



August 19, 2020

Architectural Review Committee &
Ryan Crum
Director of Planning & Building
Town of McCordsville
6280 W. 800 N.
McCordsville, IN 46055

RE: Architectural Review Approval for McCord Pointe

Lennar Homes is requesting architectural approval for the Ashbury elevation to be built at McCord Pointe. The plan and colored rendering is included with this package.

This letter shall serve as written confirmation that Lennar stipulates it will meet the Architectural Standards approved as part of Ordinance No. 101017B for McCord Pointe. Some of the architectural standards are not shown on our drawings. However, via this letter, Lennar commits to meet each of architectural standards identified in the ordinance. Lennar requests this letter be used in conjunction with the architectural drawings submitted to the Architectural Review Committee.

All homes shall have the following:

- Dimensional shingles;
- All siding shall be cement fiber board;
- Minimum roof overhang of eleven inches on all sides of a house as measured from the exterior wall material to the fascia board;
- All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. The plans submitted at the time of building permit will identify the included windows meeting the above standard;
- Unless adjacent to brick or stone wrap, all side and rear windows shall have a minimum nominal one inch by six inch wood wrap;
- All homes shall contain a minimum of a two car garage with a minimum width or depth of twenty-two feet. If the base home garage shown on the prints does not meet this requirement, a side or front extension will be identified on the prints submitted at the time of building permit.
- Front-loading garages shall contain a decorative garage door;

The omission of any specific architectural requirements from the above list is not intended to waive any obligations by Lennar to meet the Architectural Standards approved as part of Ordinance No. 101017B. This letter is intended to be a supplement to the specific architectural drawings submitted by Lennar to the Architectural Review Committee as further clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Ty Rinehart", written over a horizontal line.

Ty Rinehart
Land Acquisition Manager, Lennar Homes of Indiana

LENNAR®

Venture Collection | Ashbury



**EVERYTHING'S
INCLUDED®**



Elevation C



Elevation A



Elevation B

LENNAR.COM

* Elevation is an artist rendering and may include optional features, refer to Sellers blueprints for exact elevation details.

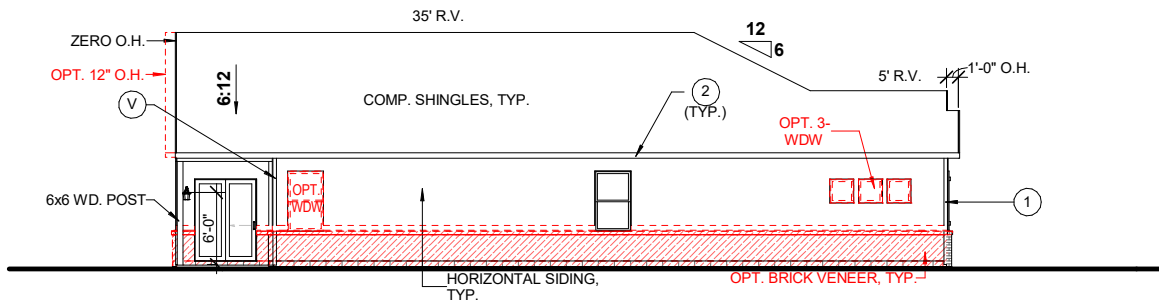
Venture Collection | Ashbury



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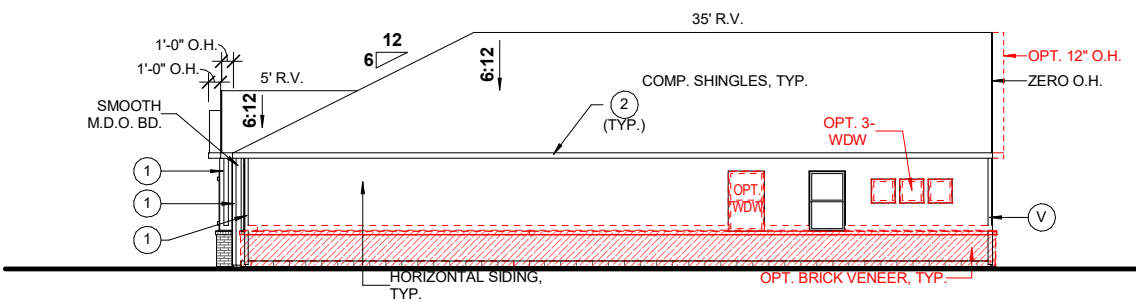


Elevations of a home may vary and we reserve the right to substitute and/or modify design and materials, in our sole opinion and without notice. Garage sizes may vary from home to home and may not accommodate all vehicles. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in our sole opinion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Visit Lennar.com or see a Lennar New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © Lennar Corporation. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 1/19



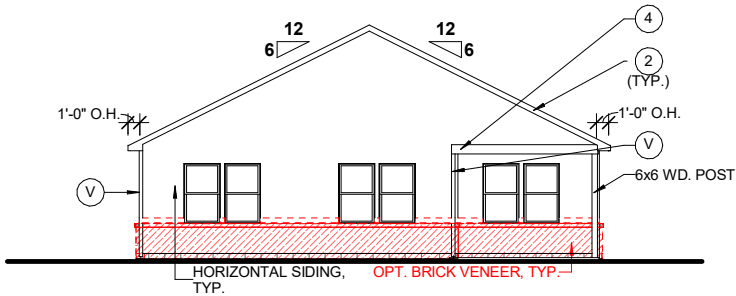
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



REAR ELEVATION

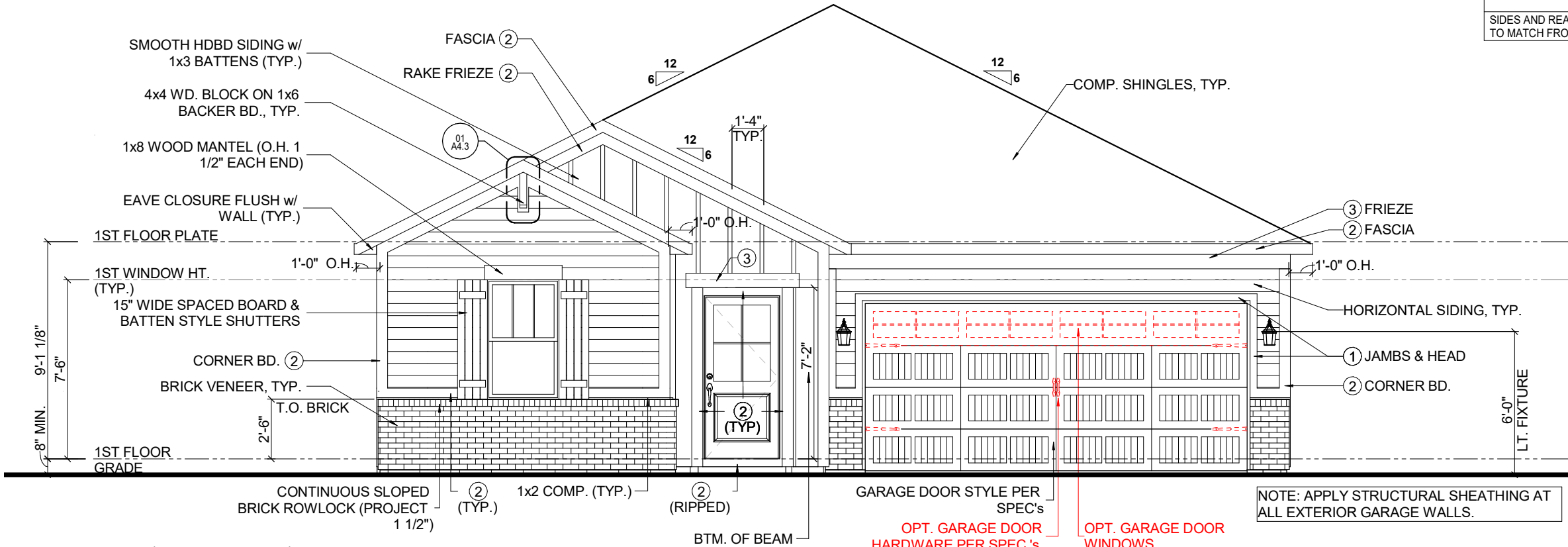
SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY:

| | |
|------------------|------------|
| (V) VINYL CORNER | (3) 1 x 8 |
| (1) 1 x 4 | (4) 1 x 10 |
| (2) 1 x 6 | (5) 1 x 12 |

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL/FINISH PER DIVISION SPECIFICATIONS.

NOTE:
SIDES AND REAR WINDOW GRIDS, WHEN REQUIRED, TO MATCH FRONT ELEVATION.



FRONT ELEVATION
ELEVATION A

SCALE: 3/16" = 1'-0"

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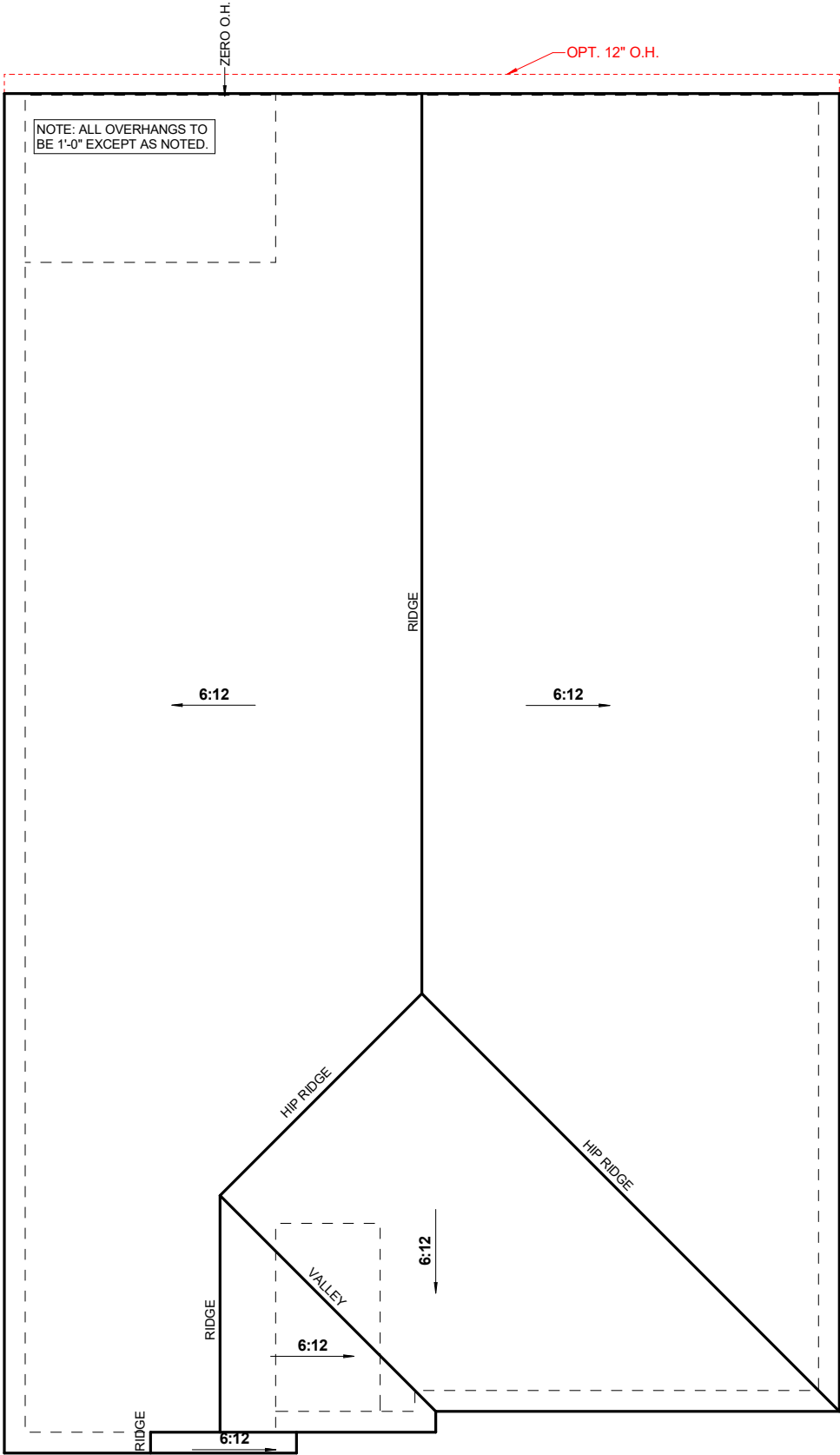
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|-----------|---------|----------|------------|--------------------|
| ASHBURY A | 9151A0 | | VENTURE | |

