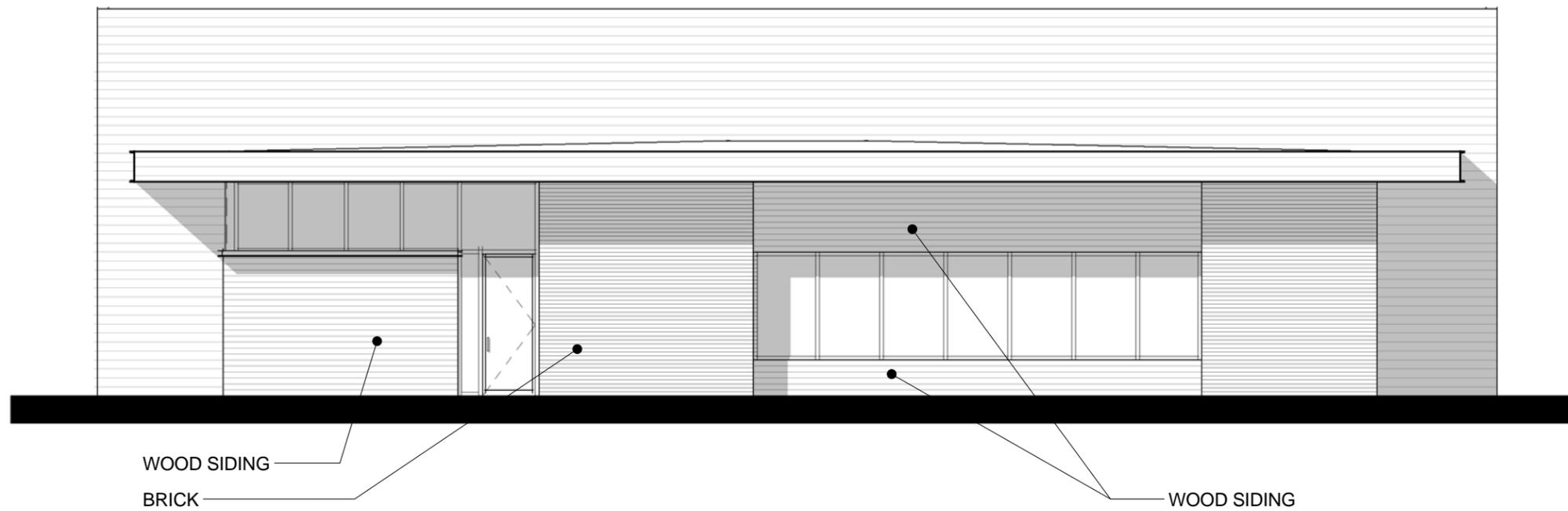




South Elevation  
 1/8" = 1'-0"

Tuller Flats | Dublin, OH  
 Clubhouse  
 2-12-2015

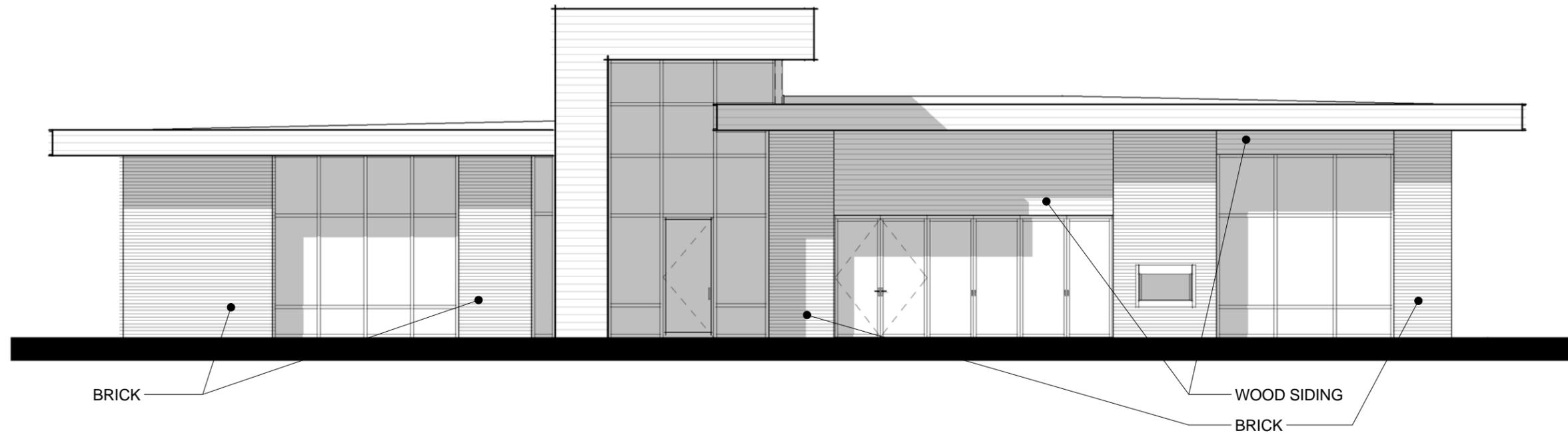




**East Elevation**  
 $1/8" = 1'-0"$

**Tuller Flats | Dublin, OH**  
 Clubhouse  
 2-12-2015



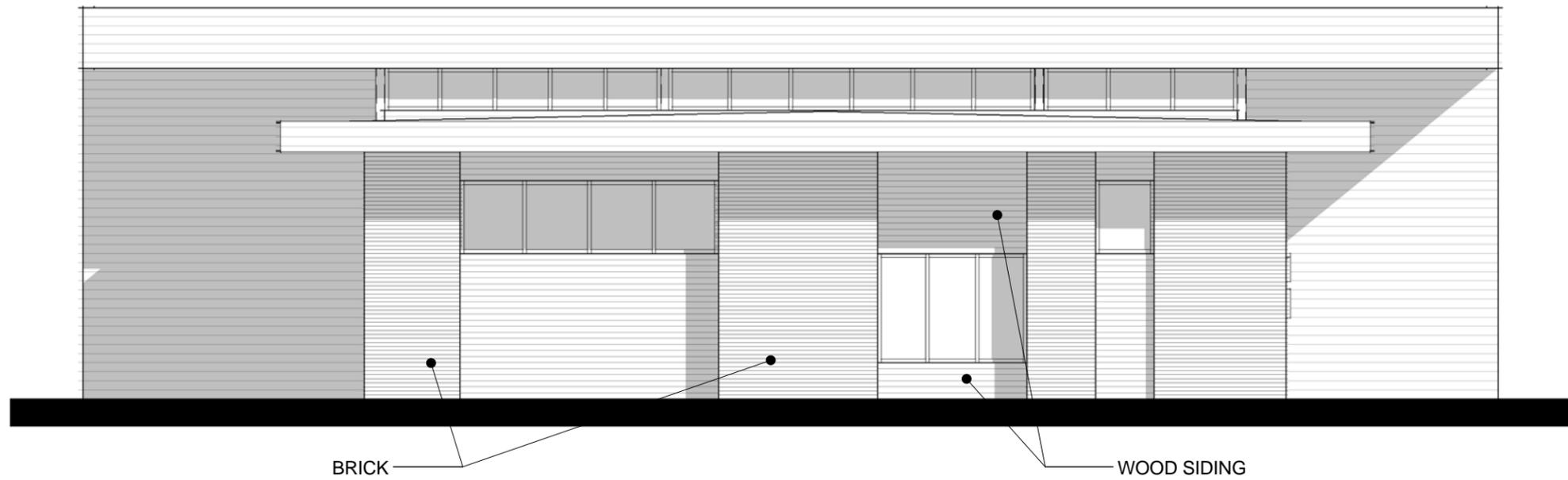


North Elevation  
 1/8" = 1'-0"

