



Hawthorne Commons

A Treplus Community

Hawthorne Commons is first and foremost a quality focused residential development that will be both a complement and an upgrade to the site area and to the Dublin region. It will also meet an increasing need for accommodating the growing segment of the Dublin (and national) 50+ baby boomer population. The project is born out of extensive research, focus groups and many trips to 50+ housing and lifestyle seminars and conventions. Treplus Communities has the singular purpose to design, develop, construct, manage and own this remarkable new development - a development sure to become the benchmark for future similar projects.

Hawthorne Commons will be a series of one, two and two bedroom plus den apartments clustered in a variety of single-story buildings with each unit having an attached one or two car garage. All units are oversized with square footage that rivals single family homes or top market condominiums. All units will be also tailored to make easy transitions to the 50+ community lifestyle. Amenities will be gas heating, gas cooking, bedroom/bathroom/walk-in closet suites, large open ceiling living/dining spaces, luxury kitchens, rolling doors and opaque glass interiors. All planning and design will adhere to the tenants

of Universal Design and will place a priority on accessibility in physical lifestyle.

The exterior development of the community will create a unique environment with a modern, timely aesthetic. This will be achieved through the use of traditional Midwestern materials of dry-laid stone, natural siding and earth tone metals carefully blended in a series of forms borrowing from the simple Ohio agricultural/utilitarian structures seen throughout the area. The planning will result in a low to medium density community that meets the Master Plan recommendations and accommodates careful code mandated parking and easy vehicular access for all types of service and emergency vehicles. While ease of vehicular service is gracefully solved, the community focus will be on fitness, good health, a fulfilling lifestyle and occupant safety.

The 50+ lifestyle will be anchored by a multi-functional community center that will have management sponsored as well as resident directed activities. The facilities, including: a great room for gatherings, fitness center, game and craft area, business center and an outdoor terrace with a fire pit and outdoor cooking, will allow for a broad range of organized and informal activities.

