

## EXHIBIT 5. REVIEW MATRICES

ARB-0077-2019 - BLUE RIDGE CREEK										
ARCHITECTURAL FEATURE			BRC standards	BENNETT						
				CR2G (Craftsman)	HR2H (Heartland)	HR3S (Heartland)	NC2G (Craftsman)	NC3M (Craftsman)	EC2G (Euro Country)	EC2G-10 (Euro Country - 10)
	Floor Area/Dwelling Unit (Minimum; sq. ft.)	Single-Level Dwellings	2,200	1,870	1,870	1,870	1,870	1,870	1,870	1,870
CORNER BREAKS	Corner Breaks; Front (Minimum)	Single-Level Dwellings	3	4	4	4	4	4	4	4
	Corner Breaks; Other Sides (Minimum)	Single-Level Dwellings	N/A							
PORCH	Porch Area (Minimum; sq. ft.)		30	76 SF	76 SF	76 SF	99 SF	99 SF	83 SF	83 SF
	Porch Depth (Minimum; ft.)		6	12	12	12	12	12	12	12
MATERIAL	Masonry Percentage (Minimum)*	Primary Facade	40%	18%	18%	51%	12%	29%	21%	43%
		Secondary Facade	N/A							
		Total (All Facades)	N/A							
	Material Restrictions	Vinyl (0.048" minimum)	NO	NO	NO	NO	NO	NO	NO	NO
		Aluminum	NO	NO	NO	NO	NO	NO	NO	NO
ROOF	Roof Pitch (Minimum)	Primary Ridge	6/12	5/12	5/12	5/12	5/12	5/12	5/12	5/12
	Roof Ridgelines (Minimum)**	Single-Level Dwellings	3	4	3	3	4	4	4	4
	Roof Overhang; From Framing (Minimum; in.)		12	12	12	12	12	12	12	12
WINDOWS***	Number of Windows; Front (Minimum)	Single-Level Dwellings	3	4	4	4	4	4	4	4
	Number of Windows; Left Side (Minimum)	Single-Level Dwellings	2	0	0	0	0	0	0	0
	Number of Windows; Right Side (Minimum)	Single-Level Dwellings	2	2	2	2	2	2	2	2
	Number of Windows; Rear (Minimum)	Single-Level Dwellings	3	12	12	12	12	12	12	12
	Number of Windows; Total Aggregate (Minimum)	Single-Level Dwellings	10	18	18	18	18	18	18	18
GARAGE	Front Load Garage Offset (projection or recession) from the primary architectural plane (minimum), ft	Single-Level Dwellings	2	0	0	0	0	0	0	0
	Garage Door Percentage (Maximum)	Single-Level Dwellings	33%	19%	20%	21%	15%	15%	15%	17%

\***Masonry**: if the front elevation has at least 3 architectural features of a historical style, then minimum masonry percentage on the front is not required. **3 hisotrical architectural features have been provided.**

\*\***Ridgelines**: If consistent with a historical style of the home, then minimum 2 ridgelines are required. Only 2 ridgelines are required of the front and two sides if the first floor are masonry wrapped. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched roof. Covered and enclosed porches shall count as a ridgeline.

\*\*\* **Window size**: A window shall be minimum 8 sf to count as one window. A window having a minimum area of sixteen (16) sf shall count as two windows.

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ARCHITECTURAL FEATURE		BRC standards	BOARDWALK						
			1	2	3	4	5	6	
Floor Area/Dwelling Unit (Minimum; sq. ft.)		Multiple-Level Dwellings	2,400	2,662 SF	2,662 SF	2,662 SF	2,662 SF	2,662 SF	2,662 SF
CORNER BREAKS	Corner Breaks; Front (Minimum)	Multiple-Level Dwellings	3	3	3	3	3	3	3
	Corner Breaks; Other Sides (Minimum)	Multiple-Level Dwellings	N/A						
PORCH	Porch Area (Minimum; sq. ft.)		30	120 sf	125 sf	125 sf	125 sf	141 sf	154 sf
	Porch Depth (Minimum; ft.)		6	9	9	9	9	9	9
MATERIAL	Masonry Percentage (Minimum)*	Primary Facade	40%	0%	0%	14%	8%	17%	25%
		Secondary Facade	N/A						
		Total (All Facades)	N/A						
	Material Restrictions	Vinyl (0.048" minimum)	NO	NO	NO	NO	NO	NO	NO
		Aluminum	NO	NO	NO	NO	NO	NO	NO
ROOF	Roof Pitch (Minimum)	Primary Ridge	6/12	6/12	6/12	6/12	6/12	6/12	6/12
	Roof Ridgelines (Minimum)**	Multiple-Level Dwellings	3	5	4	5	4	3	4
	Roof Overhang; From Framing (Minimum; in.)***		12	12	12	12	12	12	12
WINDOWS***	Number of Windows; Front (Minimum)	Multiple-Level Dwellings	6	4	4	8	8	4	6
	Number of Windows; Left Side (Minimum)	Multiple-Level Dwellings	2	10	10	10	10	10	10
	Number of Windows; Right Side (Minimum)	Multiple-Level Dwellings	2	4	4	4	4	4	4
	Number of Windows; Rear (Minimum)	Multiple-Level Dwellings	6	6	6	6	6	6	6
	Number of Windows; Total Aggregate (Minimum)	Multiple-Level Dwellings	16	24	24	28	28	24	26
GARAGE	Front Load Garage Offset (projection or recession) from the primary architectural plane (minimum), ft	Single-Level Dwellings	2	1	1	1	1	1	1
	Garage Door Percentage (Maximum)****	Multiple-Level Dwellings	20%	17%	17%	18%	18%	22%	16%

