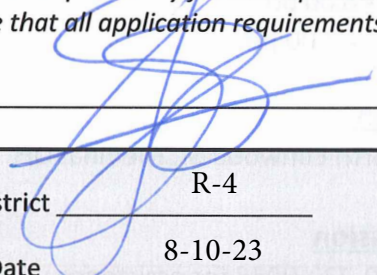




BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number Z23-14

GENERAL	Date of Application <u> 06/28/2023 </u> Property Location <u> 850 Walter Road Medina, Ohio 44256 </u> Description of Project <u> A renovation of an existing two-story office building into an emergency housing facility. This facility will have (2) day rooms, full kitchen for the residents, offices & conference rooms, separate men & women sleeping quarters, toilet & and shower rooms. </u>
CONTACT INFORMATION	Applicant Name <u> Robert C. Chordar </u> Address <u> 430 Grant Street </u> City <u> Akron </u> State <u> OH </u> Zip <u> 44311 </u> Phone <u> (330) 867-1093 </u> Email <u> rchordar@tcarchitects.com </u> Property Owner Name <u> Medina Metropolitan Housing Authority - Skip Sipos, Executive Director </u> Address <u> 850 Walter Road </u> City <u> Medina </u> State <u> OH </u> Zip <u> 44256 </u> Phone <u> (330) 725-7531 </u> Email <u> skip@mmha.org </u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input checked="" type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	<i>By signing this application, I hereby certify that:</i> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> 3) <i>I assume sole responsibility for correspondence regarding this application; and</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</i> Signature <u>  </u> Date <u> July 17, 2023 </u>
OFFICIAL USE	Zoning District <u> R-4 </u> Fee (See Fee Sheet) \$ <u> 200 </u> Meeting Date <u> 8-10-23 </u> Check Box when Fee Paid <input checked="" type="checkbox"/>

Z23-14
MMHA Transitional Housing Location

Property Owner: Medina Metropolitan Housing Authority
Applicant: Robert Chordar
Location: 850 Walter Road
Zoning: R-4 (Multi-Family Residential)
Request: Area Variance to Section 1153.04(a)(7) to allow a transitional housing use not located on a major thoroughfare

LOCATION AND SURROUNDING USES

The subject site is composed of 2.47 acres on the east side of Walter Road. Adjacent properties include the following uses and zoning:

- North – Multi-Family Residential (R-4)
- East – Shopping Center (C-3)
- South – Single-Family Residential (R-3)
- West – Single-Family Residential (R-3) and Non-Profit Offices (P-F)



BACKGROUND & EXISTING SITE

The property includes a four-story apartment building on the north side of the property and administrative offices for Medina Metropolitan Housing Authority (MMHA) on the south side of the property.

The MMHA office building includes an upper level, which is at grade from Walter Road, and a lower level which is at grade to the rear of the site. The building is accessed off of Walter Road and includes ten on-site parking spaces. The site is located in a transitional area between single-family residential to the south, community uses to the north, and commercial to the east.

The MMHA office building is setback 124 ft. from the Walter Road right-of-way and 12.5 ft. from the south property line. A vegetative buffer is located along the south property line, which is adjacent to a single-family residence.

PROPOSED USE

The applicant is requesting to locate an “Emergency Housing Facility” in the current MMHA office building. The proposed use is considered “Transitional Housing” by the Planning and Zoning Code, which requires Conditional Zoning Certificate review by the Planning Commission.

In the Project Description, the applicant has indicated that the facility will include 27 beds accommodating men, women, families, and pets. The applicant also states that the facility will be open and staffed by a qualified Housing Authority employee at all times and will offer job training, mental health counseling, substance use assistance, childcare services, and other public benefits.

Plans incorporate the following proposed uses within the building:

- A lower level with a women’s room, a family room, a day room, a kitchen, a locker room, and bathroom facilities. The level also includes a staff break room and locker room.
- An upper level with 3 men’s rooms, a day room area, a laundry room, and bathroom facilities. The level also includes offices, a reception area, a conference room, and a waiting room.

The proposal does not include any significant changes to the exterior of the building or site with the exception of 6 ft. tall vinyl fencing on the north side of the building enclosing a gazebo, play area, and dog park.

CONDITIONAL USE REGULATIONS (SECTION 1153.04(a))

Section 1153.04(a) includes the following specific regulations for transitional housing:

- (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.

The site is located on Walter Road, a local street, which is not a major thoroughfare or collector. Therefore, a variance is required to Section 1153.04(a)(7). Major thoroughfares and collectors in the area include North Huntington Street, West Reagan Parkway, and North Court Street.

STANDARDS FOR VARIANCES AND APPEALS (SECTION 1107.08(i))

Factors applicable to area or size-type variances ("practical difficulty"). The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

- A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;
- D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restrictions;
- F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS

The applicant has indicated the following regarding the Standards for Variances and Appeals:

- The variance is not substantial as the site is near government services, commercial uses, and residential uses.
- The essential character of the neighborhood would not be substantially altered as the site is currently MMHA office space serving a similar clientele and the area contains a mix of uses.
- The proposed use is not feasible through any other method than the subject variance.
- The spirit and intent of the zoning requirement would be maintained as the proposal would provide occupants of the facility access to government service, employment, and shopping.



Medina Metropolitan Housing Authority Emergency Housing Facility Project Description



The Medina Metropolitan Housing Authority proposes to convert its current administrative office building into the Medina County Emergency Housing Facility. The Facility will provide transitional housing accommodations for persons experiencing a housing crisis such as homelessness.

The Facility will include 27 beds and accommodate a mixed population of women, men, and families. It will also provide accommodations for visitors' pets. A major barrier for persons facing a housing crisis is the thought of losing their beloved pet and this facility will address those concerns.

The Facility will be open 24 hours per day, every day of the calendar year. It will be staffed by not less than one qualified Housing Authority employee during each hour of operation. Staff members will conduct a detailed intake process for visitors including a criminal history. Staff members will also provide intensive case management services designed to provide the visitors with the valuable opportunity to address the root cause of their housing crisis.

Case management services will direct visitors to other community services available including job training, mental health counseling, substance use assistance, childcare services, and other public benefits. Staff will also engage a long-term solution process with visitors in an effort to render the crisis brief and without recurrence.

The Facility's potential location is ideally suited to housing crisis programming. It is across the street from Job and Family Services and Community Action. It is walkable to Veterans Services, the Medina County Human Services building that houses Alternative Paths, the Office for Older Adults, the Medina County ADAMH Board, and other helpful agencies. The location is also adjacent to the Medina Shopping Center that offers a variety of retail outlets for goods and services as well as employment opportunities. Other positive features of the Facility's location is that it is less than 200 yards from the Hope Recovery Community on Highland Drive and its immediate neighbor to the north is North View Manor apartments a building owned and operated by the applicant. Two major grocery stores are within 500 yards of the proposed facility.

The facility would be Medina County's first and address the consistent need for assistance needed by Medina County households. The facility's concept has broad community support including from elected officials, law enforcement, service providers, non-profit organizations, and the faith-based community.

FACTORS APPLICABLE TO AREA OR SIZE-TYPE VARIANCES ("PRACTICAL DIFFICULTY")

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and an area or size-type variance should be granted:

A. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

The property currently serves as office space that serves clients similar to those who would be temporarily housed at the facility. The conversion of some of the space to the Emergency Housing Facility maximizes the potential of the property. The facility would be adjacent to an existing 84-unit apartment building and be proximate to many government organizations that serve the potential occupants of the facility. Absent the requested variance, the property will not maximize its potential public benefit.

