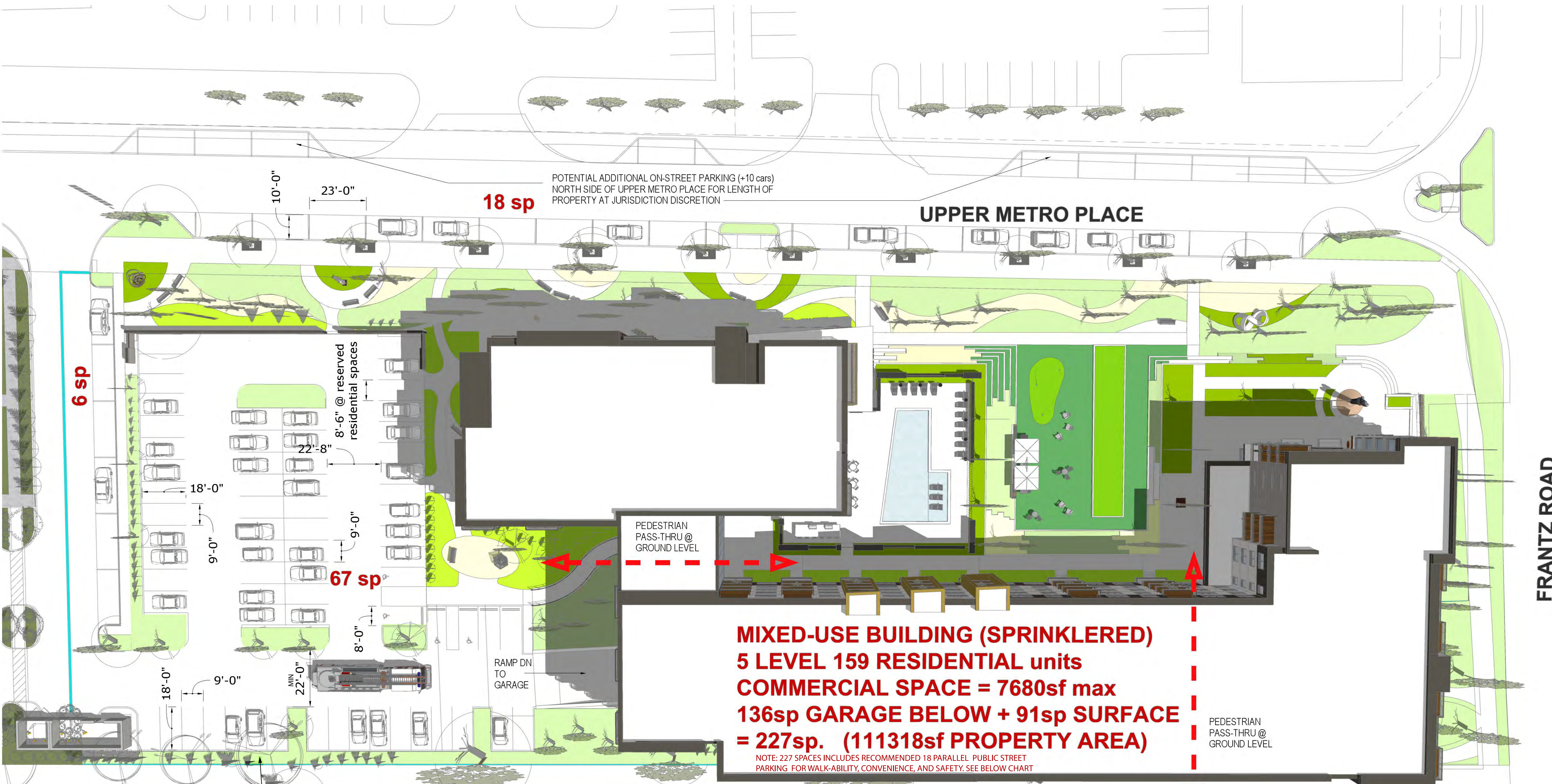


INDEX	SHEET#	TITLE	ISSUED	REVISED	SHEET#	TITLE	ISSUED	REVISED
	1.0	COVER SHEET INDEX	2024-3-08	2024-3-21				
	1.1	MASSING - PLAN / BUILDING SUMMARY	2024-3-08		A1.1	ARCHITECTURAL GARAGE LEVEL FLOOR PLAN	2024-3-08	
	1.2	MASSING - AERIAL VIEW FROM N.E.	2024-3-08		A1.2	ARCHITECTURAL FIRST LEVEL FLOOR PLAN	2024-3-08	
	1.3	MASSING - AERIAL VIEW FROM S.W.	2024-3-08		A1.3	ARCHITECTURAL SECOND THRU FOURTH LEVEL FLOOR PLAN	2024-3-08	
	1.4	MASSING - AERIAL VIEW FROM N.W.	2024-3-08		A1.4	ARCHITECTURAL FIFTH LEVEL FLOOR PLAN	2024-3-08	
	1.5	MASSING - AERIAL VIEW AT COURTYARD	2024-3-08		A5.1	ARCHITECTURAL SITE SECTION	2024-3-08	
	1.10	MASSING - GOOGLE MAP VIEW	2024-3-08		A6.1	ARCHITECTURAL NORTH ELEVATION	2023-3-08	
	1.13	FIRE ACCESS DIAGRAM	2024-3-21		A6.2	ARCHITECTURAL WEST ELEVATIONS	2023-3-08	
	2.1	CONCEPT IMAGERY - BUILDING FACADES & LIGHTING	2024-3-08	2024-3-21	A6.3	ARCHITECTURAL SOUTH ELEVATION	2023-3-08	
	C1	CIVIL REGIONAL CONTEXT MAP	2024-3-08		A6.4	ARCHITECTURAL EAST ELEVATIONS	2023-3-08	
	C2	CIVIL EXISTING CONDITIONS PLAN	2024-3-08		A6.5	ARCHITECTURAL RENDERING VIEWS	2023-3-08	
	C3	CIVIL PRELIMINARY SITE PLAN	2024-3-08		A6.6	ARCHITECTURAL RENDERING VIEWS	2023-3-08	
	C4	CIVIL PRELIMINARY GRADING PLAN	2024-3-08		A6.7	ARCHITECTURAL RENDERING VIEWS	2023-3-08	
					L1.1	TREE REMOVAL PLAN	2023-3-08	
					L1.2	TREE PRESERVATION PLAN	2023-1-08	
					L1.3	OVERALL SITE PLAN	2023-1-08	
					L1.4	OVERALL LANDSCAPE AND OPEN SPACE PLAN	2023-1-08	
					L1.5	OVERALL ILLUSTRATIVE LANDSCAPE PLAN	2023-1-08	
					L1.6	OVERALL SITE PLANTING PLAN	2023-1-08	
					L1.7	SITE PLANTING CHARACTER IMAGES	2023-1-08	
					L1.8	PLANTING DETAILS	2023-1-13	
					L1.9	OVERALL SITE ELEMENTS AND MATERIALS PLANS	2023-1-13	
					L1.10	SITE ELEMENTS AND MATERIALS CHARACTER IMAGES	2023-1-13	
					L1.11	ART WALK ENLARGEMENT PLAN	2023-1-13	
					L1.12	PUBLIC POCKET PLAZA AND AMENITY SPACE	2023-1-13	
					L1.13	FRANZ ROAD ENLARGEMENT PLAN	2023-1-13	





POTENTIAL ADDITIONAL ON-STREET PARKING (+10 cars)
NORTH SIDE OF UPPER METRO PLACE FOR LENGTH OF
PROPERTY AT JURISDICTION DISCRETION

UPPER METRO PLACE

FRANTZ ROAD

MIXED-USE BUILDING (SPRINKLERED)
5 LEVEL 159 RESIDENTIAL units
COMMERCIAL SPACE = 7680sf max
136sp GARAGE BELOW + 91sp SURFACE
= 227sp. (111318sf PROPERTY AREA)

NOTE: 227 SPACES INCLUDES RECOMMENDED 18 PARALLEL PUBLIC STREET
PARKING FOR WALK-ABILITY, CONVENIENCE, AND SAFETY. SEE BELOW CHART

6 sp

18 sp

67 sp

5'-0" SIDE YARD SETBACK w/ REQUIRED
BUFFER LANDSCAPE, TYP.

BUILDING SUMMARY

LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED	PARKING PROVIDED
LEVEL 1	14'-6" (1'-6" ABOVE STREET)	3500sf RESTAURANT/BAR	35 SPACES	133 SP BELOW GRADE 70 SP SURFACE LOT 6 SP PARALLEL (WEST EDGE OF SITE) <hr/> 209 SPACES ON-SITE TOTAL <hr/> 18 SPACES ON-STREET UPPER METRO (OPTIONAL) 227 SPACES TOTAL w/ the 18 ON-STREET PARKING
LEVEL 1	14'-6" (1'-6" ABOVE STREET)	4180sf CO-WORKING SPACE	SHARED	
LEVEL 1	13'-0" (3'-0" ABOVE STREET)	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	
LEVEL 5	11'-4"	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)	37 SPACES	
159 UNITS TOTAL (30 2BR, 129 1BR)			209 SPACES TOTAL*	
			189 SPACES REQUIRED	

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

BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 209 - 20 = 189

NOTE: STEPPED GRADE CHANGES SHOWN WITHIN PUBLIC SPACE (BETWEEN 1'-6" & 3'-0" TOTAL HEIGHT) REPRESENT A COMBINATION OF LANDSCAPED SLOPES, SEATING PLATFORMS, AND CIRCULATION STEPS / RAMPS TO BE DEVELOPED INCOLABORATION w/ ARCHITECT, LANDSCAPE ARCHITECT AND CIVIL ENGINEER AS DESIGN PHASES PROGRESS.



**MIXED-USE BUILDING (SPRINKLERED)
5 LEVEL 159 RESIDENTIAL units
COMMERCIAL SPACE = 7680sf max
136sp GARAGE BELOW + 91sp SURFACE
= 227sp. (111318sf PROPERTY AREA)**

FRANTZ ROAD

UPPER METRO PLACE

18 sp

67 sp

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



MIXED-USE BUILDING (SPRINKLERED)
5 LEVEL RESIDENTIAL UNITS
COMMERCIAL SPACE = 7,900sf max
136sp GARAGE BELOW + 91sp SURFACE
= 227sp. (111318sf PROPERTY AREA)

18 sp

67 sp

6 sp

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

**MIXED-USE BUILDING (SPRINKLERED)
 5 LEVEL RESIDENTIAL units
 COMMERCIAL SPACE = 7680sf max
 136sp GARAGE BELOW + 91sp SURFACE
 = 227sp. (111318sf PROPERTY AREA)**

UPPER METRO PLACE

18 sp

67 sp

6 sp

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

**MIXED-USE BUILDING (SPRINKLERED)
5 LEVEL 159 RESIDENTIAL units
COMMERCIAL SPACE = 7680sf max
136sp GARAGE BELOW + 91sp SURFACE
= 227sp. (111318sf PROPERTY AREA)**



18 sp

UPPER METRO PLACE

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

NTS

MULTI-FAMILY: DUBLIN, OH
2020013.000

3.08.2024

PRELIMINARY MASSING

1.5

Keystone
MULTIFAMILY GROUP

SMR + studio
costandi ARCHITECTURE + PLANNING



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



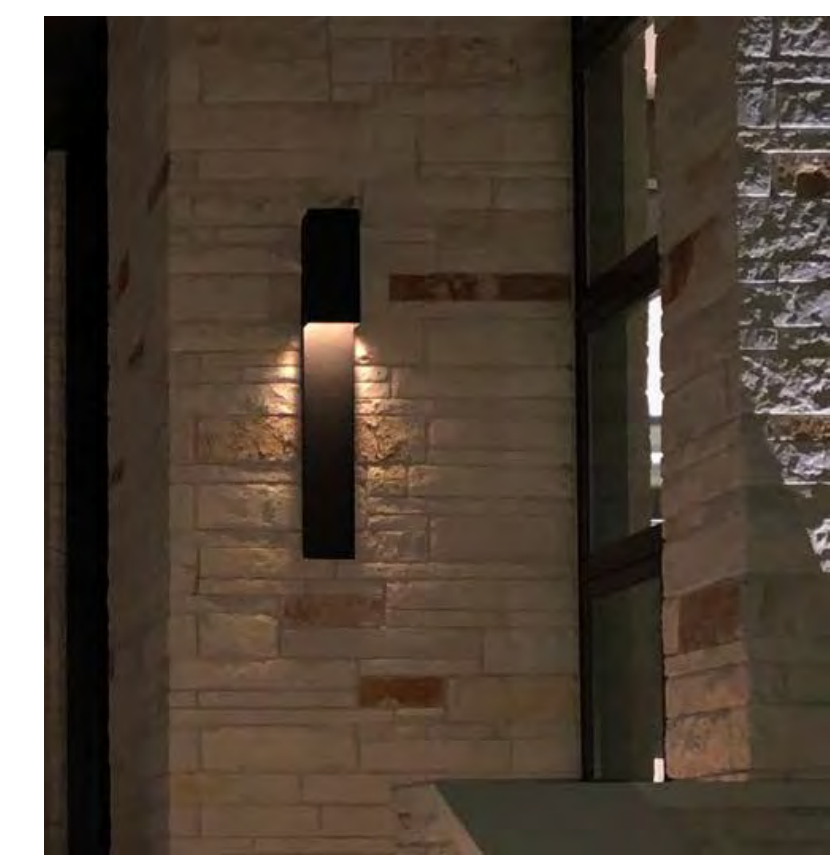
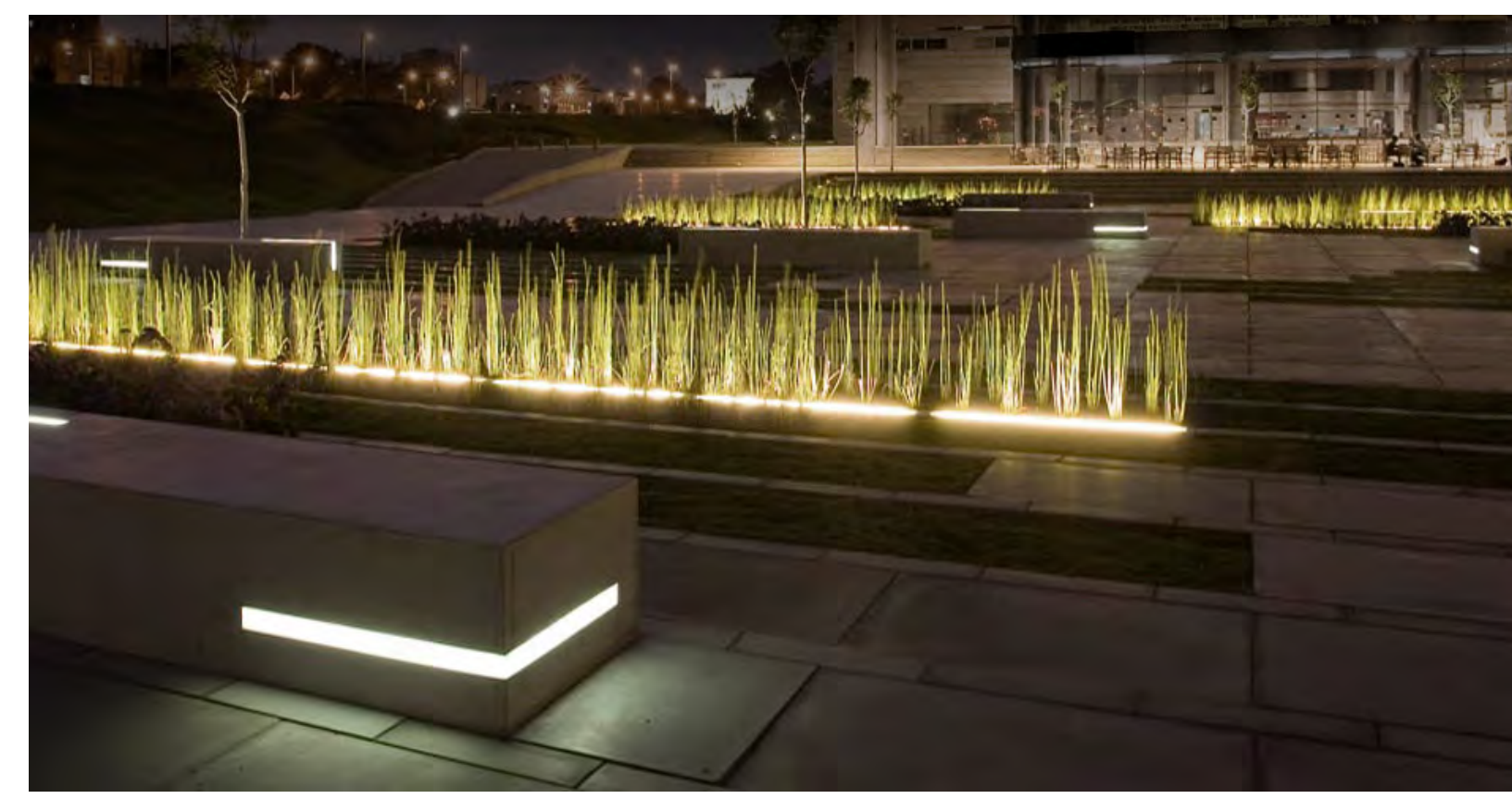
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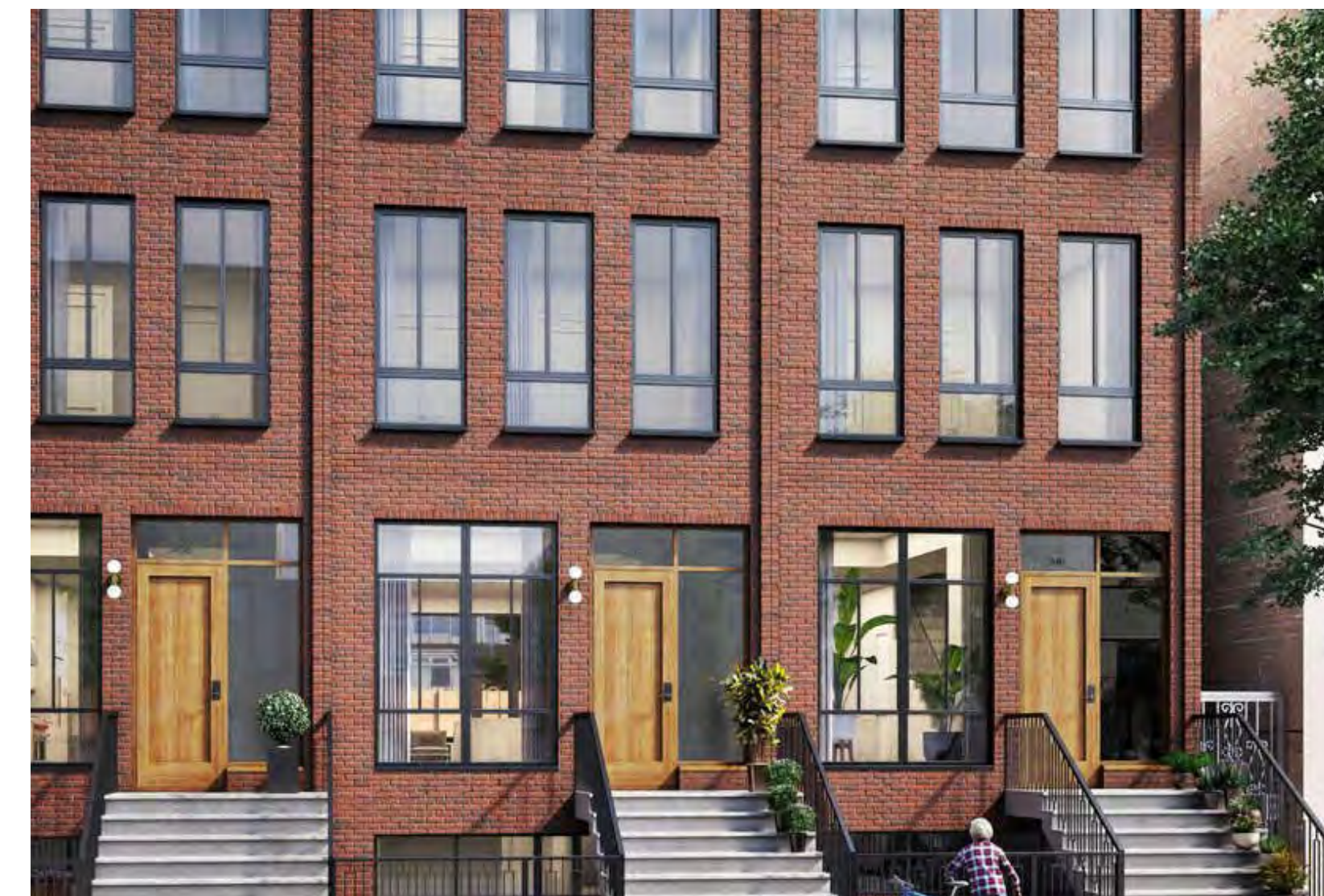
PRELIMINARY MASSING

1.10





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



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

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

BUILDING / LIGHT IMAGERY



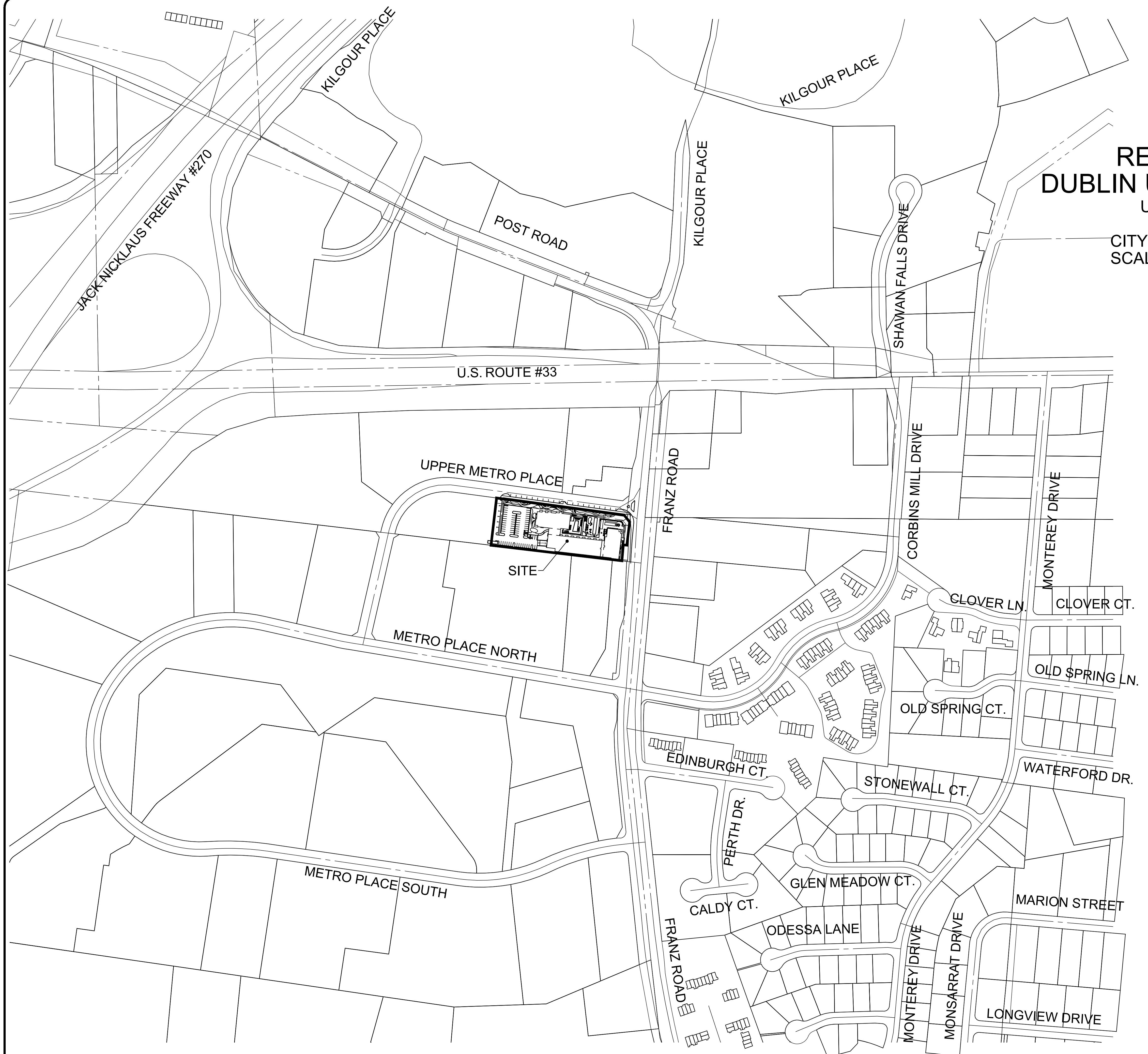
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2020013.000

3.21.2024

PRELIMINARY SUBMITTAL

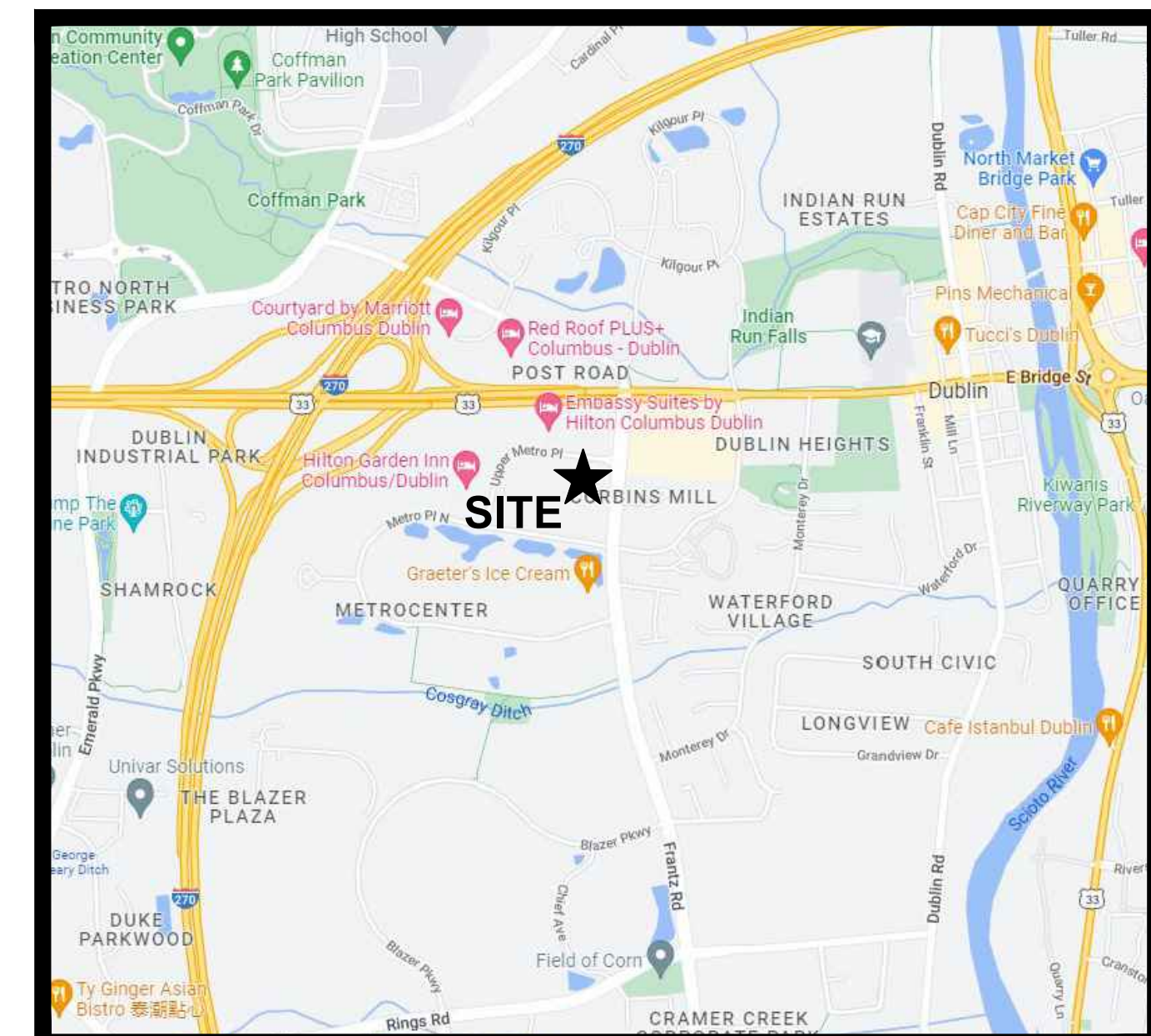
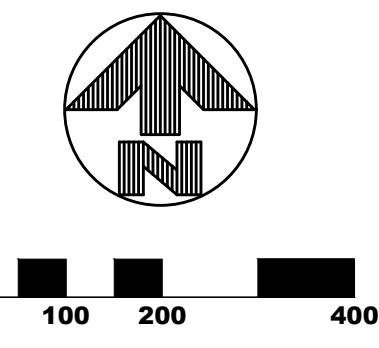
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REGIONAL CONTEXT MAP DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE, LOTS 4B & 5
 5565 UPPER METRO PLACE
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 SCALE: 1"=200' MARCH 8, 2024



