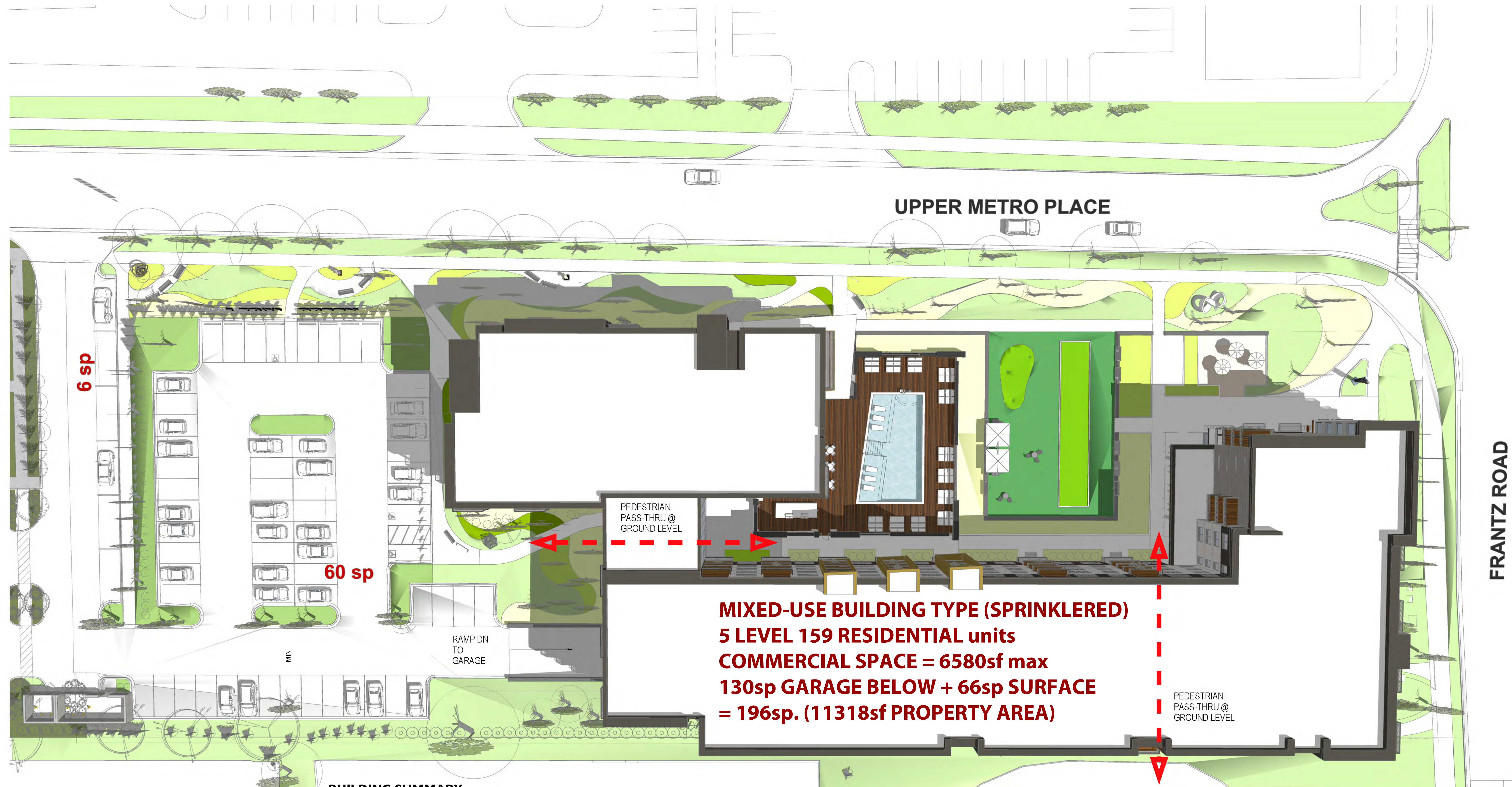


OWNER	
KEYSTONE HOTEL GROUP	
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Cincinnati, OH 45249	
Phone: 513-683-1333	
Subhas Patel subhas@keystonehotels.com	
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	Chris Laster claster@edgela.com

INDEX	SHEET#	TITLE	ISSUED	REVISED
	1.0	COVER SHEET INDEX	2024-3-08	2025-9-24
	1.1	MASSING - PLAN / BUILDING SUMMARY	2024-3-08	2025-9-24
	1.2	MASSING - AERIAL VIEW FROM N.E.	2024-3-08	2025-9-24
	1.3	MASSING - AERIAL VIEW FROM S.W.	2024-3-08	2025-9-24
	1.4	MASSING - AERIAL VIEW FROM N.W.	2024-3-08	2025-9-24
	1.5	MASSING - AERIAL VIEW AT COURTYARD	2024-3-08	2025-9-24
	1.6	MASSING - VIEW AT ART SCREEN	2025-9-24	
	1.10	MASSING - GOOGLE MAP VIEW	2024-3-08	2025-9-24
	1.13	FIRE ACCESS DIAGRAM	2024-3-21	2025-9-24
	2.1	CONCEPT IMAGERY - ARTWORK & LIGHTING	2025-9-24	
	C101	CIVIL REGIONAL CONTEXT MAP	2024-3-08	2025-9-24
	C110	CIVIL EXISTING CONDITIONS PLAN	2024-3-08	2025-9-24
	C111	CIVIL EXISTING SETBACK & EASEMENT PLAN	2025-9-24	
	C120	CIVIL PRELIMINARY DEVELOPMENT PLAN	2024-3-08	2025-9-24
	C130	CIVIL PRELIMINARY DRAINAGE PLAN	2025-9-24	
	C140	CIVIL PRELIMINARY GRADING PLAN	2024-3-08	2025-9-24

SHEET#	TITLE	ISSUED	REVISED
A1.1	ARCHITECTURAL GARAGE LEVEL FLOOR PLAN	2024-3-08	2025-9-24
A1.2	ARCHITECTURAL FIRST LEVEL FLOOR PLAN	2024-3-08	2025-9-24
A1.3	NOT USED	2024-3-08	
A1.4	NOT USED	2024-3-08	
A1.5	ON-SITE PARKING SUMMARY	2025-9-24	
A5.1	ARCHITECTURAL SITE SECTION	2024-3-08	2025-9-24
A6.1	ARCHITECTURAL NORTH ELEVATION	2023-3-08	2025-9-24
A6.2	ARCHITECTURAL WEST ELEVATIONS	2023-3-08	2025-9-24
A6.3	ARCHITECTURAL SOUTH ELEVATION	2023-3-08	2025-9-24
A6.4	ARCHITECTURAL EAST ELEVATIONS	2023-3-08	2025-9-24
A6.5	ARCHITECTURAL RENDERING VIEWS	2023-3-08	2025-9-24
A6.6	ARCHITECTURAL RENDERING VIEWS	2023-3-08	2025-9-24
A6.7	ARCHITECTURAL RENDERING VIEWS	2023-3-08	2025-9-24
L1.1	TREE REMOVAL PLAN	2023-3-08	2025-9-24
L1.2	TREE PRESERVATION PLAN	2023-1-08	2025-9-24
L1.3	OVERALL SITE PLAN	2023-1-08	2025-9-24
L1.4	OVERALL LANDSCAPE OPEN SPACE PLAN	2023-1-08	2025-9-24
L1.5	OPEN SPACE TYPE DIAGRAM	2023-1-08	2025-9-24
L1.6	INTERIOR PARKING LOT CALCULATION	2023-1-08	2025-9-24
L1.7	OVERALL SITE PERVIOUS VS IMPERVIOUS PLAN	2023-1-08	2025-9-24
L1.8	OVERALL ILLUSTRATIVE LANDSCAPE PLAN	2023-1-13	2025-9-24
L1.9	OVERALL SITE PLANTING PLAN	2023-1-13	2025-9-24
L1.10	OVERALL SITE ELEMENTS AND MATERIALS PLANS	2023-1-13	2025-9-24
L1.11	ART WALK ENLARGEMENT PLAN	2023-1-13	2025-9-24
L1.12	PUBLIC PLAZA AND AMENITY SPACE	2023-1-13	2025-9-24
L1.13	FRANZ ROAD ENLARGEMENT PLAN	2023-1-13	2025-9-24





MIXED-USE BUILDING TYPE (SPRINKLERED)
5 LEVEL 159 RESIDENTIAL units
COMMERCIAL SPACE = 6580sf max
130sp GARAGE BELOW + 66sp SURFACE
= 196sp. (11318sf PROPERTY AREA)

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 60 SP SURFACE LOT 6 SP PARALLEL (WEST EDGE OF SITE) 196 SPACES ON-SITE PROVIDED **
LEVEL 1	16'-0"	3080sf CO-WORKING SPACE	8 SPACES (2.5/1000)	
LEVEL 1	14'-6"	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES	
LEVEL 2	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	
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	** REFER TO TECHNICAL A-SERIES SHEET A1.5 FOR DETAILED CAR AND BIKE PARKING
LEVEL 5	11'-4"	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)	37 SPACES	
159 UNITS TOTAL (30 2BR, 129 1BR)			217 SPACES TOTAL*	
			195 SPACES REQUIRED	

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

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.



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

NTS

MULTI-FAMILY: DUBLIN, OH
2020013.000

9.24.2025

PRELIMINARY MASSING

1.3

Keystone
HOTEL group

studio
costandi

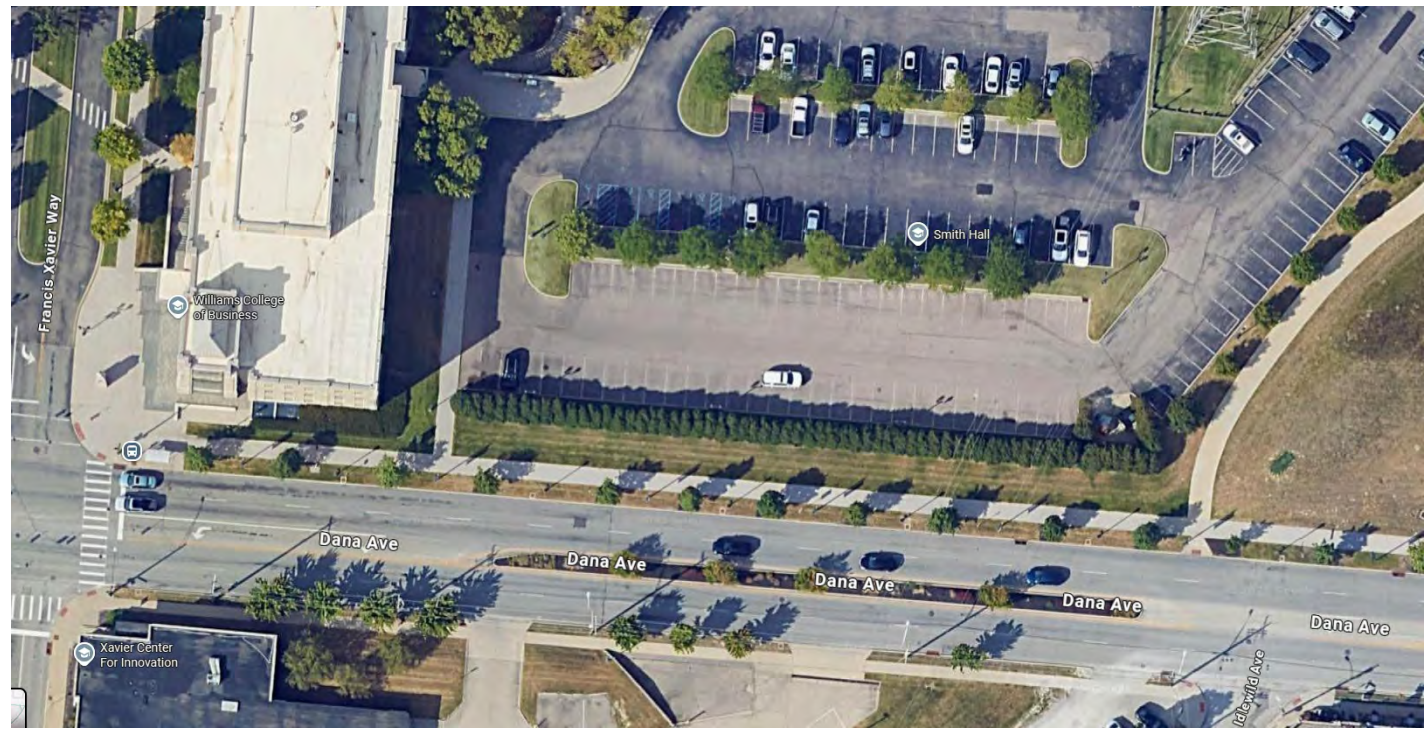
ARCHITECTURE + PLANNING



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.



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

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



NTS

MULTI-FAMILY: DUBLIN, OH
2020013.000

9.24.2025

PRELIMINARY MASSING

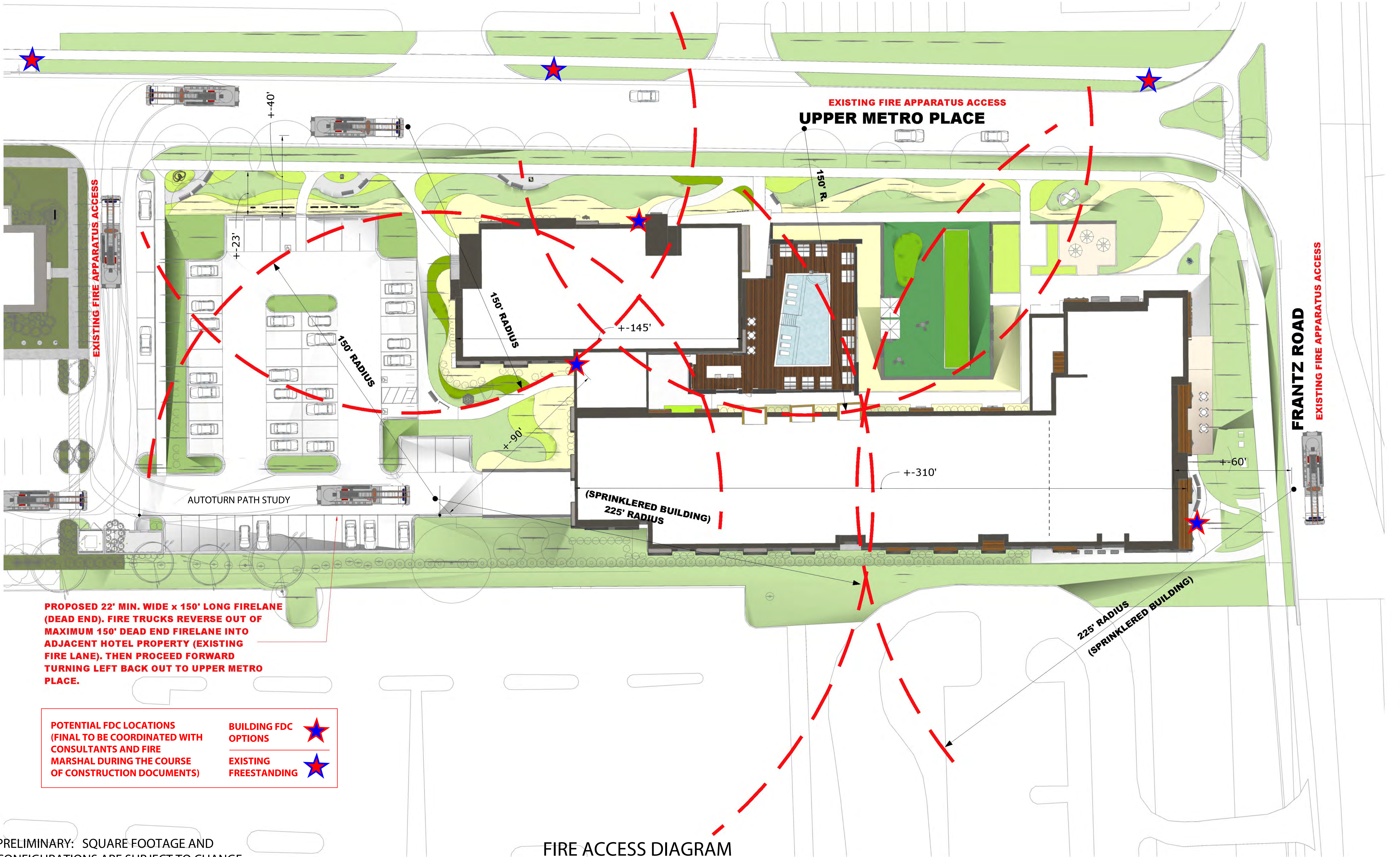
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ARCHITECTURE + PLANNING



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



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.

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

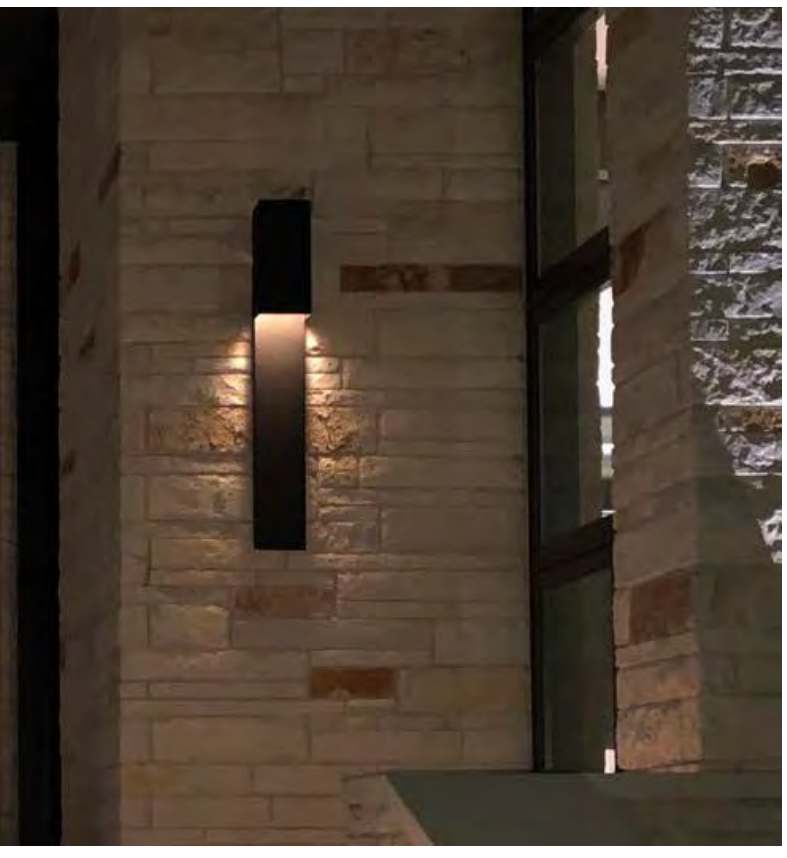
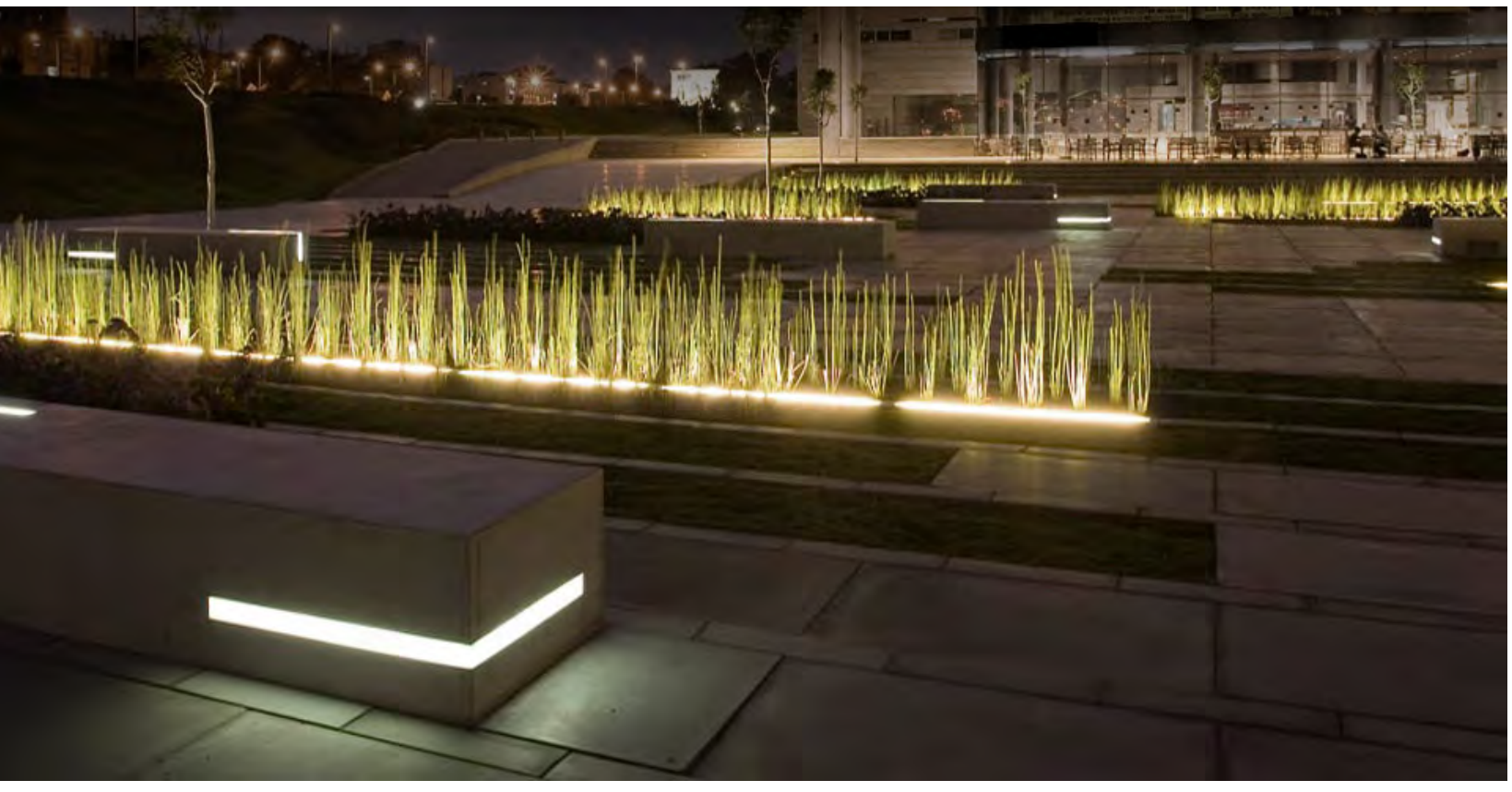
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FIRE ACCESS DIAGRAM

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



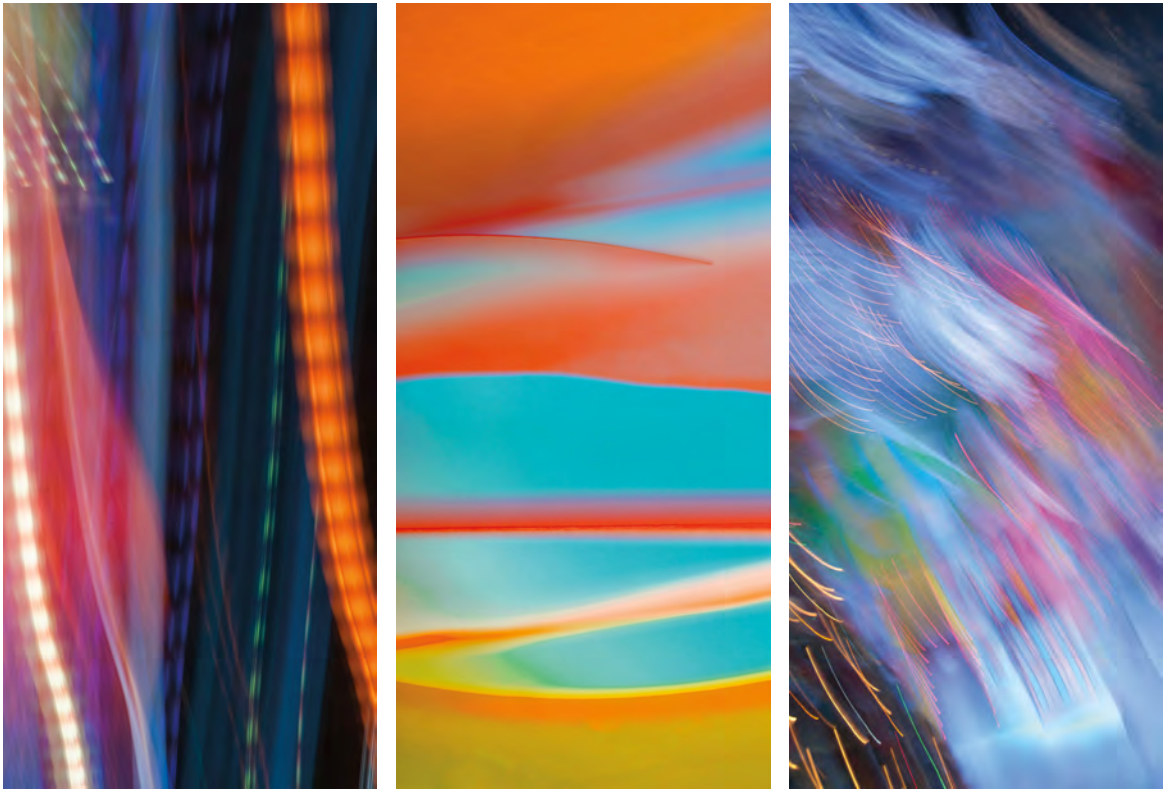
Barry Gunderson
Barry Gunderson lives in Gambier, Ohio, where he has taught sculpture at Kenyon College since 1974. Barry retired from teaching in 2015 but his studio will never retire. Interpretations of water, contorted figures with peculiar thought bubbles, sculptural architecture based on Northern 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.



