

Proposed Site Plan

1:30

**LEGEND:**

	GLEDTISIA TRIACANTHOS FORM INERMIS MIN. 2" CALIPER		DOGWOOD
	NORWAY SPRUCE		BOXWOOD
			ARBORVITAE

**TRANSPORTATION PLAN:**

THERE WILL BE VANS AND MINI BUSES UTILIZING THE RESERVED PARKING SPACES FOR THE LOADING AND UNLOADING OF PASSENGERS

THERE WILL BE UP TO 40 PEOPLE, PICKED UP AT THEIR HOMES, ARRIVING ON MINI BUSES AND VANS BETWEEN 9:15 A.M. - 9:30 A.M. THE FACILITY WILL OPERATE BETWEEN 9:30 A.M. - 2:30 P.M.

THE MINI BUSES AND VANS WILL LOAD PASSENGERS BETWEEN 2:30 P.M. - 3:00 P.M. TO DROP THEM OFF AT THEIR HOMES.

**SITE DATA**

TOTAL SITE AREA = 3.321 AC  
 PRE-DEVELOPED IMPERVIOUS = 0 AC  
 POST-DEVELOPED IMPERVIOUS = .79 AC

**ZONING:**

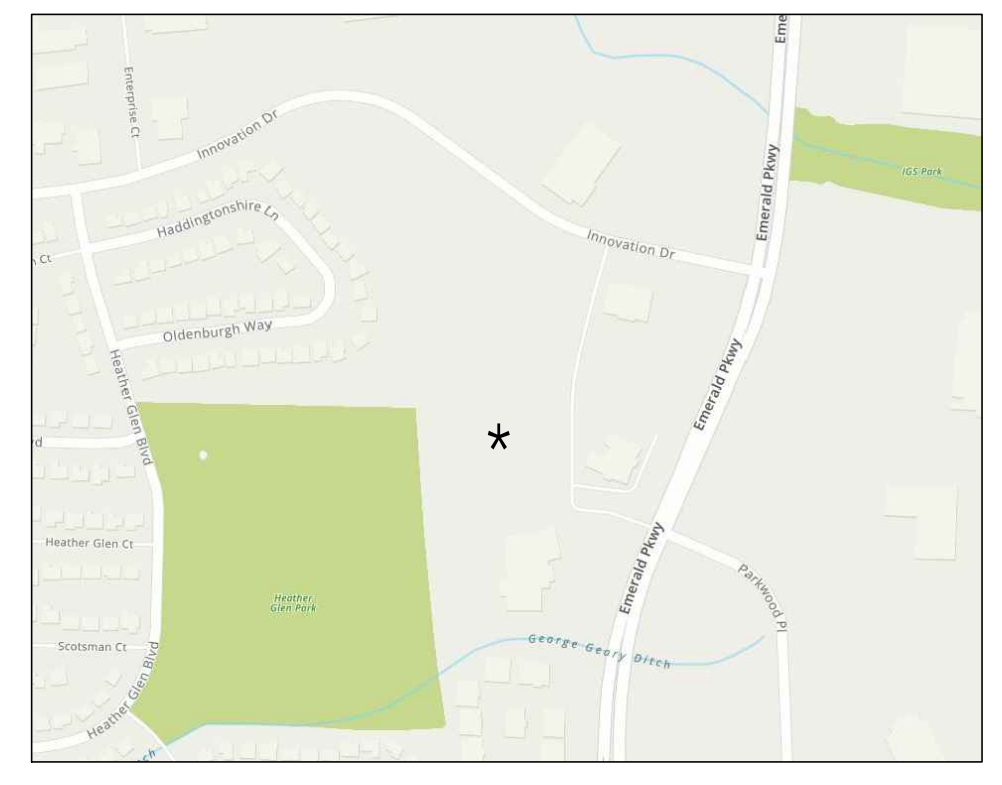
PARCEL ID: 273-012214  
 ZONING: THOMAS KOHLER PCD  
 B1 SUB AREA

