

**DEVELOPMENT TEAM:**

JEZERINAC GEERS  
5640 FRANTZ ROAD  
DUBLIN, OHIO 43017  
614.766.0066  
PROJECT CONTACT - ROBERT JOHNSON

KLEINGERS GROUP  
350 WORTHINGTON ROAD, SUITE B  
WESTERVILLE, OHIO 43082  
614.882.4311  
PROJECT CONTACT - JENNIFER KNITTLE

PRATER ENGINEERING & ASSOCIATES, INC.  
6130 WILCOX RD  
DUBLIN, OHIO 43016  
614.766.4893  
PROJECT CONTACT - MATT MUMAW

# HOME2 HOTEL

## ICH DUBLIN HOTEL, LLC

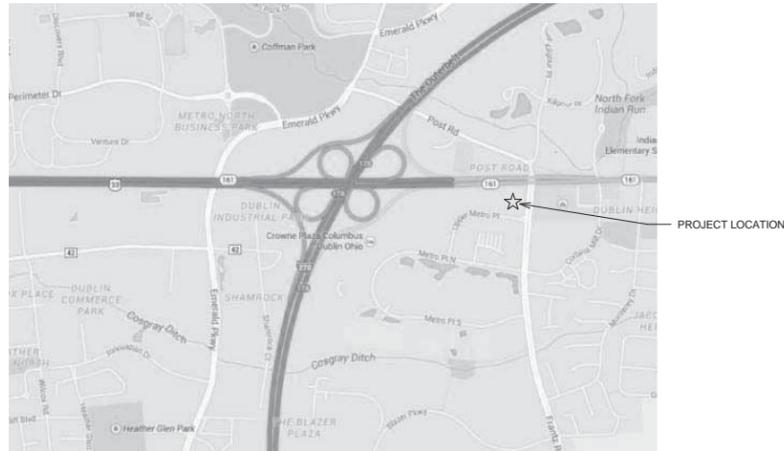
### FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

**OWNER:**

HOME2 HOTEL  
555 METRO PLACE NORTH, SUITE 600  
DUBLIN, OH 43017  
614.335.2020  
PROJECT CONTACT - NELSON YODER

**ARCHITECT:**

OHM ADVISORS  
101 MILL STREET, SUITE 200  
GAHANNA, OH 43230  
614.418.0600  
PROJECT CONTACT - MELISSA SPIRES



AREA LOCATION MAP



PROJECT LOCATION MAP



**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 SURFACE 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	7	12	0	2	3*	21
FLOOR 2	21	12	1	2	4*	36
FLOOR 3	21	12	1	2	4*	36
FLOOR 4	21	12	1	2	4*	36
<b>TOTAL</b>	<b>70</b>	<b>48</b>	<b>3</b>	<b>8</b>	<b>*</b>	<b>OVERALL:129</b>

\* ADA UNITS ARE INCLUDED WITHIN EACH ROOM COUNT, SEE PLAN

SITE DATA		CORRIDOR BUILDING TYPE)	
TOTAL PROJECT LIMITS AREA	--	UNITS:	AREA:
HOTEL ROOMS/KEY(S)	129 ROOMS/KEYS	FIRST FLOOR - 21 UNITS	FIRST FLOOR - 21,360 SF
GROSS DENSITY	--	SECOND FLOOR - 36 UNITS	SECOND FLOOR - 19,707 SF
REQUIRED PARKING	131	THIRD FLOOR - 36 UNITS	THIRD FLOOR - 19,707 SF
MAX ALLOWABLE PARKING	135	FOURTH FLOOR - 36 UNITS	FOURTH FLOOR - 19,707 SF
PROVIDED PARKING		TOTAL UNITS - 129 UNITS	TOTAL AREA - 80,481 SF
SHARED PARKING	17	PARKING CALCULATION PER 153.065 (TABLE 153.065-A)	
ELECTRIC CHARGING SPACES	1		
ADA ACCESSIBLE PARKING	5		
TOTAL PARKING PROVIDED	122	HOTEL	2 PER 3 GUESTROOMS 129 ROOMS = 86 SPACES PLUS 4 PER 1,000 SQFT ACCESSORY USE AREA 2410 SQFT = 10 SPACES
REQUIRED BICYCLE PARKING	11	OFFICE	2.5/1,000 SQFT 14,000 SQFT = 35 SPACES
PROVIDED BICYCLE PARKING	12	TOTAL	131 SPACES REQUIRED

HOME2 - OPEN SPACE CALCULATION			
	AREA (SF)	REQUIREMENT	MINIMUM REQUIRED OPEN AREA
*COMMERCIAL	--	1 SF PER 50 SF OF COMMERCIAL	--
BUILDING AREA	80,481	TOTAL AREA / 50	1,610 SF (0.037 ACRE)
FUTURE OFFICE	14,000	TOTAL AREA / 50	280 SF (0.006 ACRE)
<b>TOTAL</b>	<b>94,481</b>		<b>1890 SF (0.043 ACRE)</b>

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

**DRAWING INDEX:**

TITLE SHEET

- CIVIL**
- C100 TITLE SHEET
  - C101 EXISTING CONDITIONS
  - C102 DEMO SHEET
  - C103 SITE PLAN
  - C104 UTILITY PLAN
  - C105 STORM SEWER PROFILES
  - C106 GRADING PLAN

- LANDSCAPE**
- L100 LANDSCAPE PLAN
  - L101 LANDSCAPE PLAN
  - L102 LANDSCAPE PLAN

- ARCHITECTURAL**
- S100 PROPOSED SITE PLAN
  - A101 GROUND FLOOR PLAN
  - A102 SECOND FLOOR PLAN
  - A103 THIRD FLOOR PLAN
  - A104 FOURTH FLOOR PLAN
  - A201 ELEVATIONS
  - A202 ELEVATIONS
  - A203 PERSPECTIVE VIEWS
  - A301 BUILDING SECTIONS
  - A302 BUILDING SECTIONS

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

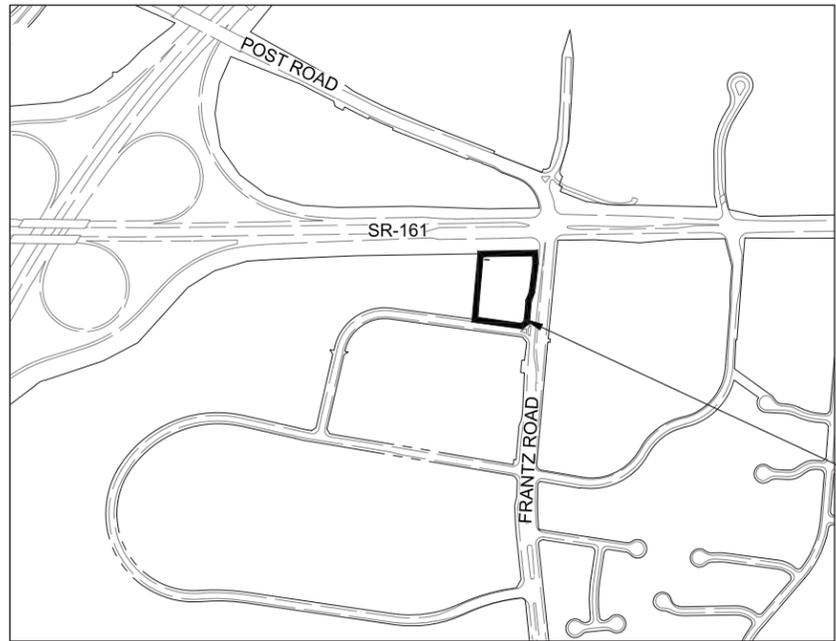
I Certify That The Architectural Plans Were Prepared Under My Direct Supervision

PROJECT DATA

- 153.064(C) - ZONED INFORMATION BSD 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): 129 ROOMS/KEYS
  - GROSS DENSITY: PER CIVIL ENGINEERS
- 153.064(C) - OPEN SPACE CALCULATIONS
  - COMMERCIAL: 1 SQFT/50 SQFT
  - TO BE LOCATED WITHIN 660' OF MAIN ENTRANCE
  - BUILDING SQUARE FOOT: 80,481
  - REQUIRED: 1,890
  - PROVIDED: 1,900
- 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: 96 MIN 135 MAX
  - PROVIDED PARKING: 122 SPACES
  - SHARED PARKING: 17 SPACES
  - REQUIRED BICYCLE PARKING: 1:10 REQUIRED VEHICULAR SPACES: 10 SPACES
  - PROVIDED BICYCLE PARKING: 12 SPACES

REQUESTED WAIVERS

- 153.060(C)(1)(a) = INTERCONNECTED STREET PATTERN
- 153.062(B)(3) = BUILDING TYPE
- 153.062(D)(4) = TOWER QUANTITY
- 153.062(D)(4) = TOWER HEIGHT
- 153.062(E)(1) = FACADE MATERIALS - PRIMARY MATERIAL
- 153.062(O)(5) = ENTRANCE DESIGN - PRIMARY ENTRANCE NOT ON PRIMARY STREET FRONTAGE
- 153.062(O)(5)(d) = ELEVATION TRANSPARENCY - NORTH ELEVATION FIRST FLOOR
- 153.065(B)(2) = REQUIRED VEHICLE PARKING NOT MET



LOCATION MAP  
1"=500'