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. 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.



Rica Belna
Born in Austria, has called Berlin, Germany her home since 1993. At a young age she developed an interest in artistic work and photographic media. As technological advances opened up new opportunities in artistic and creative work, DSLR and medium format cameras started to allow immediate checking of aesthetic look and quality of the creation, a crucial aspect in the creation of large-format art. Over time Rica developed special techniques which continue to give her graphic art a unique look and aesthetic. Abstract color gradients and expansive motifs are particularly effective in large format visual applications. These unique, large „worlds of color“ have contrast rich hues flow into each other, reminiscent of a water-filled vessel. Individual lines of color look like chalk or ink applied to a canvas. The artist Rica Belna loves working large. She applies this interest in artistic wall design, where photography as well as graphic art offer a wonderful opportunity to design for large spaces. Rica Belna's art visually opens, expands space and creates a welcoming atmosphere. Much of her work has been implemented in renowned hotels, wellness and corporate settings across the globe.

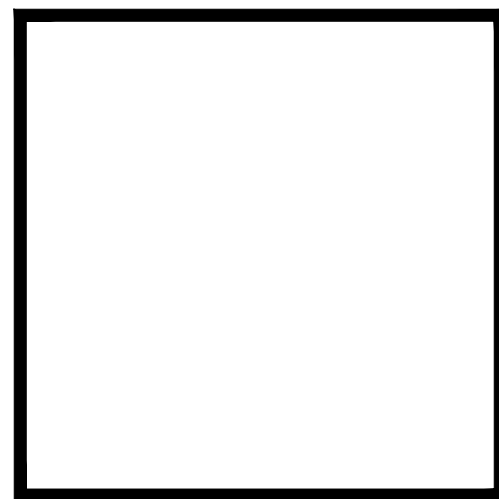
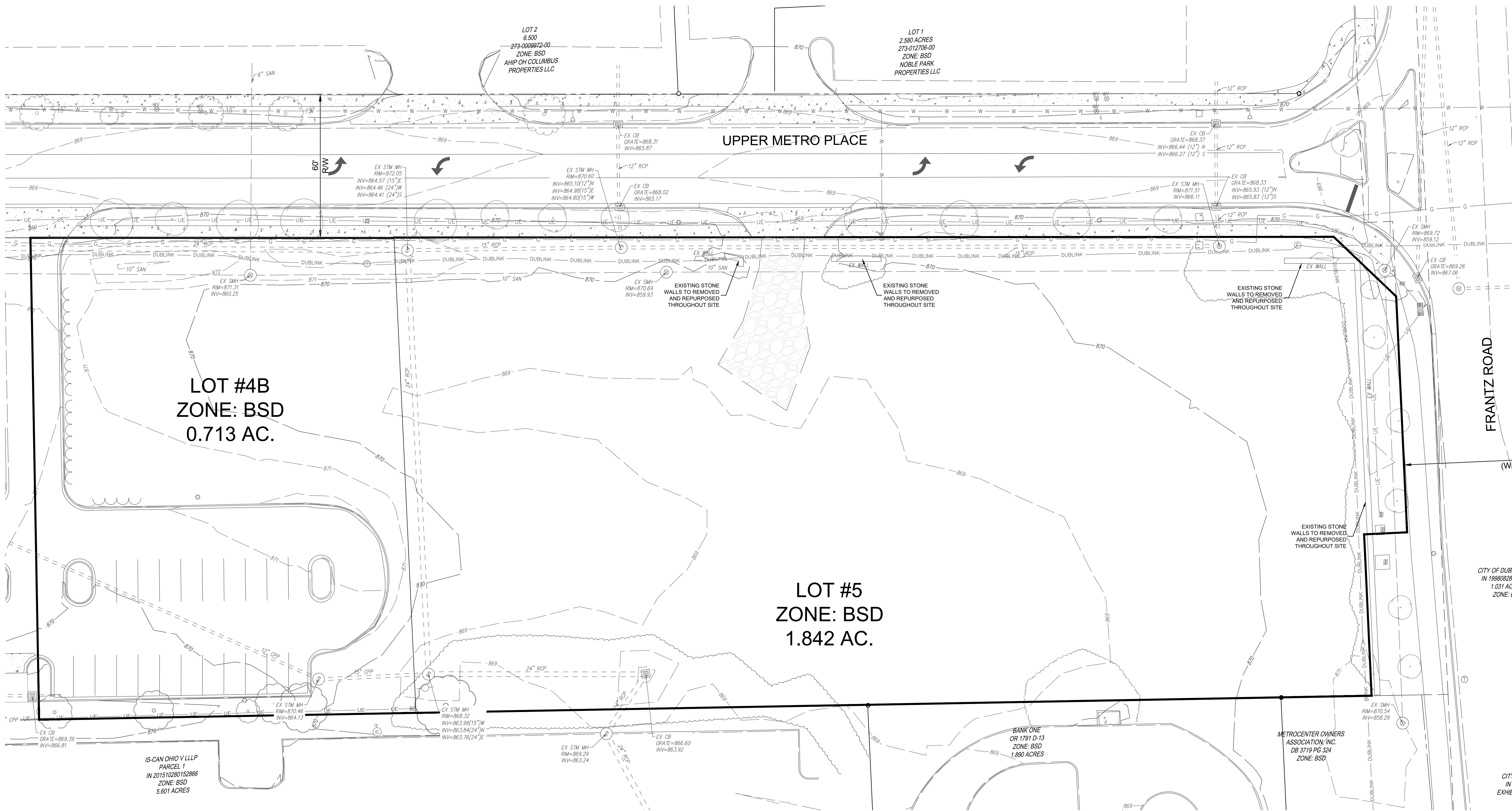
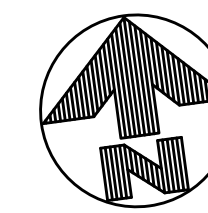
PRELIMINARY: THE IMAGERY SHOWN
IS TO PROVIDE AN UNDERSTANDING OF
AN OVERALL CONCEPT AND QUALITY ONLY.

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' SEPT 24, 2025



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ARCHITECTURE + PLANNING

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

EXISTING CONDITIONS PLAN



ISSUE / REVISION DATE:	
04/28/2022	CONCEPT PLAN SUBMITTAL
06/15/2022	SUBMITTAL REVISION
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03/08/2024	PRELIMINARY SUBMITTAL
09/24/2025	PRELIMINARY RESUBMITTAL

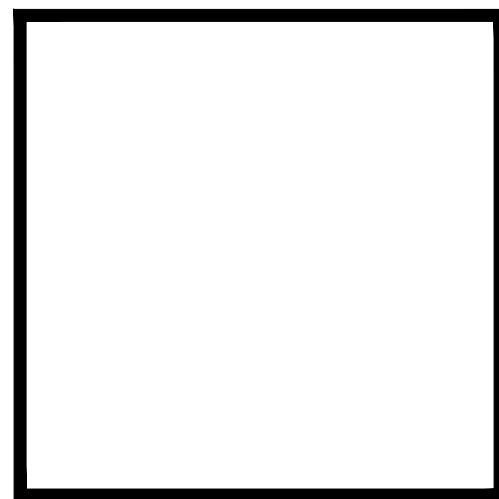
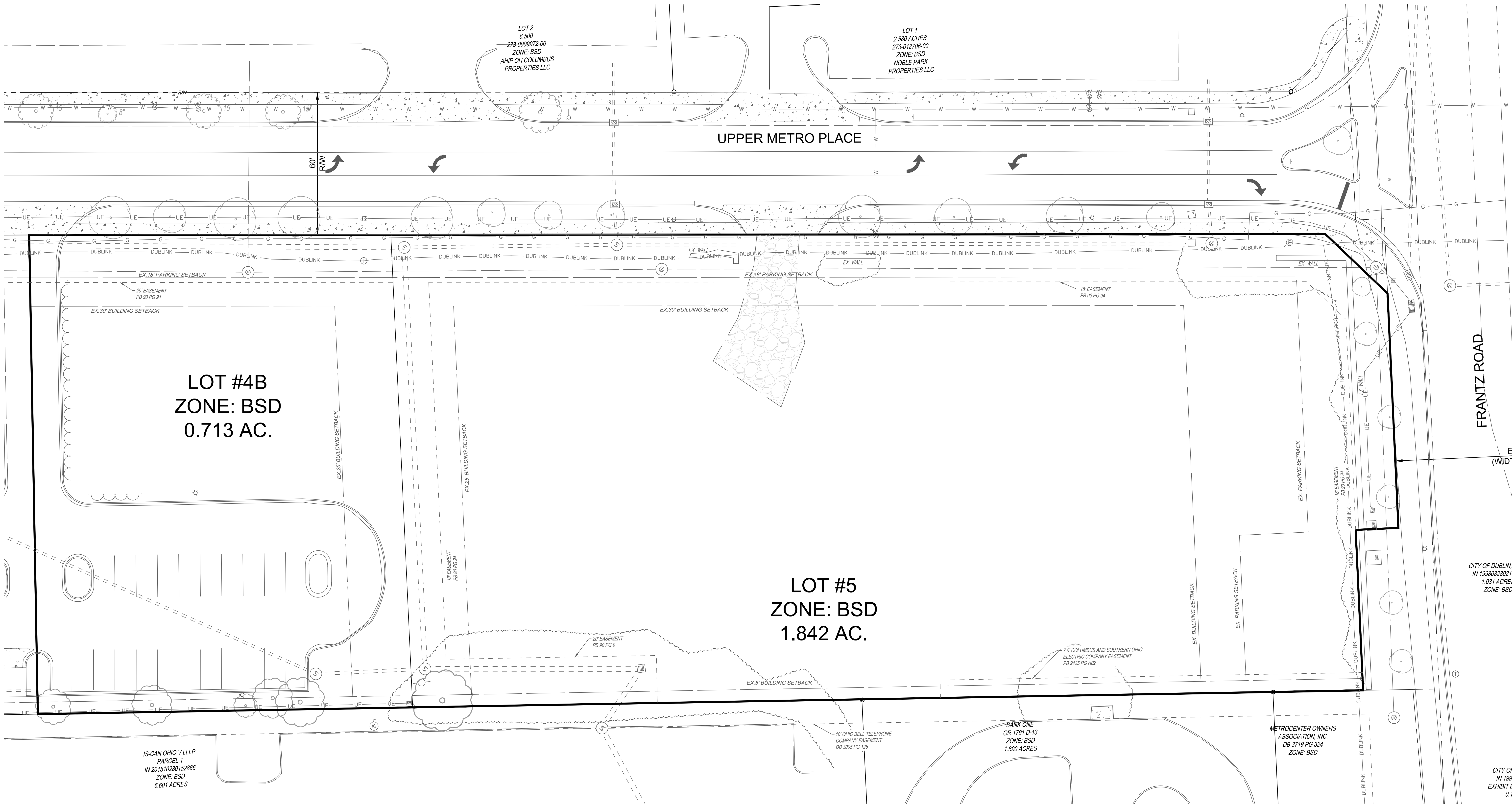
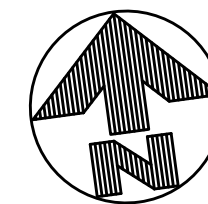
CITY OF DUBLIN
IN 1999
EXHIBIT E
0.7

SHEET #:
C110



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' SEPT 24, 2025



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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES

5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

EXISTING SETBACK & EASEMENT PLAN

Keystone
HOTEL GROUP

ISSUE / REVISION DATE:	
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09/24/2025	PRELIMINARY RESUBMITTAL

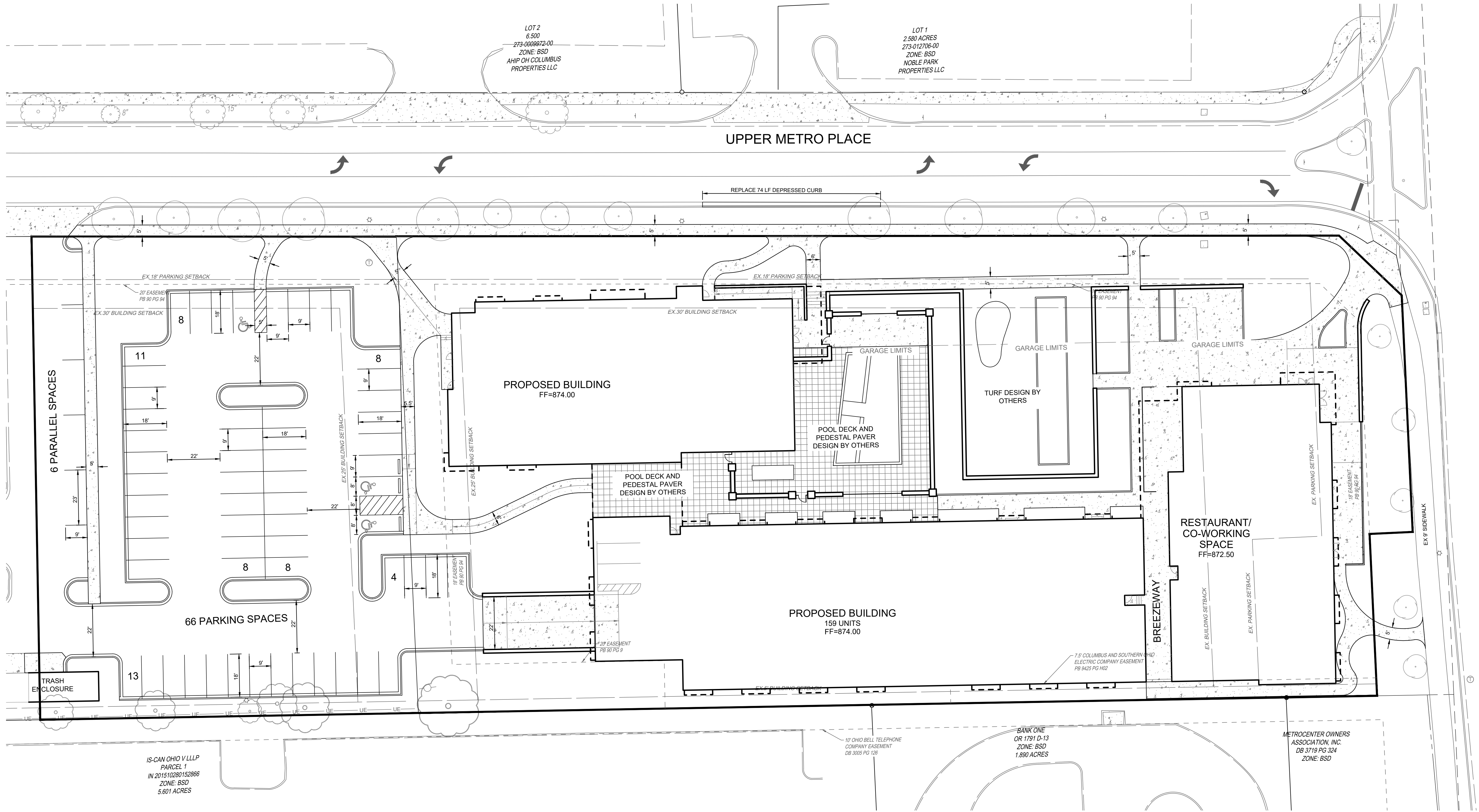
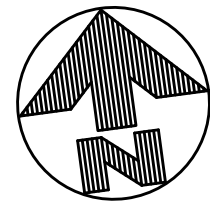
CITY OF DUBLIN
IN 1997
EXHIBIT B
0.11

SHEET #:
C111



PRELIMINARY DEVELOPMENT PLAN
DUBLIN UPPER MET RESIDENCES

UPPER METRO PLACE, LOTS 4B & 5
5155 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=20' SEPT 24, 2025



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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES

5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

PRELIMINARY DEVELOPMENT PLAN

Keystone
HOTEL GROUP

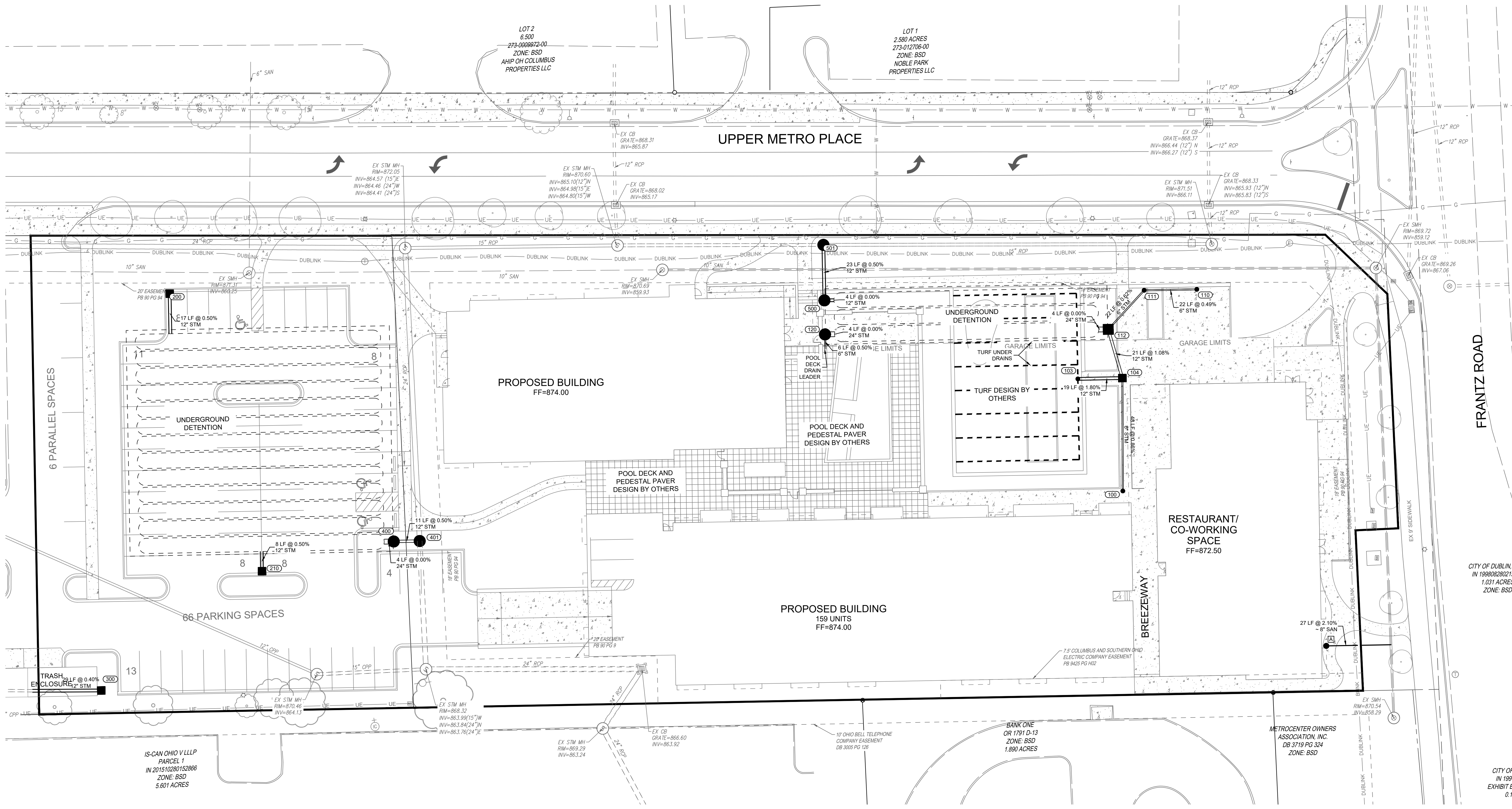
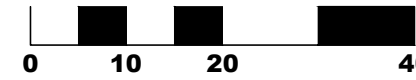
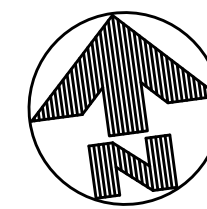
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11/09/2023	CONCEPT SUBMITTAL
REVISION	
12/08/2023	CONCEPT SUBMITTAL
REVISION	
03/08/2024	PRELIMINARY SUBMITTAL
09/24/2025	PRELIMINARY RESUBMITTAL

SHEET #:

C120



PRELIMINARY DRAINAGE PLAN
DUBLIN UPPER MET RESIDENCES
UPPER METRO PLACE, LOTS 4B & 5
5155 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=20' SEPT 24, 2025



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

PRELIMINARY DRAINAGE PLAN

keystone
HOTEL GROUP

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09/24/2025	PRELIMINARY RESUBMITTAL

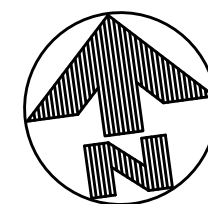
CITY OF
IN 1997
EXHIBIT B
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RVP
ENGINEERING