LOT COVERAGE: MAXIMUM 70%  
 BUILDING HEIGHT: 35' MAXIMUM, 2 STORY MAXIMUM  
 PROPOSED USE:  
 ADULT DAY CARE CENTER

BUILDING AREA: 8,160 S.F.  
 CONSTRUCTION TYPE: VB  
 NO FIRE ALARM  
 NON-SPRINKLERED

**PARKING:**

REQUIREMENTS: OFFICE - 1,250 S.F. MIN. - NO MAX.  
 MIN. SPACES REQUIRED: 33 SPACES  
 TOTAL SPACES PROVIDED: 61 SPACES  
 ACCESSIBLE SPACES REQUIRED: 2  
 ACCESSIBLE SPACES PROVIDED: 5



Site Vicinity Map

N.T.S.

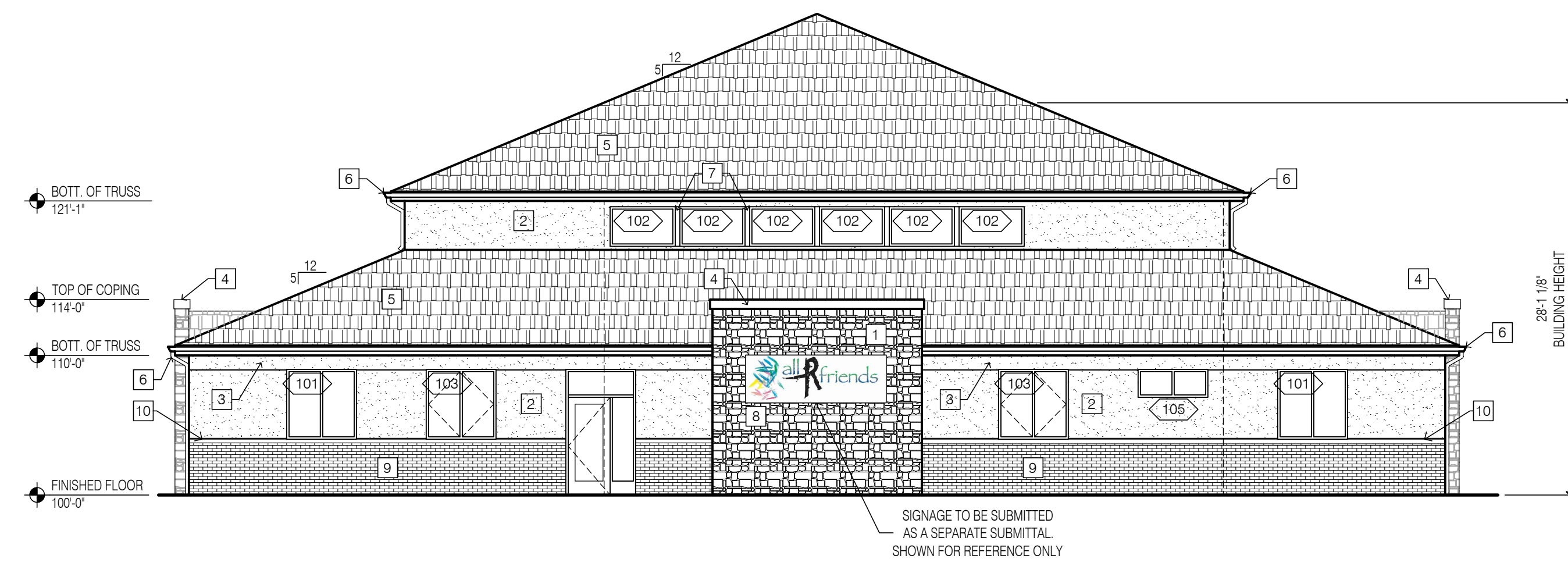
**DARIN RANKER ARCHITECTS**  
 4 INTERIOR DESIGNERS  
 5225 Wilcox Place, Suite E Dublin, OH 43016  
 Phone: 614-792-7001  
 admin@darinranker.com



New Building For  
**All R Friends Dublin**  
 Emerald Pkwy/Parkwood Pl  
 Dublin, Ohio

