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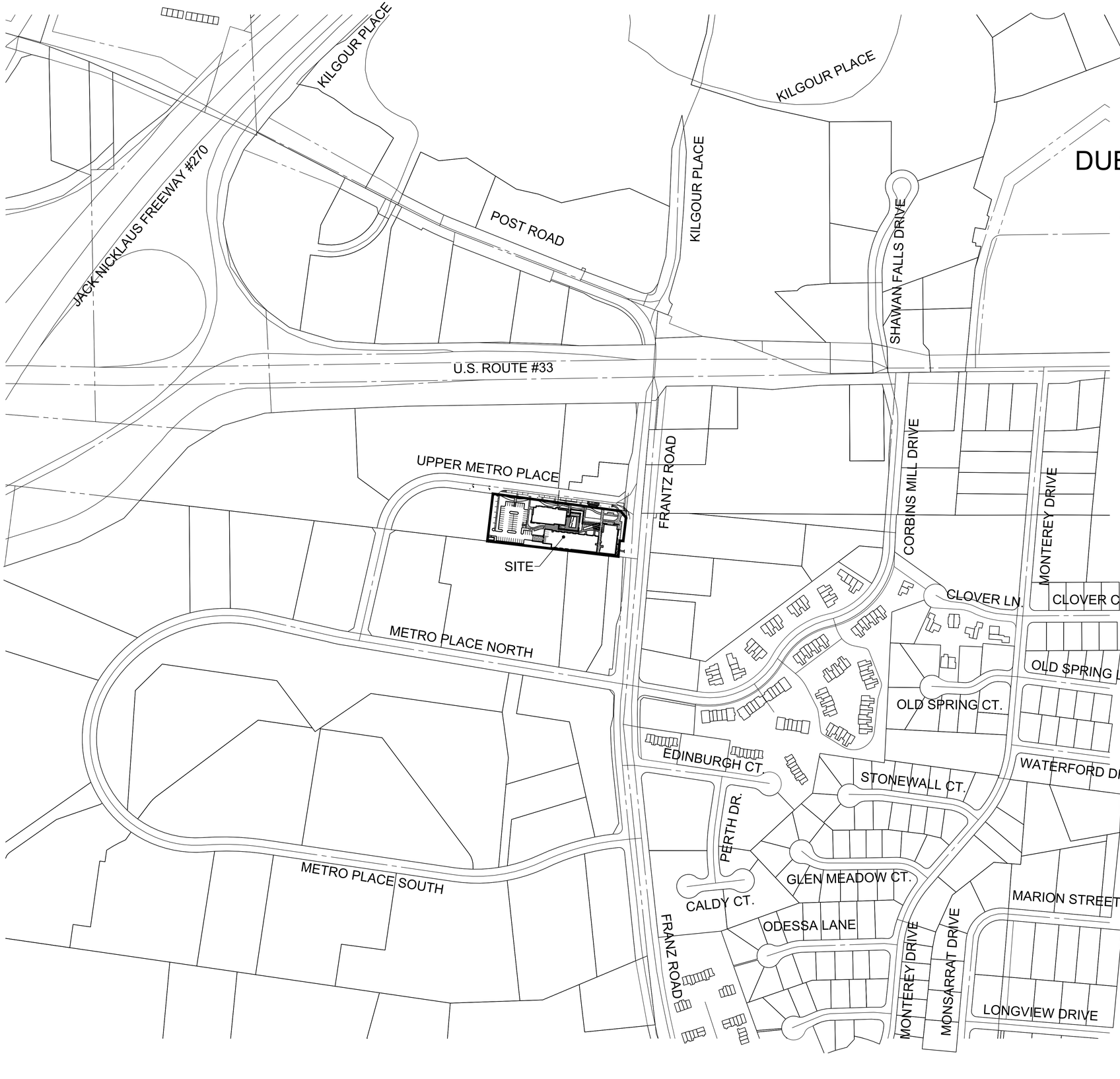


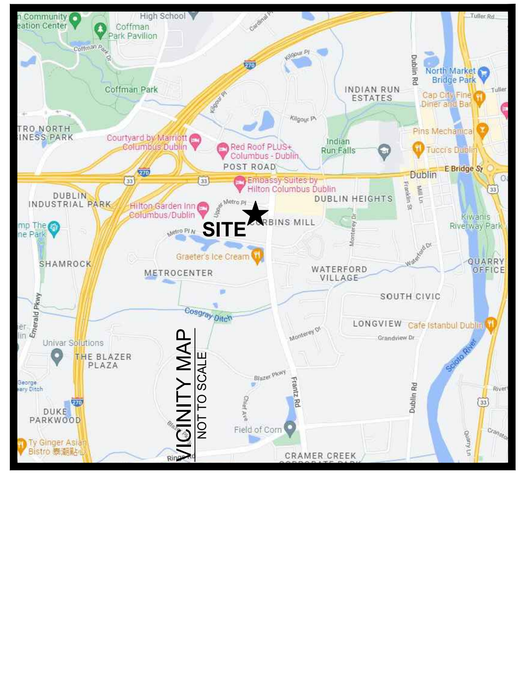
Keystone hotel group

SMR + costandi studio ARCHITECTURE + PLANNING

REGIONAL CONTEXT MAP
DUBLIN UPPER MET RESIDENCES

UPPER METRO PLACE, LOTS 4B & 5
5155 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=200' NOVEMBER 16, 2026





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RVP ENGINEERING

ARCHITECT'S PROJECT #:
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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

REGIONAL CONTEXT MAP

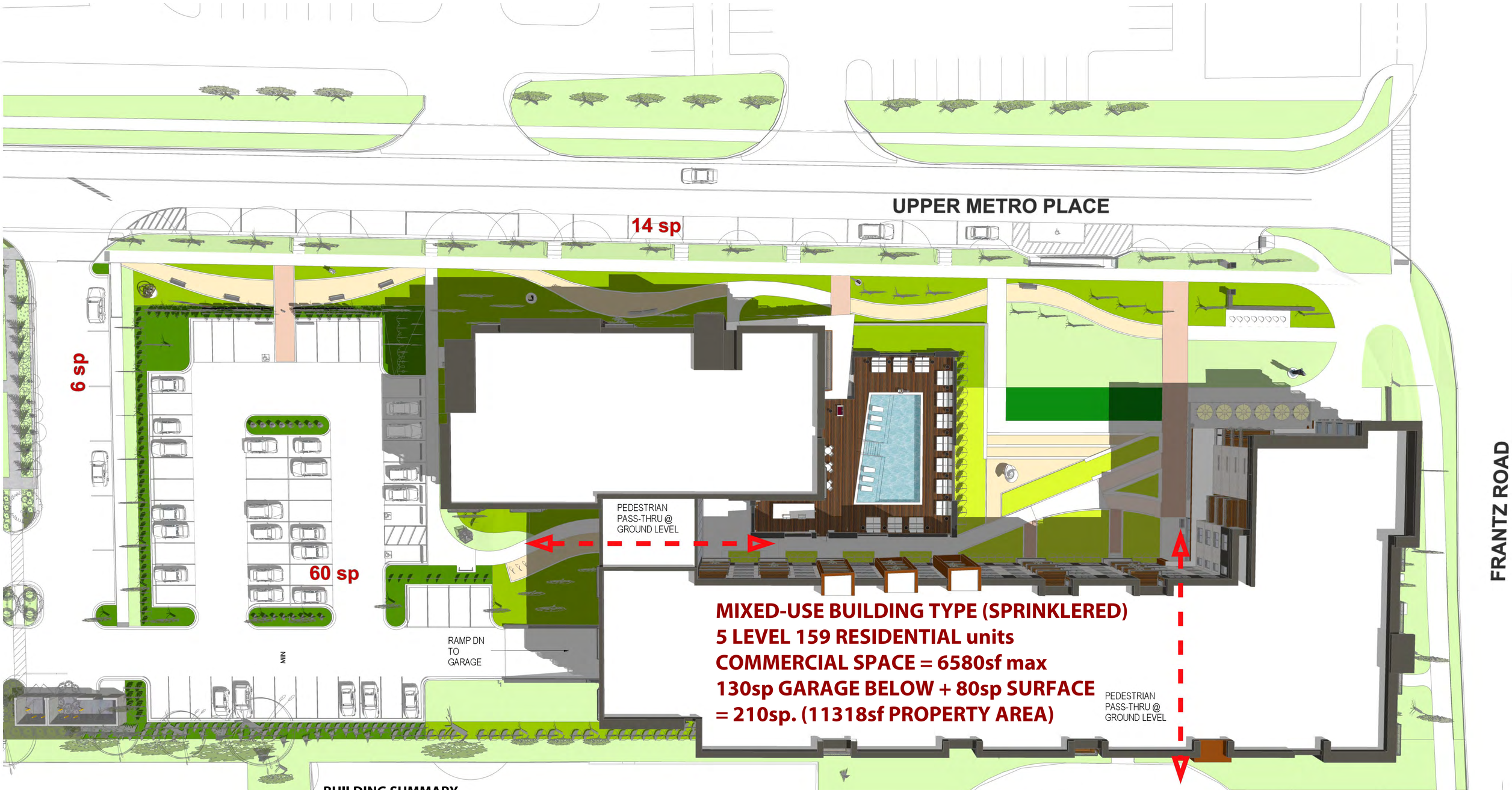
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SHEET #:
C101

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BUILDING SUMMARY

LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED	PARKING PROVIDED
LEVEL 1	16'-0"	3500sf RESTAURANT/BAR	35 SPACES (10/1000)	130 SP BELOW GRADE
LEVEL 1	16'-0"	3080sf CO-WORKING SPACE	8 SPACES (2.5/1000)	60 SP SURFACE LOT
LEVEL 1	14'-6"	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES	6 SP PARALLEL (WEST EDGE OF SITE)
LEVEL 2	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	14 SP ON-STREET PARKING
LEVEL 3	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	
LEVEL 4	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	210 SPACES PROVIDED **
LEVEL 5	11'-4"	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)	37 SPACES	
		159 UNITS TOTAL (30 2BR, 129 1BR)	217 SPACES TOTAL*	

** REFER TO TECHNICAL A-SERIES SHEET A1.5 FOR DETAILED CAR AND BIKE PARKING

* BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 217 - 22 = 195 SPACES REQUIRED

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

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SMR + studio costandi ARCHITECTURE + PLANNING



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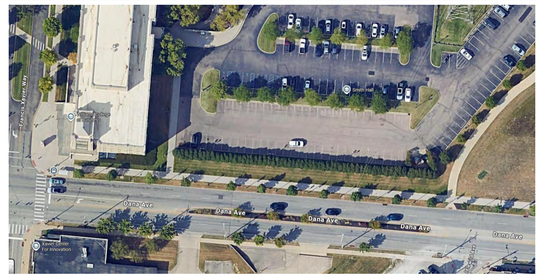


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PRELIMINARY: SQUARE FOOTAGE AND CONFIGURATIONS ARE SUBJECT TO CHANGE AS PLANS AND DESIGN DEVELOP.





LANDSCAPE SCREENING EXAMPLE:
XAVIER UNIVERSITY- AWARD WINNING CAMPUS LANDSCAPE DESIGN

UPPER METRO

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.

EXISTING FIRE APPARATUS ACCESS

UPPER METRO PLACE

+-45'

+-23'

150' R.

150' RADIUS

150' RADIUS

+-145'

+-90'

+-310'

+-60'

FRANTZ ROAD

EXISTING FIRE APPARATUS ACCESS

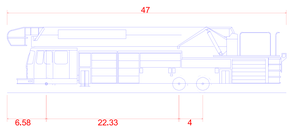
AUTOTURN PATH STUDY

(SPRINKLERED BUILDING)
225' RADIUS

225' RADIUS
(SPRINKLERED BUILDING)

PROPOSED 22' MIN. WIDE x 150' LONG FIRELANE (DEAD END). FIRE TRUCKS REVERSE OUT OF MAXIMUM 150' DEAD END FIRELANE INTO ADJACENT HOTEL PROPERTY (EXISTING FIRE LANE). THEN PROCEED FORWARD TURNING LEFT BACK OUT TO UPPER METRO PLACE.

NOTE: SHADED AREA REPRESENTS WHEEL PATH
NON-SHADED OUTER LINE REPRESENTS OVERHANG PATH
APPARATUS DIMENSIONS BASED ON ADJACENT FIRE TRUCK DIAGRAM



Dublin Fire	
Overall Length	47.000ft
Overall Width	9.500ft
Overall Body Height	11.021ft
Min Body Ground Clearance	1.022ft
Track Width	8.250ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	40.670ft

POTENTIAL FDC LOCATIONS (FINAL TO BE COORDINATED WITH CONSULTANTS AND FIRE MARSHAL DURING THE COURSE OF CONSTRUCTION DOCUMENTS)

BUILDING FDC OPTIONS

EXISTING FREESTANDING

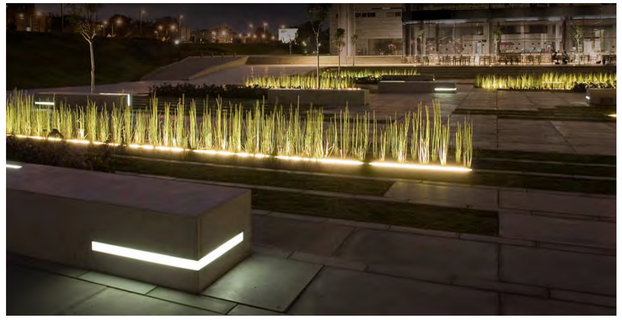
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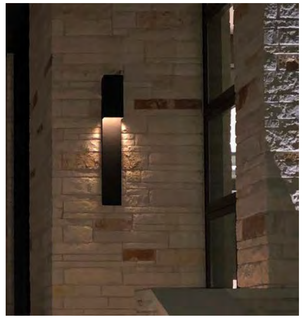
FIRE ACCESS DIAGRAM

LED LIGHTING AT SURFACE LOT, PEDESTRIAN PATHS, LANDSCAPE,
AND BUILDING WALL SCONCES AT ENTRIES. (RECESSED CANS @ CANOPIES)











Barry Gunderson
Barry Gunderson lives in Gambier, Ohio, where he has taught sculpture at Kenyon College since 1974. Barry retired from teaching in 2015 but his studio will never retire. Interpretations of water, contorted figures with peculiar thought bubbles, sculptural architecture based on Northern English row houses, French Gardens, and just "Useless Metal Objects" have kept him busy in the studio. In each series he is trying to capture the essence of these forms, some recognizable, some not, by giving each piece a visual impact, a sense of humor, or a spark that sets them apart from their sources.





Hector Vega
Hector Vega is considered one of Cleveland, Ohio's most creative and popular artists. His daring use of bold colors and geometric patterns pays homage to his roots in the colorful and picturesque Gurabo, Puerto Rico located some 23 miles Southeast of San Juan. For Vega, the use of bold colors and geometric shapes that artist Hector Vega uses to craft his abstracts is by no means an accident. For him, many of the stylized elements, that make his work so instantly recognizable, have a much deeper meaning.
During the past 20 years, Vega's artwork has progressively matured into visually stimulating pieces that embody life and energy through the balance of strong design, color and depth. His art can be found in numerous private, corporate and educational institution collections across the United States.

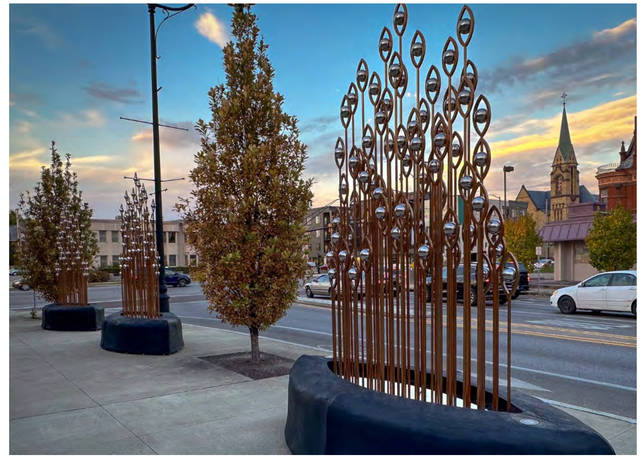






Olga Ziemska
Olga Ziemska is a globally recognized sculptor and environmental artist whose large-scale public artworks and site-specific installations explore the profound relationship between humanity and the natural world. Ziemska's work delves into humanity's intrinsic connection to nature, engaging deeply with themes of ecology, biophilia, panpsychism, materiality, and identity. Her practice reinterprets the human figure in the landscape, shifting focus from human dominance to nature's agency and interconnected systems. By dissolving the boundary between body and environment, her sculptures emphasize continuity and reciprocity rather than separation and control. Through her art, Ziemska challenges us to rethink our relationship with nature—not as separate observers, but as participants in a deeply interconnected system. Her work offers a poetic and thought-provoking vision of what it means to exist within, rather than apart from, the natural world.busy in the studio. In each series he is trying to capture the essence of these forms, some recognizable, some not, by giving each piece a visual impact, a sense of humor, or a spark that sets them apart from their sources.



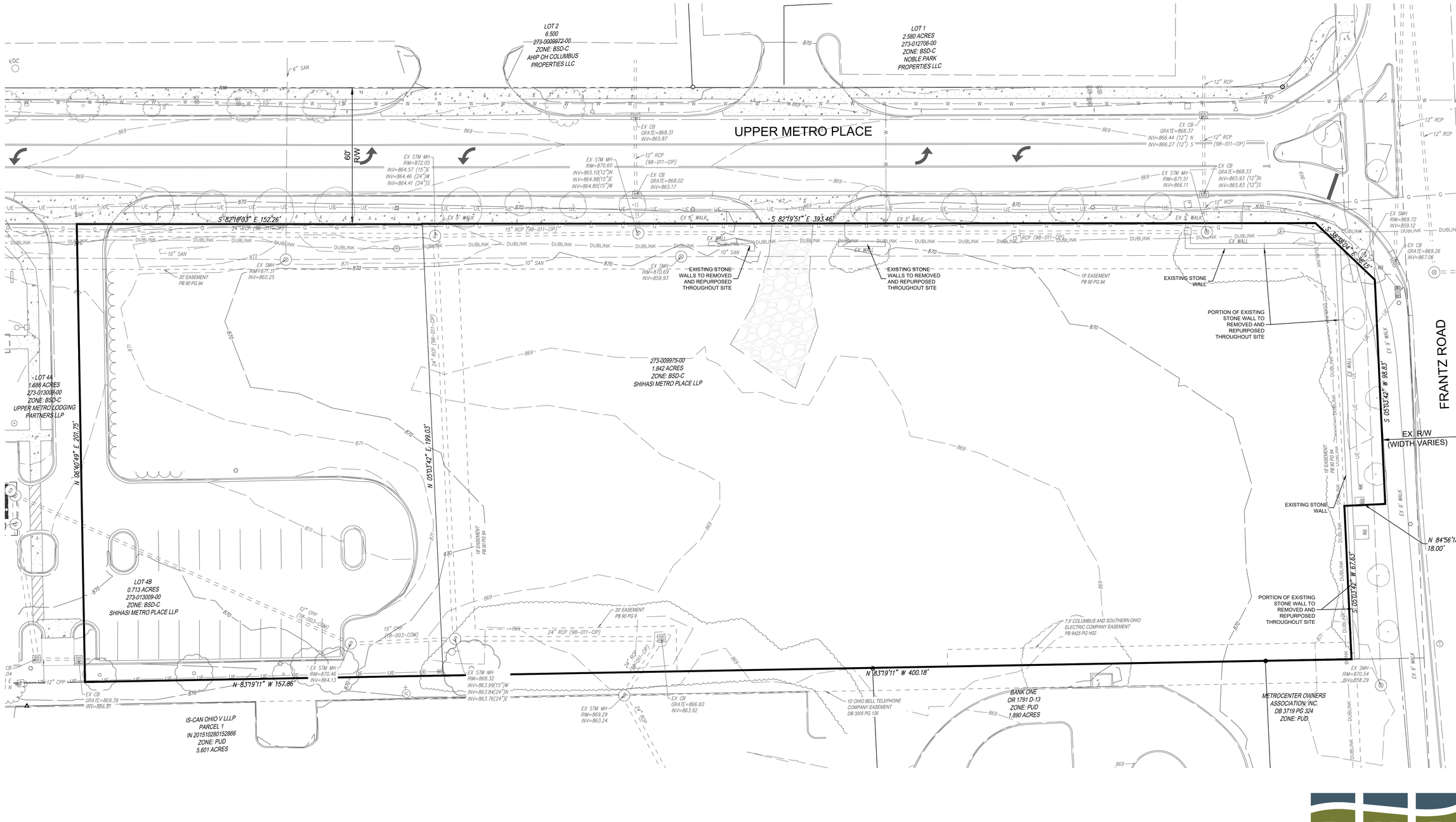


PRELIMINARY: THE IMAGERY SHOWN
IS TO PROVIDE AN UNDERSTANDING OF
AN OVERALL CONCEPT AND QUALITY ONLY.

