

DEVELOPMENT TEAM:

CRAWFORD HOYING DEVELOPMENT
 555 METRO PLACE N.
 DUBLIN, OHIO 43017
 PH
 PROJECT CONTACT -

JEZERINAC GEERS
 5640 FRANTZ ROAD
 DUBLIN, OHIO 43017
 PH
 PROJECT CONTACT -

KLEINGERS GROUP
 6305 CENTRE PARK DRIVE
 WEST CHESTER, OHIO 45069
 PH
 PROJECT CONTACT -

PRATER ENGINEERING & ASSOCIATES, INC.
 6130 WILCOX RD
 DUBLIN, OHIO 43016
 PH
 PROJECT CONTACT -

HOME2 HOTEL

ICH Dublin Hotel, LLC

FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

OWNER:

HOME2 HOTEL
 FRANTZ ROAD & STATE ROUTE 161
 DUBLIN, OHIO
 PH-
 OWNER CONTACT -

ARCHITECT:

OHM ADVISORS
 101 MILL STREET, SUITE 200
 GAHANNA, OH 43230
 614.418.0600
 PROJECT CONTACT - MICHAEL BURMEISTER, AIA



AREA LOCATION MAP



PROJECT LOCATION MAP

OHM 101 MILL STREET
 GAHANNA, OHIO 43230
 614.418.0600
 614.418.0614 FAX

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE OBTAINED FROM THE ARCHITECT.
- DIMENSIONS SHOWN ARE FINISH SURFACES OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E. EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION). IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL PAY ALL PERMIT FEES.
- CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
- PROTECTION: CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
- REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY NEW WORK TO ITS ORIGINAL CONDITION.
- PLANS HAVE BEEN SEALED FOR ALL TRADES INDICATED AT RIGHT. OHM ADVISORS ASSUMES THAT THE PROJECT OWNER HAS PROCURED PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES TO DESIGN FOR TRADES NOT SHOWN.

| HOTEL ROOM MATRIX | | | | | | |
|-------------------|---------|---------|-------|-----------|----------|--------------|
| | SINGLES | DOUBLES | KINGS | 1 BEDROOM | ADA UNIT | TOTAL |
| FLOOR 1 | 8 | 11 | 0 | 2 | 3* | 21 |
| FLOOR 2 | 21 | 11 | 1 | 2 | 4* | 35 |
| FLOOR 3 | 21 | 11 | 1 | 2 | 4* | 35 |
| FLOOR 4 | 21 | 11 | 1 | 2 | 4* | 35 |
| TOTAL | 71 | 44 | 3 | 8 | ** | OVERALL: 126 |

* ADA UNITS ARE INCLUDED WITHIN EACH ROOM COUNT. SEE PLAN

| SITE DATA | |
|---------------------------|---------------|
| TOTAL PROJECT LIMITS AREA | -- |
| HOTEL ROOMSKEY(S) | 126 ROOMSKEYS |
| GROSS DENSITY | -- |
| REQUIRED PARKING | 108 |
| MAX ALLOWABLE PARKING | 135 |
| PROVIDED PARKING | 24 |
| SHARED PARKING | 1 |
| ELECTRIC CHARGING SPACES | 5 |
| ADA ACCESSIBLE PARKING | 122 |
| REQUIRED BICYCLE PARKING | 11 |
| PROVIDED BICYCLE PARKING | 12 |

CORRIDOR BUILDING TYPE

| 4 FLOORS | AREAS: |
|-------------------------|--------------------------|
| FIRST FLOOR - 21 UNITS | FIRST FLOOR - 20,885 SF |
| SECOND FLOOR - 35 UNITS | SECOND FLOOR - 19,290 SF |
| THIRD FLOOR - 35 UNITS | THIRD FLOOR - 19,290 SF |
| FOURTH FLOOR - 35 UNITS | FOURTH FLOOR - 19,290 SF |
| TOTAL UNITS - 126 UNITS | TOTAL AREA - 78,725 SF |

| HOME2 - OPEN SPACE CALCULATION | | | |
|--------------------------------|-----------|------------------------------|------------------------|
| | AREA (SF) | REQUIREMENT | PROVIDED OPEN AREA |
| *COMMERCIAL | -- | 1 SF PER 50 SF OF COMMERCIAL | -- |
| BUILDING AREA | 78,725 | TOTAL AREA / 50 | 1,574.5 SF (0.04 ACRE) |
| FUTURE OFFICE | 14,000 | TOTAL AREA / 50 | 280 SF (0.006 ACRE) |
| TOTAL | 88,725 | -- | 1854.5 SF (0.046 ACRE) |

