

# PLANNING AND ZONING COMMISSION APPLICATION

(Code Section 153.232)



**CITY OF DUBLIN**

Land Use and  
Long Range Planning  
5800 Shier-Rings Road  
Dublin, Ohio 43016-1236

Phone/ TDD: 614-410-4600  
Fax: 614-410-4747  
Web Site: www.dublin.oh.us

## I. PLEASE CHECK THE TYPE OF APPLICATION:

<input type="checkbox"/> Informal Review	<input type="checkbox"/> Final Plat (Section 152.085)
<input type="checkbox"/> Concept Plan (Section 153.056(A)(1))	<input type="checkbox"/> Conditional Use (Section 153.236)
<input type="checkbox"/> Preliminary Development Plan / Rezoning (Section 153.053)	<input type="checkbox"/> Corridor Development District (CDD) (Section 153.115)
<input type="checkbox"/> Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Corridor Development District (CDD) Sign (Section 153.115)
<input checked="" type="checkbox"/> Amended Final Development Plan (Section 153.053(E))	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Standard District Rezoning (Section 153.018)	<input type="checkbox"/> Right-of-Way Encroachment
<input type="checkbox"/> Preliminary Plat (Section 152.015)	<input type="checkbox"/> Other (Please Specify): _____

Please utilize the applicable *Supplemental Application Requirements* sheet for additional submittal requirements that will need to accompany this application form.

## II. PROPERTY INFORMATION: This section must be completed.

Property Address(es): 5838 Cosgray Road / Marmion Drive	
Tax ID/Parcel Number(s): 274000329 274001216 274001217	Parcel Size(s) (Acres): 5.930 6.857 5.170
Existing Land Use/Development: Current Use - Farm / Current zoning - PUD	

### IF APPLICABLE, PLEASE COMPLETE THE FOLLOWING:

Proposed Land Use/Development: The applicant proposes to maintain the existing approved zoning but seeks to replace the original 4 unit attached condo buildings, approved as part of the original Final Development Plan, with a detached condo footprint on the same street layout.
Total acres affected by application: +/- 17.757 Acres according to the Franklin County Auditor Parcel data.

## III. CURRENT PROPERTY OWNER(S): Please attach additional sheets if needed.

Name (Individual or Organization): Edwards Golf Communities, LLC; Glens at Ballantrae, LLC; JWE Development, LLC	
Mailing Address: (Street, City, State, Zip Code)	495 South High Street Suite 150 Columbus, Ohio 43215
Daytime Telephone: (614) 241-2070	Fax: (614) 241-2080
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com	

RECEIVED  
13-103 INF  
NOV 26 2009

**IV. APPLICANT(S):** This is the person(s) who is submitting the application if different than the property owner(s) listed in part III. Please complete if applicable.

Name: Charles P. Driscoll, Vice President		Applicant is also property owner: yes <input checked="" type="checkbox"/> no <input type="checkbox"/>
Organization (Owner, Developer, Contractor, etc.): Edwards Golf Communities, LLC		
Mailing Address: (Street, City, State, Zip Code) 495 South High Street, Suite 150, Columbus, Ohio 43215		
Daytime Telephone: (614) 241-2070		Fax: (614) 241-2080
Email or Alternate Contact Information: cdriscoll@edwardscompanies.com		

**V. REPRESENTATIVE(S) OF APPLICANT / PROPERTY OWNER:** This is the person(s) who is submitting the application on behalf of the applicant listed in part IV or property owner listed in part III. Please complete if applicable.

Name:	
Organization (Owner, Developer, Contractor, etc.):	
Mailing Address: (Street, City, State, Zip Code)	
Daytime Telephone:	Fax:
Email or Alternate Contact Information:	

**VI. AUTHORIZATION FOR OWNER'S APPLICANT or REPRESENTATIVE(S):** If the applicant is not the property owner, this section must be completed and notarized.

I, _____, the owner, hereby authorize _____ to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner:	Date:

Check this box if the Authorization for Owner's Applicant or Representative(s) is attached as a separate document

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

State of \_\_\_\_\_

County of \_\_\_\_\_

Notary Public \_\_\_\_\_

Stamp or Seal

**VII. AUTHORIZATION TO VISIT THE PROPERTY:** Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to visit, photograph and post a notice on the property described in this application.

I, Charles P. Driscoll, Vice President, the owner or authorized representative, hereby authorize City representatives to visit, photograph and post a notice on the property described in this application.	
Signature of applicant or authorized representative: <i>Charles P. Driscoll</i>	Date: 9/13/2013

**VIII. UTILITY DISCLAIMER:** The Owner/Applicant acknowledges the approval of this request for review by the Dublin Planning and Zoning Commission and/or Dublin City Council does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.

I, <u>Charles P. Driscoll, Vice President</u> , the owner or authorized representative, acknowledge that approval of this request does not constitute a guarantee or binding commitment that the City of Dublin will be able to provide essential services such as water and sewer facilities when needed by said Owner/Applicant.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: 9/13/2013

**IX. APPLICANT'S AFFIDAVIT:** This section must be completed and notarized.

I, <u>Charles P. Driscoll, Vice President</u> , the owner or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of applicant or authorized representative: <u>Charles P. Driscoll</u>	Date: 9/13/2013

Subscribed and sworn to before me this 13th day of September, 2013

State of Ohio

County of Franklin

Notary Public

Holly K. DeJordy



Holly K. DeJordy  
Notary Public, State of Ohio  
My Commission Expires 07-10-2018

FOR OFFICE USE ONLY			
Amount Received:	Application No:	P&Z Date(s):	P&Z Action:
Receipt No:	Map Zone:	Date Received:	Received By:
City Council (First Reading):		City Council (Second Reading):	
City Council Action:		Ordinance Number:	
Type of Request:			
N, S, E, W (Circle) Side of:			
N, S, E, W (Circle) Side of Nearest Intersection:			
Distance from Nearest Intersection:			
Existing Zoning District:		Requested Zoning District:	

**Amended Final Development Plan Statement**  
**Ballantrae Golf Community / Sub Area 'R'**  
**The Woodlands at Ballantrae**

The applicant, Edwards Golf Communities, LLC, hereby requests an amendment to the final development plan for "The Woodlands at Ballantrae" as originally approved by the City of Dublin in January of 2004. The Woodlands is a condominium development originally approved as part of Sub-Area 'R' in the Ballantrae Golf Community. The applicant has already constructed a portion of the Woodlands as part of phase 1, which includes everything to the west of Marmion Drive and the proposed re-located Rings Road (now being called Churchman Road) as originally approved. The amendment being proposed by this application will only affect the ± 17.76 Acre phase 2 portion of the project (to be re-named "The Glens at Ballantrae") to the west of Marmion Drive and to the north of the proposed Churchman Road Extension.

The applicant is seeking an amendment to the approved Final Development Plan for the purposes of changing the unit type from 4 unit attached condominiums as originally approved to a variety of single detached condominium units. The amendment would lower the proposed number of units from the 84 attached units as previously approved to a total of 72 detached units as proposed. It should be noted that as part of this amendment the applicant is not seeking any changes to the approved development text and is seeking minor changes to the approved site plans for the development. It should also be noted that the applicant is proposing to maintain the exact same internal road layout as originally approved, as well as the originally approved landscaping along the buffers, proposed Churchman Road Frontage, and the entry features. In addition the applicant proposes to install the signage as originally approved by the City in an effort to maintain continuity with the remainder of the Ballantrae development.

The applicant is working with Ryan Homes as a builder for the proposed condominium units and proposes to build the same units already being constructed at the Estates at Scioto Crossing. These units have proven to be highly successful and have maintained price points far exceeding the builder's original expectations. For this project the builder proposes to maintain their commitment to using high quality building materials and will provide a similar architectural style to the units being constructed at the Estates. Each of the unit types will have a variety of options that are offered to potential buyers and all unit types are to be constructed with 2 car garages. In addition the builder also proposes to maintain the same building diversity requirements approved for the Estates and has included that language as part of this application for the City's review and approval.

The proposed amendment is in keeping and consistent with the approved Preliminary Development Plan and development text for the Ballantrae Golf Community. The Amended Final Development Plan maintains much of the same design and features of the previously approved plan while providing a highly desirable and proven condominium product, and offering a 14% reduction in the total number of condominium units. The project as proposed will continue the tradition of providing a diversity of high quality housing opportunities and attractive communities within the Ballantrae Golf Community and the City of Dublin.