VICINITY MAP
NOT TO SCALE



REVISIONS

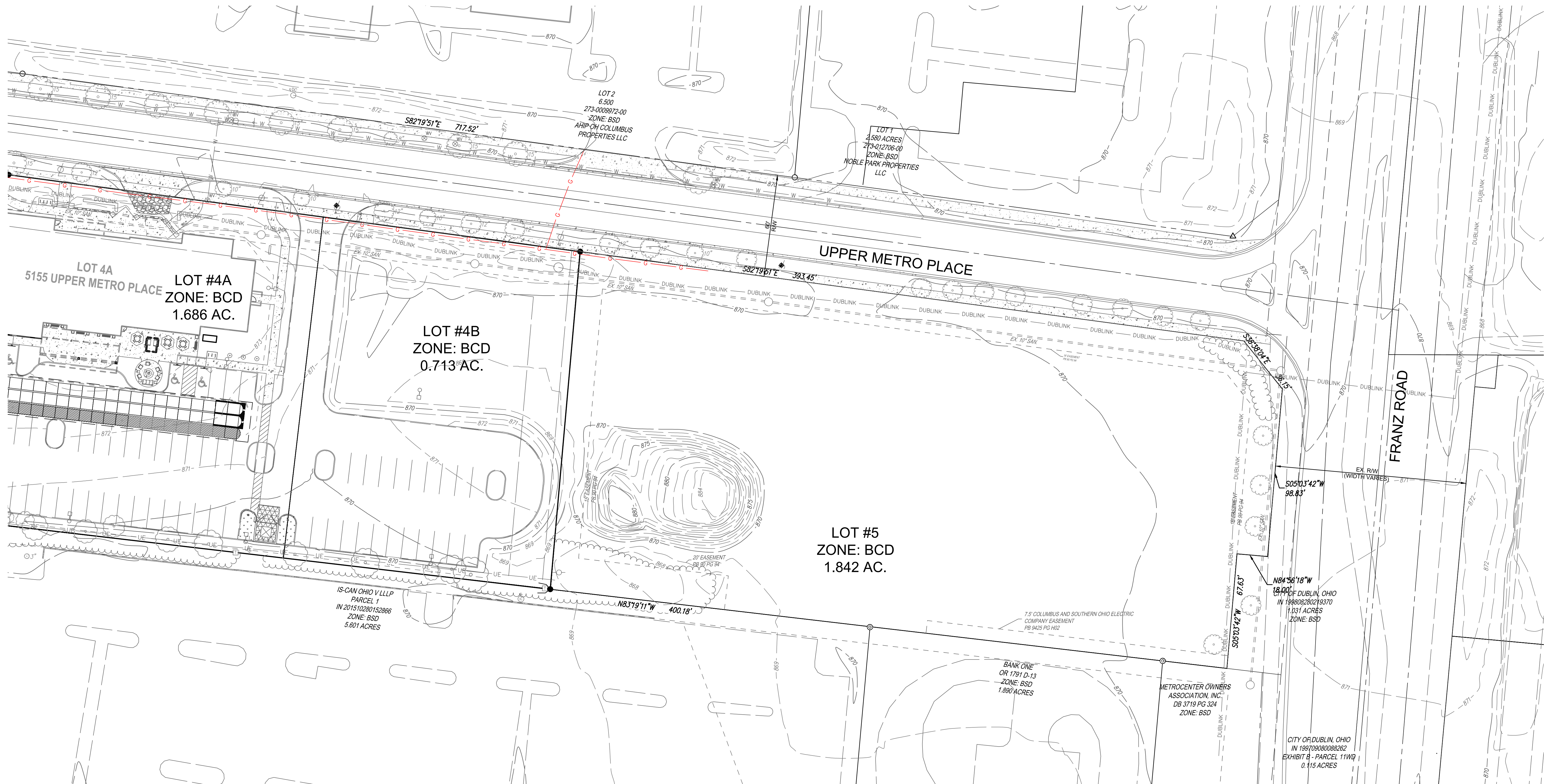
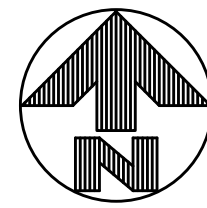
REGIONAL CONTEXT MAP
DUBLIN UPPER METRO APARTMENTS
 UPPER METRO PLACE LOTS 4B & 5
 5565 UPPER METRO PLACE
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=200'
 DATE: MARCH 8, 2024
 DRAWN: SAD
 DESIGNED: SAD
 CHECKED: RVP
 XREF:
 JOB NO.: 21032

Projects\2021\21032 - Keystone - 5065 Upper Metro Place MF - Dublin\DWG\SHEET\21032REG.dwg, 3/8/2024 3:23:08 PM, Shane DeLong

EXISTING CONDITIONS PLAN DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE, LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=30' MARCH 8, 2024



REVISIONS	

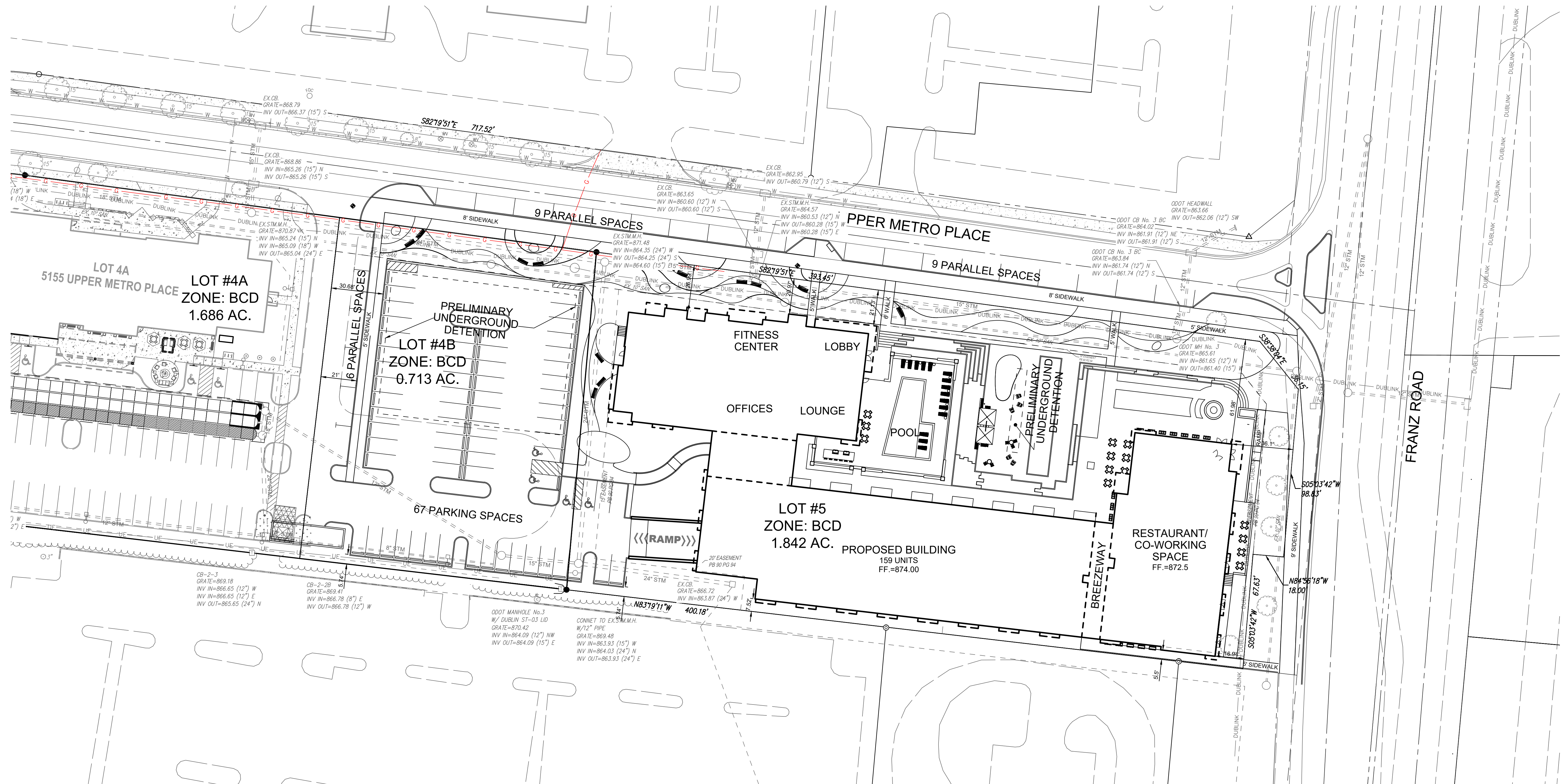
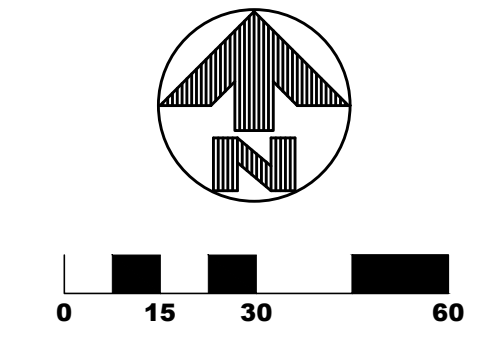
EXISTING CONDITIONS PLAN
DUBLIN UPPER METRO APARTMENTS
UPPER METRO PLACE LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=30'
DATE: MARCH 8, 2024
DRAWN: SAD
DESIGNED: SAD
CHECKED: RVP
XREF:
JOB NO.: 21032
DUBLIN UPPER METRO APARTMENTS

Projects\2021\21032 - Keystone - 5055 Upper Metro Place MF - Dublin\DWG\SHEET\21032EX.dwg - 3/8/2024 1:26:13 PM, Shane DeLong

CONCEPT PLAN DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE, LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=30' MARCH 8, 2024



REVISIONS	

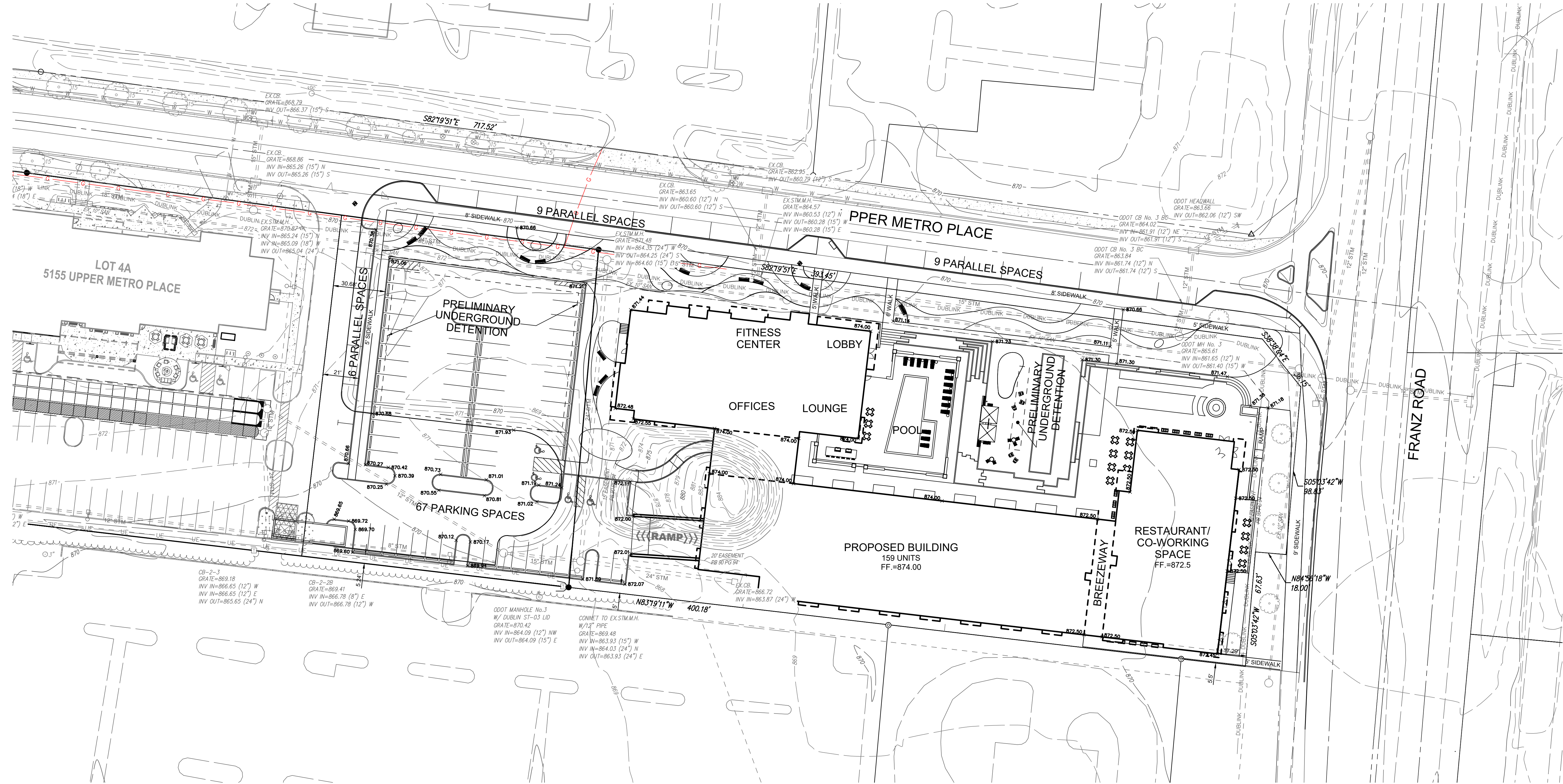
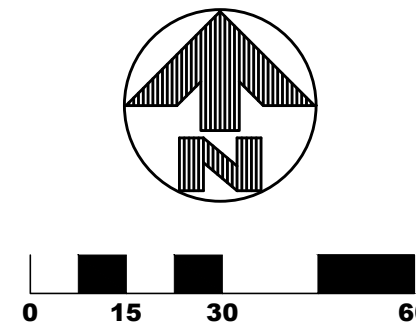
CONCEPT PLAN
DUBLIN UPPER METRO APARTMENTS
UPPER METRO PLACE LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=30'
DATE: MARCH 8, 2024
DRAWN: SAD
DESIGNED: SAD
CHECKED: RVP
XREF:
JOB NO.: 21032

Projects\2021\21032 - Keystone - 5055 Upper Metro Place MF - Dublin\DWG\SHEET\21032CON.dwg, 3/8/2024 3:23:22 PM, Shane DeLong

PRELIMINARY GRADING PLAN DUBLIN UPPER METRO APARTMENTS

UPPER METRO PLACE, LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
SCALE: 1"=30' MARCH 8, 2024



REVISIONS	

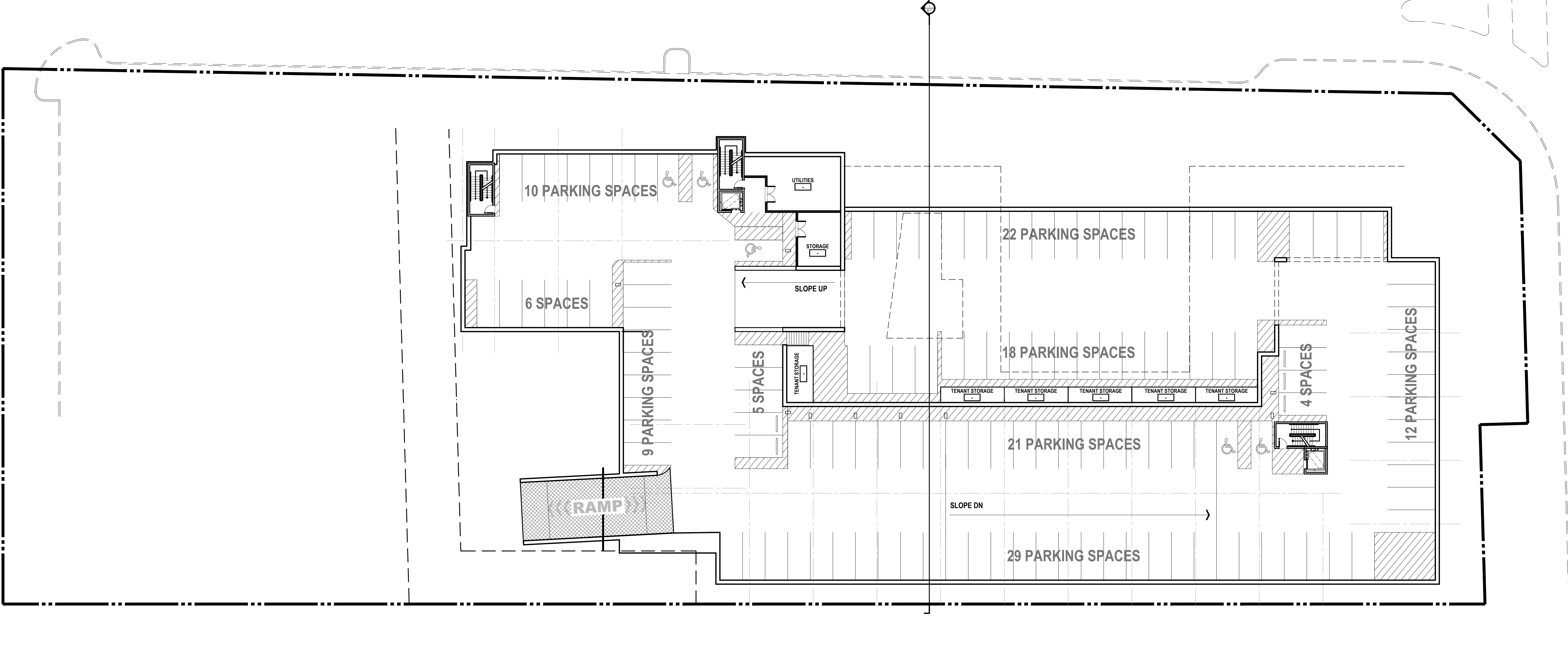
PRELIMINARY GRADING PLAN
DUBLIN UPPER METRO APARTMENTS
UPPER METRO PLACE LOTS 4B & 5
5565 UPPER METRO PLACE
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SCALE: 1"=30'
DATE: MARCH 8, 2024
DRAWN: SAD
DESIGNED: SAD
CHECKED: RVP
XREF:
JOB NO.: 21032

DUBLIN UPPER METRO APARTMENTS

Projects\2021\21032 - Keystone - 5055 Upper Metro Place MF - Dublin\DWG\SHEET\21032GRD.dwg, 3/8/2024 3:23:34 PM, Shane DeLong

136 GARAGE PARKING SPACES (RESERVED) MINIMUM 5% DEDICATED TO CHARGING STATIONS



OVERALL GARAGE LEVEL PLAN

SCALE: 1" = 20'-0"

OVERALL GROSS SF		BUILDING SUMMARY			PARKING REQUIRED	
LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR				
LEVEL 1	14'-6" (1'-6" ABOVE STREET)	3500sf RESTAURANT/BAR			35 SPACES	
LEVEL 1	14'-6" (1'-6" ABOVE STREET)	4180sf CO-WORKING SPACE			SHARED	
LEVEL 1	13'-0" (3'-0" ABOVE STREET)	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	
LEVEL 5	11'-4"	33 RESIDENTIAL UNITS (8 2BR, 25 1BR)			37 SPACES	
TOTAL	177035 SF	159 UNITS TOTAL (30 2BR, 129 1BR)			209 SPACES TOTAL*	

* BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 209 - 20 = 189 SPACES REQUIRED, 227 SPACES PROVIDED.

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ARCHITECTURE + PLANNING

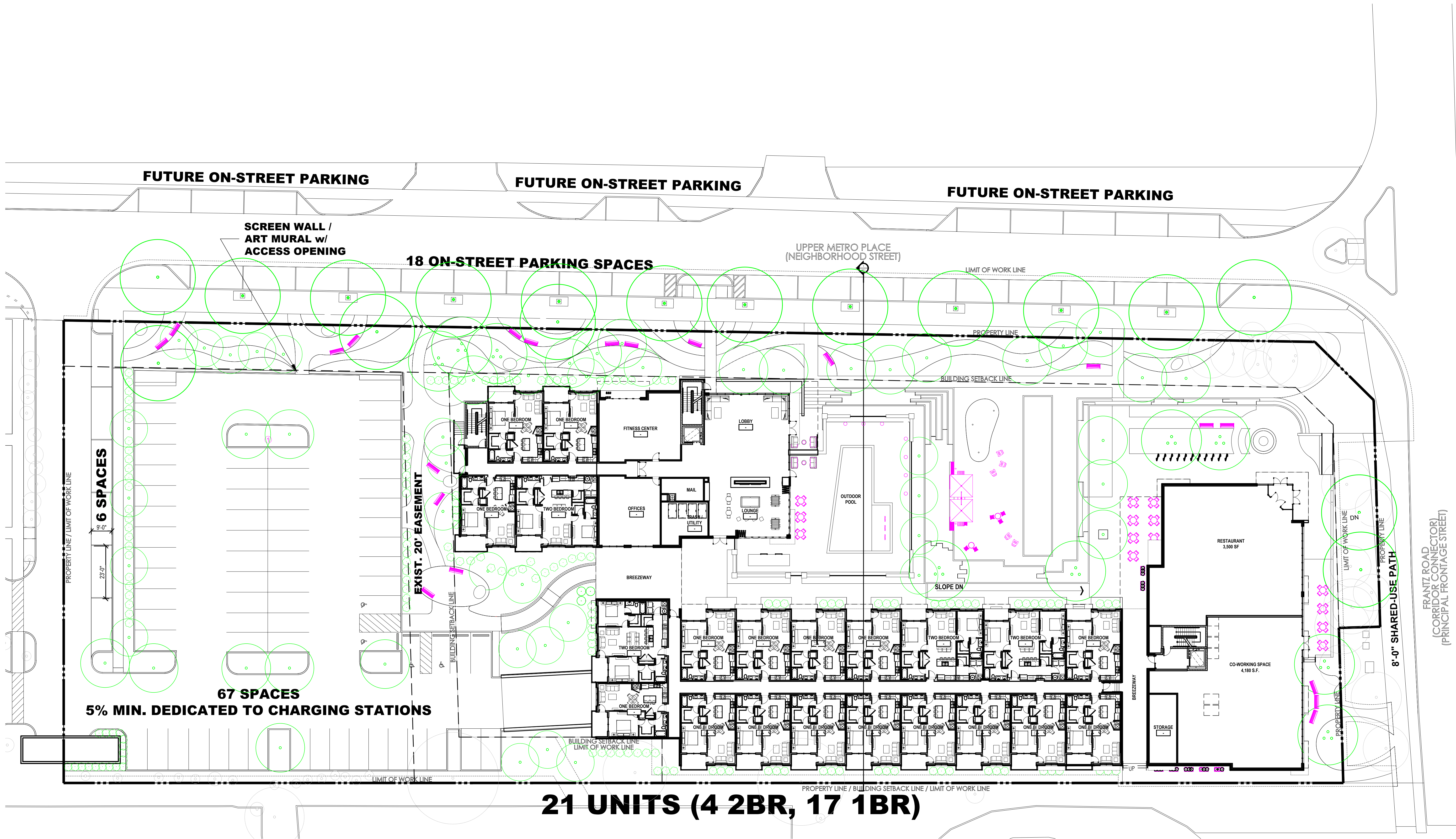
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UPPER MET RESIDENCES
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

OVERALL GARAGE LEVEL PLAN



- ISSUE / REVISION DATE:
- 04/28/2022 CONCEPT PLAN SUBMITTAL
 - 06/15/2022 SUBMITTAL REVISION
 - 01/12/2023 PRELIMINARY SUBMITTAL
 - 11/09/2023 CONCEPT SUBMITTAL REVISION
 - 12/08/2023 CONCEPT SUBMITTAL REVISION
 - 03/08/2024 PRELIMINARY SUBMITTAL

SHEET #:
A1.1



21 UNITS (4 2BR, 17 1BR)

OVERALL FIRST LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

OVERALL GROSS SF		BUILDING SUMMARY			PARKING REQUIRED	
LEVEL	HEIGHT (PLAZA HEIGHT)	LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED	
LEVEL 1	33475 SF	LEVEL 1	14'-6" (1'-6" ABOVE STREET)	3500sf RESTAURANT/BAR	35 SPACES	
		LEVEL 1	14'-6" (1'-6" ABOVE STREET)	4180sf CO-WORKING SPACE	SHARED	
		LEVEL 1	13'-0" (3'-0" ABOVE STREET)	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES	
LEVEL 2	35890 SF	LEVEL 2	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES	
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)	209 SPACES TOTAL*	

* BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 209 - 20 = 189 SPACES REQUIRED, 227 SPACES PROVIDED.

