Chesterwood Village Assisted Living Facility

PHASE 2: LIGHT CARE ASSISTED LIVING

UNION TWP., BUTLER COUNTY, OHIO

DESIGN RELEASE #1-
CONSTRUCTION DOCUMENTS
JANUARY 23, 2007

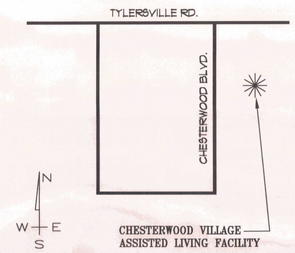
APPROVAL

SIGNATURE DATE

HILLANDALE COMMUNITIES

8073 TYLERSVILLE ROAD WEST CHESTER, OHIO 45069

VICINITY MAP



ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	AIR CONDITIONING
A.D.	ACCESS DOOR
A.P.	ACCESS PANEL
A.T.	ACOUSTIC TILE
AC.	ACOUSTIC
ADJ.	ADJUSTABLE
A.I.B.	AIR INFILTRATION BARRIER
ALT.	ALTERNATE
ALUM.	ALUMINUM
ASPH.	ASPHALT
@	AT
BM.	BEAM
BD.	BOARD
BET.	BETWEEN
B.C.	BOTTOM CURB
BLDG.	BUILDING
BLKG.	BLOCKING
B.N.	BULL NOSE
BOT.	BOTTOM
B.U.	BUILT UP
BULL.	BULLETIN
C.BD.	CHALK BOARD
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLG.	CEILING
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.S.F.H.	COUNTERSUNK FLAT HD.
CL.	CENTERLINE
C.T.	CERAMIC TILE
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
D.S.	DOWNSPOUT
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
DISP.	DISPENSER/DISPOSER
EA.	EACH
E.J.	EXPANSION JOINT
E.W.	EACH WAY
ELEV.	ELEVATION
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
E.W.C.	ELEC. WATER COOLER
EXIST.	EXISTING
EXT.	EXTERIOR
EXP.	EXPANSION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXT. CABINET
FIB CEM	FIBER CEMENT
F.O.S.	FACE OF STUD
F.O.M.	FACE OF MASONRY
FL.D.	FLOOR DRAIN
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
F.T.	FIRE TREATED
FTG.	FOOTING
G.L.B.	GLUED LAMINATED BEAM
GA.	GAUGE
GALV.	GALVANIZED
GALV.I.	GALVANIZED IRON
GYP.	GYPSUM
H.M.	HOLLOW METAL
HDW.	HARDWARE
HORIZ.	HORIZONTAL
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
K.O.PNL.	KNOCK OUT PANEL
LAM.PLAS.	LAMINATED PLASTIC
MAX.	MAXIMUM
M.C.B.	METAL CORNER BEAD
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
MOS.	MOSAIC
MET.P.S.	METAL PLASTER SCREED
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PLATE
PLAS.	PLASTER
PL.WD.	PLYWOOD
P.G.B.	PAINT GRADE BIRCH
P.T.D.	PAINTED
R.D.	ROOF DRAIN
REQD.	REQUIRED
REQS.	REQUIREMENTS
	RECOMMENDATIONS
RES.	RESIN
R.	RISERS
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHEET
SIM.	SIMILAR
S.A.B.	SOUND ATTENUATION BATTS
S.O.G.	SLAB ON GRADE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMETRICAL
T.	TREADS
T.BD.	TACK BOARD
T.J.	TOOL JOINT
TYP.	TYPICAL
T.C.	TOP CURB
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W.R.	WATER RESISTANT

SYMBOLS

FLOOR PLAN

- 100 — ROOM NUMBER
- 100 — DOOR NUMBER
- 100 — WINDOW TYPE
- 10 — WALL TYPE
- 10 — KITCHEN EQUIPMENT
- A / 6.2 — SECTION OR DETAIL 'A' ON SHEET 6.2
- BRICK VENEER
- CONCRETE BLOCK
- WOOD STUDS

SECTION OR DETAIL

- PLYWOOD
- GYPSUM BOARD
- BATT INSULATION
- RIGID INSULATION
- GYP. CRETE
- ACOUSTIC TILE
- METAL
- ROUGH LUMBER
- FINISH WOOD
- CONCRETE
- EARTH OR SUB. BASE

JMM ARCHITECTS

4685 Larwell Drive, Columbus, Ohio 43220 (614)326-5565

STRUCTURAL ENGINEER: JEZERINAC GEERS & ASSOCIATES, INC.
5640 FRANTZ ROAD DUBLIN, OHIO 43017 (614) 766-0066

MECH./ELEC. ENGINEER: HILL ENGINEERING
3 WEST CENTRAL AVE., DELAWARE, OHIO 43015 (740) 363-0400

FIRE DEPARTMENT
WEST CHESTER
BUTLER COUNTY, OHIO
RECEIVED 2-7-07
REVIEWER
APPROVED 2-23-07
DISAPPROVED 2-12-07

STATE OF OHIO ARCHITECT JAMES MICHAEL MULLIGAN 7357 REGISTERED

DATE 1-23-07 | CHECKED SG | JOB # 04138 | DRAWN BY SG | REVISIONS

COVER SHEET
LIGHT CARE ASSISTED LIVING
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

JMM ARCHITECTS 4685 Larwell Drive, Columbus, Ohio 43220 (614) 326-5565 FAX (614) 326-5566

0-1

RECEIVED MAR 08 2007 BY

GENERAL NOTES

EXTERIOR DIMENSIONS ARE TYPICALLY FROM FACE OF SHEATHING TO FACE OF SHEATHING OR FACE OF SHEATHING TO CENTERLINE OF STRUCTURAL.

INTERIOR DIMENSIONS ARE FROM FACE OF MASONRY OR FACE OF STUD TO FACE OF STUD OR MASONRY

UNLESS NOTED OTHERWISE (U.N.O.). CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK AND NOTIFY ARCHITECT FOR RESOLUTION OF ANY DESCREPANCIES.

DOOR NUMBERS ARE THE SAME AS THE ROOM SERVED. ROOMS W/ MULTIPLE DOORS ARE LABELED "A", "B", "C", ETC...

CALL RESPECTIVE UTILITIES BEFORE STARTING SITE WORK COORDINATE RELOCATION OF UNDERGROUND ELECTRIC & TELEPHONE WITH OWNER AND UTILITIES COMPANIES

CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEMS IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

CONTRACTORS SHALL VERIFY ALL FIELD AND DESIGN CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT OF DESCREPANCIES FOR RESOLUTION.

PROVIDE FIRE STOPS AT ALL SOFFITS @ 20' O.C.

INDEX OF DRAWINGS

APPROVED WEST CHESTER TWP. DEPT. OF PLANNING & ZONING DATE 2/21/07 MC

SITE PCKG

SQUARE FOOTAGES

AREAS: UNIT COUNT & RATIOS

ASSISTED LIVING: PHASE 2: 50 UNITS TOTAL
(LICENSED RESIDENTIAL CARE)

USE I-1, CONSTRUCTION TYPE 5A

PHASE 2: 50 UNITS, 36 (1BR), 12 (2BR), 2 STUDIO
APARTMENT WING A [24 UNITS] & WING B [26 UNITS]
MIX DESIGN: 1025 SF (2BR), 665 SF (1BR), 413 SF (STUDIO)
WING A: 22 (1 BDRM), 2 (STUDIO)
WING B: 12 (2 BDRM), 14 (1 BDRM)

OWNER SHALL DESIGNATE 5 UNITS AS ADAAG COMPLIANT (10%)
EMERGENCY CALL SYSTEMS/STROBES, ADA CABINETRY, DOORS

MAIN STREET	8,800 SF
BSMT. SUPPORT SPACES	5,535 SF
APARTMT 1ST FLR: 11 (1BDRM) 4 (2BDRM)	18,437 SF
APARTMT 2ND FLR: 12 (1BDRM) 4 (2BDRM) 1 (STUDIO)	18,108 SF
APARTMT 3RD FLR: 13 (1BDRM) 4 (2BDRM) 1 (STUDIO)	18,492 SF
ALTERATIONS TO EXISTING 1ST FLR:	3,050 SF
TOTAL =	72,422 S.F.

*****PORCHES ARE INCLUDED IN BUILDING FOOTPRINT SF***

DESIGN OCCUPANCY: O.B.C. 1004.1.2

ASSISTED LIVING: USE I-1
72,422/240SF GROSS = 300 OCC. (WORSE CASE)

ACTUAL OCCUPANCY: ANTICIPATED

LIGHT CARE ASSISTED LIVING
80 RESIDENTS, 30 STAFF, 50 VISITORS = 160 ACTUAL OCC

SPACES INCIDENTAL TO I-1

LOCATION	NET AREA FOR USE	OCCUPANCY SIGNAGE
MAIN STREET CIRCULATION	= 2412 S.F.	80
CLUB RM. /GAMING	= 685 S.F.	30
THEATER LOUNGE	= 105 S.F.	5
THEATER 1ST FLR	= 605 S.F.	27
THEATER BALCONY	= 200 S.F.	10
LOBBY 1ST FLR	= 500 S.F.	20
DINING	= 1267 S.F.	63
DINER/SALAD BAR	= 775 S.F.	30
ADMIN-TRAVEL OFFICE	= 217 S.F.	5
EXERCISE	= 310 S.F.	12
WELLNESS	= 1146 S.F.	12
TRAINING BED/TOILET RM	= 656 S.F.	8
CHAPEL/ACTIVITY RM.	= 1065 S.F.	52
ACTIVITY RM. 2ND	= 465 S.F.	20
SALON/BARBER	= 393 S.F.	12

GENERAL NOTES

EXTERIOR DIMENSIONS ARE TYPICALLY FROM FACE OF SHEATHING TO FACE OF SHEATHING OR FACE OF SHEATHING TO CENTERLINE OF STRUCTURAL.

MAIN STREET INTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING

TO FACE OF STUD OR FACE OF SHEATHING TO FACE OF SHEATHING AT WALLS THAT SIMULATE EXTERIOR WALLS

INTERIOR DIMENSIONS ARE FROM FACE OF MASONRY OR FACE OF STUD TO FACE OF STUD OR MASONRY

UNLESS NOTED OTHERWISE (U.N.O.), CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK AND NOTIFY ARCHITECT FOR RESOLUTION OF ANY DESCREPANCIES.

DOOR NUMBERS ARE THE SAME AS THE ROOM SERVED. ROOMS W/ MULTIPLE DOORS ARE LABELED "A", "B", "C", ETC...

CALL RESPECTIVE UTILITIES BEFORE STARTING SITE WORK COORDINATE RELOCATION OF UNDERGROUND ELECTRIC & TELEPHONE WITH OWNER AND UTILITIES COMPANIES

CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEMS IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

CONTRACTORS SHALL VERIFY ALL FIELD AND DESIGN CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT OF DESCREPANCIES FOR RESOLUTION.

PROVIDE FIRE STOPS AT ALL SOFFITS @ 20' O.C.

TABLE 601

FULLY SPRINKLERED

BLDG. ELEMENT	TYPE 5A	NOTES	ASSEMBLY LISTING	TYPE 2B	NOTES
STRUCTRL FRAME	1 HR F.R.R.	WRAPPED STEEL	X526	Ø HR F.R.R.	
BEARING WALLS EXTERIOR	1 HR F.R.R.		U356 U309	Ø HR F.R.R.	MAIN STREET FIRE AREA SHALL BE DESIGNATED USE 'A3' WITH 2HR FIRE SEPARATION BARRIER AS INDICATED BELOW AT DWG 2/0-2 AND CONSTRUCTION TYPE 2B
INTERIOR	1 HR F.R.R. 2 HR F.R.R.		U309 U306	Ø HR F.R.R.	
NON BEARING WALLS EXTERIOR	1 HR F.R.R. (TO 30') 1 HR F.R.R. 2 HR F.R.R. 1 HR F.R.R.	STAIR SHAFTS FIRE WALLS SHAFTWALL CHASES	U356 U309 U309 U469	Ø HR F.R.R.	
INTERIOR	2 HR F.R.R. Ø HR F.R.R.	SHAFTWALL HORIZONTAL CHASES	N.G.A. WHI #694-0300.1 NA	Ø HR F.R.R.	
FLOOR CONSTRUCTION BEAMS/JOISTS	1 HR F.R.R.	MULT-STORY FLOORS (2) LAYERS TYPE "X" 5/8" GYP.BD. 2x10 JOISTS @ 16" O.C. 14" AND UP @ WOOD MEMBER	RC2601 L501 L518	Ø HR F.R.R.	
FLOOR @ BASEMENT	1 HR F.R.R.	PRECAST PLANKS	J501		
ROOF CONSTRUCTION BEAMS/JOISTS ROOF MEMBRANE	1 HR F.R.R. 2 HR F.R.R.	(2) LAYERS TYPE "X" 5/8" GYP.BD.	RC2601 UL L538	Ø HR F.R.R.	

FULLY SPRINKLERED: MATCH EXISTING

BUILDING SHALL BE FULLY FIRE SPRINKLED PER NFPA 13
MATCH/EXTEND EXISTING SYSTEMS WHERE APPLICABLE.
CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROVIDE NEW SERVICE FIRE RISER SYSTEMS IN DESIGN WITH:

DRY SYSTEM IN ATTIC SPACES AND CONCEALED SPACES.
WET SYSTEM IN HEATED SPACES ONLY - BELOW RATED ASSEMBLIES IN SOFFITS, OR SPLIT CEILING SYSTEMS OVER TOILET ROOMS, BUT BELOW ATTIC ASSEMBLY
- WET SYSTEM IS NOT PERMITTED IN ATTIC BELOW ATTIC INSULATION
-THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPRINKLER SYSTEM DESIGN AND APPROVAL. ALL PIPING TO BE CONCEALED. ALL HEADS SHALL COMPLY WITH NFPA 13. QUICK RESPONSE CONCEALED @ CEILING CONDITIONS. SEMI-RECESSED AT SIDE-WALL CONDITIONS.

NOTE:
DO NOT PLACE SURFACE MOUNTED LIGHT FIXTURES WITHIN 18" OF CEILING LOCATED SPRINKLER HEADS. COORD. TRADES TO AVOID

O.B.C. REQ'S - FIRE AREAS

AREA #1 - ASSISTED LIVING RES.CARE LICENSED
USE GROUP I-1
CONSTRUCTION TYPE TYPE 5A
ACTUAL FLOOR AREA 29,567SQ.FT. FIRST FLOOR
***AREAS INCLUDE PORCHES

WING B: BLDG BREAK: 2HR FIRE WALL DESIGN

FIRE AREA #3 - SEPARATED = 6,608 SF

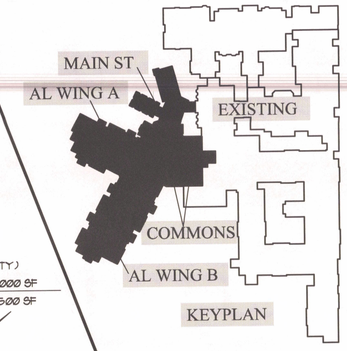
ALLOWABLE AREA PER FLOOR FROM TABLE 503: 10,500 SF (3 STY)
+ 200% DUE TO FULLY SPRINKLERED BUILDING (PER 506.3) = 21,000 SF
31,500 SF

TOTAL ALLOWABLE AREA PER FLOOR (AREA #1,2,3 = 31,500 SF

2 SEPARATE BLDGS: FIRE AREA #1,2 = 22,959 SF
FIRE AREA #3 = 6,608 SF

AREA INCREASE PER 506.2 NOT NEEDED

NOTE: USE SEPARATION BETWEEN AREA #1 AND AREA #2
TABLE 302.3.2 REQUIRES 2HR FIRE BARRIER BETWEEN USE 'A3 AND I-1', HOWEVER, PER OBC 302.3.2 EXCEPTION 1, BARRIER RATING CAN BE DROPPED TO 1HR F.R.R. FOR THESE USE GROUPS.



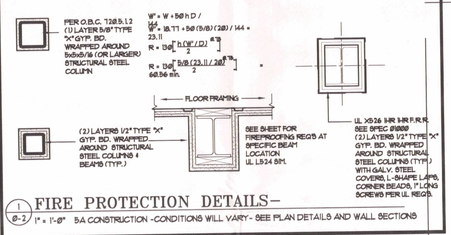
KEYPLAN

FIRE AREAS

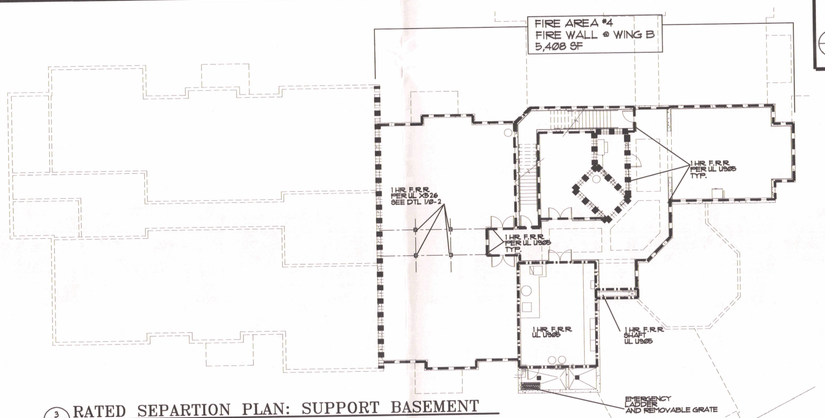
SEE ASSISTED LIVING UNIT PLANS SHEETS AND DETAILS FOR SHAFT WALL ASSEMBLIES

O.B.C/LIFE SAFETY REQUIRES RATINGS
TABLE 302.1.1 INCIDENTAL USES
1 HR. F.R.R.
-LAUNDRY ROOMS OVER 100 S.F.
-FURNACE ROOMS GREATER THAN 40,000 B.T.U./HR
-STORAGE ROOMS OVER 100 S.F. (50 S.F. LIFE SAFETY CODE)

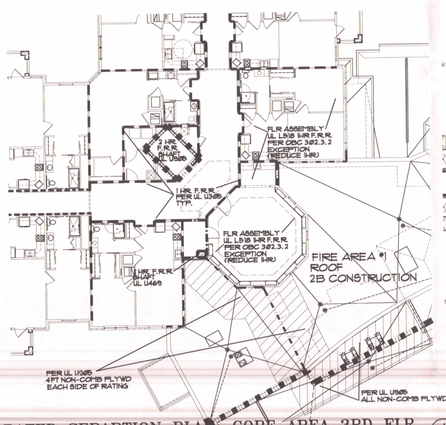
DOORS AND FRAMES AT F.R.R. WALL SYSTEM
SHALL BE LABELED ACCORDINGLY PER OBC 715.3
FIRE WALL- 2 HR F.R.R. = 90 MIN LABEL
FIRE BARRIERS/EXIT ENCLOSURES- 1 HR F.R.R. = 60 MIN LABEL
OTHER FIRE BARRIERS- 1 HR F.R.R. = 45 MIN LABEL
FIRE PARTITIONS- 1 HR F.R.R. = 45 MIN LABEL
CORRIDOR WALLS- 1 HR F.R.R. = 20 MIN LABEL
EXTERIOR WALLS- 1 HR F.R.R. = 45 MIN LABEL



