



FISCHER DEVELOPMENT COMPANY
FISCHER DEVELOPMENT CO. II, INC.
GRAND COMMUNITIES, LTD.

May 1, 2019

Ryan Crum, AICP
Director of Planning and Building
6280 West 800 North
McCordsville, IN 46055

RE: Villages at Brookside New Plan Introduction – Designer Collection

Dear Ryan:

Fischer Homes is very excited to expand our product offering in the Villages at Brookside with the introduction of the Delaney, Springfield, Keaton, Clavin and Charles plans. We are seeking approval by the Architectural Review Committee for these new Designer Collection plans. We believe each new plan will be harmonious with the community and will allow for greater variation in street scape and layout for future residents.

Within our submission package for our Delaney, Springfield, Keaton, Calvin and Charles plans we have included the following items for your review:

- Front elevations
- Side and rear elevations per plan
- Floorplan
- Exterior materials calculations per elevation

We are familiar with the Development Standards in Villages at Brookside and believe that our submission meets the intent of the standards. We greatly appreciate your consideration of our new plans for Villages at Brookside and eagerly await your response. If you have any questions during your review, please do not hesitate to contact me at 317.714.4118 or ssullivan@fischerhomes.com. Thank you for your time and consideration.

Sincerely,

Sean Sullivan
Land Acquisition Manager
Fischer Homes Indianapolis

FISCHER HOMES

Product Portfolio Updated Product Collection

Submitted for Approval

for

Villages at Brookside

Exterior Material Index:

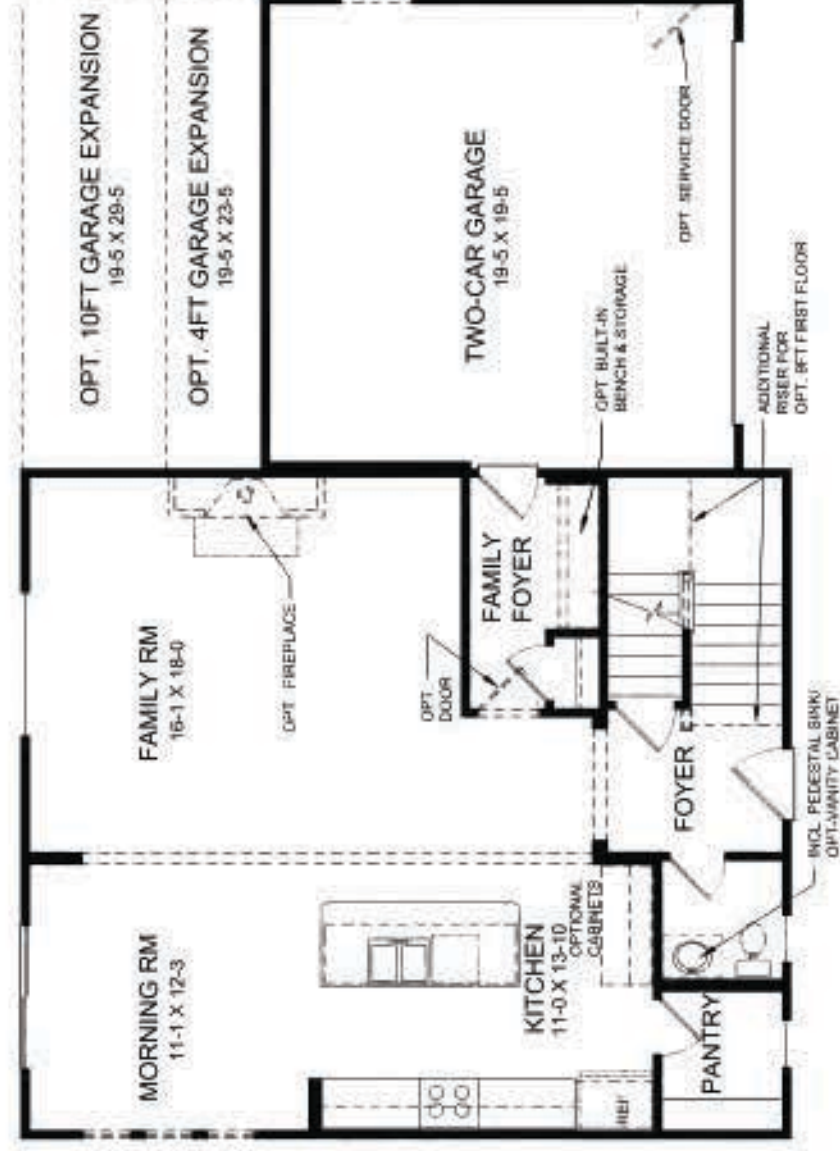
1. Brick Veneer
2. Cultured Stone Veneer
3. Hardi-Panel Siding- Textured Finish
4. Hardi-Panel Siding- Smooth Finish
5. Wavy Edge Cedar Siding
6. Vinyl Shake Siding

7. Vinyl 4" or 5" Lap Siding
8. Hardi-Panel 8" Horizontal Lap Siding
9. Hardi-Panel Shake Siding
10. LP Smart Side Trim & Siding or Equivalent
11. 25 Year Asphalt Shingle

All Vinyl Siding to have a minimum thickness of .044

Notes:

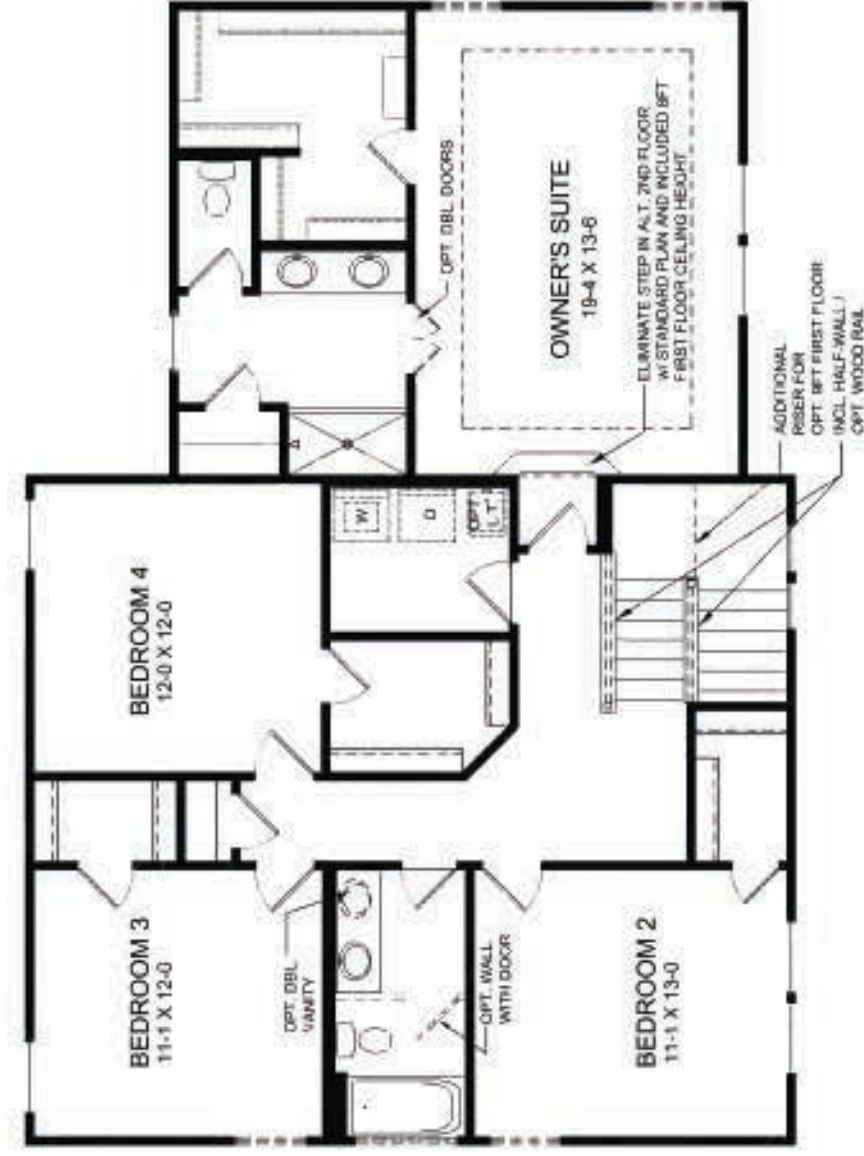
1. Anytime an exterior has a stone and brick version they are considered the same for monotony.
2. All material calculations use front entry garage arrangement.
3. Current approved calculations figured with garage entry as part of the total material percentages. Calculations in this submittal figured without garage entry as a part of the total material percentages.
4. All current approved exteriors not shown in this package will no longer be offered upon approval of this submission.