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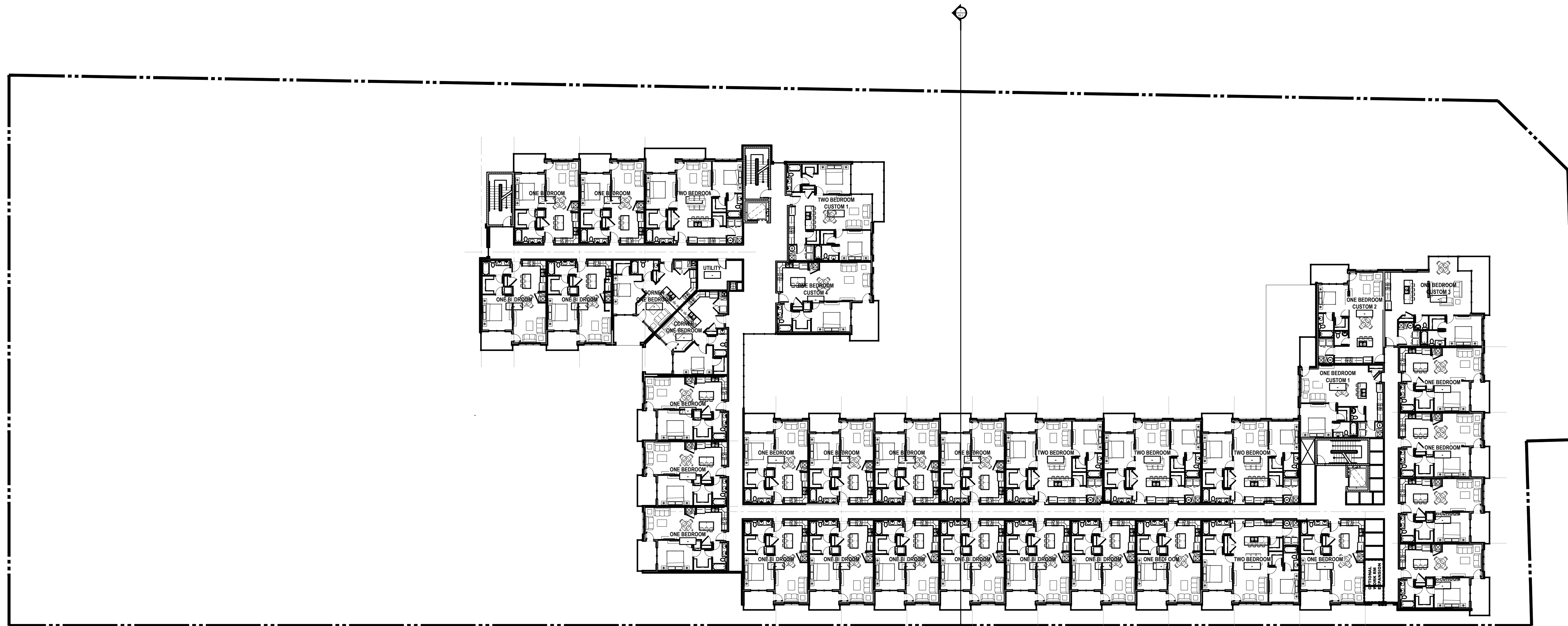
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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

keystone
HOLDINGS 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
 ● 03/08/2024 PRELIMINARY SUBMITTAL

SHEET #:
A1.2



LEVEL 2,3,4 35 UNITS (6 2BR, 29 1BR)

OVERALL SECOND, THIRD & FOURTH LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

		BUILDING SUMMARY			
OVERALL GROSS SF		LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED
LEVEL 1	33475 SF	LEVEL 1	14'-6" (1'-6" ABOVE STREET)	3500sf RESTAURANT/BAR	35 SPACES
		LEVEL 1	14'-6" (1'-6" ABOVE STREET)	4180sf CO-WORKING SPACE	SHARED
		LEVEL 1	13'-0" (3'-0" ABOVE STREET)	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES
LEVEL 2	35890 SF	LEVEL 2	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES
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)	209 SPACES TOTAL*

* BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 209 - 20 = 189 SPACES REQUIRED, 227 SPACES PROVIDED.

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ARCHITECTURE + PLANNING

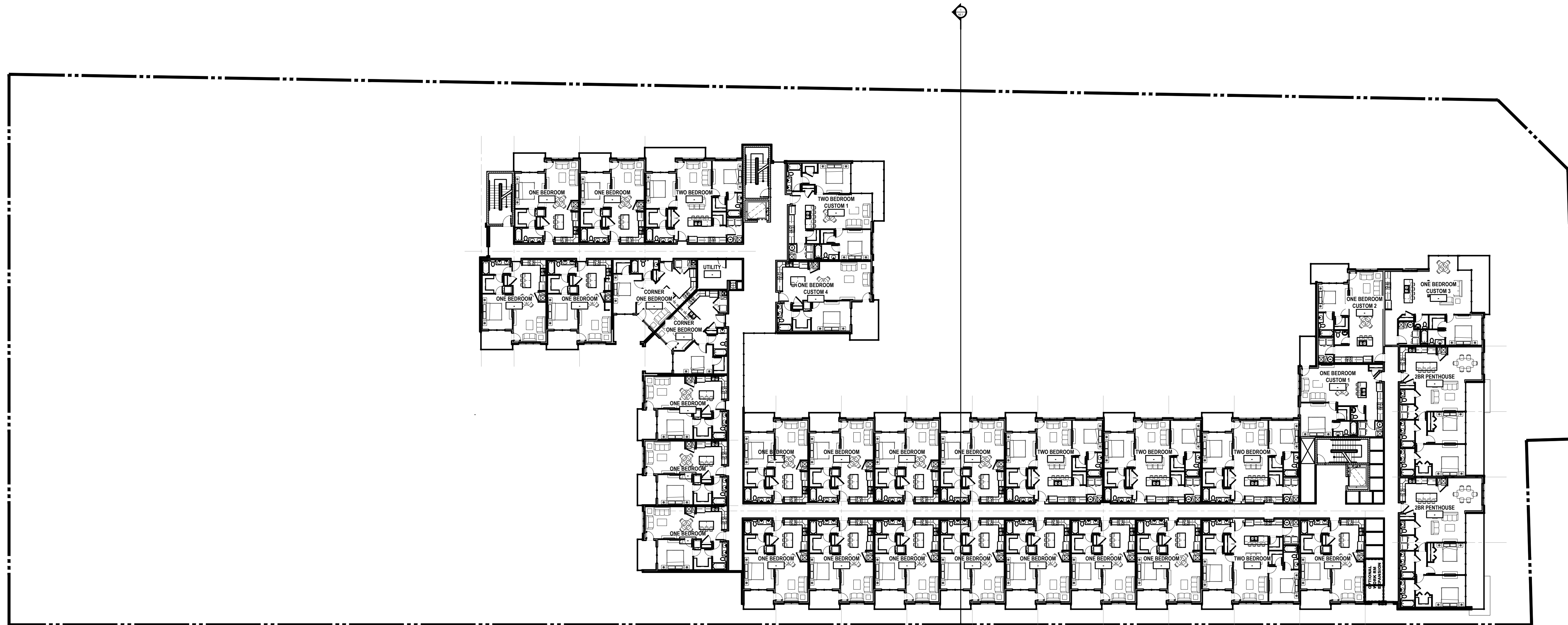
A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY

**OVERALL SECOND, THIRD AND
FOURTH LEVEL PLAN**



- ISSUE / REVISION DATE:
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 - 06/15/2022 SUBMITTAL REVISION
 - 01/13/2023 PRELIMINARY SUBMITTAL
 - 11/09/2023 CONCEPT SUBMITTAL REVISION
 - 12/08/2023 CONCEPT SUBMITTAL REVISION
 - 03/08/2024 PRELIMINARY SUBMITTAL

SHEET #:
A1.3



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

OVERALL FIFTH LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

OVERALL GROSS SF		BUILDING SUMMARY			
LEVEL	OVERALL GROSS SF	LEVEL	HEIGHT (PLAZA HEIGHT)	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED
LEVEL 1	33475 SF	LEVEL 1	14'-6" (1'-6" ABOVE STREET)	3500sf RESTAURANT/BAR	35 SPACES
		LEVEL 1	14'-6" (1'-6" ABOVE STREET)	4180sf CO-WORKING SPACE	SHARED
		LEVEL 1	13'-0" (3'-0" ABOVE STREET)	21 RESIDENTIAL UNITS (4 2BR, 17 1BR)	23 SPACES
LEVEL 2	35890 SF	LEVEL 2	11'-4"	35 RESIDENTIAL UNITS (6 2BR, 29 1BR)	38 SPACES
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)	209 SPACES TOTAL*

* BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 209 - 20 = 189 SPACES REQUIRED, 227 SPACES PROVIDED.

ARCHITECT'S PROJECT #:
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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 FIFTH LEVEL PLAN

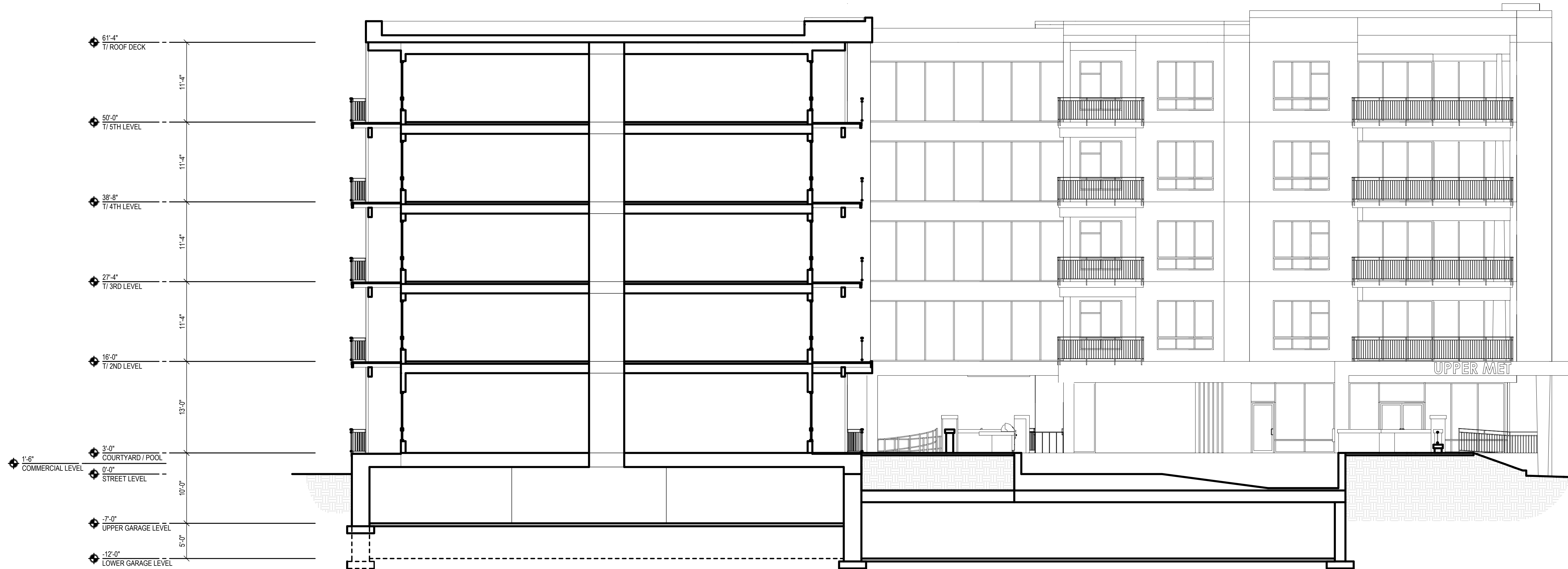


ISSUE / REVISION DATE:

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- 06/15/2022 SUBMITTAL REVISION
- 01/13/2023 PRELIMINARY SUBMITTAL
- 11/09/2023 CONCEPT SUBMITTAL REVISION
- 12/08/2023 CONCEPT SUBMITTAL REVISION
- 03/08/2024 PRELIMINARY SUBMITTAL

SHEET #:

A1.4



SITE SECTION

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

ARCHITECT'S PROJECT #:
DUBAPT

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costandi
ARCHITECTURE + PLANNING

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

SITE SECTION

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
● 03/08/2024	PRELIMINARY SUBMITTAL

SHEET #:
A5.1

A6.1 NORTH (UPPER METRO) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 25757sf - 5014sf = ±20743sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 14292sf + 2283sf = ±16575%
SECONDARY MATERIALS:
FIBER CEMENT PANELS/SIDING & ALUM TRIM = ±20%

A6.3 SOUTH (PARKING LOT)

TOTAL AREA - PUNCHED WINDOWS = 27793sf - 5674sf = ±22119sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 16986sf + 615sf = ±17601%
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 = 11808 - 2306sf = ±9502sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 7606sf + 0sf = ±7606%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±20%

A6.4 EAST (FRANZ)

TOTAL AREA - PUNCHED WINDOWS = 9000sf - 1513sf = ±7487sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 3503sf + 2471sf = ±5974%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±20%

A6.2 WEST (COURTYARD) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 4574sf - 402sf = ±4172sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 2706sf + 920sf = ±3626%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±13%

A6.4 EAST (COURTYARD) FACADE:

TOTAL AREA - PUNCHED WINDOWS = 6695 - 617sf = ±6078sf

PRIMARY MATERIAL:
BRICK MASONRY + CURTAIN WALL/STOREFRONT = 2588sf + 2268sf = ±4856%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ±20%

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



NORTH ELEVATION (SOUTHEAST WING)

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

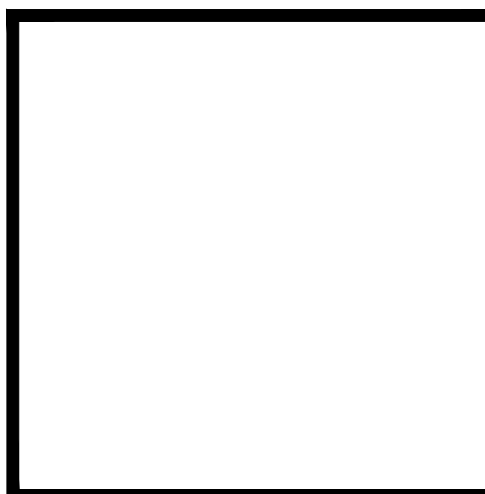
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- BRICK MASONRY
- BRICK MASONRY
- CONCRETE / PRE-CAST CONCRETE
- FIBER CEMENT PANELS
FINISH: CEDAR
- FIBER CEMENT PANELS
FINISH: ASH (SPRUCE ALTERNATE)
- FIBER CEMENT PANELS
FINISH: BRONZE / BW "REVERE PEWTER"
- FIBER CEMENT PANELS
FINISH: RANDOM ACCENT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



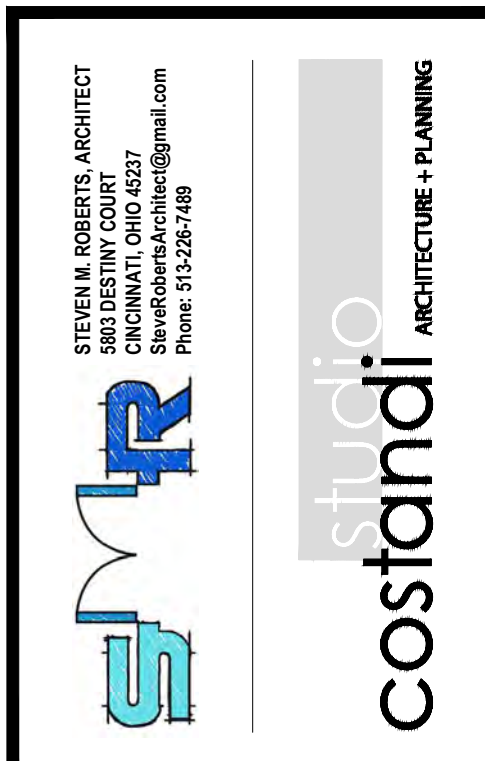
NORTH ELEVATION (NORTHWEST WING)

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.



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



ISSUE / REVISION DATE:

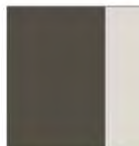
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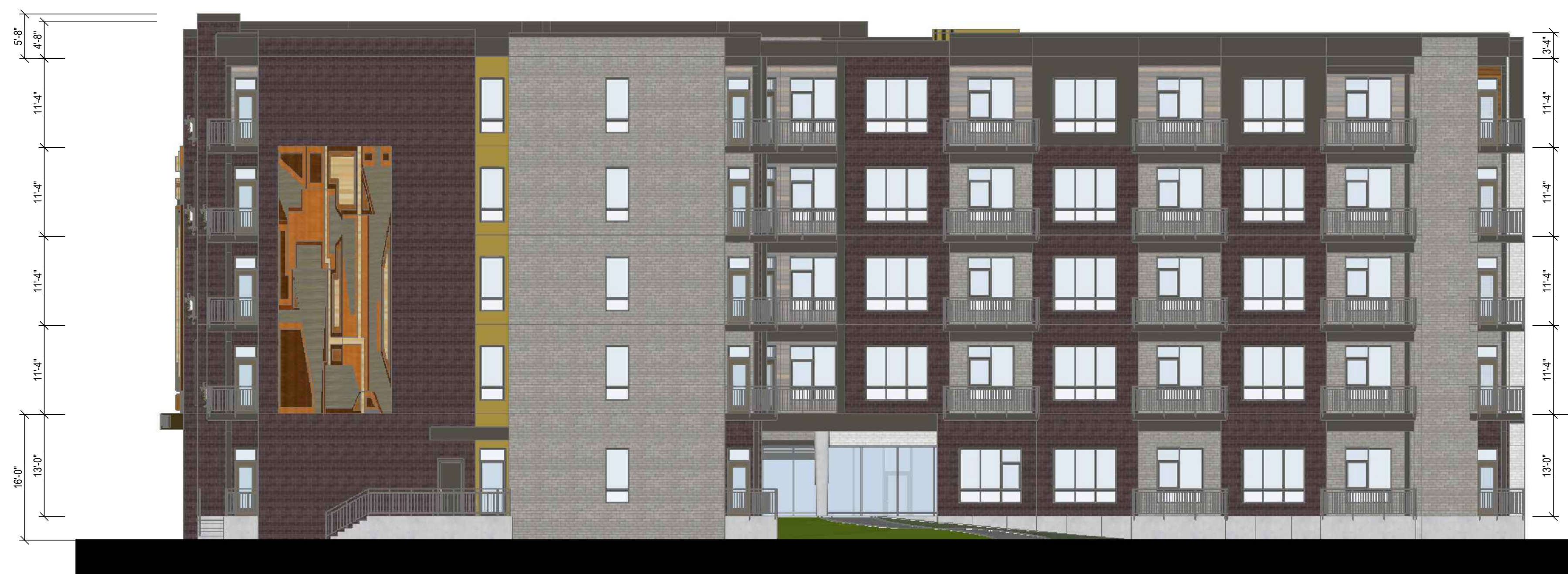
SHEET #:
A6.1



WEST ELEVATION (SOUTHEAST WING FACING COURTYARD)

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

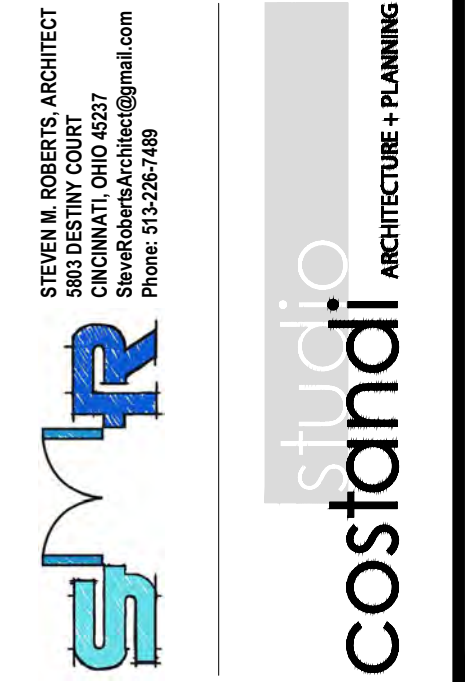
-  BRICK MASONRY
-  BRICK MASONRY
-  BRICK MASONRY
-  CONCRETE / PRE-CAST CONCRETE
-  FIBER CEMENT PANELS
FINISH: CEDAR
-  FIBER CEMENT PANELS
FINISH: ASH (SPRUCE ALTERNATE)
-  FIBER CEMENT PANELS
FINISH: BRONZE / BW "REVERE PEWTER"
-  FIBER CEMENT PANELS
FINISH: RANDOM ACCENT
-  WINDOWS AND STOREFRONT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



WEST ELEVATION (NORTHWEST WING)

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

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

WEST ELEVATIONS



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SHEET #:

A6.2



SOUTH ELEVATION (SOUTHEAST WING)

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



SOUTH ELEVATION (NORTHWEST WING)

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

-  BRICK MASONRY
-  BRICK MASONRY
-  BRICK MASONRY
-  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

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

SOUTH ELEVATION



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SHEET #:
A6.3



EAST ELEVATION (SOUTHEAST WING)

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

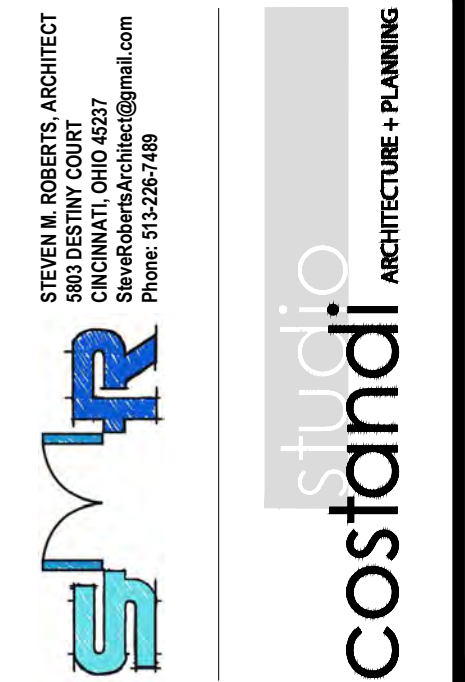
-  BRICK MASONRY
-  BRICK MASONRY
-  BRICK MASONRY
-  CONCRETE / PRE-CAST CONCRETE
-  FIBER CEMENT PANELS
FINISH: CEDAR
-  FIBER CEMENT PANELS
FINISH: ASH (SPRUCE ALTERNATE)
-  FIBER CEMENT PANELS
FINISH: BRONZE / BW "REVERE PEWTER"
-  FIBER CEMENT PANELS
FINISH: RANDOM ACCENT
-  WINDOWS AND STOREFRONT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



EAST ELEVATION (NORTHWEST WING FACING COURTYARD)

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

ARCHITECT'S PROJECT #:
DUBAPT



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



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SHEET #:

A6.4

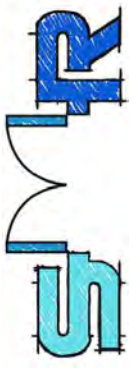


RENDERING VIEWS

SCALE: N.T.S.

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A CUSTOM DESIGN FOR A NEW PROPOSED:
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FRANKLIN COUNTY

RENDERING VIEWS



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SHEET #:
A6.5




RENDERING VIEWS

SCALE: N.T.S.

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



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SHEET #:
A6.6



RENDERING VIEWS

SCALE: N.T.S.

ARCHITECT'S PROJECT #:
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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
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RENDERING VIEWS



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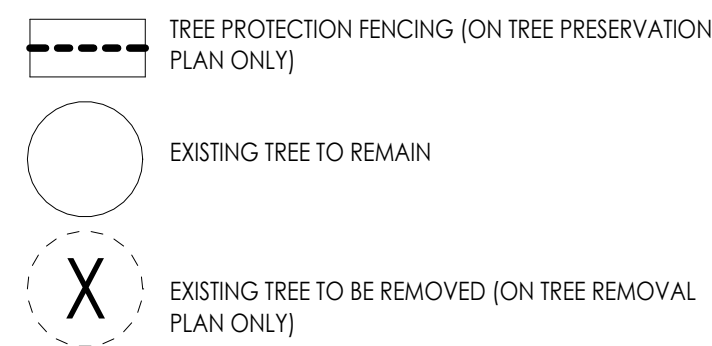
SHEET #:
A6.7

GENERAL NOTES - TREE PRESERVATION:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- NO GASEOUS LIQUIDS OR SOLID SUBSTANCES WHICH ARE HARMFUL TO TREES SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
- NO FIRE OR HEAT SHALL BE PERMITTED WITHIN THE TREE PRESERVATION AREA.
- ALL UTILITIES, INCLUDING SERVICE LINES, SHALL BE INSTALLED IN ACCORDANCE WITH THE TREE PRESERVATION PLAN.
- PLAN HAS BEEN PREPARED BY OHIO LICENSED LANDSCAPE ARCHITECT BASED ON TREE SURVEY INFORMATION CONDUCTED BY ISA CERTIFIED ARBORIST (#OH-4626A), 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)(B) 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)."

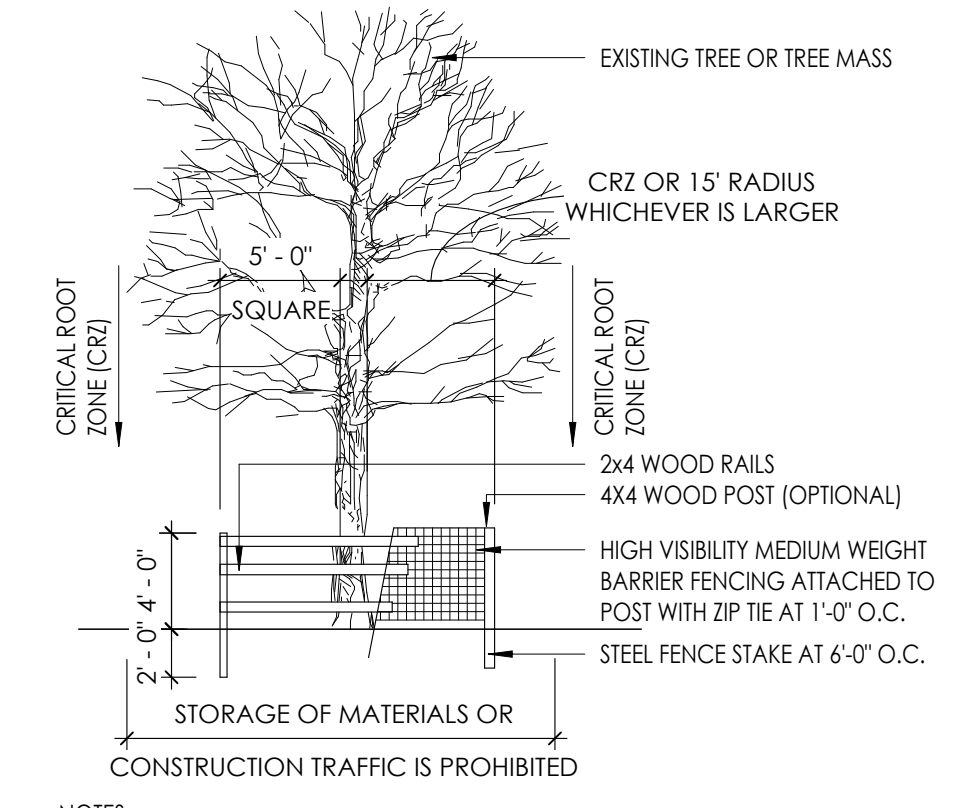
(b)(2) "REMOVAL OF TREES THAT, AT THE DETERMINATION OF THE CITY FORESTER, ARE UNDESIRABLE WITH RESPECT TO STRUCTURE, SPECIES, AND/OR CONDITION."

