



Nobility Court - City of Cleveland Heights Planning Commission Submission 04/10/23



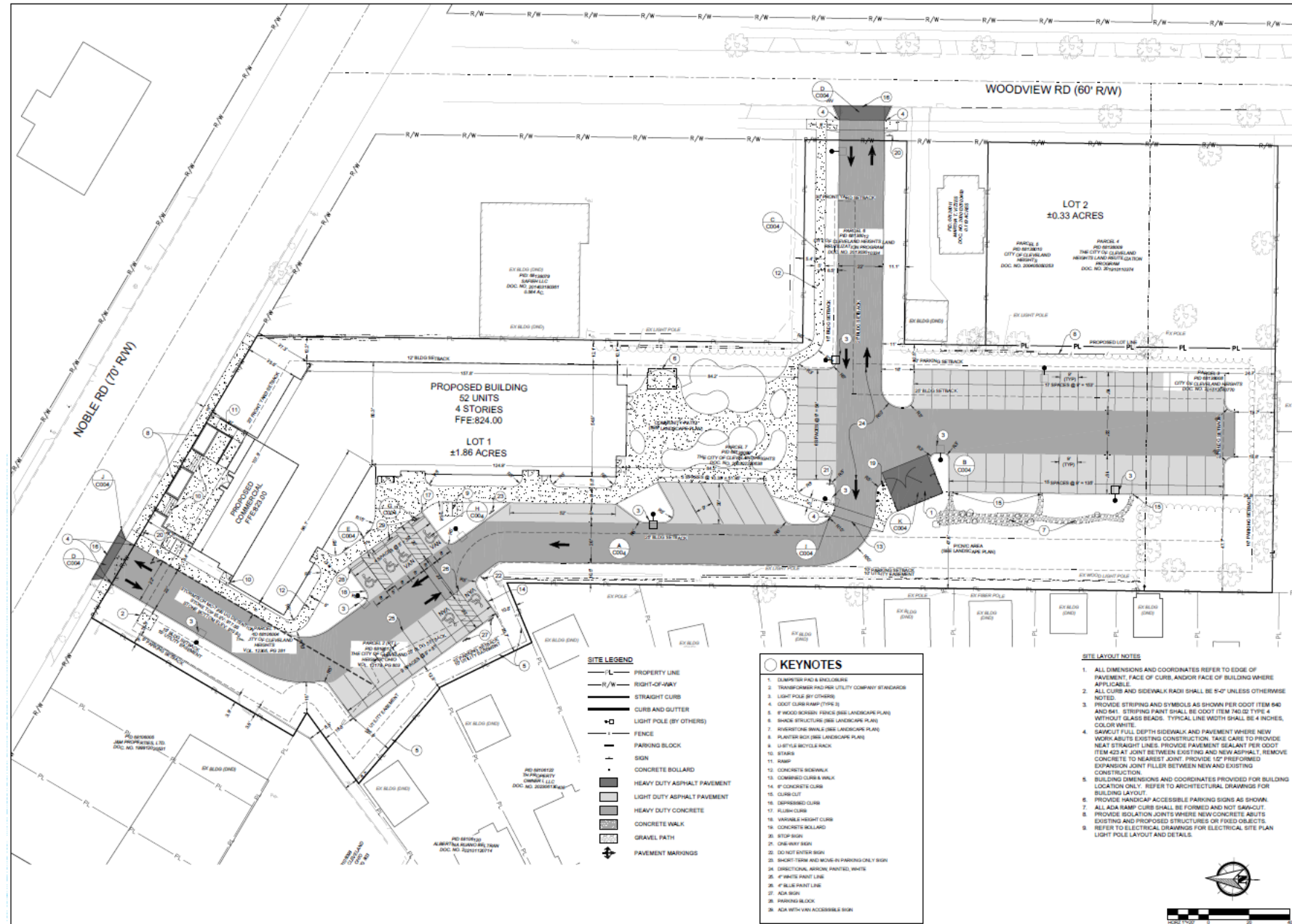
The Project Site

