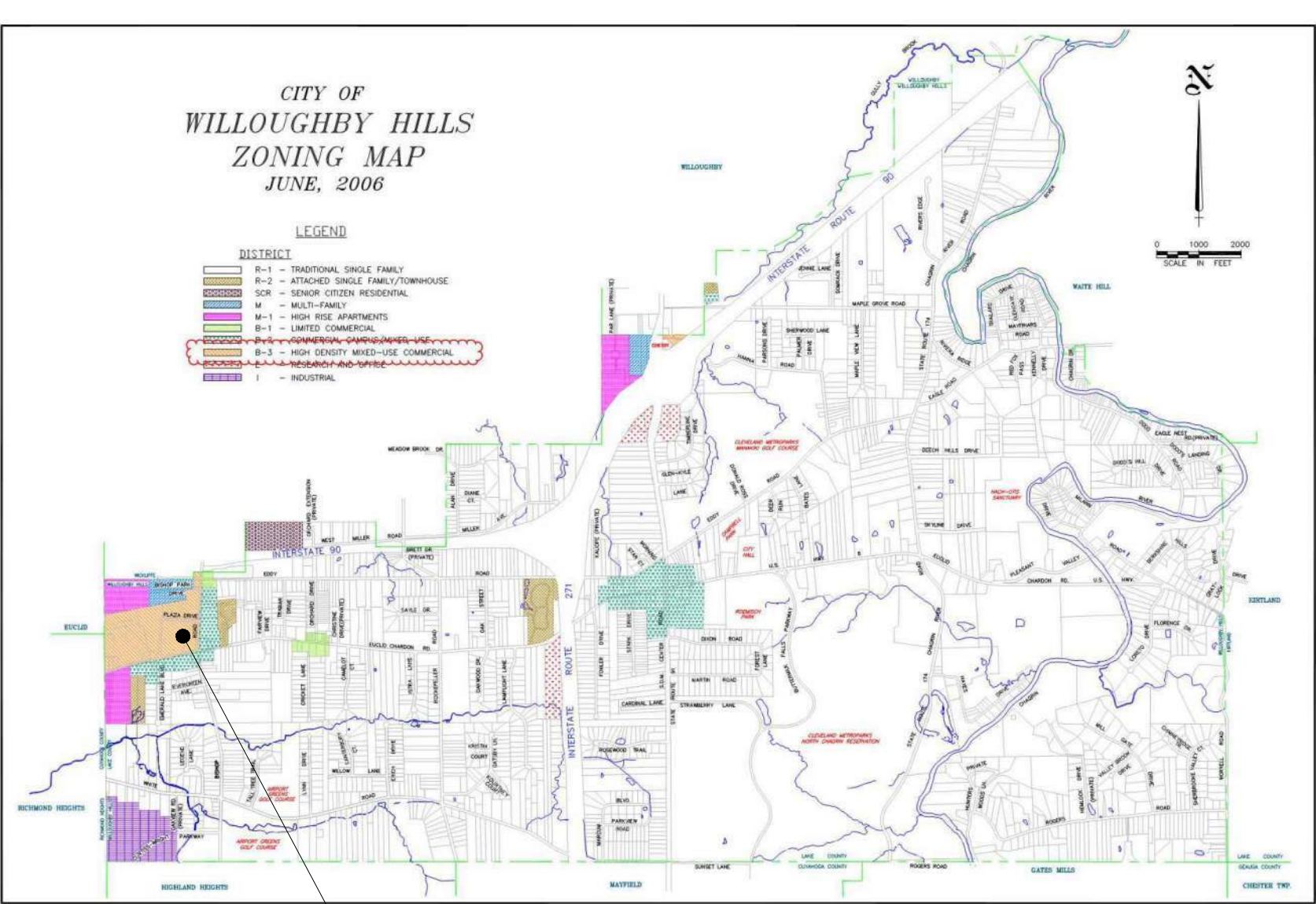
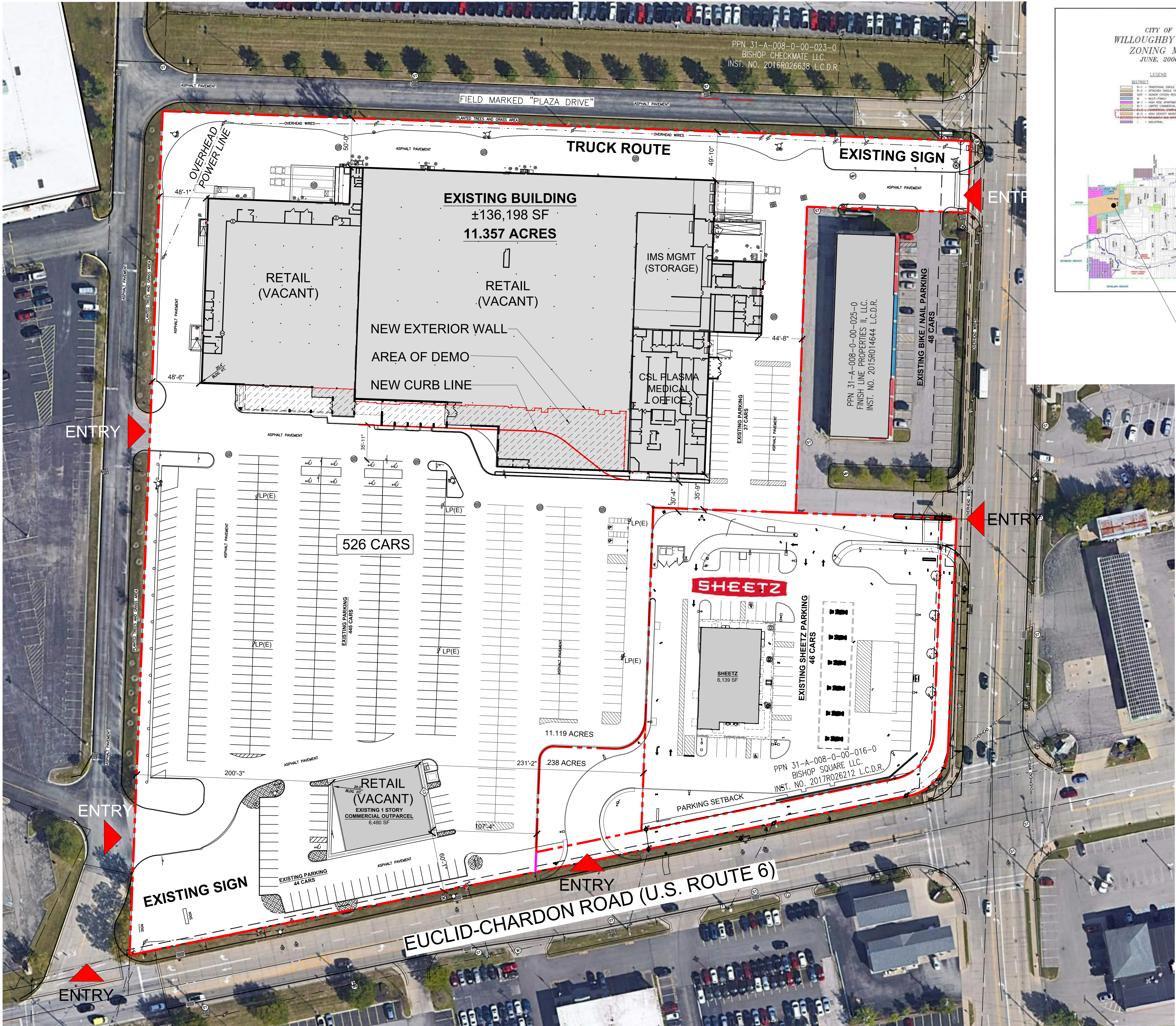


