



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



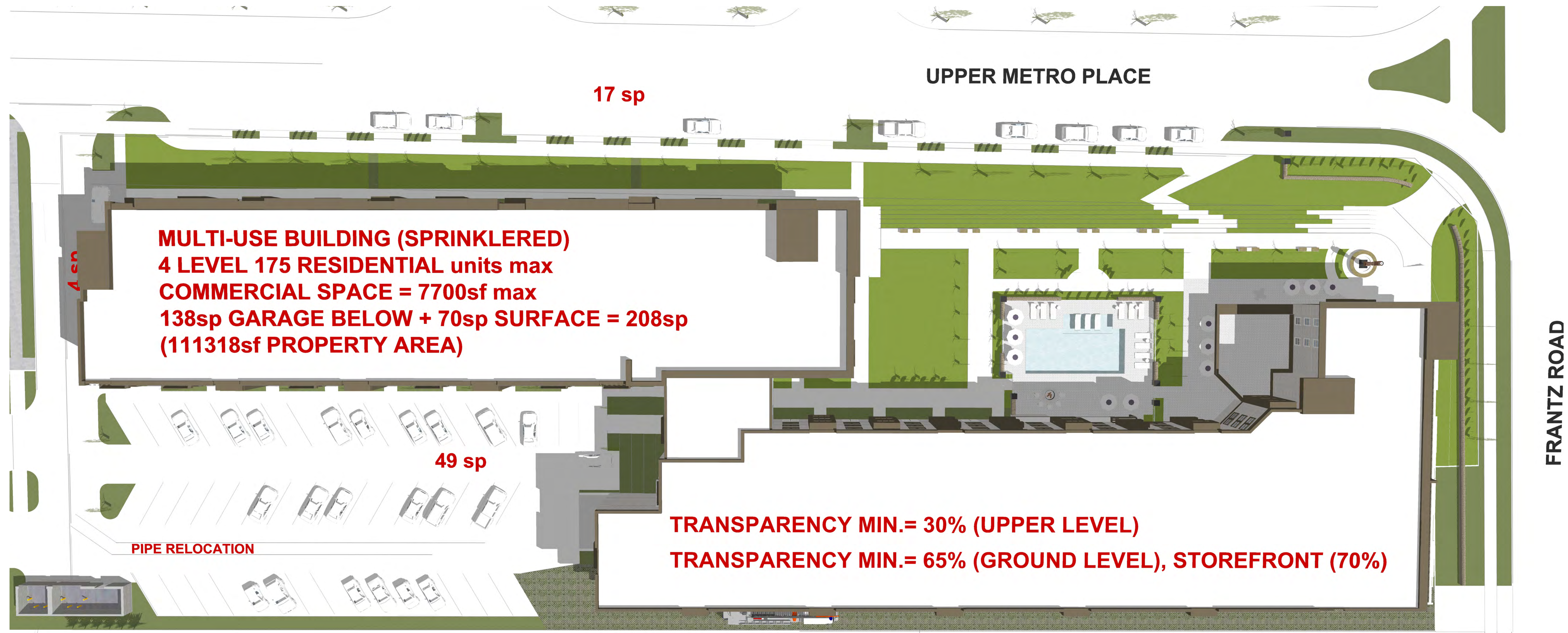
MULTI-FAMILY: DUBLIN, OH  
2020013.000

1.11.2022

CONCEPT MASSING v.9

1.0





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

**MULTI-USE BUILDING (SPRINKLERED)**  
**4 LEVEL 175 RESIDENTIAL units max**  
**COMMERCIAL SPACE = 7700sf max**  
**138sp GARAGE BELOW + 70sp SURFACE = 208sp**  
**(111318sf PROPERTY AREA)**

**UPPER METRO PLACE** **17 sp**

**4 sp**

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**MULTI-USE BUILDING (SPRINKLERED)  
4 LEVEL 175 RESIDENTIAL units max  
COMMERCIAL SPACE = 7700sf max  
138sp GARAGE BELOW + 70sp SURFACE = 208sp  
(111318sf PROPERTY AREA)**

