

Cleveland City Planning Commission

Friday, March 18, 2022

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, 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.

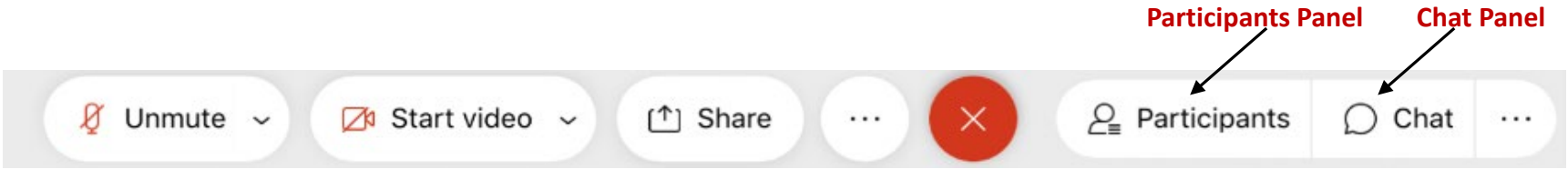
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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

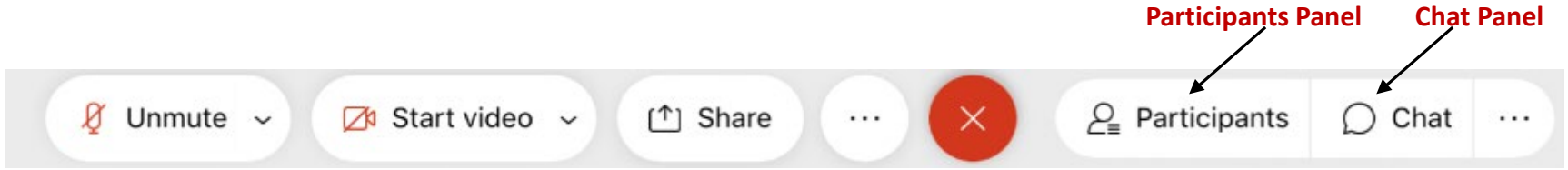
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

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.