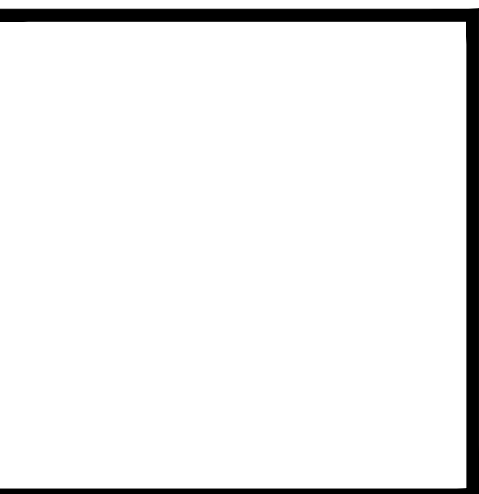
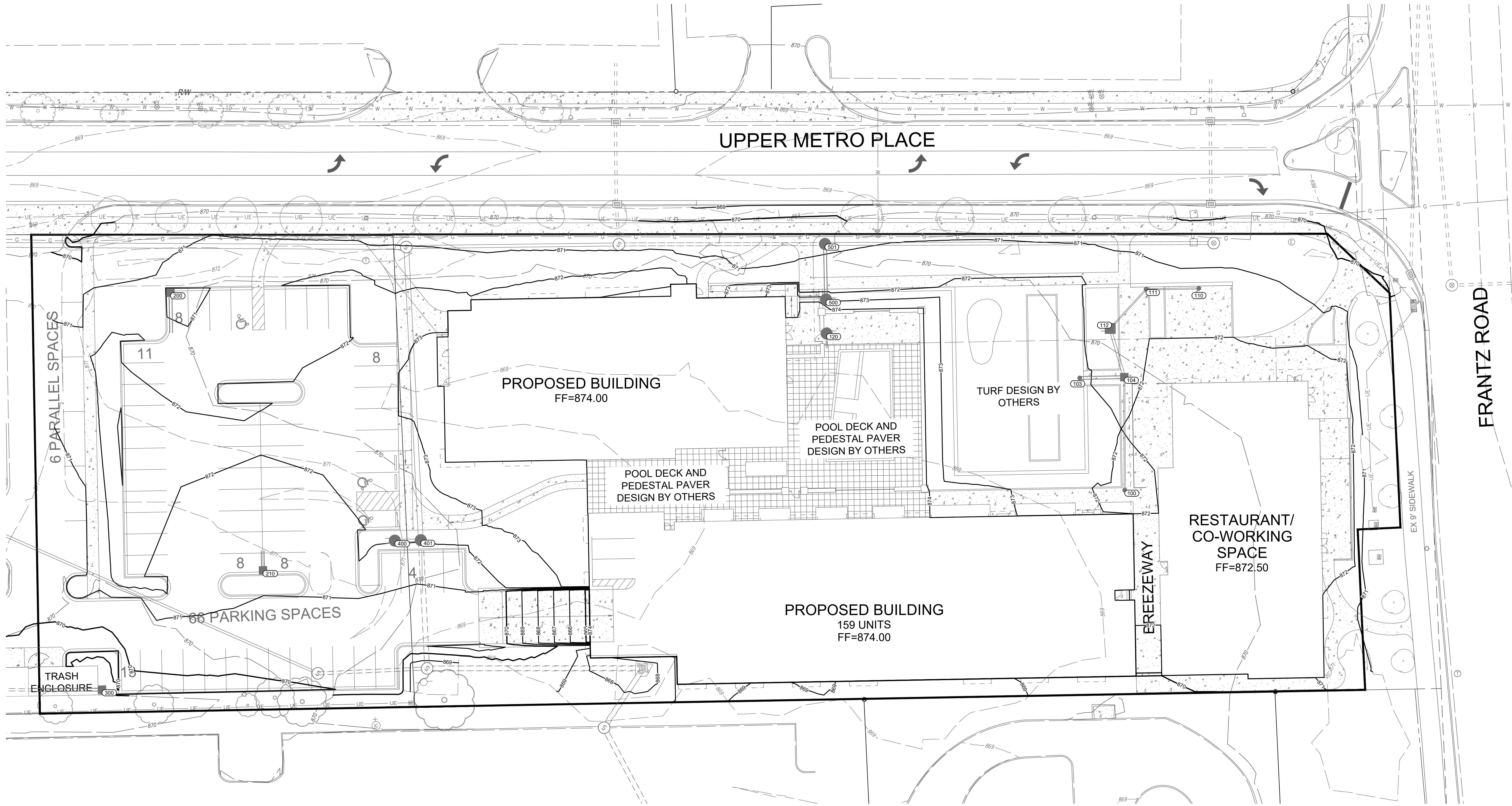
SHEET #:
C130

PRELIMINARY GRADING PLAN
DUBLIN UPPER MET RESIDENCES

UPPER METRO PLACE, LOTS 4B & 5
5155 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=20' MAY 3, 2024



0 10 20 40



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

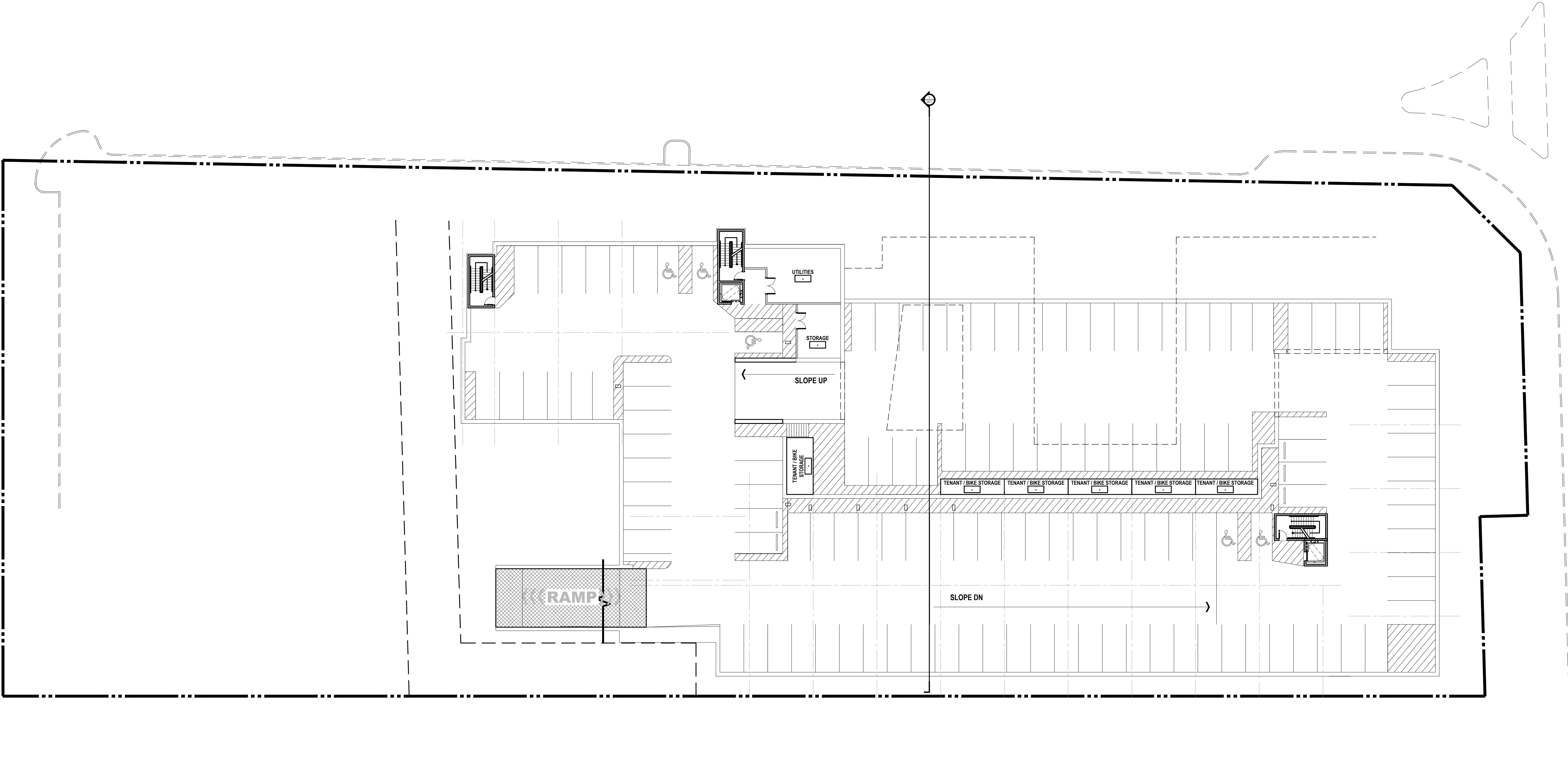
PRELIMINARY GRADING PLAN



ISSUE / REVISION DATE:	
04/28/2022	CONCEPT PLAN SUBMITTAL
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01/13/2023	PRELIMINARY SUBMITTAL
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09/24/2025	PRELIMINARY RESUBMITTAL

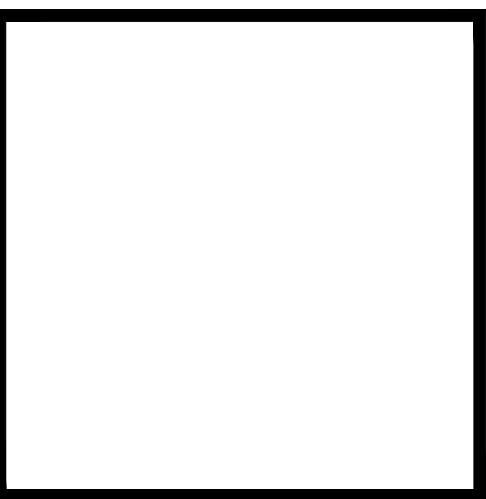
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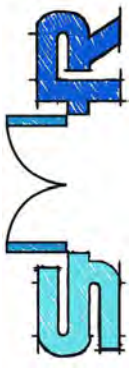
OVERALL GARAGE LEVEL PLAN

SCALE: 1" = 20'-0"



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DUBAPT

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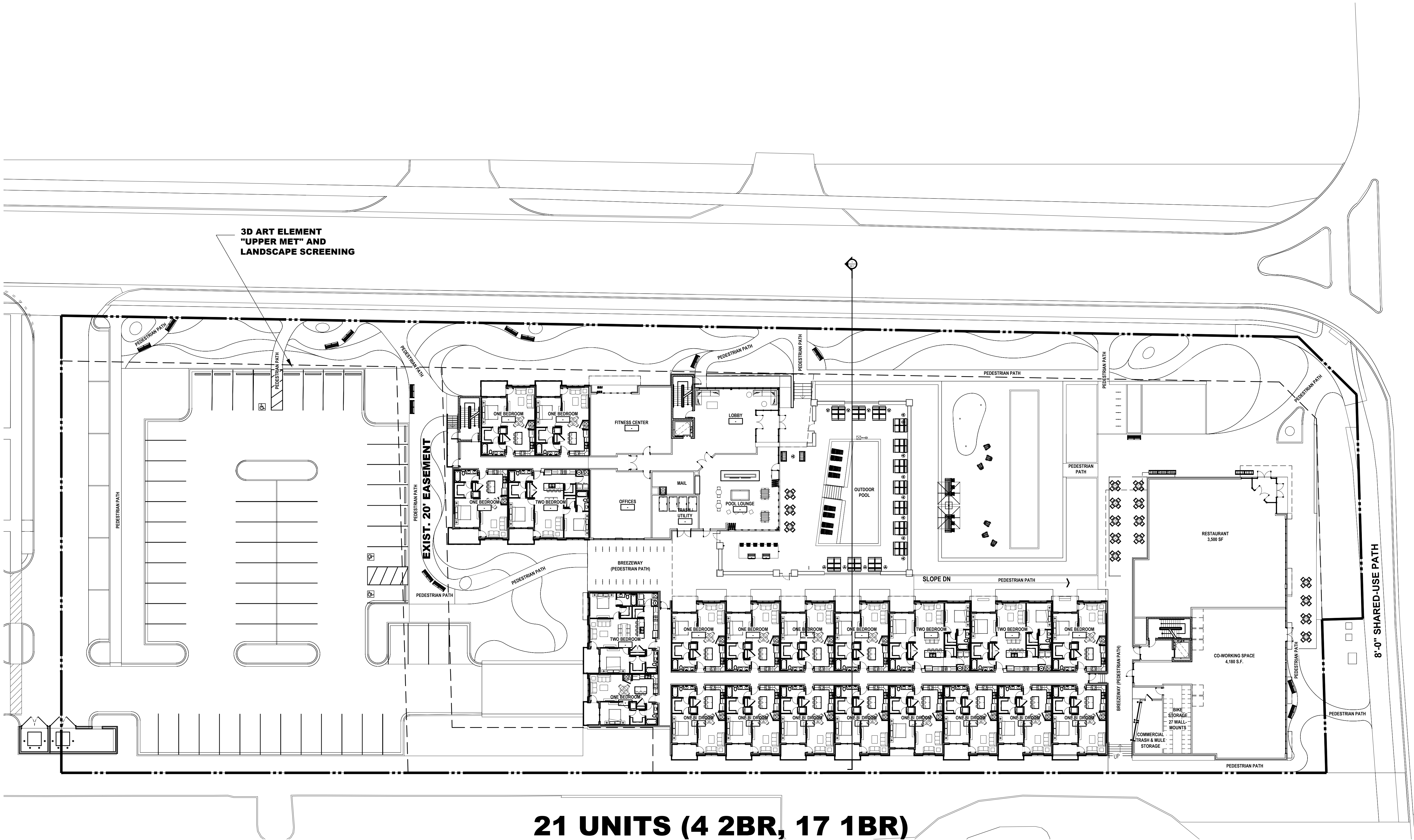
studio
costandi
ARCHITECTURE + PLANNING

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

OVERALL GARAGE LEVEL PLAN

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● 12/08/2023	CONCEPT SUBMITTAL REVISION
● 03/08/2024	PRELIMINARY SUBMITTAL
● 09/24/2025	PRELIMINARY RESUBMITTAL

SHEET #:
A1.1



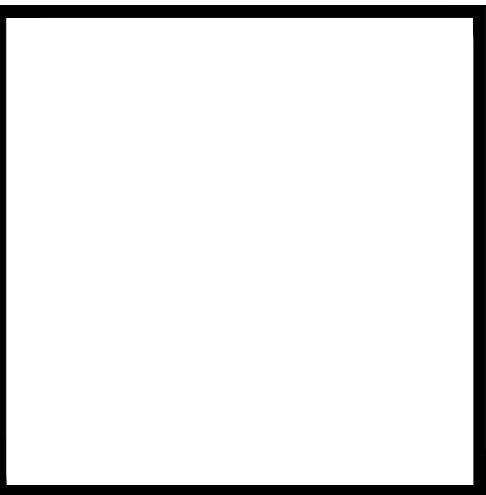
21 UNITS (4 2BR, 17 1BR)

OVERALL FIRST LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

OVERALL GROSS SF		BUILDING SUMMARY	
		LEVEL	HEIGHT (PLAZA HEIGHT)
LEVEL 1	33475 SF	LEVEL 1	16'-0"
		LEVEL 1	16'-0"
		LEVEL 1	14'-6"
LEVEL 2	35890 SF	LEVEL 2	11'-4"
LEVEL 3	35890 SF	LEVEL 3	11'-4"
LEVEL 4	35890 SF	LEVEL 4	11'-4"
LEVEL 5	35890 SF	LEVEL 5	11'-4"
TOTAL	177035 SF		

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



ARCHITECT'S PROJECT #:
DUBAPT

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ARCHITECTURE + PLANNING

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

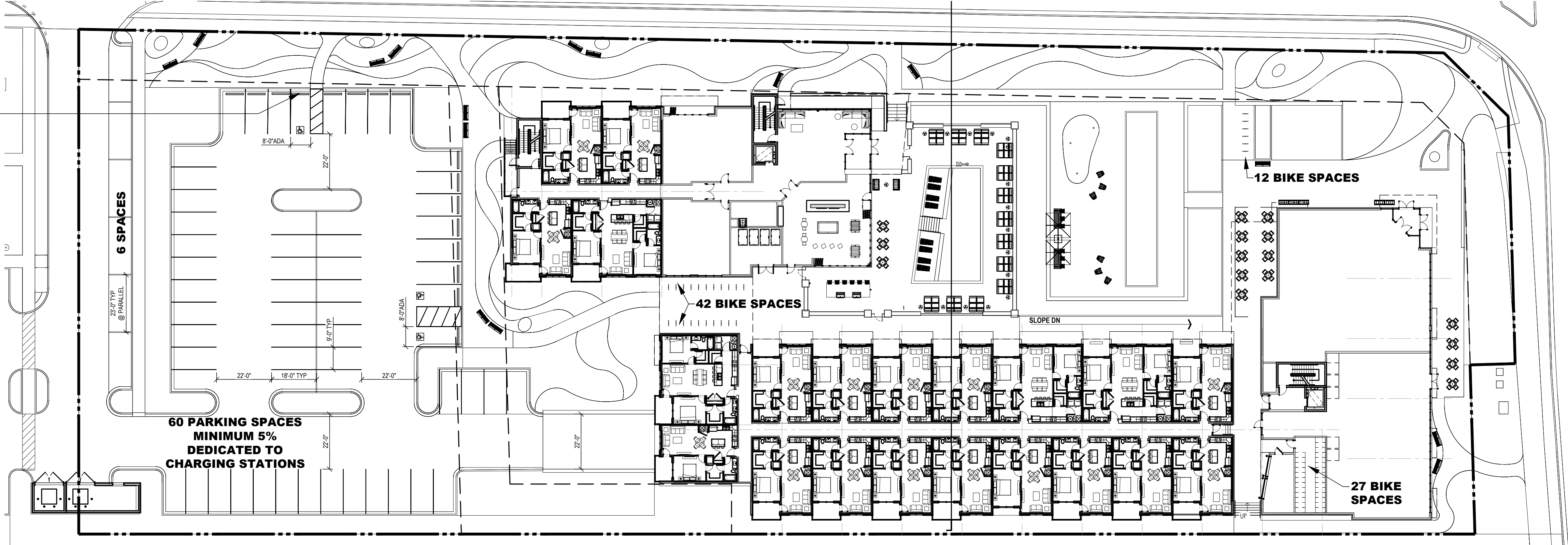
OVERALL FIRST LEVEL PLAN



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● 03/08/2024	PRELIMINARY SUBMITTAL
● 09/24/2025	PRELIMINARY RESUBMITTAL

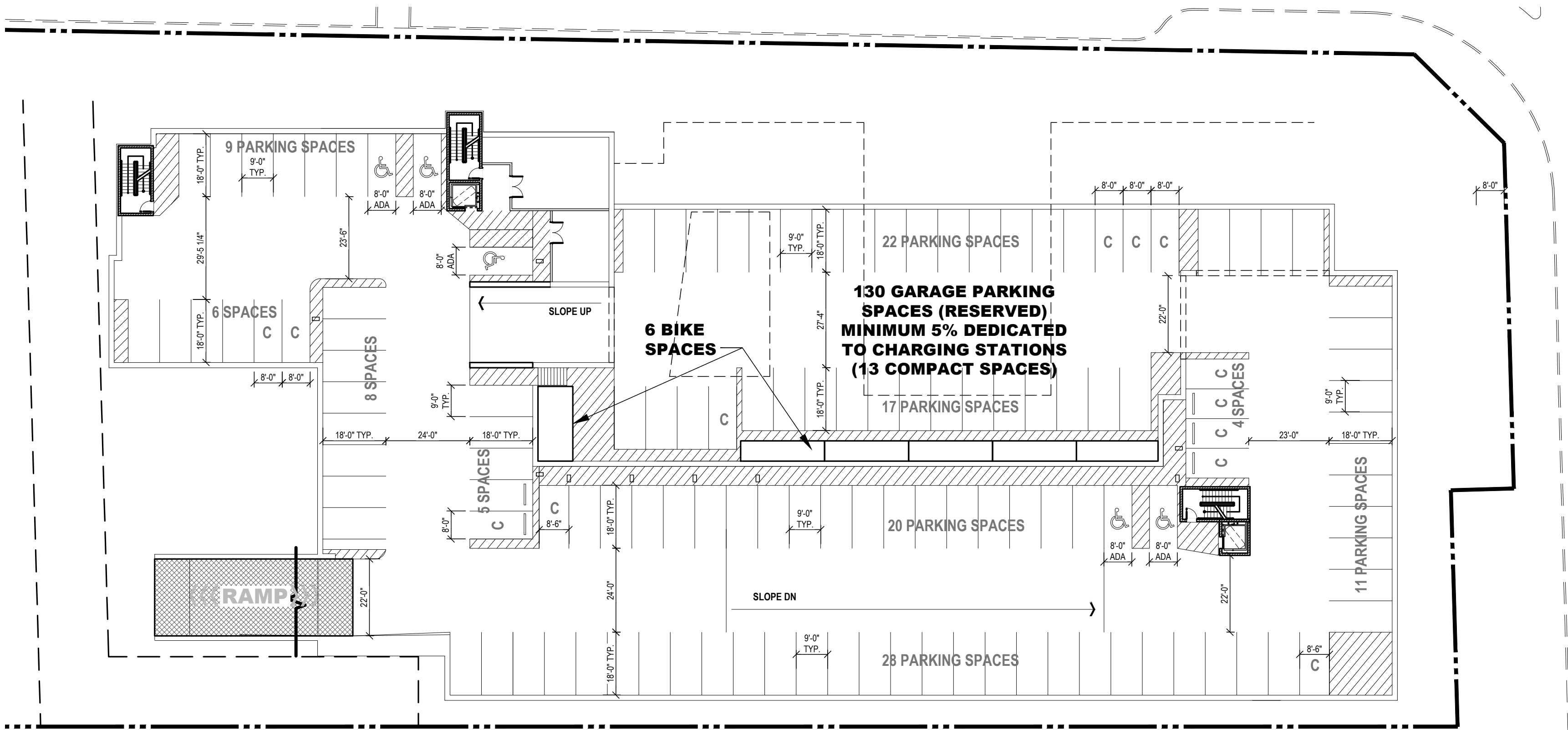
SHEET #:
A1.2

3D ART ELEMENT
"UPPER MET" AND
LANDSCAPE SCREENING



FIRST LEVEL SURFACE PARKING (HIGH TURNOVER RATE)

SCALE: 1" = 25'-0"



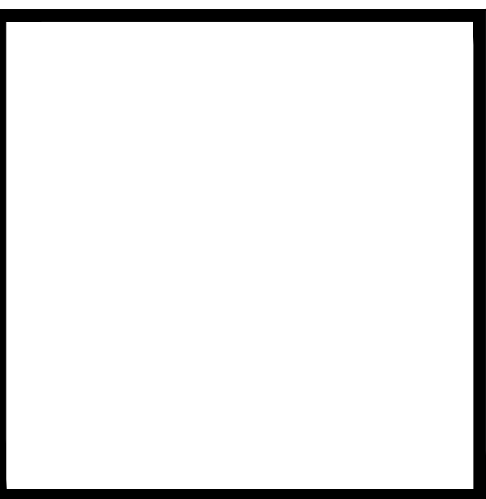
GARAGE LEVEL BELOW-GRADE RESIDENTIAL PARKING (LOW TURNOVER RATE)

SCALE: 1" = 25'-0"