Tuller Flats | Dublin, OH  
 Clubhouse  
 2-12-2015



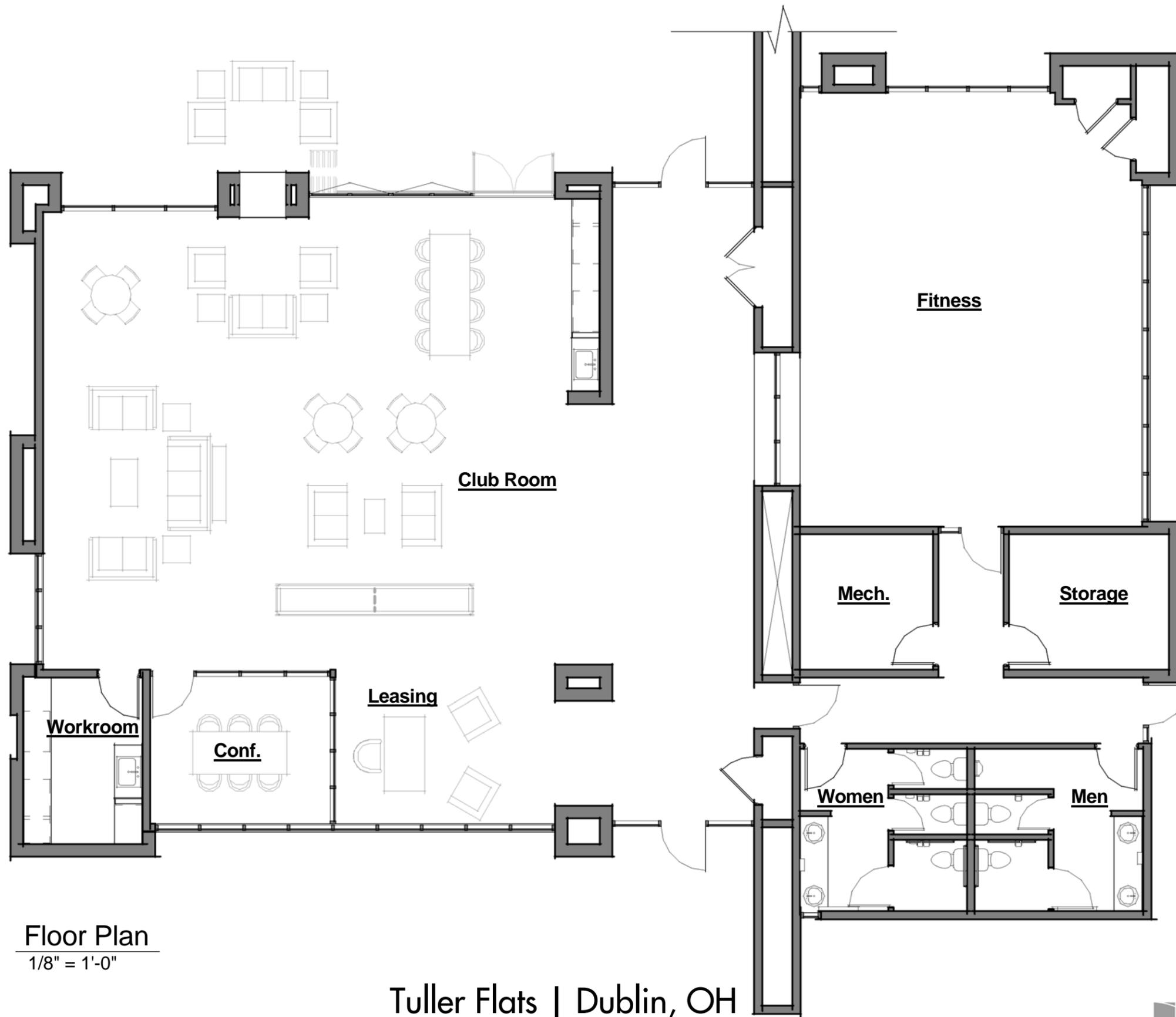
A3



West Elevation  
1/8" = 1'-0"

Tuller Flats | Dublin, OH  
Clubhouse  
2-12-2015





**Floor Plan**  
 1/8" = 1'-0"

**Tuller Flats | Dublin, OH**

Clubhouse

2-12-2015

A5





### Bldg A Front Elevation

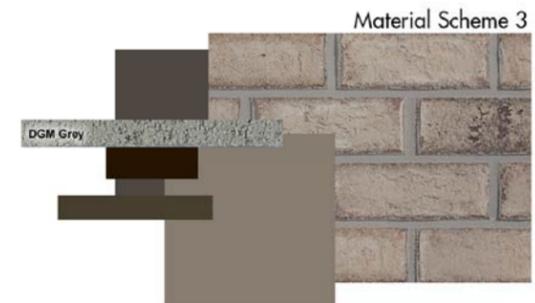
3/32" = 1'-0"

- COMPOSITE SIDING
- CEMENTITIOUS PANEL
- BRICK

**Total Facade Area\* = 2,244 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,152	51.34%		
Glass Storefront	Primary	116	5.17%		
		<b>1,268</b>	<b>56.51%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	407	18.14%		
Cementitious Panel	Secondary	569	25.36%		
		<b>976</b>	<b>43.49%</b>	<b>&lt;20%</b>	<b>N</b>



## Tuller Flats | Dublin, OH

Townhomes & Garden Apartments

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A6



**Bldg A Rear Elevation**  
3/32" = 1'-0"

**Total Facade Area\* = 1,603 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,080	67.37%		
Glass Storefront	Primary	0	0.00%		
		<b>1,080</b>	<b>67.37%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	523	32.63%		
Cementitious Panel	Secondary	0	0.00%		
		<b>523</b>	<b>32.63%</b>	<b>&lt;20%</b>	<b>N</b>

**Tuller Flats | Dublin, OH**  
Townhomes & Garden Apartments

2-12-2015



A7



### Bldg B Front Elevation

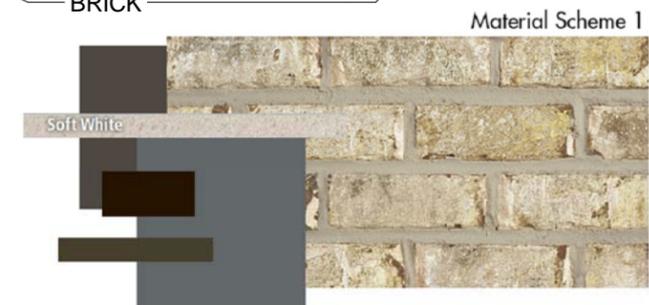
3/32" = 1'-0"

- COMPOSITE SIDING
- CEMENTITIOUS PANEL
- BRICK

**Total Facade Area\* = 3,285 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,677	51.05%		
Glass Storefront	Primary	173	5.27%		
		<b>1,850</b>	<b>56.32%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	507	15.43%		
Cementitious Panel	Secondary	928	28.25%		
		<b>1,435</b>	<b>43.68%</b>	<b>&lt;20%</b>	<b>N</b>



## Tuller Flats | Dublin, OH

Townhomes & Garden Apartments

2-12-2015



A8



**Bldg B Rear Elevation**  
3/32" = 1'-0"

**Total Facade Area\* = 2,379 SF**  
\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,594	67.00%		
Glass Storefront	Primary	0	0.00%		
		<b>1,594</b>	<b>67.00%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	785	33.00%		
Cementitious Panel	Secondary	0	0.00%		
		<b>785</b>	<b>33.00%</b>	<b>&lt;20%</b>	<b>N</b>

**Tuller Flats | Dublin, OH**  
Townhomes & Garden Apartments  
2-12-2015



A9

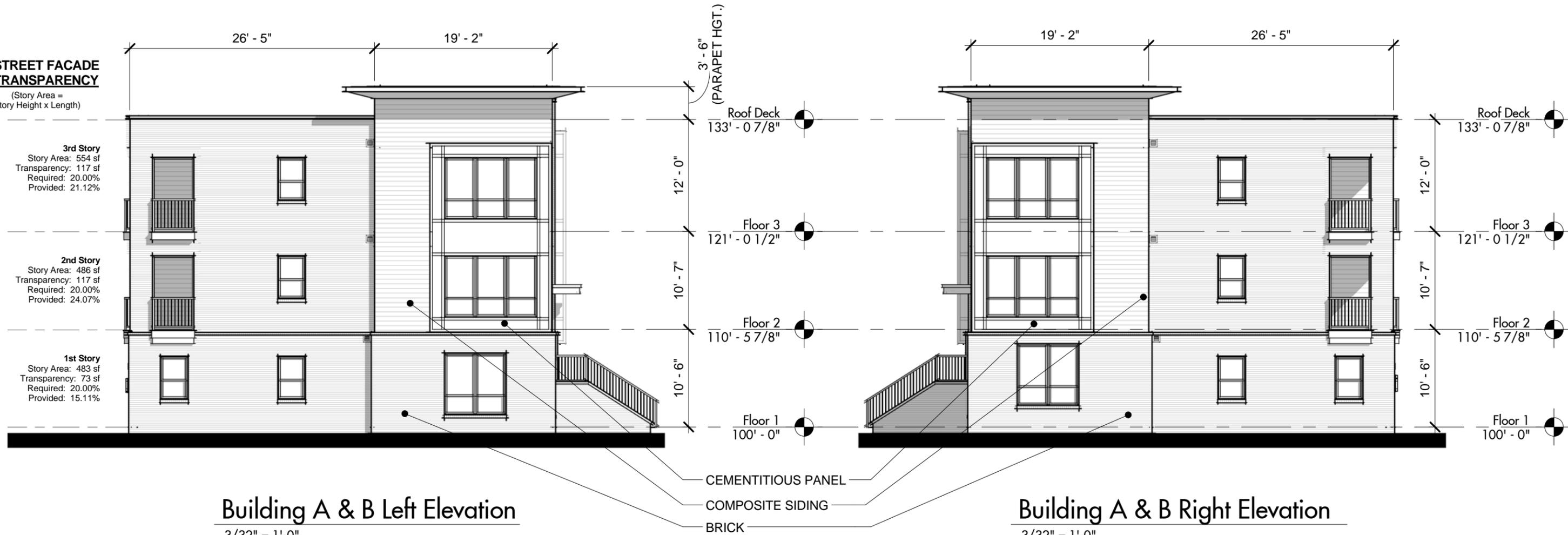
**STREET FACADE TRANSPARENCY**

(Story Area = Story Height x Length)

**3rd Story**  
Story Area: 554 sf  
Transparency: 117 sf  
Required: 20.00%  
Provided: 21.12%

**2nd Story**  
Story Area: 486 sf  
Transparency: 117 sf  
Required: 20.00%  
Provided: 24.07%

**1st Story**  
Story Area: 483 sf  
Transparency: 73 sf  
Required: 20.00%  
Provided: 15.11%



**Building A & B Left Elevation**

3/32" = 1'-0"

**Building A & B Right Elevation**

3/32" = 1'-0"

**Total Facade Area\* = 1,270 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	924	72.76%		
Glass Storefront	Primary	0	0.00%		
		<b>924</b>	<b>72.76%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	213	16.77%		
Cementitious Panel	Secondary	133	10.47%		
		<b>346</b>	<b>27.24%</b>	<b>&lt;20%</b>	<b>N</b>

**Tuller Flats | Dublin, OH**  
Townhomes & Garden Apartments

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**STREET FACADE TRANSPARENCY**  
(Story Area = Story Height x Length)

**3rd Story**  
Story Area: 1618 sf  
Transparency: 480 sf  
Required: 20.00%  
Provided: 29.67%

**2nd Story**  
Story Area: 1419 sf  
Transparency: 503 sf  
Required: 20.00%  
Provided: 35.45%

**1st Story**  
Story Area: 1418 sf  
Transparency: 462 sf  
Required: 20.00%  
Provided: 32.58%

### Bldg C Front Elevation

3/32" = 1'-0"

**Total Facade Area\* = 3,130 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,588	82.68%		
Glass Storefront	Primary	173	5.53%		
		<b>2,761</b>	<b>88.21%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	205	6.55%		
Cementitious Panel	Secondary	164	5.24%		
		<b>369</b>	<b>11.79%</b>	<b>&lt;20%</b>	<b>Y</b>

COMPOSITE SIDING  
CEMENTITIOUS PANEL  
BRICK



## Tuller Flats | Dublin, OH

Townhomes & Garden Apartments

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### Bldg C Rear Elevation

3/32" = 1'-0"

