within its well vegetated context. A landscaping plan has been included in the attached site plan for County review.







HYATT STUDIOS SITE





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



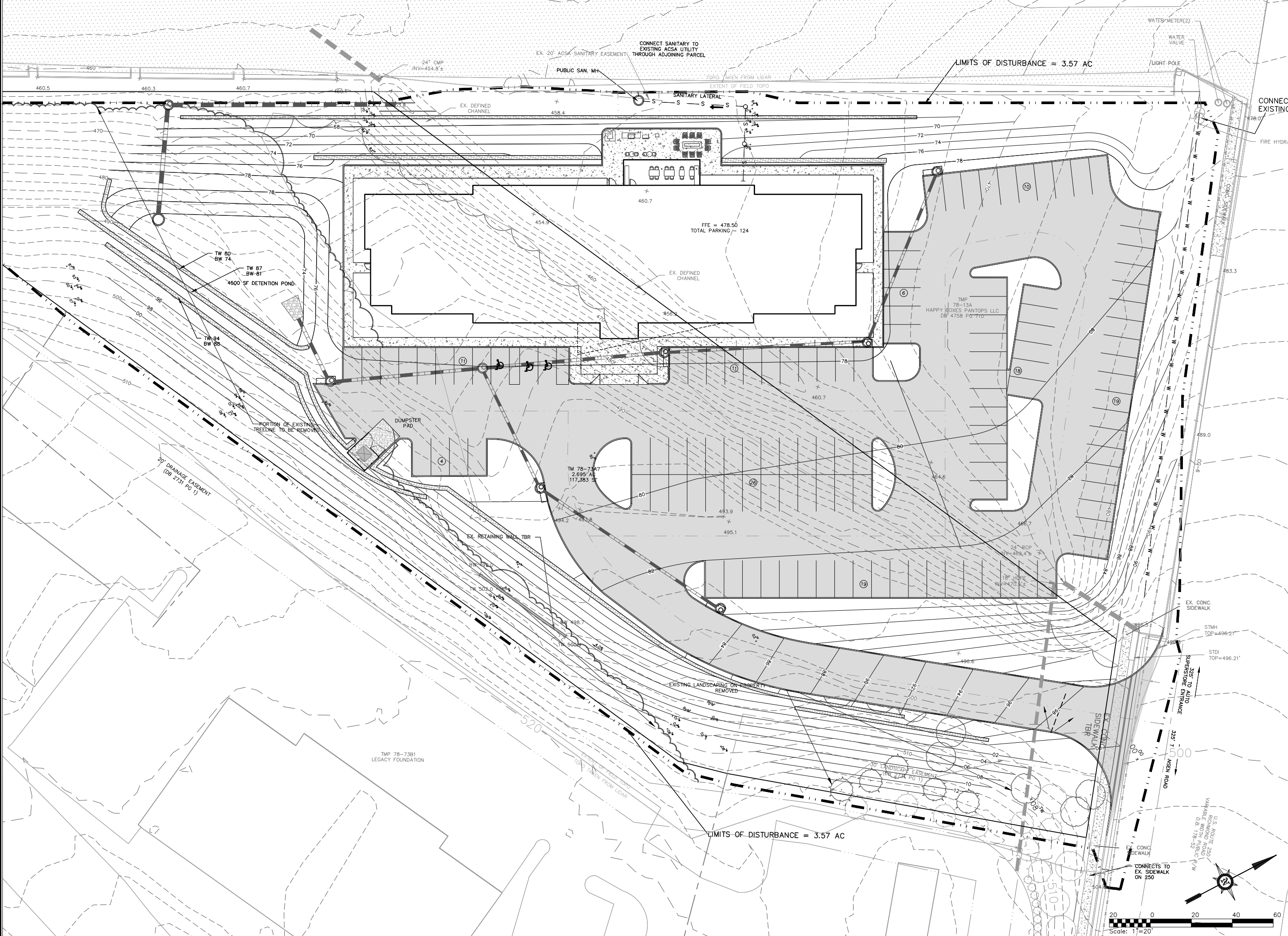
7. FREEBRIDGE AUTO SALES



8. EXISTING TIP TOP RESTAURANT



9. EXISTING CAR MAX



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INITIAL SITE DEVELOPMENT PLAN
OVERLOOK HOTEL

ALBEMARLE COUNTY, VIRGINIA
SUBMISSION:
2024.XX.XX