FIRST FLOOR DESIGN



SECOND FLOOR DESIGN



ALTERNATE SECOND FLOOR DESIGN



DELANEY - WESTERN CRAFTSMAN W/ BRICK

BRICK (1) = 53% VINYL SHAKE SIDING (6) = 7% VINYL HORIZONTAL SIDING (7) = 40% TOTAL MASONRY = 53%



DELANEY - WESTERN CRAFTSMAN W/ BRICK - ALT. 2ND FLOOR

BRICK (1) = 44% VINYL HORIZONTAL SIDING (7) = 50% HARDI-PANEL SHAKE SIDING (9) = 6% TOTAL MASONRY = 50%



DELANEY - WESTERN CRAFTSMAN W/ STONE

STONE (2) = 22% HARDI-PANEL HORIZONTAL SIDING (8) = 70% HARDI-PANEL SHAKE SIDING (9) = 8% TOTAL MASONRY = 100%



DELANEY - WESTERN CRAFTSMAN W/ STONE - ALT. 2ND FLOOR

STONE (2) = 18% HARDI-PANEL HORIZONTAL SIDING (8) = 76% HARDI-PANEL SHAKE SIDING (9) = 6% TOTAL MASONRY = 100%



DELANEY - MODERN FARMHOUSE W/ BRICK
 BRICK (1) = 55% HARDI-PANEL (4) = 45% TOTAL MASONRY = 100%



DELANEY - MODERN FARMHOUSE W/ BRICK - ALT. 2ND FLOOR
 BRICK (1) = 55% HARDI-PANEL (4) = 45% TOTAL MASONRY = 100%



DELANEY - MODERN FARMHOUSE W/ STONE
 STONE (2) = 20% HARDI-PANEL (4) = 80% TOTAL MASONRY = 100%



DELANEY - MODERN FARMHOUSE W/ STONE - ALT. 2ND FLOOR
 STONE (2) = 17% HARDI-PANEL (4) = 83% TOTAL MASONRY = 100%



DELANEY - NANTUCKET RETREAT W/ BRICK

BRICK (1) = 51% STONE (2) = 5% HARDI-PANEL (4) = 7% VINYL SHAKE SIDING (6) = 35% VINYL HORIZONTAL SIDING (7) = 2% TOTAL MASONRY = 63%



DELANEY - NANTUCKET RETREAT W/ BRICK - ALT. 2ND FLOOR

BRICK (1) = 43% STONE (2) = 4% HARDI-PANEL (4) = 6% VINYL SHAKE SIDING (6) = 30% VINYL HORIZONTAL SIDING (7) = 17% TOTAL MASONRY = 53%



DELANEY - NANTUCKET RETREAT W/ STONE

STONE (2) = 22% HARDI-PANEL (4) = 8% VINYL HORIZONTAL SIDING (7) = 27% HARDI-PANEL SHAKE (9) = 43% TOTAL MASONRY = 73%



DELANEY - NANTUCKET RETREAT W/ STONE - ALT. 2ND FLOOR

STONE (2) = 18% HARDI-PANEL (4) = 7% VINYL HORIZONTAL SIDING (7) = 40% HARDI-PANEL SHAKE SIDING (9) = 35% TOTAL MASONRY = 100%

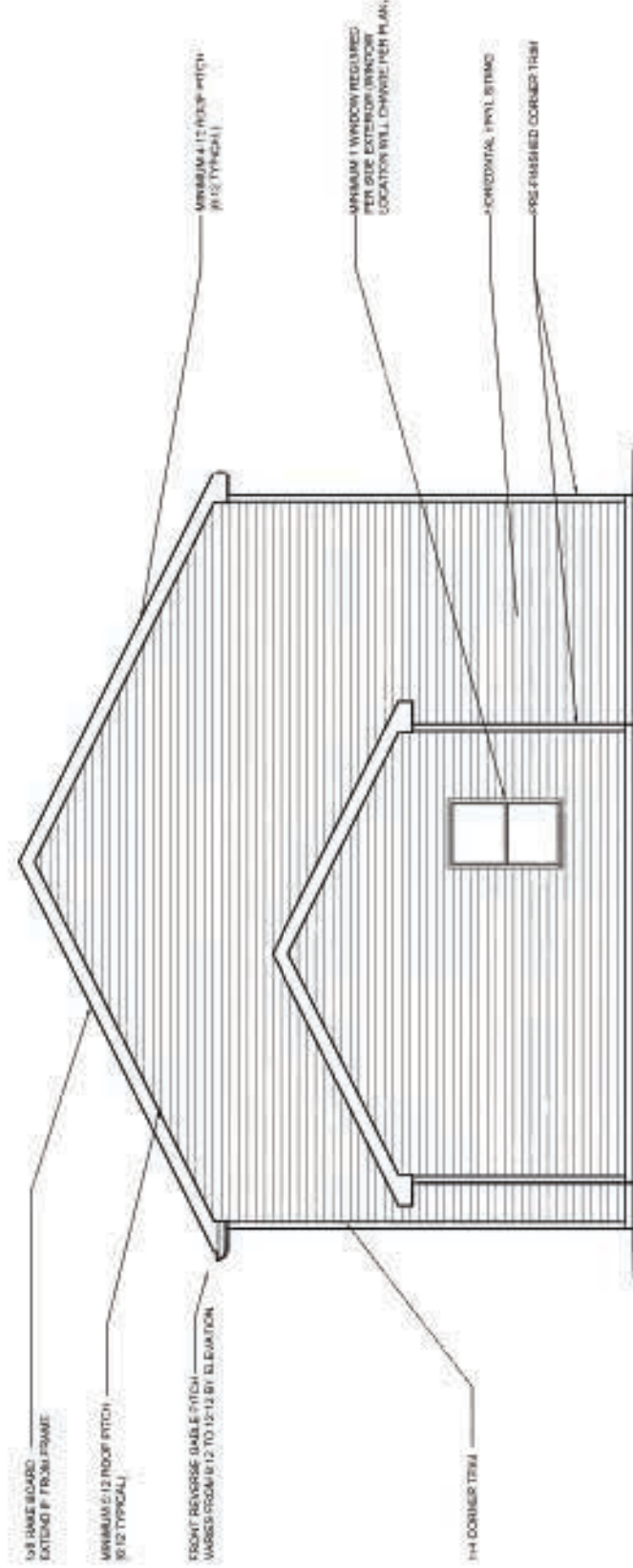
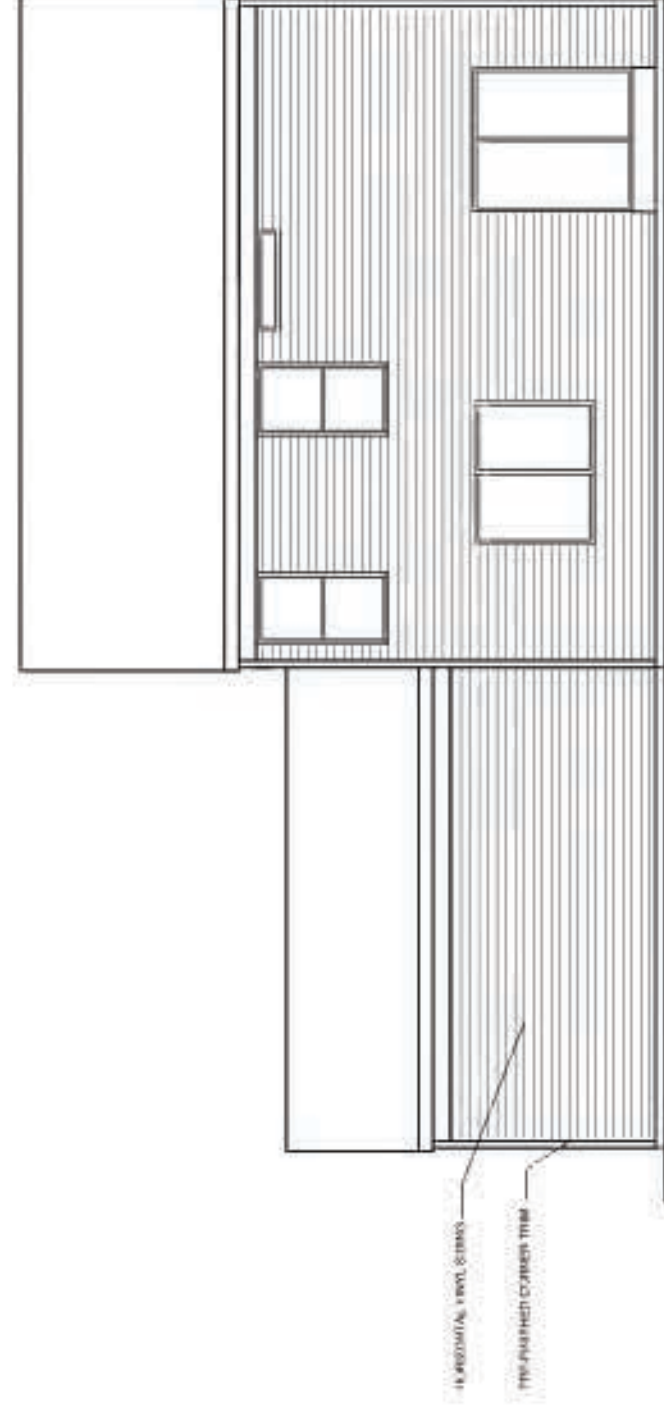
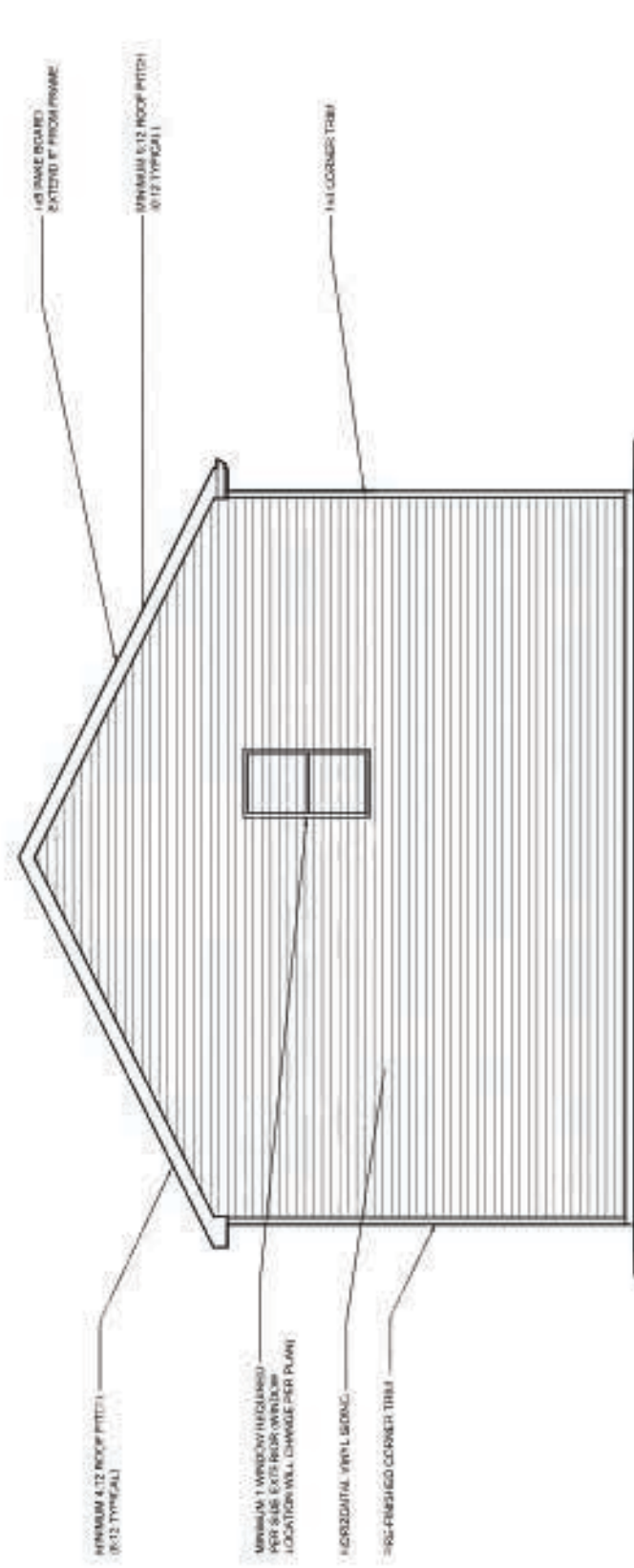


