

## **HomeTown NRH Special Use Permit Submittal**

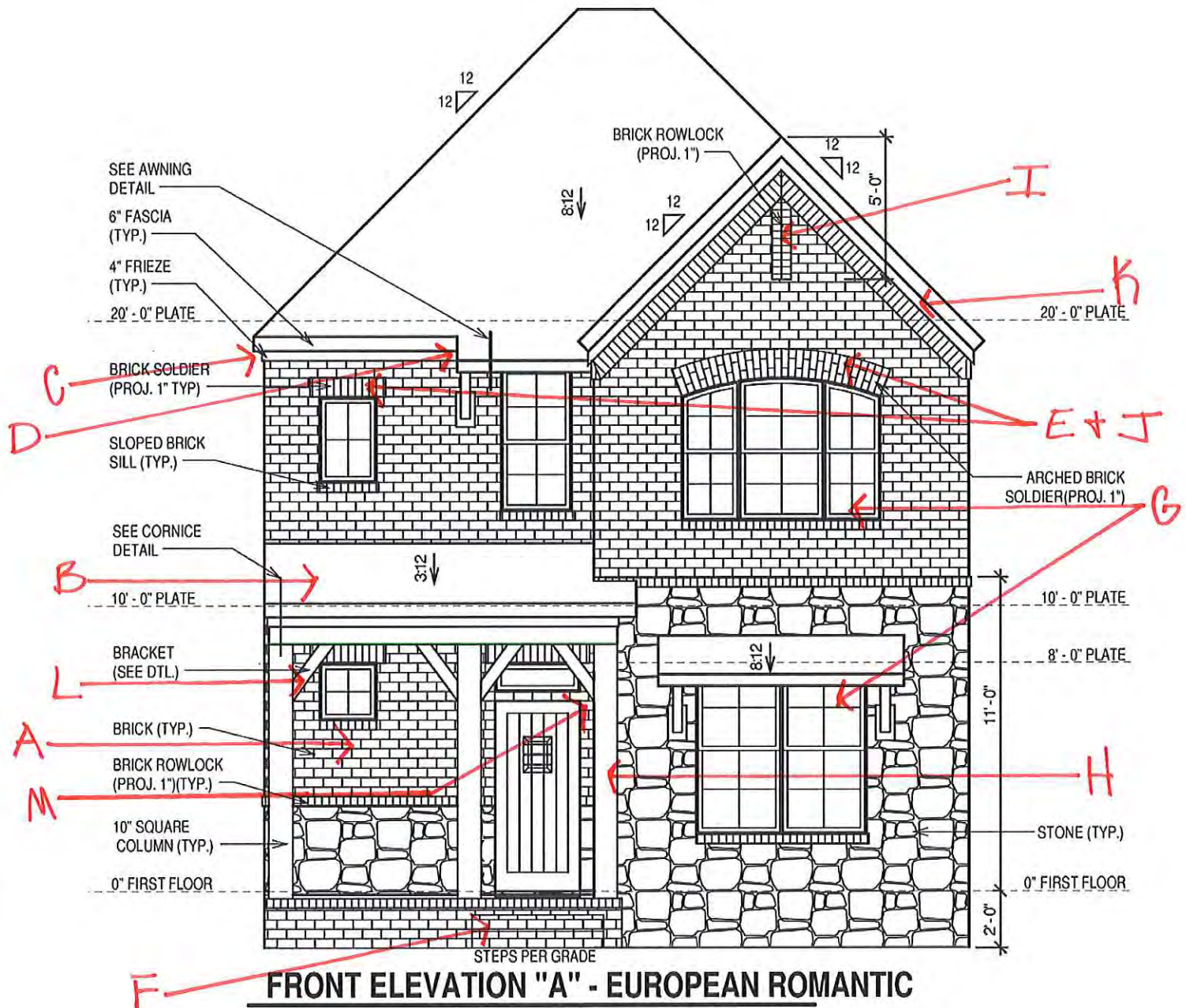
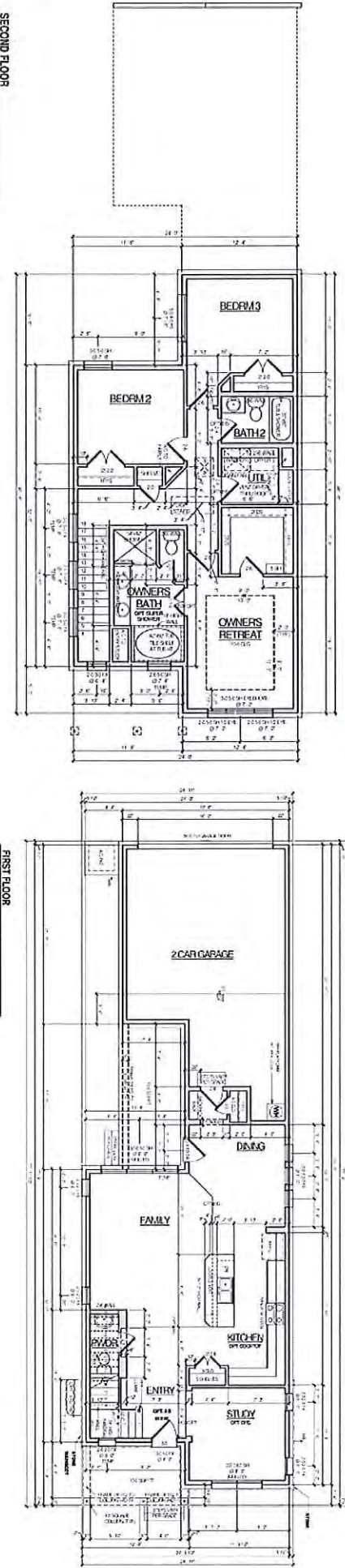
Arcadia Realty Corp.

October 7, 2016



Madrid Street, HomeTown NRH Phase 4

# 6373-A ELEVATION EUROPEAN ROMANTIC



**FRONT ELEVATION "A" - EUROPEAN ROMANTIC**

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e. <u>French Country</u> ) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	N/A	
Brick construction must have Soldier course or arch over doors and windows and along roof rake	Y	E
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front		
Porch and step railing with balusters	N	
Decorative gable feature	Z	
Decorative window molding or lintels	Y	4
Attic window or dormer	Z	
Soffit/eave running trim	Z	
Window shutters	Z	
Ornamental roof top feature	Z	
Picket fence	O	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	
Spandrel and bracket additions	Z	
Porch ceiling fan	L	
Porch swing	Y	
Lighting sconce	M	

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE  
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

\*\*The Planning and Zoning Department will use these elevations- Along with the Code- in reviewing and approving individual lots covered by this SUP.

