



# Table of Contents

## I. Maps & Site Plan

## II. Design

### I. Renderings

### II. Elevations

### III. Exterior Materials List

### IV. Interior Representative Images

## III. Density Analysis

# Maps - Location

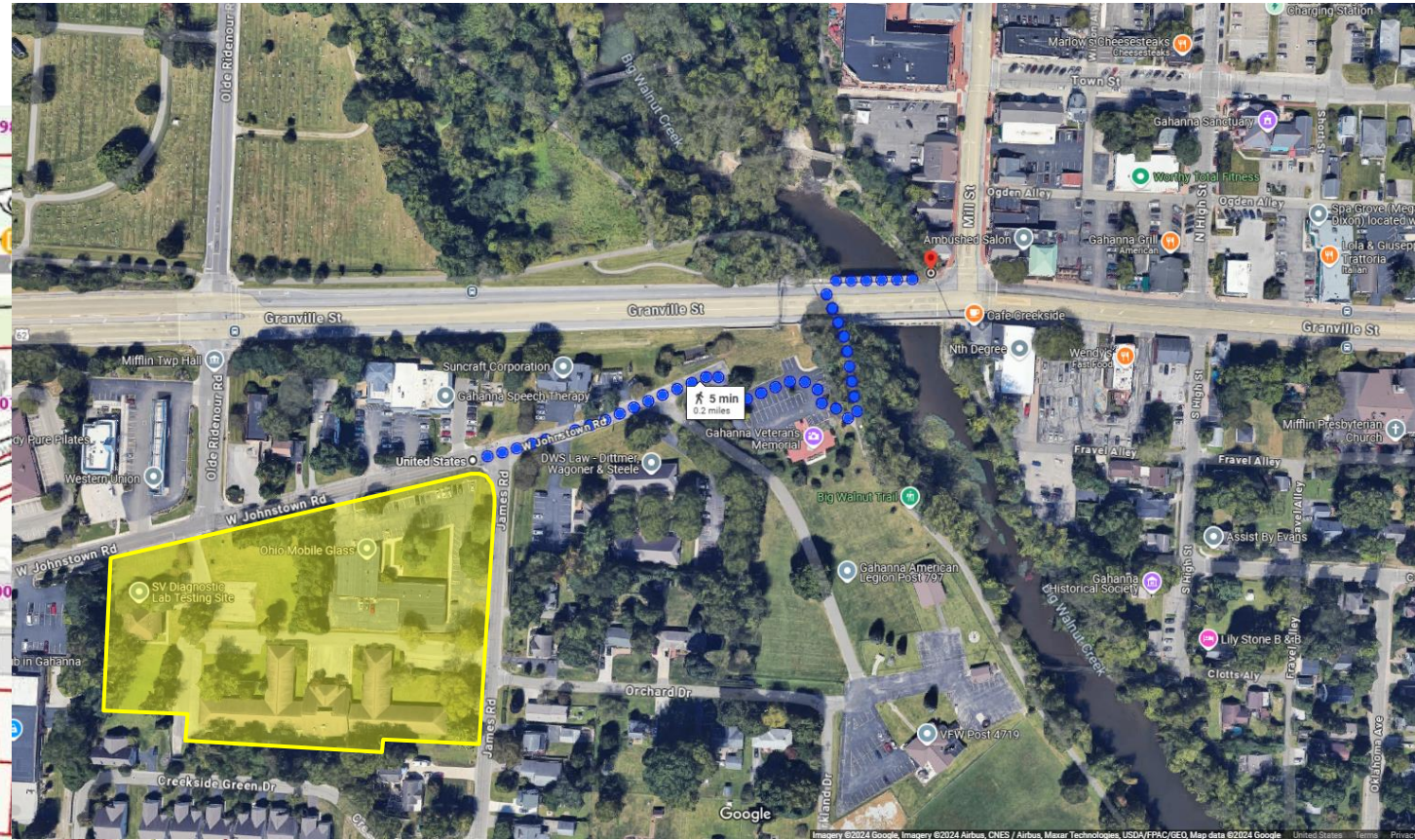
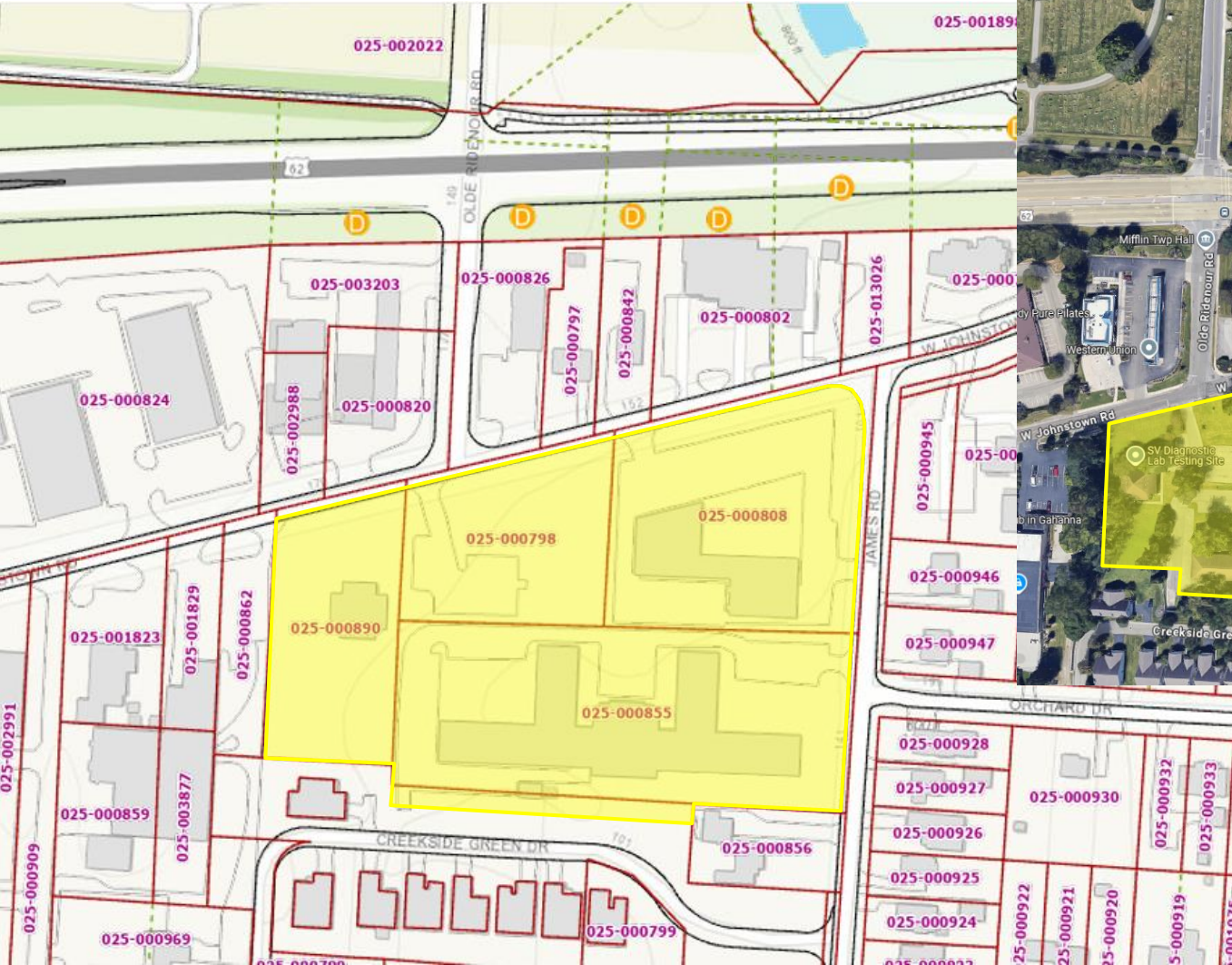