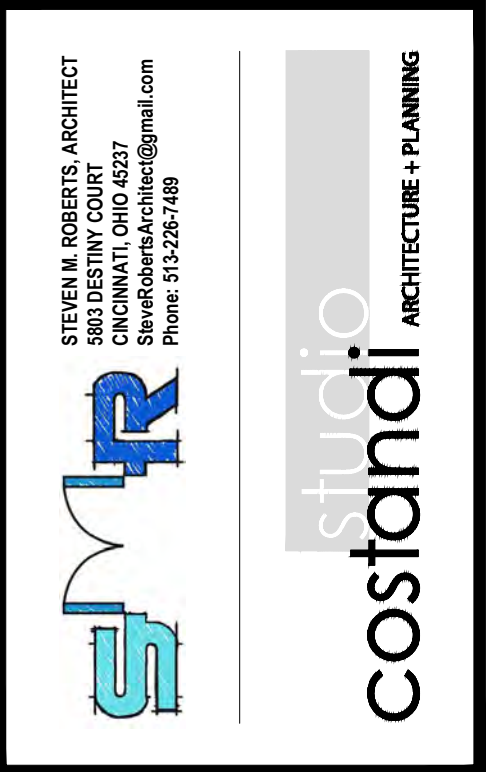
BICYCLE PARKING	
54 SPACES (27 EXTERIOR SITE RACKS)	
27 INTERIOR RESIDENTIAL SPACES (STREET LEVEL)	
6 INTERIOR RESIDENTIAL SPACES (GARAGE LEVEL)	
87 TOTAL BICYCLE SPACES PROVIDED	

OVERALL GROSS SF		BUILDING SUMMARY		PARKING REQUIRED	PARKING PROVIDED
LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR			
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	196 SPACES ON-SITE PROVIDED **
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	
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*	
				195 SPACES REQUIRED	

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



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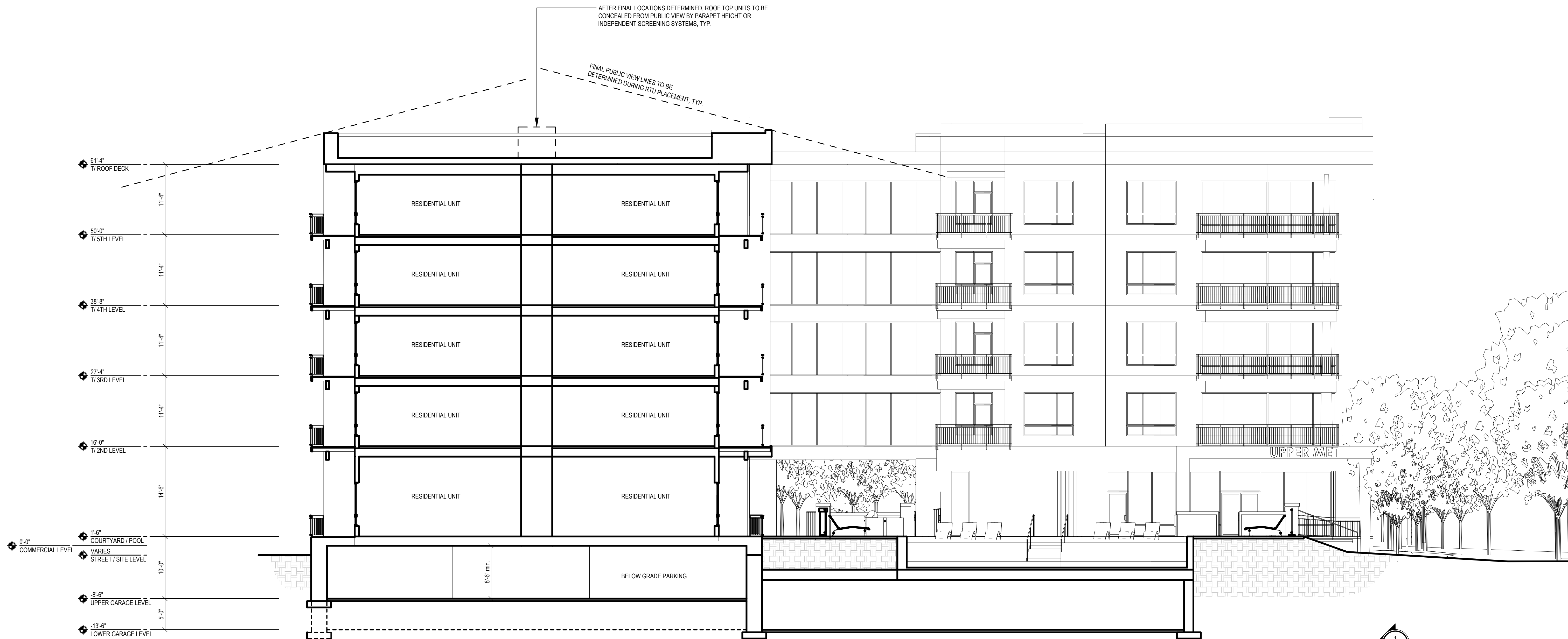


A CUSTOM DESIGN FOR A NEW PROPOSED:
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5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY
ON-SITE PARKING SUMMARY

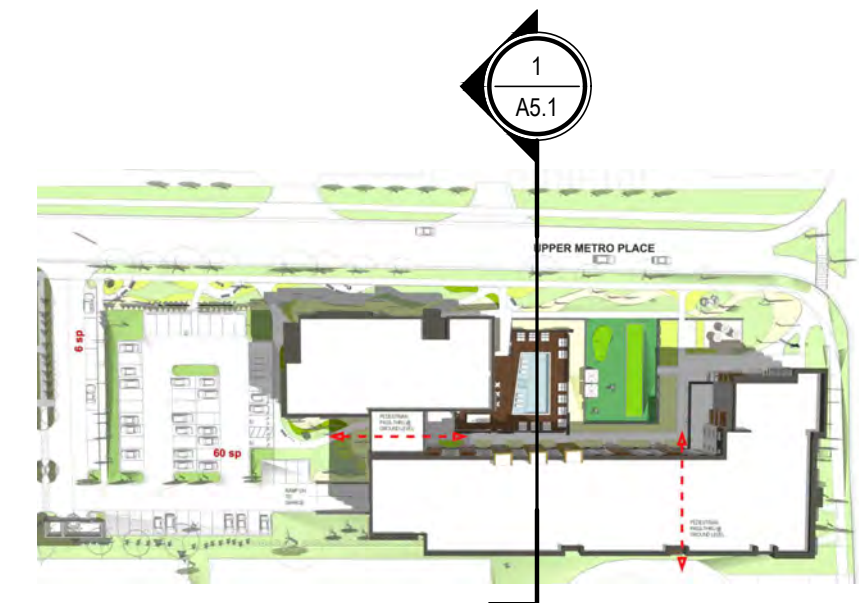


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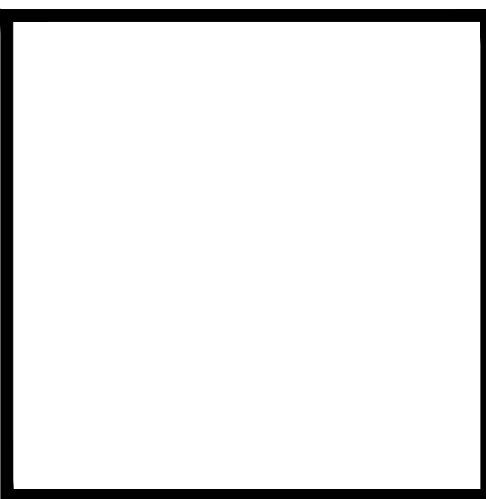
SHEET #:
A1.5



1 SITE SECTION
A5.1 SCALE: 1/8"=1'-0"

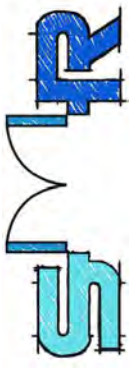


KEY PLAN



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SITE SECTION



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SHEET #:
A5.1

A6.1 NORTH (UPPER METRO) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 27427sf - 5014sf = ±22413sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 15812sf + 2283sf = ±81%
SECONDARY MATERIALS:
FIBER CEMENT PANELS/SIDING & ALUM TRIM = ±19%

A6.3 SOUTH (PARKING LOT)

TOTAL AREA - PUNCHED WINDOWS = 29003sf - 5674sf = ±23329sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 17940sf + 615sf = ±80%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±20%

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 = 8178sf + 0sf = ±82%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±18%

A6.4 EAST (FRANZ)

TOTAL AREA - PUNCHED WINDOWS = 9483sf - 1513sf = ±7970sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 4002sf + 2471sf = ±81%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM = ±19%

A6.2 WEST (COURTYARD) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 4903sf - 402sf = ±4501sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 2833sf + 920sf = ±83%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±17%

A6.4 EAST (COURTYARD) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 7107 - 617sf = ±6490sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 3151sf + 2268sf = ±83%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM = ±17%

A6.1 NORTH (UPPER METRO) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 882sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 681sf PERCENTAGE = ±77%

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 = 1377sf (minimum each floor 2 thru 5)
PERCENTAGE = ±34% (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)

A6.4 EAST (FRANZ) FACADE:

GROUND LEVEL FACADE AREA BETWEEN 2' AND 8' HEIGHT= 750sf
GLAZING BETWEEN 2' AND 8' HEIGHT= 659sf PERCENTAGE = ±88%

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 NORTH ELEVATION (SOUTHEAST WING)

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

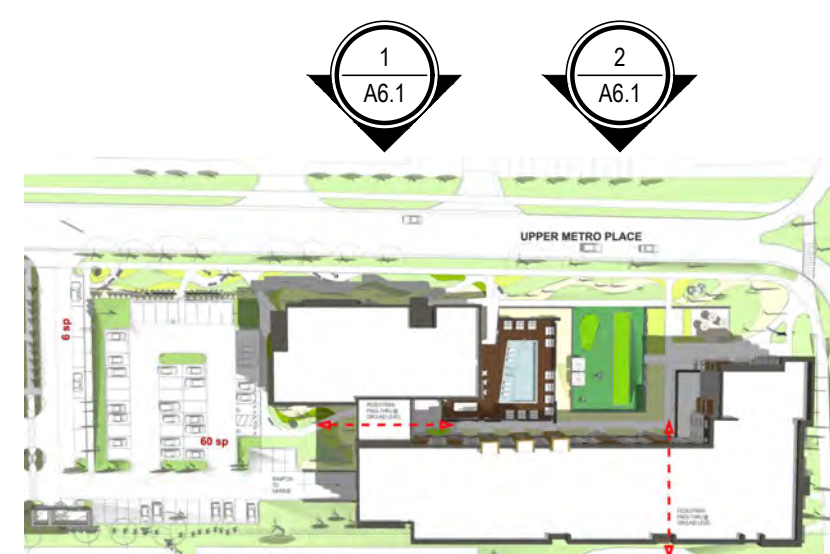
- BRICK MASONRY
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- FIBER CEMENT PANELS
FINISH: CEDAR
- FIBER CEMENT PANELS
FINISH: ASH (SPRUCE ALTERNATE)
- FIBER CEMENT PANELS
FINISH: BRONZE / BW "REVERE PEWTER"
- FIBER CEMENT PANELS
FINISH: RANDOM ACCENT
- WINDOWS AND STOREFRONT
LINDSEY WINDOWS or EQUIV.
MISC. METALS
FINISH: BRONZE



1 NORTH ELEVATION (NORTHWEST WING)

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

EXCEPTION REQUEST: WHILE GROUND LEVEL COMMERCIAL SPACE EXCEEDS
MINIMUM 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

6'-4" LETTERS MOUNTED ABOVE 2'-0" POSTS
DUBLIN IMAGERY WITHIN LETTER OUTLINES

UPPER MET

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

NORTH ELEVATION

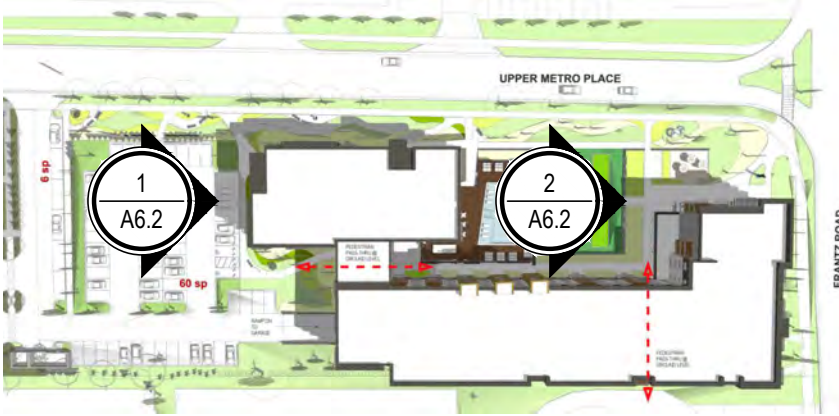
keystone
HOTEL GROUP

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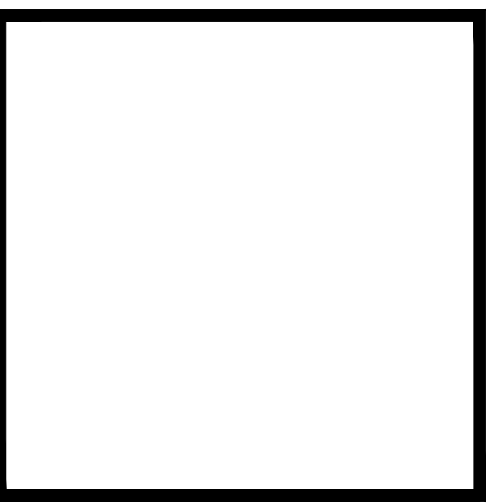
SHEET #:
A6.1



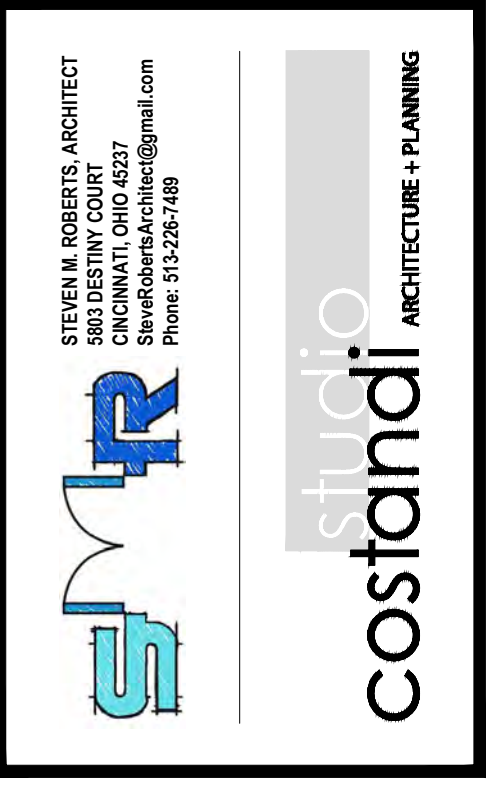
- BRICK MASONRY
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- CONCRETE / PRE-CAST CONCRETE
- FIBER CEMENT PANELS
FINISH: CEDAR
- FIBER CEMENT PANELS
FINISH: ASH (SPRUCE ALTERNATE)
- FIBER CEMENT PANELS
FINISH: BRONZE / BW "REVERE PEWTER"
- FIBER CEMENT PANELS
FINISH: RANDOM ACCENT
- WINDOWS AND STOREFRONT
LINDSEY WINDOWS or EQUIV.
MISC. METALS
FINISH: BRONZE



KEY PLAN



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

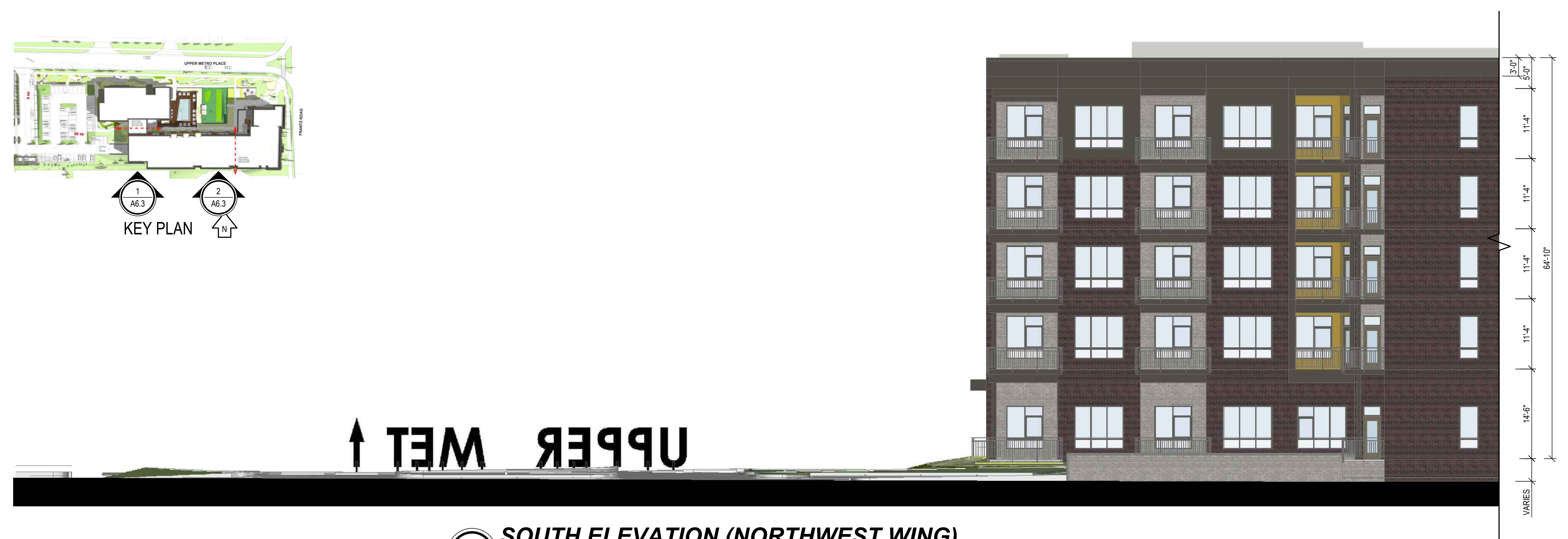
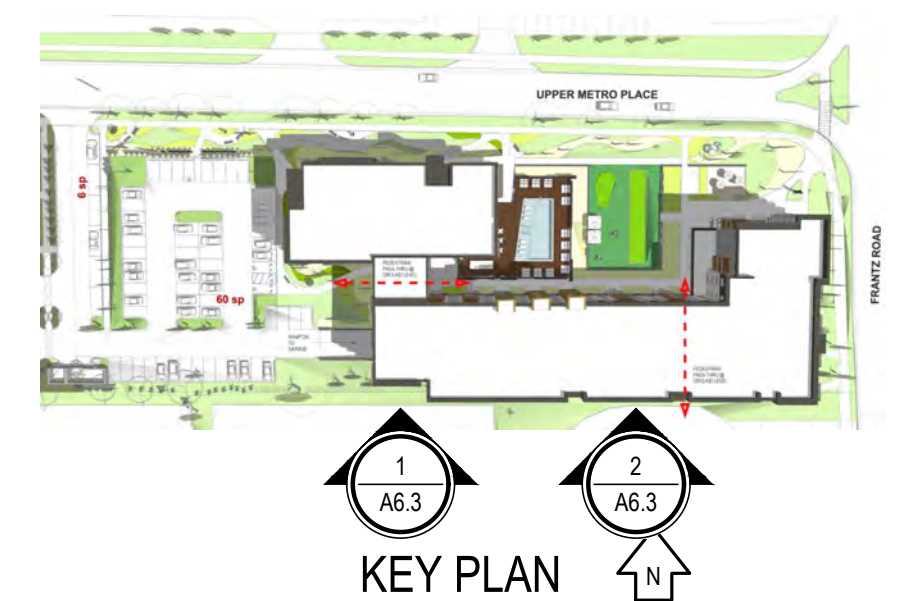


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A6.2

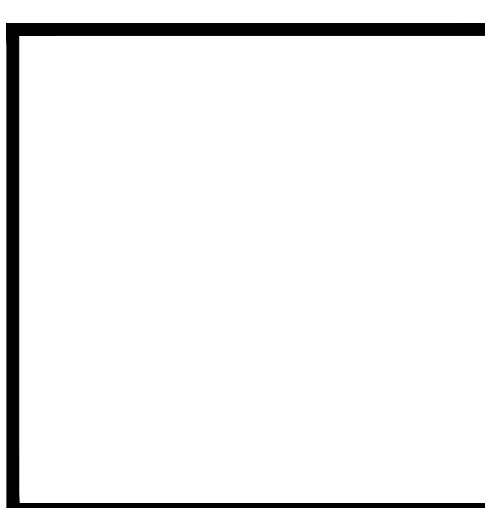


2 SOUTH ELEVATION (SOUTHEAST WING)
SCALE: 3/32"=1'-0"

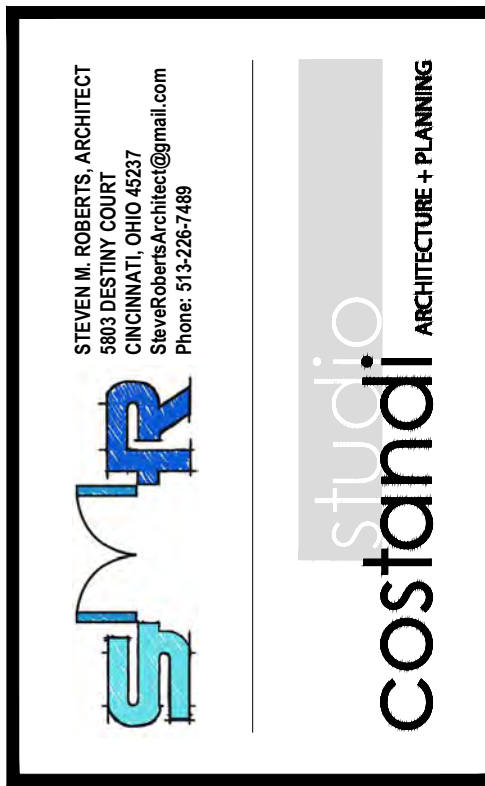


1 SOUTH ELEVATION (NORTHWEST WING)
SCALE: 3/32"=1'-0"

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MISC. METALS
FINISH: BRONZE



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

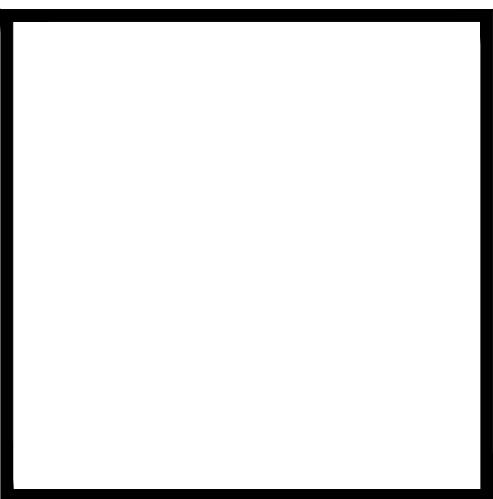
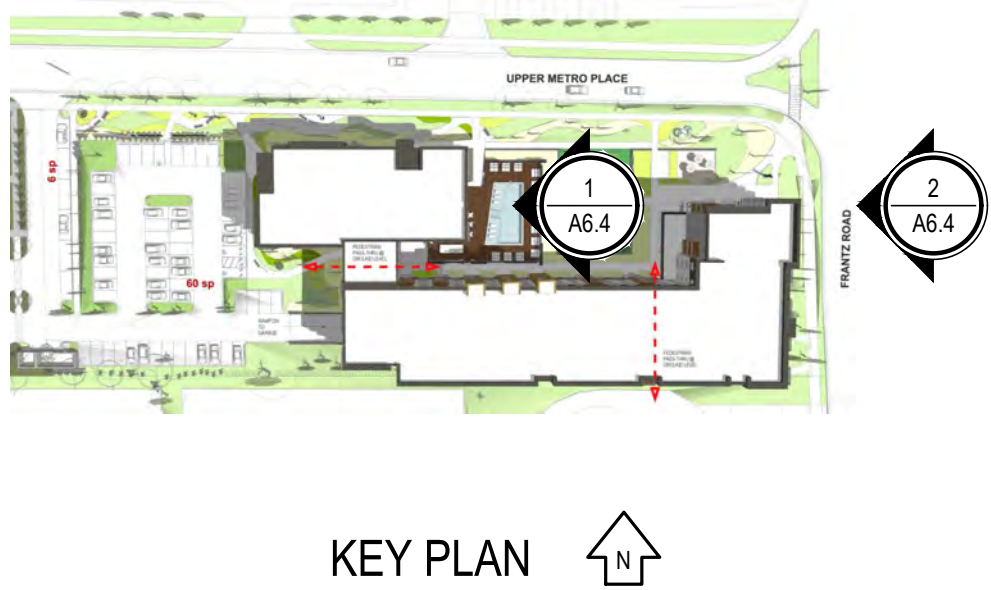


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SHEET #:
A6.3

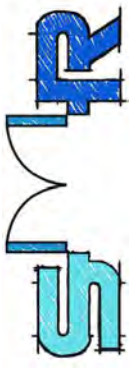


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MISC. METALS
FINISH: BRONZE



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EAST ELEVATIONS



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SHEET #:
A6.4



RENDERING VIEWS

SCALE: N.T.S.

