



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%		
		1,268	56.51%	80%	N
Composite Siding	Secondary	407	18.14%		
Cementitious Panel	Secondary	569	25.36%		
		976	43.49%	<20%	N



Tuller Flats | Dublin, OH
Townhomes & Garden Apartments

2-12-2015

Updated: 3-2-2015

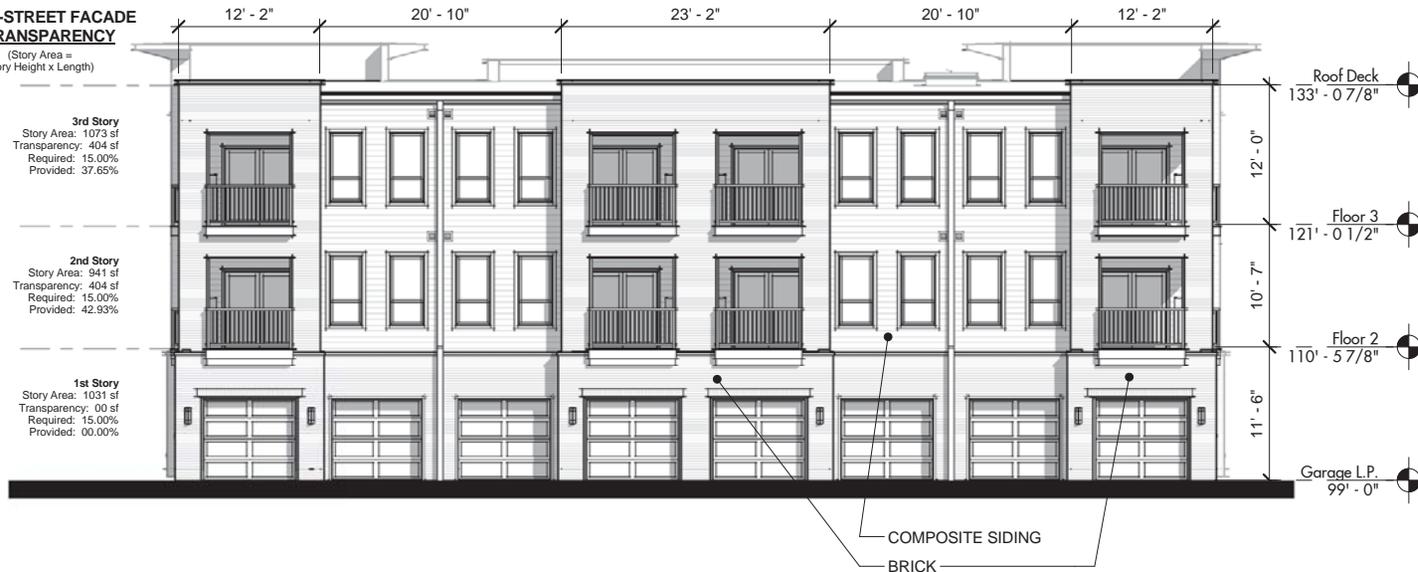


**NON-STREET FACADE
TRANSPARENCY**
(Story Area =
Story Height x Length)

3rd Story
Story Area: 1073 sf
Transparency: 404 sf
Required: 15.00%
Provided: 37.65%

2nd Story
Story Area: 941 sf
Transparency: 404 sf
Required: 15.00%
Provided: 42.93%

1st Story
Story Area: 1031 sf
Transparency: 00 sf
Required: 15.00%
Provided: 00.00%



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%	80%	N
		1,080	67.37%		
Composite Siding	Secondary	523	32.63%		
Cementitious Panel	Secondary	0	0.00%		
		523	32.63%	<20%	N

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**STREET FACADE
TRANSPARENCY**

(Story Area =
Story Height x Length)

