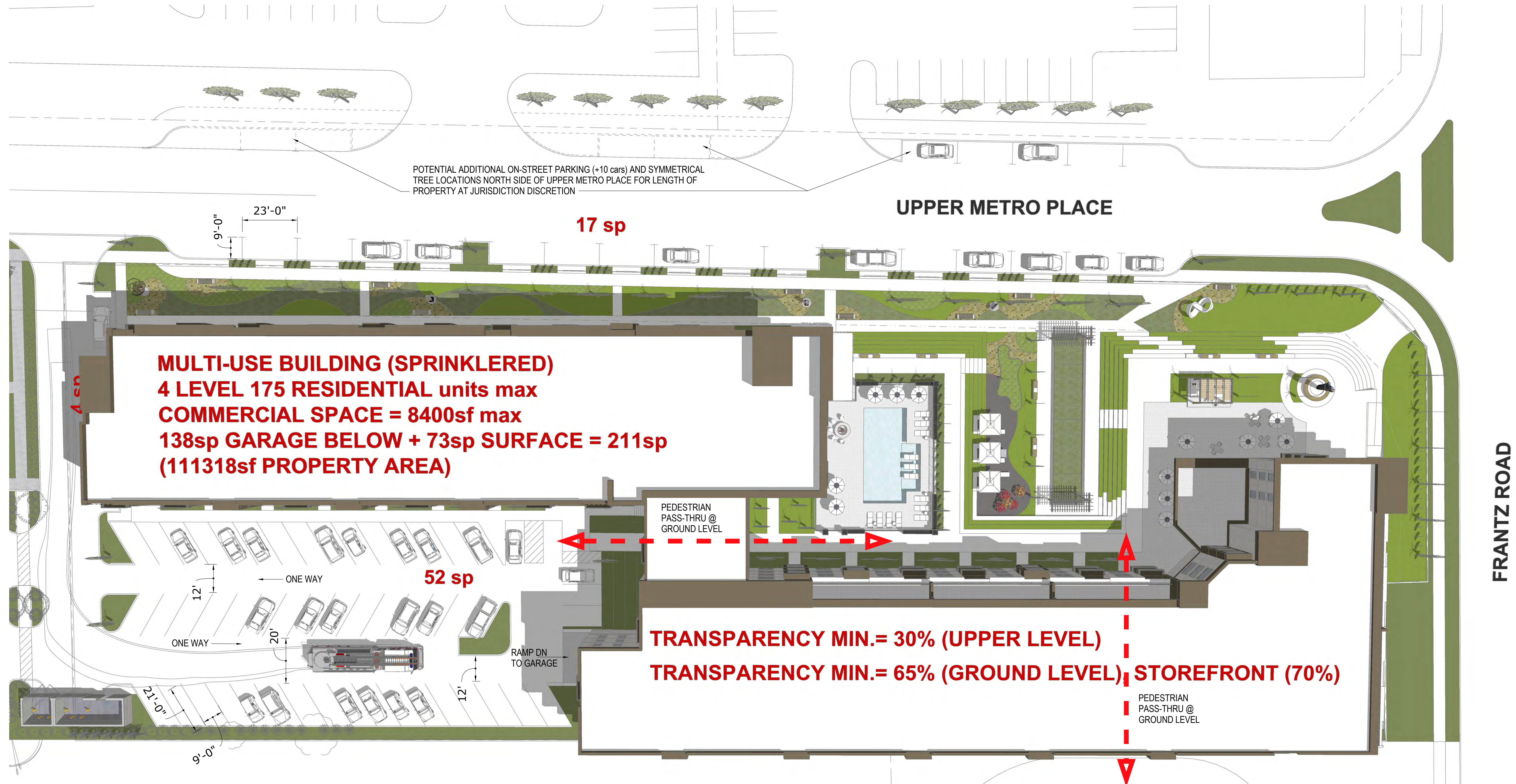




INDEX SHEET#	TITLE	DATE
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1.2	CONCEPT MASSING - AERIAL VIEW FROM N.E.	2022-4-28
1.3	CONCEPT MASSING - AERIAL VIEW FROM S.W.	2022-4-28
1.4	CONCEPT MASSING - AERIAL VIEW FROM N.W.	2022-4-28
1.5	CONCEPT MASSING - VIEW FROM N.E. CORNER	2022-4-28
1.6	CONCEPT MASSING - VIEW FROM N.E. CORNER	2022-4-28
1.7	CONCEPT MASSING - VIEW FROM UPPER METRO PLACE	2022-4-28
1.8	CONCEPT MASSING - DETAIL VIEW OF ART WALK	2022-4-28
1.9	CONCEPT MASSING - VIEW FROM RESIDENTIAL AMENITY	2022-4-28
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2.1	CONCEPT IMAGERY - BUILDING FACADES	2022-4-28
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C1	CIVIL REGIONAL CONTEXT MAP	2022-4-28
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PRELIMINARY: SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS AND DESIGN DEVELOP.



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

BUILDING SUMMARY

LEVEL	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED
LEVEL 1	3000sf RESTAURANT/BAR	30 SPACES
LEVEL 1	5400sf MEETING / FITNESS	SHARED
LEVEL 1	32 RESIDENTIAL UNITS (3 2BR, 29 1BR)	33.5 SPACES
LEVEL 2	48 RESIDENTIAL UNITS (3 2BR, 45 1BR)	49.5 SPACES
LEVEL 3	48 RESIDENTIAL UNITS (3 2BR, 45 1BR)	49.5 SPACES
LEVEL 4	43-47 RESIDENTIAL UNITS (3 2BR, 40-44 1BR)*	48.5 SPACES
		211 SPACES TOTAL

* NOTE: Level 4 has range of units dependent on final owner decision of penthouse count

NOTE: STEPPED GRADE CHANGES SHOWN WITHIN PUBLIC SPACE (3'-0" TOTAL HEIGHT) REPRESENT A COMBINATION OF LANDSCAPED SLOPES, SEATING PLATFORMS, AND CIRCULATION STEPS / RAMPS TO BE DEVELOPED IN COLLABORATION w/ ARCHITECT, LANDSCAPE ARCHITECT AND CIVIL ENGINEER AS DESIGN PHASES PROGRESS.