As it relates to the requirements of section 153.055(B) of the City of Dublin Zoning Code the proposed Amended Final Development Plan meets the review criteria for Final Development Plan approval and complies with the following:

1. *The plan conforms in all pertinent respects to the approved preliminary development plan provided however, that the Planning and Zoning Commission may authorize plans as specified in § 153.053(E)(4).* - The plan conforms with and is consistent to the approved preliminary development plan and development text and provides for a condominium form of development, with slightly less density, as originally approved.
2. *Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.* - The Amended Final Development Plan maintains the same vehicular and pedestrian routing and configuration as the previously approved Final Development Plan submittal including the sidewalks along Marmion Drive and the bike / leisure path along the future churchman road extension. A change in the approved vehicular or pedestrian circulation is not requested as part of this application.
3. *The development has adequate public services and open spaces;* - The development shares the same open space and public services as the Ballantrae Golf Community as well as provides internal open space areas that are substantially similar to the previously approved submittal.
4. *The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;* - The proposed amendment maintains the existing characteristics of the site and conforms to all of requirements established and approved as part of the previous application and the City of Dublin Code.
5. *The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;* - The proposed development will utilize the same lighting as approved by the City of Dublin for the Phase 1 portion of the development with slight adjustments in location to accommodate new driveway locations. All requirements for shielding, intensity, and containment of spillover will be adhered to as previously approved.
6. *The proposed signs, as indicated on the submitted sign plan, will be coordinated within the PUD and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;* - The applicant proposes to install the signs as designed and previously approved for the development and the sub-area and, as such, will be coordinated with the PUD and provide appropriate, safe, and consistent signage for the development.
7. *The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of*

*pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;* - The applicant proposes to provide the landscaping as it was originally designed and approved. The proposed buffers, entry features, and roadway frontage along the future Churchman Road extension will all remain as designed and approved by the city as it relates to the quantity, location, and species of plant materials. Landscaping on the interior of the project will maintain the same species as originally approved and the location and quantity will be adjusted to accommodate the new detached condominium footprints. The overall quantity of caliper inches provided with the development exceeds the requirements for planting as specified in the City of Dublin code.

8. *Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;* - The development will maintain the same drainage system as originally designed and will comply with all applicable code and engineering requirements for storm water quality and drainage.
9. *If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage;* - The project as proposed will comply with this requirement.

Please find enclosed the required application, commitments, plans and maps necessary to complete this application for Amended Final Development Plan for your review.

**COMMUNITY APPEARANCE: USAGE RULES**

- Definition:** In what scope can same elevations and color schemes be used
- Goal and Purpose:** Create communities that are diverse in elevations and color schemes
- Policy:** Exterior colors are to follow the Ryan Homes' Color Scheme Books

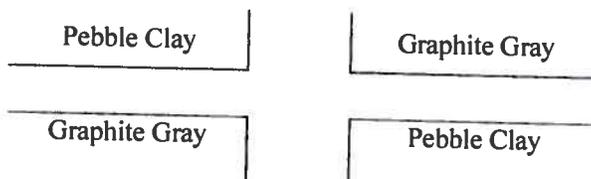
**Monitoring Process**

- A. The Sales Representative(s) is responsible for utilizing a sales plot map for their community(s) and note house-type, elevation, color schemes and brick/stone color for each lot in their community(s) as sold, in order to ensure all sales are not in violation of color scheme policy. SMR should ensure that the tracking plot map is updated with any changes resulting from Change Orders.
- B. The Sales and Settlement Administrator is ultimately responsible for maintaining a plot map for each community keeping track as sales come in of the house-type, elevation, color scheme and brick/stone colors for each sale in the community and rejecting sales or adding to clean-up any sales that are in violation of color scheme policy. SSA should ensure that the tracking plot map is updated with any changes resulting from Change Orders.

**Detached Product Guidelines: (Traditional and Cottage Color Schemes)**

**Siding Colors:**

- A. In any group of 5 homes on the same side of a street, at least 3 siding colors must be used and there must be a minimum of two different siding colors separating consecutive homes. In other words, the same color can be used on every 3<sup>rd</sup> house on same side of street
  - a. **Smaller Single Family (CLUSTER) Communities: Ask Sales Manager for Specific Communities, usually 50-55' home sites.**
    - i. In any group of 3 homes on the same side of the street, at least 2 siding colors must be used and there must be a minimum of one different siding color separating consecutive homes. In other words, the same color can be used on every 2<sup>nd</sup> house on the same side of the street. Models with intersecting lot lines cannot have the same siding color.
- B. At any cross street intersection, at least 2 siding colors must be used.



- C. Homes with intersecting lot lines across the street from each other must have different siding colors.
- D. When siting homes on a cul-de-sac, homes with intersecting lot lines must have different siding/brick/stone colors. In a cul-de-sac of 5 homes, a minimum of four siding colors must

**COMMUNITY APPEARANCE: USAGE RULES**

be used. In a cul-de-sac of 6 homes, a minimum of five siding colors must be used.

**Front Door, Shutter and Trim Colors:**

**A. Front Door and Shutter Colors:**

1. The front door will be painted the designated front door color and any/all surrounding elements shall be painted the outside trim color. This includes sidelights, pilasters, railings, wood trim, etc.
2. It is recommended that shutter and door colors vary on single family homes. However, you may choose to have the door color match the shutter color on any scheme. The matching paint color is provided with the shutter color for this purpose. Use the correct code for the color scheme, but fill in the matching paint color for the door.

**B. Trim Color**

1. Trim color remains the same for all pieces including exterior corner boards, soffit, fascia, gutters, downspouts, window and door trim, scallops, porch posts, décor panels, railings, window head pieces, decorative louvers, decorative window units, and sidelights. Refer to the Exterior Color Scheme Book for the corresponding trim color.

**Brick/Stone Colors and Grade Conditions:**

- A. A full brick or partial brick/stone front home cannot have the same brick/stone color as a home next to or across the street. Homes across the street with intersecting lot lines must have different brick/stone colors.
- B. A brick front home can have a brick to grade home next to or across the street (In Pittsburgh applies to low-side home sites only) with the same brick shade/color since very little brick to grade is shown from front on low-side lots. However the color scheme must be different.

**Elevation Type:**

- A. There must be a minimum of two different elevations separating like floor plans on the same side of the street. In other words, the same elevation can be used on every 3<sup>rd</sup> house on same side of street. Models with the same elevation can be placed within this scope if one of the models has a Full Porch.
  - a. **Smaller Single Family (CLUSTER) Communities: Ask Sales Manager for Specific Communities, usually 50-55' home sites.**
    - i. There must be a minimum of one different elevation separating like floorplans on the same side of the street. Models with the same elevation can be placed within this scope if one of the models has a Full Porch. Models with intersecting lot lines across the street cannot have the same elevation.
- B. Like floor plans with intersecting lot lines across the street from each other must not have the same elevation. Models with the same elevation can be placed within this scope if one of the models has a Full Porch.

**COMMUNITY APPEARANCE: USAGE RULES**

- C. When siting homes on a cul-de-sac, like floor plans with intersecting lot lines must have different elevations. There must be a minimum of two different elevations separating like models within a cul-de-sac. Models with the same elevation can be placed within this scope if one of the models has a Full Porch.

**Metal Roofs:**

- A. Metal bay/porch roofs and roof lookouts will be Black in color for all Non Scenicscape color schemes.

**Attached Product Guidelines Townhomes** (Traditional and Cottage color schemes)

- The following color schemes are designed to provide a CONTROLLED VARIETY in color-coordinated schemes for Ryan Homes attached communities.
- Schemes are provided using siding, trim, shutter and door colors in pleasing and coordinated combinations that not only are appealing by themselves, but that also combine pleasantly with the other schemes when used as directed.
- **Pre-determining color schemes for the community is essential for best results**

**Guidelines:** Avoid having end homes on adjacent buildings with the same siding color. It is vital to check the siding color and not the scheme identifier when pre-determining a community to ensure the same siding colors are not placed side by side.

**Buildings with Partial brick/stone or brick to grade:**

- A. It is recommended to use just one color scheme on all units.
- B. You can also use just one siding color and wrap the door & shutter colors with the sequential color schemes. You can start with any color scheme on the leftmost unit, but schemes must follow in alphabetical order from there. (e.g. UTA, UTB, etc.) Just choose option "UZZ" and then fill in the appropriate colors on the selection sheet.
1. Selection of all "cool" color schemes or all "warm" color schemes should be used in a community
  2. If wrapping the color schemes for the front door and shutter colors, they should follow the schematic in order and vary through the building.
- C. The brick/stone should remain the same through the entire building.
- D. Half gables (example: ends of porches and turned gables) and the trim around this area should be painted the outside trim color.
- E. Garage doors, all trim, moldings and RAS materials will be painted the same color as the exterior trim color.

**COMMUNITY APPEARANCE: USAGE RULES**

- F. The shutters will always be the Veriform by PlyGem pre-painted color and the front door will be the color scheme designated color.

