

IVY PROPER

PRESENTED BY



IN ASSOCIATION WITH



11 | 23 | 2020

A. INTRODUCTION

IVY PROPER IS A SINGLE STORY, 6500SQFT BUILDING TO BE CONSTRUCTED FOR BUSINESS OCCUPANCY. THE PROJECT, LOCATED ALONG THE IVY CORRIDOR BETWEEN CHARLOTTESVILLE AND CROZET, IS POSITIONED TO ASSIST IN IMPROVING THE DEVELOPING THOROUGHFARE.

B. COMPATIBILITY WITH FORMS AND FEATURES OF SIGNIFICANT HISTORIC BUILDINGS

TAKING CUES FROM HISTORIC DESIGN PRINCIPLES SUCH AS ADDRESSING THE SITE, RELATING TO ITS CONTEXT, MASSING, AND REPETITIVE FORMS AS A UNIFYING MOTIF, THE PROPOSED PROJECT AIMS TO CREATE A CONTEMPORARY BUSINESS ENVIRONMENT. GIVEN THE PROGRAM REQUIREMENTS, THE PROJECT IS REFINED AND SIMPLIFIED IN ITS AESTHETIC, BUT REMAINS APPROPRIATE BY IMPLEMENTING THE IMPORTANT DESIGN PRINCIPLES OF SIGNIFICANT HISTORIC BUILDINGS IN THE REGION.

C. RELATABILITY TO SITE AND SURROUNDING CONTEXT

UNLIKE THE IMMEDIATE ADJACENT PROPERTIES, IVY PROPER'S TRIANGULAR, SMALL SITE PRESENTS UNIQUE CHALLENGES IN SITE DESIGN AND, DUE TO THE RAIL LINE, THE BUILDING SITS CLOSE TO THE ROAD WITH THE PARKING LOT AND RETAINING WALLS RELOCATED TO THE BACK. THIS PROVIDES AN OPPORTUNITY FOR THE BUILDING TO MORE CLOSELY INTERACT WITH THE ENTRANCE CORRIDOR AND TO RELOCATE THE PARKING TO THE REAR AND SCREEN THE UTILITY'S MORE APPROPRIATELY.

D. HUMAN SCALE

THE MASS AND SCALE OF THE PROPOSED FACADE HAVE BEEN THOUGHTFULLY BROKEN DOWN, AND THE PROJECT IS ABLE TO RELATE TO HUMAN SCALE MORE APPROPRIATELY THROUGH PROPORTIONED FENESTRATION AND GLASS/STOREFRONT ENTRY DOORS MARKED WITH LARGE CANOPIES. CANOPIES AND FULL-LITE GLASS DOORS ALONGSIDE A PATH MARK THE FRONT FACADE FACING IVY. THE BUILDING BENEFITS FURTHER FROM THE EMULATING IT'S NEIGHBORS, REMAINING A SINGLE STORY BUILDING AND KEEPING THE SCALE AT A APPROACHABLE LEVEL.

E. COHESIVE WHOLE

CONSISTENT UNIFYING MATERIALS AND A LEGIBLE BUILDING FORM CREATE A COHESIVE WHOLE, WHICH IS STRENGTHENED BY THE USE OF THE GABLE ROOF FORM.

F. LIMITING BLANKNESS

JOGS IN THE BUILDING FOOTPRINT ALONGSIDE A CHANGE IN MATERIALS IN THESE PORTIONS, CANOPIES, AND FACADE PENETRATIONS ARE USED TO REDUCE AREAS OF BLANKNESS ON THE FACADE.

G. UNIFYING GROUPS

THE SYMMETRICAL LONGITUDINAL BUILDING FACADE IS COMPOSED OF THREE MAIN BAYS SPLIT BY TWO RECESSED BRIDGING PORTIONS. THESE BRIDGING ELEMENTS BREAK DOWN THE FACADES AND SERVE TO ELEVATE THE IMPORTANCE OF THE GABLE FORMS.

E. WINDOW GLAZING

WINDOWS WILL NOT BE HIGHLY TINTED OR HIGHLY REFLECTIVE.ALL SPECIFIED WINDOWS AND DOORS SHALL BE A DARK BRONZE TO MATCH THE ROOF AND TRIM COLORS. AREAS OF GLAZING WILL BE REQUIRED TO MEET COUNTY ENTRANCE CORRIDOR REQUIREMENTS. THEREFORE, VISIBLE LIGHT TRANSMITTANCE SHALL NOT DROP BELOW 40% AND VISIBLE LIGHT REFLECTANCE SHALL NOT EXCEED 30%.