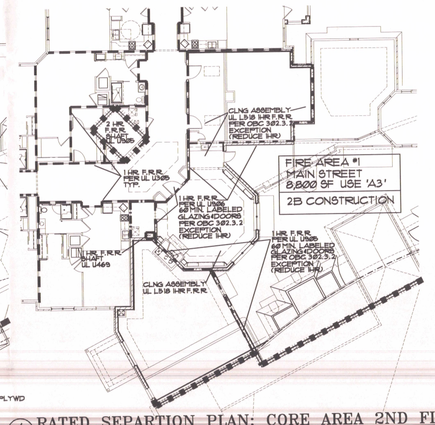
1/0-2 FIRE PROTECTION DETAILS-
1" = 1'-0" 5A CONSTRUCTION -CONDITIONS WILL VARY- SEE PLAN DETAILS AND WALL SECTIONS



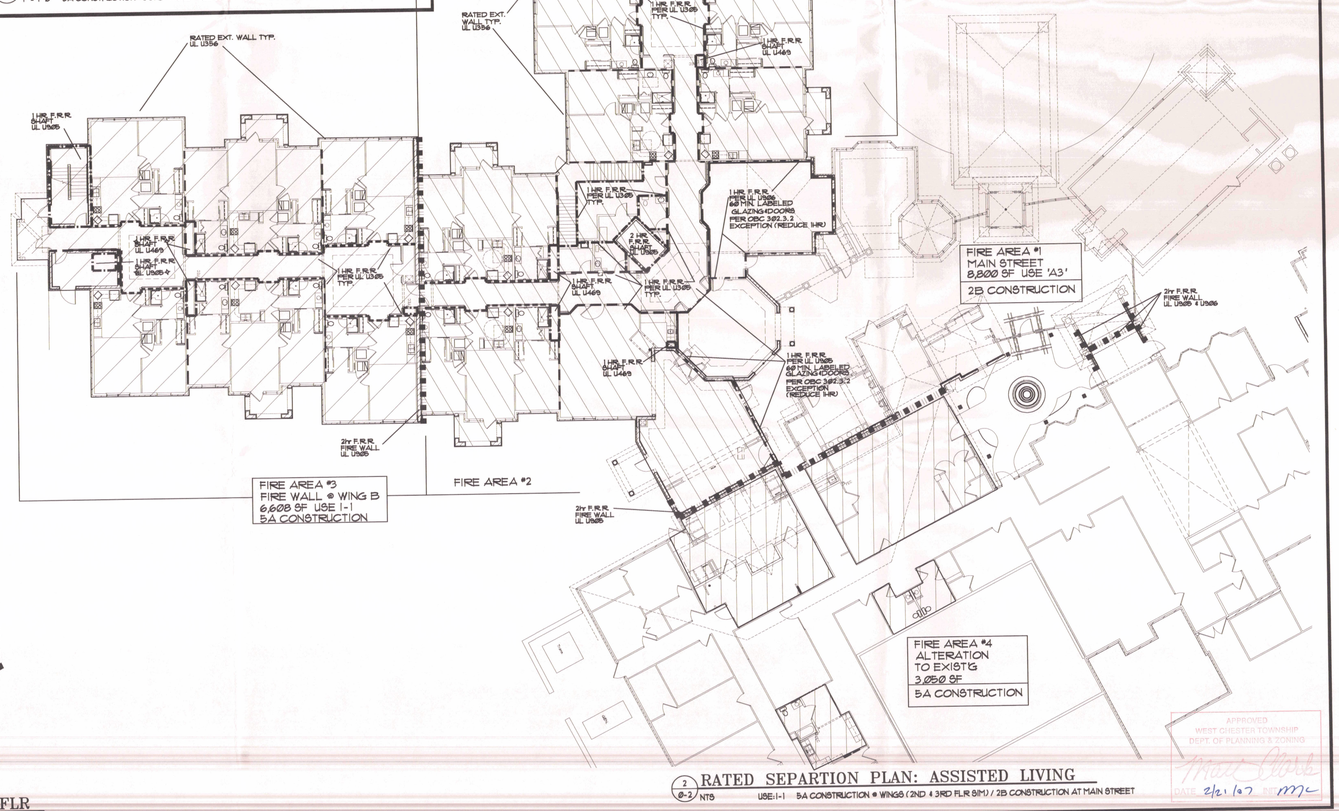
3/0-2 RATED SEPARTION PLAN: SUPPORT BASEMENT
NTS USE: I-1 5A CONSTRUCTION



5/0-2 RATED SEPARTION PLAN: CORE AREA 3RD FLR
NTS USE: I-1 5A CONSTRUCTION



4/0-2 RATED SEPARTION PLAN: CORE AREA 2ND FLR
NTS USE: I-1 ; 5A CONSTRUCTION



2/0-2 RATED SEPARTION PLAN: ASSISTED LIVING
NTS USE: I-1 5A CONSTRUCTION @ WINGS (2ND & 3RD FLR S/M) / 2B CONSTRUCTION AT MAIN STREET

APPROVED
WEST CHESTER TOWNSHIP
DEPT. OF PLANNING & ZONING
DATE 2/21/07 BY MMC

STATE OF OHIO
JAMES MICHAEL MILLIGAN
7327
REGISTERED ARCHITECT

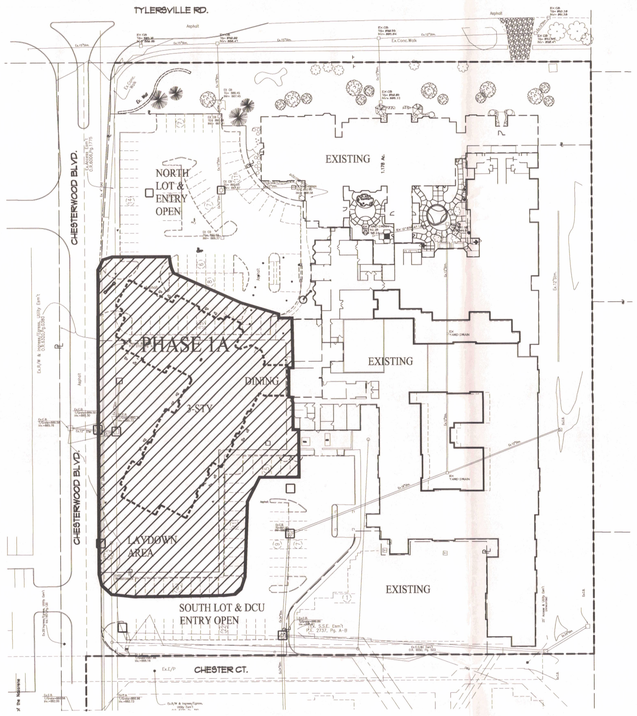
DATE	CHECKED
1-23-07	SG
JOB # 041.3B	DRAWN BY SG
REVISIONS	

BUILDING INFORMATION & GENERAL NOTES
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

JMM ARCHITECTS INC.
4185 Lyrwell Drive, Columbus, Ohio 43220
(614) 326-0885 FAX (614) 326-0886

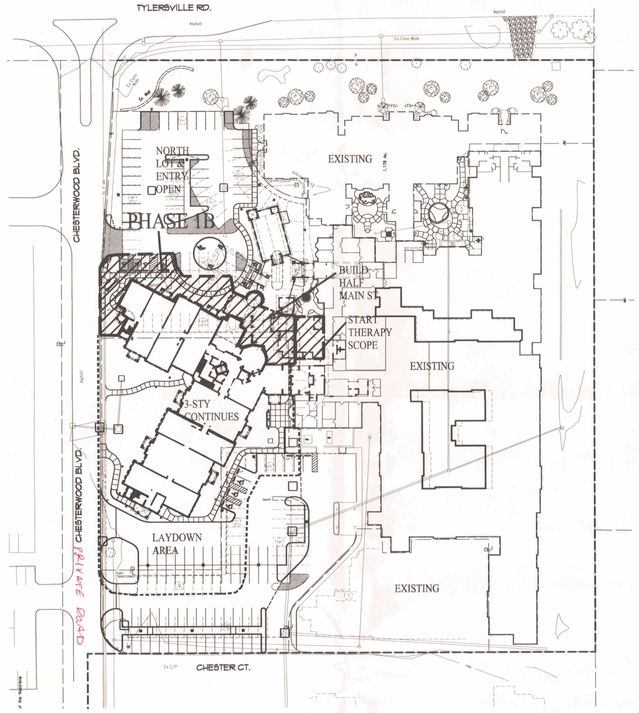
0-2

RELOCATE EXISTING CURB CUT TO NEW LOCATION.
FENCE OFF BULK OF 3 STORY WOOD FRAME WINGS FOR BUILDING.
BUILD DINING EXPANSION.
BULK OF EXISTING NORTH PARKING TO REMAIN INTACT.
EXISTING ENTRY CANOPY AND ENTRANCE TO REMAIN INTACT.
BULK OF SOUTH PARKING TO REMAIN INTACT.
PORTION OF SOUTH PARKING USED FOR LAYDOWN AREA.



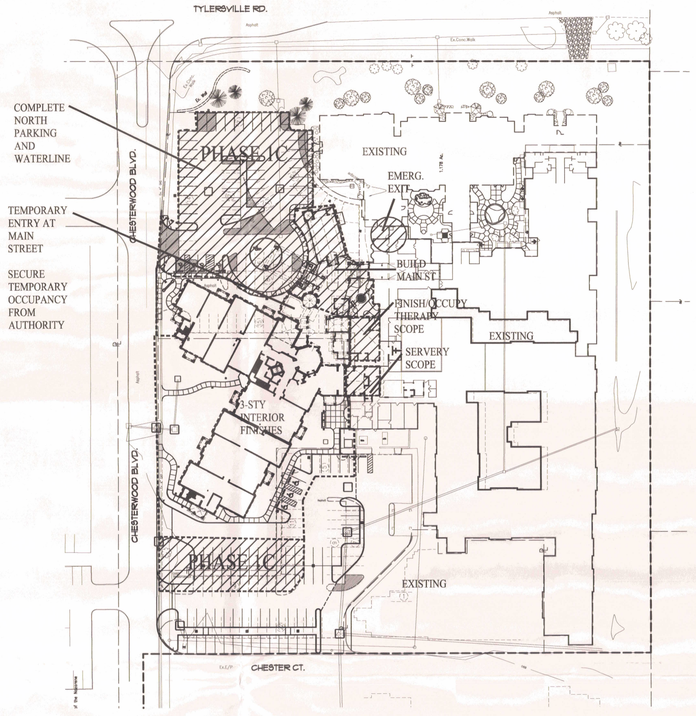
A STAGING – PHASE 1A
1-STG SCALE: 1" = 60'-0"

RELOCATE FENCE AT NORTH PARKING.
PARTIALLY CONVERT PARKING @ NEW SPACES ALONG 3 STRY.
EXTEND CONSTRUCTION ZONE AND FENCE THRU MAIN STREET.
START NEW PHYSICAL THERAPY ALTERATION.
EXISTING ENTRY CANOPY AND ENTRANCE TO REMAIN INTACT.
BULK OF SOUTH PARKING TO REMAIN INTACT.
PORTION OF SOUTH PARKING USED FOR LAYDOWN AREA.

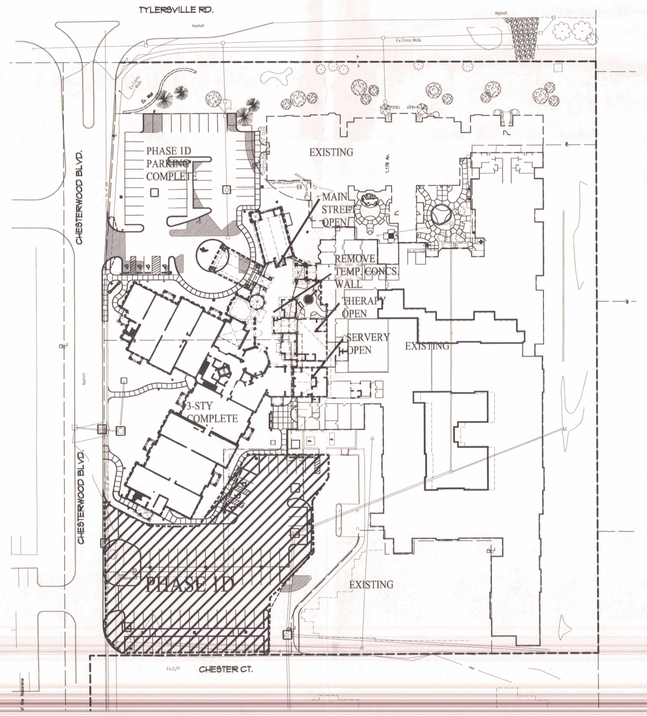


B STAGING – PHASE 1B
1-STG SCALE: 1" = 60'-0"

COMPLETE PAVEMENT PATCHING AND STRIPING AT NORTH PARKING.
BUILD BALANCE OF MAIN STREET.
USE HALF OF MAIN STREET FOR TEMPORARY ENTRY.
EXISTING ENTRY TO MAINTAIN EMERGENCY EGRESS.
3 STRY INTERIOR FINISHES.
DETERMINE SOUTH PARKING SCOPE TO BEGIN.
DETERMINE WHEN TO OMIT LAYDOWN AREA IN SOUTH PARKING.



C STAGING – PHASE 1C
1-STG SCALE: 1" = 60'-0"



D STAGING – PHASE 1D
1-STG SCALE: 1" = 60'-0"

PHASE 1D
COMPLETE PAVEMENT PATCHING AND STRIPING AT SOUTH PARKING.
3 STRY PUNCH.
FINISH/OCCUPY BALANCE OF MAIN STREET, SERVERY AND THERAPY

STATE OF OHIO
JAMES MICHAEL MILLIGAN 7327
REGISTERED ARCHITECT

DATE: 1-23-07	CHECKED: STG
JOB #: 04138	DRAWN BY: JLC
REVISIONS	

PROPOSED STAGING DIAGRAMS
CHESTERWOOD VILLAGE–PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

JMM ARCHITECTS, INC.
1488 Lyrell Drive, Columbus, Ohio 43220
(614) 326-0965 FAX (614) 326-0966

1–STG

DEMOLITION NOTES

A. PAVEMENT, CURB AND SIDEWALK WITHIN DEMOLITION LIMITS SHALL BE REMOVED UNLESS NOTED OTHERWISE.

B. ALL UTILITIES WITHIN THE DEMOLITION LIMITS SHALL REMAIN UNLESS NOTED OTHERWISE.

C. ALL TREES AND LANDSCAPING WITHIN THE DEMOLITION LIMITS SHALL REMAIN UNLESS NOTED OTHERWISE.

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO BEGINNING OF WORK AND NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES.

B. CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEM IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

C. ALL UTILITIES AND APPURTANCES SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY OF WESHESTER AND BUTLER COUNTY REQUIREMENTS.

D. ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

E. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION TO OBTAIN ACCURATE FIELD LOCATIONS OF UNDERGROUND UTILITIES.

F. ALL UTILITIES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY DEPTHS, INVERTS, LOCATIONS ETC, PRIOR TO CONSTRUCTION. HE SHALL NOTITY THE ARCHITECT IMMEDIATELY, IF THERE ARE ANY DISCREPENCIES.

G. ADD 800 TO ALL PROPOSED CONTOURS AND SPOT ELEVATIONS.

H. ALL FILL TO BE USED ON ANOTHER SITE SHALL BE CLEAN FILL ONLY. ALL DEBRIS INCLUDING BUT NOT LIMITED TO (CONC, ASPHALT, GRAVEL ETC), SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS AND REQUIREMENTS.

J. SEE ELECTRICAL PLANS FOR SITE LIGHTING FIXTURE SCHEDULE.
- L-1 : GROUND MOUNTED BUILDING UPLIGHT FIXTURE. PLANTING BED LOCATION TYP., SEE VL-1
- L-2 : COURTYARD STEM FIXTURE AT PLANT BED. PROVIDE UNDERGROUND CONDUIT. SEE ELEC DWGS. AND LANDSCAPE SHEETS
- L-3 : COACH LIGHT FIXTURE. SEE ELEC DWGS.
- L-4 : RELOCATED EXISTING SITE PARKING LIGHTS. COORDINATE CIRCUITING W/ELEC. DWGS. MATCH EXISTING H.P.SODIUM LAMPS. SEE 4/1-5.
- L-5 : FOUNTAIN AND LIGHT. MODEL #XXXXXXX. SEE ELEC AND PLG DWGS. SEE SHEET 1/1-2 FOR DETAILS.

K. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO COMPLY LOCAL CODE REQUIREMENTS AND SHEET 1-4.