ARTWORK / LIGHT IMAGERY

EXISTING CONDITIONS PLAN
DUBLIN UPPER MET RESIDENCES

UPPER METRO PLACE, LOTS 4B & 5
5155 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=20' NOVEMBER 16, 2026



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studio costanzi ARCHITECTURE + PLANNING

A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

EXISTING CONDITIONS PLAN

Keystone Homes group

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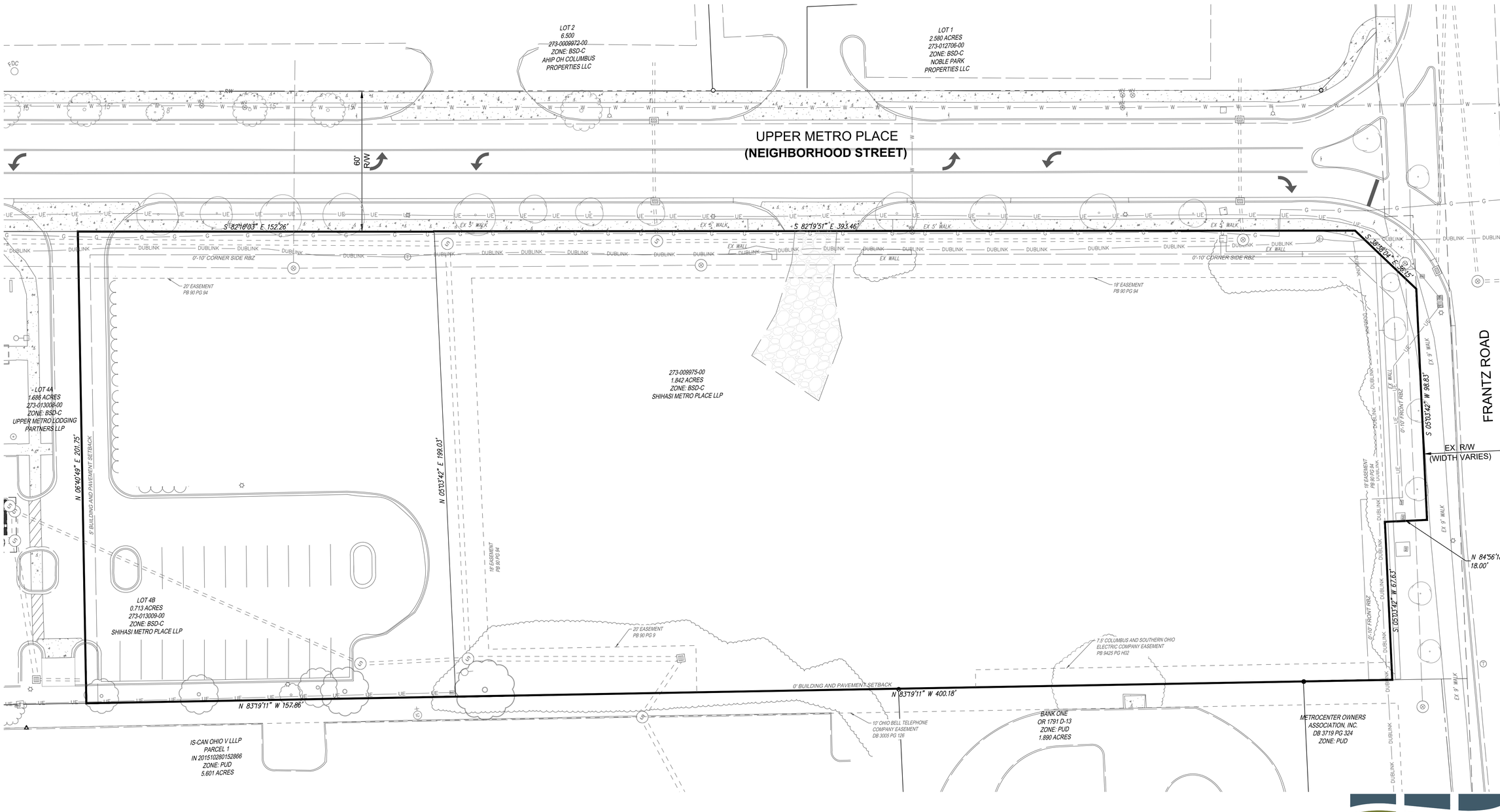
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EXISTING SETBACK & EASEMENT PLAN
DUBLIN UPPER MET RESIDENCES

UPPER METRO PLACE, LOTS 4B & 5
5155 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=20' NOVEMBER 16, 2026



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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
FRANTZ ROAD
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

EXISTING SETBACK & EASEMENT PLAN

Keystone Custom Homes group

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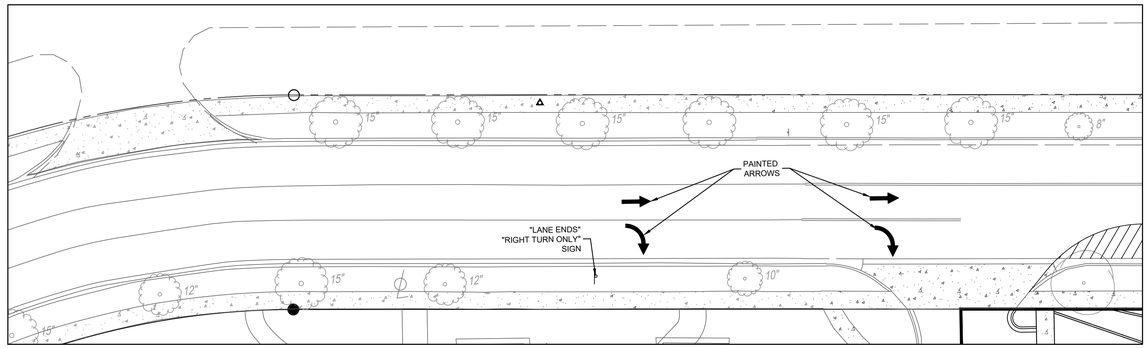
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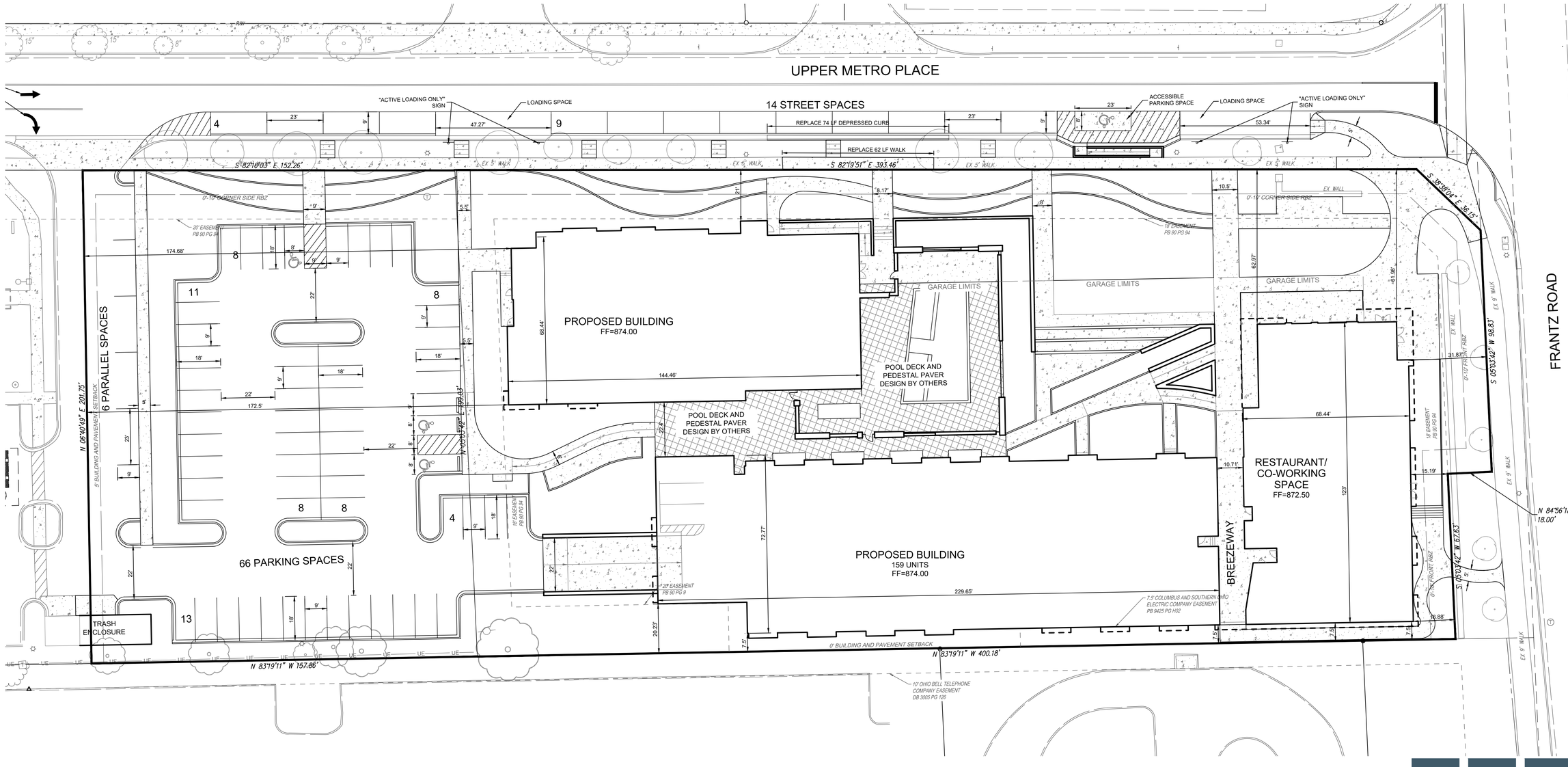
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PRELIMINARY DEVELOPMENT PLAN
DUBLIN UPPER MET RESIDENCES

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
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UPPER METRO STRIPING PLAN



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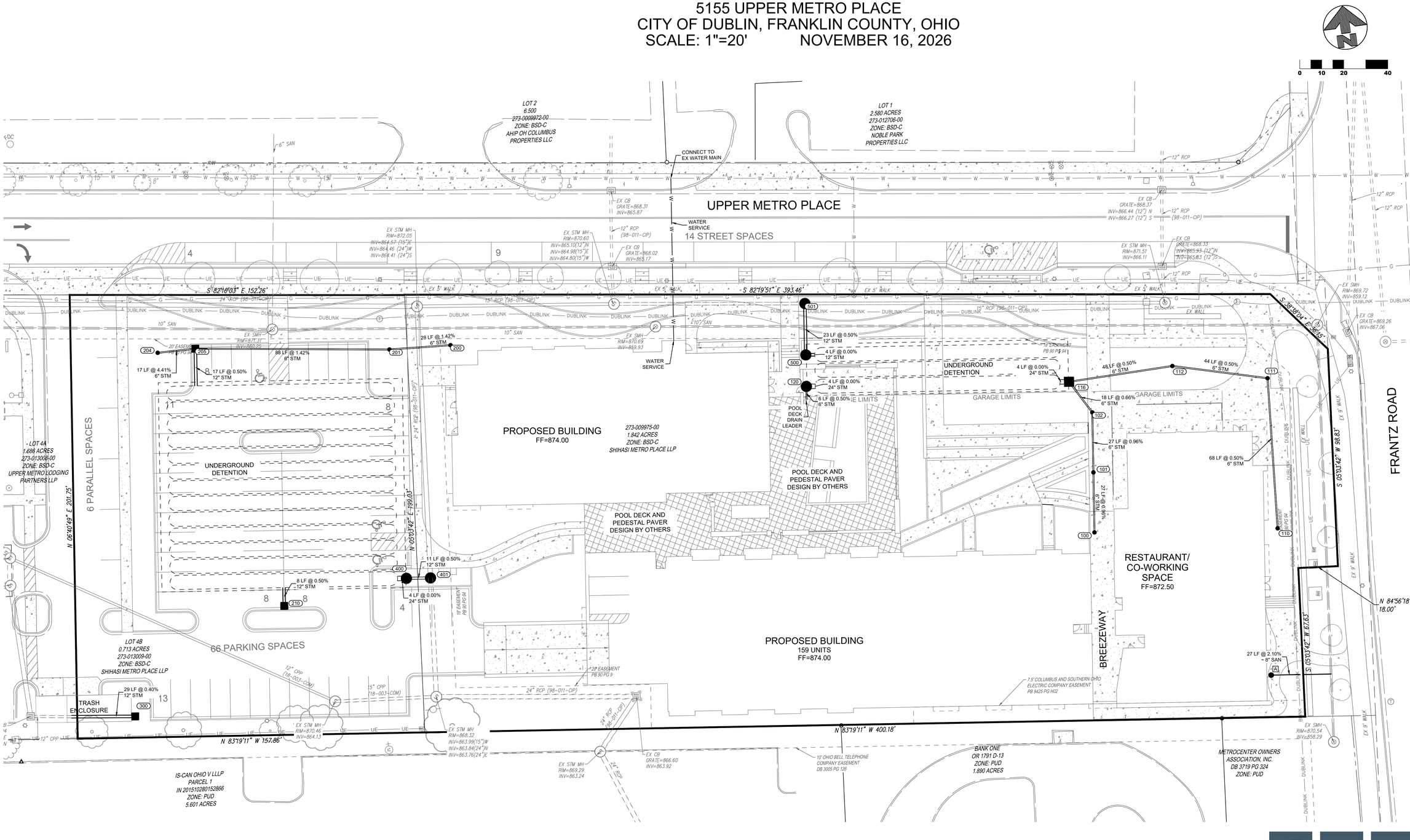
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PRELIMINARY DRAINAGE PLAN
DUBLIN UPPER MET RESIDENCES

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PRELIMINARY DRAINAGE PLAN

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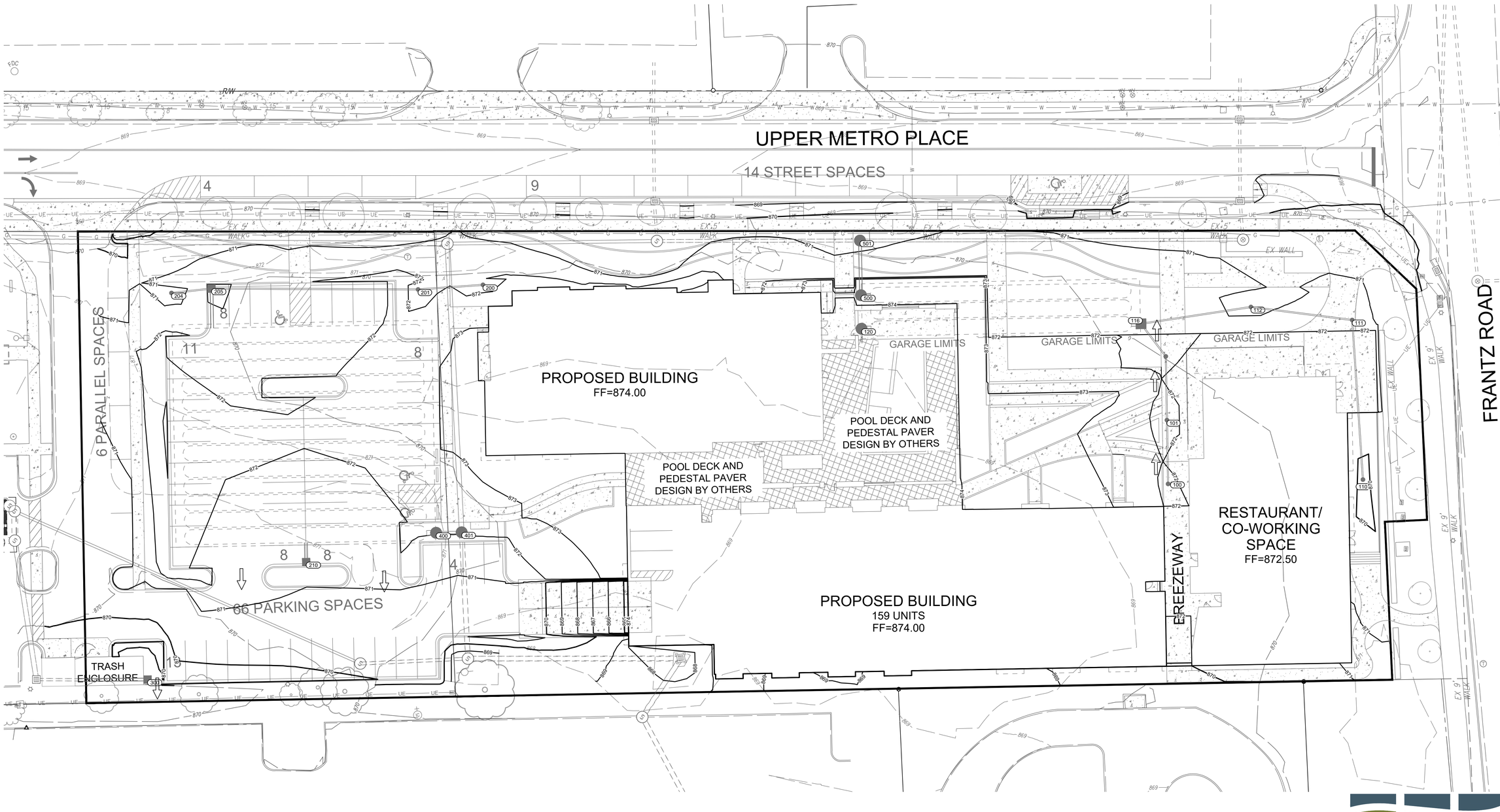
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PRELIMINARY GRADING PLAN
DUBLIN UPPER MET RESIDENCES

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CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
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LEGEND
FLOOD ROUTE

0 10 20 40



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09/24/2025	PRELIMINARY RESUBMITTAL
07/10/2026	PRELIMINARY RESUBMITTAL
11/16/2026	PRELIMINARY RESUBMITTAL

RVP ENGINEERING

SHEET #:
C140

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14 STREET SPACES

LEGEND

FLOOD ROUTE

GARAGE LIMITS

POOL DECK AND PEDESTAL PAVER DESIGN BY OTHERS

PROPOSED BUILDING
159 UNITS
FF=874.00

RESTAURANT/ CO-WORKING SPACE
FF=872.50

BREEZEWAY

EX WALL

EX 5' WALK

EX 6' WALK

S 82°19'51" E 393.46'

S 05°01'42" W 98.83'

S 05°01'42" W 67.63'

N 83°19'11" W 400.18'

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costanzo ARCHITECTURE + PLANNING

ARCHITECT'S PROJECT #:
DUBAPT

A CUSTOM DESIGN FOR A NEW PROPOSED:

UPPER METRO RESIDENCES

5155 UPPER METRO PLACE — DUBLIN, OHIO 43017 — FRANKLIN COUNTY

EAST GRADING

Keystone Group

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07/10/2026	PRELIMINARY RESUBMITTAL
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SHEET #:
C141

RVP ENGINEERING

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14 STREET SPACES

0 5 10 20

N

LEGEND

FLOOD ROUTE

PROPOSED BUILDING
FF=874.00

273-009975-00
1.842 ACRES
ZONE: BSD-C
SHIHASI METRO PLACE LLP

POOL DECK AND PEDESTAL
PAVER DESIGN BY OTHERS

PROPOSED BUILDING
159 UNITS
FF=874.00

66 PARKING SPACES

6 PARALLEL SPACES

LOT 4B
0.713 ACRES
273-013009-00
ZONE: BSD-C
SHIHASI METRO PLACE LLP

TRASH ENCLOSURE

CURB BREAK 869.54

20' EASEMENT PB 90 PG 94

18' EASEMENT PB 90 PG 94

N 83°19'11" W 157.86'

N 06°40'49" E 201.75'

N 05°03'42" E 199.03'

EX 5" S 82°16'03" E 152.26'

ARCHITECT'S PROJECT #:
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studio costanzo ARCHITECTURE + PLANNING

A CUSTOM DESIGN FOR A NEW PROPOSED:

