

2100
⑤

2013046000 ORDINANCE \$21.00
07/19/2013 09:28:07A 6 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NO. 20-06-13

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE AND
OFFICIAL ZONING MAP, ALL A PART
PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

An ordinance to amend the Unified Development Ordinance (“UDO”) as amended for the City of Noblesville, Hamilton County, Indiana, and its Official Zoning Map enacted by the City of Noblesville under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on document number 13N-15-6073 (the “Petition”) at its June 17, 2013, meeting as required by law in regard to the application filed by Redwood Acquisition, LLC, for a request in change of zoning; and

WHEREAS, the Plan Commission sent a favorable recommendation relating to the Petition to the Common Council of the City of Noblesville, Indiana, by a vote of nine (9) in favor and zero (0) opposed;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance for said City and the Official Zoning Map (the “Zoning Map”) to establish this Planned Development Overlay District (the “District”) to read as follows:

SECTION 1. Applicability of Ordinance.

- 1.1 The Zoning Map is hereby changed to designate the land described in **Exhibit A**, attached hereto (the “Real Estate”), specifically excluding the area zoned “Flood Hazard”, as a Planned Development Overlay District to be known as “The Hamptons Planned Development”.
- 1.2 The District’s underlying zoning district shall be the R-5 Residential District (the “Underlying District”) excluding the area zoned “Flood Hazard”. Development in this district shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of June 17, 2013 and applicable to the Underlying District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance (collectively, the "Governing Standards").

- 1.3 All provisions and representations of the UDO that conflict with the provisions of the Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. Definitions.

- 2.1 The general rules of construction set forth in Article 2 of the UDO and the definitions set forth in this Ordinance shall apply to the regulations of this Ordinance. Words not defined herein but defined in the UDO shall be interpreted in accordance with the UDO definition.
- 2.2 Preliminary Development Plan: The oversized, scaled development plans on file with the City of Noblesville's Planning and Development Department dated April 29, 2013, as revised. The exhibit attached hereto as Exhibit B is a general representation of the oversized plans (collectively, the "Preliminary Development Plan").

SECTION 3. Permitted Uses.

- 3.1 The following uses shall be permitted within the District:
 - A. All uses permitted in the Underlying District.
 - B. Accessory buildings and uses customarily incidental to any of the permitted uses.

SECTION 4. Preliminary Development Plan. The Preliminary Development Plan is hereby incorporated and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

SECTION 5. Bulk Standards. The bulk standards applicable to the Underlying District shall apply.

SECTION 6. Landscaping Standards. The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as noted below.

- 6.1 Landscape Buffer Yards. Landscape Buffer Yards shall be provided as shown on the Preliminary Development Plan and Landscape Plan attached hereto as Exhibit C. As provided, this landscape plan eliminates the southern boundary buffer yard and reduces the width of the east and west side buffer yards.

6.2 Parking Lot and Building Base Landscaping. Shall be provided as shown on the Preliminary Development Plan and Landscape Plan. As provided, this landscape plan reduces the amount of building base landscaping and parking lot landscaping.

6.3 Open Space. Open areas for permanent landscaped open space shall be provided as shown on the Preliminary Development Plan. Some of this area shown is currently zoned "FH" Flood Hazard.

SECTION 7. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply, except as noted below.

7.1 Off-street parking areas shall be permitted and generally located as shown on the Preliminary Development Plan.

SECTION 8. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply.

SECTION 9. Sign Standards. The District's signs shall comply with Article 11 of the UDO.

SECTION 10. Architectural Standards.

10.1 The proposed architecture and design of buildings within the District are attached **Exhibit D** (the "Architectural Illustrations"). New construction shall substantially comply in quality and character as those shown in the Architectural Illustrations, except that the siding on all buildings shall be polymeric cladding of a minimum thickness of 0.22" and with an applied exposure of at least 6 7/8" (e.g. Norandex Everlast™) instead of vinyl or fiber cement shown on the **Exhibit D**.

10.2 All buildings which rear elevations face a public right of way (to the north) or adjacent property to the east or south, shall have the enhanced elevations shown on **Exhibit D** which include dormers facing the rear elevation and corner breaks no less than every two units.

10.3 The Director of Planning and Development, including his/her designees, shall review and approve building elevations at the time of filing of the Detailed Development Plan and/or Building Permit for substantial compliance with the Architectural Illustrations. If the Director determines proposed building elevations do not substantially comply with the Architectural Illustrations, then the Architectural Review Board shall review and may approve the proposed building elevations.

SECTION 11. Circulation and Access Points. The District's site circulation and access points (including number and location of curb cuts), as shown on the Preliminary Development Plan.

SECTION 12. Infrastructure Standards. All public infrastructure within the District shall adhere to the City's standards and design criteria, unless otherwise stated within this Ordinance or unless specific waivers have been approved by the City.

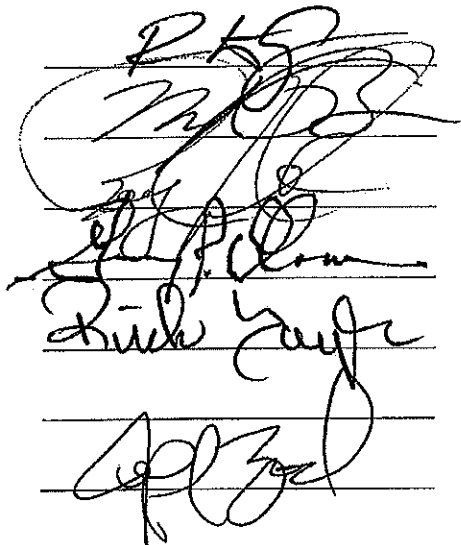
SECTION 13. Detailed Development Plan. In order to maintain design flexibility, the exact configuration and locations of each building and parking area set forth in a Detailed Development Plan ("DDP") may vary from the Preliminary Development Plan as long as the Governing Standards are met. Approval of a DDP shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, Part E, Section 4, of the UDO.

SECTION 14. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 9th day of July 2013.

COMMON COUNCIL OF THE CITY OF NOBLESVILLE

AYE

NAY

Handwritten signatures of council members in the 'AYE' column. From top to bottom, the signatures are: Brian Ayer, Mark Boice, Roy Johnson, Gregory P. O'Conner, Rick Taylor, Stephen C. Wood, and Jeff Zeckel.

Brian Ayer

Mark Boice

Roy Johnson

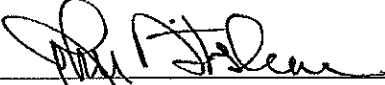
Gregory P. O'Conner

Rick Taylor

Stephen C. Wood

Jeff Zeckel

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana
this 9th day of July, 2013.



