CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AMENDED FINAL DEVELOPMENT PLAN
FOR
VRABLE HEALTHCARE
4500 JOHN SHIELDS PARKWAY
2014

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BENCH MARKS (NAVD - 1988)

The elevations shown are based on the North American Vertical Datum of 1988.

SOURCE: BM FRANK 72 — Station is a stainless steel rod driven to a depth of 15 feet, in a triangular shaped grass median at the northwest corner of the intersection at Dublin-Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.

ELEVATION = 801.706

BM #1 — Chiseled "X" on the west side of the second hydrant south of the intersection of Tuller Road and Tuller Ridge Drive, said hydrant being on the east side of Tuller Ridge Drive.

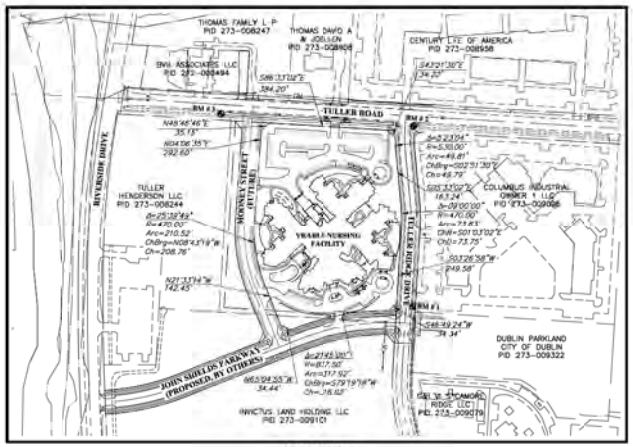
ELEVATION = 845.50

BM #2 — Chiseled "X" on the west rim of a storm manhole located in the concrete sidewalk at the southwest corner of the intersection of Tuller Road and Tuller Ridge Drive.

ELEVATION = 843.66

BM #3 — Chiseled "X" on the north bolt of the second hydrant east of the intersection of Riverside Drive and Tuller Road, said hydrant being on the south side of Tuller Road.

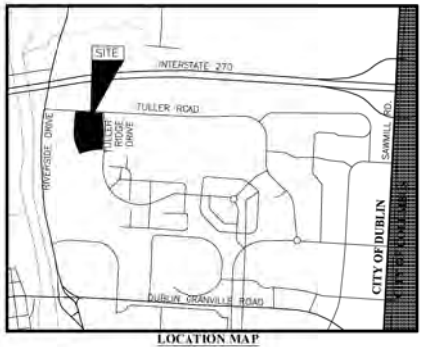
ELEVATION 821.16



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE

1 inch = 200 feet



LOCATION MAP
Scale: 1" = 1000'

Property Owner/ Developer/Applicant

Alan Wilson
Vrable Healthcare Companies
3248 West Henderson Road
Columbus, Ohio 43220
Tel: (614) 540-5500

Architect

JMM Architects
6685 Lowell Drive
Columbus, Oh 43220
Tel: (614) 326-5565
Fax: (614) 326-5566

Engineer/ Landscape Architect

EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

PREPARED BY:
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll free: 866.775.3648
emht.com

REVISIONS

SCALE	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AMENDED FINAL DEVELOPMENT PLAN
FOR
VRABLE HEALTHCARE
4500 JOHN SHIELDS PARKWAY
COVER SHEET

DATE: July 11, 2014
SCALE: As Noted
JOB NO.: 2014-0454
SHEET: C1-0

201304170063657
Pgs: 2 $72.00 T20130038840
04/17/13 2:37PM BULL TITLE
Terry J. Brown
Franklin County Recorder

VRABLE HEALTHCARE

PLAT BOOK 115 PG 79

(INCLUDING THE DEDICATION OF JOHN SHIELDS PARKWAY, MOONEY STREET AND A PORTION OF TULLER RIDGE DRIVE)
FINAL PLAT

Situated in the State of Ohio, County of Franklin, City of Dublin located in Quarter Township 2, Township 2 Range 19, containing 8.574 acres of lard, more or less, said 8.574 acres, being a resubdivision of part of Lot 3 as designated and delineated on the subdivision plat entitled "Lands of Chauncy McGurer" of record in Plat Book 12, Page 27 and being part of that tract of land conveyed to **TULLER HENDERSON, LLC** by deed of record in Instrument Number 200412080279020 and part of that ract of land conveyed to **INVICTUS LAND HOLDING, LLC** by deed of record ir Instrument Number 200000070134979, Recorder's Office, Franklin County, Ohio.

The undersigned, **TULLER HENDERSON, LLC,** an Ohio limited liability company, by **JAMES R. MUCKLE,** General Counsel, and **INVICTUS LAND HOLDING, LLC,** an Ohio limited liability company, by **JAMES R. MUCKLE,** Generil Counsel, owners of the lands plattied herein, duly authorized in the premises, does hereby certify that this plat correctly represents their **"VRABLE HEALTHCARE "** a subdivision containing Lot numbered 1, does hereby accept this plat of same, and dedicated to public use, as such, all of Tuller Ridge Drive, John Shields-Parkway and Mooney Street (2.253 acres, more or less), shown hereon , and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement," or "Sidewalk Easement." Each of the aforementioned designated easements permit the construction, operation, and maintenance of all public and quasi public utilities above, beneath, and on the surface of the ground and, where necessary, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public. Easement areas shown hereon outside of the plitted area are within lands owned by the undersigned and easements are hereby reservd therein for the uses and purposes expressed herein.

In Witness Whereof, **JAMES R. MUCKLE,** General Counsel of **TULLER HENDERSON, LLC,** has hereunto set his hand this 15 day of March, 2013.

Signed and Acknowledged In the presence of:

TULLER HENDERSON, LLC

By _____
JAMES R. MUCKLE
General Counsel

Diane L Madden

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES R. MUCKLE,** General Counsel of **TULLER HENDERSON, LLC** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 15th day of March, 2013

My commission expires 6/07/16 _____ Notary Public, State of Ohio

NOTARIAL SEAL STATE OF OHIO
ELIZABETHA FARLEY
Notary Public, State of Ohio
My Commission Expires 06-07-16

In Witness Whereof, **JAMES R. MUCKLE,** General Counsel of **INVICTUS LAND HOLDING, LLC,** has hereunto set his hand this 15 day of March, 2013.

Signed and Acknowledged In the presence of:

INVICTUS LAND HOLDING, LLC,

By _____
JAMES R. MUCKLE
General Counsel

Diane L Madden

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **JAMES R. MUCKLE,** General Counsel of **INVICTUS LAND HOLDING, LLC,** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of the company and the corporation for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 15th day of March, 2013

My commission expires 6/7/13 _____ Notary Public

ELIZABETH A. FARLEY
Notary Public, State of Ohio
My Commission Expires 06-07-16

Approved this 15th Day of March 2013 _____ Director of Land Use and Long Range Planning, Dublin, Ohio

Approved this 15th Day of March 2013 _____ City Engineer, Dublin, Ohio

Approved this 11th day of March, 2013, by vote of Council, wherein all of Drive, Parkway and Street dedicated herein and this plat is accepted as such by the Council of the City of Dublin, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this 18th day of March, 2013.

