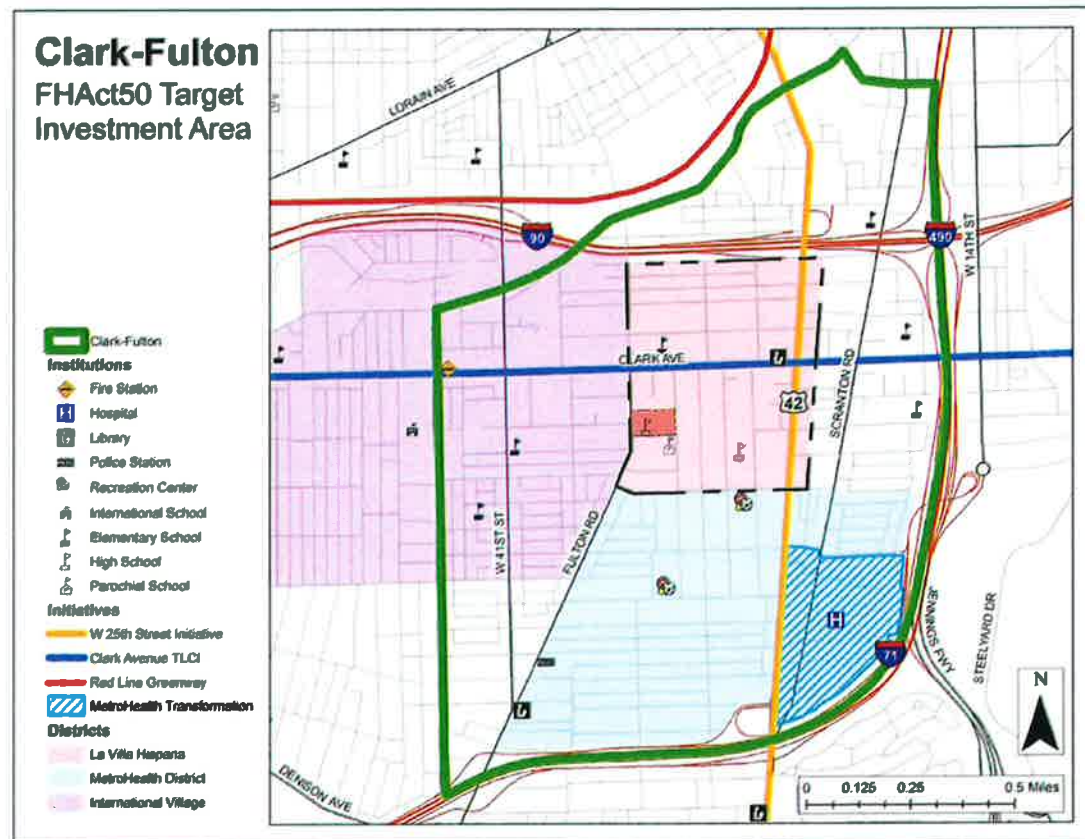
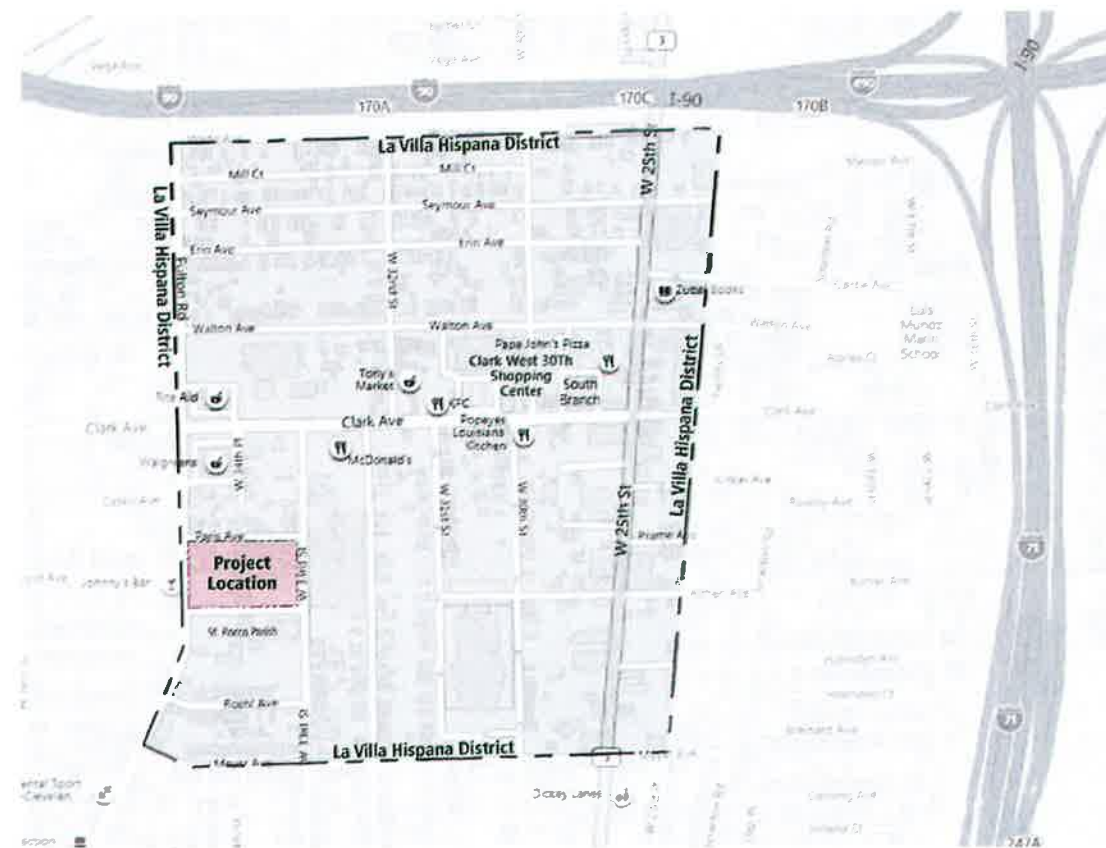