John Ditslear, Mayor
City of Noblesville, Indiana

ATTEST:



Janet Jaros, Clerk-Treasurer

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: RUSSELL L. BROWN

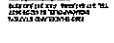
Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204 (317) 637-1321

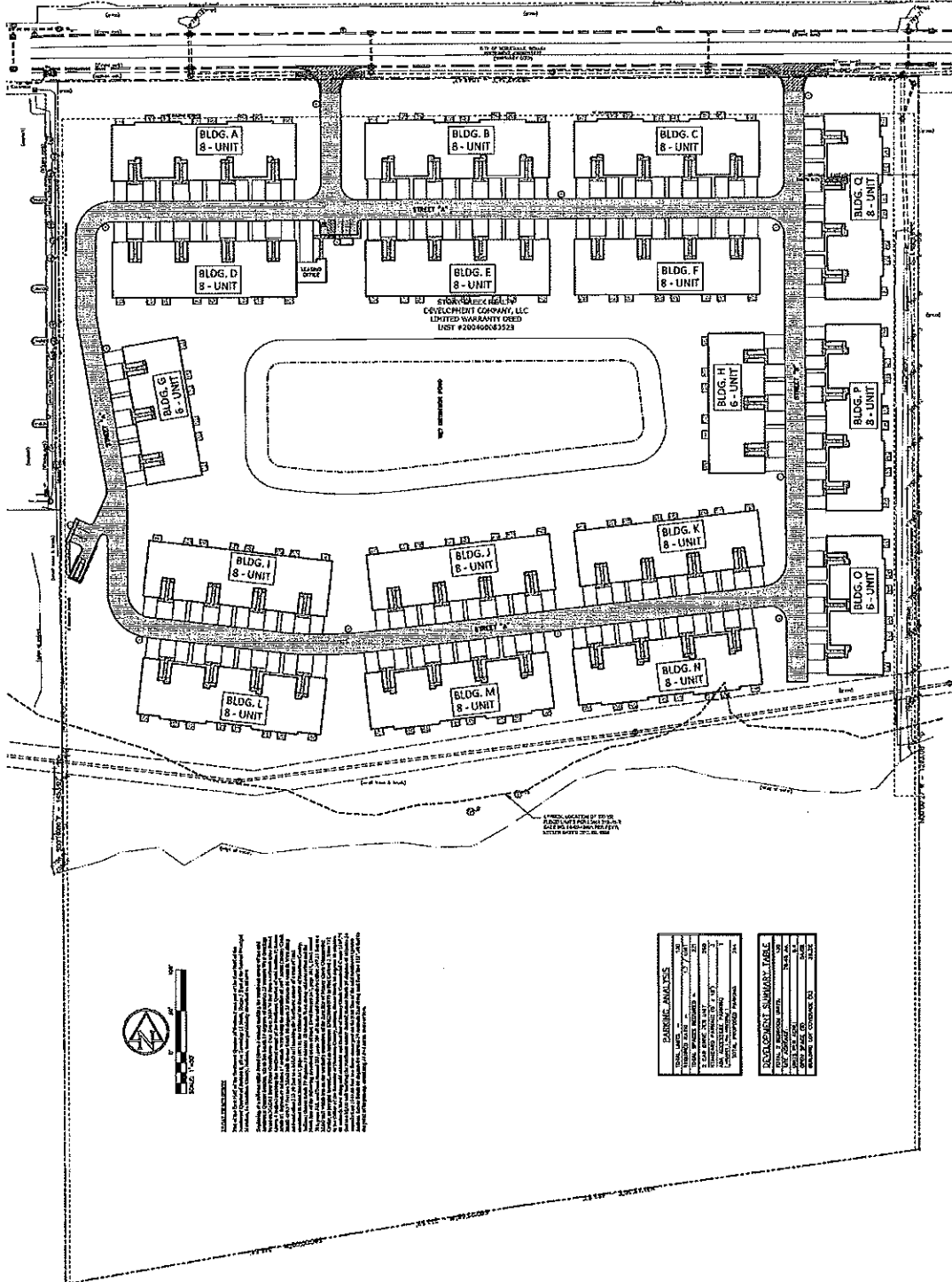
EXHIBIT A
LEGAL DESCRIPTION

Part of the East Half of the Southwest Quarter of Section 5 and part of the East Half of the Northwest Quarter of Section 8, all in Township 18 North, Range 5 East of the Second Principal Meridian, in Hamilton County, Indiana, more particularly described as follows:

Beginning at a railroad spike found (down 3 inches) marking the Southeast corner of the said Southwest Quarter Section, which lies South 89 degrees 46 minutes 23 seconds West (bearings based on NAD83 State Plane Coordinates- East Zone) 2639.76 feet from a railroad spike found (down 4 inches) marking the Southeast corner of the Southeast Quarter of said Section 5; thence South 81 degrees 49 minutes 37 seconds West along the centerline of 166th Street (Stoney Creek Road) 489.57 feet to a MAG nail; thence South 80 degrees 25 minutes 46 seconds West along said centerline 213.59 feet to a MAG nail marking the Northeast corner of a tract of land described in Deed Record 347, page 1011 in the Office of the Recorder of Hamilton County, Indiana; thence South 79 degrees 59 minutes 48 seconds West along said centerline and the North line of the following described tracts of land: Deed Record 347, page 1011, Deed record 301, page 818, and Deed Record 283, page 785 all in the said Recorder's Office 347.11 feet to a

MAG nail which lies on the southerly extension of the East line of Stoney Creek Commercial Center, as per plat thereof, recorded as Instrument #200200003979 in Plat Cabinet 2, Slide 731 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 18 minutes 09 seconds West along said extension and East line of Stoney Creek Commercial Center 1487.79 feet to a MAG nail marking the Northeast corner thereof; thence North 89 degrees 43 minutes 24 seconds East 1044.66 feet to a fence corner post on the East line of the said Southwest Quarter Section; thence South 00 degrees 00 minutes 39 seconds East along said East line 1327.40 feet to the point of beginning, containing 33.544 acres, more or less.

	<p>REDEWOOD AT TOWN & COUNTRY BLDV. 2375 COMMERCE PARK BEACHWOOD, OHIO</p>	<p>REDEWOOD AT TOWN & COUNTRY TOWN AND COUNTRY BLDV. NOBLESVILLE, INDIANA</p>	<p>PROJECT NO. _____ DATE _____ DRAWN BY _____ CHECKED BY _____ SCALE _____</p>
<p>OVERALL SITE PLAN</p>			



NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN SHALL BE THE ONE APPROVED BY THE LOCAL GOVERNMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED HEREON. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED HEREON. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