6373-A Elevation Example

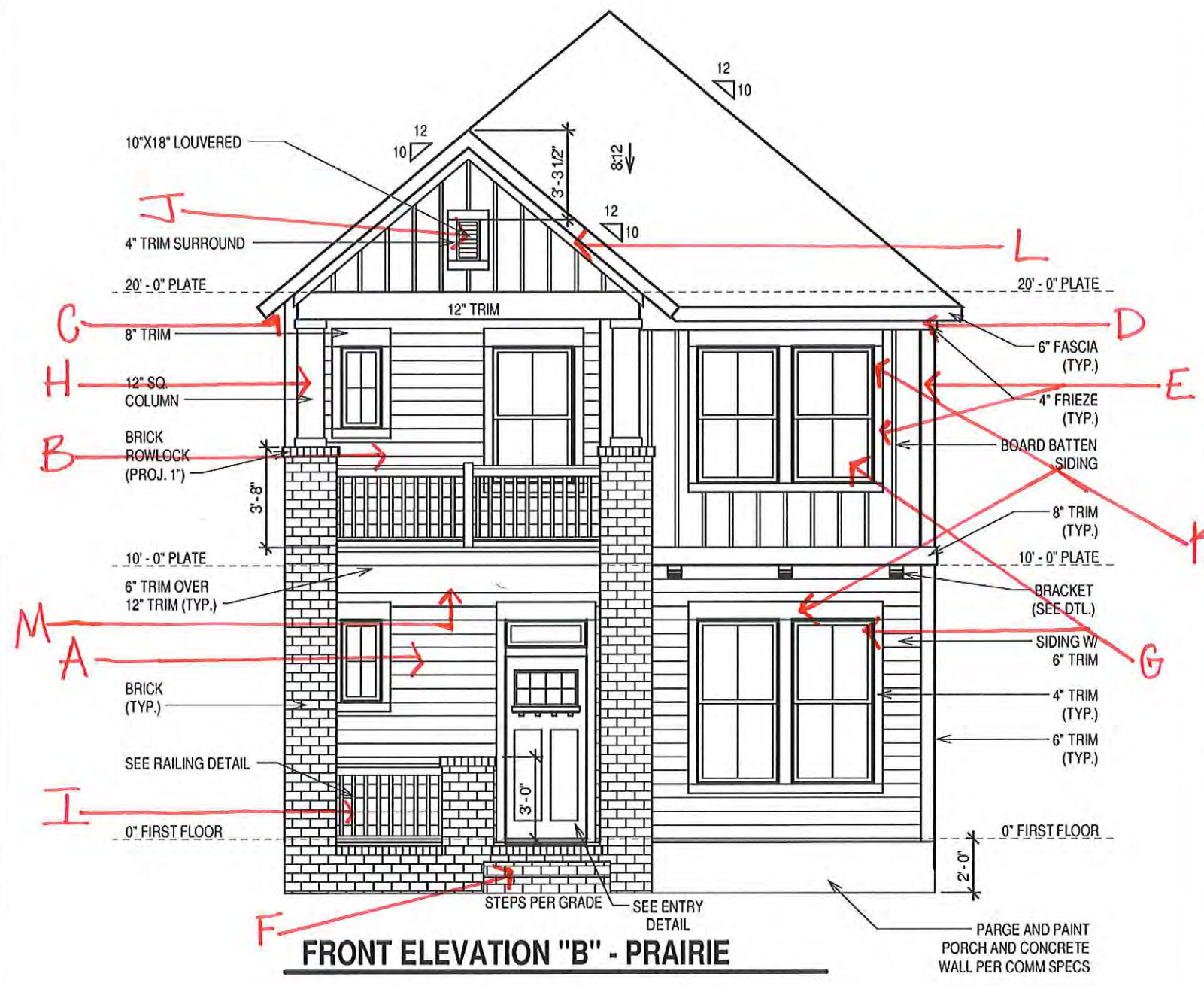
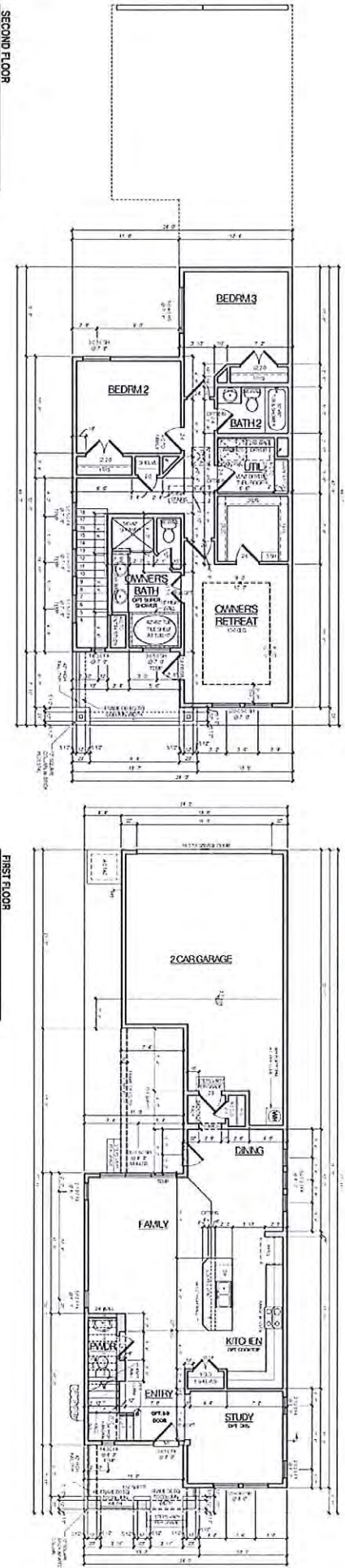


6373-A Elevation Rendering



6373 DAL - A

# 6373-B ELEVATION PRAIRIE



Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	N/A	
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamental features required on the primary street facing front	Y	I
Porch and step railing with balusters	Y	J
Decorative gable feature	Y	K
Decorative window molding or lintels	Y	L
Attic window or dormer	Y	M
Soffit/eave running trim	Z	
Window shutters	Z	
Ornamental roof top feature	Z	
Picket fence	O	
At least two of the following porch ornamental features required on all buildings	Y	
Turned balusters with finials	Z	
Spandrel and bracket additions	Z	
Porch ceiling fan		
Porch swing		
Lighting sconce		

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE  
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

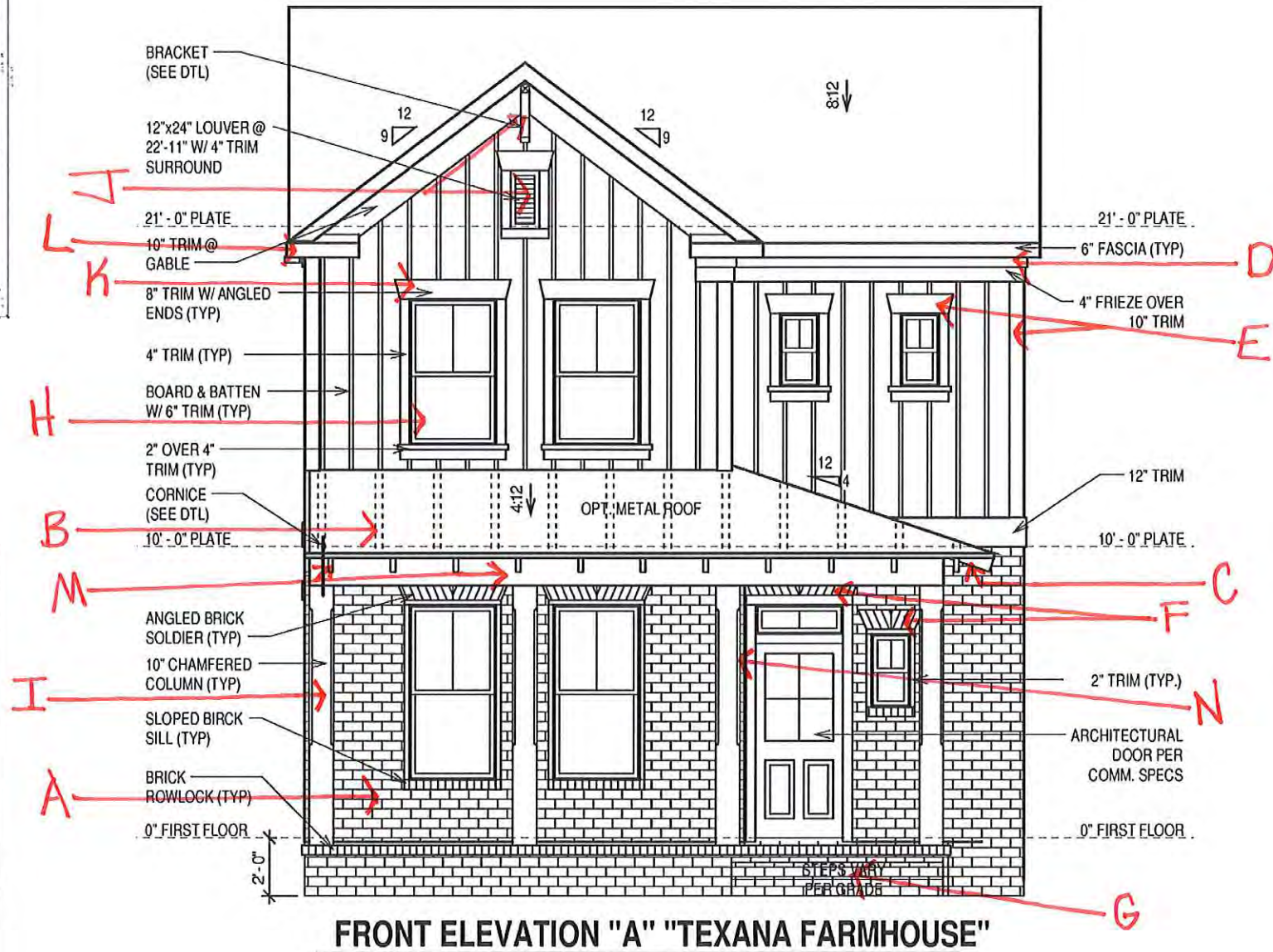
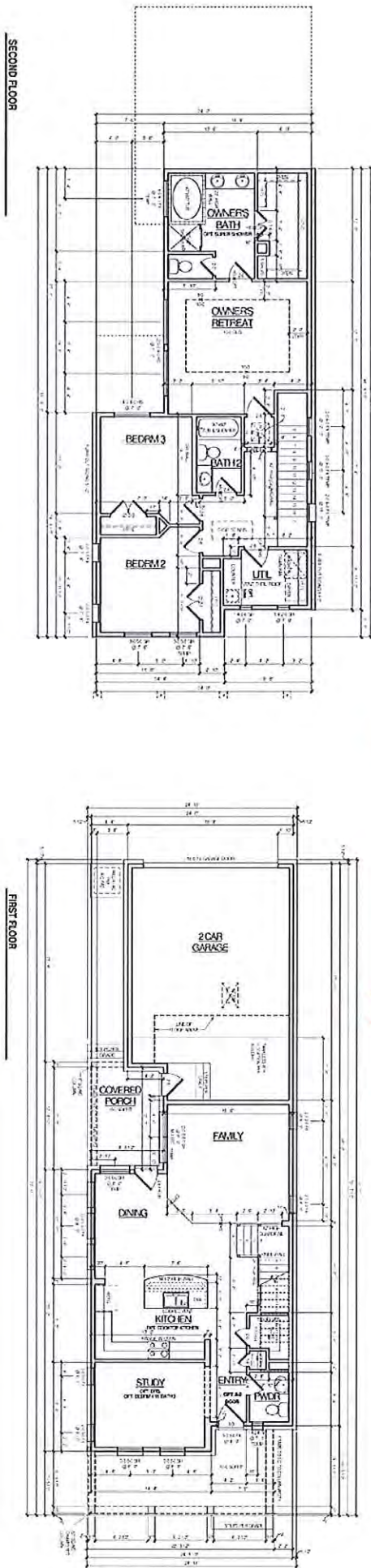
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6373-B Elevation Rendering



