ABBREVIATION LIST

ABV	ABOVE
ACC	ACCESSIBLE
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AL / ALUM	ALUMINUM
ALT	ALTERNATE
APPROX	APPROXIMATE / APPROXIMATELY
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
ACT	ACOUSTIC CEILING TILE
AWG	AMERICAN WIRE GAUGE
BD	BOARD
BFF	BELOW FINISH FLOOR
BFG	BELOW FINISH GRADE
BLKG	BLOCKING
BLDG	BUILDING
BOT	BOTTOM
B/	BOTTOM OF
BRG	BEARING
CB	CATCH BASIN
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE (AIR)
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR(ANCE)
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CSI	CONCRETE SPECIFICATIONS INSTITUTE
CT	CERAMIC TILE
CY	CUBIC YARD
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC(AL)
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST / EX	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FH	FIRE HYDRANT
FIN	FINISH(ED)
FLR	FLOOR
FDN / FND	FOUNDATION
FOF	FACE OF FINISH
FPM	FEET PER MINUTE
FRT	FIRE RETARDANT TREATED
FRP	FIBERGLASS REINFORCED PLASTIC
FTG	FOOTING
FUT	FUTURE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAP
HGT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IMP	INSULATED METAL PANEL
INSUL	INSULAT(E) (ED) (ION)
INT	INTERIOR
INV	INVERT
IW	INDUSTRIAL WASTE
JF	JOINT FILLER
JT	JOINT
KD	KNOCK DOWN
KO	KNOCK OUT
LAM	LAMINATE(D)
LAV	LAVATORY
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANIC(AL)
MEP	MECHANICAL / ELECTRICAL / PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MFG	MANUFACTURING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
N	NORTH
NIC	NOT IN CONTRACT
No. or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRIC [SERVICE]
OHT	OVERHEAD TELEPHONE [SERVICE]
OPP	OPPOSITE
OPG	OPENING
PEMB	PRE-ENGINEERED METAL BUILDING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RA	RETURN AIR
R	RADIUS
RR	RAILROAD
REF	REFRIGERAT(E) (ED) (ION)
REQ'D	REQUIRED
RD	ROOF DRAIN
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
R/W	RIGHT OF WAY
SAN	SANITARY [WASTE LINE]
SCH	SCHEDULE
SF	SQUARE FEET
SHT	SHEET
SI	SQUARE INCHES
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
SS	STAINLESS STEEL
ST	STORM [WATER LINE]
STD	STANDARD
STL	STEEL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
THK	THICK(NESS)
T/	TOP OF
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC [SERVICE]
UGT	UNDERGROUND TELEPHONE [SERVICE]
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VERT	VERTICAL
VCT	VINYL COMPOSITION TILES
VIF	VERIFY IN FIELD
WC	WATER CLOSET (TOILET)
WCO	WALL CLEAN OUT
WD	WOOD
WH	WATER HEATER
WP	WATER PROOF / WEATHER PROOF
WWF	WELDED WIRE FABRIC

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

MARRIOTT

5155 Upper Metro Place, Dublin, Ohio 43017, Franklin County

Owner — Upper Metro Lodging Partners, LLP
8825 Chapel Square Drive, Suite A — Cincinnati, Ohio 45249
Contact: Subhas Patel — Phone: 513-683-1333
Email: subhas@keystonehotels.com

Architects — Steven M. Roberts, Architect, LLC
5803 Destiny Court — Cincinnati, Ohio 45237
Contact: Steven Roberts — Phone: 513-226-7489
Email: steverobertsarchitect@gmail.com

Costandi Studio
2125 Sinton Avenue — Cincinnati, Ohio 45206
Contact: Mark Costandi — Phone: 513-237-4740
Email: mcostandi@costandistudio.com

Civil Engineer — RVP Engineering
6230 Centre Park Drive, Suite C — West Chester, Ohio 45069
Contact: Shane DeLong — Phone: 513-889-8293
Email: shane.delong@rvpengineering.com

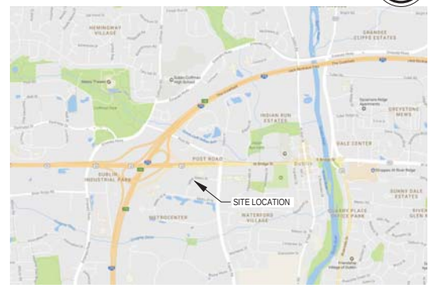
Structural Engineer — GOP Limited
644 Linn Street, Suite 936 — Cincinnati, Ohio 45203
Contact: Michael Frank — Phone: 513-621-7073
Email: mfrank@gopltd.com

MEP Engineer — AFA Engineering, LLC
706 Westland Drive — Lexington, Kentucky 40504
Contact: Matt Gurley — Phone: 859-225-4437
Email: mgurley@afaengr.com

General Contractor — Stonehenge Building Group
8825 Chapel Square Drive, Suite A — Cincinnati, Ohio 45249
Contact: Santosh Patel — Phone: 513-266-7408
Email: santosh@sbgbuilds.com

SITE LOCATION MAPS

NOT TO SCALE



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- ● 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED: TOWNEPLACE SUITES MARRIOTT

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

COVER SHEET

CITY OF DUBLIN

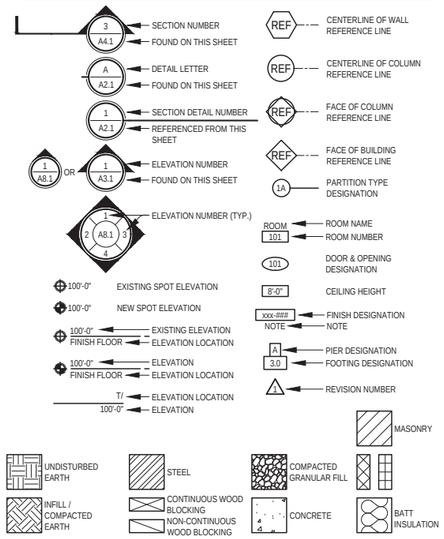
STEVEN M. ROBERTS, ARCHITECT
5803 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

CS

SYMBOL AND MATERIAL LEGEND



SHEET INDEX

REV. No.	SHEET No.	DATE	SHEET TITLE
	CS	08/15/2017	PROJECT COVER SHEET
SPECIFICATIONS			
CIVIL ENGINEERING BY RVP ENGINEERING]			
	C100	08/11/2017	TITLE SHEET
	C110	08/11/2017	BASEMAP AND DEMOLITION
	C120	08/11/2017	LOCATION PLAN
	C130	08/11/2017	UTILITY PLAN
	C131	08/11/2017	UTILITY PROFILE
	C140	08/11/2017	GRADING PLAN
	C141	08/11/2017	EROSION NOTES AND DETAILS
	C150	08/11/2017	SITE SURVEY PLAN / REPLAT
LANDSCAPING DESIGN [BY GAYLE A. FRAZER]			
	L100	08/14/2017	OVERALL LANDSCAPING PLAN
	L200	08/14/2017	LINEAR PARK THEME ELEMENTS
	L300	08/14/2017	BUILDING LANDSCAPE PLAN
	L400	08/14/2017	PARKING ISLANDS SOUTHERN BUFFER PLANTINGS
	L500	08/14/2017	ENLARGED LANDSCAPING PLANS
	L600	08/14/2017	MATERIALS LEGEND
	L700	08/14/2017	CONSTRUCTION DETAILS
	L800	08/14/2017	SPECIFICATIONS, DETAILS, AND PLANT KEY
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	A1.0a	08/15/2017	ARCHITECTURAL MASTER SITE PLAN - OPTION 1
	A1.0b	08/15/2017	ARCHITECTURAL MASTER SITE PLAN - OPTION 2
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	A1.2	08/15/2017	ARCHITECTURAL SITE DEVELOPMENT PLAN
	A1.3	08/15/2017	DUMPSTER / TRANSFORMER ENCLOSURE DETAILS
	A2.1	08/15/2017	OVERALL FIRST FLOOR PLAN
	A2.2	08/15/2017	OVERALL SECOND FLOOR PLAN
	A2.3	08/15/2017	OVERALL THIRD FLOOR PLAN
	A2.4	08/15/2017	OVERALL FOURTH FLOOR PLAN
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	A2.6	08/15/2017	ROOF PLAN
	A2.7	08/15/2017	OVERALL FIRST FLOOR REFLECTED CEILING PLAN
	A2.8	08/15/2017	OVERALL SECOND FLOOR REFLECTED CEILING PLAN
	A2.9	08/15/2017	OVERALL THIRD FLOOR REFLECTED CEILING PLAN
	A2.10	08/15/2017	OVERALL FOURTH FLOOR REFLECTED CEILING PLAN
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	A3.1	08/15/2017	GUESTROOM PLANS: STUDIO KING 330
	A3.2	08/15/2017	GUESTROOM PLANS: STUDIO KING 330 (LONG)
	A3.3	08/15/2017	GUESTROOM PLANS: STUDIO KING 345
	A3.4	08/15/2017	GUESTROOM PLANS: ADA STUDIO KING
	A3.5	08/15/2017	GUESTROOM PLANS: DOUBLE QUEEN CENTER
	A3.6	08/15/2017	GUESTROOM PLANS: DOUBLE QUEEN CENTER (LONG)
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	A3.8	08/15/2017	GUESTROOM PLANS: ADA DOUBLE QUEEN
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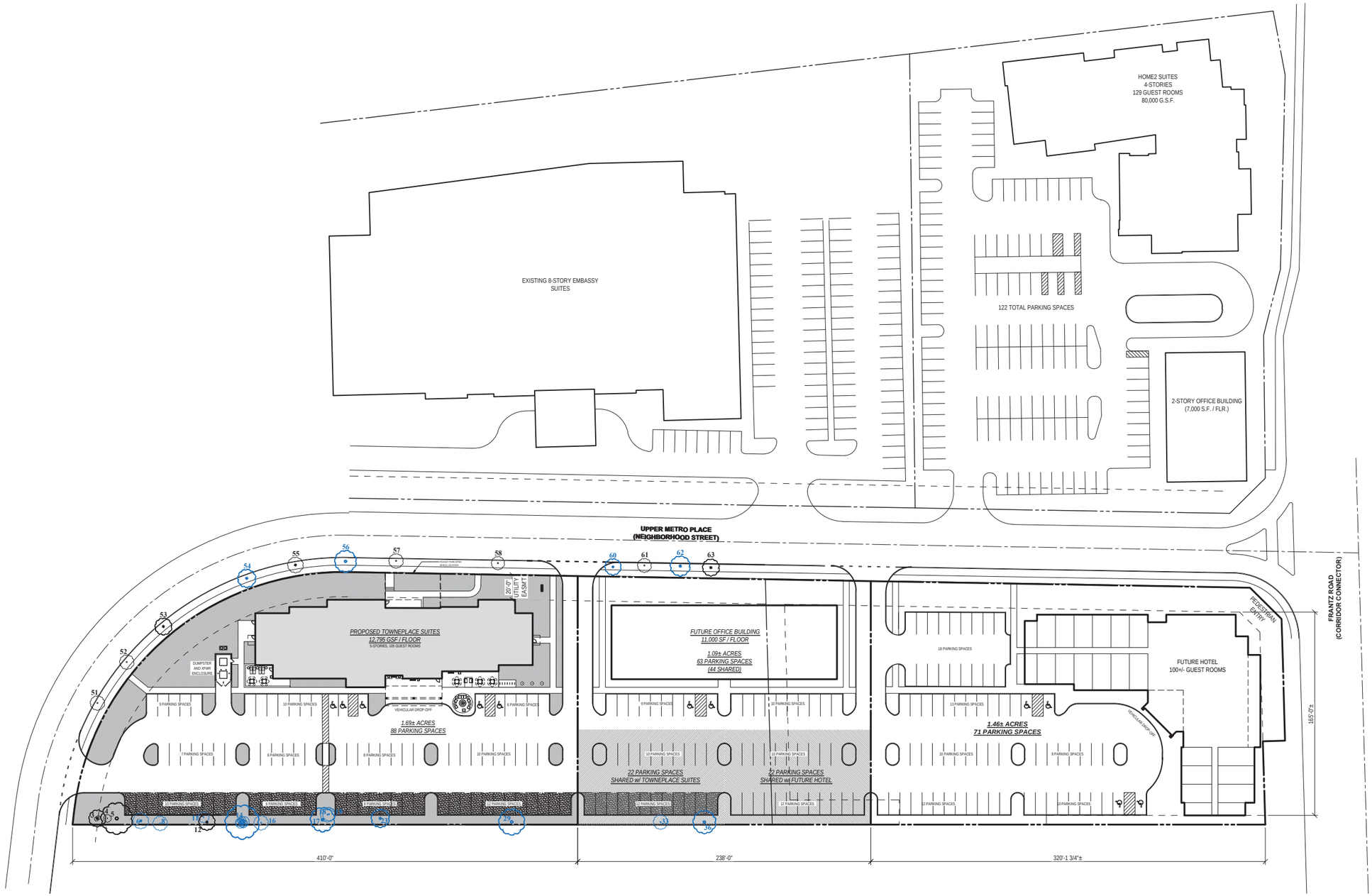
	P2.3	08/15/2017	SOIL, WASTE, & VENT RISERS
	P3.1	08/15/2017	1ST FLOOR DOMESTIC WATER & GAS PLANS



ARCHITECTURAL MASTER SITE PLAN - OPTION A

SCALE: 1" = 40'-0"

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

MARRIOTT

5195 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

ARCHITECTURAL MASTER SITE
PLAN - OPTION A

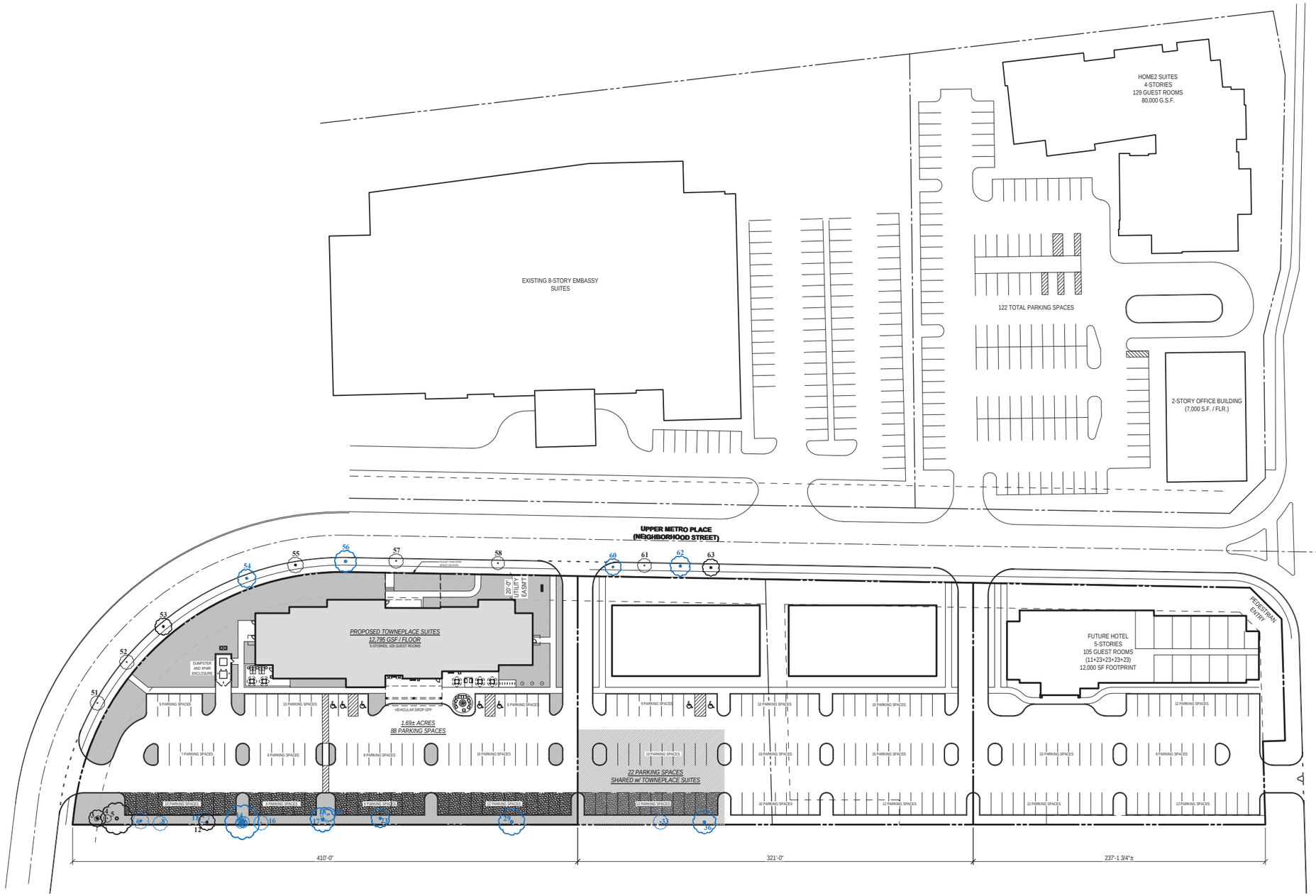
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5903 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A1.0A



ARCHITECTURAL MASTER SITE PLAN - OPTION B

SCALE: 1" = 40'-0"

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

MARRIOTT

5195 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

ARCHITECTURAL MASTER SITE PLAN - OPTION B

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5913 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-1489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

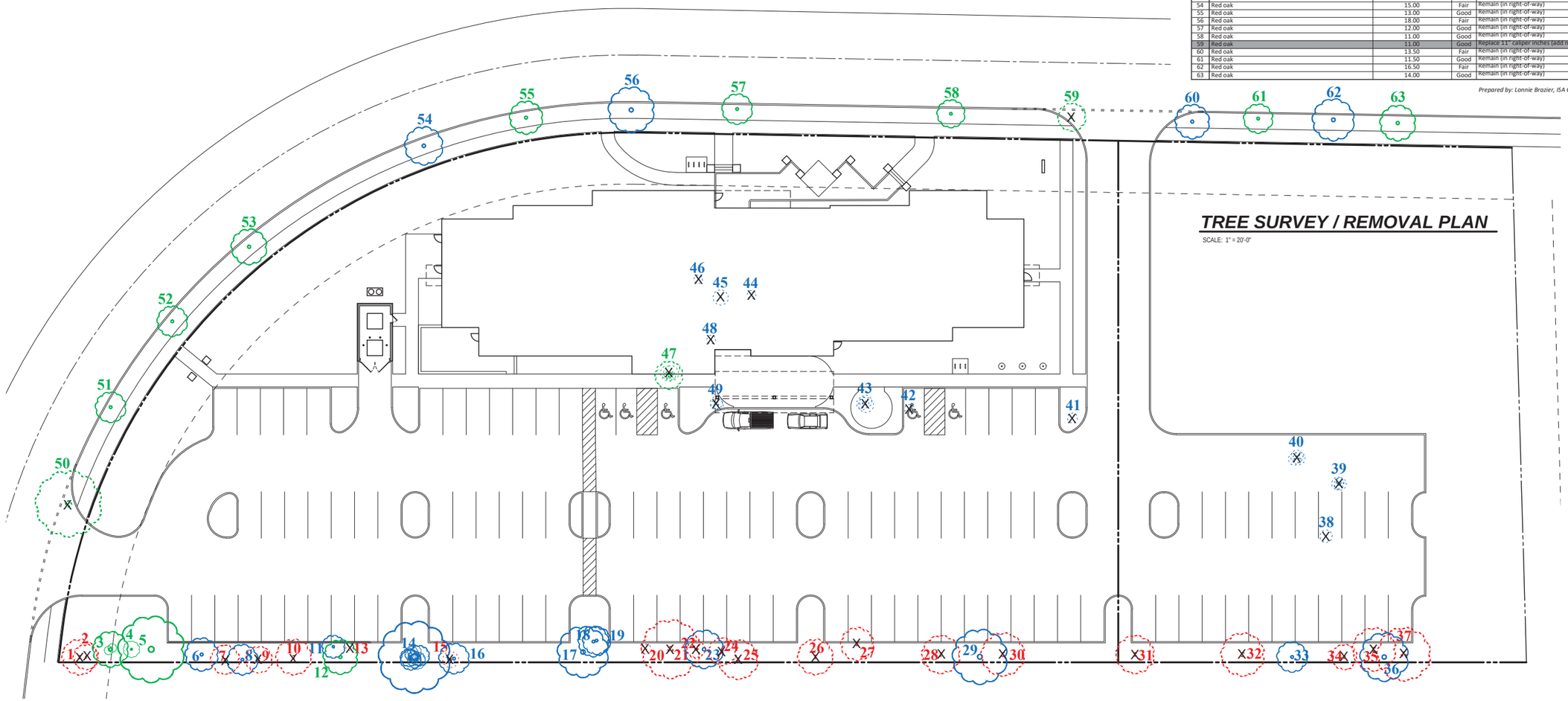
A1.0B

TREE KING TREE SERVICES, INC.
P.O. Box 1328
Pataskala, OH 43062
740-927-4291
www.treekinginc.com

Upper Metro Pl. Lot 4 5155 Upper Metro Pl. Dublin, aoH 43017

Item #	Description	DBH	Condition	Comments	Ft. from Boundary
1	Crabapple	14.00	Poor	Remove due to poor condition	2
2	Crabapple	10.00	Poor	Remove due to poor condition	2
3	Hackberry cluster (3 stems)	14, 3.5, 3.5	Good	Remain	5
4	Hackberry	6.50	Good	Remain	5
5	Hackberry	26.00	Good	Landmark Tree (remain / protect)	2
6	Cherry	13.00	Fair	Remain	3
7	Cherry (completely dead, rotten)	13.50	Poor	Remove due to poor condition	1
8	Hackberry	12.00	Fair	Remain	1
9	Cherry (leaning/twisted, not vertical)	10.50	Poor	Remove due to poor condition	1
10	Cherry	14.00	Poor	Remove due to poor condition	2
11	Hackberry	9.00	Fair	Remain	6
12	Hackberry	13.50	Good	Remain	2
13	Hackberry	3.00	Poor	Remove due to poor condition	6
14	Hackberry cluster (10 small stems and one large codominant)	6, 6, 5, 5, 8, 7, 4, 5.5, 5, 28	Fair	Landmark Tree (remain / protect)	1
15	Hackberry	6.50	Poor	Remove due to poor condition	1
16	Hackberry	12.00	Fair	Remain	1
17	Hackberry	20.00	Fair	Remain	4
18	Hackberry	17.00	Fair	Remain	9
19	Hackberry	11.00	Fair	Remain	9
20	Hackberry	4.00	Poor	Remove due to poor condition	5
21	Hackberry	23.00	Poor	Remove due to poor condition	5
22	Hackberry	7.00	Poor	Remove due to poor condition	5
23	Hackberry	15.00	Fair	Remain	5
24	Hackberry	11.00	Poor	Remove due to poor condition	4
25	Hackberry (codominant stems)	15.50	Poor	Remove due to poor condition	1
26	Cherry	14.00	Poor	Remove due to poor condition	2
27	Cherry	13.00	Poor	Remove due to poor condition	7
28	Cherry (85% dead)	15.00	Poor	Remove due to poor condition	3.0
29	Hackberry	21.50	Fair	Remain	2.0
30	Cherry (codominant stems)	17.00	Poor	Remove due to poor condition	3.0
31	Cherry	15.00	Poor	Remove due to poor condition	3.0
32	Cherry	17.00	Poor	Remove due to poor condition	3.0
33	Hackberry	12.00	Fair	Remain	2.0
34	Hackberry	10.00	Poor	Remove due to poor condition	2.0
35	Hackberry	17.00	Poor	Remove due to poor condition	6.0
36	Hackberry (barbwire in trunk)	19.00	Fair	Remain	2.0
37	Mulberry	21.00	Poor	Remove due to poor condition	3.0
38	Pear	5.00	Fair	Remove due to building location	
39	Elm cluster	3, 3, 5, and 5	Fair	Remove due to building location	
40	Cluster of Cottonwoods and 1 Elm	5, 4 and 4	Fair	Remove due to building location	
41	Pear	4.00	Fair	Remove due to building location	
42	Pear	4.00	Fair	Remove due to building location	
43	Cottonwood cluster	5, 5 and 6	Fair	Remove (replace 6" caliper inches)	
44	Pear	3.50	Fair	Remove due to building location	
45	Elm (multi-stem)	6.00	Fair	Remove due to building location	
46	Pear	3.50	Fair	Remove due to building location	
47	Black locust cluster	6, 3, 11, 3, 3 and 5	Good	Remove (replace 17" caliper inches)	
48	Pear	3.50	Fair	Remove due to building location	
49	Cluster of Pears and 1 Cottonwood	4, 3 and 5	Fair	Remove due to building location	
50	Red oak	11.00	Good	Replace 11" caliper inches	
51	Red oak	12.00	Good	Remain (in right-of-way)	
52	Red oak	12.00	Good	Remain (in right-of-way)	
53	Red oak	14.00	Good	Remain (in right-of-way)	
54	Red oak	15.00	Fair	Remain (in right-of-way)	
55	Red oak	13.00	Good	Remain (in right-of-way)	
56	Red oak	18.00	Fair	Remain (in right-of-way)	
57	Red oak	12.00	Good	Remain (in right-of-way)	
58	Red oak	11.00	Good	Remain (in right-of-way)	
59	Red oak	11.00	Good	Replace 11" caliper inches (add new red oak b/w 57 - 58)	
60	Red oak	13.50	Fair	Remain (in right-of-way)	
61	Red oak	11.50	Good	Remain (in right-of-way)	
62	Red oak	16.50	Fair	Remain (in right-of-way)	
63	Red oak	14.00	Good	Remain (in right-of-way)	

Prepared by: Lonnie Brazier, ISA Certified Arborist OH-6196A



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●	08/15/2017	DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

TREE SURVEY / REMOVAL PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A1.1

OPEN SPACE CALCULATION

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

IMPERVIOUS COVERAGE
1.69± ACRES = 73,414 SF

ASPHALT (34,825 SF)	47.44%
GREEN SPACE (18,527 SF)	25.24%
BUILDING (12,726 SF)	17.33%
PAVERS / SIDEWALK / CURB (7,336 SF)	9.99%