3rd Story

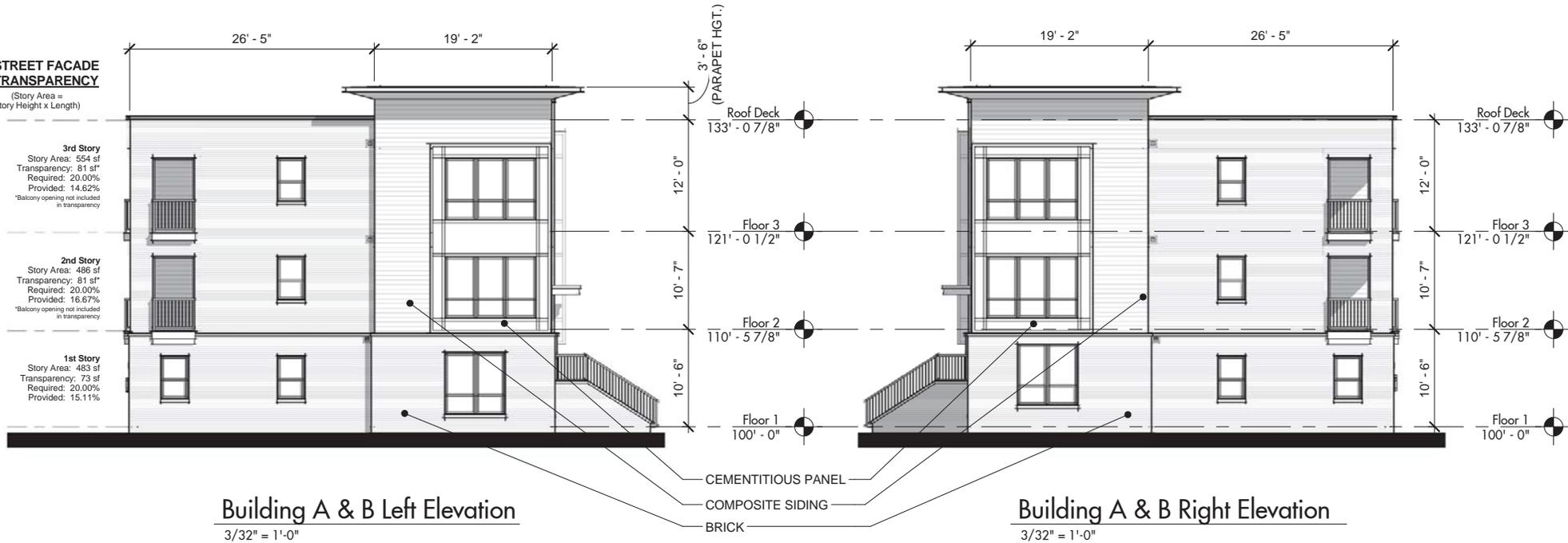
Story Area: 554 sf
Transparency: 81 sf
Required: 20.00%
Provided: 14.62%
*Balcony opening not included
in transparency

2nd Story

Story Area: 486 sf
Transparency: 81 sf
Required: 20.00%
Provided: 16.67%
*Balcony opening not included
in transparency

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%	80%	N
		924	72.76%		
Composite Siding	Secondary	213	16.77%		
Cementitious Panel	Secondary	133	10.47%		
		346	27.24%	<20%	N