H. SIGNAGE

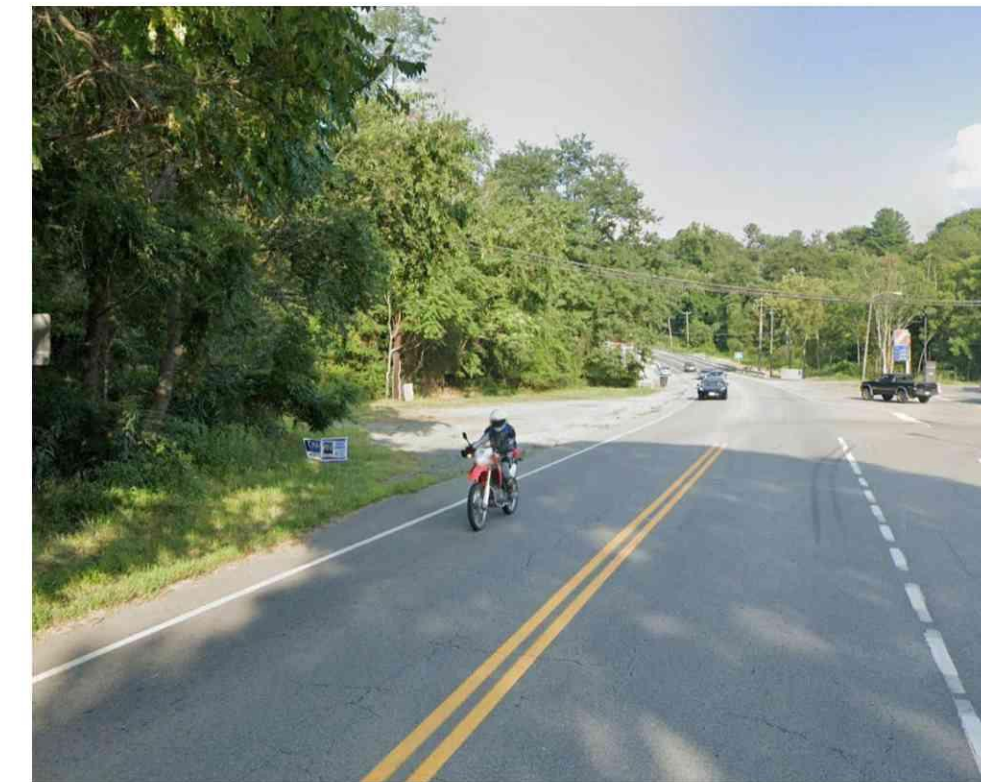
ALL SIGNAGE IF ANY WILL BE REQUIRED TO MEET ALBEMARLE COUNTY ZONING REGULATIONS.



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VICINITY MAP