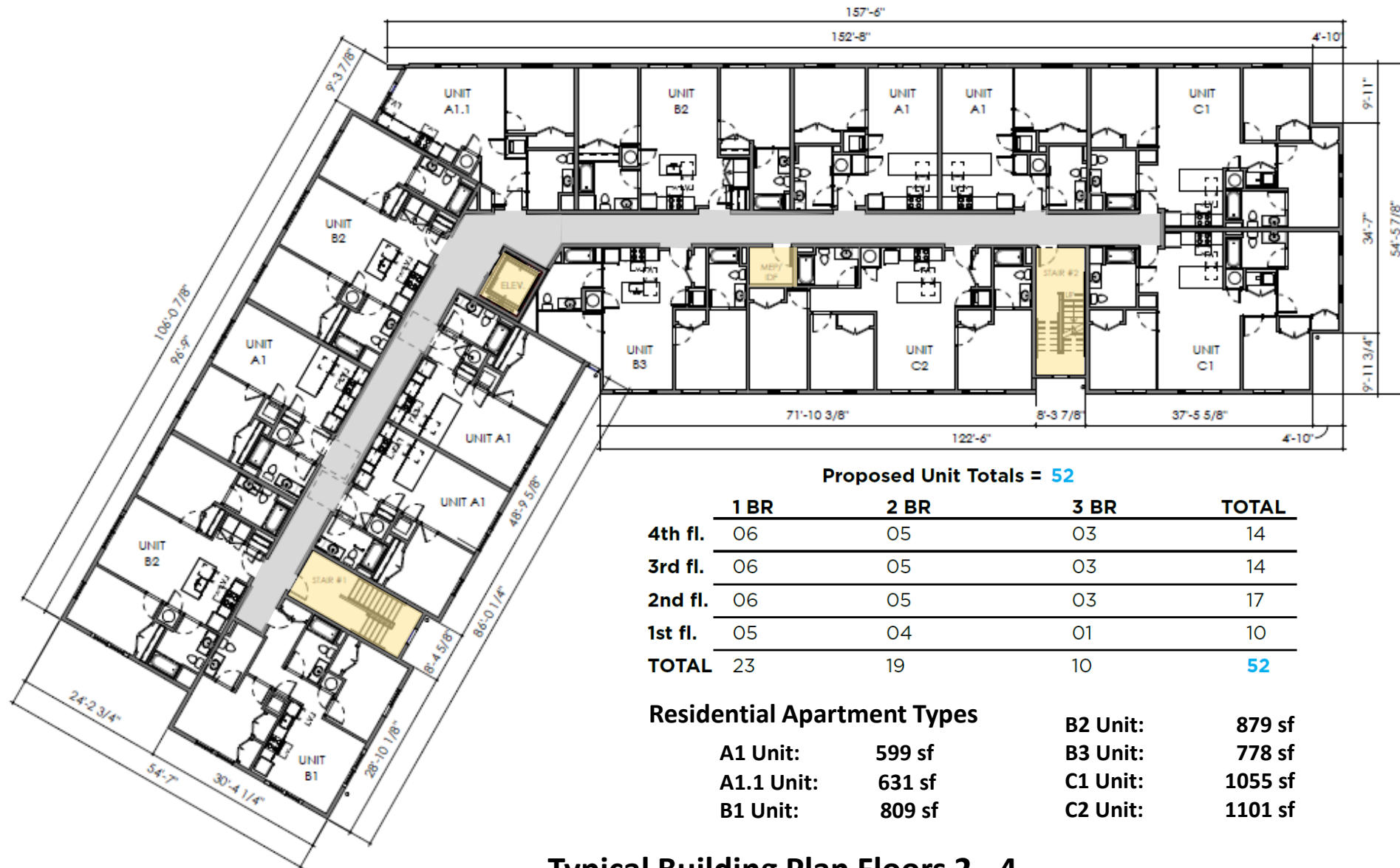
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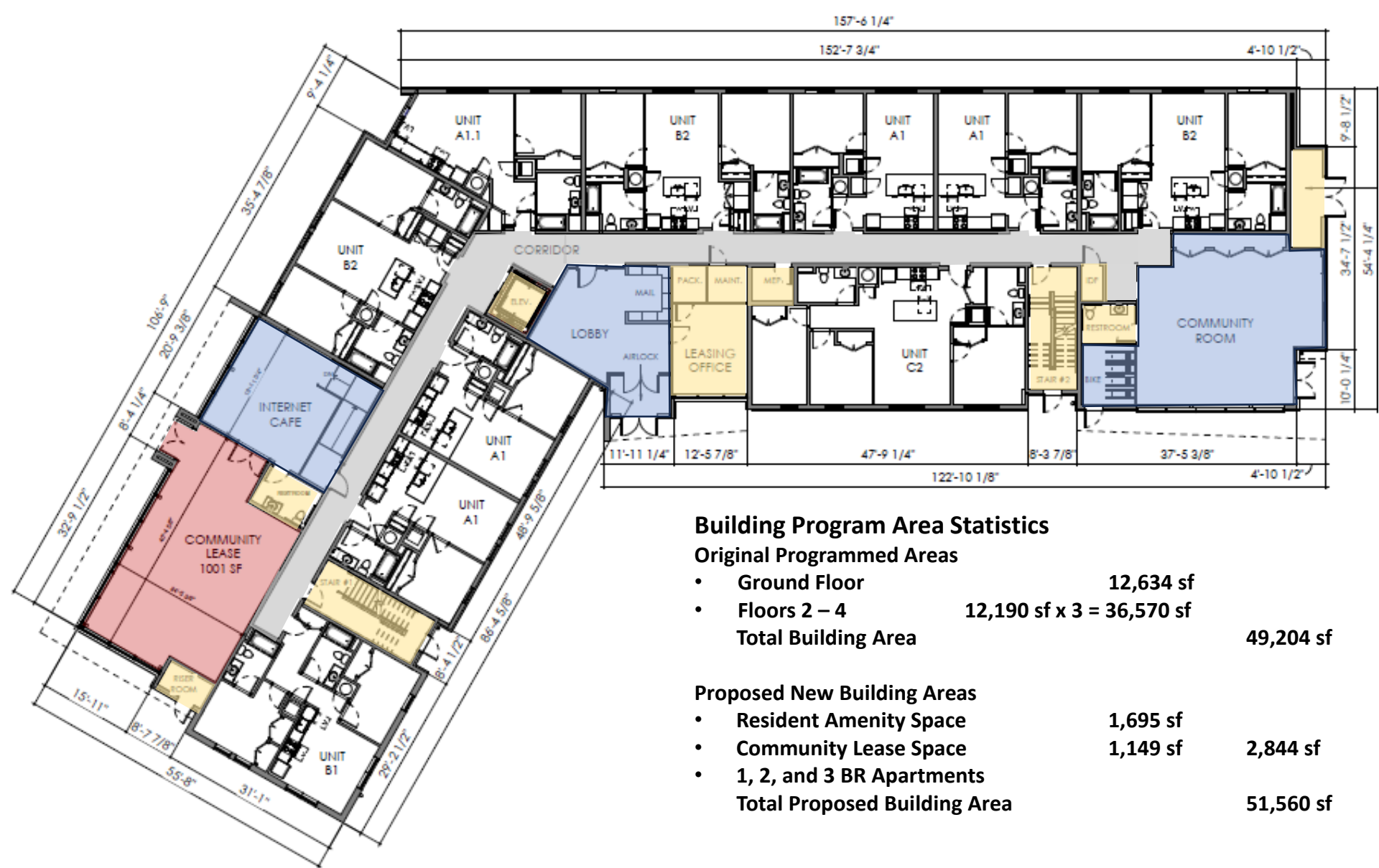
REVISION	DATE	BY	APPROVED

