

SITE SECTION 1



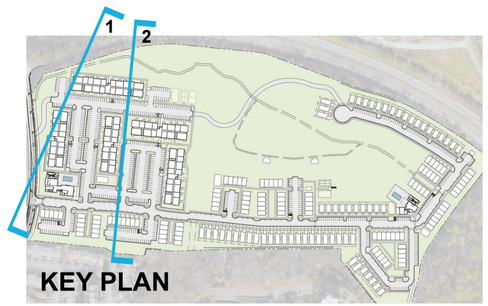
SITE SECTION 2

LINE OF SIGHT FROM US ROUTE 29 / ROUTE 250

- VIEW OBSTRUCTED BY VEGETATION
- VIEW OBSTRUCTED BY TERRAIN

LEGEND

01 US ROUTE 29 / ROUTE 250
02 US ROUTE 29 / ROUTE 250 ON RAMP
03 MULTIFAMILY BUILDING 1
04 MULTIFAMILY BUILDING 2
05 MULTIFAMILY CLUBHOUSE
06 TOWNHOME
07 ACCESS ROAD
08 MULTIFAMILY BUILDING 4
09 MULTIFAMILY BUILDING 5
10 MAIN INTERNAL ROAD
11 SINGLE FAMILY DETACHED
12 RIVANNA TRAIL
13 POND
14 EXISTING VEGETATION TO REMAIN
15 PROPOSED NEW VEGETATION



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

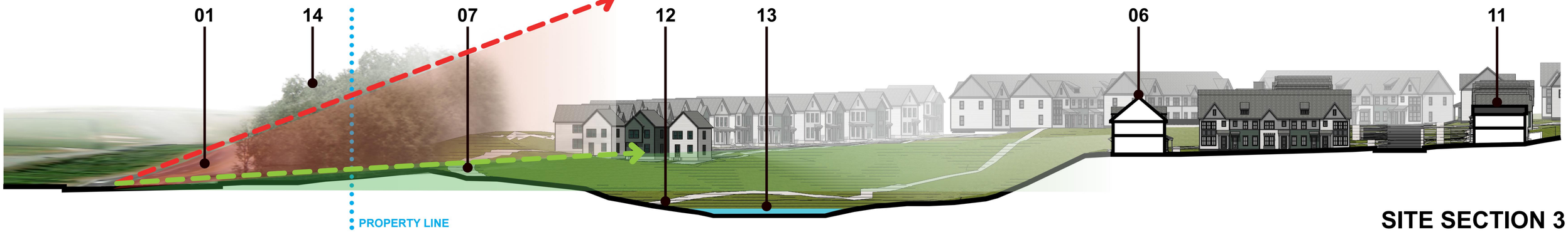
CHARLOTTESVILLE, VA

SCALE: 1" = 30'-0"

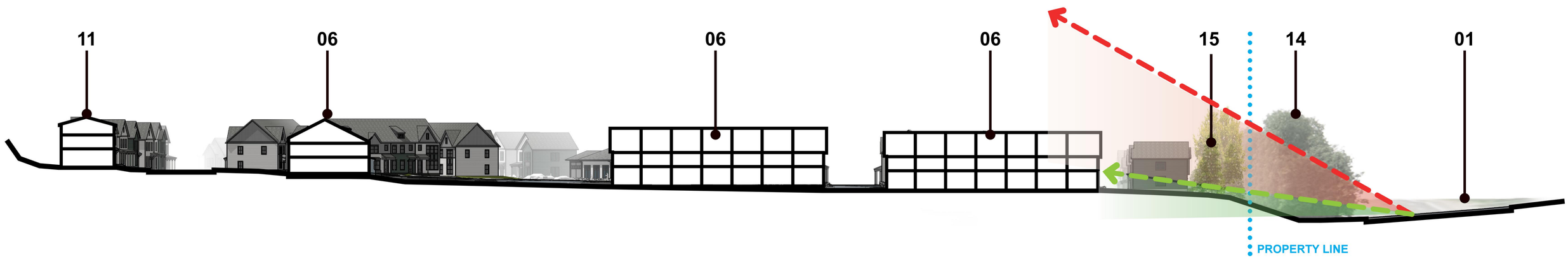
SITE SECTION

01

01/16/2023



SITE SECTION 3



SITE SECTION 4

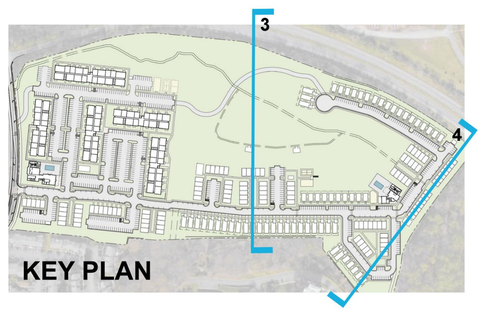
LINE OF SIGHT FROM US ROUTE 29 / ROUTE 250

VIEW OBSTRUCTED BY VEGETATION

VIEW OBSTRUCTED BY TERRAIN

LEGEND

01 US ROUTE 29 / ROUTE 250
02 US ROUTE 29 / ROUTE 250 ON RAMP
03 MULTIFAMILY BUILDING 1
04 MULTIFAMILY BUILDING 2
05 MULTIFAMILY CLUBHOUSE
06 TOWNHOME
07 ACCESS ROAD
08 MULTIFAMILY BUILDING 4
09 MULTIFAMILY BUILDING 5
10 MAIN INTERNAL ROAD
11 SINGLE FAMILY DETACHED
12 RIVANNA TRAIL
13 POND
14 EXISTING VEGETATION TO REMAIN
15 PROPOSED NEW VEGETATION



