

SHOPPES AT WISSINOMING

Harbison Avenue at Tulip Street
Philadelphia, PA





SITE PHOTOGRAPHS



SHOPPES AT MISSISSINOMING
 Harbison Avenue at Tulip Street
 Philadelphia, PA



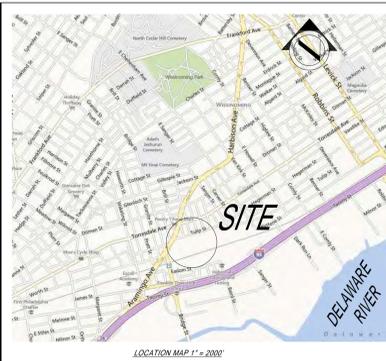


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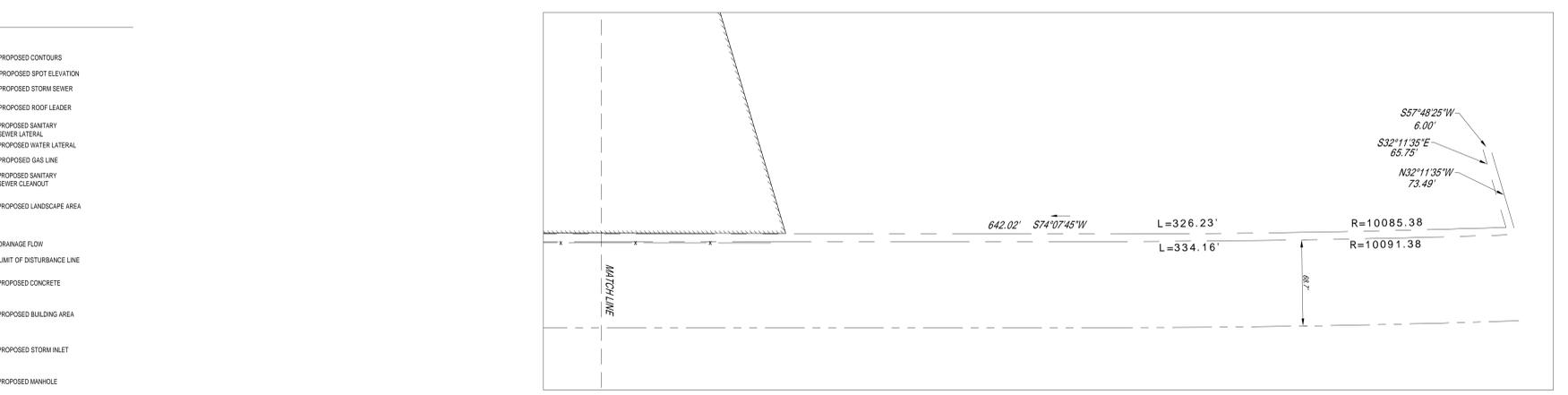
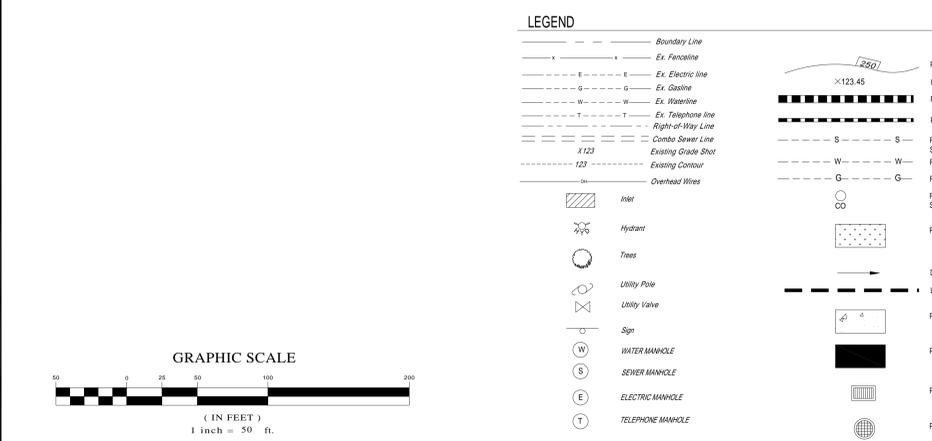
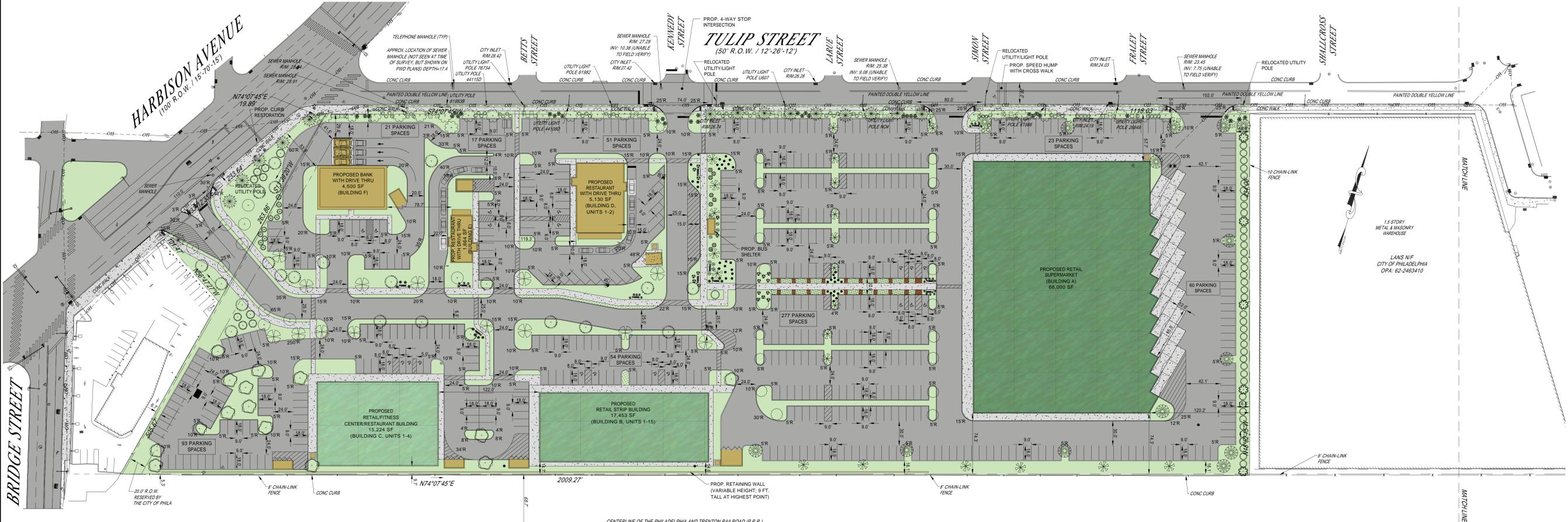




GENERAL NOTES:

- THIS PLAN REFERENCE A SURVEY BY: CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. 213 W. MAIN STREET, LANSDALE, PA 19446. PLAN ENTITLED: "NATACSM SURVEY FOR OPA, 88-4177800" PLAN DATED: 6/18/13.
- OWNER: OPA NO. 88-4177800 (AGREEMENT OF SALE BTWN. APPLICANT & OWNER) OCEAN DESSERTS SALES, INC. 1931 BORDENWALK ATLANTIC CITY, NJ 08401. OPA NO. 88-2758500 (LEASE AGREEMENT BTWN. APPLICANT & OWNER) MICHAEL KORMAN 82 VILLA DRIVE WARMINSTER, PA 18074.
- APPLICANT: PHILADELPHIA-HARBISON, L.P. C/O FC DEVELOPMENT GROUP, LLC 2014 BERLIN ROAD CHERRY HILL, NJ 08034. ATTN: CARL FREEDMAN.
- PROJECT LOCATION INFORMATION: 5597-5599 TULIP STREET OPA: 88-4177800 (AREA = 553,012 SF / 12.70 AC) 5201 HARBISON AVENUE OPA: 88-2758500 (AREA = 14,120 SF / 0.32 AC) CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- ZONING INFORMATION: ZONING DISTRICT: CMX - INDUSTRIAL DISTRICT EXISTING USE: DISTRIBUTION WAREHOUSE AND VACANT COMMERCIAL BUILDING PROPOSED USE: SHOPPING CENTER (POTENTIAL TENANTS INCLUDE A SUPERMARKET, RESTAURANTS, BANK, GASOLINE PUMPS WITH WOKSHOP BUILDING, FITNESS CENTER, AND ADDITIONAL SMALL RETAIL STORES).