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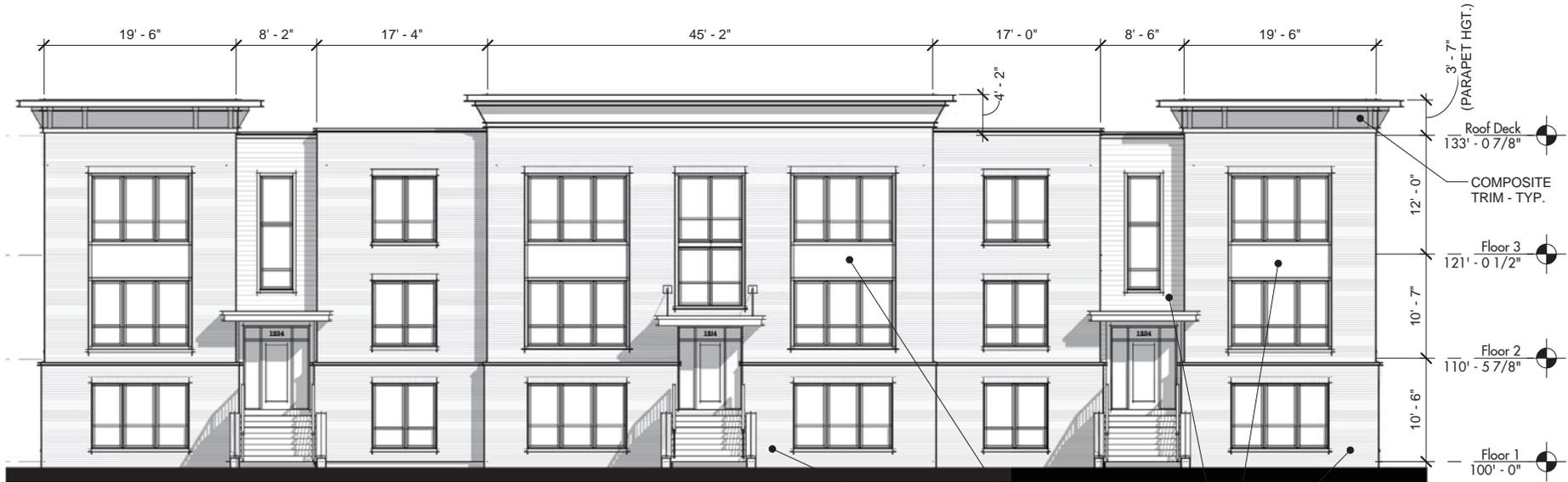
**STREET FACADE
TRANSPARENCY**

(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%		
		2,761	88.21%	80%	Y
Composite Siding	Secondary	205	6.55%		
Cementitious Panel	Secondary	164	5.24%		
		369	11.79%	<20%	Y

COMPOSITE SIDING
CEMENTITIOUS PANEL
BRICK



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**STREET FACADE
TRANSPARENCY**

(Story Area =
Story Height x Length)

3rd Story
Story Area: 1618 sf
Transparency: 606 sf
Required: 15.00%
Provided: 37.45%

2nd Story
Story Area: 1405 sf
Transparency: 606 sf
Required: 15.00%
Provided: 43.13%

1st Story
Story Area: 1537 sf
Transparency: 00 sf
Required: 15.00%
Provided: 00.00%



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%	80%	N
		1,594	67.00%		
Composite Siding	Secondary	785	33.00%		
Cementitious Panel	Secondary	0	0.00%		
		785	33.00%	<20%	N

