



# ARCHITECTURAL PATTERN BOOK

JUNE 2022

VERSION 22.06.10



**CHARTER**  
Homes & Neighborhoods

# ARCHITECTURAL PATTERN BOOK

This book provides guidelines, examples and samples of architectural plans, renderings, streetscapes and details to provide guidance for how buildings and improvements will be designed and built.

If there are any conflicts or discrepancies between the information in this book and the recorded subdivision and land development plans for the neighborhood, the recorded subdivision and land development plans will govern.

This book may be amended as needed to incorporate additional information that is consistent with the overall character depicted in this book.

All information contained in this book is the property of Charter Homes & Neighborhoods and is copyrighted. Use of this information is limited to those required for the approval and building of the neighborhood. Any other use is prohibited except to the extent authorized by Charter Homes & Neighborhoods.



**CHARTER**  
Homes & Neighborhoods

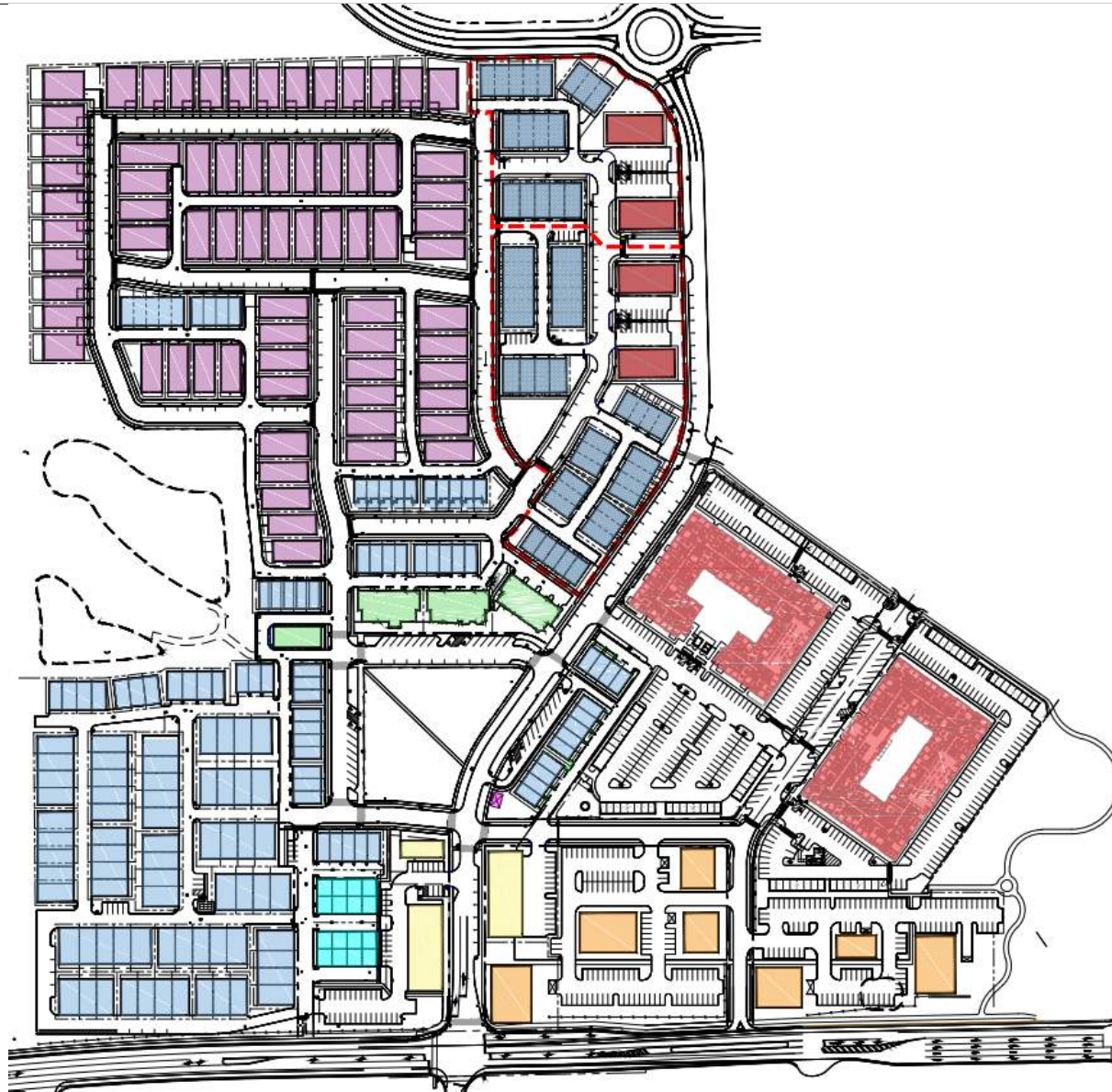
# ZONING INFORMATION

ZONING REQUIREMENTS			
SITE ZONING: USE: CCD-2 OVERLAY, BUSINESS PARK BASE ZONING			
TOWNSHIP STANDARD	REQUIRED - CCD-2	PROVIDED	MODIFICATION REQUESTED
USE	MIXED	MIXED	
DWELLING UNITS PER ACRE	10 ; 15 <sup>1</sup>	11 <sup>1</sup>	NO
MAXIMUM BUILDING HEIGHT (FEET)	65 ; 95 <sup>4</sup>	≤ 65'	NO
MAXIMUM BUILDING HEIGHT (STORIES)	4 ; 6 <sup>3</sup>	≤ 4	NO
MINIMUM TO MAXIMUM COMMERCIAL AREA <sup>2</sup>	10% - 75%	14.82%	NO
MAXIMUM NONRESIDENTIAL BUILDING FOOTPRINT	75,000 SF	69,250 SF	NO
MINIMUM CCD OPEN SPACE	15% (9.1 AC)	15.6% (9.45 AC)	NO
MAXIMUM IMPERVIOUS SURFACE	85%	65%	NO
MINIMUM BUILDING HEIGHT	20 FEET OR 2 STORIES	≥ 20' or 2 STORIES	NO
MINIMUM ACREAGE	30 AC	59.58 AC	NO
BUILDING SEPARATION (SF MIN.)	6 FT	≥ 6 FT	NO
BUILDING SEPARATION (MF MIN.)	12 FT	≥ 12 FT	NO
BUILDING SEPARATION (NON RESIDENTIAL MIN.)	20 FT	≥ 20 FT	NO
BUILD TO / FRONT YARD (RESIDENTIAL)	6 - 12 FT	≥ 6 FT	NO
BUILD TO / FRONT YARD (NONRESIDENTIAL)	12 - 20 FT	≥ 12 FT	NO

## NOTES :

- HIGHER DENSITY PERMITTED UNDER BONUS PROVISIONS.
- THE PERCENTAGE OF TRACT AREA SHALL INCLUDE THE ACREAGE OF BUILDINGS, OFF-STREET PARKING AREAS, AND STORMWATER MANAGEMENT AREAS AFTER SUBTRACTING THE MINIMUM REQUIRED COMMON CCD OPEN SPACE.
- THE TEN-PERCENT INCREASE IN IMPERVIOUS SURFACE COVERAGE, RELATIVE TO AN UNDERLYING DISTRICT, SHALL BE TO A MAXIMUM OF 90% FOR A LOT.
- AT LEAST 80% OF THE SINGLE FAMILY DETACHED HOMES SHALL HAVE A FRONT PORCH 5 FT DEEP AND 12 FT WIDE.

Any non-material deviations between this site plan and the recorded subdivision and land development plans for the neighborhood such as lot lines, landscaping and minor architectural deviations shall be governed by the recorded subdivision and land development plans to the extent there is a conflict.



# SITE PLAN BY BUILDING TYPE

COPYRIGHT ©2018 NO USE OR DUPLICATION WITHOUT PERMISSION





A landscaping screen/buffer will be installed between Unionville road and the rear of the two townhome buildings as shown on the plan above. Streetscape enhancements along parking lots abutting streets will be planned in order to maintain the streetwall along Main Street.

# PHASE 8 & 9 SITE PLAN

COPYRIGHT ©2018 NO USE OR DUPLICATION WITHOUT PERMISSION





# PHASE 8 & 9 | PEDESTRIAN CONNECTIVITY



CHARTER Homes & Neighborhoods

COPYRIGHT ©2018 NO USE OR DUPLICATION WITHOUT PERMISSION

PARKING SUMMARY TABLE				
PHASE	ON STREET SPACES	OFF STREET SPACES	GARAGE SPACES	TOTAL
1	131	62	294	487
2	-	100	-	100
3	-	97	-	97
4	-	449	-	449
5	13	-	48	61
6	0	-	50	50
7	15	-	26	41
8	45	20	96	161
9	28	20	54	102
10	7	-	36	43
11	16	-	56	72
TOTAL	255	748	660	1663

# MEEDER| PARKING SUMMARY

COPYRIGHT ©2018 NO USE OR DUPLICATION WITHOUT PERMISSION

# HOMES AT MEEDER



**CHARTER**  
Homes & Neighborhoods





ELEVATIONS | Designs should use the width of the home to provide variations on elevations.



STREET VIEW | Designs are created thinking about how one home relates to another.



TOGETHER WITH TREES | Elevations should take landscaping into account, creating a background to the street wall.



ROOF SHAPES | Vary how roofs are experienced at the street.



## SINGLE HOMES S36A SERIES

These homes provide homebuyers with a home providing both one and a half and two story living options.

These homes are designed with garages that load from a rear alley.

TYPICAL HOMESITE DIMENSIONS  
46 x 100 Feet

TYPICAL FRONT | SIDE | REAR SETBACK  
6 to 12 Feet | 5 Feet | 5 Feet

TYPICAL INTERIOR SIZE  
1700 - 3500 Square Feet

### STYLES

Traditional, Colonial, Classical, Manor  
Formal, Estate, Country, Farmhouse

EXTERIOR MATERIALS  
Brick or Stone, Vertical Siding,  
Horizontal Siding

EXTERIOR COLOR STYLES  
Monochromatic Light  
Contrasting Light  
Monochromatic Dark

### GENERAL NOTES

\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.

