

ORDINANCE 12-_____

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 –
LAND USE CONTROLS**

This is a planned unit development ordinance (the “Ordinance”) to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Zoning Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4., as amended.

WHEREAS, the City of Westfield, Indiana (“City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1205-PUD-05), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1205-PUD-05 to the Westfield City Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____;

WHEREAS, the Westfield City Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All zoning ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this Ordinance conflicts with the terms of any previously adopted zoning ordinance, or part thereof, the terms of this Ordinance shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA, THIS ____ DAY OF _____, 2012.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For:

Voting Against:

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 12-_____ was delivered to the Mayor of Westfield on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-_____

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-_____

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Bryan D. Stumpf

Prepared by: Bryan D. Stumpf, ASLA, AICP, American Structurepoint
7260 Shadeland Station, Indianapolis, IN 46256, (317) 547-5580.

HARMONY PUD TABLE OF CONTENTS

- Article 1. General Provisions
- Article 2. Mixed Use District
- Article 3. Single Family Residential District
- Article 4. Off-Street Loading and Parking
- Article 5. Landscaping Standards
- Article 6. Definitions
- Article 7. City of Westfield's State Highway 32 Overlay Zone Standards

HARMONY PUD TABLE OF EXHIBITS

- Exhibit A. Legal Description and Boundary Information
 - Exhibit B. Zoning District Map
 - Exhibit C. Illustrated Site Development Plan
 - Exhibit D. Construction Phasing Plan
 - Exhibit E. Architectural Standards for Defined Architectural Designs
 - Exhibit F. Multifamily Building Examples
-

ARTICLE 1. GENERAL PROVISIONS

Section 1.1. Applicability. This Harmony PUD Ordinance (the “Ordinance”) applies to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”).

Section 1.2. Districts. There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the “District Map”).

- A. The underlying zoning district for the Mixed Use District shall be the LB – Local Business District (the “LB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to the Mixed Use District of this Ordinance.
- B. The underlying zoning district for the Single Family Residential District shall be the SF-4 – Residential District (the “SF-4 District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Single Family Residential District of this Ordinance.

Section 1.3. Open/Green Space. A minimum of 69 acres of open/green space shall be provided throughout the Real Estate.

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C - Illustrated Site Development Plan.

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

ARTICLE 2. MIXED USE DISTRICT

The underlying zoning of the multifamily uses within Area A of the Mixed Use District shall be the MF-2 District in the Zoning Ordinance. The underlying zoning of the commercial uses within Area B and Area C of the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning classifications, except as modified below, shall govern the use and development of the Mixed Use District. The purpose of this Mixed Use District is to allow multifamily residential uses and commercial development.

Section 2.1. General Requirements. The following general requirements apply to the Mixed Use District.

- A. Parking may be permitted within the area between the right-of-way and building setback line.
- B. A planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance, unless otherwise required herein.
- C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- D. Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.
- E. Chain link fencing is prohibited.
- F. The Mixed Use District as pictured on Exhibit C (Illustrative Plan) contains 40.933 acres comprising 28.396 acres of commercial uses and 12.537 acres of multifamily uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multifamily area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.

Section 2.2. Permitted Uses.

- A. In addition to the uses permitted in the LB District in the Zoning Ordinance, the following uses shall be permitted in the Mixed Use District:
 - 1. Health, fitness, and exercise center
 - 2. Multifamily residential

B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in Area C of the Mixed Use District, the following uses shall be permitted:

1. Restaurants with drive-through facilities
2. Convenience store with fueling center

Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.

A. Special Requirements.

1. Buildings within the commercial portion of the Mixed Use District shall comply with *WC § 16.04.065(8), Architectural Design Requirements* of the City of Westfield's State Highway 32 Overlay Zone (the "Overlay Zone").
2. The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.
3. The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet. The uses within the commercial portion of the Mixed Use District shall have the following maximum aggregate square footages by use type:
 - a. Grocery – 70,000 s.f.
 - b. Inline retail – 30,000 s.f.
 - c. Office – 40,000 s.f.
 - d. All uses on Outlots – 50,000 s.f
 - e. Other permitted uses – 30,000 s.f.
4. Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.

B. Development Standards.

1. Minimum Lot Area – None.
2. Minimum Lot Frontage on Road – Direct access to a public way or indirect access to a public way via a private street is required.
3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - a. Front Yard – Twenty (20) feet
 - b. Side Yard – Twenty (20) feet
 - c. Rear Yard – Twenty (20) feet

4. Maximum Building Height – Forty-five (45) feet.
5. Loading and Parking - See Article 4 Off-Street Loading and Parking.
6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

- A. Minimum Lot Area – None.
- B. Minimum Lot Frontage on Road – Direct access to a public way or indirect access to a public way via private street is required.
- C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting public ways):
 - a. Front Yard – Twenty (20) feet
 - b. Side Yard – Twenty (20) feet
 - c. Rear Yard – Twenty (20) feet
- D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.
- E. Maximum Density – Not applicable.
- F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.
- G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.
- H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):
 - a. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.
 - b. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.
 - c. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.
- I. Maximum Building Height – Forty (40) feet.

- J. Development Amenities and Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
- K. Minimum Distance Between Buildings – Twenty (20) feet.
- L. Minimum Green Belt Space within the Multifamily Area – 3.8 acres (25%) for a Multifamily Area 15.5 acres in size. Should the size of the Multifamily Area adjust as described in Section 2.1(F) above, the required minimum green belt space acreage shall adjust proportionately.
- M. Parking Lot Screening - In addition to the requirements in Article 5, off-street parking lots and spaces within 20 feet of a public way or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Ordinance. If a hedge row is used, the plants shall have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.
- N. The following amenities shall be distributed throughout the multifamily portion of the Mixed Use District:
1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.
 2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.
 3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.
- O. Architectural Standards and Building Materials for all Principal Buildings
1. Building massing and quality of design and materials shall meet or exceed the standards reflected in the illustrations found in Exhibit F.
 2. Permitted exterior building materials shall include: cultured stone, masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
 3. All buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).

4. Masonry or natural materials shall be the exterior building material on a minimum of thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.
 5. Each building shall have a minimum of two different elevation designs. All buildings shall utilize a minimum of two (2) exterior building material designs per elevation. For example, masonry and horizontal fiber cement siding; or, masonry and shake design fiber cement siding.
 6. The same partial building elevation may occur in proximity to one another as buildings are grouped together.
 7. All windows shall have either shutters and/or Enhanced Architectural Window Treatment.
 8. The minimum primary roof pitch on the front and sides of all principal buildings shall be 6/12, unless a flat roof architectural design (for roof examples see *WC § 16.04.065.J*) is being used for the building. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
 9. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.
- P. Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.
1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.
 2. Architectural Breaks shall be constructed at intervals of not greater than sixty (60) feet.
- Q. Off-Street Loading and Parking - See Article 4.
- R. Landscaping - See Article 5.

ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, except as modified below, shall govern the use and development of the Residential District. The purpose of this Residential District is to allow a variety of detached single family residential living options.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

Development Standard	Lot Classification						Add'l Restrictions
	Mew alley load lots	42' alley load lots	50' alley load lots	60' front load lots	70' front load lots	80' front load lots	
Minimum Lot Width at Building Line	42'	42'	50'	60'	70'	80'	
Minimum Lot Area	3,780 s.f.	3,780 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	9,600 s.f.	1, 2
Minimum Lot Frontage on a Public Way	0'	30'	40'	40'	40'	40'	
Minimum House Size (total square footage)	1,400 s.f.	1,400 s.f.	1,700 s.f.	2,000 s.f.	2,200 s.f.	2,600 s.f.	3
Minimum Front Yard Setback	10'	10'	10'	20'	20'	20'	4
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'	
Minimum Rear Yard Setback	20'	20'	20'	20'	20'	20'	

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The Minimum Ground Level Square Footage requirements of the SF-4 District shall not apply to this Ordinance.
4. The front yard setback for the Mew alley loaded lots shall be measured from the property line located opposite from the rear property line.

B. A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall

contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit shall meet one of the following standards:

1. Shall comply with one of the defined architectural designs detailed in Section 3.4(A)(3), or
2. Shall comply with the conventional design guidelines identified in Section 3.4(A)(4).
3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

- Adam (Colonial)
- Georgian
- Italianate
- Shingle
- Folk Victorian
- Colonial Revival
- Tudor
- Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the front elevation.

- i. Adam (Colonial) – See Exhibit E, Figures 101 and 102 for examples of qualifying Adam houses.
 1. Identifying features – A minimum of three items below shall be present in order to qualify as an Adam.
 - a. Semi-circular or elliptical fanlight over front door (with or without sidelights). See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.
 - b. Fanlight, often incorporated into more elaborate door surround, which may include a decorative crown or small entry porch. See Exhibit E, Figure 103 for examples of Adam fanlights. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.
 - c. Cornice usually emphasized by decorative moldings, most commonly with tooth-like dentils. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.
 - d. Windows usually having six panes per sash and separated by thin wooden supports (muntins). Windows never in adjacent pairs, although three-part Palladian design windows are common. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in the Figure shall be present in order to qualify as an Adam house.
 - e. Windows aligned horizontally and vertically in symmetrical rows, usually five-ranked or front elevation, less commonly three-ranked or seven-ranked. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
 2. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
 - a. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
 - b. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.

- c. Hipped roof, three-story. See Exhibit E, Figure 110 for examples of Adam hipped roof, three-story houses.
- d. Centered gable. See Exhibit E, Figure 111 for examples of Adam centered gable houses.

- ii. Georgian – See Exhibit E, Figures 201 and 202 for examples of qualifying Georgian houses.
 1. Identifying features – A minimum of four items below shall be present in order to qualify as a Georgian house.
 - a. Paneled front door, usually centered and capped by an elaborate decorative crown (entablature) supported by decorative pilasters (flattened columns). See Exhibit E, Figure 203 for examples of Georgian entryways.
 - b. Usually with a row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.
 - c. Cornice usually emphasized by decorative moldings, most commonly with tooth-like dentils. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.
 - d. Windows having small panes (most commonly nine or twelve per sash) separated by thick wooden muntins. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.;
 - e. Windows aligned horizontally and vertically in symmetrical rows, never in adjacent pairs, usually five-ranked on front elevation, less commonly three- or seven-ranked. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.
 - f. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.
 - g. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in the Figure shall be present in order to qualify as a Georgian house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.
 - a. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
 - b. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.
 - c. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
 - d. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

- iii. Italianate – See Exhibit E, Figures 301 and 302 for examples of qualifying Italianate houses.
 - 1. Identifying features – A minimum of five items below shall be present in order to qualify as a Italianate house.
 - a. Two or three stories. See Exhibit E, Figure 302 for examples of Italianate building heights.
 - b. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.
 - c. Tall, narrow windows, commonly arched or curved above. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.
 - d. Windows frequently with elaborate crowns, usually of inverted U shape. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.
 - e. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.
 - f. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.
 - g. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.
 - h. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in the Figure shall be present in order to qualify as an Italianate house.

2. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.
 - a. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.
 - b. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
 - c. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
 - d. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
 - e. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- iv. Shingle – See Exhibit E, Figures 401 and 402 for examples of qualifying Shingle houses.
 1. Identifying features – A minimum of four items below shall be present in order to qualify as a Shingle house.
 - a. Wall cladding and roofing of continuous wood shingles (shingled wall may occur on second story only; original wooden roofing now replaced by composition shingles on most examples). See Exhibit E, Figure 402 for an example of Shingle wall cladding and roofing. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.;
 - b. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.;
 - c. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.;
 - d. Roofs usually have intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
 - e. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.
 - f. Simple window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle asymmetrical elevation. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.
 - g. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in the Figure shall be present in order to qualify as a Shingle house.
 2. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.

- a. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
- b. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.
- c. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
- d. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
- e. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- v. Folk Victorian – See Exhibit E, Figure 501 for an example of a qualifying Folk Victorian house.
 - 1. Identifying features – A minimum of two items below shall be present in order to qualify as a Folk Victorian house.
 - a. Porches with spindlework detailing (turned spindles and lade-like spandrels) or flat, jig-saw cut trim appended to National Folk (post-railroad) house forms. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
 - b. Symmetrical elevation (except gable-front-and-wing subtype).
 - c. Cornice-line brackets are common. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
 - 2. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
 - a. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
 - b. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
 - c. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - d. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - e. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

- vi. Colonial Revival – See Exhibit E, Figure 601 for an example of a qualifying Colonial Revival house.
 1. Identifying features – A minimum of three items below shall be present in order to qualify as a Colonial Revival house.
 - a. Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.
 - b. Doors commonly have overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.
 - c. Elevation normally shows symmetrically balanced windows and center door (less commonly with door off-center). See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.
 - d. Windows usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs. See Exhibit E, Figure 603 for examples of Colonial Revival windows. At least one of the types shown in the Figure shall be present in order to qualify as a Colonial Revival house.
 2. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
 - a. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
 - b. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.

- c. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
- d. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
- e. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
- f. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.
- g. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.
- h. Three-story. See Exhibit E, Figure 613 for examples of Colonial Revival front-gabled roof houses.

- vii. Tudor – See Exhibit E, Figures 701 and 702 for examples of qualifying Tudor houses.
1. Identifying features – A minimum of four items below shall be present in order to qualify as a Tudor house.
 - a. Steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled).
 - b. Elevation dominated by one or more prominent cross gables, usually steeply pitched. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.
 - c. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.
 - d. Tall, narrow windows, usually in multiple groups and with multi-pane glazing. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.
 - e. Massing chimneys, commonly crowned by decorative chimney pots. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.
 - f. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.
 - g. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in the Figure shall be present in order to qualify as a Tudor house.
 2. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.

- a. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
- b. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.
- c. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
- d. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
- e. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

- viii. Craftsman – See Exhibit E, Figures 801 and 802 for examples of qualifying Craftsman houses.
1. Identifying features – A minimum of three items below shall be present in order to qualify as a Craftsman house..
 - a. Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang. See Exhibit E, Figure 801 for an example of a Craftsman roof.
 - b. Roof rafter usually exposed. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
 - c. Decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
 - d. Columns or pedestals frequently extend to ground level (without a break at level of porch floor) . See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in the Figure shall be present in order to qualify as a Craftsman house.
 2. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
 - a. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
 - b. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
 - c. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
 - d. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design shall conform with the following design standards.
 - a. Front Elevation. Each dwelling shall utilize a minimum of five (5) of the following architectural elements on the front elevation:
 - i. Side load, rear load, or angled ($>15^\circ$) garage;
 - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches;
 - iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
 - viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
 - ix. Separate overhead garage door for each car space;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;
 - xi. Architecturally-treated entranceways (for homes without a front porch) consistent with the approved architectural design of the home;
 - xii. Bay window(s);
 - xiii. Transom window(s);
 - xiv. Veranda/balcony;
 - xv. Architectural garage doors;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace (masonry).

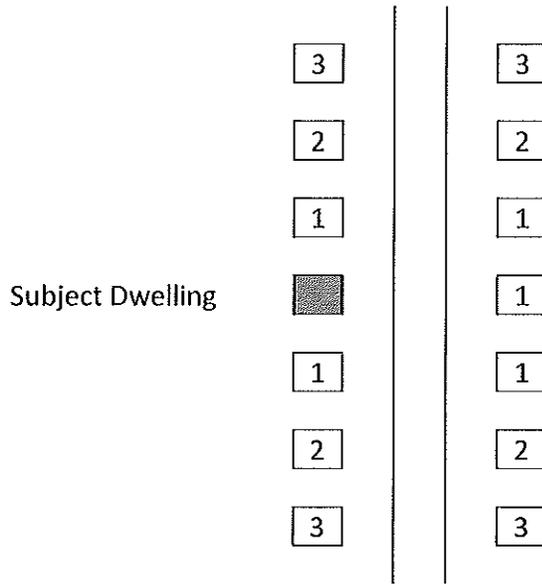
- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face public ways on corner lots shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ($>15^\circ$) garage;
 - ii. Hip roof;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches or two or more roof planes;
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the elevation;
 - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace;
 - xiii. Architectural treatment on gable ends; or
 - xiv. Sunroom or screened porch.

- c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior public ways, and which are located within fifty (50) feet of that public way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:
- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
 - ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - v. Hip roof;
 - vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
 - vii. Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
 - xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - xiii. Exterior chase fireplace; or
 - xiv. Architectural treatment on gable ends.

- B. The following architectural standards apply to all dwellings within the Single Family Residential District.
1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the front elevation of the home a minimum of two (2) feet.
 2. Building Materials. Permitted exterior building materials shall include: cultured stone, masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
 3. Windows.
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window. Required windows may be placed on one side of the building for lots utilizing Use Easements. In such situations, one side elevation may have no windows to provide for privacy. Lots utilizing Use Easements shall be identified on the *WC* § 16.04.165 Development Plan Review drawings and final plat.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 4. The minimum slope of the primary roof pitch shall be 6/12. Secondary roof pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
 6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. A minimum Green Belt Space of 34 acres shall be provided within the Single Family Residential District.
- C. Single family detached dwellings shall comply with the variety requirements illustrated below:



- 1 Dwelling cannot be the same elevation as the Subject Dwelling and must be a different color package.
- 2 Dwelling may be the same elevation and the same floor plan as the Subject Dwelling, but must be a different color package.
- 3 Dwelling may be identical to the Subject Dwelling.

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC § 16.04.120 of the Zoning Ordinance, entitled “Off-Street Loading and Parking”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 4.1. Loading Berths. The Other Local Business off-street loading guidelines in *WC §16.04.120* shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

Section 4.2. Off-Street Parking.

- A. Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots, including access drives and parking spaces, shall require concrete curbing unless the curb conflicts with the provision of Low Impact Development (“LID”) design elements, as determined by the Economic and Community Development Director. In LID situations, wheel stops may be used adjacent to parking stalls as determined by the Economic and Community Development Director. This requirement is not applicable to single family detached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 2. Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.
 - 3. Multifamily Residential Uses:
 - a. One (1) parking space per bedroom of each dwelling unit.
 - b. The minimum number of garage parking spaces shall be equal to 60% of the total number of dwelling units within the multifamily area of the Mixed Use District.
 - c. Two (2) parking spaces for every one thousand (1,000) square feet of clubhouse.
- D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.
- E. Each required off-street parking space within the multifamily area of the Mixed Use District shall open directly upon an aisle or a driveway of such width and design as to provide safe access to the street. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.

- F. A parking area a minimum depth of 20 feet shall be provided in front of all garage doors within the Single Family District.

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required to be installed, by the developer of each tract, as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
 - 1. The clubhouse of the multifamily area within the Mixed Use District,
 - 2. The recreation area within the Single Family Residential District, and
 - 3. The Anchor Tenant of the commercial area within the Mixed Use District.
- B. Bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided on each outlot, on each end of the inline retail building(s), and at any office building within the Mixed Use District.

ARTICLE 5. LANDSCAPING STANDARDS

WC § 16.06.010 thru *WC § 16.06.080*, entitled “Landscaping Standards”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 5.1. Low Impact Development (“LID”) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications, as determined by the Economic and Community Development Director. Ornamental grasses shall not be used as a substitute for buffer yard plantings. The minimum container size for planting ornamental grasses shall be one gallon.

Section 5.2. Buffer Yard Requirements.

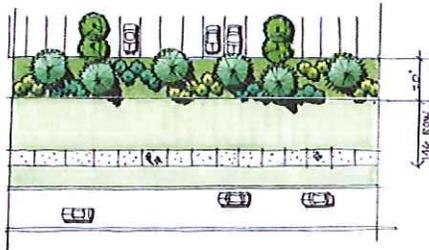
- A. Buffer yards shall not be required internal to the Real Estate.
- B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road.
- C. Where the rear yards of lots abut Ditch Road a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage.

Section 5.3. Enhanced Landscape Buffer in the Mixed Use District.

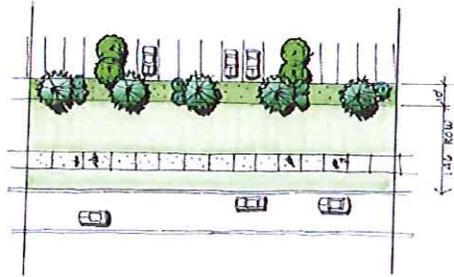
In the areas noted on the following illustration, **Figure #1**, an enhanced landscape buffer a minimum of 20 feet wide and planted with a minimum of one and one-half (1.5) evergreen trees, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

Section 5.4. Refer to Section 2.4.M for additional parking lot screening requirements for multifamily uses within the Mixed Use District.

Figure #1



**Enhanced Landscape Buffer
Per Section 5.4**



**Landscape Planting
Per Zoning Ordinance**

ARTICLE 6. DEFINITIONS

“Alley” shall mean a permanent right-of-way or easement which provides a secondary means of access to abutting lands. In the case of mew lots, an alley will provide the primary means of access to the lot.

“Anchor Tenant” shall mean an occupant of more than 50,000 square feet in Area B of the Mixed Use District.

“Architectural Break” shall mean and refer to the corner of a projection along an elevation of a building. The exterior corners of a covered porch and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as an architectural break.

“Architectural Detailing” shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

“Architectural Garage Door” shall mean and refer to a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

“Architecturally-enhanced Articulated Trim Mouldings” shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

“Architecturally-treated Entranceways” shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

“Architectural Treatment on Gable Ends” shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

“Color Package” shall mean a combination of the color of the main body of the house, a different color trim, and an optional accent color. To be different from another color package, a color package must include at least two of the three different elements being of a different color.

“Construction Phasing Plan” shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

“Enhanced Architectural Window Treatment” shall mean and refer to enhanced Architectural Detailing of elements around window openings. For windows in a masonry elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry elevation, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material.

“Front Elevation” shall mean the exterior portion of a dwelling that primarily faces the street and contains the primary entrance to the dwelling. In the case of a Mew alley loaded lot, the front elevation shall be that exterior portion of the dwelling that primarily faces the park.

“Illustrative Site Development Plan” shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.

“Lot, Mew” shall mean and refer to a lot fronting upon open/green space and served by an Alley.

“Low Impact Development (LID)” shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

“Masonry” shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

“Mixed Use District” shall mean and refer to what is identified on the Zoning District Map as Mixed Use.

“Natural Materials” shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

“Owner” shall mean and refer to any owner of any part of the Real Estate.

“Real Estate” shall mean and refer to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit A.

“Roof Pitch, Primary” shall mean and refer to the slope of the majority portion of a building’s roof. A pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

“Roof Pitch, Secondary” shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

“Single Family Residential District” shall mean and refer to what is identified on the Zoning District Map as the Single Family Residential District.

“Use Easement” shall mean an authorization that permits, by virtue of a recorded document, the owner of a lot the unconditional use of a designated part of an adjacent property to the lot.

“Zoning District Map” shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

“Zoning Ordinance” shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 7. CITY OF WESTFIELD'S STATE HIGHWAY 32 OVERLAY ZONE STANDARDS

Buildings shall comply with *WC § 16.04.065(8)* Architectural Design Requirements of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the State Highway 32 right-of-way line shall be applied to the Ditch Road and 146th Street right-of-way lines adjacent to the Real Estate, unless otherwise stated herein.

Exhibit A

Legal Descriptions and Boundary Information

Exhibit A – Legal Description of Overall Property

Harmony
Southwest corner of 156th Street & Ditch Road

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.44 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 40 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 04 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 26 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.64 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 26 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1)thence South 00 degrees 09 minutes 54 seconds East 108.70 feet; 2)thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3)thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4)thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5)thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6)thence North 00 degrees 00 minutes 00 seconds East parallel with the east line of said Northeast Quarter 655.30 feet to a point on the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

Exhibit A – Legal Description of Area A in the Mixed Use District

LEGAL DESCRIPTION

AREA A

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

Exhibit A – Legal Description of Areas B & C in the Mixed Use District

LEGAL DESCRIPTION

AREA B and C

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.58 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.75 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.05 feet to the POINT OF BEGINNING, containing 40.933 acres more or less.

EXCEPT (AREA A)

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of said Quarter Quarter Section, the following three (3) courses are along the south and west lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.44 feet to the southwest corner of said Quarter Quarter Section; (2) thence North 00 degrees 18 minutes 09 seconds West 217.93 feet to the POINT OF BEGINNING; (3) thence North 00 degrees 18 minutes 09 seconds West 1037.19 feet; thence North 88 degree 58 minutes 18 seconds East 313.16 feet; thence South 77 degrees 25 minutes 17 seconds East 228.55 feet; thence North 72 degrees 50 minutes 48 seconds East 156.26 feet; thence South 85 degrees 36 minutes 16 seconds East 72.10 feet; thence South 66 degrees 48 minutes 09 seconds East 84.24 feet; thence South 39 degrees 24 minutes 00 seconds East 133.60 feet; thence South 75 degrees 24 minutes 46 seconds West 278.11 feet; South 47 degrees 10 minutes 32 seconds West 103.05 feet; thence South 20 degrees 33 minutes 07 seconds West 126.00 feet; thence South 87 degrees 08 minutes 18 seconds West 147.66 feet; thence South 08 degrees 21 minutes 04 seconds East 203.08 feet; thence South 15 degrees 39 minutes 18 seconds East 348.42 feet; thence South 70 degrees 26 minutes 11 seconds West 236.73 feet; thence South 83 degrees 05 minutes 16 seconds West 183.83 feet; thence North 86 degrees 20 minutes 47 seconds West 95.84 feet to the POINT OF BEGINNING, containing 12.537 acres more or less.

Exhibit B

Zoning District Map

Exhibit B – Zoning District Map

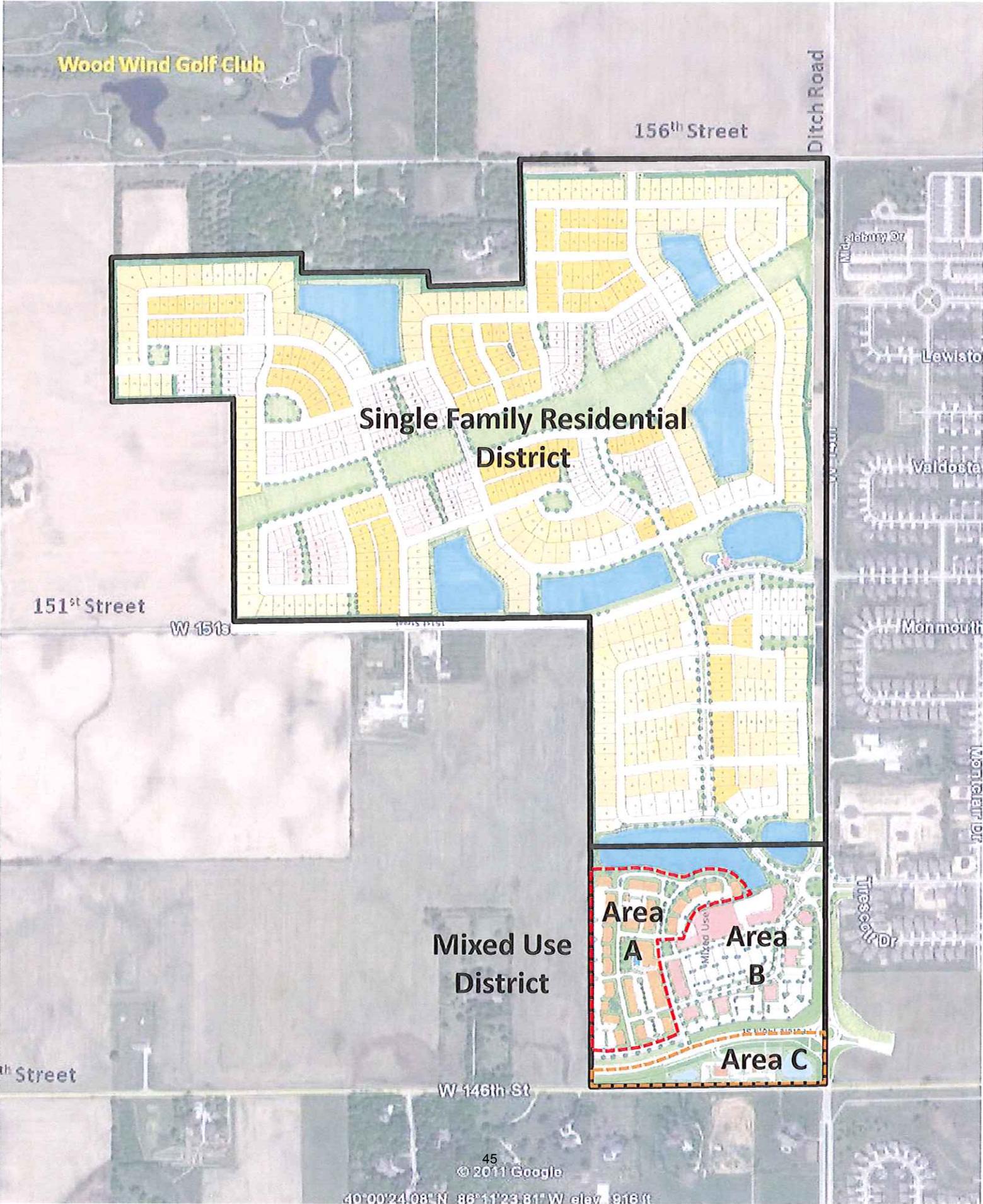


Exhibit C

Illustrated Site Development Plan

Exhibit C – Illustrative Site Development Plan

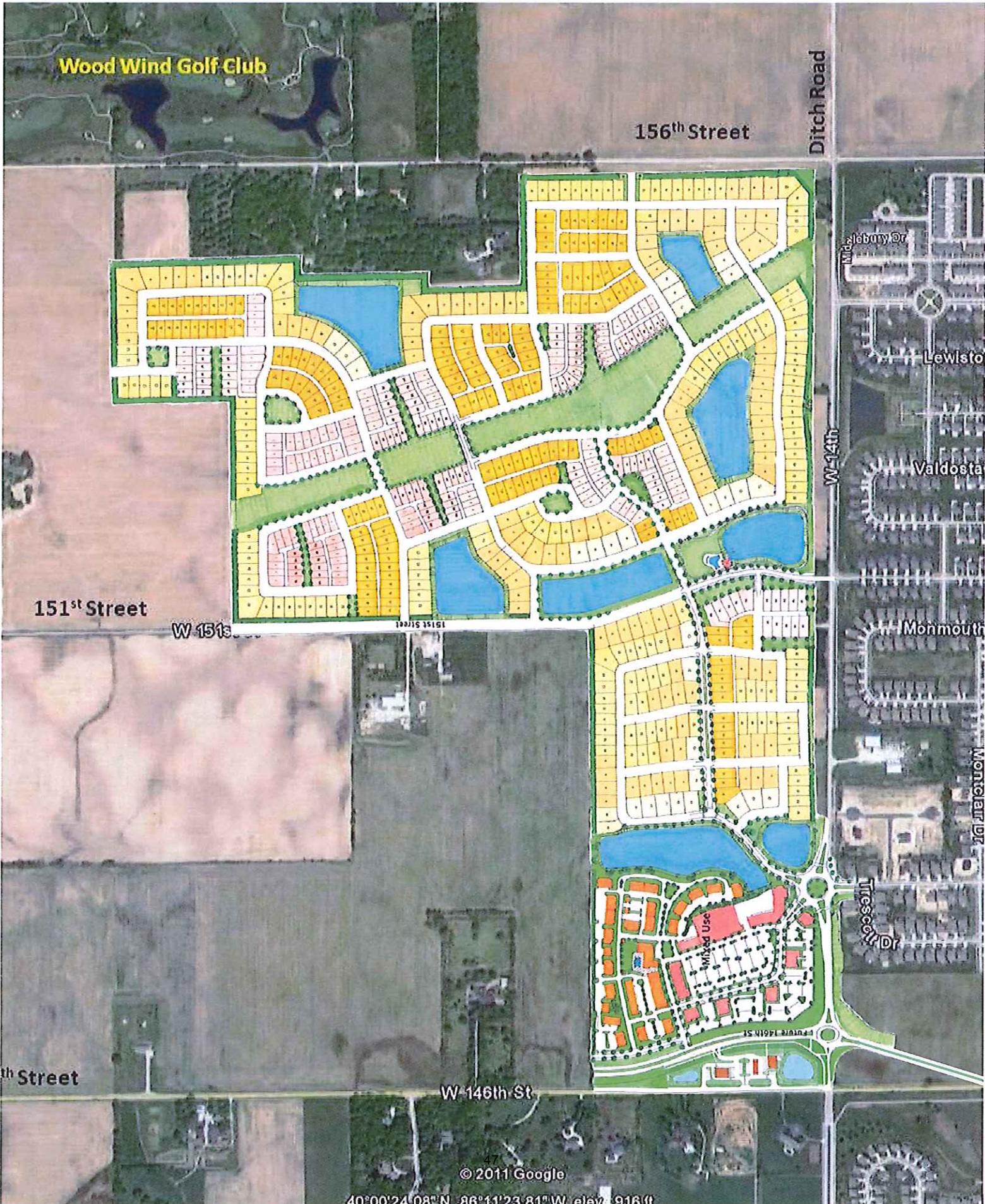


Exhibit D

Construction Phasing Plan

Exhibit D – Construction Phasing Plan

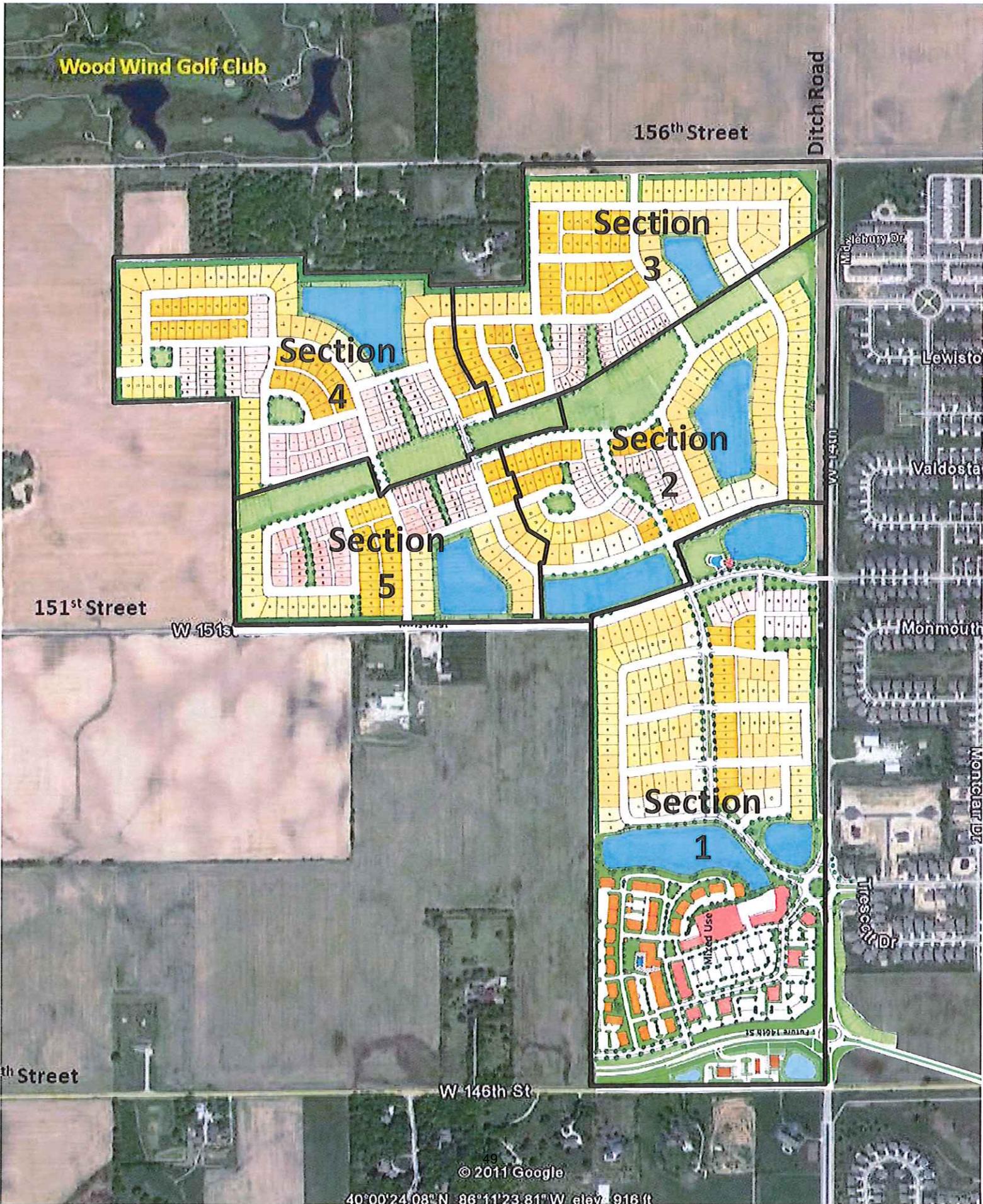


Exhibit E

Architectural Standards for Defined Architectural Designs

Figures :

