



ARCHITECTURAL GUIDELINES



FRAY'S GRANT

ALBEMARLE COUNTY VA

FRAYSGRANTVA.COM





FRAY'S GRANT IS A COMMUNITY DESIGNED TO EMBODY VIRGINIA LIVING AT ITS VERY BEST.

Our 55 estate parcels, on 880 expansive acres, are nestled into the majestic Blue Ridge Mountains, surrounded by majestic hardwoods. They feature breathtaking and expansive views, and are cradled by the North Fork of the Rivanna River.

It's the kind of place that will make you feel light years away

from the real world. Yet in six short miles, you can find yourself in the heart of Charlottesville, one of America's most celebrated small cities, rich with unparalleled history, culture and pure southern charm.

*EXPERIENCE THE BEST OF BOTH
WORLDS AS ONLY CENTRAL
VIRGINIA CAN DELIVER THEM...
AT FRAY'S GRANT.*



BUILDING WITH A PASSION FOR DETAIL & LOVE FOR THE LAND

Each Fray's Grant parcel features stunning vistas that are as unique as the region itself. Set your sights on mountain peaks, or rolling landscapes, riversides, gleaming ponds, sparkling streams or more.

Enjoy all the tranquility of country life and all the convenience of living just minutes from Charlottesville.

Each home at Fray's Grant is carefully planned, designed and built to celebrate and preserve the remarkable beauty of the land thanks to the talent and commitment of our team of leading architects, land planners, and landscape architects.

Using only the finest materials, including brick, clapboard, slate and copper, our acclaimed team will create a series of homes that retain individuality while combining the timeless elegance of Virginia country style with the comfort of the most modern amenities available today.

Our goal is to work with you to create a home within our architecturally cohesive community that realizes your dreams while reflecting and complementing the style, the landscape, the history and the feel that makes Central Virginia such an extraordinary place to call home.



EXPERIENCE THE HISTORY & BEAUTY OF CHARLOTTESVILLE

There is a reason why Charlottesville continues to find itself among the lists of America's top places to live. In fact, there are countless reasons.

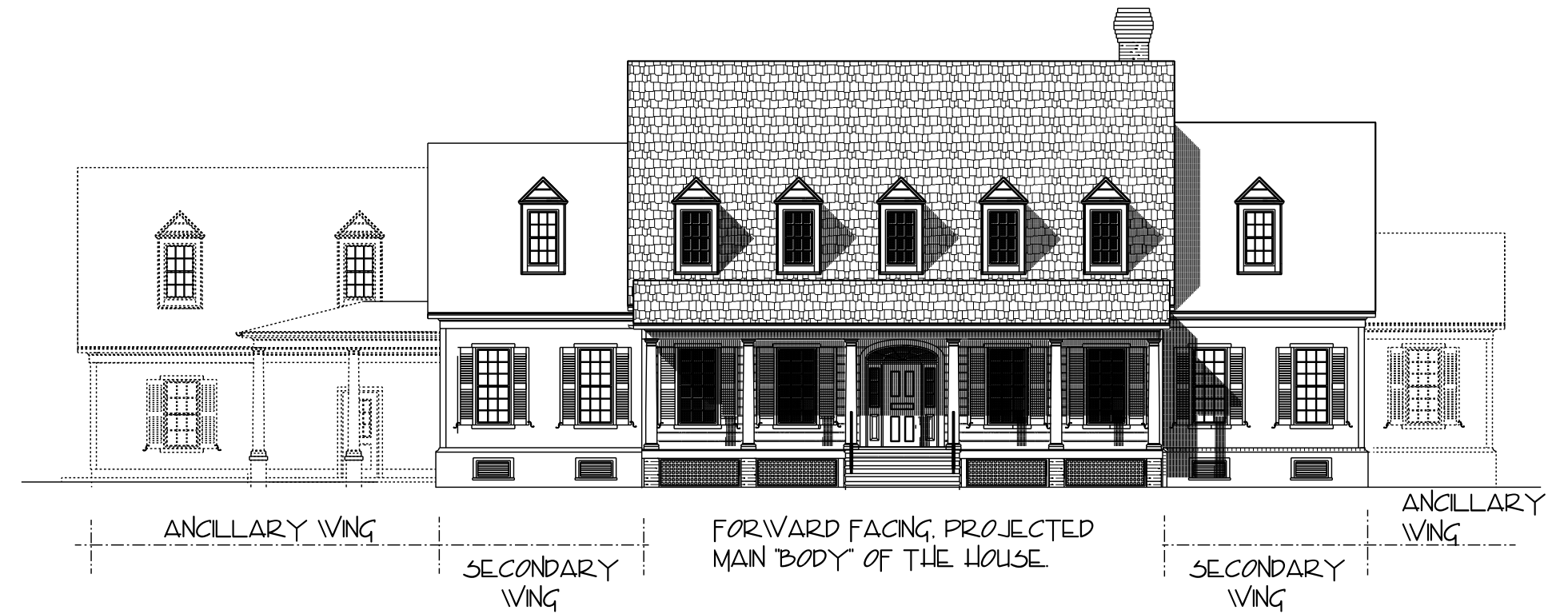
You can start with the boundless natural beauty found from its mountain peaks to its rolling valleys – an outdoor symphony served over four glorious seasons that offers the perfect playground for hikers, runners, golfers, sportsmen and women and much more.