- ZONING BULK AND AREA REQUIREMENTS: CURRENT CMX ZONING DISTRICT. MINIMUM LOT REQUIREMENTS: MAX. OCCUPIED LOT AREA: 100% MIN. FRONT YARD: 0 FT MIN. SIDE YARD (EACH): 8 FT IF USED* 120.2 FT MIN. REAR YARD: 8 FT IF USED* 9.7 FT MAX. BUILDING HEIGHT: 60 FT 45 FT MAX. FLOOR AREA RATIO (% OF LOT): 500% 19.8%
- * WHERE THE LOT ABUTS A RESIDENTIAL DISTRICT, FRONT YARDS, SIDE YARDS, AND REAR YARDS SHALL BE PROVIDED ON THE LOT ON THE SIDES ABUTTING THE RESIDENTIAL DISTRICTS. THE MINIMUM REQUIREMENTS FOR THOSE YARDS SHALL BE EITHER THOSE FOR THE INDUSTRIAL DISTRICT, OR THOSE FOR THE RESIDENTIAL DISTRICT ON THE ABUTTING SIDE, WHICHEVER IS LARGER. THE SITE ABUTS THE R5A-2 RESIDENTIAL DISTRICT ACROSS TULIP STREET AND HARBISON AVENUE. THEREFORE THE FRONT YARD REQUIREMENT IN THE R5A-2 DISTRICT IS AS FOLLOWS: (1) IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED HOUSE CONTAIN ONLY TWO STORIES OF HABITABLE SPACE, THE STORES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE, EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS. (2) THE FRONT SETBACK SHALL BE NO FURTHER FROM THE STREET THAN THE FURTHEST FRONT FACADE OF THE PRINCIPAL BUILDING ON EITHER OF THE TWO IMMEDIATELY ABUTTING LOTS, AND SHALL BE LOCATED NO CLOSER TO THE PRIMARY STREET THAN THE CLOSEST FRONT FACADE OF THE PRINCIPAL BUILDING ON EITHER OF THE TWO IMMEDIATELY ABUTTING LOTS. IF BOTH OF THE IMMEDIATELY ABUTTING LOTS ARE VACANT, THEN THE SETBACK RANGE SHALL BE BASED ON THE BUILDING THAT IS: (1) CLOSEST TO THE SUBJECT PROPERTY AND (2) ON THE SAME BLOCKFACE WHERE THERE ARE NOT A SUFFICIENT NUMBER OF LOTS THAT MEET THESE CRITERIA TO ESTABLISH A FRONT SETBACK. THE FRONT SETBACK SHALL BE SET AT THE STREET LINE.
- THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON THE FEMA MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA (ALL JURISDICTIONS), PHILADELPHIA COUNTY, MAP NUMBER 42070746, EFFECTIVE JANUARY 17, 2007.
- THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING TWO BUILDINGS ON THE DEVELOPMENT SITE AND CONSTRUCT A SHOPPING CENTER WITH THE FOLLOWING POSSIBLE TENANTS: SUPERMARKET, FITNESS CENTER, RESTAURANTS (TAKE OUT AND EAT IN, DRIVE THRU RESTAURANTS, BANK, AND ADDITIONAL SMALL RETAIL STORES. ALL ASSOCIATED SITE IMPROVEMENTS WILL BE INSTALLED, INCLUDING PAVING, STORMWATER MANAGEMENT, LANDSCAPING, ETC.
- THE WATERSHED FOR THE SITE IS THE DELAWARE DIRECT (NORTH) WATERSHED.
- THE ENTIRE SITE CONTAINS U3 - URBAN SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
- THE SITE IS LOCATED WITHIN A COMBO SEWER AREA.
- THE TOTAL AREA OF THE DEVELOPMENT SITE IS 567,132 SF (13.02 AC).
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- PUBLIC WATER AND SEWER SYSTEMS ARE PROPOSED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. NO DEBRIS OR TRASH SHALL BE BURNED ON SITE.
- ELEVATIONS SHOWN ON THE PLAN ARE PHILADELPHIA CITY DATUM.
- REQUIRED REQUIREMENTS FOR THE CMX ZONING DISTRICT: REQUIRED: SUPERMARKET = 1 PARKING SPACE PER 1,000 SQUARE FEET = 68,000 SF / 1,000 SF = 68.0 PARKING SPACES REQUIRED RETAIL STRIP BLDG = 1 PARKING SPACE PER 1,000 SQUARE FEET = 17,453 SF / 1,000 SF = 17.5 PARKING SPACES REQUIRED FITNESS CENTER/RETAIL BLDG = 1 PARKING SPACE PER 1,000 SQUARE FEET = 15,224 SF / 1,000 SF = 15.2 PARKING SPACES REQUIRED LARGE RESTAURANT = 5 PARKING SPACES PER 1,000 SQUARE FEET = 5,150 SF / 1,000 SF = 5 SPACES = 25.7 PARKING SPACES REQUIRED SMALL RESTAURANT = 5 PARKING SPACES PER 1,000 SQUARE FEET = 1,864 SF / 1,000 SF = 5 SPACES = 8.3 PARKING SPACES REQUIRED BANK = 1 PARKING SPACE PER 1,000 SQUARE FEET = 4,500 SF / 1,000 SF = 4.5 PARKING SPACES REQUIRED TOTAL REQUIRED PARKING SPACES = 140 PARKING SPACES PROPOSED: SUPERMARKET = 360 PARKING SPACES AND 10 LOADING SPACES (UNCOVERED) RETAIL STRIP BUILDING = 54 PARKING SPACES FITNESS CENTER/RETAIL BUILDING = 93 PARKING SPACES LARGE RESTAURANT = 51 PARKING SPACES SMALL RESTAURANT = 17 PARKING SPACES BANK = 21 PARKING SPACES TOTAL PROPOSED PARKING SPACES = 596 PARKING SPACES
- THE PROPOSED IMPERVIOUS / PERVIOUS COVERAGE FOR THE SITE IS AS FOLLOWS: PERVIOUS COVERAGE = 88,887 SF / 567,132 SF = 17.4% IMPERVIOUS COVERAGE = 488,445 SF / 567,132 SF = 82.6%



CLIENT DATA

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400
WWW.CORNERSTONEINC.COM

Pocono Region
Lehigh Valley Region
Philadelphia Region
610-820-8200

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	LAC	8/12/2013	REVISED PER CLIENT COMMENTS
2	LAC	8/29/2013	REVISED BANK, GAS & RESTAURANT LAYOUT
3	LAC	9/12/2013	REVISED LAYOUT PER CLIENT COMMENT TO DELETE FUEL ISLANDS
4	LAC	12/12/2013	REVISED PER CLIENT MEETING

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Evans Road
West Mills, Pennsylvania
19127-1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1772
NON MEMBERS MUST BE CONTACTED DIRECTLY
CALL 800-242-1772 THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

J.B. ANDERSON

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE 01516
NEW JERSEY LICENSE NO. PE 201313400
REPUBLIC OF TEXAS LICENSE NO. 0428
VIRGINIA LICENSE NO. 0402 048723