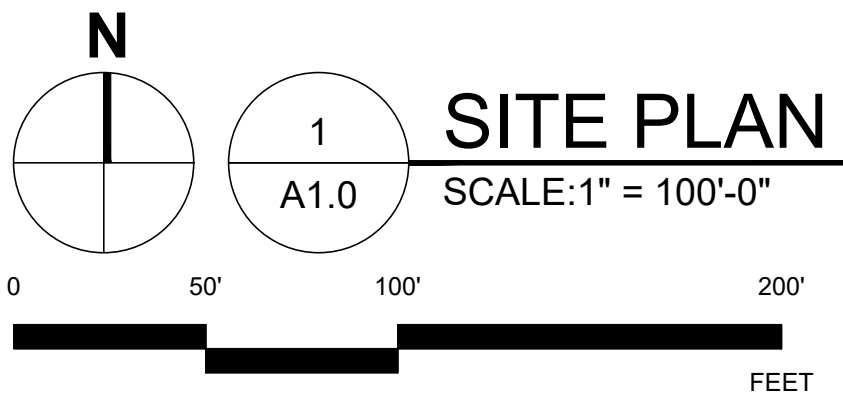


SITE
ZONED B-3 HIGH DENSITY
MIXED USE COMMERCIAL

- SHEET INDEX**
- A1.0 EXISTING SITE PLAN & SHEET INDEX
 - A1.1 SITE PLAN
 - A2.0 DEMO PLAN
 - A2.1 FLOOR PLAN
 - A2.2 ROOF PLAN
 - A3.0 OVERALL ELEVATIONS
 - A3.1 BURLINGTON ELEVATION
 - A3.2 FIVE BELOW ELEVATION
 - A3.3 ROSS ELEVATION
 - A4.0 EXISTING CONDITIONS
 - A5.0 TENANT FACADE CRITERIA
 - A6.0 EXISTING & PROPOSED PYLON SIGNS

- ALTA / NSPS LAND TITLE SURVEY (FOR RECORD)
- 1. BOUNDARY SURVEY, LEGAL DESCRIPTION
 - 2. EXISTING CONDITIONS SURVEY
 - 3. SCHEDULE B ITEMS

CS201 SHEETZ OVERLAY PLAN (FOR RECORD)



SITE INFORMATION TAKEN
FROM ALTA SURVEY PREPARED
BY McSTEEN LAND SURVEYORS
DATED JANUARY 31st, 2019

PROJECT

CHARDON BISHOP PLAZA

28301 CHARDON ROAD
WILLOUGHBY HILLS, OH 44092

CLIENT

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Cleveland, Ohio 44131 | 216.524.8401 fax
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info@cupkovic.com

SEAL

DATE

DESCRIPTION

NUMBER

DRAWING TITLE

PRELIMINARY PLAN
EXISTING SITE PLAN
& SHEET INDEX

DRAWN BY

CLC

CHECKED BY

CLC

SCALE

1" = 100'-0"

