



**Architectural Review Committee Staff Report**  
**Department of Planning and Building**  
**Town of McCordsville**

**April 20, 2021**

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**Project:** Breedlove Dobbs HVAC

**Petitioner:** Breedlove Dobbs

**Request:** The petitioner is seeking approval of architecture for an office/warehouse building.

**Staff Review:** This property is zoned Breedlove Dobbs PUD. This report takes into account all architectural standards applicable to the building. The list below denotes the applicable requirements and indicates whether or not the submittal meets the standard.

- ✓ Indicates compliance
- Indicates non-compliance
- Indicates further discussion needed or a building permit review requirement

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- ✓ Façade colors shall be low reflectance, subtle, neutral hues or colors. The use of high-fluorescent colors is prohibited. Building trim and accent areas may feature brighter colors or primary colors;
  - ✓ All buildings are to have a similar design or theme, materials, and compatible architecture;
  - ✓ Exterior materials are limited to natural stone, brick, EIFS, stucco, and AdobeTexture™ Wall Panels (exception north façade may feature vertical seam metal);
  - All buildings shall screen all mechanical equipment including that which is mounted to the roof and/or ground;
  - ✓ East, west, and south facades shall feature a minimum of brick/stone wainscot;
  - ✓ The office area shall feature a first floor brick/stone wrap;
  - ✓ All transitions between brick/stone and other siding materials shall feature a transition material;
  - ✓ There shall be a minimum number of windows (min. 8 SF each), as follows:
    - South façade: 8
    - West façade: 3
    - East façade: 5

- ✓ Pitched roofs shall feature dimensional shingles and/or high-quality standing seam metal roofing, with a min. pitch of 3:12, and a min. overhang depth of 12”;
- ✓ The main entrance shall include a covered entry projecting from the building façade, featuring at least the following:
  - Columns with brick/stone wainscot
  - Sidelights/transoms/glass wall surround main entry
  - Glass entry door
  - Decorative exterior wall mounted lighting
  - Footprint of the covered entry shall be at least 64 SF
- ✓ Wall plane articulation shall only be required on the west façade, and the covered entry shall count as the articulation feature;
- ✓ The building architecture shall be similar to the “Illustrative Architectural Exhibit” (enclosed) provided during the rezone process;
- ✓ The trash receptacle enclosure shall be constructed of CMUs or materials matching the front elevation. If it is built of CMUs it shall be located directly behind the building;

**Staff Comments:**

Staff finds the proposal is generally in keeping with the Breedlove Dobbs PUD. We have a couple comments we would like to seek input from the petitioner and/or ARC on.

1. Where will ground mounted HVAC equipment be located for the building and how it will be screened?
2. Staff feels there is a scale issue with the front porch. Staff is unsure of the solution but might suggest the ARC provide a recommendation to the petitioner.
3. There is a wall pack denoted on the building elevations that is not denoted in the photometric plan. Staff would like the petitioner to clarify intent.

# Existing Conditions



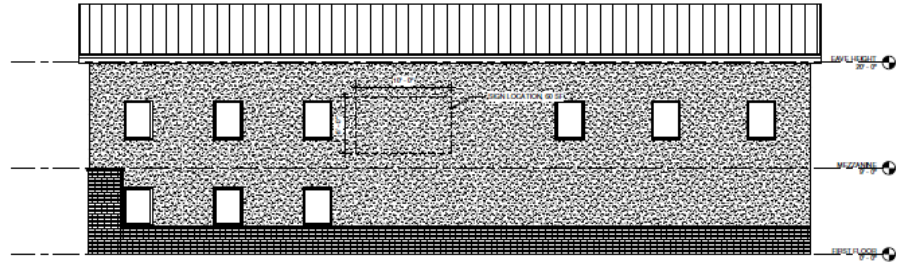
Subject Site



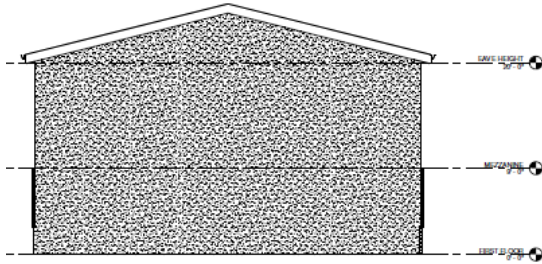
**Illustrative Architectural Exhibit (from Zoning petition)**



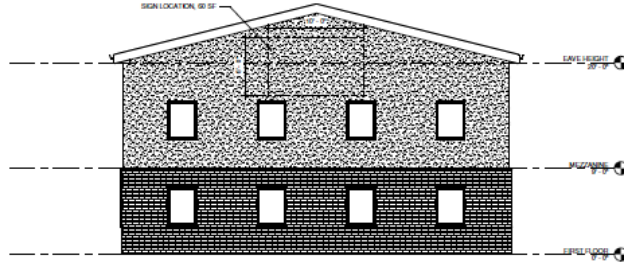




4 EAST ELEVATION  
3/16" = 1'-0"



3 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