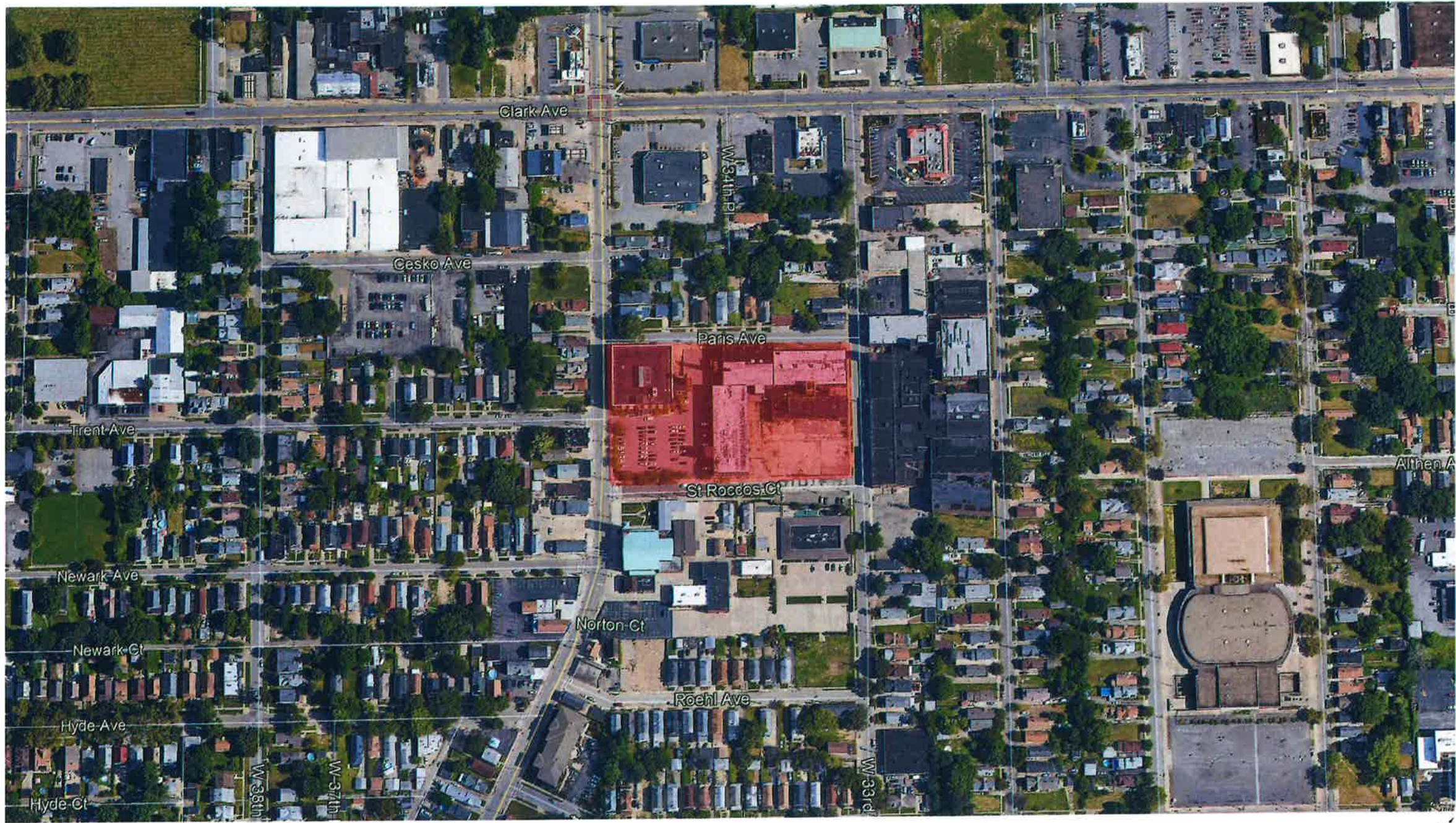