ISSUE DATE

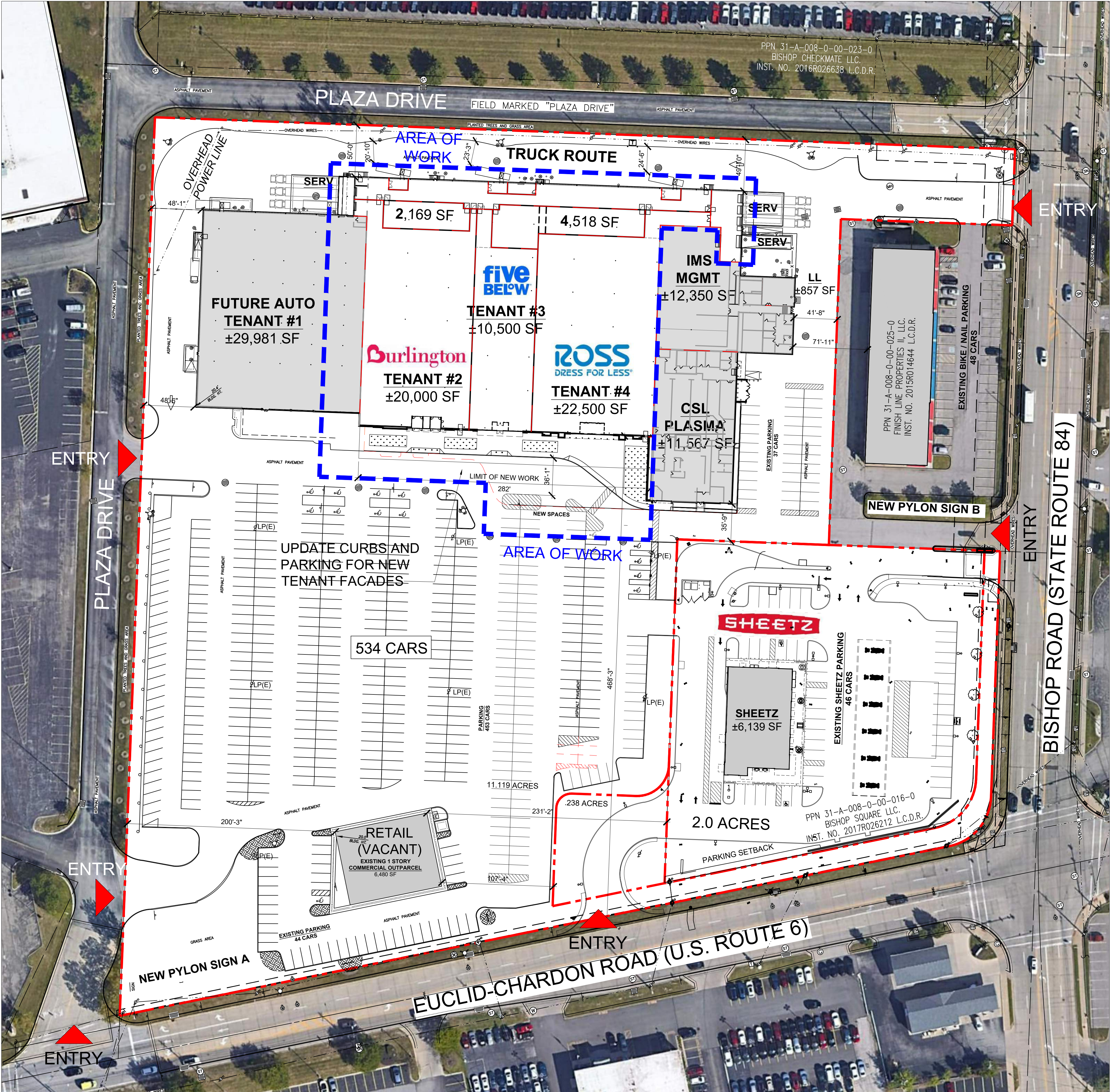
10-5-2023

JOB NUMBER

22-028

DRAWING NUMBER

A1.0



BUILDING AREAS

TENANT	SF	PARKING REQUIRED
BURLINGTON	20,000	80
FIVE BELOW	10,500	42
ROSS	22,500	90
FUTURE AUTO TENANT*	29,981	120
IMS MGMT (STORAGE)	12,350	31
LANDLORD BOH / EGRESS	6,687	17
	12,843	
CSL PLASMA (MED OFFICE)	11,567	58
SUB TOTAL	126,428	438
OUTPARCEL	6,480	26
TOTAL SF	132,908	464

PARKING SUMMARY

PARKING REQUIREMENTS	
1153.04 (c) (5) MEDICAL OFFICE =	1 PER 200 SF
1153.04 (d) (7) RETAIL STORE =	1 PER 250 SF
1153.04 (g) (5) STORAGE USES =	1 PER 400 SF

PARKING REQUIRED	464
PARKING PROVIDED	534

*TENANT IS FUTURE PHASE WORK, FINAL DESIGN IS NOT DETERMINED

SITE SUMMARY

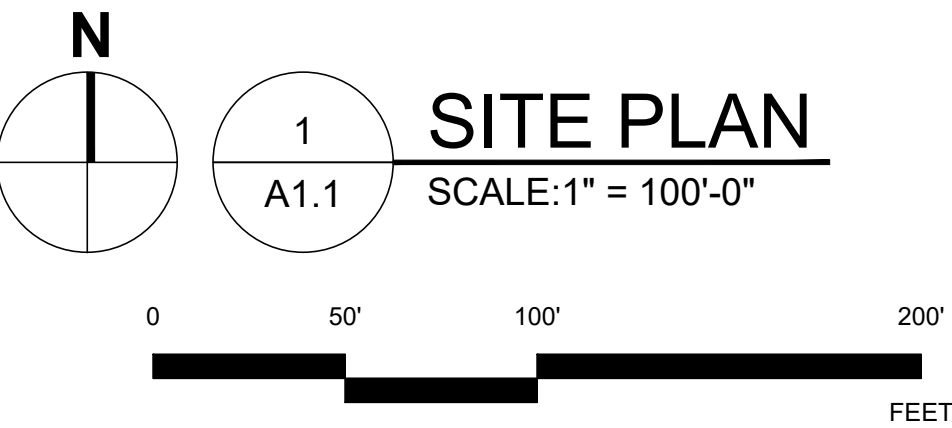
ACREAGE: 11.357

ZONE: B-3 HIGH DENSITY MIXED USE COMMERCIAL

SITE LIGHTING: LIGHT POLES "LP(E)" ARE EXISTING TO REMAIN. SEE ELEVATIONS FOR NEW TENANT FACADE LIGHTING

SITE ACCESS: EXISTING TO REMAIN

LANDSCAPING: THE PORTION OF THE SITE MODIFIED FOR THE FACADE REVISION WILL BE PROVIDED WITH LANDSCAPING PER 1155.02(a)(3)



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PRELIMINARY PLAN

SITE PLAN

DRAWN BY

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SCALE

1" = 100'-0"

