

EXHIBIT 5. NOBLE WEST SFR ARCHITECTURAL REQUIREMENTS

SINGLE FAMILY HOMES ARCHITECTURAL BUILDING REQUIREMENTS

ROOF RIDGE LINES:

1. A one story residence shall have a minimum of 3 ridge lines, unless fewer is consistent with a historical precedent style¹ of the residence (all other aspects of the historical style must be adhered to, such as doors, windows, detail, etc.).
2. A two story residence shall have a minimum of 4 ridge lines, unless fewer is consistent with a historical precedent style¹ of the residence (all other aspects of the historical style must be adhered to, such as doors, windows, detail, etc.).
3. Ridgelines shall only be considered if they are horizontal ridges that form the peak of a pitched area. Covered, but non-enclosed, porches shall count toward the ridgeline requirement if the roof extends to the main roofline of the residence or if the gable end of the porch covering has architectural treatment.

ROOF PITCH:

1. The minimum roof pitch of the main roof of the residence shall be 6/12, unless a lower slope is consistent with a historical precedent style¹ of the residence (all other aspects of the historical style must be adhered to, such as doors, windows, detail, etc.).
2. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

ROOF OVERHANGS:

1. Unless consistent with a historical precedent architectural style¹ of the residence, all sides of the structure shall contain a roof overhang. The roof overhangs shall be a minimum of 12" for facades other than brick and a minimum of 8" for brick facades.

CORNER BREAKS:

1. Each residence shall have a minimum of three corner breaks on the four facades of the structure, unless fewer is consistent with a historical precedent style¹ (all other aspects of the historical style must be adhered to, such as doors, windows, detail, etc.).
2. Corner breaks shall only be counted if they form "exterior" corners along the façade. The "exterior" corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet shall count toward this requirement.

EQUIPMENT VENTS:

1. Vents shall be located to the rear half of the residence 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.

FOUNDATIONS:

1. Exposed concrete or block foundations are limited to 8 inches or the minimum required by the applicable building code, whichever is greater.

WINDOWS:

1. Each residence shall have a minimum of three windows on the front facade of the structure. For corner lots, this requirement applies to both facades abutting the public roadway, unless the façade that does not contain the front door contains the garage door in which case this requirement does not apply.
2. A one story residence shall have a minimum of one window on the four facades of the structure with a minimum aggregate of eight windows for the residence.
3. A two story residence shall have a minimum of one window on the four facades of the structure with a minimum aggregate of twelve windows for the residence.
4. All windows shall have either shutters and/or architectural treatment. For windows in brick façade, the treatment shall be of natural materials and be applied to the sill and header at a minimum. For windows in a non-brick façade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the siding material. Natural materials are as defined in this document.
5. In counting windows, a double window will count as two windows and a sliding glass patio door will count as a window and the permanent glass adjacent to the door will count as a window. No window less than 10 square feet shall count towards the requirements.

PORCHES:

1. One front covered landing, stoop or porch is required on all residences except on those historical precedent styles¹ that did not offer them. If a landing, stoop or porch is included, the minimum size shall be 30 square feet.

GARAGES:

1. Garages with front facing doors must be on a separate plane from the main body of the residence. The garage must be recessed or projected from the main house plane a minimum of six inches and a maximum of twelve feet.
2. Single story residences with front facing garage doors shall have a maximum garage door façade covering of 33%.
3. Two story residences with front facing garage doors shall have a maximum garage door façade covering of 20%.

MATERIALS:

1. Each residence shall have a minimum of 50% of the front façade containing natural materials.
2. Brick, wood, limestone and natural stone shall be classified as natural materials.
3. Composite wood material (LP siding), stucco, EIFS, cultured stone, concrete fiber board (Hardiplank or similar materials) or resin based products (fypon) are manmade materials intended to simulate the appearance of a natural material. These are acceptable replacements of natural materials and are approved to satisfy the natural materials requirements of these standards.

LANDSCAPING:

1. Each residence shall have a minimum landscape package containing street trees spaced 40' to 60' along the frontage of the lot, 4 lawn shade trees, 1 lawn ornamental tree and 18 shrubs. A minimum of 2 lawn trees and 10 shrubs shall be placed in the front of the home, one shade tree in the rear yard, and one side yard lawn tree in each side yard. The sides of the home must contain an aggregate of 16' of planting beds and 8 shrubs, the planting beds shall have a minimum length of 4' and width of 2'.
2. The minimum caliper of street trees shall be 2-1/2", lawn shade trees shall have a minimum caliper of 2" measured at 12" above grade.
3. The minimum caliper of ornamental trees shall be 2" measured at 12" above grade or for multi-trunk trees, 10' tall planted.
4. Shrubs shall be a minimum of 18"-24" planted.
5. 25% of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub

¹ Historical precedent architectural styles are homes designed in the Federal, Greek Revival, Gothic Revival, Italianate, Colonial Revival, Tudor, French Eclectic, Cape Cod, Craftsman, etc. styles that can best be described in the book "A Field Guide to American Homes" by Virginia and Lee McAlester. The City of Noblesville Planning Staff has the authority to determine if a specific house plan meets a historical precedent architectural style and shall allow deviations from the above standards so long as the deviations are in conformance with the architectural style.

All house plans submitted for approval shall be approved by Brenwick Development prior to submission to the City of Noblesville. The City of Noblesville Architectural Review Board may approve a house plan that does not conform to these standards only if Brenwick Development has approved the plan.