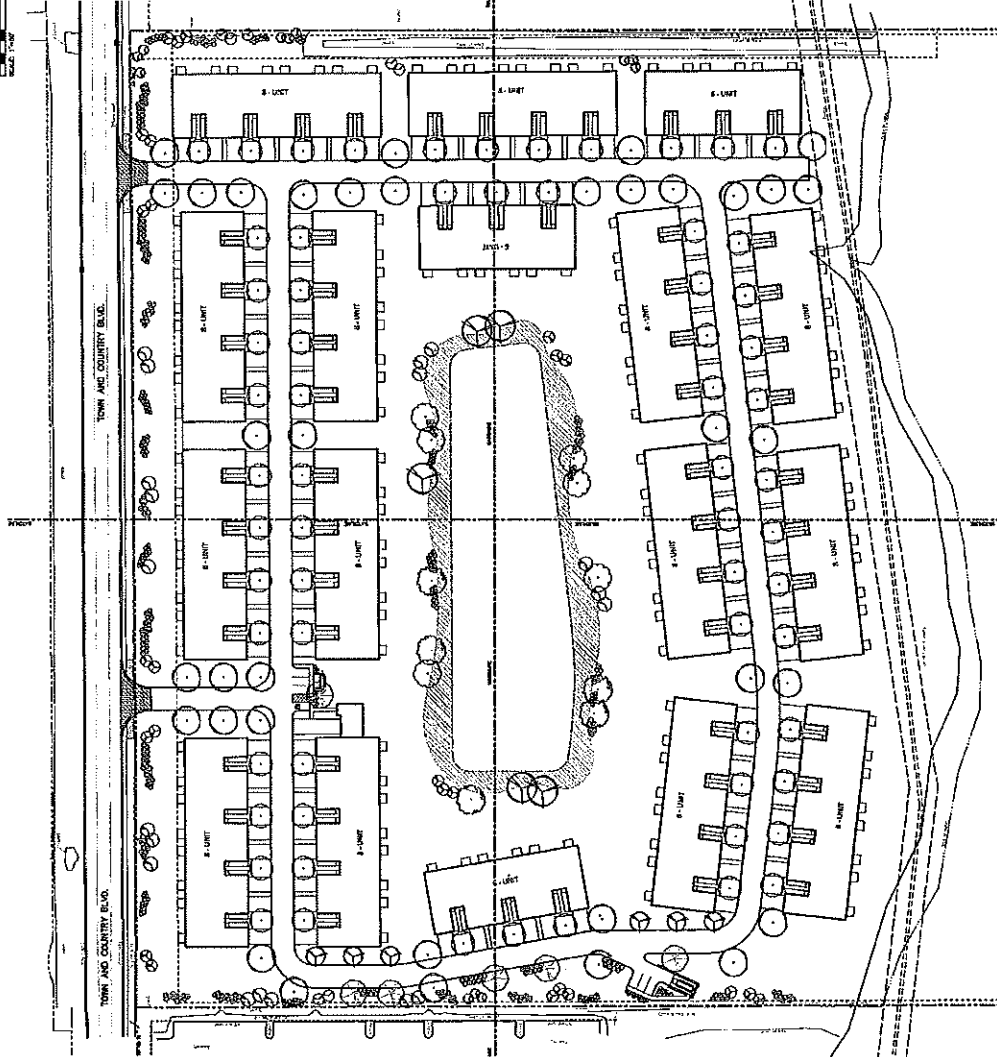


PARKING ANALYSIS	
TOTAL SPACES	100
REQUIRED SPACES	100
EXCESS SPACES	0
DEVELOPMENT SUMMARY TABLE	
NO. OF UNITS	11
NO. OF GARAGES	11
NO. OF STALLS	11
NO. OF SPACES	11
NO. OF SPACES	11

<p>STRUDERPOINT 1111 W. 12TH ST., SUITE 100 COLUMBUS, OHIO 43260 TEL: 614.297.8800</p>	<p>LANDSCAPE PLAN</p> <p>PROJECT: REDWOOD AT TOWN & COUNTRY TOWN AND COUNTRY BLDG. NOBLESVILLE, INDIANA</p> <p>PREPARED FOR: REDWOOD ACQUISITION, LLC 23776 COMMERCE PARK BEACHWOOD, OHIO</p>	<p>DATE: 01/20/12 SCALE: AS SHOWN DATE: 01/20/12 SCALE: AS SHOWN</p>	<p>PROJECT NO. C7.0</p>
---	--	--	---



PLANTING ORDNANCE CHART
 1. Planting to be done in accordance with the following:
 2. Planting to be done in accordance with the following:
 3. Planting to be done in accordance with the following:
 4. Planting to be done in accordance with the following:
 5. Planting to be done in accordance with the following:
 6. Planting to be done in accordance with the following:
 7. Planting to be done in accordance with the following:
 8. Planting to be done in accordance with the following:
 9. Planting to be done in accordance with the following:
 10. Planting to be done in accordance with the following:



THIS PLAN IS THE PROPERTY OF STRUDERPOINT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STRUDERPOINT.

LANDSCAPE PLAN

17.1
SHEET NO.

DATE	DESCRIPTION

**REDDWOOD AT TOWN & COUNTRY
TOWN AND COUNTRY BLDG.
NOBLESVILLE, INDIANA**

**REDDWOOD ACQUISITION LLC
2375 COMMERCIAL PARK
BEACHWOOD, OHIO**

ENTRANCE

STRUCTUREPOINT
ARCHITECTURAL

102 W. MICHIGAN AVENUE
ANN ARBOR, MI 48106
PH: 734.769.1100
WWW.STRUCTUREPOINT.COM

CONTEXT
landscape architecture

102 W. MICHIGAN AVENUE
ANN ARBOR, MI 48106
PH: 734.769.1100
WWW.CONTEXTPA.COM

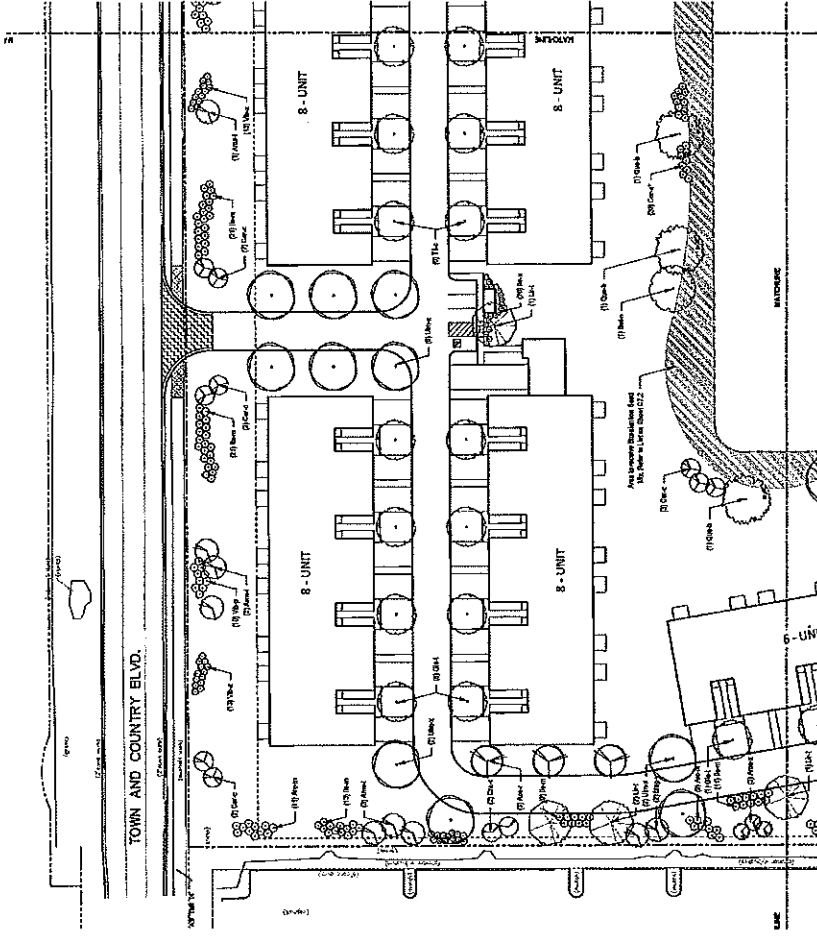


- #### GENERAL LANDSCAPE & PLANTING NOTES
1. All plants and materials shall be installed as specified on this plan.
 2. All plants and materials shall be installed as specified on this plan.
 3. All plants and materials shall be installed as specified on this plan.
 4. All plants and materials shall be installed as specified on this plan.
 5. All plants and materials shall be installed as specified on this plan.
 6. All plants and materials shall be installed as specified on this plan.
 7. All plants and materials shall be installed as specified on this plan.
 8. All plants and materials shall be installed as specified on this plan.
 9. All plants and materials shall be installed as specified on this plan.
 10. All plants and materials shall be installed as specified on this plan.

PLANTING ORDNANCE CHART

Planting Code	Planting Species	Planting Notes
R1	R1 Oak	Planting code R1 Oak
R2	R2 Oak	Planting code R2 Oak
R3	R3 Oak	Planting code R3 Oak
R4	R4 Oak	Planting code R4 Oak
R5	R5 Oak	Planting code R5 Oak
R6	R6 Oak	Planting code R6 Oak
R7	R7 Oak	Planting code R7 Oak
R8	R8 Oak	Planting code R8 Oak
R9	R9 Oak	Planting code R9 Oak
R10	R10 Oak	Planting code R10 Oak
R11	R11 Oak	Planting code R11 Oak
R12	R12 Oak	Planting code R12 Oak
R13	R13 Oak	Planting code R13 Oak
R14	R14 Oak	Planting code R14 Oak
R15	R15 Oak	Planting code R15 Oak

- #### GENERAL NOTES
1. Refer to Sheet C71 for Planting Schedule.
 2. Refer to Sheet C72 for Planting Schedule.
 3. Refer to Sheet C73 for Planting Schedule.
 4. Refer to Sheet C74 for Planting Schedule.
 5. Refer to Sheet C75 for Planting Schedule.
 6. Refer to Sheet C76 for Planting Schedule.
 7. Refer to Sheet C77 for Planting Schedule.
 8. Refer to Sheet C78 for Planting Schedule.
 9. Refer to Sheet C79 for Planting Schedule.
 10. Refer to Sheet C80 for Planting Schedule.

