



PRELIMINARY: SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS AND DESIGN DEVELOP.

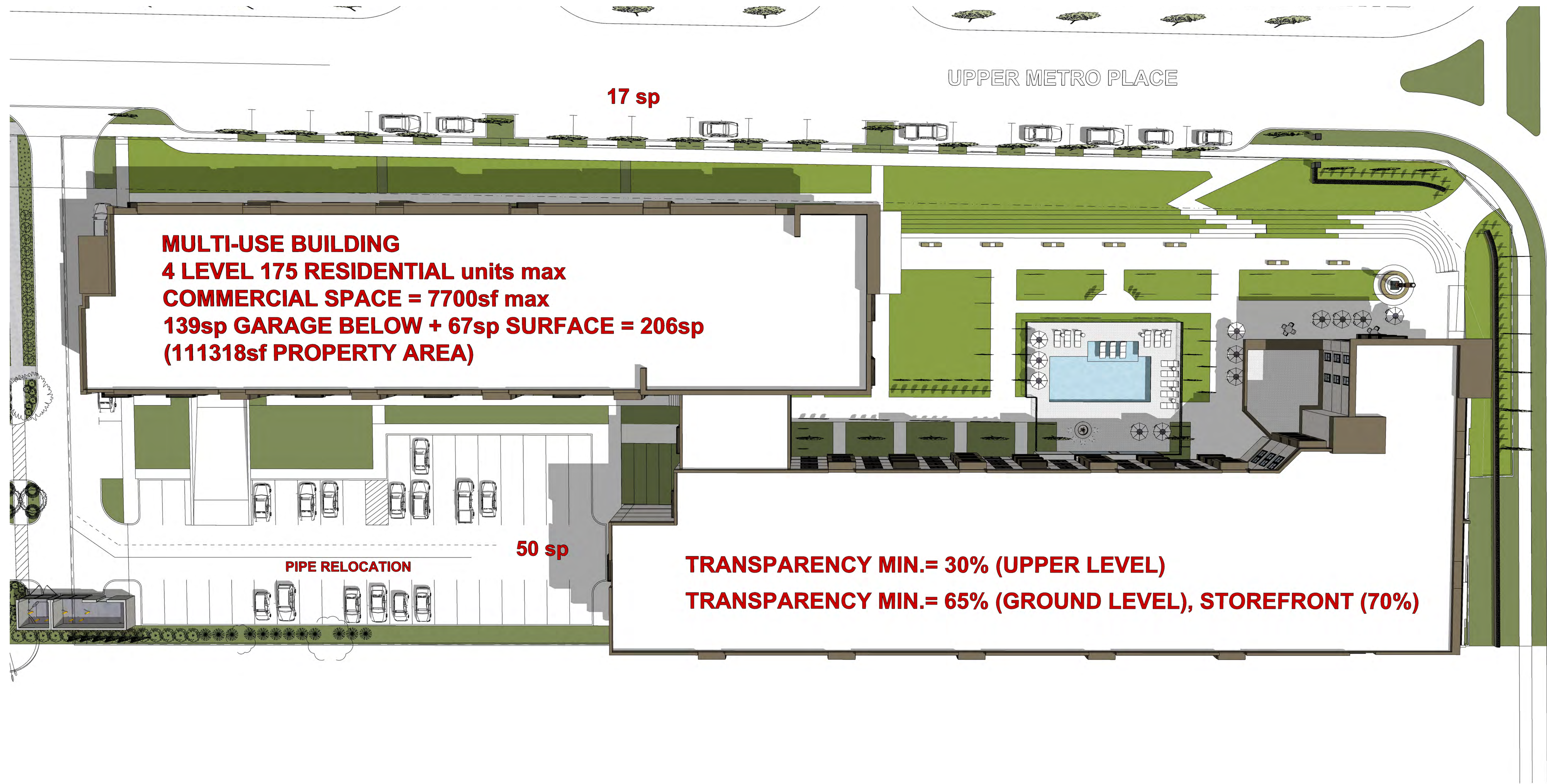


MULTI-FAMILY: DUBLIN, OH
2020013.000

7.30.2021

CONCEPT MASSING v.8g

1.0



MULTI-USE BUILDING
4 LEVEL 175 RESIDENTIAL units max
COMMERCIAL SPACE = 7700sf max
139sp GARAGE BELOW + 67sp SURFACE = 206sp
(111318sf PROPERTY AREA)

