Cleveland City Planning Commission

Friday, January 21, 2022

****PLEASE MUTE YOUR MICROPHONE****

Lillian Kuri, Commission Chair

Marka Fields, Interim Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

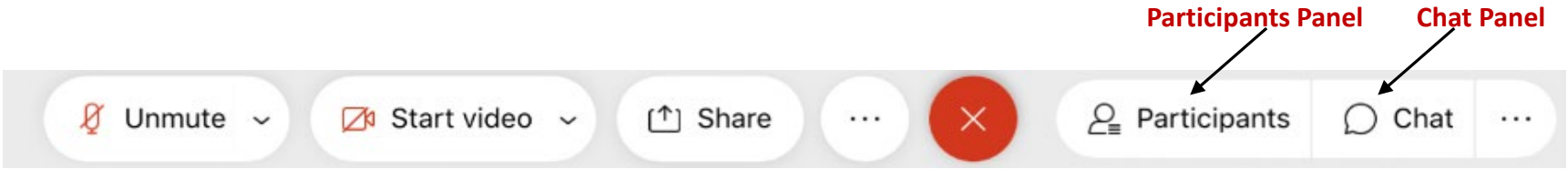
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAS THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK. WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING *6



Cleveland City Planning Commission

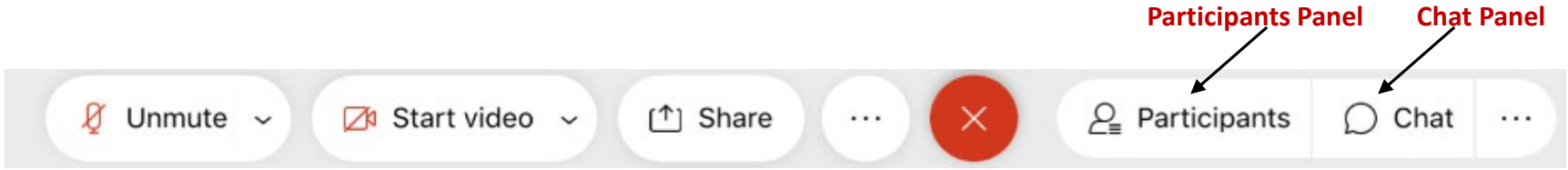
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER VIA OUR WEBSITE AND EMAIL HAVE BEEN CONSIDERED.

WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER.



January 21, 2022

Cleveland City Planning Commission

Call to Order and Roll Call

January 21, 2022

Cleveland City Planning Commission

Nomination of New Planning Director

January 21, 2022

Cleveland City Planning Commission

Lot Consolidation / Splits

December 21, 2021

Lot Consolidation / Split

January 21, 2021

For PPN# 004-19-124

Project Address: 2321 West 5th Street

Project Representative: Andrew Gotlieb, Keystate Homes

Public Hearing

Calendar No. 21-184: **2312 West 5th Street Back** **Ward 3**

HISTORY OF THE PROPERTY

Calendar No. 21-184: **2312 West 5th Street Back** **Ward 3**

LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the minimum lot area, minimum lot width, maximum gross floor area, front yard, rear yard, and side yard requirements of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

Please note that Section 329.04(c) may limit the Board's ability to grant the requested front yard setback variance.

Calendar No. 21-184: **2312 West 5th Street Back** **Ward 3**

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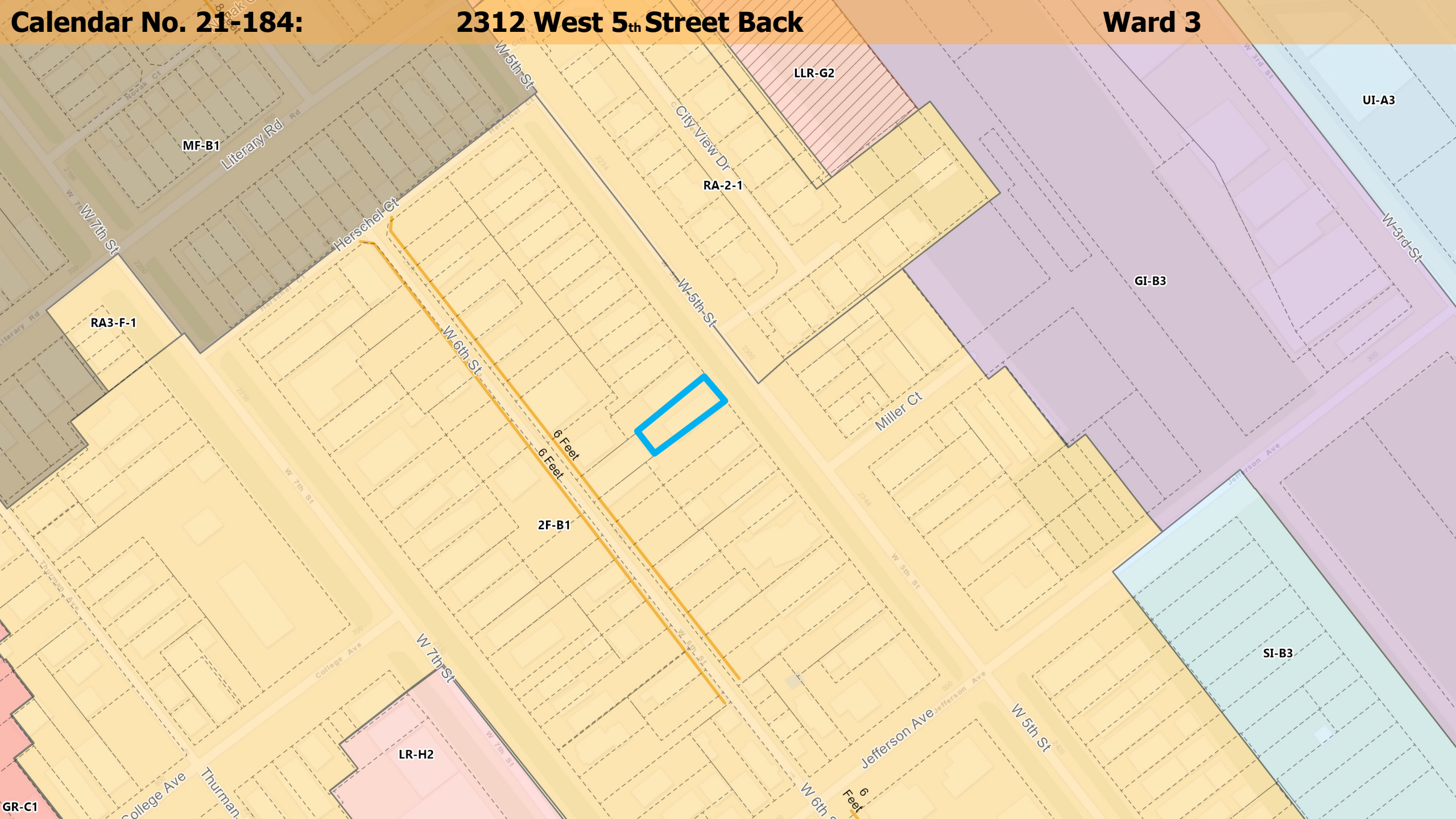
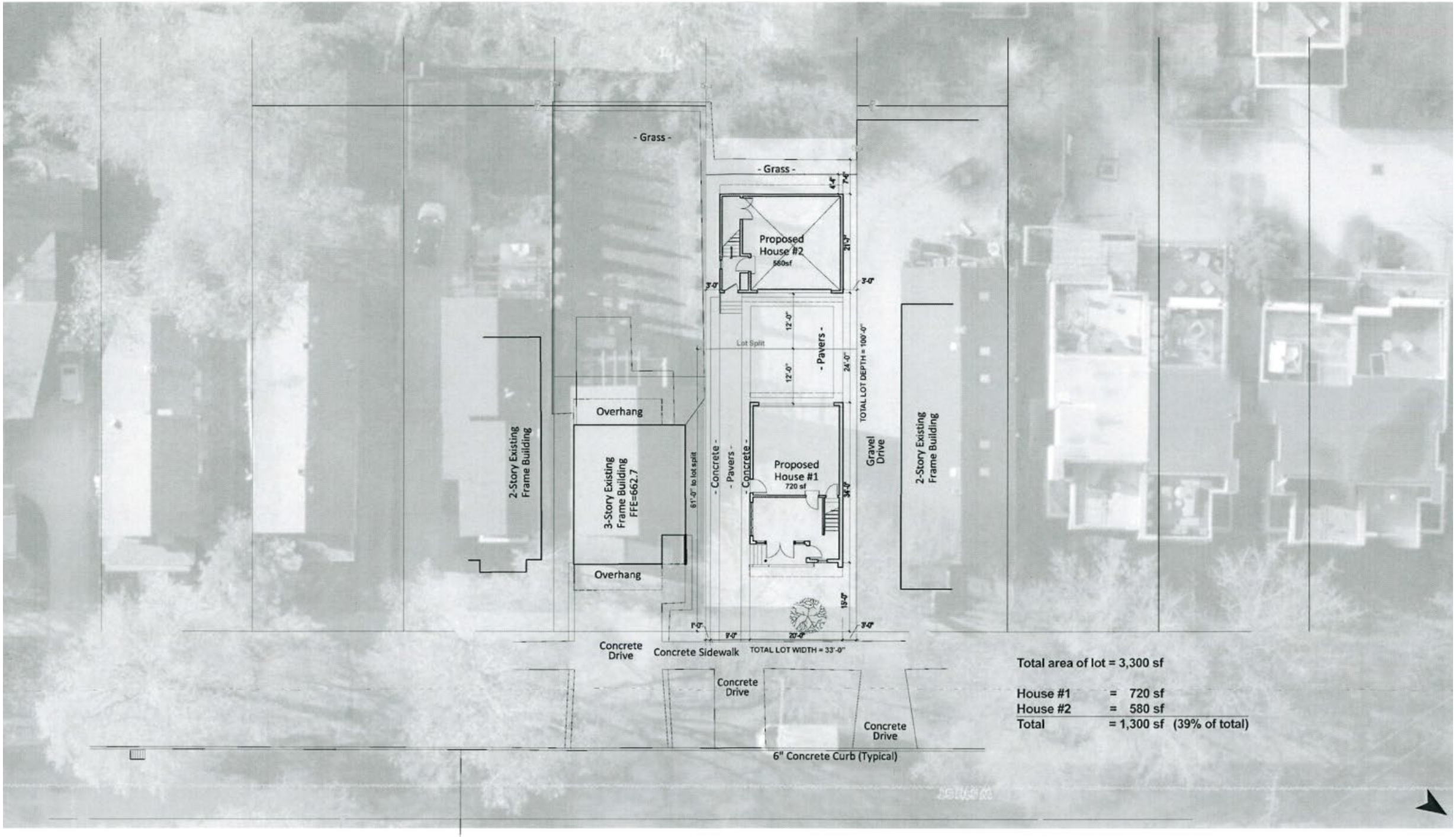
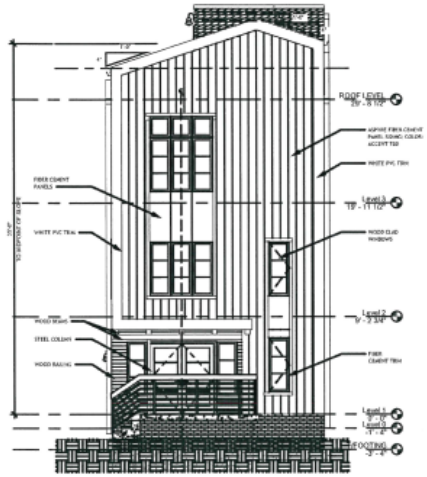


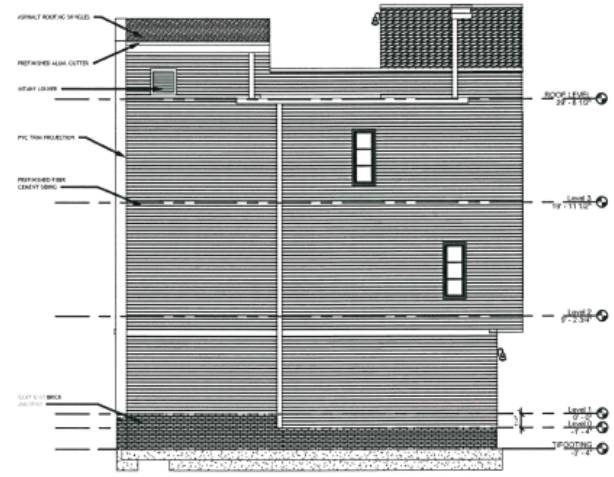


Total area of lot = 3,300 sf

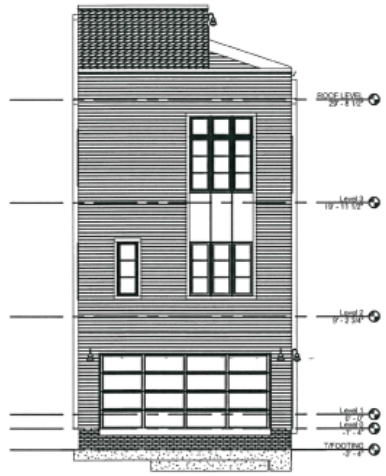
House #1	= 720 sf	
House #2	= 580 sf	
Total	= 1,300 sf	(39% of total)



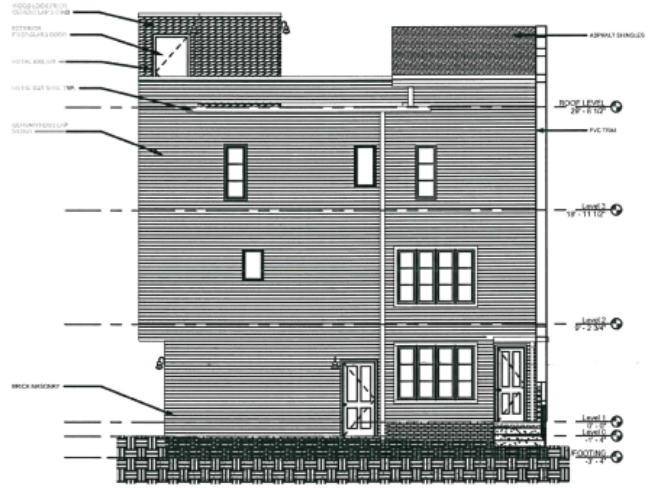
1 A1.2b
2-CAR UNIT
FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 A1.2b
2-CAR UNIT
RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

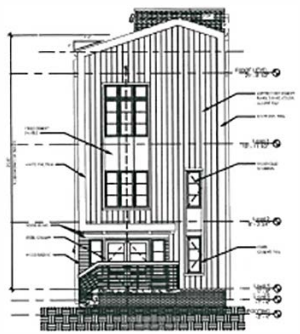


3 A1.2b
2-CAR UNIT
REAR ELEVATION
SCALE: 1/8"=1'-0"

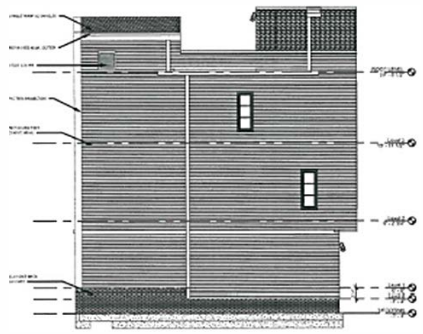


4 A1.2b
2-CAR UNIT
LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

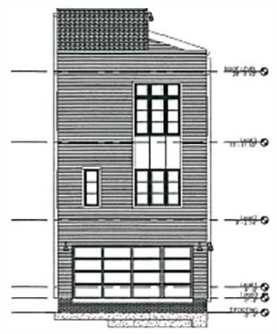
SCALE 1" = 20'



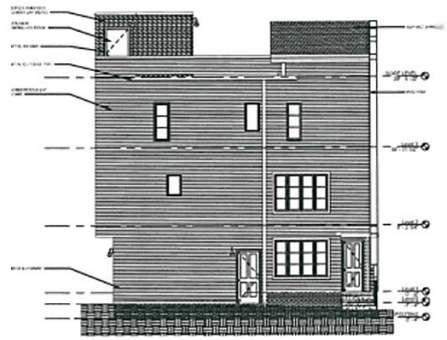
1 A1.2b — 2-CAR UNIT FRONT ELEVATION — SCALE: 1/8"=1'-0"



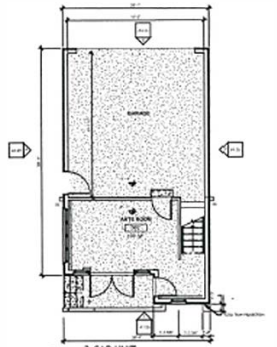
2 A1.2b — 2-CAR UNIT RIGHT SIDE ELEVATION — SCALE: 1/8"=1'-0"



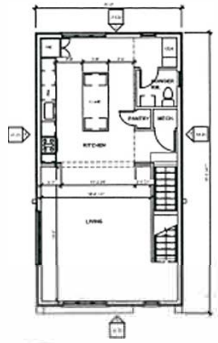
3 A1.2b — 2-CAR UNIT REAR ELEVATION — SCALE: 1/8"=1'-0"



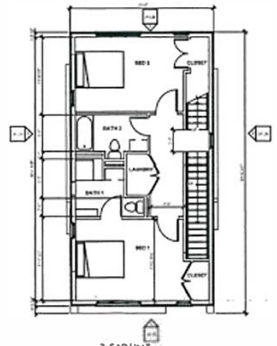
4 A1.2b — 2-CAR UNIT LEFT SIDE ELEVATION — SCALE: 1/8"=1'-0"



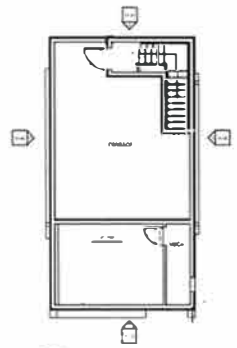
A A1.2b — 2-CAR UNIT FIRST FLOOR PLAN — SCALE: 1/8"=1'-0"



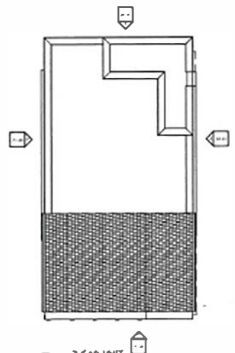
B A1.2b — 2-CAR UNIT SECOND FLOOR PLAN — SCALE: 1/8"=1'-0"



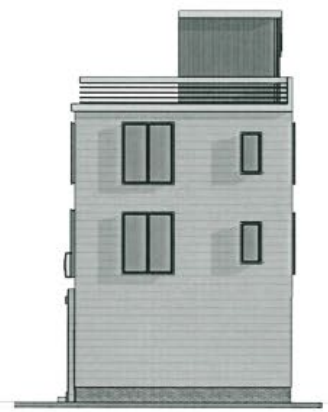
C A1.2b — 2-CAR UNIT THIRD FLOOR PLAN — LE: 1/8"=1'-0"



D A1.2b — 2-CAR UNIT ROOF LEVEL FLOOR PLAN — SCALE: 1/8"=1'-0"



E A1.2b — 2-CAR UNIT ROOF PLAN



LEFT SIDE EL

FRONT EL

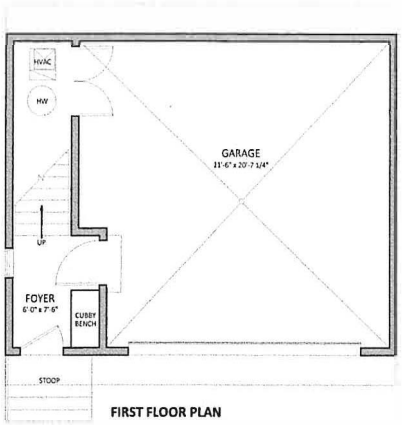
RIGHT SIDE EL

BACK EL

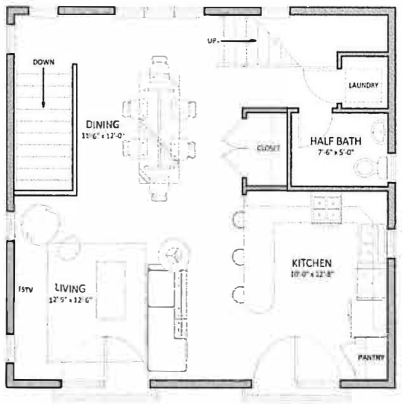
09.30.2021 021_WS

WEST 5TH RESIDENCE | TREMONT, CLEVELAND, OHIO | CARRIAGE HOUSE ELEVATIONS

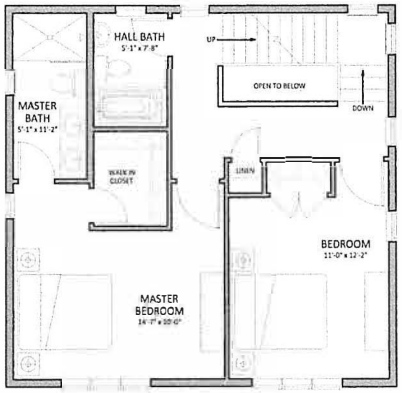
KEYSTATE
HOMES



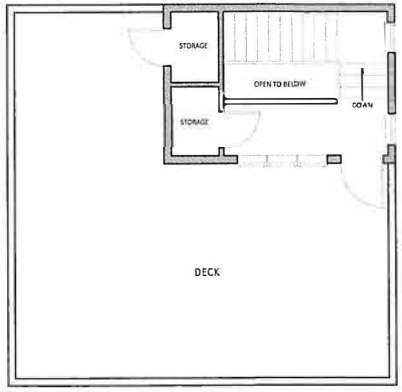
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

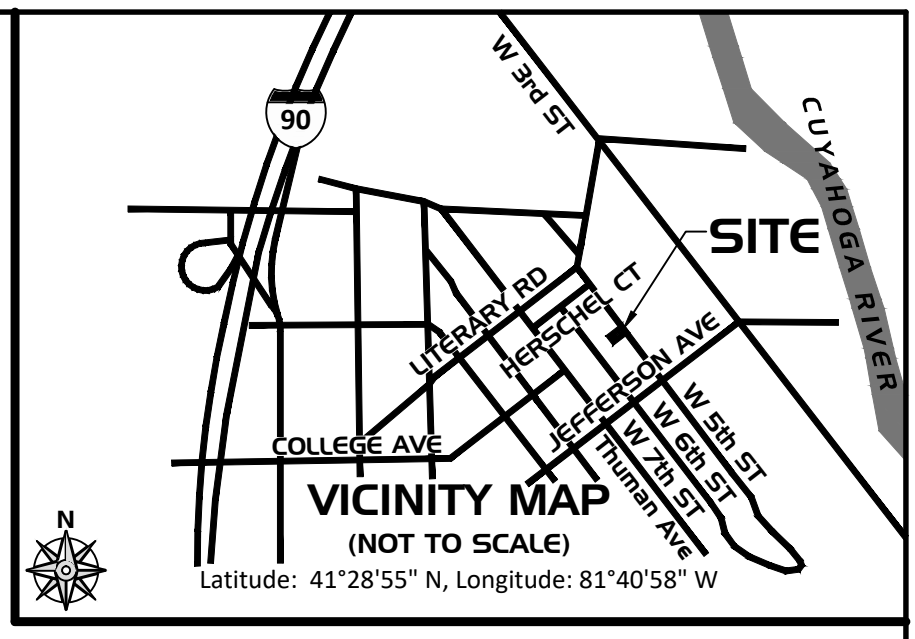


ROOF FLOOR PLAN

2318 W 5th ST | TREMONT | CLEVELAND, OHIO | CARRIAGE HOUSE PLANS

SCALE: 1/8" = 1'-0" AREA: 1,480 sf

KEYSTATE HOMES



VICINITY MAP
(NOT TO SCALE)
Latitude: 41°28'55" N, Longitude: 81°40'58" W

SYMBOL LEGEND

R/W	- Right-of-Way
℄	- Adjoiner Property Line
℄	- Centerline
P.O.B.	- Point of Beginning
P.O.C.	- Point of Commencement
M	- Measured
(R)	- Record
(P)	- Proposed
▲	- PK or MAG Nail Found
●	- Monument Found
○	- 5/8" Iron Rod w/Cap "NCG PS 8460 8668" Set
Ⓢ	- Sanitary Manhole
⌀	- Cleanout
	- Catch Basin (Round)
P	- Utility Pole
	- Fire Hydrant
WV	- Water Valve
	- Sign
MB	- Mail Box
G	- Underground Gas
S	- Underground Sanitary
D	- Underground Storm
W	- Underground Water
OU	- Overhead Utilities
	- Wood Fence
	- Concrete Area
	- 1' Elevation Contour
	- 5' Elevation Contour
	- Proposed Silt Fence
+	- Spot Elevation
	- Deciduous Tree
	- Pine Tree

BENCHMARKS

On-site benchmark:
Hydrant located near the concrete drive at the southwest right-of-way of West 5th Street.
Benchmark is the bonnet bolt ("E" of KENNEDY)
Elevation= 663.23'

All elevations are shown in NAVD88.

MISCELLANEOUS NOTES

1. There is direct access to the subject property via West 5th Street, a public right-of-way.
2. The location of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed; therefore the contractor is urged to proceed with caution, follow the procedure for contacting the utility protection service prior to commencing construction, and field verify for accuracy, location and conditions.
3. The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011). GPS Observations were used to establish a bearing of North 38°00'32" West for the centerline of the West 5th Street.
4. PROPOSED HOUSE #1 & 2:

First Floor Finished Floor Elevation	=	663.17
Top of 16" Footer Elevation	=	662.50
Bottom of 16" Footer Elevation	=	661.17

CERTIFICATION

I certify that this plat is a true representation that is based on an actual survey made on the ground under my supervision.

The field work was completed on April 17, 2018.
Date of Plat or Map: May 5, 2018

STATE OF OHIO
ERIC S. JACKSON
S-8668
REGISTERED SURVEYOR

Eric S. Jackson, PS Signature Date: May 5, 2018
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com
Last Revision: September 19, 2018

SITE PLAN SURVEY
2318 W. 5th ST
CLEVELAND, OH 44113

Date: 2018-04-18
Last Revision: 2018-09-19
NCG Project No. 1502

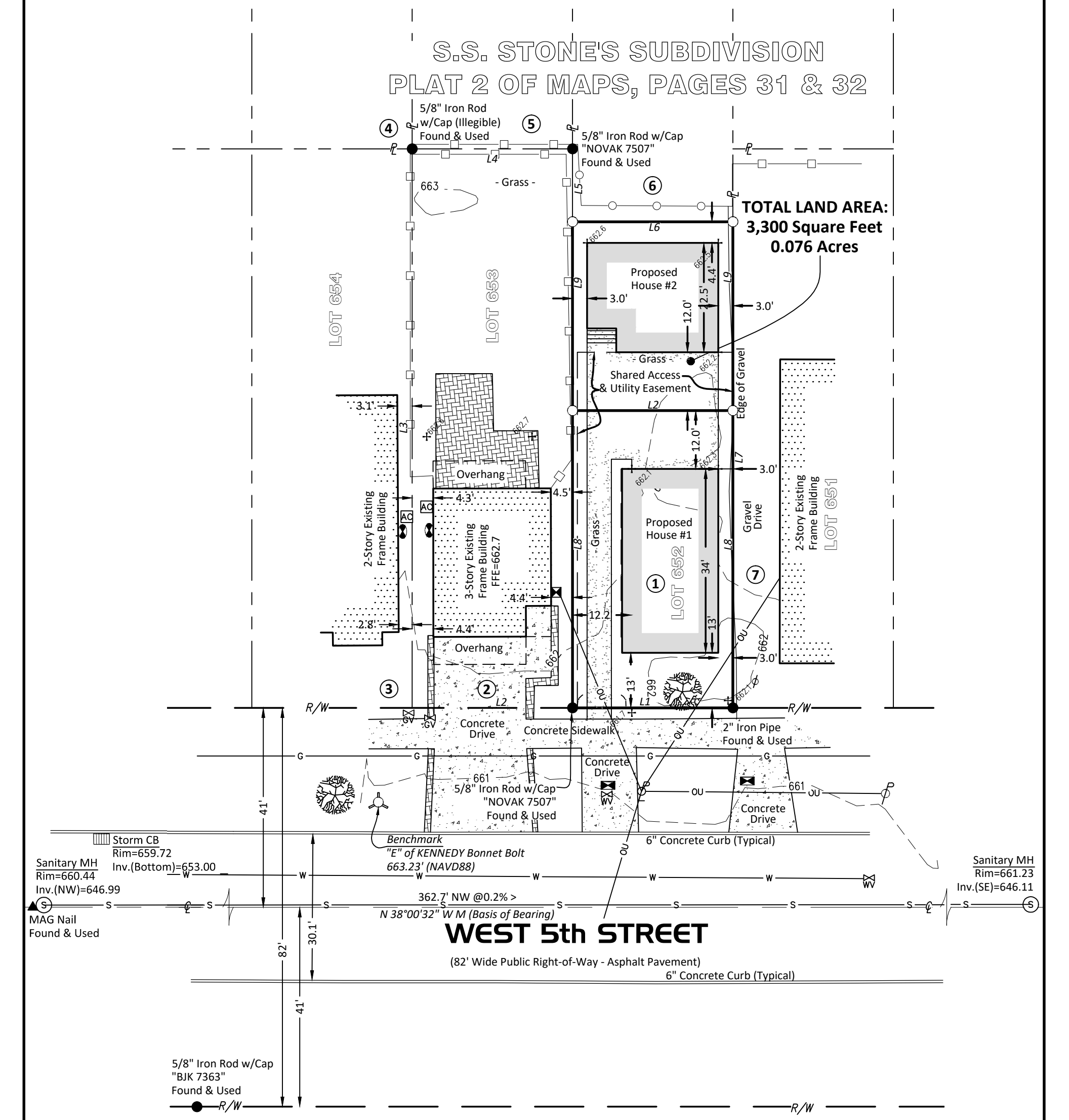
NORTH

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com
173 Owosso Ave
Fairlawn, OH 44333
ejackson@northcoastgeo.com

0 10 20
1 INCH = 20 FT.

Parcel No. 004-19-123 & 124
2318 W. 5th Street
Cleveland, OH 44113

S.S. STONE'S SUBDIVISION
PLAT 2 OF MAPS, PAGES 31 & 32



LINE	BEARING	DISTANCE
L1	S 38°00'32" E M (S 37° E R)	(33.00' R&M)
L2	S 38°00'32" E M (S 37° E R)	(33.00' R&M)
L3	S 51°59'28" W M (S 53° W R)	(115.00' R&M)
L4	N 38°00'32" W M (N 37° W R)	(33.00' R&M)
L5	N 51°59'28" E M (N 53° E R)	(15.00' R&M)
L6	N 38°00'32" W M (N 37° W R)	(33.00' R&M)
L7	N 51°59'28" E M (N 53° E R)	(100.00' R&M)
L8	N 51°59'28" E M (N 53° E R)	61.17' M
L9	N 51°59'28" E M (N 53° E R)	38.83' M

Property Ref. No.:	Now or Formerly:	Recording Info:	Parcel No.:
1	City of Cleveland Land Reutilization Program	Doc. No. 201106060603	004-19-124
2	Daniel G. Raimer	Doc. No. 200809170167	004-19-123
3	Alexandra Duquenne	Doc. No. 200511141333	004-19-122
4	Donna Joy	Deed Book 1760, Page 27	004-19-075
5	Donna Joy	Deed Book 96879, Page 13	004-19-074
6	Donna Joy	Deed Book 72561, Page 38	004-19-073
7	Gregory Miller	Doc. No. 200902130521	004-19-125

STATE OF OHIO
ERIC S. JACKSON
S-8668
REGISTERED SURVEYOR

SITE PLAN SURVEY
2318 W. 5th ST
CLEVELAND, OH 44113

Date: 2018-04-18
Last Revision: 2018-05-31
NCG Project No. 1502

NORTH

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

0 10 20
1 INCH = 20 FT.

173 Owosso Ave
Fairlawn, OH 44333
ejackson@northcoastgeo.com

SHEET 2 OF 2

Parcel No. 004-19-123 & 124
2318 W. 5th Street
Cleveland, OH 44113

WEST 5th PLAT OF PARTITION OF S/L 652

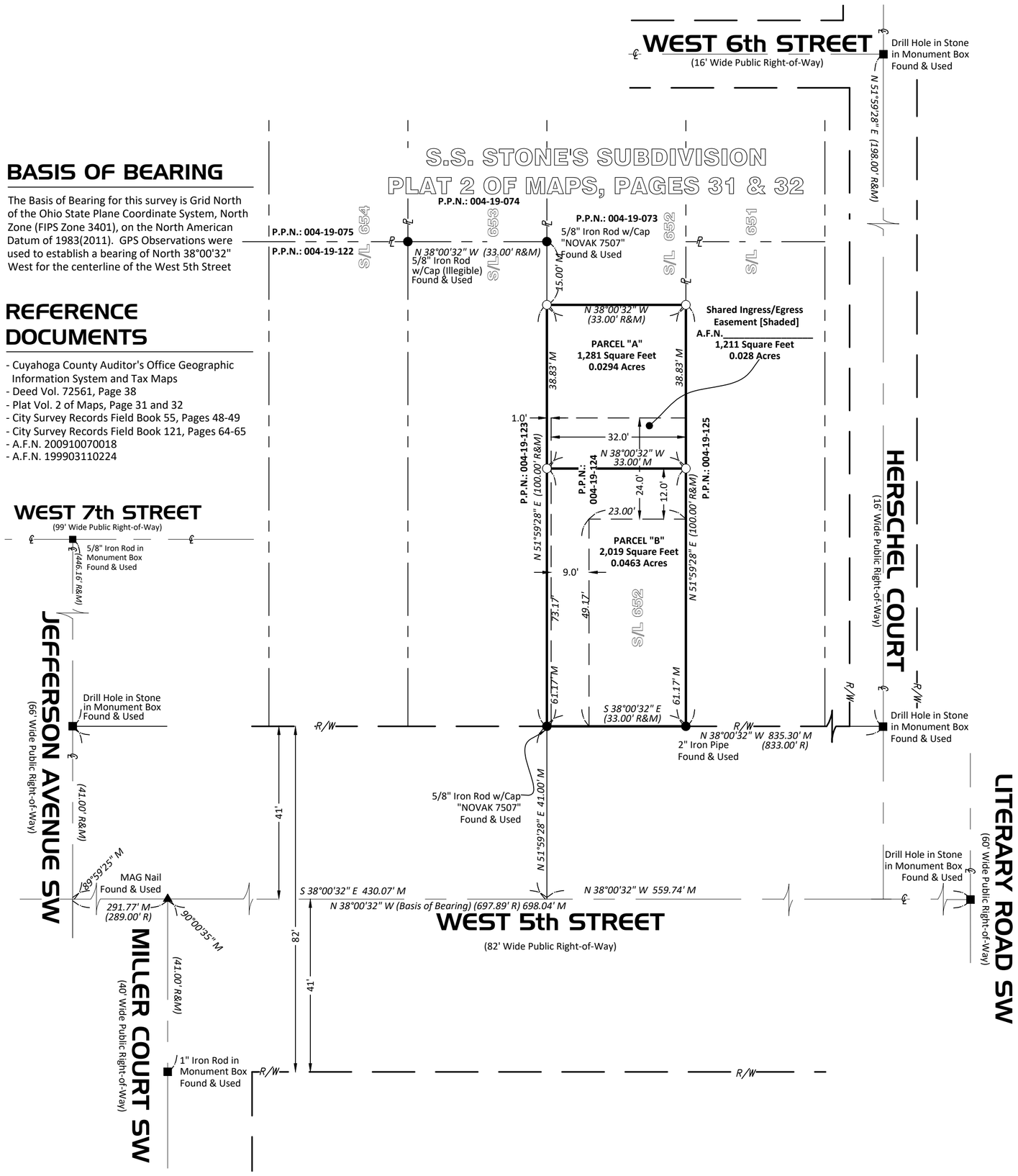
FOR ANDREW GOTLIEB, KEYSTATE DEVELOPMENT, LLC
SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOW AS BEING PART OF SUB LOT 652, IN S. STONE'S SURVEY, AS SHOWN BY THE RECORDED PLAT IN VOLUME 2 OF MAPS, PAGES 31-32 (ORIGINAL BROOKLYN TOWNSHIP LOT No. 87) OF CUYAHOGA COUNTY RECORDS.

BASIS OF BEARING

The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011). GPS Observations were used to establish a bearing of North 38°00'32" West for the centerline of the West 5th Street

REFERENCE DOCUMENTS

- Cuyahoga County Auditor's Office Geographic Information System and Tax Maps
- Deed Vol. 72561, Page 38
- Plat Vol. 2 of Maps, Page 31 and 32
- City Survey Records Field Book 55, Pages 48-49
- City Survey Records Field Book 121, Pages 64-65
- A.F.N. 200910070018
- A.F.N. 199903110224



CITY APPROVALS:

THIS SUBDIVISION PLAT IS ACCEPTED AND APPROVED BY THE PLATTING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____, 2022.

_____
RICHARD SWITALSKI - PLATTING COMMISSIONER

THIS SUBDIVISION PLAT IS ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO.

THIS _____ DAY OF _____, 2022.

_____
FREDDY COLLIER - PLANNING DIRECTOR

THIS SUBDIVISION PLAT IS IN ACCORDANCE WITH THE RULES OF THE PLANNING COMMISSION AND IS HEREBY APPROVED BY THE DIRECTOR OF CAPITAL PROJECTS OF THE CITY OF CLEVELAND, OHIO
THIS _____ DAY OF _____, 2022.

_____
MATTHEW SPRONZ - DIRECTOR OF CAPITAL PROJECTS

THIS SUBDIVISION PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND, OHIO
THIS _____ DAY OF _____, 2022.

_____
PATRICIA BRITT - CLERK OF COUNCIL

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

_____ _____

_____ _____

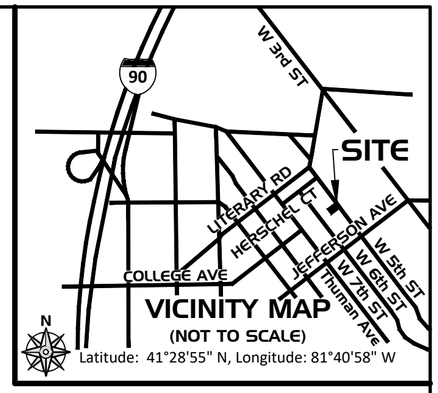
_____ _____

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTY COMMITTEE

_____ _____

_____ _____

_____ _____



OWNER'S ACCEPTANCE:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON DO HEREBY ACCEPT THIS RE- SUBDIVISION PLAT AS SHOWN.

_____
OWNER PRINT NAME TITLE
KEYSTATE DEVELOPMENT, LLC

NOTARY:

STATE OF OHIO }
COUNTY OF CUYAHOGA }

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT SAID OWNER DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS SAID OWNER'S OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2022.

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

The field work was completed on April 17, 2018.
Date of Plat or Map: May 5, 2018

_____
Eric S. Jackson, PS Signature Date:
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com

SYMBOL LEGEND

R/W	- Right-of-Way
℄	- Adjoiner Property Line
℄	- Centerline
M	- Measured
(R)	- Record
▲	- PK or MAG Nail Found
●	- Monument Found
○	- 5/8" Iron Rod w/Cap "NCG PS 8460 8668" Set

Permanent Parcel No.	Current Ownership:	Recording Info:
004-19-124	Andrew Gotlieb, Keystate Development, LLC	A.F.N. 201807020309
004-19-123	Daniel G. Raimer	A.F.N. 200809170167
004-19-122	Alexandra Duquenne	A.F.N. 200511141333
004-19-075	Donna Joy	Vol. 1760, Page 27
004-19-074	Donna Joy	Vol. 96879, Page 13
004-19-073	Donna Joy	Vol. 72561, Page 38
004-19-125	Gregory Miller	A.F.N. 201306210534

PLAT OF PARTITION
2318 W. 5th ST
CLEVELAND, OH 44113

Date: 2018-05-31
Last Revision: 2022-01-07
NCG Project No. 1502

NORTH

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

0 10 20
1 INCH = 20 FT.

173 Owosso Ave
Fairlawn, OH 44333
ejackson@northcoastgeo.com

SHEET | OF |

Parcel No. 004-19-124
2312 W. 5th Street
Cleveland, OH 44113

CENTRAL TREMONT
block club
in the historic Tremont Neighborhood of Cleveland, Ohio

November 17, 2021

Department of Building and Housing
601 Lakeside Avenue
Cleveland, Ohio 44114

RE: Zoning Variances for 2318 W 5th St Front Dwelling

To Whom It May Concern,

The Central Tremont Block Club met on Nov 1, 2021 and had before it a proposal to support zoning variances, listed below, for the above referenced property.

Zoning Code: 355.04(a), 357.06(a), 357.08(b), 357.15(a)

Andrew Gotlieb and Greg Soltis of Keystate Homes attended the Block Club meeting and provided all members with detailed diagrams and other information regarding the proposed variances.

The members of the Block Club discussed the proposed project and had a full opportunity to ask questions, which were addressed satisfactorily.

At the conclusion of the discussion, the members of the Central Tremont Block Club voted to support the proposed variances for 2318 W 5th Street, Front Dwelling.

Please feel free to contact me if you have any questions.

Respectfully submitted,

Jen & Chris Zellner
Central Tremont Block Club Co-Chairs
zzzellnerjl@gmail.com
zzzellner@gmail.com

C.C.
Dharma Valentin

Donna Grigonis
Cory Riordan
Andrew Gotlieb
Greg Soltis

CENTRAL TREMONT
block club
in the historic Tremont Neighborhood of Cleveland, Ohio

November 17, 2021

Department of Building and Housing
601 Lakeside Avenue
Cleveland, Ohio 44114

RE: Zoning Variances for 2318 W 5th St Rear Dwelling

To Whom It May Concern,

The Central Tremont Block Club met on Nov 1, 2021 and had before it a proposal to support zoning variances, listed below, for the above referenced property.

Zoning Code: 355.04(a), 357.06(a), 357.08(b)

Andrew Gotlieb and Greg Soltis of Keystate Homes attended the Block Club meeting and provided all members with detailed diagrams and other information regarding the proposed variances.

The members of the Block Club discussed the proposed project and had a full opportunity to ask questions, which were addressed satisfactorily.

At the conclusion of the discussion, the members of the Central Tremont Block Club voted to support the proposed variances for 2318 W 5th Street, Rear Dwelling.

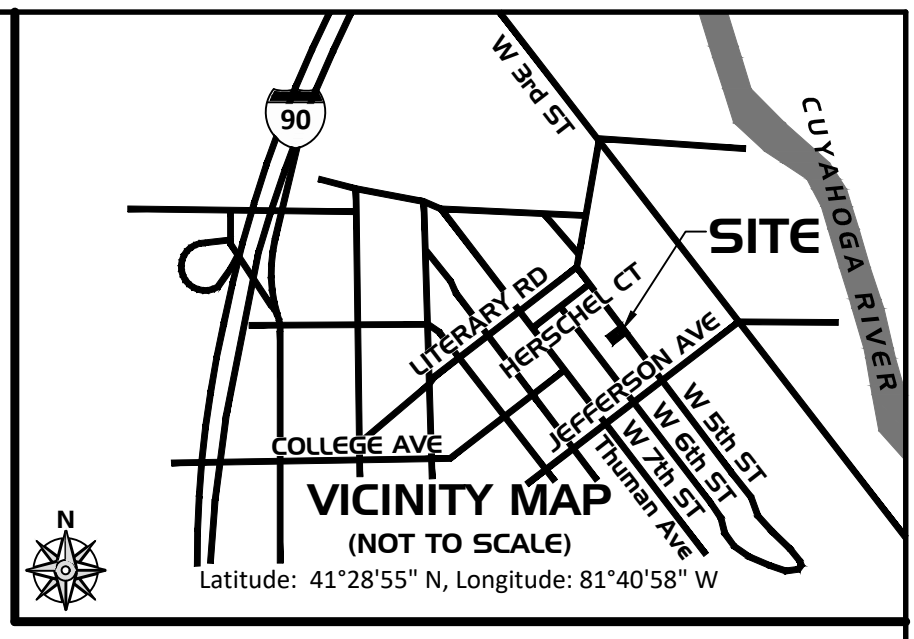
Please feel free to contact me if you have any questions.

Respectfully submitted,

Jen & Chris Zellner
Central Tremont Block Club Co-Chairs
zzzellnerjl@gmail.com
zzzellner@gmail.com

C.C.
Dharma Valentin

Donna Grigonis
Cory Riordan
Andrew Gotlieb
Greg Soltis



VICINITY MAP

(NOT TO SCALE)

Latitude: 41°28'55" N, Longitude: 81°40'58" W

SYMBOL LEGEND

R/W	- Right-of-Way
℄	- Adjoiner Property Line
℄	- Centerline
P.O.B.	- Point of Beginning
P.O.C.	- Point of Commencement
M	- Measured
(R)	- Record
(P)	- Proposed
▲	- PK or MAG Nail Found
●	- Monument Found
○	- 5/8" Iron Rod w/Cap "NCG PS 8460 8668" Set
(S)	- Sanitary Manhole
ϕ	- Cleanout
	- Catch Basin (Round)
P	- Utility Pole
	- Fire Hydrant
WV	- Water Valve
	- Sign
MB	- Mail Box
G	- Underground Gas
S	- Underground Sanitary
D	- Underground Storm
W	- Underground Water
OU	- Overhead Utilities
	- Wood Fence
	- Concrete Area
	- 1' Elevation Contour
	- 5' Elevation Contour
	- Proposed Silt Fence
+	- Spot Elevation
	- Deciduous Tree
	- Pine Tree
	- Shared Ingress/Egress Easement

BENCHMARKS

On-site benchmark:
Hydrant located near the concrete drive at the southwest right-of-way of West 5th Street.
Benchmark is the bonnet bolt ("E" of KENNEDY)
Elevation= 663.23'

All elevations are shown in NAVD88.

MISCELLANEOUS NOTES

1. There is direct access to the subject property via West 5th Street, a public right-of-way.
2. The location of the underground utilities shown hereon have been obtained by searches of available records, diligent field check, and field verified where accessible only. It is believed that they are essentially correct, but their accuracy or completeness is not guaranteed; therefore the contractor is urged to proceed with caution, follow the procedure for contacting the utility protection service prior to commencing construction, and field verify for accuracy, location and conditions.
3. The Basis of Bearing for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone (FIPS Zone 3401), on the North American Datum of 1983(2011). GPS Observations were used to establish a bearing of North 38°00'32" West for the centerline of the West 5th Street.
4. PROPOSED HOUSE #1 & 2:

First Floor Finished Floor Elevation	=	663.17
Top of 16" Footer Elevation	=	662.50
Bottom of 16" Footer Elevation	=	661.17

CERTIFICATION

I certify that this plat is a true representation that is based on an actual survey made on the ground under my supervision.

The field work was completed on April 17, 2018.
Date of Plat or Map: May 5, 2018

Eric S. Jackson, PS Signature Date: May 5, 2018
Ohio Professional Surveyor No. 8668
ejackson@northcoastgeo.com

STATE OF OHIO ERIC S. JACKSON S-8668 REGISTERED SURVEYOR

SITE PLAN SURVEY
2318 W. 5th ST
CLEVELAND, OH 44113

Date: 2018-04-18
Last Revision: 2022-01-17
NCG Project No. 1502

NORTH

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

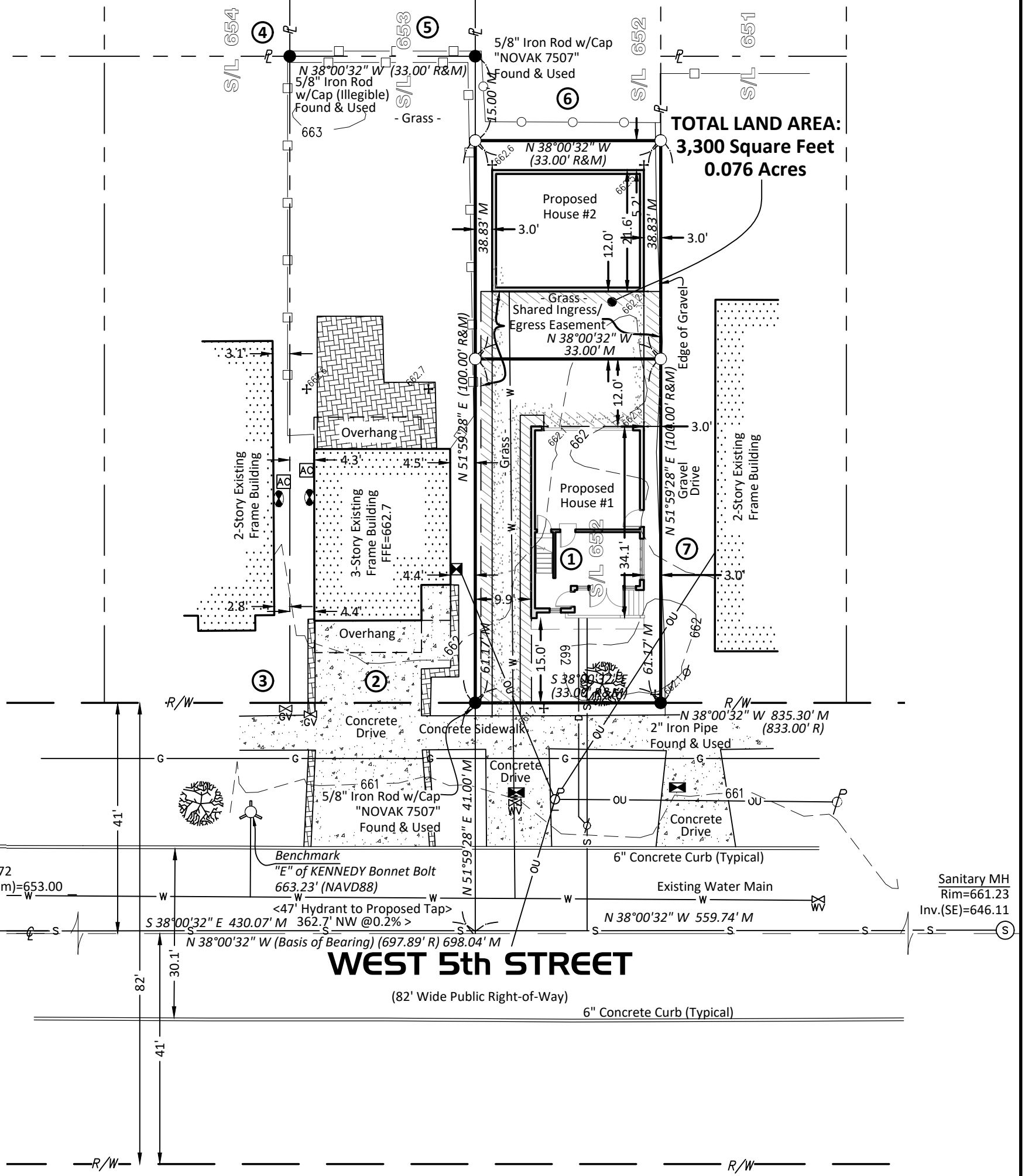
0 10 20
1 INCH = 20 FT.

173 Owosso Ave
Fairlawn, OH 44333
ejackson@northcoastgeo.com

SHEET 1 OF 2

Parcel No. 004-19-124
2312 W. 5th Street
Cleveland, OH 44113

S.S. STONE'S SUBDIVISION
PLAT 2 OF MAPS, PAGES 31 & 32



Property Ref. No.:	Now or Formerly:	Recording Info:	Parcel No.:
1	City of Cleveland Land Reutilization Program	Doc. No. 201106060603	004-19-124
2	Daniel G. Raimer	Doc. No. 200809170167	004-19-123
3	Alexandra Duquenne	Doc. No. 200511141333	004-19-122
4	Donna Joy	Deed Book 1760, Page 27	004-19-075
5	Donna Joy	Deed Book 96879, Page 13	004-19-074
6	Donna Joy	Deed Book 72561, Page 38	004-19-073
7	Gregory Miller	Doc. No. 200902130521	004-19-125

STATE OF OHIO
ERIC S. JACKSON
S-8668
REGISTERED SURVEYOR

SITE PLAN SURVEY
2318 W. 5th ST
CLEVELAND, OH 44113

Date: 2018-04-18
Last Revision: 2022-01-17
NCG Project No. 1502

NORTH

NORTH COAST GEOMATICS
Mapping & Surveying - northcoastgeo.com

0 10 20
1 INCH = 20 FT.

173 Owosso Ave
Fairlawn, OH 44333
ejackson@northcoastgeo.com

SHEET 2 OF 2

Parcel No. 004-19-124
2312 W. 5th Street
Cleveland, OH 44113

Cleveland City Planning Commission

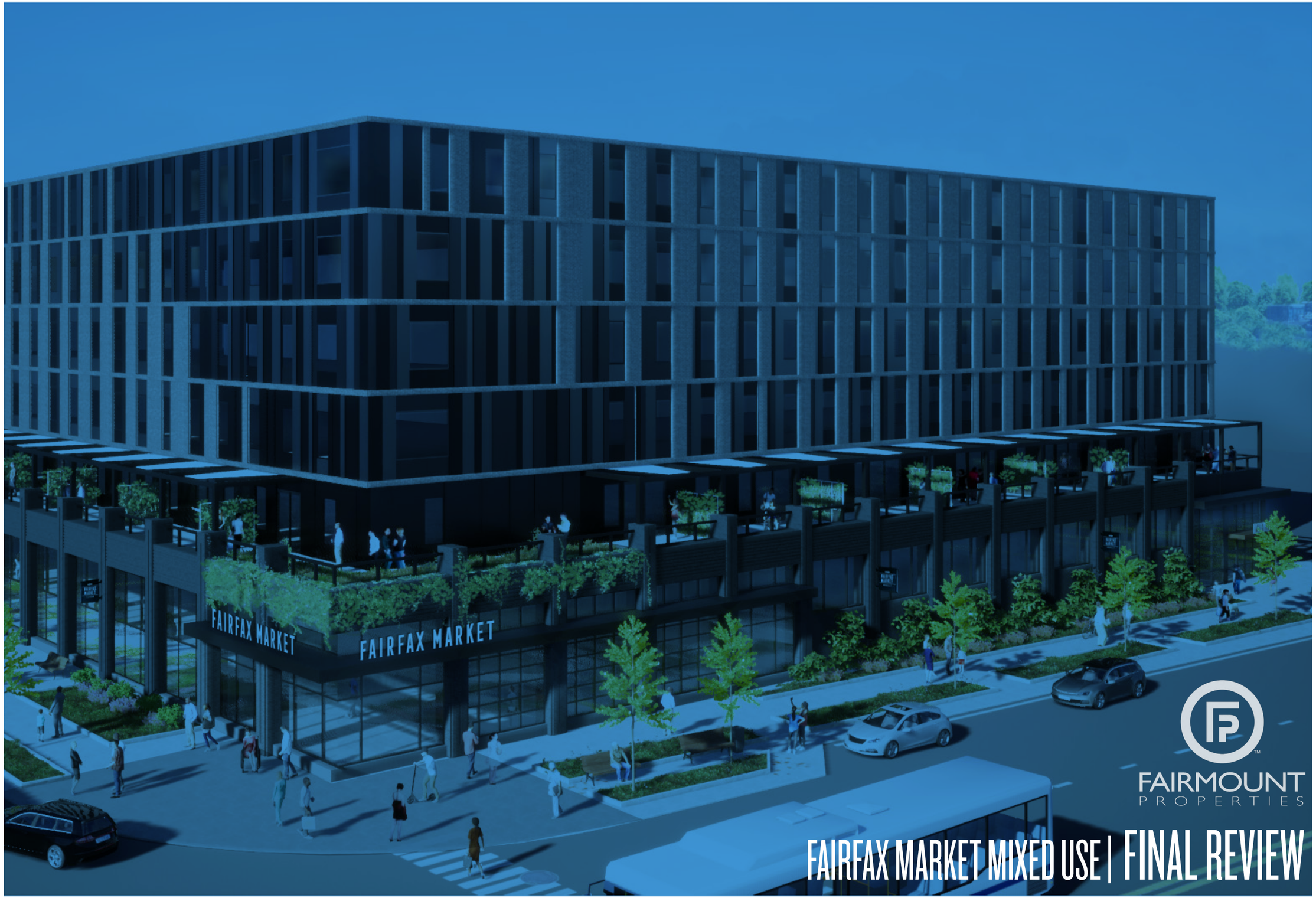
Design Review Cases

January 21, 2022

East Design Review Case

January 21, 2022

EAST2021-020 – Cedar Avenue Mixed-Use Building New Construction:
Seeking Final Approval
Project Location: SW corner of Cedar Avenue and East 105th Street
Project Representative: Aaron Hill, Bialosky
Note: this project received Schematic Design Approval from the Planning Commission on November 5, 2021.

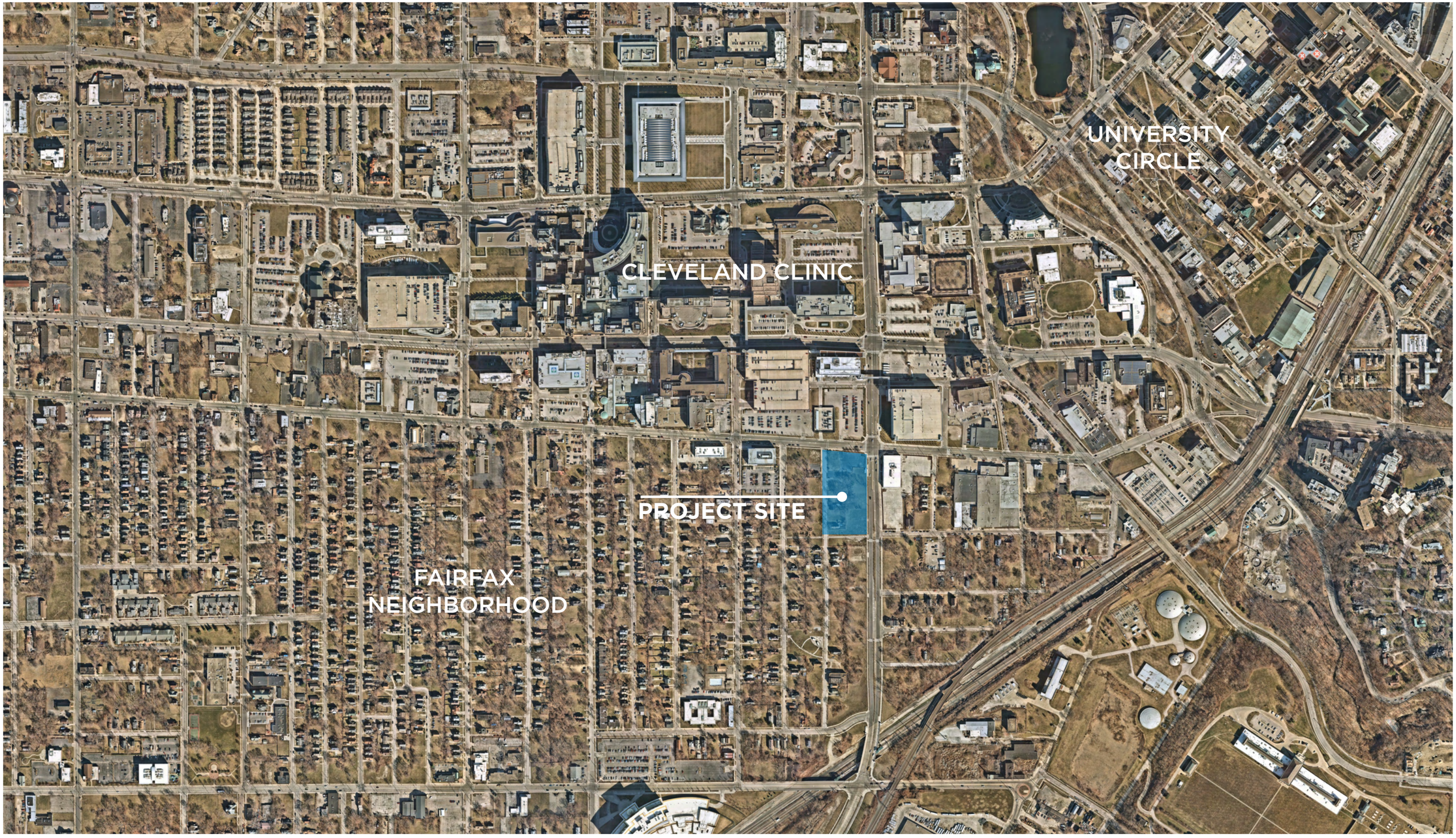


FAIRMOUNT PROPERTIES

FAIRFAX MARKET MIXED USE | FINAL REVIEW

December 21, 2021

BIALOSKY CLEVELAND



BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Context Plan

December 21, 2021

BIALOSKY CLEVELAND

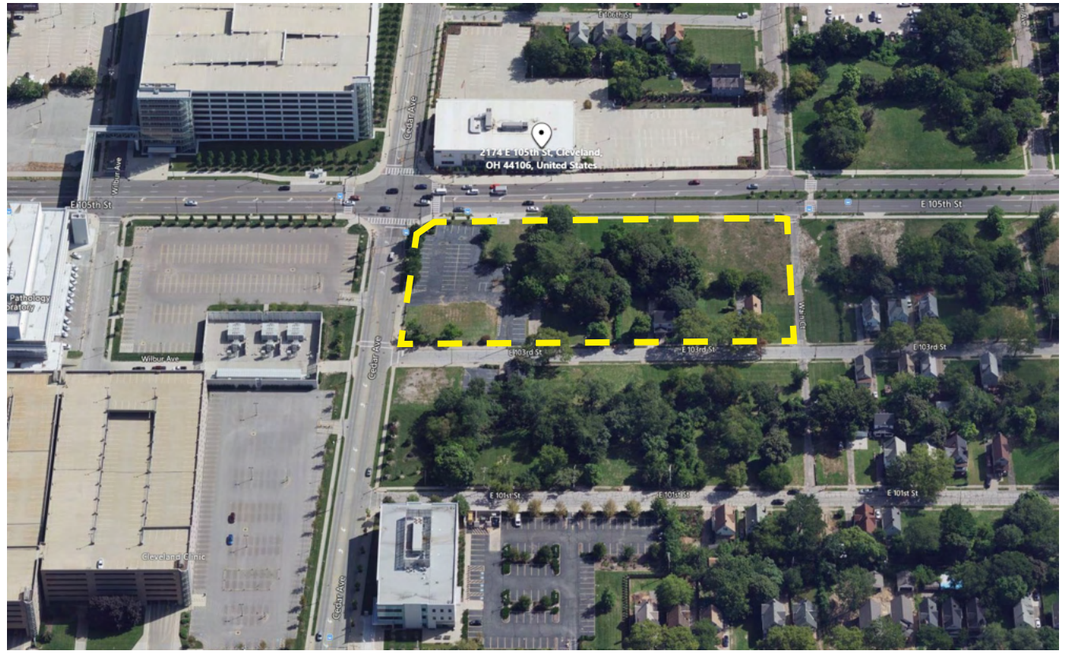
FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Context Plan

December 21, 2021

LOOKING SOUTH



LOOKING EAST

LOOKING NORTH

LOOKING WEST

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

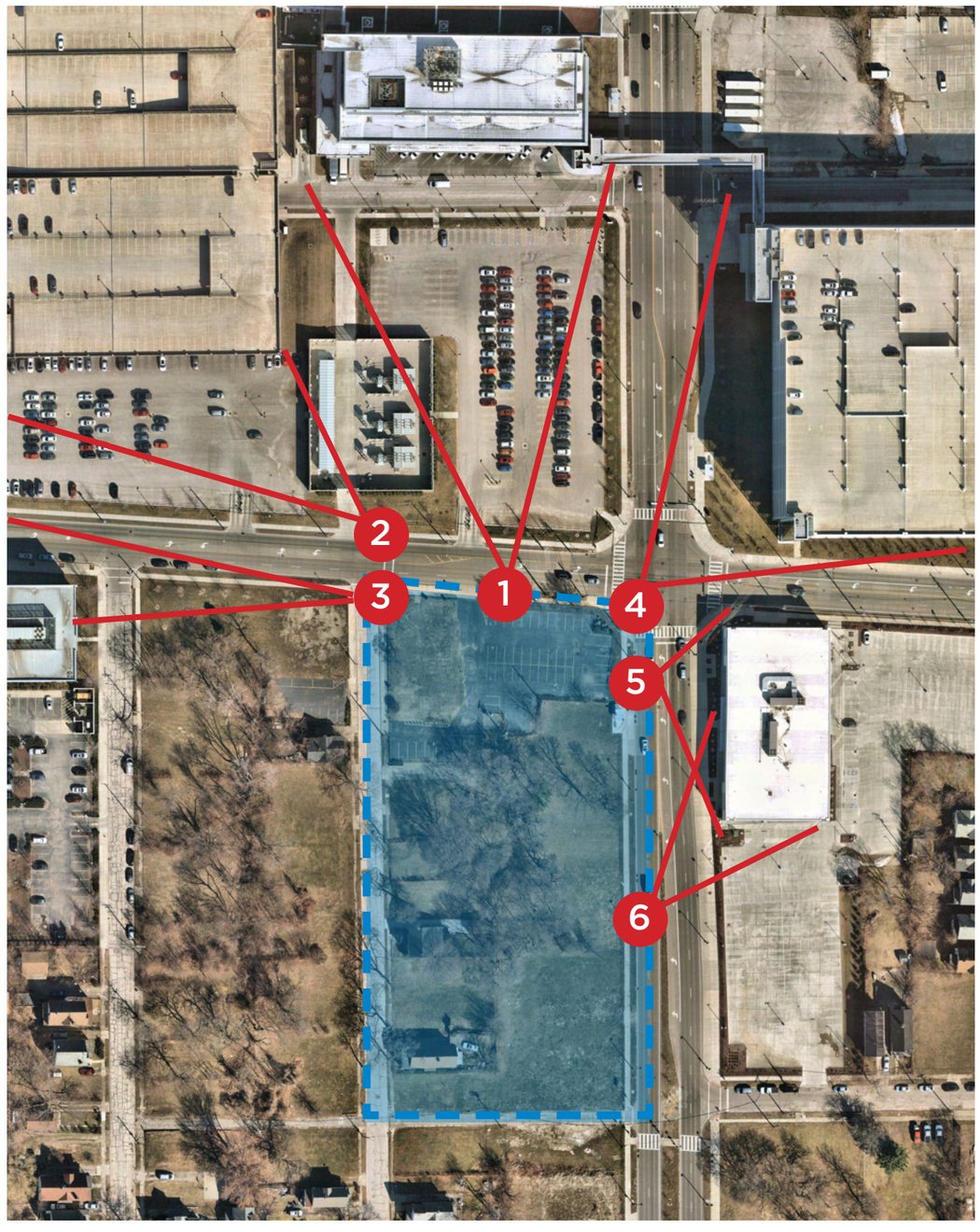
Site Context

December 21, 2021

1

2

3



4

5

6

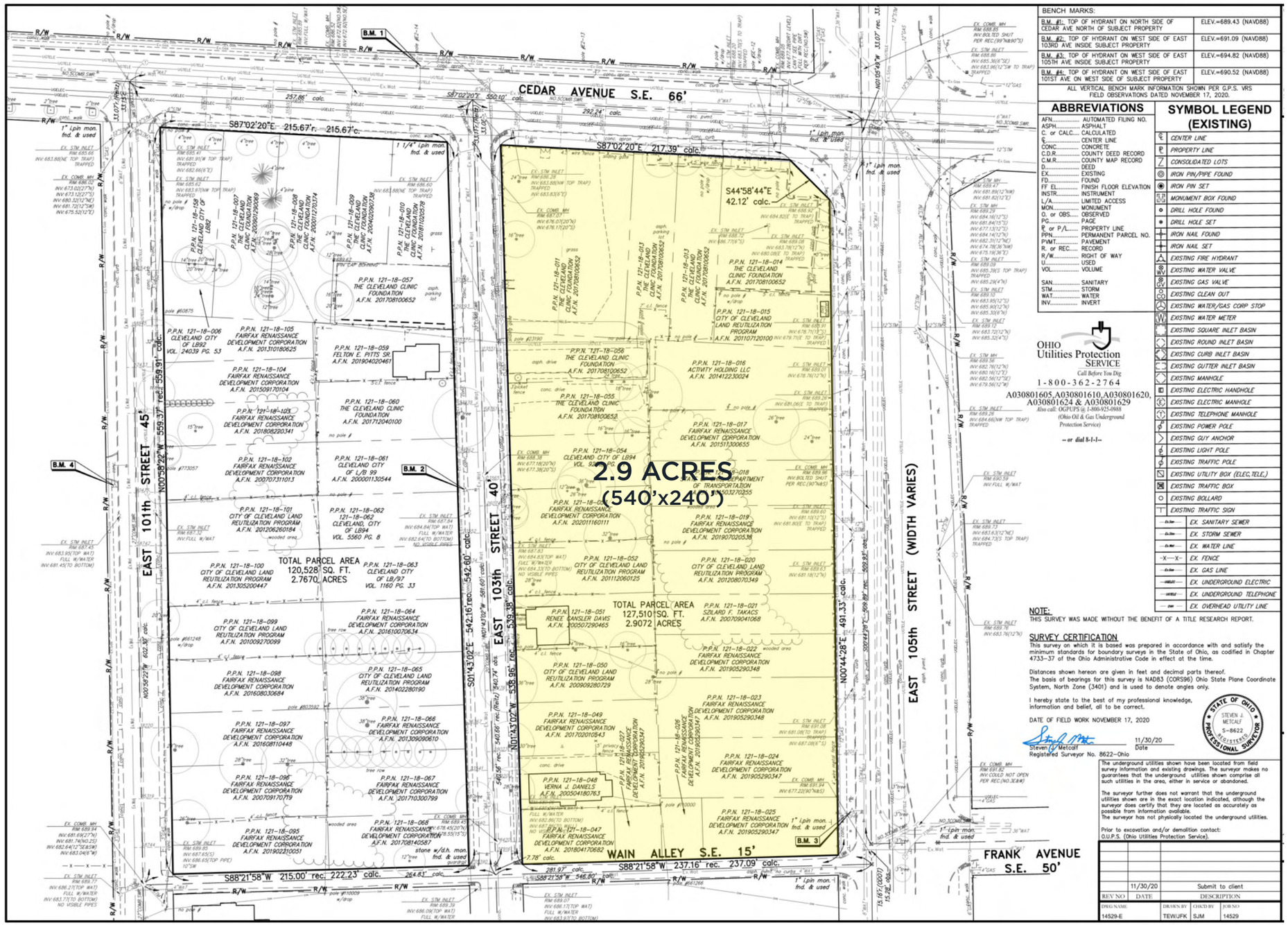
BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Site Context

December 21, 2021



BENCH MARKS:

B.M. #1: TOP OF HYDRANT ON NORTH SIDE OF CEDAR AVE NORTH OF SUBJECT PROPERTY	ELEV.=689.43 (NAVD88)
B.M. #2: TOP OF HYDRANT ON WEST SIDE OF EAST 103RD AVE INSIDE SUBJECT PROPERTY	ELEV.=691.09 (NAVD88)
B.M. #3: TOP OF HYDRANT ON WEST SIDE OF EAST 105TH AVE INSIDE SUBJECT PROPERTY	ELEV.=694.82 (NAVD88)
B.M. #4: TOP OF HYDRANT ON WEST SIDE OF EAST 101ST AVE ON WEST SIDE OF SUBJECT PROPERTY	ELEV.=690.52 (NAVD88)

ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED NOVEMBER 17, 2020.

ABBREVIATIONS

AFN..... AUTOMATED FILING NO.
ASPH..... ASPHALT
C. or CALC.... CALCULATED
℄..... CENTER LINE
CONC..... CONCRETE
C.D.R..... COUNTY DEED RECORD
C.M.R..... COUNTY MAP RECORD
D..... DEED
EX..... EXISTING
FD..... FOUND
FF EL..... FINISH FLOOR ELEVATION
INSTR..... INSTRUMENT
L/A..... LIMITED ACCESS
MON..... MONUMENT
O. or OBS..... OBSERVED
PG..... PAGE
℄ or P/L..... PROPERTY LINE
PPN..... PERMANENT PARCEL NO.
PVMT..... PAVEMENT
R. or REC.... RECORD
R/W..... RIGHT OF WAY
U..... USED
VOL..... VOLUME

SAN..... SANITARY
STM..... STORM
WAT..... WATER
INV..... INVERT

SYMBOL LEGEND (EXISTING)

- CENTER LINE
- PROPERTY LINE
- CONSOLIDATED LOTS
- IRON PIN/PIPE FOUND
- IRON PIN SET
- MONUMENT BOX FOUND
- DRILL HOLE FOUND
- DRILL HOLE SET
- IRON NAIL FOUND
- IRON NAIL SET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CLEAN OUT
- EXISTING WATER/GAS CORP STOP
- EXISTING WATER METER
- EXISTING SQUARE INLET BASIN
- EXISTING ROUND INLET BASIN
- EXISTING CURB INLET BASIN
- EXISTING GUTTER INLET BASIN
- EXISTING MANHOLE
- EXISTING ELECTRIC HANDHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING TRAFFIC POLE
- EXISTING UTILITY BOX (ELEC,TELE,)
- EXISTING TRAFFIC BOX
- EXISTING BOLLARD
- EXISTING TRAFFIC SIGN
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER LINE
- EX. FENCE
- EX. GAS LINE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD UTILITY LINE

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764
A030801605,A030801610,A030801620, A030801624 & A030801629
Also call: OUPUPS @ 1-800-925-0988 (Ohio Oil & Gas Underground Protection Service)
-- or dial 8-1-1--

NOTE:
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

Distances shown hereon are given in feet and decimal parts thereof.
The basis of bearings for this survey is NAD83 (CORS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

DATE OF FIELD WORK NOVEMBER 17, 2020

STATE OF OHIO · STEVEN J. METCALF · S-8622 · REGISTERED PROFESSIONAL SURVEYOR

11/30/20
Steven J. Metcalf
Registered Surveyor No. 8622-Ohio
Date

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although the surveyor does certify that they are located as accurately as possible from information available.
The surveyor has not physically located the underground utilities.

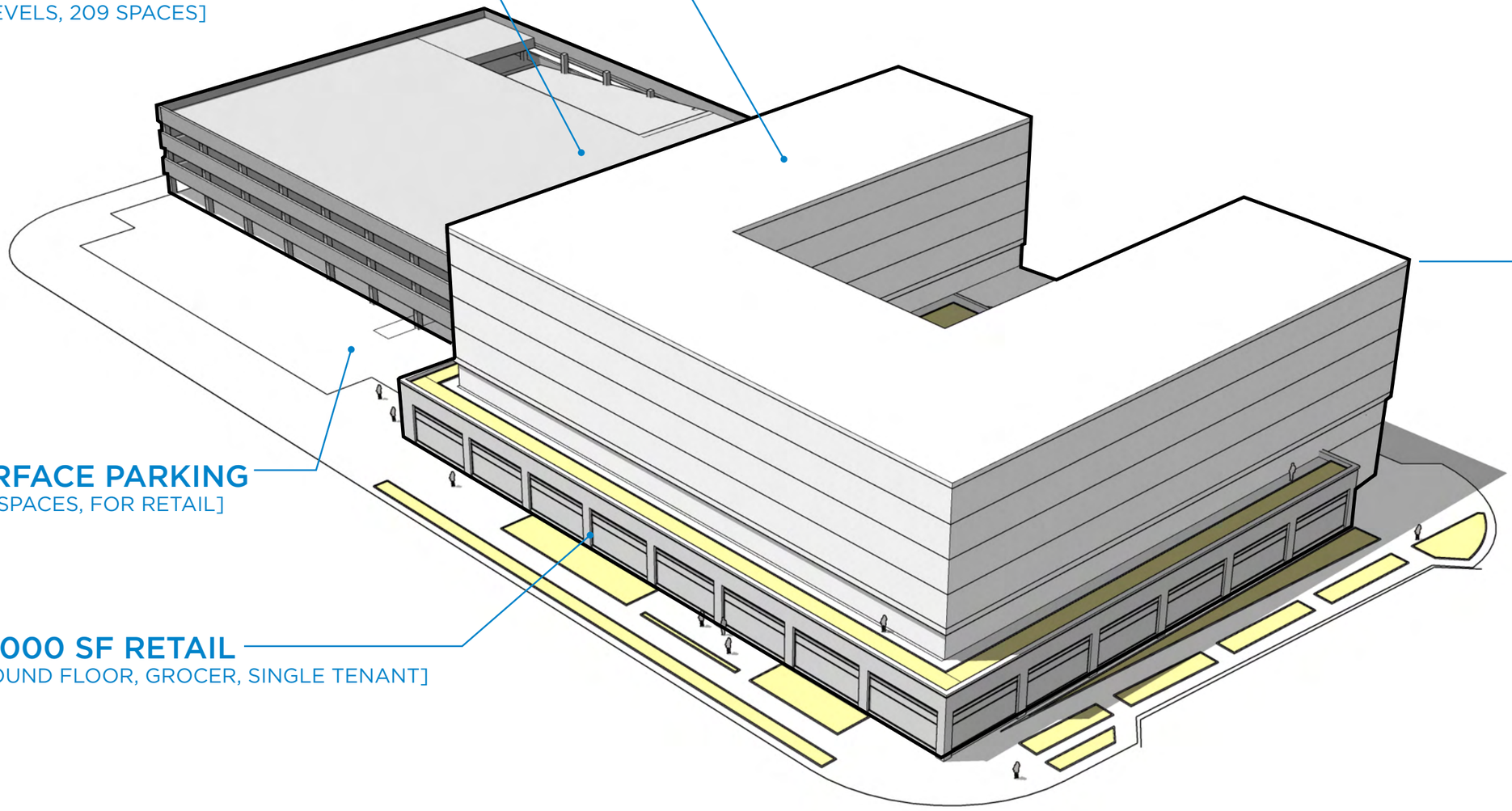
Prior to excavation and/or demolition contact: O.U.P.S. (Ohio Utilities Protection Service).

