

# Staff Report – Board of Zoning Appeals

Docket #:	BZA2025-011 Development Standard Variance		
Applicant:	Westminster Village Greenwood, 295 Village Lane, Greenwood, IN 46143		
Owner:	Westminster Village Greenwood, 295 Village Lane, Greenwood, IN 46143		
Subject Property:	Subject Property: 295 Village Lane, Greenwood, IN 46143		
Staff Contact:	Gabe Nelson, nelsong@greenwood.in.gov, 317-887-5230		

### Request:

Petitioner is requesting relief from the following sections of the Unified Development Ordinance:

- 1. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (A) to reduce the amount of mortared masonry to less than 50%
- 2. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Side Elevation (A) to reduce the amount of mortared masonry to less than 50%
- 3. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Rear Elevation (A) to reduce the amount of mortared masonry to less than 50%
- 4. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (B) to reduce the percentage of transparency to less than 30%
- 5. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Side Elevation (B) to reduce the percentage of transparency to less than 20%
- 6. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (D) to allow columns to be clad in materials other than stone, brick, or stucco
- 7. Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (F) to allow metal grills on a front elevation

These requests apply to multiple proposed buildings across the Greenwood Village South Campus:

- Variances #1-5 shall apply to Buildings 1-8, Expansion 1, Houses 1-3, Garages 1-3, and the Guardhouse
- Variance #6 shall apply to Buildings 1-6, and Building 8
- Variance #7 shall apply to Buildings 4-6

Exhibit C - Site Plan

### Location:

This parcel is located at the east side of the intersection of U.S. Highway 31 and Village Lane. Parcel # 41-05-04-023-013.000-025, 41-05-05-014-002.003-025, 41-05-05-014-002.002-025, & 41-05-05-014-002.000-025

Exhibit A – Aerial Map and Exhibit E – Legal Description

### **Existing & Surrounding Zones/Land Uses:**

Existing: Residential Multi-Family Complex (RMC), Greenwood Village South

North: Residential Medium (RM), Single Family Residential

West: Commercial Large (CL), Mixed Commercial

South: Commercial Large (CL)/Industrial Large (IL), Auto Sales/Warehouse

East: Residential Medium/Large (RM/RL), Single Family Residential

Exhibit B – Existing Zoning Map

Indiana Code Reference(s): Section 36-7-4-918.5 (Development Standards Variances)

### **Statutory Criteria:**

- Indiana Code Section 36-7-4-918.5 Dimensional/Development Standard Variances may be approved only upon a determination in writing that:
  - 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
  - 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
  - 3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
- Indiana Code Section 8-21-10-3 No Hazard to Air Navigation: Not applicable

# VARIANCE #1: To reduce the amount of mortared masonry to less than 50% on a front facade

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (A), Front elevations shall be comprised of any one or any combination of the following materials: stone, brick, fiber cement siding, stucco, wood, engineered wood siding, pre-cast concrete, provided that a minimum of 50% of the front elevation shall be clad in mortared masonry.

# VARIANCE #2: To reduce the amount of mortared masonry to less than 50% on a side facade

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Side Elevations (A), Side elevations shall be comprised of a minimum 50% mortared masonry. Remaining areas shall consist of stone, brick, fiber cement siding, engineered wood siding, or stucco.

# VARIANCE #3 To reduce the amount of mortared masonry to less than 50% on a rear facade

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Rear Elevations (A), Rear elevations shall be comprised of a minimum 50% mortared masonry. Remaining areas shall consist of stone, brick, fiber cement siding, engineered wood siding, or stucco.

# VARIANCE #4: To reduce the percentage of transparency to less than 30% on a front facade

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (B), The front elevation shall comply with the minimum transparency requirements of 30 percent.

# VARIANCE #5: To reduce the percentage of transparency to less than 20% on a side facade

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Side Elevation (B), The total transparency of each side elevation shall be at least 20%.

Staff Comment: The petitioner provided a single set of answers covering these five variances.

### Petitioner's Detailed Statements of Reasons and Staff Comments:

# 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

Each residential unit will be provided with enough windows for natural daylight and fresh air, while maintaining typical amounts of privacy and allowing enough space for placement of furniture. The reduction in transparency will not adversely affect residents.

Staff Comment: Staff agrees with the petitioner's statement. The amount of masonry and transparency is sufficient for residential purposes and will not cause any detrimental effects to the public health or general welfare of the community.

# 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

While the 30% transparency requirement is not met on the front elevation & in some cases the 20% transparency requirement is not met on the side elevations, ample windows are still being provided for each residential unit as well as to increase the aesthetic appeal of the building.

Staff Comment: Staff agrees with the petitioner's statement. The petitioner has made reasonable efforts to meet these requirements and have provided elevations showing buildings that should only enhance surrounding property values.

# 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Given the nature of the building use, the first floor of the front & side elevations is predominantly garages that serve each of the residential units, this disallows sufficient room to meet the transparency requirements on the front elevation while preserving privacy for the residents.

Staff Comment: Staff agrees with the petitioner's statement. In this particular instance, some of the multifamily buildings are designed to be facing a courtyard and essentially alley loaded, albeit from a private street.

4. The structure is/is not regulated under Indiana Code 8-21-10-3 for hazard air navigation.

N/A

### VARIANCE #6: To allow columns to be clad in materials other than stone, brick, or stucco

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (D), All columns, pilasters, and pillars on the front elevation shall be clad in stone, brick, or stucco.

### Petitioner's Detailed Statements of Reasons and Staff Comments:

# 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

Modifying the requirement that columns on the front elevation be fully clad in brick, stone, or stucco will more appropriately connect the aesthetic appearance of the columns on the front elevation with those on the side and rear elevations. The base of the columns will remain brick up to an elevation of 4'-0" A.F.F. with the upper portion of the columns transitioning to fiber cement - one of the approved materials per the Multi-Family Residential Building Design Standards.

Staff Comment: Staff agrees with the petitioner's statement.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The mix of brick and fiber cement will create a more residential feel/less institutional feel as well as create a harmonious relationship between the mix of materials throughout the building.

Staff Comment: Staff agrees with the petitioner's statement.

# 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

If the columns on the front elevation were to be fully clad in stone, brick, or stucco, there would be discontinuity between the aesthetic of the columns on the front elevation with those on the side and rear elevations. We believe that this modification does not lower the design standards of high-quality materials and will not alter or weaken the spirit and purpose of the code but instead will create a more aesthetically consistent and harmonious relationship between all columns throughout building 1, 2, 3, 4, 5, 6, & 8.

Staff Comment: Staff agrees with the petitioner's statement. This is the premise of a practical difficulty. While it is not impossible to have the columns entirely clad in masonry, it is not necessarily practical to do so in all instances. The proposal shows the columns as a mix of masonry and other materials which works toward the spirit of the code.

Exhibit E - Greenwood Examples

4. The structure is/is not regulated under Indiana Code 8-21-10-3 for hazard air navigation.

N/A

### VARIANCE #7: To allow metal grills on a front facade

**Greenwood Code References:** Unified Development Ordinance, Section 10-03-14 (C) Multi-Family Residential Building Design Standards, Front Elevation (F), Metal grills and thru-air units are not permitted on the front elevation.

