IVY PROPER

PRESENTED BY

BMC
BUILDING MANAGEMENT CO.

IN ASSOCIATION WITH

DESIGN
DEVELOP

03 | 22 | 2021

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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 RELOGATE 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.

I. MECHANICAL
VISIBILITY OF ALL MECHANICAL EQUIPMENT FROM THE ENTRANCE CORRIDOR SHALL BE ELIMINATED





1 | EXISTING ENTRANCE CONDITION 1



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



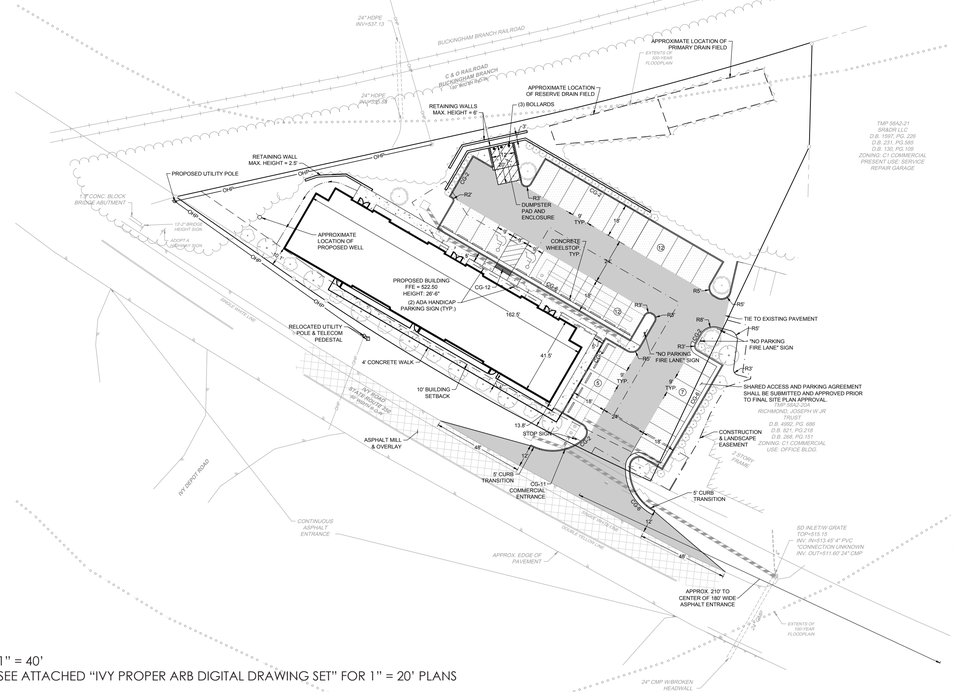









Earth



LEGEND:

- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- ASPHALT TO BE MILLED & OVERLAID
- PEA GRAVEL WALK

NOTE:
KNOX BOX LOCATION TO BE COORDINATED WITH FIRE MARSHALL'S OFFICE

NORTH

1" = 40'

SEE ATTACHED "IVY PROPER ARB DIGITAL DRAWING SET" FOR 1" = 20' PLANS

TYPE	QTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALLED SIZE	ROOT	CANOPY SF	TC
SHADE TREES	9	CARPINUS BETULUS	EUROPEAN HORNBEAM	2.5" CAL.	B&B	234	2
FLOWERING TREES	10	CORNUS FLORIDA	EASTERN DOGWOOD	6'-8" HT.	B&B	124	1,2
FLOWERING TREES	4	GINKGO BILOBA "PRINCETON SENTRY"	"PRINCETON SENTRY" GINKGO	2.5" CAL.	B&B	17	98
SHRUBS	40	JASMINUM NUDIFLORUM	WINTER JASMIN	24" HT./SPRD	CONTAINER	10	40
							3,2

LANDSCAPING ALONG THE FRONTAGE OF E.C. STREETS
*** per Albemarle County ARB DESIGN GUIDELINES**

STREET	LENGTH	REQUIREMENTS	CALCULATIONS	REQUIRED	PROVIDED
IVY ROAD	292 LF - 54 LF (WOODS TO REMAIN) = 238 LF	1 LG TREE PER 35 LF WITH INTERSPERSED FLOWERING TREES	238/35 = 6.8	7 LARGE TREES	8 LARGE TREES 7 FLOWERING TREES