ISSUE DATE

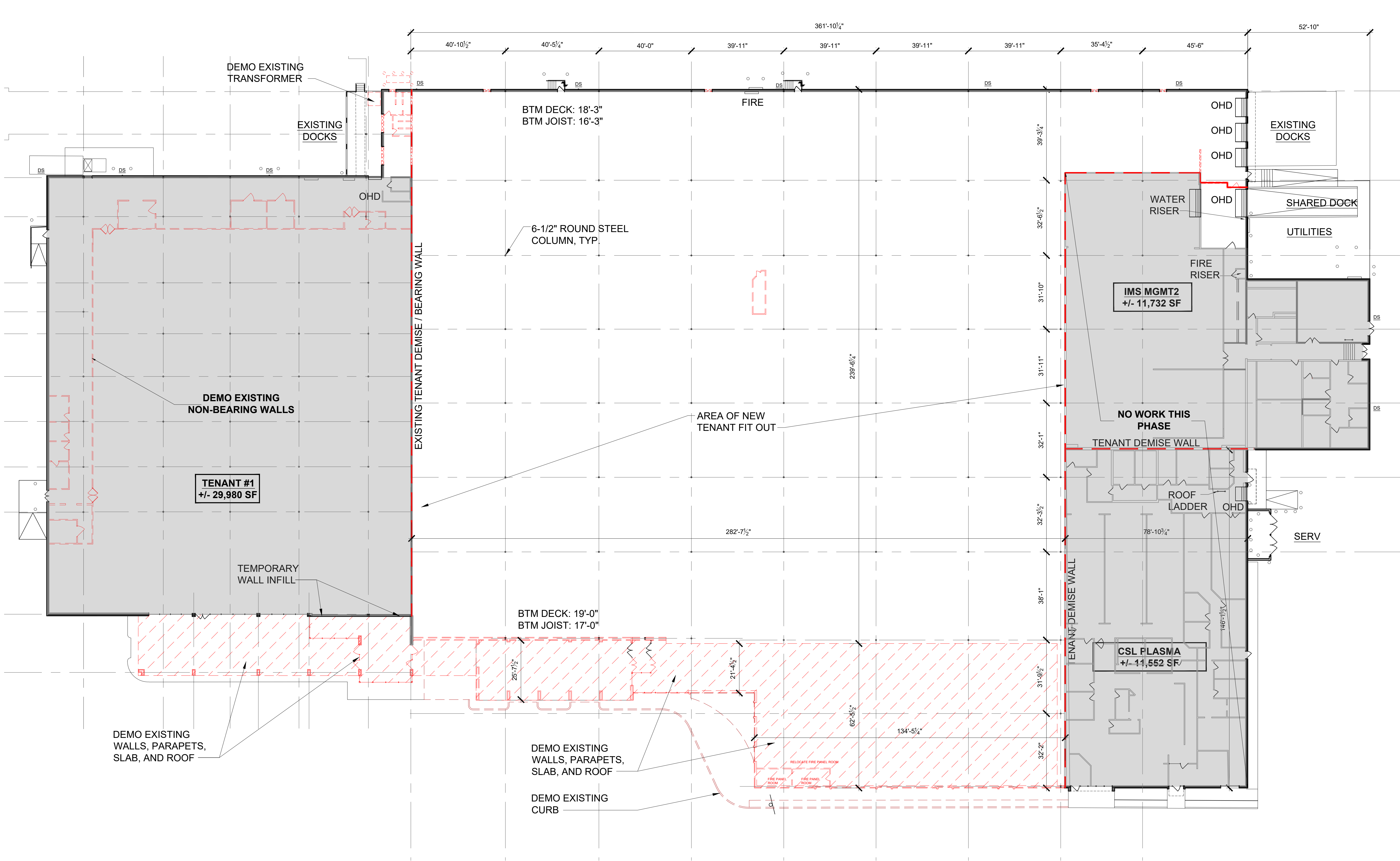
10-5-2023

JOB NUMBER

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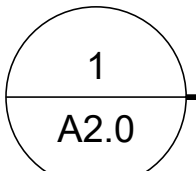
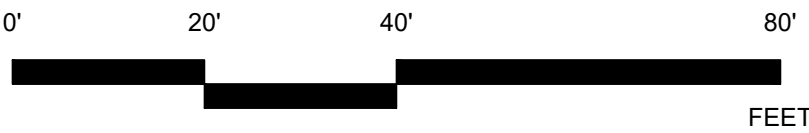
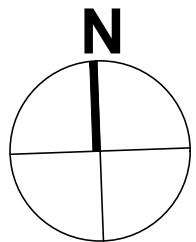
DRAWING NUMBER

A1.1



WALL TYPE

- TENANT DEMISE WALL
- WALL DEMO
- BRICK WALL
- CMU BLOCK WALL



DEMO PLAN

SCALE: 1" = 40'-0"

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DRAWING TITLE

PRELIMINARY PLAN
DEMO PLAN

DRAWN BY

CLC

CHECKED BY

CLC

SCALE

1" = 40'-0"

ISSUE DATE

10-5-2023

JOB NUMBER

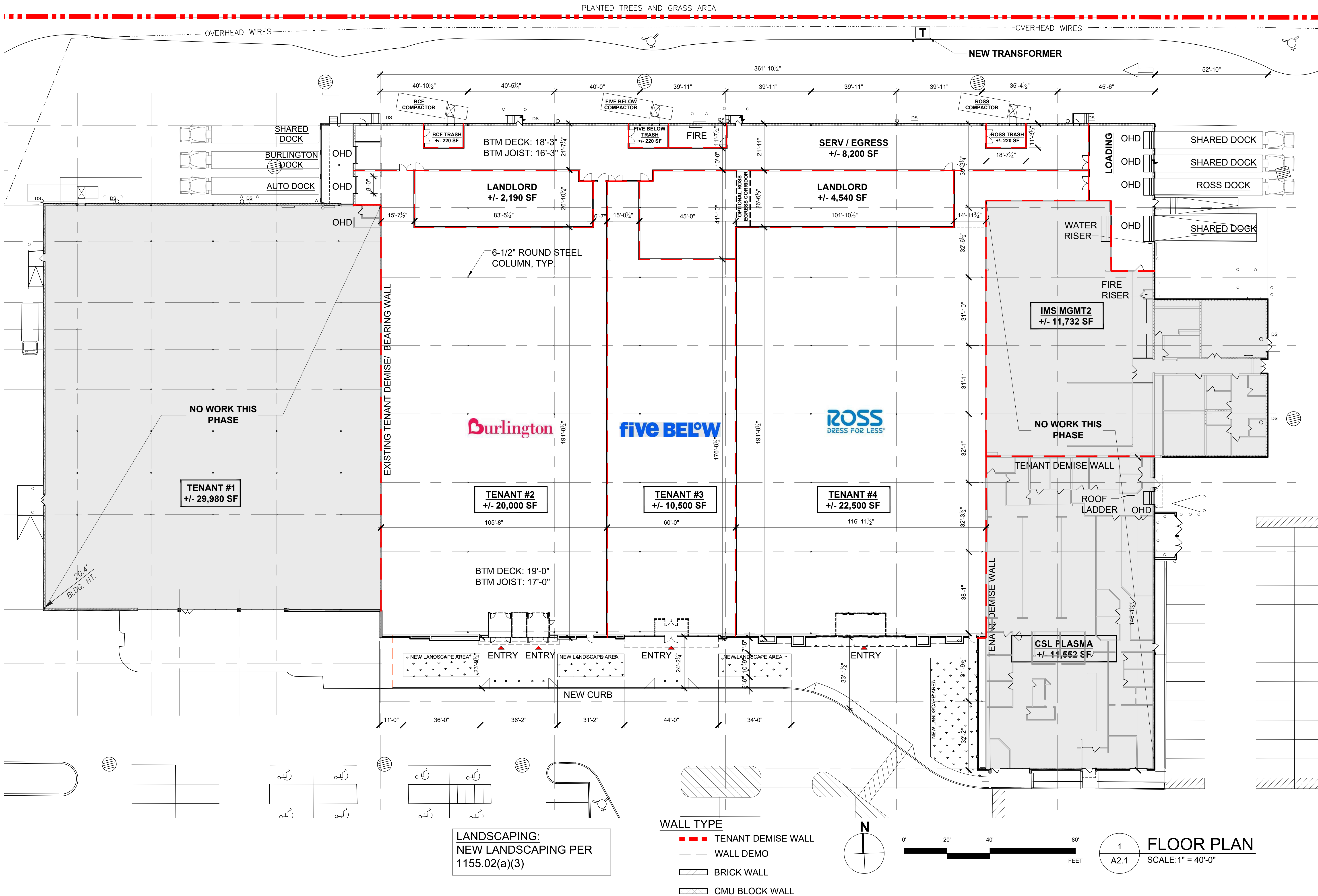
22-028

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A2.0

NUMBER	DESCRIPTION	DATE

SEAL



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NUMBER	DESCRIPTION	DATE

DRAWING TITLE

PRELIMINARY PLAN
FLOOR PLAN

DRAWN BY

CLC

CHECKED BY

CLC

SCALE

1" = 40'-0"