17 sp

UPPER METRO PLACE

FRANTZ ROAD

PIPE RELOCATION

50 sp

TRANSPARENCY MIN.= 30% (UPPER LEVEL)
TRANSPARENCY MIN.= 65% (GROUND LEVEL), STOREFRONT (70%)

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1.1



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1.3



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1.4



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1.5



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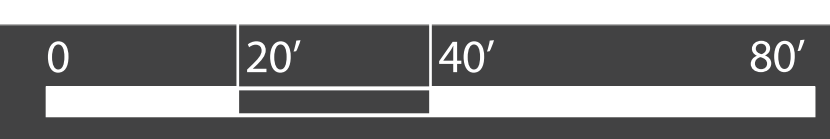
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CONCEPT MASSING v.8g

1.6



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CONCEPT MASSING v.8g

1.7



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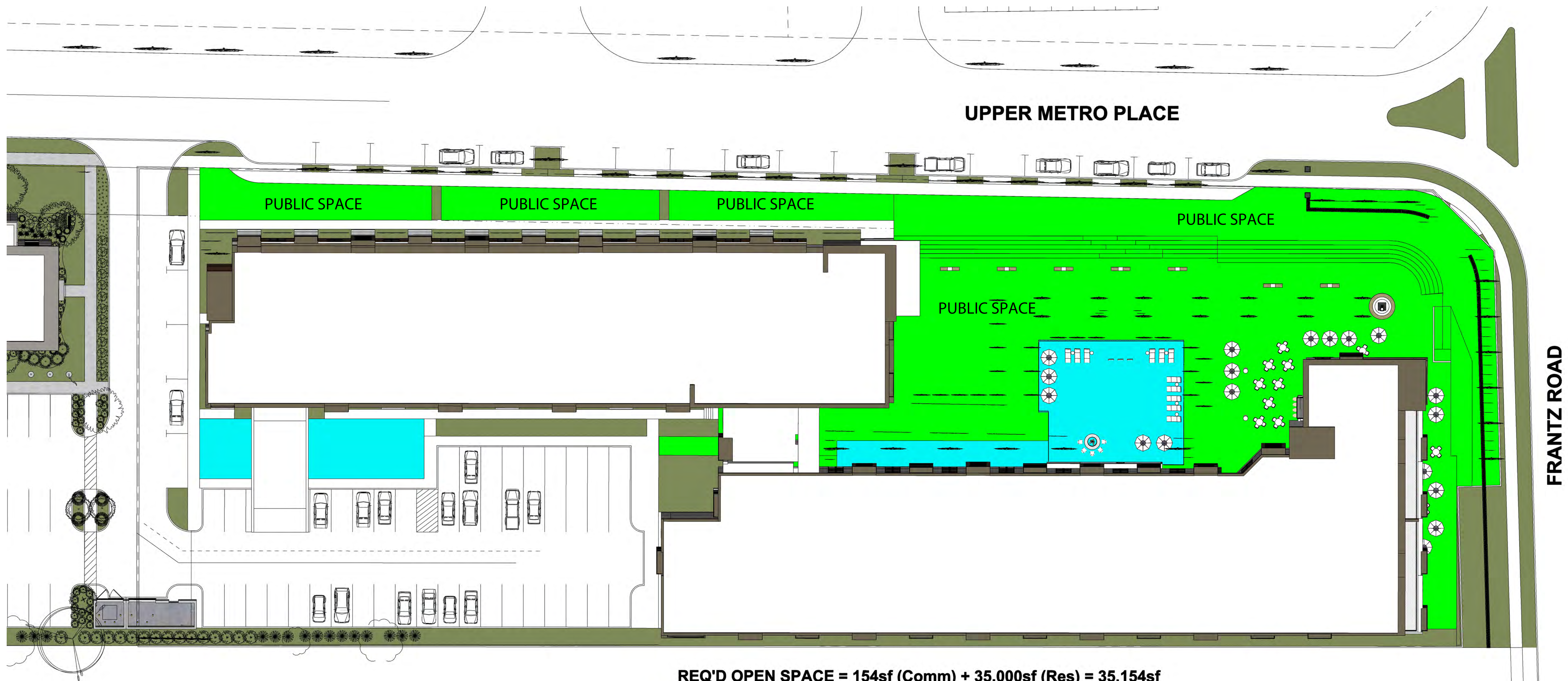