REV NO	DATE	DESCRIPTION
	11/30/20	Submit to client

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14529-E	TEW/JFK	SJM	14529

150,000 SF RESIDENTIAL
[5 FLOORS, 190 UNITS]

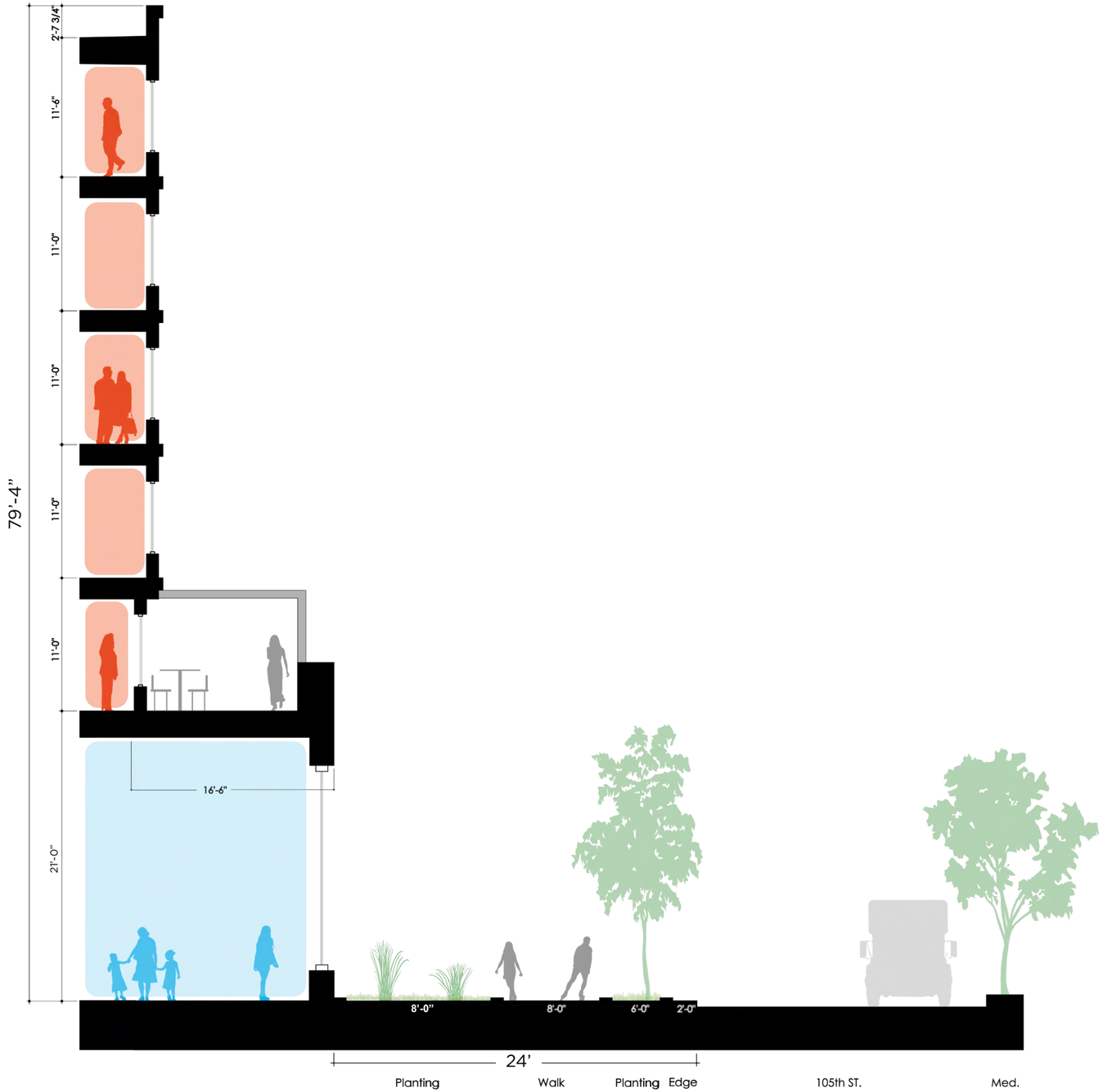
STRUCTURED PARKING
[3 LEVELS, 209 SPACES]



6 STORIES
76’ TO ROOF

SURFACE PARKING
[105 SPACES, FOR RETAIL]

40,000 SF RETAIL
[GROUND FLOOR, GROCER, SINGLE TENANT]



BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Section at E. 105th St. (Cedar Ave. Similar)

December 21, 2021

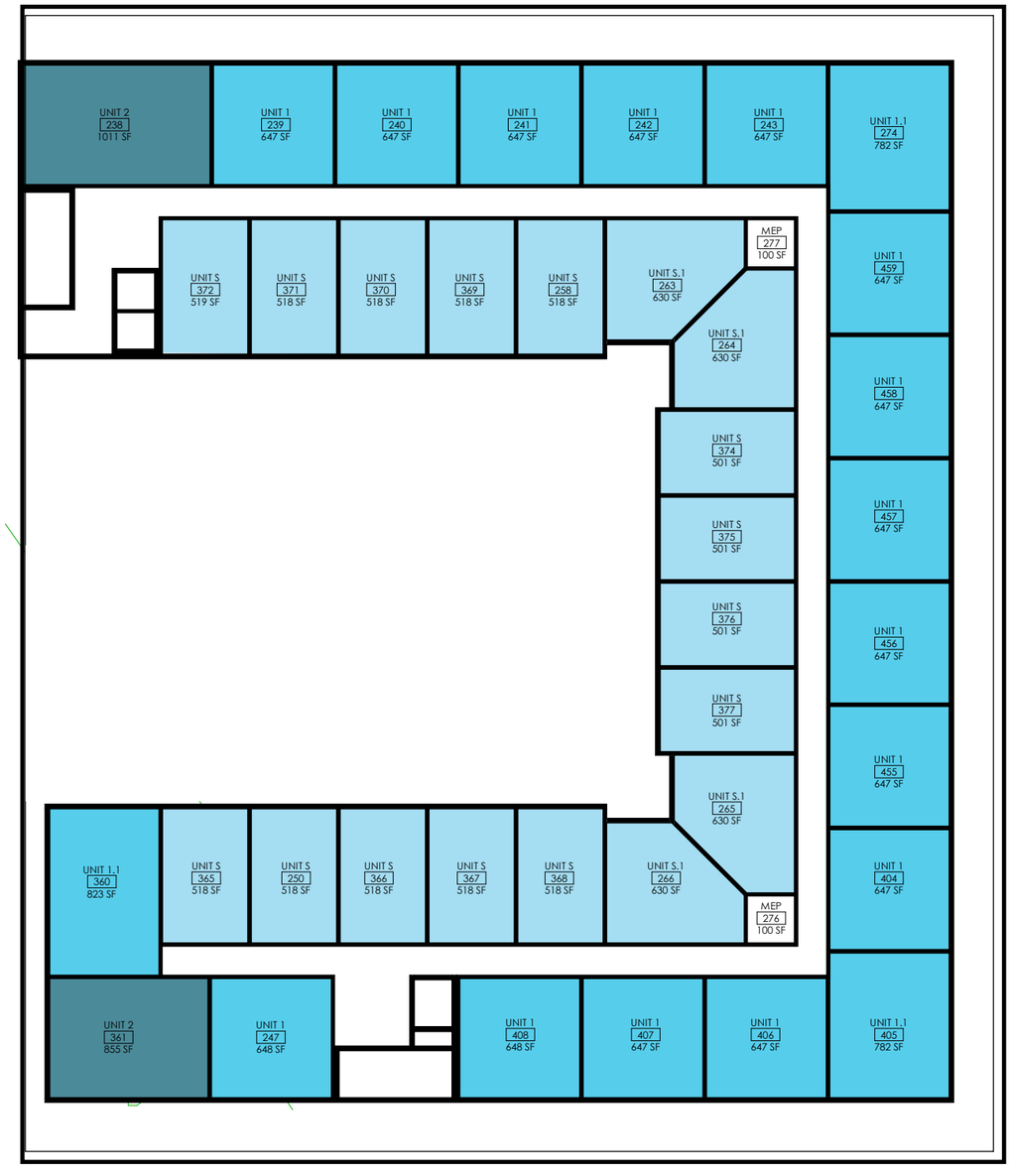
BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Ground Floor Plan

CEDAR AVENUE
RESIDENTIAL LOBBY
33'-4"
32'-9"
23'
19'-8"
19'-8"
14'-5"
220'-8"
9'-11"
41'-3"
MOVE-IN/ DELIVERIES
RETAIL TENANT [GROCER]
245'
BUS SHELTER
103RD STREET
105TH STREET
RETAIL LOADING DOCK
RESIDENTIAL LOBBY
CURBSIDE PICKUP
30'-6"
ADA PARKING
RESIDENTIAL STRUCTURED PARKING ABOVE
RETAIL MONUMENT PARKING SIGN
SURFACE PARKING [105 SPACES]
RAMP GARAGE
194'
19'-8"
9'-6"
122'
104'-6"
26'
RETAIL MONUMENT PARKING SIGN
37'-6"
FRANK AVENUE
[SHOWING PROPOSED ROW EXTENSION]
PROPOSED CURB AT 105TH MEDIAN



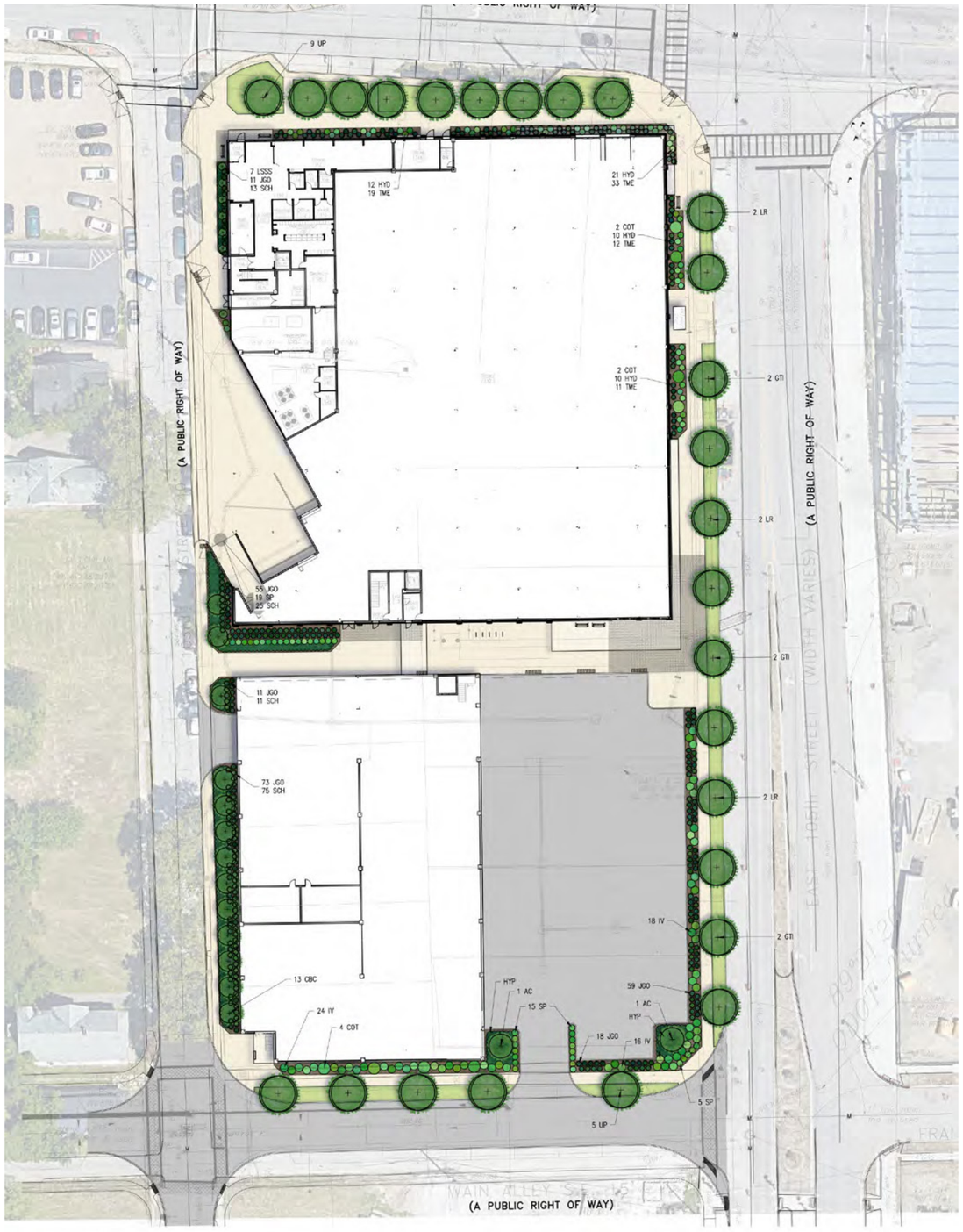
BIALOSKY CLEVELAND

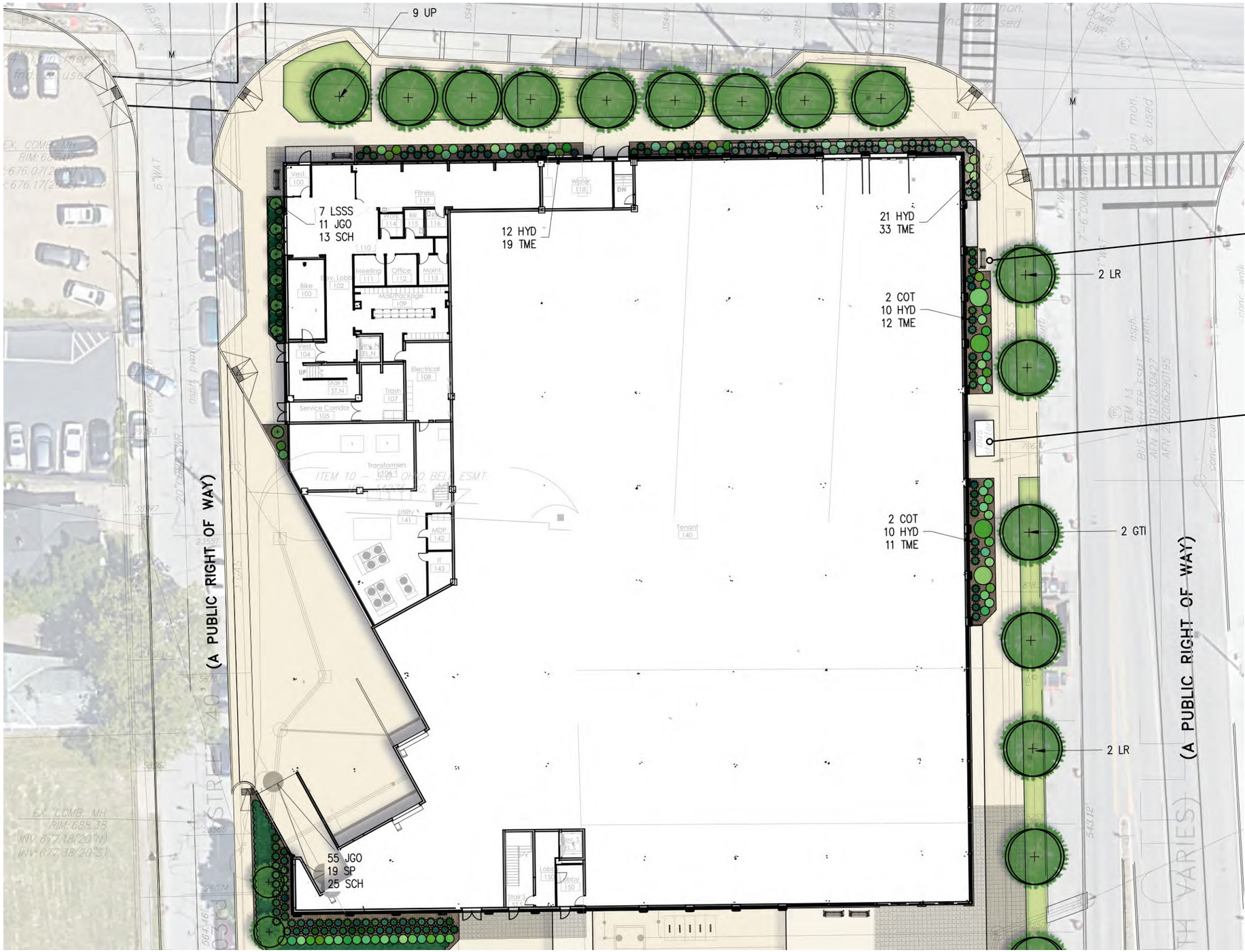
FAIRMOUNT PROPERTIES

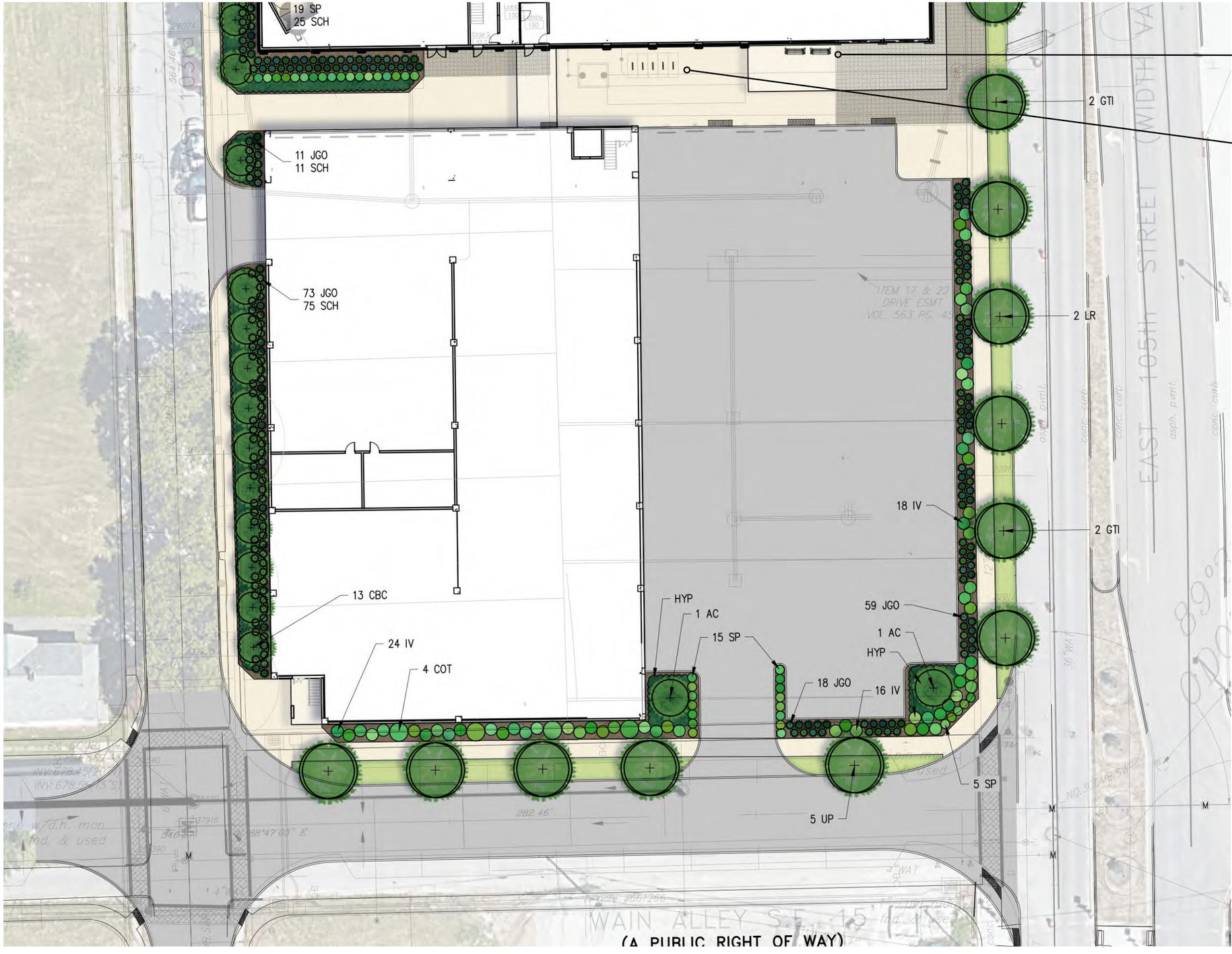
Fairfax Market Mixed-Use

Typ. Residential Floor Plan

December 21, 2021


(A PUBLIC RIGHT OF WAY)
9 UP
7 LSSS
11 JGO
13 SCH
12 HYD
19 TME
21 HYD
33 TME
2 LR
2 COT
10 HYD
12 TME
2 COT
10 HYD
11 TME
2 GTI
2 LR
2 GTI
2 LR
2 GTI
18 IV
59 JGO
1 AC
HYP
18 JGO
16 IV
5 SP
5 UP
55 JGO
19 SP
25 SCH
11 JGO
11 SCH
73 JGO
75 SCH
13 CBC
24 IV
4 COT
HYP
1 AC
15 SP
(A PUBLIC RIGHT OF WAY)
(A PUBLIC RIGHT OF WAY)
(A PUBLIC RIGHT OF WAY)


9 UP
7 LSSS
11 JGO
13 SCH
12 HYD
19 TME
21 HYD
33 TME
2 COT
10 HYD
12 TME
2 COT
10 HYD
11 TME
55 JGO
19 SP
25 SCH
2 LR
2 GTI
2 LR
Benches
Bus Shelter
(A PUBLIC RIGHT OF WAY)
(A PUBLIC RIGHT OF WAY)
ITEM 10 – 9.0' OHD BELL ESMT.


19 SP
25 SCH
11 JGO
11 SCH
73 JGO
75 SCH
13 CBC
24 IV
4 COT
HYP
1 AC
15 SP
18 IV
59 JGO
1 AC
HYP
18 JGO
16 IV
5 SP
5 UP
2 GTI
2 LR
2 GTI
Benches
Bike Racks
ITEM 17 & 22
DRIVE ESMT
VOL. 563 PG. 45
EAST 105th STREET (WIDTH VA
WAIN ALLEY S.E. 15'
(A PUBLIC RIGHT OF WAY)

Rest Bench from Landscape Forms

Ride Bike Rack from Landscape Forms

Central Park Conservancy Waste
Receptacles from Landscape Forms

Trees

AC - Serviceberry

CBC - Hornbeam

GTI - Honey Locust

LR - Fruitless Sweetgum

LSSS - Slender Sweetgum

UP - Lacebark Elm

Shrubs

COT - Smoketree

HYD - Hydrangea

HYP - St. Johnswort

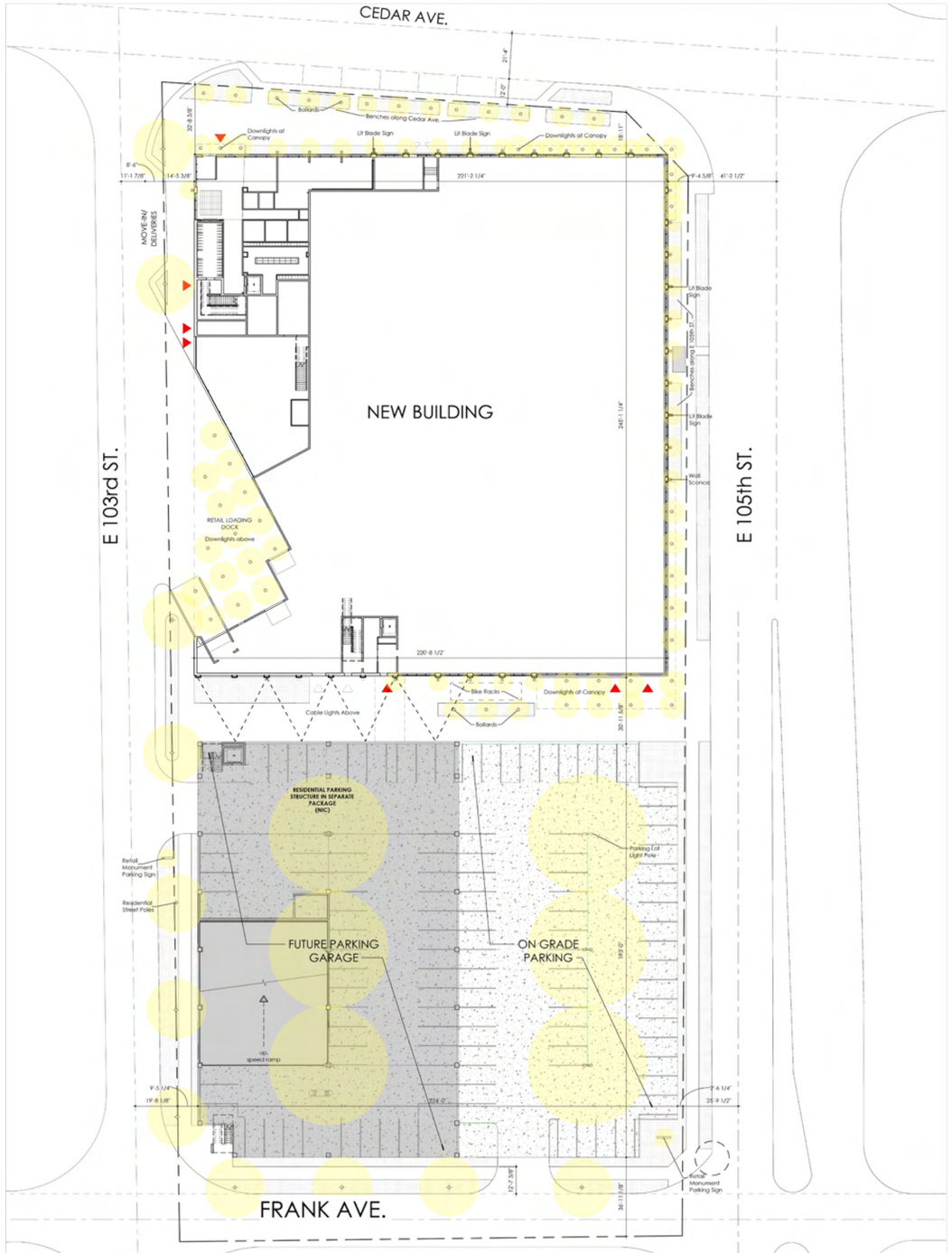
SP - Spirea

SCH - Coralberry

IV - Winterberry

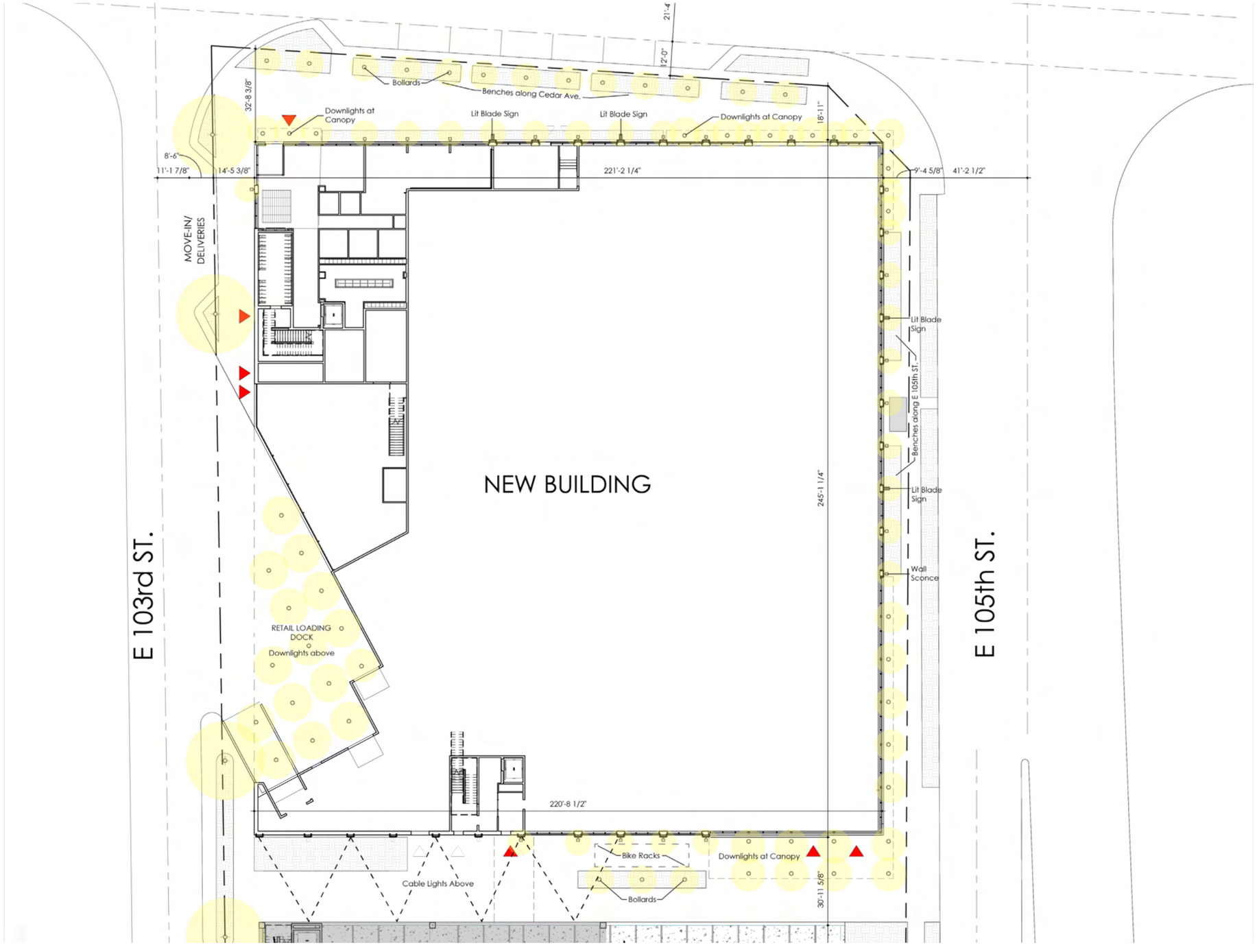
JGO - Grey Owl Juniper

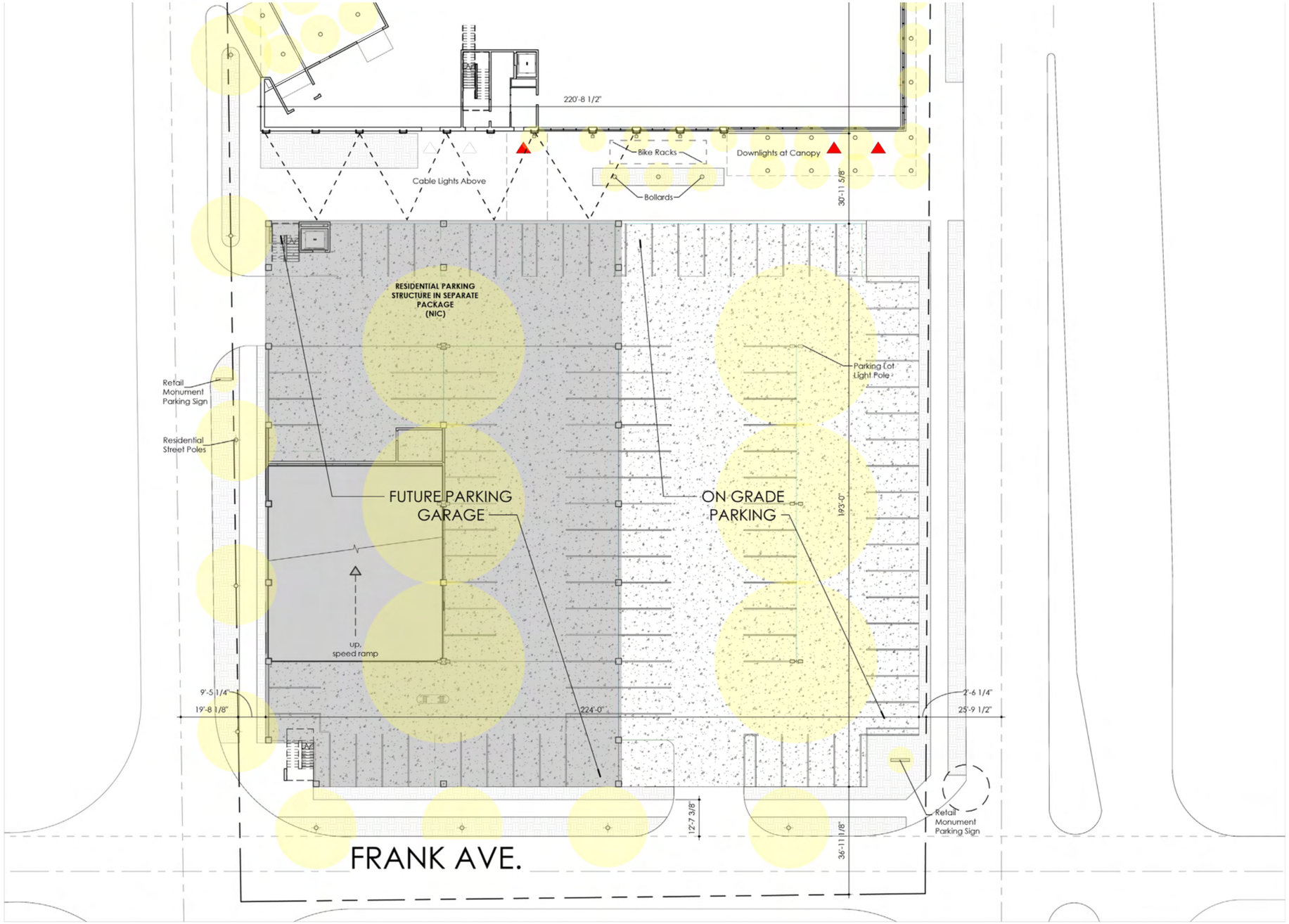
TME - Yew



Fairfax Market Mixed-Use

Overall Site Lighting Plan


21'-4"
12'-0"
Bollards
Benches along Cedar Ave.
32'-8 3/8"
Downlights at Canopy
Lit Blade Sign
Lit Blade Sign
Downlights at Canopy
18'-11"
8'-6"
11'-1 7/8"
14'-5 3/8"
221'-2 1/4"
9'-4 5/8"
41'-2 1/2"
MOVE-IN/ DELIVERIES
NEW BUILDING
Lit Blade Sign
Benches along E 105th ST.
Lit Blade Sign
245'-1 1/4"
Wall Sconce
E 103rd ST.
E 105th ST.
RETAIL LOADING DOCK
Downlights above
220'-8 1/2"
Bike Racks
Downlights at Canopy
Cable Lights Above
Bollards
30'-11 5/8"


220'-8 1/2"
Bike Racks
Downlights at Canopy
Cable Lights Above
Bollards
30'-11 5/8"
RESIDENTIAL PARKING STRUCTURE IN SEPARATE PACKAGE (NIC)
Retail Monument Parking Sign
Residential Street Poles
Parking Lot Light Pole
FUTURE PARKING GARAGE
ON GRADE PARKING
19'-3"-0"
up, speed ramp
9'-5 1/4"
19'-8 1/8"
224'-0"
2'-6 1/4"
25'-9 1/2"
12'-7 3/8"
36'-11 1/8"
Retail Monument Parking Sign
FRANK AVE.

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering from North-East

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering from North-West on Cedar Ave.

December 21, 2021

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering from South-East on E. 105th

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering from South-East

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering - Northeast Corner Tenant

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering - Northwest Residential Entry

BIALOSKY CLEVELAND

FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Perspective Rendering from South-West (Garage Hidden for Clarity)

BIALOSKY CLEVELAND FAIRMOUNT PROPERTIES

Fairfax Market Mixed-Use

Pedestrian Path from Fairfax Neighborhood

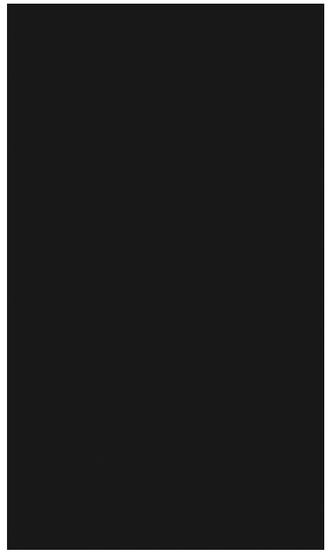
Upper Masonry - Medium Grey Brick Blend

Upper Charcoal Metal Panel

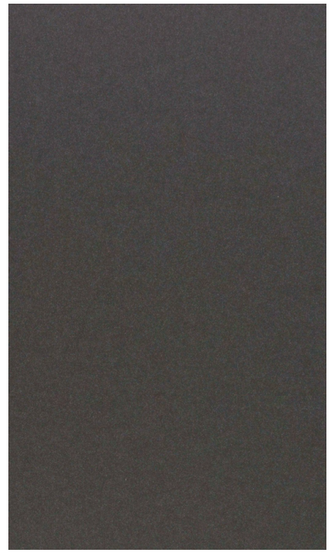
Podium Masonry - Manganese Ironspot

FB-2 - Taylor Executive Gray Bladecut (on Residnetial Portion)

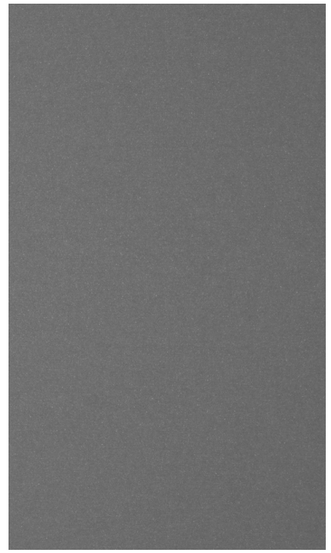
FB-1 - Manganese Ironspot Velour (on Retail Portion)



ACM-1 - Tri-Corn Black



ACM-2 - Serpentine Metallic

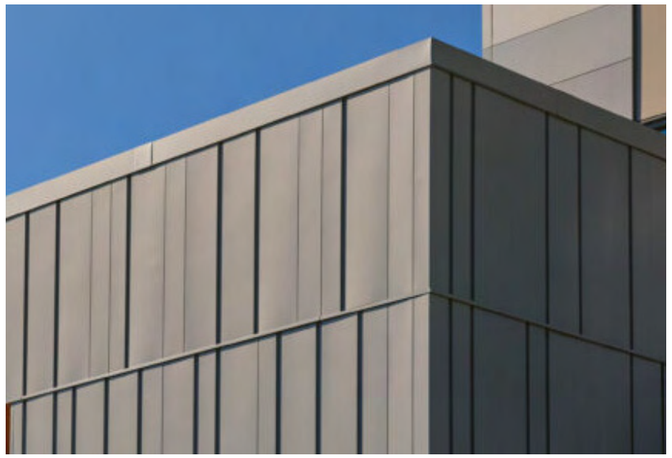


ACM-3 - Steel City Silver Mica

Window Mullions - Anodized Black

Window Mullions - Anodized Black

Canopy Soffits - Wood-Look Dizal Aluminum
Cumaru Variegated Light

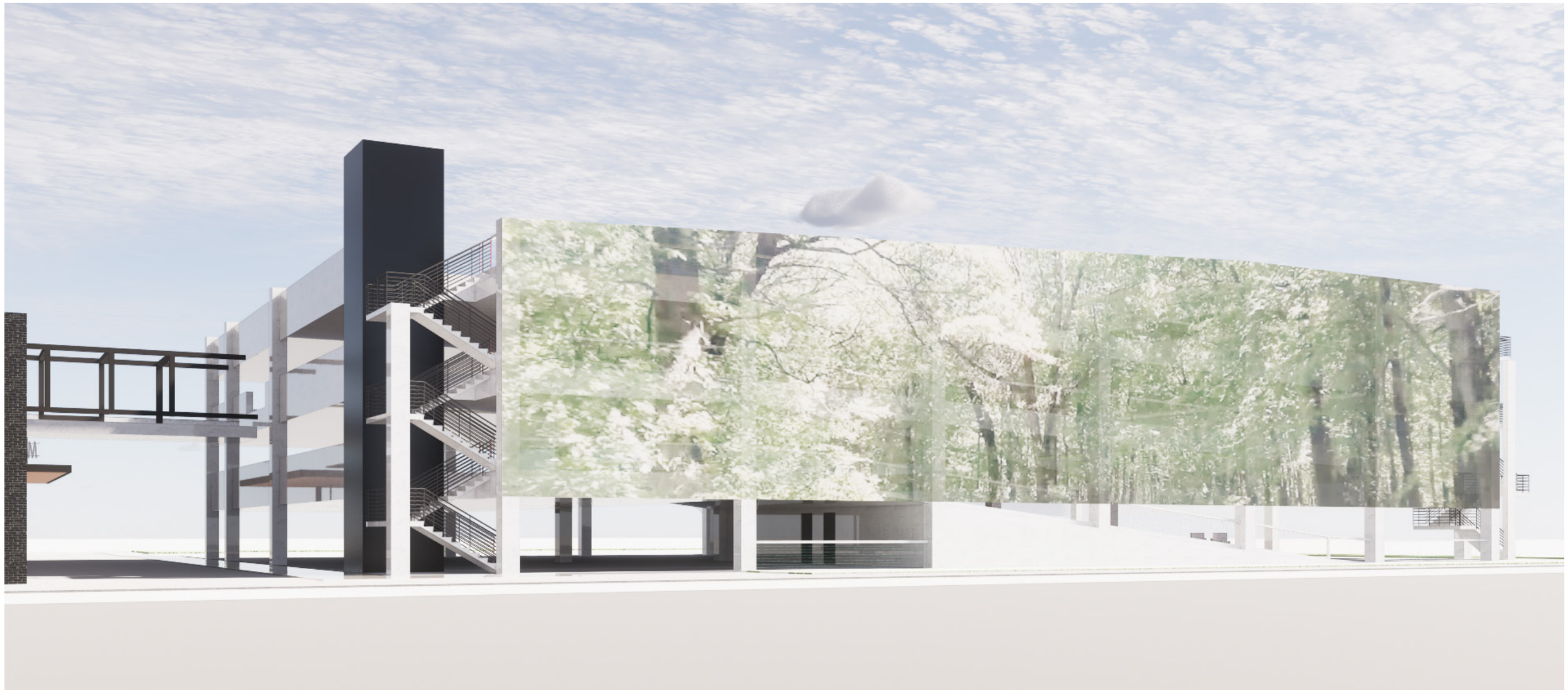


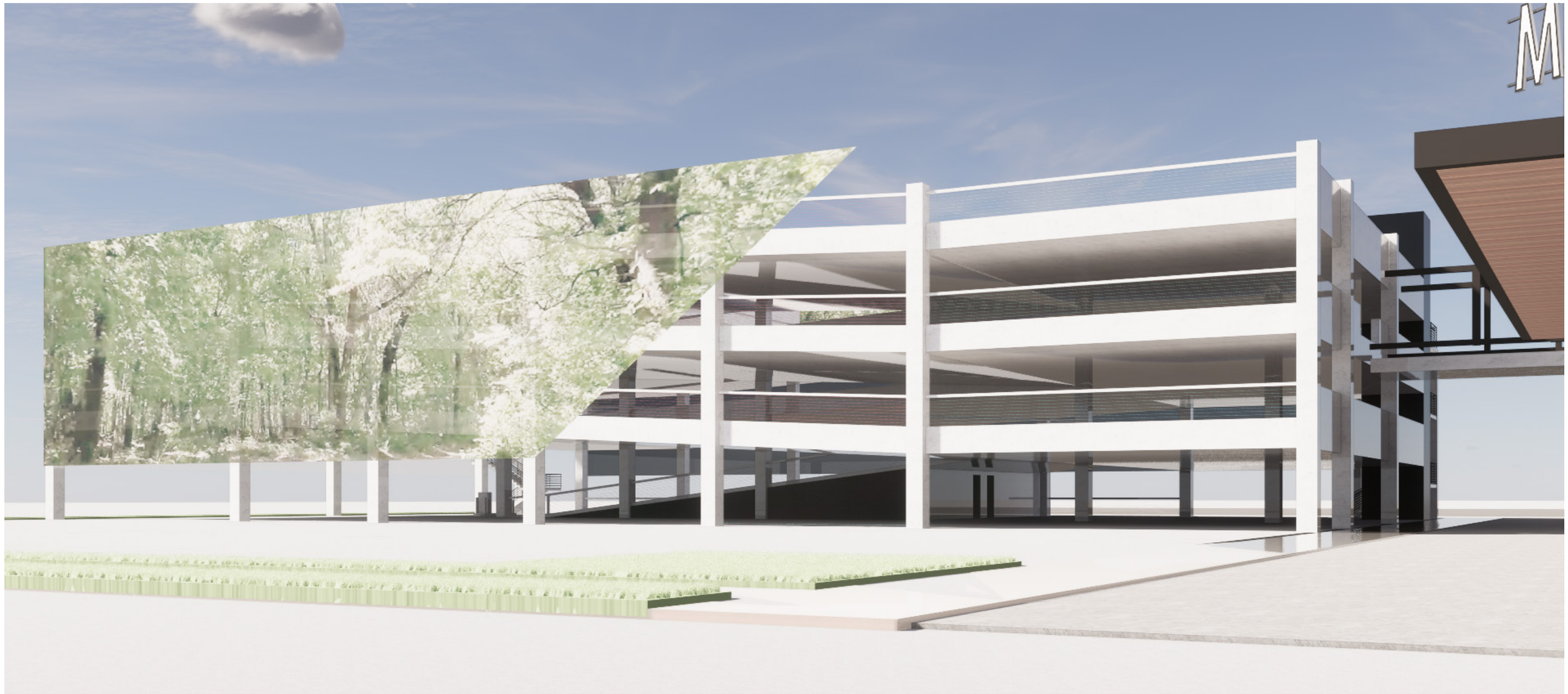
Pac-Clad Reveal metal panel installed - for reference

MP-1 - Graphite

MP-2 - Musket Gray

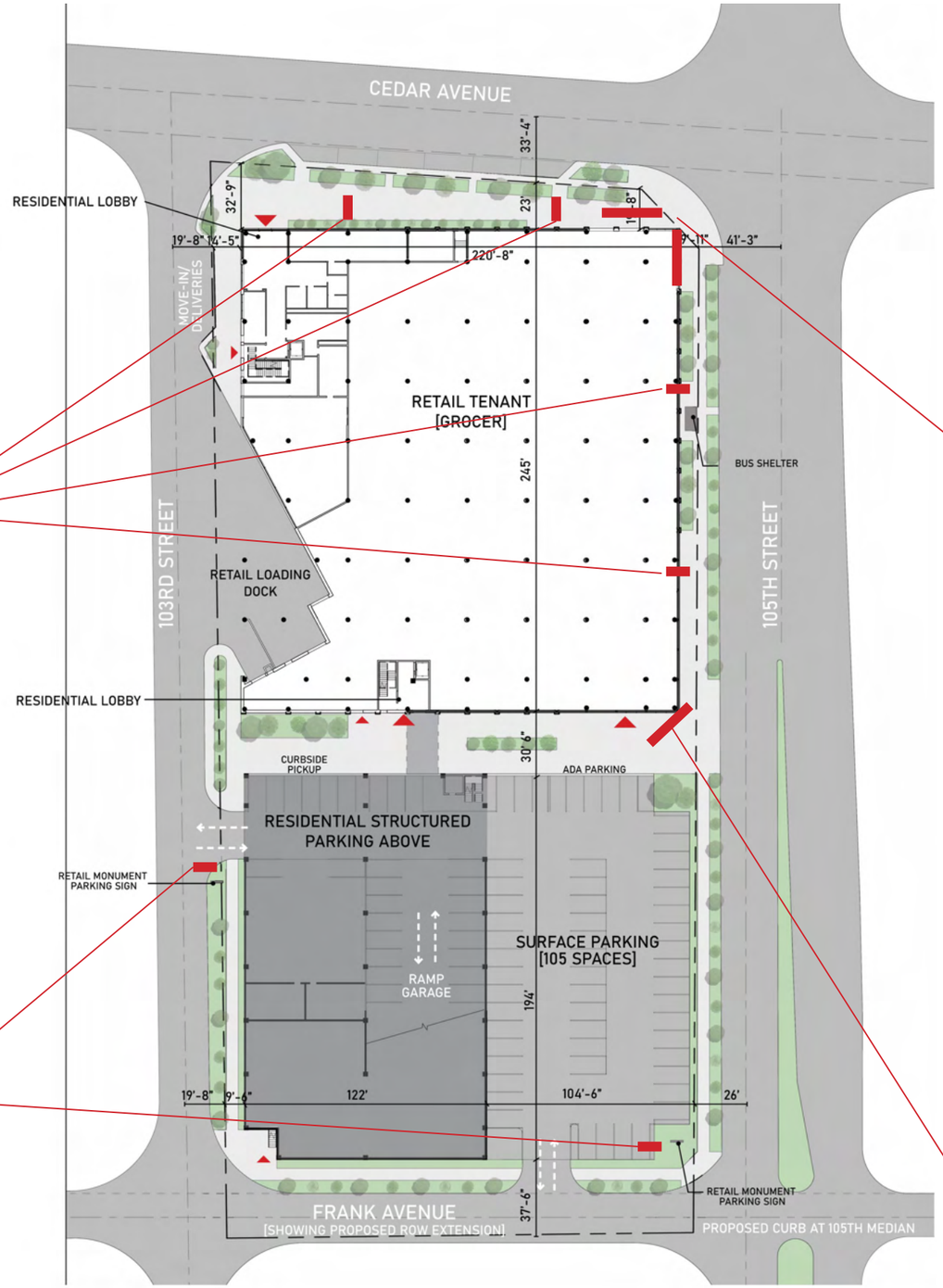
MEIJER
MARKET





(4) LIT BLADE SIGNS

(2) LIT MONUMENT PARKING SIGNS
(60"H X 78" W)



(2) MAIN CORNER WALL-MOUNTED SIGNS

MAIN CORNER SCAFFOLD-MOUNTED SIGN

East Design Review Case

January 21, 2022

EAST2021-024 – Fissal Child Learning Center New Construction:
Seeking Final Approval
Project Address: 6215 Quincy Avenue
Project Representative: Daryl Mapson, Tribe Architects

City of Cleveland
Frank G. Jackson, Mayor
City Planning Commission

Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
www.planning.city.cleveland.oh.us

Planning Commission/Design Review Application

DATE: 22 OCTOBER 2021

PROJECT NAME: FISSAL CHILD LEARNING CENTER

PROJECT ADDRESS: 6215 QUINCY AVENUE

PROJECT LOCATION (if no address): 6215 QUINCY AVENUE

CONTACT PERSON *(for design review):* DARYL MAPSON

COMPANY: TRIBE ARCHITECTS

PHONE: 216.205.5259 ***EMAIL:*** daryl.mapson@gmail.com

OWNER:

ARCHITECT/ CONTRACTOR:

PROJECT TYPE: ☑ New Building ☐ Rehabilitation ☐ Addition ☐ Sign ☐ Fence ☐ Parking ☐ Storefront

USE TYPE: ☐ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☐ Mixed-Use

Review Level: ☐ Conceptual ☐ Schematic Design ☐ Final Design Development

I, the undersigned, have received a copy of the Cleveland City Planning Commission's *"Design Review Applicant Guide"* and agree to follow its guidance in proceeding through the design review process for the subject project.

Daryl Mapson 22OCT21

Signature **and** date

****

(For staff use only)

Received by:
Design Review District Name:
Assigned Review Case Number:

TRIBE ARCHITECTS

ARCHITECTURE and VILLAGE PLANNING

22 OCTOBER 2021

TO: Ms. Nickol Calhoun
District Planner
City Planning Commission
601 Lakeside Avenue Rm 501
Cleveland, Ohio 44114

Regarding: PROJECT SUMMARY for Architectural Review Board
FISSAL CHILD LEARNING CENTER
6215 QUINCY AVENUE
CLEVELAND, OHIO

Dear Nickol,

FISSAL CHILD LEARNING CENTER LLC proposes to build a new building on vacant land on Quincy Avenue and East 63rd St., a local retail street with residential streets. The masonry finished building will have a parking lot and entrances off Quincy Ave. and the parking lot.

The 4210 square foot building will be set back 9 feet from the main street and have an asphalt paved parking on the side behind a landscape buffer and new ornamental fence. The 22-space parking lot will also have a trash enclosure. The fenced in play area is to the north of the building.

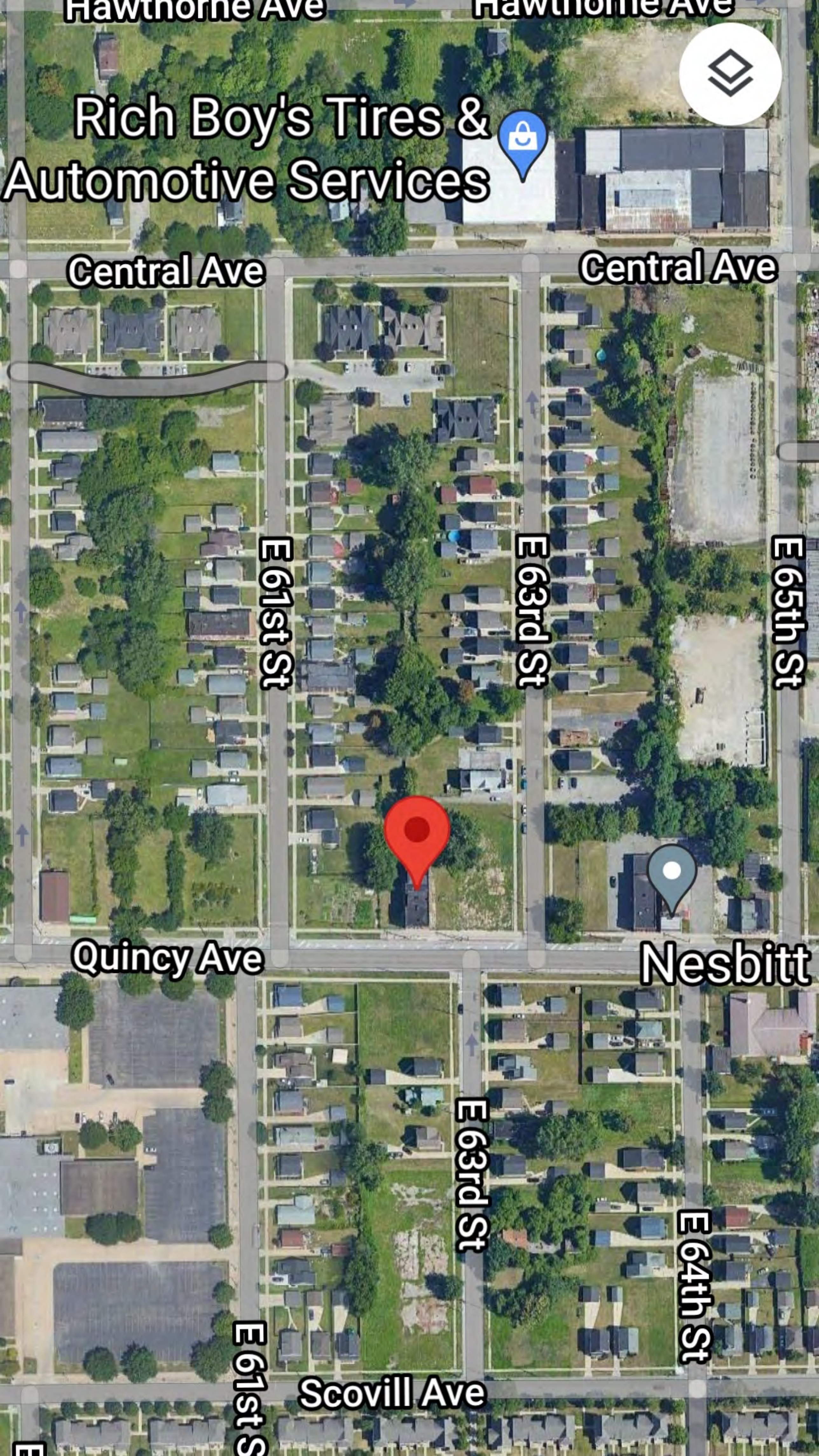
The Owner plans to employ 17 people and serve 117 children at the location and invest apprx. $800,000.00 for construction. A new bike rack will be included in the plans. Please see attached vicinity plan, existing photos, scaled site plan, construction drawings and renderings for more information. The site plan has been approved by Rick Ricarrdi of the Building and Housing Zoning department. We look forward to final ARB review consideration on November 9th.

Any questions please contact us.

Grace,

Daryl Mapson RA

Daryl Mapson and Harlan Eberhardt
Tribe Architects
1300 East 187th St.
Cleveland, Ohio 44110
216.205.5259
daryl.mmapson@gmail.com


Hawthorne Ave
Hawthorne Ave
Rich Boy's Tires & Automotive Services
Central Ave
Central Ave
E 61st St
E 63rd St
E 65th St
Quincy Ave
E 63rd St
Nesbitt
E 61st St
Scovill Ave
E 64th St

Quincy Ave

4:04
Google
© 2021 Google
6214 Quincy...

Quincy
E. 63 St
ONE WAY

BIKE
Bond St

2021 Google

DO NOT
ENTER

ONE WAY
DO NOT
ENTER

E. 61 St
Quincy

© 2022 Google

FISSAL CHILD LEARNING CENTER

6215 QUINCY AVE
CLEVELAND , OHIO

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BUILDING CODE CLASSIFICATION

CONSTRUCTION CLASS = VB (UnSprinklered)
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OCCUPANT LOAD

70–PERSONS
61–CHILDREN AND 9–ADULTS

TRIBE ARCHITECTS
ARCHITECTURE & VILLAGE PLANNING
CLEVELAND , OHIO
DARYL E. MAPSON
216–205–5259

NOTE : ALL INTERIOR WALL AND CEILING FINISHES MUST HAVE A MAXIMUM CLASS C (76–200) FLAME SPREAD RATING & A SMOKE DEVELOPED RATING (0–450)

Construction of this new structure has been designed in accordance with the
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DRAWING INDEX

SHT NO	DESCRIPTION
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NOTES: TYPICAL SHURB PLANTING, INDIVIDUAL PLANTING HOLE

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2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
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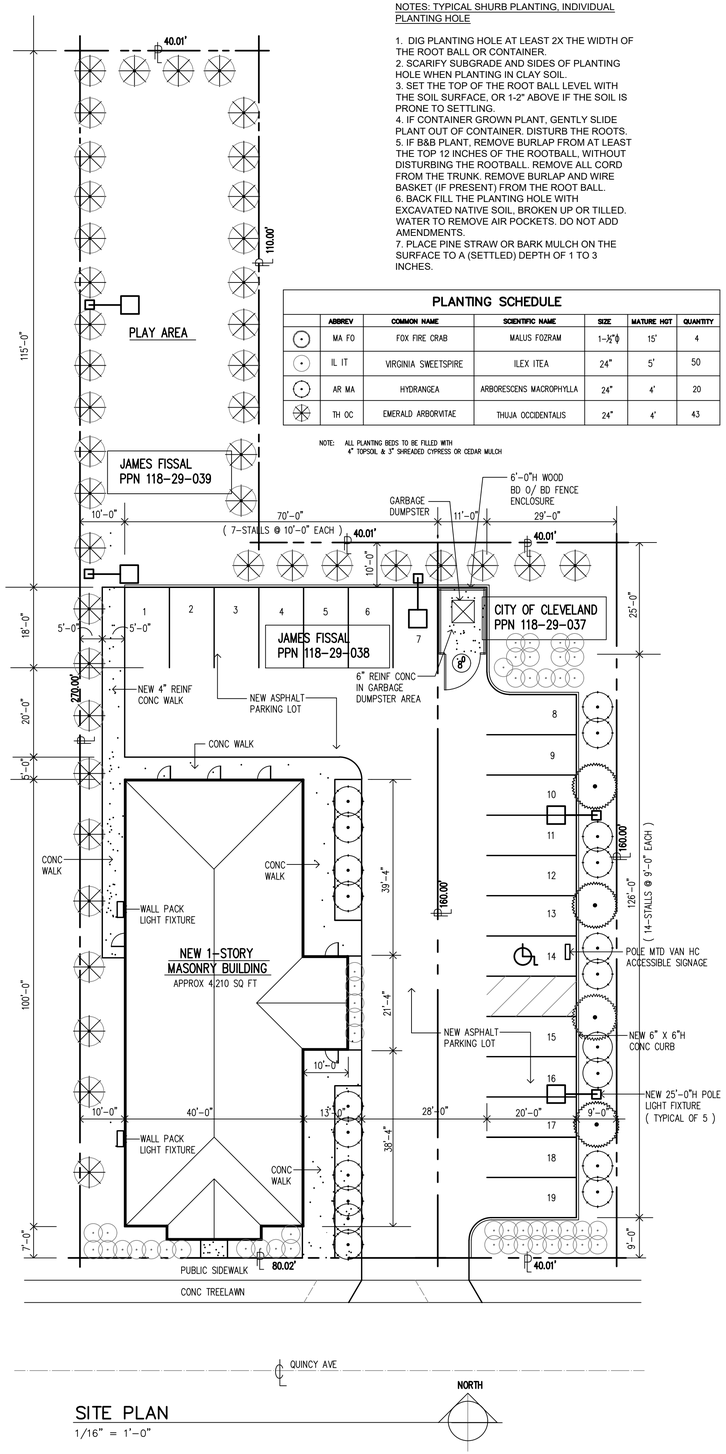
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

PLANTING SCHEDULE

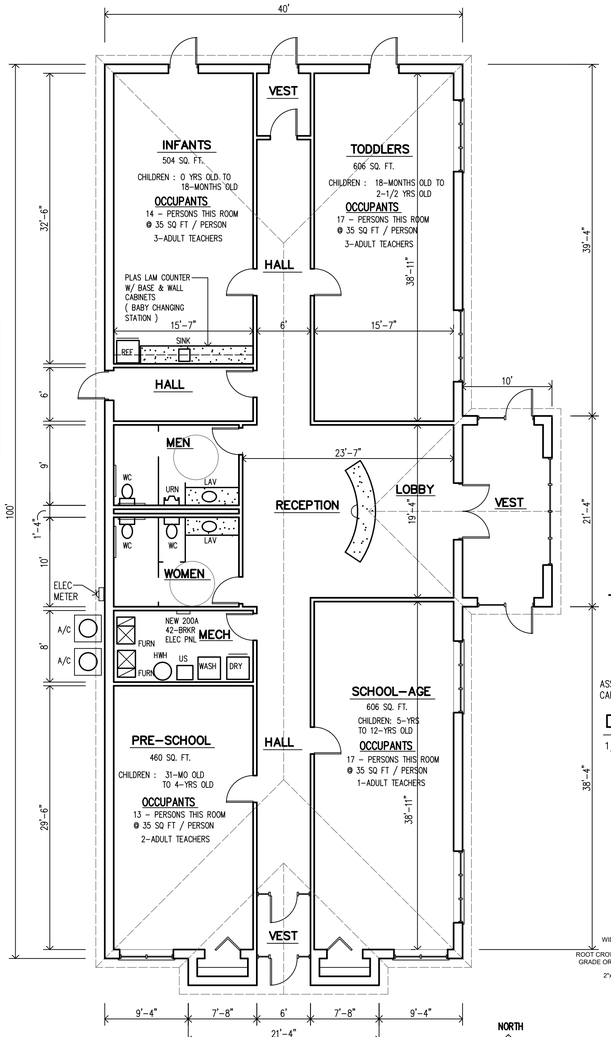
	ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE HGT	QUANTITY
⊙	MA FO	FOX FIRE CRAB	MALUS FOZRAM	1–½"ϕ	15'	4
⊙	IL IT	VIRGINIA SWEETSPIRE	ILEX ITEA	24"	5'	50
⊙	AR MA	HYDRANGEA	ARBORESCENS MACROPHYLLA	24"	4'	20
✳	TH OC	EMERALD ARBORVITAE	THUJA OCCIDENTALIS	24"	4'	43

NOTE: ALL PLANTING BEDS TO BE FILLED WITH 4" TOPSOIL & 3" SHREADED CYPRESS OR CEDAR MULCH



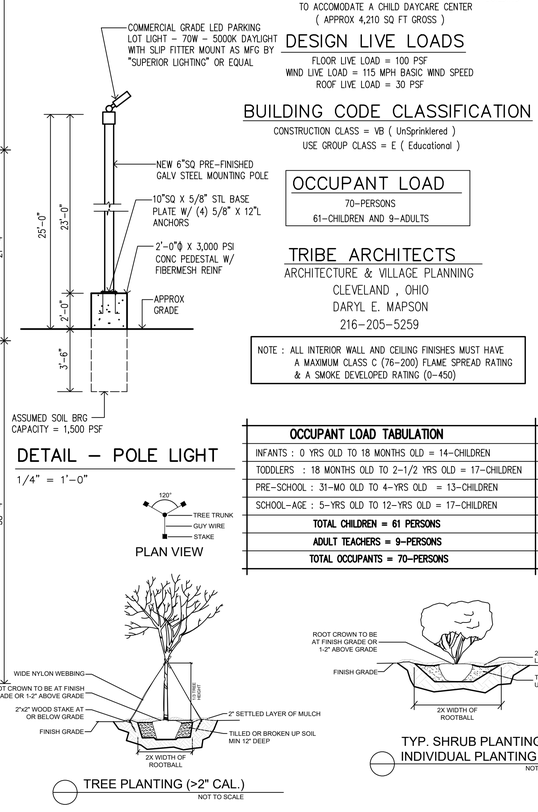
SITE PLAN

1/16" = 1'–0"



FLOOR PLAN – 4,210 SQ FT

1/8" = 1'–0"



DETAIL – POLE LIGHT

1/4" = 1'–0"

OCCUPANT LOAD TABULATION
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TODDLERS : 18 MONTHS OLD TO 2–1/2 YRS OLD = 17–CHILDREN
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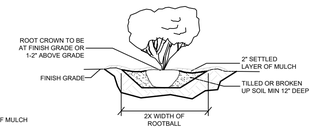
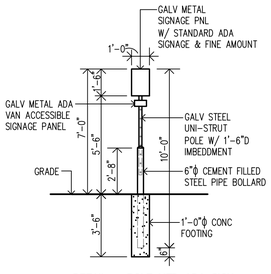
ADULT TEACHERS = 9–PERSONS
TOTAL OCCUPANTS = 70–PERSONS

TREE PLANTING (>2" CAL.)
NOT TO SCALE



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



DETAIL – POLE MTD ADA SIGN

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PERMITS

ALL WORK MUST BE PERFORMED BY CONTRACTORS THAT ARE REGISTERED TO WORK IN THE CITY OF CLEVELAND , OHIO

BUILDING SIGNAGE

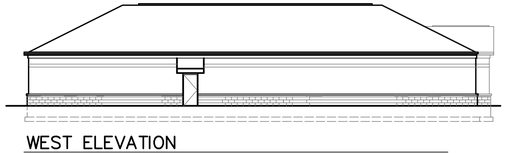
A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED FOR FUTURE EXTERIOR BUILDING SIGNAGE

SOUTH ELEVATION

1/8" = 1'–0"

EAST ELEVATION

1/8" = 1'–0"



WEST ELEVATION

1/16" = 1'–0"

REVISIONS

TRIBE ARCHITECTS
1300 E. 187th STREET
CLEVELAND, OHIO 44110
OFFICE: 216–205–5259
E–MAIL: DARYLMAPSON@GMAIL.COM

FISSAL CHILD LEARNING CENTER
6215 QUINCY AVE
CLEVELAND , OHIO

SITE & FLOOR PLAN/ELEVATIONS

DATE: 1–8–21 | Checked : D.M.
SCALE: 1/8"=1'–0"
DRAWN: H.E.JR.

A–1

FISSAL CHILD LEARNING CENTER

6215 QUINCY AVE
CLEVELAND , OHIO

SCOPE OF WORK

– CONSTRUCTION OF A NEW 1–STORY MASONRY BUILDING TO ACCOMODATE A CHILD DAYCARE CENTER
(APPROX 4,210 SQ FT GROSS)

DESIGN LIVE LOADS

FLOOR LIVE LOAD = 100 PSF
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BUILDING CODE CLASSIFICATION

CONSTRUCTION CLASS = VB (UnSprinklered)
USE GROUP CLASS = E (Educational)

OCCUPANT LOAD

70–PERSONS
61–CHILDREN AND 9–ADULTS

TRIBE ARCHITECTS

ARCHITECTURE & VILLAGE PLANNING
CLEVELAND , OHIO
DARYL E. MAPSON
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Construction of this new structure has been designed in accordance with the
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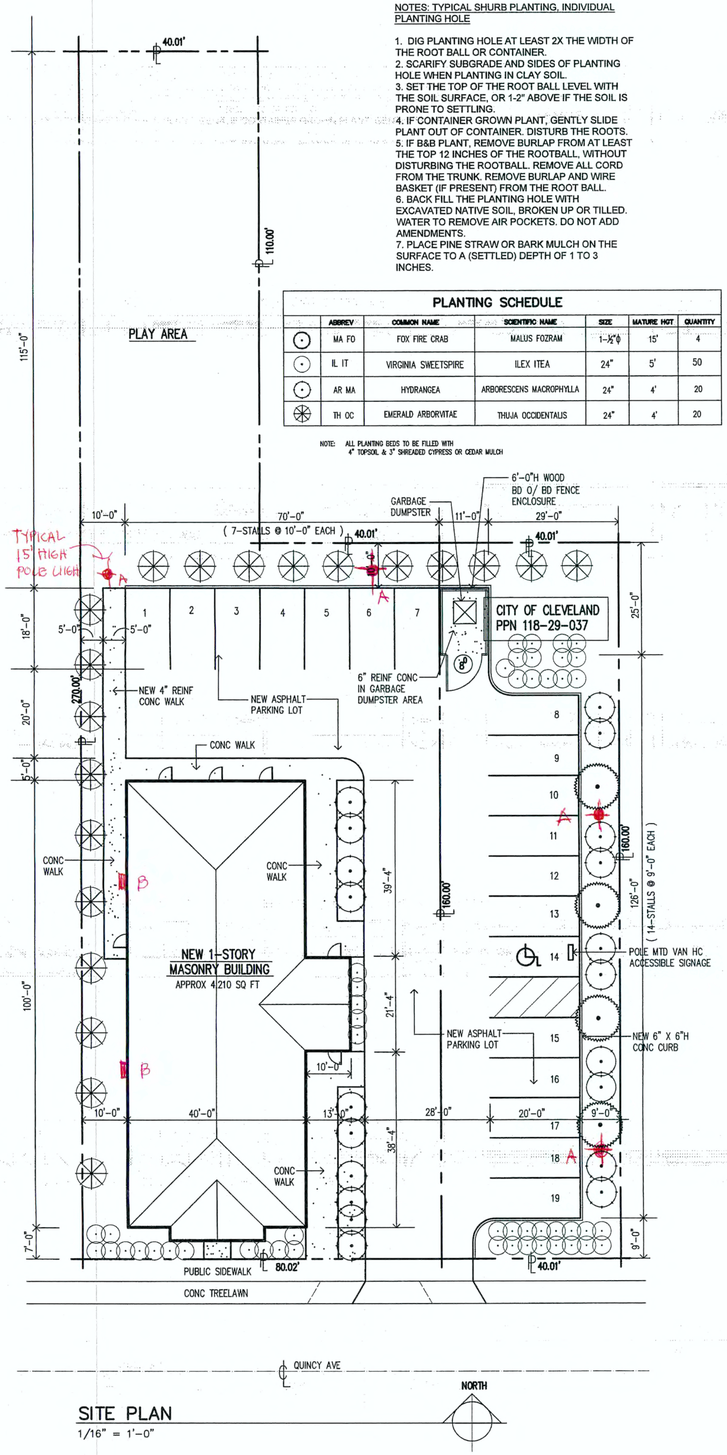

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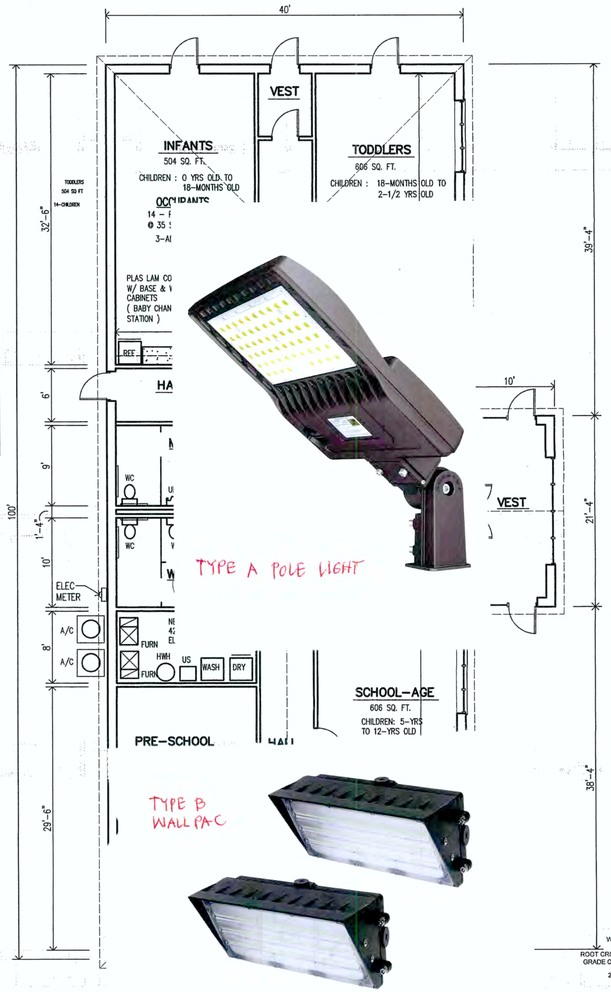

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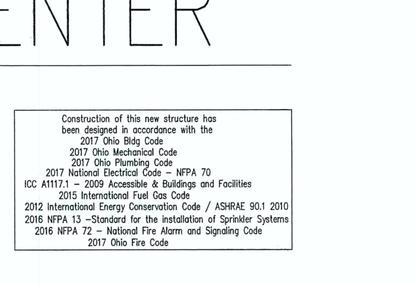

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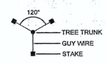
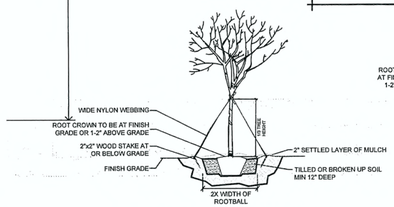


PLAN VIEW



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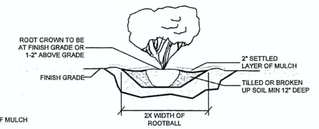

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DARYL E. MAPSON
9510
REGISTERED ARCHITECT

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OFFICE: 216–205–5259
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DATE: 1–8–21
SCALE: 1/8"=1'–0"
DRAWN: H.E.JR.
Checked : D.M.