_____ Clerk of Council, Dublin, Ohio

Transferred this 17 day of April, 2013. _____ Auditor, Franklin County, Ohio

_____ Deputy Auditor, Franklin County, Ohio

Filed for record this 17th day of April, 2013 at 2:57 p.M. Fee $ 172.00 _____ Recorder, Franklin County, Ohio

File No. 201304170063657

Recorded this 17th day of April, 2013 _____ Deputy Recorder, Franklin County, Ohio

LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1000'

SURVEY DATA:

BASIS OF BEARINGS: The Bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone as per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 73 and FRANK 174, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment, giving a bearing of South 03° 26' 58" West for a portion of Tuller Ridge Drive.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat, are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diamaeter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Toll Free 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

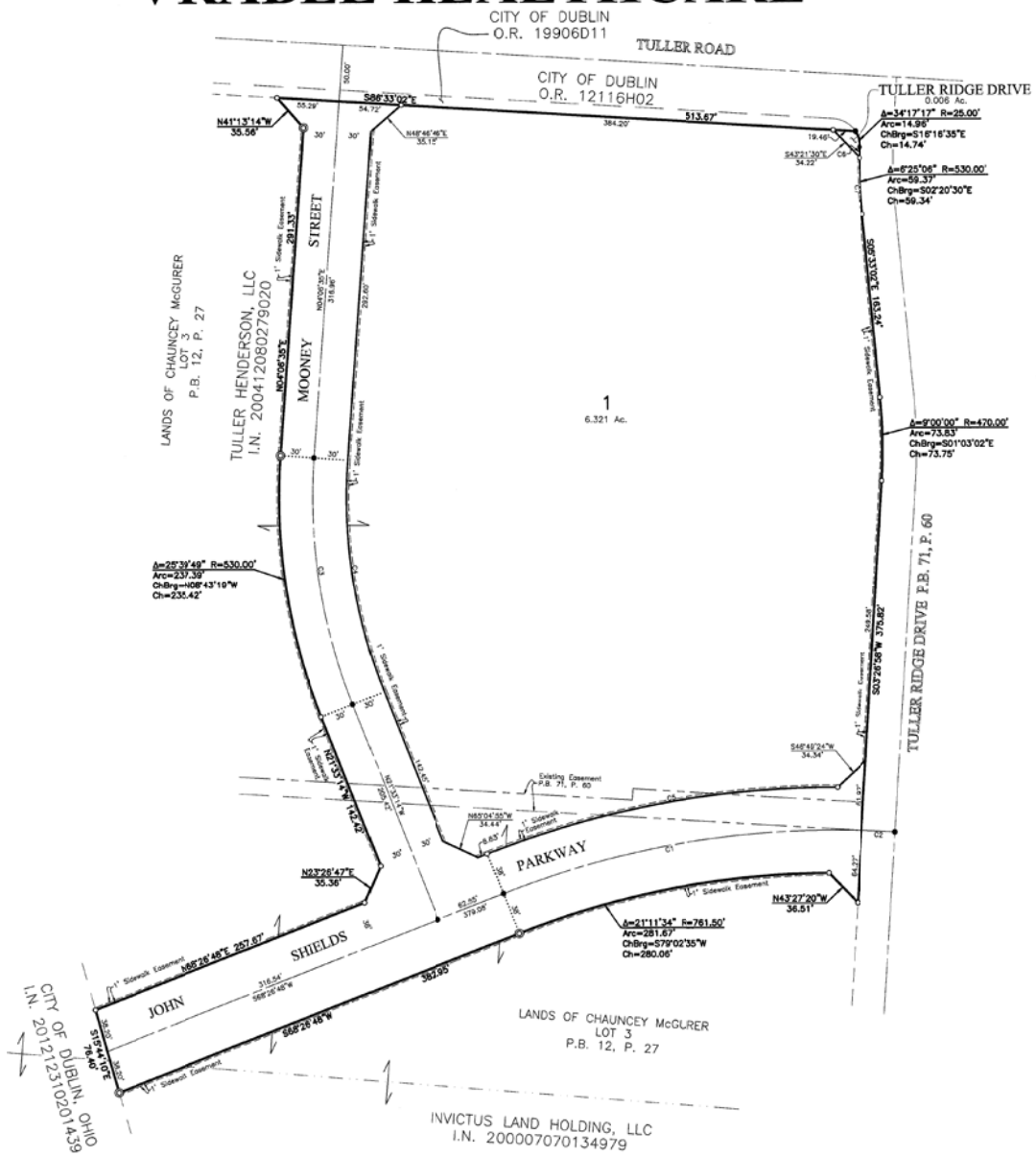
o = Iron Pin (See Survey Data)
• = MAG Nail to be set
⊙ = Permanent Marker (See Survey Data)

STATE OF OHIO
EDWARD J. MILLER
8250
REGISTERED
PROFESSIONAL SURVEYOR

By _____ Professional Surveyor No. 8250 — 3/14/13 Date

VRABLE HEALTHCARE

PLAT BOOK 115 PG 80



NOTE "A" - FEMA ZONE: At the time of platting, all of Vrable Healthcare is within Zone X (areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas Map Number 39049C0151K, with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN: Vrable Healthcare is comprised of the following Franklin County Parcel Numbers:

Parcel Number 273-009101	1.310 Ac.
Parcel Number 273-009080	7.264 Ac.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage:	8.574
Acreage in rights-of-way:	2.253
Acreage in remaining lots:	6.321

NOTE "D": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Vrable Healthcare or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

SCALE: 1" = 50'

GRAPHIC SCALE (in feet)

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	23°17'13"	799.50'	324.94'	S 80°05'25" W	322.71'
C2	2°09'01"	799.50'	30.00'	N 87°11'28" W	30.00'
C3	25°39'49"	500.00'	223.96'	N 08°43'19" W	222.09'
C4	25°39'49"	170.00'	210.52'	N 08°43'19" W	208.76'
C5	21°45'00"	537.50'	317.92'	S 79°19'18" W	316.02'
C6	1°02'02"	530.00'	9.56'	S 00°21'02" W	9.56'
C7	5°23'04"	530.00'	49.81'	S 02°51'30" E	49.79'

Vrable Healthcare:

July 11, 2014

Minor Project Review: Project Description

Project Overview:

The Vrable Healthcare project, currently under construction, consists of a single facility containing skilled nursing, rehabilitation and assisted living. The facility is located on a +/- 6.3 acre parcel along Tuller Road and Tuller Ridge Drive and the future Mooney Street and John Shields Parkway. A Final Development Plan was approved for the project early in 2013.