History and culture abound. The region is home to a trio of Presidential homes highlighted by Thomas Jefferson's Monticello, drawing visitors from around the globe. Jefferson's beloved University of Virginia features its own natural beauty in addition to a peerless academic pedigree, an internationally-

acclaimed medical center, Division I athletics and a wide range of cultural offerings. The region is a foodie's paradise, featuring an ever-expanding array of culinary delights ranging from acclaimed restaurants to a host of wineries that combine cherished Virginia vintages with gorgeous settings and provide the perfect backdrop for a quintessentially Virginia afternoon.

The area's vibrant arts scene is highlighted by award-winning theatre, a music scene that combines leading national acts with a thriving local scene, award-winning galleries and artisans, and much more.

Fray's Grant and Charlottesville: So nice to come home to.



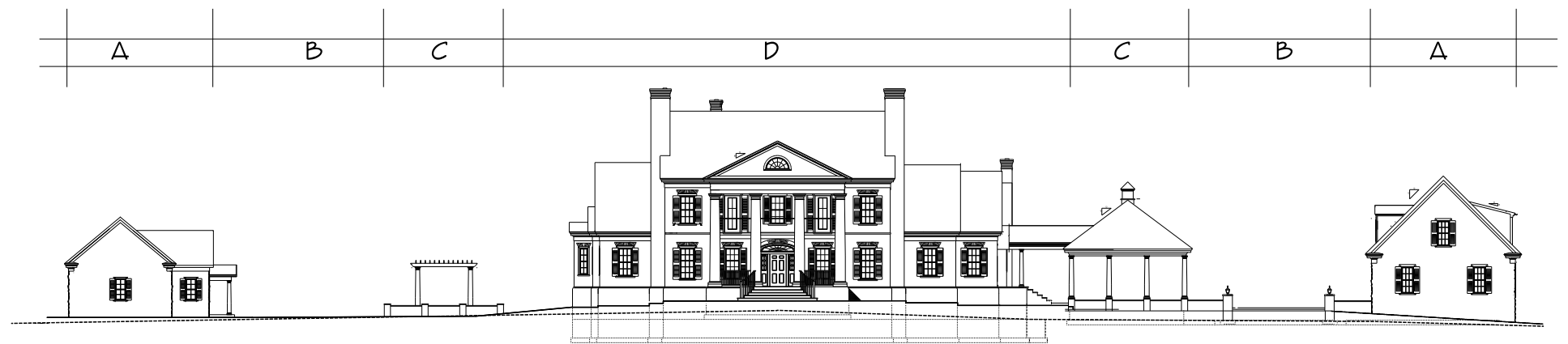
VIRGINIA FARMHOUSE

Traditional Design Often Follows A Growing Family

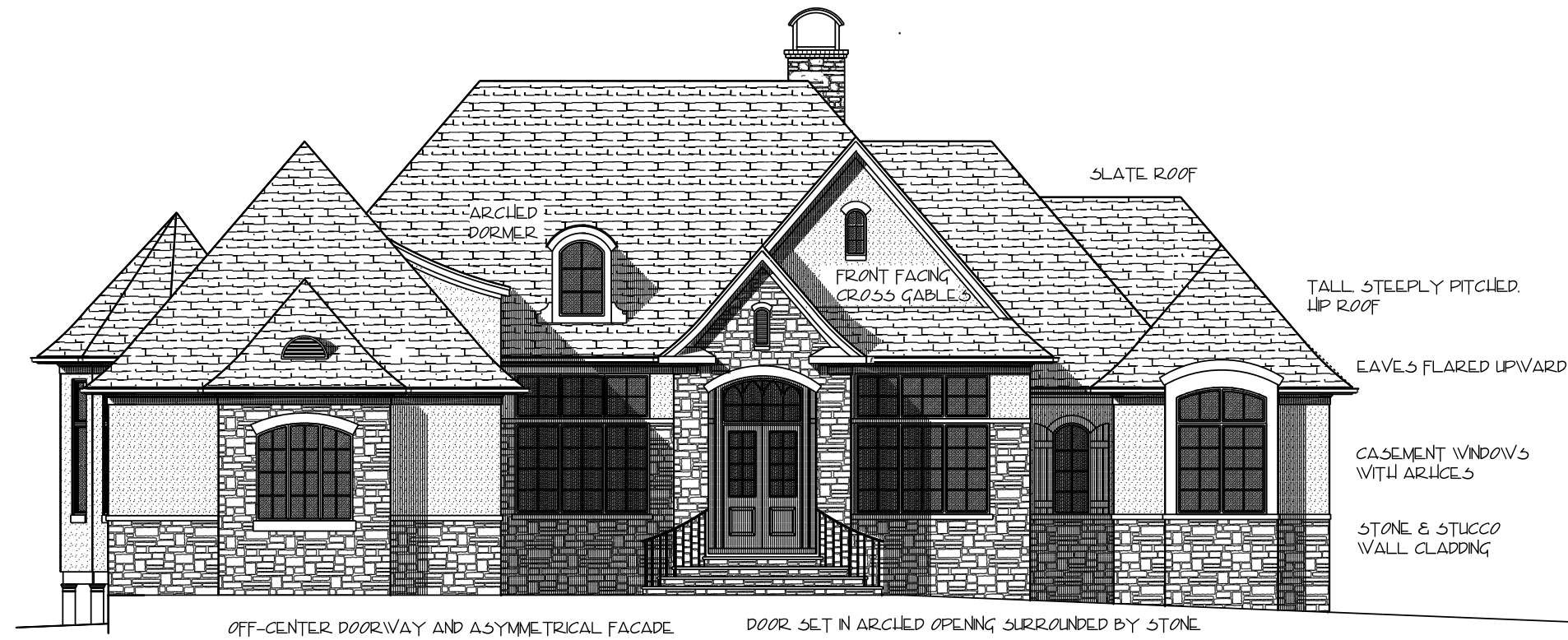
The Front Facade Or "Face" Should Be Easily Identified And Follow A Formal Hierarchy Using Height And Projection



GEORGIAN STYLE HOME
With Detached Tractor Barn



Classical Design Employs Principles Of Regularity
And Bi-Lateral Symmetry



FRENCH ECLECTIC STYLE

Consistent Use Of Traditional Elements Help to Identify Architectural Style



COLONIAL STYLE



FEDERAL STYLE

With Colonial Wings. Bi-Lateral Symmetry And Facade Organization. Foundational Patterns Of Classical Design.

