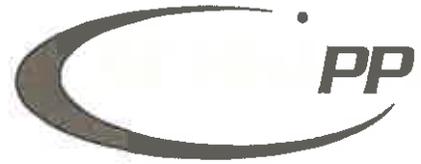


October 30, 2009



The City of Grove City  
Grove City Planning Commission  
4035 Broadway  
Grove City, Ohio 43123

**RE: HILTON GARDEN INN ADDITION  
3928 JACKPOT ROAD  
GROVE CITY, OHIO**

Dear Planning Commission:

Hilton Garden Inn is proposing to construct a 24 room addition to the current east side of the hotel facility located as referenced above. The site is 2.605 acres of land and was prepped for the addition during original design and construction. The site is located in the PUD-C zoning district.

The current 3-story hotel will increase from 87 rooms to 111 rooms with this addition. The facility's square footage will increase by 4,020 square feet per floor to an overall building square footage of 61,250 square feet. The exterior elevations of the addition will match the existing structure by utilizing 4" thick and 2" thick EIFS materials.

The existing site conditions were originally constructed for the addition to be added. The current parking area has 144 parking spaces. This addition does not require any utilities to be reworked or relocated during construction. All site conditions will be maintained during construction.

The proposed addition will be in compliance with the Development Plan requirements for approval. The development will enhance the current land use, as well as promote the highest level of safety, efficiency, aesthetics, and general welfare for all segments of Grove City. On behalf of Hilton Garden Inn, we are requesting approval of the Development Plan.

Thank you for your time and consideration of our site proposal. Hilton Garden Inn currently provides a quality establishment and is excited about expanding their image and services within Grove City. We look forward to working with you to successfully complete this addition.

If you have any questions, please feel free to contact me at (937) 693-3831 or by email at [triciag@schnippelconstruction.com](mailto:triciag@schnippelconstruction.com).

Sincerely,

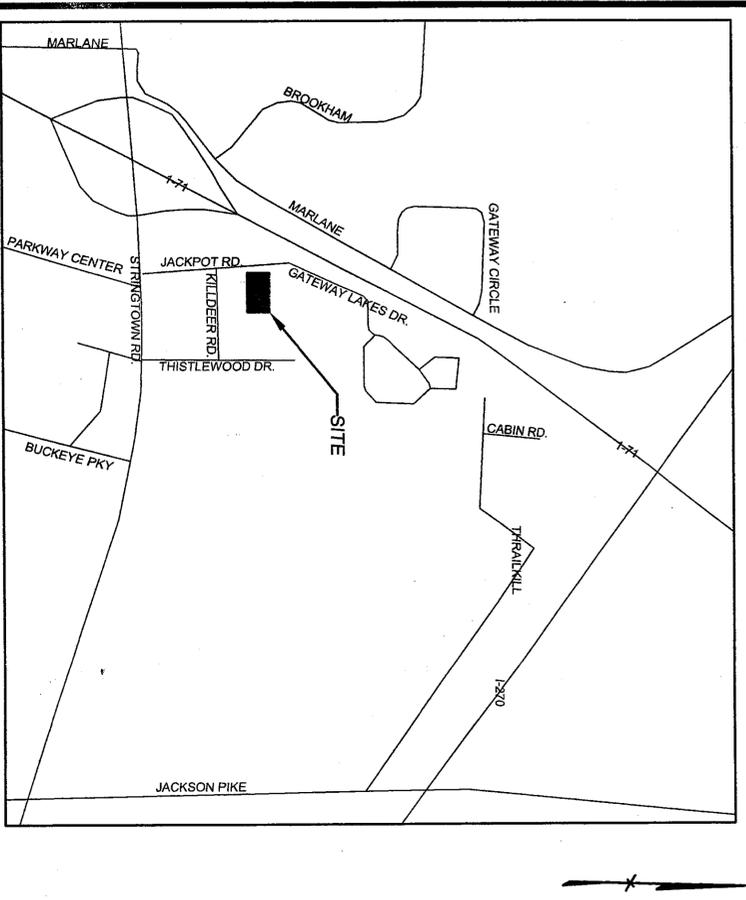
**SCHNIPPEL CONSTRUCTION, INC.**

Tricia Gaydosh, P.E.