STEVEN J. ROMICH

PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE NO. SL057902

PROJECT LOCATION
ZONING PLAN SET FOR
"SHOPPES AT WISSINOMING"
PROPOSED SHOPPING CENTER

5597-5599 TULIP STREET & 5201 HARBISON AVENUE
CITY OF PHILADELPHIA
PENNSYLVANIA

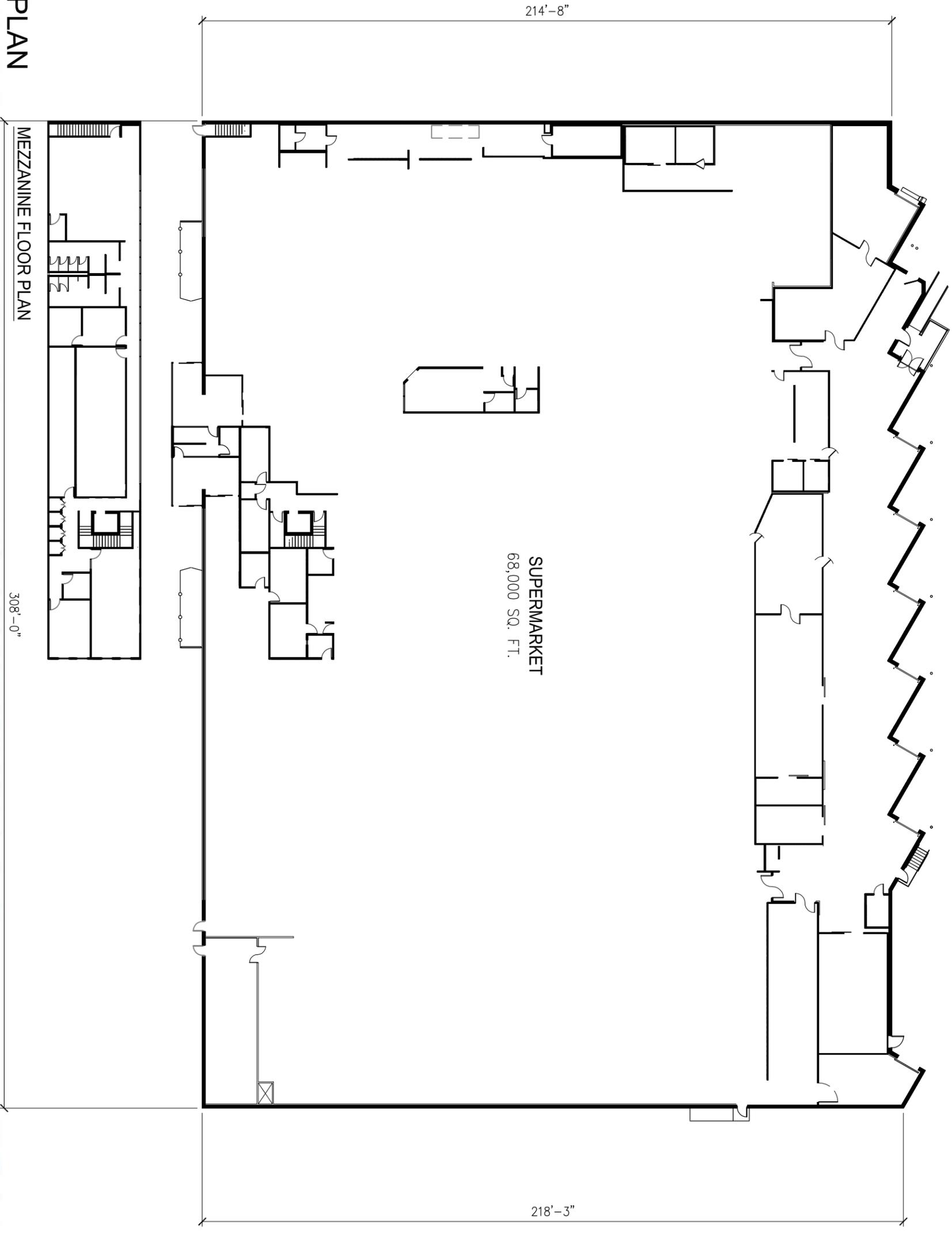
PRESENTED BY
PHILADELPHIA-HARBISON, L.P.

TITLE
SITE PLAN

FIG# 4 11/01/12 DATE: 8/5/2013
CAD ID: 11/01/12 DRN BY: LAC
SCALE: AS NOTED CHK BY: JBA

SHEET 1 OF 4

REVISION 4



SUPERMARKET
68,000 SQ. FT.

SHOPRITE FLOOR PLAN

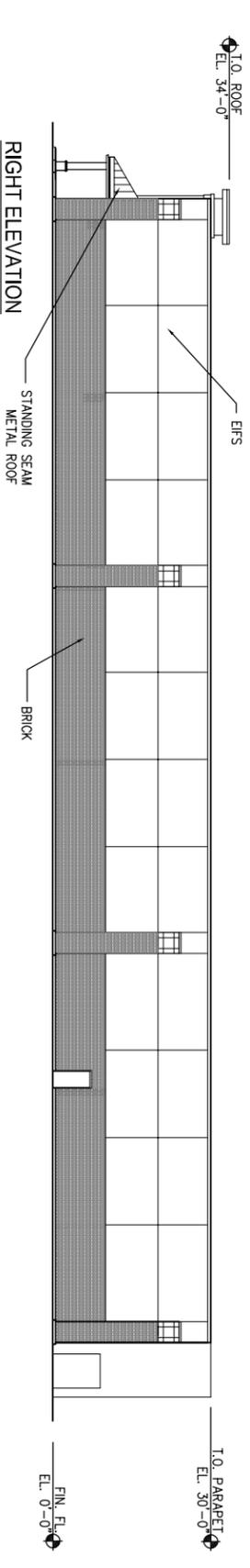
MEZZANINE FLOOR PLAN

308'-0"

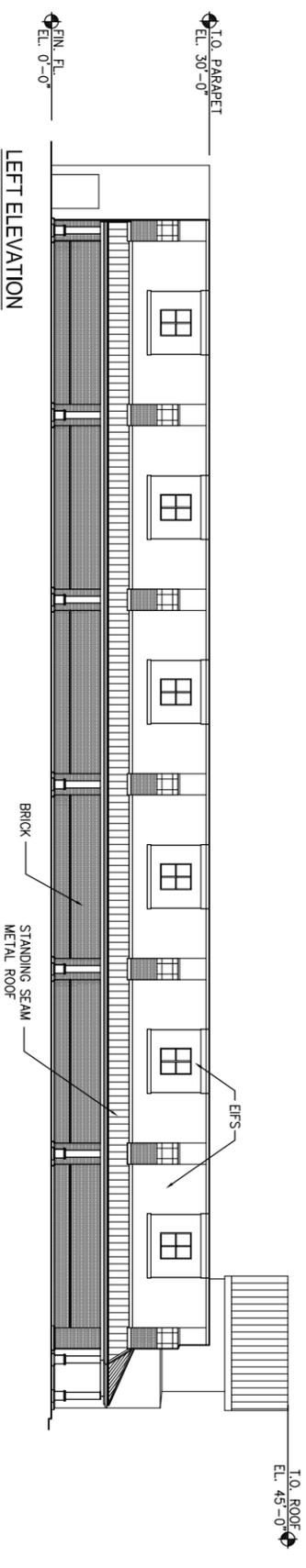


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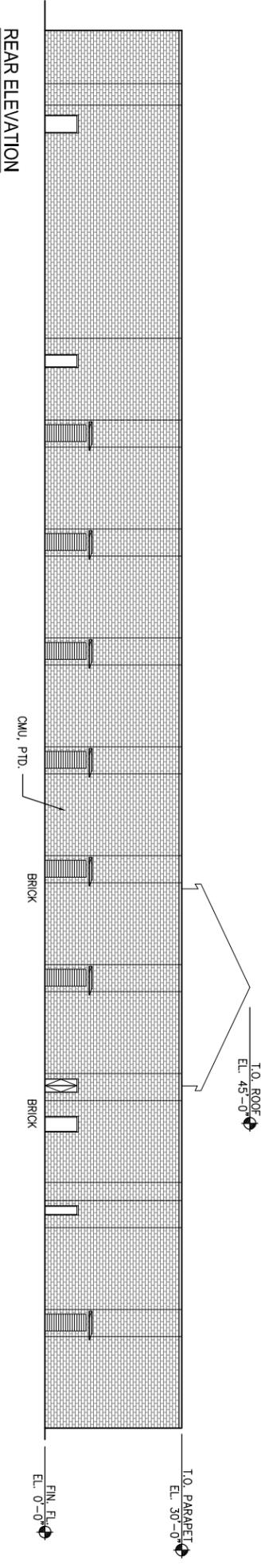




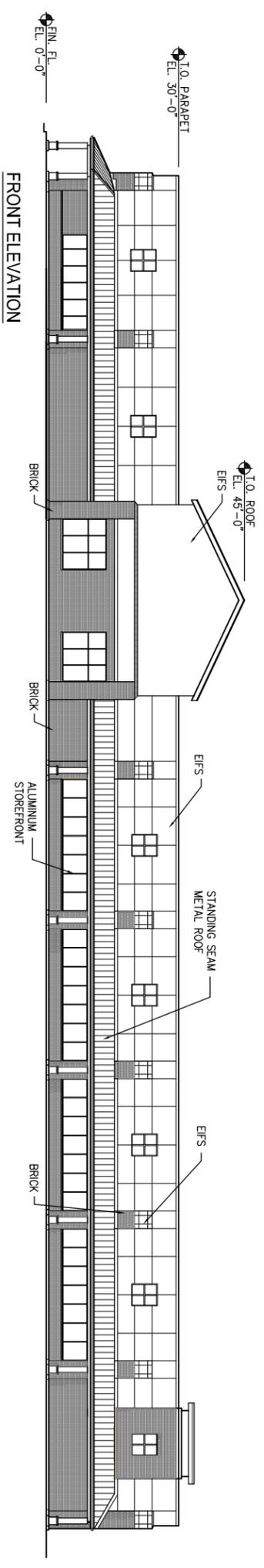
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