The owner has made a decision to add child daycare center within the facility to provide employees with an onsite childcare option. The owner anticipates the facility to be open 24 hours a day, 7 days a week to accommodate all employee shifts. The general public will be able to utilize the child daycare center as well.

The daycare will provide an outdoor play area along the west side of the building, immediately adjacent to the interior location of the daycare center. The exterior play area would contain a play structure (suitable to meet state guidelines), benches, fencing and additional landscaping. The approved building façade would be slightly modified to remove a window and add a door to the west façade to accommodate access to the outdoor play area for the daycare.

Modifications would be made to the northwest portion of the site adjacent to the loading area where the employee entrance is located. This entrance would also serve as the daycare entrance. Modifications in this area include the designation of 8 parking spaces for short term parking for daycare drop-off and pick-up, sidewalk extensions and crosswalk markings along the loading dock drive. Directional signs would also be added for appropriate wayfinding as necessary.

Water Quality Volume Calculation Spreadsheet

Project Name: Vrable Retirement Residence

Bioretention Basin 1 (at South Courtyard)		*Bioretention Basin 2 (at Loading Dock)*		*Hydrodynamic Device*	
Area =	2.63 acres	Area =	0.48 acres	Area =	2.93 acres
% imp =	0.67	% imp =	0.72	i=	0.65 in/hr
C =	0.46	C =	0.51	C =	0.85
WQv =	0.076 ac-ft	WQv =	0.015 ac-ft	WQp =	1.619 cfs
100% of WQv	3309 ft^3 (3,394 CF provided)	100% of WQv	671 ft^3 (818 CF provided)	Provide ODOT Type 2 unit	

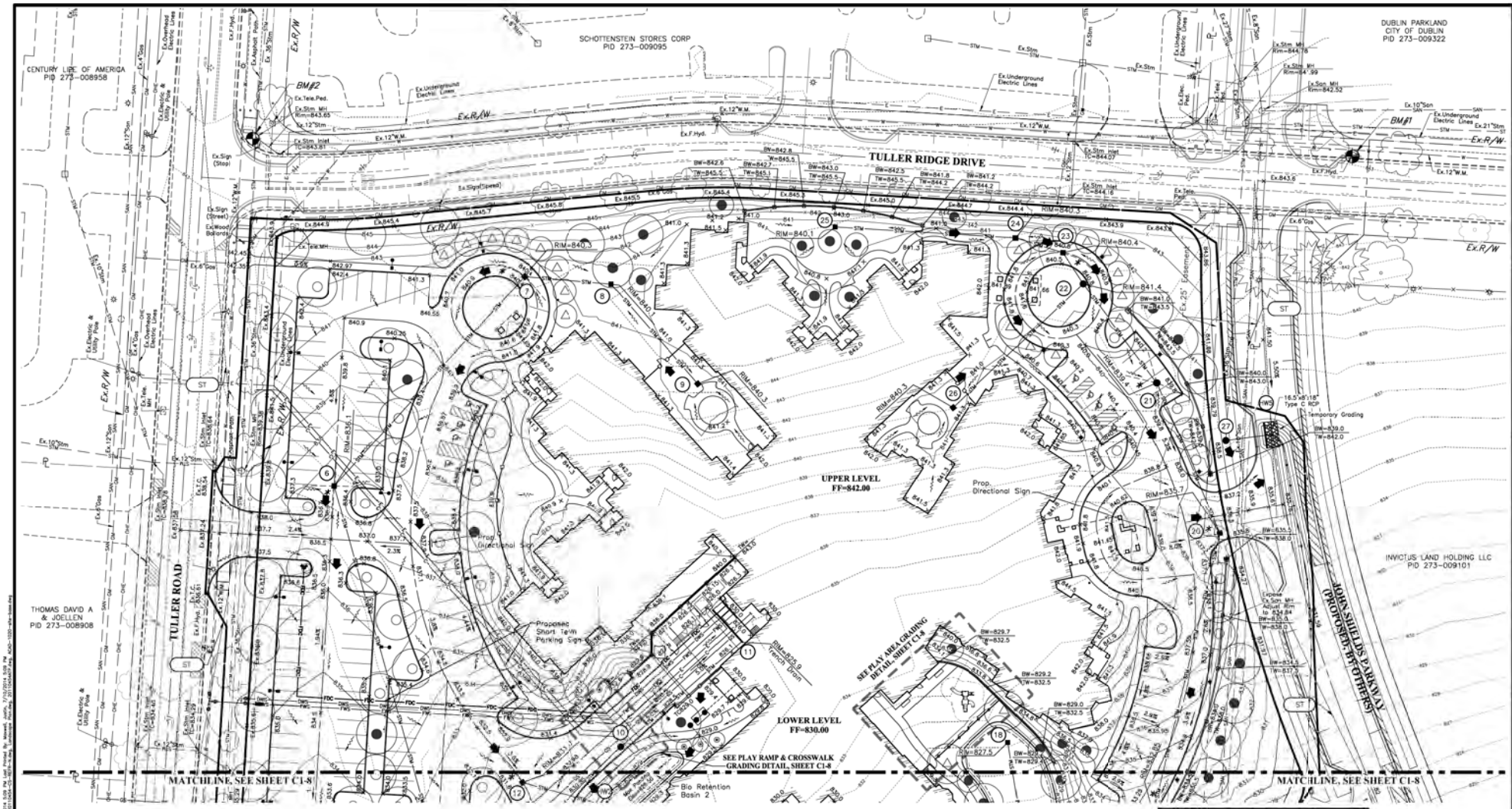
Water quality volume calculated using the Ohio EPA formula CPA/12

The "C" coefficient was calculated using the ASCE method
C= 0.858i^3 - 0.778i^2 + 0.774i + 0.04

Ohio EPA formula
WQv = CPA/12

Ohio EPA formula
WQp = CiA

A = area (acres)
P = 0.75"
C = (see above)
i=0.65 in/hr (per ODOT guidelines for WQ Device)



LEGEND

- Existing 1' Contour
- Existing 5' Contour
- Right-Of-Way
- Building
- Retaining/Landscape Wall
- Fence
- Curb
- Gas
- Fire Water Service
- Fire Department Connection
- Domestic Water Service
- Sanitary Service
- Storm
- Sign
- Parking Block
- ADA Accessible Parking
- Flood Routing Arrow
- Proposed 1' Contour
- Proposed 5' Contour
- Tree Protection Fence
- Site Triangle

*4" Pertorated Lindenkroin (See Detail, Sheet ####)
Provide in One Direction at Structure: 10 & 17
Provide in Two Directions at Structures: 3, 5, 8 & 21
Provide in Three Directions at Structures: 18
Provide in Four Directions at Structures: 4 & 19

GRAPHIC SCALE

0 15' 30' 60

1 inch = 30 feet

Note: All Grades are Top of Finished Pavement or Grade unless otherwise noted. Add 0.5' to Elevations for Top of Curb Grade

BENCH MARKS (NAVD – 1988)

The elevations shown are based on the North American Vertical Datum of 1988.