**Total Facade Area\* = 2,379 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,594	67.00%		
Glass Storefront	Primary	0	0.00%		
		<b>1,594</b>	<b>67.00%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	785	33.00%		
Cementitious Panel	Secondary	0	0.00%		
		<b>785</b>	<b>33.00%</b>	<b>&lt;20%</b>	<b>N</b>

## Tuller Flats | Dublin, OH

Townhomes & Garden Apartments

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A12

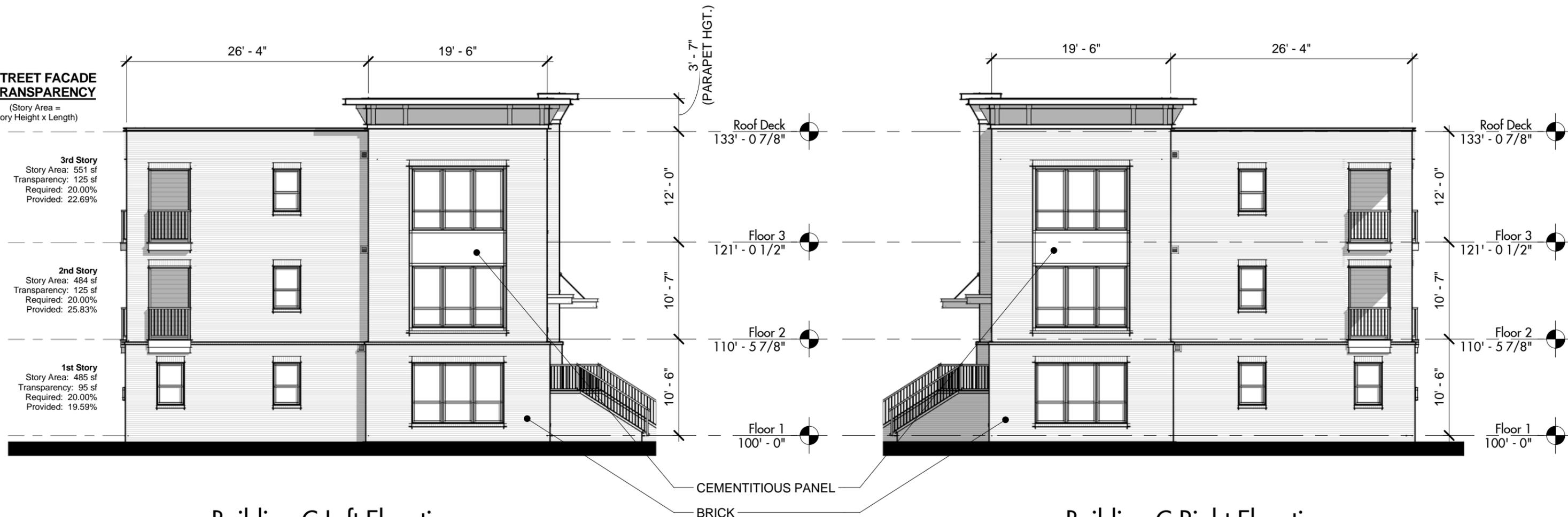
**STREET FACADE TRANSPARENCY**

(Story Area = Story Height x Length)

**3rd Story**  
 Story Area: 551 sf  
 Transparency: 125 sf  
 Required: 20.00%  
 Provided: 22.69%

**2nd Story**  
 Story Area: 484 sf  
 Transparency: 125 sf  
 Required: 20.00%  
 Provided: 25.83%

**1st Story**  
 Story Area: 485 sf  
 Transparency: 95 sf  
 Required: 20.00%  
 Provided: 19.59%



**Building C Left Elevation**

3/32" = 1'-0"

**Building C Right Elevation**

3/32" = 1'-0"

**Total Facade Area\* = 1,225 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,184	96.65%		
Glass Storefront	Primary	0	0.00%		
		<b>1,184</b>	<b>96.65%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	41	3.35%		
		<b>41</b>	<b>3.35%</b>	<b>&lt;20%</b>	<b>Y</b>

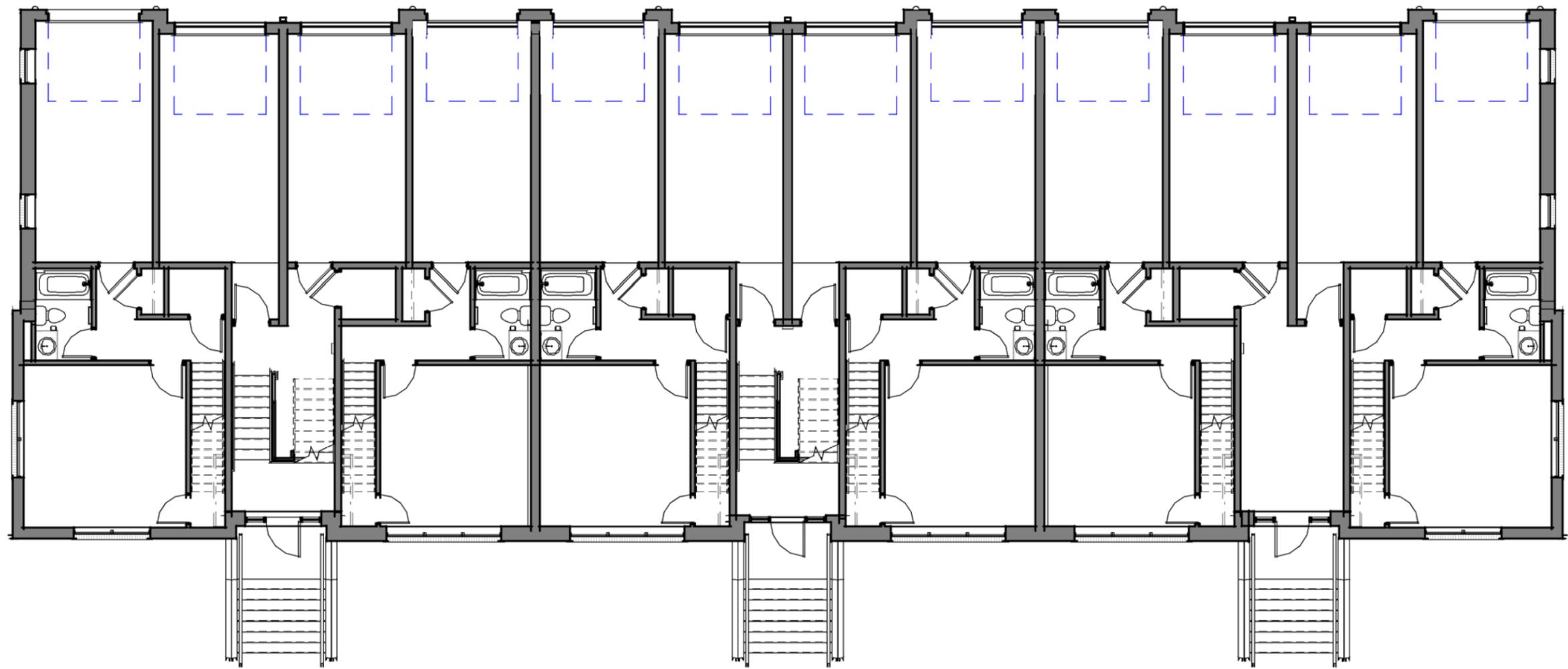


**Tuller Flats | Dublin, OH**  
 Townhomes & Garden Apartments

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A13





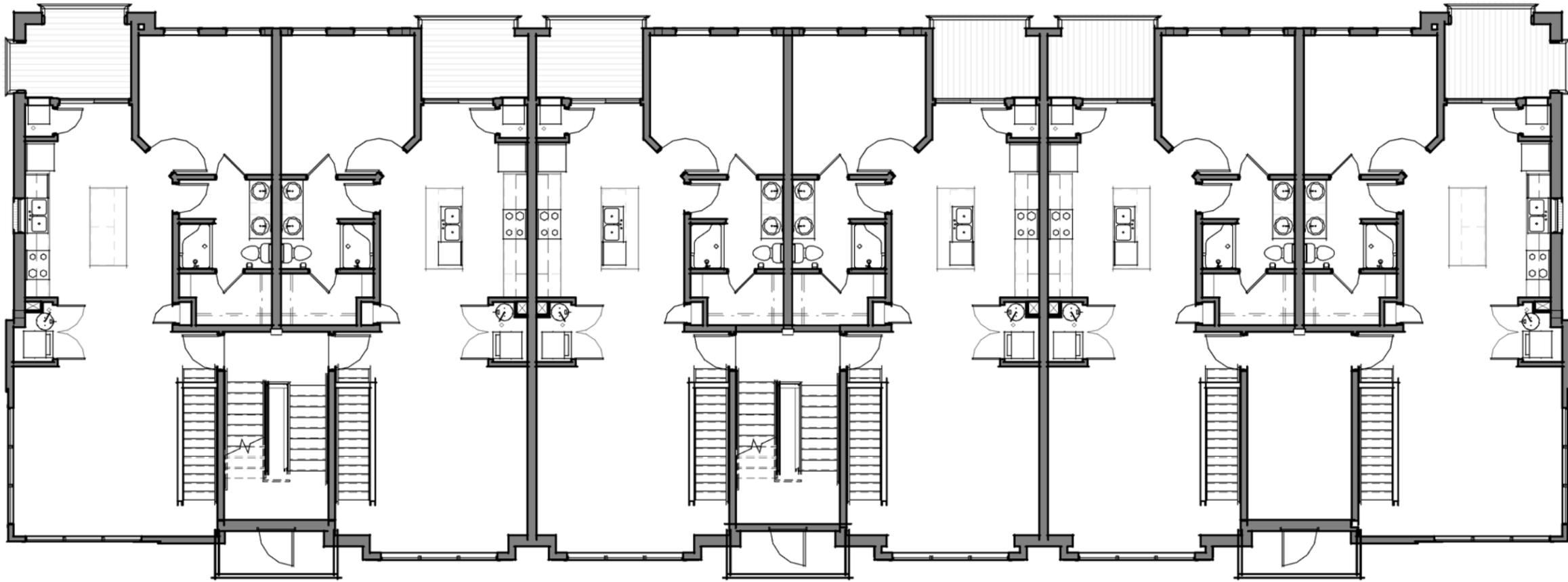
Floor 1 Plan  
3/32" = 1'-0"