* TO BE LOCATED WITHIN 660'-0" OF MAIN ENTRANCE

DRAWING INDEX:

TITLE SHEET

ARCHITECTURAL

- S100 PROPOSED SITE PLAN
- S101 PROPOSED SITE PLAN - TURNING RADIUS
- A101 GROUND FLOOR PLAN
- A102 SECOND FLOOR PLAN
- A103 THIRD FLOOR PLAN
- A104 FOURTH FLOOR PLAN
- A200 ELEVATIONS
- A201 ELEVATIONS
- A300 PERSPECTIVE VIEWS

I Certify That The Civil/Structural Plans Were Prepared Under My Direct Supervision

I Certify That The Architectural Plans Were Prepared Under My Direct Supervision

| PROJECT DATA | |
|---------------|--|
| 153.064(C) | - ZONED INFORMATION BASIC COMMERCIAL DISTRICT PER 153.057 - USE TYPE IS HOTEL PER 153.059 - BUILDING TYPE IS CORRIDOR BUILDINGS PER 153.062(0)(9) - HOTEL ROOMS/KEY(S): 126 ROOMSKEYS - GROSS DENSITY: PER CIVIL ENGINEERS |
| 153.064(C) | - OPEN SPACE CALCULATIONS COMMERCIAL: 1,507,50 SQFT - TO BE LOCATED WITHIN 660' OF MAIN ENTRANCE BUILDING SQUARE FOOT: 78,725 REQUIRED: 2,975 PROVIDED: 1,875 |
| 154.062 | - BUILDING TYPES PER TABLE 153.062(A) |
| 153.062(0)(5) | - CORRIDOR BUILDING SEE ELEVATIONS & PLANS FOR BUILDING TYPE REQUIREMENTS |
| 153.065(B) | - REQUIRED PARKING: 108 MIN. 135 MAX PROVIDED PARKING: 128 SPACES SHARED PARKING: 24 SPACES REQUIRED BICYCLE PARKING: 110 REQUIRED VEHICULAR SPACES: 115 SPACES PROVIDED BICYCLE PARKING: 12 SPACES |

| REQUESTED WAIVERS | |
|-------------------|--|
| 1. | 153.065(0)(3) - PRIMARY ENTRANCE NOT ON PRIMARY STREET FRONTAGE |
| 2. | 153.062(0)(5)(d) - ELEVATION TRANSPARENCY 21% - EAST ELEVATION 8% - WEST ELEVATION |

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| 153.060 - LOTS & BLOCKS | | |
|-------------------------|---------|-----------|
| TABLE 153.060 - A | LENGTH | PERIMETER |
| DISTRICT | 500'-0" | 1,750'-0" |
| COMMERCIAL | 361'-0" | 1,195'-0" |
| DESIGN | | |

| PARKING (FUTURE OFFICE BUILDING) PER 153.065 (TABLE 153.065A) | | |
|---|------------------|-------------------------------------|
| COMMERCIAL | OFFICE / GENERAL | LESS THAN 50,000 - 2.5 / 1,000 SQFT |
| OFFICE | 14,000 SQFT | 38 REQUIRED SPACES |

* SHARED PER 153.065 (B) (2) (b) (1)