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CONCEPT MASSING v.8g

1.8



REQ'D OPEN SPACE = 154sf (Comm) + 35,000sf (Res) = 35,154sf

PUBLIC OPEN SPACE = +30,620sf

USER SPECIFIC OPEN SPACE = +5,840sf

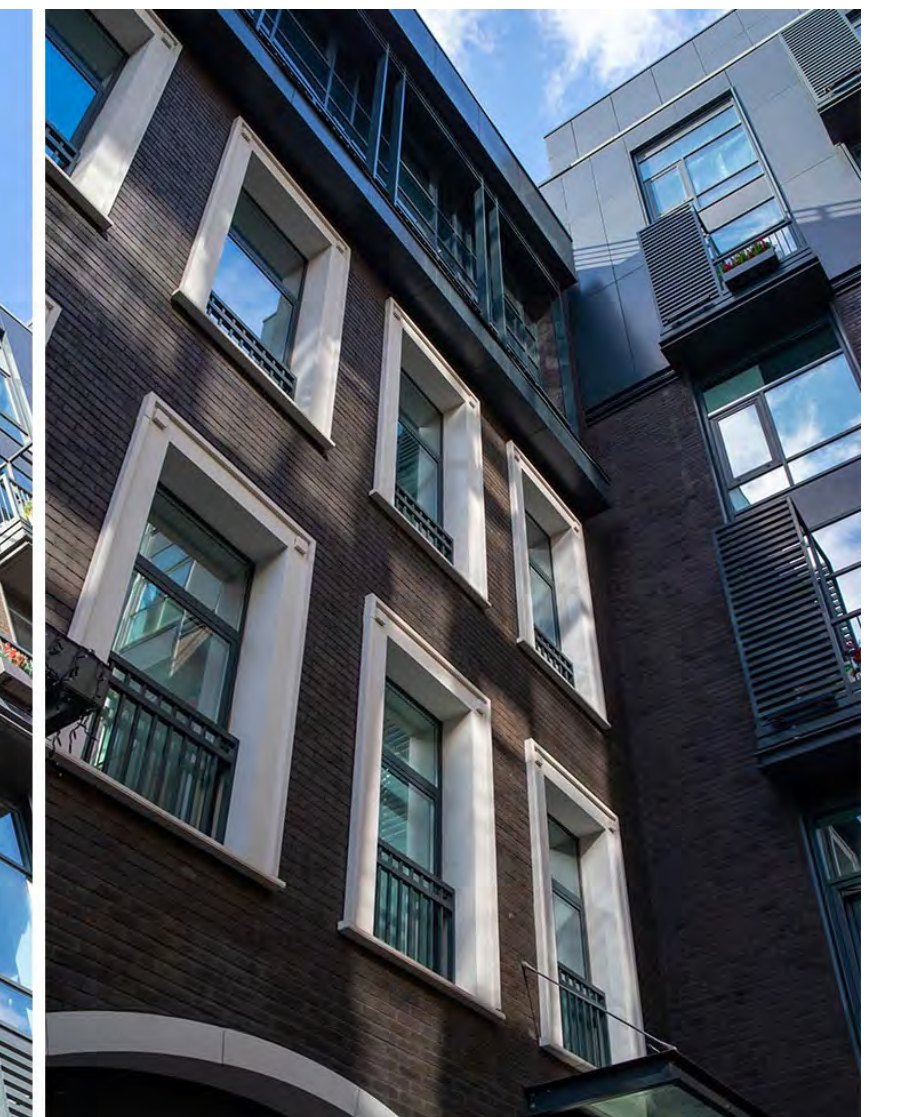