B. Whether the variance is substantial;

Given the property's location, the request is not substantial; as noted nearby, it is proximate to government service offices, is adjoining to only one single family home, is located adjacent to other property managed by the applicant, and is contiguous to a large retail shopping plaza.

C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

The character of the neighborhood would not be substantially altered nor would adjoining properties suffer substantial detriments; the clientele to be served by the property are currently being served and one adjoining property is an apartment building. Other adjoining properties are a retail shopping center and one single family residence

D. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, garbage);

No, there is no impact whatsoever on the delivery of government services to the facility.

E. Whether the property owner purchased the property with knowledge of the zoning restrictions;

The property was originally developed in 1971 and the structure in question constructed in 1997, As a governmental unit, the Housing Authority had knowledge of the zoning for the site.

F. Whether the property owner's predicament feasibly can be obviated through some method other than a variance; and/or

In order for the proposed use to proceed, a variance is required.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance.

Walter Road is unique in its location including those amenities noted in this questionnaire; establishing the proposed facility on Walter Road would give its occupants ideal access to services, employment, and shopping. The facility would be located next to other assets owned by the applicant adding to the management oversight of the facility.



Habitat for Humanity of Medina County

233 Lafayette Rd.
Medina, OH 44256
Phone: 330.722.4494
Web: www.medinahabitat.org

BOARD OFFICERS

Rick Dumperth
President

Derek Rance
Vice President

Tracey Ruffin
Secretary

Tom Kotick
Treasurer

August 7, 2023

Andrew Dutton – Community Development Director
132 North Elmwood Ave
Medina, OH 44256

Dear Andrew Dutton,

On behalf of the Habitat for Humanity Board of Directors, I want to thank the City of Medina for your continued support of Habitat's work here in Medina County.

Habitat is committed to the vision to see a world where everyone has a decent place to live and views the entire housing spectrum from homelessness prevention to homeownership as important to our county's success. This perspective led Habitat to participate in the development of the '*Coordinated Plan to Prevent and End Homelessness*' through the Medina County Housing Network. One of the key components of the plan's housing crisis response system is the establishment of an Emergency Housing Shelter.

BOARD OF DIRECTORS

Dan Calvin

Joe Canestraro

Jenny Duncan

Pat George

Nancy Lyon

Pat McNeill

Jaclyn Ringstmeier

Ashley Sorgen

Sheri Valore

Jinny Widowski

Habitat for Humanity is aware of Medina Metropolitan Housing Authority's (MMHA) zoning variance request before the City of Medina's Planning Commission and Board of Zoning Appeals. The approval of this variance will allow MMHA to repurpose their office into the Emergency Shelter. The Habitat for Humanity of Medina County Board of Directors are in full support of the establishment of this shelter and see this as a vital part of the plan to prevent and end homelessness here in Medina County.

Thank you for your continued support of Habitat and all the organizations that work to provide safe, decent, and affordable housing for residents of Medina County.

Sincerely,

Tom O'Connell
Executive Director



A world where **everyone** has a decent place to live



MEDINA METROPOLITAN HOUSING AUTHORITY EMERGENCY HOUSING FACILITY

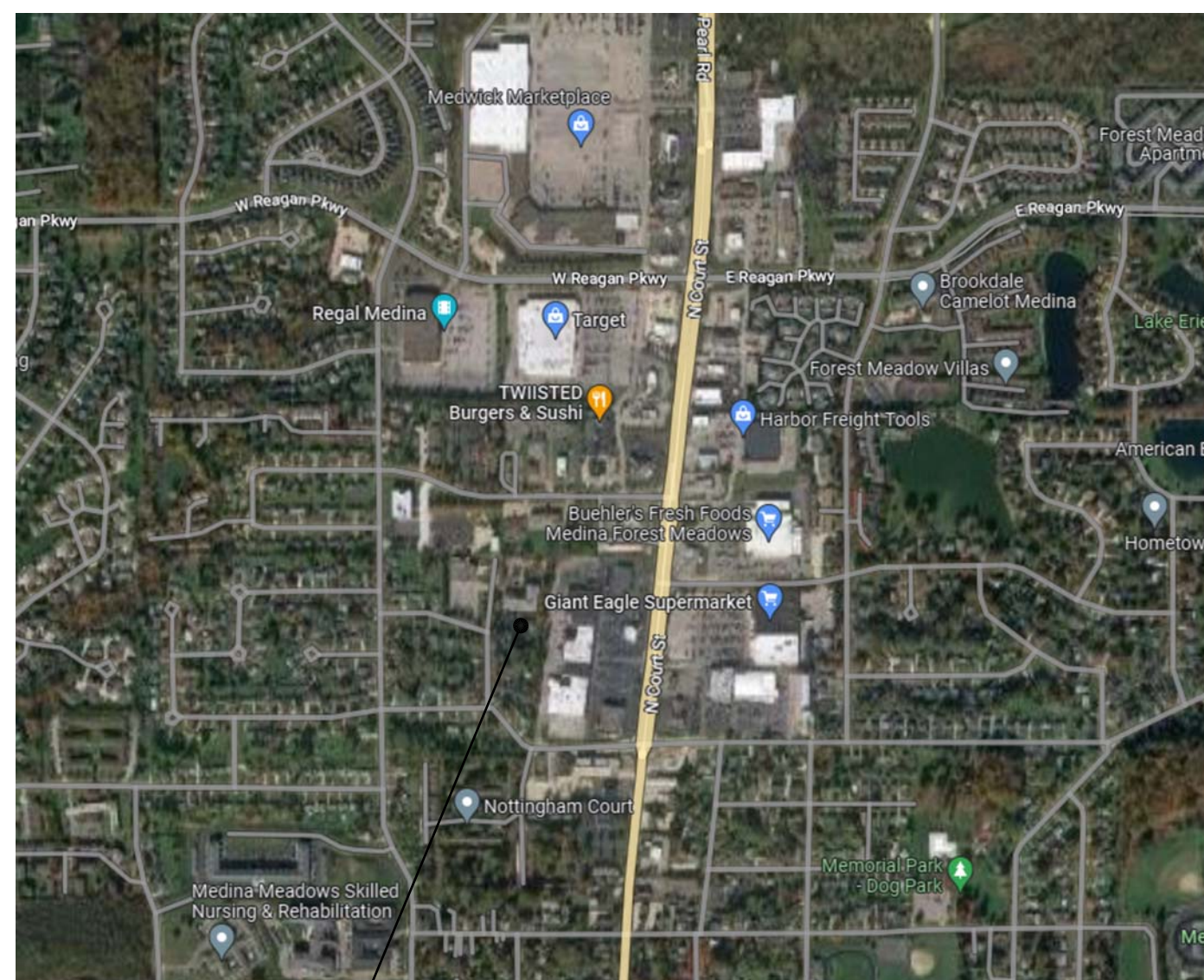
850 WALTER RD.
MEDINA, OHIO 44256

DRAWING INDEX

A001	TITLE SHEET
A002	LIFE SAFETY PLAN & CODE DATA
A003	LIFE SAFETY PLAN & CODE DATA
A004	TYPICAL MOUNTING HEIGHTS
C101	SITE PLAN
D100	LOWER LEVEL FLOOR PLAN - DEMOLITION
D101	UPPER LEVEL FLOOR PLAN - DEMOLITION
D102	LOWER LEVEL REFLECTED CEILING PLAN - DEMOLITION
D103	UPPER LEVEL REFLECTED CEILING PLAN - DEMOLITION
A100	LOWER LEVEL FLOOR PLAN
A101	UPPER LEVEL FLOOR PLAN
A102	LOWER LEVEL REFLECTED CEILING PLAN
A103	UPPER LEVEL REFLECTED CEILING PLAN
A201	EXTERIOR ELEVATIONS
A601	PARTITION TYPES
A602	DOOR SCHEDULE AND DETAILS
A701	FINISH LEGEND AND SCHEDULE
A702	LOWER LEVEL FINISH PLAN
A703	UPPER LEVEL FINISH PLAN
A704	LOWER LEVEL FURNITURE PLAN
A705	UPPER LEVEL FURNITURE PLAN
A706	LOWER LEVEL SIGNAGE PLAN
A707	UPPER LEVEL SIGNAGE PLAN