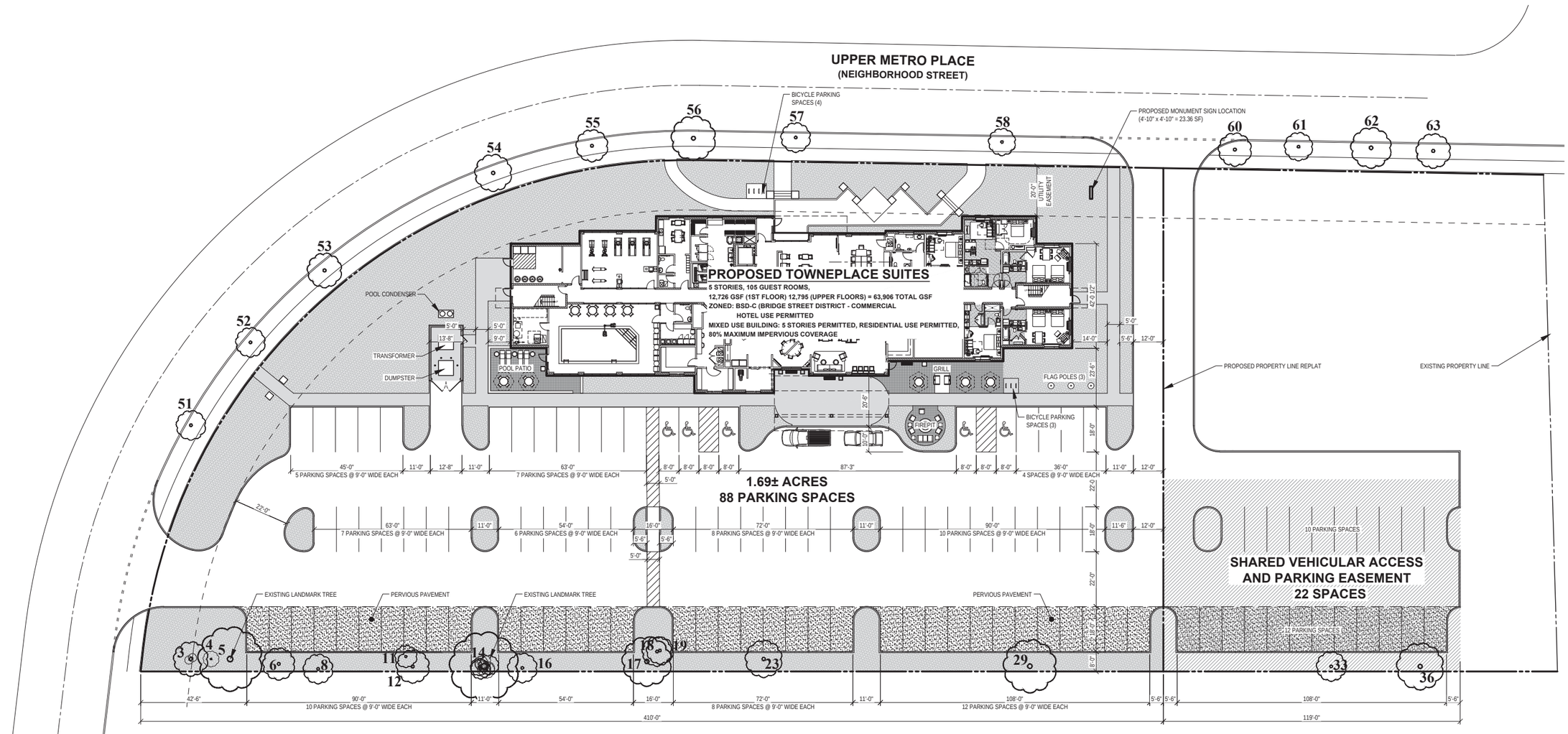
MAX. PERMITTED 80%, AS DESIGNED 74.76%

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" = 20'-0"

TRUE NORTH

PLAN NORTH

PRELIMINARY
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- 05/02/2017 DUBLIN ART REVIEW AND MARRIOTT 30% REVIEW
- 06/01/2017 DUBLIN COMMENTS
- 06/14/2017 DUBLIN ART REVIEW
- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

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

STEVEN M. ROBERTS, ARCHITECT
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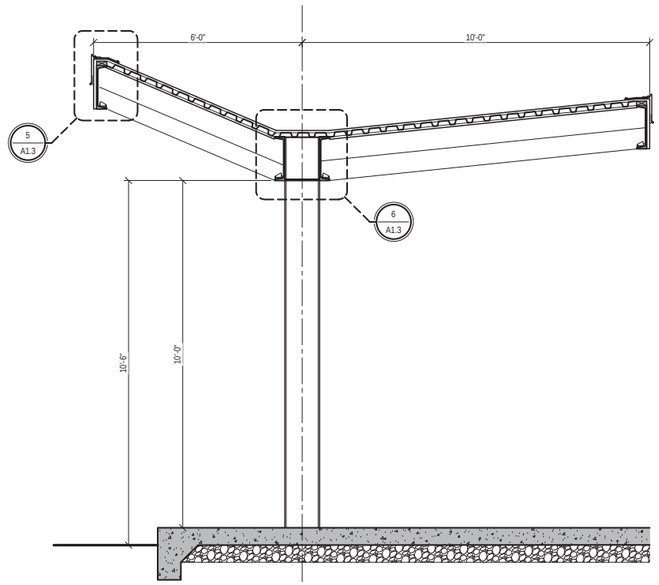
SteveRobertsArchitect@gmail.com
Phone: 513-226-7469

studio costandi ARCHITECTURE + PLANNING

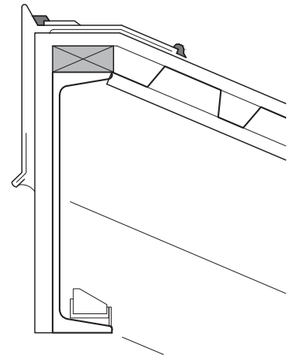
Project No. TPSDUB

A1.2



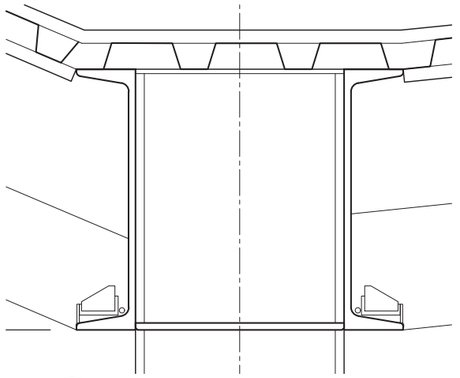
CANOPY SECTION

4 A1.3 — SCALE: 1/2" = 1'-0"



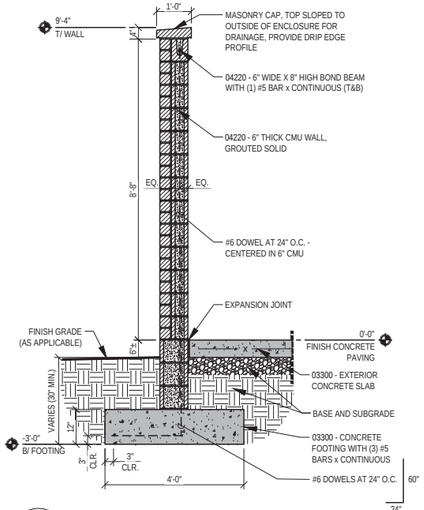
CANOPY DETAIL

5 A1.3 — SCALE: 3" = 1'-0"



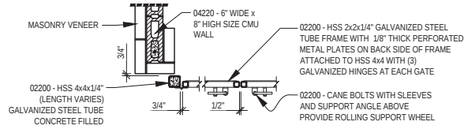
CANOPY DETAIL

6 A1.3 — SCALE: 3" = 1'-0"



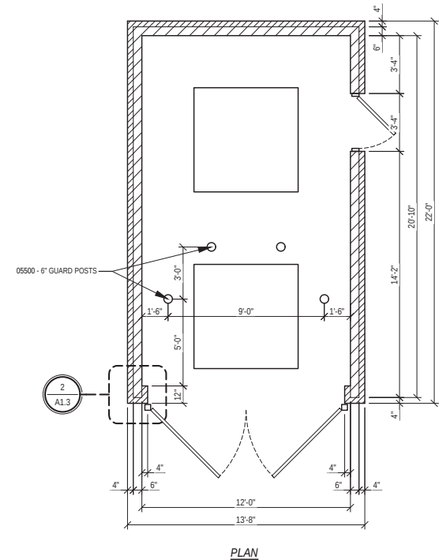
TYPICAL SECTION

3 A1.3 — SCALE: 1/2" = 1'-0"

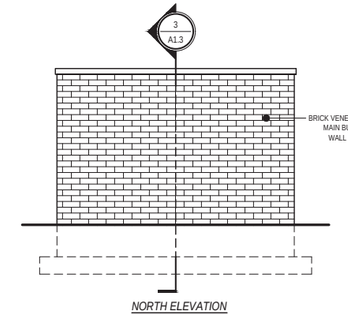


DUMPSTER WALL / GATE DETAIL

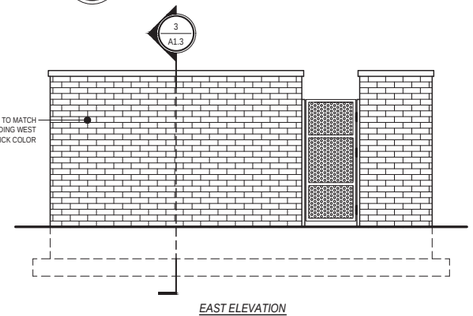
2 A1.3 — SCALE: 1/2" = 1'-0"



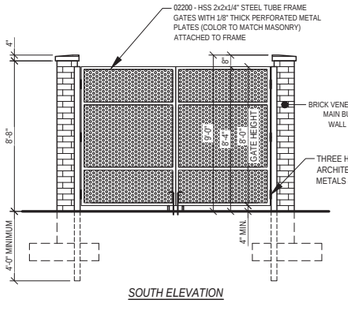
PLAN



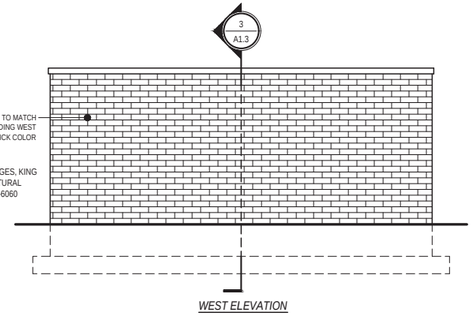
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DUMPSTER / TRANSFORMER ENCLOSURE PLAN / ELEVATIONS

1 A1.3 — SCALE: 1/4" = 1'-0"

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
	07/10/2017	MARRIOTT RESPONSE
●	08/15/2017	DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

DUMPSTER / TRANSFORMER ENCLOSURE DETAILS, CANOPY

CITY OF DUBLIN

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studio costandi ARCHITECTURE + PLANNING

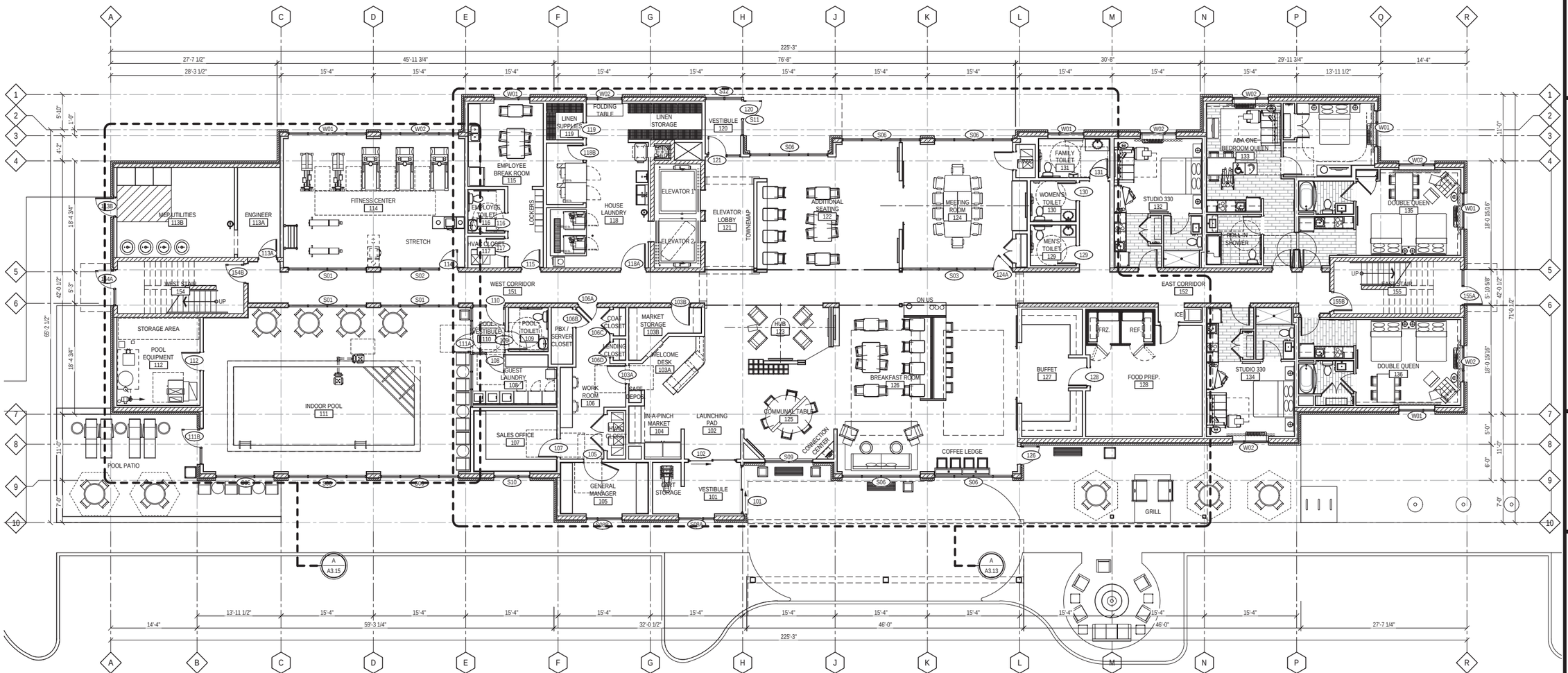
Project No. TPSDUB

A1.3

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL FIRST FLOOR PLAN (12,726 GROSS SF)

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

- 06/29/2016 CLIENT REVIEW
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- 09/29/2016 MARRIOTT REVIEW
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- 06/14/2017 DUBLIN ART REVIEW
- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

MARRIOTT

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

OVERALL FIRST FLOOR PLAN

CITY OF DUBLIN

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studio costandi ARCHITECTURE + PLANNING

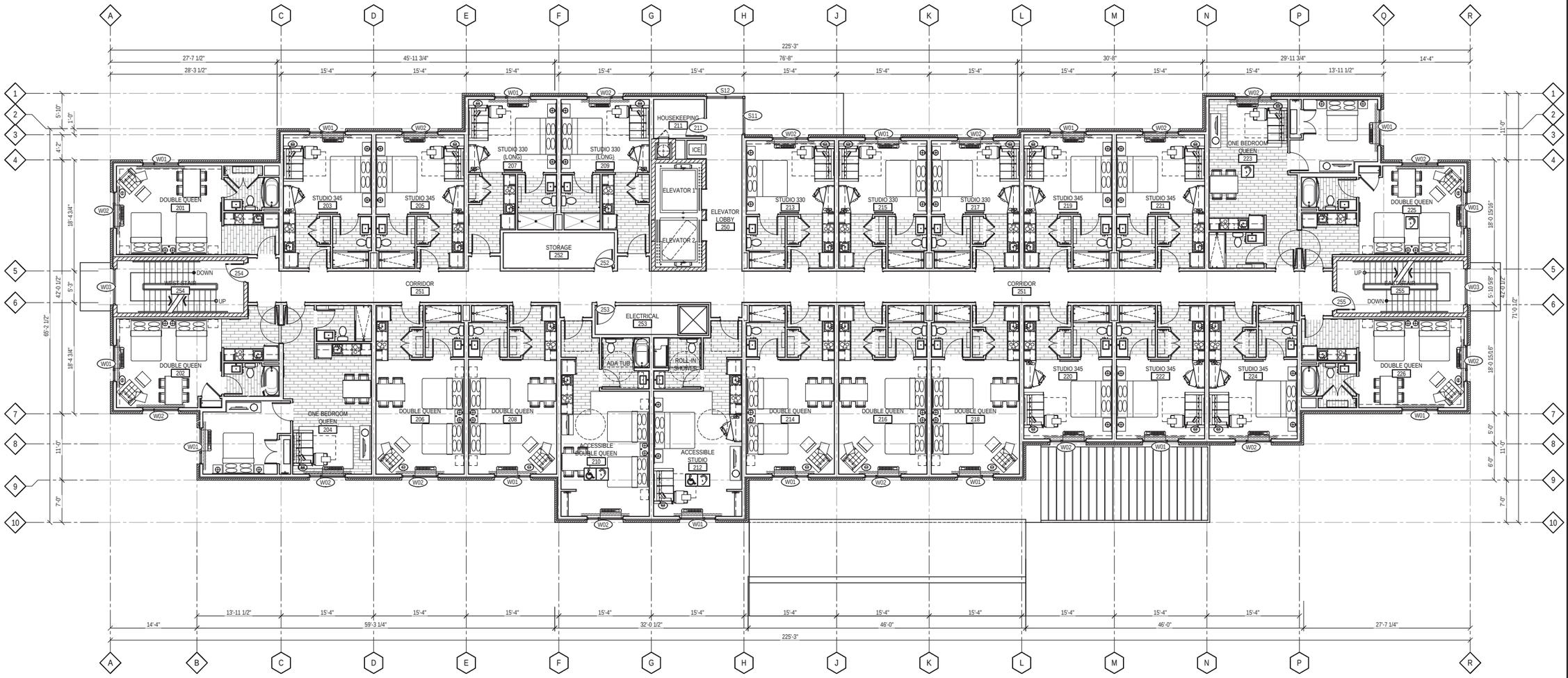
Project No. TPSDUB

A2.1

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL SECOND FLOOR PLAN (12,795 GROSS SF)

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

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- 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
- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

5150 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

OVERALL SECOND FLOOR PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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studio costandi ARCHITECTURE + PLANNING

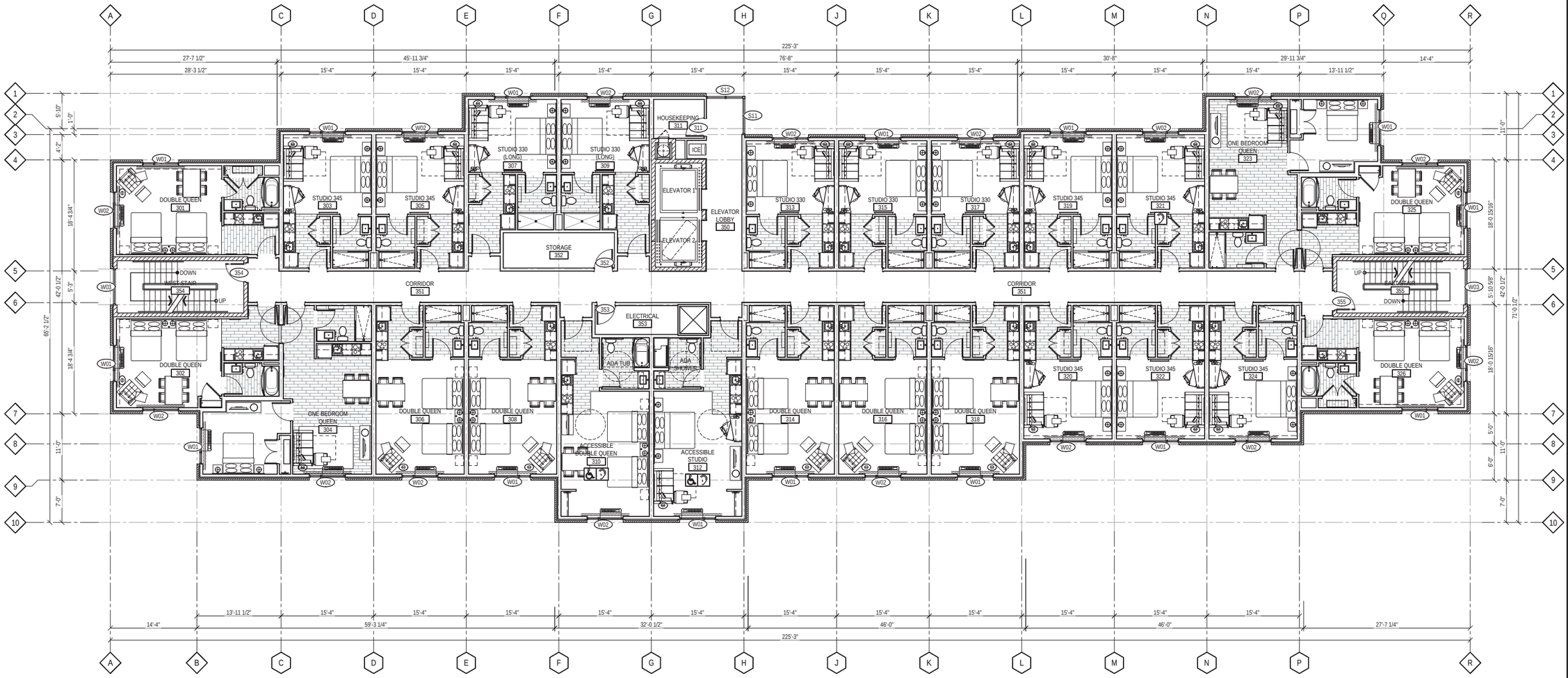
Project No. TPSDUB

A2.2

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL THIRD FLOOR PLAN (12,795 GROSS SF)

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

5156 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

OVERALL THIRD FLOOR PLAN

CITY OF DUBLIN

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studio costandi ARCHITECTURE + PLANNING

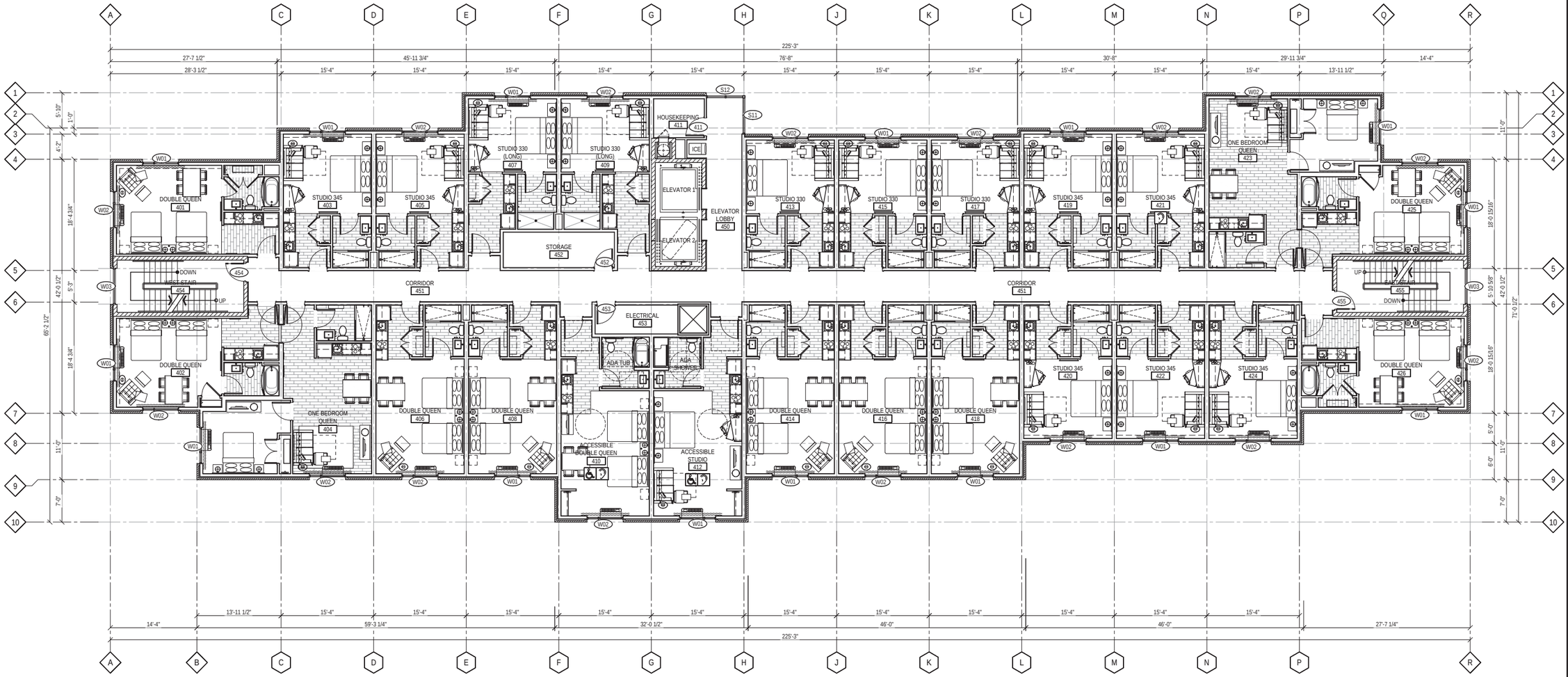
Project No. TPSDUB

A2.3

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL FOURTH FLOOR PLAN (12,795 GROSS SF)

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

5150 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

OVERALL FOURTH FLOOR PLAN

CITY OF DUBLIN

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studio costandi ARCHITECTURE + PLANNING

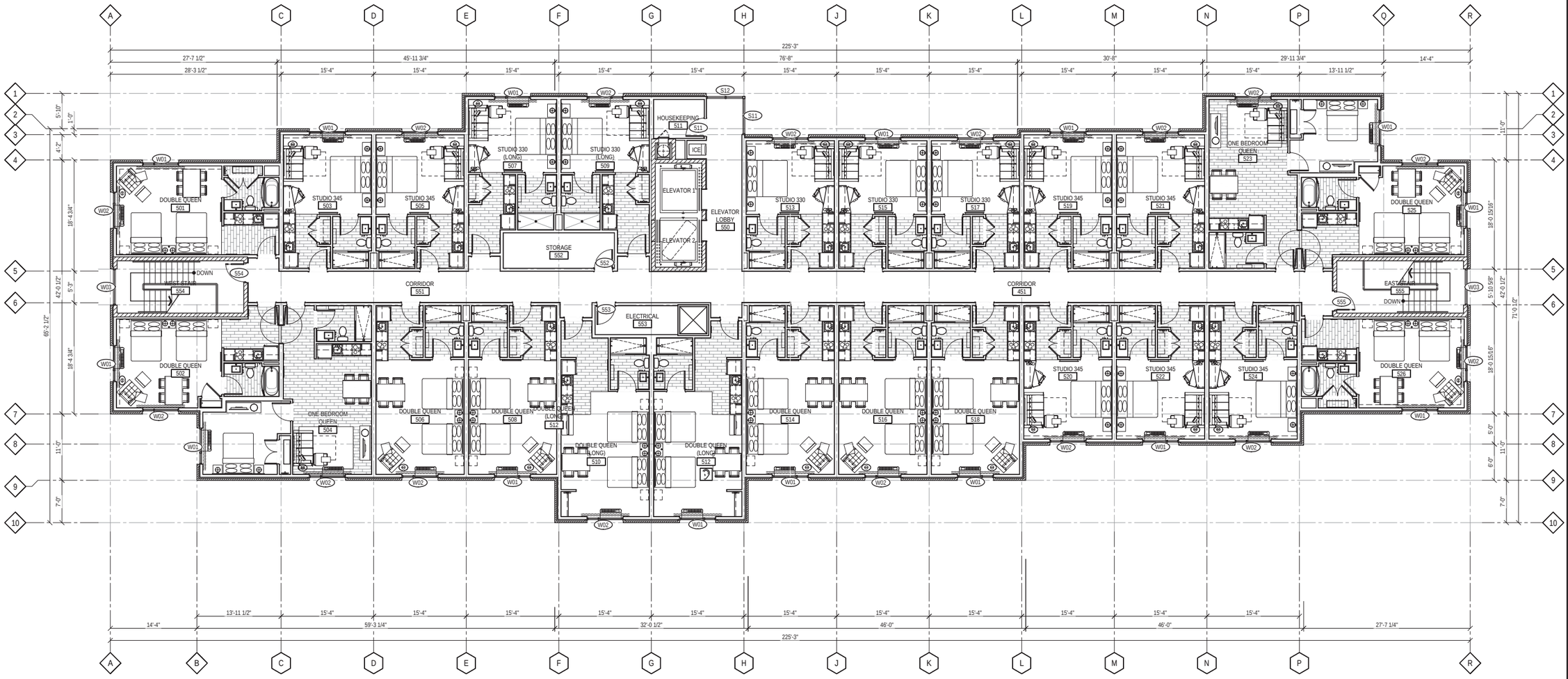
Project No. TPSDUB

A2.4

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL FIFTH FLOOR PLAN (12,795 GROSS SF)