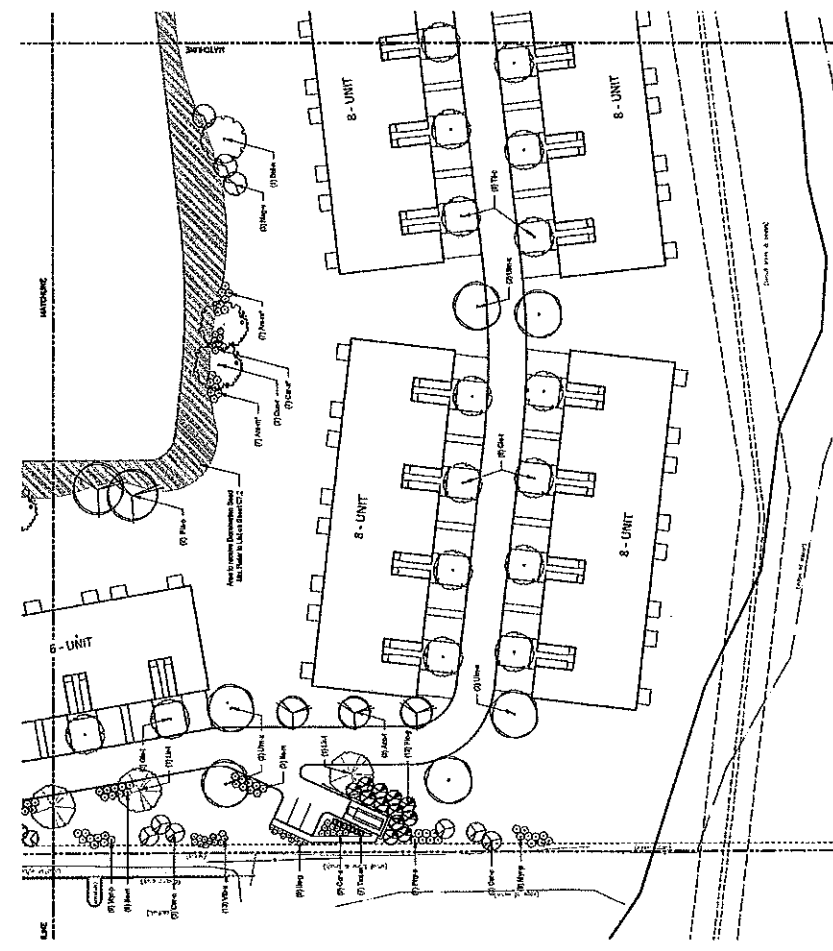


DATE: 03/27/2013 11:54 AM
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
PROJECT: REDWOOD AT TOWN & COUNTRY BLDG. PHASE 2 PLANTING

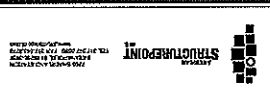
STURTEWANT ARCHITECTS 1000 W. BROADWAY CLEVELAND, OHIO 44115 TEL: 216.421.1234 FAX: 216.421.1235 WWW.STURTEWANT.COM	PROJECT NO. SHEET NO. DATE	LANDSCAPE PLAN	PROJECT REDWOOD AT TOWN & COUNTRY TOWN AND COUNTRY BLDG. 2375 COMMERCE PARK BEACHWOOD, OHIO	ARCHITECT REDWOOD ACQUISITION, LLC 2375 COMMERCE PARK BEACHWOOD, OHIO	CLIENT TOWN AND COUNTRY BLDG. 2375 COMMERCE PARK BEACHWOOD, OHIO	DATE 07/15/2011	SCALE AS SHOWN	SHEET NO. C7.3



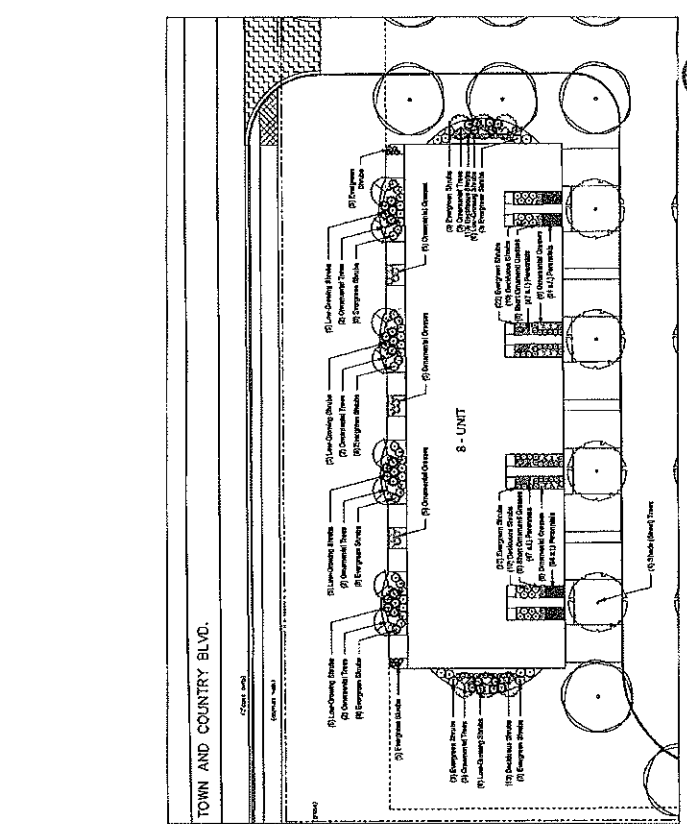
- GENERAL NOTES**
1. See General Notes on sheet C7.1.
 2. Plantings to be installed by the contractor.
 3. Refer to sheet C7.2 for Planting Schedule.



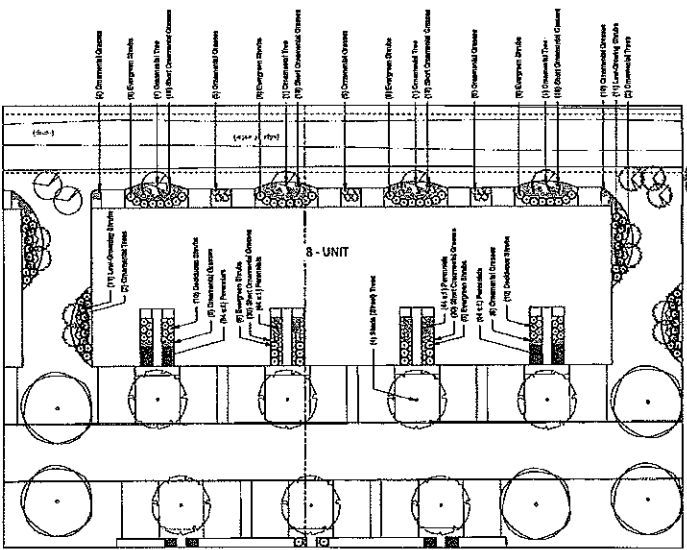
THIS DOCUMENT IS THE PROPERTY OF STURTEWANT ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STURTEWANT ARCHITECTS.