REVISIONS

LOCATION MAP

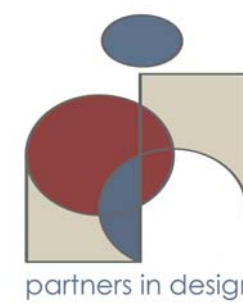


LOCATION

PROJECT TEAM



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



INTERIOR DESIGN
430 GRANT STREET SUITE 102
AKRON, OHIO 44311
PHONE: 330-867-1093



MECHANICAL, ELECTRICAL & PLUMBING
190 N UNION ST. SUITE 303
AKRON, OHIO 44304
PHONE: 330-606-2957

SYMBOLS

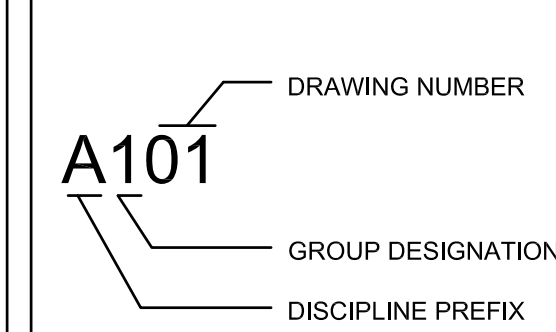
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	DOOR NUMBER
GLASS TYPE	GLASS TYPE
ROOM NAME AND NUMBER	ROOM NAME
	ROOM NUMBER
WINDOW TYPES	
DOOR TYPES	
FRAME TYPES	
ELEVATION	DETAIL NUMBER
	SHEET WHERE DRAWN
WALL SECTION OR DETAIL	DETAIL NUMBER
	SHEET WHERE DRAWN
PARTITION TYPE	

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
T	TECHNOLOGY
K	KITCHEN

TITLE SHEET

MEDINA MHA
EMERGENCY HOUSING FACILITY



ARCHITECTS

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

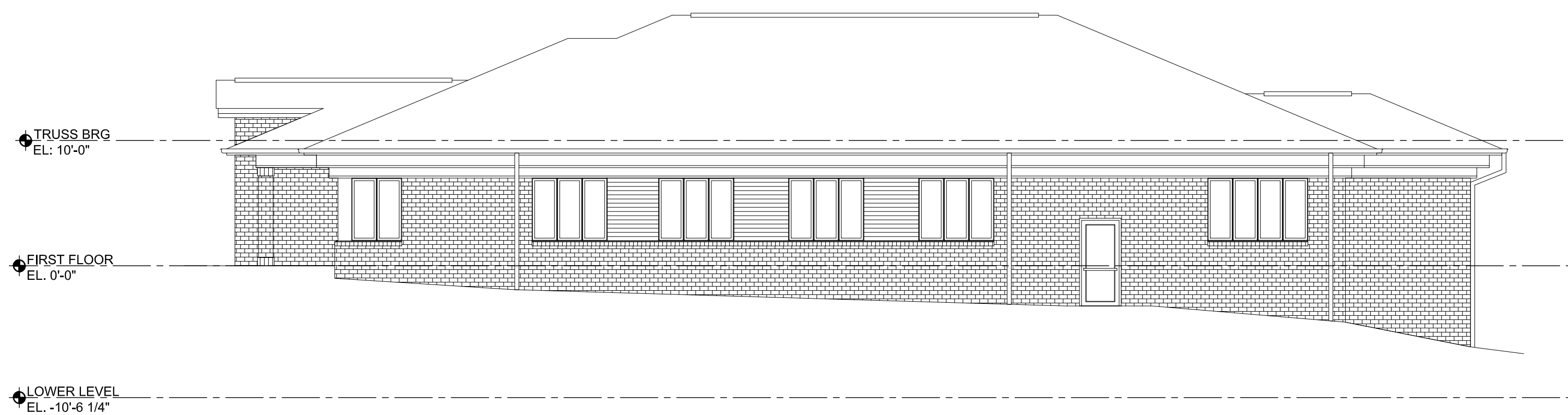
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INTO REALITY