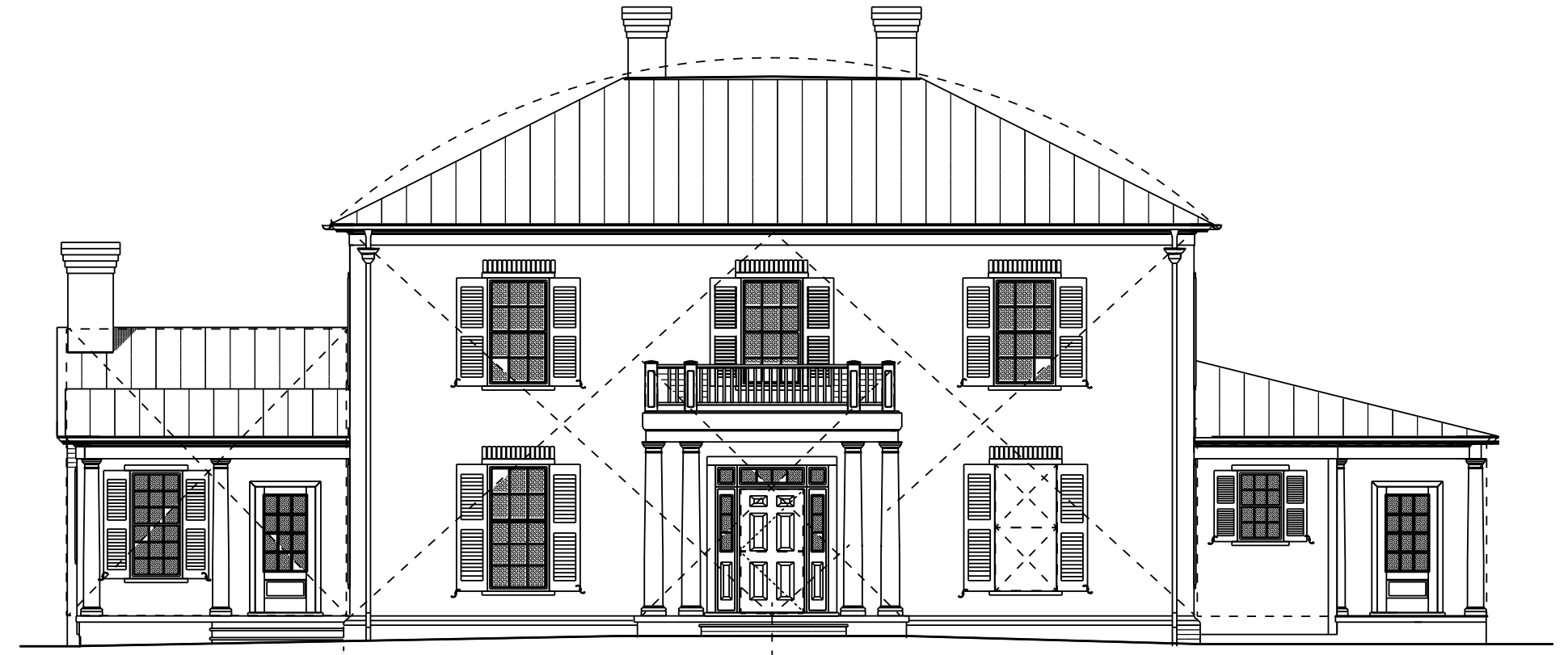
WHAT TO AVOID

At Fray's Grant, we recognize that taste and style are personal, and very important. We also recognize that the essence of our unique community lies in a belief in, and reverence for classic