

HomeTown NRH Special Use Permit Submittal

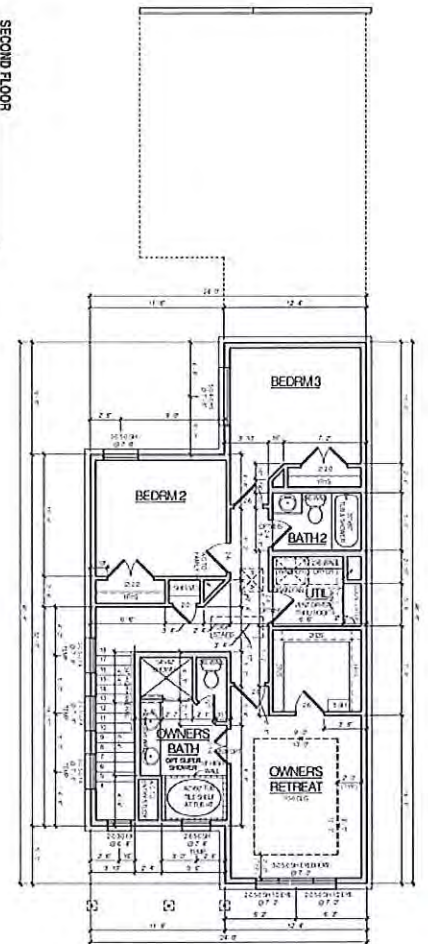
Arcadia Realty Corp.

October 7, 2016

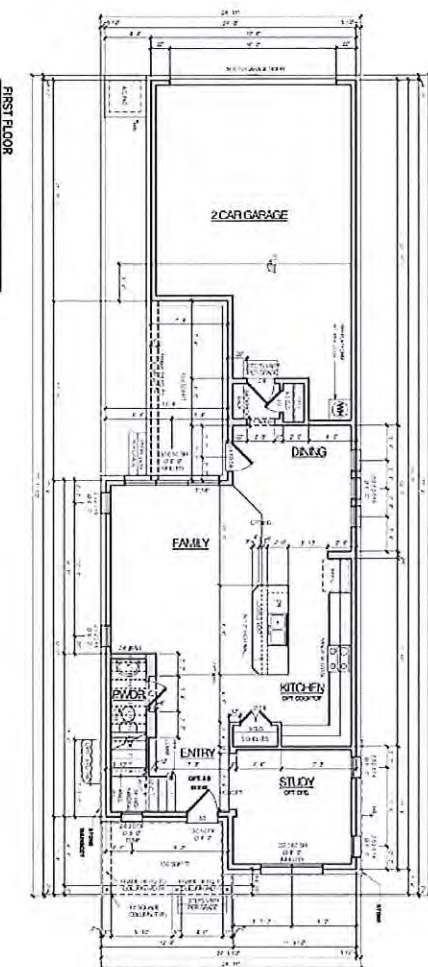


Madrid Street, HomeTown NRH Phase 4

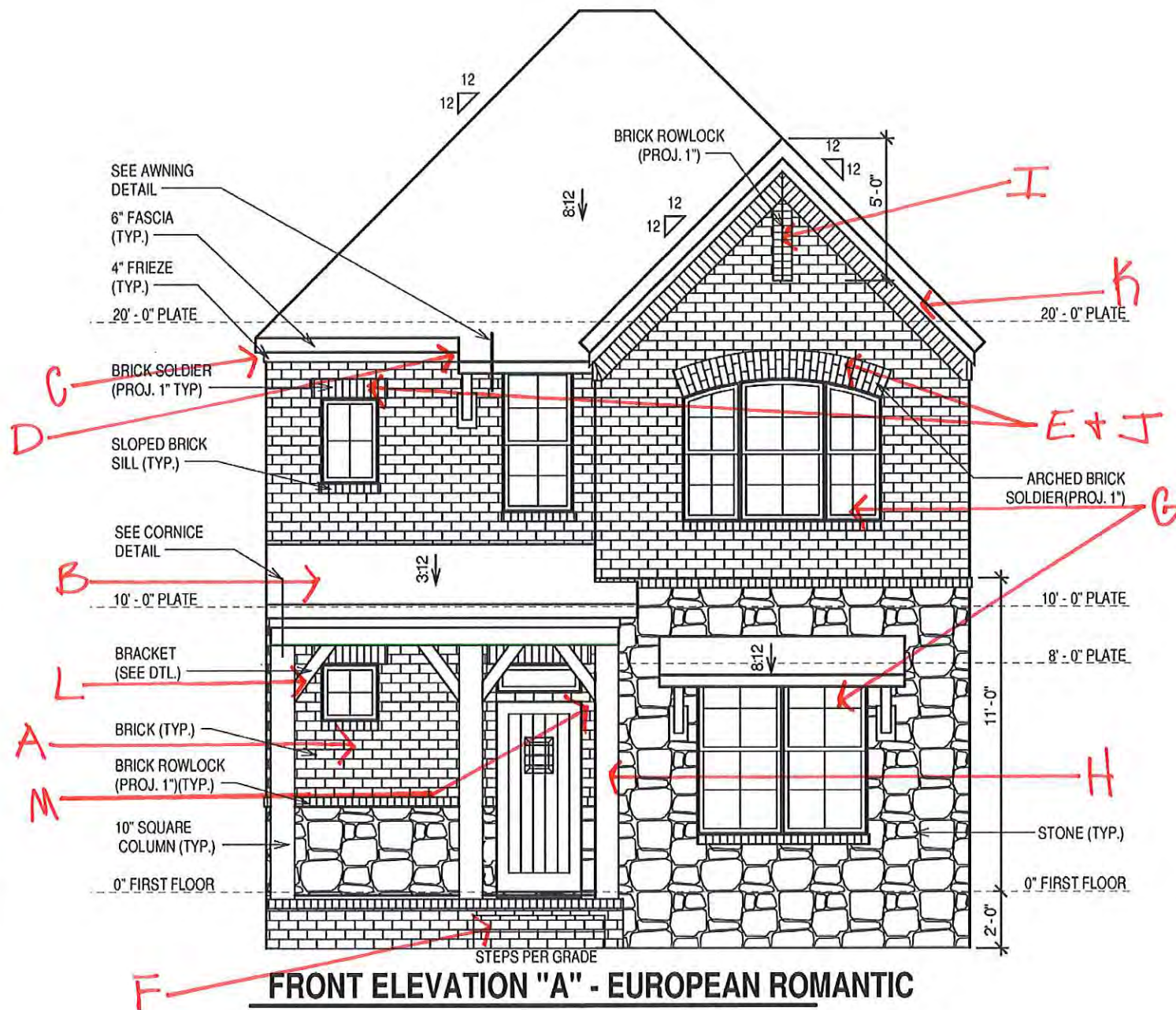
SECOND FLOOR



FIRST FLOOR



6373-A ELEVATION 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	Y	I
Decorative window molding or lintels	Y	J
Attic window or dormer	Y	K
Soffit/eave running trim	Y	L
Window shutters	Y	M
Ornamental roof top feature	O	
Picket fence	Z	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	
Spandrel and bracket additions	Y	
Porch ceiling fan	Y	
Porch swing	Y	
Lighting sconce	Y	
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