Tuller Flats | Dublin, OH  
Townhomes & Garden Apartments

2-12-2015



A14

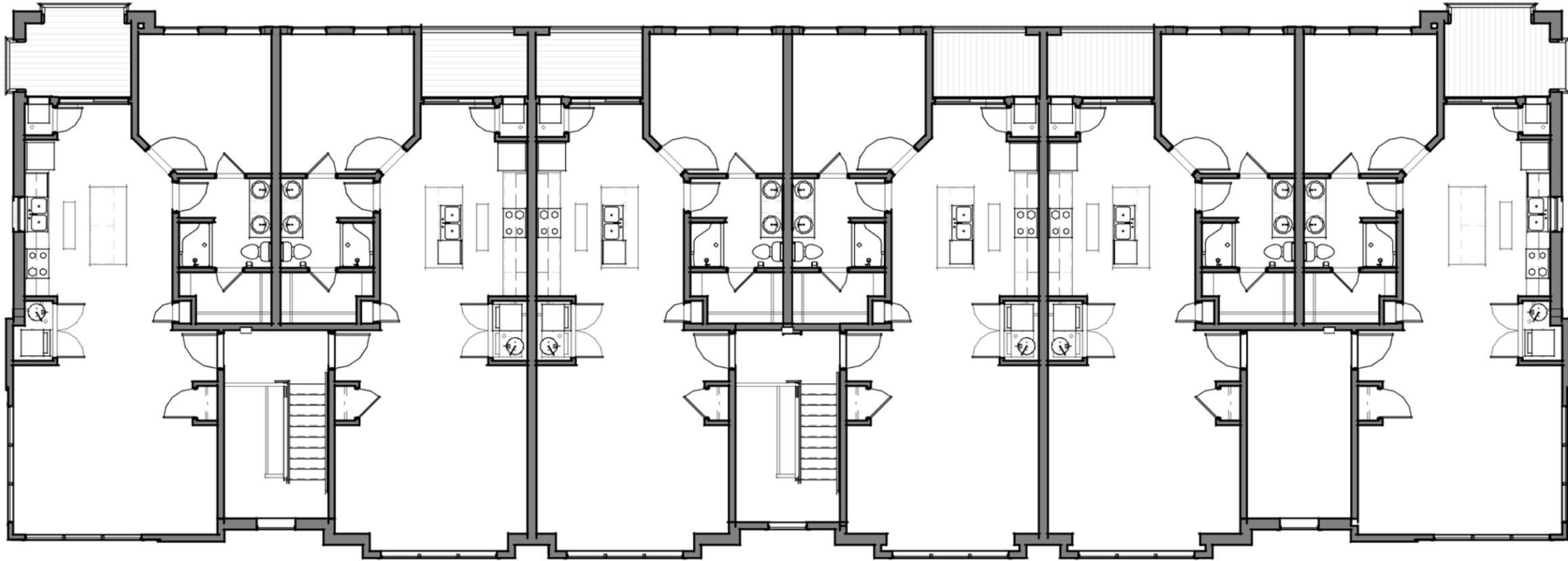


Floor 2 Plan  
3/32" = 1'-0"

Tuller Flats | Dublin, OH  
Townhomes & Garden Apartments

2-12-2015



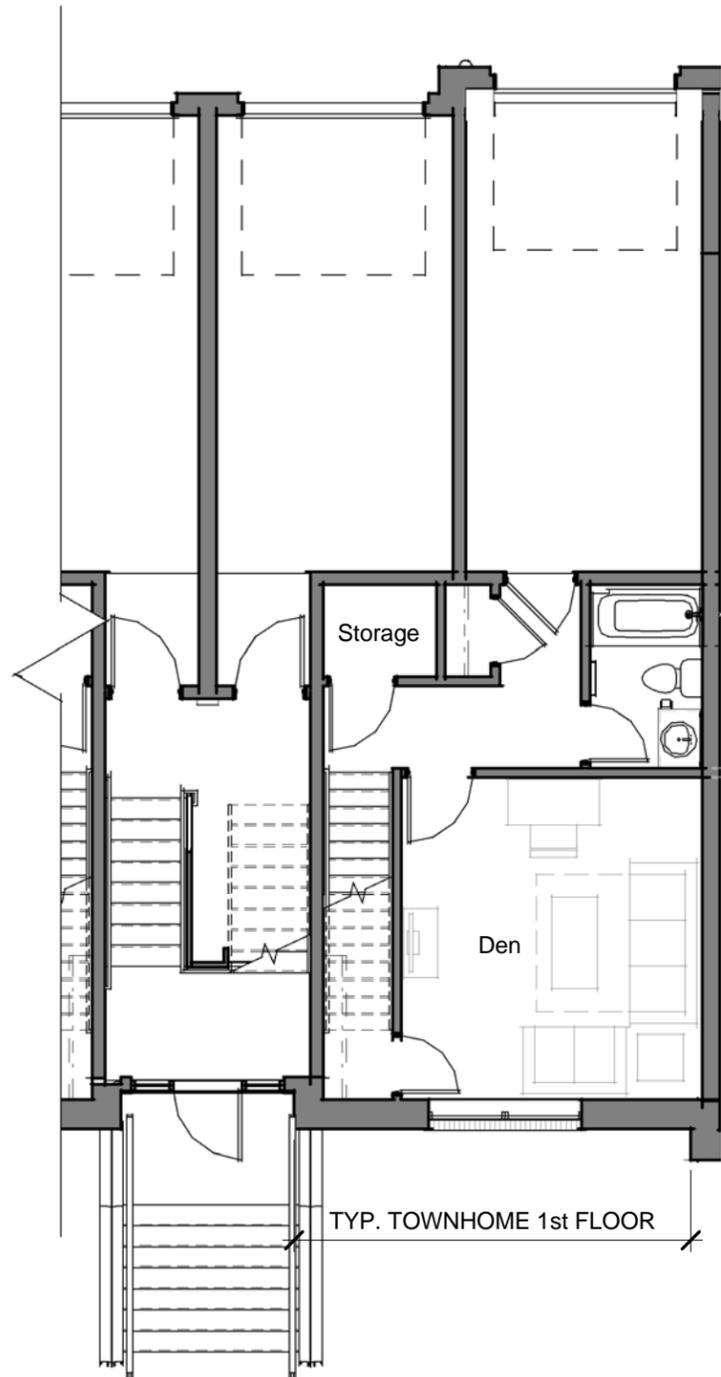


Floor 3 Plan  
3/32" = 1'-0"

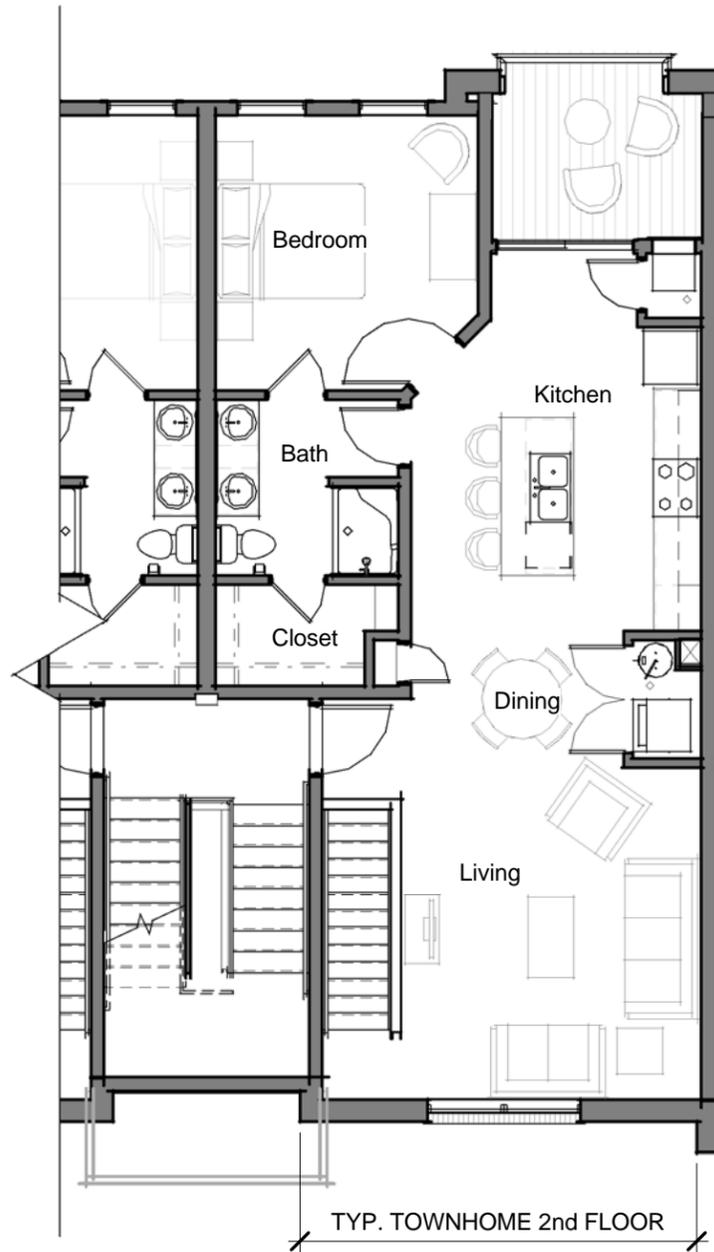
Tuller Flats | Dublin, OH  
Townhomes & Garden Apartments