TREE PRESERVATION SCHEDULE					
TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	*NUMBER OF TREES CREDITED
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	-	-
49	EASTERN RED CEDAR	2"	EXCELLENT	-	-
50	WHITE FIR	3"	GOOD	-	-
53	AUSTRIAN PINE	13"	GOOD	-	3
54	EASTERN RED CEDAR	2"	EXCELLENT	-	-
56	EASTERN RED CEDAR	2"	EXCELLENT	-	-
58	EASTERN RED CEDAR	2"	EXCELLENT	-	-
60	EASTERN RED CEDAR	2"	EXCELLENT	-	-

*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

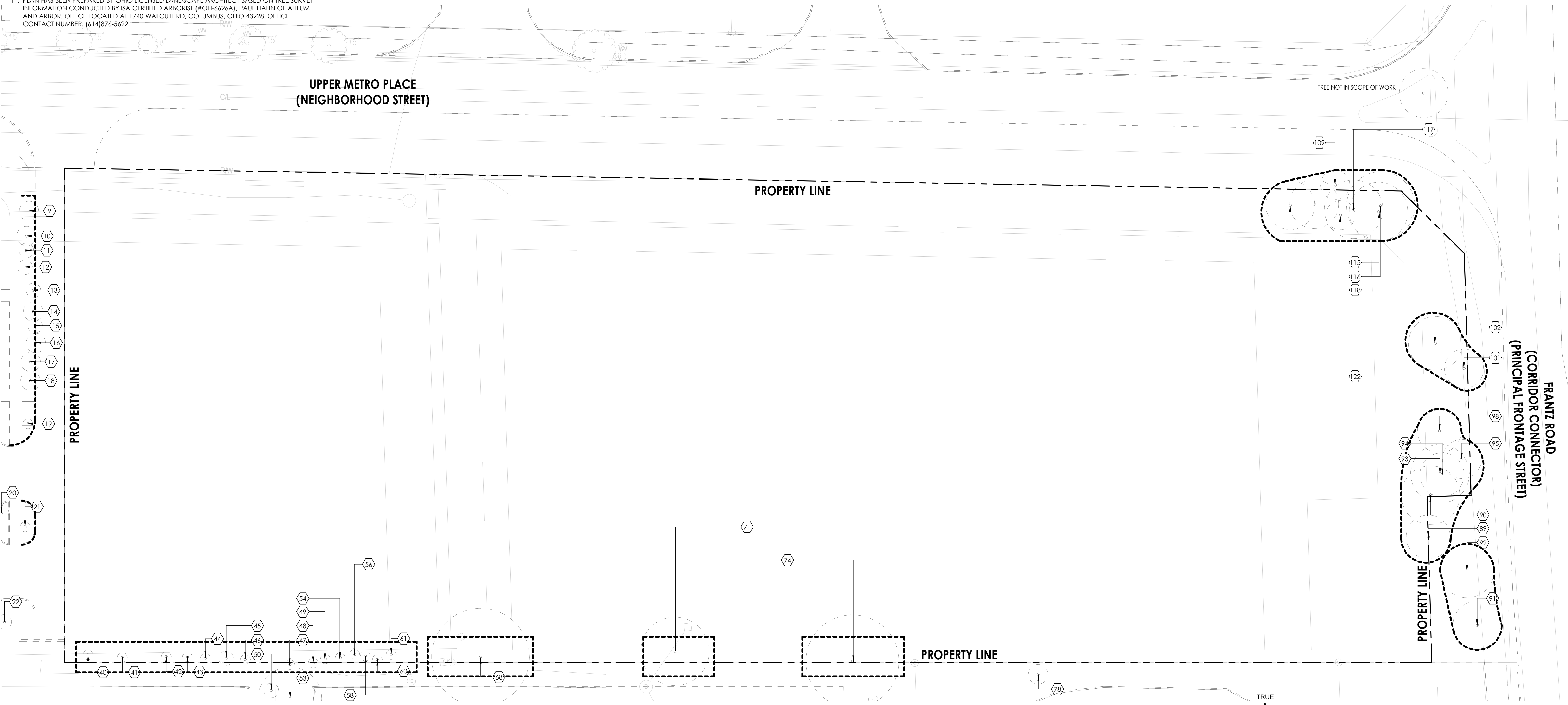
TREE PRESERVATION SCHEDULE					
TAG #	COMMON NAME	DBH	CONDITION	NUMBER OF STEMS	*NUMBER OF TREES CREDITED
61	EASTERN RED CEDAR	2"	EXCELLENT	-	-
68	AMERICAN ELM	35"	GOOD	-	3
71	NORWAY MAPLE	14"	FAIR	-	3
74	NORTHERN HACKBERRY	19"	GOOD	-	3
78	KENTUCKY COFFEETREE	4"	GOOD	-	-
89	CALLERY PEAR	9"	FAIR	MULTI-STEM	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

TOTAL NUMBER OF TREES CREDITED = 43 TREES

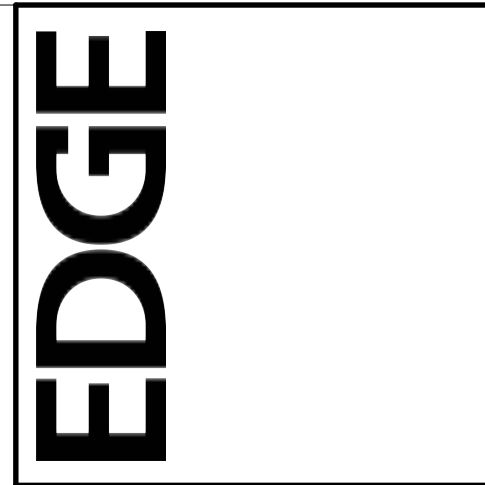


- NOTES:
- INSPECTION OF INSTALLATION REQUIRED. CALL 614410-4600.
 - THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCRoACHMENT OF PRESERVATION AREA.

2 TREE PRESERVATION DETAIL
1/8" = 1'-0"



1 TREE PRESERVATION PLAN
1" = 20'-0"



ARCHITECT'S PROJECT #:
DUBAPT

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costandi ARCHITECTURE + PLANNING

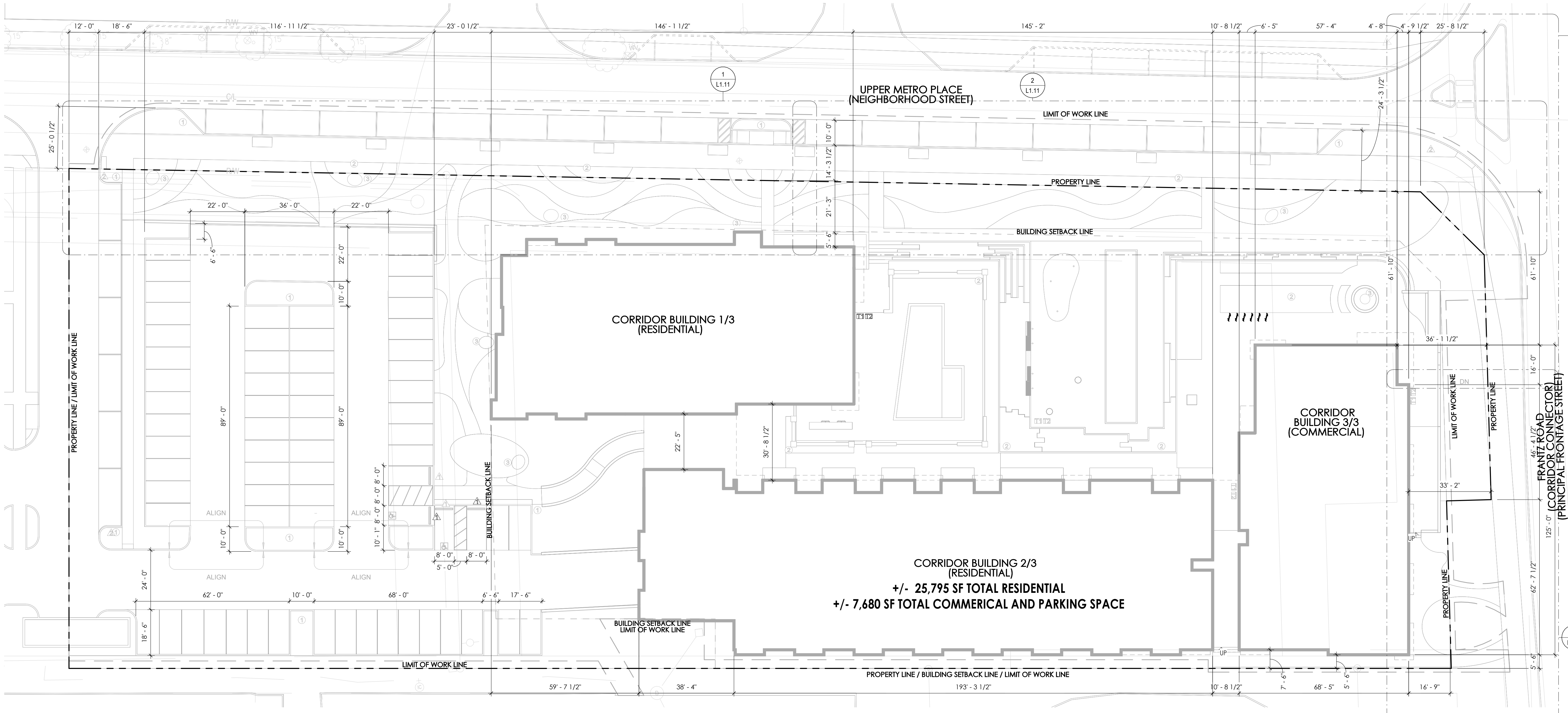
A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY



- ISSUE / REVISION DATE:
- 04/28/2022 CONCEPT PLAN SUBMITTAL
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 - 12/08/2023 CONCEPT SUBMITTAL REVISION
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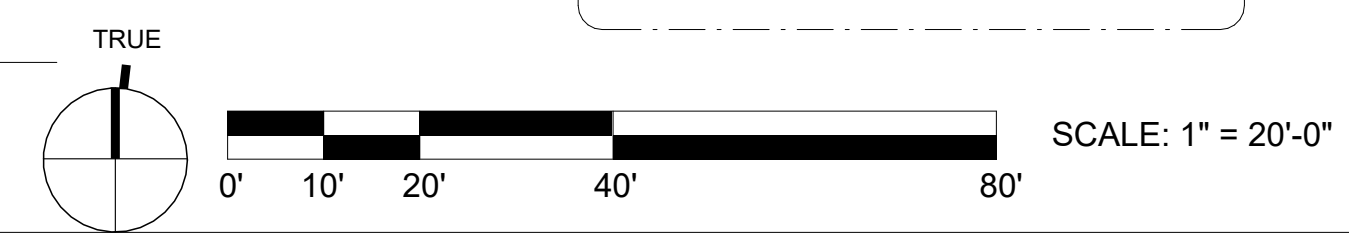
A CUSTOM DESIGN FOR A NEW PROPOSED:
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1 SITE PLAN
1" = 20'-0"



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L1.3

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OPEN SPACE CALCULATIONS		
OPEN SPACE TYPE	AREA	ACREAGE RANGE
BUILDING FOOTPRINT	33,107 SF	0.76 acres
PRIVATE	5,239 SF	0.12 acres
PUBLIC OPEN SPACE	32,397 SF	0.74 acres
ROW	18,064 SF	0.41 acres

SITE STATISTICS		
BUILDING SUMMARY		
LEVEL	USE / UNIT COUNT PER FLOOR	PARKING REQUIRED
LEVEL 1	3500sf RESTAURANT/BAR	35 SPACES
LEVEL 1	4180sf CO-WORKING SPACE	SHARED
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	35 RESIDENTIAL UNITS (8 2BR, 25 1BR)	37 SPACES
159 UNITS TOTAL (30 2BR, 129 1BR)		209 SPACES

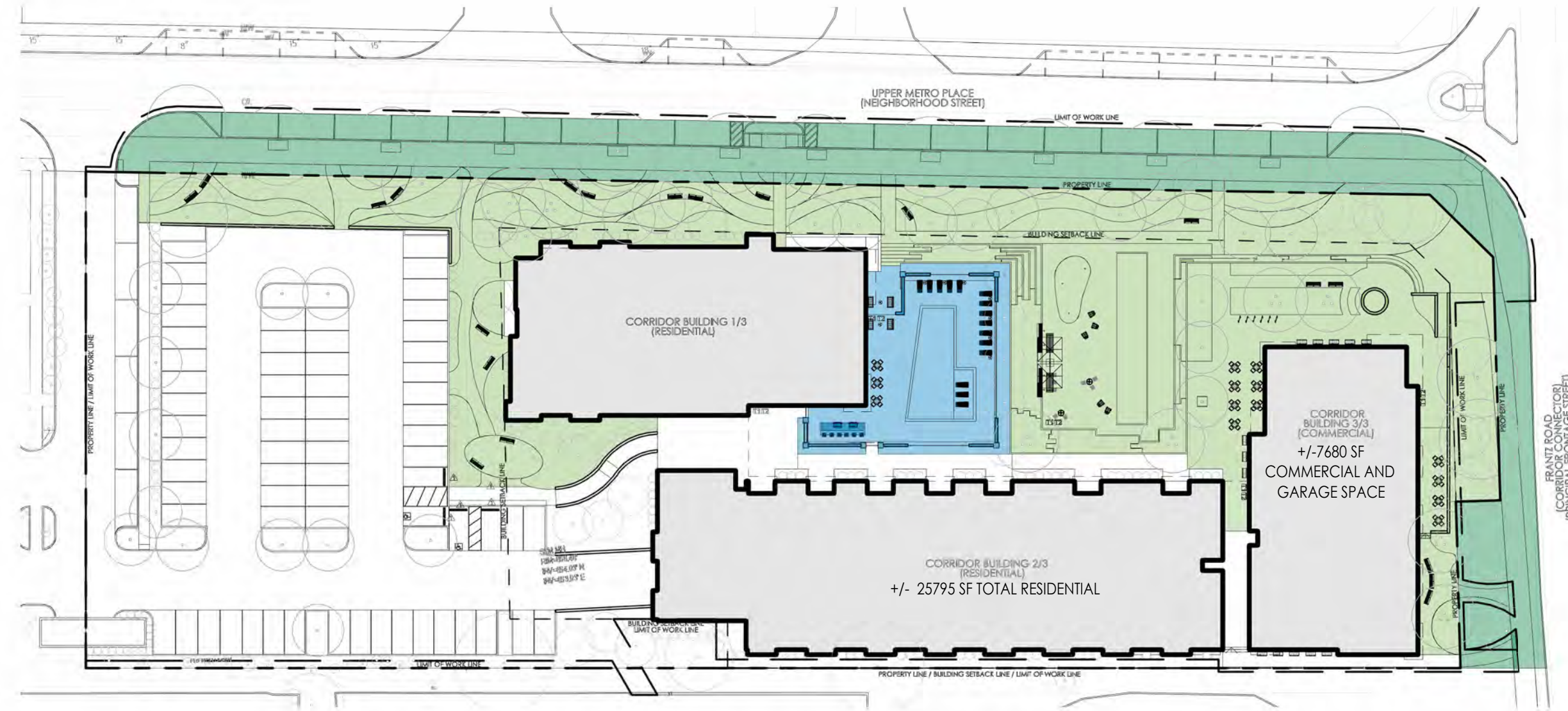
*BUILDING SITE MEETS "DISTANCE TO PUBLIC TRANSPORTATION" MAXIMUM, ALLOWING FOR A 10% PARKING REDUCTION = 209 - 20 = 189 SPACES REQUIRED
= 227 TOTAL SPACES PROVIDED

TOTAL ACREAGE: 2.555 ACRES (±111,330 SF)
TOTAL NUMBER OF UNITS: 159 DU
GROSS DENSITY: 159 DU / 2.555 ACRES = 62.2 UNITS/ACRE

TOTAL OPEN SPACE REQUIRED:
COMMERCIAL (C): 153,064 (C)(2) *1 SF OF OPEN SPACE PER 50 SF COMMERCIAL SPACE*
7,680 SF / 50 SF = 153 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
153 SF (C) + 31,800 SF (R) = 31,953 SF

TOTAL OPEN SPACE REQUIRED: 31,953 SF

TOTAL OPEN SPACE PROVIDED: 32,397 SF



1 OPEN SPACE PLAN
1" = 50'-0"

INTERIOR PARKING LOT LANDSCAPE CALCULATION		
INTERIOR PARKING LOT TYPE	AREA	PERCENTAGE
DRIVE AISLE	16,554 SF	50%
INTERIOR LANDSCAPE AREA	2,986 SF	9%
PARKING SPACE	13,716 SF	41%

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: ±30,270 SF
TOTAL PARKING LOT LANDSCAPE AREA REQUIRED: (25,536 X .05) = ±1,513 SF
TOTAL PARKING LOT LANDSCAPE AREA PROVIDED: ±2,900 SF

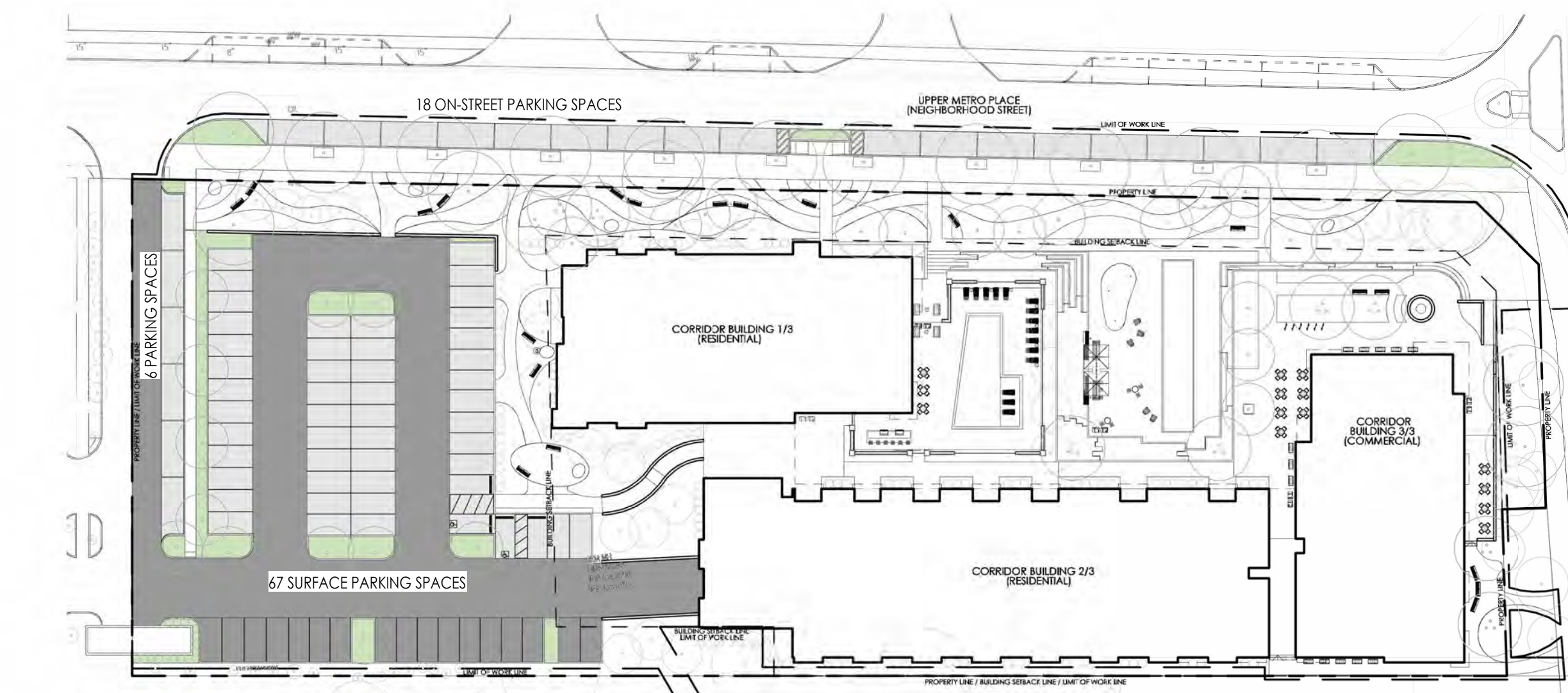
153.065(D)(5)(c)(2)(A) "...WITH A MAXIMUM RUN OF 12 PARKING SPACES PERMITTED WITHOUT A TREE ISLAND, ONE MEDIUM DECIDUOUS TREE AS DEFINED BY APPENDIX E OR AS OTHERWISE APPROVED BY THE CITY FORESTER SHALL BE PLANTED FOR EVERY 12 PARKING SPACES."

TOTAL PARKING SPACES PROVIDED: 73 SPACES
73 TOTAL PARKING SPACES / 12 PARKING SPACES = 6.01
TOTAL REQUIRED TREES: 6 TREES
TOTAL PROVIDED TREES: 11 TREES

153.047 SITE DEVELOPMENT STANDARDS, (G)(9) BICYCLE PARKING.
(A) ONE BICYCLE PARKING SPACE SHALL BE REQUIRED FOR EVERY 20 PARKING SPACES REQUIRED, OR FRACTION THEREOF. A MINIMUM OF FOUR SPACES SHALL BE PROVIDED WHENEVER BICYCLE PARKING IS REQUIRED. PARKING LOTS CONTAINING LESS THAN 20 SPACES ARE NOT REQUIRED TO PROVIDE BICYCLE PARKING.

217 TOTAL PARKING SPACES / 20 = 10.85

TOTAL BICYCLE PARKING SPACES NEEDED = 11
TOTAL BICYCLE PARKING SPACES PROVIDED = 12



3 INTERIOR PARKING LOT CALCULATION
1" = 50'-0"

OPEN SPACE TYPE DIAGRAM		
OPEN SPACE TYPOLOGY	AREA	ACREAGE RANGE
ART WALK	10,814 SF	0.25 acres
POCKET PLAZA	1,329 SF	0.03 acres
PUBLIC PLAZA	20,352 SF	0.47 acres

OPEN SPACE TYPE DESCRIPTIONS:

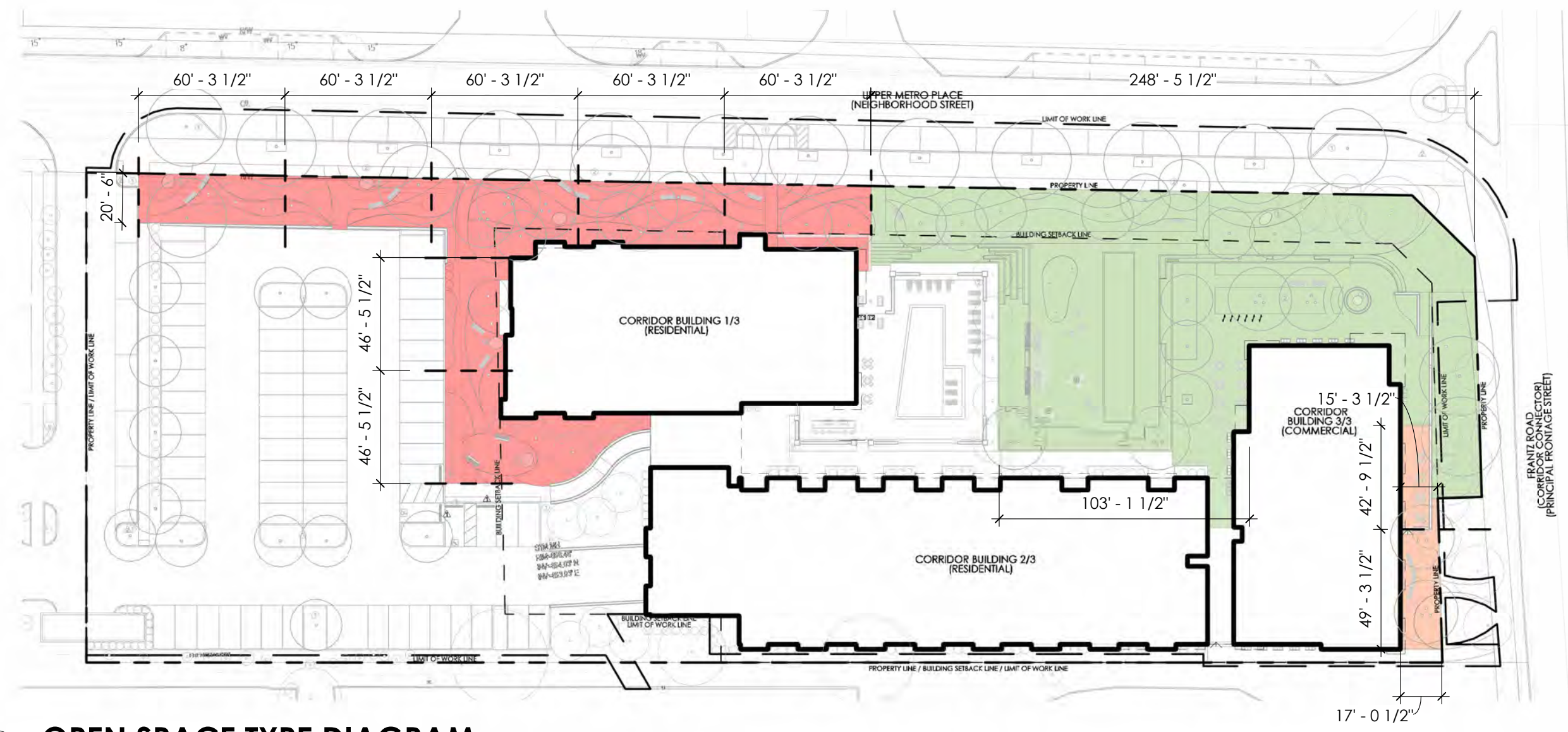
SCULPTURE INSTALLATION:
(PERMANENT OR ROTATING)
TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.

"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.