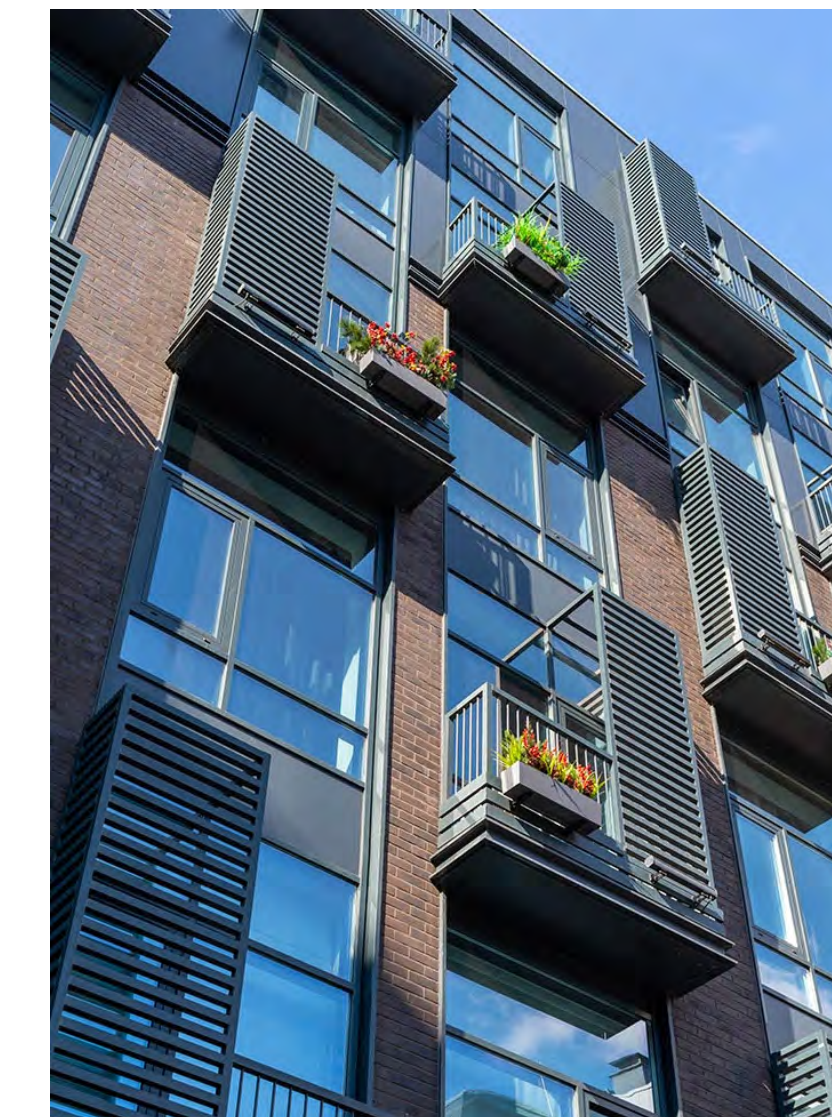
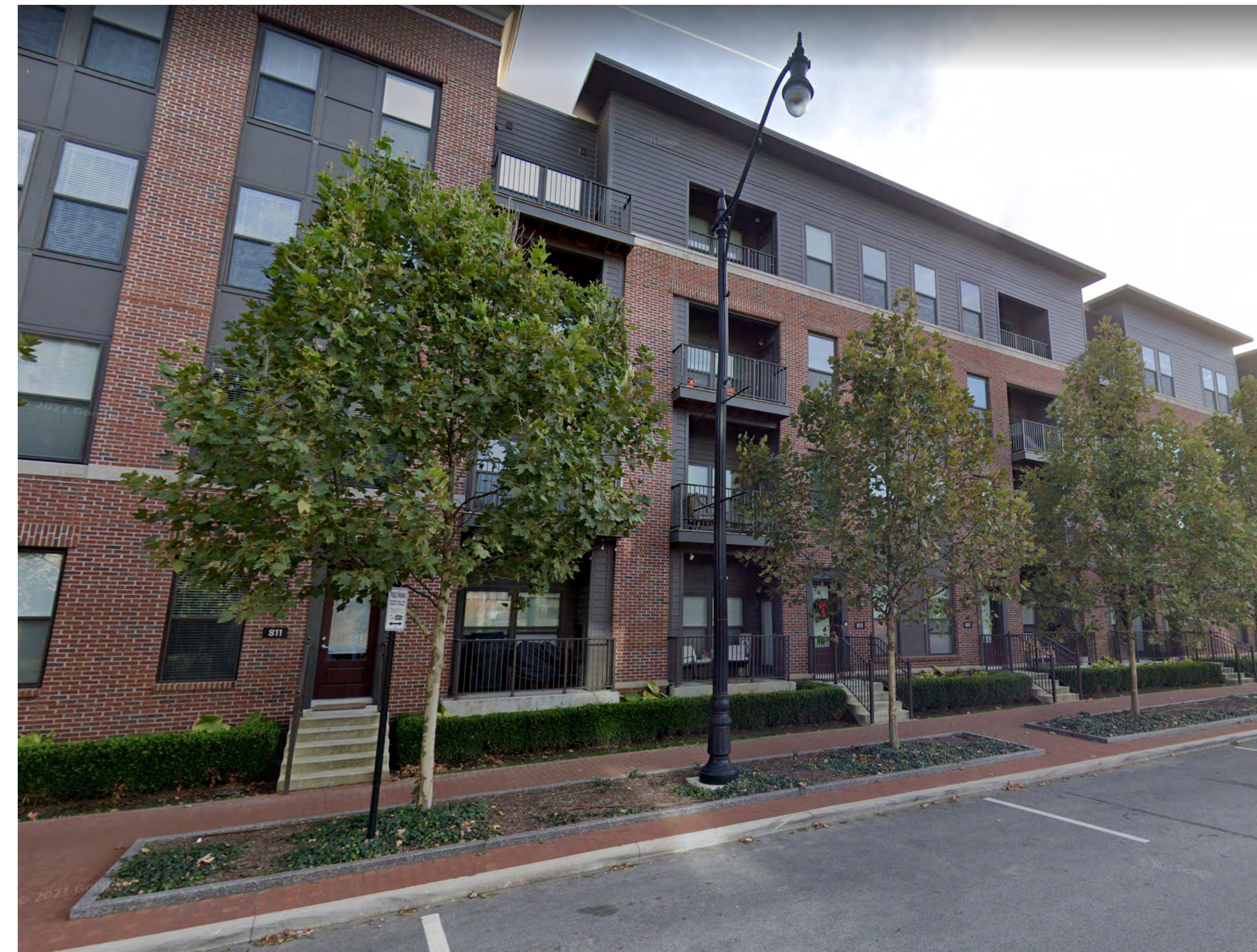
NOTE: ADDITIONAL OPEN SPACE AVAIL. @ ADJACENT HOTEL SITE IF REQ'D

