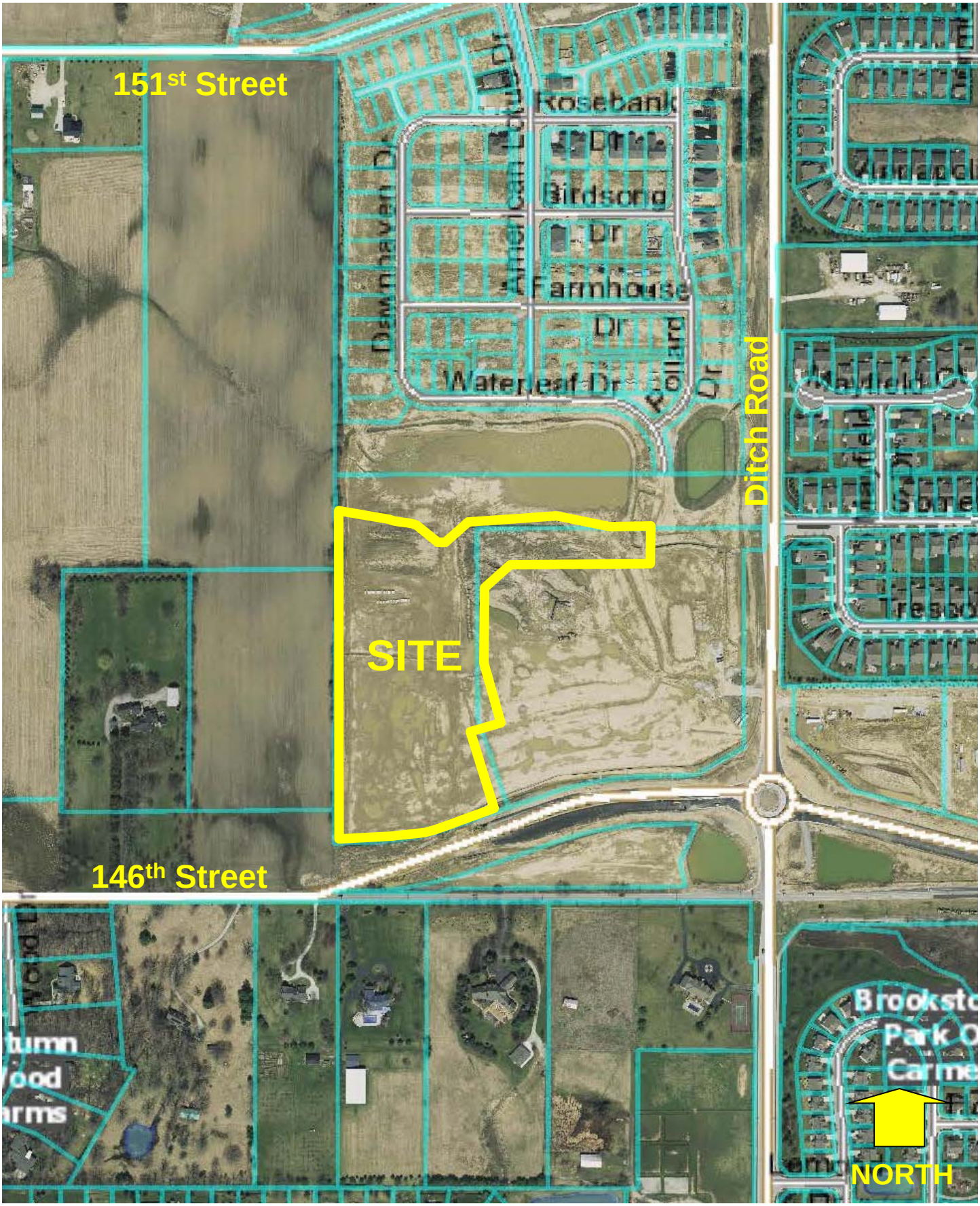
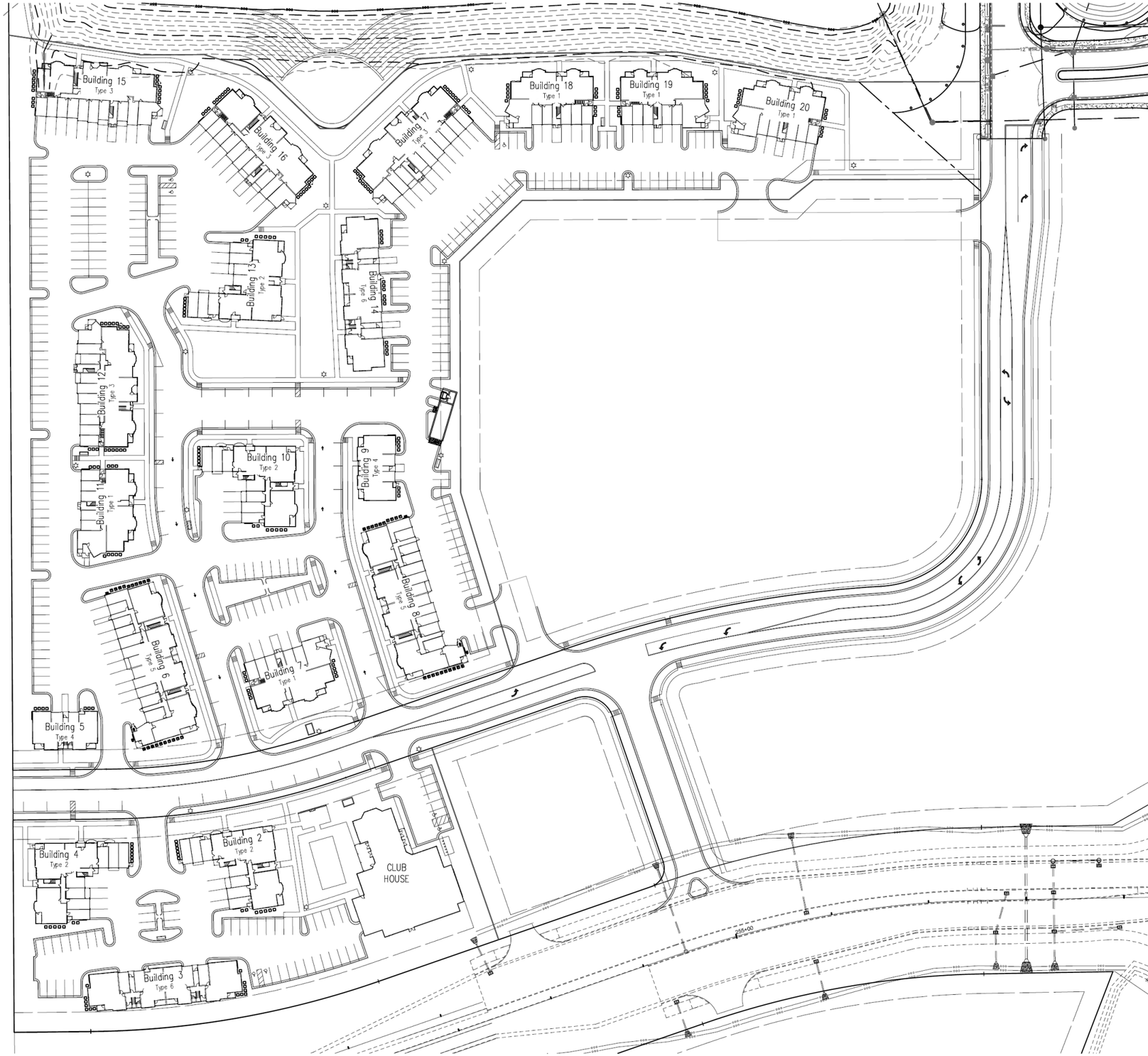