2 OPEN SPACE TYPE DIAGRAM
1" = 50'-0"

PERVIOUS VS. IMPERVIOUS

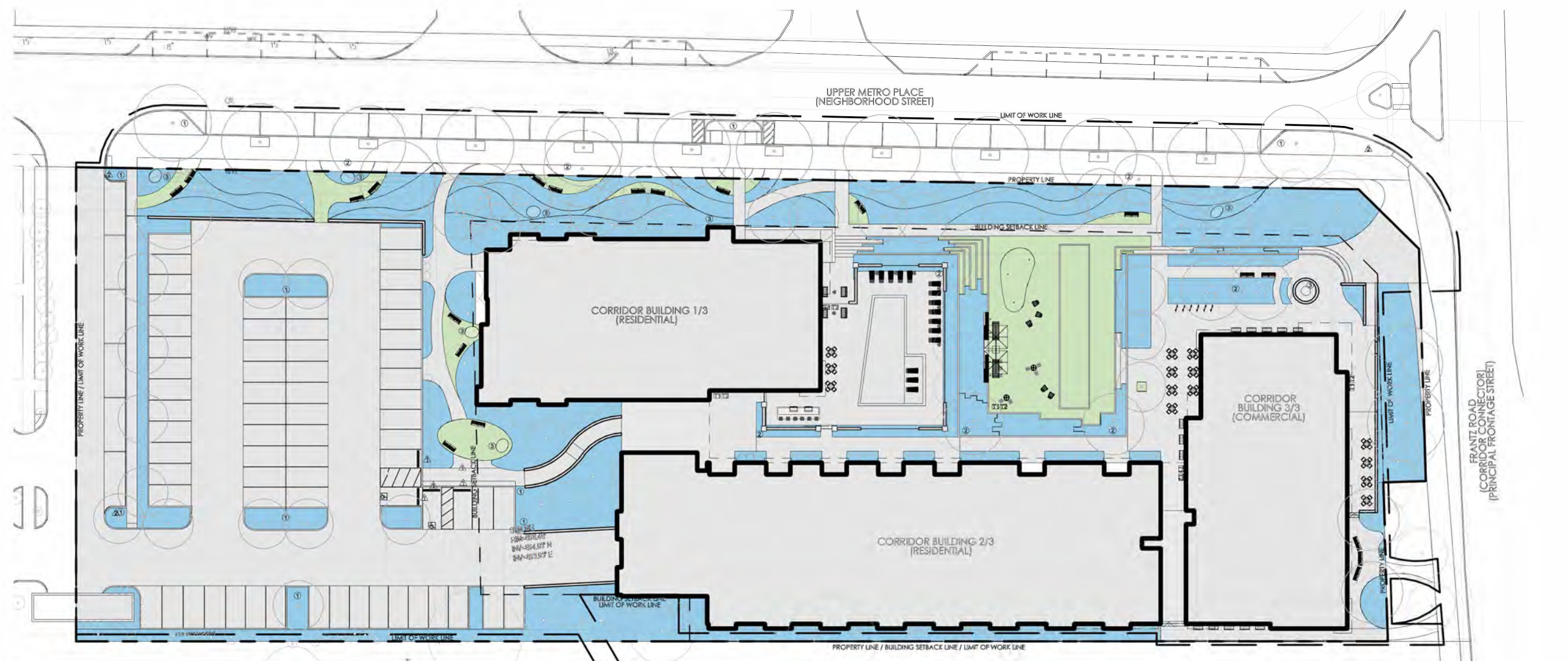
TYPE	AREA	PERCENTAGE
IMPERVIOUS AREA	81,322 SF	72%
PERVIOUS AREA	25,777 SF	23%
SEMI-PERVIOUS AREA	6,149 SF	5%
TOTAL PERVIOUS AREA		113,248 SF

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

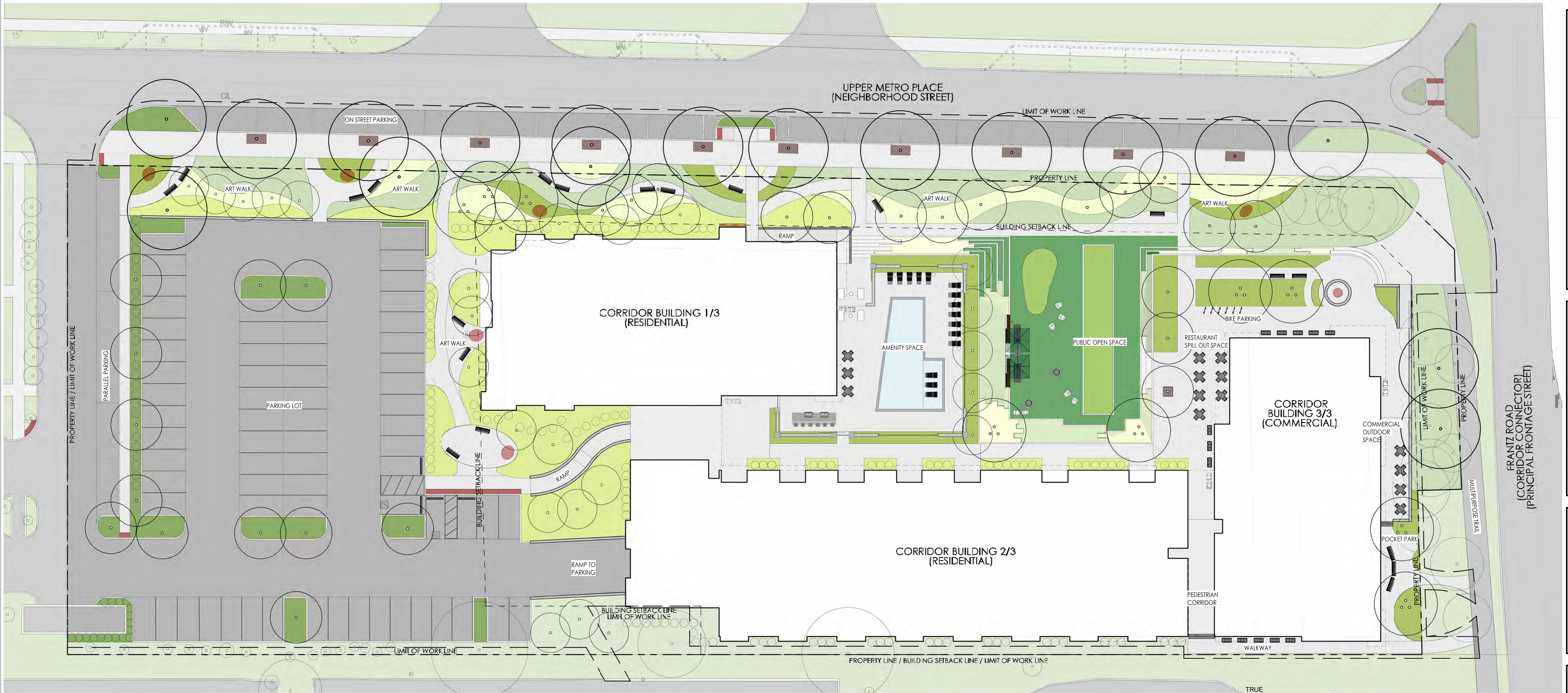
MAXIMUM IMPERVIOUS SURFACE COVERAGE = <80%
IMPERVIOUS SURFACES AREA = 81,322 SF / 111,326 SF = 0.72
IMPERVIOUS SURFACE COVERAGE PROVIDED = 72%

PERVIOUS SURFACE AREA = 25,776 SF / 111,326 SF = 0.23
PERVIOUS SURFACE COVERAGE PROVIDED = 23%

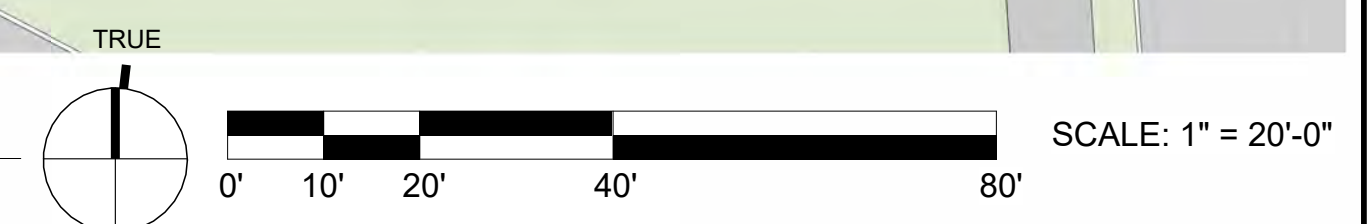
ADDITIONAL SEMI-PERVIOUS SURFACE COVERAGE = <10%
SEMI-PERVIOUS AREA = 6,149 SF / 111,326 SF = .05
ADDITIONAL SEMI-PERVIOUS SURFACE COVERAGE PROVIDED = 5%



4 OVERALL SITE PERVIOUS VS IMPERVIOUS AREA
1" = 50'-0"

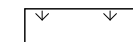

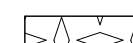

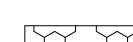








1 OVERALL ILLUSTRATIVE SITE PLAN
1" = 20'-0"



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PLANTING LEGEND:

-  LAWN, SEEDED, 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.
-  SPECIALTY 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
DECIDIOUS LARGE SHADE TREE, 2.5" CAL.	17	42.5"
DECIDIOUS MEDIUM SHADE TREE, 2.5" CAL.	41	102.5"
DECIDIOUS MULTI-TRUNK TREE, 8'-10' HT., 2.5" CAL.	9	18"
DECIDIOUS SMALL TREE, 2.5" CAL.	24	48"
TOTAL TREE CALIPER INCHES PROPOSED = 211"		

TREE REQUIREMENT:
 TOTAL CALIPER INCHES REQUIRED FOR REPLACEMENT (SHEET L1.1) = 303 CALIPER INCHES
 303 CALIPER INCHES / 2.5 CALIPER INCHES = 122 TREES TO BE REPLACED
 TOTAL PRESERVED TREES CREDITED (SHEET L1.2) = 43 TREES
 122 TREES TO BE REPLACED - 43 TREES TO BE CREDITED = 79 TREES REQUIRED
 TOTAL TREE CALIPER INCHES PROPOSED = 227.5" (91 TREES @ 2.5" CALIPER)
PROPOSED TREES AND REPLACEMENT TREE CREDIT TOTAL MEETS THE CODE REQUIREMENT.

PROPOSED SHRUB SCHEDULE

SHRUB TYPE	NUMBER OF SHRUBS
SHRUB, 24" HEIGHT AT TIME OF INSTALLATION	218

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: 65 SHRUBS

CORRIDOR BUILDING 2 (RESIDENTIAL - ±737 LF)
 SHRUBS REQUIRED: 737 LF / 10 = 73 SHRUBS
 SHRUBS PROVIDED: 73 SHRUBS

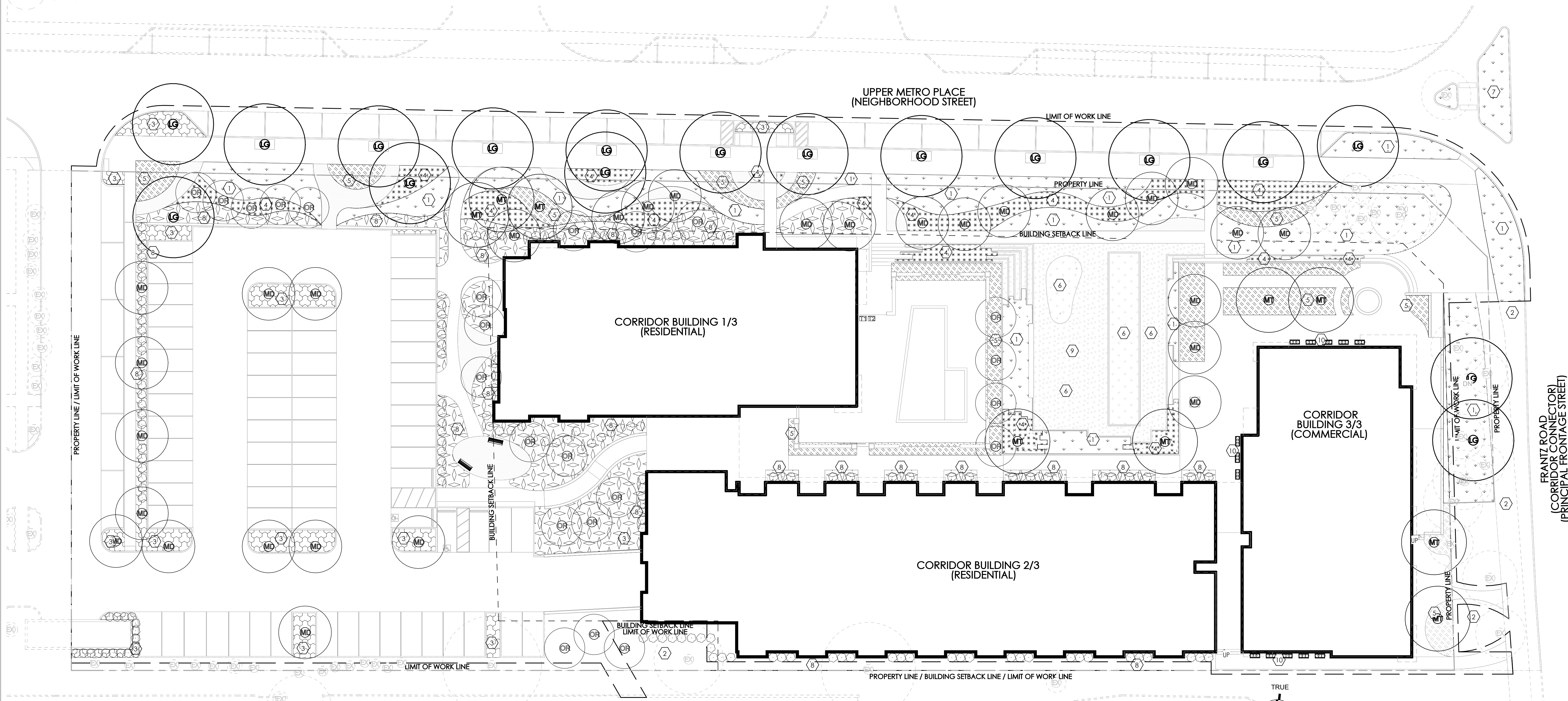
CORRIDOR BUILDING 3 (COMMERCIAL - ±393 LF)
 SHRUBS REQUIRED: 417 LF / 10 = 39 SHRUBS
 SHRUBS PROVIDED: 39 SHRUBS (IN 13 RAISED PLANTERS)

PROPOSED PLANTING SCHEDULE

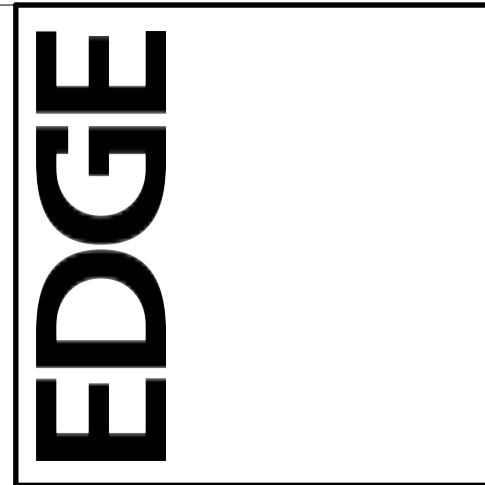
PLANTING TYPE	AREA
BUILDING FRONTAGE PLANTING BED	6,129 SF
GROUND COVER PLANTING BED	3,418 SF
INTERIOR LANDSCAPE AREA (PARKING LOT PLANTING BED)	2,544 SF
LAWN	51,586 SF
PERENNIAL PLANTING BED	982 SF
SPECIALTY PERENNIAL PLANTING MIX	3,786 SF

CODED NOTES - PLANTING

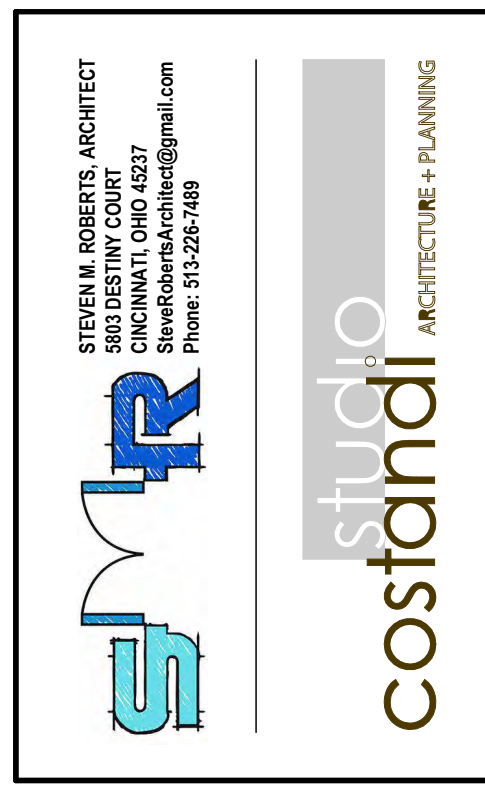
- 1 LAWN.
- 2 EXISTING LAWN AREA, PRESERVE AND PROTECT.
- 3 PARKING LOT PERENNIAL PLANTING (INTERIOR LANDSCAPE AREA PER CODE REQUIREMENT).
- 4 GROUND COVER PLANTING BED.
- 5 SPECIALTY PERENNIAL PLANTING MIX.
- 6 ARTIFICIAL TURF.
- 7 PLANTING NOT IN SCOPE OF WORK.
- 8 BUILDING FRONTAGE PLANTING BED (PER CODE REQUIREMENT).
- 9 PERENNIAL PLANTING BED.
- 10 BUILDING FRONTAGE PLANTING BED IN RAISED PLANTER (PER CODE REQUIREMENT).



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



ARCHITECT'S PROJECT #:
DUBAPT



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



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SHEET #:
L1.6



LARGE TREE



LAWN AREA



GROUNDCOVER PLANTING BED



MEDIUM TREE



MULTI-STEM TREE AND PERENNIAL PLANTING



BUILDING FOUNDATION PLANTING BED

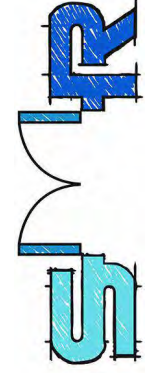


ORNAMENTAL TREE

EDGE

ARCHITECT'S PROJECT #:
DUBAPT

STEFAN ROBERTS ARCHITECT
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
StefanRobertsArchitect@gmail.com
Phone: 614.265.1889



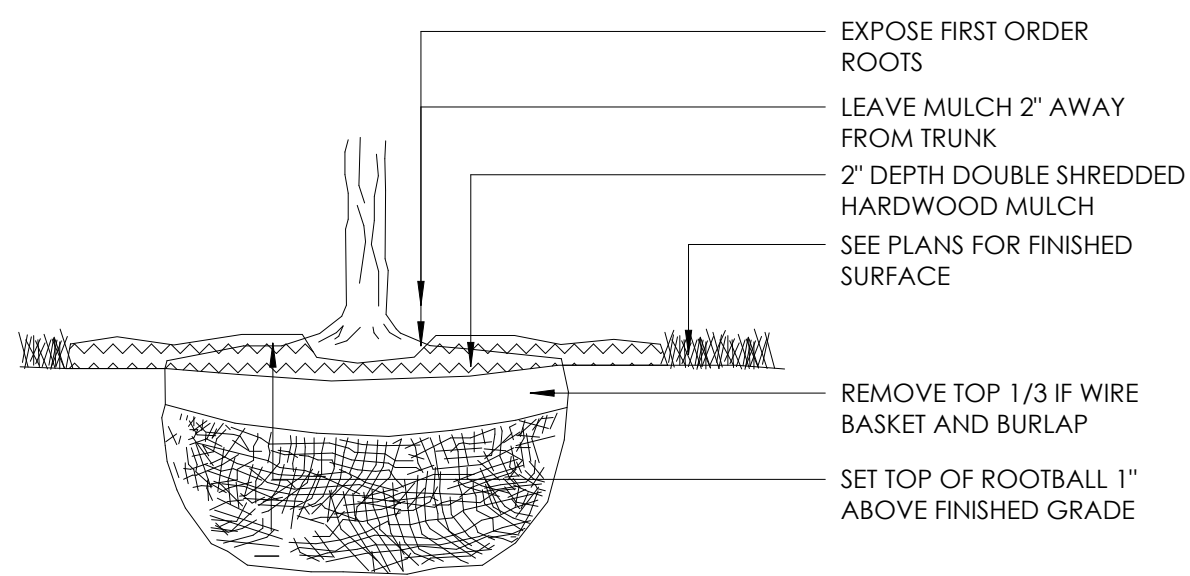
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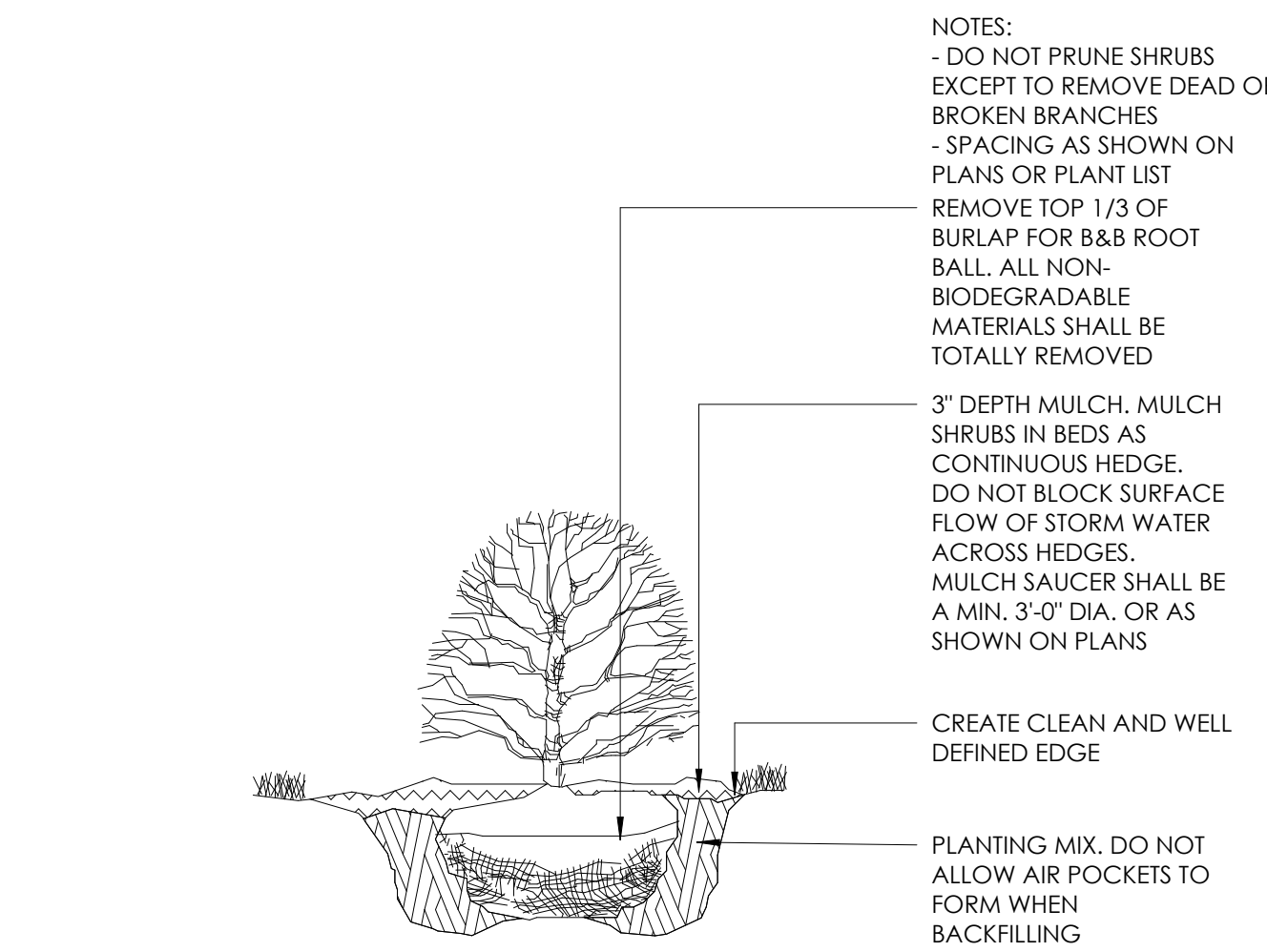


1 TREE ROOTBALL PREPARATION

1" = 1'-0"

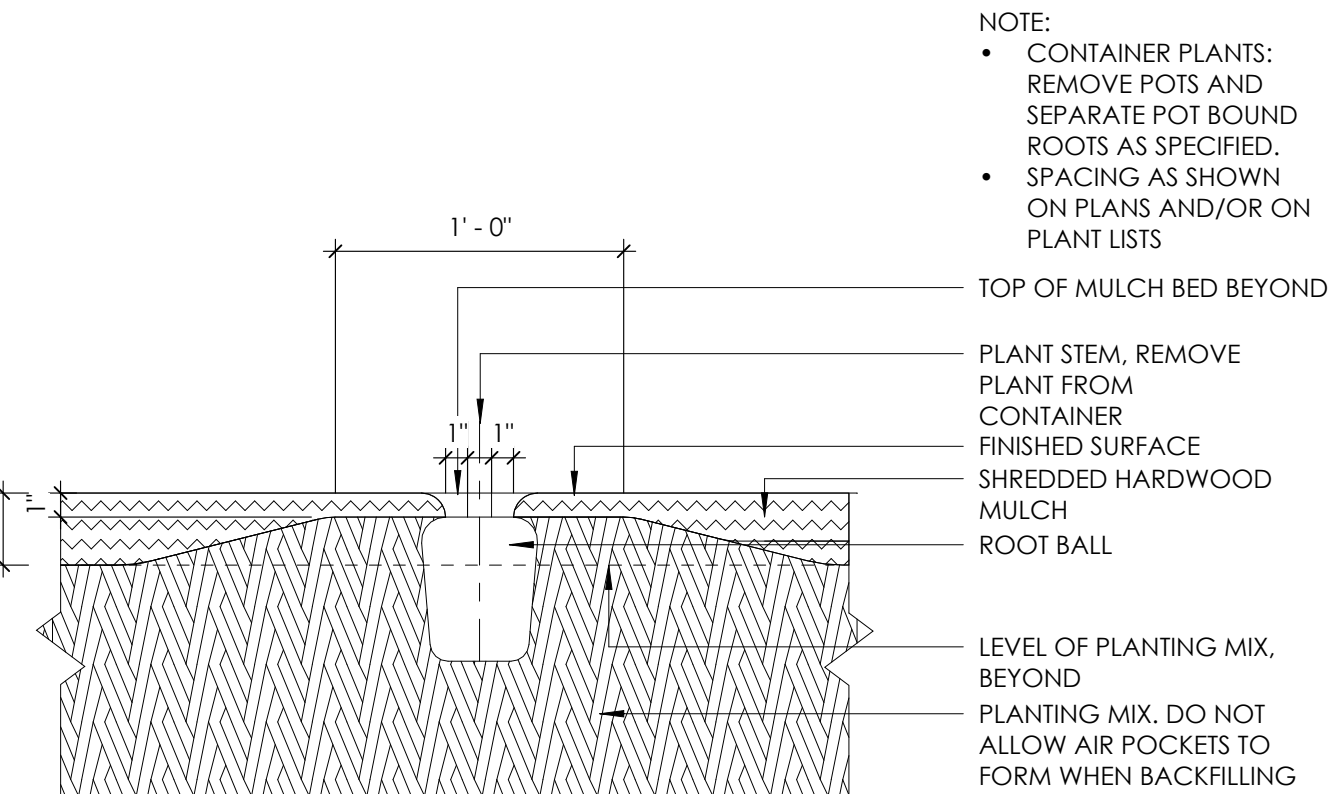
2 TREE STABILIZATION ON SLOPE

3/4" = 1'-0"



3 SHRUB PLANTING DETAIL

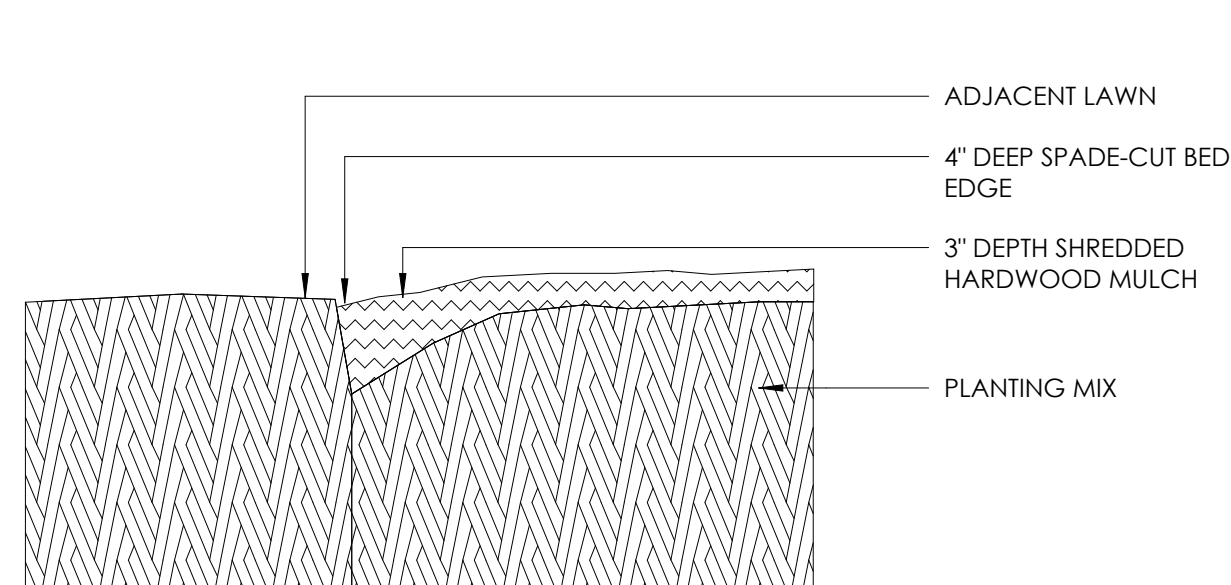
1" = 1'-0"