UPPER METRO RESIDENCES

5155 UPPER METRO PLACE — DUBLIN, OHIO 43017 — FRANKLIN COUNTY

WEST GRADING

Keystone Building Group

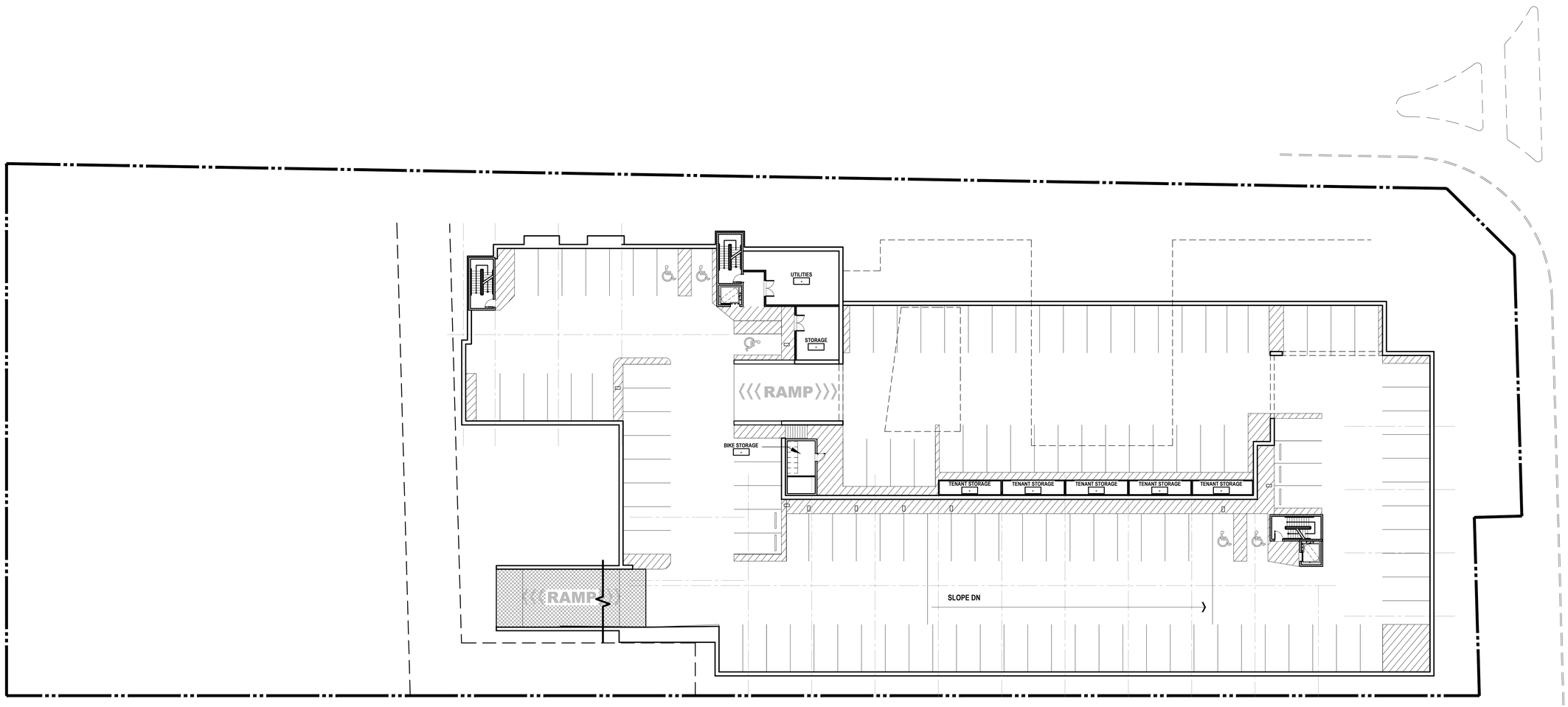
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07/10/2026	PRELIMINARY RESUBMITTAL
11/16/2026	PRELIMINARY RESUBMITTAL

RVP ENGINEERING

SHEET #:
C142

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OVERALL GARAGE LEVEL PLAN

SCALE: 1" = 20'-0"

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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

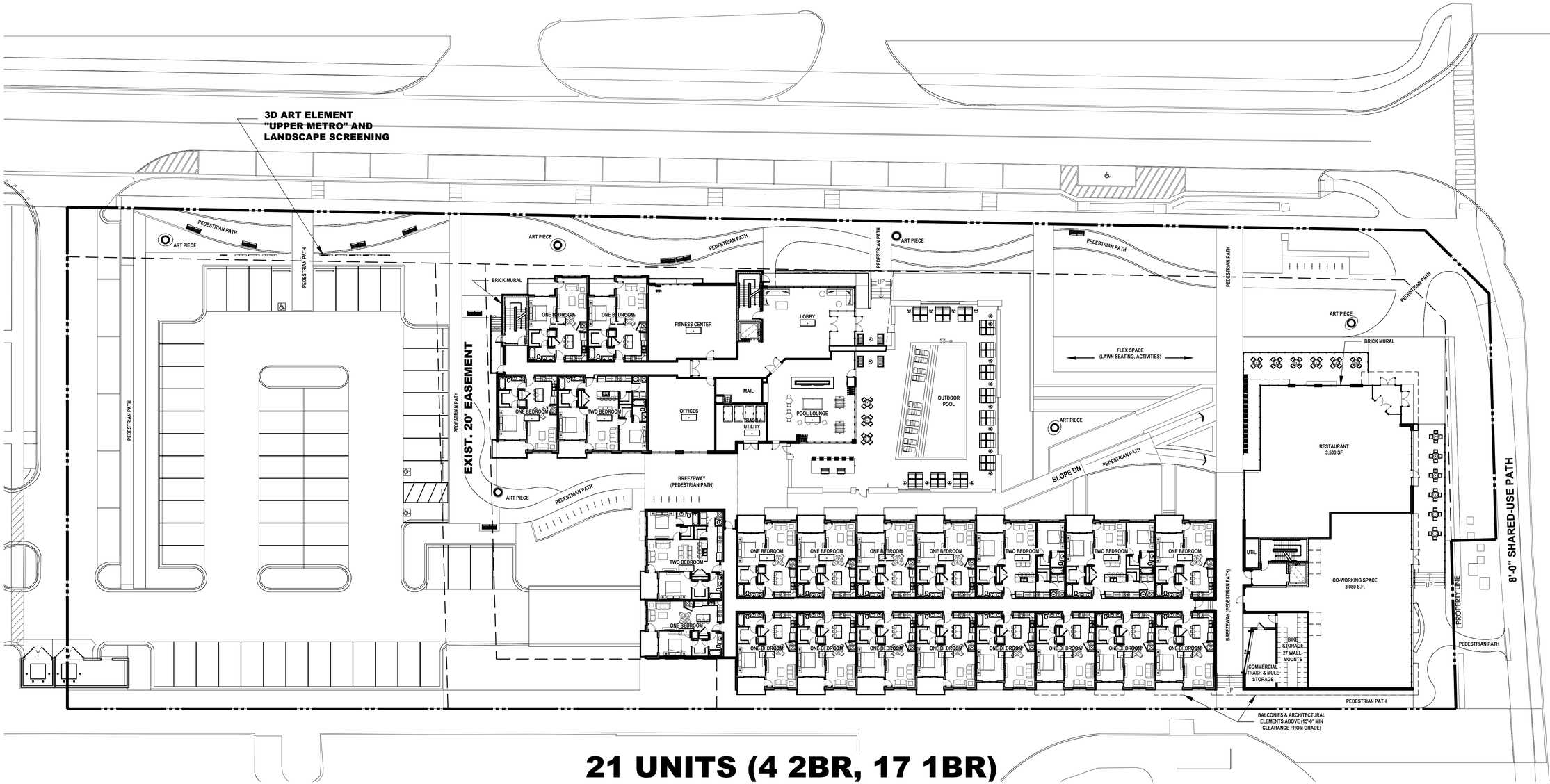
OVERALL GARAGE LEVEL PLAN

Keystone Metro Group

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SHEET #:
A1.1



21 UNITS (4 2BR, 17 1BR)

OVERALL FIRST LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

BUILDING SUMMARY

OVERALL GROSS SF		LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR
LEVEL 1	33410 SF	LEVEL 1	16′-0″	3500sf RESTAURANT/BAR
		LEVEL 1	16′-0″	3080sf CO-WORKING SPACE
		LEVEL 1	14′-6″	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)
LEVEL 2	35890 SF	LEVEL 2	11′-4″	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)
LEVEL 3	35890 SF	LEVEL 3	11′-4″	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)
LEVEL 4	35890 SF	LEVEL 4	11′-4″	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)
LEVEL 5	35890 SF	LEVEL 5	11′-4″	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)
TOTAL	176970 SF			159 UNITS TOTAL (30 2BR, 129 1BR)

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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER METRO RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

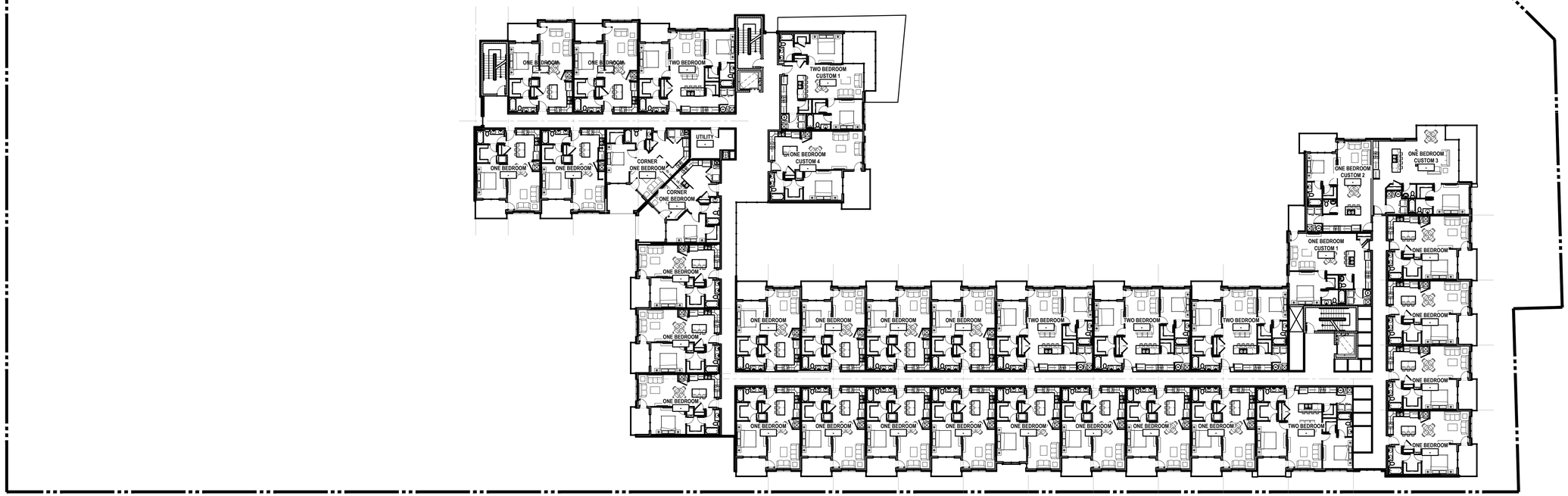
OVERALL FIRST LEVEL PLAN

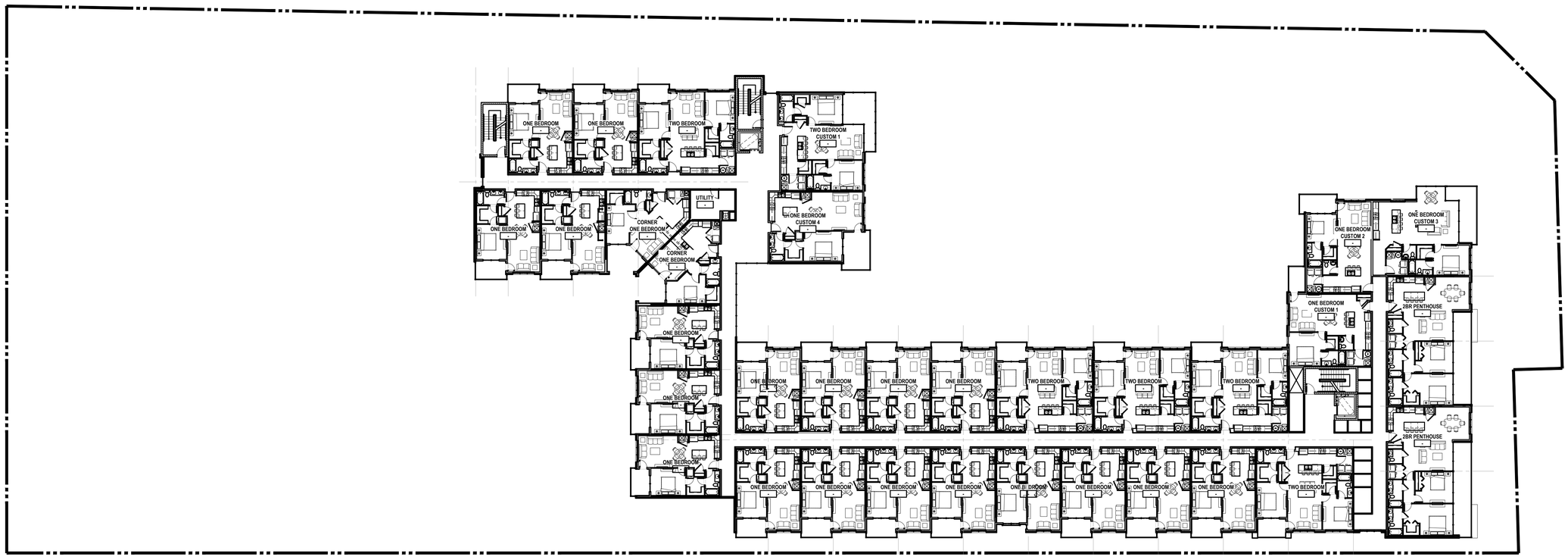
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- 11/16/2026 PRELIMINARY RESUBMITTAL

SHEET #:
A1.2


ONE BEDROOM
ONE BEDROOM
TWO BEDROOM
TWO BEDROOM CUSTOM 1
UTILITY
ONE BEDROOM
ONE BEDROOM
CORNER ONE BEDROOM
ONE BEDROOM CUSTOM 4
CORNER ONE BEDROOM
ONE BEDROOM
ONE BEDROOM



LEVEL 5 33 UNITS (8 2BR, 25 1BR)

OVERALL FIFTH LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER METRO RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

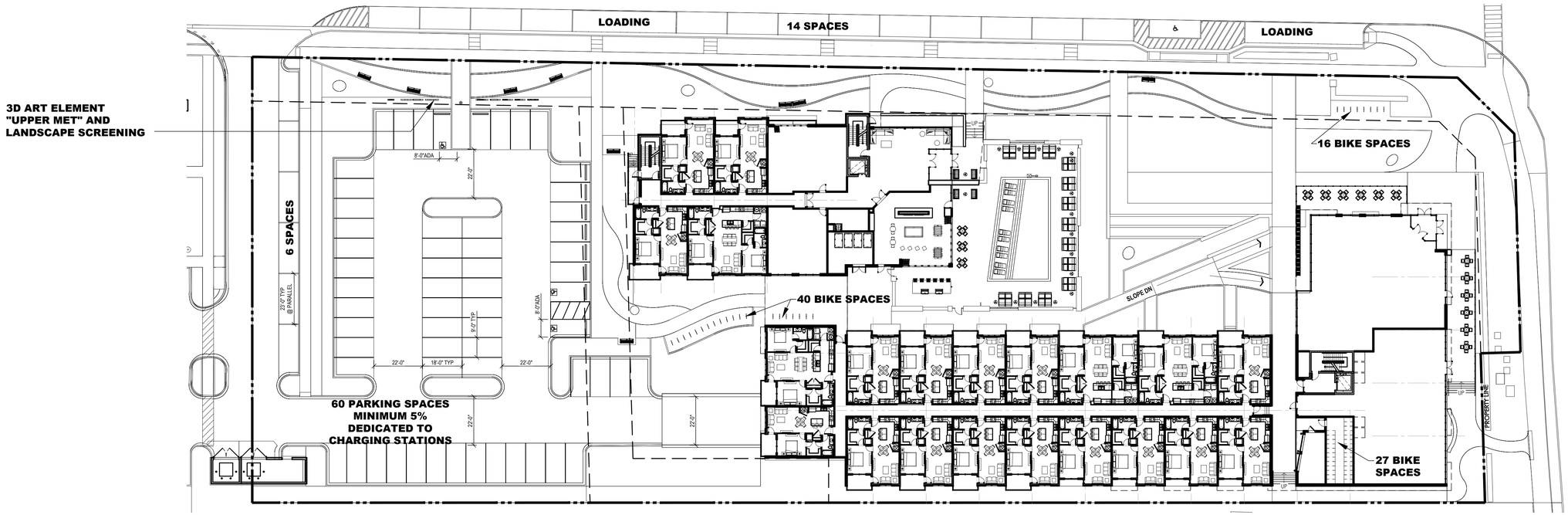
OVERALL FIFTH LEVEL PLAN

Keystone Real Estate Group

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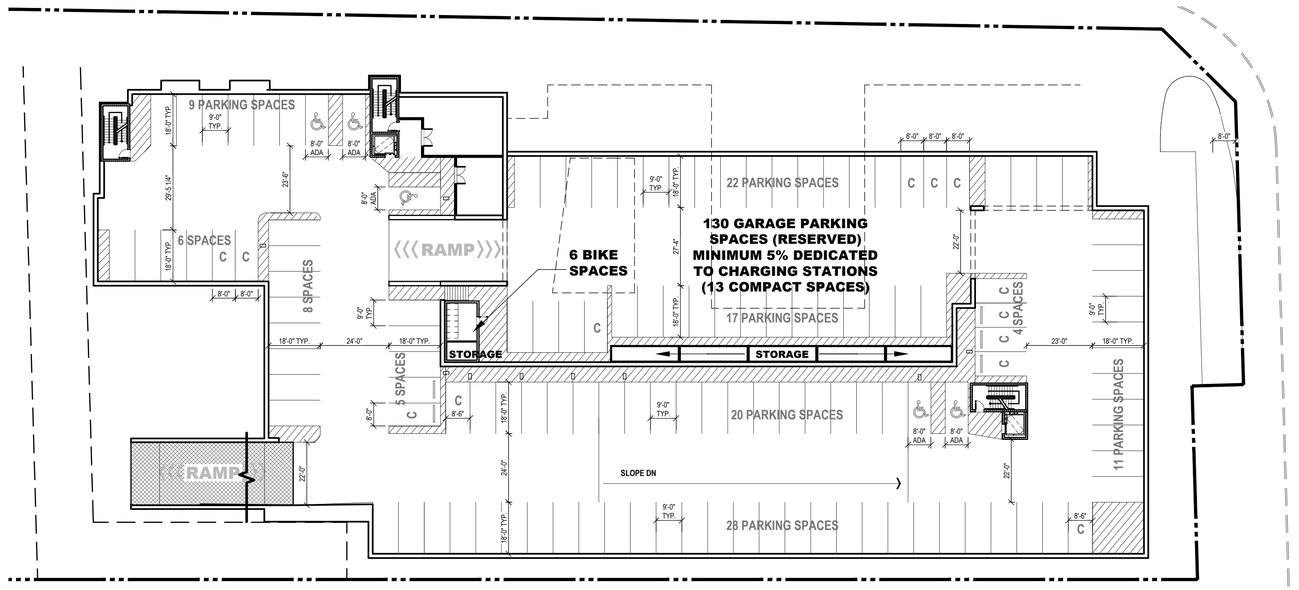
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SHEET #:
A1.4



FIRST LEVEL SURFACE PARKING (HIGH TURNOVER RATE)

SCALE: 1" = 25'-0"



GARAGE LEVEL BELOW-GRADE RESIDENTIAL PARKING (LOW TURNOVER RATE)

SCALE: 1" = 25'-0"

BICYCLE PARKING REQUIRED

4.3 (5) BICYCLES FOR 43 COMMERCIAL PARKING (1 PER 10)
79.5 (80) BICYCLES FOR 159 DWELLING UNITS (0.5 PER UNIT)

85 TOTAL BICYCLE SPACES REQUIRED

BICYCLE PARKING PROVIDED

56 SPACES (28 EXTERIOR SITE RACKS)
27 INTERIOR RESIDENTIAL SPACES (STREET LEVEL)
6 INTERIOR RESIDENTIAL SPACES (GARAGE LEVEL)

