

MEETING DATE: 06-13-19

PLANNING COMMISSION

**Case No. P19-15
163 Northland**



CITY of MEDINA
Planning Commission
June 13, 2019 Meeting

Case No: P19-15

Location: 163 Northland Drive

Applicant: TC Architects representing Medina County ADAMH Board

Subject: Conditional Zoning Certificate and Site Plan – Transitional Housing

Zoning: C-3, General Commercial

Submitted by: Jonathan Mendel, Community Development Director 

Site Location:

The subject site is a 2.88 acre property located on the northside of the 100 block of Northland Drive. The site currently has 2 one story buildings used for treatment purposes throughout the owner, Medina County ADAMH Board.

Proposal:

The applicant proposes a third building for the subject property to continue providing treatment services and transitional housing. The proposed building is 5655 sqft, one story building located within the large grass open space on the southwest side of the subject property. This building will be accompanied by a 12 space parking lot and a second entry/exit drive from the subject property to Northland Drive.

The proposed transitional housing use will provide short-term housing for members of the community working to recover from substance abuse and develop skills and knowledge to live on their own in long term housing.

Please find attached to this report:

1. Applicant's Project Description and Development Plans received May 23, 2019
2. Aerial photograph

District Regulations – Chapter 1137:

Transitional Housing is a conditionally permitted use in the C-3 district. Therefore, review and compliance is required by the conditional use process in Chapter 1153 of the Planning & Zoning Code.

Conditional Zoning Certificate Review

Public Hearing: The Zoning Code requires the Planning Commission to conduct a Public Hearing for the proposed Conditional Use. The legal notices have been issued to permit the Public Hearing at the June 13, 2019 meeting. Based on the review of the case and the public hearing the Planning Commission may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights and for the insuring that the intent and objectives of this Zoning Ordinance will be observed.

General and Specific Standards of Section 1153.03(B) and 1153.04(A):General conditional use standards

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use on the proposed location:

1. *Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Land Use and Thoroughfare Plan of current adoption;*
2. *Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;*
3. *Will not be hazardous or disturbing to existing or future neighboring uses;*
4. *Will not be detrimental to property in the immediate vicinity or to the community as a whole;*
5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection drainage structures, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide such service adequately;*
6. *Will be in compliance with State, County and City regulations;*
7. *Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads.*

The following are additional conditional use standards, per Section 1153.04(a), are applicable to a transitional housing use in the C-3 District:

(7) Such developments should be located on major thoroughfares or at intersections of major and/or collector thoroughfares.

(24) All activities, programs and other events shall be adequately and properly supervised so as to prevent any hazard and to assure against any disturbance or nuisance to surrounding properties, residents or to the community in general.

Staff Comment: The proposed development complies with all the general conditional use standards of Section 1153.03(B). Regarding the specific use standards, the only one that isn't met to the letter is #7 requiring such developments be located on major

thoroughfares or at the intersection of collectors and thoroughfares. This is not a mandatory standard and therefore permits the Planning Commission discretion to approve a location for a specific plan on an individual basis.

The proposed building is on a developed area of Northland Drive right at the transition between commercial development and office/residential development and zoning. Additionally, Northland Drive at this area is a connecting collector between N. Court St. and N. Huntington St. This location is an appropriate location as it is not within a purely residential area and will likely generate nominal additional traffic and provide good access to jobs and services for the potential residential of the proposed transitional housing use.

Site Plan and Improvement Plan Review:

Design Review Guidelines – Section 1109.04(c):

Site Layout

The site is arranged to comfortably fit within the remainder of the site left at the southwest corner of the subject property. The specific location was intended to be expansion for the ADAMH services when the site was originally developed 12 years ago. The proposed site plan for the building and the parking areas are broken up and nicely spread throughout the site to prevent large expanses of paving and create a good balance of site improvements and open space throughout. Lastly, a second entry/exit drive to Northland Drive is proposed to provide better staff, visitor and emergency service accessibility to the property.

In reviewing the proposed building in relation to the applicable design guidelines, the proposed building is consistent with the guidelines and should appear harmonious to the surrounding built environment. Although the applicant has proposed vinyl siding, which is discouraged by Section 1109.04(c)10(E) (below), for much of the exterior of the building, the applicant has provided cut sheets for the proposed vinyl system to be used. The vinyl proposed is more substantial and would be appropriate within this proposed project.

- 10. The following styles and materials are inappropriate and shall be discouraged from use:*
E. Sheet metal siding, except as rain gutter/downspouts; exposed unstained wood; exposed steel nails; vinyl siding; and flimsy vertical wood siding (e.g., T-111),

Parking

The proposed use requires 1 parking space for every 2 resident rooms and 1 space for every 5 resident rooms for visitor parking.

The proposal has 6 resident rooms therefore requiring 4 parking spaces. The applicant proposes 12 spaces resulting in an 8 space surplus.

Site Lighting

The proposed site lighting plan complies with the requirements of Section 1149.05(c).

Landscaping

The buffering and screening requirements of Chapter 1149 do not apply as the adjacent properties are within the R-4 and C-3 zoning districts. Regardless, the applicant has provided a landscape plan consistent with the typical intent of the landscaping requirements of Chapter 1149.

Staff Comments:

Building Department. No comment at this time

Police Department. No comment at this time

Service Department. No comment at this time

Fire Department

1. There are currently 2 other buildings on the parcel with addresses of 163 Northland and 167 Northland. It is recommended that this new building has an address of 169 Northland.

Forestry Department. No comment at this time

Engineering Department No comment at this time

Economic Development No comment at this time

General Discussion:

The proposed use and site development plan complies with the various requirements of the Planning and Zoning Code. The project will fit in the existing neighborhood well, and maintain sizable areas of developed and existing open space on the subject property.

Recommendation:

Staff recommends the Planning Commission **approve** the requested Conditional Zoning Certificate for Transitional Housing and Site Plan with the following conditions:

1. Subject to review and approval of building permits through the City of Medina Building Department
2. Subject to review and approval of site improvement plans through the City of Medina Engineering Department.