LANDSCAPING OF PARKING AREAS
*** per Albemarle County ARB DESIGN GUIDELINES**

REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
1 LG. SHADE TREE PER 10 PARKING SPACES	35 PARKING SPACES	35/10 = 3.5	4 LG. OR SHADE TREES	4 LARGE SHADE TREES

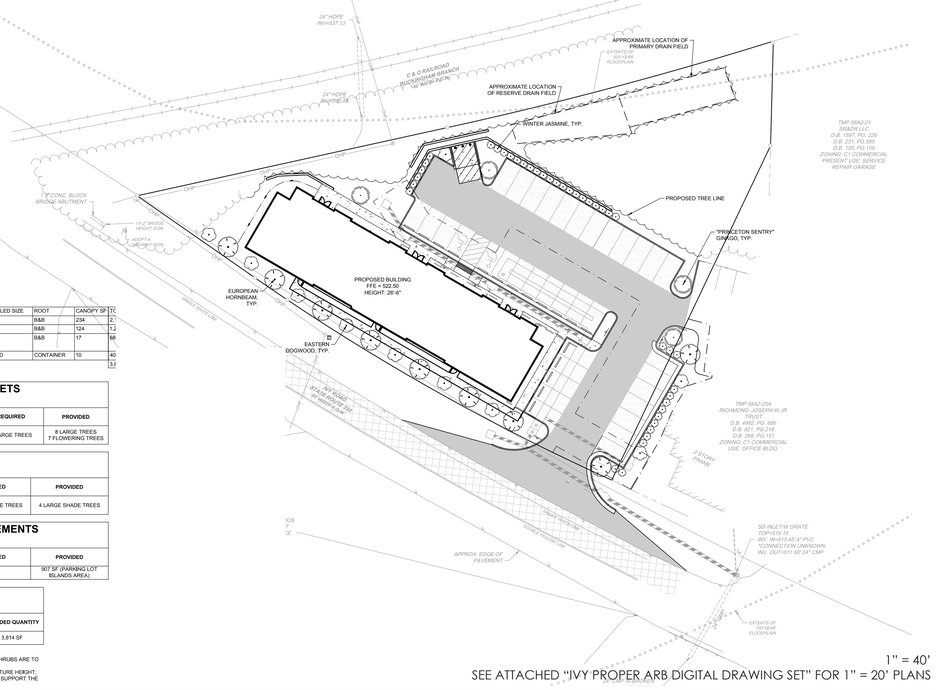
INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS
*** per Sec. 32.7.9.6 of the Albemarle County Code**

REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
5% GROSS PARKING AREA	13,403 SF	13,403 x .05 = 671 SF	671 SF	907 SF (PARKING LOT ISLANDS AREA)

TREE COVER CALCULATIONS
*** per Sec. 32.7.9.8 of the Albemarle County Code**

SITE AREA	REQUIREMENT	CALCULATION	REQUIRED QUANTITY	PROVIDED QUANTITY
0.87 AC (GROSS SITE AREA)	10% COVER	0.87 AC x .1 = 0.087 AC = 3,789.2 SF	3,790 SF	3,814 SF

NOTE:
-WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
-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.



1" = 40'