A–1

FIBERGLASS SHINGLES (BROWN)
2x8 FASCIA
1x6 EAVE TR.
STUCCO
BRICK RETURN
AWNING
FISSAL CHILD LEARNING CENTER
BRICK HEADER CRS
SPLIT-FACE CONC BLK
FACE BRICK
1" INSUL TEMP. GLASS W/ ALUM FRAME
SOUTH ELEVATION
1/8" = 1'-0"
RIDGE VENT
FIBERGLASS SHINGLES
STUCCO BAND
STUCCO
4" ALUM GUTTER & 2x8
BRICK
TYPICAL WALL SCONCE LIT
FISSAL CHILD LEARNING CENTER
PRE-CAST CONC SILL
STUCCO
SPLIT-FACE CONC BLK BASE
BRICK HEADER CRS
STOREFRONT WINDOWS
EAST ELEVATION
1/8" = 1'-0"

DO NOT
ENTER

FISSAL CHILD
LEARNING CENTER

CHILD
LEARNING CENTER

FISSAL CHILD LEARNING CENTER

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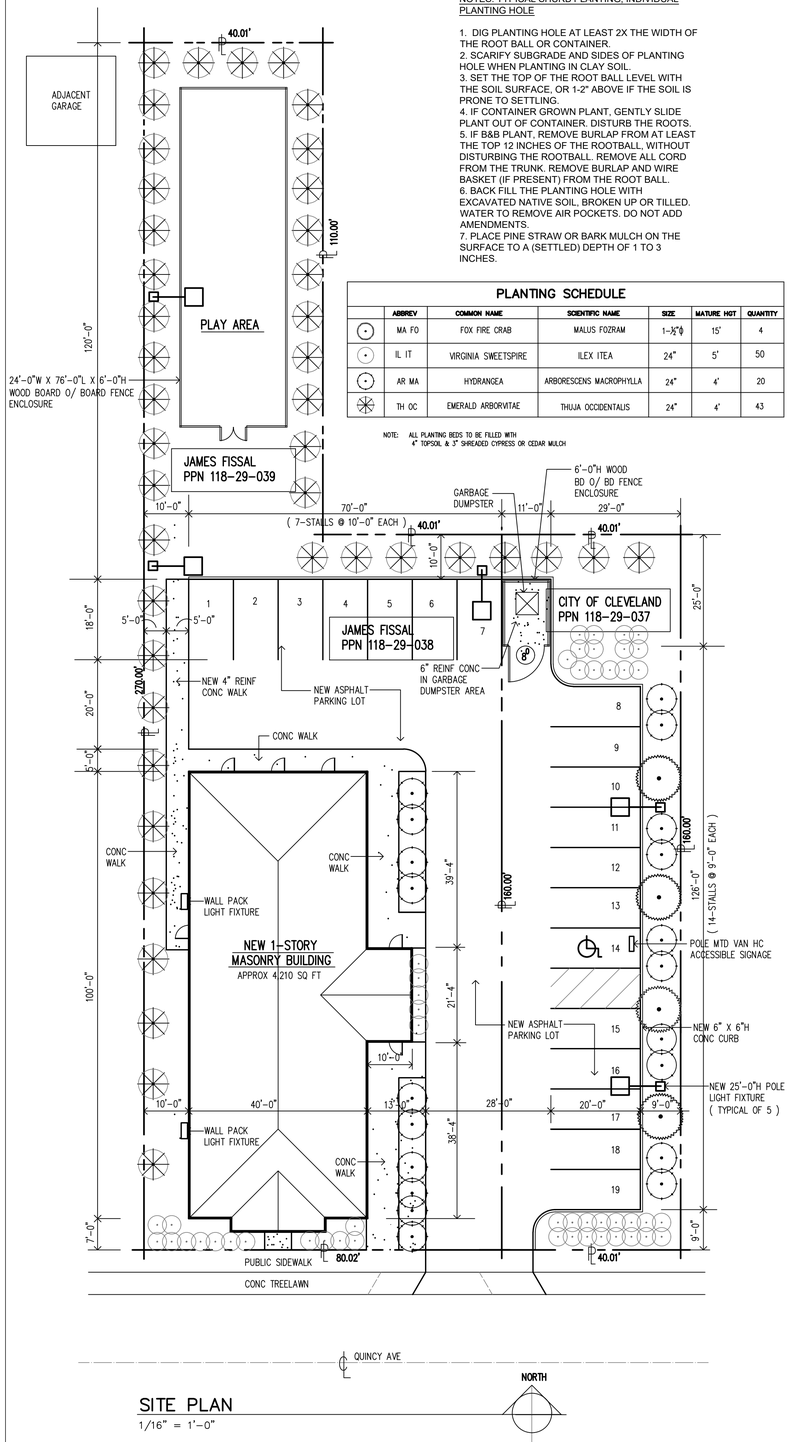
NOTES: TYPICAL SHURB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL. BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

PLANTING SCHEDULE

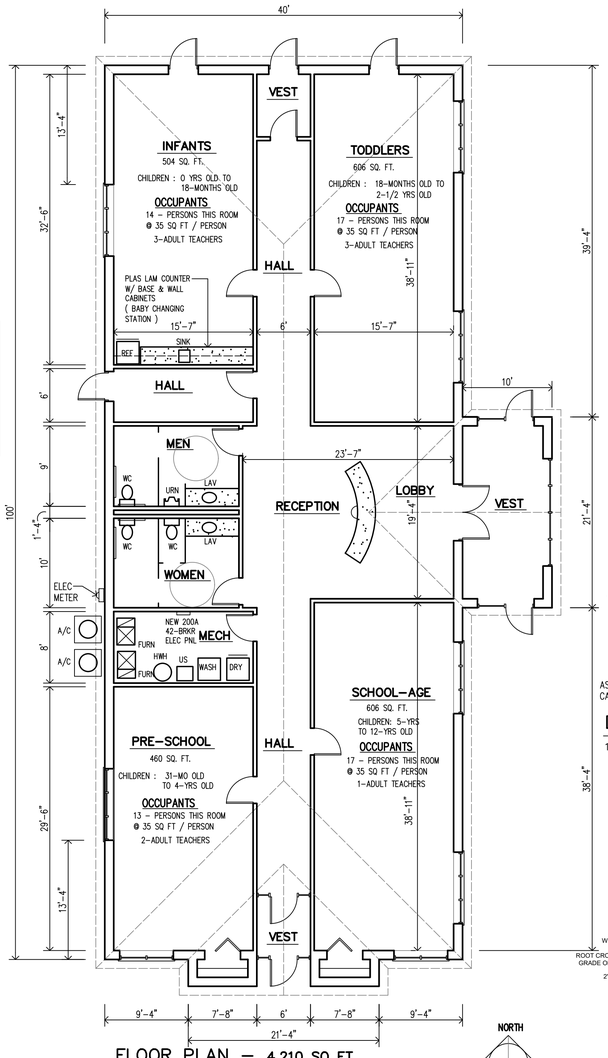
	ABBREV	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE HGT	QUANTITY
⊙	MA FO	FOX FIRE CRAB	MALUS FOZRAM	1–½"ϕ	15'	4
·	IL IT	VIRGINIA SWEETSPIRE	ILEX ITEA	24"	5'	50
⊙	AR MA	HYDRANGEA	ARBORESCENS MACROPHYLLA	24"	4'	20
✳	TH OC	EMERALD ARBORVITAE	THUJA OCCIDENTALIS	24"	4'	43

NOTE: ALL PLANTING BEDS TO BE FILLED WITH 4" TOPSOIL & 3" SHREADED CYPRESS OR CEDAR MULCH



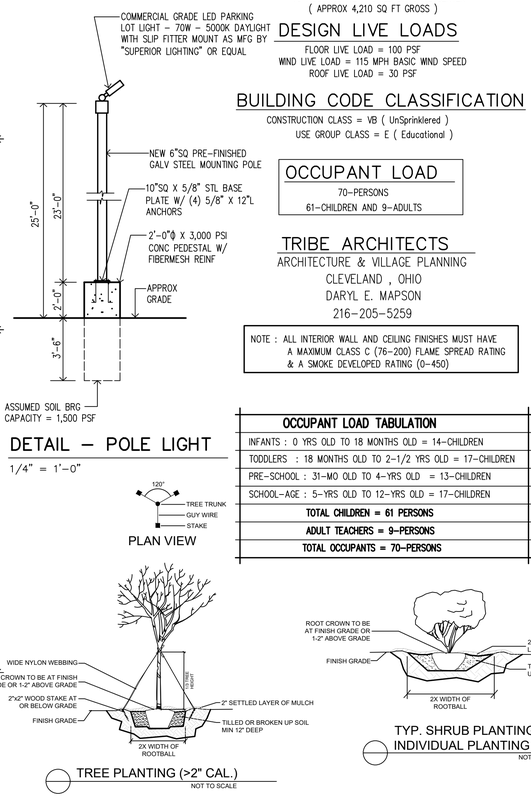
SITE PLAN

1/16" = 1'–0"



FLOOR PLAN – 4,210 SQ FT

1/8" = 1'–0"



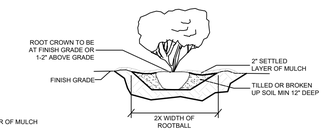
DETAIL – POLE LIGHT

1/4" = 1'–0"

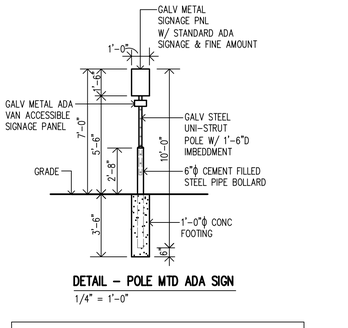
OCCUPANT LOAD TABULATION
INFANTS : 0 YRS OLD TO 18 MONTHS OLD = 14–CHILDREN
TODDLERS : 18 MONTHS OLD TO 2–1/2 YRS OLD = 17–CHILDREN
PRE–SCHOOL : 31–MO OLD TO 4–YRS OLD = 13–CHILDREN
SCHOOL–AGE : 5–YRS OLD TO 12–YRS OLD = 17–CHILDREN
TOTAL CHILDREN = 61 PERSONS
ADULT TEACHERS = 9–PERSONS
TOTAL OCCUPANTS = 70–PERSONS

PLAN VIEW

TREE PLANTING (>2" CAL.)
NOT TO SCALE



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE
NOT TO SCALE



DETAIL – POLE MTD ADA SIGN

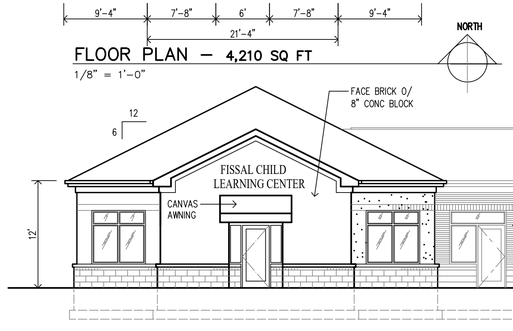
1/4" = 1'–0"

PERMITS

ALL WORK MUST BE PERFORMED BY CONTRACTORS THAT ARE REGISTERED TO WORK IN THE CITY OF CLEVELAND , OHIO

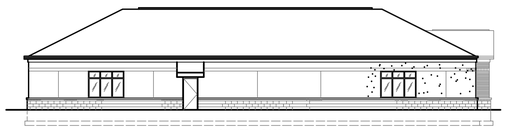
BUILDING SIGNAGE

A SEPARATE SIGN PERMIT APPLICATION IS REQUIRED FOR FUTURE EXTERIOR BUILDING SIGNAGE



SOUTH ELEVATION

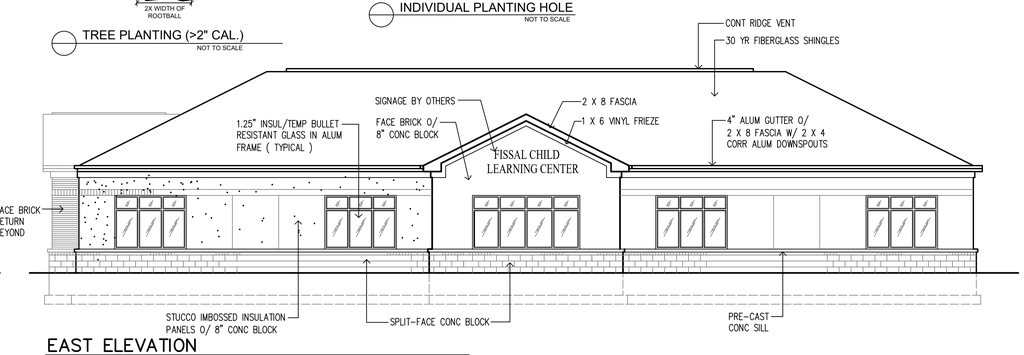
1/8" = 1'–0"



WEST ELEVATION

HOLLOW METAL DOOR & FRAME (PAINT)

1/16" = 1'–0"



EAST ELEVATION

1/8" = 1'–0"

REVISIONS

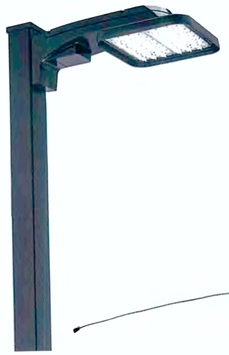
TRIBE ARCHITECTS
1300 E. 187th STREET
CLEVELAND, OHIO 44110
OFFICE: 216–205–5259
E–MAIL: DARYLMAPSON@GMAIL.COM

FISSAL CHILD LEARNING CENTER
6215 QUINCY AVE
CLEVELAND , OHIO

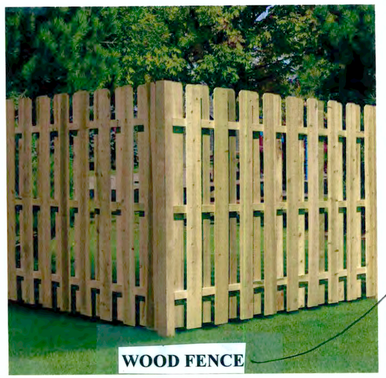
SITE & FLOOR PLAN/ELEVATIONS

DATE: 1–8–21 | Checked : D.M.
SCALE: 1/8"=1'–0"
DRAWN: H.E.JR.

A–1

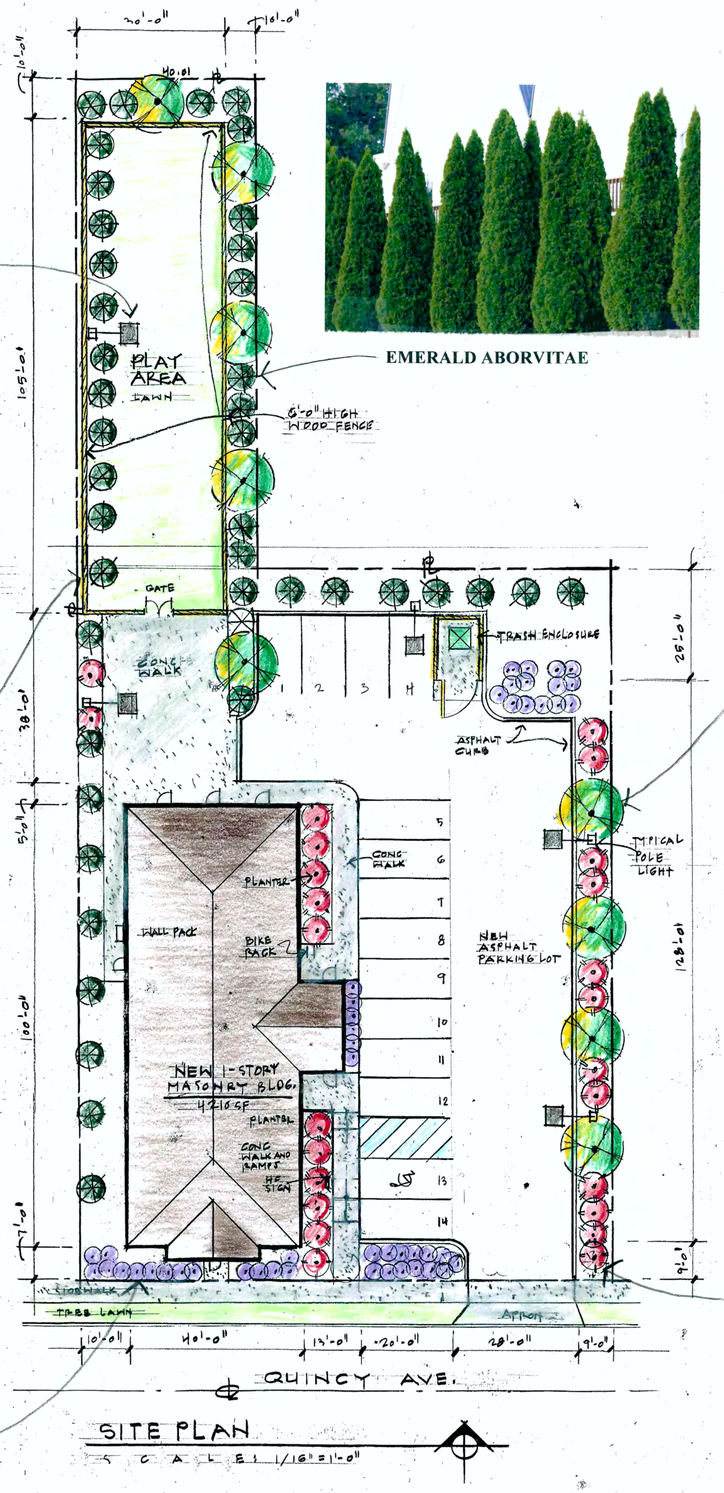


EMERALD ABORVITAE



WOOD FENCE

HONEY LOCUST TREE



BIKE RACK

JUNIPER SHRUB

HYDRANDRA SHRUB

East Design Review Case

January 21, 2022

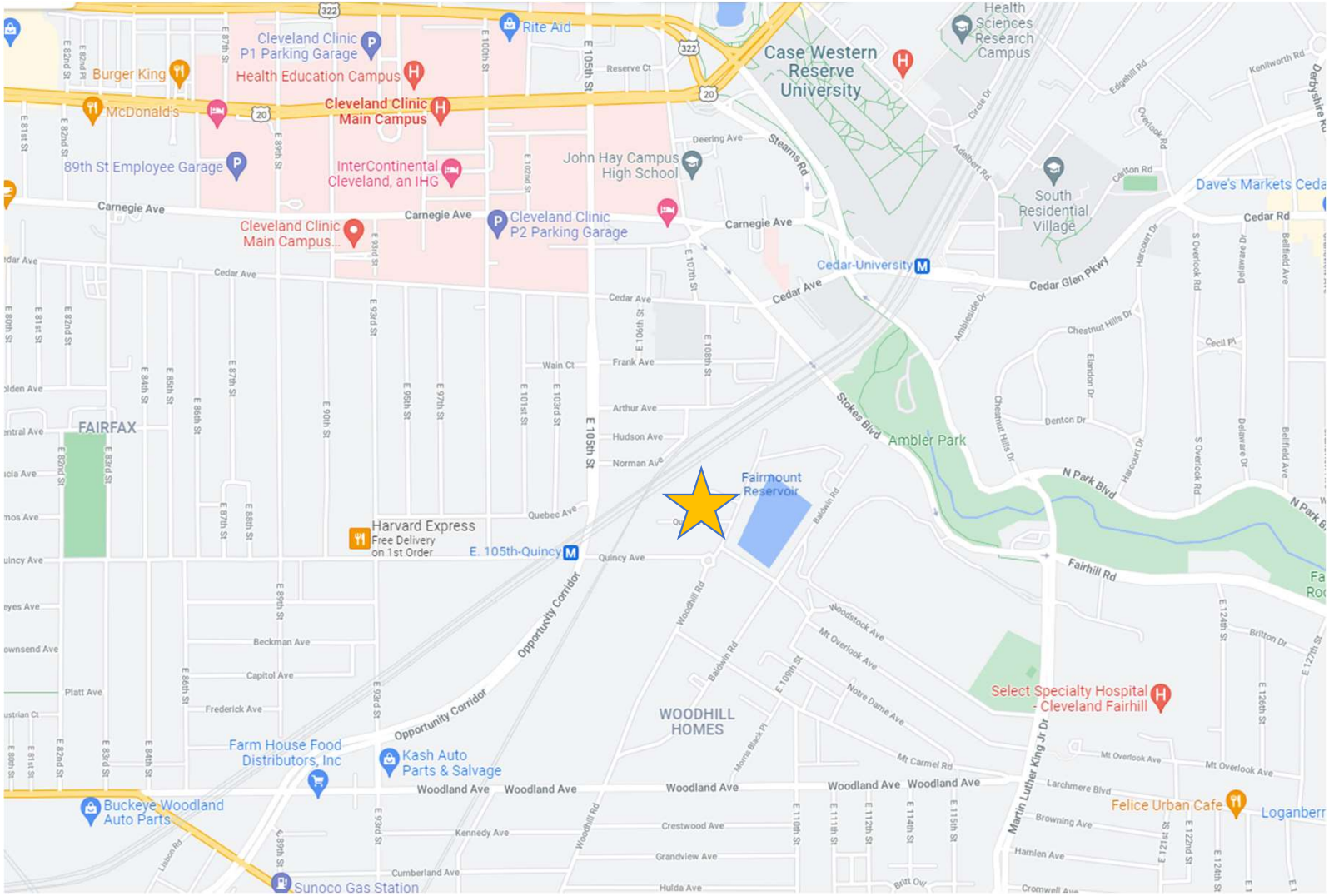
EAST2021-028 – Proposed Demolition of a 3-Story Industrial Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: PPN# 121-22-025; adjacent to 10703 Quebec Avenue
Project Representative: Mickey Westbrook Specrete-IP

Proposed Building Demolition

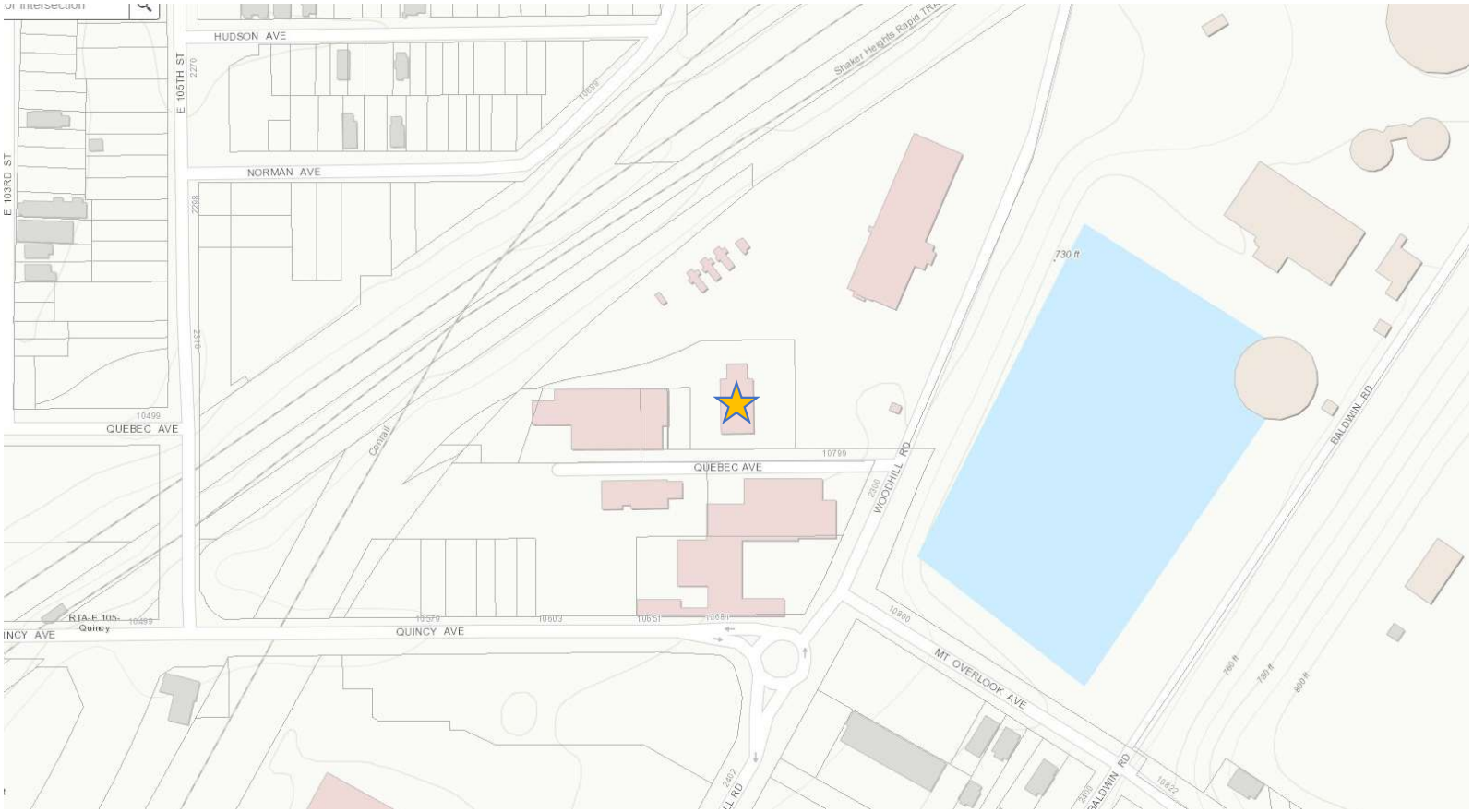
Quebec Ave.

Mickey Westbrook
Specrete-IP Inc.
mwestbrook@specrete.com

Location


Cleveland Clinic P1 Parking Garage
Rite Aid
Health Sciences Research Campus
Burger King
Health Education Campus
Case Western Reserve University
McDonald's
Cleveland Clinic Main Campus
89th St Employee Garage
InterContinental Cleveland, an IHG
John Hay Campus High School
South Residential Village
Dave's Markets
Carnegie Ave
Cleveland Clinic Main Campus...
Cleveland Clinic P2 Parking Garage
Cedar-University
Cedar Rd
Cedar Glen Pkwy
Cedar Ave
Chestnut Hills Dr
FAIRFAX
Ambler Park
Stokes Blvd
Fairmount Reservoir
N Park Blvd
Harvard Express
Free Delivery on 1st Order
E. 105th-Quincy
Quincy Ave
Fairhill Rd
Opportunity Corridor
WOODHILL HOMES
Select Specialty Hospital - Cleveland Fairhill
Farm House Food Distributors, Inc
Kash Auto Parts & Salvage
Woodland Ave
Buckeye Woodland Auto Parts
Felice Urban Cafe
Sunoco Gas Station
Kennedy Ave
Crestwood Ave
Grandview Ave
Cumberland Ave
Hulda Ave
Beckman Ave
Capitol Ave
Frederick Ave
Platt Ave
Quebec Ave
Arthur Ave
Hudson Ave
Norman Ave
Frank Ave
Wain Ct
Deering Ave
Reserve Ct
Woodstock Ave
Mt Overlook Ave
Notre Dame Ave
Mt Carmel Rd
Larchmere Blvd
Browning Ave
Hamlen Ave
Britton Dr
Martin Luther King Jr Dr
E 105th St
E 89th St
E 93rd St
E 90th St
E 87th St
E 84th St
E 82nd St
E 124th St
E 126th St
E 122nd St
E 121st St
E 110th St
E 111th St
E 112th St
E 114th St
E 115th St
E 107th St
E 106th St
E 108th St
E 101st St
E 100th St
E 95th St
E 97th St
E 86th St
E 88th St
E 81st St
E 80th St
322
20

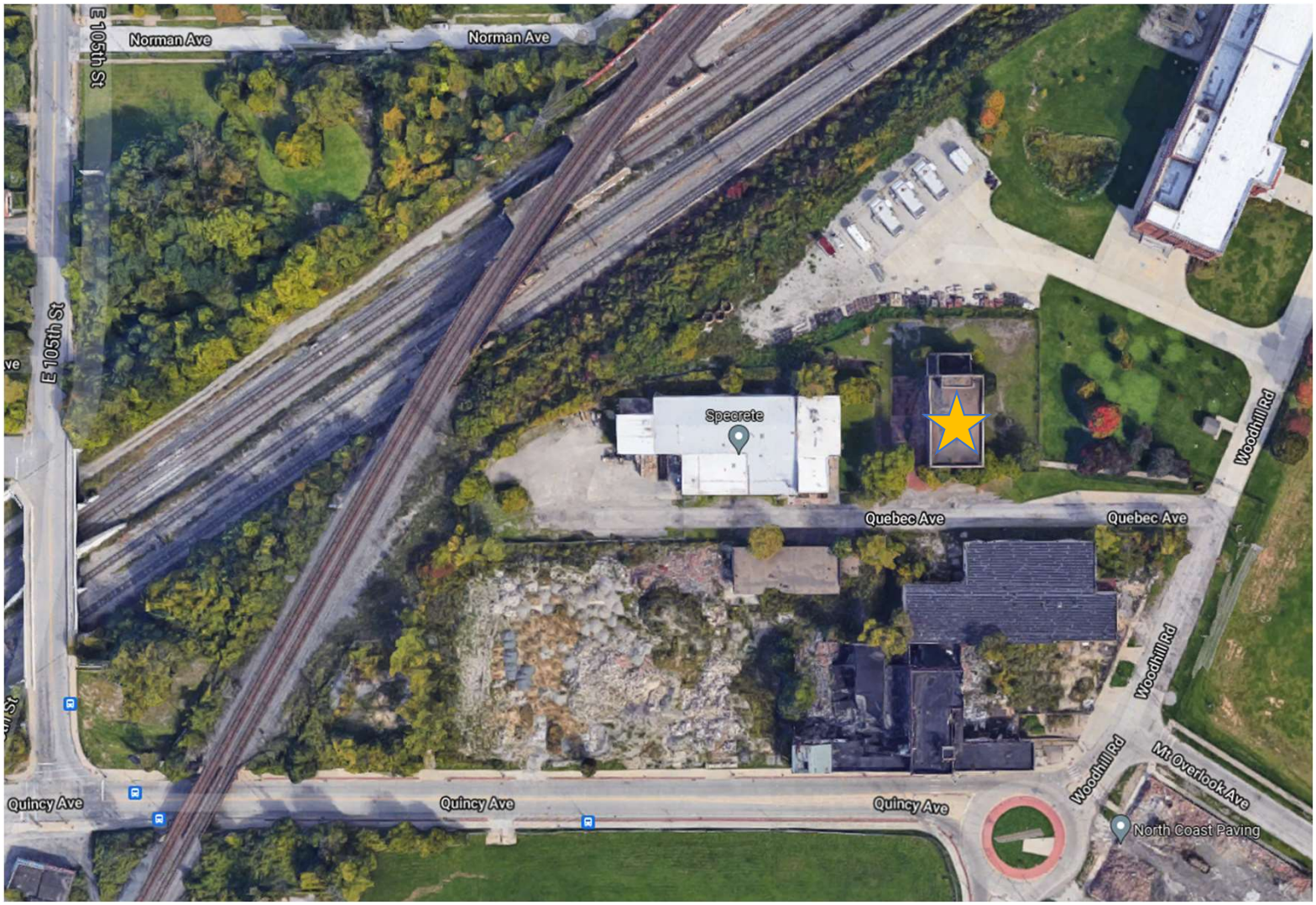
Site Map


HUDSON AVE
E 105TH ST
NORMAN AVE
E 103RD ST
QUEBEC AVE
QUINCY AVE
WOODHILL RD
MT OVERLOOK AVE
BALDWIN RD
730 ft

Site Map

Conrail
10799
QUEBEC AVE
2300
WOODHILL RD
10579
10603
10651
10691
QUINCY AVE
10800
MT

Site Map


Norman Ave
Norman Ave
E 105th St
E 105th St
Speerete
Quebec Ave
Quebec Ave
Woodhill Rd
Woodhill Rd
Woodhill Rd
Mt Overlook Ave
Quincy Ave
Quincy Ave
Quincy Ave
North Coast Paving

Exterior

Exterior

Exterior

Interior

Interior

Interior

Interior

Current Condition

Current Condition

Current Condition

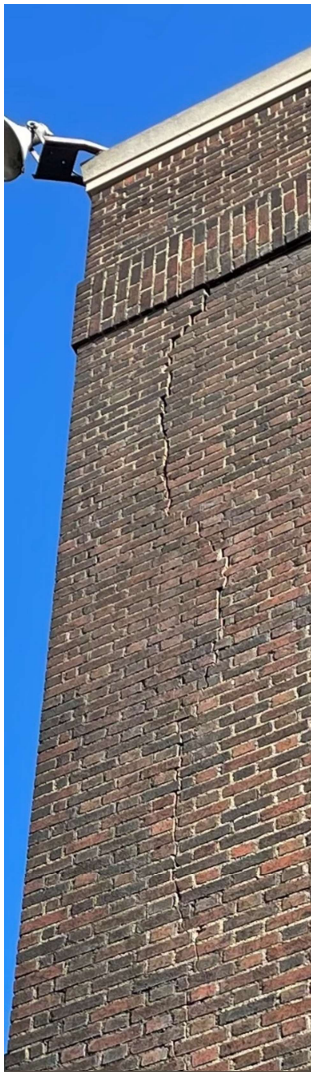
Current Condition

Dangerous Falling Hazards

Dangerous Falling Hazards

Dangerous Falling Hazards

Cracked Masonry



Missing Windows and Doors

Thank You

Mickey Westbrook
Specrete-IP Inc.
mwestbrook@specrete.com

Far West Design Review Case

January 21, 2022

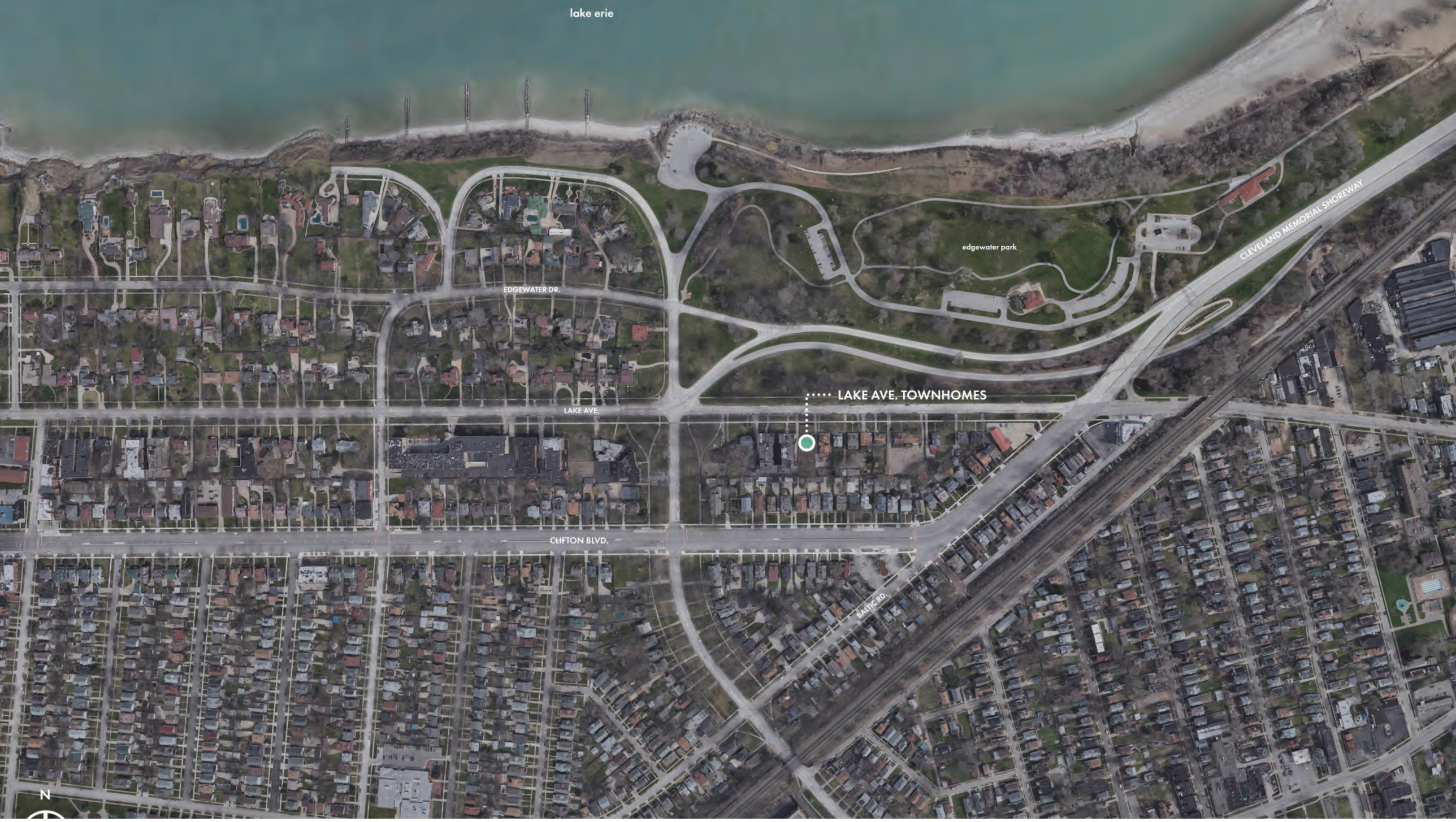
FW2021-031 – Lake Avenue Townhouses New Construction: Seeking Final Approval
Project Addresses: 9803 & 9805 Lake Avenue
Project Representative: Westleigh Harper, Horton Harper Architects
Note: this project received Schematic Design Approval by the Planning Commission on November 19, 2021.

LAKE AVE TOWNHOMES

Edgewater | Cleveland, Ohio
December 29, 2021

Realife REAL ESTATE GROUP

HORTON HARPER ARCHITECTS



Site Overview

Scale: N/A

Site Context

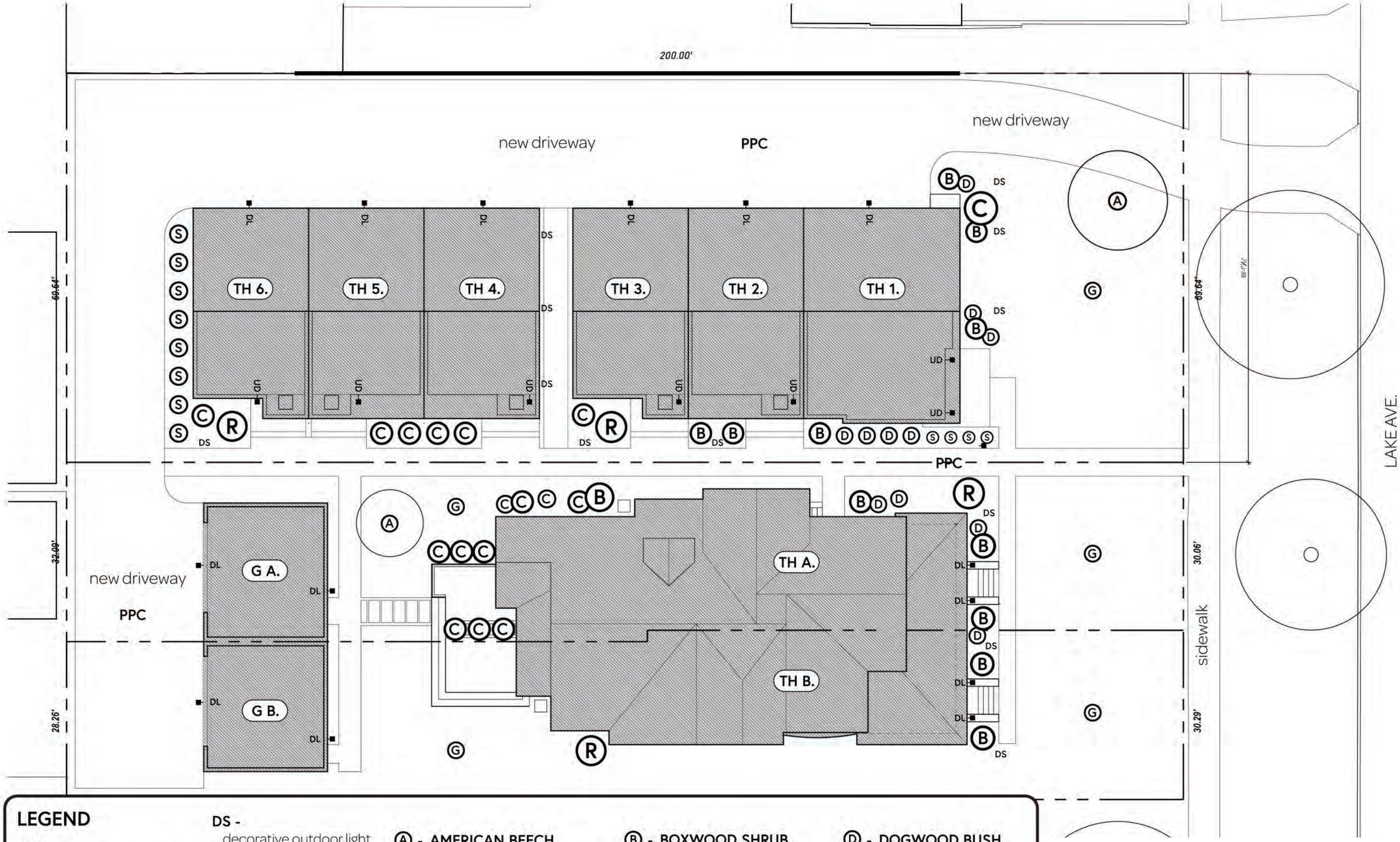
Scale: N/A

Site Aerial w/ Context

Scale: N/A

Site Plan

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



LEGEND

PPC -
poured in place concrete

Ⓖ -
grass

DS -
decorative outdoor light

DL -
downlight

UD -
up/down wall sconce

Ⓐ - AMERICAN BEECH
(Fagus Grandifolia)

Ⓡ - RHODODENDRON BUSH
(Rhododendron Ferrugineum)

Ⓑ - BOXWOOD SHRUB
(Buxus Sempervirens)

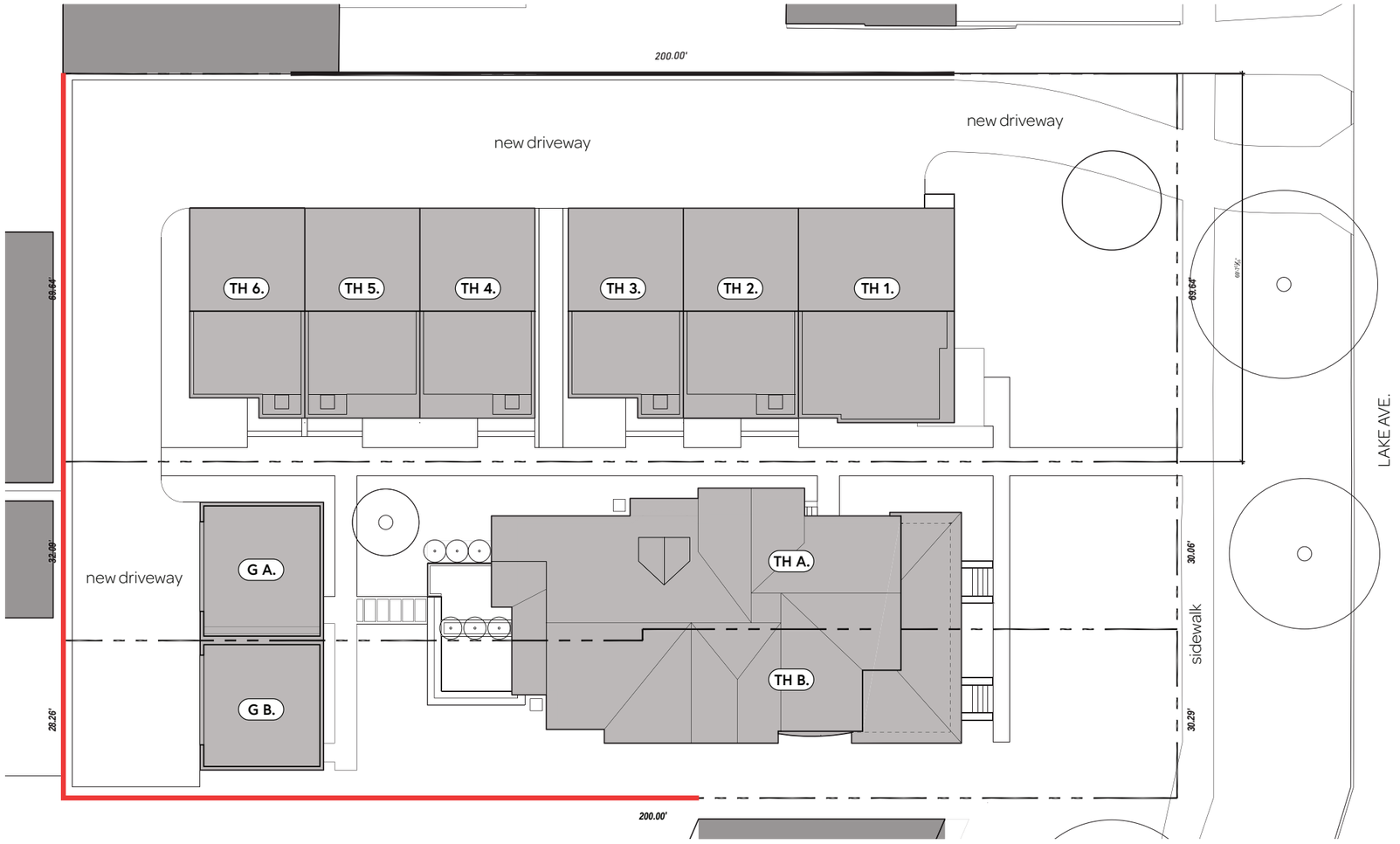
Ⓒ - CHINESE JUNIPER
(Juniperus Chinensis)

Ⓓ - DOGWOOD BUSH
(Cornus)

Ⓢ - SEDGE
(Carex)

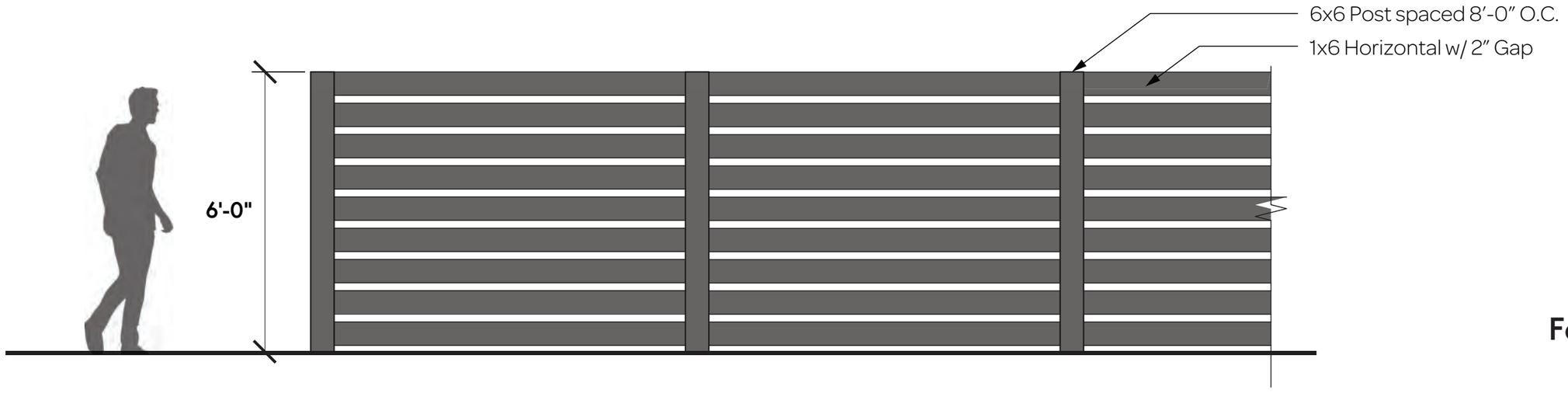
Landscape & Lighting Plan

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



LEGEND

6'-0" wood privacy fence, painted black



Fence Plan & Elevation

Scale: N/A

North Elevation

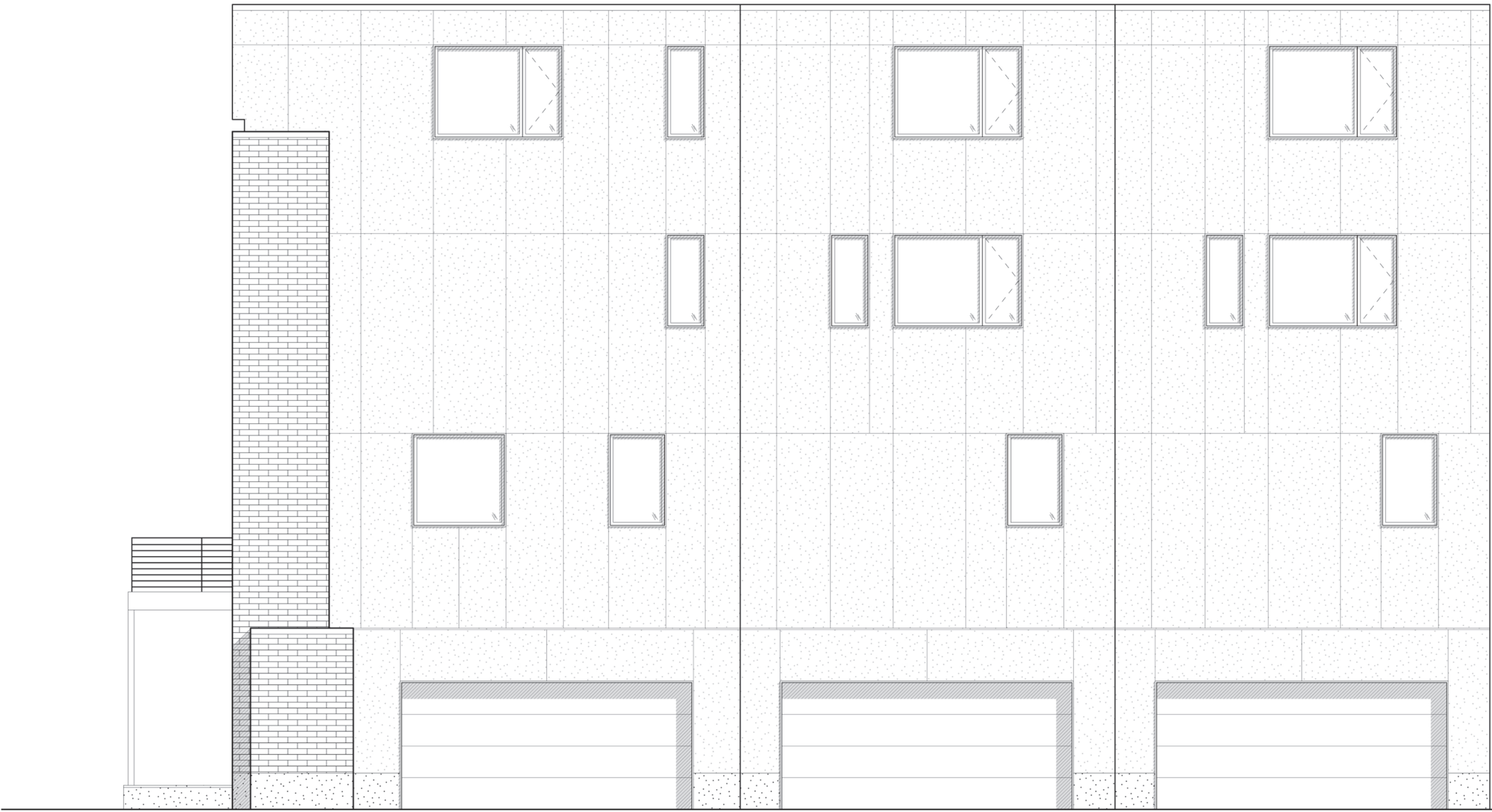
Scale: 3/16”=1’-0”

Units 1-3 - East Elevation

Scale: 3/16"=1'-0"

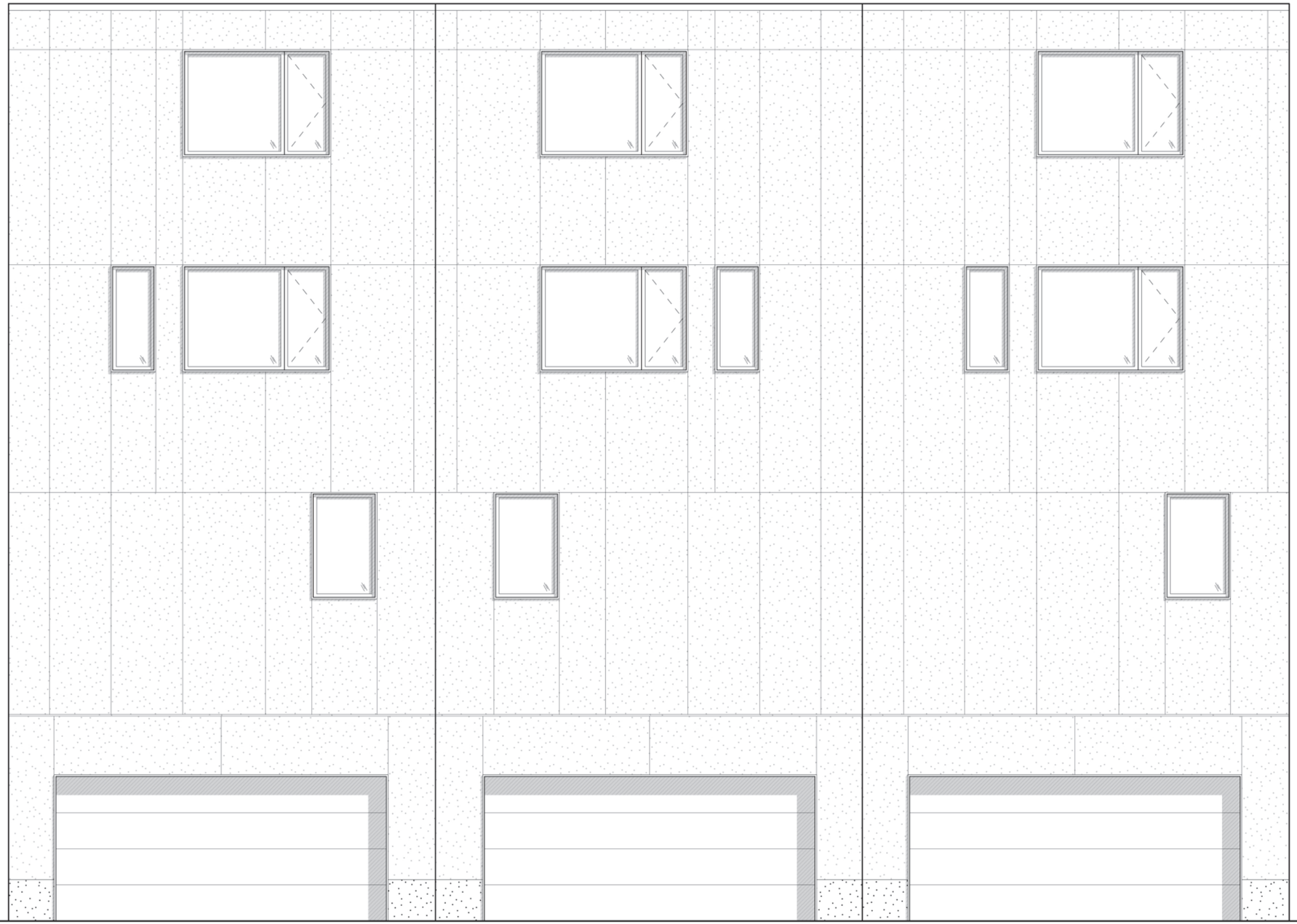
Units 4-6 - East Elevation

Scale: 3/16"=1'-0"



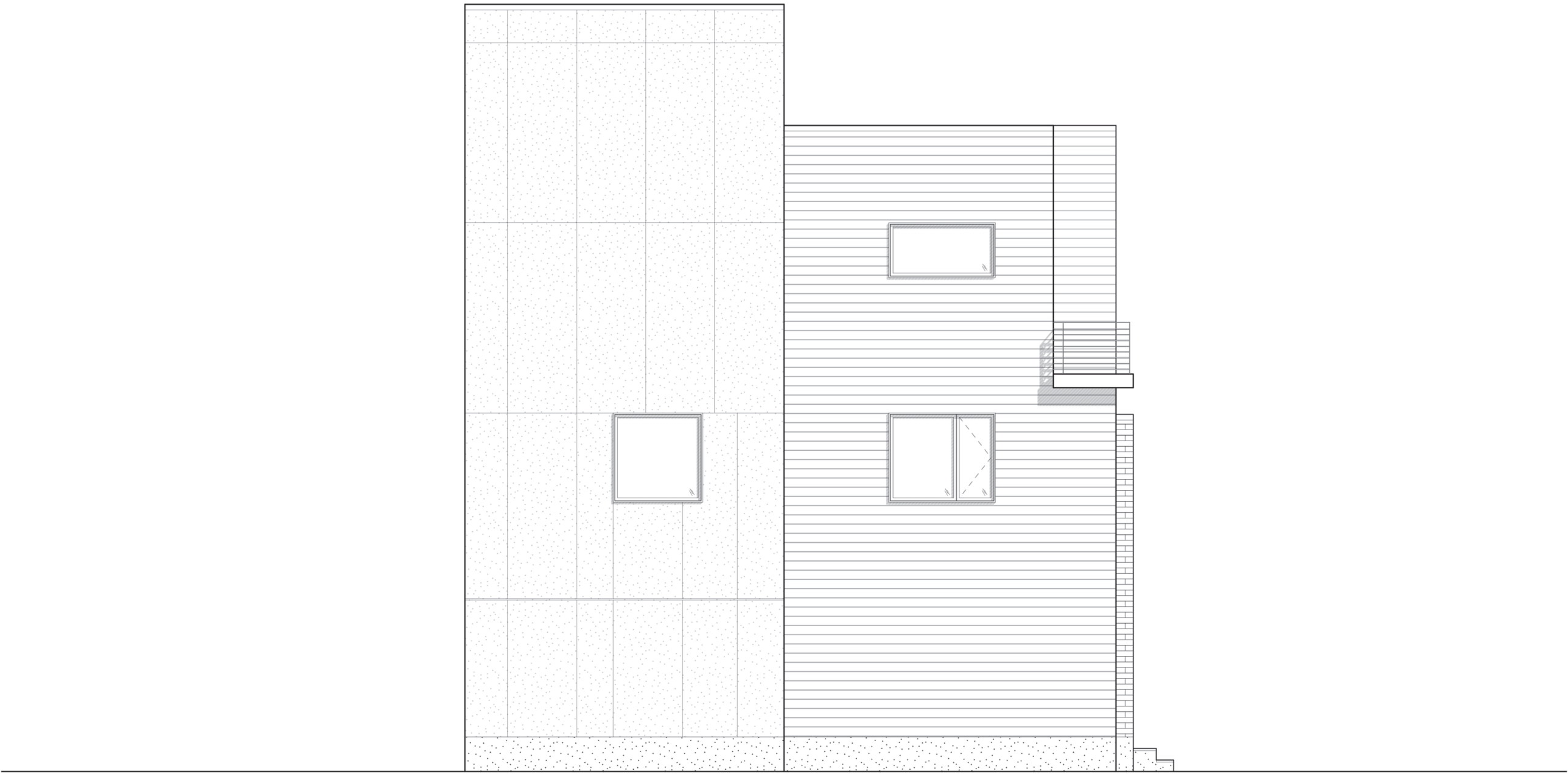
Units 1-3 - West Elevation

Scale: 3/16"=1'-0"



Units 4-6 - West Elevation

Scale: 3/16”=1’-0”



South Elevation

Scale: 3/16”=1’-0”

View 1

Lake Ave Elevation

View 2

View of Townhouse 1. from Lake Ave

View 3

View of Walkway between Townhomes & Exist. House

View 4

View of Rear Yard from Walkway

View 5
Rear Yard View

View 6

Birds Eye View

View 7

Garage & Driveway View

View 8
Walkway View

View 9

Front Unit Living Room

View 10

Front Unit Kitchen & Patio Entrance

View 11

Front Unit Master Bedroom

View 12

Front Unit Rooftop Lounge

View 13

Front Unit Roof Deck Facing Lake Erie

View 14

Typical Rear Unit Living Room

View 15

Typical Rear Unit Living Room

View 16

Typical Rear Unit Master Bedroom

Red Face Brick - Belcrest 760

Black Lapped Cement Board

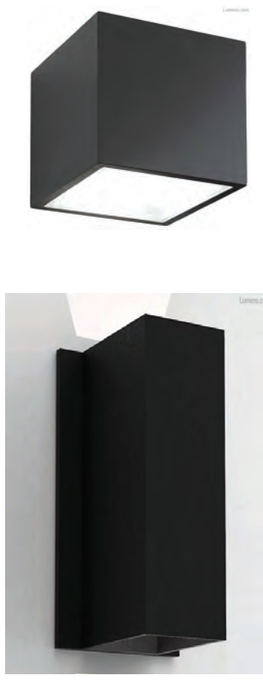
Black Fiber Cement Board Panels

Pre-finished Aluminum

Cast-in Place Concrete

Flat Bar Aluminum Handrail

Black Window Frames

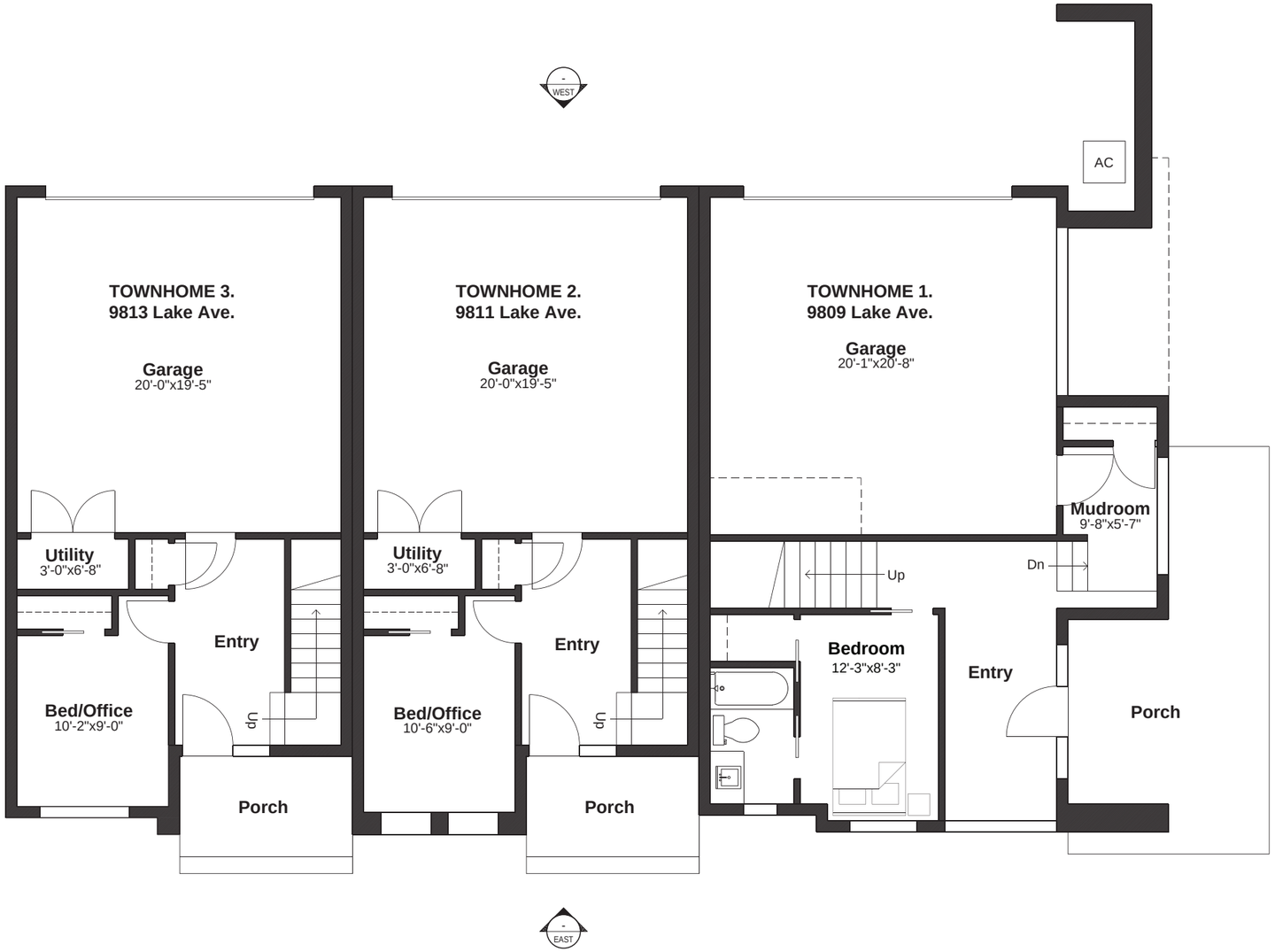


Wall Mounted Sconces

Decorative Outdoor Lighting

Material Palette

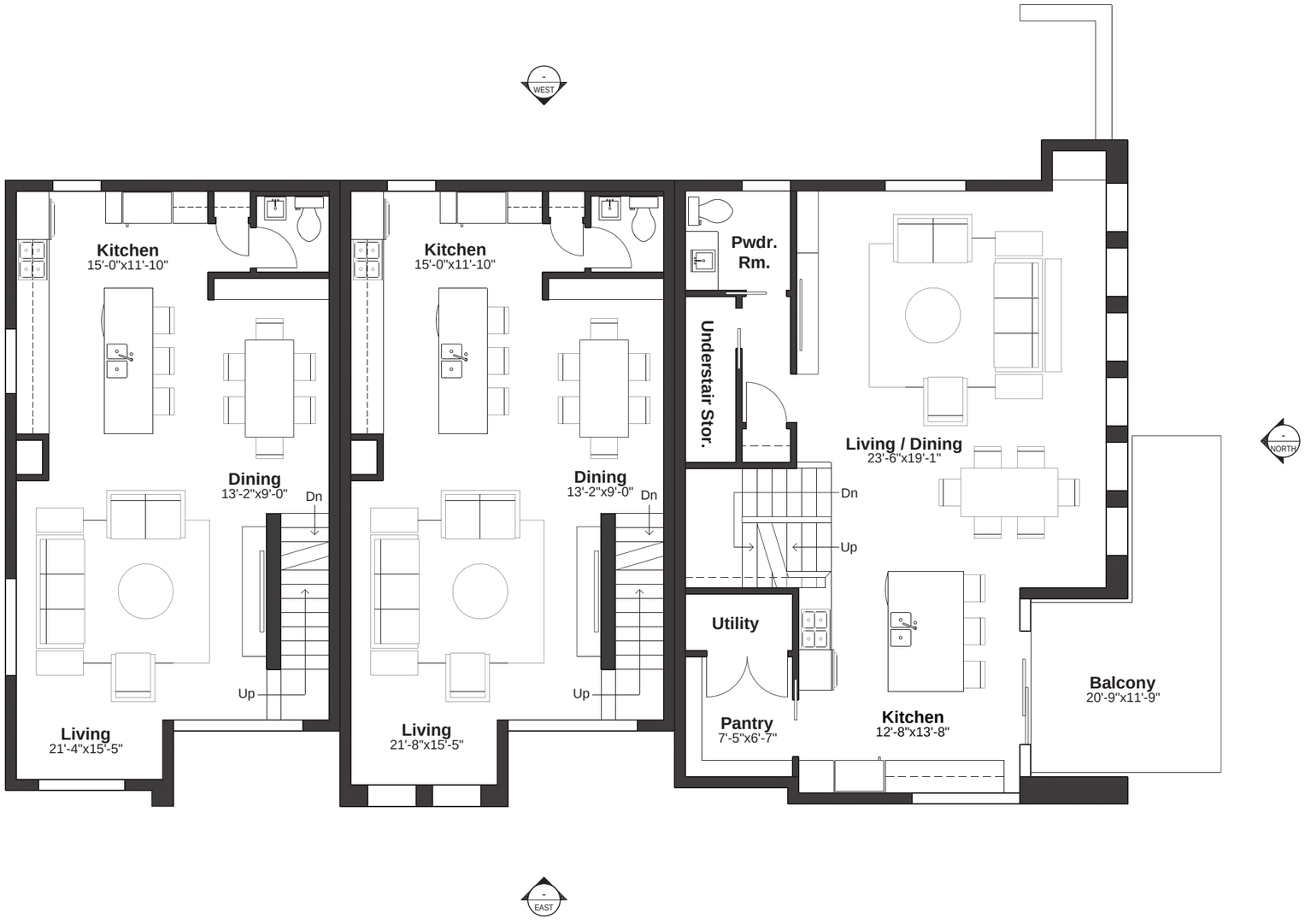
TOWNHOMES 4-6



Units 1-3 - Ground Floor Plans

Scale: 1/8"=1'-0"

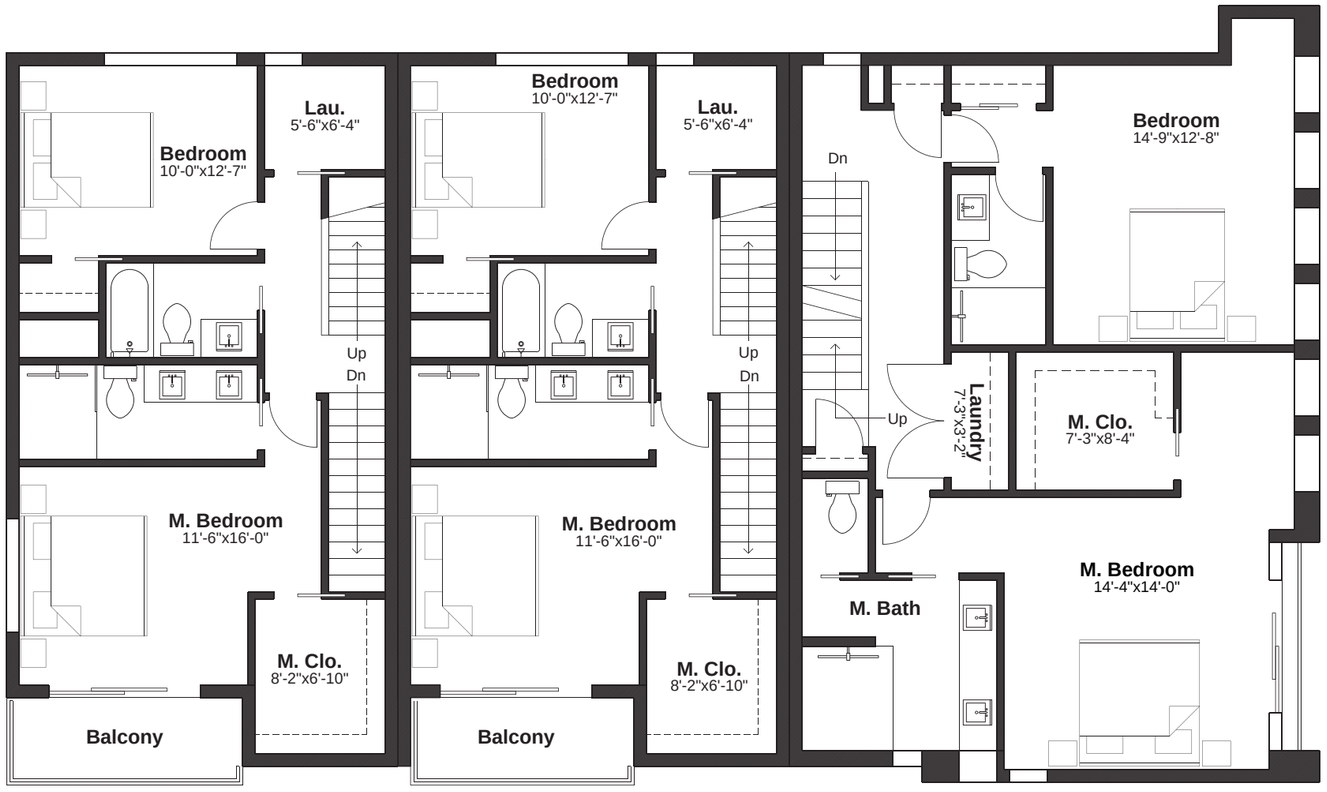
TOWNHOMES 4-6



Units 1-3 - 2nd Floor Plans

Scale: 1/8"=1'-0"