STRUCTUREPOINT
ARCHITECTURAL & LANDSCAPE ARCHITECTURE
4300 WEST AVENUE
BOULDER, COLORADO 80521
TEL: (303) 440-0100
WWW.STRUCTUREPOINT.COM



EIGHT-UNIT PROTOTYPICAL PLAN
 Prepared: 08/23/11, using Standard Contract Measure
 Drawn: 08/23/11, using Standard Contract Measure
 Checked: 08/23/11, using Standard Contract Measure
 Project: 07 (R) (Standard) - 10' (R) (Standard) - 4 (R) (Standard) - 4 (R) (Standard)



EIGHT-UNIT PROTOTYPICAL PLAN
 Prepared: 08/23/11, using Standard Contract Measure
 Drawn: 08/23/11, using Standard Contract Measure
 Checked: 08/23/11, using Standard Contract Measure
 Project: 07 (R) (Standard) - 10' (R) (Standard) - 4 (R) (Standard) - 4 (R) (Standard)

PROTOTYPICAL PLANTING NOTES

1. Callouts for plants are to be installed as shown, unless otherwise noted.
2. Callouts for plants are to be installed as shown, unless otherwise noted. All plants shall be installed in containers, unless otherwise noted. All plants shall be installed in containers, unless otherwise noted.
3. The plants shall be installed as shown, unless otherwise noted. All plants shall be installed in containers, unless otherwise noted.

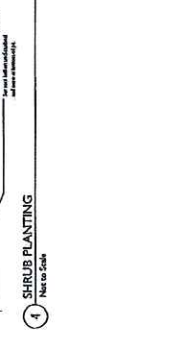
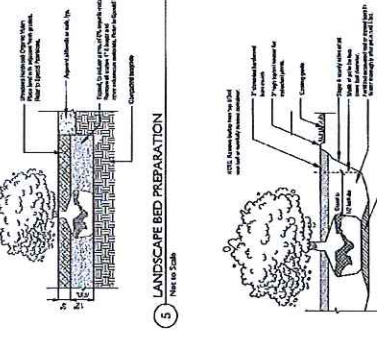
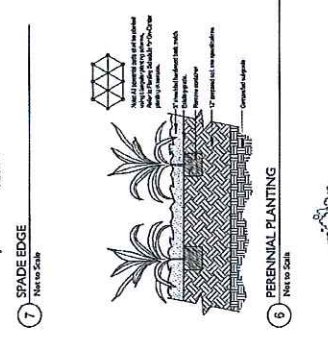
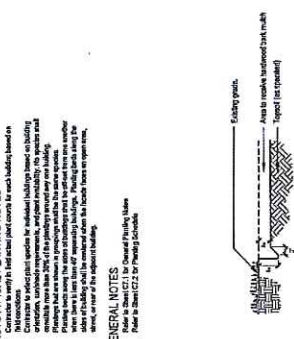
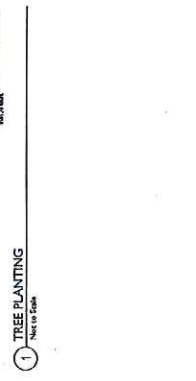
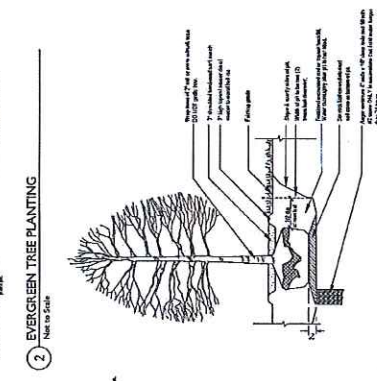
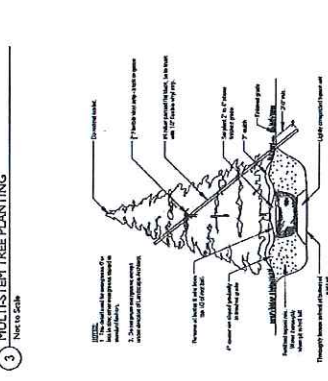
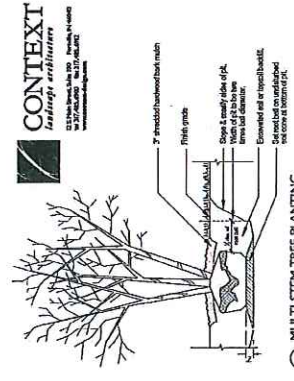
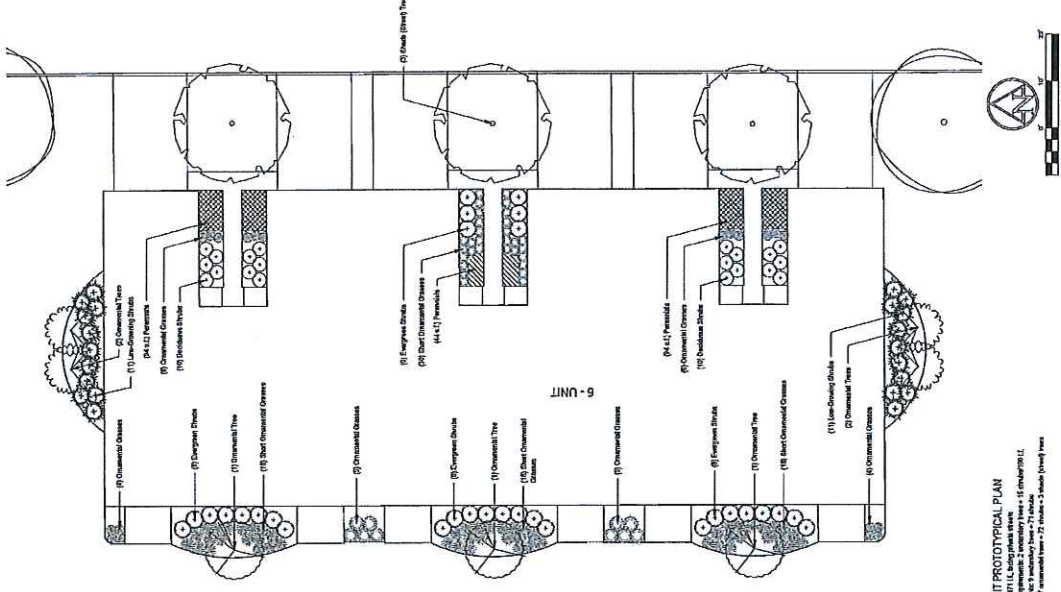
GENERAL NOTES

1. Refer to Sheet C7.1 for Planting Details.
2. Refer to Sheet C7.2 for Planting Details.
3. Refer to Sheet C7.3 for Planting Details.

100' 0\"/>

PROTOTYPICAL PLANTING NOTES
 1. Contractor to verify final landscape plan for each building based on final construction documents.
 2. Contractor to select plant species for additional landscape based on building footprint, soil conditions, and existing site conditions. Plant species shall be similar to those shown in this plan and shall be approved by the architect and the landscape architect.
 3. All plants shall be installed in accordance with the manufacturer's recommendations and shall be maintained for the life of the building.

GENERAL NOTES:
 1. Refer to Sheet C7.1 for General Planting Notes.
 2. Refer to Sheet C7.2 for Planting Schedule.



PRELIMINARY
 NOT FOR
 CONSTRUCTION



REDWOOD ARCHITECTS
 3660 embassy parkway
 hawthorn, ohio 44133
 tel. 330.668.0770
 fax. 330.668.8812
 www.mnfr-architects.com
 387 Medina Road, Suite 600
 Columbus, Ohio 43219
 tel. 614.291.9100

REDWOOD AT TOWN & COUNTRY
 Project no. 7713
 date April 29, 2013
 AS NOTED
 SCALE
 drawing 8 UNIT BUILDING
 Project: TOWN AND COUNTRY ROAD, KOSKOVILLE, OH

A1-2
 2 OF 4
 sheet no.