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ARCHITECTURAL FEATURE		BRC standards	FIFTH AVENUE						
			1	2	3	4	5	6	
Floor Area/Dwelling Unit (Minimum; sq. ft.)		Multiple-Level Dwellings	2,400	2,426 SF	2,426 SF	2,426 SF	2,426 SF	2,426 SF	2,426 SF
CORNER BREAKS	Corner Breaks; Front (Minimum)	Multiple-Level Dwellings	3	4	4	4	4	4	4
	Corner Breaks; Other Sides (Minimum)	Multiple-Level Dwellings	N/A						
PORCH	Porch Area (Minimum; sq. ft.)		30	129 SF	46 SF	115 SF	87 SF	128 SF	46 sf
	Porch Depth (Minimum; ft.)		6	10	10	10	10	10	10
MATERIAL	Masonry Percentage (Minimum)*	Primary Facade	40%	0%	0%	18%	11%	15%	27%
		Secondary Facade	N/A						
		Total (All Facades)	N/A						
	Material Restrictions	Vinyl (0.048" minimum)	NO	NO	NO	NO	NO	NO	NO
		Aluminum	NO	NO	NO	NO	NO	NO	NO
ROOF	Roof Pitch (Minimum)	Primary Ridge	6/12	6/12	6/12	6/12	6/12	6/12	6/12
	Roof Ridgelines (Minimum)**	Multiple-Level Dwellings	3	4	3	5	4	4	3
	Roof Overhang; From Framing (Minimum; in.)***		12	12	12	12	12	12	12
WINDOWS***	Number of Windows; Front (Minimum)	Multiple-Level Dwellings	6	4	4	6	8	8	4
	Number of Windows; Left Side (Minimum)	Multiple-Level Dwellings	2	8	8	8	8	8	8
	Number of Windows; Right Side (Minimum)	Multiple-Level Dwellings	2	10	10	10	10	10	10
	Number of Windows; Rear (Minimum)	Multiple-Level Dwellings	6	6	6	6	6	6	6
	Number of Windows; Total Aggregate (Minimum)	Multiple-Level Dwellings	16	28	28	30	32	32	28
GARAGE	Front Load Garage Offset (projection or recession) from the primary architectural plane (minimum), ft	Single-Level Dwellings	2	5	5	5	5	5	5
	Garage Door Percentage (Maximum)****	Multiple-Level Dwellings	20%	16%	15%	18%	15%	18%	15%

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ARCHITECTURAL FEATURE		BRC standards	PARK PLACE						
			1	2	3	4	5	6	
Floor Area/Dwelling Unit (Minimum; sq. ft.)		Multiple-Level Dwellings	2,400	2,746 SF	2,746 SF	2,746 SF	2,746 SF	2,746 SF	2,746 SF
CORNER BREAKS	Corner Breaks; Front (Minimum)	Multiple-Level Dwellings	3	4	4	4	4	4	4
	Corner Breaks; Other Sides (Minimum)	Multiple-Level Dwellings	N/A						
PORCH	Porch Area (Minimum; sq. ft.)		30	98 sf	123 sf	124 sf	112 sf	124 sf	140 sf
	Porch Depth (Minimum; ft.)		6	9	9	9	9	9	9
MATERIAL	Masonry Percentage (Minimum)*	Primary Facade	40%	0%	4%	18%	5%	17%	36%
		Secondary Facade	N/A						
		Total (All Facades)	N/A						
	Material Restrictions	Vinyl (0.048" minimum)	NO	NO	NO	NO	NO	NO	NO
		Aluminum	NO	NO	NO	NO	NO	NO	NO
ROOF	Roof Pitch (Minimum)	Primary Ridge	6/12	6/12	6/12	6/12	6/12	6/12	6/12
	Roof Ridgelines (Minimum)**	Multiple-Level Dwellings	3	4	4	3	5	4	4
	Roof Overhang; From Framing (Minimum; in.)		12	12	12	12	12	12	12
WINDOWS***	Number of Windows; Front (Minimum)	Multiple-Level Dwellings	6	6	5	8	8	8	7
	Number of Windows; Left Side (Minimum)	Multiple-Level Dwellings	2	4	4	4	4	4	4
	Number of Windows; Right Side (Minimum)	Multiple-Level Dwellings	2	4	4	4	4	4	4
	Number of Windows; Rear (Minimum)	Multiple-Level Dwellings	6	13	13	13	13	13	13
	Number of Windows; Total Aggregate (Minimum)	Multiple-Level Dwellings	16	27	26	29	29	29	28
GARAGE	Front Load Garage Offset (projection or recession) from the primary architectural plane (minimum), ft	Single-Level Dwellings	2	5	5	5	5	5	5
	Garage Door Percentage (Maximum)	Multiple-Level Dwellings	20%	20%	15%	19%	16%	19%	17%

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