\*\*Style indicates suitable vernacular detailing and not historic reproduction



CHARTER Homes & Neighborhoods





# SINGLE HOME

S36A | SUTTON



**CHARTER** Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.







# SINGLE HOME

S36A | LARKSPUR



**CHARTER** Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.







# SINGLE HOME

S36A | HARPER



CHARTER Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.







# SINGLE HOME

S36A | BELMONT



**CHARTER** Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





## S36A SERIES

## AUSTEN



© 2016 CHARTER HOMES & NEIGHBORHOODS

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

## S36A SERIES

## AUSTEN



© 2016 CHARTER HOMES & NEIGHBORHOODS

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## AUSTEN



© 2016 CHARTER HOMES & NEIGHBORHOODS

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## GLENMAR



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## GLENMAR



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## GLENMAR



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## HYATT



© 2016 CHARTER HOMES & NEIGHBORHOODS

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## HYATT



© 2016 CHARTER HOMES & NEIGHBORHOODS

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## HYATT



© 2016 CHARTER HOMES & NEIGHBORHOODS

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## POTTER



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

## S36A SERIES

## POTTER



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## POTTER



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

## S36A SERIES

## TOWNSON



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## TOWNSON



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

## S36A SERIES

## TOWNSON



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S36A SERIES

## TOWNSON



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



**OVERALL FRONT ELEVATION** | Most of the garage plane should be behind the rest of the elevation.



**COLOR** | Use color to add interest to the homes from the street.



**PORCHES** | Porches should be a design element on most homes.

Any garage not accessed from an alley shall be setback at least 18 feet from the street provided that the minimum setback for front-loaded, front-entry garages may be reduced to no less than eight feet from the front building façade if the garage façade is articulated by a minimum of two of the following: balconies, pergolas, columns, garage doors recessed one foot or more, pent eaves, elevated decks, or a similar type of treatment to de-emphasize the garage door as an architectural feature (§27-506.6.B.10).

Notwithstanding that the images in this Pattern Book may not reflect them, all garage doors for all front entry garages will have windows.



## SINGLE HOMES S40S SERIES

These homes provide homebuyers with a thoughtfully designed front entry home providing both one and a half and two story living options. They are designed with garages that load from the street.

**TYPICAL HOMESITE DIMENSIONS**  
50 x 100 Feet

**TYPICAL FRONT | SIDE | REAR SETBACK**  
6 to 12 Feet | 5 Feet | 5 Feet

**TYPICAL INTERIOR SIZE** \*\*  
1600 - 3000 Square Feet

**STYLES**  
Traditional, Colonial, Classical, Manor  
Formal, Estate, Country, Farmhouse

**EXTERIOR MATERIALS**  
Brick or Stone, Vertical Siding,  
Horizontal Siding

**EXTERIOR COLOR STYLES**  
Monochromatic Light  
Contrasting Light  
Monochromatic Dark

**GENERAL NOTES**  
\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.  
\*\*Style indicates suitable vernacular detailing and not historic reproduction



**CHARTER** Homes & Neighborhoods





# SINGLE HOME

S40S | BENNINGTON



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





# SINGLE HOME

S40S | ABBEY



CHARTER Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.







# SINGLE HOME

S40S | SINCLAIR



CHARTER Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



## S40S SERIES

## KENYON



### THE KENYON TRADITIONAL



CHARTER Homes & Neighborhoods

Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2019 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

2707-3440 | 4 | 25 | v1910

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S40S SERIES

## KENYON



### THE KENYON CLASSIC



CHARTER Homes & Neighborhoods

Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2018 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

2707-3440 | 4 | 2.5 | v1910

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S40S SERIES

## KENYON



### THE KENYON ESTATE



CHARTER Homes & Neighborhoods

Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2016 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

2707-3440 | 4 | 2.5 | V1910

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S40S SERIES

## RAMSEY



### THE RAMSEY TRADITIONAL



CHARTER Homes & Neighborhoods

Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2016 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

2352-2575 | 4 | 2.5 | v1807

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S40S SERIES

## RAMSEY



### THE RAMSEY CLASSIC



CHARTER Homes & Neighborhoods

Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2016 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

2352-2575 | 4 | 2.5 | v1807

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



## S40S SERIES

## RAMSEY



### THE RAMSEY ESTATE



CHARTER Homes & Neighborhoods

Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2016 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

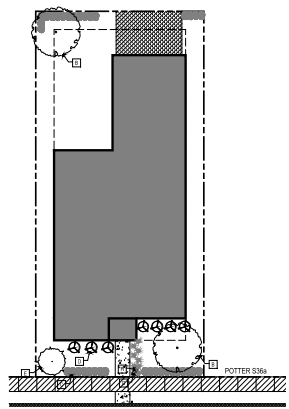
2352-2575 | 4 | 2.5 | v1807

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

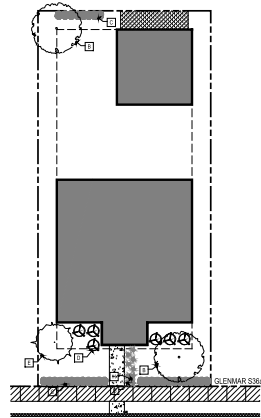
©2019 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

# SINGLE FAMILY

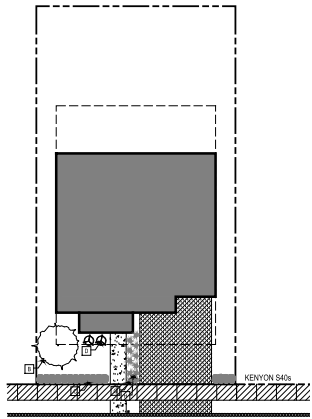
# TYPICAL HOMESITE & LANDSCAPING PLANS



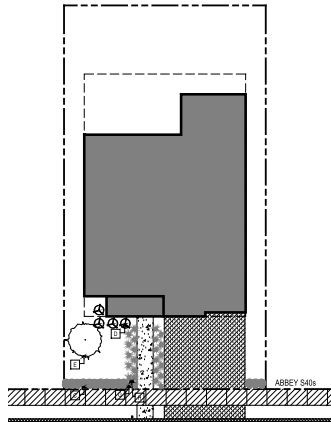
S36A



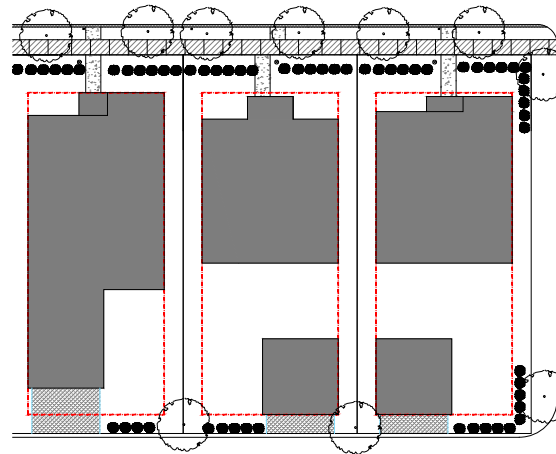
S30A



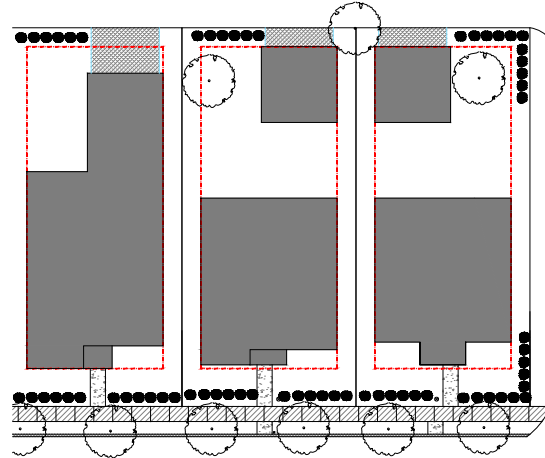
S40S



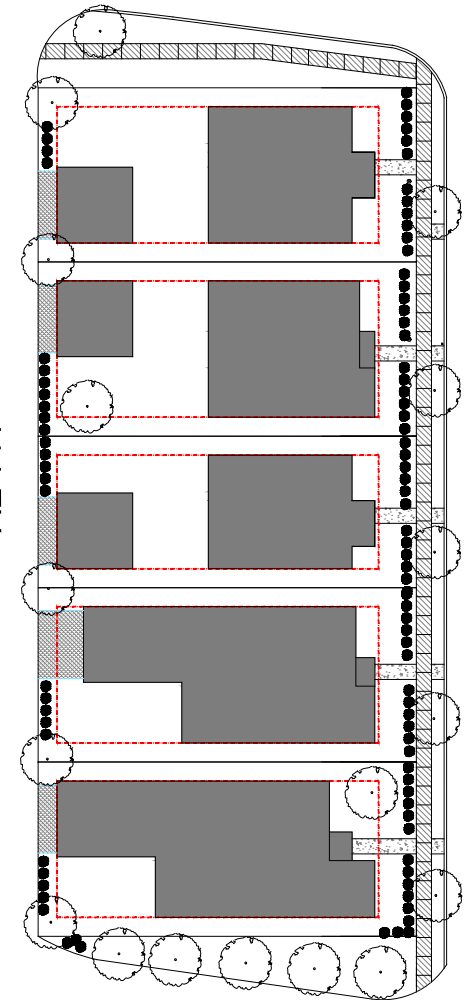
S50S



ALLEY



TYPICAL FRONT | SIDE | REAR SETBACK  
6 to 12 Feet | 5 Feet | 5 Feet



ALLEY

Front yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges and ground cover.

Alleys will be landscaped with trees, shrubs, ground cover, fences and other features to add charm and beauty (§6.6 General Manual of Written and Graphic Design Guidelines)

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.





STREET VIEW | The design should consider what the design looks like as most people experience it.



FACADES | Front elevations that face the street should read like town homes.



ARTICULATION | Front walls can articulate to provide depth.



Typical light fixtures for the front facades of homes that do not have post lamps will be decorative in nature, part of the architectural design of the home, and include lighting that does not exceed 75 watts. Recessed porches may have recessed or ceiling fixtures in lieu of a wall mounted fixture. Fixtures may vary from home to home to create interest. Sample fixtures are shown above.



## TOWNHOMES LOFT SERIES

These townhomes are designed to provide two to three bedrooms while ensuring the streetscape blends with the rest of the neighborhood.

The garages are designed to load off courtyards.