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

**MULTI-USE BUILDING (SPRINKLERED)
4 LEVEL 175 RESIDENTIAL units max
COMMERCIAL SPACE = 8400sf max
138sp GARAGE BELOW + 73sp SURFACE = 211sp
(111318sf PROPERTY AREA)**

**TRANSPARENCY MIN. = 30% (UPPER LEVEL)
TRANSPARENCY MIN. = 65% (GROUND LEVEL, STORIES 1-4)**

52 sp

4 sp

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

NTS

MULTI-FAMILY: DUBLIN, OH
2020013.000

4.28.2022

CONCEPT MASSING

1.3

Keystone
HOTEL group

+

McCABE CO +

SR

studio
costandi

ARCHITECTURE + PLANNING



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

NOTE: STEPPED GRADE CHANGES SHOWN WITHIN PUBLIC SPACE (3'-0" TOTAL HEIGHT) REPRESENT A COMBINATION OF LANDSCAPED SLOPES, SEATING PLATFORMS, AND CIRCULATION STEPS / RAMPS TO BE DEVELOPED IN COLLABORATION W/ ARCHITECT, LANDSCAPE ARCHITECT AND CIVIL ENGINEER AS DESIGN PHASES PROGRESS.



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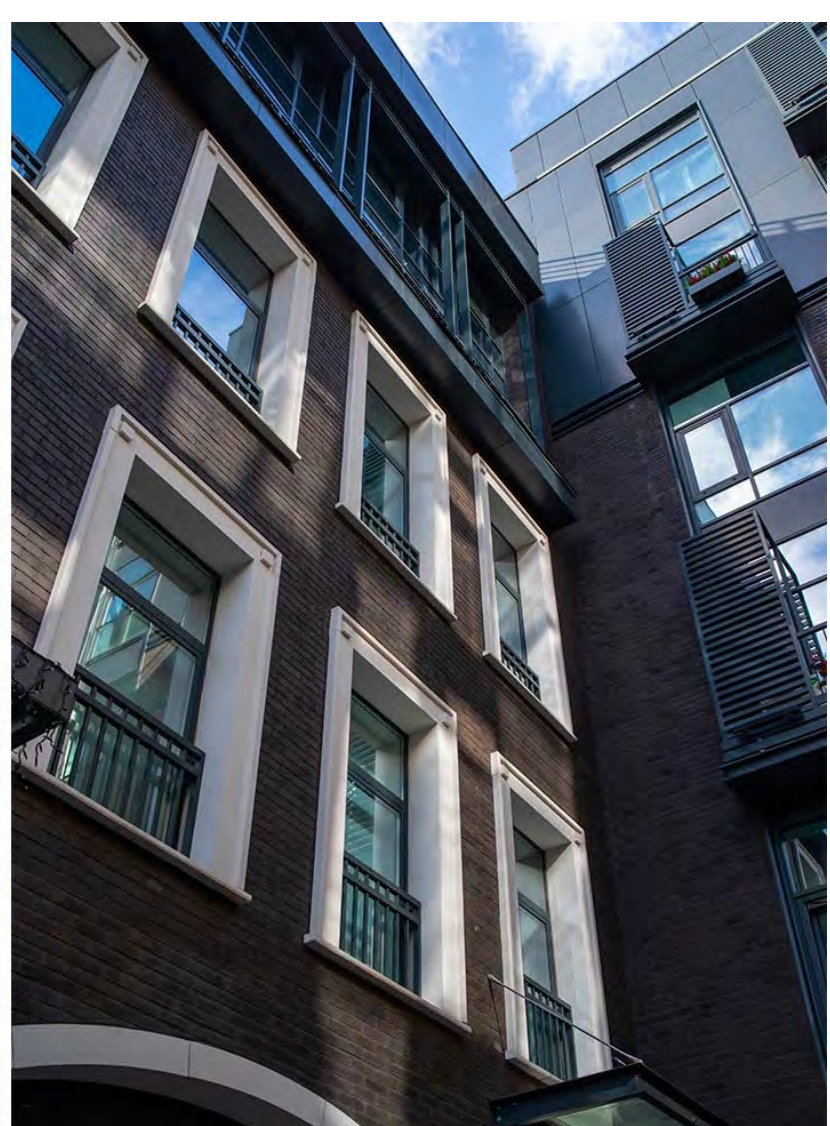
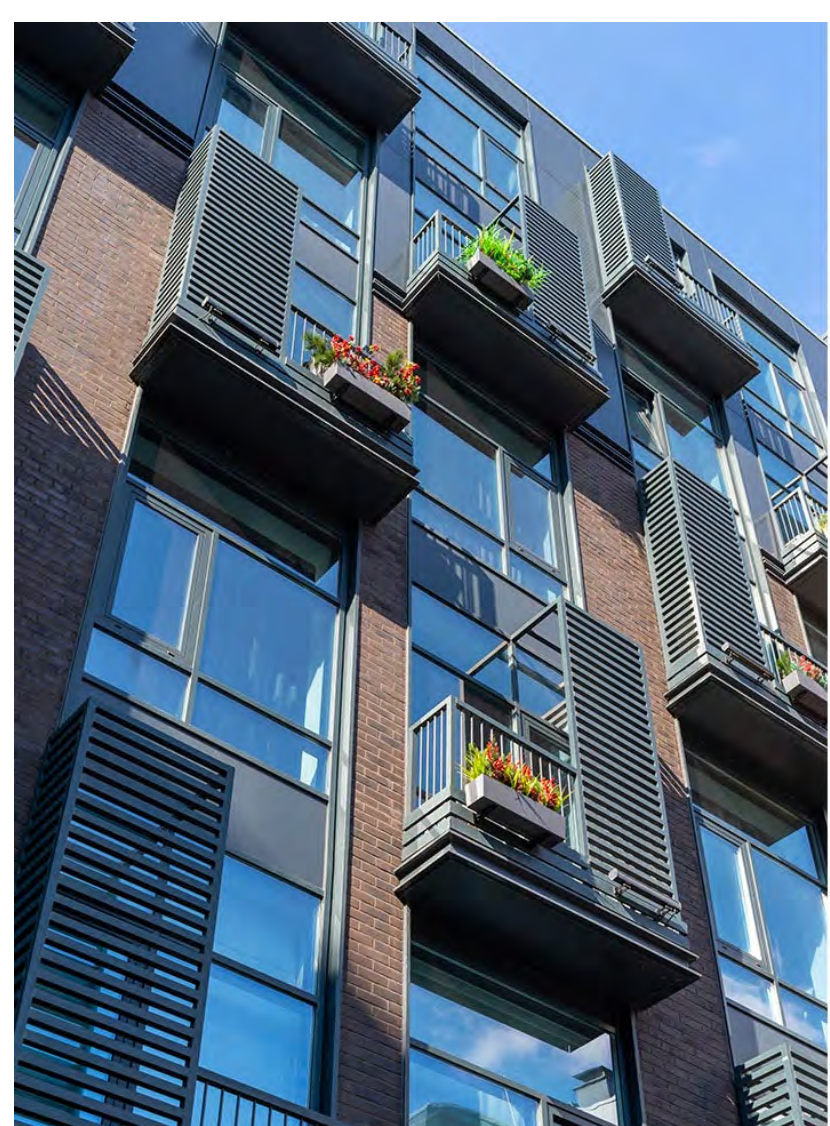
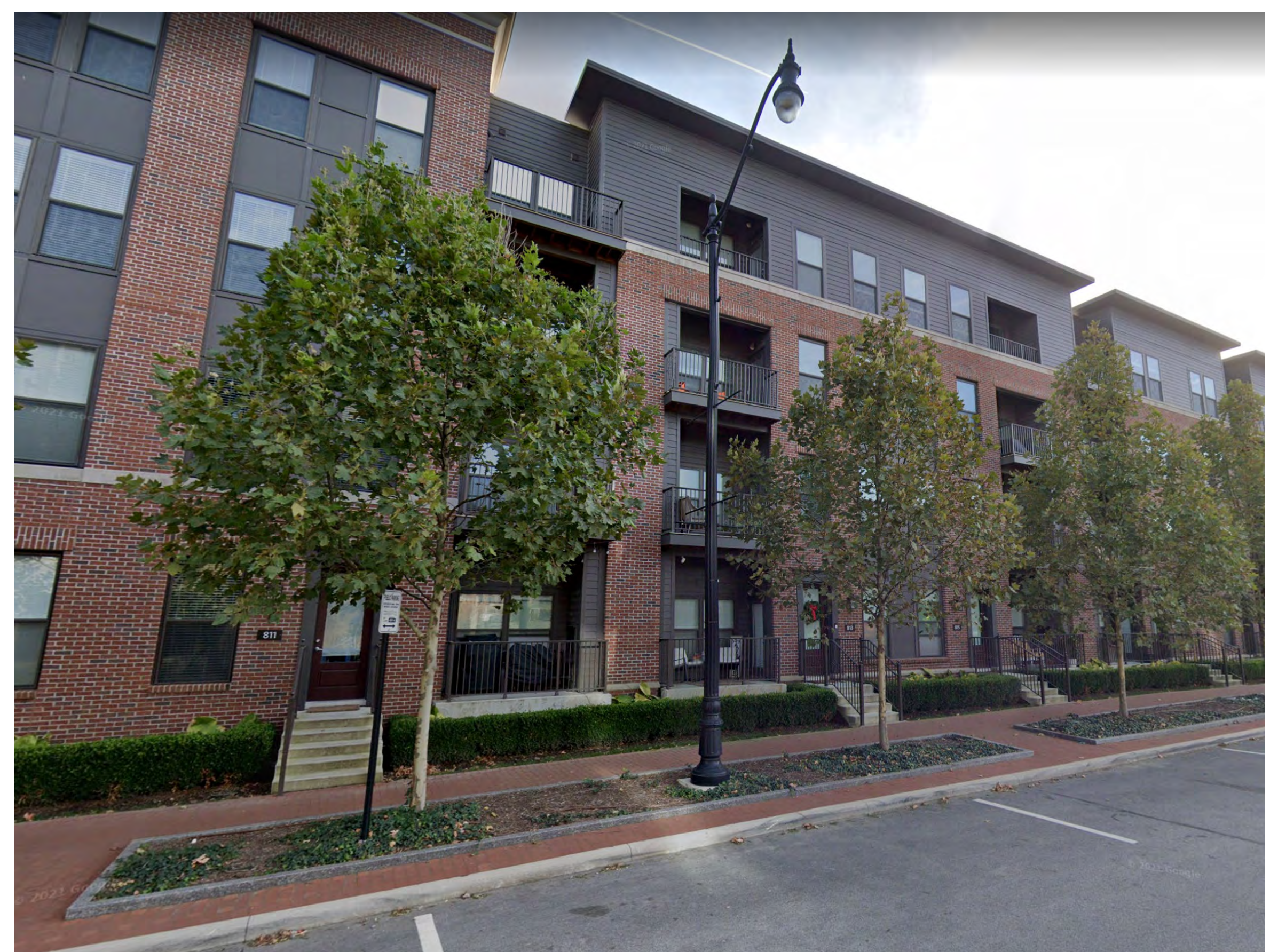
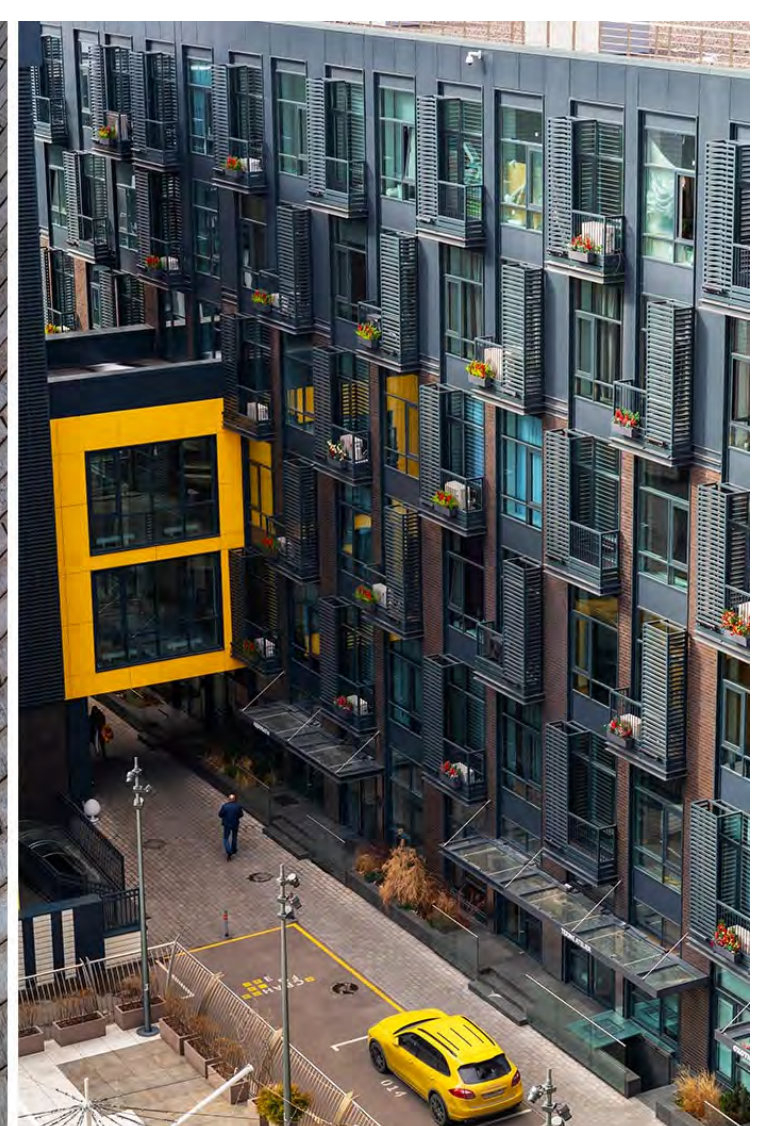
PRELIMINARY: SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS AND DESIGN DEVELOP.