6373 DAL - B

# 6374-A ELEVATION TEXANA FARMHOUSE



**FRONT ELEVATION "A" "TEXANA FARMHOUSE"**

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	Y	F
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	G
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	H
Porch columns: decorative in traditional style	Y	I
At least three of the following ornamentations required on the primary street facing front		
Porch and step railing with balusters	Z	J
Decorative gable feature	Z	K
Decorative window molding or lintels	Z	L
Attic window or dormer	Z	M
Soffit/eave running trim	Z	N
Window shutters	Z	O
Ornamental roof top feature	Z	P
Picket fence	Z	Q
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Z	R
Spandrel and bracket additions	Z	S
Porch ceiling fan	Z	T
Porch swing	Z	U
Lighting sconce	Z	V

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE  
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

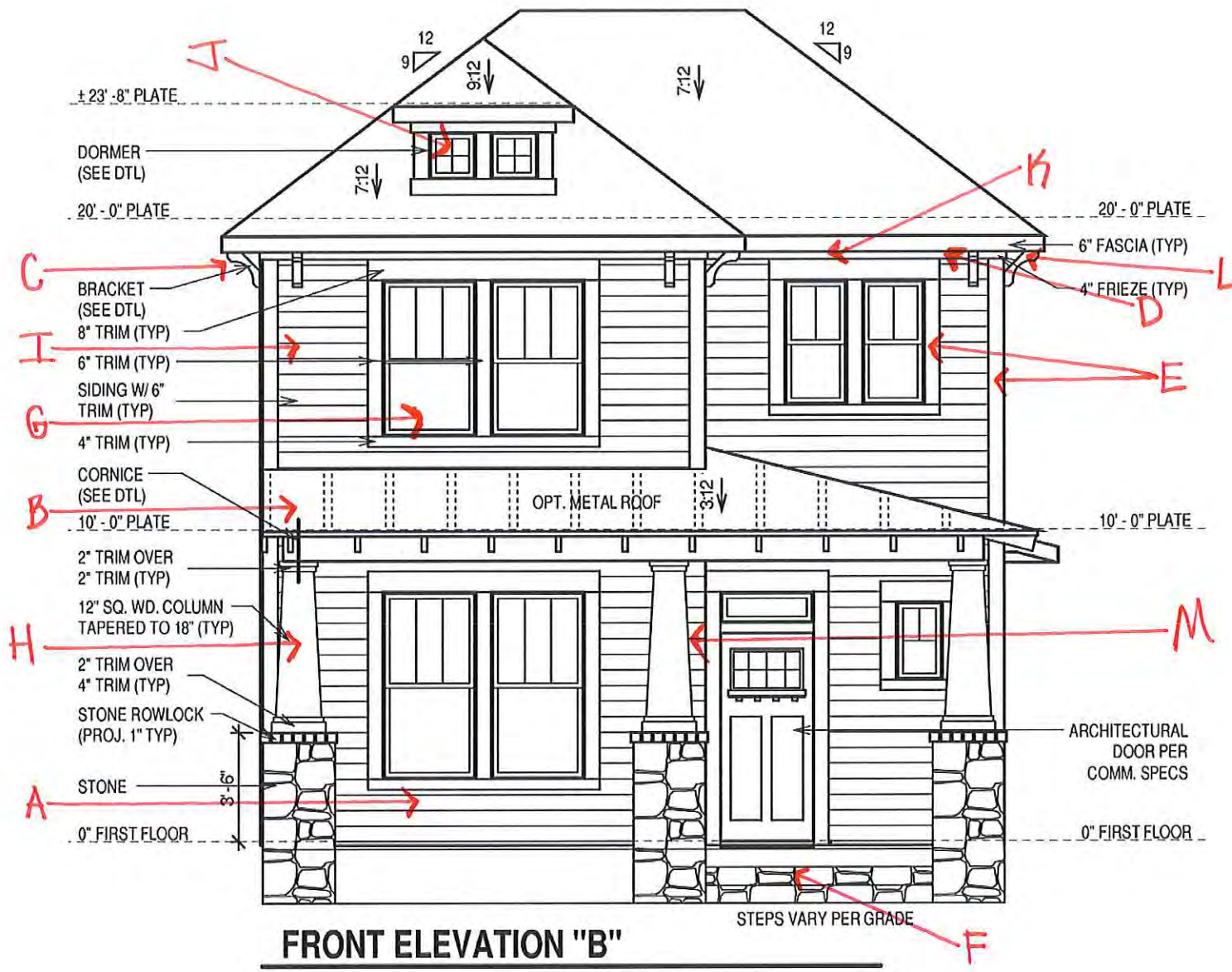
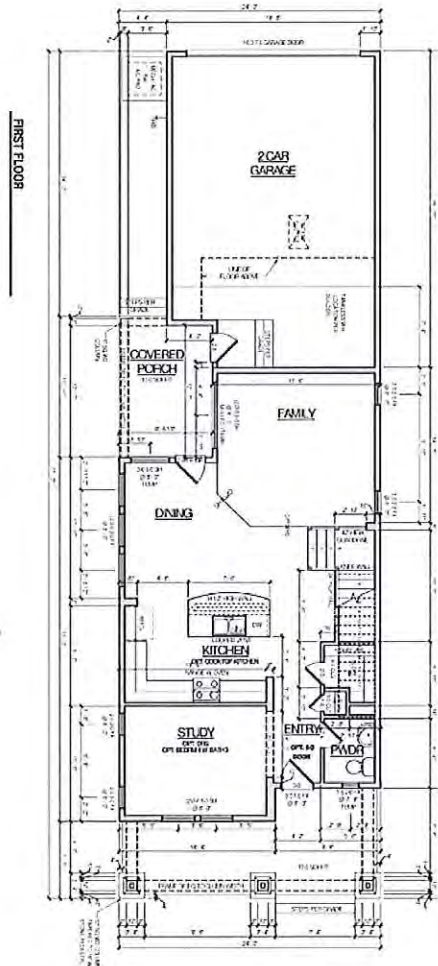
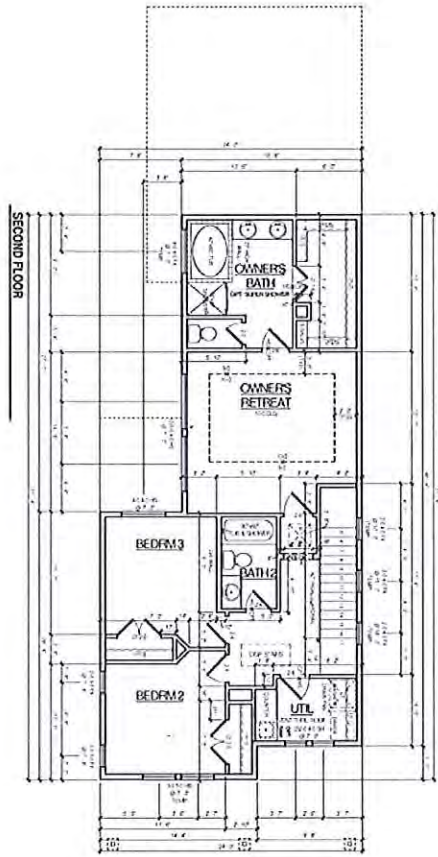
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6374-A Elevation Rendering