### Petitioner's Detailed Statements of Reasons and Staff Comments:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:

Allowing a metal grill of roughly 12 square feet will not be detrimental to the design and will remain in harmony with the spirit and purpose of the code.

Staff Comment: Staff agrees with the petitioner's statement. The vents are necessary for the health of the residents of each particular building.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

Allowing a metal grill of roughly 12 square feet will not be detrimental to the design and will have no adverse effect of adjacent properties.

Staff Comment: Staff agrees with the petitioner's statement.

# 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

Given the nature of the building use, the first floor of the building is primarily dedicated to a private parking garage for the building's residents. The garage will be a conditioned space leading to intake and exhaust grills on opposite walls of the garage.

Staff Comment: Staff agrees with the petitioner's statement. It does seem that this can be mitigated even further by a distanced landscape screening that will not affect air flow, but will provide cover to conceal the metal grill.

4. The structure is/is not regulated under Indiana Code 8-21-10-3 for hazard air navigation.

N/A

### **Recommendation and Proposed Conditions:**

# VARIANCE #1: To reduce the amount of mortared masonry to less than 50% on a front façade

It is of Staff opinion that the petitioner has made a reasonable attempt to meet the requirement. While not meeting the minimum threshold for masonry, they are still proposing a well thought out and designed product. Staff recommends **Approval** of this variance with the following condition:

1. The final plans shall substantially conform to the building elevations depicted in Exhibit D.

# VARIANCE #2: To reduce the amount of mortared masonry to less than 50% on a side facade

It is of Staff opinion that the petitioner has made a reasonable attempt to meet the requirement. While not meeting the minimum threshold for masonry, they are still proposing a well thought out and designed product. Staff recommends **Approval** of this variance with the following condition:

1. The final plans shall substantially conform to the building elevations depicted in Exhibit D.

# VARIANCE #3 To reduce the amount of mortared masonry to less than 50% on a rear facade

It is of Staff opinion that the petitioner has made a reasonable attempt to meet the requirement. While not meeting the minimum threshold for masonry, they are still proposing a well thought out and designed product. Staff recommends **Approval** of this variance with the following condition:

1. The final plans shall substantially conform to the building elevations depicted in Exhibit D.

# VARIANCE #4: To reduce the percentage of transparency to less than 30% on a front facade

It is of Staff opinion that the petitioner is providing ample transparency for living space and the spaces without transparency (garages) are not amenable to transparency. Staff recommends **Approval** of this of this variance with the following condition:

1. The final plans shall substantially conform to the building elevations depicted in Exhibit D.

# VARIANCE #5: To reduce the percentage of transparency to less than 20% on a side facade

It is of Staff opinion that the petitioner is providing ample transparency for living space and the spaces without transparency (garages) are not amenable to transparency. Staff recommends **Approval** of this of this variance with the following condition:

- 1. The final plans shall substantially conform to the building elevations depicted in Exhibit D.
- 2. Foundation plantings shall be required along blank spaces of wall along side elevations.

### VARIANCE #6: To allow columns to be clad in materials other than stone, brick, or stucco

It is of Staff opinion that the design of the columns is designed to meet the spirit of our UDO. Full masonry columns can be imposing and bulky, taking away from the residential design element. The petitioner has provided a product that requires only the minimum amount of variance in this situation. Staff recommends **Approval** of this variance with the following condition:

1. The final plans shall substantially conform to the building elevations depicted in Exhibit D.

### VARIANCE #7: To allow metal grills on a front facade

It is of Staff opinion that the metal grills are necessary for proper ventilation of garages. Staff recommends **Approval** of this variance with the following condition:

1. Grills shall be screened by landscaping. Landscaping, at full maturity, shall completely screen all grills on front elevations.