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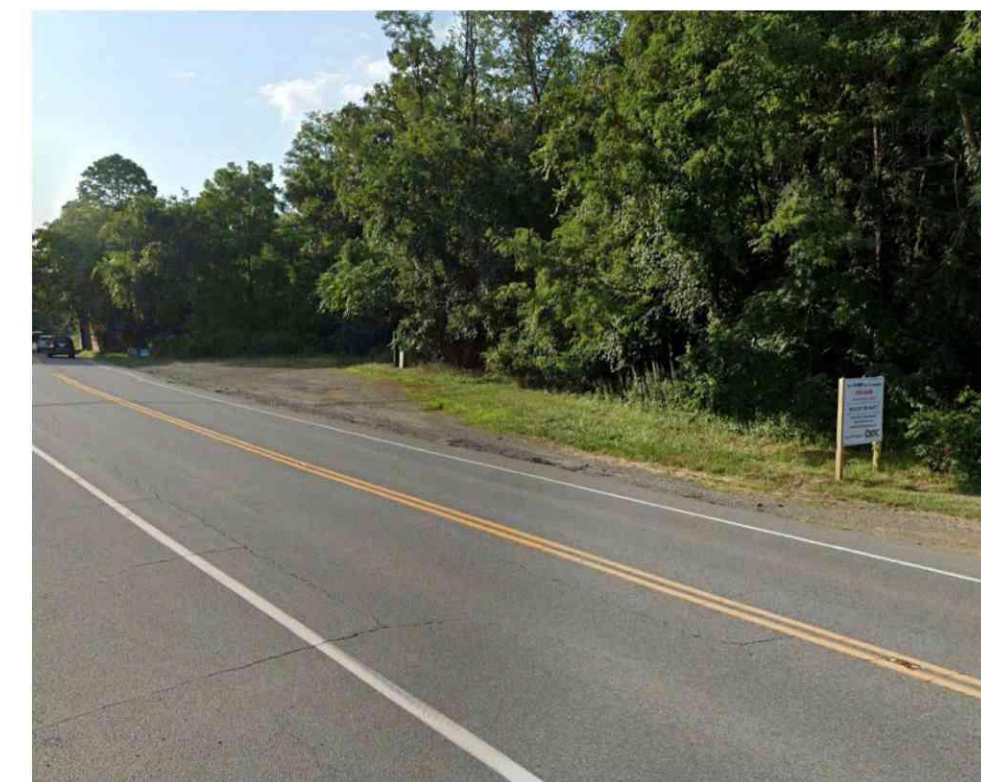
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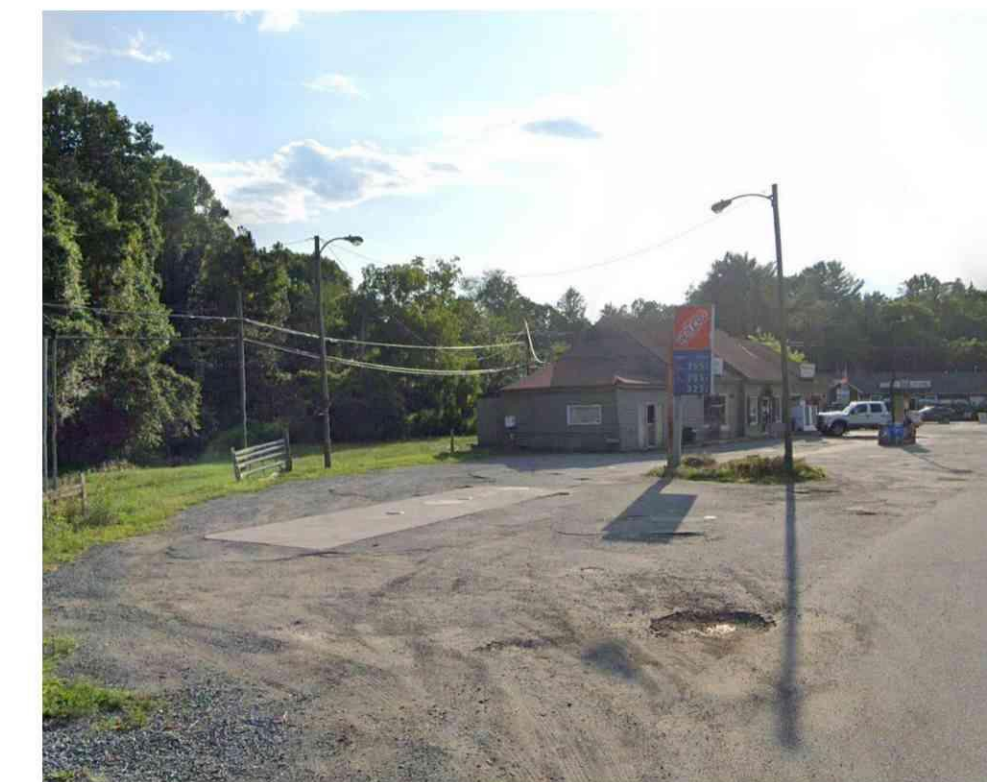
2 | IVY LIFE & STYLE MEDIA