March 18, 2022

Cleveland City Planning Commission

Call to Order and Roll Call

March 18, 2022

Cleveland City Planning Commission

Lot Consolidation / Splits

March 18, 2022

Lot Consolidation / Split

March 18, 2022

For PPN# 004-17-138

Address: 2502 Thurman Avenue

Presenter: Michael Horton, Horton Harper Architects

Ward 3 - Councilmember McCormack

SPA: Tremont

2502 THURMAN ST.

Cleveland City Planning Commission Review
Lot Split/Consolidation
March, 8, 2022

CLEVELAND BRICKS

HORTON HARPER
ARCHITECTS



View East Along Thurman Street



View West Along Thurman Street

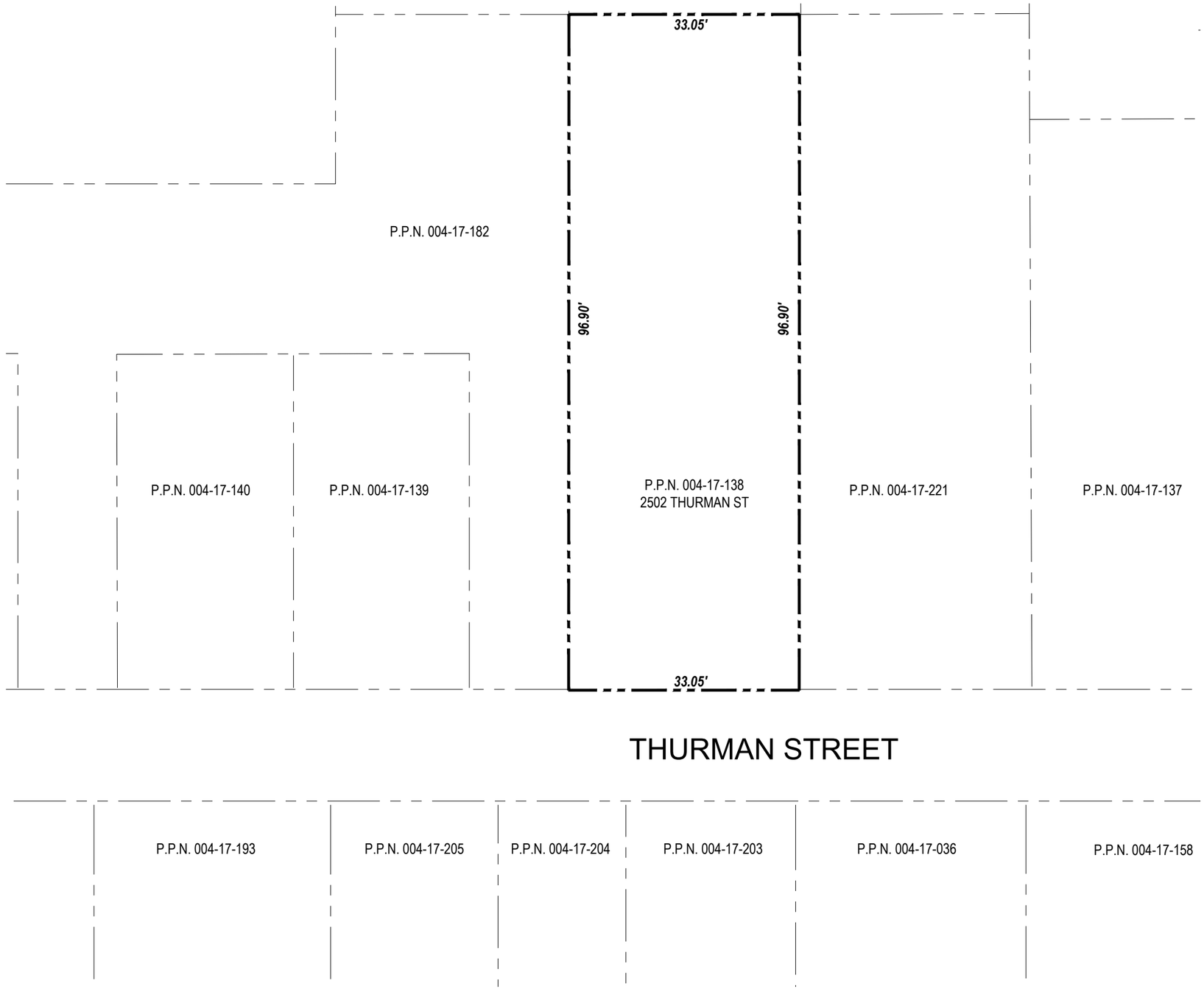


View Northwest Along Thurman Street



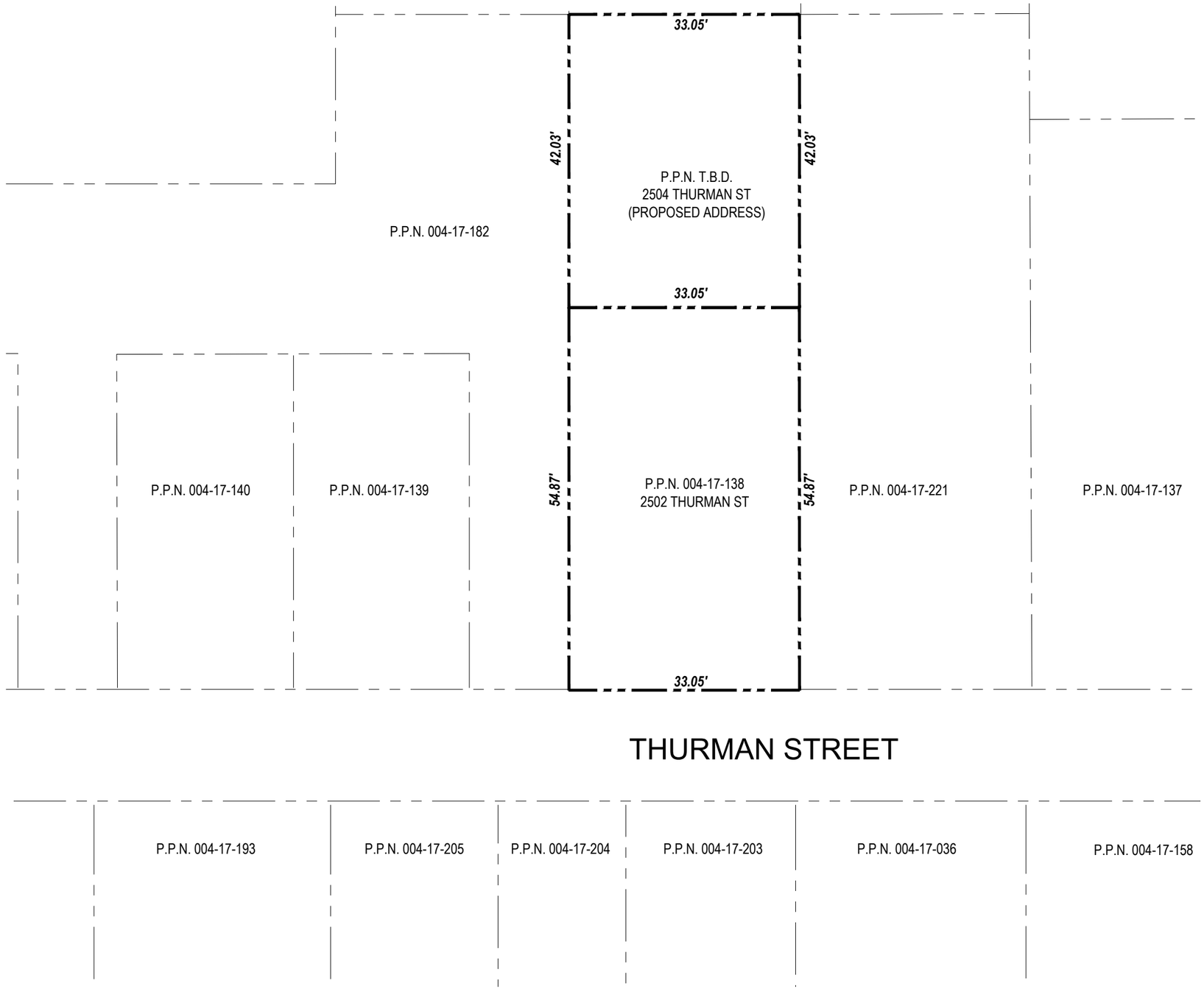
View South Along Thurman Street

Existing Site Photos



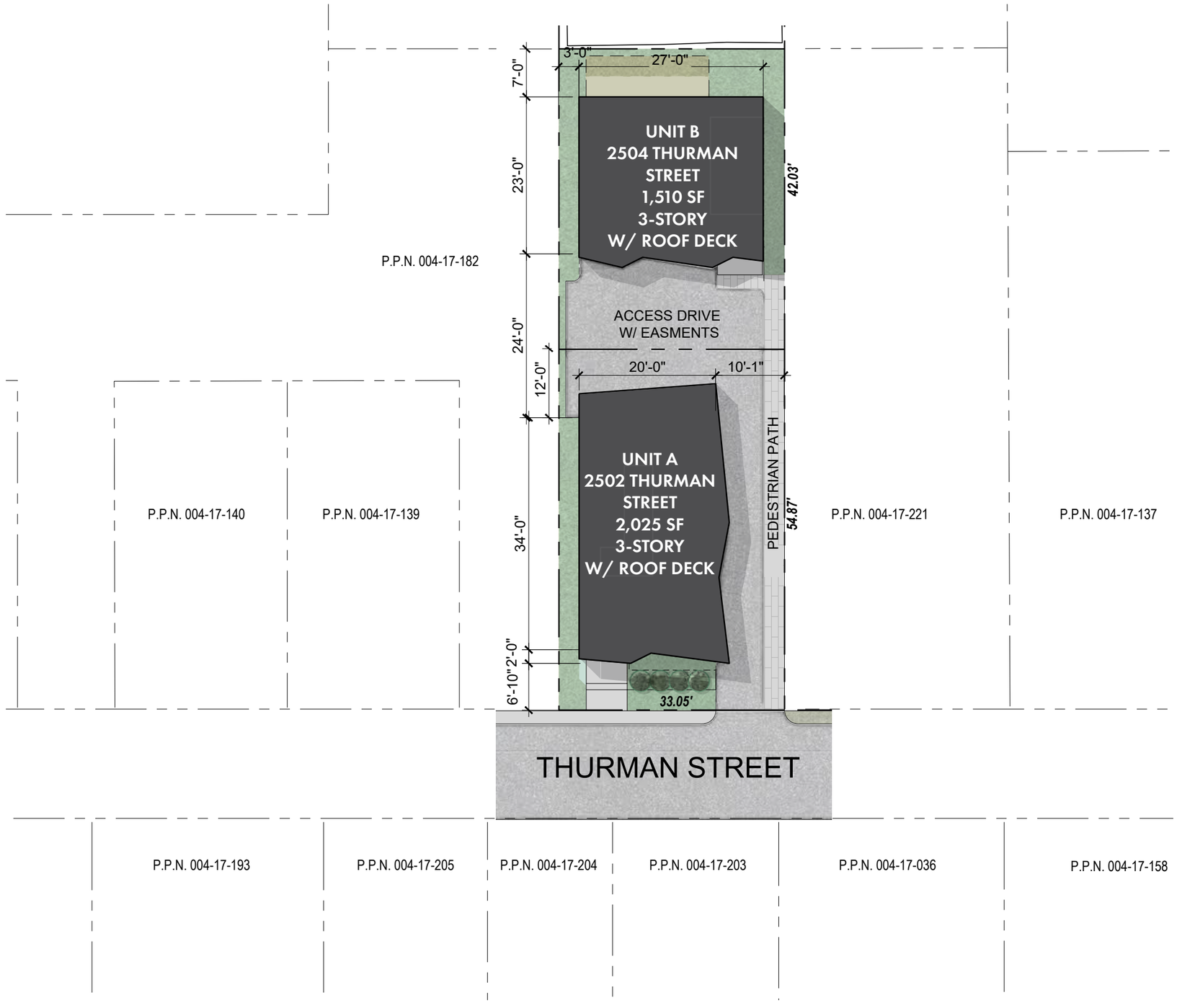
Existing Parcel Plan

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



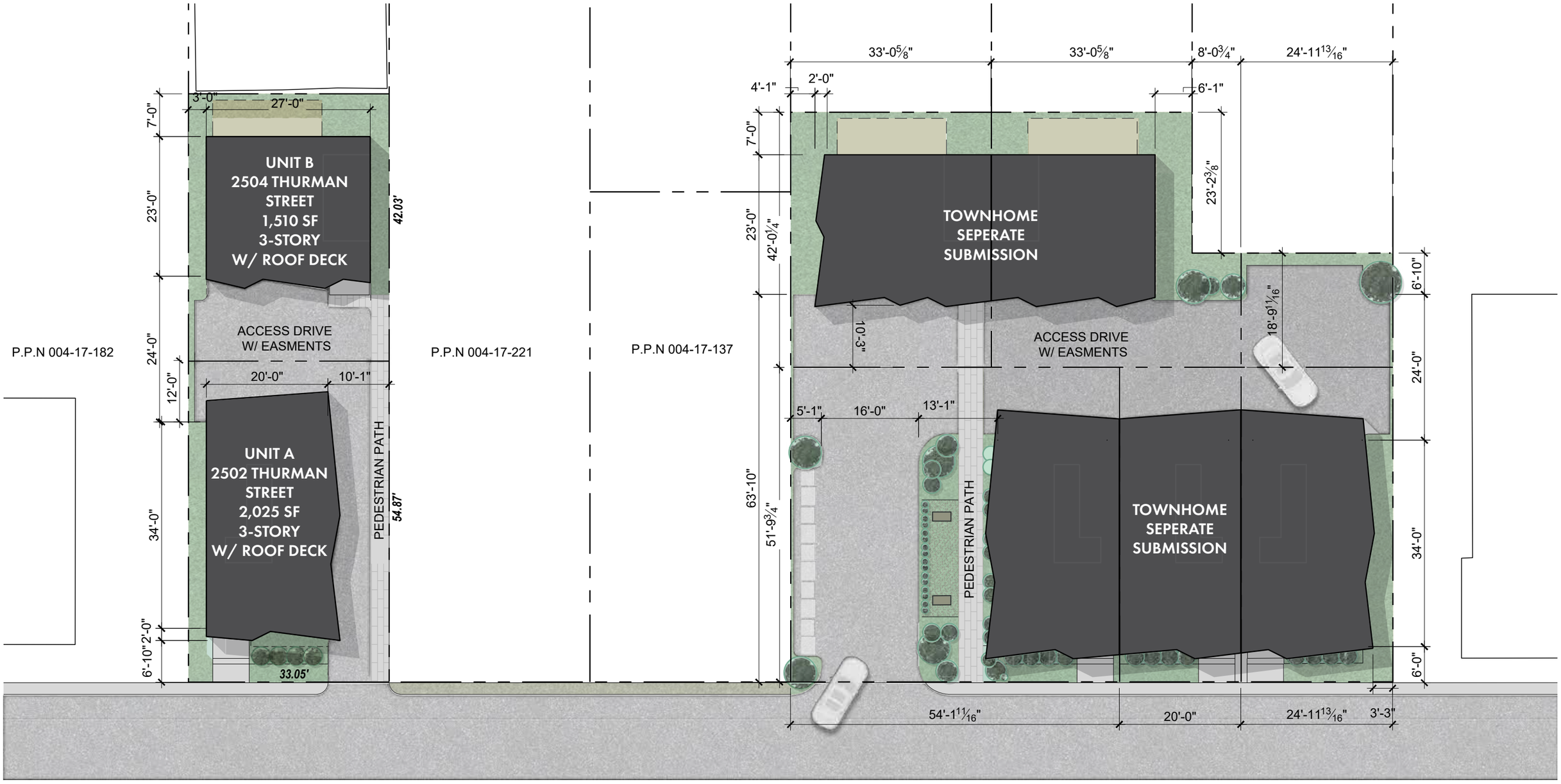
Proposed Parcel Plan

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



Proposed Parcel Plan

Scale: 1/16″=1′-0″



Thurman South Residences and Townhomes Site Plan

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

