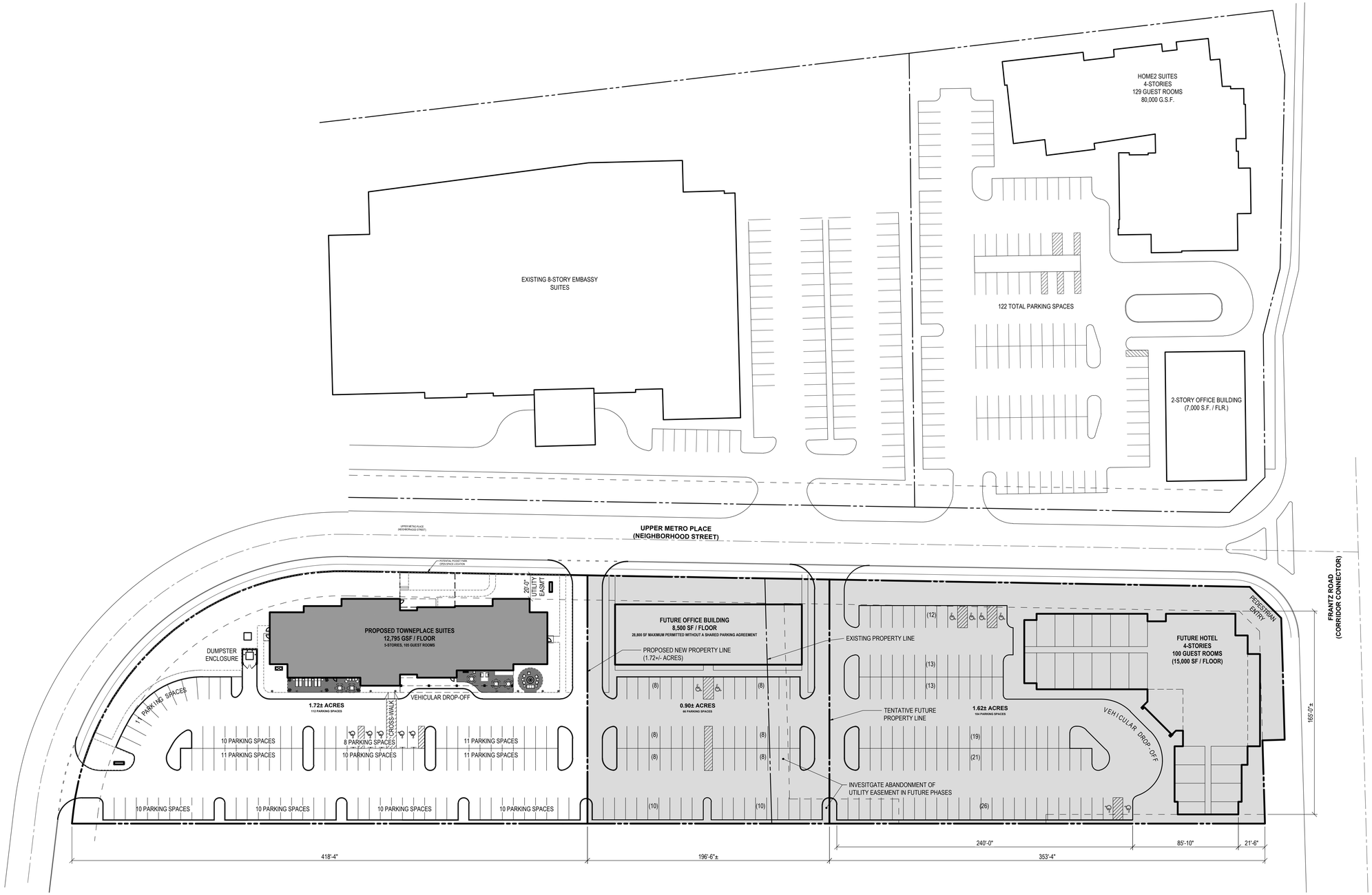


ARCHITECTURAL MASTER SITE PLAN - OPTION A

SCALE: 1" = 40'-0"

FUTURE PHASE

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

- 06/29/2016 CLIENT REVIEW
- 07/28/2016 ART REVIEW
- 09/29/2016 MARRIOTT REVIEW
- 05/02/2017 DUBLIN ART REVIEW AND MARRIOTT 30% REVIEW
- 06/01/2017 DUBLIN COMMENTS
- 06/14/2017 DUBLIN ART REVIEW