100 series – Adam (Colonial)

200 series – Georgian

300 series – Italianate

400 series – Shingle

500 series – Folk Victorian

600 series – Colonial Revival

700 series – Tudor

800 series – Craftsman

(Excerpts and graphics from
A Field Guide to American Houses,
Virginia & Lee McAlester; 2003;
Alfred A. Knopf; New York, NY)

100 – Adam (Colonial) Figures

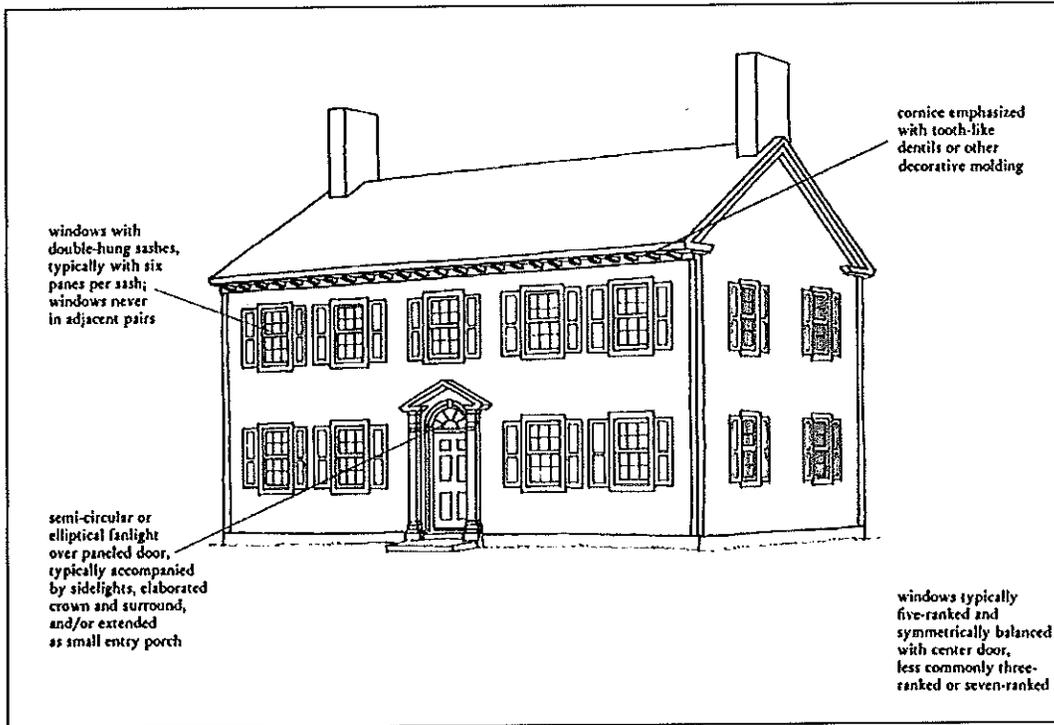


Figure 101

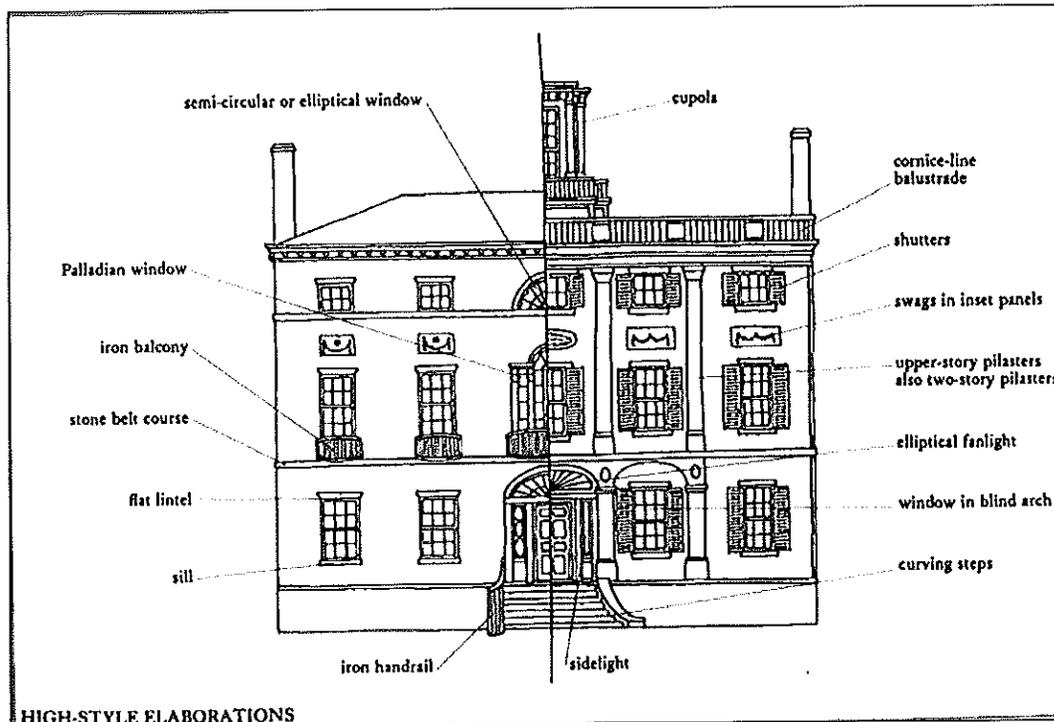


Figure 102

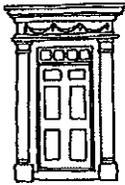
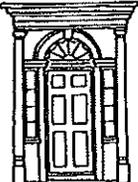
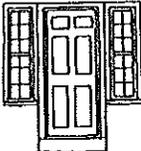
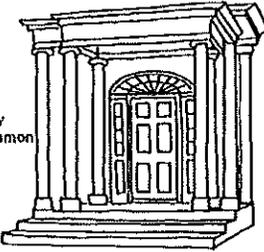
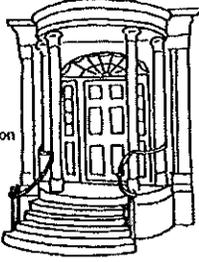
		DOOR SURROUNDS		
				
LIGHTS	rectangular light or light omitted	common  Adamesque detail on surround or light		
	semi-circular fanlight only	common 	very common 	very common 
	semi-circular fanlight with sidelights			
	elliptical fanlight with sidelights		very common 	
	filled in or omitted fanlight			
	PORTICOS	occurrence not affected by frame or masonry construction	very common 	common 

Figure 103

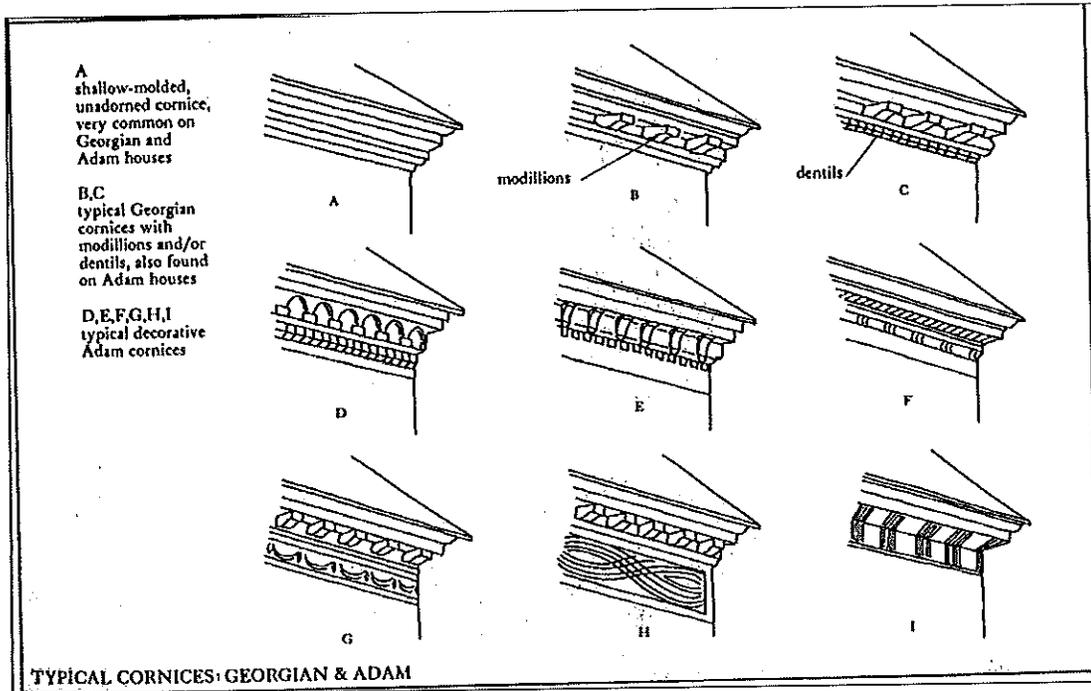


Figure 104

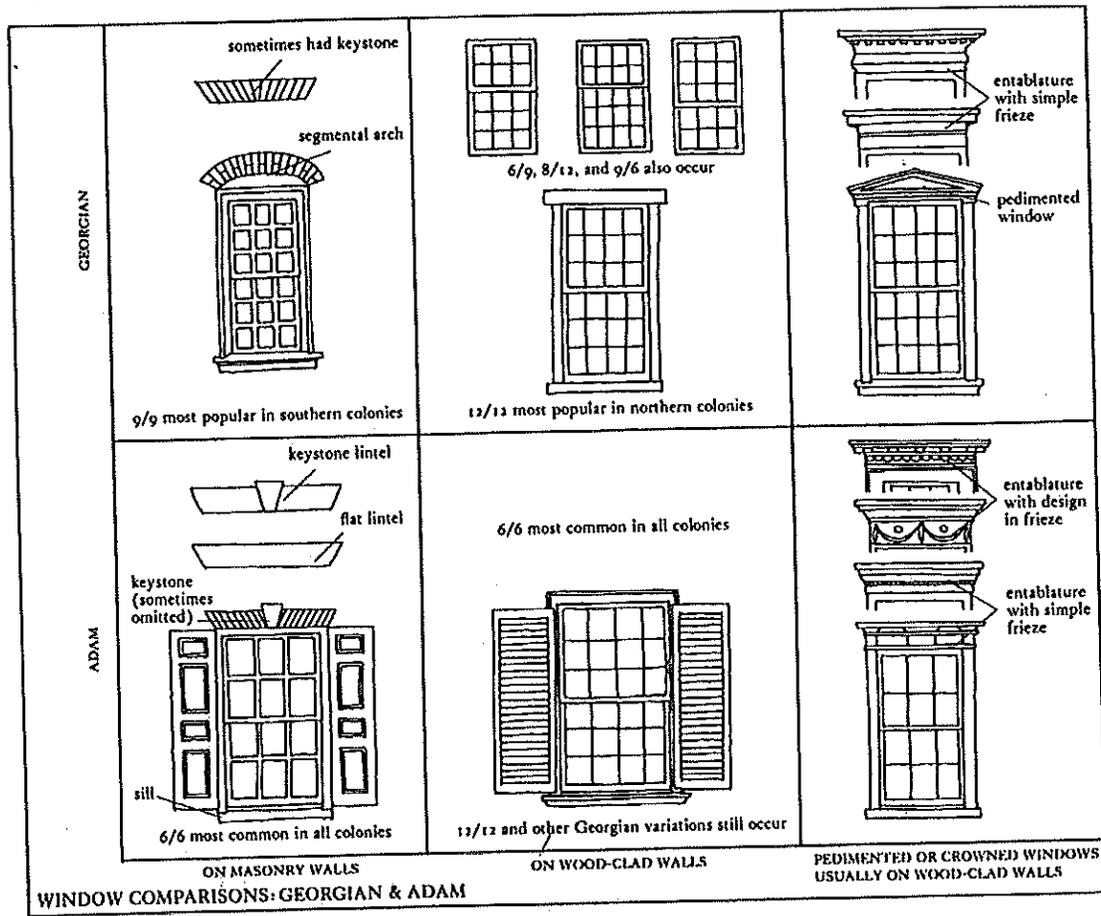


Figure 105

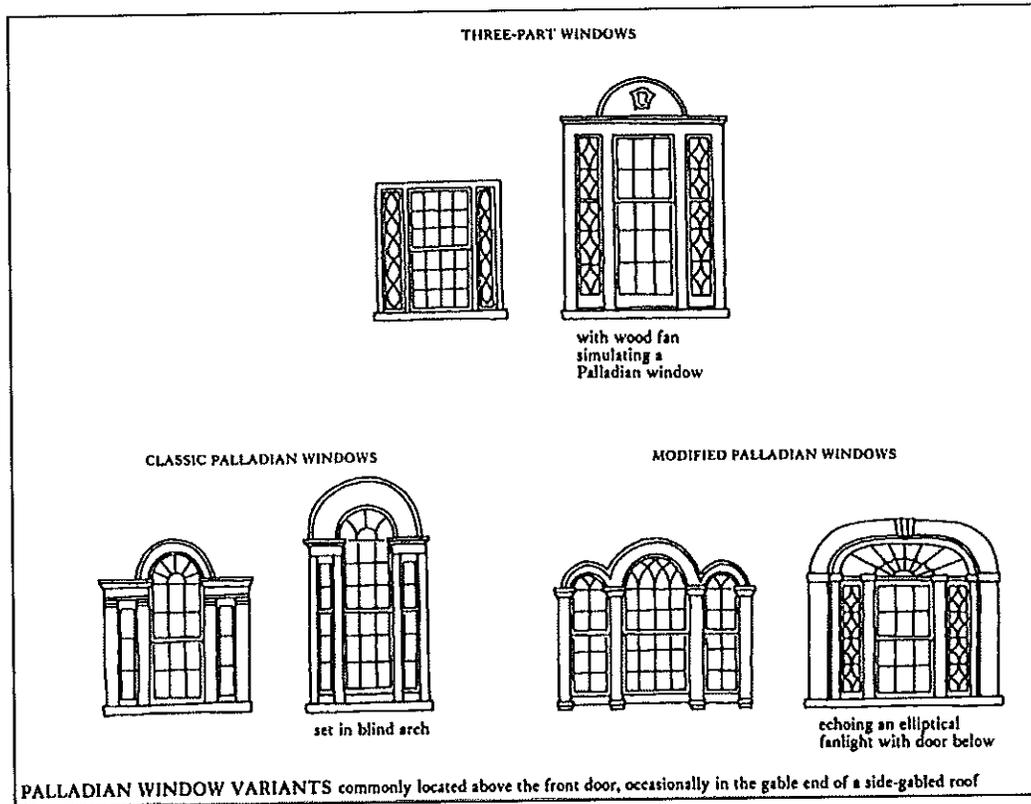


Figure 106

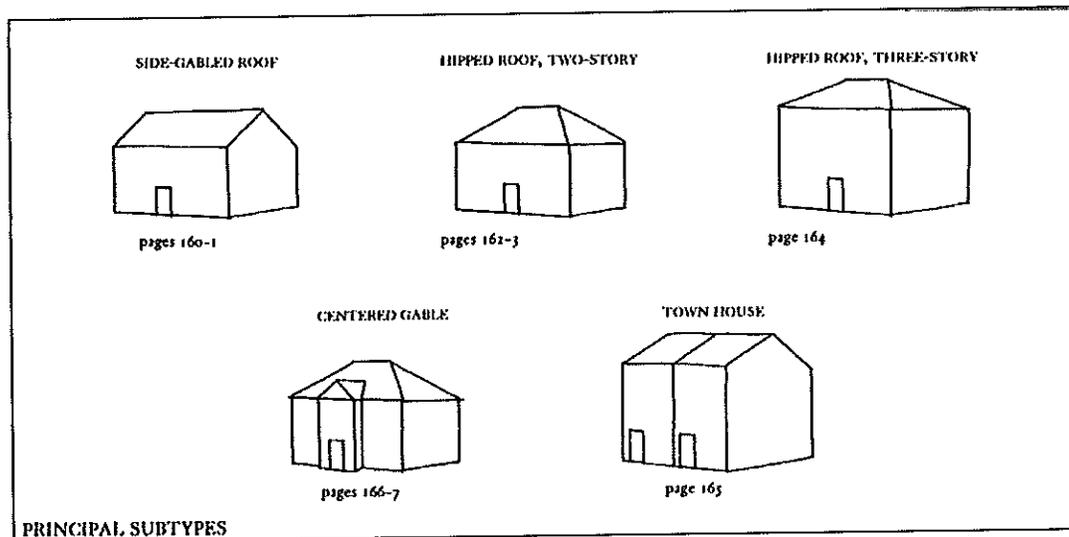


Figure 107

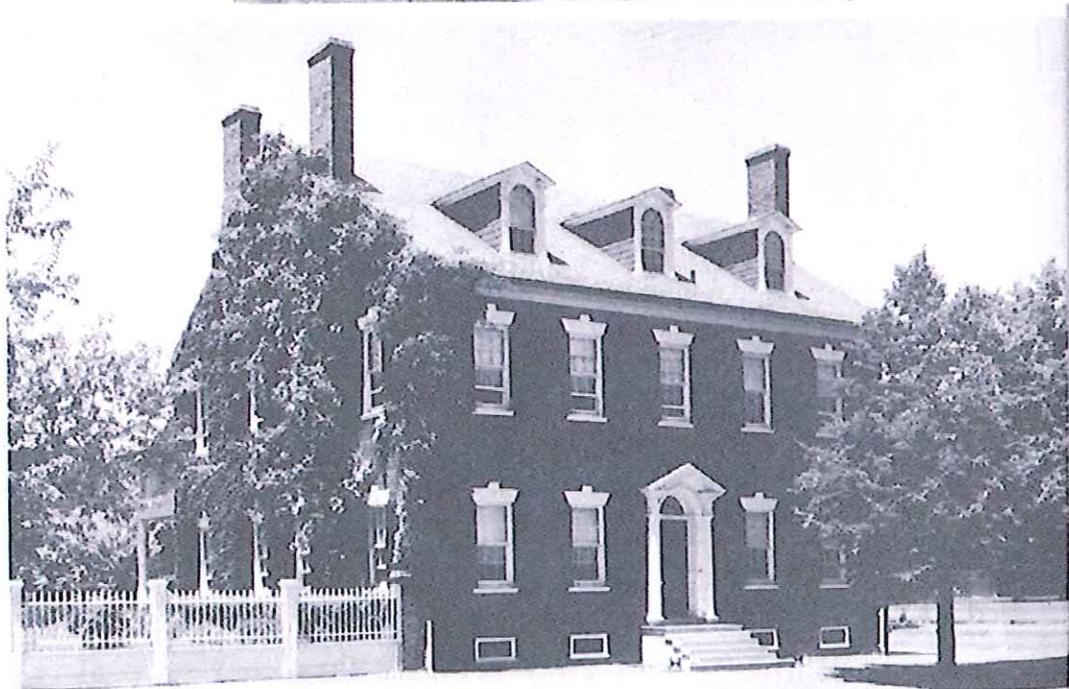
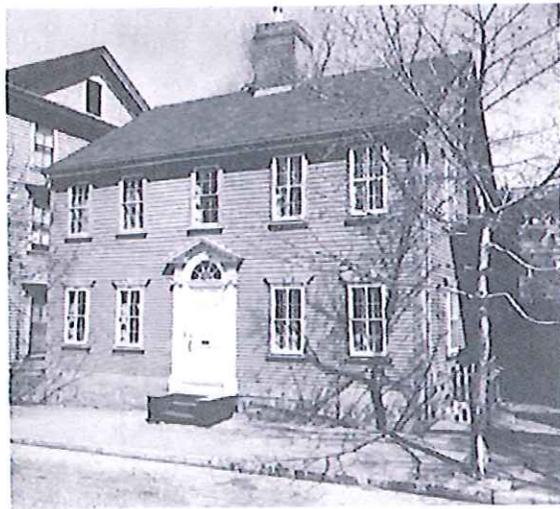


Figure 108 – Side-gabled Roof Adam Examples

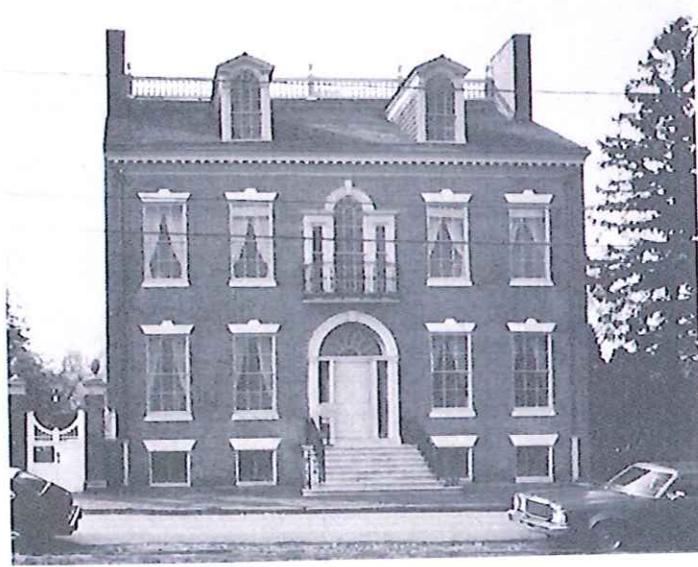


Figure 108 – Side-gabled Roof Adam Examples (continued)

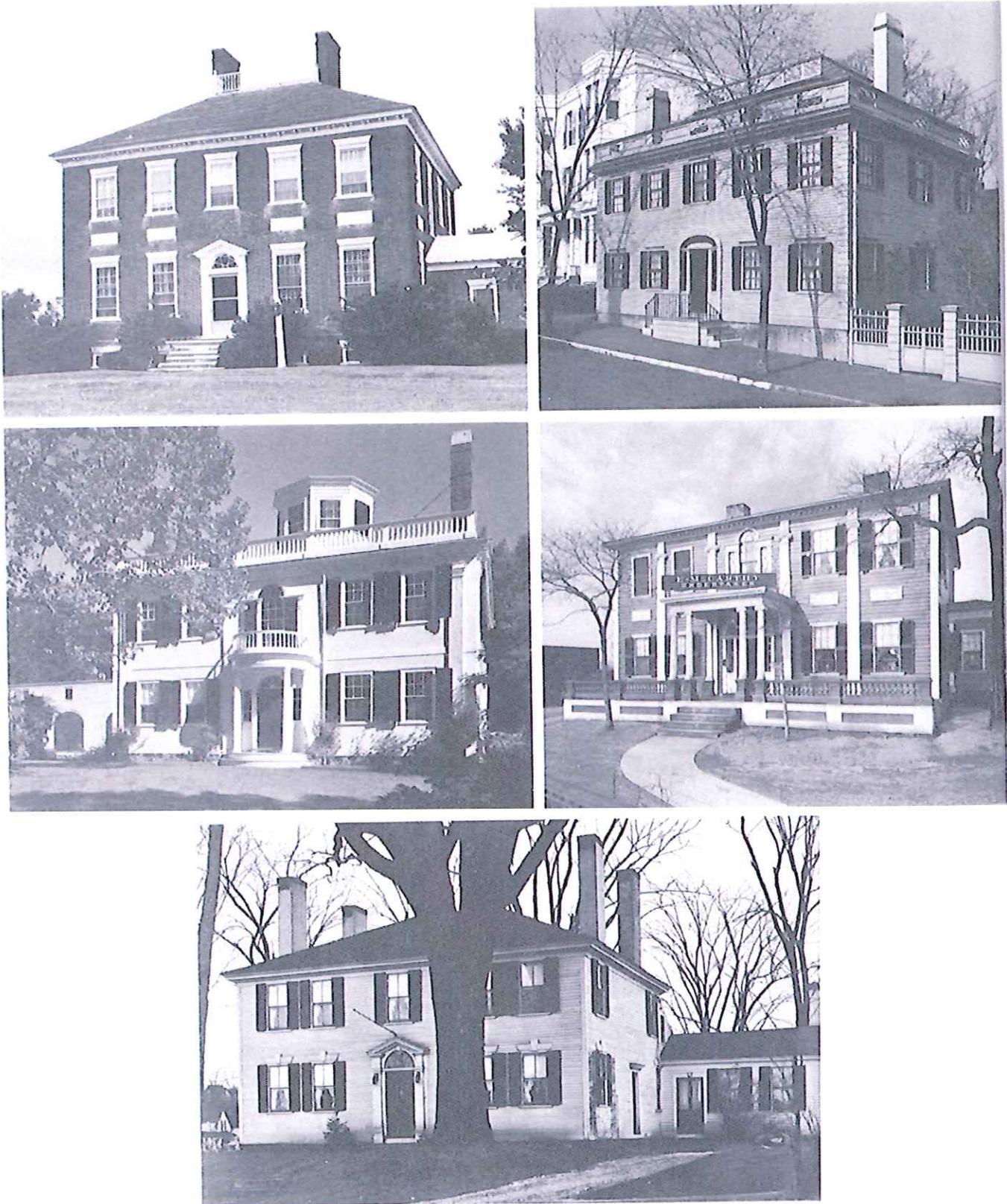


Figure 109 – Hipped Roof, Two-Story Adam Examples

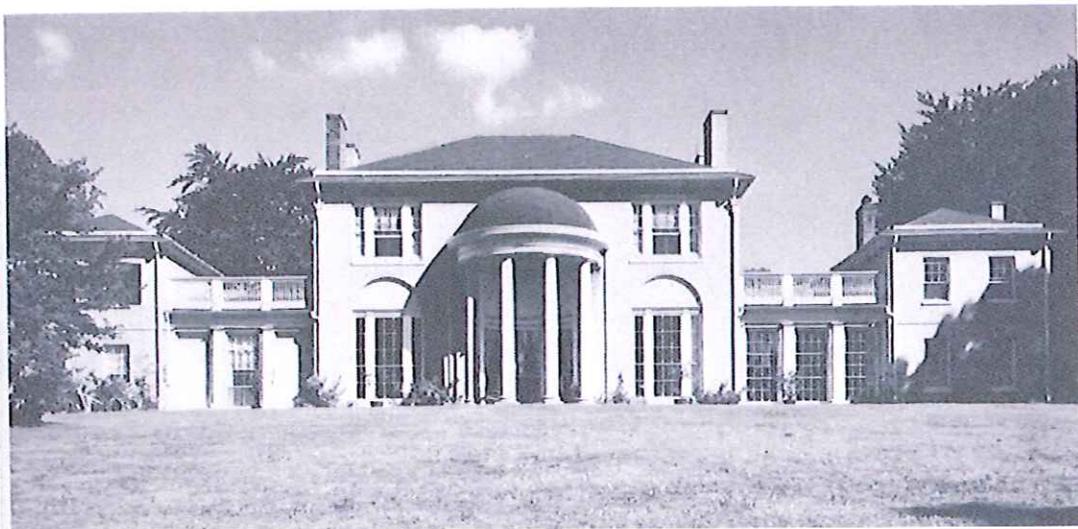
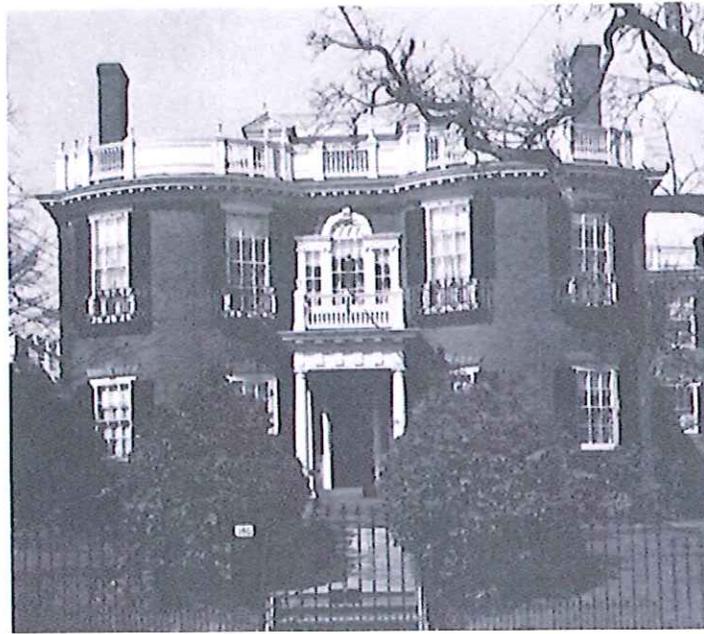


Figure 109 – Hipped Roof, Two-Story Adam Examples (continued)



Figure 110 – Hipped Roof, Three-Story Adam Examples

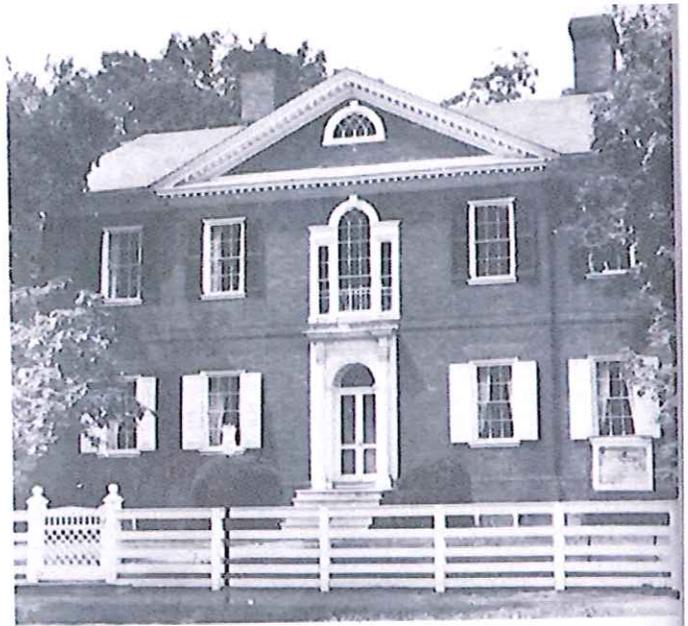


Figure 111 – Centered Gable Adam Examples

200 – Georgian Figures

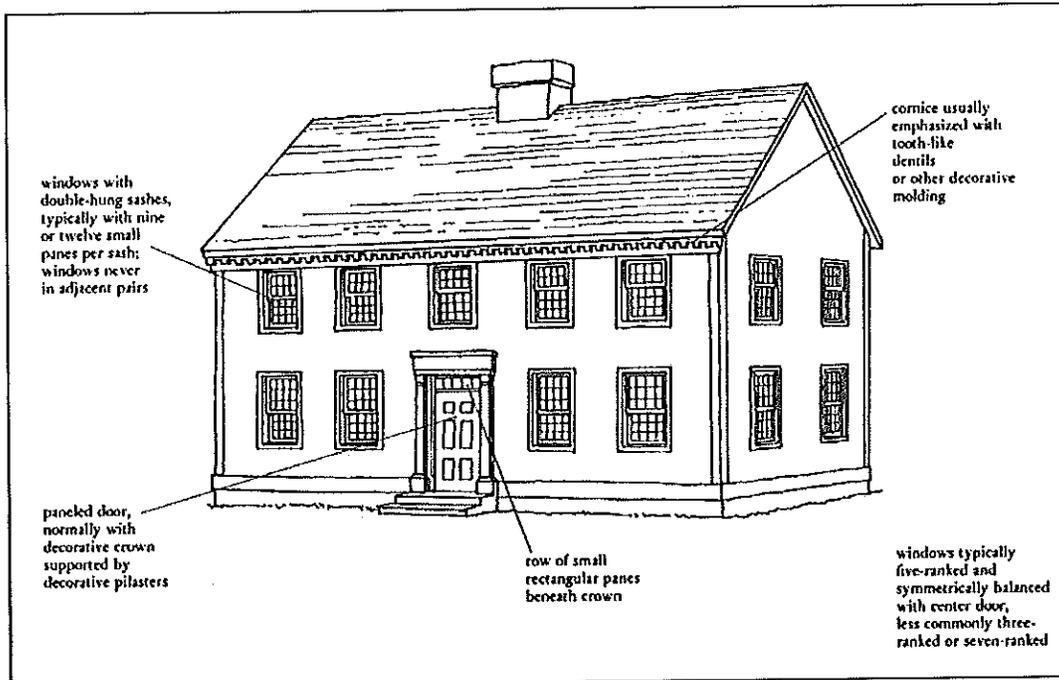
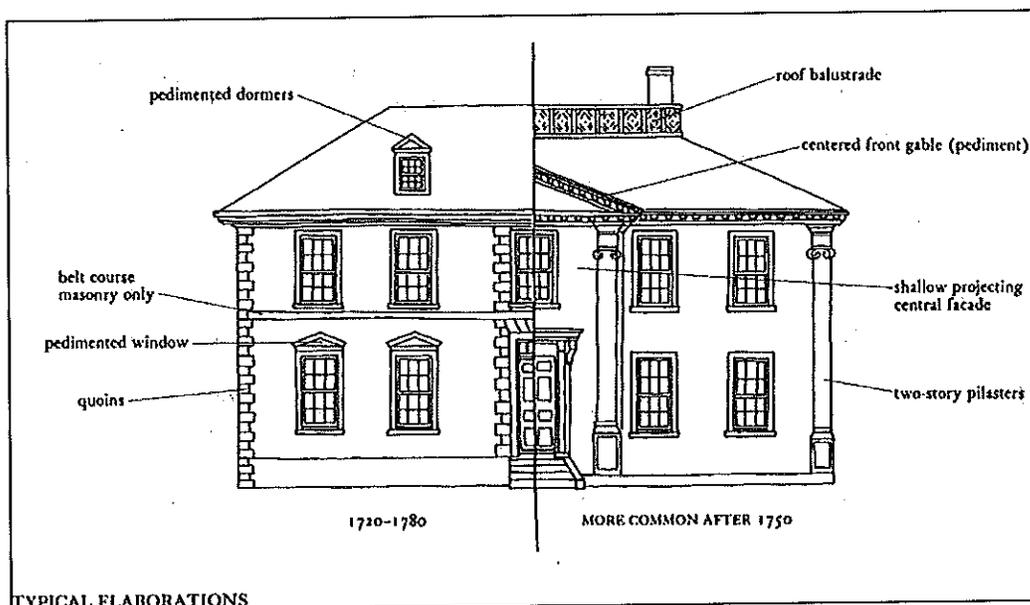