89 TOTAL BICYCLE SPACES PROVIDED

BUILDING SUMMARY

OVERALL GROSS SF		LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED	PARKING PROVIDED
LEVEL 1	33475 SF	LEVEL 1	16′-0″	3500sf RESTAURANT/BAR	35 SPACES (10/1000)	130 SP BELOW GRADE
		LEVEL 1	16′-0″	3080sf CO-WORKING SPACE	8 SPACES (2.5/1000)	60 SP SURFACE LOT
		LEVEL 1	14′-6″	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES	6 SP PARALLEL (WEST EDGE OF SITE)
LEVEL 2	35890 SF	LEVEL 2	11′-4″	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	14 SP ON-STREET PARKING
LEVEL 3	35890 SF	LEVEL 3	11′-4″	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	
LEVEL 4	35890 SF	LEVEL 4	11′-4″	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	**210 SPACES PROVIDED ****
LEVEL 5	35890 SF	LEVEL 5	11′-4″	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)	37 SPACES	
TOTAL	177035 SF			159 UNITS TOTAL (30 2BR, 129 1BR)	217 SPACES TOTAL*	

* BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 217 - 22 = **195 SPACES REQUIRED**

ACCESSIBLE SPACES	REQUIRED	PROVIDED
STREET	1	1
GARAGE	4	5
SURFACE	3	3

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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

ON-SITE PARKING SUMMARY

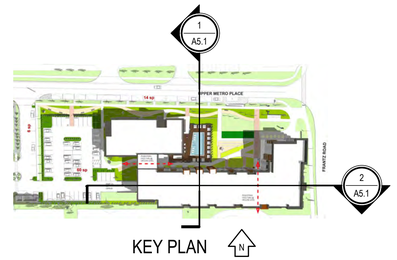
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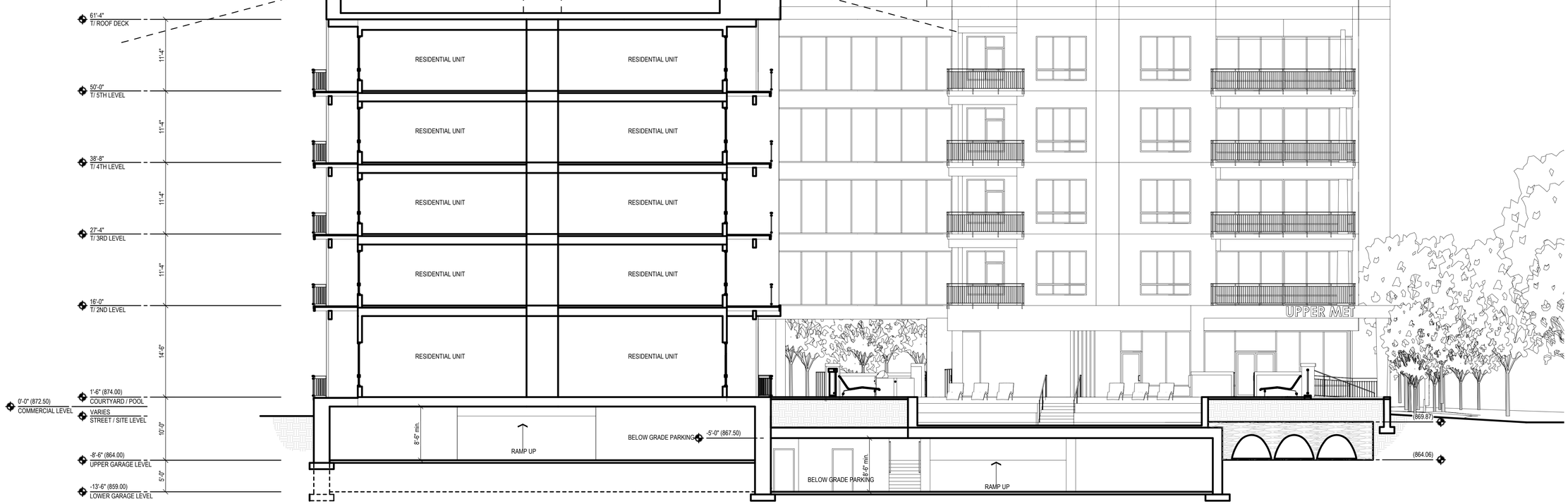
SHEET #:
A1.5





2 REFERENCED FROM A5.1 BUILDING/ SITE SECTION

SCALE: 1/16"=1'-0"



1 REFERENCED FROM A5.1 BUILDING/ SITE SECTION

SCALE: 1/8"=1'-0"

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ARCHITECT'S PROJECT #:
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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE — DUBLIN, OHIO 43017 — FRANKLIN COUNTY

SITE SECTION

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SHEET #:
A5.1

A6.1 NORTH (UPPER METRO) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 27498sf - 5083sf = ±22415sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 15762sf + 2308sf = ±81%
SECONDARY MATERIALS:
FIBER CEMENT PANELS/SIDING & ALUM TRIM = ±19%

A6.3 SOUTH (PARKING LOT)

TOTAL AREA - PUNCHED WINDOWS = 28939sf - 5674sf = ±23265sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 17940sf + 615sf = ±78%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±22%
EXCEPTION REQUEST FOR 78% PRIMARY MATERIAL

NOTE: ALL PUNCHED WINDOWS / DOORS ARE NOT INCLUDED IN CALCULATIONS OF FACADE AREAS.

A6.2 WEST (SIDE) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 12303 - 2306sf = ±9997sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 7802sf + 0sf = ±78%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±22%
EXCEPTION REQUEST FOR 78% PRIMARY MATERIAL

A6.4 EAST (FRANZ)

TOTAL AREA - PUNCHED WINDOWS = 9574sf - 1513sf = ±8061sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 3967sf + 2471sf = ± 80%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM = ±20%

A6.2 WEST (COURTYARD) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 4896sf - 402sf = ±4496sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 2374sf + 920sf = ±73%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±27%
EXCEPTION REQUEST FOR 73% PRIMARY MATERIAL

A6.4 EAST (COURTYARD) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 7273 -617sf = ±6656sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 1810sf + 2268sf = ±61%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM = ±39%
EXCEPTION REQUEST FOR 61% PRIMARY MATERIAL

STREET FACING

A6.1 NORTH (UPPER METRO) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 882sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 701sf PERCENTAGE = ±79%

ADDITIONAL FULL HEIGHT GROUND LEVEL FACADE AREA = 2580sf
GLAZING = 775sf PERCENTAGE = ±30% EXCEPTION REQUEST PER NOTE

UPPER LEVEL FACADE AREA (maximum each floor 2 thru 5)= 4022sf
GLAZING = 1399sf (minimum each floor 2 thru 5)
PERCENTAGE = ±35% (minimum each floor 2 thru 5)

A6.3 SOUTH (PARKING LOT) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 425sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 156sf PERCENTAGE = ±37%

ADDITIONAL FULL HEIGHT GROUND LEVEL FACADE AREA = 3757sf
GLAZING = 990sf PERCENTAGE = ±26%

UPPER LEVEL FACADE AREA (maximum each floor 2 thru 5)= 4176sf
GLAZING = 1267sf (minimum each floor 2 thru 5)
PERCENTAGE = ±30% (minimum each floor 2 thru 5)

A6.2 WEST (SIDE) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 0sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 0sf

ADDITIONAL FULL HEIGHT GROUND LEVEL FACADE AREA =1971sf
GLAZING = 408sf PERCENTAGE = ±21%

UPPER LEVEL FACADE AREA (maximum each floor 2 thru 5)= 1934sf
GLAZING = 488sf (minimum each floor 2 thru 5)
PERCENTAGE = ±25% (minimum each floor 2 thru 5)

STREET FACING

A6.4 EAST (FRANZ) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 738sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 656sf PERCENTAGE = ±89%

ADDITIONAL FULL HEIGHT GROUND LEVEL FACADE AREA = 0sf
GLAZING = 0sf

UPPER LEVEL FACADE AREA (maximum each floor 2 thru 5)= 1473sf
GLAZING = 642sf (minimum each floor 2 thru 5)
PERCENTAGE = ±44% (minimum each floor 2 thru 5)

A6.2 WEST (COURTYARD) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 702sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 327sf PERCENTAGE = ±47%

ADDITIONAL FULL HEIGHT GROUND LEVEL FACADE AREA = 0sf
GLAZING = 0sf

UPPER LEVEL FACADE AREA (maximum each floor 2 thru 5)= 675sf
GLAZING = 147sf (minimum each floor 2 thru 5)
PERCENTAGE = ±22% (minimum each floor 2 thru 5)

A6.4 EAST (COURTYARD) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 441sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 365sf PERCENTAGE = ±83%

ADDITIONAL FULL HEIGHT GROUND LEVEL FACADE AREA = 0sf
GLAZING = 0sf

UPPER LEVEL FACADE AREA (maximum each floor 2 thru 5)= 1135sf
GLAZING = 596sf (minimum each floor 2 thru 5)
PERCENTAGE = ±53% (minimum each floor 2 thru 5)

EXTERIOR FACADE MATERIAL PERCENTAGES

NOTE: CALCULATIONS ARE APPROXIMATE

TRANSPARENCY PERCENTAGES

NOTE: CALCULATIONS ARE APPROXIMATE



2 / A6.1 — NORTH ELEVATION (SOUTHEAST WING)
SCALE: 3/32"=1'-0"



1 / A6.1 — NORTH ELEVATION (NORTHWEST WING)
SCALE: 3/32"=1'-0"

EXCEPTION REQUEST: WHILE GROUND LEVEL COMMERCIAL SPACE EXCEEDS MINIMM TRANSPARENCY, THE GROUND LEVEL TRANSPARENCY ASSOCIATED WITH 7 RESIDENTIAL UNITS ARE LESS THAN THE REQUIRED 60%. ALTHOUGH THESE UNITS ARE BOTH RAISED AND/OR A CONSIDERABLE DISTANCE FROM THE STREET, WE FEEL THAT DOUBLING THE AMOUNT OF GLAZING FOR THESE UNITS IS INAPPROPRIATE FOR ITS USE TYPE FOR PRIVACY REASONS, AND DO NOT HURT THE INTENT OF THE CODE. PARTICULARLY AS IT WOULD BE POSSIBLE TO INCREASE THE SIZE OF OPENINGS LATER IN LIFE IN THE UNLIKELY EVENT THAT THESE 7 UNITS WOULD CHANGE TO A MORE COMMERCIAL TYPE OF USE IN THE DISTANT FUTURE.



KEY PLAN



1 BRICK MASONRY
2 BRICK MASONRY
3 BRICK MASONRY
4 CONCRETE / PRE-CAST / GFRC
5 FIBER CEMENT PANELS
FINISH: CEDAR
6 FIBER CEMENT PANELS
FINISH: ASH (SPRUCE ALTERNATE)
7 7B FIBER CEMENT PANELS
FINISH: BRONZE / BW "REVERE PEWTER"
8 FIBER CEMENT OR ALUM PANELS
FINISH: PAINT OR PREFINISH
9 STONE (RE-USE WHERE FEASIBLE),
CULTURED STONE ALTERNATE
WINDOWS AND STOREFRONT
LINDSEY WINDOWS or EQUIV.
MISC. METALS, FINISH: BRONZE

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studio costandi ARCHITECTURE + PLANNING

A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY
NORTH ELEVATION

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SHEET #:
A6.1



WEST ELEVATION (SOUTHEAST WING FACING COURTYARD)

2 / A6.2 — SCALE: 3/32"=1'-0"



WEST ELEVATION (NORTHWEST WING)

1 / A6.2 — SCALE: 3/32"=1'-0"

- 1 BRICK MASONRY
- 2 BRICK MASONRY
- 3 BRICK MASONRY
- 4 CONCRETE / PRE-CAST / GFRC
- 5 FIBER CEMENT PANELS FINISH: CEDAR
- 6 FIBER CEMENT PANELS FINISH: ASH (SPRUCE ALTERNATE)
- 7 / 7B FIBER CEMENT PANELS FINISH: BRONZE / BW "REVERE PEWTER"
- 8 FIBER CEMENT OR ALUM PANELS FINISH: PAINT OR PREFINISH
- 9 STONE (RE-USE WHERE FEASIBLE), CULTURED STONE ALTERNATE
- WINDOWS AND STOREFRONT LINDSEY WINDOWS or EQUIV. MISC. METALS, FINISH: BRONZE



KEY PLAN

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studio costandi ARCHITECTURE + PLANNING

ARCHITECT'S PROJECT #:
DUBAPT

A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER METRO RESIDENCES
5155 UPPER METRO PLACE — DUBLIN, OHIO 43017 — FRANKLIN COUNTY

WEST ELEVATIONS

Keystone Realty Group

ISSUE / REVISION DATE:

	04/28/2022	CONCEPT PLAN SUBMITTAL
	06/15/2022	SUBMITTAL REVISION
●	01/13/2023	PRELIMINARY SUBMITTAL
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●	07/10/2026	PRELIMINARY RESUBMITTAL
●	11/16/2026	PRELIMINARY RESUBMITTAL

SHEET #:
A6.2



SOUTH ELEVATION (SOUTHEAST WING)

2 / A6.3 — SCALE: 3/32"=1'-0"



KEY PLAN

SOUTH ELEVATION (NORTHWEST WING)

1 / A6.3 — SCALE: 3/32"=1'-0"

- BRICK MASONRY
- BRICK MASONRY
- BRICK MASONRY
- CONCRETE / PRE-CAST / GFRC
- FIBER CEMENT PANELS FINISH: CEDAR
- FIBER CEMENT PANELS FINISH: ASH (SPRUCE ALTERNATE)
- FIBER CEMENT PANELS FINISH: BRONZE / BW "REVERE PEWTER"
- FIBER CEMENT OR ALUM PANELS FINISH: PAINT OR PREFINISH
- STONE (RE-USE WHERE FEASIBLE), CULTURED STONE ALTERNATE
- WINDOWS AND STOREFRONT LINDSEY WINDOWS or EQUIV. MISC. METALS, FINISH: BRONZE

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SOUTH ELEVATION

Keystone Homes group

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- 11/16/2026 PRELIMINARY RESUBMITTAL

SHEET #:
A6.3



2 A6.4 **EAST ELEVATION (SOUTHEAST WING)**

SCALE: 3/32"=1'-0"



1 A6.4 **EAST ELEVATION (NORTHWEST WING FACING COURTYARD)**

SCALE: 3/32"=1'-0"

- 1 BRICK MASONRY
- 2 BRICK MASONRY
- 3 BRICK MASONRY
- 4 CONCRETE / PRE-CAST / GFRC
- 5 FIBER CEMENT PANELS FINISH: CEDAR
- 6 FIBER CEMENT PANELS FINISH: ASH (SPRUCE ALTERNATE)
- 7 7B FIBER CEMENT PANELS FINISH: BRONZE / BW "REVERE PEWTER"
- 8 FIBER CEMENT OR ALUM PANELS FINISH: PAINT OR PREFINISH
- 9 STONE (RE-USE WHERE FEASIBLE), CULTURED STONE ALTERNATE

WINDOWS AND STOREFRONT
LINDSEY WINDOWS or EQUIV.
MISC. METALS, FINISH: BRONZE



KEY PLAN

ARCHITECT'S PROJECT #:
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EAST ELEVATIONS

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●	11/16/2026	PRELIMINARY RESUBMITTAL

SHEET #:
A6.4







RENDERING VIEWS

SCALE: N.T.S.

ARCHITECT'S PROJECT #:
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RENDERING VIEWS

Keystone Group

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●	11/16/2026	PRELIMINARY RESUBMITTAL

SHEET #:
A6.5





RENDERING VIEWS

SCALE: N.T.S.

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RENDERING VIEWS

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●	07/10/2026	PRELIMINARY RESUBMITTAL
●	11/16/2026	PRELIMINARY RESUBMITTAL

SHEET #:
A6.6





RENDERING VIEWS

SCALE: N.T.S.

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RENDERING VIEWS

Keystone Investment Group

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SHEET #:
A6.7

GENERAL NOTES - TREE PRESERVATION:

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER, WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE, WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE INSPECTOR. CALL 614-410-4600 FOR TREE FENCING INSPECTION.
3. FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
4. TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING, MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.
5. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES.
6. DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.
7. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREE.
8. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
9. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
10. ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.
11. PLAN HAS BEEN PREPARED BY OHIO LICENSED LANDSCAPE ARCHITECT BASED ON TREE SURVEY INFORMATION CONDUCTED BY ISA CERTIFIED ARBORIST (#OH-6626A), PAUL HAHN OF AHLUM AND ARBOR. OFFICE LOCATED AT 1740 WALCUTT RD, COLUMBUS, OHIO 43228. OFFICE CONTACT NUMBER: (614)876-5622.

TREE REMOVAL / PRESERVATION LEGEND:

LEGEND FOR GENERAL REFERENCE PURPOSES ONLY.

TREE PROTECTION FENCING (ON TREE PRESERVATION PLAN ONLY)

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED (ON TREE REMOVAL PLAN ONLY)

153.065(D)(8)(a-b)

"PRESERVED MATURE, NON-DISEASED TREES WITH A SIX (6) INCH CALIPER AS MEASURED AT DIAMETER BREAST HEIGHT (DBH) DURING DEVELOPMENT OR REDEVELOPMENT MAY OBTAIN CREDITS TOWARD REQUIRED LANDSCAPING. THE TOTAL AMOUNT OF TREE CREDITS SHALL NOT EXCEED 50% OF THE REQUIRED TREE LANDSCAPING REQUIREMENT. CREDIT FOR PRESERVED TREES IS SHOWN IN TABLE 153.065-E."

153.065(D)(9)

(a)(2)(E) THE PROPERTY OWNER SHALL REPLACE INCH FOR INCH ANY PROTECTED TREES THAT ARE REMOVED OR LOST DUE TO DAMAGE, REGARDLESS OF THEIR LOCATION ON THE LOT, EXCEPT AS PROVIDED IN § 153.065(D)(9)(B)."

(b)(2) "REMOVAL OF TREES THAT, AT THE DETERMINATION OF THE CITY FORESTER, ARE UNDESIRABLE WITH RESPECT TO STRUCTURE, SPECIES, AND/OR CONDITION."