07/19/2023
DATE

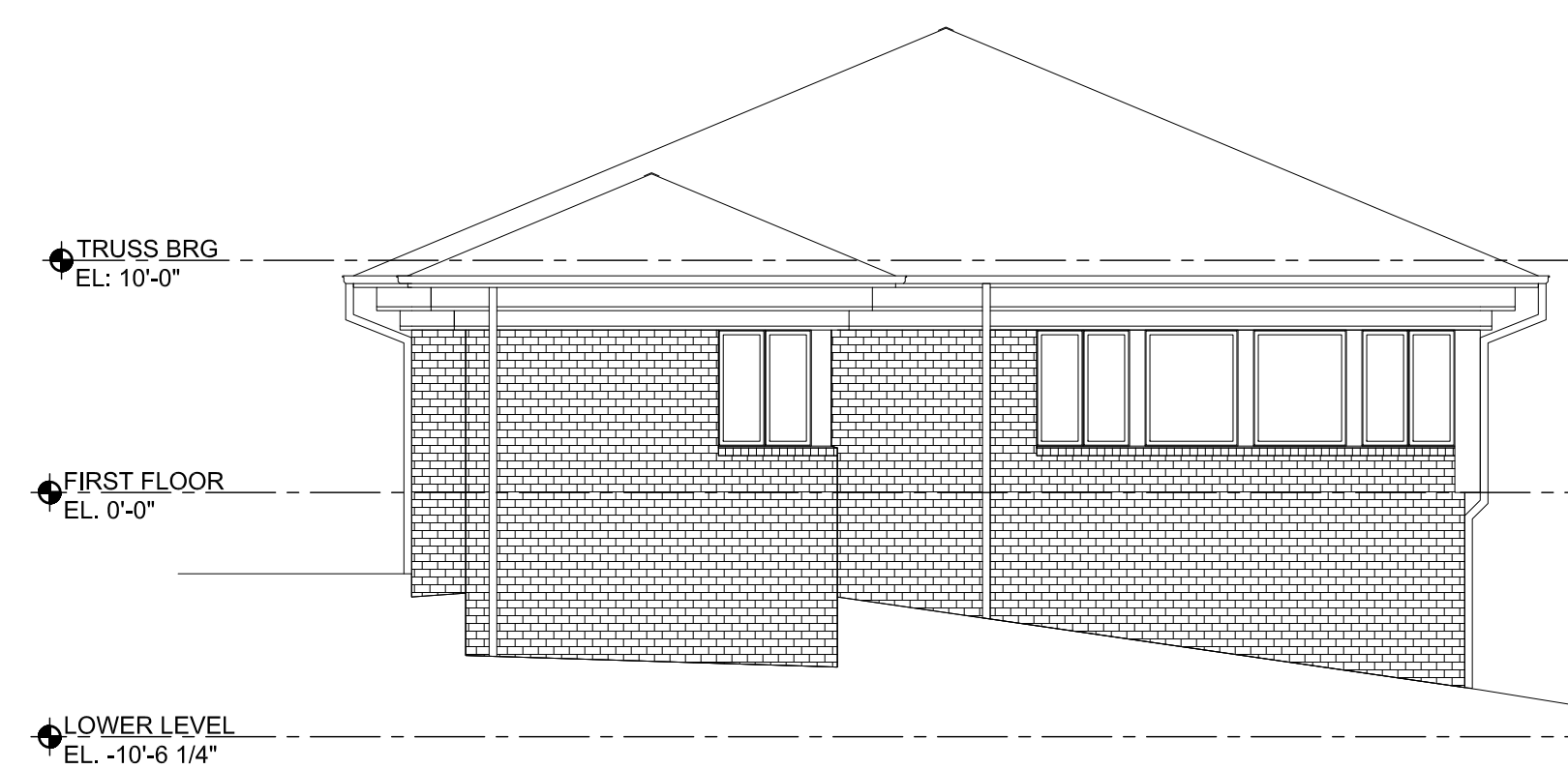
18A22
PROJECT NUMBER

A001
DRAWING NUMBER

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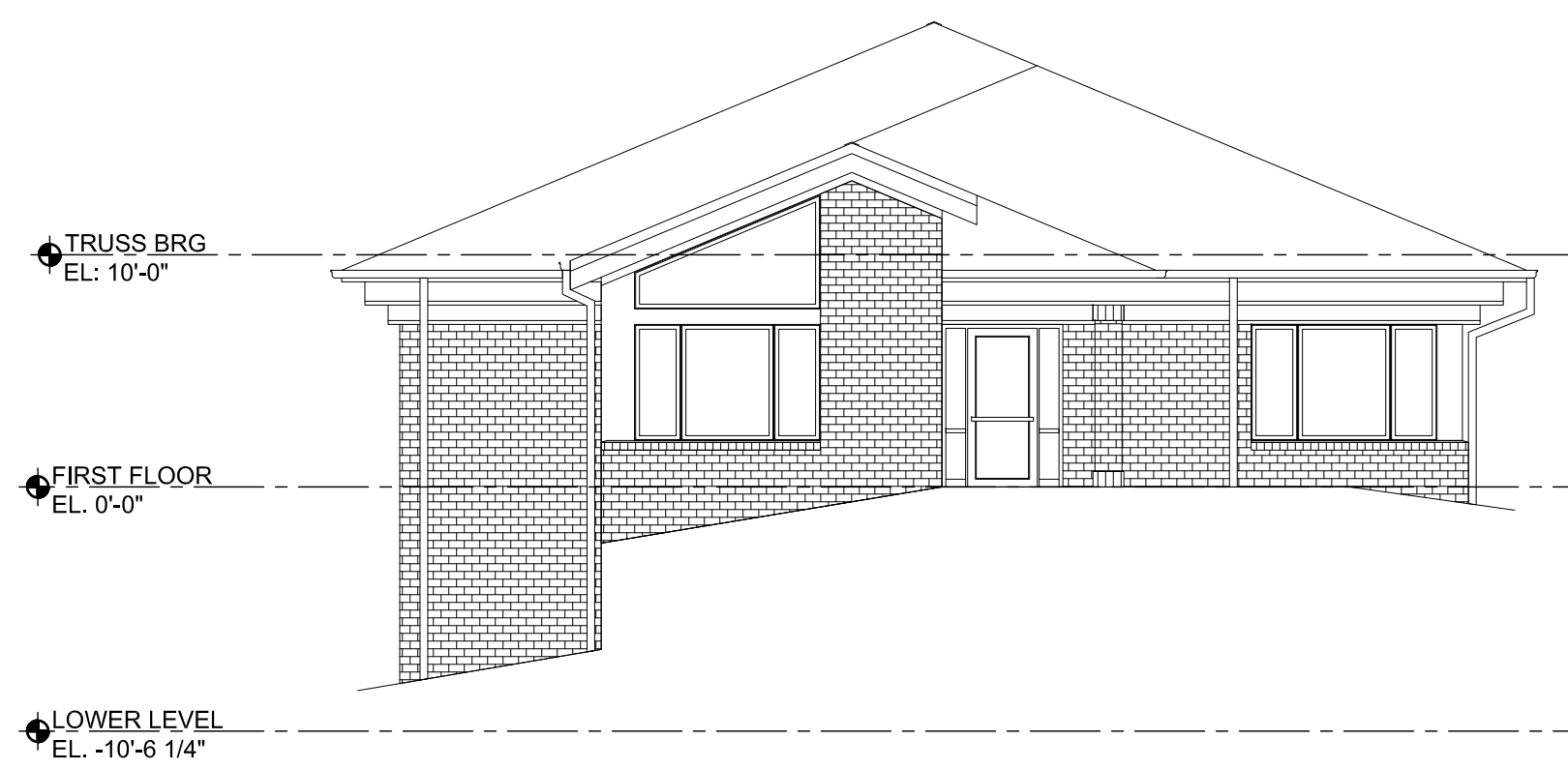
4 SOUTH ELEVATION
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3 EAST ELEVATION
A201 SCALE 1/8"=1'-0"



2 NORTH ELEVATION
A201 SCALE 1/8"=1'-0"



1 WEST ELEVATION
A201 SCALE 1/8"=1'-0"

REVISIONS

EXTERIOR ELEVATIONS
 MEDINA MHA
 EMERGENCY HOUSING FACILITY



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 430 GRANT STREET
 AKRON, OH 44311
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TURNING VISIONS
 INTO REALITY