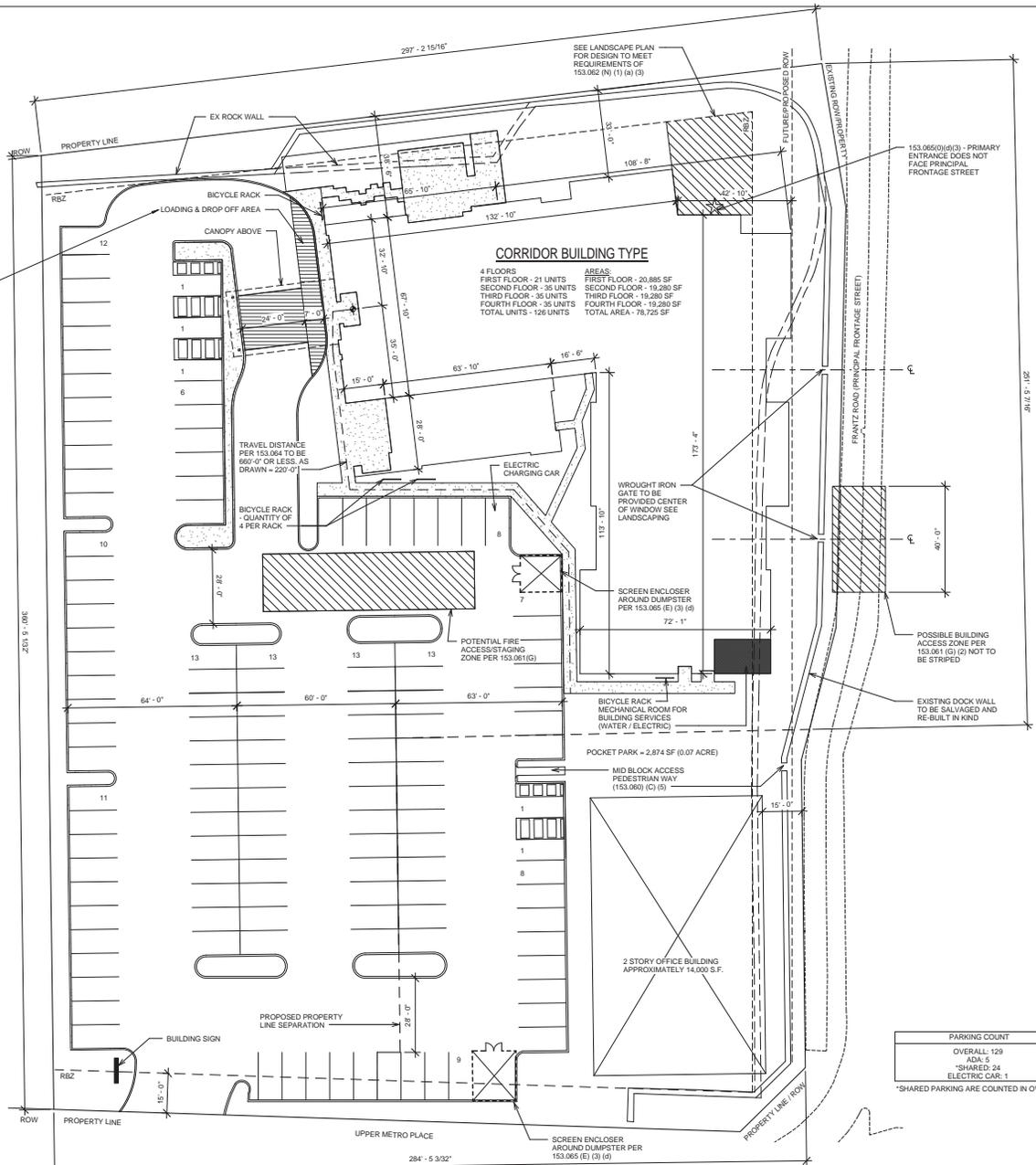
| PARKING CALCULATIONS | |
|---|--|
| 108 MIN = HOTEL | |
| 35 MIN = OFFICE (FUTURE) | |
| 143 TOTAL MIN BOTH | |
| 122 PROVIDED WAIVER PER 153.065 FOR SHARED/ OVERLAP PARKING DUE TO TIMING OF EXPECTANT BUILDING USES. | |

OPEN SPACE
COMMERCIAL SPACE (FUTURE OFFICE)
1.50 FT PER 50 SQ FT OF OFFICE
14,000 / 50 = 280 SQ FT REQUIRED
PROVIDED = 2,875 SQ FT
HOTEL REQUIRED = 1,575 SQ FT
OFFICE = + 280 SQ FT
1,855 SQ FT
OPEN SPACE LARGE ENOUGH TO SUPPORT BOTH PROJECTS