PROPOSED ADDITION FOR  
**HILTON GARDEN INN**  
 3928 JACKPOT ROAD  
 GROVE CITY, OHIO 43123

VICINITY MAP



GROVE CITY STANDARD NOTES:

1. SAFETY REQUIREMENTS - THE CONTRACTOR AND ANY AND ALL SUBCONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTOR TO NOTIFY, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS FOR ALL SECTORS AND PAY FOR ALL PERMITS AND GOVERNMENT FEES, LICENSES, PERMITS, ETC. NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE IMPROVEMENTS SHOWN ON THE PLANS.
2. NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AT LEAST 48 HOURS IN ADVANCE (HOLIDAYS AND WEEKENDS EXCLUDED) OF THE ANTICIPATED START OF WORK REQUIRING INSPECTION, TESTING, OR APPROVAL BY THE CITY ENGINEER. WORK SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION CONFERENCE IS HELD.
3. THE CONTRACTOR SHALL NOTIFY ALL ADJACENT LANDOWNERS A MINIMUM OF ONE WEEK IN ADVANCE OF WORK NEAR THEIR PROPERTY. THE CONTRACTOR SHALL COORDINATE WITH CITY FOR A SUGGESTED FORMAT FOR THE NOTICE.
4. UTILITIES - THE IDENTITY AND LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS AS ACCURATELY AS PROVIDED. AS PROVIDED BY THE CITY OF GROVE CITY AND THE ENGINEER ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE DEPTHS OR DEPTHS OF UNDERGROUND UTILITIES SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. WHEN UNKNOWN OR INCORRECTLY LOCATED UNDERGROUND UTILITIES ARE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE CITY ENGINEER. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE (OUPS) AT (600) 362-2769 AT LEAST 48 HOURS, AND NO MORE THAN 10 DAYS PRIOR TO EXCAVATING, WITH SUCH TIME PERIODS NOT INCLUDING WEEKENDS OR HOLIDAYS. CONTRACTOR SHALL SIMILARLY NOTIFY ALL UTILITY OWNERS WHO ARE NOT SUBSCRIBERS TO OUPS. THE FOLLOWING UTILITIES WITHIN THE WORK LIMITS OF THIS PROJECT AND OWNERS DO NOT SUBSCRIBE TO A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE ARE:  
 4.1. CITY OF GROVE CITY - SANITARY AND STORM FACILITIES - 4035 BROADWAY, GROVE CITY, OHIO 43123  
 4.2. CITY OF GROVE CITY IS NOT A MEMBER OF OUPS. BEFORE EXCAVATING, FAX THE CITY OF GROVE CITY SERVICE DEPARTMENT 614-377-1112 WITH YOUR MARKING REQUEST.  
 4.3. THE CONTRACTOR IS RESPONSIBLE FOR THE INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL PROCEED WITH THE WORK AND PROTECT ALL UNDERGROUND UTILITIES IN A MANNER AT LEAST AS CAUTIOUS AND PROTECTIVE OF SAFETY AND UNDERGROUND UTILITIES AS THOSE METHODS IDENTIFIED IN SECTIONS 3761.29 THROUGH 3761.30 OF THE OHIO REVISION CODE.  
 4.4. ALL PRIVATE UTILITY RELOCATION (GAS, ELECTRIC, PHONE, ETC.) WILL BE THE RESPONSIBILITY OF THE UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION AND/OR PROTECTION OF ANY UTILITIES AS REQUIRED BY THE PLAN WITH THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR CONTINUING ALL PERFORMED WORK AND ALL EQUIPMENT, MATERIALS, AND VEHICLES, ETC. USED TO COMPLETE THE WORK WITHIN THE PROPERTY BOUNDARY AS SHOWN ON THESE PLANS.  
 5.1. PERMANENT EASEMENT TO FORMER CONDITION AND TO THE SATISFACTION OF THE PROPERTY OWNER.  
 6. CONTRACT WORK PERFORMED BY THE CITY - IN THE EVENT THAT IT BECOMES NECESSARY FOR THE CITY TO PERFORM WORK ON AN IMMEDIATE MATTER (SUCH AS PLACEMENT OF BARRICADES OR REPLACEMENT OF SIGNS OR OTHER WARNING OR PROTECTIVE DEVICES) REQUIRED BY THE CONTRACTOR BY THIS CONTRACT BECAUSE OF FAILURE OR REFUSAL OF THE CONTRACTOR TO PERFORM SUCH WORK, THE CONTRACTOR SHALL REIMBURSE THE CITY AT THE RATE OF 2.5 TIMES THE ACTUAL COST OF LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO PERFORM SUCH WORK.  
 7. CONVENIENCE FACILITIES - THE CONTRACTOR SHALL FURNISH AND MAINTAIN SANITARY CONVENIENCE FACILITIES FOR THE WORKMEN AND INSPECTORS FOR THE DURATION OF THE WORK.  
 8. MAINTAIN DAMAGE - THE FLOW IN ALL SEWERS, DRAINS, AND WATERCOURSES ENCOUNTERED SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND WHENEVER SUCH WATERCOURSES OR DRAINAGES ARE DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK, THEY SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN COST AND EXPENSE TO A CONDITION SATISFACTORY TO THE ENGINEER.  
 9. SLOTTED PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP ALL STORM SEWER INLETS PROTECTED FROM EXCESSIVE AMOUNTS OF SEDIMENTS USING ADEQUATE THE SLOTTED PROTECTION. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF SLOTTED PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF SLOTTED PROTECTION. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF SLOTTED PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF SLOTTED PROTECTION.  
 10.1. LAND DISTURBANCE ON ANY SITE OF TWO OR MORE ACRES, THIS INCLUDES SITE CLEARING, GRUBBING, AND ANY OTHER MOVING, PRIMARY EROSION CONTROL, AND SEEDMENT CONTROL. PROTECTIVE MEASURES SHALL BE INSTALLED TO BE IN PLACE FROM THE BEGINNING OF CONSTRUCTION AND REMAIN IN PLACE UNTIL THE SOIL STOCKPILES, INCLUDING TRENCH SOIL STOCKPILES, ARE PROTECTED FROM EROSION. THE AREAS SURROUNDING THE STOCKPILES ARE TO BE PROTECTED FROM SEDIMENT WITH THE USE OF PERIMETER CONTROL DEVICES SUCH AS SAWN OR STRAW BALE DEVICES OR SILT FENCES. THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.