SHEET NO.
A1.1.1A

ROOF PLAN
ELEVATION A

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



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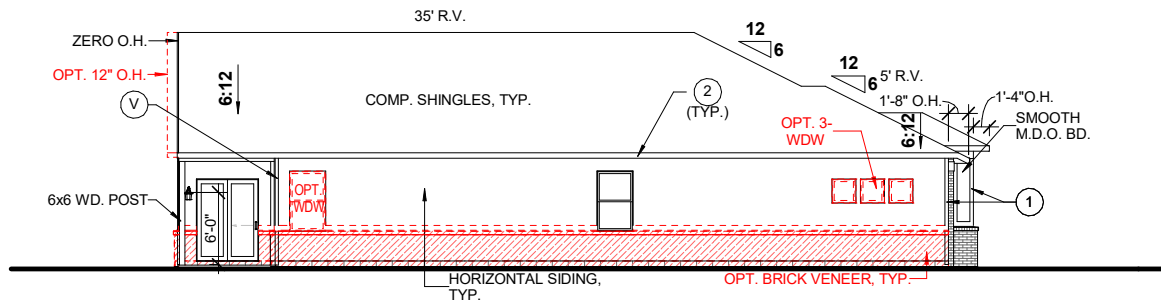
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| DRAWING TITLE | ROOF PLAN | |
| OPTION DESCRIPTION | | |

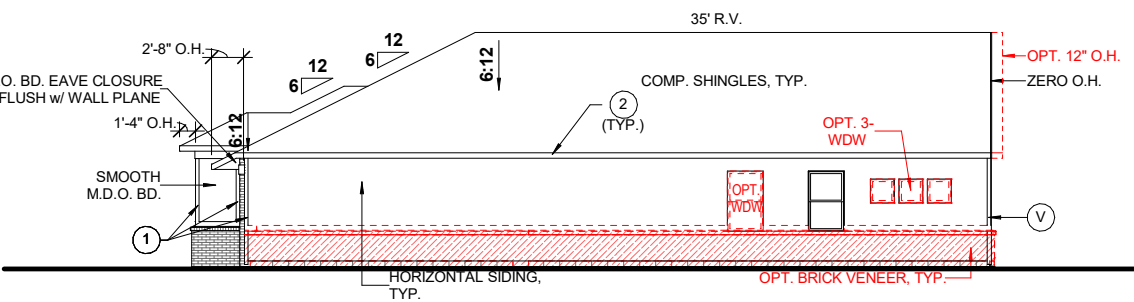
SHEET NO.

A1.1.2A



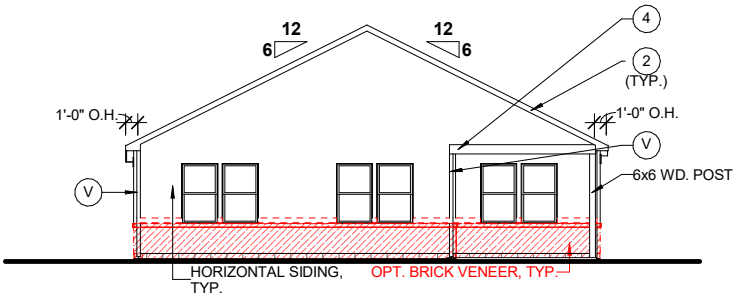
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



REAR ELEVATION

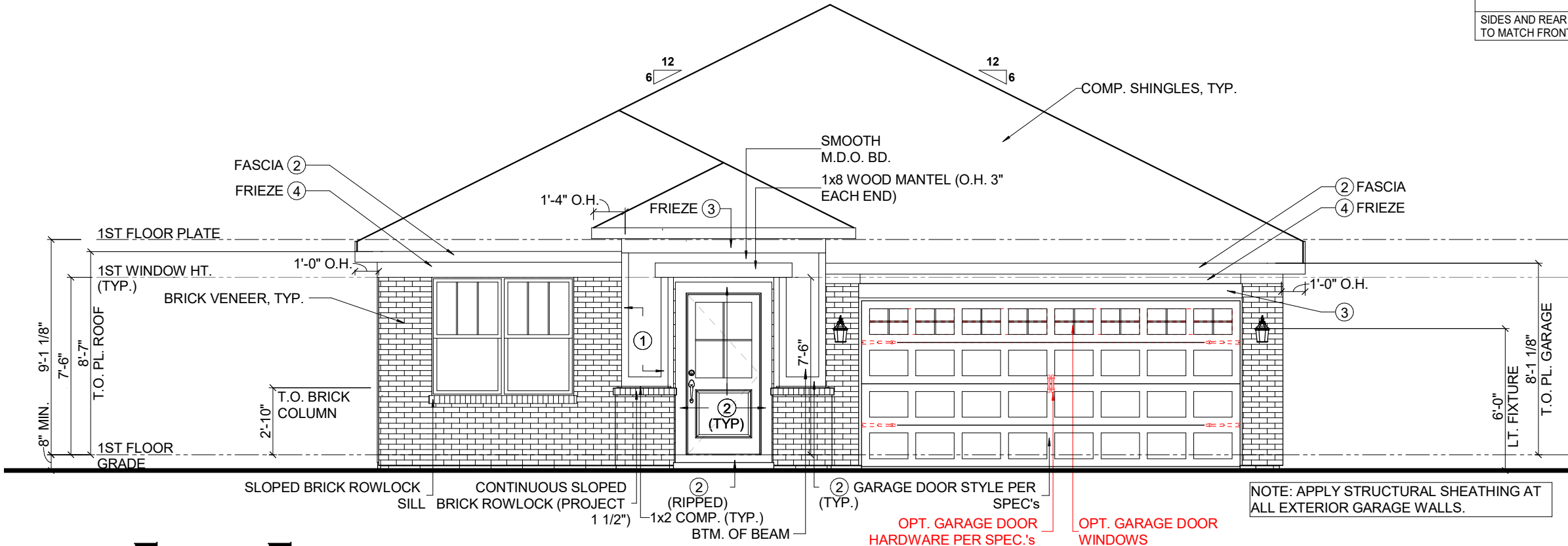
SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY:

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| (V) VINYL CORNER | (3) 1 x 8 |
| (1) 1 x 4 | (4) 1 x 10 |
| (2) 1 x 6 | (5) 1 x 12 |

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL/FINISH PER DIVISION SPECIFICATIONS.

NOTE:
SIDES AND REAR WINDOW GRIDS, WHEN REQUIRED, TO MATCH FRONT ELEVATION.



FRONT ELEVATION
ELEVATION B

SCALE: 3/16" = 1'-0"

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EVERYTHING'S INCLUDED

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MODEL

ASHBURY B

DRAWING TITLE

ELEVATIONS

OPTION DESCRIPTION

SET NO.

9151B0

DRAWN BY

COLLECTION

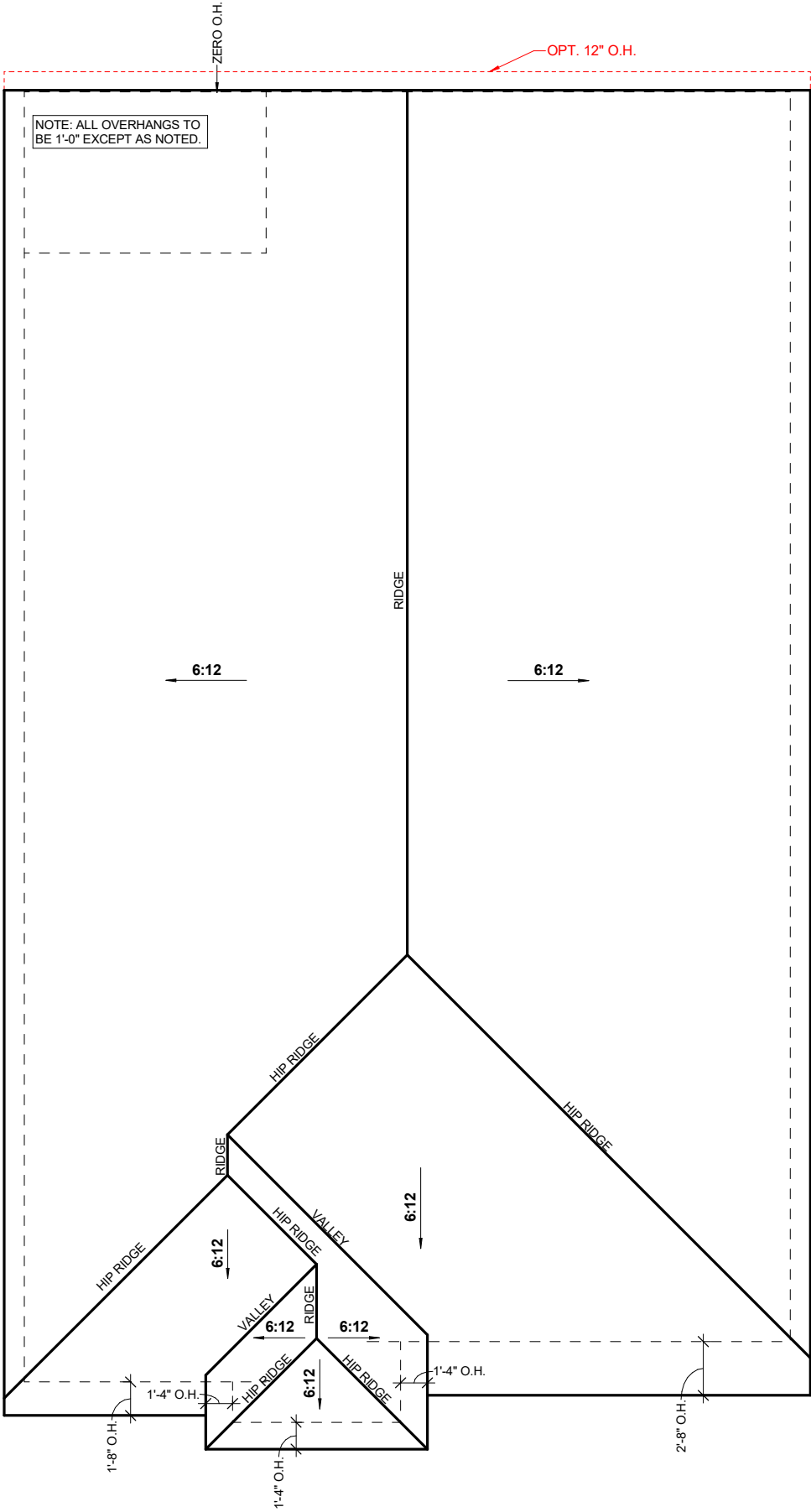
VENTURE

SHEET NO.

A1.2.1B

ROOF PLAN
ELEVATION B

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



NOTE: ALL OVERHANGS TO
BE 1'-0" EXCEPT AS NOTED.

OPT. 12" O.H.

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| MODEL | ASHBURY B | |
| DRAWING TITLE | ROOF PLAN | |
| OPTION DESCRIPTION | VENTURE | |

SHEET NO.

A1.2.2B

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| 2 | 1/30/19 | UPDATE TO BRICK AT GARAGE |
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MODEL

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RAWING TITLE

COLLECTION

| OPTION DESCRIPTION | ADDITIONAL BRICK FRONT |
|--------------------|------------------------|
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SHEET NO.