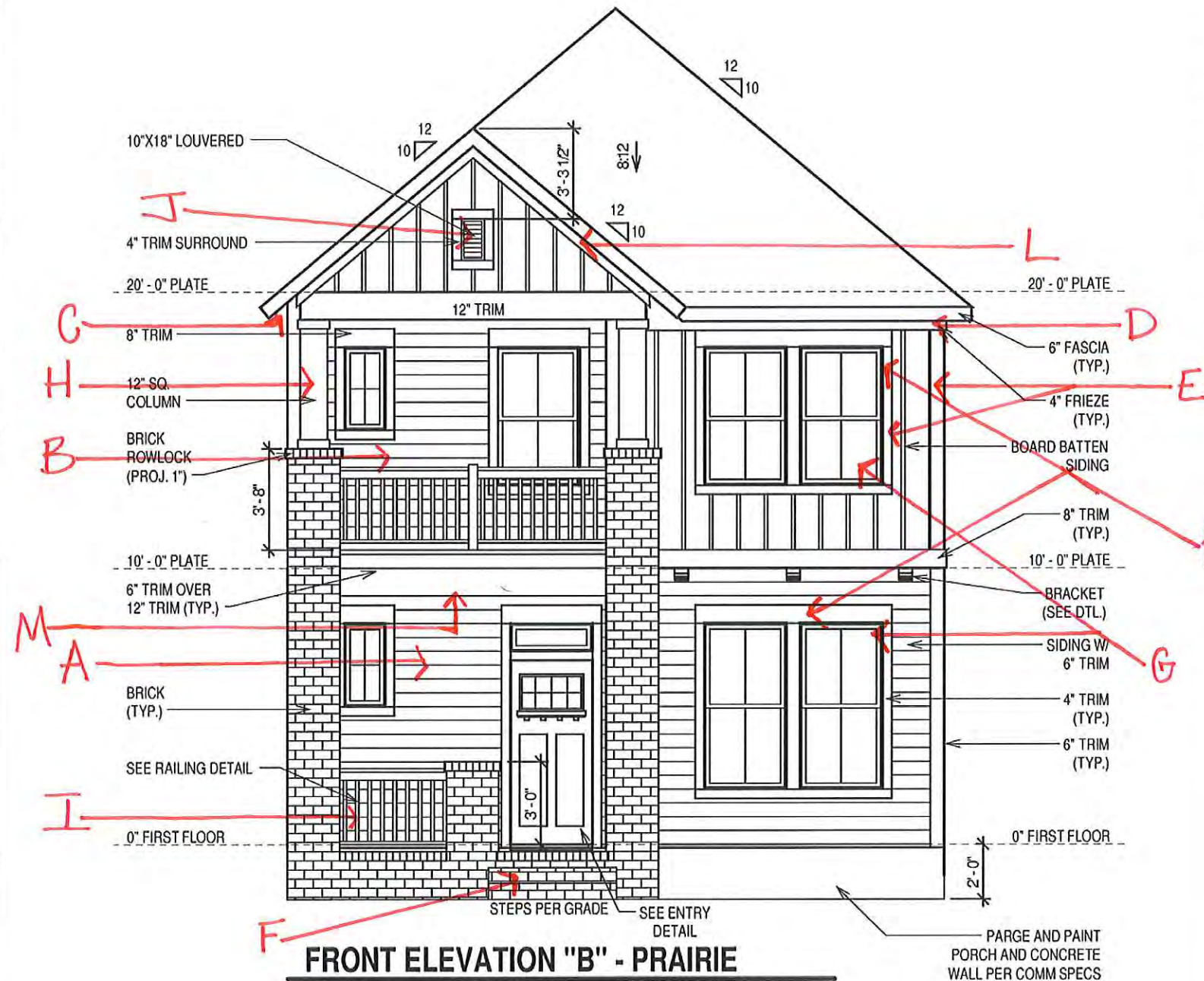


6373-A Elevation Rendering



6373 DAL - A

FRONT ELEVATION "B" - PRAIRIE



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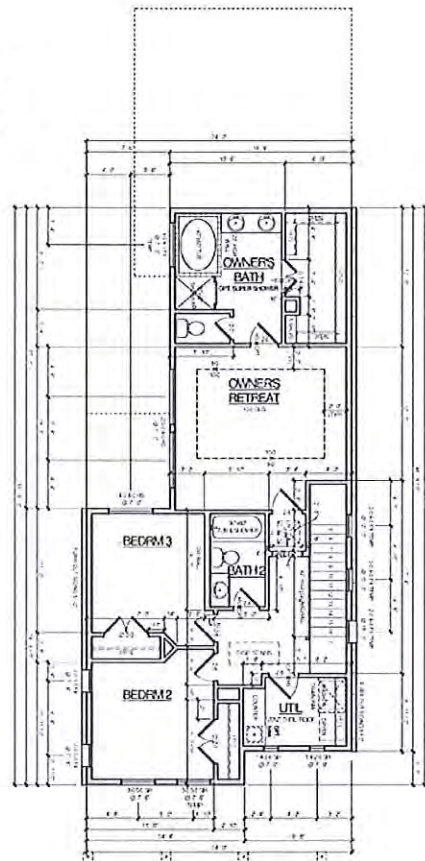
6373-B Elevation Rendering



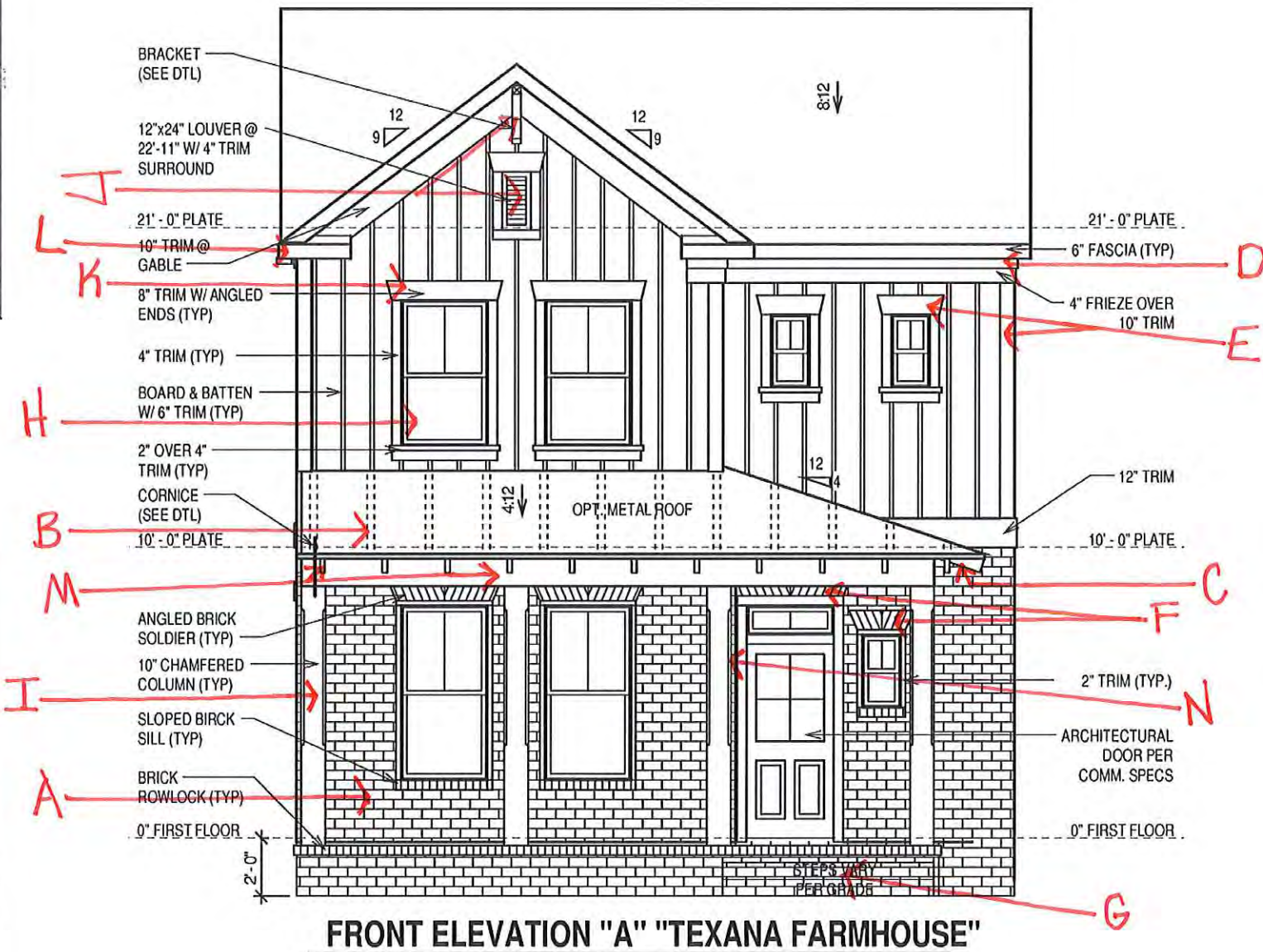
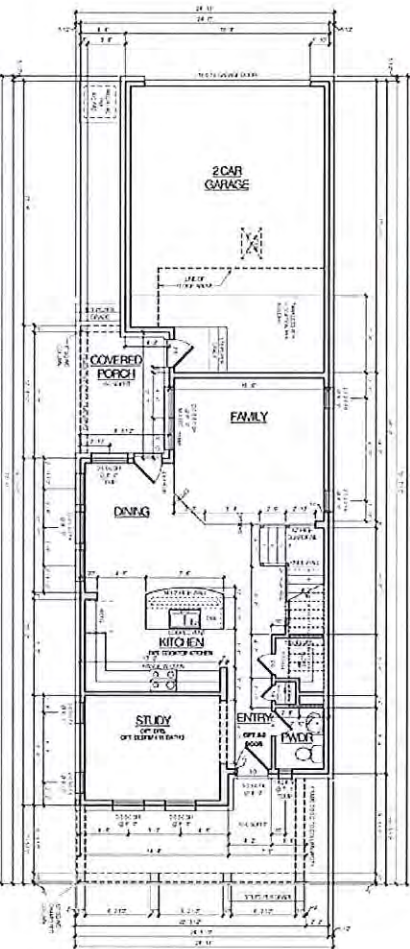
6373 DAL - B