GENERAL NOTES:

1. ALL WORK, MATERIALS, AND EQUIPMENT SHALL COMPLY WITH OHIO BUILDING CODE, AND ALL OTHER GOVERNING LOCAL, STATE AND FEDERAL ORDINANCES.
2. EXISTING PARKING SPACES FOR THE CONSTRUCTION OF THE ADDITION, EXISTING ASPHALT SHALL BE MAINTAINED DURING CONSTRUCTION.
3. NO WORK TO BE PERFORMED ON THE EXISTING SITE UTILITIES, ALL UTILITIES SHALL BE MAINTAINED DURING CONSTRUCTION OR SHALL BE REPLACED PER PROPER STANDARDS IF DAMAGED DURING CONSTRUCTION.
4. NO NEW MECHANICAL EQUIPMENT TO BE LOCATED ON SITE.
5. EXISTING SIGNAGE TO REMAIN AND NO NEW SIGNAGE TO BE ADDED.
6. NO NEW PARKING LOT LIGHTING FIXTURES TO BE ADDED.
7. IF THE EXISTING STRUCTURE DOES NOT HAVE A KNOX BOX AT THE MAIN ENTRANCE DOOR, A NEW KNOX BOX SHALL BE INSTALLED. COORDINATE LOCATION WITH PROPERTY OWNER AND JACKSON TOWNSHIP FIRE DEPARTMENT, 111 DOLBY AT 614.945.5041.
8. ALL APPLICABLE PERMITS MUST BE OBTAINED FROM JACKSON TOWNSHIP FIRE DEPARTMENT FOR THE ALTERATION/EXPANSION OF THE FIRE PROTECTION SYSTEMS.

CURRENT ZONING: PUD-C  
 MAXIMUM BUILDING HEIGHT = 35'-0"  
 MID-POINT ROOF HEIGHT = 38'-6"  
 OVERALL HEIGHT = 45'-0"  
 PROPOSED USE GROUP: R-1  
 EXISTING USE GROUP: R-1  
 PROPOSED CONSTRUCTION TYPE: 5B  
 EXISTING CONSTRUCTION TYPE: 5B  
 PROPOSED SQ. FT. = 12,060  
 EXISTING SQ. FT. = 49,190  
 TOTAL SQ. FT. = 61,250

UNDERGROUND UTILITIES  
 TWO WORKING DAYS  
**BEFORE YOU DIG**  
 CALL 1-800-362-2764 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY

INDEX OF DRAWINGS

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C1.1	SITE PLAN
C1.2	GRADING PLAN
C1.3	UTILITY PLAN
L1.1	LANDSCAPE PLAN
A1.1	TYPICAL FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS

OWNER/DEVELOPER:

MANUBHAI PATEL  
 1045 INTERSTATE DRIVE  
 COOKEVILLE, TN 38501  
 P: 931-528-0008  
 F: 931-528-0011

ENGINEER:

SCHNIPPEL CONSTRUCTION INC.  
 302 N. MAIN STREET, BOX 477  
 BOTKINS, OH 45306  
 P: 937-693-3831  
 F: 937-693-6481  
 E-MAIL: tridag@schnippeconstruction.com

APPROVALS

CITY ADMINISTRATOR	DATE
SERVICE DIRECTOR	DATE
REVIEW FOR THE CITY OF GROVE CITY	DATE
JACKSON TOWNSHIP FIRE DEPARTMENT	DATE

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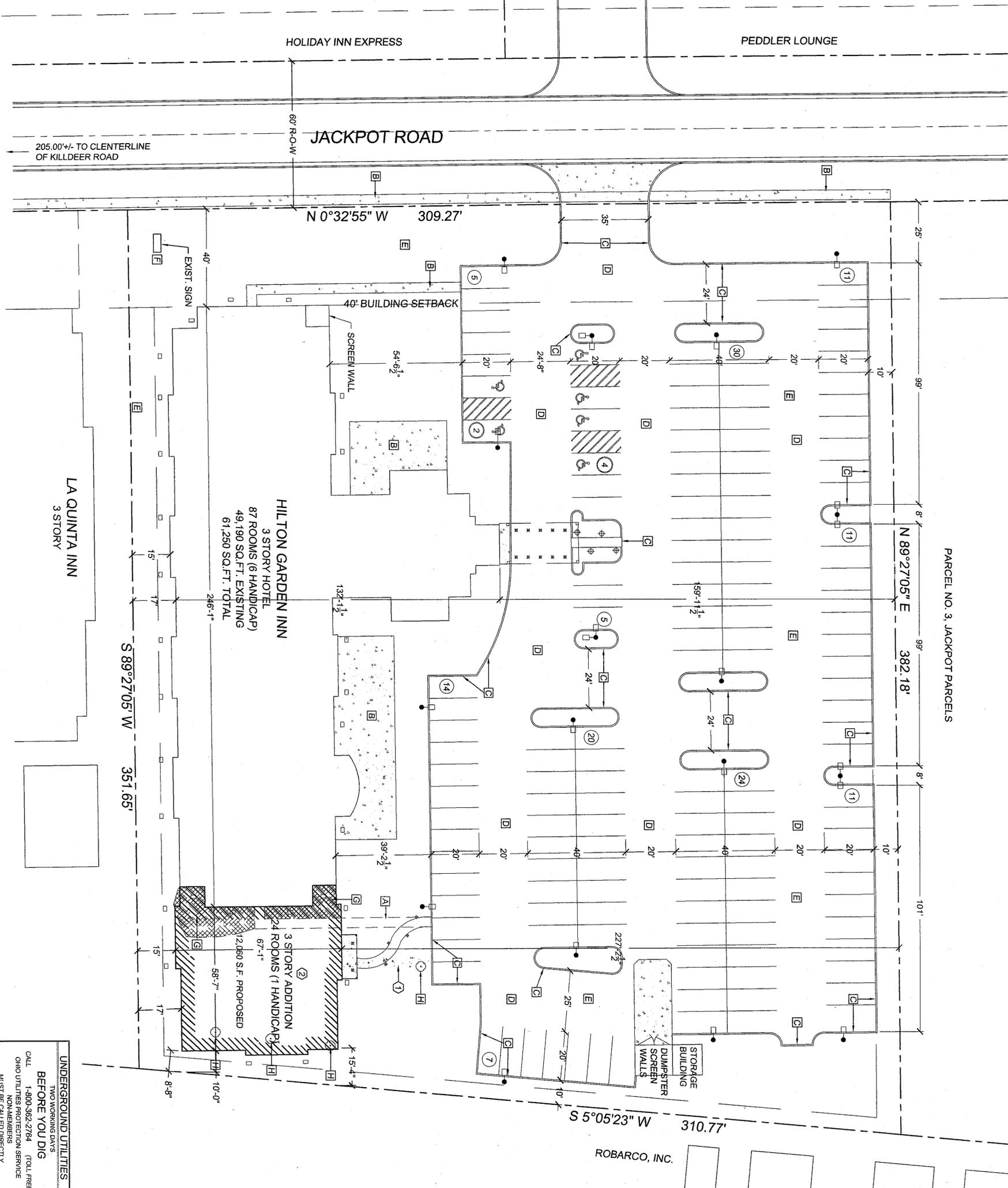
**SCHNIPPEL**  
 GENERAL CONTRACTORS  
 AND ENGINEERS  
 302 N. MAIN STREET  
 PO BOX 477  
 BOTKINS, OH 45306  
 PHONE: 937-693-3831  
 FAX: 937-693-6481  
 E-MAIL: info@schnippeconstruction.com  
 tridag@schnippeconstruction.com