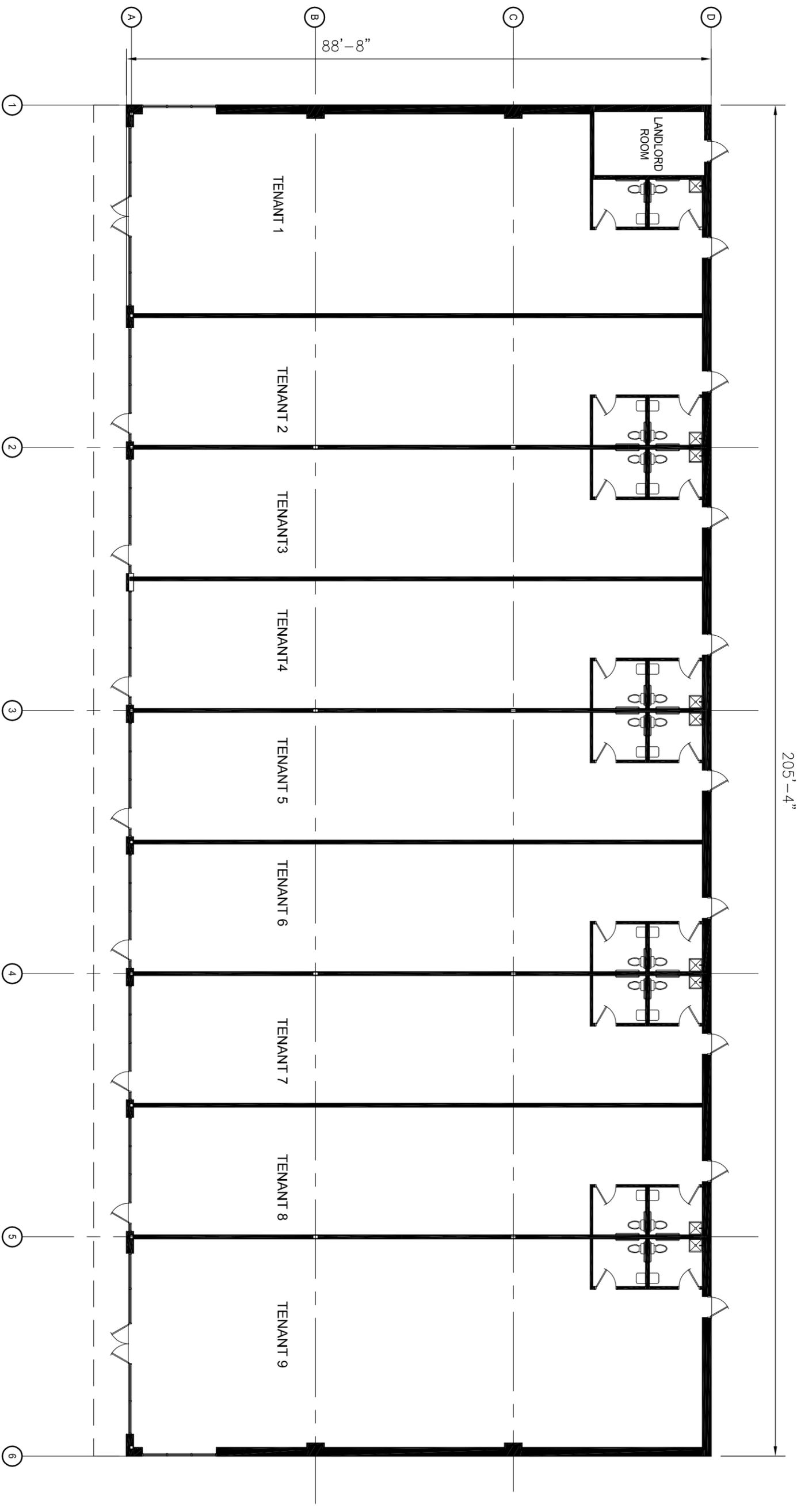
SHOPRITE ELEVATIONS

SCALE: 1/32" = 1'-0"



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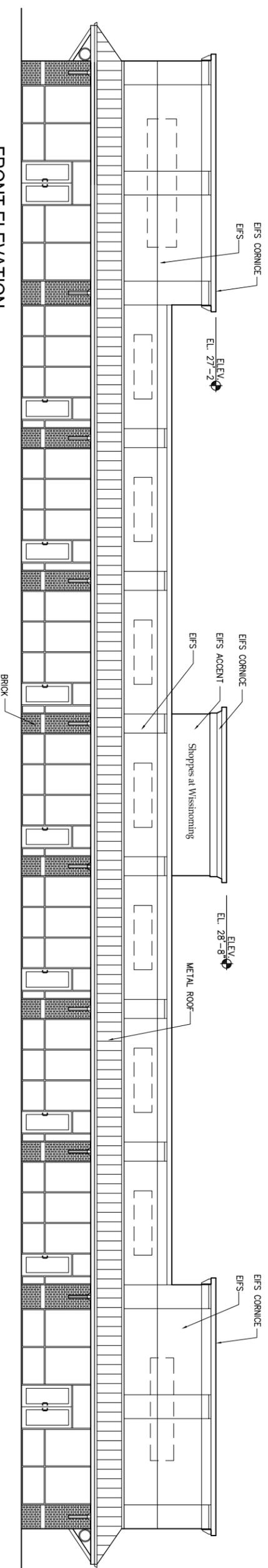
STRIP RETAIL FLOOR PLAN

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

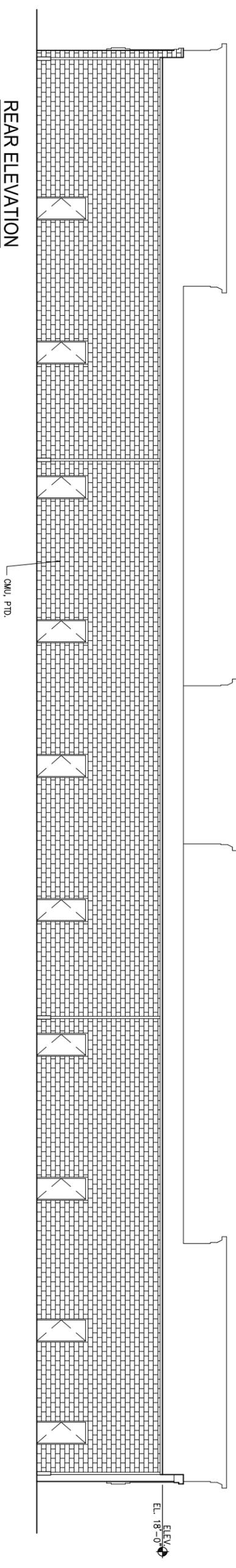


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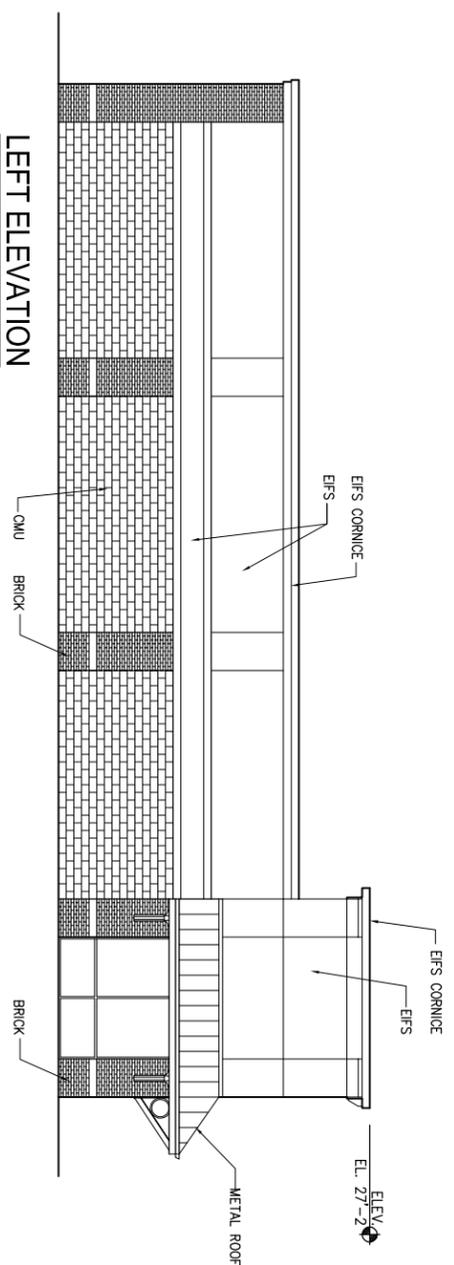