TYPICAL HOMESITE DIMENSIONS  
Varies

TYPICAL FRONT | SIDE | REAR SETBACK  
6 to 12 Feet | 5 Feet | 5 Feet

TYPICAL INTERIOR SIZE  
1600-1800 Square Feet

STYLES  
Traditional, Classic, Manor

EXTERIOR MATERIALS  
Brick or Stone, Vertical Siding,  
Horizontal Siding

EXTERIOR COLOR STYLES  
Monochromatic Light  
Contrasting Light  
Monochromatic Dark

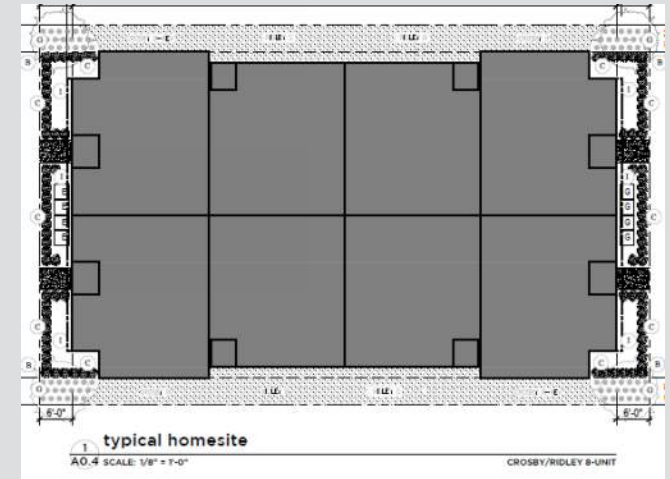
GENERAL NOTES  
\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.  
\*\*Style indicates suitable vernacular detailing and not historic reproduction



# LOFT TOWNHOMES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



## TYPICAL HOMESITE AND LANDSCAPING PLANS

Front yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges and ground cover.

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.





ELEVATIONS | Designs should take the perspective of how people experience the homes on the street.



DETAILS | Elevations can provide strong shadow lines and depth that creates interest.



CORNERS | Designs should consider corner locations.



## TOWNHOMES T22/T25 SERIES

These townhomes are designed to provide three and four bedrooms on three floors as well as more natural light.

Garages are alley loading.

### TYPICAL HOMESITE DIMENSIONS

25 x 60 Feet- 22 x 100 Feet

### TYPICAL FRONT | SIDE | REAR SETBACK

5 to 12 Feet | 5 to 10 Feet | 5 to 15 Feet

### TYPICAL INTERIOR SIZE

1900 - 2500 Square Feet

### STYLES

Traditional, Colonial, Classic, Manor  
Formal, Estate

### EXTERIOR MATERIALS

Brick or Stone, Vertical Siding,  
Horizontal Siding

### EXTERIOR COLOR STYLES

Monochromatic Light  
Contrasting Light  
Monochromatic Dark

### GENERAL NOTES

\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.

\*\*Style indicates suitable vernacular detailing and not historic reproduction



**CHARTER** Homes & Neighborhoods

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. ~ Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

TOWNHOMES

T22AUL SERIES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



TOWNHOMES

T22AUL SERIES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



Example of corner architecture for townhome buildings; depicting the view from single family residential units 43-46 and 70-75.

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



TOWNHOMES

T22AUL SERIES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

TOWNHOMES

T22AUL SERIES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



# TOWNHOMES

# T22AUL SERIES



## CABOT



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing.  
Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.  
ELEVATIONS | Designs should take the perspective of how people experience the homes on the street.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



# TOWNHOMES

## T25 SERIES | PORTLAND



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2021 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



# TOWNHOMES

## T25 SERIES | CORNER ARCHITECTURE



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2021 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



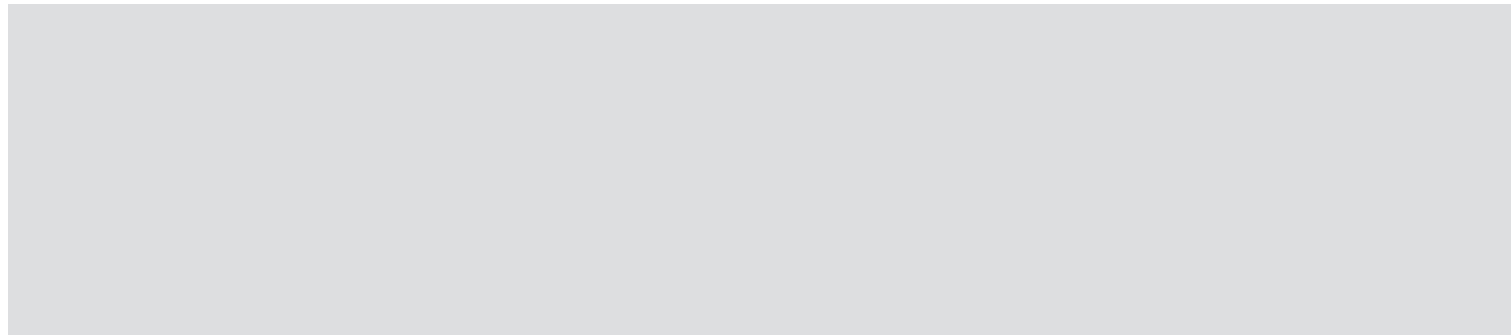
1  
A4 Rear Elevation

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

PORTLAND BUILDING 301

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. ~  
 Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



## TOWNHOMES T26 AUL SERIES

These townhomes are designed to provide three bedrooms on three floors as well as more natural light.

Garages are alley loading.

TYPICAL HOMESITE DIMENSIONS  
26 x 76 Feet

TYPICAL FRONT | SIDE | REAR SETBACK  
6 Feet | 6-8 Feet | 5 Feet

TYPICAL INTERIOR SIZE ~  
3,500-3,700 Square Feet

STYLES  
Traditional

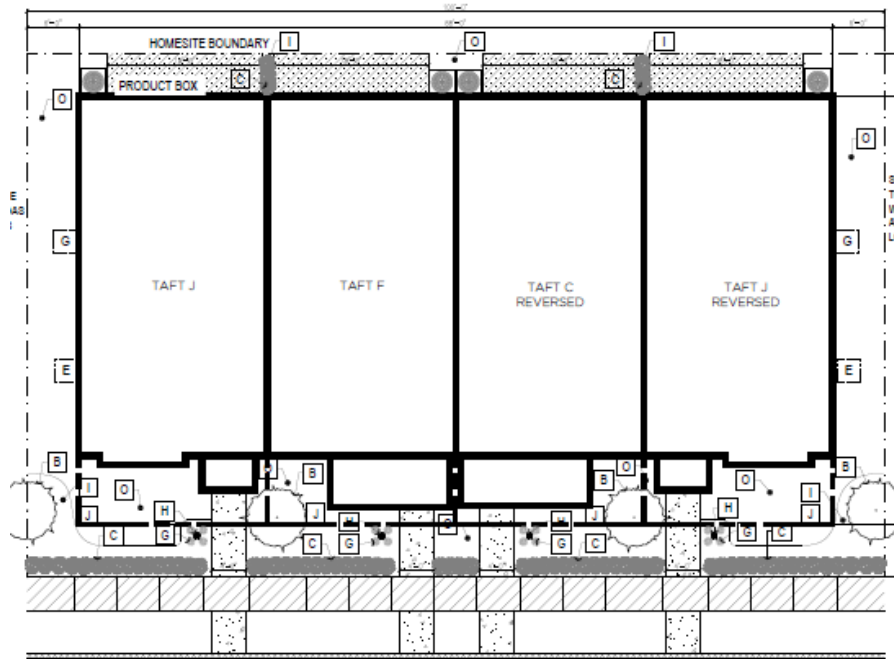
EXTERIOR MATERIALS  
Brick or Stone, Vertical  
Siding, Horizontal Siding

EXTERIOR COLOR STYLES  
Monochromatic Light  
Monochromatic Dark

GENERAL NOTES  
 \*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.  
 \*\*Style indicates suitable vernacular detailing and not historic reproduction



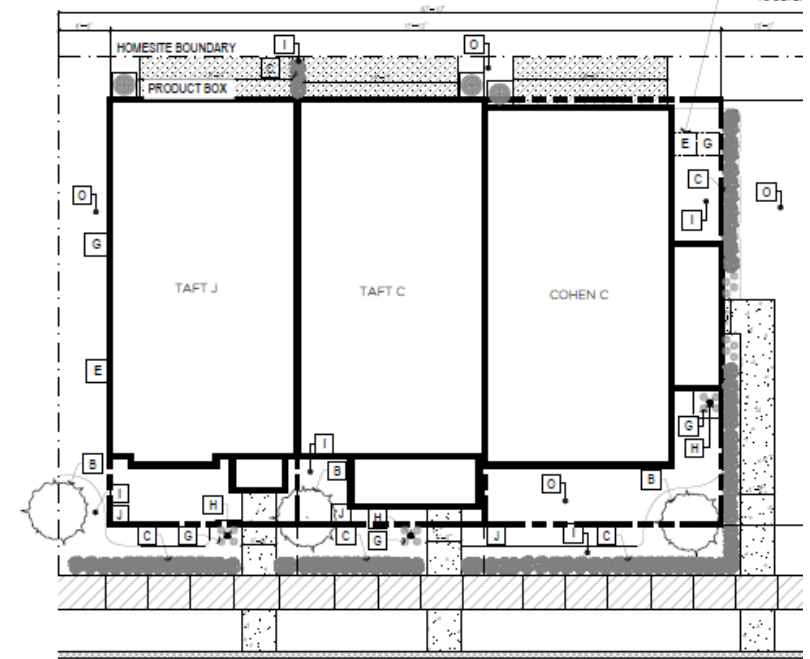
**CHARTER** Homes & Neighborhoods



**Typical Homesite - T22AUL**

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

BUILDING 404



**Typical Homesite - T22AUL**

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

BUILDING 303

## TYPICAL HOMESITE AND LANDSCAPING PLANS

Front yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges and ground cover.

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.





ELEVATIONS | The design works to bring the front entry forward and minimize the garage massing.