# Harmony Apartments

## Site Location Map / Aerial Photograph




| BUILDING TYPE 1 | SQ. FT | # OF UNITS | (5) BLDG TOTAL |
|---|---|---|---|
| (Site Building #'s: 7, 11, 18, 19 & 20) | | | |
| UNIT U3 (1BR/1B) | 673 SF. | 1 | 5 |
| UNIT U8 (1BR/1B) | 764 SF. | 1 | 5 |
| UNIT U8-A (1BR/1B) | 762 SF. | 1 | 5 |
| UNIT D3 (2BR/1B) | 903 SF. | 1 | 5 |
| UNIT D7 (1BR/DEN/1B) | 987 SF. | 2 | 10 |
| UNIT D10-A (2BR/2B) | 1,148 SF. | 1 | 5 |
| UNIT D10B (2BR/2B) | 1,026 SF. | 1 | 5 |
| UNIT D14 (2BR/2B) | 1,071 SF. | 1 | 5 |
| UNIT T1 (3BR/2B) | 1,176 SF. | 2 | 10 |
| | | 11 | 55 UNITS |
| 5 GARAGES = 5 Garage Parking Spaces/Bldg. | | | 25 GARAGE P.S. |

| BUILDING TYPE 2 | SQ. FT | # OF UNITS | (4) BLDG TOTAL |
|---|---|---|---|
| (Site Building #'s: 2, 4, 10 & 13) | | | |
| UNIT U4 (1BR/1B) | 673 SF. | 2 | 8 |
| UNIT U12 (1BR/1.5B) | 825 SF. | 1 | 4 |
| UNIT D2 (1BR/DEN/1B) | 904 SF. | 2 | 8 |
| UNIT D9 (2BR/2B) | 1,014 SF. | 1 | 4 |
| UNIT D9-A (2BR/2B) | 1,017 SF. | 2 | 8 |
| UNIT D12 (2BR/2.5B) | 1,084 SF. | 1 | 4 |
| UNIT D12-A (2BR/2.5B) | 1,039 SF. | 2 | 8 |
| UNIT D13 (2BR/2B) | 1,029 SF. | 2 | 8 |
| | | 13 | 52 UNITS |
| 7 GARAGES = 7 Garage Parking Spaces/Bldg. | | | 28 GARAGE P.S. |