CITY OF DUBLIN CORPORATION LIMITS

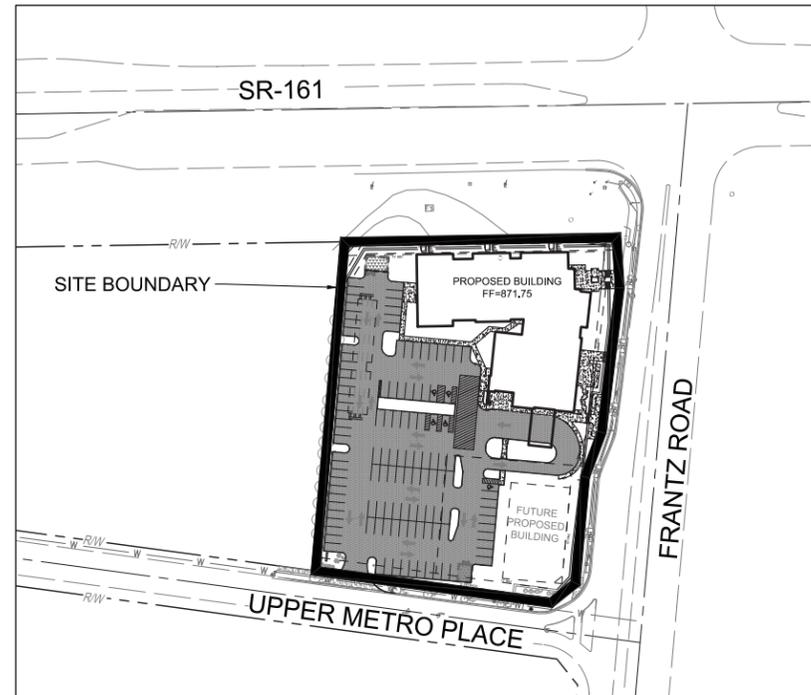


SITE

# HOME2 HOTEL

## 5000 UPPER METRO PLACE

### DUBLIN, OHIO 43017



INDEX MAP  
1"=100'



#### BENCHMARKS

BM #1 - FRANKLIN COUNTY MONUMENT V21 (NAVD 88)

BRASS PLUG IN CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF S.R. 161 AND FRANTZ ROAD, IN FRONT OF THE OHIO FEDERAL BAND, 63.8 FEET SOUTH OF THE CENTERLINE OF THE S.R. 161 EASTBOUND LANES, 18.2 FEET EAST OF THE BACK OF CURB OF FRANTZ ROAD, 12.7 FEET SOUTHWEST OF A CONCRETE BASE FOR A BANK SIGN, 9 INCHES BELOW THE GROUND.

ELEVATION = 864.965

BM #2

ARROW BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF THE INTERSECTION OF FRANTZ ROAD AND UPPER METRO PLACE

ELEVATION = 807.98

#### NOTES

- OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS NOTED.
- SOURCE DOCUMENTS AS NOTED.
- ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000228059 APPLIED AT BASE POINT N 764,900.00 E 1,793,500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- VERTICAL DATUM IS NAVD88 BASED ON SOURCE BM V21.
- UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON OCTOBER 20, 2014; OUPS TICKET #A429-301-838 & A429-301-838.
- THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN OCTOBER, 2014.

#### STORMWATER QUANTITY AND QUALITY:

DETENTION VOLUME REQUIRED = 19,416 CF  
DETENTION VOLUME PROVIDED = 19,906 CF

MH-20 IS A STORMWATER QUALITY BMP AND IS AN INTEGRAL PART OF THE PRIVATE STORM SEWER SYSTEM DEPICTED IN THESE DRAWINGS. RESPONSIBILITY AND ASSURANCE OF PERIODIC MAINTENANCE AND THE CONTINUOUS FUNCTIONALITY OF THIS STORMWATER QUANTITY DEVICE IS PERPETUAL: BEGINNING WITH THE OWNER AT THE TIME OF INSTALLATION AND CONTINUING TO ALL FUTURE OWNERS OF SAID PRIVATE STORM SEWER SYSTEM.

#### SITE DATA

ZONING DISTRICT: BSC COMMERCIAL  
ADJACENT ZONING DISTRICTS: BSC COMMERCIAL

EXISTING USE: COMMERCIAL  
PROPOSED USE: COMMERCIAL

SITE AREA: 2.57 AC  
EXISTING IMPERVIOUS AREA: 1,493 AC  
PROPOSED PERVIOUS AREA: 0.87 AC

IMPERVIOUS AREA ADDED: 0.207 AC  
PROPOSED BUILDING AREA: 80,481 SF

PROPOSED BUILDING HEIGHT: 50'-00"

REQUIRED PARKING SPACES: 131  
PROVIDED PARKING SPACES: 122  
STANDARD PARKING SPACES: 117  
HANDICAP PARKING SPACES: 5

FLOOD ZONE: FLOOD ZONE X

FEMA # 39049C0132K (EFFECTIVE 06/17/2008)

#### PROJECT DESCRIPTION

THE SITE HAS AN EXISTING BUILDING, PARKING LOT, AND UTILITY SERVICES. THE BUILDING WILL BE REMOVED AS WELL AS THE PARKING LOT. THE UTILITY SERVICES WILL BE REMOVED ON SITE THEN CUT AND CAPPED AT THE RIGHT-OF-WAY. THE PROPOSED SITE WILL BE A NEW HOTEL THAT INCLUDES NEW PARKING LOT AREA, NEW BUILDING, UTILITY SERVICES TO THE HOTEL, STORM SEWER SYSTEM, SANITARY SERVICES, WATER SERVICE, AND ROOM FOR A FUTURE PROPOSED BUILDING

#### DEVELOPER

ICH DUBLIN HOTEL, LLC  
555 METRO PLACE NORTH, SUITE 600  
DUBLIN, OHIO 43017  
PH: 614-335-2020  
FAX: 614-850-9191

#### ARCHITECT

OHM ADVISORS  
580 NORTH FOURTH STREET, SUITE 630  
COLUMBUS, OH 43215  
PH: 614-418-9921

#### SITE ENGINEER

THE KLEINGERS GROUP  
350 WORTHINGTON ROAD, SUITE B  
WESTERVILLE, OH 43082  
Ph: 614-882-4311  
Fax: 614-882-4479

#### INDEX OF SHEETS

- C100 - TITLE SHEET
- C101 - EXISTING CONDITIONS
- C102 - DEMO SHEET
- C103 - SITE PLAN
- C104 - UTILITY PLAN
- C105 - STORM SEWER PROFILES
- C106 - GRADING PLAN

#### APPROVALS

SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT AND DOES NOT CONSTITUTE ASSURANCE TO OPERATE AS INTENDED. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL CIVIL ENGINEER PREPARING THE PLANS.

APPROVED:

CITY ENGINEER, CITY OF DUBLIN, OHIO \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF LAND USE & LONG RANGE PLANNING, CITY OF DUBLIN, OHIO \_\_\_\_\_ DATE \_\_\_\_\_



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
www.kleingers.com  
350 Worthington Rd., Ste B  
Westerville, OH 43082  
614.882.4311



ARCHITECTS ENGINEERS PLANNERS  
580 North Fourth Street  
Suite 630  
Columbus, OH 43215  
614-418-9921

OHM-ADVISORS.COM

SEAL

Date

Description

No.

REVISIONS:

OHM ADVISORS  
HOME2 HOTEL BASIC SITE PLAN SUBMISSION  
5000 UPPER METRO PLACE  
DUBLIN, OHIO 43017  
TITLE SHEET

DATE PROJECT NUMBER  
03/27/2015 140390

SHEET C100

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**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Number One (1) in UPPER METRO PLACE as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 90 page 94, Recorder's Office, Franklin County, Ohio.

LESS AND EXCEPTING THEREFROM THE FOLLOWING acre tract as known as conveyed by Chuang Development, LLC to the State of Ohio, Department of Transportation by Instrument No. 201409150121572.

Situated in the State of Ohio, Franklin County, City of Dublin, Virginia Military Survey Number 2542, part of Lot 1 of Upper Metro Place as recorded in Plat Book 90, page 94 and conveyed to Chuang Development, LLC, an Ohio limited liability company as recorded in Instrument Number 201004290051763, lying on the right side of the centerline of survey of US-33 (SR-161) and more particularly described as follows:

Commencing in an iron pin set in the northeasterly corner of said Lot 1, also being the intersection of the existing southerly right of way line of US-33 (SR-161, Columbus-Marysville Road, right of way varies) and the existing westerly right of way line of Frantz Road (right of way varies), the southerly line of a parcel of land conveyed to the State of Ohio in Common Pleas Case Number 231728, and the westerly line of a parcel of land conveyed to the City of Dublin in Instrument Number 199808280219370, said point being 145.00 feet right of Station 206+81.85, and being the POINT OF BEGINNING for the parcel of land herein described;

Thence, in the westerly line of said Lot 1, the existing westerly right of way line of said Frantz Road and the westerly line of said City of Dublin parcel, South 7° 07' 18" West a distance of 53.00 feet to an iron pin set 197.48 feet right of Station 206+74.42;

Thence, crossing said Lot 1, North 3° 44' 27" West a distance of 52.54 feet to an iron pin set in the northerly line of said Lot 1, the existing southerly right of way line of said US-33 and the southerly line of said State of Ohio parcel, said point being 145.00 feet right of Station 206+71.85;

Thence, in the northerly line of said Lot 1, the existing southerly right of way line of said US-33 and the southerly line of said State of Ohio parcel, North 89° 04' 04" East a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.006 acre of land, more or less, none of which falls within present roadway occupied. The above described parcel is located within Franklin County Auditor's Parcel Number 273-008971.

The Basis of Bearing is Grid North of the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) as determined from GPS observations. Alum Creek, OH2006 (DL6453), Union County (D11886) and Madison County (D12237) base stations were used in determining the grid bearing and establishing South 89° 15' 20" East for the centerline of US-33 (SR-161, Columbus-Marysville Road).

All stations referred to herein are from the centerline of Existing Right of Way of US-33 (SR-161) as shown on ODOT right of way plat FRA-270-17-28, recorded at the Franklin County Recorder's Office in Plat Book \_\_\_\_\_, page \_\_\_\_\_.

