

Informal Review

Wyandotte Woods

Submitted to City of Dublin Land Use and Long Range Planning
5800 Shier Rings Road
Dublin, OH 43016

April 24, 2014

APPLICANT / DEVELOPER

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A.R. BUILDING COMPANY

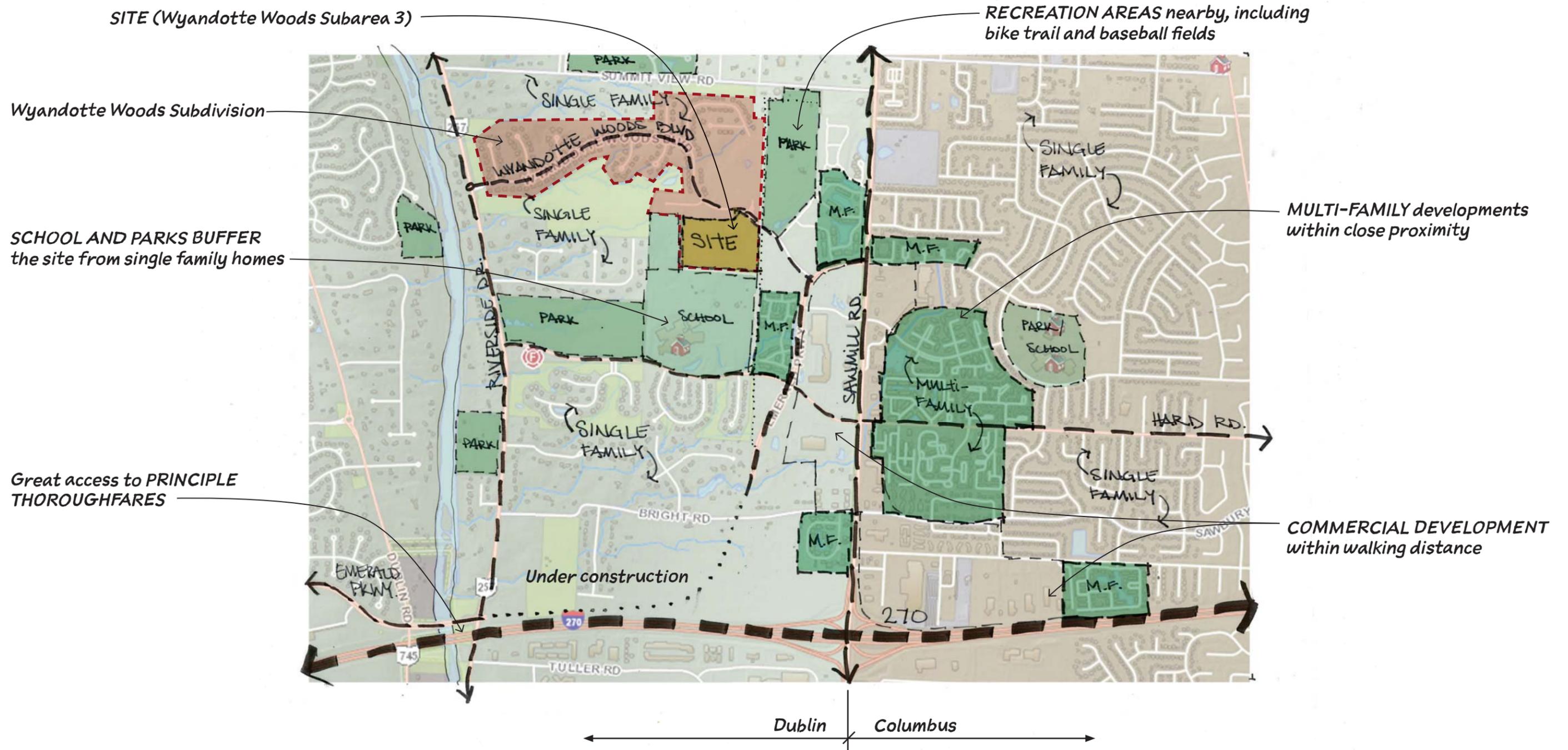
Who We Are

A.R. Building Company, established in 1968, owns and manages **nearly 5,000 units** in **six states**. The company acts as Developer, General Contractor, and Owner in maintaining apartments, townhouses, and patio homes across **34 communities**.