Clark-Fulton FHAct50 Target Investment Area



Site Location Map



1 SITE PLAN
1/8" = 1' 0"



Northern Ohio Blanket Mills Block Masterplan
Cleveland, Ohio

Site Context Plan



August 14, 2019



Northern Ohio Blanket Mills

Cleveland, Ohio

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3D Aerial View Looking North

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ARCHITECTURE • INTERIORS • URBAN DESIGN



Northern Ohio Blanket Mills

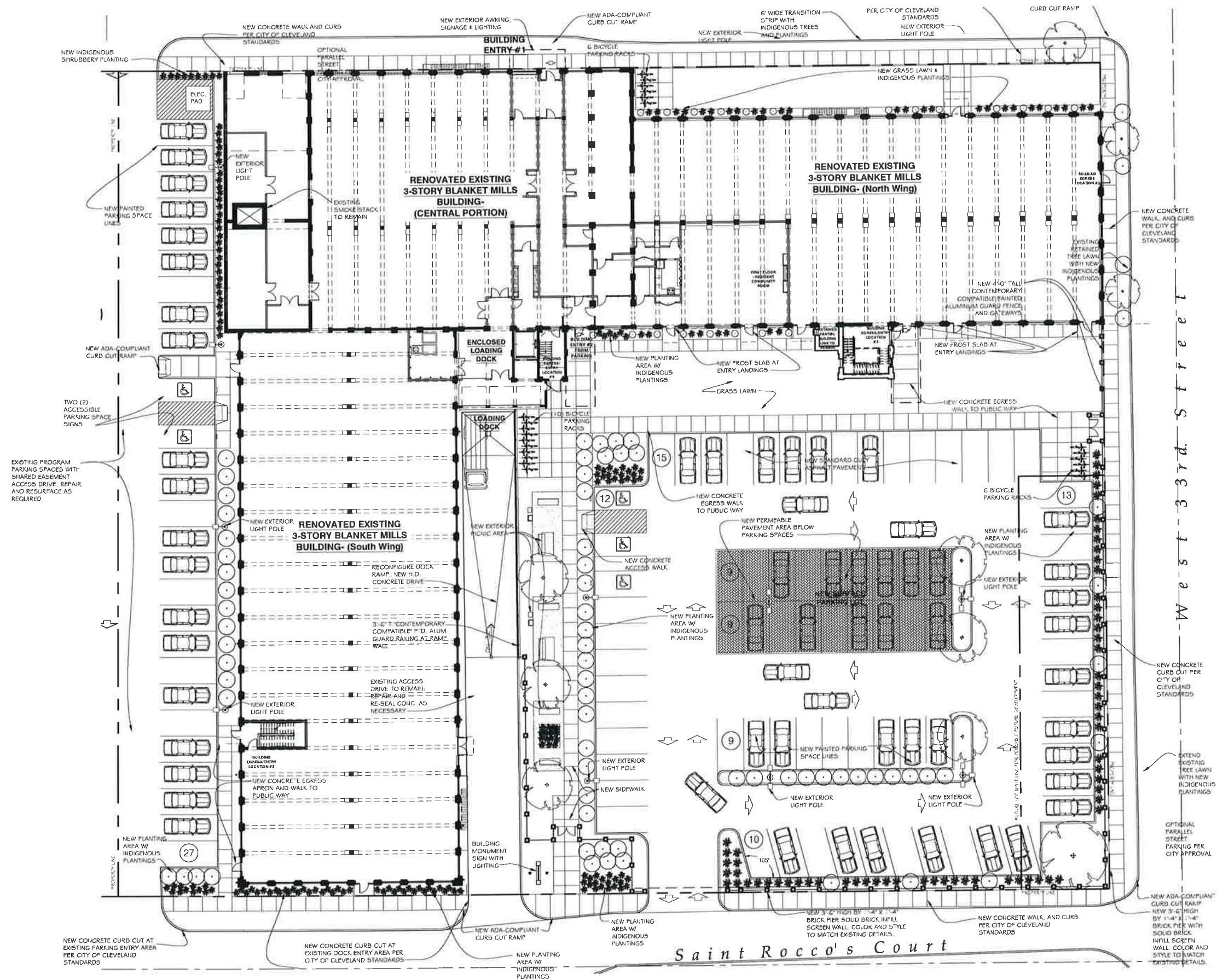
Cleveland, Ohio

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3D View At Paris and West 33rd Street

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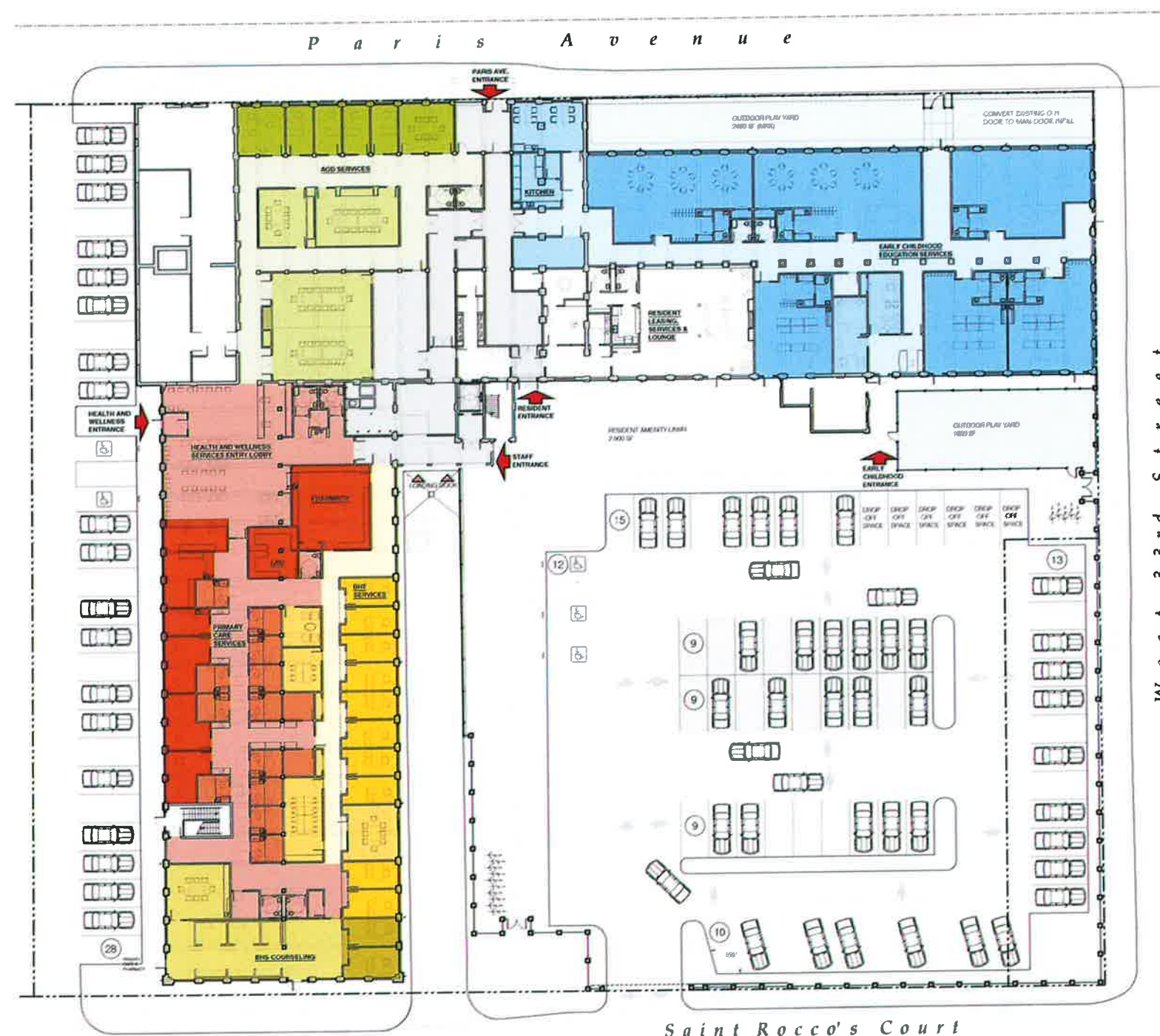