DELANEY - CAMBRIDGE COTTAGE W/ BRICK
BRICK (1) = 87% VINYL HORIZONTAL SIDING (7) = 13% TOTAL MASONRY = 87%



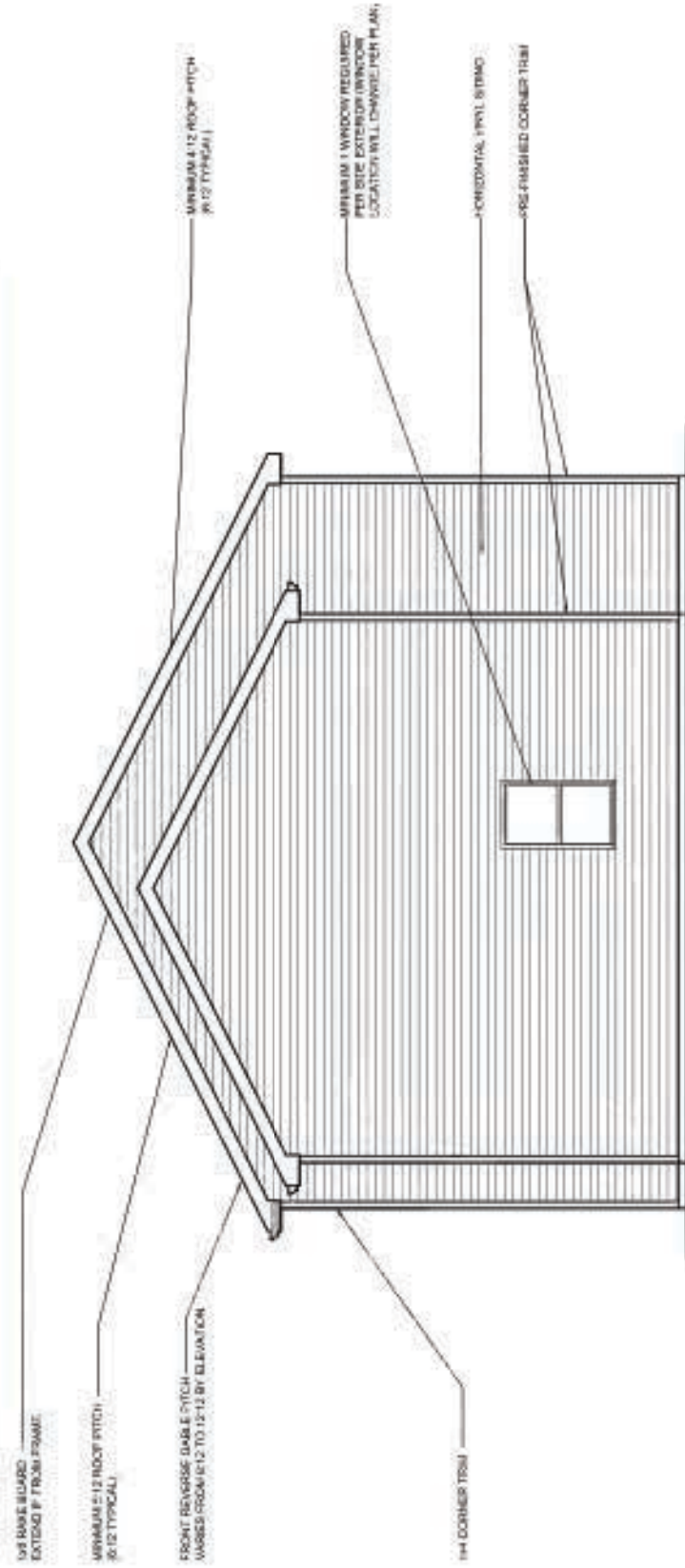
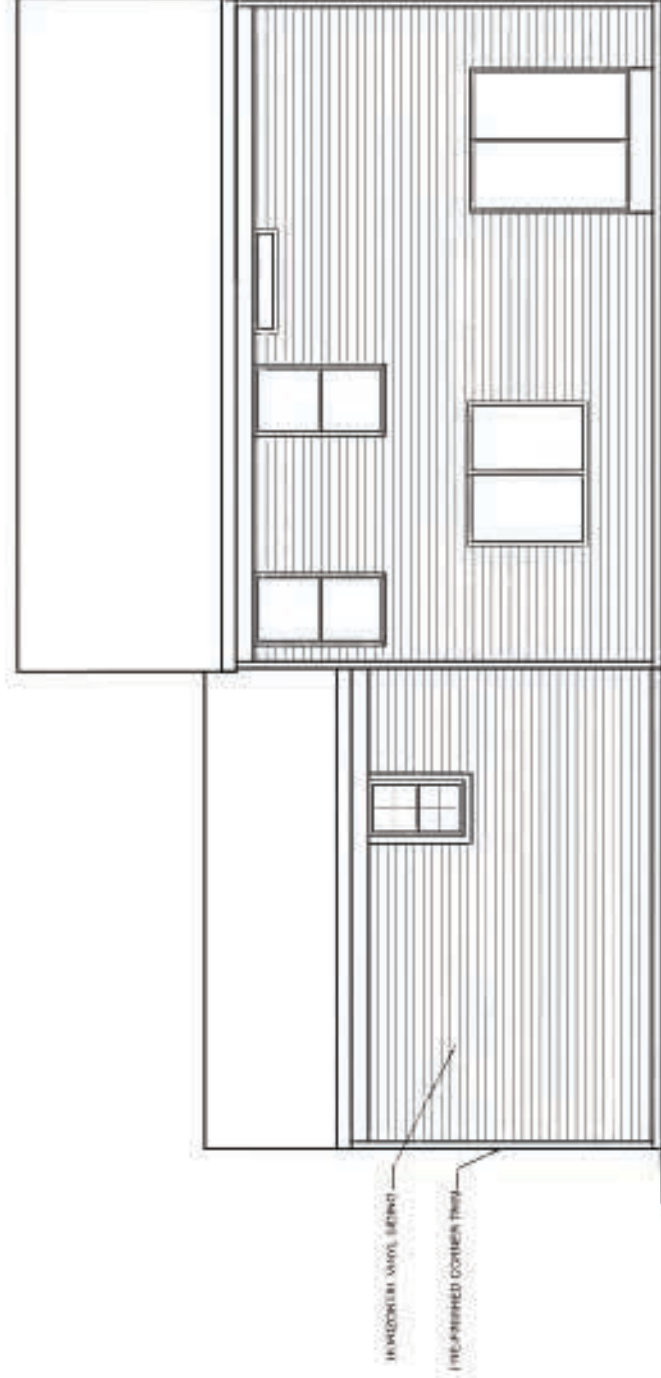
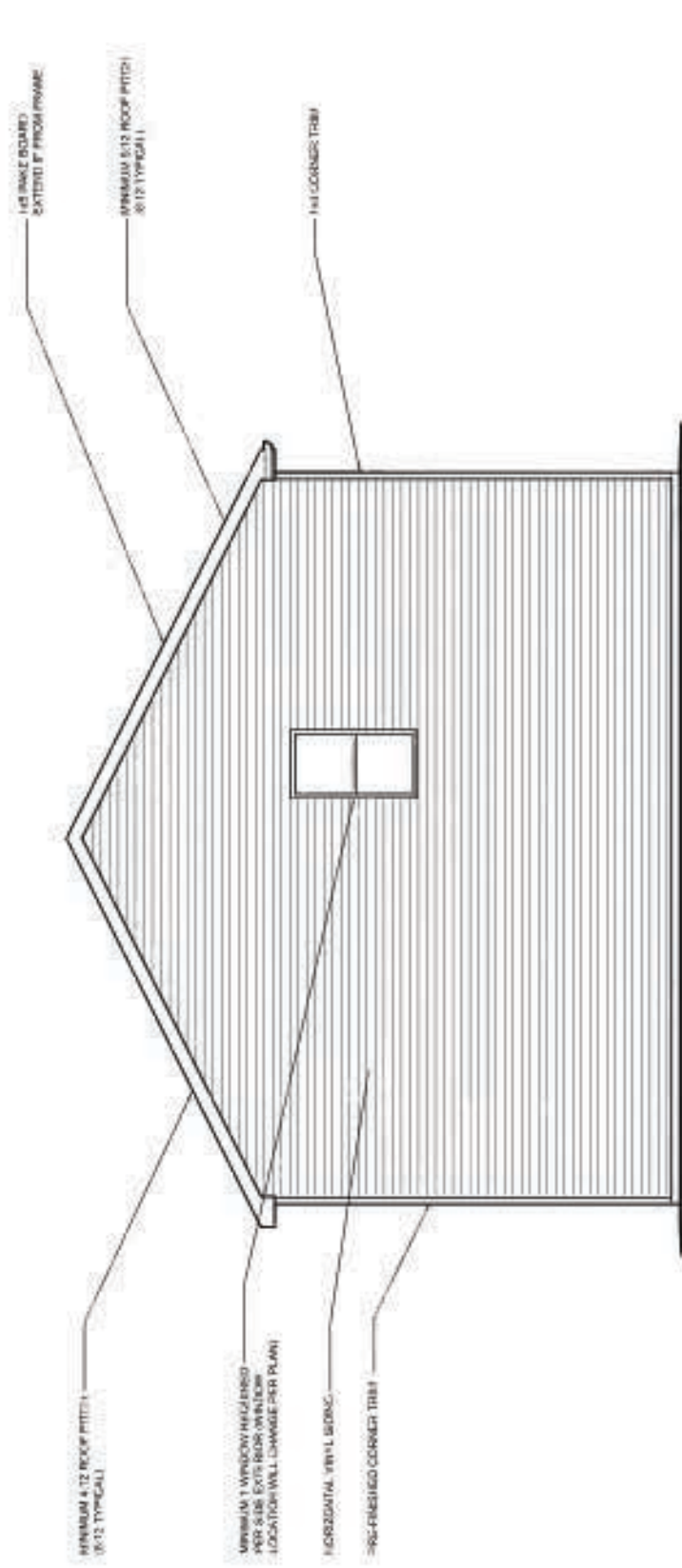
DELANEY - CAMBRIDGE COTTAGE W/ BRICK - ALT. 2ND FLOOR
BRICK (1) = 72% VINYL HORIZONTAL SIDING (7) = 61% TOTAL MASONRY = 72%