TREPLUS COMMUNITIES
1515 LAKESHORE DRIVE
COLUMBUS, OHIO 43204
OWNER/DEVELOPER

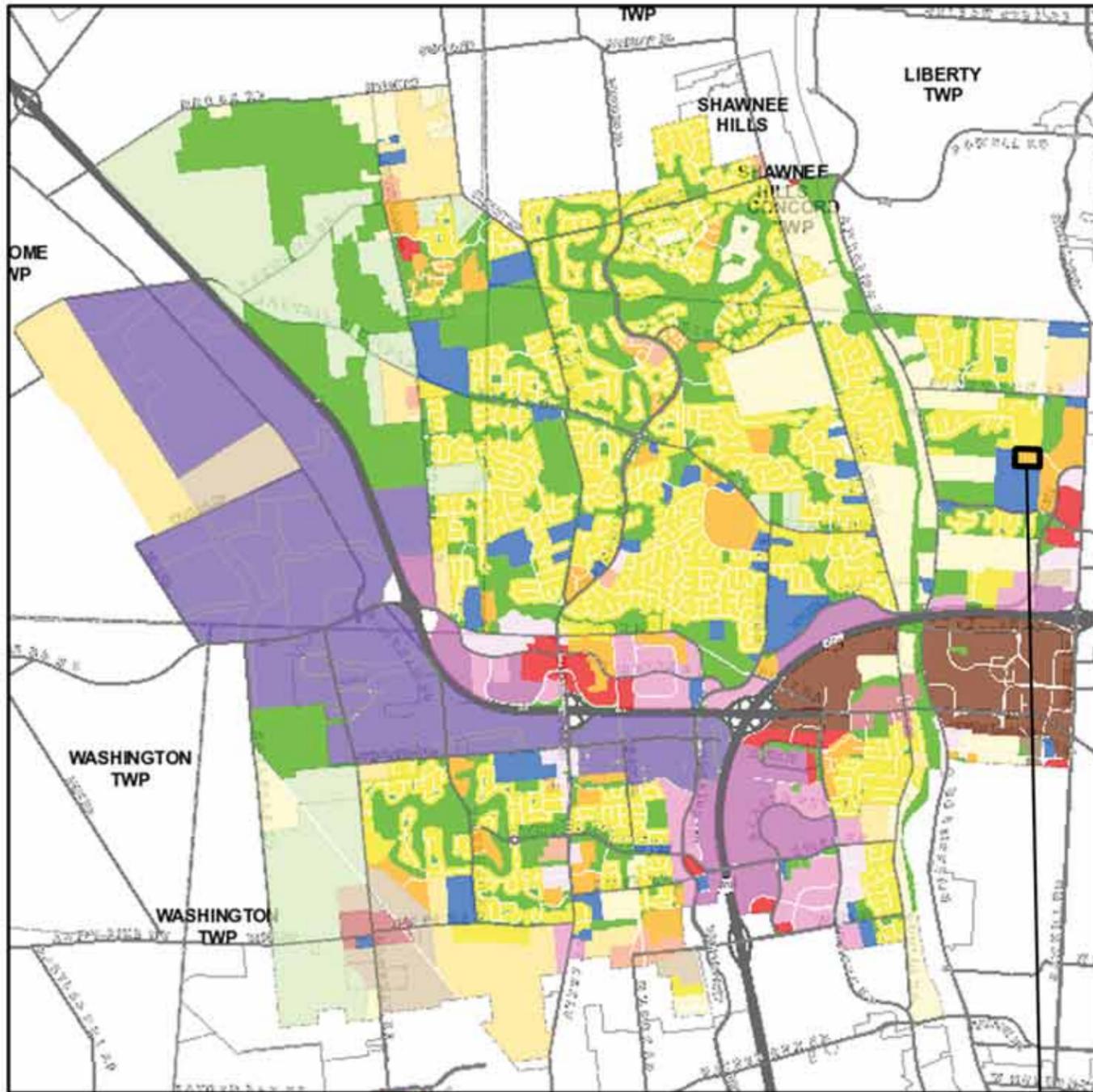
09 MARCH 2015

A NEW RENTAL HOUSING DEVELOPMENT FOR
HAWTHORNE COMMONS
WYANDOTTE WOODS BOULEVARD, DUBLIN, OHIO
TREPLUS COMMUNITIES

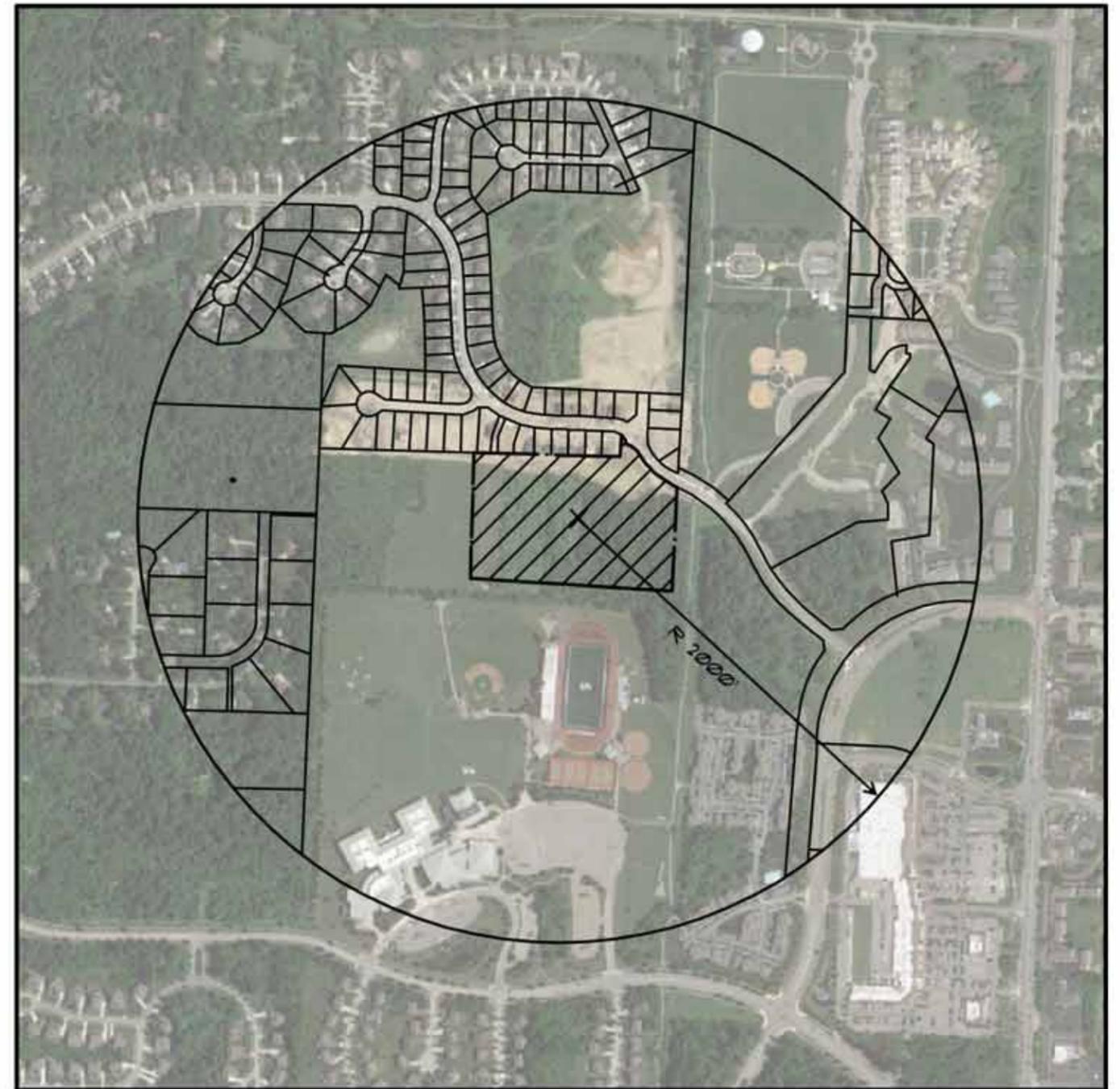


JL BENDER, INC. ARCHITECTS AND PLANNERS A.I.A.
3040 RIVERSIDE DRIVE, SUITE 132, COLUMBUS, OHIO 43221
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JLB #: 15007



FUTURE LAND USE SUBURBAN RESIDENTIAL MEDIUM DENSITY - PROPOSED HAWTHORNE COMMONS SITE



REGIONAL CONTEXT MAP

TREPLUS COMMUNITIES
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ADJACENT PROPERTIES

- 1.) TRINITY HOME BUILDERS, LLC
- 2.) TRINITY HOME BUILDERS, LLC
- 3.) TRINITY HOME BUILDERS, LLC
- 4.) ANTHONY FALCO
- 5.) JESSICA AND NISHI PATEL
- 6.) MANHAR PATEL
- 7.) KENNETH CARPENTER
- 8.) NOT LISTED
- 9.) DANIEL ZUFNICK
- 10.) BRIAN ALDER