| BUILDING TYPE 3 | SQ. FT | # OF UNITS | (4) BLDG TOTAL |
|---|---|---|---|
| (Site Building #'s: 12, 15, 16 & 17) | | | |
| UNIT U5 (1BR/1B) | 705 SF. | 1 | 4 |
| UNIT U5B (1BR/1B) | 690 SF. | 1 | 4 |
| UNIT U6 (1BR/1.5 B) | 746 SF. | 2 | 8 |
| UNIT U7 (1BR/1B) | 713 SF. | 3 | 12 |
| UNIT U8 (1BR/1B) | 724 SF. | 1 | 4 |
| UNIT U8-A (1BR/1B) | 762 SF. | 1 | 4 |
| UNIT D4 (1BR/DEN/1B) | 901 SF. | 2 | 8 |
| UNIT D6 (2BR/2B) | 933 SF. | 2 | 8 |
| UNIT D10 (2BR/2B) | 1,072 SF. | 1 | 4 |
| UNIT D10-A (2BR/2B) | 1,148 SF. | 1 | 4 |
| UNIT D10-B (2BR/2B) | 1,026 SF. | 1 | 4 |
| UNIT T4 (3BR/2B) | 1,433 SF. | 1 | 4 |
| | | 17 | 68 UNITS |
| 10 GARAGES = 10 Garage Parking Spaces/Bldg. | | | 40 GARAGE P.S. |

| BUILDING TYPE 4 | SQ. FT | # OF UNITS | (2) BLDG TOTAL |
|---|---|---|---|
| (Site Building #'s: 5 & 9) | | | |
| UNIT NEW TH-2(2BR/1.5B) | 1,178 SF. | 1 | 2 |
| UNIT U10 & U10A (1BR/1B) | 732 SF. | 5 | 10 |
| UNIT U10B (1BR/1B) | 713 SF. | 1 | 2 |
| | | 7 | 14 UNITS |
| 2 GARAGES = 2 Garage Parking Spaces/Bldg. | | | 4 GARAGE P.S. |

| BUILDING TYPE 5 | SQ. FT | # OF UNITS | (2) BLDG TOTAL |
|---|---|---|---|
| (Site Building #'s: 6 & 8) | | | |
| UNIT U1 (1BR/1B) | 650 SF. | 2 | 4 |
| UNIT U2 (1 BR/1B/VANITY) | 655 SF. | 2 | 4 |
| UNIT U9 (1BR/1B) | 795 SF. | 2 | 4 |
| UNIT U11(1BR/1.5B) | 845 SF. | 2 | 4 |
| UNIT U13 (1BR/DEN/2B) | 759 SF. | 2 | 4 |
| UNIT D8 (2BR/2B) | 992 SF. | 1 | 2 |
| UNIT D8-A (2BR/2B) | 992 SF. | 1 | 2 |
| UNIT D8-B (2BR/2B) | 977 SF. | 1 | 2 |
| UNIT D11 (2BR/2B) | 1,055 SF. | 4 | 8 |
| UNIT T3 (3BR/2B) | 1,271 SF. | 1 | 2 |
| UNIT T3A (3BR/2B) | 1,225 SF. | 1 | 2 |
| UNIT T3B (3BR/2B) | 1,211 SF. | 1 | 2 |
| | | 20 | 40 UNITS |
| 13 GARAGES = 13 Garage Parking Spaces/Bldg. | | | 26 GARAGE P.S. |

| BUILDING TYPE 6 | SQ. FT | # OF UNITS | (2) BLDG TOTAL |
|---|---|---|---|
| (Site Building #'s: 3 & 14) | | | |
| UNIT NEW TH-1(2 BR/1.5B) | 1,119 SF. | 2 | 4 |
| UNIT U10C & U10E (1BR/1B) | 787 SF. | 5 | 10 |
| UNIT U10D (1BR/1B) | 770 SF. | 1 | 2 |
| UNIT T2 (3BR/2B) | 1,205 SF. | 4 | 8 |
| UNIT D5 (2BR/2B) | 930 SF. | 2 | 4 |
| | | 14 | 28 UNITS |
| 4 GARAGES = 4 Garage Parking Spaces/Bldg. | | | 8 GARAGE P.S. |