FILE NO. 19.039

SITE PLAN

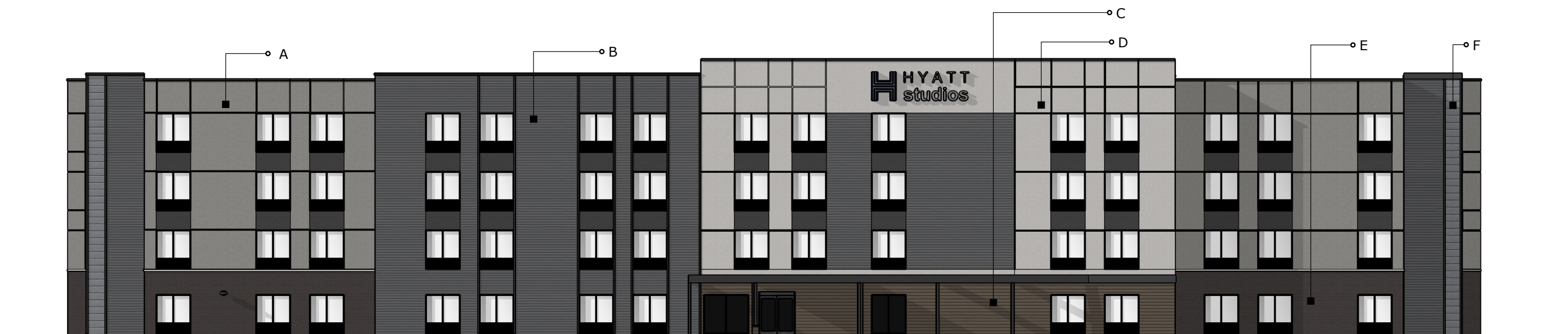
SHEET C3 of C5

C3

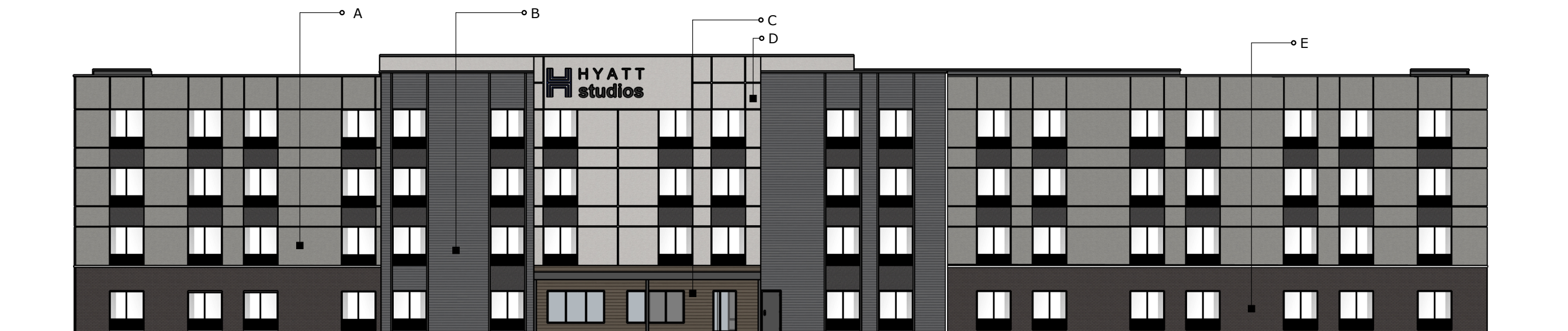








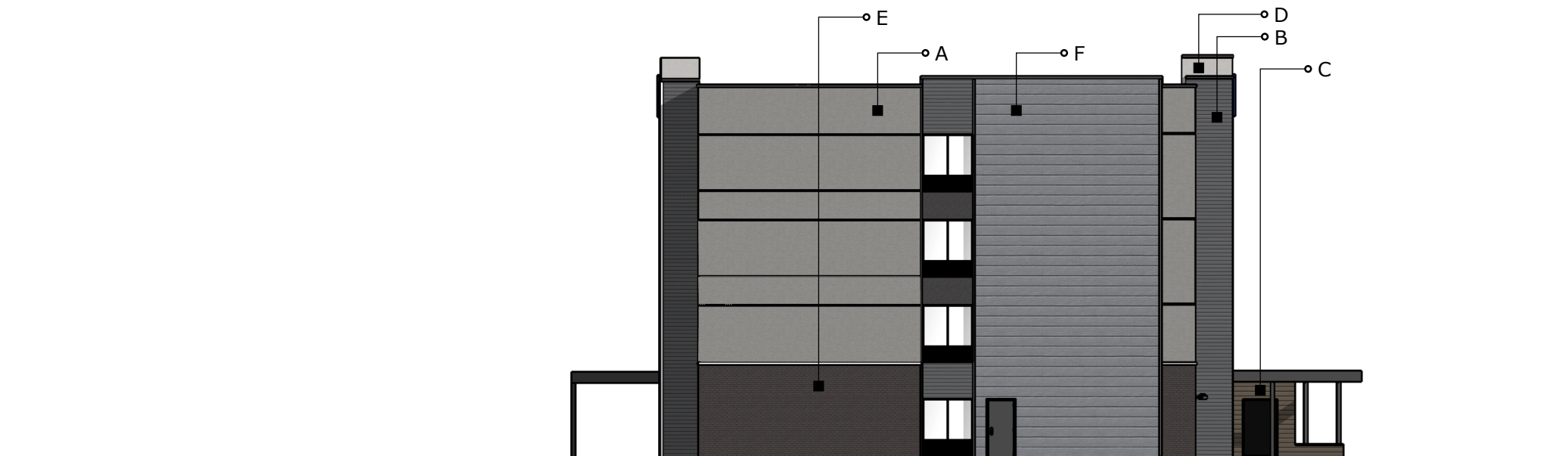
A ELEVATION NORTH



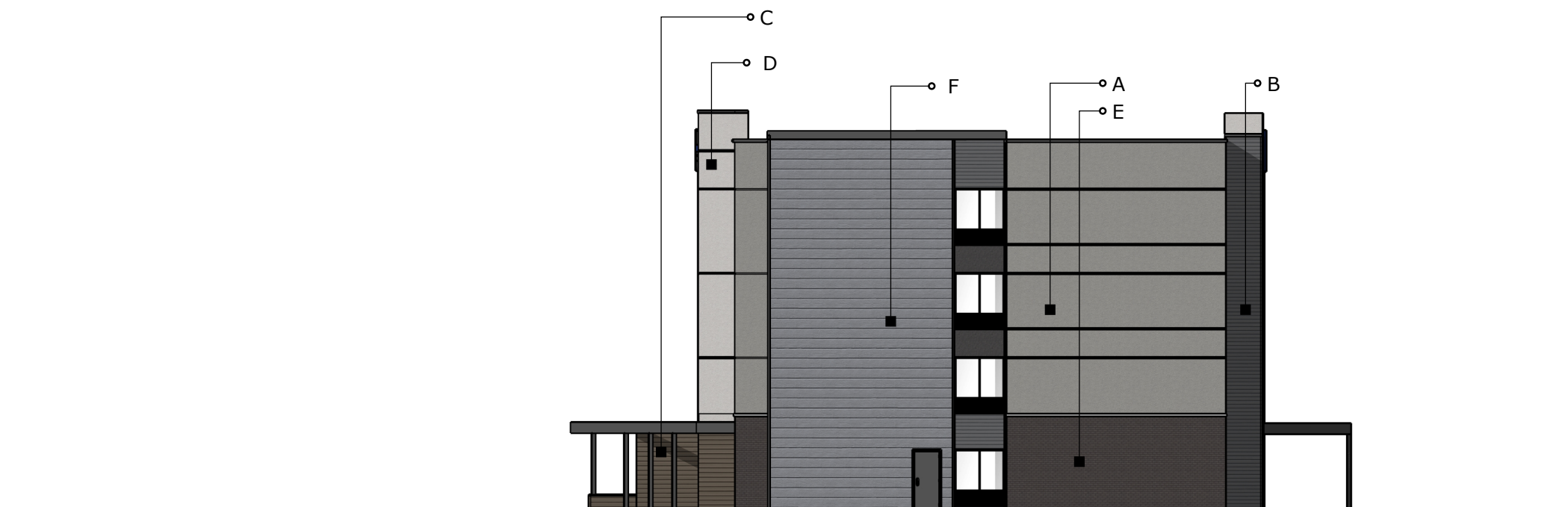
B ELEVATION SOUTH

MATERIALS

- A:** EIFS, BENJAMIN MOORE REVERE PEWTER
- B:** 5 1/4" FIBER CEMENT LAP SIDING, AGED PEWTER
- C:** 7 1/4" FIBER CEMENT LAP SIDING. RICH ESPRESSO
- D:** EIFS, BENJAMIN MOORE SHORELINE COSTA
- E:** GLEN-GARY, THIN BRICK, BLACK HILLS VALOR