Virginia style. Here are some guidelines to help you as you plan your home.

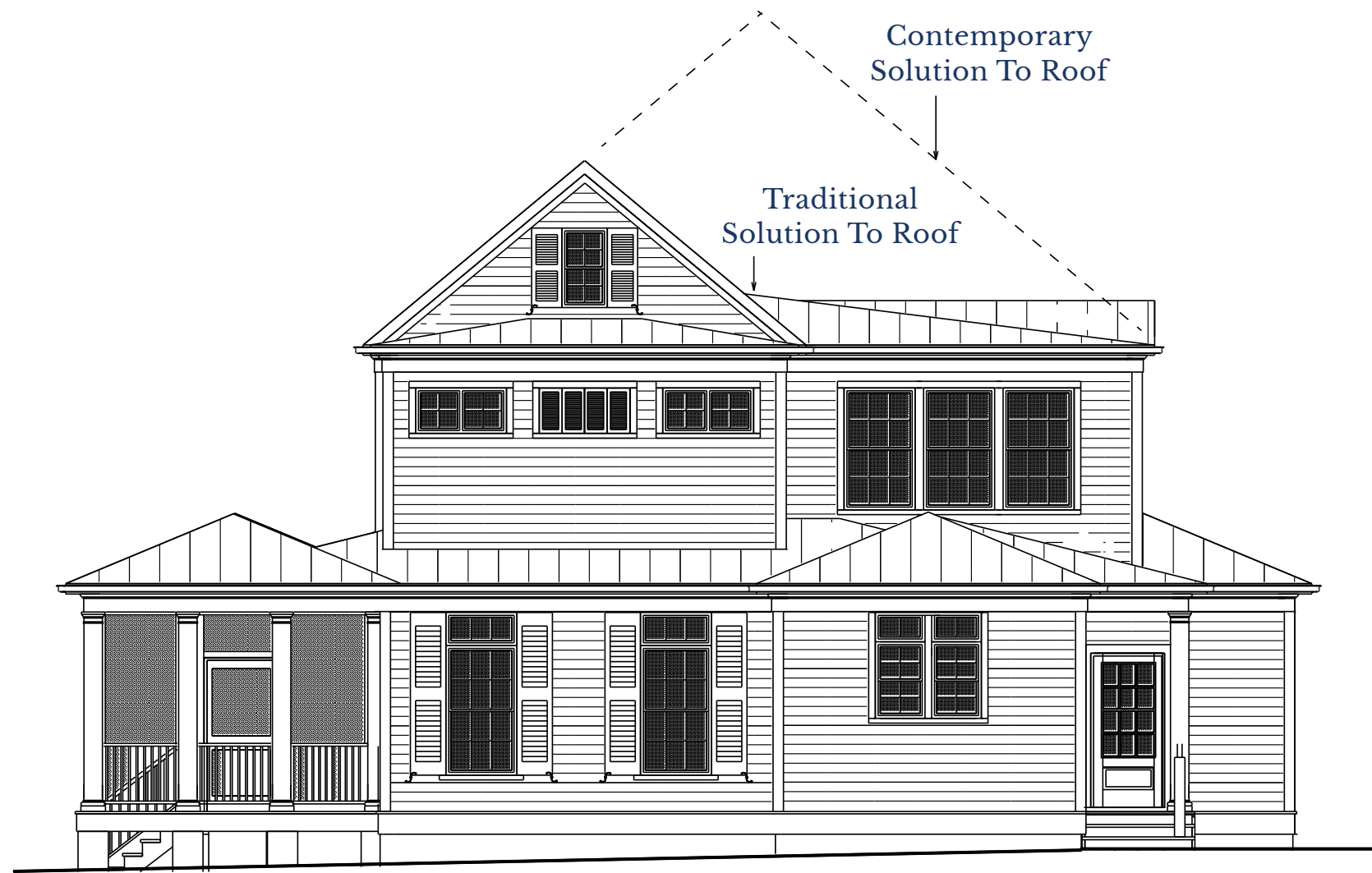
Here are some examples of design choices that detract from the architectural cohesiveness we are looking for at Fray's Grant.