LOADING & DROP OFF
AREA APPROXIMATE
2-3 CAR SPACES
AVAILABLE TO MEET 153.065-C
50,000 - 100,000 - 2 SPACES

WAIVERS
PRIMARY ENTRANCE DOES NOT FACE PRINCIPAL FRONTAGE STREET

1 Architectural 3/6
3/64" = 1'-0"



| PARKING COUNT | |
|---------------|-----|
| OVERALL: | 129 |
| ADA: | 6 |
| *SHARED: | 24 |
| ELECTRIC CAR: | 1 |

*SHARED PARKING ARE COUNTED IN OVERALL



① GROUND FLOOR
 3/32" = 1'-0"

| | |
|-------------|--|
| DATE | |
| DESCRIPTION | |

| | |
|-----|--|
| NO. | |
|-----|--|

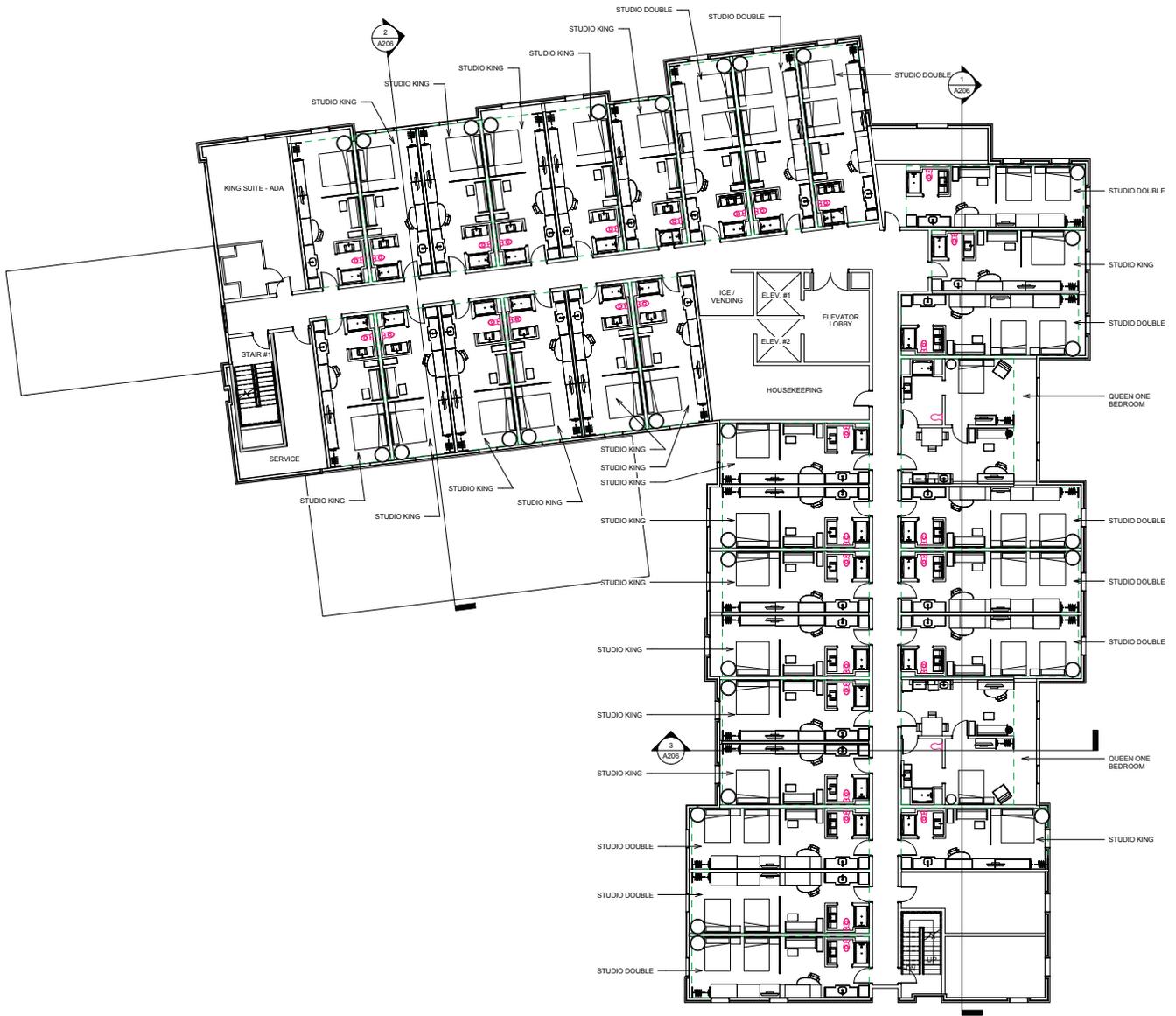
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|-------------|--|
| DATE | |
| DESCRIPTION | |