SOURCE BM FRANK 73 — Station is a stainless steel rod driven to a depth of 16 feet, in a triangular shaped grass median at the northwest corner of the intersection of Dublin–Granville Road and Riverside Drive, 59.9 feet southeast of the north corner of the median, 28.4 feet northwest of the southeast corner of the median, 20.2 feet northeast of the southwest corner of the median, 2 feet north of a witness post, access through aluminum access cover, level with the sidewalk.
ELEVATION = 801.706

BM#1 — Chiseled "X" on the west bolt of the second hydrant south of the intersection of Tuller Road and Tuller Ridge Drive, said hydrant being on the east side of Tuller Ridge Drive.
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BM#2 — Chiseled "X" on the west rim of a storm manhole located in the concrete sidewalk at the southeast corner of the intersection of Tuller Road and Tuller Ridge Drive.
ELEVATION = 843.66

INDEX MAP
Scale: 1"=250'

REVISIONS

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AMENDED FINAL DEVELOPMENT PLAN
FOR
VRABLE HEALTHCARE
4500 JOHN SHIELDS PARKWAY
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
www.emht.com

DATE: July 11, 2014
SCALE: 1" = 30'
JOB NO.: 2011-0454
SHEET: C1-7

LEGEND

- Existing 1' Contour
- Existing 5' Contour
- Right-Of-Way
- Building
- Retaining/Landscape Wall
- Fence
- Curb
- Gas
- Fire Water Service
- Fire Department Connection
- Domestic Water Service
- Sanitary Service
- Storm
- Sign
- Parking Stalls
- ADA Accessible Parking
- Flood Routing Arrow
- Proposed 1' Contour
- Proposed 5' Contour
- Tree Protection Fence
- ST — Site Triangle

* 4" Perforated Underdrain (See Detail, Sheet ####)
Provide in One Direction at Structure: 10 & 17
Provide in Two Directions at Structures: 3, 5, 8 & 21
Provide in Three Directions at Structures: 15
Provide in Four Directions at Structures: 4 & 19

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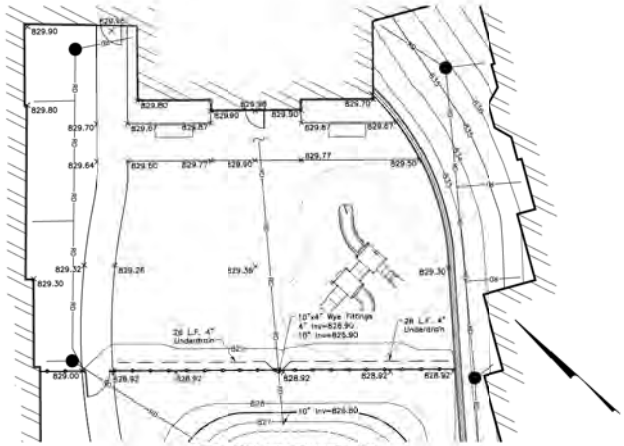
BM#3 — Chiseled "X" on the north bolt of the second hydrant east of the intersection of Riverside Drive and Tuller Road, said hydrant being on the south side of Tuller Road.
ELEVATION = 821.18

Ponding Table

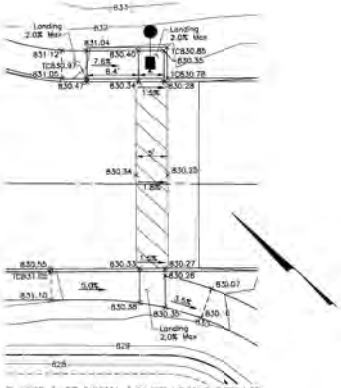
Bioretention Basin No.	Calculated Water Quality Volume Required (ft³)	Calculated Water Quality Volume Provided (ft³)	Bottom of Basin Elev.	Max Ponding Elev.	Overland Flood Routing Elev.
1	3,309	3,344	826.5'	827.5'	829.0'
2	671	818	827.5	828.5'	829.0'

Critical Year Storm Design = 2 Year Event

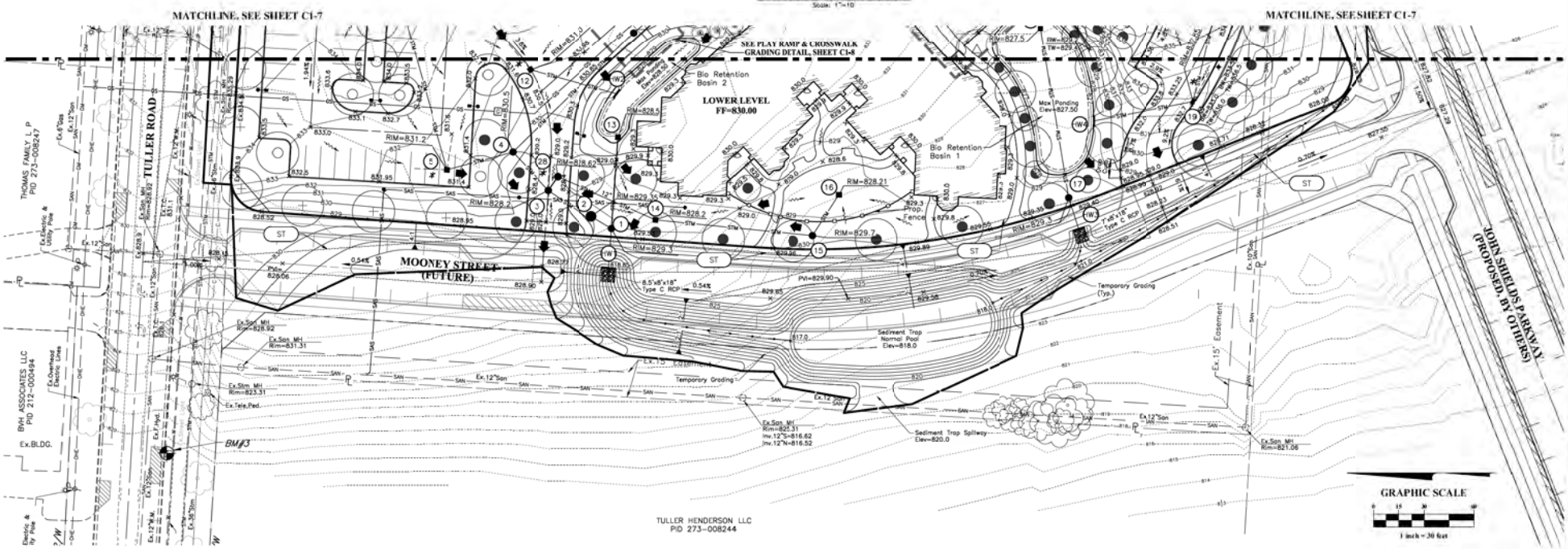
INDEX MAP
Scale: 1"=250'



