



Westfield City Council Report

Ordinance Number:	13-22
APC Petition Number:	1306-PUD-08
Petitioner:	Westfield Andover One, LLC c/o Redwood Acquisitions, LLC Jim Frey
Requested Action:	An amendment to the Andover PUD to permit polymeric cladding as an approved exterior material for single family attached or multi-family homes constructed on Parcel G.
Current Zoning District:	Andover PUD
Requested Zoning District:	Andover PUD
Filing Date:	May 31, 2013
Referral Date to APC:	June 10, 2013
APC Public Hearing:	July 1, 2013
APC Recommendation:	July 15, 2013
Adoption Consideration:	August 12, 2013
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. Everlast Siding Material4. Approved Elevations and Site Plan (1305-DP-07) (5/20/13)5. APC Certification
Prepared By:	Ryan P. Clark

Petition History

This petition was introduced at the June 10, 2013 City Council meeting. The proposal received a public hearing at the July 1, 2013 Advisory Plan Commission (the "APC") meeting and received a favorable recommendation for approval at the July 15, 2013 APC meeting.

Procedural

- Requests for an amendment to PUD ordinance are required to be considered at a public hearing, in accordance with Ind. Code §36-7-4-1505.
- The Advisory Plan Commission (the "APC") held a public hearing on July 1, 2013 and issued a favorable recommendation (6-0) to the City Council in support of the proposed PUD amendment at its July 15, 2013 meeting.
- Notification of the July 1, 2013 public hearing was provided in accordance with the APC Rules of Procedure.

- The Westfield City Council may take action on this item at the August 12, 2013 meeting.

Project Overview

The subject property is located on approximately forty-six (46) acres on the southeast corner of 186th Street and Shady Nook Road in the Andover Planned Unit Development (“PUD”). Fifty (50) units of single-family attached dwellings exist in Parcel G.

Parcel G of the Andover PUD was recently modified by Ordinance 12-37 (approved 01/14/13) to permit single-story apartments in addition to single-family attached and detached units. The Petitioner is requesting to modify the permitted exterior surfaces in Parcel G (Ordinance 03-40, Exhibit 9) to permit Polymeric Cladding with a minimum thickness of 0.22” and with an applied exposure of at least 6 7/8” (e.g. Norandex Everlast) as a permitted exterior surface material. The proposed material would replace the permitted fiber cement siding as shown in the development plan 1305-DP-07 (approved 5/20/13). The Petitioner’s request for an additional permitted exterior building surface would apply to only Parcel G within the Andover PUD.

Indiana Statute

Indiana Code § 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan, the Property is in the Suburban Residential land use classification. The proposed siding amendment should not affect any comprehensive plan recommendations.

2. Current conditions and the character of current structures and uses.

The proposed siding amendment should not alter the character of the area nor alter any current conditions.

3. The most desirable use for which the land is adapted.

The development plan for infill of single family apartments was approved on May 20, 2013. The proposed change to different siding material will not affect land use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

Recommendations/Actions

- Economic and Community Development Department [July 15, 2013]
The Westfield Economic and Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.

- Advisory Plan Commission [July 15, 2013]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 6-0).

- City Council
 - Introduction: [June 10, 2013]
 - Eligible for Adoption: [August 12, 2013]

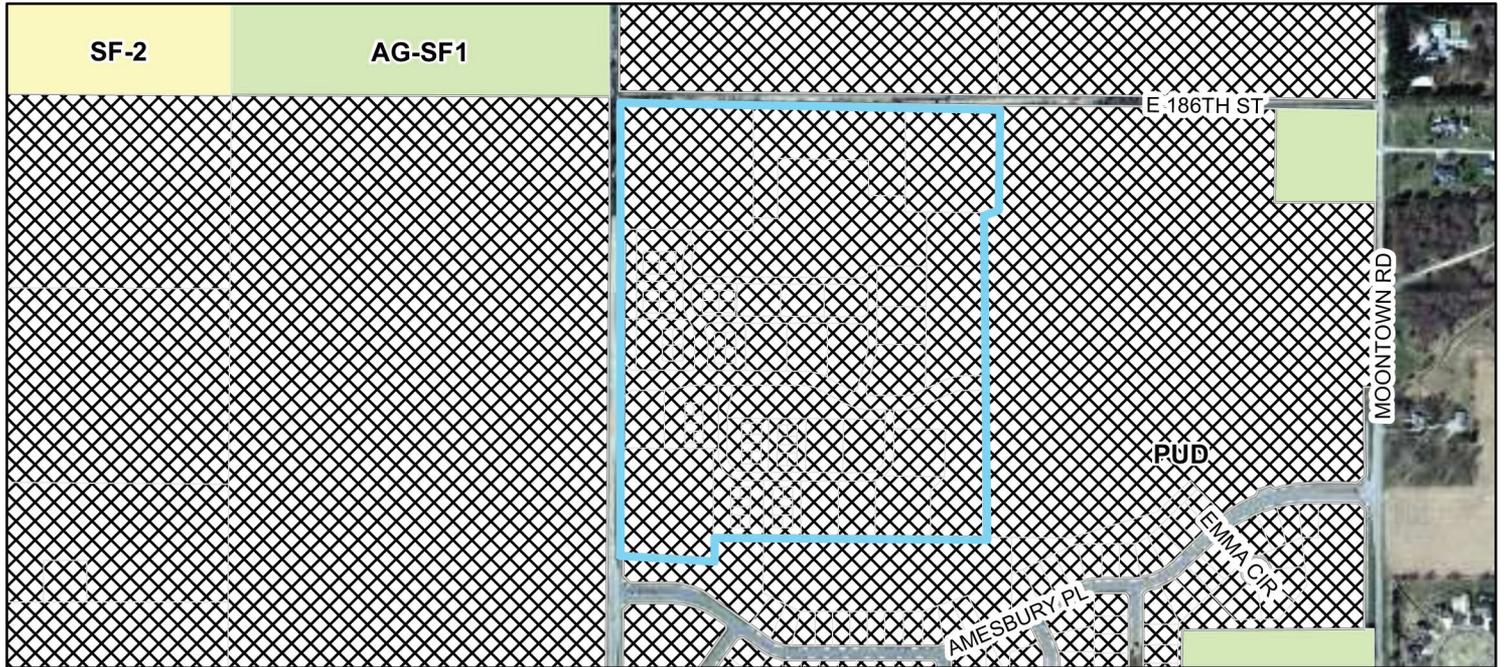
Submitted by: Ryan P. Clark, *Associate Planner*

Aerial Location Map

 Site



Zoning Map



- Zoning**
-  SF-2 (Single Family - 2)
 -  PUD (Planned Unite Development)
 -  AG-SF1 (Agriculture - Single Family - 1)



Structural Attributes

- Single Clapboard style with a 6-7/8" face width
- 1/4" thick Planks, 12' long, 3/4" panel projection
- Patent Pending Design includes EZNail™ hammer guide

Aesthetic Attributes

- CedarTouch™ natural wood grain embossing
- Warm low gloss finish
- Deep, rich colors with matching or contrasting trim

Technological Attributes

- Patent-pending formulation
- Finished with ColorHold®, a UV-stable acrylic polymer with excellent fade-resistant properties
- Profile extruded for superior dimensional strength and stability
- Everlast is crafted to exacting standards within an ANSI-accredited AAMA Certified facility

Installation Attributes

- EZStack™ installation, with no clips or other mechanical gimmicks required for a fast, smooth, secure application
- Butted together at the joints and either butt and caulked into trim or into a trim channel. It's your call, depending on the finished look you desire.
- Hard-nailed right through the hammer guide for secure attachment to the wall

Environmental Attributes

- 100% recyclable content
- Natural polymeric and inorganic mineral construction
- No natural wood fibers—won't absorb or retain moisture that can lead to warping or swelling
- No harmful silica dust created in cutting like with some Fiber Cement siding products

Performance Attributes

- Backed by a Lifetime Performance Warranty, with Lifetime Fade Protection
- Will not support combustion
- Superior wind and hail resistance
- Low-maintenance—regular cleaning restores original luster

Finishing Touches

- Three profiles of trim for matching or contrasting colors; provides the perfect finishing touch to any installation



Inspired by Nature. Delivered through Technology.