- F:** 5/16" HARDIE PANEL, AGED PEWTER



C ELEVATION EAST



D ELEVATION WEST

MATERIALS

- A:** EIFS, BENJAMIN MOORE REVERE PEWTER
- B:** 5 1/4" FIBER CEMENT LAP SIDING, AGED PEWTER
- C:** 7 1/4" FIBER CEMENT LAP SIDING, RICH ESPRESSO
- D:** EIFS, BENJAMIN MOORE SHORELINE COSTA
- E:** GLEN-GARY, THIN BRICK, BLACK HILLS VALOR
- F:** 5/16" HARDIE PANEL, AGED PEWTER







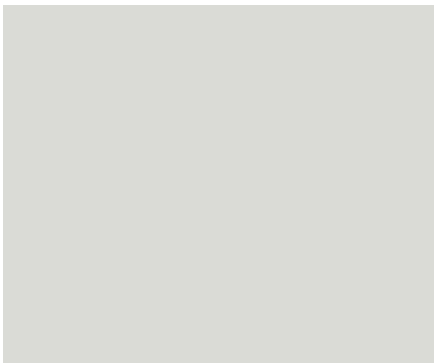








1



EIFS
BENJAMIN MOORE 1471 SHORELINE COSTA

2



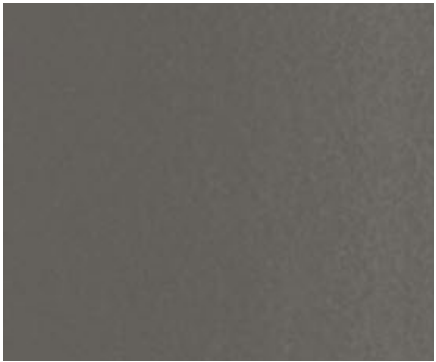
EIFS
SHERWIN WILLIAMS HC-172 REVERE PEWTER

3



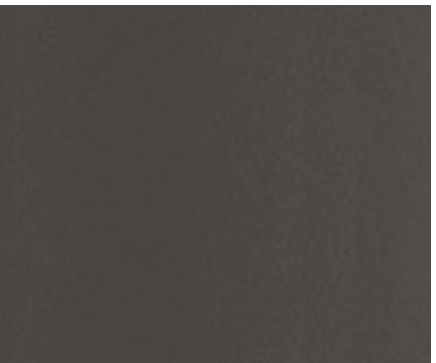
FIBER CEMENT 5/16'' SMOOTH HARDIE PANEL
18''H X 72''W
COLOR PLUS TECHNOLOGY, AGED PEWTER
W/ PREFINISHED RECESSED METAL TRIM

4



5 1/4'' FIBER CEMENT LAP SIDING,
HARDIE 4'' H EXPOSURE
COLOR PLUS TECHNOLOGY, AGED PEWTER

5



7 1/4'' FIBER CEMENT LAP SIDING
HARDIE, 6'' H EXPOSURE
COLOR PLUS TECHNOLOGY, RICH ESPRESSO
W/ PREFINISHED RECESSED METAL TRIM