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

- 06/29/2016 CLIENT REVIEW
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- 06/01/2017 DUBLIN COMMENTS
- 06/14/2017 DUBLIN ART REVIEW
- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

5156 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

OVERALL FIFTH FLOOR PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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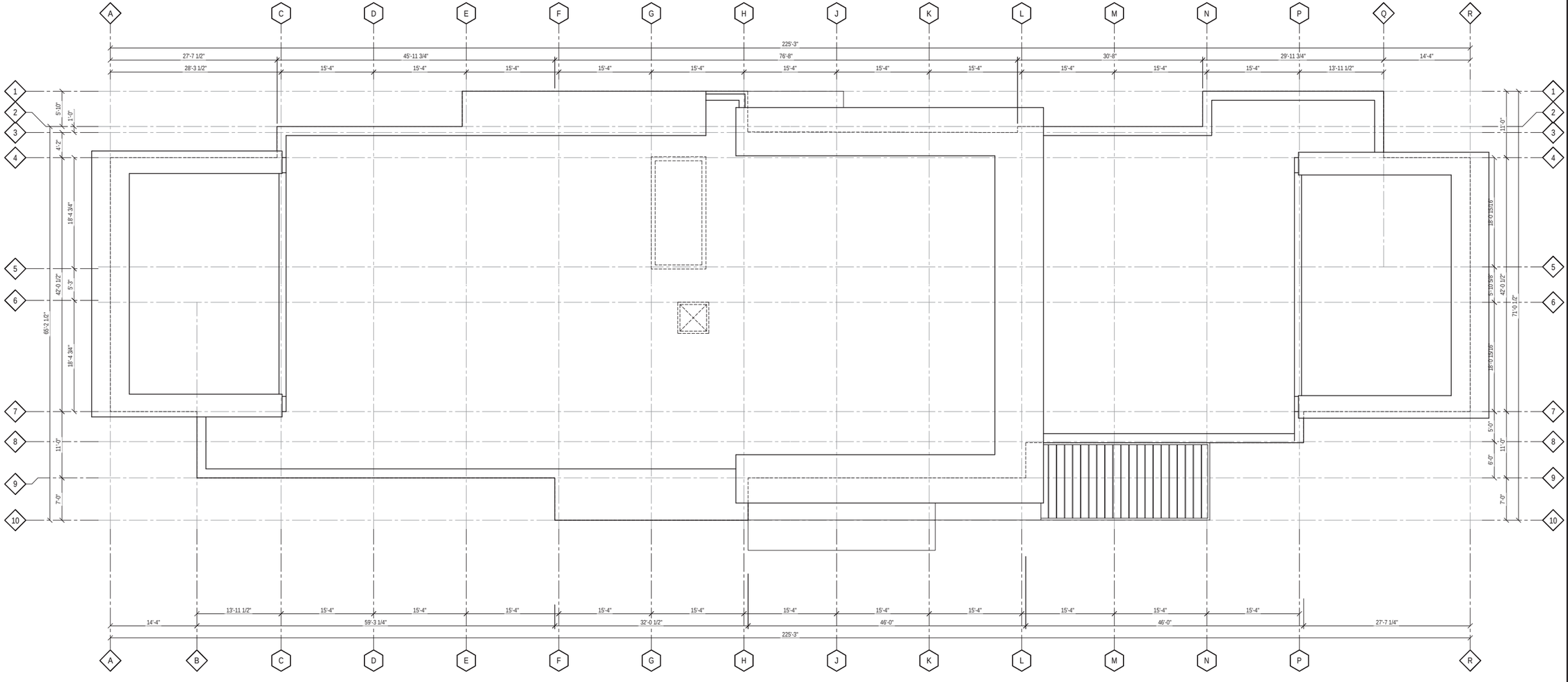
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-1489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A2.5



ROOF PLAN

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

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
- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

ROOF PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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Project No. TPSDUB

A2.6

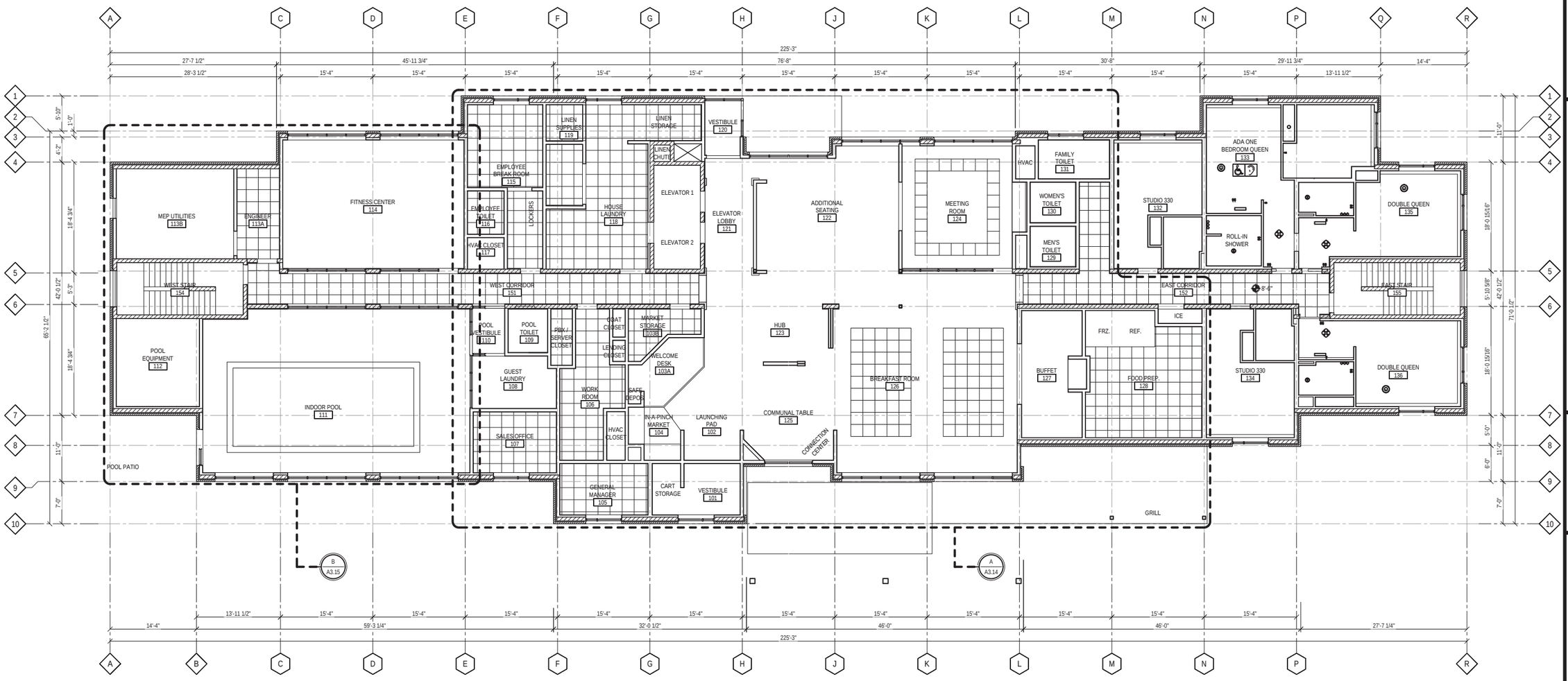
TRUE NORTH

PLAN NORTH

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL FIRST FLOOR REFLECTED CEILING PLAN

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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- 06/14/2017 DUBLIN ART REVIEW
- ● 07/10/2017 MARRIOTT RESPONSE
- ● 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

5150 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

OVERALL FIRST FLOOR REFLECTED CEILING PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-1489

studio costandi ARCHITECTURE + PLANNING

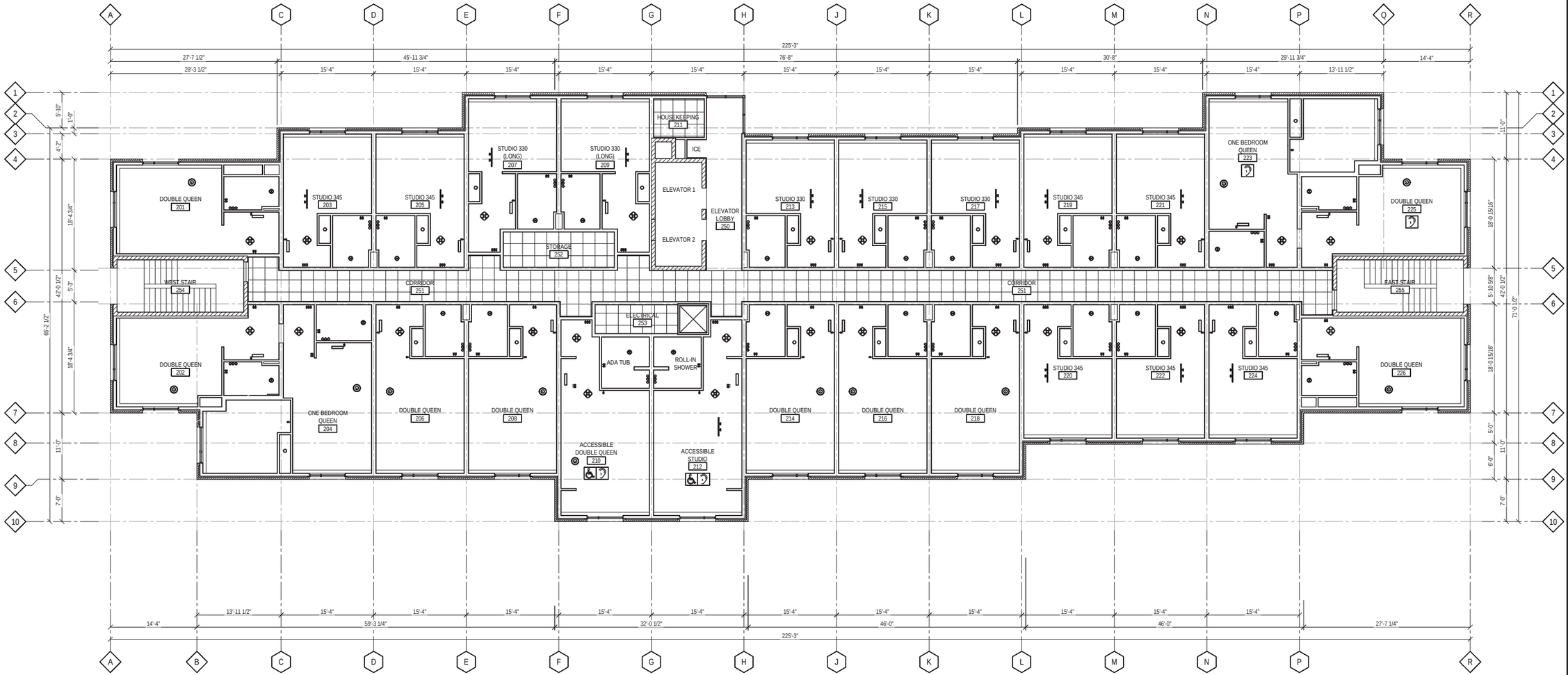
Project No. TPSDUB

A2.7

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL SECOND FLOOR REFLECTED CEILING PLAN

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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- 06/14/2017 DUBLIN ART REVIEW
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- ● 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

OVERALL SECOND FLOOR REFLECTED CEILING PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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CINCINNATI, OHIO 45237
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Phone: 513-226-7469

studio costandi ARCHITECTURE + PLANNING

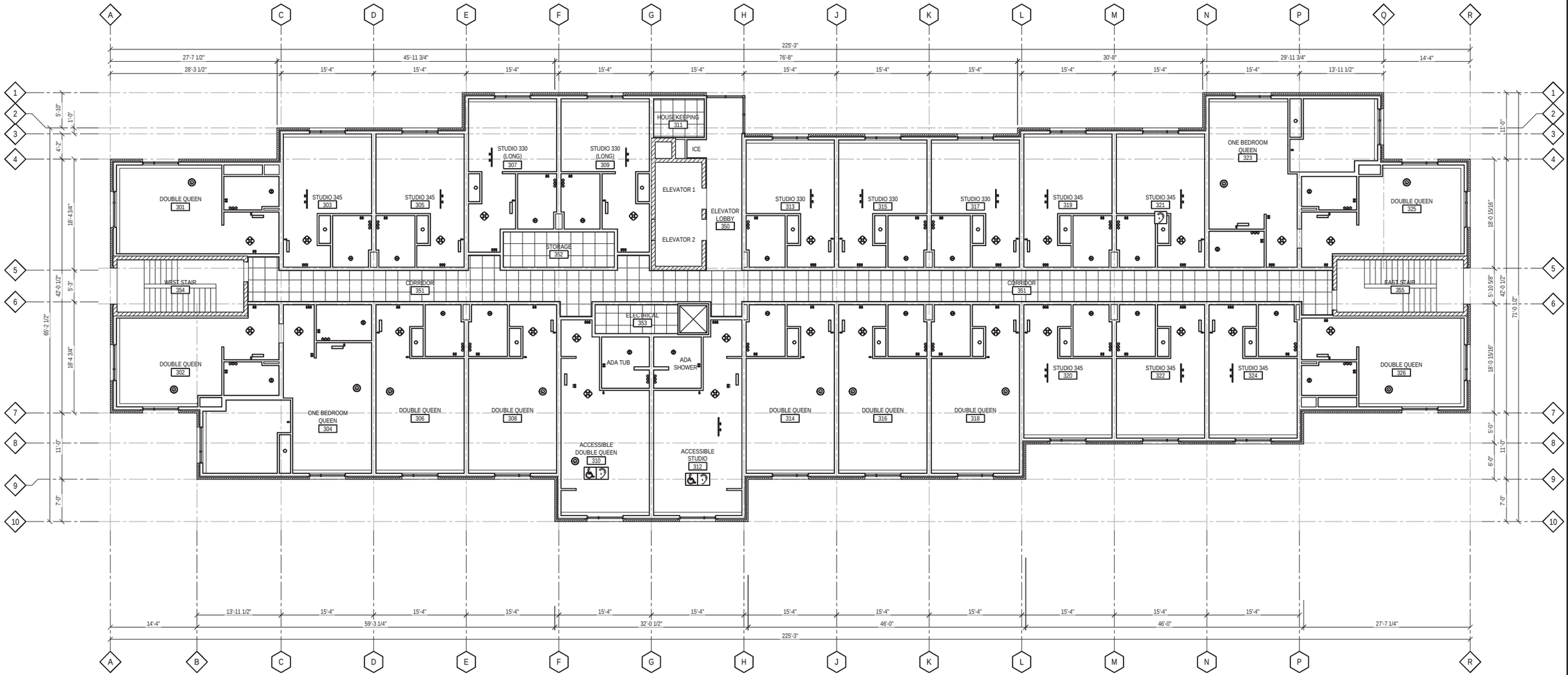
Project No. TPSDUB

A2.8

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL THIRD FLOOR REFLECTED CEILING PLAN

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
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- 06/14/2017 DUBLIN ART REVIEW
- ● 07/10/2017 MARRIOTT RESPONSE
- ● 08/15/2017 DUBLIN FINAL SITE PLAN

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TOWNEPLACE SUITES MARRIOTT

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

OVERALL THIRD FLOOR REFLECTED CEILING PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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studio costandi ARCHITECTURE + PLANNING

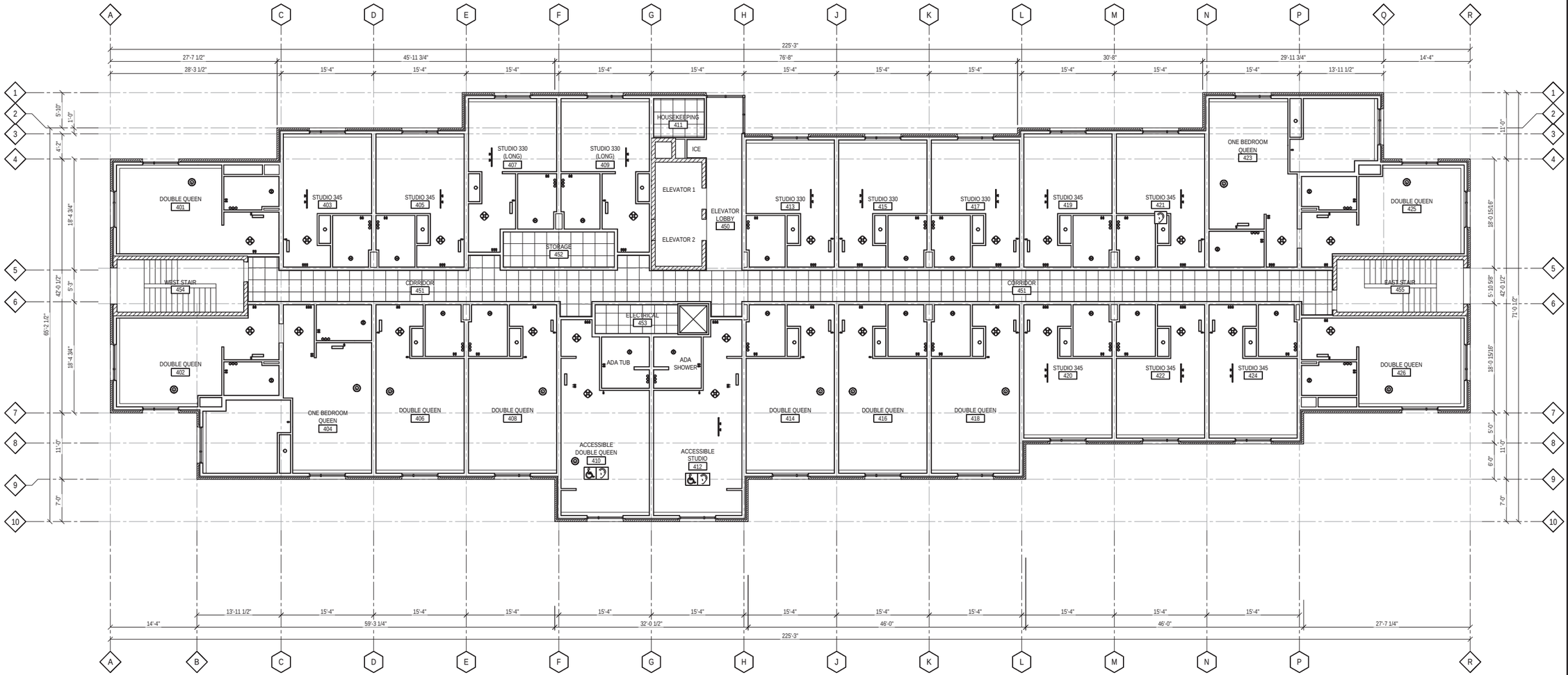
Project No. TPSDUB

A2.9

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL FOURTH FLOOR REFLECTED CEILING PLAN

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
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OVERALL FOURTH FLOOR REFLECTED CEILING PLAN

CITY OF DUBLIN

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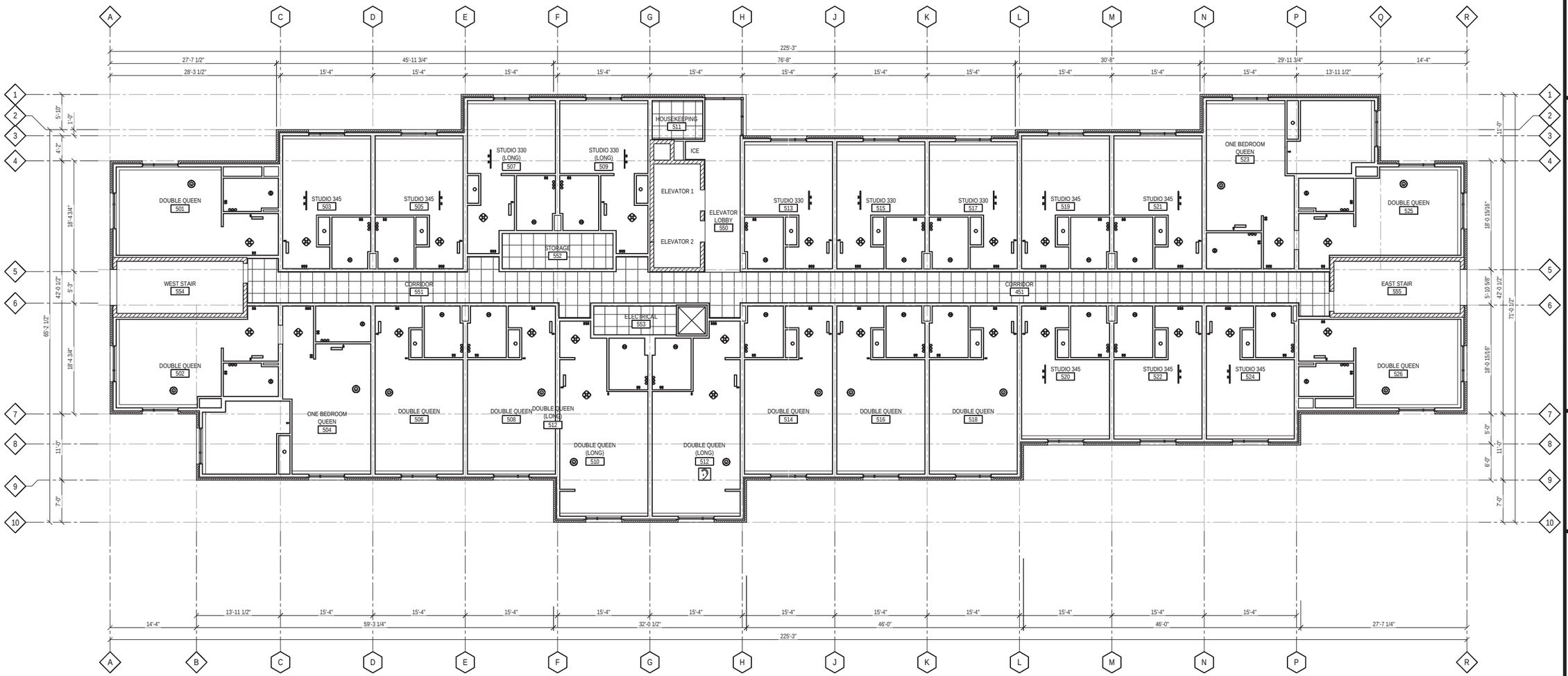
Project No. TPSDUB

A2.10

ROOM DISTRIBUTION

ENLARGED PLAN SHEET	ROOM TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL	%
A3.1	STUDIO 330 - SHOWER (TYPICAL)	-	3	3	3	3	12	
SEE ALT. CONSTRUCTION PLAN ON A3.1	STUDIO 330 - SHOWER (CMU 1ST FLR.)	2	-	-	-	-	2	
A3.2	STUDIO 330 - SHOWER (LONG BAY)	-	2	2	2	2	8	
A3.3	STUDIO 345 - SHOWER	-	7	7	7	7	28	50.5%
A3.4 ♿	ACCESSIBLE STUDIO - ADA SHOWER	-	1	1	1	-	3	
A3.5	DOUBLE QUEEN (CTR) - SHOWER	-	5	5	5	7	20	
A3.6	DOUBLE QUEEN (CTR) - TUB (LONG BAY)	-	-	-	-	-	2	
A3.7	DOUBLE QUEEN (END) - TUB	-	2	2	2	2	8	40.9%
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	-	2	2	2	2	8	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - TUB (CMU 1ST)	1	-	-	-	-	1	
SEE ALT. CONSTRUCTION PLAN ON A3.7	DOUBLE QUEEN (END) - CONNECTING	1	-	-	-	-	1	
A3.8 ♿	ACCESSIBLE DOUBLE QUEEN - ADA TUB	-	1	1	1	-	3	
A3.9	ONE BEDROOM	-	2	2	2	2	8	8.6%
A3.10 ♿	ACCESSIBLE ONE BEDROOM - ROLL-IN	1	-	-	-	-	1	
-	TOTAL	5	25	25	25	25	105	
-	SINGLE BEDDED ROOMS (ST + 1BR)						63	60.0%
-	DOUBLE BEDDED ROOMS						42	40.0%

ADAAG TABLE 224.2 REQUIREMENTS (101-105 ROOMS)	REQUIRED	PROVIDED
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES	5	5
GUESTROOMS WITH COMMUNICATION & MOBILITY FEATURES, ROLL-IN SHOWER	2	2
TOTAL GUEST ROOMS WITH COMMUNICATION & MOBILITY FEATURES	7	7
ADDITIONAL GUESTROOMS WITH COMMUNICATION FEATURES ONLY	5	5



OVERALL FIFTH FLOOR REFLECTED CEILING PLAN

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

TRUE NORTH

PLAN NORTH

PRELIMINARY
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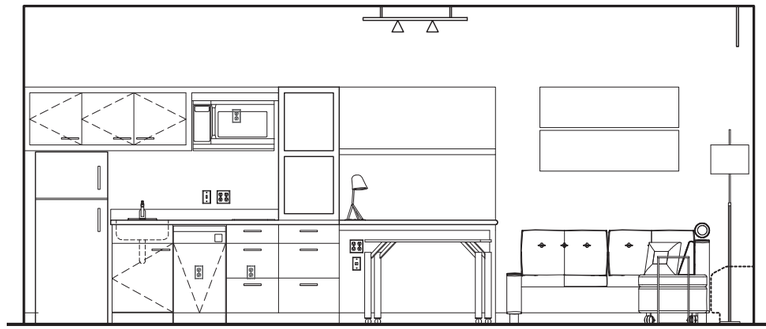
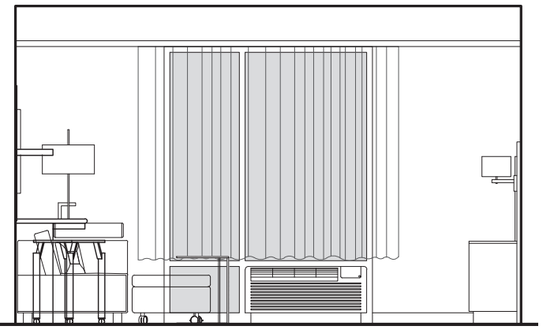
A2.11



1 A3.1 INTERIOR ELEVATION

(KITCHENETTE WALL)

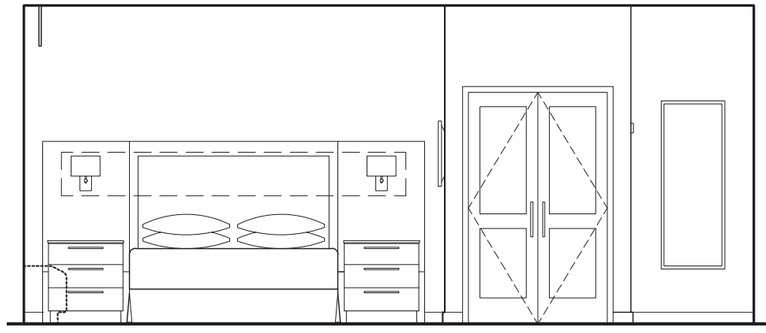
SCALE: 1/2" = 1'-0"