Zoning: Blanket Mills Parking Requirement:		125 Spaces Required
First Floor Commercial Use: 31,500 SF / 500 SF	= 63 Spaces	
First Floor Residential Use: 2 Staff (Manager, Maint)	= 2 Spaces	
Total Apartments: 60 Apartments	= 60 Spaces	
Zoning: Lin Omni Parking Requirement:		33 Spaces Required (56 Existing On Site)
Lin Omni Parking Requirement w/ Urban Form Overlay Reduction:		
(4 Floors * 16,332 SF / 500 SF) * 25% = 33 Spaces		
Additional Lin Omni Parking Available for Blanket Mills Use: 23 Spaces		
Proposed Zoning Compliance:		126 SPACES (> 125 REQUIRED SPACES)
Total On Site Parking Provided:	103 Spaces	
Total Adjacent Surface Lot Available:	23 Spaces	

Northern Ohio Blanket Mills Apartments Cleveland, Ohio

Site Plan

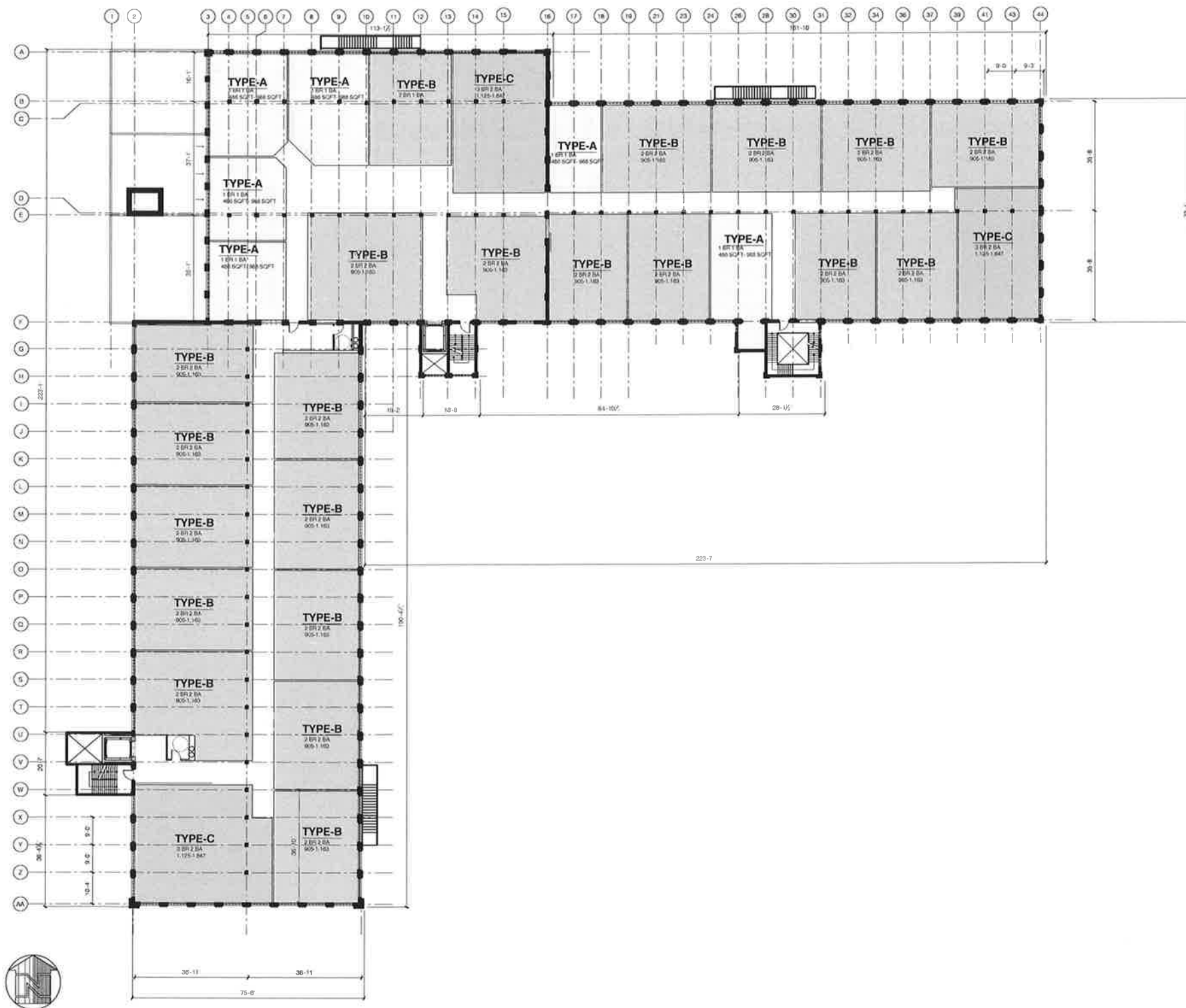
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Site Plan