All iron pins set are 5/8 inch rebar, 30 inches long, with a cap stamped "BARR&PREVOST".

This description was prepared by Amy Bemicken (Ohio Professional Surveyor Number 8571) of Barr & Prevost and is based on survey field work performed under her direction from May, 2013 through October, 2013.

**LEGEND**

●	5/8" CAPPED IRON PIN SET	⊕	TELEPHONE MANHOLE	□	DOWN SPOUT
○	5/8" IRON PIN FOUND	⊕	TELEPHONE PEDESTAL	⊠	TRAFFIC CONTROL CABINET
⊙	1" IRON PIPE FOUND	—G—	GAS MAIN	⊠	TRAFFIC SIGNAL POLE
▲	NAIL SET	—G—	GAS VALVE	—	SIGN
▲	NAIL FOUND	—UC—	UNDERGROUND CABLE TV	—	GUARD POST (PIPE BOLLARD)
⊕	BENCHMARK	—W—	WATER MAIN	—	FLAG POLE
⊕	UTILITY POLE	⊕	FIRE HYDRANT	—X—	FENCE
—	GUY WIRE	⊕	WATER VALVE	—	HARDWOOD TREE
—UE—	UNDERGROUND ELECTRIC	⊕	WATER METER	—	CONTOUR LINES
—E—	OVERHEAD ELECTRIC	⊕	IRRIGATION CONTROL VALVE	801	
⊠	HVAC UNIT	⊕	MANHOLE	805	
⊠	TRANSFORMER	○	CLEAN OUT	CONCRETE	
⊠	GROUND LIGHT	—	SANITARY SEWER	GRAVEL	
⊠	ELECTRIC BOX	---	STORM SEWER	ASPHALT	
⊠	LIGHT POLE	⊠	CATCH BASIN		
—UT—	UNDERGROUND TELEPHONE	⊠	INLET		
—T—	OVERHEAD TELEPHONE	⊕	YARD DRAIN		

AMERICAN LAND TITLE ASSOCIATION  
STEWART TITLE GUARANTY COMPANY  
TITLE SEARCH REPORT  
FILE NO. 01032-10946 POLICY NO. O-9301-003223381  
EFFECTIVE DATE: SEPTEMBER 30, 2014 AT 3:25 PM  
SCHEDULE B EXCEPTIONS FROM COVERAGE

1.-2.) ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.

3.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT, PLAT BOOK 90 PAGE 94, EASEMENTS AND SETBACK LINES ARE AS SHOWN.

4.) MATTERS SHOWN ON SURVEY BY E.P. FERRIS AND ASSOCIATES; COPY OF SURVEY NOT PROVIDED:  
A.) CONCRETE PAD AND WALL ENCRoACH ON EASEMENT; IN. 199812100318182  
B.) ENCRoACHMENT OF BIKE PATH AND CONCRETE WALK AS SHOWN.  
C.) WALL EXTENDS PAST WEST PROPERTY LINE IN NORTHWEST CORNER OF SUBJECT PROPERTY AS SHOWN  
D.) PER PB 90 PG 94 NO VEHICULAR ACCESS ALLOWED ALONG FRANTZ ROAD OR US 33/SR 161.  
E.) STONE WALL CROSSES 10' EASEMENT IN NORTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN

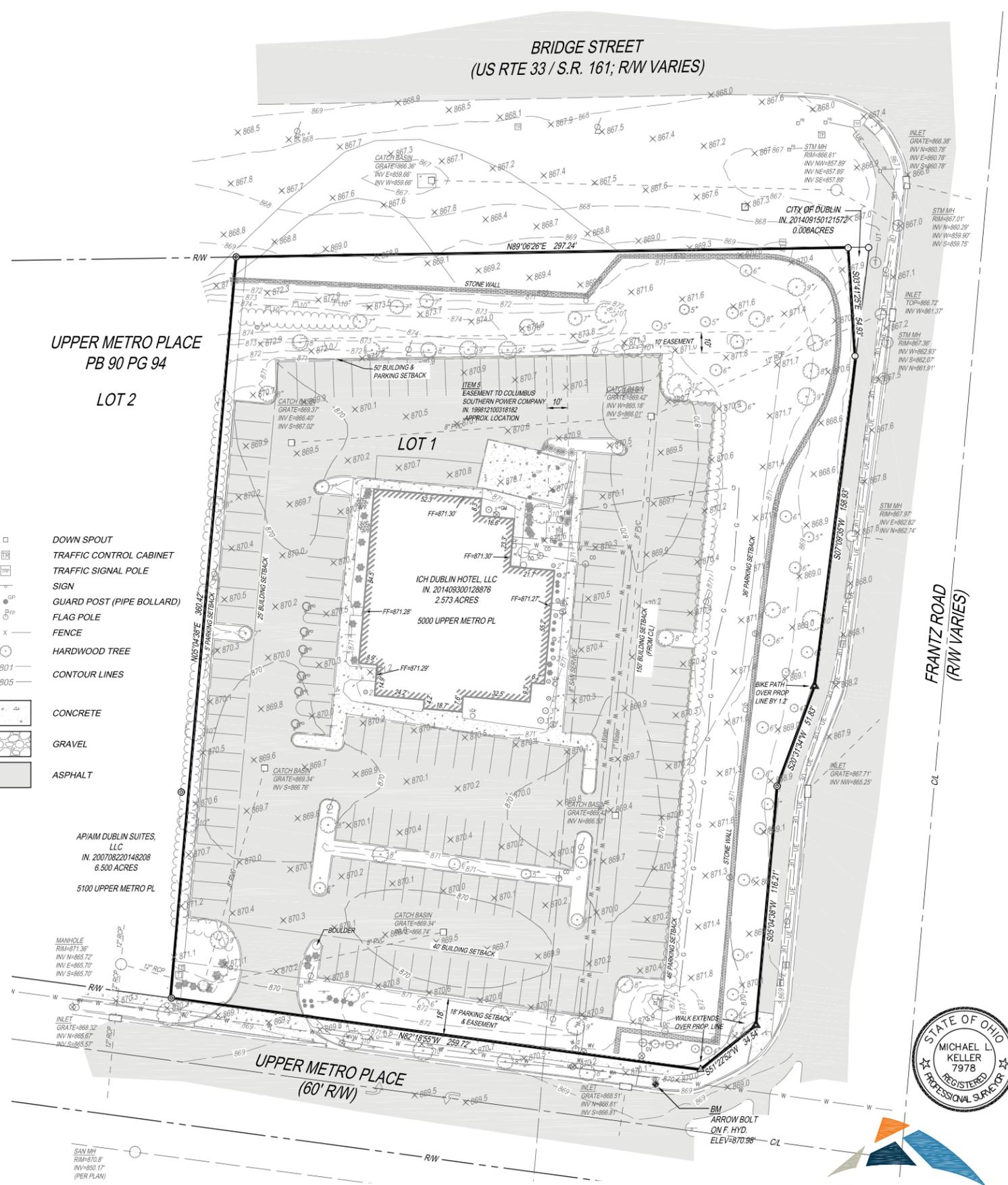
5.) EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY, IN. 199812100318182; APPROXIMATE LOCATION OF EASEMENT IS SHOWN.

6.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT NO. 199810150263850; ENCUMBERS THE SUBJECT PROPERTY BUT NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.

7.) RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, ASSESSMENTS, AND/OR OTHER CONDITIONS OF RECORD IN INSTRUMENT NO. 199806080139906; SETBACK LINES ARE AS SHOWN; LANDSCAPE BUFFER EASEMENT CANNOT BE SHOWN GRAPHICALLY; OTHER ITEMS ARE NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.

8.) ITEM IS BLANKET IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.

9.) ITEM IS NOT SURVEY RELATED AND CANNOT BE SHOWN GRAPHICALLY.



VICINITY MAP  
NOT TO SCALE

**NOTES**

- OCCUPATION IN GENERAL FITS SURVEY WITH NO APPARENT ENCROACHMENTS BY OWNERS OF THE SUBJECT PROPERTY OR BY OWNERS OF ADJOINING PROPERTIES WITH THE EXCEPTION OF WALK IN SOUTHEAST PORTION OF THE PROPERTY AND BIKE PATH ALONG PORTION OF EASTERN PROPERTY LINE.
- SOURCE DOCUMENTS AS NOTED.
- ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, (OSPC), OHIO SOUTH ZONE, BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB" AND MONUMENT "3E". THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.000228059 APPLIED AT BASE POINT N 764,900.00 E 1,793,500.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- VERTICAL DATUM IS NAVD88 BASED ON SOURCE BM V21.
- THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 39049C0132K EFFECTIVE JUNE 17, 2008.
- UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON OCTOBER 20, 2014. OUPS TICKET #A429-301-838 & A429-301-838.
- THE SUBJECT PROPERTY IS ZONED CC (COMMUNITY COMMERCIAL DISTRICT).
- THERE ARE 153 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTY.
- NO DIVISION OR PARTY WALLS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTIES OBSERVED.
- THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
- THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.
- THERE IS NO OBSERVED EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS WITHIN THE SUBJECT PROPERTY.
- THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN OCTOBER, 2014.

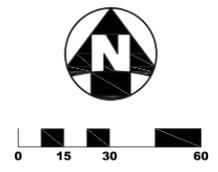
To ICH Dublin Hotel, LLC, American Land Title Association and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS, and includes Items 1-5, 6(b), 8, 9, 11(b), 13, 14, 16-19, 20(a), 20(b) and 21 of Table A thereof. The field work was completed on February 12, 2013.