6

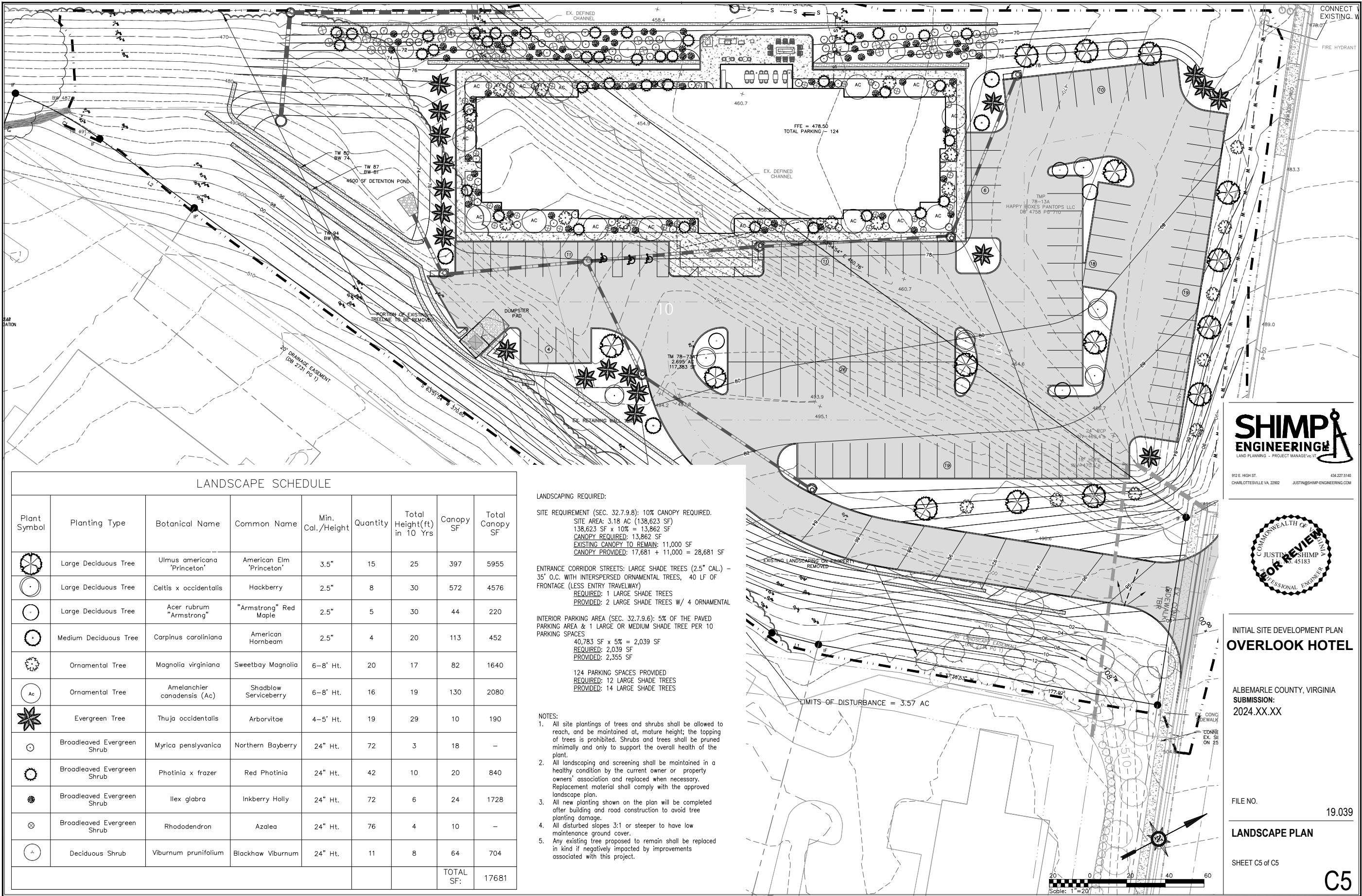


THIN BRICK
GLEN-GERY, BLACK HILLS VELOUR WITH DARK MORTAR

7



METAL WINDOW FRAME
TO MATCH LACINTINA DOORS, DARK BRONZE ANODIZED



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FILE NO. 19.039

LANDSCAPE PLAN

SHEET C5 of C5

C5

LANDSCAPE SCHEDULE								
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Total Height(ft) in 10 Yrs	Canopy SF	Total Canopy SF
	Large Deciduous Tree	Ulmus americana 'Princeton'	American Elm 'Princeton'	3.5"	15	25	397	5955
	Large Deciduous Tree	Celtis x occidentalis	Hackberry	2.5"	8	30	572	4576
	Large Deciduous Tree	Acer rubrum 'Armstrong'	"Armstrong" Red Maple	2.5"	5	30	44	220
	Medium Deciduous Tree	Carpinus caroliniana	American Hornbeam	2.5"	4	20	113	452
	Ornamental Tree	Magnolia virginiana	Sweetbay Magnolia	6-8' Ht.	20	17	82	1640
	Ornamental Tree	Amelanchier canadensis (Ac)	Shadblow Serviceberry	6-8' Ht.	16	19	130	2080
	Evergreen Tree	Thuja occidentalis	Arborvitae	4-5' Ht.	19	29	10	190
	Broadleaved Evergreen Shrub	Myrica pensylvanica	Northern Bayberry	24" Ht.	72	3	18	-
	Broadleaved Evergreen Shrub	Photinia x frazer	Red Photinia	24" Ht.	42	10	20	840
	Broadleaved Evergreen Shrub	Ilex glabra	Inkberry Holly	24" Ht.	72	6	24	1728
	Broadleaved Evergreen Shrub	Rhododendron	Azalea	24" Ht.	76	4	10	-
	Deciduous Shrub	Viburnum prunifolium	Blackhaw Viburnum	24" Ht.	11	8	64	704
							TOTAL SF:	17681