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RENDERING VIEWS

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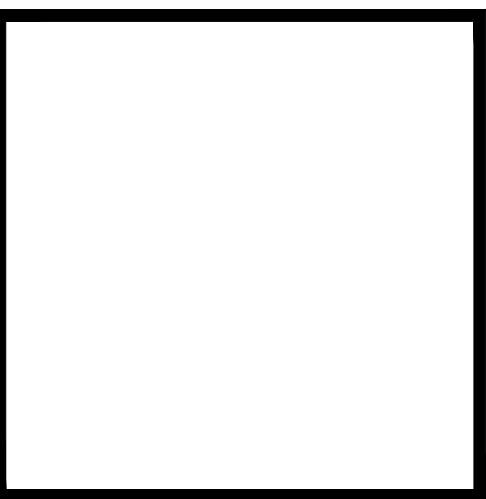
SHEET #:

A6.5



RENDERING VIEWS

SCALE: N.T.S.



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RENDERING VIEWS



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SHEET #:
A6.6



RENDERING VIEWS

SCALE: N.T.S.

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RENDERING VIEWS

keystone
HOTEL GROUP

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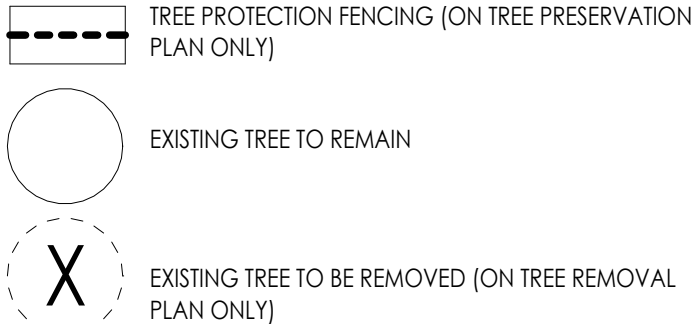
A6.7

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.



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	-
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"	FAIR		YES	-
31	OSAGE ORANGE	4"	FAIR		YES	-
32	OSAGE ORANGE	4"	FAIR		YES	-
33	OSAGE ORANGE	3"	FAIR		YES	-
34	ENGLISH OAK	2"	GOOD		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"	GOOD		YES	-
40	FREEMAN MAPLE	2"	GOOD		NO	-
41	FREEMAN MAPLE	2"	GOOD		NO	-
42	FREEMAN MAPLE	2"	GOOD		NO	-
43	EASTERN REDBUD	3"	FAIR		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	-
49	EASTERN RED CEDAR	2"	EXCELLENT		NO	-

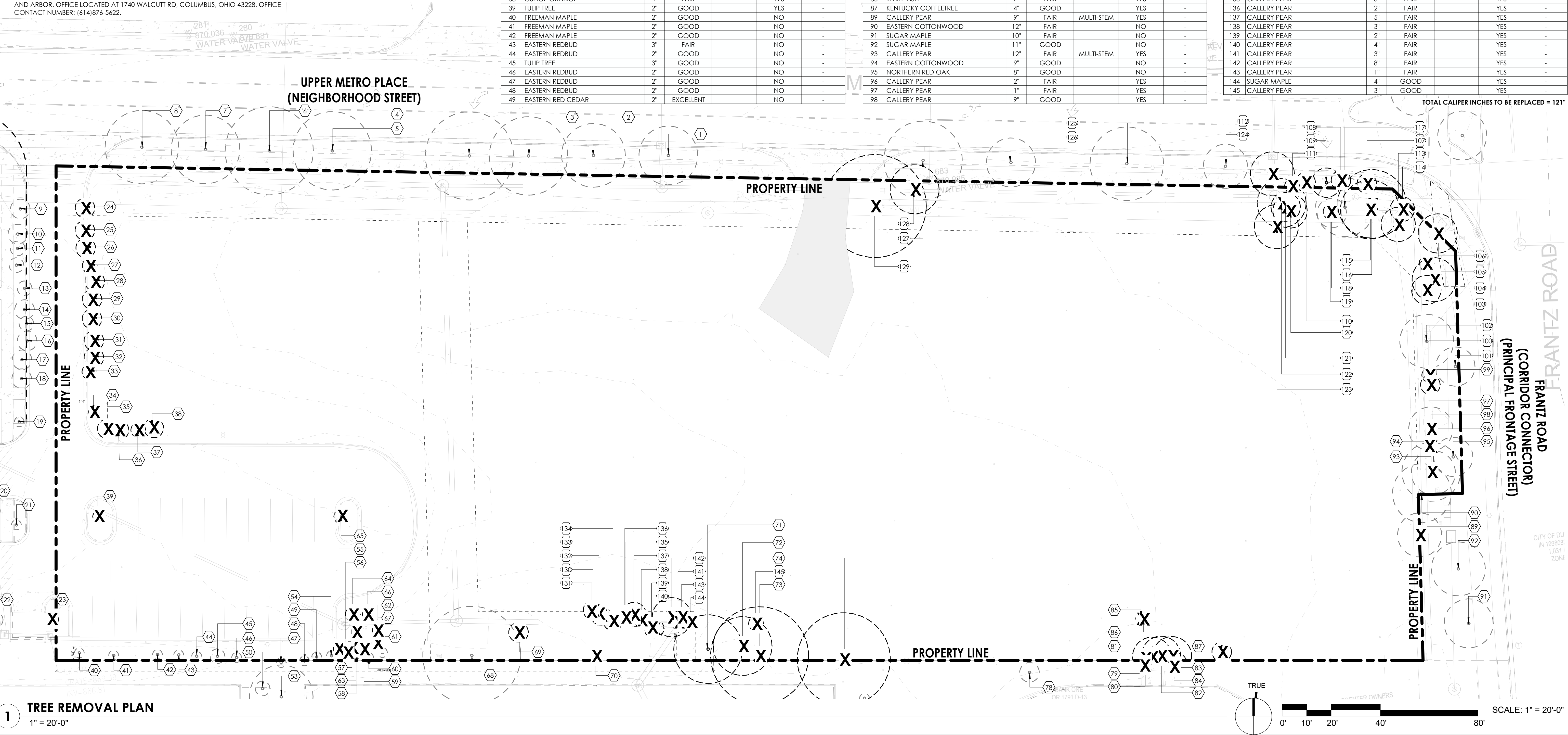
TREE REMOVAL SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	REMOVED	TREES TO BE REPLACED (PER CALIPER IN)
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"	GOOD		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		NO	-
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		NO	-
95	NORTHERN RED OAK	8"	GOOD		NO	-
96	CALLERY PEAR	2"	FAIR		YES	-
97	CALLERY PEAR	1"	FAIR		YES	-
98	CALLERY PEAR	9"	GOOD		YES	-

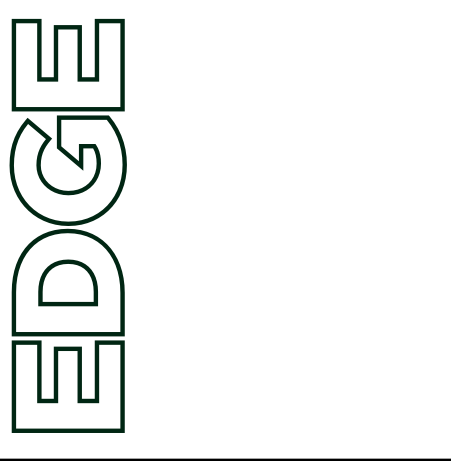
TREE REMOVAL SCHEDULE

TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	REMOVED	TREES TO BE REPLACED (PER CALIPER IN)
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		NO	-
103	BOXELDER	6"	POOR	MULTI-STEM	YES	-
104	SUGAR MAPLE	9"	GOOD		YES	9"
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	NO	-
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	NO	-
116	AMUR COCKTREE	14"	GOOD	MULTI-STEM	NO	-
117	BOXELDER	12"	FAIR	MULTI-STEM	NO	-
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		NO	-
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 = 121"



TREE REMOVAL PLAN
1" = 20'-0"



ARCHITECT'S PROJECT #:
DUBAPT

STEVEN A. ROBERTS ARCHITECT
SINCE 1988
CINCINNATI, OHIO 45237
steven@stevenrobertsarchitect.com
Phone: 313.265.4868

studio
costandi
ARCHITECTURE + PLANNING

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

Keystone
HOTEL group

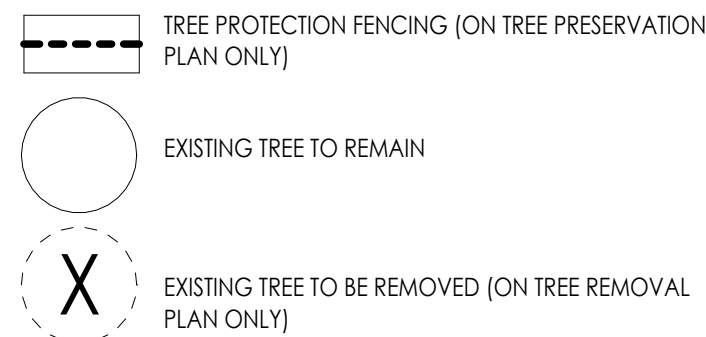
ISSUE / REVISION DATE:
04/28/2022 CONCEPT PLAN SUBMITTAL
06/15/2022 SUBMITTAL REVISION
01/13/2023 PRELIMINARY SUBMITTAL
11/09/2023 CONCEPT SUBMITTAL REVISION
12/08/2023 CONCEPT SUBMITTAL REVISION
09/24/2025 PRELIMINARY SUBMITTAL

SHEET #:
L1.1

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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.
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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.
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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)487-5622.

LEGEND FOR GENERAL REFERENCE PURPOSES ONLY

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153.065(D)(8)(a-b)
 "PRESERVED MATURE, NON-DISEASED TREES WITH A SIX (6) INCH CALIPER AS MEASURED AT DIAMETER BREST 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)."

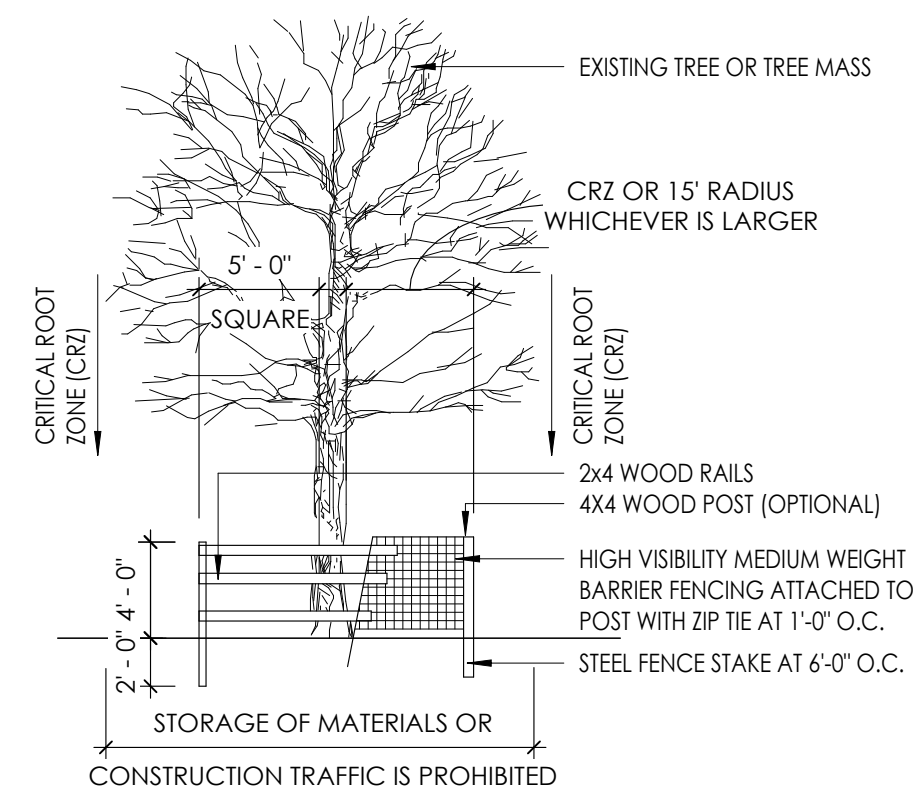
(b)(2) "REMOVAL OF TREES THAT, AT THE DETERMINATION OF THE CITY FORESTER, ARE UNDESIRABLE WITH RESPECT TO STRUCTURE, SPECIES, AND/OR CONDITION."

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	-	-

*NUMBER OF TREES CREDITED (TABLE 153.065-F)	
DBH OF PRESERVED TREE (INCHES)	NUMBER OF TREES CREDITED
OVER 12"	3
8" - 11.9"	2
6" - 7.9"	1

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
89	CALLERY PEAR	9"	FAIR	MULTI-STEM	2
90	EASTERN COTTONWOOD	12"	FAIR	-	3
91	SUGAR MAPLE	10"	FAIR	-	2
92	SUGAR MAPLE	11"	GOOD	-	2
93	CALLERY PEAR	12"	FAIR	MULTI-STEM	3
94	EASTERN COTTONWOOD	9"	GOOD	-	2
95	NORTHERN RED OAK	8"	GOOD	-	2
98	CALLERY PEAR	9"	GOOD	-	2
101	SUGAR MAPLE	8"	GOOD	-	2
102	EASTERN COTTONWOOD	11"	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

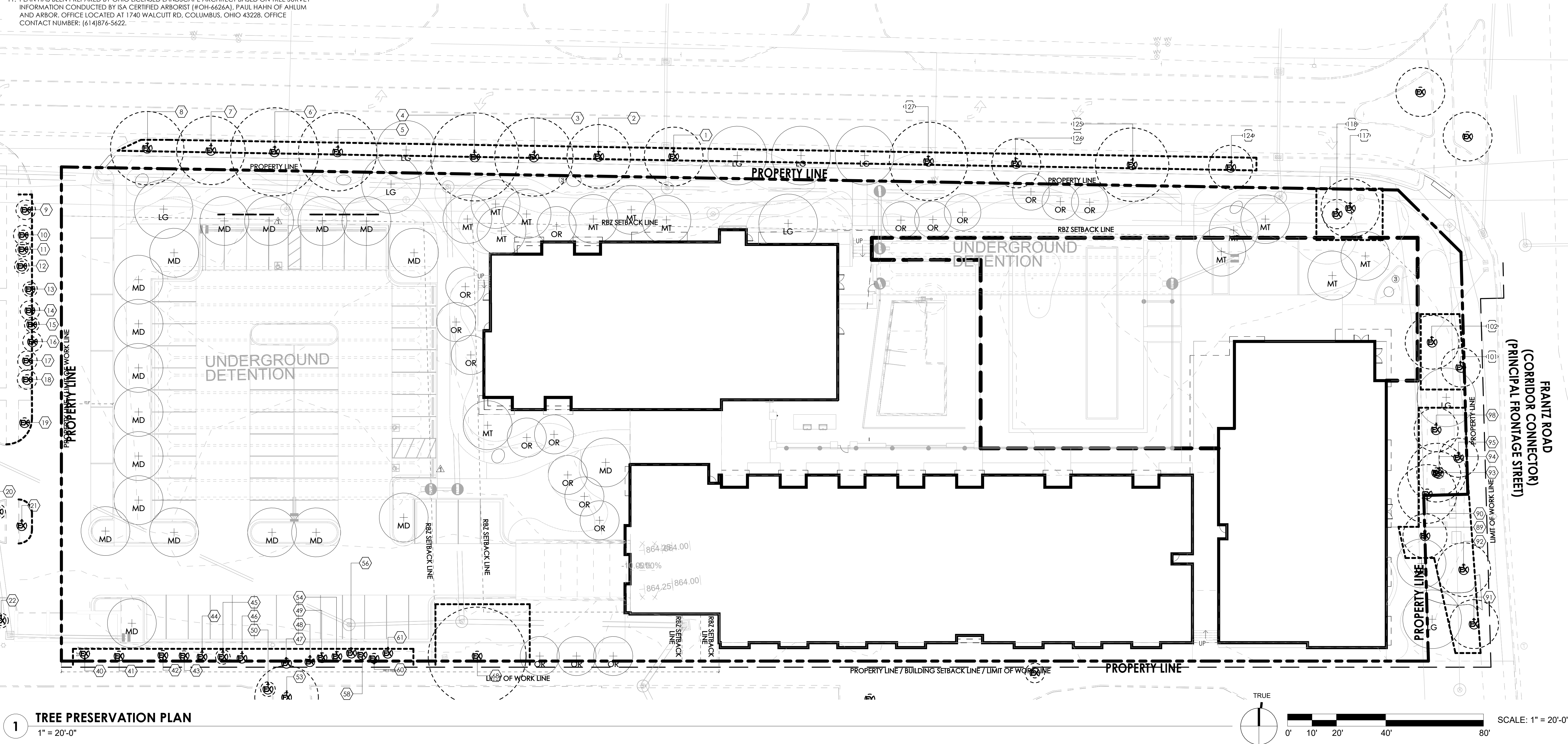
TOTAL NUMBER OF TREES CREDITED = 64 TREES

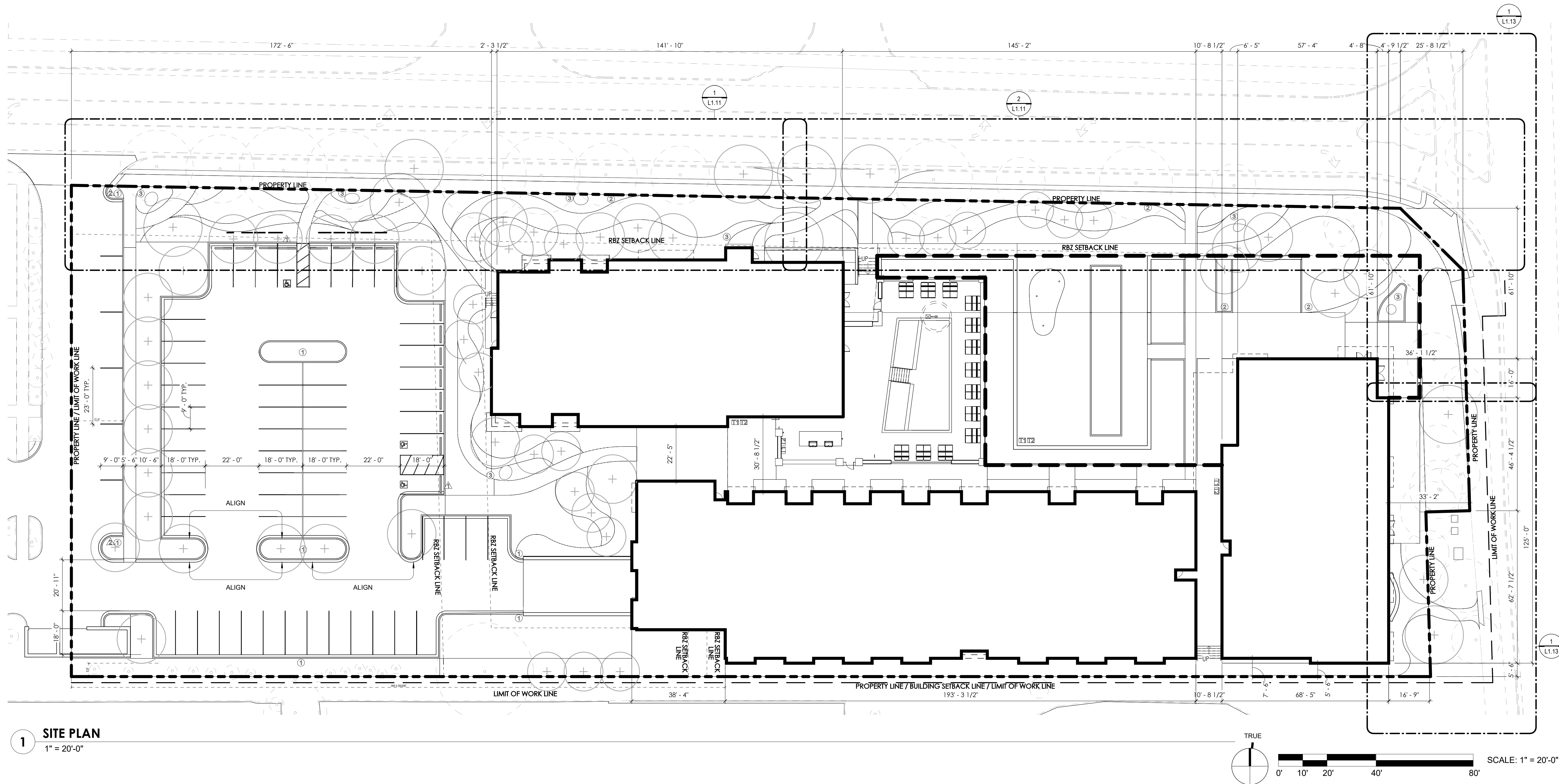


NOTES:

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 $1/8'' = 1'-0''$





OPEN SPACE CALCULATIONS		
OPEN SPACE TYPE	AREA	ACREAGE RANGE
BUILDING FOOTPRINT	32,704 SF	0.75 acres
PRIVATE	5,041 SF	0.12 acres
PUBLIC OPEN SPACE	33,977 SF	0.78 acres
	71,722 SF	1.65 acres
ROW	25,535 SF	0.59 acres