Typical light fixtures for the front facades of homes that do not have post lamps will be decorative in nature, part of the architectural design of the home, include lighting that does not exceed 75 watts, and be on a "dusk to dawn" timer such that they are not separately controlled by the homeowner. Recessed porches may have recessed or ceiling fixtures in lieu of a wall mounted fixture. Fixtures may vary from home to home to create interest. Sample fixtures are shown above.



STREET VIEW | The design should consider what the design looks like as most people experience it.

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. " Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



## CARRIAGE HOMES T30S SERIES

These townhomes are targeted to people looking for living on one floor with the opportunity to have guests in secondary bedrooms on a second floor.

The homes are designed to create a street wall that becomes part of the overall site plan,

TYPICAL HOMESITE DIMENSIONS  
30 x 72 Feet

TYPICAL FRONT | SIDE | REAR SETBACK  
6 to 12 Feet | 5 Feet | 5 Feet

TYPICAL INTERIOR SIZE " "  
1500 - 2200 Square Feet

### STYLES

Patterned after English Mews or colonial outbuildings.

### EXTERIOR MATERIALS

Brick or Stone, Painted Brick,  
Vertical Siding, Horizontal Siding

### EXTERIOR COLOR STYLES

Monochromatic Light  
Monochromatic Dark

### GENERAL NOTES

\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.

\*\*Style indicates suitable vernacular detailing and not historic reproduction



CHARTER Homes & Neighborhoods

CARRIAGE HOMES

T30S SERIES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



# CARRIAGE HOMES

## T30S SERIES



BUILDING 302 WEBSTER



Information included is for illustrative and marketing purposes only. Size and dimensions are approximate and may vary based on external conditions/requirements. Pendants, necklaces, bracelets and bangles are intended for space demonstration only. Consult Neighborhood Sales Manager for account details based on individual conditions of Purchase Agreement. © 2018 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent. 48

2546-22046 3 12.5 1x3929



BUILDING 202 WEBSTER



Information included is for illustrative and marketing purposes only. Suite and dimensions are approximate and may vary based on normal construction tolerances. Banding, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2018 Chapter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent. 2/18

2546-2558 31251XN



BUILDING 301 WEBSTER



Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2018 Charter Homes & Neighbors Inc. All rights reserved. Do not duplicate or distribute without written consent. ®

2646-23050 5 1 2 5 1 + 10533



BUILDING 201 WEBSTER



Information included is for illustrative and marketing purposes only. Scale and dimensions are approximate and may vary based on normal construction tolerances. Renderings, materials, finishes and fixtures are intended for space demonstration only. Consult Neighborhood Sales Manager for accurate details based on individual conditions of Purchase Agreement. © 2018 Charter Homes & Neighborhoods. All rights reserved. Do not duplicate or distribute without written consent.

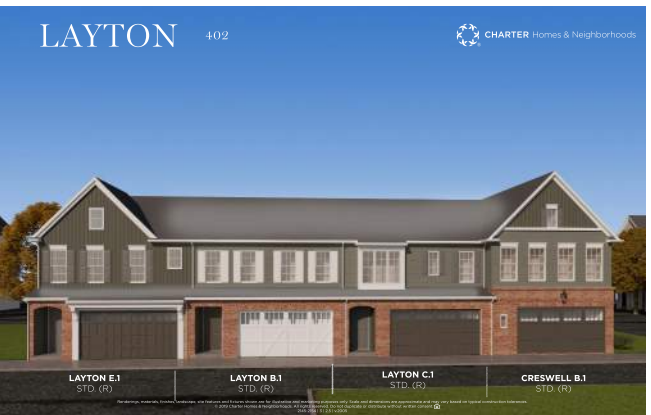
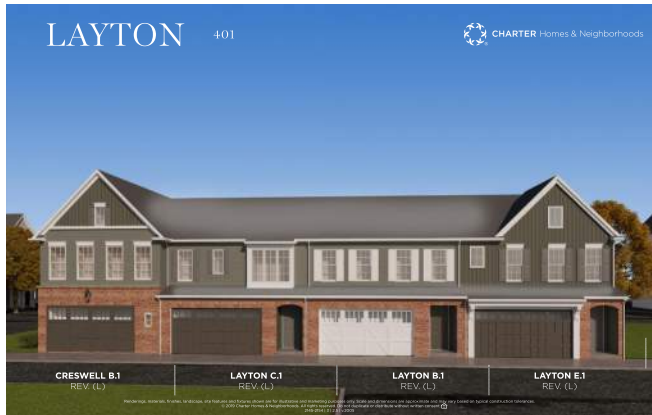
28-04-2016 5:12:51 AM

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

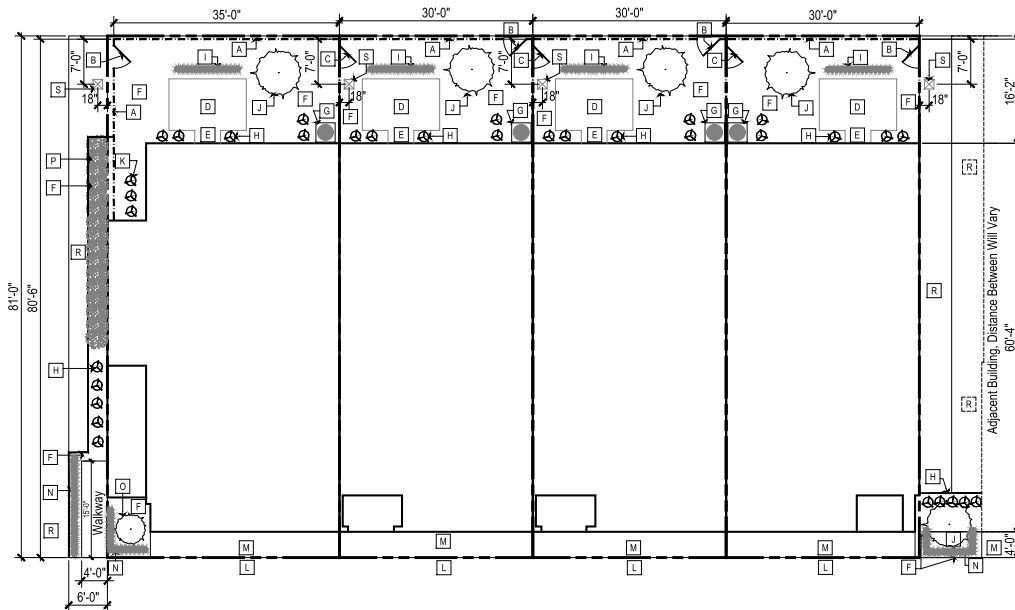
# CARRIAGE HOMES

# T30S SERIES



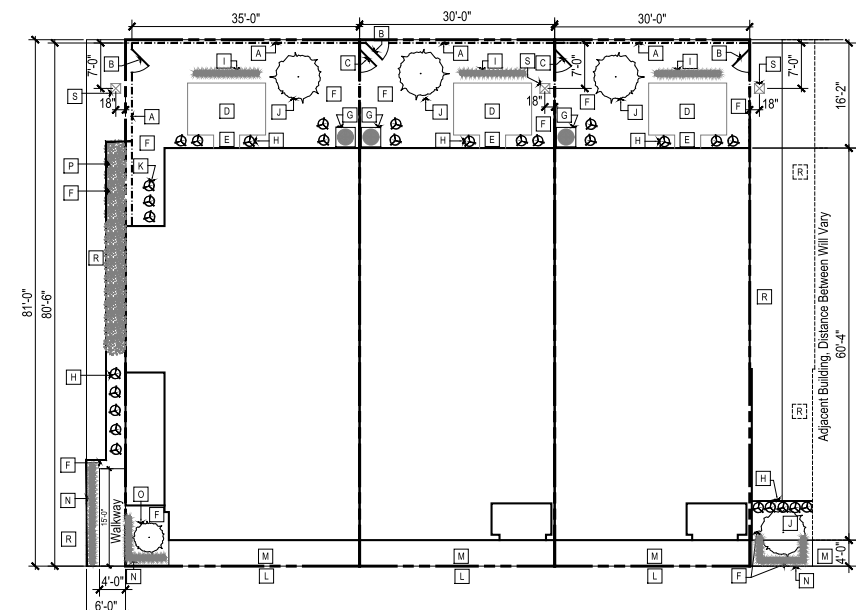
These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





**1**  
Landscaping Plan  
A0.41 SCALE: 1/16" = 1'-0"

BUILDING 401



**1**  
Landscaping Plan  
A0.41 SCALE: 3/32" = 1'-0"

BUILDING 301

## TYPICAL HOMESITE AND LANDSCAPING PLANS

Rear yards will contain a variety of landscaping, including some or all the following: foundation plantings, shrubs, trees, fences, hedges, patios and ground cover.

The landscaping plans shown on this page are typical plans for the housing types. They are not the specific plan for any homesite or housing product. Landscape plans for a specific homesite will be established during house construction.