### Attachments:

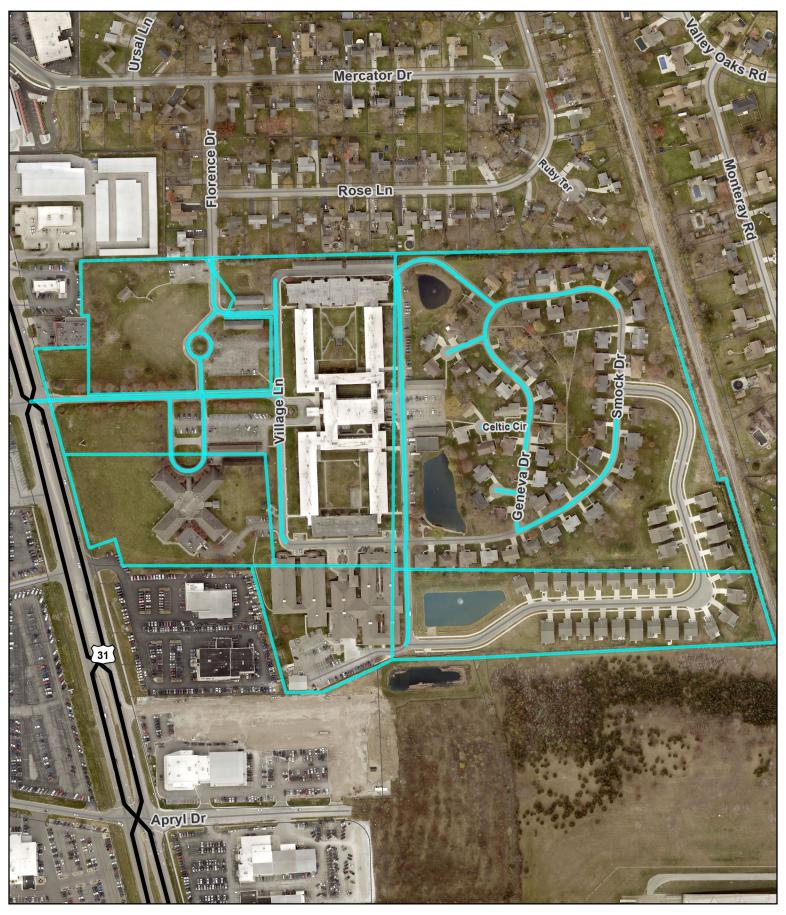
Exhibit A – Aerial Map

Exhibit B – Zoning Map

Exhibit C – Site Plan

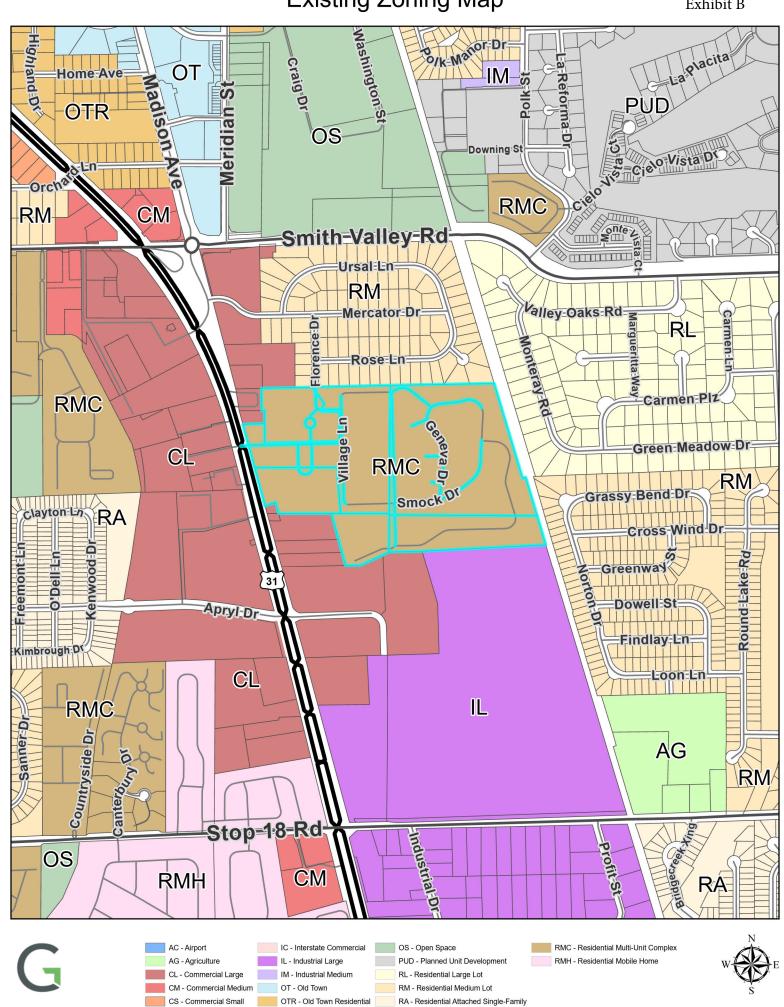
Exhibit D – Building Elevations

Exhibit E – Legal Description









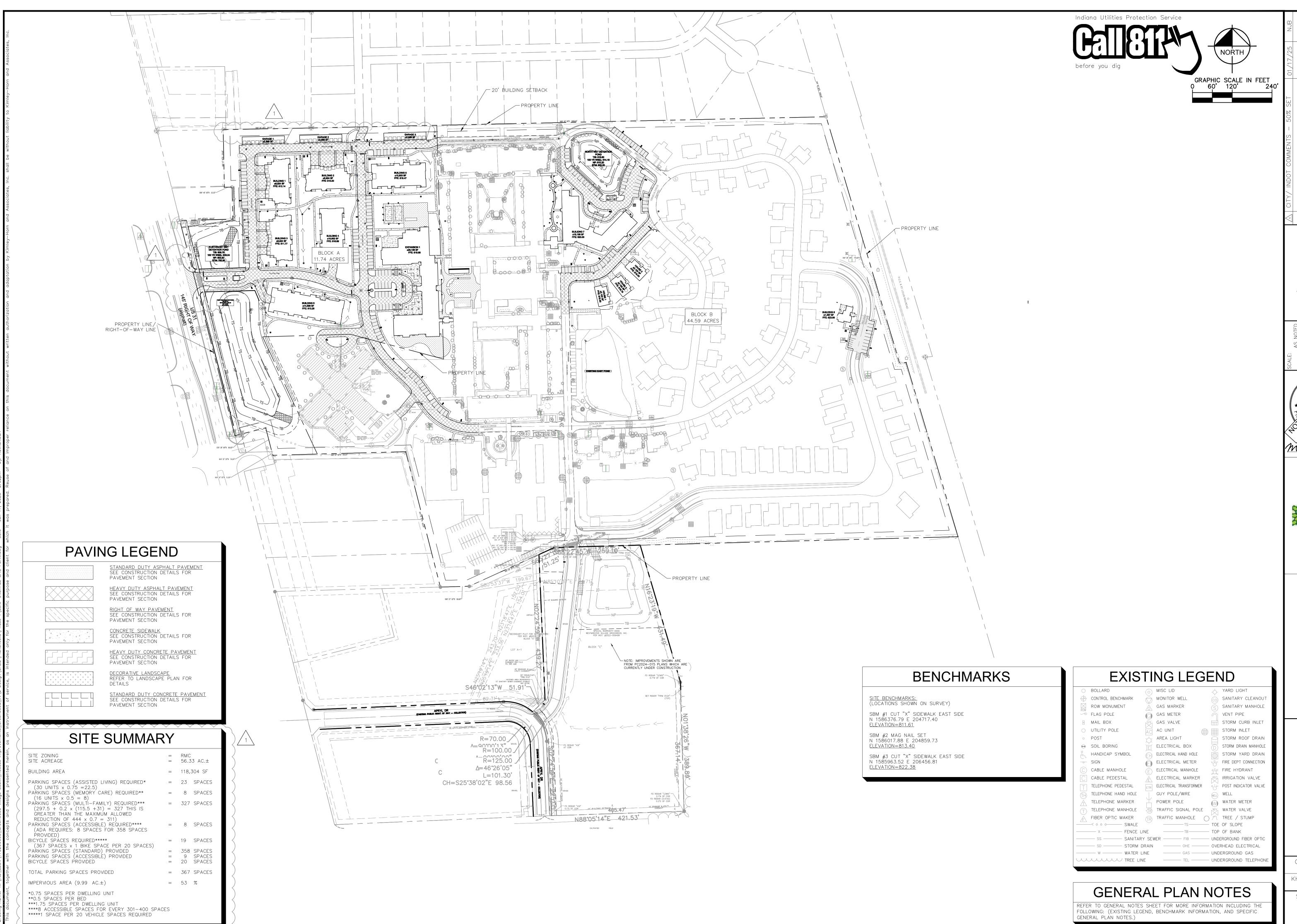


Exhibit C



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ORIGINAL ISSUE: 10/11/2024 KHA PROJECT NO 170355000

SHEET NUMBER

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NO. DATE DESCRIPTION

EXTERIOR ELEVATION GENERAL NOTES	
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR RO	.00F5
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.	
3 GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALLIMINUM	

2. ALL COND

4. SEE SHEET AT102 FOR WINDOW AND STOREFRONT SCHEDULES.

## EXTERIOR ELEVATION KEY NOTES:

- A THREE DIMENSIONAL ASPHALT SHINGLES
- F FIBER CEMENT SIDING WITH 6" LAP
- FP FIBER CEMENT PANEL SMOOTH FPS FIBER CEMENT SHAKE SIDING WITH 7" EXPOSURE

1 /					
TRANSPARENCY 342 SQF 20 %  REMAINING SURFACE AREA (OPAQUE) 1339 SQF	MATERIAL PERCENTAGES   4/AI500				
REMAINING SURFACE AREA (OPAQUE) 1339 SQF	TOTAL FACADE SURFACE AREA 1681 SQF				
	TRANSPARENCY	342 SQF	20 %		
MORTARED MASONRY 548 SQF 41 %	REMAINING SURFACE AREA (OPAQUE)	1339 SQF			
	MORTARED MASONRY	548 SQF	41 %		