Every plank of Everlast exhibits the perfect blend of natural beauty and rugged construction in a Patent Pending Design just different enough to make a huge difference in both looks and ease of installation. The Patent-Pending Formulation starts with a resilient polymer base combined with an inorganic mineral for long-lasting durability.

It's called Everlast for a reason.

To create a truly unique product that brings a new level of function to exterior cladding, you start where you want to end up—with a long list of performance attributes that the product must meet. Everlast was designed to yield high performance and long lasting good looks, requiring low maintenance and a minimal environmental impact.

Installed by Craftsmen...naturally!

Everlast Installation Technicians are true craftsmen with a history of customer satisfaction. But that doesn't mean a top quality installation needs to be challenging like it is with some competitive products. Everlast is lightweight, less than half the weight of a comparable panel of Fiber Cement siding. It's stackable and can be hard-nailed with a hammer or nail gun. And all of those features add up to a quick, easy installation that can save time and money over some competitive cladding products.

From your very first look, you know it's something special.

Something unique, different from any other siding product you've ever seen. From a distance, you'll notice the solid, thick plank construction that looks strong, durable. Up closer, the distinctive grain reminds you of a fresh cut board hewn from top quality cedar. Then you pick up a plank. You can feel the strength of its construction; sense its toughness. Rubbing your hand across the board's face, you almost expect to come away with a splinter. We call it CedarTouch,™ and in our opinion, you won't find a more natural, realistic look and feel in any man-made product. But where it really counts? It's on your home. Enhancing the view. Protecting against the elements.



at last... EVERLAST™

Polymeric Cladding



Evolution of Cladding



VINYL SIDING

- Susceptible to cracks and dents
- Visible overlap and unsightly seams
- Warping and buckling due to poor installation
- Not as authentic as wood, shiny “plastic” look



FIBER CEMENT

- Heavy and time-consuming to install, requires at least 2 installers
- High-maintenance, requires re-painting and caulking
- Absorbs moisture
- Conforms to imperfections in wall surfaces
- Contains hazardous silica



EVERLAST™

- Solid, thick plank construction
- Lightweight, about 1/3 the weight of Fiber Cement Siding
- Will NOT absorb moisture
- Virtually maintenance free
- Authentic wood appearance

APPEARANCE

So natural looking, they'll think it's wood



WOODGRAIN

- CedarTouch® natural wood-look embossing
- Warm low-gloss finish

THICKNESS

- Thick planks
- Long lasting strength & durability

WEATHERABLE FINISH

- ColorHold® UV-stable acrylic polymer
- Lifetime Fade Protection



COMPOSITION

It's called Everlast™ for a reason



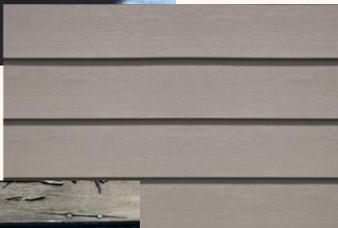
Patent-pending formulation for:

- Long lasting durability
- Dimensional strength & stability
- Minimal expansion & contraction
- Weather resistance

WOOD



EVERLAST



DURABILITY

It's a rock-solid investment!



- The patent-pending formulation includes crushed rock—it's the secret to Everlast's long-lasting toughness against the elements
- There is no wood or other materials that absorb moisture, so it absolutely will not rot like wood or delaminate like fiber cement

COLORS & STYLES

10 rich, warm colors & 2 profiles to choose from



seaside grey

chestnut

misty taupe

ANTIQUE IVORY

white

SAND
DUNE

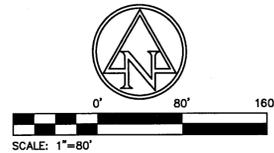
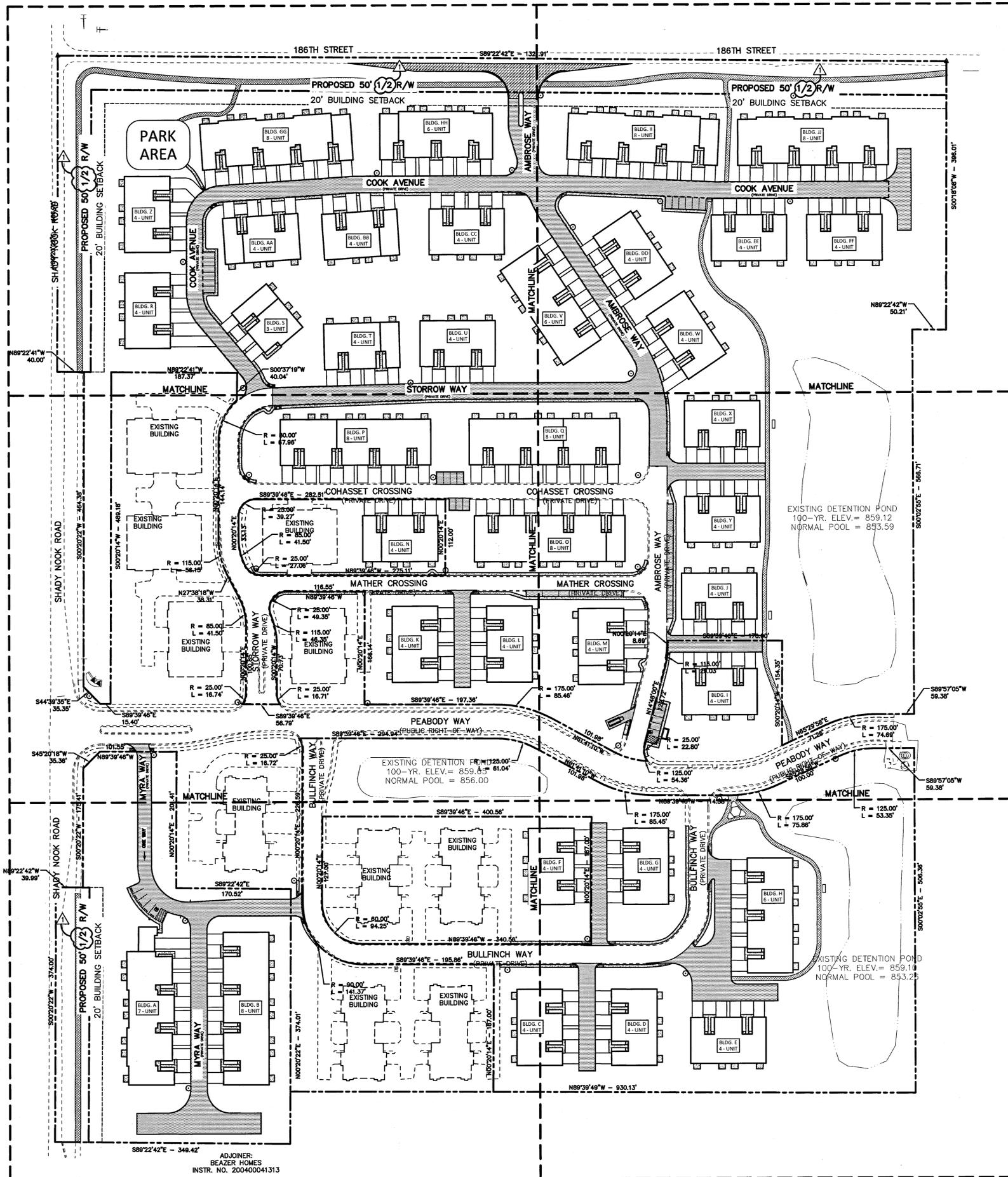
cabernet red