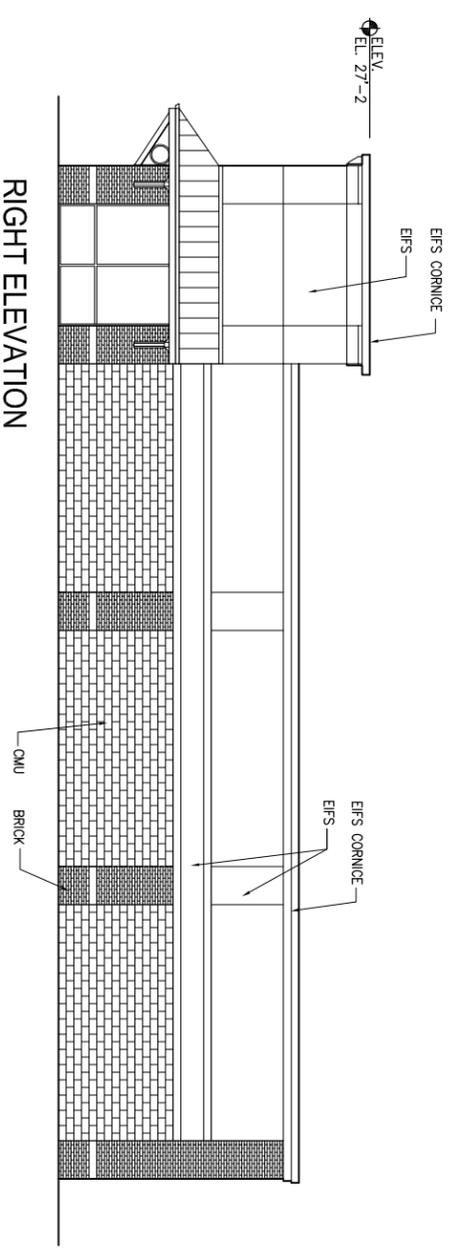
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

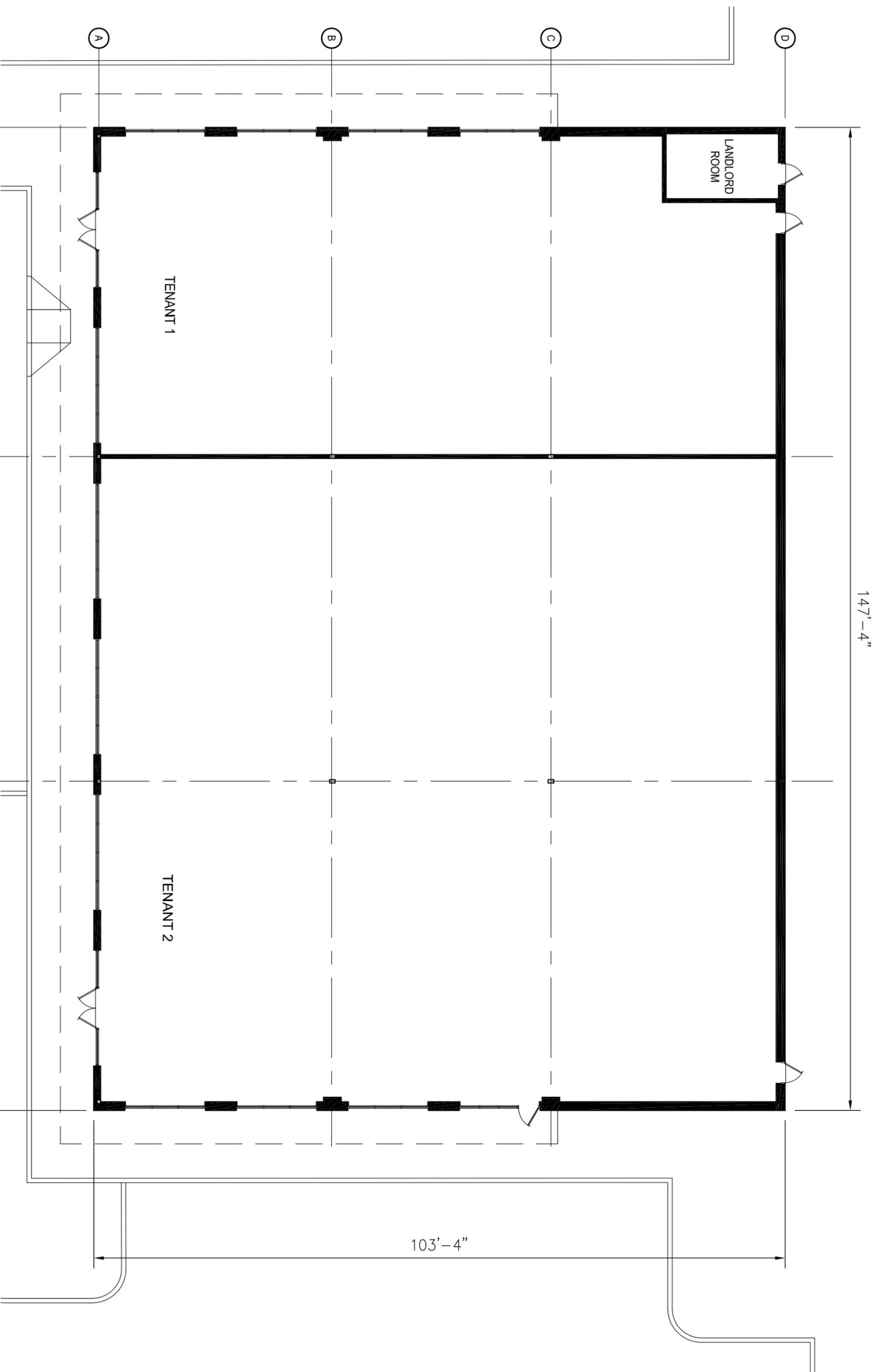
RETAIL ELEVATIONS

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



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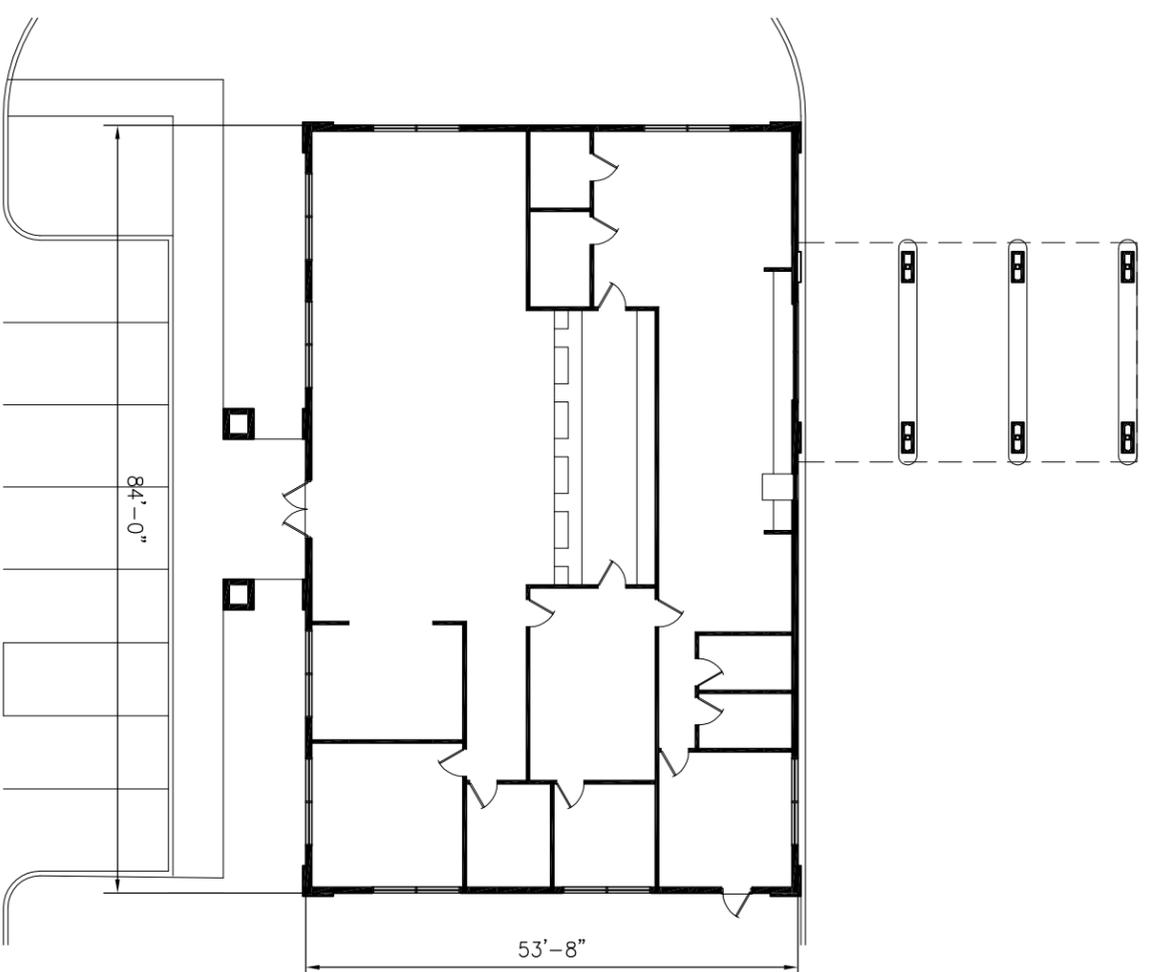