2 A3.1 INTERIOR ELEVATION

(WINDOW WALL)

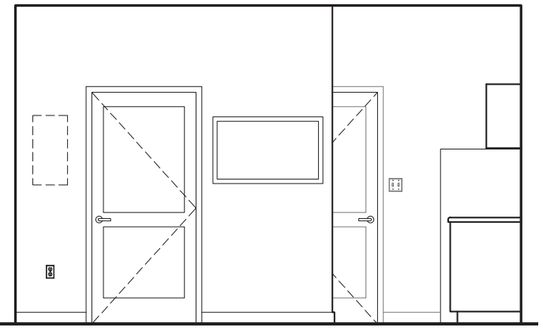
SCALE: 1/2" = 1'-0"



3 A3.1 INTERIOR ELEVATION

(HEADBOARD WALL)

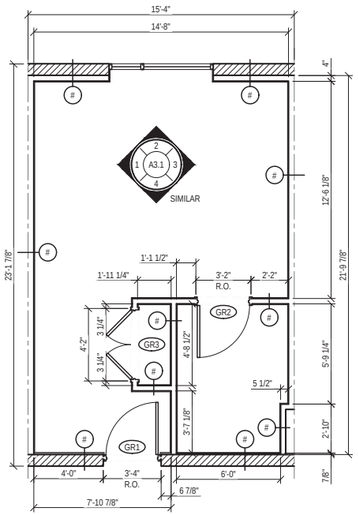
SCALE: 1/2" = 1'-0"



4 A3.1 INTERIOR ELEVATION

(BATHROOM / ENTRY WALL)

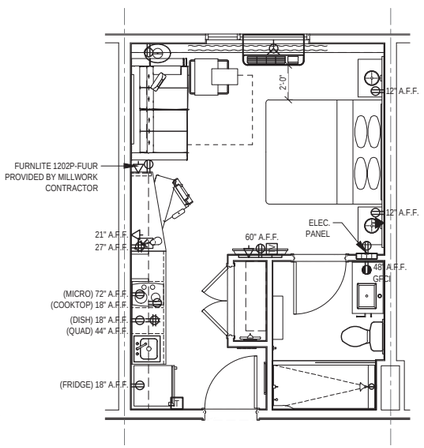
SCALE: 1/2" = 1'-0"



E A3.1 1ST FLOOR CMU VERSION

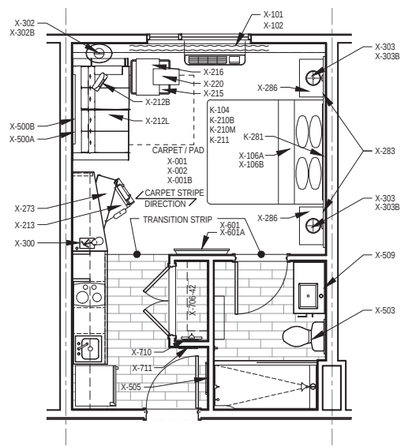
SCALE: 1/4" = 1'-0"

QTY. = 2: 132, 134



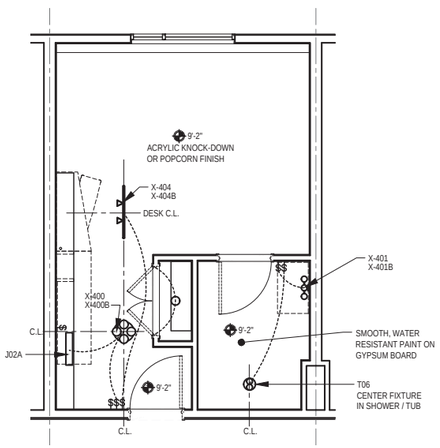
D A3.1 PLUMBING / ELECTRICAL

SCALE: 1/4" = 1'-0"



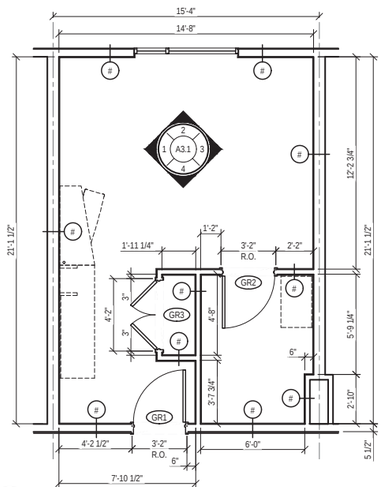
C A3.1 FURNITURE / FINISH PLAN

SCALE: 1/4" = 1'-0"



B A3.1 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



A A3.1 ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0"

306 SF

QTY. = 12: 213, 215, 217, 313, 315, 317, 413, 415, 417, 513, 515, 517

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
- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
STUDIO KING 330

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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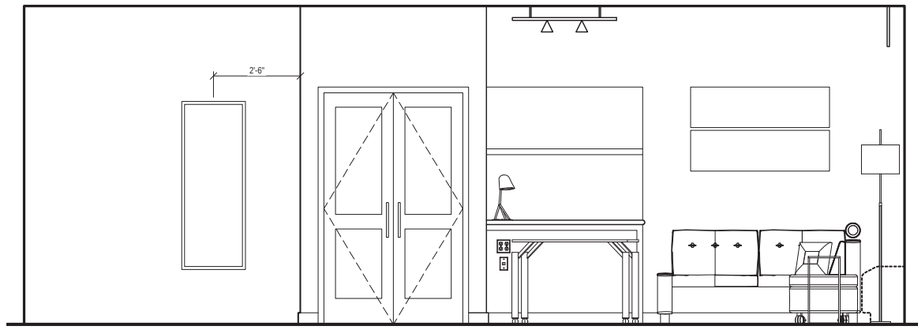
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7469

studio costandi ARCHITECTURE + PLANNING

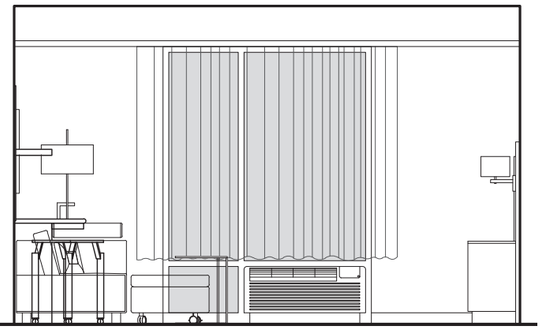
Project No. TPSDUB

A3.1



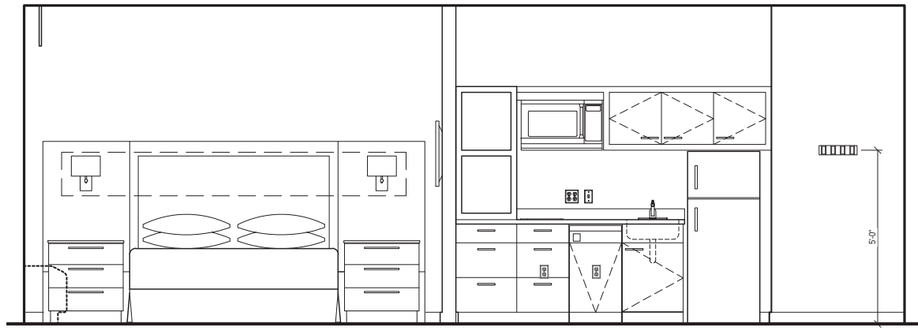
1 A3.2 INTERIOR ELEVATION (KITCHENETTE WALL)

SCALE: 1/2" = 1'-0"



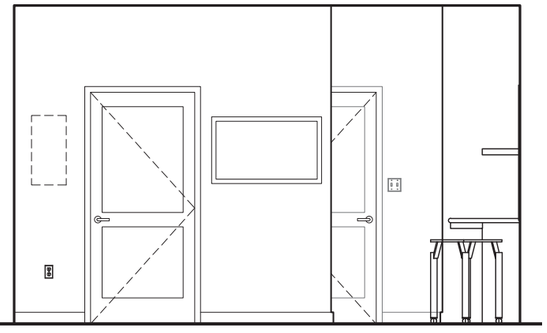
2 A3.2 INTERIOR ELEVATION (WINDOW WALL)

SCALE: 1/2" = 1'-0"



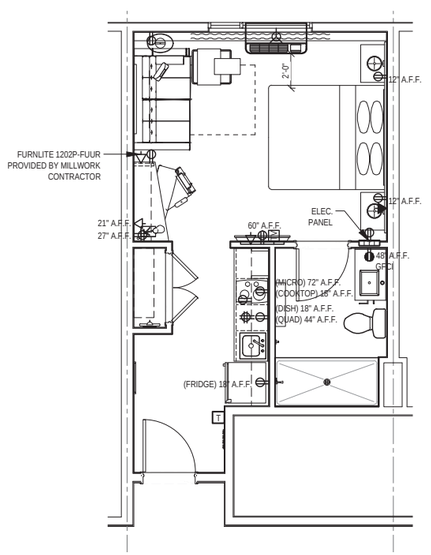
3 A3.2 INTERIOR ELEVATION (HEADBOARD WALL)

SCALE: 1/2" = 1'-0"



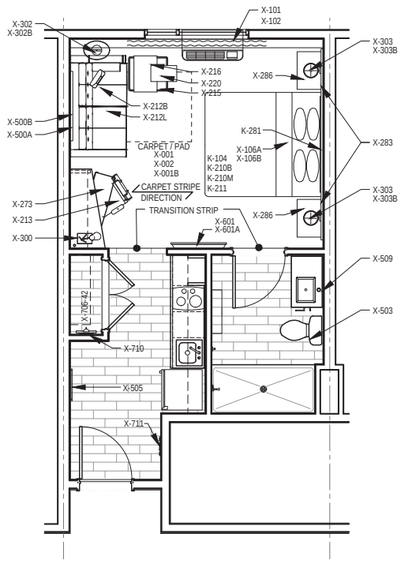
4 A3.2 INTERIOR ELEVATION (BATHROOM / ENTRY WALL)

SCALE: 1/2" = 1'-0"



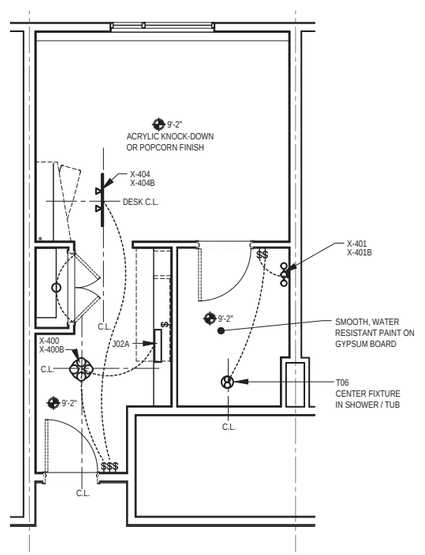
D A3.2 PLUMBING / ELECTRICAL

SCALE: 1/4" = 1'-0"



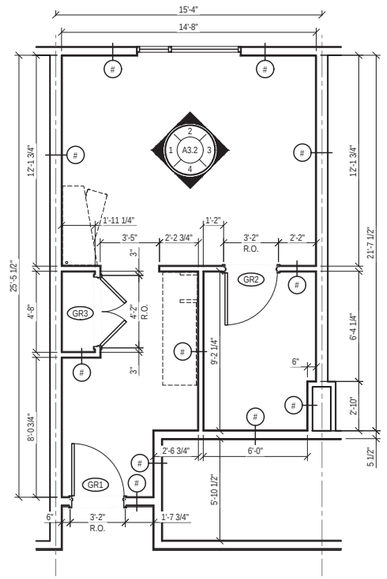
C A3.2 FURNITURE / FINISH PLAN

SCALE: 1/4" = 1'-0"



B A3.2 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



A A3.2 ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0" 333 SF

QTY. = 8: 207, 209, 307, 309, 407, 409, 507, 509

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

GUESTROOM PLANS / ELEVATIONS:
STUDIO KING 330 LONG

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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SteveRobertsArchitect@gmail.com
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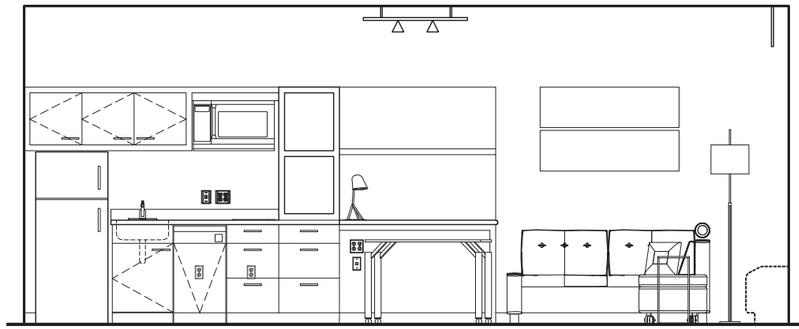
studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

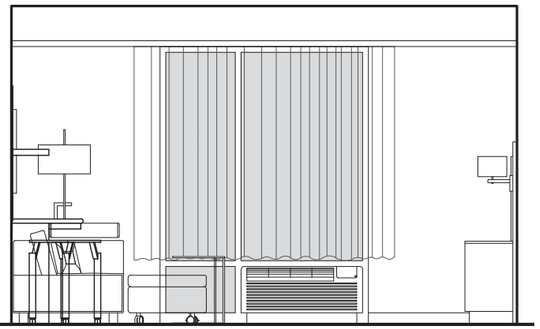
A3.2



1 A3.3 INTERIOR ELEVATION

(KITCHENETTE WALL)

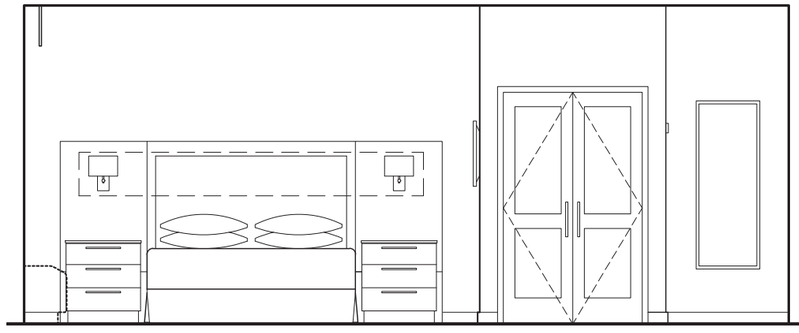
SCALE: 1/2" = 1'-0"



2 A3.3 INTERIOR ELEVATION

(WINDOW WALL)

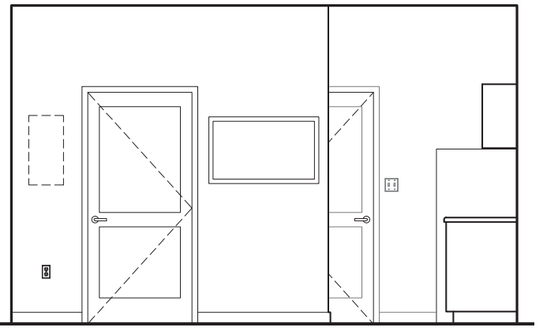
SCALE: 1/2" = 1'-0"



3 A3.3 INTERIOR ELEVATION

(HEADBOARD WALL)

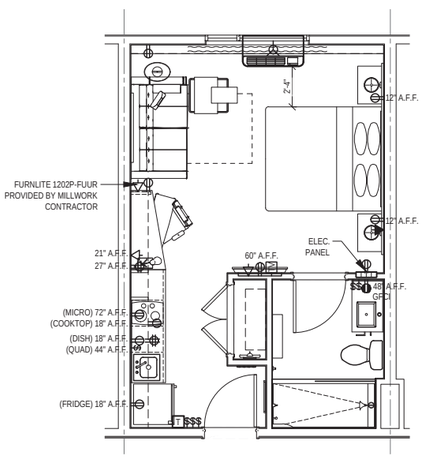
SCALE: 1/2" = 1'-0"



4 A3.3 INTERIOR ELEVATION

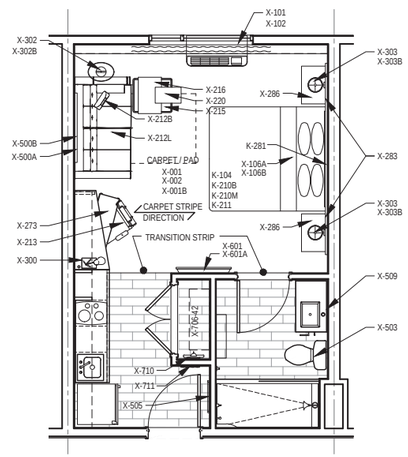
(BATHROOM / ENTRY WALL)

SCALE: 1/2" = 1'-0"



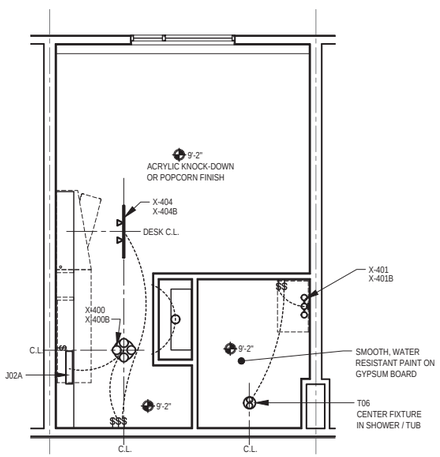
D A3.3 PLUMBING / ELECTRICAL

SCALE: 1/4" = 1'-0"



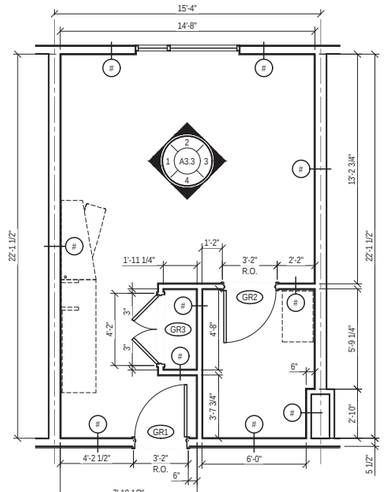
C A3.3 FURNITURE / FINISH PLAN

SCALE: 1/4" = 1'-0"



B A3.3 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



A A3.3 ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0" 321 SF

QTY. = 28: 203, 205, 219, 220, 221, 222, 224
303, 305, 319, 320, 321, 322, 324
403, 405, 419, 420, 421, 422, 424
503, 505, 519, 520, 521, 522, 524

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

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	09/29/2016	MARRIOTT REVIEW
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	06/14/2017	DUBLIN ART REVIEW
●	07/10/2017	MARRIOTT RESPONSE
●	08/15/2017	DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
STUDIO KING 345

CITY OF DUBLIN

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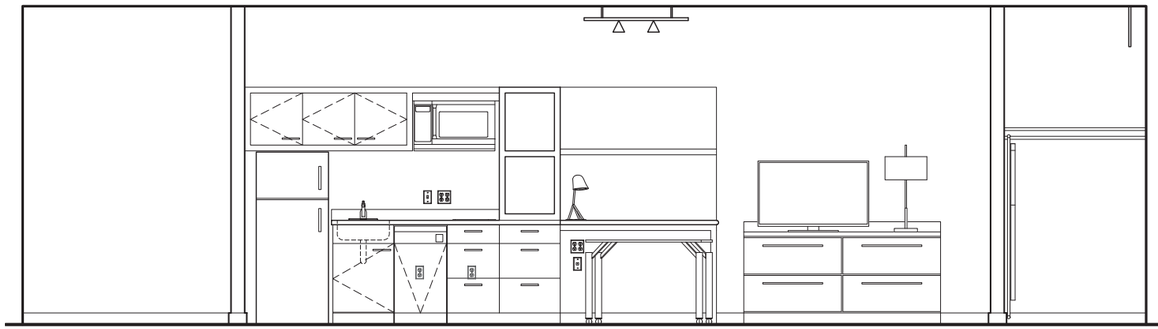
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

studio costandi ARCHITECTURE + PLANNING

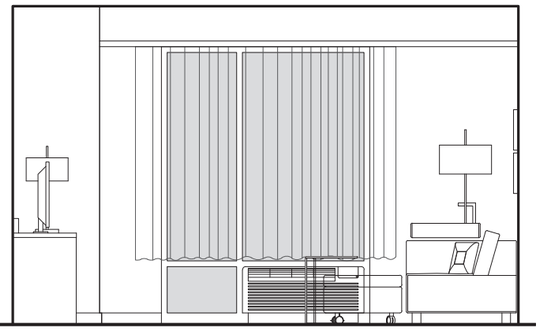
Project No. TPSDUB

A3.3



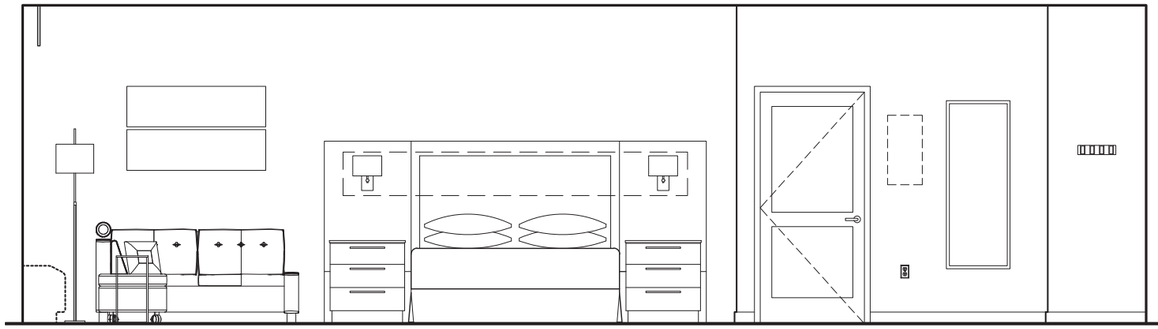
1 A3.4 **INTERIOR ELEVATION** (KITCHENETTE WALL)

SCALE: 1/2" = 1'-0"



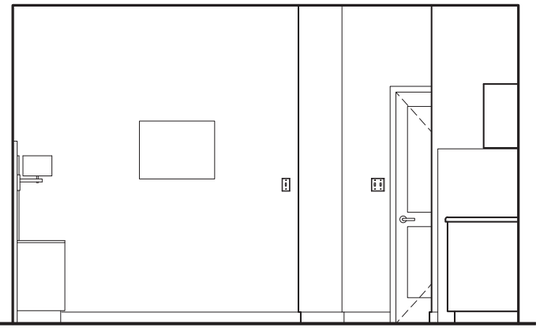
2 A3.4 **INTERIOR ELEVATION** (WINDOW WALL)

SCALE: 1/2" = 1'-0"



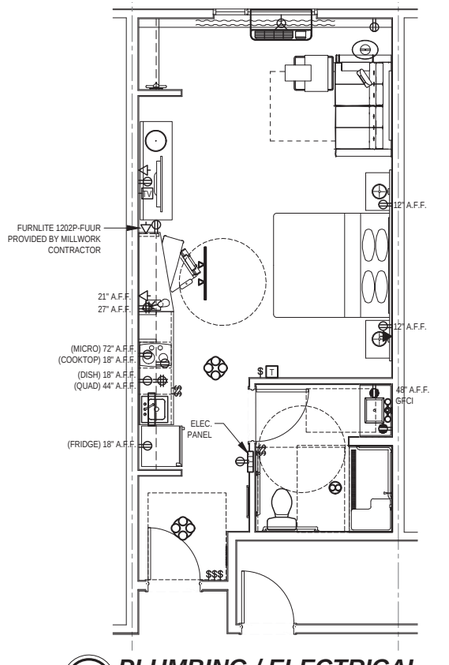
3 A3.4 **INTERIOR ELEVATION** (HEADBOARD WALL)

SCALE: 1/2" = 1'-0"



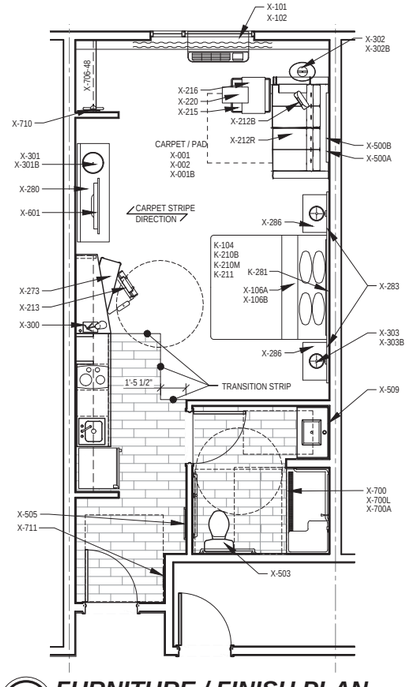
4 A3.4 **INTERIOR ELEVATION** (BATHROOM / ENTRY WALL)

SCALE: 1/2" = 1'-0"



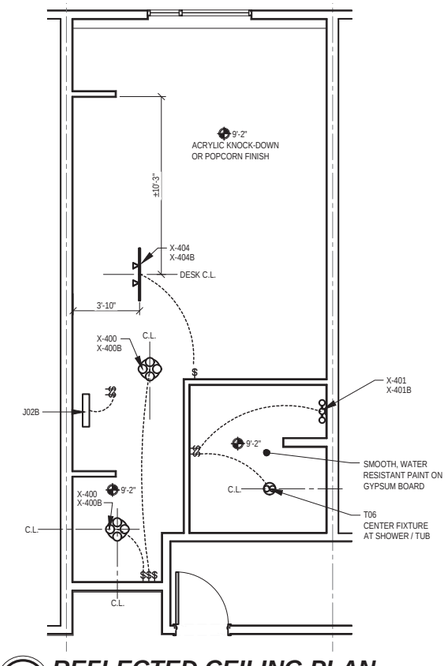
D A3.4 **PLUMBING / ELECTRICAL**

SCALE: 1/4" = 1'-0"



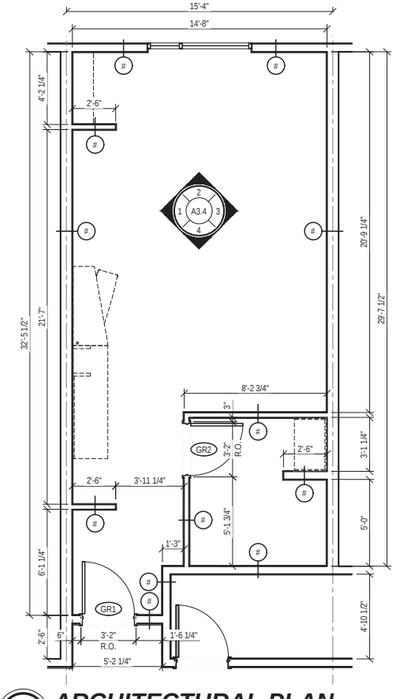
C A3.4 **FURNITURE / FINISH PLAN**

SCALE: 1/4" = 1'-0"



B A3.4 **REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"



A A3.4 **ARCHITECTURAL PLAN**

SCALE: 1/4" = 1'-0" 444 SF

QTY. = 3: 212, 312, 412

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

	06/29/2016	CLIENT REVIEW
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	06/14/2017	DUBLIN ART REVIEW
●	07/10/2017	MARRIOTT RESPONSE
●	08/15/2017	DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
ADA STUDIO KING