SITE SECTION

02

01/16/2023

NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

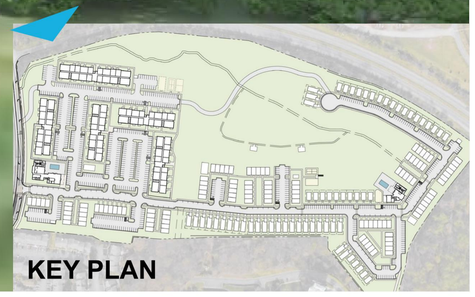
20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

SCALE: 1" = 30'-0"





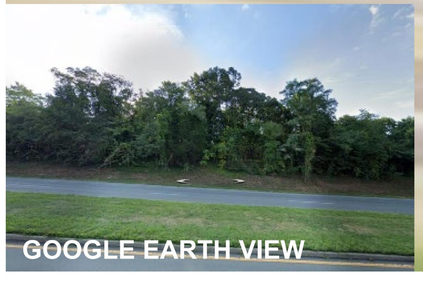
NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

PERSPECTIVE VIEW A FROM ROUTE 250 RAMP (NORTH BOUND)

20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

03
01/16/2023



GOOGLE EARTH VIEW



KEY PLAN

NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

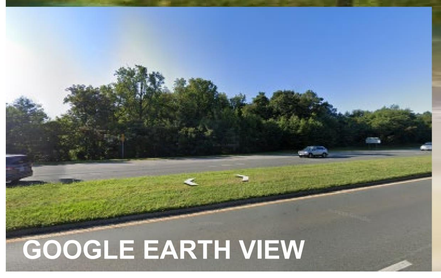
PERSPECTIVE VIEW B FROM ROUTE 250 (SOUTH BOUND)

20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

04

01/16/2023





NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

PERSPECTIVE VIEW C FROM ROUTE 250 (SOUTH BOUND)

20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

05

01/16/2023



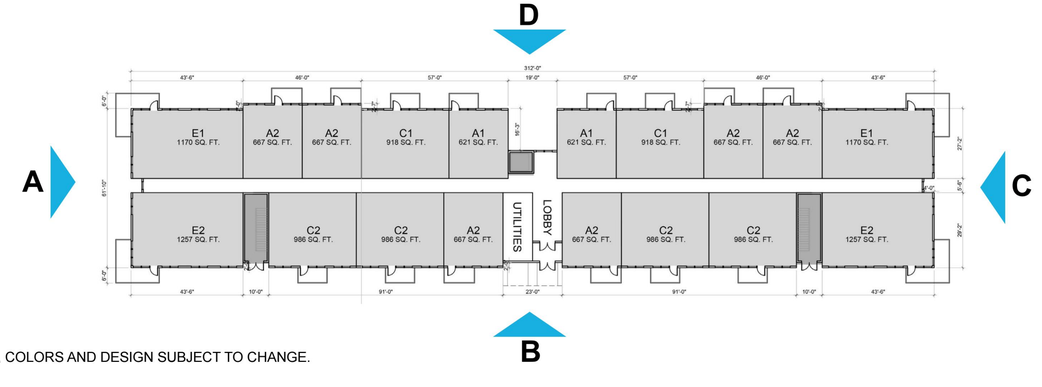
MF BLDG 1 - ELEVATION A
(MF BLDGS 2, 3, 4 & 5 SIMILAR)

MF BLDG 1 - ELEVATION B
(MF BLDGS 2, 3, 4 & 5 SIMILAR)

MF BLDG 1 - ELEVATION C
(MF BLDGS 2, 3, 4 & 5 SIMILAR)



MF BLDG 1 - ELEVATION D
(MF BLDGS 2, 3, 4 & 5 SIMILAR)





NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

SCALE: 1/16" = 1'-0"

MULTIFAMILY ELEVATIONS - OPTION 1

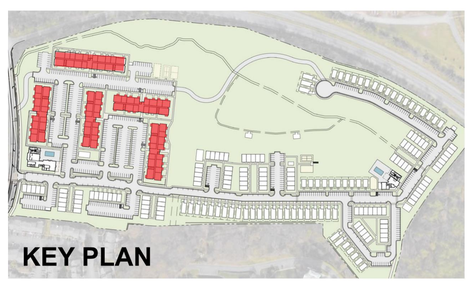
06

01/16/2023



MATERIAL LIST

1.1 BRICK - BLACK ONYX MODULAR WIRECUT (TAYLOR CLAY PRODUCTS)
2.1 FIBER CEMENT PANEL - PEARL GRAY (HARDIE)
3.1 FIBER CEMENT BOARD AND BATTEN - ARCTIC WHITE (HARDIE)
3.2 FIBER CEMENT BOARD AND BATTEN - NIGHT GRAY (HARDIE)
3.3 FIBER CEMENT LAP SIDING - PEARL GRAY (HARDIE)
3.4 FIBER CEMENT LAP SIDING - FAVORITE TAN (SW 6157)
4.1 VINYL RAILING
4.2 WOODEN CANOPY
4.3 SIGNAGE
4.4 METAL FASCIA
5.1 VINYL WINDOW SYSTEM
5.2 VINYL WINDOW & DOOR SYSTEM
5.3 VINYL DOOR SYSTEM
6.1 ASPHALT SHINGLES



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

MF BUILDING MATERIALS - OPTION 1

20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

SCALE: 3/16" = 1'-0"