Subject Site

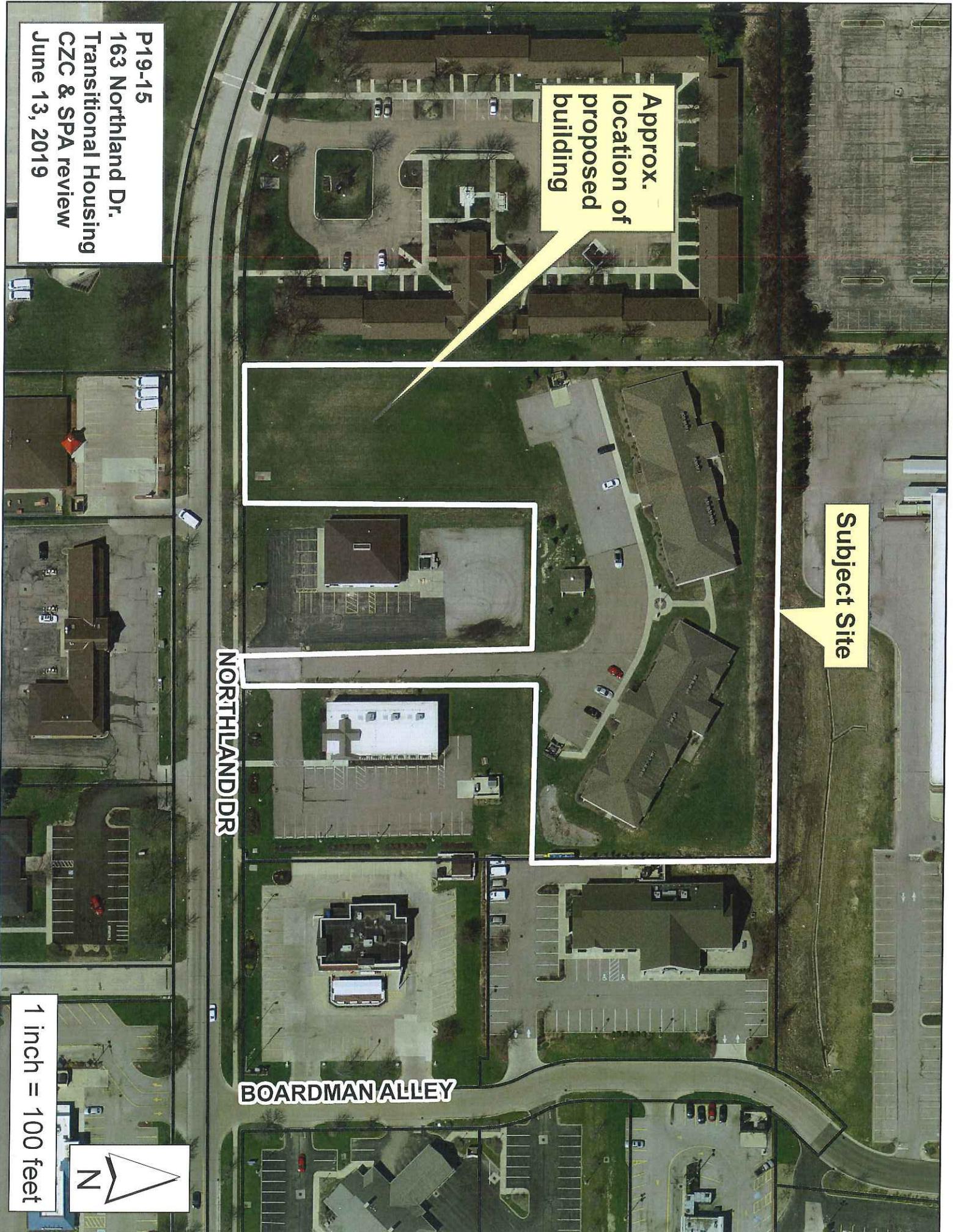
Approx.
location of
proposed
building

NORTHLAND DR

BOARDMAN ALLEY

P19-15
163 Northland Dr.
Transitional Housing
CZC & SPA review
June 13, 2019

1 inch = 100 feet



Women's Recovery House
Northland Drive, Medina Ohio

According to the Mental Health First Aid National Council for Behavioral Health, Recovery Housing provides individuals struggling with addiction a greater probability of long-term recovery compared to those who don't have this support. In addition to decreasing substance use and relapse rates, research has shown that Recovery Housing reduces incarceration and increases employment and income while improving overall family relationships.

In 2018, the Medina County Alcohol, Drug Addiction, and Mental Health (ADAMH) Board formed a Recovery Support Systems Ad Hoc Committee to look at the need for Peer and Recovery Supports in Medina County, including Recovery Housing to assist community members battling addiction. Working closely with members from the Recovery Community, behavioral health providers, and other community members and stakeholders, feedback overwhelmingly supported the need for additional recovery housing in the county. In response to this feedback, the Medina County ADAMH Board is proposing to construct a twelve bed Women's Recovery House for those aged 18 and over with the assistance of OhioMHAS capital grant funding. As the Recovery House develops, women with infants could be served.

The construction of the Recovery House will be on land owned by the ADAMH Board and will blend into the transitional housing units both on and next to the property. The Recovery House will be owned by the ADAMH Board; operated by OhioGuidestone, an ADAMH Board contracted and state certified community-based behavioral health agency with experience in operating a recovery house; and the property maintained and managed by Medina Metropolitan Housing Authority, a pillar in this community.

The Recovery House will be in a vicinity that is much like a campus of social and support services. OhioGuidestone and Alternative Paths, two certified community-based behavioral health agencies, are both located around the corner and offer services such as outpatient treatment, case management, individual and group counseling and Medication Assisted Treatment. Also located nearby are Medina Metropolitan Housing Authority, Medina County Job & Family Services, the Veteran's Administration, and Hope Recovery Community's new physical location. The building will provide a much-needed recovery housing option to Medina County women in need providing them with resources and skills to become contributing members to the community. The Recovery House would be certified by the state and operate on a Level III platform requiring an organizational hierarchy, administrative oversight for service providers, and policies and procedures to guide the organization. The Recovery House will be staffed by a full-time manager who resides on the premises or staff members that are present 24/7. Clinical and skill building services will be utilized in the outside community and may be offered onsite for residents.

The proposed Recovery House will have six bedrooms to house up to twelve women. It will have an office, multi-purpose room, and a meeting room for residents to meet with family members, peer support workers, attorneys, children's services workers, probation officers, counselors, or others as needed. There will be a laundry room, large kitchen and family room area big enough for all residents to utilize. Each resident will have their own locked storage area to keep personal belongings.

RECEIVED
MAY 23 2019

BY:

MEDINA COUNTY ADAMH BOARD

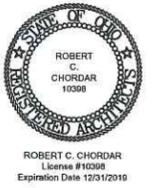


RECOVERY HOUSE

163 NORTHLAND DRIVE
MEDINA, OHIO 44224

DRAWING INDEX

A001	TITLE SHEET
A002	CODE DATA
C100	TOPOGRAPHIC SURVEY PLAN
C101	GRADING PLAN
C102	GEOMETRIC AND UTILITY PLAN
C103	DETAIL SHEET
L101	LANDSCAPE PLAN
ES101	ELECTRICAL SITE PLAN
ES102	PHOTOMETRIC PLAN
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	FIRST FLOOR REFLECTED CEILING PLAN
A103	ROOF PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS CONTINUED
A301	STAIR SECTION
A401	WALL SECTIONS
A402	WALL SECTIONS CONTINUED
A403	WALL SECTIONS CONTINUED
A404	WALL SECTIONS CONTINUED
A501	ENLARGED PLANS AND INTERIOR ELEVATIONS
A502	INTERIOR ELEVATIONS CONTINUED
A601	PARTITION TYPES
A602	WINDOW AND DOOR SCHEDULES
A603	WINDOW AND DOOR DETAILS
A701	FINISH LEGEND AND SCHEDULE
A702	FIRST FLOOR FINISH PLAN
A703	FIRST FLOOR FURNITURE PLAN
P-100	BASEMENT FLOOR PLUMBING PLAN
P-101	FIRST FLOOR PLUMBING PLAN
P-102	PLUMBING SCHEDULES & DETAILS
M-100	BASEMENT HVAC FLOOR PLAN
M-101	FIRST FLOOR HVAC FLOOR PLAN
MP-100	MECHANICAL SPECIFICATIONS



REVISIONS

NO.	DESCRIPTION

TITLE SHEET
RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256

LOCATION MAP



LOCATION



PROJECT TEAM



ARCHITECTURE & INTERIOR DESIGN
430 GRANT STREET
AKRON, OHIO 44311
PHONE: 330-867-1093
FAX: 330-867-4198

NB Engineers

138 NORTH MAIN ST.
HUDSON, OHIO 44236
PHONE: 330-650-0102



STRUCTURAL ENGINEERING
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44333
PHONE: 330-836-6661

TTR Engineers

STRUCTURAL ENGINEERING
450 GRANT STREET, SUITE 130
AKRON, OHIO 44311
PHONE: 330-733-8332
ttr-engineers.com