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

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

MARRIOTT

ARCHITECTURAL MASTER SITE PLAN - OPTION A

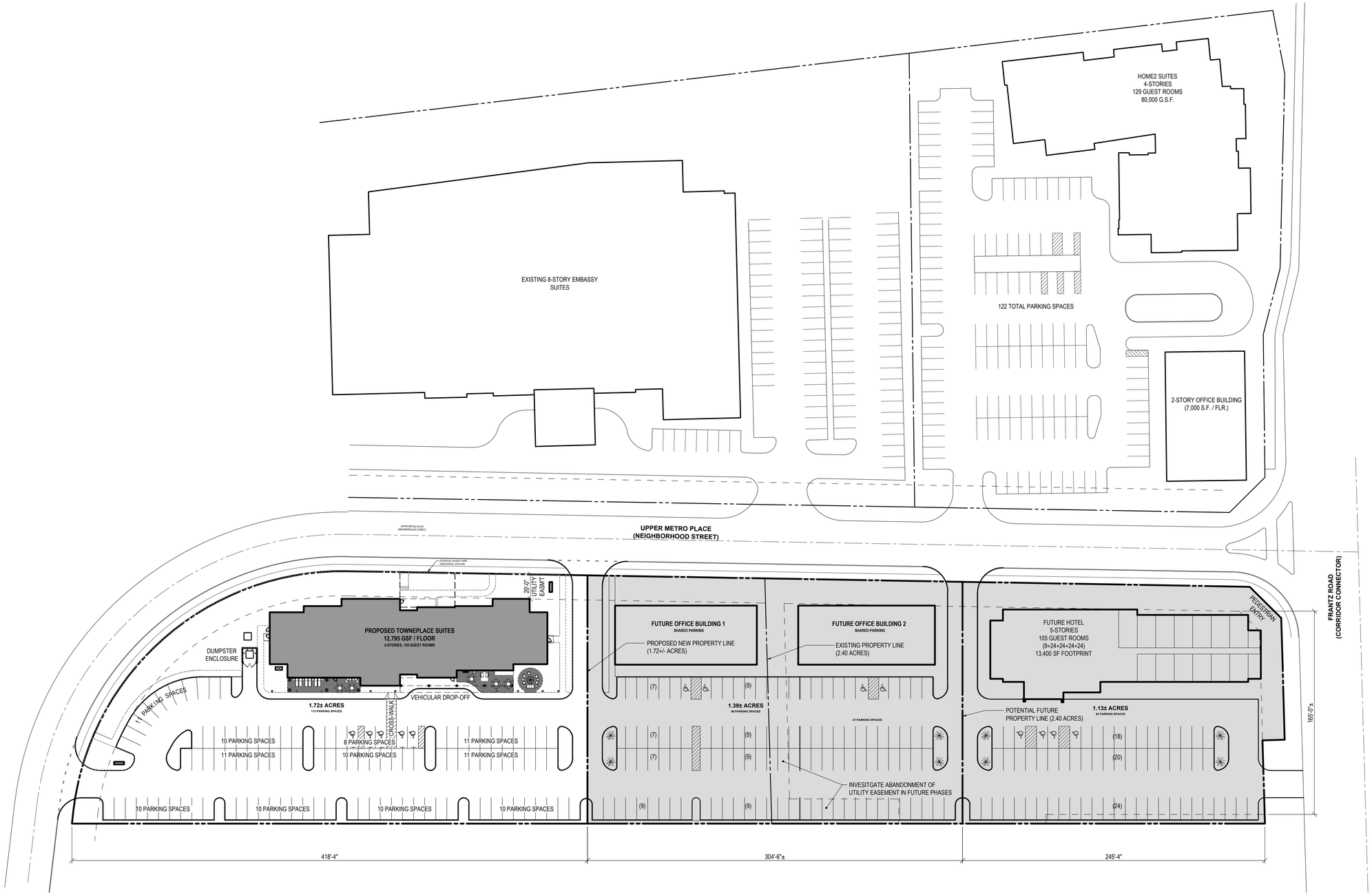
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5500 DUCK CREEK
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A1.1A



ARCHITECTURAL MASTER SITE PLAN - OPTION B

SCALE: 1" = 40'-0"

FUTURE PHASE

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

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- 07/28/2016 ART REVIEW
- 09/29/2016 MARRIOTT REVIEW
- 05/02/2017 DUBLIN ART REVIEW AND MARRIOTT 30% REVIEW
- 06/01/2017 DUBLIN COMMENTS
- 06/14/2017 DUBLIN ART REVIEW

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

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

MARRIOTT

ARCHITECTURAL MASTER SITE PLAN - OPTION B

CITY OF DUBLIN

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A1.1B

OPEN SPACE CALCULATION

TOTAL BUILDING GSF = 63,906
63,906 / 50 SF = **1,279 SF REQUIRED OPEN SPACE**

IMPERVIOUS COVERAGE
1.72± ACRES = 75,095 SF

ASPHALT (38,914 SF)	51.82%
GREEN SPACE (16,939 SF)	22.56%
BUILDING (12,726 SF)	16.95%
PAVERS / SIDEWALK / CURB (6,516 SF)	8.67%