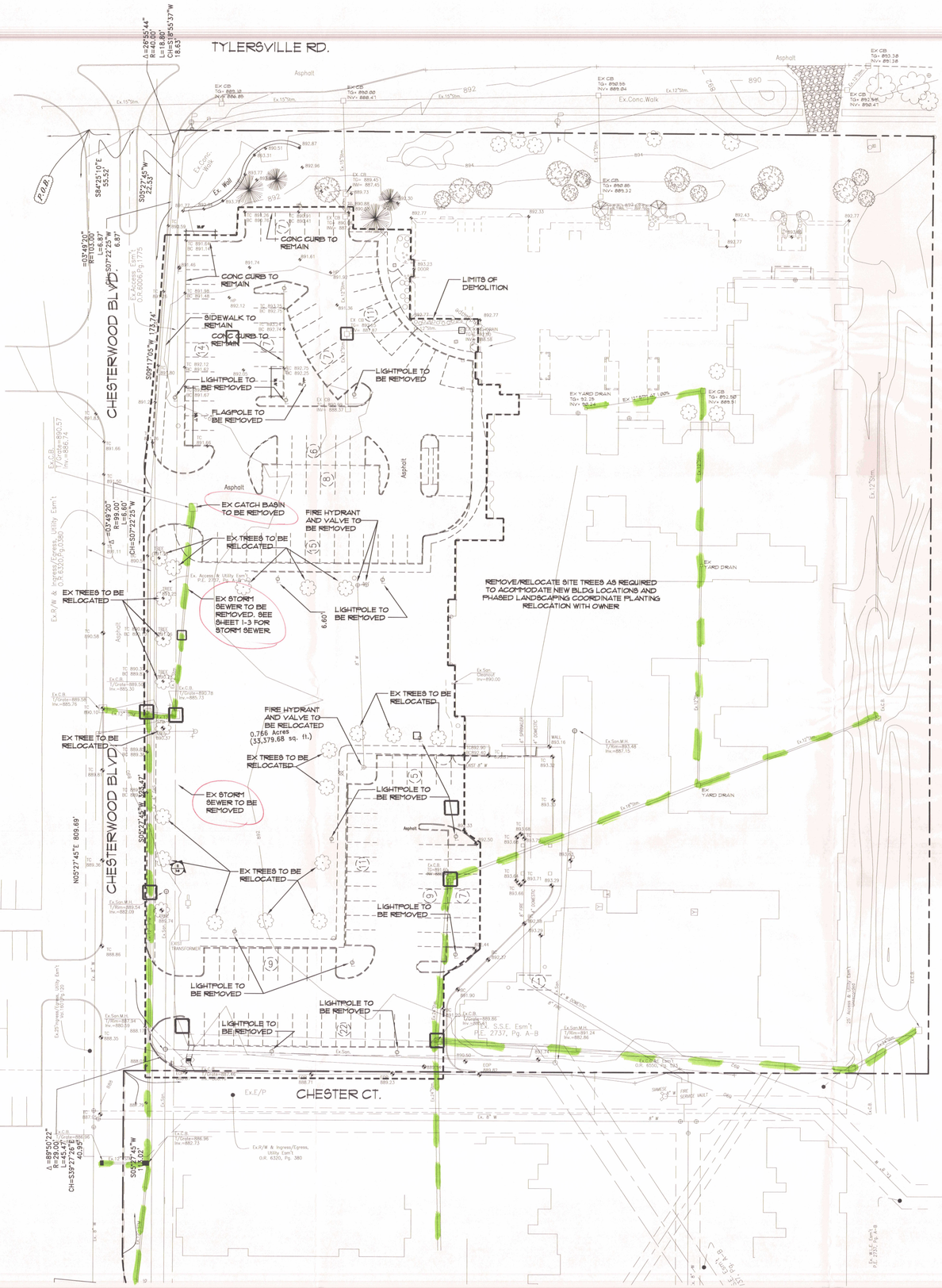
SYMBOLS

SITE PLAN

- DIRECTION OF FLOW
- PROPERTY LINE
- EXISTING CONTOUR
- NEW CONTOUR
- SPOT ELEVATION
- EXISTING SPOT ELEVATION
- ASPHALT PAVEMENT
- CONC SIDEWALK

UTILITIES

- CATCH BASIN
- STM MANHOLE
- SAN MANHOLE
- STM — STORM SEWER
- SAN — SANITARY SEWER
- GAS — GAS LINE
- WATER — WATER LINE
- ELEC — ELECTRIC LINE
- TEL/CAB — TELEPHONE CABLE LINE



EXISTING CONDITIONS/ DEMOLITION PLAN

SCALE: 1" = 30'-0"

2 WORKING DAYS BEFORE YOU DIG

CALL TOLL FREE 800-362-2764

OHIO UTILITIES PROTECTION SERVICE

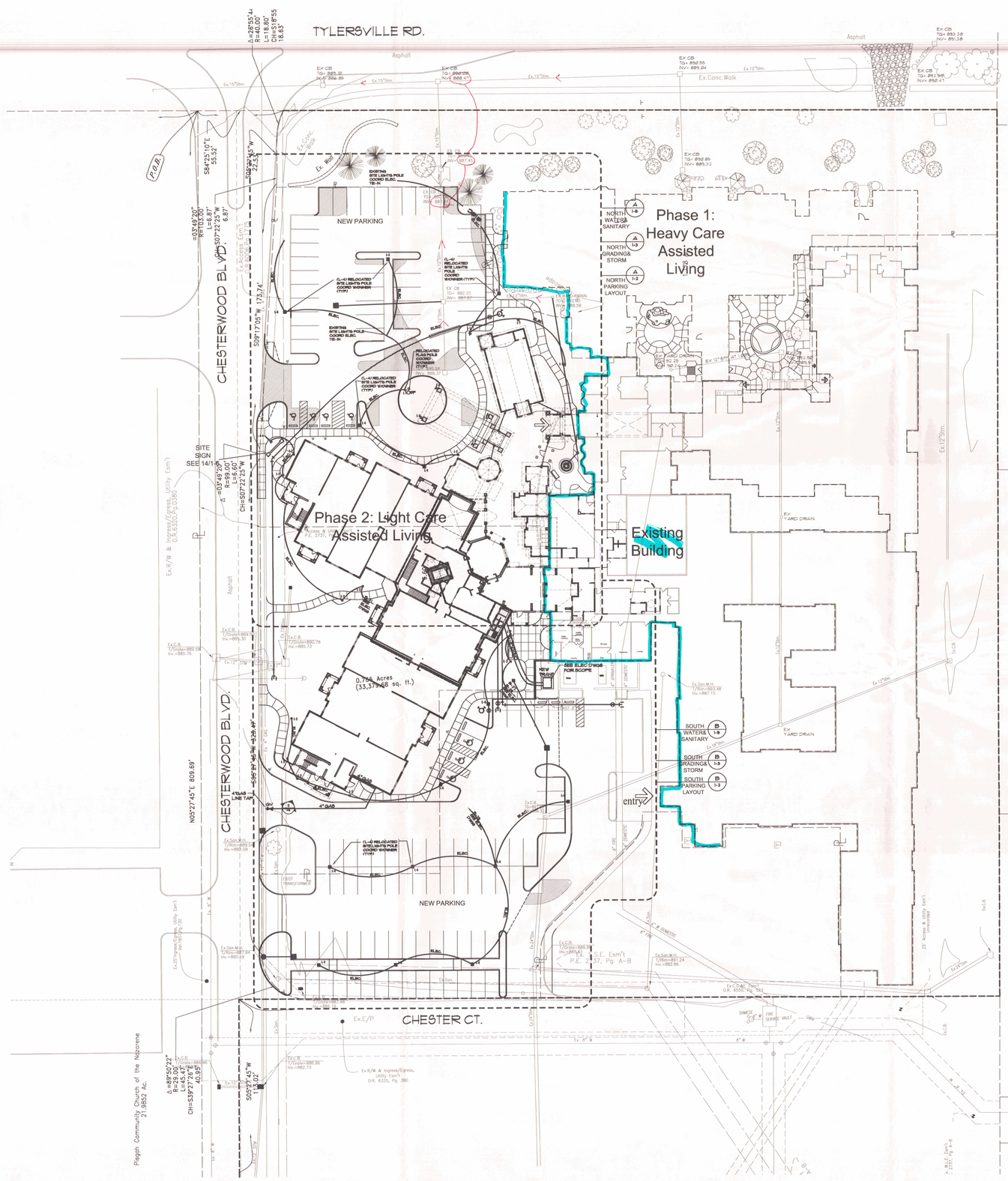
STATE OF OHIO — JAMES MICHAEL MILLIGAN 7327 — REGISTERED ARCHITECT

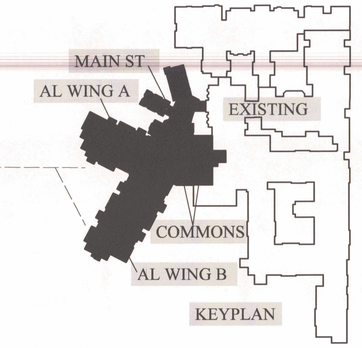
DATE 1-23-07	CHECKED STG
JOB # 0413B	DRAWN BY JLC
REVISIONS	

LIGHT CARE ASSISTED LIVING
EXISTING CONDITIONS/DEMOLITION
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

JMM ARCHITECTS INC.
4480 Lyrwell Drive, Columbus, Ohio 43220
(614) 326-0000 Fax (614) 326-0003

1-0





GENERAL NOTES

A. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO BEGINNING OF WORK AND NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES.

B. CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEM IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

C. ALL UTILITIES AND APPURTANCES SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY OF WEBSTER AND BUTLER COUNTY REQUIREMENTS.

D. ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

E. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION TO OBTAIN ACCURATE FIELD LOCATIONS OF UNDERGROUND UTILITIES.

F. ALL UTILITIES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.

7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY DEPTHS, INVERTS, LOCATIONS ETC, PRIOR TO CONSTRUCTION. HE SHALL NOTITY THE ARCHITECT IMMEDIATELY, IF THERE ARE ANY DISCREPENCIES.

G. ADD 800 TO ALL PROPOSED CONTOURS AND SPOT ELEVATIONS.

H. ALL FILL TO BE USED ON ANOTHER SITE SHALL BE CLEAN FILL ONLY. ALL DEBRIS INCLUDING BUT NOT LIMITED TO (CONC, ASPHALT, GRAVEL ETC.) SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS AND REQUIREMENTS.

J. SEE ELECTRICAL PLANS FOR SITE LIGHTING FIXTURE SCHEDULE.
- L-1 : GROUND MOUNTED BUILDING UPLIGHT FIXTURE. PLANTING BED LOCATION TYP.. SEE VL-1
- L-2 : COURTYARD STEM FIXTURE AT PLANT BED. PROVIDE UNDERGROUND CONDUIT. SEE ELEC DWGS. AND LANDSCAPE SHEETS
- L-3 : COACH LIGHT FIXTURE. SEE ELEC DWGS.
- L-4 : RELOCATED EXISTING SITE PARKING LIGHTS. COORDINATE CIRCUITING W/ELEC. DWGS. MATCH EXISTING H.P.SODIUM LAMPS. SEE 4/1-5.
- L-5 : FOUNTAIN AND LIGHT. MODEL #XXXXXXX. SEE ELEC AND PLG DWGS. SEE SHEET V1-2 FOR DETAILS.

K. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO COMPLY LOCAL CODE REQUIREMENTS AND SHEET 1-4.

SYMBOLS

SITE PLAN		UTILITIES	
	DIRECTION OF FLOW		CATCH BASIN
	PROPERTY LINE		STM MANHOLE
			SAN MANHOLE
	EXISTING CONTOUR	STM	STORM SEWER
821	NEW CONTOUR	SAN	SANITARY SEWER
892.77	SPOT ELEVATION	GAS	GAS LINE
892.77	EXISTING SPOT ELEVATION	WATER	WATER LINE
		ELEC	ELECTRIC LINE
		TEL/CAB	TELEPHONE CABLE LINE
	ASPHALT PAVEMENT		
	CONC SIDEWALK		

A / 1-1 OVERALL SITE PLAN
SCALE: 1" = 30'-0"

STATE OF OHIO ARCHITECT REGISTERED JAMES MICHAEL MILLIGAN 7327

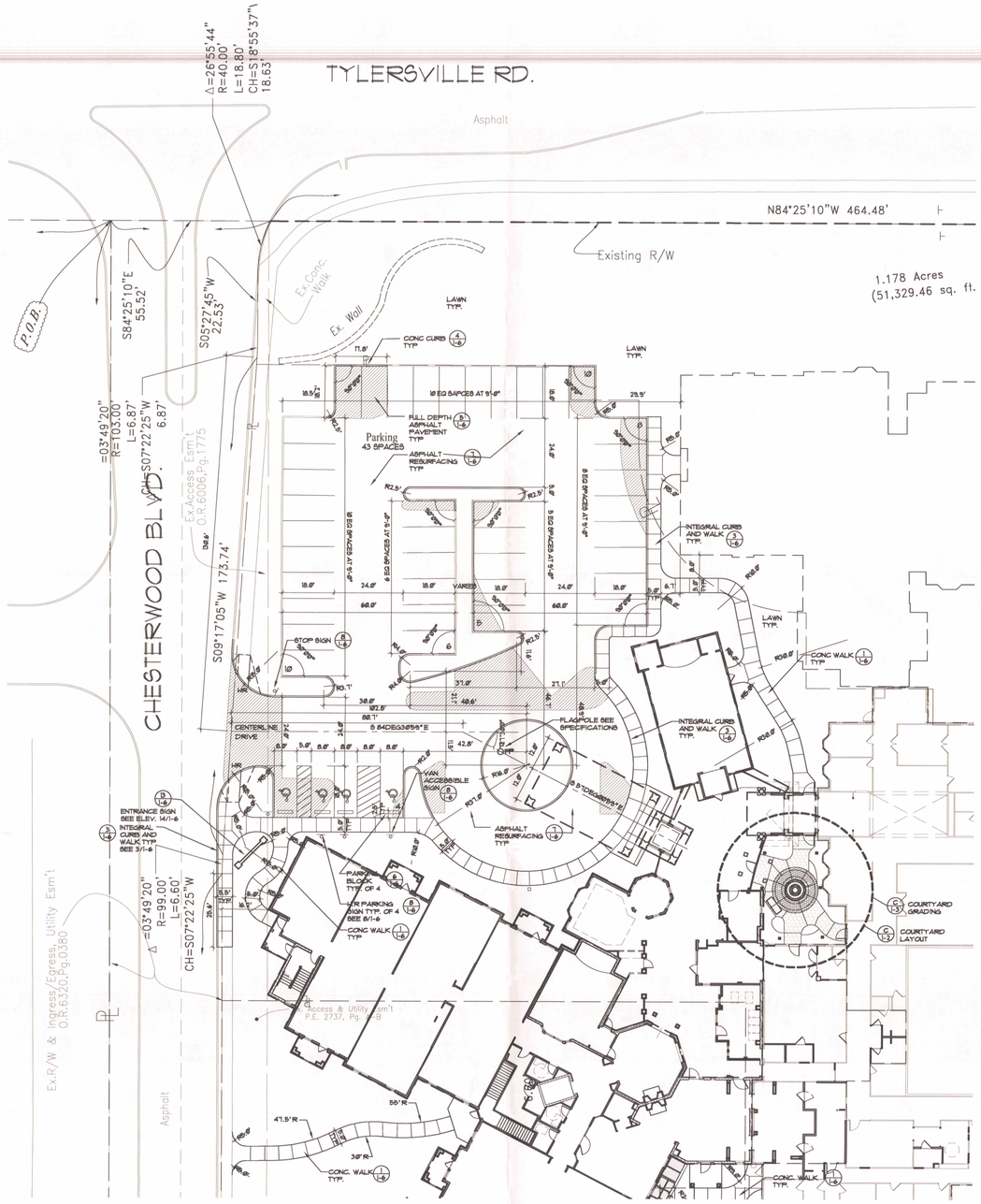
JOB #	DATE	CHECKED
0413B	1-23-07	STG
DRAWN BY	REVISIONS	
JLC		

LIGHT CARE ASSISTED LIVING
OVERALL SITE PLAN
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

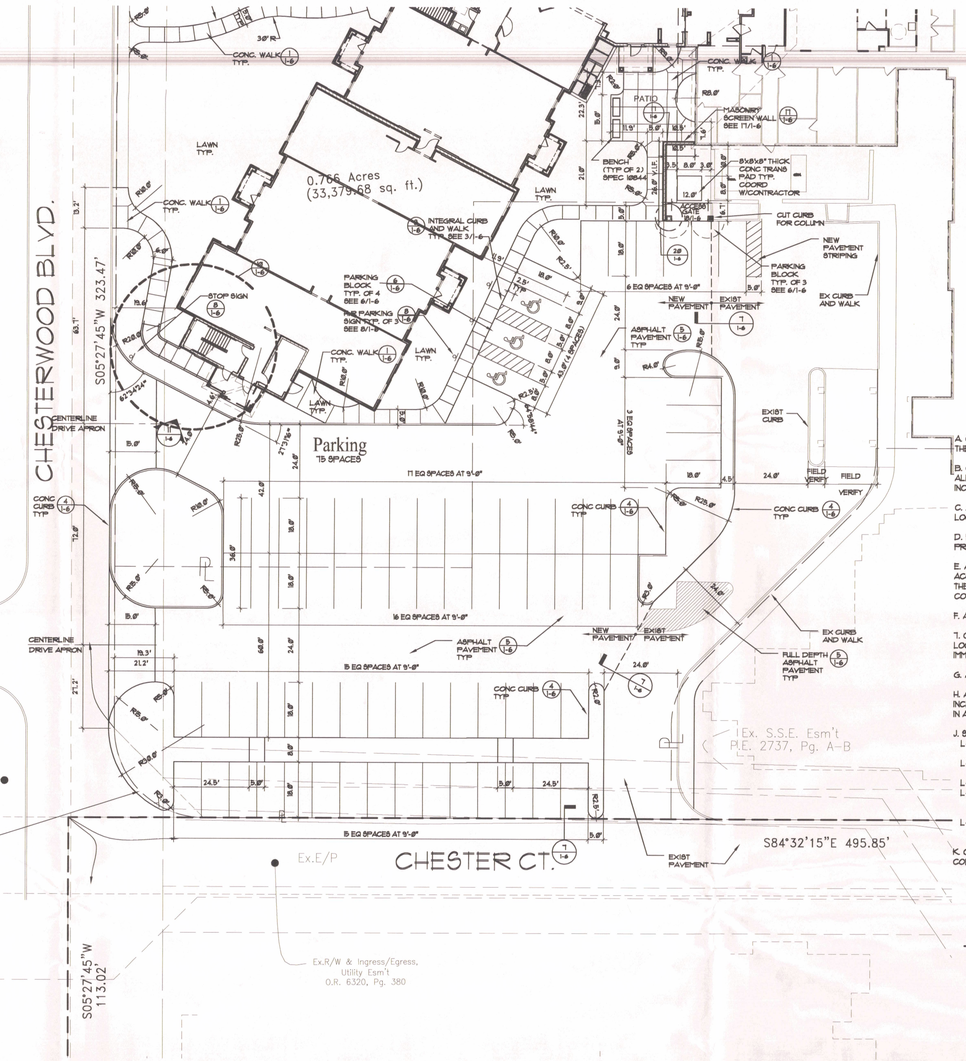
JMM ARCHITECTS INC.
4465 Lyman Drive, Columbus, Ohio 43220
614.459.9000 fax 614.459.9001

1-1

APPROVED
WEST CHESTER TOWNSHIP
BOARD OF TRUSTEES
DATE 2/21/07 BY MC



A 1-2 PARTIAL LAYOUT PLAN
SCALE: 1"=20' NORTH PARKING, MAIN STREET & WING A



B 1-2 PARTIAL LAYOUT PLAN
SCALE: 1"=20' SOUTH PARKING & WING B

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO BEGINNING OF WORK AND NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES.

B. CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEM IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

C. ALL UTILITIES AND APPURTANCES SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY OF WEBHESTER AND BUTLER COUNTY REQUIREMENTS.

D. ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

E. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION TO OBTAIN ACCURATE FIELD LOCATIONS OF UNDERGROUND UTILITIES.

F. ALL UTILITIES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.

T. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY DEPTHS, INVERTS, LOCATIONS ETC, PRIOR TO CONSTRUCTION. HE SHALL NOTITY THE ARCHITECT IMMEDIATELY, IF THERE ARE ANY DISCREPENCIES.

G. ADD 800 TO ALL PROPOSED CONTOURS AND SPOT ELEVATIONS.

H. ALL FILL TO BE USED ON ANOTHER SITE SHALL BE CLEAN FILL ONLY. ALL DEBRIS INCLUDING BUT NOT LIMITED TO (CONC, ASPHALT, GRAVEL ETC), SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS AND REQUIREMENTS.