PLAY AREA GRADING DETAIL
Scale: 1"=10'



RAMP & CROSSWALK GRADING DETAIL
Scale: 1"=10'



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EMH&T.COM

DATE: July 11, 2014
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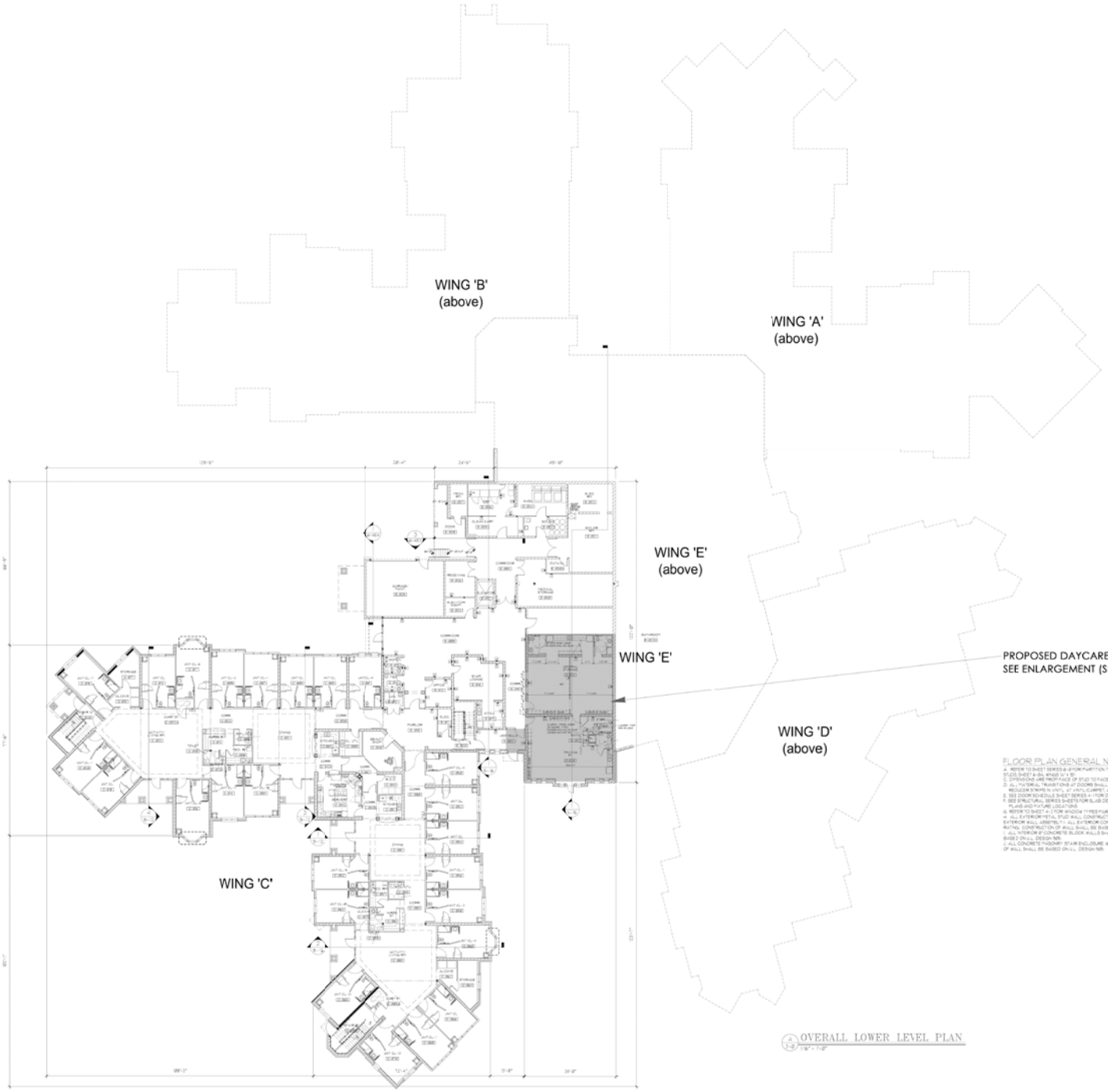
SHEET: C1-8



OVERALL LOWER LEVEL PLAN
1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES:

A. REFER TO SHEET SERIES 6-8 FOR PARTITION TYPES MARKED BY THIS SYMBOL. MTL STUDS: SHEET 6-8, #ING5 'C', 'D', & 'E'; WOOD STUDS: SHEET 8-BG, #INGS 'A' & 'B'.
B. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, OR FACE OF EXTERIOR SHEATHING TO FACE OF SHEATHING U.N.O.
C. ALL MATERIAL TRANSITIONS AT DOORS SHALL OCCUR UNDER THE DOOR SLAB, AND SHALL HAVE APPROPRIATE REDUCER STRIPS IN VINYL AT VINYL CARPET, AND IN ALUMINUM AT TILE CARPET OR TILE/VINYL. SEE SHEET 4-2.
E. SEE DOOR SCHEDULE SHEET SERIES 4-1 FOR DOOR INFORMATION. SEE UNIT SHEETS 3-4E thru 3-5 FOR UNIT DOOR SCHEDULES.
F. SEE STRUCTURAL SERIES SHEETS FOR SLAB DEPRESSION AND SLAB OPENING LOCATIONS. G.C. TO COORDINATE WITH UNIT LAYOUT PLANS AND FUTURE LOCATIONS.
G. REFER TO SHEET 4-2 FOR WINDOW TYPES MARKED THUS:
H. ALL EXTERIOR METAL STUD WALL CONSTRUCTION SHALL BE TYP. TO GYPSUM ASSOCIATION FILE NO. WP-8005 (1-HOUR FIRE-RATED EXTERIOR WALL ASSEMBLY). ALL EXTERIOR CONCRETE BLOCK WALL CONSTRUCTION SHALL HAVE MIN. 1-HOUR FIRE-RESISTANCE RATING. CONSTRUCTION OF WALL SHALL BE BASED ON U.L. DESIGN 929.
I. ALL INTERIOR 8" CONCRETE BLOCK WALLS SHALL HAVE MIN. 1-HOUR FIRE-RESISTANCE RATING. CONSTRUCTION OF WALL SHALL BE BASED ON U.L. DESIGN 929.
J. ALL CONCRETE MASONRY STAIR ENCLOSURE WALLS AND SHAFTS SHALL HAVE MIN. 1-HOUR FIRE RESISTANCE RATING. CONSTRUCTION OF WALL SHALL BE BASED ON U.L. DESIGN 929.

KEY PLAN
1" = 200'-0"

GRAPHIC SCALE
0 8' 16' 32'
1/16" = 1'-0"

STATE OF OHIO
JAMES MICHAEL MILLIGAN
7327
REGISTERED ARCHITECT

James Michael Milligan
#7327
Expiration Date: 12/31/2015

© COPYRIGHT 2013 MKC ARCHITECTS, INC.