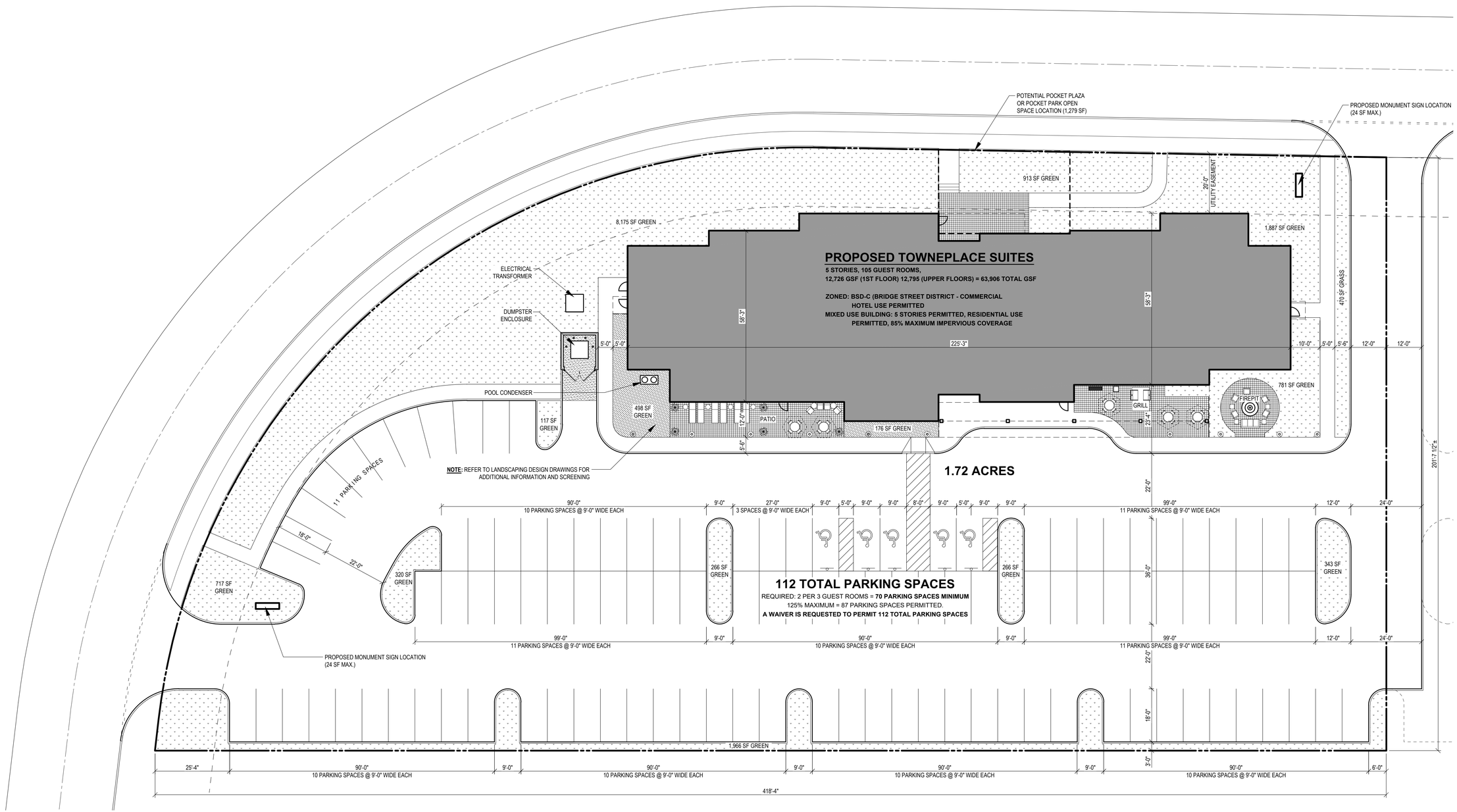
MAX. PERMITTED 80%, AS DESIGNED 77.44%

FRONT PROPERTY LINE COVERAGE:

LENGTH OF "SETBACK" LINE ALONG BACK SIDE OF UTILITY EASEMENT NOT INCLUDING SIDE / REAR YARD SETBACKS = 497'-9"+/-

TOTAL BUILDING LENGTH = 225'-3"

FRONT PROPERTY LINE COVERAGE = 45.3%
A WAIVER IS REQUESTED FOR REDUCED FRONT PROPERTY LINE COVERAGE



ARCHITECTURAL SITE DEVELOPMENT PLAN

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

TRUE NORTH
PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

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A CUSTOM DESIGN FOR A NEW PROPOSED:
TOWNEPLACE SUITES
MARRIOTT
5155 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY
ARCHITECTURAL SITE DEVELOPMENT PLAN

CITY OF DUBLIN

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A1.2