Cleveland City Planning Commission

New Townhouse Development In a 2-Family District

March 18, 2022

Townhouse Development in a 2-Family District

March 18, 2022

For PPNs# 004-17-136, -135, & -134

Addresses: 2492, 2488, (and adjacent parcel to the northwest) Thurman Avenue

Presenter: Michael Horton, Horton Harper Architects

Ward 3 - Councilmember McCormack

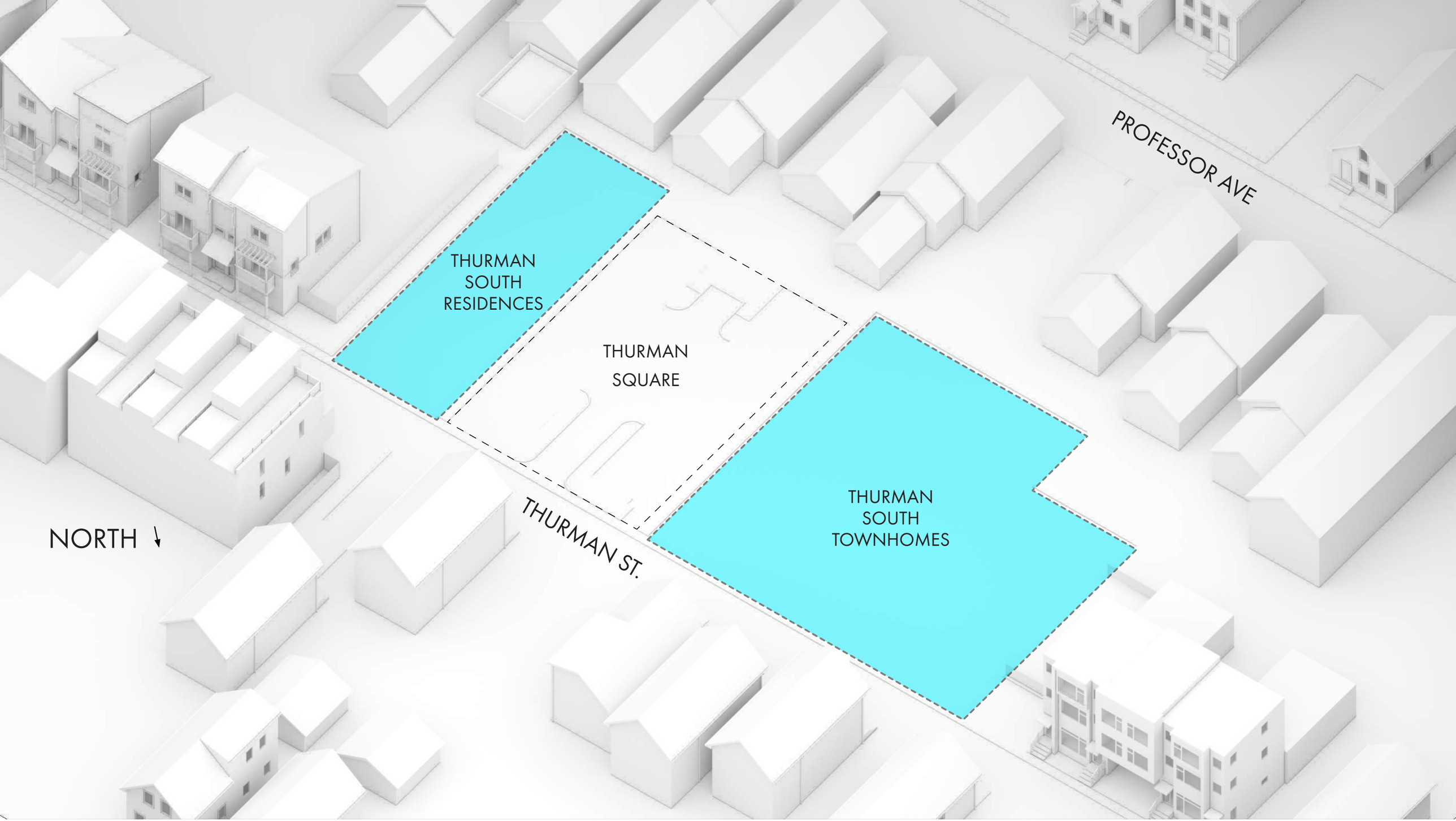
SPA: Tremont

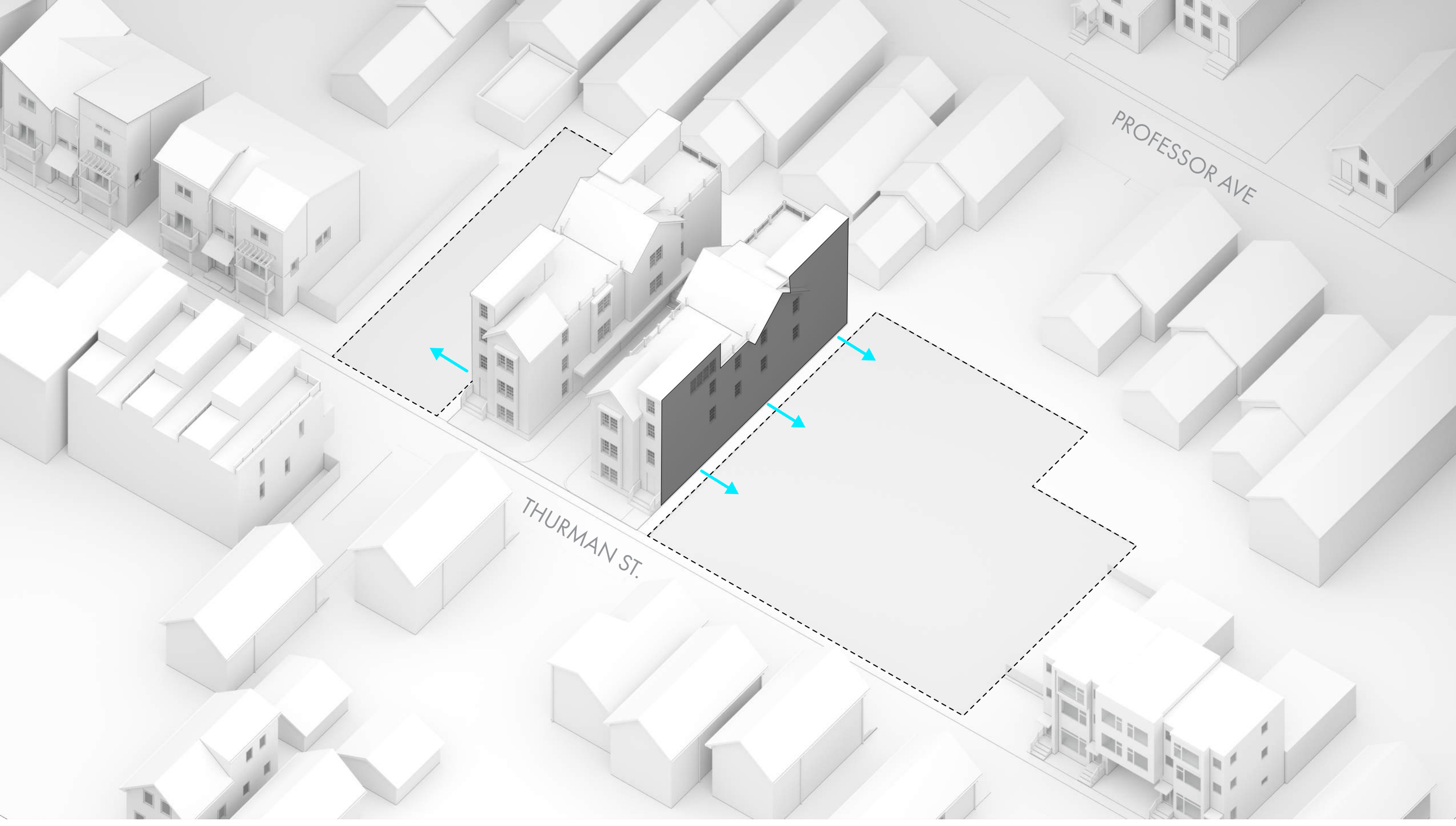
THURMAN TOWNHOMES

Cleveland City Planning Commission Review
Townhouse use in a Two Family District
March, 8, 2022