6374DAL-A

# 6374-B ELEVATION



**FRONT ELEVATION "B"**

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	N/A	
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornagements required on the primary street facing front	ZZZZZ	I
Porch and step railing with balusters		
Decorative gable feature		
Decorative window molding or lintels		
Attic window or dormer		
Soffit/eave running trim		
Window shutters		
Ornamental roof top feature		
Picket fence		
At least two of the following porch ornagements required on all buildings	ZZZ	J
Turned balusters with finials		
Spandrel and bracket additions		
Porch ceiling fan		
Porch swing		
Lighting sconce		
	Y	K
		L
		M

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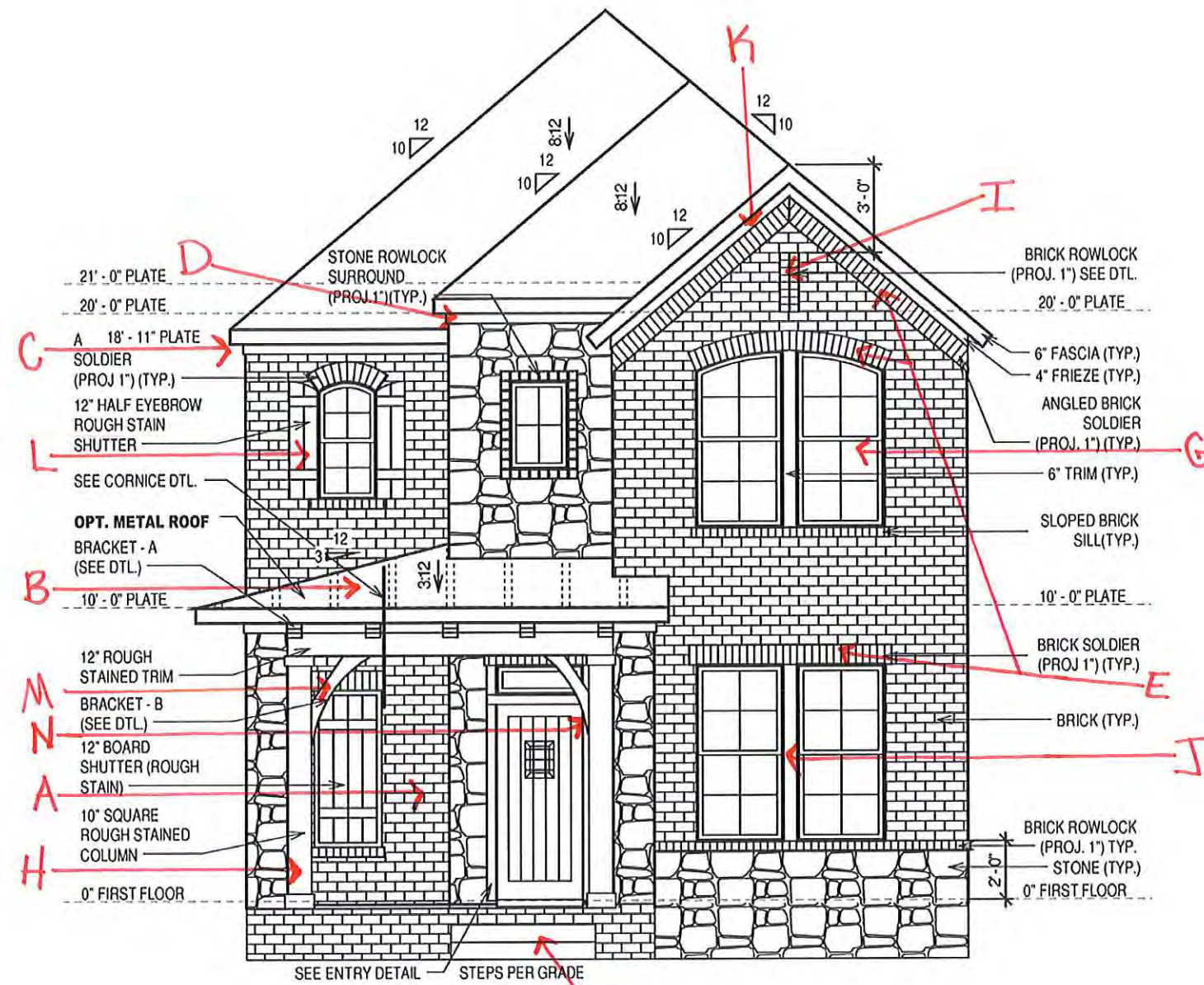
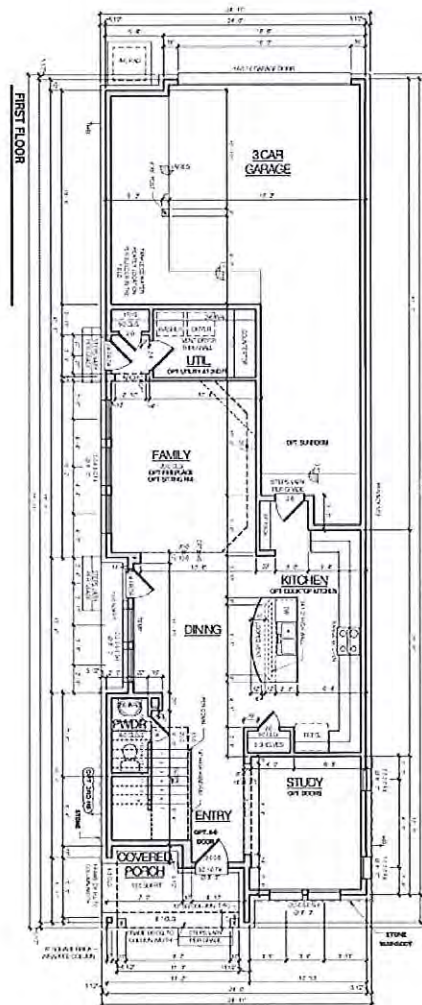
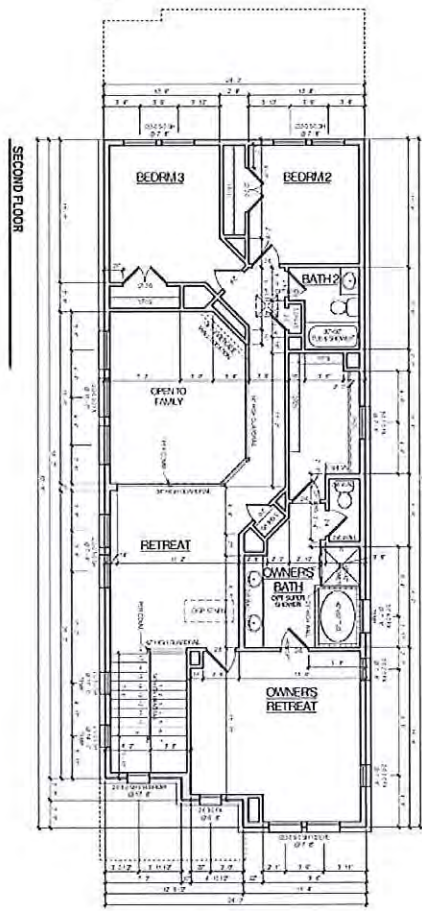


6374-B Elevation Rendering



6374DAL-B

# 6375-A ELEVATION EUROPEAN ROMANTIC



**FRONT ELEVATION "A" EUROPEAN ROMANTIC**

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	N/A	
Brick construction must have Soldier course or arch over doors and windows and along roof rake	Y	E
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front		
Porch and step railing with balusters	N	
Decorative gable feature	Z	
Decorative window molding or lintels	Y	H
Attic window or dormer	Z	
Soffit/eave running trim	Y	K
Window shutters	Z	
Ornamental roof top feature	L	
Picket fence	O	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	
Spandrel and bracket additions	Z	M
Porch ceiling fan	Y	
Porch swing	Y	
Lighting sconce	N	

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE  
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