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



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

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



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

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



MULTI-FAMILY: DUBLIN, OH
2020013.000

4.28.2022

CONCEPT IMAGERY

2.2

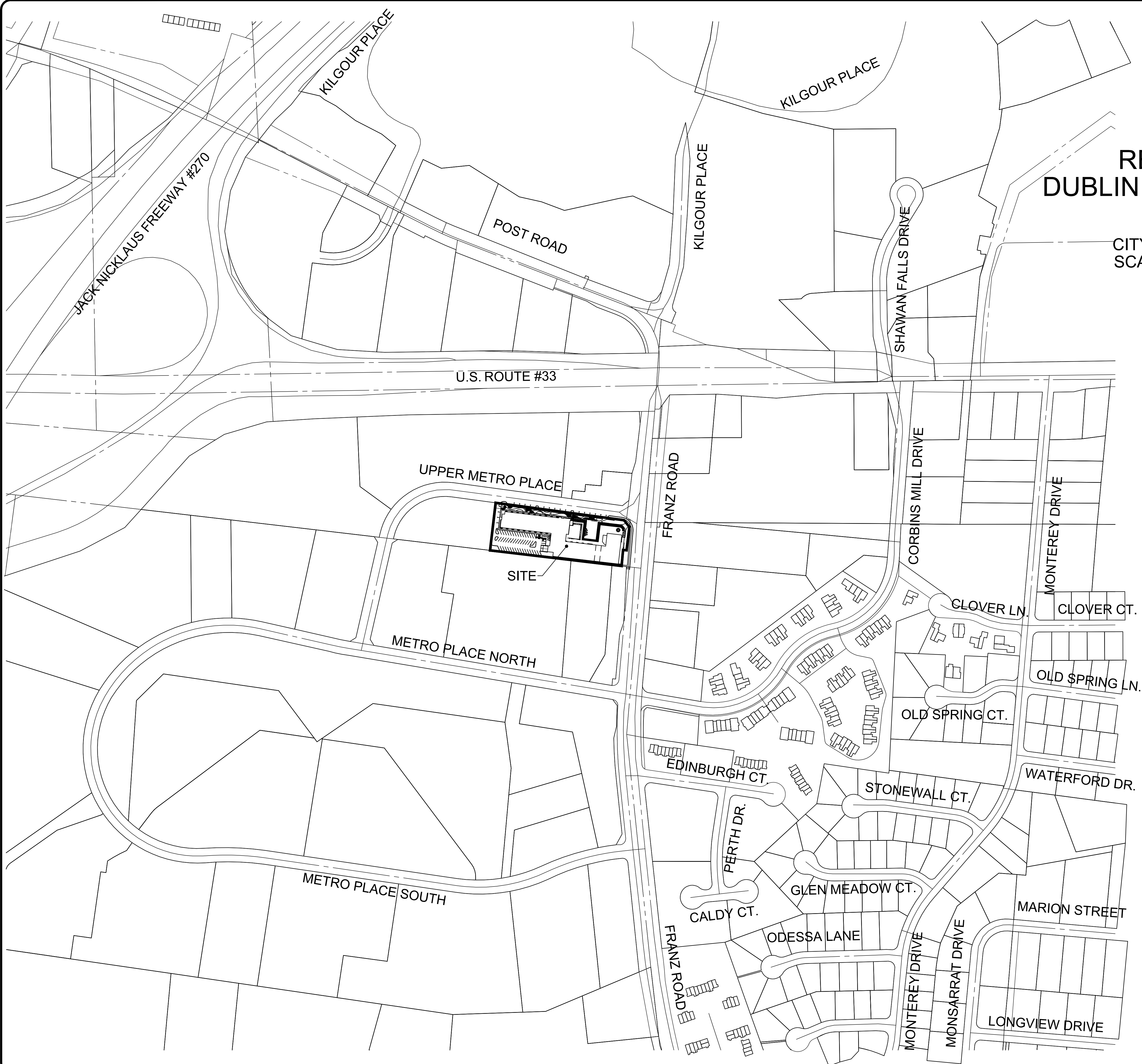
Keystone
HOTEL group



McCABE CO +

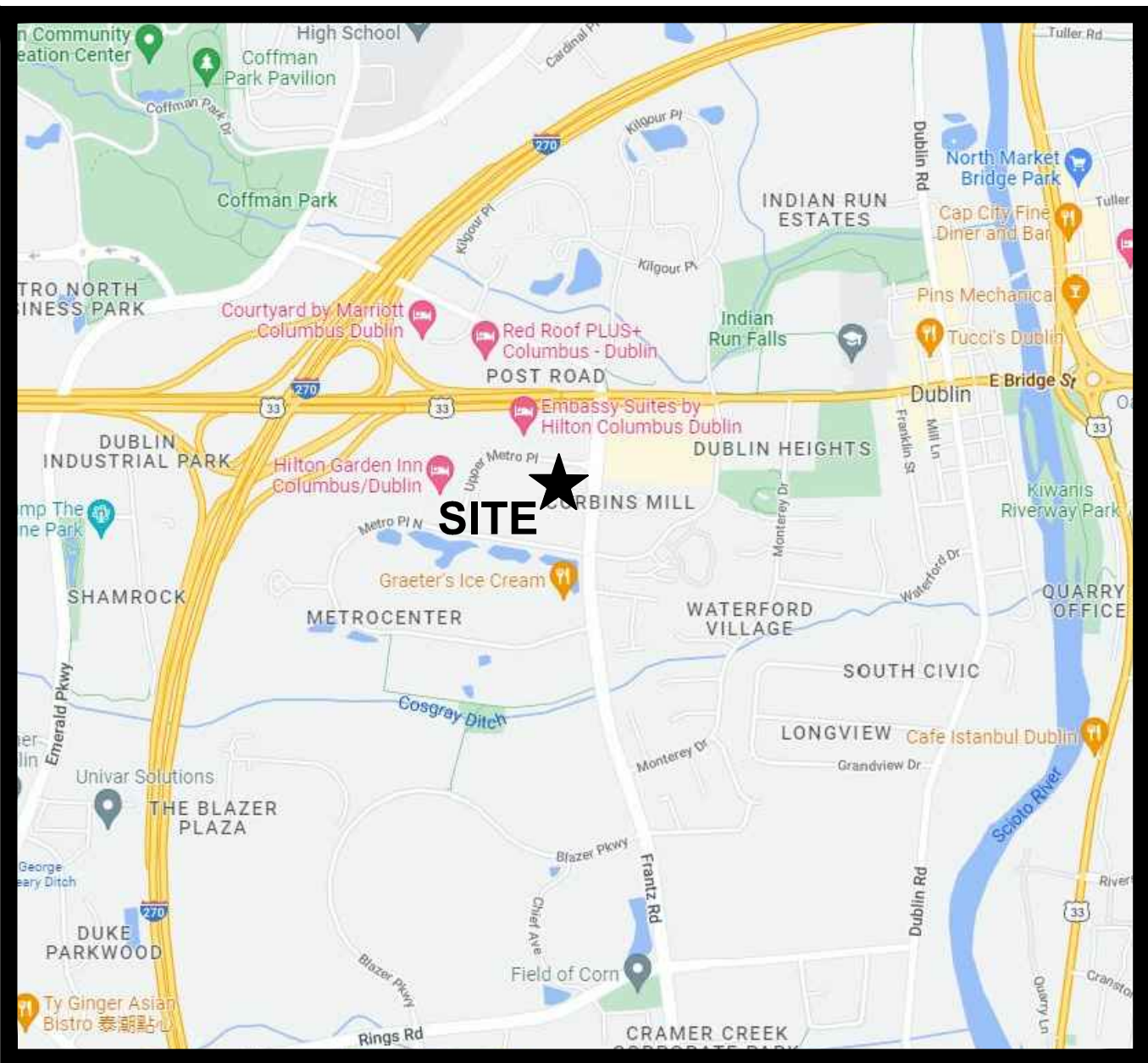
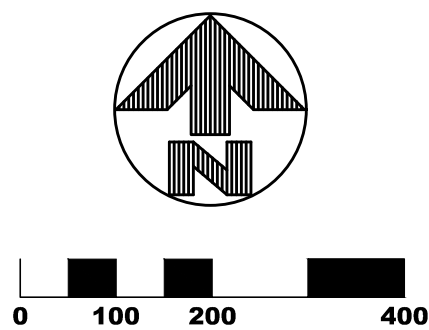
studio
costandi

ARCHITECTURE + PLANNING



REGIONAL CONTEXT MAP DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE, LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=200'
APRIL 28, 2022