*Michael L. Keller*  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978  
11/25 / 14  
DATE



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
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614.892.4311



**OHM**  
ARCHITECTS ENGINEERS PLANNERS  
580 North Fourth Street  
Suite 630  
Columbus, OH 43215  
614-418-9921  
OHM-ADVISORS.COM

DATE	03/27/2015
PROJECT NUMBER	140390
DESCRIPTION	HOME2 HOTEL BASIC SITE PLAN SUBMISSION
REVISIONS	
NO.	
DATE	
DESCRIPTION	

OHM ADVISORS  
HOME2 HOTEL BASIC SITE PLAN SUBMISSION  
5000 UPPER METRO PLACE  
DUBLIN, OHIO 43017  
EXISTING CONDITIONS

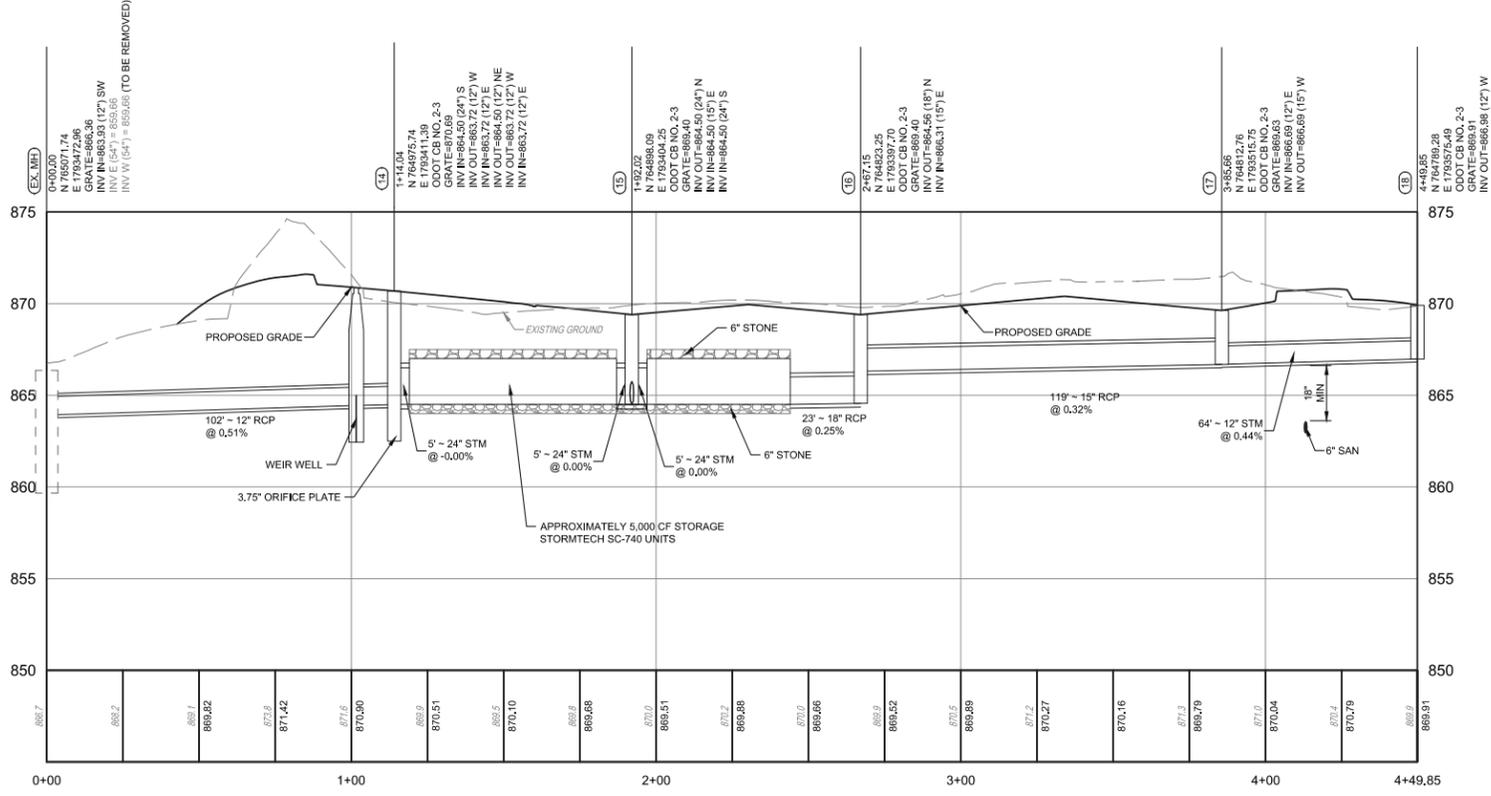
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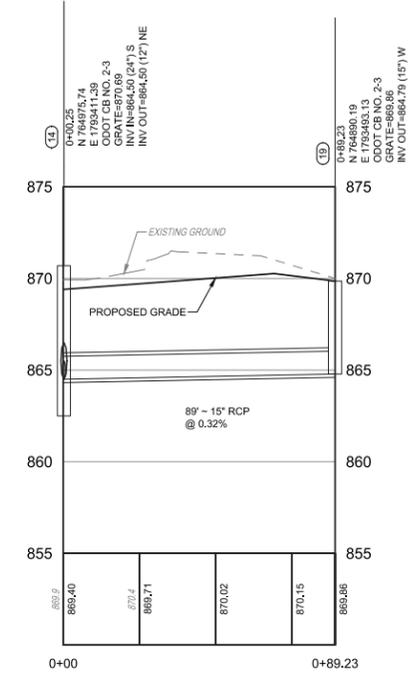