DATE	4/20/2024
DRAWN BY	E.H.
CHECKED BY	J.H.
ASB NUMBER	2203-01410





Typical Building Plan Floors 2 - 4



Ground Floor Building Plan

Nobility Court
City of Cleveland Heights



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CLEVELAND

VOLPE  **Urban Design**





Commercial Storefront at Drive

Nobility Court

City of Cleveland Heights





Facing Main Entrance
from Noble



New Building
at Entrance

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Looking North Along Noble

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View from Woodview Road



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View of building from Selwyn Road side yard facing convenience store



Looking South Toward Noble Terrace – Morning Sun



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Looking East Toward Entrance Court



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Sagiwall exterior polymer channeled siding – wood grain finish



Wolverine commercial vinyl siding – smooth lap
Open joint fiber cement panel - painted



Single hung grouped and individual vinyl windows with fiber cement inserts



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North Street Commercial Elevation



West Side Elevation along Noble



South Building Elevation



East Main Resident Entrance Elevation



South Building Elevation
facing Community Patio



West Building Elevation adjacent to Mini-Mart

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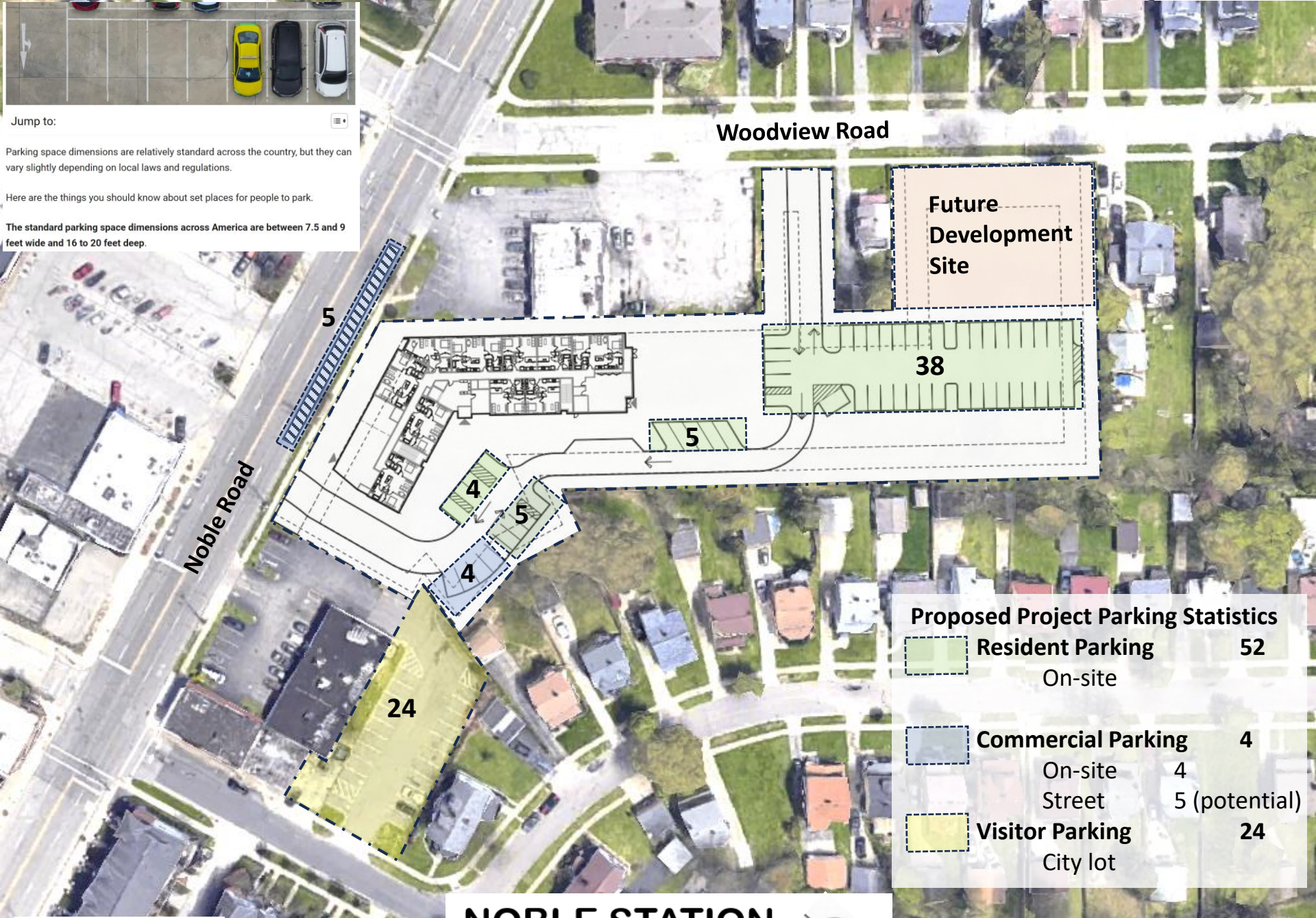