### MATERIAL PERCENTAGES | 3/AI500 2937 SQF TOTAL FACADE SURFACE AREA 622 SQF 21 % TRANSPARENCY 2315 SQF REMAINING SURFACE AREA (OPAQUE) 680 SQF 29 % MORTARED MASONRY

MATERIAL PERCENTAGES   2/AI500					
TOTAL FACADE SURFACE AREA 1681 SQF					
TRANSPARENCY	342 SQF	20 %			
REMAINING SURFACE AREA (OPAQUE)	1339 SQF				
MORTARED MASONRY	548 SQF	41 %			
MORTARED MASONRY	548 SQF	41 9			

	MATERIAL PERCENTAGES	1/AI500	
	TOTAL FACADE SURFACE AREA	2432 SQF	
20 %	TRANSPARENCY	233 SQF	10 %
	REMAINING SURFACE AREA (OPAQUE)	2199 SQF	
41 %	MORTARED MASONRY	905 SQF	41 %

# **BUILDING NAME**

BUILDING 1, 2, AND 3









**BUILDING NAME** 

BUILDING 4 AND 5

AG ARCHITECTURE
Bright Vision. Bold Communities.

NO. DATE DESCRIPTION

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM. 4. SEE SHEET AT102 FOR WINDOW AND STOREFRONT SCHEDULES.

### EXTERIOR ELEVATION KEY NOTES:

- A THREE DIMENSIONAL ASPHALT SHINGLES
- F FIBER CEMENT SIDING WITH 6" LAP
- FPB VERTICAL FIBER CEMENT BATTENS AT 16" O.C.
- FP FIBER CEMENT PANEL SMOOTH
- FPS FIBER CEMENT SHAKE SIDING WITH 7" EXPOSURE

MATERIAL PERCENTAGES   2/AI510				
4754 SQF				
968 SQF	20 %			
3786 SQF				
1096 SQF	29 %			
	4754 SQF 968 SQF 3786 SQF			



FRONT ELEVATION - 12 UNIT

2
Al510

1/8" = 1'-0"

SOLDIER COURSE — BRICK HEAD

5" STONE SILL



MATERIAL PERCENTAGES | 1/AI510

2184 SQF

578 SQF

1606 SQF

940 SQF

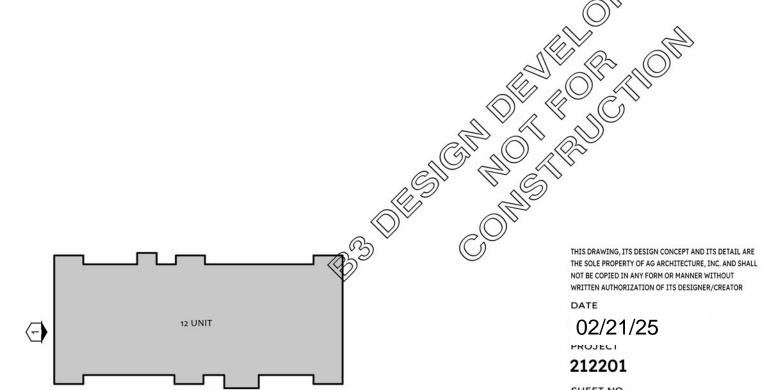
TOTAL FACADE SURFACE AREA

REMAINING SURFACE AREA (OPAQUE)

5/4 X 6 FIBER CEMENT TRIM

TRANSPARENCY

MORTARED MASONRY



# **BUILDING NAME** BUILDING 4 AND 5

MATERIAL PERCENTAGES   2/AI511				
TOTAL FACADE SURFACE AREA 4874 SQF				
TRANSPARENCY	956 SQF	20 %		
REMAINING SURFACE AREA (OPAQUE)	3918 SQF			
MORTARED MASONRY	1048 SQF	27 %		

	MATERIAL PERCENTAGES   1/AI511					
	TOTAL FACADE SURFACE AREA	2253 SQF				
	TRANSPARENCY	624 SQF	28 %			
	REMAINING SURFACE AREA (OPAQUE)	1629 SQF				
	MORTARED MASONRY	792 SQF	49 %			
			•			

# EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS. 2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM. 4. SEE SHEET AT102 FOR WINDOW AND STOREFRONT SCHEDULES.

### EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

F FIBER CEMENT SIDING WITH 6" LAP

FPB VERTICAL FIBER CEMENT BATTENS AT 16" O.C.

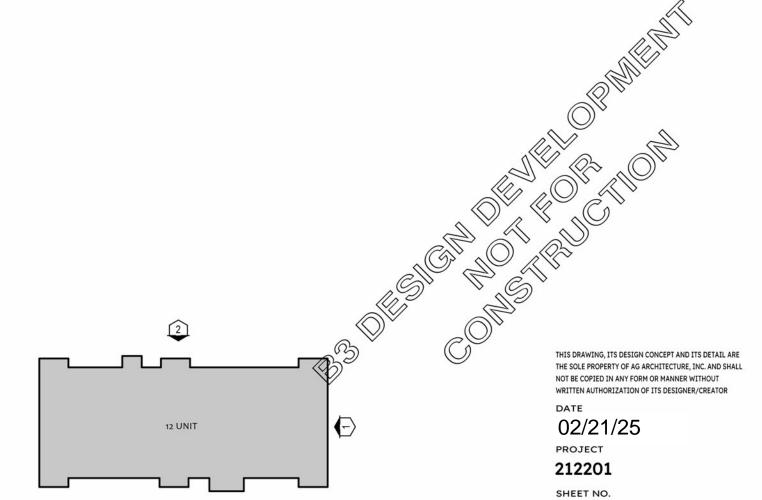
FP FIBER CEMENT PANEL - SMOOTH

FPS FIBER CEMENT SHAKE SIDING WITH 7" EXPOSURE









**BUILDING NAME** 

**BUILDING 6** 

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

EXTERIOR ELEVATION GENERAL NOTES

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM. 4. SEE SHEET AT102 FOR WINDOW AND STOREFRONT SCHEDULES.