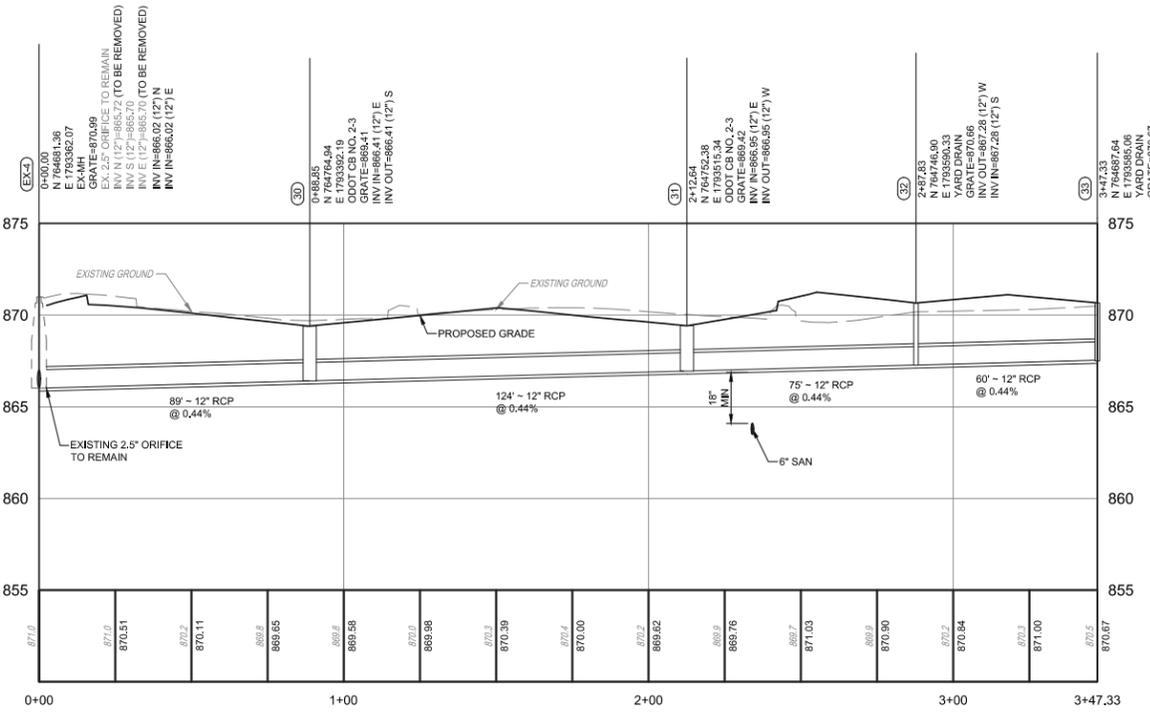




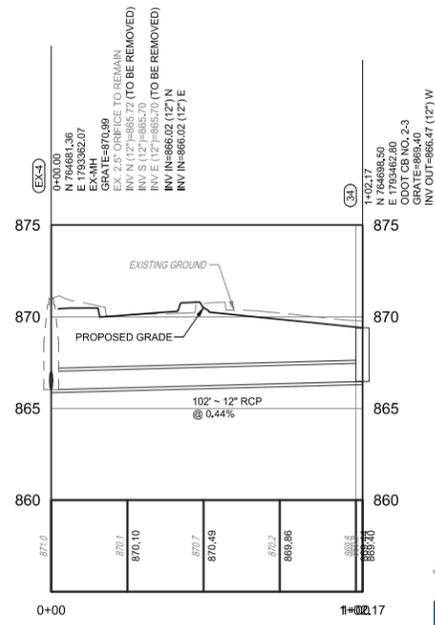
CB-18 TO EX. MH



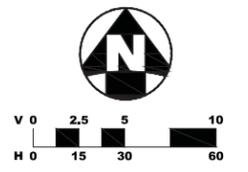
CB-17 TO CB-14



YD-23 TO EX. MH-4



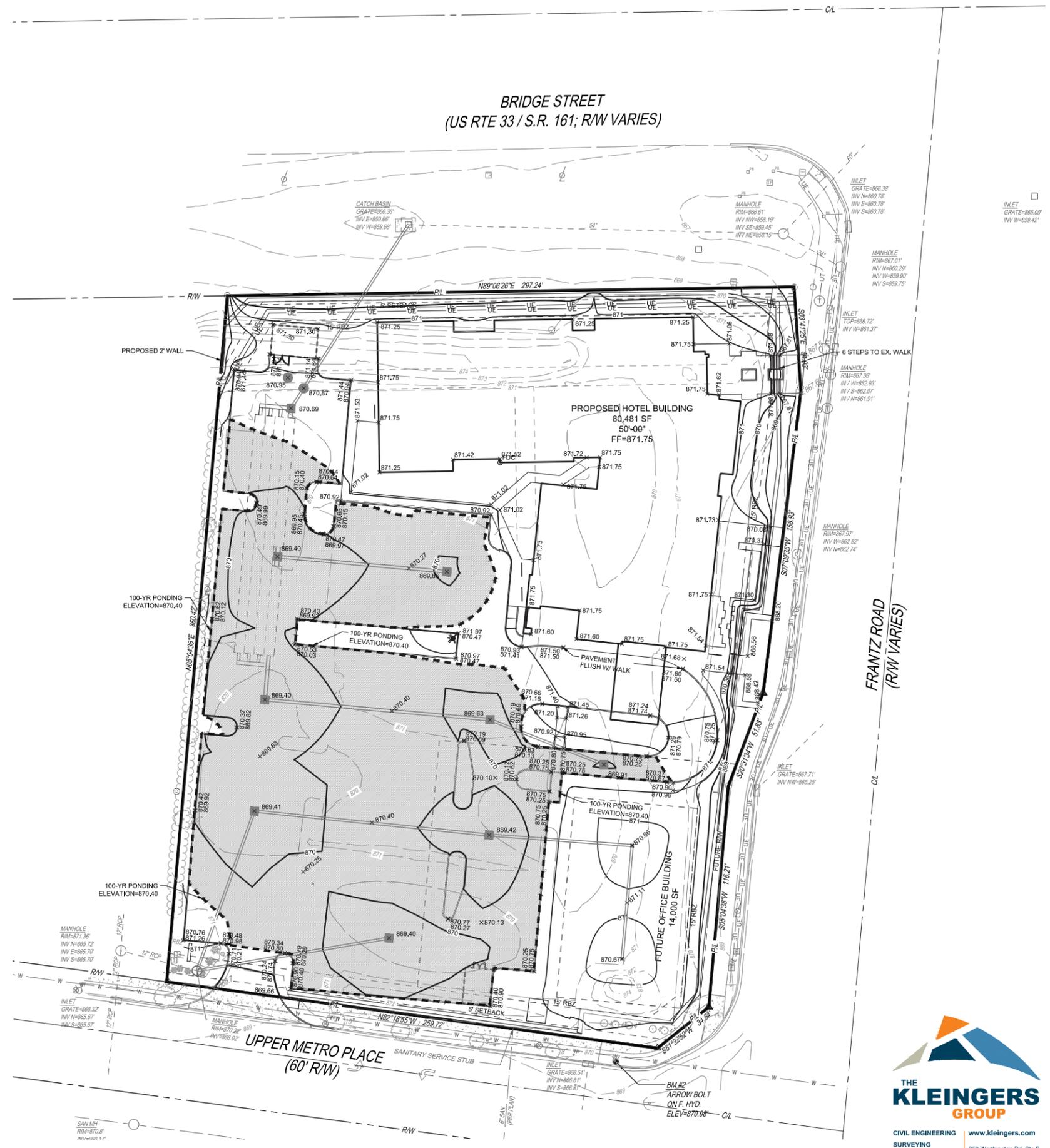
CB-24 TO EX. MH



REVISIONS:	No.	Description

DATE: 03/27/2015  
 PROJECT NUMBER: 140390  
**OHM ADVISORS**  
 HOME2 HOTEL BASIC SITE PLAN SUBMISSION  
 5000 UPPER METRO PLACE  
 DUBLIN, OHIO 43017  
**STORM SEWER PROFILES**

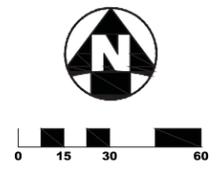
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- GRADING LEGEND**
- 870 — PROPOSED CONTOUR
  - - - 870 - - - EXISTING CONTOUR
  - - - - - 100-YEAR PONDING LIMITS
  - x 877.00 PROPOSED SPOT ELEVATION
  - SURFACE DETENTION STORAGE AREA

- PROPOSED SYMBOLS**
- PROPOSED STORM SEWER PIPES
  - ③ PROPOSED CATCH BASIN
  - PROPOSED YARD DRAIN

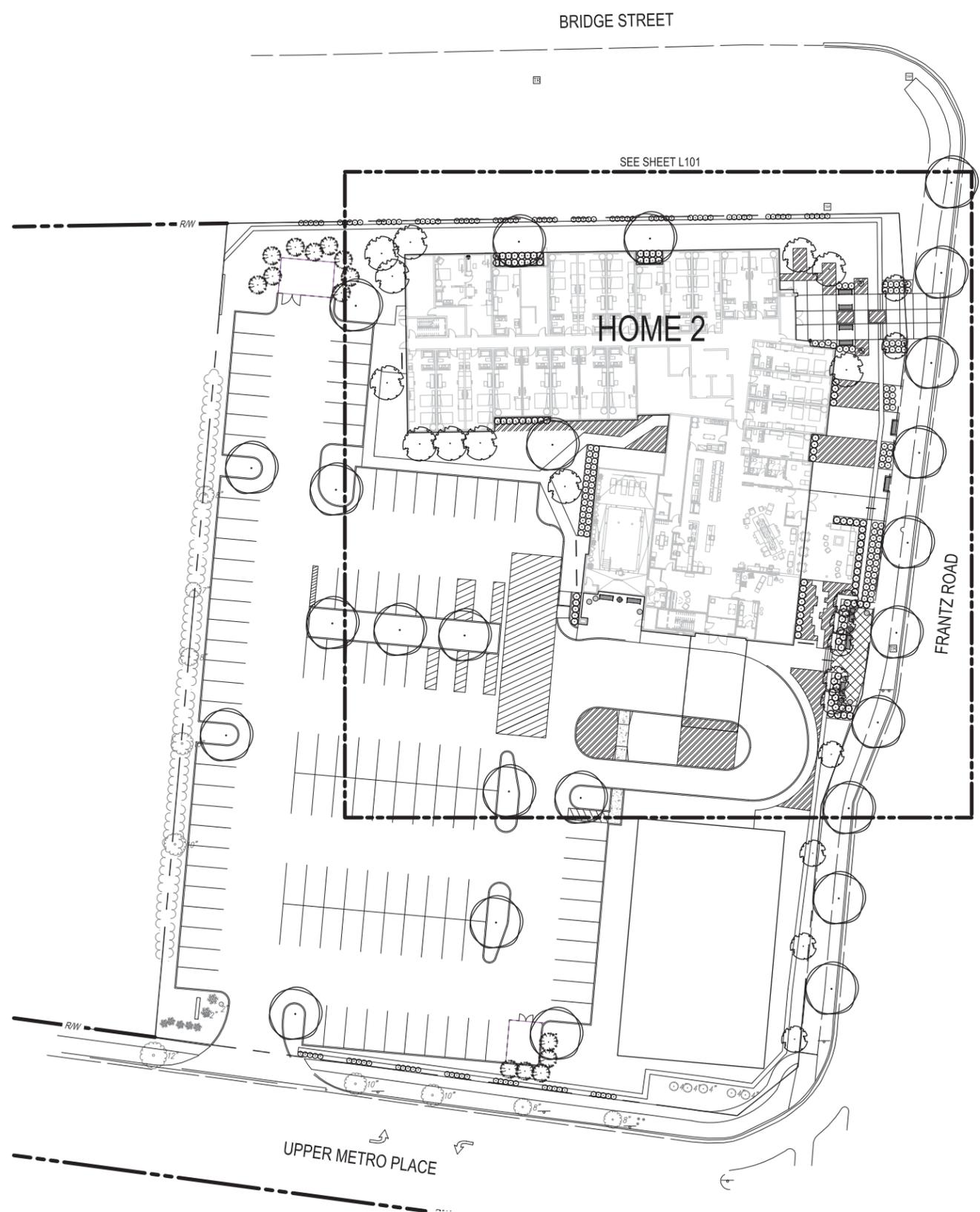
**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 350 Worthington Rd. Ste B  
 Westerville, OH 43082  
 614.882.4311



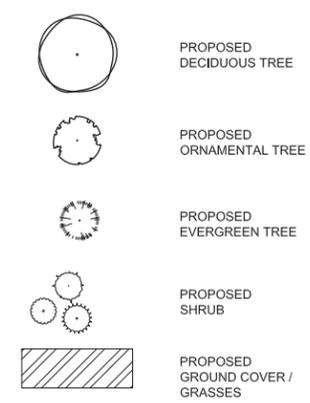
REVISIONS:	No.	Description

DATE: 03/27/2015  
 PROJECT NUMBER: 140390  
**OHM ADVISORS**  
 HOME2 HOTEL BASIC SITE PLAN SUBMISSION  
 5000 UPPER METRO PLACE  
 DUBLIN, OHIO 43017  
**GRADING PLAN**

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**PLANTING LEGEND:**



**PLANTING NOTES:**

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
2. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. ALL PLANT MATERIALS SHALL BE PLANTED IN A PROFESSIONAL MANNER TYPICAL TO THE INDUSTRY STANDARDS OF THE AREA TO ASSURE COMPLETE SURVIVABILITY OF ALL INSTALLED PLANT MATERIALS AS WELL AS TO PROVIDE AN AESTHETICALLY APPROVED PROJECT. CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.