07

01/16/2023



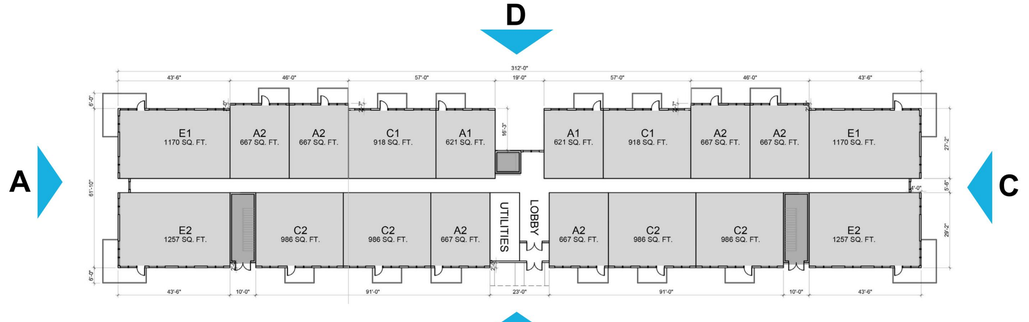
MF BLDG 1 - ELEVATION A
(MF BLDGS 2, 3, 4 & 5 SIMILAR)

MF BLDG 1 - ELEVATION B
(MF BLDGS 2, 3, 4 & 5 SIMILAR)

MF BLDG 1 - ELEVATION C
(MF BLDGS 2, 3, 4 & 5 SIMILAR)



MF BLDG 1 - ELEVATION D
(MF BLDGS 2, 3, 4 & 5 SIMILAR)





NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

MULTIFAMILY ELEVATIONS - OPTION 2

20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

SCALE: 1/16" = 1'-0"

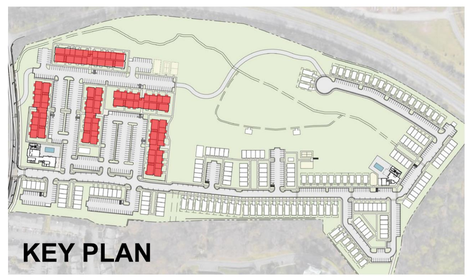
08

01/16/2023



MATERIAL LIST

1.1 BRICK - STANDARD POPLAR FOREST (CONTINENTAL BRICK COMPANY)
2.1 FIBER CEMENT PANEL - PEARL GRAY (HARDIE)
3.1 FIBER CEMENT BOARD AND BATTEN - ARCTIC WHITE (HARDIE)
3.2 FIBER CEMENT LAP SIDING - PEARL GRAY (HARDIE)
4.1 VINYL RAILING
4.2 METAL CANOPY
4.3 SIGNAGE
4.4 METAL FASCIA
5.1 VINYL WINDOW SYSTEM
5.2 VINYL WINDOW & DOOR SYSTEM
5.3 VINYL DOOR SYSTEM
6.1 ASPHALT SHINGLES



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

MF BUILDING MATERIALS - OPTION 2

20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

SCALE: 3/16" = 1'-0"