canvas

harbor blue

SPANISH MOSS





LEGAL DESCRIPTION

PARCEL I:

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the iron rod located at the Northeast corner of the Northeast Quarter of Section 32, Township 19 North, Range 4 East; thence North 89 degrees 43 minutes 03 seconds West (assumed bearing) 1321.91 feet on and along the North line of said Northeast Quarter to a mag nail at the point of beginning of this description; thence South 00 degrees 18 minutes 08 seconds West 396.01 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence South 89 degrees 22 minutes 42 seconds West 330.00 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 18 minutes 08 seconds East 396.01 feet to a mag nail on the North line of said Northeast Quarter; thence South 89 degrees 22 minutes 42 seconds East 330.00 feet on and along the North line of said Northeast Quarter to the point of beginning, containing 3.0 acres, more or less.

PARCEL II:

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the iron rod at the Northwest corner of the Northeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 466.70 feet on and along the West line of said Northeast Quarter to a mag nail; thence South 89 degrees 43 minutes 03 seconds East 466.69 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying; thence North 00 degrees 00 minutes 00 seconds 466.70 feet parallel with the West Line of said Northeast Quarter to a mag nail on the North line of said Northeast Quarter; thence North 89 degrees 43 minutes 03 seconds West 466.69 feet to the point of beginning, containing 5.0 acres, more or less.

PARCEL III:

A part of the West half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East of the second principal Meridian, more particularly described as follows, to wit:

Commencing at the Northwest corner of said Half Quarter Section, thence South 00 degrees 20 minutes 22 seconds West along the West line of said Half Quarter Section a distance of 127.50 feet to the Point of Beginning of this description; thence continuing South 00 degrees 20 minutes 22 seconds East along said line a distance of 374.00 feet to a Northwest corner of real estate described in Instrument Number 2004-25608 in the Office of the Recorder, Hamilton County, Indiana; thence along the boundary lines of said real estate by the following three (3) calls: (1) South 89 degrees 22 minutes 42 seconds East parallel with the North line of said Half Quarter Section 339.42 feet; (2) North 00 degrees 20 minutes 22 seconds East parallel with the West line of said Half Quarter Section 374.00 feet; (3) North 89 degrees 22 minutes 42 seconds West parallel with the North line of said Half Quarter Section 349.42 feet to the place of beginning, containing 3.00 acres more or less.

Historical legal descriptions for this property is as follows:

A part of the West half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East of the second principal meridian, more particularly described as follows, to wit: Beginning at a point in the West line of said Northeast Quarter Seventy-four and one-third (74 1/3) rods South of the Northwest corner of said Quarter Section; thence South on said line Twenty-two and two-thirds (22 2/3) rods to a point; thence East parallel to the North line of said Quarter Section Twenty (20) rods to a point; thence North parallel to the West line of said Quarter Section Twenty-two and two-thirds (22 2/3) rods to a point; thence West parallel to said North line of said Quarter Section Twenty (20) rods to the place of beginning.

A part of the West Half of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Half Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along the West line of said Half Quarter Section a distance of 1,225.50 feet to the Southwest corner of real estate described in Instrument Number 2006-33 127 in the Office of the Recorder, Hamilton County, Indiana, said point also being a Southwest corner of real estate described in Instrument Number 2004-25608 in said Recorder's Office; thence South 89 degrees 22 minutes 42 seconds East along the common line of said real estates 330.00 feet to the Northeast corner of said real estate described in Instrument Number 2006-33127 and the POINT OF BEGINNING of this description; thence along the boundary lines of said real estate described in Instrument Number 2004-25608 by the following three (3) calls: (1) thence South 89 degrees 22 minutes 42 seconds East 19.42 feet; thence South 00 degrees 20 minutes 22 seconds West 374.00 feet; thence North 89 degrees 22 minutes 42 seconds West 19.42 feet to the Southeast corner of said real estate described in Instrument Number 2006-33127; thence North 00 degrees 20 minutes 22 seconds East along the East line of said real estate 374.00 feet to the place of beginning, containing 0.167 acres, more or less.

PARCEL IV:

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a rebar at the Northwest corner of said Quarter Section; thence South 89 degrees 22 minutes 42 seconds East along the North line of said Quarter Section a distance of 466.69 feet to a mag nail and to the POINT OF BEGINNING of this description; thence continuing South 89 degrees 22 minutes 42 seconds East along said North line 525.22 feet to a mag nail; thence South 00 degrees 18 minutes 08 seconds West parallel with the East line of the West Half of said Quarter Section a distance of 308.71 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 00 degrees 20 minutes 14 seconds East 122.49 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 89 degrees 39 minutes 46 seconds West 314.00 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence South 00 degrees 20 minutes 14 seconds West 208.15 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 89 degrees 39 minutes 46 seconds West 78.90 feet to a 5/8" rebar with cap stamped "S & A Firm #0008"; thence North 00 degrees 20 minutes 22 seconds East parallel with the West line of said Quarter Section a distance of 396.98 feet to the place of beginning, containing 3.011 acres, more or less.

ALSO:

A part of the Northeast Quarter of Section 32, Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter; thence South 89 degrees 22 minutes 42 seconds East along the North line of said Northeast Quarter 466.69 feet to the Northeast corner of the real estate described in Instrument Number 2001-2427 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 20 minutes 22 seconds West along the East line of said real estate 396.98 feet to the POINT OF BEGINNING of this description; thence South 89 degrees 39 minutes 46 seconds East 78.90 feet; thence North 00 degrees 20 minutes 14 seconds East 208.15 feet; thence South 89 degrees 39 minutes 46 seconds East 314.00 feet; thence South 00 degrees 20 minutes 14 seconds West 122.49 feet; thence South 89 degrees 39 minutes 46 seconds East 132.52 feet to a point on the West line of the real estate described in Instrument Number 94-35730 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 18 minutes 08 seconds West along the West line of said real estate 87.30 feet to the Southwest corner of said real estate; thence South 89 degrees 22 minutes 42 seconds East along the South line of said real estate and parallel with aforesaid North line of Northeast Quarter 279.80 feet; thence South 00 degrees 02 minutes 55 seconds East 1,123.08 feet; thence North 89 degrees 39 minutes 46 seconds West 930.14 feet to the East line of the real estate described in Instrument Number 94-35731 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 20 minutes 22 seconds East along the East line of said real estate 297.14 feet to the Northeast corner of said real estate; thence North 89 degrees 22 minutes 42 seconds West along the North line of said real estate and parallel with aforesaid North line of Northeast Quarter 349.42 feet to the Northwest corner of said real estate, said point being on the West line of said Northeast Quarter; thence North 00 degrees 20 minutes 22 seconds East along said West line 759.80 feet to the Southwest corner of the real estate described in Instrument Number 2001-2427 in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 22 minutes 41 seconds East along the South line of said real estate 466.69 feet to the Southeast corner of said real estate; thence North 00 degrees 20 minutes 22 seconds East along the East line of said real estate 69.72 feet to the place of beginning, containing 31.600 acres, more or less.