**SITE CALCULATIONS**

**SECTION 153.065 SITE DEVELOPMENT STANDARDS**

**(D) LANDSCAPING AND TREE PRESERVATION**

**(3) STREET TREES**

(a) A minimum of one tree is required per 40 linear feet of street frontage  
40' O.C. for a large street tree provided

**(4) PERIMETER LANDSCAPE BUFFERING**

Maintain existing hedge row and trees along the west property line

**(5) SURFACE PARKING AND CIRCULATION AREA LANDSCAPING**

(a)(2) Parking located within 20' of existing street R.O.W. a street wall and at least five deciduous shrubs per 25 linear feet are required  
Wall to match existing stone wall  
31 Shrubs required  
35 Shrubs provided

**(c) INTERIOR LANDSCAPING**

(2)(A) Option A: One medium deciduous tree shall be planted per 12 parking spaces.  
11 Trees required  
12 Trees provided

**(7) FOUNDATION PLANTING**

(b) One shrub per ten linear feet of building  
84 Shrubs required  
89 Shrubs provided

**(E) FENCING, WALLS & SCREENING**

**(C)(1) Masonry Street Wall**

Five shrubs per 25 Linear feet  
(Along Frantz Road)  
84 Shrubs required  
85 Shrubs provided  
(Along Bridge St.)  
59 Shrubs required  
70 Shrubs provided

**1 OVERALL LANDSCAPE**  
SCALE: 1" = 30'-0"

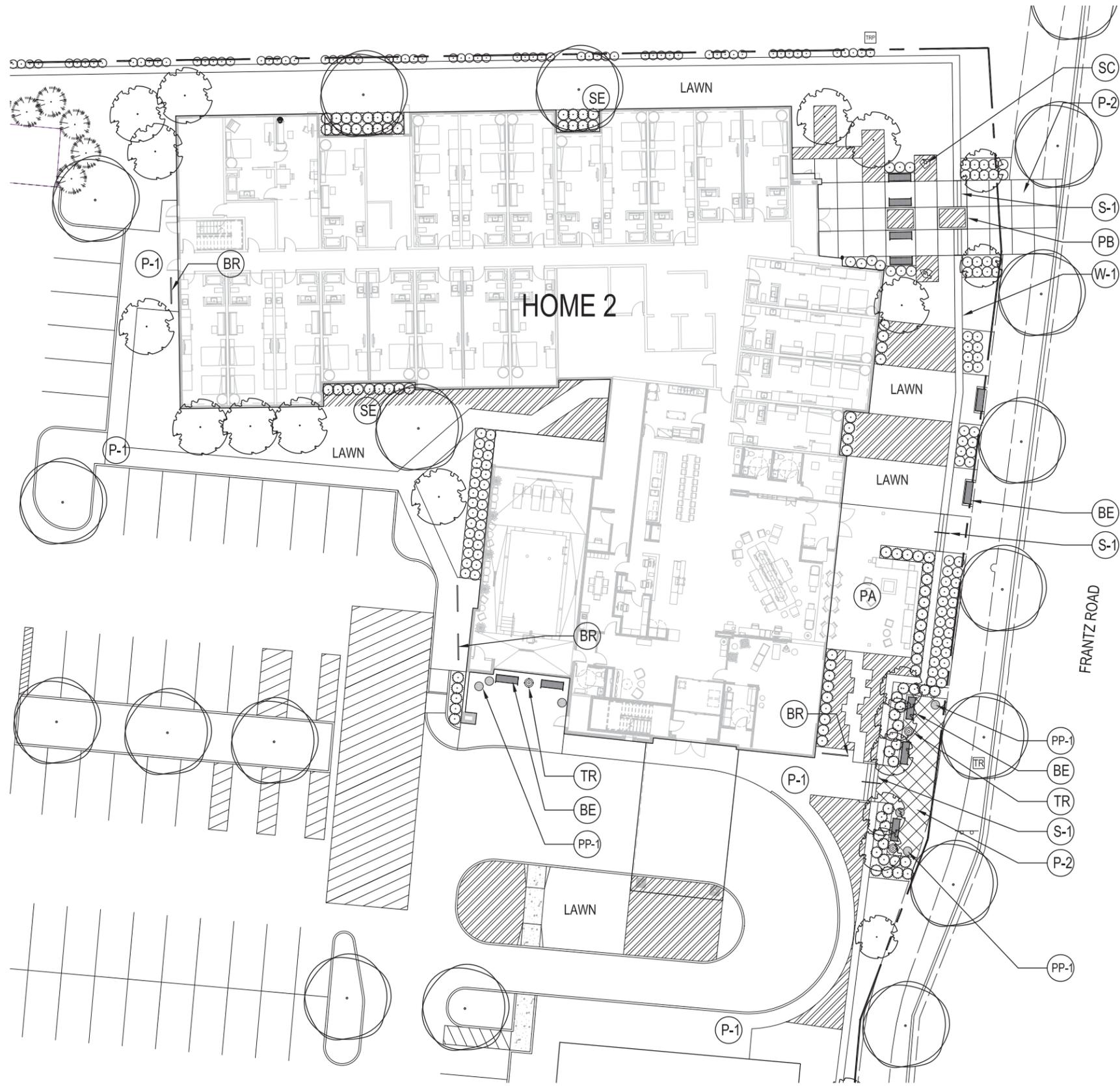


SEAL

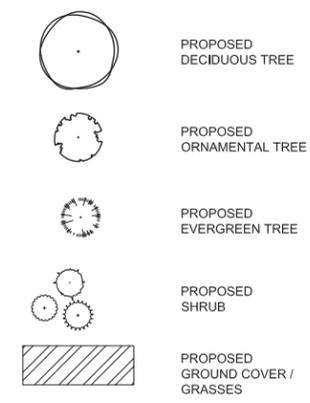
REVISIONS:

DATE: 02/27/2015  
PROJ NUMBER: 69914-000  
ARCH: G. SEBACH  
PLANNING: M. SPRES  
CADD: CADD

**HOMER HOTEL**  
**ICH DUBLIN HOTEL, LLC**  
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO



**PLANTING LEGEND:**



**PLANTING NOTES**

1. STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.
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**MATERIALS LEGEND**

CODE	ITEM	FINISH	SIZE	NOTES
BE	BENCH	DUMOR - BENCH 58, BLACK	PER PLAN	
BR	BIKE RACK		PER PLAN	
P-1	CONCRETE PAVEMENT	LIGHT BROOM FINISH	PER PLAN	4" DEPTH
P-2	ARCHITECTURAL CONCRETE	BUFF WASH	PER PLAN	4" DEPTH, BUFF WASH FINISH
PA	PATIO		PER PLAN	
PB	PLANT BED	SEE PLANTING PLANS	PER PLAN	
PP-1	DECORATIVE PLANTER POTS	LANDSCAPE FORMS - ROSA	PER PLAN	
S-1	CONCRETE STEPS	BUFF WASH	PER PLAN	
SC	SCULPTURE	TBD	PER PLAN	
SE	STEEL EDGE	BLACK STEEL EDGING	LF PER PLAN	
TR	TRASH RECEPTACLE	DUMOR - 107, 22 GALLON, BLACK	PER PLAN	
W-1	ROCK WALL		PER PLAN	

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





ARCHITECTS ENGINEERS PLANNERS  
101 MILL STREET  
GAHANNA, OHIO 43230  
614.418.0600  
614.418.0614  
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REVISIONS:

---

DATE: 02/27/2015  
PROJ NUMBER: 6991-H-010  
ARCH: G. SEBACH  
PROJ MGR: M. SPRES  
CAD: M. SPRES

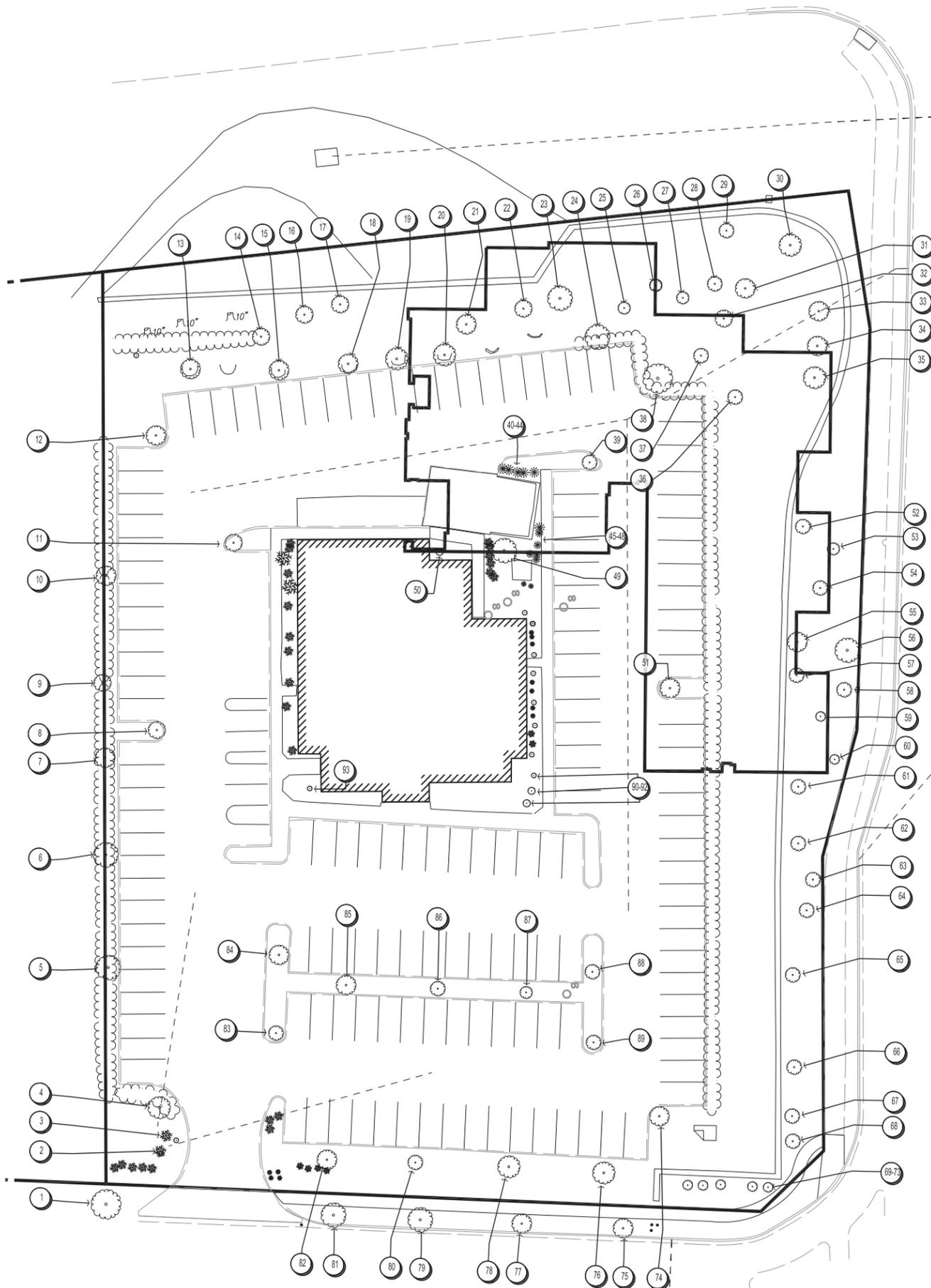
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**HOMEZ HOTEL**  
**ICH DUBLIN HOTEL, LLC**  
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