Avoid Complex Roof Forms That Make It Difficult To Understand The Organization Of The Structure



Primary Facade Is A Double Square Height Of Structure Is Half The Width. Simple Shapes Like The Square And Rectangle Are Predominant In Classical Design

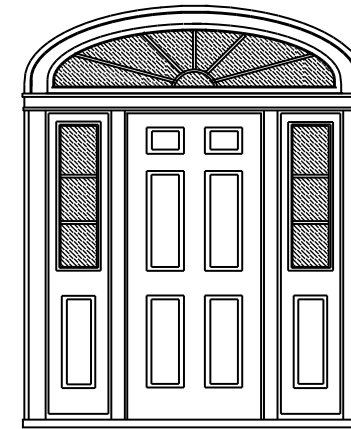


Reduce Roof Massing And Height By Simulating
"Additions"

Emphasize On Center And Corners

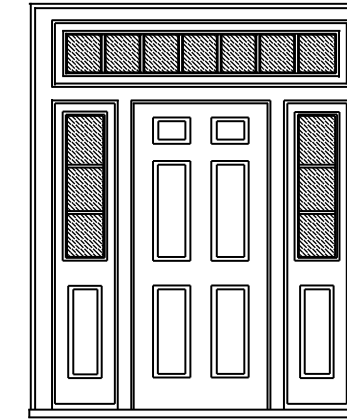
DIRECTION ON DETAILING

Transom Light
Width To
Match Width Of
Sidelights

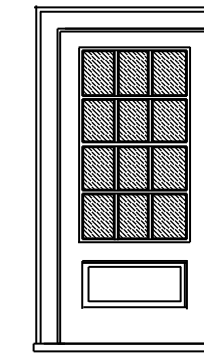


Wood Paneled
Entry Door
With Elliptical
Transom

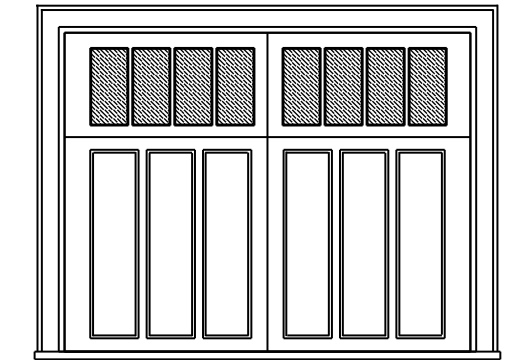
Lower Panels May
Not Match Door
Panels



Wood Paneled
Entry Door



12 Lite
Service
Door



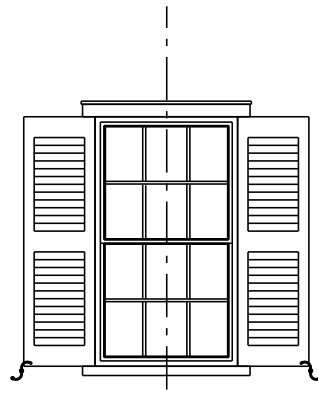
Vertical Panel
Garage Door

COMMON CLASSICAL EXTERIOR DOORS

“Everyone That Walks Through A Classical Door Feels Like A Hero.”

Alvin Holm

SHUTTERS TO
EQUAL WIDTH
OF WINDOWS

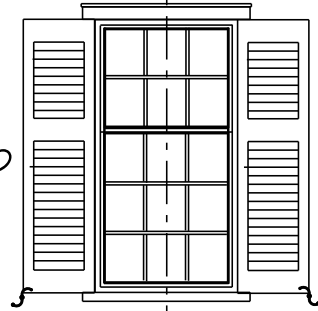


UPPER
WINDOWS
OFTEN
SHORTER

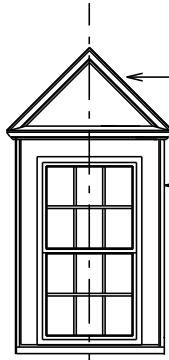
DIVIDED "LITES"
OF SIMILAR SIZE
ARE MOST
COMMON