**Buildings with Full Brick Fronts and Brick to grade:**

- A. It is preferred to use multiple color schemes to vary the brick fronts for visual interest. You can start with any color scheme on the leftmost unit, but schemes must follow in alphabetical order from there. (e.g. UTA, UTB, etc.) When you reach the end of the list, start again with scheme UTA until you're finished
- B. You can also use multiple color schemes varying the brick fronts per the schemes but use just one siding color. You would still wrap the door & shutter colors with the sequential color schemes on each unit. It's recommended that you choose either Pebble Clay or Sandy Tan siding. Just choose option "UZZ" and then fill in the appropriate colors on the selection sheet.
- C. Half gables (example: ends of porches and turned gables) and the trim around this area should be painted the outside trim color.
- D. Garage doors, all trim, moldings and RAS materials will be painted the same color as the exterior trim color.
- E. The shutters will always be the Veriform by PlyGem pre-painted color and the front door will be the color scheme designated color.

**Scenicscape Color Schemes:**

- A. If you would like to bring more variety to a community's color choices, you can use the Scenicscape Bold color schemes with Teak, Willow, Granite, Twilight Shadow and Canyon siding colors mixed in with the standard color schemes (there are additional charges for this higher gauge siding per MSS).

**DO NOT USE: Sedona Red, River Bend or Mediterranean Palm schemes unless the Division is fully committed to following the process outlined in the Scenicscape Color Scheme Usage Guidelines.**

**Please see Scenicscape Color Schemes Usage Guidelines for any community where you would like to do a fully pre -selected Scenicscape community utilizing all of the scenicscape colors.**

**Metal Roofs:**

- A. Metal bay/porch and Roof lookouts will be colored per the color scheme book for all Scenicscape color schemes.

**Woodlands at Ballantrae - Adjacent Property Owners (250' from parcel 274000329)**

PID	County	Owner	Auditor Address		
274000329	Franklin	EDWARDS GOLF COMMUNITIES LLC	5638	COSGRAY	RD
274000335	Franklin	CITY OF DUBLIN OHIO	6966	VINTAGE	LN
274000342	Franklin	EDWARDS GOLF COMMUNITIES LLC	COSGRAY RD		
274000591	Franklin	HENDRICK SCOTT M HENDRICK VERONICA A	5737	BALLANTRAE	CR
274000592	Franklin	NASH MARY G NASH LIN T	5745	BALLANTRAE	CR
274001217	Franklin	JWE DEVELOPMENT LLC	COSGRAY RD		
274001419	Franklin	GEASE DAVID H	5713	COSGRAY	RD
274001549	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001550	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001556	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001575	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001576	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001577	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001578	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001579	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001580	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001581	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001582	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001583	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001584	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001585	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001586	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001587	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		
274001588	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL		

**Woodlands at Ballantrae - Adjacent Property Owners (Owners within 300**

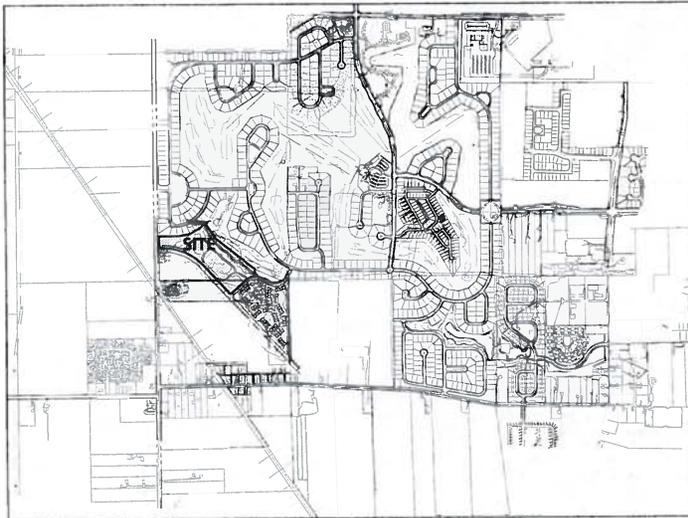
PID	County	Owner
274001216	Franklin	JWE DEVELOPMENT LLC
274000019	Franklin	LARE NED E
274000305	Franklin	LIGGETT JAY W TR
274000335	Franklin	CITY OF DUBLIN OHIO
274000342	Franklin	EDWARDS GOLF COMMUNITIES LLC
274000568	Franklin	FRANKLIN NICHOLAS P FRANKLIN STEPHANIE
274000569	Franklin	ALSKO RAYMOND JR ALSKO AMY
274000570	Franklin	STAHL BARBARA A TR STAHL TOMMY J TR
274000571	Franklin	CAHILL EDWARD J III CAHILL MEREDITH S
274000586	Franklin	TRAN LONG PHI ET AL
274000587	Franklin	CLINE KELLY E CLINE DEBORAH R
274000588	Franklin	KONTOGIANNIS GEORGE J TR
274000589	Franklin	KONTOGIANNIS GEORGE J TR
274000590	Franklin	ZIMMERMAN JAMES JAY ZIMMERMAN SHELLY M
274000591	Franklin	HENDRICK SCOTT M HENDRICK VERONICA A
274001217	Franklin	JWE DEVELOPMENT LLC
274001219	Franklin	TOW LTD
274001267	Franklin	SEAGER DONALD A SEAGER PATRICIA M
274001321	Franklin	LEAR SUSAN B
274001422	Franklin	RUANE MARIANNE E
274001446	Franklin	BOWMAN LANCE E BOWMAN MARY J
274001459	Franklin	MATUSOFF KAREN L TR MATUSOFF MARTIN L TR

' of parcel 274001216)

Auditor Address		
COSGRAY	RD	
WOERNER TEMPLE	RD	
COSGRAY	RD	
6966	VINTAGE	LN
COSGRAY	RD	
6799	BALLANTRAE	PL
6807	BALLANTRAE	PL
6820	BALLANTRAE	PL
6812	BALLANTRAE	PL
6843	BALLANTRAE	PL
6851	BALLANTRAE	PL
6859	BALLANTRAE	PL
5721	BALLANTRAE	CR
5729	BALLANTRAE	CR
5737	BALLANTRAE	CR
COSGRAY	RD	
5696	MARMION	DR
6890	FORESTHAVEN	LP
6906	FORESTHAVEN	LP
5658	MARMION	DR
6938	FORESTHAVEN	LP
5672	MONTRIDGE	LN

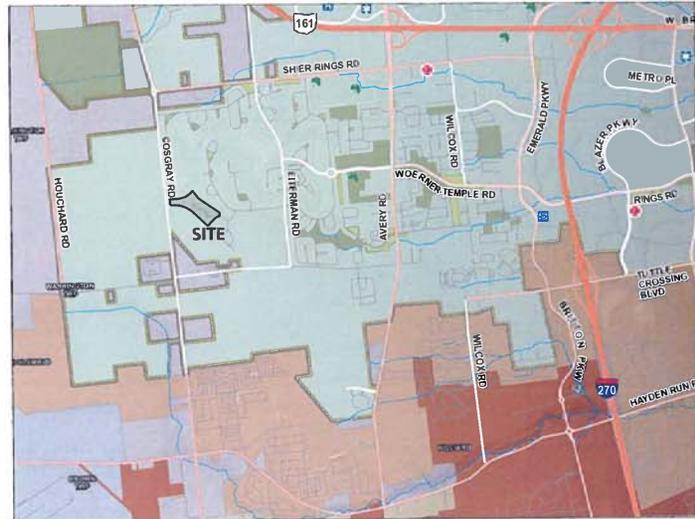
**Woodlands at Ballantrae Adjacent Owners (Within 250' of parcel 2740001217)**

PID	County	Owner	Auditor Address
274001217	Franklin	JWE DEVELOPMENT LLC	COSGRAY RD
274000329	Franklin	EDWARDS GOLF COMMUNITIES LLC	5638 COSGRAY RD
274000335	Franklin	CITY OF DUBLIN OHIO	6966 VINTAGE LN
274000342	Franklin	EDWARDS GOLF COMMUNITIES LLC	COSGRAY RD
274000589	Franklin	KONTOGIANNIS GEORGE J TR	5721 BALLANTRAE CR
274000590	Franklin	ZIMMERMAN JAMES JAY ZIMMERMAN SHELLY M	5729 BALLANTRAE CR
274000591	Franklin	HENDRICK SCOTT M HENDRICK VERONICA A	5737 BALLANTRAE CR
274000592	Franklin	NASH MARY G NASH LIN T	5745 BALLANTRAE CR
274001216	Franklin	JWE DEVELOPMENT LLC	COSGRAY RD
274001579	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL
274001580	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL
274001581	Franklin	EDWARDS GOLF COMMUNITIES LLC	NEWTONMORE PL



VICINITY MAP

Scale: 1" = 1000' - 0"



REGIONAL MAP

Scale: 1" = 2000' - 0"