A1.3.3C



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"



SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY:

- (V) VINYL CORNER (3) 1 x 8
 (1) 1 x 4 (4) 1 x 10
 (2) 1 x 6 (5) 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM
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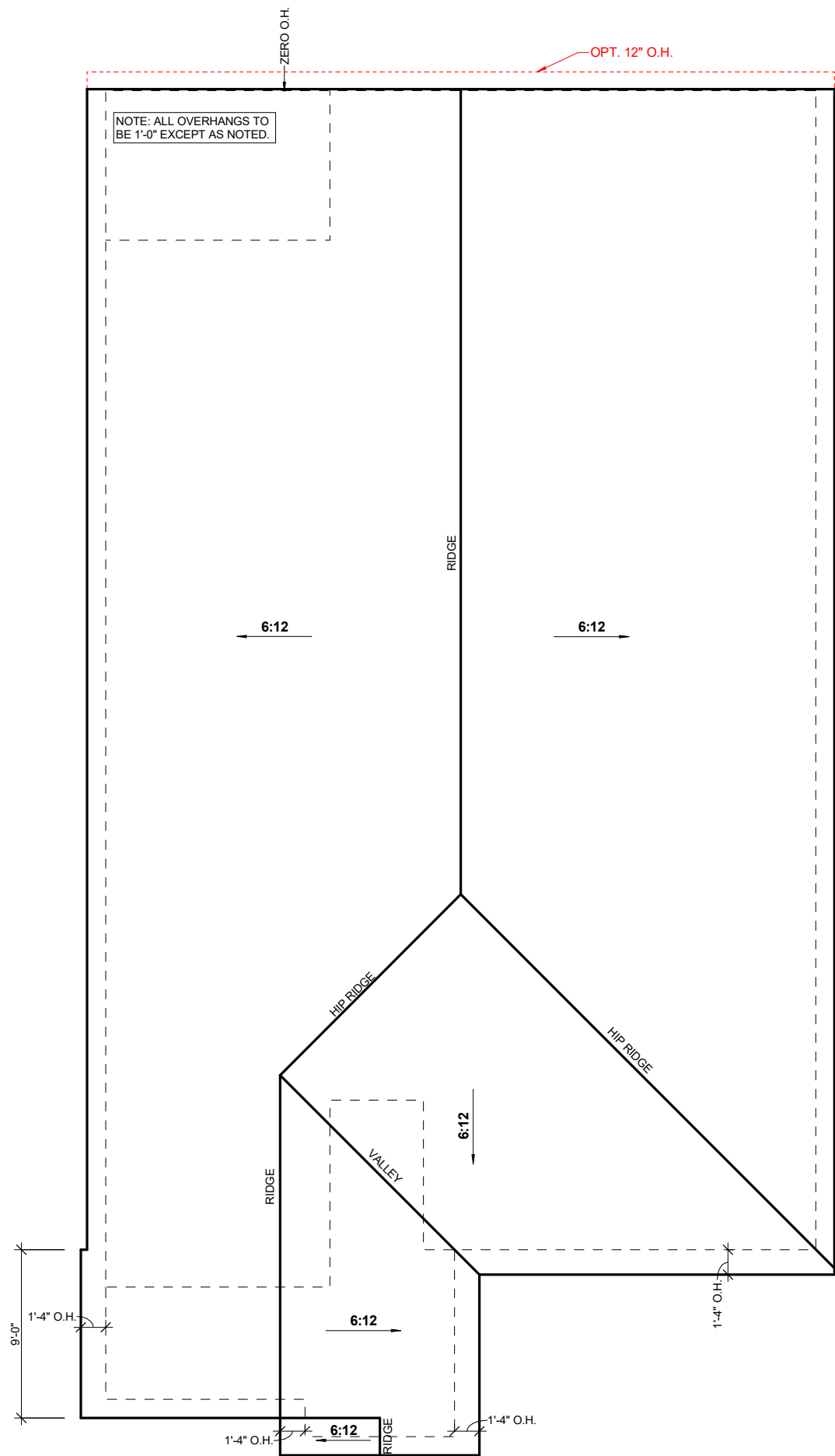
NOTE:

SIDES AND REAR WINDOW GRIDS, WHEN REQUIRED TO MATCH FRONT ELEVATION.



ELEVATION C, ADDITIONAL BRICK FRONT

SCALE: 3/16" = 1'-0"



ROOF PLAN
ELEVATION C

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

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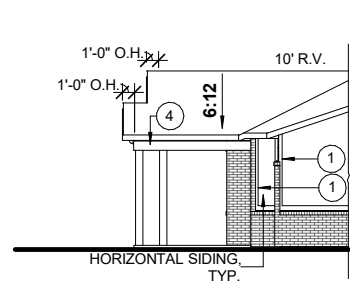
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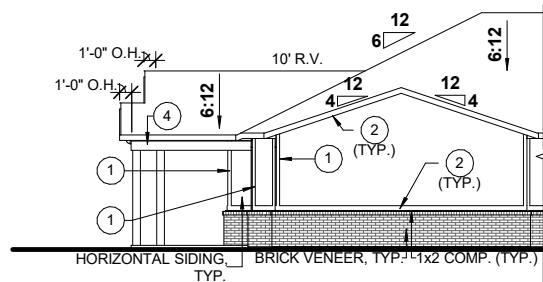
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| DRAWING TITLE | |
| ROOF PLAN | DRAWN BY |
| OPTION DESCRIPTION | COLLECTION |
| | VENTURE |

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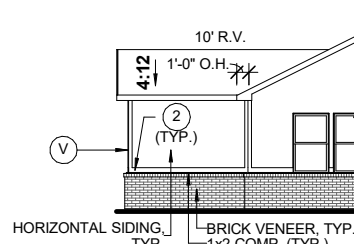
A1.3.2C



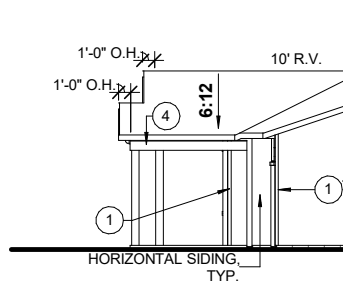
OPT. ADD'L.
BRICK



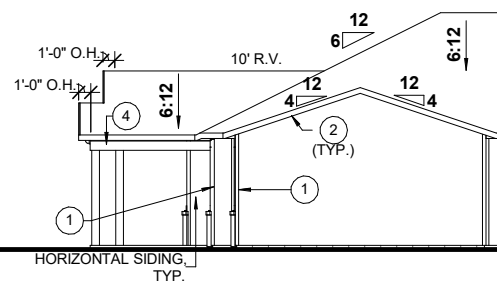
RIGHT ELEVATION



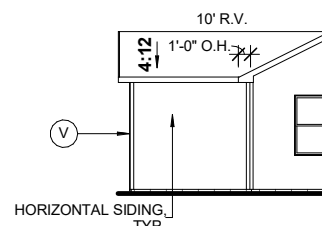
REAR ELEVATION



OPT. ADD'L.
BRICK



RIGHT ELEVATION



REAR ELEVATION

PARTIAL ELEVATIONS

OPT. BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

PARTIAL ELEVATIONS

3 CAR FRONT LOAD GARAGE

SCALE: 1/16" = 1'-0"

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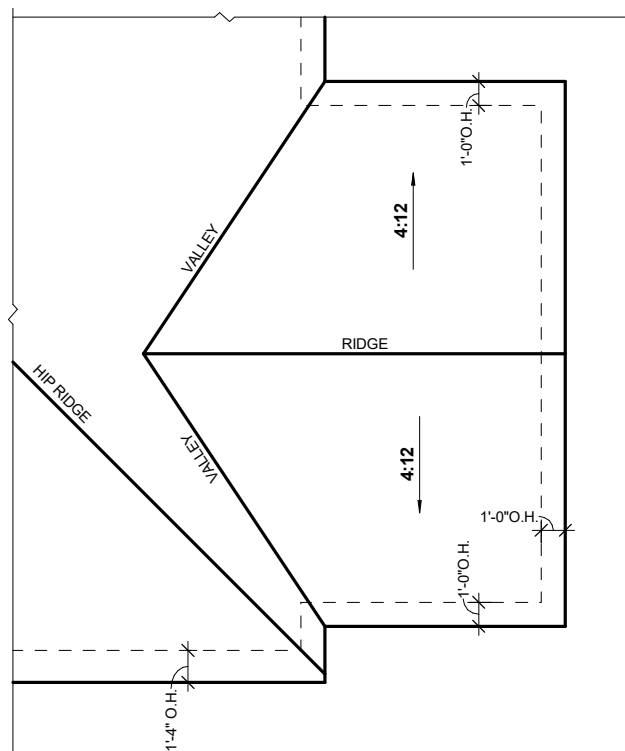
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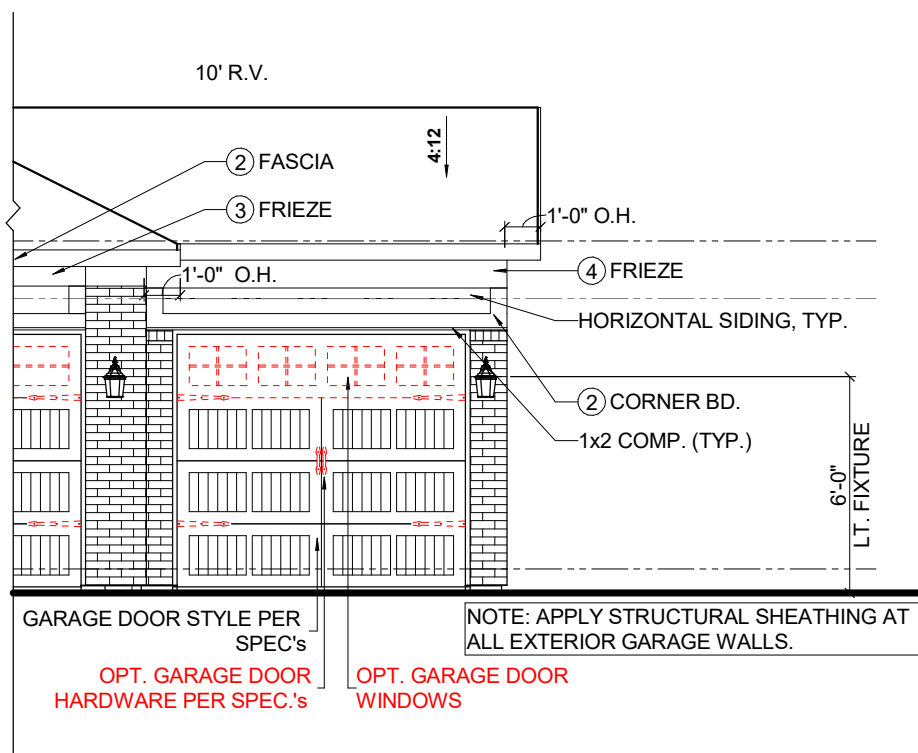
NOTE:

ELEVATION C SHOWN. ALL OTHER ELEVATIONS SIMILAR. REFER TO MAIN ELEVATIONS FOR ALL NOTES AND DIMENSIONS.