### EXTERIOR ELEVATION KEY NOTES:

- A THREE DIMENSIONAL ASPHALT SHINGLES
- F FIBER CEMENT SIDING WITH 6" LAP
- FPB VERTICAL FIBER CEMENT BATTENS AT 16" O.C.
- FP FIBER CEMENT PANEL SMOOTH
- FPS FIBER CEMENT SHAKE SIDING WITH 7" EXPOSURE

MATERIAL PERCENTAGES   2/AI520				
TOTAL FACADE SURFACE AREA 6756 SQF				
TRANSPARENCY	1316 SQF	20 %		
REMAINING SURFACE AREA (OPAQUE)	5440 SQF			
MORTARED MASONRY	1492 SQF	27 %		

ERIAL PERCENTAGES   2/AI520			MATERIAL PERCENTAGES	1/AI520	41520	
ACADE SURFACE AREA	6756 SQF		TOTAL FACADE SURFACE AREA	2253 SQF		
ARENCY	1316 SQF	20 %	TRANSPARENCY	624 SQF	28 %	
NG SURFACE AREA (OPAQUE)	5440 SQF		REMAINING SURFACE AREA (OPAQUE)	1629 SQF		
ED MASONRY	1492 SQF	27 %	MORTARED MASONRY	792 SQF	49 %	









# Indiana

# **BUILDING NAME**

**BUILDING 6** 

MATERIAL PERCENTAGES   2/	AI521	
TOTAL FACADE SURFACE AREA	7007 SQF	
TRANSPARENCY	1359 SQF	20 %
REMAINING SURFACE AREA (OPAQUE)	5648 SQF	
MORTARED MASONRY	1430 SQF	25 %

	MATERIAL PERCENTAGES	1/AI521	
	TOTAL FACADE SURFACE AREA	2184 SQF	
	TRANSPARENCY	578 SQF	26 %
	REMAINING SURFACE AREA (OPAQUE)	1606 SQF	
	MORTARED MASONRY	940 SQF	59 %

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

4. SEE SHEET AT102 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

F FIBER CEMENT SIDING WITH 6" LAP

FP FIBER CEMENT PANEL - SMOOTH

FPS FIBER CEMENT SHAKE SIDING WITH 7" EXPOSURE



BACK ELEVATION - 18 UNIT

2
Al521

Al521



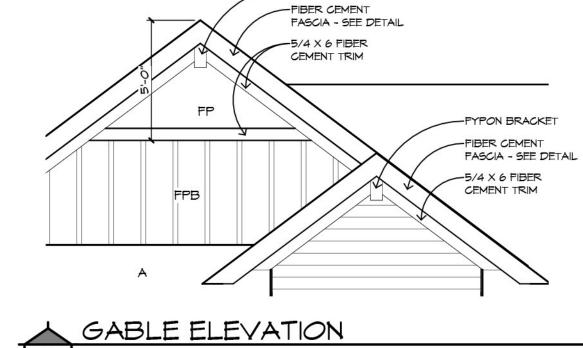


MATERIAL PERCENTAGES   5/AA500		
TOTAL FACADE SURFACE AREA	3596 SQF	
TRANSPARENCY	786 SQF	22%
REMAINING SURFACE AREA (OPAQUE)	2810 SQF	
MORTARED MASONRY	668 SQF	24%

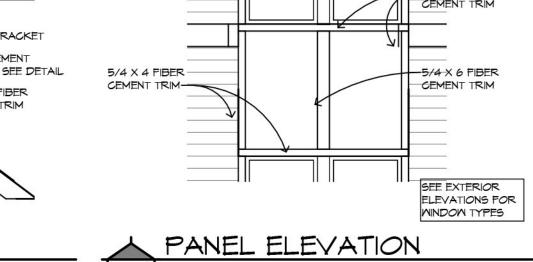
ATERIAL PERCENTAGES   2/AA500		
TAL FACADE SURFACE AREA	3466 SQF	
ANSPARENCY	726 SQF	21%
EMAINING SURFACE AREA (OPAQUE)	2740 SQF	
ORTARED MASONRY	840 SQF	30%

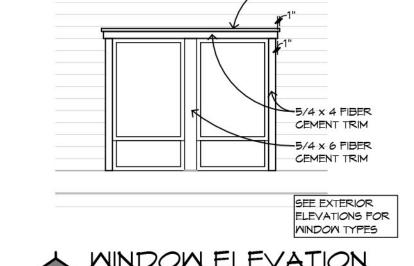
MATERIAL PERCENTAGES   3/AA500		
TOTAL FACADE SURFACE AREA	1474 SQF	
TRANSPARENCY	69 SQF	5%
REMAINING SURFACE AREA (OPAQUE)	1405 SQF	
MORTARED MASONRY	636 SQF	45%

MATERIAL PERCENTAGES	<b>1/AA500</b>
TOTAL FACADE SURFACE AREA	1998 SQF
TRANSPARENCY	586 SQF
REMAINING SURFACE AREA (OPAQUE)	1413 SQF
MORTARED MASONRY	522 SQF



--- FYPON BRACKET





F FIBER CEMENT SIDING WITH 6" LAP FPB VERTICAL FIBER CEMENT BATTENS AT 16" O.C. FIBER CEMENT PANEL - SMOOTH

MR STANDING SEAM GALVALUME METAL ROOF

A THREE DIMENSIONAL ASPHALT SHINGLES

EXTERIOR ELEVATION KEY NOTES:

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

4. SEE SHEET AT401 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION GENERAL NOTES

PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

MINDOW ELEVATION 6 1/4" = 1'-0" AT FIBER CEMENT (TYP.)

AA500

CEMENT TRIM









**BUILDING NAME** 

AL CONNECTION WEST

5/4 X 4 FIBER
CEMENT
CORNER TRIM

AL COMMON SOUTH

3
AA501

\_\_\_\_\_\_

METAL COPING ON

BRICK HEADER STACK \_\_3/8" BRICK PROJECTION

SOLDIER COURSE BRICK HEAD

**BUILDING 7** 





EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

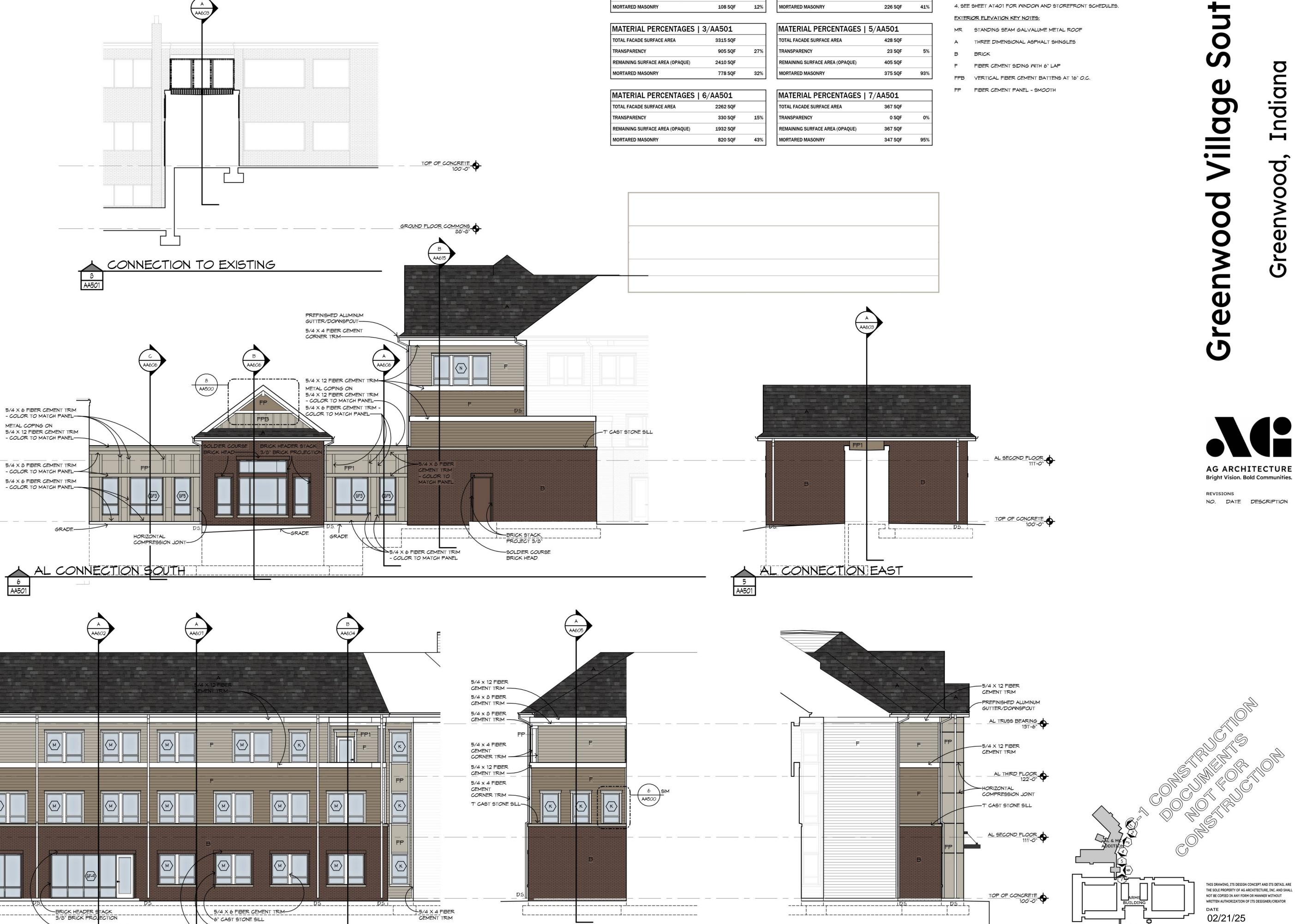
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.