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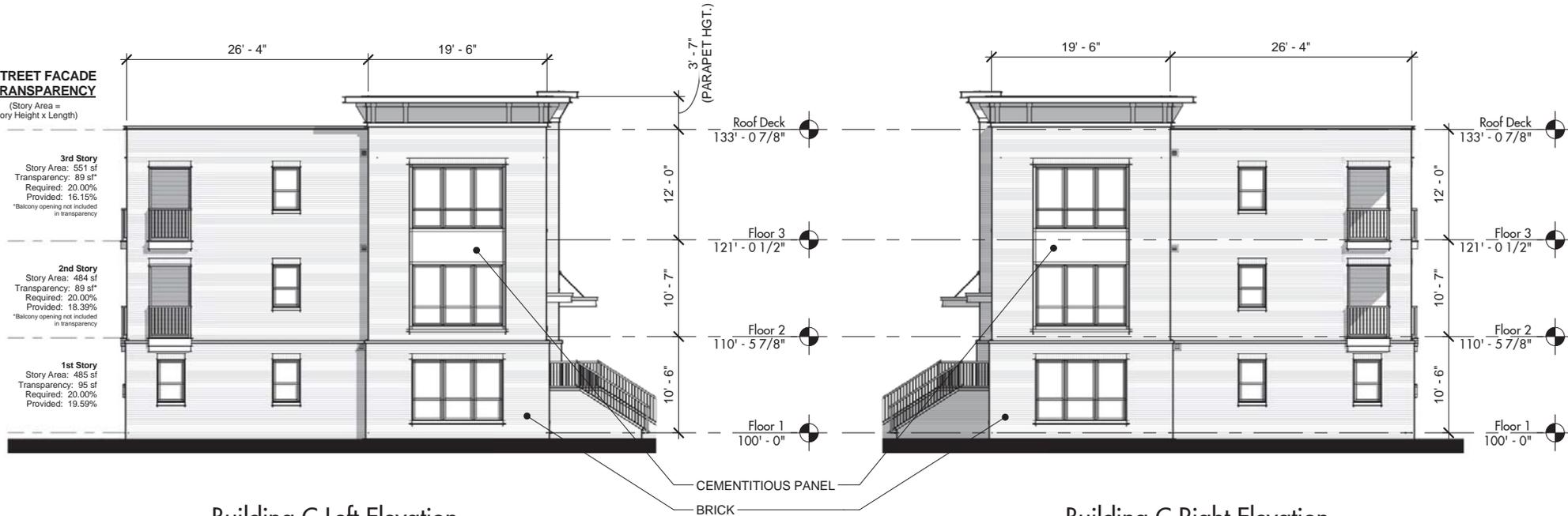
**STREET FACADE
TRANSPARENCY**

(Story Area =
Story Height x Length)

3rd Story
Story Area: 551 sf
Transparency: 89 sf*
Required: 20.00%
Provided: 16.15%
*Balcony opening not included
in transparency

2nd Story
Story Area: 484 sf
Transparency: 89 sf*
Required: 20.00%
Provided: 18.39%
*Balcony opening not included
in transparency

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%	80%	Y
		1,184	96.65%		
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	41	3.35%	<20%	Y
		41	3.35%		

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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"

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%		
		2,179	70.27%	80%	N
Composite Siding	Secondary	195	6.29%		
Cementitious Panel	Secondary	727	23.44%		
		922	29.73%	<20%	N



Tuller Flats | Dublin, OH

Garden Units

2-12-2015

Updated: 3-2-2015



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D Rear Elevation

3/32" = 1'-0"

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%	80%	N
		1,875	63.65%		
Composite Siding	Secondary	344	11.68%		
Cementitious Panel	Secondary	727	24.68%		
		1,071	36.35%	<20%	N

Tuller Flats | Dublin, OH

Garden Units

2-12-2015

Updated: 3-2-2015



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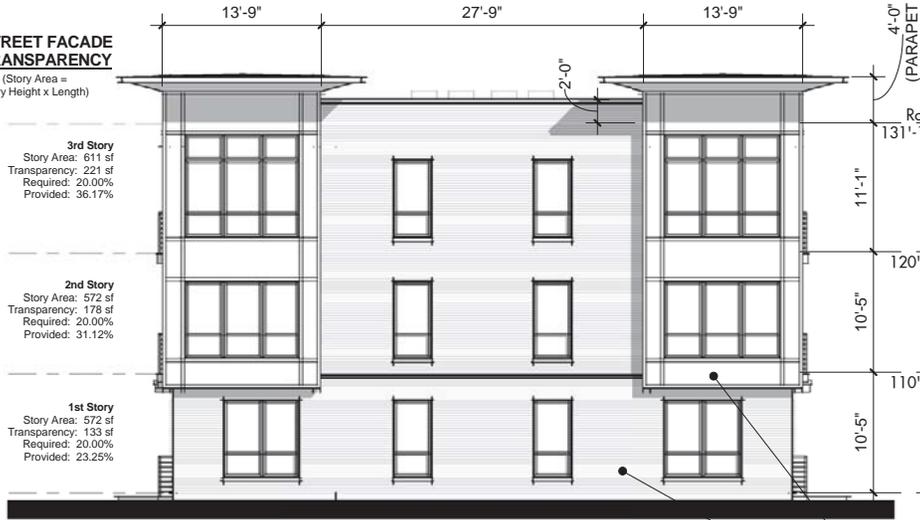
STREET FACADE TRANSPARENCY