RETAIL/ FITNESS FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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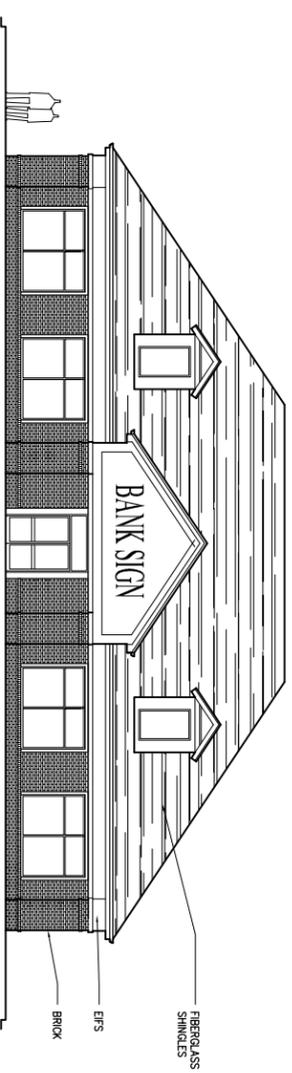




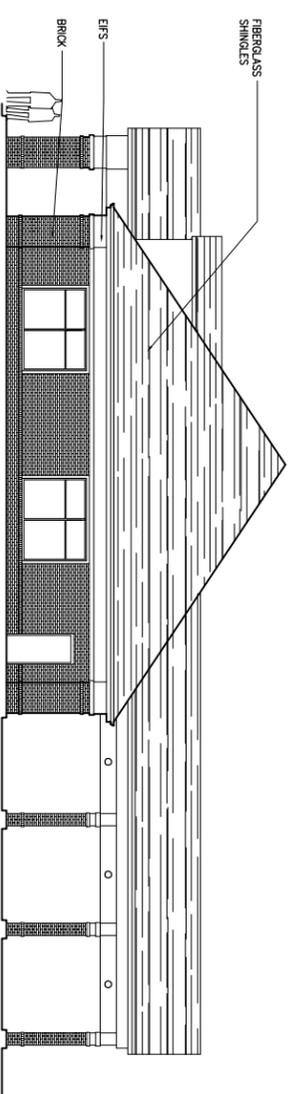
FLOOR PLAN - BANK

Scale: 1" = 20'

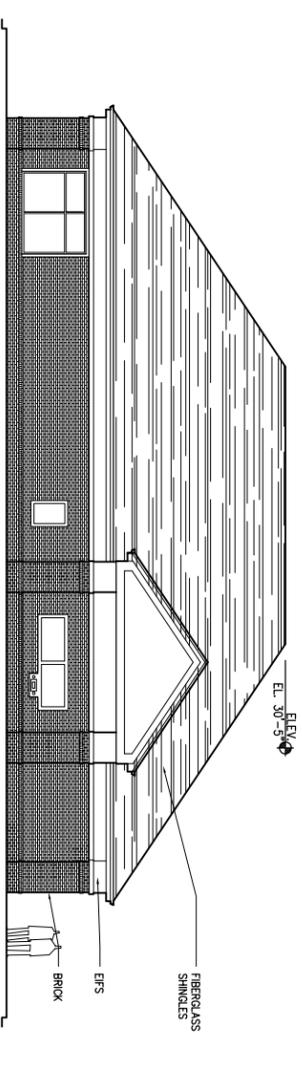
BANK PLANS AND ELEVATIONS



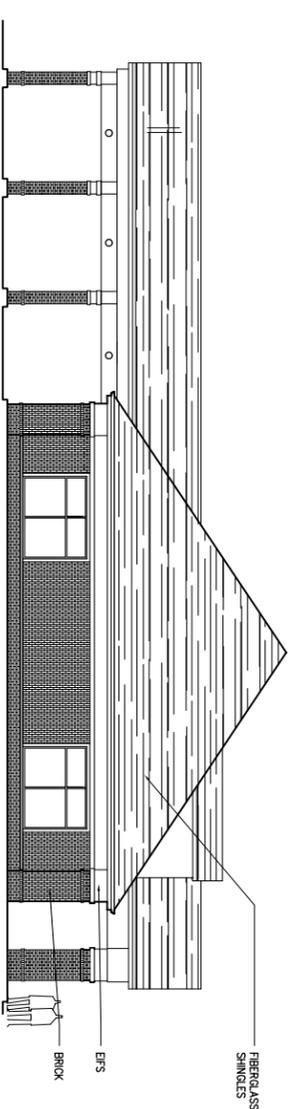
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