09

01/16/2023



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

PERSPECTIVE

10

01/16/2023



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

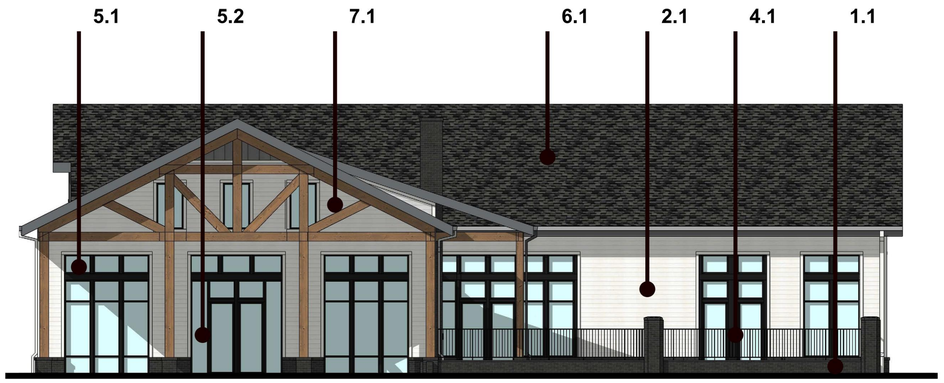
20211177 ktgy

OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

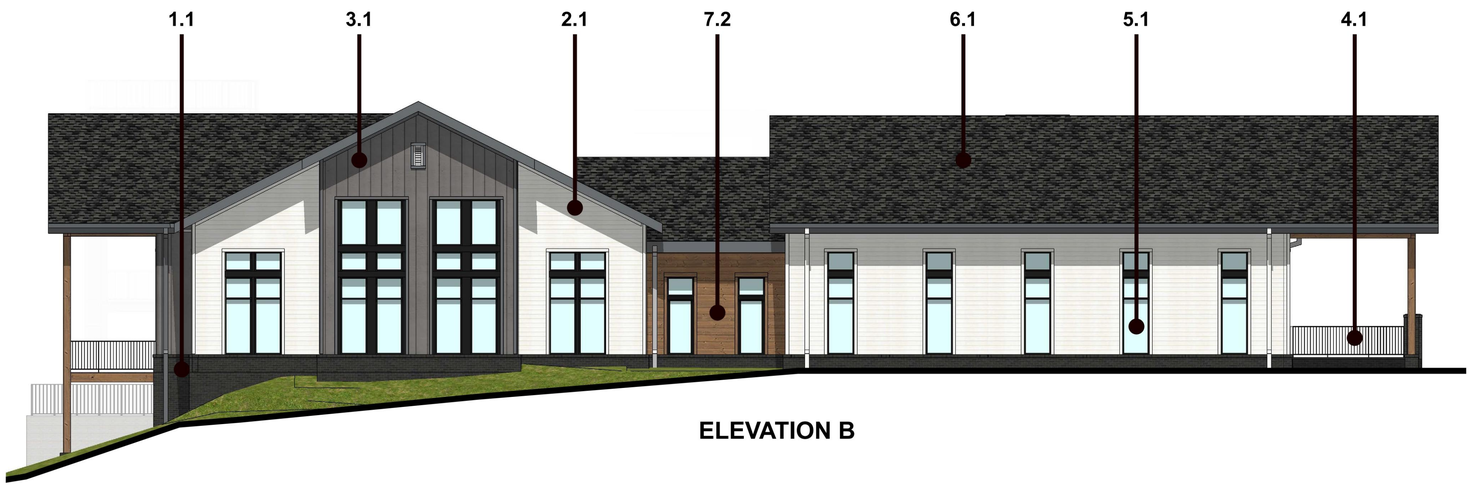
PERSPECTIVE

11

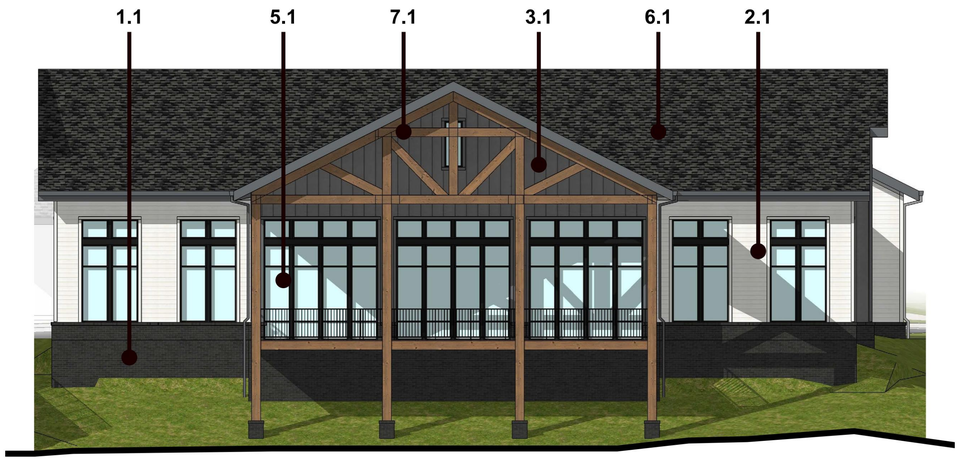
01/16/2023



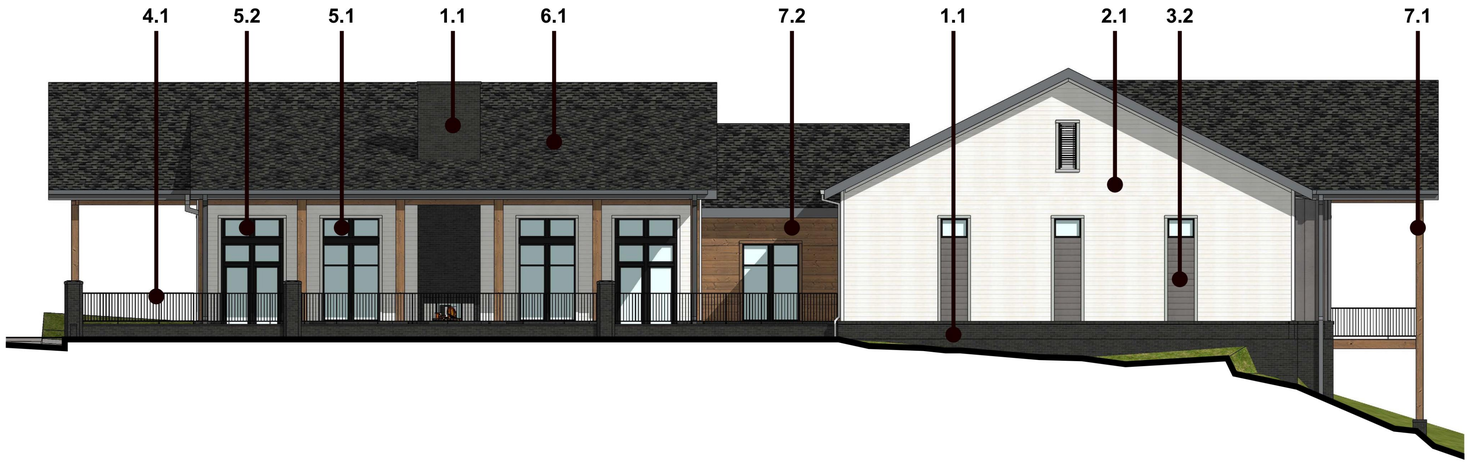
ELEVATION A



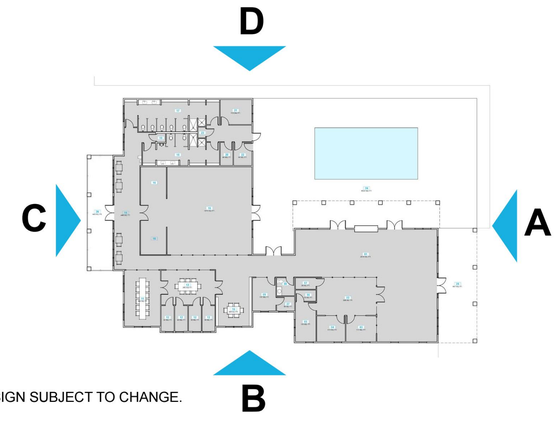
ELEVATION B