(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: 133 sf
Required: 20.00%
Provided: 23.25%



E Left Elevation

3/32" = 1'-0"

CEMENTITIOUS PANEL

BRICK

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 & H Right Elevation*

3/32" = 1'-0"

*Mirror of Left Elevation; Bldg G Right Elevation - refer to site plan

Total Facade Area* = 1,378 SF

*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	984	71.41%		
Glass Storefront	Primary	0	0.00%	80%	N
		984	71.41%		
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	394	28.59%	<20%	N
		394	28.59%		

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%	80%	N
		1,006	71.86%		
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	394	28.14%	<20%	N
		394	28.14%		

Tuller Flats | Dublin, OH

Garden Units

2-12-2015

Updated: 3-2-2015



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STREET FACADE TRANSPARENCY

(Story Area = Story Height x Length)

3rd Story
 Story Area: 1640 sf
 Transparency: 711 sf
 Required: 20.00%
 Provided: 43.35%

2nd Story
 Story Area: 1542 sf
 Transparency: 624 sf
 Required: 20.00%
 Provided: 40.47%

1st Story
 Story Area: 1542 sf
 Transparency: 628 sf
 Required: 20.00%
 Provided: 40.73%



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%		
		2,542	86.82%	80%	Y
Composite Siding	Secondary	195	6.66%		
Cementitious Panel	Secondary	191	6.52%		
		386	13.18%	<20%	Y



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Garden Units

2-12-2015

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



F Rear Elevation
3/32" = 1'-0"

- COMPOSITE SIDING
- CEMENTITIOUS PANEL
- BRICK

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%		
		2,387	86.08%	80%	Y
Composite Siding	Secondary	195	7.03%		
Cementitious Panel	Secondary	191	6.89%		
		386	13.92%	<20%	Y

Tuller Flats | Dublin, OH

Garden Units

2-12-2015
Updated: 3-2-2015



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STREET FACADE TRANSPARENCY

(Story Area = Story Height x Length)

3rd Story
Story Area: 586 sf
Transparency: 145 sf
Required: 20.00%
Provided: 24.74%

2nd Story
Story Area: 549 sf
Transparency: 145 sf
Required: 20.00%
Provided: 26.41%

1st Story
Story Area: 572 sf
Transparency: 133 sf
Required: 20.00%
Provided: 24.23%

G Left Elevation

3/32" = 1'-0"

Total Facade Area* = 1,406 SF
*Windows/Doors not included in Facade Area

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,352	96.16%		
Glass Storefront	Primary	0	0.00%	80%	Y
		1,352	96.16%		
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	54	3.84%	<20%	Y
		54	3.84%		

STREET FACADE TRANSPARENCY

(Story Area = Story Height x Length)

3rd Story
Story Area: 586 sf
Transparency: 145 sf
Required: 20.00%
Provided: 24.74%

2nd Story
Story Area: 549 sf
Transparency: 145 sf
Required: 20.00%
Provided: 26.41%

1st Story
Story Area: 549 sf
Transparency: 111 sf
Required: 20.00%
Provided: 20.22%

F & J Right Elevation*

3/32" = 1'-0"

*Mirror of Left Elevation; Bldg G Right Elevation - refer to site plan

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%	80%	Y
		1,374	96.22%		
Composite Siding	Secondary	0	0.00%		
Cementitious Panel	Secondary	54	3.78%	<20%	Y
		54	3.78%		

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Garden Units

2-12-2015

Updated: 3-2-2015



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