07/19/2023
 DATE
 18A22
 PROJECT NUMBER

A201
 DRAWING NUMBER

Lower Level - Existing/Demo Plan

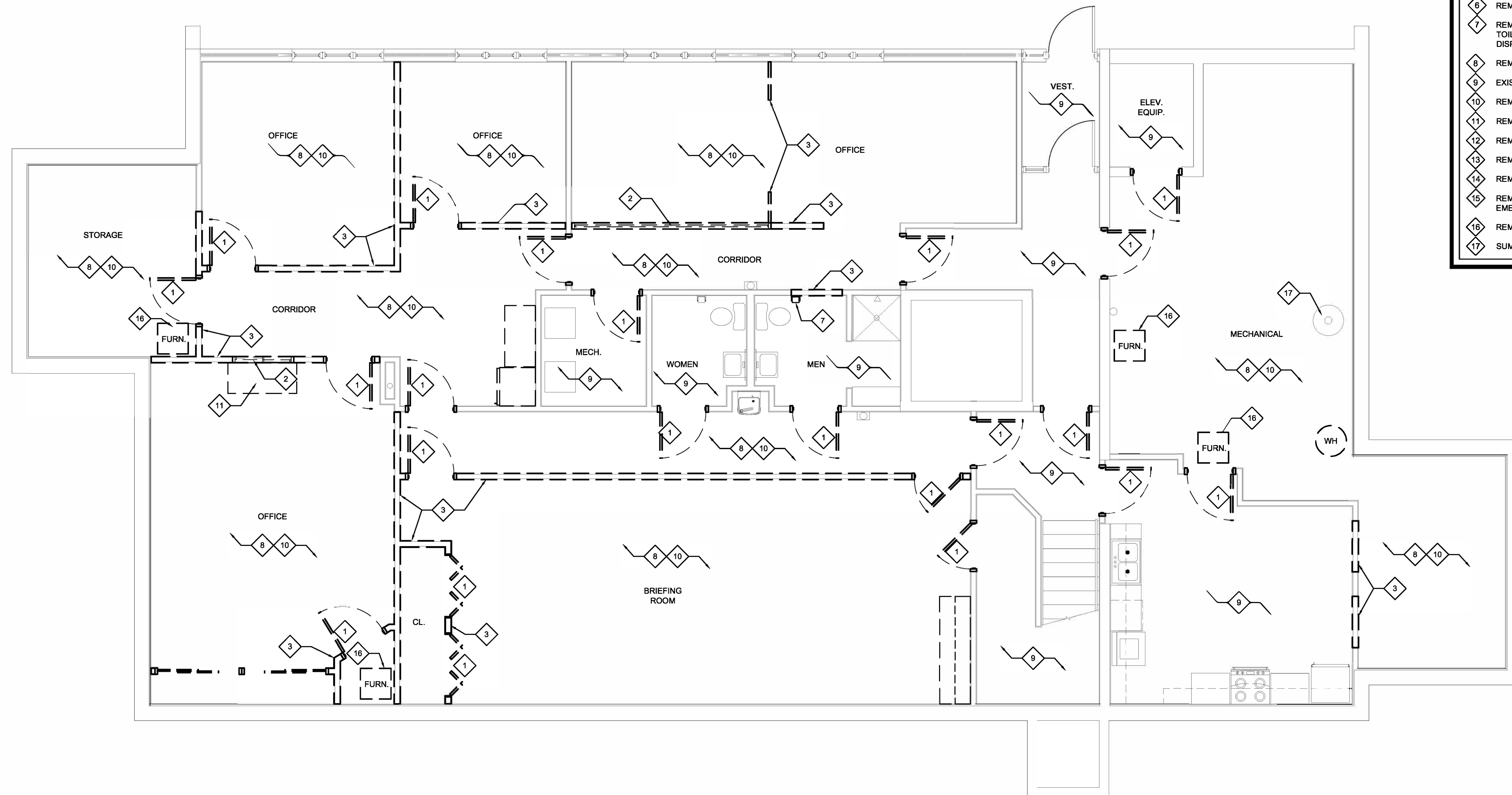
GENERAL NOTES: DEMO

1. DEMOLITION DRAWINGS SHOW THE GENERAL INTENT OF THE DEMOLITION WORK. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE FOR THE PURPOSE OF VERIFYING EXISTING SITE CONDITIONS.
2. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY EXISTING CONDITIONS AFFECTING THE WORK WHICH ARE NOT ADEQUATELY DEPICTED ON THE DRAWINGS OR CANNOT BE OBSERVED / VERIFIED BY FIELD CONDITIONS.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING EQUIPMENT WHICH ARE TO REMAIN IN WHOLE OR IN PART. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING SAME, IF DAMAGED IN ANY WAY DURING THE CONSTRUCTION.
4. SEE PLUMBING, MECHANICAL, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION SCOPE.

CODED DEMO NOTES:

NOTE: NOT ALL CODED NOTED ARE USED FOR EVERY SHEET

- 1 REMOVE DOOR, FRAME & HARDWARE
- 2 REMOVE WINDOW SYSTEM, FRAME, AND HARDWARE
- 3 REMOVE PORTION OF WALL AS INDICATED
- 4 REMOVE WALL HUNG SINK
- 5 REMOVE TOILET
- 6 REMOVE URINAL
- 7 REMOVE TOILET ROOM ACCESSORIES (TOILET PARTITION, TOILET PAPER HOLDER, SOAP DISPENSER, PAPER TOWEL DISPENSER & SANITIZER DISPENSER)
- 8 REMOVE FLOORING & UNDERLAYMENT
- 9 EXISTING FLOORING TO REMIAN
- 10 REMOVE WALL BASE
- 11 REMOVE EXISTING CASEWORK
- 12 REMOVE ACOUSTICAL CEILING GRID SYSTEM & LIGHTING
- 13 REMOVE GYPSUM BOARD CEILING
- 14 REMOVE SLOPING TONGUE AND GROVE WOOD CEILING
- 15 REMOVE HVAC EQUIPMENT, LIGHT FIXTURES, AND/OR EMERGENCY LIGHTING EQUIPMENT
- 16 REMOVE FURNACE
- 17 SUMP PUMP TO REMIAN



1 LOWER LEVEL FLOOR PLAN - DEMO
D100 SCALE 1/4"=1'-0"



REVISIONS

LOWER LEVEL FLOOR PLAN - DEMO
MEDINA MHA
EMERGENCY HOUSING FACILITY



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TURNING VISIONS INTO REALITY


07/19/2023
DATE

18A22
PROJECT NUMBER

D100
DRAWING NUMBER

Lower Level - Proposed

GENERAL NOTES:

1. ALL WORK TO BE COORDINATED WITH THE OWNERS SCHEDULE PRIOR TO START OF CONSTRUCTION.
2. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
3. EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY, FACE OF MASONRY TO OPENING OR FACE OF SHEATHING TO FACE OF SHEATHING.
4. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD.
5. REFER TO ENLARGED PLANS FOR EXTENT OF WORK INSIDE THE BUILDING. SEE DRAWINGS A501-A502
6. REFER TO SHEET A601 FOR INTERIOR PARTITION TYPES.
7. PATCH AND REPAIR ALL SURFACES WHERE DEMOLITION WORK OCCURS, SUCH THAT THE AREA OF REPAIR IS UNNOTICEABLE. PATCHWORK SHALL MATCH ADJACENT SURFACES IN MATERIAL, TEXTURE, AND FINISH. COORDINATE ALL REQUIRED PATCHING WITH ALL TRADES, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION.
8. SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, EDGES, AND ENTRY POINTS. ALSO, SEAL BOTTOM AND TOP PLATES.
9. **F.E.C.**  INDICATES PROPOSED FIRE EXTINGUISHER CABINET LOCATIONS. THESE LOCATIONS ARE TO BE COORDINATED IN FIELD W/ THE ARCHITECT AND THE FIRE MARSHALL ONCE FRAMING IS IN PRIOR TO FRAMING OF SEMI-RECESSED FIRE EXTINGUISHER CABINETS. SEE DETAILS.