ELEVATION C



ELEVATION D



MATERIAL LIST

1.1 BRICK - BLACK ONYX (TAYLOR CLAY)
2.1 FIBER CEMENT LAP SIDING - WHITE SNOW (SW 9541)
3.1 FIBER CEMENT BOARD AND BATTEN - NIGHT GRAY (HARDIE)
3.2 FIBER CEMENT LAP SIDING - NIGHT GRAY (HARDIE)
4.1 ALUMINUM RAILING
5.1 VINYL WINDOW SYSTEM
5.2 VINYL WINDOW & DOOR SYSTEM
6.1 ASPHALT SHINGLES
7.1 WOOD
7.2 WOODTONE LAP SIDING



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

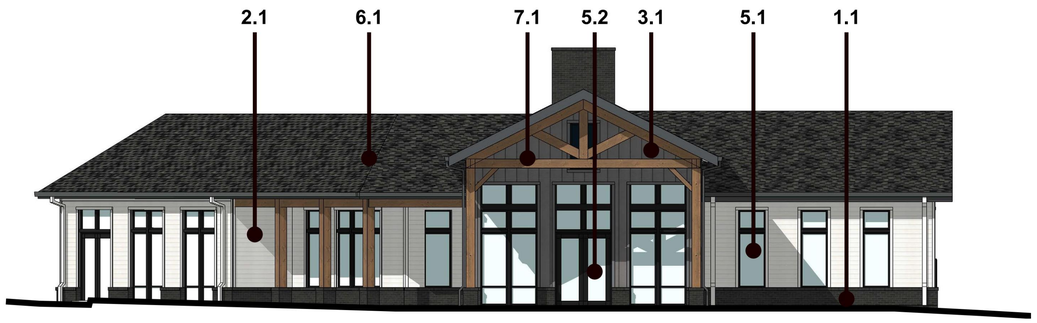
CHARLOTTESVILLE, VA

SCALE: 1/8" = 1'-0"