Jump to:

Parking space dimensions are relatively standard across the country, but they can vary slightly depending on local laws and regulations.

Here are the things you should know about set places for people to park.

The standard parking space dimensions across America are between 7.5 and 9 feet wide and 16 to 20 feet deep.



Proposed Project Parking Statistics		
<div></div>	Resident Parking	52
	On-site	
<div></div>	Commercial Parking	4
	On-site	4
	Street	5 (potential)
<div></div>	Visitor Parking	24
	City lot	

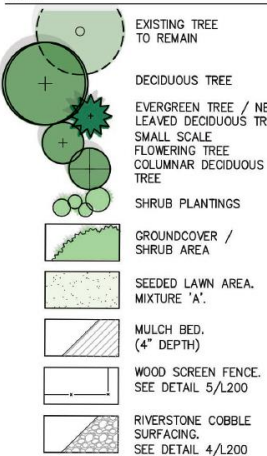
-
- WOODVIEW ROAD
- SEED DISTURBED AREAS, TYP.
- WOOD FENCE SEE DETAIL 4/L200
- EXTG. WALL TO REMAIN, TYP.
- PLACE 8" RADIUS MULCH RING FROM BASE OF EXTG. TREES IN LAWN AREAS. NO MULCH WITHIN 12" OF TRUNK, TYP.
- EXTG. CATALPA TREES ALONG EDGE TO REMAIN, SAVE & PROTECT, TYP.
- NOTE: TREE BE INSTALLED CONSTRUCTION TO REMAIN IN OF STEWART
- Photo Group 2**
- Photo Group 3**
- E**
- F1, F2**
- B**
- A1, A2**
- C**