# The Woodlands at Ballantrae

Ballantrae Golf Community  
Sub-Area R (Condominium)  
Dublin, Ohio

## AMENDED FINAL DEVELOPMENT PLAN for PHASE 2 (The Glens)

PREPARED FOR:  
EDWARDS GOLF COMMUNITIES, LLC  
495 SOUTH HIGH STREET, SUITE 150  
COLUMBUS, OHIO 43215  
p: 614-241-2070

Original Approval: January 7, 2004  
Amended: September 30, 2013

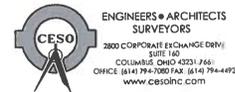
Architect:



Landscape Architect:



Civil Engineer:



### DRAWING INDEX - LANDSCAPE

L-0.00	COVER
L-1.01	EXISTING CONDITIONS MAP
L-1.02	SITE PLAN
L-2.01	SITE LANDSCAPE PLAN
L-3.01	ENTRY ENLARGEMENTS
L-3.02	UNIT PLANTING PLANS
L-3.03	UNIT PLANTING PLANS
L-3.04	UNIT PLANTING PLANS
L-4.01	PLANTING / SIGNAGE DETAILS

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2 OF 8	GENERAL NOTES AND DETAILS
3 OF 8	SITE PLAN
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8 OF 8	SURVEY (FROM EMHT)

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A1-2	CHANTILLY FLOOR PLANS
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A1-14	MATERIALS / COLOR SAMPLES

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<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<p><b>Amended Final Development Plan</b>  <b>THE WOODLANDS AT BALLANTRAE</b>          Dublin, Ohio</p>	<p><b>G2</b> Planning          Landmark Architecture  <b>Planning+Design</b>          720 E. Broad Street          Ste. L14, Columbus, OH 43215          Tel: 614.593.9200          www.g2planning.com</p>
<p>13012</p> <p>09 / 17 / 13</p> <p><b>L1.01</b></p>	<p>EXISTING CONDITIONS PLAN</p>										





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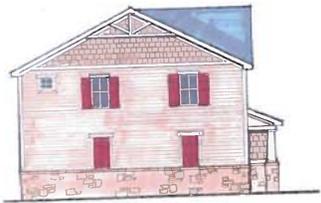
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DETAILS**

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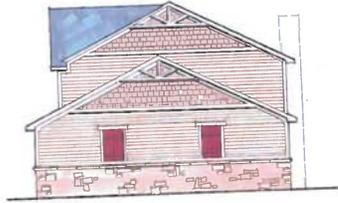
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**A1-1**



LEFT SIDE ELEV./FLORENCE/ELEV. 1"  
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEV./FLORENCE/ELEV. 1"  
SCALE 1/8" = 1'-0"



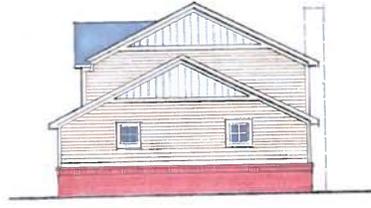
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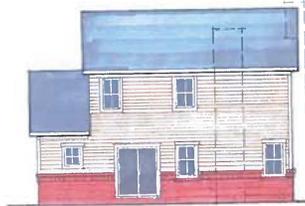
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SCALE 1/8" = 1'-0"



LEFT SIDE ELEV./FLORENCE/ELEV. 1/2"  
SCALE 1/8" = 1'-0"



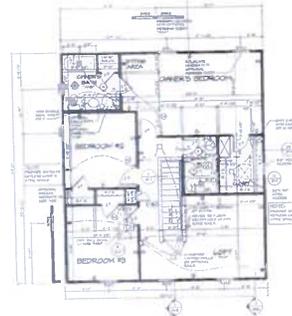
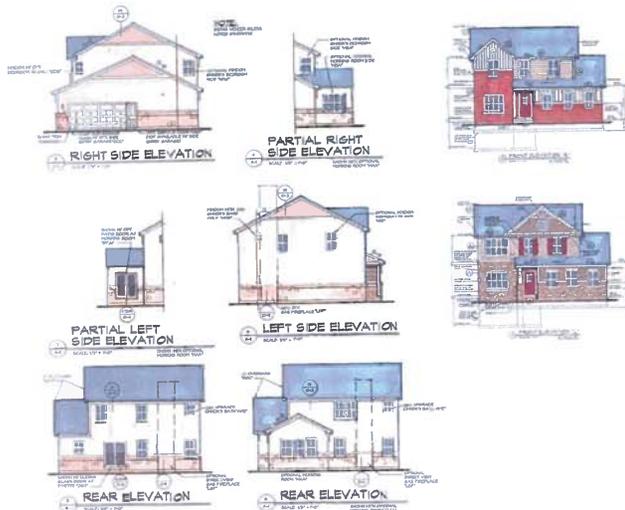
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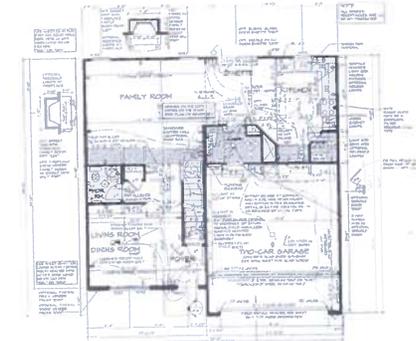
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SCALE 1/8" = 1'-0"



FRONT ELEV./FLORENCE/ELEV. 1/2"  
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



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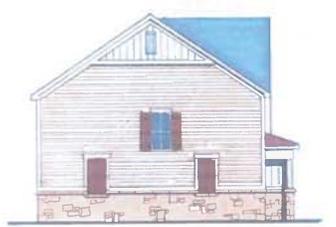
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DATE  
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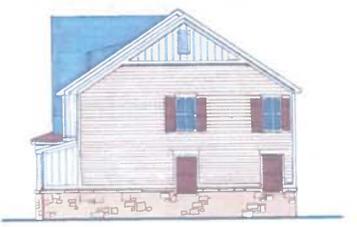
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A1-2



LEFT SIDE ELEVATION / CHANTILLY / ELEV. 'L'  
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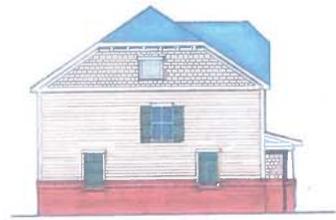
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REAR ELEVATION / CHANTILLY / ELEV. 'L'  
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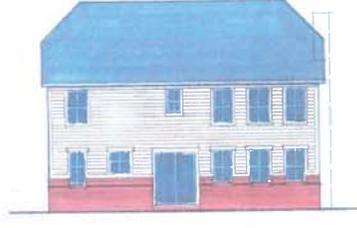
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SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION / CHANTILLY / ELEV. 'K'  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION / CHANTILLY / ELEV. 'K'  
SCALE: 1/8" = 1'-0"



REAR ELEVATION / CHANTILLY / ELEV. 'K'  
SCALE: 1/8" = 1'-0"



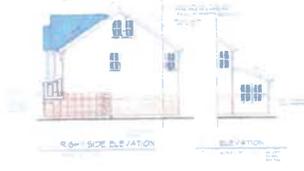
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LEFT SIDE ELEVATION  
LEFT SIDE ELEVATION



REAR ELEVATION  
REAR ELEVATION



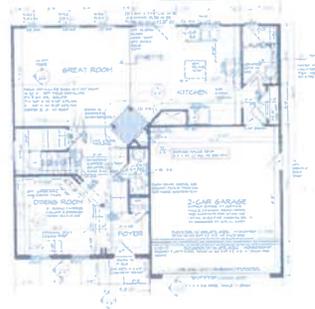
RIGHT SIDE ELEVATION  
RIGHT SIDE ELEVATION



FRONT ELEVATION  
FRONT ELEVATION



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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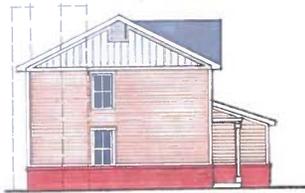
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**SIENNA**  
FLOOR PLANS  
EXTERIOR ELEVATIONS

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**A1-3**



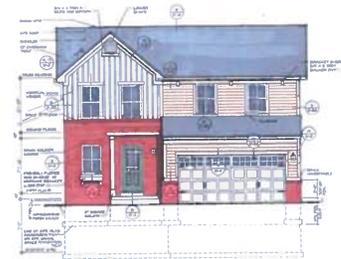
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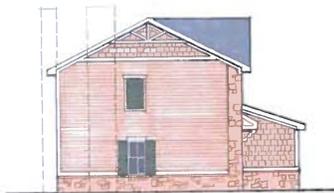
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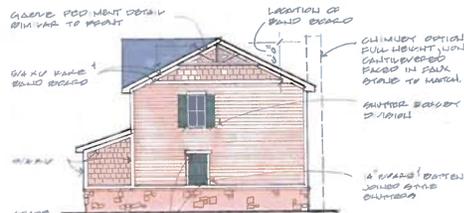
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FRONT ELEVATION "L"  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEV./SIENNA/ELEV. "K"  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEV./SIENNA/ELEV. "K"  
SCALE: 1/8" = 1'-0"