SIDE ELEVATION
 SCALE 1/8" = 1'-0"
 EAST

RECOVERING LOWER-TYPY, COLOR: WHITE
 APPLY FINISH TO ALL EXTERIOR WALLS
 APPLY FINISH TO ALL EXTERIOR ROOFS
 APPLY FINISH TO ALL EXTERIOR FLOORS
 APPLY FINISH TO ALL EXTERIOR CEILING
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS

REAR ELEVATION
 SCALE 1/8" = 1'-0"
 EAST

RECOVERING LOWER-TYPY, COLOR: WHITE
 APPLY FINISH TO ALL EXTERIOR WALLS
 APPLY FINISH TO ALL EXTERIOR ROOFS
 APPLY FINISH TO ALL EXTERIOR FLOORS
 APPLY FINISH TO ALL EXTERIOR CEILING
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS

FRONT ELEVATION
 SCALE 1/8" = 1'-0"
 EAST

RECOVERING LOWER-TYPY, COLOR: WHITE
 APPLY FINISH TO ALL EXTERIOR WALLS
 APPLY FINISH TO ALL EXTERIOR ROOFS
 APPLY FINISH TO ALL EXTERIOR FLOORS
 APPLY FINISH TO ALL EXTERIOR CEILING
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS

OVERALL FLOOR PLAN
 SCALE 1/8" = 1'-0"
 EAST

RECOVERING LOWER-TYPY, COLOR: WHITE
 APPLY FINISH TO ALL EXTERIOR WALLS
 APPLY FINISH TO ALL EXTERIOR ROOFS
 APPLY FINISH TO ALL EXTERIOR FLOORS
 APPLY FINISH TO ALL EXTERIOR CEILING
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS
 APPLY FINISH TO ALL EXTERIOR STAIRS
 APPLY FINISH TO ALL EXTERIOR BALCONIES
 APPLY FINISH TO ALL EXTERIOR TERRACES
 APPLY FINISH TO ALL EXTERIOR PATIOS
 APPLY FINISH TO ALL EXTERIOR PORCHES
 APPLY FINISH TO ALL EXTERIOR DRIVEWAYS
 APPLY FINISH TO ALL EXTERIOR SIDEWALKS

PRELIMINARY
NOTE!!!
 THIS DRAWING IS
 NOT FOR
 CONSTRUCTION

revisions

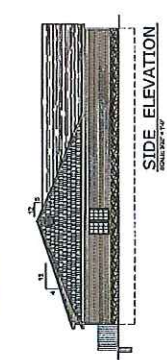
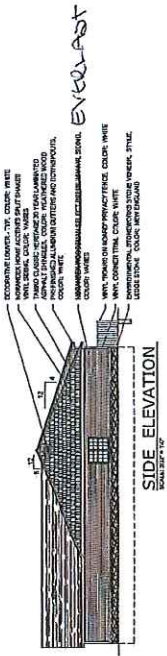
REDWOOD ARCHITECTURAL
 3800 embassy parkway
 ste 100
 hawthorne, ca 94020
 tel: 415.891.4400
 fax: 415.891.4401
 www.redwoodarch.com

REDWOOD AT TOWN & COUNTRY
 387 modena road, suite 600
 northvale, nj 07643
 tel: 201.261.2399
 fax: 201.261.2100

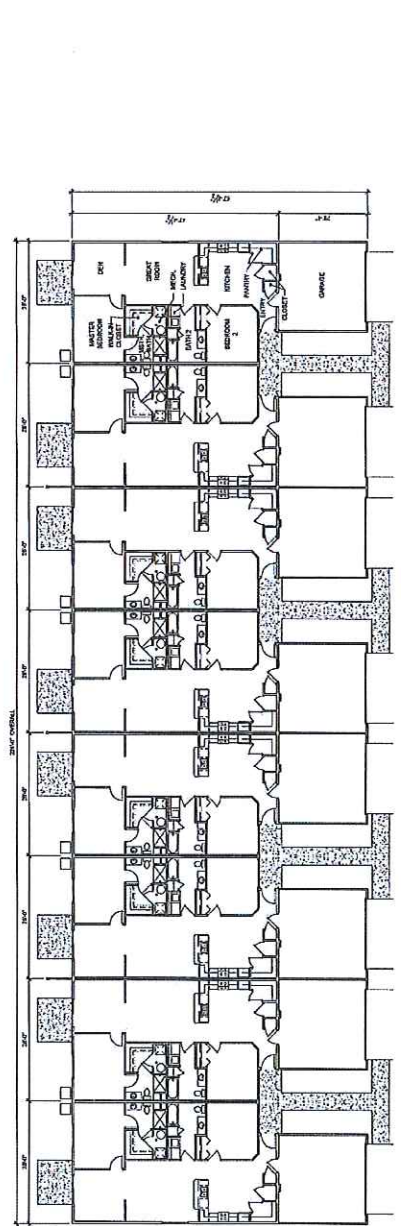
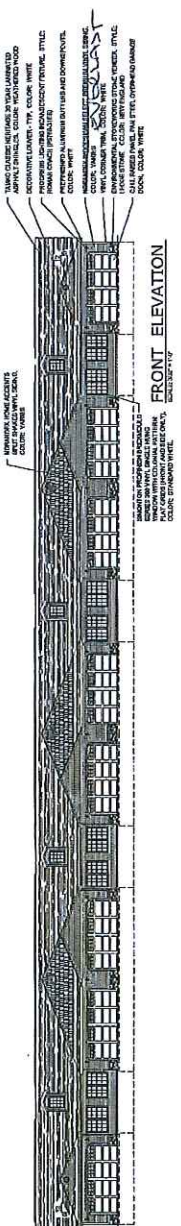
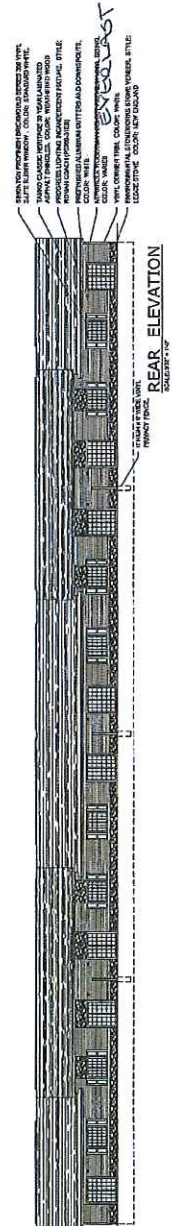
8 UNIT BUILDING - ALTERNATE ELEVATION
 drawing no. 7713
 project no. 7713
 date APRIL 29, 2013
 AS NOTED

REDWOOD AT TOWN & COUNTRY
 10001 TOWN & COUNTRY ROAD
 NORTHVALE, NJ 07643

A1.3
 3 OF 4
 sheet no.