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Design**

KEY

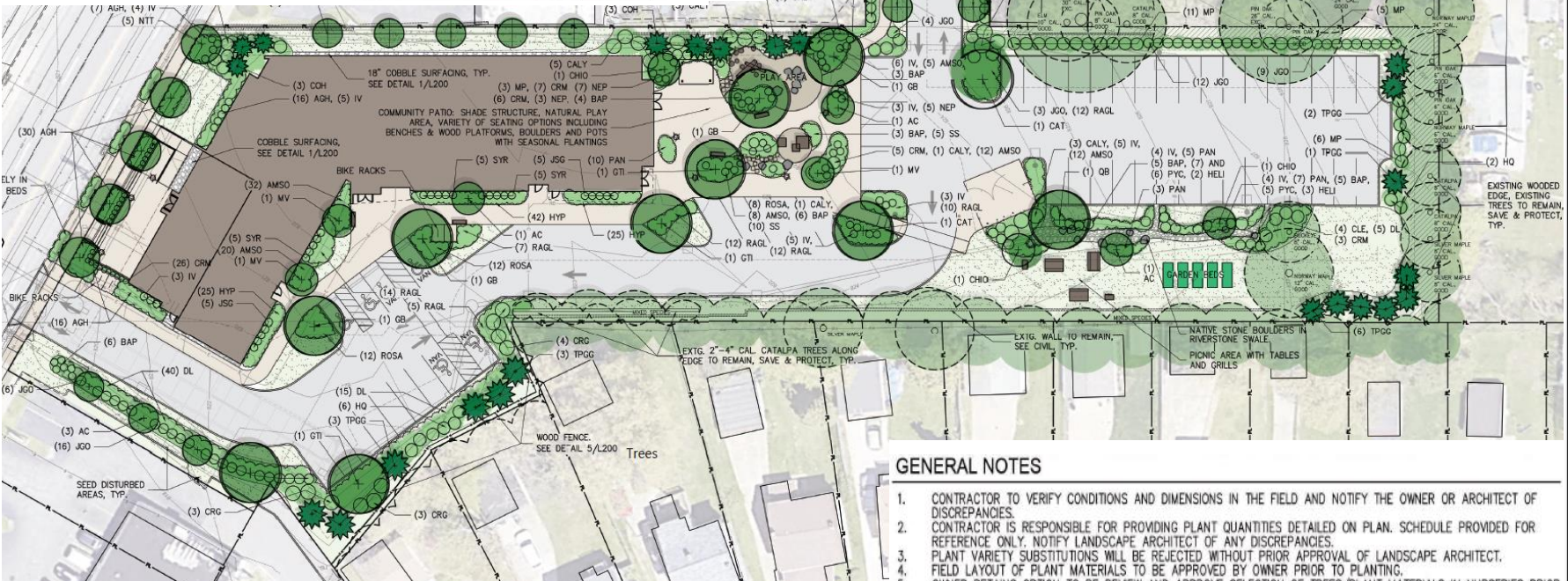


PLANT SCHEDULE

Key	Qty	Botanical / Common Name	Size	Cond.	Spacing	Native
Trees						
AC	6	Ametanthes x grandiflora / Autumn Brilliance Serviceberry	8' Clump	BBB	See Plan	Yes
CAT	3	Catalpa speciosa / Northern Catalpa	20" Cal.	BBB	See Plan	Yes
COH	8	Chamaecyparis 'Gracilis' / Hinoki False Cypress	8' HT.	BBB	See Plan	No
CHO	3	Chionanthus virginicus / White Fringetree	8' HT.	BBB	See Plan	Yes
GB	4	Ginkgo biloba / Ginkgo	20" Cal.	BBB	See Plan	No
GTI	3	Gleditsia triacanthos var. 'Inula' / Halls Honeylocust	20" Cal.	BBB	See Plan	Yes
LSS	15	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweetgum	20" Cal.	BBB	See Plan	Yes
MV	3	Magnolia virginiana / Sweetbay Magnolia	8' HT.	BBB	See Plan	Yes
NTT	5	Nyssa sylvatica 'Tupelo Tower' / Tupelo Tower Blackgum	20" Cal.	BBB	See Plan	Yes
OB	1	Quercus bicolor / Swamp White Oak	20" Cal.	BBB	See Plan	Yes
TPGG	15	Thuja plicata 'Green Giant' / Western Red Cedar	8' HT.	BBB	See Plan	Yes
Shrubs						
ASH	69	Aronia melanocarpa 'Ground Hog' / Ground Hog Chokeberry	15"	No. 3	3' O.C.	Yes
CALY	15	Calycanthus floridus / Sweetshrub	36"	No. 5	6' O.C.	Yes
CLE	14	Clethra alnifolia / Summersweet Clethra	30"	No. 5	4' O.C.	Yes
CRG	30	Cornus racemosa 'Geausa' / Geausa Gray Dogwood	36"	No. 5	5' O.C.	Yes
CRM	47	Cornus rostrata 'Moukougum' / Moukougum Gray Dogwood	36"	No. 3	4' O.C.	Yes
DL	60	Diervilla lonicera / Dwarf Bush Honeysuckle	18"	No. 3	3' O.C.	Yes
HQ	11	Hydrangea quercifolia / Oakleaf Hydrangea	30"	No. 5	5' O.C.	Yes
IV	34	Ilex vert. 'Shaner' / Jim Dandy / Winterberry	24"	BBB	3' O.C.	Yes
JSG	10	Juniperus chinensis 'Sea Green' / Medium Juniper	24"	No. 5	3' O.C.	No
JOO	50	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	30"	No. 5	4' O.C.	Yes
MP	25	Myrica pennsylvanica / Northern Bayberry	30"	No. 5	4' O.C.	Yes
RAGL	72	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18"	No. 3	3' O.C.	Yes
ROSA	40	Rosa 'Woodstock' / Red Knockout Rose	18"	No. 3	3' O.C.	No
SYR	15	Syringa meyeri 'Palibin' / Palibin Lilac	24"	No. 5	4' O.C.	No
Perennials and Grasses						
AMSD	89	Amorpha tobacconensis var. 'sacchalis' / Eastern Blue Star	Clump	No. 2	24" O.C.	Yes
AND	7	Andropogon gerardii / Big Bluestem	Clump	No. 2	3' O.C.	Yes
BAP	32	Baptisia australis 'Twilight Prairiesblue' / Twilight Prairiesblue False Indigo	Clump	No. 2	3' O.C.	Yes
ELY	8	Elymus arenarius 'Blue Dune' / Blue Dune Lyme Grass	Clump	No. 2	30" O.C.	No
HELI	5	Helianthus grosseserratus / Sawtooth Sunflower	Clump	No. 2	4' O.C.	Yes
HYP	92	Hypericum calycinum / St. Johnswort	Clump	No. 2	24" O.C.	No
NEP	15	Neperata 'Walker's Low' / Walkers Low Catmint	Clump	No. 2	24" O.C.	No
PAN	47	Panicum virgatum 'Prairie Sky' / Prairie Sky Switchgrass	Clump	No. 2	4' O.C.	Yes
PYC	11	Pycnanthemum tenuifolium / Narrowleaf Mountain Mint	Clump	No. 2	24" O.C.	Yes
SS	15	Schizanthus scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	Clump	No. 2	24" O.C.	Yes