SYMBOLS

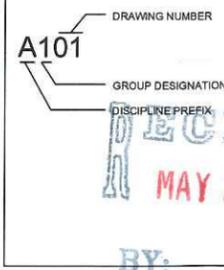
	DOOR NUMBER
	ROOM NUMBER
	GLASS TYPE
	ROOM NAME
	ROOM NUMBER
	WINDOW TYPES
	DOOR TYPES
	FRAME TYPES
	ELEVATION
	DETAIL NUMBER
	SHEET WHERE DRAWN
	WALL SECTION OR DETAIL
	PARTITION TYPE

DRAWING ORGANIZATION SYSTEM

DRAWING FORMAT

NUMERIC SYSTEM CODE	DRAWING GROUPS
A001	TITLE SHEET
A002	CODE DATA AND LIFE SAFETY PLAN
EX101, EX102, ETC.	EXISTING FLOOR, ROOF AND REFLECTED CEILING PLANS
EX201, EX202, ETC.	EXISTING EXTERIOR ELEVATIONS
D101, D102, ETC.	DEMOLITION FLOOR, ROOF AND REFLECTED CEILING PLANS
D201, D202, ETC.	DEMOLITION EXTERIOR ELEVATIONS
A101, A102, ETC.	FLOOR, ROOF AND REFLECTED CEILING PLANS
A201, A202, ETC.	BUILDING ELEVATIONS AND MAJOR BUILDING SECTIONS
A301, A302, ETC.	STAIR, ELEVATOR SECTIONS AND DETAILS
A401, A402, ETC.	WALL SECTIONS AND DETAILS
A501, A502, ETC.	INTERIOR PLAN DETAILS AND INTERIOR ELEVATIONS
A601, A602, ETC.	PARTITION TYPES, DOOR SCHEDULE AND DETAILS, WINDOW SCHEDULE AND DETAILS
A701, A702, ETC.	FURNITURE, FINISH AND EQUIPMENT PLANS, FINISH SCHEDULES, PROJECT SPECIFIC PLANS AND DETAILS (I.E. CAGING, LAB EQUIPMENT, ETC.)

NUMERIC SYSTEM CODE



DISCIPLINE IDENTIFICATION

DISCIPLINE PREFIX	DISCIPLINE
C	CIVIL
L	LANDSCAPING
A	ARCHITECTURAL
S	STRUCTURAL
P	PLUMBING
FP	FIRE PROTECTION
M	MECHANICAL
E	ELECTRICAL
K	KITCHEN



430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

TURNING VISIONS INTO REALITY

05/22/2019

DATE

62A18

PROJECT NUMBER

A001

DRAWING NUMBER

CODE DATA

BUILDING OFFICIAL JURISDICTION: CITY OF MEDINA

APPLICABLE CODES:

- 2017 OHIO BUILDING CODE
- 2017 OHIO PLUMBING CODE
- 2017 OHIO MECHANICAL CODE
- 2011 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE
- ICC A117.1-2009

PROJECT DESCRIPTION:

ONE STORY WOMEN'S RESIDENTIAL FACILITY, WOOD STUD/SLAB ON GRADE CONSTRUCTION, PARTIAL BASEMENT

PROJECT ADDRESS:

163 NORTHLAND DRIVE
MEDINA, OH 44224

CHAPTER 3: USE AND OCCUPANCY

R-4, CONDITION 1 ALCOHOL AND DRUG CENTERS HOUSING MORE THAN 5 BUT LESS THAN 16 PERSONS WHERE THE RESIDENTS ARE CAPABLE OF RESPONDING TO AN EMERGENCY WITHOUT ASSISTANCE.
S-1 - MODERATE HAZARD STORAGE IN BASEMENT

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 420: GROUPS R-4, CONDITION 1 - SEPARATION WALLS AND TABLE 1020.1

WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS = 1HR RATING REQUIRED

SECTION 420.5 - AUTOMATIC SPRINKLER SYSTEMS

GROUP R-4, CONDITION 1: OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC NFPA 13D SPRINKLER SYSTEM

SECTION 420.6 - FIRE ALARM SYSTEMS AND SMOKE ALARMS

GROUP I-1 OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH FIRE ALARM SYSTEMS AND SMOKE ALARMS

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

CONSTRUCTION TYPE: 5B

ALLOWABLE BUILDING HEIGHTS AND AREAS (TABLE 504.3) SPRINKLERED

HEIGHT ALLOWABLE: 2 STORIES, 40' ABOVE GRADE	AREA ALLOWABLE: 7,000 SF
ACTUAL HEIGHT: 1 STORY, 18'-4" ABOVE GRADE	ACTUAL AREA: 5,655 SF

CHAPTER 6: TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: 5B

FIRE RESISTANCE RATING (TABLES 601 AND 602)

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS - EXTERIOR	0 HOURS
BEARING WALLS - INTERIOR	0 HOURS
NONBEARING WALLS AND PARTITIONS EXTERIOR	GREATER THAN 30' = 0 HOUR
NONBEARING WALLS AND PARTITIONS INTERIOR	0 HOURS
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HOURS
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HOURS

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE (TABLE 705.8)

FIRE SEPARATION DIST.	DEGREE OF OPENING PROTECTIVE	ALLOWABLE AREA	ACTUAL AREA
5' TO LESS THAN 10'	PROTECTED SPRINKLERED (UP, S)	25%	< 25%

SECTION 708.4 CONTINUITY

RATED WALLS CAN TERMINATE AT THE CEILING WHERE THE CEILING IS RATED 1 HR.

SECTION 711: HORIZONTAL ASSEMBLIES

1 HOUR SEPARATION SEPARATING MIXED OCCUPANCIES

SECTION 713: SHAFT ENCLOSURES

SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN 4 STORIES

SECTION 716: OPENING PROTECTIVES (TABLE 716.5)

1 HOUR FIRE BARRIER (STAIR SHAFT)	1 HOUR RATING
1 HOUR FIRE BARRIER (OTHER LOCATIONS)	20 MIN. RATING

SECTION 718.4.3 DRAFTSTOPPING IN ATTICS

NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM

CHAPTER 8: INTERIOR FINISHES (TABLE 803.1)

OCCUPANCY	VERTICAL EXITS & EXIT PASSAGEWAYS	EXIT ACCESS CORRIDORS	ROOMS & ENCLOSED SPACES
R-4	A	B	B

CHAPTER 9: FIRE PROTECTION SYSTEMS

THE TOTAL BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. PORTABLE FIRE EXTINGUISHERS WILL BE INSTALLED AS REQUIRED BY THE INTERNATIONAL FIRE CODE (901.6) AND FINAL LOCATIONS WILL BE COORDINATED WITH THE MEDINA FIRE DEPARTMENT.
TABLE 907.5.2.3.2 VISIBLE ALARMS - 1 SIGHT AND HEARING IMPAIRED SLEEPING ROOMS REQUIRED.

CHAPTER 10: MEANS OF EGRESS

OCCUPANT LOAD (TABLE 1004.1)

RESIDENTIAL AREAS	200 GROSS	3225 SF / 200 = 16	OCCUPANTS
ASSEMBLY (TABLES AND CHAIRS)	15 NET	416 SF / 15 = 27	OCCUPANTS
BUSINESS AREA	100 GROSS	113 SF / 100 = 1	OCCUPANTS
ACCESSORY STORAGE/MECHANICAL	300 GROSS	133 SF / 300 = 1	OCCUPANTS
ACCESSORY STORAGE/MECHANICAL (BASEMENT)	300 GROSS	1215 SF / 300 = 4	OCCUPANTS
		49	TOTAL OCCUPANTS

EGRESS WIDTH (1005.1)

STAIRWAY FROM STORAGE AREA: 0.3" PER OCCUPANT	49 X 0.3" = 14.7" (44" CLEAR WIDTH ACTUAL FOR STAIR)
OTHER EGRESS: 0.2" PER OCCUPANT	49 X 0.2" = 9.8" (180" CLEAR EXITING WIDTH PROVIDED AT FIVE 3'-0" CLEAR DOORS)

DOOR SWING (1010.1.2.1)

EGRESS DOORS SHOULD BE SIDE HINGED SWINGING SERVING 50 OR MORE OCCUPANTS - SWINGING IN DIRECTION OF EGRESS TRAVEL.