ALSO: The Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

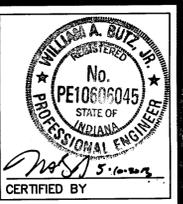
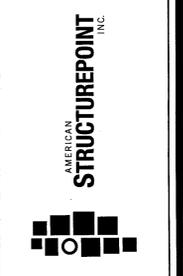
EXCEPTION: Phase Numbers 1, 2, 3, 4, 5, 6 & 12 of the Andover Place Villas, Section One, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTION: The public right-of-way of Shady Nook Road and Peabody Way, as per plat thereof recorded as Instrument #200500042381, in Plat Cabinet 3, Slide 660, in the Office of the Recorder of Hamilton County, Indiana.

ALSO: The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, slide 661, in the Office of the Recorder of Hamilton County, Indiana.

EXCEPTION: Phase Numbers 1, 2, 3, 4, 5, and 6 of The Andover Place Townhomes, as per plat thereof recorded as Instrument #200500042382, in Plat Cabinet 3, Slide 661, in the Office of the Recorder of Hamilton County, Indiana.

7280 SHADELAND STATION
INDIANAPOLIS, IN 46256-3857
TEL 317.547.5580 FAX 317.545.0270
www.structurepoint.com



OVERALL SITE PLAN
PREPARED FOR:
REDWOOD ACQUISITION, LLC
23775 COMMERCE PARK
BEACHWOOD, OHIO

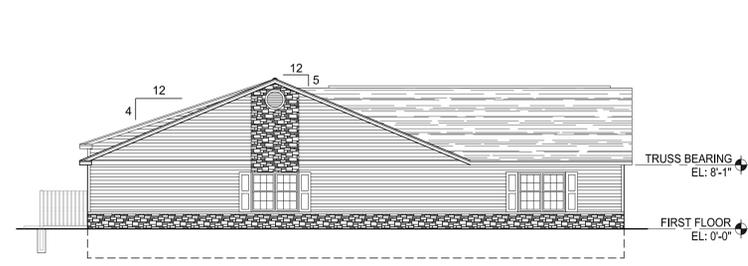
PROJECT:
REDWOOD AT ANDOVER
186th ST. & SHADY NOOK RD.
WESTFIELD, INDIANA

DATE:	03/29/2013
DRAWN BY:	HHW
CHK'D BY:	WAB
JOB NO.	2012.01446

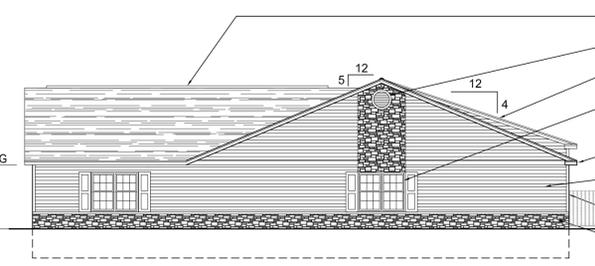
REVISIONS	
ATAC COMMENTS	05/10/2013

SHEET NO.
C3.0
OF

ADJOINER:
BEAZER HOMES
INSTR. NO. 200400041313

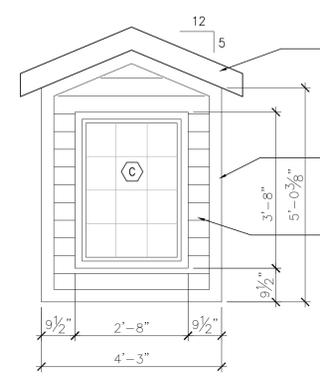


6 SIDE ELEVATION
A4.1 SCALE: 3/32" = 1'-0"
 BLDGS HH, E, I, R, Z, GG, II, JJ



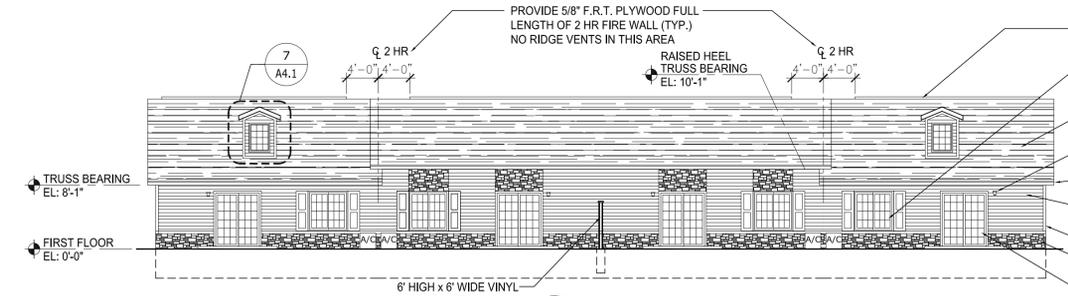
5 SIDE ELEVATION
A4.1 SCALE: 3/32" = 1'-0"
 BLDGS HH, E, I, R, Z, GG, II, JJ

- CONTINUOUS RIDGE VENT
- DECORATIVE LOUVER - TYP. COLOR: WHITE
- TAMKO CLASSIC HERITAGE 30 YEAR CLASS 'C' RATED LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- SIMONTON PROFINISH BRICKMOULD SERIES 300 VINYL SINGLE HUNG WINDOW WITH COLONIAL PATTERN FLAT GRIDS. COLOR: STANDARD WHITE.
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- FIBER CEMENT HORIZONTAL LAP SIDING (HARDIE PLANK SELECT CEDARMILL C+ 5.25" WIDE COLORPLUS OR EQUAL). COLOR: VARIES
- VINYL "BOARD ON BOARD" PRIVACY FENCE. COLOR: WHITE
- FIBER CEMENT CORNER TRIM. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND



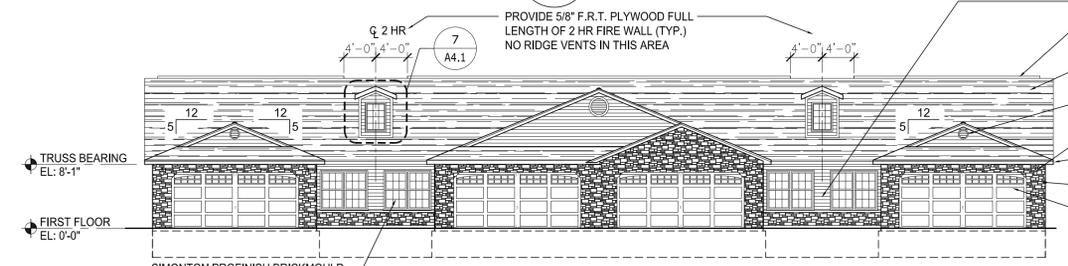
7 DORMER DETAIL (TYPICAL FINISHES FOR SIDES OF DORMER)
A4.1 SCALE: 1/2" = 1'-0"