DATE: 12/20/2013	DRAWN BY: MKC
JOB #: 1-0000	CHECKED BY: MKC
REVISIONS	

OVERALL LOWER LEVEL PLAN

VRABLE DUBLIN NURSING HOME
DUBLIN, OHIO

MKC ARCHITECTS, INC.
4500 Lorden Drive, Columbus, Ohio 43220
(614) 457-0000 FAX (614) 457-0001

A3-0

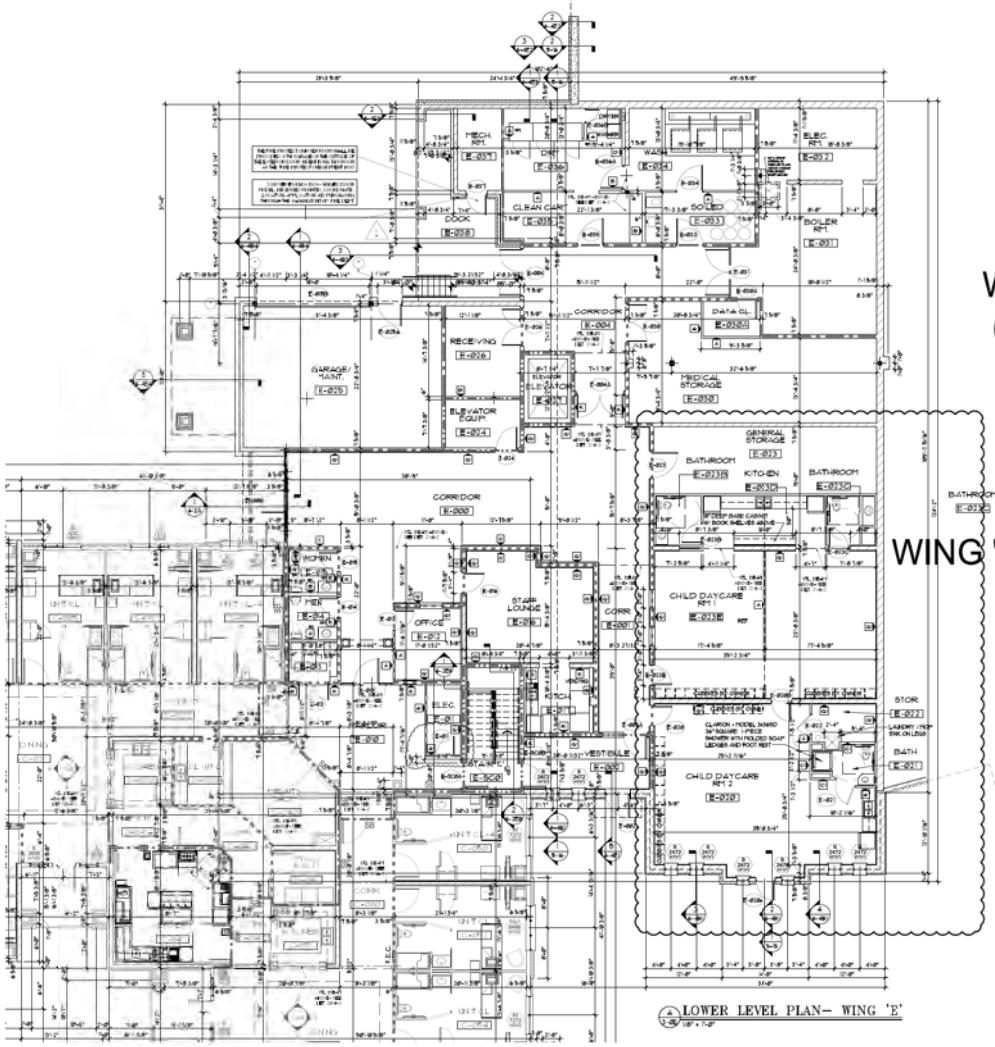
WING 'B'
(above)

WING 'A'
(above)

WING 'E'
(above)

WING 'E'

WING 'D'
(above)



LOWER LEVEL PLAN– WING 'E'

FLOOR PLAN GENERAL NOTES:

A. REFER TO SHEET SERIES A-6XX PARTITION TYPES FRAMED BY THIS SYMBOL ▢ MTL STUDS, SHEET A-6, WINGS 'C', 'D', & 'E' WOOD STUDS, SHEET A-6, WING 'B'.
B. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, OR FACE OF INTERIOR SUBSTRATE TO FACE OF SUBSTRATE U.N.O.
C. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, OR FACE OF INTERIOR SUBSTRATE TO FACE OF SUBSTRATE U.N.O.
D. ALL MATERIAL TRANSITIONS AT DOORS SHALL OCCUR UNDER THE DOOR SLABS, AND SHALL HAVE APPROPRIATE METAL/WOOD STRIPS IN VINYL, VT VINYL CARPET, AND IN CARPET AT TILE CARPET OR TILE/VINYL. SEE SHEET A-7.
E. SEE DOOR SCHEDULE SHEET SERIES A-7 FOR DOOR MODIFICATION. SEE UNIT SHEETS 3-49 thru 3-51 FOR UNIT DOOR SCHEDULES.
F. SEE STRUCTURAL SERIES SHEETS FOR SLAB DEPRESSION AND SLAB OPENING LOCATIONS. G.C. TO COORDINATE WITH UNIT LAYOUT PLANS AND PATTERN LOCATIONS.
G. REFER TO SHEET A-7 FOR WINDOW TYPES FRAMED BY TAG.
H. ALL EXTERIOR METAL STUD WALL CONSTRUCTION SHALL BE BTI, TO GYPRUM ASSOCIATION FILE NO. WP-9005 (1-HOUR FIRE-RATED EXTERIOR WALL ASSEMBLY). ALL EXTERIOR CONCRETE BLOCK WALL CONSTRUCTION SHALL HAVE THE 1-HOUR FIRE-RESISTANCE RATING. CONSTRUCTION OF WALL SHALL BE BASED ON G.L. DESIGN NIB.
I. ALL INTERIOR 8" CONCRETE BLOCK WALLS SHALL HAVE THE 1-HOUR FIRE-RESISTANCE RATING. CONSTRUCTION OF WALL SHALL BE BASED ON G.L. DESIGN NIB.
J. ALL CONCRETE MASONRY STAIR ENCLOSURE WALLS AND SHAFTS SHALL HAVE THE 1-HOUR FIRE RESISTANCE RATING. CONSTRUCTION OF WALL SHALL BE BASED ON G.L. DESIGN NIB.