REVISIONS

LOWER LEVEL FLOOR PLAN
 MEDINA MHA
 EMERGENCY HOUSING FACILITY



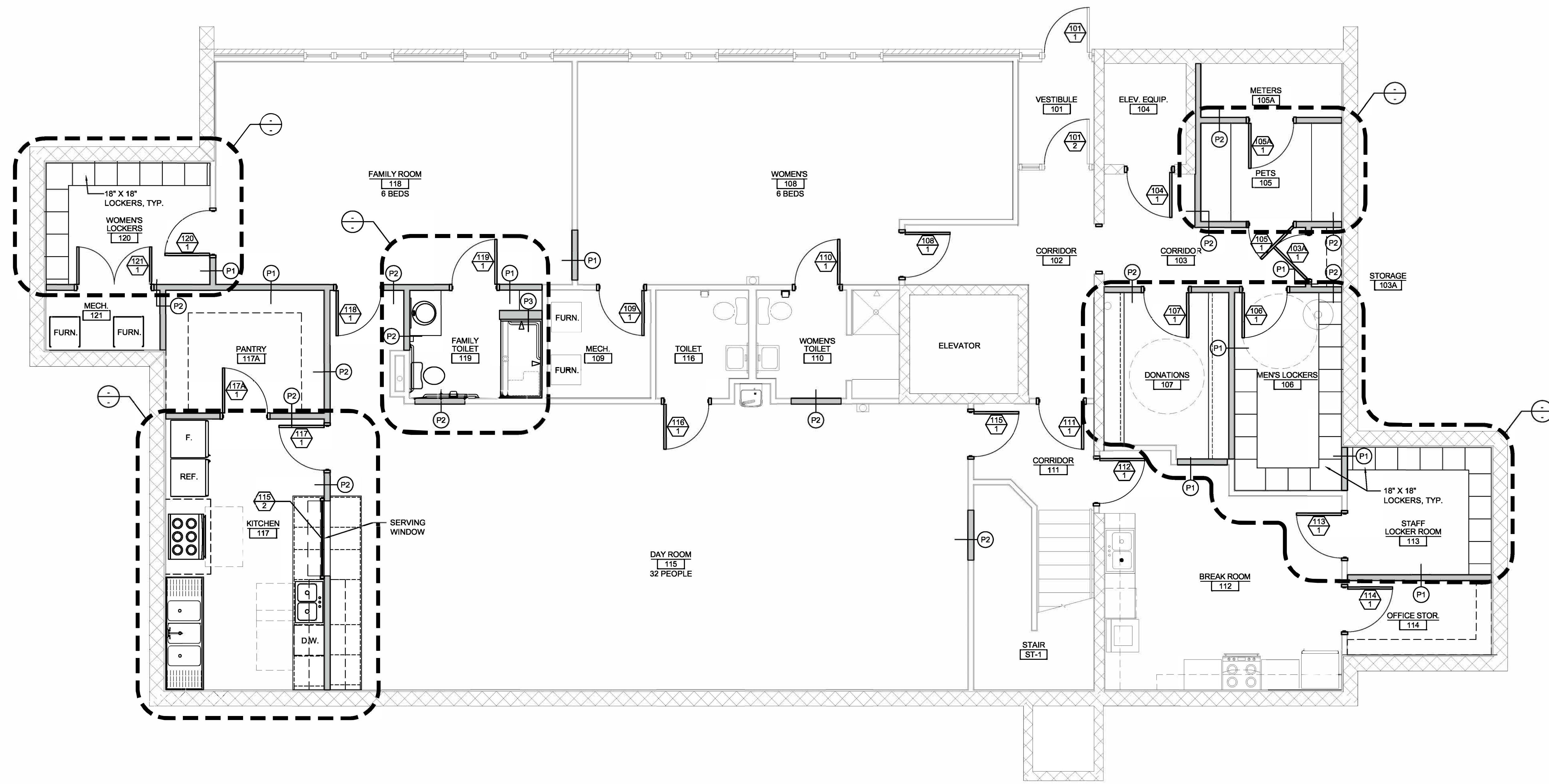
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18A22
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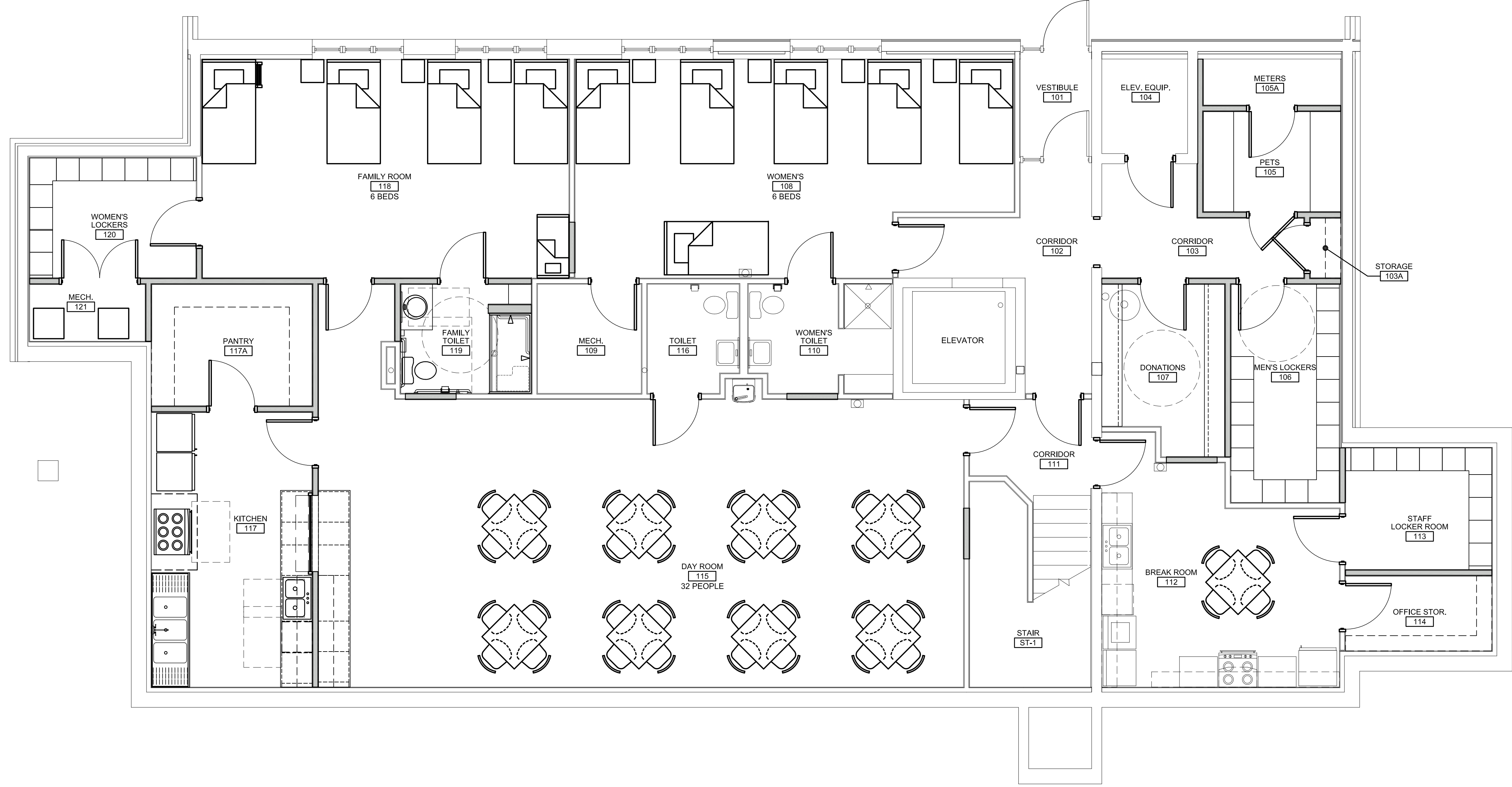


1 LOWER LEVEL FLOOR PLAN
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Lower Level - Proposed w/Funature



1
A704 LOWER LEVEL FURNITURE PLAN
SCALE 1/4"=1'-0"



REVISIONS

LOWER LEVEL FURNITURE PLAN
MEDINA MHA
EMERGENCY HOUSING FACILITY



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TURNING VISIONS
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07/10/2023
DATE
18A22
PROJECT NUMBER