SITE STATISTICS		
BUILDING SUMMARY		
LEVEL	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED
LEVEL 1	3500sf RESTAURANT/BAR	35 SPACES
LEVEL 1	3080sf CO-WORKING SPACE	8 SPACES
LEVEL 1	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES
LEVEL 2	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES
LEVEL 3	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES
LEVEL 4	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES
LEVEL 5	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)	37 SPACES
159 UNITS TOTAL	(30 2BR, 129 1BR)	217 SPACES

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

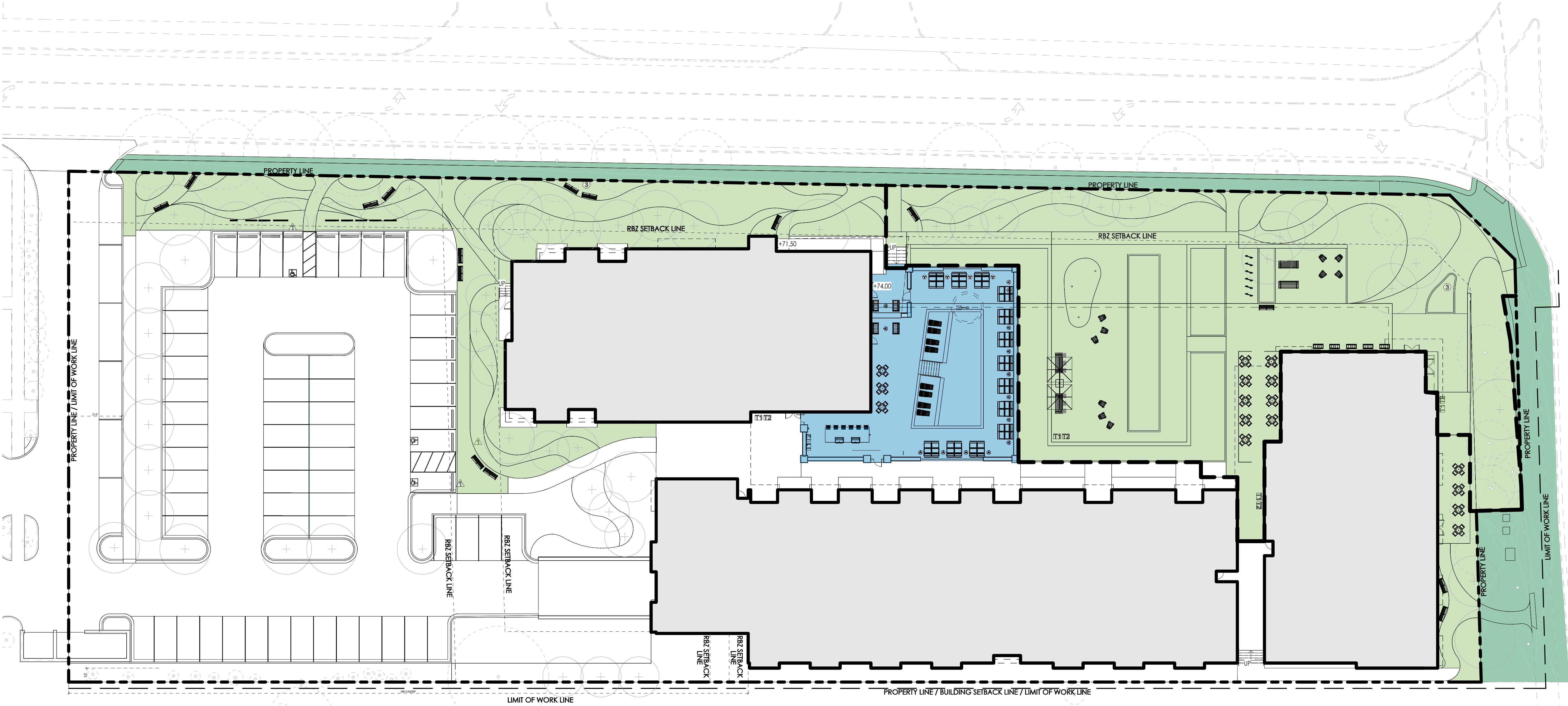
PARKING PROVIDED :
130 SP BELOW GRADE
60 SP SURFACE LOT
6 SP (WEST EDGE OF SITE)
= 196 TOTAL PARKING SPACES PROVIDED

TOTAL ACREAGE: 1.42 ACRES (±70,743 SF)
TOTAL NUMBER OF UNITS: 159 DU
GROSS DENSITY: 159 DU / 1.42 ACRES = 98.15 UNITS/ACRE

TOTAL OPEN SPACE REQUIRED:
COMMERCIAL (C): 153,064 (C)(2) '1' 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: 33,977 SF



1 OPEN SPACE PLAN
1" = 20'-0"

EDGE

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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES

5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

ISSUE / REVISION DATE:	
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SHEET #:
L1.4

OPEN SPACE TYPE DIAGRAM		
OPEN SPACE TYPOLOGY	AREA	ACREAGE RANGE
ART WALK	873 SF	0.02 acres
POCKET PLAZA	16,113 SF	0.37 acres
POCKET PLAZA	3,792 SF	0.09 acres
PUBLIC PLAZA	12,279 SF	0.28 acres

OPEN SPACE TYPE DESCRIPTIONS:

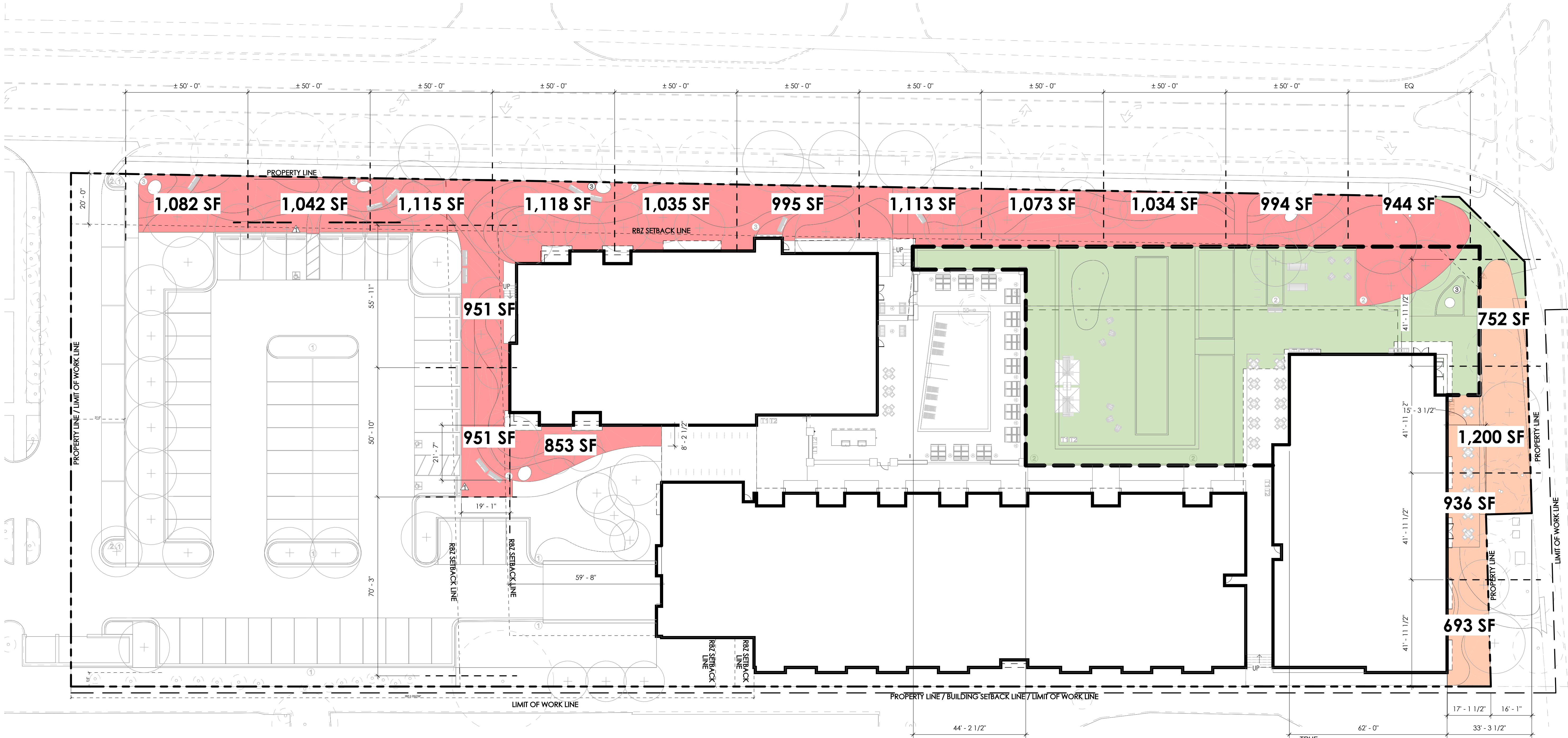
SCULPTURE INSTALLATION:
(PERMANENT OR ROTATING)
TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.

"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.

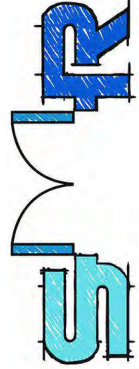


1 OPEN SPACE TYPE DIAGRAM
1" = 20'-0"

EDGE

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A CUSTOM DESIGN FOR A NEW PROPOSED:
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SHEET #:
L1.5

INTERIOR PARKING LOT LANDSCAPE CALCULATION		
INTERIOR PARKING LOT TYPE		PERCENTAGE
DRIVE AISLE	12,580 SF	46%
INTERIOR LANDSCAPE AREA	3,663 SF	13%
PARKING SPACE	11,089 SF	41%

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: ± 27,332 SF
TOTAL PARKING LOT LANDSCAPE AREA REQUIRED: (27,332 SF X .05) = ±1,367SF
TOTAL PARKING LOT LANDSCAPE AREA PROVIDED: ±3,663 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.

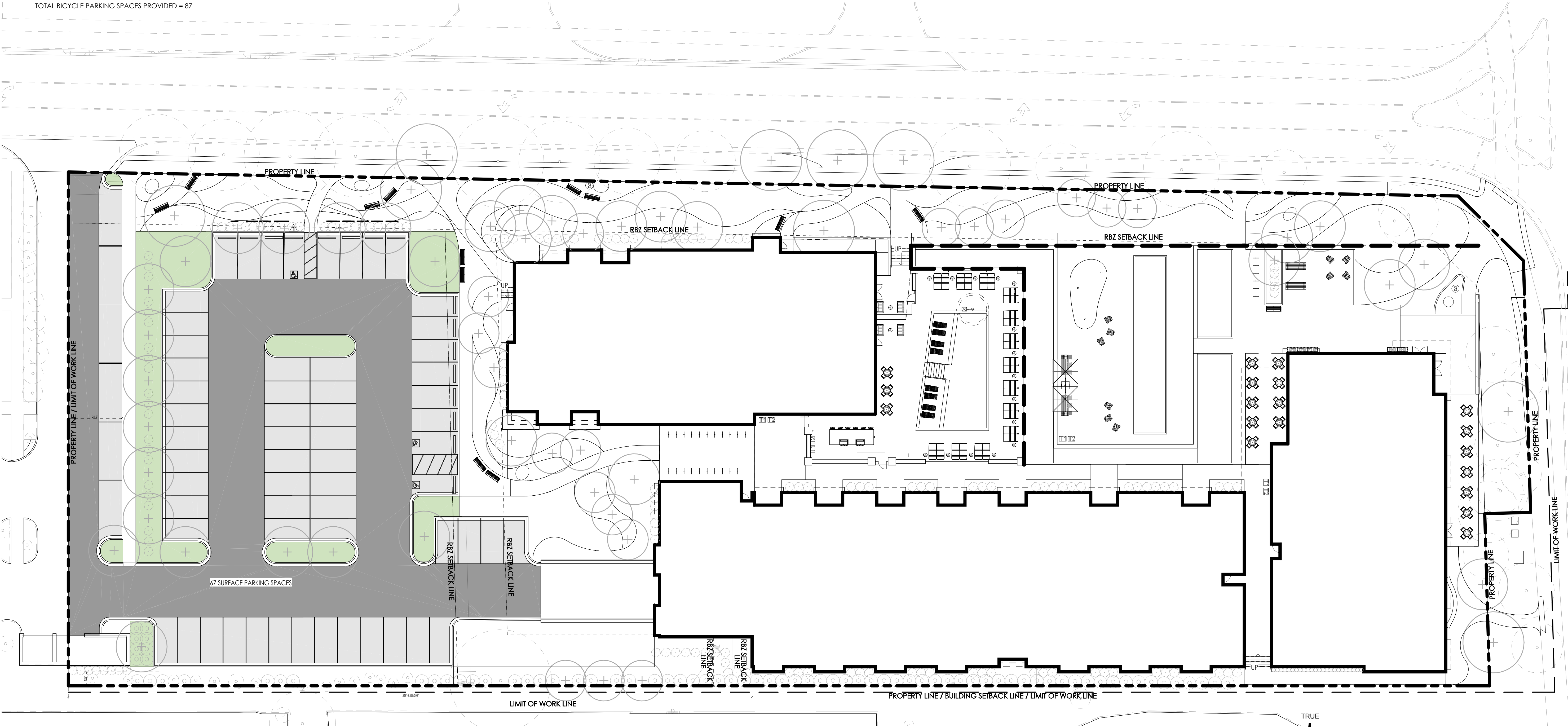
TOTAL PARKING SPACES PROVIDED: 66 SPACES
66 TOTAL PARKING SPACES / 12 PARKING SPACES = 5.5
TOTAL REQUIRED TREES: 6 TREES
TOTAL PROVIDED TREES: 14 TREES

153.065(B)(3) REQUIRED BICYCLE PARKING

A. FOR RESIDENTIAL USES, EXCEPT ATTACHED AND DETACHED SINGLE-FAMILY, ONE SPACE FOR EVERY TWO DWELLING UNITS.
159 DWELLING UNITS / 2 = 79.5 OR 80

C. FOR COMMERCIAL USES, ONE SPACE FOR EVERY TEN REQUIRED VEHICLE PARKING SPACES.
43 TOTAL PARKING SPACES / 10 = 4.3 OR 5
80 + 5 = 85

TOTAL BICYCLE PARKING SPACES NEEDED = 85
TOTAL BICYCLE PARKING SPACES PROVIDED = 87

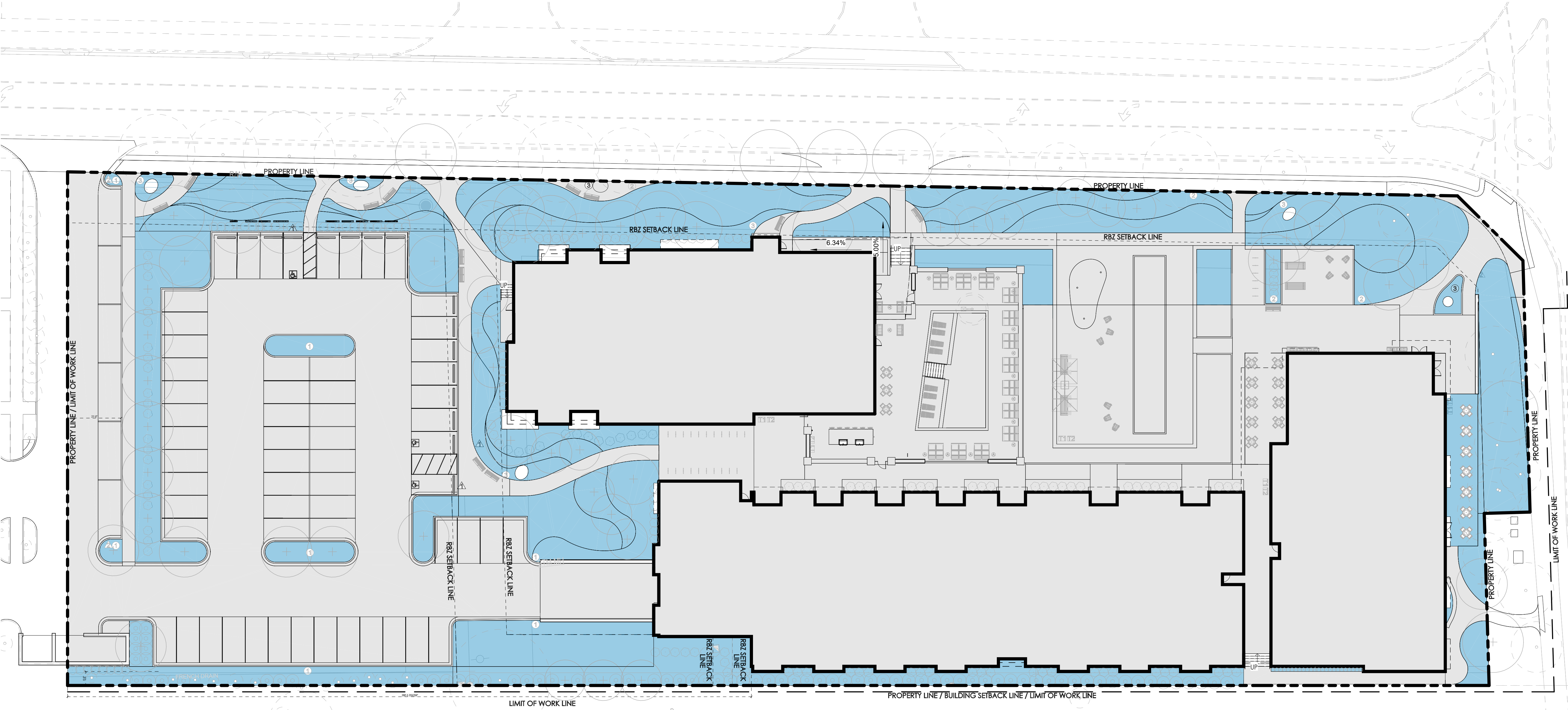


PERVIOUS VS. IMPERVIOUS		
TYPE	AREA	PERCENTAGE
IMPERVIOUS AREA	88,032 SF	76%
PERVIOUS AREA	27,840 SF	24%
	115,872 SF	

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

MAXIMUM IMPERVIOUS SURFACE COVERAGE = <80%
IMPERVIOUS SURFACES AREA = 88,032 SF / 115,872 SF = 0.76
IMPERVIOUS SURFACE COVERAGE PROVIDED = 76%

PERVIOUS SURFACE AREA = 27,840 SF / 115,872 SF = 0.24
PERVIOUS SURFACE COVERAGE PROVIDED = 24%

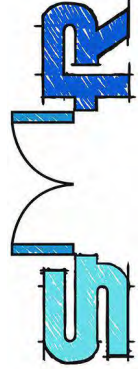


1 OVERALL SITE PERVIOUS VS IMPERVIOUS AREA
1" = 20'-0"

EDGE

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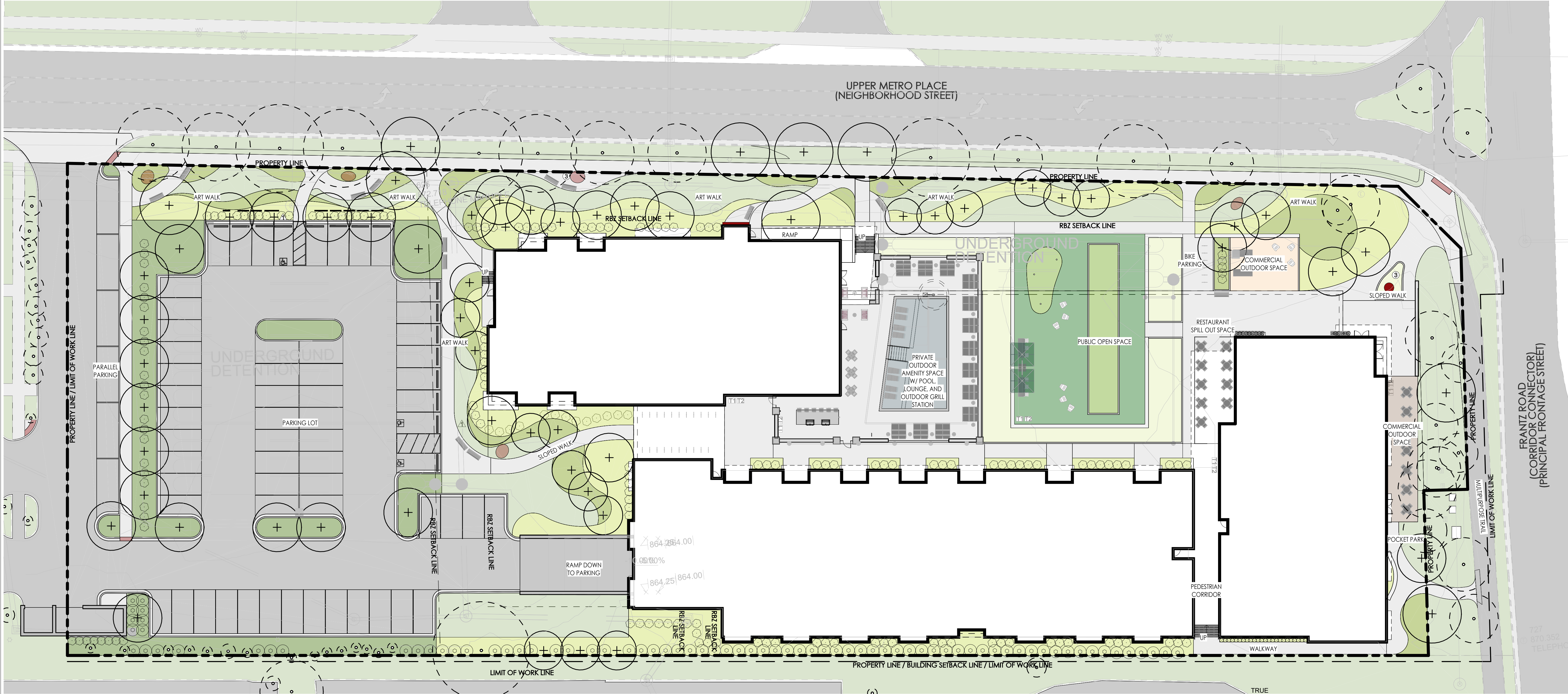
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FRANKLIN COUNTY

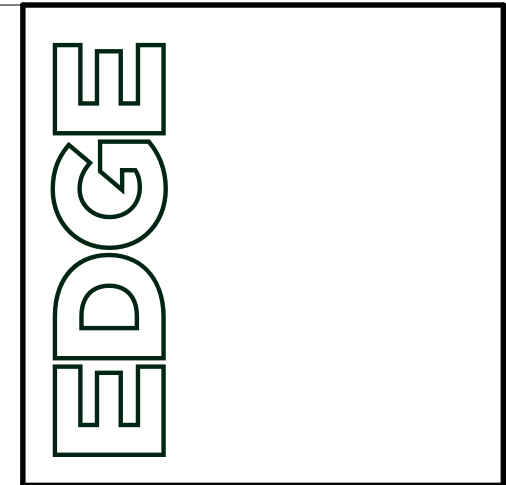
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SHEET #:
L1.7



1 OVERALL ILLUSTRATIVE SITE PLAN
1" = 20'-0"



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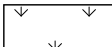
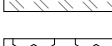
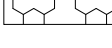
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SHEET #:
L1.8

PLANTING LEGEND:

- LAWN, SEED, 6" DEPTH PLANTING MIX, 4" ROTOTIL SUB-GRADE.
- GROUND COVER PLANTING BED, 6" PLANTING MIX, 4" DEPTH ROTOTIL SUB-GRADE, SHREDDED HARDWOOD MULCH, 3" DEPTH.
- BUILDING FRONTAGE PLANTING BED, 12"-18" DEPTH PLANTING MIX, 4" DEPTH ROTOTIL SUB-GRADE, SHREDDED HARDWOOD MULCH, 3" DEPTH.
- PERENNIAL PLANTING BED, 18" PLANTING MIX, 4" DEPTH ROTOTIL SUB-GRADE, SHREDDED HARDWOOD MULCH, 3" DEPTH.
- PARKING LOT INTERIOR LANDSCAPE BED, 12"-18" DEPTH PLANTING MIX, 4" DEPTH ROTOTIL SUB-GRADE, SHREDDED HARDWOOD MULCH, 3" DEPTH.
- LARGE TREE (LG)
- 2 1/2" CALIBER
- BALLED AND BURLAPPED
- SPECIES TO CONFORM TO THE DUBLIN OHIO CODE OF ORDINANCES : APPENDIX E
- MEDIUM TREE (MD)
- 2 1/2" CALIBER
- BALLED AND BURLAPPED
- SPECIES TO CONFORM TO THE DUBLIN OHIO CODE OF ORDINANCES : APPENDIX E
- MULTI-STEM TREE (MT)
- 10' - 0" HEIGHT MIN., 2" CALIBER
- CLUMPED, BALLED AND BURLAPPED
- SPECIES TO CONFORM TO THE DUBLIN OHIO CODE OF ORDINANCES : APPENDIX E
- SMALL TREE (OR)
- 2" CALIBER
- BALLED AND BURLAPPED
- SPECIES TO CONFORM TO THE DUBLIN OHIO CODE OF ORDINANCES : APPENDIX E
- SHRUBS
- 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
- EXISTING TREE (EX)
- PRESERVE AND PROTECT AT THE CRITICAL ROOT ZONE PER DETAIL 2 ON SHEET L1.2

PROPOSED TREE SCHEDULE		
TREE TYPE & SIZE	NUMBER OF TREES	TOTAL TREE CALIPER INCHES
DECIDUOUS MEDIUM SHADE TREE, 2.5" CAL.	60	160

TREE REQUIREMENT:
TOTAL CALIPER INCHES REQUIRED FOR REPLACEMENT (SHEET L1.1) = 121 CALIPER INCHES
121 CALIPER INCHES / 2.5 CALIPER INCHES = 49 TREES TO BE REPLACED
TOTAL PRESERVED TREES CREDITED (SHEET L1.2) = 64 TREES

49 TREES TO BE REPLACED - 64 TREES TO BE CREDITED = SURPLUS OF 15 TREES

TOTAL TREE CALIPER INCHES PROPOSED = 160" (64 TREES @ 2.5" CALIPER)

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

TOTAL TREE CALIPER INCHES PROPOSED = 160"

PROPOSED SHRUB SCHEDULE	
SHRUB TYPE	NUMBER OF SHRUBS
SHRUB, 24" HEIGHT AT TIME OF INSTALLATION	209
SHRUB, 48" HEIGHT AT TIME OF INSTALLATION	75

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..."