212201

1/8" EXTERIOR ELEVATIONS AA501



AL COMMON EAST

MATERIAL PERCENTAGES | 1/AA501

46 SQF

902 SQF

TOTAL FACADE SURFACE AREA

REMAINING SURFACE AREA (OPAQUE)

MATERIAL PERCENTAGES | 2/AA501

48 SQF

499 SQF

TOTAL FACADE SURFACE AREA

REMAINING SURFACE AREA (OPAQUE)

MING G SOUTH

AA501

TRANSPARENCY

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

MR STANDING SEAM GALVALUME METAL ROOF

FPB VERTICAL FIBER CEMENT BATTENS AT 16" O.C.

A THREE DIMENSIONAL ASPHALT SHINGLES

F FIBER CEMENT SIDING WITH 6" LAP

FP FIBER CEMENT PANEL - SMOOTH

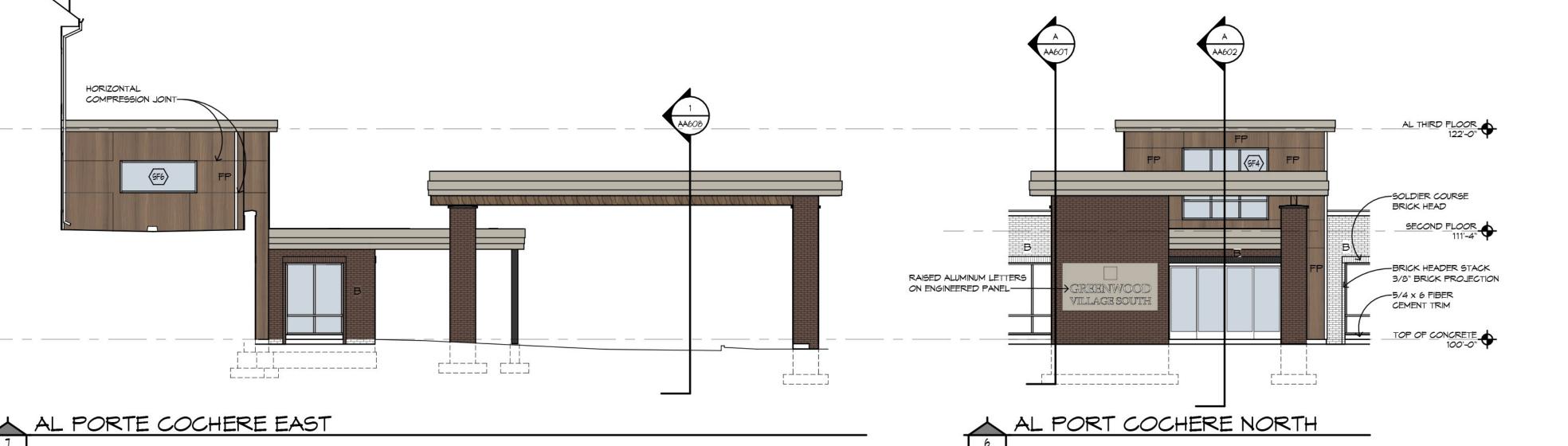
EXTERIOR ELEVATION KEY NOTES:

4. SEE SHEET AT401 FOR WINDOW AND STOREFRONT SCHEDULES.

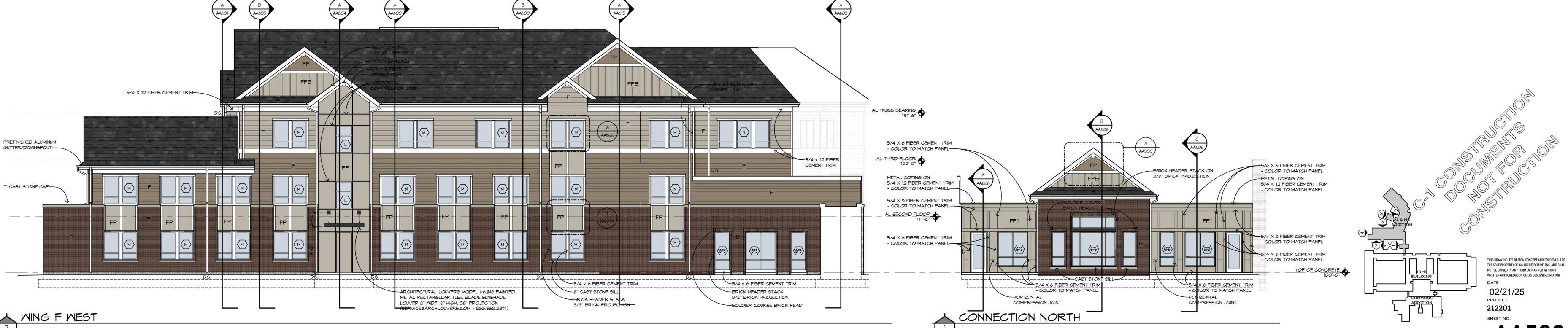
MATERIAL PERCENTAGES   4/AA502		
TOTAL FACADE SURFACE AREA	1429 SQF	
TRANSPARENCY	69 SQF	5%
REMAINING SURFACE AREA (OPAQUE)	1360 SQF	
MORTARED MASONRY	618 SQF	45%

MATERIAL PERCENTAGES	2/AA502	
TOTAL FACADE SURFACE AREA	4435 SQF	
TRANSPARENCY	975 SQF	22
REMAINING SURFACE AREA (OPAQUE)	3460 SQF	
MORTARED MASONRY	1207 SQF	35

MATERIAL PERCENTAGES	1/AA502	
TOTAL FACADE SURFACE AREA	855 SQF	
TRANSPARENCY	233 SQF	27%
REMAINING SURFACE AREA (OPAQUE)	622 SQF	
MORTARED MASONRY	278 SQF	45%







EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

FPB VERTICAL ENGINEERED BATTENS AT 16" O.C.