SASH DIVISIONS
HAVE VERTICAL
ORIENTATION

MAKE WINDOWS
LARGER INSTEAD
OF USING A
TRANSOM

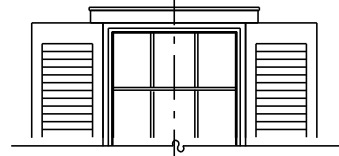


USE SILL NOSING
INSTEAD OF CASING

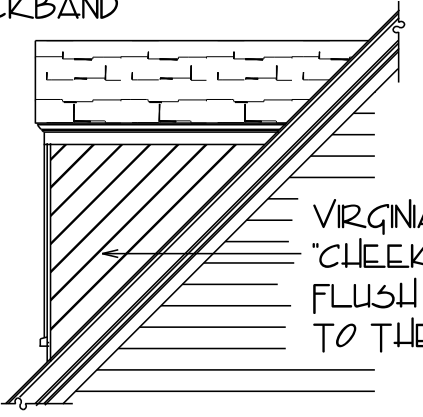


ELEMENTS ARE SCALED DOWN

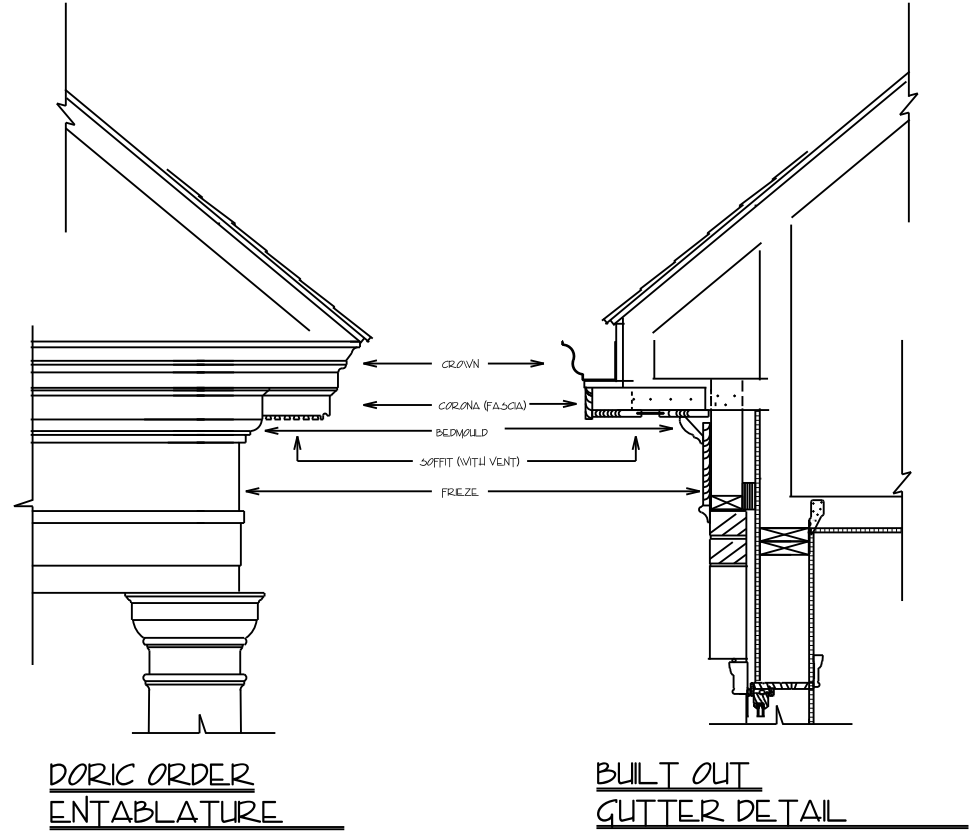
WIDE CASING
WITH BACKBAND