HOME2 HOTEL
 ICH Dublin Hotel, LLC
 PRANTZOS & STATEROUE 161 S DUBLIN, OHIO

GROUND FLOOR PLAN

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① SECOND FLOOR
 3/32" = 1'-0"

| | |
|------|--|
| DATE | |
|------|--|

| | |
|-------------|--|
| DESCRIPTION | |
| NO. | |

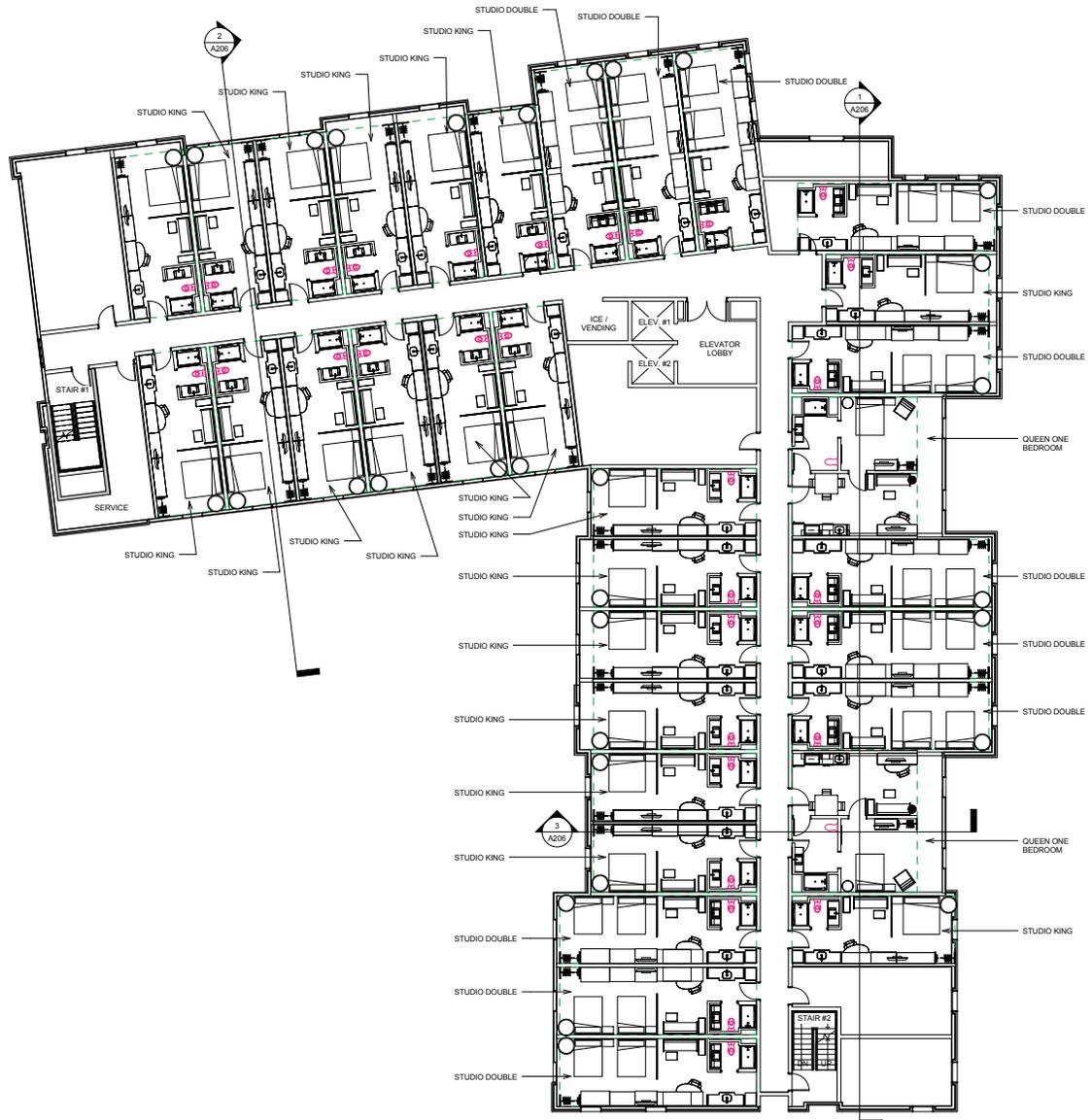
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| DATE | DESIGNED BY | SCALE | PROJECT NO. |
| DATE | DRAWN BY | SCALE | PROJECT NO. |
| DATE | CHECKED BY | SCALE | PROJECT NO. |
| DATE | APPROVED BY | SCALE | PROJECT NO. |