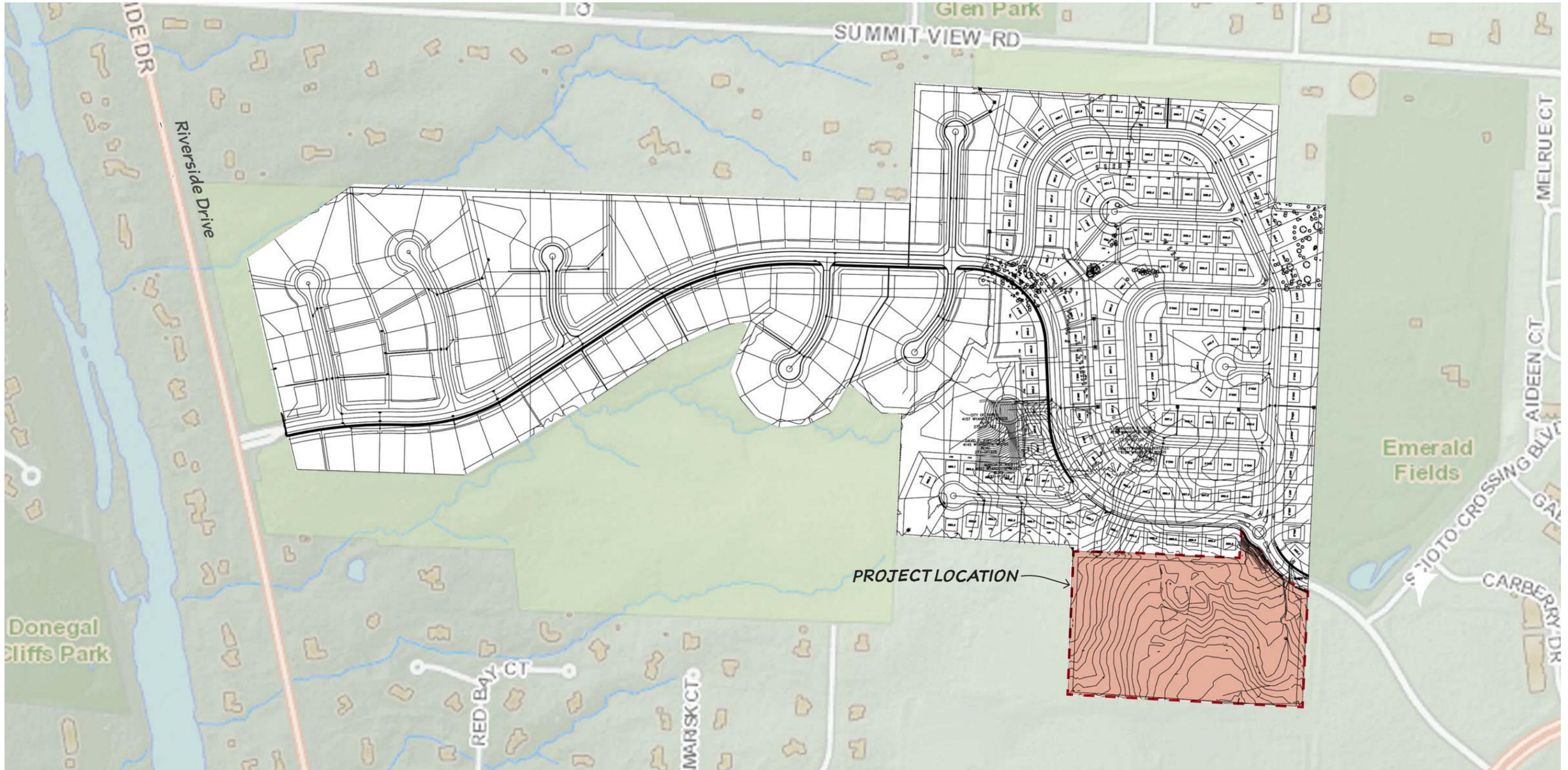
LOCATION, LOCATION, LOCATION

Vicinity Map showing general site location, principal thoroughfares, and adjacent land uses