SPACES WITH ONE EXIT (TABLE 1006.2.1)

BASEMENT - 4 OCCUPANTS (ALLOWED FOR UP TO 10 OCCUPANTS) USE GROUP R-4 WITH SPRINKLER - 75' MAX. COMMON PATH OF EGRESS TO RATED EXIT STAIR WITH DIRECT ACCESS TO EXTERIOR.

EXIT ACCESS (TABLE 1008.3.2(1))

COMMON PATH OF TRAVEL - USE GROUP R-4 - 125' WITH SPRINKLER

MINIMUM CORRIDOR WIDTH (1020.2)

36"

MINIMUM DOOR WIDTH (1018.1)

32" CLEAR

DEAD END CORRIDORS (1020.4)

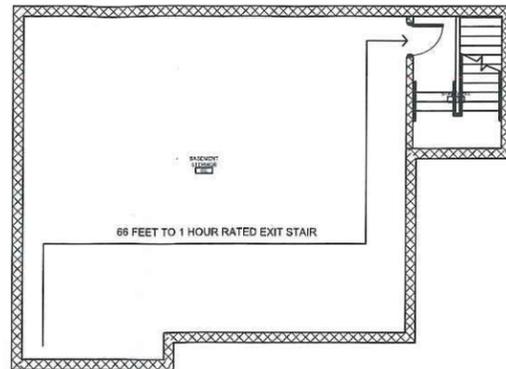
50' WITH SPRINKLER

CHAPTER 11: ACCESSIBILITY REQUIREMENTS

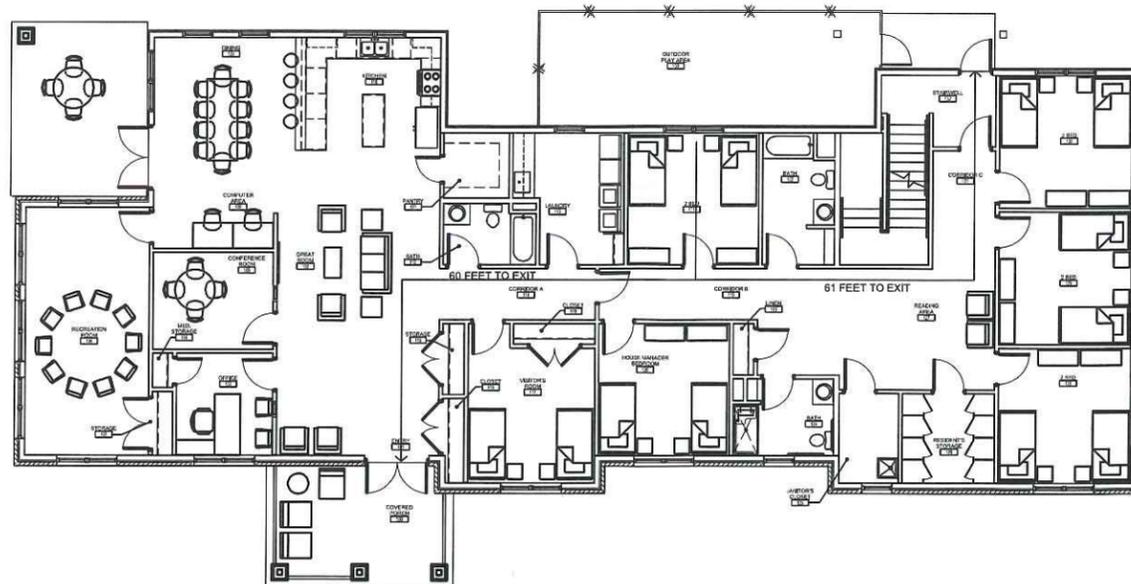
THIS FACILITY IS DESIGNED IN ACCORDANCE WITH CHAPTER 11 OF THE OBC AND THE ICC A117.1-2009 ACCESSIBILITY CODE.

CHAPTER 29: PLUMBING SYSTEMS

R-4 RESIDENTIAL		E - EDUCATIONAL MEETING ROOMS	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 10 OCCUPANT = 16/10=1.6 REQUIRED 2	WATER CLOSETS -	
LAVATORIES	1 PER 10 OCCUPANTS=16/10=1.6 REQUIRED 2	MALE/FEMALE	
BATH TUBS/SHOWERS	1 PER 8 OCCUPANTS =16/8=2 REQUIRED 3	LAVATORIES	1 PER 50 OCCUPANTS = 27/50=.54 REQUIRED 1
DRINKING FOUNTAINS	1 PER 100 OCCUPANTS = 1 REQUIRED (FULL KITCHEN)	DRINKING FOUNTAINS	1 PER 50 OCCUPANTS = 27/50=.54 REQUIRED 1
SERVICE SINKS	1 REQUIRED	SERVICE SINKS	1 PER 100 OCCUPANTS = 27/100=.27 REQUIRED (FULL KITCHEN) 1



2
A002
1/8" = 1'-0"
BASEMENT LIFE SAFETY PLAN



1
A002
1/8" = 1'-0"
FIRST FLOOR LIFE SAFETY PLAN



ROBERT C. CHORDAR
License #10395
Expiration Date 12/31/2019

REVISIONS

CODE DATA & LIFE SAFETY

RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256



ARCHITECTS

430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

TURNING VISIONS
INTO REALITY

05/22/2019

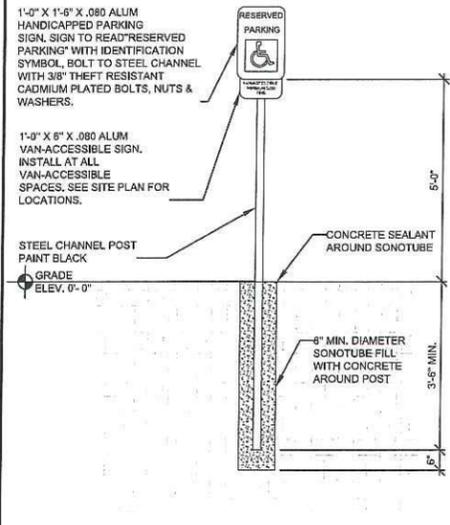
DATE

62A18

PROJECT NUMBER

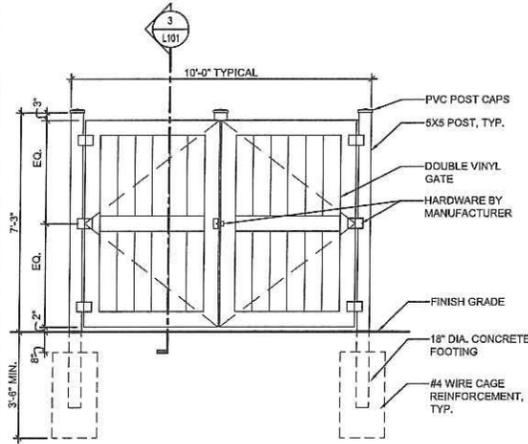
A002

DRAWING NUMBER

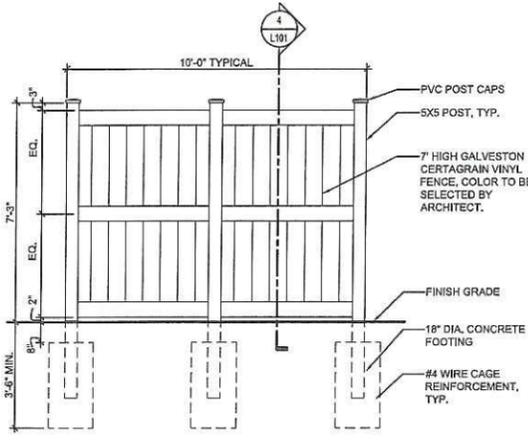


NOTE: HANDICAPPED PARKING SIGN SHALL CONFORM TO CURRENT STATE AND LOCAL CODES AND REGULATIONS. USE SONOTUBE WHEN SIGN POST IS PLACED IN A SIDEWALK.