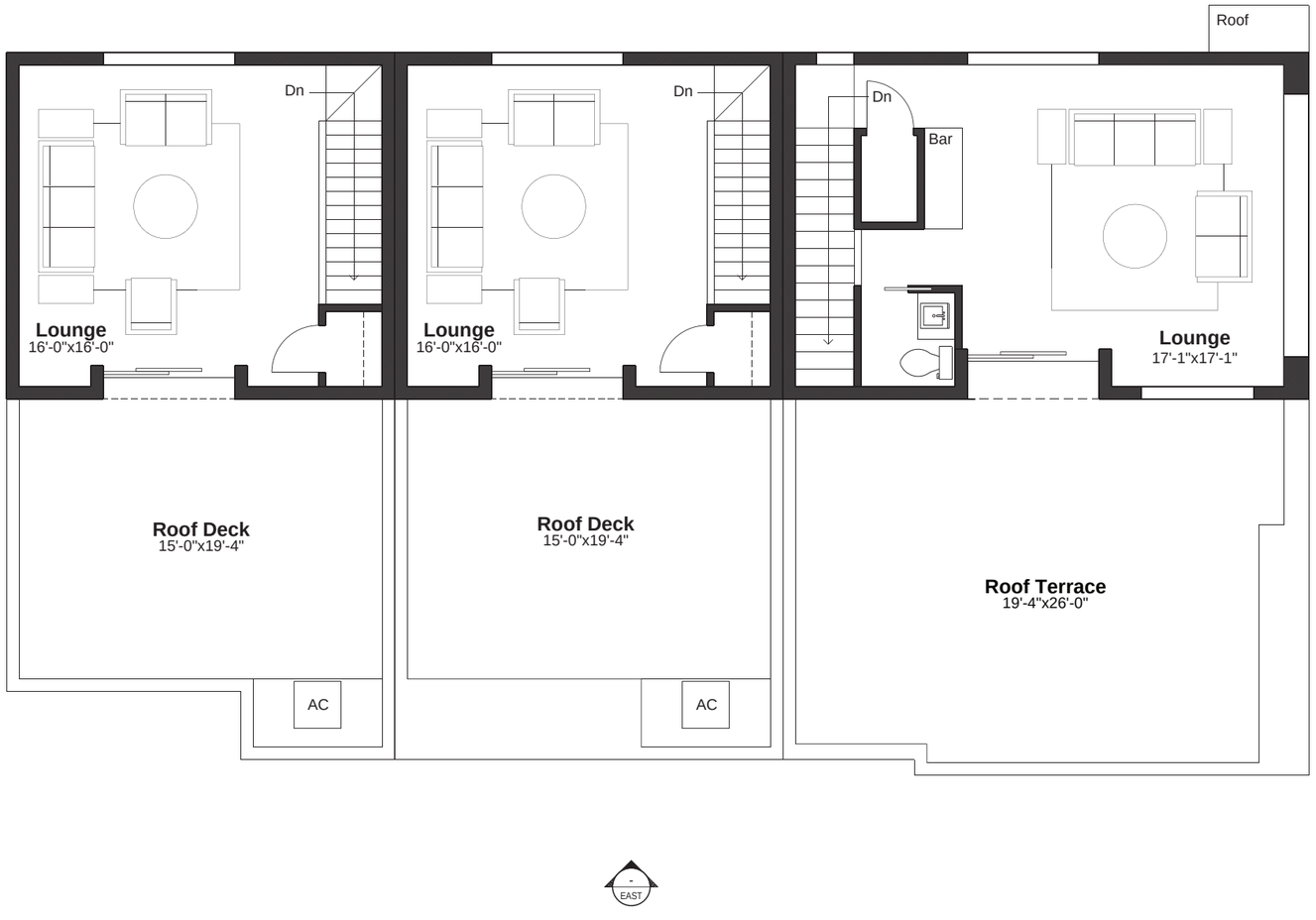
TOWNHOMES 4-6



Units 1-3 - 3rd Floor Plans

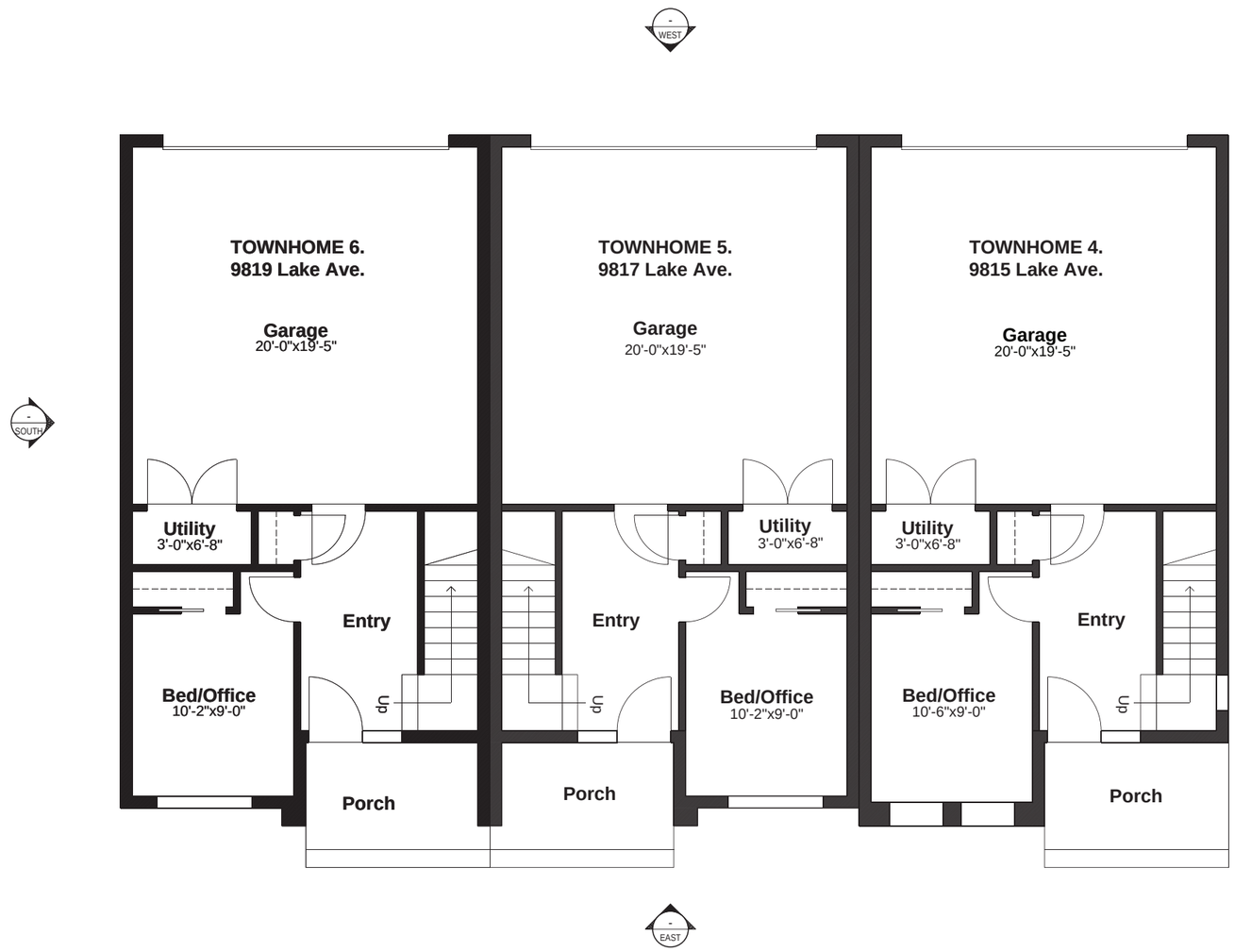
Scale: 1/8"=1'-0"

TOWNHOMES 4-6



Units 1-3 - 4th Floor Plans

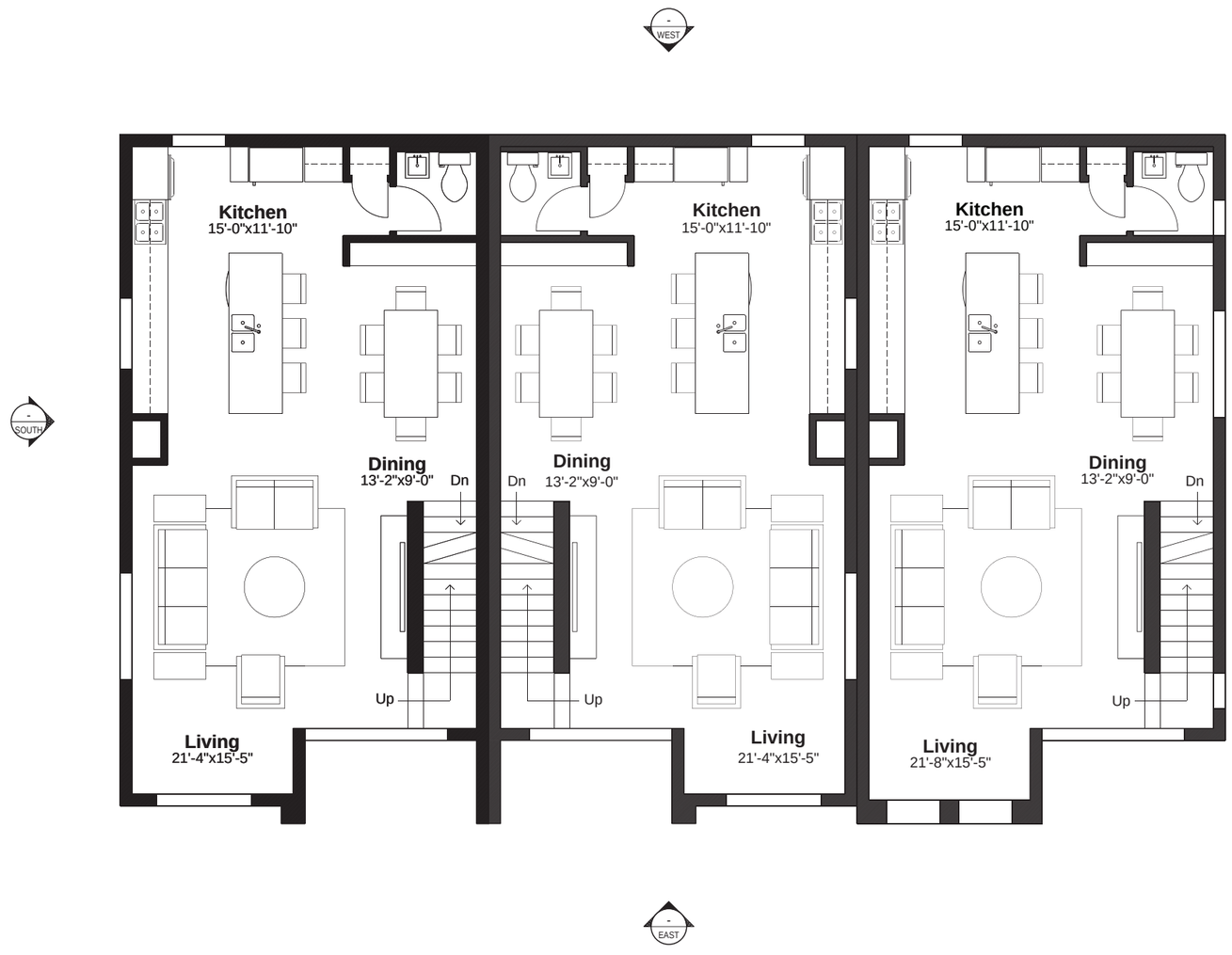
Scale: 1/8"=1'-0"



TOWNHOMES 1-3

Units 3-6 - Ground Floor Plans

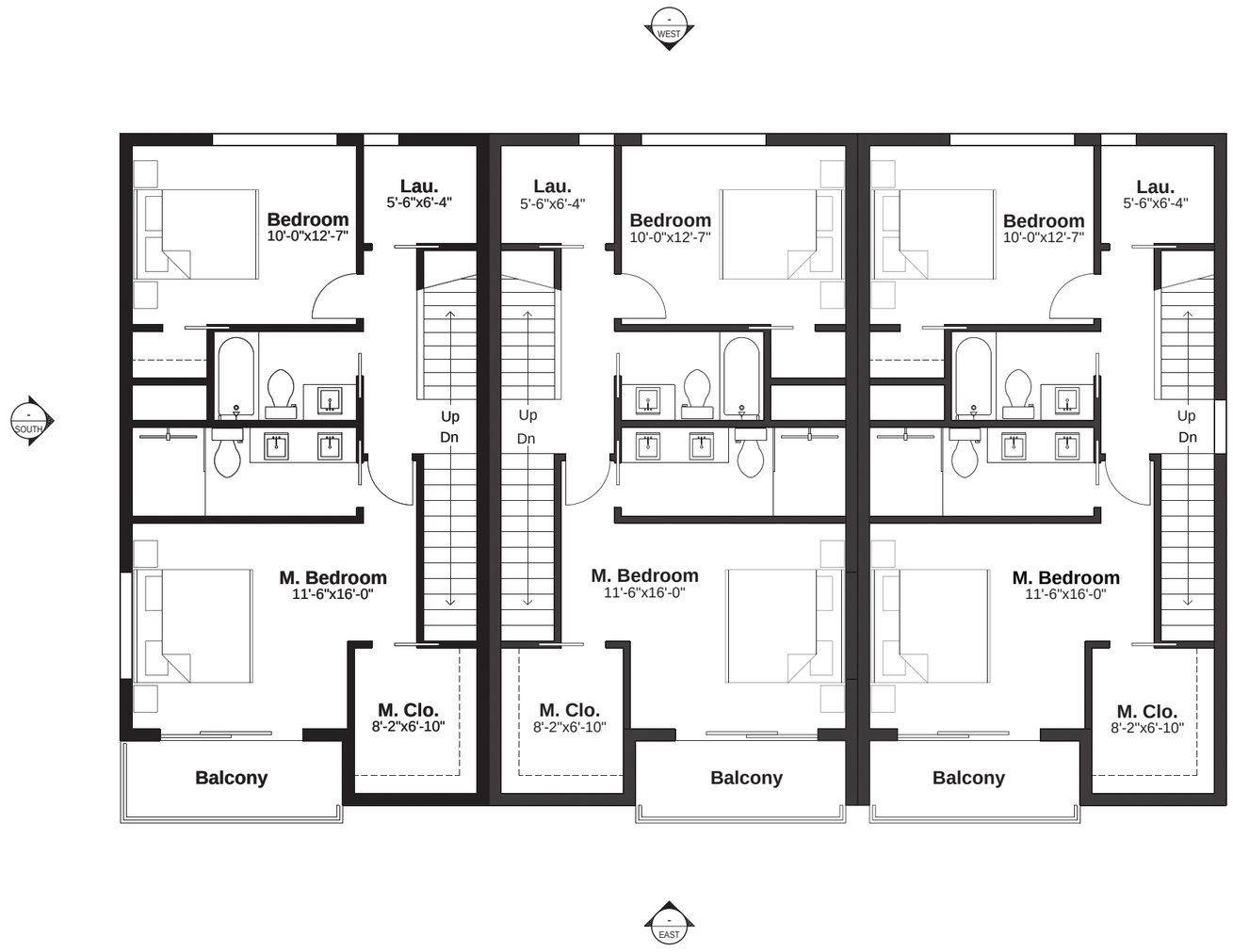
Scale: 1/8″=1′-0″



TOWNHOMES 1-3

Units 3-6 - 2nd Floor Plans

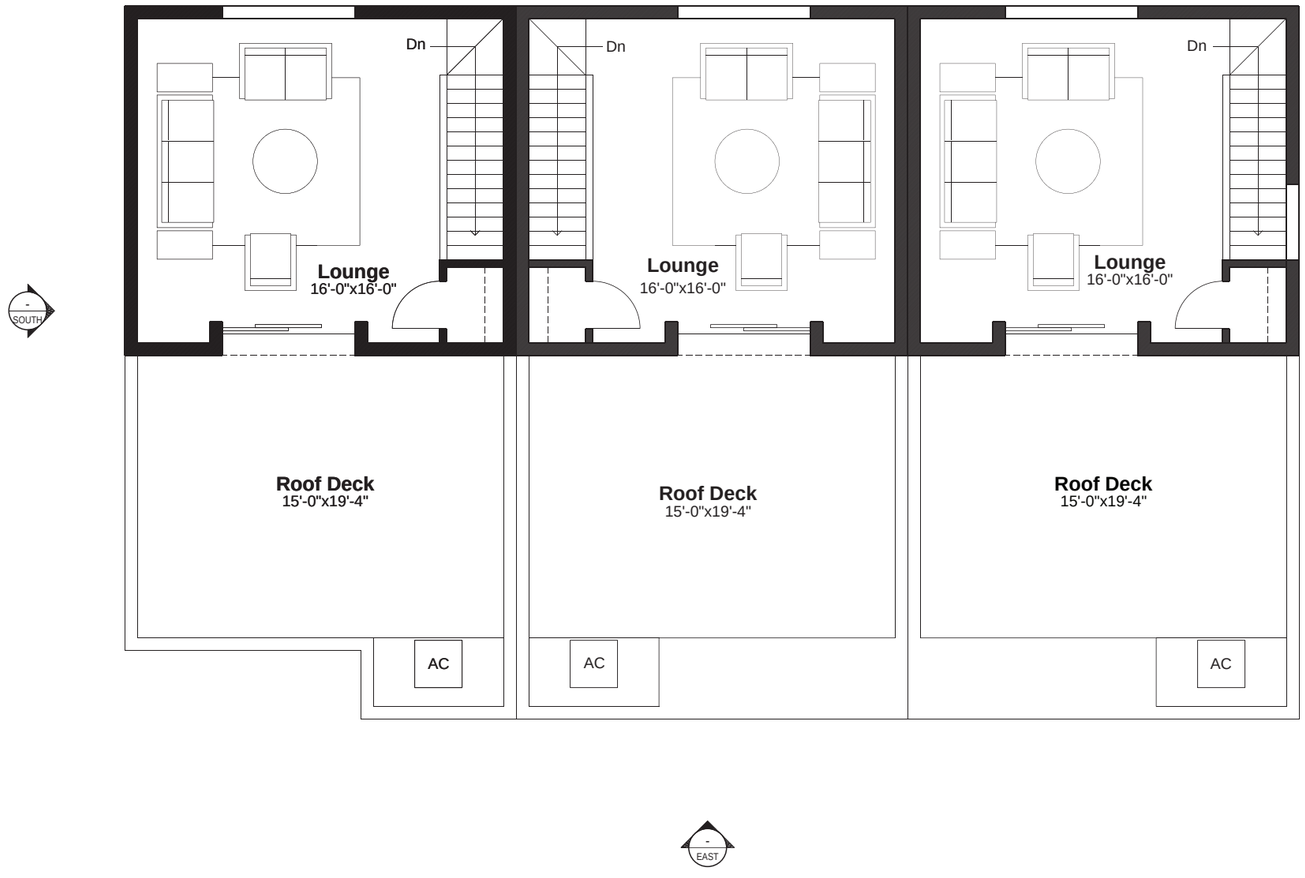
Scale: 1/8"=1'-0"



TOWNHOMES 1-3

Units 3-6 - 3rd Floor Plans

Scale: 1/8"=1'-0"



TOWNHOMES 1-3

Units 3-6 - 4th Floor Plans

Scale: 1/8"=1'-0"

Near West Design Review Case

January 7,2022

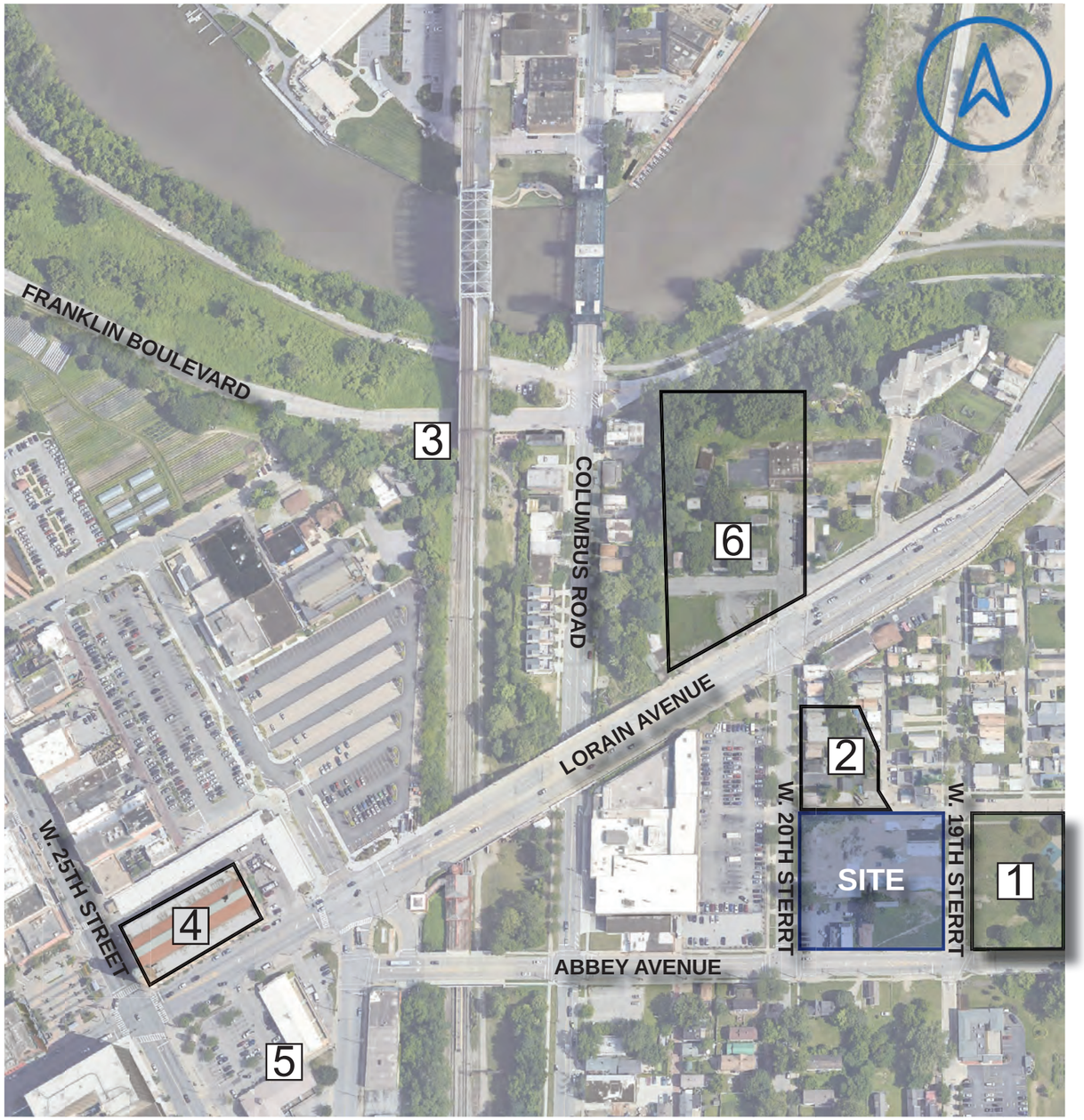
NW2021-042 – Abbey Avenue Apartments and Townhomes New Construction:
Seeking Schematic Design Approval
Project Address: 1910 Abbey Avenue
Presenter: Brandon Kline, Geis Construction
Note: the Planning Commission gave Conceptual Approval with Conditions to this project on December 3rd, 2021. The conditions were to make the retail component more substantial; give more thought to the design; and work with the community before you return.

The project was subsequently Tabled by the Commission on January 7, 2022, at the request of the applicant.

GEIS COMPANIES

NEIGHBOORHOOD SITE PLAN - OVERALL

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO



W. 20TH & SMITH TOWNHOMES

ABBEY PARK

WESTSIDE MARKET

METROPARKS RED LINE GREENWAY

WATERFORD BLUFFS

HARBOR BAY - INTRO

GEIS COMPANIES

SITE CONTEXT

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

EXISTING SITE CONTEXT

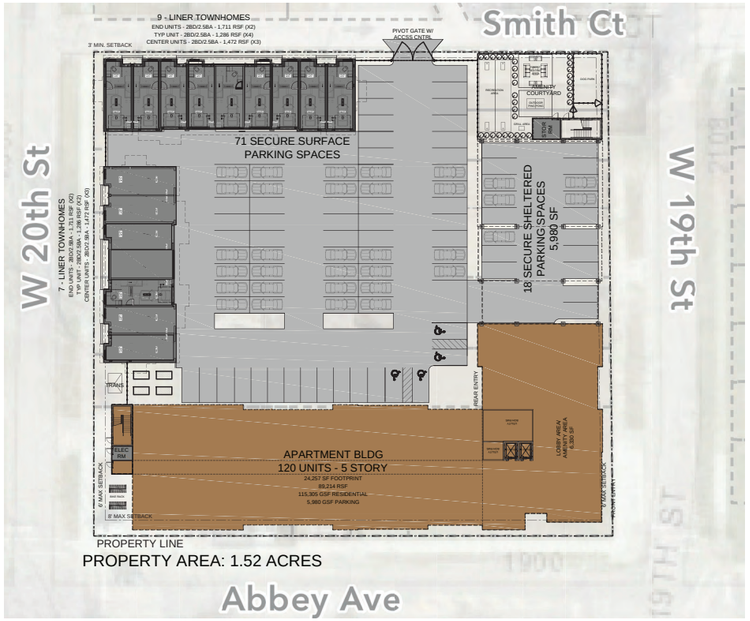
ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

①

INITIAL DEVELOPMENT CONCEPT PLAN 10-2021

124 Apartments
89 Parking Spaces

16 Townhomes
16 Parking Spaces

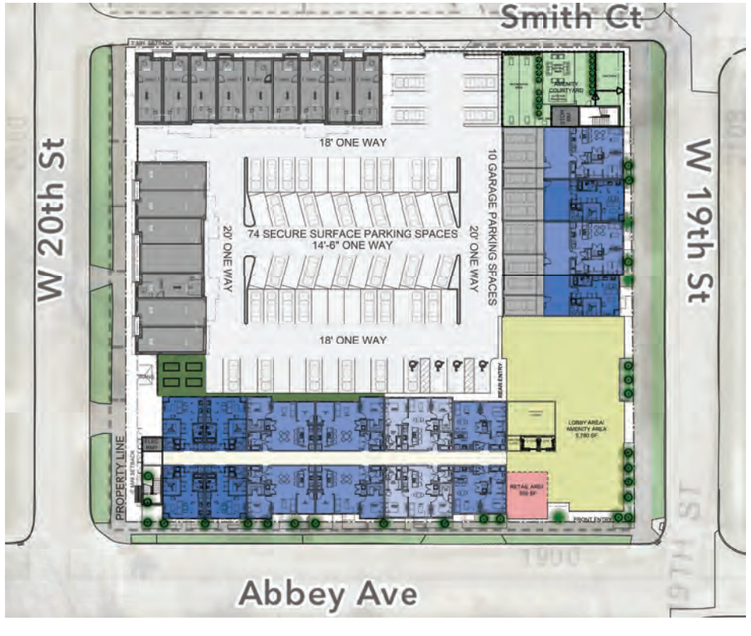


②

PREVIOUSLY SUBMITTED 12-03-2021

124 Apartments
84 Parking Spaces

16 Townhomes
16 Parking Spaces

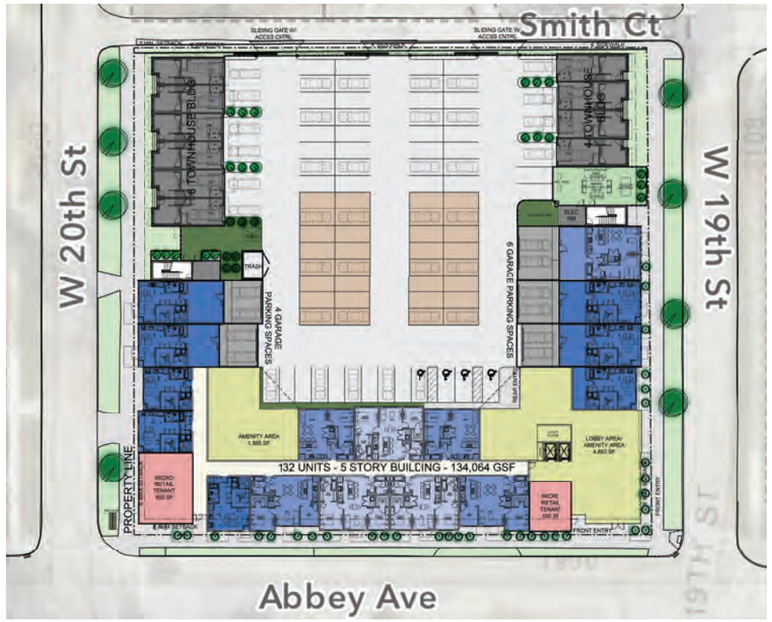


③

PREVIOUS SITE PLAN 12-07-2021

132 Apartments
89 Parking Spaces

10 Townhomes
20 Parking Spaces



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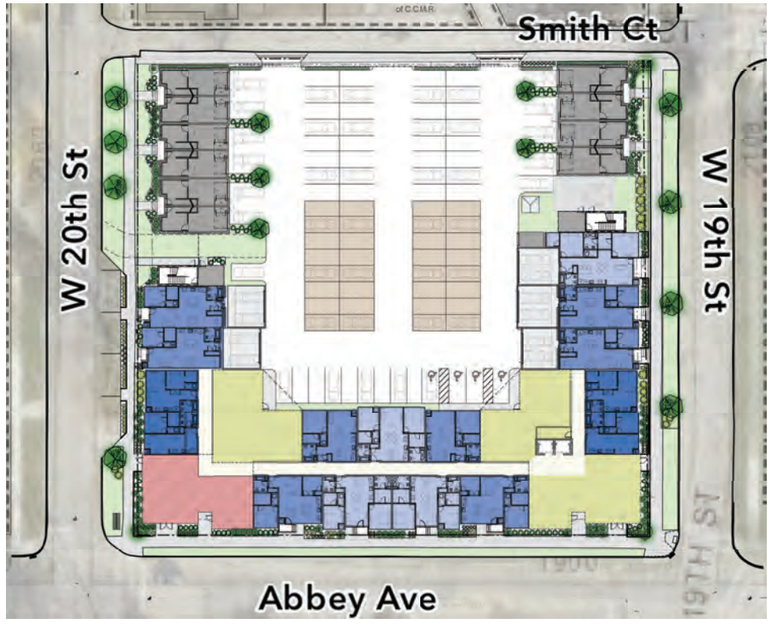
PREVIOUS SITE PLAN 12-15-2021

132 Apartments
89 Parking Spaces

10 Townhomes
20 Parking Spaces



GEIS COMPANIES

SITE PLAN PROGRESSION

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GREY ARROW INDICATE FUTURE CIRCULATION

PLANNED EXIT PROVISION, WORKING WITH COUNCILMAN, SEPARATE FROM PROJECT APPROVAL

GEIS COMPANIES

CIRCULATION + CONCEPTUAL SITE MAP

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

DETAILED SITE MAP

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

LEGEND

- STUDIO UNIT
  (1) FULL BATH
- 1 BEDROOM UNIT
  (1) FULL BATH
- 2 BEDROOM UNIT
  (2) FULL BATH

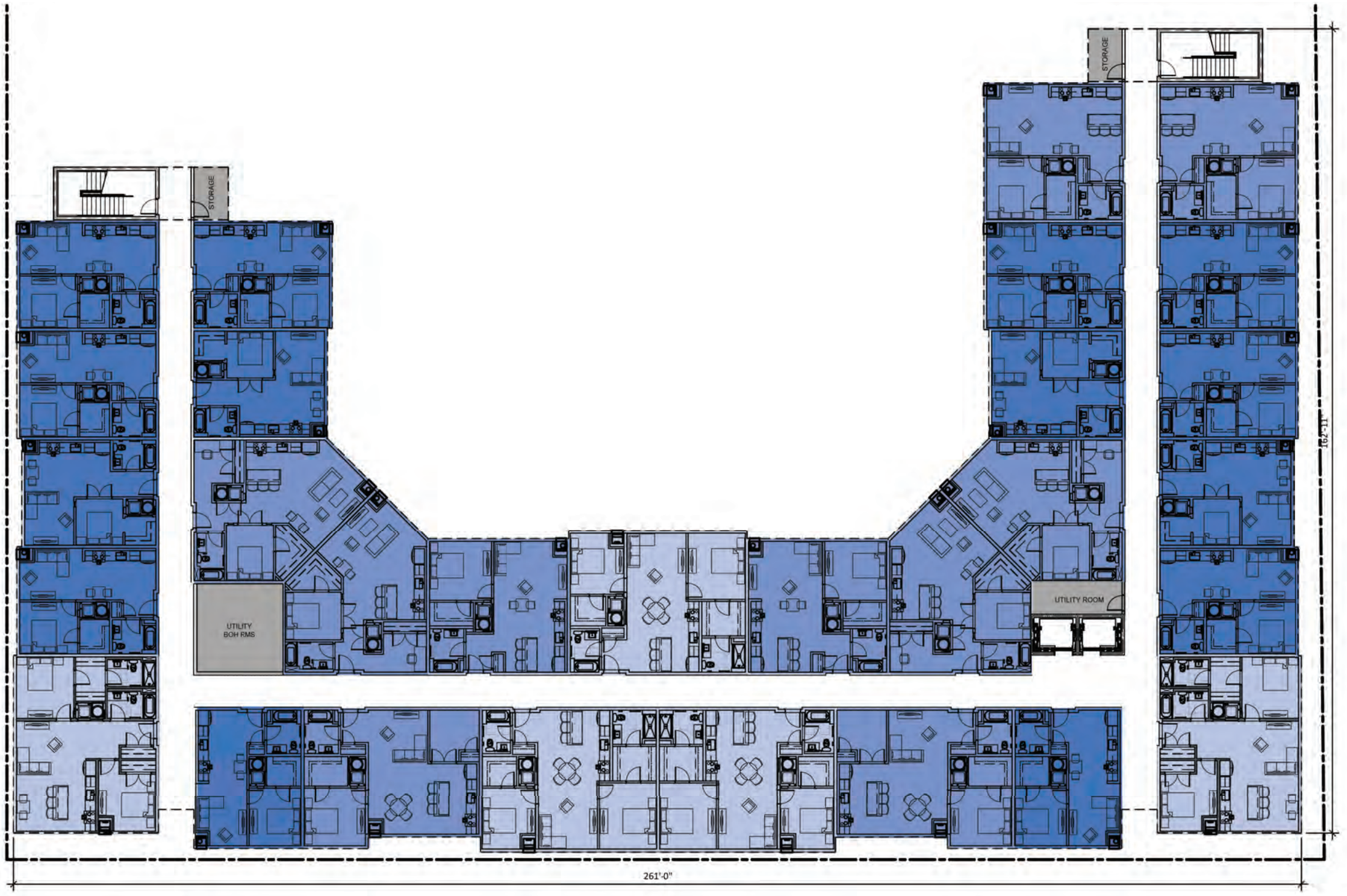
GEIS COMPANIES

GROUND FLOOR APARTMENT PLAN

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

LEGEND

- STUDIO UNIT
  (1) FULL BATH
- 1 BEDROOM UNIT
  (1) FULL BATH
- 2 BEDROOM UNIT
  (2) FULL BATH



GEIS COMPANIES

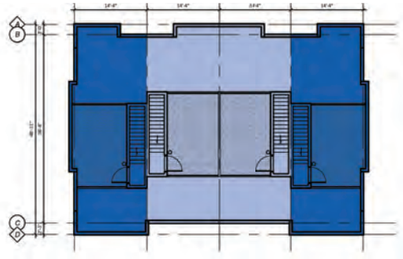
2ND - 5TH FLOOR APARTMENT PLANS

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

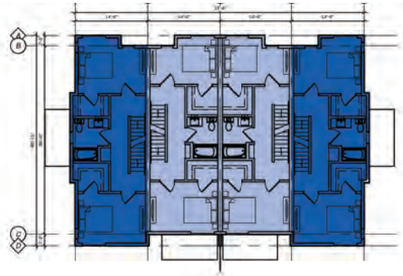
LEGEND

END TOWNHOUSE 2 BED / 1½ BATH + PENTHOUSE

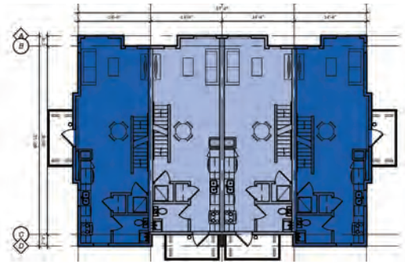
TYPICAL TOWNHOUSE 2 BED / 1½ BATH + PENTHOUSE



BUILDING ‘A’ ROOF PLAN

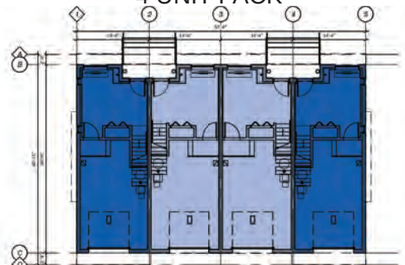


BUILDING ‘A’ 2ND FLOOR PLAN

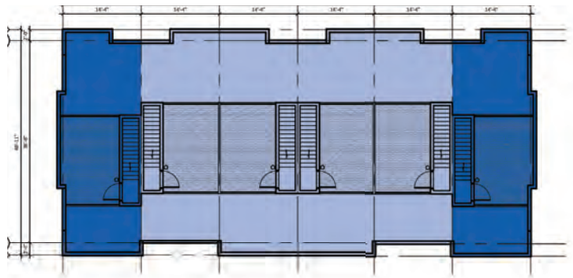


BUILDING ‘A’ 1ST FLOOR PLAN

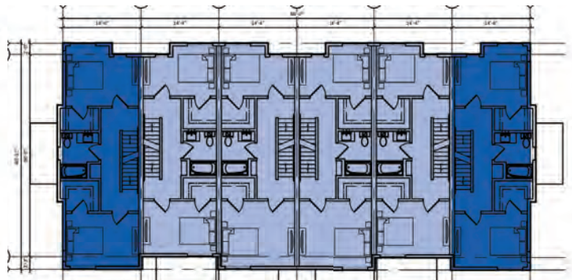
4 UNIT PACK



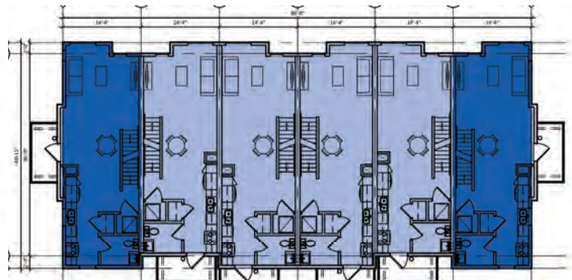
BUILDING ‘A’ GROUND FLOOR PLAN



BUILDING ‘B’ ROOF PLAN

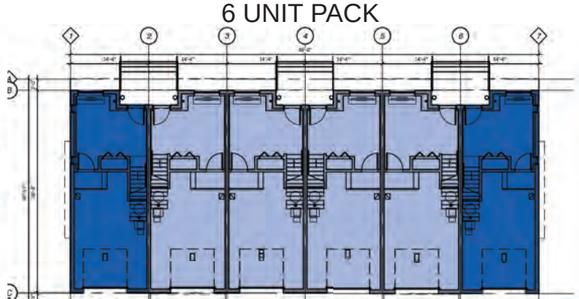


BUILDING ‘B’ 2ND FLOOR PLAN



BUILDING ‘B’ 1ST FLOOR PLAN

6 UNIT PACK



BUILDING ‘B’ GROUND FLOOR PLAN

GEIS COMPANIES

TOWNHOUSE FLOOR PLANS

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

RENDERING - LOOKING NORTHWEST ON ABBEY AVENUE AND W. 19TH STREET

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

GEIS COMPANIES

RENDERING - LOOKING NORTHEAST ON ABBEY AVENUE AND W. 20TH STREET

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

RENDERING - STREETVIEW - ABBEY AVENUE AND WEST 20TH STREET

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

RENDERING - STREETVIEW - SMITH COURT AND WEST 19TH STREET

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

RENDERING - LOOKING SOUTHWEST ON SMITH COURT AND W. 19TH STREET

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

RENDERING - LOOKING SOUTHEAST ON SMITH COURT AND W. 20TH STREET

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

GEIS COMPANIES

APARTMENT BUILDING

TOWNHOUSE BUILDING

FIBER CEMENT
LAP SIDING
“AGED PEWTER”

METAL SIDING
WOOD GRAIN
““TORRIFIED”

CAPTURED FIBER
CEMENT PANELS WITH REVEALS

“IRON GRAY”

“AGED PEWTER”

UTILITY BRICK
4x4x12
“CEDARVILLE”

BALCONY/RAILING
ANODIZED ALUMINUM
“BLACK”

ANDERSON
SLIDING DOOR
“BLACK”

ANDERSON
WINDOW SYSTEM
“BLACK”

ALUMINUM
WINDOW SYSTEM
“BLACK”

GEIS COMPANIES

EXTERIOR FINISH BOARD

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

W. 20TH STREET LOOKING EAST

W. 19TH STREET - LOOKING WEST

GEIS COMPANIES

BUILDING ‘C’ ELEVATIONS - 124 APARTMENT UNITS

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

EAST ELEVATION - W. 19TH STREET

WEST ELEVATION - W. 20TH STREET

T/ PARAPET @ +59’-11” AFF

FINISHED GRADE @ +0’-0” AFF

SOUTH ELEVATION - ABBEY AVENUE

GEIS COMPANIES

BUILDING ‘C’ ELEVATIONS - 124 APARTMENT UNITS

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

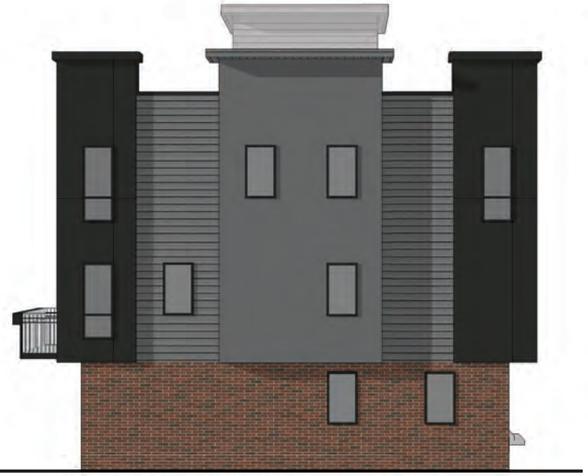
NORTH ELEVATION

GEIS COMPANIES

BUILDING ‘A’ ELEVATIONS - 4 UNIT

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

GEIS COMPANIES

BUILDING ‘B’ ELEVATIONS - 6 UNIT

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

LEGEND

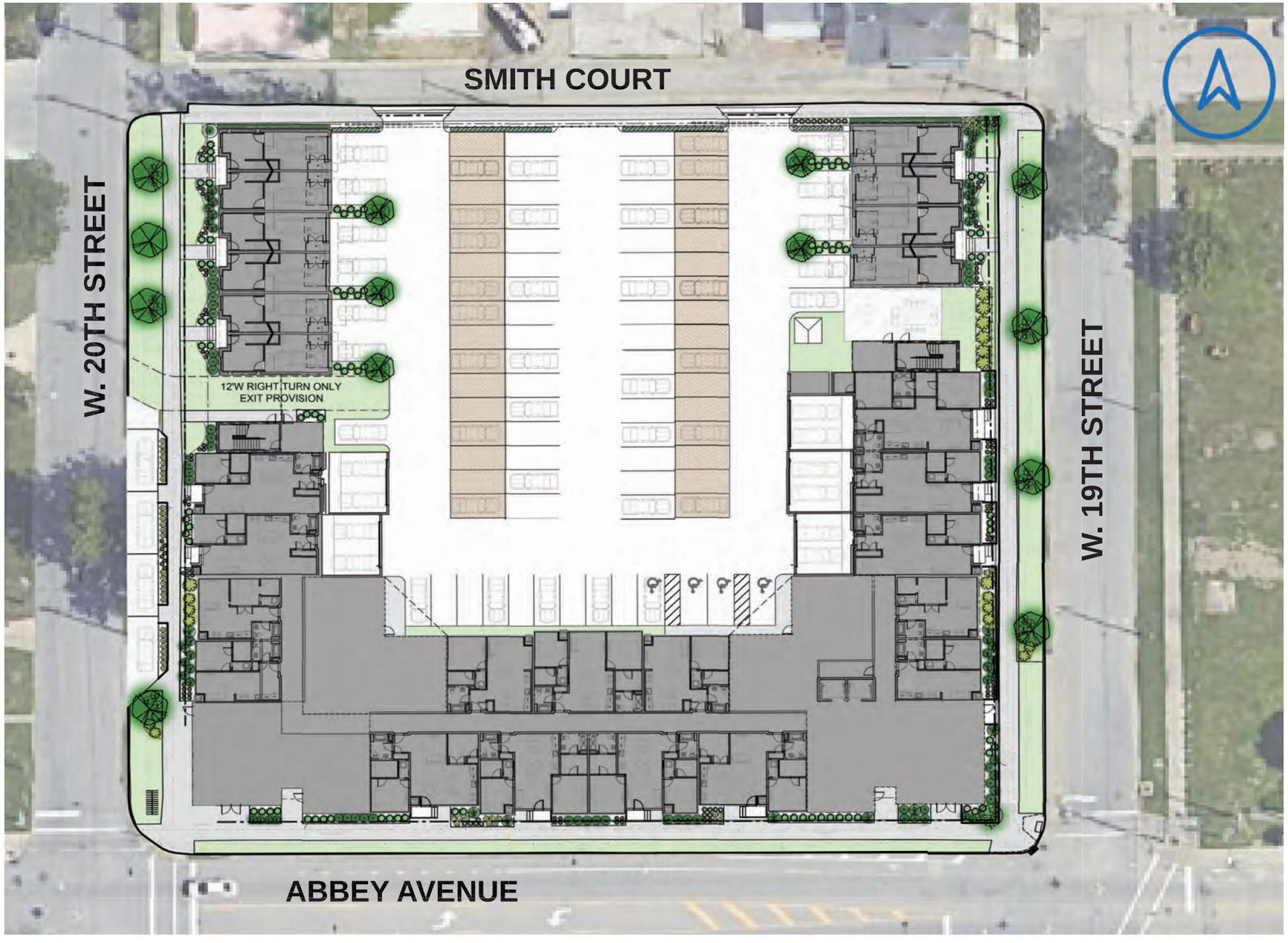
ORNAMENTAL TREES
- 15' MAX. HEIGHT, 15' FROM UTILITY POLES
- 2" CALIPER
- CRABAPPLE, REDBUD, CHERRY, TREE LILAC

SMALL ORNAMENTAL TREE
- MAGNOLIA, SERVICEBERRY, JAPANESE MAPLE

SHRUBS - LARGE 30"-36"
- DENSE YEW, VIBURNUM, JUNIPER, LILAC, NINEBARK

SHRUBS - SMALL 18"-24"
- SWEETSPIRE, BOXWOOD, JUNIPER, SPIRAEA, BARBERRY

GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL
- DAYLILY, CATMINT, DWARF FOUNTAIN GRASS, WINTER CREEPER



GEIS COMPANIES

SITE LANDSCAPE PLAN

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

①

LOOKING NORTHWEST ON ABBEY AVEUE AND W. 19TH STREET

②

LOOKING NORTHWEST ON ABBEY AVENUE AND W. 19TH STREET

③

LOOKING NORTHWEST ON ABBEY AVEUE AND W. 19TH STREET

④

LOOKING NORTHWEST ON ABBEY AVENUE AND W. 19TH STREET

GEIS COMPANIES

PREVIOUSLY SUBMITTED REDNERINGS - FOR REFERENCE ONLY

ABBEY AVENUE APARTMENTS | CLEVELAND OHIO

Southeast Design Review Case

January 21, 2022

SE2022-001 – Proposed Demolition of a 1-Story Commercial Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 11819 Buckeye Road
Project Representative: Dave DiFrancesco, Hiti DiFrancesco and Siebold, Inc. - Architects

Southeast Design Review Case

January 21, 2022

SE2022-002 - Proposed Demolition of a 1-Story Commercial Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 11823 Buckeye Road
Project Representative: Dave DiFrancesco, Hiti DiFrancesco and Siebold, Inc. - Architects

providence house

EAST CAMPUS ADJACENT PROPERTIES
11819 & 11823 BUCKEYE ROAD BUILDING DEMOLITION
Cleveland, Ohio 44120

OWNER:

PH REAL ESTATE HOLDINGS, LLC

11801 BUCKEYE ROAD
CLEVELAND, OHIO 44120

ARCHITECT:

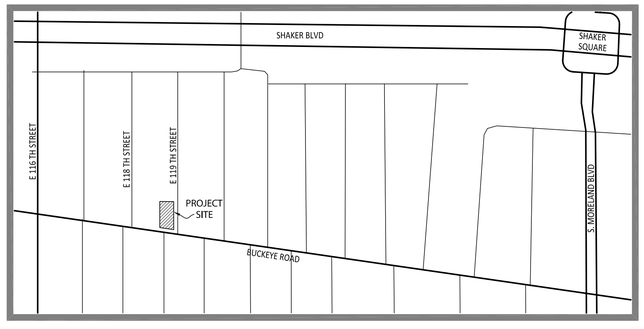
HITI, DIFRANCESCO + SIEBOLD, INC.

1939 WEST 25th STREET, SUITE 300
CLEVELAND, OHIO 44113
P: 216-696-3460

DRAWING INDEX

GENERAL
T-001 TITLE SHEET,DRAWING INDEX

ARCHITECTURAL
AD-100 DEMOLITION PLAN
A-101 EXISTING CONDITIONS FLOOR PLANS
A-102 EXISTING CONDITIONS PHOTOS



LOCATION PLAN

N.T.S.

hd+s HITI DIFRANCESCO +SIEBOLD
ARCHITECTURE + INTERIOR DESIGN + PLANNING
1939 West 25th Street, Suite 300
P 216.696.3460 F 216.696.1152
Cleveland, Ohio 44113
www.hitidarch.com

MARK	DATE	PURPOSE
	12/22/21	PERMIT

MARK	DATE	PURPOSE

providence house
EAST CAMPUS ADJACENT PROPERTIES
11819 & 11823 BUCKEYE ROAD BUILDING DEMOLITION
Cleveland, Ohio

STATE OF OHIO
DAVID DIFRANCESCO
9645
Registered Architect

David P. DiFrancesco, License #9645
Expiration Date 12/31/2021

PROJECT NO.: 2018.24.06

TITLE:
TITLE SHEET, DRAWING INDEX & LOCATION PLAN

DRAWING NUMBER:
T-001

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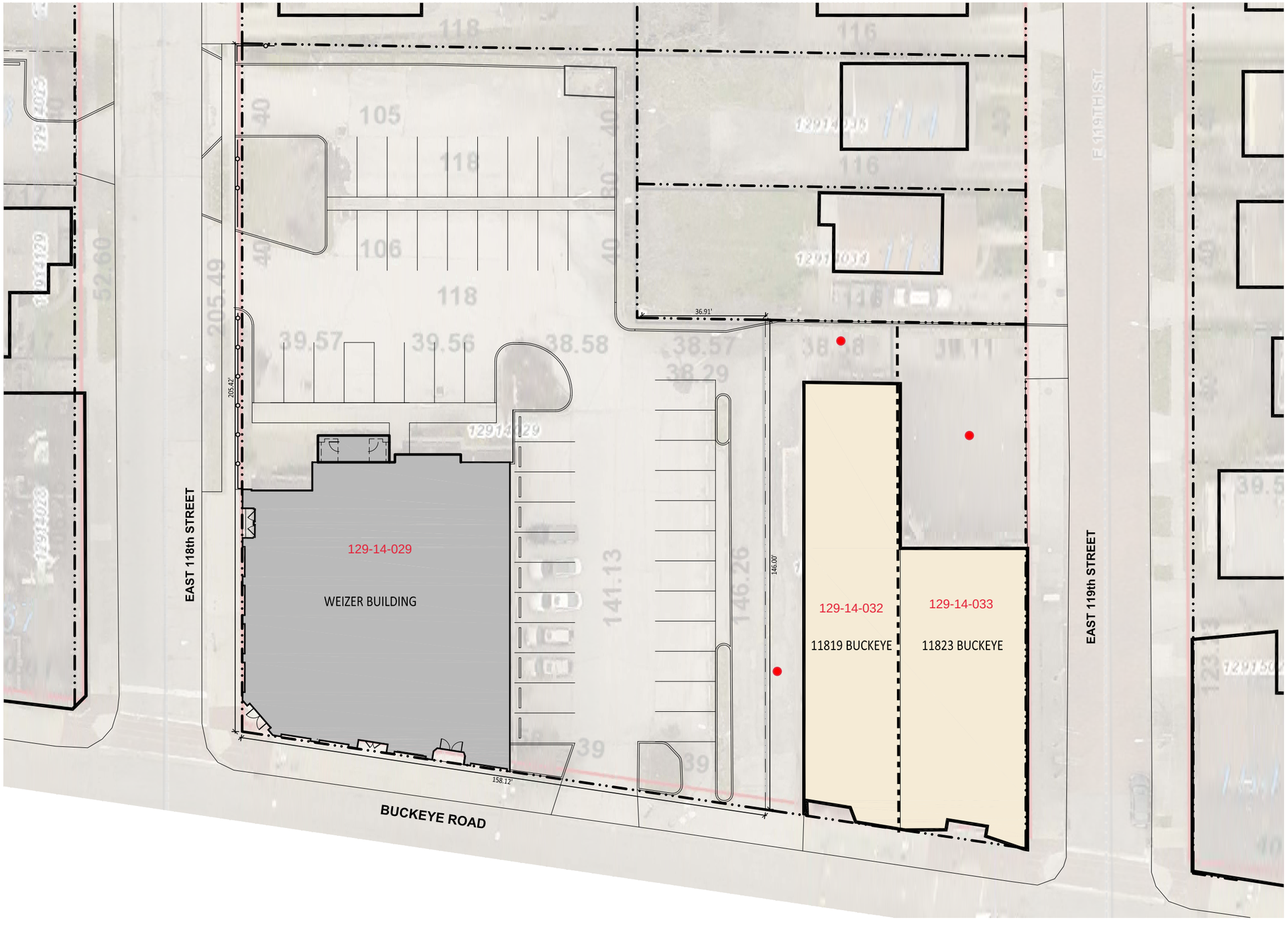

EXISTING SITE PLAN

1" = 30'-0"

0' 15 30' 60'

hd+s HITI DIFRANCESCO +SIEBOLD
ARCHITECTURE + INTERIOR DESIGN + PLANNING
1939 West 25th Street, Suite 300 Cleveland, Ohio 44113
P 216.696.3460 F 216.696.1152 www.hdslarch.com

DATE	PURPOSE
01/13/21	REVIEW

providence house
EAST CAMPUS COMMUNITY HUB
Corner of Buckeye & East 119th Street, Cleveland, Ohio

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: 2018.24 - 11819-23

TITLE:
EXISTING SITE PLAN

DRAWING NUMBER:
AS-100

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DEMOLITION PLAN

1/16" = 1'-0"
0' 8' 16' 32'

LEGEND

MAINTAIN BASEMENT WALLS WITHIN 4' OF PUBLIC SIDEWALK. CUT TO 24" BELOW GRADE AND SHORE TO PREVENT SIDEWALK COLLAPSE UNTIL BACKFILL IS INSTALLED.

FUTURE 3-STORY + BASEMENT COMMUNITY HUB BUILDING

SPECIFICATIONS

DEMOLITION REQUIREMENTS:

A. GENERAL REQUIREMENTS:
1. BUILDING TO BE DEMOLISHED ARE VACANT AND THEIR USE HAS BEEN DISCONTINUED.
2. BUILDINGS AND PROPERTIES IMMEDIATELY ADJACENT TO DEMOLITION AREA WILL BE OCCUPIED. CONDUCT BUILDING DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS AND PROPERTIES WILL NOT BE DISRUPTED.
3. TO THE FULLEST EXTENT POSSIBLE, MAINTAIN ACCESS TO THE EXISTING SIDEWALK. DO NOT CLOSE OR OBSTRUCT THE SIDEWALK WITHOUT WRITTEN PERMISSION FROM THE OWNER AND AUTHORITIES HAVING JURISDICTION.
4. HAZARDOUS MATERIALS: HAZARDOUS MATERIALS ARE PRESENT IN THE BUILDINGS. REMOVE ALL HAZARDOUS MATERIALS IN ACCORDANCE WITH THE HAZARDOUS MATERIAL REPORT PRIOR TO COMMENCING FULL BUILDING DEMOLITION. REFER TO PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, LEAD PAINT AND ASBESTOS SURVEYS DATED JULY 2021 PREPARED BY EA GROUP.
5. ON-SITE STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
6. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA AND OTHER AUTHORITIES HAVING JURISDICTION NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. STANDARDS: COMPLY WITH ASSE A10.6 AND NFPA 241.
8. PRIOR TO DEMOLITION, INSPECT THE BUILDING TO BE DEMOLISHED AND THE SPECIFIC REQUIREMENTS OF THE SITE.
9. PROVIDE ALL NECESSARY SUPERVISION, LABOR, EQUIPMENT, AND MATERIALS TO PERFORM ALL SPECIFIED DEMOLITION WORK.
10. COMPLY WITH ALL STATE AND FEDERAL LAWS FOR COVERAGE OF EMPLOYEES, EQUIPMENT, PERFORMANCE OF WORK AND WORKERS COMPENSATION.
11. PROVIDE TEMPORARY ELECTRICAL POWER IF NEEDED.
12. DEMOLITION WORK HOURS SHALL BE LIMITED TO 8 AM - 5 PM.

B. PREPARATION:
1. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. ARRANGE SHUT OFF OF ALL UTILITIES WITH UTILITY COMPANIES. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
2. PERFORM OR ENGAGE A PROFESSIONAL ENGINEER TO PERFORM AN ENGINEERING SURVEY OF THE CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING BUILDING DEMOLITION OPERATIONS.

C. PROTECTION:
1. SECURE THE ENTIRE DEMOLITION AREA FOR THE DURATION OF DEMOLITION OPERATIONS.
2. PROTECT ADJACENT PROPERTIES, BUILDINGS, SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING FROM DAMAGE DUE TO DEMOLITION ACTIVITIES.
3. TEMPORARY PROTECTION: ERECT TEMPORARY BARRICADES AND OTHER PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND PROPERTIES AND WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
4. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.

D. DEMOLITION:
1. DEMOLISH INDICATED BUILDING, BELOW-GRADE CONSTRUCTION (INCLUDING FOUNDATIONS), AND SITE IMPROVEMENTS COMPLETELY TO RIGHT-OF-WAY. EXCEPT MAINTAIN FOUNDATION WALLS WITHIN 10' HORIZONTAL OF PUBLIC SIDEWALKS OR RIGHT OF WAY. CUT TO 24" BELOW GRADE AND SHORE UNTIL BACKFILL IS COMPLETED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS PROVIDED IN THESE REQUIREMENTS.
2. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
3. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
4. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT BUILDING DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
5. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
6. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS.
7. EXPLOSIVES: USE OF EXPLOSIVES IS NOT PERMITTED.
8. PROCEED WITH DEMOLITION OF STRUCTURAL FRAMING MEMBERS SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEMOLITION OPERATIONS ABOVE EACH FLOOR BEFORE DISTURBING SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL.
9. DEMOLISH FOUNDATION WALLS, BASEMENT WALLS, BASEMENT FLOORS, FOOTERS, AND OTHER BELOW-GRADE CONSTRUCTION COMPLETELY.
10. EXISTING UTILITIES: DEMOLISH AND REMOVE ALL EXISTING UTILITIES AND BELOW-GRADE UTILITY STRUCTURES COMPLETELY TO RIGHT-OF-WAY OR PROPERTY LINE.
11. PROMPTLY REPAIR DAMAGE TO ADJACENT BUILDINGS AND PROPERTIES CAUSED BY DEMOLITION OPERATIONS.

E. BACK FILL AND GRADING:
1. BELOW-GRADE AREAS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM BUILDING DEMOLITION, BELOW GROUND STRUCTURE AND UTILITY DEMOLITION OPERATIONS WITH SATISFACTORY SOIL MATERIALS AS RECOMMENDED IN THE GEOTECHNICAL REPORT. PLACED FILLS TO BE MECHANICALLY COMPACTED IN MAXIMUM 8" LOOSE LIFTS. COMPACT TO MINIMUM 98% OF MAXIMUM DENSITY AT +/-2% OPTIMUM MOISTURE WHEN TESTED IN ACCORDANCE WITH ASTM D-698 BY THE OWNER'S GEOTECHNICAL INSPECTOR.
2. SITE GRADING: UNIFORMLY ROUGH GRADE AREA OF DEMOLISHED CONSTRUCTION AND BACK FILL AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES. BACK FILL AND GRADING SHALL BE TO ACCOMMODATE A TEMPORARY LAWN AREA WITH A GRADUAL SLOPE TOWARD THE RIGHT-OF-WAYS.

F. CLEANING:
1. THROUGHOUT DEMOLITION OPERATIONS, PROVIDE STREET CLEANING AS REQUIRED TO LIMIT MUD AND DUST FROM CONSTRUCTION TRAFFIC ON COMMON DRIVES AND ROADS ON AND ADJACENT TO THE WORK SITE.
2. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF THEM IN AN EPA-APPROVED CONSTRUCTION AND DEMOLITION WASTE LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
3. DO NOT BURN DEMOLISHED MATERIALS.
4. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
5. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.

CODE ANALYSIS

SUMMARY:

WORK SHALL INCLUDE DEMOLITION OF TWO EXISTING BUILDINGS, SUBSURFACE BASEMENT WALLS, FOUNDATIONS, UTILITIES TO RIGHT-OF-WAY OR PROPERTY LINE, OTHER SUBSURFACE STRUCTURES, AND REMOVAL OF EXISTING ASPHALT PAVED AREAS TO RIGHT-OF-WAY OR PROPERTY LINE. WORK SHALL ALSO INCLUDE BACKFILL OF AREAS OF DEMOLISHED BASEMENT AND SUBSURFACE UTILITIES WITH ENGINEERED FILL TO ACCOMMODATE A TEMPORARY LAWN AREA.

CODE SUMMARY:

WORK SHALL COMPLY WITH 2019 OHIO BUILDING CODE WITH CURRENT AMENDMENTS AND REGULATIONS BY AUTHORITIES HAVING JURISDICTION.

ZONING SUMMARY:

PROPERTY AREA: 0.27 ACRES

PARCEL 129-14-032
AREA DISTRICT: C
PARCEL AREA: 0.13 ACRES
USE DISTRICT: LR-C2
HEIGHT DISTRICT: 2

PARCEL 129-14-033
AREA DISTRICT: C
PARCEL AREA: 0.14 ACRES
USE DISTRICT: LR-C2
HEIGHT DISTRICT: 2

SITE PLAN KEYED NOTES

1. DEMOLISH EXISTING BUILDING INCLUDING WALLS, FLOORS AND FOUNDATIONS. PROVIDE BACKFILL TO ACCOMMODATE A TEMPORARY LAWN AREA
2. DEMOLISH EXISTING PAVEMENT
3. REMOVE GUARD RAIL, POSTS AND FOOTERS
4. REMOVE STEEL POSTS
5. REMOVE CONCRETE BASE
6. REMOVE CONCRETE RAMP, RETAINING WALL AND METAL PIPE RAILING
7. REMOVE BOLLARD AND FOOTER
8. PROTECT EXISTING FENCE & GATE TO REMAIN
9. PROTECT EXISTING DUMPSTER ENCLOSURE TO REMAIN
10. MAINTAIN EXISTING BASEMENT WALL TO WITHIN 24" BELOW GRADE WHERE IT IS WITHIN 10' OF THE PUBLIC SIDEWALK OR RIGHT OF WAY.

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ARCHITECTURE + INTERIOR DESIGN + PLANNING
Cleveland, Ohio 44113
1939 West 25th Street, Suite 300
P 216.696.3460 F 216.696.1152
www.hitidiarch.com

MARK	DATE	PURPOSE

MARK	DATE	PURPOSE
	12/22/21	PERMIT

providence house
EAST CAMPUS ADJACENT PROPERTIES
11819 & 11823 BUCKEYE ROAD BUILDING DEMOLITION
Cleveland, Ohio

STATE OF OHIO
DAVID
DIFRANCESCO
9645
Registered Architect

David P. DiFrancesco, License #9645
Expiration Date 12/31/2021

PROJECT NO.: 2018.24.06

TITLE:
DEMOLITION PLAN

DRAWING NUMBER:
AD-100

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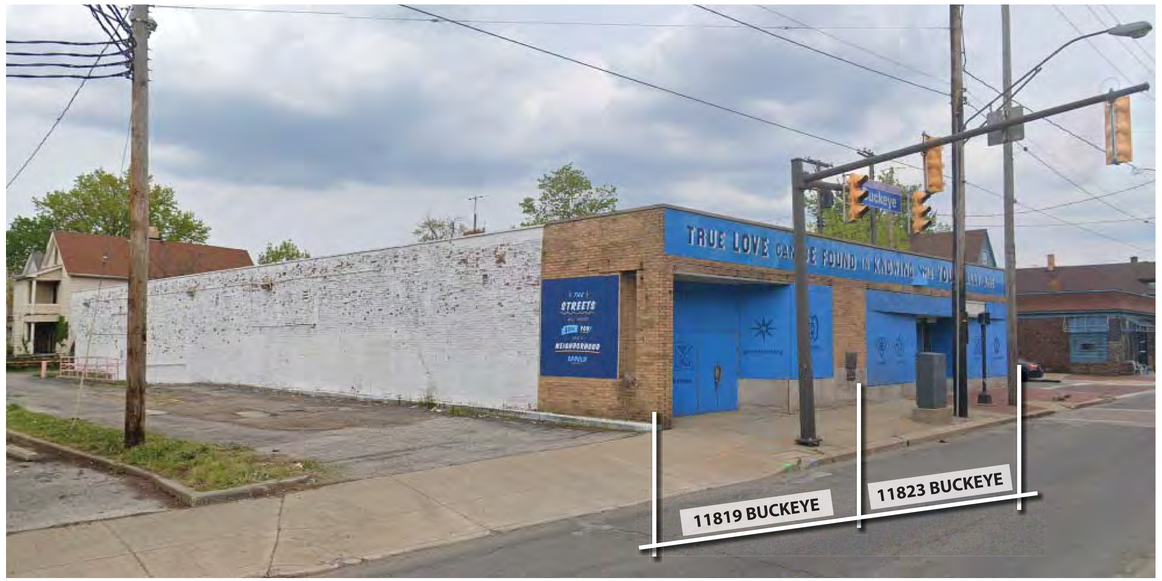
PROVIDENCE HOUSE EAST CAMPUS COMMUNITY HUB



BUCKEYE RD. VIEW - LOOKING NORTHEAST

CORNER OF BUCKEYE RD. & E. 119th ST. VIEW - LOOKING NORTHWEST

EAST 119th ST. VIEW - LOOKING WEST

EAST 119th ST. VIEW - LOOKING SOUTHWEST

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EXTERIOR PHOTOS OF SUBJECT BUILDINGS

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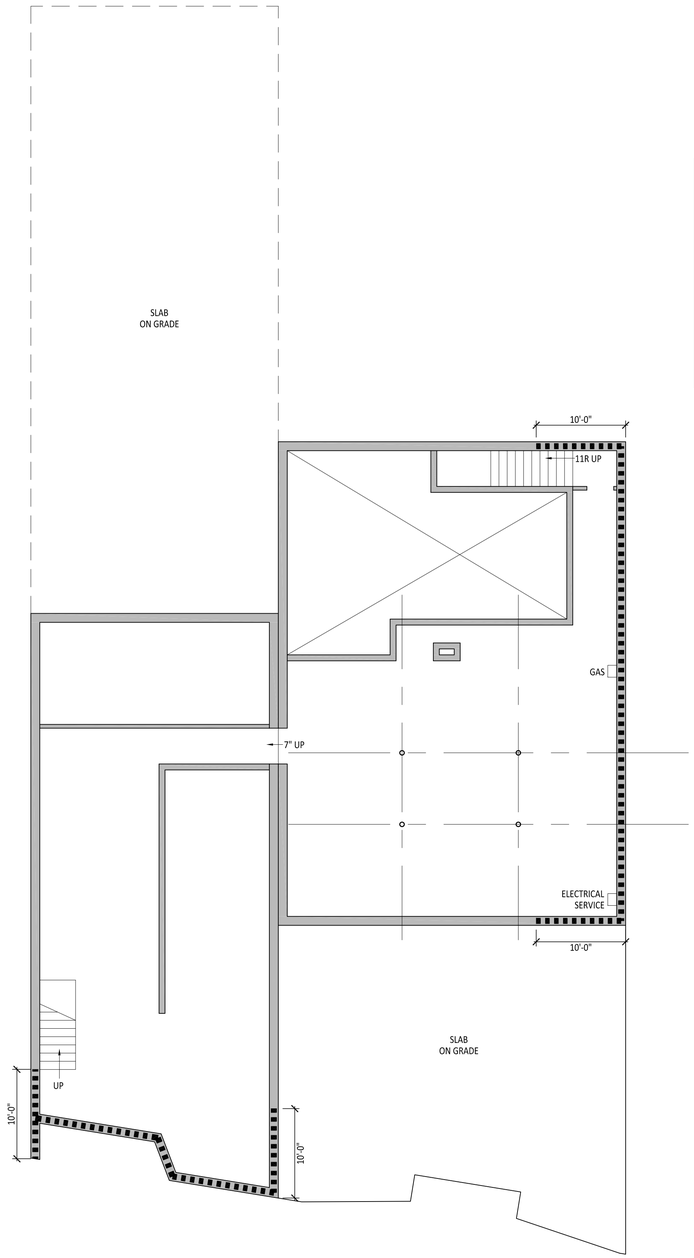
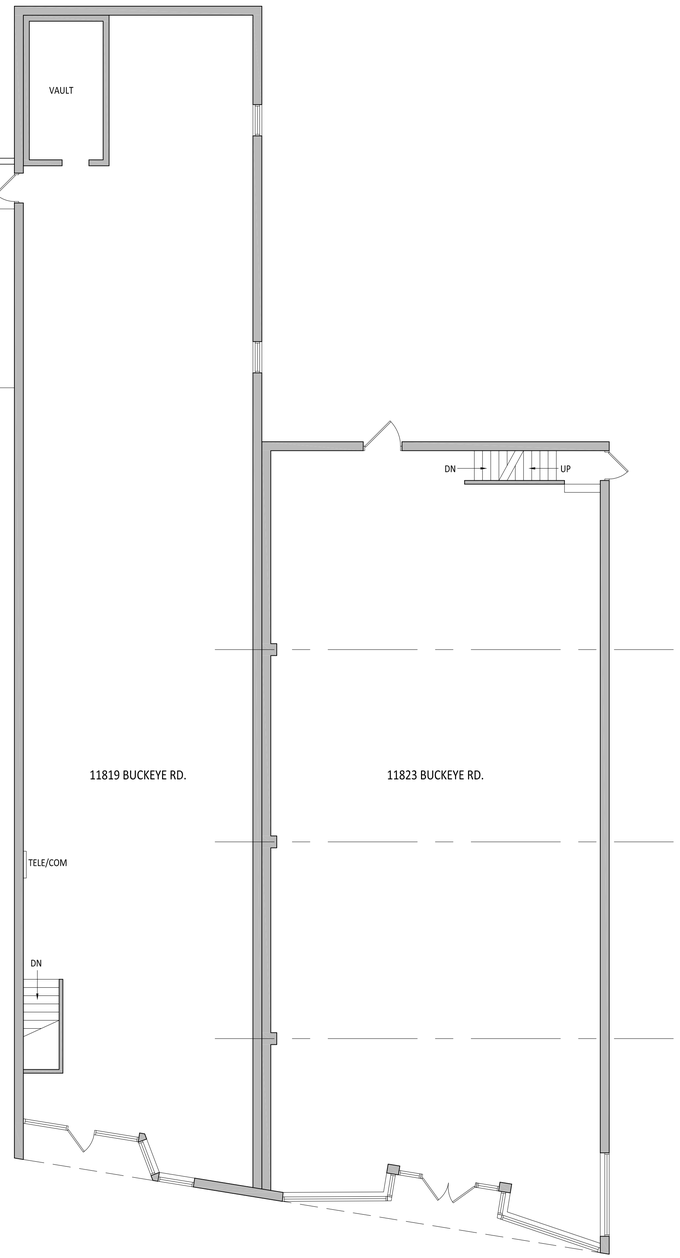
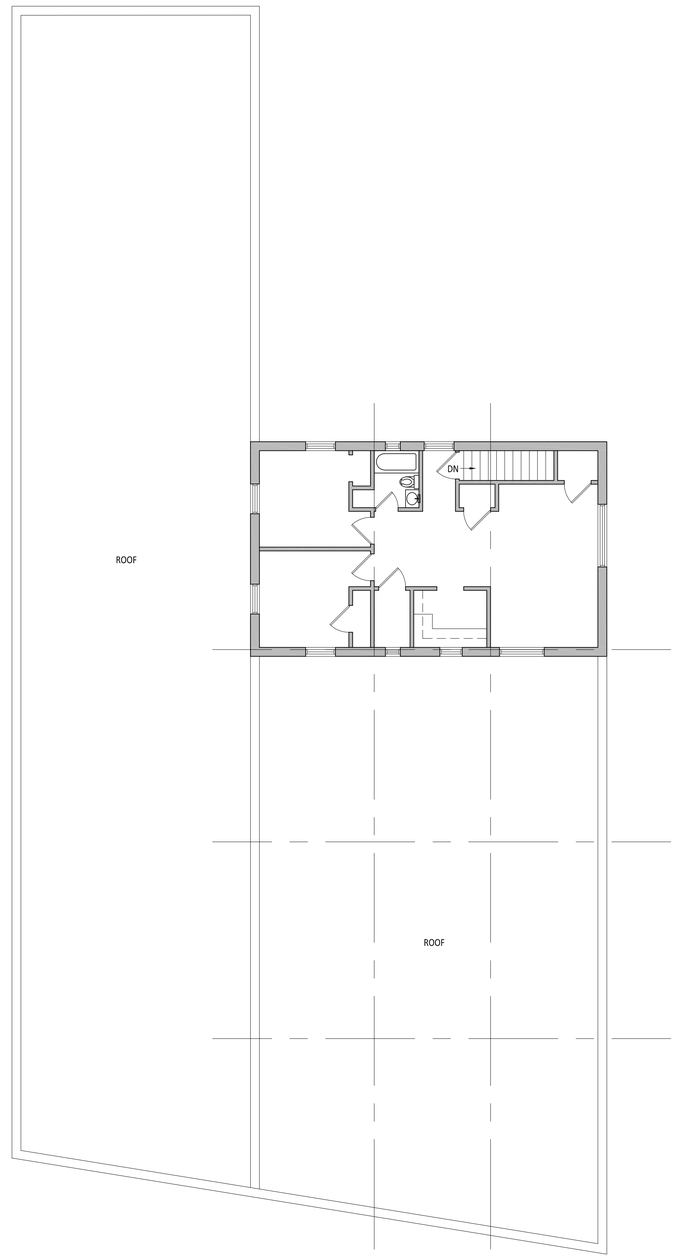


5D BASEMENT FLOOR PLAN
0' 4' 8' 16' 1/8" = 1'-0"



3D FIRST FLOOR PLAN
0' 4' 8' 16' 1/8" = 1'-0"



1D ROOF / SECOND FLOOR PLAN
0' 4' 8' 16' 1/8" = 1'-0"

LEGEND

MAINTAIN BASEMENT WALLS WITHIN 10' OF PUBLIC SIDEWALK OR RIGHT-OF-WAY. CUT TO 24" BELOW GRADE AND SHORE TO PREVENT SIDEWALK COLLAPSE UNTIL BACKFILL IS INSTALLED.

EXISTING CONDITION PLANS ARE FOR GENERAL REFERENCE ONLY. ALL CONDITIONS MUST BE FIELD VERIFIED BY CONTRACTOR

ALL ONSITE STRUCTURES AND IMPROVEMENTS ARE TO BE COMPLETELY DEMOLISHED UNLESS OTHERWISE INDICATED.