ROOF PLAN

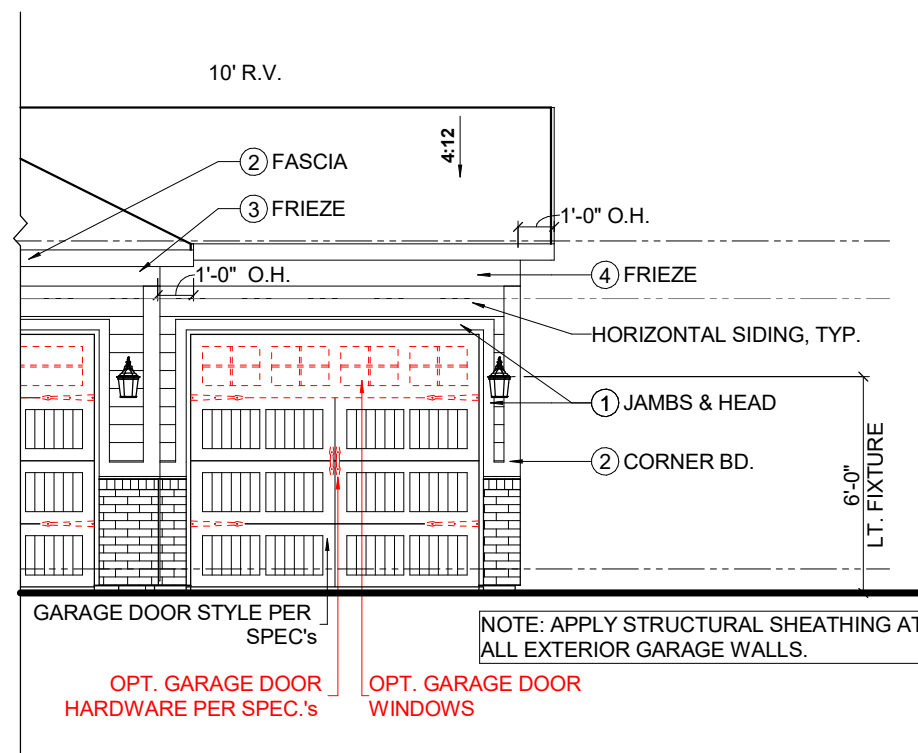
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

ADDITIONAL BRICK FRONT

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

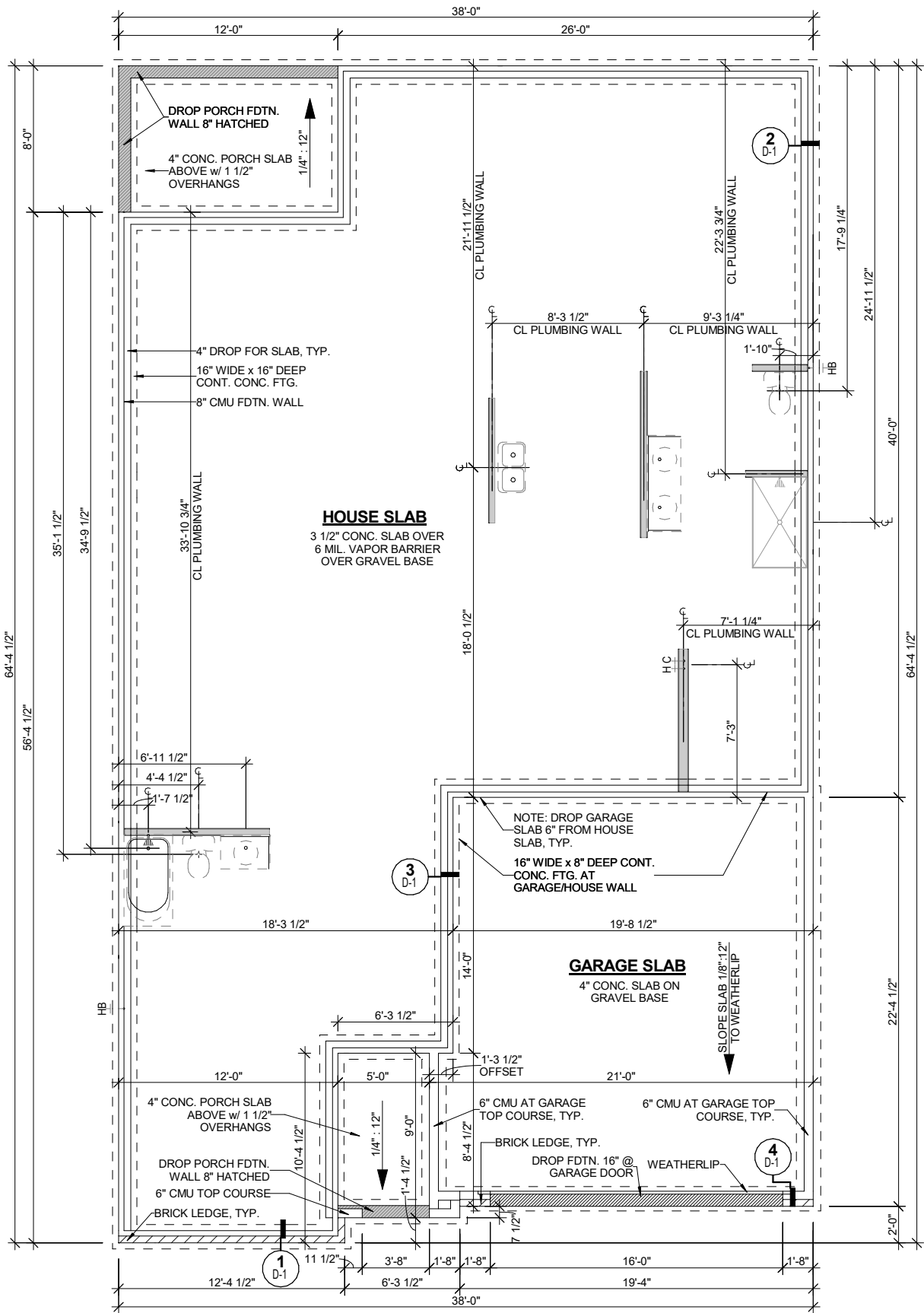
SCALE: 3/16" = 1'-0"

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|---------------|----------------------------|--------------------|-------------------------|
| ASHBURY (ALL) | 9151A0 9151B0 9151C0 | PARTIAL ELEVATIONS | 3 CAR FRONT LOAD GARAGE |

SHEET NO.

A1.4.1



SLAB FOUNDATION PLAN
ELEVATION A

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

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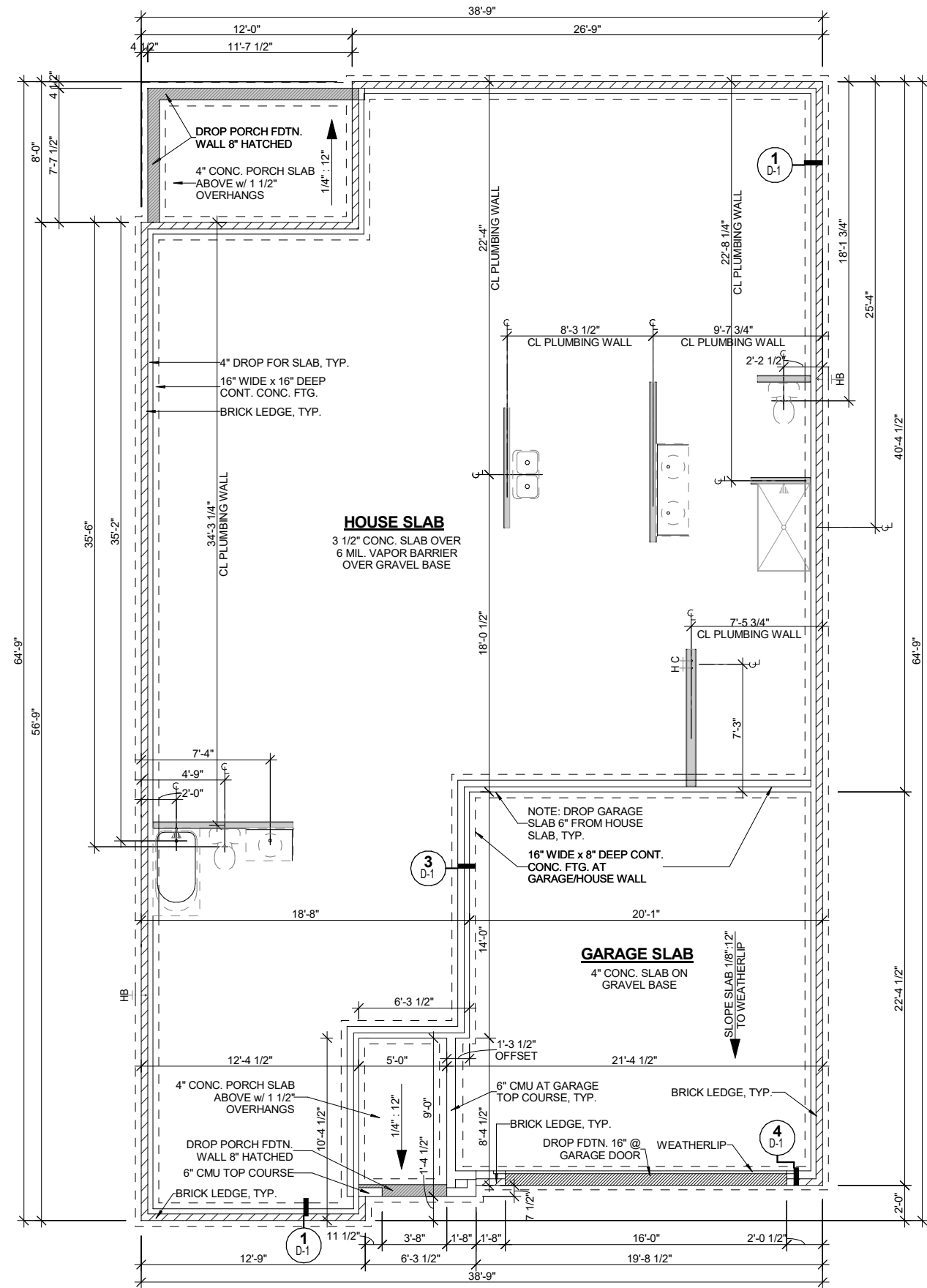
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| | 9151A0 | | | |
| MODEL | ASHBURY A | | | |
| DRAWING TITLE | SLAB FOUNDATION PLAN | | | |
| OPTION DESCRIPTION | STANDARD BRICK FRONT | | | |

SHEET NO.

A2.1.1A



SLAB FOUNDATION PLAN
ELEVATION A, OPT. BRICK WAINSCOT WRAP

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

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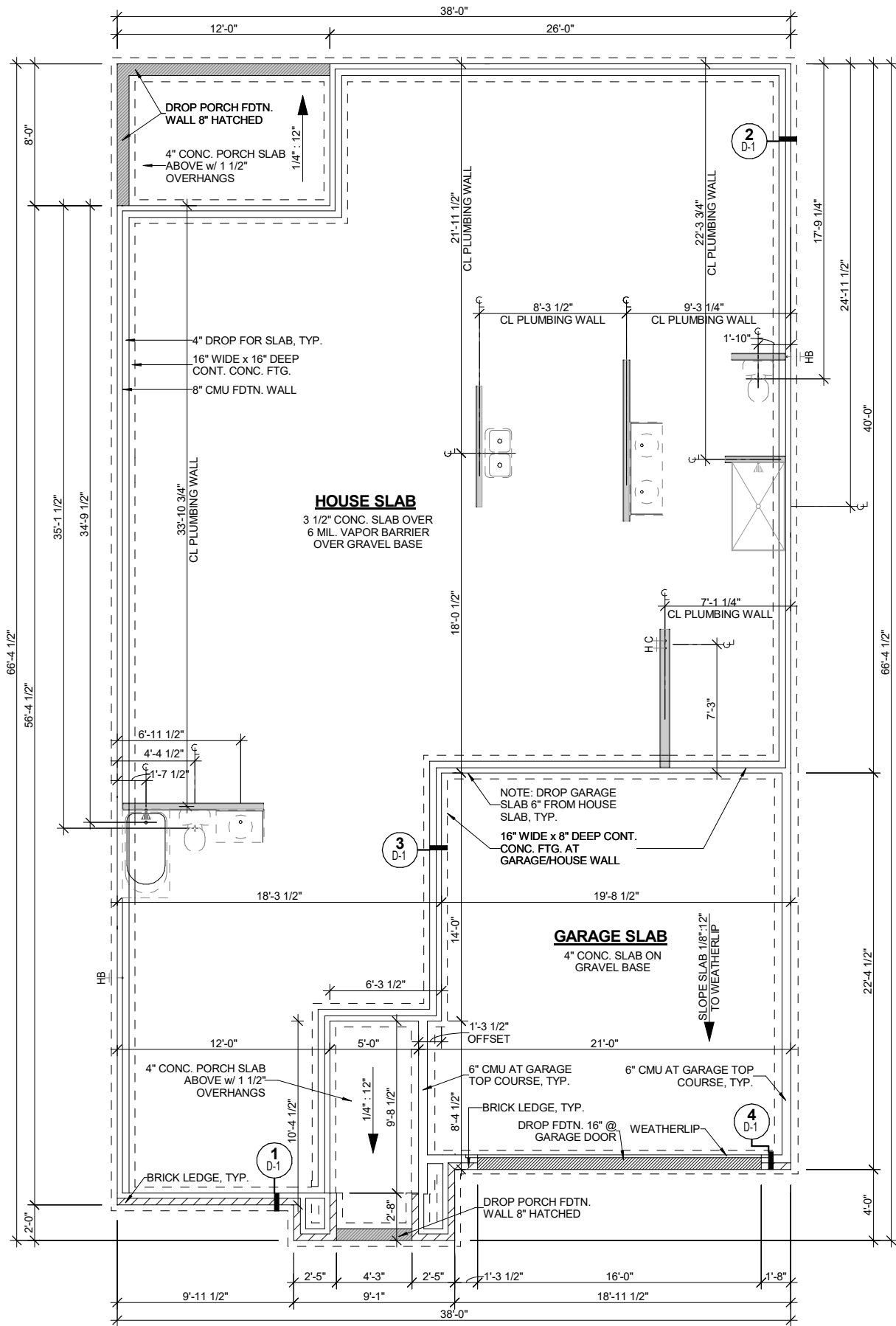
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| | 9151A0 | | VENTURE |
| | MODEL | | |
| ASHBURY A | | SLAB FOUNDATION PLAN | |
| DRAWING TITLE | | OPTION DESCRIPTION | |
| | | OPT. BRICK WAINSCOT WRAP | |