DRA Proj. No.: 20-285  
 Drawn by: JAD  
 Checked By: CSJ  
 Date: 10-14-20  
 Revisions

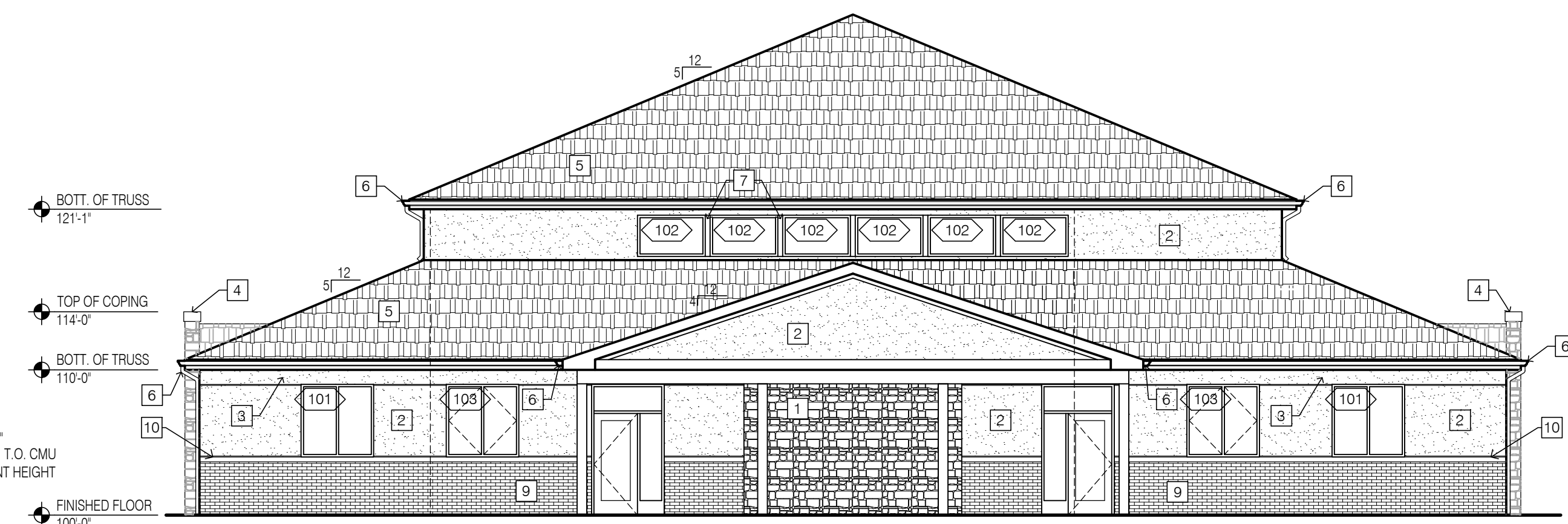