HOME2 HOTEL
 ICH Dublin Hotel, LLC
 FRANKLIN & STATE ROUTE 161, DUBLIN, OHIO

SECOND FLOOR PLAN

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1 THIRD FLOOR
 3/32" = 1'-0"

| | |
|------|--|
| DATE | |
|------|--|

| | |
|-------------|--|
| DESCRIPTION | |
|-------------|--|

| | |
|-----|--|
| NO. | |
|-----|--|

HOME2 HOTEL
 ICH Dublin Hotel, LLC
 FRANKLIN & STATE ROUTE 161, DUBLIN, OHIO

THIRD FLOOR PLAN

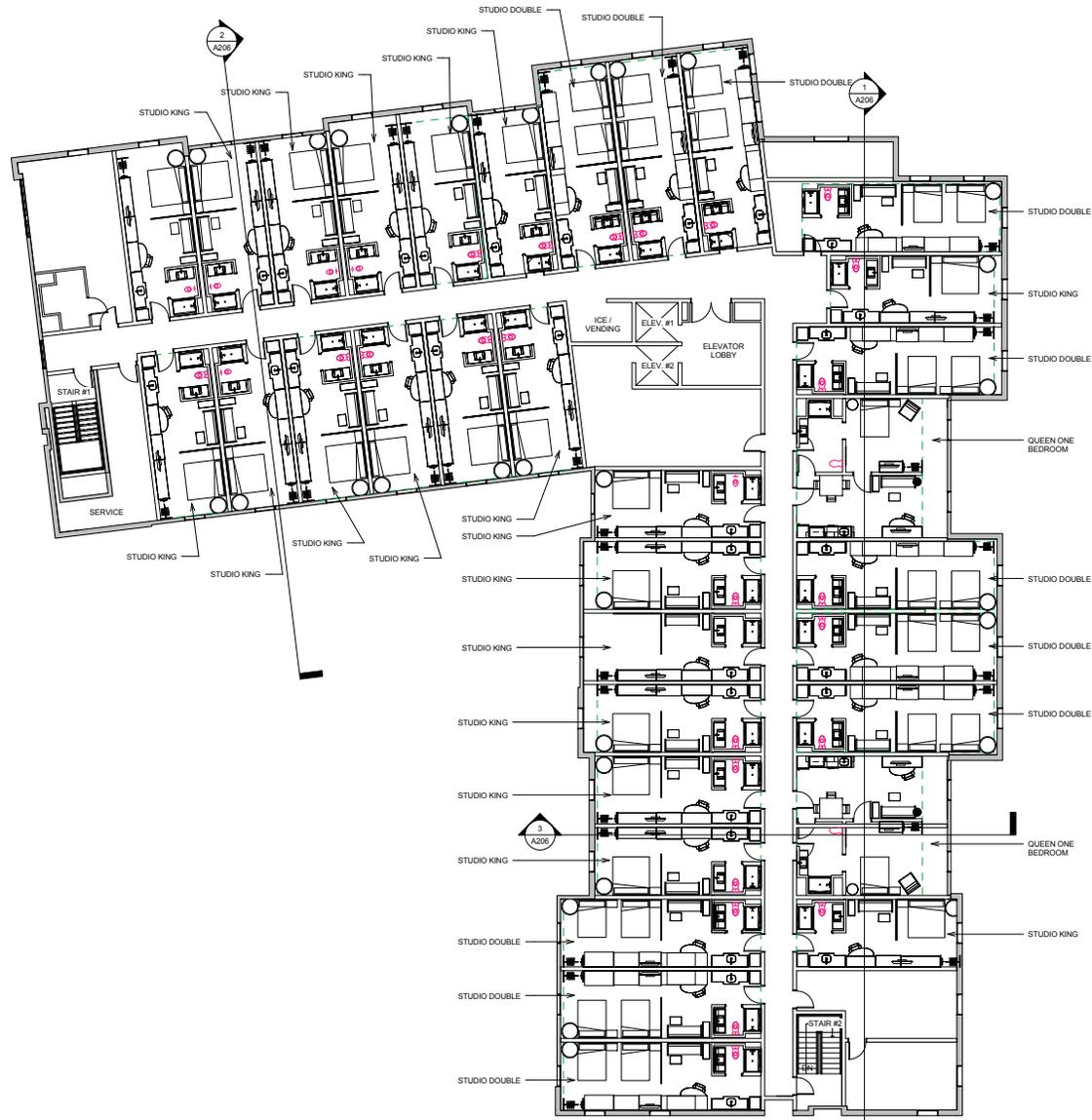
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① FOURTH FLOOR
3/32" = 1'-0"