4 GROUNDCOVER / PERENNIAL PLANTING DETAIL

1 1/2" = 1'-0"

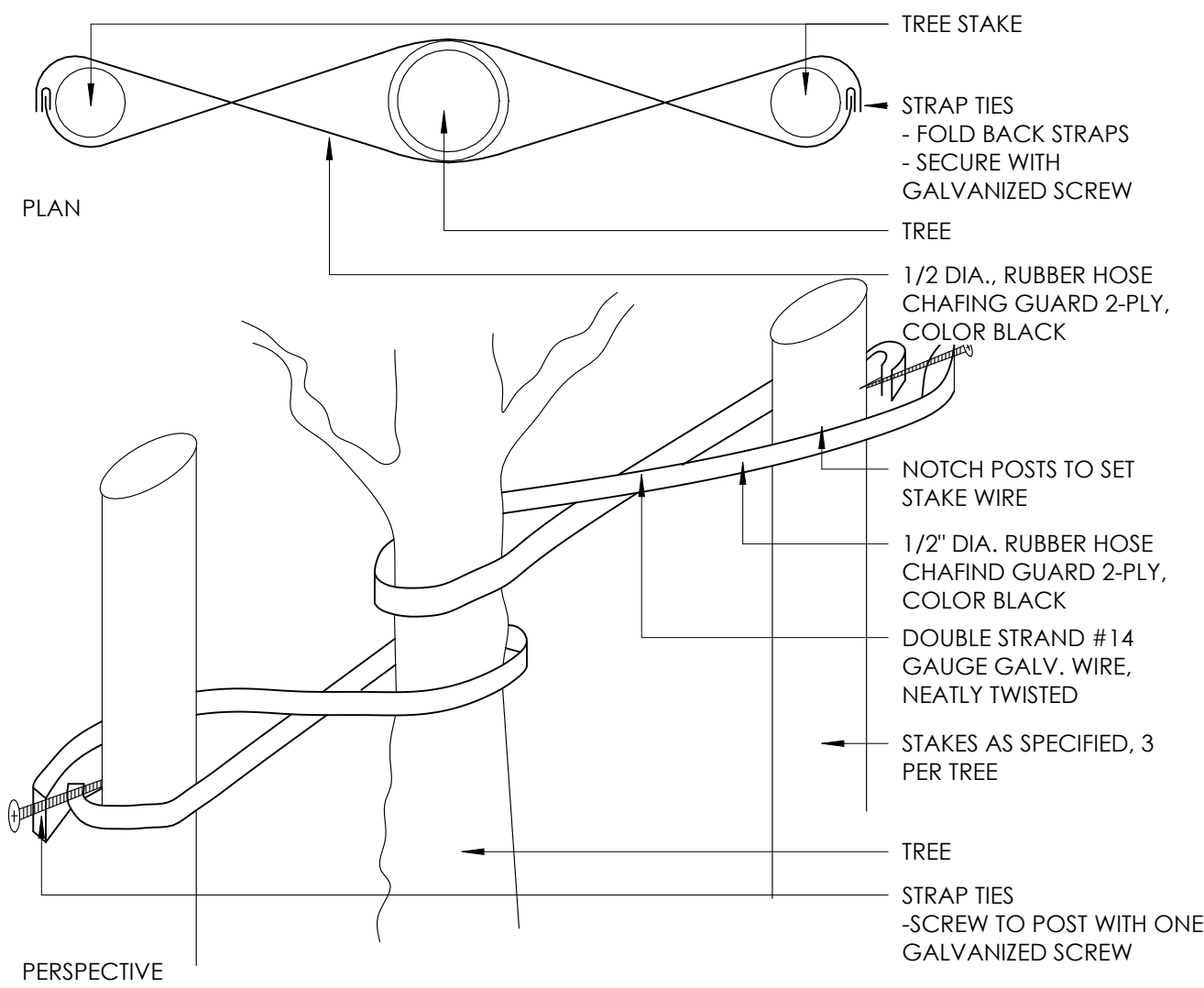
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5 PLANTING BED EDGE

6" = 1'-0"

- NOTES:
- ORIENT STAKING / GUYING TO PREVAILING WINDS AND SLOPES. EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.
 - USE SAME STAKING / GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA.



6 TREE STAKING & GUYING - SINGLE STEM

1" = 1'-0"

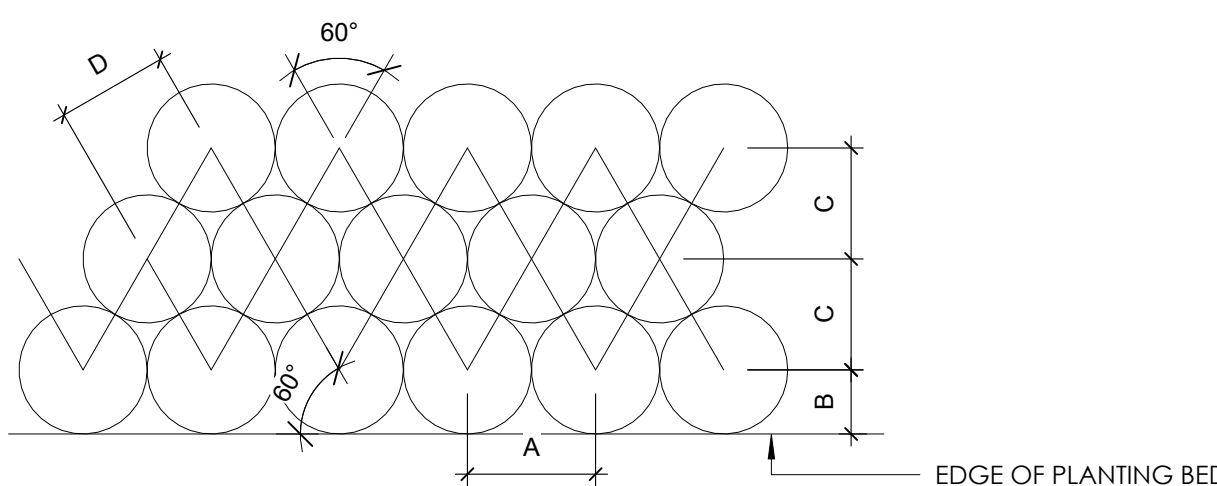
- NOTES:
- DO NOT PRUNE SHRUBS EXCEPT TO REMOVE DEAD OR BROKEN BRANCHES
 - SPACING AS SHOWN ON PLANS OR PLANT LIST
 - REMOVE TOP 1/3 OF BURLAP FOR B&B ROOT BALL. ALL NON-BIODEGRADABLE MATERIALS SHALL BE TOTALLY REMOVED

SPACING OF PLANTS	NO. OF PLANTS PER SQ. FOOT	AREA ONE PLANT COVERS	NO. OF PLANTS PER 100 SQ. FEET	NO. OF PLANTS PER 1,000 SQ. FEET
6"	4	1/4 SQ. FT.	400	4000
8"	2	1/2 SQ. FT.	200	2000
12"	1	1 SQ. FT.	100	1000
15"	2/3	1 1/2 SQ. FT.	66	660
18"	1/2	2 SQ. FT.	50	500
24"	1/4	4 SQ. FT.	25	250
30"	1/6	6 1/4 SQ. FT.	16	160
36"	1/8	9 SQ. FT.	11	110
48"	1/16	16 SQ. FT.	6	60

7 PLANT SPACING CALCULATIONS PER AREA

1" = 1'-0"

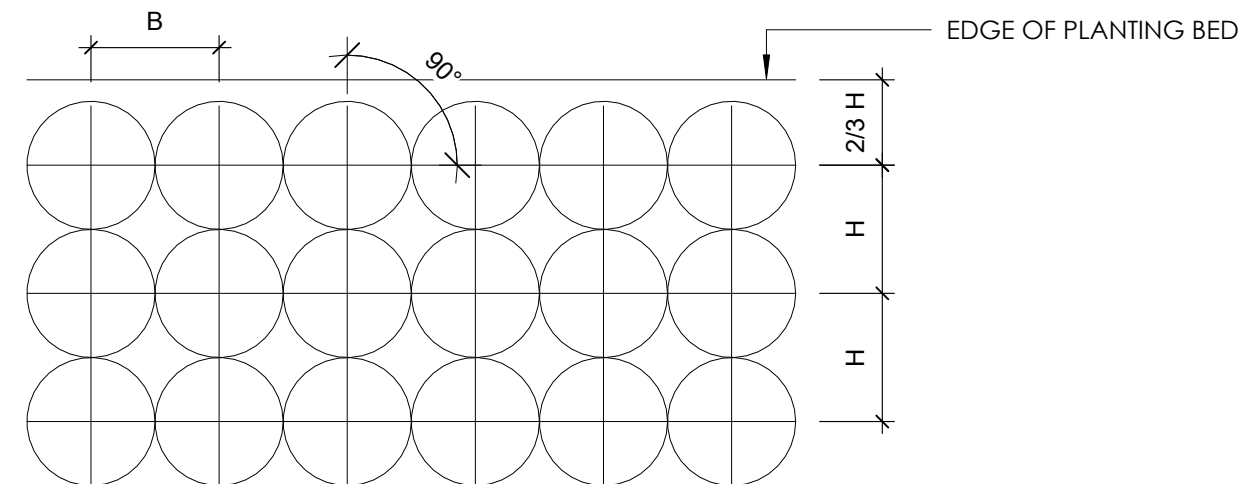
SPACING	A	B	C	D	A = SPACING	B = SPACING / 2	C = SPACING / 1.2	D = SPACING
12"	12"	6"	10"	12"				
15"	15"	7.5"	12.5"	15"				
18"	18"	9"	15"	18"				
24"	24"	12"	20"	24"				
36"	36"	18"	30"	36"				
48"	48"	24"	40"	48"				



8 TRIANGULAR PLANT SPACING

1" = 1'-0"

ORTHOGONAL SPACING = B	DISTANCE BETWEEN ROWS = H	TOTAL AREA (SF) PER PLANT
6"	6"	0.25
8"	8"	0.50
9"	9"	0.60
10"	10"	0.70
12"	12"	1.00
15"	15"	1.60
18"	18"	2.25
21"	21"	3.00
24"	24"	4.00
30"	30"	6.25
36"	36"	9.00
48"	48"	16.00

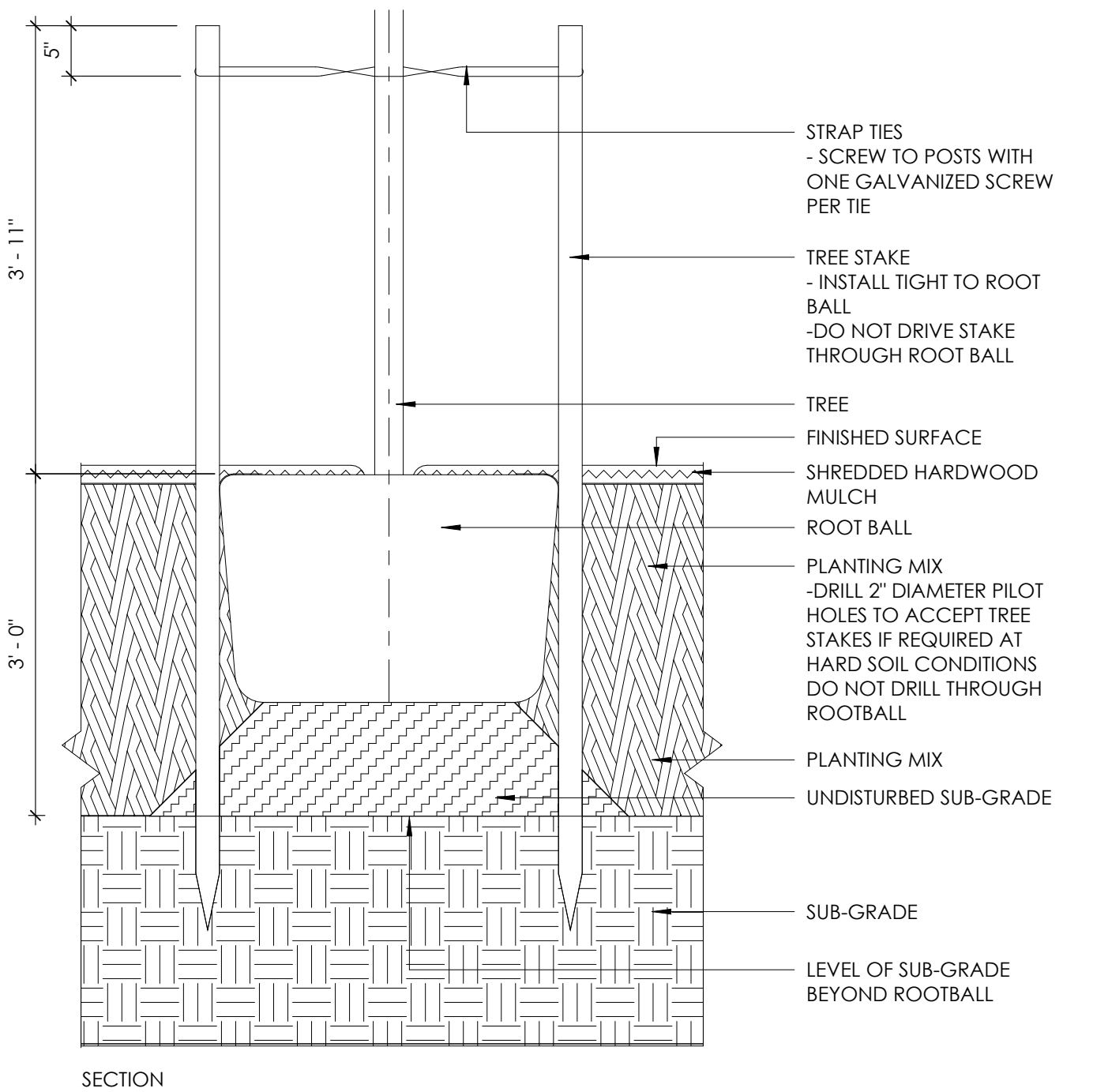
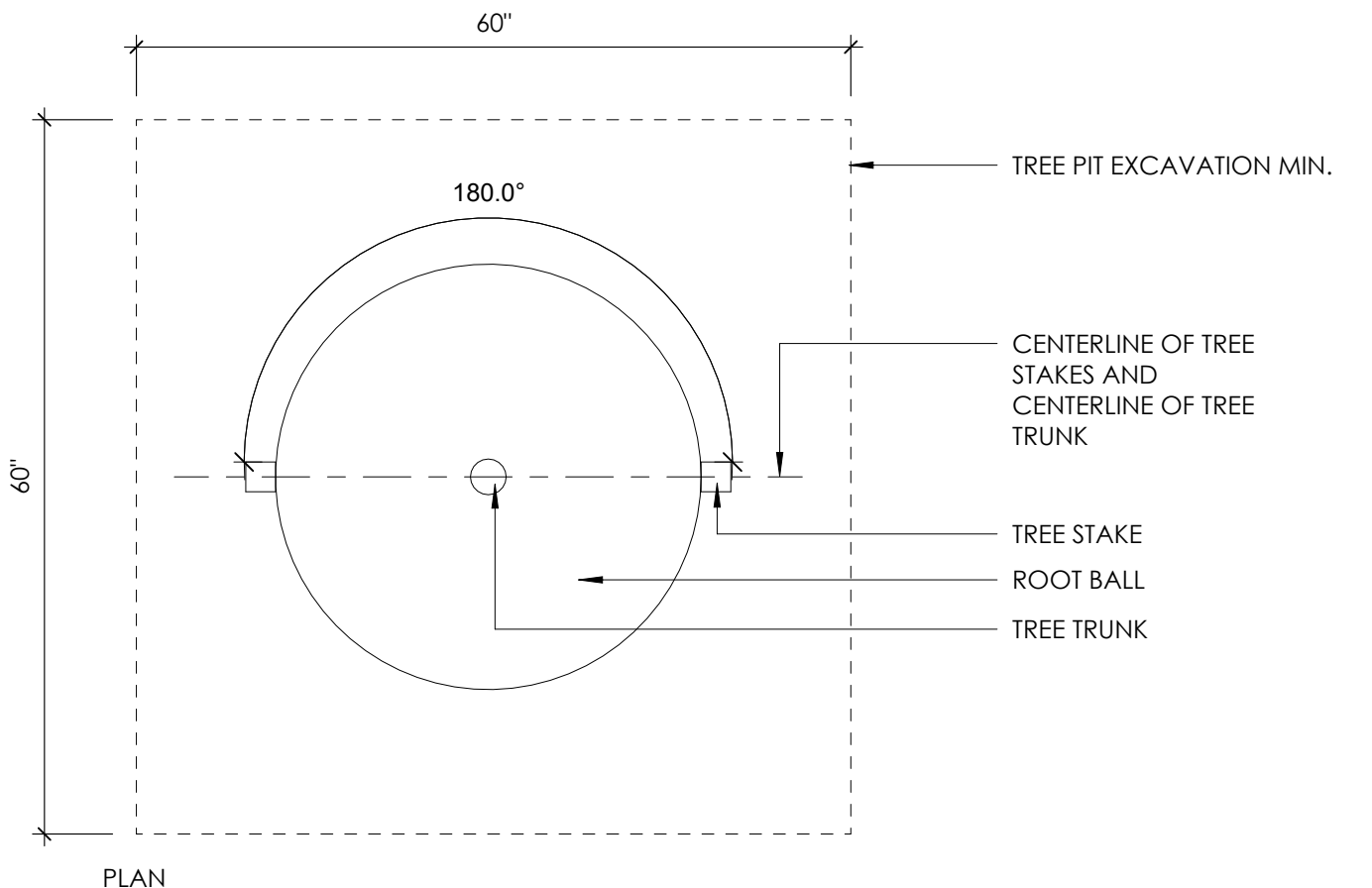


9 ORTHOGONAL PLANT SPACING

1" = 1'-0"

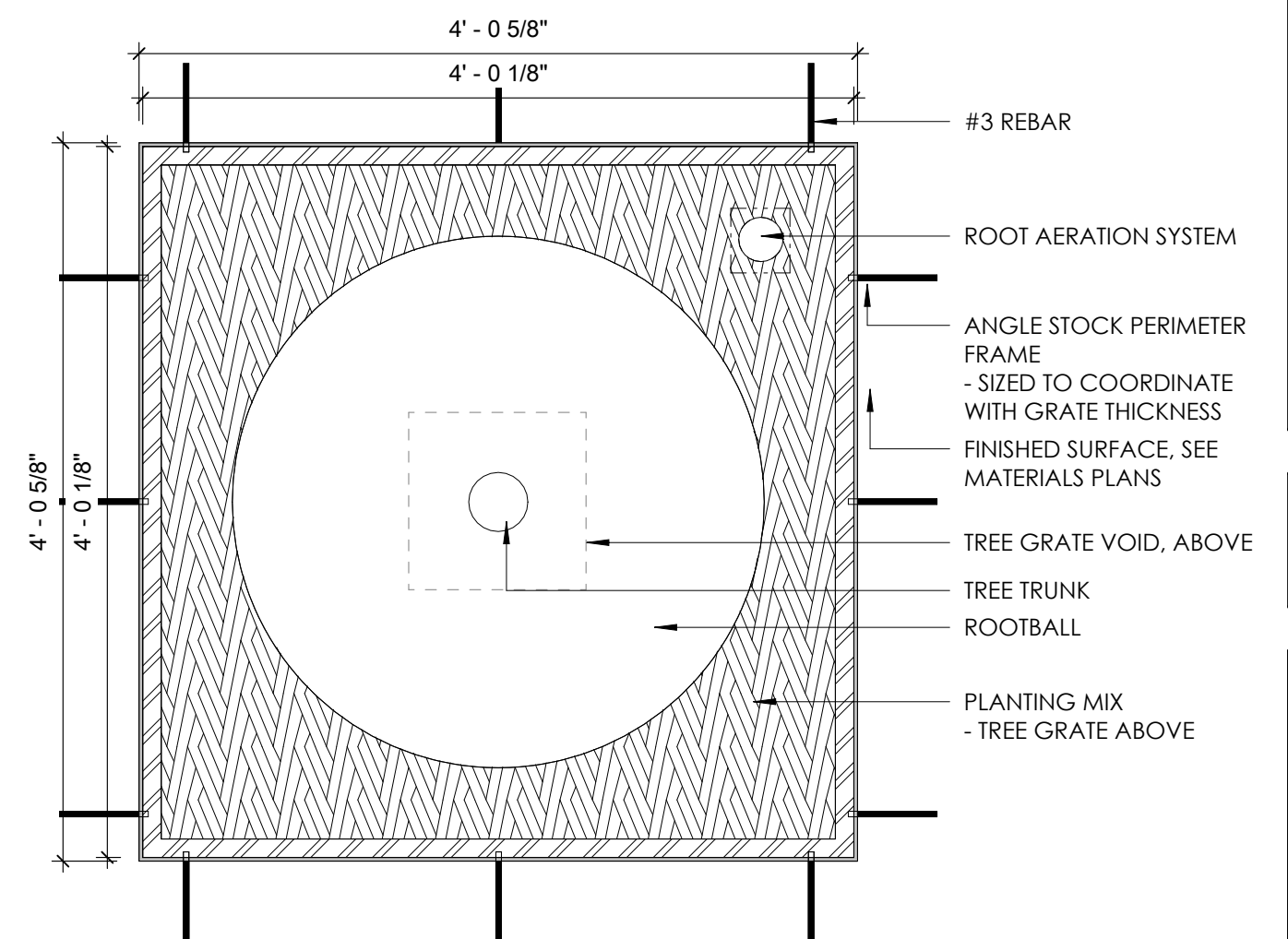
SCHEDULES:

SIZE:	STAKING / GUYING	MULCH SAUCER DIMENSION (NON-PLANTING BED AREAS)
2" CAL. & SMALLER	DOUBLE STAKE	4" DIA.
BETWEEN 2.5" - 3.5" CAL.	TRIPLE STAKE	5" DIA.
4" CAL. - 6" CAL.	TRIPLE GUY	MIN. 8" DIA. EXTEND OUTSIDE DIAMETER TO INCLUDE GUYING STAKES



10 TREE STAKING - SINGLE STEM TREE

3/4" = 1'-0"

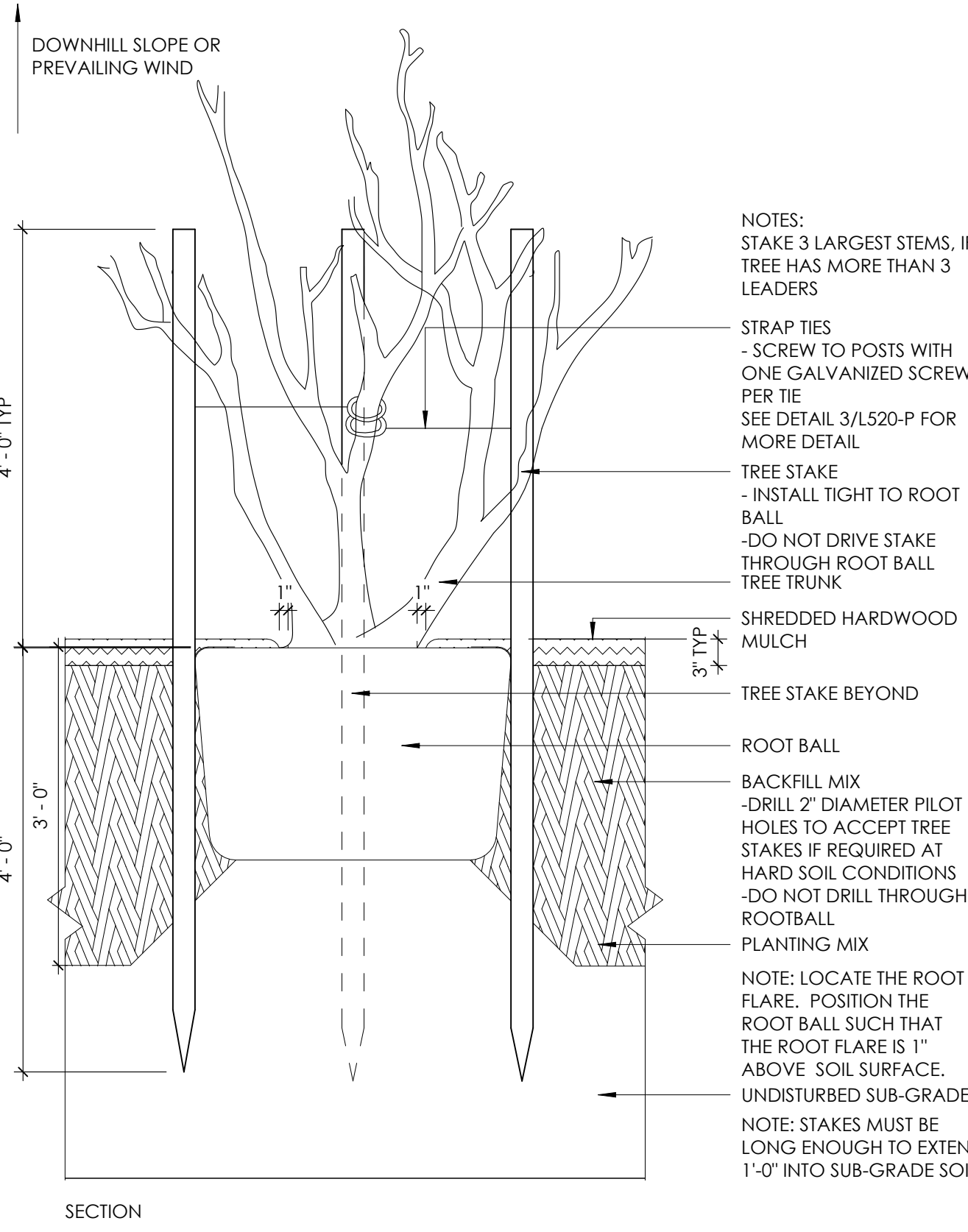
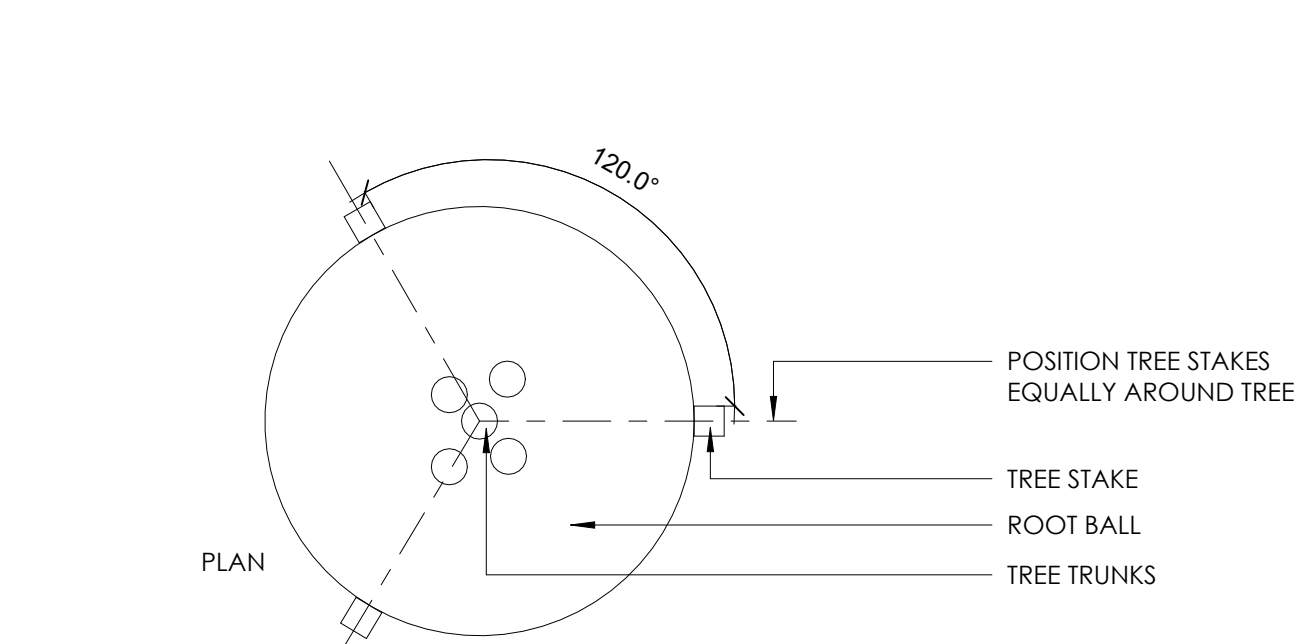


11 TREE PLANTING BELOW TREE GRATE

1" = 1'-0"

SCHEDULES:

SIZE:	STAKING / GUYING	MULCH SAUCER DIMENSION (NON-PLANTING BED AREAS)
UP TO 4'-0" TALL	DOUBLE STAKE	4" DIA.
4'-0" - 12'-0" TALL	TRIPLE STAKE	5" DIA.
> 12'-0" TALL	TRIPLE GUY	5" DIA.