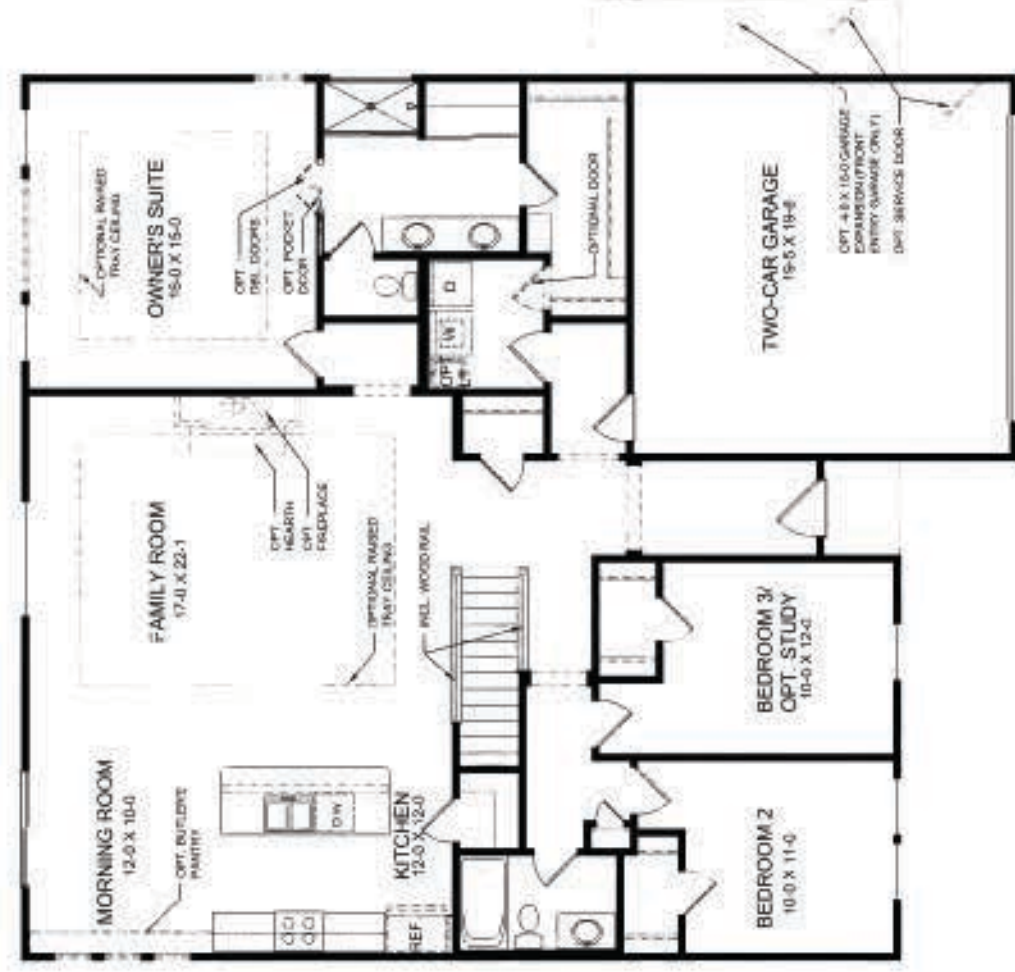
DELANEY TYPICAL SIDE AND REAR ELEVATIONS