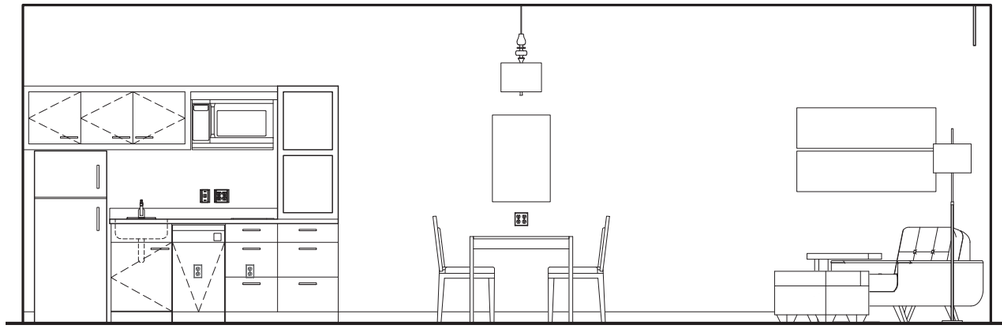
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5803 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513 226-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

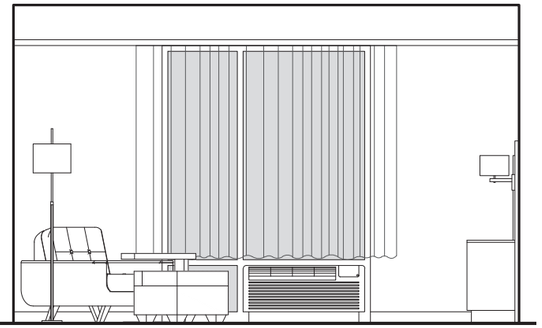
A3.4



1 A3.5 INTERIOR ELEVATION

(KITCHENETTE WALL)

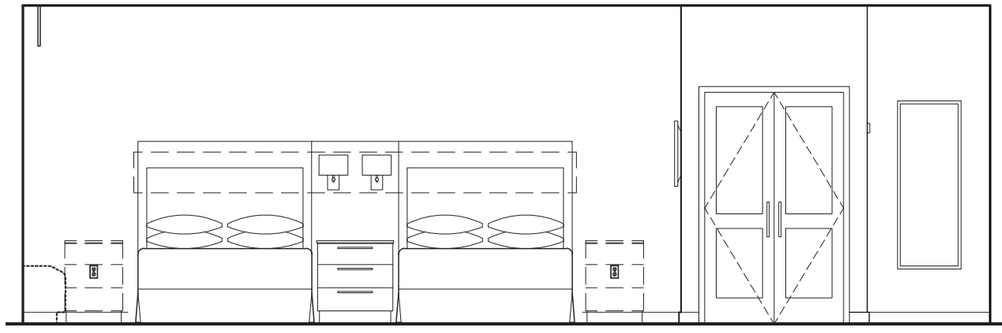
SCALE: 1/2" = 1'-0"



2 A3.5 INTERIOR ELEVATION

(WINDOW WALL)

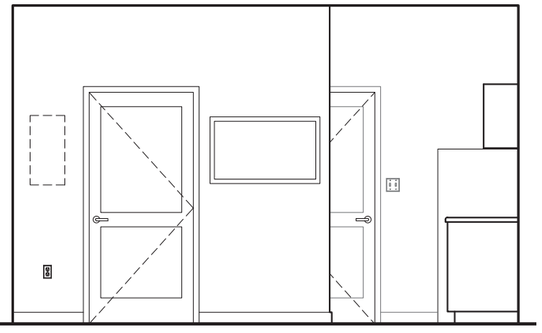
SCALE: 1/2" = 1'-0"



3 A3.5 INTERIOR ELEVATION

(HEADBOARD WALL)

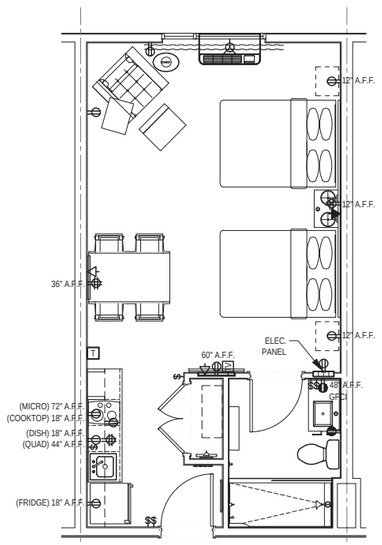
SCALE: 1/2" = 1'-0"



4 A3.5 INTERIOR ELEVATION

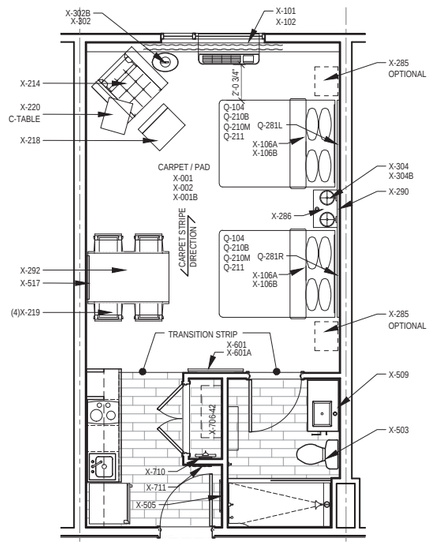
(BATHROOM / ENTRY WALL)

SCALE: 1/2" = 1'-0"



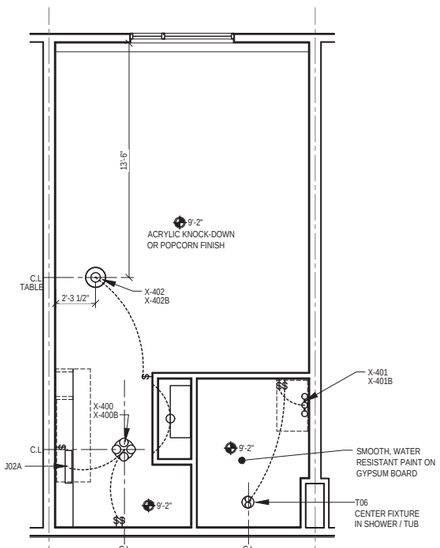
D A3.5 PLUMBING / ELECTRICAL

SCALE: 1/4" = 1'-0"



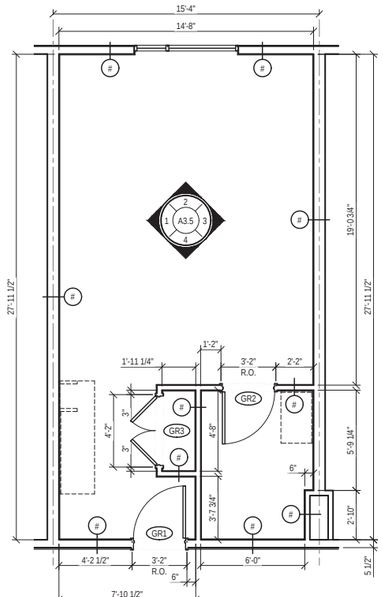
C A3.5 FURNITURE / FINISH PLAN

SCALE: 1/4" = 1'-0"



B A3.5 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



A A3.5 ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0" 406 SF

QTY. = 20: 206, 208, 214, 216, 218, 306, 308, 310, 316, 318
406, 408, 410, 416, 418, 506, 508, 510, 516, 518

PRELIMINARY
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- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
DOUBLE QUEEN (CENTER)

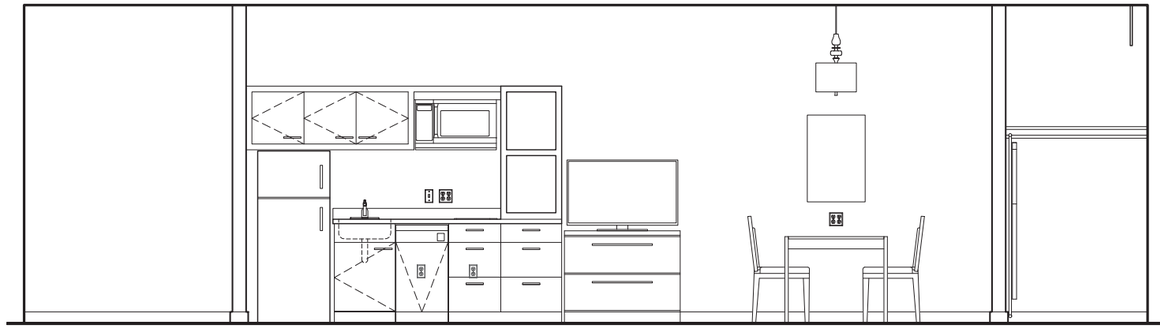
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5603 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

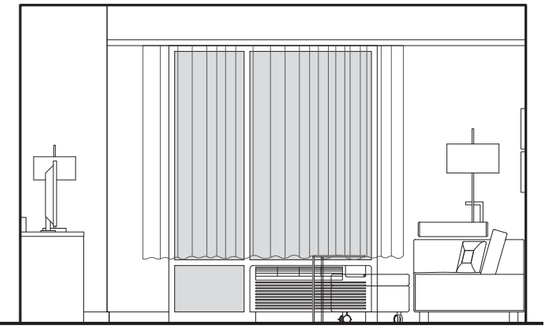
A3.5



1 A3.6 INTERIOR ELEVATION

(KITCHENETTE WALL)

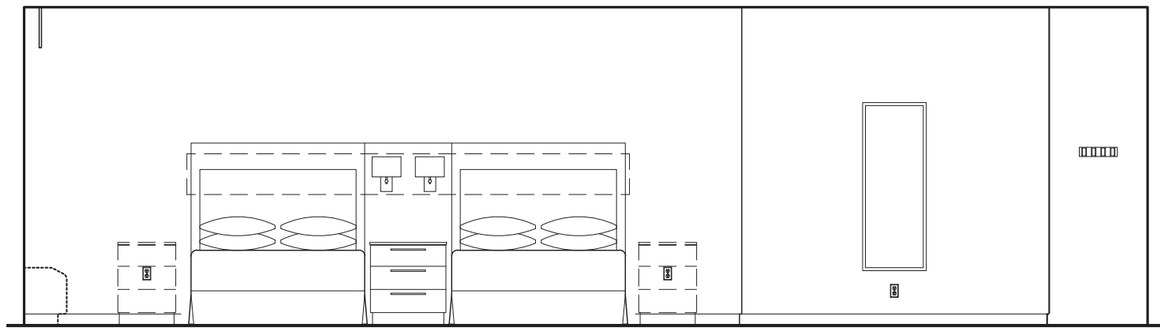
SCALE: 1/2" = 1'-0"



2 A3.6 INTERIOR ELEVATION

(WINDOW WALL)

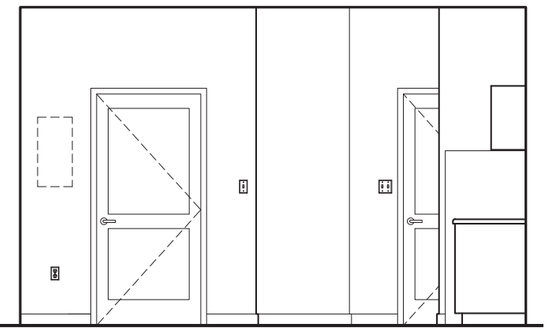
SCALE: 1/2" = 1'-0"



3 A3.6 INTERIOR ELEVATION

(HEADBOARD WALL)

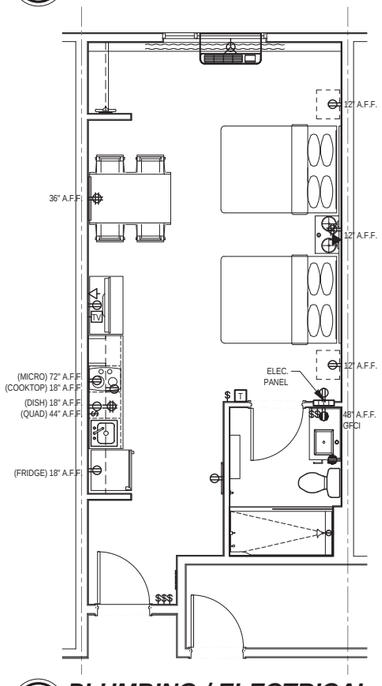
SCALE: 1/2" = 1'-0"



4 A3.6 INTERIOR ELEVATION

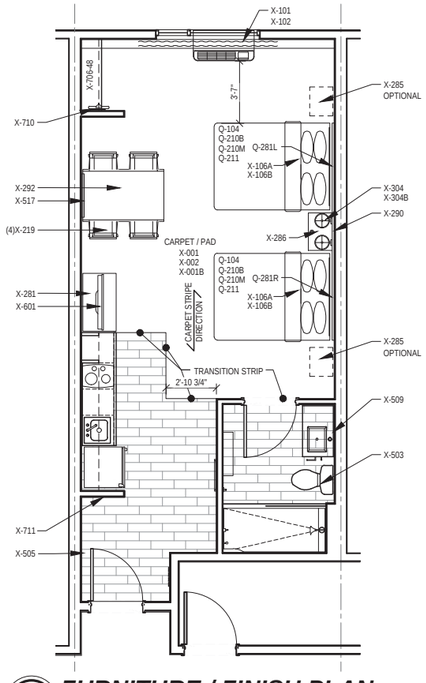
(BATHROOM / ENTRY WALL)

SCALE: 1/2" = 1'-0"



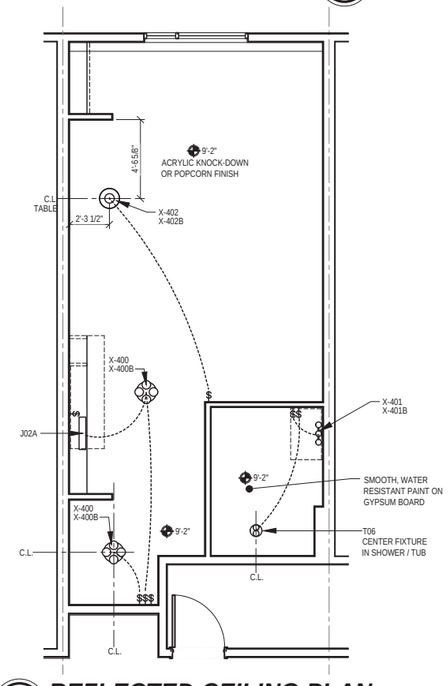
D A3.6 PLUMBING / ELECTRICAL

SCALE: 1/4" = 1'-0"



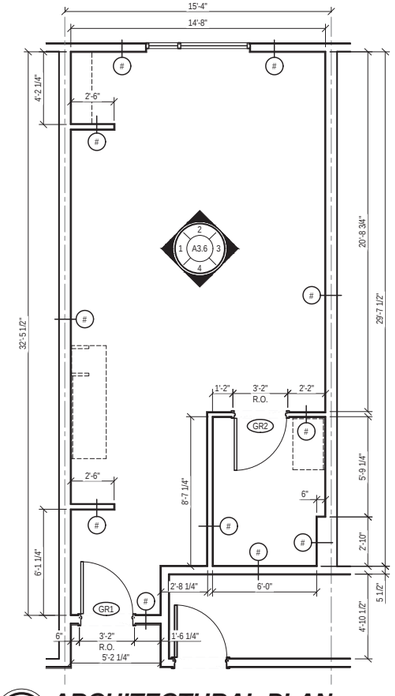
C A3.6 FURNITURE / FINISH PLAN

SCALE: 1/4" = 1'-0"



B A3.6 REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



A A3.6 ARCHITECTURAL PLAN

SCALE: 1/4" = 1'-0"

444 SF

QTY. = 2: 510, 512

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

- 06/29/2016 CLIENT REVIEW
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- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
DOUBLE QUEEN (CENTER) LONG

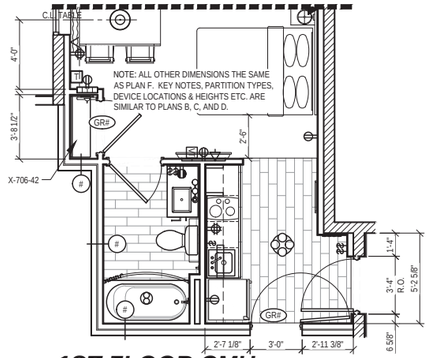
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5803 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-265-7469

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A3.6



1ST FLOOR CMU CONNECTING UNIT PLAN

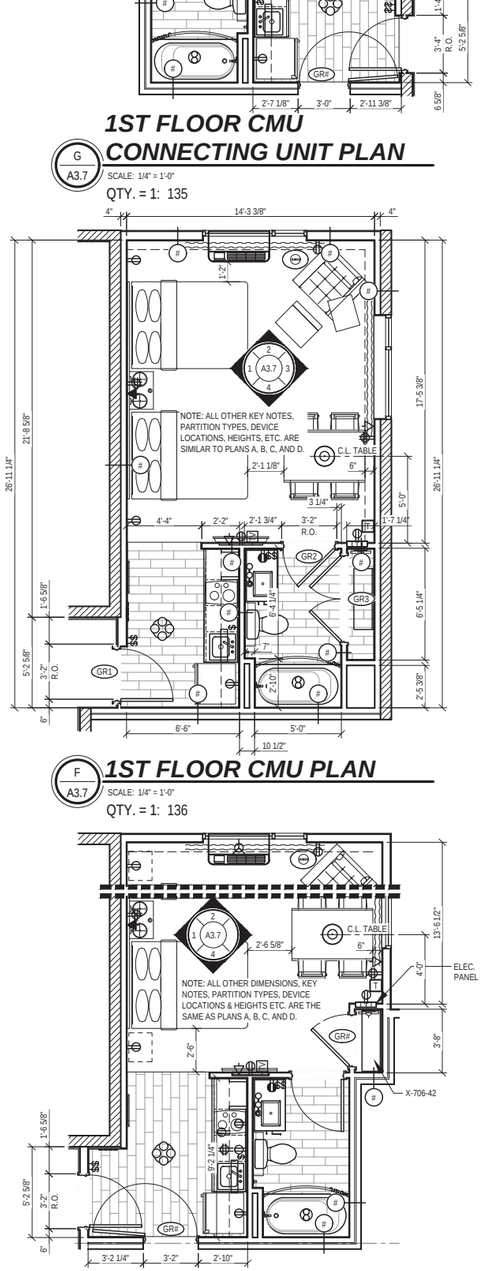
G / A3.7 SCALE: 1/4" = 1'-0"

QTY. = 1: 135

1ST FLOOR CMU PLAN

F / A3.7 SCALE: 1/4" = 1'-0"

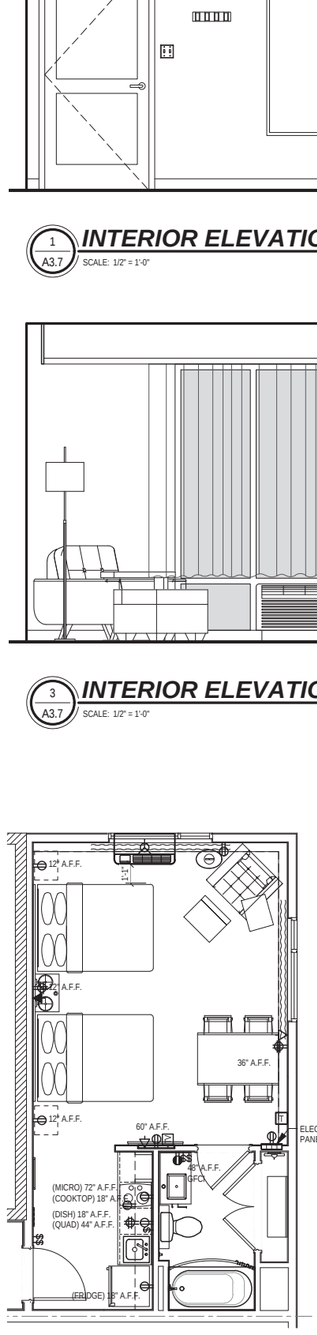
QTY. = 1: 136



CONNECTING UNIT PLAN

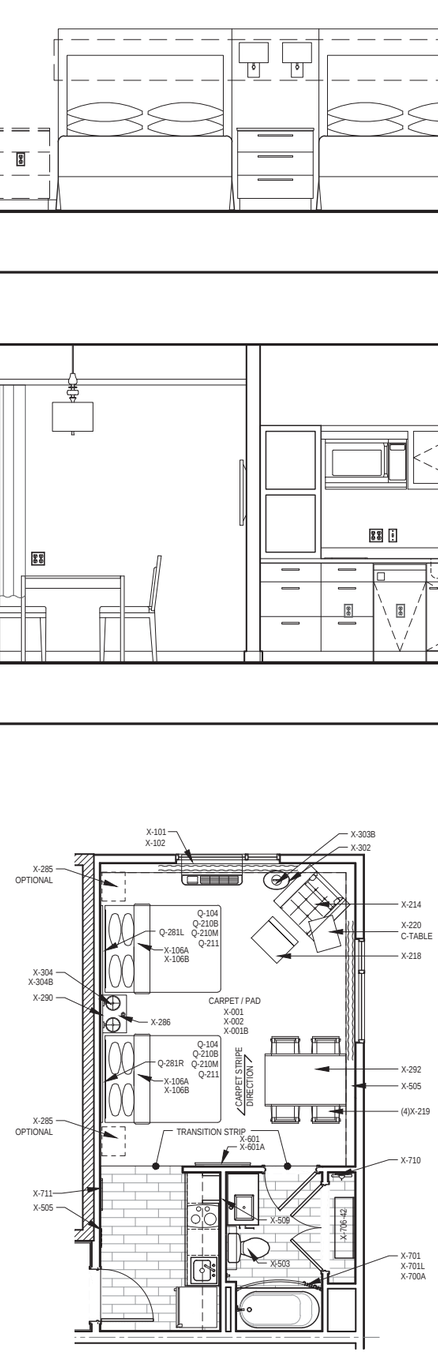
E / A3.7 SCALE: 1/4" = 1'-0" 387 SF

QTY. = 8: 202, 225, 302, 325, 402, 425, 502, 525



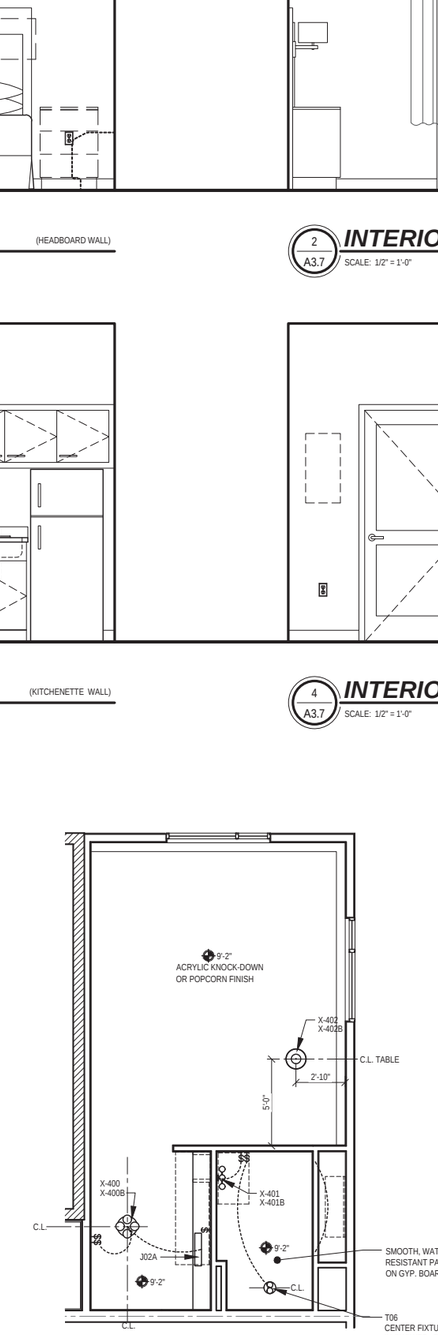
PLUMBING / ELECTRICAL

D / A3.7 SCALE: 1/4" = 1'-0"



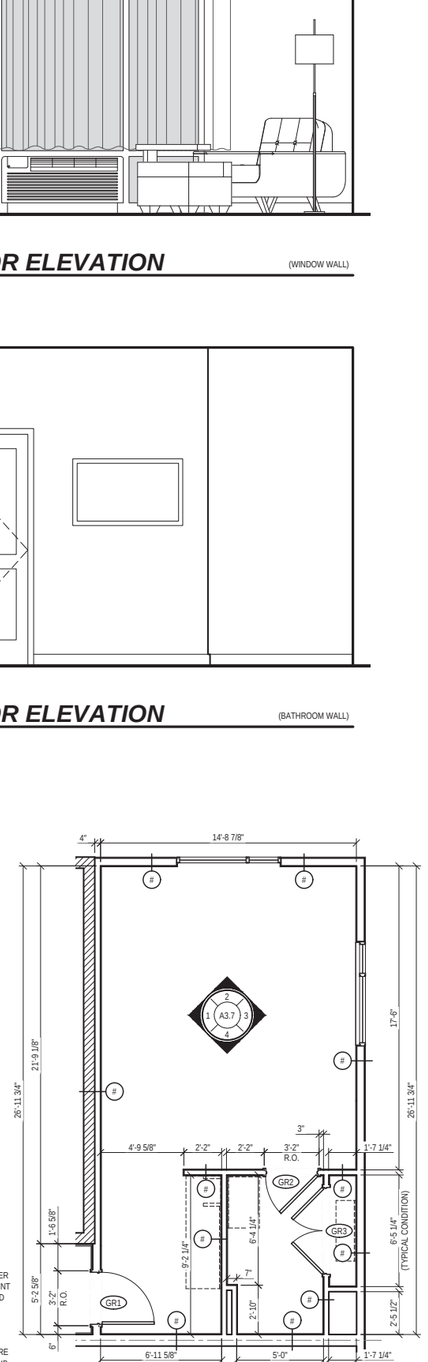
FURNITURE / FINISH PLAN

C / A3.7 SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN

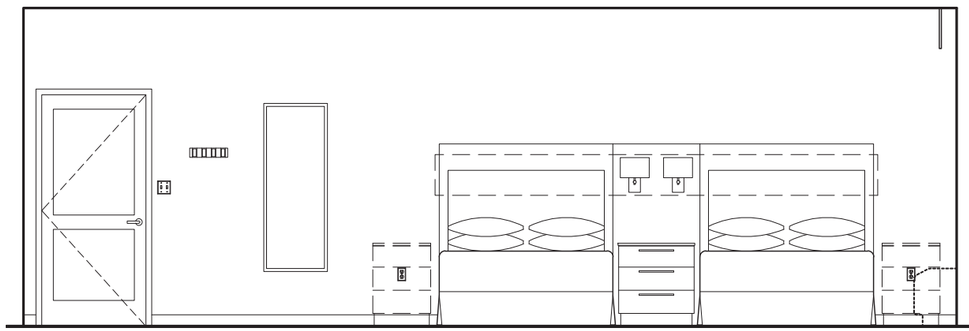
B / A3.7 SCALE: 1/4" = 1'-0"