6374-A ELEVATION TEXANA FARMHOUSE

SECOND FLOOR



FIRST FLOOR



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	N	
Decorative gable feature	Z	
Decorative window molding or lintels	Z	
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	N	
Spandrel and bracket additions		M
Porch ceiling fan		
Porch swing		
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

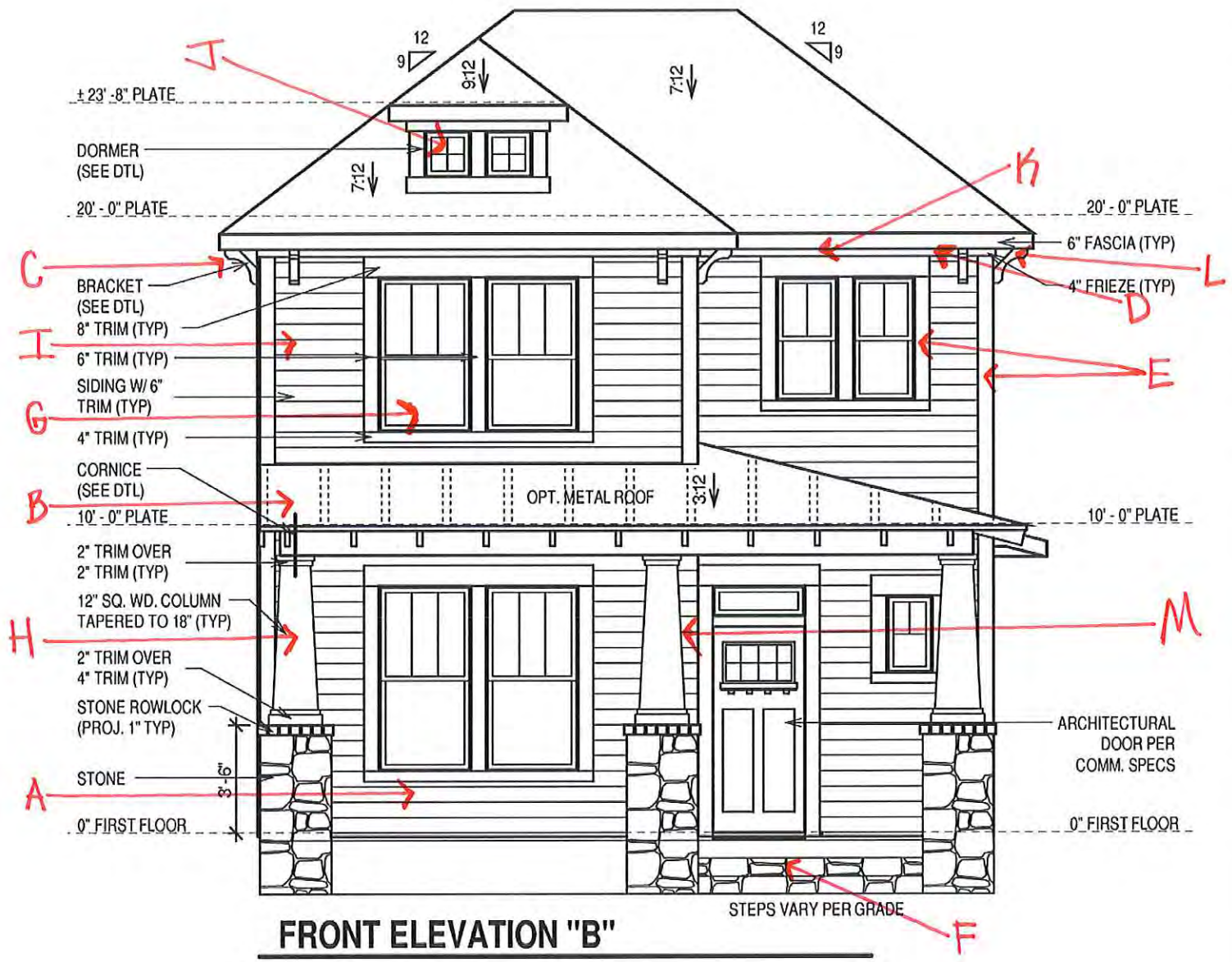
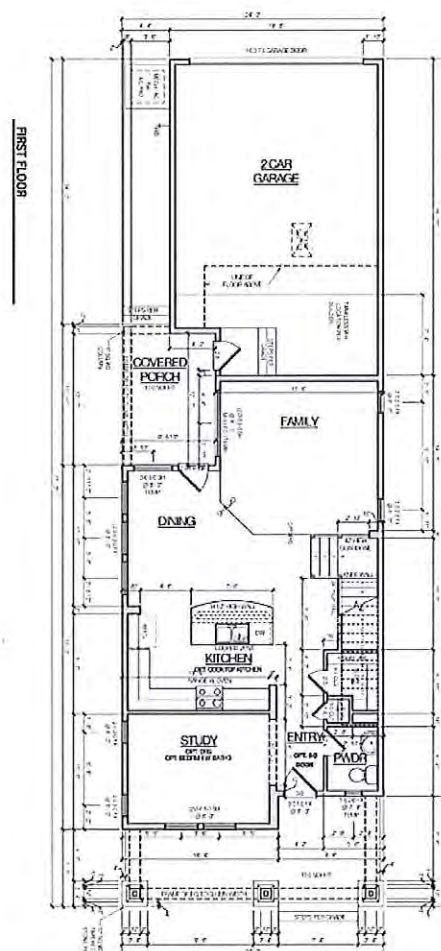
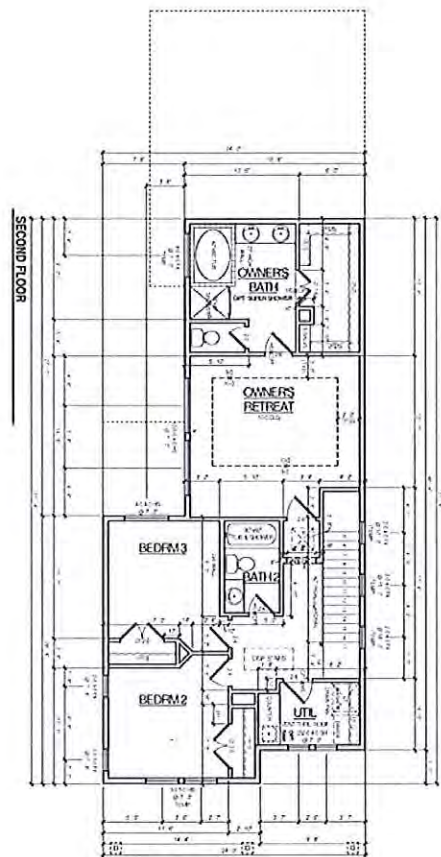
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6374-A Elevation Rendering