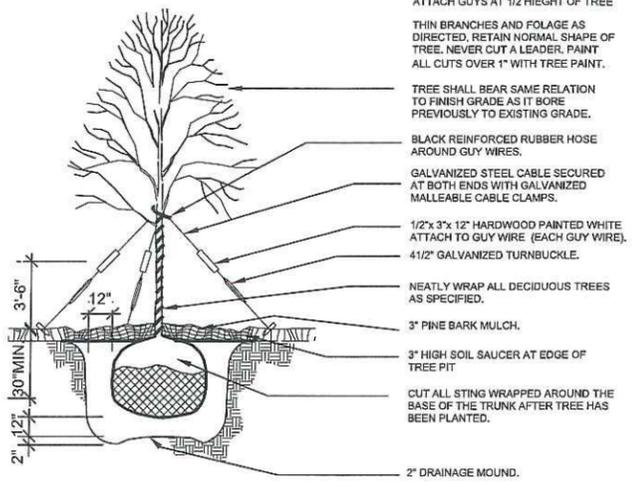
7 PARKING SIGN
L101 SCALE 1/2"=1'-0"



5 DUMPSTER FRONT ELEV.
L101 SCALE 3/8"=1'-0"

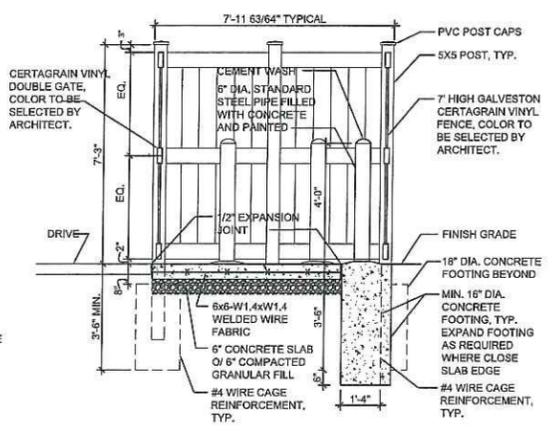


3 DUMPSTER REAR ELEV.
L101 SCALE 3/8"=1'-0"

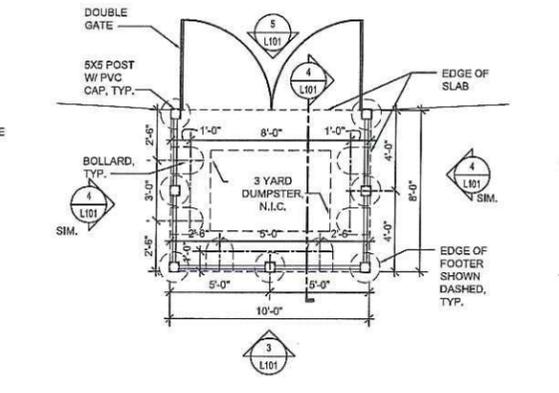


NOTE: INSTALL 3 GUYE PER TREE EQUALLY SPACED. ATTACH GUYE AT 1/2 HEIGHT OF TREE. THIN BRANCHES AND FOLIAGE AS DIRECTED. RETAIN NORMAL SHAPE OF TREE. NEVER CUT A LEADER, PAINT ALL CUTS OVER 1" WITH TREE PAINT. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE PREVIOUSLY TO EXISTING GRADE. BLACK REINFORCED RUBBER HOSE AROUND GUY WIRES. GALVANIZED STEEL CABLE SECURED AT BOTH ENDS WITH GALVANIZED MALLEABLE CABLE CLAMPS. 1/2"x 3"x 12" HARDWOOD PAINTED WHITE ATTACH TO GUY WIRE (EACH GUY WIRE). 4/12" GALVANIZED TURNBUCKLE. NEATLY WRAP ALL DECIDUOUS TREES AS SPECIFIED. 3" PINE BARK MULCH. 3" HIGH SOIL SAUCER AT EDGE OF TREE PIT. CUT ALL STING WRAPPED AROUND THE BASE OF THE TRUNK AFTER TREE HAS BEEN PLANTED. 2" DRAINAGE MOUND.

6 GUYING GUIDE
L101 SCALE 3/8"=1'-0"



4 DUMPSTER SIDE ELEV.
L101 SCALE 3/8"=1'-0"



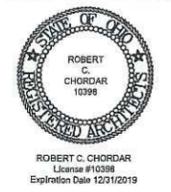
2 DUMPSTER PLAN
L101 SCALE 1/4"=1'-0"

PLANT LIST:

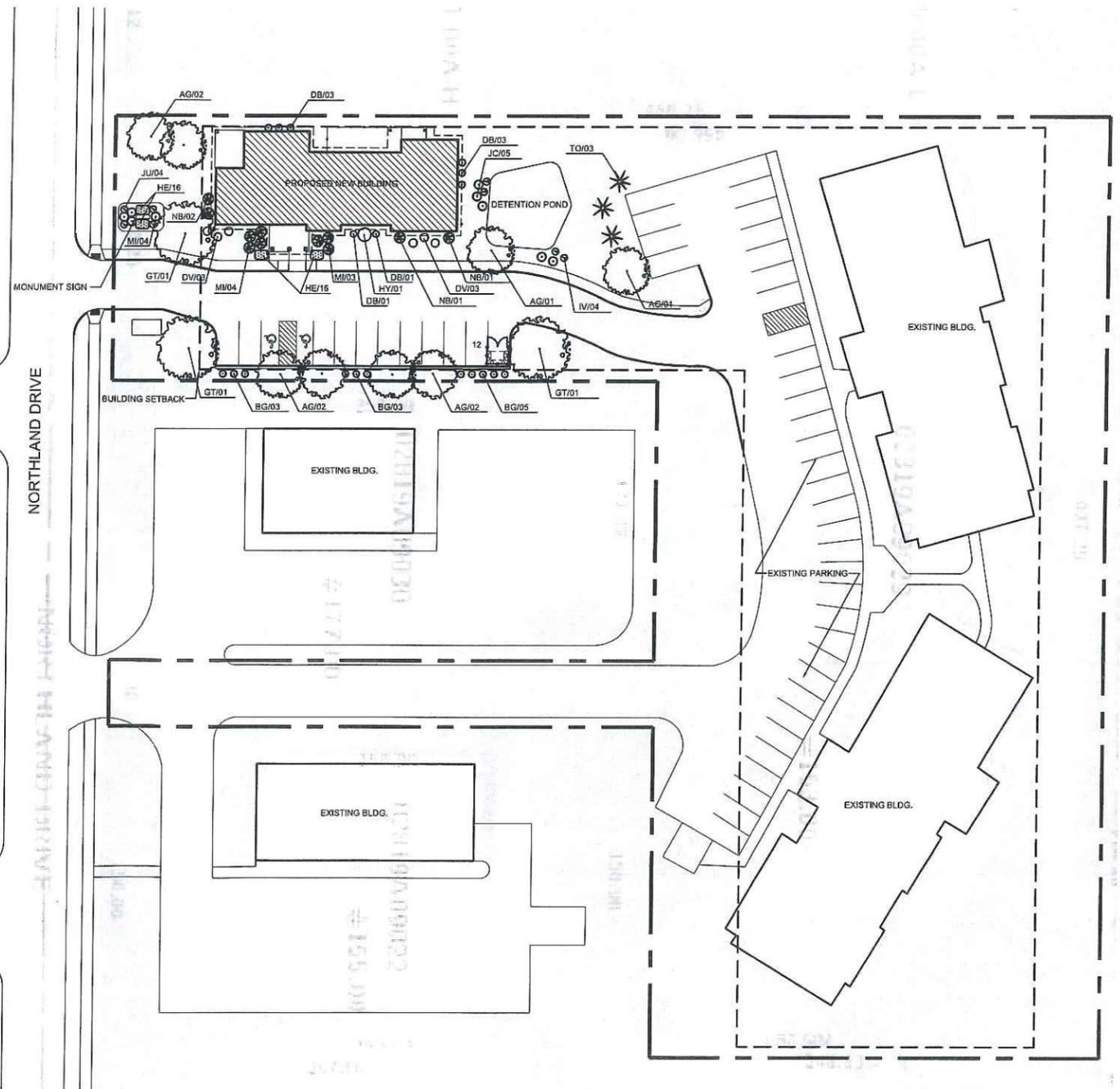
KEY	BOTANICAL NAME	COMMON NAME	D/E	QTY.	SIZE	MIN. HT/W	REMARKS	NATIVE
DECIDUOUS TREES								
GT	GLEDITSIA TRIACANTHOS INERMIS	TRUE SHADE HONEY LOCUST	D	3	2.5" CAL	-	B&B	Y
AG	AMELANCHIER GRAND "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	D	8	-	6'-7"	B&B MULTISTEM	Y
CONIFEROUS TREES								
TO	THUJA OCCIDENTALIS "TECHNY"	MISSION PYRAMIDAL ARBORITAE	E	3	5'-6"	-	B&B	Y
SHRUBS								
BG	BUXUX X "GREEN VELVET"	-	D	11	18"	-	CONT.	N
IV	ILEX VERTICILATA "RED STRIPE"	RED STRIPE WINTERBERRY	D	5	24"	-	CONT.	Y
JU	JUNIPERUS HORIZONTALIS "TALLAY"	-	E	5	18" SP	18" X 18"	CONT. 4'-0" O.C.	Y
JU	JUNIPERUS SABINA "BUFFALO"	BUFFALO JUNIPER	E	4	15"	-	CONT.	Y
HY	HYDRANGEA QUERCIFOLIA "SNOW QUEEN"	SNOW QUEEN HYDRANGEA	-	1	24"	-	B&B	-
DB	BOXUS S. SUFFRUTICOSA	DWARF ENGLISH BOXWOOD	-	8	24"	-	CONT.	Y
DV	OBOVATUM "RAULSTON HARDY"	DWARF VIBURNUM	-	6	24"	36"	CONT.	Y
NB	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	-	4	24"	-	CONT.	Y
ORN. GRASSES, PERENNIALS, GR. COVER								
HE	HEMEROCALLIS "HAPPY RETURNS"	HAPPY RETURNS DAYLILLY	-	32	18" SP.	-	CONT.	-
MI	MISCANTHUS SINENSIS "MORNING LIGHT"	MORNING LIGHT MAIDEN GRASS	PER	11	-	-	CONT. 19" O.C.	-

ZONING INFO:

NEIGHBORING R-3 C-3 MAY BE DEVELOPED AS R-4
ONE NEW RESIDENCE
OVERALL LOT AREA: 125,687 SF
COVERAGE:
EXISTING BUILDINGS: 21,158 SF
EXISTING PAVING: 26,942 SF
TOTAL EXISTING COVERAGE: 47,200 SF
NEW BUILDING FOOTPRINT: 4,119 SF
PATIOS: 316 SF
NEW PAVING: 10,300 SF
TOTAL NEW COVERAGE: 14,735 SF
TOTAL SITE COVERAGE: 61,935 SF
49% IMPERMEABLE COVERAGE
51% UN-PAVED OPEN SPACE



REVISIONS



1 LANDSCAPE PLAN
L101 SCALE 1"=30'-0"

LANDSCAPE PLAN

RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256



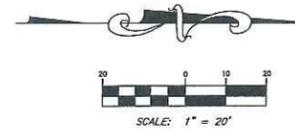
430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

TURNING VISIONS INTO REALITY

05/22/2019
DATE
62A18
PROJECT NUMBER

L101
DRAWING NUMBER

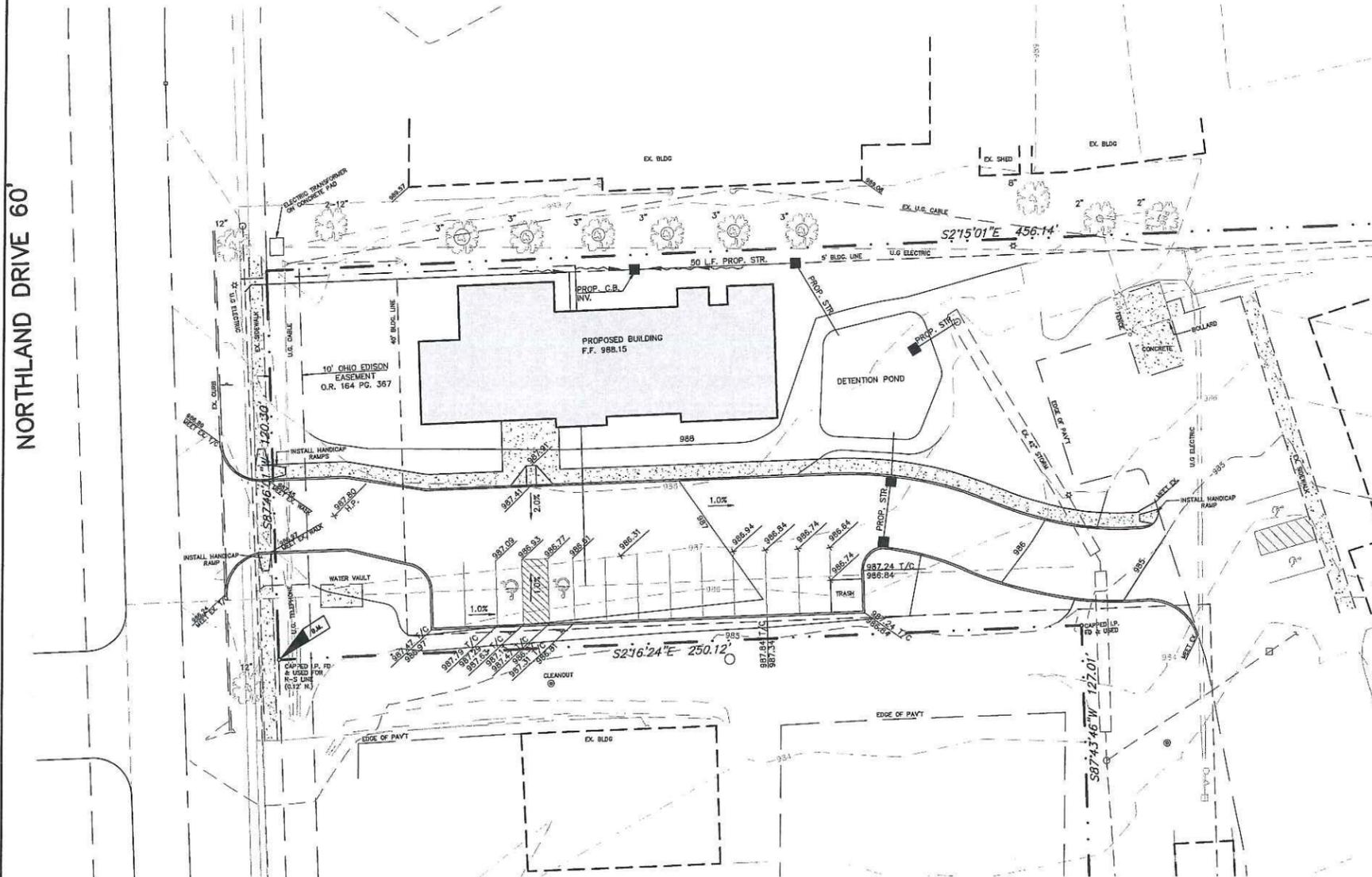
COMMITMENT No.	FROM	TO	VOL.	PG.	RESTRICTION	
6	Homer J. Ream & Anna M. Ream	The Logan Natural Gas and Fuel Co.	14	215	Blanket Pipe Line Right of Way	Not Plotted on Survey
7	Homer J. Ream & Anna M. Ream	The Ohio Fuel Supply Company	6	51	Blanket Pipe Line Right of Way	Not Plotted on Survey
8	James Navratil & Ray E. Larabee	Ohio Edison Company	O.R. 164	367	10' Electric Easement	Plotted on Survey
9	James Navratil & Ray E. Larabee	Midas Realty Corporation	O.R. 301	216	Common Drive Easement	Not Plotted on Survey
10	Northland Drive Dedication Plat		19	120	Plat Restrictions	Not Plotted on Survey