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**L101**

DRAWING PATH: P:\8000\_61006081\4010\_Home2\_Frantz\_Road\FINAL\UD\CAD\Bases\StoneyRivers\plan survey\_Tree Survey.dwg Mar 27, 2015 - 3:19pm



HOME 2: FRANTZ ROAD TREE SURVEY						
#	SPECIES	DIAMETER	HEALTH	KEEP/ REMOVE DUE TO HEALTH	JUSTIFICATION FOR REMOVAL	DIA REPLACEMENTS
1	Red Oak: Quercus rubra	12"	Good	Keep		
2	Serviceberry: Amelanchier spp.	2" (6-8')	Good	Keep		
3	Serviceberry: Amelanchier spp.	2" (6-8')	Good	Keep		
4	Honey Locust: Gleditsia tricanthos var. inermis	9"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
5	White Ash: Fraxinus americana	10"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
6	White Ash: Fraxinus americana	10"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
7	White Ash: Fraxinus americana	8"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
8	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Construction	Count toward DIA replacement
9	White Ash: Fraxinus americana	7"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
10	White Ash: Fraxinus americana	8"	Poor (ash borer)	Remove	Poor quality, Emerald Ash Borer	Remove
11	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
12	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
13	Red Oak: Quercus rubra	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
14	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
15	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
16	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
17	Sugar Maple: Acer saccharum	7"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
18	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
19	Sugar Maple: Acer saccharum	9"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
20	Sugar Maple: Acer saccharum	9"	Good	Keep	Building Footprint	Remove
21	Sugar Maple: Acer saccharum	8"	Good	Keep	Building Footprint	Remove
22	Sugar Maple: Acer saccharum	7"	Good	Keep	Building Footprint	Remove
23	Red Oak: Quercus rubra	10"	Good	Keep	Building Footprint	Remove
24	Sugar Maple: Acer saccharum	10"	Good	Keep	Building Footprint	Remove
25	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove
26	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
27	Red Maple: Acer rubrum	5"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
28	Sugar Maple: Acer saccharum	6"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
29	Sugar Maple: Acer saccharum	6"	Good	Keep	Building RBZ/ROW Zone	Remove
30	Red Oak: Quercus rubra	9"	Good	Keep	Building RBZ/ROW Zone	Remove
31	Red Oak: Quercus rubra	8"	Good	Keep	Building Construction	Count toward DIA replacement
32	Red Oak: Quercus rubra	7"	Good	Keep	Building Footprint	Remove
33	Sugar Maple: Acer saccharum	8"	Good	Keep	Building RBZ/ROW Zone	Remove
34	Red Oak: Quercus rubra	8"	Good	Keep	Building RBZ/ROW Zone	Remove
35	Red Oak: Quercus rubra	9"	Good	Keep	Building Footprint	Remove
36	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
37	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove
38	Honey Locust: Gleditsia tricanthos var. inermis	12"	Good	Keep	Building Footprint	Remove
39	Sugar Maple: Acer saccharum	6"	Fair	Keep	Building Footprint	Remove
40-48	Arborvitae: Thuja occidentalis 'nigra'	3" (10-12')	Good	Keep	Building Footprint	Remove
49	Honey Locust: Gleditsia tricanthos var. inermis	10"	Good	Keep	Building Footprint	Remove
50	Serviceberry: Amelanchier spp.	3" (8-10')	Good	Keep	Building Footprint	Remove
51	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Building Footprint	Remove
52	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Footprint	Remove

#	SPECIES	DIAMETER	HEALTH	KEEP/ REMOVE DUE TO HEALTH	JUSTIFICATION FOR REMOVAL	DIA REPLACEMENTS
53	Red Maple: Acer rubrum	5"	Good	Keep	Building Footprint	Remove
54	Red Oak: Quercus rubra	6"	Good	Keep	Building Footprint	Remove
55	Red Oak: Quercus rubra	8"	Good	Keep	Building Footprint	Remove
56	Red Oak: Quercus rubra	9"	Good	Keep	Building RBZ/ROW Zone	Remove
57	Red Maple: Acer rubrum	6"	Good	Keep	Building Footprint	Remove
58	Sugar Maple: Acer saccharum	6"	Good	Keep	Building RBZ/ROW Zone	Remove
59	Red Maple: Acer rubrum	4"	Good	Keep	Building Footprint	Remove
60	Red Maple: Acer rubrum	4"	Good	Keep	Building RBZ/ROW Zone	Remove
61	Sugar Maple: Acer saccharum	6"	Good	Keep	Building Construction	Count toward DIA replacement
62	Sugar Maple: Acer saccharum	6"	Good	Keep		
63	Sugar Maple: Acer saccharum	6"	Good	Keep		
64	Red Maple: Acer rubrum	6"	Good	Keep		
65	Red Maple: Acer rubrum	5"	Good	Keep		
66	Red Maple: Acer rubrum	5"	Good	Keep		
67	Sugar Maple: Acer saccharum	6"	Good	Keep		
68	Sugar Maple: Acer saccharum	6"	Good	Keep		
69-73	Hawthorn: Crataegus spp.	3"	Good	Keep		
74	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep		
75	Sugar Maple: Acer saccharum	8"	Good	Keep		
76	Red Oak: Quercus rubra	8"	Good	Keep		
77	Red Oak: Quercus rubra	8"	Good	Keep		
78	Sugar Maple: Acer saccharum	9"	Good	Keep		
79	Sugar Maple: Acer saccharum	6"	Good	Keep		
80	Red Oak: Quercus rubra	10"	Good	Keep	Building RBZ/ROW Zone	Remove
81	Red Oak: Quercus rubra	10"	Good	Keep		
82	Sugar Maple: Acer saccharum	8"	Good	Keep	Building RBZ/ROW Zone	Remove
83	Sugar Maple: Acer saccharum	6"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
84	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
85	Honey Locust: Gleditsia tricanthos var. inermis	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
86	Honey Locust: Gleditsia tricanthos var. inermis	6"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
87	Honey Locust: Gleditsia tricanthos var. inermis	5"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
88	Sugar Maple: Acer saccharum	6"	Fair	Keep	Parking Lot Construction	Count toward DIA replacement
89	Sugar Maple: Acer saccharum	8"	Good	Keep	Parking Lot Construction	Count toward DIA replacement
90-93	Kousa Dogwood: Cornus kousa	2"	Good	Keep	Parking Lot Construction	Count toward DIA replacement

TOTAL NUMBER OF INDIVIDUAL SPECIES ON SITE		TOTAL NUMBER OF INDIVIDUAL SPECIES BEING REMOVED		NUMBER OF INDIVIDUAL SPECIES COUNTED FOR REPLACEMENT	
1	Sugar Maple: Acer saccharum	33	1	Sugar Maple: Acer saccharum	14
2	Red Oak: Quercus rubra	15	2	Red Oak: Quercus rubra	5
3	Red Maple: Acer rubrum	10	3	Red Maple: Acer rubrum	2
4	Honey Locust: Gleditsia tricanthos var. inermis	9	4	Honey Locust: Gleditsia tricanthos var. inermis	1
5	Arborvitae: Thuja occidentalis 'nigra'	9	5	Arborvitae: Thuja occidentalis 'nigra'	4
6	White Ash: Fraxinus americana	5	6	White Ash: Fraxinus americana	0
7	Hawthorn: Crataegus spp.	5	7	Hawthorn: Crataegus spp.	0
8	Kousa Dogwood: Cornus kousa	4	8	Kousa Dogwood: Cornus kousa	4
9	Serviceberry: Amelanchier spp.	3	9	Serviceberry: Amelanchier spp.	1
<b>TOTAL DIA (" ) REMOVED</b>		<b>385"</b>		<b>TOTAL DIA (" ) COUNTED FOR REPLACEMENT</b>	<b>166"</b>
<b>TOTAL NUMBER OF TREES ON SITE</b>		<b>93</b>		<b>TOTAL NUMBER OF TREES REMOVED</b>	<b>61</b>
				<b>NUMBER OF TREES REMOVED FOR REPLACEMENT</b>	<b>26</b>