| CLUBHOUSE | SQ. FT |
|---|---|
| Clubhouse | 8,764 SF. |
| Pool | 1,250 SF. |

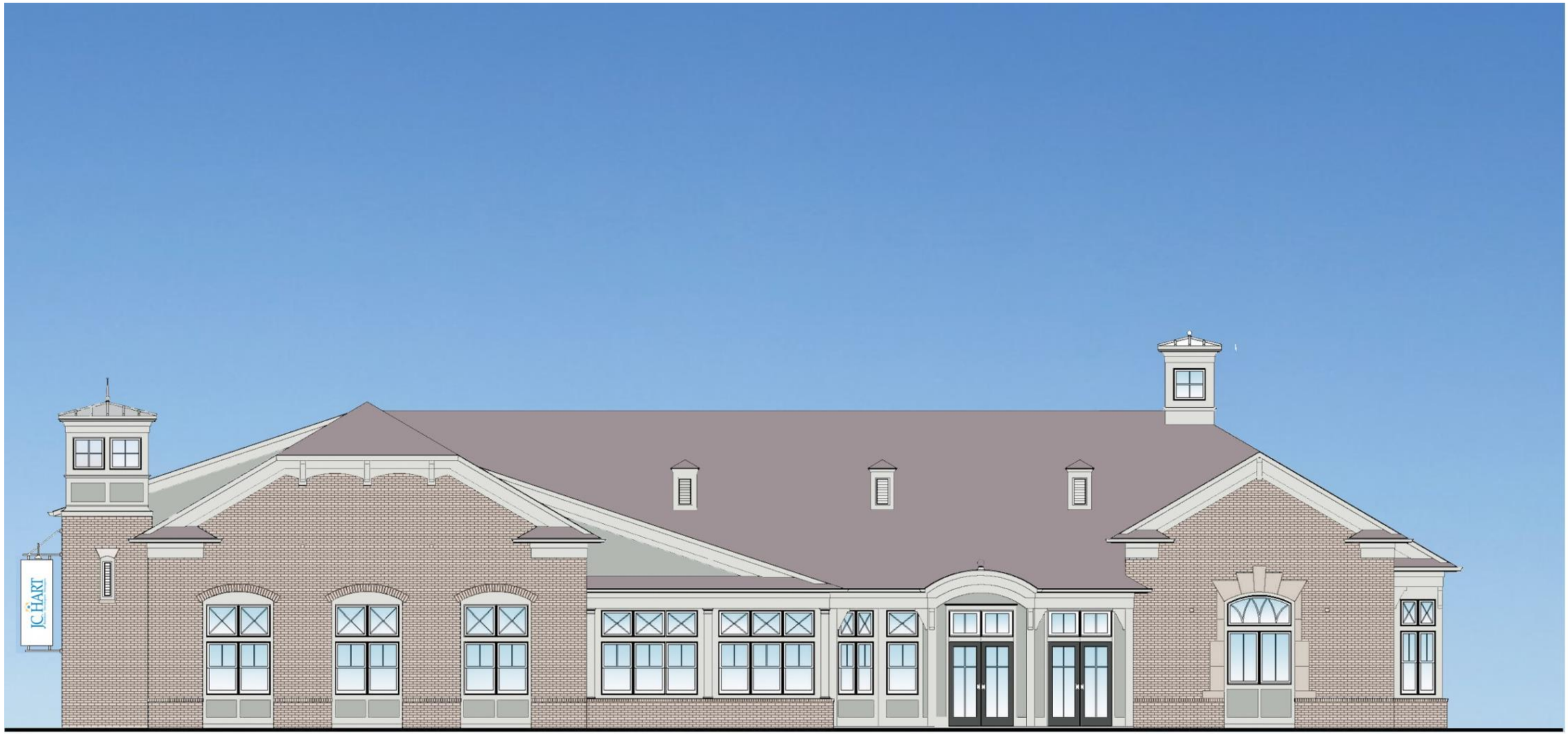
**BEDROOM MIX**

BEDROOM = 107 DU = 41.6%
2 BEDROOM = 115 DU = 44.7%
3 BEDROOM = 35 DU = 13.6%

TOTAL UNITS = 257 D.U.