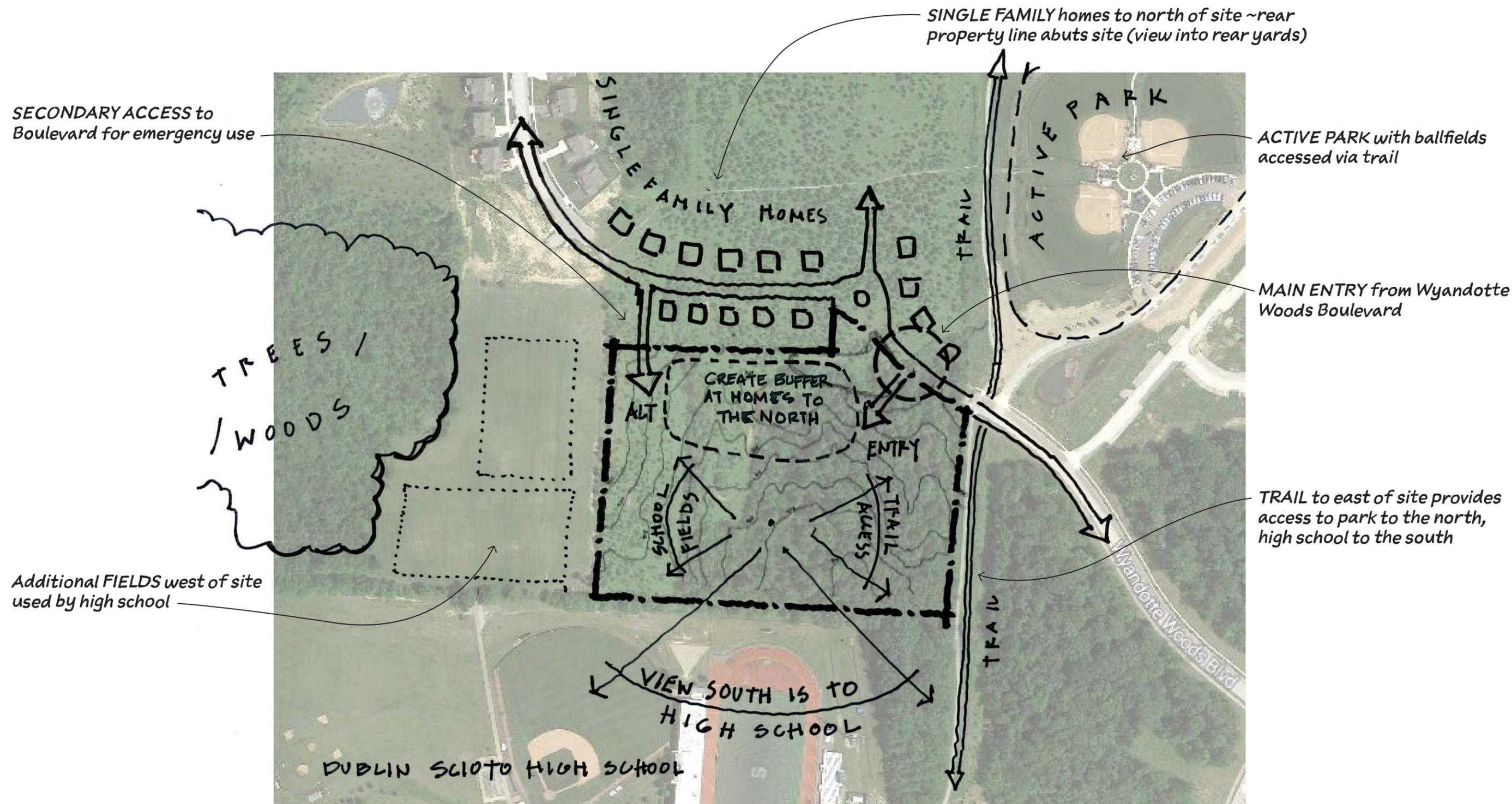
WYANDOTTE WOODS

Overall Wyandotte Woods Development Plan showing project location



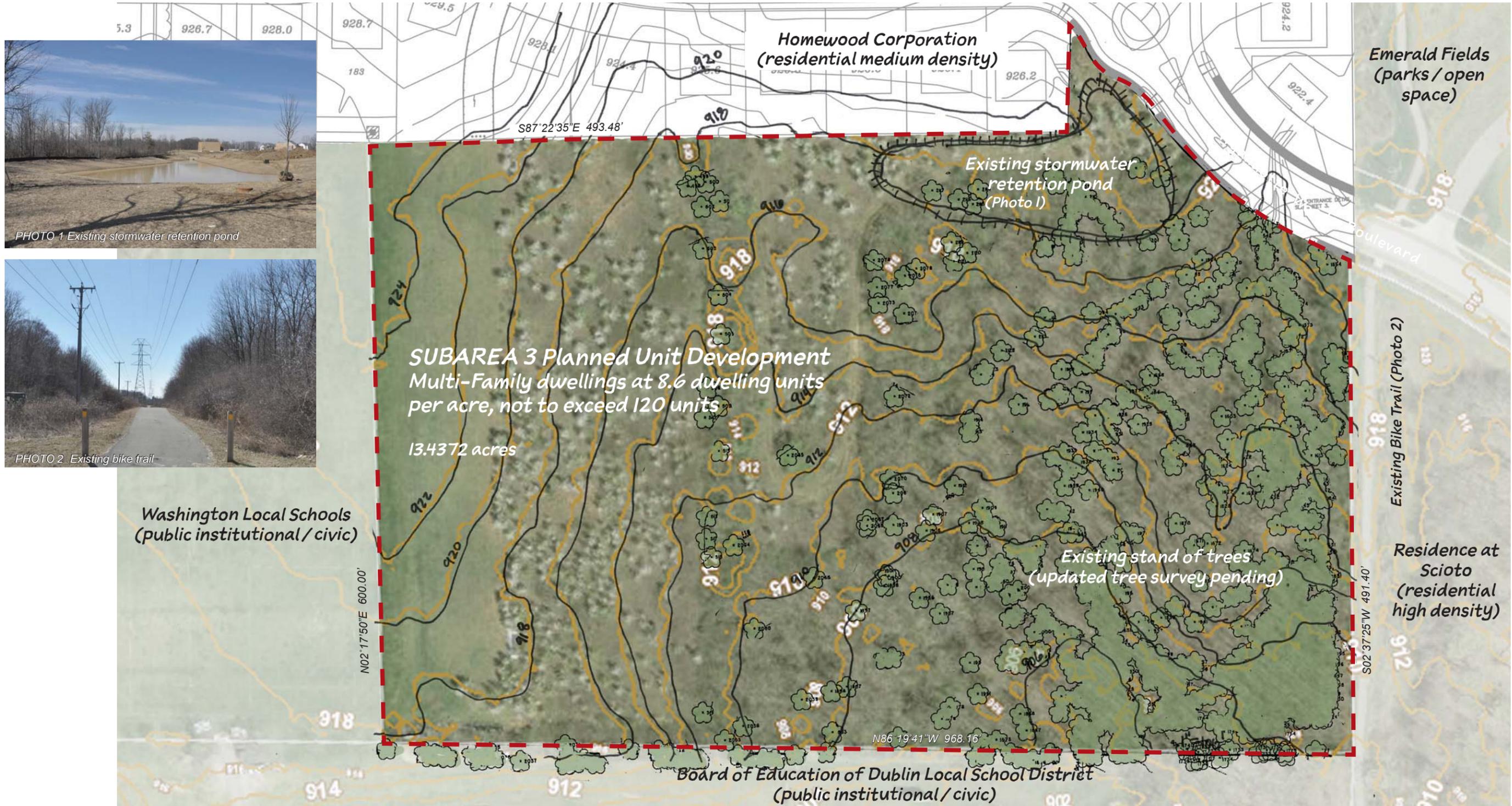
SITE FORCES

Understanding and responding to adjacent constraints and influences in advancing site design



LEVEL UNDERSTANDING