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MARK	DATE	PURPOSE

MARK	DATE	PURPOSE
	12/22/21	PERMIT

providence house
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11819 & 11823 BUCKEYE ROAD BUILDING DEMOLITION
Cleveland, Ohio

STATE OF OHIO
DAVID DIFRANCESCO 9645
Registered Architect

David P. DiFrancesco, License #9645
Expiration Date 12/31/2021

PROJECT NO.: 2018.24.06

TITLE:
EXISTING CONDITIONS FLOOR PLANS

DRAWING NUMBER:
A-101

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SOUTH VIEW ALONG BUCKEYE ROAD

EAST VIEW ALONG E. 119th STREET

NORTHWEST VIEW

EAST VIEW

EAST VIEW

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MARK	DATE	PURPOSE
	12/22/21	PERMIT

providence house
EAST CAMPUS ADJACENT PROPERTIES
11819 & 11823 BUCKEYE ROAD BUILDING DEMOLITION
Cleveland, Ohio

STATE OF OHIO
DAVID
DIFRANCESCO
9645
Registered Architect

David P. DiFrancesco, License #9645
Expiration Date 12/31/2021

PROJECT NO.: 2018.24.06

TITLE:
EXISTING CONDITIONS PHOTOS

DRAWING NUMBER:
A-102

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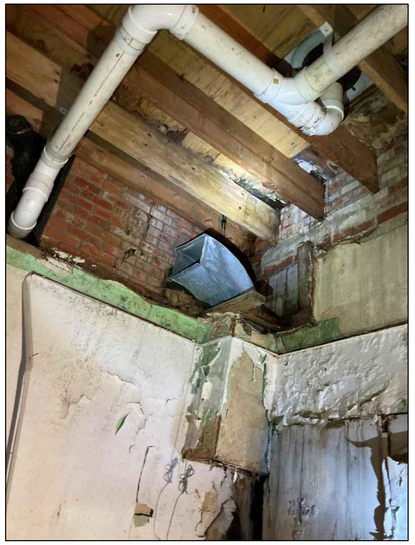
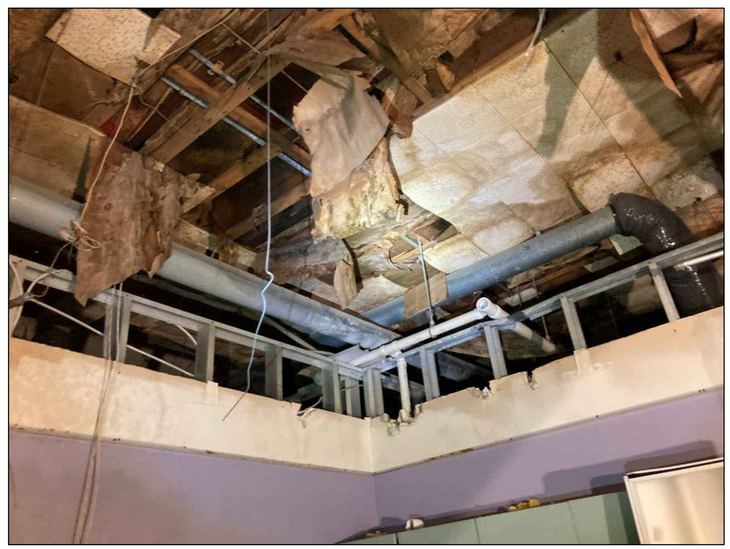
11823 BUCKEYE ROAD
BASEMENT LEVEL BROKEN 1ST FLOOR JOISTS



11823 BUCKEYE ROAD
FIRST FLOOR ROOF FRAMING MOLD AND WATER DAMAGE

11823 BUCKEYE ROAD
2ND FLOOR APARTMENT

11819 BUCKEYE ROAD
1ST FLOOR



11819 BUCKEYE ROAD
1ST FLOOR CEILING AND ROOF FRAMING

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DIFRANCESCO
+SIEBOLD
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Cleveland, Ohio 44113
www.hitidarch.com

MARK	DATE	PURPOSE
	01/11/22	REVIEW

MARK	DATE	PURPOSE

providence house
EAST CAMPUS ADJACENT PROPERTIES
11819 & 11823 BUCKEYE ROAD BUILDING DEMOLITION
Cleveland, Ohio

STATE OF OHIO
DAVID
DIFRANCESCO
9645
Registered Architect

David P. DiFrancesco, License #9645
Expiration Date 12/31/2021

PROJECT NO.: 2018.24.06

TITLE:
EXISTING CONDITIONS PHOTOS

DRAWING NUMBER:
A-103

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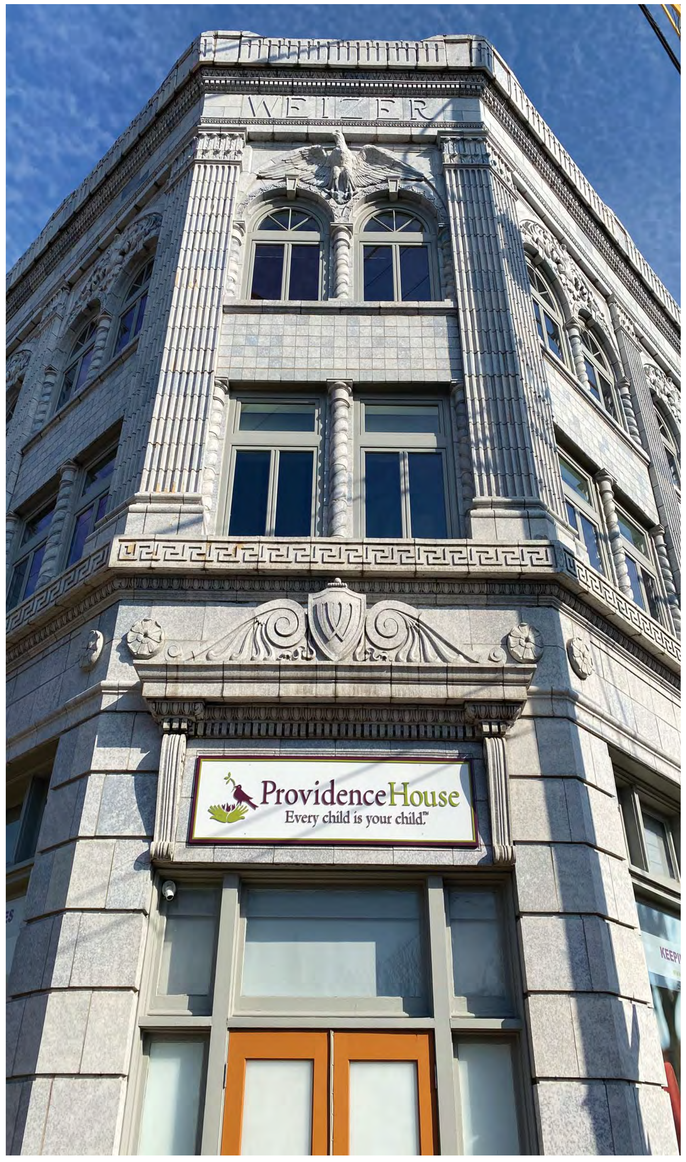
PROVIDENCE HOUSE EAST CAMPUS COMMUNITY HUB



ENTRY VIEW

BUCKEYE RD. & E. 118th ST. VIEW - LOOKING NORTHEAST

BUCKEYE RD. VIEW - LOOKING NORTH

LARGE ACTIVITY ROOM - FORMER BANKING HALL

COMMUNITY ROOM

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WEIZER BUILDING

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PROVIDENCE HOUSE EAST CAMPUS COMMUNITY HUB

EAST 118TH ST VIEW - LOOKING SOUTHEAST

OUTDOOR PLAY AREA

EAST 118TH ST. VIEW - LOOKING NORTHEAST

RENDERINGS OF FUTURE CRISIS NURSERY

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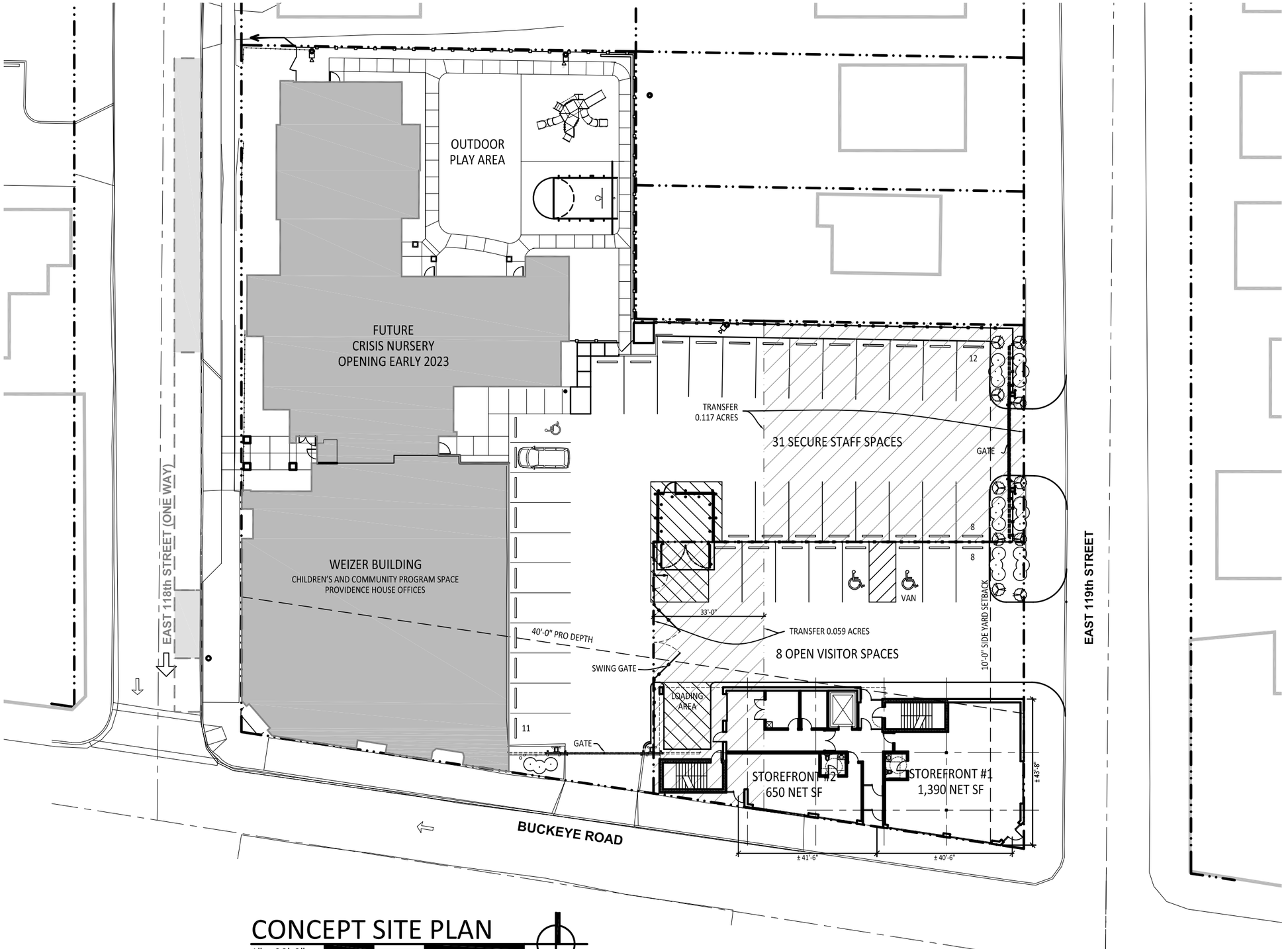

CONCEPT SITE PLAN

1" = 30'-0"

0' 15 30' 60'

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DATE	PURPOSE
07/22/21	OWNER REVIEW
01/12/22	FOR SE REVIEW

providence house

EAST CAMPUS COMMUNITY HUB

Corner of Buckeye & East 119th Street, Cleveland, Ohio

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: 2018.24.06

TITLE:
CONCEPT SITE PLAN
3-STORY
COMMUNITY HUB

DRAWING NUMBER:
AS-101.2

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AERIAL VIEW

COMMUNITY HUB
BUCKEYE ROAD & E. 119th STREET

LEGEND

- STOREFRONT RETAIL SPACE
- LEASABLE OFFICE SPACE

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EVERY CHILD IS YOUR CHILD

STREET VIEW - EAST

COMMUNITY HUB
BUCKEYE ROAD & E. 119th STREET

LEGEND

- STOREFRONT RETAIL SPACE
- LEASABLE OFFICE SPACE

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EVERY CHILD IS YOUR CHILD

STREET VIEW - WEST

COMMUNITY HUB
BUCKEYE ROAD & E. 119th STREET

LEGEND

- STOREFRONT RETAIL SPACE
- LEASABLE OFFICE SPACE

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+SIEBOLD

Euclid Corridor Design Review Case

January 21, 2022

EC2022-001 – 9410 Hough Amenity Building New Construction:
Seeking Schematic Design Approval
Project Address: 9310 Hough Avenue
Project Representative: Christina Tayman, RDL Architects

9310 HOUGH AVE. CLUBHOUSE

PROPOSED AMENITY BUILDING FOR 9410 HOUGH AVE.
9310 HOUGH AVE.

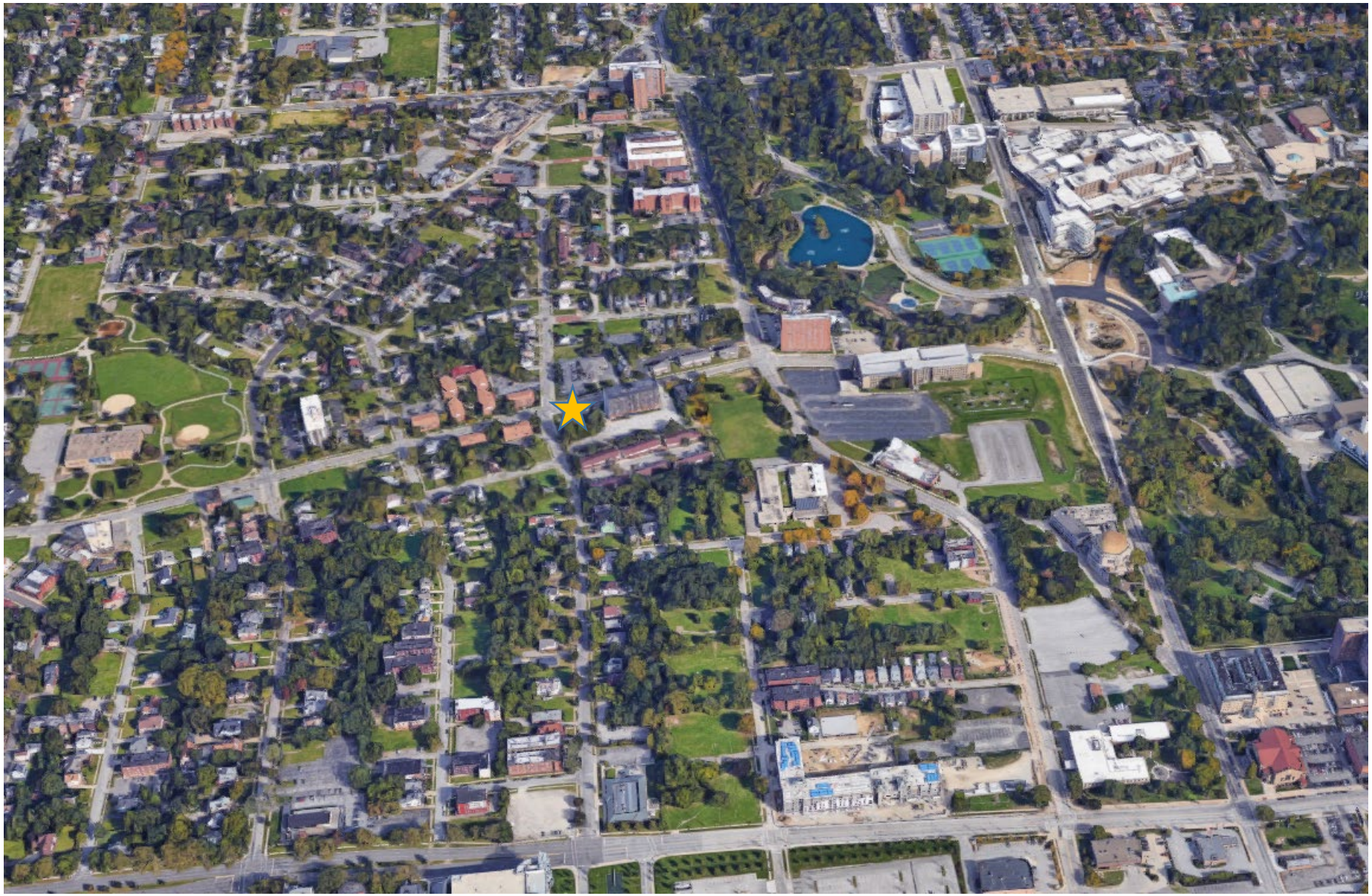
SUBMISSION FOR
EUCLID COORIDOR DESIGN REVIEW COMMITTEE /
CLEVELAND PLANNING COMMISSION

NORTHERN real estate urban ventures

SLS

RDL ARCHITECTS

LaQuatra Bonci ASSOCIATES LANDSCAPE ARCHITECTURE



NEIGHBORHOOD CONTEXT

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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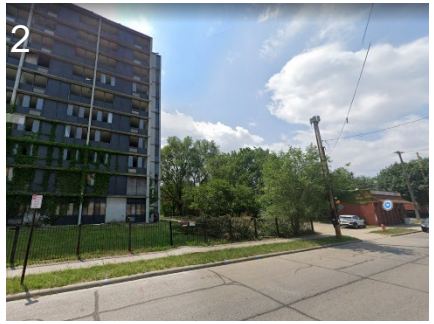
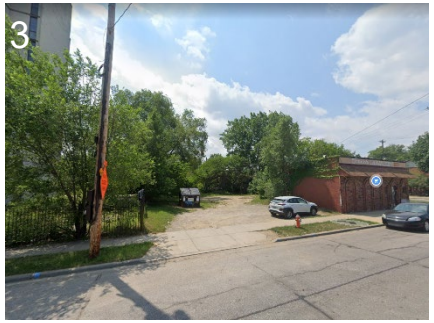
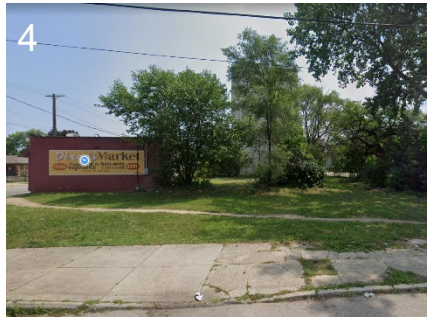
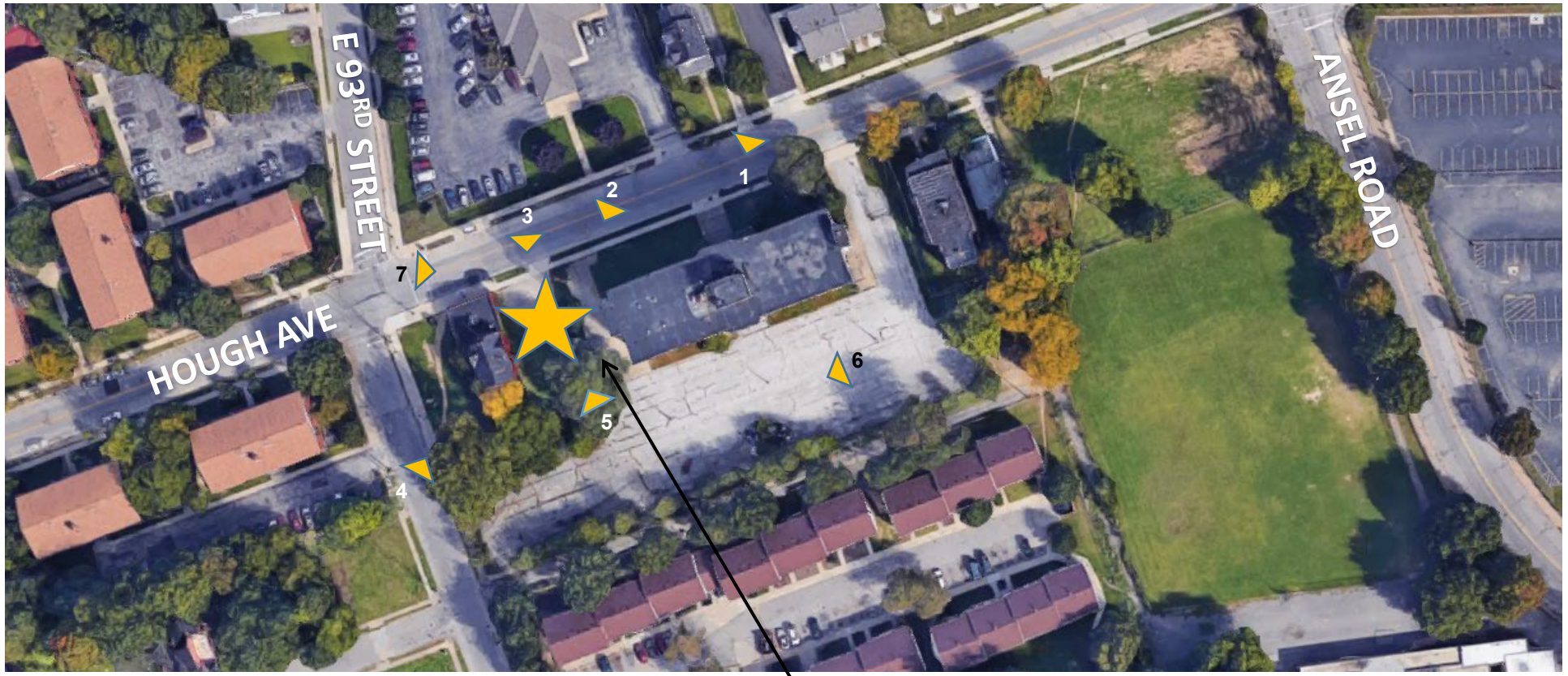
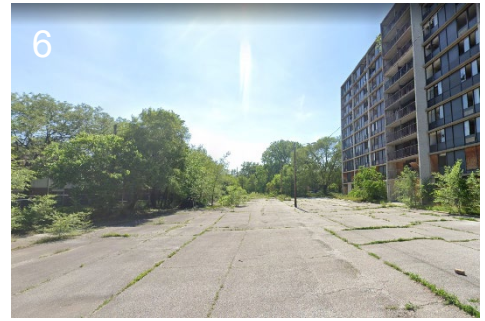
RDL ARCHITECTS











CONTEXT MAP

HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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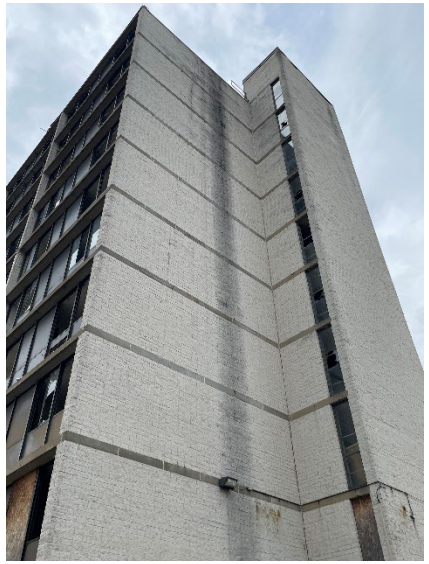
RDL ARCHITECTS



CONTEXT – EXISTING BUILDING

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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RDL ARCHITECTS

EXISTING CONDITIONS – SITE SURVEY

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

N

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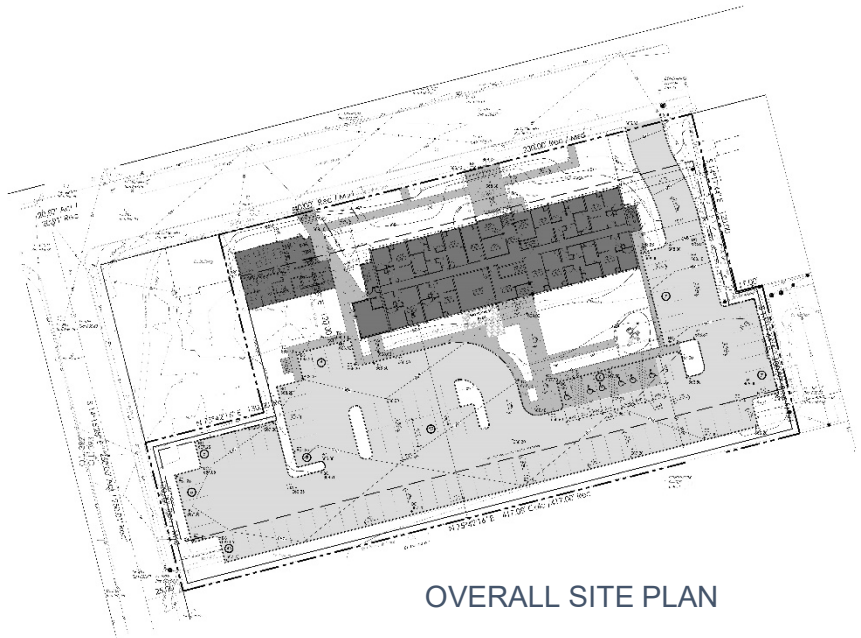
LaQuatra Bonci ASSOCIATES LANDSCAPE ARCHITECTURE



OVERALL SITE PLAN

SITE PLAN

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

N

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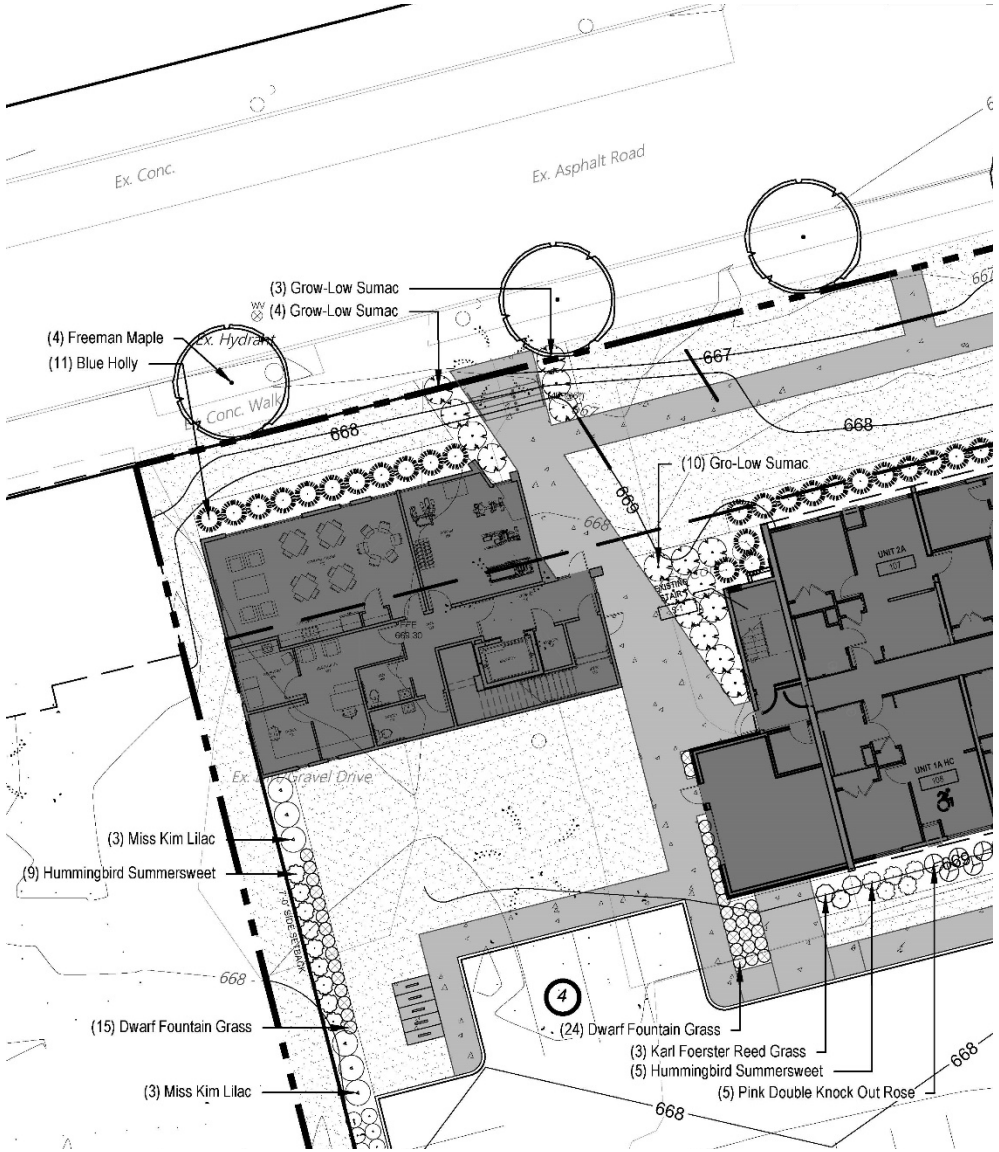
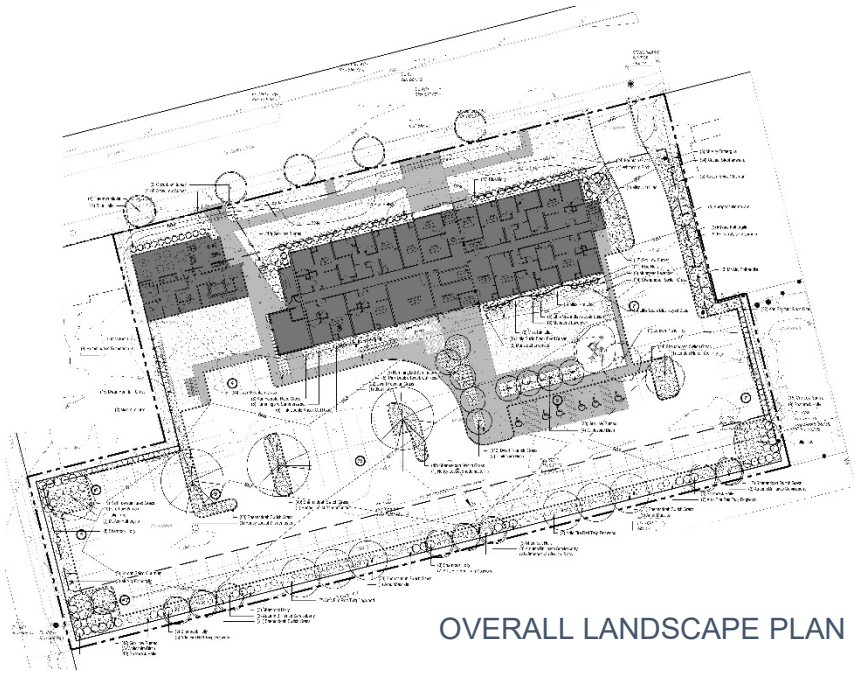
LaQuatra Bonci ASSOCIATES LANDSCAPE ARCHITECTURE



Plant list

- Freeman Maple
- Blue Holly
- Grow-Low Sumac
- Miss Kim Lilac
- Hummingbird Summersweet
- Dwarf Fountain Grass



OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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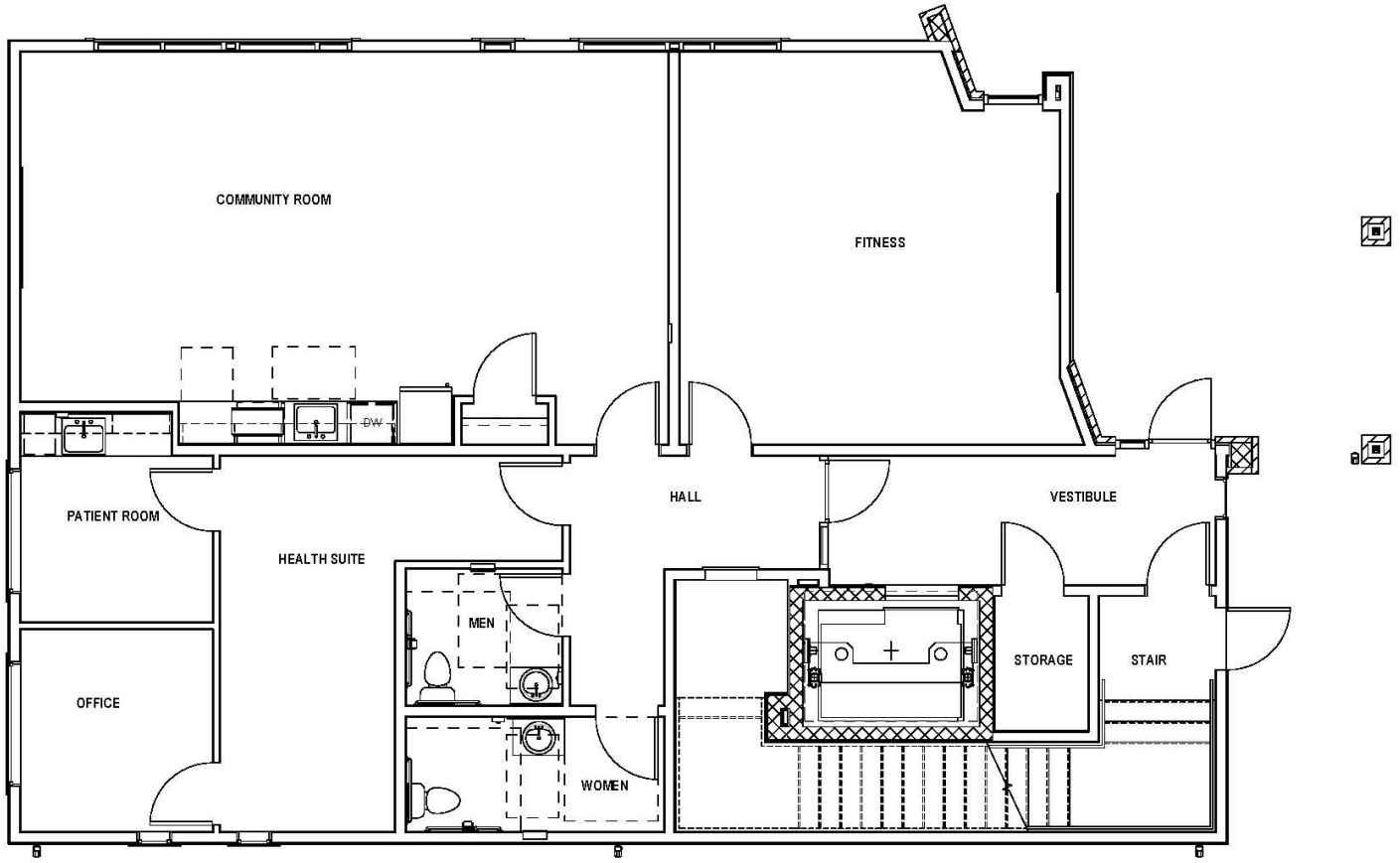
LaQuatra Bonci ASSOCIATES LANDSCAPE ARCHITECTURE



FIRST FLOOR PLAN

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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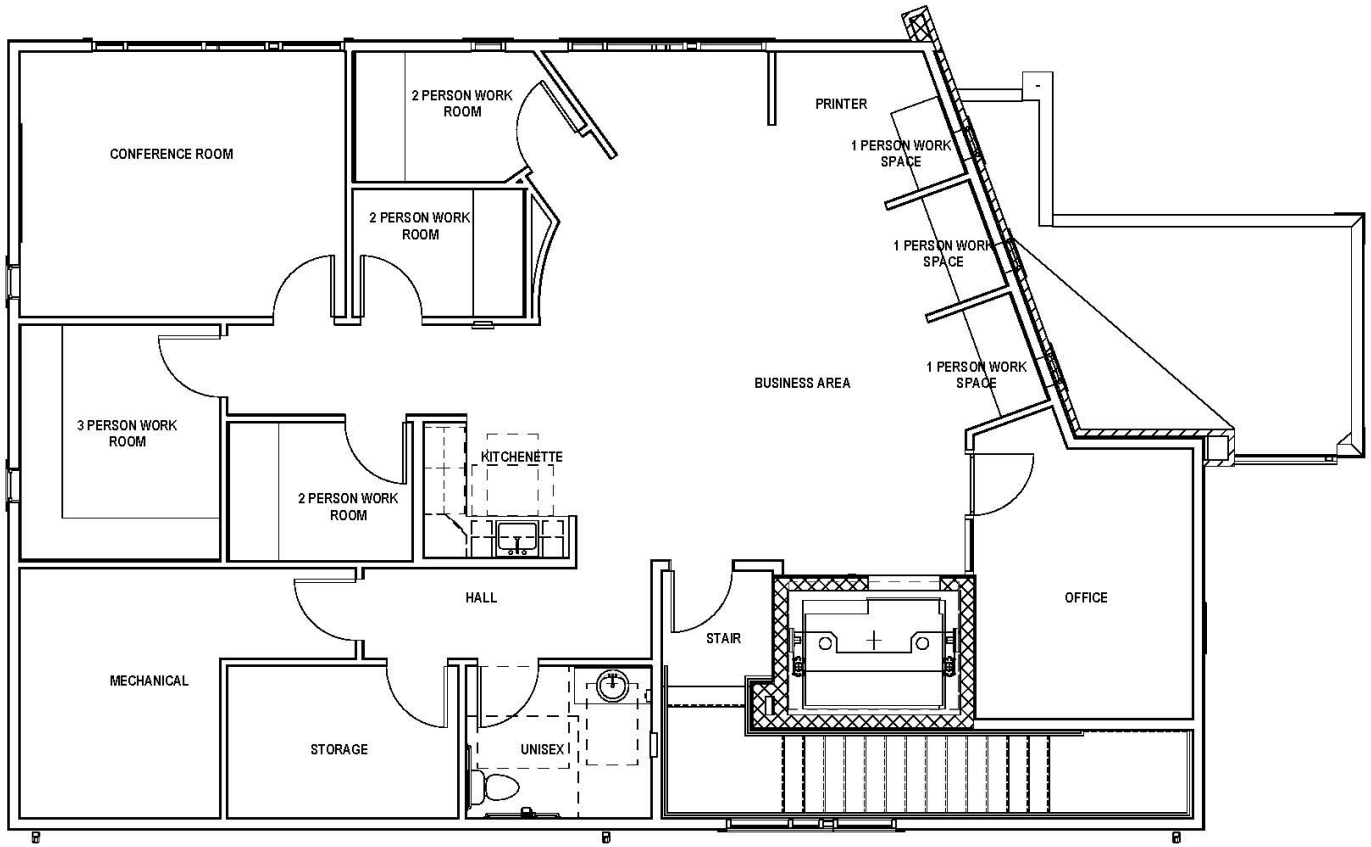
RDL ARCHITECTS



SECOND FLOOR PLAN

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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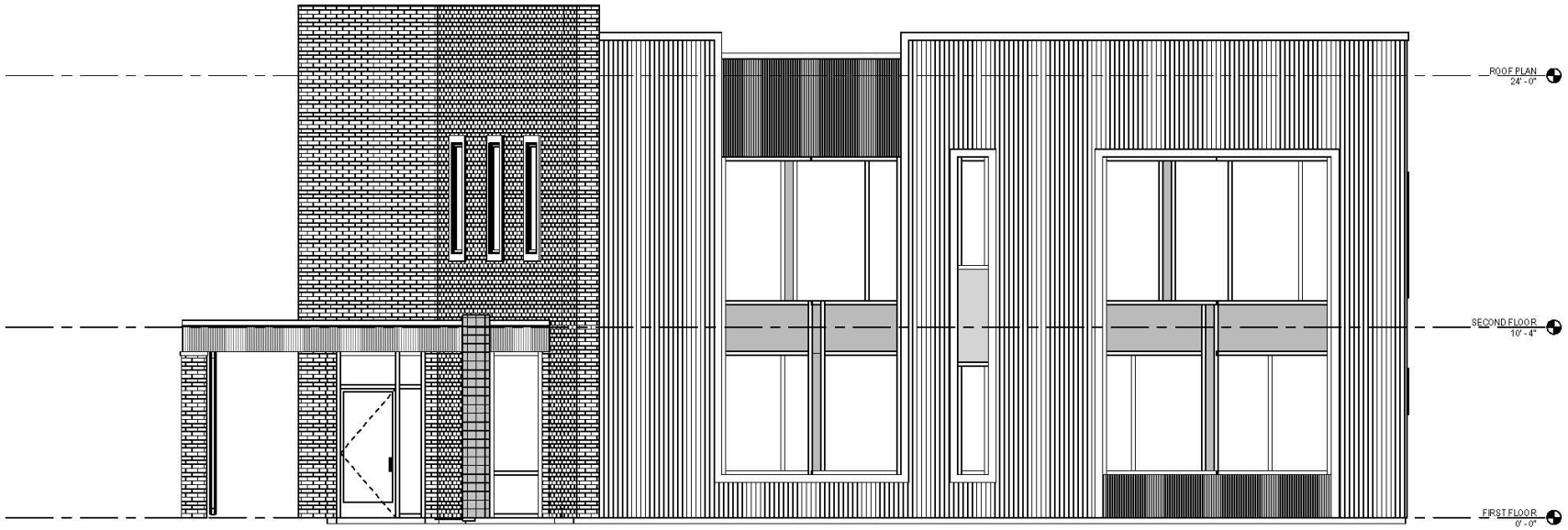
RDL ARCHITECTS



NORTH ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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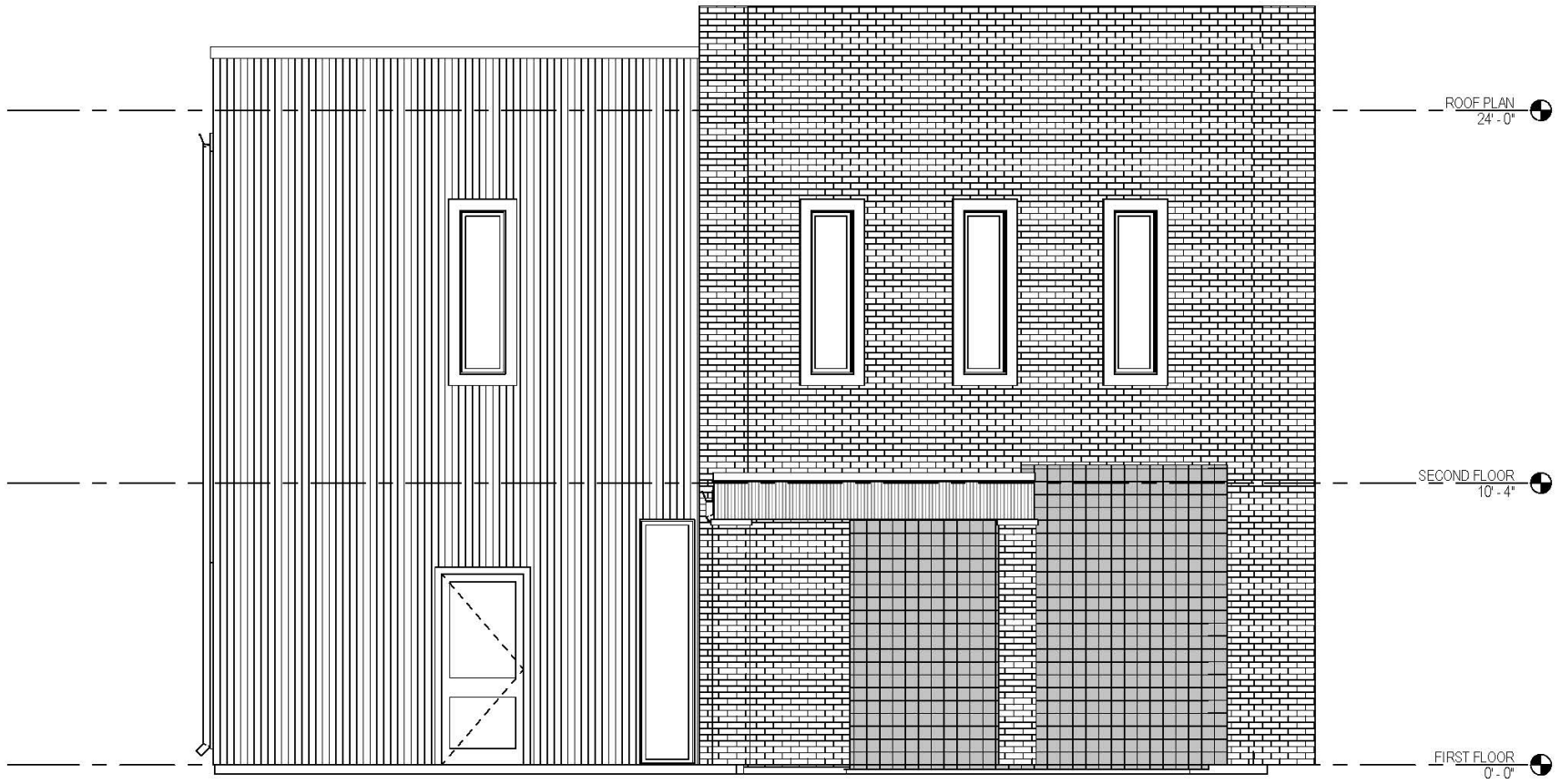
RDL ARCHITECTS



EAST ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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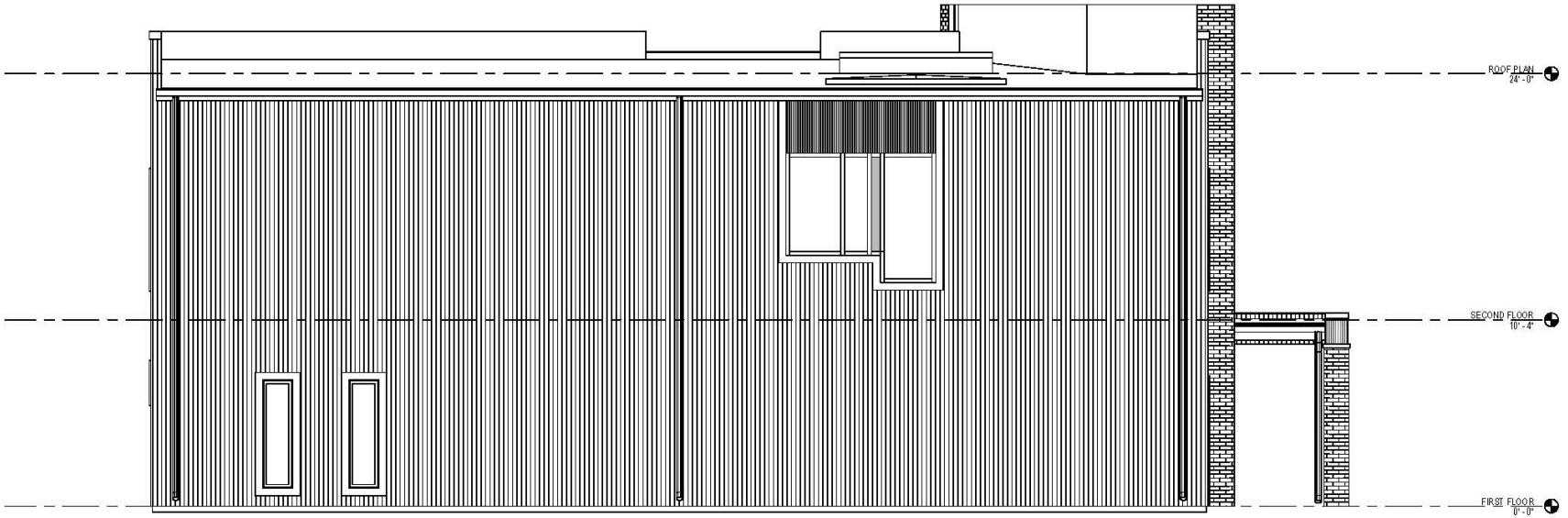
RDL ARCHITECTS



SOUTH ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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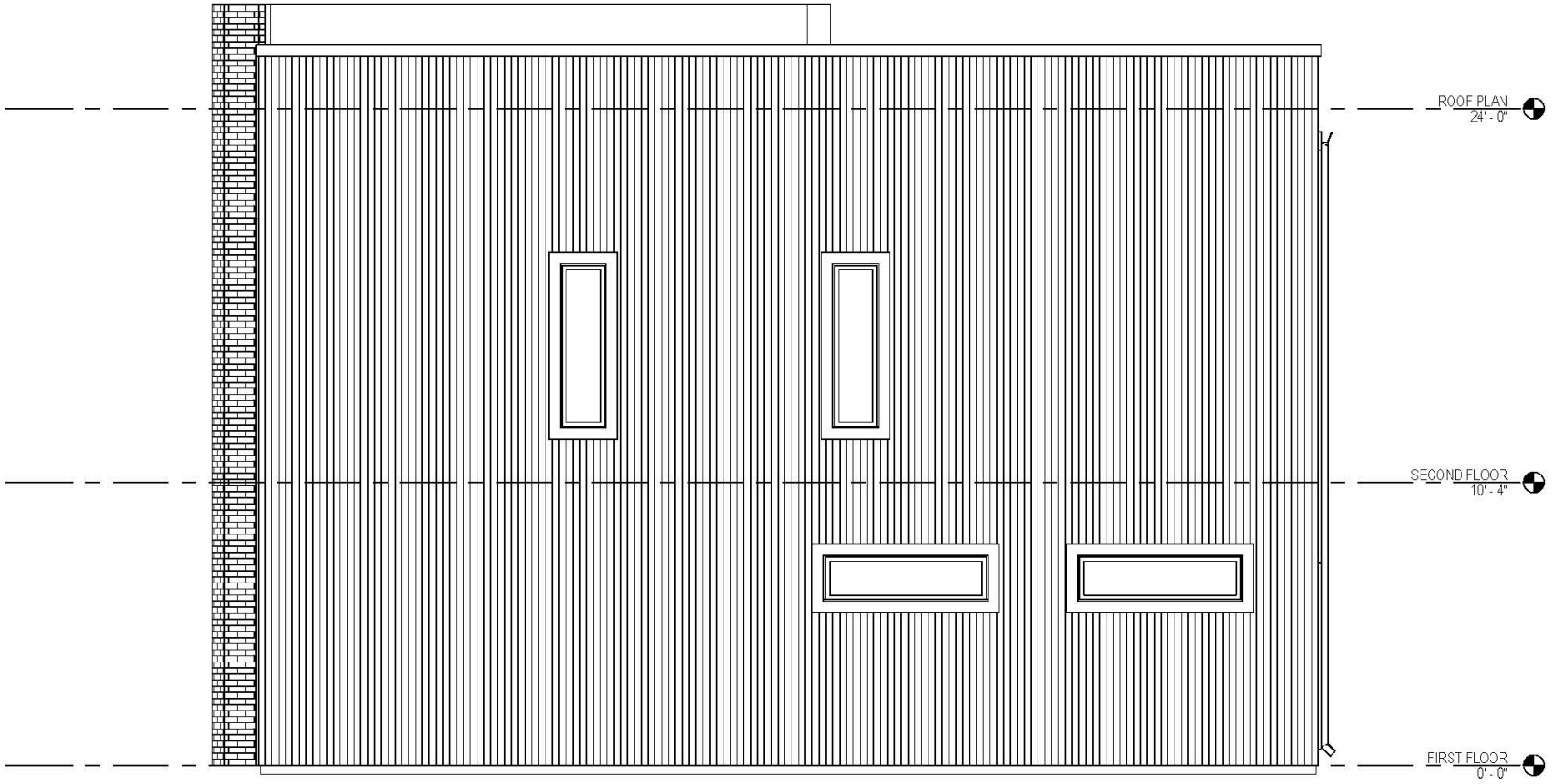
RDL ARCHITECTS



WEST ELEVATION

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

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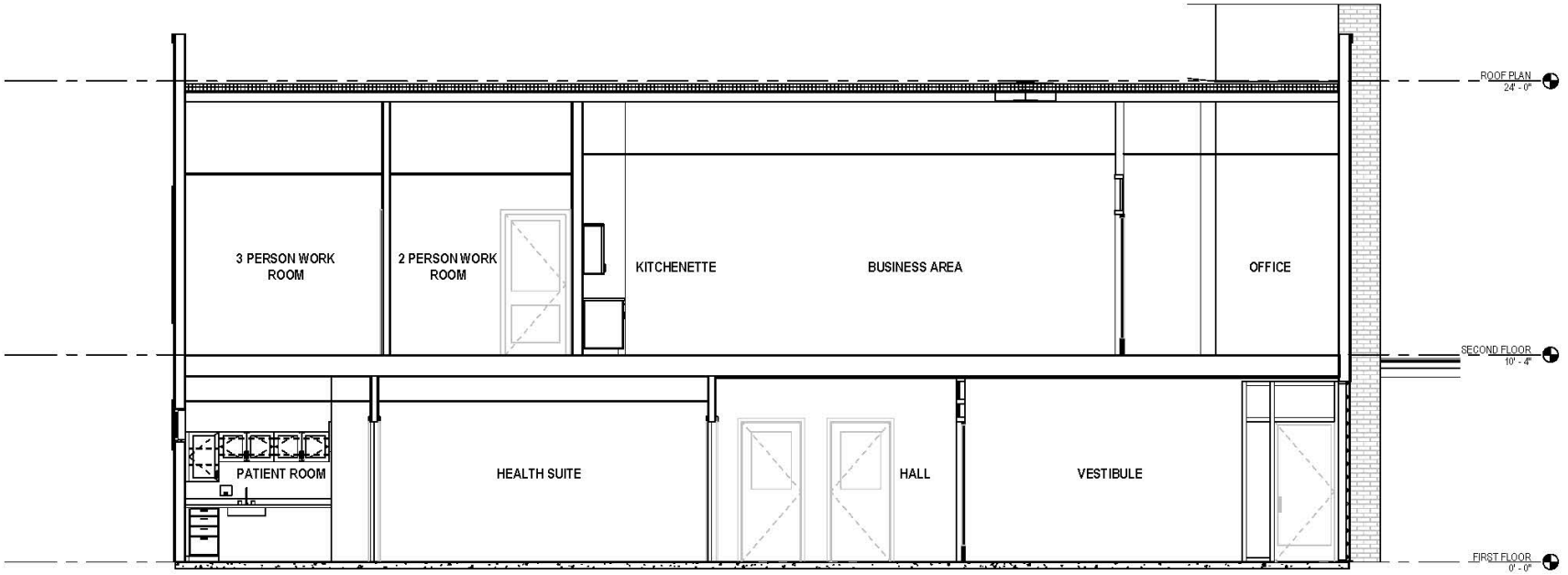


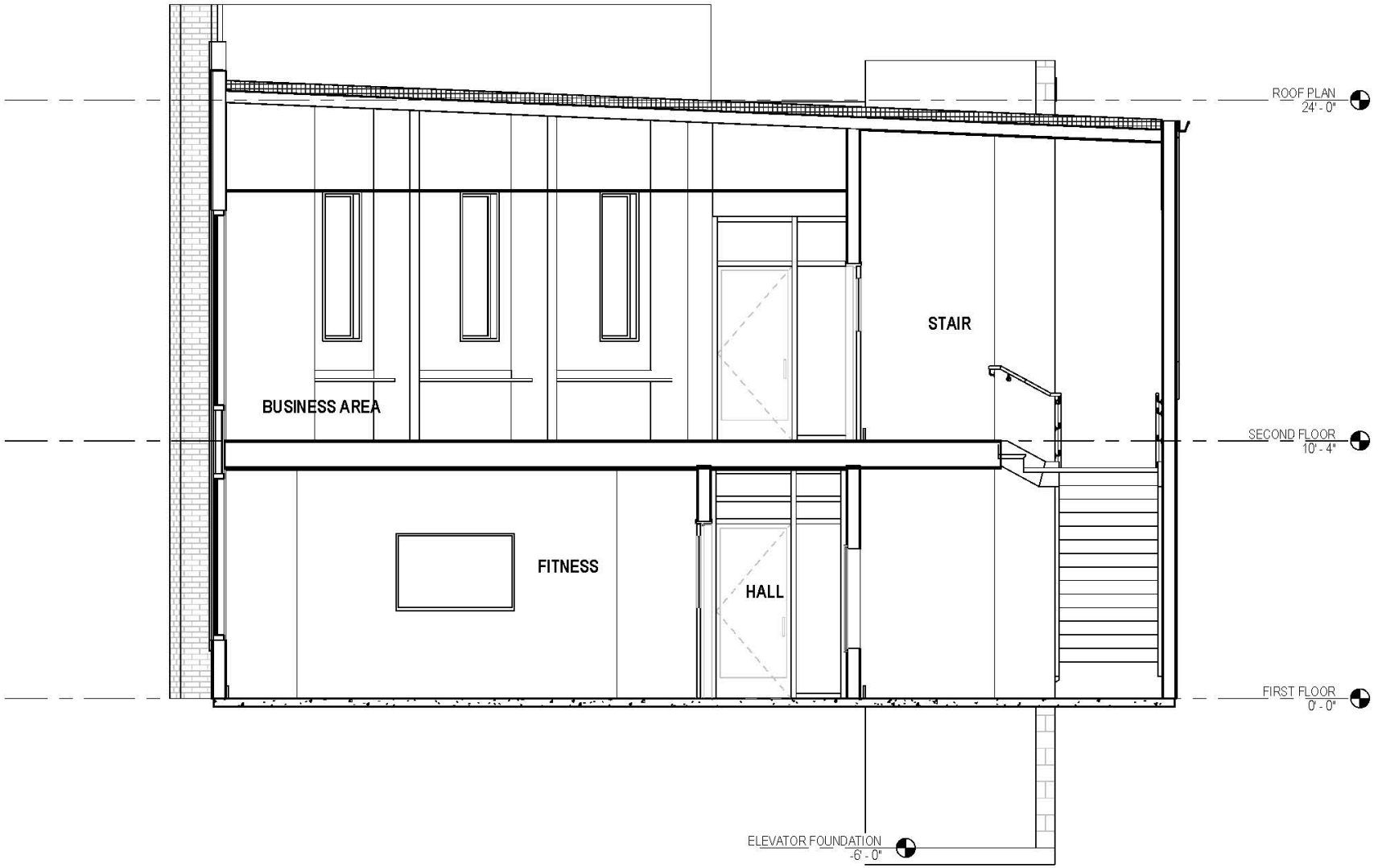
SECTION 1

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

NORTHERN real estate urban ventures

SLS

RDL ARCHITECTS



SECTION 2

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

NORTHERN real estate urban ventures

SLS

RDL ARCHITECTS

RENDERING

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

NORTHERN real estate urban ventures

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RDL ARCHITECTS

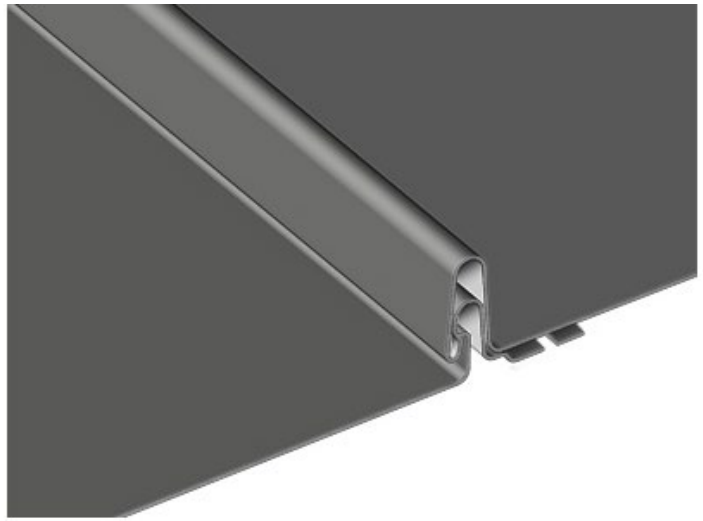
WOJAN WINDOW AND KAWNEER DOOR FRAMES

Dark Bronze

BRICK

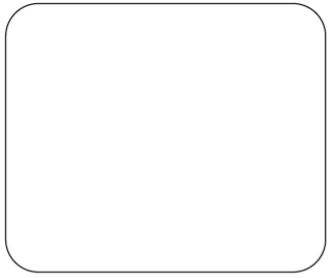
Whitestone

METAL PANEL PROLIFE



WOJAN WINDOW PANELS

*Sandstone**



*Bone White**

Concord Cream

METAL PANELS COLORS

*Sandstone**

*Slate Grey**

Concord Cream

MATERIAL, COLOR, AND FINISH SAMPLES AND LISTS

9310 HOUGH AVE CLUBHOUSE | CLEVELAND, OHIO

NORTHERN real estate urban ventures

SLS

RDL ARCHITECTS

Euclid Corridor Design Review Case

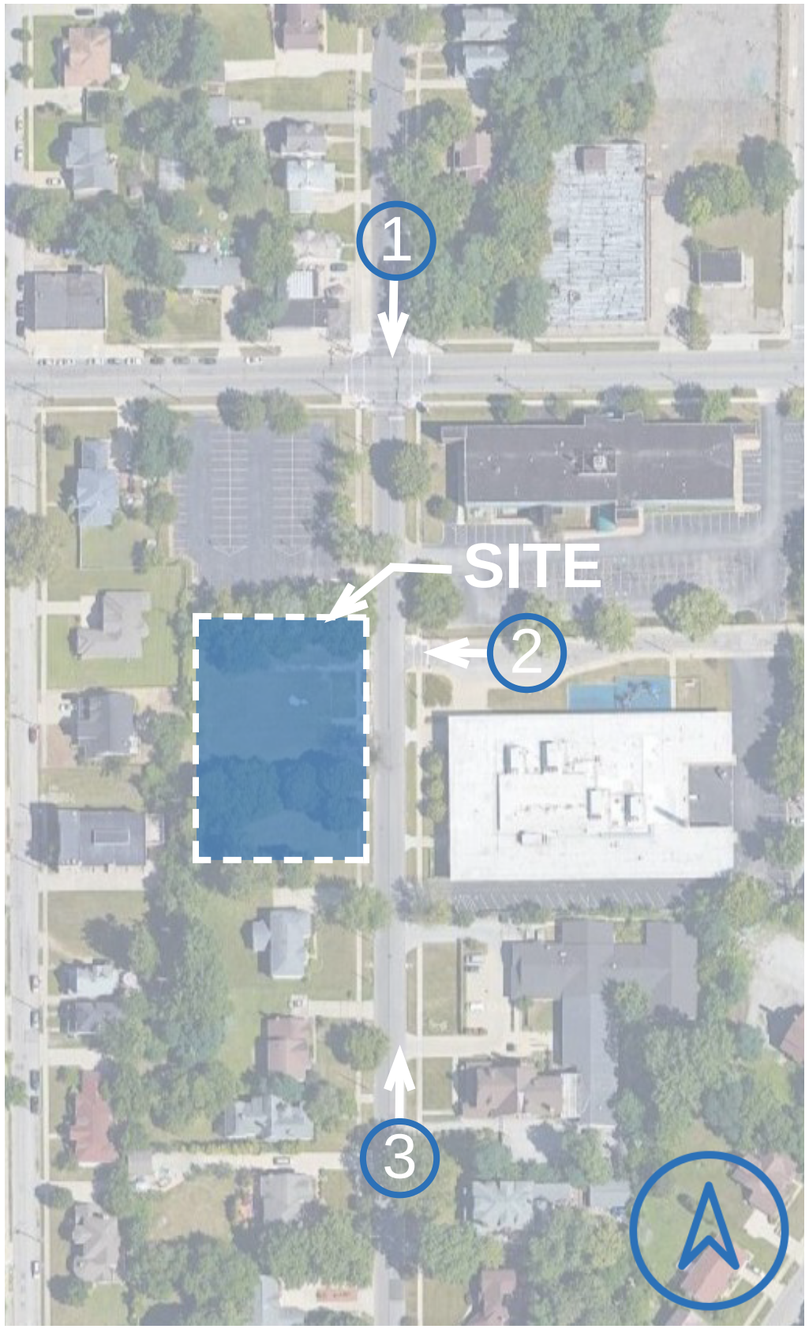
January 21, 2022

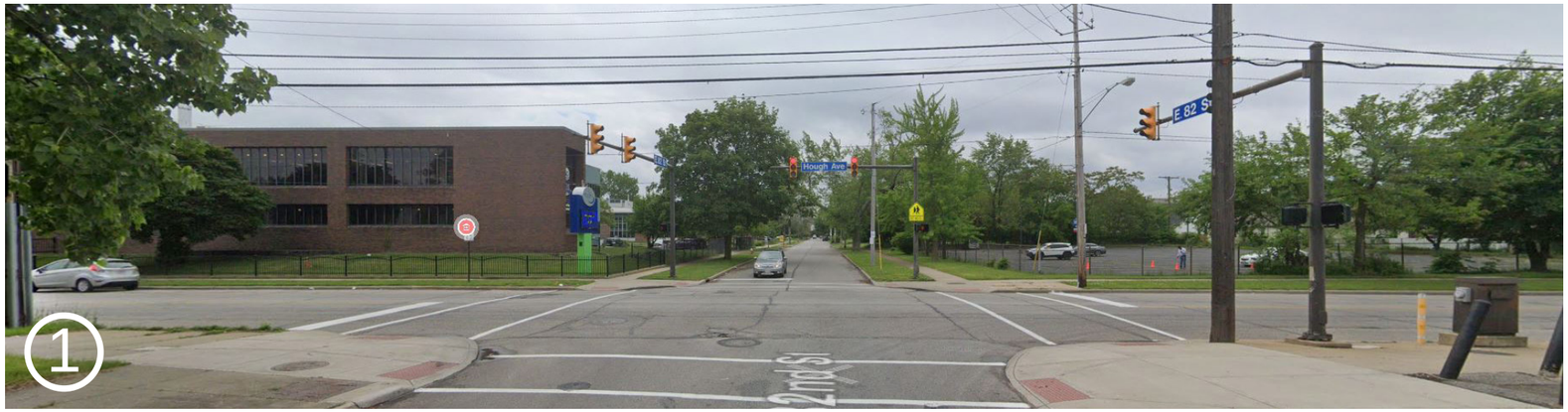
EC2022-002 – East 82nd Street Apartments New Construction:
Seeking Schematic Design Approval
Project Address: 1830 East 82nd Street
Project Representative: Brandon Kline, Geis Construction

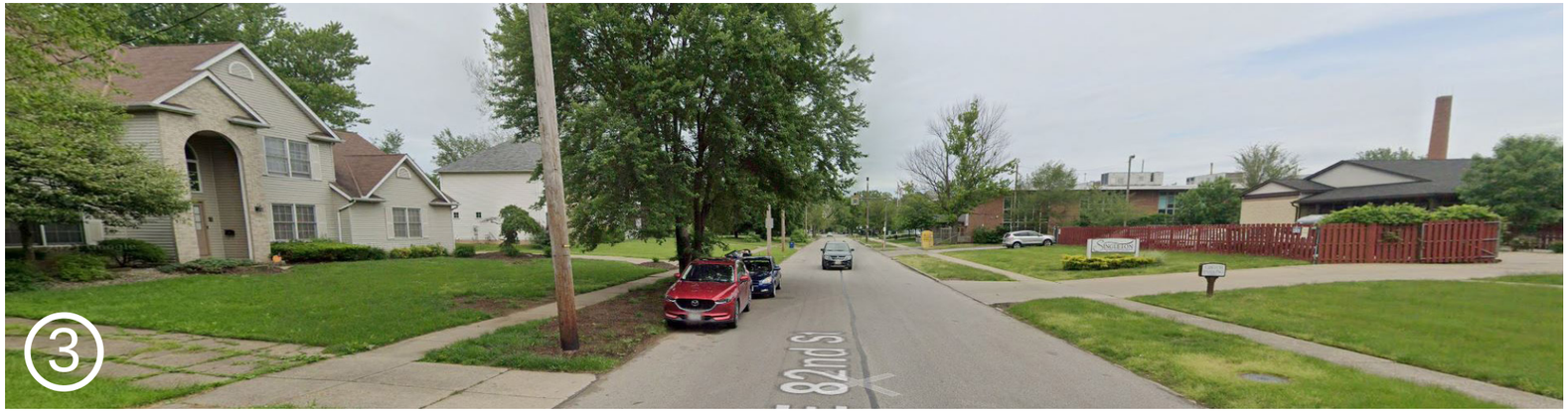
GEIS COMPANIES

SITE MAP

EAST 82ND STREET, CLEVELAND OHIO



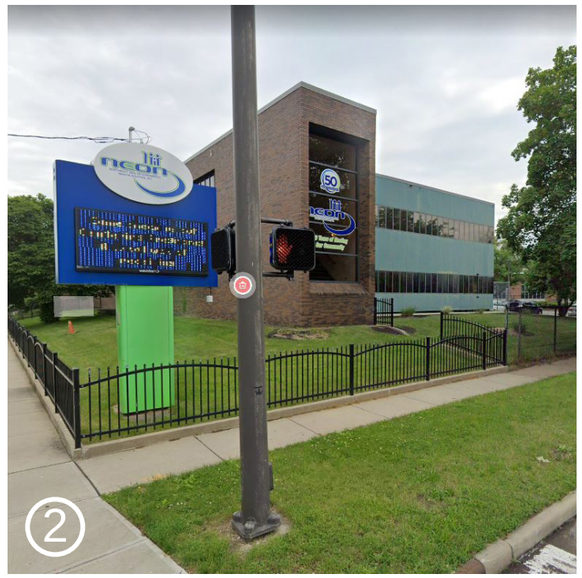




GEIS COMPANIES

SITE CONTEXT

EAST 82ND STREET, CLEVELAND OHIO



GEIS COMPANIES

SITE CONTEXT

EAST 82ND STREET, CLEVELAND OHIO

PROJECT SUMMARY

GROUND FLOOR THROUGH 4TH FLOOR:

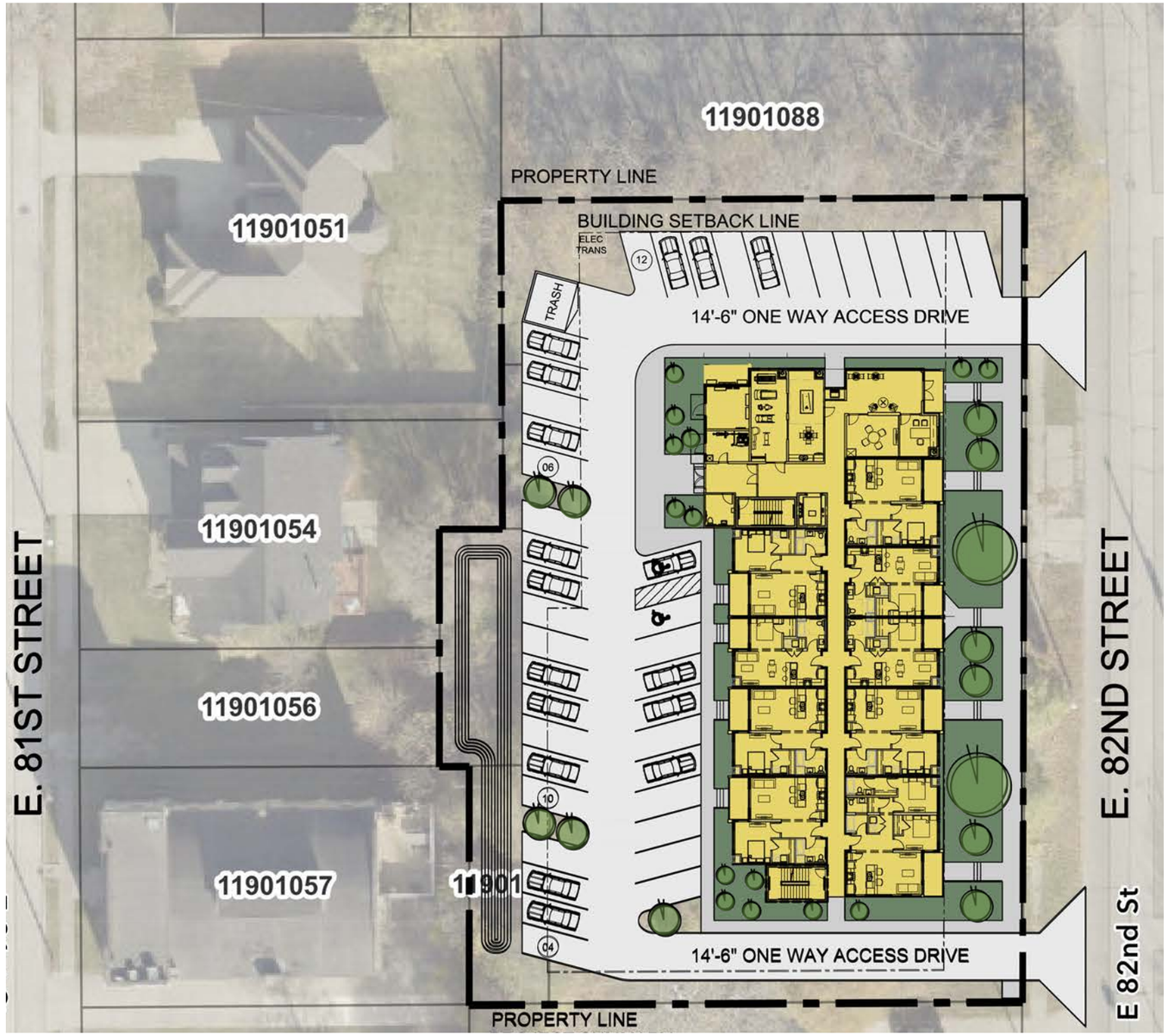
UNIT TYPE:	BLDG A:
STUDIO	12 UNITS
1 BEDROOM	23 UNITS
2 BEDROOM	07 UNITS
TOTAL UNITS	42 UNITS

ZONING: MF-E2
LAND DENSITY
41,354*1.5 = 62,031SF USABLE AREA ALLOWED
39,584 SF USABLE AREA PROVIDED
BUILDING HEIGHT: 60' ALLOWED - 48' PROVIDED
PARKING REQUIRED: 42 UNITS REQUIRED - 42 PROVIDED

SQUARE FT. BREAKDOWN:

BUILDING A:	39,584 GSF
APARTMENT RENTABLE:	30,440 RSF
BUILDING A:	42 UNITS

SITE AREA: +/- 0.949 ACRES
+/- 41,354 SF LOT AREA



SITE PLAN

EAST 82ND STREET, CLEVELAND OHIO

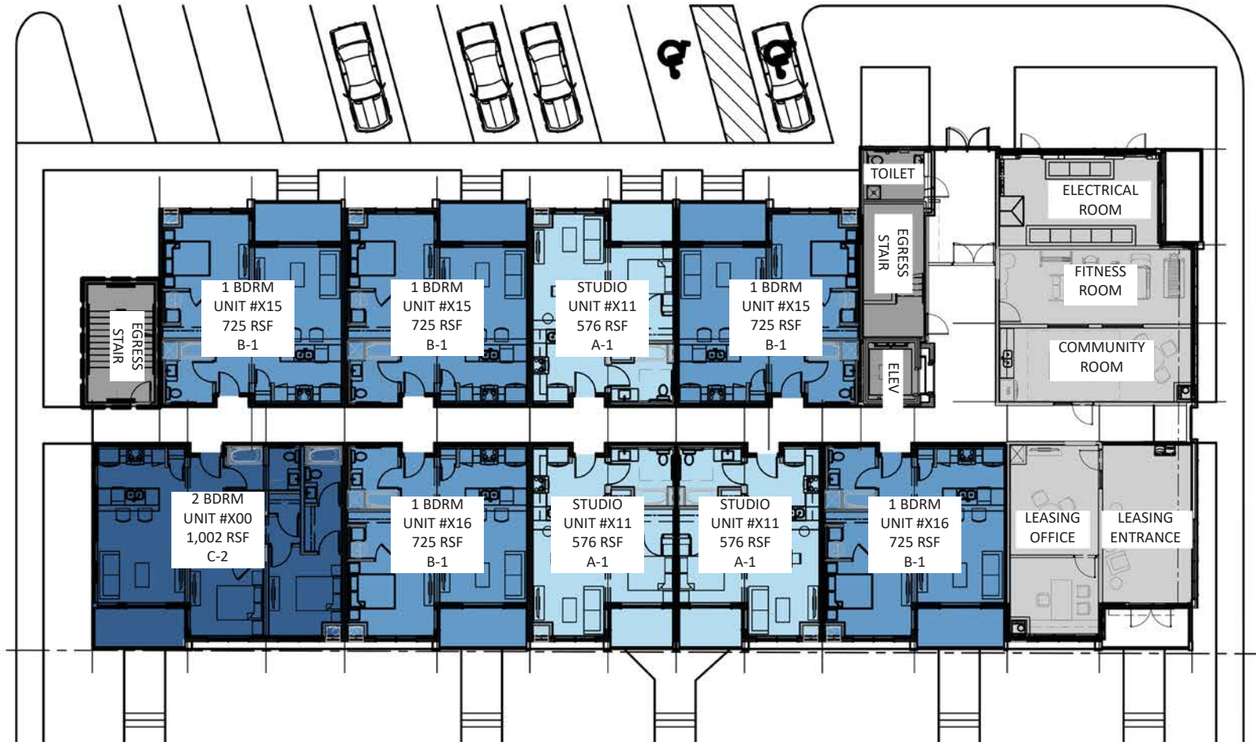
GEIS COMPANIES

A-1 STUDIO - 576 RSF

B-1 1 BEDROOM - 718 RSF

C-2 2 BEDROOM - 1002 RSF

2ND - 4TH FLOOR PLANS



GROUND FLOOR PLAN

GEIS COMPANIES

FLOOR PLANS

EAST 82ND STREET, CLEVELAND OHIO

SITE LIGHTING BOLLARD

ECLIPSE LIGHTING - LED BO SERIES
(TYPICAL)

SITE LIGHTING WALL PACK

LSI - MIRADA
(TYPICAL)

SITE LIGHTING SCONCE

WESTINGHOUSE - MAYSLICK
(TYPICAL)

EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

PAC CLAD
FLUSH PANEL

"DARK OAK"

JAMES HARDIE
LAP SIDING

"GRAY SLATE"

JAMES HARDIE
BOARD & BATTEN

"ARCTIC WHITE"

SCHORY,
EMERALD SERIES

"OYSTER"

PAC CLAD
FASCIA

"BLACK
ALUMINUM"

ELEVATIONS

EAST 82ND STREET, CLEVELAND OHIO

GEIS COMPANIES

GEIS COMPANIES

RENDERING - VIEW LOOKING NORTH

EAST 82ND STREET, CLEVELAND OHIO

PLYGEM
SLIDING DOOR

“BLACK”

PICKET RAILING

“BLACK”

PAC CLAD
FLUSH PANEL

“DARK OAK”

JAMES HARDIE
LAP SIDING

“GRAY SLATE”

JAMES HARDIE
BOARD & BATTEN

“ARCTIC WHITE”

SCHORY,
EMERALD SERIES

“OYSTER”

PAC CLAD
FASCIA

“BLACK
ALUMINUM”

WINDOW SYSTEM

“BLACK”

GEIS
COMPANIES

EXTERIOR FINISH BOARD

EAST 82ND STREET, CLEVELAND OHIO

GEIS COMPANIES

RENDERING - VIEW LOOKING SOUTH

EAST 82ND STREET, CLEVELAND OHIO

BAR SCALE
10' 5' 0' 10'
SCALE: 1"= 10'

MAGNOLIA

SPRING SNOW CRABAPPLE

SERVICEBERRY

UPRIGHT JUNIPER

BOSNIAN PINE

MISS KIM LILAC

SUMMER SNOWFLAKE VIBURNUM

BOXWOOD

JAPANESE HOLLY

SHRUBS

DWARF YEW

MAIDEN GRASS

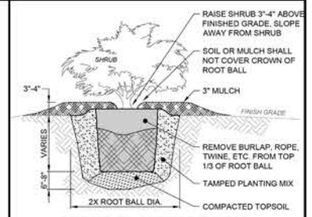
CATMINT

PURPLELEAF WINTERCREEPER

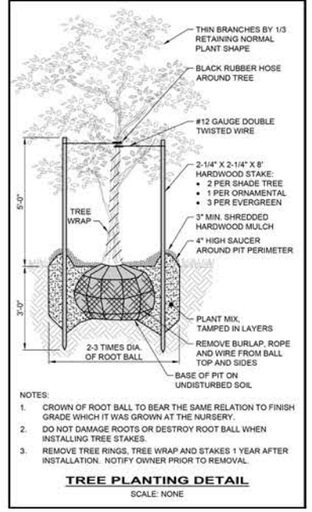
HAPPY RETURNS DAYLILY

LEGEND

- ORNAMENTAL TREES - 2" CALIPER
  CRABAPPLE, SERVICEBERRY, MAGNOLIA
- EVERGREEN TREES - 5' HT.
  BOSNIAN PINE
- SHRUBS - LARGE 30"
  DENSE YEW, VIBURNUM, JUNIPER, LILAC
- SHRUBS - SMALL 18"
  ITEA, BOXWOOD, JUNIPER, SPIRAEA
- GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL
  DAYLILY, CATMINT, DWARF FOUNTAIN GRASS, WINTER CREEPER



SHRUB PLANTING DETAIL
SCALE: NONE



NOTES:
1. CROWN OF ROOT BALL TO BEAR THE SAME RELATION TO FINISH GRADE WHICH IT WAS GROWN AT THE NURSERY.
2. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
3. REMOVE TREE RINGS, TREE WRAP AND STAKES 1 YEAR AFTER INSTALLATION. NOTIFY OWNER PRIOR TO REMOVAL.