- 11.) SATYANARAYANA AKKENPALLY
- 12.) RAMADEVI PERALI
- 13.) TRINITY HOME BUILDERS, LLC.
- 14.) FULTE HOMES OF OHIO, LLC.
- 15.) CITY OF DUBLIN, LLC.
- 16.) ROBERT FARBER
- 17.) TRINITY HOME BUILDERS, LLC.
- 18.) TRINITY HOME BUILDERS, LLC.
- 19.) TRINITY HOME BUILDERS, LLC.
- 20.) KUNAPULI KRISHNA PRASAD
- 21.) HOMEWOOD CORP.
- 22.) NATHAN AND CAROLINE FREY
- 23.) SHAWN COCHRAN
- 24.) AARON MCKENZIE
- 25.) INAYAT SAJID
- 26.) MULKA HARIKA
- 27.) DESAI RAJEEV RAMUBHAI
- 28.) GUNDU VENKATESH
- 29.) DUBLIN CITY SCHOOL
- 30.) HOMEWOOD CORP.
- 31.) HOMEWOOD CORP.
- 32.) HOMEWOOD CORP.



SOUTHERN PROPERTIES



DUBLIN SCIOTO H.S.



LOOKING DOWN EAST PATH



EASTERN PROPERTIES

VICINITY MAP

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SUMMARY	
1 BEDROOM UNITS	15
2 BEDROOM UNITS	40
2+ BEDROOM UNITS	31
TOTAL UNITS	86
GARAGE PARKING	158
APRON PARKING	158
APRON + OPEN PARKING	168
SITE AREA (ACRES)	13