LEGEND:

- - - - -	20-MIN. SMOKE PARTITION
— — —	1-HOUR SEPARATION WALL
FB — —	1-HOUR FIRE BARRIER WALL
SB — —	1-HOUR SMOKE BARRIER WALL
— · — · —	2-HOUR FIRE BARRIER WALL
FIREWALL	2-HOUR FIRE WALL

KEY PLAN

STATE OF OHIO ARCHITECT
JAMES MICHAEL MILLIGAN
#7327

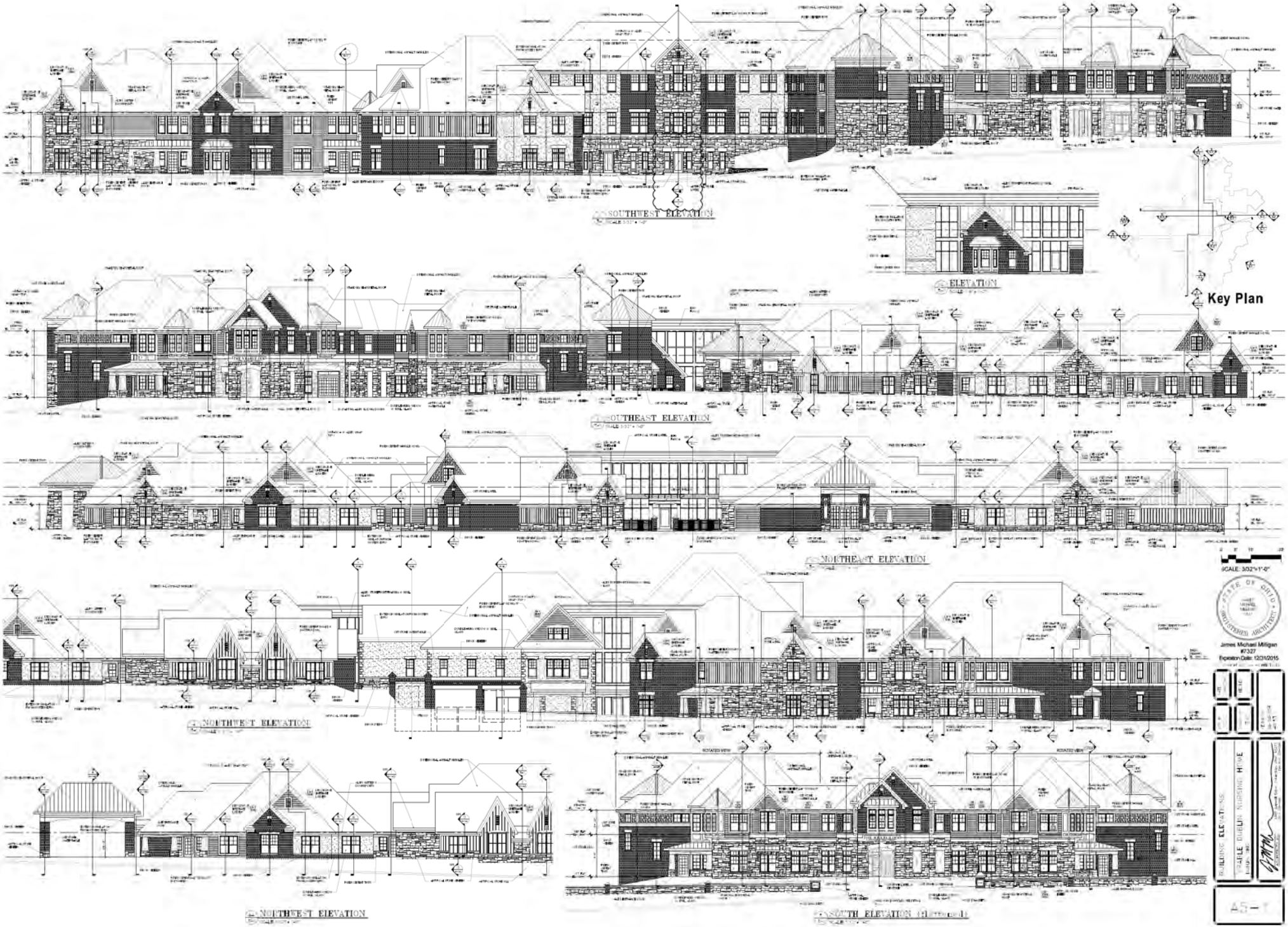
James Michael Milligan
#7327
Expiration Date: 12/31/2015
© Copyright 2011 dmc ARCHITECTS, INC.

DATE	09-30-2014
JOB #	
DRAWN BY	TC
CHECKED	
SHEET	A3-0E

CAMPUS LEVEL PLAN
WING: 'E'
SCALE: 1/8" = 1'-0"
FRANKLIN COUNTY CHILDREN SERVICES
DUBLIN NURSING HOME
DUBLIN, OHIO

dmc ARCHITECTS, INC.
5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43054
614.775.4500

A3-0E


SOUTHWEST ELEVATION
ELEVATION
Key Plan
SOUTHEAST ELEVATION
NORTHEAST ELEVATION
SCALE: 3/32"=1'-0"
NORTHWEST ELEVATION
NORTHWEST ELEVATION
SOUTH ELEVATION
STATE OF OHIO
REGISTERED ARCHITECT
James Michael Milligan
#7327
Expiration Date: 12/31/2015
BUILDING ELEVATIONS
TRAELE DUBLIN NURSING HOME
A5-1