ARCHITECTURAL PLAN

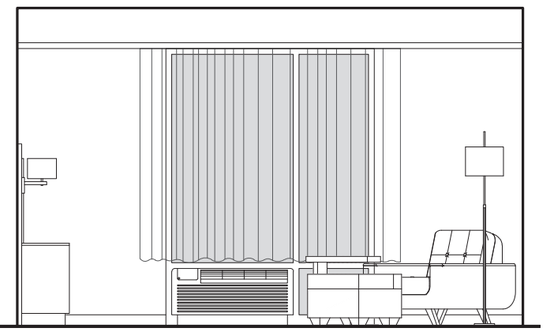
A / A3.7 SCALE: 1/4" = 1'-0" 393 SF

QTY. = 8: 201, 226, 301, 326, 401, 426, 501, 526



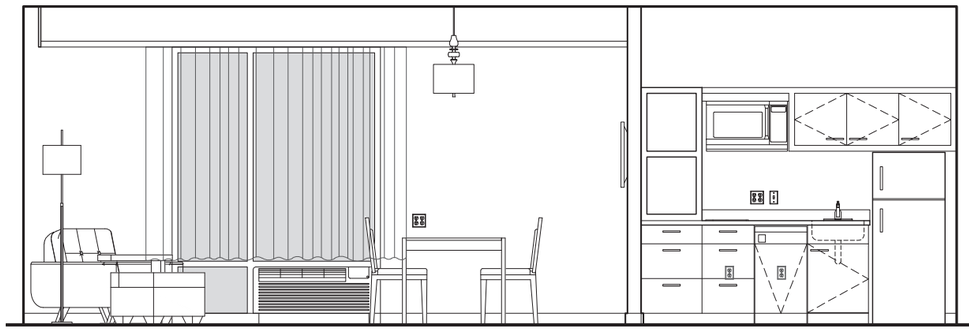
1 A3.7 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



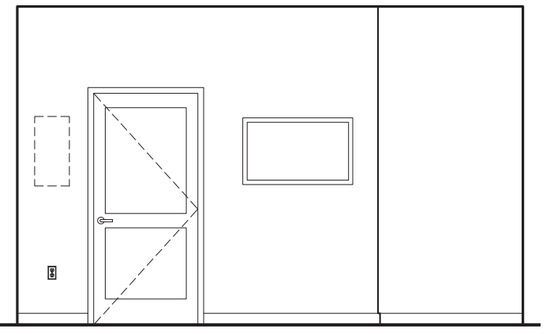
2 A3.7 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



3 A3.7 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"



4 A3.7 INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

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- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
DOUBLE QUEEN (END)

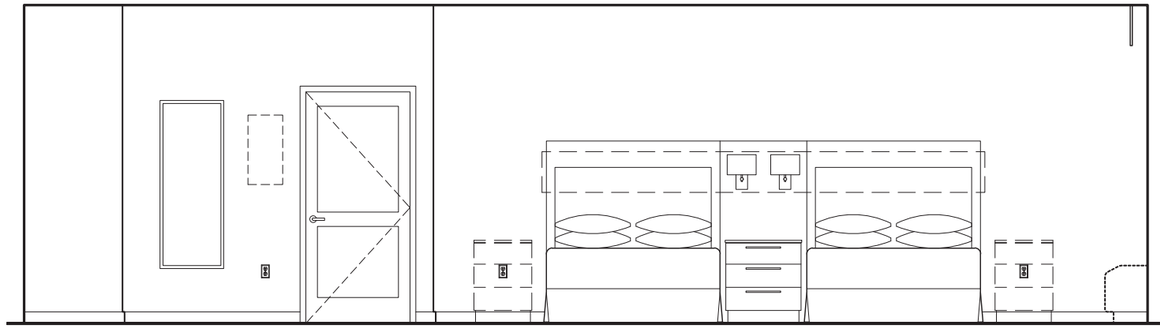
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5603 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-7489

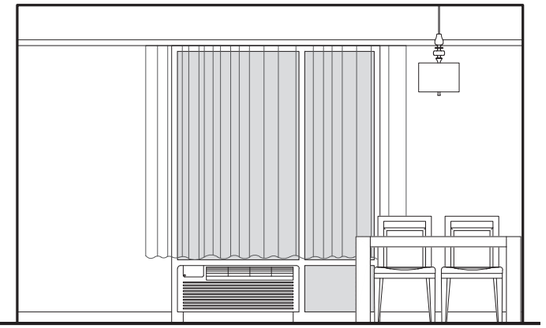
studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

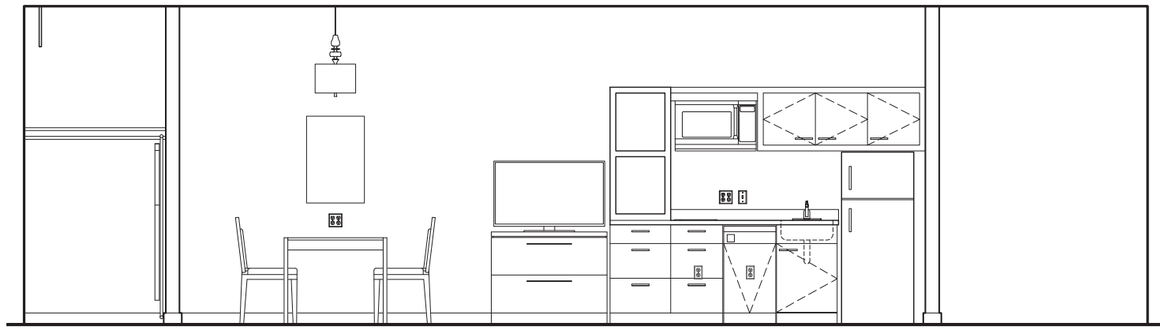
A3.7



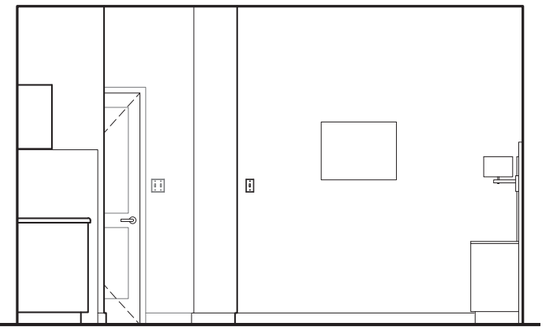
1 A3.8 **INTERIOR ELEVATION** (KITCHENETTE WALL)
SCALE: 1/2" = 1'-0"



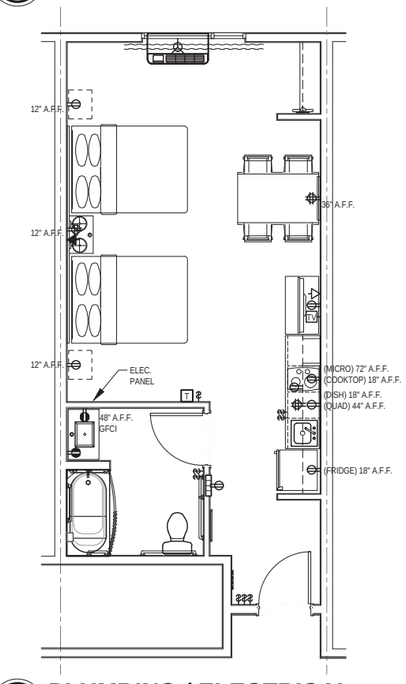
2 A3.8 **INTERIOR ELEVATION** (WINDOW WALL)
SCALE: 1/2" = 1'-0"



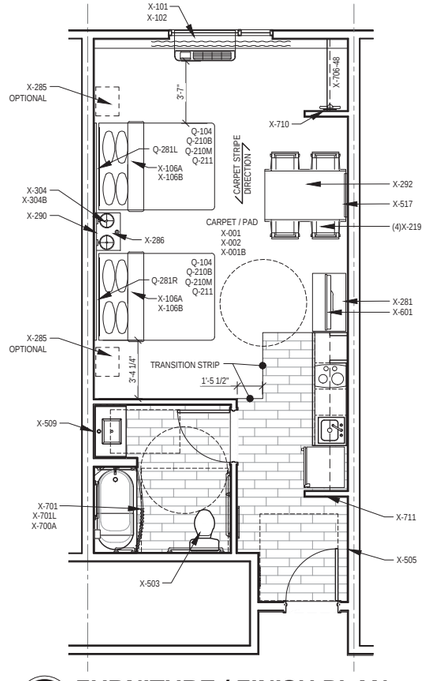
3 A3.8 **INTERIOR ELEVATION** (HEADBOARD WALL)
SCALE: 1/2" = 1'-0"



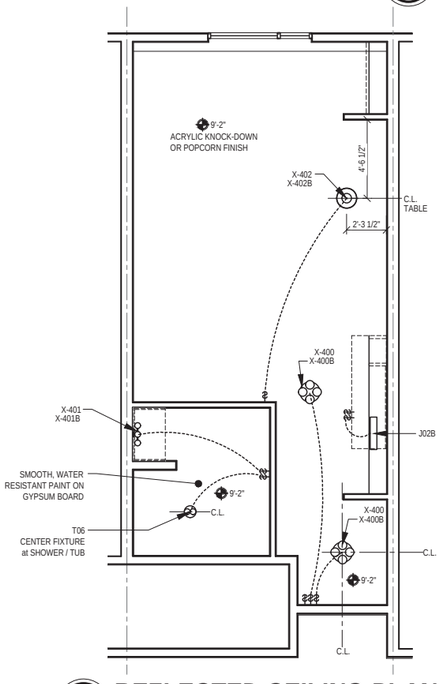
4 A3.8 **INTERIOR ELEVATION** (BATHROOM / ENTRY WALL)
SCALE: 1/2" = 1'-0"



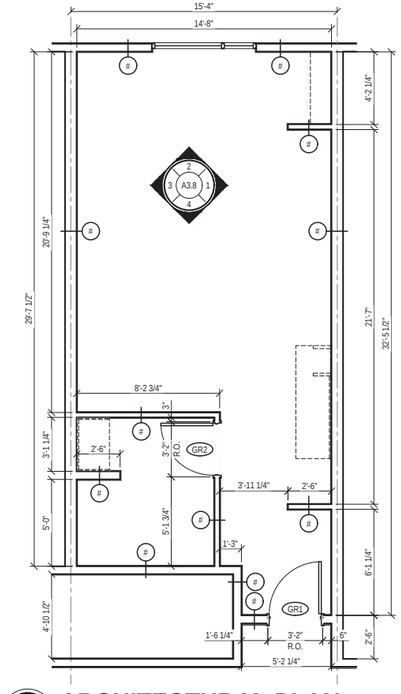
D A3.8 **PLUMBING / ELECTRICAL**
SCALE: 1/4" = 1'-0"



C A3.8 **FURNITURE / FINISH PLAN**
SCALE: 1/4" = 1'-0"



B A3.8 **REFLECTED CEILING PLAN**
SCALE: 1/4" = 1'-0"



A A3.8 **ARCHITECTURAL PLAN**
SCALE: 1/4" = 1'-0" 444 SF
QTY. = 3: 210, 310, 410

PRELIMINARY
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A CUSTOM DESIGN FOR A NEW PROPOSED:
TOWNEPLACE SUITES MARRIOTT
5155 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY
GUESTROOM PLANS / ELEVATIONS:
ADA DOUBLE QUEEN

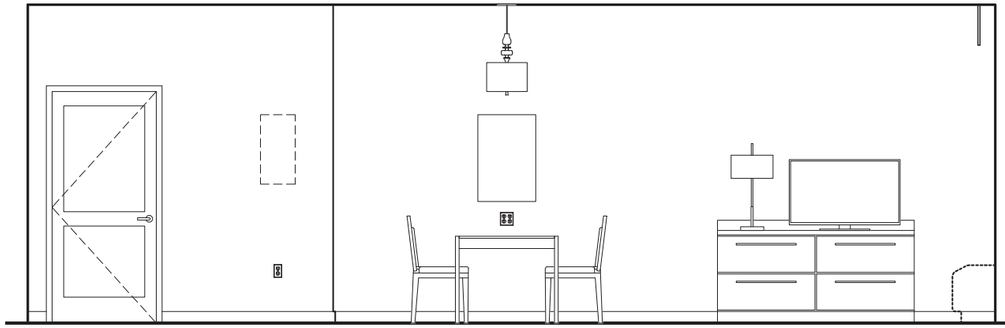
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5803 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513 226-7489

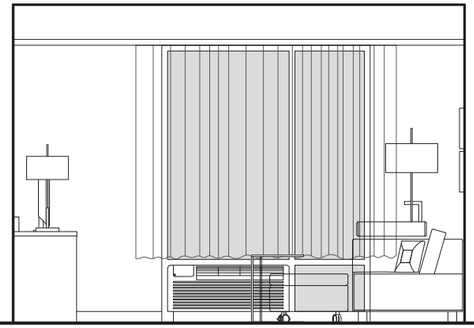
studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

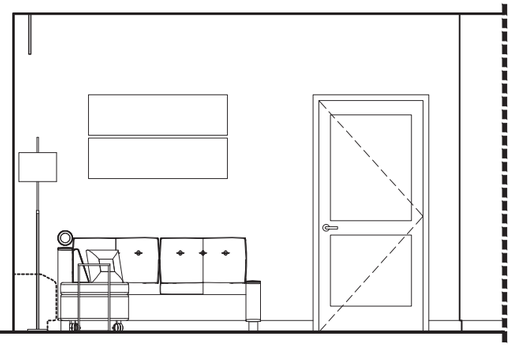
A3.8



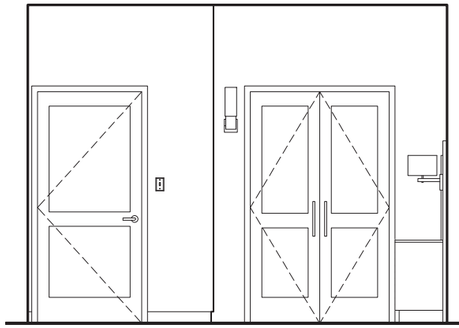
1 A3.9 **INTERIOR ELEVATION** (DINING TABLE / TV WALL)
SCALE: 1/2" = 1'-0"



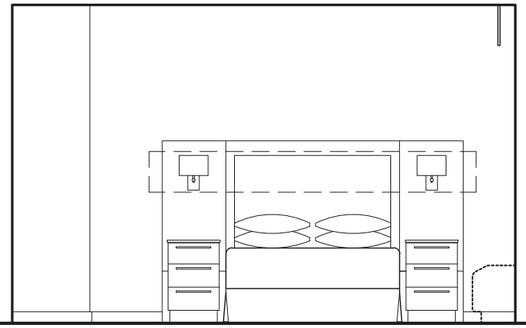
2 A3.9 **INTERIOR ELEVATION** (WINDOW WALL)
SCALE: 1/2" = 1'-0"



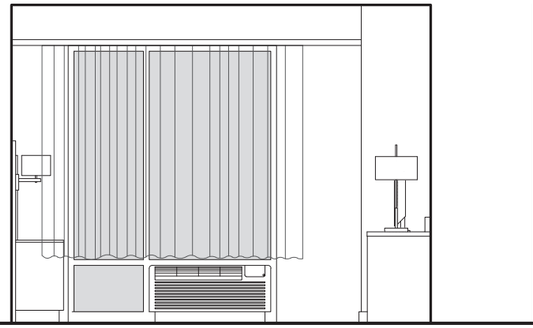
3 A3.9 **INTERIOR ELEVATION** (SOFA WALL)
SCALE: 1/2" = 1'-0"



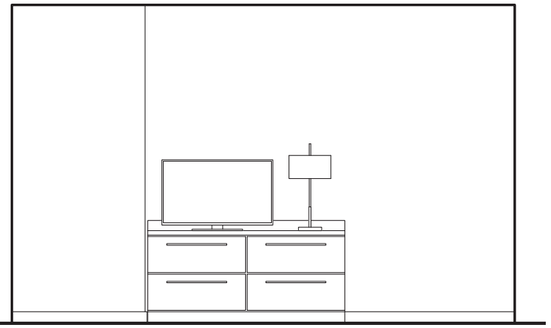
5 A3.9 **INTERIOR ELEVATION** (CLOSET WALL)
SCALE: 1/2" = 1'-0"



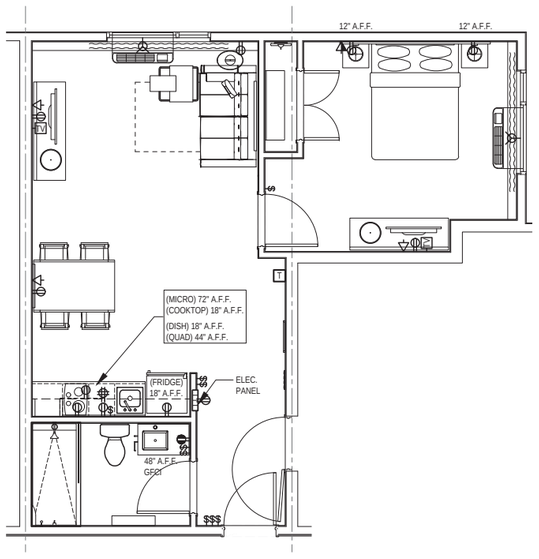
6 A3.9 **INTERIOR ELEVATION** (HEADBOARD WALL)
SCALE: 1/2" = 1'-0"



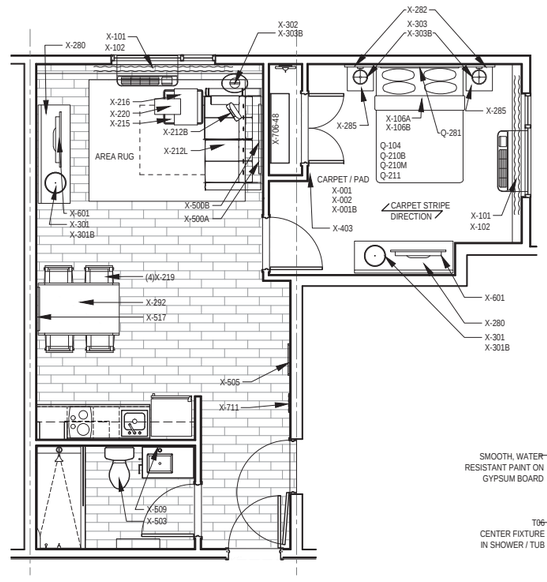
7 A3.9 **INTERIOR ELEVATION** (WINDOW WALL)
SCALE: 1/2" = 1'-0"



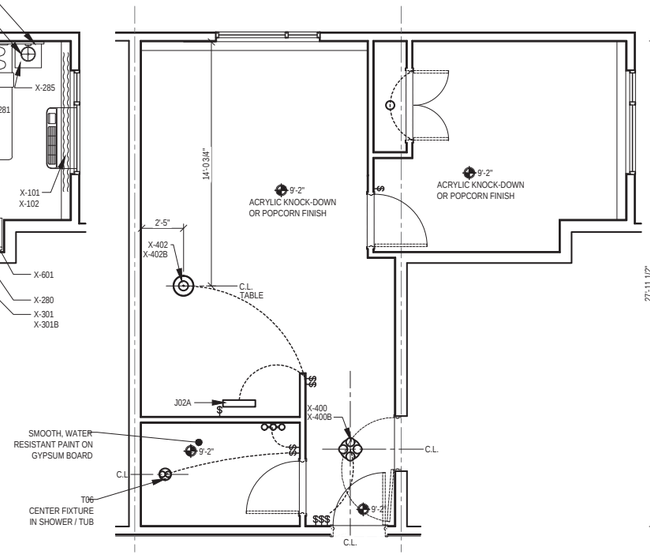
8 A3.9 **INTERIOR ELEVATION** (TV WALL)
SCALE: 1/2" = 1'-0"



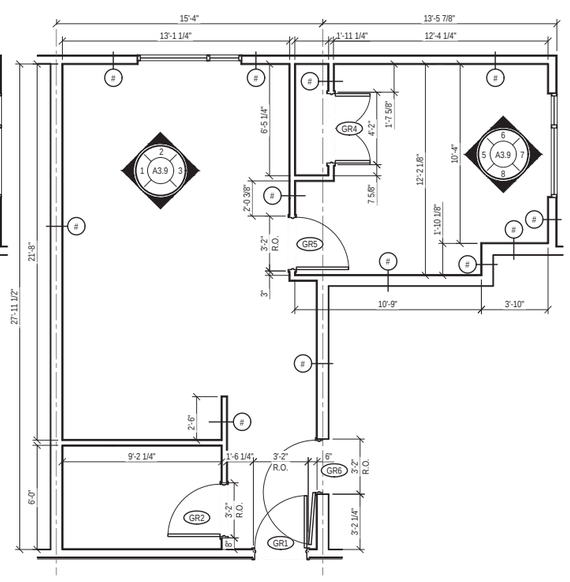
D A3.9 **PLUMBING / ELECTRICAL**
SCALE: 1/4" = 1'-0"



C A3.9 **FURNITURE / FINISH PLAN**
SCALE: 1/4" = 1'-0"



B A3.9 **REFLECTED CEILING PLAN**
SCALE: 1/4" = 1'-0"



A A3.9 **ARCHITECTURAL PLAN**
SCALE: 1/4" = 1'-0" 559 SF
QTY. = 8: 204, 223, 304, 323, 404, 423, 504, 523

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

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	06/14/2017	DUBLIN ART REVIEW
●	07/10/2017	MARRIOTT RESPONSE
●	08/15/2017	DUBLIN FINAL SITE PLAN

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

GUESTROOM PLANS / ELEVATIONS:
ONE BEDROOM QUEEN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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SteveRobertsArchitect@gmail.com
Phone: 513-226-1469

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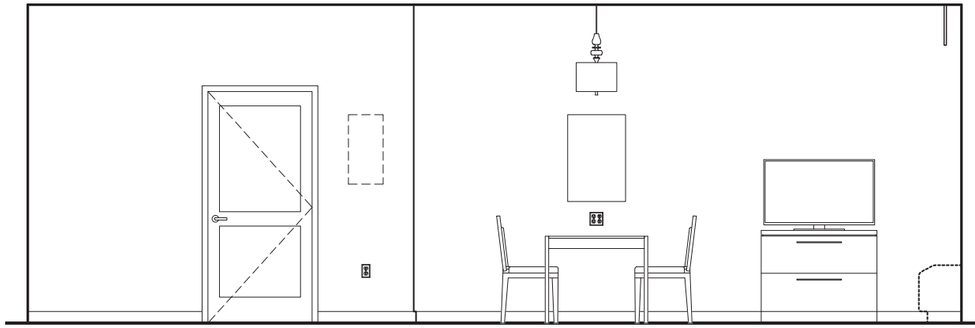
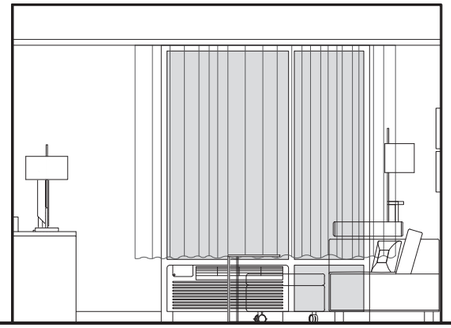
Project No. TPSDUB

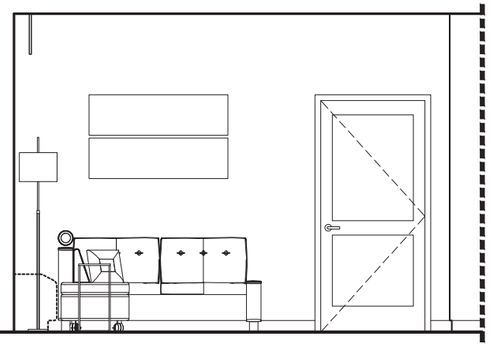
A3.9



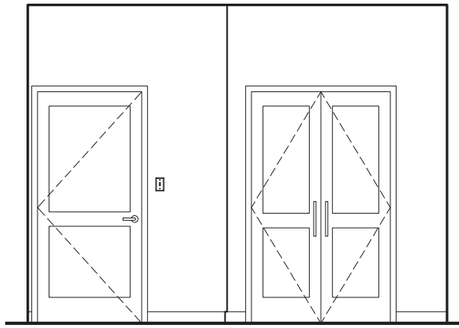
1 A3.10 **INTERIOR ELEVATION** (DINING TABLE / TV WALL)
SCALE: 1/2" = 1'-0"



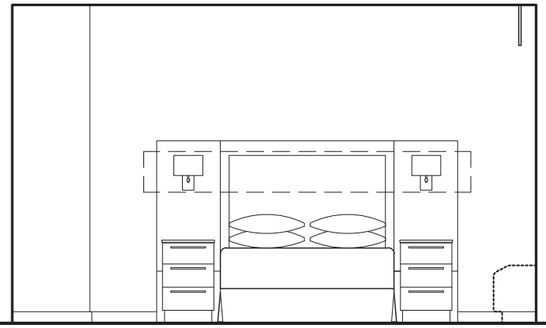
2 A3.10 **INTERIOR ELEVATION** (WINDOW WALL)
SCALE: 1/2" = 1'-0"



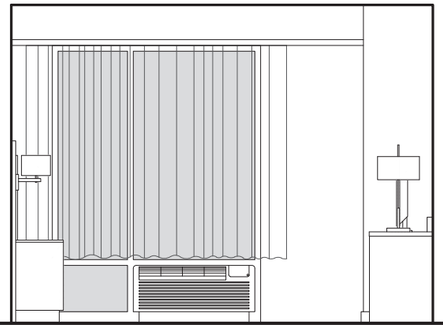
3 A3.10 **INTERIOR ELEVATION** (SOFA WALL)
SCALE: 1/2" = 1'-0"



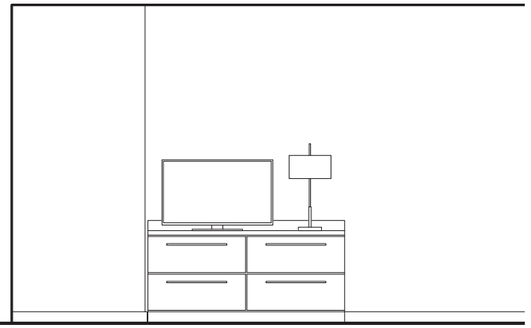
5 A3.10 **INTERIOR ELEVATION** (CLOSET WALL)
SCALE: 1/2" = 1'-0"



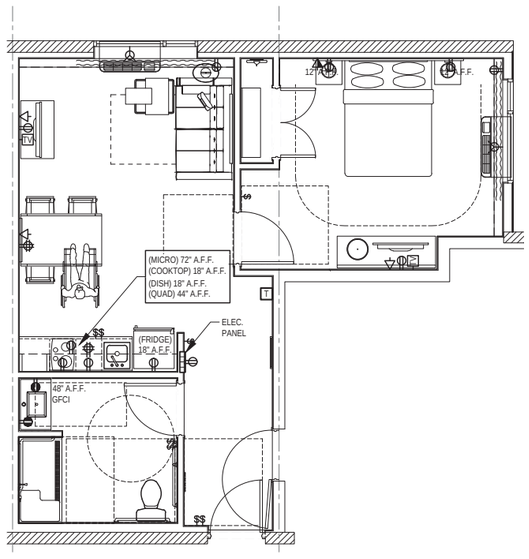
6 A3.10 **INTERIOR ELEVATION** (HEADBOARD WALL)
SCALE: 1/2" = 1'-0"