VICINITY MAP
NOT TO SCALE



REVISIONS									

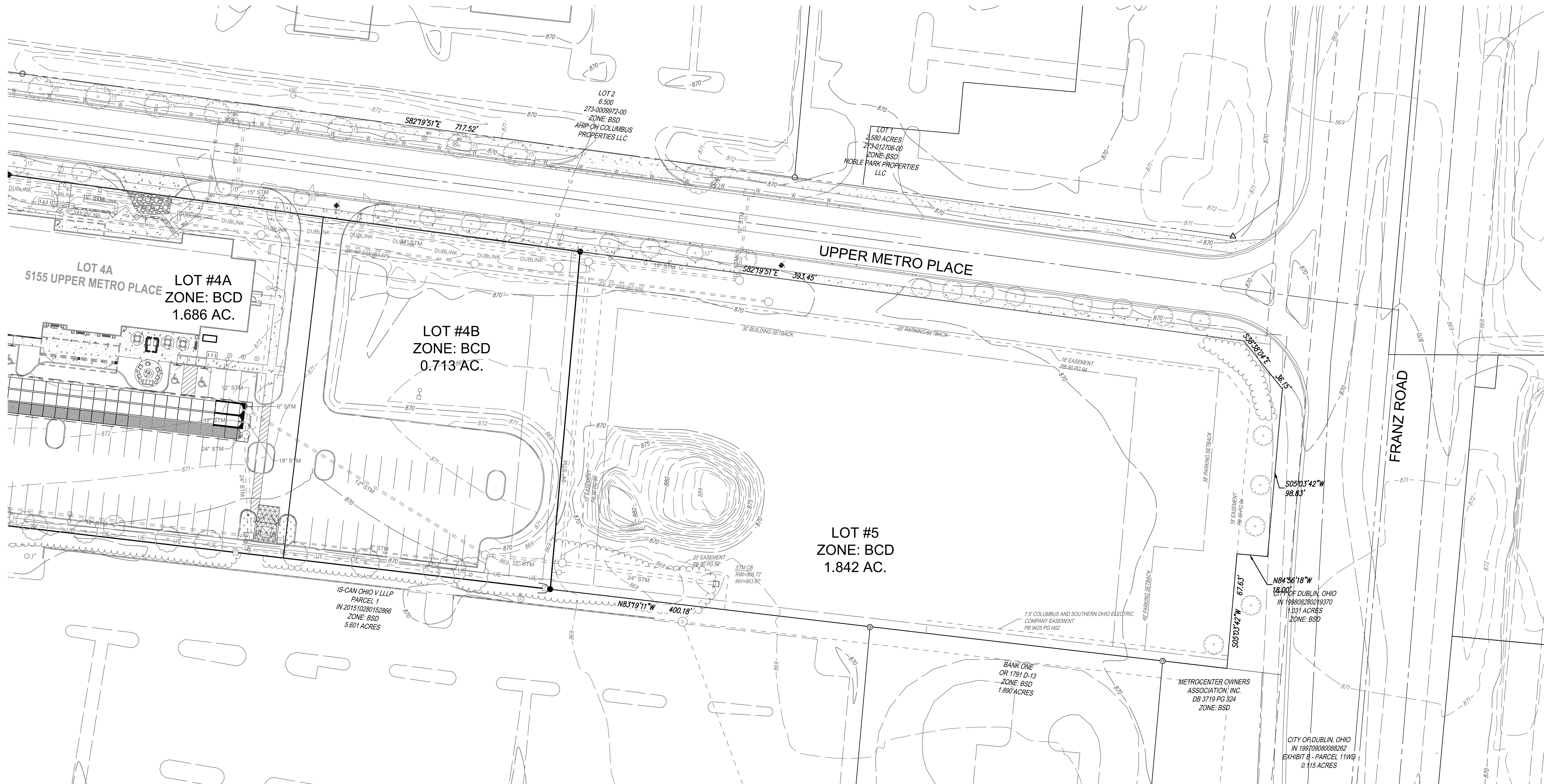
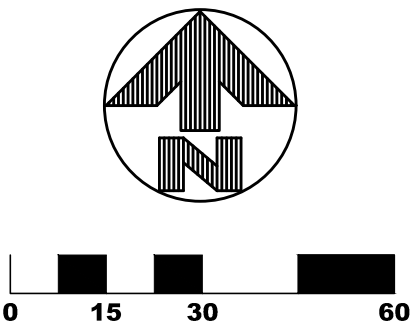
REGIONAL CONTEXT MAP DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE LOTS 4B & 5
5055 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=200'
DATE: APRIL 28, 2022
DRAWN: SAD
DESIGNED: SAD
CHECKED: RVP
XREF:
JOB NO.: 21032
DUBLIN UPPER METRO APARTMENTS

EXISTING CONDITIONS PLAN
DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE, LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=30' APRIL 28, 2022



REVISIONS									

EXISTING CONDITIONS PLAN
DUBLIN UPPER METRO APARTMENTS
UPPER METRO PLACE LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

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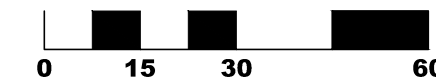
UPPER METRO PLACE, LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=30' APRIL 28, 2022

5565 UPPER METRO PLACE

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=30'