# APARTMENT HOMES

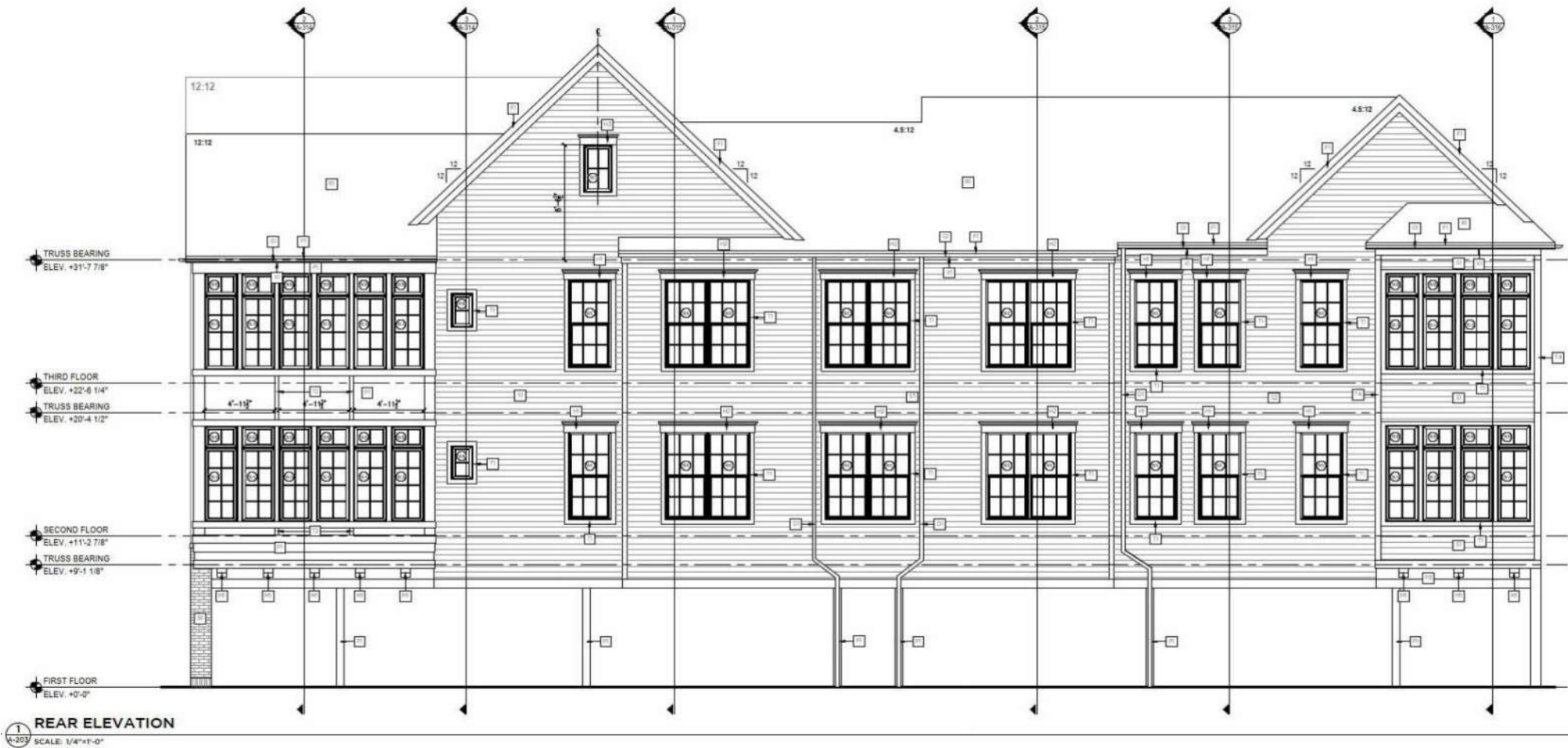


These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. ~  
 Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



# APARTMENT HOMES | REAR ELEVATION



Trash and recycling collection will be managed with individual cans per unit. Location of trash pickup will be identified on the land development plans.

Mailboxes for each apartment unit will be located in the lobby of each building.

Utility entrances on the building will be screened appropriately.

# MEEDER STRAND APARTMENT HOMES



CHARTER  
Homes & Neighborhoods



# APARTMENT HOMES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

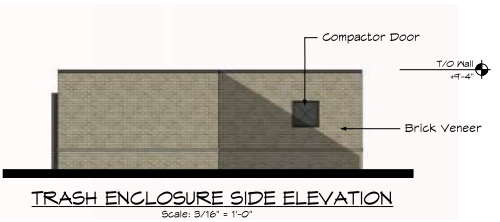
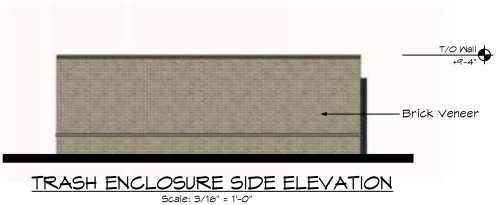
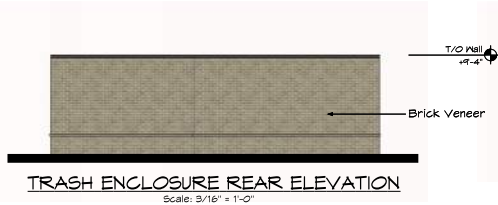
# APARTMENT HOMES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



# APARTMENT HOMES



These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

# APARTMENT HOMES



STREET VIEW LOOKING SOUTH

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



# APARTMENT HOMES



STREET VIEW LOOKING WEST

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

# APARTMENT HOMES



STREET VIEW LOOKING SOUTH

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION



# APARTMENT HOMES



CONCEPT GARAGE VIEW

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

# CROSSROADS AT MEEDER



**CHARTER**  
Homes & Neighborhoods





**HARDSCAPING AND LANDSCAPING** | The materials and design of the public spaces should create interest and compliment the architecture.



**SIDEWALKS** | Outdoor spaces and how people approach the buildings must be taken into account.



**STOREFRONTS** | Signage and colors, along with engaging window designs are important to make the design timeless.



**DEFINING PLACE** | Use architecture to identify the place.



## CROSSROADS HOMES AND BUSINESSES

These buildings provide places for neighbors and the community to eat and shop in an inviting environment created by integrating architecture, planning and landscaping. They are designed with garages that load from a rear alley.

**TYPICAL HOMESITE DIMENSIONS**  
Varies

**TYPICAL FRONT SETBACK DISTANCE**  
5 Feet

**STYLES**  
Traditional, Colonial, Classical, Manor  
Formal, Estate, Country, Farmhouse

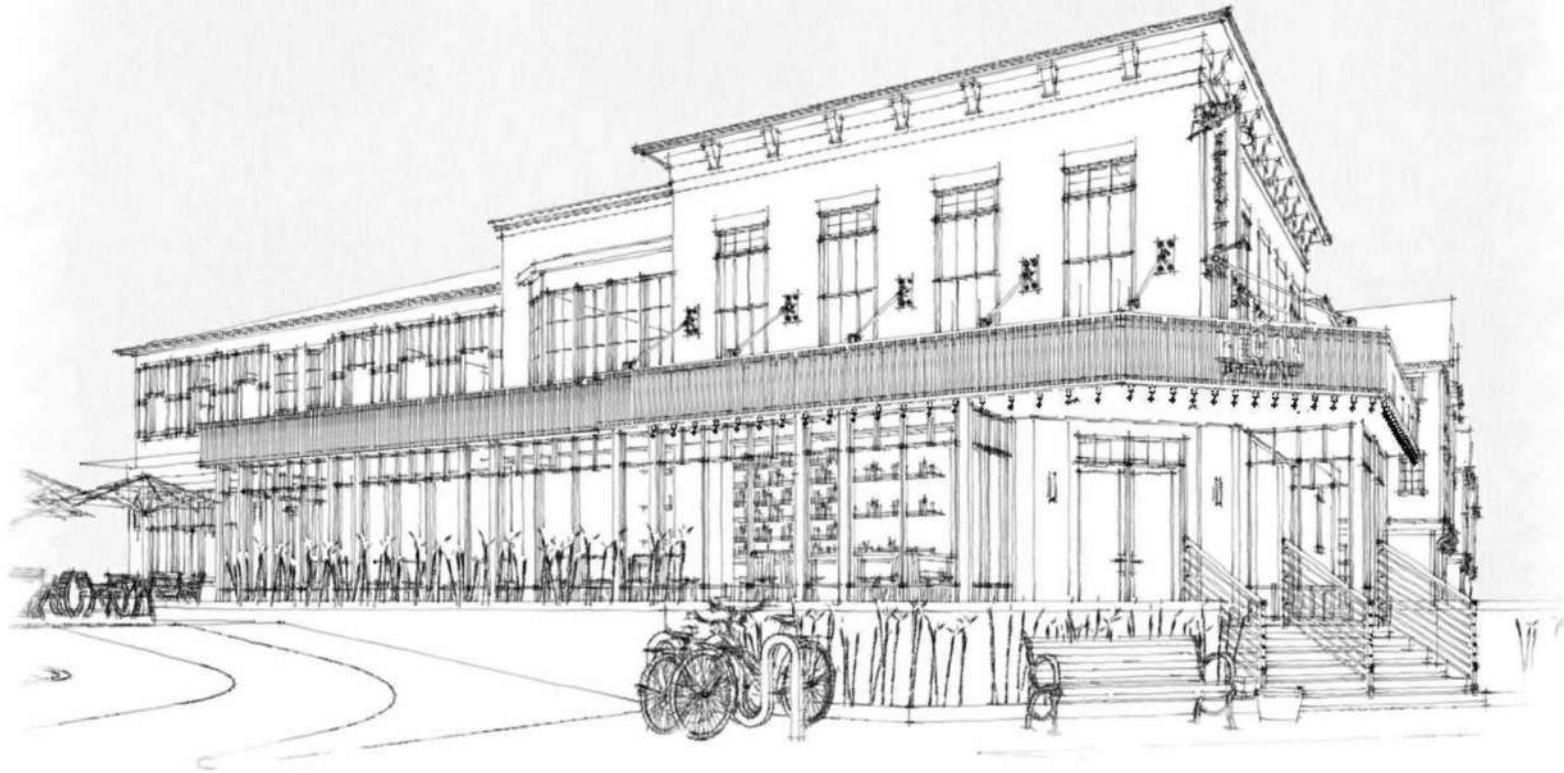
**EXTERIOR MATERIALS**  
Brick or Stone, Vertical Siding,  
Horizontal Siding

**EXTERIOR COLOR STYLES**  
Monochromatic Light  
Contrasting Light  
Monochromatic Dark

**GENERAL NOTES**  
\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.  
\*\*Style indicates suitable vernacular detailing and not historic reproduction