**SP.01**



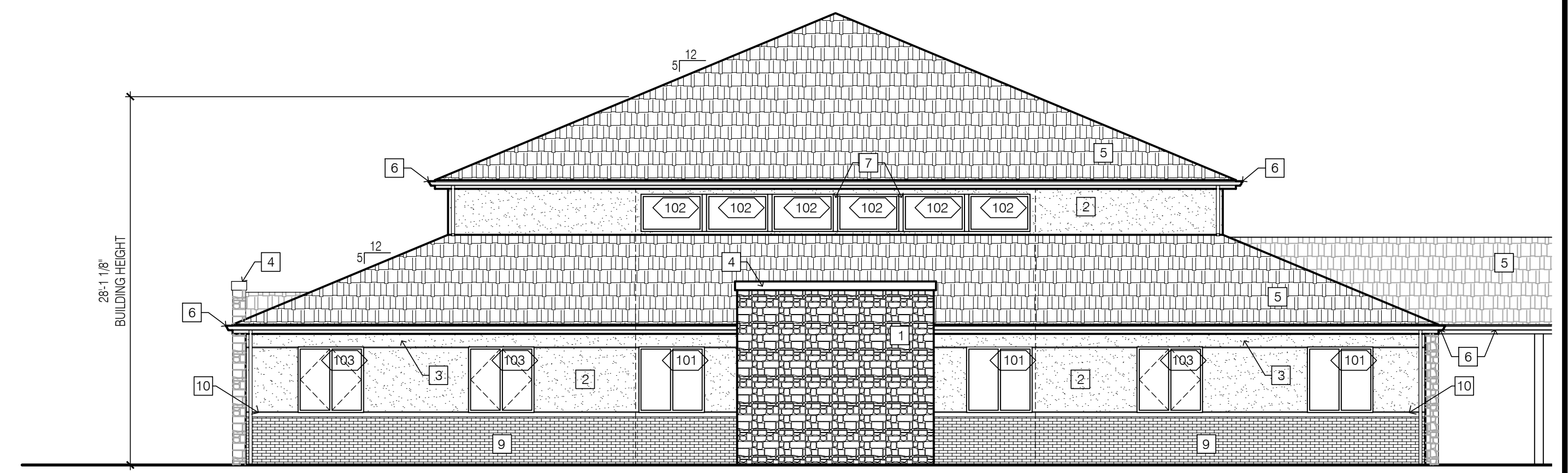
1 east elevation  
1/8" = 1'-0"



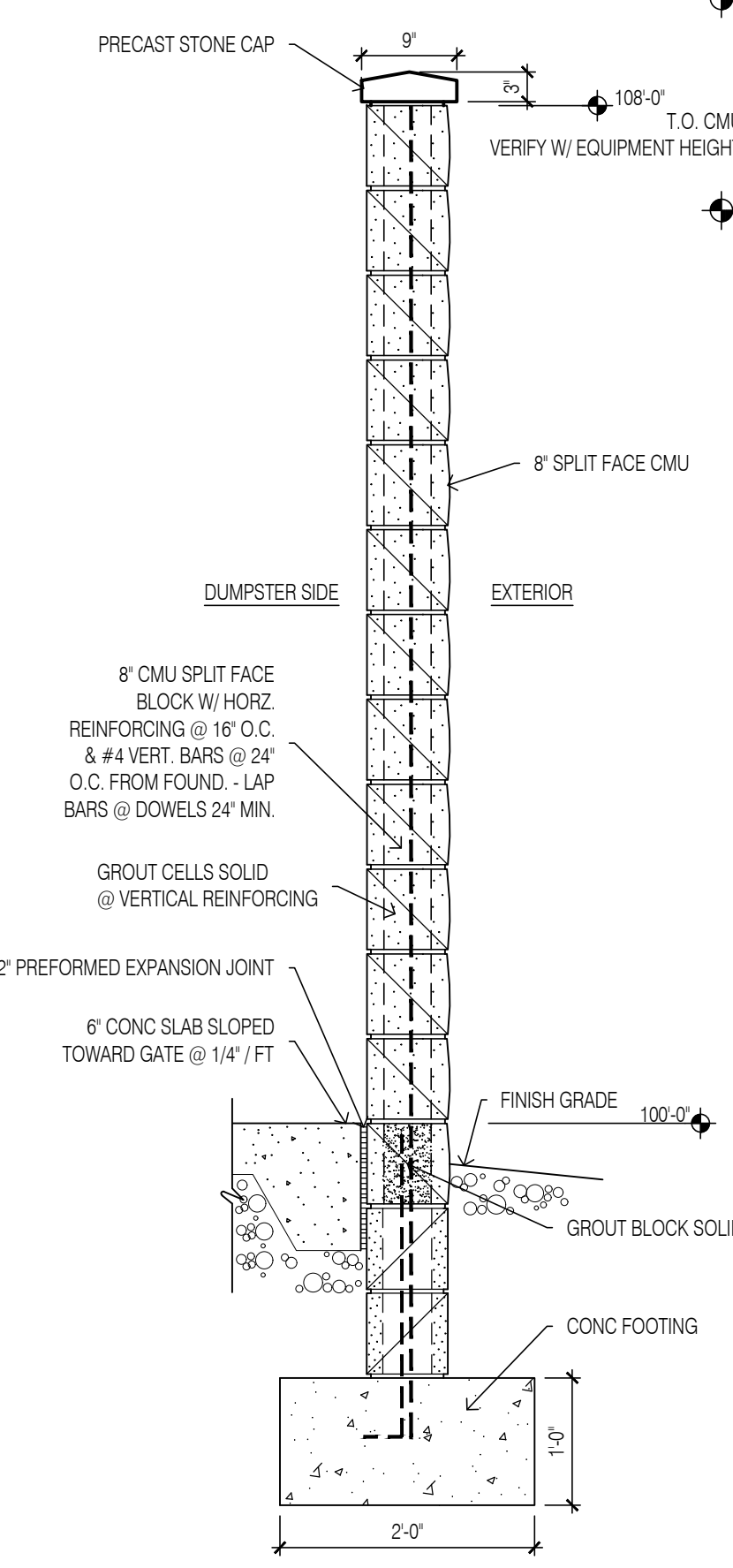
2 south elevation  
1/8" = 1'-0"