CLEVELAND BRICKS

HORTON HARPER
ARCHITECTS


PROFESSOR AVE
THURMAN
SOUTH
RESIDENCES
THURMAN
SQUARE
THURMAN
SOUTH
TOWNHOMES
THURMAN ST.
NORTH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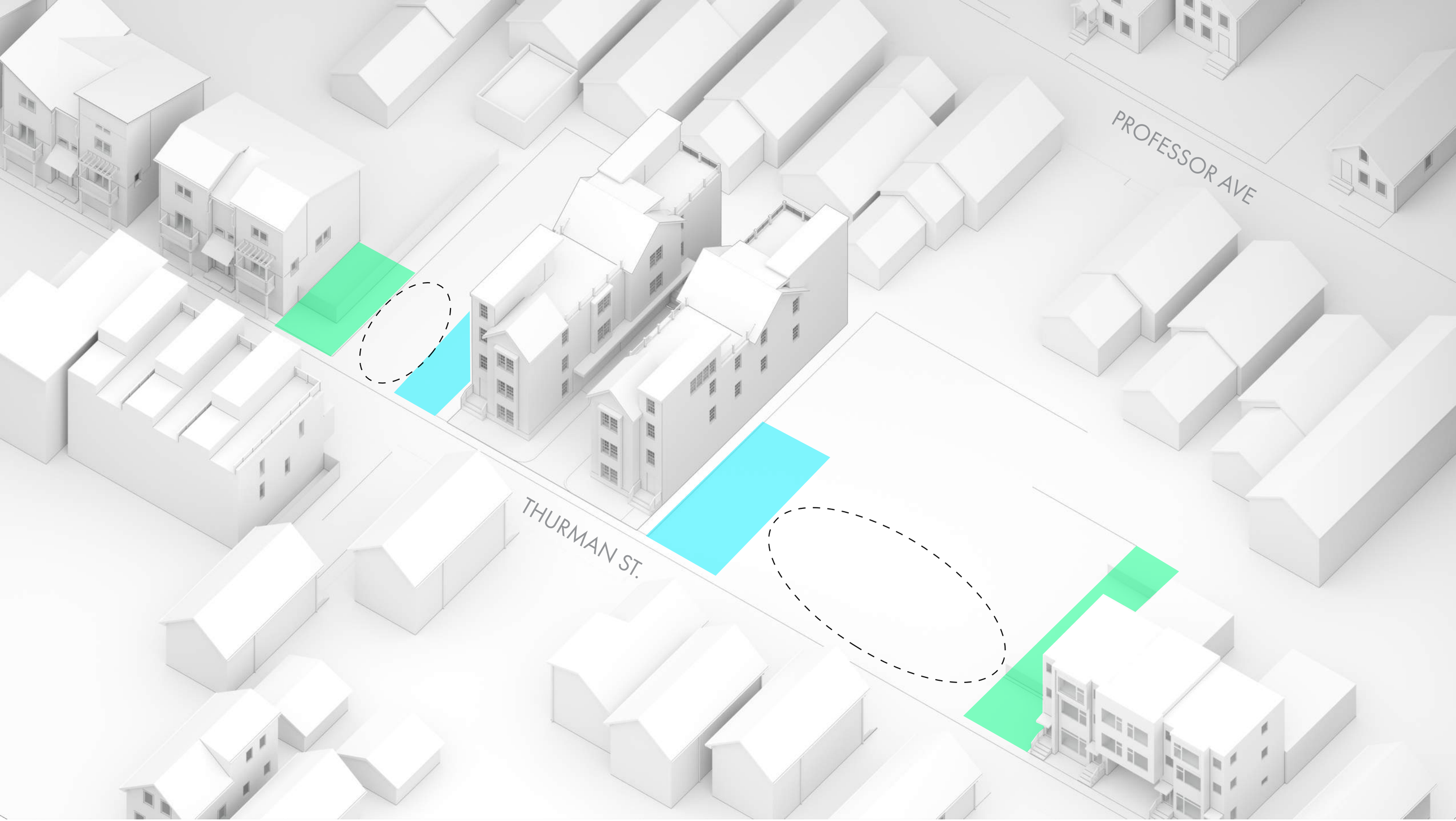
THURMAN ST.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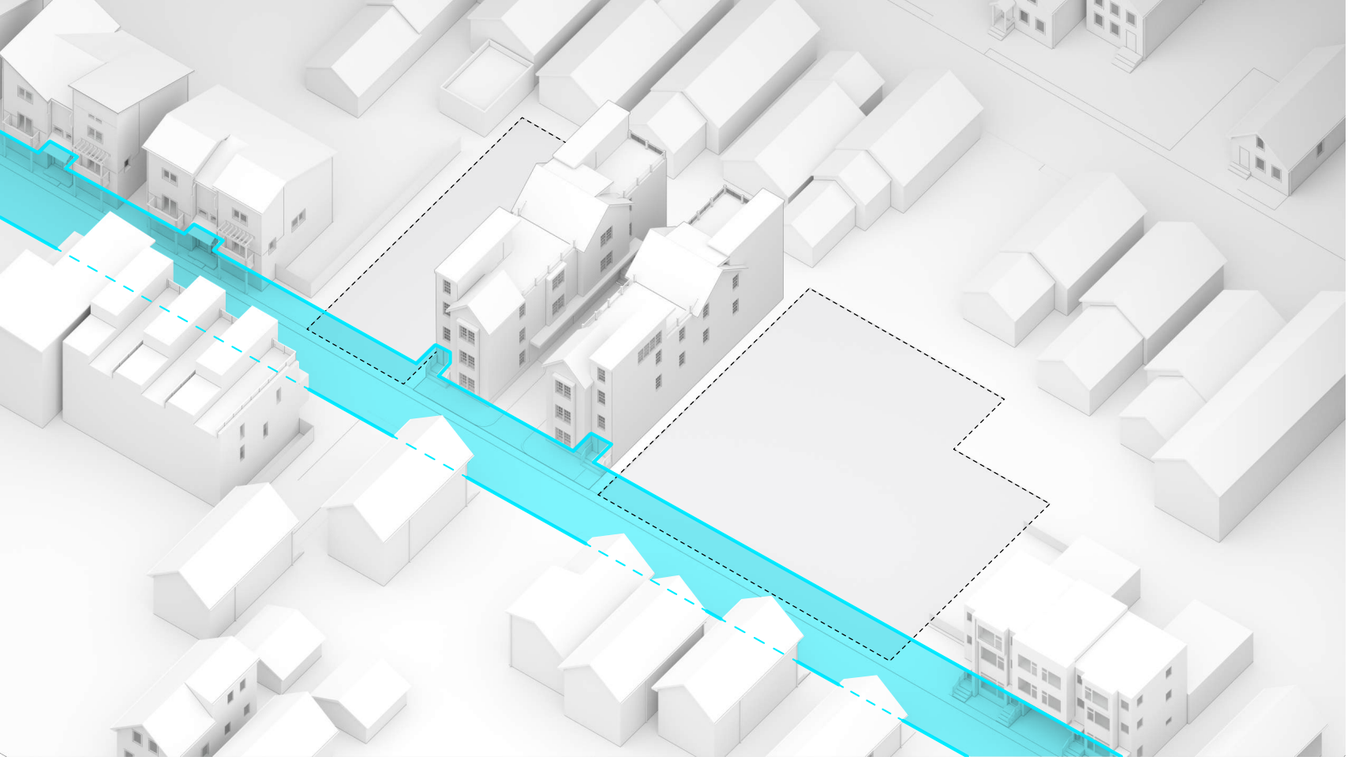
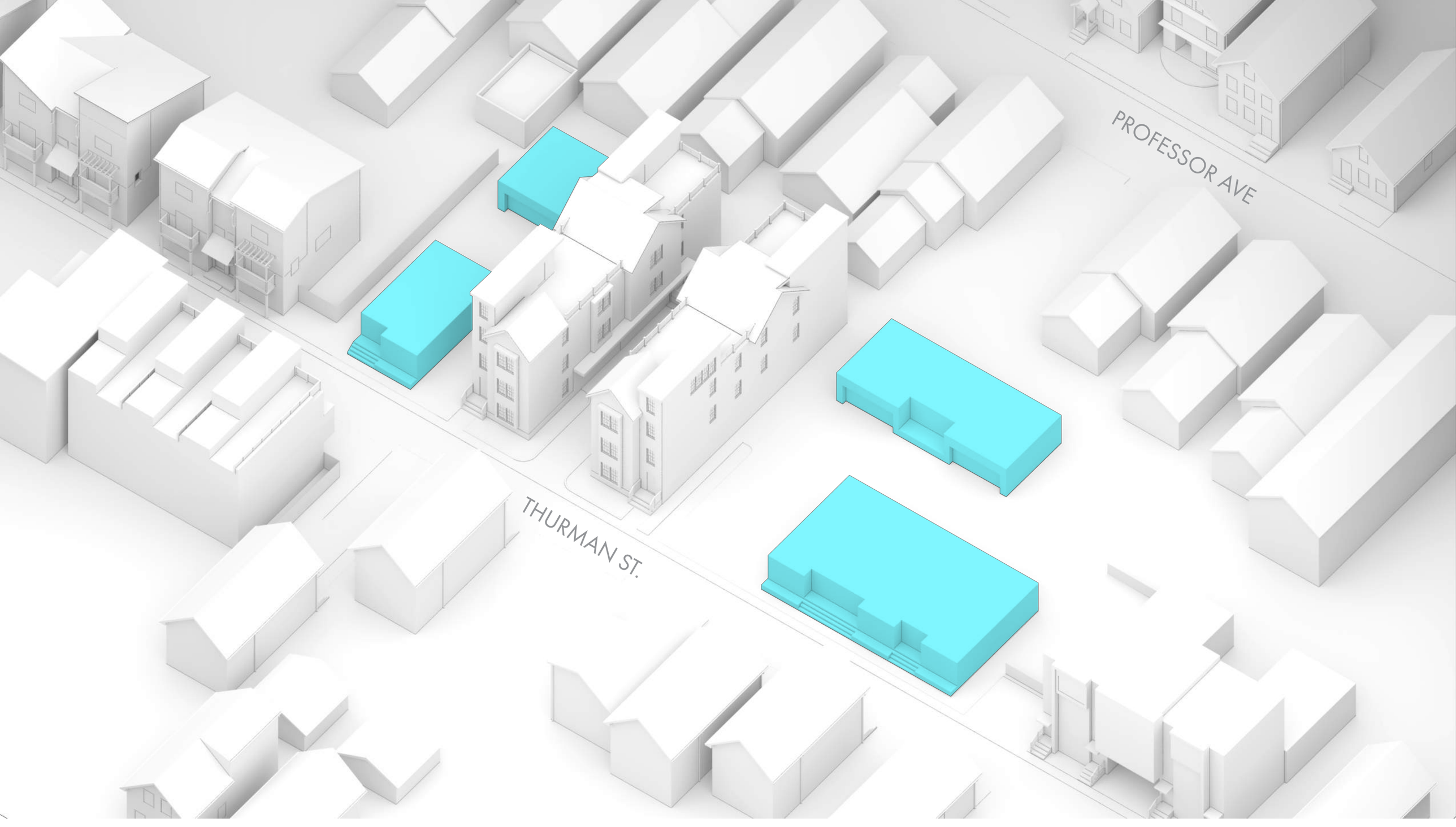
THURMAN ST.