- PREFINISHED ALUMINUM TRIM COLOR: WHITE
- FIBER CEMENT CORNER TRIM COLOR: WHITE
- FIBER CEMENT HORIZONTAL LAP SIDING (HARDIE PLANK SELECT CEDARMILL C+ 5.25" WIDE COLORPLUS OR EQUAL). COLOR: VARIES



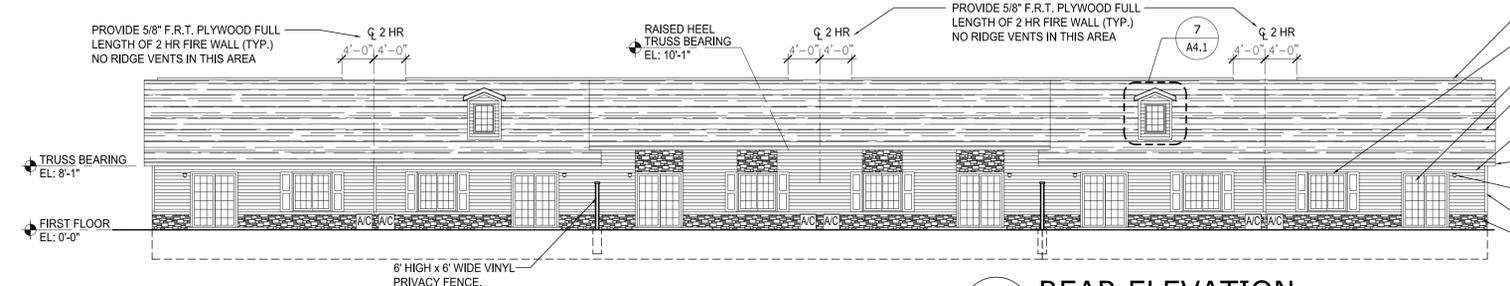
4 REAR ELEVATION
A4.1 SCALE: 3/32" = 1'-0"
 BLDGS E, I, R, Z

- CONTINUOUS RIDGE VENT
- SIMONTON PROFINISH BRICKMOULD SERIES 300 VINYL 2-LITE SLIDER WINDOW WITH COLONIAL PATTERN FLAT GRIDS. COLOR: STANDARD WHITE.
- TAMKO CLASSIC HERITAGE 30 YEAR CLASS 'C' RATED LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- PROGRESS LIGHTING INCANDESCENT FIXTURE. STYLE: ROMAN COACH (P5986-31EB)
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- FIBER CEMENT HORIZONTAL LAP SIDING (HARDIE PLANK SELECT CEDARMILL C+ 5.25" WIDE COLORPLUS OR EQUAL). COLOR: VARIES
- FIBER CEMENT CORNER TRIM. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND
- ATRIUM VINYL SLIDING PATIO DOOR w/ COLONIAL PATTERN FLAT GRIDS



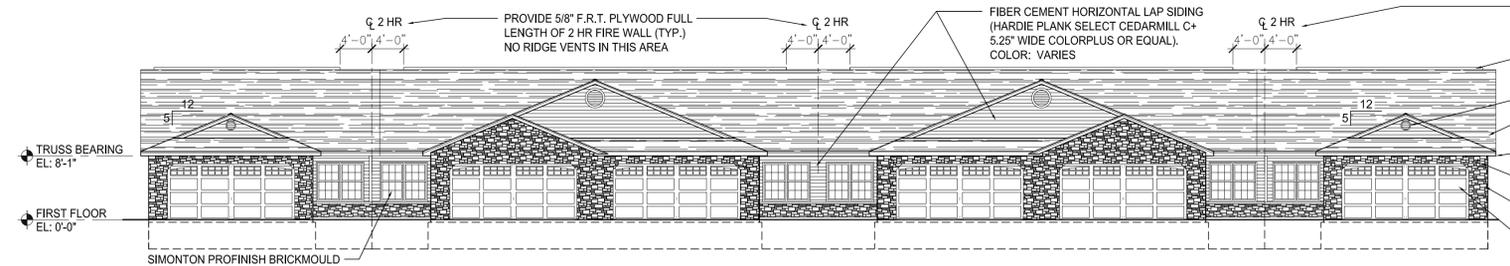
3 FRONT ELEVATION
A4.1 SCALE: 3/32" = 1'-0"
 BLDGS E, I, R, Z

- FIBER CEMENT HORIZONTAL LAP SIDING (HARDIE PLANK SELECT CEDARMILL C+ 5.25" WIDE COLORPLUS OR EQUAL). COLOR: VARIES
- CONTINUOUS RIDGE VENT
- TAMKO CLASSIC HERITAGE 30 YEAR CLASS 'C' RATED LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- DECORATIVE LOUVER - TYP. COLOR: WHITE
- PROGRESS LIGHTING INCANDESCENT FIXTURE. STYLE: ROMAN COACH (P5766-31EB)
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND
- C.H.I. RAISED PANEL PAN STEEL OVERHEAD GARAGE DOOR. COLOR: WHITE



2 REAR ELEVATION
A4.1 SCALE: 3/32" = 1'-0"
 BLDG HH

- CONTINUOUS RIDGE VENT
- SIMONTON PROFINISH BRICKMOULD SERIES 300 VINYL 2-LITE SLIDER WINDOW. COLOR: STANDARD WHITE.
- ATRIUM VINYL SLIDING PATIO DOOR w/ FLAT GRIDS
- TAMKO CLASSIC HERITAGE 30 YEAR CLASS 'C' RATED LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- FIBER CEMENT HORIZONTAL LAP SIDING (HARDIE PLANK SELECT CEDARMILL C+ 5.25" WIDE COLORPLUS OR EQUAL). COLOR: VARIES
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- PROGRESS LIGHTING INCANDESCENT FIXTURE. STYLE: ROMAN COACH (P5986-31EB)
- FIBER CEMENT CORNER TRIM. COLOR: WHITE
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND

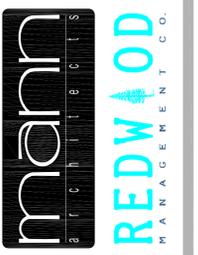


1 FRONT ELEVATION
A4.1 SCALE: 3/32" = 1'-0"
 BLDG HH

- PROVIDE 5/8" F.R.T. PLYWOOD FULL LENGTH OF 2 HR FIRE WALL (TYP.) NO RIDGE VENTS IN THIS AREA
- FIBER CEMENT HORIZONTAL LAP SIDING (HARDIE PLANK SELECT CEDARMILL C+ 5.25" WIDE COLORPLUS OR EQUAL). COLOR: VARIES
- CONTINUOUS RIDGE VENT
- DECORATIVE LOUVER - TYP. COLOR: WHITE
- TAMKO CLASSIC HERITAGE 30 YEAR CLASS 'C' RATED LAMINATED ASPHALT SHINGLES. COLOR: WEATHERED WOOD
- PREFINISHED ALUMINUM GUTTERS AND DOWNSPOUTS. COLOR: WHITE
- PROGRESS LIGHTING INCANDESCENT FIXTURE. STYLE: ROMAN COACH (P5766-31EB)
- ENVIRONMENTAL STONEWORKS STONE VENEER. STYLE: LEDGE STONE COLOR: NEW ENGLAND
- C.H.I. RAISED PANEL PAN STEEL OVERHEAD GARAGE DOOR. COLOR: WHITE

revisions

3660 embassy parkway
 fairlawn, ohio 44333
 tel. 330 . 666 . 5770
 fax. 330 . 666 . 8812
 www . mann-architects . com
 387 medina road, suite 600
 medina, ohio 44256
 tel. 330 . 239 . 6100



drawing

EXTERIOR ELEVATIONS BUILDINGS E, I, R, Z, HH

project no. 19512

date JANUARY 20, 2013

scale AS NOTED

REDWOOD AT ANDOVER APARTMENTS

E. 40th ST. / SHADY NOOK
 WESTFIELD, INDIANA

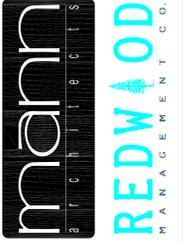
project



revisions

3660 embassy parkway
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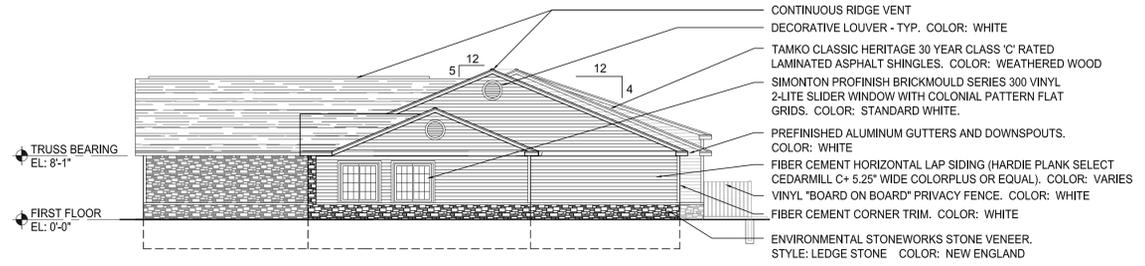
387 medina road, suite 600
medina, ohio 44256
tel. 330 . 239 . 6100



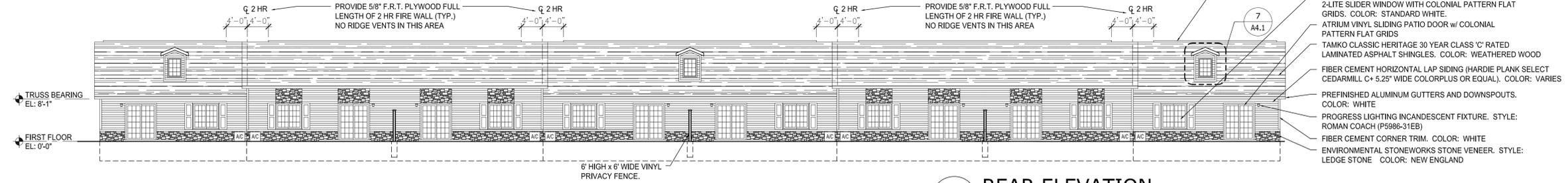
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EXTERIOR ELEVATIONS - BUILDINGS GG, II, JJ, A
project no. 19512
date JANUARY 20, 2013
scale AS NOTED

REDWOOD AT ANDOVER APARTMENTS
E. 40th ST. / SHADY NOOK
WESTFIELD, INDIANA

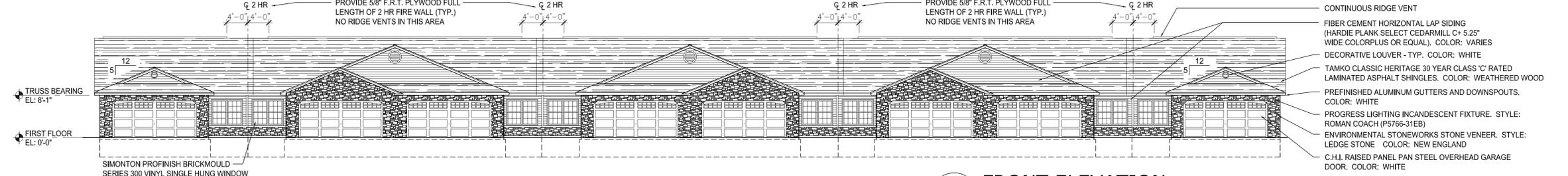
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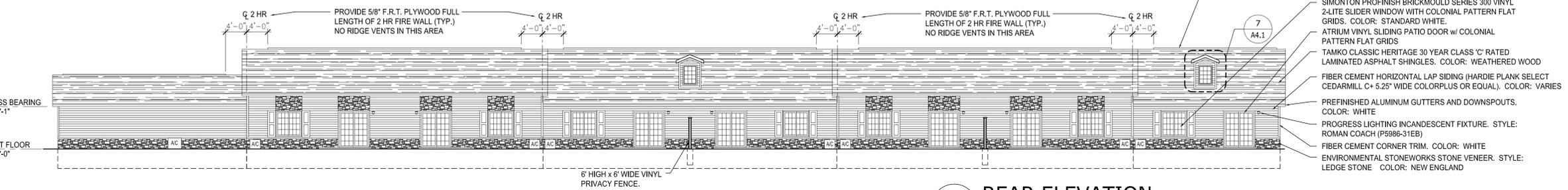
5 SIDE ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



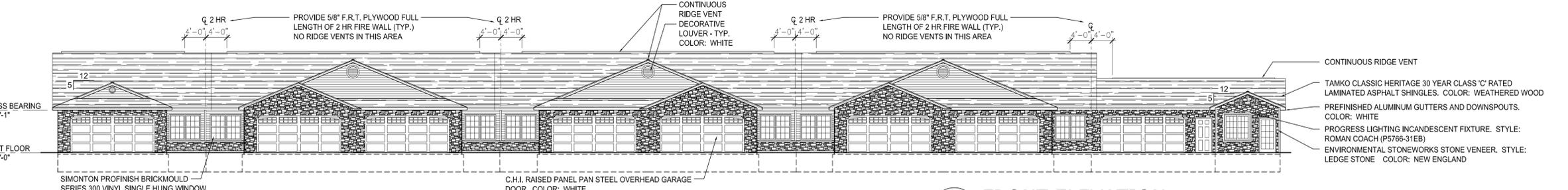
4 REAR ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