SEE ATTACHED "IVY PROPER ARB DIGITAL DRAWING SET" FOR 1" = 20' PLANS



IVY PROPER
ALBEMARLE COUNTY, VA

VIEW FROM IVY ROAD LOOKING NORTHWEST
16

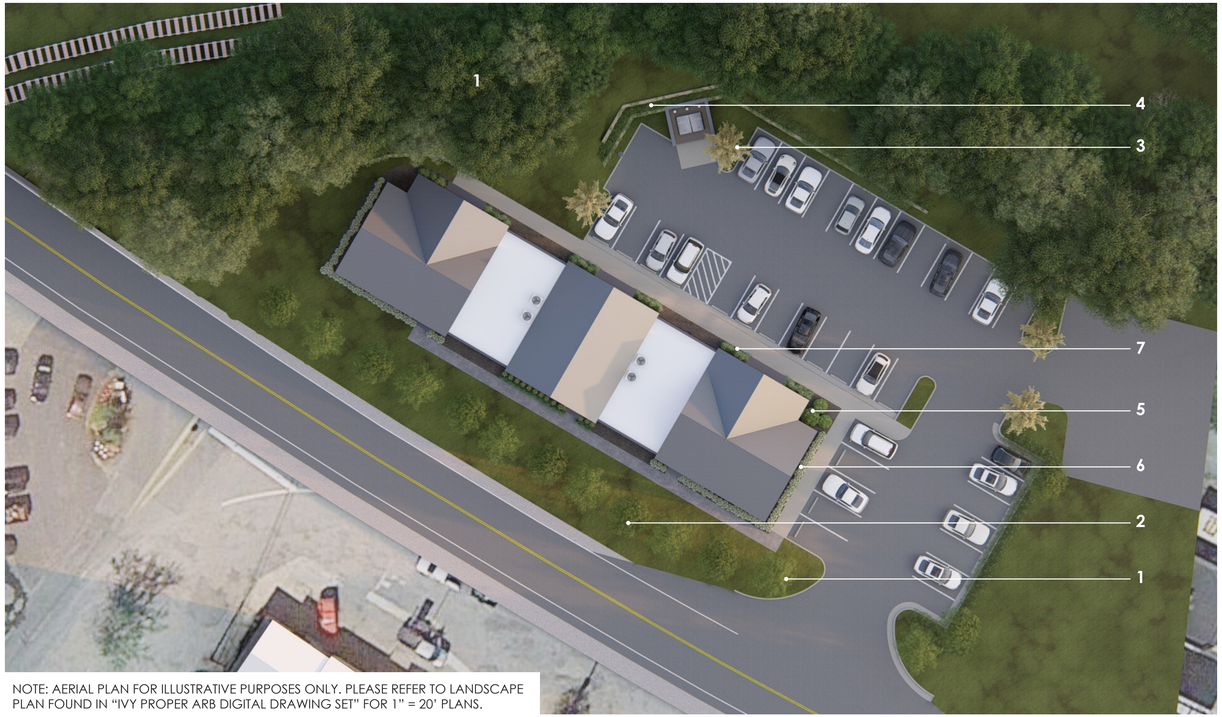
ARB SUBMISSION
MARCH 22, 2021



IVY PROPER
ALBEMARLE COUNTY, VA

VIEW FROM ACROSS IVY ROAD LOOKING NORTHEAST
17

ARB SUBMISSION
MARCH 22, 2021



NOTE: AERIAL PLAN FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO LANDSCAPE PLAN FOUND IN "IVY PROPER ARB DIGITAL DRAWING SET" FOR 1" = 20' PLANS.



1. EASTERN DOGWOOD, TYP.



2. EUROPEAN HORNBEAM, TYP.



3. 'PRINCETON SENTRY' GINKGO

PLANTINGS AROUND BUILDING



4. WINTER JASMINE



5. FOTHERGILLA



6. INKBERRY 'DENSA'



7. GRASSES:
SHENANDOAH SWITCH + KARL FOERSTER + LITTLE BLUESTEM

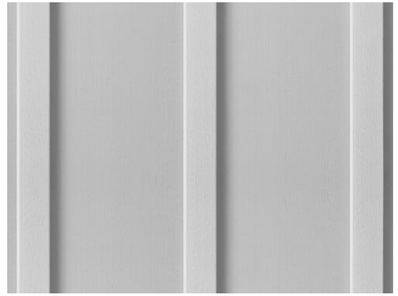




1. DARK BRONZE ALUMINUM STOREFRONT (TYP.)



2. STANDING SEAM METAL ROOF
IN MIDNIGHT BRONZE



3. HARDIE PANEL VERTICAL SIDING IN ARCTIC WHITE



4. IPE WOOD ENTRANCE CANOPY WITH C-CHANNEL
STEEL FRAME



5. NICHIHA VINTAGEWOOD IN BARK



6. PELLA IMPERVIA FIBERGLASS MANUFACTURED
WINDOW IN BLACK

RESPONSE TO COMMENTS

ARB ACTION ITEM 2: Provide versions of the perspective renderings without street trees









RESPONSE TO COMMENTS

Staff Comment 4: Add notations to the line drawing elevations to clarify the distribution of windows and other materials.