PROJECT:  
 HILTON GARDEN INN ADDITION  
 CLIENT:  
 MANUBHAI PATEL

JACKPOT RD.  
 GROVE CITY, OHIO  
 REVISIONS:  
 1. 1/17/2009 - PLAN COMMISSION

SCALE: AS NOTED  
 DATE: 09/23/2009  
 RELEASED FOR: [ ]  
 SHEET TITLE: TITLE SHEET

SHEET: T1.1



CURRENT ZONING: PUD-C  
 MAXIMUM BUILDING HEIGHT = 35'-0"  
 MID-POINT ROOF HEIGHT = 38'-6"  
 OVERALL HEIGHT = 45'-0"

**BUILDING SETBACKS**

	REQUIRED	PROVIDED
FRONT: JACKPOT ROAD	40'	40'
SIDE: NORTH	10'	15'
SIDE: SOUTH	10'	15'
REAR: EAST	6'	8'-8"

**PARKING SETBACKS**

	REQUIRED	PROVIDED
FRONT: JACKPOT ROAD	15'	25'
SIDE: NORTH	10'	10'
SIDE: SOUTH	10'	10'
REAR: EAST	10'	10'

**GUESTROOMS**

	EXISTING	PROPOSED
GUESTROOMS	81	104
HANDICAP GUESTROOM	6	7
TOTALS	87	111

**PARKING SPACES**

	EXISTING	PROPOSED
REGULAR SPACES	138	138
HANDICAP SPACES	6	6
TOTALS	144	144

PER DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN SEC 4.1.2 FOR 10'-150' PARKING SPACES:

- HANDICAP PARKING SPACES
  - REQUIRED = 5
  - PROVIDED = 6
- VAN ACCESSIBLE PARKING SPACES
  - REQUIRED = 1
  - PROVIDED = 5

PARKING SPACE 9'X20' DIMENSIONS

**DEMOLITION NOTES:**

- [A] EXISTING SIDEWALK TO BE REMOVED
- [B] EXISTING SIDEWALK TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- [C] EXISTING CURBS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- [D] EXISTING PAVEMENT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- [E] EXISTING UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- [F] EXISTING SIGNAGE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- [G] EXISTING LANDSCAPING AND LANDSCAPE BED TO BE REMOVED
- [H] EXISTING TREES TO BE REMOVED

**CONSTRUCTION NOTES:**

- [1] PROPOSED 4" CONCRETE SIDEWALK
- [2] PROPOSED BUILDING ADDITION

OWNER/DEVELOPER: NANUBHATI PATEL  
 1045 INTERSTATE DRIVE  
 COOKVILLE, TN 38501

ENGINEER: SCHNIPPEL CONSTRUCTION INC.  
 302 N. MAIN ST.  
 BOTKINS, OH 45306

**HILTON GARDEN INN - ADDITION**

LOCATED AT  
 2839 JACKPOT ROAD  
 GROVE CITY, OHIO  
 (PART OF PARCEL NO. 2, JACKPOT PARCELS)  
 NORTH OF STRINGTOWN ROAD

SITUATED ON 2.605 ACRES  
 GROVE CITY PROJECT NO. \_\_\_\_\_  
 OCTOBER 29, 2009



**SCHNIPPEL**  
 GENERAL CONTRACTORS  
 AND ENGINEERS

302 N. MAIN STREET  
 PO BOX 477  
 BOTKINS, OH 45306

PHONE: 937-693-3831  
 FAX: 937-693-6481

PROJECT: HILTON GARDEN INN ADDITION

JACKPOT RD.  
 GROVE CITY, OHIO

REVISIONS: 1.11/12/2009 - PLAN COMMISSION

DATE	DESCRIPTION
09/23/2009	RELEASED FOR:

SCALE: 1" = 20'  
 SHEET TITLE: SITE PLAN

C1.1

UNDERGROUND UTILITIES  
 TWO WORKING DAYS  
 BEFORE YOU DIG  
 CALL 1-800-362-2704 (TOLL FREE)  
 OHIO UTILITIES PROTECTION SERVICE  
 NON-MEMBERS  
 MUST BE CALLED DIRECTLY





SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
GT	GLEDTISIA TRIACANTHOSINERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2" CAL.	BBB
EA	EUONYMUS ALATA 'COMPACTA'	COMPACT BURNING BUSH	NO. 5	CONT.
HQ	HYFRANGEA QUERCIFOLIA	OAK LEAF HYFRANGEA	24"	CONT.
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24"	CONT.
SJ	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIRAEA	NO. 3	CONT.



EXISTING LANDSCAPING

N 89°27'05" E 382.18'

JACKPOT ROAD

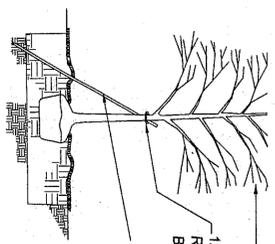
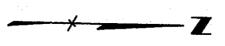
N 0°32'55" W 309.27'

40' BUILDING SETBACK

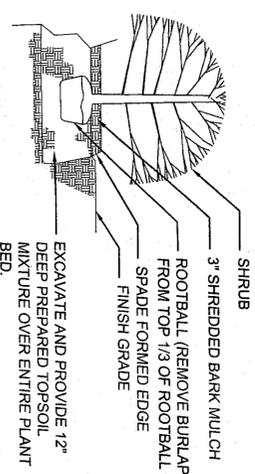
S 89°27'05" W 351.65'

S 5°05'23" W 310.77'

- 6-SJ
- 6-JC
- 6-EA
- 1-GT
- 6-HH
- 7-HQ
- 9-SJ
- 6-EA
- 1-GT
- 7-JC
- 8-HQ
- 16-HH



① TREE PLANTING DETAIL  
N.T.S.



② SHRUB PLANTING DETAIL  
N.T.S.

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**SCHNIPPEL**  
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info@schnippelexec.com  
info@schnippelexec.com

PROJECT:  
HILTON GARDEN  
INN  
ADDITION

JACKPOT RD.  
GROVE CITY, OHIO

REVISIONS:  
1. 1/17/2009 - PLAN COMMISSION

SCALE: 1" = 20'  
DATE: 09/23/2009  
RELEASED FOR:

SHEET TITLE:  
LANDSCAPE PLAN

UNDERGROUND UTILITIES  
TWO WORKING DAYS  
BEFORE YOU DIG  
CALL 1-800-362-2764 (TOLL FREE)  
OHIO UTILITIES PROTECTION SERVICE  
NON-MEMBERS  
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L1.1

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GENERAL CONTRACTORS AND ENGINEERS

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BOTKINS, OH 45306

PHONE: 937-693-3831  
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info@schinpelconstruction.com  
tridag@schinpelconstruction.com

CLIENT:

PROJECT:  
HILTON GARDEN INN  
ADDITION

JACKPOT RD.  
GROVE CITY, OHIO

REVISIONS:  
1. 11/17/2008 - PLAN COMMISSION

SCALE:  
3/32" = 1'0"