# Maps – Site Aerial



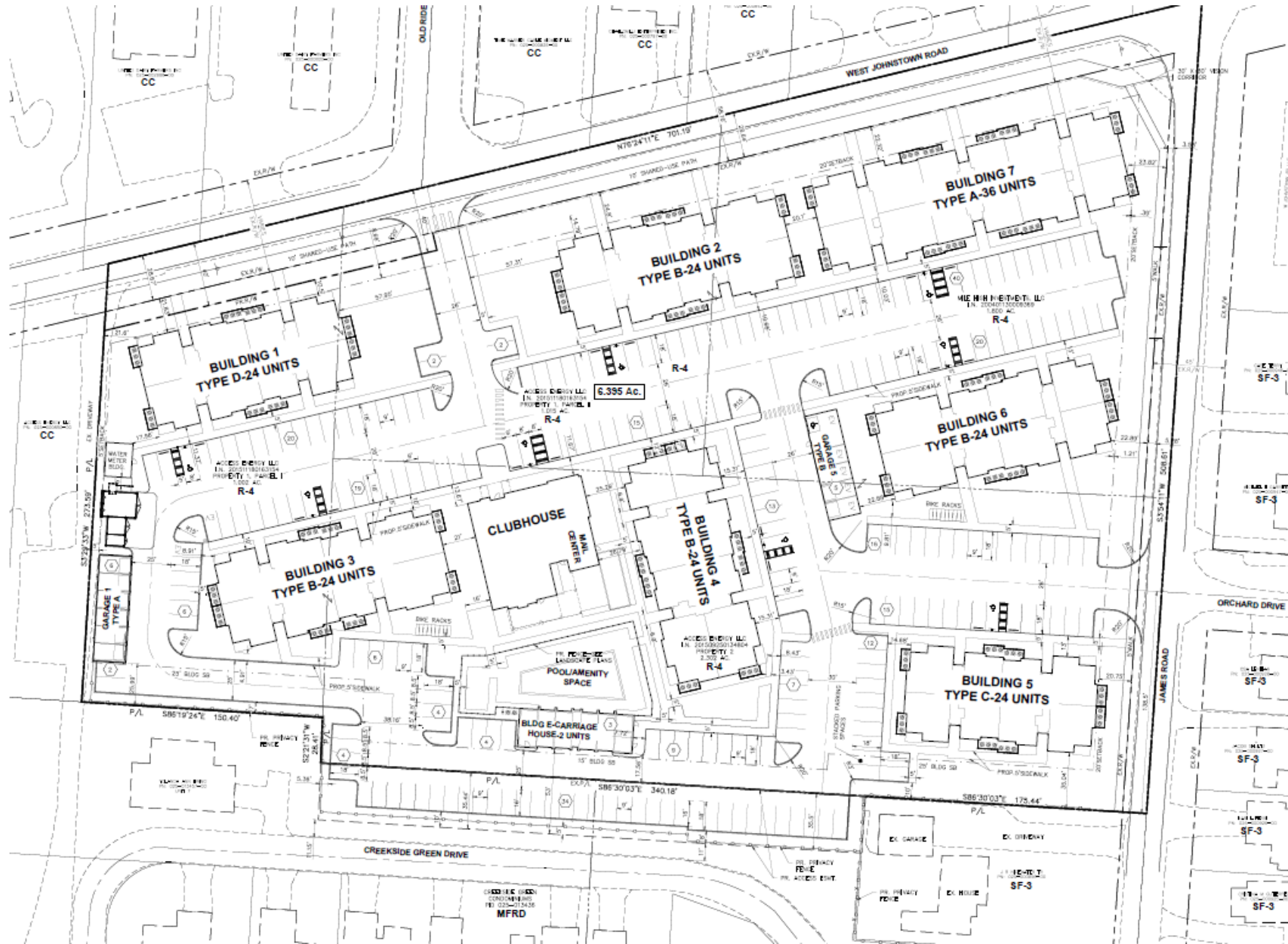
# Maps

## Parcels



**5-Minute / 0.2-Mile Walk to Downtown**

# Site Plan



# Rendering – Residential Buildings



# Rendering – Clubhouse Building



View from Entrance



View From Pool



# Elevations



Building A View of Front Left



Building B View of Front Right

# Elevations



Building C View of Front Left



Building D View of Front Right