Figure 201



TYPICAL ELABORATIONS

Figure 202

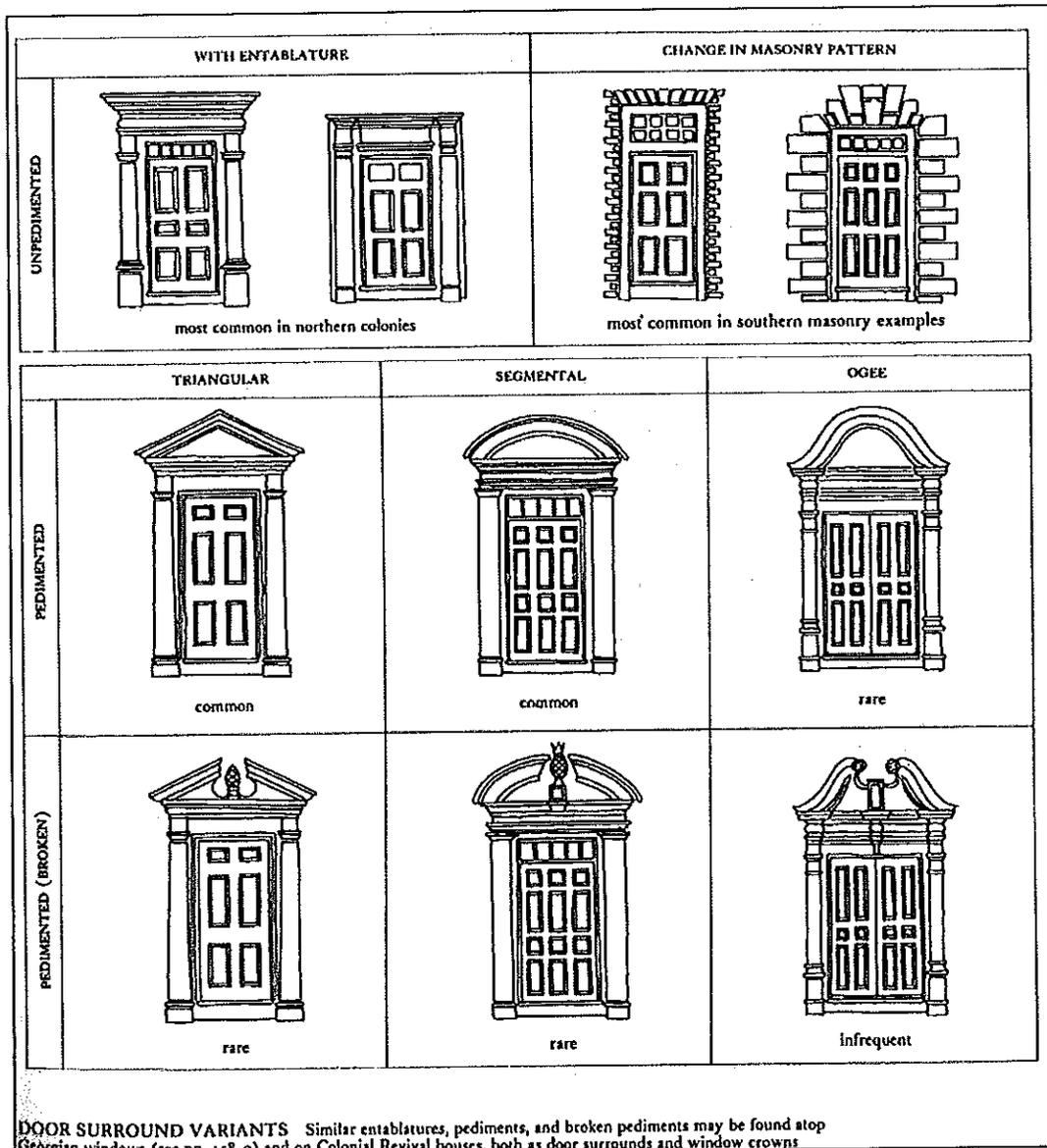


Figure 203

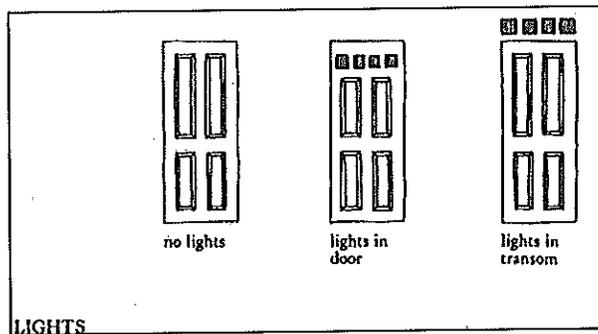


Figure 204

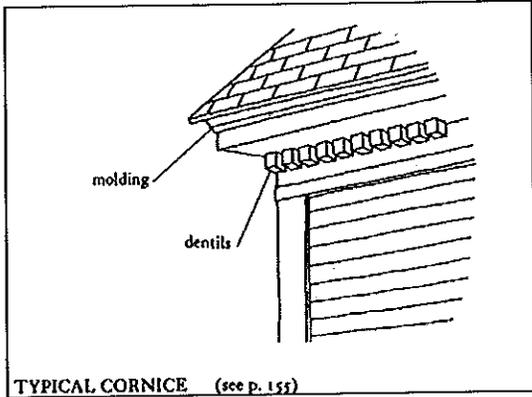


Figure 205

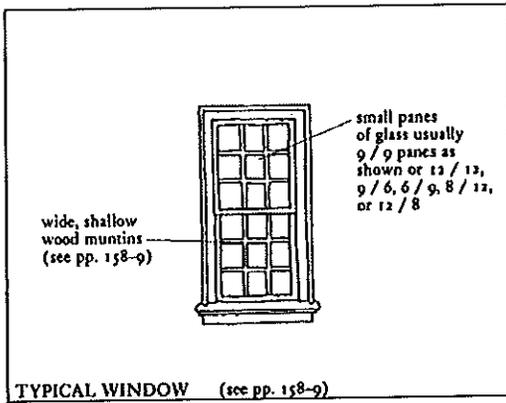


Figure 206

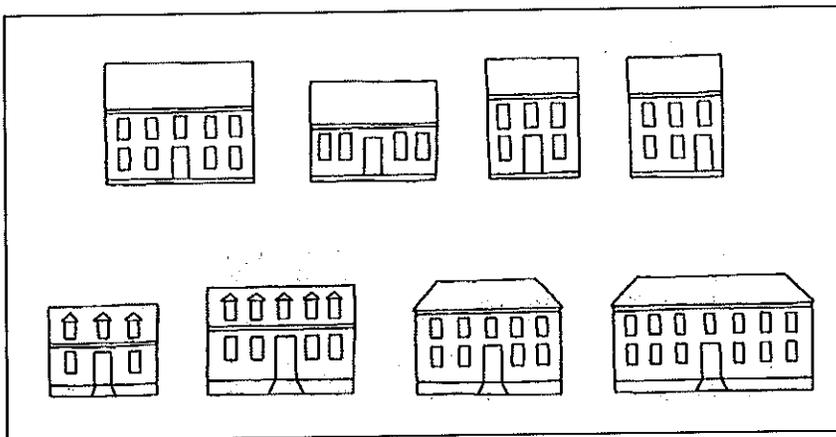


Figure 207

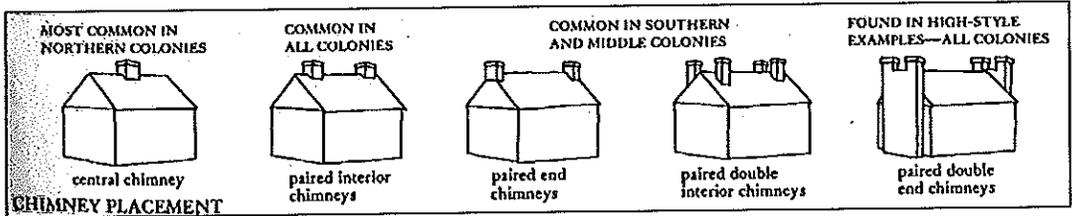


Figure 208

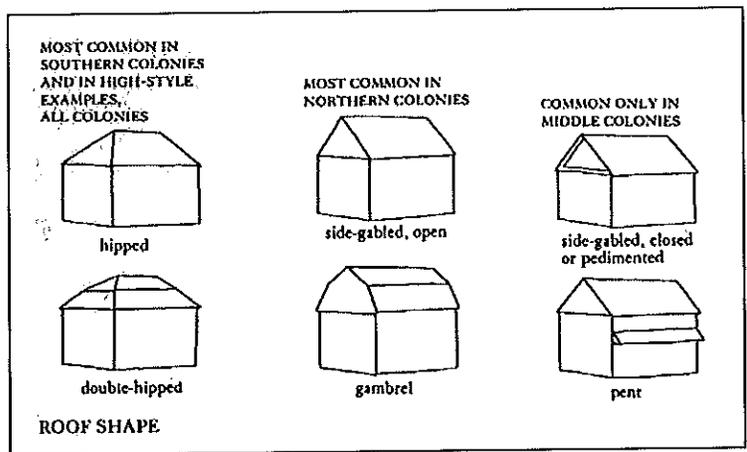


Figure 209

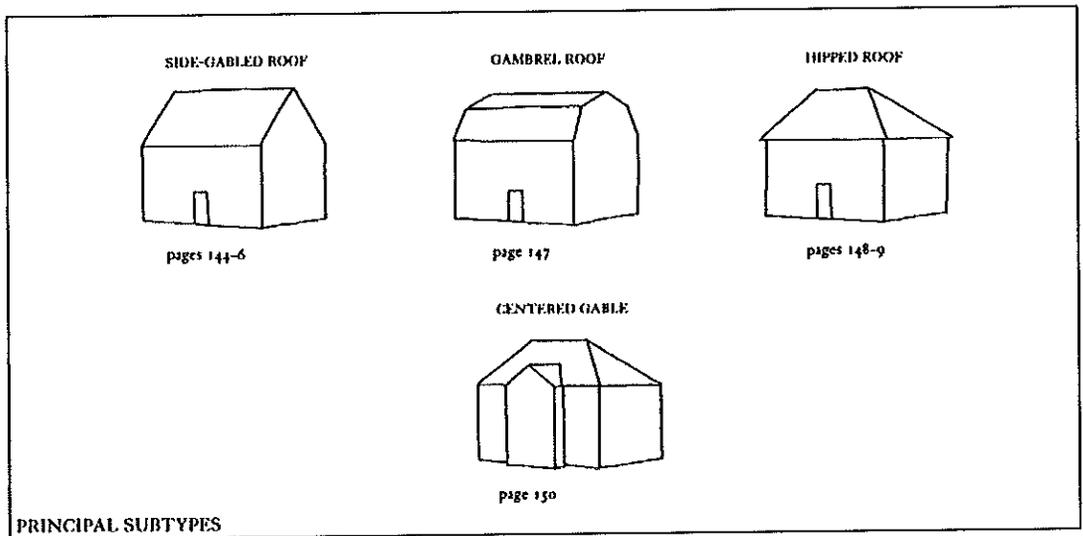


Figure 210

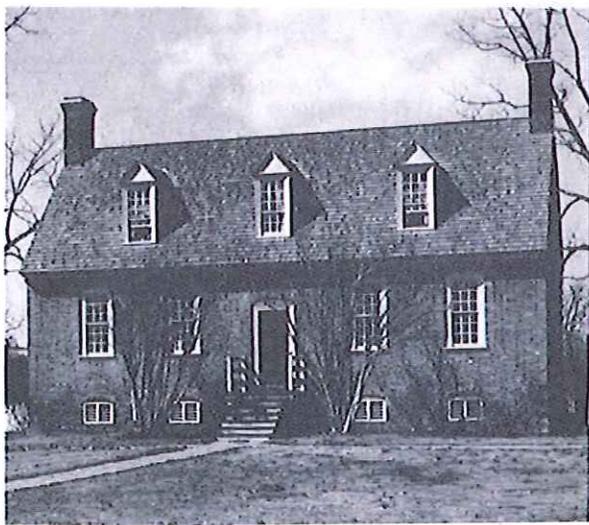
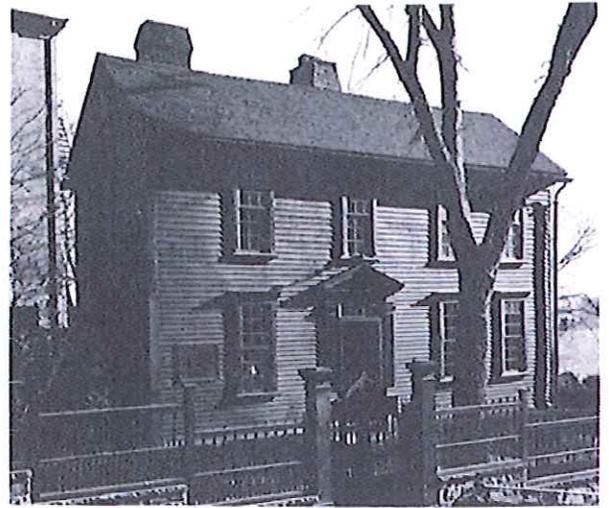
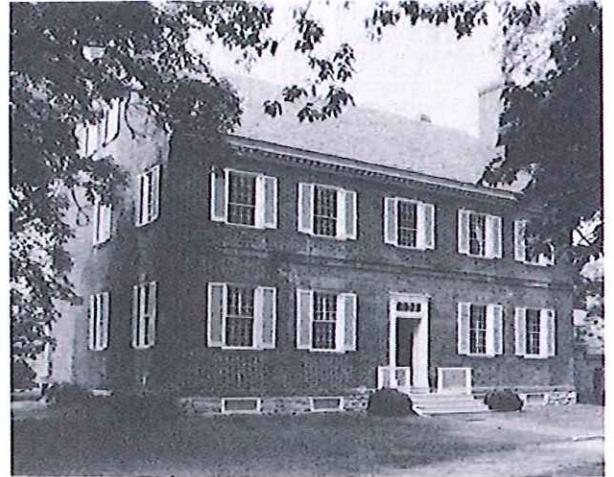
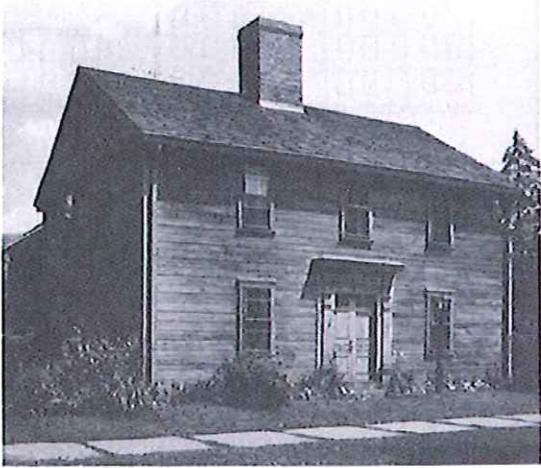


Figure 211 – Side-gabled Georgian Examples

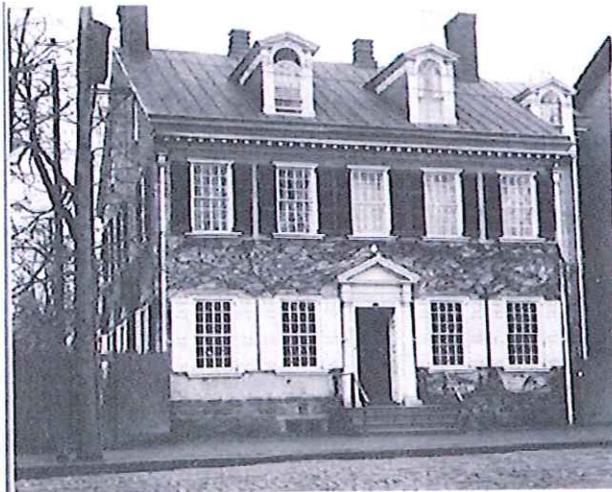
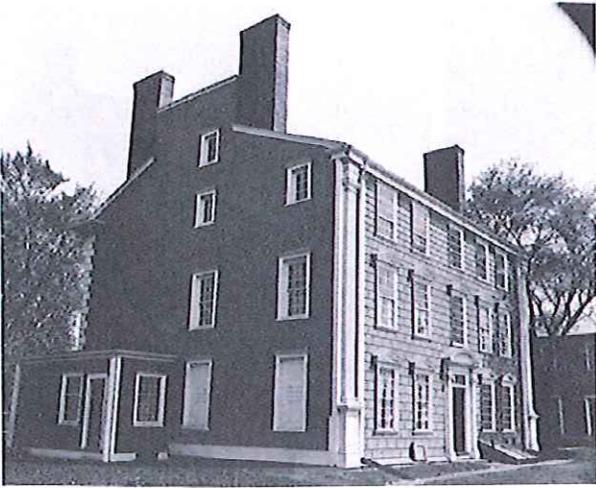


Figure 211 – Side-gabled Georgian Examples (continued)

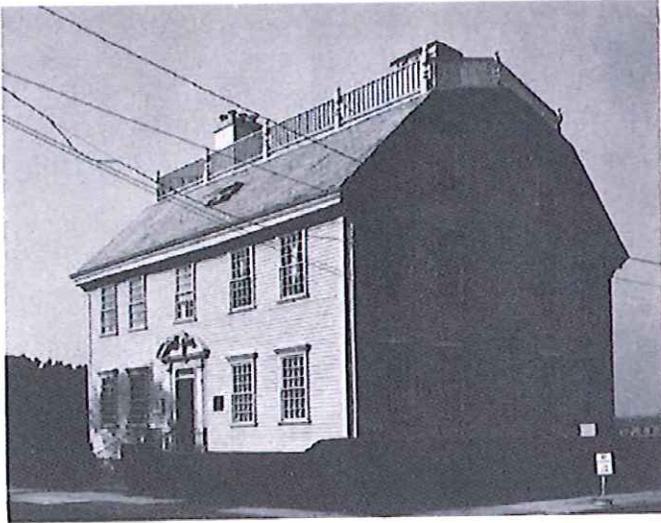


Figure 212 – Gambrel Roof Georgian Examples

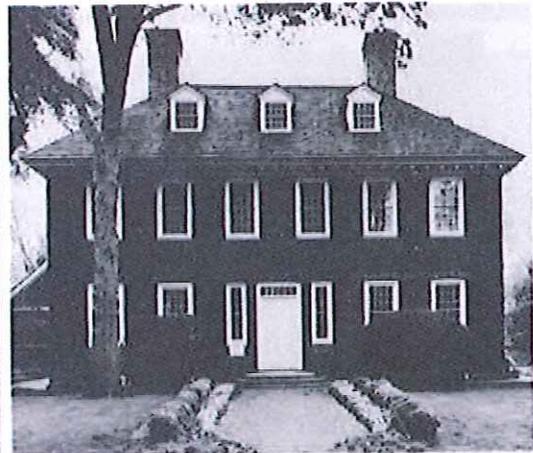
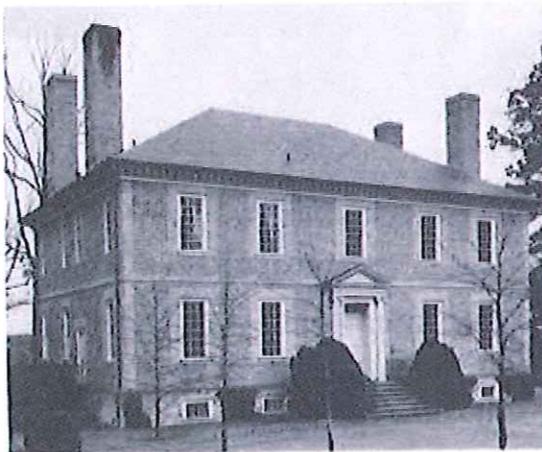


Figure 213 – Hipped Roof Georgian Examples



Figure 214 – Centered Gable Georgian Examples

300 – Italianate Figures

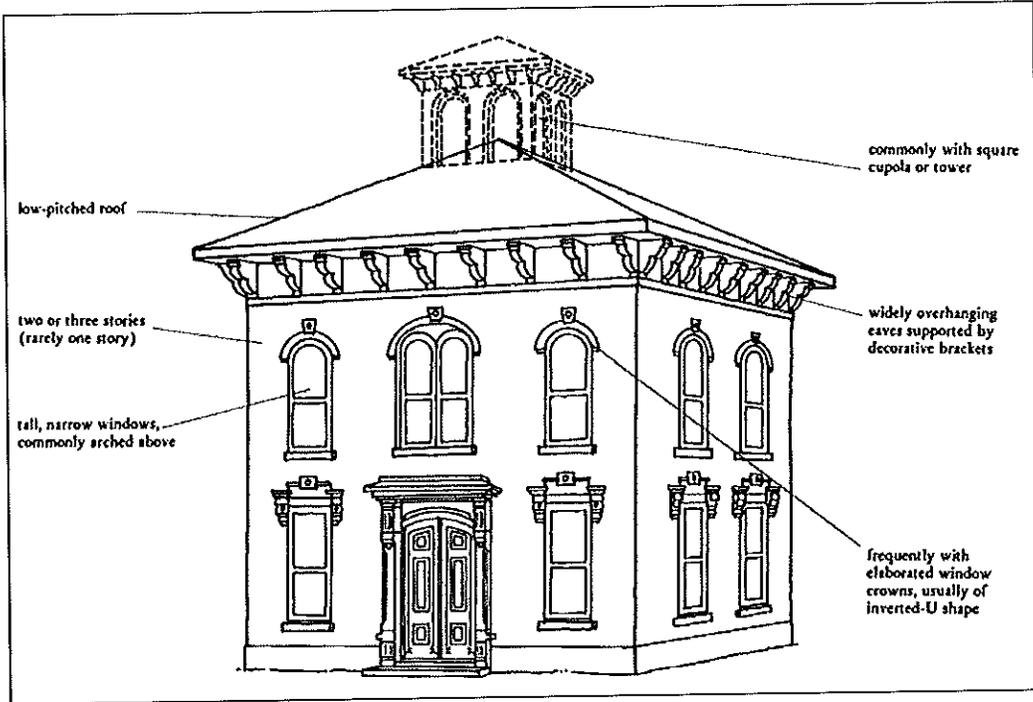


Figure 301

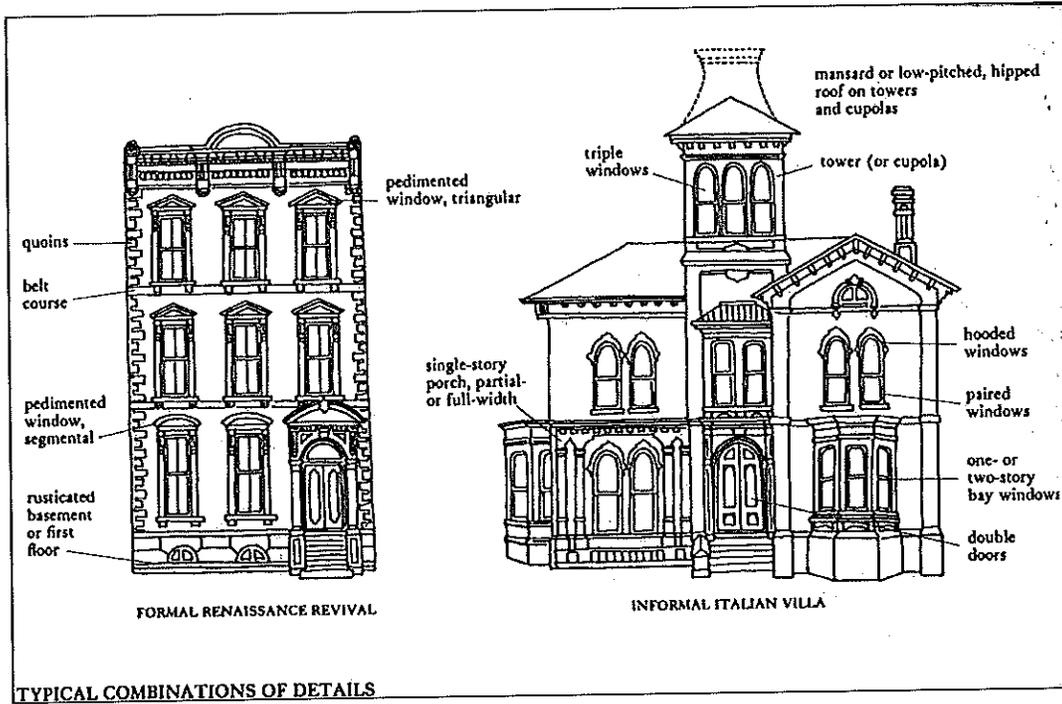


Figure 302

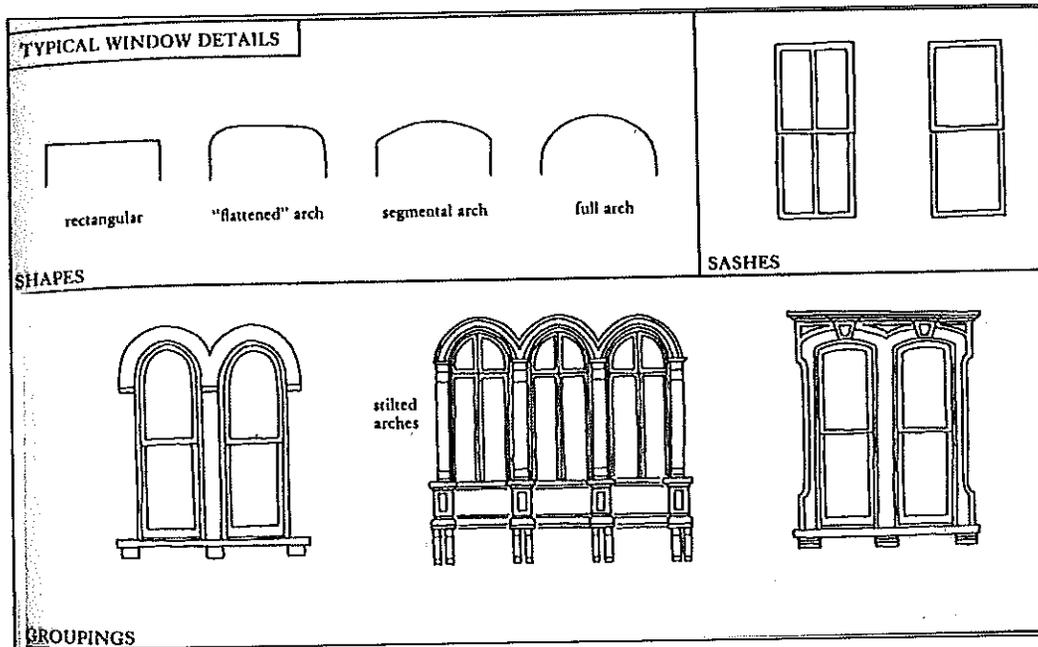


Figure 304

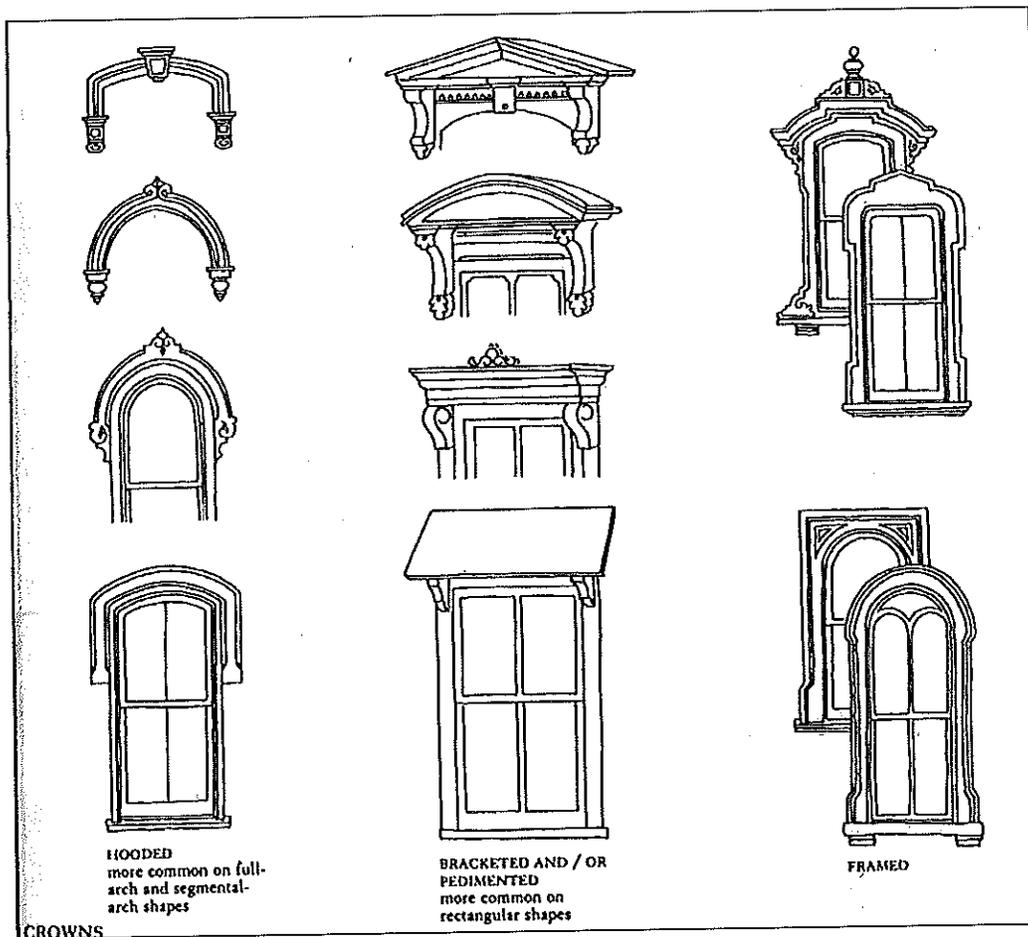
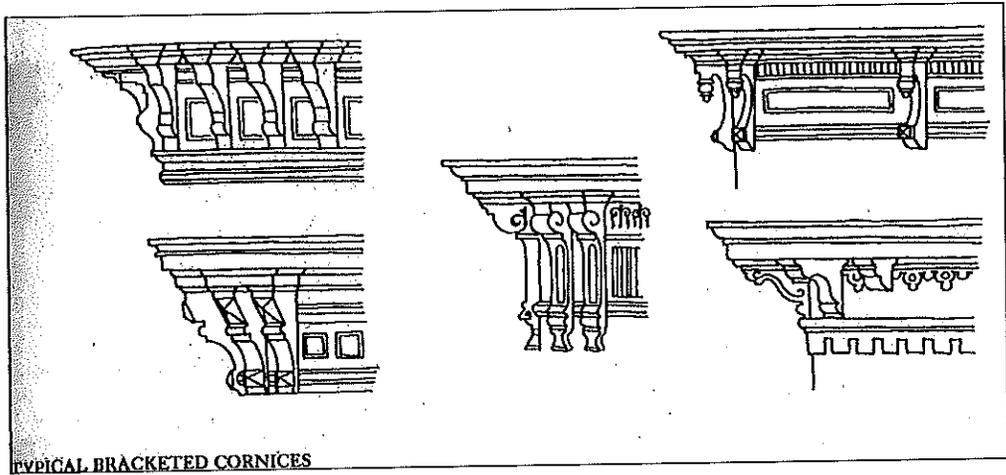
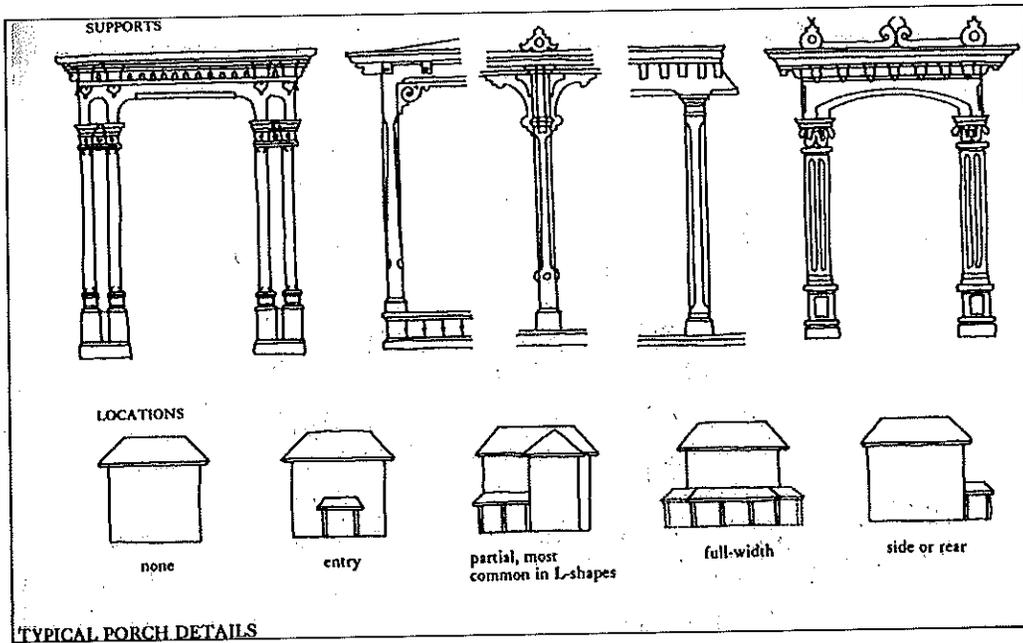