GameTime
A PLAYCORE Company

Vrable Healthcare
Proposed Daycare Play Structure
Date: July 11, 2014

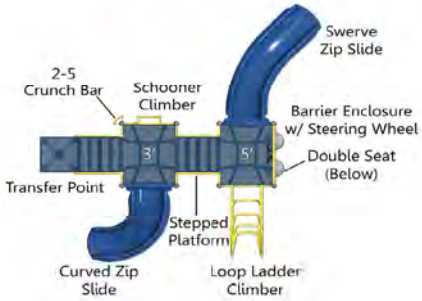
CATALINA

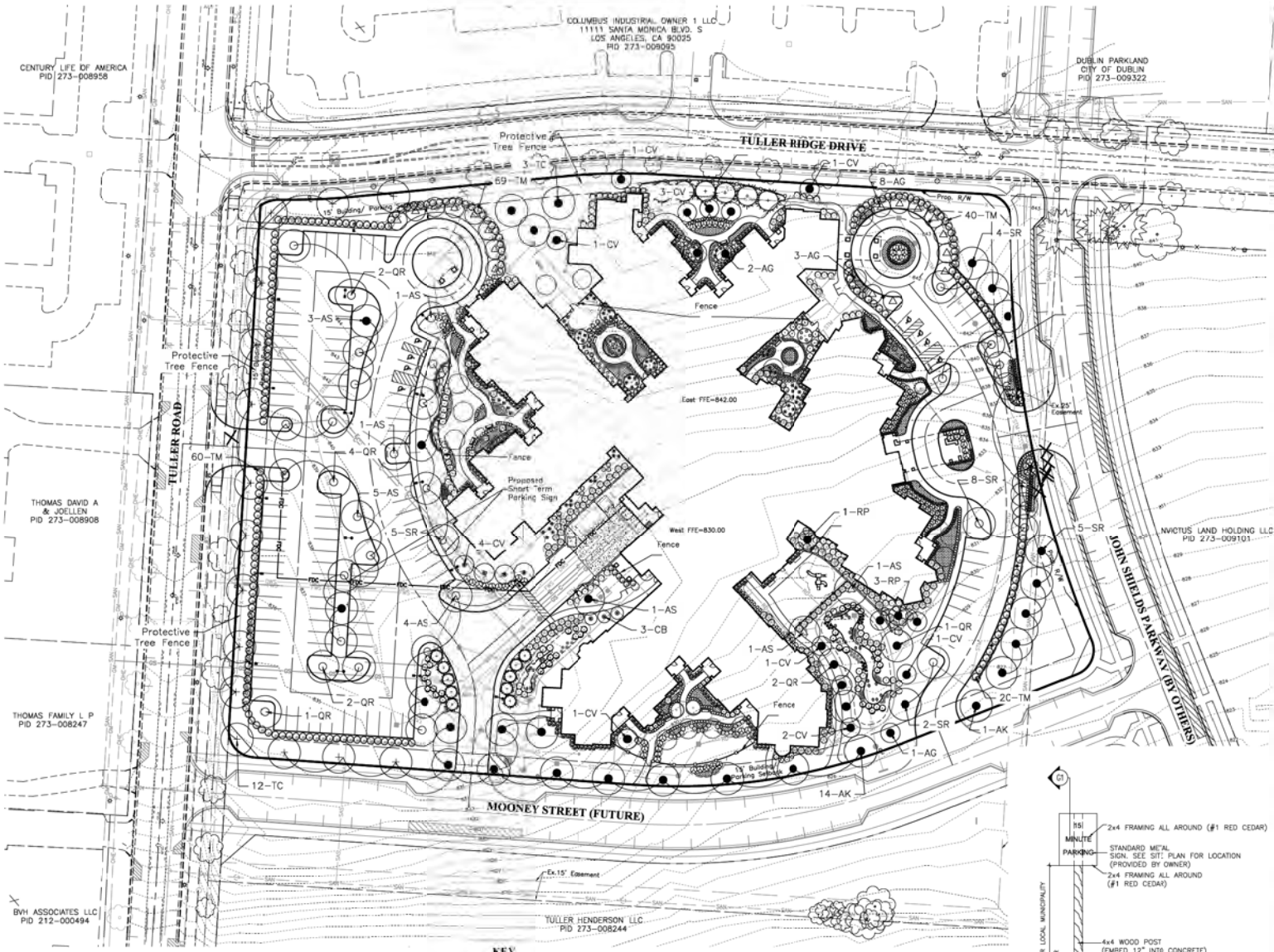
Model: 19616
Use Zone: 27' 6" x 27' 11"
Fall Height: 5'
Age Groups: 2 to 5 or 5 to 12 Years
Number of Children: 20-25

Catalina is a tremendous value for schools, churches or other youth organizations who serve children ages 2-12. With dual decks of 3' and 5' there is enough room for up to 25 children and plenty of play activities to keep playing, including: 3' Curved Zip Slide, 5' Swerve Zip Slide, Steering Wheel, Schooner and Loop Ladder Climbers and a seating area under the 5' deck.

Features and Benefits

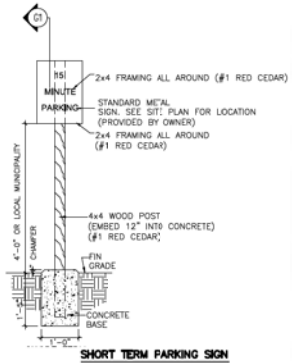
"Playful" Color Palette
to be Utilized





KEY

- Parking Perimeter Trees
- Vehicular Use Area Parking Lot Trees
- Site Landscaping Requirement Tree/ Daycare Tree
- Replacement Trees:
  47 Trees at 3" Caliper = 141"
  12 Trees at 2 1/2" Caliper = 25"
  57 Total Trees = 166"
- Existing Trees to be Removed
- Existing Trees to be Protected



SHORT TERM PARKING SIGN

Scale: 1"=20'

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

CODED NOTES

Fence with Columns:
Fence Manufacture:
DS-Digger Specialties, Inc.
C/O Polyvinyl Sales
www.polyvinylsales.com
1230 5-Rail Flat Top – Metallic
Bronze – 36" Ht.
(See Site Civil for Column)

Stone Wall With Fence:
(See Site Civil Plans)

Dry Laid Retaining Wall:
(See Site Civil Plans)

GENERAL NOTES

Landscape Requirements:

Site Coverage: per Ch. 153.071

Pavement	+/–	69,765 S.F.
Building	+/–	83,046 S.F.
Sidewalk	+/–	15,099 S.F.
Total	+/–	167,910 S.F.
Site Area	+/–	276,227 S.F.
Lot Coverage	+/–	60.7%

Perimeter Landscape and Vehicular Use Area Landscape Buffer per Text:

- Providing a solid masonry wall along John Shields Parkway (East West Road) to screen parking.
- Providing screen wall comprised of evergreen shrub hedge of 30" minimum height to screen parking areas along Tuller Road, Tuller Ridge and Mooney Street plus 1 tree per 40' of parking perimeter

Interior Landscaping for V.U.A.:

Landscape Islands – Ch. 153.133 (B)(2):

5 sf. of landscape island per 100 s.f. of V.U.A.

69,765 of V.U.A. = 3,489 s.f. of islands required

14,053 s.f. of islands provided

Tree Planting – Ch. 153.133 (B)(3):

(1) 2" tree required per 5000 s.f. of coverage

167,910 s.f. of coverage = (34) 2" trees required

Additional Site Landscaping Requirements – Ch. 153.133 (D)(2)(a):

Institutional Buildings: 1" in tree for every 1500 s.f. of building coverage

83,046 s.f. of building coverage = 56 inches

(19 Trees at 3" Caliper)

Child Daycare Landscape – Ch. 153.026(6)

Shrubs 24" minimum height and 1 tree per 30' to be installed outside of fence.

Provided: 11 Shrubs and 2 Trees

Existing street trees along Tuller Road shall be retained with the exception of trees removed from the grading and construction of curb cuts and new roads. Trees removed as part of this construction shall be counted toward replacement.

Street trees shall be provided and installed as part of the public improvement plans for John Shields Parkway (East West) and the Mooney Street.

MARK	DATE	DESCRIPTION

REVISIONS

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
AMENDED FINAL DEVELOPMENT PLAN
FOR
VRABLE HEALTHCARE
4500 JOHN SHIELDS PARKWAY
OVERALL LANDSCAPE PLAN

EMHT
Fishbein Architects, Incorporated & Thorn, Inc.
Architects & Engineers, Consulting Engineers
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE: July 11, 2014

SCALE: 1" = 40'

JOB NO. 2014.0454

SHEET: L1-0