# Elevations



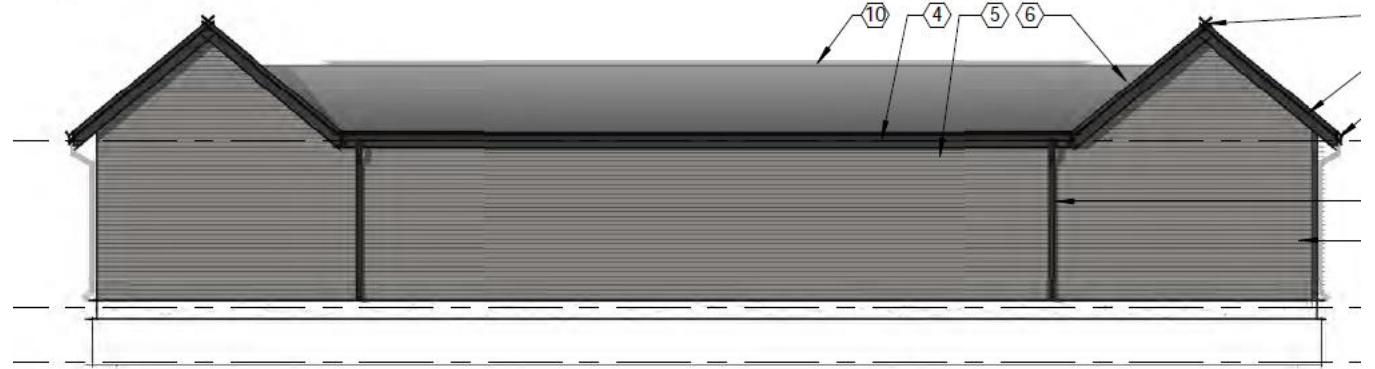
D11 Building E Carriage House View from North



D5 Garage A South Elevation  
1/8" = 1'-0"



A11 Building E Carriage House View from South



B5 Garage A North Elevation  
1/8" = 1'-0"

# Elevations – 2D Front and Side



Bldg. B Front Elevation

1/8" = 1'-0"



G10 Bldg. B Left Side Elevation

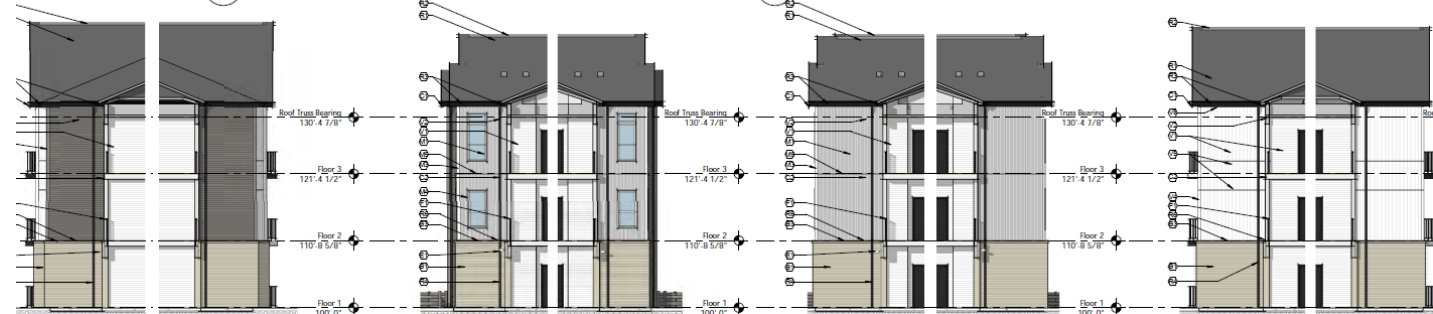
1/8" = 1'-0"