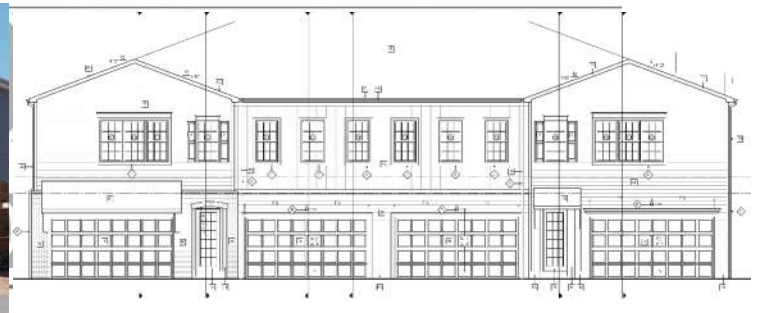


These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



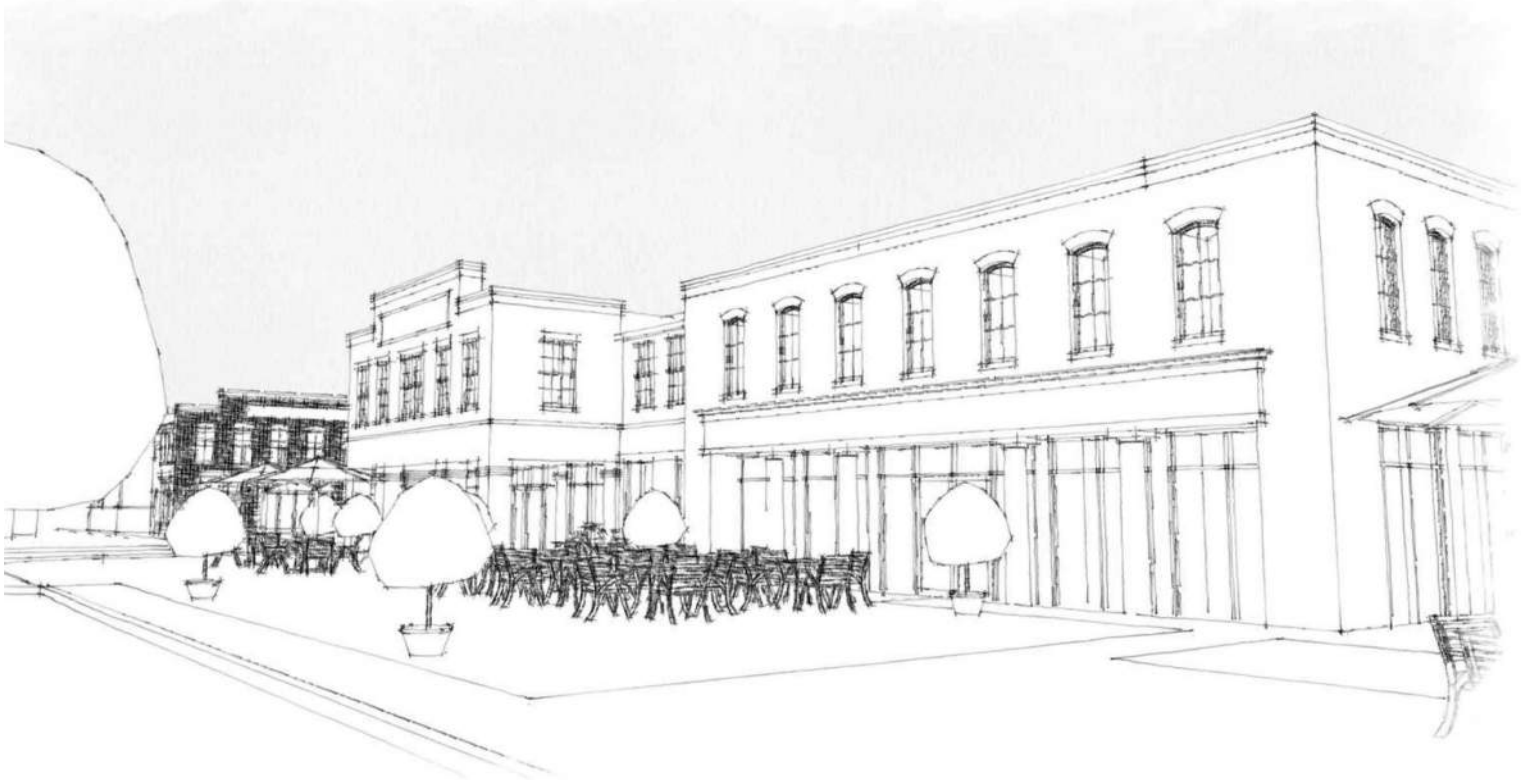
These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.





These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION

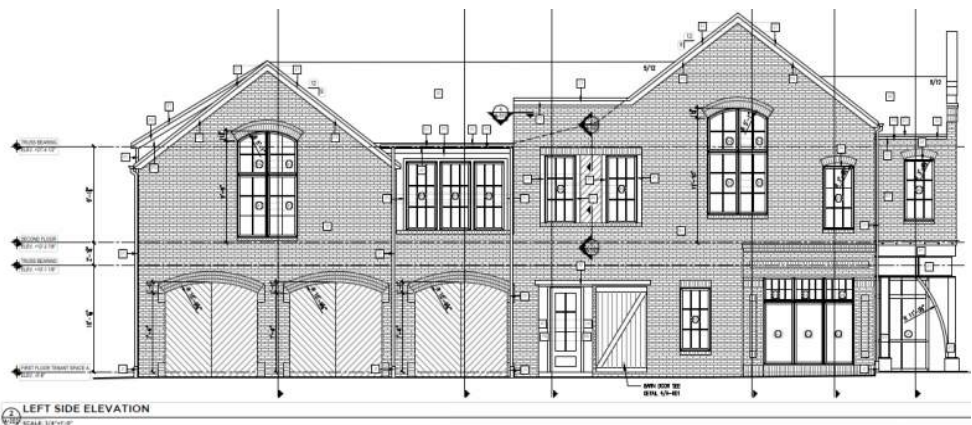
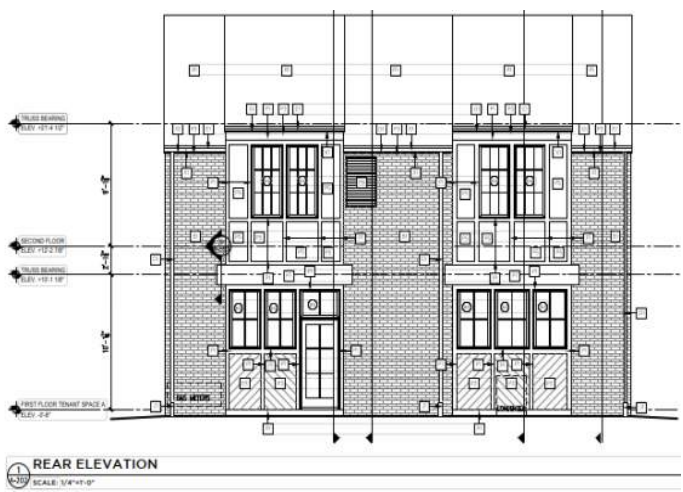


These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

TION

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION





These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

# MAIN STREET AT MEEDER



**CHARTER**  
Homes & Neighborhoods



MAIN STREET

BUILDINGS 261, 264 & 265



Building elevations will be provided as final plans are developed.

# PROMENADE AT MEEDER



**CHARTER**  
Homes & Neighborhoods





STOREFRONTS | Signage and colors, along with engaging window designs are important to make the design timeless.



DEFINING PLACE | Architecture should be oriented to the Promenade.

Building elevations will be provided as final plans are developed.

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. ~ Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



# PROMENADE

## NH COMMERICAL Buildings 266 - 272

These buildings provide spaces for commercial and office space that serve the surrounding community, with a strong focus on the “promenade”, a walking street axis that organizes the plan.

TYPICAL HOMESITE DIMENSIONS  
Varies

TYPICAL FRONT SETBACK DISTANCE  
Varies

STYLES  
Traditional, Industrial, Warehouse, Modern

EXTERIOR MATERIALS  
Brick or Stone, Stucco, Metal Panels, Vertical Siding, Horizontal Siding

EXTERIOR COLOR STYLES  
Monochromatic Light  
Contrasting Light  
Monochromatic Dark

GENERAL NOTES~  
\*Homesite Size may refer to design sizes, but actual ownership may be as Planned Units, which would make all property a combination of common elements and limited common elements.  
\*\*Style indicates suitable vernacular detailing and not historic reproduction

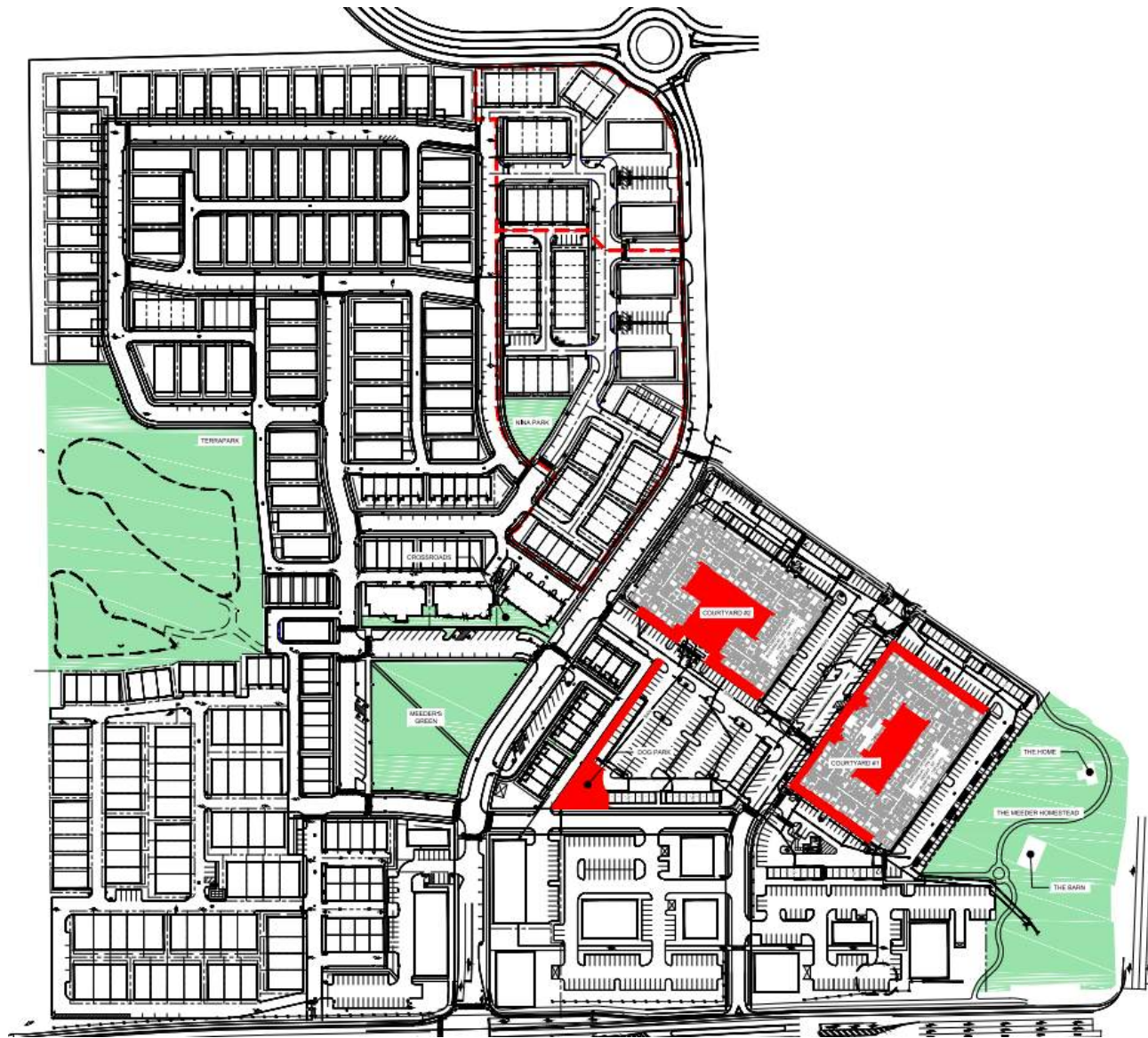


# PARKS & OPEN SPACES



**CHARTER**  
Homes & Neighborhoods





Any non-material deviations between this site plan and the recorded subdivision and the land development plans for the neighborhood such as lot lines, landscaping and minor architectural deviations shall be governed by the recorded subdivision and land development plans to the extent there is a conflict.