Figure 304



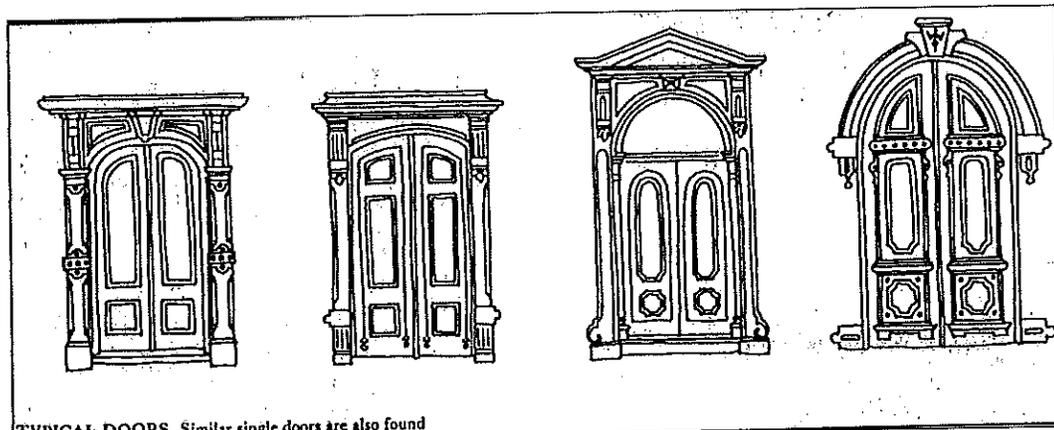
TYPICAL BRACKETED CORNICES

Figure 305



TYPICAL PORCH DETAILS

Figure 306



TYPICAL DOORS Similar single doors are also found

Figure 307

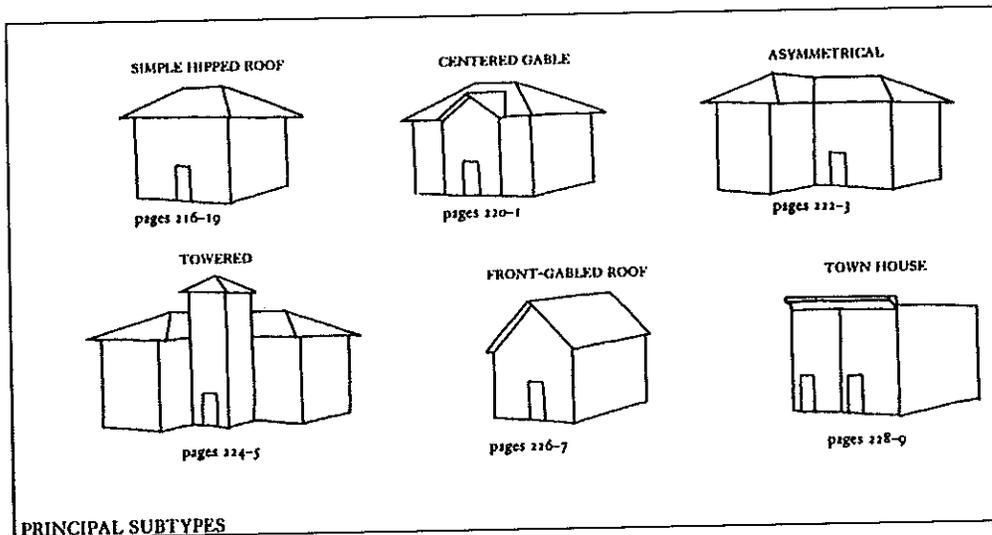


Figure 308

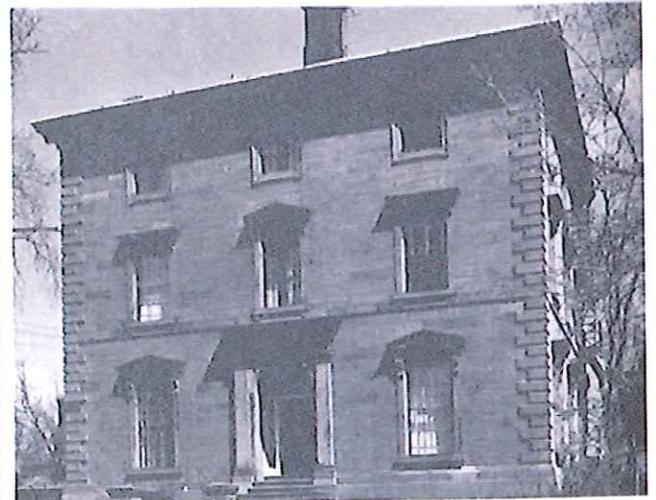
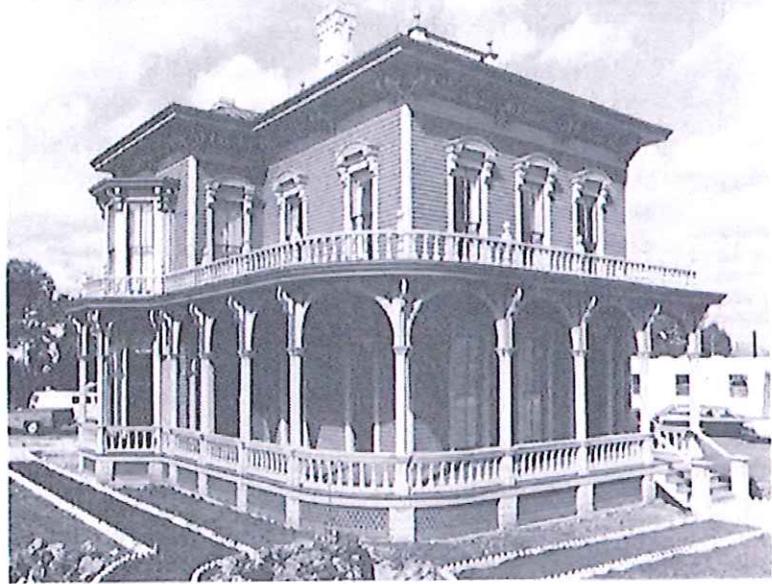
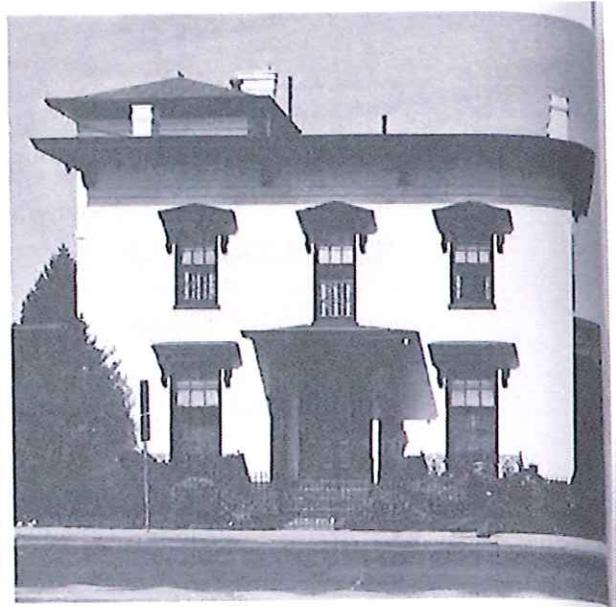
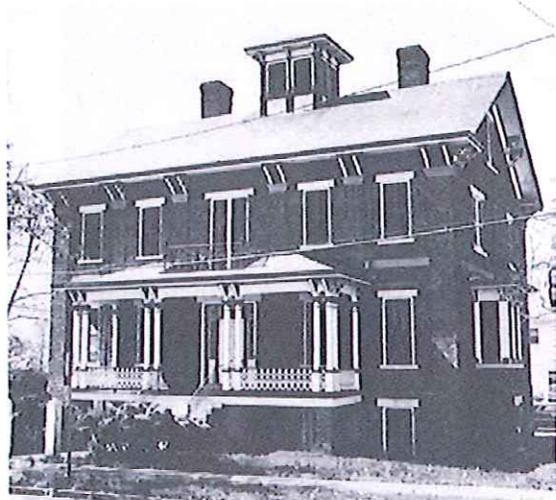


Figure 309 – Simple Hipped Roof Italianate Examples



2

Figure 309 – Simple Hipped Roof Italianate Examples (continued)

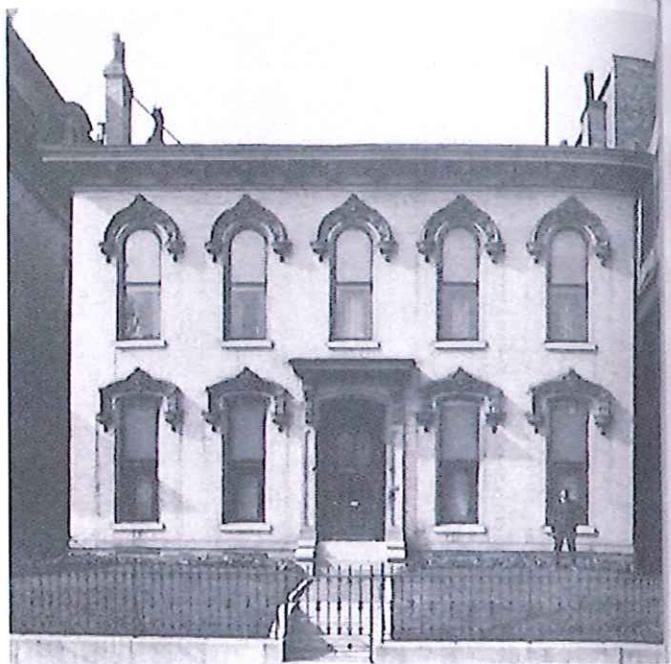


Figure 309 – Simple Hipped Roof Italianate Examples (continued)

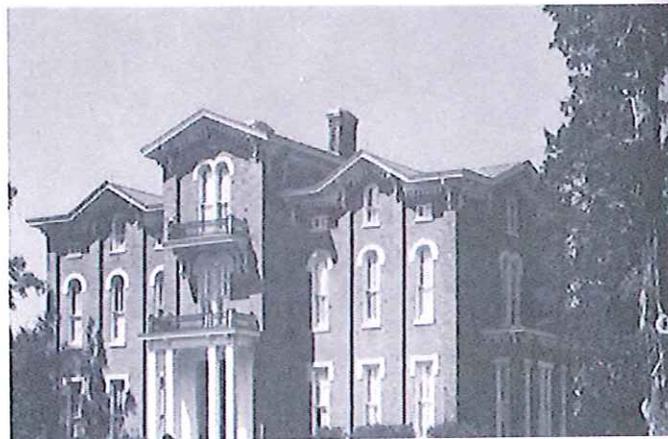
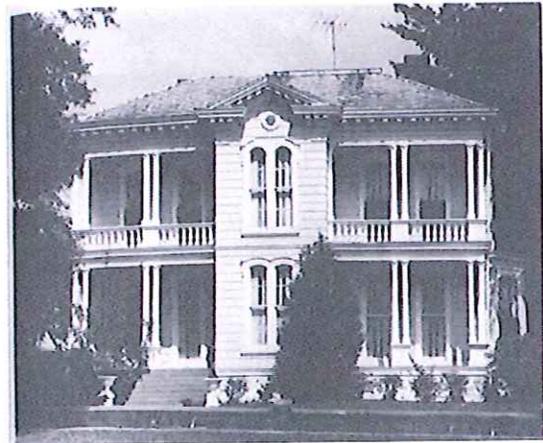
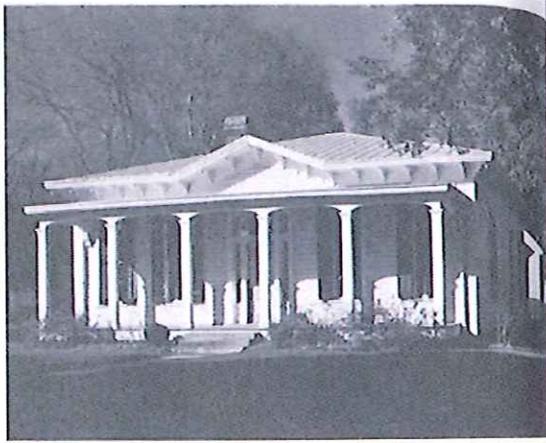


Figure 310 – Centered Gable Italianate Examples



Figure 311 – Asymmetrical Italianate Examples

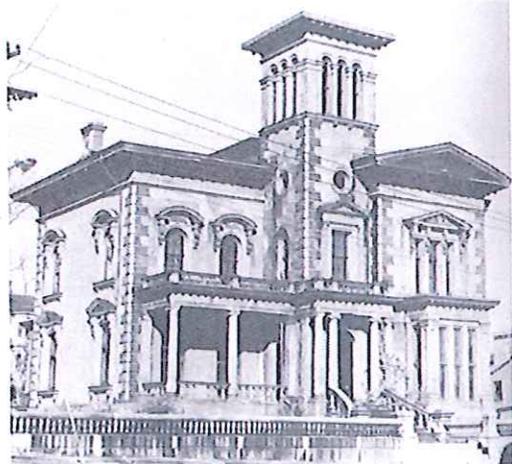
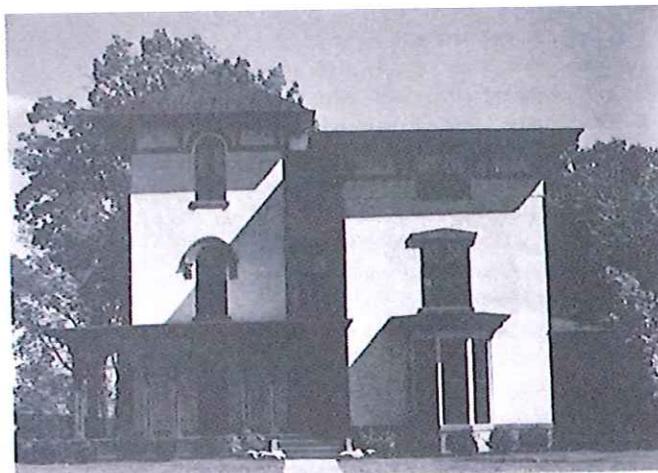
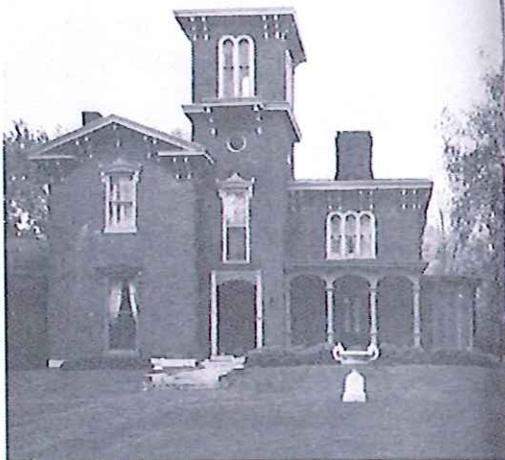
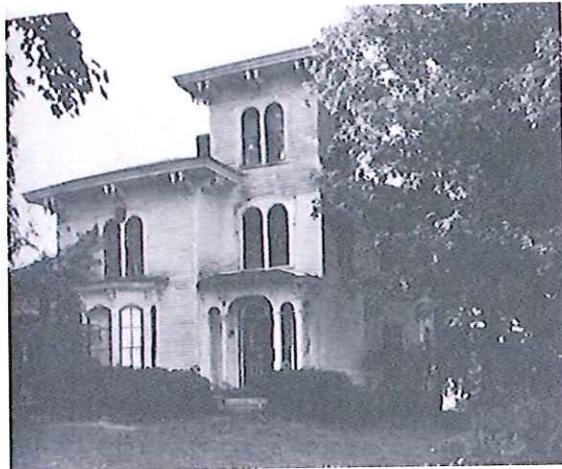


Figure 312 – Towered Italianate Examples

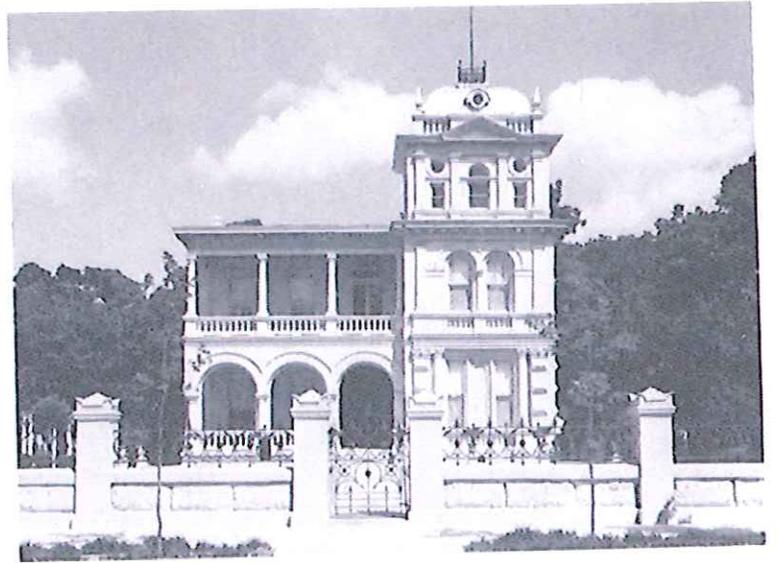


Figure 312 – Towered Italianate Examples (continued)

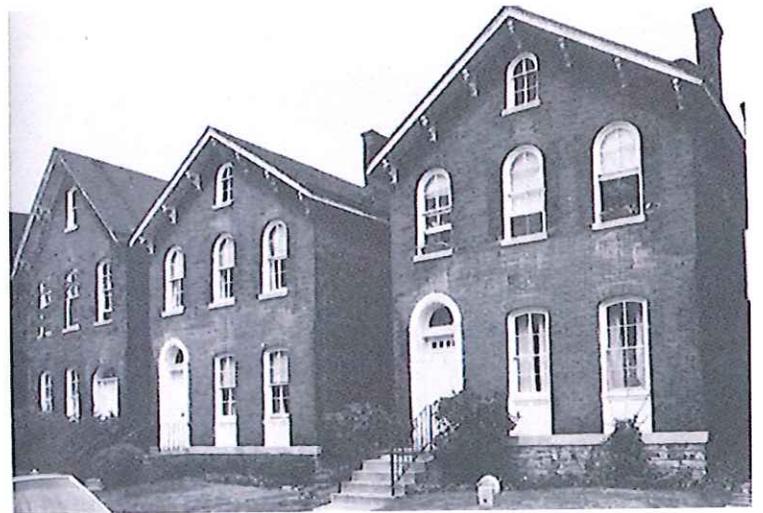
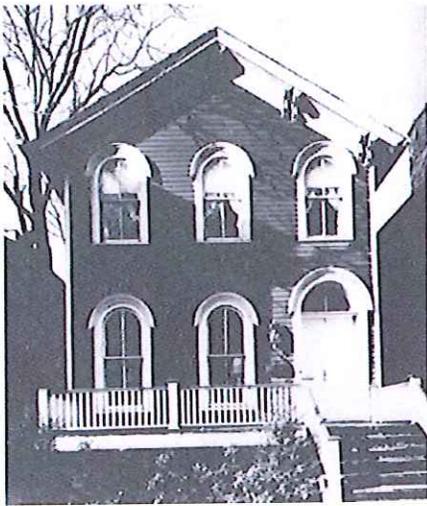


Figure 313 – Front-gabled Roof Italianate Examples

400 – Shingle Figures



Figure 401

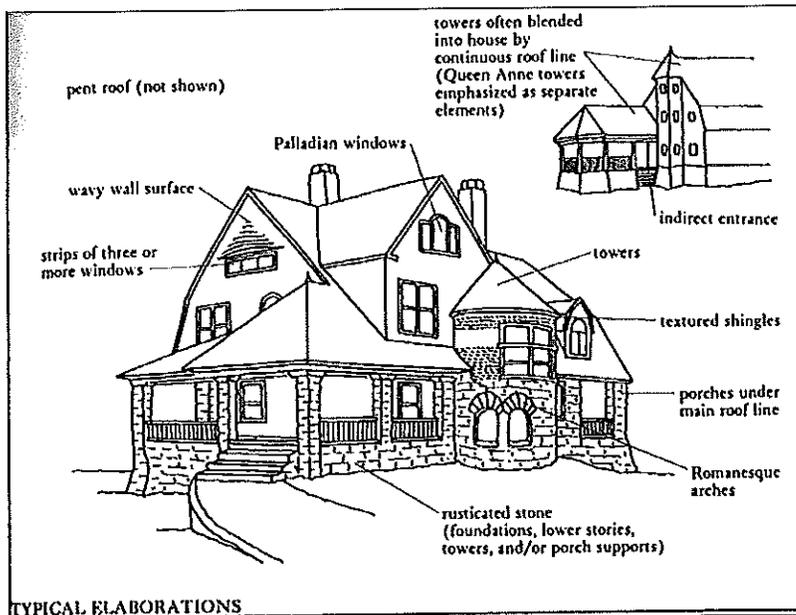


Figure 402

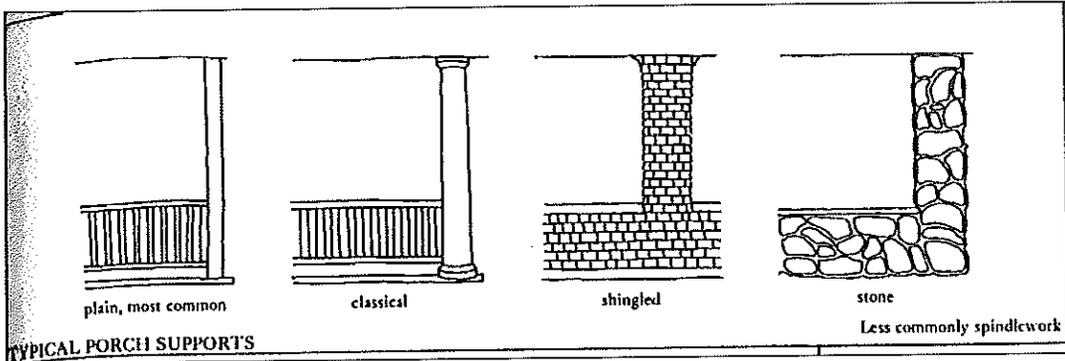


Figure 403

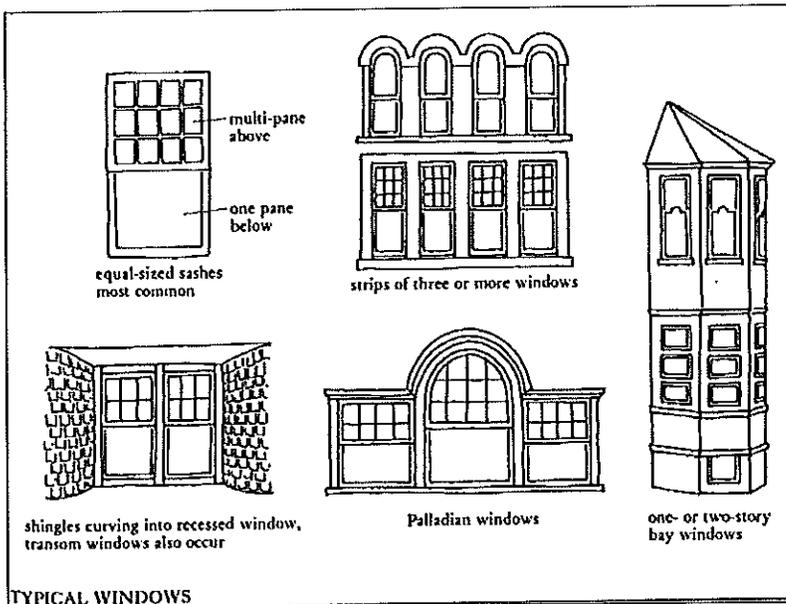


Figure 404

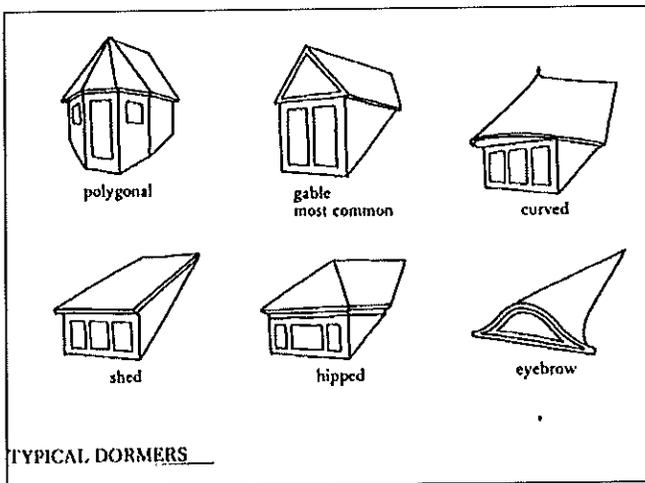


Figure 405

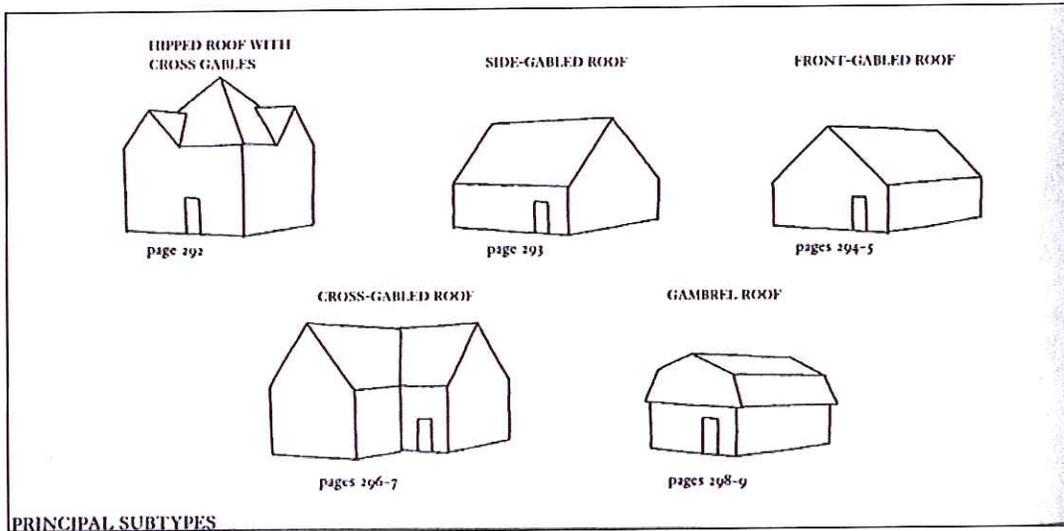


Figure 406



Figure 407 – Hipped Roof with Cross Gables Shingle Examples



Figure 408 – Side-gabled Roof Shingle Examples

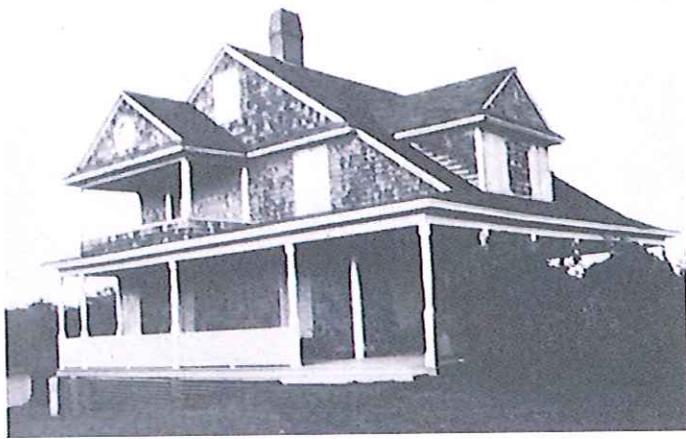


Figure 409 – Front-gabled Roof Shingle Examples

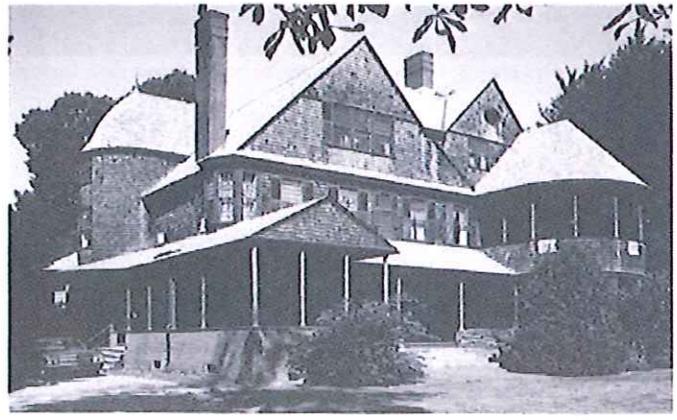


Figure 410 – Cross-gabled Roof Shingle Examples

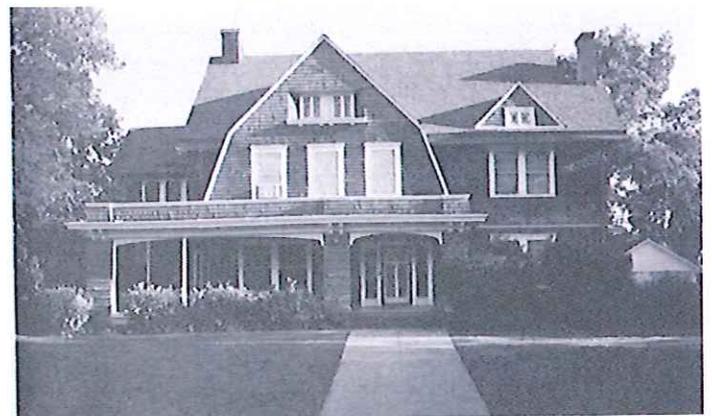
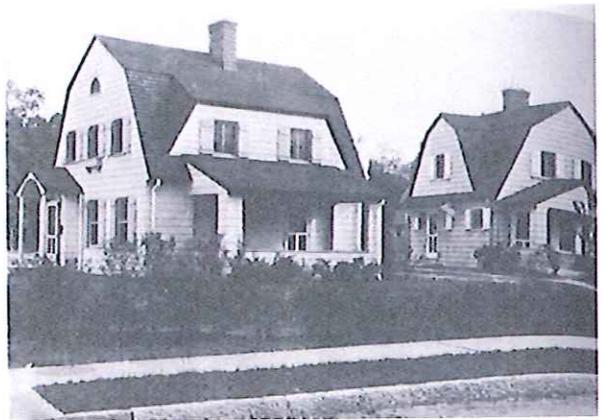


Figure 411 – Gambrel Roof Shingle Examples

500 – Folk Victorian Figures



Figure 501

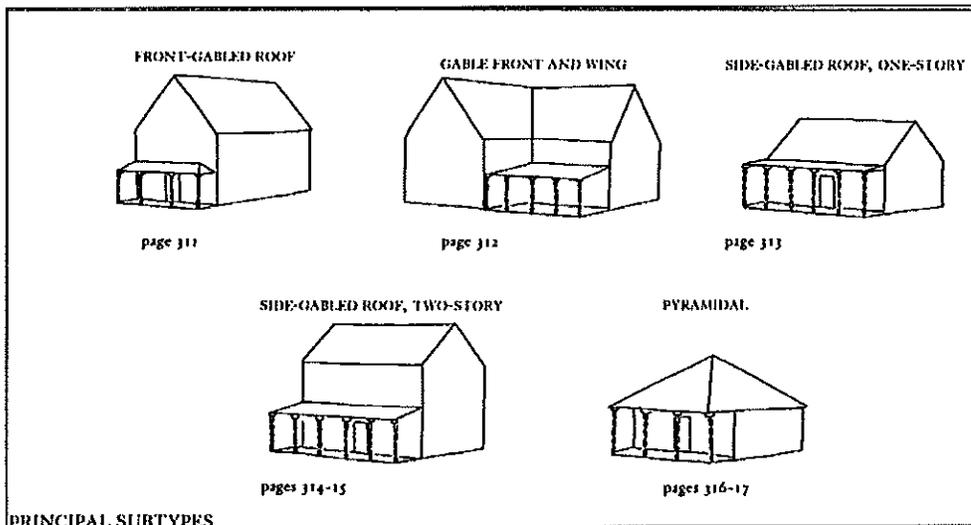


Figure 502

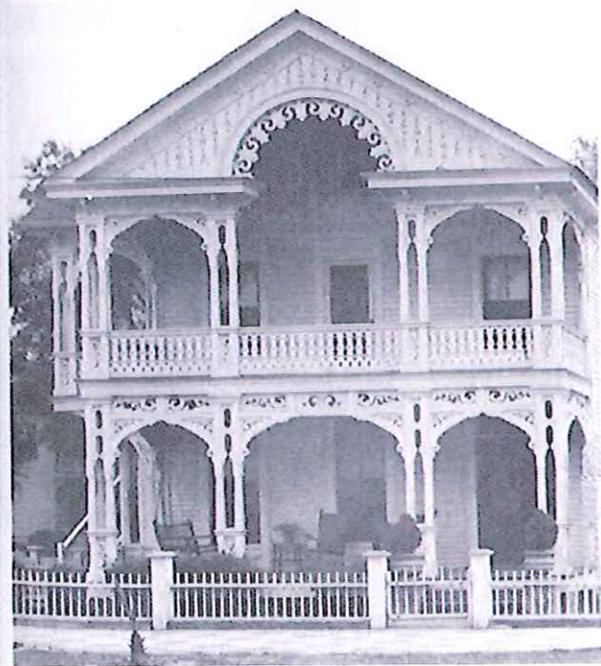


Figure 503 – Front-gabled Roof Folk Victorian Examples

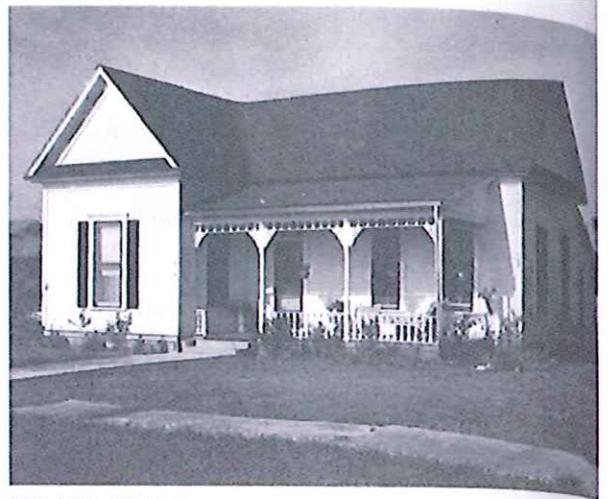
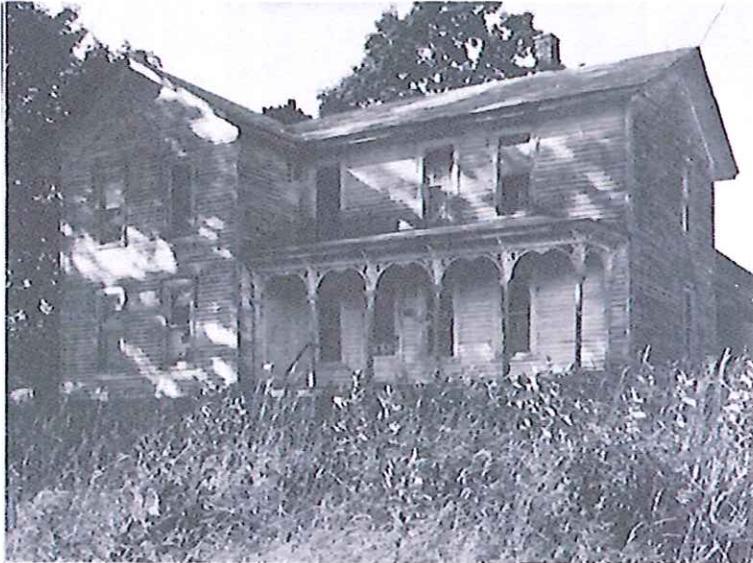