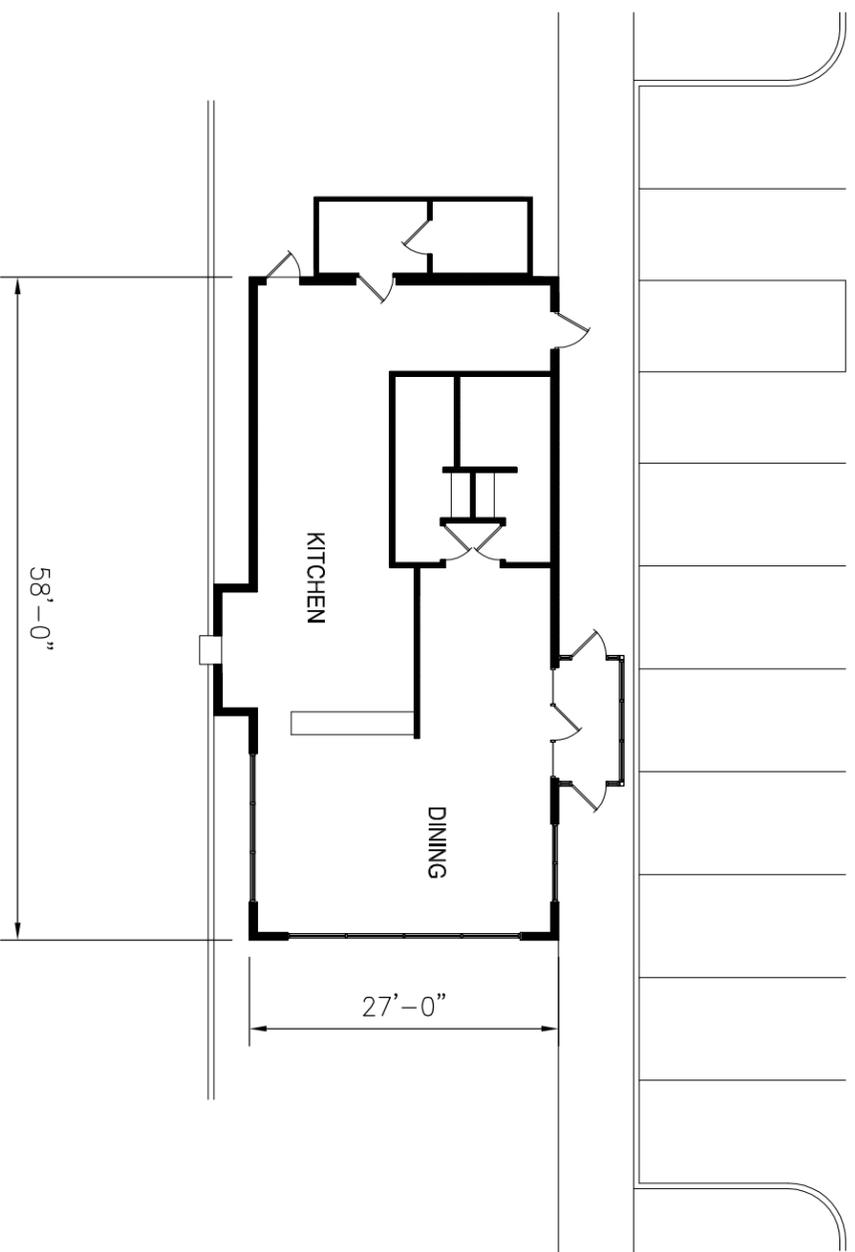


LEFT SIDE ELEVATION



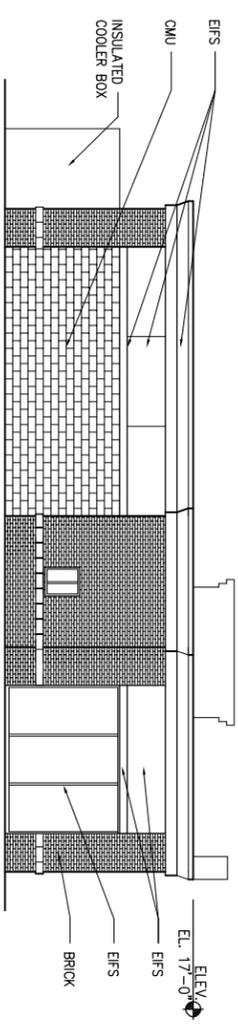
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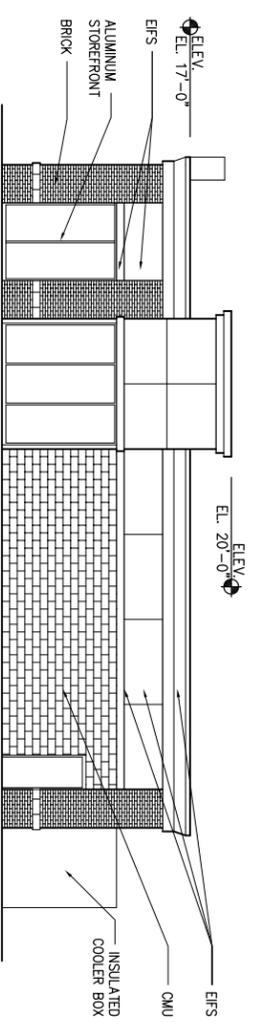


FLOOR PLAN - FAST FOOD

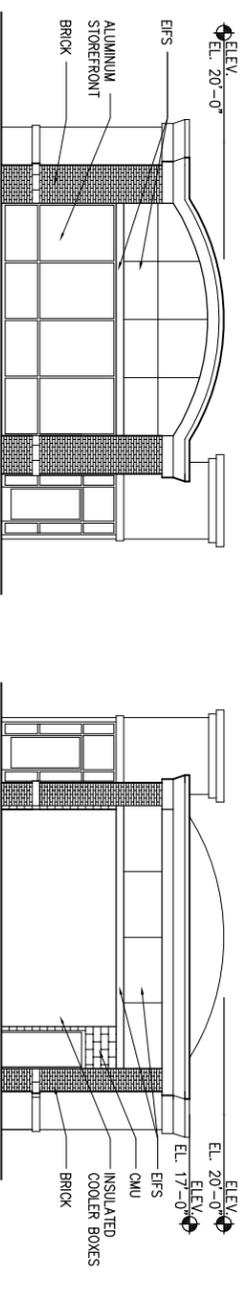
Scale: 1/16" = 1'-0"