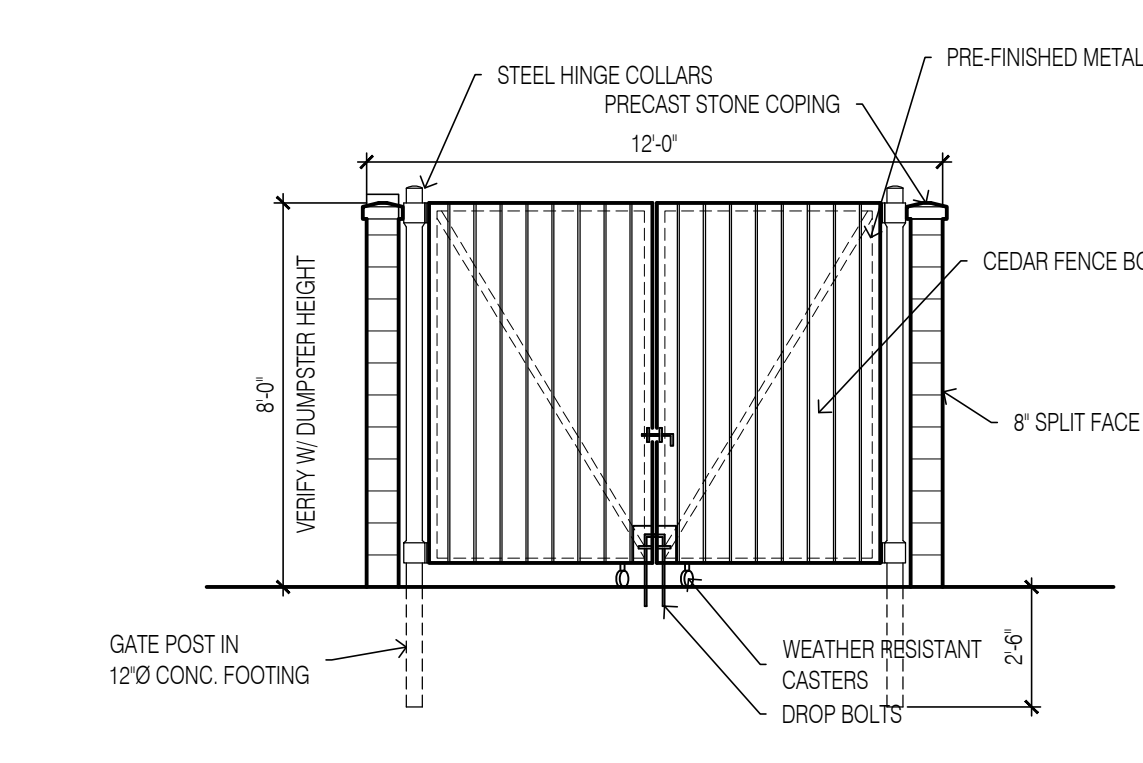
3 west elevation  
1/8" = 1'-0"