REAR ELEV./SIENNA/ELEV. "K"  
SCALE: 1/8" = 1'-0"



FRONT ELEV./SIENNA "K"  
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



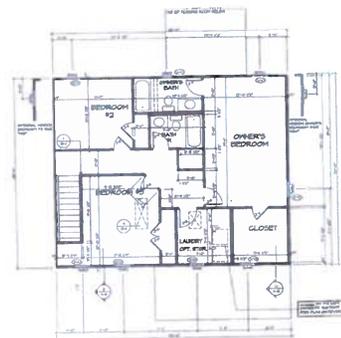
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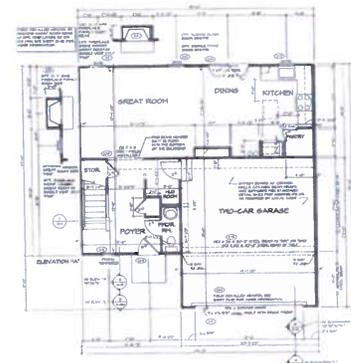
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FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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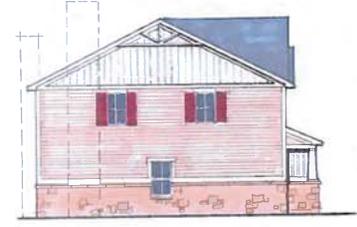
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MILAN  
FLOOR PLANS AND  
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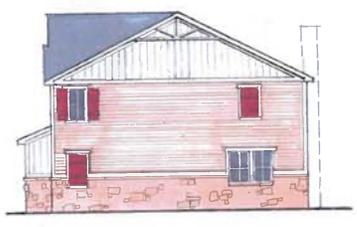
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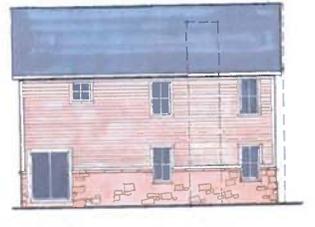
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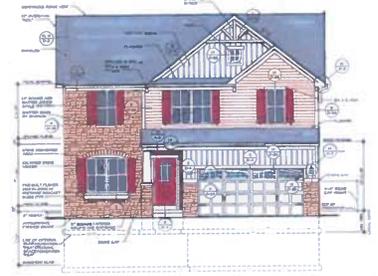
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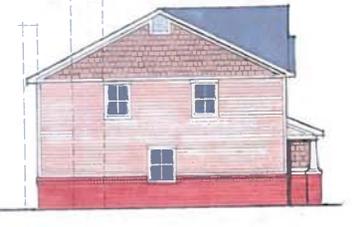
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REAR ELEV./MILAN/ELEV. "L"  
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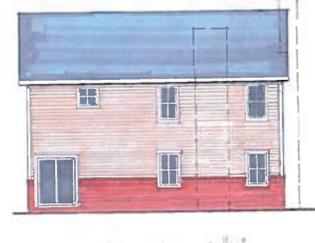
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LEFT SIDE ELEV./MILAN/ELEV. "K"  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEV./MILAN/ELEV. "K"  
SCALE: 1/8" = 1'-0"



REAR ELEV./MILAN/ELEV. "K"  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION/MILAN/"K"  
SCALE: 1/8" = 1'-0"



REAR ELEVATION



LEFT SIDE ELEVATION



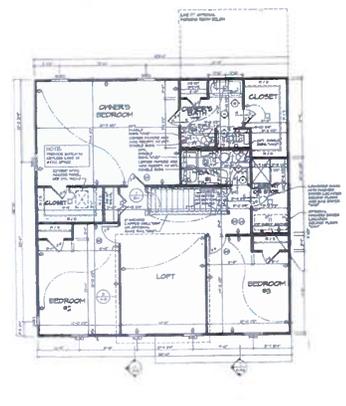
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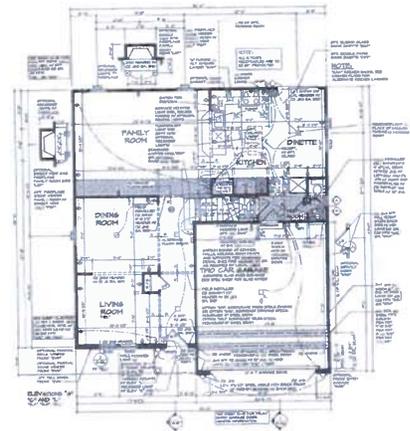
FRONT ELEVATION



REAR ELEVATION



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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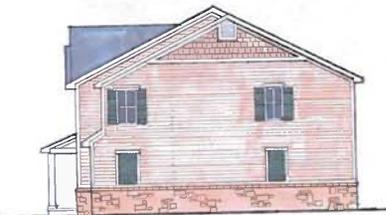
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A1-5



LEFT SIDE ELEV./NAPLES/ELEV. L  
SCALE: 1/8" = 1'-0"



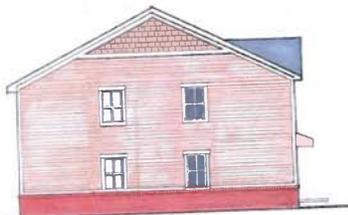
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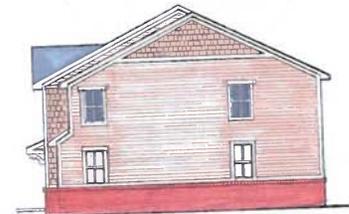
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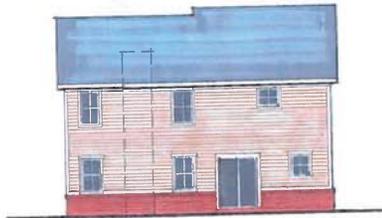
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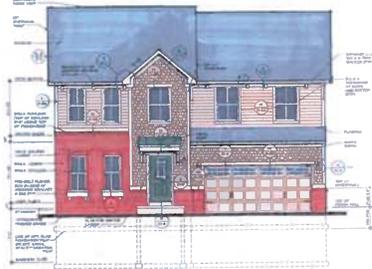
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RIGHT SIDE ELEV./NAPLES/ELEV. K  
SCALE: 1/8" = 1'-0"



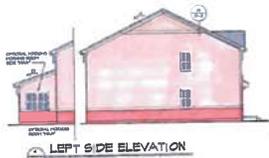
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FRONT ELEV./NAPLES/ELEV. K  
SCALE: 1/8" = 1'-0"



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



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



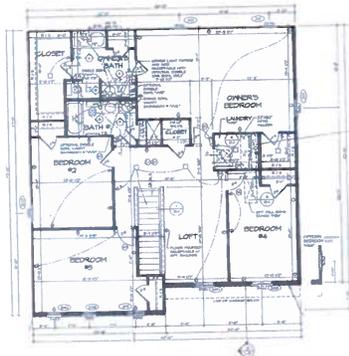
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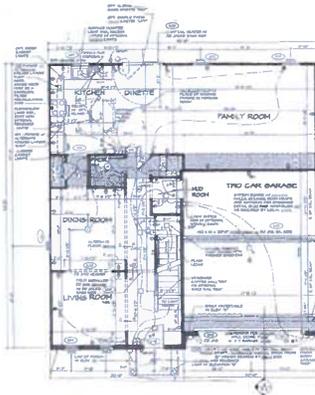
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FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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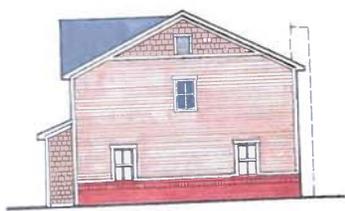
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**VENICE  
FLOOR PLANS  
AND ELEVATIONS**

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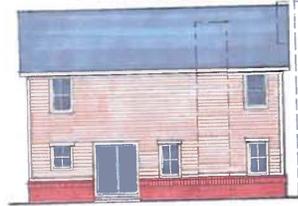
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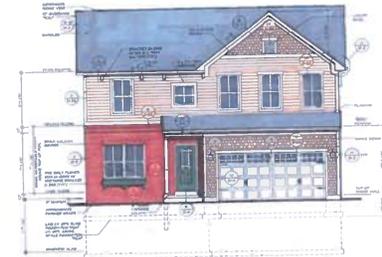
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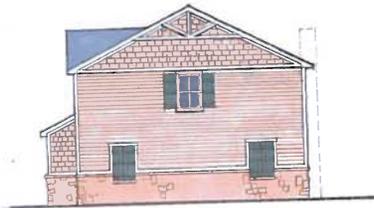
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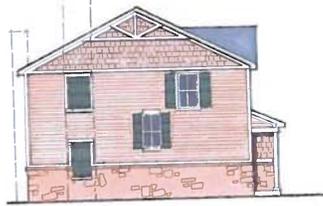
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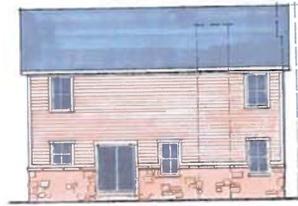
FRONT ELEVATION 'L'  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEV./VENICE/ELEV. 'K'  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEV./VENICE/ELEV. 'K'  
SCALE: 1/8" = 1'-0"