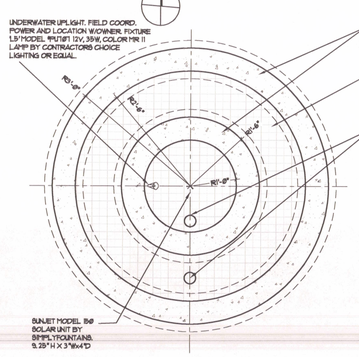
J. SEE ELECTRICAL PLANS FOR SITE LIGHTING FIXTURE SCHEDULE.
L-1 : GROUND MOUNTED BUILDING UPLIGHT FIXTURE. PLANTING BED LOCATION TYP.. SEE 1/L-1
L-2 : COURTYARD STEM FIXTURE AT PLANT BED. PROVIDE UNDERGROUND CONDUIT. SEE ELEC DWGS. AND LANDSCAPE SHEETS
L-3 : COACH LIGHT FIXTURE. SEE ELEC DWGS.
L-4 : RELOCATED EXISTING SITE PARKING LIGHTS. COORDINATE CIRCUITING W/ELEC. DWGS. MATCH EXISTING H.P.SODIUM LAMPS. SEE 4/1-5.
L-5 : FOUNTAIN AND LIGHT. MODEL ?xxxxxxx. SEE ELEC AND PLG DWGS. SEE SHEET 1/1-2 FOR DETAILS.

K. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO COMPLY LOCAL CODE REQUIREMENTS AND SHEET 1-4.

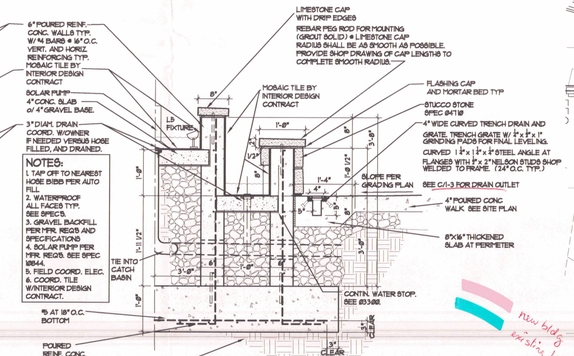
SYMBOLS

SITE PLAN
- DIRECTION OF FLOW
- PROPERTY LINE
- EXISTING CONTOUR
- NEW CONTOUR
- 92.77 SPOT ELEVATION
- 892.77 EXISTING SPOT ELEVATION
- ASPHALT PAVEMENT
- CONC SIDEWALK

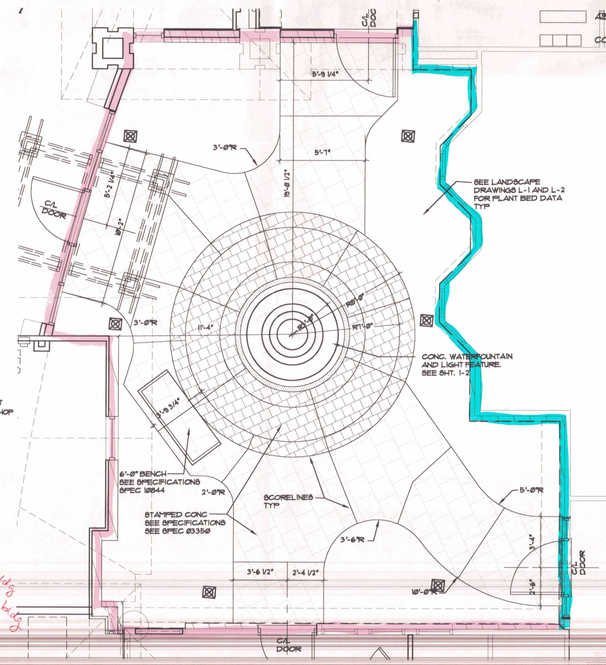
UTILITIES
- CATCH BASIN
- STM MANHOLE
- SAN MANHOLE
- STM STORM SEWER
- SAN SANITARY SEWER
- GAS GAS LINE
- WATER WATER LINE
- ELEC ELECTRIC LINE
- TEL/CAB TELEPHONE CABLE LINE



1 1-2 WATER FEATURE—PLAN
3/4" = 1'-0" CONCRETE WALLS



2 1-2 WATER FEATURE
3/4" = 1'-0" FOUNTAIN



C 1-2 COURTYARD LAYOUT
SCALE: 1/4"=1'-0"

STATE OF OHIO * JAMES MICHAEL LALUMIA 7327 * REGISTERED ARCHITECT

DATE 1-23-07	CHECKED STG
JOB # 0413B	DRAWN BY JLC

REVISIONS

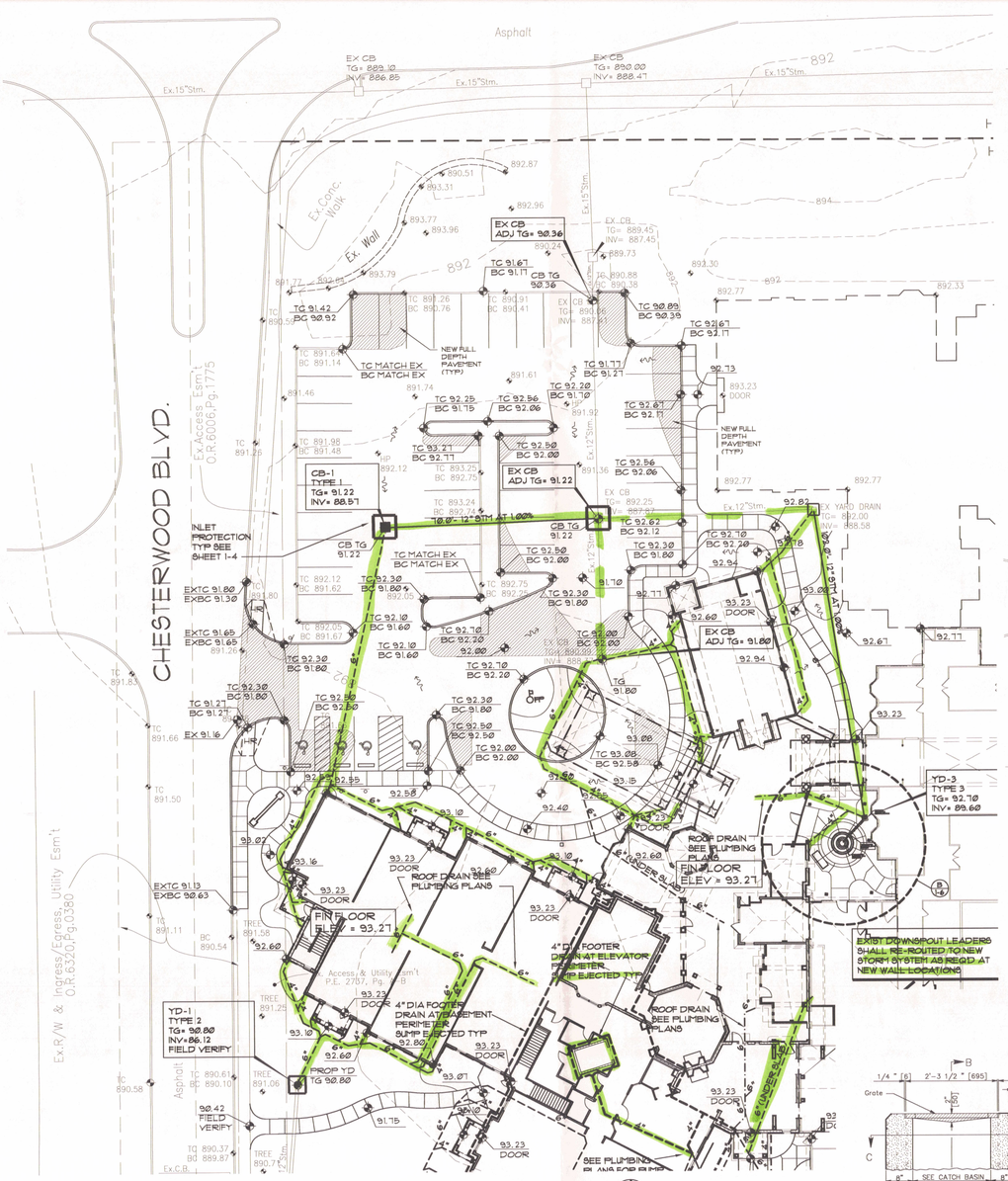
NORTH/SOUTH PARKING LAYOUTS
COURTYARD WALK LAYOUT
CHESTERWOOD VILLAGE-PHASE 2
HILLIANDALE COMMUNITIES WEST CHESTER, OHIO

JMM ARCHITECTS INC.
4665 Lorwell Drive, Columbus, Ohio 43220
614 538-8888

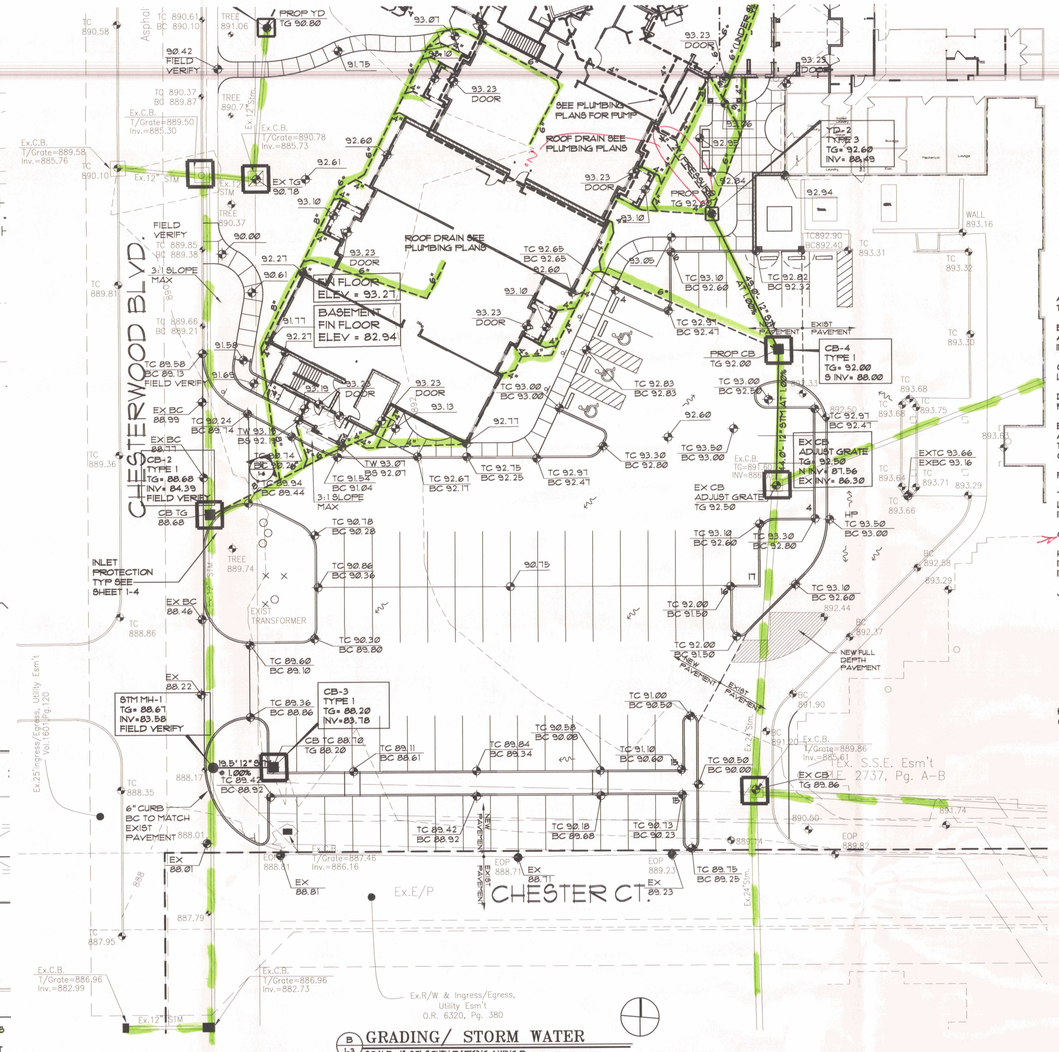
1-2

New bldg
existing bldg

Mark Clark
DATE 2/21/07 BY mc



A 1-3 GRADING/ STORM WATER
SCALE: 1"=20' NORTH PARKING, MAIN STREET & WING A



B 1-3 GRADING/ STORM WATER
SCALE: 1"=20' SOUTH PARKING & WING B

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO BEGINNING OF WORK AND NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES.

B. CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEM IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

C. ALL UTILITIES AND APPURTANCES SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY OF WESHESTER AND BUTLER COUNTY REQUIREMENTS.

D. ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

E. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION BERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION TO OBTAIN ACCURATE FIELD LOCATIONS OF UNDERGROUND UTILITIES.

F. ALL UTILITIES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.

I. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY DEPTHS, INVERTS, LOCATIONS ETC, PRIOR TO CONSTRUCTION. HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY, IF THERE ARE ANY DISCREPENCIES.

G. ADD 888 TO ALL PROPOSED CONTOURS AND SPOT ELEVATIONS.

H. ALL FILL TO BE USED ON ANOTHER SITE SHALL BE CLEAN FILL ONLY. ALL DEBRIS INCLUDING BUT NOT LIMITED TO (CONC, ASPHALT, GRAVEL ETC), SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS AND REQUIREMENTS.

J. SEE ELECTRICAL PLANS FOR SITE LIGHTING FIXTURE SCHEDULE.
L-1 : GROUND MOUNTED BUILDING UPLIGHT FIXTURE. PLANTING BED LOCATION TYP.. SEE UL-1
L-2 : COURTYARD STEM FIXTURE AT PLANT BED. PROVIDE UNDERGROUND CONDUIT. SEE ELEC DWGS. AND LANDSCAPE SHEETS
L-3 : COACH LIGHT FIXTURE. SEE ELEC DWGS.
L-4 : RELOCATED EXISTING SITE PARKING LIGHTS. COORDINATE CIRCUITING W/ELEC. DWGS. MATCH EXISTING H.P. SODIUM LAMPS. SEE 4/1-5.
L-5 : FOUNTAIN LIGHT. MODEL XXXXXXXX. SEE ELEC AND PLG DWGS. SEE SHEET 1/1-2 FOR DETAILS.

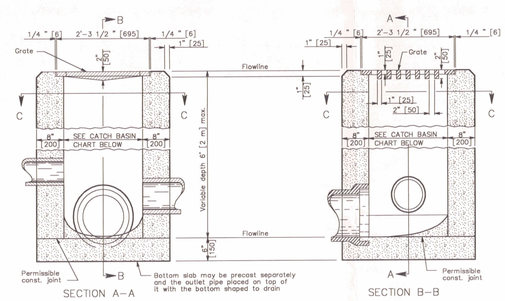
K. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO COMPLY LOCAL CODE REQUIREMENTS AND SHEET 1-4.

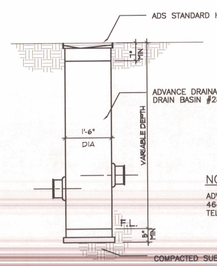
SYMBOLS

SITE PLAN
- DIRECTION OF FLOW
- PROPERTY LINE
- EXISTING CONTOUR
- NEW CONTOUR
- 92.77 SPOT ELEVATION
- 892.77 EXISTING SPOT ELEVATION
- ASPHALT PAVEMENT
- CONC SIDEWALK

UTILITIES
- CATCH BASIN
- STM MANHOLE
- SAN MANHOLE
- STM — STORM SEWER
- SAN — SANITARY SEWER
- GAS — GAS LINE
- WATER — WATER LINE
- ELEC — ELECTRIC LINE
- TEL/CAB — TELEPHONE CABLE LINE

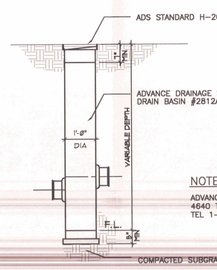
2 WORKING DAYS BEFORE YOU DIG!
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE





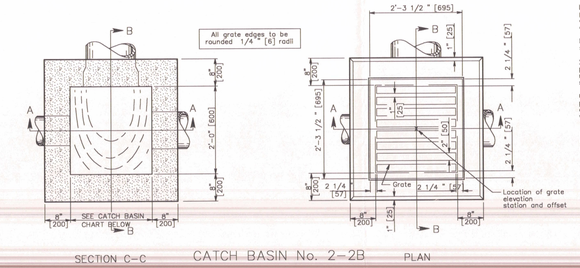
NOTES
ADVANCED DRAINAGE SYSTEMS, INC
4640 TRUEMAN BLVD, HILLIARD, OHIO 43026
TEL 1-800-821-6710

2 1-3 YARD DRAIN TYPE 2
SCALE: 1" = 30'-0"



NOTES
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD, HILLIARD, OHIO 43026
TEL 1-800-821-6710

2 1-3 YARD DRAIN TYPE 3
SCALE: 1" = 30'-0"



CATCH BASIN No. 2–2B

1 1-3 CATCH BASIN TYPE 1
SCALE: 1" = 30'-0"

NOTES

GRATE: The design shall be essentially the same and equally as strong as the one shown (see construction information table), or meet the requirements of CMS 711.14. Grate openings and dimensions shall not differ from those shown unless otherwise shown in the plans.

If necessary, bicycle safe grates shall be specified in the plans. Bicycle safe grates shall be Neenah No. R-4859-C or East Jordan No. 5110 Type M3 or approved equals.

As of January 1, 2003, the following text shall be cast into the top of the grate:

"DUMP NO WASTE" and"DRAINS TO WATERWAY"

Text shall be printed in bold, capital letters with a minimum height of 1/2 " . "WATERWAY" may be substituted with "STREAM", "RIVER", "LAKE", etc. Actual placement and logo may vary per manufacturer.

WALLS: Brick or cast-in-place walls have a nominal thickness of 8" [200]. Precast walls shall have a minimum thickness of 6" [150] and be reinforced sufficiently to permit shipping and handling without damage.

CONCRETE: Cast-in-place concrete is to be Class C. All precast concrete shall meet the requirements of CMS 706.13 and be marked with the catch basin number.

PRECAST BASE: If a precast base is used, it shall be set deep enough so that the top can be placed on the base to provide the grate elevation specified in the plans. Layers of brick shall not be used to adjust the top elevation.

LOCATION AND ELEVATION: When given on the plans, location and elevation are at the top center of the grate. When side openings are provided, the elevation shall be at the flow line of the side inlet.

MINIMUM DEPTH: The minimum depth for CB No. 2-2B shall be the O.D. of the outlet pipe plus 4" [100].

2-2B GRATE ELEVATION: Grate elevation is to be placed 4" to 6" [100 to 150] below normal ditch returning to normal 10' to 15' [3 m to 5 m] each side of inlet.