3 FRONT ELEVATION
A4.2 SCALE : 3/32" = 1'-0"



2 REAR ELEVATION
A4.2 SCALE : 3/32" = 1'-0"

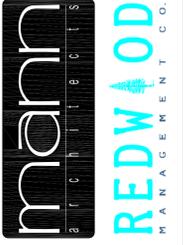


1 FRONT ELEVATION
A4.2 SCALE : 3/32" = 1'-0"

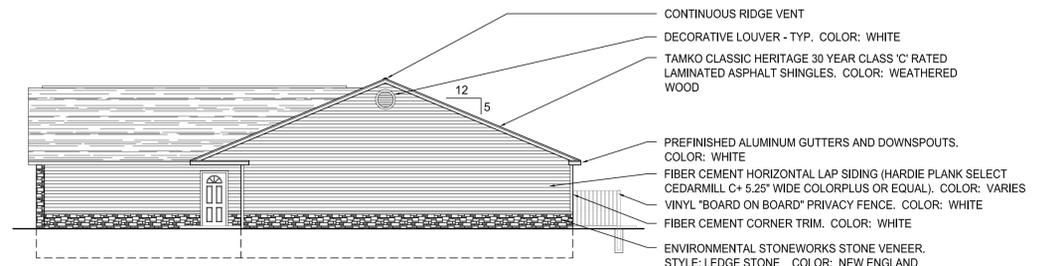


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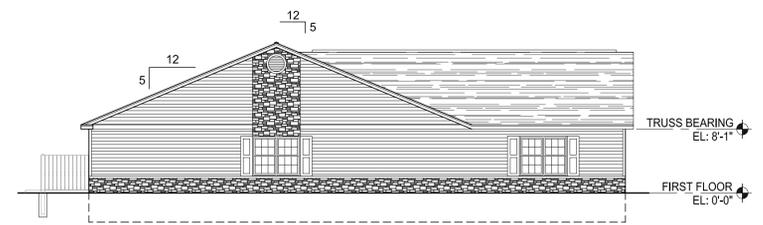
drawing
 EXTERIOR ELEVATIONS - BUILDINGS S, H, V
 project no. 19512
 date JANUARY 20, 2013
 scale AS NOTED
 REDWOOD AT ANDOVER APARTMENTS
 E. 40th ST. / SHADY NOOK
 WESTFIELD, INDIANA
 project



5 SIDE ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

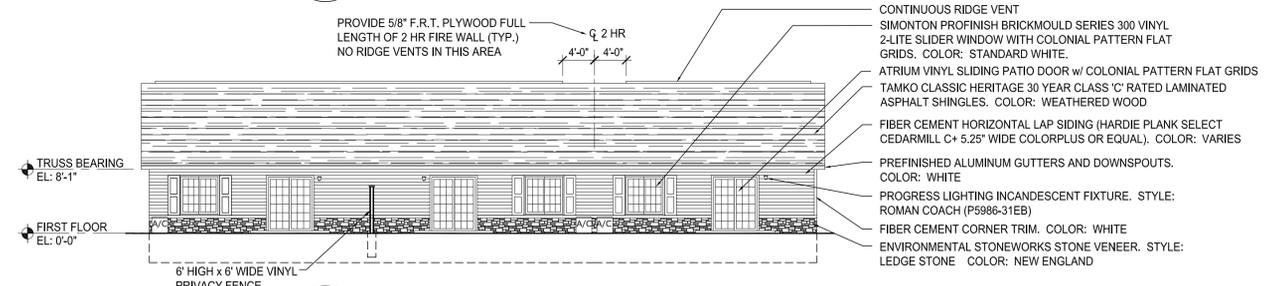
BLDG S



7 SIDE ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

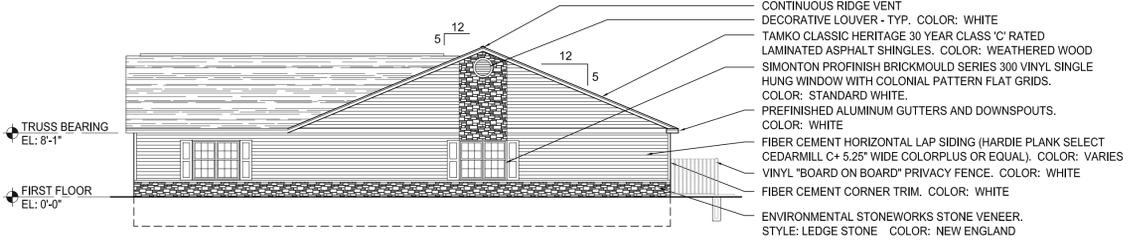
BLDGS H, V, S, B, O, P, Q, C, D, F, G, J, K, L, M, N, T, U, W, X, Y, AA, BB, CC, DD, EE, FF



4 REAR ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

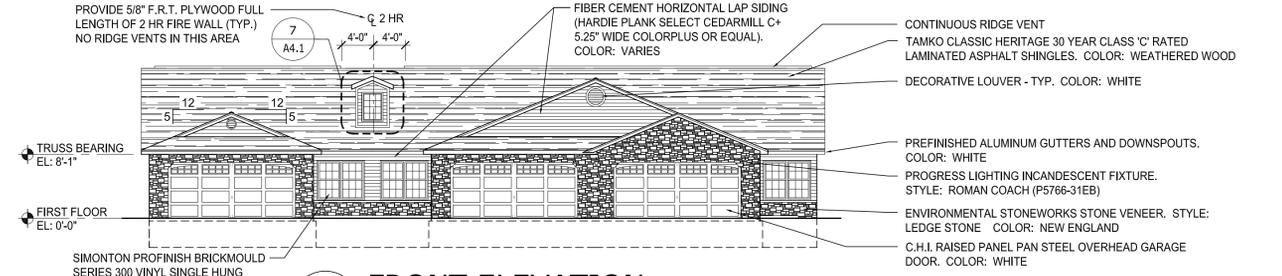
BLDG S



6 SIDE ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

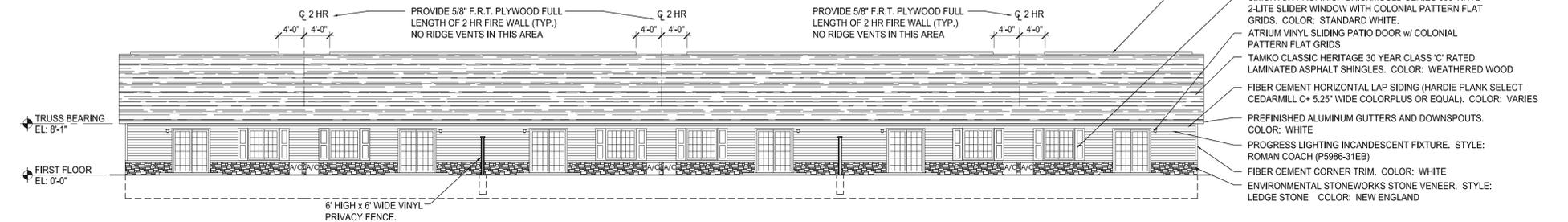
BLDGS H, V, S, B, O, P, Q, C, D, F, G, J, K, L, M, N, T, U, W, X, Y, AA, BB, CC, DD, EE, FF



3 FRONT ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

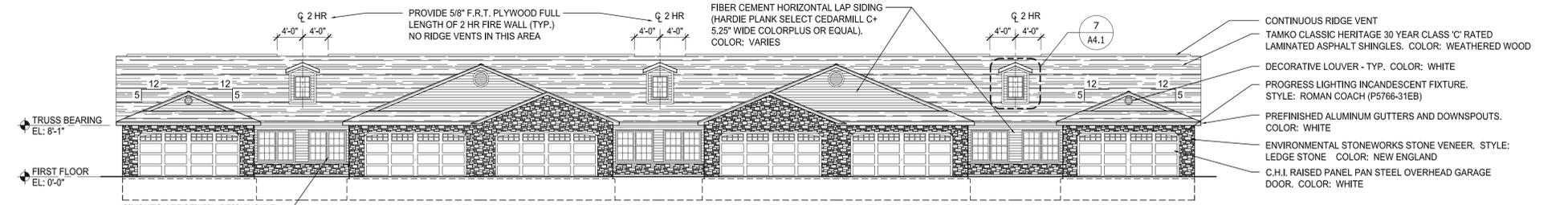
BLDG S



2 REAR ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

BLDG H, V



1 FRONT ELEVATION

A4.3 SCALE : 3/32" = 1'-0"

BLDG H, V

A4.3

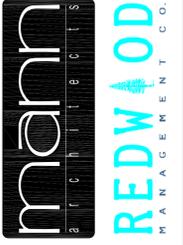
20 OF 28

sheet no.