Figure 504 – Gable Front and Wing Folk Victorian Examples

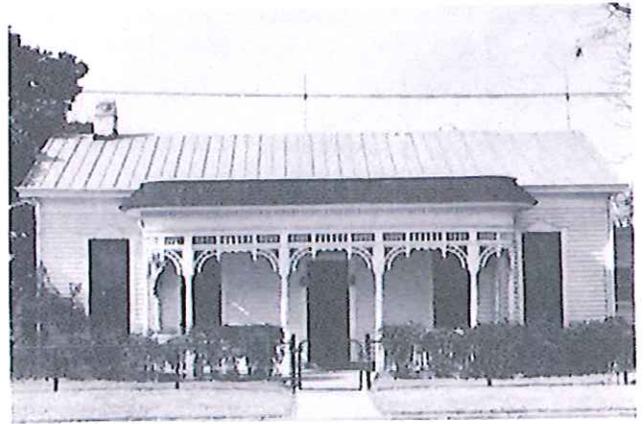


Figure 505 – Side-gabled Roof, One-Story Folk Victorian Examples

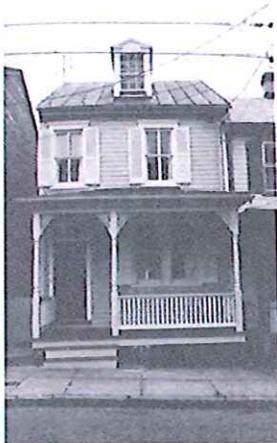


Figure 506 – Side-gabled Roof, Two-Story Folk Victorian Examples

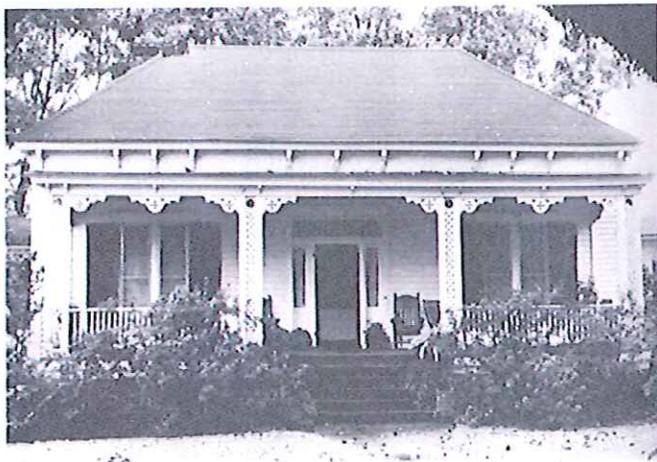


Figure 507 – Pyramidal Folk Victorian Examples

600 – Colonial Revival Figures

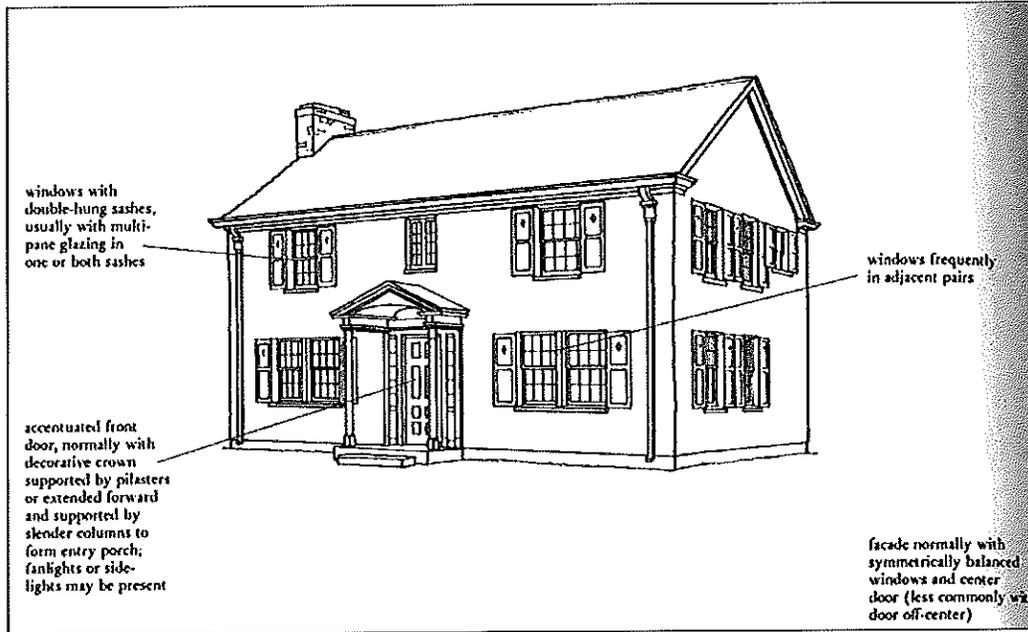


Figure 601

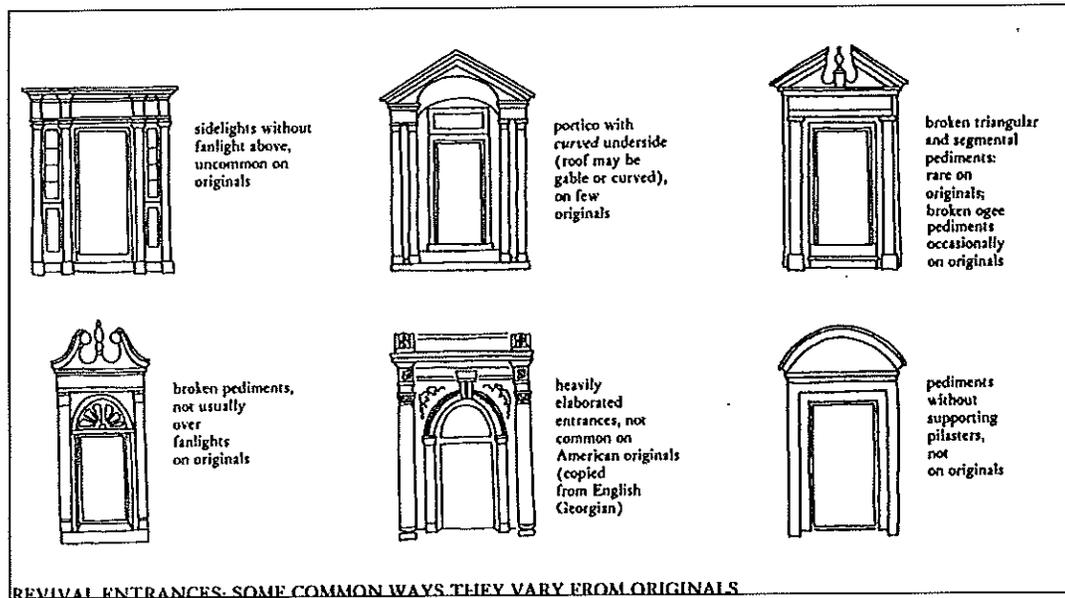


Figure 602

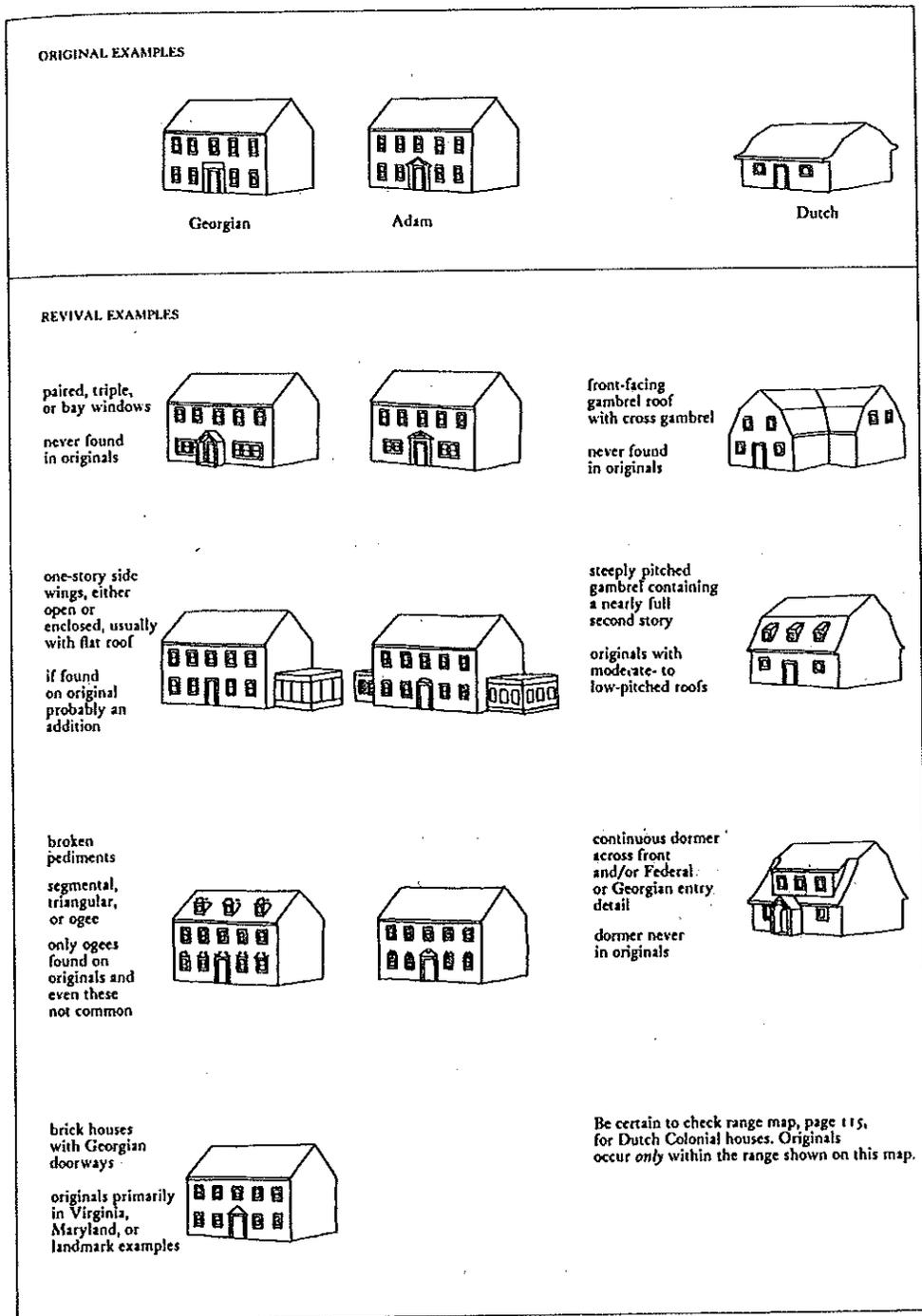


Figure 603

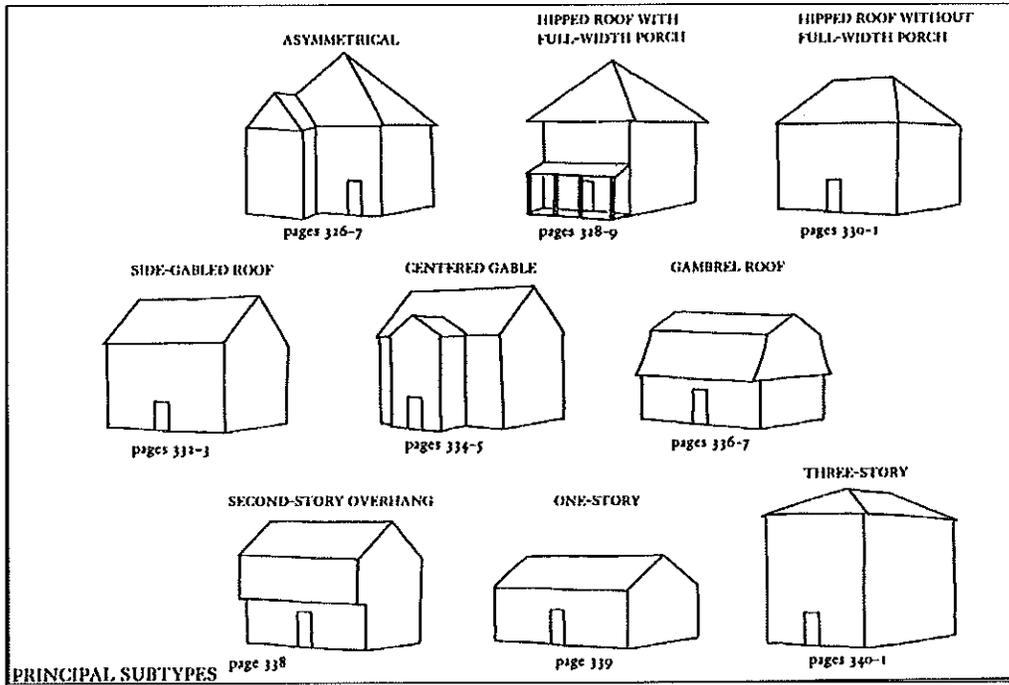


Figure 604



Figure 605 – Colonial Revival Asymmetrical Examples



Figure 606 – Hipped Roof with Full-width Porch Colonial Revival Examples

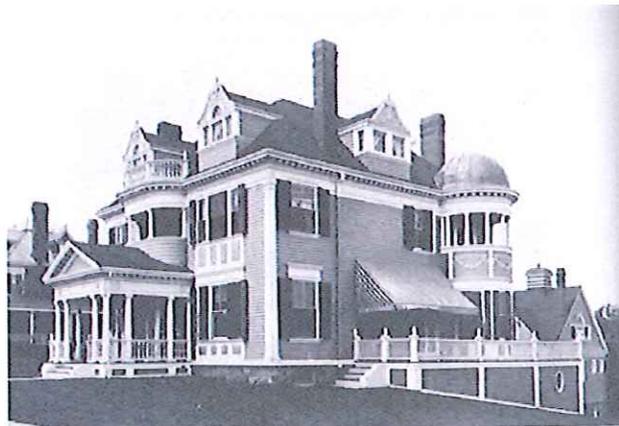
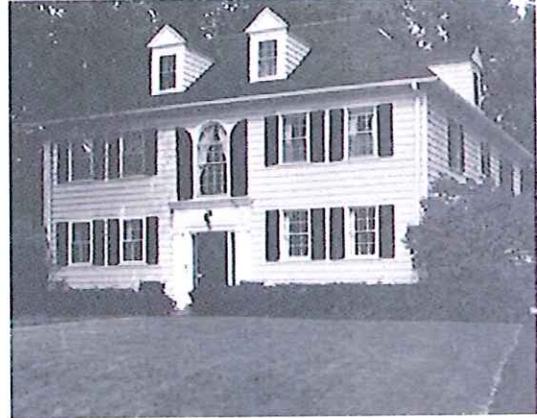
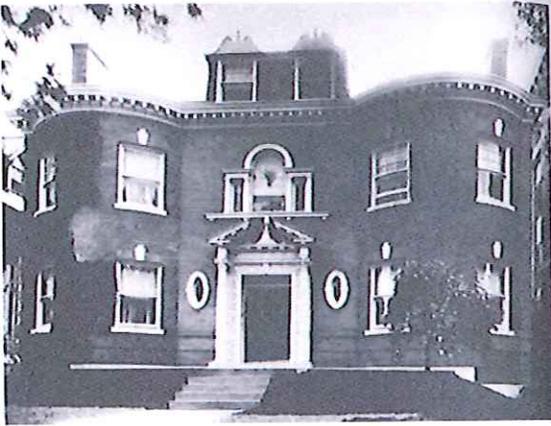


Figure 607 – Hipped Roof without Full-width Porch Colonial Revival Examples

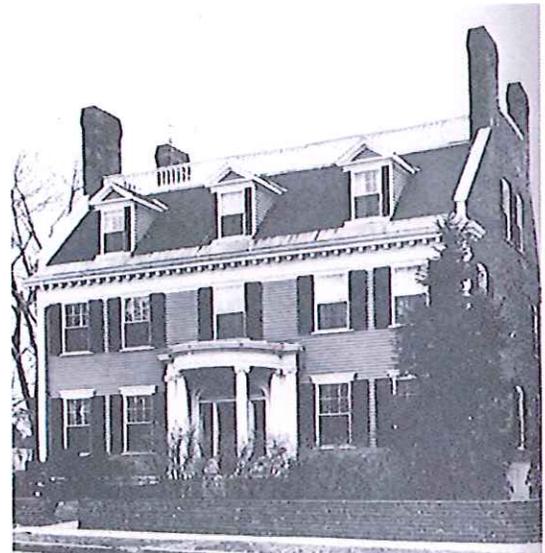
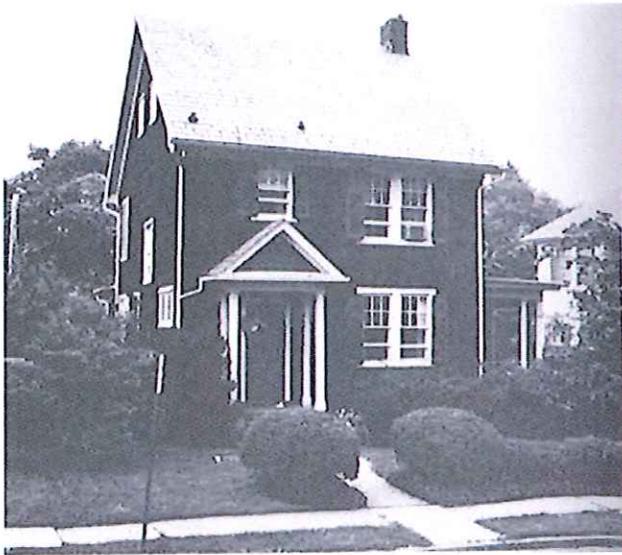


Figure 608 – Side-gabled Roof Colonial Revival Examples

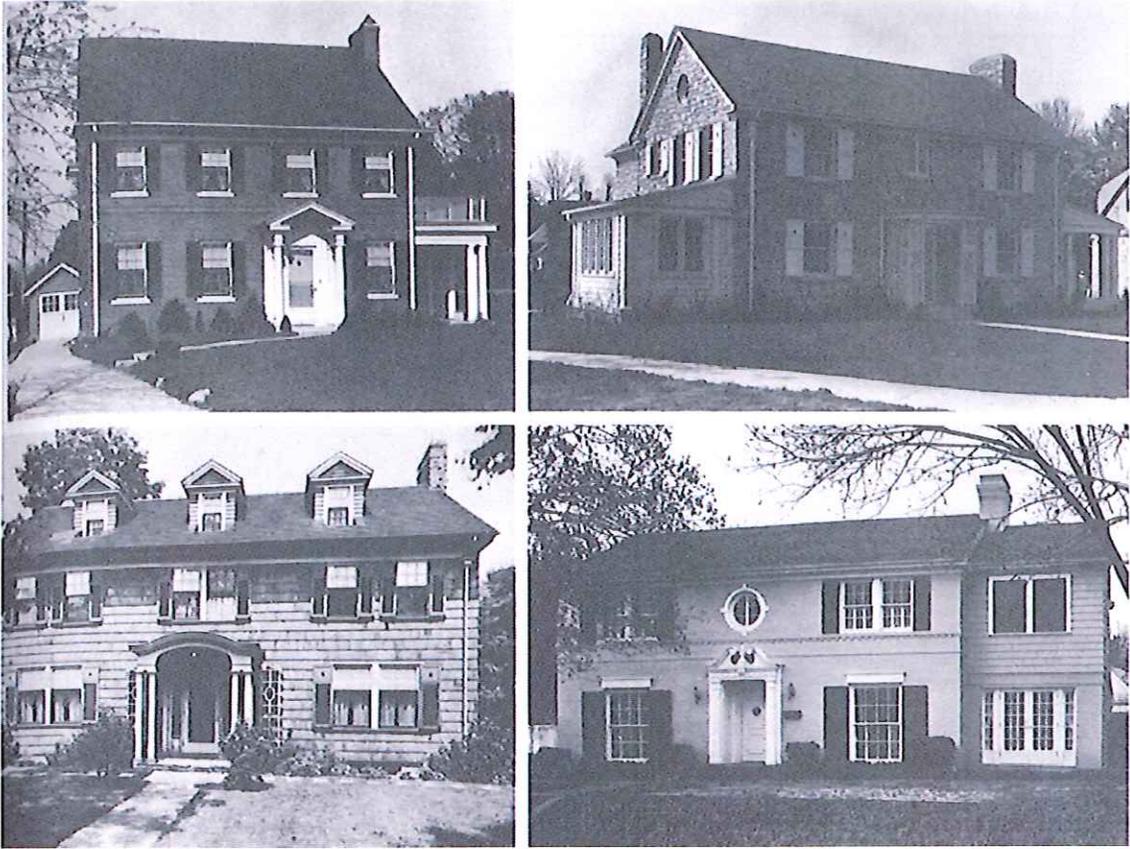


Figure 608 – Side-gabled Roof Colonial Revival Examples (continued)