SHEET NO.

A2.1.2A



SLAB FOUNDATION PLAN
ELEVATION B

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

INDIANAPOLIS DIVISION



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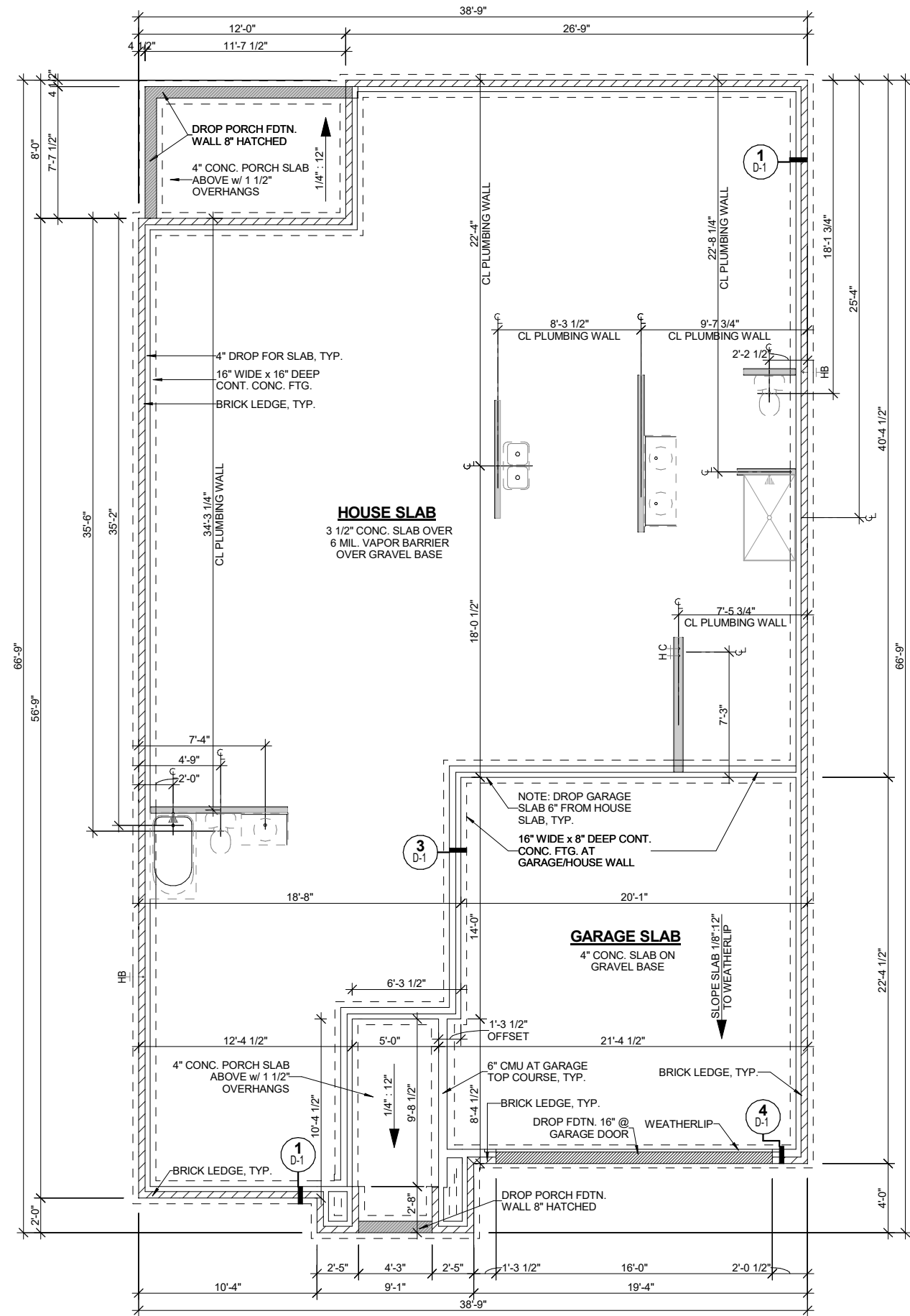
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| | 9151B0 | | | |
| MODEL | ASHBURY B | | | |
| DRAWING TITLE | SLAB FOUNDATION PLAN | | | |
| OPTION DESCRIPTION | STANDARD BRICK FRONT | | | |

SHEET NO.

A2.2.1B



SLAB FOUNDATION PLAN
ELEVATION B, OPT. BRICK WAINSCOT WRAP

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

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| | 9151B0 | | VENTURE |
| MODEL | ASHBURY B | | |
| DRAWING TITLE | SLAB FOUNDATION PLAN | | |
| OPTION DESCRIPTION | OPT. BRICK WAINSCOT WRAP | | |

SHEET NO.

A2.2.2B



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SET NO.

MODEL ASHBURY C

DRAWN BY

DRAWING TITLE

COLLECTION
VENTURE

STANDARD BRICK FRONT

SHEET NO. _____

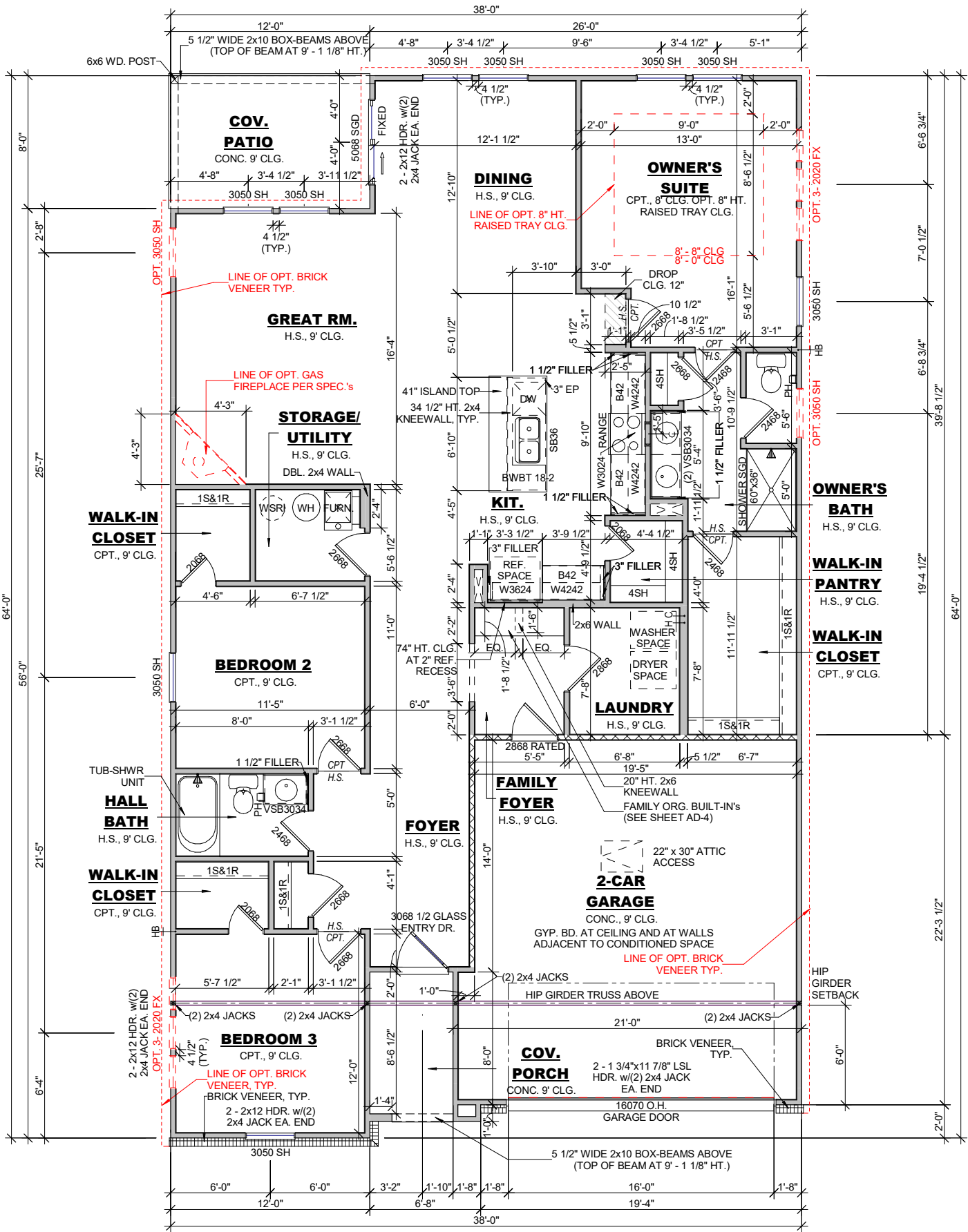
A2.3.1C

| Area Calculations | |
|------------------------|---------|
| 1st Floor Living Area: | 1800 SF |
| Total Living Area: | 1800 SF |
| Covered Entry: | 47 SF |
| Covered Patio | 99 SF |
| Garage: | 444 SF |
| Total Unheated Area: | 589 SF |
| Total Under Roof: | 2389 SF |

| WALL LEGEND | |
|----------------|-------------------|
| STANDARD WALL | INT. BEARING WALL |
| 8' GARAGE WALL | BRICK WAINSCOT |
| BRICK VENEER | |

| NOTE: |
|---|
| HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @16" O.C. AND DOUBLE TOP PLATE TYP. |
| ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER AND (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED. |

| GENERAL NOTES: |
|---|
| 1. ALL WINDOW HEADER HEIGHTS TO BE 7'-6" HT. UNLESS NOTED OTHERWISE. |
| 2. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE. |
| 3. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE. |



FIRST FLOOR PLAN
ELEVATION A

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

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EVERYTHING'S INCLUDED

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MODEL

ASHBURY A

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SET NO.

9151A0

DRAWN BY

COLLECTION

VENTURE

SHEET NO.