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 ornamentations required on the primary street facing front		
Porch and step railing with balusters	ZZZZZZ	I
Decorative gable feature	ZZZZZZ	J
Decorative window molding or lintels	ZZZZZZ	K
Attic window or dormer	ZZZZZZ	L
Soffit/eave running trim	ZZZZZZ	M
Window shutters	ZZZZZZ	
Ornamental roof top feature	ZZZZZZ	
Picket fence	ZZZZZZ	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	ZZZZZZ	
Spandrel and bracket additions	ZZZZZZ	
Porch ceiling fan	ZZZZZZ	
Porch swing	ZZZZZZ	
Lighting sconce	ZZZZZZ	
N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION O - Offered Buyer's Option		

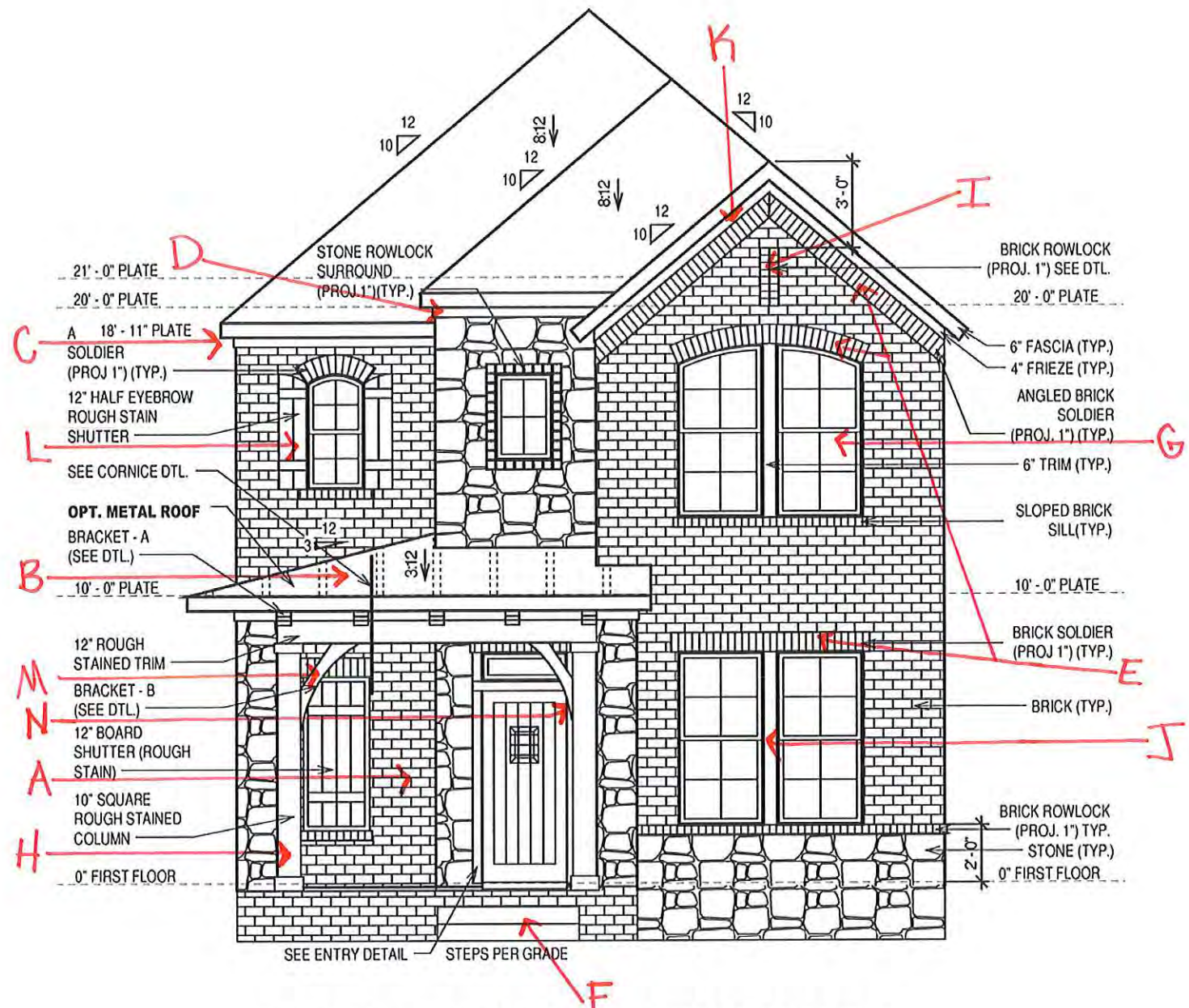
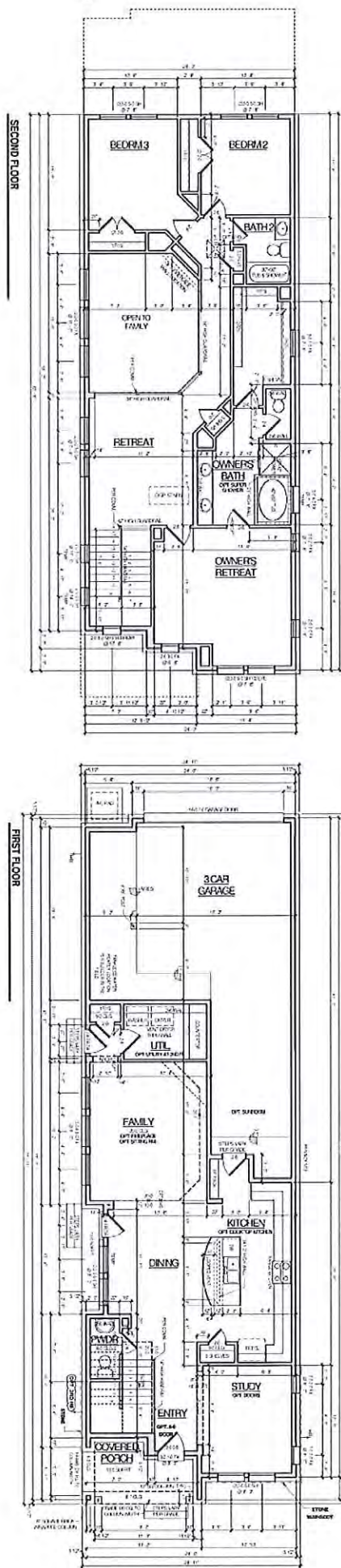
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6374-B Elevation Rendering



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	Y	I
Decorative window molding or lintels	Y	J
Attic window or dormer	Y	K
Soffit/eave running trim	Y	L
Window shutters	Y	M
Ornamental roof top feature	Y	N
Picket fence	O	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	N	
Spandrel and bracket additions	Y	
Porch ceiling fan	Y	
Porch swing	Y	
Lighting sconce	Y	

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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6375 A- Elevation Rendering