LANDSCAPING REQUIRED:

SITE REQUIREMENT (SEC. 32.7.9.8): 10% CANOPY REQUIRED.
SITE AREA: 3.18 AC (138,623 SF)
138,623 SF x 10% = 13,862 SF
CANOPY REQUIRED: 13,862 SF
EXISTING CANOPY TO REMAIN: 11,000 SF
CANOPY PROVIDED: 17,681 + 11,000 = 28,681 SF

ENTRANCE CORRIDOR STREETS: LARGE SHADE TREES (2.5" CAL.) - 35' O.C. WITH INTERSPERSED ORNAMENTAL TREES, 40 LF OF FRONTAGE (LESS ENTRY TRAVELWAY)
REQUIRED: 1 LARGE SHADE TREES
PROVIDED: 2 LARGE SHADE TREES W/ 4 ORNAMENTAL

INTERIOR PARKING AREA (SEC. 32.7.9.6): 5% OF THE PAVED PARKING AREA & 1 LARGE OR MEDIUM SHADE TREE PER 10 PARKING SPACES
40,783 SF x 5% = 2,039 SF
REQUIRED: 2,039 SF
PROVIDED: 2,355 SF

124 PARKING SPACES PROVIDED
REQUIRED: 12 LARGE SHADE TREES
PROVIDED: 14 LARGE SHADE TREES

- NOTES:
- All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 - All landscaping and screening shall be maintained in a healthy condition by the current owner or property owners' association and replaced when necessary. Replacement material shall comply with the approved landscape plan.
 - All new planting shown on the plan will be completed after building and road construction to avoid tree planting damage.
 - All disturbed slopes 3:1 or steeper to have low maintenance ground cover.
 - Any existing tree proposed to remain shall be replaced in kind if negatively impacted by improvements associated with this project.