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

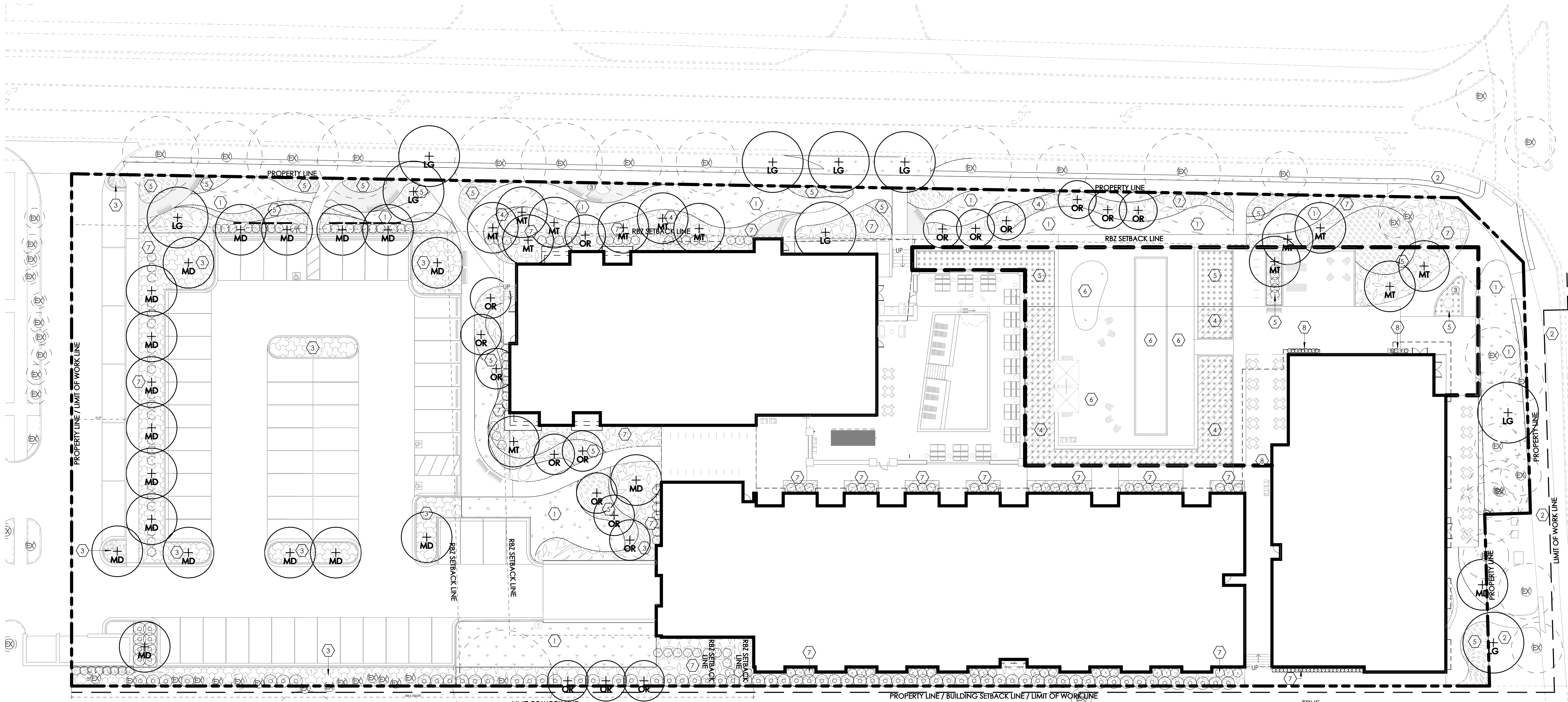
CORRIDOR BUILDING 2 (RESIDENTIAL - ±739 LF)
SHRUBS REQUIRED: 739 LF / 10 = 73 SHRUBS
SHRUBS PROVIDED: 73 SHRUBS

CORRIDOR BUILDING 3 (COMMERCIAL - ±393 LF)
SHRUBS REQUIRED: 393 LF / 10 = 39 SHRUBS
SHRUBS PROVIDED: 39 SHRUBS (IN 5 RAISED PLANTERS AND PLANTING BED)

PROPOSED PLANTING SCHEDULE	
PLANTING TYPE	AREA
BUILDING FRONTAGE PLANTING BED	8,886 SF
BUILDING FRONTAGE PLANTING BED OVER STRUCTURE	590 SF
GROUND COVER PLANTING BED	982 SF
GROUND COVER PLANTING BED OVER STRUCTURE	1,791 SF
INTERIOR LANDSCAPE AREA (PARKING LOT PLANTING BED)	4,791 SF
LAWN	59,622 SF
PERENNIAL PLANTING MIX	3,334 SF

CODED NOTES - PLANTING

- 1LAWN.
- 2EXISTING LAWN AREA. PRESERVE AND PROTECT.
- 3PARKING LOT PERENNIAL PLANTING (INTERIOR LANDSCAPE AREA PER CODE REQUIREMENT).
- 4GROUND COVER PLANTING BED.
- 5PERENNIAL PLANTING MIX.
- 6ARTIFICIAL TURF.
- 7BUILDING FRONTAGE PLANTING BED (PER CODE REQUIREMENT).
- 8BUILDING FRONTAGE PLANTING BED IN RAISED PLANTER (PER CODE REQUIREMENT).



1 OVERALL SITE PLANTING PLAN

1" = 20'-0"

EDGE

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SHEET #:
L1.9

SITE ELEMENTS & MATERIALS LEGEND

A	CIP CONCRETE WALL (HEIGHT VARIES) W/ STEEL HANDRAILING	15	ADA PARKING SPACE SIGNAGE
B	CIP CONCRETE WALL (HEIGHT VARIES)	16	STOP SIGN
C	REFUSE ENCLOSURE, MATCH EXISTING	17	PARKING LOT LIGHTING - DOUBLE HEADED LED LIGHT POLE
D	6" CIP CONCRETE CURB	18	PEDESTRIAN POLE LIGHT FIXTURE
E	52" HGT. GATE W/ CONTROLLED ACCESS MECHANISM & INTEGRATED PANIC BAR	19	ART SCULPTURE UPLIGHT
F	52" HGT. FENCING	20	LIGHT DUTY ASPHALT PAVING - SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
G	52" HGT. LIMESTONE VENEER WALL W/ PRECAST CONCRETE CAP VENEER TO BE CONSTRUCTED USING STONE FROM EXISTING WALL ON SITE	21	HEAVY DUTY ASPHALT PAVING - SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS
1	TABLE (1) AND CHAIRS (4), FREE STANDING	22	CONCRETE WALK, BROOM FINISH
2	LARGE UMBRELLA SHADE	23	CONCRETE PAVERS ON PEDESTALS OVER PARKING STRUCTURE.
3	LITTER RECEPTACLE, SURFACE MOUNTED	24	CONCRETE WALK OVER PARKING STRUCTURE.
4	RECYCLING RECEPTACLE, SURFACE MOUNTED	25	DETECTABLE WARNING PLATE
5	POOL LOUNGE FURNITURE, FREE STANDING	26	LAWN SEED, 6" DEPTH PLANTING MIX, 4" ROTOTIL SUB-GRADE
6	LOUNGE SOFA, FREE STANDING	27	PLANTING BED, 12'-18" PLANTING MIX, 4" DEPTH ROTOTIL SUB-GRADE, SHREDDED HARDWOOD MULCH, 3" DEPTH. SEE PLANTING PLAN FOR PLANTING TYPE INFORMATION.
7	COFFEE TABLE, FREE STANDING		
8	ADIRONDACK CHAIR, FREE STANDING		

CODED NOTES - SITE ELEMENT & MATERIALS

- 1

LAWN AREA.
- 2

EXISTING LAWN AREA. PRESERVE AND PROTECT.
- 3

PARALLEL PARKING SPACES.
- 4

PUBLIC OUTDOOR PATIO SPACE W/ TABLES AND CHAIRS PROVIDED BY OWNER.
- 5

RESTAURANT OUTDOOR PATIO SPACE W/ TABLES AND CHAIRS PROVIDED BY OWNER.
- 6

SLOPED CONCRETE WALK.
- 7

EXISTING MULTI-PURPOSE PATHWAY, PRESERVE AND PROTECT.
- 8

PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.
- 9

POOL LAYOUT COMPLETE BY OTHERS INCLUDING ADA ACCESSIBLE ENTRY, SHELF AND COORDINATED EQUIPMENT ROOM.
- 10

OUTDOOR COOKING STATION WITH STOOL HEIGHT SEATING AT COUNTERTOP OVERHANG.
- 11

DOUBLE SIDED ENTRY GAS FIRE PLACE BY ARCHITECT.
- 12

PUBLIC BREEZEWAY WITH BIKE PARKING.
- 13

BIKE PARKING.
- 14

ARTIFICIAL TURF PUTTING GREEN.
- 15

DETECTABLE WARNING PLATE.
- 16

ARTIFICIAL TURF BOCCIE BALL COURT W/ CONCRETE CURB SURROUNDING PERIMETER.
- 17

ARTIFICIAL TURF TYPE 2

CODED NOTES - SITE ELEMENT & MATERIALS

- 18

COVERED SEATING ELEMENT.
- 19

3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AT ALL PERENNIAL PLANTING BEDS, TYPICAL.
- 20

6'-0" LIMESTONE VENEER COLUMN, TYP.
- 21

GATED, SECURED ACCESS POOL TERRACE WITH TABLES, CHAIRS, AND LOUNGE FURNISHINGS PROVIDED BY OWNER.
- 22

GROUNDCOVER PLANTING AREA.
- 23

CONCRETE PAVERS ON PEDESTALS OVER PARKING STRUCTURE BELOW.
- 24

FLAGSTONE PAVING.
- 25

CIP CONCRETE STAIRS W/ HANDRAILING PER CODE REQUIREMENTS.
- 26

PROPOSED TO EXISTING PAVING TRANSITION. MEET FLUSH HORIZONTALLY.
- 27

LIMESTONE VENEER WALL. HEIGHT VARIES.
- 28

CONCRETE WALK OVER PARKING STRUCTURE BELOW.
- 29

RAMP DOWN TO UNDERGROUND PARKING BY OTHERS.
- 30

HEAVY DUTY ASPHALT PAVING PARKING LOT DRIVE AISLE BY OTHERS.
- 31

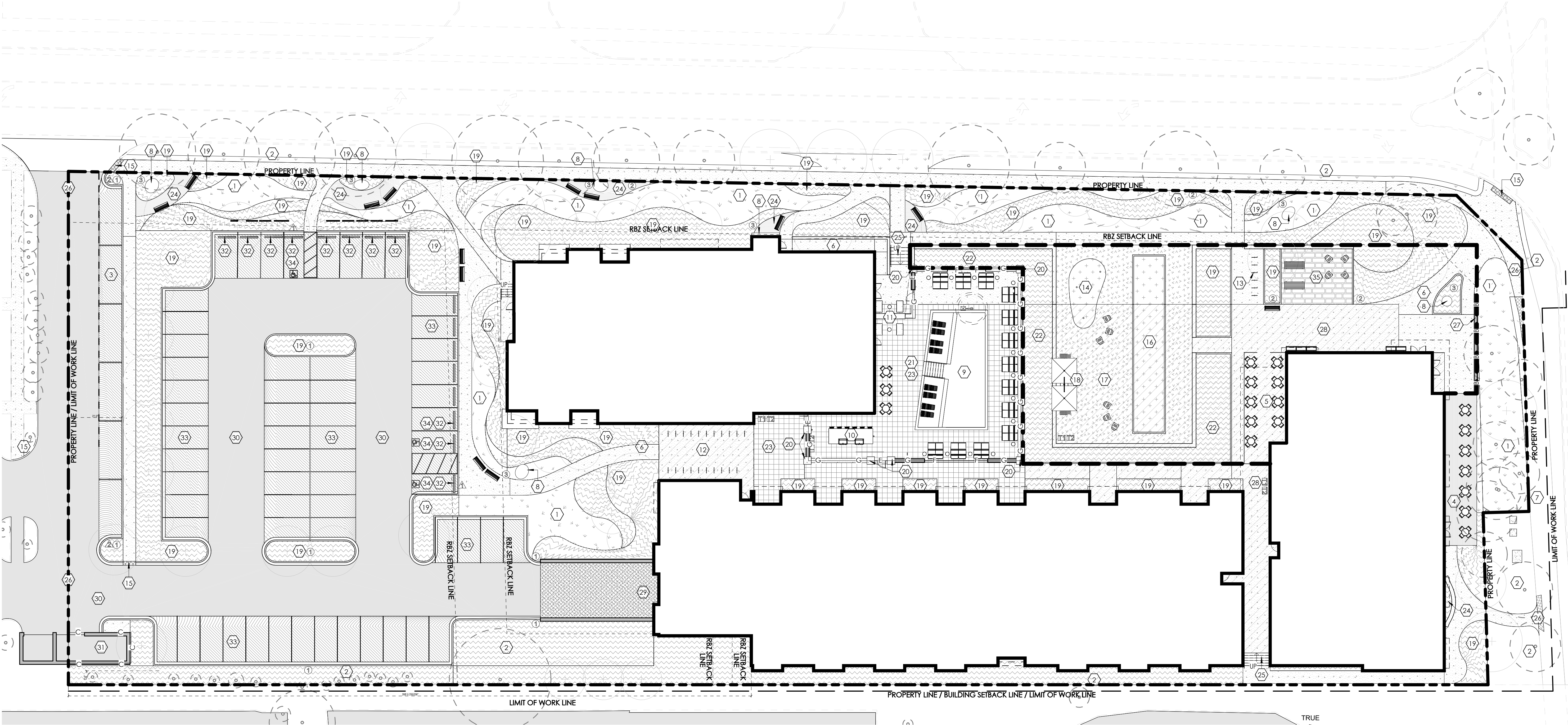
REFUSE ENCLOSURE EXPANSION BY OTHERS.
- 32

PARKING LOT WHEEL STOP BY OTHERS.
- 33

LIGHT DUTY ASPHALT PAVING PARKING STALL BY OTHERS.
- 34

LIGHT DUTY ASPHALT PAVING ADA PARKING STALL BY OTHERS.
- 35

UNIT PAVERS SPACE FOR PUBLIC USE.



1 OVERALL SITE ELEMENT & MATERIALS PLAN
1" = 20'-0"

EDGE

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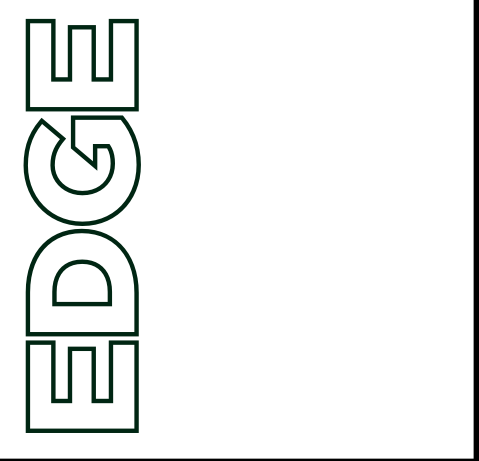
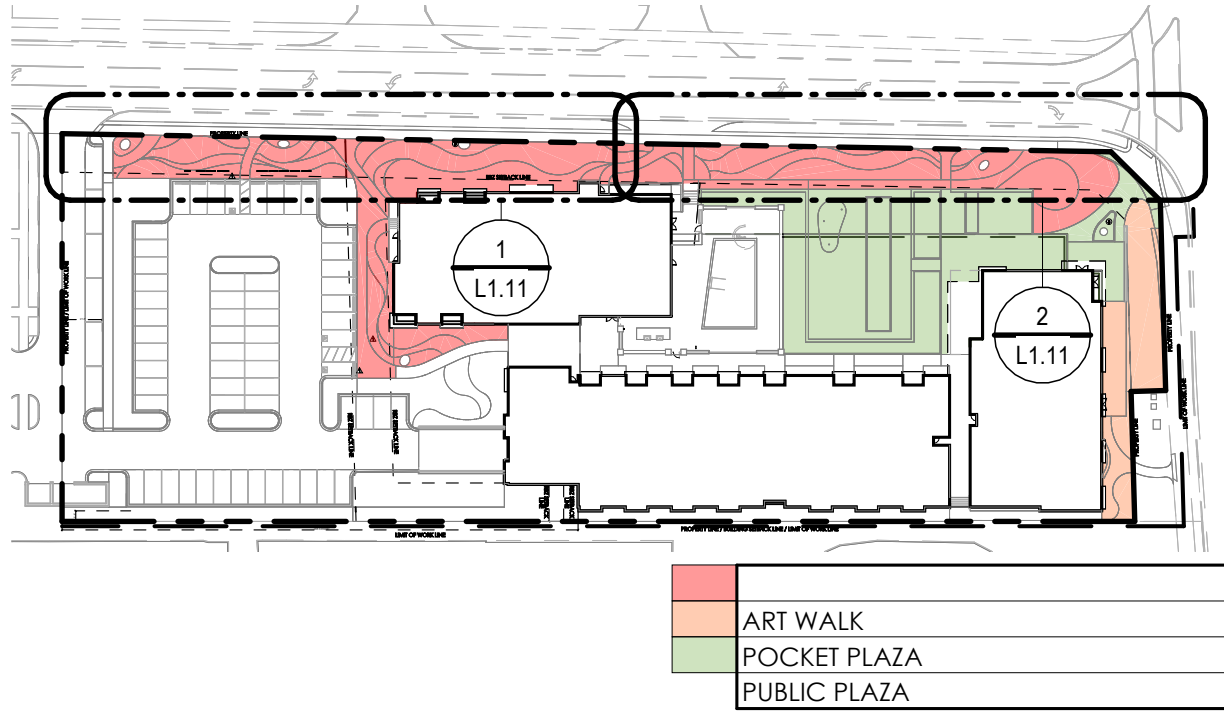
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SHEET #:

L1.10

CODED NOTES - ART WALK

- 1
- PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.
- 2
- LAWN AREA.
- 3
- SPECIALTY PERENNIAL PLANTING MIX.
- 4
- BUILDING FRONTAGE PERENNIAL PLANTING PER CODE REQUIREMENT.
- 5
- FLAGSTONE PAVING.
- 6
- CONCRETE PAVING.
- 7
- DETECTABLE WARNING PLATE.
- 8
- PARKING LOT PERENNIAL 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.
- 15
- EXISTING LAWN AREA. PRESERVE AND PROTECT.
- 16
- BRANDING OPPROTUNITY BY OTHERS.