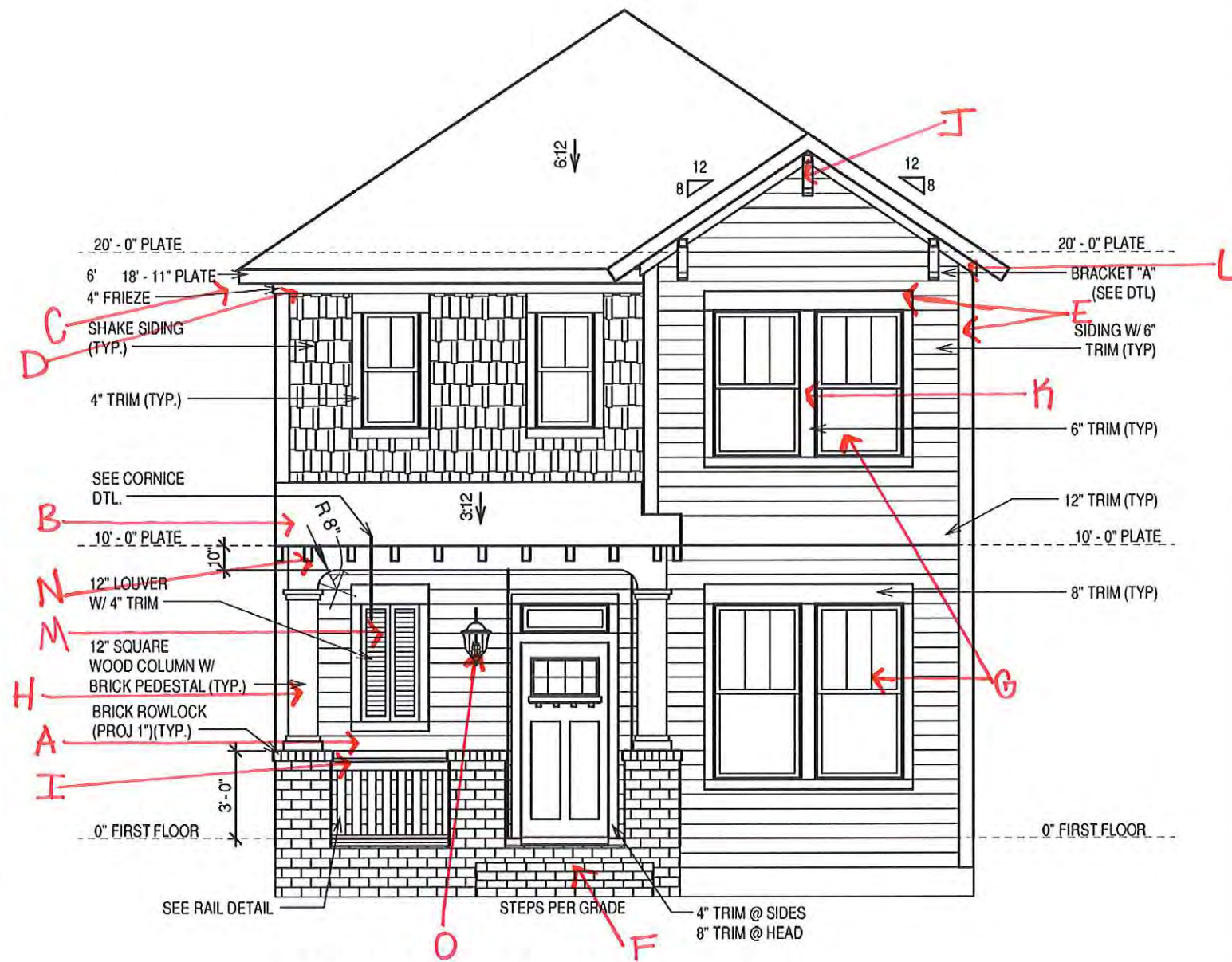
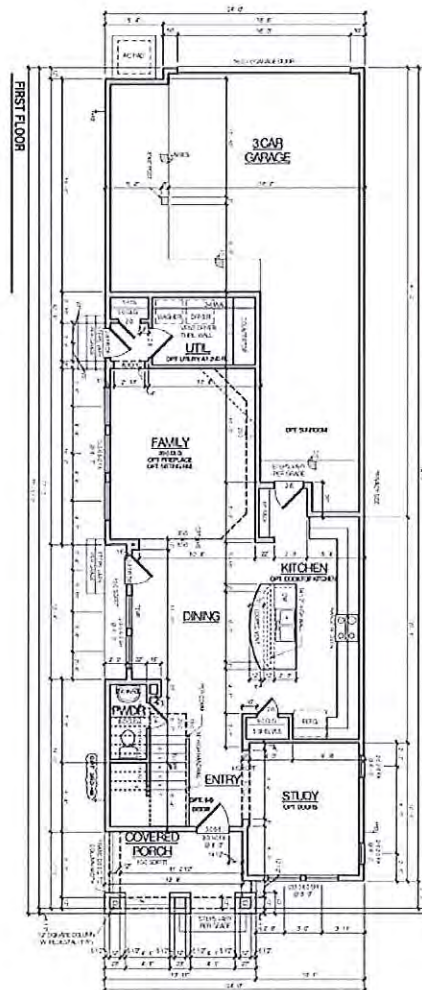
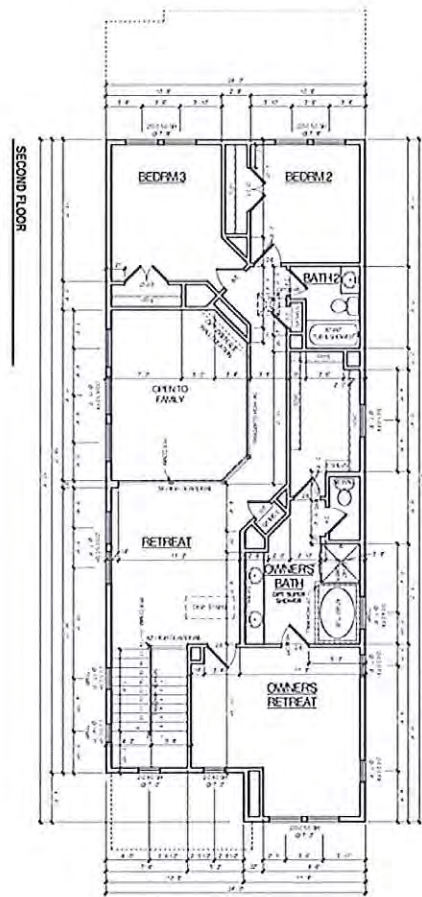


6375 DAL - A

6375-A Elevation Example



6375-B ELEVATION CRAFTSMAN



FRONT ELEVATION "B" 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		
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	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	
Spandrel and bracket additions	Y	
Porch ceiling fan	Y	
Porch swing	Y	
Lighting sconce	Y	
N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION O - Offered Buyer's Option		