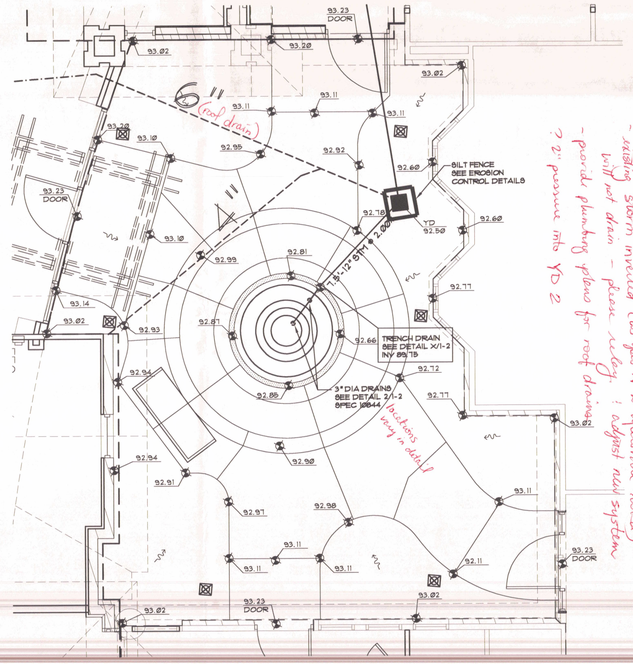
OPENINGS: Pipe openings shall be the O.D. of the pipe being supplied plus 2" [50] when fabricated or field cut. The interstitial space shall be filled with grout per CMS 601.

PAYMENT: All materials and labor, including excavation and backfilling, shall be paid for under Item 604 – Catch Basin, No. 2-2B.

CONSTRUCTION INFORMATION
Minimum weight [mass] of grate, 120 lbs. [54 kg]

CATCH BASIN CHART

INTERIOR DIMENSION	OUTLET PIPE SIZE
2'-0"	12" to 21"
2'-3"	27"



C 1-3 COURTYARD GRADING/STORM WATER
SCALE: 1/4"=1'-0"

STATE OF OHIO REGISTERED ARCHITECT JAMES MICHAEL WILLIAMS 7572

DATE	CHECKED
1-23-07	STG
JOB # 04.133	DRAWN BY LLC

REVISIONS

NORTH/SOUTH GRADING/STORM COURTYARD GRADING/STORM PLANS
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

JMM ARCHITECTS INC.
4583 Sawmill Drive, Columbus, Ohio 43220
(614) 326-9966 FAX (614) 326-9966

1-3

SEDIMENT AND EROSION CONTROL GENERAL NOTES

THE CONTRACTOR SHALL IMPLEMENT SOIL EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION TO THE STANDARDS AND SPECIFICATIONS OF THE STATE OF OHIO AND THEY ARE TO REMAIN IN EFFECT UNTIL AREAS ARE PERMANENTLY STABILIZED.

THE CONTRACTOR SHALL PLACE STRAW BALES FOR EROSION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF CATCH BASINS.

THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO INSURE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND WILL IMMEDIATELY MAKE NECESSARY REPAIRS IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE SHOWN ON THIS PLAN.

IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF THE BARRIER DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE BARRIER SHALL BE IN PLACE IN THE EVENING OR DURING ANY INCLEMENT WEATHER.

EROSION AND ANY SEDIMENTATION FROM THE WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT BE ALLOWED TO COLLECT IN ANY OFF-SITE DRAINAGE COURSE, WHETHER NATURAL OR MAN-MADE.

ALL EARTH CHANGES SHALL BE CONSTRUCTED AND COMPLETED IN SUCH A MANNER TO LIMIT THE EXPOSED AREA OF ANY DISTURBED LAND FOR THE SHORTEST PERIOD OF TIME.

ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE DESIGNATED ENTRANCES. THESE ENTRANCES SHALL BE CONSTRUCTED OF CRUSHED STONE TO HELP FREE TIRES OF SOIL WHEN LEAVING THE SITE. THE CONTRACTOR SHALL INSTRUCT ALL VEHICLES TO CLEAN SOIL, MISCELLANEOUS DEBRIS, OR OTHER MATERIAL SPILLED, DUMPED OR OTHERWISE DEPOSITED ON PUBLIC STREETS, HIGHWAYS, SIDEWALKS OR OTHER PUBLIC THOROUGHFARES DURING TRANSIT TO AND FROM THE SITE.

THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION AND SEDIMENTATION DEVICES AS SHOWN AND REQUIRED BY THESE PLANS. THESE DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED.

CATCH BASINS LOCATED IN THE STREET OR NEAR THE SITE WILL BE PROTECTED TO PREVENT SEDIMENTATION FROM ENTERING FACILITY. THE COVERS SHALL BE CHECKED PERIODICALLY AND CLEANED WHENEVER THEY FAIL TO FILTER RUNOFF.

WHERE APPLICABLE, THE DETENTION BASIN SHALL BE USED AS A TEMPORARY SEDIMENTATION BASIN. THE CONTRACTOR SHALL INSTALL A TEMPORARY PIPE SPILLWAY AT THE OUTLET. ALL SURFACE RUNOFF FROM THE PROJECT AREAS SHALL BE DIRECTED BY TEMPORARY DRAINAGE SWALES TO THE BASINS. AT THE COMPLETION OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED THE BASINS SHALL BE CAREFULLY DRAINED WITHOUT DISTURBING THE SETTLED SILT, AND THEN GRADED AND SODDED TO CONFORM TO THE SITE GRADING PLAN.

THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE PLAN. SEEDING HAS BEEN ASSUMED TO 5' OUTSIDE THE WORK LIMITS OR RIGHT-OF-WAY WHICHEVER IS GREATER. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL MAINTAIN A BUFFER STRIP AS DESIGNATED ON THE PLAN TO PREVENT SEDIMENT FROM LEAVING THE SITE. THIS STRIP SHALL BE MAINTAINED AT ALL TIMES AND NO SOIL SHALL BE PLACED ON THIS STRIP.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO, OR IN CONJUCTION WITH, THE START OF EXCAVATION AND ARE TO REMAIN IN EFFECT UNTIL AREAS ARE STABILIZED. FIELD ADJUSTMENTS WITH RESPECT TO LOCATION AND DIMENSIONS MAY BE MADE BY THE ENGINEER AS REQUIRED.

FILTER BARRIERS CONSIST OF EITHER STRAW BALE FILTERS OR FILTER FABRIC AS SHOWN HEREON.

SEDIMENT AND EROSION CONTROLS SHALL COMPLY WITH THE CITY OF COLUMBUS EROSION AND SEDIMENT CONTROL REGULATIONS. ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTIONS AND SITE INVESTIGATION BY THE CITY OF COLUMBUS AND/OR THE OHIO EPA TO DETERMINE COMPLIANCE WITH CURRENT REGULATIONS. CORRECTIVE MEASURES OR MODIFICATIONS TO THE ON SITE EROSION AND SEDIMENT CONTROL PRACTICE SHALL COMPLY WITH THE CITY OF COLUMBUS OR OHIO EPA DIRECTIVES.

SEDIMENT FENCE DETAIL

SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE TO THE STRUCTURE.

THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-INCH OVERLAP AND SECURELY SEALED.

WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MAXIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT, FENCE POST SPACING SHALL NOT EXCEED 6 FEET.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR OR THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE PREPARED AND SEEDED.

INLET FILTER DETAIL

MAINTENANCE

INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE STORM DRAIN BECOAMES OPERATIONAL.

THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 IN.

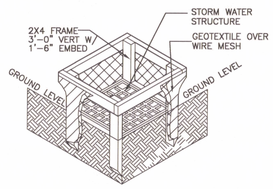
THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2X4 CONSTRUCTION GRADE LUMBER. THE 2X4 POSTS SHALL BE DRIVEN 1'-6" INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2X4 FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6" BELOW ADJACENT ROADS IF PONDED WATER WOULD POSE A SAFETY HAZARD TO TRAFFIC.

WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME

GEOTEXTILE SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18" BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST

BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6" LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.

A COMPACTED EARTH DIKE OR A CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION AND IF RUNOFF BYPASSING THE INLET WILL NOT FLOW TO A SETTLING POND. THE TOP OF EARTH DIKES SHALL BE AT LEAST 6" HIGHER THAN THE TOP OF THE FRAME



SEQUENCE OF SEDIMENT AND EROSION CONTROL OPERATIONS

A) INSTALL GRAVEL ACCESS DRIVE AND PERIMETER FILTER (TOPSOIL BERM AND/OR FILTER BARRIER).

B) STRIP TOPSOIL AND UNUSABLE MATERIAL.

C) INSTALL SANITARY SEWER AND WATERMAIN.

D) CONSTRUCT STORM DRAINS. DURING CONSTRUCTION OF STORM DRAINS THE ENDS OF ALL OPEN PIPES SHALL BE PROTECTED BY FILTER BARRIERS OR OTHER APPROVED MEANS.

1) PROMPTLY UPON BACKFILL OF STORM STRUCTURES, FILTER BARRIERS SHALL BE PLACED.

2) CONSTRUCT TEMPORARY SWALES TO DRAINAGE STRUCTURES.

3) WHEN FILTER BARRIERS ARE REMOVED FROM AROUND PAVEMENT CATCH BASINS TO ALLOW FOR STRIPPING, GRADING, AND PAVING, STORM STRUCTURES SHALL BE PROTECTED FORM ERODING EARTH AND SEDIMENT AT ALL TIMES.

E) CONSTRUCT FOUNDATIONS AND ERECT STRUCTURES AND APPURTENANCES.

F) EXECUTE GRADING AND FILLING OPERATIONS AROUND BUILDING AND IN YARD AREAS.

G) EXCAVATE FOR PARKING AND ROADWAYS. IF PLACEMENT OF AGGREGATE BASE LACS BEHIND THE FINAL SUB-BASE GRADING BY MORE THAN FIVE DAYS, SUB-BASE SHALL BE SCARIFIED PERPENDICULAR TO THE SLOPE TO PREVENT EROSION.

H) UPON COMPLETION OF PAVING, THE AREA AROUND PAVEMENT SHALL BE PROTECTED FROM EROSION BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON.

I) ANY REMAINING EXPOSED AREAS SHALL BE SEEDED AND MULCHED OR SODDED WITHIN 30 DAYS OF FINAL GRADING.

SEDIMENT AND EROSION CONTROL CRITERIA

IN ORDER TO CONTROL SEDIMENT POLLUTION OF WATER RESOURCES THE OWNER OR PERSON RESPONSIBLE FOR THE DEVELOPMENT AREA SHALL USE CONSERVATION PLANNING AND PRACTICES TO MAINTAIN THE LEVEL OF CONSERVATION ESTABLISHED BY THE FOLLOWING STANDARDS:

TIMING OF SEDIMENT-TRAPPING PRACTICES: SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RESTABILIZED.

STABILIZATION OF STRIPPED AREA: STRIPPED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN SEVEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SEDIMENT BARRIER. STREET FLOW RUNOFF FROM STRIPPED AREAS SHALL BE FILTERED OR DIVERTED TO A SETTLING FACILITY.

STORM SEWER INLET PROTECTION:
ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SEWER SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT, UNLESS THE STORM SEWER SYSTEM DRAINS TO A SETTLING FACILITY.

WORKING IN OR CROSSING STREAMS:
A. STREAMS INCLUDING BED AND BANKS SHALL BE RESTABILIZED IMMEDIATELY AFTER IN-CHANNEL WORK IS COMPLETED, INTERRUPTED, OR STOPPED.

TO THE EXTENT PRACTICAL, CONSTRUCTION VEHICLES SHALL BE KEPT OUT OF STREAMS. WHERE IN-CHANNEL WORK IS NECESSARY, PRECAUTIONS SHALL BE TAKEN TO STABILIZE THE WORK AREA DURING CONSTRUCTION TO MINIMIZE EROSION.

B. IF A LIVE (WET) STREAM MUST BE CROSSED BY CONSTRUCTION VEHICLES REGULARLY DURING CONSTRUCTION, A TEMPORARY STREAM CROSSING SHALL BE PROVIDED.

CONSTRUCTION ACCESS ROUTES:
MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, OR ONTO PUBLIC ROADS.

SLOUGHING AND DUMPING:
A. NO SOIL, ROCK, DEBRIS, OR ANY OTHER MATERIAL SHALL BE DUMPED OR PLACED INTO A WATER RESOURCE OR INTO SUCH PROXIMITY THAT IT MAY READILY SLOUGH, SLIP, OR ERODE INTO A WATER RESOURCE UNLESS SUCH DUMPING OR PLACING IS AUTHORIZED BY THE CITY ENGINEER AND, WHEN APPLICABLE, THE U.S. ARMY CORPS OF ENGINEERS, FOR SUCH PURPOSES AS, BUT NOT LIMITED TO CONSTRUCTION BRIDGES, CULVERTS, AND EROSION CONTROL STRUCTURES.

B. UNSTABLE SOILS PRONE TO SLIPPING OR LANDSLIDING SHALL NOT BE GRADED, EXCAVATED, FILLED OR HAVE LOADS IMPOSED UPON THEM UNLESS THE WORK IS DONE IN ACCORDANCE WITH A QUALIFIED PROFESSIONAL ENGINEER'S RECOMMENDATIONS TO CORRECT, ELIMINATE, OR ADEQUATELY ADDRESS THE PROBLEMS.

CUT AND FILL SLOPES: CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. CONSIDERATION SHALL BE GIVEN TO THE LENGTH AND STEEPNESS OF THE SLOPE, SOIL TYPE, UPSLOPE DRAINAGE AREA, GROUNDWATER CONDITIONS, AND SLOPE STABILIZATION.

STABILIZATION OF OUTFALLS AND CHANNELS: OUTFALLS AND CONSTRUCTION OF MODIFIED CHANNELS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND THE EXPECTED VELOCITY OF FLOW FROM A POST-DEVELOPMENT, TEN-YEAR FREQUENCY STORM WITHOUT ERODING.

ESTABLISHMENT OF PERMANENT VEGETATION: A PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE APPROVING AGENCY, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

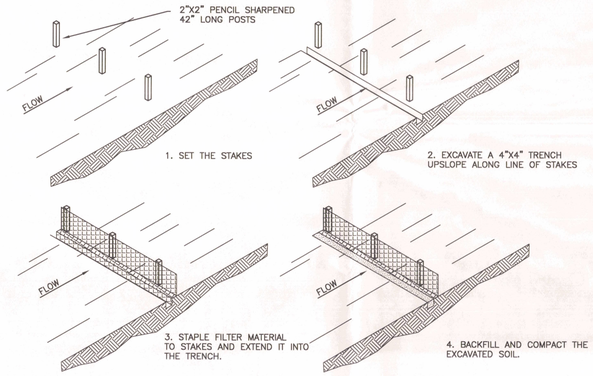
DISPOSITION OF TEMPORARY PRACTICES: ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. UNLESS OTHERWISE AUTHORIZED BY THE APPROVED AGENCY. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

MAINTENANCE: ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND CONSTRUCTED TO MINIMIZE MAINTENANCE REQUIREMENTS. THEY SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. THE PERSON OR ENTITY RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF PERMANENT EROSION CONTROLS SHALL BE IDENTIFIED TO THE SATISFACTION OF THE PLAN-APPROVING AUTHORITY AND IDENTIFIED BY THE SUBDIVIDER'S AGREEMENT.

THE COST FOR TEMPORARY CHANNELS, SEDIMENT DAMS AND OTHER APPURTENANT EARTH MOVING OPERATIONS SHALL BE INCLUDED IN THE PRICE BID FOR EARTHWORK.

SPECIFICATION FOR SEEDING AND MULCHING

SEED TYPE	SEEDING RATES	PER 1000 SQ.FT.	PER ACRE
TALL FESCUE AND ANNUAL RYEGRASS	MARCH 1 TO SEPTEMBER 15	2 POUNDS & 1/2 POUND	80 POUNDS & 20 POUNDS
SMALL GRAIN STRAW		100 POUNDS OR 2 OR 3 BALES	2 TONS OR 50 BALES
FERTILIZER		25 POUNDS OF 12-12-12 OR THE EQUIVALENT	1100 POUNDS OF 12-12-12 OR THE EQUIVALENT
TEMPORARY SEEDING			
RYE OR WHEAT	SEPTEMBER 15 TO OCTOBER 30	3 POUNDS	2 BUSHELS
SOIL PROTECTION			
SMALL GRAIN STRAW MULCH	OCTOBER 30 TO MARCH 1	2 TO 3 BALES	2 TONS



CONSTRUCTION ENTRANCE DETAIL

CONSTRUCTION SPECIFICATION

STONE SIZE – NO. 1 (3 1/2" TO 1 1/2") OR ITS EQUIVALENT.

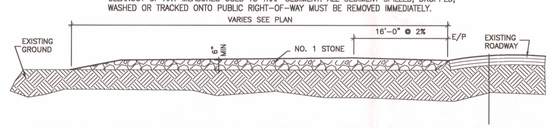
LENGTH – AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.

THICKNESS – NOT LESS THAN SIX (6) INCHES.