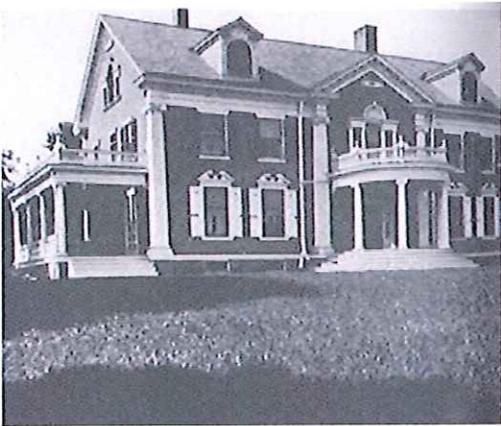


Figure 609 – Centered Gable Colonial Revival Examples



Figure 610 – Gambrel Roof Colonial Revival Examples

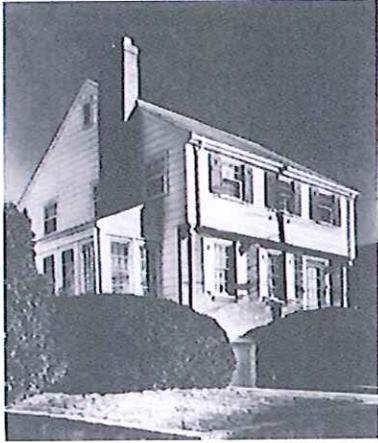


Figure 611 – Second-story Overhang Colonial Revival Examples

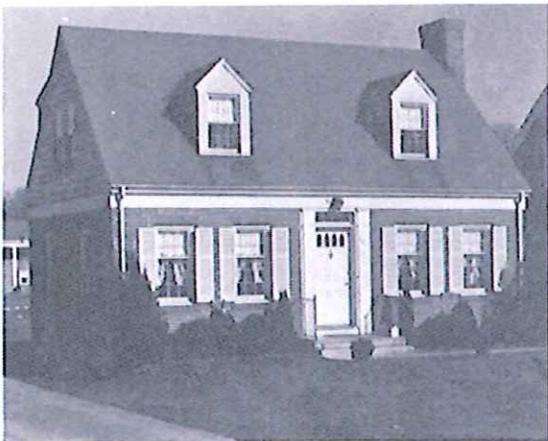


Figure 612 – One-story Colonial Revival Examples

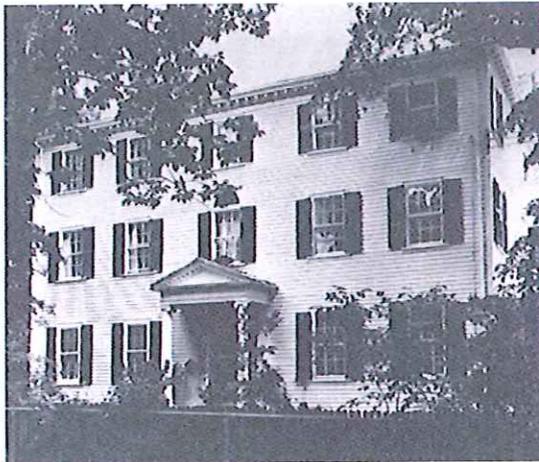


Figure 613 – Three-story Colonial Revival Examples

700 – Tudor Figures

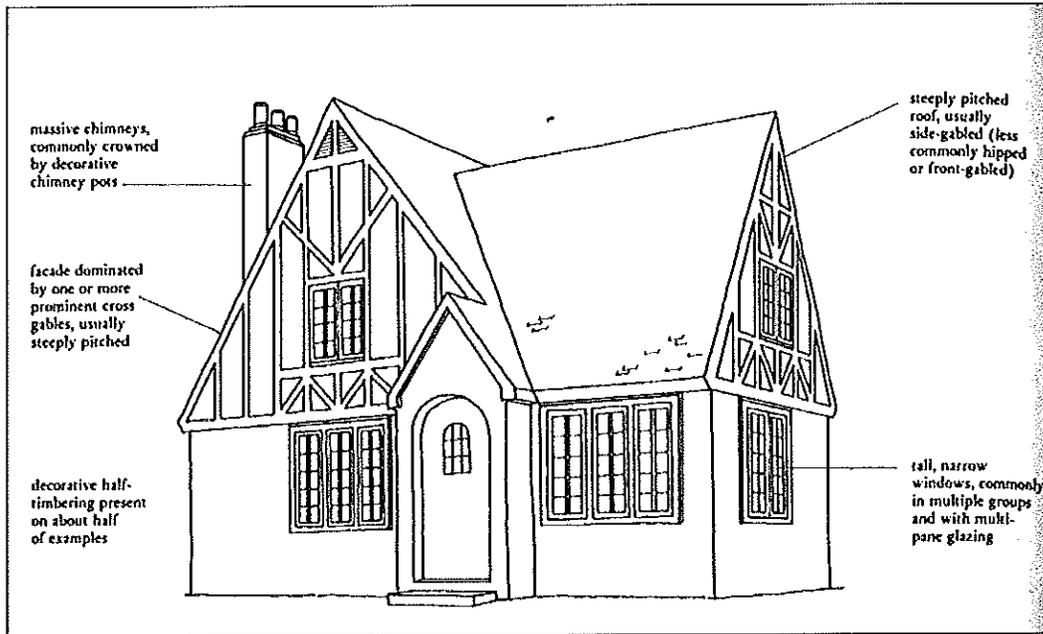


Figure 701

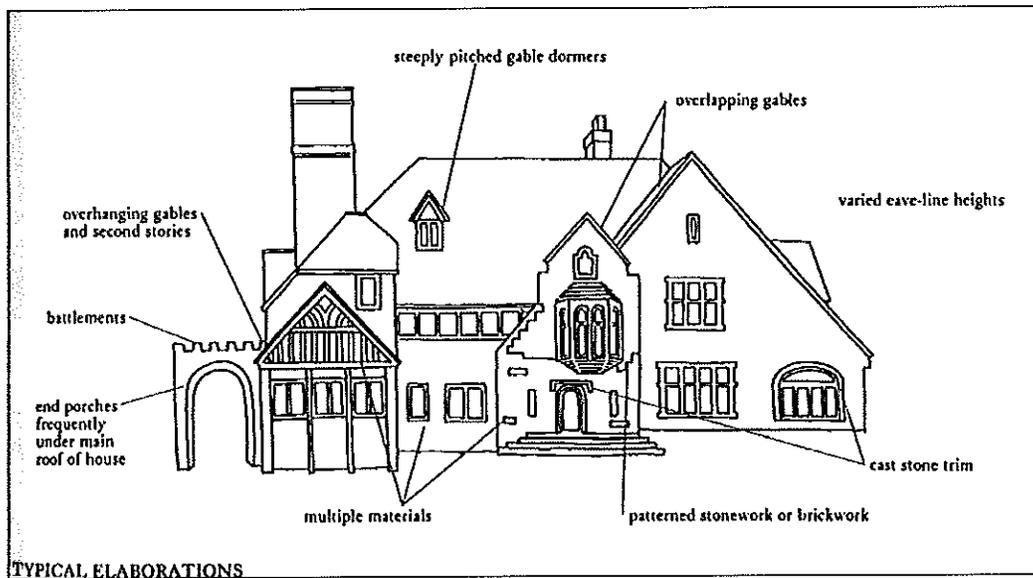


Figure 702

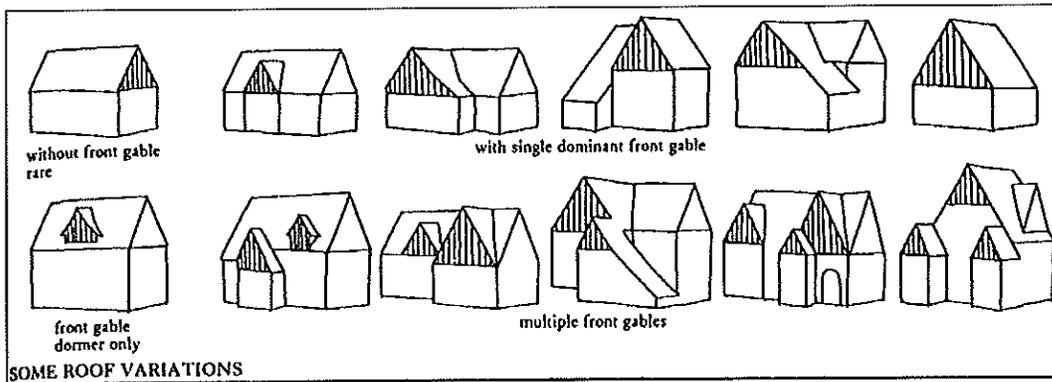


Figure 703

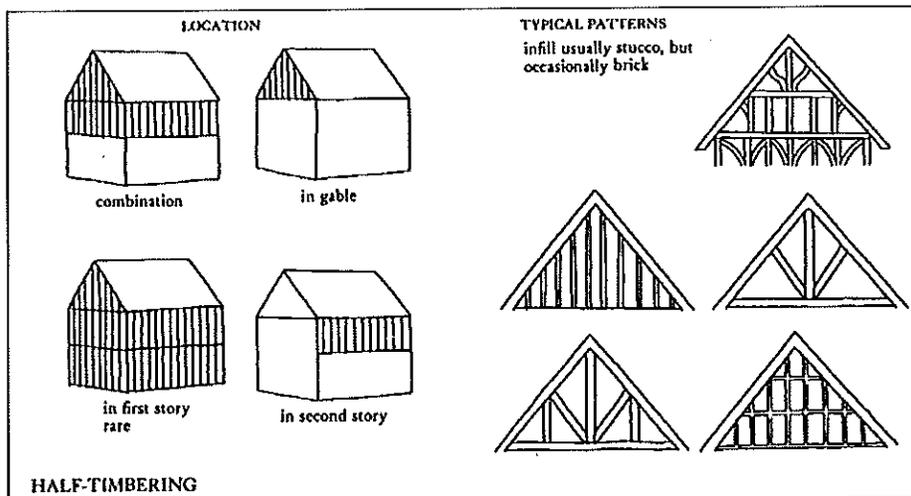


Figure 704

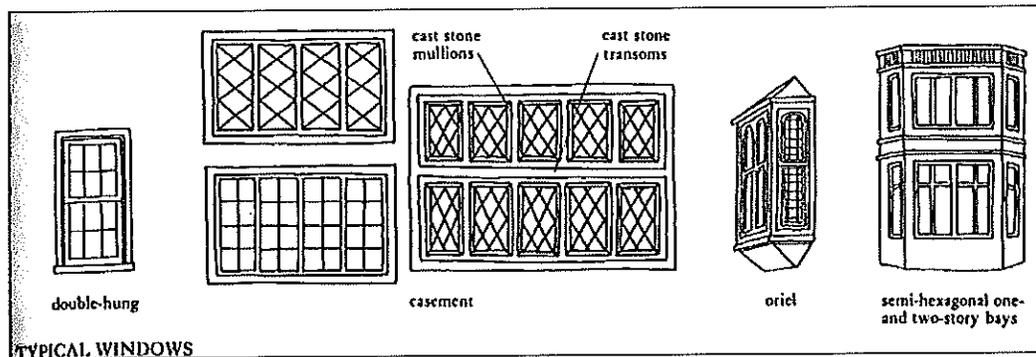


Figure 705

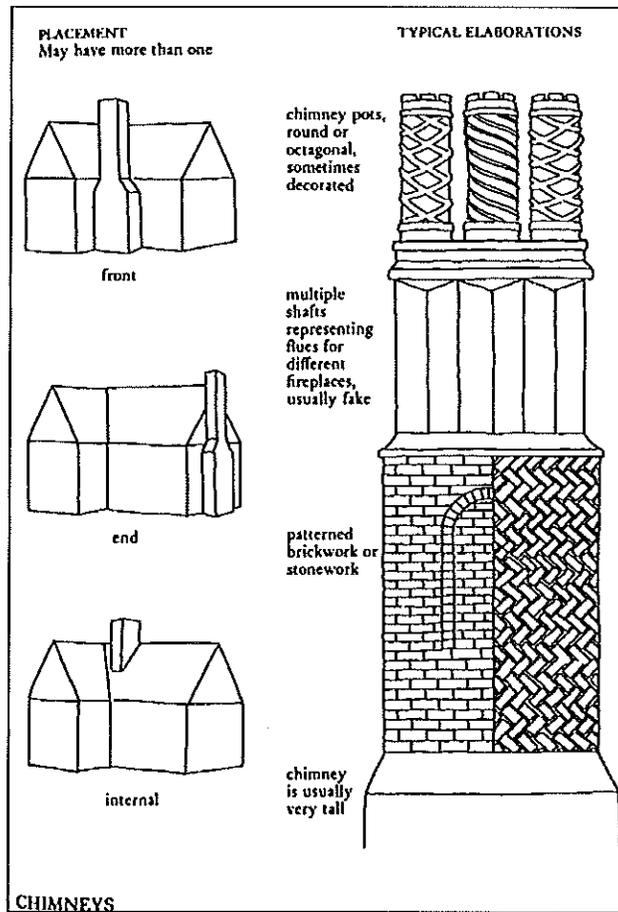


Figure 706

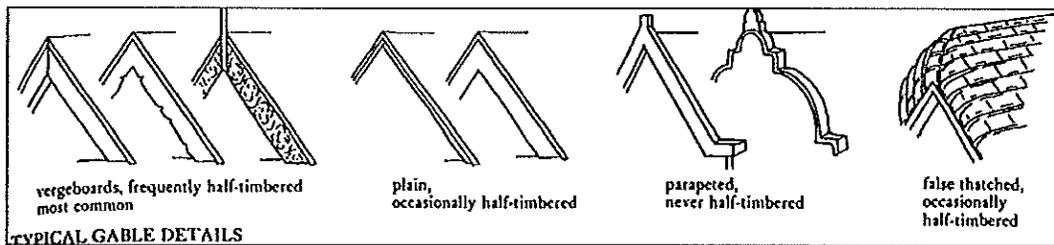


Figure 707

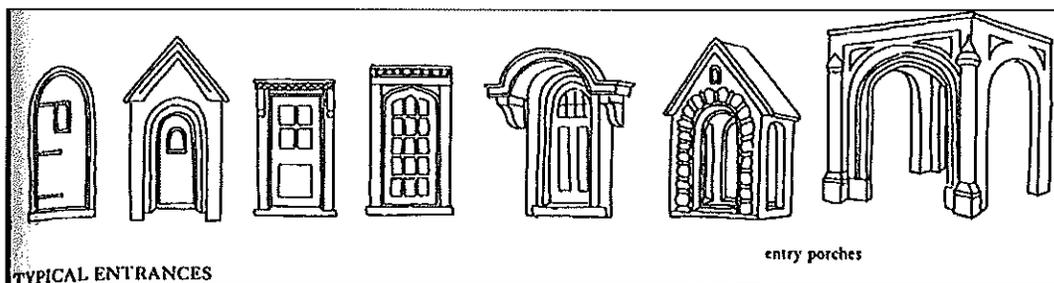


Figure 708

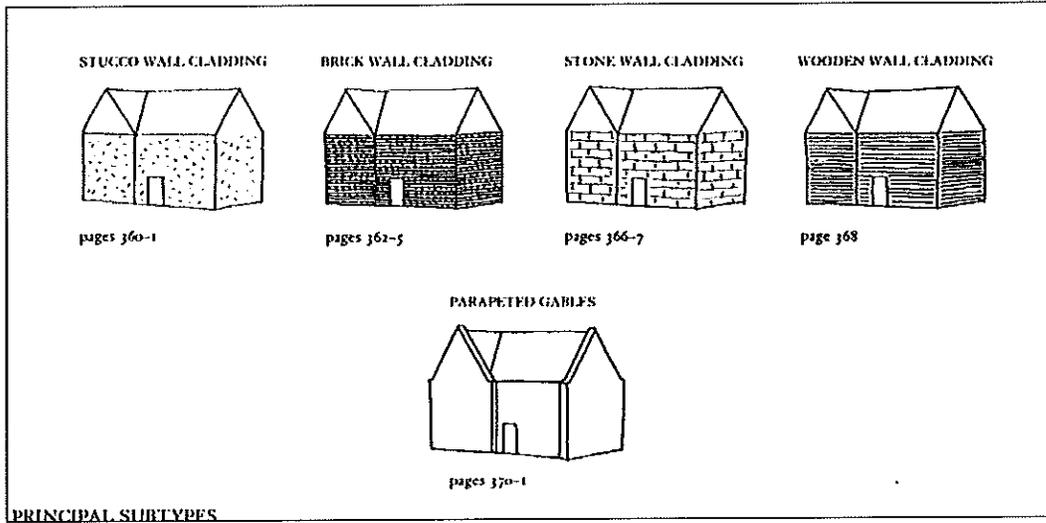


Figure 709

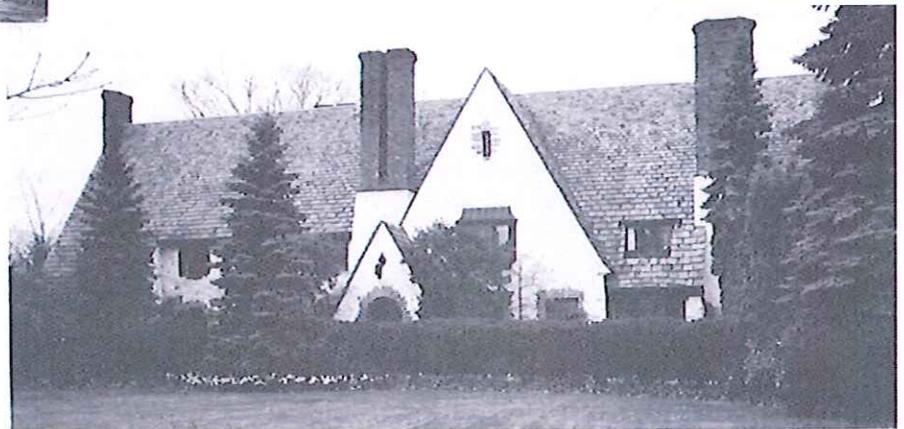


Figure 710

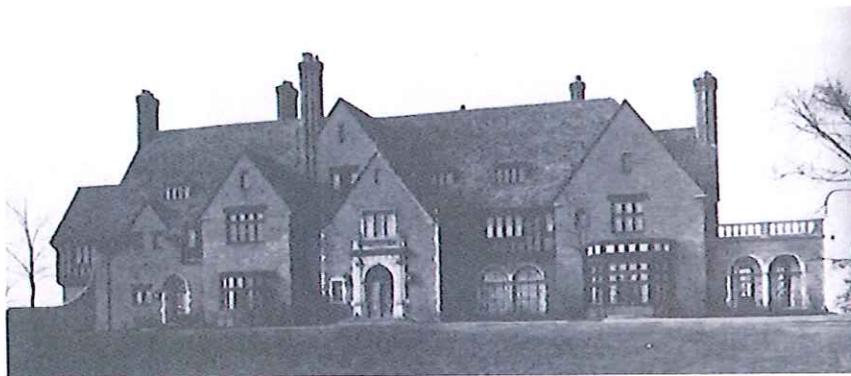
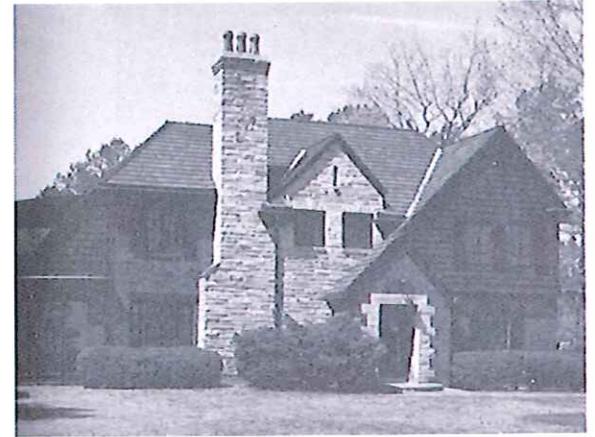
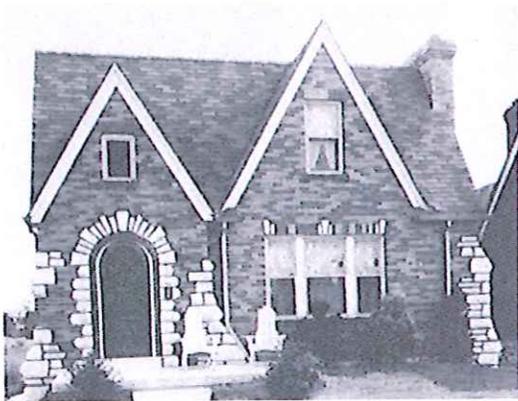
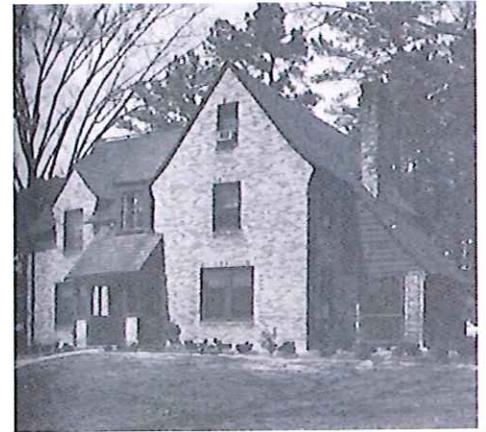
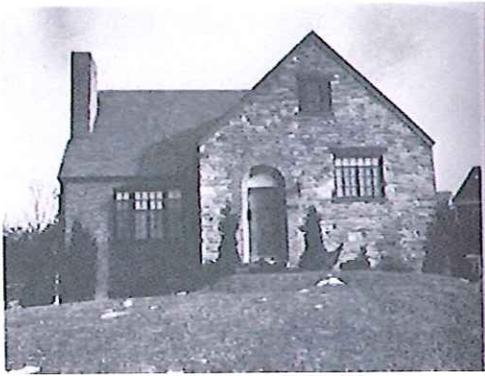


Figure 711



Figure 711 continued

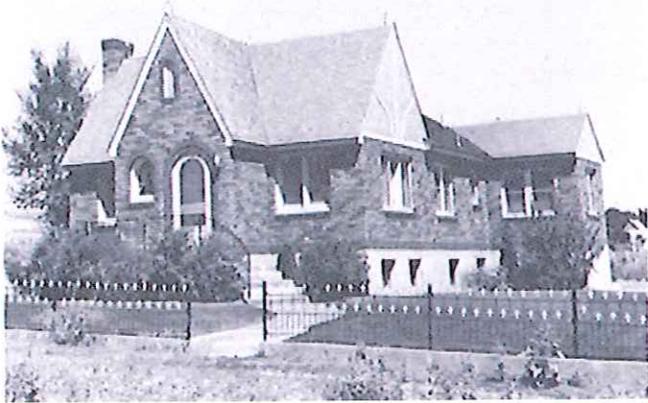


Figure 711 continued

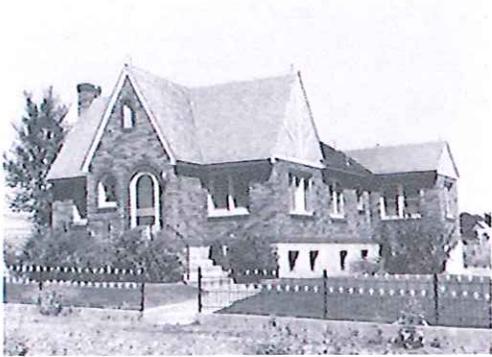


Figure 711 continued

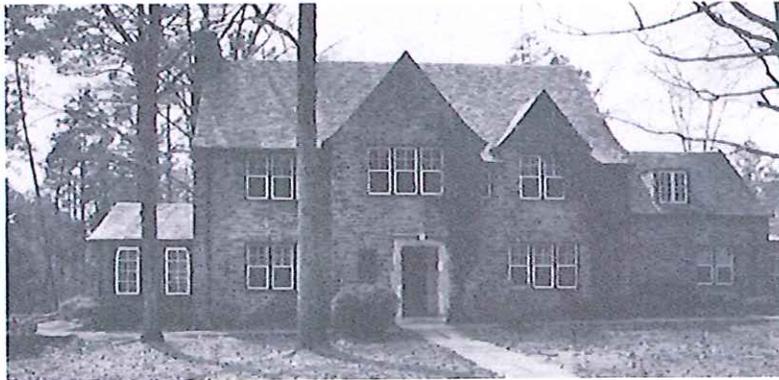
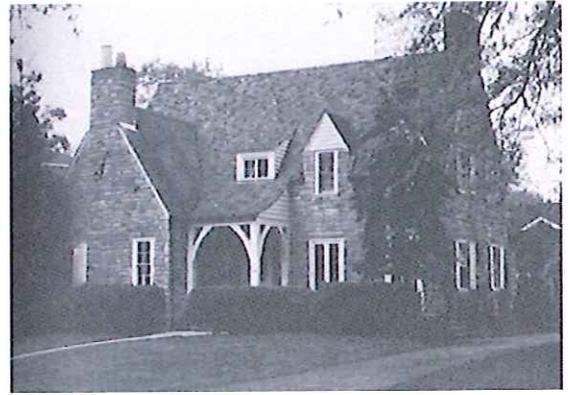


Figure 712

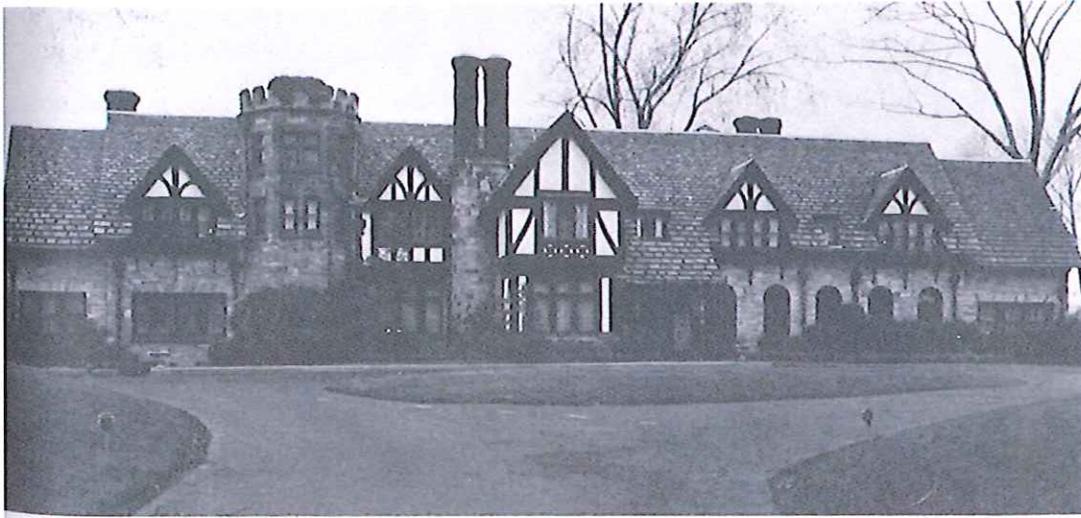


Figure 712 continued

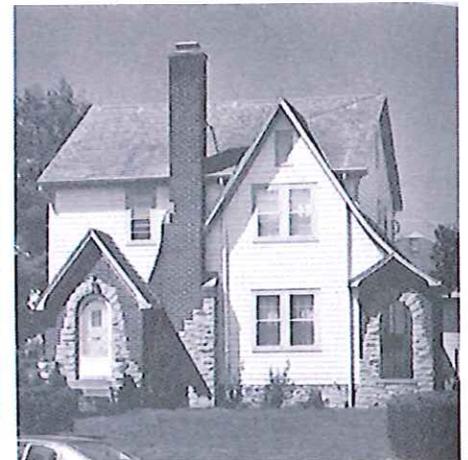
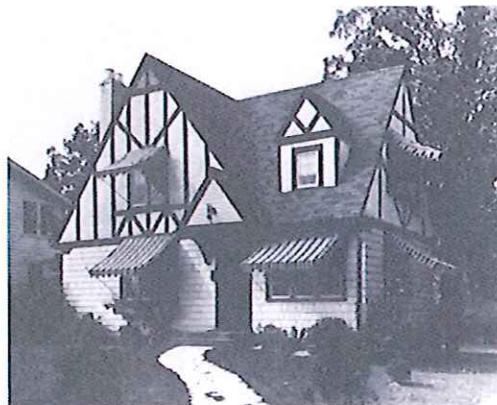


Figure 713

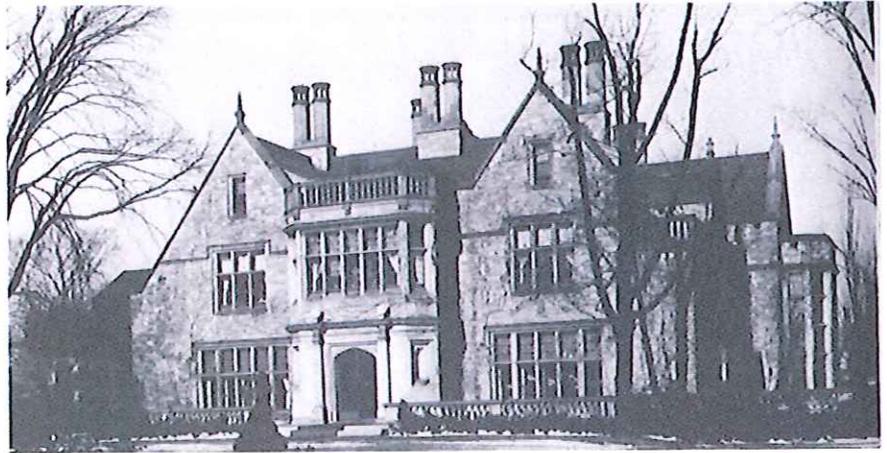


Figure 714

800 – Craftsman Figures

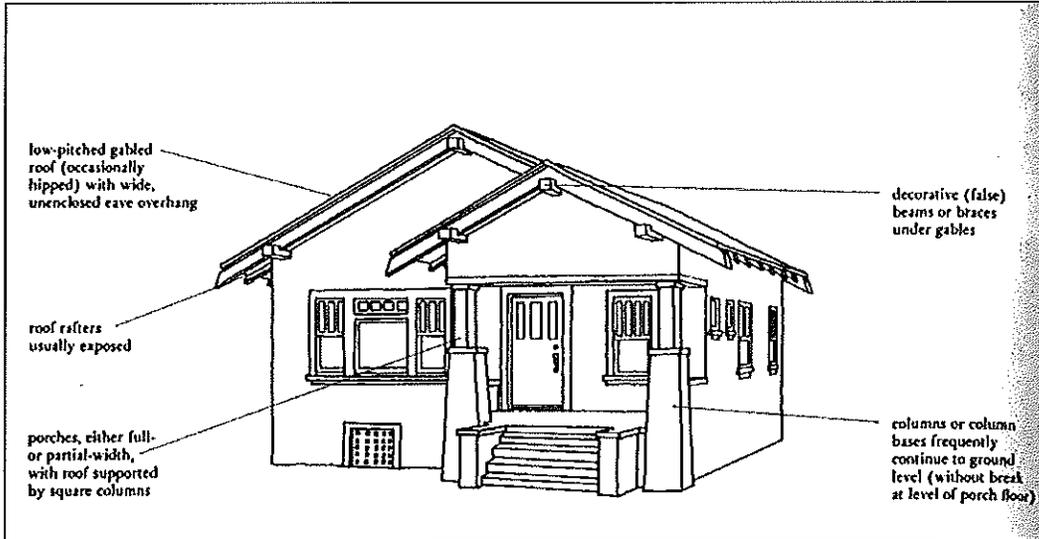


Figure 801

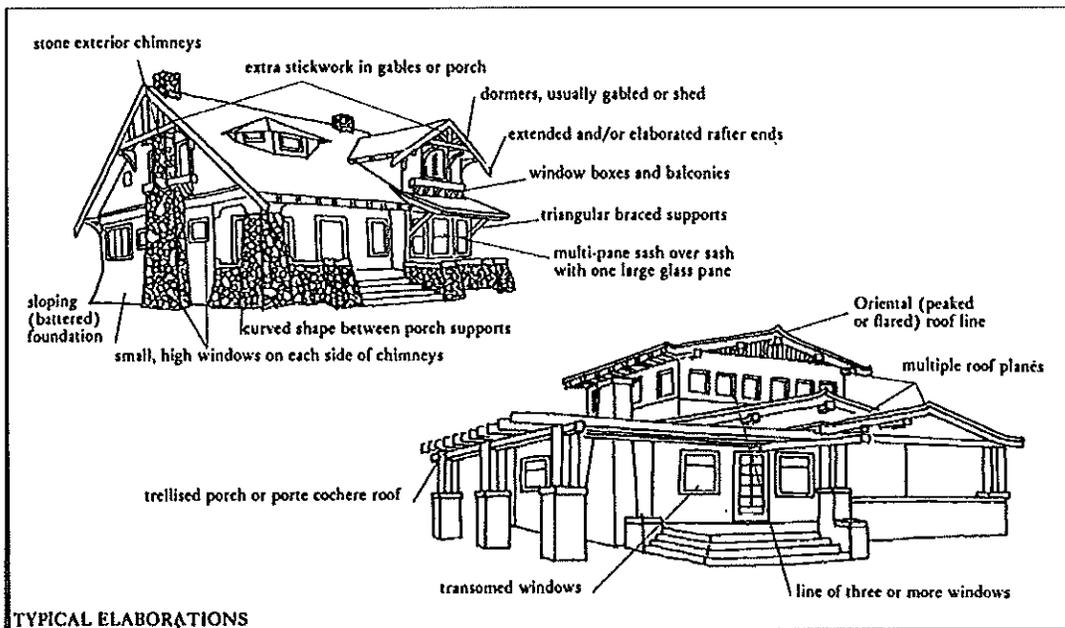


Figure 802

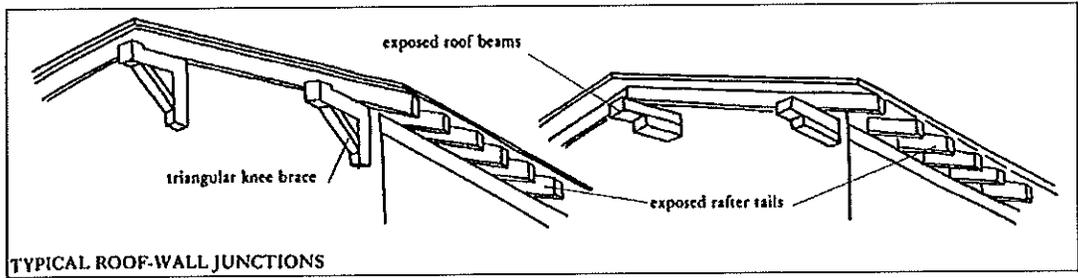


Figure 803

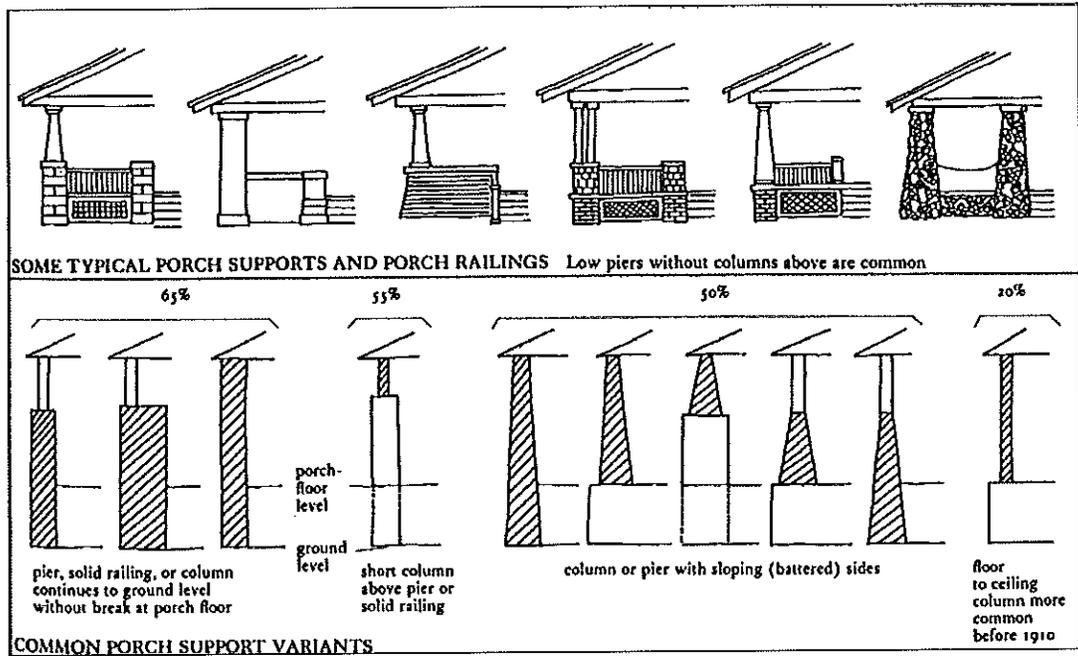


Figure 804

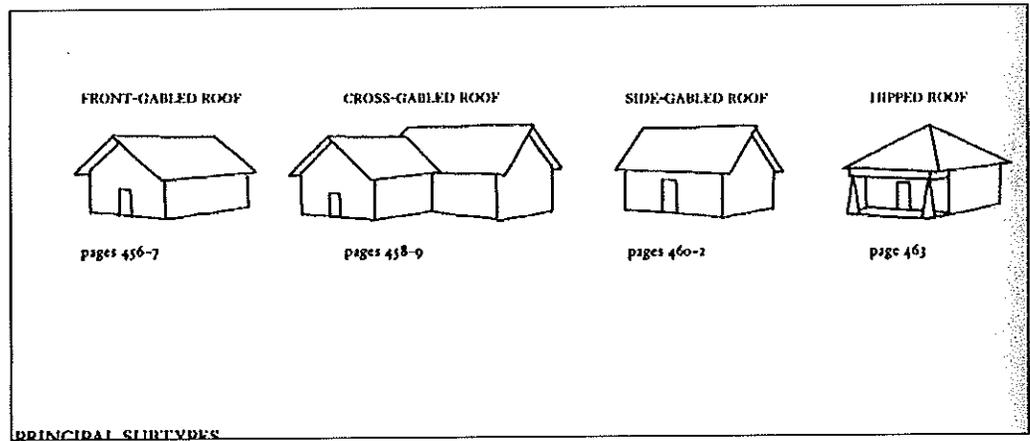


Figure 805



Figure 806

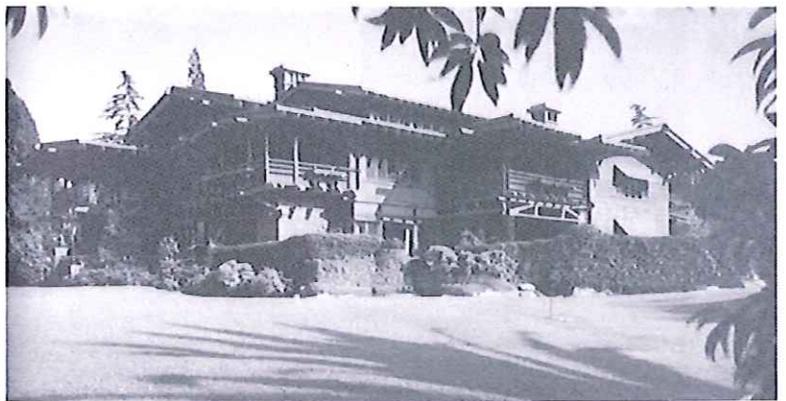
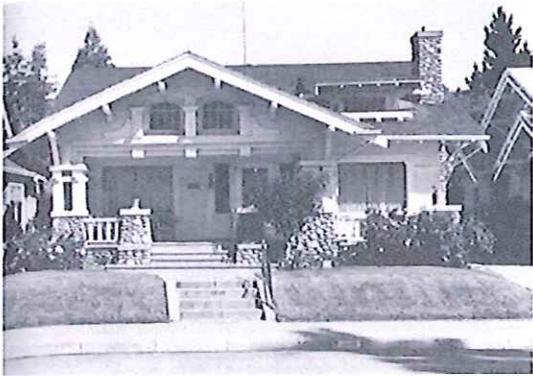


Figure 807

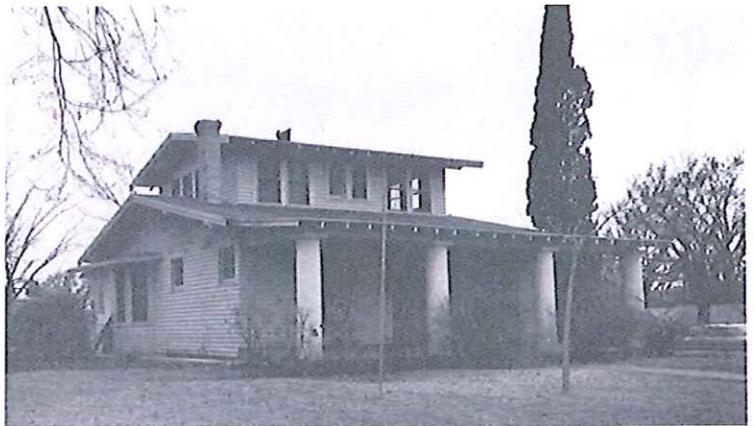
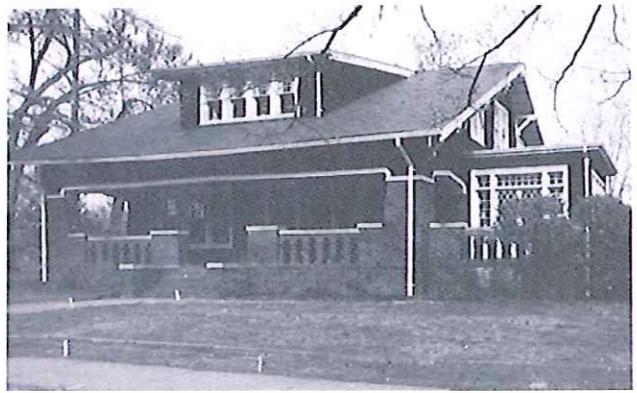


Figure 808

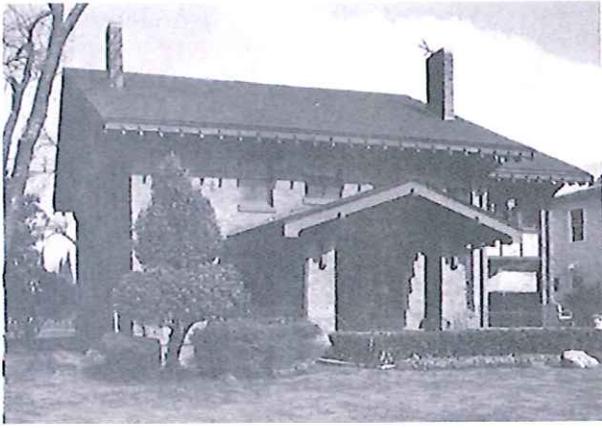


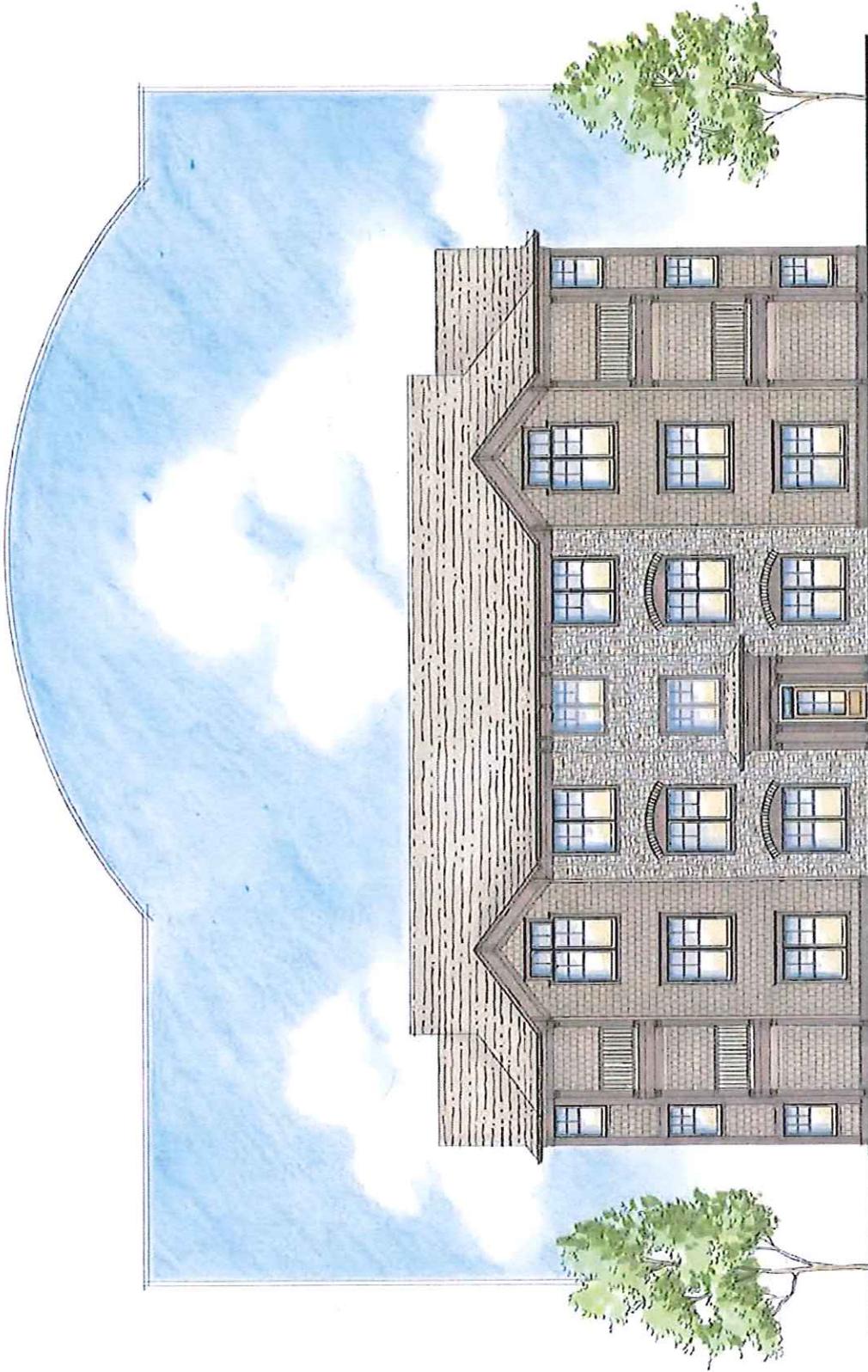
Figure 808 continued



Figure 809

Exhibit F

Multifamily Building Examples

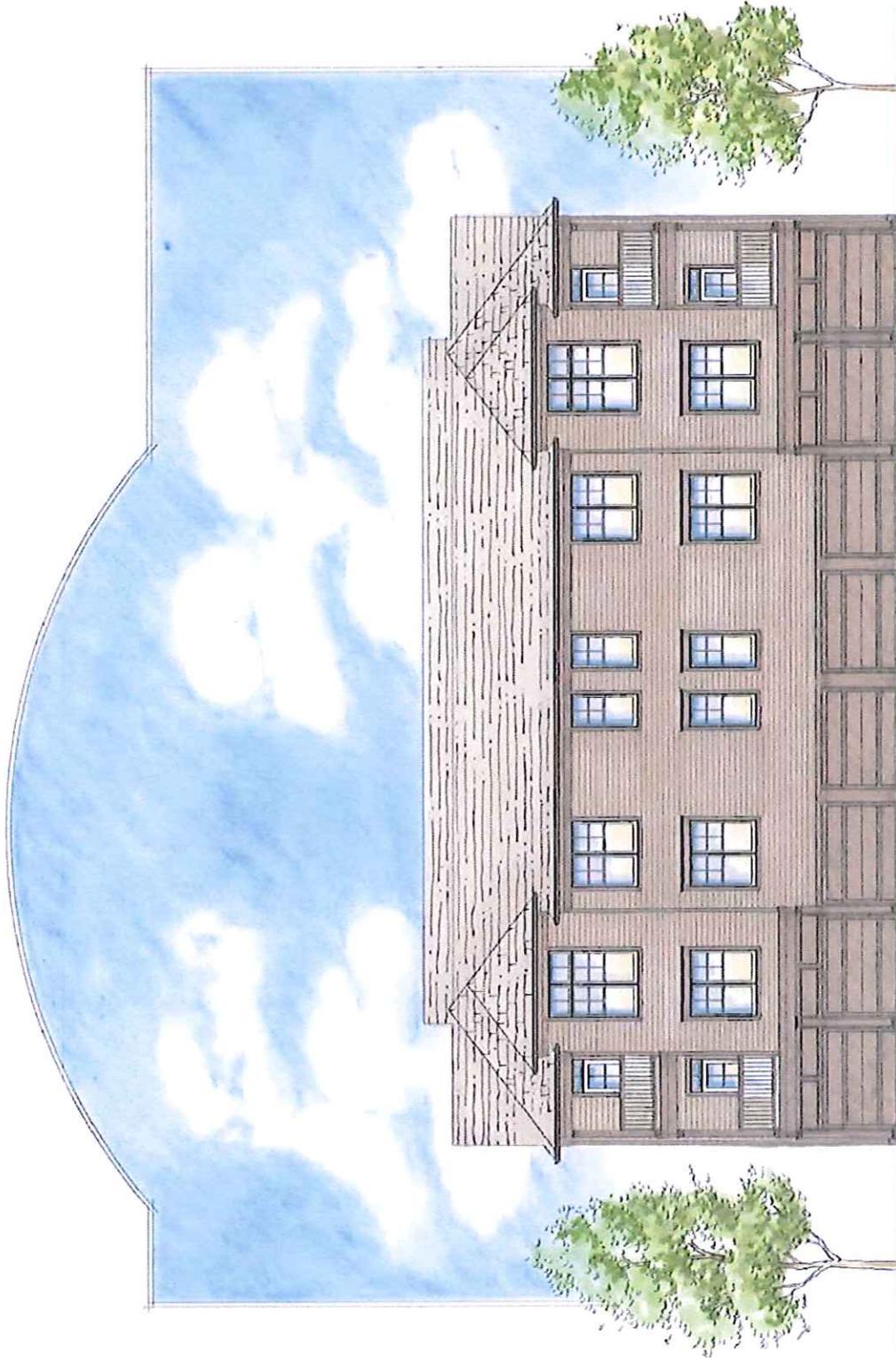


Front Elevation - Building Type 2

Union Street Flats

JCHART
Builders, Developers, Managers

weaver sherman design
architects and land planners



Rear Elevation - Building Type 2

weaver sherman design
architects and land planners

Union Street Flats

JC HART
Builders. Developers. Managers.