6375 A- Elevation Rendering

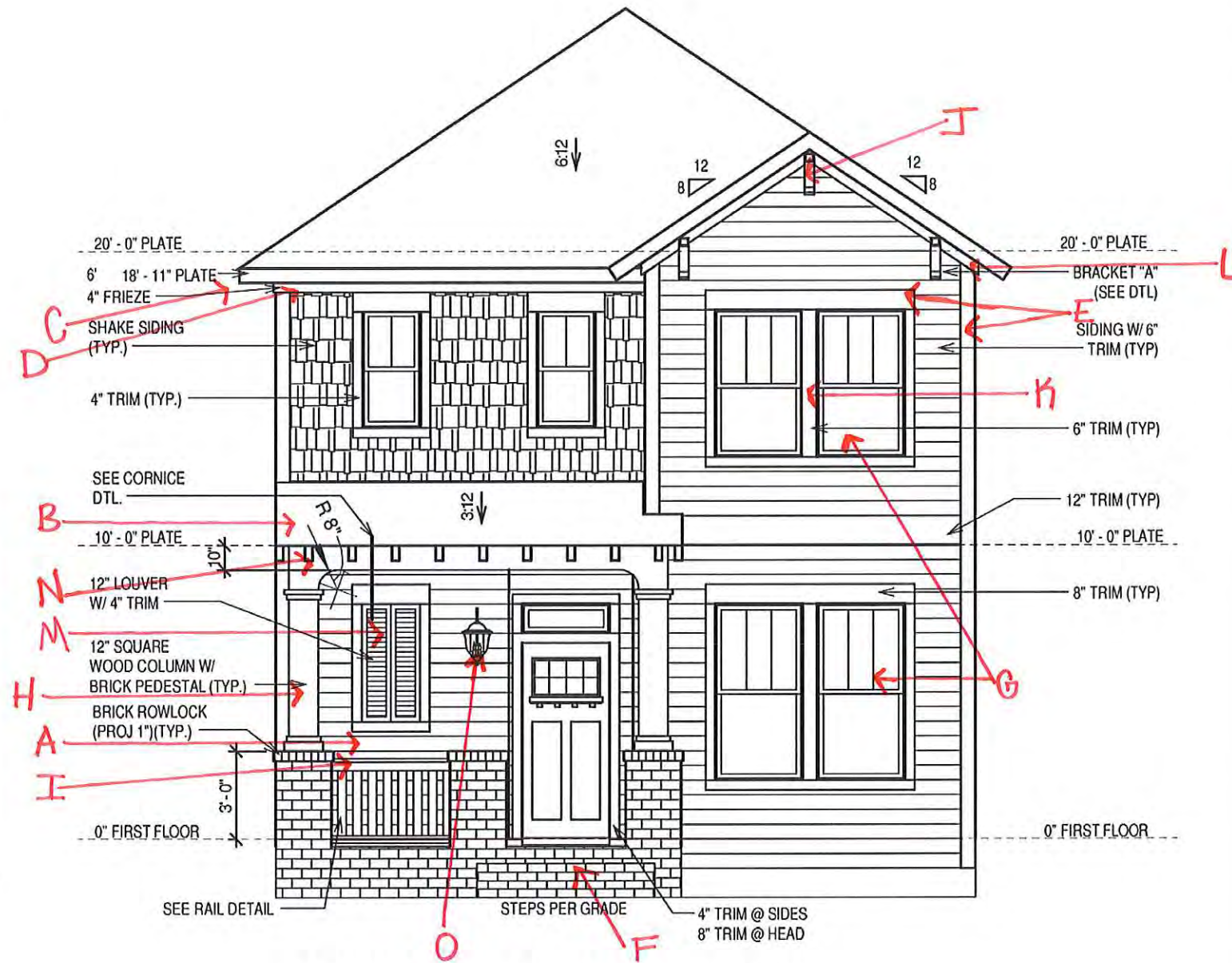
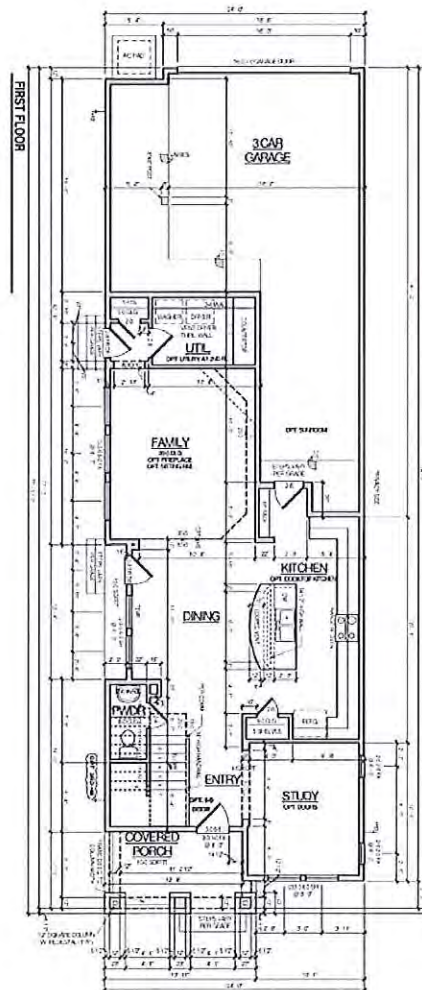
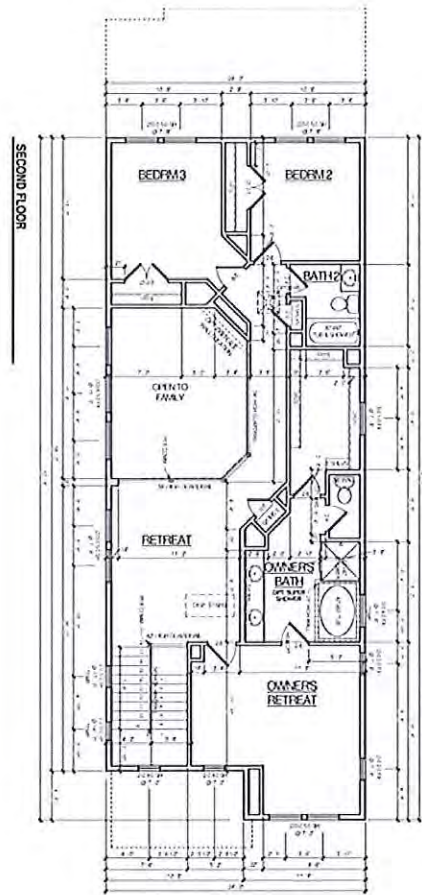


6375 DAL - A

6375-A Elevation Example



# 6375-B ELEVATION CRAFTSMAN



Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	N/A	
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front	Y	I, J, K, L, M
Porch and step railing with balusters	Y	I
Decorative gable feature	Y	J
Decorative window molding or lintels	Y	K
Attic window or dormer	Y	L
Soffit/eave running trim	Y	M
Window shutters	Y	N
Ornamental roof top feature	Y	O
Picket fence	Y	Z
At least two of the following porch ornamentations required on all buildings	Y	O, Z
Turned balusters with finials	Y	O
Spandrel and bracket additions	Y	Z
Porch ceiling fan	Y	
Porch swing	Y	
Lighting sconce	Y	

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 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