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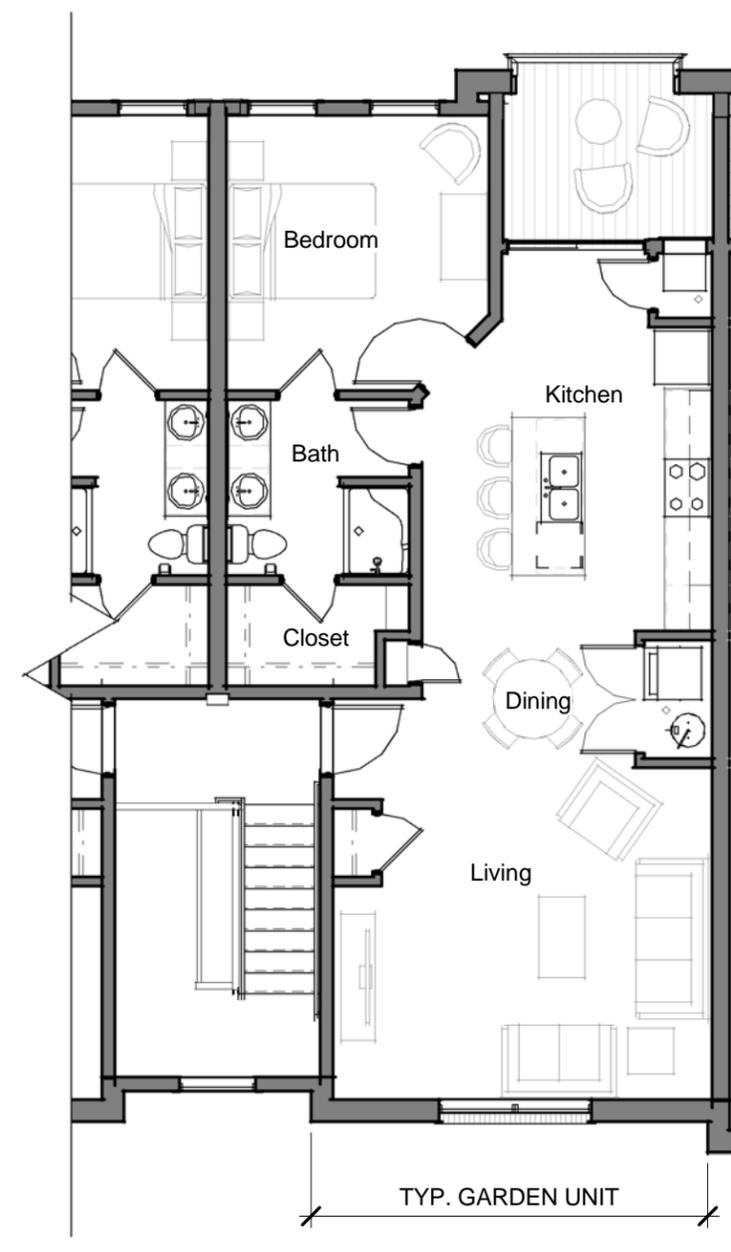




Unit Plan - Floor 1  
1/8" = 1'-0"



Unit Plan - Floor 2  
1/8" = 1'-0"



Unit Plan - Floor 3  
1/8" = 1'-0"

Tuller Flats | Dublin, OH  
Townhomes & Garden Apartments

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A17

**STREET FACADE TRANSPARENCY**

(Story Area = Story Height x Length)

**3rd Story**  
 Story Area: 1664 sf  
 Transparency: 693 sf  
 Required: 20.00%  
 Provided: 41.65%

**2nd Story**  
 Story Area: 1558 sf  
 Transparency: 647 sf  
 Required: 20.00%  
 Provided: 41.53%

**1st Story**  
 Story Area: 1558 sf  
 Transparency: 628 sf  
 Required: 20.00%  
 Provided: 40.31%



**D & E Front Elevation**

3/32" = 1'-0"

- COMPOSITE SIDING
- CEMENTITIOUS PANEL
- BRICK

**Total Facade Area\* = 3,101 SF**  
 \*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,075	66.91%		
Glass Storefront	Primary	104	3.35%		
		<b>2,179</b>	<b>70.27%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	195	6.29%		
Cementitious Panel	Secondary	727	23.44%		
		<b>922</b>	<b>29.73%</b>	<b>&lt;20%</b>	<b>N</b>



**Tuller Flats | Dublin, OH**

Garden Units

2-12-2015



A18



**NON-STREET FACADE  
TRANSPARENCY**

(Story Area =  
Story Height x Length)

**3rd Story**  
Story Area: 1664 sf  
Transparency: 693 sf  
Required: 15.00%  
Provided: 41.65%

**2nd Story**  
Story Area: 1558 sf  
Transparency: 647 sf  
Required: 15.00%  
Provided: 41.53%

**1st Story**  
Story Area: 1558 sf  
Transparency: 104 sf  
Required: 15.00%  
Provided: 6.68%

**D Rear Elevation\***

3/32" = 1'-0"  
\*Building E Rear Elevation Similar

**Total Facade Area\* = 2,946 SF**  
\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,771	60.12%		
Glass Storefront	Primary	104	3.53%		
		<b>1,875</b>	<b>63.65%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	344	11.68%		
Cementitious Panel	Secondary	727	24.68%		
		<b>1,071</b>	<b>36.35%</b>	<b>&lt;20%</b>	<b>N</b>

- COMPOSITE SIDING
- CEMENTITIOUS PANEL
- BRICK



**Tuller Flats | Dublin, OH**

Garden Units

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A19



### H Front Elevation

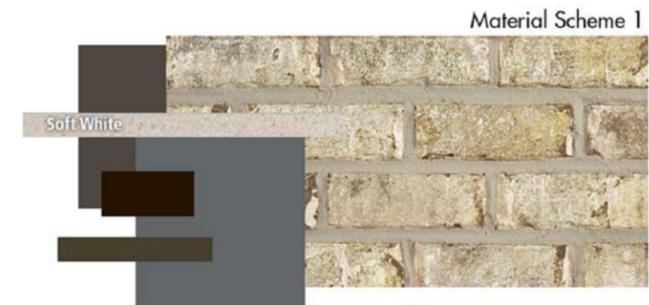
3/32" = 1'-0"

- COMPOSITE PANEL
- CEMENTITIOUS SIDING
- BRICK

**Total Facade Area\* = 1,398 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	823	58.87%		
Glass Storefront	Primary	52	3.72%		
		<b>875</b>	<b>62.59%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	103	7.37%		
Cementitious Panel	Secondary	420	30.04%		
		<b>523</b>	<b>37.41%</b>	<b>&lt;20%</b>	<b>N</b>



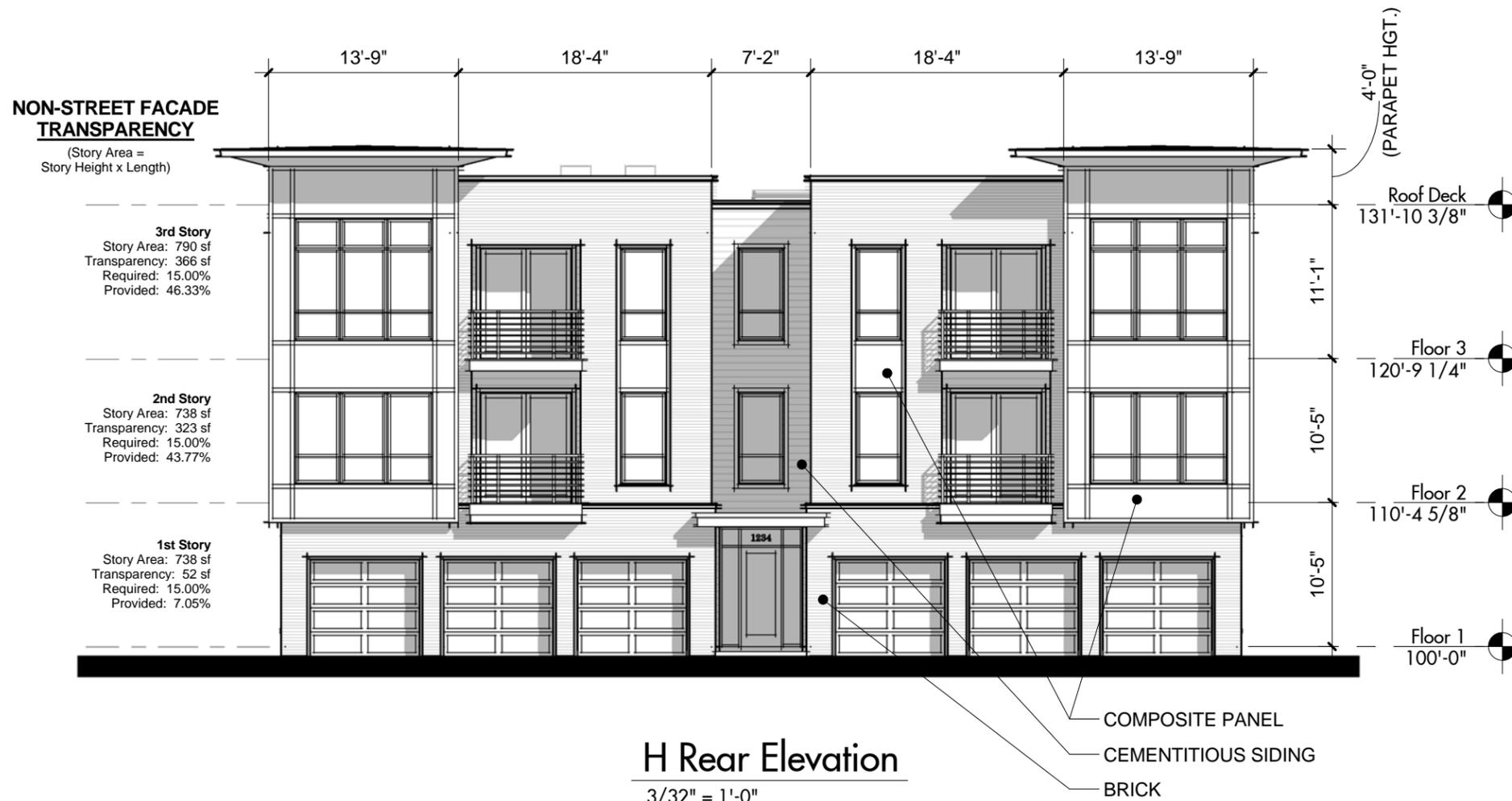
## Tuller Flats | Dublin, OH

Garden Units

2-12-2015



A20



**Total Facade Area\* = 1,308 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	733	56.04%		
Glass Storefront	Primary	52	3.98%		
		<b>785</b>	<b>60.02%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	103	7.87%		
Cementitious Panel	Secondary	420	32.11%		
		<b>523</b>	<b>39.98%</b>	<b>&lt;20%</b>	<b>N</b>