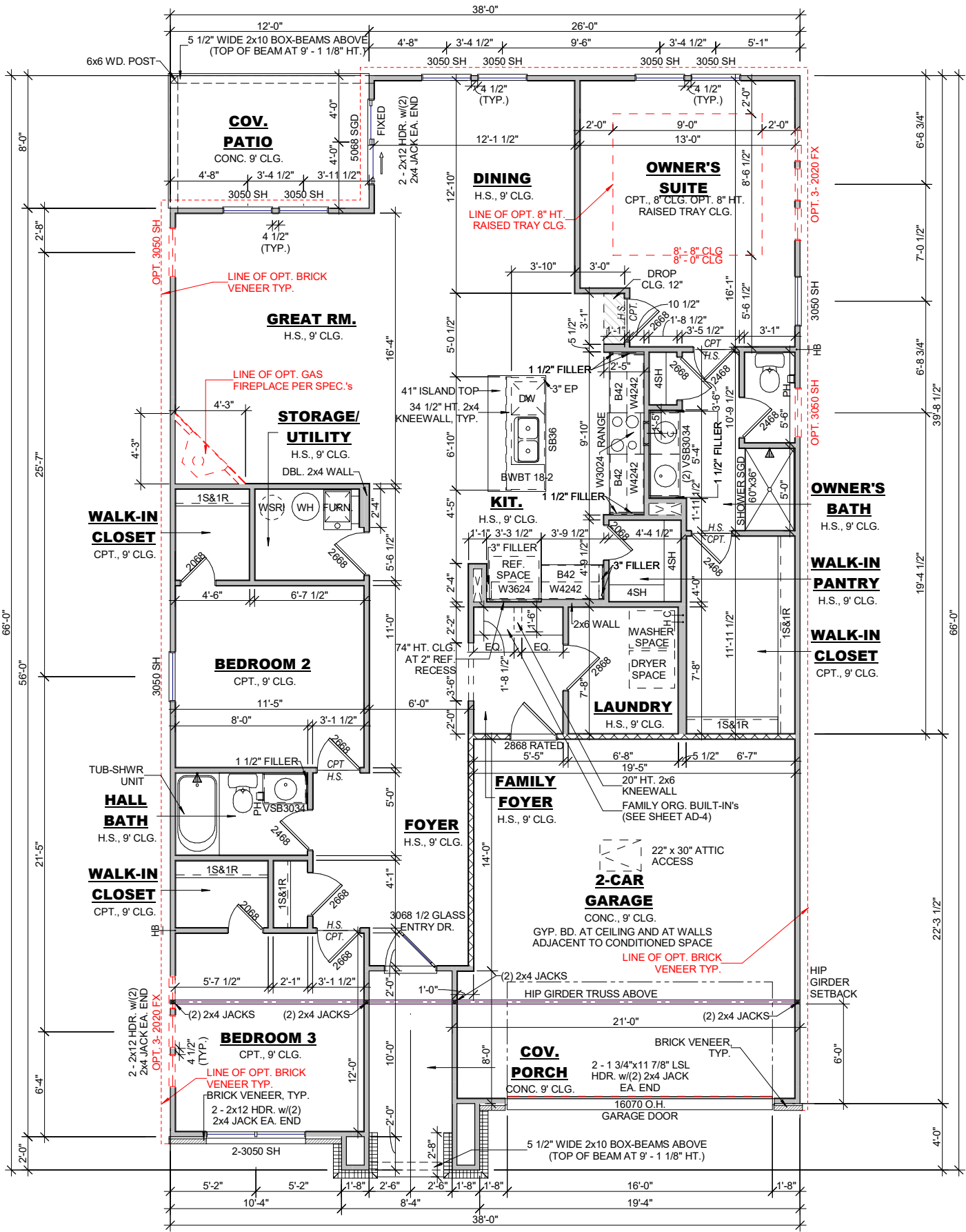
A3.1.1A

| Area Calculations | |
|------------------------|---------|
| 1st Floor Living Area: | 1800 SF |
| Total Living Area: | 1800 SF |
| Covered Entry: | 76 SF |
| Covered Patio | 99 SF |
| Garage: | 444 SF |
| Total Unheated Area: | 619 SF |
| Total Under Roof: | 2419 SF |

| WALL LEGEND | |
|----------------|-------------------|
| STANDARD WALL | INT. BEARING WALL |
| 8' GARAGE WALL | BRICK WAINSCOT |
| BRICK VENEER | |

| NOTE: |
|---|
| HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @16" O.C. AND DOUBLE TOP PLATE TYP. |
| ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER AND (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED. |

| GENERAL NOTES: |
|---|
| 1. ALL WINDOW HEADER HEIGHTS TO BE 7'-6" HT. UNLESS NOTED OTHERWISE. |
| 2. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE. |
| 3. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE. |



FIRST FLOOR PLAN
ELEVATION B

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

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

| REV. NO. | DATE | REMARKS |
|----------|---------|--------------|
| 1 | 12/3/18 | FULL RELEASE |

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LENNAR

MODEL

ASHBURY B

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SET NO.

9151B0

DRAWN BY

COLLECTION

VENTURE

SHEET NO.

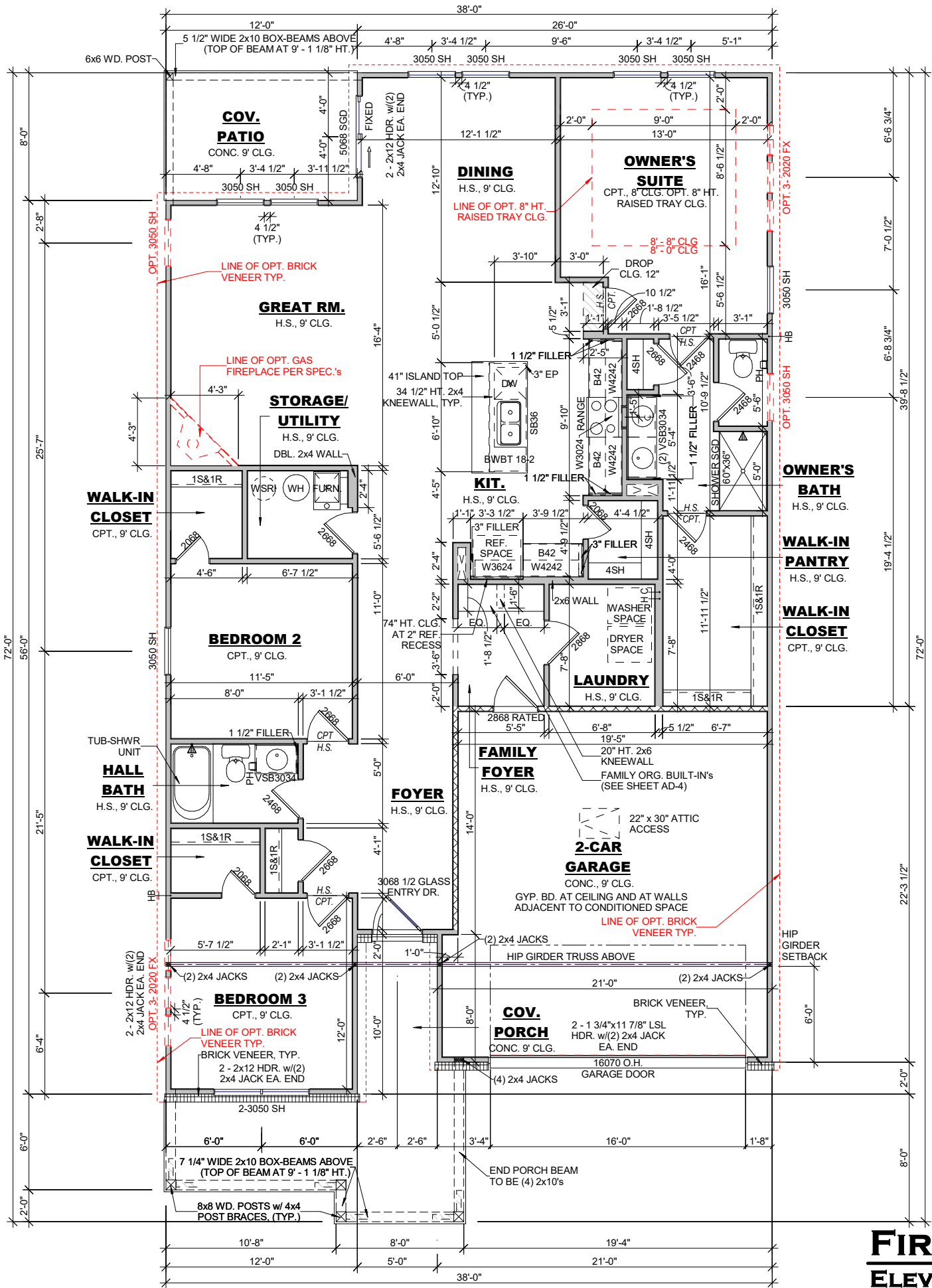
A3.1.2B

| Area Calculations | |
|------------------------|---------|
| 1st Floor Living Area: | 1800 SF |
| Total Living Area: | 1800 SF |
| Covered Entry: | 181 SF |
| Covered Patio | 99 SF |
| Garage: | 444 SF |
| Total Unheated Area: | 723 SF |
| Total Under Roof: | 2523 SF |

| WALL LEGEND | |
|----------------|-------------------|
| STANDARD WALL | INT. BEARING WALL |
| 8' GARAGE WALL | BRICK WAINSCOT |
| BRICK VENEER | |

| NOTE: |
|---|
| HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @16" O.C. AND DOUBLE TOP PLATE TYP. |
| ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER AND (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED. |

| GENERAL NOTES: |
|---|
| 1. ALL WINDOW HEADER HEIGHTS TO BE 7'-6" HT. UNLESS NOTED OTHERWISE. |
| 2. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE. |
| 3. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE. |



FIRST FLOOR PLAN
ELEVATION C

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

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

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LENNAR

MODEL

ASHBURY C

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SET NO.