A704
DRAWING NUMBER

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Upper Level - Existing/Demo Plan

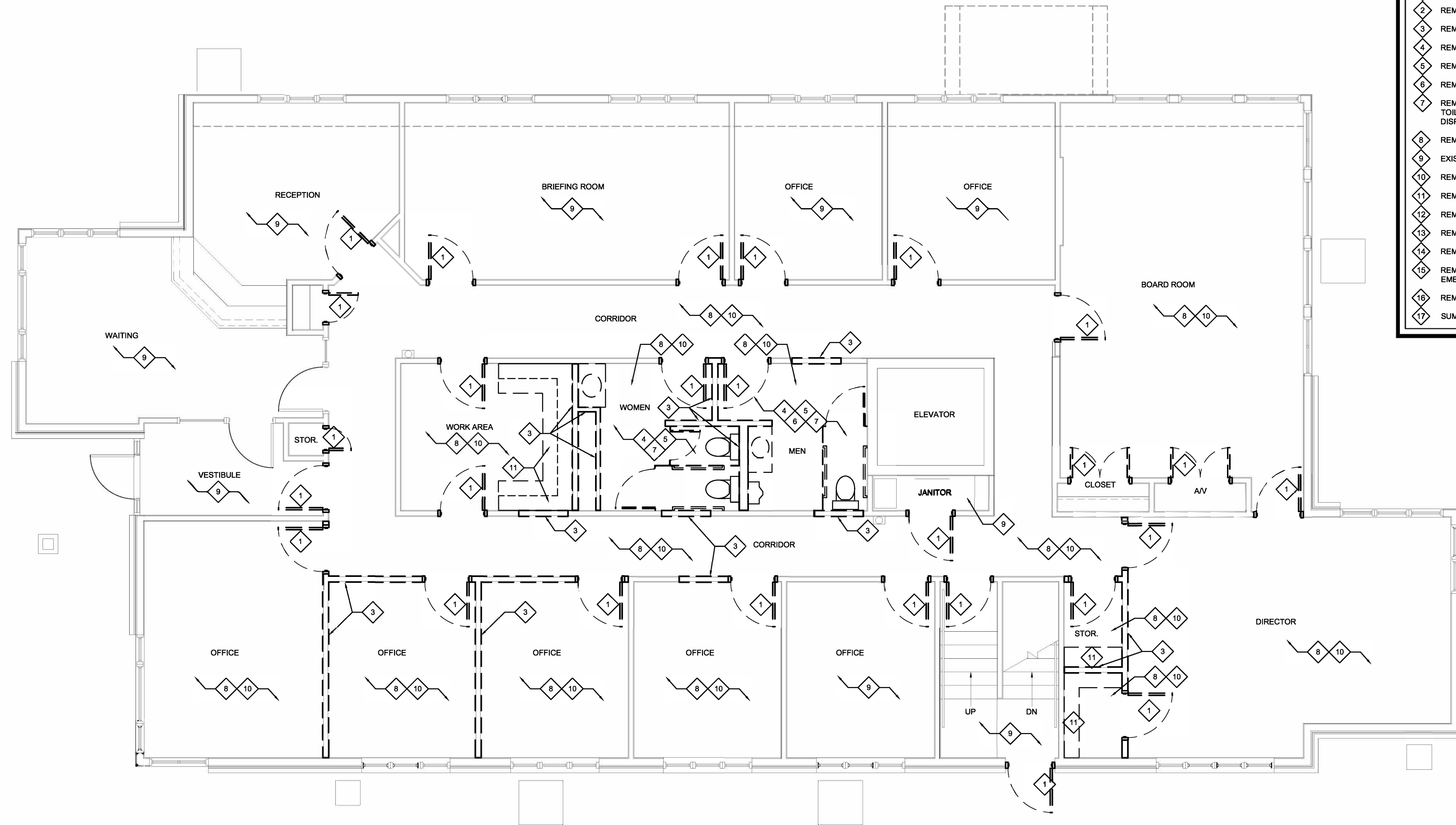
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- 16 REMOVE FURNACE
- 17 SUMP PUMP TO REMIAN



UPPER LEVEL FLOOR PLAN - DEMO
MEDINA MHA
EMERGENCY HOUSING FACILITY



ARCHITECTS

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

**TURNING VISIONS
 INTO REALITY**

07/19/2023
 DATE

18A22
 PROJECT NUMBER

D101
 DRAWING NUMBER

1
 D101
 UPPER LEVEL
 FLOOR PLAN - DEMO
 SCALE 1/4"=1'-0"



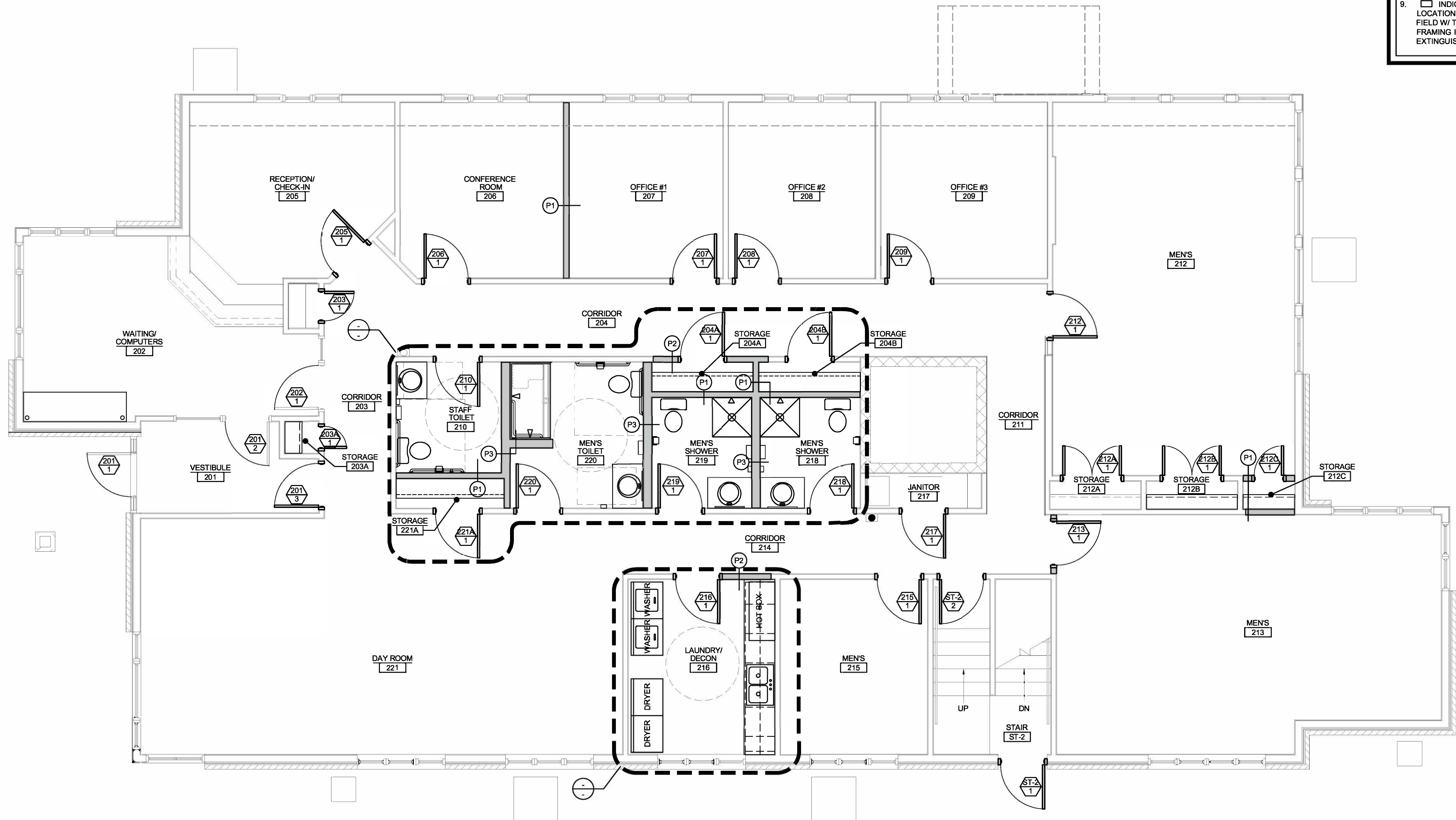
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Upper Level - Proposed