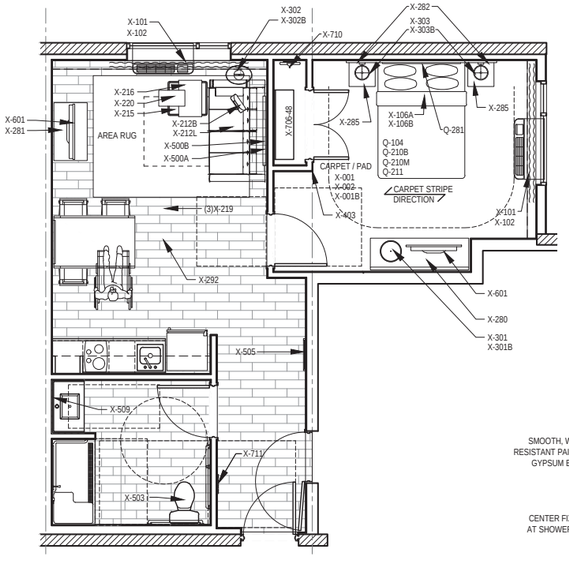
7 A3.10 **INTERIOR ELEVATION** (WINDOW WALL)
SCALE: 1/2" = 1'-0"



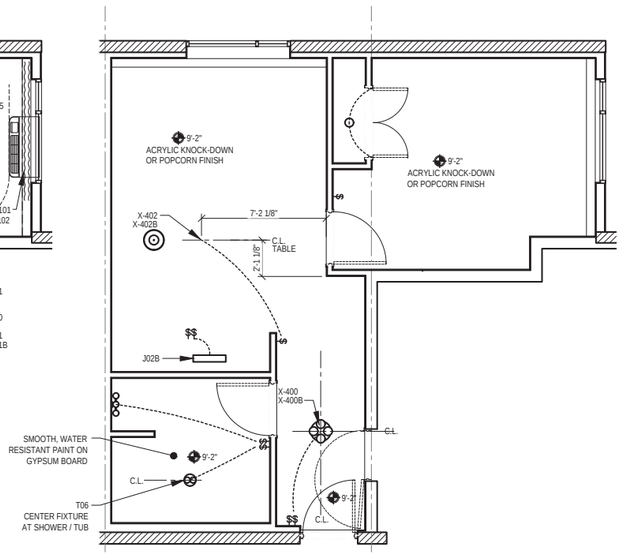
8 A3.10 **INTERIOR ELEVATION** (TV WALL)
SCALE: 1/2" = 1'-0"



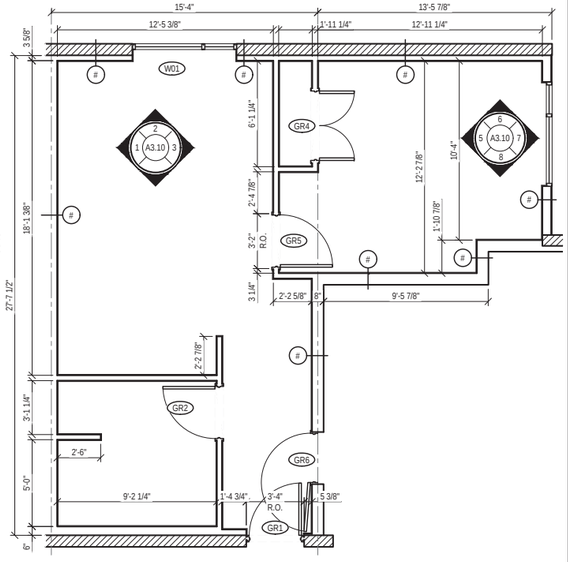
D A3.10 **PLUMBING / ELECTRICAL**
SCALE: 1/4" = 1'-0"



C A3.10 **FURNITURE / FINISH PLAN**
SCALE: 1/4" = 1'-0"



B A3.10 **REFLECTED CEILING PLAN**
SCALE: 1/4" = 1'-0"



A A3.10 **ARCHITECTURAL PLAN**
SCALE: 1/4" = 1'-0"
QTY. = 1: 133
545 SF

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE / REVISION DATE:

	06/29/2016	CLIENT REVIEW
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	09/29/2016	MARRIOTT REVIEW
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	06/01/2017	DUBLIN COMMENTS
	06/14/2017	DUBLIN ART REVIEW
●	07/10/2017	MARRIOTT RESPONSE
●	08/15/2017	DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:
TOWNEPLACE SUITES
MARRIOTT

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

GUESTROOM PLANS / ELEVATIONS:
ADA ONE BEDROOM QUEEN

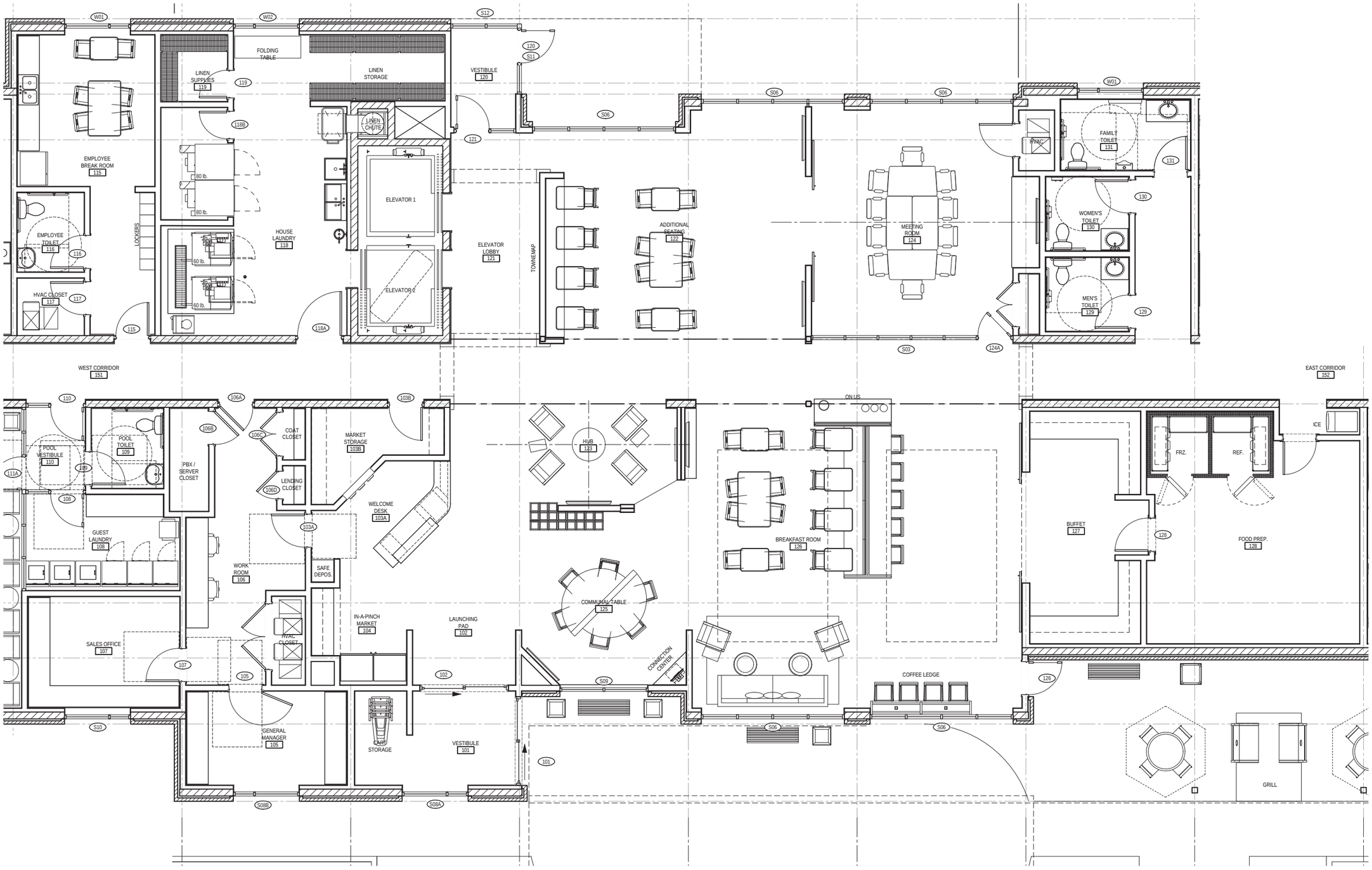
CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5803 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-226-1469

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A3.10



A / A2.1 **ENLARGED FIRST FLOOR LOBBY AREA PLAN**

SCALE: 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

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- 07/10/2017 MARRIOTT RESPONSE
- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

MARRIOTT

5150 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

ENLARGED FIRST FLOOR LOBBY AREA PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5933 DESTINY COURT
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studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A3.13

A2.7 **ENLARGED FIRST FLOOR LOBBY AREA REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

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08/15/2017	DUBLIN FINAL SITE PLAN

A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

A CUSTOM DESIGN FOR A

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

ENLARGED FIRST FLOOR LOBBY AREA REFLECTED CEILING PLAN

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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SteveRobertsArchitect@gmail.com
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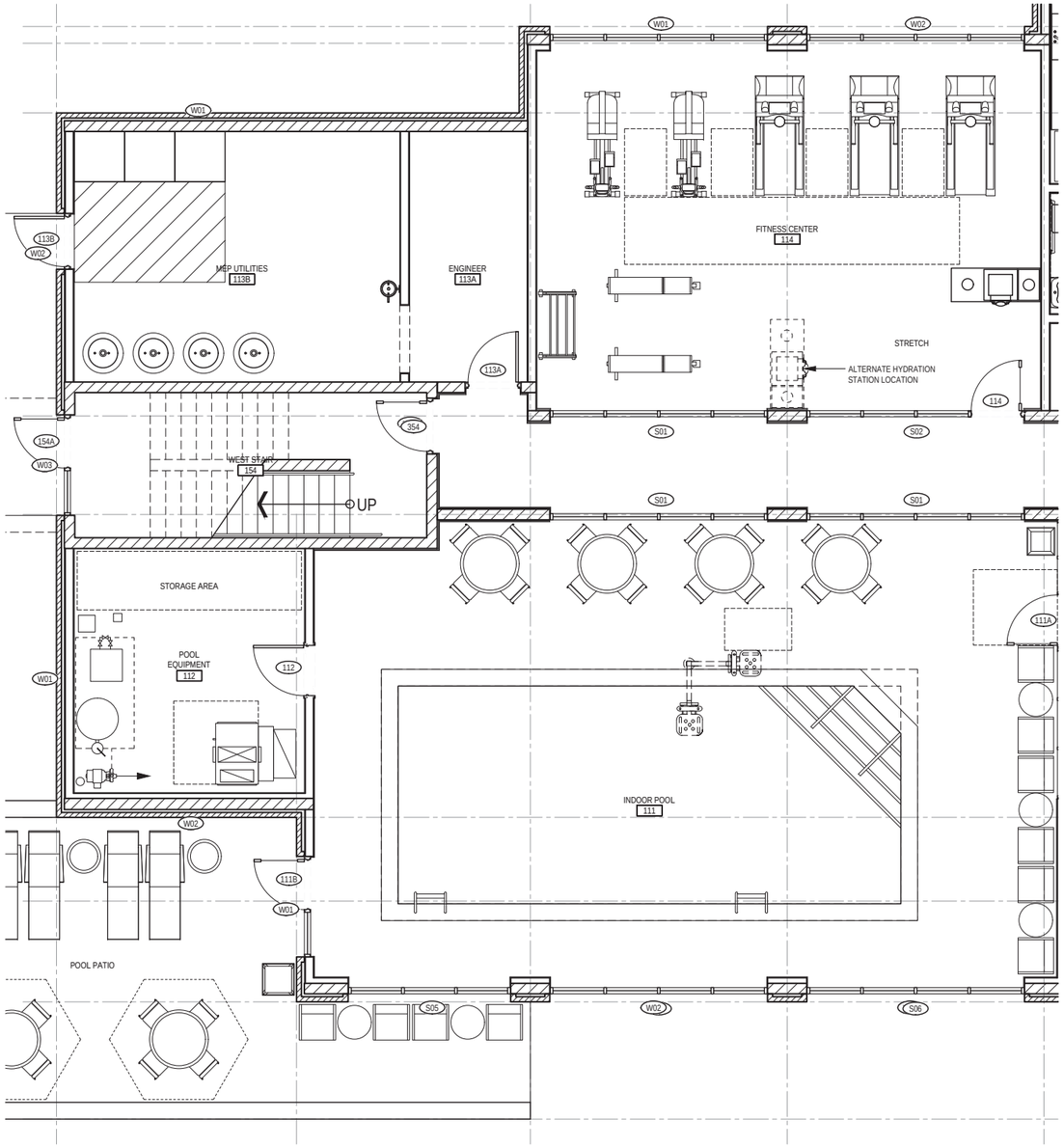
studio costandi ARCHITECTURE + PLANNING

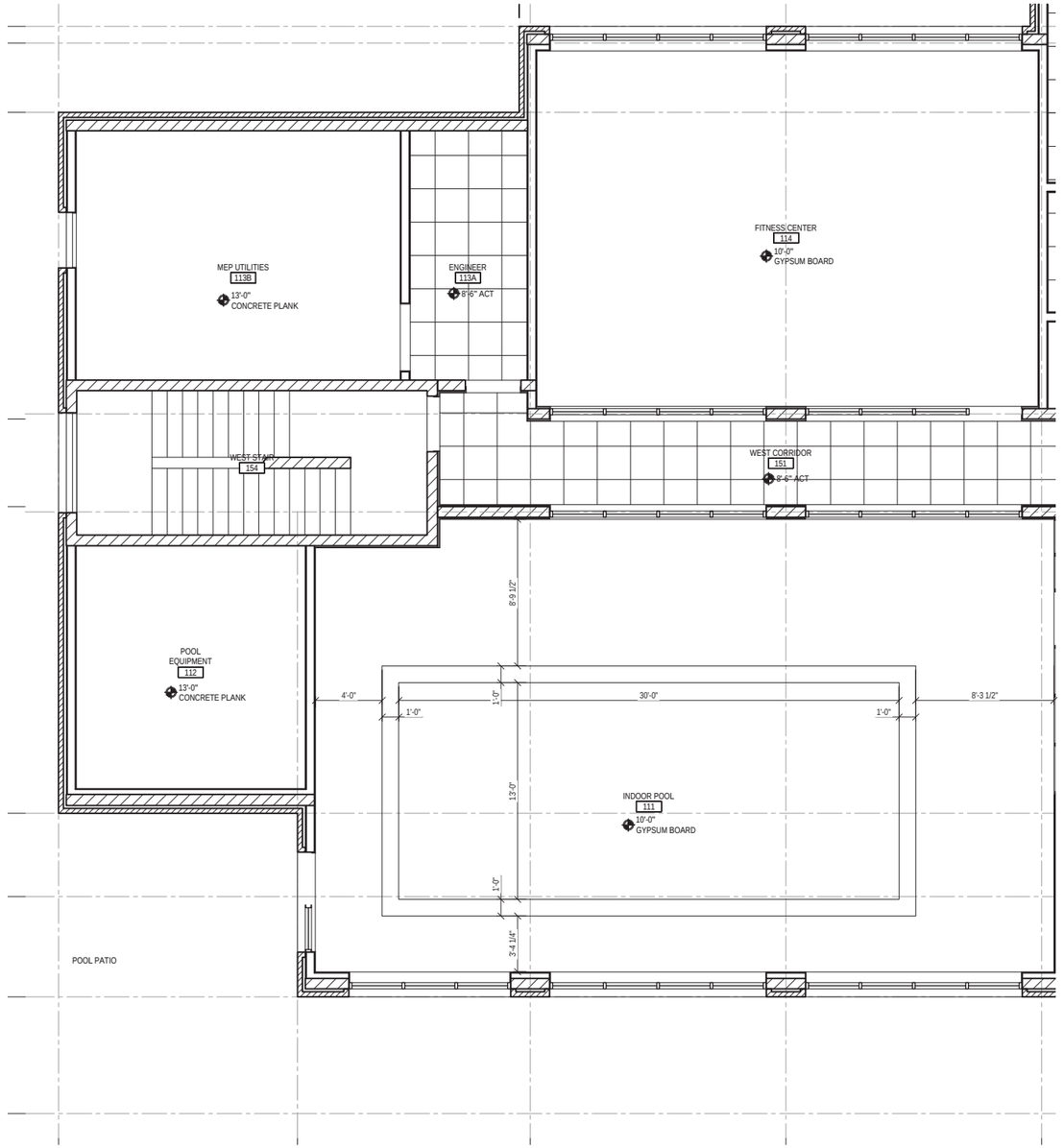
Project No. TPSDUB

A3.14



A A2.1 **ENLARGED FIRST FLOOR POOL AND FITNESS CENTER PLAN**

SCALE: 1/4" = 1'-0"



B A2.7 **ENLARGED FIRST FLOOR POOL AND FITNESS CENTER REFLECTED CEILING PLAN**

SCALE: 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

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A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

ENLARGED FIRST FLOOR POOL AND FITNESS CENTER PLAN

CITY OF DUBLIN

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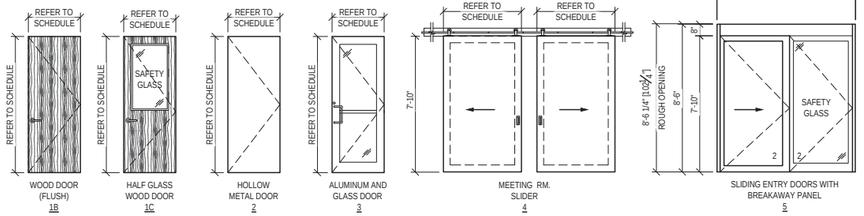
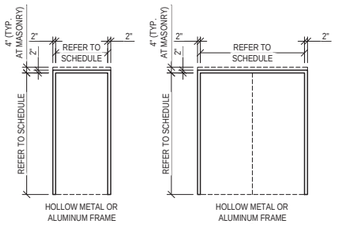
Project No. TPSDUB

A3.15



DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"



HOLLOW METAL FRAME ELEVATIONS

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE NOTES

GLAZING SCHEDULE: (REFER TO DOOR ELEVATIONS, FRAME ELEVATIONS, AND WINDOW ELEVATIONS FOR LOCATIONS)

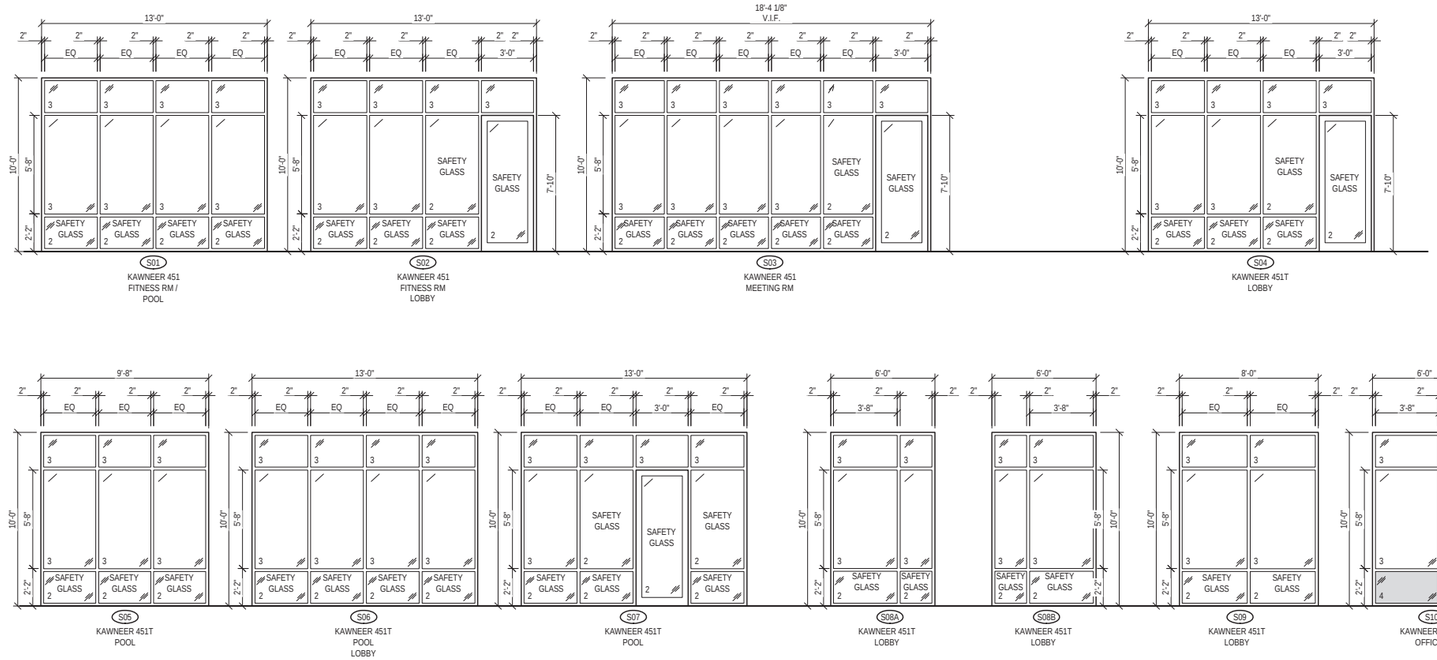
1. 1/4" THICK TEMPERED GLASS, CLEAR
2. 3/4" OR 1" THICK INSULATED GLASS, TEMPERED, LOW-E, CLEAR
3. 3/4" OR 1" THICK INSULATED GLASS, LOW-E, CLEAR
4. SPANDREL GLASS

GLAZING GENERAL NOTES:

A. SAFETY GLASS - TEMPERED GLASS IS REQUIRED FOR ALL GLAZING IN SWINGING DOORS, GLAZING WITHIN 24" OF THE EDGE OF EITHER SIDE OF A SWINGING DOOR, OTHER AREAS REQUIRED BY THE BUILDING CODE, OR AS INDICATED ON THE DOOR ELEVATIONS, FRAME ELEVATIONS, AND WINDOW ELEVATIONS.

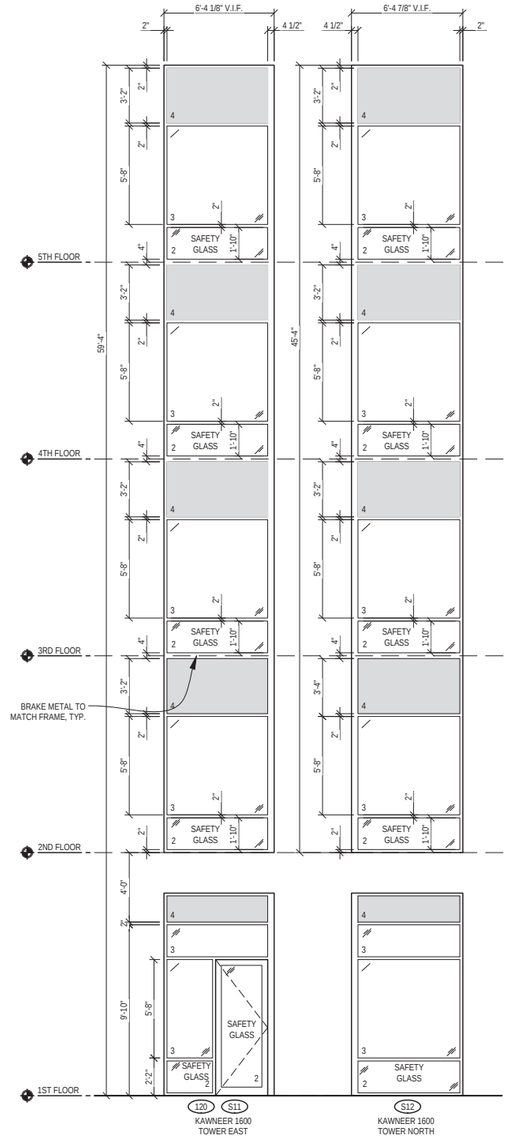
B. WIRE GLASS IS REQUIRED AT ALL FIRE RATED DOORS AND WINDOWS IN FIRE RATED ASSEMBLIES, UNLESS NOTED OTHERWISE.

C. FIRE-PROTECTION-RATED GLAZING SHALL BE TESTED IN ACCORDANCE WITH AND MEET THE CRITERIA OF NFPA 257 FOR A 45-MINUTE PROTECTION RATING AND COMPLY WITH NFPA 90 PER BUILDING CODE SECTION 715.4. WIRED GLASS SHALL MEET THE REQUIREMENTS FOR A 45-MINUTE FIRE WINDOW ASSEMBLY AND THE SIZE LIMITATIONS OF TABLE 715.4.3 PER BUILDING CODE SECTION 715.4.3.