# MEEDER PARKS & OPEN SPACES

COPYRIGHT ©2018 NO USE OR DUPLICATION WITHOUT PERMISSION





This image represents a few of the ideas included in one TerraPark. Each one is created onsite with indigenous materials and features of each change based on the neighborhood.



PAGE INTENTIONALLY LEFT BLANK

## PARKS & OPEN SPACES | NINA GREEN



This is an illustrative rendering of the neighborhood feature.

These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.

©2018 CHARTER HOMES & NEIGHBORHOODS | NO USE OR REPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION





## PARKS & OPEN SPACES | MEEDER HOMESTEAD



# IN THE DETAILS



**CHARTER**  
Homes & Neighborhoods



## IN THE DETAILS | FENCING | MEWS

Within the Mews area of Meeder, the Developer intends to install cedar fencing to frame courtyard spaces located off the rear of each homesite. This fencing will be maintained by the Neighborhood Association, as well as the landscaping features within the courtyard. By placing buildings within the Mews area "back-to-back", only limited areas along the sides of the fences will be visible from the street.

The Mews design harkens to historic carriage house architecture and streetscape, as seen throughout old Europe where homes are oriented along interior streets, adding charm and character to the streetwall created by the front building elevations. Incorporating private courtyards into these homesites in an important component of the Mews design.



Sections of fence visible from street should be screened with privet or other landscaping to preserve the desired streetwall effect.

Breaking the fence line with posts at gates and at intervals along the rear sections of the fence add visual interest.



CEDAR FENCE WITH PRIVET



CEDAR FENCE WEATHERED



## IN THE DETAILS | FENCING | SINGLE FAMILY HOMES

Outside of the Mews area where the Developer will pre-install fencing as part of the initial construction of the homes, it is anticipated that some homeowners of single family homes will desire to install fencing, either decorative or for privacy, on their respective homesites. These fences, which the homeowner may elect to install after construction of the home is completed, will be subject to review and approval by the Meeder Neighborhood Association and Cranberry Township for conformity with the standards and examples set forth in this book. The following are examples of acceptable fence styles:



MANCHESTER SCALLOPED



PRIVACY CHESTERFIELD



CLASSIC MANCHESTER



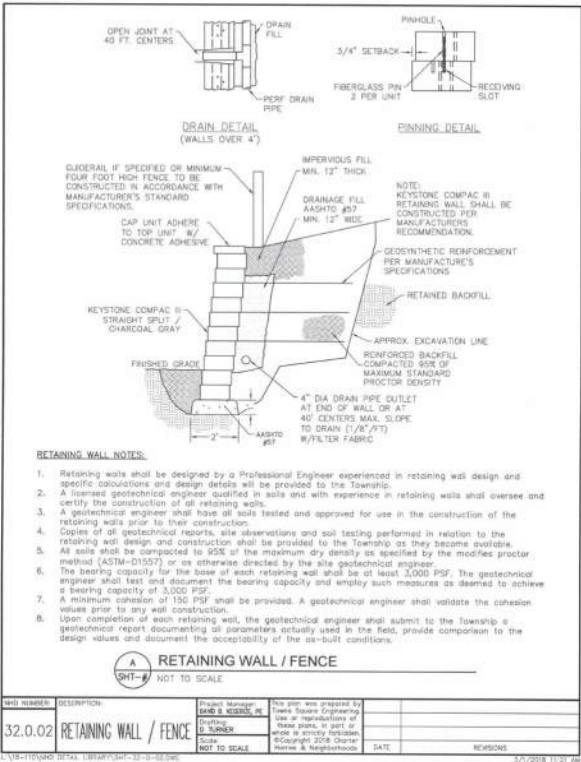
PRINCETON MID-RAIL



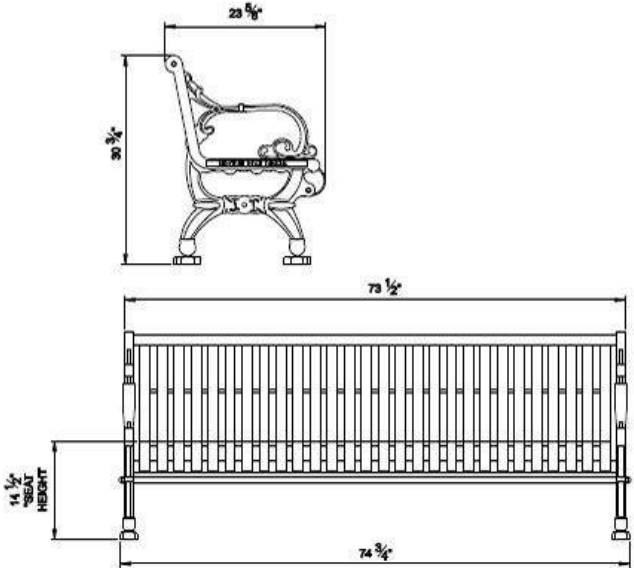
STANDARD POST AND CAP



RETAINING WALL DETAILS AND EXAMPLES

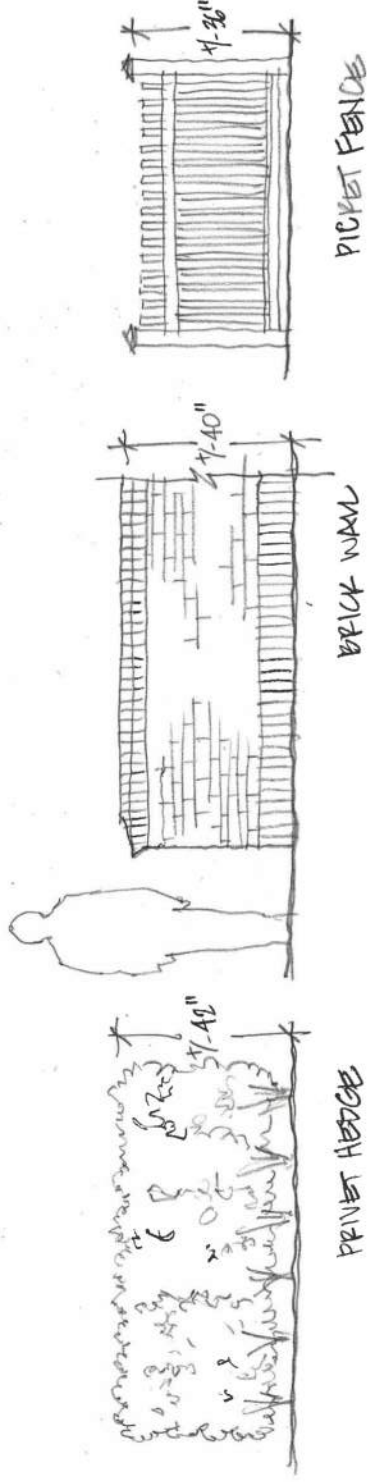


STREET FURNITURE EXAMPLES



# IN THE DETAILS

## STREET WALL EXAMPLES

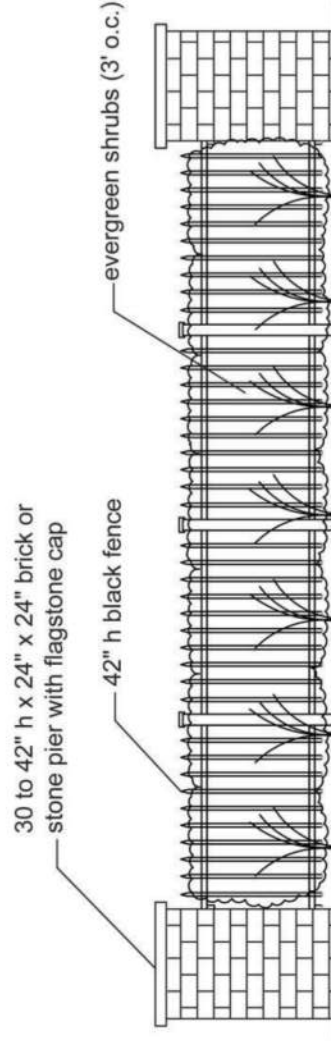


## LAMP POSTS

Typical lamp posts may be tapered or turned, will be 6 to 10 feet in height with the fixture, and located within 10 feet of the front property line of single and town homes. Lighting fixtures will vary. A typical lamp post is shown below.