3 | IVY EXXON



4 | EXISTING ENTRANCE CONDITION 2



5 | WOCO GAS STATION



6 | D.S. TAVERN AND UNITED STATES POST OFFICE

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CONTEXT IMAGES
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EXISTING APPROACH: EASTBOUND IVY ROAD
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PROPOSED APPROACH: EASTBOUND IVY ROAD
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EXISTING APPROACH: WESTBOUND IVY ROAD
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EXISTING APPROACH: WESTBOUND IVY ROAD
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EXISTING APPROACH: IVY DEPOT ROAD
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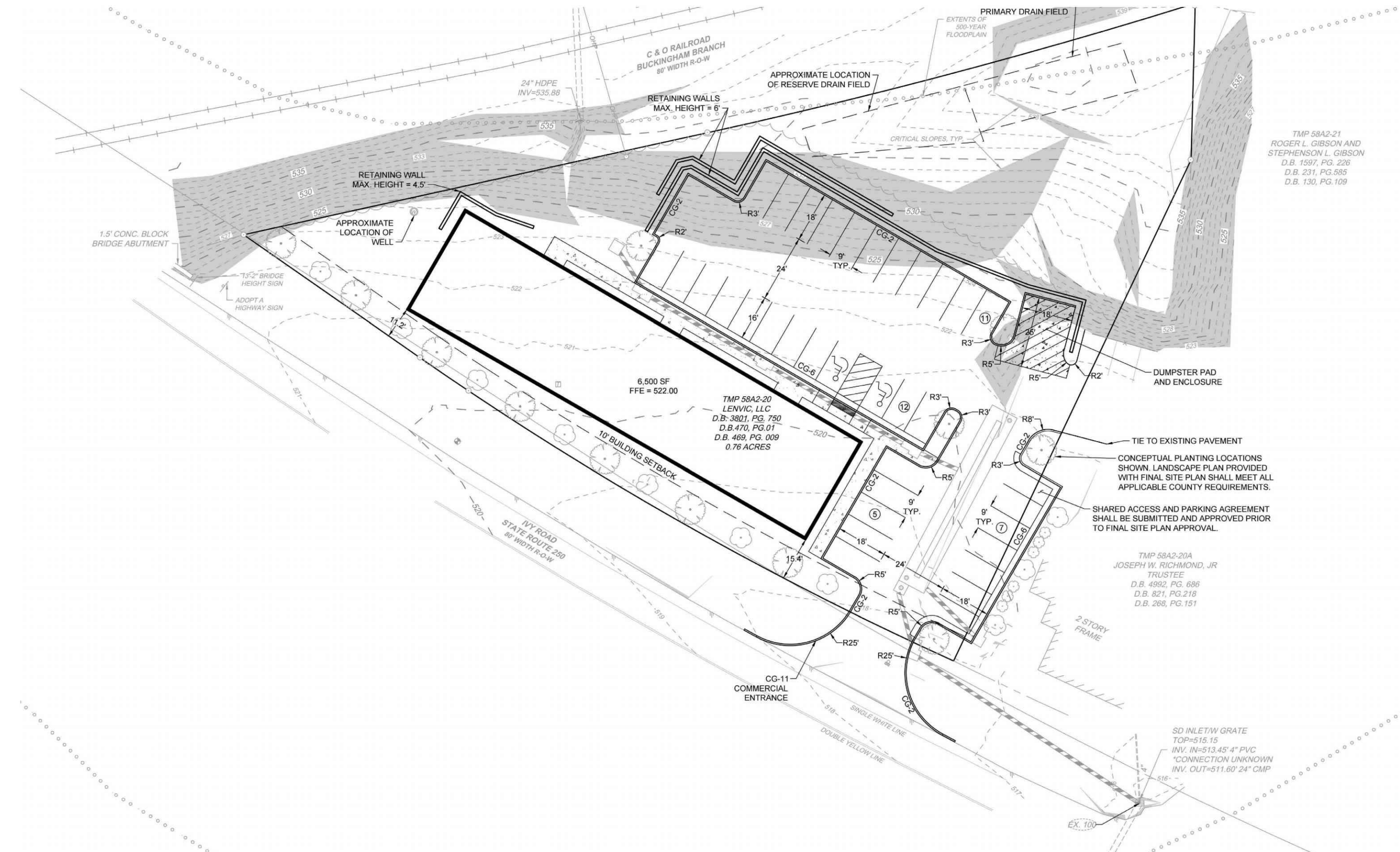
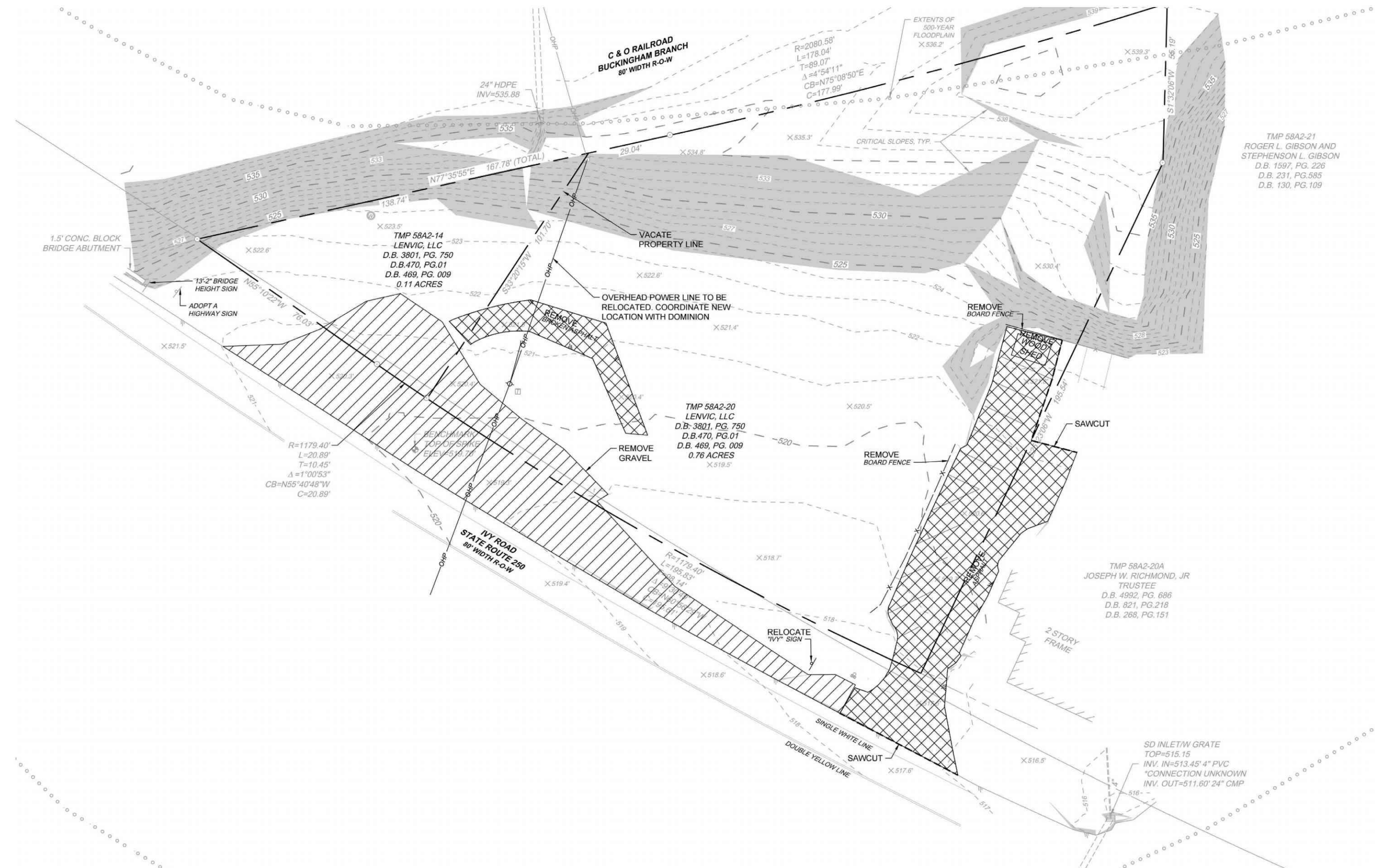
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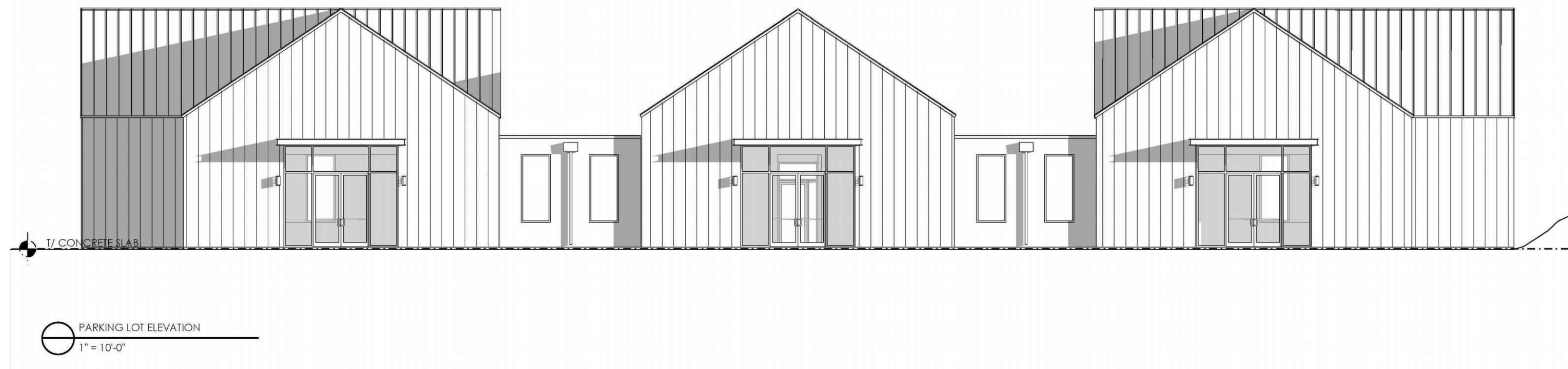
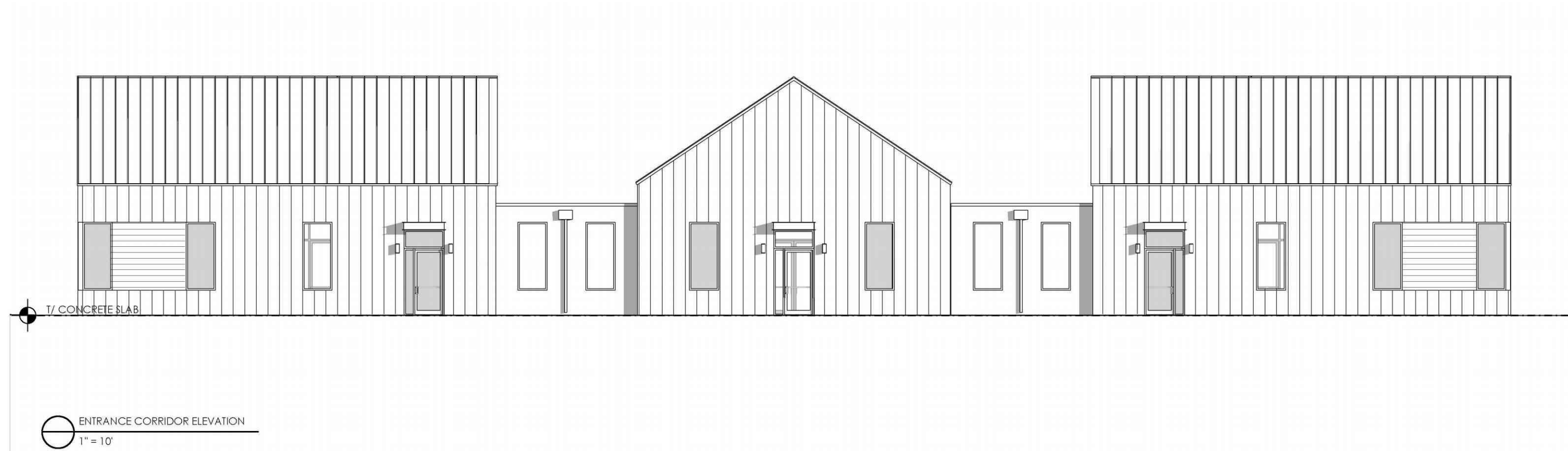