6375-B Elevation Rendering



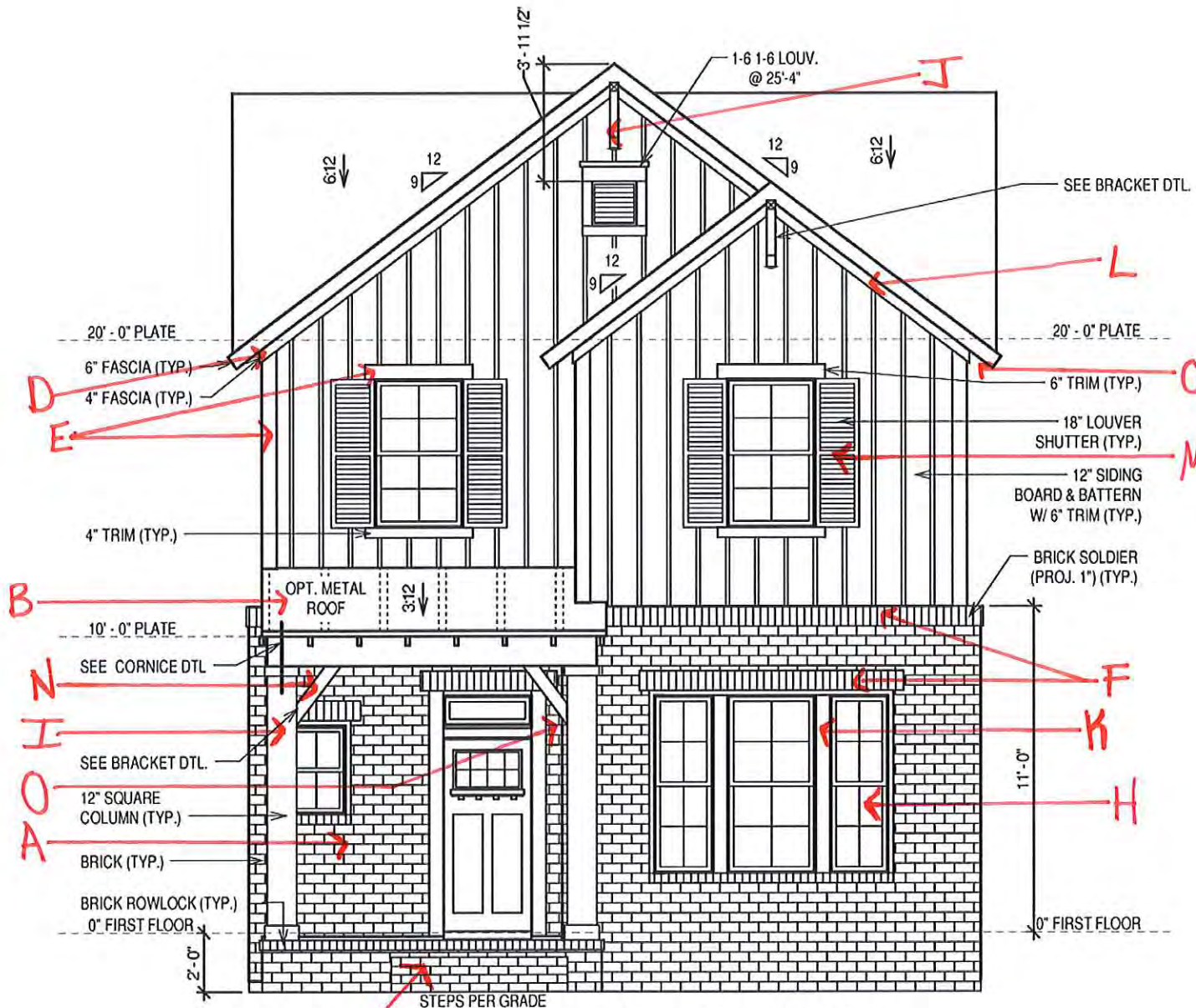
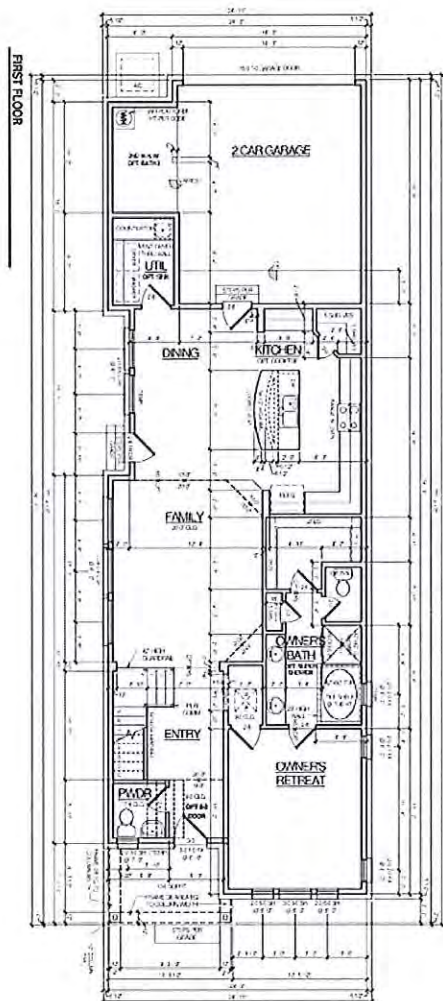
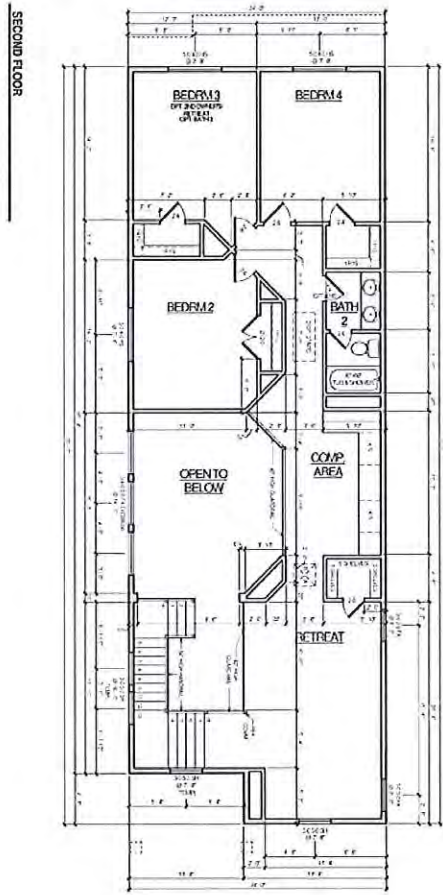
6375 DAL - B

6375-C Elevation Rendering



6375-DAL-C

# 6376-A ELEVATION TEXANA FARMHOUSE



Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	Y	F
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	G
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	H
Porch columns: decorative in traditional style	Y	I
At least three of the following ornamentations required on the primary street facing front		
Porch and step railing with balusters	Z	J
Decorative gable feature	Z	K
Decorative window molding or lintels	Z	L
Attic window or dormer	Z	M
Soffit/eave running trim	Z	N
Window shutters	Z	O
Ornamental roof top feature	Z	P
Picket fence	Z	Q
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Z	R
Spandrel and bracket additions	Z	S
Porch ceiling fan	Z	T
Porch swing	Z	U
Lighting sconce	Z	V
<p>N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE                      N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION                      O - Offered Buyer's Option</p>		

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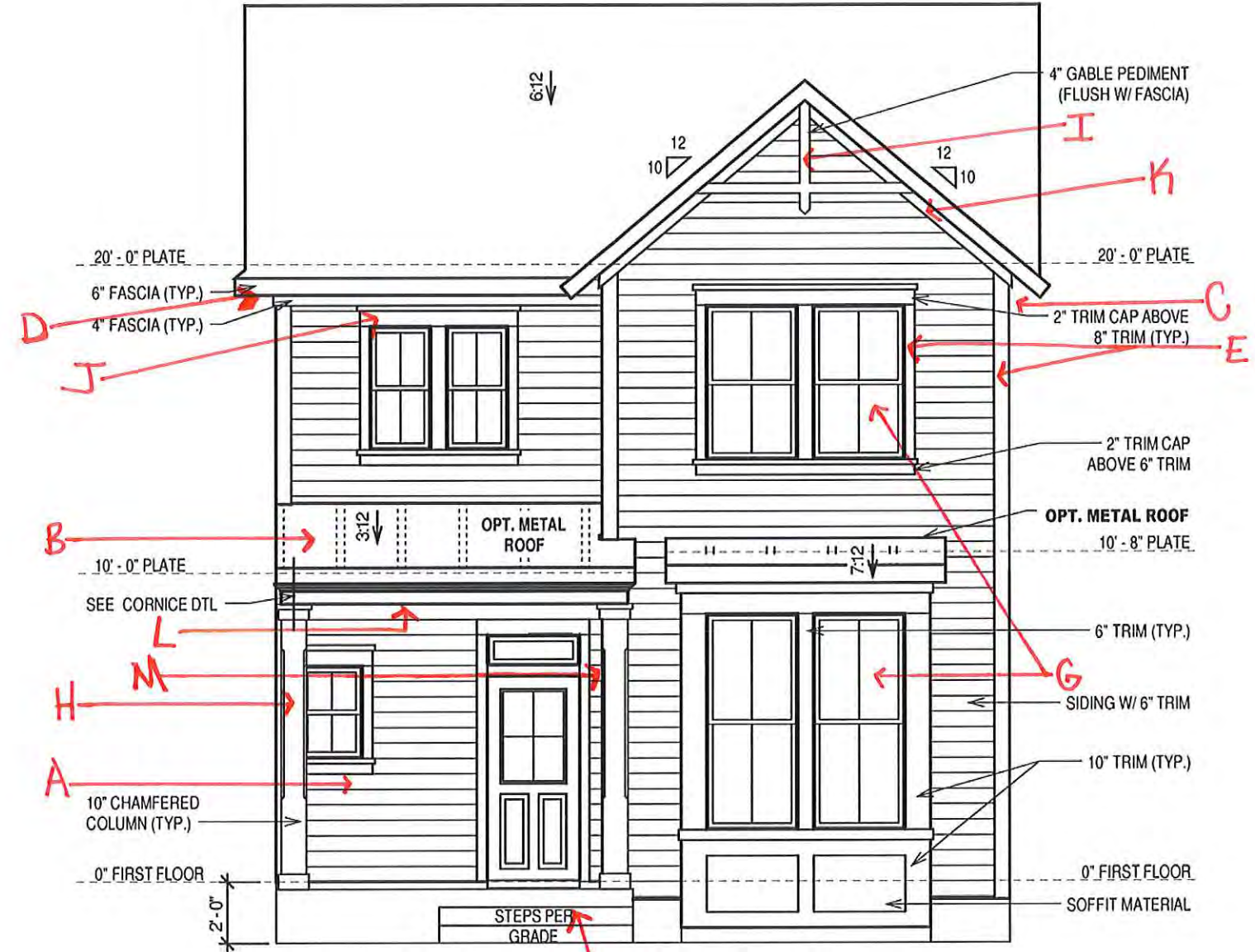
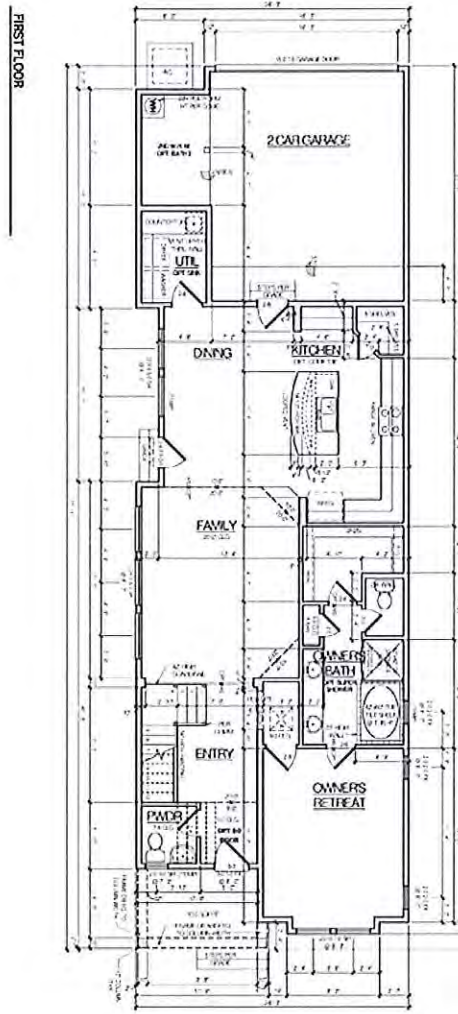
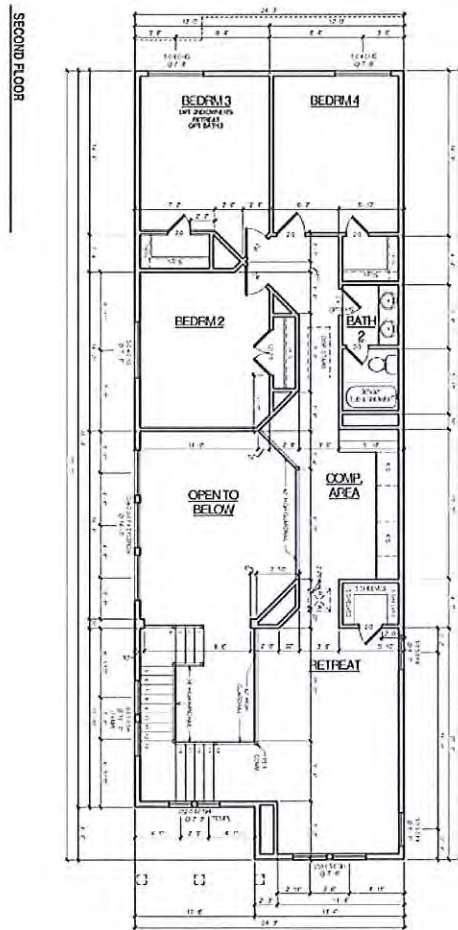
6376-A Elevation Rendering