MF CLUBHOUSE ELEVATIONS

12

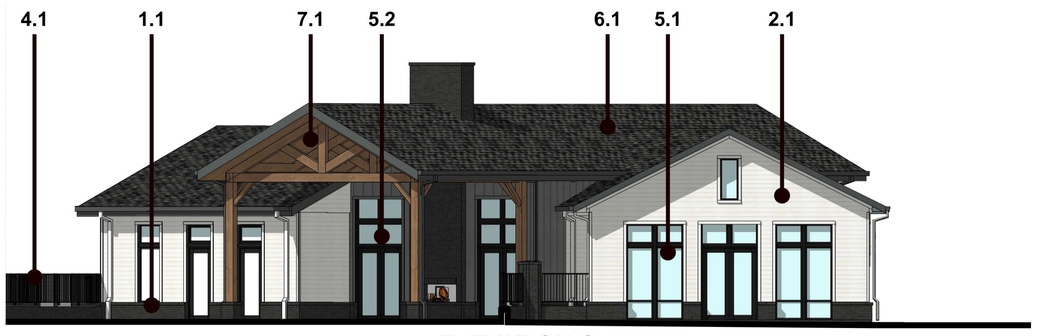
01/16/2023



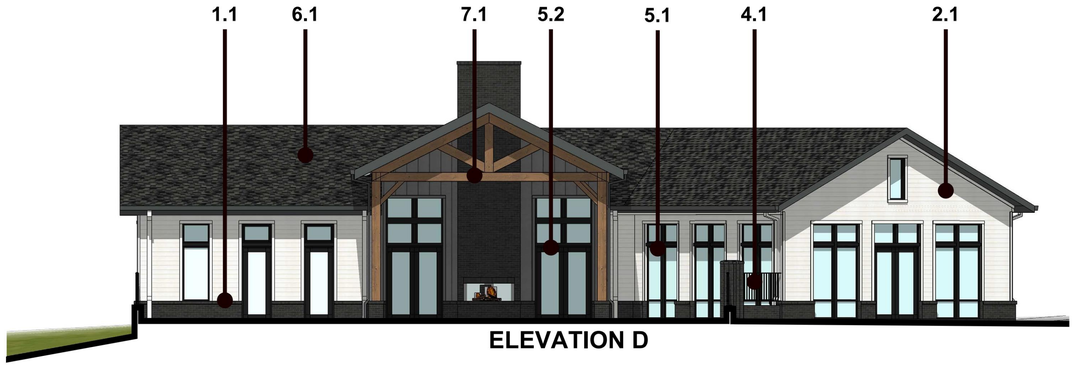
ELEVATION A



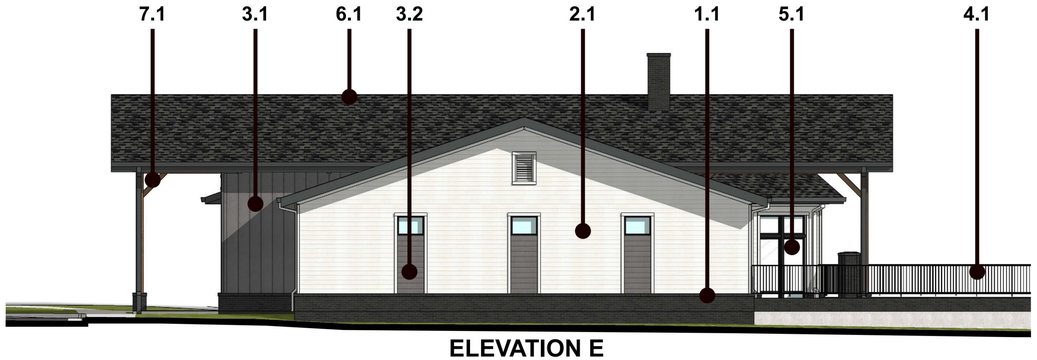
ELEVATION B



ELEVATION C



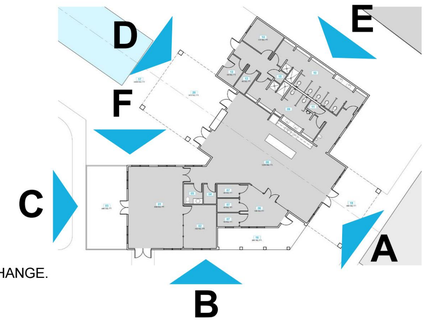
ELEVATION D



ELEVATION E



ELEVATION F



MATERIAL LIST

1.1 BRICK - BLACK ONYX (TAYLOR CLAY)
2.1 FIBER CEMENT LAP SIDING - WHITE SNOW (SW 9541)
3.1 FIBER CEMENT BOARD AND BATTEN - NIGHT GRAY (HARDIE)
3.2 FIBER CEMENT LAP SIDING - NIGHT GRAY (HARDIE)
4.1 ALUMINUM RAILING
5.1 VINYL WINDOW SYSTEM
5.2 VINYL WINDOW & DOOR SYSTEM
6.1 ASPHALT SHINGLES
7.1 WOOD
7.2 WOODTONE LAP SIDING



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

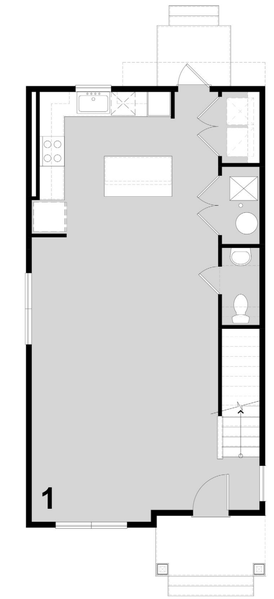
SCALE: 1/8" = 1'-0"

BFR CLUBHOUSE ELEVATIONS

13

01/16/2023





1. FIRST FLOOR PLAN
2. ALT. PARTIAL FIRST FLOOR PLAN

KEY FLOOR PLAN

MATERIAL LIST

1.1 FIBER CEMENT BOARD AND BATTEN - ARCTIC WHITE (HARDIE)
1.2 FIBER CEMENT BOARD AND BATTEN - NIGHT GRAY (HARDIE)
1.3 FIBER CEMENT BOARD AND BATTEN - PEARL GRAY (HARDIE)
1.4 FIBER CEMENT LAP SIDING - ARCTIC WHITE (HARDIE)
2.1 FIBER CEMENT TRIM PANELS - ARCTIC WHITE (HARDIE)
2.2 FIBER CEMENT TRIM PANELS - NIGHT GRAY (HARDIE)
2.3 FIBER CEMENT TRIM PANELS - PEARL GRAY (HARDIE)
3.1 FIBER CEMENT PANEL - NIGHT GRAY (HARDIE)
4.1 METAL ROOF
5.1 VINYL WINDOW SYSTEM
6.1 VINYL DOOR SYSTEM
7.1 PAINTED CONCRETE - GREENBLACK (SW 6994)



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

SINGLE FAMILY DETACHED MATERIALS

20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

SCALE: 1/4" = 1'-0"

