

Building Orientation



- Buildings shall be generally adjacent to the primary street where grade allows.
- Detached garages are encouraged to absorb the site's grade and contribute to minimizing garage visibility from streets and other public areas.
- Detached garages are encouraged to be internalized within the site and screened from view from the public access easement.



Massing & Scale



- Clear base, body, and top to strengthen pedestrian scale.
- Significant architecture at street corners.

Roof Forms



- Respect the adjacent residential and commercial contextual forms and materials.
- Substantial soffits and fascia add architectural character with shadows and massing.



Transitional Suburban Infill Architecture

1. Provide an architectural vocabulary and character capturing a traditional suburban residential building design.
2. Provide a neighborhood with pedestrian friendly street experiences.
3. Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods.

Porches & Balconies



- Create a pedestrian friendly streetscape
- Porches & balconies shall be recessed into the building facade, project from the building facade or incorporate a combination of both as applicable.



Entry Features

- Distinguish the primary entry facade along the primary street frontage from the secondary facades.
- Orient primary entries fronting residential streets to enhance the pedestrian experience and a sense of community where grade allows.



Note: Imagery is included to explore architectural materials & themes only and is not intended to depict an actual proposal.



SOUTH AURORA PROPERTY INVESTORS, LLC.

EXHIBIT A: POMEROY RESIDENTIAL DESIGN STANDARDS

ISSUE DATE: 9/15/17		PROJECT #: 216133
DATE	REVISION COMMENTS	
5/3/18	2nd Submittal	
8/3/18	3rd Submittal	
9/28/18	4th Submittal	

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Materials & Color



- Colors shall be incorporated from the existing residential and commercial context and shall be complementary and varied.
- Preferred exterior materials include stone, stucco, brick, and cementitious siding. See Exhibit C & Form H for a detailed list of preferred materials.

- Use variation in window size to reflect the residential use behind the face.
- Enhance window openings with trim, shutters, stone lintels, soldier coursing, and/or other such detailing.
- Larger window units shall be constructed from multiple units.

Glazing & Windows



Residential Amenities

- The building orientation and site placement of the clubhouse facilities shall be located to serve as a focal point and amenity for the neighborhood.
- Provide areas of open space integrated into key areas of the overall site plan providing a refuge for residents.



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