6376DAL-A



# 6376-B ELEVATION VICTORIAN



**FRONT ELEVATION "B" (VICTORIAN)**

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	N/A	
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front		
Porch and step railing with balusters	Z	
Decorative gable feature	Z	
Decorative window molding or lintels	Z	J
Attic window or dormer	Z	
Soffit/eave running trim	Z	
Window shutters	Z	K
Ornamental roof top feature	Z	
Picket fence	Z	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Z	
Spandrel and bracket additions	Z	
Porch ceiling fan	Z	
Porch swing	Z	
Lighting sconce	Z	L
		M

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE  
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

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6376-B Elevation Example

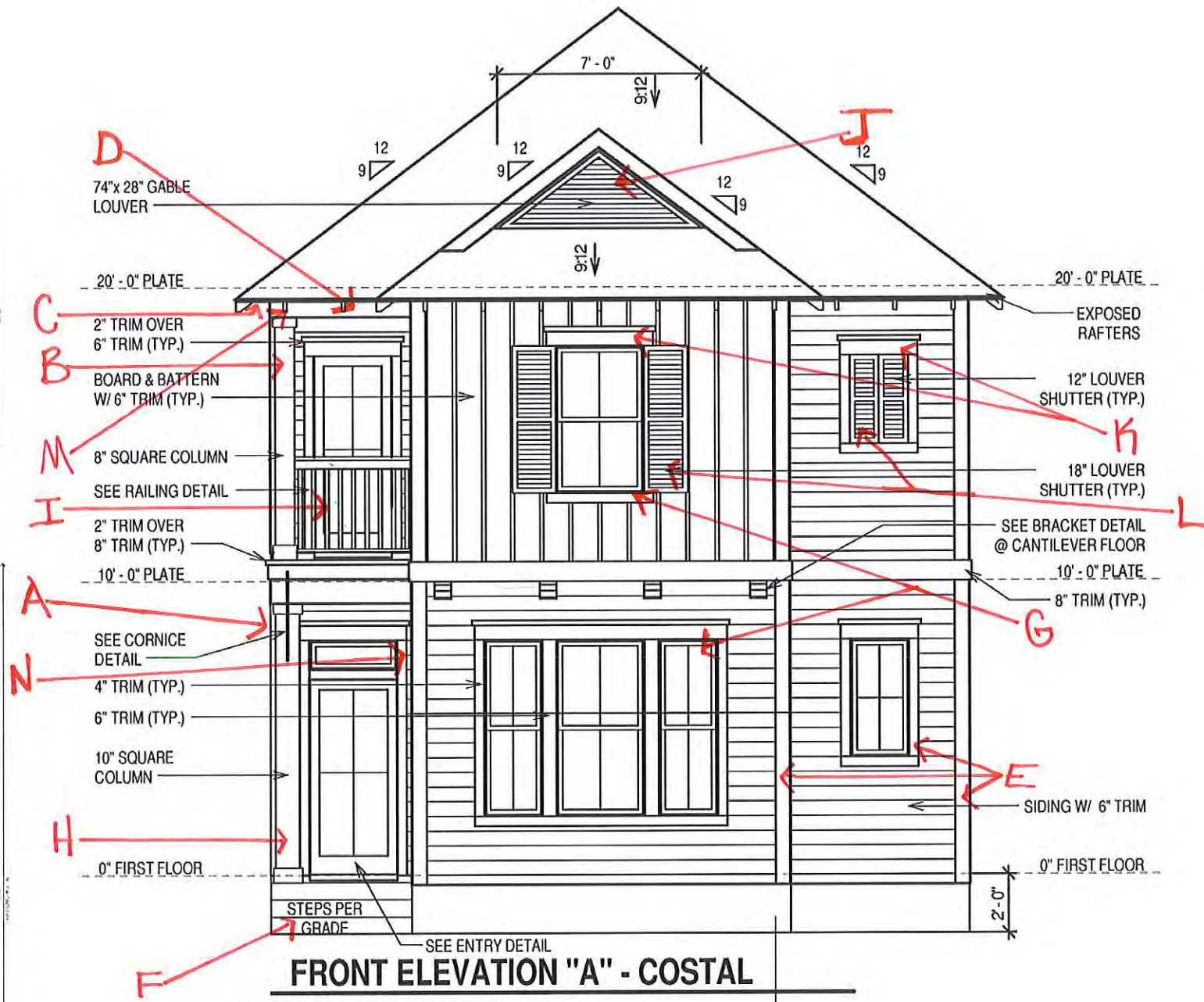
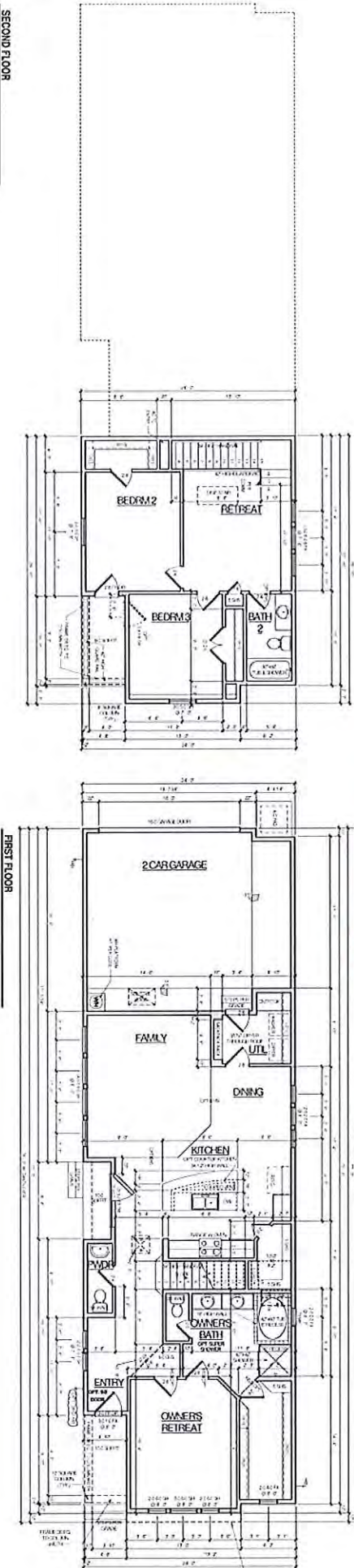