DATE:  
09/23/2009

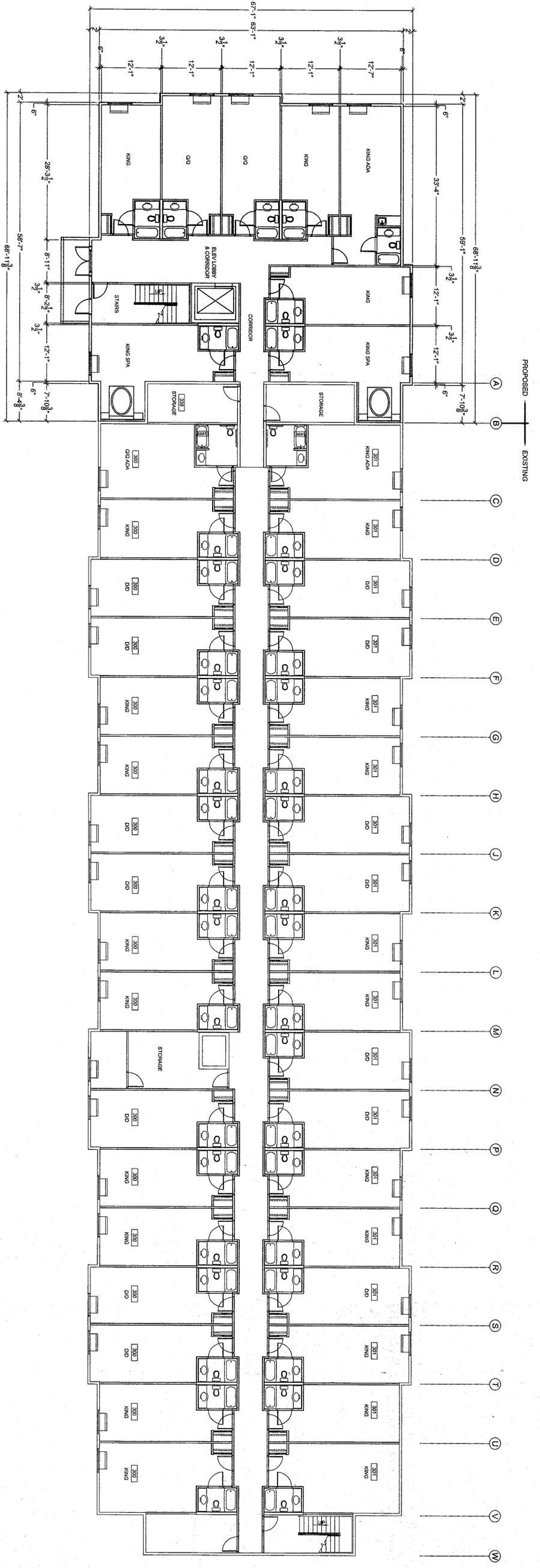
RELEASED FOR:

SHEET TITLE:

TYPICAL FLOOR  
PLAN

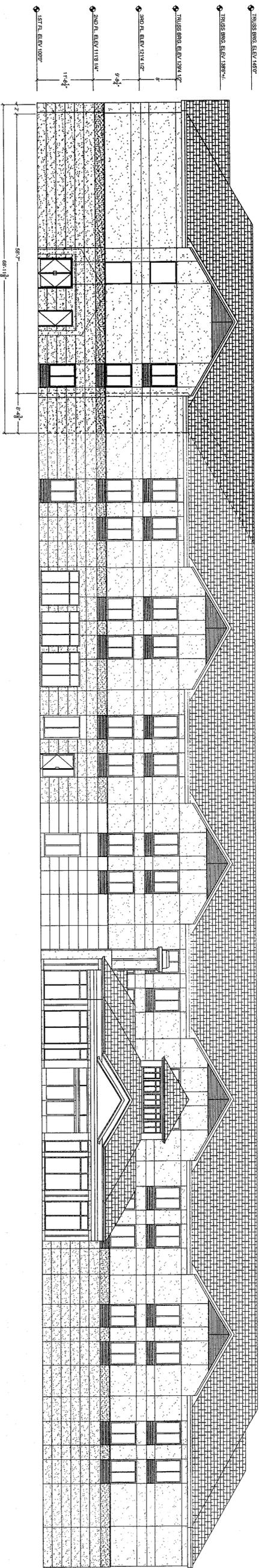
SHEET:

A1.1



1 TYPICAL FLOOR  
SCALE 3/32" = 1'0"

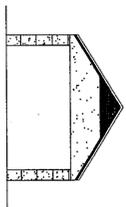
PROPOSED ——— EXISTING



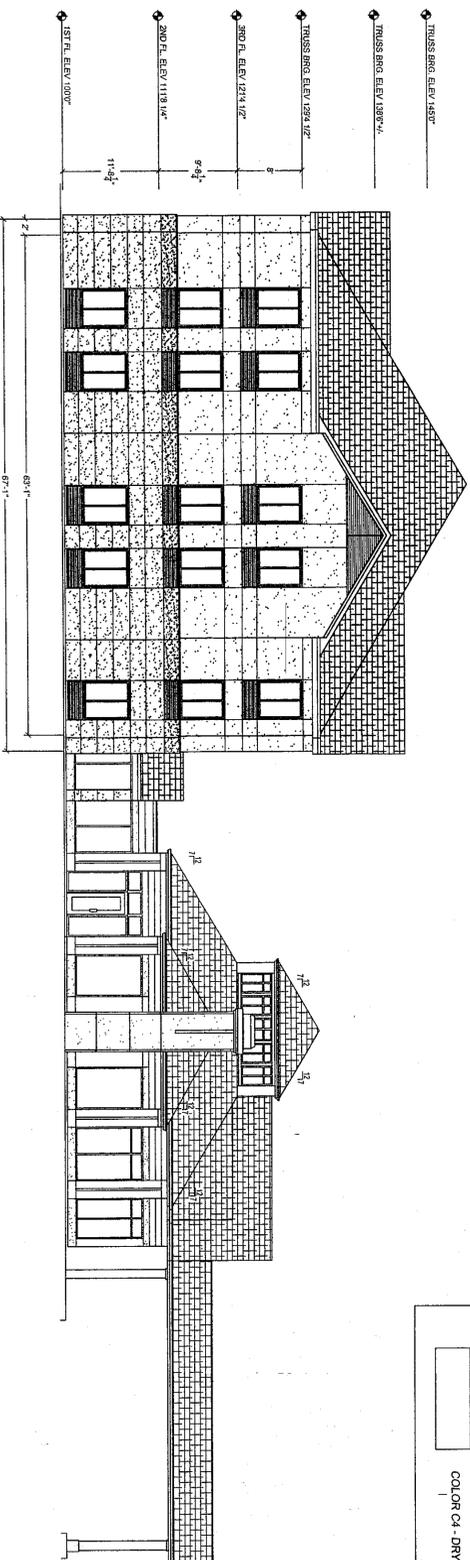
1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

- NOTES:
1. ALL PROPOSED EIFS ALUMINUM LOUVER, GUTTERS, DOWNSPOUTS, WINDOW FRAMES, DOOR FRAMES, AND COPES TO MATCH EXISTING COLORS.
  2. MATCH EXISTING DOWNSPOUTS, WINDOW FRAMES, DOOR FRAMES, AND COPES TO MATCH COLOR C4 - CHINA WHITE.
  3. CHANGE IN COLOR OCCURS AT INSIDE CORNER OF CONTROL JOINT.
  4. COLORS ARE REFERENCED FROM DRYVIT STANDARD COLORS.

EXTERIOR EIFS COLOR SCHEDULE	
	COLOR C1 - DRYVIT - VAN DYE
	COLOR C2 - DRYVIT - SPECTRALUM BROWN
	COLOR C3 - DRYVIT - WHISPER
	COLOR C4 - DRYVIT - CHINA WHITE

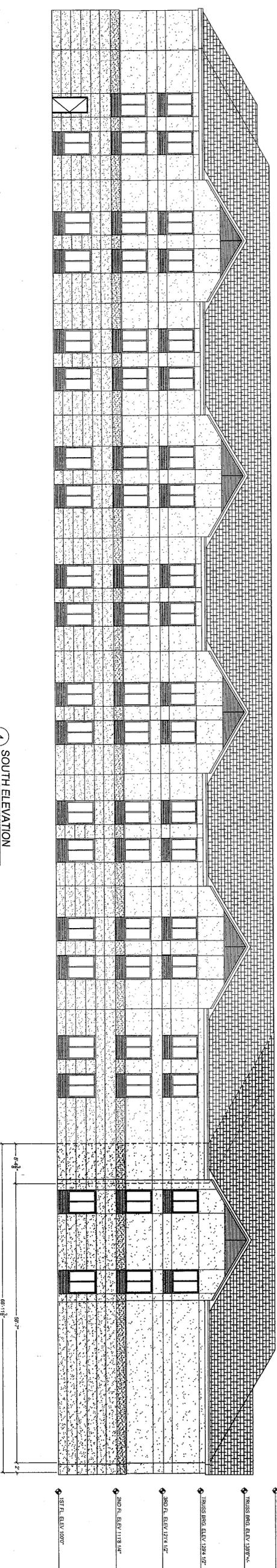


2 CANOPY ELEVATION  
SCALE 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE 1/8" = 1'-0"

EXISTING ——— PROPOSED



4 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

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AND ENGINEERS

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EMAIL:  
rlc@schnipfelconstruction.com  
rlc@schnipfelconstruction.com

CLIENT:

PROJECT:  
HILTON GARDEN  
INN  
ADDITION

JACKPOT RD.  
GROVE CITY, OHIO

REVISIONS:  
1. 11/17/2009 - PLAN COMMISSION

SCALE: 3/32" = 1'-0"

DATE: 09/23/2009

RELEASED FOR:

SHEET TITLE:

EXTERIOR  
ELEVATIONS

SHEET:

A2.1