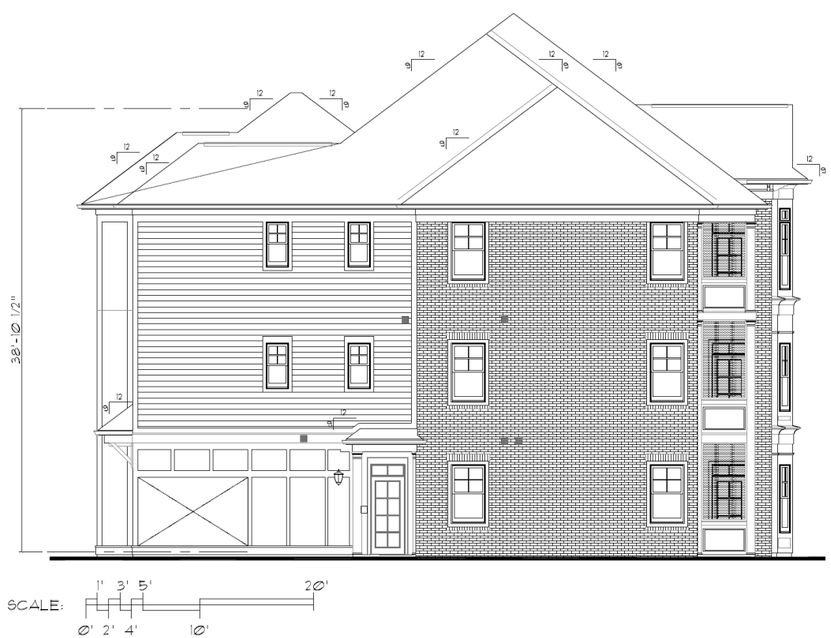
TOTAL GARAGE P.S. = 131

# Site Plan Building Key




**Front Elevation –Clubhouse**

**Front Elevation –Building Type 1**



**Right, Rear, Left and Front Elevations –Building Type 1**

## EXTERIOR MATERIALS KEY:

1. QUEEN SIZE BRICK VENEER
2. FIBER CEMENT PANELS
3. STEEL ENTRY DOOR (w/ TEMPERED GLASS) - PAINT
4. WOOD BRACKET -PAINT
5. VINYL WINDOW
6. BRICK SOLDIER COURSE HEAD & ROWLOCK SILL AT OPENING
7. FIBERGLASS SCREENING AT PATIO/PORCH/DECK
8. 1x TRIM PORCH COLUMN - PAINT, SIZE AS NOTED
9. PRE-FINISHED ALUMINUM K-STYLE GUTTER
10. CONTINUOUS RIDGE VENT EQUAL TO SHINGLE VENT II
11. PAINTED 1x TRIM (SMOOTH)
12. ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLE
13. PRE-FIN. ALUMINUM FLASHING @ VERTICAL INTERSECTIONS w/ ROOF LINES. VALLEY FLASH ALL VALLEYS
14. COVE MOLDING OVER 1x8 BAND BOARD