Approximately 2255 Net sq ft and Up

DELANEY TYPICAL SIDE AND REAR ELEVATIONS W/ ALTERNATE 2ND FLOOR





FIRST FLOOR DESIGN



SPRINGFIELD - AMERICAN CLASSIC W/ BRICK
 BRICK (1) = 100% TOTAL MASONRY = 100%



SPRINGFIELD - WESTERN CRAFTSMAN W/ BRICK
 BRICK (1) = 72% VINYL SHAKE SIDING (6) = 61% TOTAL MASONRY = 72%



SPRINGFIELD - COASTAL COTTAGE W/ BRICK
 BRICK (1) = 73% HARDI PANEL (4) = 27% TOTAL MASONRY = 100%



SPRINGFIELD - COASTAL COTTAGE W/ STONE
 STONE (2) = 19% HARDI PANEL (4) = 81% TOTAL MASONRY = 100%

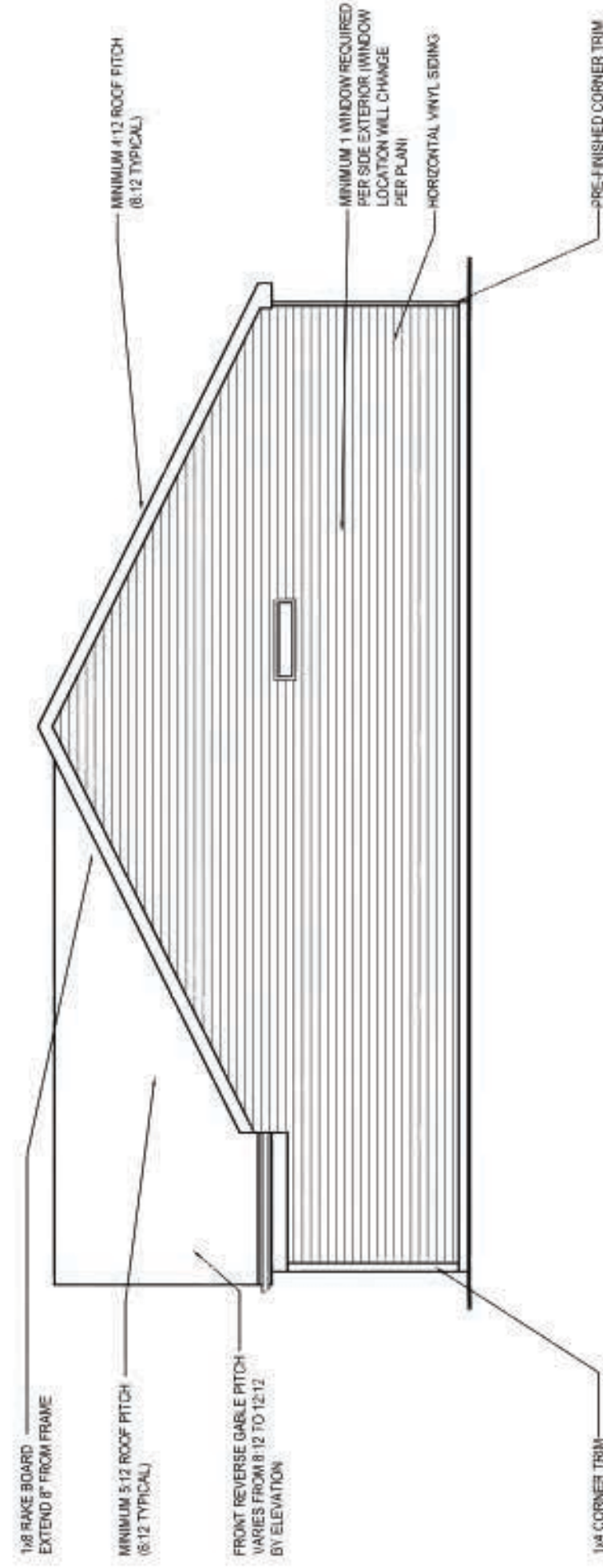
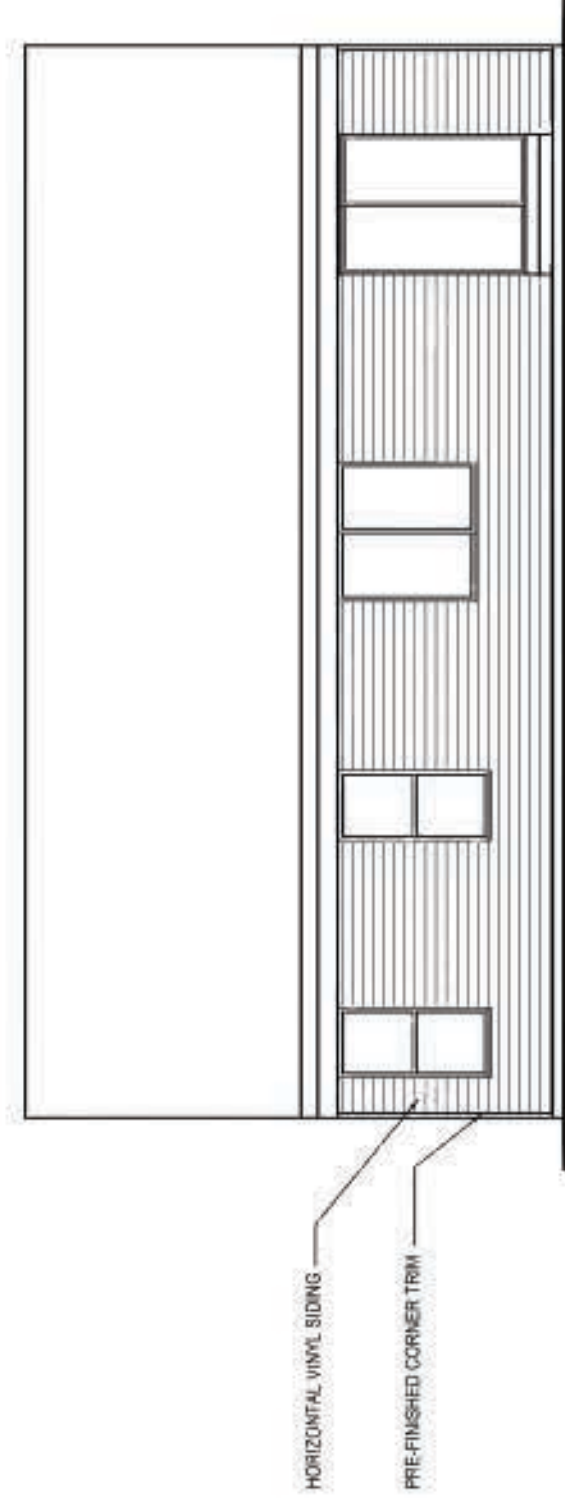
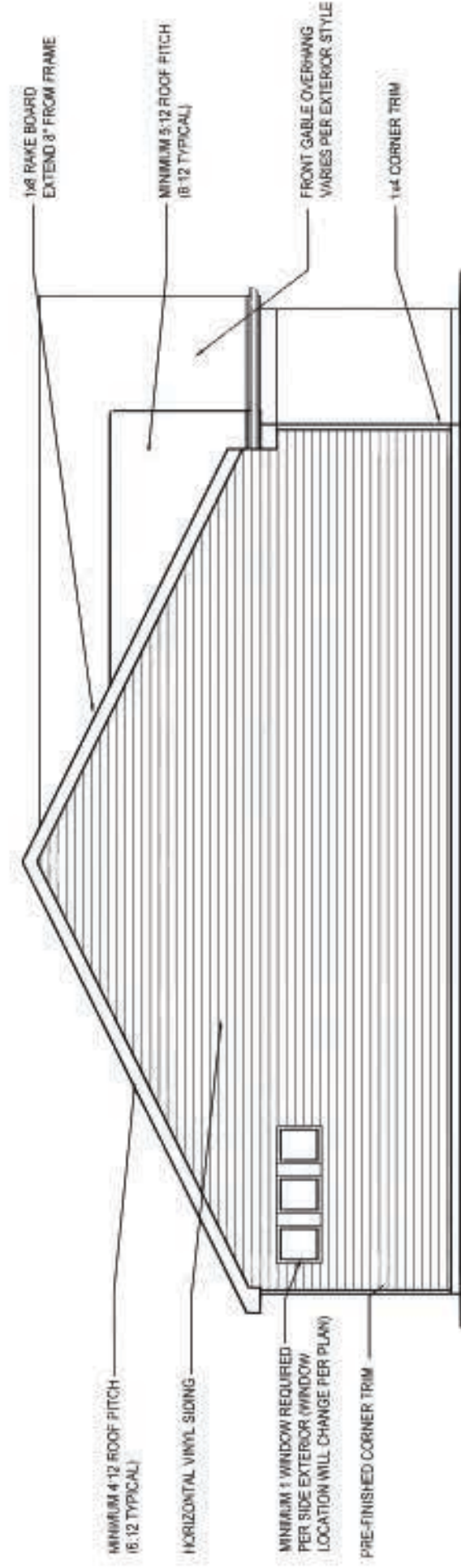


SPRINGFIELD - MODERN FARMHOUSE W/ BRICK
 BRICK (1) = 64% HARDI PANEL (4) = 36% TOTAL MASONRY = 100%



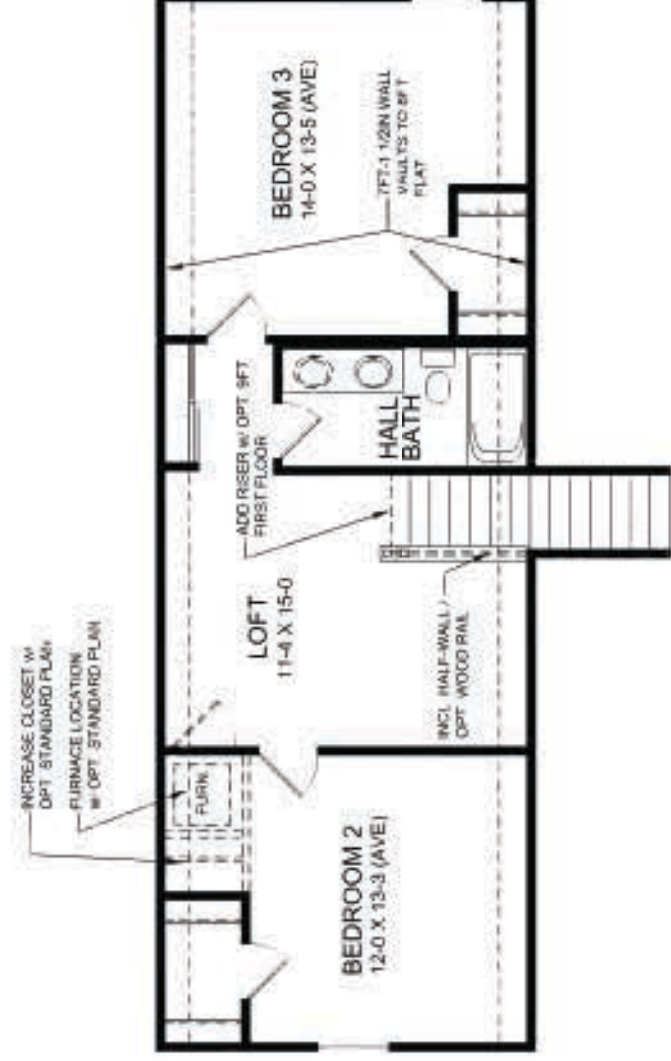
SPRINGFIELD - MODERN FARMHOUSE W/ STONE
 STONE (2) = 22% HARDI PANEL (4) = 41% VINYL HORIZONTAL SIDING (7) = 37% TOTAL MASONRY = 63%

Approximately 1805 Net sq ft and Up





FIRST FLOOR DESIGN



SECOND FLOOR DESIGN



KEATON - MODERN FARMHOUSE W/ BRICK
 BRICK (1) = 72% HARDI-PANEL (4) = 28% TOTAL MASONRY = 100%



KEATON - MODERN FARMHOUSE W/ STONE
 STONE (2) = 26% HARDI-PANEL (4) = 33% VINYL HORIZONTAL SIDING (7) = 41% TOTAL MASONRY = 59%



KEATON - WESTERN CRAFTSMAN W/ BRICK
 BRICK (1) = 63% HARDI-PANEL (4) = 5% VINYL SHAKE SIDING (6) = 32% TOTAL MASONRY = 68%



KEATON - WESTERN CRAFTSMAN W/ STONE
 STONE (2) = 27% VINYL HORIZONTAL SIDING (7) = 37% HARDI-PANEL SHAKE SIDING (9) = 27% TOTAL MASONRY = 63%