Note: Plants denoted as Native are USDA Native Status: Lower 48 true species or selected hybrids

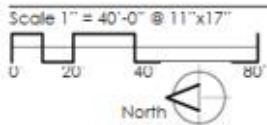
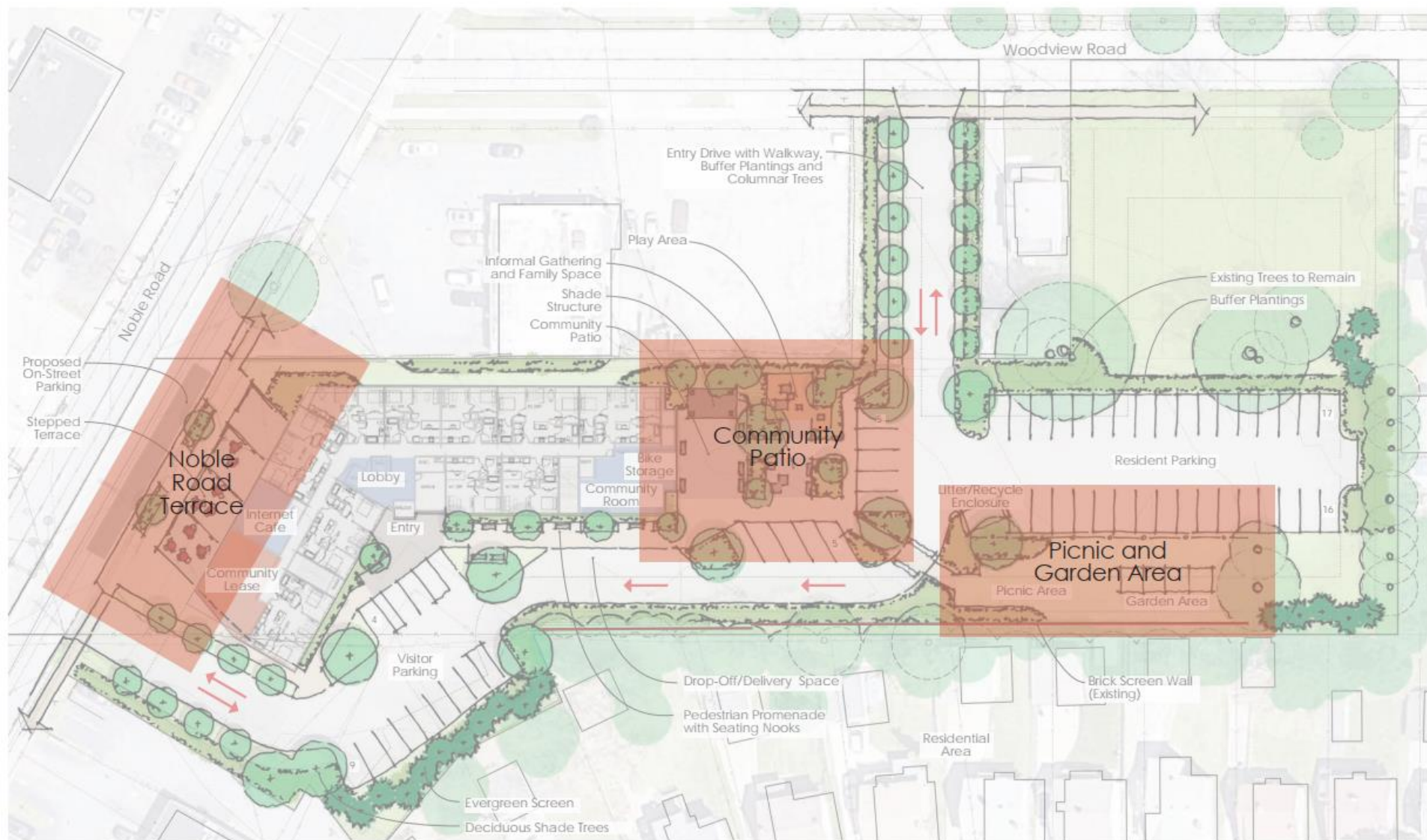
WOODVIEW ROAD



GENERAL NOTES

- CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD AND NOTIFY THE OWNER OR ARCHITECT OF DISCREPANCIES.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES DETAILED ON PLAN. SCHEDULE PROVIDED FOR REFERENCE ONLY. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- PLANT VARIETY SUBSTITUTIONS WILL BE REJECTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT. FIELD LAYOUT OF PLANT MATERIALS TO BE APPROVED BY OWNER PRIOR TO PLANTING.
- OWNER RETAINS OPTION TO BE REVIEW AND APPROVE SELECTION OF TREES/PLANT MATERIALS IN NURSERIES PRIOR TO DELIVERY TO SITE. COORDINATE WITH OWNER.
- ALL PLANTINGS TO BE LABELED FOR INSPECTION.
- ALL PLANTINGS TO BE GROWN AND SOURCED FROM NURSERIES LOCATED IN THE NORTHEAST OHIO ECO-REGION. PROVIDE DOCUMENTATION TO VERIFY SOURCE.
- PROVIDE MINIMUM 12" PREMIUM PLANTING MIX (1/2 TOPSOIL, 1/4 SAND, 1/4 COMPOST) IN NEW PLANTING BEDS. PLACE 4" TOPSOIL IN NEW AND/OR DISTURBED SEEDING GRASS/LAWN AREAS. EXISTING AND IMPORT MATERIAL SHALL MEET THE SPECIFICATIONS OF THE CONTRACT.
- BUILD UP PLANTING BEDS 6" ABOVE CURBS/LAWN AREAS.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANTINGS AND LAWN AREAS THROUGHOUT MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE BY OWNER.
- PROVIDE 6" DIAMETER MULCH RING AROUND NEW TREES IN LAWN AREAS. DO NOT MOUND AGAINST TRUNK. SEE PLANTING DETAILS, SPECIFICATION AND SCHEDULE OF SEED MIXTURES, SHEET L200.
- SEE SHEET TP100 FOR TREE PROTECTION DETAILS AND SPECIFICATIONS.