01/16/2023



NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

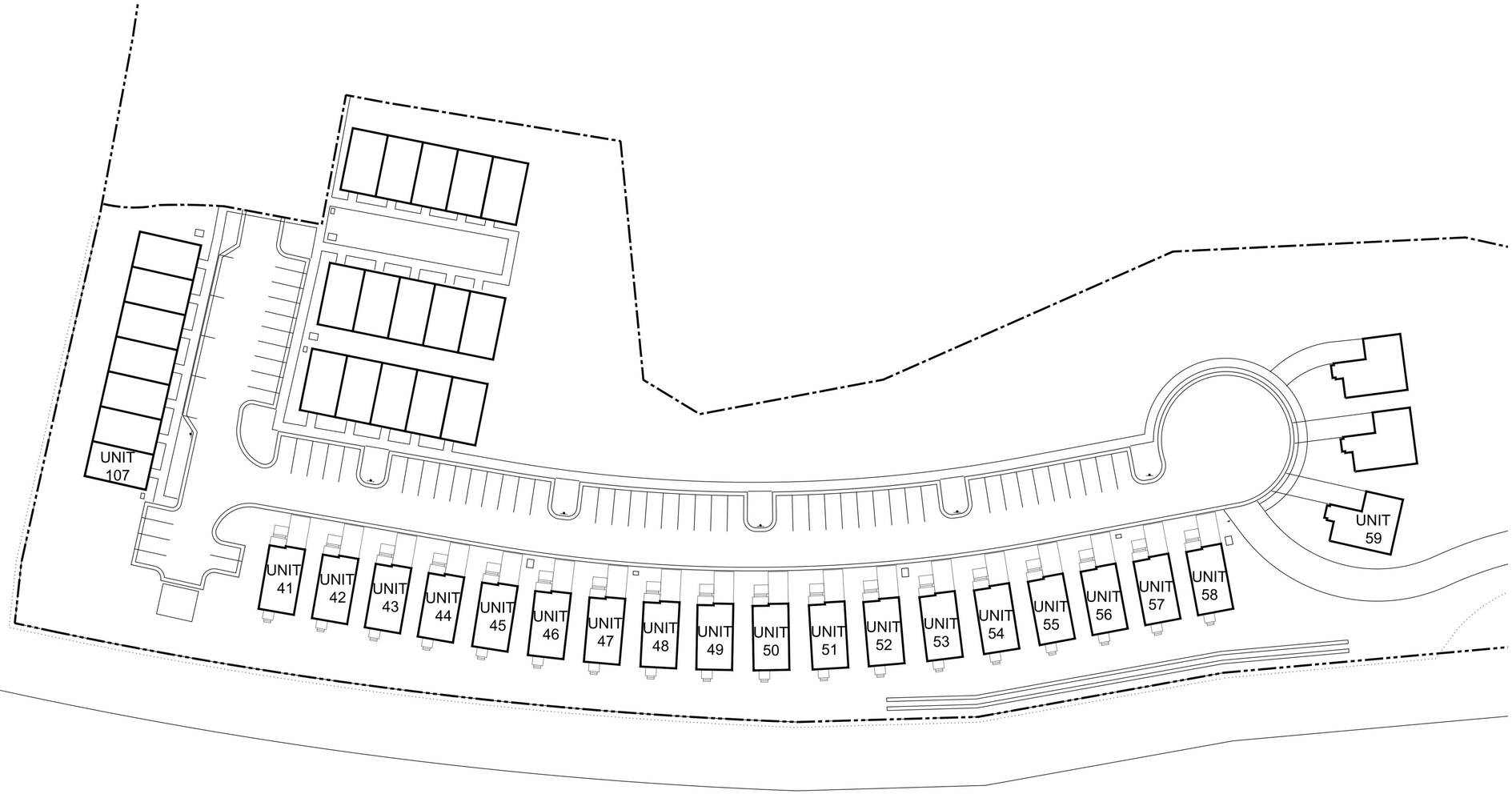
20211177 ktgy

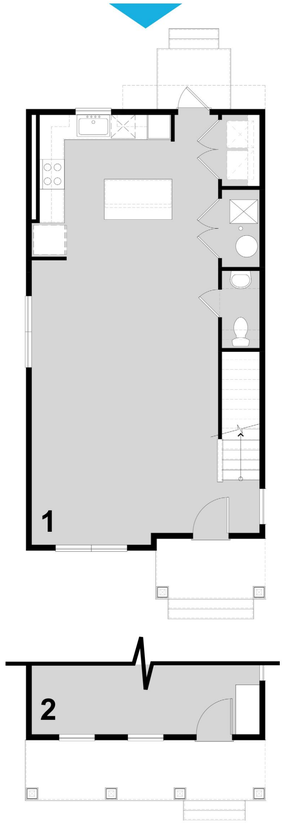
OLD IVY ROAD RESIDENCES
CHARLOTTESVILLE, VA