F FIBER CEMENT SIDING WITH 6" LAP

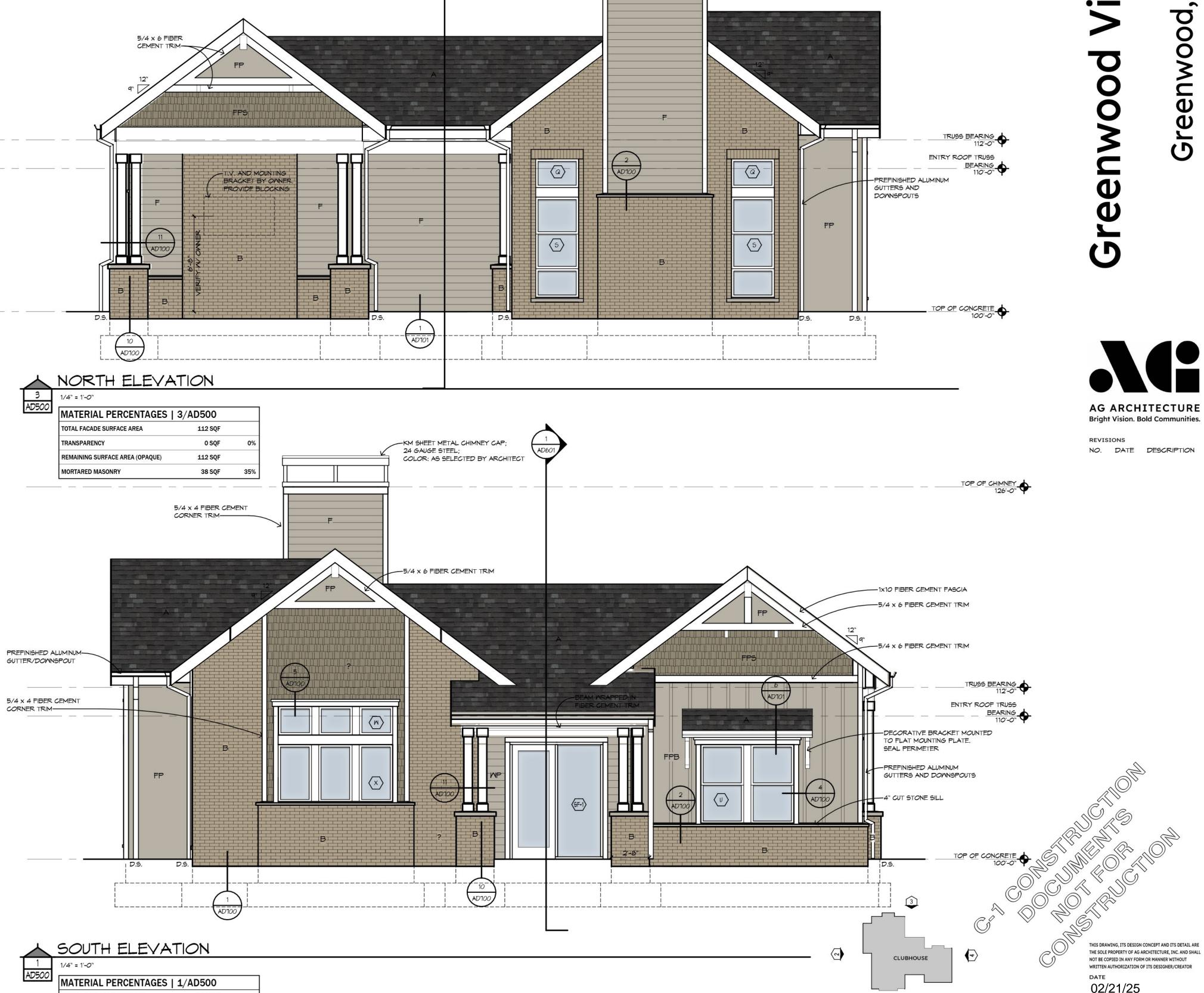
FPS SHAKE SIDING WITH T" EXPOSURE

-5/4 x 4 FIBER CEMENT CORNER TRIM

4. SEE SHEET ADT102 FOR WINDOW AND STOREFRONT SCHEDULES.

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.





TOTAL FACADE SURFACE AREA

REMAINING SURFACE AREA (OPAQUE)