PROFESSOR AVE
THURMAN ST.

PROFESSOR AVE

THURMAN ST.

P.P.N. 004-17-138

P.P.N. 004-17-221

P.P.N. 004-17-137

P.P.N. 004-17-136

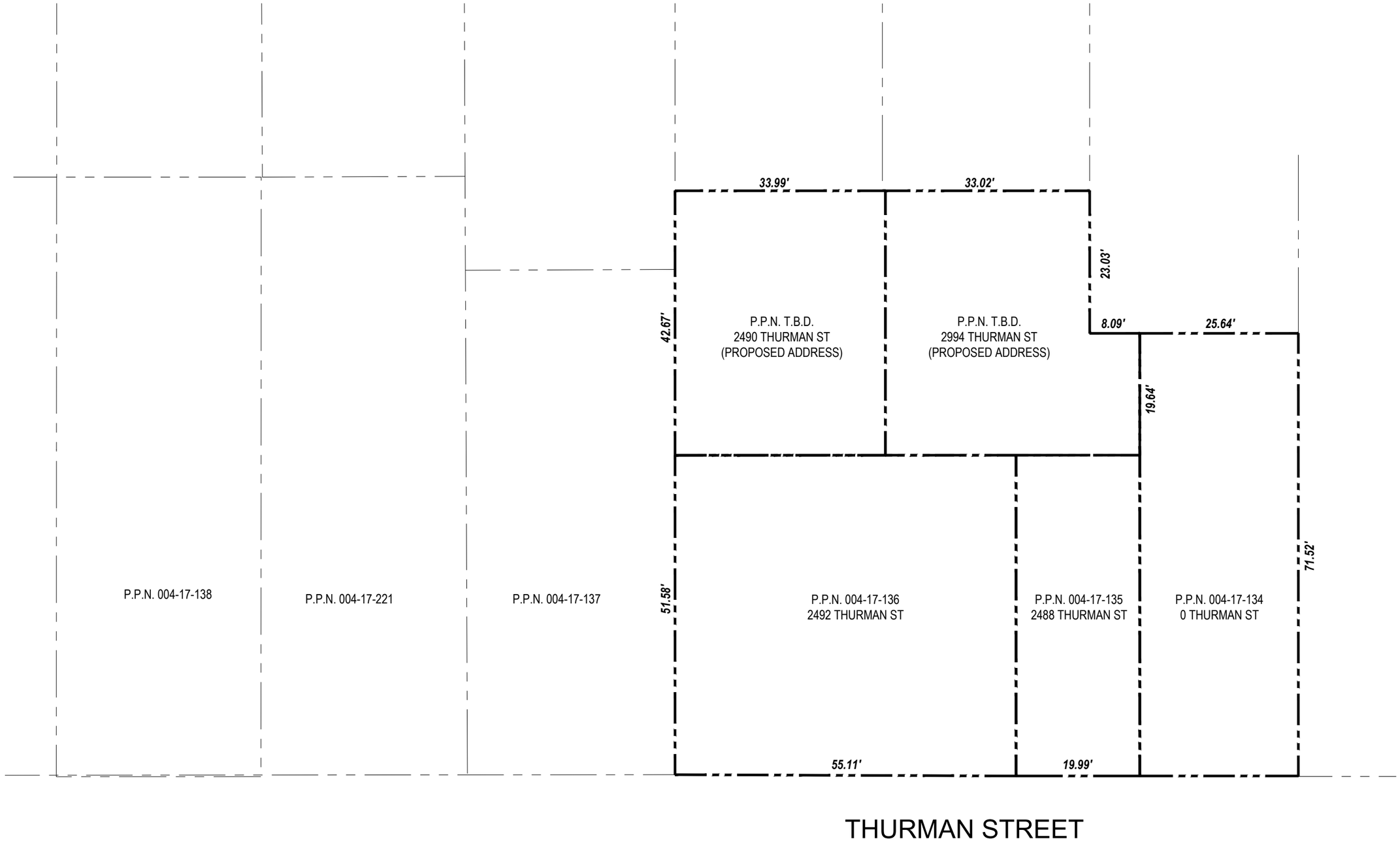
P.P.N. 004-17-135

P.P.N. 004-17-134

THURMAN STREET

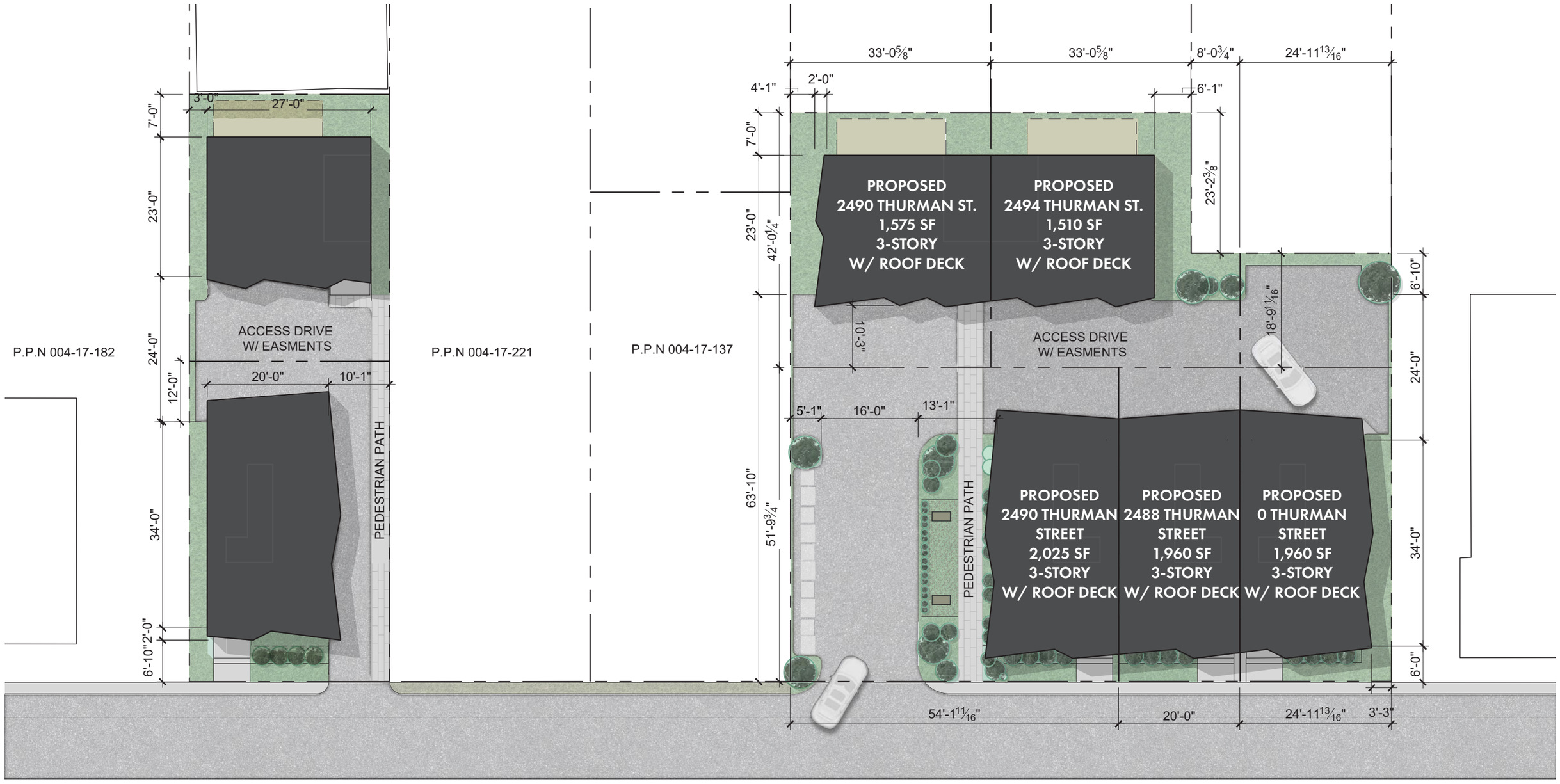
Existing Parcel Plan

Scale: 1/16″=1′-0″



Proposed Parcel Plan

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



Thurman South Residences and Townhomes Site Plan

Scale: 1/16″=1′-0″



VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



VIEW 7

Cleveland City Planning Commission

Conditional Use Permit

March 18, 2022

Conditional Use Permit

March 18, 2022

For PPNs# 003-09-079, -80, & -081
Address: 5416 Detroit Avenue
Per Section 343.23(e)(2)
A. Off-Street Parking or Loading Areas
E. Driveways extending across a public sidewalk
Presenter: Shannan Leonard, Staff Planner