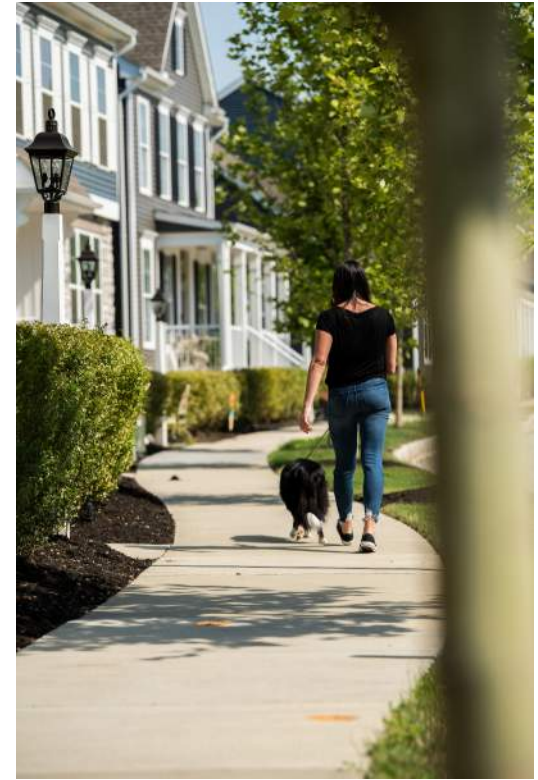
## STREET LIGHT EXAMPLE



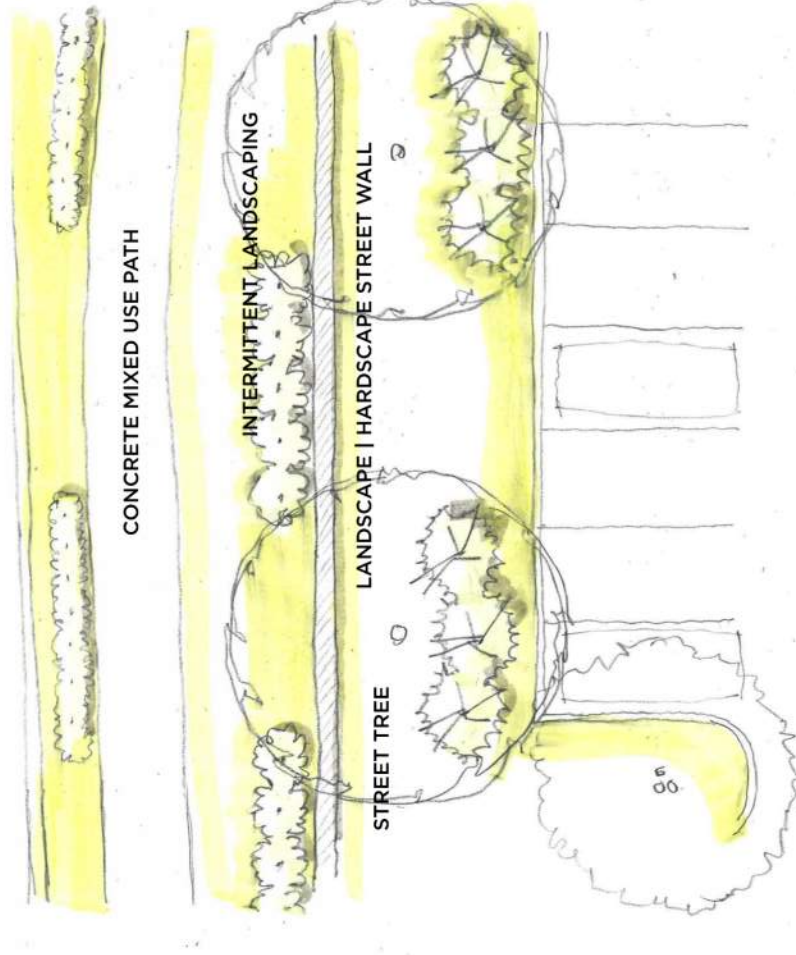
Areas that require street walls will include brick walls, privacy hedging, or fencing to frame the street and provide visual interest. Street trees will be coordinated with street walls to also provide enjoyable walking experience.



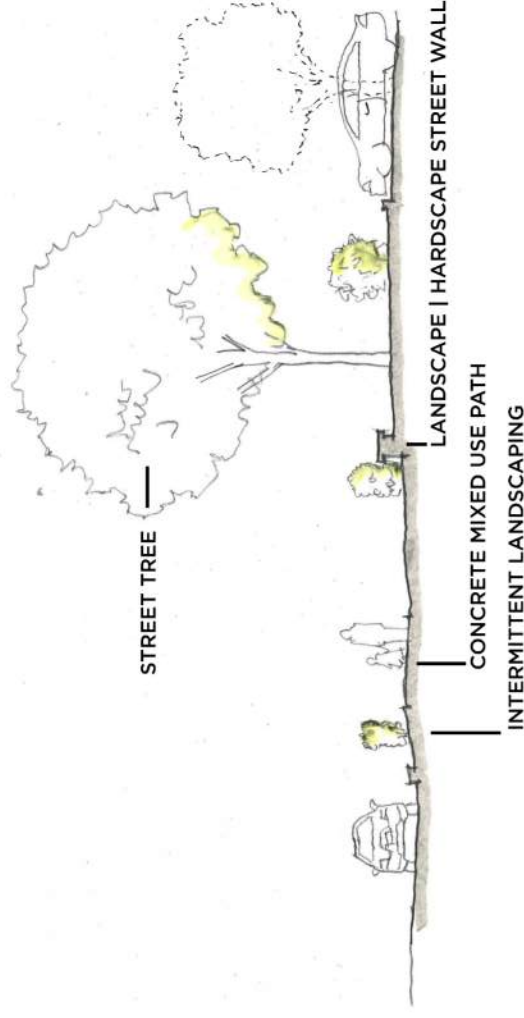
## IN THE DETAILS | TYPICAL STREETSCAPES



## ROCHESTER ROAD PLAN



## ROCHESTER ROAD SECTION





## IN THE DETAILS | PROMENADE AND ROCHESTER ROAD FRONTAGE



This is an illustrative rendering of the neighborhood. These elevations are examples only. Actual homes may vary in color selection, floorplan modifications, and exterior detailing. Renderings and concept drawings are meant to show architectural design elements and are not a specific building or landscape plan.



# PAVILION IDEAS



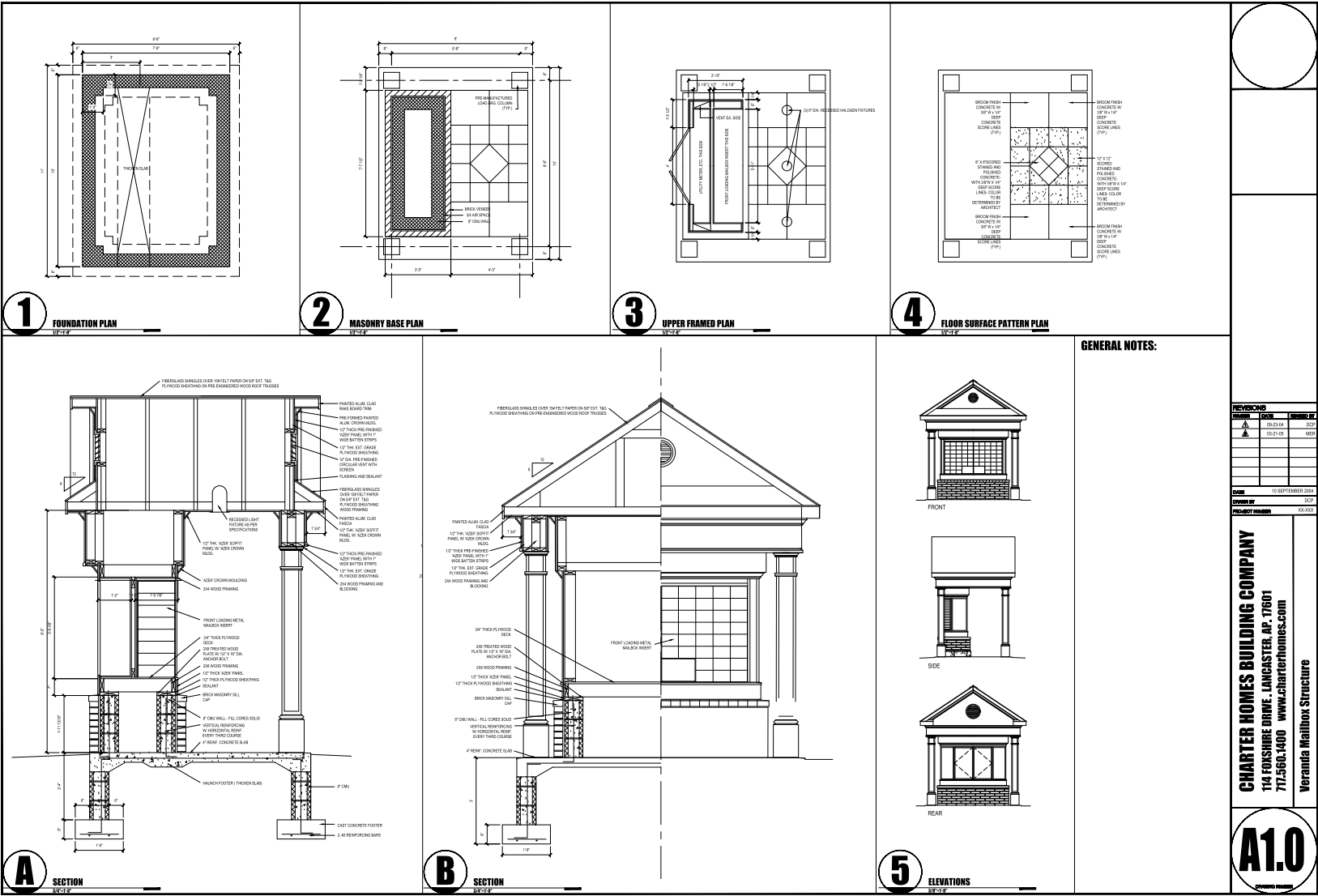
Developer will construct a pavilion in the location shown on the Master Plan. The pavilion will be large enough to act as both a gathering space and mailbox cluster. Architectural features of the pavilion may include the following elements:

- Gable roofing with potential for intersecting hip roofing
- Arcades supported by columns or piers
- Context sensitive landscaping
- Mix of materials such as brick and stone
- Open feel
- Ample opportunity to gather with room for seating

The final plans for the pavilion will not include a fireplace. Final plans will be submitted for review and approval by the Township prior to construction.



MAILBOX STRUCTURE





**CHARTER**

Homes & Neighborhoods