G6 Bldg. B Right Side Elevation

1/8" = 1'-0"

**FIBER CEMENT PANEL TRIM**  
 AT WINDOW SILLS: E2-4 J-TRIM  
 AT WINDOW HEADS: E2-4 J-TRIM  
 AT SIDE EDGES: E2-4 J-TRIM  
 AT BOTTOM EDGES: E2-10 BASE TRIM  
 AT VERT. PANEL JOINTS: E2-7 PANEL  
 AT VERT. PANEL CORNERS: E2-7 PANEL  
 AT OUTSIDE CORNERS: E2-14 OUTSIDE  
 MODEL NUMBERS BASED ON "EASY"  
 FINISH AT ALL LOCATIONS: WHITE



# Materials List

## Residential Building Materials

MATERIALS LIST (As applicable) – Gahanna Code Chapter 1107			
Item	Material Type	Color Name	Color Number
Masonry Veneer	Palmetto Brick : Modular	1.25 Greystone	
Mortar	Type N Standard with Brown Mason's Sand		
Corrugated Metal Siding	DMI Dynaclad CP75 Exposed Fastener	Metallic Silver	
Vinyl Siding - Type 1	Royal Board and Batten Siding	Sterling	
Vinyl Siding - Type 2	Royal 4" Dutch Lap, Smooth Finish	Ironstone	
Vinyl Siding - Type 3	Royal 4" Dutch Lap, Smooth Finish	Sterling	
Panel Siding	James Hardie "Hardi-Panel" Smooth Finish	High Reflective White	SW 7757
Copings & Flashings	Metal	To Match Adjacent Siding Colors	
Gutters	Metal 5" Bevel Profile, Galvalume Finish	Black	
Downspouts	Metal 4" Round Galvalume Finish	Black	
Windows	Vinyl Single Hung - Unequal Sash, Picture, Transoms	White	
Balcony Doors	Fiberglass or Insulated Metal Patio Door	White to Match Windows	

## Clubhouse Building Materials

### EXT. ELEV. CODED NOTES, CLUBHOUSE

- B1 SYNTHETIC STONE VENEER S1
- C1 BOARD AND BATTEN CEMENTITIOUS SIDING
- C2 1X 8 FIBER CEMENT ROOF FASCIA
- D1 PREFINISHED ALUM. STOREFRONT ENTRANCE W/ WIDE STILE AND RAIL STOREFRONT DOOR. FINISH - BLACK.
- M1 METAL SIDING
- R1 ASPHALT SHINGLES ON 15# ROOFING FELT

## Other Project Materials

MATERIALS LIST (As applicable) – Gahanna Code Chapter 1107			
Item	Material Type	Color Name	Color Number
Pre Fabricated Aluminum Railing	Balcony Railings- Super Proline or EQ.	Black	
Asphalt Roofing Shingles	Certainteed "Landmark"	Moire Black	
Fascia & Balcony Trim	Fiber Cement Composite - Smooth Finish	Black Magic	SW 6991
Vinyl Soffit - Type S	Royal, Smooth Finish	Ironstone	
Garage Man Doors	H.M. Flush Door, Comp Frame, Pre Primed Insulated	Black Magic	SW 6991
Garage Doors	Clopay Value Series - Long Panel Style, Pre-Finished Insulated Metal or Equal	Black	
Condensor Fence	Pressure Treated Wood	Black Magic	SW 6991
Trash Enclosure	Pre- Manufactured Panel System by Smartsurround or Equivalent	Tan	
Pipe Rail (Trash Enclosure)	Metal Guardrail	Black	