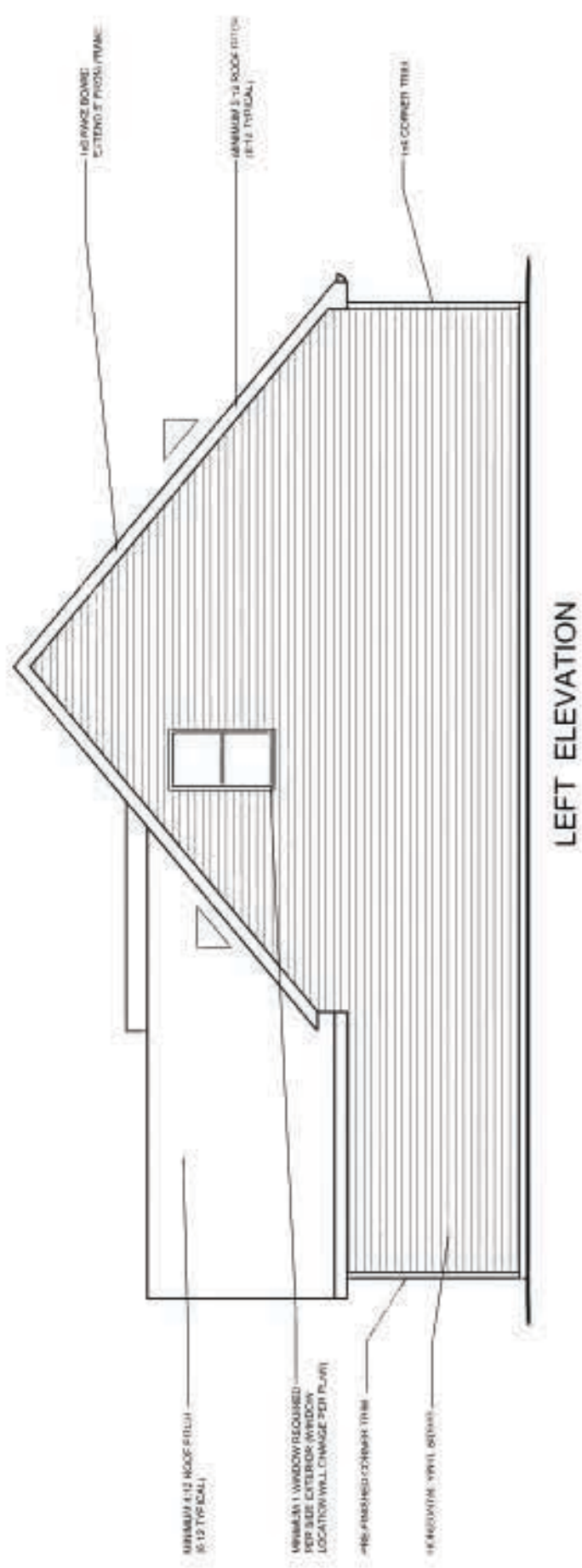
KEATON - AMERICAN FARMHOUSE W/ BRICK
 BRICK (1) = 100% TOTAL MASONRY = 100%



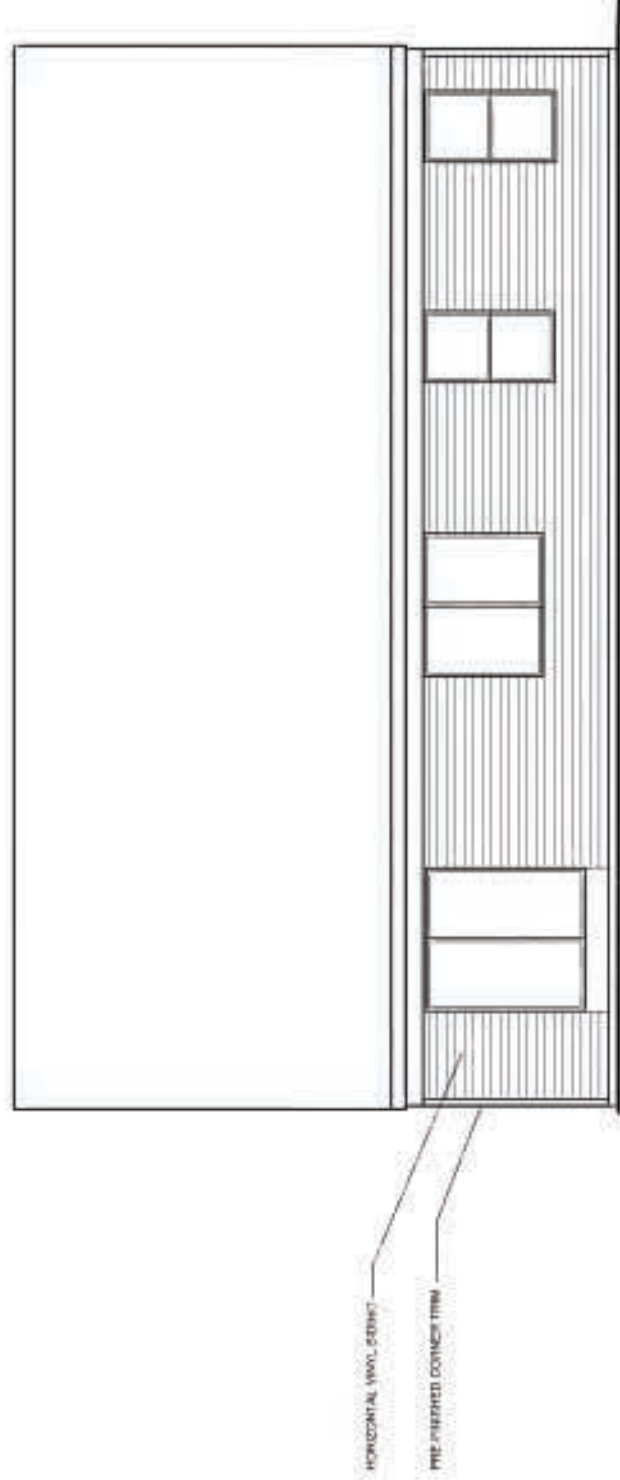
KEATON - AMERICAN FARMHOUSE W/ STONE
 STONE (2) = 27% VINYL, HORIZONTAL SIDING (7) = 41% HARDI-PANEL SHAKE SIDING (9) = 29% TOTAL MASONRY = 56%



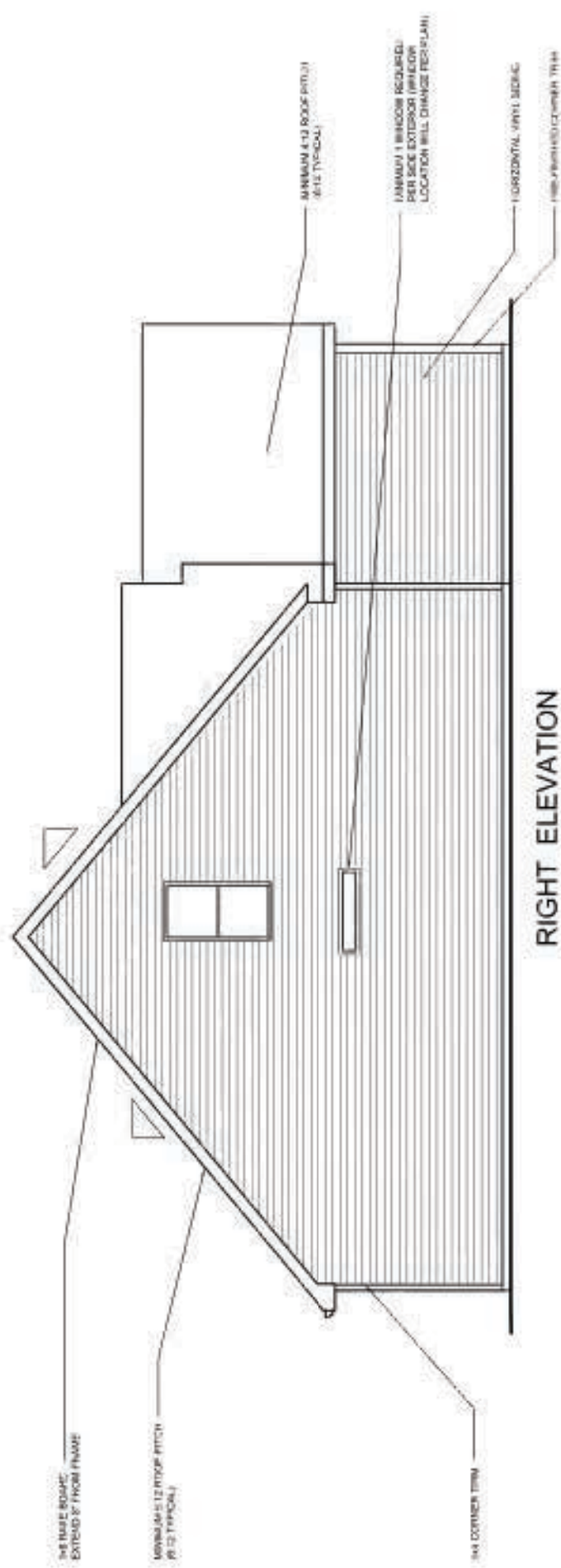
KEATON - AMERICAN CLASSIC W/ BRICK
 BRICK (1) = 100% TOTAL MASONRY = 100%