GENERAL NOTES:

- ALL WORK TO BE COORDINATED WITH THE OWNERS SCHEDULE PRIOR TO START OF CONSTRUCTION.
- FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY TO FACE OF MASONRY, FACE OF MASONRY TO OPENING OR FACE OF SHEATHING TO FACE OF SHEATHING.
- INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD OR FACE OF MASONRY TO FACE OF STUD.
- REFER TO ENLARGED PLANS FOR EXTENT OF WORK INSIDE THE BUILDING. SEE DRAWINGS A501-A502
- REFER TO SHEET A601 FOR INTERIOR PARTITION TYPES.
- PATCH AND REPAIR ALL SURFACES WHERE DEMOLITION WORK OCCURS, SUCH THAT THE AREA OF REPAIR IS UNNOTICEABLE. PATCHWORK SHALL MATCH ADJACENT SURFACES IN MATERIAL, TEXTURE, AND FINISH. COORDINATE ALL REQUIRED PATCHING WITH ALL TRADES, INCLUDING ELECTRICAL, PLUMBING, MECHANICAL, AND FIRE PROTECTION.
- SEAL ALL EXTERNAL CRACKS, JOINTS, PENETRATIONS, EDGES, AND ENTRY POINTS. ALSO, SEAL BOTTOM AND TOP PLATES.
- F.E.C.**
INDICATES PROPOSED FIRE EXTINGUISHER CABINET LOCATIONS. THESE LOCATIONS ARE TO BE COORDINATED IN FIELD W/ THE ARCHITECT AND THE FIRE MARSHALL ONCE FRAMING IS IN PRIOR TO FRAMING OF SEMI-RECESSED FIRE EXTINGUISHER CABINETS. SEE DETAILS.

REVISIONS



UPPER LEVEL FLOOR PLAN

MEDINA MHA
EMERGENCY HOUSING FACILITY



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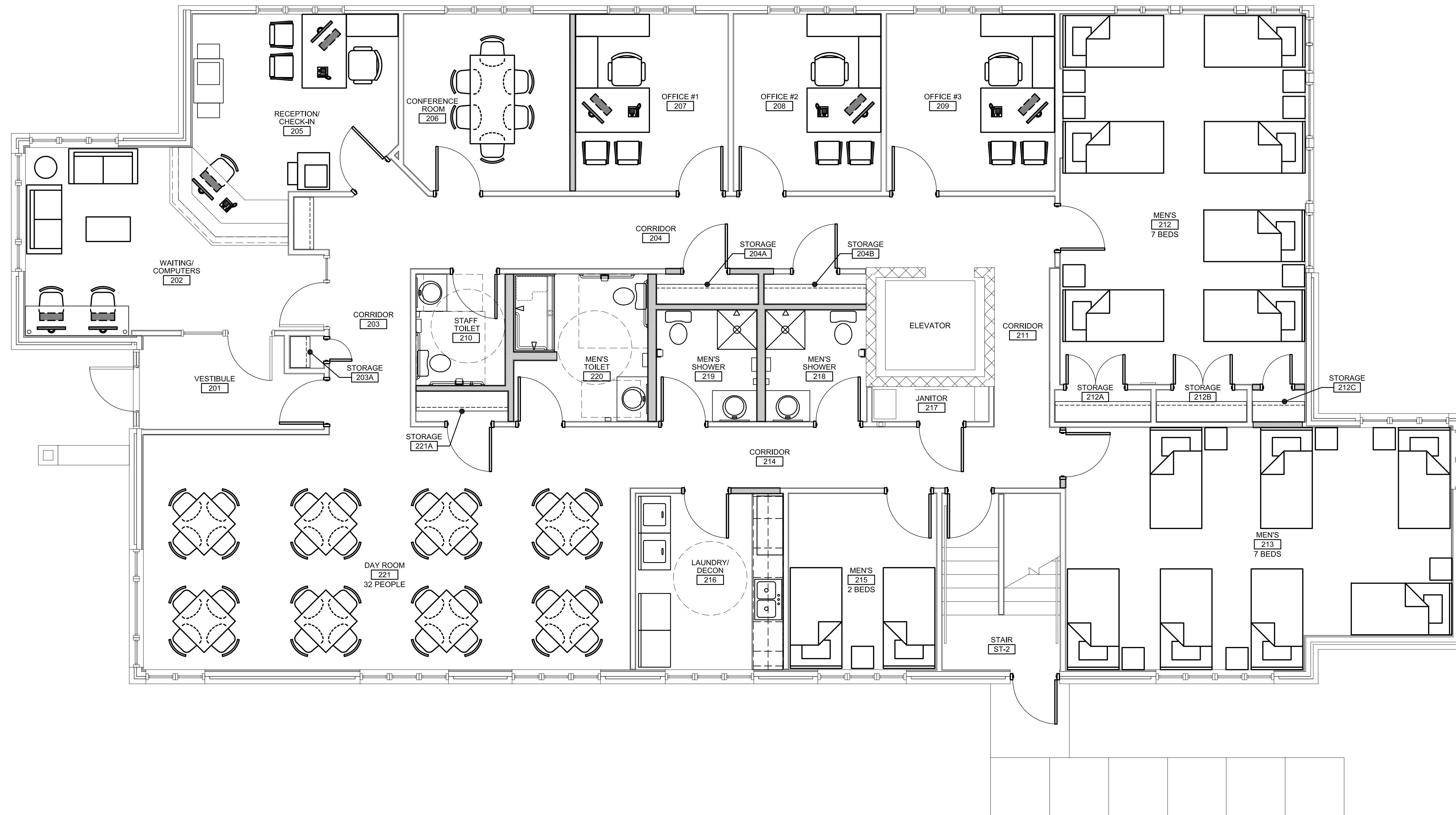
A101
DRAWING NUMBER

1
UPPERLEVEL
FLOOR PLAN
SCALE 1/4"=1'-0"



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Upper Level - Proposed w/Furniture



1
A705 UPPER LEVEL FURNITURE PLAN
SCALE 1/4"=1'-0"



REVISIONS

UPPER LEVEL FURNITURE PLAN
MEDINA MHA
EMERGENCY HOUSING FACILITY



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TURNING VISIONS
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07/10/2023
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PROJECT NUMBER

A705
DRAWING NUMBER

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Rd

Rd



850
Offices of the
MEDINA METROPOLITAN
HOUSING AUTHORITY

Looking East From Walter Road



Looking Northeast From Walter Road



Looking Northwest From Walter Road



Looking Southwest From Medina Shopping Center Parking Lot