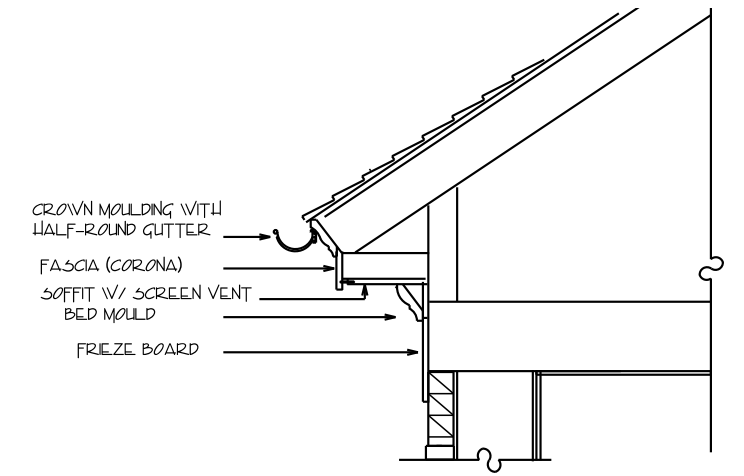
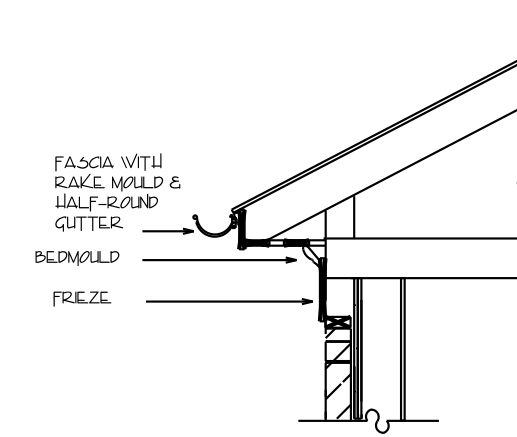
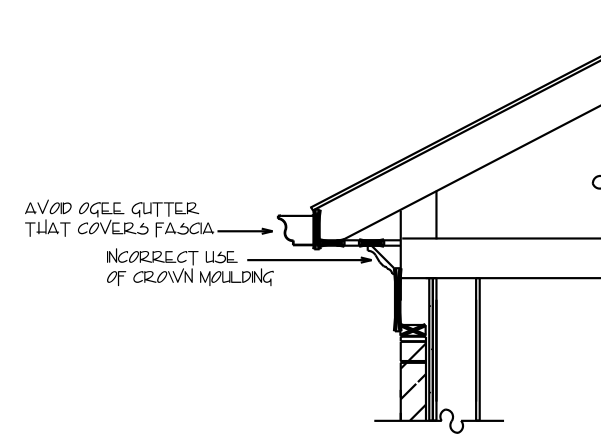
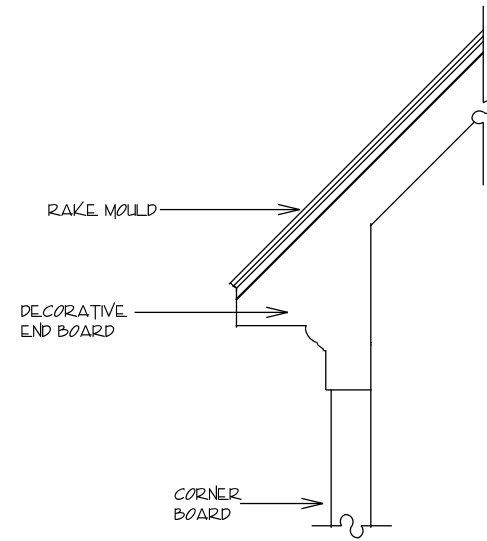
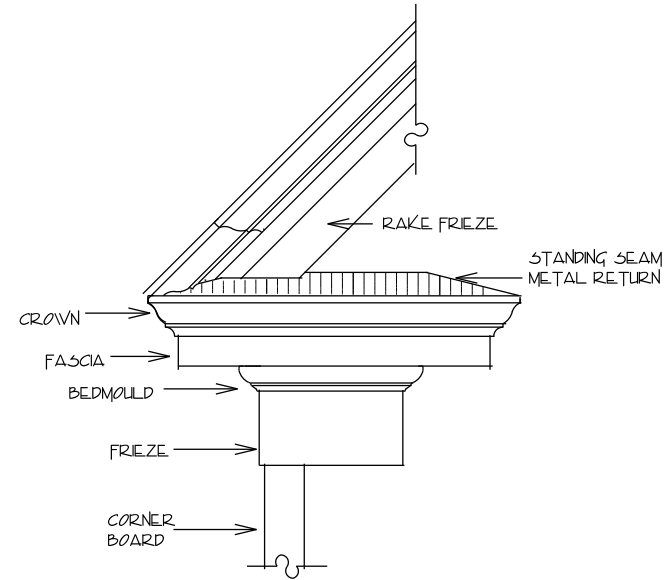
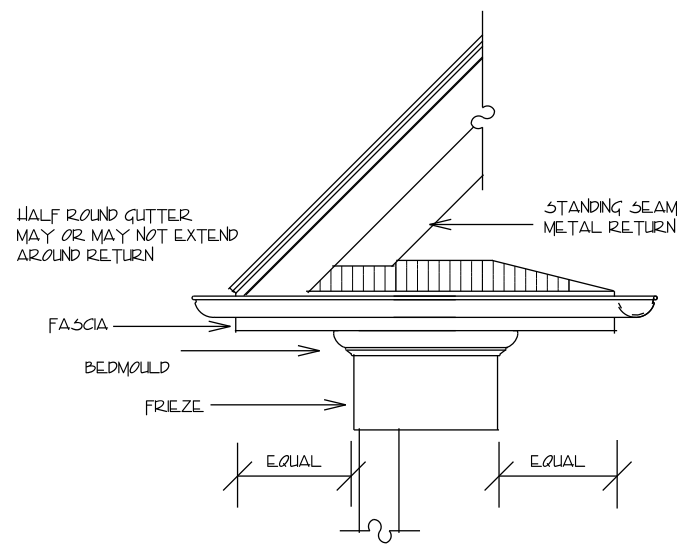
CLASSICAL DORMERS
ARE NARROW AND ALIGN
WITH OPENINGS BELOW