APRIL 28, 2022



CONCEPT PLAN

DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE | LOTS 4B & 5

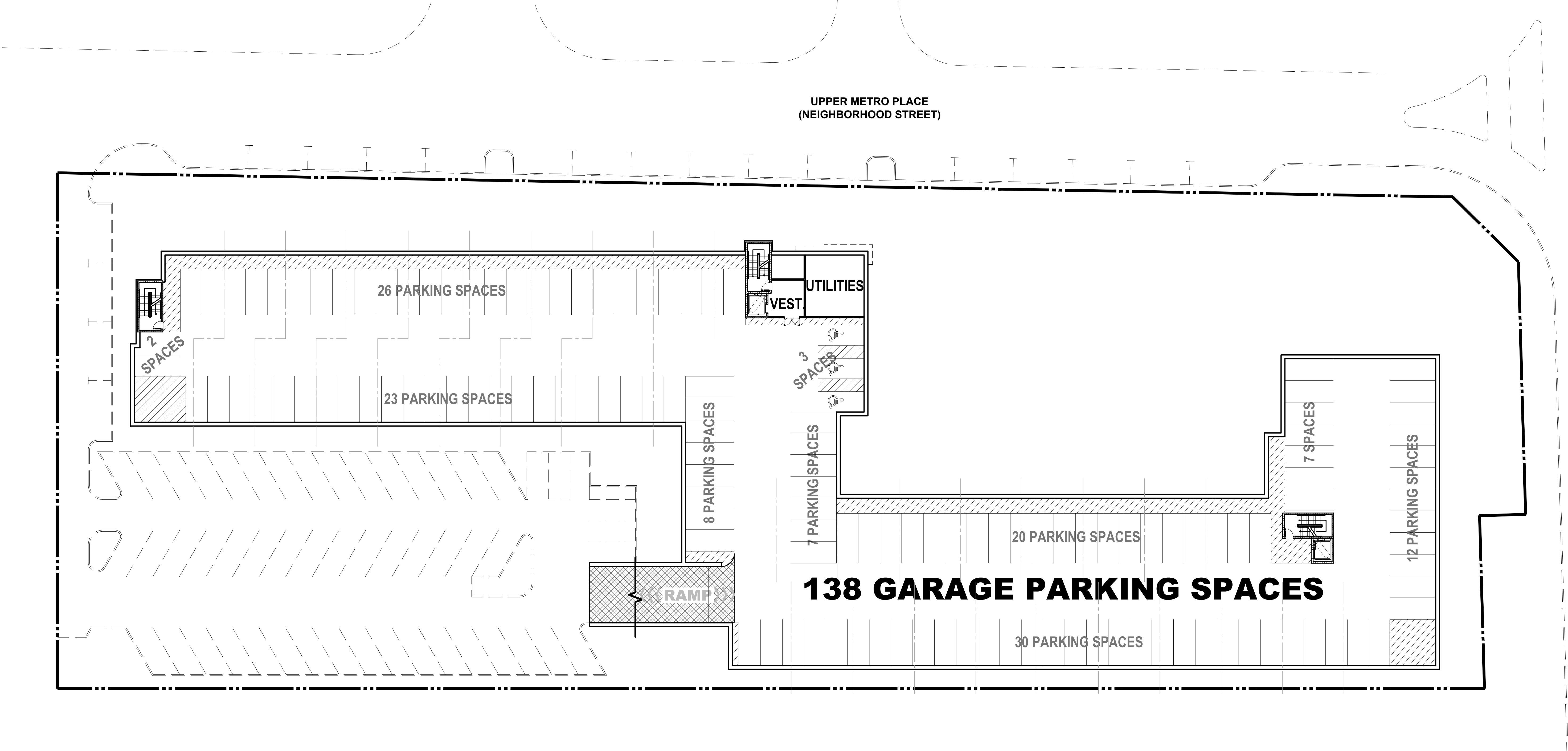
5055 UPPER METRO PLACE

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

JOB NO.: 21032

DUBLIN UPPER METRO APARTMENTS

3



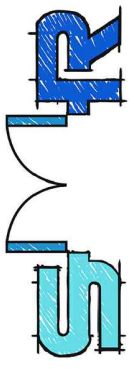
OVERALL GARAGE LEVEL PLAN

SCALE: 1" = 20'-0"

STEVEN M. ROBERTS, LICENSE #A12100093
EXPIRATION DATE 12/31/2021

ARCHITECT'S PROJECT #:
DUBAPT

STEVEN M. ROBERTS, ARCHITECT
5103 DESTINY COURT
CINCINNATI, OHIO 45227
Steve@costandi-studio.com
Phone: 513-524-7476



studio
costandi

ARCHITECTURE + PLANNING

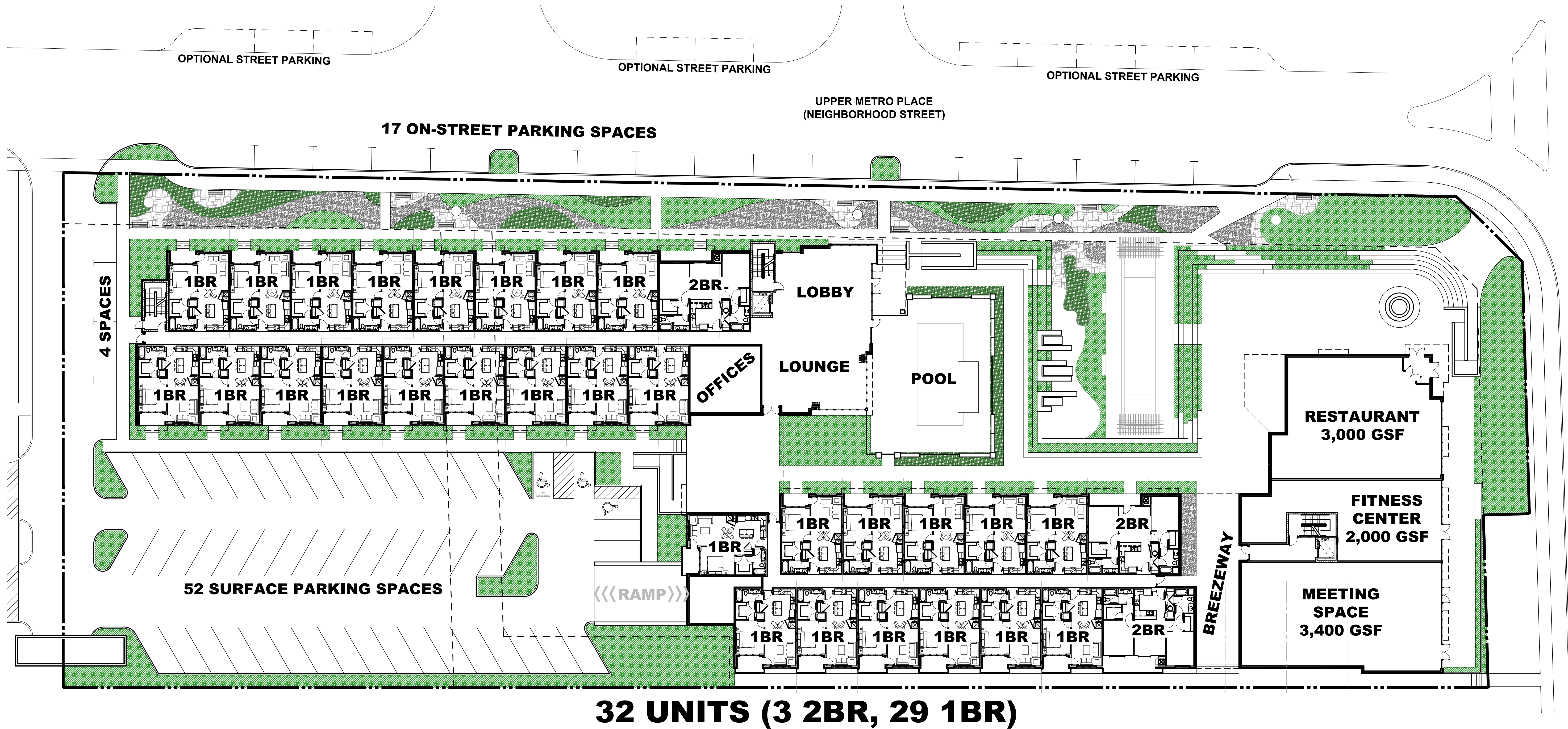
A CUSTOM DESIGN FOR A NEW PROPOSED:
MULTI-FAMILY PROJECT