ISSUE DATE

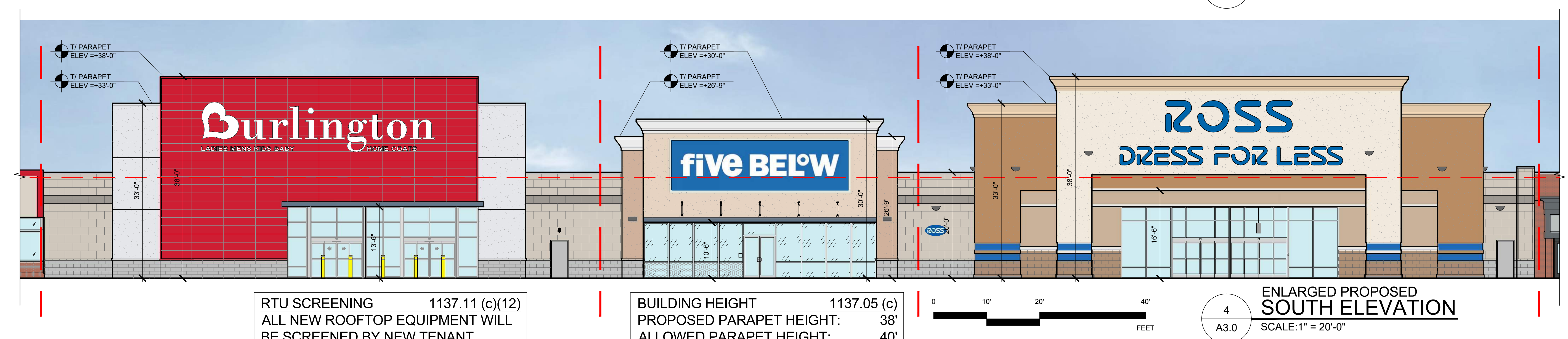
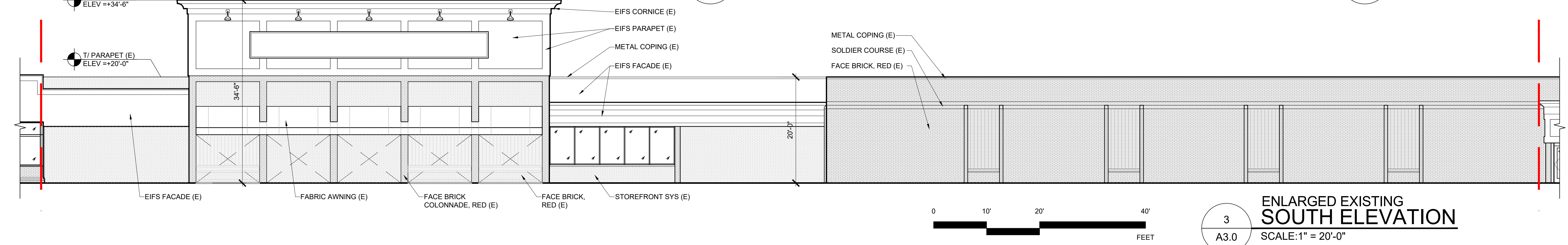
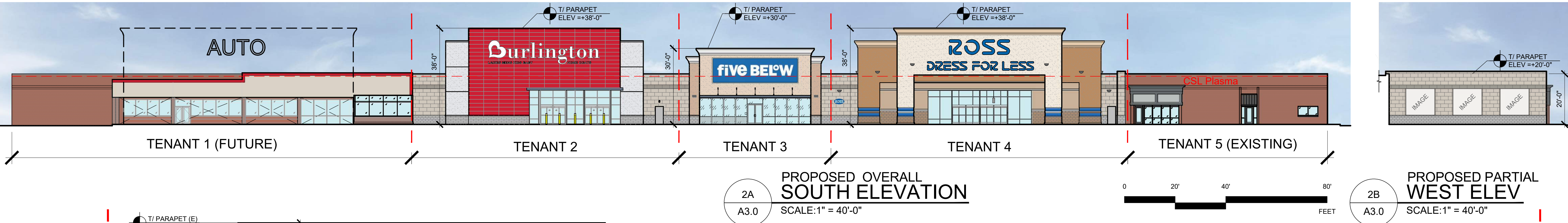
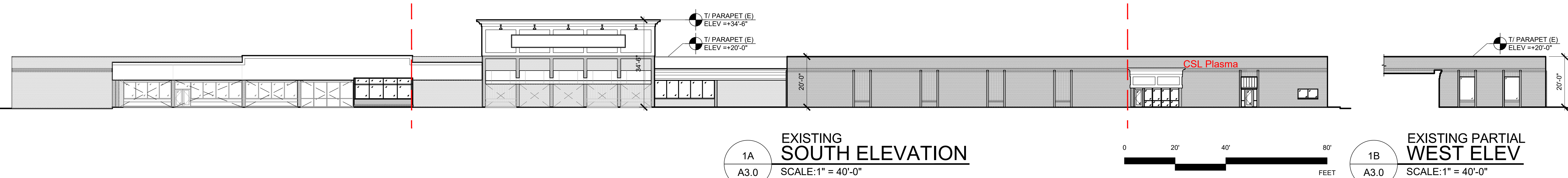
10-5-2023

JOB NUMBER

22-028

DRAWING NUMBER

A2.1



RTU SCREENING 1137.11 (c)(12)
ALL NEW ROOFTOP EQUIPMENT WILL
BE SCREENED BY NEW TENANT
PARAPETS

BUILDING HEIGHT 1137.05 (c)
PROPOSED PARAPET HEIGHT: 38'
ALLOWED PARAPET HEIGHT: 40'

ALTERATION OPACITY 1137.11(c)(6)
PROVIDED 43%
REQUIRED 65%

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PRELIMINARY PLAN
OVERALL ELEVATION