**Typical Exterior Materials–Building Type 1**

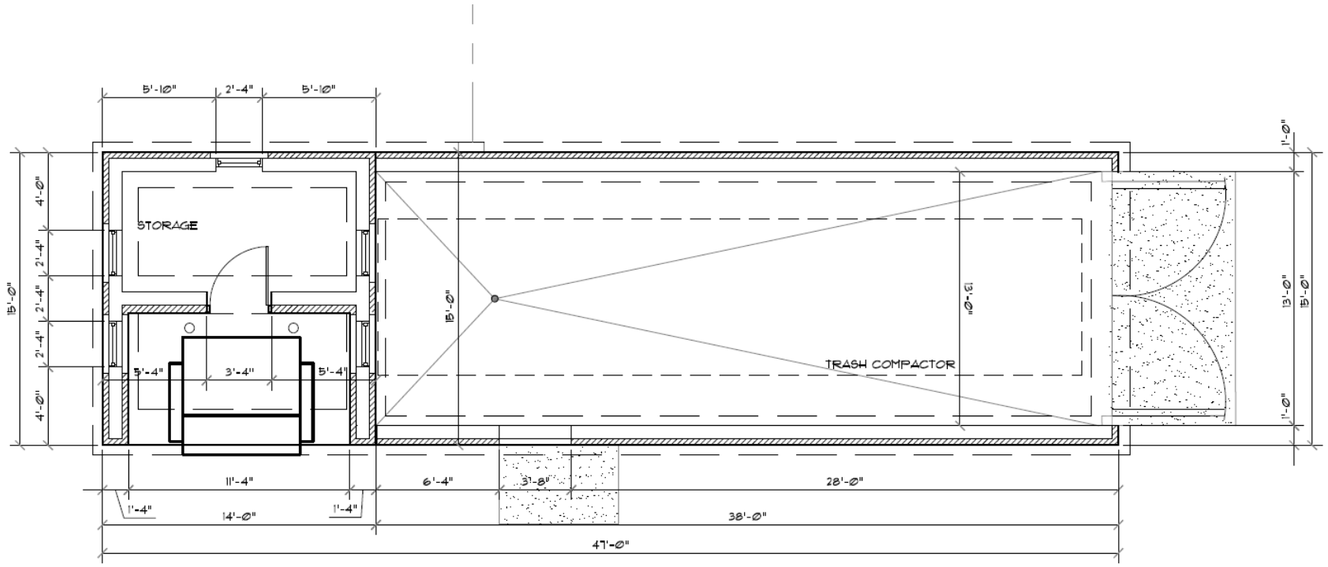
**Front Elevation –Building Type 2**

**Front Elevation –Building Type 3**

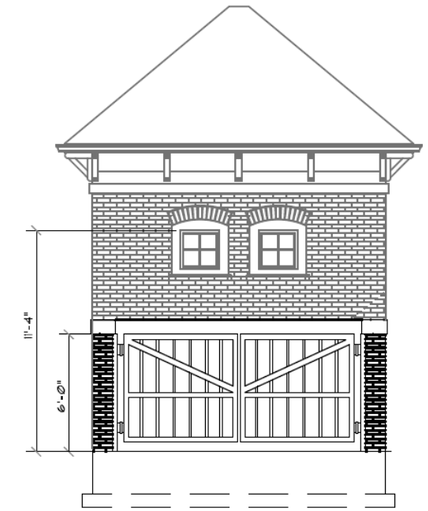
**Front Elevation –Building Type 4**

**Front Elevation –Building Type 5**

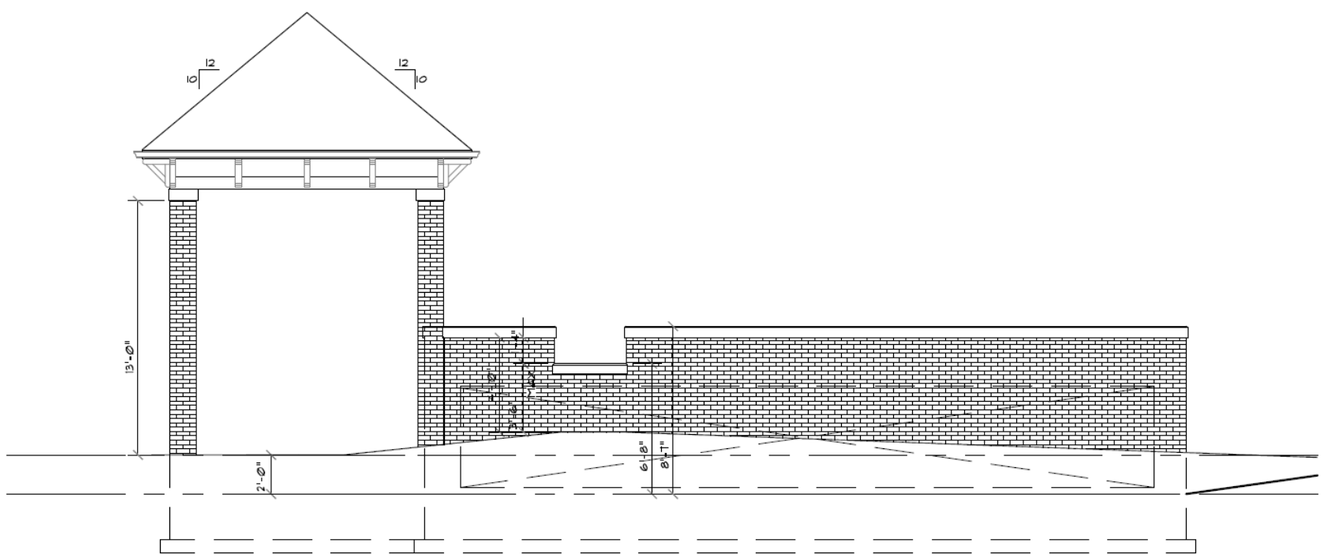
**Typical Elevations –Building Type 6**



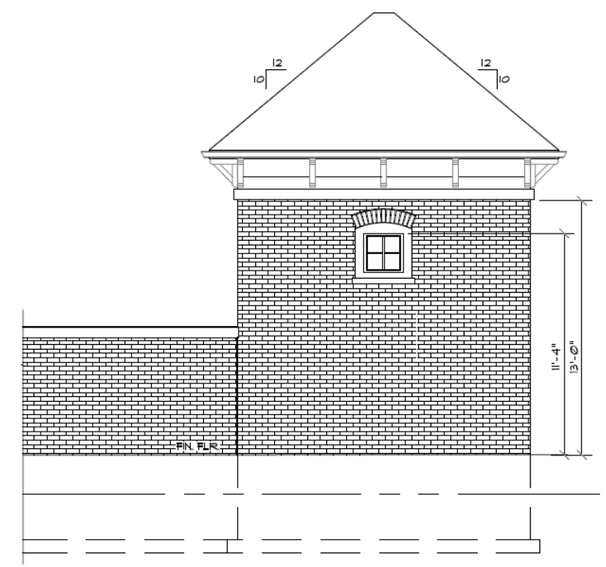

**Plan View**




**Right Side Elevation**

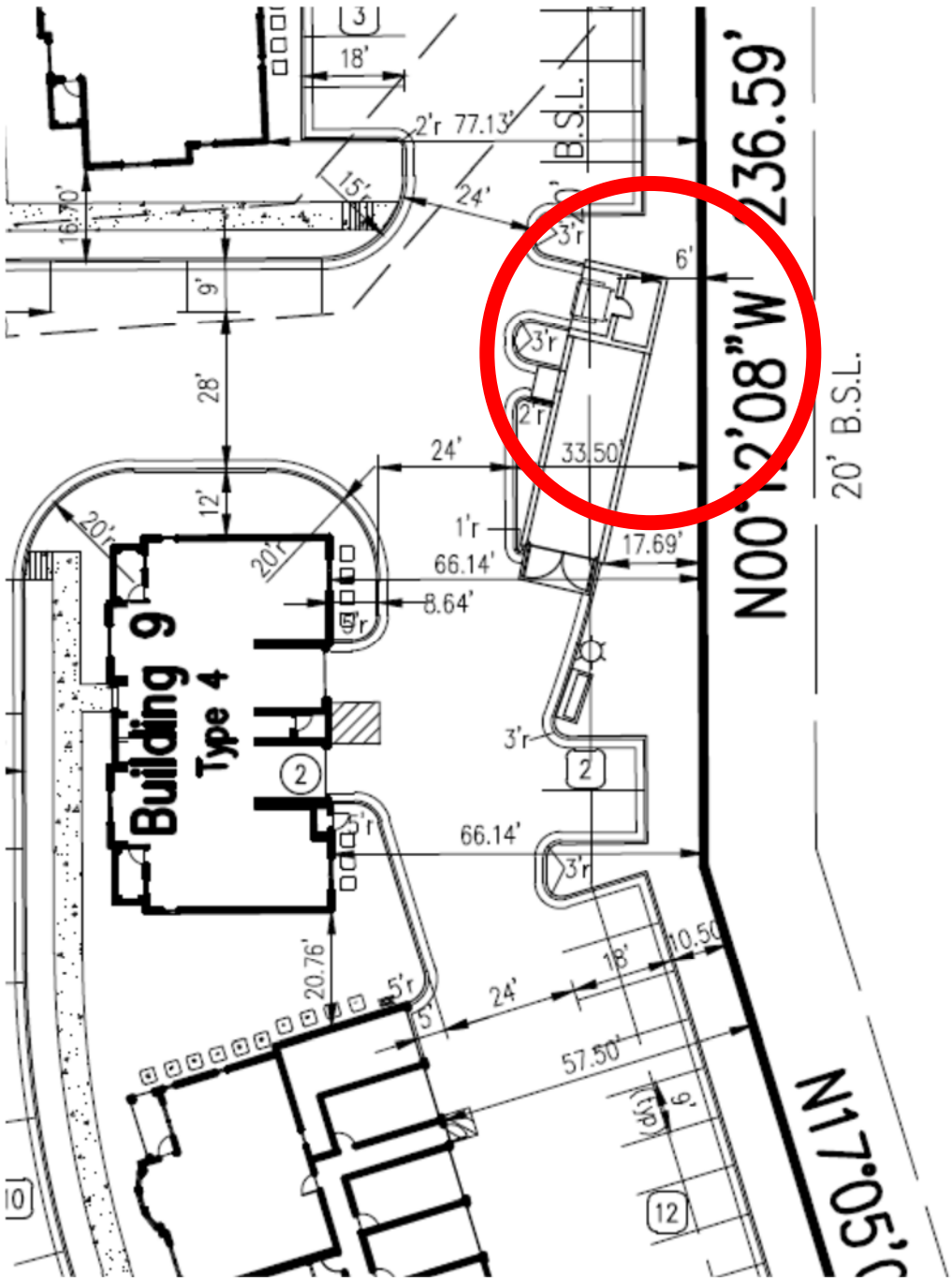



**Front Elevation**

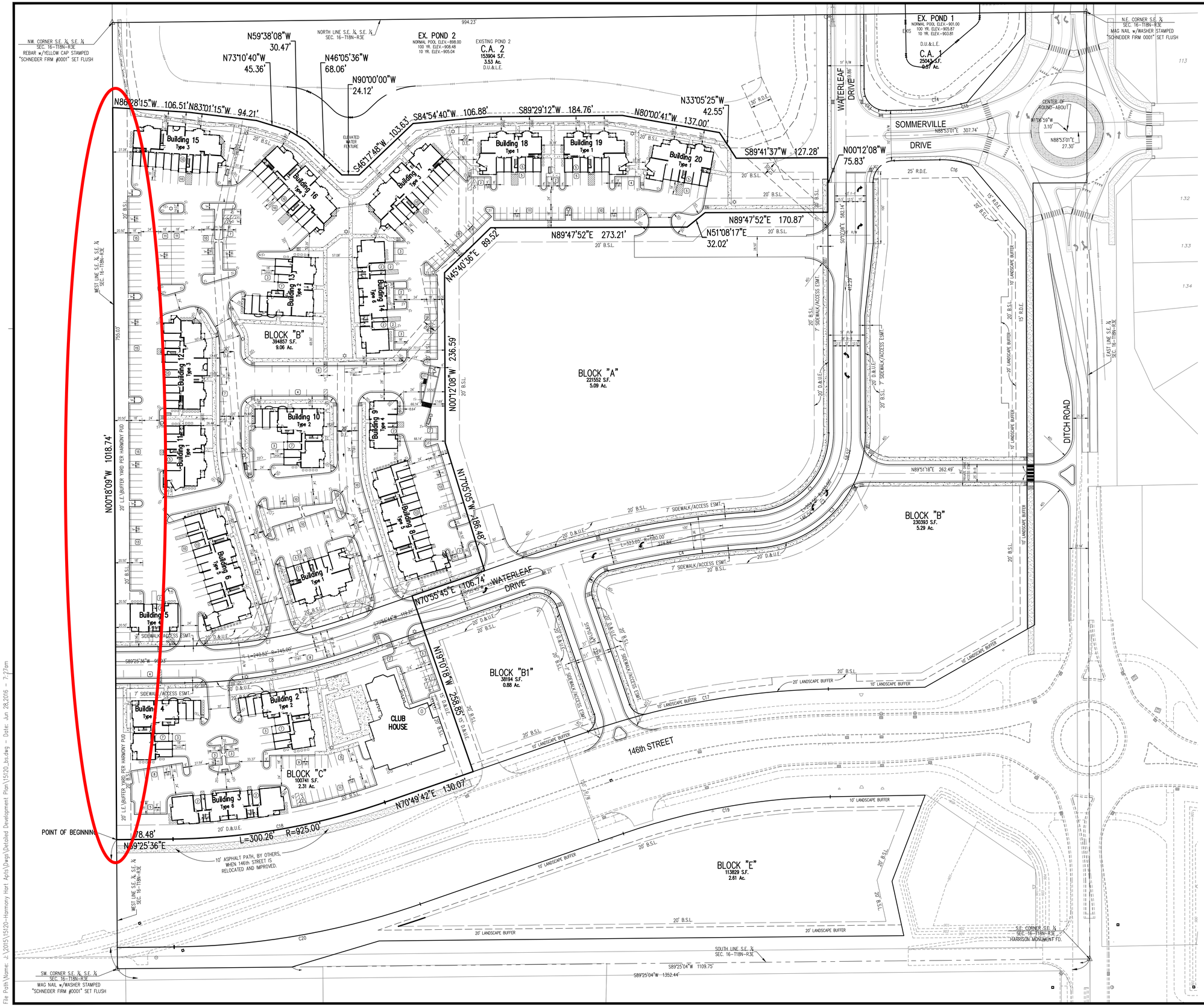



**Partial Rear Elevation**

**Trash Compactor / Recycling Center**



Building 9
Type 4
N00°12'08"W 236.59'
N17°05'
20' B.S.L.
20' B.S.L.
18'
2'r 77.13'
15'r
24'
16.70'
9'
28'
12'
20'r
20'r
24'
33.50'
6'
3'r
3'r
2'r
1'r
17.69'
66.14'
8.64'
5'r
3'r
2
2
5'r
66.14'
3'r
20.76'
5'r
5'
24'
18'