TREE REMOVAL SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	REMOVED	TREES TO BE REPLACED (PER CALIPER IN)
1	NORTHERN RED OAK	13"	GOOD		NO	-
2	NORTHERN RED OAK	13"	GOOD		NO	-
3	NORTHERN RED OAK	16"	GOOD		NO	-
4	NORTHERN RED OAK	18"	GOOD		NO	-
5	NORTHERN RED OAK	16"	GOOD		NO	-
6	NORTHERN RED OAK	18"	GOOD		NO	-
7	NORTHERN RED OAK	14"	GOOD		NO	-
8	NORTHERN RED OAK	15"	GOOD		NO	-
9	OSAGE ORANGE	4"	FAIR		NO	-
10	OSAGE ORANGE	4"	FAIR		NO	-
11	OSAGE ORANGE	3"	POOR		NO	-
12	OSAGE ORANGE	3"	FAIR		NO	-
13	OSAGE ORANGE	3"	FAIR		NO	-
14	OSAGE ORANGE	4"	FAIR		NO	-
15	OSAGE ORANGE	3"	POOR		NO	-
16	OSAGE ORANGE	4"	FAIR		NO	-
17	OSAGE ORANGE	4"	POOR		NO	-
18	OSAGE ORANGE	4"	POOR		NO	-
19	ENGLISH OAK	2"	GOOD		NO	-
20	TULIP TREE	3"	GOOD		NO	-
21	TULIP TREE	2"	GOOD		NO	-
22	EUROPEAN HORNBEAM	3"	GOOD		NO	-
23	EUROPEAN HORNBEAM	3"	GOOD		YES	-
24	OSAGE ORANGE	4"	FAIR		YES	-
25	OSAGE ORANGE	4"	FAIR		YES	-
26	OSAGE ORANGE	4"	FAIR		YES	-
27	OSAGE ORANGE	3"	FAIR		YES	-
28	OSAGE ORANGE	4"	FAIR		YES	-
29	OSAGE ORANGE	4"	FAIR		YES	-
30	OSAGE ORANGE	4"	POOR		YES	-
31	OSAGE ORANGE	4"	POOR		YES	-
32	OSAGE ORANGE	4"	FAIR		YES	-
33	OSAGE ORANGE	3"	DEAD		YES	-
34	ENGLISH OAK	2"	FAIR		YES	-
35	OSAGE ORANGE	4"	POOR		YES	-
36	OSAGE ORANGE	4"	FAIR		YES	-
37	OSAGE ORANGE	3"	FAIR		YES	-
38	OSAGE ORANGE	4"	FAIR		YES	-
39	TULIP TREE	2"	DEAD		YES	-
40	FREEMAN MAPLE	2"	GOOD		NO	-
41	FREEMAN MAPLE	2"	GOOD		NO	-
42	FREEMAN MAPLE	2"	GOOD		NO	-
43	EASTERN REDBUD	3"	DEAD		NO	-
44	EASTERN REDBUD	2"	GOOD		NO	-
45	TULIP TREE	3"	GOOD		NO	-
46	EASTERN REDBUD	2"	GOOD		NO	-
47	EASTERN REDBUD	2"	GOOD		NO	-
48	EASTERN REDBUD	2"	GOOD		NO	-

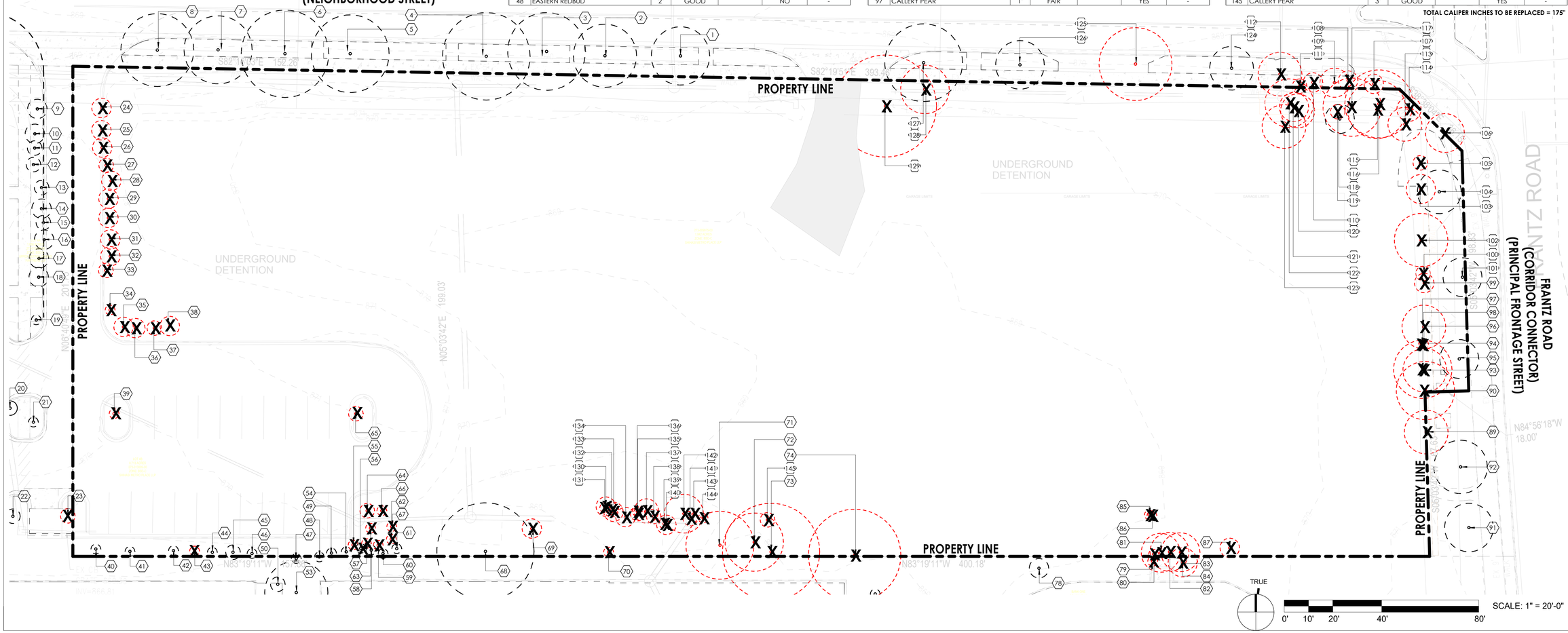
TREE REMOVAL SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	REMOVED	TREES TO BE REPLACED (PER CALIPER IN)
49	EASTERN RED CEDAR	2"	EXCELLENT		NO	-
50	WHITE FIR	3"	GOOD		NO	-
51	WHITE FIR (NOT SHOWN ON PLAN)	3"	EXCELLENT		NO	-
52	AUSTRIAN PINE (NOT SHOWN ON PLAN)	21"	FAIR		NO	-
53	AUSTRIAN PINE	13"	GOOD		NO	OFF-SITE
54	EASTERN RED CEDAR	2"	EXCELLENT		NO	-
55	EASTERN RED CEDAR	2"	EXCELLENT		YES	-
56	EASTERN RED CEDAR	2"	EXCELLENT		YES	-
57	EASTERN RED CEDAR	2"	EXCELLENT		YES	-
58	EASTERN RED CEDAR	2"	EXCELLENT		NO	-
59	EASTERN RED CEDAR	2"	EXCELLENT		YES	-
60	EASTERN RED CEDAR	2"	EXCELLENT		NO	-
61	EASTERN RED CEDAR	2"	EXCELLENT		NO	-
62	EASTERN RED CEDAR	2"	EXCELLENT		YES	-
63	EASTERN RED CEDAR	2"	GOOD		YES	-
64	TULIP TREE	3"	GOOD		YES	-
65	TULIP TREE	3"	FAIR		YES	-
66	EASTERN RED CEDAR	2"	GOOD		YES	-
67	EASTERN REDBUD	2"	GOOD		YES	-
68	AMERICAN ELM	35"	GOOD		NO	-
69	CALLERY PEAR	4"	FAIR		YES	-
70	CALLERY PEAR	2"	FAIR		YES	-
71	NORWAY MAPLE	14"	FAIR		YES	14"
72	NORTHERN HACKBERRY	12"	POOR		YES	-
73	NORTHERN HACKBERRY	20"	POOR	MULTI-STEM	YES	-
74	NORTHERN HACKBERRY	19"	POOR		YES	19"
75	AUSTRIAN PINE	19"	FAIR		NO	-
76	GINKGO	2"	FAIR		NO	-
77	KENTUCKY COFFEETREE	4"	GOOD		NO	-
78	KENTUCKY COFFEETREE	4"	GOOD		NO	-
79	EASTERN ARBORVITAE	2"	FAIR		YES	-
80	EASTERN ARBORVITAE	2"	POOR	MULTI-STEM	YES	-
81	EASTERN ARBORVITAE	8"	POOR		YES	-
82	EASTERN ARBORVITAE	8"	POOR		YES	-
83	EASTERN ARBORVITAE	8"	POOR		YES	-
84	EASTERN ARBORVITAE	6"	POOR		YES	-
85	WHITE ASH	2"	FAIR		YES	-
86	WHITE ASH	2"	FAIR		YES	-
87	KENTUCKY COFFEETREE	4"	GOOD		YES	-
89	CALLERY PEAR	9"	FAIR	MULTI-STEM	YES	-
90	EASTERN COTTONWOOD	12"	FAIR		YES	12"
91	SUGAR MAPLE	10"	FAIR		NO	-
92	SUGAR MAPLE	11"	GOOD		NO	-
93	CALLERY PEAR	12"	FAIR	MULTI-STEM	YES	-
94	EASTERN COTTONWOOD	9"	GOOD		YES	9"
95	NORTHERN RED OAK	8"	GOOD		NO	-
96	CALLERY PEAR	2"	FAIR		YES	-
97	CALLERY PEAR	1"	FAIR		YES	-

TREE REMOVAL SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	REMOVED	TREES TO BE REPLACED (PER CALIPER IN)
98	CALLERY PEAR	9"	GOOD		YES	-
99	EASTERN COTTONWOOD	4"	GOOD		YES	-
100	EASTERN COTTONWOOD	3"	DEAD	MULTI-STEM	YES	-
101	SUGAR MAPLE	8"	GOOD		NO	-
102	EASTERN COTTONWOOD	11"	GOOD		YES	11"
103	BOXELDER	6"	POOR	MULTI-STEM	YES	-
104	SUGAR MAPLE	9"	GOOD		NO	-
105	CALLERY PEAR	3"	GOOD		YES	-
106	SUGAR MAPLE	8"	GOOD		YES	8"
107	FLOWERING CRABAPPLE	4"	FAIR		YES	-
108	HAWTHORN	4"	POOR		YES	-
109	HAWTHORN	7"	FAIR	MULTI-STEM	YES	7"
110	HAWTHORN	4"	FAIR		YES	-
111	FLOWERING CRABAPPLE	3"	FAIR		YES	-
112	HAWTHORN	9"	FAIR	MULTI-STEM	YES	9"
113	EASTERN COTTONWOOD	7"	GOOD		YES	7"
114	AMUR COCKTREE	5"	POOR		YES	-
115	BOXELDER	12"	FAIR	MULTI-STEM	YES	12"
116	AMUR COCKTREE	14"	GOOD	MULTI-STEM	NO	-
117	BOXELDER	12"	FAIR	MULTI-STEM	YES	12"
118	BOXELDER	6"	FAIR	MULTI-STEM	NO	-
119	CALLERY PEAR	3"	GOOD		YES	-
120	CALLERY PEAR	7"	FAIR	MULTI-STEM	YES	-
121	BOXELDER	6"	FAIR	MULTI-STEM	YES	6"
122	BOXELDER	6"	FAIR	MULTI-STEM	YES	6"
123	CALLERY PEAR	9"	FAIR	MULTI-STEM	YES	-
124	NORTHERN RED OAK	9"	GOOD		NO	-
125	NORTHERN RED OAK	15"	GOOD		YES	-
126	NORTHERN RED OAK	15"	GOOD		NO	-
127	NORTHERN RED OAK	16"	GOOD		NO	-
128	CALLERY PEAR	10"	GOOD		YES	-
129	AMERICAN ELM	43"	FAIR	MULTI-STEM	YES	43"
130	CALLERY PEAR	4"	GOOD		YES	-
131	CALLERY PEAR	2"	FAIR		YES	-
132	CALLERY PEAR	3"	FAIR		YES	-
133	CALLERY PEAR	4"	FAIR		YES	-
134	CALLERY PEAR	4"	FAIR		YES	-
135	CALLERY PEAR	3"	FAIR		YES	-
136	CALLERY PEAR	2"	FAIR		YES	-
137	CALLERY PEAR	5"	FAIR		YES	-
138	CALLERY PEAR	3"	FAIR		YES	-
139	CALLERY PEAR	2"	FAIR		YES	-
140	CALLERY PEAR	4"	FAIR		YES	-
141	CALLERY PEAR	3"	FAIR		YES	-
142	CALLERY PEAR	8"	FAIR		YES	-
143	CALLERY PEAR	1"	FAIR		YES	-
144	SUGAR MAPLE	4"	GOOD		YES	-
145	CALLERY PEAR	3"	GOOD		YES	-

TOTAL CALIPER INCHES TO BE REPLACED = 175"



EDGE studio costanzi ARCHITECTURE + PLANNING

ARCHITECT'S PROJECT #:
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A CUSTOM DESIGN FOR A NEW PROPOSED:
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Keystone HOTEL group

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GENERAL NOTES - TREE PRESERVATION:

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. TREES TO BE PRESERVED SHALL BE PROTECTED WITH HIGH VISIBILITY TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION AND MAINTENANCE OF TEMPORARY FENCING AROUND TREE PRESERVATION AREAS SO THAT ALL PROTECTED TREES SHALL BE PRESERVED. THE FENCING SHALL BE LOCATED A DISTANCE FROM THE TRUNK THAT EQUALS, AT A MINIMUM, THE DISTANCE OF THE CRITICAL ROOT ZONE OR 15 FEET, WHICHEVER IS GREATER. WHERE PHYSICAL SITE CONSTRAINTS DO NOT ALLOW FOR SUCH INSTALLATION, TREE PROTECTION LOCATIONS AND METHODS SHALL BE DETERMINED ON SITE, WITH THE CONSULTATION OF THE CITY OF DUBLIN LANDSCAPE INSPECTOR. CALL 614-410-4600 FOR TREE FENCING INSPECTION.
3. FENCING SHALL REMAIN IN PLACE AND BE SECURED IN AN UPRIGHT POSITION DURING THE ENTIRE CONSTRUCTION PERIOD TO PREVENT THE IMPINGEMENT OF CONSTRUCTION VEHICLES, MATERIALS, SPOILS, AND EQUIPMENT INTO OR UPON THE TREE PRESERVATION AREA.
4. TREE PRESERVATION SIGNS, AVAILABLE FROM THE DIVISION OF LAND USE AND LONG RANGE PLANNING, MUST BE LOCATED ALONG THE FENCING. ANY CHANGE IN PROTECTIVE FENCING MUST BE APPROVED BY THE DIRECTOR OF LAND USE AND LONG RANGE PLANNING.
5. THE APPROVED TREE PRESERVATION PLAN SHALL BE AVAILABLE ON THE BUILDING SITE BEFORE WORK COMMENCES AND AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING ALL CONTRACTORS AND UTILITIES.
6. DURING ALL PHASES OF CONSTRUCTION, ALL STEPS TO PREVENT THE DESTRUCTION OR DAMAGE TO PROTECTED TREES SHALL BE TAKEN. NO CONSTRUCTION ACTIVITY, MOVEMENT AND/OR PLACEMENT OF EQUIPMENT, VEHICLES, MATERIALS OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ALL TREES THAT ARE TO BE PRESERVED.
7. NO ATTACHMENTS, INCLUDING BUT NOT LIMITED TO ROPES, NAILS, ADVERTISING POSTERS, SIGNS, FENCES, OR WIRES (OTHER THAN THOSE USED FOR BRACING, GUYING OR WRAPPING) SHALL BE ATTACHED TO ANY TREE.
8. NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
9. NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
10. ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.
11. PLAN HAS BEEN PREPARED BY OHIO LICENSED LANDSCAPE ARCHITECT BASED ON TREE SURVEY INFORMATION CONDUCTED BY ISA CERTIFIED ARBORIST (#OH-6626A), PAUL HAHN OF AHLUM AND ARBOR. OFFICE LOCATED AT 1740 WALCUTT RD, COLUMBUS, OHIO 43228. OFFICE CONTACT NUMBER: (614)876-5622.

TREE REMOVAL / PRESERVATION LEGEND:

LEGEND FOR GENERAL REFERENCE PURPOSES ONLY.

TREE PROTECTION FENCING (ON TREE PRESERVATION PLAN ONLY)

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED (ON TREE REMOVAL PLAN ONLY)

153.065(D)(8)(a-b)
"PRESERVED MATURE, NON-DISEASED TREES WITH A SIX (6) INCH CALIPER AS MEASURED AT DIAMETER BREAST HEIGHT (DBH) DURING DEVELOPMENT OR REDEVELOPMENT MAY OBTAIN CREDITS TOWARD REQUIRED LANDSCAPING. THE TOTAL AMOUNT OF TREE CREDITS SHALL NOT EXCEED 50% OF THE REQUIRED TREE LANDSCAPING REQUIREMENT. CREDIT FOR PRESERVED TREES IS SHOWN IN TABLE 153.065-E."

153.065(D)(9)
(a)(2)(E) THE PROPERTY OWNER SHALL REPLACE INCH FOR INCH ANY PROTECTED TREES THAT ARE REMOVED OR LOST DUE TO DAMAGE, REGARDLESS OF THEIR LOCATION ON THE LOT, EXCEPT AS PROVIDED IN § 153.065(D)(9)(B)."

(b)(2) "REMOVAL OF TREES THAT, AT THE DETERMINATION OF THE CITY FORESTER, ARE UNDESIRABLE WITH RESPECT TO STRUCTURE, SPECIES, AND/OR CONDITION."

TREE PRESERVATION SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	*NUMBER OF TREES CREDITED
1	NORTHERN RED OAK	13"	GOOD		3
2	NORTHERN RED OAK	13"	GOOD		3
3	NORTHERN RED OAK	16"	GOOD		3
4	NORTHERN RED OAK	18"	GOOD		3
5	NORTHERN RED OAK	16"	GOOD		3
6	NORTHERN RED OAK	18"	GOOD		3
7	NORTHERN RED OAK	14"	GOOD		3
8	NORTHERN RED OAK	15"	GOOD		3
9	OSAGE ORANGE	4"	FAIR	-	-
10	OSAGE ORANGE	4"	FAIR	-	-
11	OSAGE ORANGE	3"	POOR		-
12	OSAGE ORANGE	3"	FAIR	-	-
13	OSAGE ORANGE	3"	FAIR	-	-
14	OSAGE ORANGE	4"	FAIR	MULTI-STEM	-
15	OSAGE ORANGE	3"	POOR		-
16	OSAGE ORANGE	4"	FAIR		-
17	OSAGE ORANGE	4"	POOR		-
18	OSAGE ORANGE	4"	POOR		-
19	ENGLISH OAK	2"	GOOD		-
20	TULIP TREE	3"	GOOD	-	-
21	TULIP TREE	2"	GOOD	-	-
22	EUROPEAN HORNBEAM	3"	GOOD	-	-
40	FREEMAN MAPLE	2"	GOOD	-	-
41	FREEMAN MAPLE	2"	GOOD	-	-
42	FREEMAN MAPLE	2"	GOOD	-	-
43	EASTERN REDBUD	3"	FAIR	-	-
44	EASTERN REDBUD	2"	GOOD	-	-
45	TULIP TREE	3"	GOOD	-	-
46	EASTERN REDBUD	2"	GOOD	-	-
47	EASTERN REDBUD	2"	GOOD	-	-
48	EASTERN REDBUD	2"	GOOD	-	-

TREE PRESERVATION SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	*NUMBER OF TREES CREDITED
49	EASTERN RED CEDAR	2"	EXCELLENT	-	-
50	WHITE FIR	3"	GOOD	-	-
53	AUSTRIAN PINE	13"	GOOD	-	OFF SITE
54	EASTERN RED CEDAR	2"	EXCELLENT	-	-
56	EASTERN RED CEDAR	2"	EXCELLENT	-	-
58	EASTERN RED CEDAR	2"	EXCELLENT	-	-
60	EASTERN RED CEDAR	2"	EXCELLENT	-	-
61	EASTERN RED CEDAR	2"	EXCELLENT	-	-
68	AMERICAN ELM	35"	GOOD	-	3
91	SUGAR MAPLE	10"	FAIR	-	2
92	SUGAR MAPLE	11"	GOOD	-	2
95	NORTHERN RED OAK	8"	GOOD	-	2
101	SUGAR MAPLE	8"	GOOD	-	2
104	SUGAR MAPLE	9"	GOOD		2
117	BOXELDER	12"	FAIR	MULTI-STEM	3
118	BOXELDER	6"	FAIR	MULTI-STEM	1
124	NORTHERN RED OAK	9"	GOOD		2
125	NORTHERN RED OAK	15"	GOOD		3
126	NORTHERN RED OAK	15"	GOOD		3
127	NORTHERN RED OAK	16"	GOOD		3

TOTAL NUMBER OF TREES CREDITED = 52 TREES

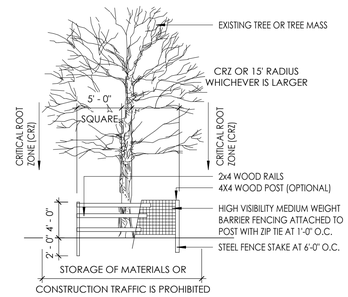
***NUMBER OF TREES CREDITED (TABLE 153.065-E)**

DBH OF PRESERVED TREE (INCHES)	*NUMBER OF TREES CREDITED*
OVER 12"	3
8" - 11.9"	2
6" - 7.9"	1

175" CALIPER INCHES TO BE REPLACED / 3" CALIPER = 58.33 OR 59 3" CALIPER TREES
59 REPLACEMENT TREES NEEDED - 52 TOTAL TREES CREDITED = 7 REPLACEMENT TREES NEEDED AT 3" CALIPER
66 PROPOSED TREES PROVIDED.
REPLACEMENT TREE REQUIREMENT SATISFIED.

