

**Oxford Square**  
Design Standards

A. Front Load Traditional Homes and Side Load Traditional Homes:

In lieu of the Town of Plainfield Residential Design Guidelines, Front Load Traditional Homes and Side Load Traditional Homes shall comply with the following standards:

1. Garages: All two-car garages shall be attached and shall be no less than four hundred eighty-four (484) square feet in usable area (exclusive of areas set aside for HVAC, water heaters and the like). One-car carriage garages may be less than 484 sf in usable area.
2. Appearance: The exterior walls should comply with the following requirements:
  - a. All homes shall have a brick wainscot wrap that goes up to the height of the bottom of the lowest first floor window on the front facade at a minimum and continues at that height on the rear and side facades of the home.
  - b. Garage doors shall be of a decorative fashion featuring garage door windows and garage door hardware
  - c. Roof Pitch: The main roof should have not less than a 6/12 pitch.
  - d. Roof Overhangs: The main roof should have overhangs that are not less than 12" extending out from the exterior sheathing of the home prior to the installation of brick.
  - e. Window trim shall be a minimum 1x4 on all windows not surrounded by masonry material
  - f. Each home shall have a foundation landscape package (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs)
  - g. Siding Materials: Siding materials such as: "HARDIPLANK®" Siding by James Hardie, "Weatherboard®" by Certainteed, or other similar fiber cement products; wood clapboard siding; wood beaded siding; or, stucco / dryvit / EIFS, shall be considered acceptable siding materials. Aluminum siding less than 0.024 thickness shall not be permitted (except in soffit areas). Vinyl siding shall not be permitted (except in soffit areas).
3. Homes with the front facade facing a street shall have a minimum 3ft concrete walk connecting from the front entry to the street sidewalk. Homes with the front facade facing a green area shall have a minimum 3ft concrete walk connecting from the front entry to the nearest sidewalk in the green area.

4. Character exhibit images of Front Load Traditional Homes that may be built within Oxford Square are attached hereto as Exhibit 1.
5. Character exhibit images of Side Load Traditional homes that may be built within Oxford Square are attached hereto as Exhibit 2.

B. Rear Load Alley Homes:

In lieu of the Town of Plainfield Residential Design Guidelines, Rear Load Alley Homes shall comply with the following standards:

1. Garages: All garages shall be attached and shall be no less than three hundred eighty (380) square feet for one-story homes and four hundred eighty-four (484) square feet for two-story homes in usable area (exclusive of areas set aside for HVAC, water heaters and the like).
2. Appearance: The exterior walls should comply with the following requirements
  - a. All homes shall have a brick wainscot wrap that goes up to the height of the bottom of the lowest first floor window on the front facade at a minimum and continues at that height on the rear and side facades of the home.
  - b. Roof Pitch: The main roof should have not less than a 6/12 pitch.
  - c. Roof Overhangs: The main roof should have overhangs that are not less than 12" extending out from the exterior sheathing of the home prior to the installation of brick.
  - d. Window trim shall be a minimum 1x4 on all windows not surrounded by masonry material
  - e. Windows on the front façade shall contain window grids
  - f. Each home shall have a foundation landscape package (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs)
  - g. Homes with a side or rear elevation facing a perimeter street shall have window grids in all windows
  - h. Additional Siding Materials: Those portions of a wall area not required to utilize a brick, or stone veneer may use other durable siding materials. Siding materials such as: "HARDIPLANK®" Siding by James Hardie, "Weatherboard®" by Certainteed, or other similar fiber cement products; wood clapboard siding; wood beaded siding; or, stucco / dryvit / EIFS, shall be considered acceptable siding materials. Aluminum siding less than 0.024 thickness shall not be

permitted (except in soffit areas). Vinyl siding shall not be permitted (except in soffit areas).

3. Homes with the front facade facing a street shall have a minimum 3ft concrete walk connecting from the front entry to the street sidewalk. Homes with the front facade facing a green area shall have a minimum 3ft concrete walk connecting from the front entry to the nearest sidewalk in the green area.
4. Character exhibit images of Rear Load Alley Homes that may be built within Oxford Square are attached hereto as Exhibit 3.

#### C. Rural Estate Homes

The Rural Estate Homes shall be subject to Town of Plainfield Residential Design Guidelines. Additionally, vinyl siding shall not be permitted (except in soffit areas).

Exhibit 1  
Front Load Traditional Homes (Single-Family Detached)  
Character Exhibit Images



Exhibit 2  
Side Load Traditional Homes (Single-Family Detached)  
Character Exhibit Images



Exhibit 3  
Rear Load Alley Homes (Single-Family Detached)  
Character Exhibit Images