Existing Conditions Map showing site boundaries, abutting properties, topographical features, and tree survey



BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA

- Building is elevatored, fully sprinklered, and adaptable
- Each unit contains its own washer and dryer
- One bathroom per bedroom is typical

Provide SCREENED AREA on each side for 12 condensing units (24 total)

FULL HEIGHT WINDOWS allow for deep light penetration

PORCHES at units are covered and integrated into the facade



Rendered Front Perspective View

BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA



Photo showing full height windows



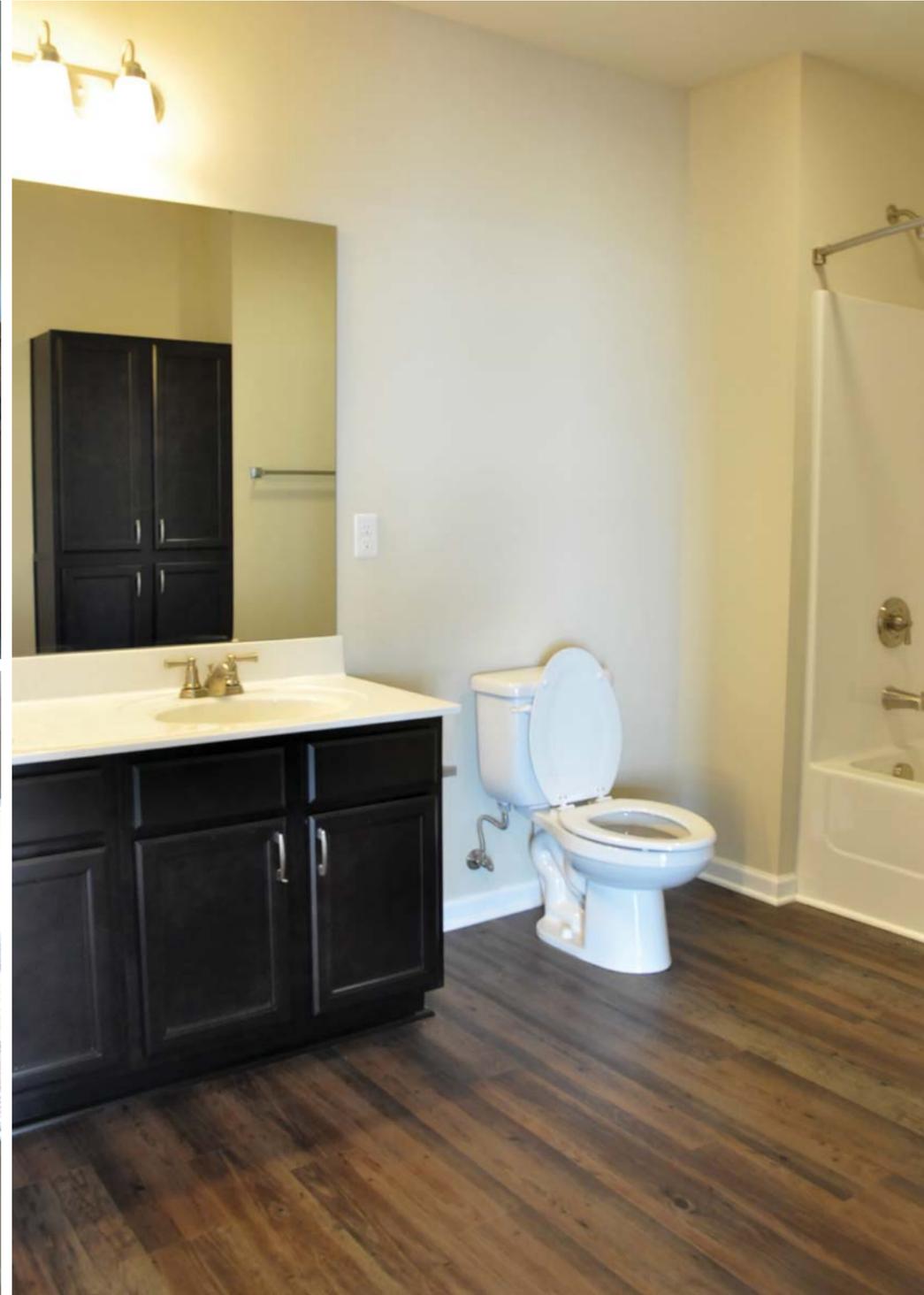
Porches are comfortable in depth for furniture and conversational areas