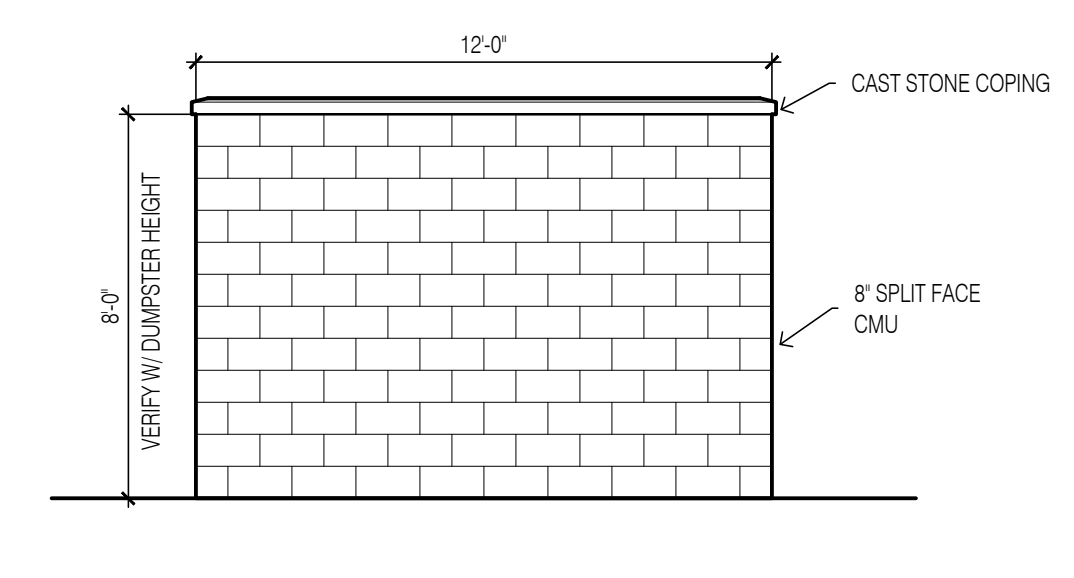
4 north elevation  
1/8" = 1'-0"



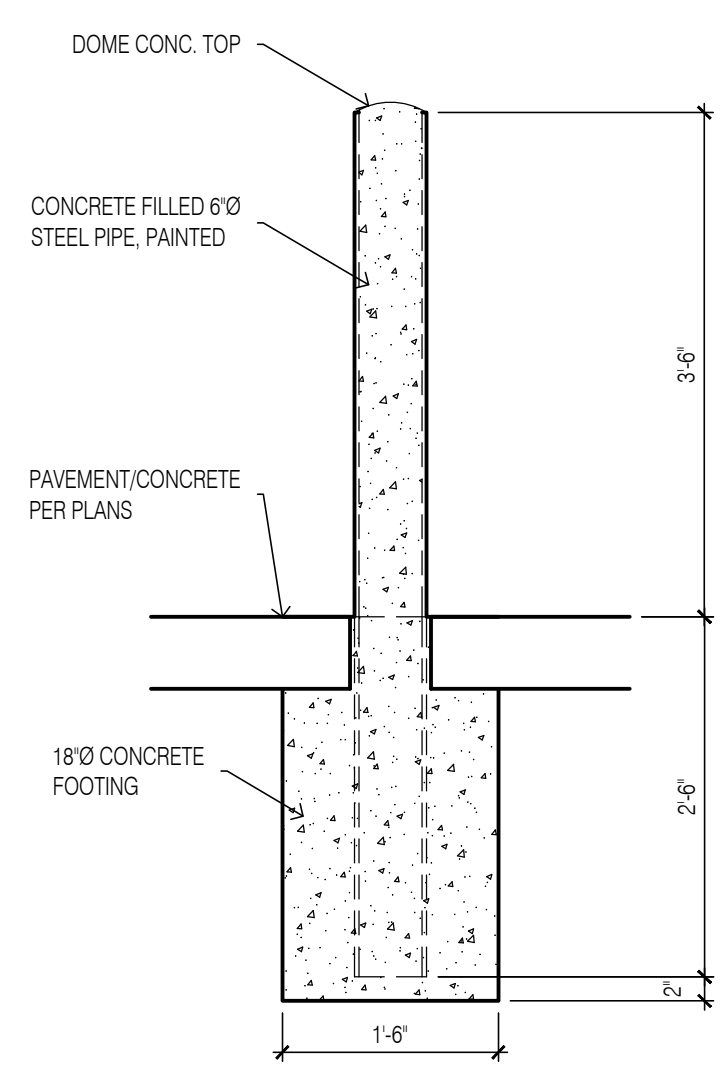
5 dumpster wall section  
3/4" = 1'-0"