6375-B Elevation Rendering



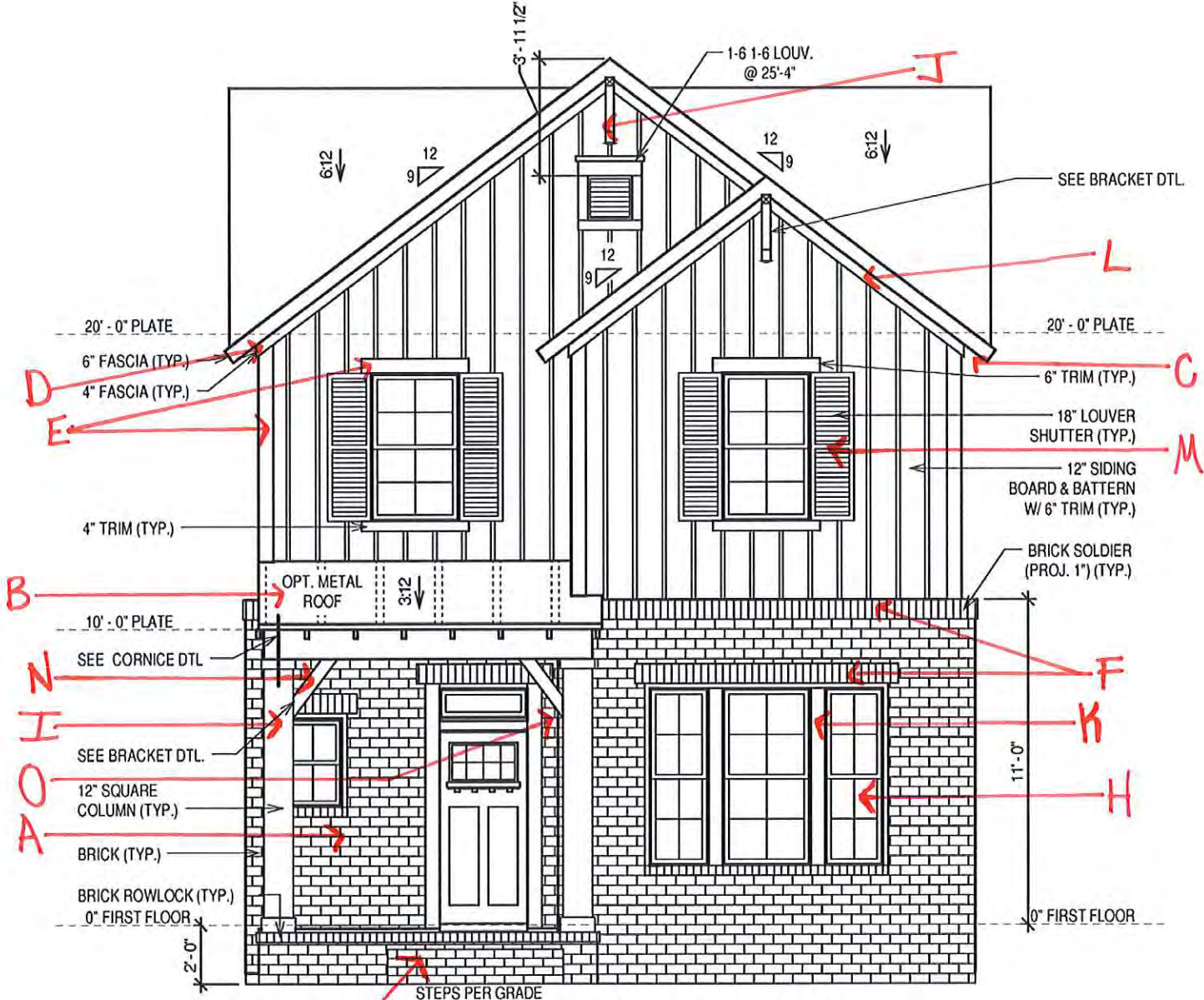
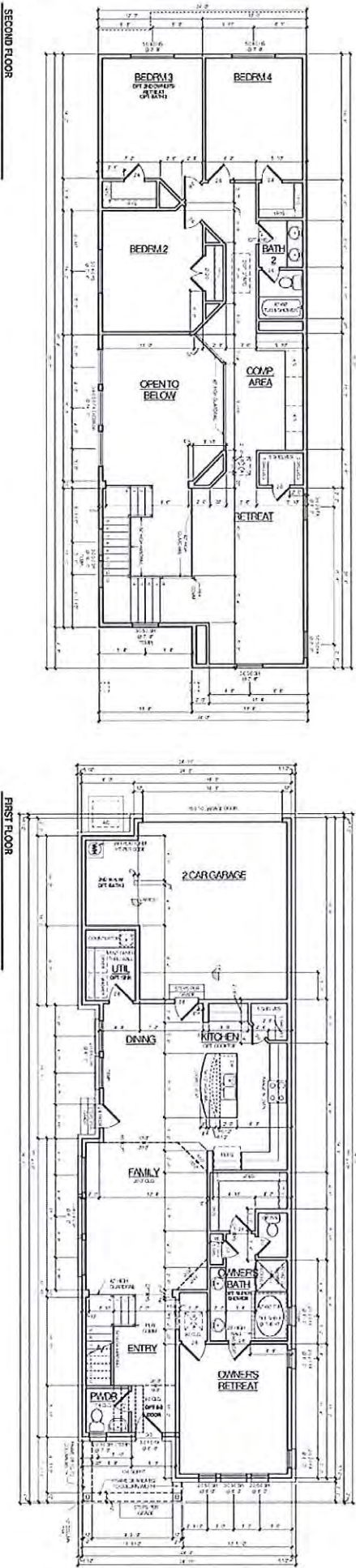
6375 DAL - B

6375-C Elevation Rendering



6375-DAL-C

6376-A ELEVATION TEXANA FARMHOUSE



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	N	J
Decorative gable feature	Y	K
Decorative window molding or lintels	Y	L
Attic window or dormer	Y	M
Soffit/eave running trim	Y	N
Window shutters	Y	O
Ornamental roof top feature	Y	P
Picket fence	Y	Q
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	R
Spandrel and bracket additions	Y	S
Porch ceiling fan	Y	T
Porch swing	Y	U
Lighting sconce	Y	V
N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE		
N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION		
O - Offered Buyer's Option		

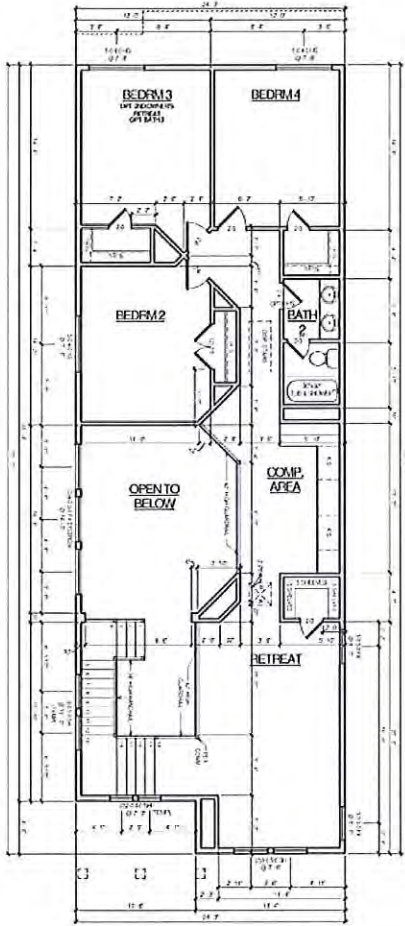
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6376-A Elevation Rendering