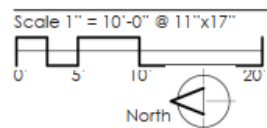




Feature Areas

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Enlarged Plan at Community Patio - Option B

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Informal Play - Native Stone Boulders and Climbing Logs



Log Steps



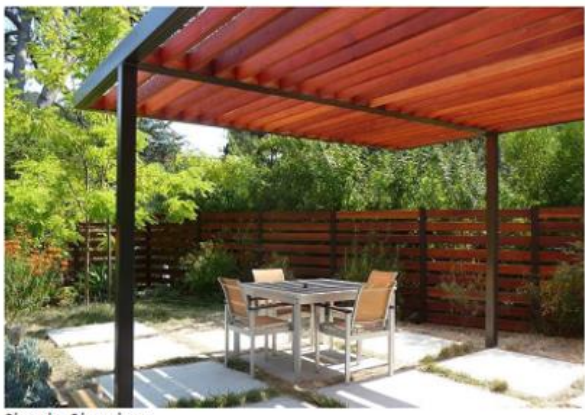
Stepping Stones



Platform Seating / Hangout Space



Raised Planter



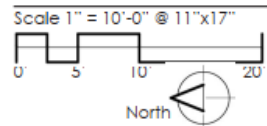
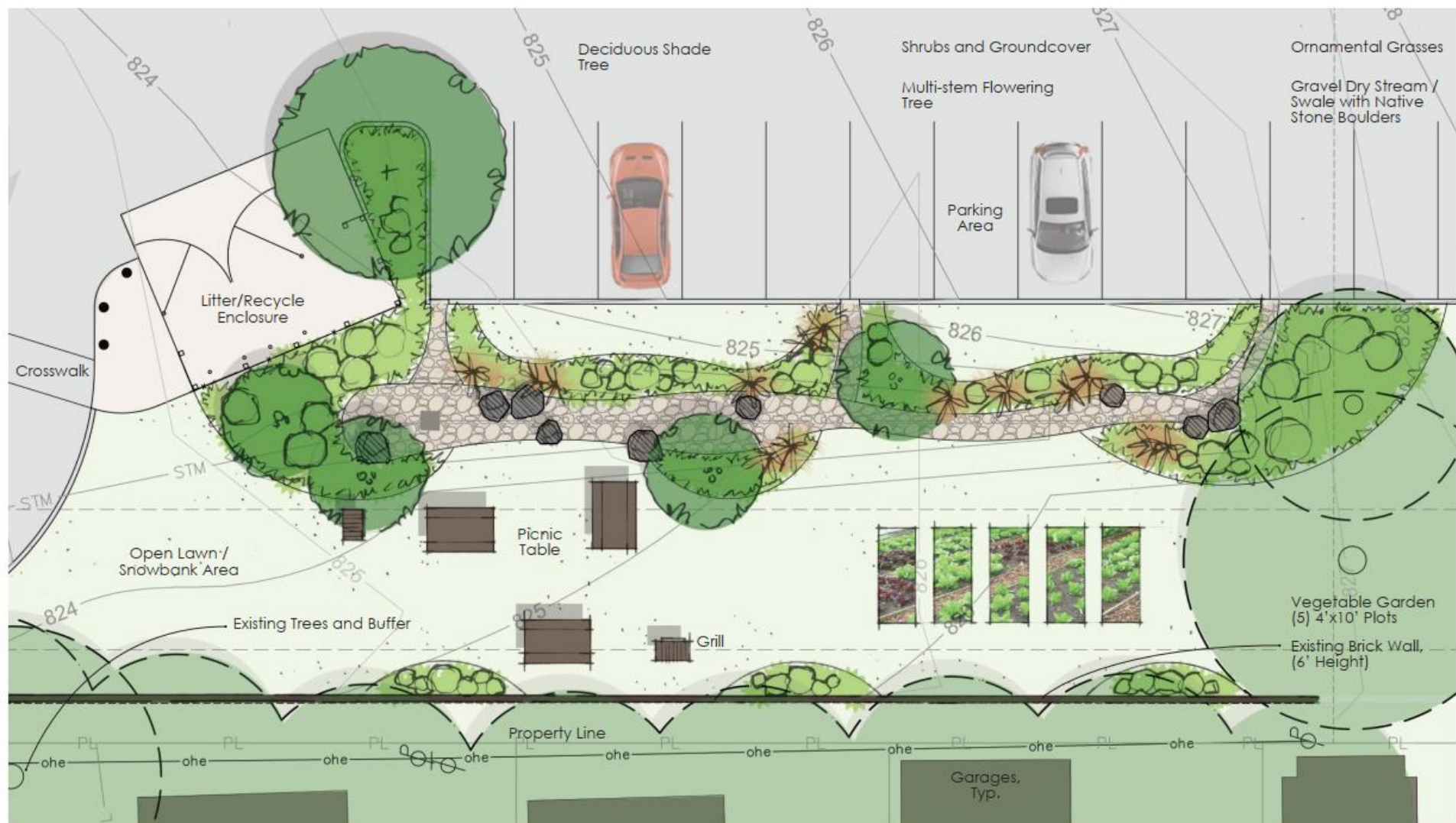
Shade Structure