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

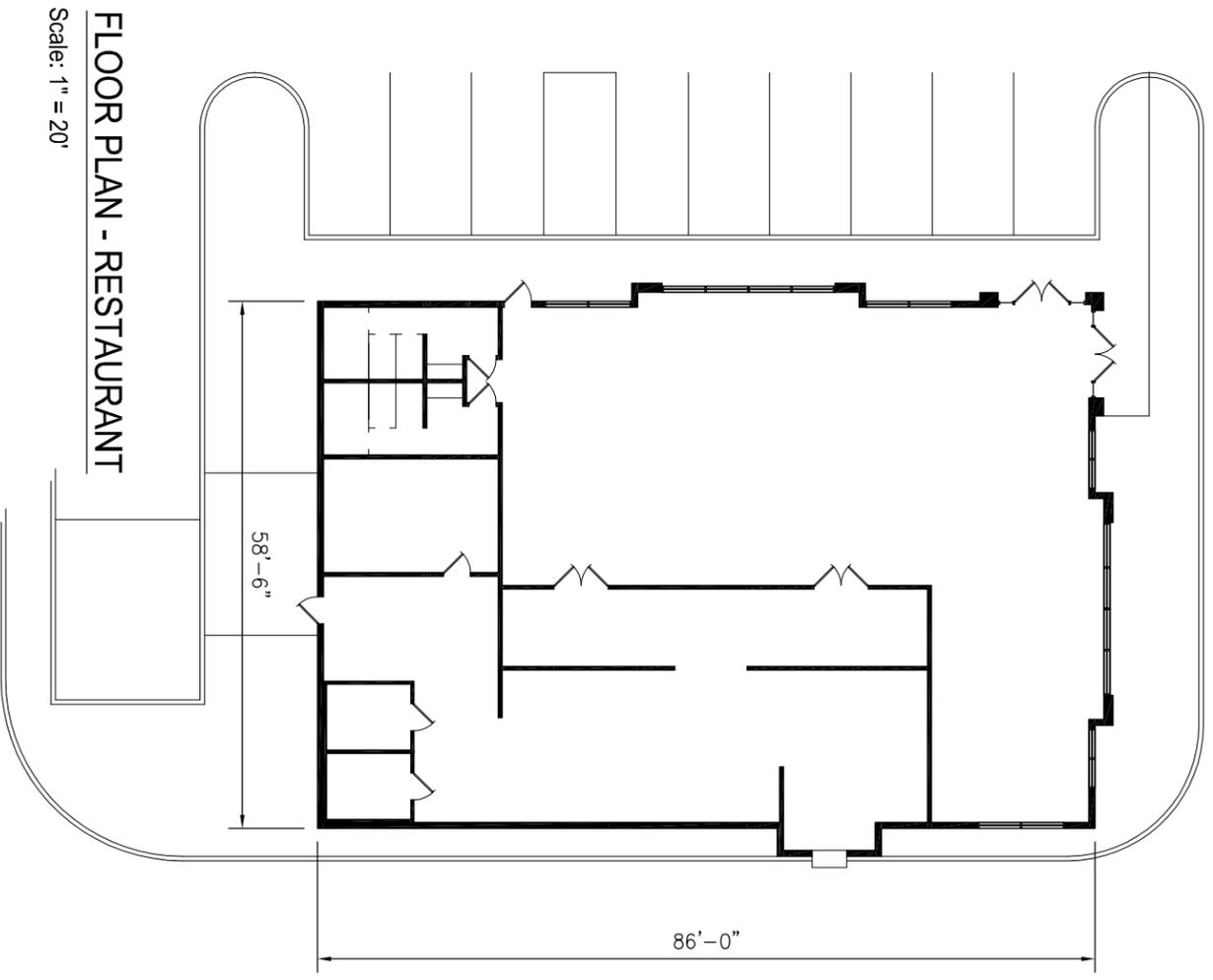


FRONT ELEVATION

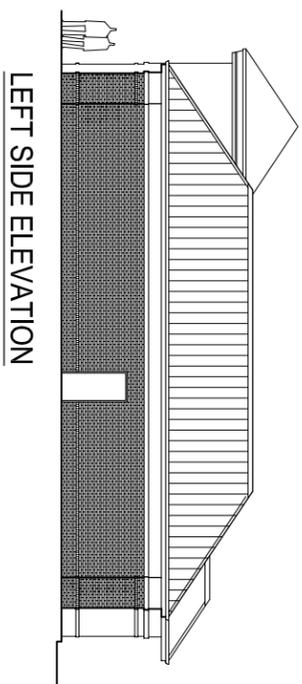
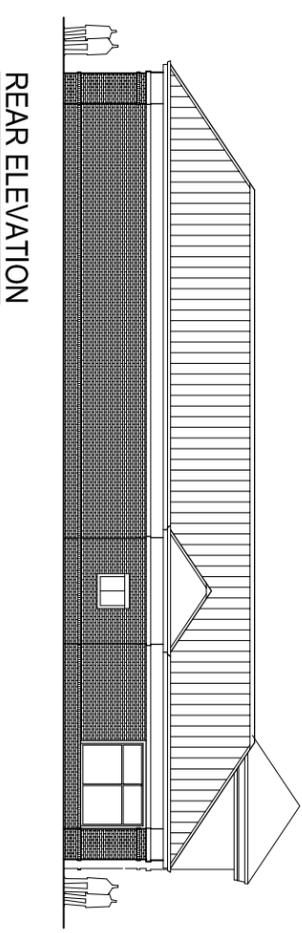
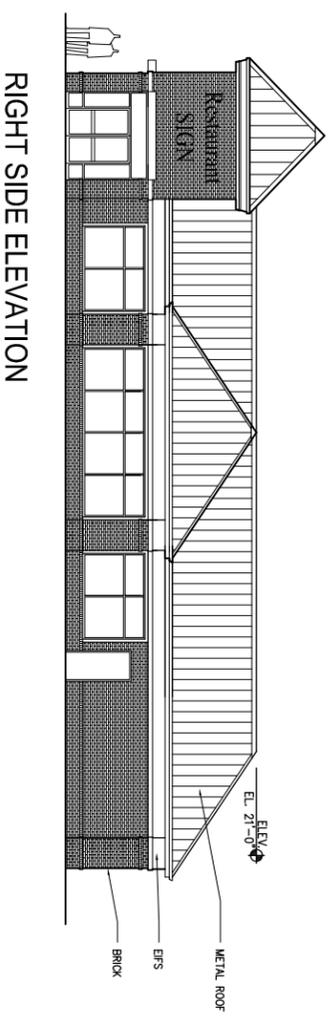
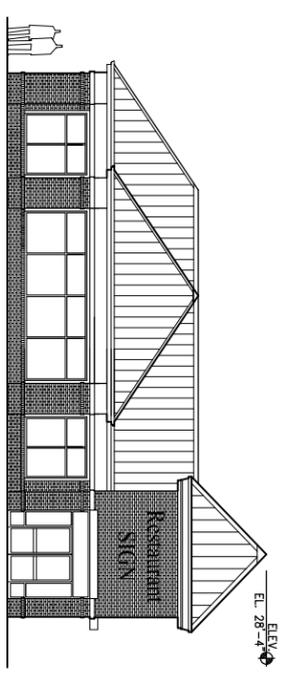
REAR ELEVATION

FAST FOOD PLANS AND ELEVATIONS

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

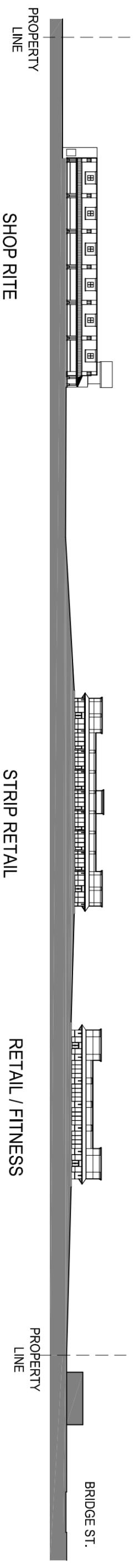
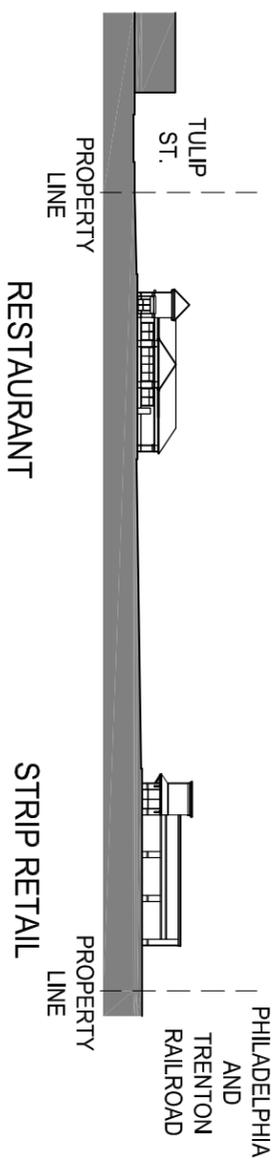


RESTAURANT PLANS AND ELEVATIONS



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SITE CROSS SECTIONS

SCALE: 1" = 100'



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PERSPECTIVE RENDERING - RETAIL SHOPPES



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PERSPECTIVE RENDERING - RETAIL SHOPPES



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PERSPECTIVE RENDERING - SHOPRITE



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PERSPECTIVE RENDERING



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3D DIGITAL MASSING MODEL



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SUSTAINABLE DESIGN ELEMENTS

The Shoppes at Wissinoming will incorporate numerous sustainable design principles and features, as follows:

1. **Site Selection:**
 - 1.1 Close proximity to residential neighborhood, reducing demand for automobile travel.
 - 1.2 Redevelopment of formerly developed site.
 - 1.3 Enhanced landscaping requires low irrigation.
 - 1.4 Bio Retention Swales.
 - 1.5 Reduction of Heat Island Effect with vegetative roof.
2. **Water Efficiency:**
 - 2.1 Use of water saving fixtures.
 - 2.2 Reduce storm runoff with vegetative roof.
3. **Energy:**
 - 3.1 Enhanced insulation exceeding code requirements.
4. **Sustainable Materials:**
 - 4.1 Use of recycled content materials: steel, concrete
 - 4.2 Use of locally manufactured materials to minimize transportation.

MATERIAL SUMMARY

The materials proposed for the Shoppes at Wissinoming include a variety of complimentary materials that will provide a unified appearance for the center while allowing each building to express its own character.

Materials are as noted on the elevations and include:

1. Aluminum and glass storefronts, clear anodized finish,
2. Brick, traditional red brick, standard size, running bond pattern,
3. Exterior Insulation Finish System (EIFS), a synthetic stucco finish, of various complimentary colors in the earth tone range.
4. Standing seam metal roofs,
5. Shingle roofs on selected buildings,
6. Split Face and Smooth Face Masonry, integrally colored or painted, earth tone colors to compliment brick and other building components

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STORE

STORE

STORE

STORE

STORE

STORE

STORE

STORE

STORE

Shoppes at
Wissinoming









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Image Landsat
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google earth

2012

Imagery Date: 4/9/2013 40°00'41.99" N, 75°04'08.12" W elev 40 ft eye alt 337 ft



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STORE

STORE

STORE

STORE

STORE

STORE

STORE

STORE

STORE

Shoppes at
Wissinoming









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Google earth

2012

Imagery Date: 4/9/2013 40°00'41.99" N, 75°04'08.12" W elev 40 ft eye alt 337 ft



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 - 1.3 Enhanced landscaping requires low irrigation.
 - 1.4 Bio Retention Swales.
 - 1.5 Reduction of Heat Island Effect with vegetative roof.
2. **Water Efficiency:**
 - 2.1 Use of water saving fixtures.
 - 2.2 Reduce storm runoff with vegetative roof.
3. **Energy:**
 - 3.1 Enhanced insulation exceeding code requirements.
4. **Sustainable Materials:**
 - 4.1 Use of recycled content materials: steel, concrete
 - 4.2 Use of locally manufactured materials to minimize transportation.

MATERIAL SUMMARY

The materials proposed for the Shoppes at Wissinoming include a variety of complimentary materials that will provide a unified appearance for the center while allowing each building to express its own character.

Materials are as noted on the elevations and include:

1. Aluminum and glass storefronts, clear anodized finish,
2. Brick, traditional red brick, standard size, running bond pattern,
3. Exterior Insulation Finish System (EIFS), a synthetic stucco finish, of various complimentary colors in the earth tone range.
4. Standing seam metal roofs,
5. Shingle roofs on selected buildings,
6. Split Face and Smooth Face Masonry, integrally colored or painted, earth tone colors to compliment brick and other building components