Scale: 1/16" = 1' - 0"

NOTES:
PARKING SPACES: 100 Spaces



First Floor Gross:	39,745 sq. ft.
Leasable Commercial:	35,775 sq. ft.
Residential:	1,450 sq. ft.
CAM Area:	2,520 sq. ft.

Second Floor Gross:	36,939 sq. ft.
Leasable:	26,336 sq. ft.
Programmable:	1,383 sq. ft.

Third Floor Gross:	36,939 sq. ft.
Leasable:	26,336 sq. ft.
Programmable:	1,383 sq. ft.

Gross Building Area:	113,623 sq. ft.
Total Commercial Lease Area:	35,775 sq. ft.
Total Residential Lease Area:	56,888 sq. ft.
Total CAM Area:	20,960 sq. ft.

Typical Apartment Unit Sq. Ft.

Type A - 1 Bedroom Apartment	486 - 986 Sq. Ft.
1 Bedroom - Family Development (25% Max)	
1st Floor	-
2nd Floor	6
3rd Floor	6
Total:	12 (20%)

Type B - 2 Bedroom Apartment	908 - 1163 Sq. Ft.
2 Bedroom - Family Development	
1st Floor	-
2nd Floor	21
3rd Floor	21
Total:	42 (70%)

Type C - 3 Bedroom Apartment	1125-1647 Sq. Ft.
3 Bedroom - Family Development (5% Min)	
1st Floor	-
2nd Floor	3
3rd Floor	3
Total:	6 (10%)

Total Unit Count:	60 Units
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Northern Ohio Blanket Mills Historic Renovation

Cleveland, Ohio

Second Level Floor Plan

Scale: $\frac{1}{16}" = 1'-0"$



First Floor Gross:	39,745 sq. ft.
Leaseable Commercial:	35,775 sq. ft.
Residential:	1,450 sq. ft.
CAM Area:	2,520 sq. ft.

Second Floor Gross:	36,939 sq. ft.
Leaseable:	26,336 sq. ft.
Programmable:	1,383 sq. ft.

Third Floor Gross:	36,939 sq. ft.
Leaseable:	26,336 sq. ft.
Programmable:	1,383 sq. ft.

Gross Building Area:	113,623 sq. ft.
Total Commercial Lease Area:	35,775 sq. ft.
Total Residential Lease Area:	56,888 sq. ft.
Total CAM Area:	30,960 sq. ft.

Typical Apartment Unit Sq. Ft.

Type A - 1 Bedroom Apartment	486 - 986 Sq. Ft.
1 Bedroom - Family Development (25% Max)	
1st Floor	6
2nd Floor	6
3rd Floor	6
Total:	12 (20%)

Type B - 2 Bedroom Apartment	908 - 1163 Sq. Ft.
2 Bedroom - Family Development	
1st Floor	-
2nd Floor	21
3rd Floor	21
Total:	42 (70%)

Type C - 3 Bedroom Apartment	1,125 - 1,647 Sq. Ft.
3 Bedroom - Family Development (5% Min)	
1st Floor	3
2nd Floor	3
3rd Floor	3
Total:	6 (10%)

Total Unit Count:	60 Units
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Northern Ohio Blanket Mills Historic Renovation

Cleveland, Ohio

Thrid Level Floor Plan

Scale: $\frac{1}{16}" = 1'-0"$