Community Patio - Option B - Features

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Picnic and Garden Area

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Picnic Tables



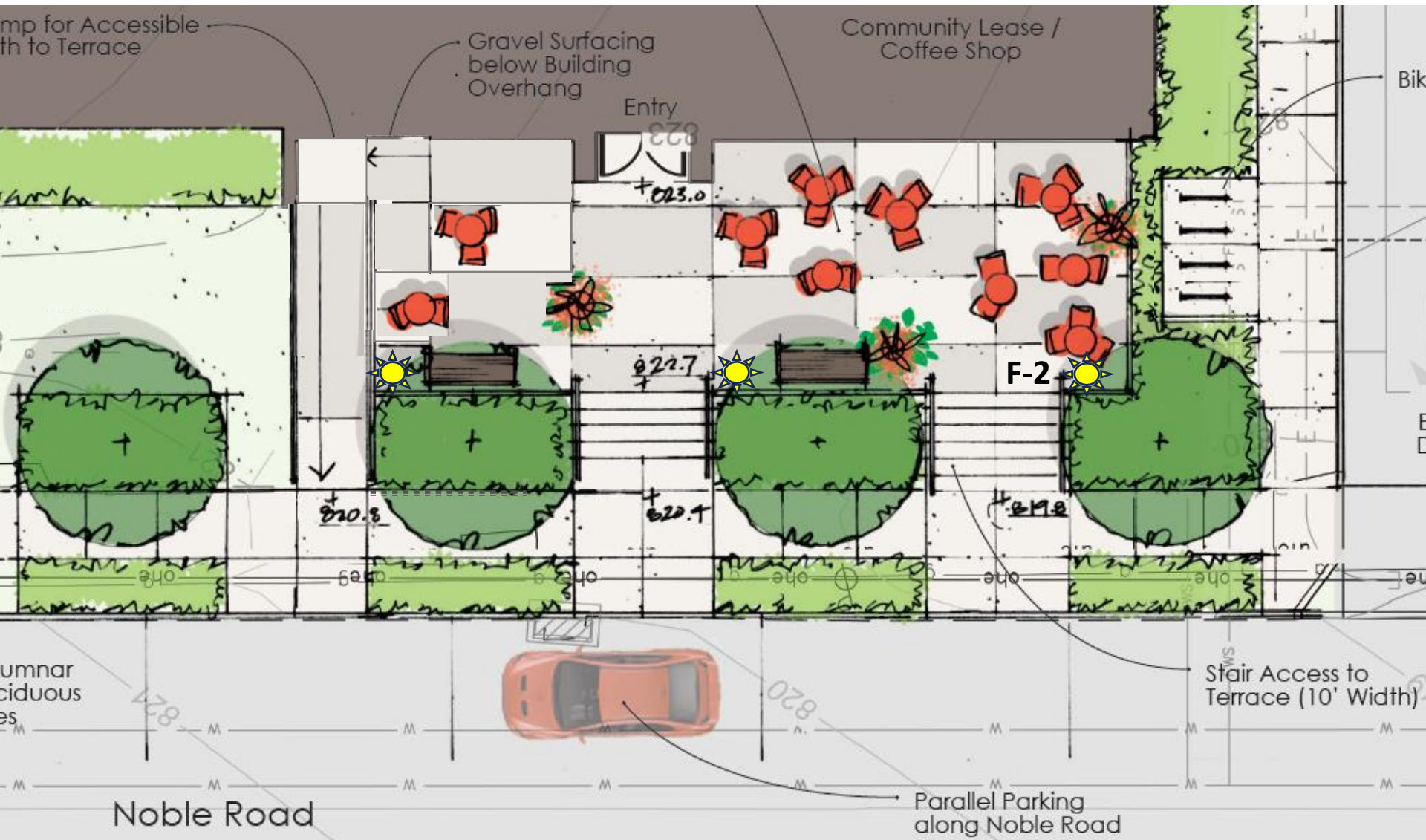
Gravel Dry Stream / Swale with Native Stone Boulders



Outdoor Grill



Vegetable Garden



Enlarged Plan at Noble Road Terrace



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Community Terrace Architectural Lighting

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Noble Road Streetscape – Evening Sun



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