IMPERVIOUS =<85% (+30,000sf PERVIOUS)

OPEN SPACE DIAGRAM

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EDGES, GATEWAYS, FOCAL POINTS, STREETScape, DENSITY, MIXED-USE.....

PRELIMINARY: THE IMAGERY SHOWN IS TO PROVIDE AN UNDERSTANDING OF AN OVERALL CONCEPT AND QUALITY ONLY.

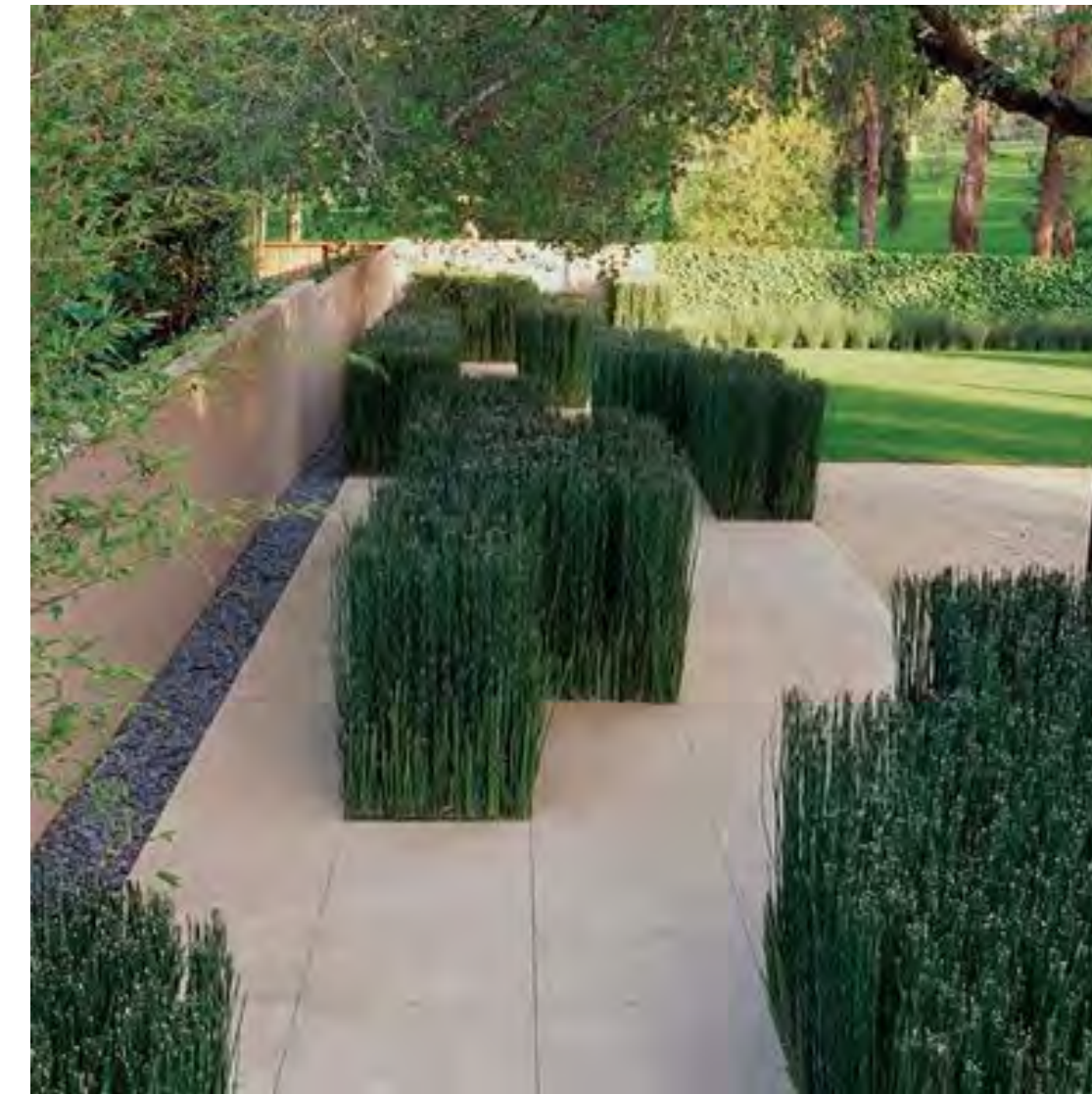
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5.03.2021

CONCEPT IMAGERY

2.1



CONNECTION, LIGHT, GATHERING, INTEGRATION, HARD & SOFTSCAPES.....

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CONCEPT IMAGERY

2.2