6376-B Elevation Rendering



6376DAL-B

# 6378 A ELEVATION



Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	N/A	
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front	Y	I
<i>Porch and step railing with balusters</i>	Y	J
<i>Decorative gable feature</i>	Y	K
<i>Decorative window molding or lintels</i>	Y	L
<i>Attic window or dormer</i>	Y	M
<i>Soffit/eave running trim</i>	Y	N
<i>Window shutters</i>	Y	O
<i>Ornamental roof top feature</i>	Y	P
<i>Picket fence</i>	Y	Q
At least two of the following porch ornamentations required on all buildings	Y	R
<i>Turned balusters with finials</i>	Y	S
<i>Spandrel and bracket additions</i>	Y	T
<i>Porch ceiling fan</i>	Y	U
<i>Porch swing</i>	Y	V
<i>Lighting sconce</i>	Y	W
<p>N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE                      N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION                      O - Offered Buyer's Option</p>		

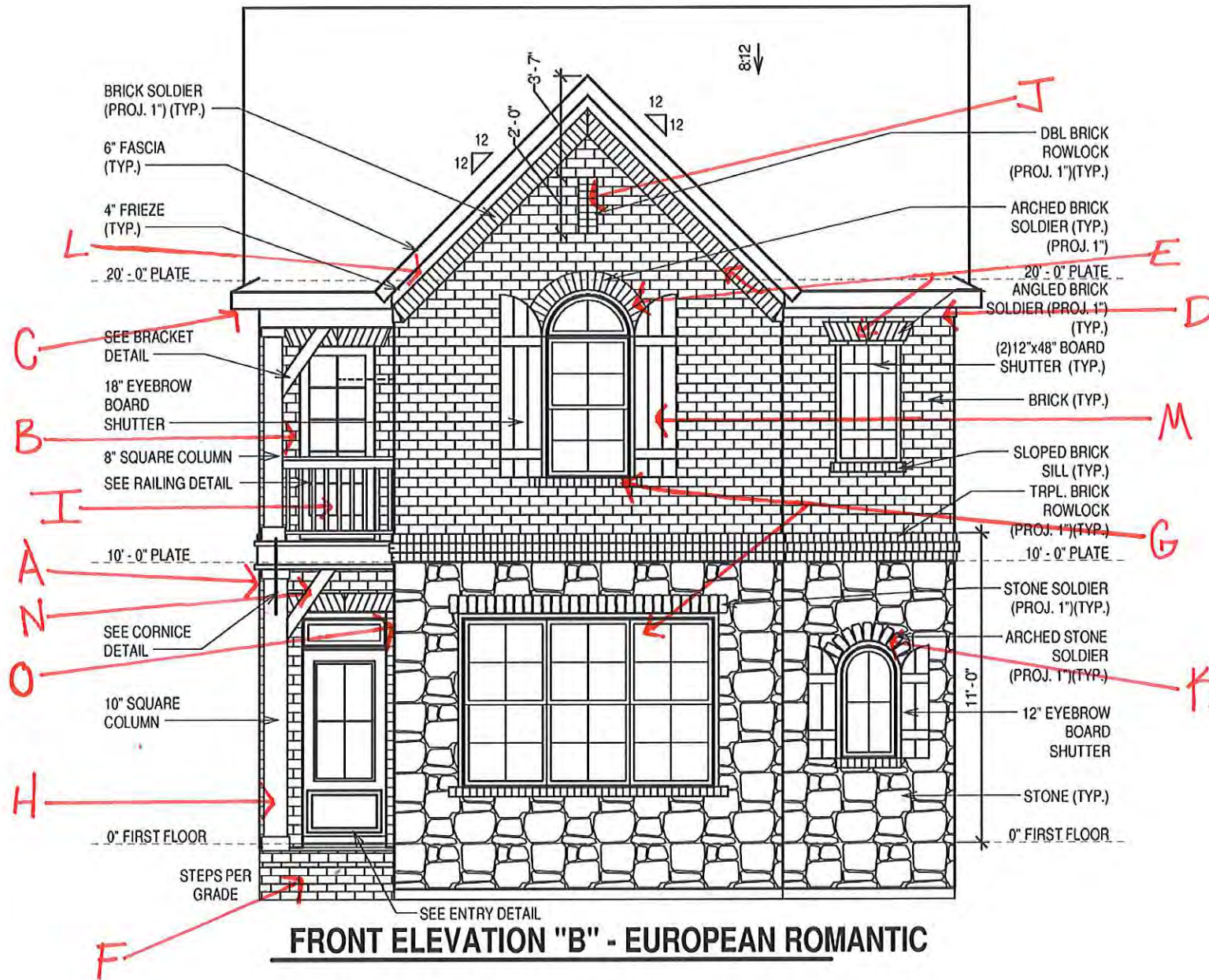
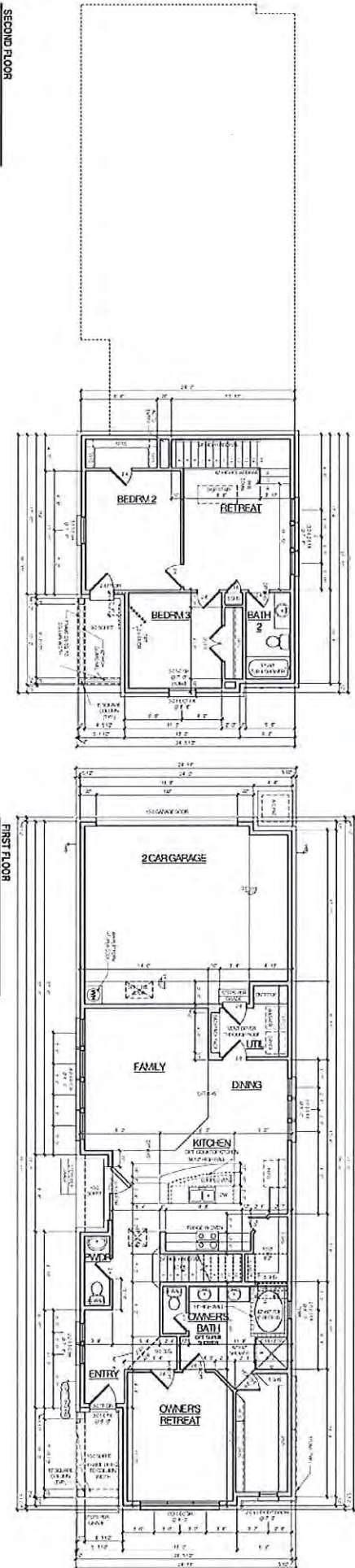
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6378-A Elevation Rendering



6378DAL-A

# 6378 B ELEVATION



**FRONT ELEVATION "B" - EUROPEAN ROMANTIC**

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	N/A	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	Y	E
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	F
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front	Y	H
<i>Porch and step railing with balusters</i>	Y	H
<i>Decorative gable feature</i>	Y	H
<i>Decorative window molding or lintels</i>	Y	H
<i>Attic window or dormer</i>	Y	H
<i>Soffit/eave running trim</i>	Y	H
<i>Window shutters</i>	Y	H
<i>Ornamental roof top feature</i>	Y	H
<i>Picket fence</i>	Y	H
At least two of the following porch ornamentations required on all buildings	Y	H
<i>Turned balusters with finials</i>	Y	H
<i>Spandrel and bracket additions</i>	Y	H
<i>Porch ceiling fan</i>	Y	H
<i>Porch swing</i>	Y	H
<i>Lighting sconce</i>	Y	H
	Y	I
	Y	J
	Y	K
	Y	L
	Y	M
	Y	N
	Y	O

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE  
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION  
 O - Offered Buyer's Option

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6378-B Elevation Rendering



6378DAL-B