VIRGINIA CLASSIC:
"CHEEK" SIDING IS
FLUSH AND SLOPED
TO THE ROOF PITCH

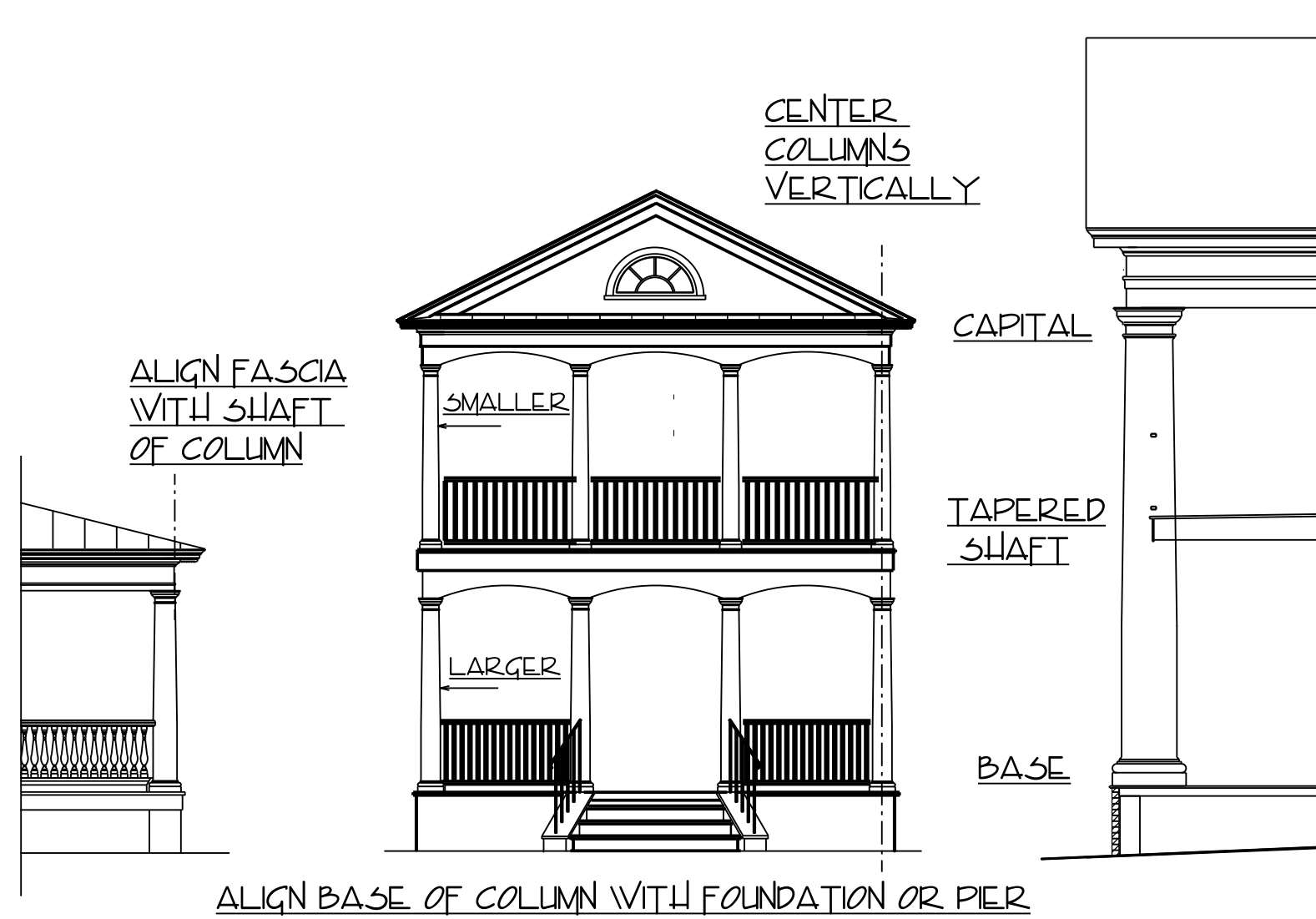


Using The Principles And Language Of Classical
Design To Create A Solution For Modern Day
Construction



BOX EAVE & RETURNS

CORNICE EXAMPLES



Columns And Balusters Communicate The Basic Vocabulary Of Classical Design

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