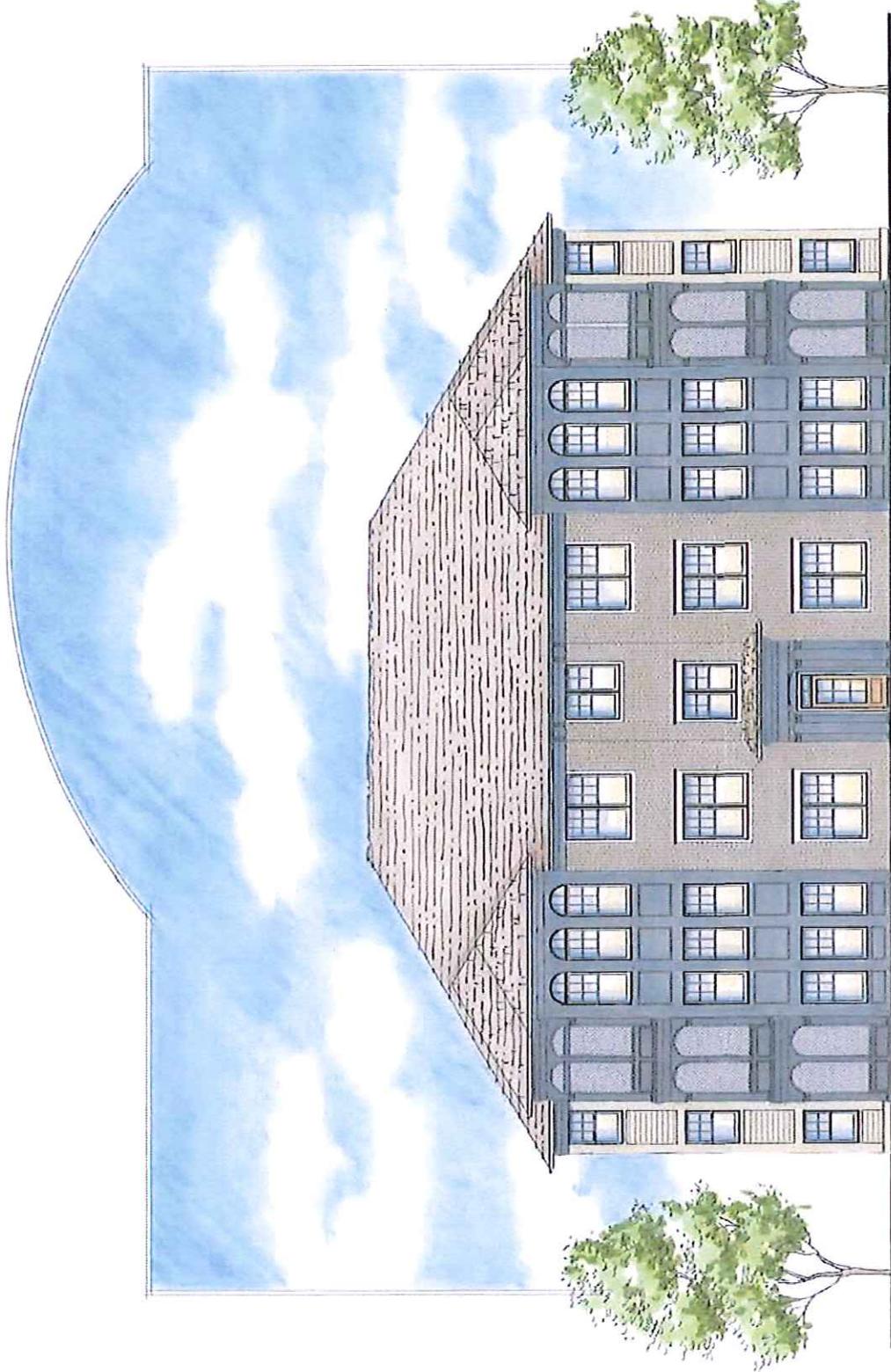


Left and Right Side Elevations – Building Type 2

weaver sherman design
architects and land planners

Union Street Flats

JCHART
Builders. Developers. Managers.

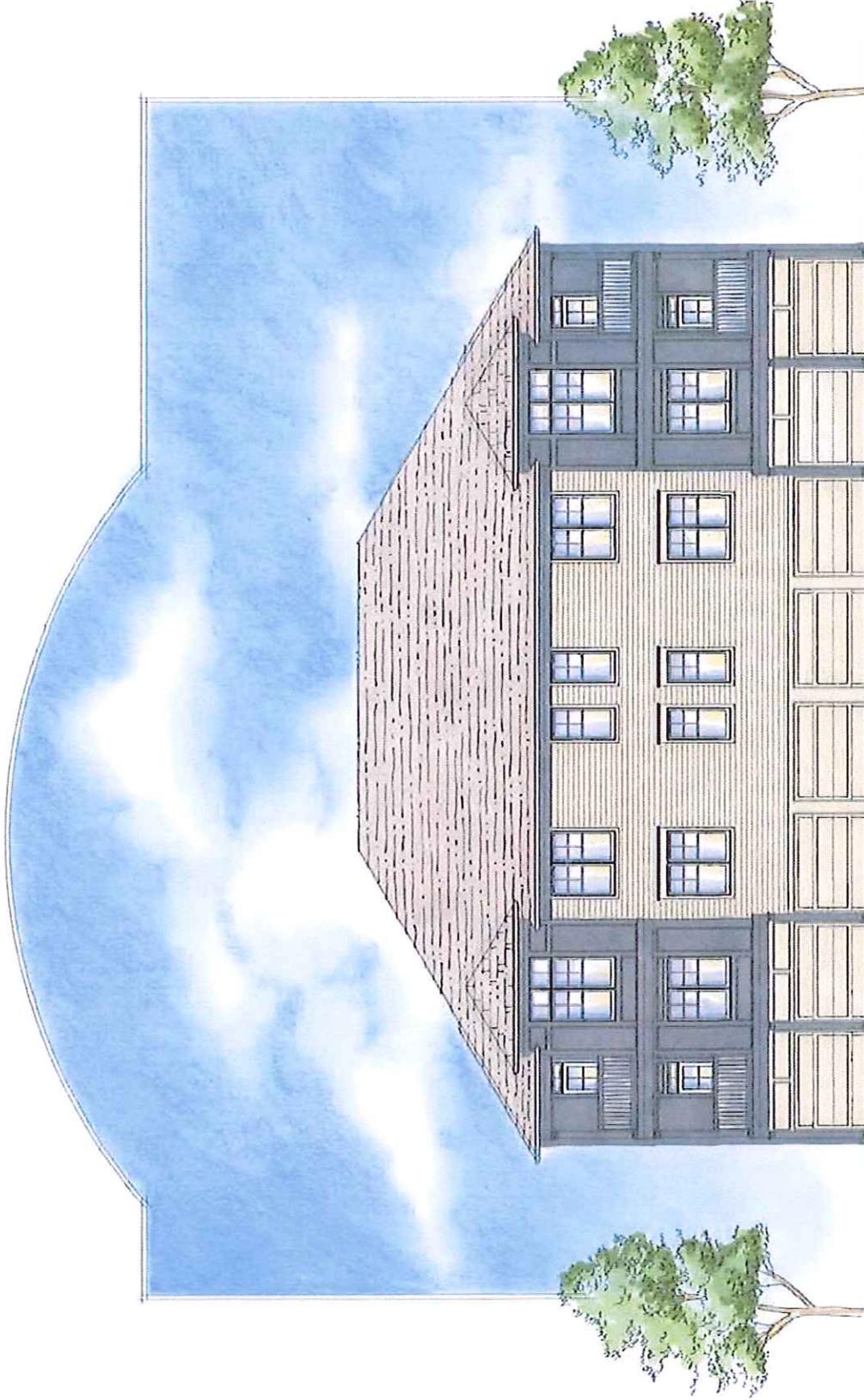


Alternate Front Elevation - Building Type 2

weaver sherman design
architects and land planners

Union Street Flats

JC HART
Builder, Developer, Manager



Alternate Rear Elevation - Building Type 2

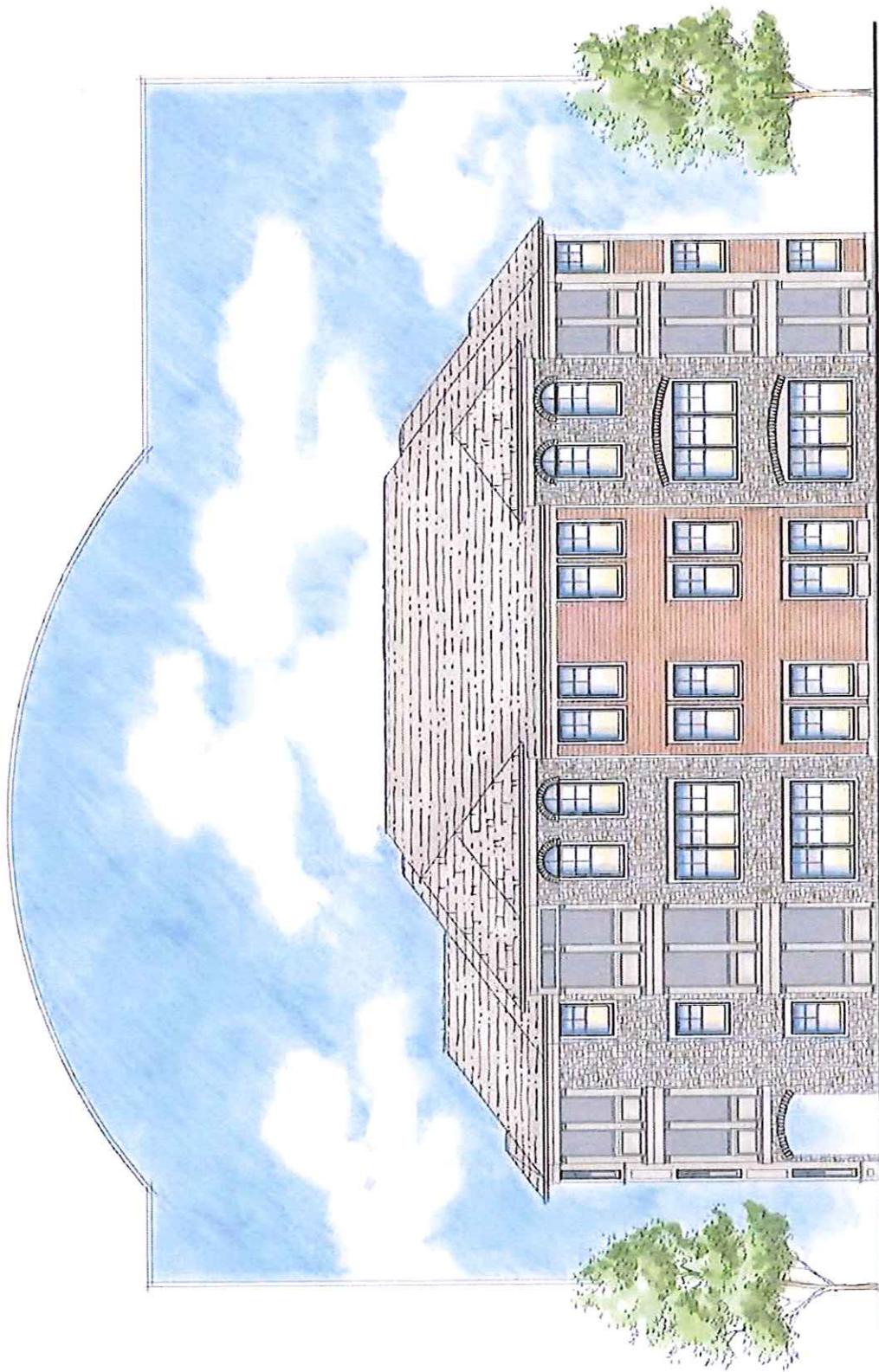
weaver sherman design
architects and land planners

Union Street Flats





Alternate Left and Right Side – Building Type 2

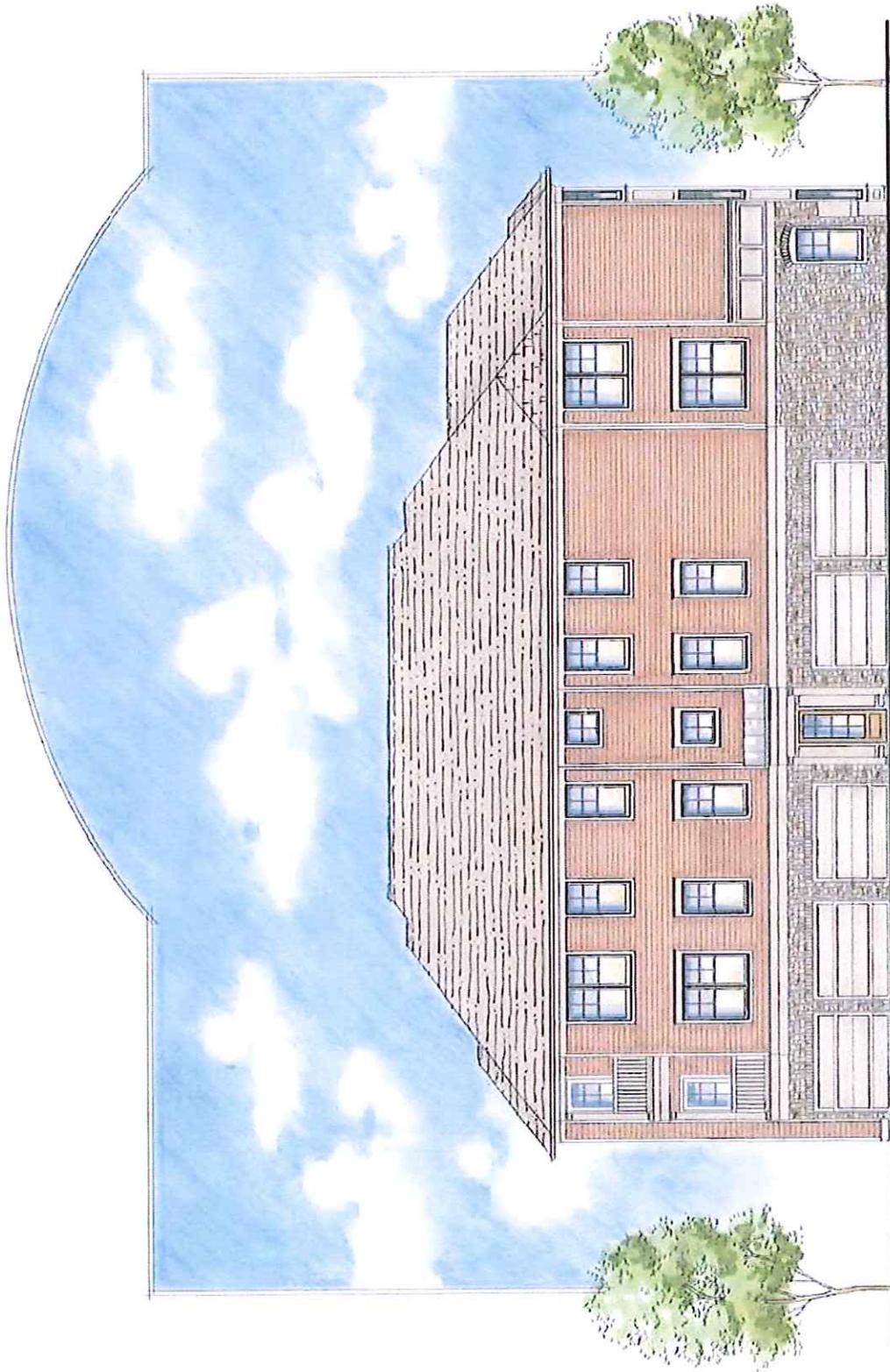


Front Elevation - Building Type 3

Union Street Flats



weaver sherman design
architects and land planners



Rear Elevation - Building Type 3



Union Street Flats

weaver sherman design
architects and land planners



Left Side Elevation - Building Type 3

weaver sherman design
architects and land planners

Union Street Flats

JC HART
Builders. Developers. Managers.

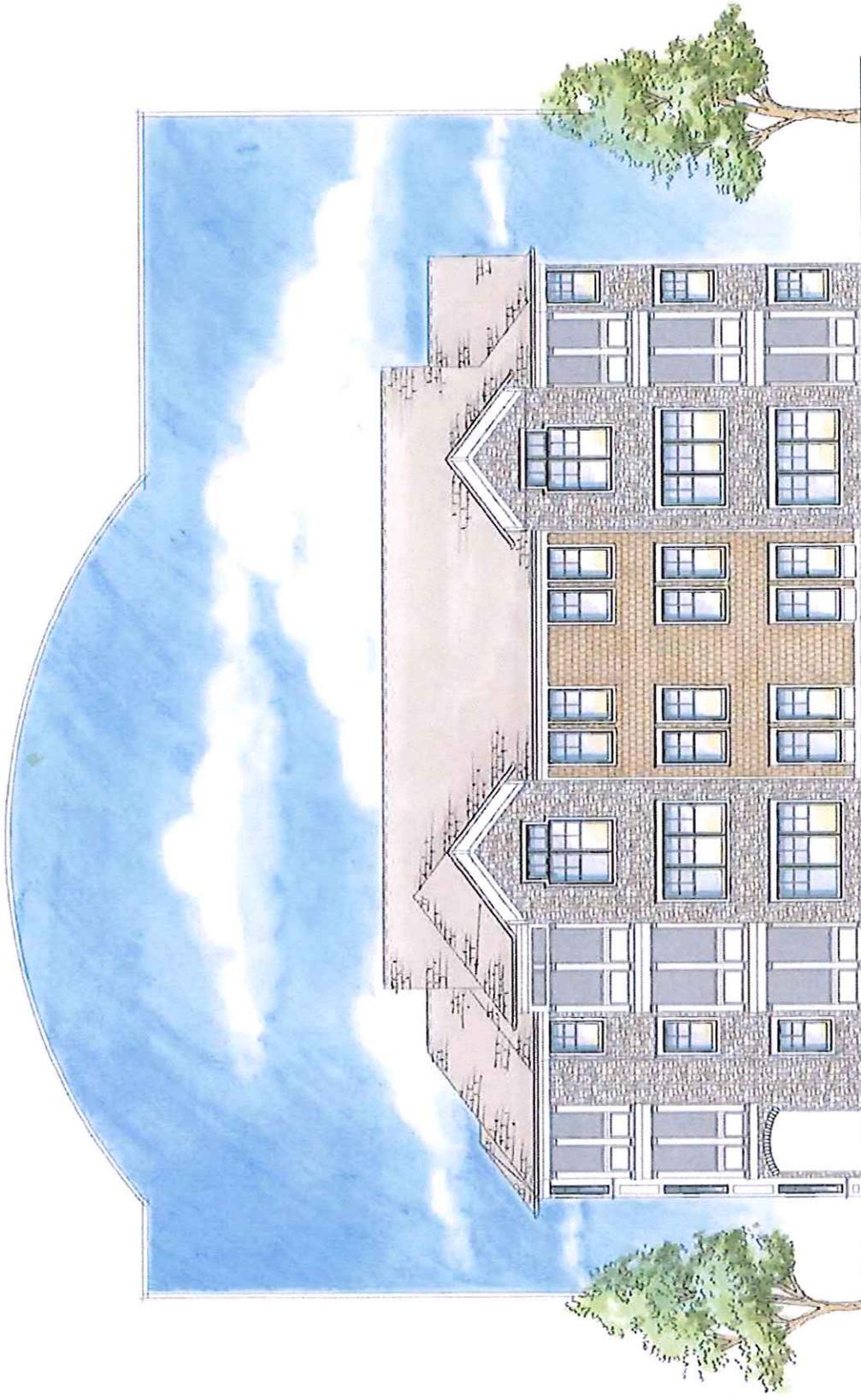


Right Side Elevation - Building Type 3

weaver sherman design
architects and land planners

Union Street Flats

JCHART
Builders, Developers, Managers

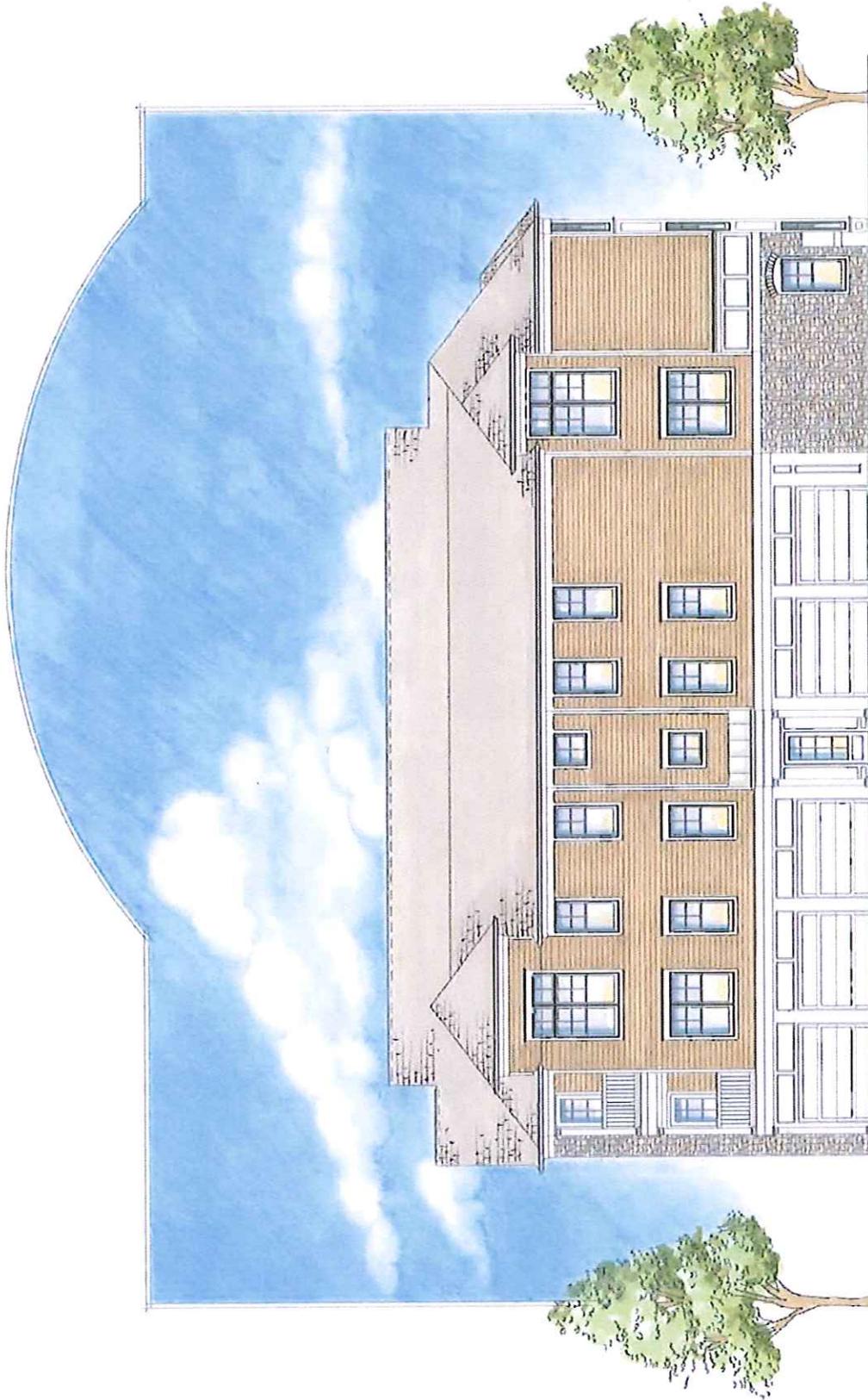


Alternate Front Elevation – Building Type 3

weaver sherman design
architects and land planners

Union Street Flats





Alternate Rear Elevation - Building Type 3

weaver sherman design
architects and land planners

Union Street Flats

JC HART
Architects, Developers, Managers



Alternate Left Side Elevation – Building Type 3

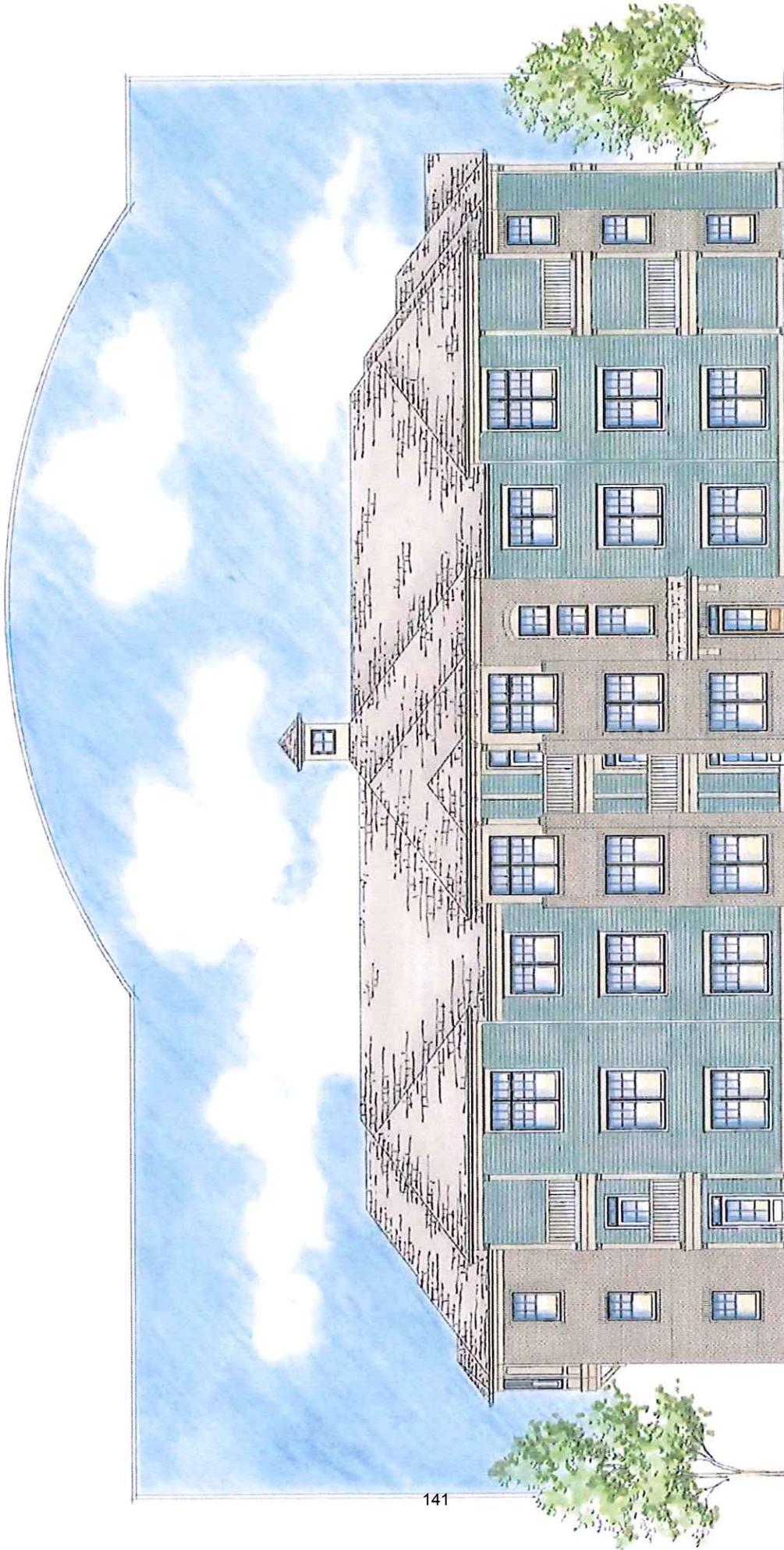
weaver sherman design
architects and land planners

Union Street Flats

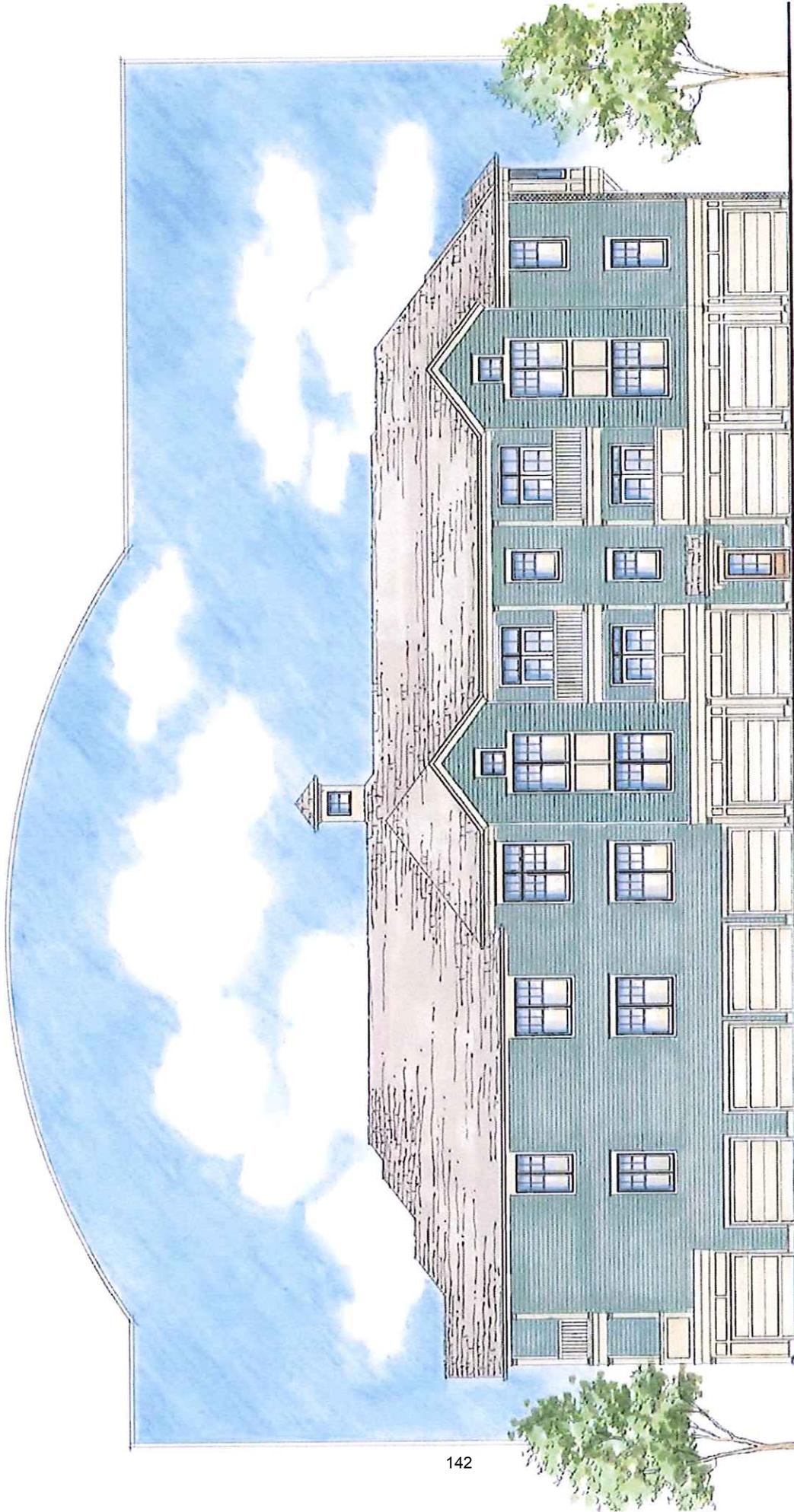
JC HART
Builders, Developers, Managers



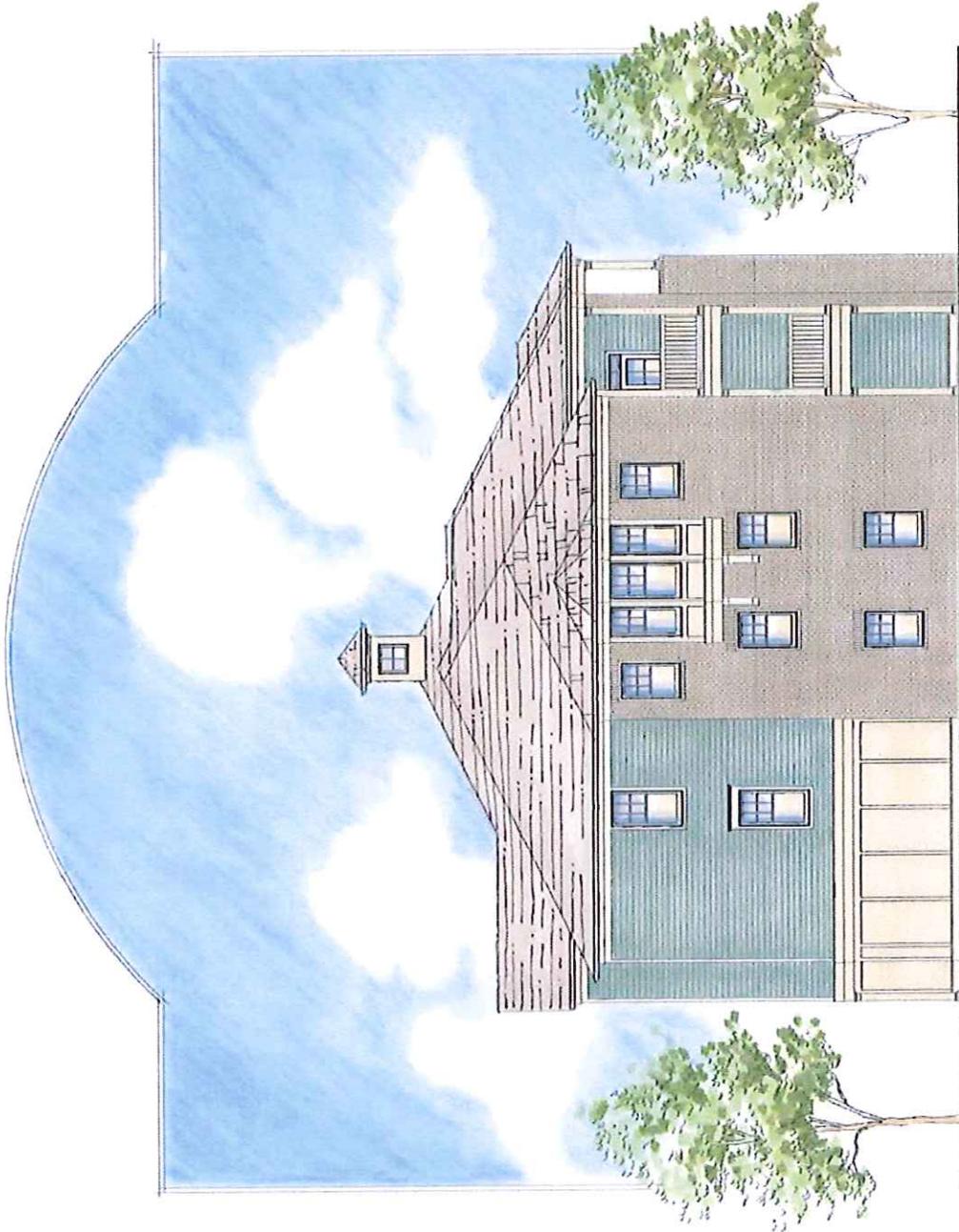
Alternate Right Side Elevation – Building Type 3