PERSPECTIVE

15

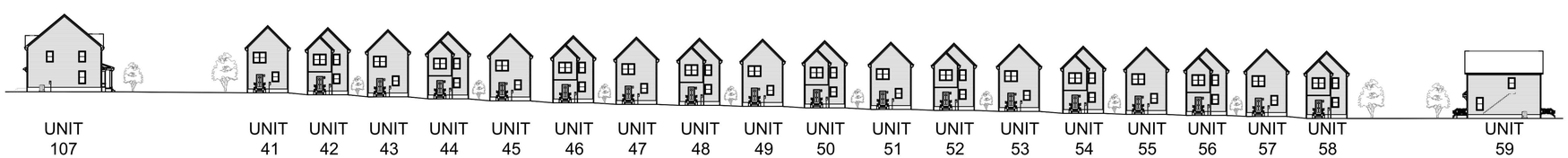
01/16/2023

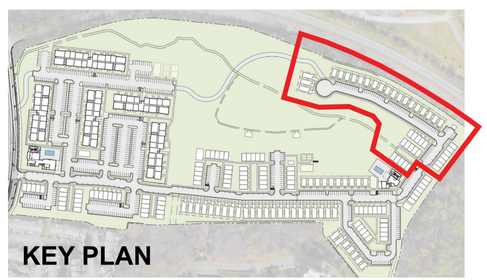




1. FIRST FLOOR PLAN
2. ALT. PARTIAL FIRST FLOOR PLAN

KEY FLOOR PLAN





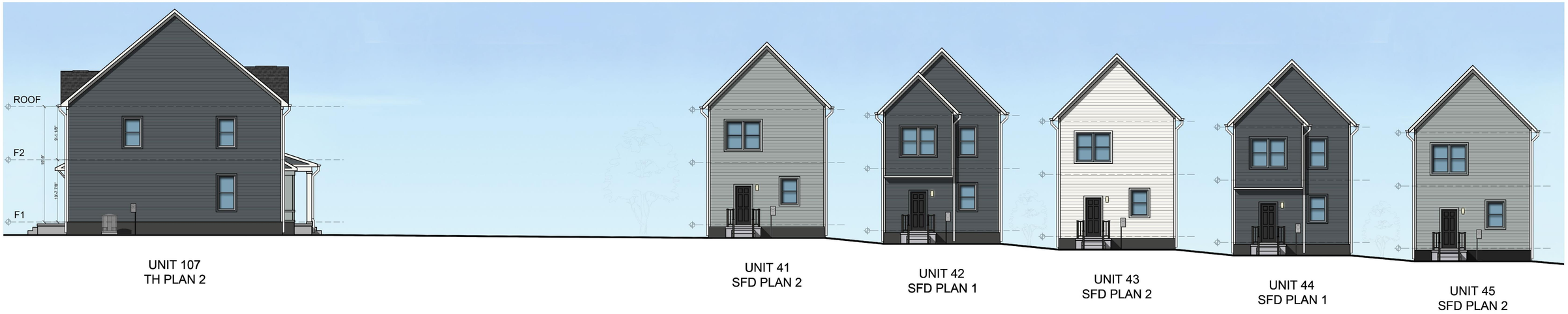
NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

SCALE: 1/32" = 1'-0"



UNIT 107
TH PLAN 2

UNIT 41
SFD PLAN 2

UNIT 42
SFD PLAN 1

UNIT 43
SFD PLAN 2

UNIT 44
SFD PLAN 1

UNIT 45
SFD PLAN 2

UNIT 107; UNITS 41-45

SCALE: 1/32"=1'-0" | 1



UNIT 46
SFD PLAN 1

UNIT 47
SFD PLAN 2

UNIT 48
SFD PLAN 1

UNIT 49
SFD PLAN 2

UNIT 50
SFD PLAN 1

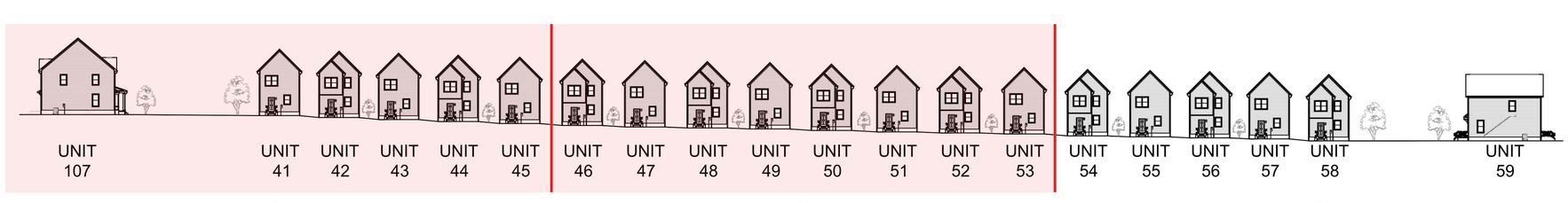
UNIT 51
SFD PLAN 2

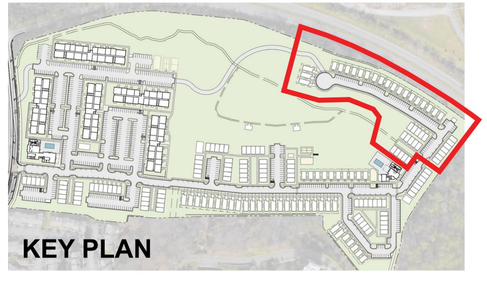
UNIT 52
SFD PLAN 1

UNIT 53
SFD PLAN 2

UNITS 46-53

SCALE: 1/32"=1'-0" | 2





NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

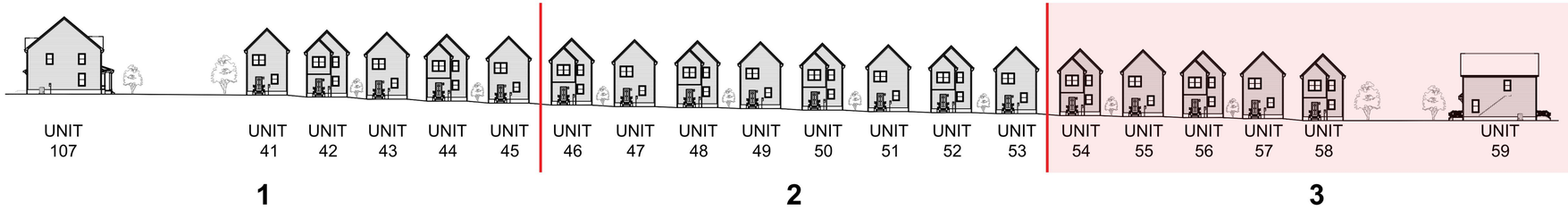
CHARLOTTESVILLE, VA

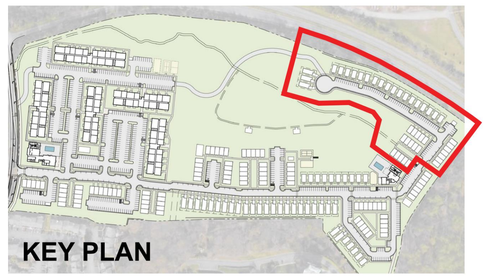
SCALE: 1/8" = 1'-0"

01/16/2023



UNITS 54-49 | SCALE: 1/8"=1'-0" | 3





NOTE: DRAWINGS AND PERSPECTIVES ARE FOR ILLUSTRATIVE PURPOSES ONLY. MATERIALS, COLORS AND DESIGN SUBJECT TO CHANGE.

20211177 ktgy

OLD IVY ROAD RESIDENCES

CHARLOTTESVILLE, VA

SCALE: 1/8" = 1'-0"

01/16/2023