B.M. ~ TOP OF CAPPED IRON PIN AT S.E. PROPERTY CORNER
ELEV. ~ 986.52

NOTES:

1. RESTRICTIONS ON PROPERTY ARE AS SHOWN IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, CASE NUMBER 8551, DATED SEPTEMBER 20, 1999.
2. UTILITY INFORMATION IS FROM PLANS, MARKINGS AND OBSERVED EVIDENCE OF UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. CURB DIMENSIONS ARE BACK OF CURB.



- LEGEND**
- IRON PINS TO BE SET (WITH IDENTIFICATION CAPS 7604)
 - IRON PIN FOUND AS NOTED
 - MONUMENT BOX WITH IRON PIN FOUND
 - ⊙ GAS METER
 - △ CABLE BOX
 - TELEPHONE BOX
 - TRANSFORMER
 - ☆ LIGHT POLE
 - ⊕ HYDRANT
 - ⊕ VALVE
 - DOWNSPOUT
 - ⊕ AIR CONDITIONER
 - ⊕ SIGN
 - ⊕ HANDI CAP SIGN
 - ⊕ MAILBOX
 - ⊕ PINE TREE
 - ⊕ TREE
 - ⊕ EDGE OF WOODS
 - ⊕ CONCRETE

GRADING PLAN

RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256



430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

TURNING VISIONS INTO REALITY

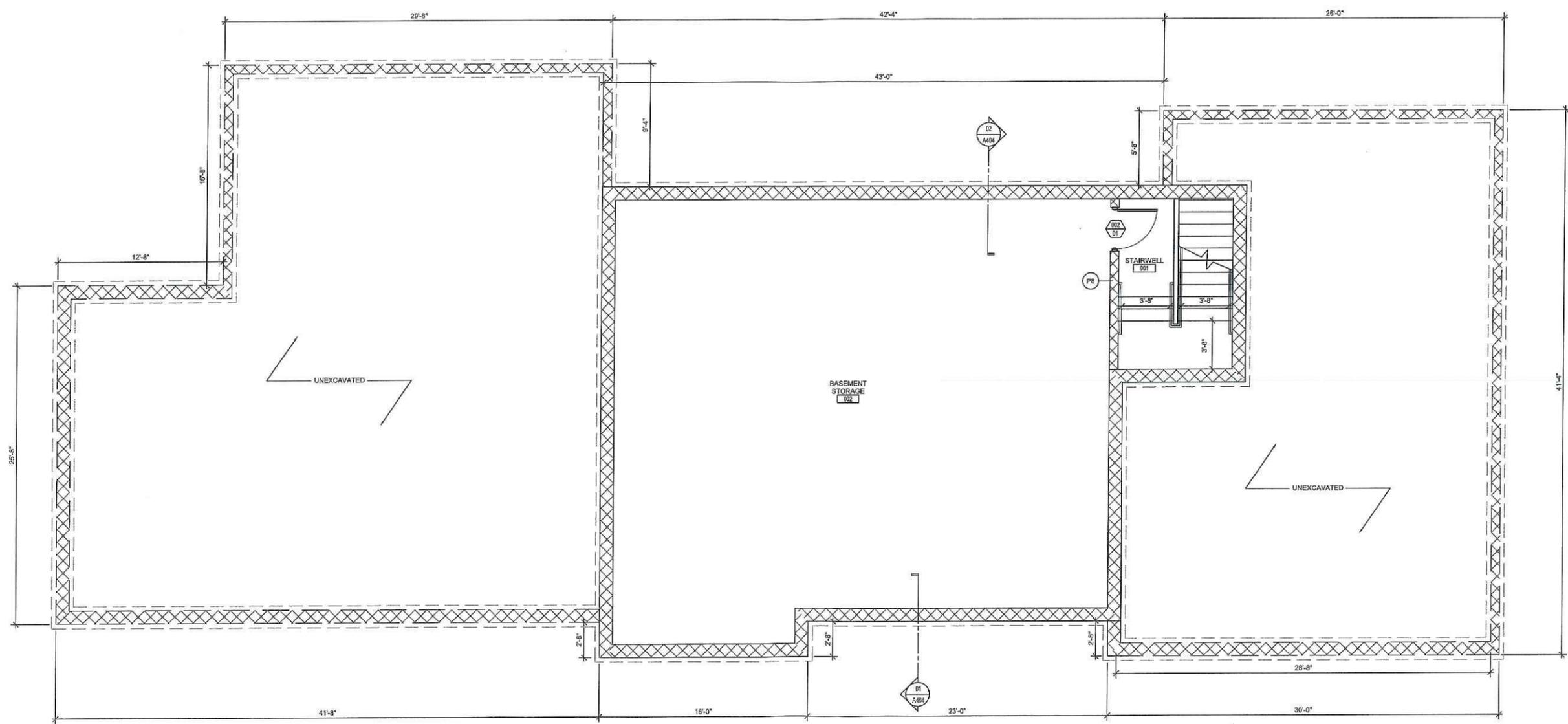
04/19/2019
DATE
62A18
PROJECT NUMBER

C101
DRAWING NUMBER



ROBERT C. CHORDAR
License #10398
Expiration Date 12/31/2019

REVISIONS



BASEMENT FLOOR PLAN
RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256



430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

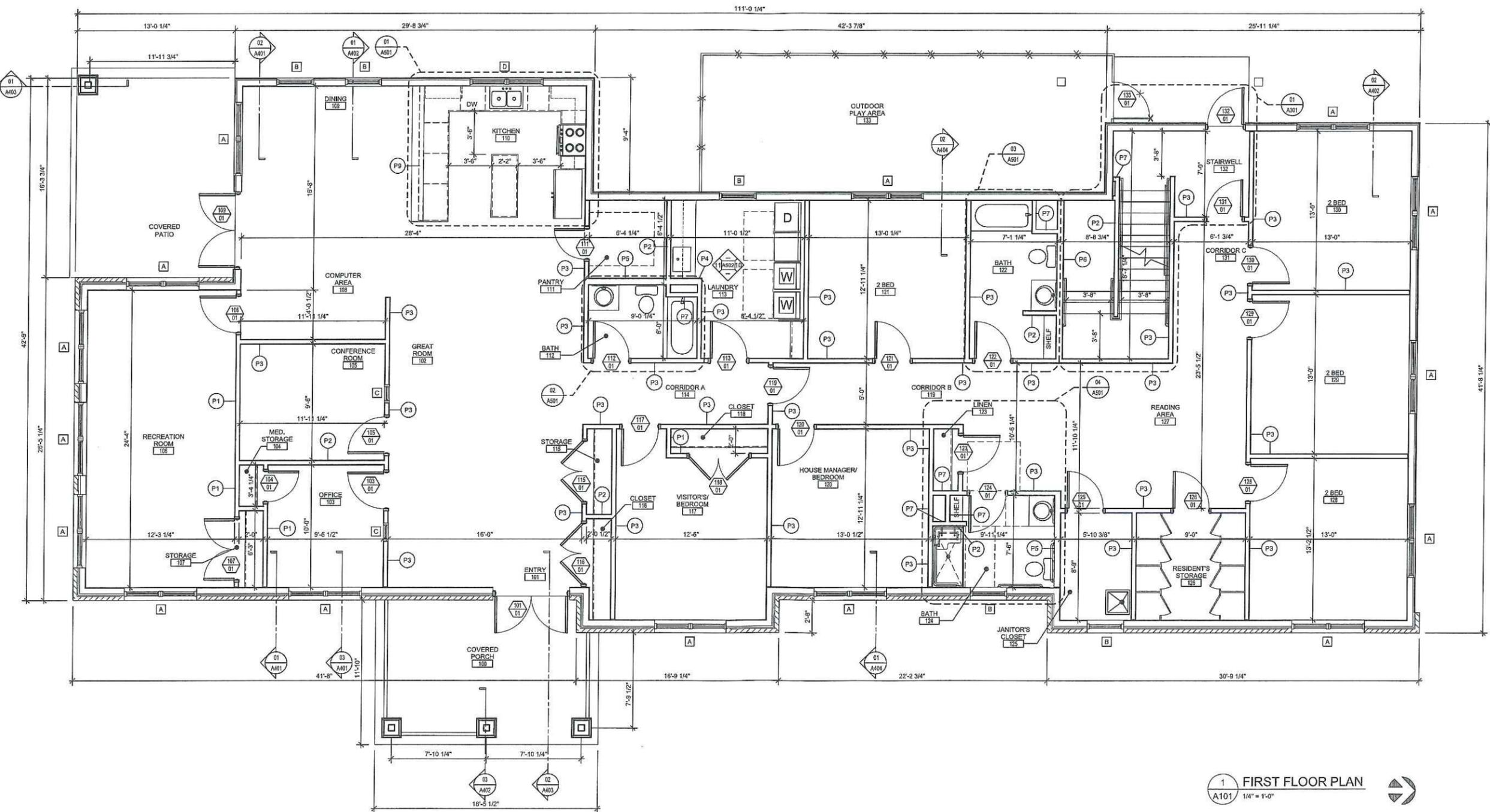
**TURNING VISIONS
INTO REALITY**

05/22/2019
DATE
62A18
PROJECT NUMBER

A100
DRAWING NUMBER

1 BASEMENT FLOOR PLAN
A100 1/4" = 1'-0"

T:\Medina Co\ADAM\Hilf\hiltand.Dr\62A1101DWG\3CDVA101_A101_A102_A103.dwg May 23, 2019 - 8:11am