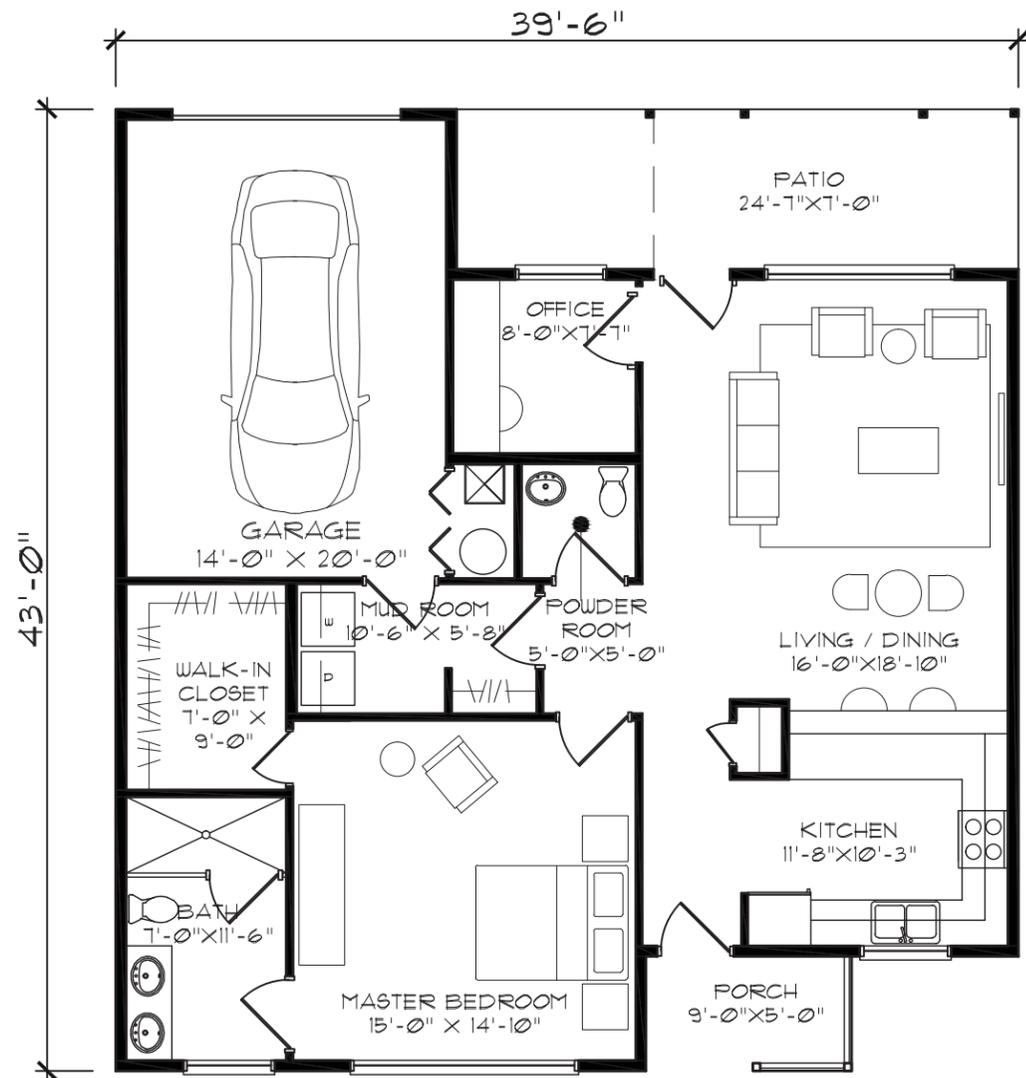
EXISTING TREE	
NEW DECIDUOUS TREE	
NEW CONIFEROUS TREE	
LANDMARK TREE	

#parkerinc.
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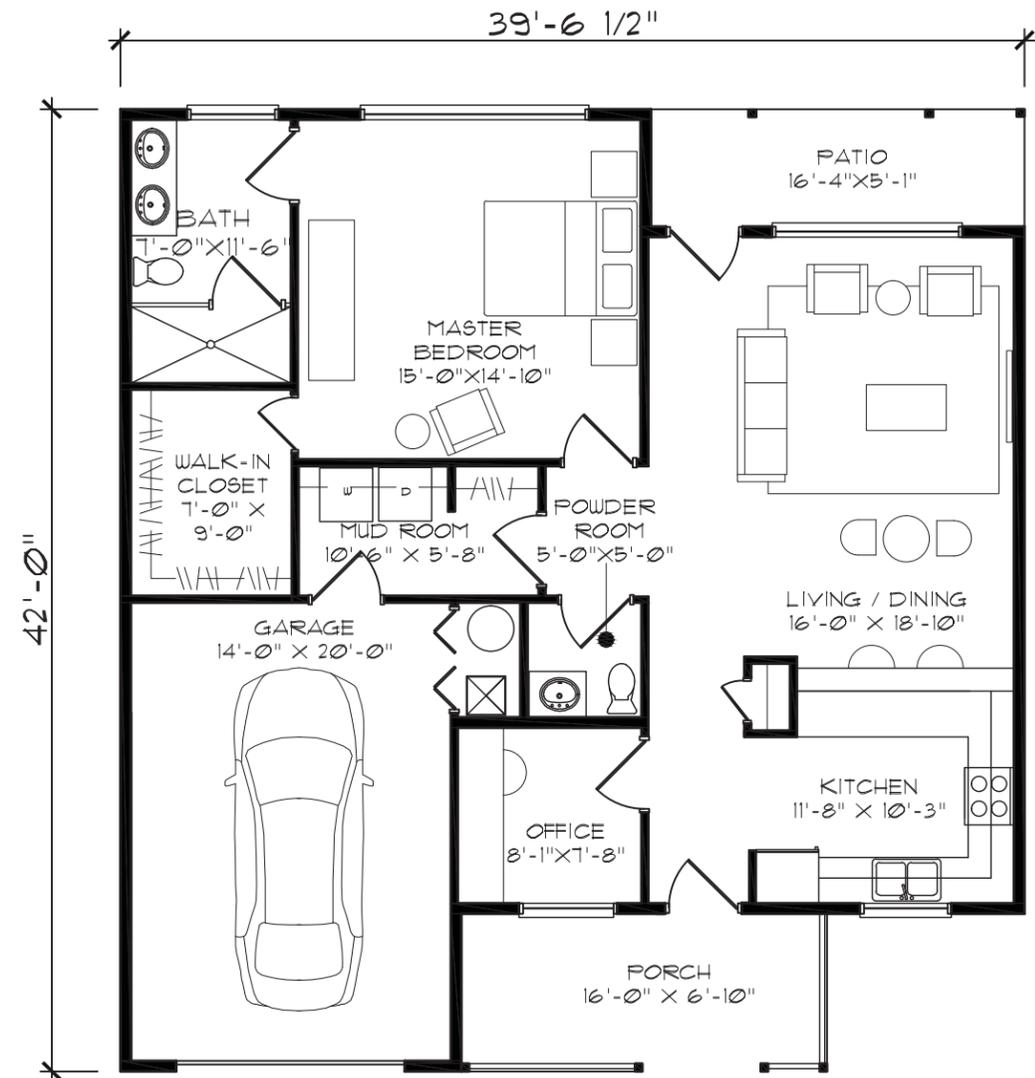
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JLB PROJECT #15007