5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY



ISSUE / REVISION DATE:
● 04/28/2022 CONCEPT PLAN SUBMITTAL

SHEET #:
A1.1



OVERALL FIRST LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

STEVEN M. ROBERTS, LICENSE #A12100093
EXPIRATION DATE 12/31/2021

ARCHITECT'S PROJECT #:
DUBAPT

STEVEN M. ROBERTS, ARCHITECT
5303 DESTINY COURT
CINCINNATI, OHIO 45227
steven@costandi.com
Phone: 513-924-7476

costandi ARCHITECTURE + PLANNING

A CUSTOM DESIGN FOR A NEW PROPOSED:
MULTI-FAMILY PROJECT

5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

keystone HOTEL GROUP

McCABE COMPANIES

ISSUE / REVISION DATE:
● 04/28/2022 CONCEPT PLAN SUBMITTAL

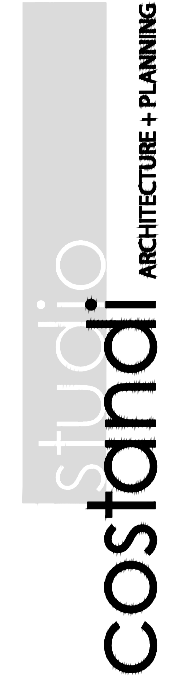
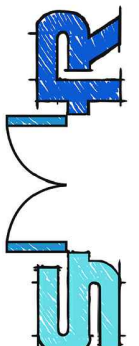
SHEET #:

A1.2

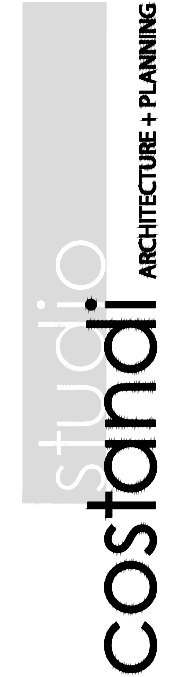
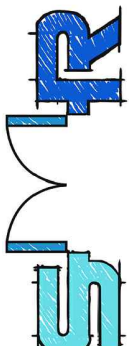
STEVEN M. ROBERTS, LICENSE #AR12100093
EXPIRATION DATE 12/31/2021

ARCHITECT'S PROJECT #:
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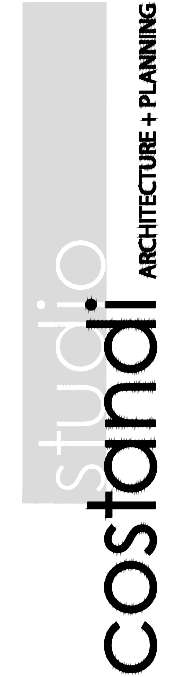
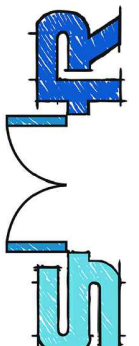
STEVEN M. ROBERTS, ARCHITECT
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steven@smr-architect.com
Phone: 513-924-7476



A CUSTOM DESIGN FOR A NEW PROPOSED:
MULTI-FAMILY PROJECT
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY





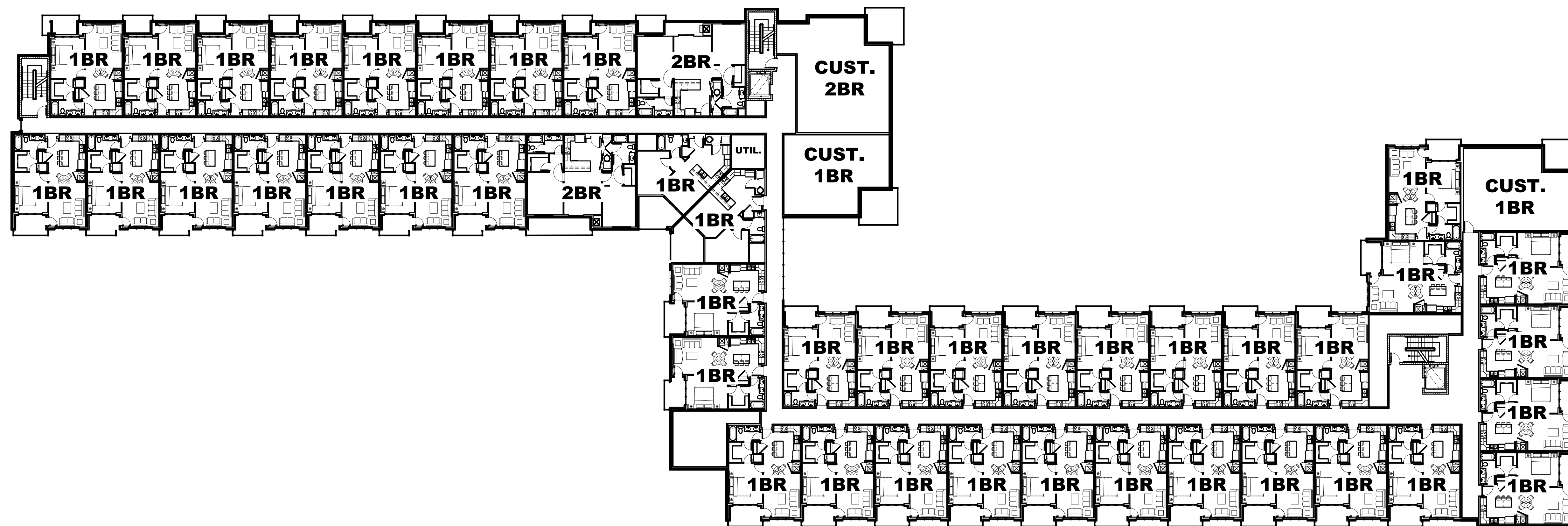


ISSUE / REVISION DATE:
● 04/28/2022 CONCEPT PLAN SUBMITTAL

SHEET #:
A1.3

UPPER METRO PLACE
(NEIGHBORHOOD STREET)

FRANTZ ROAD
(CORRIDOR CONNECTOR)
PRINCIPAL FRONTAGE STREET



LEVEL 2,3 48 UNITS (3 2BR, 45 1BR)
LEVEL 4 43-47 UNITS (3 2BR, 40-44 1BR)
OVERALL TYPICAL LEVEL (2 THRU 3, LEVEL 4 SIMILAR) FLOOR PLAN
SCALE: 1" = 20'-0"