Exterior view of porches

BUILDING PRECEDENT

AR Building precedent located in North Fayette, PA



Interior views from corner unit (top image) and full height windows (image above)

Typical unit bathroom

FITTING IN

Patterns in Adjacent Homes

① **ROOF** Large gable parallel to street with cross gables framed into it. Nested gables are features



③ **MATERIALS** Features stucco, stone veneer, and vinyl. Occasional brick as an accent



④ **BASE** Breaks up larger facades, ties materials and massings together

② **MASSINGS** Vertical (from ground to roof), 12'-15' wide (except garages)

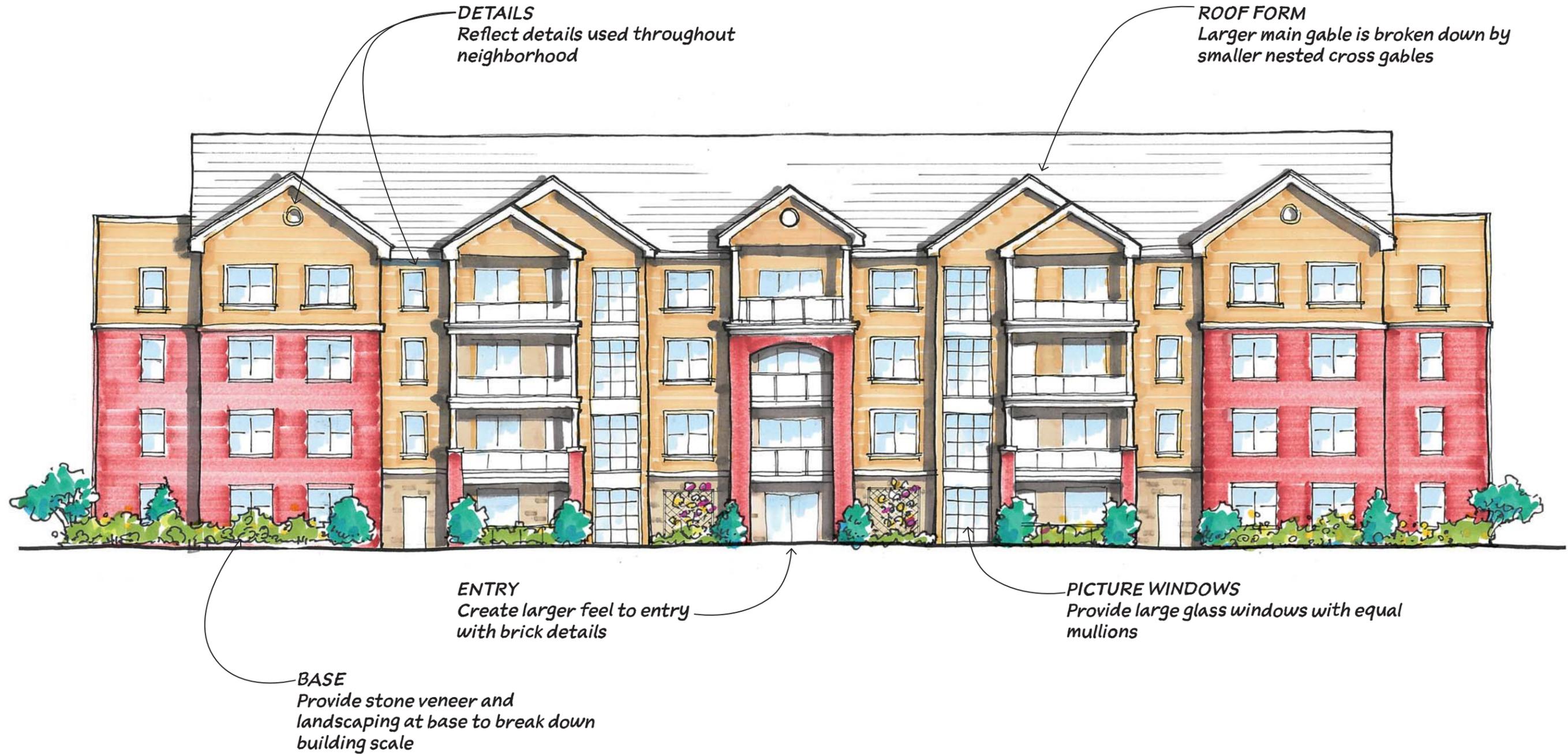


⑤ **DETAIL** Not overly ornate. Simple lintels, occasional PVC trim, and shutters as accent features