# Tuller Flats | Dublin, OH

Garden Units

2-12-2015



A21

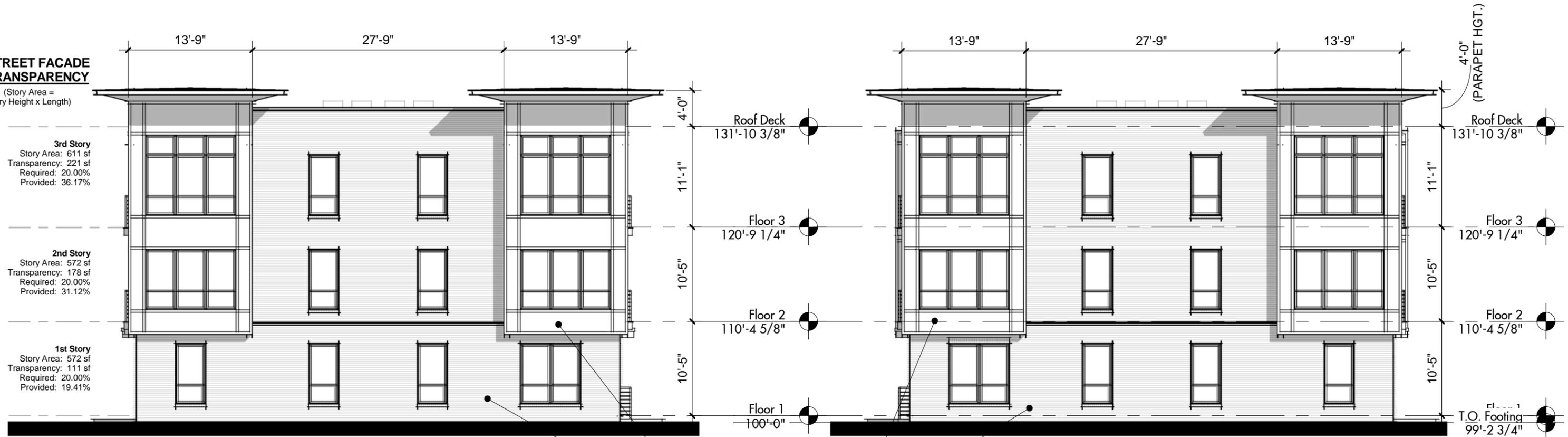
**STREET FACADE TRANSPARENCY**

(Story Area = Story Height x Length)

**3rd Story**  
 Story Area: 611 sf  
 Transparency: 221 sf  
 Required: 20.00%  
 Provided: 36.17%

**2nd Story**  
 Story Area: 572 sf  
 Transparency: 178 sf  
 Required: 20.00%  
 Provided: 31.12%

**1st Story**  
 Story Area: 572 sf  
 Transparency: 111 sf  
 Required: 20.00%  
 Provided: 19.41%



**D, E & H Left Elevation**

3/32" = 1'-0"

**D, E & H Right Elevation**

3/32" = 1'-0"

**Total Facade Area\* = 1,400 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,006	71.86%		
Glass Storefront	Primary	0	0.00%		
		<b>1,006</b>	<b>71.86%</b>	<b>80%</b>	<b>N</b>
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	394	28.14%		
		<b>394</b>	<b>28.14%</b>	<b>&lt;20%</b>	<b>N</b>

CEMENTITIOUS PANEL

BRICK

**Tuller Flats | Dublin, OH**

Garden Units

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A22



### F & G Front Elevation

3/32" = 1'-0"

**Total Facade Area\* = 2,928 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,438	83.27%		
Glass Storefront	Primary	104	3.55%		
		<b>2,542</b>	<b>86.82%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	195	6.66%		
Cementitious Panel	Secondary	191	6.52%		
		<b>386</b>	<b>13.18%</b>	<b>&lt;20%</b>	<b>Y</b>



## Tuller Flats | Dublin, OH

Garden Units

2-12-2015



A23



**NON-STREET FACADE TRANSPARENCY**  
(Story Area = Story Height x Length)

**3rd Story**  
Story Area: 1640 sf  
Transparency: 711 sf  
Required: 15.00%  
Provided: 43.35%

**2nd Story**  
Story Area: 1542 sf  
Transparency: 624 sf  
Required: 15.00%  
Provided: 40.47%

**1st Story**  
Story Area: 1542 sf  
Transparency: 104 sf  
Required: 15.00%  
Provided: 6.74%

**F Rear Elevation\***

3/32" = 1'-0"  
\*Building G Rear Elevation Similar

**Total Facade Area\* = 2,773 SF**  
\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,283	82.33%		
Glass Storefront	Primary	104	3.75%		
		<b>2,387</b>	<b>86.08%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	195	7.03%		
Cementitious Panel	Secondary	191	6.89%		
		<b>386</b>	<b>13.92%</b>	<b>&lt;20%</b>	<b>Y</b>

**Tuller Flats | Dublin, OH**

Garden Units

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**Total Facade Area\* = 1,321 SF**  
\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,088	82.36%		
Glass Storefront	Primary	52	3.94%		
		<b>1,140</b>	<b>86.30%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	98	7.42%		
Cementitious Panel	Secondary	83	6.28%		
		<b>181</b>	<b>13.70%</b>	<b>&lt;20%</b>	<b>Y</b>



**Tuller Flats | Dublin, OH**  
Garden Units

2-12-2015



A25



**Total Facade Area\* = 1,233 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,000	81.10%		
Glass Storefront	Primary	52	4.22%		
		<b>1,052</b>	<b>85.32%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	98	7.95%		
Cementitious Panel	Secondary	83	6.73%		
		<b>181</b>	<b>14.68%</b>	<b>&lt;20%</b>	<b>Y</b>

**Tuller Flats | Dublin, OH**  
Garden Units

2-12-2015



A26



**STREET FACADE  
TRANSPARENCY**

(Story Area =  
Story Height x Length)

**3rd Story**  
Story Area: 611 sf  
Transparency: 221 sf  
Required: 20.00%  
Provided: 36.17%

**2nd Story**  
Story Area: 572 sf  
Transparency: 178 sf  
Required: 20.00%  
Provided: 31.12%

**1st Story**  
Story Area: 572 sf  
Transparency: 111 sf  
Required: 20.00%  
Provided: 19.41%



**F, G & J Left Elevation**

3/32" = 1'-0"



**F, G & J Right Elevation**

3/32" = 1'-0"

CEMENTITIOUS PANEL

BRICK

**Total Facade Area\* = 1,428 SF**

\*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,374	96.22%		
Glass Storefront	Primary	0	0.00%		
		<b>1,374</b>	<b>96.22%</b>	<b>80%</b>	<b>Y</b>
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	54	3.78%		
		<b>54</b>	<b>3.78%</b>	<b>&lt;20%</b>	<b>Y</b>



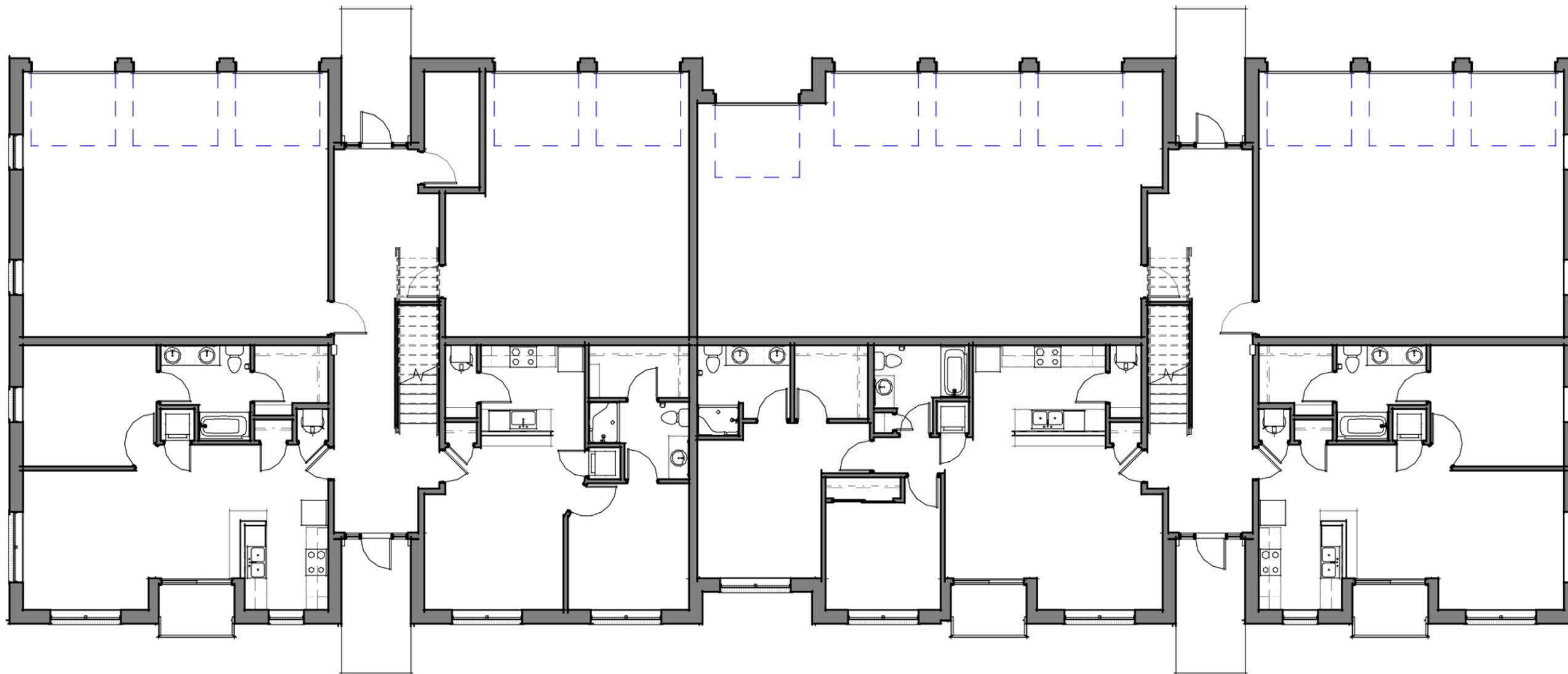
**Tuller Flats | Dublin, OH**

Garden Units

2-12-2015

A27





Floor 1 Plan

3/32" = 1'-0"