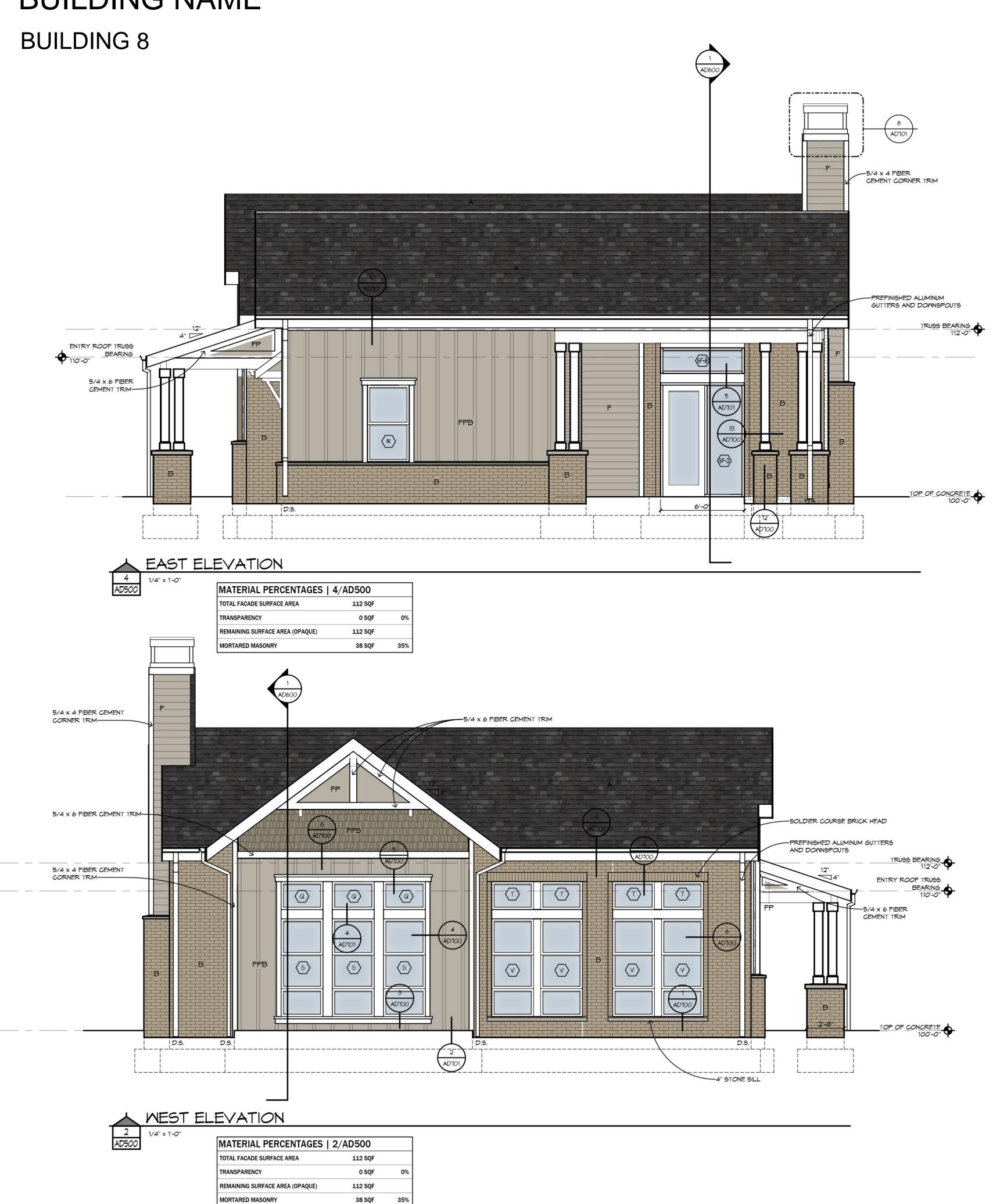
0 SQF

38 SQF

112 SQF

KM SHEET METAL CHIMNEY CAP; 24 GAUGE STEEL; COLOR: AS SELECTED BY ARCHITECT





Indiana

NO. DATE DESCRIPTION

**EXPANSION 1** 

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

4. SEE SHEET AT401 FOR WINDOW AND STOREFRONT SCHEDULES.

MR STANDING SEAM GALVALUME METAL ROOF

A THREE DIMENSIONAL ASPHALT SHINGLES

EXTERIOR ELEVATION KEY NOTES:

FPB VERTICAL FIBER CEMENT BATTENS AT 16" O.C.

FP FIBER CEMENT PANEL - SMOOTH



664 SQF

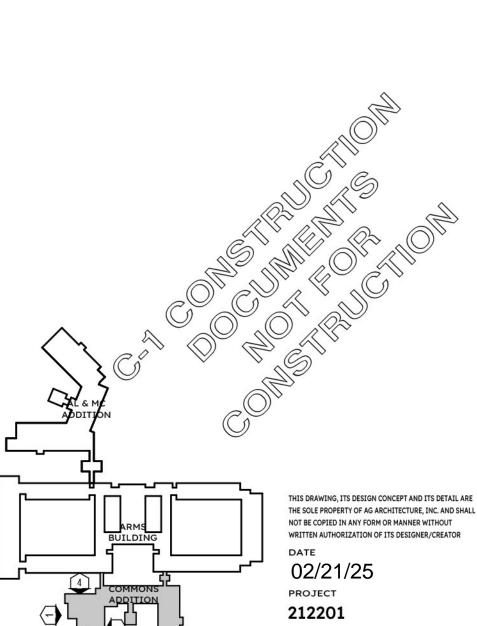
1074 SQF

REMAINING SURFACE AREA (OPAQUE)

MORTARED MASONRY







707 SQF

REMAINING SURFACE AREA (OPAQUE)

1/8" EXTERIOR ELEVATIONS - ADDITION AC502

### LEGAL DESCRIPTION

Exhibit E

A PART OF SECTIONS 4 AND 5 OF TOWNSHIP 13 NORTH, RANGE 4 EAST IN PLEASANT TOWNSHIP, JOHNSON COUNTY INDIANA AND BLOCK "C" IN SATURN PARK, AN ADDITION TO THE CITY OF GREENWOOD, AS RECORDED IN PLAT CABINET C, PAGES 545A & B IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EEGINING AT A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF GROSSMANS JOHNSON COUNTY ADDITION, RECORDED IN DEED BOOK A, PAGES 784–787: THENCE ALONG THE SOUTH LINE OF SAID GROSSMANS, NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST (BASIS OF BEARING IS INDIANA STATE PLAN COORDINATE SYSTEM — EAST ZONE) A DISTANCE OF 1555.04 FEET TO A 5/8—INCH REBAR WITH YELLOW PLASTIC CAP STAMPED SCHNEIDER — FIRM#0001" (HEREINAFTER REFERRED TO AS "REBAR") SET AT THE SOUTHLEAST CORNER OF SAID GROSSMANS ADDITION AND ON THE WEST TICKNEIDER — FIRM#0001" (HEREINAFTER REFERRED TO AS "REBAR") SET AT THE SOUTHLEAST CORNER OF SAID GROSSMANS ADDITION AND ON THE WEST STANDLES OF THE PCC AND ST. LOUIS RAILEOAD; THENCE THE FOLLOWING FOUR COURSES ALONG SAID WEST RIGHT OF WAY: 1) SOUTH 16 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 774.84 FEET; 2) THENCE NORTH 88 DEGREES 49 MINUTES 03 SECONDS EAST 20.46 FEET; 3) THENCE SOUTH 16 DEGREES 35 MINUTES 25 SECONDS EAST AD DISTANCE OF 548.54 FEET; THENCE ALONG THE NORTH LINE OF A TRACT OF LAND OWNED BY ALDI, INDIANA RECORDED AS INSTRUMENT NUMBER 1999—000365 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, SOUTH 88 DEGREES 27 MINUTES 52 SECONDS WEST A DISTANCE OF 121.7 FEET TO THE NORTHERMOST CORNER OF BLOCK "C" OF THE FINAL PLAT OF SATURN PARK, AN ADDITION TO THE CITY OF GREENWOOD, RECORDED IN PLAT CABINET C, PAGES 545A&B IN THE OFFICE OF THE RECORDED AS INSTRUMENT NUMBER 12022—005499 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE ALONG THE NORTH LINE OF BLOCK A OF THE REPLAT OF SATURN PARK LOTS A1 AND A2 BLOCK A RECORDED AS INSTRUMENT NUMBER 2022—005499 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA THE FOLLOWING TWO COUNTS, SET AD DISTANCE OF 282.21 FEET; 2) THENCE SOUTH 8B DEGREES 27 MINUTES 51 SECONDS WEST A DISTANCE OF 86.99 FEET TO THE EAST LINE OF DISTANCE OF 282.21 FEET; 2) THENCE SOUTH BB DEGREES 27 MINUTES 51 SECONDS WEST A DISTANCE OF 86.99 FEET TO THE EAST LINE OF SATURD FOR THE POINT ON THE EAST LINE. OF SAID DARKO/HAMMER SUBDIVISION RECORDED AS IN