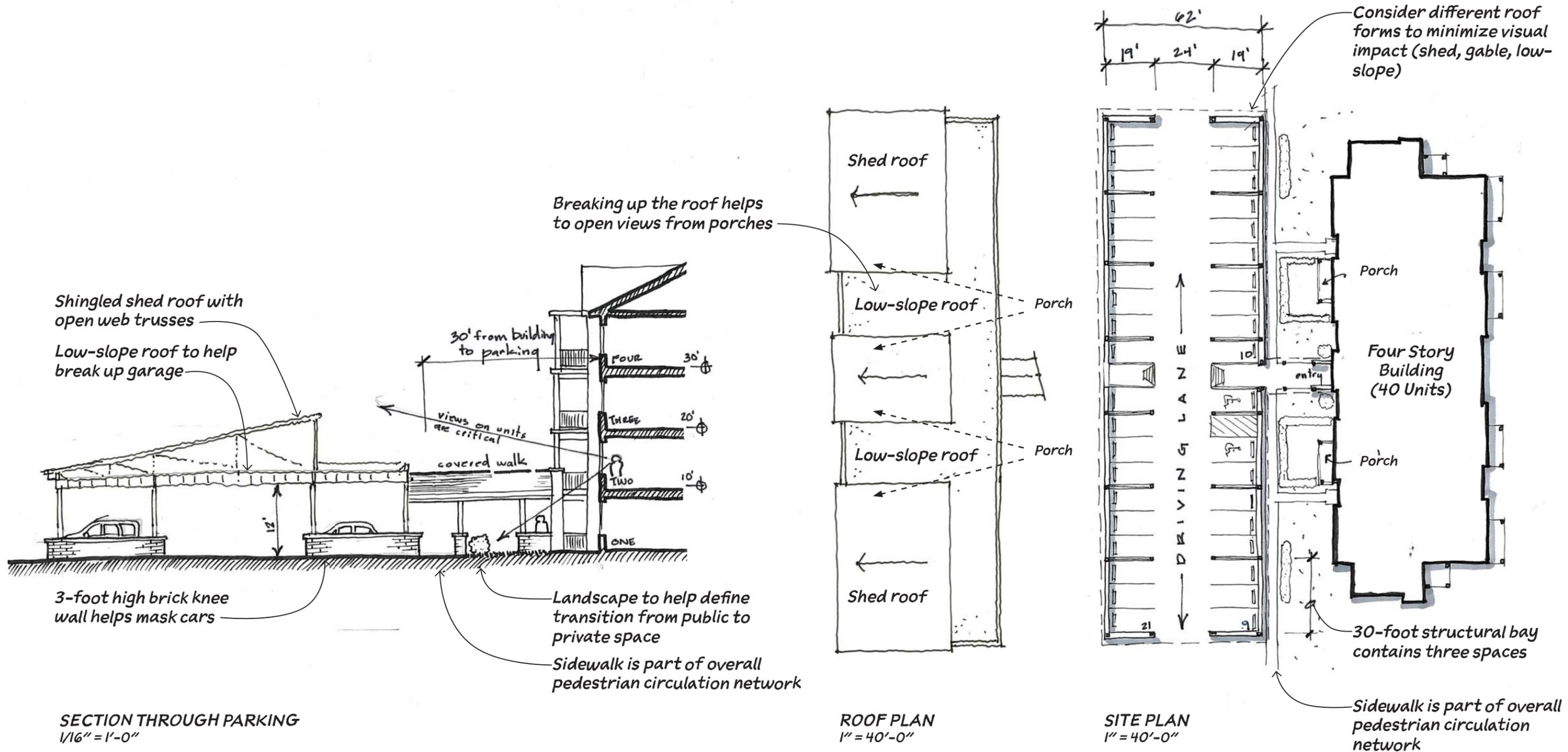
PRELIMINARY ELEVATION SKETCH

Adapting the building design to reflect the neighborhood



UNDER COVER

Studying covered parking and its relationship to the main residential building footprint



CENTER COURT

Conceptual Development Plan for Wyandotte Woods

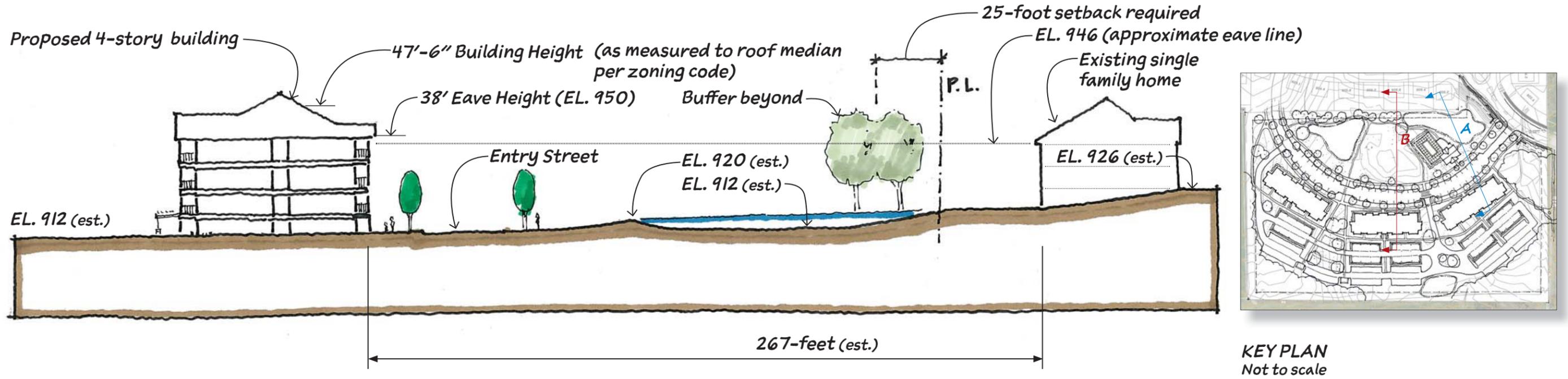


SITE AREA	OPEN SPACE	IMPERVIOUS SURFACE	RESIDENTIAL UNITS	PARKING
13.432 acres	7.7 acres (est)	5.7 acres (42 %) (est)	120 units	210 spaces (1.75 ratio) + visitor parking