1 BR UNIT PLAN
SCALE: 1/8" = 1'-0" 1094 SQFT.



1 BR UNIT PLAN
SCALE: 1/8" = 1'-0" 1112 SQFT.

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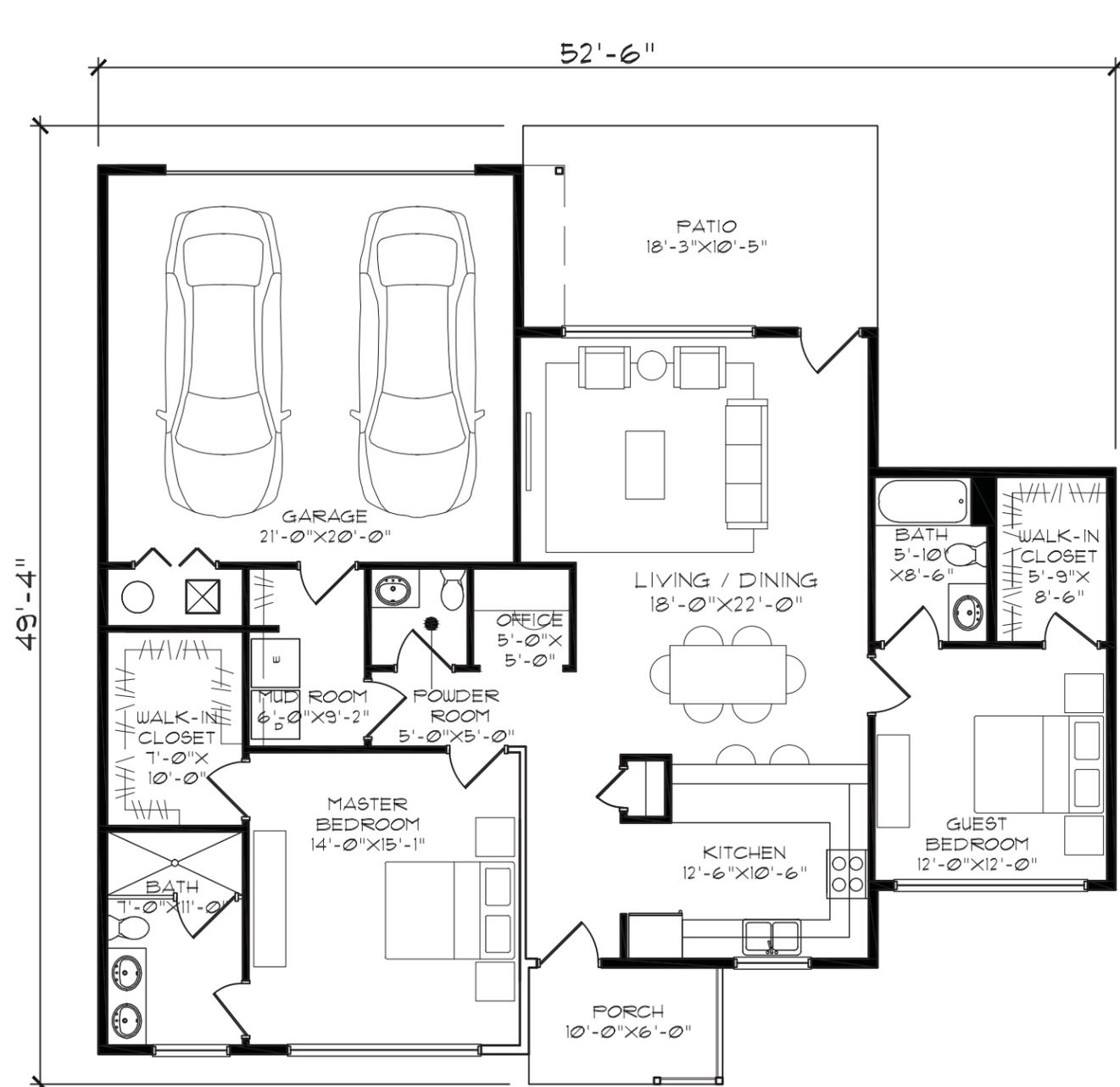
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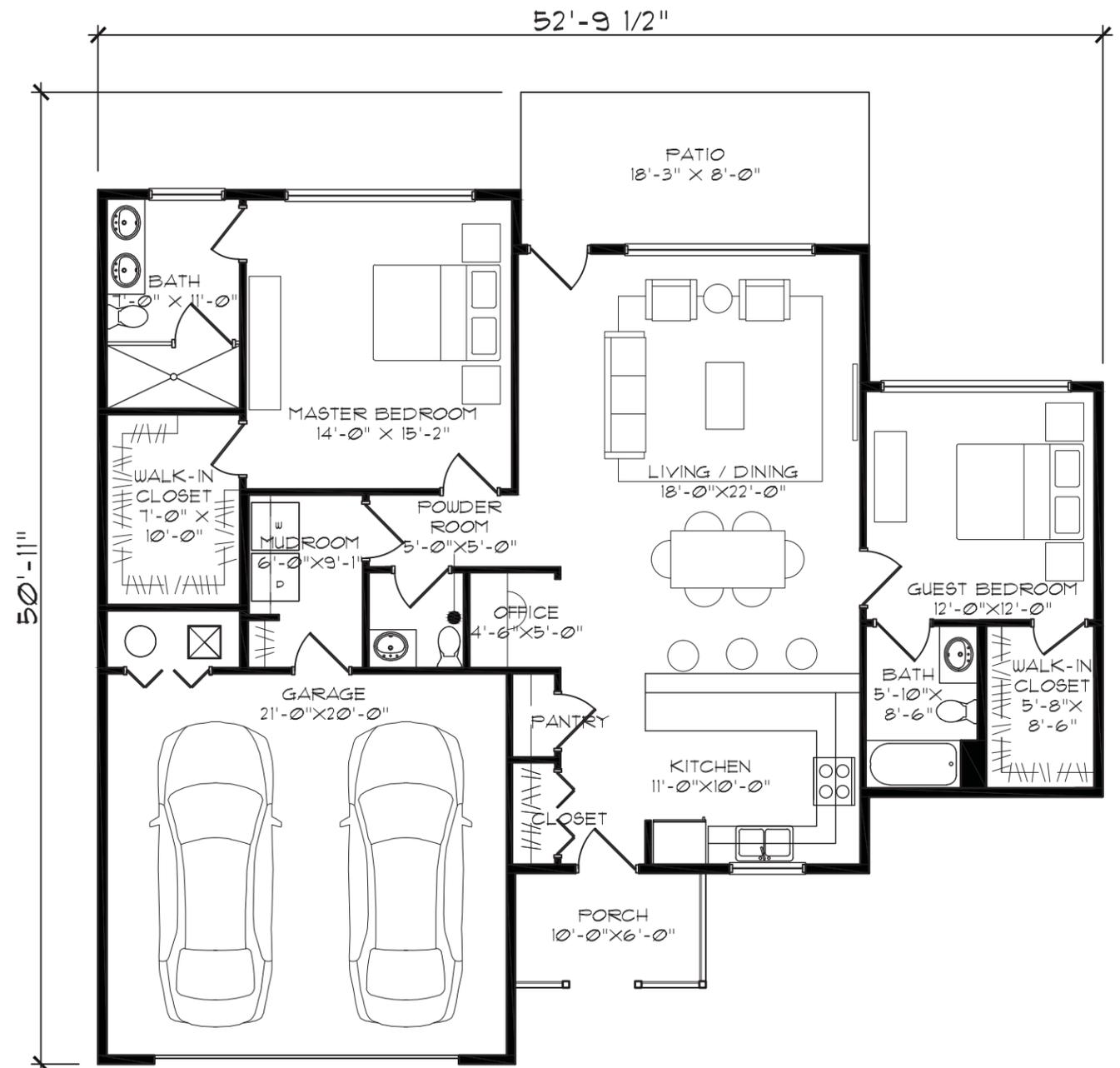