| | |
|------|--|
| DATE | |
|------|--|

| | |
|-------------|--|
| DESCRIPTION | |
|-------------|--|

| | |
|-------------|--|
| DATE | |
| DESCRIPTION | |

HOME2 HOTEL
ICH Dublin Hotel, LLC
FRANKLIN & STATE ROUTE 161, DUBLIN, OHIO

FOURTH FLOOR PLAN

A104

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1 EAST - OPTION 2
 1/8" = 1'-0"

| TRANSPARENCY PERCENTAGE EAST FACADE | | MATERIALS PERCENTAGES EAST FACADE (equals 100%) | | | | |
|---|-----|---|-------|--------------------|-------|---------------------|
| ELEVATION TRANSPARENCY = 21% | | | | | | |
| TRANSPARENCY PERCENTAGES PER FLOOR | | | | | | |
| 1ST FLR. | 37% | | | | | |
| 2ND FLR. | 18% | | | | | |
| 3RD FLR. | 18% | | | | | |
| 4TH FLR. | 12% | | | | | |
| WAVIERS | | PRIMARY MATERIALS | | | | |
| 153.062(0)(5)(4) - ELEVATION TRANSPARENCY | | STONE | BRICK | FIBER CEMENT BOARD | GLASS | SECONDARY MATERIALS |
| | | 18% | 33% | 8% | 21% | EIFS |
| | | 14% | | | | |



2 NORTH - OPTION 2
 1/8" = 1'-0"

| TRANSPARENCY PERCENTAGE NORTH FACADE | | MATERIALS PERCENTAGES NORTH FACADE (equals 100%) | | | | |
|--------------------------------------|-------|--|-------|------|--|--|
| ELEVATION TRANSPARENCY = 17% | | | | | | |
| PRIMARY MATERIALS | | SECONDARY MATERIALS | | | | |
| STONE | BRICK | FIBER CEMENT BOARD | GLASS | EIFS | | |
| 30% | 34% | 6% | 17% | 13% | | |

SCALE

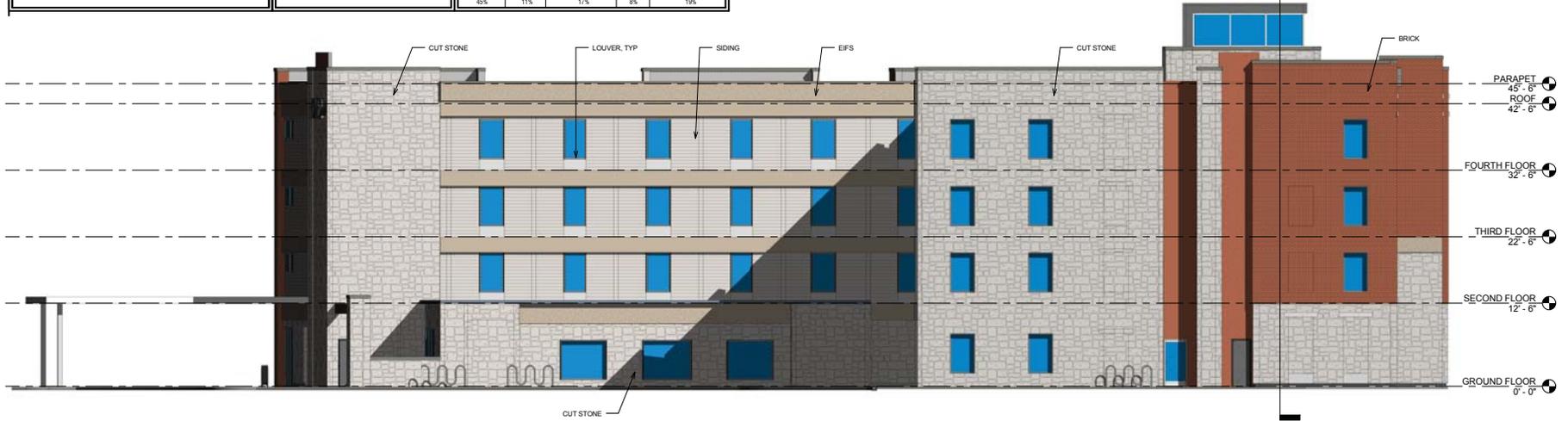
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 Description: _____
 REVISIONS: No. _____