1 TREE SURVEY



ARCHITECTS ENGINEERS PLANNERS

101 MILL STREET  
GAHANNA, OHIO 43230  
614.418.0600  
614.418.0614  
OHM-ADVISORS.COM

REVISIONS

DATE: 03/27/2015

PROJECT: HOME2 HOTEL

ARCHITECT: ICH DUBLIN HOTEL, LLC

PROJ. NO.: 60914-0010

DESIGNER: G. SEBACH

DRAWN: M. SPIES

HOME2 HOTEL

ICH DUBLIN HOTEL, LLC

FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

TREE SURVEY PLAN

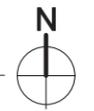
SHEET: L102

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**1** FIRST FLOOR PLAN - OVERALL  
 3/32" = 1'-0"



REVISIONS:	No.	Description	Date

DATE	PROJ NUMBER	ARCH	PROJ MGR	SCALE
02/27/2015	89114-010	G. SEBACH	M. SPRES	3/32" = 1'-0"

**HOME2 HOTEL**  
**ICH DUBLIN HOTEL, LLC**  
 FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO  
**FIRST FLOOR PLAN - OVERALL**

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**1** FOURTH FLOOR PLAN - OVERALL  
 3/32" = 1'-0"

REVISIONS:	No.	Description	Date

DATE	PROJ NUMBER	ARCH	PROJ MGR	SCALE
03/27/2015	809114-010	G. SEBACH	M. SPRES	3/32" = 1'-0"

**HOME2 HOTEL**  
**ICH DUBLIN HOTEL, LLC**  
 FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO  
**FOURTH FLOOR PLAN - OVERALL**

**MATERIALS**

BRICK: BELDEN LANDMARK GRAY VELOUR  
 STONE: TRENDSTONE GROUND FACE 16"x24"  
 COLOR - SANDSTONE  
 FIBER CEMENT PANELS:  
 COLOR - BM OC-32 TAPESTRY BEIGE  
 FIBER CEMENT PANELS (AT TOWERS):  
 COLOR - SW7048 URBANE BRONZE  
 ACCENT BAND: BM 398  
 COLOR - FLOWER POWER



**1 NORTH ELEVATION**  
 1/8" = 1'-0"

TRANSPARENCY PERCENTAGE NORTH FACADE	
ELEVATION TRANSPARENCY = 37%	
TRANSPARENCY PERCENTAGES PER FLOOR	
1ST FLR.	43%
2ND FLR.	35%
3RD FLR.	35%
4TH FLR.	35%

MATERIALS PERCENTAGES NORTH FACADE (equals 100%)				
PRIMARY MATERIALS				SECONDARY MATERIALS
STONE	BRICK	FIBER CEMENT PANELS	GLASS	FIBER CEMENT TRIM
9%	16%	41%	30%	4%



**2 EAST ELEVATION**  
 1/8" = 1'-0"

TRANSPARENCY PERCENTAGE EAST FACADE	
ELEVATION TRANSPARENCY = 43%	
TRANSPARENCY PERCENTAGES PER FLOOR	
1ST FLR.	61%
2ND FLR.	37%
3RD FLR.	37%
4TH FLR.	37%

REVISIONS:	No.	Description	Date

DATE	PROJ NUMBER	ARCH	SCALE	PROJ NAME	DATE
02/2015	80114-010	G. SEBACH	As Noted	HOME2 HOTEL ICH DUBLIN HOTEL, LLC FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO	03/2015

**MATERIALS**

- BRICK: BELDEN LANDMARK GRAY VELOUR
- STONE: TRENDSTONE GROUND FACE 16"x24"  
COLOR - SANDSTONE
- FIBER CEMENT PANELS:  
COLOR - BM OC-32 TAPESTRY BEIGE
- FIBER CEMENT PANELS (AT TOWERS):  
COLOR - SW7048 URBANE BRONZE
- ACCENT BAND: BM 398  
COLOR - FLOWER POWER



**1 SOUTH ELEVATION**  
1/8" = 1'-0"

TRANSPARENCY PERCENTAGE SOUTH FACADE  
ELEVATION TRANSPARENCY = 32%



**2 WEST ELEVATION**  
1/8" = 1'-0"

TRANSPARENCY PERCENTAGE WEST FACADE  
ELEVATION TRANSPARENCY = 23%

REVISIONS:	No.	Description	Date

DATE	02/27/2015	PROJ NUMBER	809114-010	ARCH	G. SEBACH	PROJ NAME	M. SPRES	SCALE	As Noted
<p><b>HOME2 HOTEL</b> <b>ICH DUBLIN HOTEL, LLC</b> FRANTZ ROAD &amp; STATE ROUTE 161, DUBLIN, OHIO</p>									
<p><b>EXTERIOR ELEVATIONS</b></p>									

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FILE PATH: T:\Columbus\shared\Jelena\REVIT\Jelena\2015-03-20\_Home2\_Franz Road\_Central.libcar.rvt



- 09-BEACON 52'-2" 
- 06-PARAPET 45'-6" 
- 05-ROOF 42'-6" 
- 04-FOURTH FLOOR 32'-6" 
- 03-THIRD FLOOR 22'-6" 
- 02-SECOND FLOOR 12'-6" 
- 01-GROUND FLOOR 0" 

**1 BUILDING SECTION**  
1/8" = 1'-0"



- 09-BEACON 52'-2" 
- 07-PARAPET 46'-6" 
- 05-ROOF 42'-6" 
- 04-FOURTH FLOOR 32'-6" 
- 03-THIRD FLOOR 22'-6" 
- 02-SECOND FLOOR 12'-6" 
- 01-GROUND FLOOR 0" 

**2 BUILDING SECTION**  
1/8" = 1'-0"

REVISIONS:	No.	Description	Date

DATE	PROJ NUMBER	ARCH	PROJ MGR	SCALE
02/27/2015	809114-0010	G. SEBACH	M. SPRING	1/8" = 1'-0"

**HOME2 HOTEL**  
**ICH DUBLIN HOTEL, LLC**  
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

**BUILDING SECTIONS**

FILE PATH: T:\Columbus\shared\Jelena\REVIT\Jelena\2015-03-20\_Home2\_Hotel2\_Franz\_Road\_Central\_Ibncat.rvt

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SEAL

Date

Description

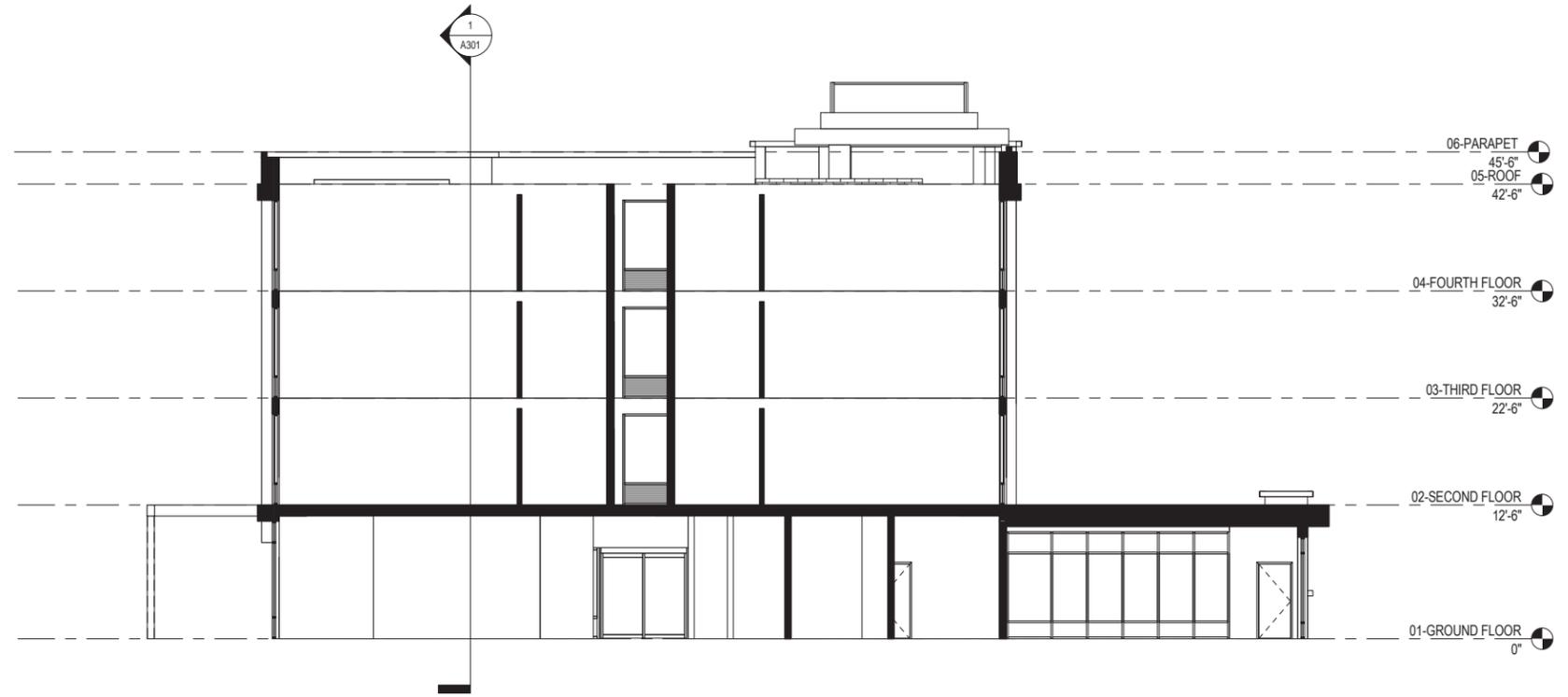
No.

DATE 03/27/2015  
PROJECT HOME2 HOTEL  
ARCHITECT G. SEBACH  
PROJ. NO. 801-14-0010  
SCALE 1/8" = 1'-0"

**HOME2 HOTEL**  
**ICH DUBLIN HOTEL, LLC**  
FRANTZ ROAD & STATE ROUTE 161, DUBLIN, OHIO

**BUILDING SECTIONS**

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**1 BUILDING SECTION**  
1/8" = 1'-0"