EXTERIOR FINISHES - SEE COLOR PALETTE
 EXTERIOR WALLS - SEE COLOR PALETTE
 EXTERIOR ROOFING - SEE COLOR PALETTE
 EXTERIOR FLOORING - SEE COLOR PALETTE
 EXTERIOR LIGHTING - SEE COLOR PALETTE
 EXTERIOR PAINTING - SEE COLOR PALETTE
 EXTERIOR METALS - SEE COLOR PALETTE
 EXTERIOR GLASS - SEE COLOR PALETTE
 EXTERIOR WOOD - SEE COLOR PALETTE
 EXTERIOR STONE - SEE COLOR PALETTE
 EXTERIOR BRICK - SEE COLOR PALETTE
 EXTERIOR TILE - SEE COLOR PALETTE
 EXTERIOR GRANITE - SEE COLOR PALETTE
 EXTERIOR MARBLE - SEE COLOR PALETTE
 EXTERIOR CEMENT - SEE COLOR PALETTE
 EXTERIOR CONCRETE - SEE COLOR PALETTE
 EXTERIOR ASPHALT - SEE COLOR PALETTE
 EXTERIOR RUBBER - SEE COLOR PALETTE
 EXTERIOR LEAD - SEE COLOR PALETTE
 EXTERIOR ZINC - SEE COLOR PALETTE
 EXTERIOR ALUMINUM - SEE COLOR PALETTE
 EXTERIOR STEEL - SEE COLOR PALETTE
 EXTERIOR COPPER - SEE COLOR PALETTE
 EXTERIOR BRASS - SEE COLOR PALETTE
 EXTERIOR SILVER - SEE COLOR PALETTE
 EXTERIOR GOLD - SEE COLOR PALETTE
 EXTERIOR PALLADIUM - SEE COLOR PALETTE
 EXTERIOR RUTHENIUM - SEE COLOR PALETTE
 EXTERIOR RHODIUM - SEE COLOR PALETTE
 EXTERIOR IRIDIUM - SEE COLOR PALETTE
 EXTERIOR OSMIUM - SEE COLOR PALETTE
 EXTERIOR PLATINUM - SEE COLOR PALETTE
 EXTERIOR COPPER - SEE COLOR PALETTE
 EXTERIOR BRASS - SEE COLOR PALETTE
 EXTERIOR SILVER - SEE COLOR PALETTE
 EXTERIOR GOLD - SEE COLOR PALETTE
 EXTERIOR PALLADIUM - SEE COLOR PALETTE
 EXTERIOR RUTHENIUM - SEE COLOR PALETTE
 EXTERIOR RHODIUM - SEE COLOR PALETTE
 EXTERIOR IRIDIUM - SEE COLOR PALETTE
 EXTERIOR OSMIUM - SEE COLOR PALETTE
 EXTERIOR PLATINUM - SEE COLOR PALETTE



OVERALL FLOOR PLAN
 SCALE 1/8" = 1'-0"

PRELIMINARY
 NOTE:
 THIS DRAWING IS
 NOT FOR
 CONSTRUCTION

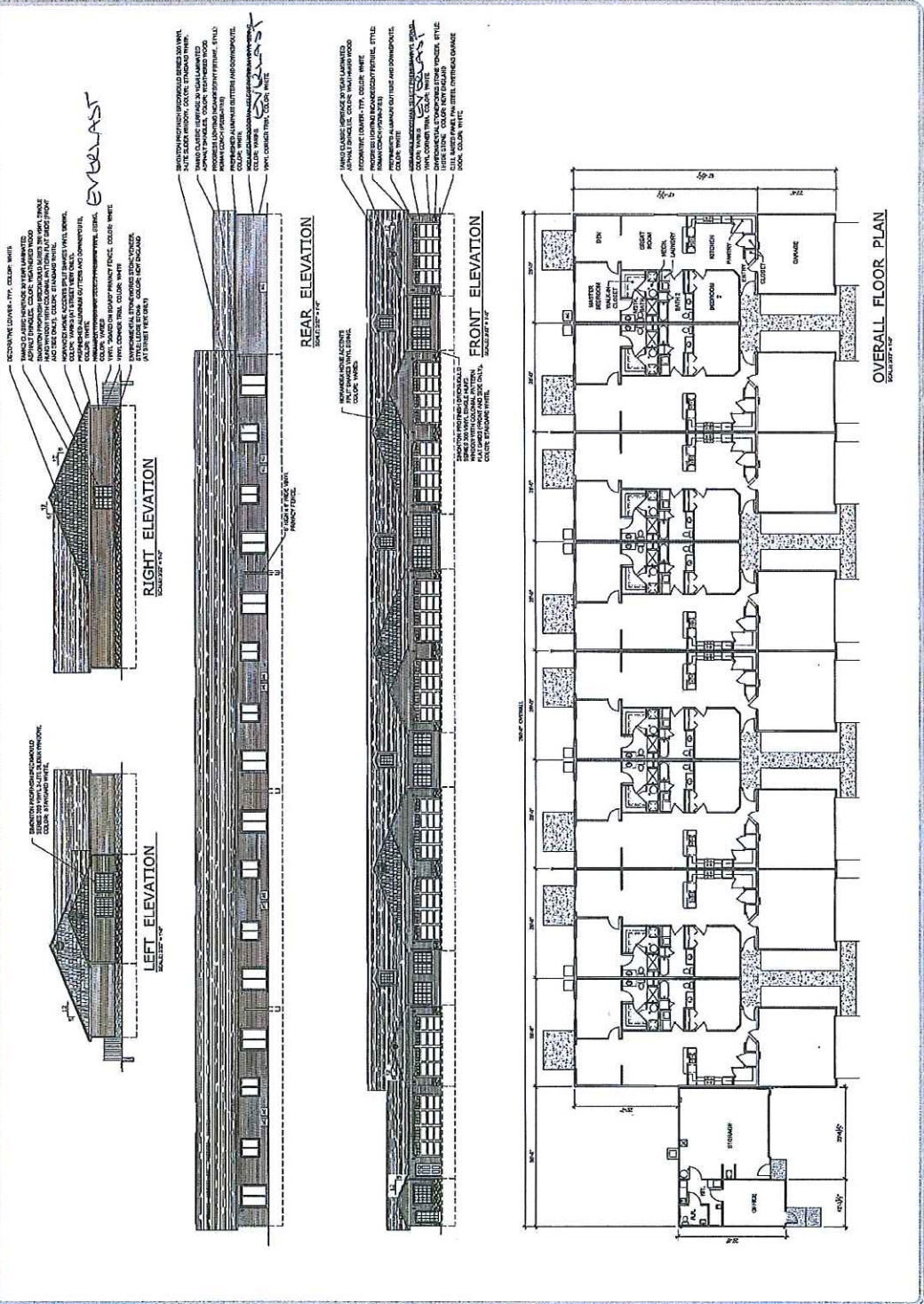
Revisions

REDAWOOD ARCHITECTS
 3600 Embassy Parkway
 Raleigh, NC 27609
 Tel: 390.666.4939
 Fax: 390.666.8912
 www.mam-architects.com

REDAWOOD
 387 Medina Road, Suite 609
 Raleigh, NC 27609
 Tel: 390.239.4100
 Fax: 390.239.4100

REDWOOD AT TOWN & COUNTRY
 8 UNIT BUILDING WITH SALES OFFICE
 Project no. 7715
 Date: APRIL 23, 2013
 AS NOTED
 Scale: 1/8" = 1'-0"

A1.4
 4 of 4
 sheet no.



PRELIMINARY
NOTES
 THIS DRAWING IS
 FOR INFORMATION ONLY
 AND NOT FOR CONSTRUCTION

REVISIONS

3500 embassy parkway
 Folsom, CA 95630
 TEL: 916.443.8122
 FAX: 916.443.8122
 WWW: thm-h Architects.com