12 MULTI-STEM TREE STAKING

3/4" = 1'-0"

SITE ELEMENTS & MATERIALS LEGEND

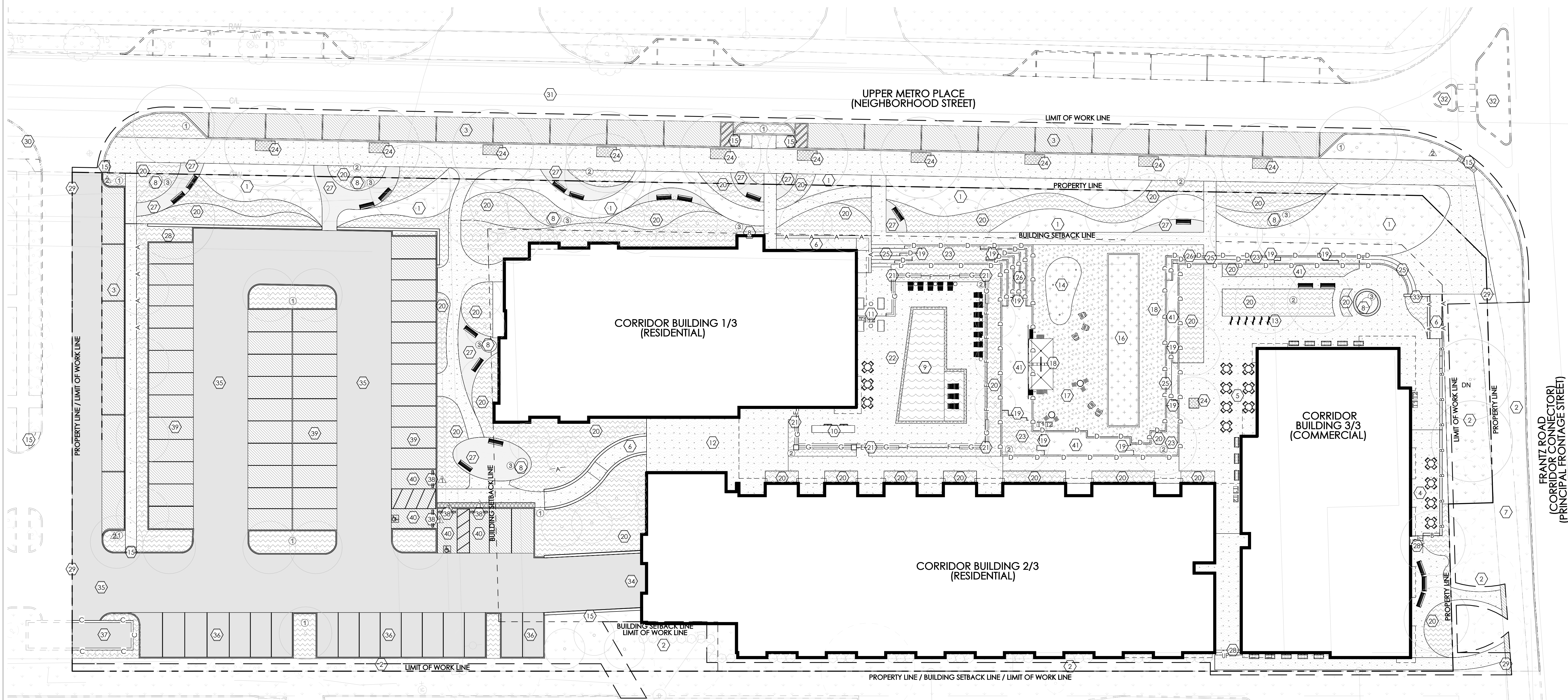
- CIP CONCRETE WALL (HEIGHT VARIES) W/ STEEL HANDRAILING
- CIP CONCRETE WALL (HEIGHT VARIES)
- REFUSE ENCLOSURE, MATCH EXISTING
- 6" CIP CONCRETE TERRACE CURB
- 42" HGT. GATE W/ CONTROLLED ACCESS MECHANISM & INTEGRATED PANIC BAR
- 42" HGT. FENCING
- 42" HGT. LIMESTONE VENEER WALL W/ PRECAST CONCRETE CAP
- CORTEN STEEL HEADER
- TABLE (1) AND CHAIRS (4), FREE STANDING
- SITE BENCH, SURFACE MOUNTED TO CIP CONCRETE WALL, BACKED (1) AND NOT BACKED (1) PER LINEAR RUN
- LITTER RECEPTACLE, SURFACE MOUNTED
- RECYCLING RECEPTACLE, SURFACE MOUNTED
- POOL LOUNGE FURNITURE, FREE STANDING
- LOUNGE SOFA, FREE STANDING
- COFFEE TABLE, FREE STANDING
- ADIRONDACK CHAIR, FREE STANDING
- ALFRESCO TABLE (1) AND CHAIRS (2), FREE STANDING

- ADA PARKING SPACE SIGNAGE
- STOP SIGN
- PARKING LOT LIGHTING - DOUBLE HEADED LED LIGHT POLE
- PEDESTRIAN POLE LIGHT FIXTURE
- ART SCULPTURE UPLIGHT
- LIGHT DUTY ASPHALT PAVING - SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS
- HEAVY DUTY ASPHALT PAVING - SHOWN FOR REFERENCE ONLY, SEE CIVIL DRAWINGS
- CONCRETE WALK, BROOM FINISH
- DETECTABLE WARNING PAVER STRIP
- 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.

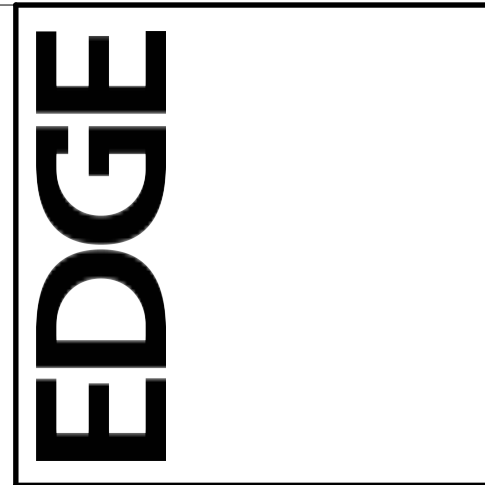
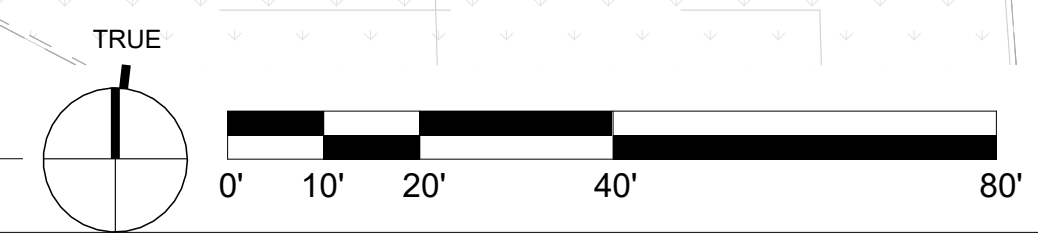
CODED NOTES - SITE ELEMENT & MATERIALS

- 1 LAWN AREA.
- 2 EXISTING LAWN AREA, PRESERVE AND PROTECT.
- 3 ON-STREET PARKING.
- 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 ADA ACCESSIBLE CONCRETE PAVED RAMP.
- 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 BUILDING OVERHEAD.
- 13 BIKE PARKING.
- 14 ARTIFICIAL TURF PUTTING GREEN.
- 15 DETECTABLE WARNING PAVERS.
- 16 ARTIFICIAL TURF BOCCIE BALL COURT W/ CONCRETE CURB SURROUNDING PERIMETER.
- 17 STABILIZED AGGREGATE PAVING.
- 18 COVERED SEATING ELEMENT.
- 19 CORTEN STEEL RETENTION ANGLE.
- 20 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH AT ALL PERENNIAL PLANTING BEDS, TYPICAL.

- 21 6"-0" LIMESTONE VENEER COLUMN, TYP.
- 22 GATED, SECURED ACCESS POOL TERRACE WITH TABLES, CHAIRS, AND LOUNGE FURNISHINGS PROVIDED BY OWNER.
- 23 SLOPED GROUND COVER PANEL.
- 24 TREES PLANTED IN 600 CUBIC FEET OF ENGINEERED STRUCTURAL SOIL MINIMUM WITH STEEL TREE GRATE OVERTOP.
- 25 OVERSIZED CONCRETE STEPS AT TERRACE FEATURE. INSTALL RAILING PER CODE REQUIREMENTS.
- 26 ARTIFICIAL TURF CONTAINED BY CIP CONCRETE CURB TERRACE FEATURE.
- 27 FLAGSTONE PAVING.
- 28 CIP CONCRETE STAIRS W/ HANDRAILING PER CODE REQUIREMENTS.
- 29 PROPOSED TO EXISTING PAVING TRANSITION, MEET FLUSH HORIZONTALLY.
- 30 EXPANDED CURB CUT RADIUS BY OTHERS.
- 31 NARROWING OF UPPER METRO PL ROADWAY BY OTHERS.
- 32 MODIFICATION OF UPPER METRO PL MEDIAN RADII BY OTHERS.
- 33 LIMESTONE VENEER WALL PLANTING FEATURE. HEIGHT VARIES.
- 34 RAMP BY OTHERS.
- 35 HEAVY DUTY ASPHALT PAVING PARKING LOT DRIVE AISLE BY OTHERS.
- 36 PARKING LOT POROUS PAVING BY OTHERS.
- 37 REFUSE ENCLOSURE EXPANSION BY OTHERS.
- 38 PARKING LOT WHEEL STOP BY OTHERS.
- 39 LIGHT DUTY ASPHALT PAVING PARKING STALL BY OTHERS.
- 40 LIGHT DUTY ASPHALT PAVING ADA PARKING STALL BY OTHERS.
- 41 SLOPED LAWN PANEL.



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



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costandi ARCHITECTURE + PLANNING

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



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CONCRETE STAIR TERRACE FEATURE



CONCRETE PAVING



STONE WALL AND COLUMN AT POOL AREA



ARTIFICIAL TURF



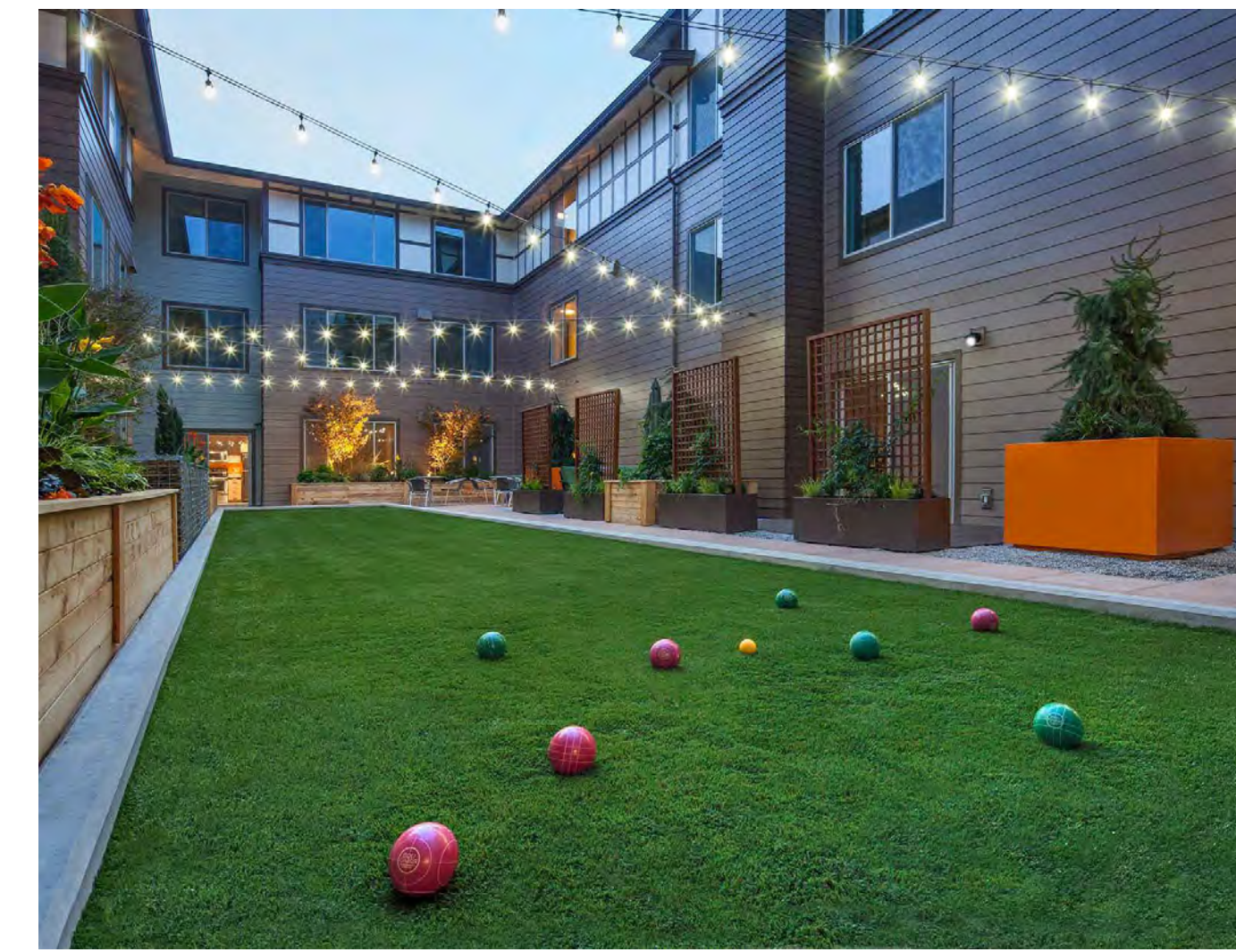
PUBLIC ART OPPORTUNITIES TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL



BIKE RACKS



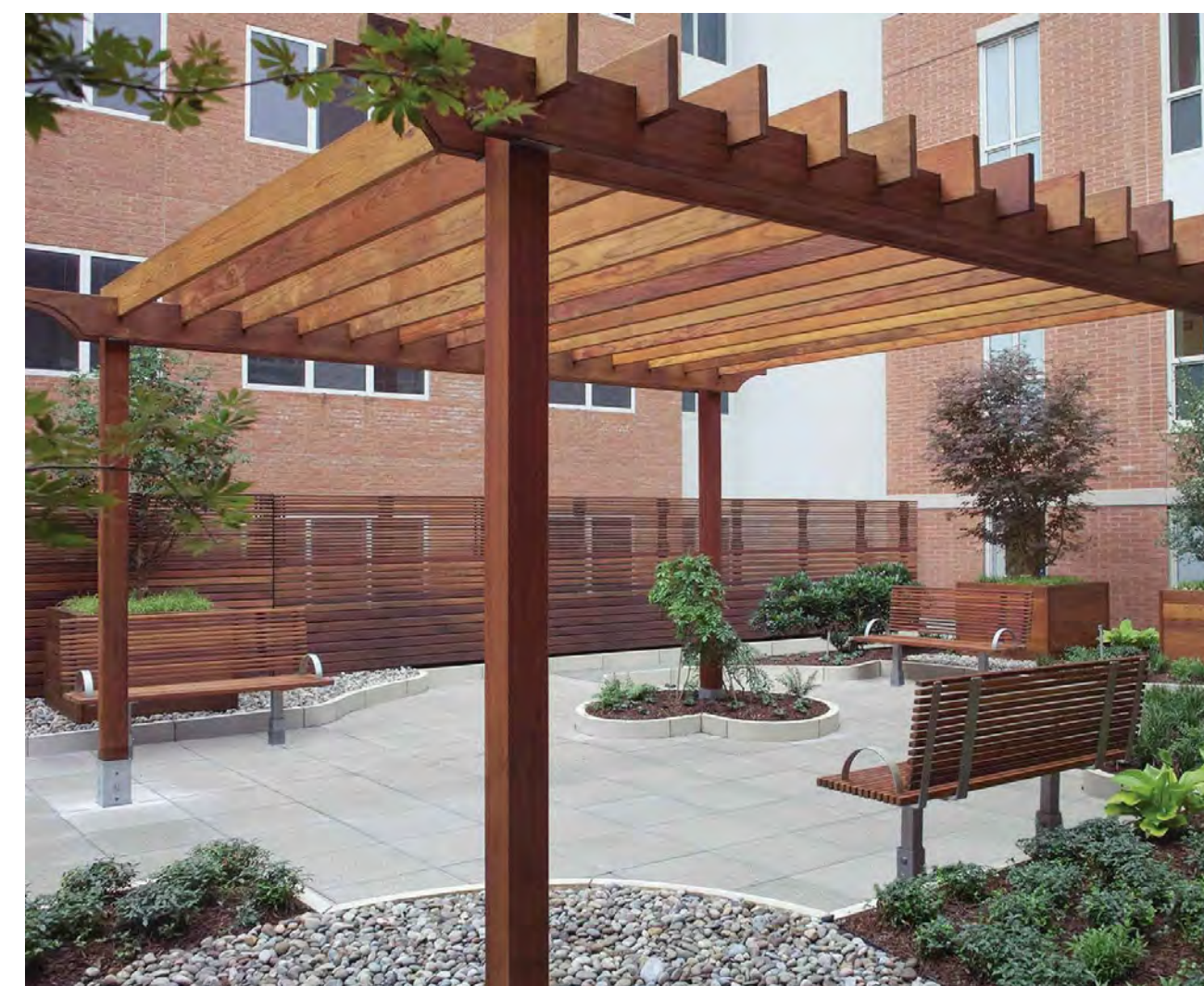
SHADE CANOPY + FLEXIBLE OUTDOOR SEATING



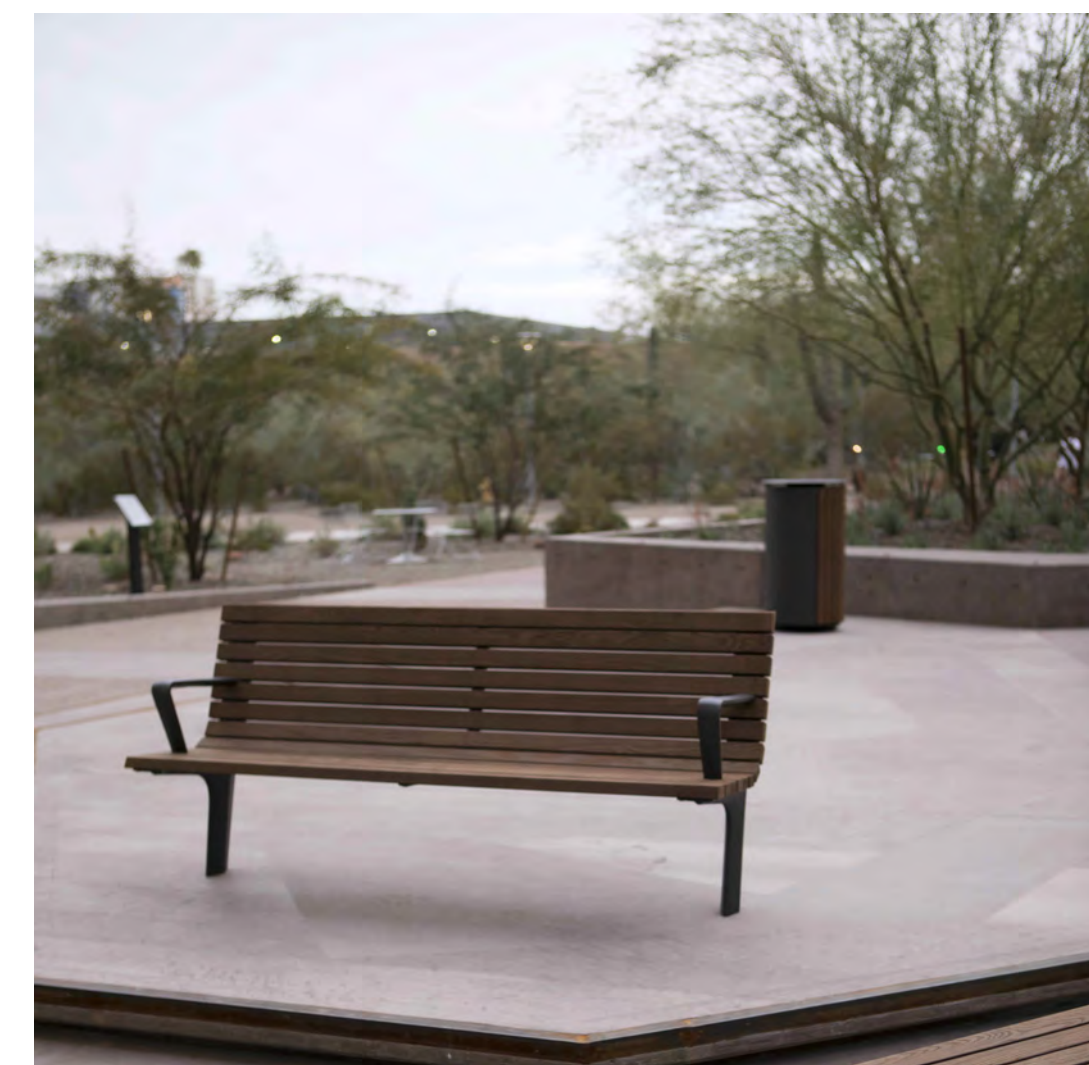
BOCCE BALL WITH ARTIFICIAL LAWN



OUTDOOR KITCHEN/GRILLING STATION



WOODEN TRELLIS



ART WALK BENCH



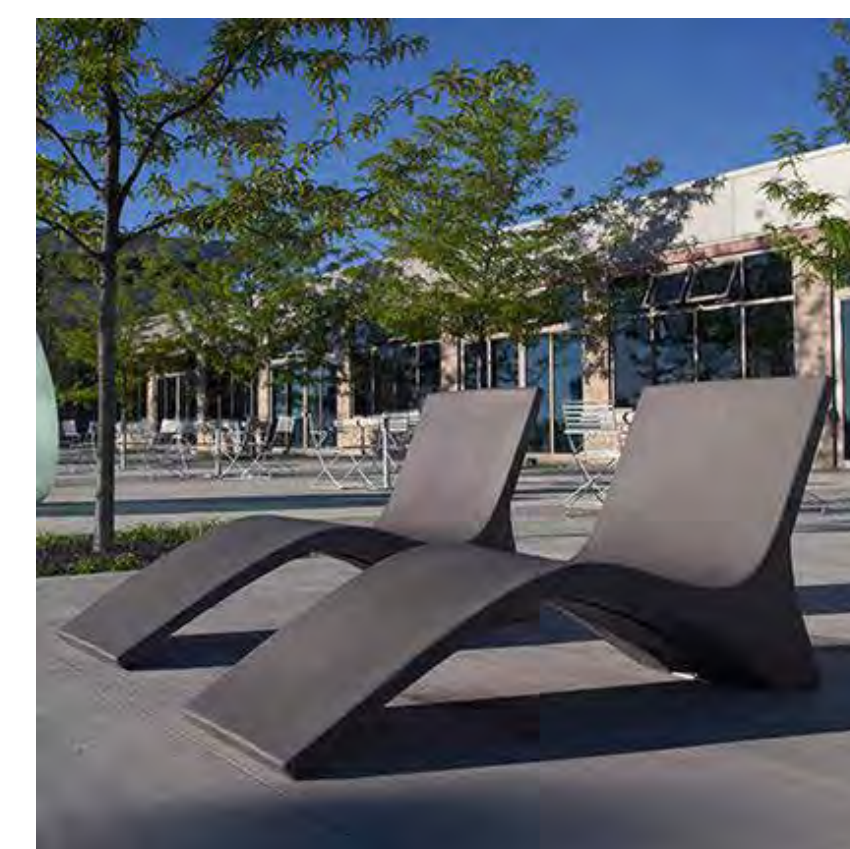
TREE GRATE



FLEXIBLE OUTDOOR SEATING



PARKING AND PEDESTRIAN LIGHTING CHARACTER



POOL LOUNGE SEATING



DETECTABLE WARNING PAVERS

EDGE

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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03/08/2024 PRELIMINARY SUBMITTAL

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CODED NOTES - ART WALK

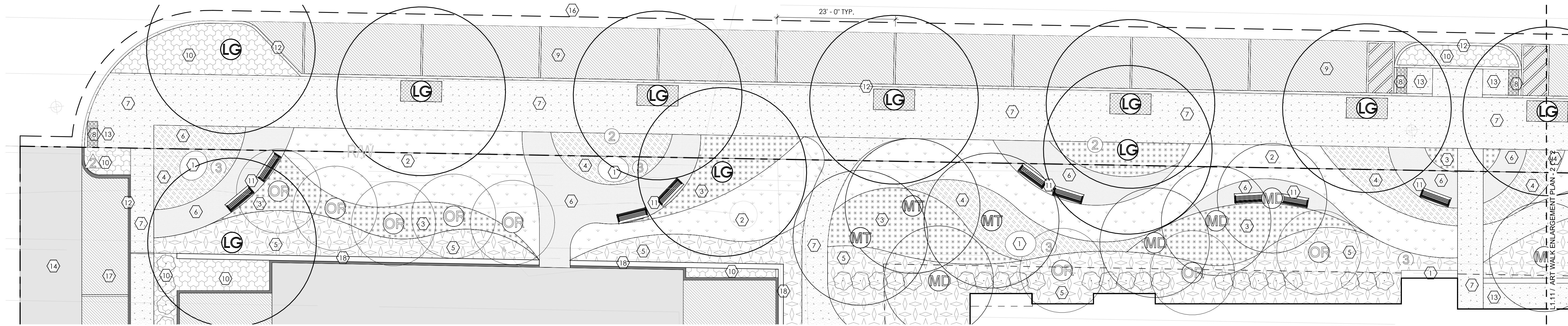
- 1 PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.
- 2 LAWN AREA.
- 3 GROUND COVER PLANTING BED.
- 4 SPECIALTY PERENNIAL PLANTING MIX.
- 5 BUILDING FRONTAGE PERENNIAL PLANTING PER CODE REQUIREMENT.
- 6 FLAGSTONE PAVING.
- 7 CONCRETE PAVING.
- 8 DETECTABLE WARNING PAVERS.
- 9 ON-STREET PARKING.
- 10 PARKING LOT PERENNIAL PLANTING BED PER CODE REQUIREMENT.
- 11 SURFACE-MOUNTED BENCH.
- 12 6" HGT. CIP CONCRETE CURB
- 13 ADA CONCRETE RAMP.
- 14 ASPHALT PAVING BY OTHERS.
- 15 MODIFICATION OF UPPER METRO PL MEDIAN RADII BY OTHERS.
- 16 NARROWING OF UPPER METRO PL ROADWAY BY OTHERS.
- 17 PARALLEL PARKING.
- 18 ART WALL.