WINDOW AND STOREFRONT ELEVATIONS

SCALE: 1/4" = 1'-0"



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A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

WINDOW/DOOR ELEVATIONS

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
5603 DESTINY COURT
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
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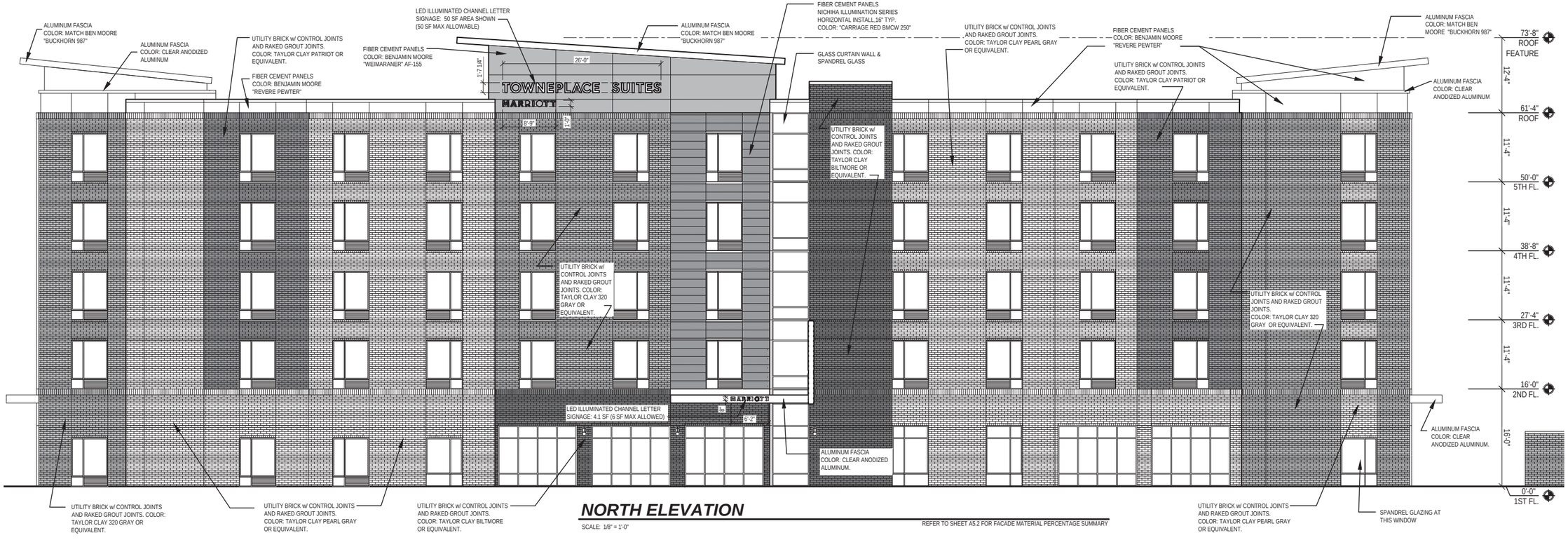
studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

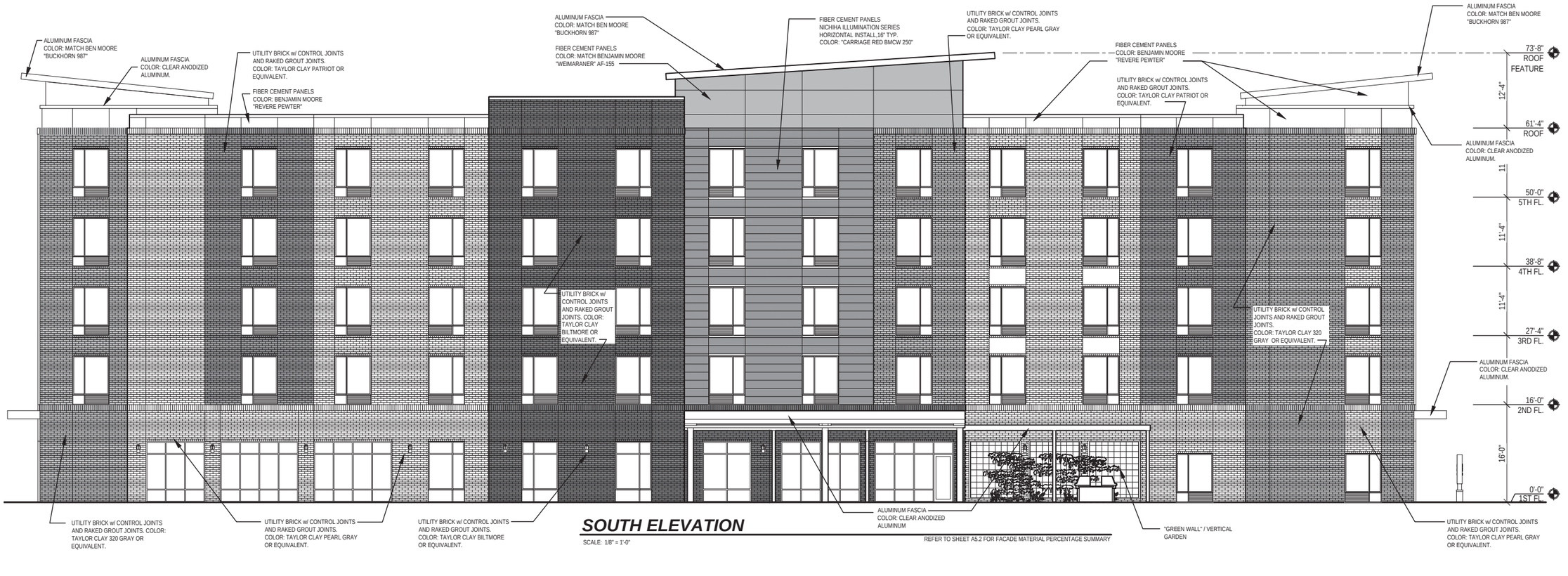
A4.2



NORTH ELEVATION

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

REFER TO SHEET A5.2 FOR FACADE MATERIAL PERCENTAGE SUMMARY



SOUTH ELEVATION

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

REFER TO SHEET A5.2 FOR FACADE MATERIAL PERCENTAGE SUMMARY

PRELIMINARY NOT FOR CONSTRUCTION

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A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

NORTH AND SOUTH ELEVATIONS

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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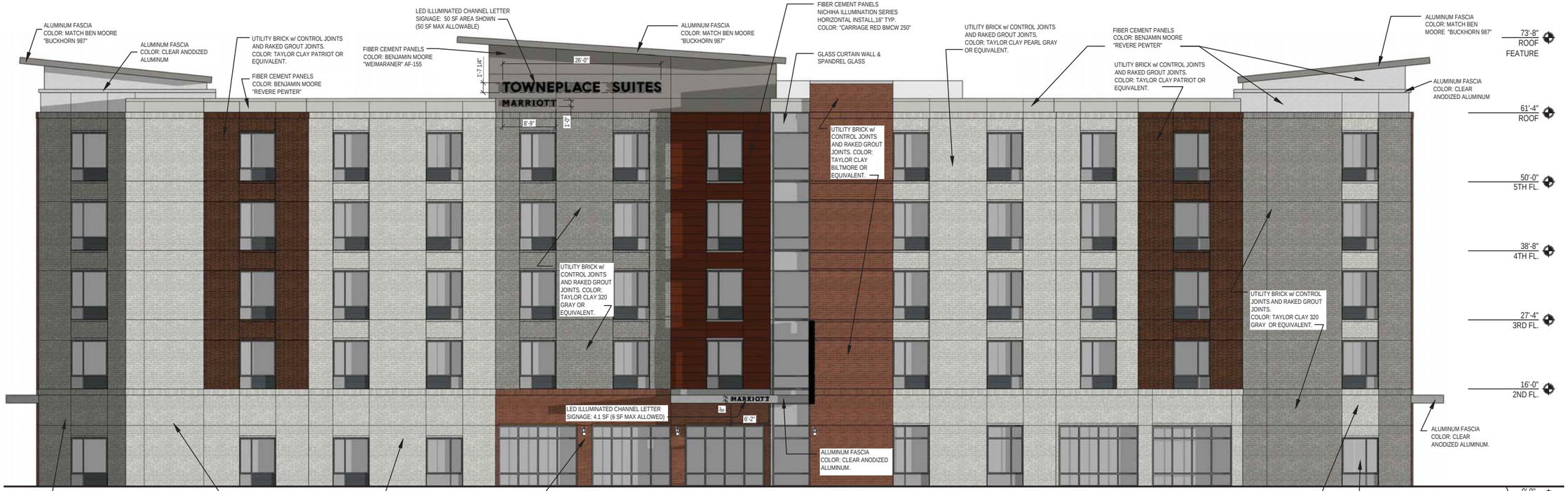
CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
Phone: 513-265-7489

studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A5.1



NORTH ELEVATION

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

REFER TO SHEET A5.2 FOR FACADE MATERIAL PERCENTAGE SUMMARY

SOUTH ELEVATION

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

REFER TO SHEET A5.2 FOR FACADE MATERIAL PERCENTAGE SUMMARY

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A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

NORTH AND SOUTH COLOR ELEVATIONS

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
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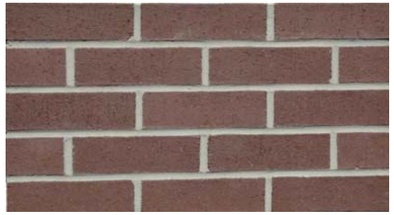
studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A5.1

TAYLOR CLAY BRICK MASONRY - "PEARL GRAY"

TAYLOR CLAY BRICK MASONRY - "320 GRAY"

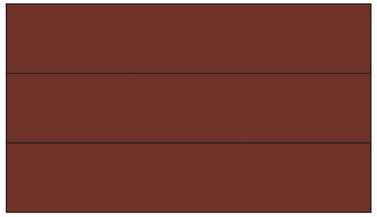


TAYLOR CLAY BRICK MASONRY - "PATRIOT"

TAYLOR CLAY BRICK MASONRY - "BILTMORE"

CLEAR ANODIZED ALUMINUM
WINDOWS AND STOREFRONT
KAWNEER TRIFAB 451T

CLEAR ANODIZED ALUM.
CURTAIN WALL
KAWNEER 1600



FIBER CEMENT PANELS (INSTALL 16" TYP.)
COLOR: BENJAMIN WILLIAMS "CARRIAGE RED"

FIBER CEMENT PANELS
COLOR: BENJAMIN WILLIAMS "WEIMARANER"

FIBER CEMENT PANELS
COLOR: BENJAMIN WILLIAMS "REVERE PEWTER"

FIBER CEMENT PANELS
COLOR: BENJAMIN WILLIAMS "BUCKHORN"

NORTH (PUBLIC STREET) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 12492sf

PRIMARY MATERIAL:
BRICK MASONRY & CURTAIN WALL/STOREFRONT = ± 10745sf = 86%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ± 1747sf = 14%

EAST (SIDE) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 4344sf

PRIMARY MATERIAL:
BRICK MASONRY+ STOREFRONT = ± 3548sf = 81.7%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ± 796sf = 18.3%

SOUTH (PARKING LOT) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 12494sf

PRIMARY MATERIAL:
BRICK MASONRY+ STOREFRONT = ± 10281sf = 82.3%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ± 2213sf = 17.7%

WEST (SIDE) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 4187sf

PRIMARY MATERIAL:
BRICK MASONRY+ STOREFRONT = ± 3698sf = 88.3%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM = ± 489sf = 11.7%

NOTE: ALL PUNCHED (SMALLER) WINDOWS ARE NOT INCLUDED IN CALCULATIONS OF FACADE AREAS.

EXTERIOR FACADE MATERIAL PERCENTAGES

SOUTH (NON- STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 3604sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 596sf
PERCENTAGE = 16.5%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 2545sf
GLAZING = ± 438sf (ea floor 2 thru 5)
PERCENTAGE = 17.2% (ea floor 2 thru 5)

EAST (NON-STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 1137sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 173sf
PERCENTAGE = 15.2%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 805sf
GLAZING = ± 125sf (ea floor 2 thru 5)
PERCENTAGE = 15.5% (ea floor 2 thru 5)

NORTH (PUBLIC STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 3604sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 643sf
PERCENTAGE = 17.8%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 2545sf
GLAZING = ± 477sf (ea floor 2 thru 5)
PERCENTAGE = 18.7% (ea floor 2 thru 5)

WEST (PUBLIC STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 1137sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 68sf
PERCENTAGE = 6%

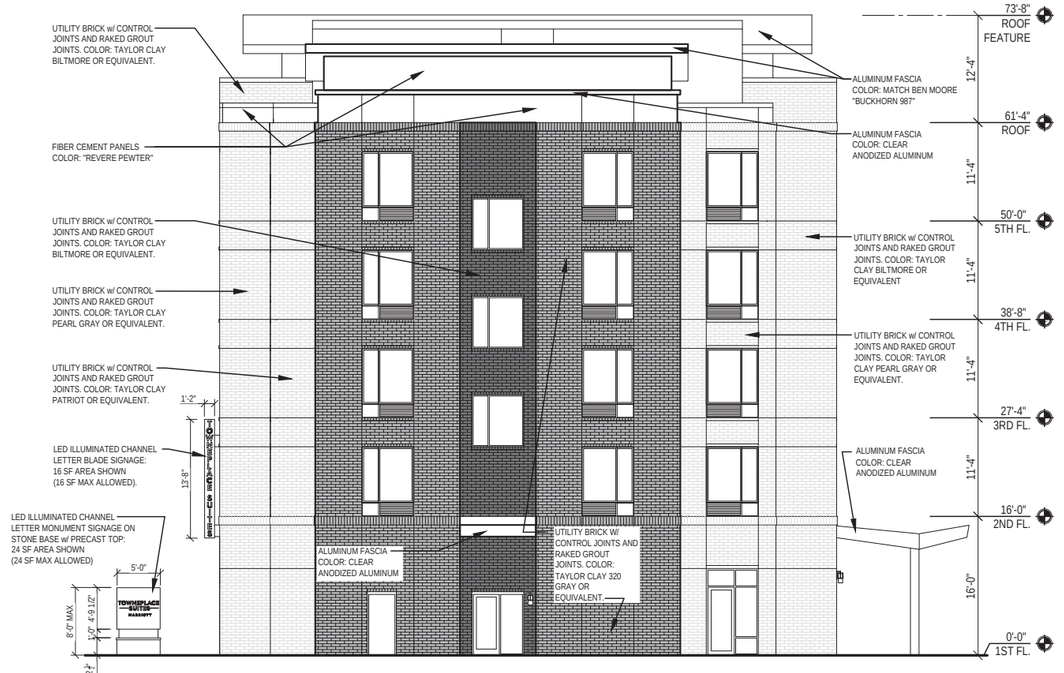
UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 805sf
GLAZING = ± 125sf (ea floor 2 thru 5)
PERCENTAGE = 15.5% (ea floor 2 thru 5)

TRANSPARENCY PERCENTAGES

EAST ELEVATION

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

REFER TO CHART ABOVE FOR FACADE MATERIAL PERCENTAGE SUMMARY
REFER TO ADJACENT WEST ELEVATION FOR MATCHING NOTATION



WEST ELEVATION

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

REFER TO CHART ABOVE FOR FACADE MATERIAL PERCENTAGE SUMMARY

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- 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

EAST AND WEST ELEVATIONS,
FINISH SELECTIONS, CALCULATIONS

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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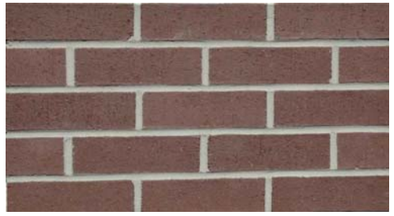
studio costandi ARCHITECTURE + PLANNING

Project No. TPSDUB

A5.2

TAYLOR CLAY BRICK MASONRY - "PEARL GRAY"

TAYLOR CLAY BRICK MASONRY - "320 GRAY"

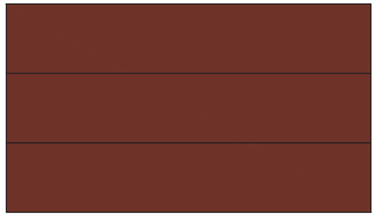


TAYLOR CLAY BRICK MASONRY - "PATRIOT"

TAYLOR CLAY BRICK MASONRY - "BILTMORE"

CLEAR ANODIZED ALUMINUM
WINDOWS AND STOREFRONT
KAWNEER TRIFAB 451T

CLEAR ANODIZED ALUM.
CURTAIN WALL
KAWNEER 1600



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FIBER CEMENT PANELS
COLOR: BENJAMIN WILLIAMS "WEIMARANER"

FIBER CEMENT PANELS
COLOR: BENJAMIN WILLIAMS "REVERE PEWTER"

FIBER CEMENT PANELS
COLOR: BENJAMIN WILLIAMS "BUCKHORN"

NORTH (PUBLIC STREET) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 12492sf

PRIMARY MATERIAL:
BRICK MASONRY & CURTAIN WALL/STOREFRONT = ± 10745sf = 86%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ± 1747sf = 14%

EAST (SIDE) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 4344sf

PRIMARY MATERIAL:
BRICK MASONRY+ STOREFRONT = ± 3548sf = 81.7%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ± 796sf = 18.3%

SOUTH (PARKING LOT) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 12494sf

PRIMARY MATERIAL:
BRICK MASONRY+ STOREFRONT = ± 10281sf = 82.3%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM TRIM = ± 2213sf = 17.7%

WEST (SIDE) FACADE:

TOTAL AREA - PUNCHED WINDOWS = ± 4187sf

PRIMARY MATERIAL:
BRICK MASONRY+ STOREFRONT = ± 3698sf = 88.3%
SECONDARY MATERIALS:
FIBER CEMENT PANELS & ALUM = ± 489sf = 11.7%

NOTE: ALL PUNCHED (SMALLER) WINDOWS ARE NOT INCLUDED IN CALCULATIONS OF FACADE AREAS.

EXTERIOR FACADE MATERIAL PERCENTAGES

SOUTH (NON- STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 3604sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 596sf
PERCENTAGE = 16.5%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 2545sf
GLAZING = ± 438sf (ea floor 2 thru 5)
PERCENTAGE = 17.2% (ea floor 2 thru 5)

EAST (NON-STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 1137sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 173sf
PERCENTAGE = 15.2%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 805sf
GLAZING = ± 125sf (ea floor 2 thru 5)
PERCENTAGE = 15.5% (ea floor 2 thru 5)

NORTH (PUBLIC STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 3604sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 643sf
PERCENTAGE = 17.8%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 2545sf
GLAZING = ± 477sf (ea floor 2 thru 5)
PERCENTAGE = 18.7% (ea floor 2 thru 5)

WEST (PUBLIC STREET) FACADE:

GROUND LEVEL FACADE AREA = ± 1137sf
GLAZING BETWEEN 2' AND 8' HEIGHT FROM SIDEWALK = ± 68sf
PERCENTAGE = 6%

UPPER LEVEL FACADE AREA (ea floor 2 thru 5) = ± 805sf
GLAZING = ± 125sf (ea floor 2 thru 5)
PERCENTAGE = 15.5% (ea floor 2 thru 5)

TRANSPARENCY PERCENTAGES

EAST ELEVATION

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

REFER TO CHART ABOVE FOR FACADE MATERIAL PERCENTAGE SUMMARY
REFER TO ADJACENT WEST ELEVATION FOR MATCHING NOTATION

WEST ELEVATION

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

REFER TO CHART ABOVE FOR FACADE MATERIAL PERCENTAGE SUMMARY

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
● 07/10/2017 MARRIOTT RESPONSE
● 08/15/2017 DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

5156 UPPER METRO PLACE, DUBLIN, OHIO 43017, FRANKLIN COUNTY

EAST AND WEST COLOR ELEVATIONS

CITY OF DUBLIN

STEVEN M. ROBERTS, ARCHITECT
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CINCINNATI, OHIO 45237
SteveRobertsArchitect@gmail.com
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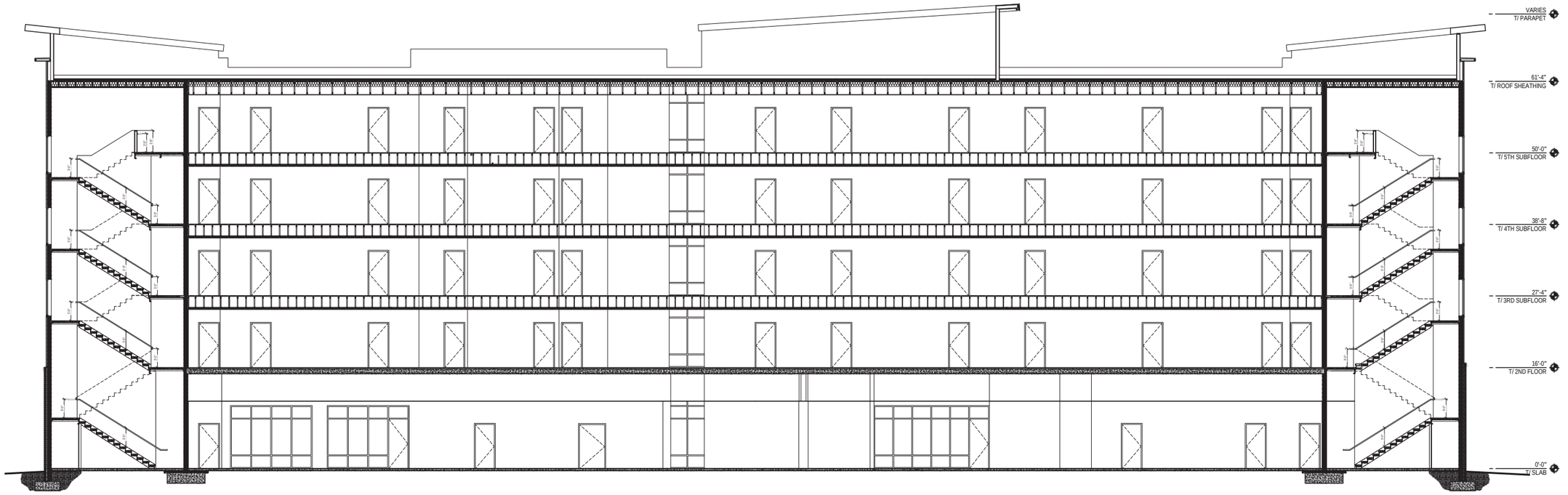
studio costandi ARCHITECTURE + PLANNING

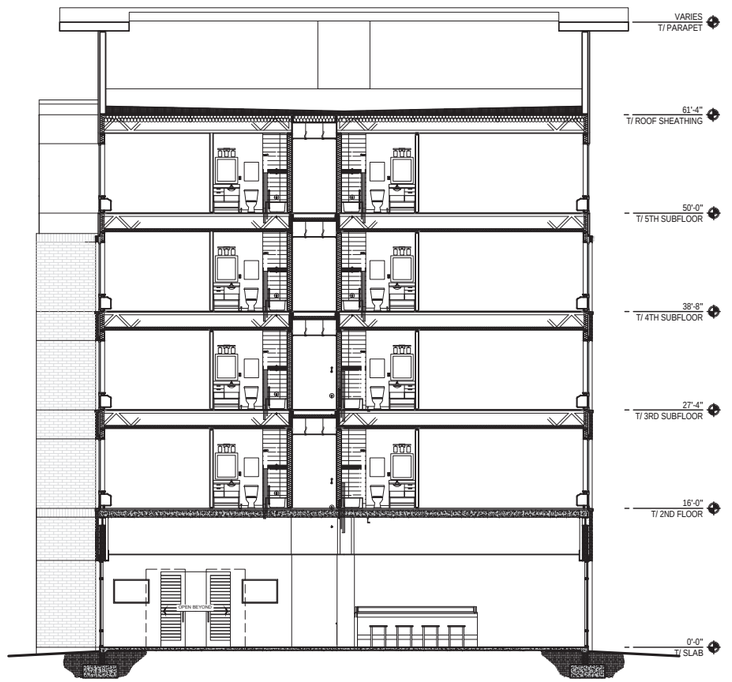
Project No. TPSDUB

A5.2



LONGITUDINAL BUILDING SECTION

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



BUILDING CROSS SECTION

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

PRELIMINARY
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	06/01/2017	DUBLIN COMMENTS
	06/14/2017	DUBLIN ART REVIEW
●	07/10/2017	MARRIOTT RESPONSE
●	08/15/2017	DUBLIN FINAL SITE PLAN

A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES MARRIOTT

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

BUILDING SECTIONS

CITY OF DUBLIN

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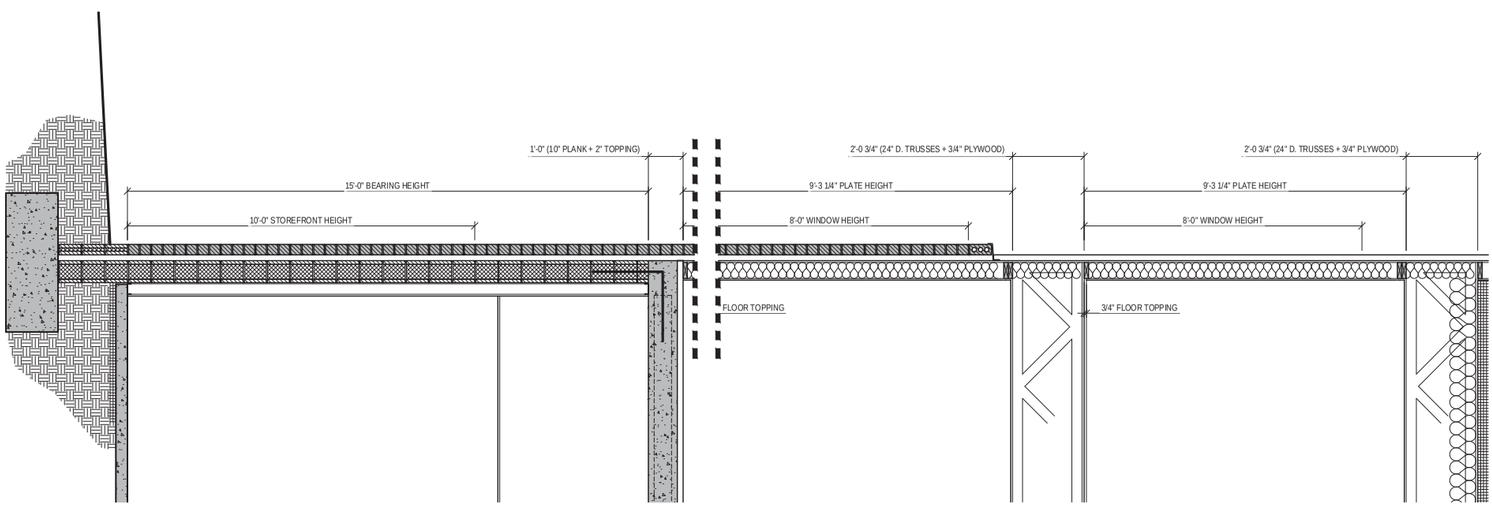
A6.1

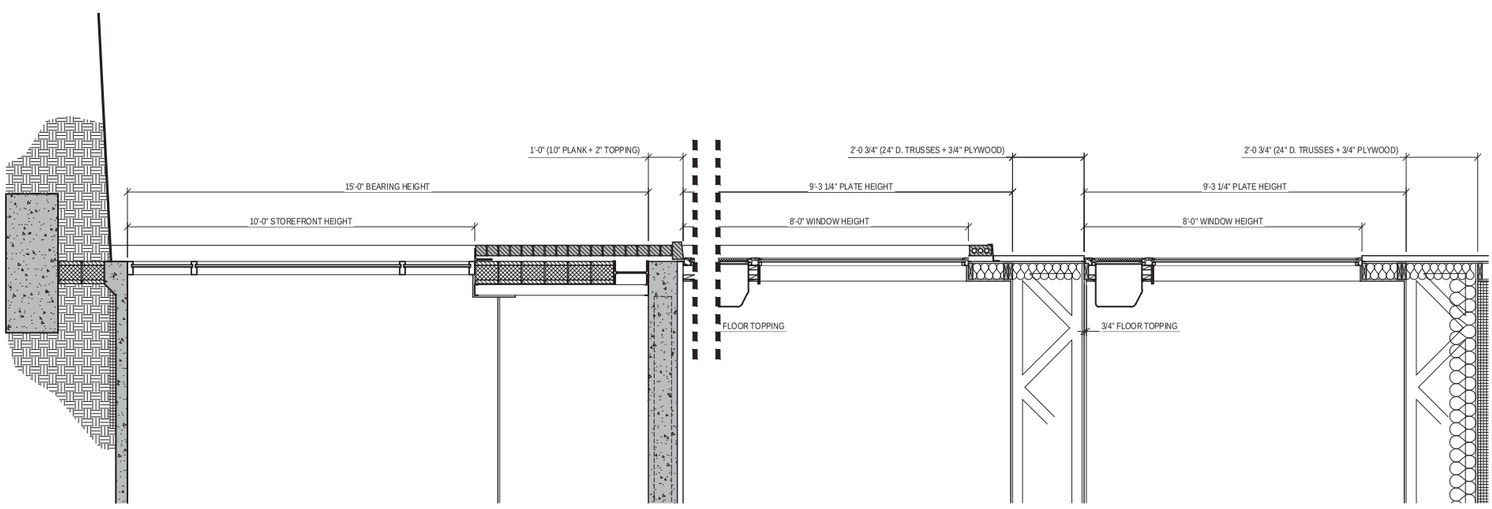
TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



WINDOW WALL SECTION

SCALE: 1/2" = 1'-0"



A6.2

Project No. TPSDUB

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A CUSTOM DESIGN FOR A NEW PROPOSED:

TOWNEPLACE SUITES

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

MARRIOTT

WALL SECTIONS

ISSUE / REVISION DATE:
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06/14/2017 DUBLIN ART REVIEW
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PRELIMINARY
NOT FOR CONSTRUCTION