Front Elevation – Building Type 4

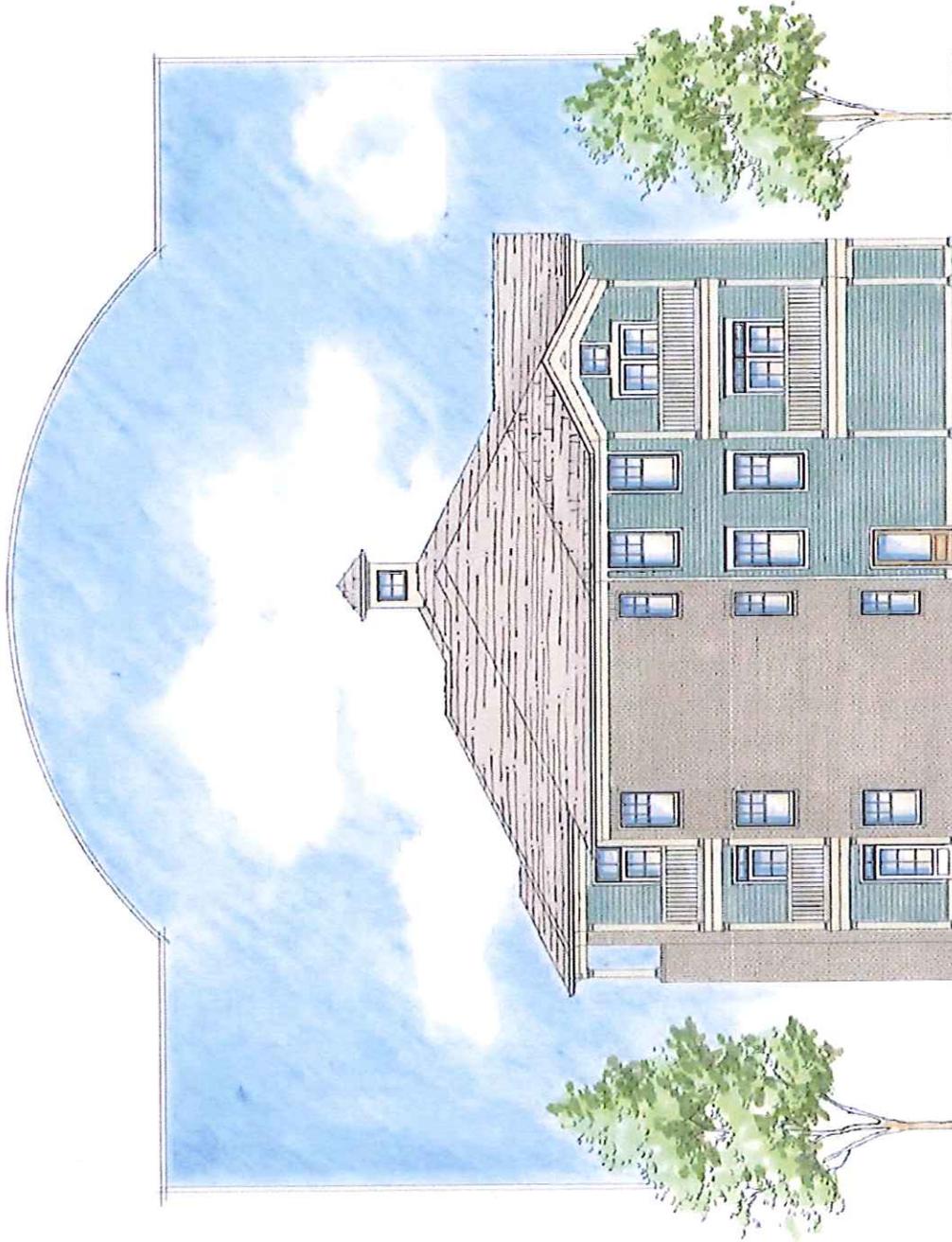


Rear Elevation - Building Type 4



Left Side Elevation - Building Type

4



Right Side Elevation - Building Type 4

Union Street Flats

weaver sherman design
architects and land planners

JC HART
Builders, Developers, Managers



Alternate Front Elevation - Building Type 4



Alternate Front Elevation - Building Type 4

weaver sherman design
architects and land planners

Union Street Flats





Alternate Left Side Elevation – Building Type 4

weaver sherman design
architects and land planners

Union Street Flats





Alternate Right Side Elevation - Building Type 4

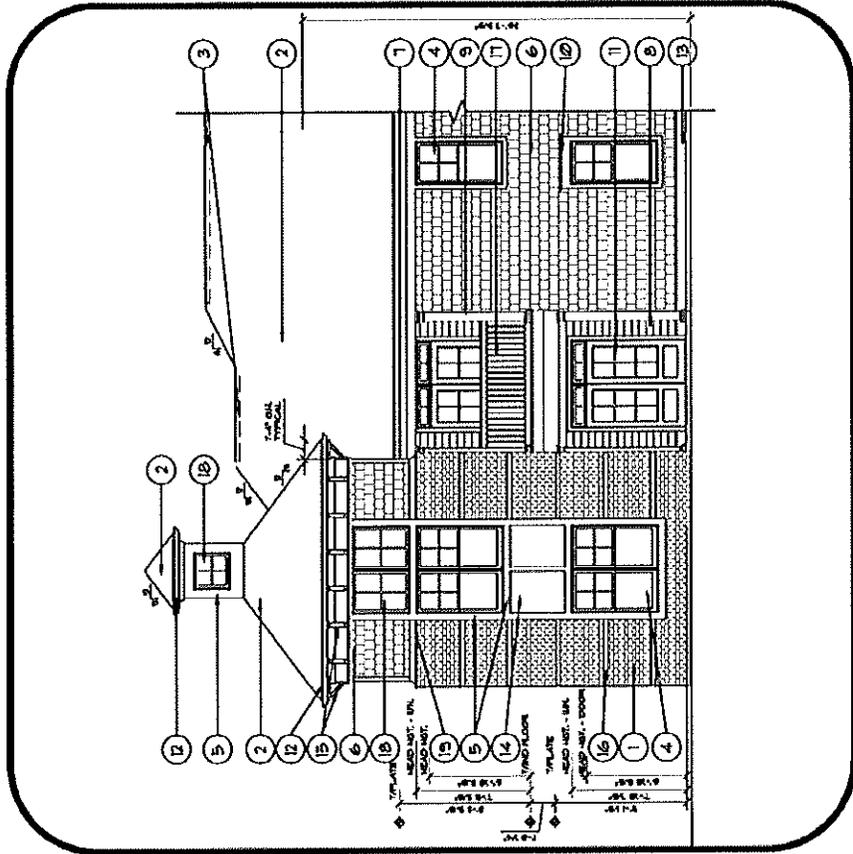
weaver sherman design
architects and land planners

Union Street Flats

JC HART
Builders, Developers, Managers

EXTERIOR MATERIALS KEY

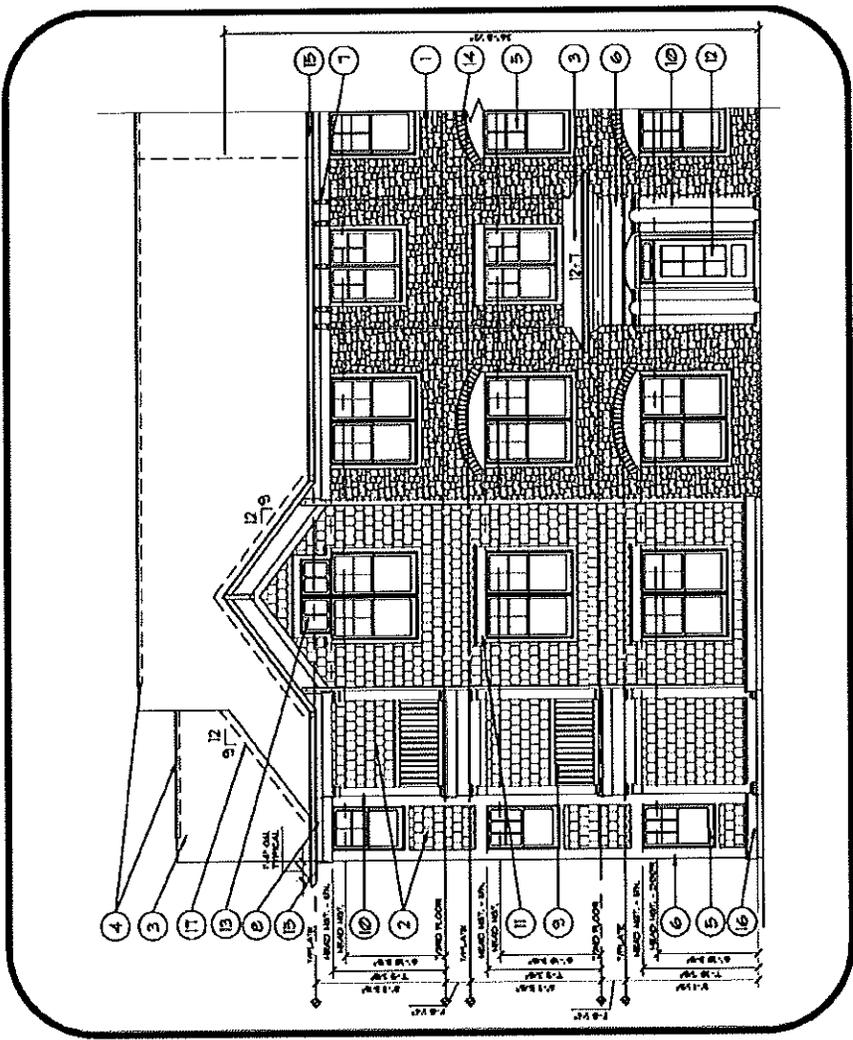
- ① BRICK VENEER
- ② ARCH. TAB DIMENSIONAL SHINGLE
- ③ CONTINUOUS RIDGE VENT
- ④ SINGLE HUNG VINYL WINDOW
- ⑤ 1 X TRIM
- ⑥ FIBER CEMENT SHINGLES
- ⑦ PAINTED DX FRIEZE TRIM
- ⑧ FIBER CEMENT BOARD SIDING
- ⑨ 1" SQUARE PAINTED COLUMN
- ⑩ AZEK RAY HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- ⑪ PAINTED FIBERGLASS OR STEEL & GLASS DOOR W/ TRANSOM ABOVE
- ⑫ PRE-FINISHED ALUM. GUTTER
- ⑬ WOOD BAND BOARD W/ DRIP EDGE ABOVE
- ⑭ SMOOTH FIBER CEMENT BOARD
- ⑮ 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- ⑯ SINGLE COURSE RUNNING BOND BRICK VENEER - RECESSED
- ⑰ PAINTED METAL RAIL
- ⑱ FIXED VINYL WINDOW
- ⑲ TRIM OVER INVERTED COVE TRIM ON LADDER BRICK TRANSITION DETAIL

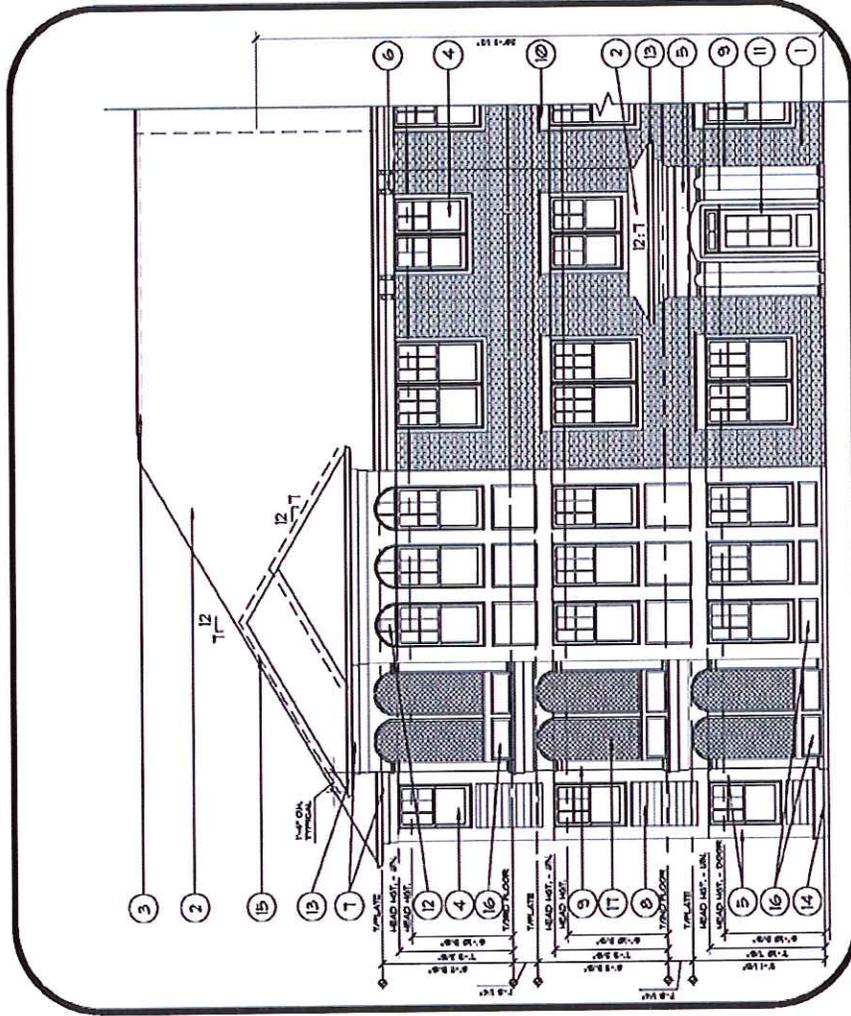


① TYPICAL APARTMENT MATERIALS-BLDG TYPE I
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

- ① DRY STACKED STONE VENEER
- ② FIBER CEMENT SHINGLE
- ③ ARCH. TAB DIMENSIONAL SHINGLE
- ④ CONTINUOUS RIDGE VENT
- ⑤ SINGLE HUNG VINYL WINDOW
- ⑥ 1" X TRIM
- ⑦ 1/2" ROOF OVERHANG WITH SOFFIT BRACKETS
- ⑧ PAINTED 1X FRIEZE TRIM
- ⑨ PAINTED METAL RAIL
- ⑩ 1" SQUARE PAINTED COLUMN
- ⑪ AZEK RAM HEAD TRIM OVER 5/4x8 HEAD TRIM WITH 5/4x3 JAMB TRIM WITH 5/4x3 SILL TRIM
- ⑫ PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- ⑬ TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- ⑭ ARCHED STONE HEAD
- ⑮ PRE-FINISHED ALUM. GUTTER
- ⑯ WOOD SAND BOARD W/ DRIP EDGE ABOVE
- ⑰ PRE-FIN. ALUM. FLASHING • VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS



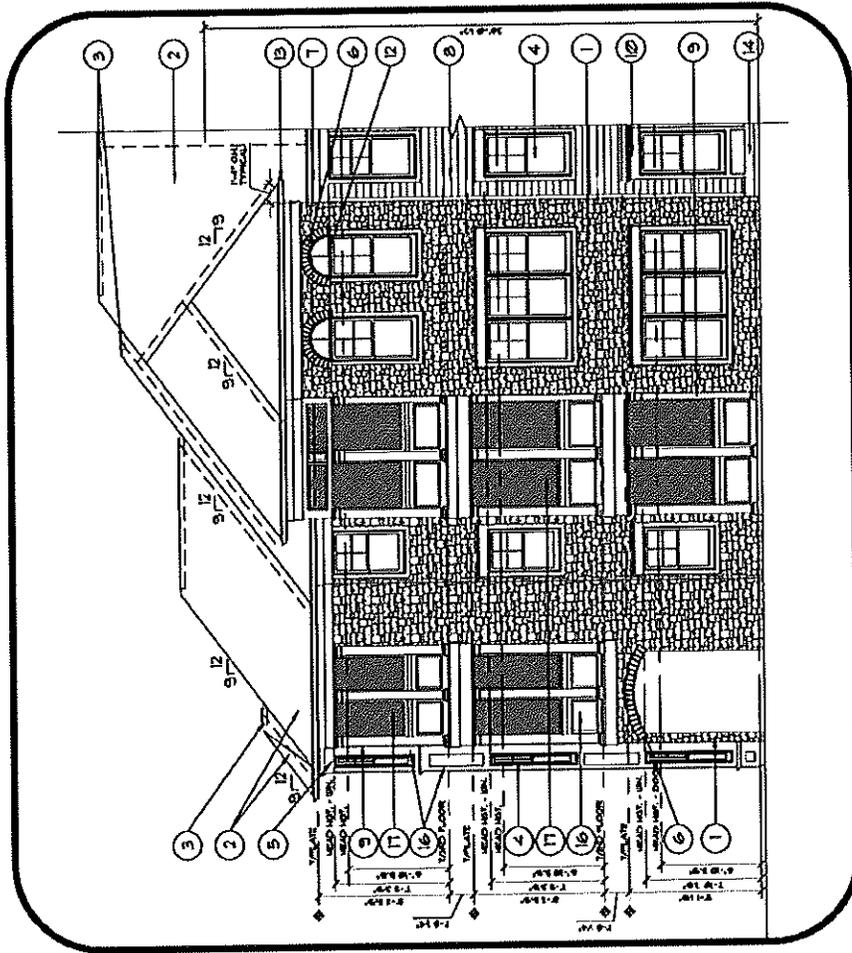


EXTERIOR MATERIALS KEY

- ① BRICK VENEER
- ② ARCH. TAB DIMENSIONAL SHINGLE
- ③ CONTINUOUS RIDGE VENT
- ④ SINGLE HUNG VINYL WINDOW
- ⑤ 1 X TRIM
- ⑥ 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- ⑦ PAINTED 1X FRIEZE TRIM
- ⑧ FIBER CEMENT BOARD SIDING
- ⑨ 1" SQUARE PAINTED COLUMN
- ⑩ AZEK RAM HEAD TRIM OVER 5/4X8 HEAD TRIM WITH 5/4X3 JAMB TRIM WITH 5/4X3 SILL TRIM
- ⑪ PAINTED FIBERGLASS OR STEEL & GLASS DOOR W/ TRANSOM ABOVE
- ⑫ TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- ⑬ PRE-FINISHED ALUM. GUTTER
- ⑭ WOOD BAND BOARD W/ DRIP EDGE ABOVE
- ⑮ PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- ⑯ SMOOTH FIBER CEMENT BOARD
- ⑰ FIBERGLASS SCREENING PORCH

EXTERIOR MATERIALS KEY

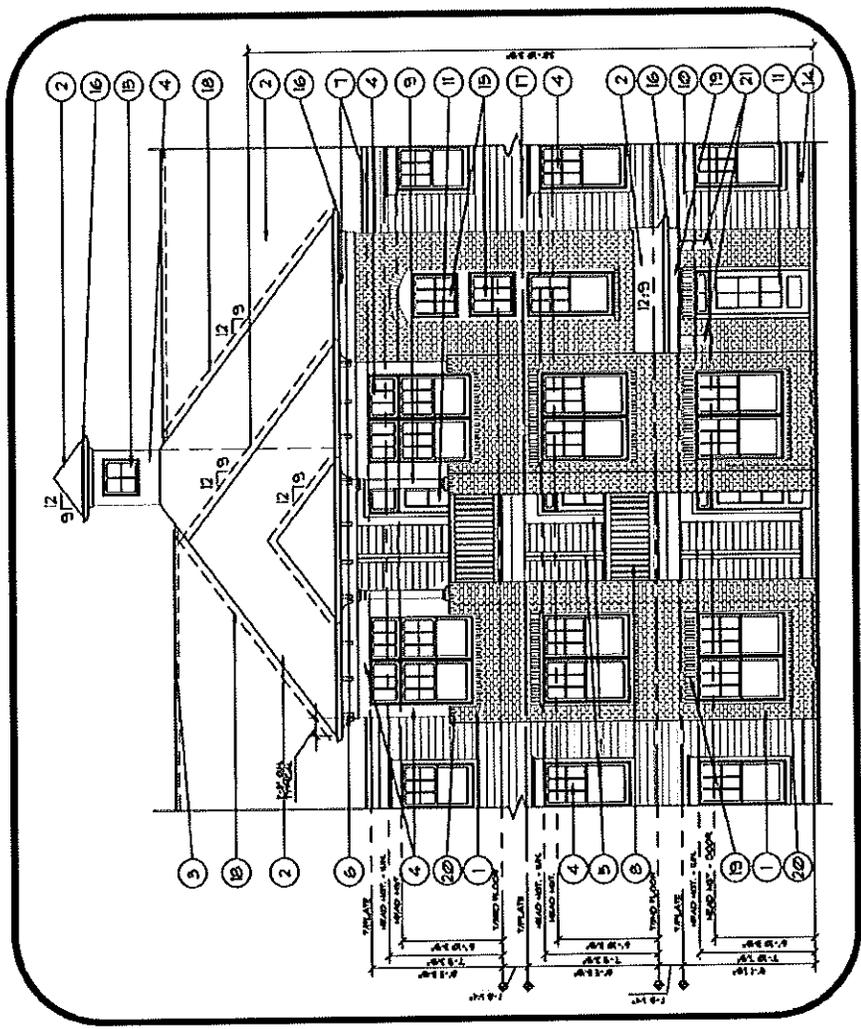
- ① DRY STACKED STONE VENEER
- ② ARCH. TAB DIMENSIONAL SHINGLE
- ③ CONTINUOUS RIDGE VENT
- ④ SINGLE HUNG VINYL WINDOW
- ⑤ 1 X TRIM
- ⑥ ARCHED STONE HEAD
- ⑦ PAINTED IX FRIEZE TRIM
- ⑧ FIBER CEMENT BOARD SIDING
- ⑨ 1" SQUARE PAINTED COLUMN
- ⑩ AZEK RAM HEAD TRIM OVER 5/4x8 HEAD TRIM WITH 5/4x3 JAMB TRIM WITH 5/4x3 SILL TRIM
- ⑪ PAINTED FIBERGLASS OR STEEL & GLASS DOOR W/ TRANSOM ABOVE
- ⑫ TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- ⑬ PRE-FINISHED ALUM. GUTTER
- ⑭ WOOD BAND BOARD W/ DRIP EDGE ABOVE
- ⑮ PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES. VALLEY FLASH ALL VALLEYS
- ⑯ SMOOTH FIBER CEMENT BOARD
- ⑰ FIBERGLASS SCREENING PORCH



① TYPICAL APARTMENT MATERIALS-BLDG. TYPE 3
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

- 1 BRICK VENEER
- 2 ARCH. TAB DIMENSIONAL SHINGLE
- 3 CONTINUOUS RIDGE VENT
- 4 SINGLE HUNG VINYL WINDOW
- 5 1 X TRIM
- 6 16" ROOF OVERHANG WITH SOFFIT BRACKETS
- 7 PAINTED 1X FRIEZE TRIM
- 8 PAINTED METAL RAIL - ASSEMBLY TOP RAIL 1/2" AFF.
- 9 1" SQUARE PAINTED COLUMN
- 10 AZEK RAM HEAD TRIM OVER 5/4x8 HEAD TRIM WITH 5/4x3 JAMB TRIM WITH 5/4x3 SILL TRIM
- 11 PAINTED FIBERGLASS OR STEEL 4 GLASS DOOR W/ TRANSOM ABOVE
- 12 TRANSOM WINDOW ABOVE SINGLE HUNG VINYL WINDOW
- 13 ARCHED STONE HEAD
- 14 WOOD BAND BOARD W/ DRIP EDGE ABOVE
- 15 FIXED VINYL WINDOW
- 16 PRE-FINISHED ALUM. GUTTER
- 17 FIBER CEMENT BOARD SIDING
- 18 PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES. VALLEY FLASH ALL VALLEYS
- 19 SOLDIER COURSE - BRICK VENEER
- 20 ROULOCK COURSE - BRICK VENEER
- 21 SOLID WOOD BRACKETS

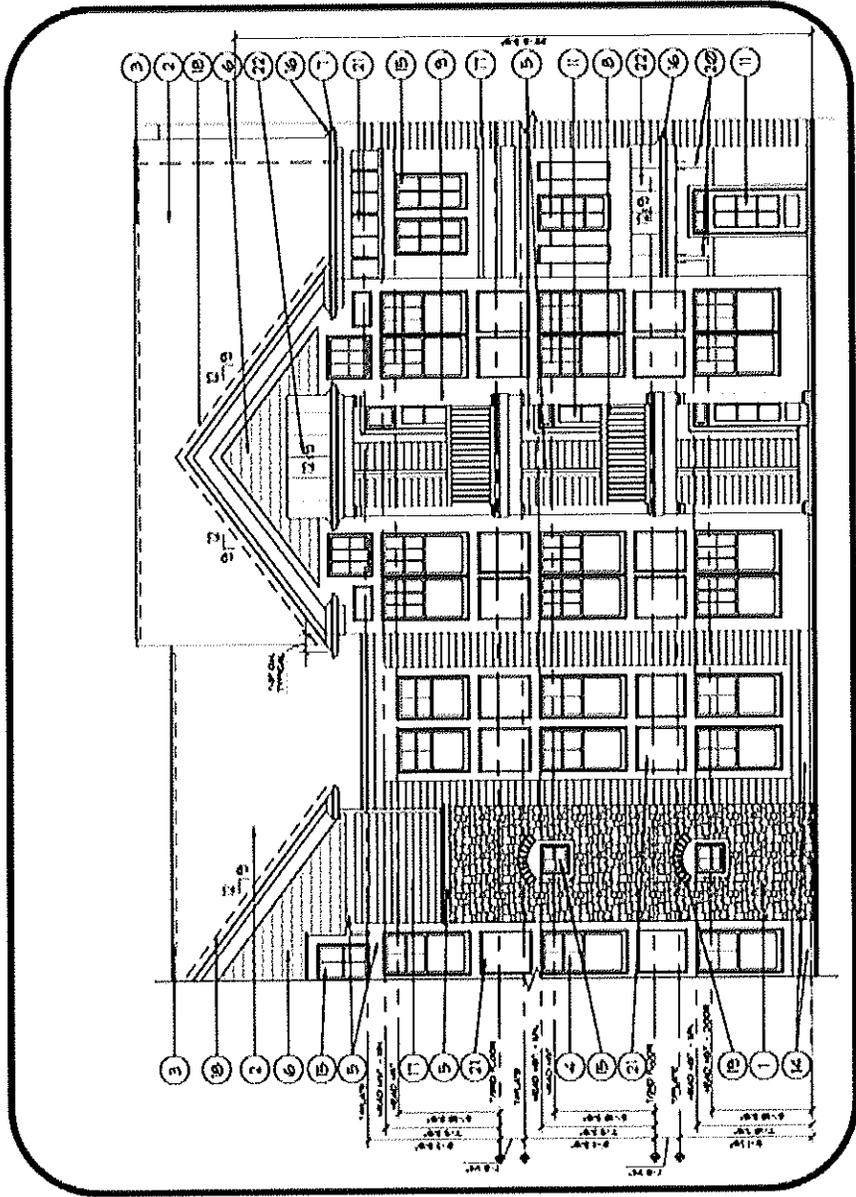


1 TYPICAL APARTMENT MATERIALS-BLDG TYPE 4

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

EXTERIOR MATERIALS KEY

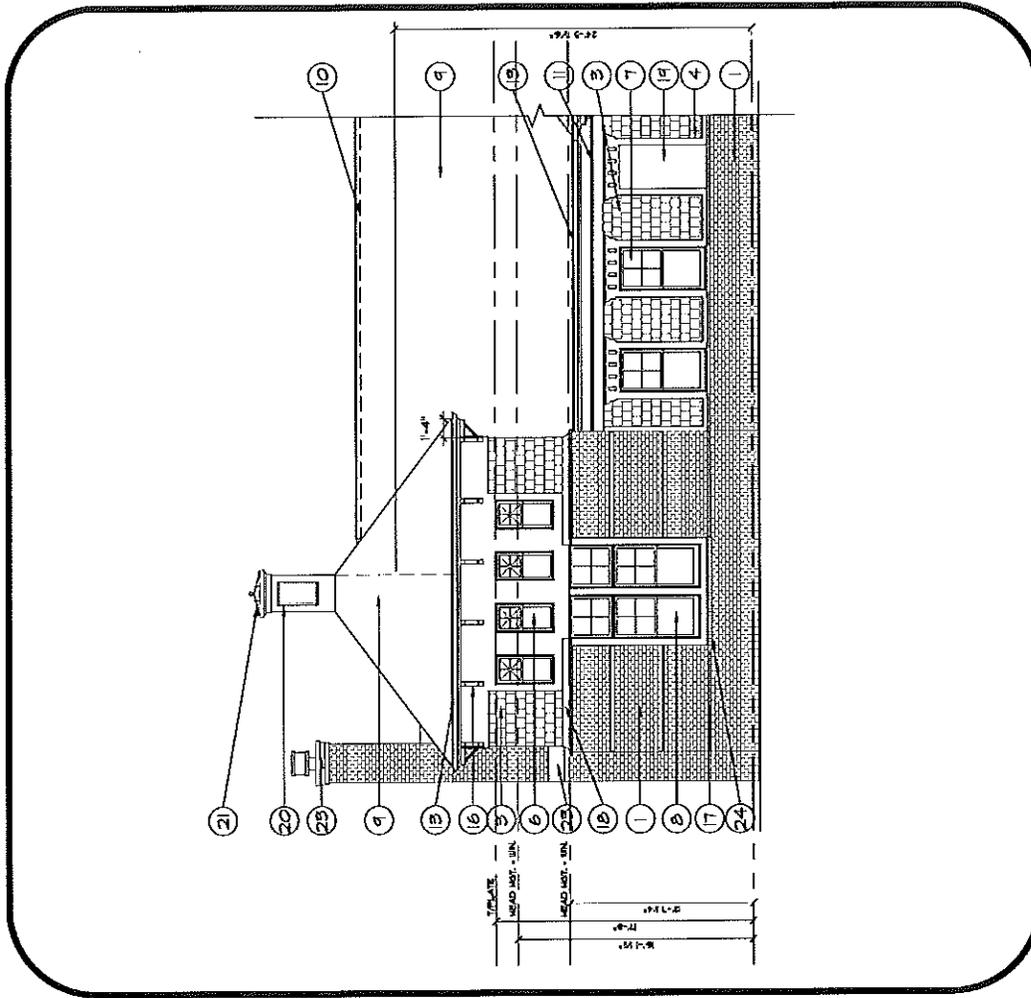
- ① STONE VENEER
- ② ARCH. TAB DIMENSIONAL SHINGLE
- ③ CONTINUOUS RIDGE VENT
- ④ SINGLE HUNG VANTL WINDOW
- ⑤ 1" X TRIM
- ⑥ FIBER CEMENT SHINGLES
- ⑦ PAINTED IX PRIZE TRIM
- ⑧ PAINTED METAL RAIL-ASSEMBLY TOP RAIL 40" AFF.
- ⑨ 1" SQUARE PAINTED COLUMN
- ⑩ ASK RAM HEAD TRIM OVER 3/4"X8" HEAD TRIM WITH 5/4"X3 JAMB TRIM WITH 5/4"X3 SILL TRIM
- ⑪ PAINTED FIBERGLASS OR STEEL 1 GLASS DOOR W/ TRANSOM ABOVE
- ⑫ TRANSOM WINDOW ABOVE SINGLE HUNG VANTL WINDOW
- ⑬ ARCHED STONE HEAD
- ⑭ WOOD BAND BOARD W/ DRIP EDGE ABOVE
- ⑮ FIXED VANTL WINDOW
- ⑯ PRE-FINISHED ALUM. GUTTER
- ⑰ FIBER CEMENT BOARD SIDING
- ⑱ PRE-FIN. ALUM. FLASHING & VERTICAL INTERSECTIONS W/ ROOF LINES, VALLEY FLASH ALL VALLEYS
- ⑲ ARCHED STONE HEAD
- ⑳ 3" WIDE PAINTED WOOD BRACKETS
- ㉑ SMOOTH FIBER CEMENT BOARD
- ㉒ METAL ROOF



① TYPICAL APARTMENT MATERIALS-BLDG TYPE 4-ALT. ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS KEY

- ① BRICK VENEER
- ② FIBER CEMENT BOARD SIDING
- ③ FIBER CEMENT BOARD SHINGLES
- ④ 1x TRIM
- ⑤ PAINTED FIBERGLASS OR STEEL DOOR (GLASS LITES WHERE INDICATED)
- ⑥ FIXED VINYL WINDOW
- ⑦ SINGLE HUNG VINYL WINDOW
- ⑧ SINGLE HUNG VINYL WINDOW w/ TRANSOM UNIT
- ⑨ ARCH. TAB DIMENSIONAL SHINGLES
- ⑩ CONTINUOUS RIDGE VENT
- ⑪ PAINTED 1x FRIEZE TRIM
- ⑫ 10" DIA. PAINTED WOOD COLUMN
- ⑬ PRE-FINISHED ALUMINUM GUTTER
- ⑭ WOOD BAND BOARD w/ DRIP EDGE ABOVE
- ⑮ SMOOTH FIBER CEMENT BOARD
- ⑯ 16" ROOF OVERHANG w/ PAINTED SOFFIT BRACKETS
- ⑰ SINGLE COURSE BRICK VENEER - RECESSED
- ⑱ TRIM OVER INVERTED COVE MOLDING ON LADDER - BRICK TRANSITION DETAIL
- ⑲ SIGNAGE/MESSAGE BOARD
- ⑳ 1 1/2" PANEL MOLDING
- ㉑ PRE-FINISHED ALUMINUM STANDING SEAM ROOFING w/ BALL FINIAL
- ㉒ 9'x7' FLUSH-PANEL SECTIONAL OVERHEAD DOOR
- ㉓ LIMESTONE TRIM
- ㉔ BRICK ROWLOCK COURSE



① TYPICAL CLUBHOUSE MATERIALS

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