**TRANSPARENCY MIN. = 30% (UPPER LEVEL)  
TRANSPARENCY MIN. = 65% (GROUND LEVEL), STC**

**49 sp**

**PIPE RELOCATION**

**4 sp**

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1.3





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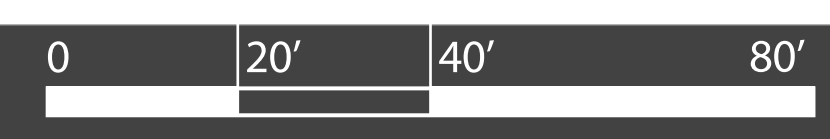
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1.7





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0 20' 40' 80'

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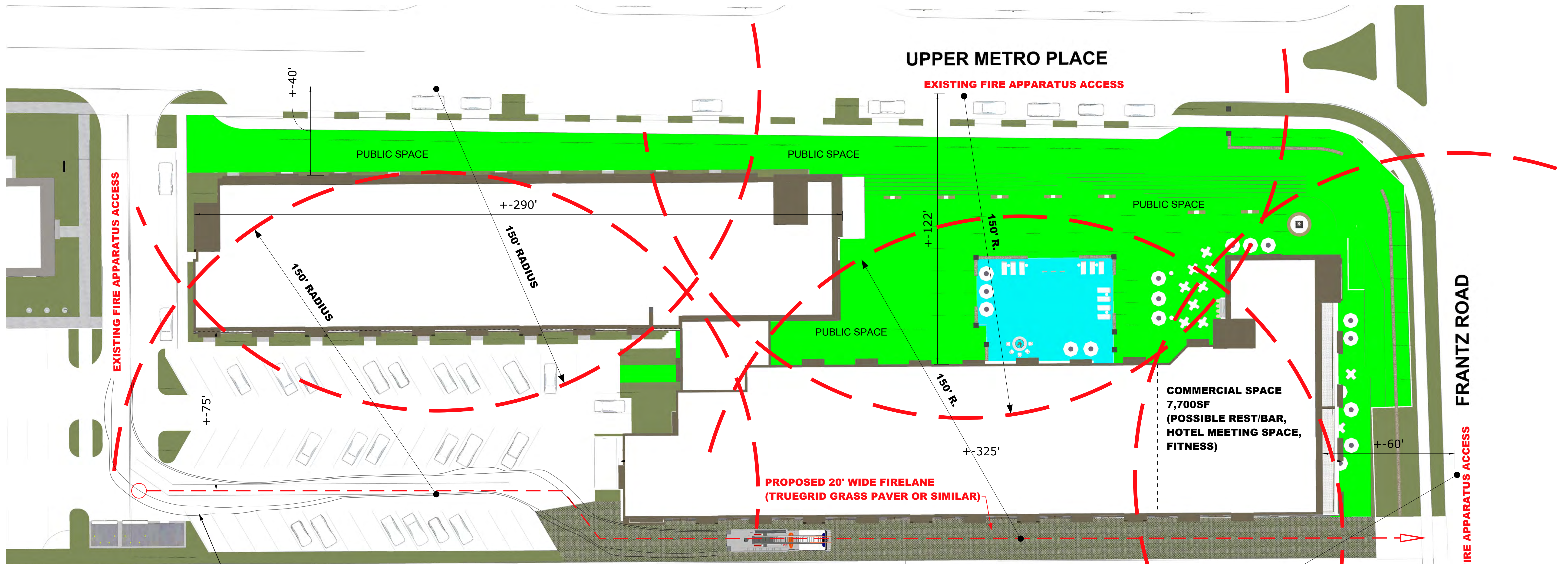
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1.9





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

OPTION 1 **PUBLIC OPEN SPACE = +30,375sf (20' FIRELANE) or**  
 OPTION 2 **29,441sf (20' FIRELANE + 3' TREELINE) or**  
 OPTION 3 **28,818sf (20' FIRELANE + 5' TREELINE)**

**USER SPECIFIC OPEN SPACE = +3,080sf**

**NOTE: ADDITIONAL OPEN SPACE AVAIL. @ ADJACENT HOTEL SITE IF REQ'D IMPERVIOUS =<85% (+-20,000sf PERVIOUS)**

**OPEN SPACE / FIRE ACCESS DIAGRAM**

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