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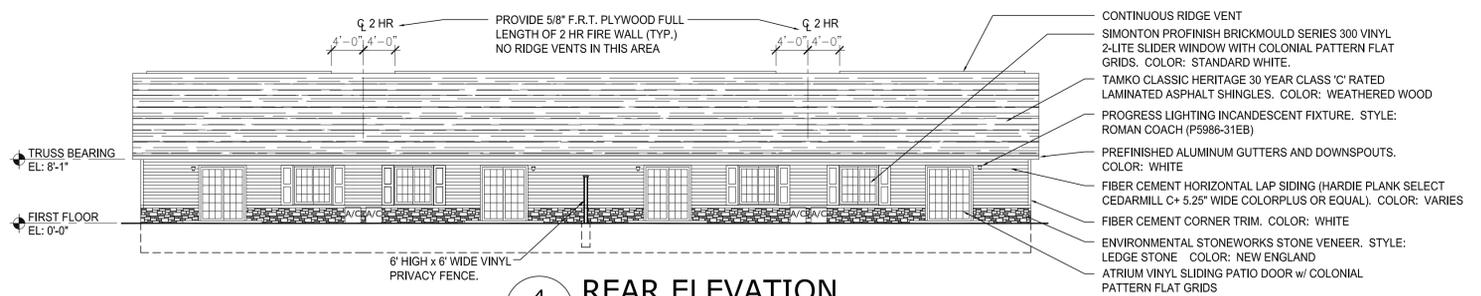


drawing
EXTERIOR ELEVATIONS - BUILDINGS B, O, P, Q, & TYPICAL 4 UNIT
project no. 19512
date JANUARY 20, 2013
scale AS NOTED

REDWOOD AT ANDOVER APARTMENTS
E. 40th ST. / SHADY NOOK
WESTFIELD, INDIANA

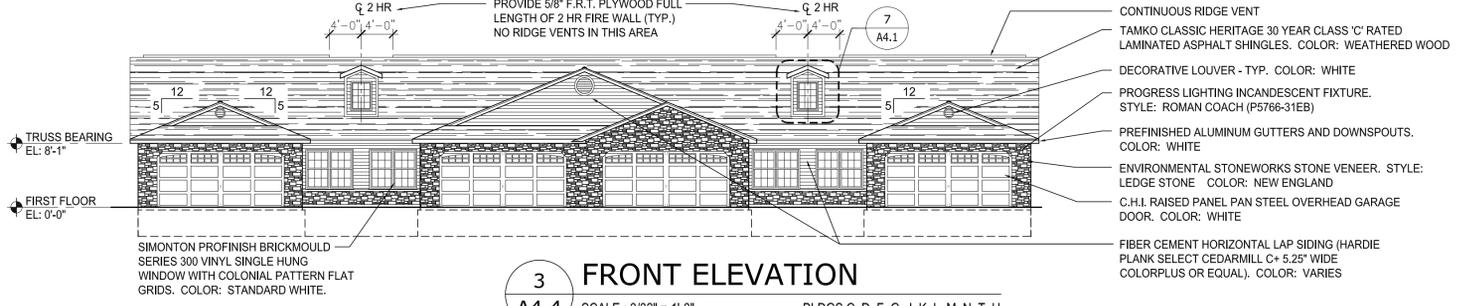
project

A4.4
21 OF 28
sheet no.



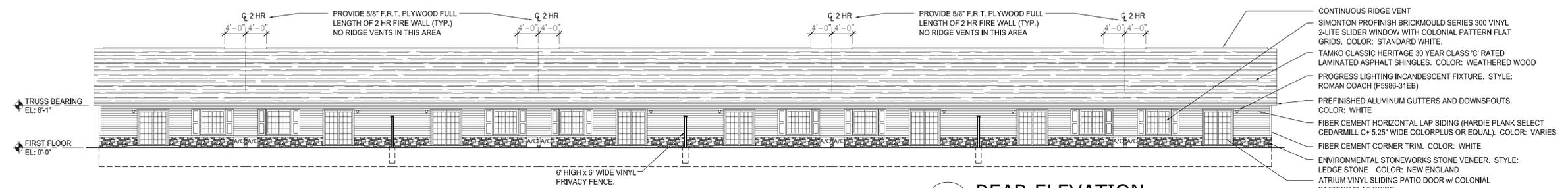
4 REAR ELEVATION

A4.4 SCALE : 3/32" = 1'-0" BLDGS C, D, F, G, J, K, L, M, N, T, U, W, X, Y, AA, BB, CC, DD, EE, FF



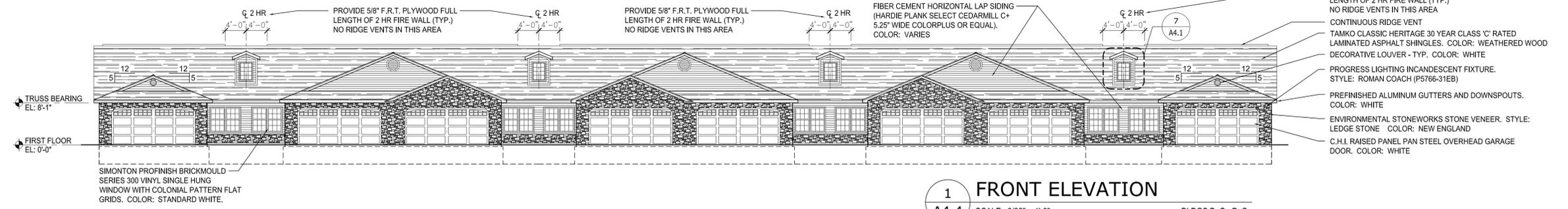
3 FRONT ELEVATION

A4.4 SCALE : 3/32" = 1'-0" BLDGS C, D, F, G, J, K, L, M, N, T, U, W, X, Y, AA, BB, CC, DD, EE, FF



2 REAR ELEVATION

A4.4 SCALE : 3/32" = 1'-0" BLDGS B, O, P, Q



1 FRONT ELEVATION

A4.4 SCALE : 3/32" = 1'-0" BLDGS B, O, P, Q

Exhibit 5

WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, July 1, 2013, to consider the Andover PUD amendment. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1306-PUD-08
Petitioner	Westfield Andover One, LLC c/o Redwood Acquisitions, LLC Jim Frey
Description	An amendment to the Andover PUD to permit polymeric cladding as an approved exterior material for single family attached or multi-family homes constructed on Parcel G.

On July 15, 2013 a motion was made and passed to send a favorable recommendation to the City Council to approve 1212-PUD-13 (Vote of: 6-0).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

July 16, 2012

Date