GENERAL NOTES

1. ALL WORK TO BE COORDINATED WITH OWNERS SCHEDULE PRIOR TO START OF CONSTRUCTION.
2. EXTERIOR DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
3. INTERIOR DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
4. REFER TO ENLARGED PLANS FOR EXTENT OF WORK INSIDE EACH AREA.
5. REFER TO SHEET A601 FOR INTERIOR PARTITION TYPES.
6. DS INDICATES DOWN SPOUT LOCATION.
7. REFER TO STRUCTURAL, PLUMBING, FIRE PROTECTION, MECHANICAL, AND ELECTRICAL FOR ADDITIONAL SCOPE OF WORK.
8. TACTILE EXIT SIGNS ARE TO BE PROVIDED AT ALL EXTERIOR EXIT DOORS.



ROBERT C. CHORDAR
License #10338
Expiration Date 12/31/2019

REVISIONS

NO.	DESCRIPTION

FIRST FLOOR PLAN
RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256



430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

TURNING VISIONS INTO REALITY

05/22/2019
DATE
62A18
PROJECT NUMBER

A101
DRAWING NUMBER

1 FIRST FLOOR PLAN
A101 1/4" = 1'-0"



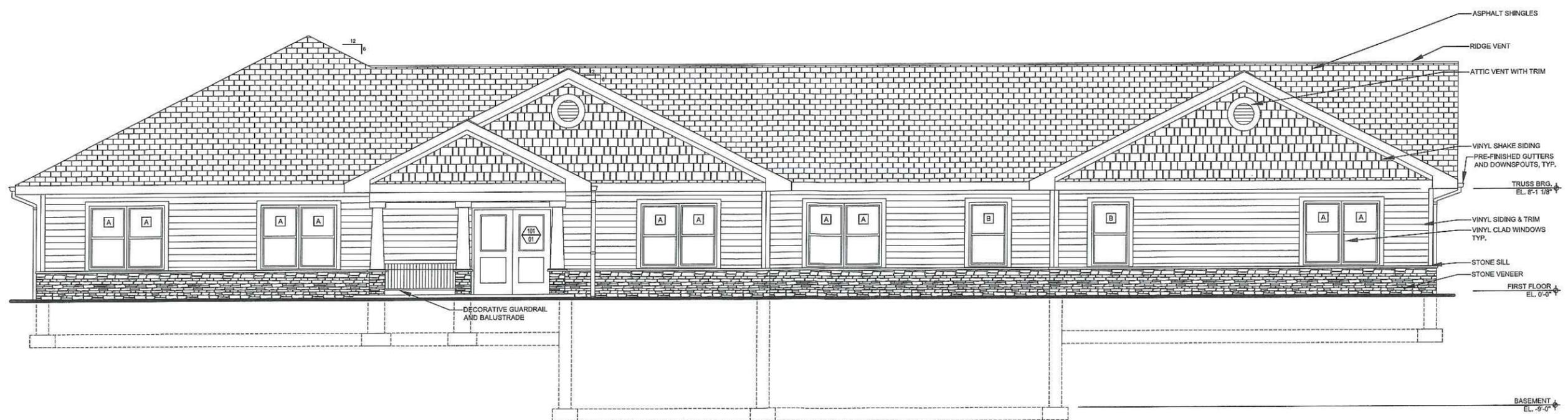


ROBERT C. CHORDAR
License #10398
Expiration Date 12/31/2019

REVISIONS



2 LEFT SIDE ELEVATION
A201 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A201 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

RECOVERY HOUSE
163 NORTHLAND DRIVE MEDINA, OHIO 44256



ARCHITECTS

430 GRANT STREET
AKRON, OH 44311
PHONE: (330) 867-1093
www.tcarchitects.com

TURNING VISIONS
INTO REALITY

05/22/2019

DATE

62A18

PROJECT NUMBER

A201

DRAWING NUMBER