9151C0

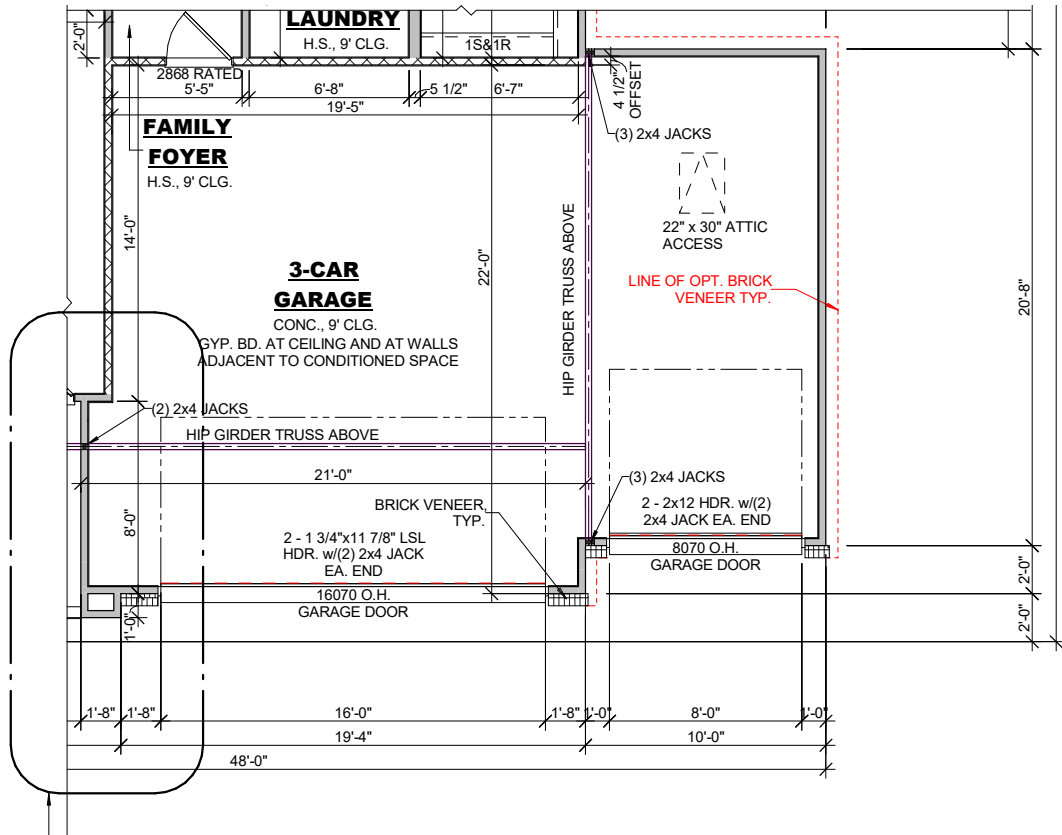
DRAWN BY

COLLECTION

VENTURE

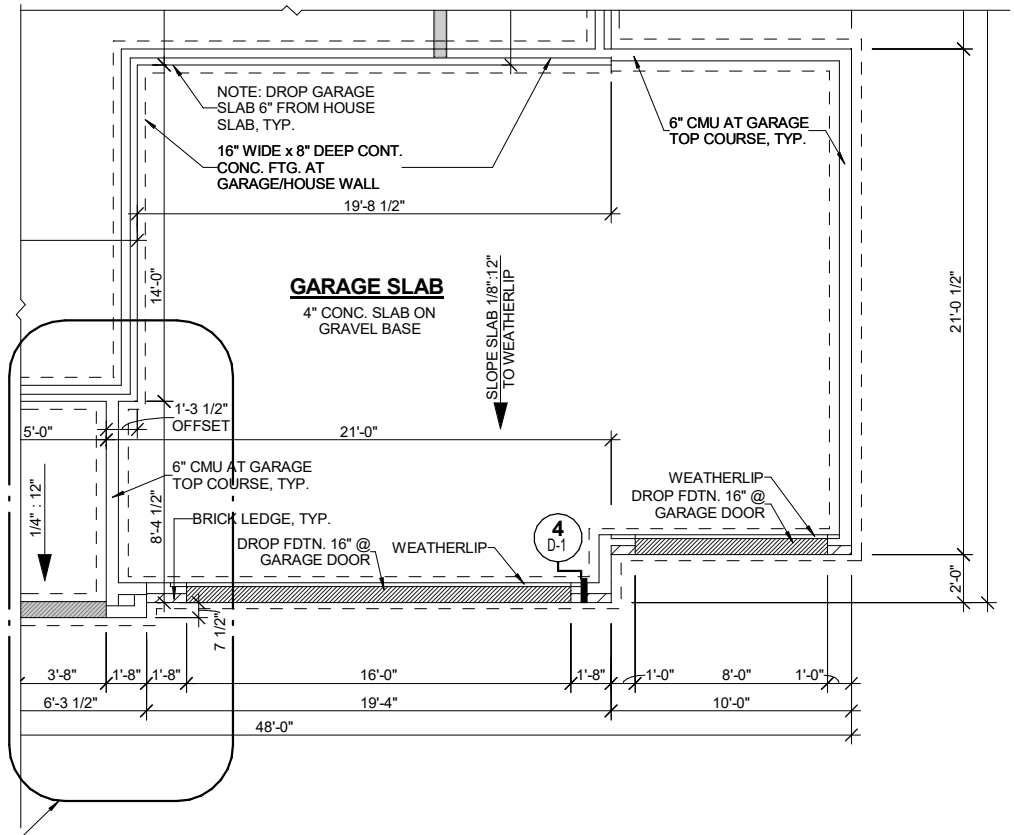
SHEET NO.

A3.1.3C



FIRST FLOOR PLAN

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



SLAB FOUNDATION PLAN

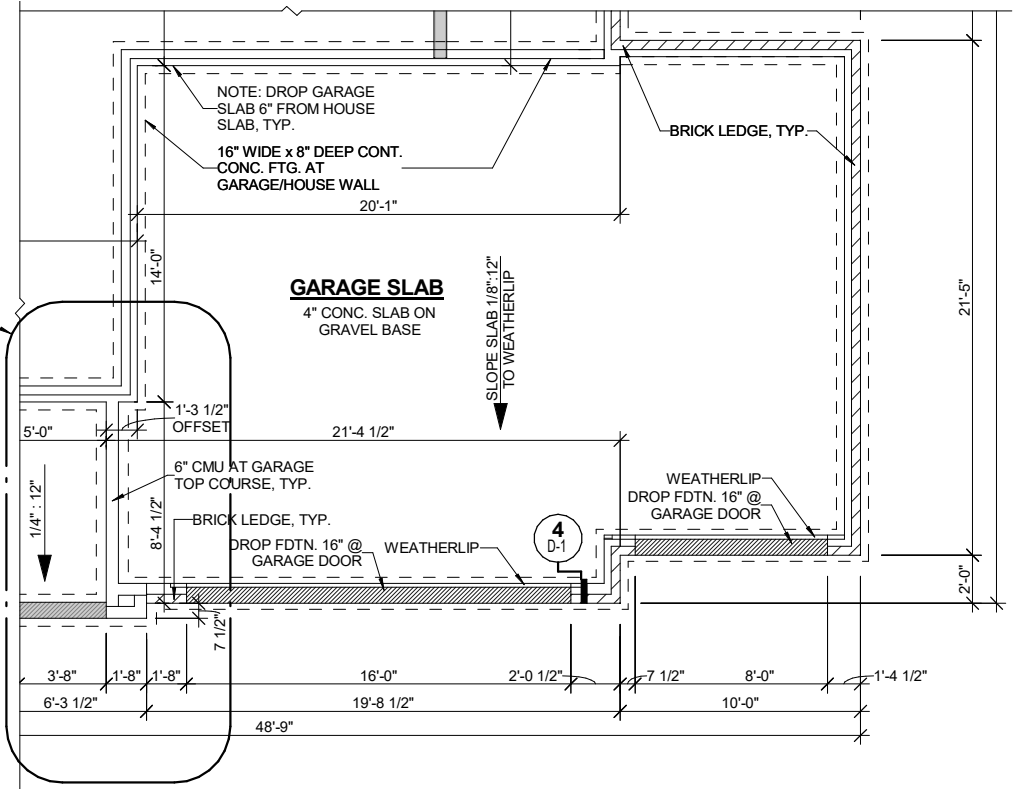
SCALE: 1/8" = 1'-0"

THIS AREA VARIES PER ELEVATION (ELEVATION A SHOWN). SEE MAIN FOUNDATION AND FLOOR PLAN FOR ALL INFO.

| WALL LEGEND | |
|----------------|-------------------|
| STANDARD WALL | INT. BEARING WALL |
| 8' GARAGE WALL | BRICK WAINSCOT |
| BRICK VENEER | |

NOTE:
HATCHED WALL INDICATES INTERIOR LD-BRG. WALL WITH STUDS @16" O.C. AND DOUBLE TOP PLATE TYP.
ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER AND (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED.

GENERAL NOTES:
1. ALL WINDOW HEADER HEIGHTS TO BE 7'-6" HT. UNLESS NOTED OTHERWISE.
2. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
3. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.



SLAB FOUNDATION PLAN

OPT. BRICK WAINSCOT WRAP

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

INDIANAPOLIS DIVISION



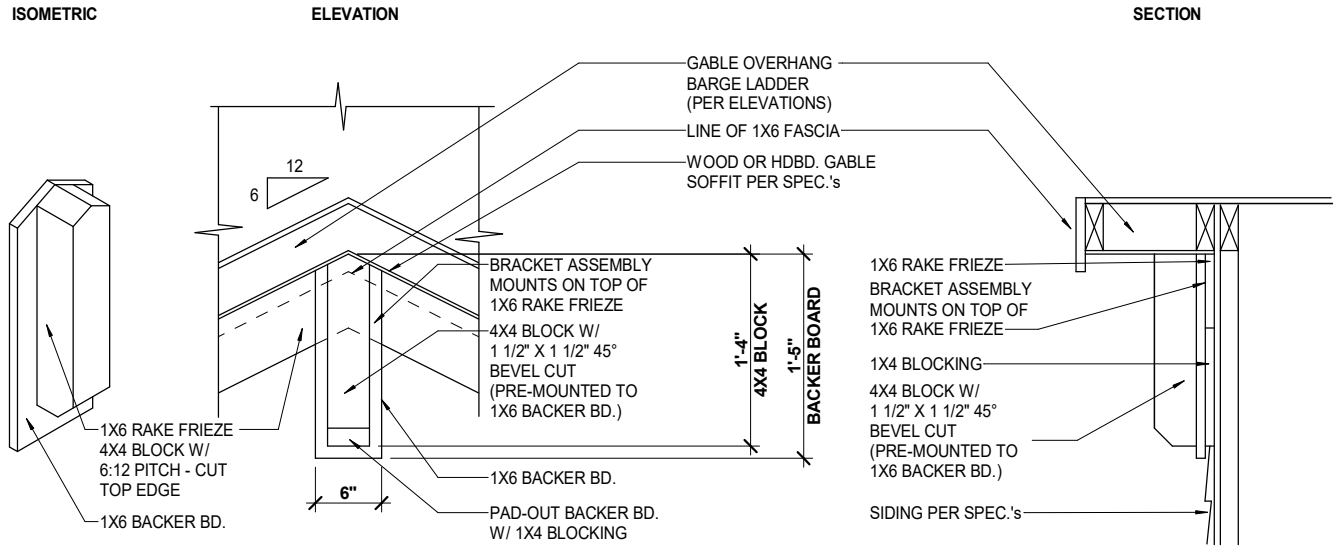
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| LENNAR® | | SET NO. | MODEL | OPTION DESCRIPTION |
|-------------------------|--|----------|-------|--------------------|
| ASHBURY (ALL) | | 9151A0 | | |
| DRAWING TITLE | | 9151B0 | | |
| PARTIAL PLANS | | 9151C0 | | |
| COLLECTION | | DRAWN BY | | |
| VENTURE | | | | |
| 3 CAR FRONT LOAD GARAGE | | | | |

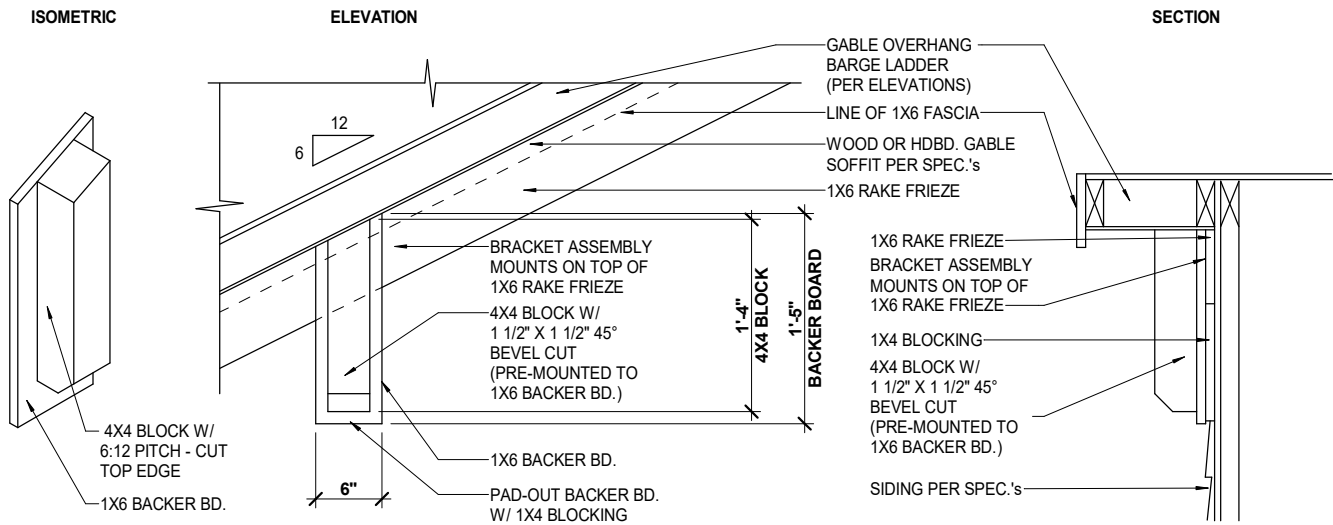
SHEET NO.