PLANT KEY

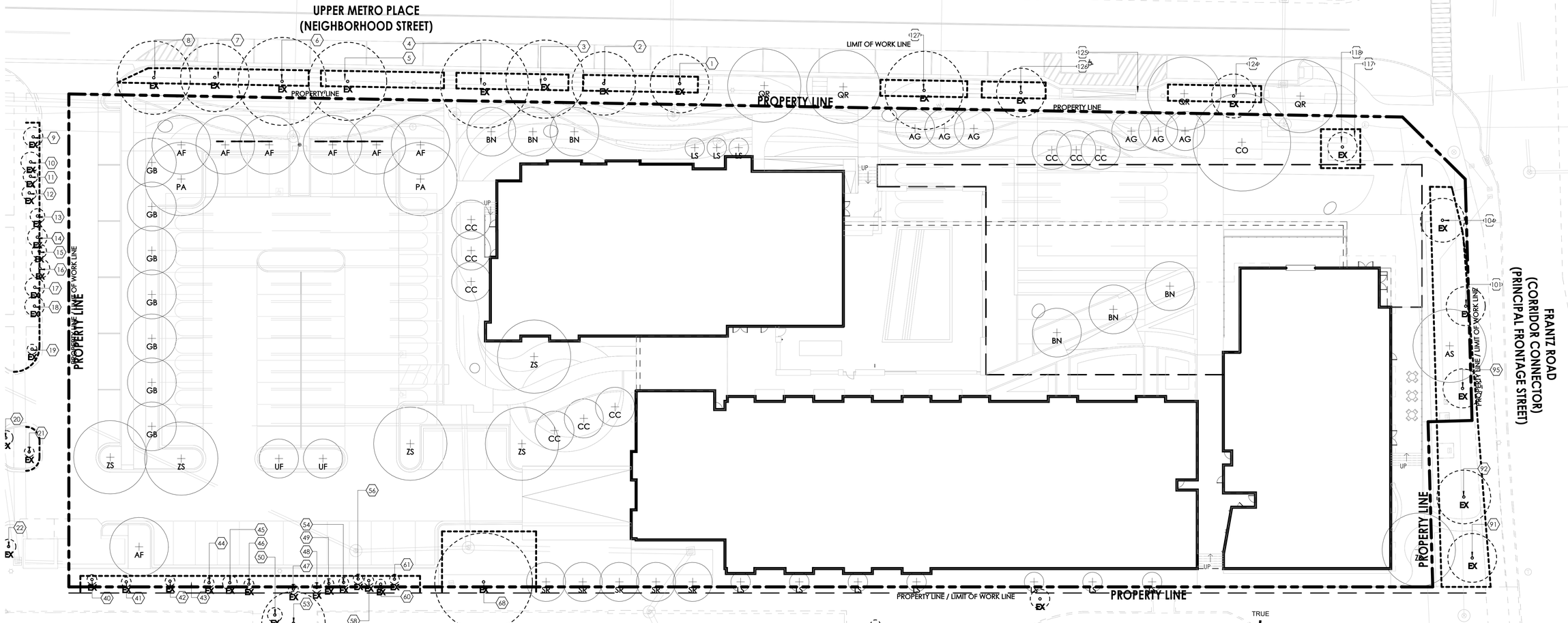
COUNT	TAG ID	SCIENTIFIC NAME	COMMON NAME
6	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova
2	UF	Ulumus 'Frontier'	Frontier Elm
5	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
4	QR	Quercus rubra	Northern Red Oak
2	PA	Platanus occidentalis	London Planetree
10	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum
7	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo
9	CC	Cercis canadensis	Eastern Redbud
1	CO	Celtis occidentalis	Common Hackberry
6	BN	Betula nigra 'BNMTF' Dura-Heat	Dura-Heat River Birch
6	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
7	AF	Acer x freemanii	Freeman Maple
1	AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
66			



NOTES:
1. INSPECTION OF INSTALLATION REQUIRED. CALL (614)410-4600.
2. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.

2 TREE PRESERVATION DETAIL

1/8" = 1'-0"



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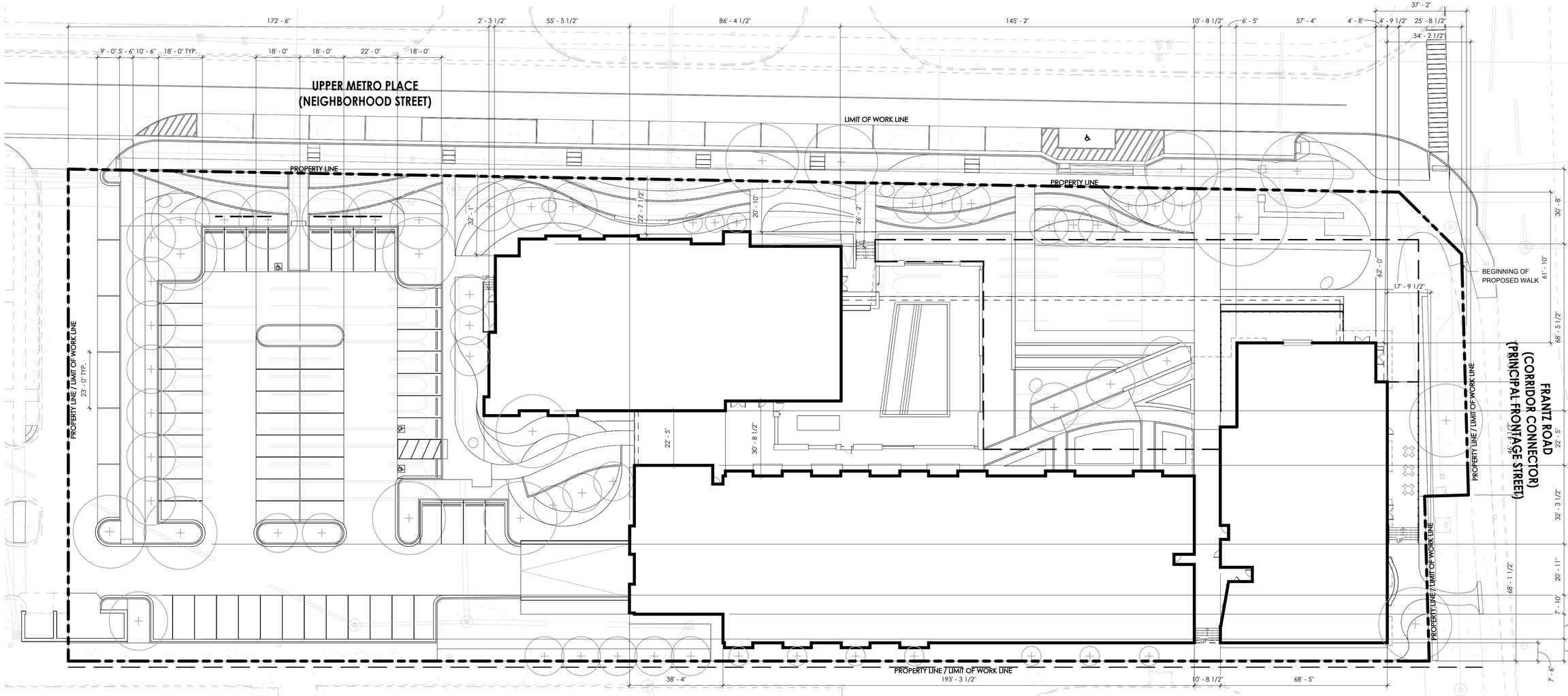
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UPPER MET RESIDENCES
5155 UPPER METRO PLACE — DUBLIN, OHIO 43017 — FRANKLIN COUNTY

Keystone HOTEL group

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SHEET #:
L1.2



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SHEET #:

L1.3

OPEN SPACE CALCULATIONS

OPEN SPACE TYPE	AREA	ACREAGE RANGE
BUILDING FOOTPRINT	33,478 SF	0.77 acres
PRIVATE	5,378 SF	0.12 acres
PUBLIC OPEN SPACE	27,829 SF	0.64 acres
	66,685 SF	1.53 acres

SITE STATISTICS

BUILDING SUMMARY

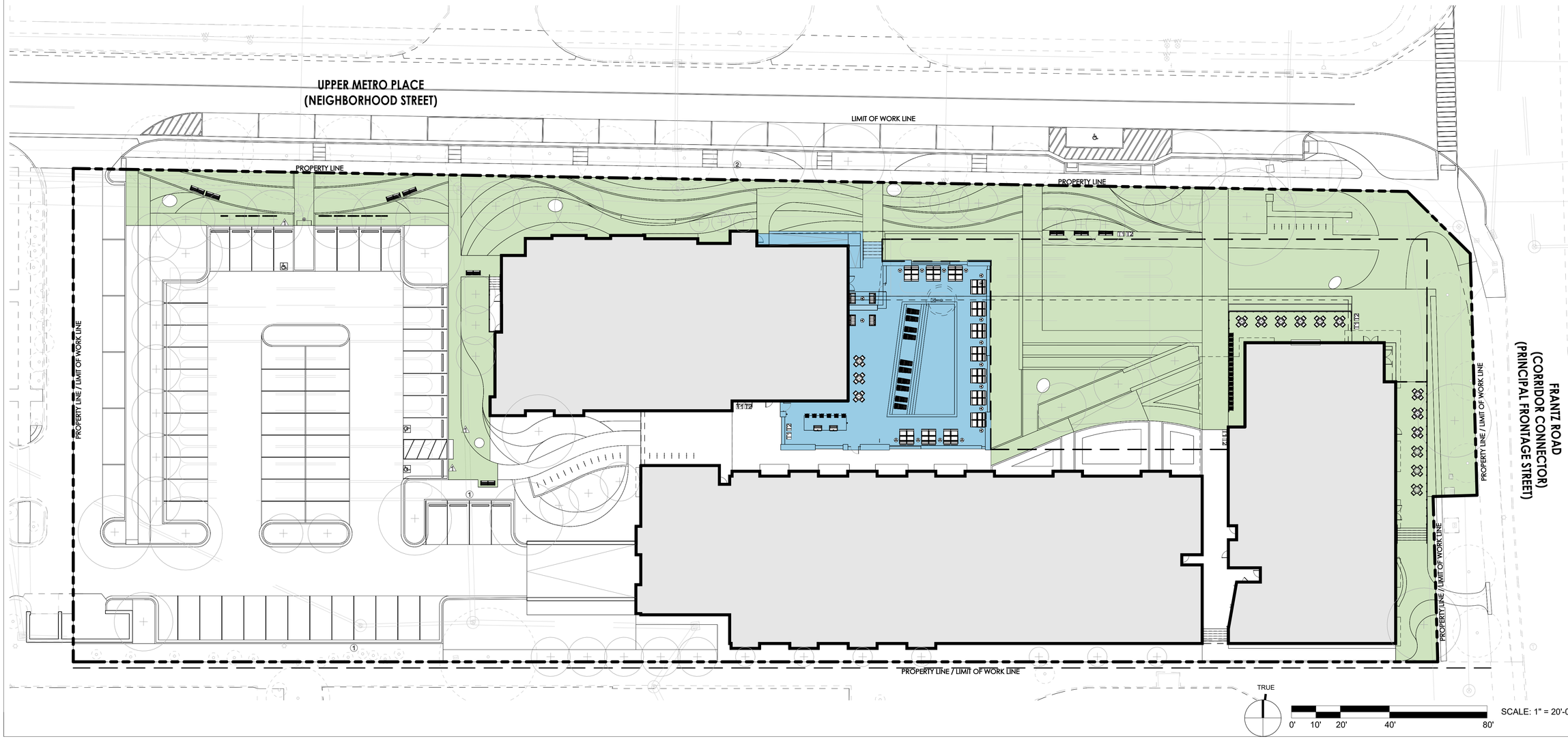
LEVEL	USE / UNIT COUNT PER FLOOR
LEVEL 1	3500sf RESTAURANT/BAR
LEVEL 1	3080sf CO-WORKING SPACE
LEVEL 1	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)
LEVEL 2	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)
LEVEL 3	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)
LEVEL 4	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)
LEVEL 5	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)
	159 UNITS TOTAL (30 2BR, 129 1BR)

TOTAL ACREAGE: 1.62 ACRES (±70,743 SF)
TOTAL NUMBER OF UNITS: 159 DU
GROSS DENSITY: 159 DU / 1.62 ACRES = 98.15 UNITS/ACRE

TOTAL OPEN SPACE REQUIRED:
COMMERCIAL (C): 153.064 (C)(2) "1 SF OF OPEN SPACE PER 50 SF COMMERCIAL SPACE'
6,580 SF / 50 SF = **132 SF**
RESIDENTIAL (R): 153.064 (C)(1) "THERE SHALL BE A OF 200 SF OF PUBLIC OPEN SPACE FOR EACH RESIDENTIAL DWELLING UNIT "
159 DU X 200 SF = **31,800 SF**
132 SF (C) + **31,800** SF (R) = **31,932** SF

TOTAL OPEN SPACE REQUIRED: ±31,932 SF

TOTAL OPEN SPACE PROVIDED: 27,871 SF



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SHEET #:
L1.4

OPEN SPACE TYPE DIAGRAM

OPEN SPACE TYPOLOGY	AREA	ACREAGE RANGE
ART WALK	10,505 SF	0.24 acres
POCKET PLAZA	2,113 SF	0.05 acres
PUBLIC PLAZA	14,248 SF	0.33 acres

OPEN SPACE TYPE DESCRIPTIONS:

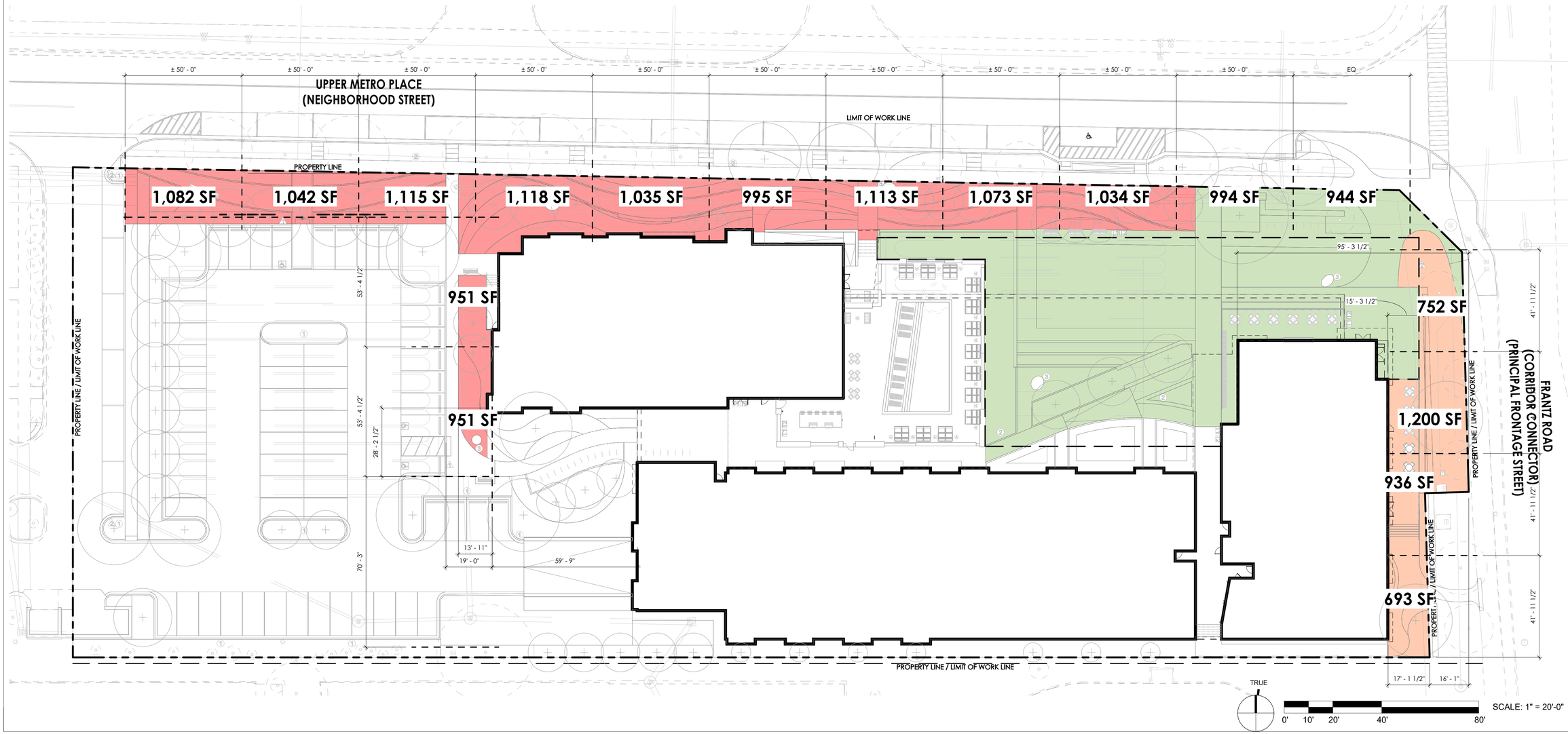
SCULPTURE INSTALLATION:
(PERMANENT OR ROTATING)
TO BE COORDINATED WITH THE BRENDA KROOS GALLERY.

"ART WALK" POCKET PLAZA:
(LANDSCAPED AND SEMI-PERMEABLE SURFACES IN AN UNDULATING LINEAR PROGRESSION OF OUTDOOR SEATING AND SCULPTURES, MERGING INTO PLAZA SPACE).

POCKET PLAZAS:
(LANDSCAPE, HARDSCAPE, OUTDOOR SEATING).

PUBLIC PLAZA:
(LANDSCAPE, HARDSCAPE, OUTDOOR SEATING/DINING, PASSIVE ACTIVITIES, PLAYGROUND, SMALL SCALE RECREATION, STAGE, PLATFORMS).

**PRELIMINARY: SQUARE FOOTAGES AND CONFIGURATION ARE SUBJECT TO CHANGE AS PLANS AND DESIGN DEVELOP.*



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SHEET #:
L1.5

INTERIOR PARKING LOT LANDSCAPE CALCULATION

INTERIOR PARKING LOT TYPE	AREA	PERCENTAGE
DRIVE AISLE	11,327 SF	41%
INTERIOR LANDSCAPE AREA	4,012 SF	15%
PARKING SPACE	12,151 SF	44%

PARKING SPACES

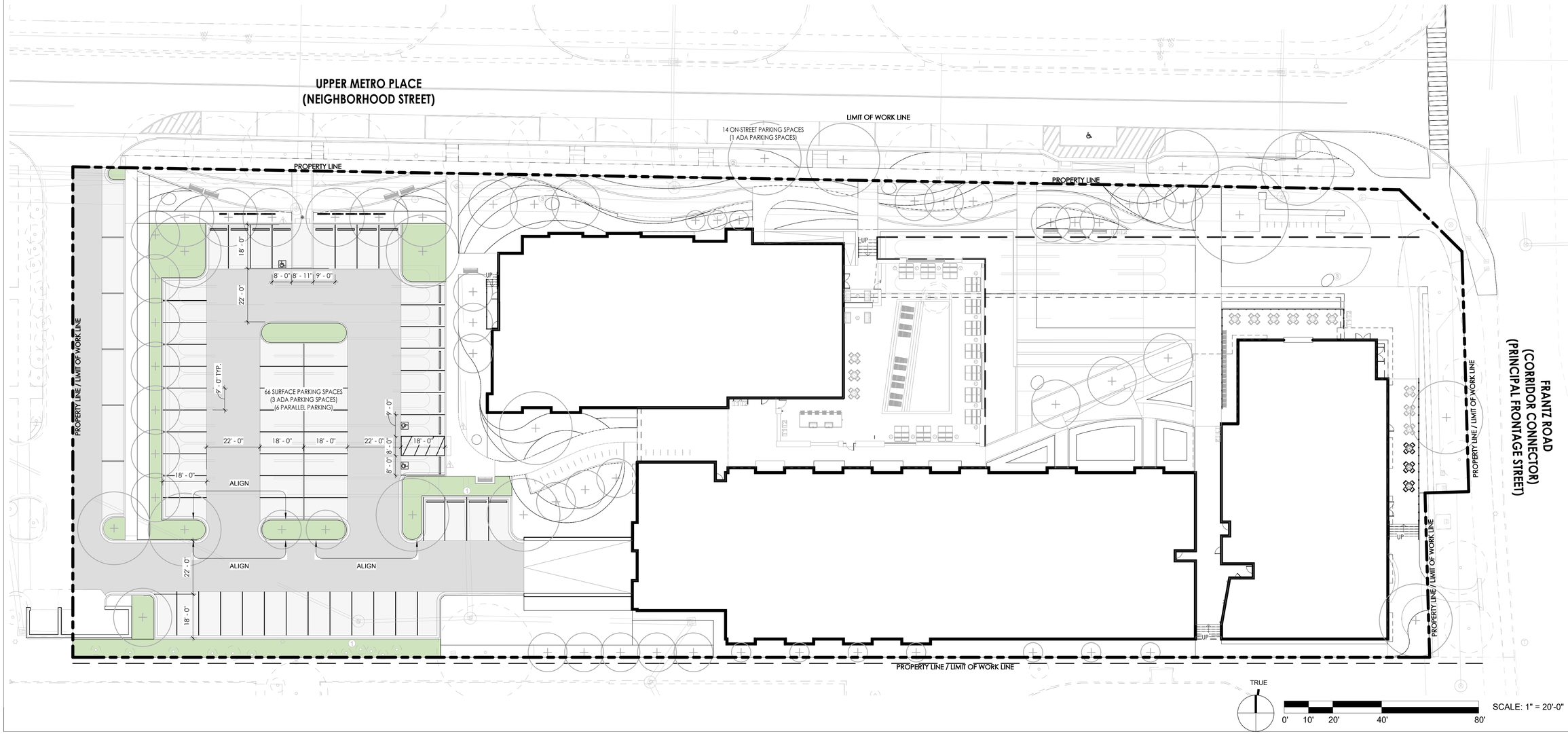
TYPES OF PARKING SPACE	TOTAL (EACH)
ADA	3
GARAGE	125
GARAGE - ADA	5
PARKING SPACES	63
	196

PARKING LOT PLANTING REQUIREMENT:
153.065(D)(5)(c)(1) "A MINIMUM OF 5% OF THE INTERIOR PARKING LOT AREA, CALCULATED AS THE TOTAL OF THE AREA IN ALL PARKING SPACES AND DRIVE AISLES, SHALL BE LANDSCAPED"

TOTAL PARKING LOT AREA: ± 23,478 SF
TOTAL PARKING LOT LANDSCAPE AREA REQUIRED: (23,478 SF X .05) = ±1,174 SF
TOTAL PARKING LOT LANDSCAPE AREA PROVIDED: ±4,012 SF

153.065(D)(5)(c)(2)(A)"...WITH A MAXIMUM RUN OF 12 PARKING SPACES PERMITTED WITHOUT A TREE ISLAND, ONE MEDIUM DECIDUOUS TREE AS DEFINED BY APPENDIX E OR AS OTHERWISE APPROVED BY THE CITY FORESTER SHALL BE PLANTED FOR EVERY 12 PARKING SPACES.