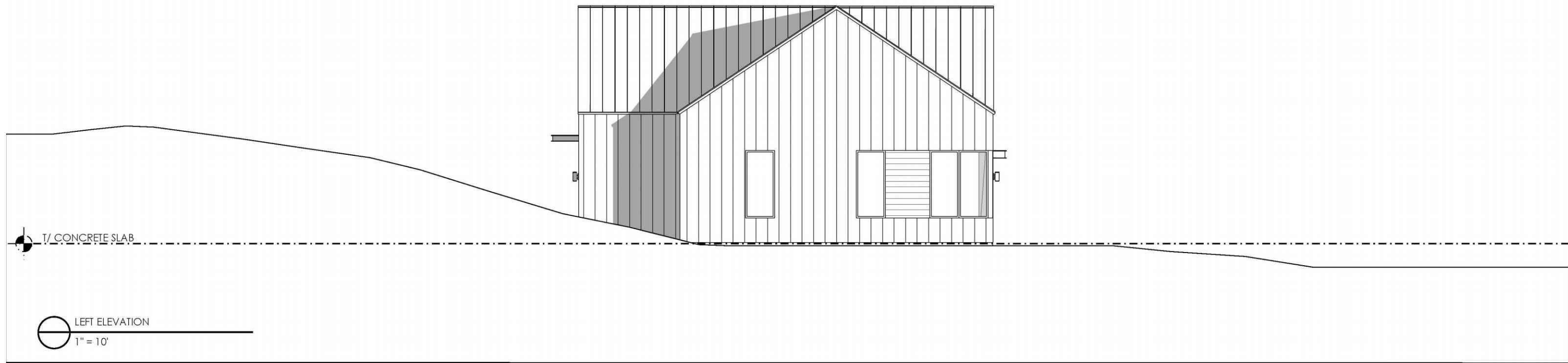
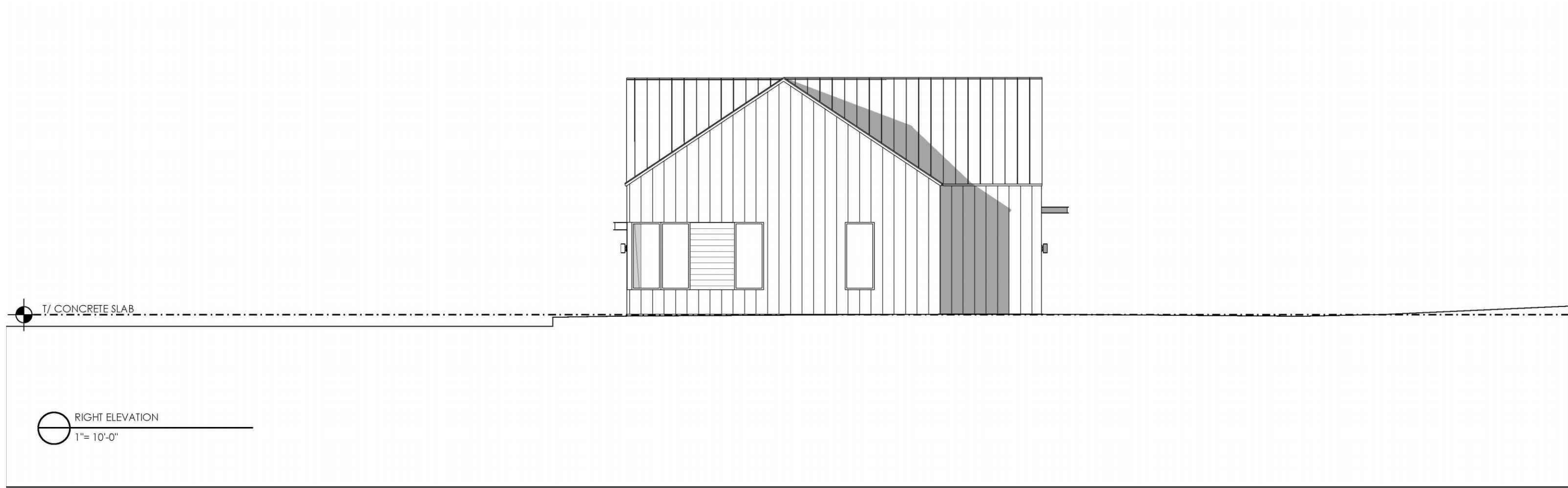
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EXISTING APPROACH: WESTBOUND IVY ROAD
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PROPOSED PROJECT ELEVATIONS
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PROPOSED PROJECT ELEVATION PERSPECTIVE
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PARKING PERSPECTIVE LOOKING NORTHEAST
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AERIAL FRONT FACADE LOOKING NORTHWEST
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AERIAL PERSPECTIVE LOOKING SOUTHWEST