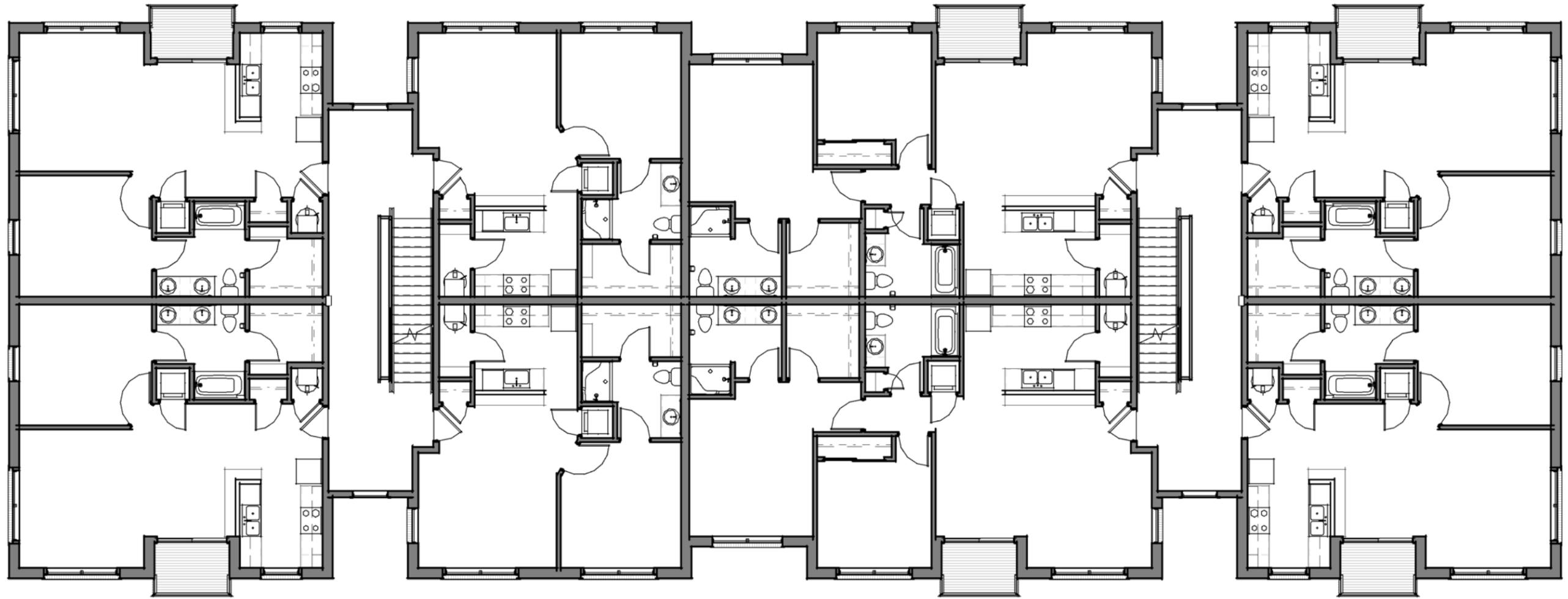
Tuller Flats | Dublin, OH

Garden Units

2-12-2015



A28



Floor 2 & 3 Plan

3/32" = 1'-0"

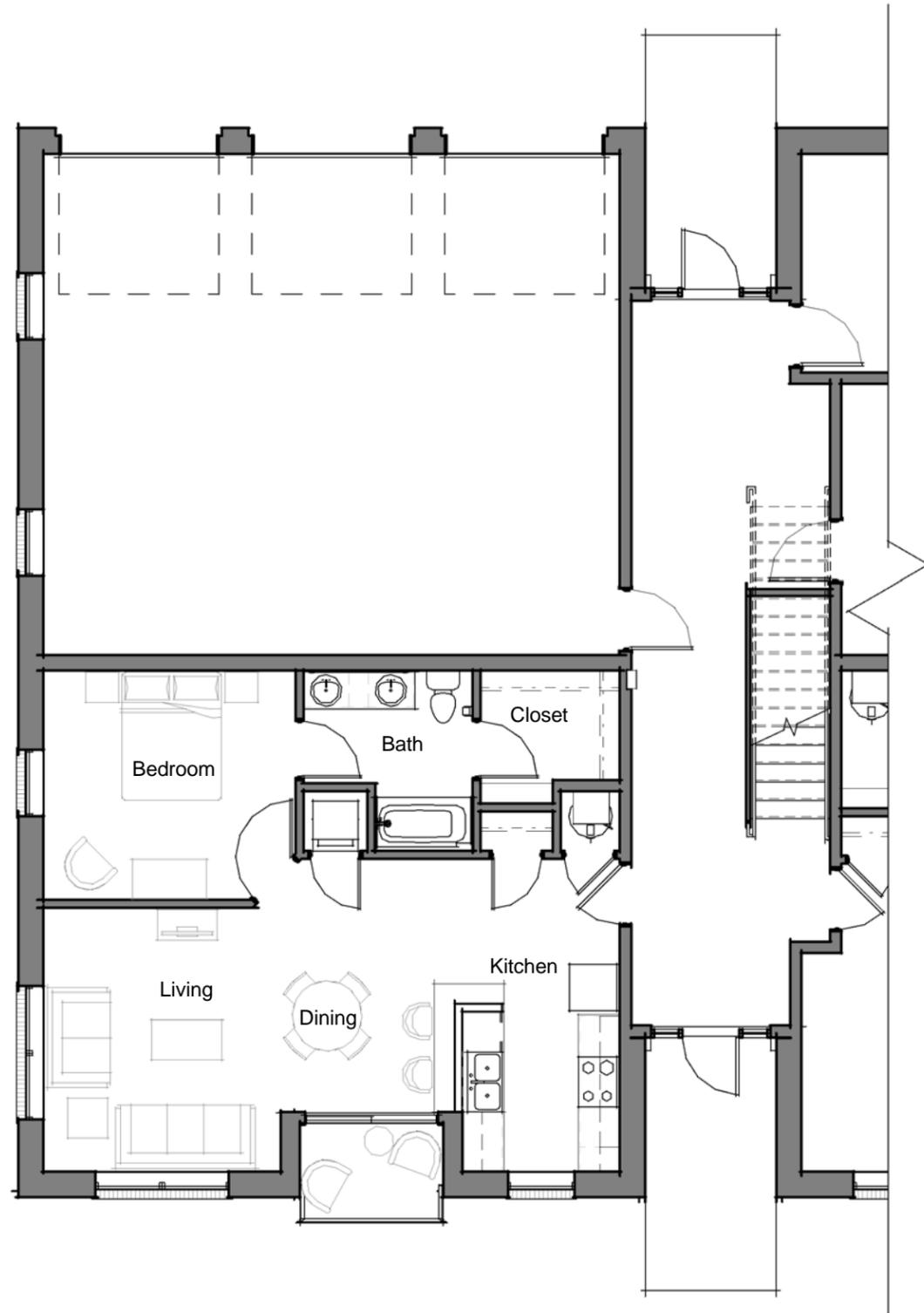
Tuller Flats | Dublin, OH

Garden Units

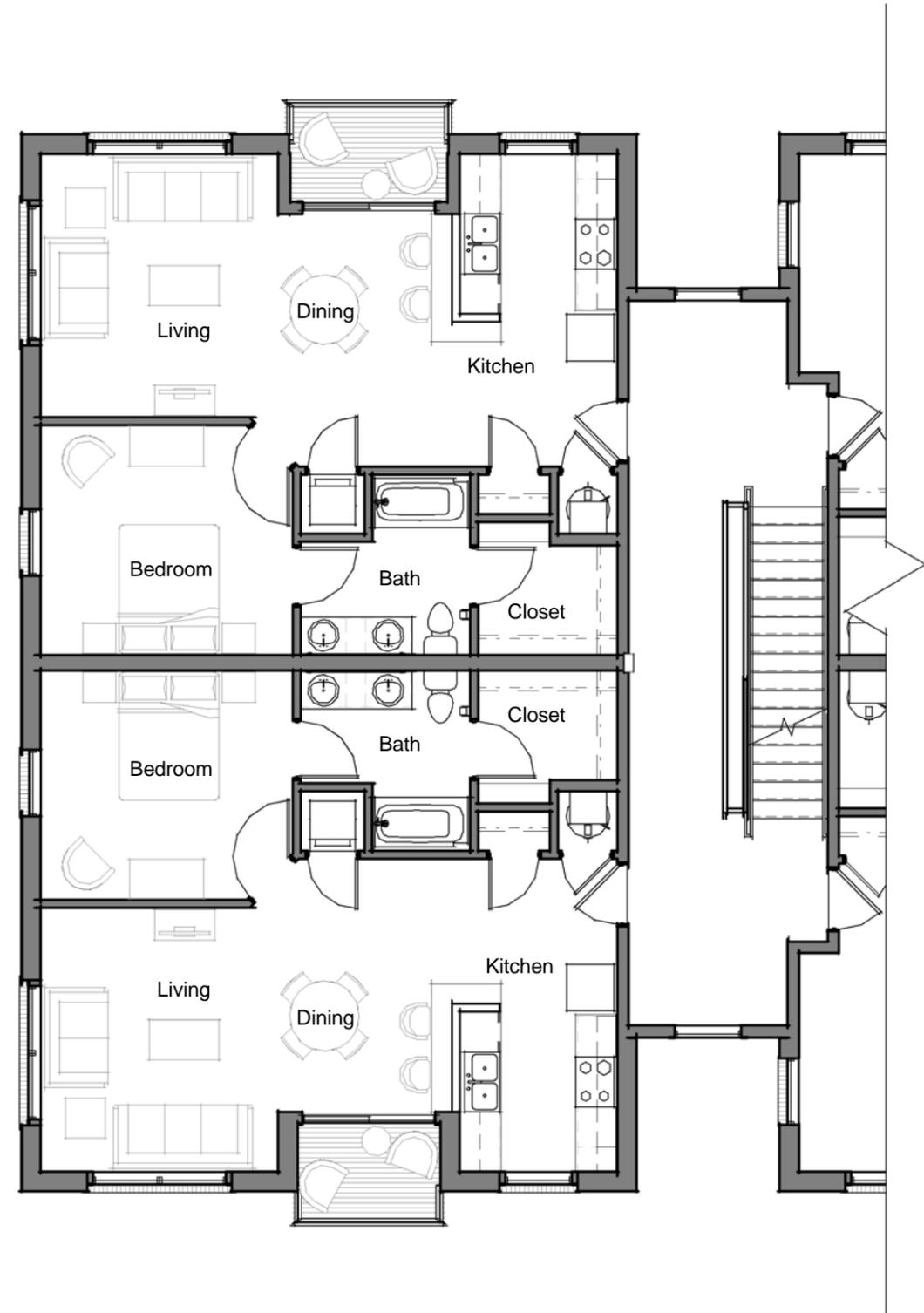
2-12-2015



A29



Unit Plan - Floor 1  
1/8" = 1'-0"