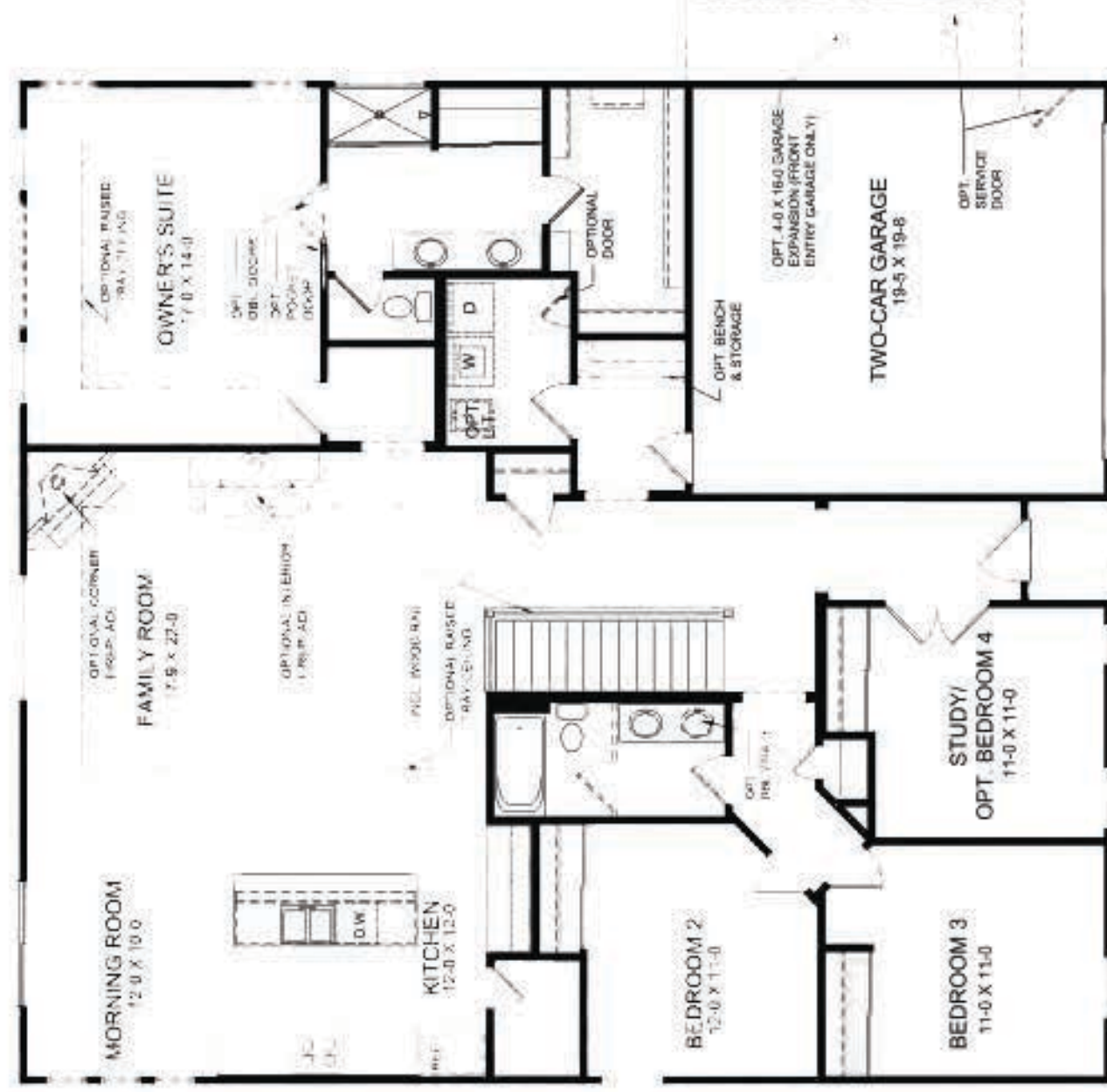
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FIRST FLOOR DESIGN



CALVIN - WESTERN CRAFTSMAN W/ BRICK

BRICK (1) = 51% STONE (2) = 12% HARDI-PANEL (4) = 5% VINYL SHAKE SIDING (6) = 32% TOTAL MASONRY = 68%



CALVIN - WESTERN CRAFTSMAN W/ STONE

STONE (2) = 34% VINYL HORIZONTAL SIDING (7) = 26% HARDI-PANEL SHAKE SIDING (9) = 40% TOTAL MASONRY = 59%



CALVIN - NANTUCKET RETREAT W/ BRICK

BRICK (1) = 67% HARDI-PANEL (4) = 33% TOTAL MASONRY = 100%



CALVIN - NANTUCKET RETREAT W/ STONE

STONE (2) = 19% HARDI-PANEL (4) = 40% VINYL HORIZONTAL SIDING (7) = 41% TOTAL MASONRY = 59%



CALVIN - COASTAL COTTAGE W/ BRICK

BRICK (1) = 56% STONE (2) = 6% HARDI-PANEL (4) = 37% VINYL HORIZONTAL SIDING (7) = 1% TOTAL MASONRY = 99%



COASTAL - COASTAL COTTAGE W/ STONE

STONE (2) = 24% HARDI-PANEL (4) = 33% VINYL SHAKE SIDING (6) = 42% VINYL HORIZONTAL SIDING (7) = 1% TOTAL MASONRY = 57%

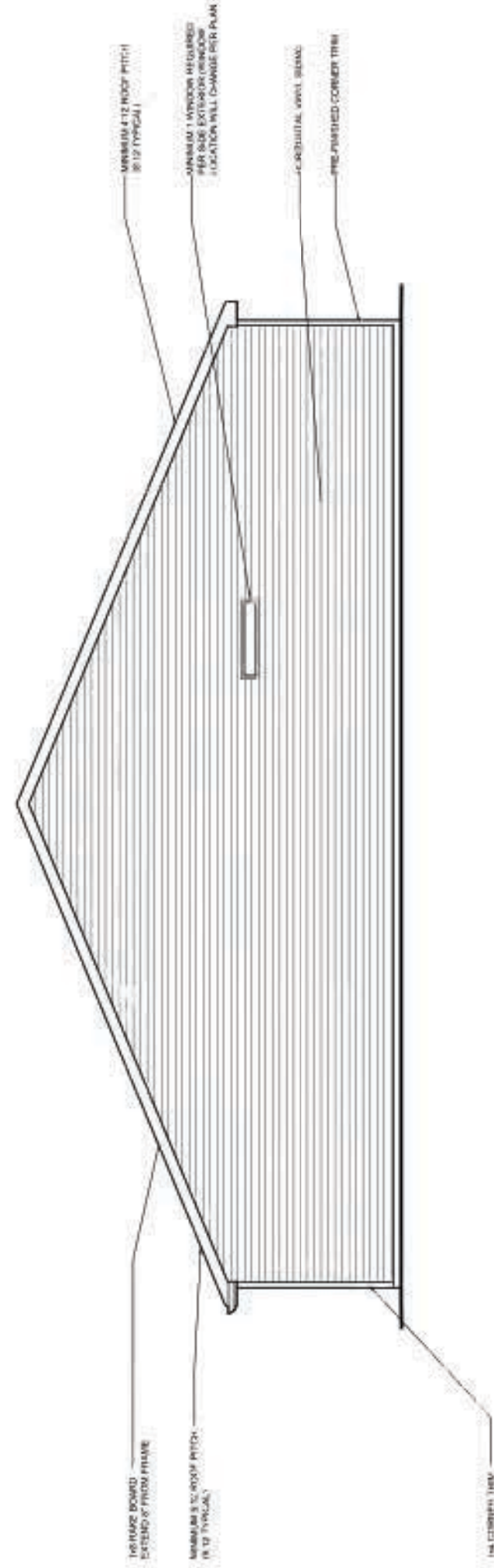
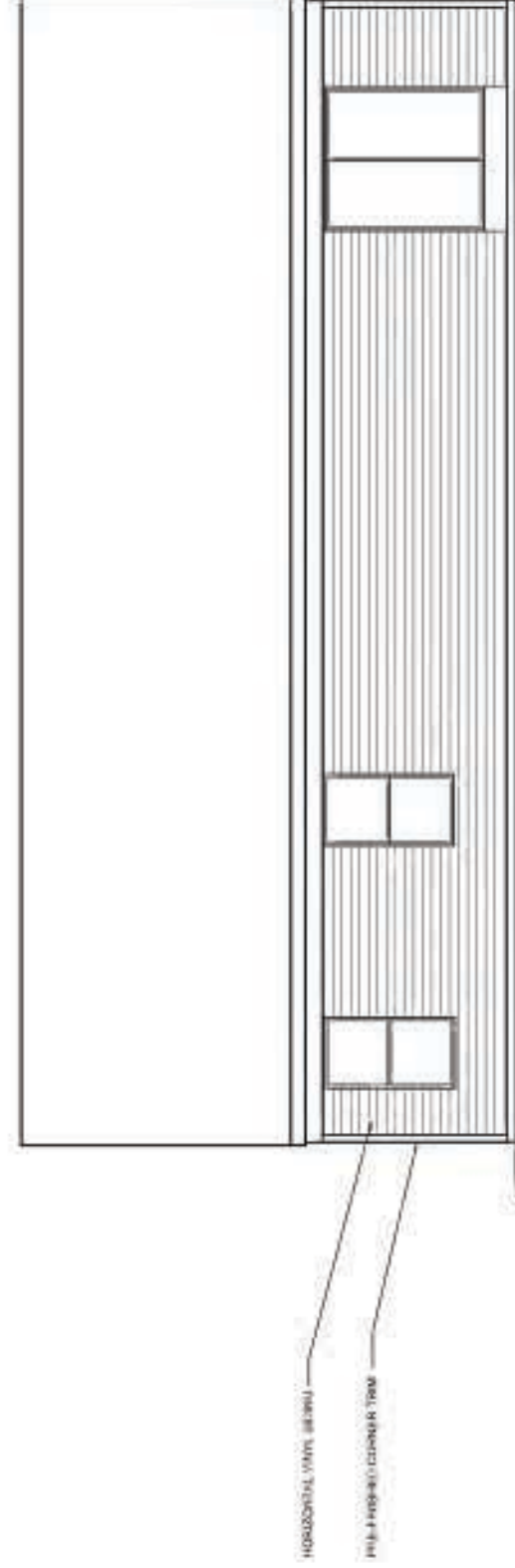
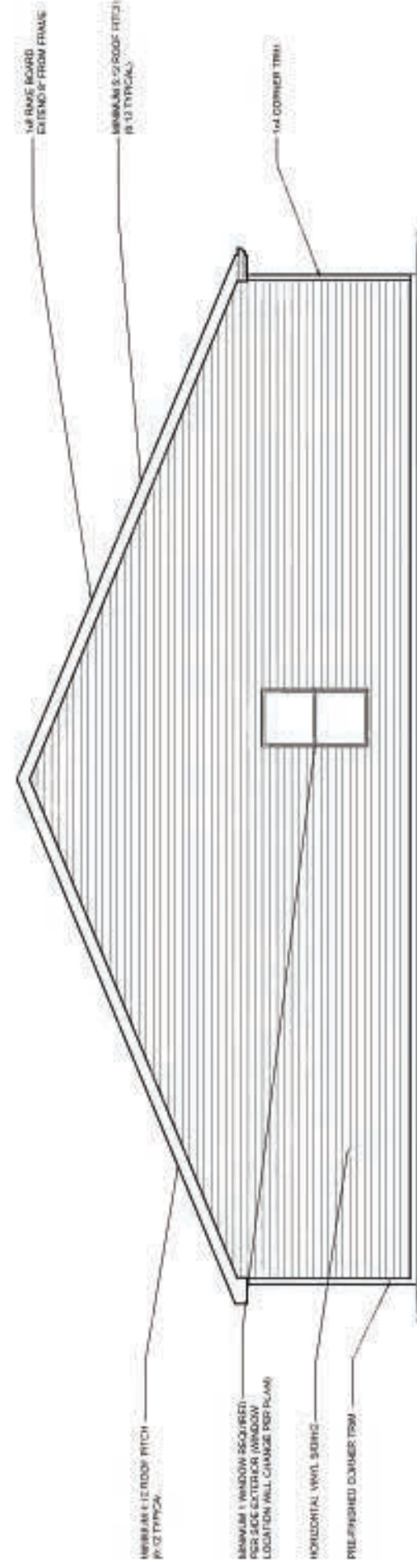