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VIEW FROM IVY ROAD LOOKING NORTHWEST
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VIEW FROM ACROSS IVY ROAD LOOKING NORTHEAST
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NORTHWEST (PARKING) PERSPECTIVE
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ENTRANCE CORRIDOR VIEW LOOKING WEST
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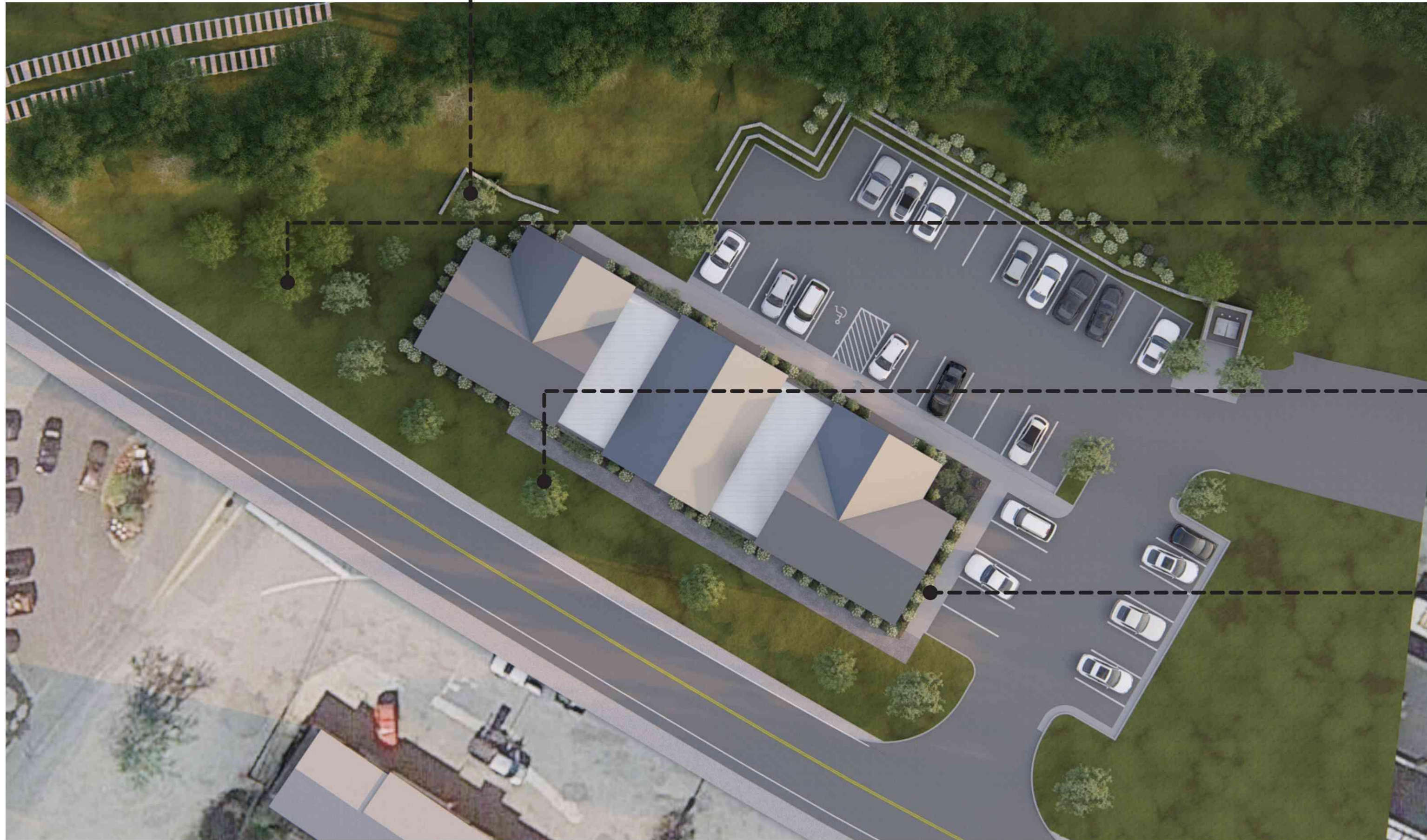
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ENTRANCE CORRIDOR VIEW LOOKING EAST
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RIVER BIRCH (BETULA NIGRA) TREE