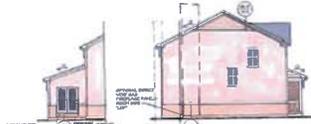
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SCALE: 1/8" = 1'-0"



FRONT ELEVATION 'K'  
SCALE: 1/8" = 1'-0"



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



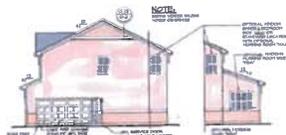
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FRONT ELEVATION  
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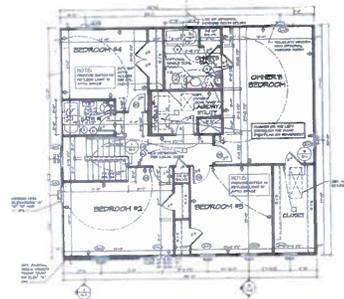
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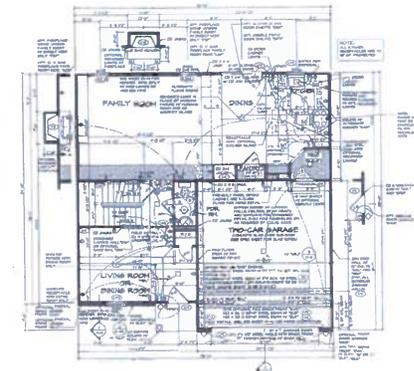
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SCALE: 1/8" = 1'-0"



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



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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BALLANTRAE**

DUBLIN, OHIO

DRAWING TITLE  
**Final  
Floor Plans  
2nd of 03**

DATE  
REVISION 09/16/2013

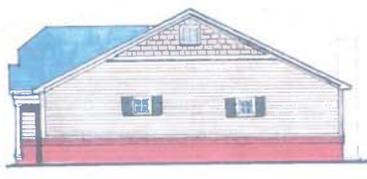
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& ASSOCIATES

- DESIGN SET
- ZONING SET
- BID SET
- CONSTRUCTION SET

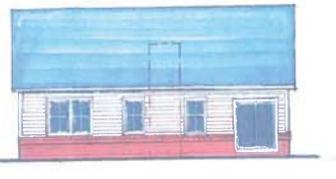
**A1-7**



LEFT SIDE ELEV. / P106 / ELEV. 'L'  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEV. / P106 / ELEV. 'L'  
SCALE: 1/8" = 1'-0"



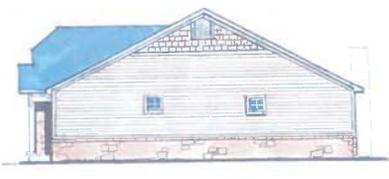
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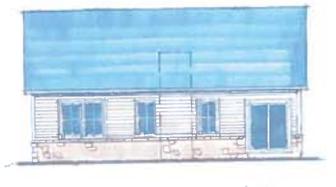
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LEFT SIDE ELEV. / P106 / ELEV. 'K'  
SCALE: 1/8" = 1'-0"



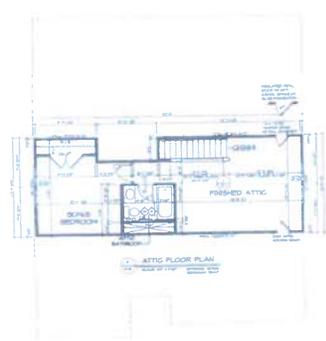
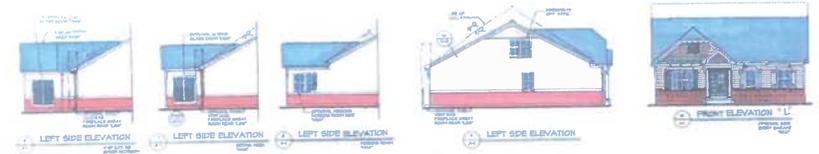
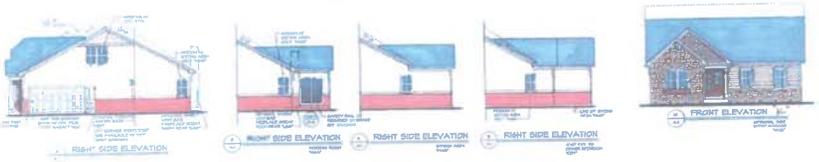
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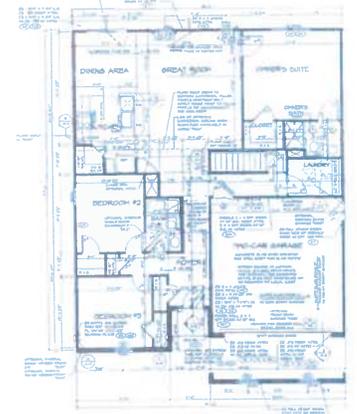
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SCALE: 1/8" = 1'-0"



FRONT ELEVATION / P106 / ELEV. 'K'  
SCALE: 1/8" = 1'-0"



ATTIC FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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PROJECT  
NVR  
BALLANTRAE

DUBLIN, OHIO

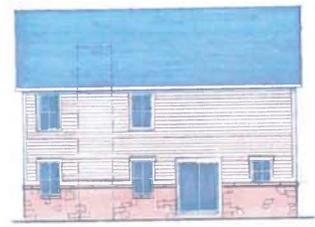
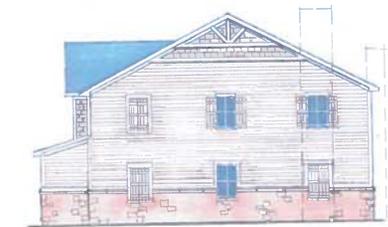
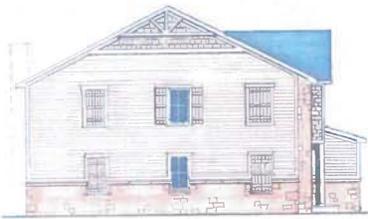
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NVR  
BALLANTRAE

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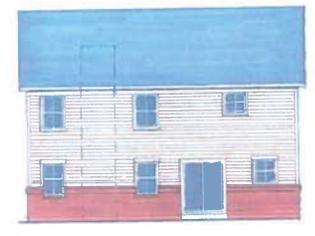
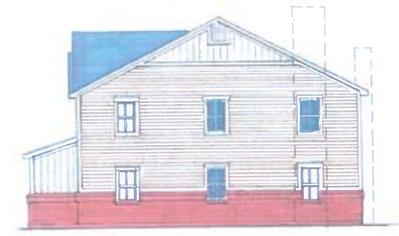
A1-8



RIGHT SIDE ELEV / ROOF / ELEV L  
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REAR ELEV / ROOF / ELEV L  
SCALE: 1/8" = 1'-0"

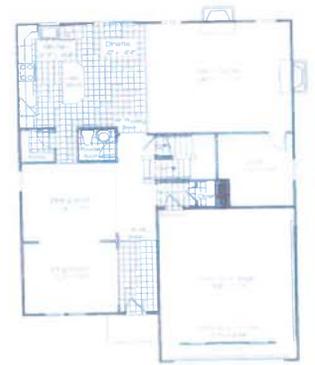
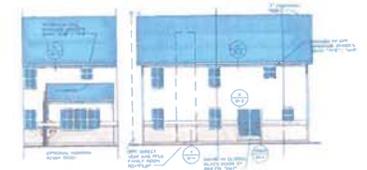
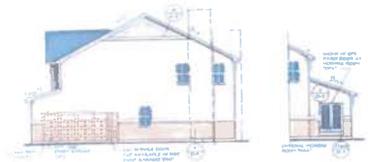
FRONT ELEV / ROOF / ELEV L  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEV / ROOF / ELEV L  
SCALE: 1/8" = 1'-0"

REAR ELEV / ROOF / ELEV L  
SCALE: 1/8" = 1'-0"

FRONT ELEV / ROOF / ELEV L  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

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

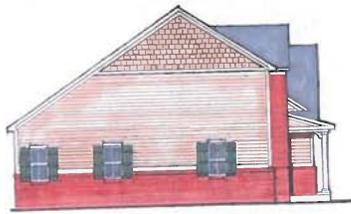
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