# Representative Interior Images



# Density Analysis – Unit Mix Comparison

Current Unit Mix				
Unit Type	Units	BRs	Sq. Ft / Unit	Sq. Ft Total
1B-1Ba	54	54	589	31,806
1B-1Ba	2	2	700	1,400
<u>1B-1Ba</u>	<u>60</u>	<u>60</u>	<u>750</u>	<u>45,000</u>
64%	116	116	674	78,206
2B-2Ba	42	84	899	37,758
2B-2Ba	24	48	1,112	26,688
<u>2B-2Ba Den</u>	<u>0</u>	<u>0</u>	<u>1,339</u>	<u>0</u>
36%	66	132	976	64,446
	<b>182</b>	<b>248</b>	<b>784</b>	<b>142,652</b>
<b>Acreage</b>	<b>6.4</b>			
<b>Per Acre</b>	<b>28.46</b>			
The higher unit/acre metric is driven by a lower average unit size.				

25 Units / Acre Unit Mix				
Unit Type	Units	BRs	Sq. Ft / Unit	Sq. Ft Total
1B-1Ba	30	30	589	17,670
1B-1Ba	2	2	700	1,400
<u>1B-1Ba</u>	<u>36</u>	<u>36</u>	<u>750</u>	<u>27,000</u>
43%	68	68	678	46,070
2B-2Ba	42	84	899	37,758
2B-2Ba	24	48	1,112	26,688
<u>2B-2BaD</u>	<u>24</u>	<u>48</u>	<u>1,339</u>	<u>32,136</u>
57%	90	180	1,073	96,582
	<b>158</b>	<b>248</b>	<b>903</b>	<b>142,652</b>
<b>Acreage</b>	<b>6.4</b>			
<b>Units / Acre</b>	<b>24.71</b>			
We can solve to less than 25 units per acre with the same total project square footage and same building footprints by incorporating a 1,339-SF floorplan.				

Traditional Gahanna Unit Mix				
Unit Type	Units	BRs	Sq. Ft / Unit	Sq. Ft Total
1B-1Ba	9	9	712	6,408
<u>1B-1Ba</u>	<u>25</u>	<u>25</u>	<u>880</u>	<u>22,000</u>
27%	34	34	836	28,408
2B-2Ba	25	50	1,085	27,125
<u>2B-2Ba</u>	<u>37</u>	<u>74</u>	<u>1,200</u>	<u>44,400</u>
49%	62	124	1,154	71,525
3B-2Ba	18	54	1,225	22,050
<u>3B-2Ba</u>	<u>13</u>	<u>39</u>	<u>1,590</u>	<u>20,670</u>
24%	31	93	1,378	42,720
	<b>127</b>	<b>251</b>	<b>1,123</b>	<b>142,653</b>
<b>Acreage</b>	<b>6.4</b>			
<b>Units / Acre</b>	<b>19.86</b>			
By incorporating a traditional Gahanna Unit Mix on the same total project square footage, the units/acre ratio would decrease below 20 but the number of bedrooms would actually increase.				

# Density Analysis – Takeaways

- 1) The unit mix reflects careful consideration of what we believe is right for the site (not solving to game the code). Top considerations:**
  - a) Floorplans which can provide best in market finishes at an affordable price point (“workforce housing”), and**
  - b) Floorplans which would be attractive to young professionals.**
  
- 2) A Traditional Gahanna Unit Mix would lower the units/acre (while actually increasing bedrooms per acre), but provide less new options to the community.**
  
- 3) We believe our project has a unique opportunity to provide top of market finishes in workforce housing and appeal to young professionals in a location which is a 0.2-mile walk to downtown Gahanna. Planning Commission can point to (a) 2019 Gahanna Land Use Plan calls for Mixed Use at this site, which contemplates 30 units per acre, (b) this project is a 0.2 mile walk to Gahanna’s most dense/walkable district (downtown), and (c) site has multiple surrounding parcels with 0’-10’ setbacks, as unique justification for density variances which would not apply to most of Gahanna.**