WIDTH – NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (12' MIN ONE-WAY)

WASHING – WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



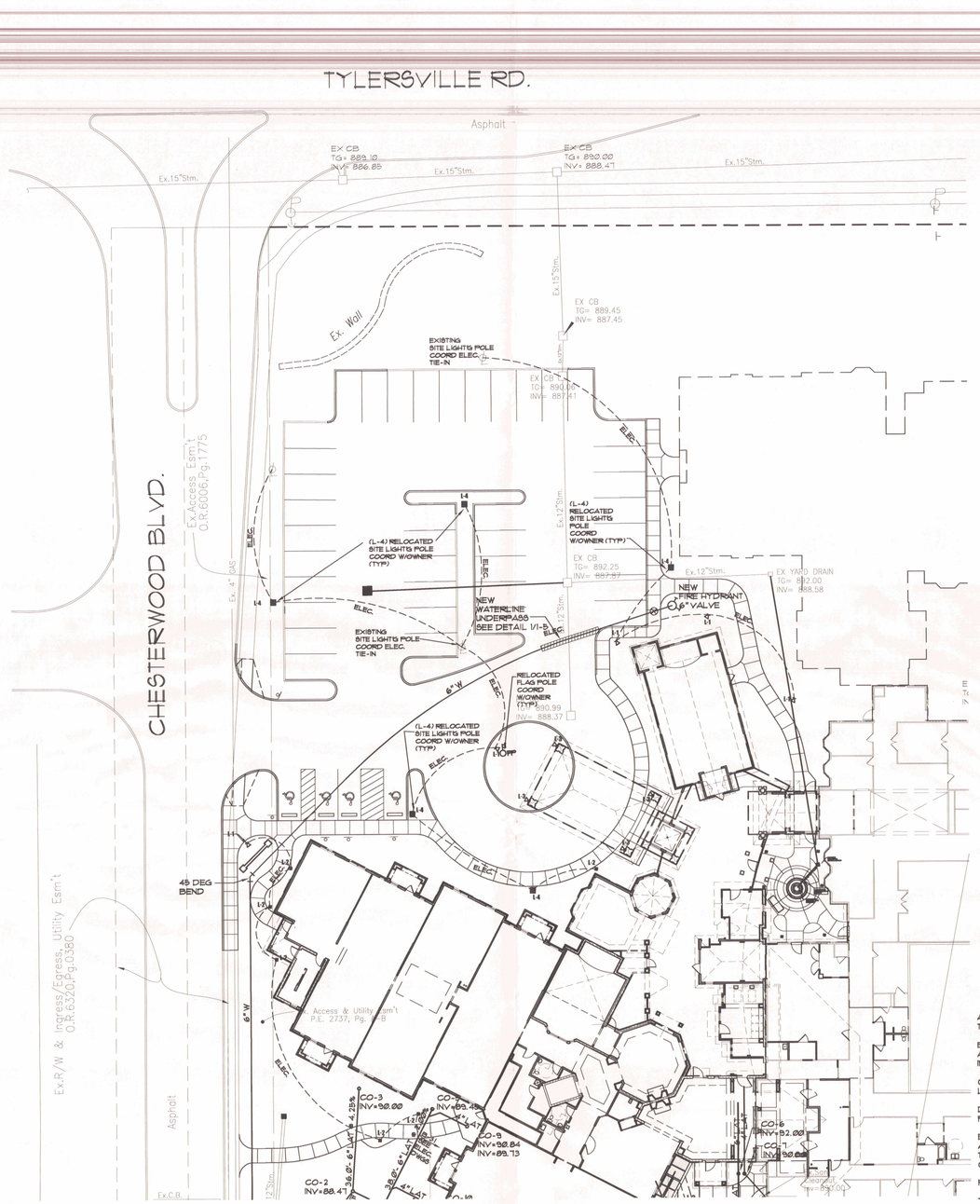
STATE OF OHIO
JAMES MICHAEL MILLIGAN 7327
REGISTERED ARCHITECT

DATE	CHECKED
1-23-07	STG
JOB # 0413B	DRAWN BY JLC

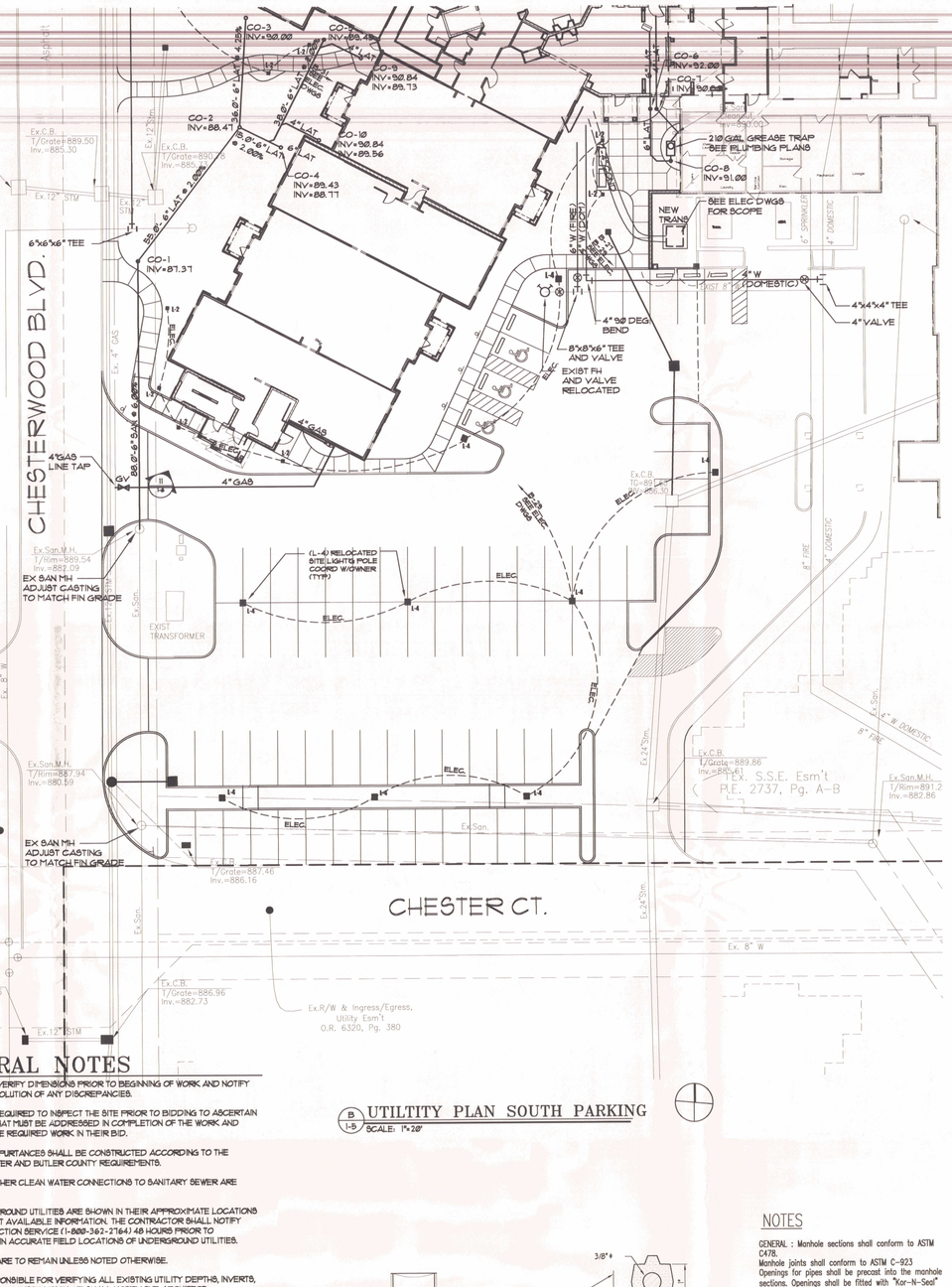
REVISIONS

LIGHT CARE ASSISTED LIVING
EROSION CONTROL DETAILS
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

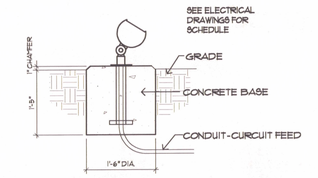
JMM ARCHITECTS INC.
4465 Sunset Drive, Columbus, Ohio 43220
(614) 326-3888 FAX (614) 326-3889



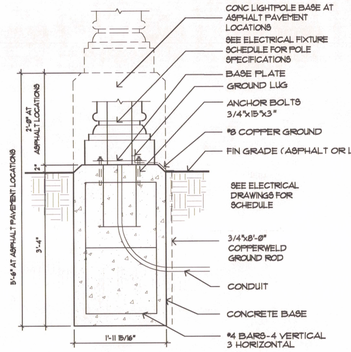
A 1-5 UTILITY PLAN NORTH PARKING
SCALE: 1"=20'



B 1-5 UTILTITY PLAN SOUTH PARKING
SCALE: 1"=20'



5 L-1 BUILDING LIGHT (L-1)
SCALE: 3/4" = 1'-0"



4 L-1 PARKING LIGHT (L-4)
SCALE: 3/4" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO BEGINNING OF WORK AND NOTIFY THE ARCHITECT FOR RESOLUTION OF ANY DISCREPANCIES.

B. CONTRACTORS ARE REQUIRED TO INSPECT THE SITE PRIOR TO BIDDING TO ASCERTAIN ALL ITEM IN EVIDENCE THAT MUST BE ADDRESSED IN COMPLETION OF THE WORK AND INCLUDE THE COST OF THE REQUIRED WORK IN THEIR BID.

C. ALL UTILITIES AND APPURTANCES SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY OF WEST-CHESTER AND BUTLER COUNTY REQUIREMENTS.

D. ROOF DRAINS AND OTHER CLEAN WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

E. ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITY PROTECTION SERVICE (1-800-362-2764) 48 HOURS PRIOR TO CONSTRUCTION TO OBTAIN ACCURATE FIELD LOCATIONS OF UNDERGROUND UTILITIES.

F. ALL UTILITIES SHOWN ARE TO REMAIN UNLESS NOTED OTHERWISE.

T. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY DEPTHS, INVERTS, LOCATIONS ETC, PRIOR TO CONSTRUCTION. HE SHALL NOTITY THE ARCHITECT IMMEDIATELY, IF THERE ARE ANY DISCREPENCIES.

G. ADD 800 TO ALL PROPOSED CONTOURS AND SPOT ELEVATIONS.

H. ALL FILL TO BE USED ON ANOTHER SITE SHALL BE CLEAN FILL ONLY. ALL DEBRIS INCLUDING BUT NOT LIMITED TO (CONC, ASPHALT, GRAVEL ETC), SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS AND REQUIREMENTS.

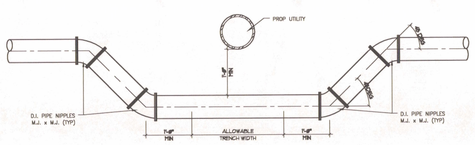
J. SEE ELECTRICAL PLANS FOR SITE LIGHTING FIXTURE SCHEDULE.
L-1 : GROUND MOUNTED BUILDING UPLIGHT FIXTURE. PLANTING BED LOCATION TYP.. SEE 1/L-1
L-2 : COURTYARD STEM FIXTURE AT PLANT BED. PROVIDE UNDERGROUND CONDUIT. SEE ELEC DWGS. AND LANDSCAPE SHEETS
L-3 : COACH LIGHT FIXTURE. SEE ELEC DWGS.
L-4 : RELOCATED EXISTING SITE PARKING LIGHTS. COORDINATE CIRCUITING W/ELEC. DWGS. MATCH EXISTING H.P.SODIUM LAMPS. SEE 4/1-5.
L-5 : FOUNTAIN AND LIGHT. MODEL #XXXXXXXX. SEE ELEC AND PLG DWGS. SEE SHEET 1/1-2 FOR DETAILS.

K. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES TO COMPLY LOCAL CODE REQUIREMENTS AND SHEET 1-4.

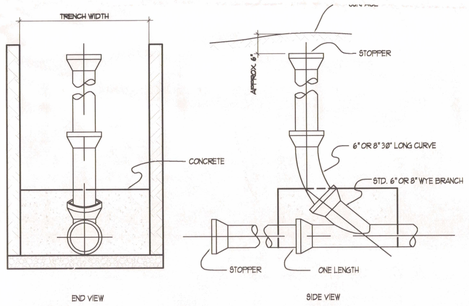
SYMBOLS

SITE PLAN
- DIRECTION OF FLOW
- PROPERTY LINE
- EXISTING CONTOUR
- NEW CONTOUR
- 92.77 SPOT ELEVATION
- 89.77 EXISTING SPOT ELEVATION
- ASPHALT PAVEMENT
- CONC SIDEWALK

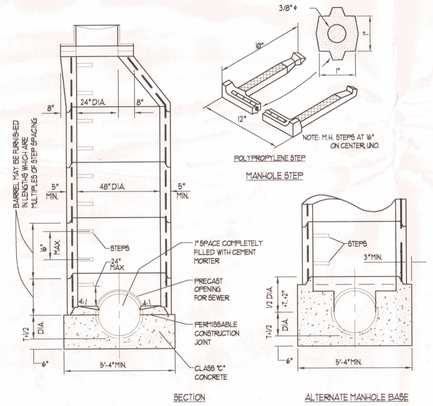
UTILITIES
- CATCH BASIN
- STM MANHOLE
- SAN MANHOLE
- STM — STORM SEWER
- SAN — SANITARY SEWER
- GAS — GAS LINE
- WATER — WATER LINE
- ELEC — ELECTRIC LINE
- TEL/CAB — TELEPHONE CABLE LINE



1 1-5 TYPICAL WATERLINE UNDERPASS
NO SCALE



2 1-5 TYPICAL CLEANOUT
NO SCALE

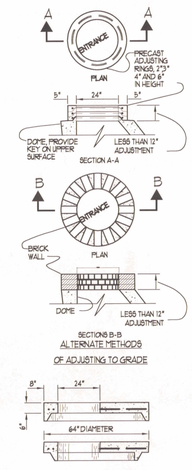


3 1-5 TYPICAL SANITARY MANHOLE
NO SCALE

NOTES

GENERAL : Manhole sections shall conform to ASTM C478.
Manhole joints shall conform to ASTM C-923
Openings for pipes shall be precast into the manhole sections. Openings shall be fitted with "Kor-N-Seal" rubber boots or approved equal.
Openings for the inlet and outlet sewer pipe shall be cast in the precast section unless the manhole base is built to an elevation two inches above the top of the outlet pipe.
Openings for pipes 18" diameter or less entering the manhole above the spring line of the outlet sewer may be cut in the field provided the portion of the pipe (15" or 18" diam.) inside the manhole is cut to fit the circumference of the manhole. pipes over 18" diameter entering the manhole above the spring line of the outlet sewer shall be connected to the manhole by a tee connection precast with the barrel of the manhole.
All joints at pipe openings in the manhole shall be thoroughly caulked with cement mortar or other suitable material to prevent infiltration of earth into the manhole.
MATERIALS : Concrete for the manhole base and connection box shall be class "C".
Precast reinf. conc. manhole sections and domes shall comply with the requirements of 706.13.
Minimum wall thickness shall be 5 inches for 48" sections and 6 inches for 60" sections. 1 1/4" holes for handing may be cast in domes and sections. Sections may be set with tongue end either up or down.
In lieu of the design shown for the junction between the manhole base and the manhole barrel, the base may be flat and the barrel may have a square end without tongue or groove and shall be set in a bed of mortar.
Manhole castings shall be: Neenah R-1762, Frame and Cover with self sealing gasket, or approved equal.

STEPS shall meet the requirements of 604.
Manhole steps shall be vertically aligned and may be aluminum or reinforced plastic.
Manhole steps must be precast in place.
Reinforcing steel shall have 2 inch clearance except where otherwise specified.
Bulkheads shall be constructed by providing P.V.C. cap & timber blocking.



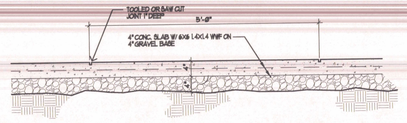
2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

STATE OF OHIO REGISTERED ARCHITECT JAMES MICHAEL MILLIGAN 7327

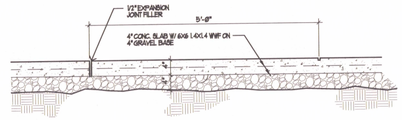
DATE 1-23-07	CHECKED STG
JOB # 04138	DRAWN BY JLC
REVISIONS	

LIGHT CARE ASSISTED LIVING
UTILITY PLAN
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

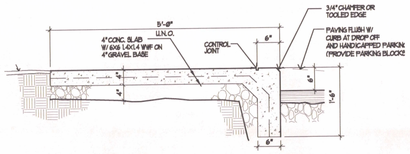
JMM ARCHITECTS INC.
4485 Lowell Drive, Columbus, Ohio 43220
(614) 538-8466 FAX (614) 538-8468



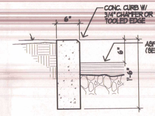
1/1-6 CONTROL JOINT
3/4"=1'-0"



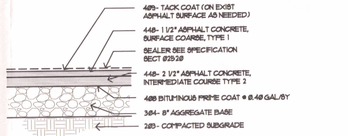
2/1-6 EXPANSION JOINT
3/4"=1'-0"



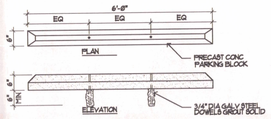
3/1-6 INTEGRAL CURB AND WALK
3/4"=1'-0"



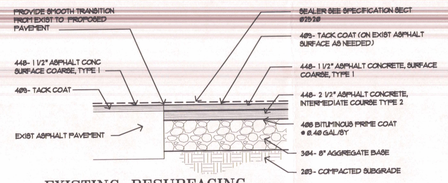
4/1-6 CONCRETE CURB
3/4"=1'-0"



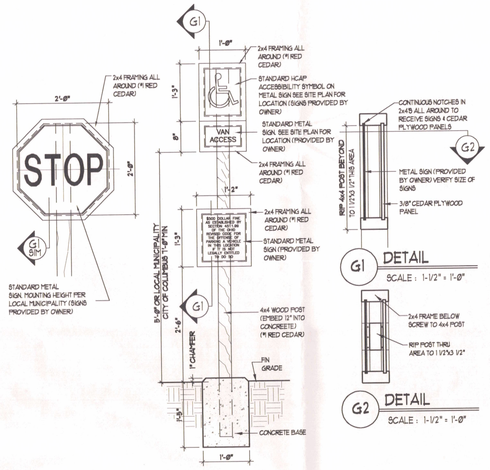
5/1-6 FULL DEPTH ASPHALT PAVEMENT
3/4"=1'-0"



6/1-6 CONCRETE PARKING BLOCK
1/2"=1'-0"



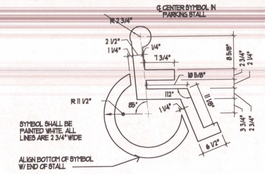
7/1-6 EXISTING RESURFACING AND FULL DEPTH TRANSITION
3/4"=1'-0"



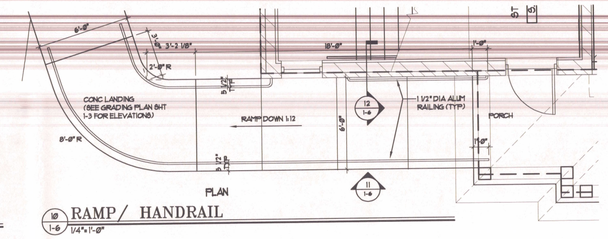
8/1-6 HANDICAP PARKING SIGN, STOP SIGN
3/4"=1'-0"

G1 DETAIL
SCALE: 1-1/2" = 1'-0"

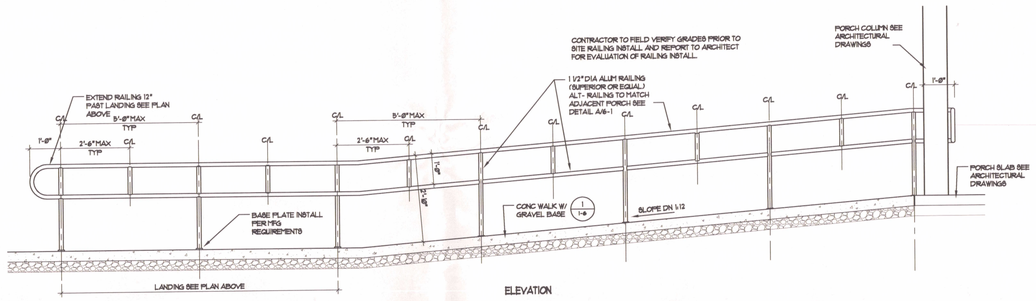
G2 DETAIL
SCALE: 1-1/2" = 1'-0"



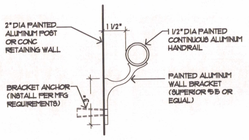
9/1-6 INTERNATIONAL SYMBOL OF ACCESSIBILITY
3/4"=1'-0"



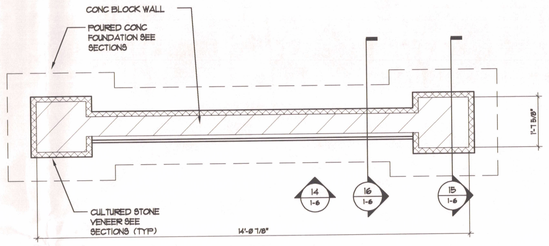
10/1-6 RAMP/ HANDRAIL
1/4"=1'-0"