TOTAL PARKING SPACES PROVIDED: 66 SPACES
66 TOTAL PARKING SPACES / 12 PARKING SPACES = 5.5
TOTAL REQUIRED TREES: 6 TREES
TOTAL PROVIDED TREES: 22 TREES



TRUE

0' 10' 20' 40' 80'

SCALE: 1" = 20'-0"

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PERVIOUS VS. IMPERVIOUS

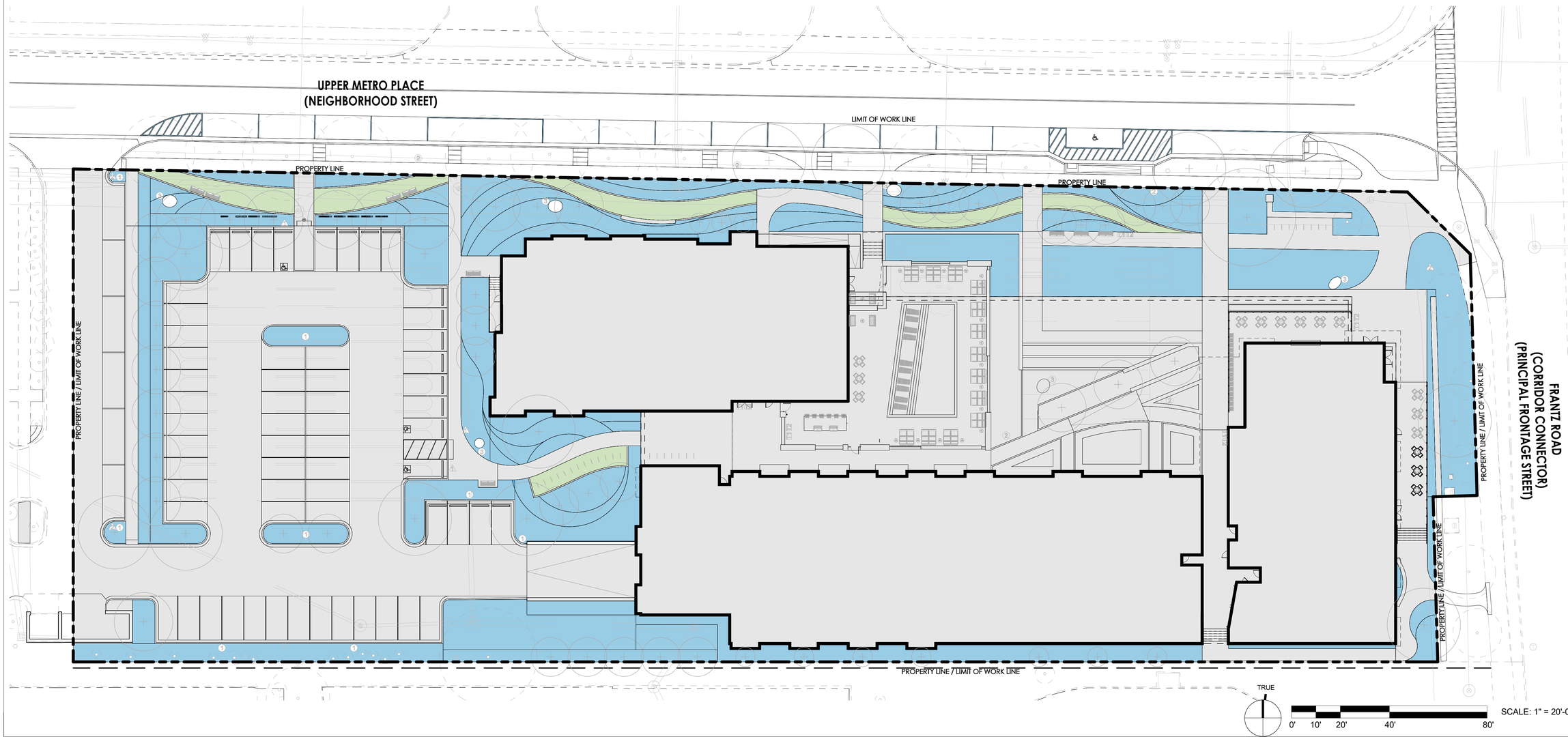
TYPE	AREA	PERCENTAGE
IMPERVIOUS AREA	88,972 SF	78%
PERVIOUS AREA	22,776 SF	20%
SEMI-PERVIOUS AREA	2,430 SF	2%
	114,178 SF	

CORRIDOR BUILDING 153.062(O)(5)(a)(2)

MAXIMUM IMPERVIOUS SURFACE COVERAGE = <80%
IMPERVIOUS SURFACES AREA = 88,605 SF / 113,946 SF = 0.78
IMPERVIOUS SURFACE COVERAGE PROVIDED = 78%

PERVIOUS SURFACE AREA = 22,915 SF / 113,946 SF = 0.20
PERVIOUS SURFACE COVERAGE PROVIDED = 20%

SEMI-PERVIOUS AREA = 2,430 SF / 113,946 SF = 0.02
SEMI-PERVIOUS COVERAGE PROVIDED = 2%



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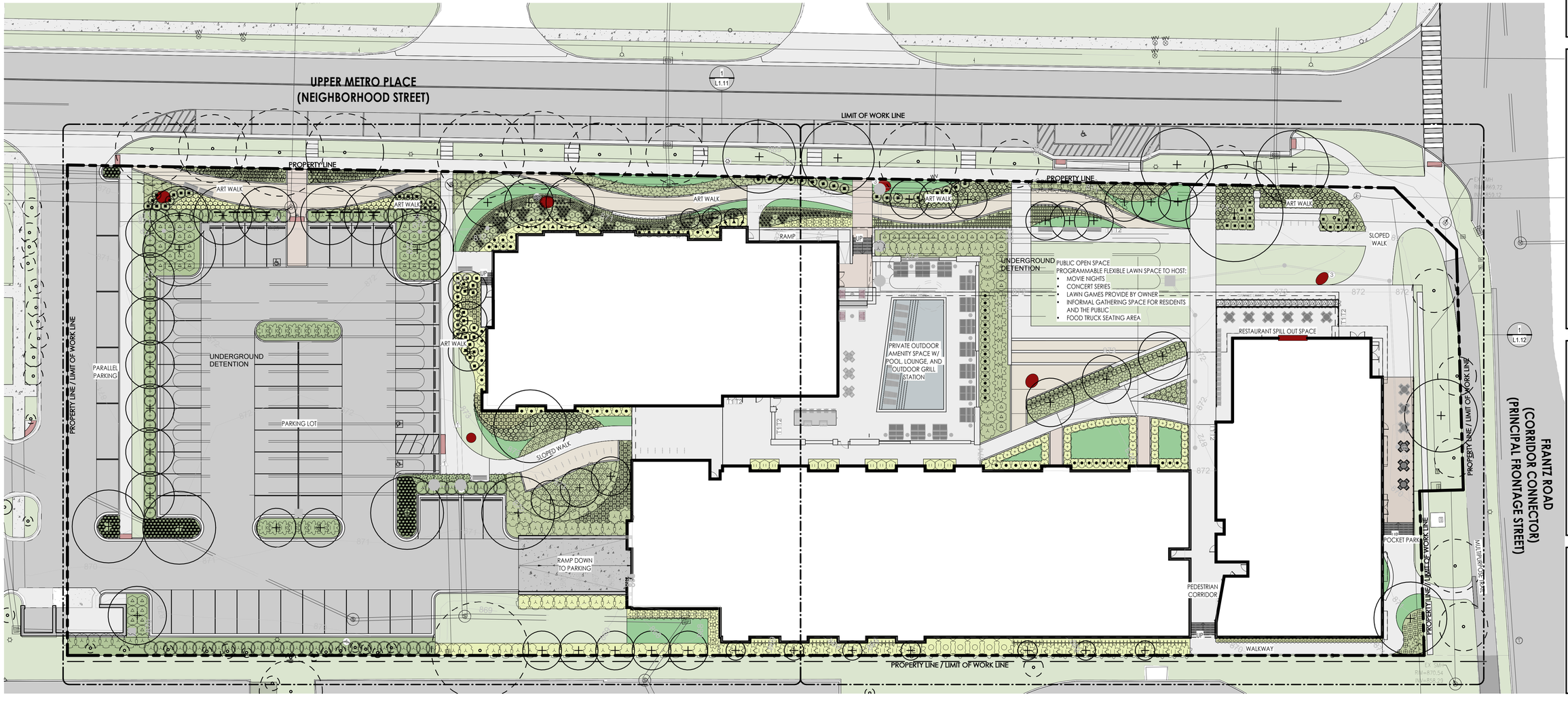
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- 11/16/2026 PRELIMINARY RESUBMITTAL

SHEET #:
L1.7



TRUE

0' 10' 20' 40' 80'

SCALE: 1" = 20'-0"

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SHEET #:
L1.8

GROUNDCOVER PLANTING LEGEND:

LAWN, SEEDED

TAG ID: LS
BOTANICAL NAME: LIRIOPE SPICATA
COMMON NAME: LILYTURF

TAG ID: CG
BOTANICAL NAME: CAREX GRAYI
COMMON NAME: GRAY SEDGE

TREE REQUIREMENT:
SPECIES TO CONFORM TO THE DUBLIN OHIO CODE OF ORDINANCES : APPENDIX E

TOTAL CALIPER INCHES REQUIRED FOR REPLACEMENT (SHEET L1.1) = 175 CALIPER INCHES
175 CALIPER INCHES / 2.5 CALIPER INCHES = 70 TREES TO BE REPLACED
TOTAL PRESERVED TREES CREDITED (SHEET L1.2) = 52 TREES

70 TREES TO BE REPLACED - 52 TREES TO BE CREDITED = 18 TREES NEED TO BE REPLACED (45" CALIPER TO BE REPLACED)

TOTAL TREE CALIPER INCHES PROPOSED =198" (79 TREES @ 2.5" CALIPER)

PROPOSED TREES AND REPLACEMENT TREE CREDIT TOTAL MEETS THE CODE REQUIREMENT.

FOUNDATION PLANTING REQUIREMENT 153.065(D)(7)(a-b):
"BUILDING FOUNDATION LANDSCAPING IS REQUIRED ALONG ALL SIDES OF A BUILDING NOT OTHERWISE OCCUPIED BY BUILDING ENTRANCES, SIDEWALK, PARKING, LOADING AREAS, OR SIMILAR AREAS,... WHERE BUILDING FOUNDATION LANDSCAPING IS REQUIRED, AT LEAST ONE SHRUB SHALL BE PROVIDED FOR EACH 10 LINEAR FEET OF BUILDING FACADE..."

- PARKING SCREENING EVERGREEN SHRUB - 36" HEIGHT AT INSTALLATION
- PRIVACY SHRUB - 48" HEIGHT AT INSTALLATION
- SPECIES TO CONFORM TO THE DUBLIN OHIO CODE OF ORDINANCES : APPENDIX E

CORRIDOR BUILDING 1 (RESIDENTIAL - ±456 LF)
SHRUBS REQUIRED: 456 LF / 10 = 45 SHRUBS
SHRUBS REQUIREMENT MET

CORRIDOR BUILDING 2 (RESIDENTIAL - ±739 LF)
SHRUBS REQUIRED: 739 LF / 10 = 73 SHRUBS
SHRUBS REQUIREMENT MET

CORRIDOR BUILDING 3 (COMMERCIAL - ±393 LF)
SHRUBS REQUIRED: 393 LF / 10 = 39 SHRUBS
SHRUBS REQUIREMENT MET

PLANT SCHEDULE

COUNT	TAG ID	SCIENTIFIC NAME	COMMON NAME	SIZE / CALIPER (DBH)	ROOT / CONTAINER	REMARKS
TREES						
1	AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" Caliper	B&B	
7	AF	Acer x freemanii	Freeman Maple	3" Caliper	B&B	
6	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10' - 12' Hgt.	B&B	Multistem
6	BN	Betula nigra 'BNMTF' Dura-Heat	Dura-Heat River Birch	10' - 12' Hgt.	B&B	Multistem
1	CO	Celtis occidentalis	Common Hackberry	3" Caliper	B&B	
9	CC	Cercis canadensis	Eastern Redbud	10' - 12' Hgt.	B&B	Multistem
7	GB	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" Caliper	B&B	Male species
10	LS	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	3" Caliper	B&B	
2	PA	Platanus occidentalis	London Planetree	3" Caliper	B&B	
4	QR	Quercus rubra	Northern Red Oak	3" Caliper	B&B	
5	SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	3" Caliper	B&B	
2	UF	Ulumus 'Frontier'	Frontier Elm	3" Caliper	B&B	
6	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" Caliper	B&B	
TOTAL TREE CALIPER INCHES PROPOSED = 198"						
SHRUBS						
6	AP	Aesculus parviflora	Bottlebush Buckeye	#5	Cont.	
46	AM	Aronia melanocarpa	Low Scape Mound	#3	Cont.	
41	CE	Ceanothus americanus	New Jersey Tea	#5	Cont.	
63	CL	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	#3	Cont.	
42	CS	Cornus sericea 'Farrow'	Arctic Fire Red-Twig Dogwood	#5	Cont.	
67	DK	Diervilla 'G2X88544' Kodiak Orange	Kodiak Orange Diervilla	#5	Cont.	
30	HQ	Hydrangea quercifolia 'Pee Wee'	Pee Wee Hydrangea	#5	Cont.	
63	HA	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	#5	Cont.	
12	IV	Ilex verticillata	Winterberry	#5	Cont.	
64	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" Hgt.	B&B or Cont.	
18	JH	Juniperus horizontalis	Creeping Juniper	#5	Cont.	
33	JG	Juniperus x 'Grey Owl'	Grey Owl Juniper	36" Hgt.	B&B or Cont.	
68	RA	Rhus aromatica	Gro Low Sumac	#3	Cont.	
19	TD	Taxus x media 'Densiformis'	Dense Yew	36" Hgt.	B&B or Cont.	
45	TM	Taxus × media 'Everlow'	Everlow Yew	12" Hgt.	B&B or Cont.	
63	TO	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Hgt.	B&B or Cont.	

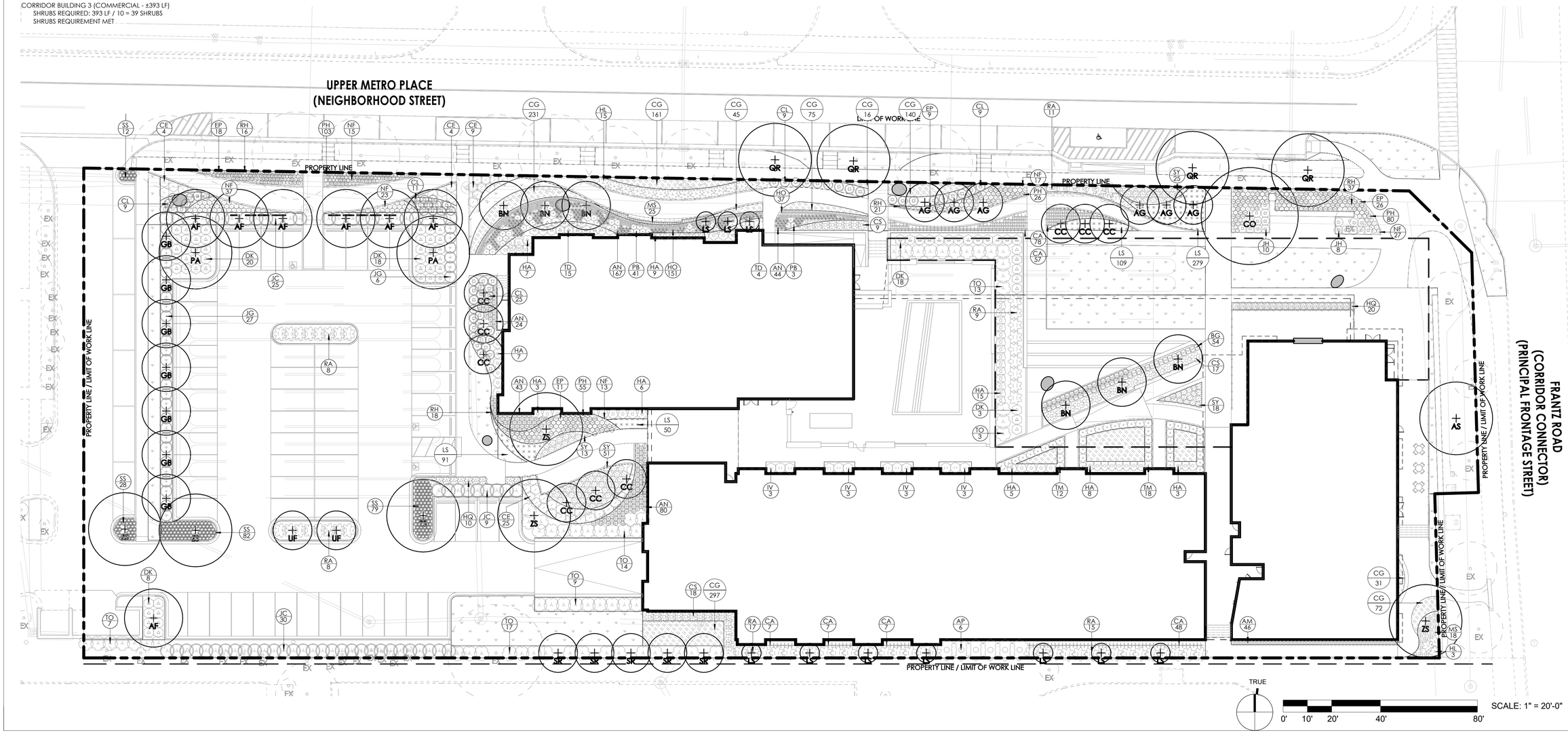
PLANT SCHEDULE

COUNT	TAG ID	SCIENTIFIC NAME	COMMON NAME	SIZE / CALIPER (DBH)	ROOT / CONTAINER	REMARKS
PERENNIALS						
211	AN	Adiantum pedatum	Maidenhair Fern	#2	Cont.	
64	EP	Echinacea purpurea	Purple Coneflower	#2	Cont.	
188	HO	Helleborus orientalis	Lenten Rose	#2	Cont.	
18	HL	Hosta sieboldiana	Giant Hosta	#2	Cont.	
43	MS	Matteuccia struthiopteris	Ostrich Fern	#2	Cont.	
132	NF	Nepeta x faassenii	Walker's Low Catmint	#2	Cont.	
44	PB	Polygonatum biflorum	Solomon's Seal	#2	Cont.	
92	RH	Rudbeckia hirta	Black-eyed Susan	#2	Cont.	
107	SY	Salvia yangii	Russian Sage	#2	Cont.	
GRASSES						
147	AN	Andropogon gerardi	Big Bluestem	#2	Cont.	
54	BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	#2	Cont.	
204	CA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.	
264	PH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#2	Cont.	
201	SS	Schizachyrium scoparium	Little Bluestem	#2	Cont.	
GROUNDCOVER						
1494	CG	Carex grayi	Gray Sedge	#1	Cont.	12" Triangular
537	LS	Liriope spicata	Lilyturf	#1	Cont.	12" Triangular