EDGE

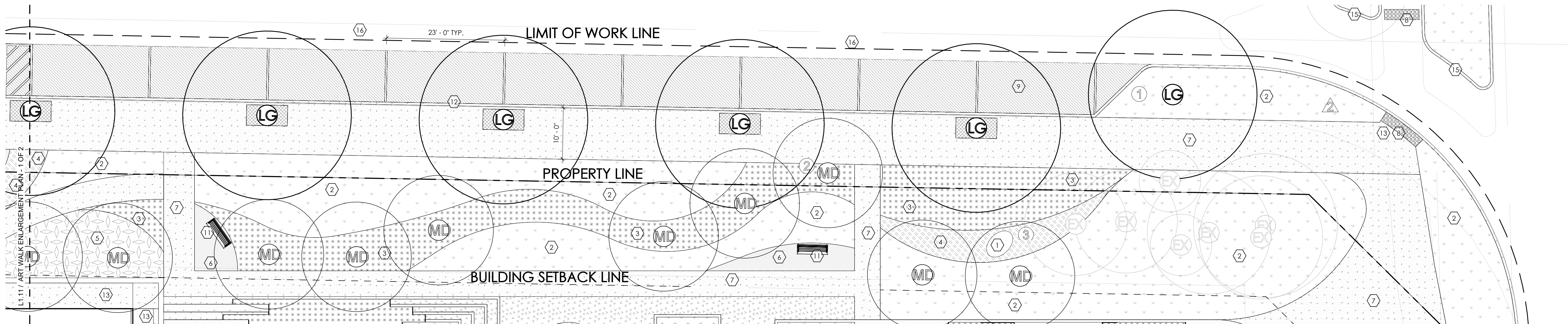
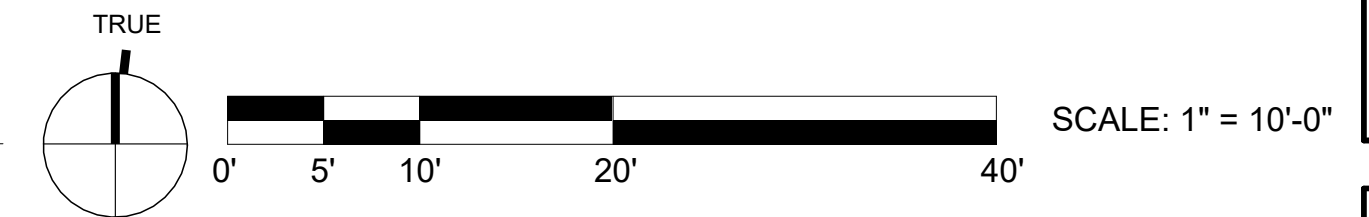
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SRobertsArchitect@gmail.com
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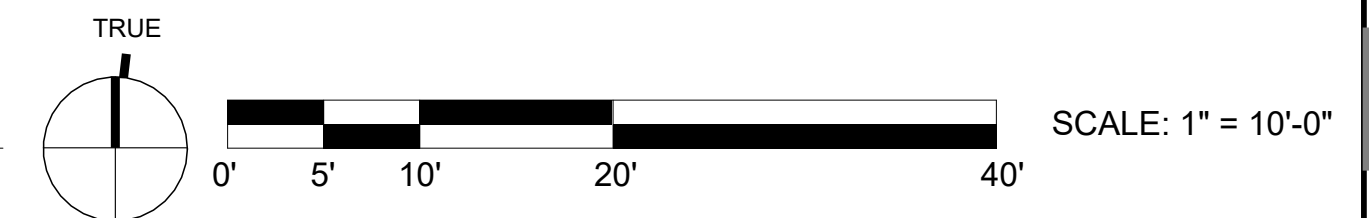
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costandi ARCHITECTURE + PLANNING



1 ART WALK ENLARGEMENT PLAN - 1 OF 2
1" = 10'-0"



2 ART WALK ENLARGEMENT PLAN - 2 OF 2
1" = 10'-0"



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

Keystone
HOTEL GROUP

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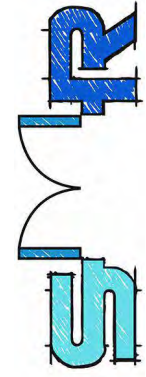
CODED NOTES - PUBLIC POCKET PARK &...

- 1 POOL LAYOUT COMPLETE BY OTHERS INCLUDING ADA ACCESSIBLE ENTRY, SHELF AND COORDINATED EQUIPMENT ROOM.
- 2 OUTDOOR COOKING STATION WITH STOOL HEIGHT SEATING AT COUNTERTOP OVERHANG.
- 3 TABLES AND CHAIRS.
- 4 GATED, SECURED ACCESS POOL TERRACE WITH TABLES, CHAIRS, AND LOUNGE FURNISHINGS PROVIDED BY OWNER.
- 5 DOUBLE SIDED ENTRY GAS FIRE PLACE BY ARCHITECT.
- 6 ADA ACCESSIBLE CONCRETE PAVED RAMP.
- 7 CONCRETE PAVED LANDING.
- 8 OVERSIZED CONCRETE STEPS AT TERRACE FEATURE. INSTALL RAILING PER CODE REQUIREMENTS.
- 9 SLOPED GROUND COVER PANEL.
- 10 PUBLIC ART OPPORTUNITY TO BE COORDINATED WITH THE DUBLIN ARTS COUNCIL.
- 11 SLOPED LAWN PANEL.
- 12 RESTAURANT OUTDOOR PATIO SPACE W/ TABLES AND CHAIRS PROVIDED BY OWNER.
- 13 TREES PLANTED IN 400 CUBIC FEET OF ENGINEERED STRUCTURAL SOIL MINIMUM WITH STEEL TREE GRATE OVERTOP.
- 14 ARTIFICIAL TURF AT CIP CONCRETE CURB TERRACE FEATURE.
- 15 SPECIALTY PERENNIAL PLANTING MIX.
- 16 OVERHEAD SHADE STRUCTURE.
- 17 ARTIFICIAL TURF PUTTING GREEN W/ FLUSH CIP CONCRETE CURB SURROUNDING PERIMETER.
- 18 STABILIZED AGGREGATE PAVING.
- 19 SEATING ELEMENTS.
- 20 CORTEN STEEL RETENTION ANGLE.
- 21 ARTIFICIAL TURF BOCCIE BALL COURT W/ CONCRETE CURB SURROUNDING PERIMETER.
- 22 BUILDING ENTRY
- 23 LIMESTONE VENEER WALL PLANTING FEATURE. HEIGHT VARIES.
- 24 6'-0" LIMESTONE VENEER COLUMN, TYP.
- 25 42" HGT. LIMESTONE VENEER WALL.
- 26 42" HGT. FENCE.
- 27 42" HGT. SECURED ACCESS GATE.
- 28 BUILDING FRONTAGE PERENNIAL PLANTING PER CODE REQUIREMENT.
- 29 EXISTING TREES. PRESERVE AND PROTECT AROUND THE CRITICAL ROOT ZONE AT THE DRIP LINE OF THE TREE. PROTECTIVE FENCING REQUIRED PER CODE TYPICAL.

EDGE

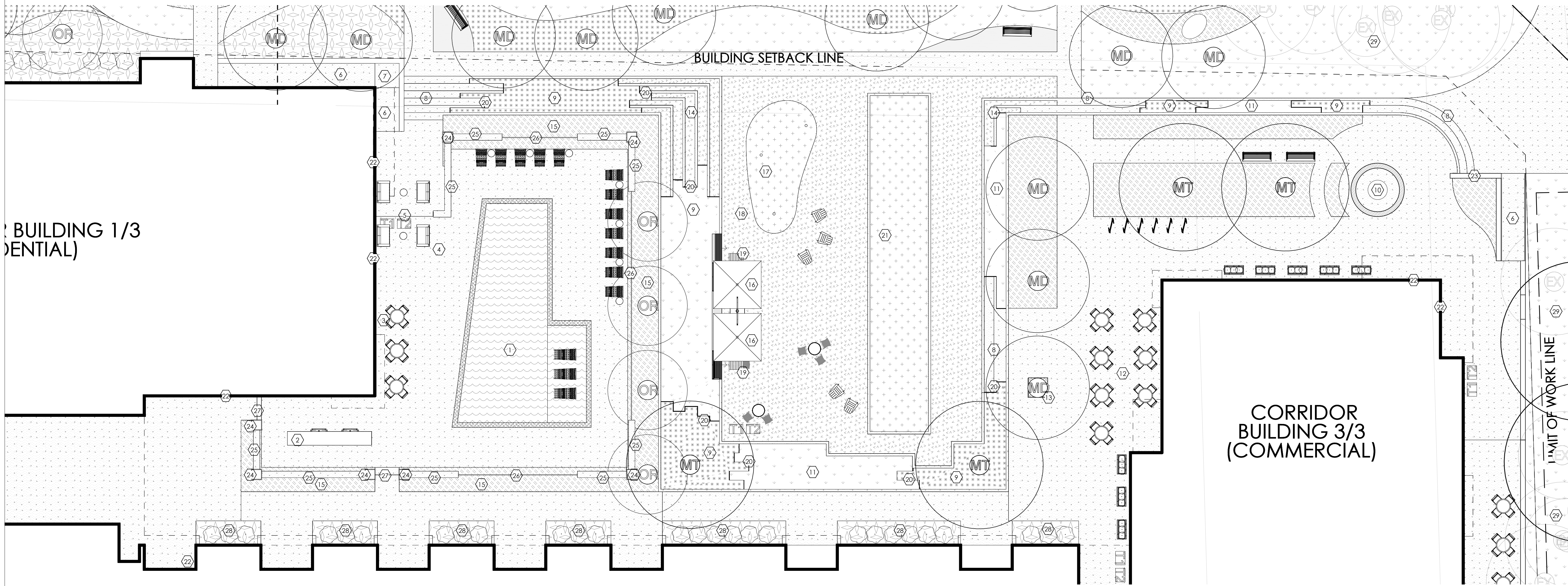
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A CUSTOM DESIGN FOR A NEW PROPOSED:
UPPER MET RESIDENCES
5155 UPPER METRO PLACE
DUBLIN, OHIO 43017
FRANKLIN COUNTY



BUILDING 1/3
(RESIDENTIAL)

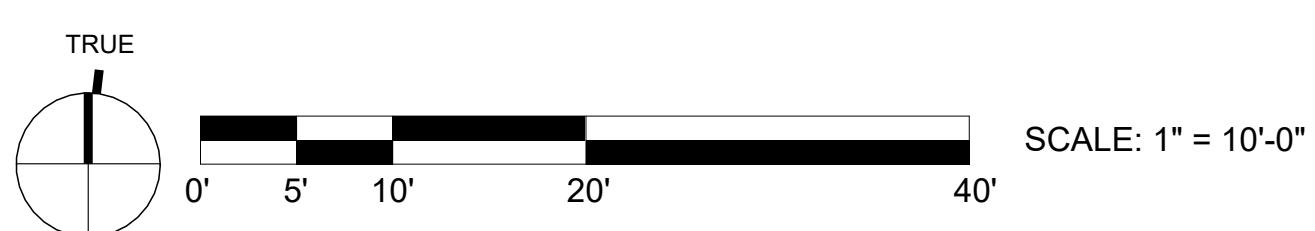
CORRIDOR
BUILDING 3/3
(COMMERCIAL)



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03/08/2024	PRELIMINARY SUBMITTAL

1 PUBLIC POCKET PARK ENLARGEMENT PLAN
1" = 10'-0"



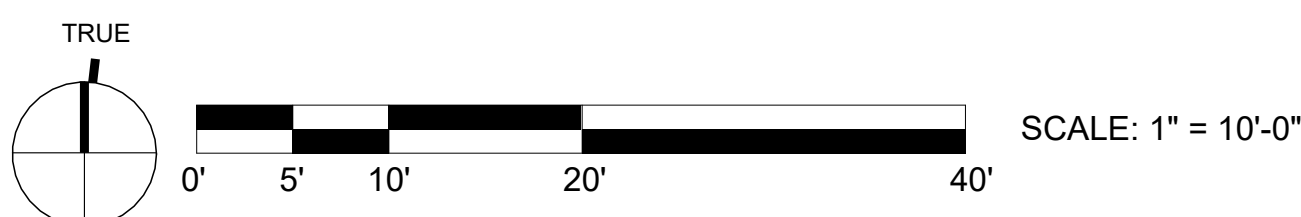
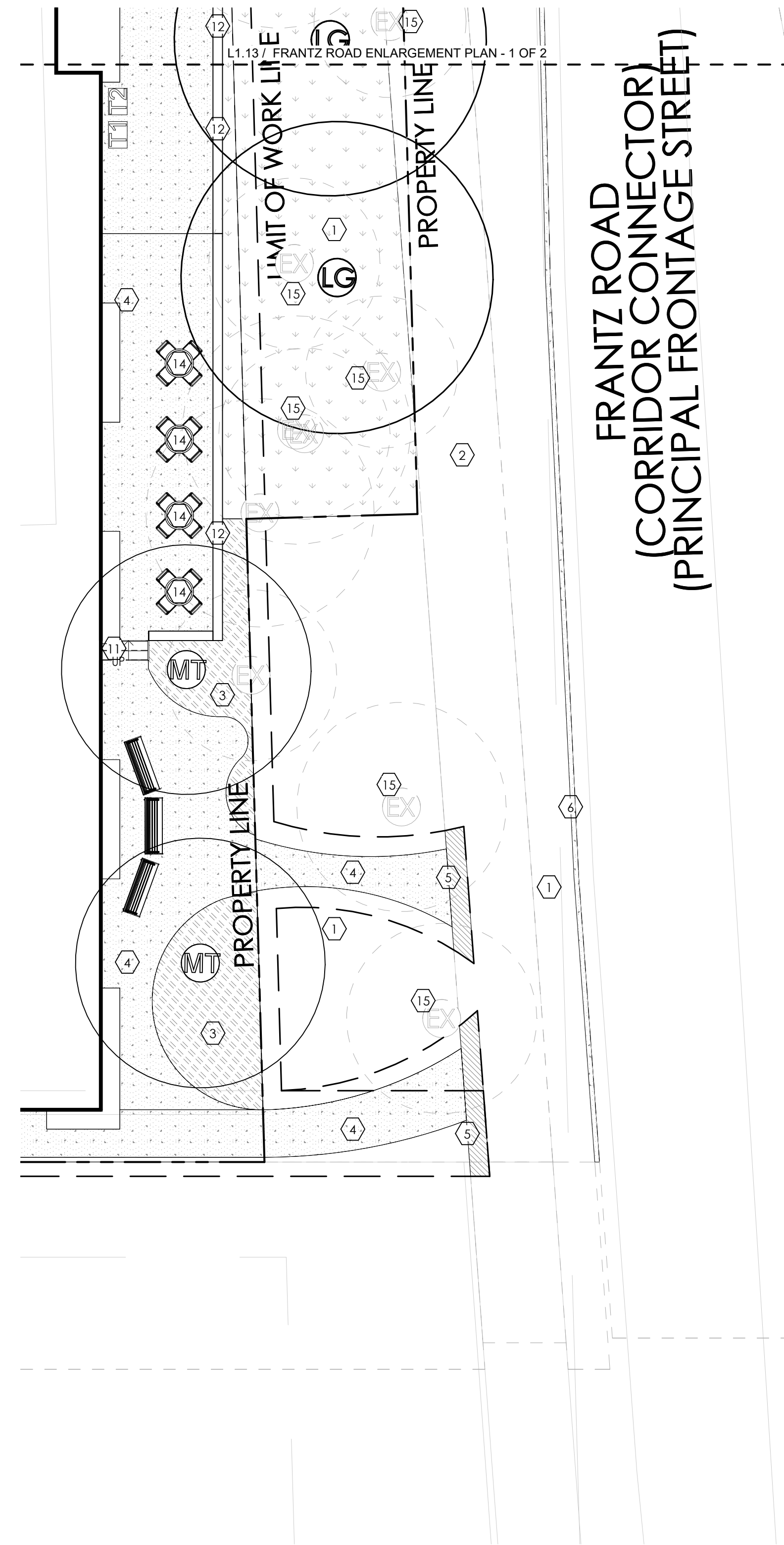
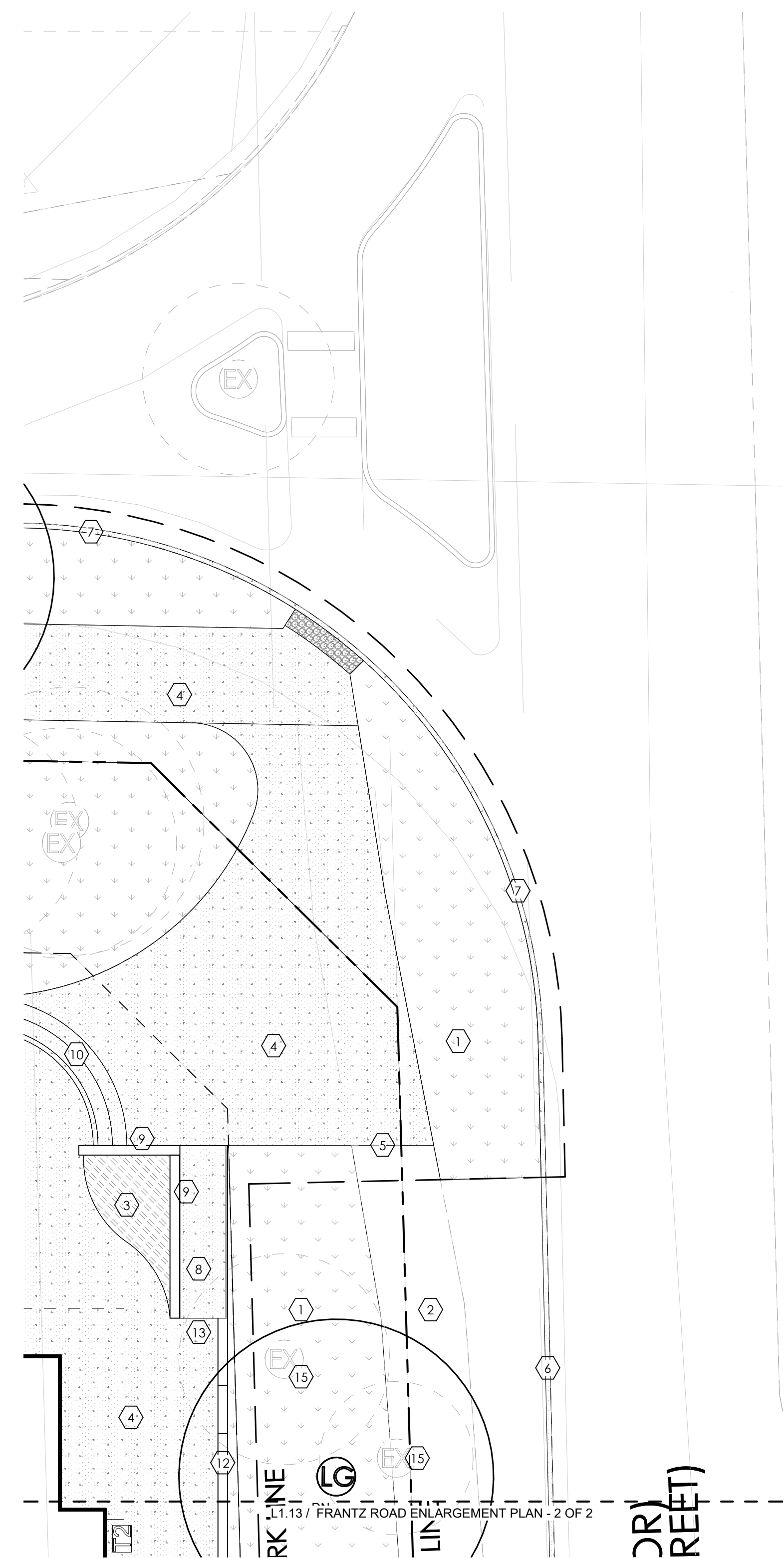
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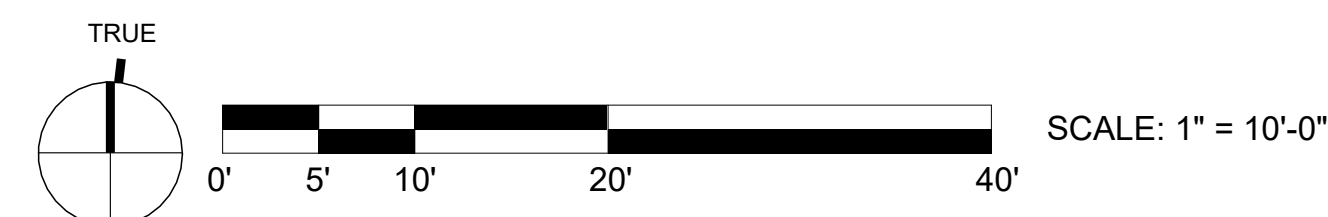


CODED NOTES - FRANTZ ROAD

- 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 4" HGT. CIP CONCRETE CURB
- 8 ADA ACCESSIBLE CONCRETE PAVED RAMP.
- 9 LIMESTONE VENEER WALL PLANTING FEATURE. HEIGHT VARIES.
- 10 OVERSIZED CONCRETE STEPS AT TERRACE FEATURE. INSTALL RAILING PER CODE REQUIREMENTS.
- 11 CIP CONCRETE STAIRS W/ HANDRAILING PER CODE REQUIREMENTS.
- 12 CIP CONCRETE WALL
- 13 CONCRETE PAVED LANDING.
- 14 TABLES AND CHAIRS.
- 15 EXISTING TREES. PRESERVE AND PROTECT AROUND THE CRITICAL ROOT ZONE AT THE DRIP LINE OF THE TREE. PROTECTIVE FENCING REQUIRED PER CODE TYPICAL.



1 FRANTZ ROAD ENLARGEMENT PLAN - 1 OF 2
1" = 10'-0"



2 FRANTZ ROAD ENLARGEMENT PLAN - 2 OF 2
1" = 10'-0"

EDGE

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SMR

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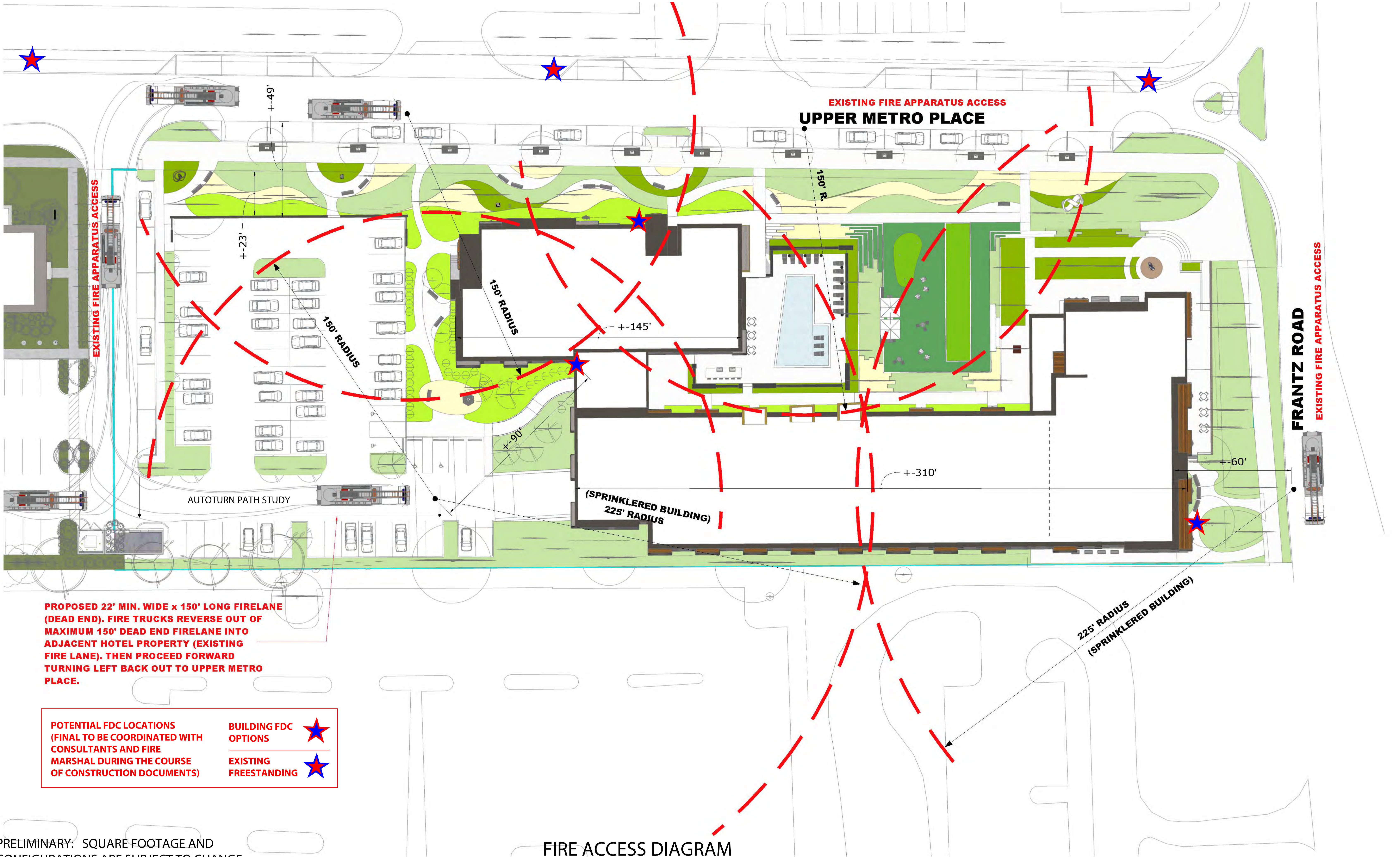
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DUBLIN, OHIO 43017
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PROPOSED 22' MIN. WIDE x 150' LONG FIRELANE (DEAD END). FIRE TRUCKS REVERSE OUT OF MAXIMUM 150' DEAD END FIRELANE INTO ADJACENT HOTEL PROPERTY (EXISTING FIRE LANE). THEN PROCEED 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 ★ |

FIRE ACCESS DIAGRAM

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