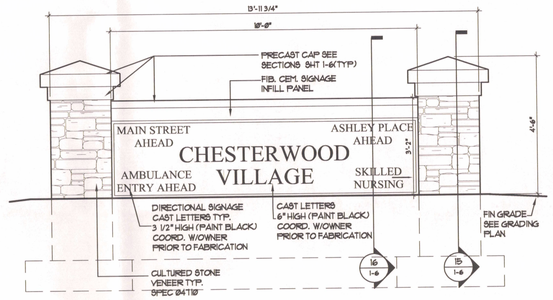
11/1-6 RAMP/HANDRAIL
1/2"=1'-0" AT WING B EGRESS STOOP



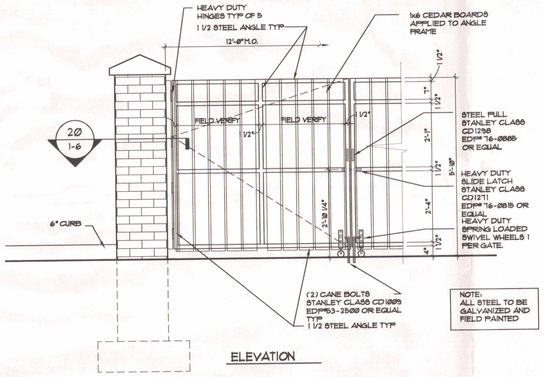
12/1-6 HANDRAIL DETAIL
1/2"=1'-0"



13/1-6 ENTRANCE SIGN (PLAN)
SCALE: 1/2" = 1'-0"

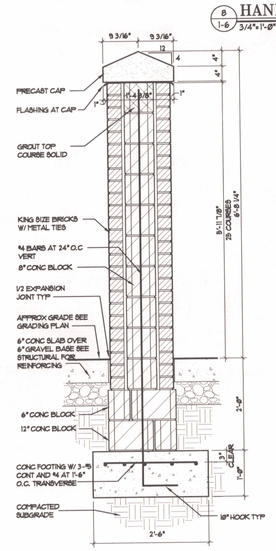


14/1-6 ENTRANCE SIGN (ELEVATION)
SCALE: 1/2" = 1'-0"

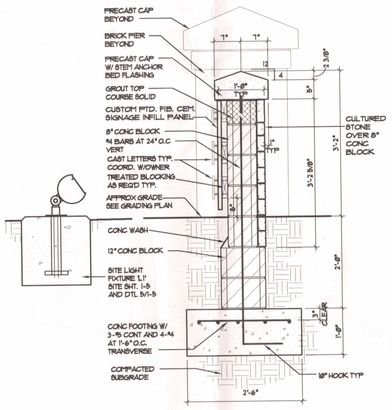


ELEVATION

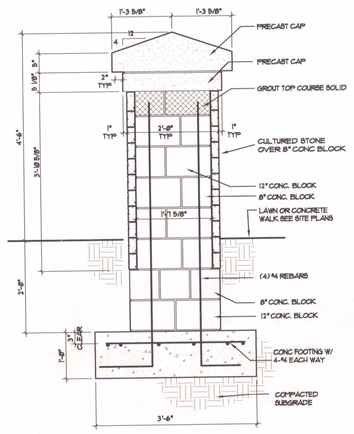
18/1-6 EQUIP ACCESS GATE
1/2"=1'-0" TRANSFORMER SCREEN WALL



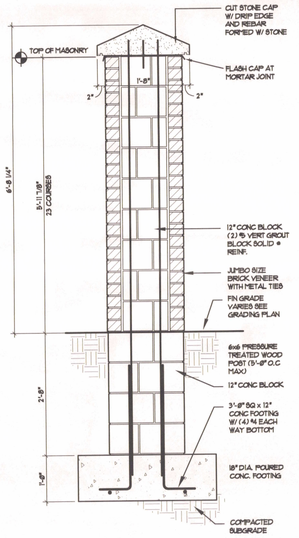
17/1-6 SIGNAGE INFILL WALL
3/4"=1'-0" TRANSFORMER EQUIP. SCREEN WALL



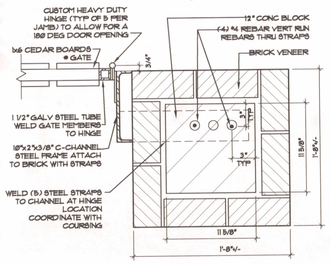
16/1-6 SIGNAGE INFILL WALL
3/4"=1'-0"



15/1-6 SIGNAGE PIER DTL
3/4"=1'-0"



19/1-6 SCREEN WALL
3/4"=1'-0" TRANSFORMER EQUIP. SCREEN WALL



20/1-6 PIER DETAIL
1 1/2"=1'-0" TRANSFORMER EQUIPMENT GATE ACCESS

DATE	CHECKED
1-23-07	STG
JOB # 0413B	DRAWN BY JLC

REVISIONS

LIGHT CARE ASSISTED LIVING
SITE DETAILS
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES
WEST CHESTER, OHIO

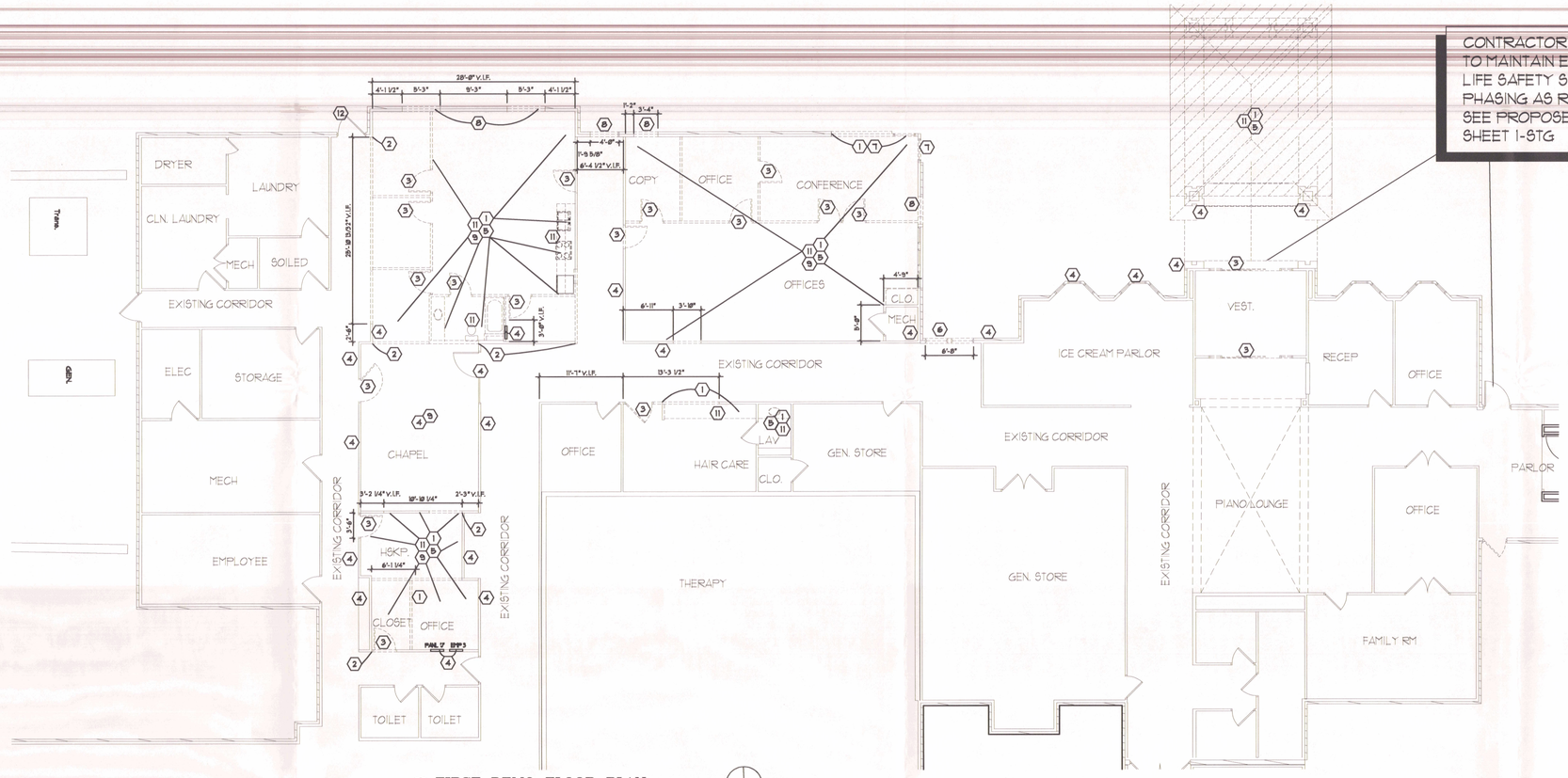
JAMES M. MILLIGAN ARCHITECTS
4285 Larwell Drive, Columbus, Ohio 43220
(614) 324-9888 FAX (614) 324-9889

STATE OF OHIO JAMES MICHAEL MILLIGAN 7327 REGISTERED ARCHITECT

APPROVED WEST CHESTER TOWNSHIP DEVELOPMENT & ZONING
DATE 2/21/07 BY mc

1-6

CONTRACTOR
TO MAINTAIN EMERGENCY EGRESS AND
LIFE SAFETY SYSTEMS ON LINE THROUGH
PHASING AS REQUIRED AT EXISTING ENTRY.
SEE PROPOSED STAGING PLAN-
SHEET 1-STG



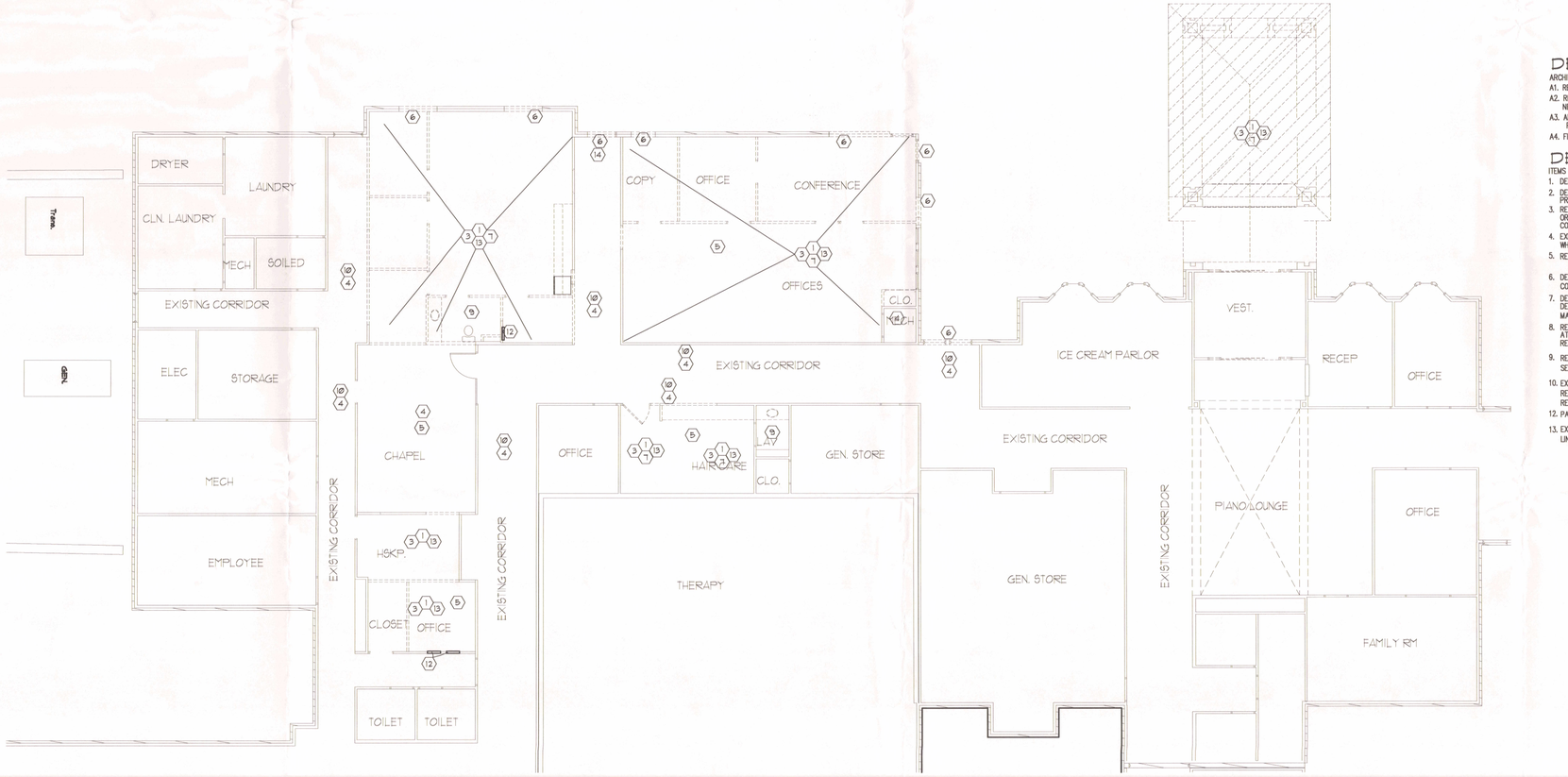
A 1-D1 FIRST DEMO FLOOR PLAN–
SCALE: 1/8" = 1'-0" ALTERATIONS TO EXISTING

N

DEMOLITION CODED NOTES:

ITEMS SHOWN DASHED ARE TO BE DEMOLISHED TYPICAL.

1. DEMOLISH ITEMS AS REQUIRED TO ACCOMMODATE NEW WORK.
2. DEMOLISH WALL FLUSH WITH ADJACENT RETURN WALLS, SUITABLE TO RECEIVE NEW FINISHES AND TO ACCOMMODATE NEW CONSTRUCTION.
3. DEMO DOOR AND FRAME AS REQ'D TO ACCOMMODATE NEW WORK. SALVAGE HARDWARE AS APPROPRIATE AND COORD. RE-USE WITH OWNER. AND M.E.P. GENERAL NOTES.
4. EXISTING TO REMAIN. PROTECT ADJACENT CONSTRUCTIONS AND FINISHES WHERE NECESSARY TO ACCOMMODATE NEW WORK.
5. REMOVE FIXTURES AND ACCESSORIES AS REQUIRED TO ACCOMMODATE NEW WORK. VERIFY/COORDINATE SALVAGED FIXTURES
6. DEMO EXISTING EXTERIOR WALL SYSTEM AS REQUIRED TO ACCOMMODATE NEW DOOR OPENING SYSTEM. COORDINATE WITH STRUCTURAL DRAWINGS. DOOR SIZE & TYPE SHALL FIT WITHIN EXISTING WINDOW SYSTEM. FIELD VERIFY EXISTING WINDOW SYSTEM PRIOR TO DOOR INSTALL.
7. REMOVE EXISTING WINDOW SYSTEM IN ENTIRETY AND PREP WALL OPENING FOR NEW WALL INFILL SYSTEM.
8. DEMO WALL AS REQUIRED TO ACCOMMODATE NEW OPENING. COORDINATE REINFORCEMENT WITH STRUCTURAL DWGS.
9. REMOVE EXISTING FLOOR MATERIAL, AND PREP FLOOR FOR NEW FINISH. SEE FINISH SCHEDULE.
10. DEMO EXISTING HANDRAIL SYSTEM IN ENTIRETY. PREP WALLS W/NEW BLOCKING AS REQUIRED TO ACCOMMODATE NEW HANDRAIL SYSTEM.
11. REWORK/CAP PLUMBING/ELECTRIC/HVAC LINES AS REQUIRED TO ACCOMMODATE NEW WORK. COORDINATE WITH M.E.P. DRAWINGS AND M.E.P. GENERAL NOTES.
12. EXISTING DOOR SYSTEM AND HARDWARE TO REMAIN. COORDINATE DIRECTLY WITH OWNER AS TO HARDWARE REVISIONS.



B 1-D1 CLNG DEMO PLAN–
SCALE: 1/8" = 1'-0" ALTERATIONS TO EXISTING

N

DEMOLITION CEILING GENERAL NOTES:

ARCHITECTURAL

A1. REMOVE ALL CEILING FINISHES IN ALTERED AREAS REQUIRING NEW FINISHES AND TRANSITIONS.
A2. REMOVE ALL WOOD TRIM AND MOLDING IN ALTERED AREAS/WALLS AND REWORK IN NEW LOCATIONS OR PROVIDE NEW TRIM TO MATCH ORIGINAL LOOK.
A3. ALL FIRE RESISTANCE RATED ASSEMBLIES SHALL BE MAINTAINED IN ALTERED AREAS. PROVIDE APPROVED RATED ASSEMBLIES IN ALTERED AREAS REQUIRING NEW CEILING/WALL SCOPE.
A4. FIELD VERIFY ALL DIMENSIONS, AND REPORT CONFLICTS PRIOR TO WORK.

DEMOLITION CEILING CODED NOTES:

ITEMS SHOWN DASHED ARE TO BE DEMOLISHED TYPICAL.

1. DEMOLISH ITEMS AS REQUIRED TO ACCOMMODATE NEW WORK.
2. DEMOLISH SOFFIT/BULKHEAD TO ACCOMMODATE NEW WORK. PROTECT PLUMBING AND ELECTRIC AS REQUIRED FOR NEW SCOPE.
3. REWORK/REMOVE/RELOCATE MEP ITEM: ELECTRIC DEVICE/FIXTURE, CAP PLUMBING/VENT LINES, OR SPRINKLER PIPING/HVAC LINES AS REQUIRED TO ACCOMMODATE NEW WORK. COORDINATE WITH M.E.P. DRAWINGS AND M.E.P. GENERAL NOTES.
4. EXISTING TO REMAIN. PROTECT ADJACENT CONSTRUCTIONS AND FINISHES WHERE NECESSARY TO ACCOMMODATE NEW WORK.
5. REWORK EXISTING CABLE/TELE/NETWORK LINE AND POWER AS NEEDED TO ACCOMMODATE NEW LOCATIONS.
6. DEMO HEAD CONDITION @ WALL AS REQUIRED TO ACCOMMODATE NEW OPENING. COORDINATE REINFORCEMENT WITH WALL SECTIONS.
7. DEMO EXISTING CEILING TILE/GRID TO ACCOMMODATE NEW TILE AND GRID SYSTEM.. DEMO CEILING GRID AS REQUIRED TO ACCOMMODATE NEW CLNG SCOPE AND SOFFITS. MATCH EXISTING FINISHES.
8. REMOVE LIGHT FIXTURE DURING CONSTRUCTION, AND REPLACE AS INDICATED AT NEW CEILING SYSTEM. CONTRACTOR TO VERIFY FIXTURE LOCATIONS AND RELOCATE FIXTURES AS REQUIRED. SEE NEW LIGHTING PLAN FOR NEW LOCATIONS.
9. REMOVE/REWORK EXISTING EXHAUST FAN DEVICE AND RELOCATE AS INDICATED. SEE MEP DWGS. PATCH, REPAIR, REPLACE CEILING SYSTEM AS REQUIRED TO MAINTAIN RATINGS.
10. EXISTING CEILING GRID TO REMAIN UNLESS DIRECTED OTHERWISE BY THE OWNER. REMOVE CEILING TILE AND PREP GRID FOR NEW PAINT TO MATCH NEW GRID INSTALLED IN ALTERED AREAS. REPLACE TILE AS REQUIRED TO MATCH NEW CEILING SCOPE.
12. PANEL TO REMAIN. SEE ELEC. DWGS.
13. EXISTING SPRINKLER LINE AND HEAD SHALL BE MODIFIED AS REQUIRED TO MEET NFPA 13. REWORK/EXTEND LINES AS REQUIRED FOR NEW CEILING GRID AND TILE. PROVIDE QUICK RESPONSE HEADS AT ALL ALTERED AREAS.