HOME2 HOTEL
 ICH Dublin Hotel, LLC
 FRANKLIN & STATE ROUTE 161, DUBLIN, OHIO
 ELEVATIONS - OPTION 2

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| NOTES | TRANSPARENCY PERCENTAGE SOUTH FACADE | MATERIALS PERCENTAGES SOUTH FACADE (equals 100%) | | | | |
|---|--------------------------------------|--|-------|--------------------|---------------------|------|
| 153.002(0)(5)(6) - ELEVATION TRANSPARENCY | ELEVATION TRANSPARENCY = 8% | PRIMARY MATERIALS | | | SECONDARY MATERIALS | |
| | | STONE | BRICK | FIBER CEMENT BOARD | GLASS | EIFS |
| | | 45% | 11% | 17% | 8% | 19% |



1 SOUTH - OPTION 2
1/8" = 1'-0"



| TRANSPARENCY PERCENTAGE WEST FACADE | MATERIALS PERCENTAGES WEST FACADE (equals 100%) | | | | |
|-------------------------------------|---|-------|--------------------|---------------------|------|
| ELEVATION TRANSPARENCY = 15% | PRIMARY MATERIALS | | | SECONDARY MATERIALS | |
| | STONE | BRICK | FIBER CEMENT BOARD | GLASS | EIFS |
| | 27% | 16% | 21% | 15% | 21% |

2 WEST - OPTION 2
1/8" = 1'-0"

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SCALE

DATE

DESCRIPTION

REVISIONS

No.

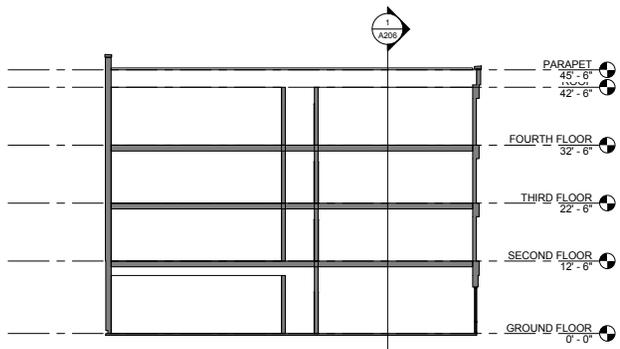
DATE: 10/20/2016
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN
SHEET NO.: 1111111111

PROJECT: HOME2 HOTEL
CLIENT: ICH Dublin Hotel, LLC
ADDRESS: FRANKLIN & STATE ROUTE 161, DUBLIN, OHIO

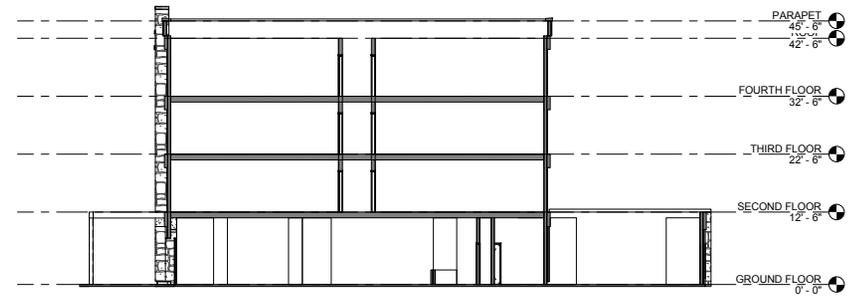
BUILDING SECTIONS

SHEET

A206



① SECTION THRU GUEST ROOMS
3/32" = 1'-0"



② SECTION THRU LOBBY
3/32" = 1'-0"



③ BUILDING SECTION
3/32" = 1'-0"

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