Unit Plan - Floor 2 & 3  
1/8" = 1'-0"

# Tuller Flats | Dublin, OH

Garden Units

2-12-2015



A30





### Scheme 1

Material	Manufacturer	Color / Model
Brick	Boral	Magnolia Bay - Queen
Mortar	Flamingo Brixment	Type N - Soft White
Siding, Panels & Trim*	Sherwin-Williams	Web Gray SW7075
Windows	Hurd Super Seal	Bronze
Coping	Dimensional Metals, Inc	Classic Bronze
Storefront	Kawneer	Bronze 40
Exterior Metal	Sherwin-Williams	Black Fox SW7020

### Scheme 2

Material	Manufacturer	Color / Model
Brick	Boral	Sugar Creek - Queen
Mortar	Cemex Richcolor	Type N - Gray
Siding, Panels & Trim*	Sherwin-Williams	Gauntlet Gray SW7019
Windows	Hurd Super Seal	Bronze
Coping	Dimensional Metals, Inc	Classic Bronze
Storefront	Kawneer	Bronze 40
Exterior Metal	Sherwin-Williams	Black Fox SW7020

### Scheme 3

Material	Manufacturer	Color / Model
Brick	Boral	Ocean Isle - Queen
Mortar	Cemex Richcolor	Type N - Gray
Siding, Panels & Trim*	Sherwin-Williams	Backdrop SW7025
Windows	Hurd Super Seal	Bronze
Coping	Dimensional Metals, Inc	Classic Bronze
Storefront	Kawneer	Bronze 40
Exterior Metal	Sherwin-Williams	Black Fox SW7020

### Scheme 4

Material	Manufacturer	Color / Model
Brick	Glen-Gery	Cedar Lake - Queen
Mortar	Cemex Richcolor	Type N - Gray
Siding, Panels & Trim*	Sherwin-Williams	Mega Greige SW7031
Windows	Hurd Super Seal	Bronze
Coping	Dimensional Metals, Inc	Classic Bronze
Storefront	Kawneer	Bronze 40
Exterior Metal	Sherwin-Williams	Black Fox SW7020

\*Siding: Boral TruExterior Siding

# Tuller Flats | Dublin, OH

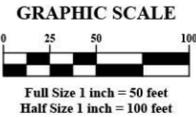
## Material Schedule

2-12-2015



A31





**John Shields - Primary Facades**

BUILDING	BRICK (Primary)		Storefront (Primary)		SIDING		PANEL		NET* (SF)
	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	
North	9373	68.45%	462	3.37%	1758	12.84%	2101	15.34%	13694
South	27603	76.94%	1172	3.27%	2430	6.77%	4670	13.02%	35875
<b>TOTAL</b>	<b>36976</b>	<b>74.60%</b>	<b>1634</b>	<b>3.30%</b>	<b>4188</b>	<b>8.45%</b>	<b>6771</b>	<b>13.66%</b>	<b>49569</b>

Total Primary Materials on John Shields Pkwy: **77.89%**

**Site Primary Facades**

BUILDING	BRICK (Primary)		Storefront (Primary)		SIDING		PANEL		NET* (SF)
	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	
<b>TOTAL</b>	<b>84116</b>	<b>76.78%</b>	<b>3482</b>	<b>3.18%</b>	<b>8833</b>	<b>8.06%</b>	<b>16608</b>	<b>15.16%</b>	<b>109557</b>

Total Primary Materials on all Primary Facades: **79.96%**

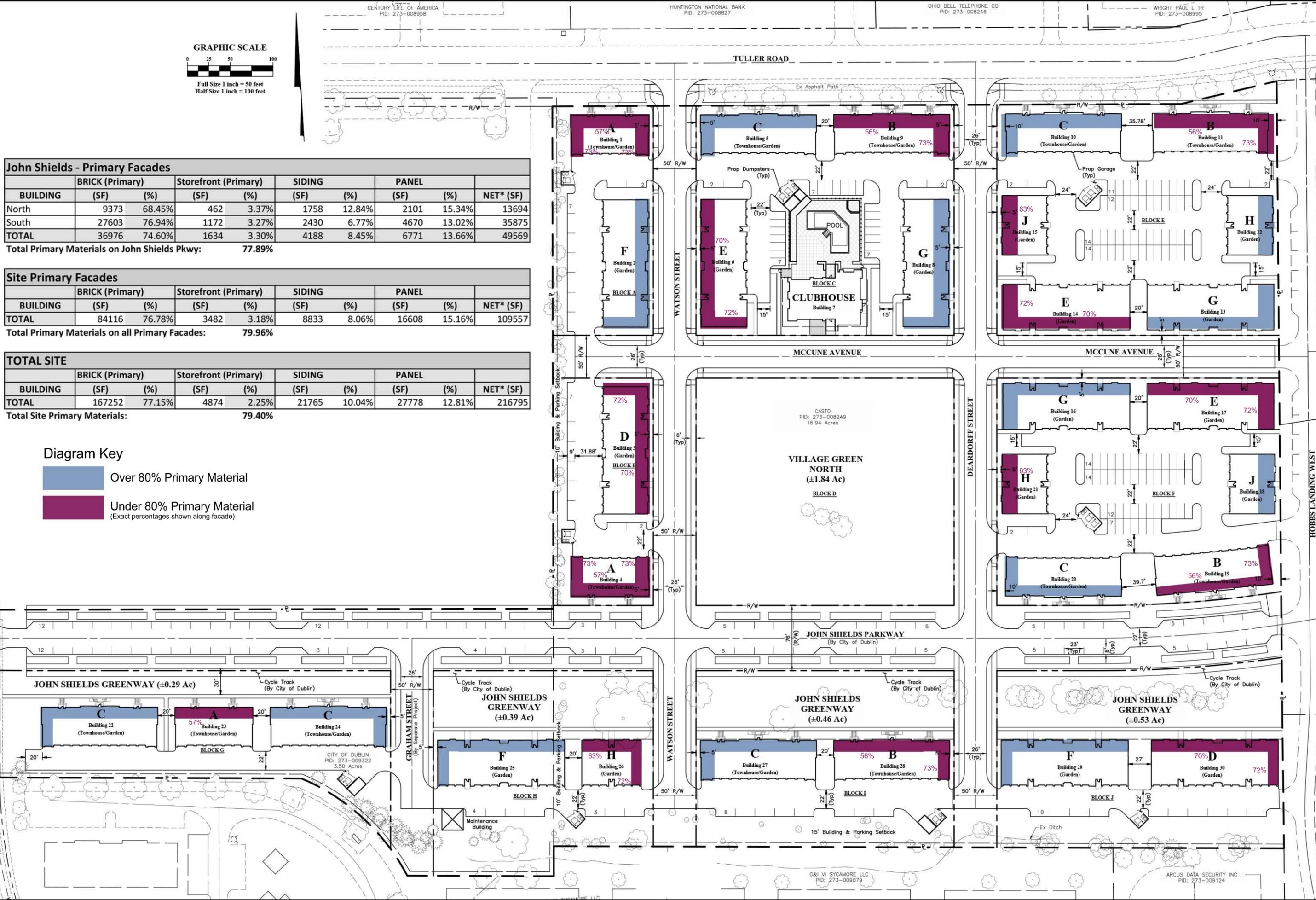
**TOTAL SITE**

BUILDING	BRICK (Primary)		Storefront (Primary)		SIDING		PANEL		NET* (SF)
	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)	
<b>TOTAL</b>	<b>167252</b>	<b>77.15%</b>	<b>4874</b>	<b>2.25%</b>	<b>21765</b>	<b>10.04%</b>	<b>27778</b>	<b>12.81%</b>	<b>216795</b>

Total Site Primary Materials: **79.40%**

**Diagram Key**

- Over 80% Primary Material
- Under 80% Primary Material (Exact percentages shown along facade)



REVISIONS  
 MARK DATE DESCRIPTION  
 CASTO  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO  
 DEVELOPMENT PLAN / SITE PLAN  
 FOR  
**TULLER FLATS**  
 SITE PLAN  
 HOBBS LANDING WEST  
 EMHT  
 ENGINEERS, MECHANICAL, ARCHITECTS & IRON, INC.  
 8800 New Albany Road, Columbus, OH 43254  
 Phone: 614.296.6666  
 emht.com  
 DATE  
 February 12, 2015  
 SCALE  
 Full Size: 1" = 50'  
 Half Size: 1" = 100'  
 JOB NO.  
 SHEET  
**A33**

I:\projects\2013\1546 Dwg\04\Sheets\Final development plan\20131546- Site Dimension Plan.dwg Last Saved By: jmaxwell, 2/11/2015 10:03 AM  
 2/11/2015 10:33 AM (No Xrefs)