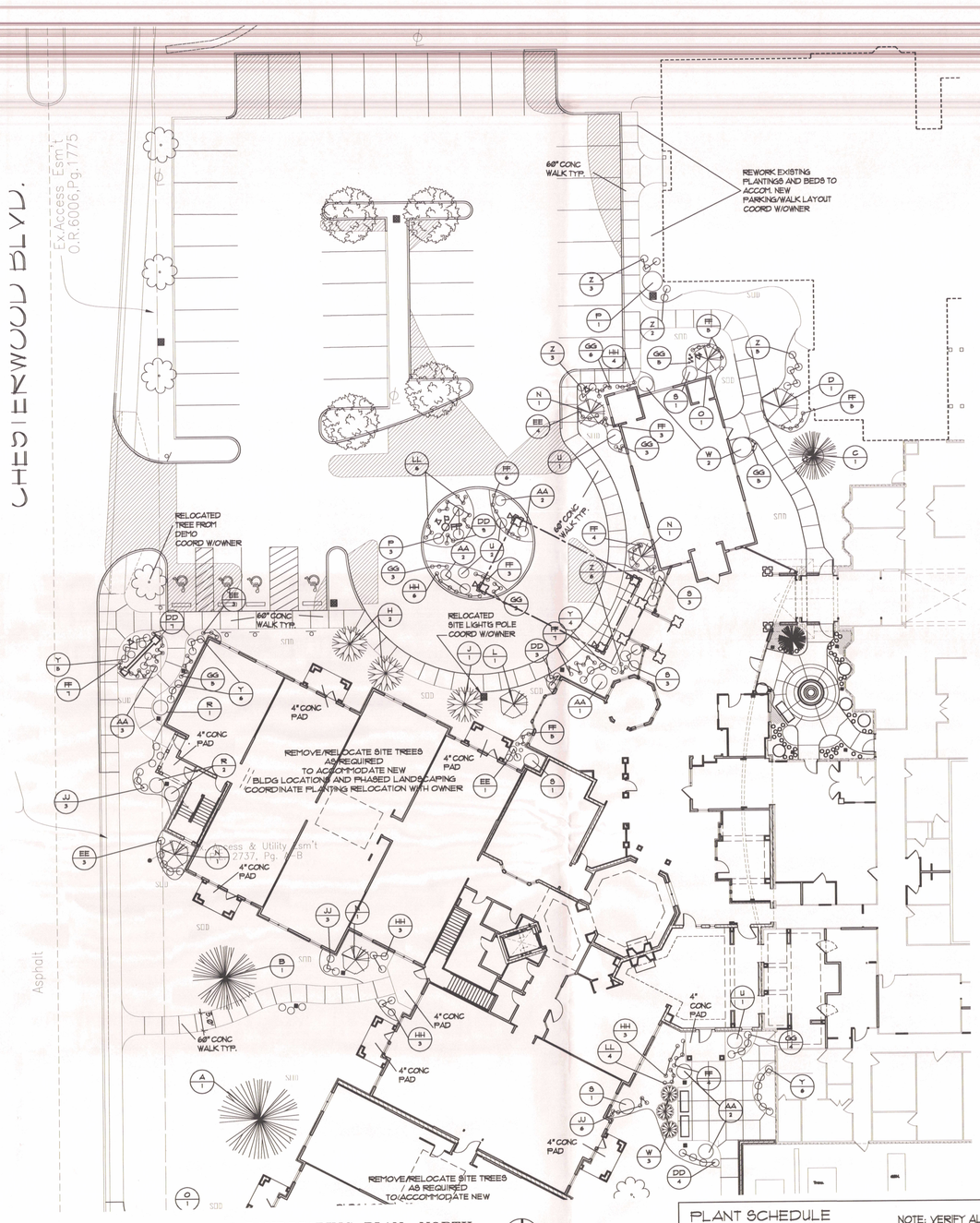
STATE OF OHIO
JAMES MICHAEL MILLIGAN 7327
REGISTERED ARCHITECT

DATE 1-23-07	CHECKED STG
JOB # 04.13B	DRAWN BY STG
REVISIONS	

PARTIAL DEMOLITION
ALTERATIONS TO EXISTING
CHESTERWOOD VILLAGE–PHASE 2
HILLANDALE COMMUNITIES WEST CHESTER, OHIO

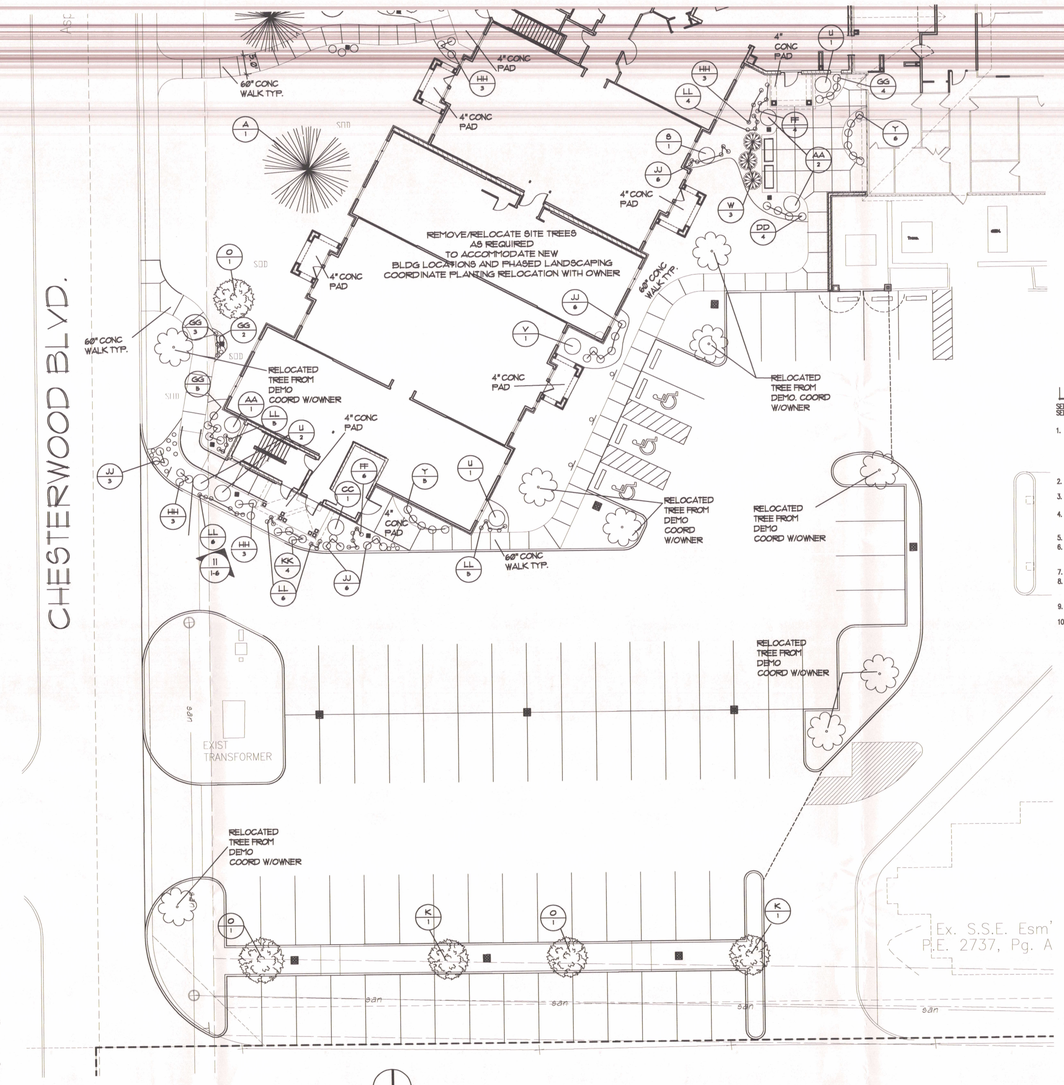
JMM ARCHITECTS INC.
2683 Berwick Drive, Columbus, Ohio 43207
(614) 337-3886 FAX (614) 338-3886

1–D1



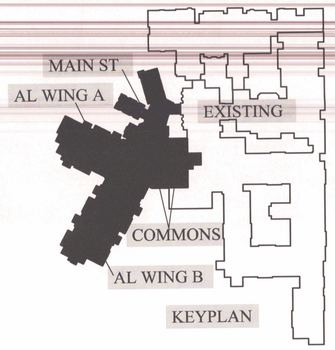
A L-1 LANDSCAPING PLAN: NORTH

SCALE: 1" = 20'-0"



B L-1 LANDSCAPING PLAN: SOUTH

SCALE: 1" = 20'-0"



LANDSCAPE/SITE CODED NOTES:

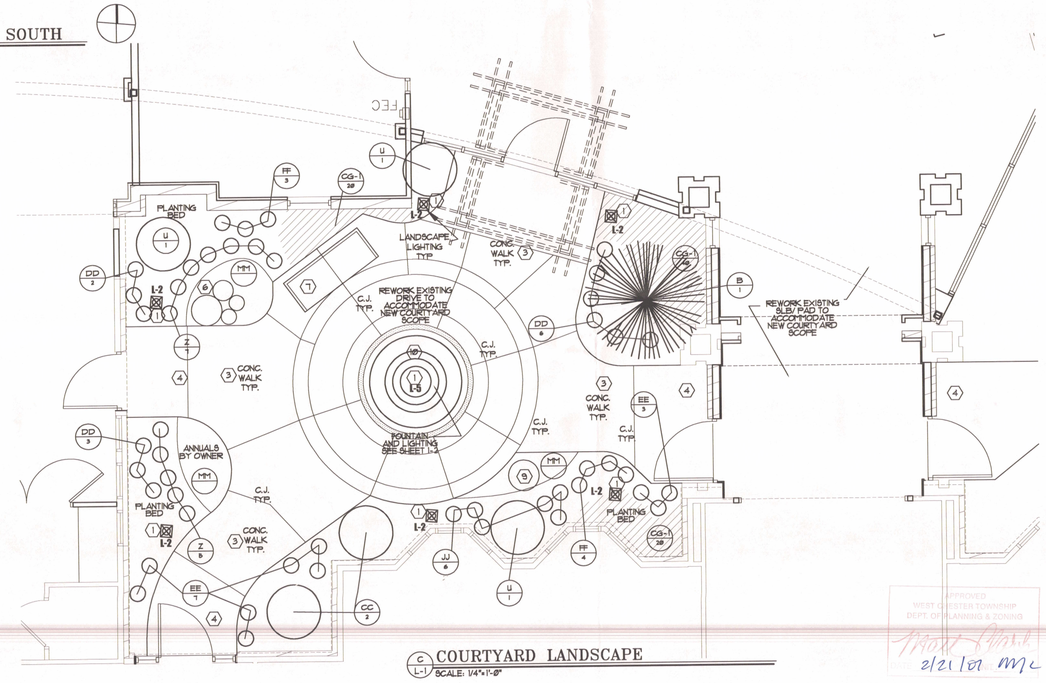
SEE PLANT SCHEDULE FOR DETAILED INFORMATION.
SEE SITE SHEETS FOR COMPLETE GRADING, DRAINAGE, PARKING & UTILITY INFORMATION / DETAILS.
COORDINATE SITE LIGHTING WITH SITE SHEETS L-1, L-4, AND ELEC DWGS.

1. LANDSCAPE LIGHT FIXTURE. SEE ELECTRIC DRAWINGS.
   L-1 : GROUND MOUNTED BUILDING UPLIGHT FIXTURE : PLANTING BED LOCATION TYP.. SEE 5/L-5. SEE ELEC DWGS.
   L-2 : COURTYARD BOLLARD FIXTURE. AT PLANT BED. PROVIDE UNDERGROUND CONDUIT FROM CIRCUIT LOCATION. SEE ELEC DWGS.
   L-3 : COACH LIGHT FIXTURE. SEE ELEC DWGS.
   L-4 : RELOCATED EXISTING SITE POLE LIGHT FIXTURE. MATCH EXISTING H.P. SODIUM LAMPS. COORDINATE CIRCUITING W/ELEC. DWGS
   L-5: FOUNTAIN AND LIGHT. SEE DETAIL 1/L-2 FOR DETAILS. SEE ELEC AND PLG DWGS.
2. REWORK PARKING SPACE AS REQUIRED/INDICATED AT PHASE 1 DEVELOPMENT. SEE SHEET 1-2.
3. 60" WIDE STAMPED CONCRETE SIDEWALK TYPICAL. SEE C/1-2 FOR COURTYARD WALKS. SEE SHEET 1-3 FOR GRADING AND DETAILS.
4. 4" CONCRETE PAD. TURN DOWN SLAB 42" TYP. AT PADS CONNECTED TO EGRESS LOCATIONS. SLOPE 1/4":1'-0" TYP. SEE SHEET 1-3 FOR GRADING AND DETAILS. SEE C/1-2 FOR COURTYARD WALKS.
5. GRAVEL PAVEMENT UNDER PLANTERS
6. LARGE PLANTER POTS BY OWNER
   MEDIUM PLANTER POTS BY OWNER
   SMALL PLANTER POTS BY OWNER
7. PARK BENCH WITH SECURITY ANCHORS. SEE SPEC. 10844.
8. DOWNSPOUT LOCATION. SEE SHEET 1-2, 1-3 FOR ROOT TIE-INS. SEE SHEET 1-3 FOR YARD DRAIN AND STORM LINES AT COURTYARDS. LINES DASHED INDICATE ROOF DRAINS THAT SHALL BE COORDINATED BY PLUMBING CONTRACTOR. SEE PLG DWGS, ROOF PLAN 3-20.
9. BIRD BATH FEATURE. PROVIDE CONCRETE PEDASTEL BATH, 34-38" HIGH, 20" DIAMETER MIN. BUDGET $500.00 MATERIAL.
10. 6'-0" DIAM. WATER FTN FEATURE. PROVIDE, SITE CAST CONCRETE WALLS AND STONE VENEER AS INDICATED. SEE DETAIL 1/1-2. BUDGET $3500 MATERIAL. SEE ELEC AND PLG DWGS.

PLANT SCHEDULE

NOTE: VERIFY ALL QUANTITIES WITH PLANS

TYPE	BOTANICAL NAME	COMMON NAME	SIZE	COND.
A	PINUS STROBUS	WHITE PINE	7'-8'	B&B
B	PINUS NIGRA	AUSTRIAN PINE	7'-8'	B&B
C	PINUS STROBUS 'ROCK MOUNTAIN'	ROCK MOUNTAIN BLUE PINE	5'-6'	B&B
D	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	2 1/2"	B&B
E	GLEDITSIA T.I. 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	B&B
F	NOT USED			
G	QUERCUS PALUSTRIS	PIN OAK	3"	B&B
H	ACER PLATANOIDS	NORWAY MAPLE	3"	B&B
I	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2"	B&B
K	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2 1/2"	B&B
L	ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2"	B&B
M	MALUS 'RED BARRON'	RED BARRON FLOWERING CRAB	2"	B&B
N	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	1"-8'	B&B
O	ACER TATARICUM	TATARIAN MAPLE	1"	B&B
P	EUONYMUS FORTUNEI 'GREEN LANE'	GREEN LANE EUONYMUS	15"	1 GALLON
Q	PICEA ABIES NIDIFORMIS	BIRDS NEST SPRUCE	18"-24" SPREAD	3 GALLON
R	JUNIPERUS CONFERTA	BLUE PACIFIC JUNIPER	24"-12" SPREAD	3 GALLON
S	PJM	PJM RHODODENDRON	18"-24" SPREAD	5 GALLON
T	NOT USED	NOT USED		
U	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	18"-24" SPREAD	5 GALLON
V	SYRINGA X CHINENSIS	CHINESE LILAC	3'	5 GALLON
W	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	15"-18" SPREAD	3 GALLON
X	SPIRAEA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	15"-18" SPREAD	3 GALLON
Y	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	15"-18" SPREAD	3 GALLON
Z	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	BUSH CINQUEFOIL	15"-18" SPREAD	3 GALLON
AA	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	18"-24" SPREAD	3 GALLON
BB	NOT USED			
CC	VIBURNUM RHYTIDOPHYLLUM	LEATHER LEAF VIBURNUM	3'	5 GALLON
DD	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	15"-18" SPREAD	1 GALLON
EE	HOSTA LANCIFOLIA	LANCELEAF HOSTA	12"-15" SPREAD	1 GALLON
FF	HEMEROCALLIS 'MINNIE PEARL'	DAYLILLY		1 GALLON
GG	ASTILBE X ARENDSII 'RHEINLAND'	RHEINLAND ASTILBE	12"-15" SPREAD	1 GALLON
HH	SCABIOSA COLUMBARIA	BUTTERFLY BLUE PINCUSHION	12" SPREAD	1 GALLON
JJ	HEUCHERA 'PALACE PURPLE'	CORAL BELLS	12" SPREAD	1 GALLON
KK	BERBIS THUNBERGI ATROPURPUREA NANA	DWARF BARBERRY (PIGMY)	18"-24" SPREAD	3 GALLON
LL	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE		2 QT. POTS
MM	SEASONAL FLOWERS/ANNUALS BY OWNER			
CG-1	PACHYSANDRA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSANDRA		PEAT POTS
CG-2	VINCA MINOR	MYRTLE		PEAT POTS



C L-1 COURTYARD LANDSCAPE

SCALE: 1/4" = 1'-0"

APPROVED
WEST CHESTER TOWNSHIP
DEPT. OF PLANNING & ZONING
2/21/07 MJL

STATE OF OHIO ARCHITECT REGISTERED
JAMES MICHAEL MILLIGAN 7327

DATE	CHECKED
1-23-07	STG
JOB # 0413B	DRAWN BY STG

REVISIONS

PHASE 1: LANDSCAPING PLAN
PARTIAL SITE PLAN
CHESTERWOOD VILLAGE-PHASE 2
HILLANDALE COMMUNITIES
WEST CHESTER, OHIO

JMM ARCHITECTS INC.
4885 Lorwell Drive, Columbus, OHIO 43220
(614) 326-8886 FAX (614) 326-8887

L-1