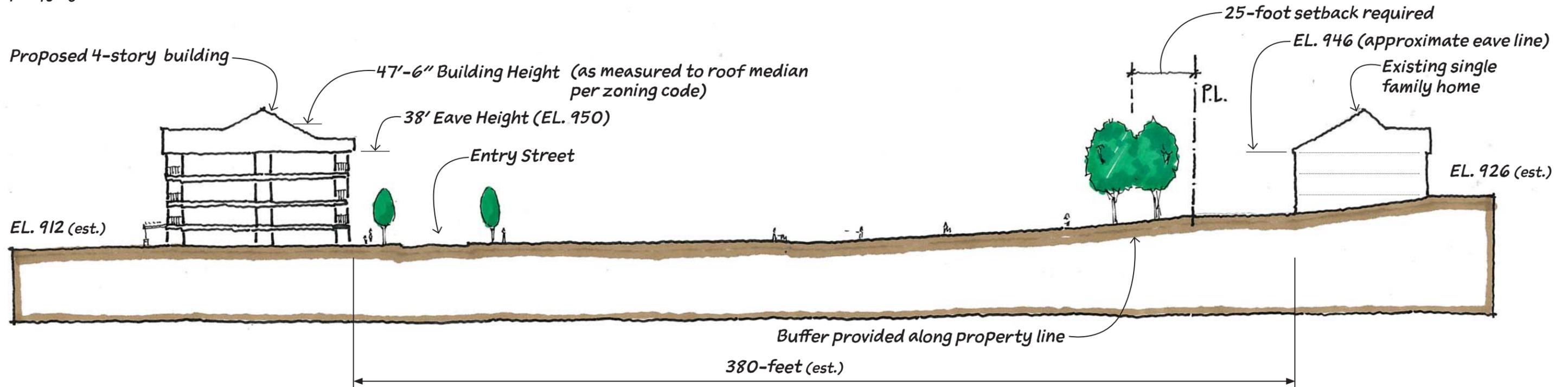


SITE SECTION

Sections through site showing relationship to adjacent homes



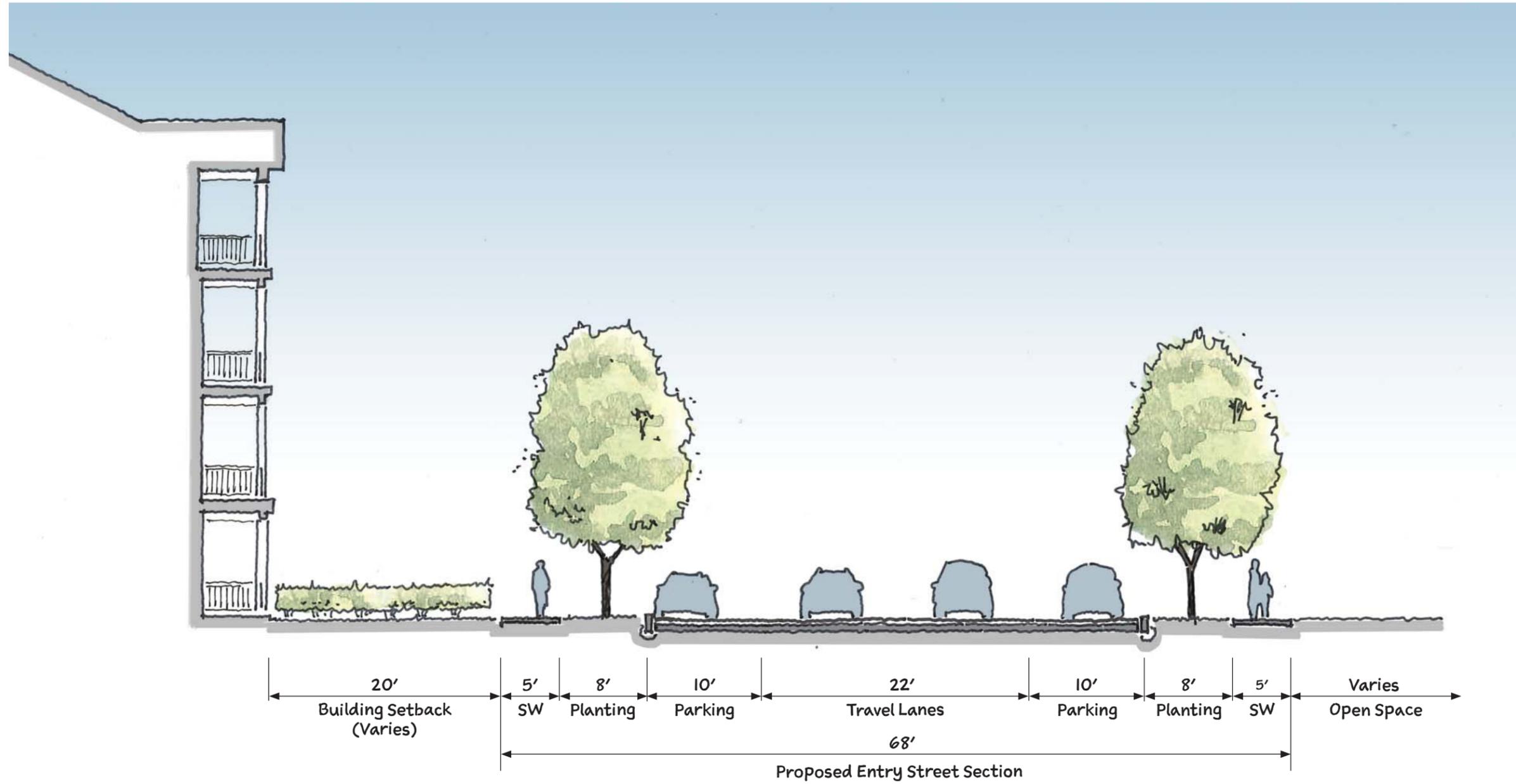
SITE SECTION A - Section from nearest two points between homes
1" = 40'-0"



SITE SECTION B - Section through center of site showing clubhouse and open space
1" = 40'-0"

STREET SECTION

Section through Entry Street



CONCEPTUAL RENDERING

Bird's eye view overlooking entrance



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