NOTE:
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%.

KEY:

SF1 12'-4" x 11'-0" STOREFRONT

SF2 4'-4" x 9'-6" STOREFRONT

W1 3'-2" x 7'-4" WINDOW

MATERIALS:

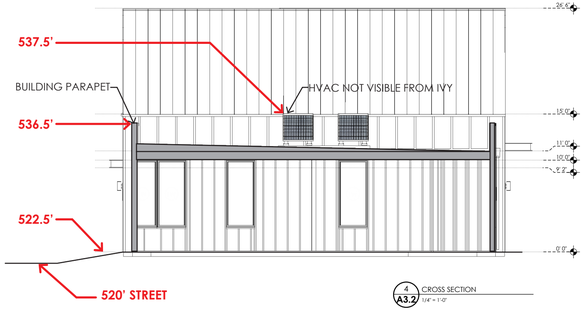
A HARDIE PANEL - BOARD AND BATTEN SIDING; " ARCTIC WHITE"

B STANDING SEAM ROOF; "MIDNIGHT BRONZE"

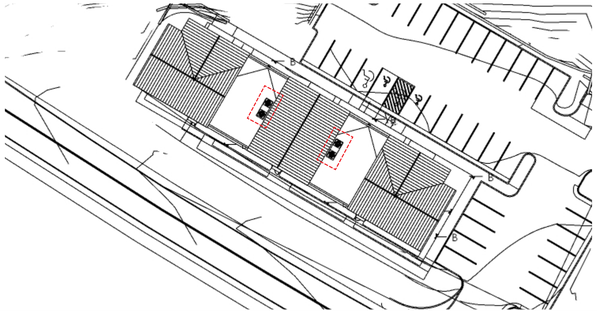
C NICHIHA VINTAGEWOOD; "BARK"

RESPONSE TO COMMENTS

ARB ACTION ITEM 8: how the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.









RESPONSE TO COMMENTS

ARB ACTION ITEM 9: Revise the proposed retaining wall color to a muted, earth-tone color that will help integrate the walls into the site.
ARB ACTION ITEM 13: Provide landscaping at the base of the visible retaining walls to integrate them into the site.
ARB ACTION ITEM 14: Revise the color (Arctic White) proposed for the dumpster enclosure to a more muted, earth-tone color.



WINTER JASMINE BLOOM





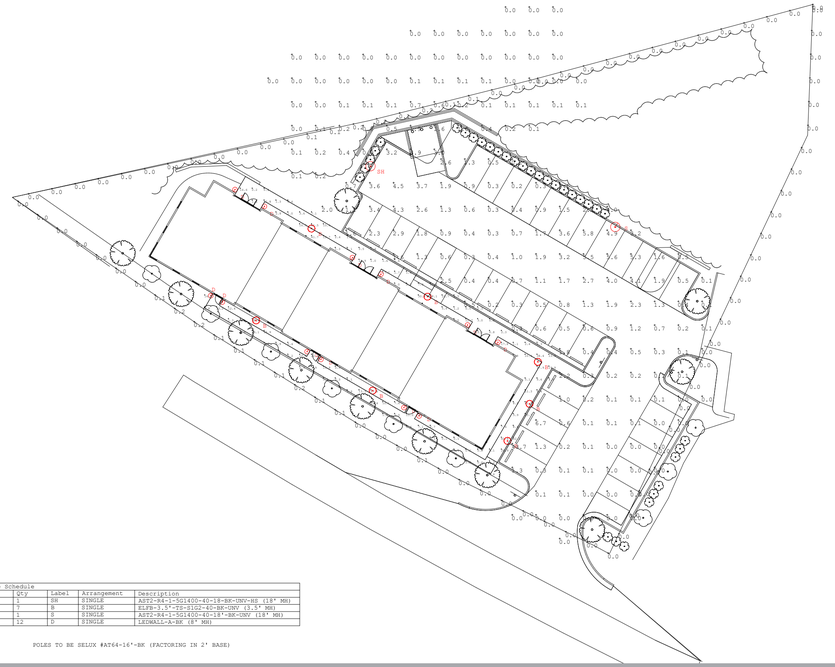
WINTER JASMINE



ANCHOR DIAMOND PRO, STONE CUT "JAMES RIVER"

RESPONSE TO COMMENTS

ARB ACTION ITEM 11: Provide a lighting plan with the next submittal.



Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	1	SB	SINGLE	AST2-R4-1-SG1400-40-18-BK-UNV-NS (18' MH)
	7	B	SINGLE	ELFB-3.5'-TS-SIG2-40-BK-UNV (3.5' MH)
	1	S	SINGLE	AST2-R4-1-SG1400-40-18'-BK-UNV (18' MH)
	12	D	SINGLE	LEDWALL-A-BK (8' MH)

POLES TO BE SELUX #AT64-16'-BK (FACTORING IN 2' BASE)

1. SELUX - POST TOP LUMINAIRE



2. SELUX - BOLLARD



3. DALS - DOWN LIGHT SCONCE



RESPONSE TO COMMENTS

ARB ACTION ITEM 11: Provide a lighting plan with the next submittal.
NOTE: Lighting does not perfectly reflect foot candles on photometric plan, images are only illustrative of light locations



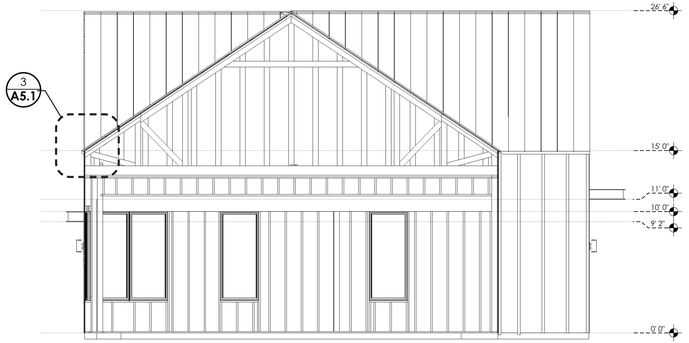




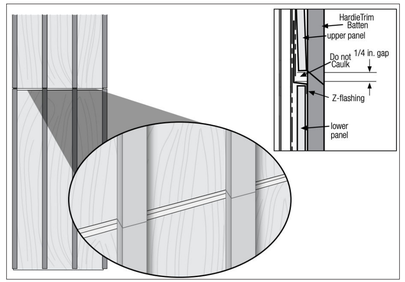


RESPONSE TO COMMENTS

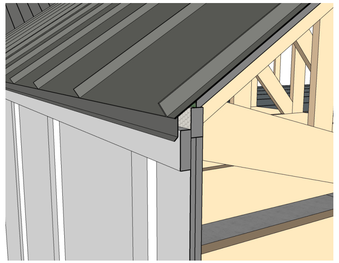
ARB ACTION ITEM 15: Further refine the detail between wall and roof edge and consider it within the context of the roof pitch.

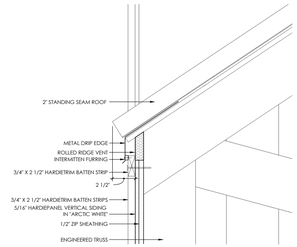


2 A3.2 CROSS SECTION
1/4" = 1'-0"



HARDIE PANEL - PANEL SEAM WITH OVERLAPPING BATTENS, TYP.





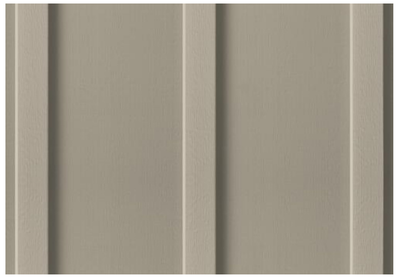
3 A5.1 TYP. EAVE FLASHING DETAIL
1 1/2" = 1'-0"

PROJECT REVISIONS

Revised location of dumster enclousure on site to a concealed location behind the building. This location shift greatly reduces the dumsters visibility from the corridor.







JAMES HARIDE BOARD AND BATTEN "COBBLESTONE"

PROJECT REVISIONS

Revised architectural solution on middle gable facing ivy corridor. The previously centralized door with flanking, symmetrical windows, read flat and did little to emphasize the importance of the gable's location and entry. The offset door is a paried with a triple gang-like window similar to the language found on the end gables of the building. This pairing break's the symmetry and provids a heiarchy which draws the eye to the gable and the entry.