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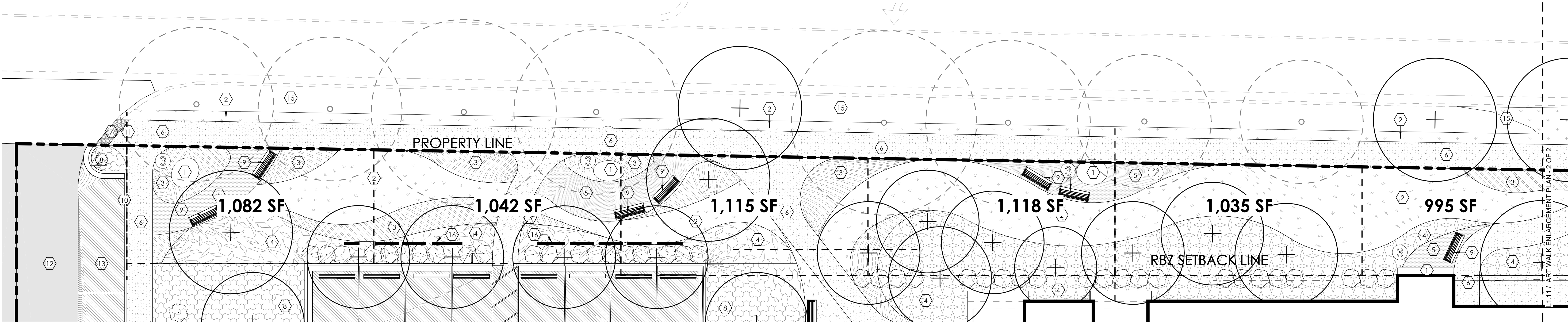
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5555 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY



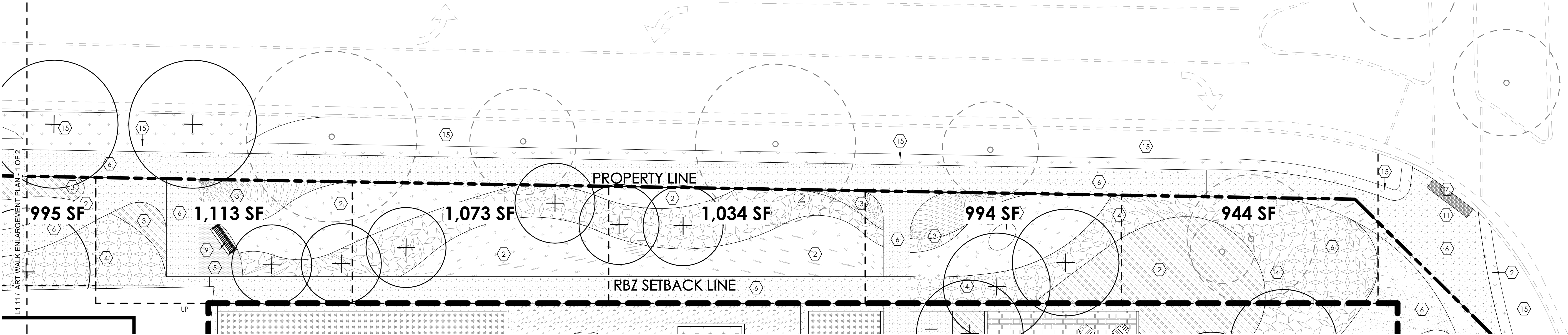
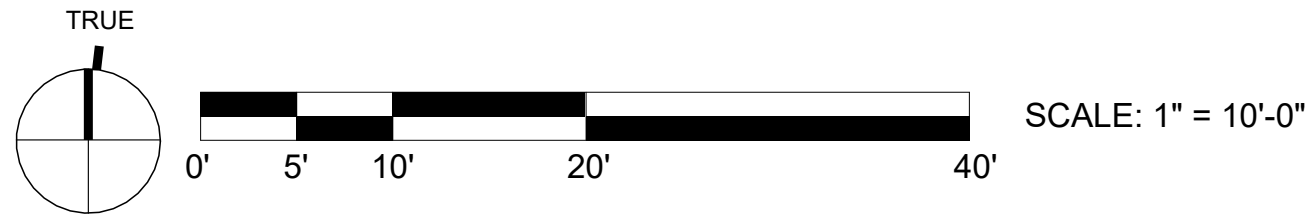
ISSUE / REVISION DATE:	
	04/28/2022 CONCEPT PLAN SUBMITTAL
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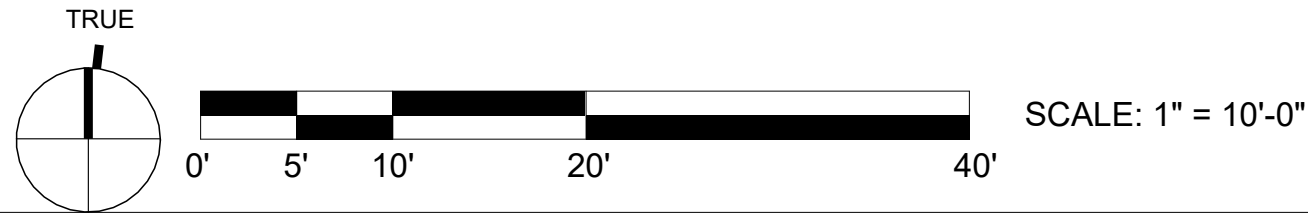
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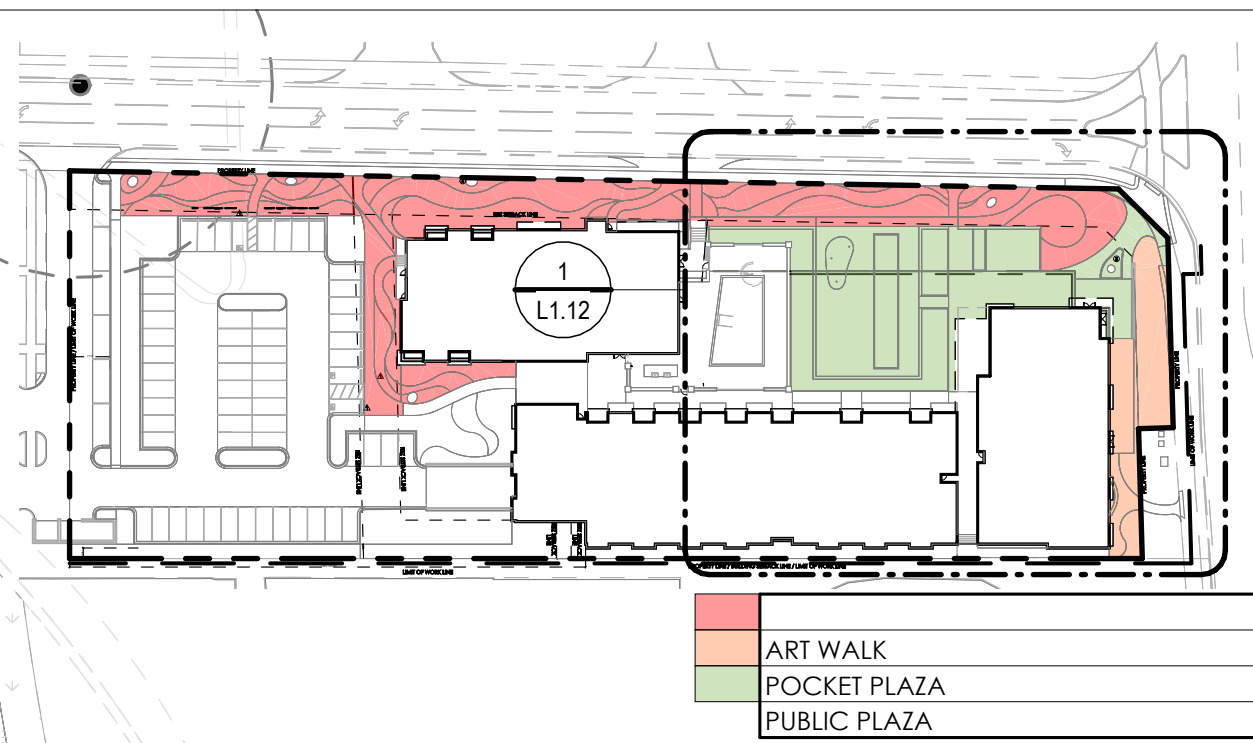
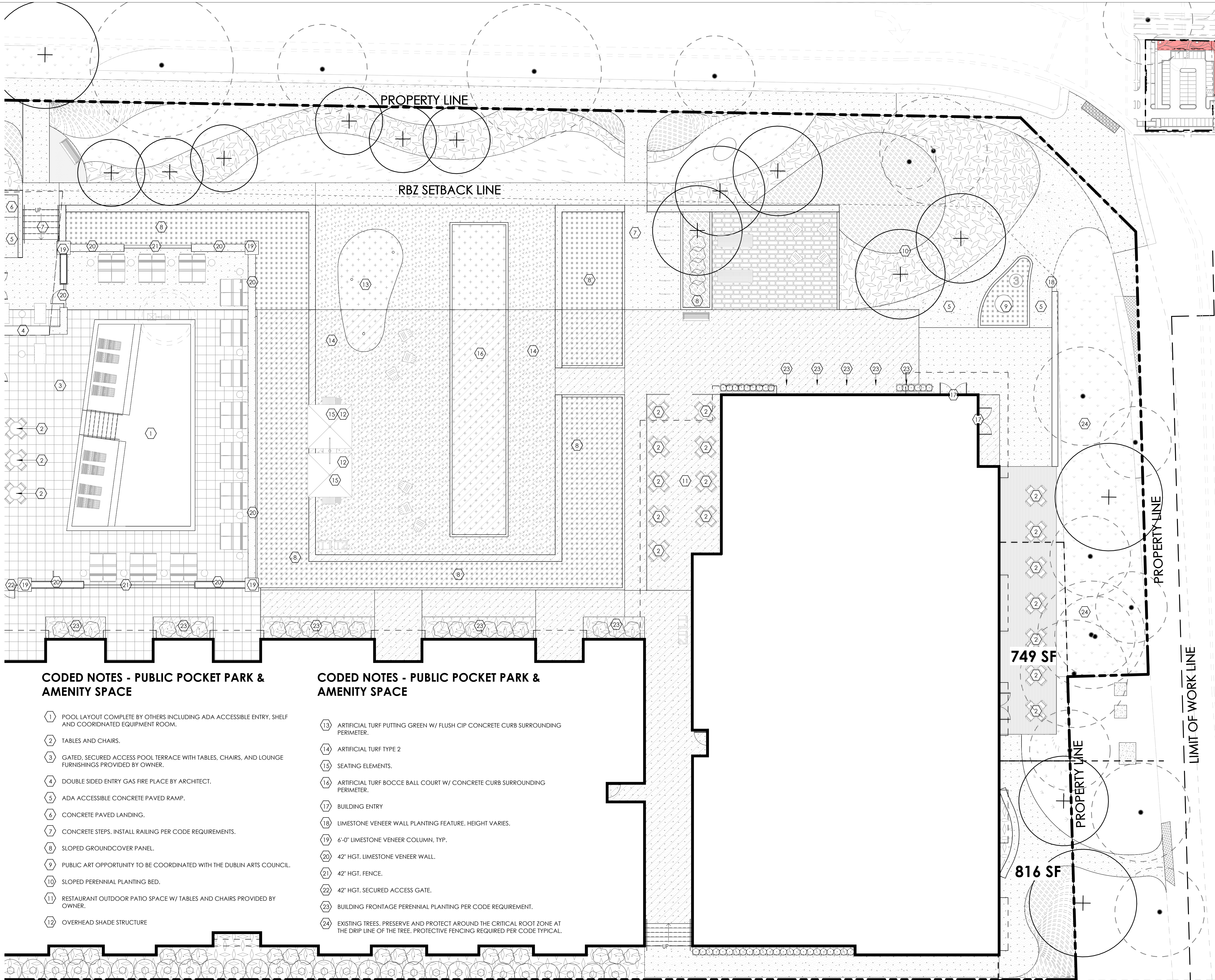


1 ART WALK ENLARGEMENT PLAN
1" = 10'-0"



2 ART WALK + PUBLIC PLAZA ENLARGEMENT PLAN
1" = 10'-0"





CODED NOTES - PUBLIC POCKET PARK & AMENITY SPACE

- 1 POOL LAYOUT COMPLETE BY OTHERS INCLUDING ADA ACCESSIBLE ENTRY, SHELF AND COORDINATED EQUIPMENT ROOM.
- 2 TABLES AND CHAIRS.
- 3 GATED, SECURED ACCESS POOL TERRACE WITH TABLES, CHAIRS, AND LOUNGE FURNISHINGS PROVIDED BY OWNER.
- 4 DOUBLE SIDED ENTRY GAS FIRE PLACE BY ARCHITECT.
- 5 ADA ACCESSIBLE CONCRETE PAVED RAMP.
- 6 CONCRETE PAVED LANDING.
- 7 CONCRETE STEPS, INSTALL RAILING PER CODE REQUIREMENTS.
- 8 SLOPED GROUNDCOVER PANEL.
- 9 PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.
- 10 SLOPED PERENNIAL PLANTING BED.
- 11 RESTAURANT OUTDOOR PATIO SPACE W/ TABLES AND CHAIRS PROVIDED BY OWNER.
- 12 OVERHEAD SHADE STRUCTURE

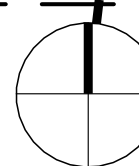
CODED NOTES - PUBLIC POCKET PARK & AMENITY SPACE

- 13 ARTIFICIAL TURF PUTTING GREEN W/ FLUSH CIP CONCRETE CURB SURROUNDING PERIMETER.
- 14 ARTIFICIAL TURF TYPE 2
- 15 SEATING ELEMENTS.
- 16 ARTIFICIAL TURF BOCCIE BALL COURT W/ CONCRETE CURB SURROUNDING PERIMETER.
- 17 BUILDING ENTRY
- 18 LIMESTONE VENEER WALL PLANTING FEATURE. HEIGHT VARIES.
- 19 6'-0" LIMESTONE VENEER COLUMN, TYP.
- 20 42" HGT. LIMESTONE VENEER WALL.
- 21 42" HGT. FENCE.
- 22 42" HGT. SECURED ACCESS GATE.
- 23 BUILDING FRONTAGE PERENNIAL PLANTING PER CODE REQUIREMENT.
- 24 EXISTING TREES. PRESERVE AND PROTECT AROUND THE CRITICAL ROOT ZONE AT THE DRIP LINE OF THE TREE. PROTECTIVE FENCING REQUIRED PER CODE TYPICAL.

PROPERTY LINE / BUILDING SETBACK LINE / LIMIT OF WORK LINE
PUBLIC PLAZA ENLARGEMENT PLAN

1" = 10'-0"

TRUE

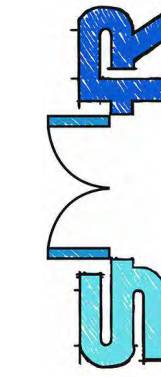


SCALE: 1" = 10'-0"

EDGE

ARCHITECT'S PROJECT #:
DUBAPT

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ARCHITECTURE + PLANNING

**A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES**

5555 UPPER METRO PLACE DUBLIN, OHIO 43017 FRANKLIN COUNTY

Keystone
HOTEL group

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SHEET #:

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CODED NOTES - FRANTZ ROAD

- 1

EXISTING LAWN AREA. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
- 2

EXISTING MULTI-PURPOSE PATHWAY. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
- 3

PERENNIAL PLANTING BED.
- 4

CONCRETE PAVING.
- 5

PROPOSED TO EXISTING PAVING TRANSITION. MEET FLUSH HORIZONTALLY.
- 6

EXISTING CONCRETE CURB TO REMAIN. PRESERVE AND PROTECT. REPAIR IF DAMAGED DURING CONSTRUCTION.
- 7

ADA ACCESSIBLE CONCRETE PAVED RAMP.

CODED NOTES - FRANTZ ROAD

- 8

LIMESTONE VENEER WALL PLANTING FEATURE. HEIGHT VARIES.
- 9

PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.
- 10

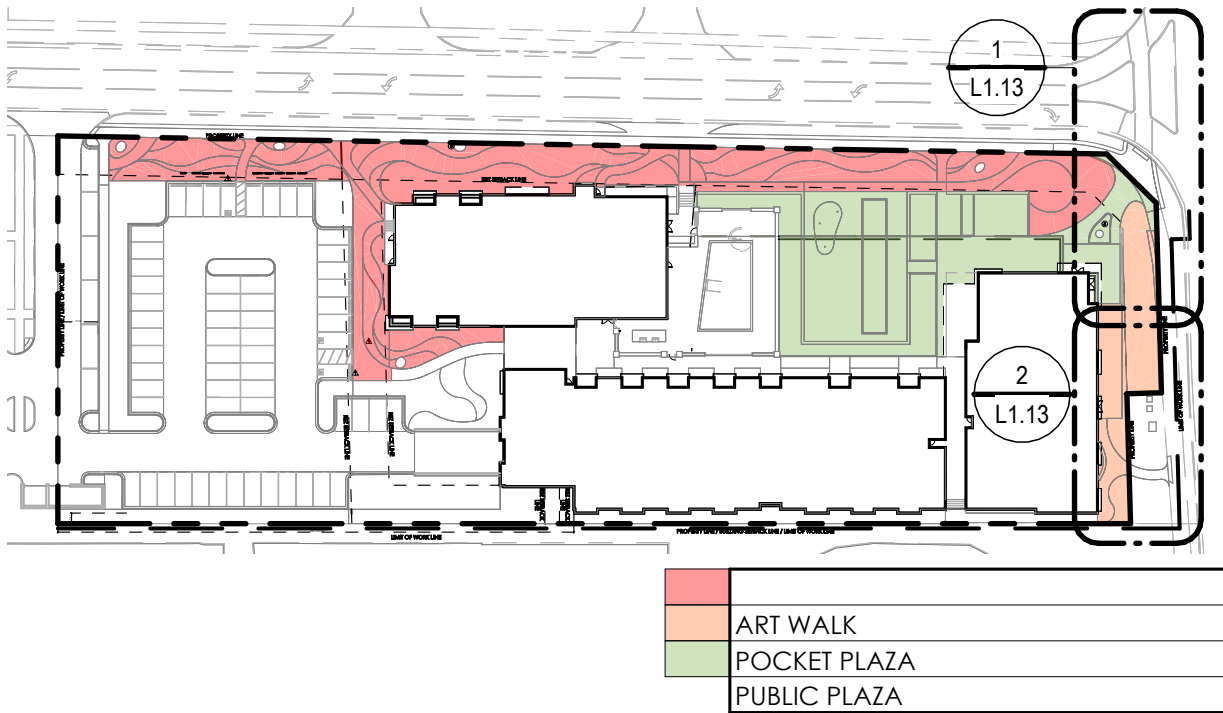
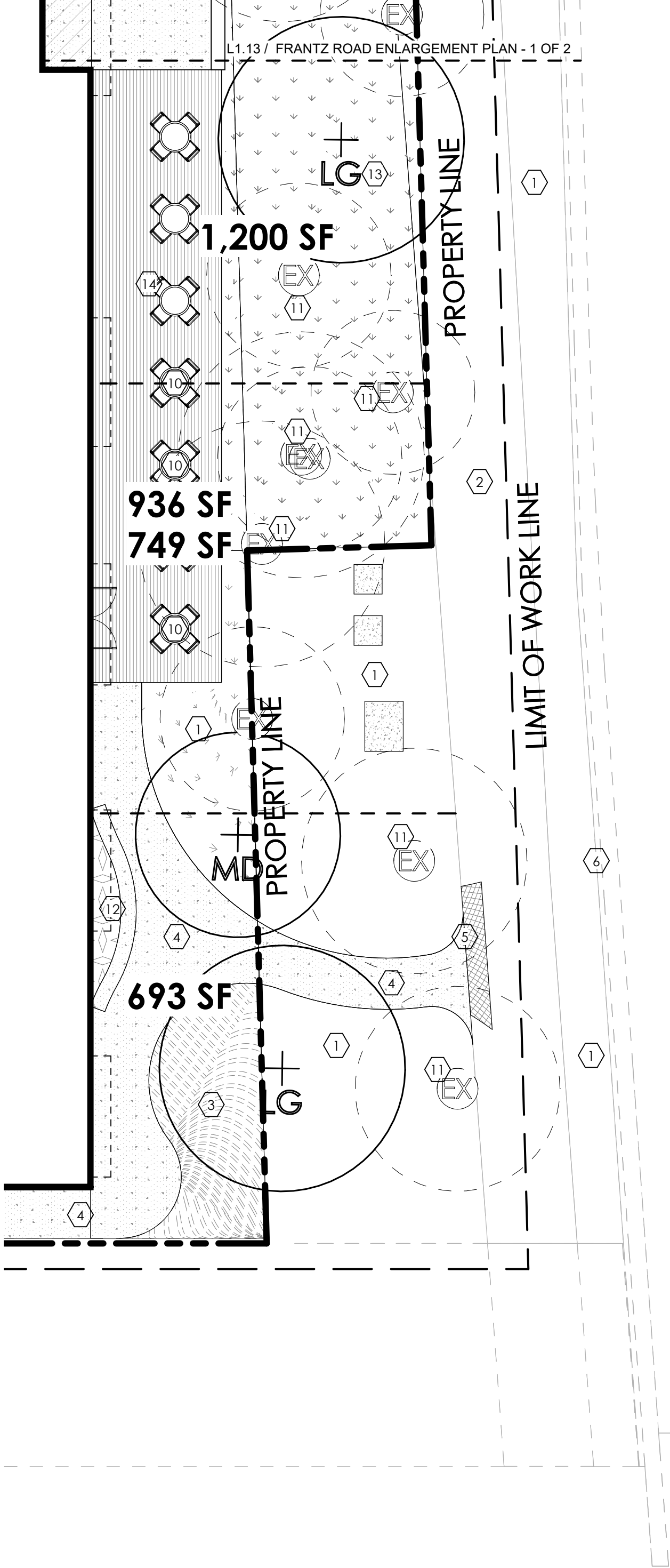
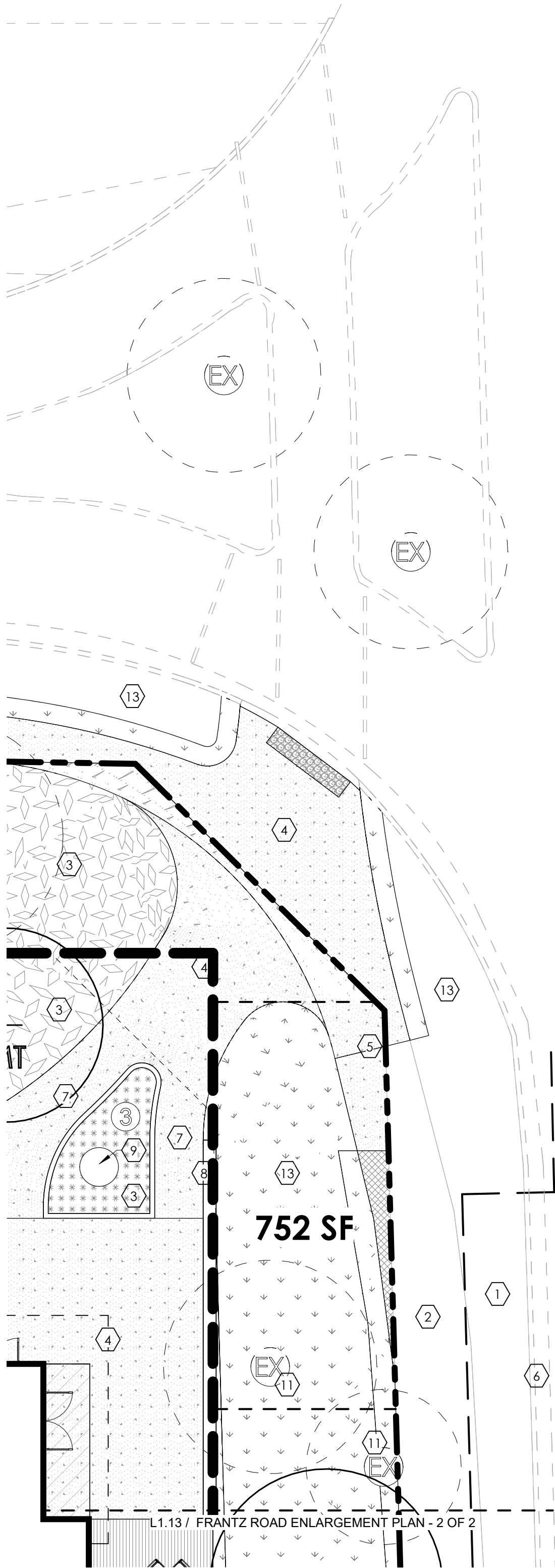
TABLES AND CHAIRS.
- 11

EXISTING TREES. PRESERVE AND PROTECT AROUND THE CRITICAL ROOT ZONE AT THE DRIP LINE OF THE TREE. PROTECTIVE FENCING REQUIRED PER CODE TYPICAL.
- 12

FLAGSTONE PAVING.
- 13

LAWN AREA.
- 14

WOOD DECKING.



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