DRAWN BY

CLC

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CLC

SCALE

AS NOTED

ISSUE DATE

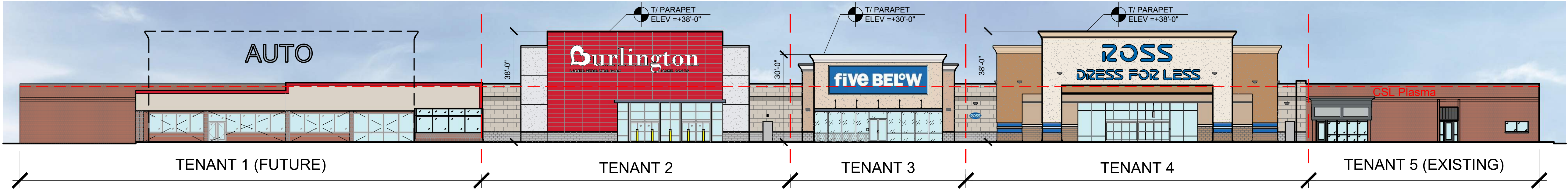
10-5-2023

JOB NUMBER

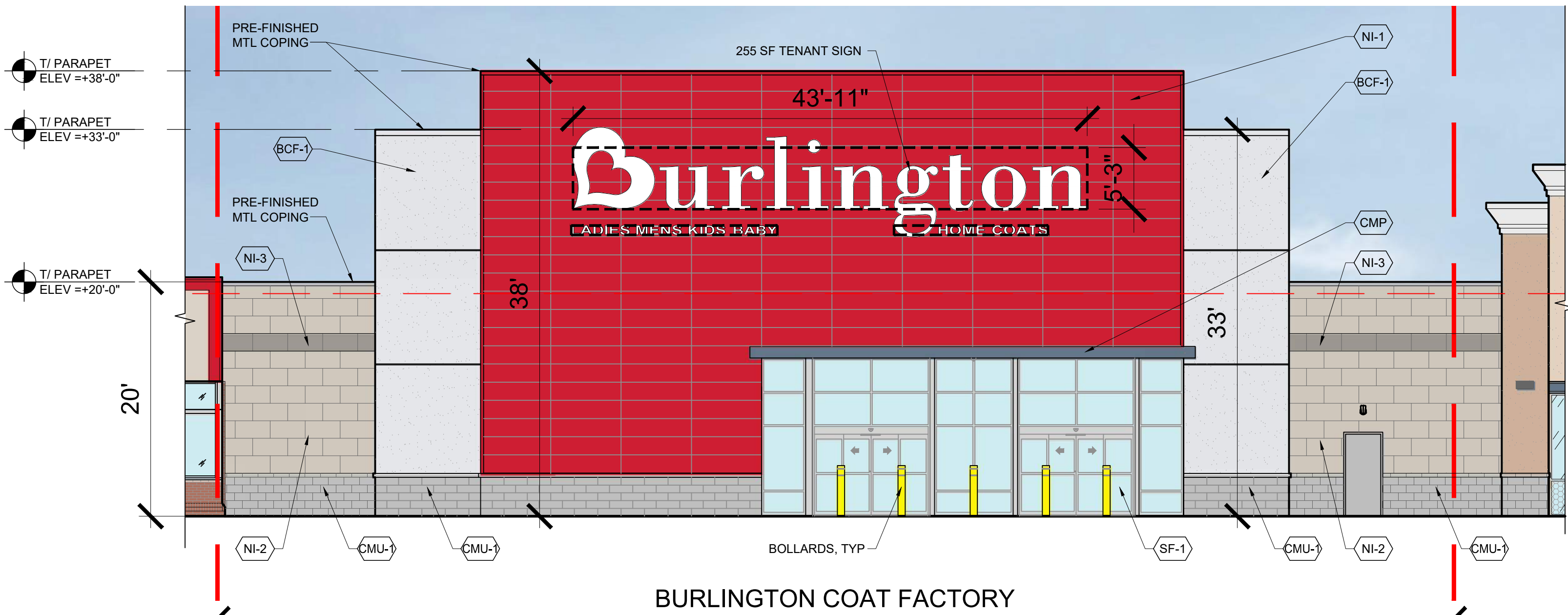
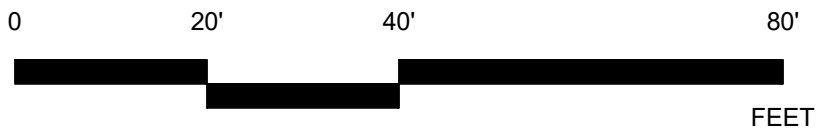
22-028

DRAWING NUMBER

A3.0



1
A3.1
PROPOSED OVERALL
SOUTH ELEVATION
SCALE: 1" = 40'-0"



2
A3.1
ENLARGED PROPOSED
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

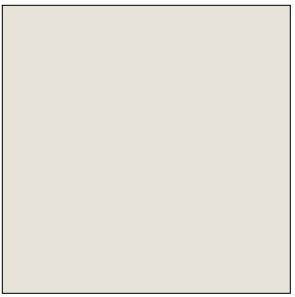


ALLOWABLE SIGNAGE AREA:
1151.05(b)(d) 1 SF OF SIGNAGE PER 1 LINEAR FOOT OF FRONTAGE
1151.05(c)(3) +25% FOR EACH 50' SETBACK FROM THE ROAD, NOT TO EXCEED 200% OF THE MAX ALLOWABLE AREA. BUILDING IS > 450' FEET FROM ROAD, 200% AREA IS ALLOWED

BURLINGTON FRONTAGE = 105.5 LF
MAX SIGN AREA = 211 SF
BURLINGTON PROPOSED SIGN AREA = 255 SF

FINAL TENANT SIGN SIZE TO BE CONFIRMED WITH AHJ.
ELEVATIONS REQUIRE WILLOUGHBY HILLS ARB APPROVAL

MATERIAL KEY:



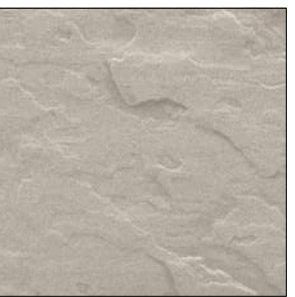
BCF-1:
EIFS
PEARLY WHITE
SW 7009



NI-1:
NICHIIHA CEMENT-FIBER
PANEL SYS AWP-1818
BURLINGTON CUSTOM
RED



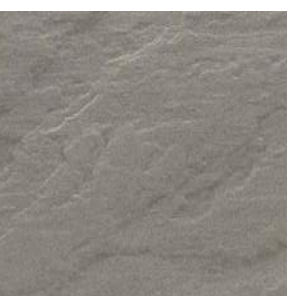
CMP:
MAPES CANOPY
ANNO. ALUM



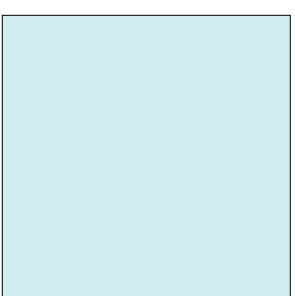
NI-2:
NICHIIHA SANDSTONE
COLOR: DESERT BEIGE