***NOTE: PLANTING DESIGN INTENT, SELECTIONS AND QUANTITIES ARE SHOWN FOR PDP SUBMISSION PURPOSES ONLY AND WILL CONTINUE TO BE REFINE DURING THE FDP PHASE OF WORK.**

PROPOSED PLANTING SCHEDULE

PLANTING TYPE	AREA
BUILDING FRONTAGE PLANTING BED	4,068 SF
BUILDING FRONTAGE PLANTING BED OVER STRUCTURE	1,437 SF
INTERIOR LANDSCAPE AREA (PARKING LOT PLANTING BED)	4,574 SF
LAWN	58,281 SF
PERENNIAL PLANTING BED	8,635 SF
PERENNIAL PLANTING BED OVER STRUCTURE	1,383 SF



EDGE

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SMR studio costanzi ARCHITECTURE + PLANNING

A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE — DUBLIN, OHIO 43017 — FRANKLIN COUNTY

Keystone HOTEL group

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SITE ELEMENTS & MATERIALS LEGEND

- A — CIP CONCRETE WALL (HEIGHT VARIES) W/ STEEL HANDRAILING
- B — CIP CONCRETE WALL (HEIGHT VARIES)
- C — REFUSE ENCLOSURE TO MATCH EXISTING, BY OTHERS
- D — 4' - 6" TALL LIMESTONE VENEER WALL - SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURE DRAWINGS.
- E — 4' - 6" TALL GATE W/ CONTROLLED ACCESS MECHANISM & INTEGRATED PANIC BAR
- F — 4' - 6" TALL FENCING - SHOWN FOR REFERENCE ONLY. SEE ARCHITECTURE DRAWINGS.
- TABLE (1) AND CHAIRS (4), FREE STANDING, BY OWNER
- TR1 — LITTER RECEPTACLE, SURFACE MOUNTED
- TR2 — RECYCLING RECEPTACLE, SURFACE MOUNTED
- POOL LOUNGE FURNITURE, FREE STANDING, BY OWNER
- LOUNGE SOFA, FREE STANDING, BY OWNER
- BIKE RACKS, EMBEDDED
- BENCH, EMBEDDED
- WHEEL STOP
- STAINLESS STEEL EMBEDDED BOLLARD
- ADA PARKING SPACE SIGNAGE
- STOP SIGN
- ① — PARKING LOT LED LIGHT POLE, BY OTHERS
- ② — PEDESTRIAN LED POLE LIGHT FIXTURE, BY OTHERS
- ③ — ART SCULPTURE UPLIGHT, BY OTHERS
- LIGHT DUTY ASPHALT PAVING - SHOWN FOR REFERENCE ONLY. SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- HEAVY DUTY ASPHALT PAVING - SHOWN FOR REFERENCE ONLY. SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- CONCRETE WALK, BROOM FINISH
- CONCRETE PAVERS ON PEDESTALS OVER PARKING STRUCTURE.
- CONCRETE WALK OVER PARKING STRUCTURE.
- WOOD DECKING
- DETECTABLE WARNING PLATE
- LAWN SEEDED, 6" DEPTH PLANTING MIX, 4" ROTOTIL SUB-GRADE
- PLANTING BED, 12"-18" PLANTING MIX, 4" DEPTH ROTOTIL SUB-GRADE, SHREDDED HARDWOOD MULCH, 3" DEPTH. SEE PLANTING PLAN FOR PLANTING TYPE INFORMATION.

CODED NOTES - SITE ELEMENT & MATERIALS

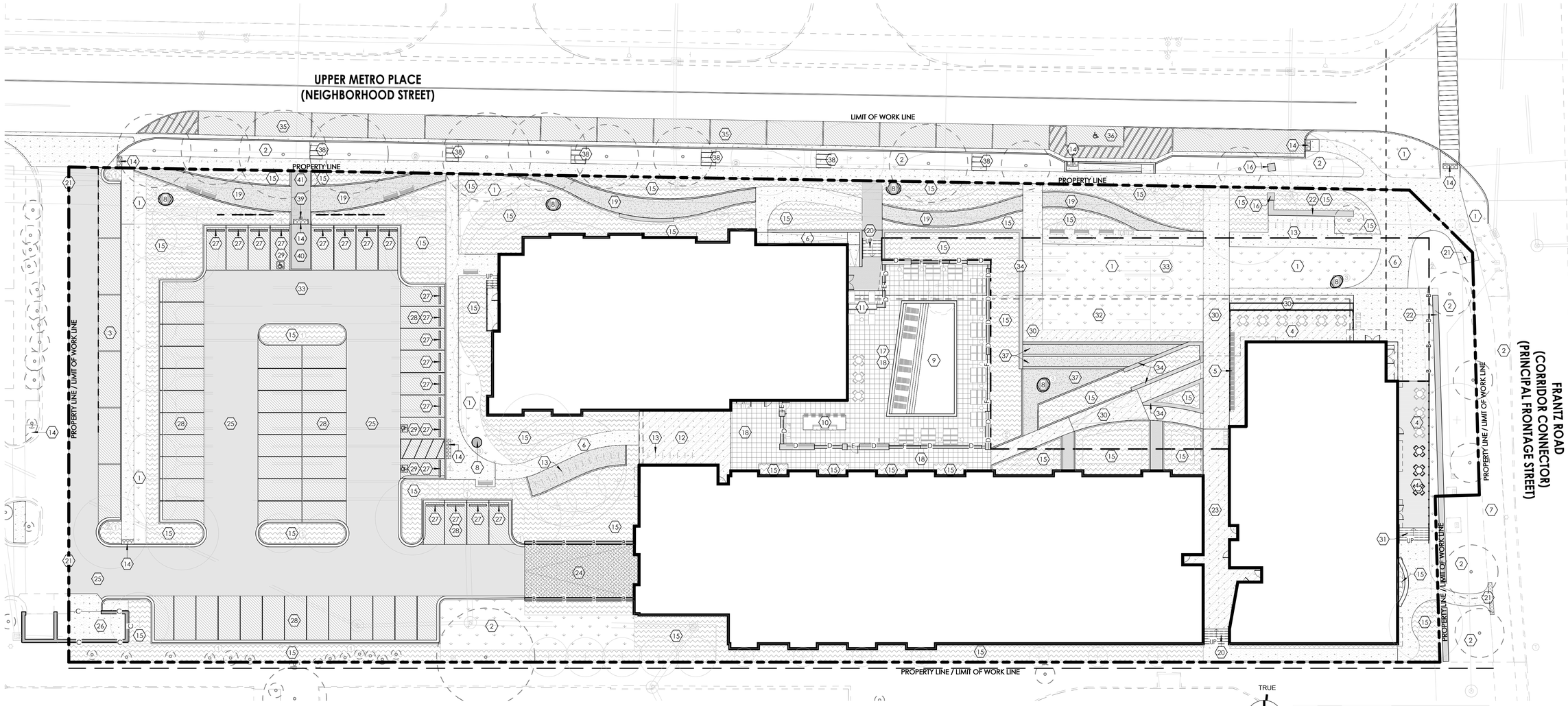
1. LAWN AREA.
2. EXISTING LAWN AREA. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
3. PARALLEL PARKING SPACES.
4. PUBLIC OUTDOOR PATIO SPACE W/ TABLES AND CHAIRS PROVIDED BY OWNER.
5. RESTAURANT OUTDOOR PATIO SPACE W/ LEAN RAIL AND STOOL HEIGHT CHAIRS PROVIDED BY OWNER.
6. SLOPED CONCRETE WALK.
7. EXISTING MULTI-PURPOSE PATHWAY. PRESERVE AND PROTECT DURING CONSTRUCTION.
8. PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE BRENDA KROOS GALLERY.
9. POOL LAYOUT COMPLETE BY OTHERS INCLUDING ADA ACCESSIBLE ENTRY, SHELF AND COORIDNATED EQUIPMENT ROOM.
10. OUTDOOR GAS GRILL STATION WITH STOOL HEIGHT SEATING AT COUNTERTOP OVERHAN PROVIDED BY OWNER.
11. DOUBLE SIDED GAS FIRE PLACE FEATURE BY ARCHITECT.
12. CONCRETE PAVING IN THE PUBLIC BREEZEWAY WITH BUILDING OVERHEAD OVER PARKING STRUCTURE.
13. BIKE PARKING.
14. DETECTABLE WARNING PLATE.
15. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AT ALL PLANTING BEDS, TYPICAL.
16. EXISTING LIMESTONE COLUMN.

CODED NOTES - SITE ELEMENT & MATERIALS

17. GATED, SECURED ACCESS POOL TERRACE WITH TABLES, CHAIRS, AND LOUNGE FURNISHINGS PROVIDED BY OWNER.
18. CONCRETE PAVERS ON PEDESTALS OVER PARKING STRUCTURE BELOW.
19. STABILIZED AGGREGATE W/ CIP CONCRETE FLUSH EDGE.
20. CIP CONCRETE STAIRS W/ HANDRAILING PER CODE REQUIREMENTS.
21. PROPOSED TO EXISTING PAVING TRANSITION. MEET FLUSH HORIZONTALLY.
22. EXISTING DUBLIN WALL.
23. CONCRETE WALK OVER PARKING STRUCTURE BELOW.
24. RAMP DOWN TO UNDERGROUND PARKING BY OTHERS.
25. HEAVY DUTY ASPHALT PAVING PARKING LOT DRIVE AISLE BY OTHERS.
26. REFUSE ENCLOSURE EXPANSION BY OTHERS.
27. PARKING LOT WHEEL STOP BY OTHERS.
28. LIGHT DUTY ASPHALT PAVING PARKING STALL BY OTHERS.
29. LIGHT DUTY ASPHALT PAVING ADA PARKING STALL BY OTHERS.
30. CONCRETE UNIT PAVERS OVER PEDESTALS.
31. WOOD DECK STAIRS WITH HANDRAILING PER LOCAL CODE
32. LAWN AREA OVER PEDESTALS.
33. UNDERGROUND STORMWATER TANK. SEE CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
34. CIP CONCRETE SEAT WALL.

CODED NOTES - SITE ELEMENT & MATERIALS

35. ON-STREET PARALLEL PARKING SPACES.
36. ON-STREET PARALLEL ADA PARKING SPACE AND RESTAURANT LOADING ZONE.
37. STABILIZED AGGREGATE W/ CIP CONCRETE FLUSH EDGE OVERTOP UNDERGROUND STRUCTURE.
38. CONCRETE BLOCK STEPS. HANDRAILINGS REQUIRED AS PER CODE.
39. STAINLESS STEEL EMBEDDED BOLLARD
40. VEHICULAR GRADE UNIT PAVERS
41. PEDESTRIAN GRADE UNIT PAVERS



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GENERAL

EDGE

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SMR

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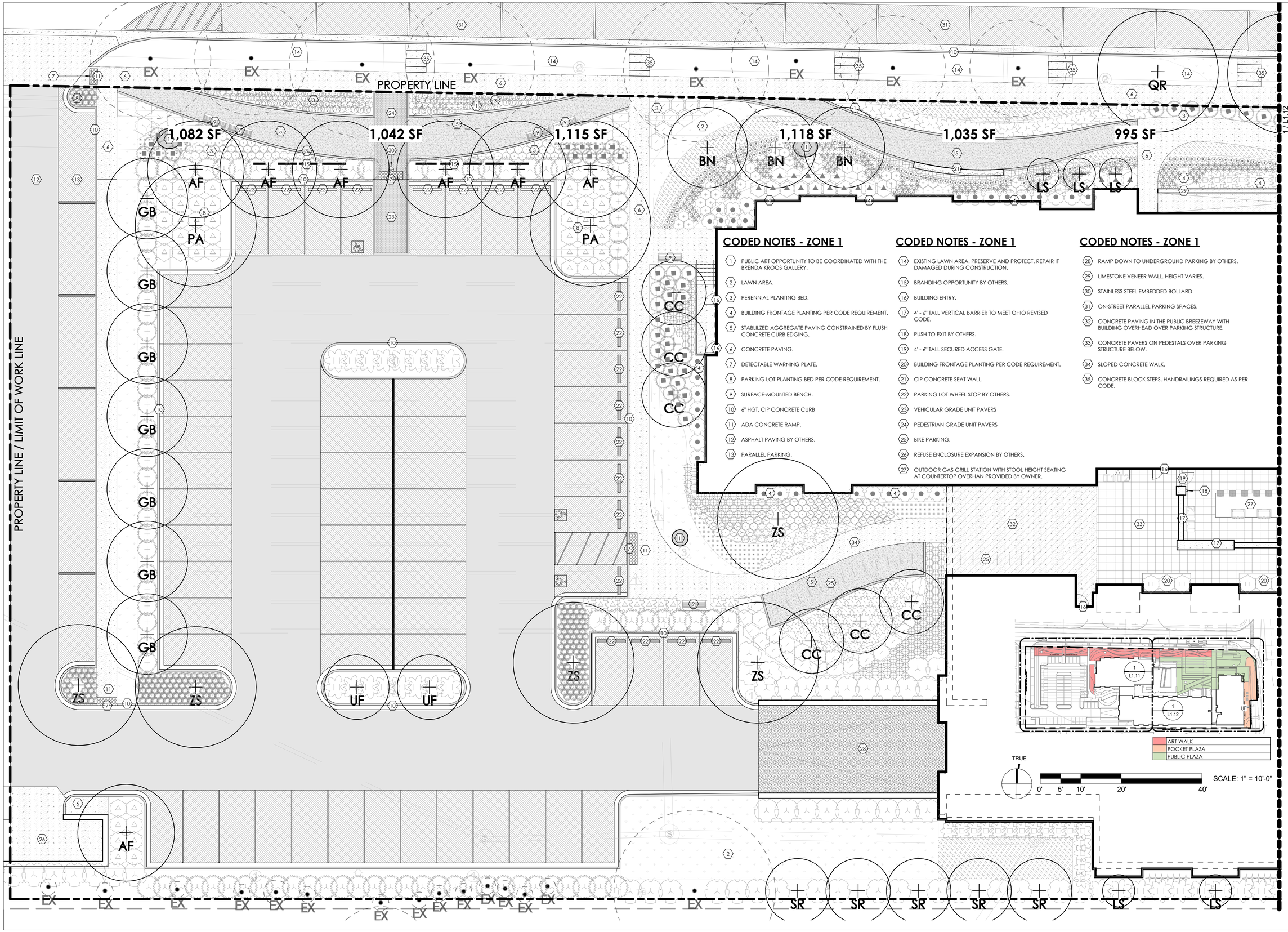
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CODED NOTES - ZONE 1

1. PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE BRENDA KROOS GALLERY.
2. LAWN AREA.
3. PERENNIAL PLANTING BED.
4. BUILDING FRONTAGE PLANTING PER CODE REQUIREMENT.
5. STABILIZED AGGREGATE PAVING CONSTRAINED BY FLUSH CONCRETE CURB EDGING.
6. CONCRETE PAVING.
7. DETECTABLE WARNING PLATE.
8. PARKING LOT PLANTING BED PER CODE REQUIREMENT.
9. SURFACE-MOUNTED BENCH.
10. 6" HGT. CIP CONCRETE CURB
11. ADA CONCRETE RAMP.
12. ASPHALT PAVING BY OTHERS.
13. PARALLEL PARKING.

CODED NOTES - ZONE 1

14. EXISTING LAWN AREA. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
15. BRANDING OPPORTUNITY BY OTHERS.
16. BUILDING ENTRY.
17. 4' - 6" TALL VERTICAL BARRIER TO MEET OHIO REVISED CODE.
18. PUSH TO EXIT BY OTHERS.
19. 4' - 6" TALL SECURED ACCESS GATE.
20. BUILDING FRONTAGE PLANTING PER CODE REQUIREMENT.
21. CIP CONCRETE SEAT WALL.
22. PARKING LOT WHEEL STOP BY OTHERS.
23. VEHICULAR GRADE UNIT PAVERS
24. PEDESTRIAN GRADE UNIT PAVERS
25. BIKE PARKING.
26. REFUSE ENCLOSURE EXPANSION BY OTHERS.
27. OUTDOOR GAS GRILL STATION WITH STOOL HEIGHT SEATING AT COUNTERTOP OVERHAN PROVIDED BY OWNER.

CODED NOTES - ZONE 1

28. RAMP DOWN TO UNDERGROUND PARKING BY OTHERS.
29. LIMESTONE VENEER WALL. HEIGHT VARIES.
30. STAINLESS STEEL EMBEDDED BOLLARD
31. ON-STREET PARALLEL PARKING SPACES.
32. CONCRETE PAVING IN THE PUBLIC BREEZEWAY WITH BUILDING OVERHEAD OVER PARKING STRUCTURE.
33. CONCRETE PAVERS ON PEDESTALS OVER PARKING STRUCTURE BELOW.
34. SLOPED CONCRETE WALK.
35. CONCRETE BLOCK STEPS. HANDRAILINGS REQUIRED AS PER CODE.

TRUE

SCALE: 1" = 10'-0"

0' 5' 10' 20' 40'

1 / L1.12

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EDGE

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studio costanzi ARCHITECTURE + PLANNING

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LIMIT OF WORK LINE

PROPERTY LINE

PROPERTY LINE / LIMIT OF WORK LINE

1,113 SF

1,073 SF

1,034 SF

994 SF

944 SF

749 SF

816 SF



CODED NOTES - ZONE 2

1. EXISTING LAWN AREA. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
2. EXISTING TREES. PRESERVE AND PROTECT AROUND THE CRITICAL ROOT ZONE AT THE DRIP LINE OF THE TREE. PROTECTIVE FENCING REQUIRED PER CODE TYPICAL.
3. EXISTING MULTI-PURPOSE PATHWAY. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
4. BUILDING FRONTAGE PLANTING PER CODE REQUIREMENT.
5. STABILIZED AGGREGATE W/ CIP CONCRETE FLUSH EDGE.
6. CONCRETE LANDING.
7. ADA ACCESSIBLE CONCRETE RAMP.
8. BIKE PARKING.
9. PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE BRENDA KROOS GALLERY.
10. CONCRETE PAVING.
11. WOOD DECKING OVER TOP OF STRUCTURAL FRAME.
12. OVERHEAD BUILDING CANOPY.
13. LAWN AREA.
14. CIP CONCRETE SEAT WALL.
15. BUILDING ENTRY.
16. DETECTABLE WARNING PLATE.
17. EXISTING LIMESTONE COLUMN.
18. EXISTING DUBLIN WALL.
19. 4' - 6" TALL VERTICAL BARRIER TO MEET OHIO REVISED CODE.
20. 4' - 6 TALL SECURED ACCESS GATE.
21. GATED, SECURED ACCESS POOL TERRACE WITH TABLES, CHAIRS, AND LOUNGE FURNISHINGS PROVIDED BY OWNER.
22. RESTAURANT OUTDOOR PATIO SPACE W/ TABLES AND CHAIRS PROVIDED BY OWNER.
23. POOL LAYOUT COMPLETE BY OTHERS INCLUDING ADA ACCESSIBLE ENTRY, POOL SHELF AND COORDINATED EQUIPMENT ROOM.
24. CONCRETE BLOCK STEPS. HANDRAILINGS REQUIRED AS PER CODE.
25. PERENNIAL PLANTING BED.
26. RESTAURANT OUTDOOR PATIO SPACE W/ LEAN RAIL AND STOOL HEIGHT CHAIRS PROVIDED BY OWNER.
27. DOUBLE-SIDED GAS FIRE PLACE FEATURE BY ARCHITECT.
28. PROPOSED TO EXISTING PAVING TRANSITION. MEET FLUSH HORIZONTALLY.
29. EXISTING CONCRETE CURB TO REMAIN. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
30. ON-STREET PARALLEL PARKING SPACES.
31. ADA ACCESSIBLE CONCRETE SLOPED WALK.
32. TABLES AND CHAIRS.
33. WOOD DECK STAIRS WITH HANDRAILING PER LOCAL CODE
34. OUTDOOR RINSE AREA BY OTHERS
35. UNIT PAVERS OVER PEDESTAL.
36. STABILIZED AGGREGATE W/ CIP CONCRETE FLUSH EDGE OVERTOP UNDERGROUND STRUCTURE.
37. PARKING STRUCTURE EXTENS BE:LOW.
38. CONCRETE PAVING OVER TOP OF STRUCTURE.
39. CONCRETE SLOPED WALK OVER TOP OF STRUCTURE.
40. CIP CONCRETE STAIRS. INSTALL HANDRAILINGS PER CODE.
41. CIP CONCRETE RETAINING WALL.
42. 6" TALL CIP CONCRETE STEP
43. LAWN AREA OVER STRUCTURE.

TRUE

SCALE: 1" = 10'-0"

0' 5' 10' 20' 40'

EDGE

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