



STEVEN M. ROBERTS, ARCHITECT
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September 14, 2017

From: Steven M. Roberts, Architect

To: Logan Stang, Planner I
5800 Shier-Rings Road
Dublin, Ohio 43016

RE: TownePlace Suites – Site Plan Review/Development Plan Review/Conditional Use/Preliminary Plat/Final Plat

Thank you for your review letter dated September 7, 2017. Your comments are acknowledged and/or addressed unless noted otherwise in **blue** below. You'll find responses to Civil Engineering related comment in a separate letter.

General Comments

1) Sign details including dimensions, height, colors, logo size, etc. are required if approval is sought with this application. Otherwise, a separate Minor Project Review or Master Sign Plan will have to be filed to approve the sign package for this site.

Response: Signage has been dimensioned, located, and colored on sheet A5.2. We can seek a separate Approval if the signage shown is not approved. However, we have left the signage on the elevations and renderings for reference as it affects the aesthetics of the elevations / renderings. We have moved the ground mounted sign out of the utility easement.

2) Please verify that all plans are coordinated to show the proposed building footprint, site layout, landscaping, property lines, etc. There are discrepancies between the landscaping, architectural, and civil sets.

Site Plan Review

3) Please provide an AutoTurn analysis from the two entrances along the heavy-duty pavement using the following specifications for the largest aerial apparatus:

- a. Overall length (47 feet)
- b. Wheelbase length (22 feet – 4 inches)
- c. Overall width (9 feet – 6 inches)
- d. Wheelbase width (8 feet – 3 inches)
- e. Front bumper to center of front axle (79 inches)

4) Please identify the Fire Department Connection (FDC) on the building to ensure enough clearance is provided from any proposed landscaping.

Response: Located near the northwest corner of the building into the Utility Room. Refer to Architectural sheet A1.2 and MEP sheet U-1

5) Please provide an access exhibit showing the existing and proposed access points along Upper Metro Place and their distance from the centerline of each access. A minimum of 200 feet spacing should be provided between existing and proposed access points.

6) Please include the tree survey with the landscape plans as opposed to the architectural plans.

7) Show tree protection fencing on all utility plans, grading plans, etc.



- 8) Please include "Tree protection fencing is to remain in place from the pre-construction to final zoning inspection." with the tree protection detail.
- 9) On page L300, please substitute Giant Reed 'Peppermint Stick' as it is not hardy in Zone 5.
- 10) On page L400 please add "and/or Zoning Inspector" to "approval of the City Forester".
- 11) Please relocate the dumpster enclosure to another area of the site as proximity to the patio space could pose an issue.
Response: An alternate dumpster enclosure location is shown on sheet A1.2a. We believe there are pros and cons to each location that should be weighed and discussed. If the decision is made to choose the alternate location we can update the landscaping, site lighting, and (if needed) the grading/utility plans.
- 12) Please add trees along the southern property line to replenish trees removed from the tree row.
- 13) Please itemize the impervious area calculation to include semi-pervious for the proposed pervious pavement.
- 14) Please verify that all windows and doors are identified on floor plan and elevations. An east facing doorway along the south elevation is not reflected on the east elevation and a spandrel glass window on the north elevation is not reflected in the first floor plan.
- 15) Please provide a wall section detail (Sheet A6.2) showing portions of the building where windows are located within brick clad walls. Both sections appear to only detail windows within fiber cement clad walls.
Response: Sections 3/A6.2 and 1/A6.3 are thru brick clad walls and will have projected utility brick sill and head details. The only windows within fiber cement clad walls occur on floors 2 thru 5 in three guestroom types (12 windows total), and they will also have a projecting base for fiber cement trim to comply with BSD Standards.
- 16) Please provide proposed roof material and the locations of any roof penetrations.
Response: Roof material to be TPO membrane over tapered insulation (color white). Basis of design Firestone or Carlisle Syntec. A note has been added to the Roof Plan on sheet A2.6.
- 17) Please provide additional details for the vehicular canopy including materials, support/footings, etc.
Response: Notes have been added to details on sheet A1.3
- 18) Please look at creating a tower element for the main entrances on the north and south side. Architectural examples of TownePlace Suites in Edinburg, Texas show a more defined tower element that would create an aesthetic feature and address comments from Planning and Zoning Commission.
- 19) Please update the civil plans to include the design of the pocket plaza including spot elevations and grading for the plaza, height to top of walls, and any additional items.
- 20) Please update the civil drawings to show the proposed property line along the shared access drive.
- 21) Please provide cut sheets for any proposed lighting on the site whether they be building mounted or pole mounted.
Response: Attached
- 22) Please update the lighting plan to show any proposed lighting on the north side of the building and shared parking lot.



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23) Please remove the existing platted setbacks from all drawings. These will be removed with the approval of the preliminary and final plats.

Development Plan Review

24) Please remove Development Plan Option B as staff would not be supportive of an access drive on Frantz Road.

Preliminary Plat

25) Please remove the proposed layout for the parking area. Building footprint may be included, refer to Engineering comments on ftp site.

26) Please revise the size of proposed lots from square feet to acres to correspond with the final plat.

27) Please remove the existing platted setbacks on Lots 4 & 4a.

Final Plat

28) Please remove the existing platted setbacks on Lots 4 & 4a.

29) Please add a note describing the intent behind the cross access/parking easement.

30) Please look into overlapping the shared parking easement on both properties to encourage additional shared parking and place demand on both properties. As currently proposed the eastern property would hold all of the shared parking arrangements.

Response: Ten parking spaces are indicated to be shared from the TownePlace Suites (as well as the Future Hotel site) to the Future Office building on sheets A1.1 and A1.2.

Engineering

31) In order to access the files on the ftp site, you will need to go to <http://ftp.dublin.oh.us> and type in "ftpguest" as both the username and password. The files are saved under "RVP Engineering\Site Plan Comments 09072017".

The foregoing is, to the best of our knowledge, an accurate summary of the items referenced in the review letter and our documents. We look forward to your prompt approval of our submitted documents. Please contact me if you have any further questions or comments.

Sincerely,

Steven M. Roberts, Architect, NCARB