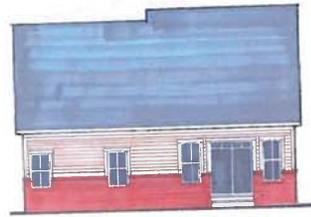
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEV./ASHFORD/ELEV. 'J'  
SCALE: 1/8" = 1'-0"



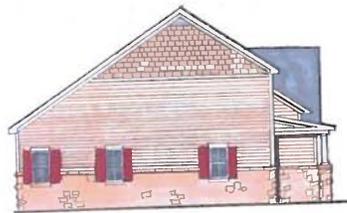
RIGHTSIDE ELEV./ASHFORD/ELEV. 'L'  
SCALE: 1/8" = 1'-0"



REAR ELEV./ASHFORD/ELEV. 'M'  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION/ASHFORD/ELEV. 'N'  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEV./ASHFORD/ELEV. 'K'  
SCALE: 1/8" = 1'-0"



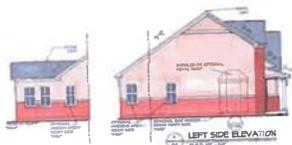
FRONT ELEV./ASHFORD/ELEV. 'K'  
SCALE: 1/8" = 1'-0"



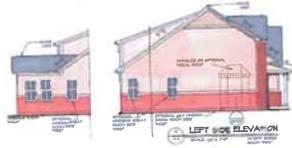
REAR ELEV./ASHFORD/ELEV. 'K'  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION/ASHFORD/ELEV. 'K'  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION



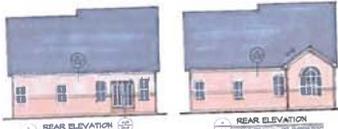
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



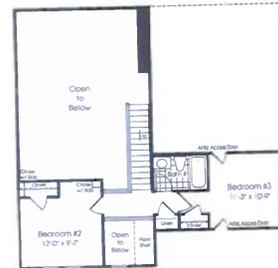
REAR ELEVATION



FRONT ELEVATION 'K'



FRONT ELEVATION 'K'



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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PROJECT:  
NVR  
BALLANTRAE

DUBLIN, OHIO

DRAWING TITLE  
ASHFORD  
FLOOR PLANS AND  
ELEVATIONS

DATE: 09/16/2011  
REVISED:

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- BID SET
- CONSTRUCT ON SET

A1-9

**THE FLORENCE**



ELEVATION K



ELEVATION L

**Ryan  
Homes**

WELCOMES FAMILIES HOME FOR OVER 11 YEARS

**THE SIENNA**



ELEVATION K



ELEVATION L

**Ryan  
Homes**

WELCOMES FAMILIES HOME FOR OVER 11 YEARS

**THE NAPLES**



ELEVATION K



ELEVATION L

**Ryan  
Homes**

WELCOMES FAMILIES HOME FOR OVER 11 YEARS

**THE VENICE**



ELEVATION K



ELEVATION L

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Homes**

WELCOMES FAMILIES HOME FOR OVER 11 YEARS

**THE ASHFORD**



ELEVATION M



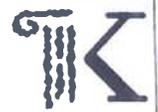
ELEVATION N



ELEVATION L

**Ryan  
Homes**

WELCOMES FAMILIES HOME FOR OVER 11 YEARS



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PROJECT:

**NVR  
BALLANTRAE**

DUBLIN, OHIO

DRAWING TITLE  
COLOR RENDERINGS  
FLORENCE, SIENNA,  
NAPLES, VENICE,  
& ASHFORD

DATE: 09/16/2013  
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- BID SET
- CONSTRUCTION SET

**A1-10**

**GENERAL ARCHITECTURAL NOTES.**

1. NO HOUSE OF THE SAME ELEVATION STYLE SHALL BE SITED ADJACENT (TO THE LEFT OR RIGHT) OF THAT SAME HOUSE
2. NO HOUSE OF THE SAME ELEVATION STYLE SHALL BE SITED DIRECTLY ACROSS THE STREET FROM THAT SAME TYPE OF HOUSE ELEVATION
3. **SIDING COLORS:**
  - A. IN ANY GROUP OF 5 HOMES ON THE SAME SIDE OF A STREET, AT LEAST 3 SIDING COLORS MUST BE USED. THE SAME COLOR MUST NEVER BE USED ON 2 CONSECUTIVE HOMES
  - B. AT ANY CROSS STREET INTERSECTION, AT LEAST 2 SIDING COLORS MUST BE USED. SAME COLORS CAN ONLY BE USED DIAGONALLY ACROSS STREET
  - C. HOMES WITH INTERSECTING LOT LINES ACROSS THE STREET FROM EACH OTHER MUST HAVE DIFFERENT SIDING COLORS
  - D. WHEN SITING HOMES ON A CUL-DE-SAC, HOMES WITH INTERSECTING LOT LINES MUST HAVE A DIFFERENT SIDING/BRICK COLORS. IN A CUL-DE-SAC OF 5 HOMES, A MINIMUM OF FIVE SIDING COLORS MUST BE USED.
  - E. SIDING COLORS - SEE MATERIALS & SPECIFICATIONS SHEET. ALL TRIM COLORS & SECONDARY ACCENT COLOR MATERIALS WILL FOLLOW THE RYAN HOMES EXTERIOR COLOR SCHEMES FOR THE MID-EAST MARKET, VERSION 1.0-03/14/11. THE ENTIRE COLOR FORMULATION WILL BE GIVEN AT STAFF SO EACH HOUSE CAN BE APPROVED ADMINISTRATIVELY PER THE RYAN HOMES FORMULA AT TIME OF BUILDING PERMIT SUBMITTAL.
4. **FRONT DOOR, SHUTTER AND TRIM COLORS:**
  - A. A HOME OWNER MAY CHOOSE FOR THE SHUTTER COLOR TO RULE OVER THE FRONT DOOR COLOR. FOR EXAMPLE, IF THE SHUTTERS ARE TAVERN GREEN AND THE FRONT DOOR IS GREENHOUSE, THE FRONT DOOR MAY BE CHANGED TO TAVERN GREEN. A BUYER CANNOT MAKE THE FRONT DOOR COLOR THE SHUTTER COLOR
  - B. THE HOME OWNER MAY CHOOSE THE TRIM COLOR AS THE FRONT DOOR COLOR
5. **TRIM COLOR:**
  - A. TRIM COLOR REMAINS THE SAME FOR ALL PIECES INCLUDING INTERIOR AND EXTERIOR CORNER BOARDS, SOFFIT, FASCIA GUTTERS, DOWNSPOUTS, WINDOW AND DOOR TRIM, SCALLOPS, PORCH POSTS, DECOR PANELS, RAILINGS, WINDOW HEAD PIECES, DECORATIVE LOUVERS, DECORATIVE WINDOW UNITS AND SIDELIGHTS
  - B. WITH ANY PORCH OPTION WITH RAILS, TRIM COLOR MUST BE WHITE. SPINDLES ONLY COME IN WHITE.
6. **BRICK AND STONE:**
  - A. THE SAME COLOR BRICK AND STONE CAN BE USED SIDE BY SIDE AND ACROSS THE STREET
  - B. HOMES SIDE BY SIDE COULD END UP WITH THE SAME BRICK, SHUTTERS AND FRONT DOOR COLOR, BUT THERE WILL STILL BE A DISTINCTION BETWEEN HOMES DUE TO THE ELEVATION AND SIDING.
7. ADDITIONAL PLAN TYPES WITH SIMILAR ELEVATIONS (RYAN - EASTERN COTTAGE ARCHITECTURE) SHALL BE ALLOWED TO BE SUBMITTED, REVIEWED AND APPROVED ADMINISTRATIVELY BY DUBLIN PLANNING STAFF.
8. ALL HOUSES WILL HAVE FULL BASEMENTS INCLUDING FULL BASEMENTS UNDER ALL OPTIONAL ROOM ADDITIONS
9. ANY FUTURE ADDITIONAL MODELS HAVE THE SAME ARCHITECTURAL CHARACTER AND QUALITY AS THE PROPOSED MODELS. SUBJECT TO PLANNING APPROVAL.