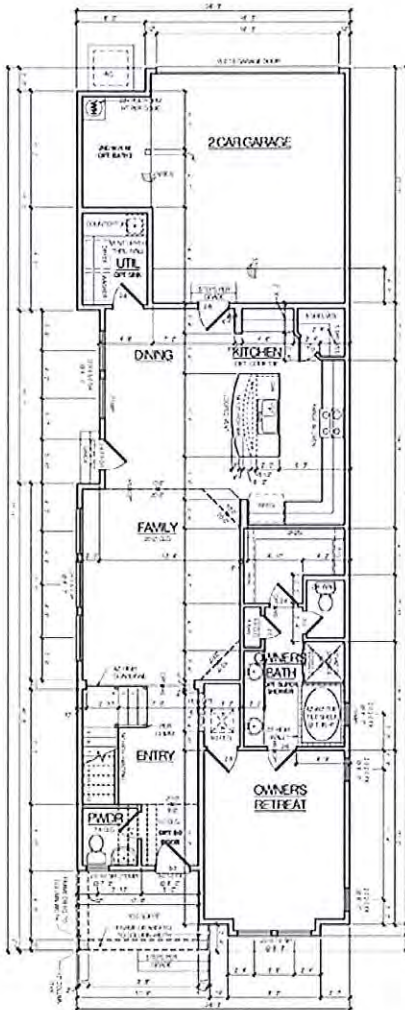


6376DAL-A

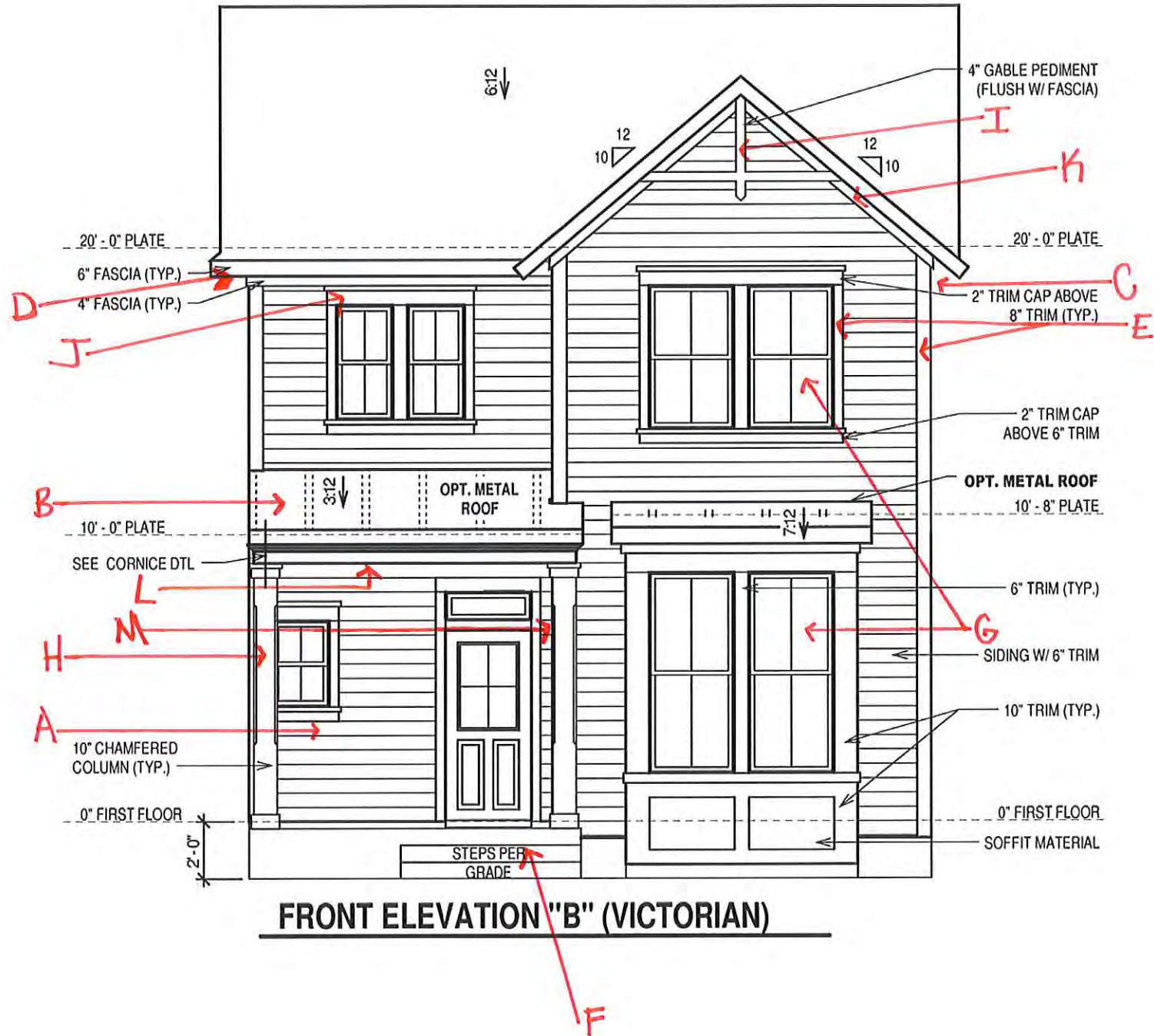
SECOND FLOOR



FIRST FLOOR



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	N	I
Decorative gable feature	Y	J
Decorative window molding or lintels	Y	K
Attic window or dormer	Y	
Soffit/eave running trim	Y	
Window shutters	Y	
Ornamental roof top feature	O	
Picket fence		
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	
Spandrel and bracket additions	Y	
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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6376-B Elevation Example

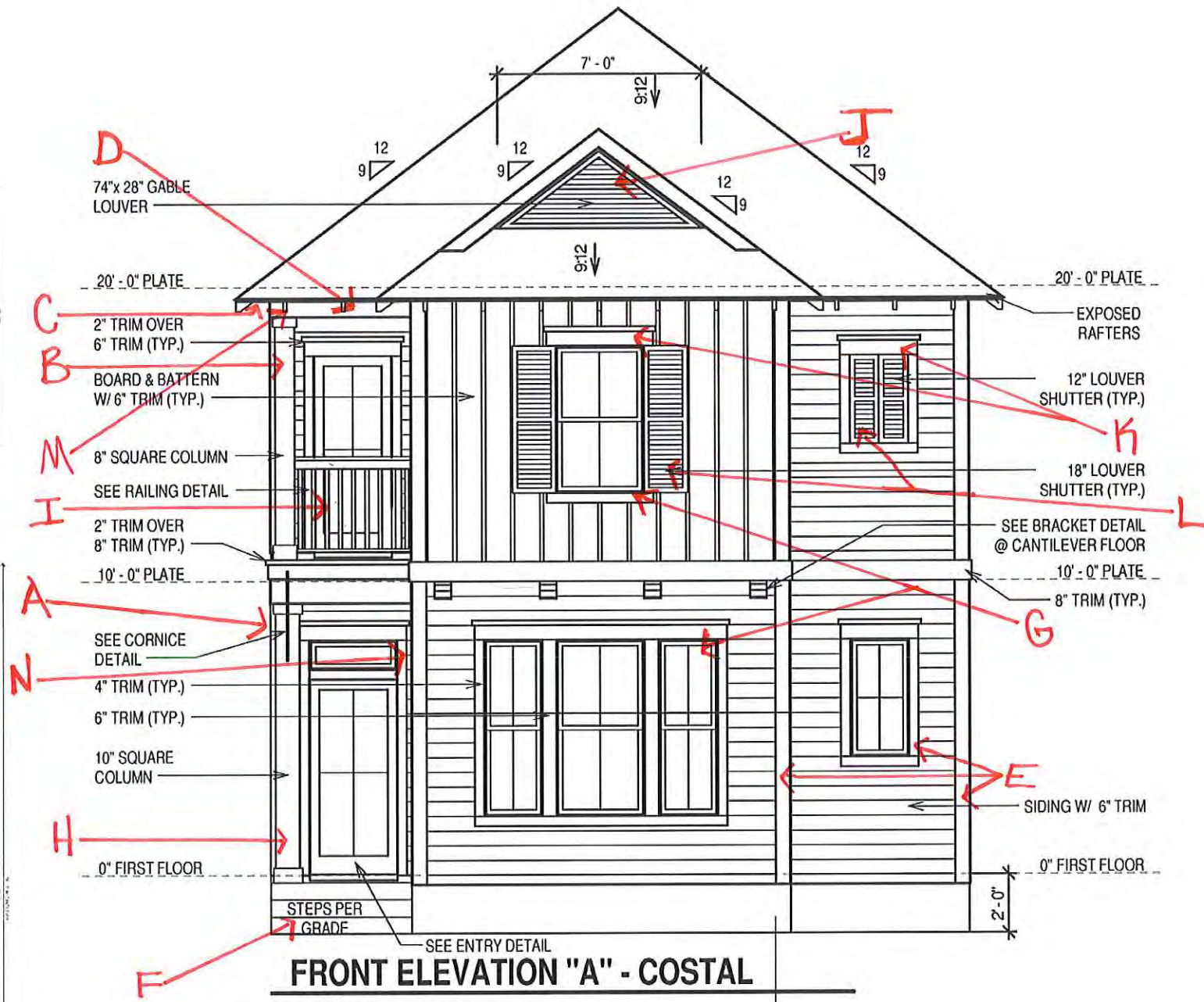
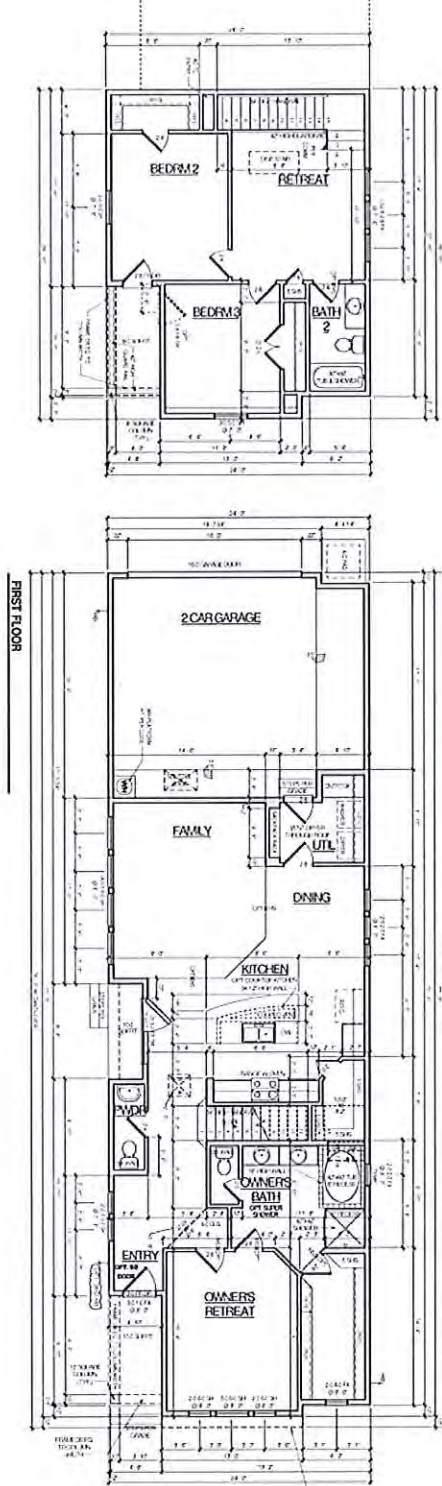