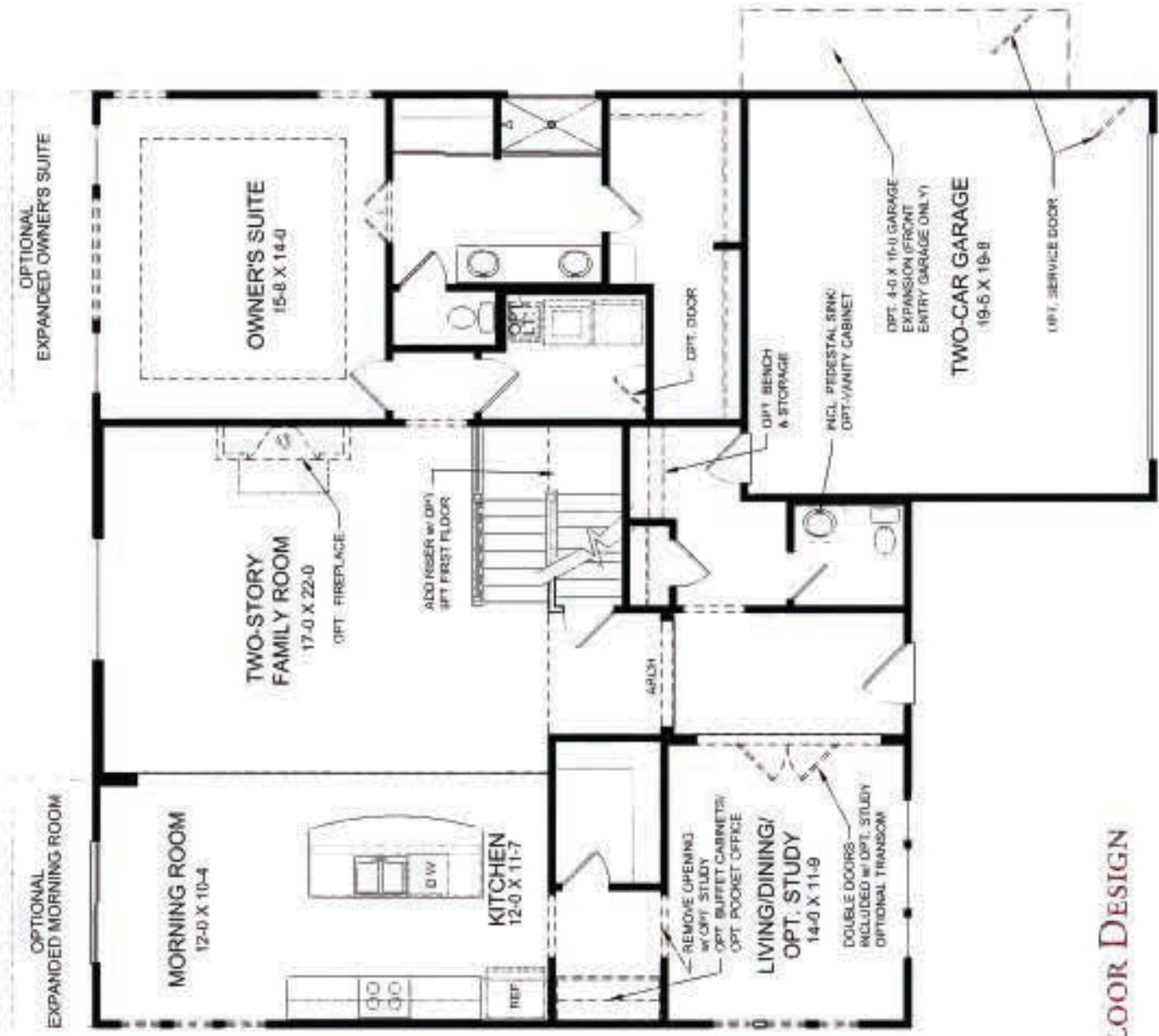
CALVIN - CAMBRIDGE COTTAGE W/ BRICK

BRICK (1) = 62% HARDI-PANEL (4) = 4% VINYL SHAKE SIDING (6) = 34% TOTAL MASONRY = 66%

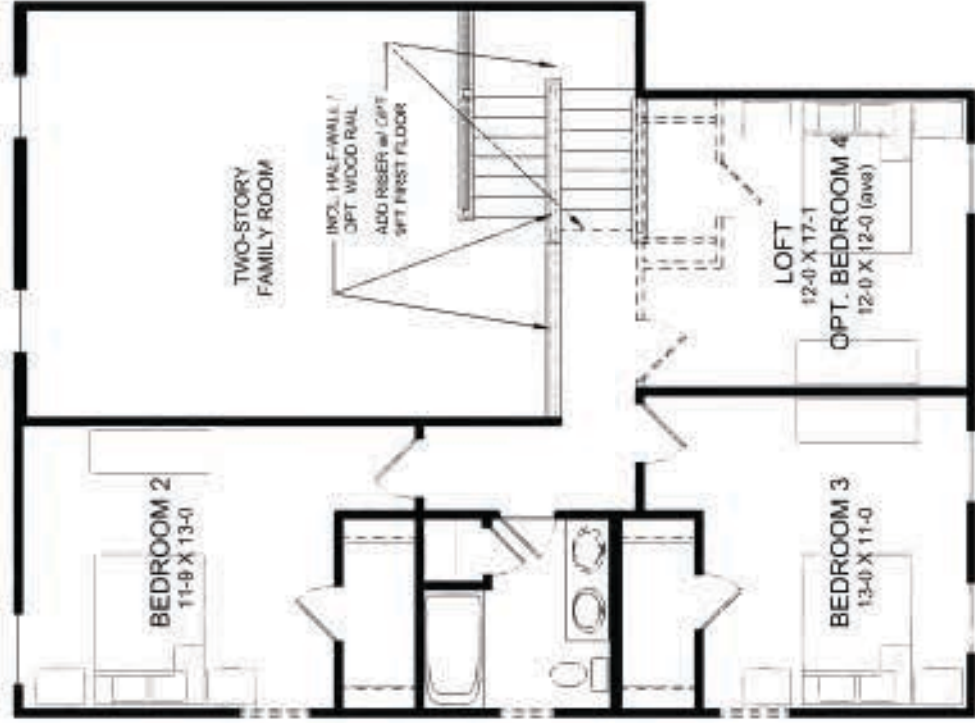
CALVIN

TYPICAL SIDE AND REAR ELEVATIONS





FIRST FLOOR DESIGN



SECOND FLOOR DESIGN



CHARLES - COASTAL CLASSIC W/ BRICK

BRICK (7) = 55% STONE (2) = 3% HARDI-PANEL (4) = 36% VINYL HORIZONTAL SIDING (7) = 6% TOTAL MASONRY = 94%



CHARLES - COASTAL CLASSIC W/ STONE

STONE (2) = 21% HARDI-PANEL (4) = 39% VINYL HORIZONTAL SIDING (7) = 40% TOTAL MASONRY = 60%



CHARLES - PACIFIC CRAFTSMAN W/ BRICK

BRICK (1) = 77% VINYL SHAKE SIDING (6) = 23% TOTAL MASONRY = 77%



CHARLES - PACIFIC CRAFTSMAN W/ STONE

STONE (2) = 14% HARDI-PANEL LAP SIDING (8) = 59% HARDI-PANEL SHAKE SIDING (9) = 27% TOTAL MASONRY = 100%



CHARLES - MODERN FARMHOUSE W/ BRICK
 BRICK (1) = 54% HARDI-PANEL (4) = 46% TOTAL MASONRY = 100%



CHARLES - MODERN FARMHOUSE W/ STONE
 STONE (2) = 14% HARDI-PANEL (4) = 57% VINYL HORIZONTAL SIDING (7) = 35% TOTAL MASONRY = 65%



CHARLES - CAMBRIDGE COTTAGE W/ BRICK
 BRICK (1) = 81% VINYL SHAKE SIDING (6) = 19% TOTAL MASONRY = 100%

Approximately 2457 Net sq ft and Up