TREE PLANTING DETAIL
SCALE: NONE

GEIS COMPANIES

LANDSCAPE PLAN

EAST 82ND STREET, CLEVELAND OHIO

Euclid Corridor Design Review Case

January 21, 2022

EC2022-003 – East 90th Street Apartments New Construction:
Seeking Schematic Design Approval
Project Address: 1839 East 90th Street
Project Representative: Brandon Kline, Geis Construction

GEIS COMPANIES

SITE MAP

EAST 90TH STREET, CLEVELAND OHIO

GEIS COMPANIES

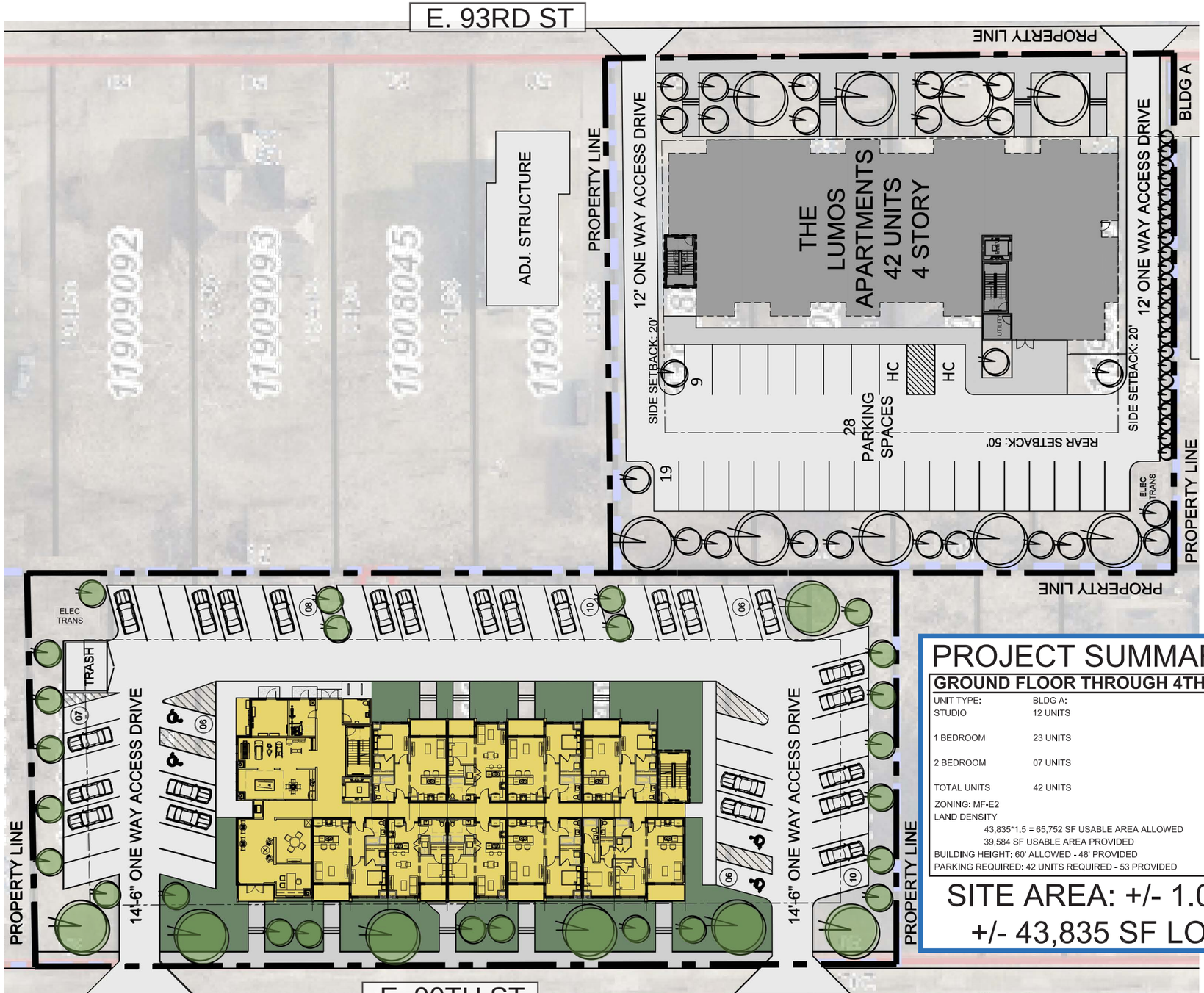
SITE CONTEXT

EAST 90TH STREET, CLEVELAND OHIO

GEIS COMPANIES

SITE CONTEXT

EAST 90TH STREET, CLEVELAND OHIO



PROJECT SUMMARY

GROUND FLOOR THROUGH 4TH FLOOR:		SQUARE FT. BREAKDOWN:	
UNIT TYPE:	BLDG A:	BUILDING A:	39,584 GSF
STUDIO	12 UNITS	APARTMENT RENTABLE:	30,440 RSF
1 BEDROOM	23 UNITS	BUILDING A:	42 UNITS
2 BEDROOM	07 UNITS		
TOTAL UNITS	42 UNITS		

ZONING: MF-E2
LAND DENSITY
43,835*1,5 = 65,752 SF USABLE AREA ALLOWED
39,584 SF USABLE AREA PROVIDED
BUILDING HEIGHT: 60' ALLOWED - 48' PROVIDED
PARKING REQUIRED: 42 UNITS REQUIRED - 53 PROVIDED

SITE AREA: +/- 1.01 ACRES
+/- 43,835 SF LOT AREA

SITE PLAN

GEIS COMPANIES

EAST 90TH STREET, CLEVELAND OHIO

A-1 STUDIO - 576 RSF

B-1 1 BEDROOM - 718 RSF

C-2 2 BEDROOM - 1002 RSF

2ND - 4TH FLOOR PLANS

GROUND FLOOR PLAN

GEIS COMPANIES

FLOOR PLANS

EAST 90TH STREET, CLEVELAND OHIO

SITE LIGHTING BOLLARD

ECLIPSE LIGHTING - LED BO SERIES
(TYPICAL)

SITE LIGHTING WALL PACK

LSI - MIRADA
(TYPICAL)

SITE LIGHTING SCONCE

WESTINGHOUSE - MAYSLICK
(TYPICAL)

WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

PAC CLAD
FLUSH PANEL

"BEECHWOOD"

JAMES HARDIE
LAP SIDING

"IRON GRAY"

JAMES HARDIE
BOARD & BATTEN

"BLACK"

SCHORY,
EMERALD SERIES

"OYSTER"

PAC CLAD
FASCIA

"BLACK
ALUMINUM"

JAMES HARDIE
LAP SIDING

"BLACK"

GEIS
COMPANIES

ELEVATIONS

EAST 90TH STREET, CLEVELAND OHIO

GEIS COMPANIES

RENDERING - VIEW LOOKING SOUTH

EAST 90TH STREET, CLEVELAND OHIO

GEIS COMPANIES

RENDERING - VIEW LOOKING NORTH

EAST 90TH STREET, CLEVELAND OHIO

PLYGEM
SLIDING DOOR

“BLACK”

PICKET RAILING

“BLACK”

PAC CLAD
FLUSH PANEL

“COPPER”

JAMES HARDIE
LAP SIDING

“BLACK”

JAMES HARDIE
BOARD & BATTEN

“BLACK”

SCHORY,
EMERALD SERIES

“OYSTER”

PAC CLAD
FASCIA

“BLACK
ALUMINUM”

JAMES HARDIE
LAP SIDING

“IRON GRAY”

WINDOW SYSTEM

“BLACK”

GEIS COMPANIES

EXTERIOR FINISH BOARD

EAST 90TH STREET, CLEVELAND OHIO

BAR SCALE
10' 5' 0' 10'
SCALE: 1"= 10'

MAGNOLIA

SPRING SNOW CRABAPPLE

SERVICEBERRY

UPRIGHT JUNIPER

BOSNIAN PINE

MISS KIM LILAC

SUMMER SNOWFLAKE VIBURNUM

BOXWOOD

JAPANESE HOLLY

SHRUB YEW

DWARF YEW

MAIDEN GRASS

CATMINT

PURPLELEAF WINTERCREEPER

HAPPY RETURNS DAYLILY

LEGEND

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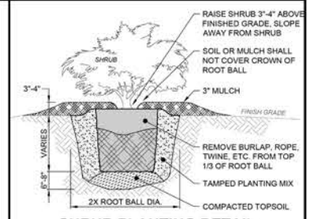
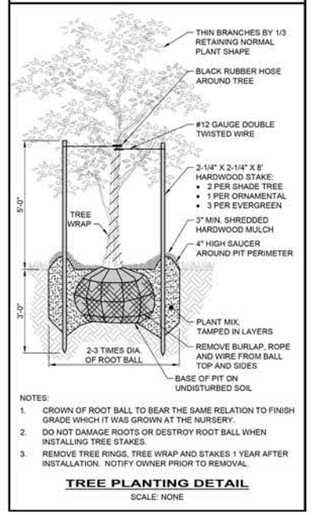
  CRABAPPLE, SERVICEBERRY, MAGNOLIA
- EVERGREEN TREES - 5' HT.
  BOSNIAN PINE
- SHRUBS - LARGE 30"
  DENSE YEW, VIBURNUM, JUNIPER, LILAC
- SHRUBS - SMALL 18"
  ITEA, BOXWOOD, JUNIPER, SPIRAEA
- GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL
  DAYLILY, CATMINT, DWARF FOUNTAIN GRASS, WINTER CREEPER



SHRUB PLANTING DETAIL
SCALE: NONE



NOTES:
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2. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
3. REMOVE TREE RINGS, TREE WRAP AND STAKES 1 YEAR AFTER INSTALLATION. NOTIFY OWNER PRIOR TO REMOVAL.

TREE PLANTING DETAIL
SCALE: NONE

GEIS COMPANIES

LANDSCAPE PLAN

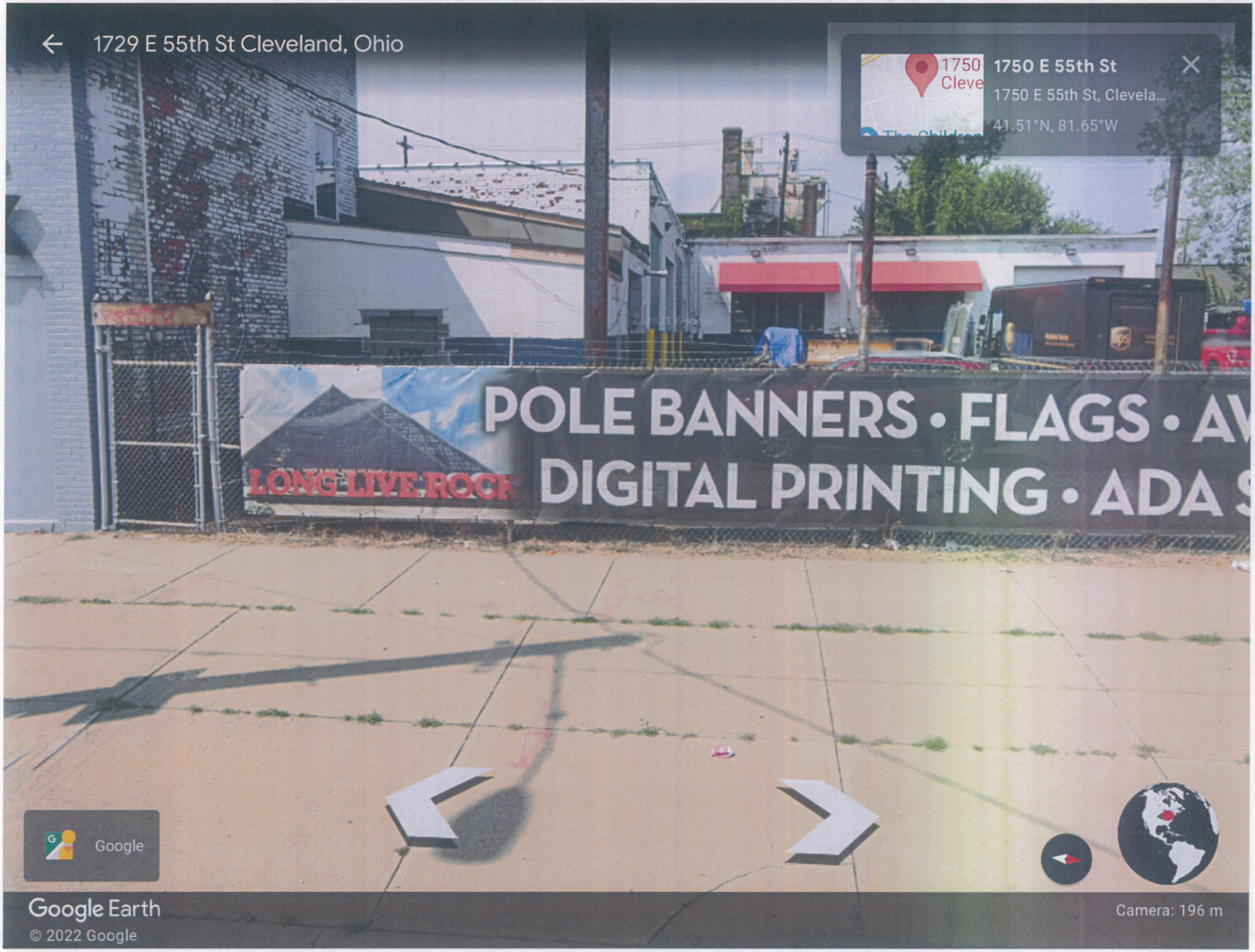
EAST 90TH STREET, CLEVELAND OHIO

Euclid Corridor Design Review Case

January 21, 2022

EC2022-004 – Apex Fence Screening: Seeking Final Approval
Project Address: 1750 East 55th Street
Project Representatives: Bill Holsman, Apex Pinnacle Services
Michael Holsman, Apex Pinnacle Services
Connie Naskoviak, Apex Pinnacle Services

1750 Cleve
1750 E 55th St
1750 E 55th St, Clevela...
41.51°N, 81.65°W
Fellowship Missionary Baptist
First Assembly of God Church
1750 E 55th St
Google Earth
20 m
Camera: 360 m 41°30'40"N 81°39'08"W 201 m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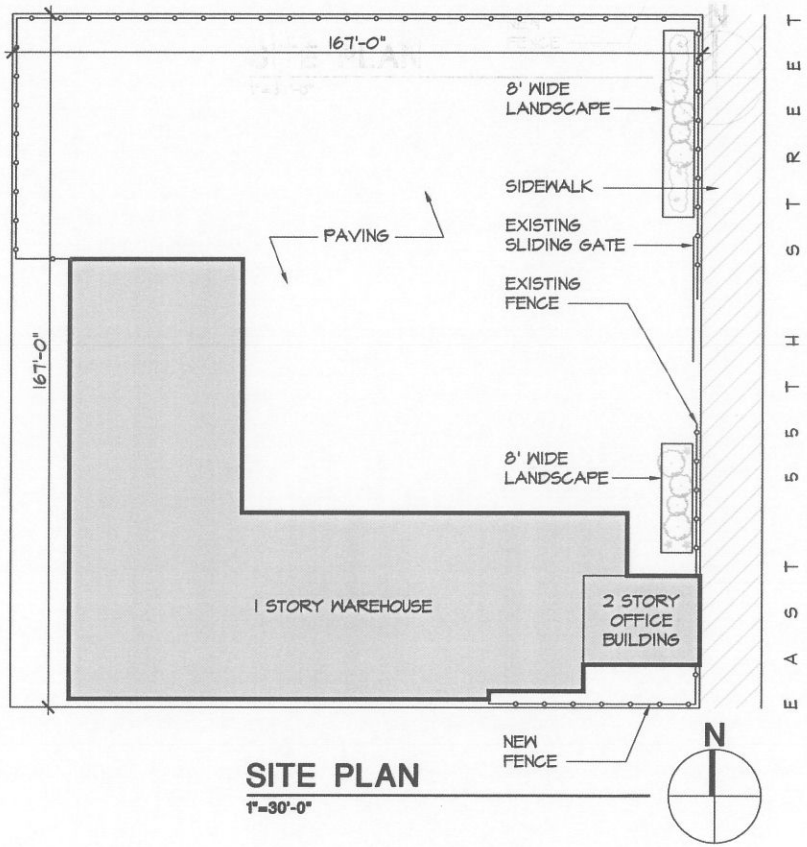
1750 E 55th St
1750 E 55th St, Clevela...
41.51°N, 81.65°W
POLE BANNERS • FLAGS • AV
LONG LIVE ROCK
DIGITAL PRINTING • ADA S
Google
Google Earth
© 2022 Google
Camera: 196 m

1729 E 55th St Cleveland, Ohio
1750 E 55th St
1750 E 55th St, Clevela...
41.51°N, 81.65°W
University Hospitals
Geauga Medical Center
Budweiser
BREW HOUSE
Chili's
GRILL
SIGNS
Google
Google Earth
© 2022 Google
Camera: 196 m

1729 E 55th St Cleveland, Ohio
1750 Cleve
1750 E 55th St
1750 E 55th St, Clevela...
41.51°N, 81.65°W
LEED RETROFIT • VIDEO BOARDS
SIGNS • SERVICE • REPAIR • INSTALLATION
MOJO
world eats & drink
Google
Google Earth
© 2022 Google
Camera: 196 m



SITE PLAN

1"=30'-0"

Scale: 1" = 30'

APX
APEX PINNACLE SERVICES LLC

DESIGN
2021-131
Page 1

CLIENT
APEX

ADDRESS
1750 E.55th St
Cleveland OH 44103

Acct. Rep. HC
Designer DK
Date 12-02-2021

REVISION/DATE

☐ 120 VOLT ☐ 277 VOLT

SIGNS TO BE MANUFACTURED TO UL SPECIFICATIONS AND WILL BEAR THE UL LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

APPROVAL/DATE

ACCEPTANCE

Name

Signature

Date

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APX
APEX PINNACLE SERVICES, LLC
SIGN SERVICE LIGHTING & ELECTRICAL DIVISION
P.O. Box 603117, Cleveland, OH 44103
Deliveries: 1750 E. 55th St., Cleveland, OH 44103
Phone: 1-216-551-7900

APX4200 - 092020

DISTRIBUTION OF PRINTS

MASTER	☐	ART	☐	ASSEMBLY	☐	TRIM CAP	☐
ELECTRICAL	☐	PATTERN	☐	AWNING	☐	STK. RM.	☐
INSTALL	☐	VINYL	☐	CHNL. LTR.	☐	CRATE	☐
SHOP	☐	NEON	☐	LTR. ASSY.	☐	PLEX	☐
PAINT	☐	ROUTER	☐	LTR. PAINT	☐	OTHER	☐

MATERIAL LIST

WORK ORDER

DRAWING NOT TO SCALE

DISTRIBUTION OF PRINTS												
MASTER	☐	ART	☐	ASSEMBLY	☐	TRIM CAP	☐
ELECTRICAL	☐	PATTERN	☐	AWNING	☐	STK. RM.	☐
INSTALL	☐	VINYL	☐	CHNL. LTR.	☐	CRATE	☐
SHOP	☐	NEON	☐	LTR. ASSY.	☐	PLEX	☐
PAINT	☐	ROUTER	☐	LTR. PAINT	☐	OTHER	☐

MATERIAL LIST					

WORK ORDER

APEX
LOCATION SIGNS

DESIGN #
191087

Page 2 of 4

CLIENT
Apex Pinnacle Services

Address
E 55th Street,
Cleveland, OH

Acct. Rep. BILL HOLSMAN

Designer PS

Date 02-26-20

Revision/Date

☑ 120 VOLT ☐ 277 VOLT

SIGNS TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRIC CODES.

FINAL ELECTRICAL CONNECTION BY CUSTOMER

Approval / Date

ACCEPTANCE

Name

Signature

Date

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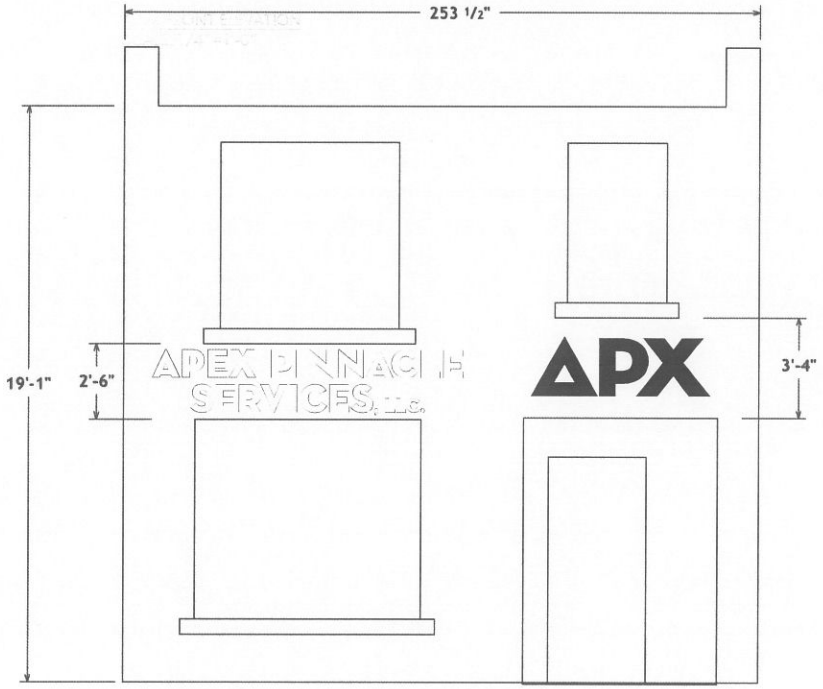
P.O. Box 608208 Cleveland, Oh. 44108
Deliveries: 1873 E.55 St. Cleveland Oh. 44103
Phone: 1-800-631-0085

APEX4200

apx survey 2-26-20



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

APX

2021 - 050

Page 1 of 2

CLIENT

Apex Pinnacle Services, LLC

ADDRESS

1750 E. 55th Street
Cleveland, OH 44103

Acct. Rep. Bill Holsman

Designer SM

Date 06-02-2021

☐ 120 VOLT ☐ 277 VOLT

UL

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ACCEPTANCE

Name

Signature

Date

APX

APEX PINNACLE SERVICES, LLC.
SIGN SERVICE LIGHTING & ELECTRICAL DIVISION

APX4200 - 092020

DISTRIBUTION OF PRINTS

MASTER	☐	ART	☐	ASSEMBLY	☐	TRIM CAP	☐
ELECTRICAL	☐	PATTERN	☐	AWNING	☐	STK. RM.	☐
INSTALL	☐	VINYL	☐	CHNL. LTR.	☐	CRATE	☐
SHOP	☐	NEON	☐	LTR. ASSY.	☐	PLEX	☐
PAINT	☐	ROUTER	☐	LTR. PAINT	☐	OTHER	☐

MATERIAL LIST

WORK ORDER

Scale: 3/16" = 1'

DISTRIBUTION OF PRINTS							
MASTER	☐	ART	☐	ASSEMBLY	☐	TRIM CAP	☐
ELECTRICAL	☐	PATTERN	☐	AWNING	☐	STK. RM.	☐
INSTALL	☐	VINYL	☐	CHNL. LTR.	☐	CRATE	☐
SHOP	☐	NEON	☐	LTR. ASSY.	☐	PLEX	☐
PAINT	☐	ROUTER	☐	LTR. PAINT	☐	OTHER	☐

MATERIAL LIST					

WORK ORDER

APX

2021 - 050

Page 1 of 2

CLIENT

Apex Pinnacle Services, LLC

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1750 E. 55th Street
Cleveland, OH 44103

Acct. Rep. Bill Holsman

Designer SM

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

ACCEPTANCE

Name

Signature

Date

APX
APEX PINNACLE SERVICES, LLC.
SIGN SERVICE LIGHTING & ELECTRICAL DIVISION

APX4200 - 092020

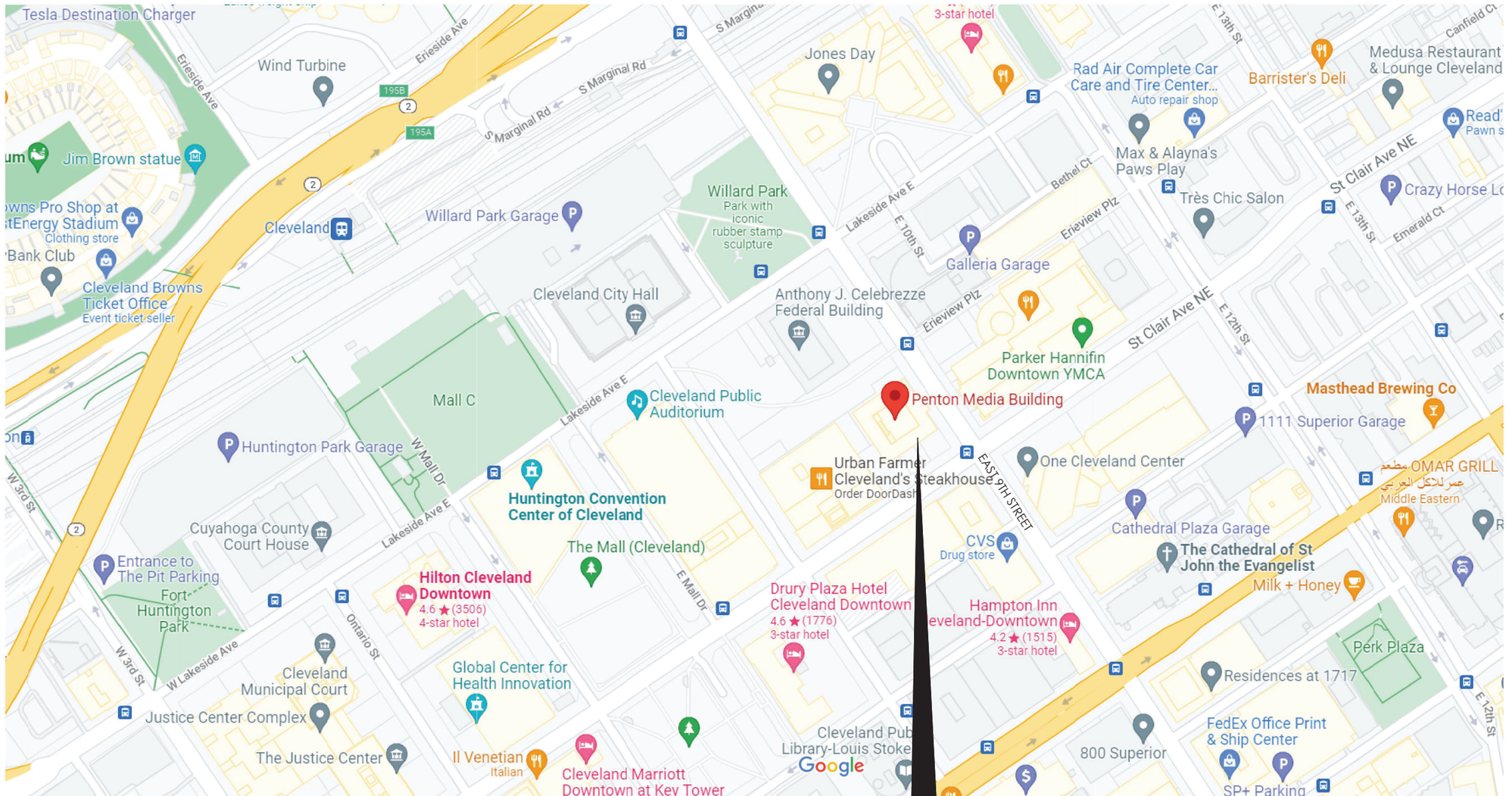
Downtown| Flats Design Review Case

January 21, 2022

DF2022-001 – AECOM Winking Lizard Addition:
Seeking Final Approval
Project Address: 1300 East 9th Street
Project Representative: Jim Callum, Winking Lizard

WINKING LIZARD

TAVERN



Map data ©2022 Google

AECOM BUILDING
NEW WINKING LIZARD LOCATION

SITE CONTEXT PLAN
SCALE: NTS

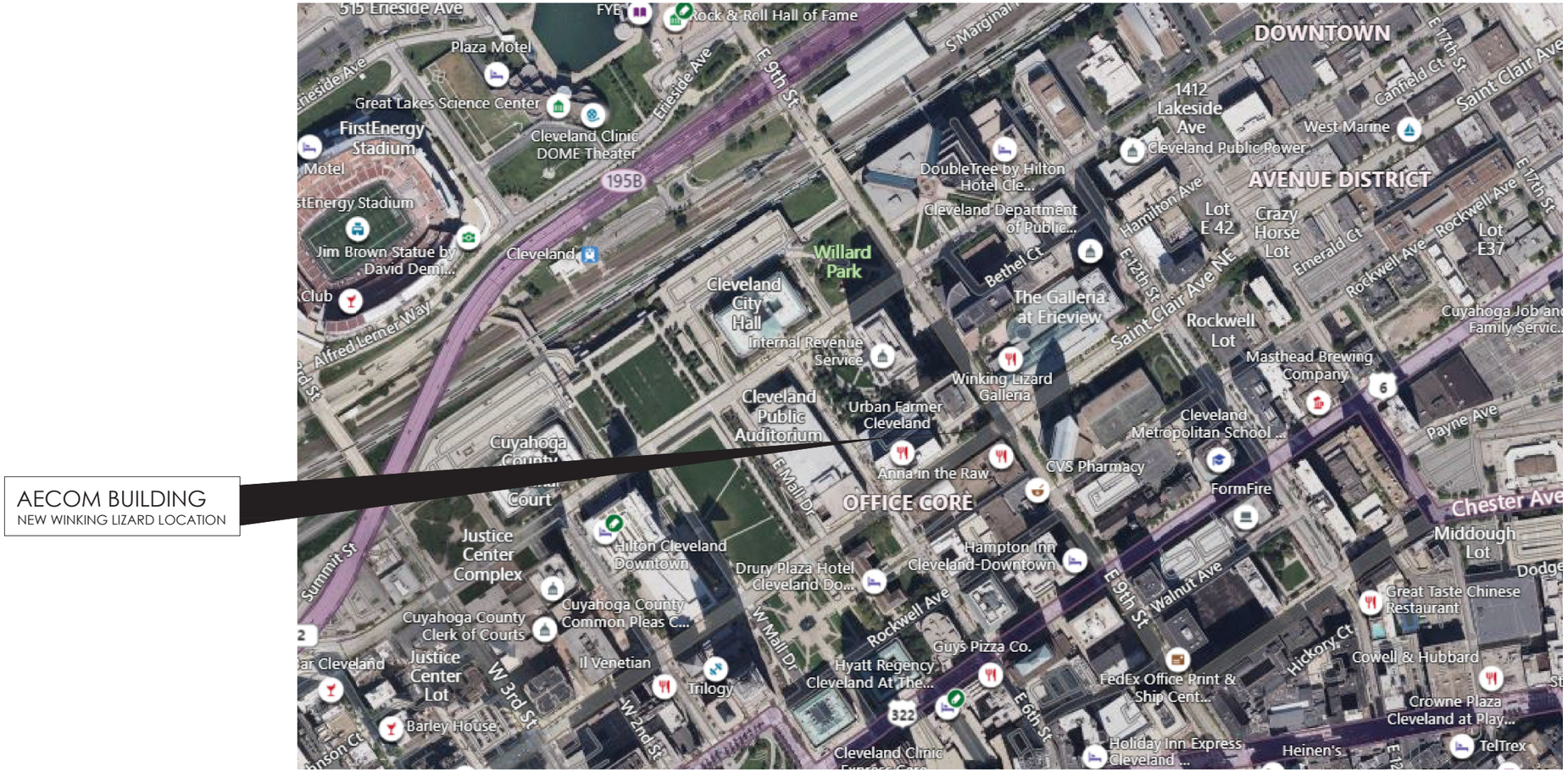
ROBERT ORO/VETS ARCHITECT
3329 FDORCHESTER ROAD
CLEVELAND, OHIO 44640
440-461-9161

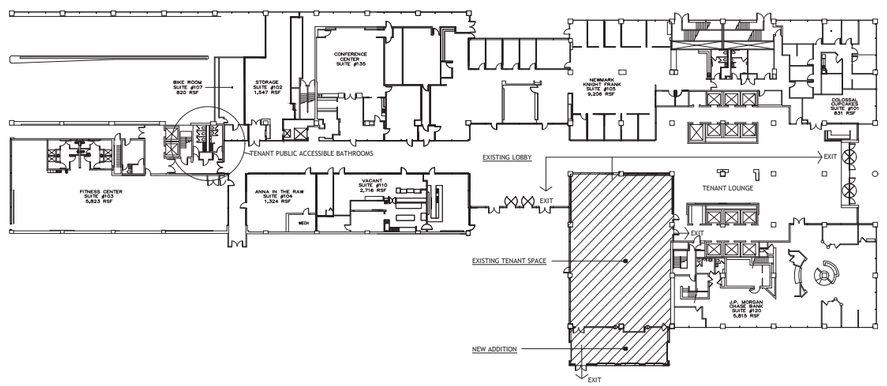
PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ROBERT ORO/VETS ARCHITECT. THE USE OF THIS DESIGN AND DOCUMENTS ON ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT ORO/VETS, IS STRICTLY PROHIBITED.

DATE:
08-04-2021 REVIEW
08-11-2021 REVIEW
12-16-2021 REVIEW
12-28-2021 PERMIT

DRAWN BY: RDO
CHECKED BY: RDO
SHEET NUMBER: B
JOB NUMBER





BUILDING
KEY PLAN
SCALE: 1"=30'-0"

SITE
LOCATION PLAN
SCALE: NTS

CODE DATA

APPLICABLE CODE:
OHIO BUILDING CODE 2017 W/ UPDATES
OHIO PLUMBING CODE 2017 W/ UPDATES
OHIO MECHANICAL CODE 2017 W/ UPDATES
NATIONAL ELECTRIC CODE (NEC) CURRENT EDITION
ACCESSIBILITY GUIDELINES- ICC/ANSI A 117.1

TOTAL AREA: 6,050 S.F.
DINING (ASSEMBLY) AREA: 2898 S.F.
KITCHEN AREA: 1642 S.F.
BATHROOMS, BEHIND BAR : 1510 S.F.
TOTAL FIRST FLOOR AREA: 6050 S.F.

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION
SECTION ASSEMBLY GROUP A-2
CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS
508.3.2 NONSEPARATED OCCUPANCIES

CHAPTER 6 TYPES OF CONSTRUCTION
SECTION 602 CONSTRUCTION CLASSIFICATION
602.3 TYPE 1B SPRINKLERED. BUILDING SHELL SPACE IS EXISTING OTHERS.

CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION
EXISTING FIRST FLOOR/CEILING. MEZZANINE FLOOR HAS A 2 HOUR FIRE RATING- EXISTING
CHAPTER 8 INTERIOR FINISHES
SECTION 803 WALL AND CEILING FINISHES

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450

TABLE 803.5 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

CHAPTER 9 FIRE PROTECTIVE SYSTEMS
BUILDING HAS AUTOMATIC SPRINKLER SYSTEM.

SECTION 906 PORTABLE FIRE EXTINGUISHERS. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED THROUGHOUT SPACE. TYPE, SIZE, QUANTITY, LOCATION AND MOUNTING HEIGHT AS DETERMINED BY AUTHORITIES HAVING JURISDICTION.

SECTION 907 FIRE ALARM DETECTION SYSTEMS. FIRE ALARM DETECTION SYSTEM IS PROVIDED

CHAPTER 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD.
OCCUPANT LOAD AT ASSEMBLY (TABLES AND CHAIRS)
2898 / 15 = 193 OCCUPANTS
OCCUPANT LOAD AT KITCHEN
1642/ 300 = 6 OCCUPANTS
BUSINESS AREAS 1510 SF/200= 8 OCCUPANTS
TOTAL OCCUPANTS = 207

SECTION 1005 EGRESS WIDTH
TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED

207 X 0.2 = 42 INCHES REQUIRED
216 INCHES PROVIDED

SECTION 1011 EXIT SIGNS
1011.1 WHERE REQUIRED. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
SECTION 1016 EXIT ACCESS TRAVEL DISTANCE.
TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE
SECTION 1017 CORRIDORS. 1 HOUR FIRE RATING REQUIRED.
SECTION 1019 NUMBER OF EXITS AND CONTINUITY. 2 EXITS REQUIRED; 2 EXITS PROVIDED.

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
A	250

CHAPTER 11 ACCESSIBILITY
COMPLY WITH ADAAG ADA ACCESSIBILITY GUIDELINES.
CHAPTER 12 INTERIOR ENVIRONMENT
SECTION 1210 SURROUNDING MATERIALS
1210.2 WALLS. WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF FOUR FEET ABOVE THE FLOOR.
CHAPTER 29 PLUMBING SYSTEMS
SECTION 2902 MINIMUM PLUMBING FACILITIES
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES.
207 OCCUPANTS =103 MEN AND 104 WOMEN
1 WATER CLOSET REQUIRED PER 75=2 TOILETS REQUIRED FOR MEN AND 2 TOILETS REQUIRED FOR WOMEN
1 TOILET AND 2 URINALS FOR MEN PROVIDED PLUS EXISTING PUBLIC RESTROOMS
2 TOILETS FOR WOMEN PROVIDED
1LAVATORY PER SEX REQUIRED. 2 LAVATORY PER SEX PROVIDED.
1 DRINKING FOUNTAIN REQUIRED. STAFF SHALL PROVIDE WATER TO ANY PATRON.
1 SERVICE SINK REQUIRED. 1 SERVICE SINK PROVIDED.

ROBERT OROVETS ARCHITECT
25599 DORCHESTER ROAD
OLMSTED FALLS, OHIO 44138
440-461-9161 ROVETS@AOL.COM

PROJECT TITLE
NEW TENANT SPACE FOR:
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF ROBERT OROVETS ARCHITECT. THE USE OF THIS DESIGN AND CONSTRUCTION DOCUMENTS FOR PURPOSES OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY ARE PREPARED IS STRICTLY PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF ROBERT OROVETS

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08-04-2021	REVIEW
08-11-2021	REVIEW
12-16-2021	REVIEW
12-28-2021	PERMIT

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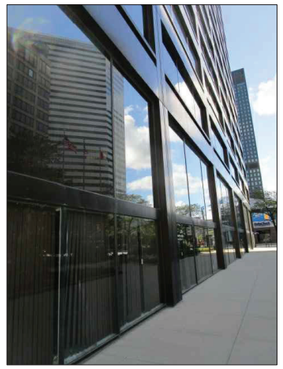
SHEET NUMBER: A
JOB NUMBER

VIEWS OF THE SOUTH WEST CORNER OF THE BUILDING

VIEW FROM ST. CLAIR
LOOKING NORTH

VIEW FROM EAST 9TH STREET
LOOKING WEST



VIEWS OF THE EXISTING PEDESTRIAN PLAZA

ROBERT OROVETS ARCHITECT
33099 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440.941.9700

PROJECT TITLE

NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

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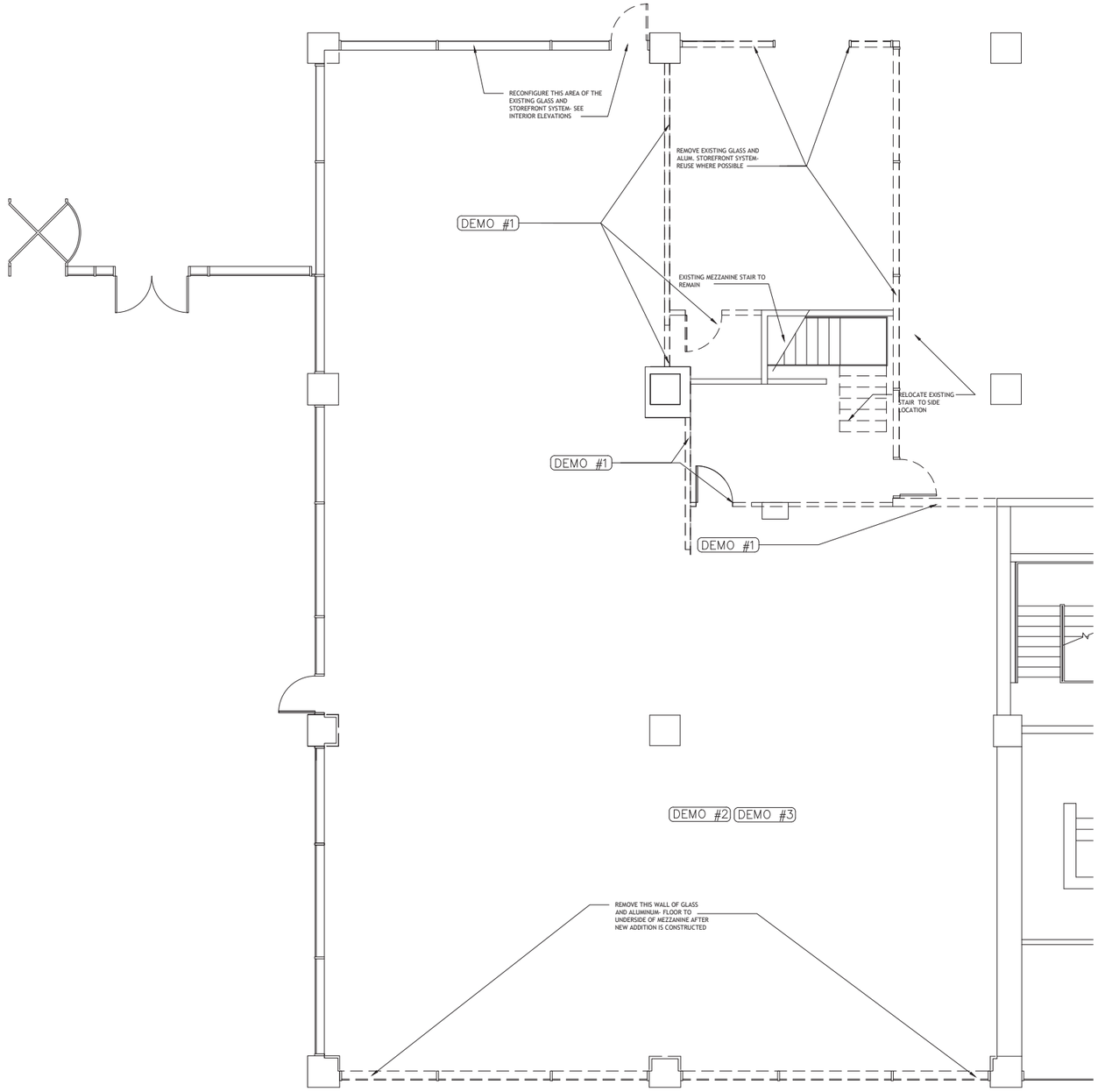

EXISTING/ DEMOLITION
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

GEN. DEMOLITION NOTES

1. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
2. CONTRACTOR TO REMOVE ALL DEBRIS AS A RESULT OF THIS PROJECT.
3. CONTRACTOR TO PROTECT EXISTING BUILDING DURING DEMOLITION OF EXISTING CONDITIONS.
4. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SECURITY MEASURES TO BE TAKEN DURING DEMOLITION AND RENOVATION.
5. CONTRACTOR TO PROTECT EXISTING FACILITIES, EQUIPMENT, FIXTURES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING THE COURSE OF DEMOLITION AND RENOVATION.
6. CONTRACTOR TO REVIEW AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY ANY CONDITION NOT DOCUMENTED ON THESE DRAWINGS OR OBSERVED TO BE DIFFERENT THAN THOSE SHOWN ON THE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT AND OWNER PRIOR TO BEGINNING WORK.
7. ALL DAMAGED SURFACES AND/OR FINISHES AS A RESULT OF THE WORK SHALL BE REPAIRED AND FINISHED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
8. DEMOLITION OF EXISTING WALLS AND/OR STRUCTURES (INDICATED ON THE DEMOLITION PLANS BY DASHED LINES) MAY REQUIRE THE REMOVAL OF ELECTRICAL, H.V.A.C., PLUMBING, ETC. EQUIPMENT DEMOLITION IS MEANT TO INCLUDE REMOVAL OF ALL SUCH EQUIPMENT WHETHER KNOWN OR UNKNOWN.
9. CONTRACTOR TO CONTACT LOCAL UTILITIES IF NECESSARY, SUBMIT ALL APPLICABLE PERMIT DOCUMENTS AND BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH ALL WORK.
10. COORDINATE W/ ALL MECHANICAL, & ELECTRICAL DRAWINGS.
11. ALL I.T., DATA, SECURITY AND COMMUNICATIONS CABLE AND WIRING TO BE REMOVED BY OWNER
12. PROTECT ANY AND ALL I.T., DATA, SECURITY AND COMMUNICATIONS CABLE AND WIRING LEFT IN PLACE.
13. CAP ALL UNUSED PLUMBING LINES SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.

DEMOLITION NOTES

DEMO #1 – REMOVE EXISTING WALLS (DASHED) FROM FLOOR TO STRUCTURE ABOVE CEILING. REMOVE EXISTING DOOR, FRAME & HARDWARE.

DEMO #2 – REMOVE EXISTING CEILING GYPSUM BOARD AND GRID– SPRINKLER HEADS TO REMAIN. REMOVE EXISTING LIGHT FIXTURES, – REUSE ALL POSSIBLE ELECTRICAL CIRCUITS IN NEW TENANT CONSTRUCTION LAYOUT.

DEMO #3 – REMOVE ALL EXISTING ELECTRIC SWITCHES AND LIGHT FIXTURES– CAP TO MAKE SAFE FOR NEW CONSTRUCTION

BRACING & SHORING NOTES

STRUCTURAL BRACING AND SHORING SHALL BE PROVIDED WHERE ANY DEMOLITION WILL OCCUR. FOLLOW OSHA AND OHIO CODE REQUIREMENTS AND ADHERE TO ALL SAFETY PRECAUTIONS.

ROBERT CROVETTI, ARCHITECT
1300 EAST 9TH ST, #1450
CLEVELAND, OHIO 44040
440-461-9161

PROJECT TITLE

NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION DOCUMENTS AND INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ROBERT CROVETTI, ARCHITECT. THESE CONSTRUCTION DOCUMENTS ARE NOT TO BE USED ON ANY OTHER SPECIFIC PROJECT NAMED HEREIN EXCEPT BY AGREEMENT IN WRITING AND EXPRESSED WRITTEN CONSENT OF ROBERT CROVETTI

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08-04-2021	REVIEW
08-11-2021	REVIEW
12-16-2021	REVIEW

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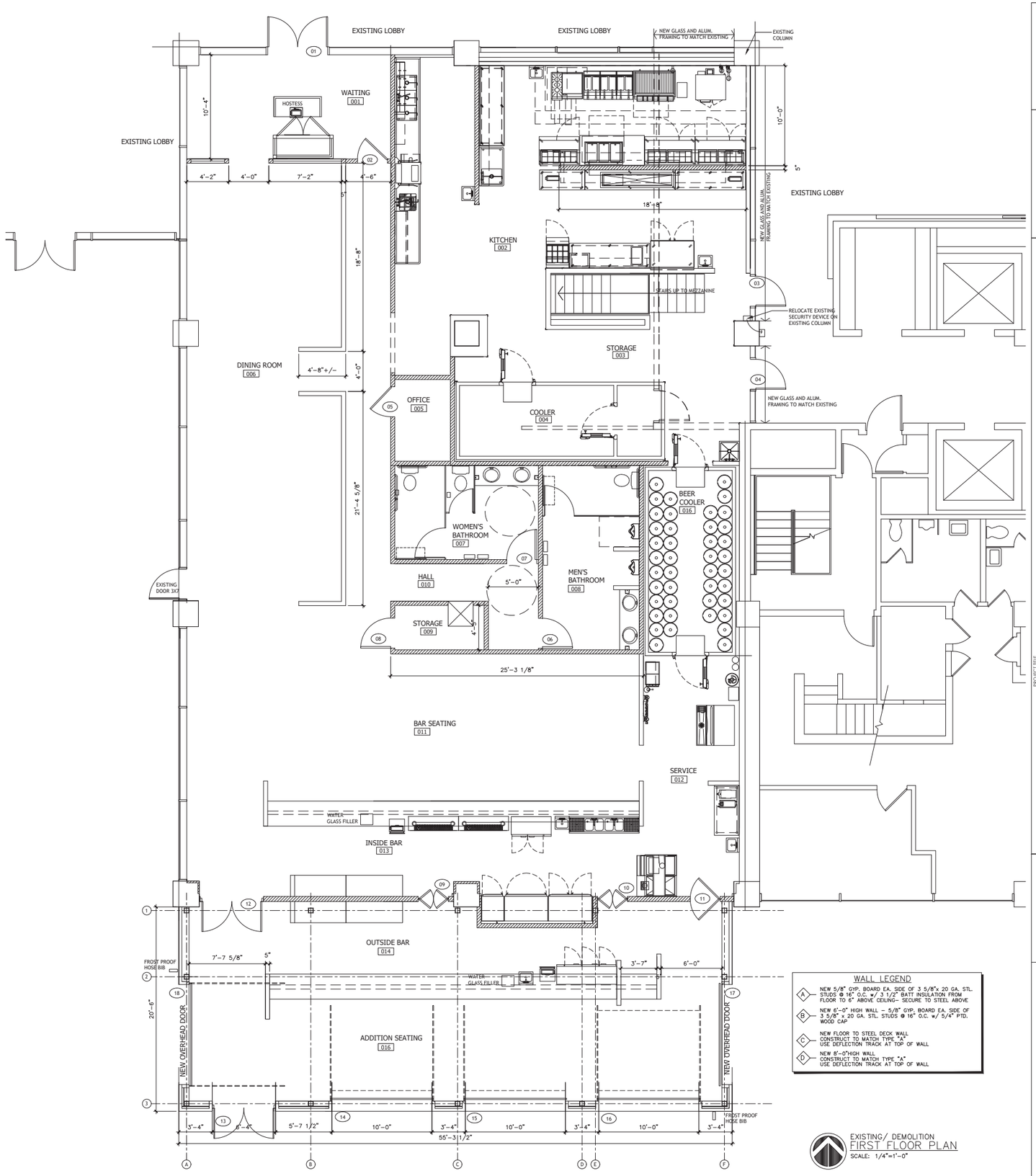
JOB NUMBER



WALL LEGEND

- A — NEW 5/8" GYP. BOARD EA. SIDE OF 3 5/8"x 20 GA. STL. STUDS @ 16" O.C. w/ 3 1/2" BATT INSULATION FROM FLOOR TO 6" ABOVE CEILING— SECURE TO STEEL ABOVE
- B — NEW 6'-0" HIGH WALL – 5/8" GYP. BOARD EA. SIDE OF 3 5/8" x 20 GA. STL. STUDS @ 16" O.C. w/ 5/4" PTD. WOOD CAP
- C — NEW FLOOR TO STEEL DECK WALL CONSTRUCT TO MATCH TYPE "A" USE DEFLECTION TRACK AT TOP OF WALL
- D — NEW 8'-0"HIGH WALL CONSTRUCT TO MATCH TYPE "A" USE DEFLECTION TRACK AT TOP OF WALL

EXISTING/ DEMOLITION
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

ROBERT ORCVETS ARCHITECT
1300 EAST 9TH ST #1450
CLEVELAND, OHIO 44114
440-461-9161

PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

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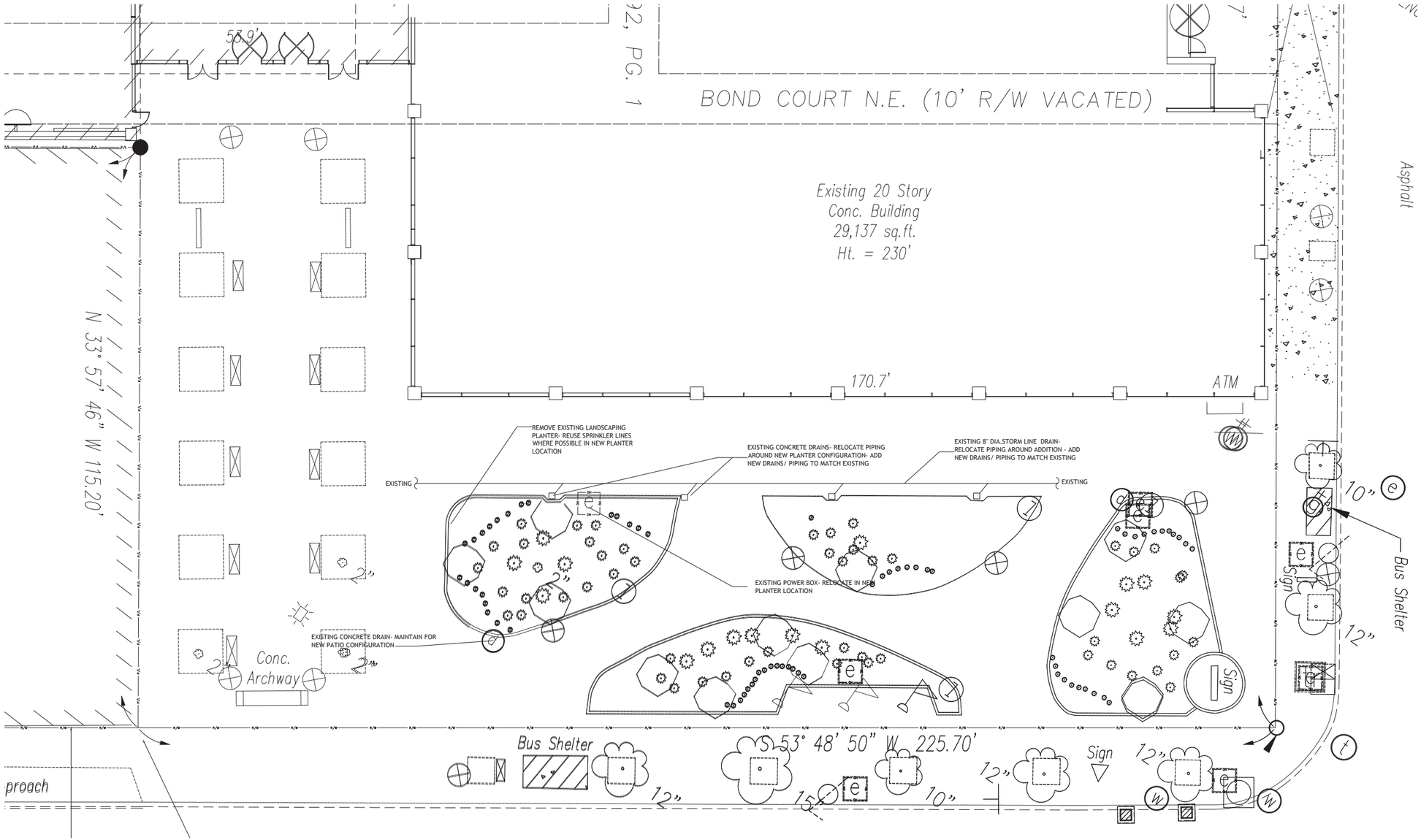

EXISTING/ DEMOLITION
PATIO PLAN
SCALE: 1/8"=1'-0"

STATE OF OHIO
ROBERT D. OROVETS 8293
REGISTERED ARCHITECT

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440.487.9681

PROJECT TITLE

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AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

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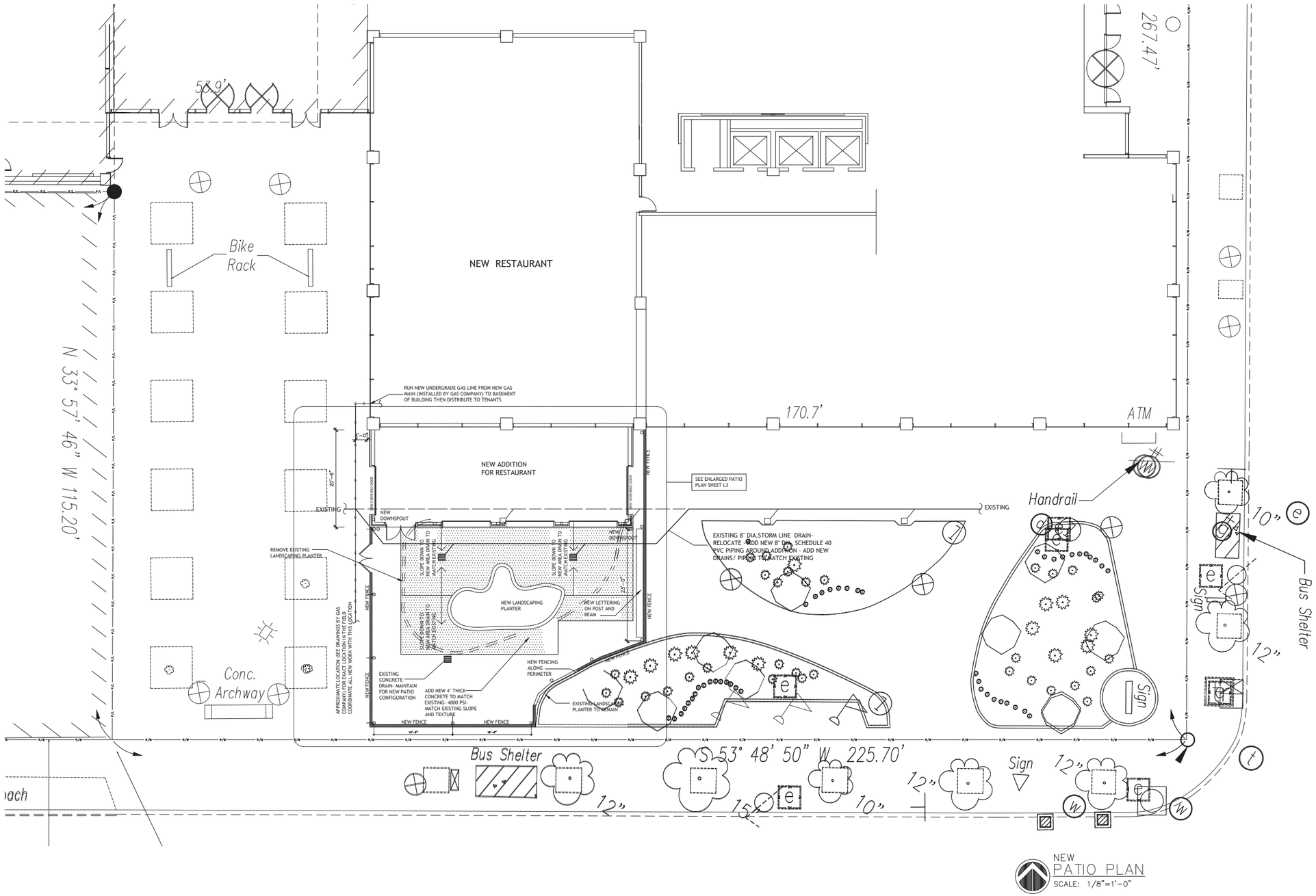

NEW
PATIO PLAN
SCALE: 1/8"=1'-0"

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440.497.0580

PROJECT TITLE
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WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
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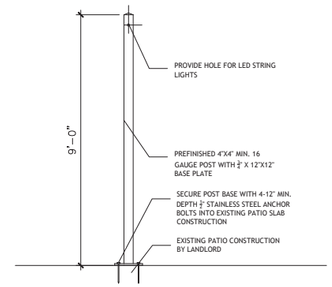
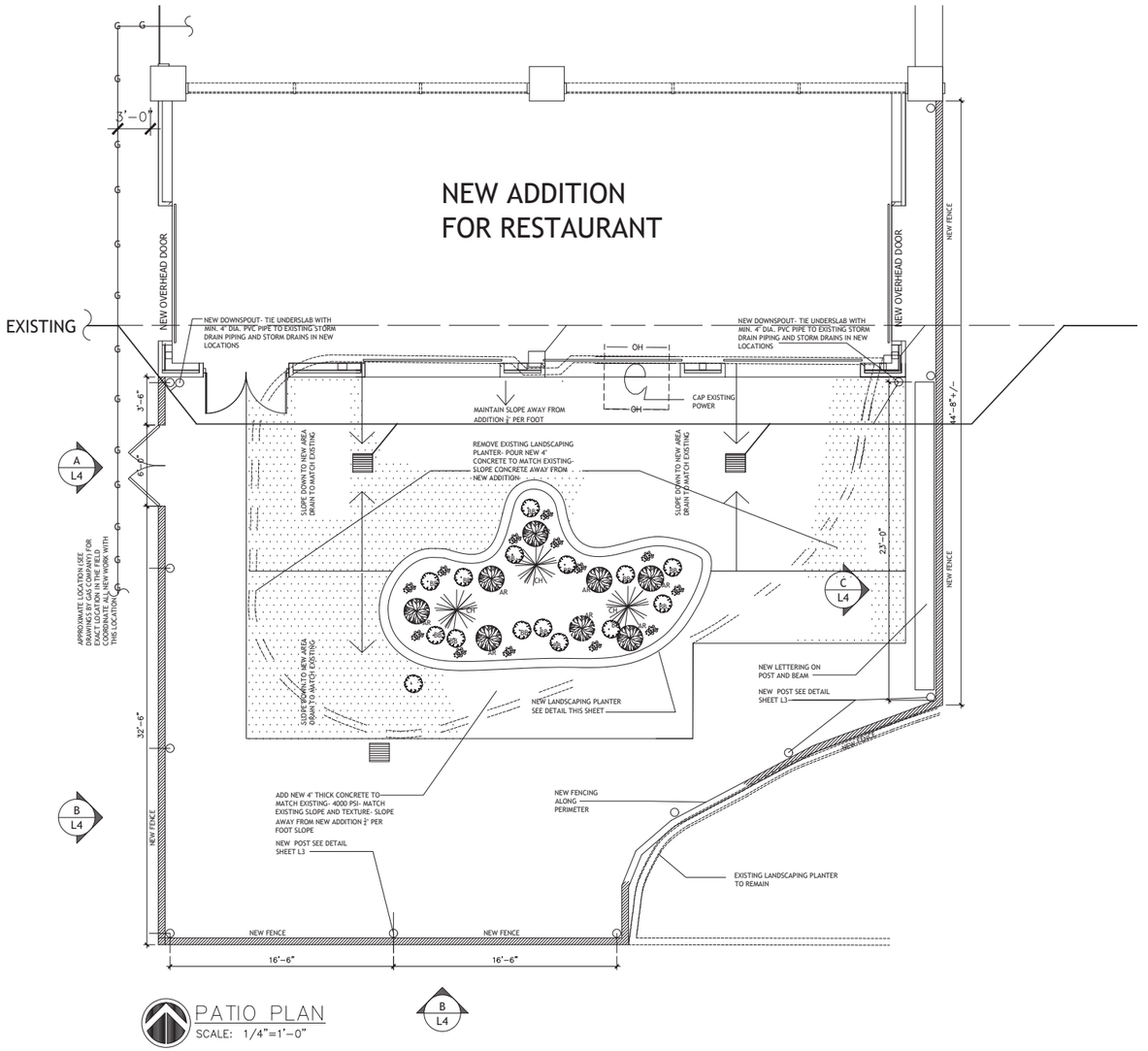


TYPICAL
LIGHT POLE DETAIL
SCALE: 3/4"=1'-0"



PATIO PLAN
SCALE: 1/4"=1'-0"

B L4

PLANT MATERIAL LIST

KEY	QUANTITY	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING	REMARKS
FL	SEE DWG.	12"	FLOWERING ANNUALS	DAYLILLY, RED IMPATIANTS COREOPSIS, SWEET WILLIAMS ASTER, GERANIUMS	AS SHOWN	
CH	SEE DWG.	6'-8'	WEEPING CHERRY	PENDULA	AS SHOWN	
AR	SEE DWG.	3'-4'	RHEINGOLD	RHEINGOLD "ARBOVITAE"	AS SHOWN	
BB	SEE DWG.	24"	DWF. BURNING BUSH	EUONYMUS ACATA "COMPACTA"	AS SHOWN	

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440-461-9682

PROJECT TITLE
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WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

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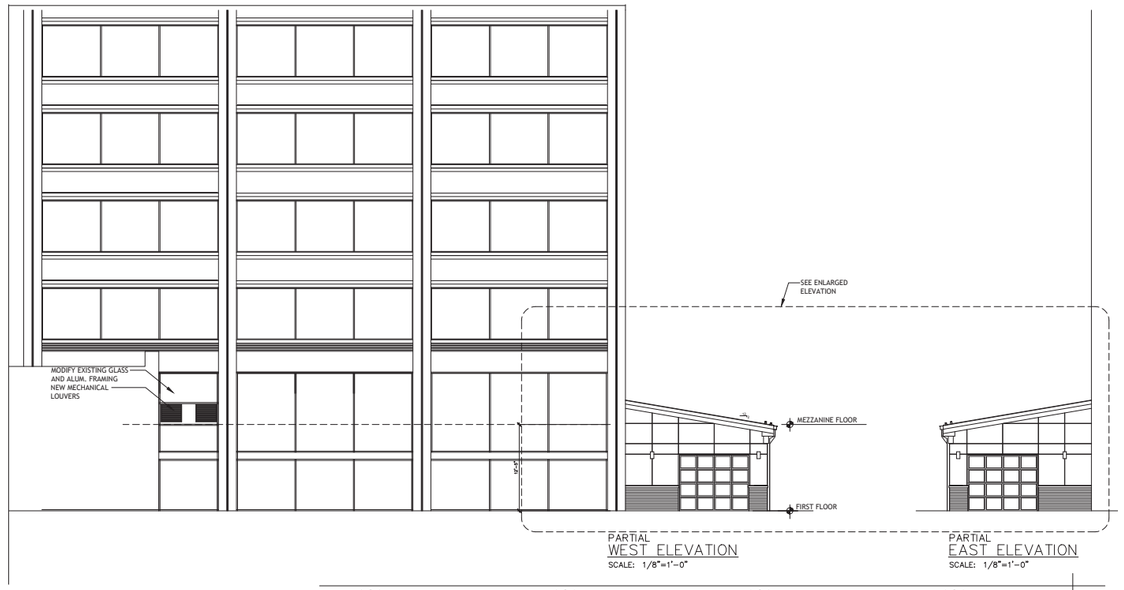
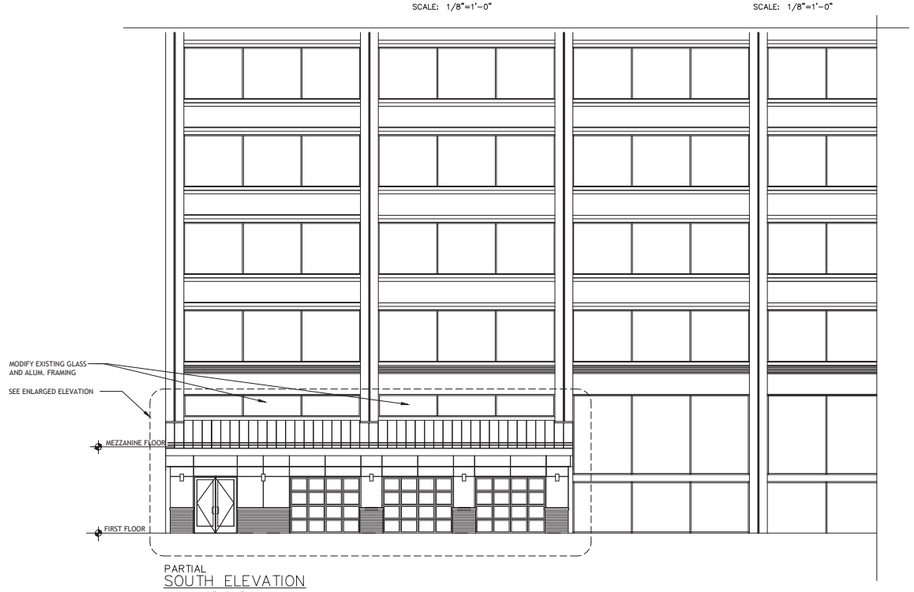


PARTIAL
WEST ELEVATION
SCALE: 1/8"=1'-0"

PARTIAL
EAST ELEVATION
SCALE: 1/8"=1'-0"

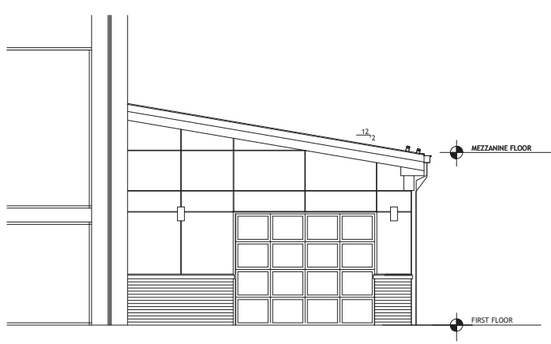


PARTIAL
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS

ROOFING	PREFINISHED STANDING SEAM METAL ROOFING WITH GUTTERS AND DOWNSPOUTS- COLOR BALCK
METAL PANEL	ALOUCA BOND PREFINISHED PANELS- MATCH EXISTING DARK BRONZE
OVERHEAD DOORS AND STOREFRONT ALUM. FRAMING	INSULATED GLASS IN PREFINISHED FRAMING- DARK BRONZE TO MATCH EXISTING BUILDING
PRECAST STONE CAP	FACE BRICK- DARK BROWN/ CHARCOAL BLEND
VENEER STONE	ARTISAN LEDGE BY CORONADO- COLOR MILCREEK

ALTERNATE



ENLARGED
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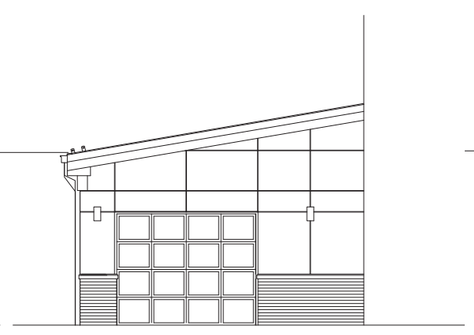
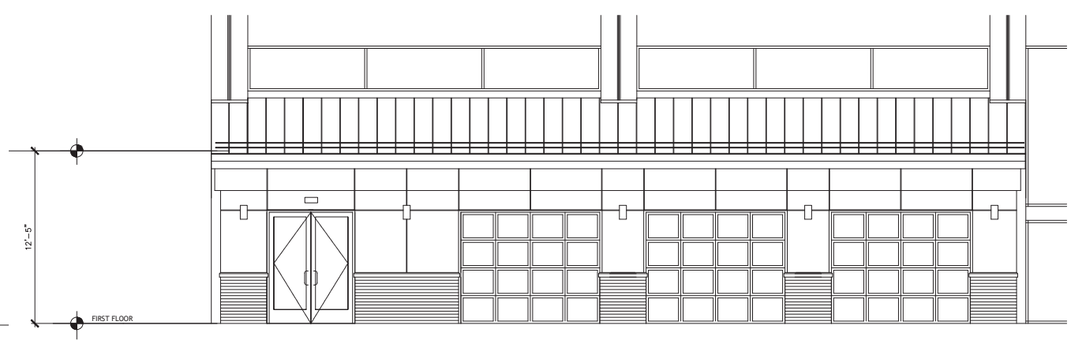


ENLARGED
EAST ELEVATION
SCALE: 1/4"=1'-0"



ENLARGED
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

STATE OF OHIO
ROBERT D. OROVETS 8293
REGISTERED ARCHITECT
ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023
ROBERT OROVETS ARCHITECT
35280 DORCHESTER ROAD
EASTLAKE, OHIO 44095
440-461-9161

PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
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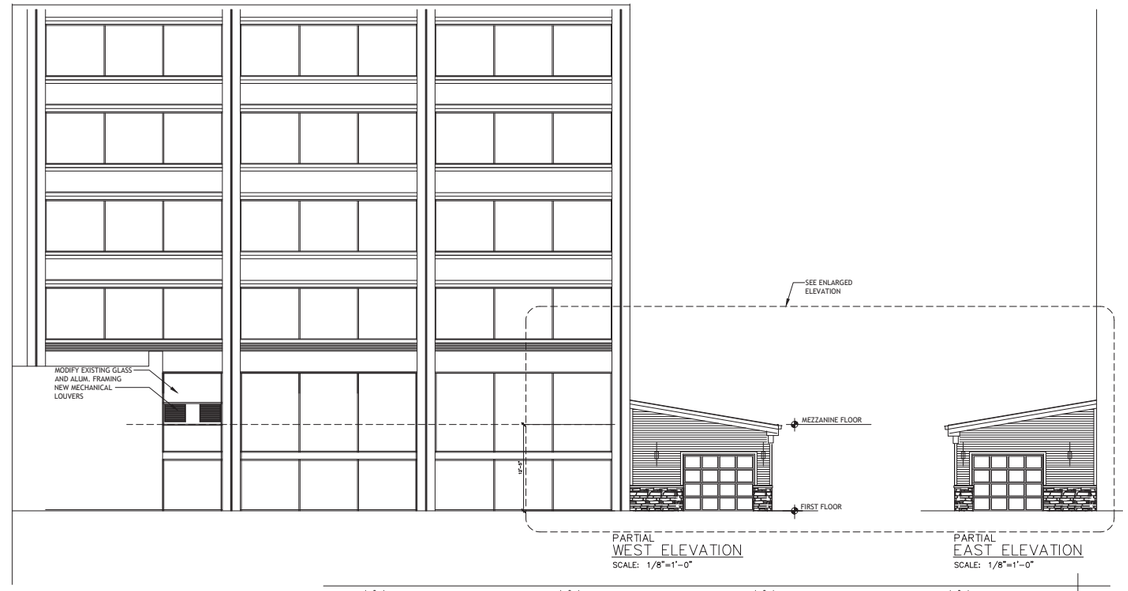
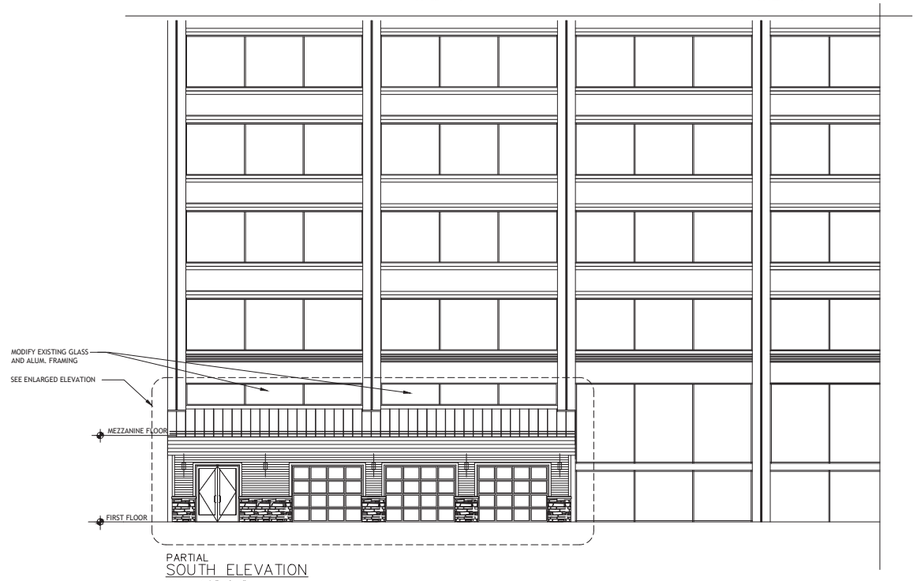
JOB NUMBER



PARTIAL
WEST ELEVATION
SCALE: 1/8"=1'-0"

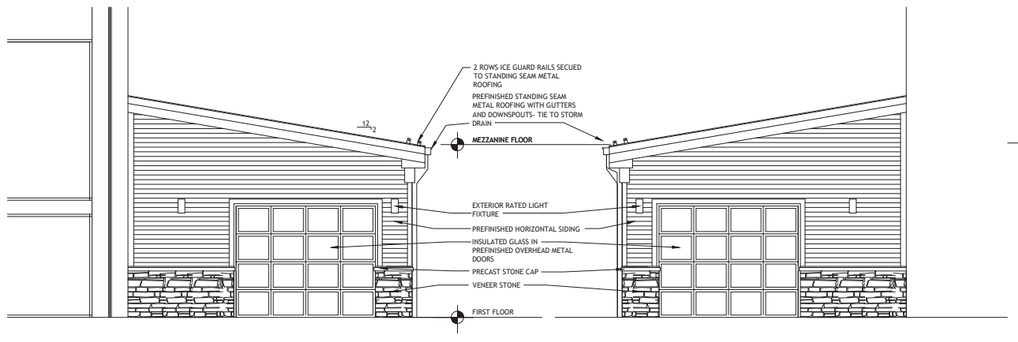
PARTIAL
EAST ELEVATION
SCALE: 1/8"=1'-0"



PARTIAL
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

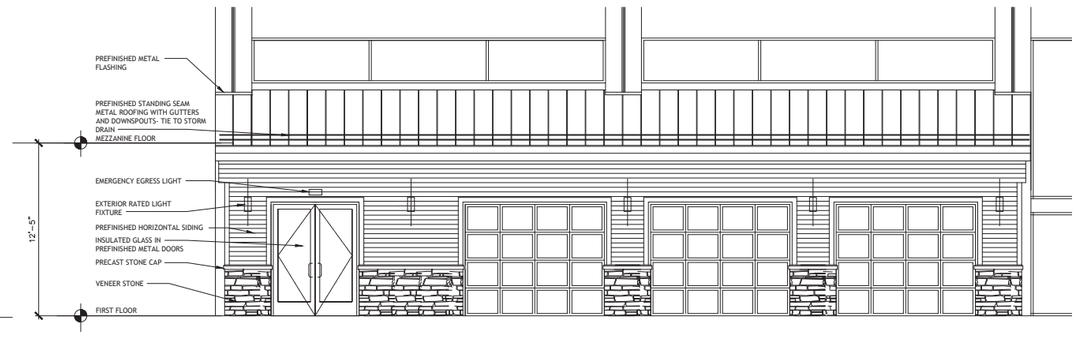
EXTERIOR MATERIALS

ROOFING	PREFINISHED STANDING SEAM METAL ROOFING WITH GUTTERS AND DOWNSPOUTS- COLOR BALCK
HORIZONTAL SIDING	6" PREFINISHED TRESPA SIDING COLOR SLATE EBONY- MATTE BACK
OVERHEAD DOORS AND STOREFRONT ALUM. FRAMING	INSULATED GLASS IN PREFINISHED FRAMING- DARK BRONZE TO MATCH EXISTING BUILDING
PRECAST STONE CAP	NATURAL LIMESTONE COLOR
VENEER STONE	ARTISAN LEDGE BY CORONADO- COLOR MILCREEK



ENLARGED
WEST ELEVATION
SCALE: 1/4"=1'-0"

ENLARGED
EAST ELEVATION
SCALE: 1/4"=1'-0"



ENLARGED
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
EASTLAKE, OHIO 44040
440-461-1661

PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

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12-16-2021 REVIEW
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SHEET NUMBER
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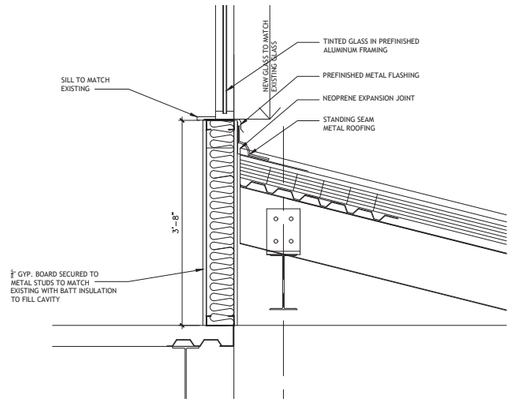
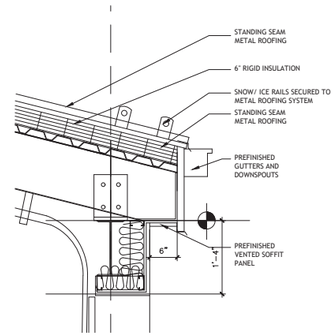
JOB NUMBER



1/A6 DETAIL
SCALE: 1"=1'-0"



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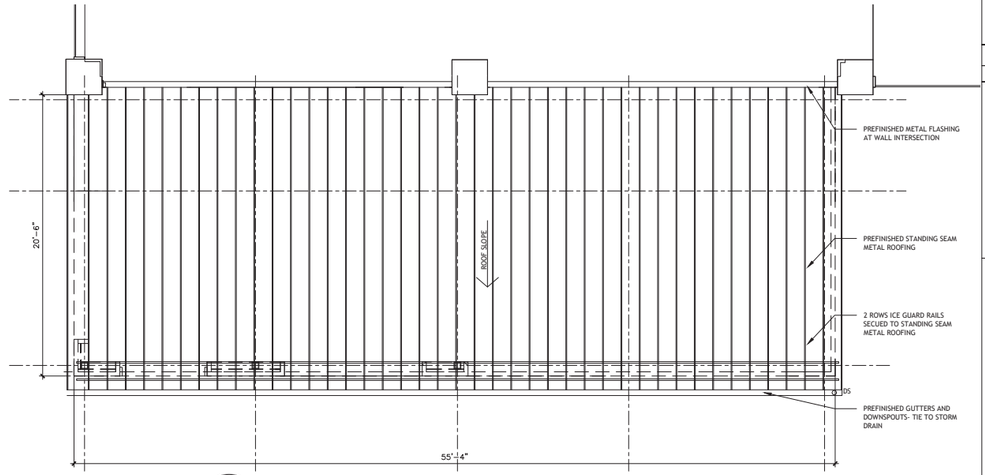
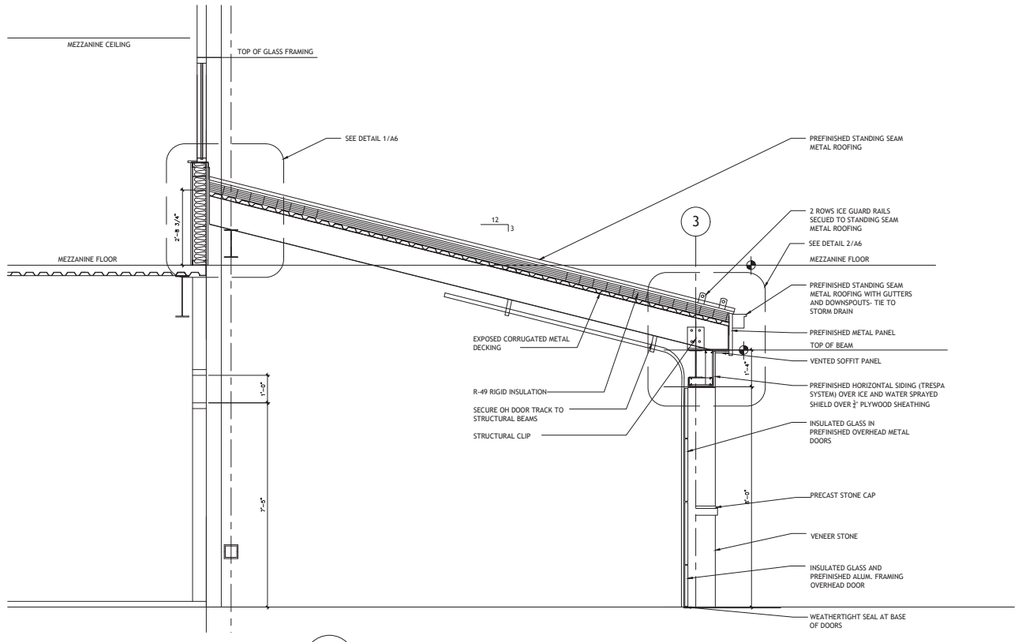
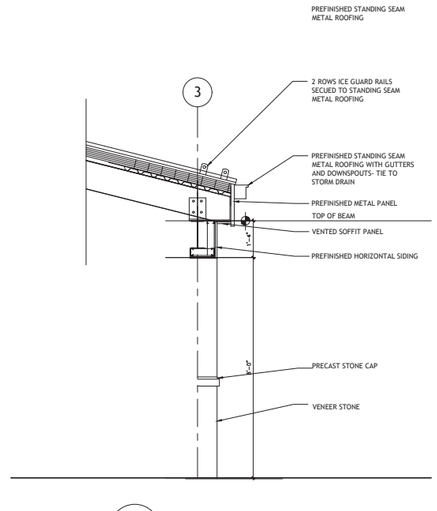
SCALE: 1"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



A/A6 WALL SECTION
SCALE: 1/2"=1'-0"



B/A6 WALL SECTION
SCALE: 1/2"=1'-0"

STATE OF OHIO
ROBERT D. OROVETS 8293
REGISTERED ARCHITECT
ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2021
ROBERT OROVETS ARCHITECT
35299 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440-941-5811

PROJECT TITLE
NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION DOCUMENTS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT OR ITS CONSULTANTS. THE DESIGN AND INFORMATION SHOWN ON THESE PLANS IS STRICTLY PROJECT SPECIFIC AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.