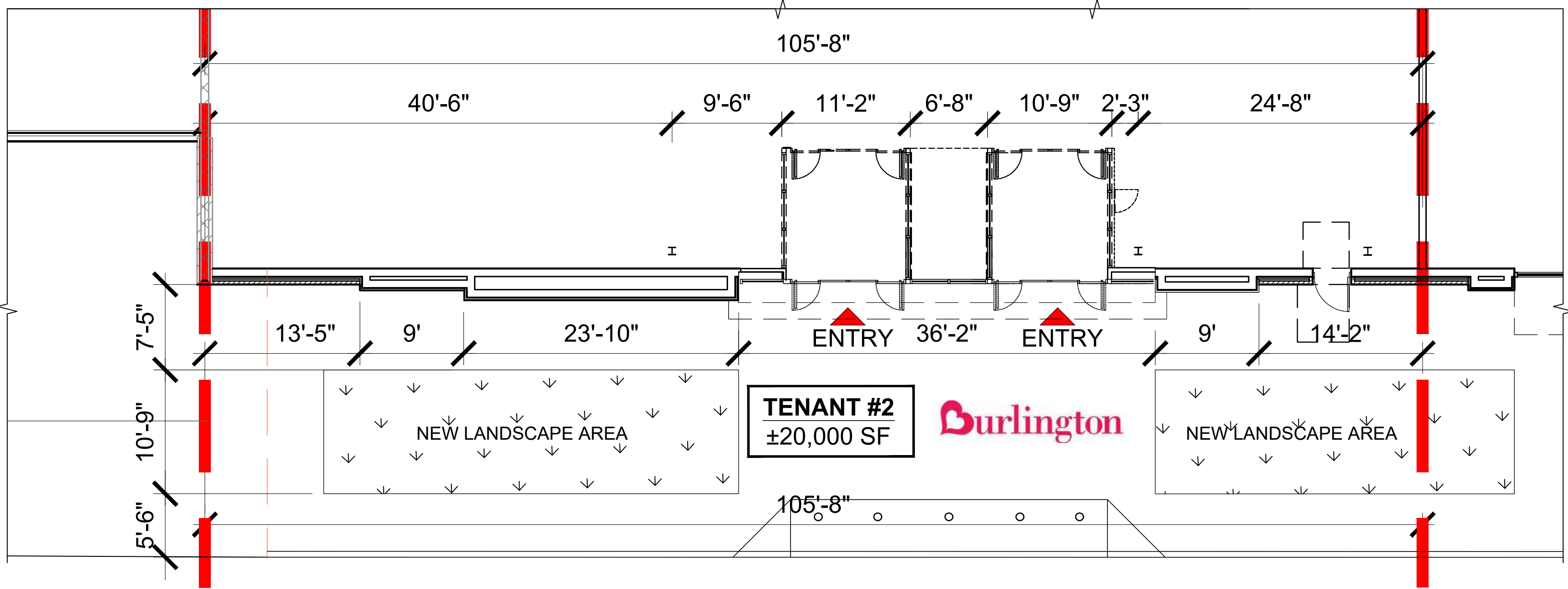
CMU-1:
ARCHITECTURAL
SPLIT FACE CMU
COLOR: TBD



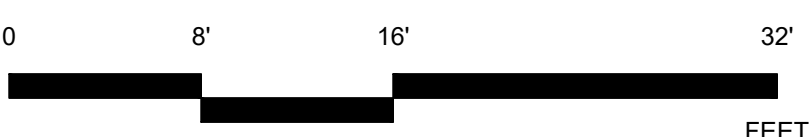
NI-3:
ACCENT BAND
NICHIIHA SANDSTONE
COLOR: GENTLE GRAY



SF-1:
ANNO ALUM
STOREFRONT SYS



3
A3.1
PARTIAL
ENLARGED PLAN
SCALE: 1/16" = 1'-0"



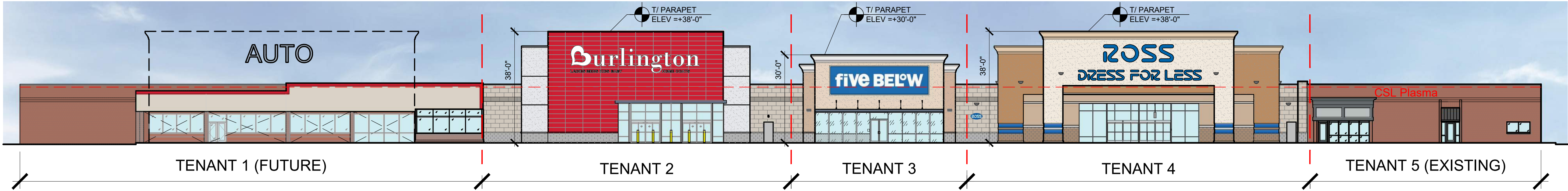
PROJECT
CHARDON BISHOP PLAZA
28301 CHARDON ROAD
WILLOUGHBY HILLS, OH 44092
CLIENT
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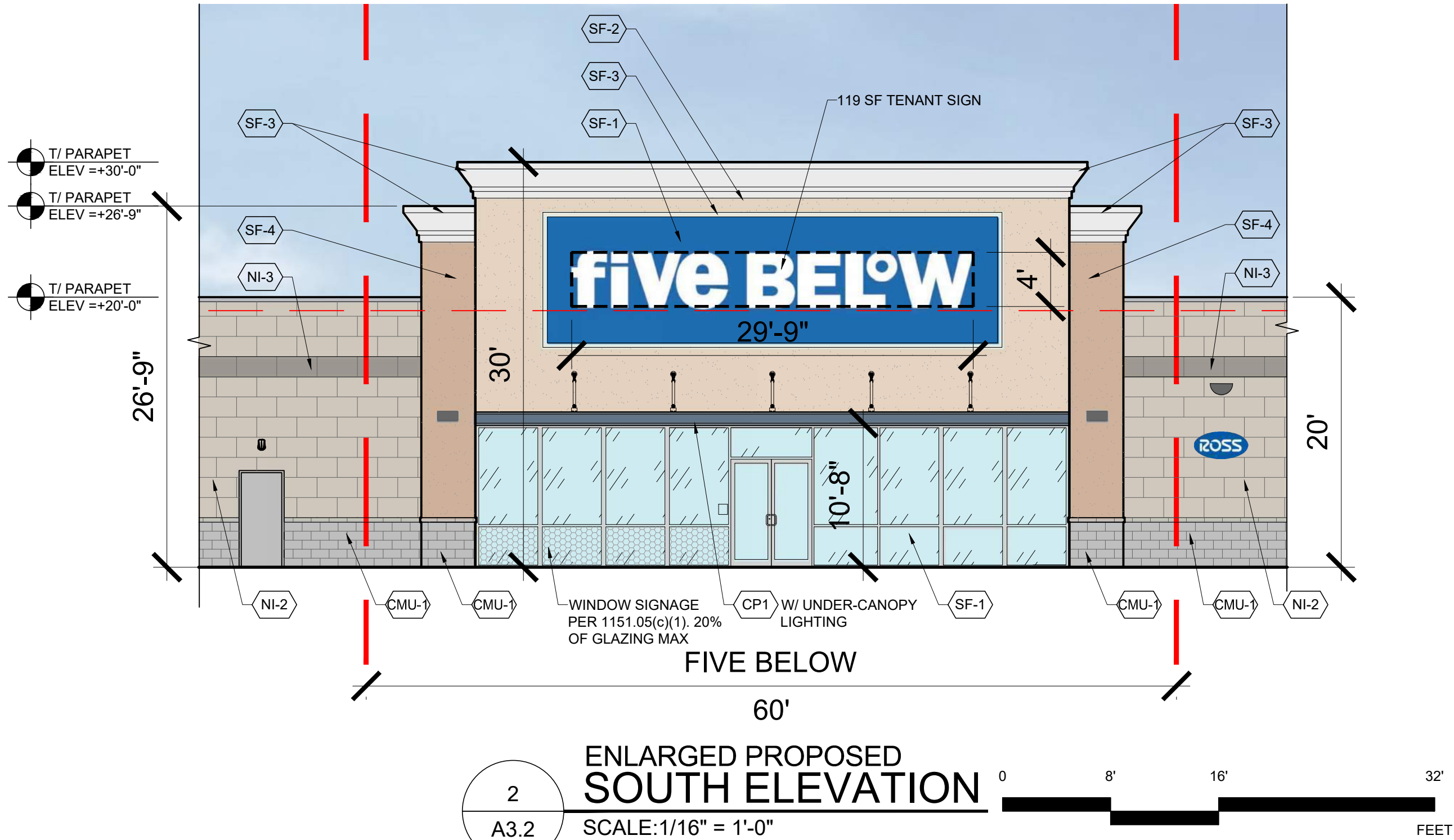
NUMBER	DESCRIPTION	DATE