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2 BR UNIT PLAN
 SCALE: 1/8" = 1'-0" 1430 SQFT.



2 BR UNIT PLAN
 SCALE: 1/8" = 1'-0" 1426 SQFT.

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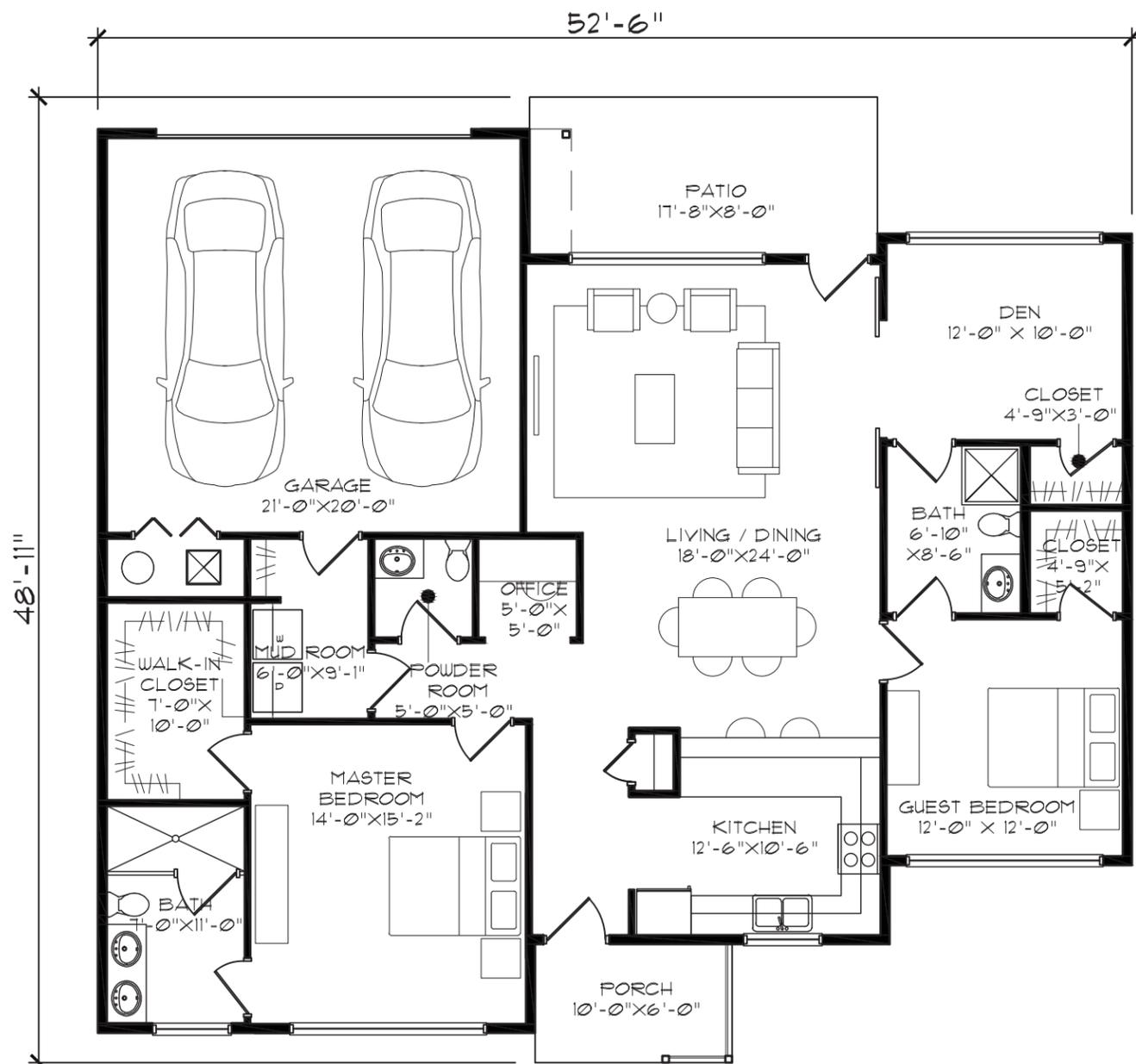
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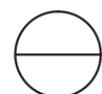
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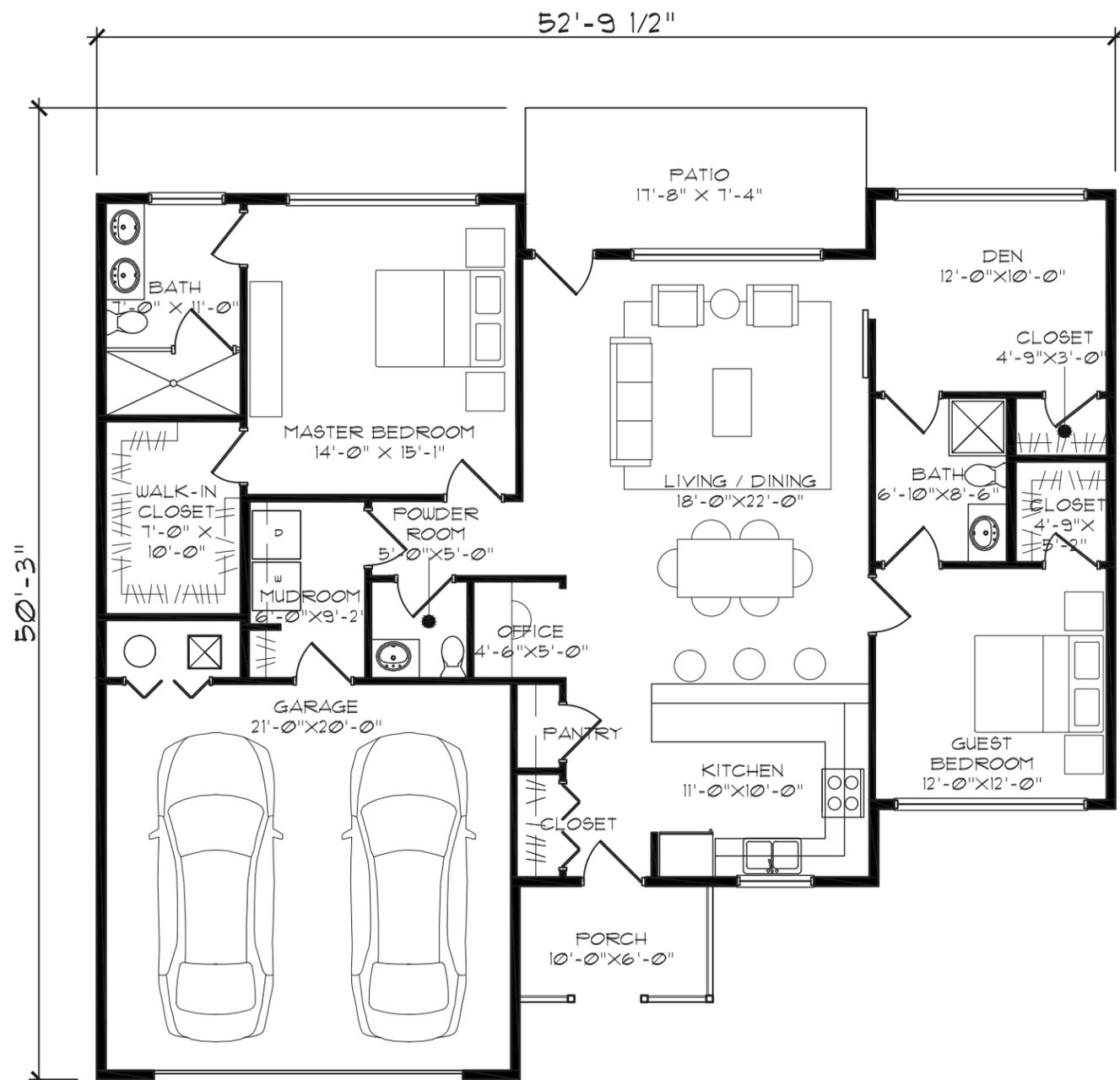


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2+ BR UNIT PLAN
 SCALE: 1/8" = 1'-0" 1596 SQFT.




2 BR+ UNIT PLAN
 SCALE: 1/8" = 1'-0" 1568 SQFT.

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PERSPECTIVE A

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PERSPECTIVE B

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PERSPECTIVE C

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FRONT ELEVATION



BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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