DATE:
08-04-2021 REVIEW
08-11-2021 REVIEW
12-16-2021 REVIEW
12-28-2021 PERMIT

DRAWN BY: RDO
CHECKED BY: RDO
SHEET NUMBER: A6
JOB NUMBER

FURNITURE PLAN
SCALE: 1/8"=1'-0"

ROBERT DROVETS, ARCHITECT
3529 FOREMOST ROAD
CLEVELAND, OHIO 44040
440-461-9161

PROJECT TITLE

NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

DESIGN AND CONSTRUCTION DOCUMENTS AND INSTRUMENTS OF SERVICE ARE GIVEN IN CONFIDENCE AND REMAIN THE PROPERTY OF ROBERT DROVETS. DESIGN AND THESE CONSTRUCTION DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT OR ON ANY OTHER SITE EXCEPT BY AGREEMENT IN WRITING WITH ROBERT DROVETS. ONLY THE SPECIFIC PROJECT NAMED HEREIN IS AUTHORIZED AND PERMITTED. NO WRITTEN, EXPRESSED CONSENT OF ROBERT DROVETS

DATE:
08-04-2021 REVIEW
08-11-2021 REVIEW
12-16-2021 REVIEW

DRAWN BY:
RDO
CHECKED BY:
RDO
SHEET NUMBER
A2
JOB NUMBER

EXTERIOR BLACK WIRE FRAMED PATIO FURNITURE

EXTERIOR FURNISHING

WINKING LIZARD- AECOM BUIDING

EXTERIOR WALL MOUNTED DARK BRONZE LIGHT FIXTURE- BEGA MANUFACTURE

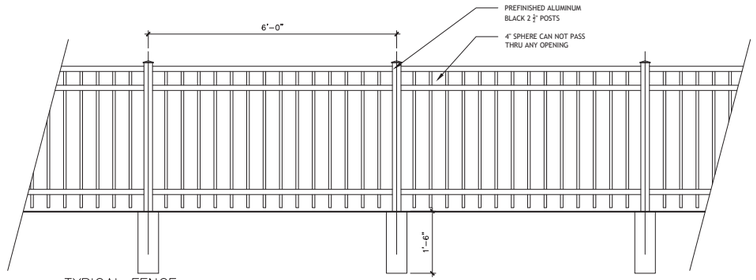
EXTERIOR STRING – LED LIGHTS SUSPENDED ON DARK BRONZE POLES

EXTERIOR LIGHT FIXTURES

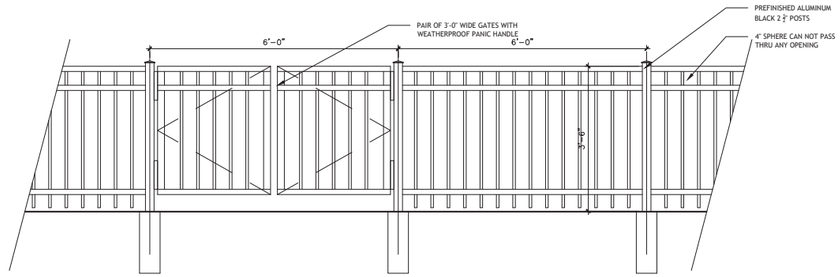
WINKING LIZARD- AECOM BUIDING

THOMAS BRICK

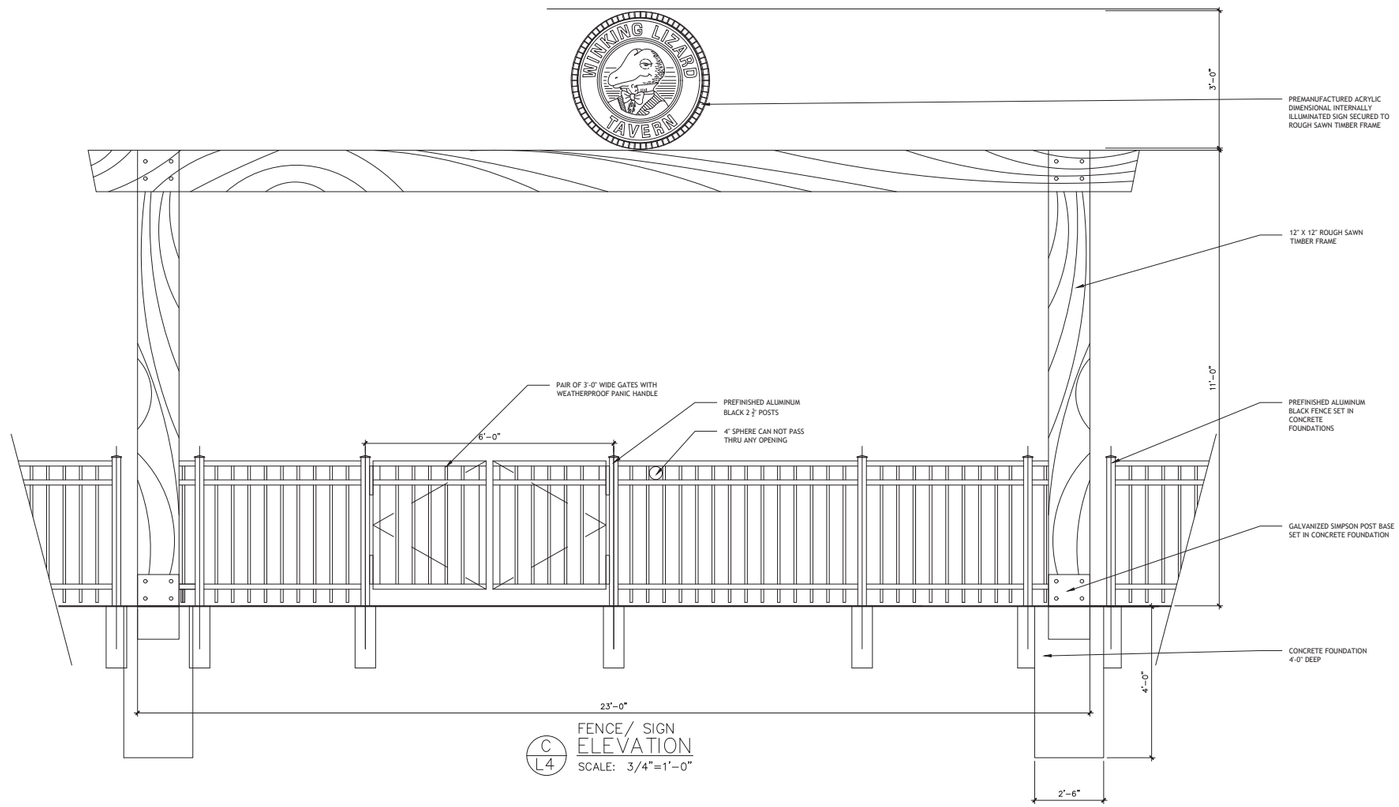
ARTISAN LEDGE
MILL CREEK



B / L4 TYPICAL FENCE ELEVATION
SCALE: 3/4"=1'-0"



A / L4 FENCE ELEVATION
SCALE: 3/4"=1'-0"



C / L4 FENCE/ SIGN ELEVATION
SCALE: 3/4"=1'-0"

ROBERT D. OROVETS
LICENSE # 8293
EXPIRATION 12-31-2023

ROBERT OROVETS ARCHITECT
3529 DORCHESTER ROAD
CLEVELAND, OHIO 44040
440-461-8661

PROJECT TITLE

NEW TENANT SPACE FOR:
WINKING LIZARD, INC.
AECOM BUILDING 1300 EAST 9TH ST
CLEVELAND, OHIO

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DATE:
12-17-2021 REVIEW
12-28-2021 PERMIT

DRAWN BY:
RDO
CHECKED BY:
RDO
SHEET NUMBER
L4
JOB NUMBER

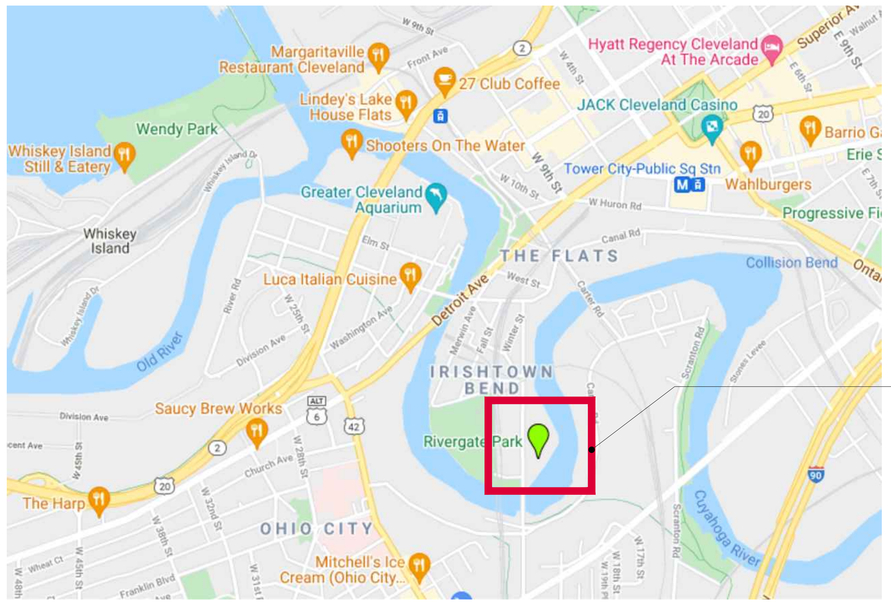
Downtown| Flats Design Review Case

January 21, 2022

DF2022-003 – The Foundry Community Boardwalk:
Seeking Final Approval
Project Address: 1831 Columbus Road
Project Representative: Chis Maurer, redhouse studio

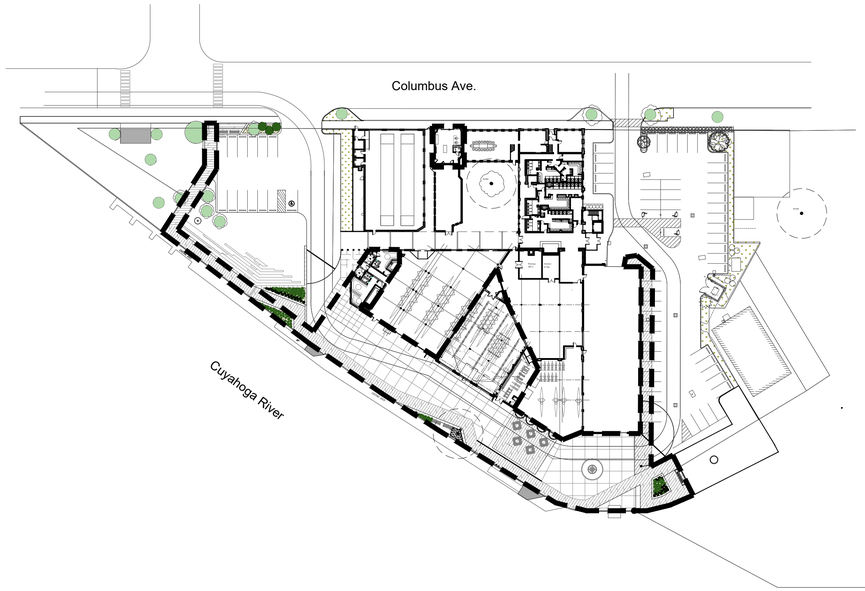
FOUNDRY HISTORICAL BOARDWALK

& MISCELLANEOUS IMPROVEMENTS 1831 COLUMBUS RD CLEVELAND, OHIO 44113



THE FOUNDRY
1831 COLUMBUS RD

LOCATION MAP



AREA OF WORK

1 Site Plan
Scale: 1/64" = 1'-0"

DESCRIPTION OF THE WORK

THE SCOPE OF WORK HEREUNDER IS THE PARTIAL INTERIOR RENOVATION AND EXTERIOR IMPROVEMENTS AT THE FOUNDRY, ROWING CLUB. IT INCLUDES MECHANICAL, ELECTRICAL, AND PLUMBING WORK. THE STRUCTURE OF SOME PORTIONS ARE TO BE REPAIRED & REP DEFECTIVE MEMBER SHALL BE REPLACED IN ACCORDANCE W/ THE STRUCTURAL DRAWINGS. THE INTERIOR WORK AREA IS 5,736 SF THROUGHOUT THE 60,213 SF BUILDING. THE WORK IS BEING DONE TO PROVIDE COMMUNITY ACCESS TO THE WATERFRONT AND TO REPAIR THE AGING - AND IN SOME CASES DANGEROUSLY CRUMBLING - INFRASTRUCTURE AT THE FOUNDRY.

SITE INFORMATION

PARCEL NUMBER:	101-19-042
ZONING CODE:	GI-B3
DISTRICT NAME:	IRISHTOWN BEND
ADDRESS:	1831 COLUMBUS RD
LANDMARK NAME:	THE FOUNDRY
ZONING:	GENERAL INDUSTRY
ZONING AREA DISTRICT:	B
ZONING HEIGHT DISTRICT:	3
EXISTING USE GROUPS:	B / F-2 / R-3 / A-3
PROPOSED USE:	B / S-2 / R-3 / A-2 / A-3
PARKING REQUIREMENTS:	VOCATIONAL SCHOOL 2 (1 PER EMPLOYEE)
	GYM 15 (1 PER 150 SF;)
	STORAGE 4 (1 PER 2 EMPLOYEES OR 10% OF STORAGE AREA)
	TOTAL REQUIRED= 21
	TOTAL PROVIDED= 69

LIST OF DRAWINGS

ARCHITECTURAL DRAWINGS

A0.00	TITLE SHEET + LOCATION MAP
A0.01	AERIALS- EXISTING AND PROPOSED
A0.02	RIVERFRONT VIEWS- EXISTING AND PROPOSED
A0.04	SCOPE OF WORK
A0.05	PLANTING PLAN
A0.06	LIFE SAFETY PLAN - FIRST FLOOR
A0.07	LIFE SAFETY PLAN - SECOND FLOOR
A1.00	COMMUNITY TRAIL AND NEW PARKING PLAN
A1.01	COMMUNITY TRAIL DETAILS
A1.02	PAVING DETAILS
A1.03	LOCKER ROOM PLAN
A1.04	BOAT STORAGE DEMO PLAN
A1.05	BOAT STORAGE PLAN
A1.06	BOAT STORAGE SECTIONS PHASE A
A1.07	BOAT STORAGE SECTIONS PHASE B
A1.08	WEIGHT ROOM
A1.09	WEIGHT ROOM ROOF PLAN
A1.11	LOFT PLAN
A1.12	APARTMENT PLANS (EXISTING TO REMAIN)
A1.16	INFO CENTER PLANS
A1.17	BUS STOP PLAN
A2.00	EXTERIOR ELEVATIONS
C1.01	TITLE PAGE
C2.01	EXISTING CONDITIONS
C2.02	SITE DEMOLITION PLAN
C3.01	SITE PLAN
C4.01	UTILITY PLAN
C5.01	GRADING PLAN
C6.01	NOTES AND DETAILS
C6.02	NOTES AND DETAILS
C7.01	SWPP
C7.02	SWPP
C7.03	SWPP
C7.04	SWPP

PROJECT TEAM

OWNER

THE FOUNDRY
1831 COLUMBUS RD
CLEVELAND, OHIO 44113
CONTACT: MICHAEL FERRY
EMAIL : mferry@clevelandfoundry.org
PH : (216)-413-3950

ARCHITECT

redhouse studio llc
1455 W 29th
CLEVELAND, OHIO 4413
CONTACT: CHRISTOPHER MAURER, ARCHITECT
EMAIL : chris@redhousestudio.net
PH : 216-534-1225

STRUCTURAL

WHS ENGINEERING
2012 W 25th, SUITE 200
CLEVELAND, OH 44113
CONTACT: CARL HOTZ, PE
EMAIL: carl@whs-eng.com
PH: 216.227.8505

MEP ENGINEERING

WHS ENGINEERING
2012 W 25th, SUITE 200
CLEVELAND, OH 44113
CONTACT: ROB DUNMIRE, PE
EMAIL: Rob@whs-eng.com
PH: 216.227.8505

CIVIL ENGINEERING

RIVERSTONE CO
3800 LAKESIDE AVE E,
CLEVELAND, OH 44114
CONTACT: JEFF JARDINE, PE
EMAIL: jjardine@riverstonesurvey.com
PH: 216-491-2000

CODE INFO

BUILDING CODE : Ohio Building Code 2017
BLDG USE GROUP : B/ F.2/ R-3/ A-2/ A-3/ S-1 MIXED-USE
CONSTRUCTION: IIIB SPRINKLED
AREA: 30,000 sf

TABLE 1004.1.1 & TABLE 1006.2.1:
EGRESS :

Room:	SF:	Use:	OLF:	OL:	Exits Req.:	Exits Provided:
Existing:						
1ST FLOOR						
Tenant Space	7500sf	A-3	50G	150	2	2
Annex	3000sf	A-3	50G	60	2	3
Boat Storage	6800sf	S-1	300G	11	2	4
Fitness Room	3400sf	A-3	50G	68	2	2
Rowing Room	5000sf	A-3	50G	100	2	2
Carriage House	5000sf	Un-used				
Conference	1300sf	A-2	15N	56	2	2
2ND FLOOR						
Offices	5300sf	B	100G	53	2	2
Apartments	2000sf	R-3	200G	10	1	2
(R3: 1 exit required + egress window in each bedroom, existing)						
Proposed:						
1ST FLOOR						
Weight Room	800 sf	A-3	50G	16	1	2
Boat Storage	3850sf	S-1	300G	12	1	2
Locker Rooms	1450sf	A-3	50G	28	1	2
Info Center	685sf	A-2	15N	40	1	3
Maintenence	230sf	S-1	300G	1	1	1
2ND FLOOR						
Table 1006.3.2(2)						
Loft	1450sf	B		29	1	1

1006.2.1 In Group R-2 and R-3 occupancies, one means of egress is permitted within and from individual dwelling units with a maximum occupant load of 20 where the dwelling unit is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 and the common path of egress travel does not exceed 125 feet (38 100 mm).

Table 1006.3.2(2)
Maximum Load for Use Group (B) at second story with one exit = 29 occupants.

TOILETS :
TABLE 2902.1

		FIXTURES REQUIRED	FIXTURES EXISTING	FIXTURES PROVIDED	TOTAL FIXTURES
OCC. CLASS,	B				
OCCUPANTS	82				
WC REQ.	1 PER 50 OCC.	= 2	2	/	2
LAV REQ.	1 PER 80 OCC.	= 2	2	/	2
OCC. CLASS,	A3				
OCCUPANTS	422 (211M, 211F)				
(M) WC REQ.	1 PER 125 OCC.	= 2	9	1	10
(F) WC REQ.	1 PER 65 OCC.	= 4	8	1	9
LAV REQ.	1 PER 200 OCC.	= 3	10	2	12
OCC. CLASS,	A2				
OCCUPANTS	96				
WC REQ.	1 PER 75 OCC.	= 2	0	1	1
LAV REQ.	1 PER 200 OCC.	= 1	0	1	1
OCC. CLASS,	R3				
OCCUPANTS	10				
WC REQ.	1 PER UNIT	= 2	3	/	3
LAV REQ.	1 PER UNIT	= 2	3	/	3
OCC. CLASS,	S-1				
OCCUPANTS	24				
WC REQ.	1 PER 100 OCC.	= 1	0	/	/
LAV REQ.	1 PER 100 OCC.	= 1	0	/	/

WC
REQUIRED: 13
EXISTING: 22
PROPOSED: 3

LV
REQUIRED: 9
EXISTING: 15
PROPOSED: 2

ARCHITECT:
redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousearchitecture.org
216-534-1225

STRUCTURAL ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

MEP ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

STATE OF OHIO
Christopher Maurer
1115286
REGISTERED ARCHITECT

Issued for:
ZONING REVIEW 1/12/22

redhouse studio
1455 W 29th St. Cleveland, OH 44113 216.534.1225 redhousearchitecture.org

Project:
Foundry Historical Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

Sheet Title:
Title Sheet + Location Map

Sheet Number:
A0.00

ARCHITECT:

redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousearchitecture.org
216-534-1225

STRUCTURAL ENGINEER:

whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
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STATE OF OHIO
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1115286
REGISTERED ARCHITECT

Issued for:

ZONING REVIEW 1/12/22

redhouse studio
1455 W 29th St, Cleveland, Ohio 44113 · 216.534.1225 · mail@redhousestudio.net

Project:

Foundry
Historical
Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

Sheet Title:

Existing + New
Exterior Aerial

Sheet Number:

A0.01

Foundry Boardwalk - Existing

Foundry Boardwalk - Proposed Boardwalk

ARCHITECT:
redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousearchitecture.org
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2012 W. 25th St., Suite 200
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REGISTERED ARCHITECT

Issued for:
ZONING REVIEW 1/12/22

redhouse studio
1455 W 29th St. Cleveland, Ohio, 44113 · 216-534-1225 · mail@redhousestudio.net

Project:
Foundry Historical Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

Sheet Title:
Existing + New Boardwalk

Sheet Number:
A0.02

SCOPE OF WORK

1 BOARDWALK (A.1.01)
SCOPE OF WORK:
NEW STAMPED CONCRETE BOARDWALK 10' WIDE X APPROX. 696' LONG. CONCRETE SLAB TO BE 6" THICK W/ REINFORCING AS INDICATED ON S-DWGS. SURFACE SHALL BE STAMPED W/ PATTERN ON A101. SLAB SHALL BE ON 6" OF COMPACTED GRAVEL ON COMPACTED EARTH. REPAIR BULKHEAD WALL AS NEEDED. PROVIDE DRAINAGE.

2 LOCKER ROOMS (A.1.03)
SCOPE OF WORK:
DEMOLISH EXISTING RESTROOM AND STORAGE AREA. SAW CUT NEW PLUMBING & ELECTRICAL AS NEEDED. INSTALL LOCKERS, RESTROOMS, CHANGING ROOMS, AS INDICATED ON A1.03.

3 BOAT STORAGE (A1.04)
SCOPE OF WORK:
DEMOLISH EXISTING STRUCTURE & PARTS OF CONCRETE FLOOR AS INDICATED IN DEMO DWGS ON A1.04. NEW CONCRETE SLAB TO BE 6" THICK AS INDICATED ON S-DWGS. SURFACE SHALL BE LEVEL WITH GRADE. NEW EXTERIOR WALLS TO BE CONSTRUCTED PER PHASING AS INDICATED ON A1.04-A1.06.

4 BOAT STORAGE (A1.05)
SCOPE OF WORK:
DEMOLISH EXISTING STRUCTURE & CONCRETE FLOOR AS INDICATED IN DEMO DWGS ON A1.04. NEW CONCRETE SLAB TO BE 4" THICK AS INDICATED ON S-DWGS. SURFACE SHALL BE LEVEL WITH GRADE. NEW EXTERIOR WALLS TO BE CONSTRUCTED PER PHASING AS INDICATED ON A1.04-A1.06.

5 WEIGHT ROOM (A1.08)
SCOPE OF WORK:
SELECTIVELY DEMOLISH EXISTING WALL ADJACENT TO BOAT STORAGE AND CONSTRUCT NEW EXTERIOR WALL. DEMOLISH EXISTING WALL ADJACENT TO ANNEX AND CONSTRUCT NEW WALL WITH (2) INTERIOR GARAGE DOORS AS INDICATED ON A1.08. NEW RAMP TO BE CONSTRUCTED TO MATCH HEIGHT OF FITNESS ROOM. (SEE DWGS FOR DIMS)

6 EXTERIOR WALL (A1.05)
SCOPE OF WORK:
EXISTING EXTERIOR WALL OF BOAT STORAGE AND WEIGHT ROOM TO BE DEMOLISHED. NEW EXTERIOR WALL TO BE CONSTRUCTED AS INDICATED ON A1.05

7 IMPROVED PAVEMENT (A.1.02)
SCOPE OF WORK:
NEW BRUSHED CONCRETE PAVEMENT TO FILL GRADE BETWEEN BUILDING FACE / EXISTING SLABS AND BOARDWALK. CONCRETE SLAB TO BE 6" THICK W/ REINFORCING AS INDICATED ON S-DWGS. SURFACE SHALL MATCH EXISTING BRUSHED SLABS. SLAB SHALL BE ON 6" OF COMPACTED GRAVEL ON COMPACTED EARTH.

8 INFORMATION CENTER (A.1.16)
SCOPE OF WORK:
CONSTRUCT NEW WALL OVER PARTS OF EXISTING WALL, CONSTRUCT ENCLOSURE OVER EXISTING ELECTRICAL PANELS, CONSTRUCT NEW ADA BATHROOM, RELOCATE MECHANICAL EQUIPMENT, AS INDICATED ON A1.16.

9 PLANTING BEDS (A1.01, A0.04)
SCOPE OF WORK:
CONSTRUCT SERIES OF PLANTING BEDS ALONG BOARDWALK USING SANDSTONE BLOCKS AS INDICATED ON DWGS

10 IMPROVED PARKING & NEW PARKING (A1.00)
CONSTRUCT NEW ASPHALT LOT SOUTH OF CAMPUS. IMPROVE LOT ON NORTH SIDE ACCORDING TO DWGS

1 | Community Trail - Site Plan
Scale: 1/32" = 1'-0"

PLAN NOTES

P1 LOCKER& BENCH COMBO; SEE 3/A1.03
P2 CHARGING LOCKER; SEE 4/A103
P3 WASHER/DRYER EQUIV TO MODEL GFW45SSMWW AND GFD45GSSMWW
P4 UTILITY SINK & FAUCET EQUIV TO MODEL K-5798-1
P5 P.LAM SURFACE OVER CABINETS SEE 6/A1.03; 7/A1.03; 8/A1.03
P6 MOP SINK & HOSE BIB EQUIV TO MODELS TSB3012 (BASIN); 8304A (FAUCET); 1239BB36 (GUARD); 832AA (HOSE+BRACKET)
P7 3/4" PLYWOOD SHELVES ON MTL BRACKETS EQUIV TO MODEL 225451(PLY); AND EH-WSTHDUS-331 (BRACKET)
P8 ADA ACCESSIBLE SINK AND FAUCET
P9 ADA ACCESSIBLE TOILET W/ GRAB BARS PER ADAAG
P10 TOILET PAPER DISPENSER EQUIV TO BOBRICK B-2888
P11 PAPER TOWEL DISPENSER EQUIV TO AMERICAN SPECIALTIES ASI-8523A
P12 EXISTING CONCRETE TO BE POLISHED PATCH AND REPAIR AS REQ.
P13 EXISTING CONCRETE FLOOR TO REMAIN
P14 NEW CONCRETE SLAB SLOPE TO TRENCH DRAINS; SEE S-DWGS
P15 ALUM RAILING EQIV TO SPEC P26
P16 CONCRETE RAMP & LANDING
SAW CUT & REMOVE SLAB, COMPACT GRADE
ADD 4" GRAVEL BASE POUR
P17 PRECAST CAST STONE LINTEL; SEE S-DWGS
COORDINATE BEARING W/ S-DRAWINGS
P18 SCONCE
P19 LIGHTS & PLANTER (MOBILE)
P20 NEW STEEL COLUMN
P21 EXISTING STEEL OR WOOD COLUMN; PRESERVED; SEE S-DWGS
P22 OPEN WEB STEEL JOISTS; SEE S-DWGS
P23 VERTICAL LIFT COMMERCIAL GARAGE DOOR; SEE S-DWGS
P24 LIGHT A - DELTA LIGHTING - AULA 26 LED 930 #6 318 14 811 930 G-W OR SIMILAR
P25 LIGHT B - DELTA LIGHTING - AULA 60 LED 930 #6 318 17 811 930 G-W OR SIMILAR
P26 CR LAURENCE BRUSHED STAINLESS HAND RAILING (HRS15BS) AND CABLE SYSTEM (CBR5BS) OR SIM
P27 20M LONG RUN 7 WATT – IP67 STRIP - OR SIMILAR
P28 RECLAIMED BARN STONE BLOCK - SANDSTONE 24"x24"xMISC LENGTHS
P29 TRANSLUCENT PRIVACY FILM ON EXISTING WINDOWS
P30 TRENCH DRAIN
P31 NEW DRAIN LINES SAW CUT INTO EX. S.O.G.
P32 EXISTING STEEL BEAM PRESERVED; SEE S-DWGS
P33 NEW JOISTS; SEE S-DWGS
P34 SISTER JOISTS PER STRUCTURAL NOTES
P35 MECHANICAL CHASE ; SEE MEP-DWGS
P36 3/8" x 3/32" UNDER RAIL LED STRIP LIGHT
P37 EXISTING ELECTRICAL PANELS
P38 NEW PHASE II COLUMN FOOTERS UNDER NEW CONCRETE S.O.G.
P39 STRUT TO HANG GARAGE TRACKS & MOTOR
P40 RELOCATE HVAC TO AREA ABOVE BATHROOM

WALL TYPES

W1 5/8" GYP. EACH SIDE OF 3-5/8" MTL STUDS @ 16" OC. MECHANICALLY FASTENED TO SLAB & DECK. W/ SOUND ATTENUATION BLANKETS
W2 5/8" PTD GYP BOARD O.S. OF 5-1/2" MTL STUDS @ 16" OC MECHANICALLY FASTENED TO SLAB & DECK W/ SOUND ATTENUATION BLANKETS
W3 PATCH & REPAIR EXISTING BRICK WALL
W4 FACE BRICK ON ADJUSTABLE MASONRY ANCHORS WITH 1" AIR GAP ON 4" CMU WALL ON EXISTING MASONRY WALL
W5 FACE BRICK ON ADJUSTABLE MASONRY ANCHORS WITH 1" AIR GAP W/ 3" RIGID INSULATION ON 8" CMU WALL ON EXISTING MASONRY WALL
W6 5/8" GYP BOARD O.S. OF 3-5/8" MTL STUDS @ 16" O.C.
W7 @16" PTD FIBER CEMENT BOARD; ON 5 1/2" ML STUDS O.C. W/ R21 ROCK WOOL BATT INSULATION; VAPOR BARRIER WARM SIDE; W/ 5/8" PTD GYP BOARD

ELEVATION NOTES

E01 NEW PREFIN ALUM COPING COUNTER FLASHED W/ DRIP EDGE
E02 TUCKPOINT, PATCH & REPAIR FACE BRIDE WALL
E03 DEMO ROOF & MONITOR & CONSTRUCT NEW ROOF STRUCTURE AND FINISHES
E04 PRECAST CONCRETE LINTEL COORDINATE W/ STRUCTURAL DRAWINGS
E05 SEAPORT 6" SCONCE WALL LIGHT
E06 TRANSOM WINDOW
E07 ROWING OAR CLEAVER
E08 ROWING OAR MACON
E09 ROWING BOAT
E10 CLEAN AND REPAIR EX. CANOPIES.
E11 STEEL AWNING; SEE DETAILS A2.00

WALL LEGEND

NEW EXTERIOR BRICK & CMU MASONRY WALL
NEW INTERIOR WALL
EXISTING WALL
NEW CMU MASONRY WALL
NEW STEEL STUD WALL

ROOF NOTES

R01 EPDM SINGLE PLY ROOFING MEMBRANE FULLY ADHERED TO SLOPED INSULATION
R02 8" ROOF DRAIN
R03 8" OVERFLOW DRAIN
R04 PREFIN ALUMINUM COPING
R05 STANDING SEAM ROOF
R06 4" GUTTER
R07 4" DOWNSPOUT; TIE TO DRAIN LINES
R08 VALLEY FLASHING UNDER STANDING SEAM
R09 RUN ROOF MEMBRANE UP WALL 12" MIN. PROTECT W/PREFINISH ALUM. REGLET IN WALL; SEE 4/A1.06

ARCHITECT:
redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousearchitecture.org
216-534-1225

STRUCTURAL ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

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2012 W. 25th St., Suite 200
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STATE OF OHIO
Christopher Maurer
1115286
REGISTERED
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Issued for:
ZONING REVIEW 1/12/22

redhouse studio
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Project:
Foundry Historical Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

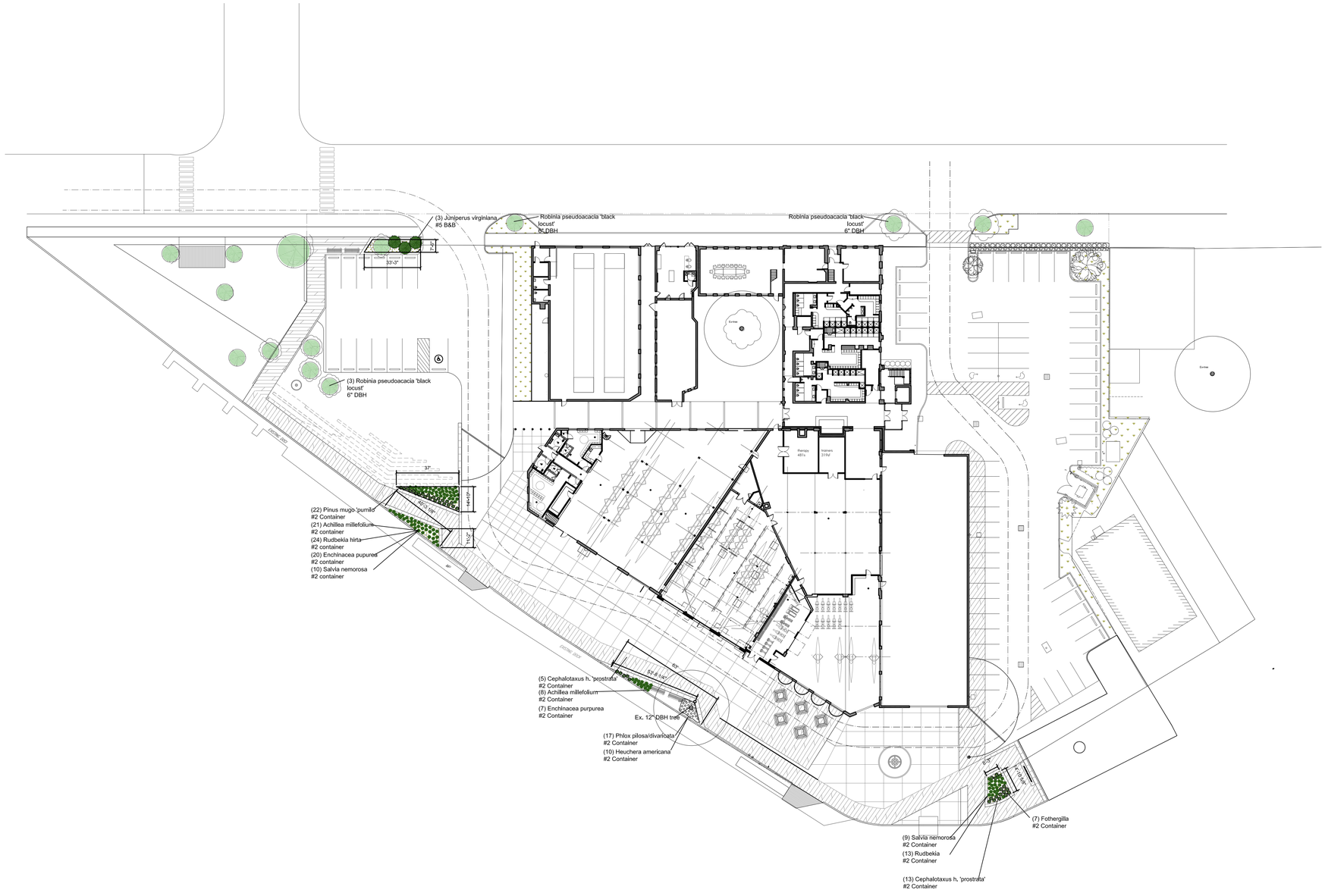
Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

Sheet Title:
Community Trail Site Plan And S.O.W.

Sheet Number:
A0.04



1 | Planting Plan
Scale: 1/32" = 1'-0"

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Date:
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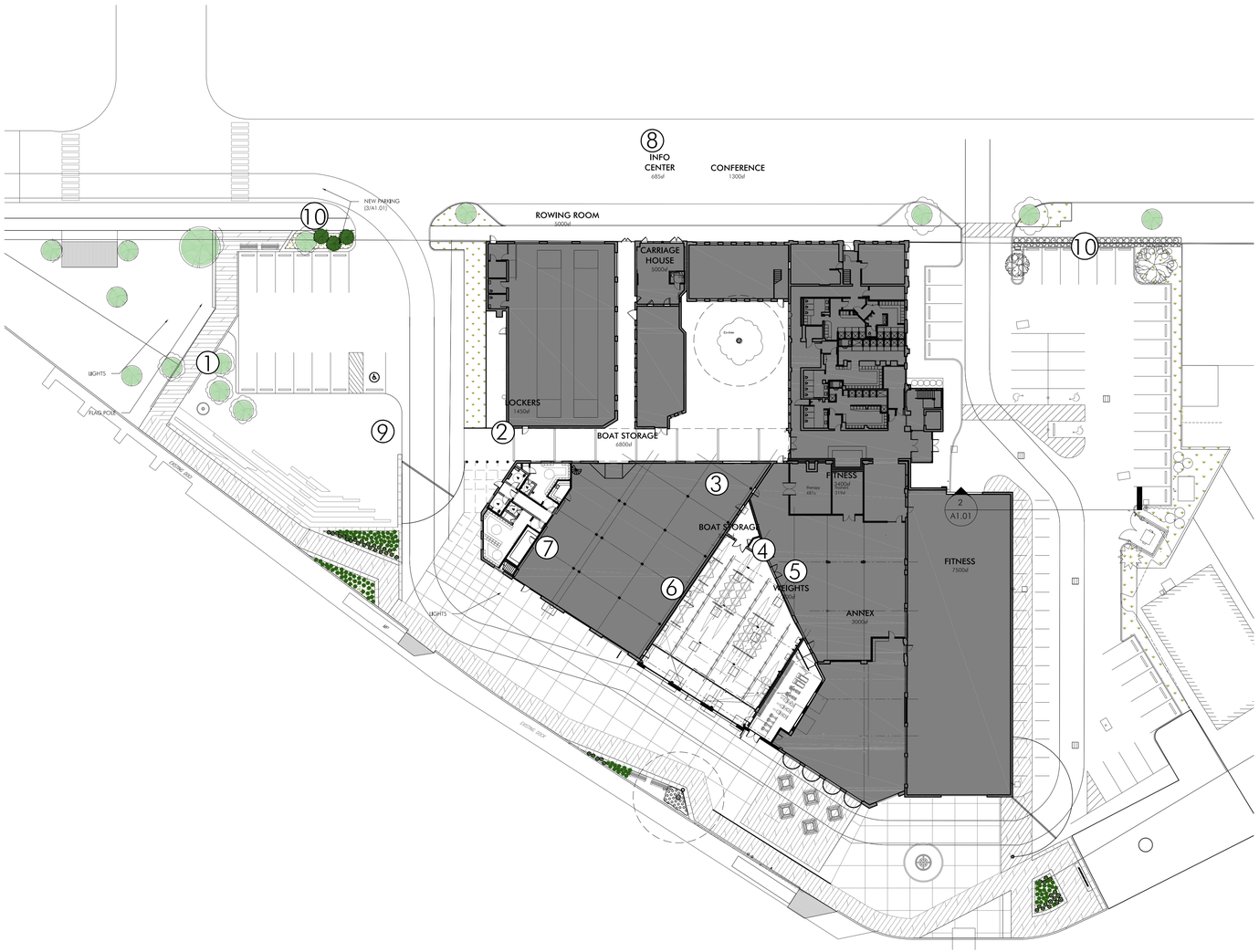
Sheet Title:
Landscape Plan

Sheet Number:
A0.05



1 | Community Trail - Site Plan

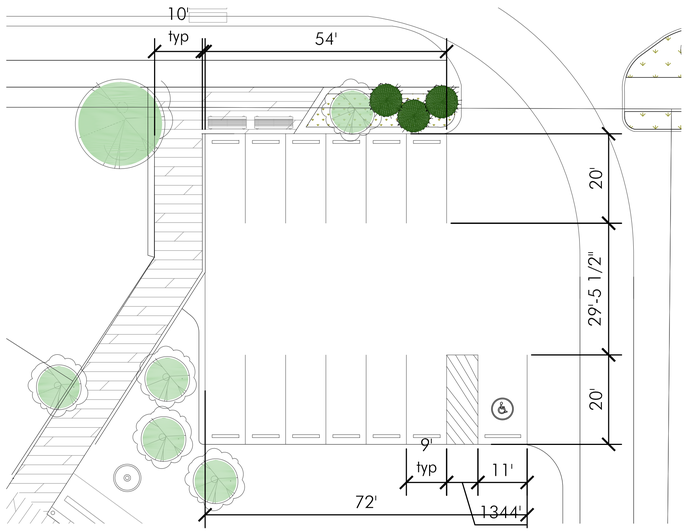
Scale: 1/32" = 1'-0"

2 | Parking Detail - Improved Lot

Scale: 1/2" = 1'-0"

Note: Boardwalk and railing to match Merwin's Warf as part of a district consistency plan.

4 | Reference Image



3 | New Parking - Plan

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

PLAN NOTES

P1	LOCKER& BENCH COMBO; SEE 3/A1.03
P2	CHARGING LOCKER; SEE 4/A103
P3	WASHER/DRYER EQUIV TO MODEL GFW45SSMWW AND GFD45GSSMWW
P4	UTILITY SINK & FAUCET EQUIV TO MODEL K-5798-1
P5	P.LAM SURFACE OVER CABINETS SEE 6/A1.03; 7/A1.03; 8/A1.03
P6	MOP SINK & HOSE BIB EQUIV TO MODELS TSB3012 (BASIN); 830AA (FAUCET); 1239BB36 (GUARD); 832AA (HOSE+BRACKET)
P7	3/4" PLYWOOD SHELVES ON MTL BRACKETS EQUIV TO MODEL 225451(PLY); AND EH-WSTHDUS-331 (BRACKET)
P8	ADA ACCESSIBLE SINK AND FAUCET
P9	ADA ACCESSIBLE TOILET W/ GRAB BARS PER ADAAG
P10	TOILET PAPER DISPENSER EQUIV TO BOBRICK B-2888
P11	PAPER TOWEL DISPENSER EQUIV TO AMERICAN SPECIALTIES ASI-8523A
P12	EXISTING CONCRETE TO BE POLISHED PATCH AND REPAIR AS REQ.
P13	EXISTING CONCRETE FLOOR TO REMAIN
P14	NEW CONCRETE SLAB SLOPE TO TRENCH DRAINS; SEE S-DWGS
P15	ALUM RAILING EQIV TO SPEC P26
P16	CONCRETE RAMP & LANDING SAW CUT & REMOVE SLAB, COMPACT GRADE ADD 4" GRAVEL BASE POUR
P17	PRECAST CAST STONE LINTEL; SEE S-DWGS COORDINATE BEARING W/ S-DRAWINGS
P18	SCONCE
P19	LIGHTS & PLANTER (MOBILE)
P20	NEW STEEL COLUMN
P21	EXISTING STEEL OR WOOD COLUMN; PRESERVED; SEE S-DWGS
P22	OPEN WEB STEEL JOISTS; SEE S-DWGS
P23	VERTICAL LIFT COMMERCIAL GARAGE DOOR; SEE S-DWGS
P24	LIGHT A - DELTA LIGHTING - AULA 26 LED 930 #6 318 14 811 930 G-W OR SIMILAR
P25	LIGHT B - DELTA LIGHTING - AULA 60 LED 930 #6 318 17 811 930 G-W OR SIMILAR
P26	CR LAURENCE BRUSHED STAINLESS HAND RAILING (HRS15BS) AND CABLE SYSTEM (CBR5BS) OR SIM
P27	20M LONG RUN 7 WATT – IP67 STRIP - OR SIMILAR
P28	RECLAIMED BARN STONE BLOCK - SANDSTONE 24"x24"xMISC LENGTHS
P29	TRANSLUCENT PRIVACY FILM ON EXISTING WINDOWS
P30	TRENCH DRAIN
P31	NEW DRAIN LINES SAW CUT INTO EX. S.O.G.
P32	EXISTING STEEL BEAM PRESERVED; SEE S-DWGS
P33	NEW JOISTS; SEE S-DWGS
P34	SISTER JOISTS PER STRUCTURAL NOTES
P35	MECHANICAL CHASE ; SEE MEP-DWGS
P36	3/8" x 3/32" UNDER RAIL LED STRIP LIGHT
P37	EXISTING ELECTRICAL PANELS
P38	NEW PHASE ii COLUMN FOOTERS UNDER NEW CONCRETE S.O.G.
P39	STRUT TO HANG GARAGE TRACKS & MOTOR
P40	RELOCATE HVAC TO AREA ABOVE BATHROOM

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Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

Sheet Title:

Community Trail Paving Detail

Sheet Number:

A1.00

Note: Verify existing conditions:
shoreline, trees, and ex. bollards before laying out.

2 | Community Trail Plan
Scale: 1/16" = 1'-0"

Stamped Concrete

Light A (P24)

Light B (P25)

PLAN NOTES

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Project Number:
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Drawn by:
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Date:
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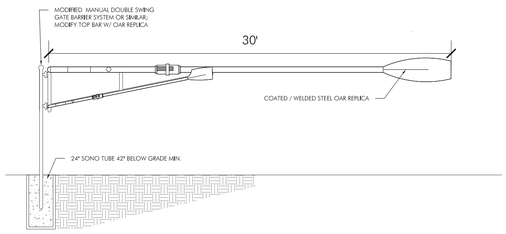
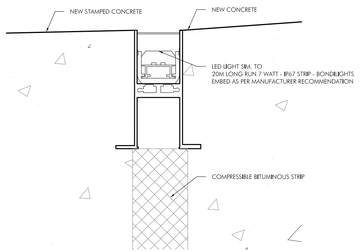
Sheet Title:
Community Trail Site Plan

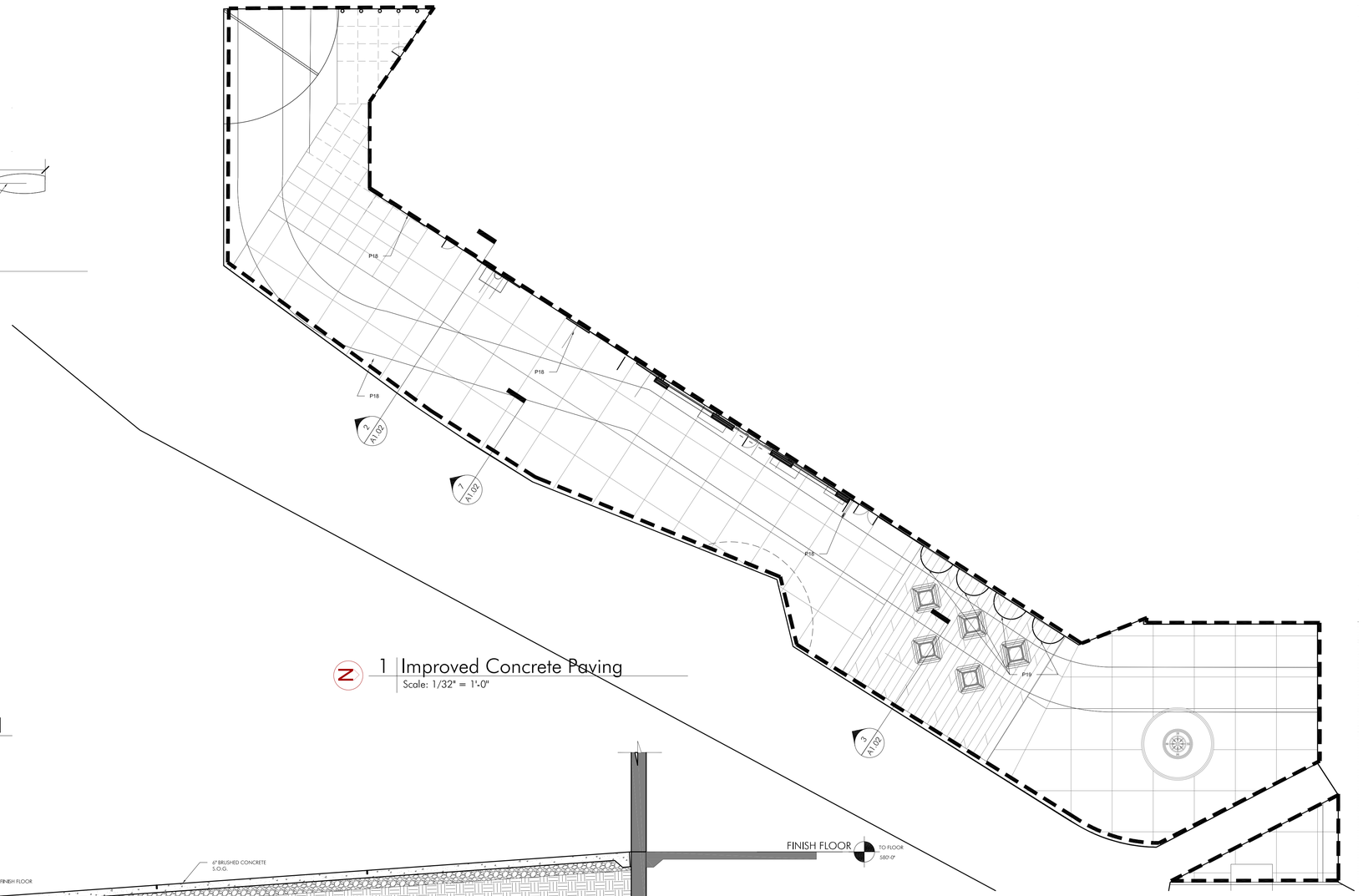
Sheet Number:
A1.01



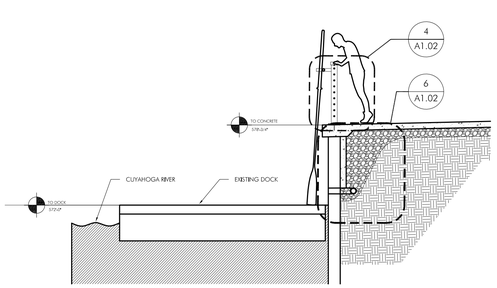
8 | Gate Detail
Scale: 3/16" = 1'-0"



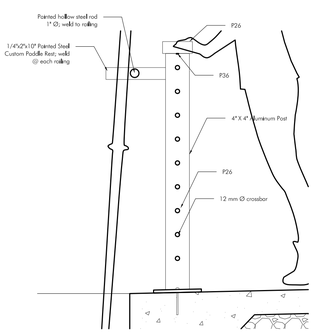
7 | LED Pavement Channel Light Detail
Scale: 6" = 1'-0"



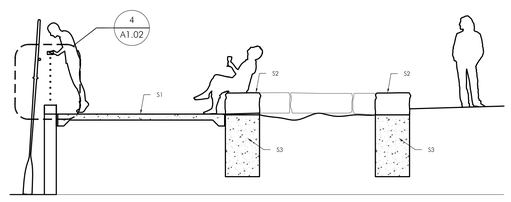
1 | Improved Concrete Paving
Scale: 1/32" = 1'-0"



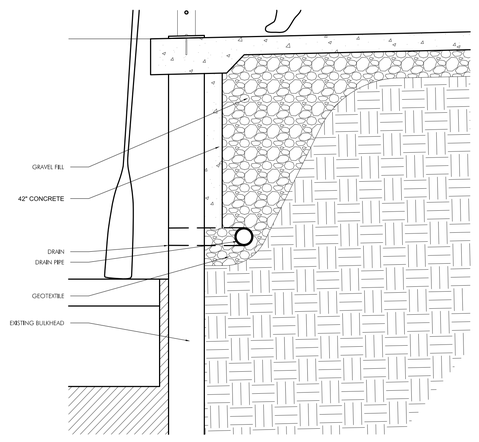
3 | Paving Section Detail
Scale: 1/4" = 1'-0"



4 | Railing Detail
Scale: 1" = 1'-0"



5 | Planter Section Detail
Scale: 1/4" = 1'-0"



6 | Wall Detail
Scale: 3/4" = 1'-0"

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E08	ROWING OAR MACON
E09	ROWING BOAT
E10	CLEAN AND REPAIR EX. CANOPIES.
E11	STEEL AWNING; SEE DETAILS A2.00

WALL LEGEND

- NEW EXTERIOR BRICK & CMU MASONRY WALL
- NEW INTERIOR WALL
- EXISTING WALL
- NEW CMU MASONRY WALL
- NEW STEEL STUD WALL

ROOF NOTES

ARCHITECT:
redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousearchitecture.org
216-534-1225

STRUCTURAL ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

MEP ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

STATE OF OHIO
Christopher Maurer
1115286
REGISTERED ARCHITECT

Issued for:
ZONING REVIEW 1/12/22

redhouse studio
1455 W 29th St. Cleveland, Ohio 44113 · 216-534-1225 · mail@redhousestudio.net

Project:
Foundry Historical Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

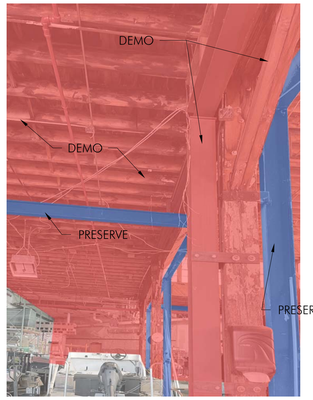
Project Number:
2101

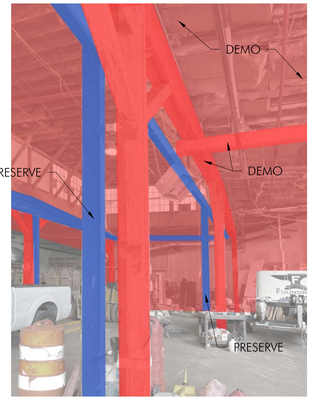
Drawn by:
JR, CM

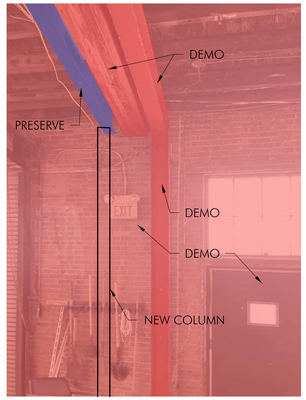
Date:
01/12/2022

Sheet Title:
Paving Details

Sheet Number:
A1.02

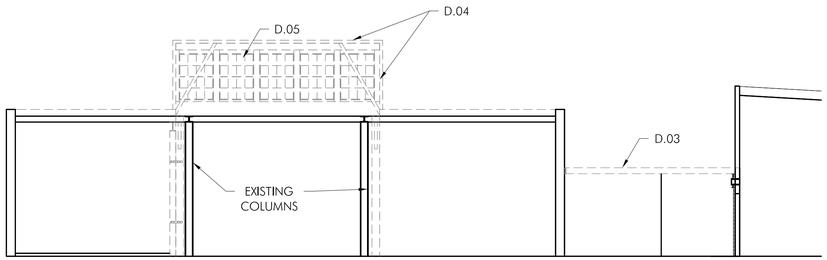






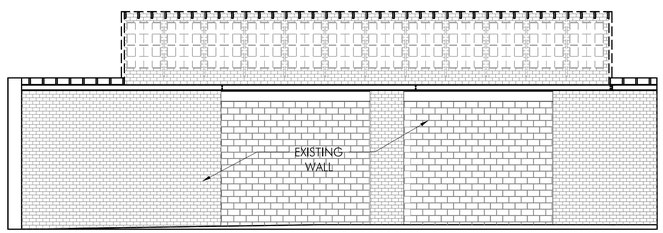
Demo

Preserve



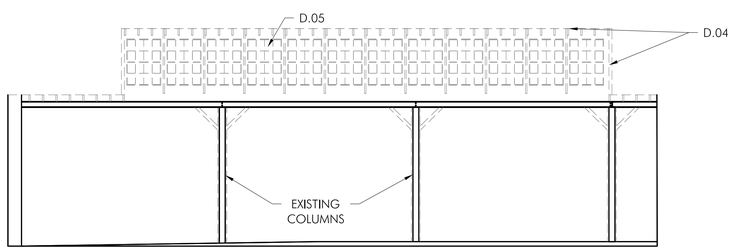
3 | Boat Storage Section 1 - Demo

Scale: 1/8" = 1'-0"



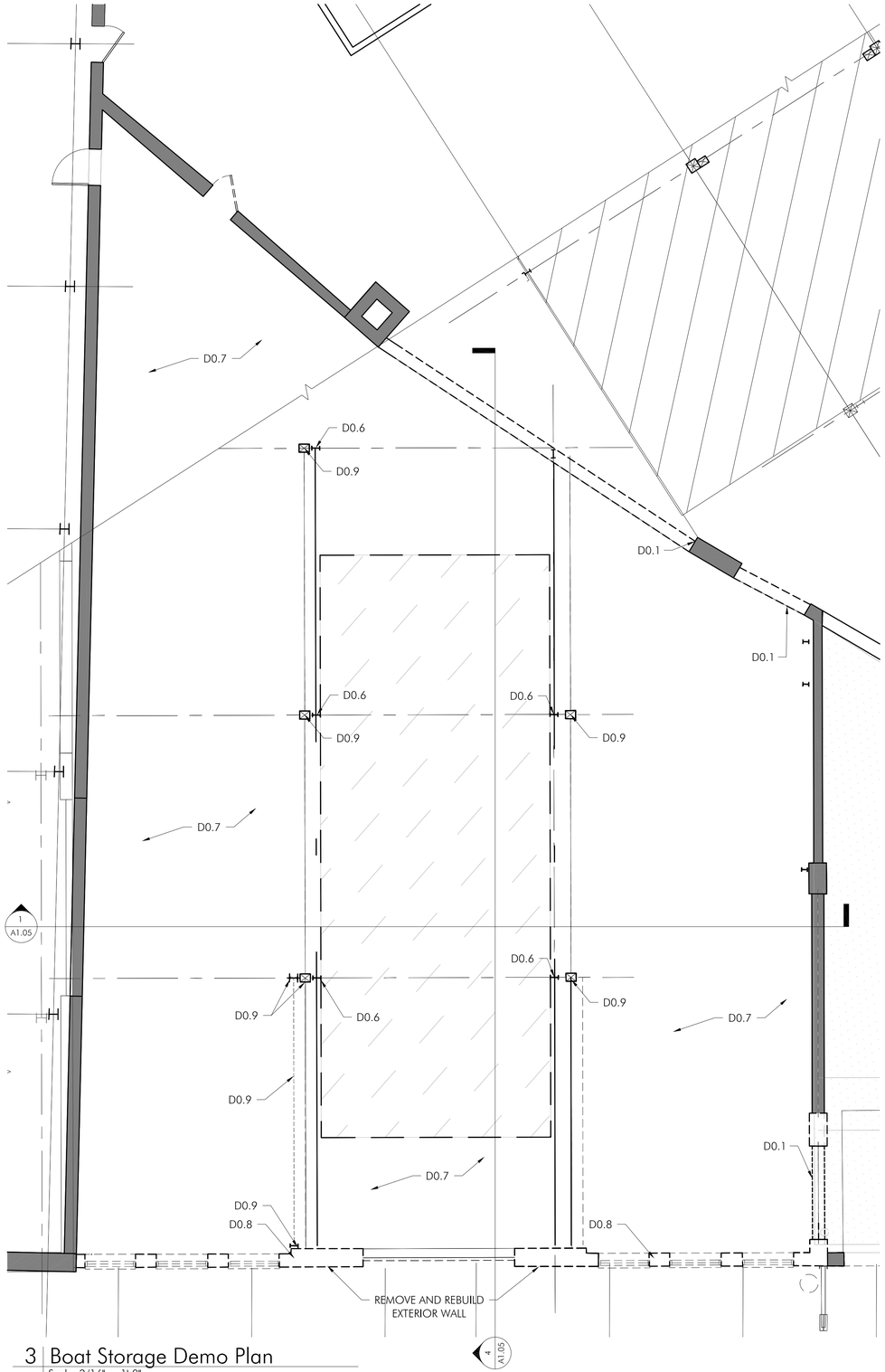
2 | Boat Storage Section 2a - Demo

Scale: 1/8" = 1'-0"



1 | Boat Storage Section 2b - Demo

Scale: 1/8" = 1'-0"



3 | Boat Storage Demo Plan

Scale: 3/16" = 1'-0"

DEMO PLAN NOTES

D.01 DEMOLISH EXISTING INTERIOR WALL INCLUDING BUT NOT LIMITED TO; STUDS FINISH MATERIAL, ELECTRICAL WIRING, CONDUIT, RECEPTACLES, MECHANICAL DUCTING, REGISTERS, LATHE, PLASTER, BLOCKING, MASONRY, BASE BOARD, SILL PLATE, HEADERS, SOFFITS. DEMOLISH FROM FLOOR TO DECK. CLEAN AND PREP AREA FOR NEW FINISHES.

D.02 DEMOLISH INTERIOR DOOR INCLUDING BUT NOT LIMITED TO; DOOR LEAF, FRAME, HARDWARE, HEADER, THRESHOLD, AND JAMB CONNECTIONS.

D.03 DEMOLISH EXISTING CEILING AND ROOF, KEEPING SOME OF THE STRUCTURE AS INDICATED IN DGWS

D.04 DEMOLISH EXTERIOR BRICK WALL AND SUPPORTING BASE STONE WALL INCLUDING BUT NOT LIMITED TO; SEALANT, BLOCKING, MASONRY, BASE BOARD, SILL PLATE, HEADERS, SOFFITS. DEMOLISH ENTIRE ASSEMBLY FROM FLOOR TO LINTEL. CLEAN AND PREP ADJACENT SURFACES AREA FOR NEW FINISHES OR OPENINGS.

D.05 DEMOLISH EXISTING EXTERIOR WINDOWS INCLUDING BUT NOT LIMITED TO BLOCKING, LINTELS, SILLS.

D.06 PRESERVE AND PROTECT EXISTING COLUMN

D.07 DEMOLISH EXISTING S.O.G CLEAN & PREP FOR THE NEW FINISHES

D.08 DEMOLISH EXTERIOR BRICK WALL AND SUPPORTING BASE STONE WALL INCLUDING BUT NOT LIMITED TO; SEALANT, BLOCKING, MASONRY, BASE BOARD, SILL PLATE, HEADERS, SOFFITS. DEMOLISH ENTIRE ASSEMBLY FROM FLOOR TO LINTEL. CLEAN AND PREP ADJACENT SURFACES AREA FOR NEW FINISHES OR OPENINGS.

D.09 DEMOLISH EXISTING COLUMN AND BEAM

PLAN NOTES

P1 LOCKER& BENCH COMBO; SEE 3/A1.03

P2 CHARGING LOCKER; SEE 4/A103

P3 WASHER/DRYER EQUIV TO MODEL GFW45SSMWW AND GFD45GSSMWW

P4 UTILITY SINK & FAUCET EQUIV TO MODEL K-5798-1

P5 P.LAM SURFACE OVER CABINETS
SEE 6/A1.03; 7/A1.03; 8/A1.03

P6 MOP SINK & HOSE BIB EQUIV TO MODELS TSB3012 (BASIN); B30AA (FAUCET); 1239BB36 (GUARD); B32AA (HOSE + BRACKET)

P7 3/4" PLYWOOD SHELVES ON MTL BRACKETS EQUIV TO MODEL 225451(PLY); AND EH-WSTHDUS-331 (BRACKET)

P8 ADA ACCESSIBLE SINK AND FAUCET

P9 ADA ACCESSIBLE TOILET W/ GRAB BARS PER ADAAG

P10 TOILET PAPER DISPENSER EQUIV TO BOBRICK B-2888

P11 PAPER TOWEL DISPENSER EQUIV TO AMERICAN SPECIALTIES ASI-8523A

P12 EXISTING CONCRETE TO BE POLISHED PATCH AND REPAIR AS REQ.

P13 EXISTING CONCRETE FLOOR TO REMAIN

P14 NEW CONCRETE SLAB SLOPE TO TRENCH DRAINS; SEE S-DWGS

P15 ALUM RAILING EQIV TO SPEC P26

P16 CONCRETE RAMP & LANDING
SAW CUT & REMOVE SLAB, COMPACT GRADE
ADD 4" GRAVEL BASE POUR

P17 PRECAST CAST STONE LINTEL; SEE S-DWGS
COORDINATE BEARING W/ S-DRAWINGS

P18 SCONCE

P19 LIGHTS & PLANTER (MOBILE)

P20 NEW STEEL COLUMN

P21 EXISTING STEEL OR WOOD COLUMN; PRESERVED; SEE S-DWGS

P22 OPEN WEB STEEL JOISTS; SEE S-DWGS

P23 VERTICAL LIFT COMMERCIAL GARAGE DOOR; SEE S-DWGS

P24 LIGHT A - DELTA LIGHTING - AULA 26 LED 930 #6 318 14 811 930 G-W OR SIMILAR

P25 LIGHT B - DELTA LIGHTING - AULA 60 LED 930 #6 318 17 811 930 G-W OR SIMILAR

P26 CR LAURENCE BRUSHED STAINLESS HAND RAILING (HRS15BS) AND CABLE SYSTEM (CBR5BS) OR SIM

P27 20M LONG RUN 7 WATT – IP67 STRIP - OR SIMILAR

P28 RECLAIMED BARN STONE BLOCK - SANDSTONE 24"x24"xMISC LENGTHS

P29 TRANSLUCENT PRIVACY FILM ON EXISTING WINDOWS

P30 TRENCH DRAIN

P31 NEW DRAIN LINES SAW CUT INTO EX. S.O.G.