10.50
57.50'
9'
typ
12
10




GRAPHIC SCALE

60' 0 30' 60'

( IN FEET )
1 inch = 60 ft.

## LEGEND

- ⓪ Bicycle Racks (10 Bikes)
- ② Garage Parking Spaces
- ⑤ 9'x18' Surface Parking Spaces
- △2 9'x18 Surface' Handicap Parking
- ☼ New Light Pole Base
- B.S.L. Building Setback Line
- R.D.E. Regulated Drainage Easement
- D.&U.E. Drainage & Utility Easement

## DEVELOPMENT SUMMARY

OVERALL BEDROOM MIX:
1 BEDROOM = 103
2 BEDROOM = 119
3 BEDROOM = 35

| BUILDING TYPE | #UNITS | #GARAGES |
|---|---|---|
| TYPE 1 | 11 | 5 |
| TYPE 2 | 13 | 7 |
| TYPE 3 | 17 | 10 |
| TYPE 4 | 7 | 2 |
| TYPE 5 | 20 | 13 |
| TYPE 6 | 14 | 4 |

TOTAL UNITS = 257
TOTAL ACREAGE = 11.38ac. (BLOCKS C & D)
TOTAL DENSITY = 22.58 units/acre

PARKING:
SURFACE PARKING = 377
GARAGE PARKING = 131
TOTAL PARKING = 508 SPACES
PARKING RATIO = 1.98:1

NOTE:
TANDEM PARKING SPACES IN FRONT OF GARAGES ARE DEDICATED FOR USE BY TENANT OF THE ADJACENT CORRESPONDING GARAGE PARKING SPACE.

TYPICAL BIKE RACK DETAIL

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3060

REVISIONS:
1. 05/20/16 Iwk Revise per TAC comments dated 5-21-16
2. 06/28/16 Iwk Revise property line between CA 2 and Apartments to maintain 20' setbacks

PREPARED FOR:
J.C. Hart Company, Inc.
805 City Center Drive, Suite #120
Carmel Indiana 46032
317-573-4800

# J.C. Hart - Harmony Apartment Community

Westfield, Indiana

Detailed Site Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

| DATE: | DRAWN BY: |
|---|---|
| 06/03/16 | kwk |
| ISSUED: | CHECKED BY: |

JOB NUMBER: 15120

SHEET # D101

File Path\Name: J:\2015\15120-Harmony Hart Apts\Dwgs\Detailed Development Plan\15120_bs.dwg – Date: Jun 28,2016 – 7:27am

TOWNS & FLATS
14471
FITNESS
&
GYMNASIUM