DRAWING TITLE
**PRELIMINARY PLAN
BURLINGTON
ELEVATION**

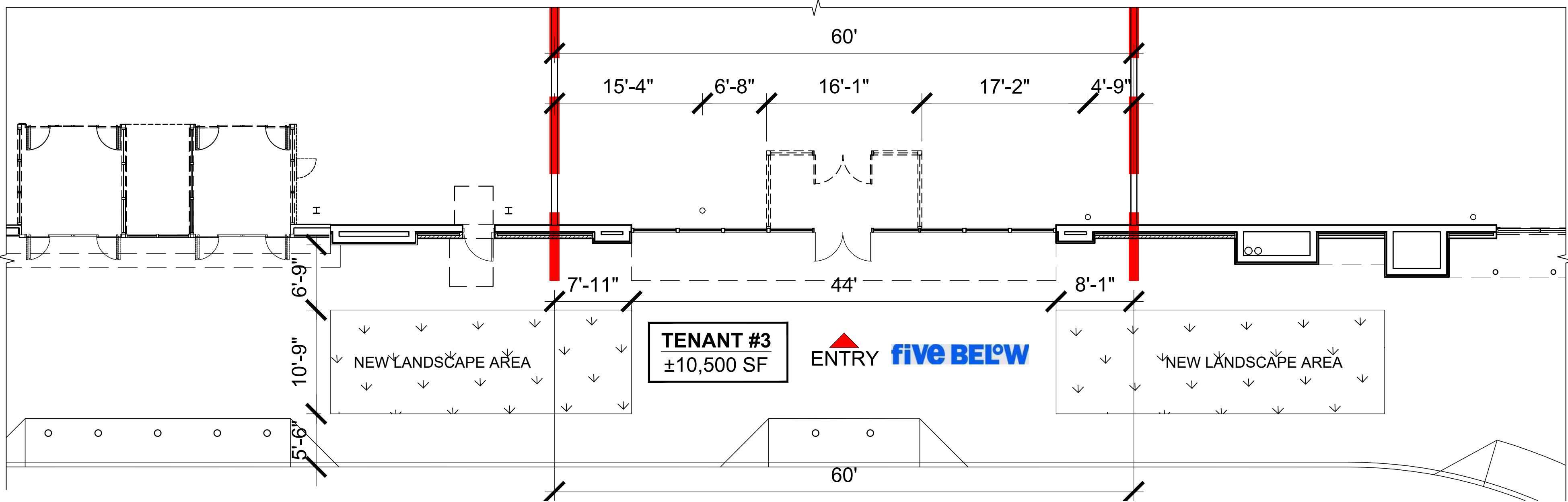
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CLC
SCALE
AS NOTED
ISSUE DATE
10-5-2023
JOB NUMBER
22-028
DRAWING NUMBER
A3.1



1
A3.2
PROPOSED OVERALL
SOUTH ELEVATION
SCALE: 1" = 40'-0"



2
A3.2
ENLARGED PROPOSED
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3
A3.2
PARTIAL
ENLARGED PLAN
SCALE: 1/16" = 1'-0"

ALLOWABLE SIGNAGE AREA:
1151.05(b)(4) 1 SF OF SIGNAGE PER 1 LINEAR FOOT OF FRONTAGE
1151.05(c)(3) +25% FOR EACH 50' SETBACK FROM THE ROAD, NOT TO EXCEED 200% OF THE MAX ALLOWABLE AREA. BUILDING IS > 450' FEET FROM ROAD, 200% AREA IS ALLOWED

FIVE BELOW FRONTAGE = 60 LF
MAX SIGN AREA = 120 SF
PROPOSED FIVE BELOW SIGN AREA = 119 SF

FINAL TENANT SIGN SIZE TO BE CONFIRMED WITH AHJ.
ELEVATIONS REQUIRE WILLOUGHBY HILLS ARB APPROVAL

MATERIAL KEY:

PROJECT
CHARDON BISHOP PLAZA
28301 CHARDON ROAD
WILLOUGHBY HILLS, OH 44092
CLIENT
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SEAL

NUMBER	DESCRIPTION	DATE

DRAWING TITLE
**PRELIMINARY PLAN
FIVE BELOW
ELEVATION**

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SCALE AS NOTED	
ISSUE DATE 10-5-2023	
JOB NUMBER 22-028	
DRAWING NUMBER	

A3.2



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DESCRIPTION				
NUMBER				

DRAWING TITLE
**PRELIMINARY PLAN
ROSS ELEVATION**

DRAWN BY CLC	CHECKED BY CLC
SCALE AS NOTED	
ISSUE DATE 10-5-2023	
JOB NUMBER 22-028	
DRAWING NUMBER	

A3.3



PROJECT
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28301 CHARDON ROAD
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NUMBER	DESCRIPTION	DATE

DRAWING TITLE
**PRELIMINARY PLAN
EXISTING CONDITIONS**

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SCALE N.T.S.	
ISSUE DATE 10-5-2023	
JOB NUMBER 22-028	
DRAWING NUMBER A4.0	



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NUMBER	DESCRIPTION	DATE

DRAWING TITLE
**PRELIMINARY PLAN
TENANT FACADE
CRITERIA**

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SCALE N.T.S.	
ISSUE DATE 10-5-2023	
JOB NUMBER 22-028	
DRAWING NUMBER A5.0	