BLACK GUM (NYSSA SYLVATICA) TREE



WHITE OAK (QUERCUS ALBA) TREE



FOTHERGILLA



LIGUSTRUM
PLANTING BEDS AROUND BUILDING (TYP.)



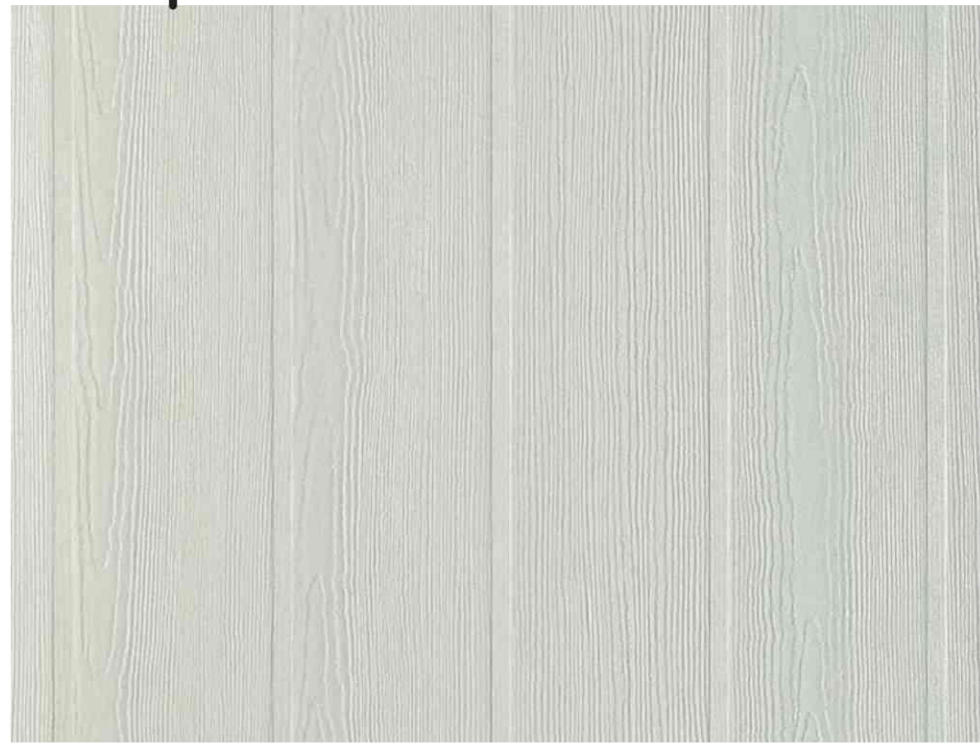
ARBORVITAE



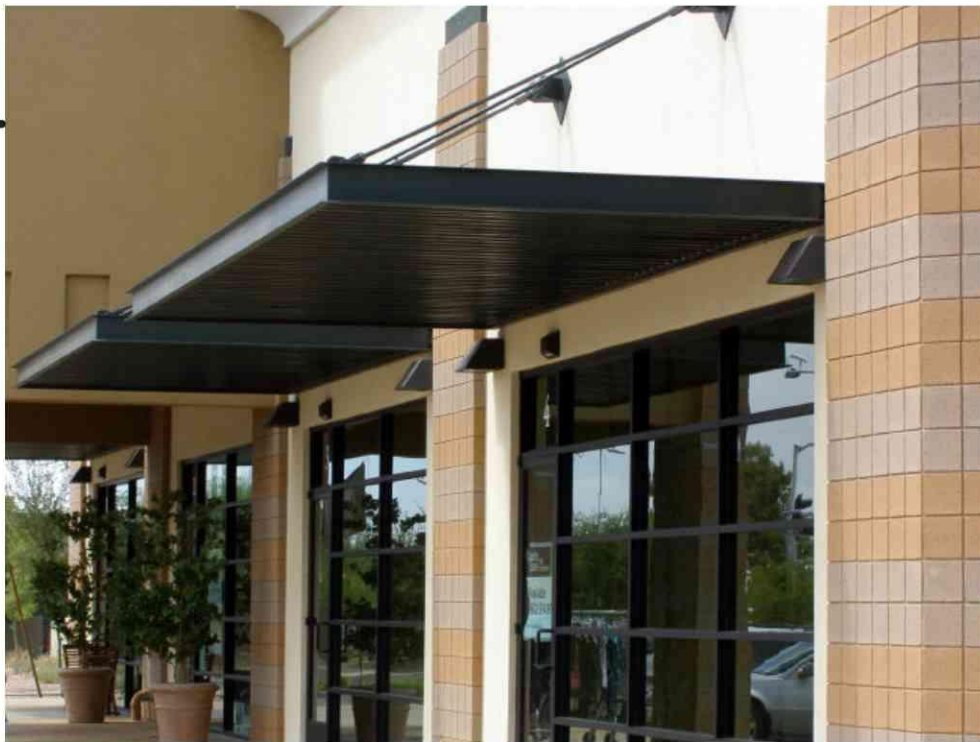
DARK BRONZE ALUMINUM STOREFRONT (TYP.)



STANDING SEAM METAL ROOF
IN MIDNIGHT BRONZE



HARDIE PANEL VERTICAL SIDING IN ARCTIC WHITE



IPE WOOD ENTRANCE CANOPY WITH C-CHANNEL
STEEL FRAME



NICHIHA VINTAGEWOOD IN BARK



TECHNOBLOC ROCKA RETAINING WALL
IN RIVIERA



NOTE: SIX FOOT CMU WALL CLAD WITH HAR-DIE PANEL VERTICAL SIDING IN ARCTIC WHITE TO MATCH PANEL SIDING ON EXTERIOR OF THE BUILDING.

NOTE: HORIZONTAL, COMPOSITE BOARD DOORS TO BE PAINTED NIGHTFALL TO MATCHNICHHA VINTAGEWOOD BARK AND INSTALLED ON STEEL POST HINGES.