1



AMERICAN ELM 'PRINCETON' (ULMUS AMERICANA) TREE

2



HACKBERRY (CELTIS X OCCIDENTALIS) TREE

3



“ARMSTRONG” RED MAPLE (ACER RUBRUM) TREE

4



AMERICAN HORNBEAM

5



SWEETBAY MAGNOLIA (MAGNOLIA VIRGINIA) TREE

6



SHADBLOW SERVICEBERRY

7



ARBORVITAE TREE

8



NORTHERN BAYBERRY (MYRICA PENSLYVANICA) SHRUB

9



RED PHOTINA SHRUB

10



INKBERRY HOLLY (ILEX GLABRA) SHRUB

11

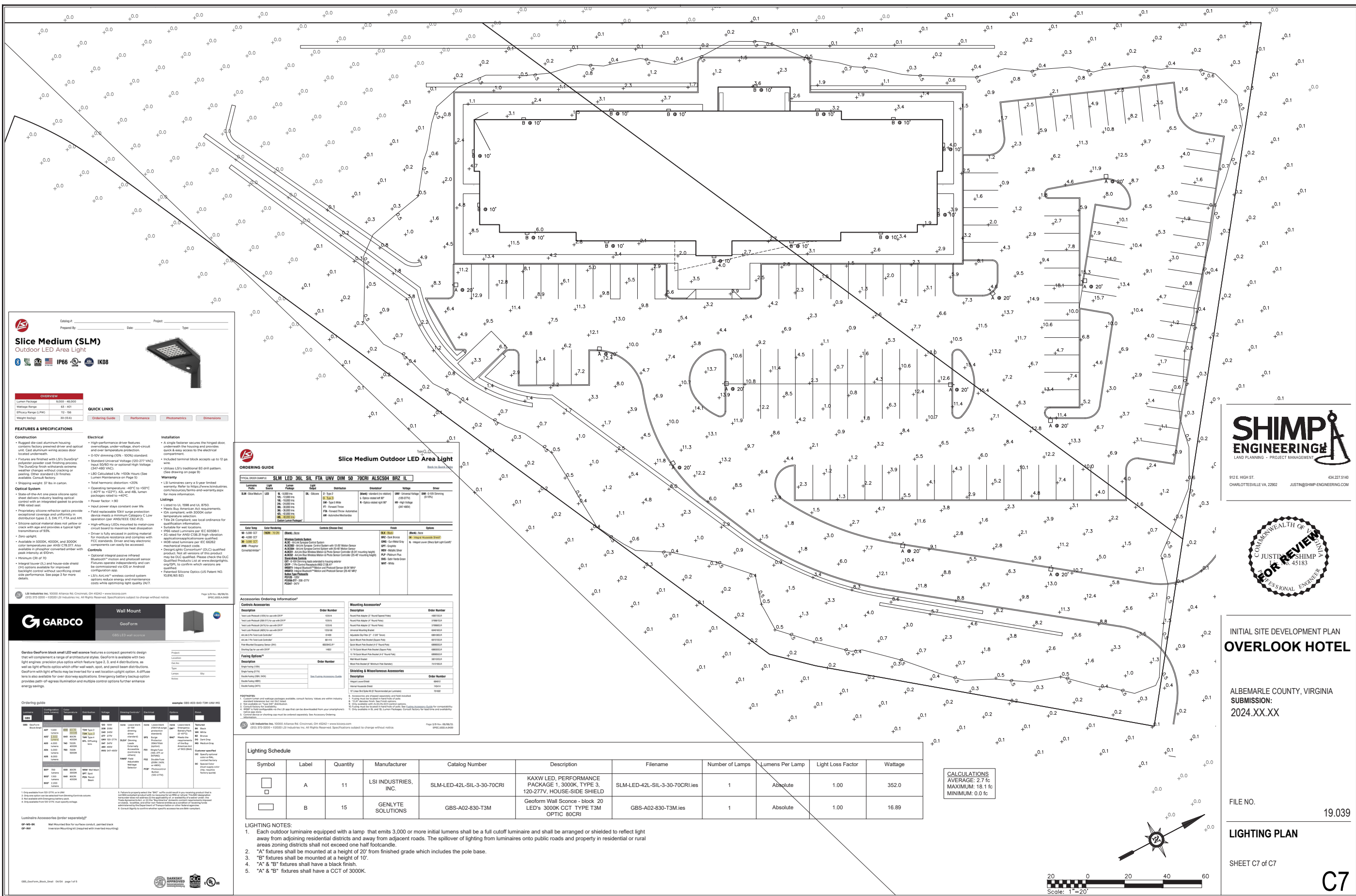


AZALEA SHRUB

12



BLACK HAW VIBURNUM



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LIGHTING PLAN

SHEET C7 of C7

C7