6376-B Elevation Rendering



6376DAL-B

6378 A ELEVATION

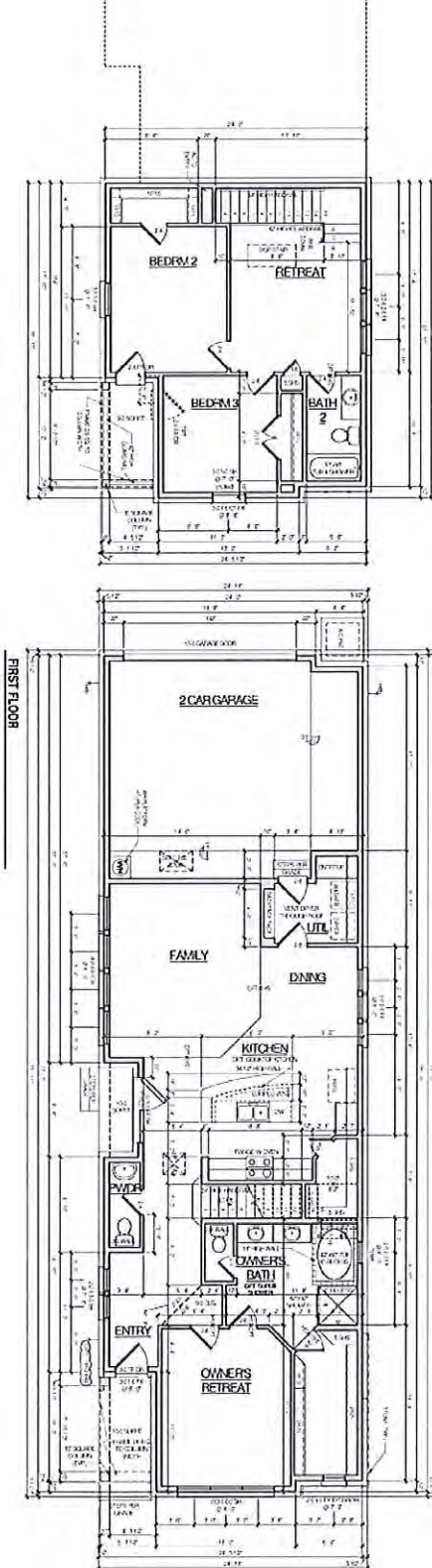


Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious 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		
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	O	
Picket fence	O	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	
Spandrel and bracket additions	Y	
Porch ceiling fan	Y	
Porch swing	Y	
Lighting sconce	Y	
N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION O - Offered Buyer's Option		

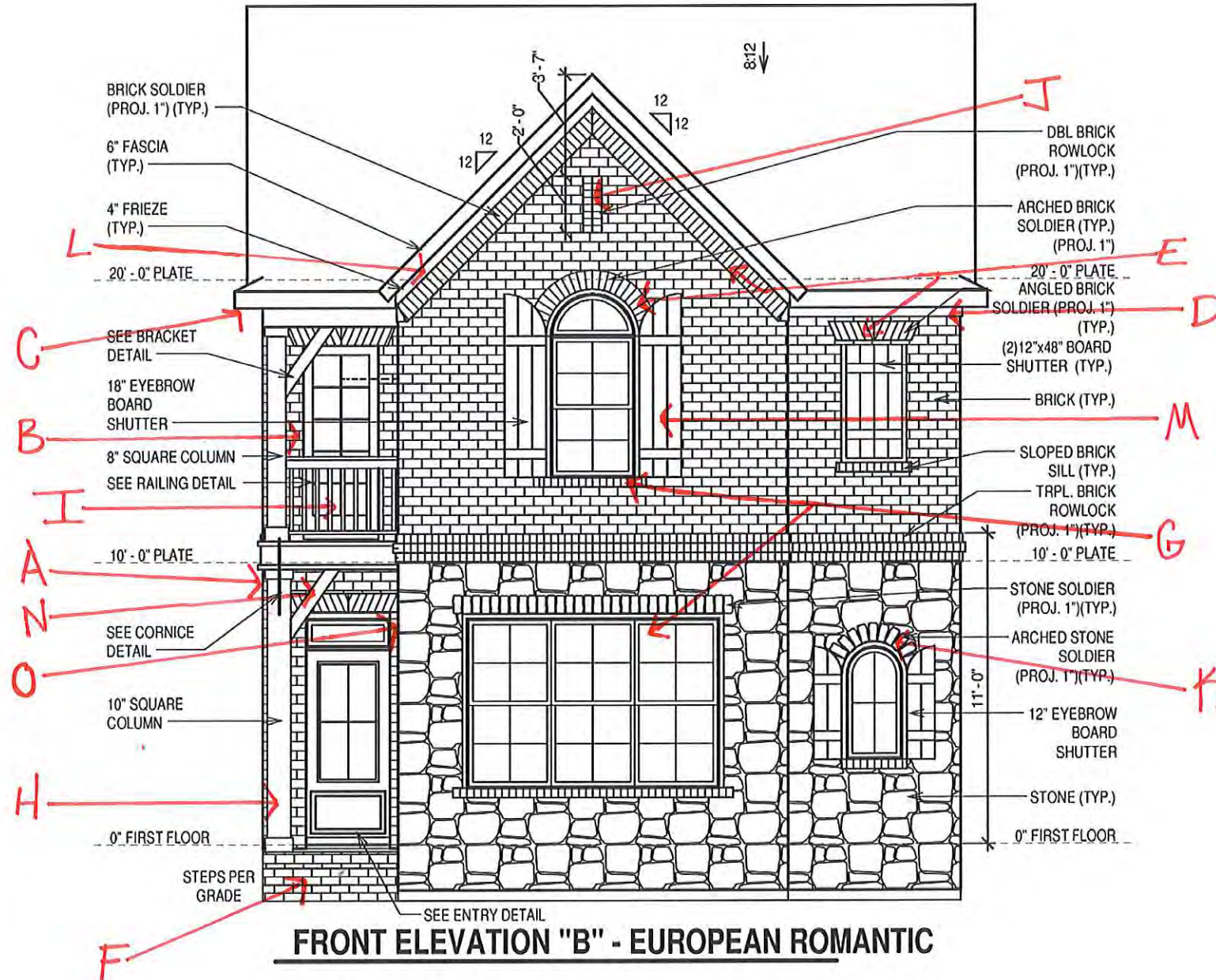
6378-A Elevation Rendering



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	
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	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	P
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	Y	Q
Spandrel and bracket additions	Y	R
Porch ceiling fan	Y	S
Porch swing	Y	T
Lighting sconce	Y	U

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE

N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION

O - Offered Buyer's Option

6378-B Elevation Rendering



6378DAL-B