**GENERAL SITE NOTES.**

1. ALL TRAFFIC CONTROL, IDENTIFICATION AND OTHER POLE MOUNTED SIGNS SHALL MATCH THE EXISTING SIGNS AT BALLANTRAE
2. PATIOS AND DECKS WILL BE PERMITTED TO BE BUILT AFTER PURCHASE BY HOME OWNERS. ALL PATIOS AND DECKS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE HOUSE ARCHITECTURE. PATIOS AND DECKS WILL BE LIMITED IN SIZE TO A MAXIMUM OF 18'-0" DEEP x THE WIDTH OF THE HOUSE. IF THE OWNER CHOOSES TO PURCHASE AND OPTIONAL ROOM ADDITION WHICH ARE ATTACHED TO THE REAR OF THE HOUSE, THEN THE PATIO OR DECK WILL BE LIMITED IN SIZE TO 18'-0" DEEP BY THE WIDTH OF THE SIDE WALL OF THE HOUSE TO THE LOCATION OF THE WALL OF THE ROOM OPTION SELECTED. SEE DETAIL DRAWING ON SHEET 4/11. THE HOMEOWNERS ASSOCIATION SHALL APPROVE ALL PATIO AND DECK ADDITIONS PRIOR TO SUBMITTAL OF DRAWINGS TO THE DUBLIN BUILDING DEPARTMENT FOR PERMITTING.
3. WHEREVER POSSIBLE, AIR CONDITIONING UNITS BE LOCATED TO THE SIDE OF THE CONDOMINIUM AND THAT SIDE-LOCATED AIR CONDITIONING UNITS ON THE ADJACENT CONDOMINIUMS BE PAIRED WITH EACH OTHER. ALL HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED AND COMPLY WITH THE CITY OF DUBLIN LANDSCAPE CODES
4. NO ACCESSORY STRUCTURES, SUCH AS BUT NOT LIMITED TO STORAGE SHEDS, MINI BARN OR TREE HOUSES SHALL BE PERMITTED.
5. THE MINIMUM FRONT, SIDE AND REAR SETBACKS ARE AS NOTED ON THE SITE PLAN.
6. SEPARATION BETWEEN INDIVIDUAL HOUSES SHALL BE AS FOLLOWS:
  - A. MINIMUM 10'-6" SIDE WALL TO SIDE WALL
  - B. MINIMUM 12'-6" IF A FIREPLACE IS LOCATED ON ONE SIDE WALL OF ONE HOUSE
  - C. PER DRAWING DETAIL ON SHEET IF A FIRE PLACE IS LOCATED ON BOTH SIDES OF ADJACENT HOUSES.



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PROJECT:

**NVR  
BALLANTRAE**

DUBLIN, OHIO

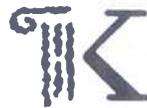
DRAWING TITLE  
GENERAL NOTES

DATE:  
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**A1-11**



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PROJECT

NVR  
BALLANTRAE

DUBLIN, OHIO

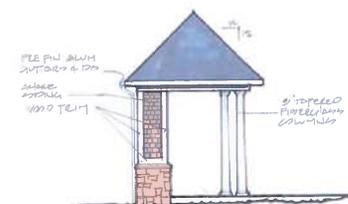
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MAIL BUILDING

DATE 09/16/2013  
REVISED

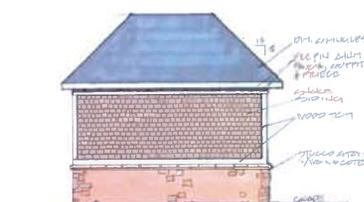
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A1-12



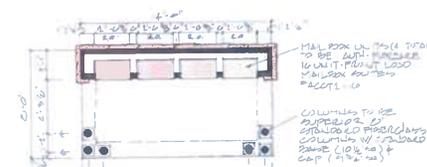
MAIL BUILDING SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



MAIL BUILDING SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



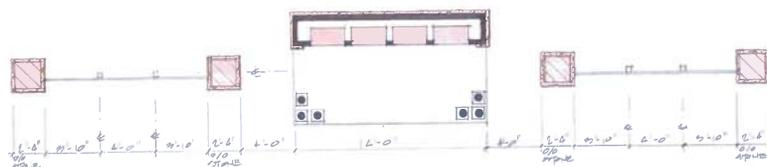
MAIL BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



MAIL BUILDING FLOOR PLAN  
SCALE: 1/8" = 1'-0"



MAIL BUILDING & FENCE ELEVATION  
SCALE: 1/8" = 1'-0"



MAIL BUILDING W/ POCKET FENCE  
SCALE: 1/8" = 1'-0"



# Kontogiannis & Associates

Architecture

Planning

Design

## NVR BALLANTRAE DUBLIN, OHIO

MATERIALS / COLOR SAMPLES



FYPON  
WINDOW HEAD



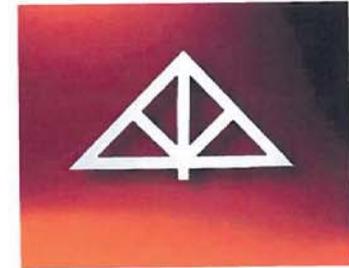
FYPON  
RECTANGULAR  
NON-OPERABLE VENT



FYPON  
CORBELS AND GABLE VENT



FYPON  
PEAKED  
NON-OPERABLE VENT



FYPON  
GABLE  
DECORATION



FYPON  
BRACKET



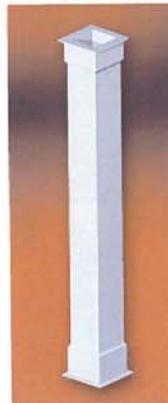
ENTRY DOOR  
MASONITE - OAKCRAFT  
WALNUT



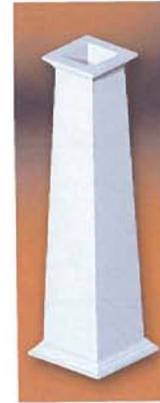
WINDOW  
PLYGEM 2100 SERIES  
VINYL WINDOW  
EASTERN COTTAGE  
ARCHITECTURE 4 LITE



FYPON  
8" & 10" ROUND  
COLUMN



FYPON  
8" SQUARE  
COLUMN



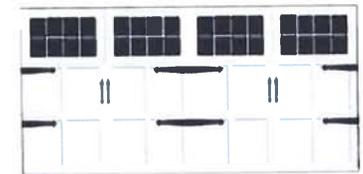
FYPON  
16" TAPERED  
COLUMN



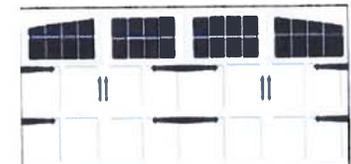
LIGHT  
PROGRESS  
P5767-19



LIGHT  
PROGRESS  
P5933-20



GARAGE DOOR 1 WAYNE  
(INCLUDES ALL HARDWARE)



GARAGE DOOR 2 WAYNE  
(INCLUDES ALL HARDWARE)

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# Kontogiannis & Associates

Architecture

Planning

Design

## NVR BALLANTRAE

### DUBLIN, OHIO

MATERIALS / COLOR SAMPLES



BLACK



MIDNIGHT GREEN



MUSKET BROWN



BOURDEAUX



MIDAMERICA SHUTTER DOG AND HINGE



TAMKO ROOFING HERITAGE SERIES 30 YR DIM. SHINGLE BLACK WALNUT



TAMKO ROOFING HERITAGE SERIES 30 YR. DIM. SHINGLE WEATHERED WOOD



BRICK GLEN-GERY YORKVILLE



METAL ROOFING 24 GAUGE STANDING SEAM METAL ROOF



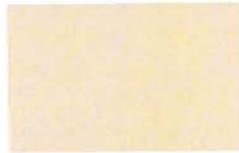
BRICK PALMETTO BRICK COMPANY MARBOROUGH



STONE L&S STONE OHIO LIMESTONE - HERITAGE



SIDING COLOR 1 JAMES HARDIE SAIL CLOTH JH20-10 RYAN CODE - SM SILVER MIST



SIDING COLOR 2 JAMES HARDIE WOODLAND CREAM JH10-30 RYAN CODE - IP ISLAND PEARL



SIDING COLOR 3 JAMES HARDIE HARRIS CREAM JH80-10 RYAN CODE - CC CLASSI CREAM



SIDING COLOR 4 JAMES HARDIE NAVAJO BEIGE JH30-10 RYAN CODE - NA NATURAL ALMOND

GENERAL NOTE: ALTERNATE MANUFACTURERS FOR BRICK & STONE OF SAME COLOR, STYLE, TEXTURE & DIMENSION WILL BE ALLOWED WITH STAFF ADMINISTRATIVE REVIEW

6" EXPOSURE LAP SIDING



SIDING COLOR 5 JAMES HARDIE COBBLESTONE JH40-10 RYAN CODE - GG GEORGIAN GRAY



SIDING COLOR 6 JAMES HARDIE AUTUMN TAN JH20-20 RYAN CODE - ST SANDY TAN



SIDING COLOR 7 JAMES HARDIE KHAKI BROWN JH20-30 RYAN CODE - IT IRISH THISTLE



SIDING COLOR 8 JAMES HARDIE WOODSTOCK BROWN JH30-03 RYAN CODE - SMC STONE MOUNTAIN CLAY



SIDING COLOR 9 JAMES HARDIE CHESTNUT BROWN JH80-30 RYAN CODE - CY CANYON

BATTEN BOARD SIDING



SHINGLE SIDING



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