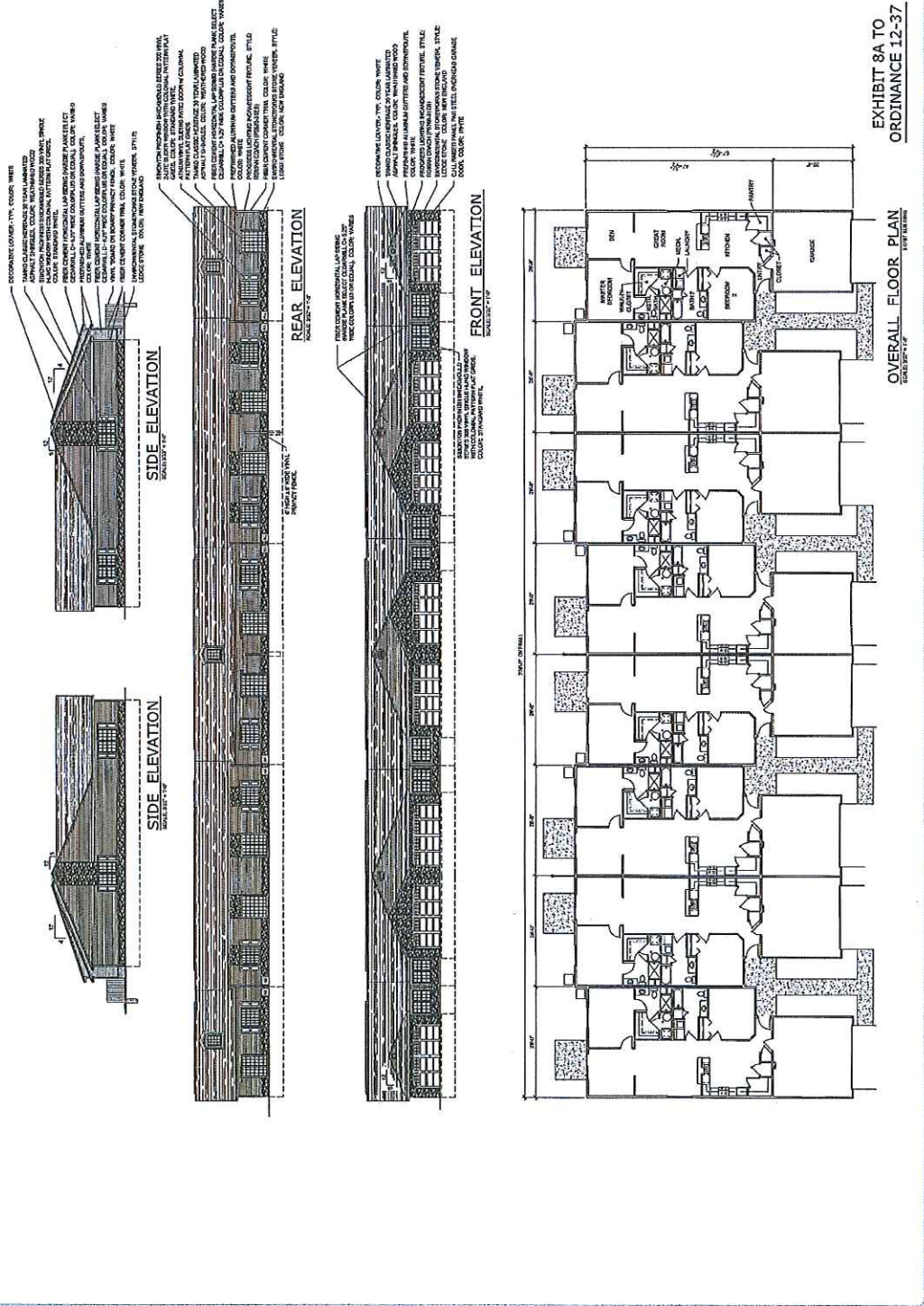


Project: 8 UNIT BUILDING - 28' WIDE UNIT
 Drawing: 1912
 Date: JANUARY 9, 2013
 Scale: AS NOTED

A1.2
 2 OF 3
 SHEET NO.

EXHIBIT 8A TO
 ORDINANCE 12-37

OVERALL FLOOR PLAN
 1/8" = 1'-0"



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

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

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

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

OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REAR ELEVATION MATERIALS:
 1. EXTERIOR WALLS: 1/2" THICK CONCRETE BLOCK, COLORED TO MATCH ADJACENT WALLS.
 2. WINDOW FRAMES: 1 1/2" x 3 1/2" ALUMINUM, ANTI-RATTLE GASKET.
 3. ROOFING: 1/2" THICK ASPHALT/FLYSHALE SHINGLES OVER 1/2" INSULATION.
 4. CEILING: 1/2" THICK GYPSONUM BOARD, PAINTED WHITE.
 5. FLOORING: 1/2" THICK POLISHED CONCRETE SLAB.
 6. STAIRS: 1/2" THICK POLISHED CONCRETE SLAB ON 2" x 4" JOISTS.
 7. HANDRAILS: 1 1/2" DIA. STAINLESS STEEL.
 8. LIGHTING: 4" x 4" RECESSED CAN LIGHTS, WHITE TRIM.

FRONT ELEVATION MATERIALS:
 1. EXTERIOR WALLS: 1/2" THICK CONCRETE BLOCK, COLORED TO MATCH ADJACENT WALLS.
 2. WINDOW FRAMES: 1 1/2" x 3 1/2" ALUMINUM, ANTI-RATTLE GASKET.
 3. ROOFING: 1/2" THICK ASPHALT/FLYSHALE SHINGLES OVER 1/2" INSULATION.
 4. CEILING: 1/2" THICK GYPSONUM BOARD, PAINTED WHITE.
 5. FLOORING: 1/2" THICK POLISHED CONCRETE SLAB.
 6. STAIRS: 1/2" THICK POLISHED CONCRETE SLAB ON 2" x 4" JOISTS.
 7. HANDRAILS: 1 1/2" DIA. STAINLESS STEEL.
 8. LIGHTING: 4" x 4" RECESSED CAN LIGHTS, WHITE TRIM.

SIDE ELEVATION MATERIALS:
 1. EXTERIOR WALLS: 1/2" THICK CONCRETE BLOCK, COLORED TO MATCH ADJACENT WALLS.
 2. WINDOW FRAMES: 1 1/2" x 3 1/2" ALUMINUM, ANTI-RATTLE GASKET.
 3. ROOFING: 1/2" THICK ASPHALT/FLYSHALE SHINGLES OVER 1/2" INSULATION.
 4. CEILING: 1/2" THICK GYPSONUM BOARD, PAINTED WHITE.
 5. FLOORING: 1/2" THICK POLISHED CONCRETE SLAB.
 6. STAIRS: 1/2" THICK POLISHED CONCRETE SLAB ON 2" x 4" JOISTS.
 7. HANDRAILS: 1 1/2" DIA. STAINLESS STEEL.
 8. LIGHTING: 4" x 4" RECESSED CAN LIGHTS, WHITE TRIM.

SIDE ELEVATION MATERIALS:
 1. EXTERIOR WALLS: 1/2" THICK CONCRETE BLOCK, COLORED TO MATCH ADJACENT WALLS.
 2. WINDOW FRAMES: 1 1/2" x 3 1/2" ALUMINUM, ANTI-RATTLE GASKET.
 3. ROOFING: 1/2" THICK ASPHALT/FLYSHALE SHINGLES OVER 1/2" INSULATION.
 4. CEILING: 1/2" THICK GYPSONUM BOARD, PAINTED WHITE.
 5. FLOORING: 1/2" THICK POLISHED CONCRETE SLAB.
 6. STAIRS: 1/2" THICK POLISHED CONCRETE SLAB ON 2" x 4" JOISTS.
 7. HANDRAILS: 1 1/2" DIA. STAINLESS STEEL.
 8. LIGHTING: 4" x 4" RECESSED CAN LIGHTS, WHITE TRIM.

OVERALL FLOOR PLAN MATERIALS:
 1. FLOORING: 1/2" THICK POLISHED CONCRETE SLAB.
 2. WALLS: 1/2" THICK CONCRETE BLOCK, COLORED TO MATCH EXTERIOR WALLS.
 3. CEILING: 1/2" THICK GYPSONUM BOARD, PAINTED WHITE.
 4. ROOFING: 1/2" THICK ASPHALT/FLYSHALE SHINGLES OVER 1/2" INSULATION.
 5. STAIRS: 1/2" THICK POLISHED CONCRETE SLAB ON 2" x 4" JOISTS.
 6. HANDRAILS: 1 1/2" DIA. STAINLESS STEEL.
 7. LIGHTING: 4" x 4" RECESSED CAN LIGHTS, WHITE TRIM.