P32 EXISTING STEEL BEAM PRESERVED; SEE S-DWGS

P33 NEW JOISTS; SEE S-DWGS

P34 SISTER JOISTS PER STRUCTURAL NOTES

P35 MECHANICAL CHASE ; SEE MEP-DWGS

P36 3/8" x 3/32" UNDER RAIL LED STRIP LIGHT

P37 EXISTING ELECTRICAL PANELS

P38 NEW PHASE ii COLUMN FOOTERS UNDER NEW CONCRETE S.O.G.

P39 STRUT TO HANG GARAGE TRACKS & MOTOR

P40 RELOCATE HVAC TO AREA ABOVE BATHROOM

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Foundry Historical Boardwalk

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Drawn by:
JR, CM

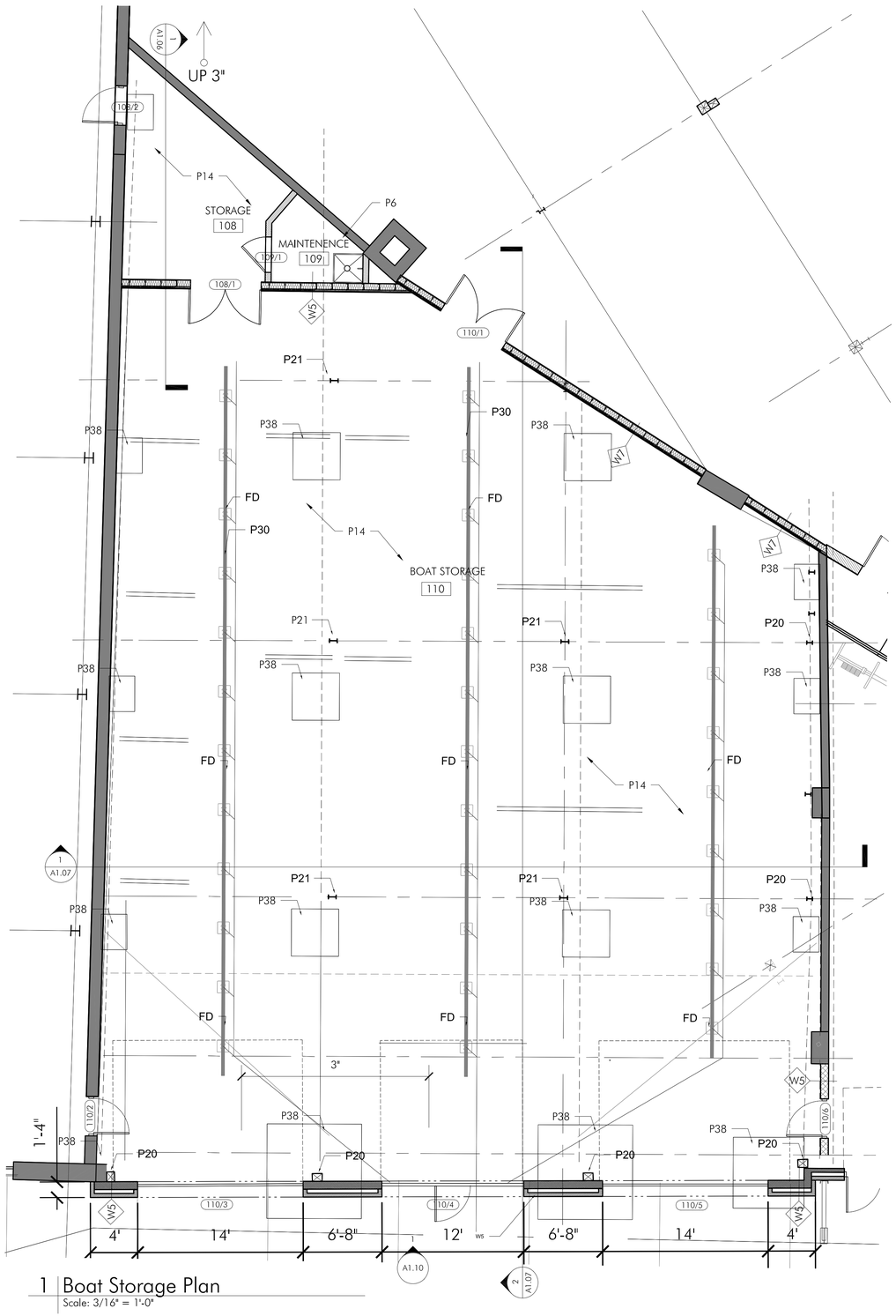
Date:
01/12/2022

Sheet Title:

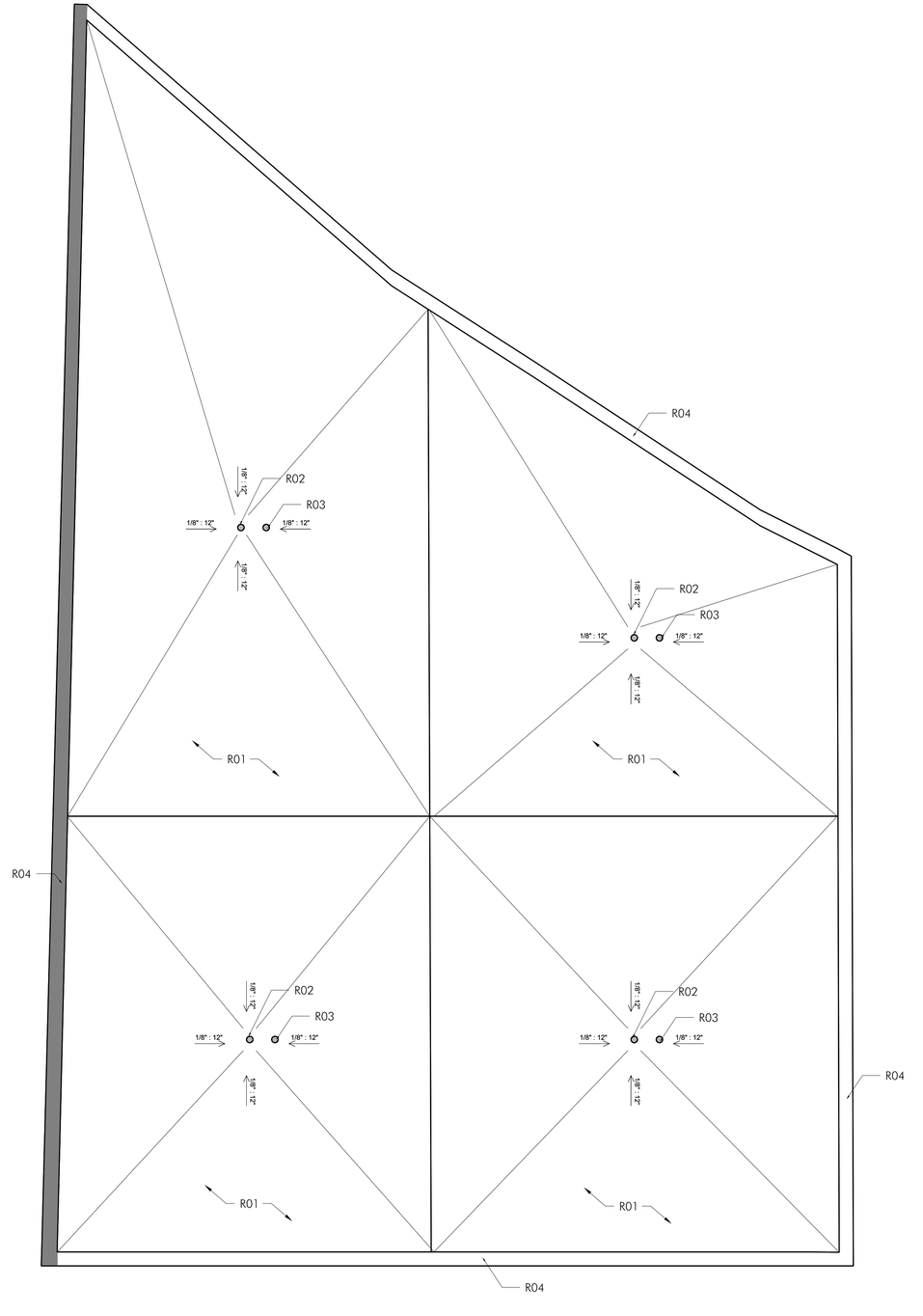
Boat Storage Demo Plan

Sheet Number:

A1.04



1 | Boat Storage Plan
Scale: 3/16" = 1'-0"



2 | Boat Storage Roof Plan (Phase B)
Scale: 3/16" = 1'-0"

PLAN NOTES

P1	LOCKER& BENCH COMBO; SEE 3/A1.03
P2	CHARGING LOCKER; SEE 4/A103
P3	WASHER/DRYER EQUIV TO MODEL GFW45SSMWW AND GFD45GSSMWW
P4	UTILITY SINK & FAUCET EQUIV TO MODEL K-5798-1
P5	P.LAM SURFACE OVER CABINETS SEE 6/A1.03; 7/A1.03; 8/A1.03
P6	MOP SINK & HOSE BIB EQUIV TO MODELS TSB3012 (BASIN); 830AA (FAUCET); 1239BB36 (GUARD); 832AA (HOSE+BRACKET)
P7	3/4" PLYWOOD SHELVES ON MTL BRACKETS EQUIV TO MODEL 225451(PLY); AND EH-WSTHDUS-331 (BRACKET)
P8	ADA ACCESSIBLE SINK AND FAUCET
P9	ADA ACCESSIBLE TOILET W/ GRAB BARS PER ADAAG
P10	TOILET PAPER DISPENSER EQUIV TO BOBRICK B-2888
P11	PAPER TOWEL DISPENSER EQUIV TO AMERICAN SPECIALTIES ASI-8523A
P12	EXISTING CONCRETE TO BE POLISHED PATCH AND REPAIR AS REQ.
P13	EXISTING CONCRETE FLOOR TO REMAIN
P14	NEW CONCRETE SLAB SLOPE TO TRENCH DRAINS; SEE S-DWGS
P15	ALUM RAILING EQIV TO SPEC P26
P16	CONCRETE RAMP & LANDING SAW CUT & REMOVE SLAB, COMPACT GRADE ADD 4" GRAVEL BASE POUR
P17	PRECAST CAST STONE LINTEL; SEE S-DWGS COORDINATE BEARING W/ S-DRAWINGS
P18	SCONCE
P19	LIGHTS & PLANTER (MOBILE)
P20	NEW STEEL COLUMN
P21	EXISTING STEEL OR WOOD COLUMN; PRESERVED; SEE S-DWGS
P22	OPEN WEB STEEL JOISTS; SEE S-DWGS
P23	VERTICAL LIFT COMMERCIAL GARAGE DOOR; SEE S-DWGS
P24	LIGHT A - DELTA LIGHTING - AULA 26 LED 930 #6 318 14 811 930 G-W OR SIMILAR
P25	LIGHT B - DELTA LIGHTING - AULA 60 LED 930 #6 318 17 811 930 G-W OR SIMILAR
P26	CR LAURENCE BRUSHED STAINLESS HAND RAILING (HRS15BS) AND CABLE SYSTEM (CBR5BS) OR SIM
P27	20M LONG RUN 7 WATT – IP67 STRIP - OR SIMILAR
P28	RECLAIMED BARN STONE BLOCK - SANDSTONE 24"x24"xMISC LENGTHS
P29	TRANSLUCENT PRIVACY FILM ON EXISTING WINDOWS
P30	TRENCH DRAIN
P31	NEW DRAIN LINES SAW CUT INTO EX. S.O.G.
P32	EXISTING STEEL BEAM PRESERVED; SEE S-DWGS
P33	NEW JOISTS; SEE S-DWGS
P34	SISTER JOISTS PER STRUCTURAL NOTES
P35	MECHANICAL CHASE ; SEE MEP-DWGS
P36	3/8" x 3/32" UNDER RAIL LED STRIP LIGHT
P37	EXISTING ELECTRICAL PANELS
P38	NEW PHASE ii COLUMN FOOTERS UNDER NEW CONCRETE S.O.G.
P39	STRUT TO HANG GARAGE TRACKS & MOTOR
P40	RELOCATE HVAC TO AREA ABOVE BATHROOM

WALL TYPES

W1	5/8" GYP. EACH SIDE OF 3-5/8" MTL STUDS @ 16" OC. MECHANICALLY FASTENED TO SLAB & DECK. W/ SOUND ATTENUATION BLANKETS
W2	5/8" PTD GYP BOARD O.S. OF 5-1/2" MTL STUDS @ 16" OC MECHANICALLY FASTENED TO SLAB & DECK W/ SOUND ATTENUATION BLANKETS
W3	PATCH & REPAIR EXISTING BRICK WALL
W4	FACE BRICK ON ADJUSTABLE MASONRY ANCHORS WITH 1" AIR GAP ON 4" CMU WALL ON EXISTING MASONRY WALL
W5	FACE BRICK ON ADJUSTABLE MASONRY ANCHORS WITH 1" AIR GAP W/ 3" RIGID INSULATION ON 8" CMU WALL ON EXISTING MASONRY WALL
W6	5/8" GYP BOARD O.S. OF 3-5/8" MTL STUDS @ 16" O.C.
W7 @16"	PTD FIBER CEMENT BOARD; ON 5 1/2" ML STUDS O.C. W/ R21 ROCK WOOL BATT INSULATION; VAPOR BARRIER WARM SIDE; W/ 5/8" PTD GYP

WALL LEGEND

- NEW EXTERIOR BRICK & CMU MASONRY WALL
- NEW INTERIOR WALL
- EXISTING WALL
- NEW CMU MASONRY WALL
- NEW STEEL STUD WALL

ROOF NOTES

R01	EPDM SINGLE PLY ROOFING MEMBRANE FULLY ADHERED TO SLOPED INSULATION
R02	8" ROOF DRAIN
R03	8" OVERFLOW DRAIN
R04	PREFIN ALUMINUM COPING
R05	STANDING SEAM ROOF
R06	4" GLITTER
R07	4" DOWNSPOUT; TIE TO DRAIN LINES
R08	VALLEY FLASHING UNDER STANDING SEAM
R09	RUN ROOF MEMBRANE UP WALL 12" MIN. PROTECT W/PREFINISH ALUM. REGLET IN WALL; SEE 4/A1.06

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Project:
Foundry Historical Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

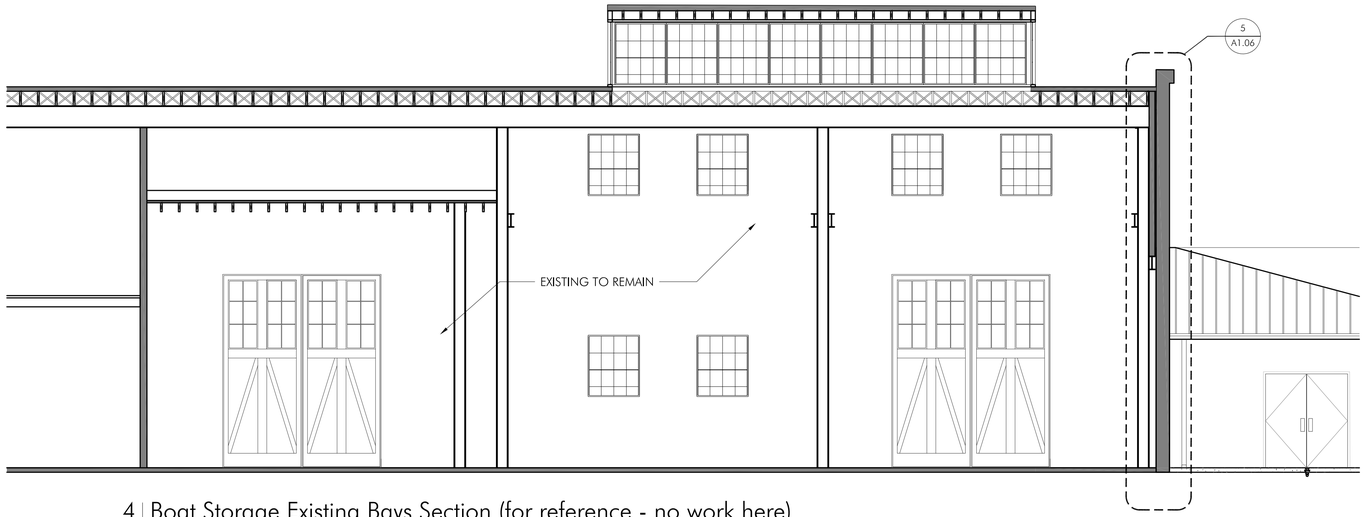
Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

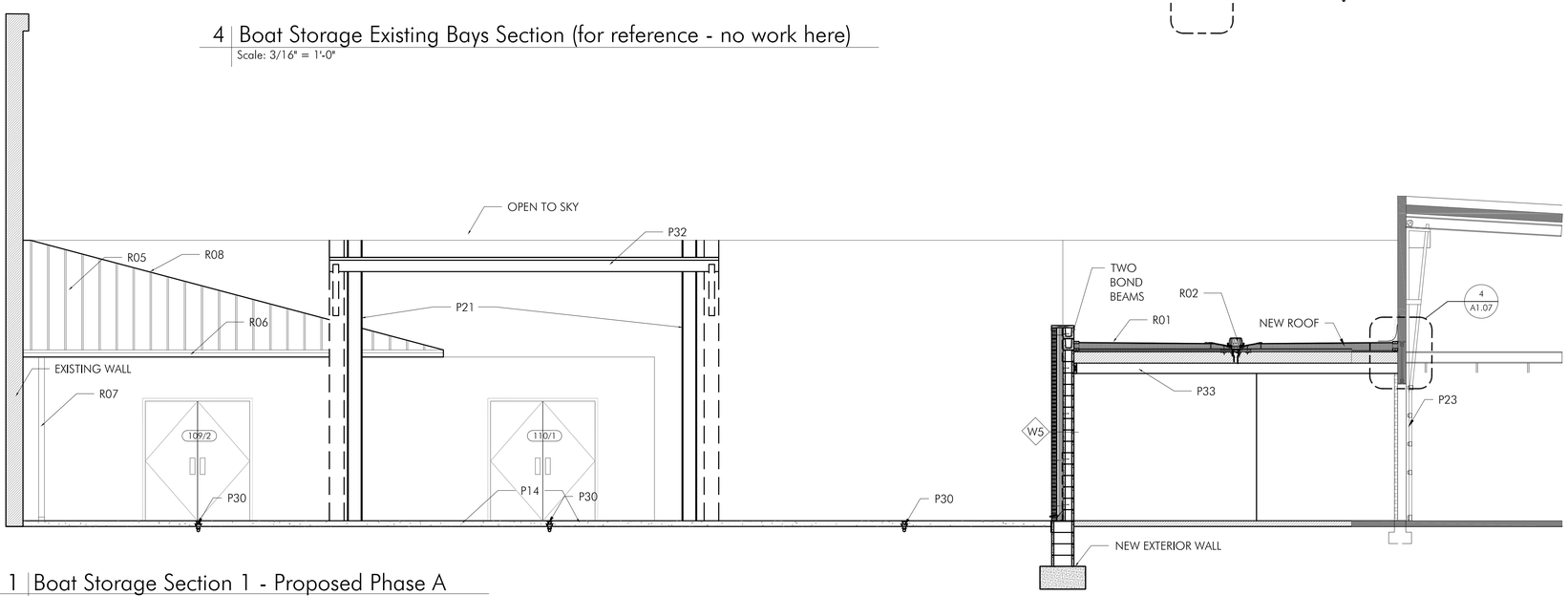
Sheet Title:
Boat Storage Plan

Sheet Number:
A1.05



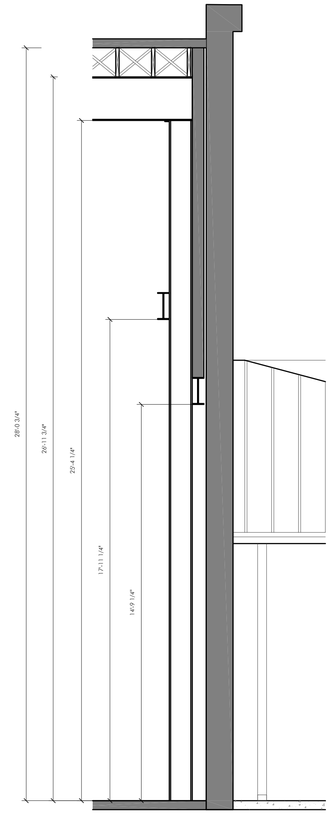
4 | Boat Storage Existing Bays Section (for reference - no work here)

Scale: 3/16" = 1'-0"



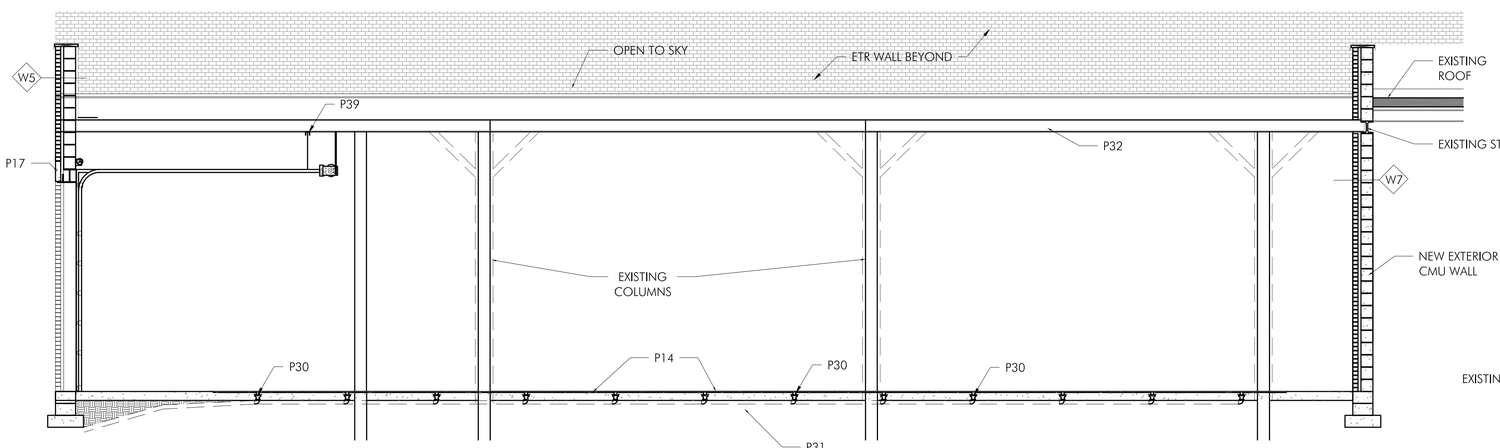
1 | Boat Storage Section 1 - Proposed Phase A

Scale: 1/4" = 1'-0"



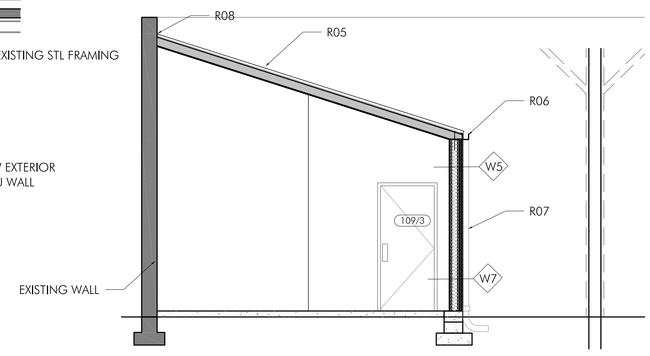
5 | Existing To Remain Boat Storage Structure

Scale: 3/8" = 1'-0"



2 | Boat Storage Section 2 - Proposed Phase A

Scale: 1/4" = 1'-0"



3 | Coach's Office - Proposed Phase A

Scale: 1/4" = 1'-0"

PLAN NOTES

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R03	8" OVERFLOW DRAIN
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R05	STANDING SEAM ROOF
R06	4" GUTTER
R07	4" DOWNSPOUT; TIE TO DRAIN LINES
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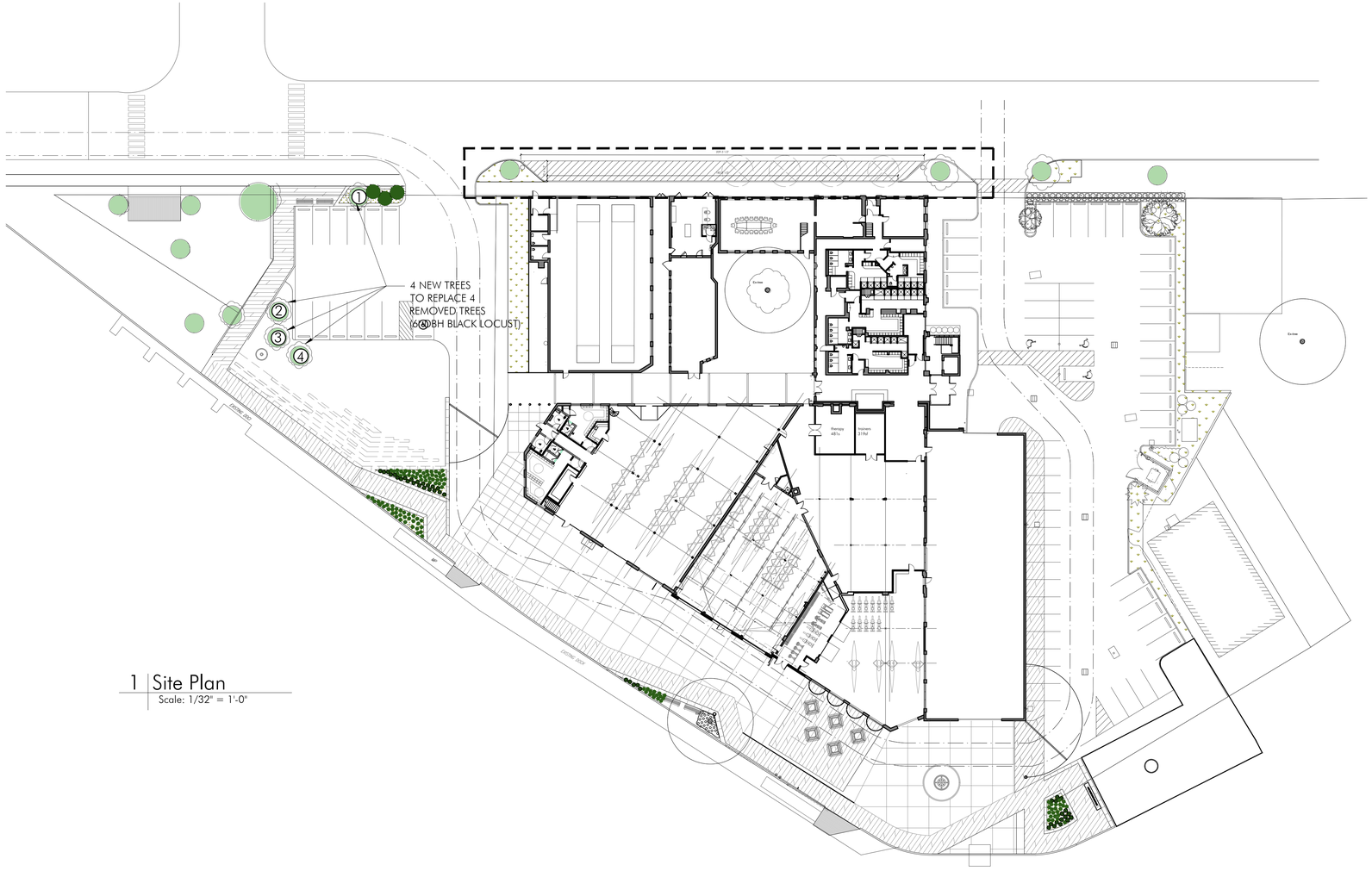
01/12/2022

Sheet Title:

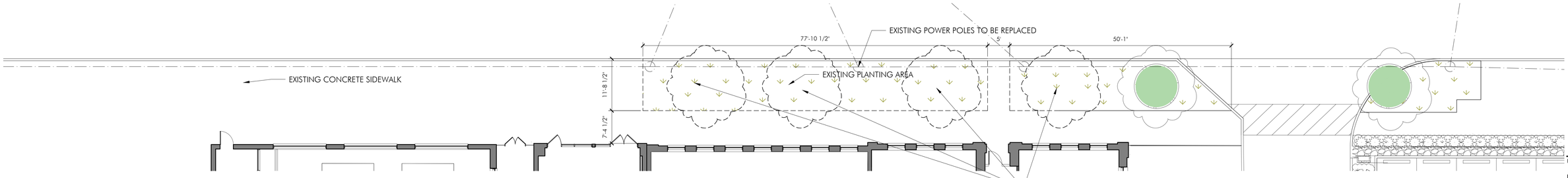
Boat Storage Sections Phase A

Sheet Number:

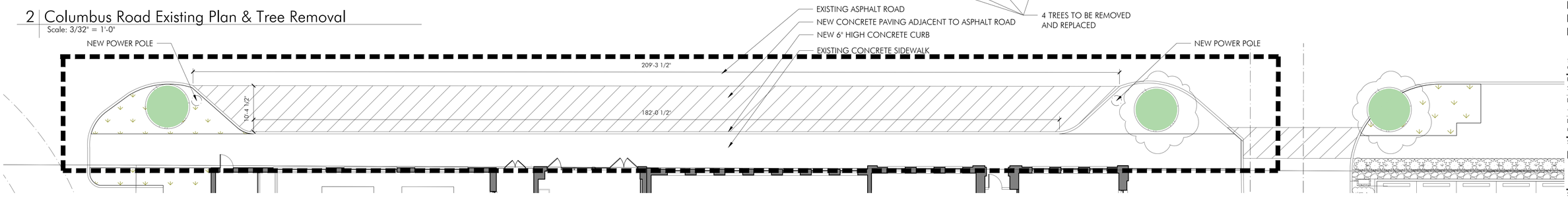
A1.06



1 | Site Plan
Scale: 1/32" = 1'-0"



2 | Columbus Road Existing Plan & Tree Removal
Scale: 3/32" = 1'-0"



3 | Bus Stop Proposed Plan
Scale: 3/32" = 1'-0"

ARCHITECT:
redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousearchitecture.org
216-534-1225

STRUCTURAL ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

MEP ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
www.whs-eng.com
216-227-8505

STATE OF OHIO
Christopher Maurer
1115286
REGISTERED ARCHITECT

Issued for:
ZONING REVIEW 1/12/22

redhouse studio
1455 W 29th St. Cleveland, OH 44113 | 216-534-1225 | www.redhousearchitecture.org

Project:
Foundry Historical Boardwalk
1831 Columbus Rd
Cleveland Ohio, 44113

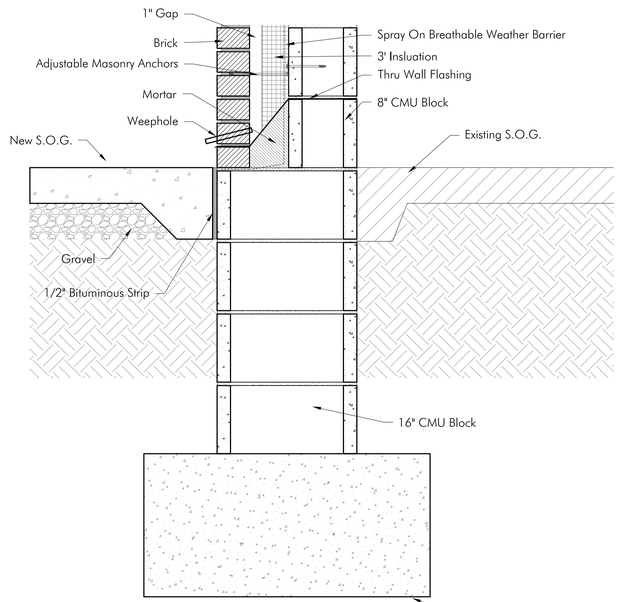
Project Number:
2101

Drawn by:
JR, CM

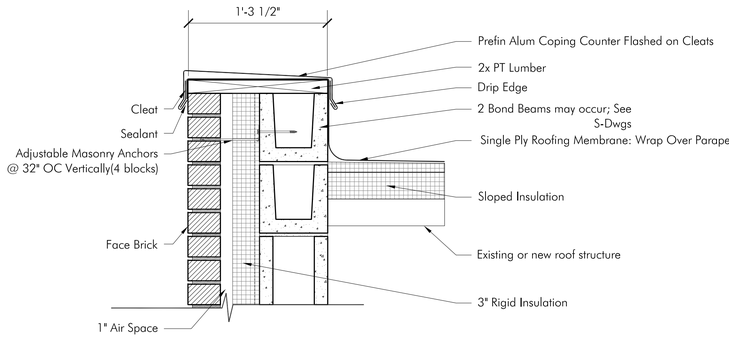
Date:
01/12/2022

Sheet Title:
Bus Stop Plan

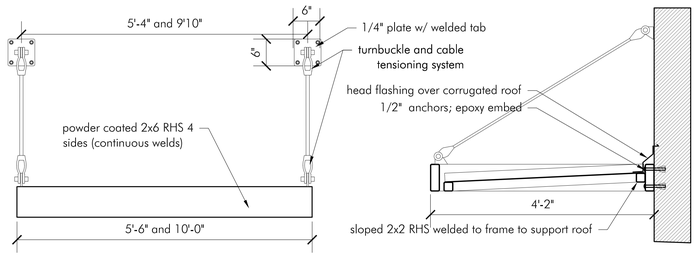
Sheet Number:
A1.17



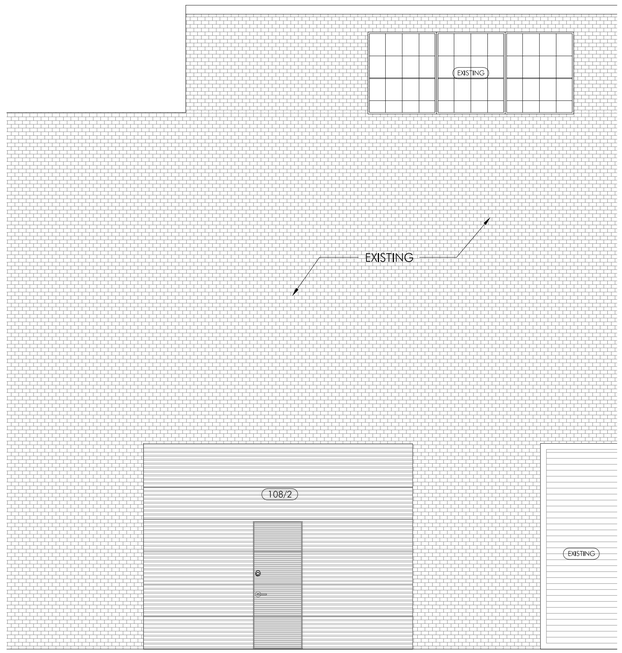
2 | Wall Section Detail
Scale: 1 1/2" = 1'-0"



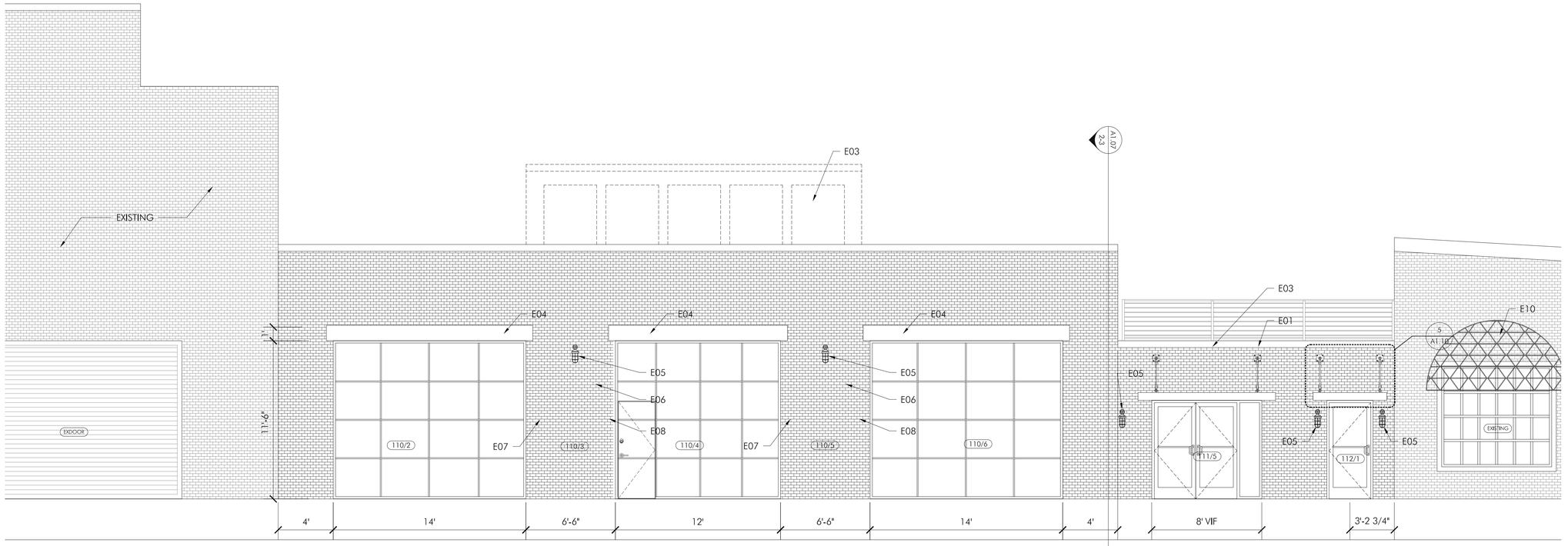
3 | MTL Coping Detail
Scale: 1 1/2" = 1'-0"



5 | Awning Detail
Scale: 3/4" = 1'-0"



4 | Southeast Exterior Elevation - Pedestrian Garage Door
Scale: 1/4" = 1'-0"



1 | Southeast Exterior Elevation
Scale: 1/4" = 1'-0"

PLAN NOTES

P1	LOCKER& BENCH COMBO; SEE 3/A1.03
P2	CHARGING LOCKER; SEE 4/A103
P3	WASHER/DRYER EQUIV TO MODEL GFW45SSMWW AND GFD45GSSMWW
P4	UTILITY SINK & FAUCET EQUIV TO MODEL K-5798-1
P5	P.LAM SURFACE OVER CABINETS SEE 6/A1.03; 7/A1.03; 8/A1.03
P6	MOP SINK & HOSE BIB EQUIV TO MODELS TSB3012 (BASIN); 8304A (FAUCET); 1239BB36 (GUARD); 832AA (HOSE+BRACKET)
P7	3/4" PLYWOOD SHELVES ON MTL BRACKETS EQUIV TO MODEL 225451(PLY); AND EH-WSTHDUS-331 (BRACKET)
P8	ADA ACCESSIBLE SINK AND FAUCET
P9	ADA ACCESSIBLE TOILET W/ GRAB BARS PER ADAAG
P10	TOILET PAPER DISPENSER EQUIV TO BOBRICK B-2888
P11	PAPER TOWEL DISPENSER EQUIV TO AMERICAN SPECIALTIES ASI-8523A
P12	EXISTING CONCRETE TO BE POLISHED PATCH AND REPAIR AS REQ.
P13	EXISTING CONCRETE FLOOR TO REMAIN
P14	NEW CONCRETE SLAB SLOPE TO TRENCH DRAINS; SEE S-DWGS
P15	ALUM RAILING EQIV TO SPEC P26
P16	CONCRETE RAMP & LANDING SAW CUT & REMOVE SLAB, COMPACT GRADE ADD 4" GRAVEL BASE POUR
P17	PRECAST CAST STONE LINTEL; SEE S-DWGS COORDINATE BEARING W/ S-DRAWINGS
P18	SCONCE
P19	LIGHTS & PLANTER (MOBILE)
P20	NEW STEEL COLUMN
P21	EXISTING STEEL OR WOOD COLUMN; PRESERVED; SEE S-DWGS
P22	OPEN WEB STEEL JOISTS; SEE S-DWGS
P23	VERTICAL LIFT COMMERCIAL GARAGE DOOR; SEE S-DWGS
P24	LIGHT A - DELTA LIGHTING - AULA 26 LED 930 #6 318 14 811 930 G-W OR SIMILAR
P25	LIGHT B - DELTA LIGHTING - AULA 60 LED 930 #6 318 17 811 930 G-W OR SIMILAR
P26	CR LAURENCE BRUSHED STAINLESS HAND RAILING (HRS15BS) AND CABLE SYSTEM (CBR5BS) OR SIM
P27	20M LONG RUN 7 WATT – IP67 STRIP - OR SIMILAR
P28	RECLAIMED BARN STONE BLOCK - SANDSTONE 24"x24"xMISC LENGTHS
P29	TRANSLUCENT PRIVACY FILM ON EXISTING WINDOWS
P30	TRENCH DRAIN
P31	NEW DRAIN LINES SAW CUT INTO EX. S.O.G.
P32	EXISTING STEEL BEAM PRESERVED; SEE S-DWGS
P33	NEW JOISTS; SEE S-DWGS
P34	SISTER JOISTS PER STRUCTURAL NOTES
P35	MECHANICAL CHASE ; SEE MEP-DWGS
P36	3/8" x 3/32" UNDER RAIL LED STRIP LIGHT
P37	EXISTING ELECTRICAL PANELS
P38	NEW PHASE II COLUMN FOOTERS UNDER NEW CONCRETE S.O.G.
P39	STRUT TO HANG GARAGE TRACKS & MOTOR
P40	RELOCATE HVAC TO AREA ABOVE BATHROOM

WALL TYPES

W1	5/8" GYP. EACH SIDE OF 3-5/8" MTL STUDS @ 16" OC. MECHANICALLY FASTENED TO SLAB & DECK. W/ SOUND ATTENUATION BLANKETS
W2	5/8" PTD GYP BOARD O.S. OF 5-1/2" MTL STUDS @ 16" OC MECHANICALLY FASTENED TO SLAB & DECK W/ SOUND ATTENUATION BLANKETS
W3	PATCH & REPAIR EXISTING BRICK WALL
W4	FACE BRICK ON ADJUSTABLE MASONRY ANCHORS WITH 1" AIR GAP ON 4" CMU WALL ON EXISTING MASONRY WALL
W5	FACE BRICK ON ADJUSTABLE MASONRY ANCHORS WITH 1" AIR GAP W/ 3" RIGID INSULATION ON 8" CMU WALL ON EXISTING MASONRY WALL
W6	5/8" GYP BOARD O.S. OF 3-5/8" MTL STUDS @ 16" O.C.
W7 @16"	PTD FIBER CEMENT BOARD; ON 5 1/2" ML STUDS O.C. W/ R21 ROCK WOOL BATT INSULATION; VAPOR BARRIER WARM SIDE; W/ 5/8" PTD GYP BOARD

ELEVATION NOTES

E01	NEW PREFIN ALUM COPING COUNTER FLASHED W/ DRIP EDGE
E02	TUCKPOINT, PATCH & REPAIR FACE BRIDE WALL
E03	DEMO ROOF & MONITOR & CONSTRUCT NEW ROOF STRUCTURE AND FINISHES
E04	PRECAST CONCRETE LINTEL COORDINATE W/ STRUCTURAL DRAWINGS
E05	SEAPORT 6" SCONCE WALL LIGHT
E06	TRANSOM WINDOW
E07	ROWING OAR CLEAVER
E08	ROWING OAR MACON
E09	ROWING BOAT
E10	CLEAN AND REPAIR EX. CANOPIES.
E11	STEEL AWNING; SEE DETAILS A2.00

WALL LEGEND

- NEW EXTERIOR BRICK & CMU MASONRY WALL
- NEW INTERIOR WALL
- EXISTING WALL
- NEW CMU MASONRY WALL
- NEW STEEL STUD WALL

ROOF NOTES

R01	EPDM SINGLE PLY ROOFING MEMBRANE FULLY ADHERED TO SLOPED INSULATION
R02	8" ROOF DRAIN
R03	8" OVERFLOW DRAIN
R04	PREFIN ALUMINUM COPING
R05	STANDING SEAM ROOF
R06	4" GUTTER
R07	4" DOWNSPOUT; TIE TO DRAIN LINES
R08	VALLEY FLASHING UNDER STANDING SEAM
R09	RUN ROOF MEMBRANE UP WALL 12" MIN. PROTECT W/PREFINISH ALUM. REGLET IN WALL; SEE 4/A1.06

ARCHITECT:
redhouse studio llc
1455 W 29th St. Cleveland, OH 44113
chris@redhousestudio.net
www.redhousestudio@rhtecture.org
216-534-1225

STRUCTURAL ENGINEER:
whs engineering
2012 W. 25th St., Suite 200
Cleveland, OH 44113-4143
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Cleveland, OH 44113-4143
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STATE OF OHIO
Christopher Maurer
1115286
REGISTERED
ARCHITECT

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redhouse studio
1455 W 29th St. Cleveland, Ohio 44113 · 216.534.1225 · mail@redhousestudio.net

Project:
Foundry Historical Boardwalk

1831 Columbus Rd
Cleveland Ohio, 44113

Project Number:
2101

Drawn by:
JR, CM

Date:
01/12/2022

Sheet Title:
Exterior Elevation

Sheet Number:
A2.00

Vroom bench by Vestre

ARCHITONIC ID 20109457

GET MORE INFORMATION | GET IN CONTACT | DOWNLOAD HERE | FIND RETAILERS

PRICE | ADDRESS | PDF CATALOGUE | COUNTRY

CATALOGUE | TELEPHONE | STATE

DEALER LIST | EMAIL | CITY

SPEC SHEET | WEBSITE | SEARCH

CAD/BIM | MAP

KEY FACTS

Product: Vroom bench
Family: Vroom
Manufacturer: Vestre ›
Designer: Espen Voll ›, Michael Olofsson ›, Tore Borgersen ›
Architonic ID: 20109457
Country: Norway
Launched: 2020

Manufacturer groups :
Seating-Benches ›
Groups:
Seating-Benches ›

PRODUCT DESCRIPTION

Vroom bench is a modular furniture system that can be extended in endless combinations. The bench comes in two widths, with or without a backrest and armrests. Straight, angled and curved connection elements mean that the seats can be joined to create long benches, formations, large and small circles, and letters.

Dero hoop rack

In ground bike rack

Dero

Hoop Bike Rack w/ Powder Coat Paint - In-Ground Mount

★★★★★ 5.0 (1) Write a review Post a question

Start a Live Chat

$201.99

SKU: DER-HR-IG

Calculate Shipping

Share:

Select Options:

Type: In-Ground Mount

Choose a finish:

Quantity: 1

Description | Specs

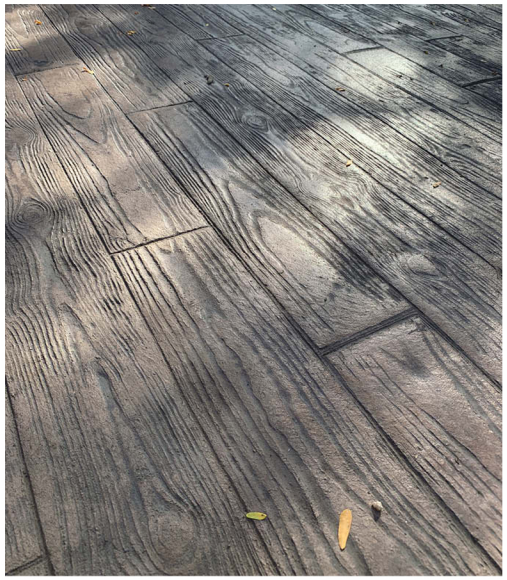
Material:	1 1/2" schedule 40 pipe steel
Diameter:	1 9/10"
Capacity:	2 bikes
Length:	24"
Overall Height:	35"
Warranty:	1-year limited
Assembly:	Assembled
Product Weight (Lbs):	20
Shipping Method:	UPS / FedEx

See less

Paving Finishes

asphalt

brush finised concrete



stamped concrete with integral color

CR Laurance Cable railing

To match district guidelines

Lighting strips

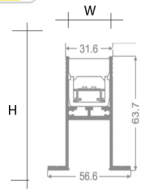
Underrailng and in ground

LED STRIP 14.4W (HIGH POWER)

LED STRIP 4.8W (LOW POWER)

LED NEON FLEXIBLE STRIP LIGHTING

DRIVEWAY



- IP67 Completely waterproof solution for outdoor use.
- Recessed LED strip lighting suitable for driveway, paths, wall lighting, swimming pool edging
- Water Resistant, including chlorine and salt water.
- IK10 meets the anti-theft requirements and damage resistance
- All connections are IP67 secure with dedicated sockets with IP67 rating.
- Available with opal PMMA diffuser.
- Choice of Sliver or Black housing and the option to have bespoke RAL colour.

Code	Voltage	Type of Current	L (mm)	H (mm)	W(mm)	Weight (kg)
RTRDW1000BP	24	DC	1000	63.7	31.6	3.3
RTRDW2000BP	24	DC	2000	63.7	31.6	6.6
RTRDW3000BP	24	DC	3000	63.7	31.6	9.9
RTRDW4000BP	24	DC	4000	63.7	31.6	13.2
RTRDW5000BP	24	DC	5000	63.7	31.6	16.5

Optional Features (add suffix to order code)
Colour Temp: /2400K /2700K /3000K /4000K /5000K /5400K
Housing Colour: /Silver /Black /RAL (CODE)
Lens: Opal
LED: /Osram /Tridonic /Custom

Delta AULA lights

landscape lighting

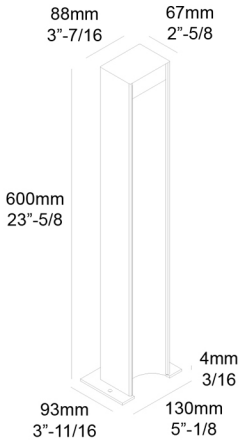
Specification sheet **AULA**

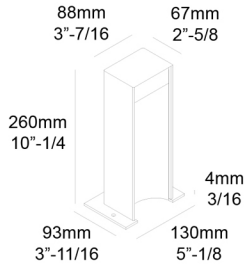
CRI > 90	AULA
3500 K	LED 7.1W / 798lm / 350mA ◇
260mm |10"-1/4 [2.2]	**6 318 14 811 950** ◇ ◇ = G-W
600mm | 23"-5/8 [4.0]	**6 318 17 811 950** ◇ = G-W
3000 K	LED 7.1W / 774lm / 350mA ◇
260mm |10"-1/4 [2.2]	**6 318 14 811 930** ◇ ◇ = G-W
600mm | 23"-5/8 [4.0]	**6 318 17 811 930** ◇ = G-W

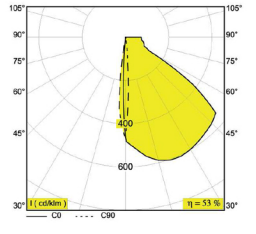
INCL.1 x CABLE 3 x 18 AWG 6'
120V / 60Hz

IP55 WET

OPTIONS
JUNCTION BOX
IP67 CONNECTOR 3P
PIN 15







(1)Values based on 3000K Standard finish

Application
Floor surface mounted
For indoor & outdoor use

Color Finish
G-W - Grey brown - White

Light Source
One 7,1W LED module included

Delivered Lumens
412lm at 3000K(1)
425lm at 3500K(1)

Power Supply
120V / 60Hz / 350mA constant current power supply included

Specification features
Powder coated corrosion protected aluminum housing
Provided with a 6' SJ00W cable
Suitable for wet locations
Dust-protected
Protected against water jets IP55
Weight:

AULA 26 LED
2,2lbs - 1kg

AULA 60 LED
4,0lbs 1,8kg

Dimensions

AULA 26 LED

Height:	260mm = 10"-1/4
Width:	130mm = 5"-1/8
Length:	93mm = 3"-11/16

AULA 60 LED

Height:	600mm = 23"-5/8
Width:	130mm = 5"-1/8
Length:	93mm = 3"-11/16

PROJECT INFO

Date

Client

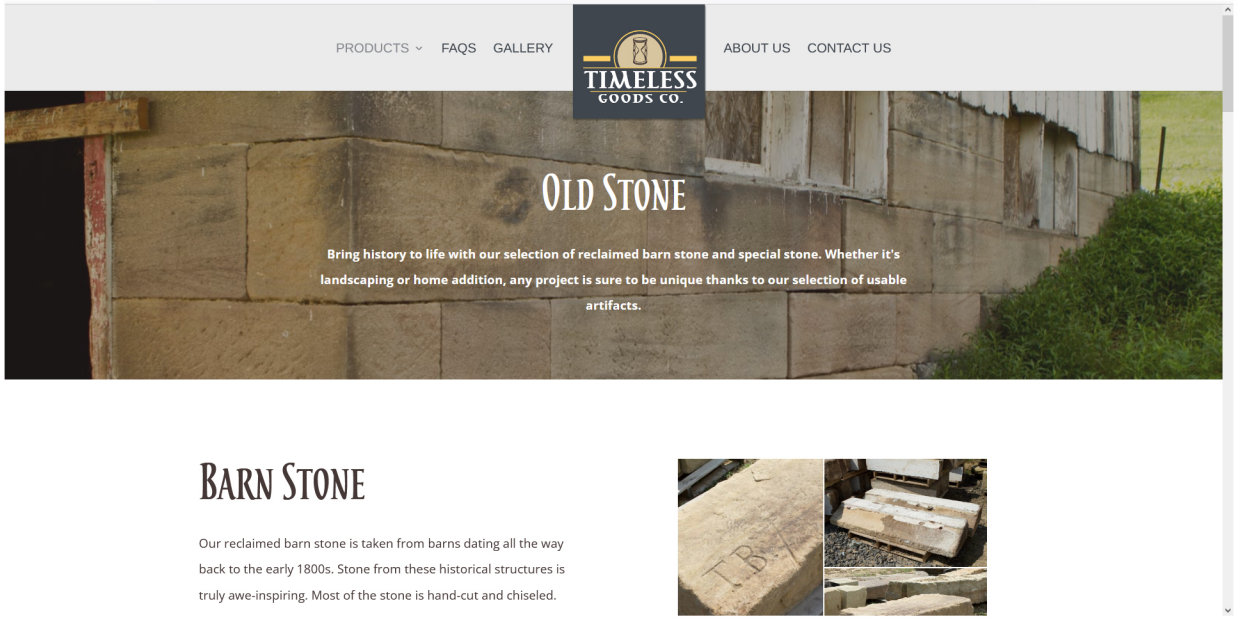
Project Name

Type/Quantity

DELTALIGHT®

Reclaimed Barn Stone

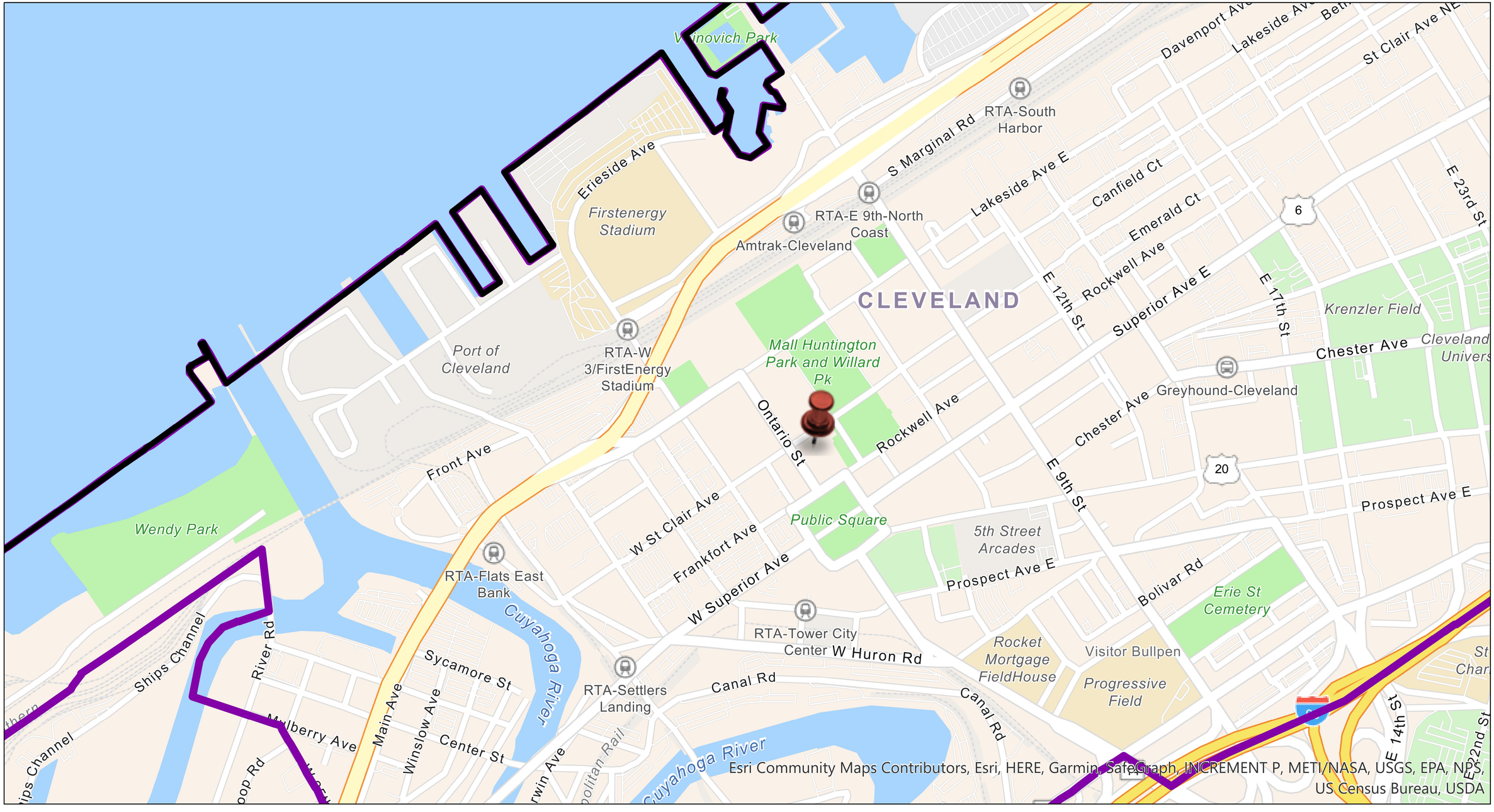
Sandstone



Downtown| Flats Design Review Case

January 21, 2022

DF2022-004 – Il Venetian Outdoor Dining Patio:
Seeking Final Approval
Project Address: 100 St Clair Avenue
Project Representative: Howard Hayden, Dimit Architects



District Map

Il Venetian Outdoor Dining Patio

100 St. Clair Avenue

Il Venetian

Cleveland, Ohio

Millennia THE MILLENNIA COMPANIES

DIMIT ARCHITECTS architecture + interiors + urban design

January 13, 2022

Existing Site Photo - June 2019

100 St. Clair Avenue

Existing Site Photo - July 2021

100 St. Clair Avenue

Il Venetian

Cleveland, Ohio

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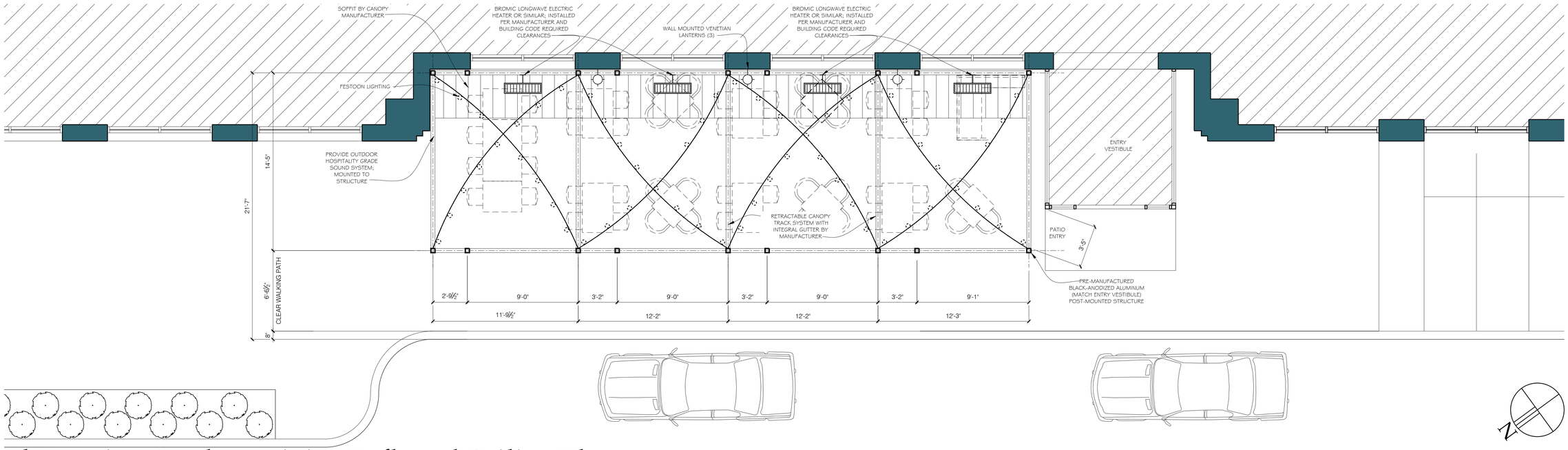
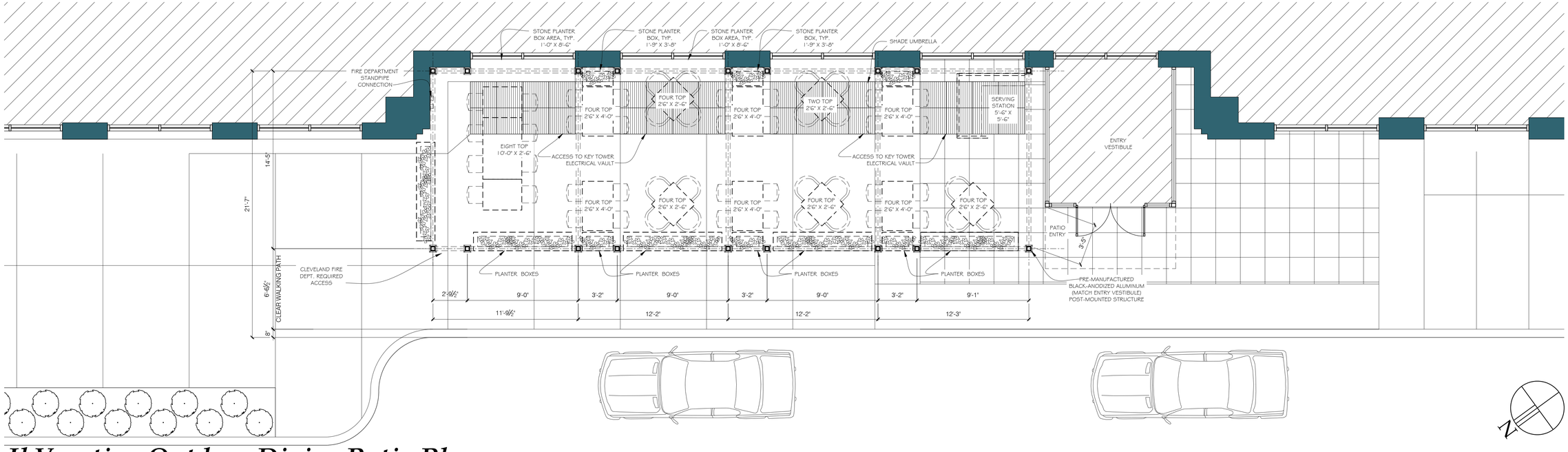
DIMIT ARCHITECTS
architecture + interiors + urban design



Il Venetian Outdoor Dining Reflected Ceiling Plan

0 2 4 8
Scale: 1/4" = 1'-0"



Il Venetian Outdoor Dining Patio Plan

0 2 4 8
Scale: 1/4" = 1'-0"

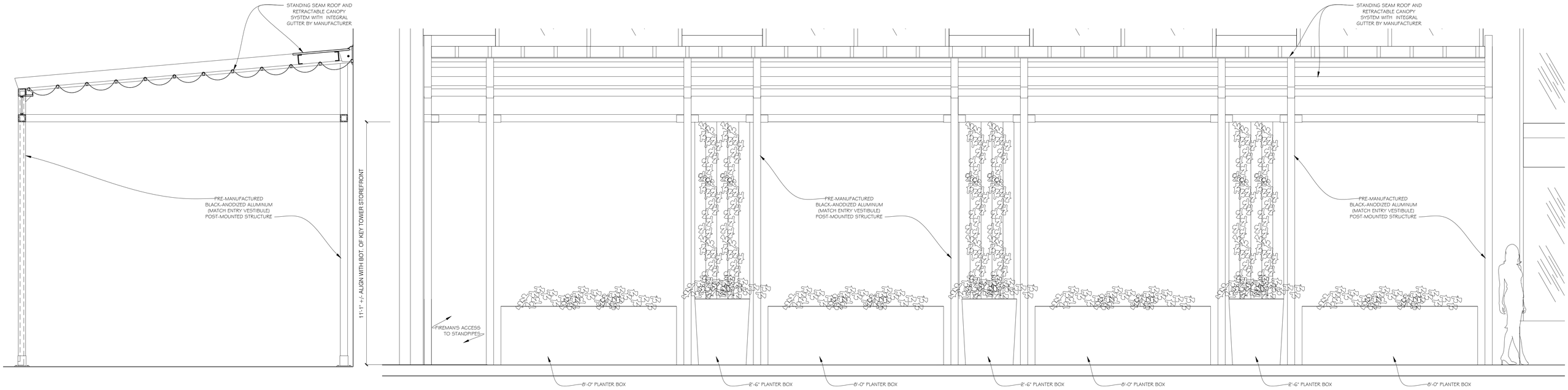
Il Venetian

Cleveland, Ohio

Millennia THE MILLENNIA COMPANIES

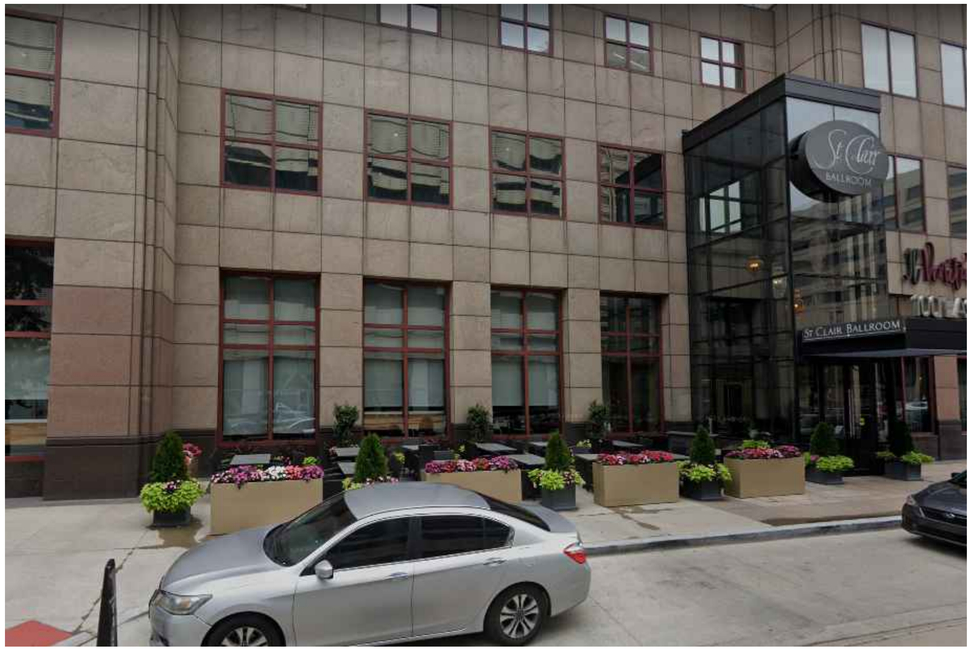
DIMIT ARCHITECTS
architecture + interiors + urban design

January 13, 2022



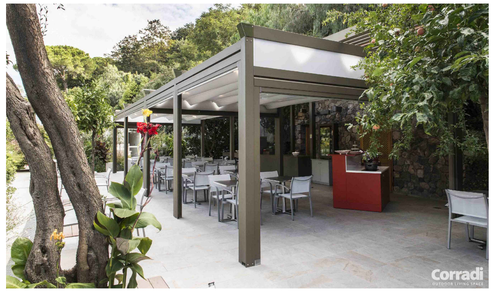
Il Venetian Outdoor Dining Patio - Proposed Post-Mounted Canopy

0 1 2 4
Scale: 1/2" = 1'-0"



Il Venetian Patio:

Furnishings & Equipment



Pre-Engineered Product:

Corradi retractable roof system

Aluminum Frame:

Pre-Finished Powder Coated
'Carbon' Color

Canopy Fabric:

Soltis W96 Color "96-8255"

Il Venetian
Cleveland, Ohio

Millennia THE MILLENNIA COMPANIES
DIMIT ARCHITECTS architecture + interiors + urban design

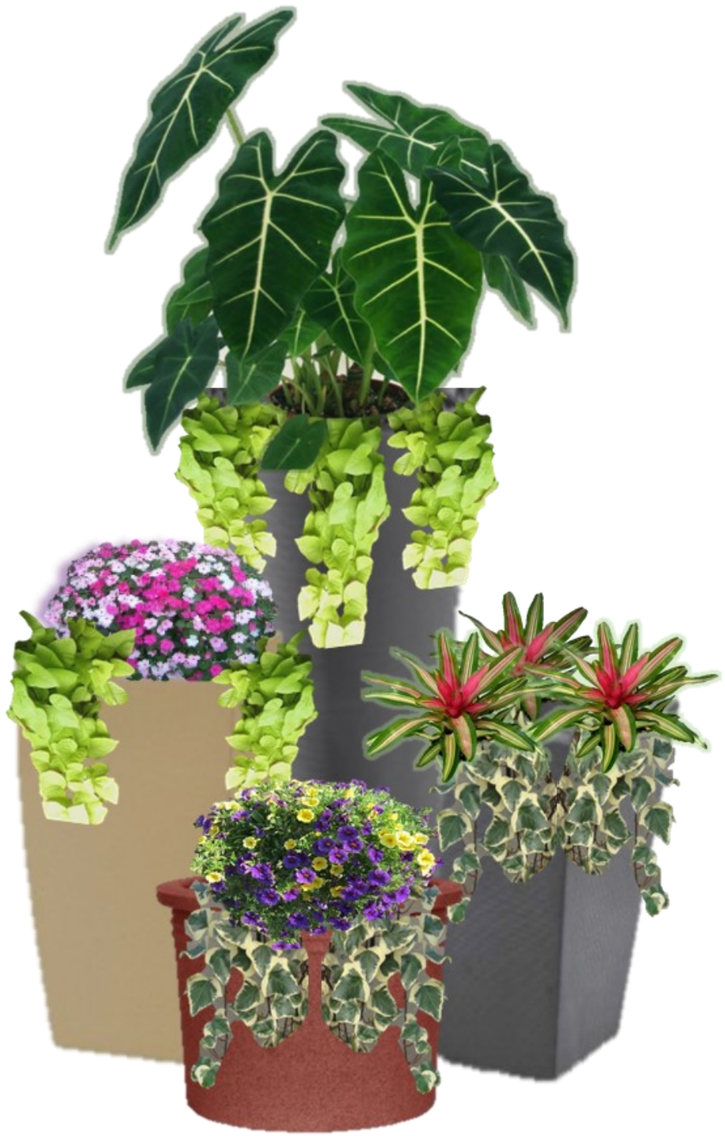
January 13, 2022

Il Venetian Outdoor Dining Patio - View 1

Il Venetian Outdoor Dining Patio - View 2

Il Venetian Outdoor Dining Patio - View 3

Il Venetian — Assorted Containers, Patio



**Photos of plant, container and/or décor types are intended to show relative differences between various species or shapes and are not positioned to scale, or at the specified heights cited in proposals.*

PLANTSCAPING BLOOMS

PREPARED FOR:

Il Venetian
100 St. Clair Avenue NE
Cleveland, OH 44114

DESIGNED BY:

Plantscaping
1865 E 40th Street
Cleveland, OH 44103
(216) 367-1200 ext. 18
(216) 367-1211 Fax
sally@plantscaping.com

DATE:

5/24/2021

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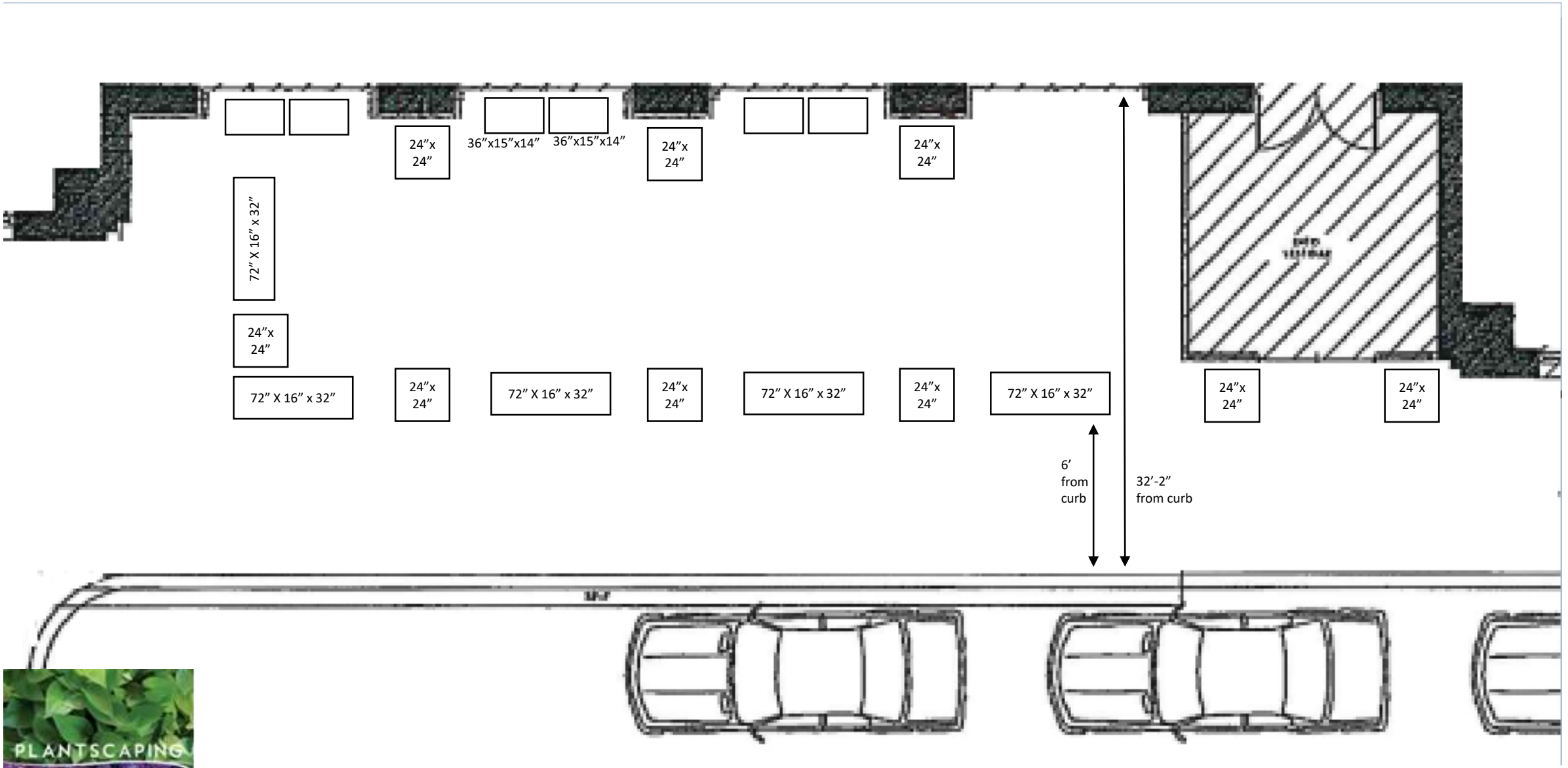
Marriott <<

>>
St. Clair
Ballroom
Entrance

Not seen (2) planters by door

PLANTSCAPING BLOOMS

Il Venetian
Cleveland, Oh



PLANTSCAPING BLOOMS

Il Venetian
Cleveland, Oh

Cleveland City Planning Commission

Adjournment

January 21, 2022