A3.3.1



01 **BRACKET DETAIL**
ELEV. A & C

SCALE: 3/4" = 1'-0"



02 **BRACKET DETAIL**
ELEV. C

SCALE: 3/4" = 1'-0"

INDIANAPOLIS DIVISION



EVERYTHING'S
INCLUDED®

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














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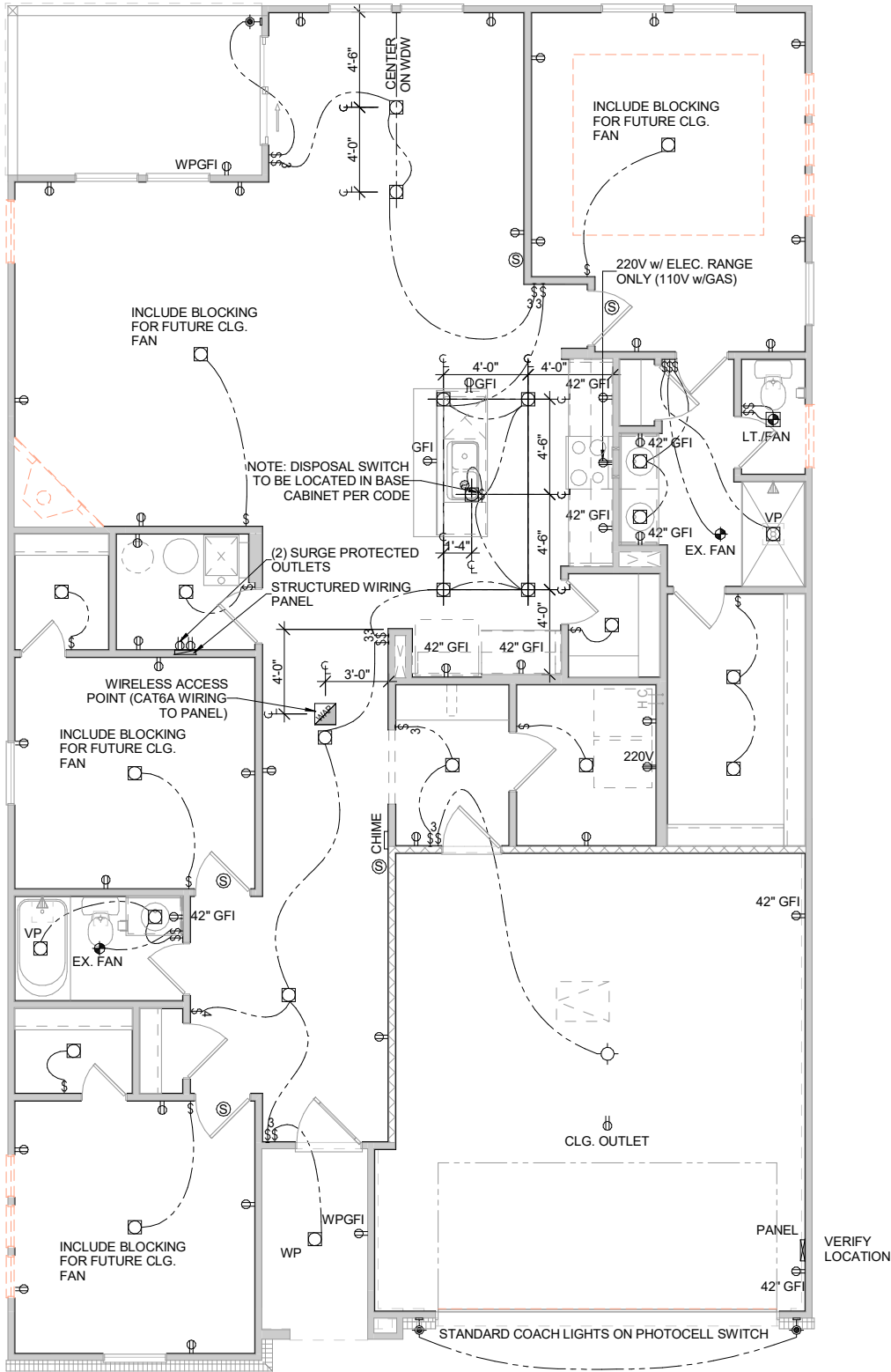
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| | | |
|---------------------------------|---------------|------------------------------|
| LENNAR® | SET NO. | |
| | 9151A0 | |
| | 9151C0 | |
| | DRAWN BY | |
| MODEL ASHBURY (ALL) | | |
| DRAWING TITLE DETAILS | | |
| OPTION DESCRIPTION | | COLLECTION VENTURE |

SHEET NO.

A4.3

| ELECTRICAL LEGEND | |
|---|-------------------------------------|
|  | SINGLE POLE SWITCH |
|  | THREE WAY SWITCH |
|  | FOUR WAY SWITCH |
|  | DIMMER SWITCH |
|  | 220 VOLT OUTLET |
|  | SMOKE DETECTOR |
|  | GARBAGE DISPOSAL |
|  | BATH FAN/LIGHT COMBO |
|  | FLUSH-MOUNT LED FIXTURE |
|  | EXTERIOR WALL LIGHT |
|  | STRUCTURED WIRING PANEL |
|  | WIRELESS ACCESS POINT |
|  | 110 V DUPLEX OUTLET |
|  | OUTLET w/ GFI PROTECTION |
|  | WATERPROOF OUTLET w/ GFI PROTECTION |
|  | CEILING OUTLET |
|  | FLOOR OUTLET |
|  | SWITCHED OUTLET |
|  | CEILING FAN OUTLET |
| | EXHAUST FAN |
| | CEILING LIGHT |
| | UNDER CABINET LIGHT |
| | ELECTRICAL PANEL |



FIRST FLOOR ELECTRICAL PLAN

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

NOTE:
 FOR ELECTRICAL PURPOSES ONLY.
 SWITCH AND RECEPTACLE LOCATIONS
 MAY VARY.
 ELEV. A SHOWN. ALL OTHER ELEVATIONS
 SIMILAR.

INDIANAPOLIS DIVISION

EVERYTHING'S
INCLUDED*

| REV. NO. | DATE | REMARKS |
|----------|---------|----------------------|
| 1 | 12/3/18 | FULL RELEASE |
| 2 | 2/20/19 | UPDATE WAP LOCATION |
| 3 | 5/13/19 | ELECTRICAL REVISIONS |
| | | |
| | | |

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LENNAR®

ASHBURY (ALL)

D R A W I N G T I T L E
























1ST FLR. ELECTRICAL

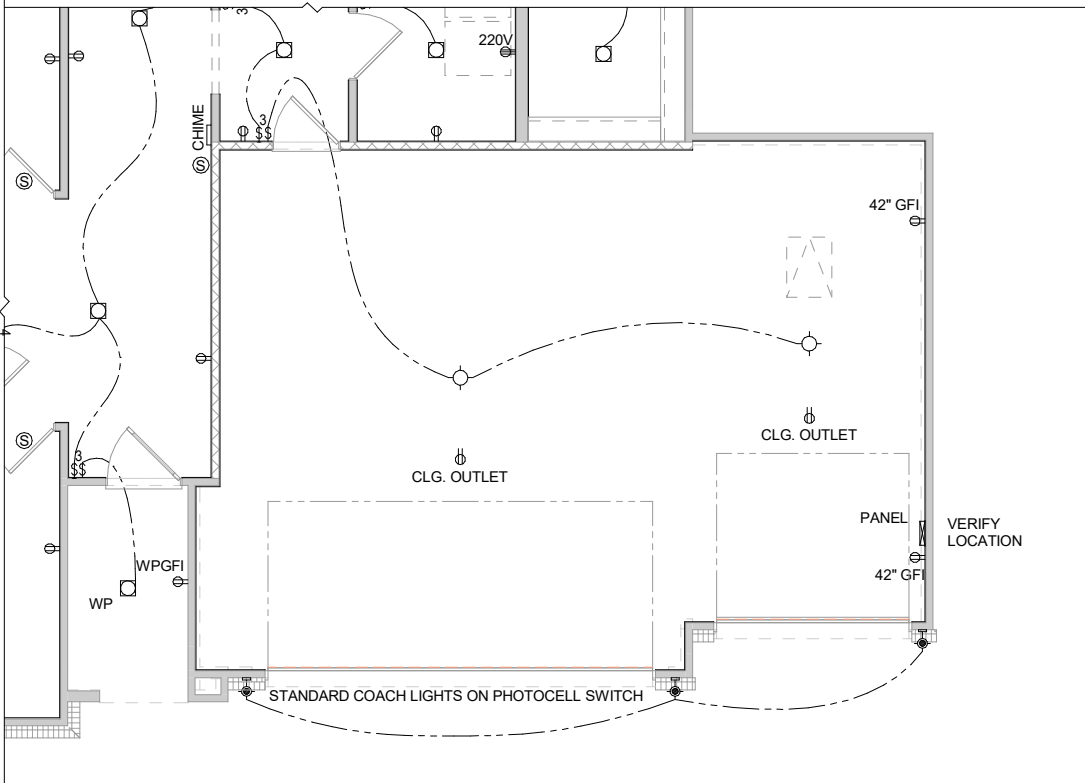
OPTION DESCRIPTION

COLLECTION
VENTURE

SHEET NO.

E3.1.1

| ELECTRICAL LEGEND | |
|--|-------------------------------------|
|  | SINGLE POLE SWITCH |
|  | THREE WAY SWITCH |
|  | FOUR WAY SWITCH |
|  | DIMMER SWITCH |
|  | 220 VOLT OUTLET |
|  | SMOKE DETECTOR |
|  | GARBAGE DISPOSAL |
|  | BATH FAN/LIGHT COMBO |
|  | FLUSH-MOUNT LED FIXTURE |
|  | EXTERIOR WALL LIGHT |
|  | STRUCTURED WIRING PANEL |
|  | WIRELESS ACCESS POINT |
|  | 110 V DUPLEX OUTLET |
|  | OUTLET w/ GFI PROTECTION |
|  | WATERPROOF OUTLET w/ GFI PROTECTION |
|  | CEILING OUTLET |
|  | FLOOR OUTLET |
|  | SWITCHED OUTLET |
|  | CEILING FAN OUTLET |
|  | EXHAUST FAN |
|  | CEILING LIGHT |
|  | UNDER CABINET LIGHT |
|  | ELECTRICAL PANEL |




FIRST FLOOR ELECTRICAL PLAN
3 CAR FRONT LOAD GARAGE

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

| NOTE: | |
|---|--|
| FOR ELECTRICAL PURPOSES ONLY. SWITCH AND RECEPTACLE LOCATIONS MAY VARY. | |
| ELEV. A SHOWN. ALL OTHER ELEVATIONS SIMILAR. | |

INDIANAPOLIS DIVISION

| | | |
|--|------------|----------------------|
| <div></div> <div>EVERYTHING'S INCLUDED®</div> | | |
| REV. NO. | DATE | REMARKS |
| 1 | 12/3/18 | FULL RELEASE |
| 2 | 5/13/19 | ELECTRICAL REVISIONS |
| | | |
| | | |
| | | |
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| <div>LENNAR®</div> <div>MODEL</div> <div>ASHBURY (ALL)</div> <div>DRAWING TITLE</div> <div>OPTIONS</div> <div>OPTION DESCRIPTION</div> <div>3 CAR FRONT LOAD GARAGE ELECTRICAL</div> | SET NO. | |
| | 9151A0 | |
| | 9151B0 | |
| | 9151C0 | |
| | DRAWN BY | |
| | COLLECTION | |
| | VENTURE | |
| SHEET NO. | | |
| E3.3.1 | | |