6 east dumpster elevation  
1/4" = 1'-0"



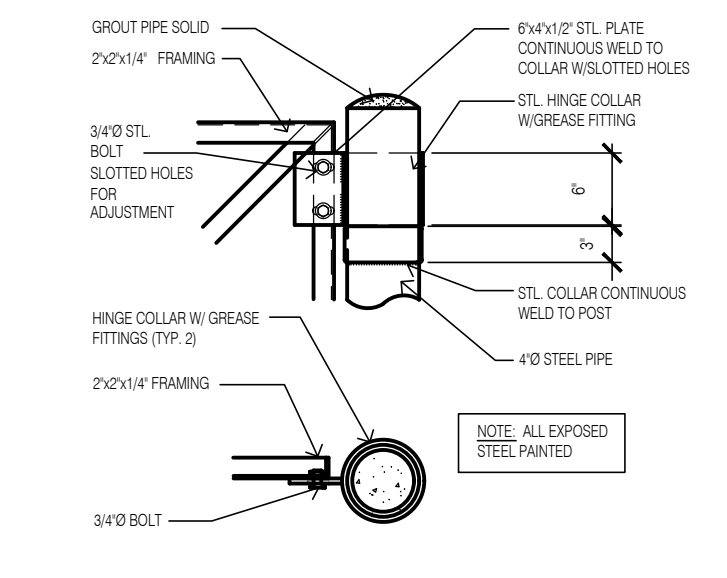
7 south dumpster elevation  
1/4" = 1'-0"



8 bollard detail  
3/4" = 1'-0"

XXX WINDOW SCHEDULE					
NO.	SIZE		MATERIAL	FUNCTION	REMARKS
	WIDTH	HEIGHT			
101	5'-0"	5'-0"	ALUM.	FIXED	THERMAL RATED
102	4'-8"	2'-10"	ALUM.	FIXED	THERMAL RATED
103	5'-0"	5'-0"	ALUM.	CASEMENT	THERMAL RATED-RETRACTABLE CRANK
104	4'-8"	2'-10"	ALUM.	FIXED	INTERIOR WINDOW
105	5'-0"	2'-0"	ALUM.	FIXED	INTERIOR WINDOW

NOTE: WINDOWS TO BE LOW-E



9 dumpster gate detail  
3/4" = 1'-0"

- ELEVATION CODED NOTES**
- 1 CULTURED STONE VENEER - DUTCH QUALITY STONE, KENTUCKY BLEND LIMESTONE
  - 2 THREE COAT STUCCO - PAINT SHERWIN WILLIAMS SW7066 GRAY MATTERS
  - 3 THREE COAT STUCCO - PAINT SHERWIN WILLIAMS SW6235 FOGGY DAY
  - 4 CAST STONE COPING
  - 5 25 YEAR DIMENSIONAL ASPHALT SHINGLES - OAKRIDGE SHINGLES, ESTATE GRAY
  - 6 ALUM. GUTTER & DOWNSPOUT - MARSH BUILDING PRODUCTS - ENGLISH WEDGEWOOD 390
  - 7 ANODIZED ALUM. WRAP TO MATCH WINDOW FINISH
  - 8 SIGNAGE BY OTHERS
  - 9 BRICK VENEER, SPEC TBS
  - 10 CULTURED STONE SILL