Ward 15 – Councilmember Spencer
SPA: Detroit-Shoreway

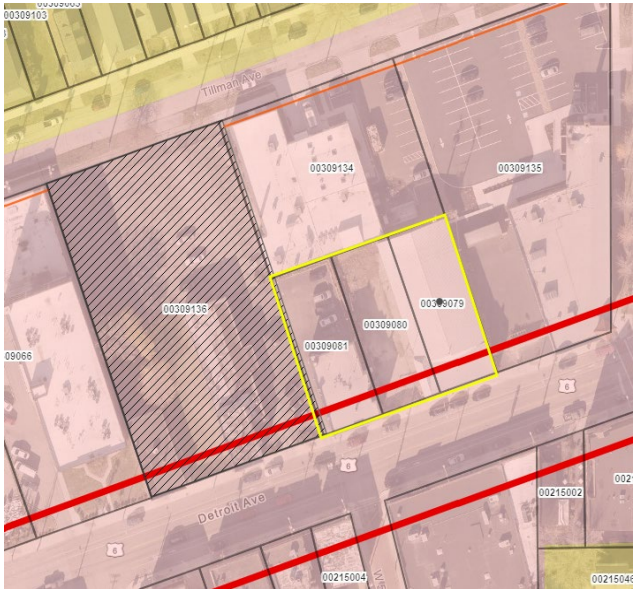
Waverly & Oak Parking Lot

City Planning Commission Hearing

March 18, 2022

Proposal

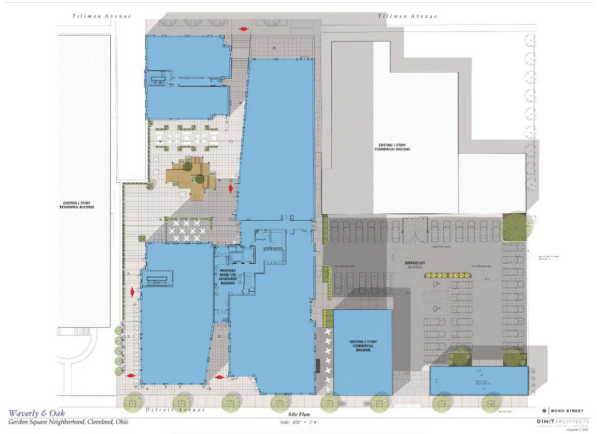
To demolish a nondescript structure and establish use of 5416 Detroit Avenue as a parking lot as an accessory use to Waverly & Oak development











Pedestrian Retail Overlay Conditional Uses & Criteria (343.23 (e) (2)(A & B)

A & B. Off-Street Parking or Loading Areas & Driveway Across a Public Sidewalk - One (*1) or both conditions apply:*

- The size, shape or layout of the subject property does not permit placement of parking, loading or the driveway in a more suitable location.

- It has been demonstrated by the applicant that placement of the parking, loading or driveway in allowed location would jeopardize the continued occupancy of the subject property by uses suited to the PRO district.



cleveland city planning commission

Pedestrian Retail Overlay Conditional Uses

A.) Off-Street Parking or Loading Area [§343.23(e)(2)(A)]

B.) Driveway across a public sidewalk [§343.23(e)(2)(B)]

cleveland city planning commission



Waverly & Oak

Gordon Square Neighborhood, Cleveland, Ohio

BOND STREET

DIMIT ARCHITECTS
architecture • interiors • urban design

December 2, 2021









Waverly & Oak

Gordon Square Neighborhood, Cleveland, Ohio

BOND STREET

DIMIT ARCHITECTS

architecture • interiors • urban design

December 2, 2021

Cleveland City Planning Commission

Mandatory Referrals

March 18, 2022

Mandatory Referrals

March 18, 2022

Ordinance No. 242-2022 (Ward 3/Councilmember McCormack):
Authorizing the Director of Public Works to enter into an amendment to Contract No. CT 2004, PI 2015-8 with the Group Plan Commission to allow them to construct improvements to Public Square and Superior Avenue; and to cause payment of the City's share of the improvement.



ORIGINAL



PROPOSED




BARRIER REMOVAL
SIGNAL REMOVAL + REPLACEMENT
CROSSWALK REMOVAL + REPLACEMENT
AND...






ROCKEFELLER



Mandatory Referrals

March 18, 2022

Ordinance No. 244-2022 (Ward 5/Councilmember Starr):
Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct Central Interchange improvements; and authorizing agreements.

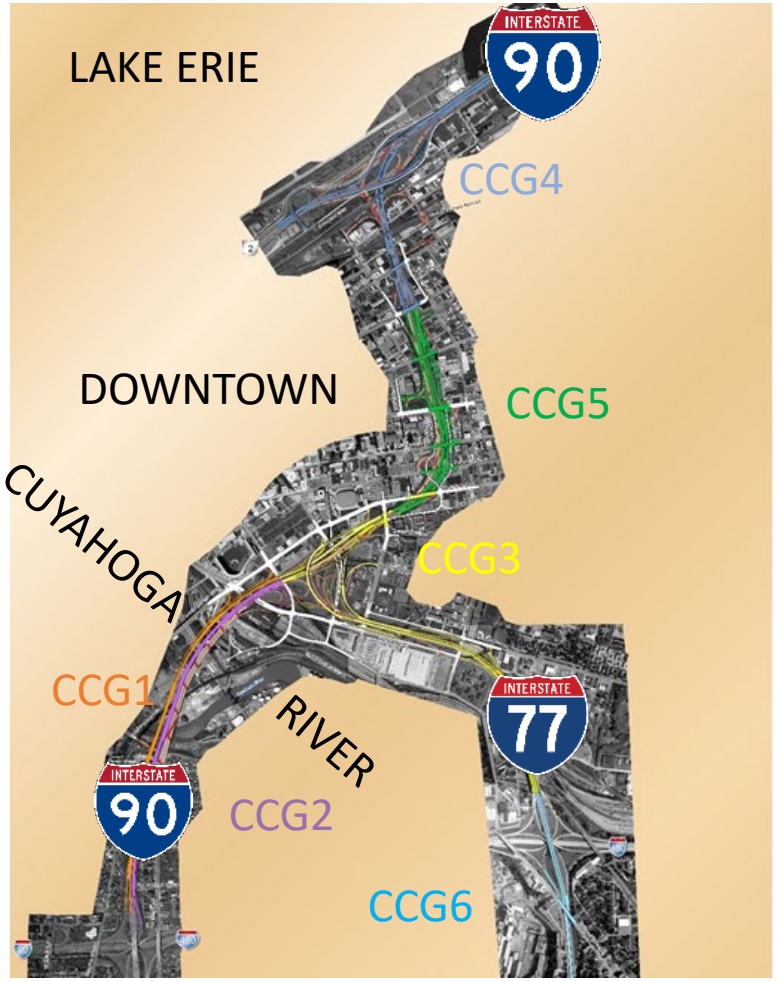
CLEVELAND INNERBELT CORRIDOR
CCG3A

CITY PLANNING COMMISSION

March 18, 2022

Cleveland Innerbelt Construction Contract Group 3A

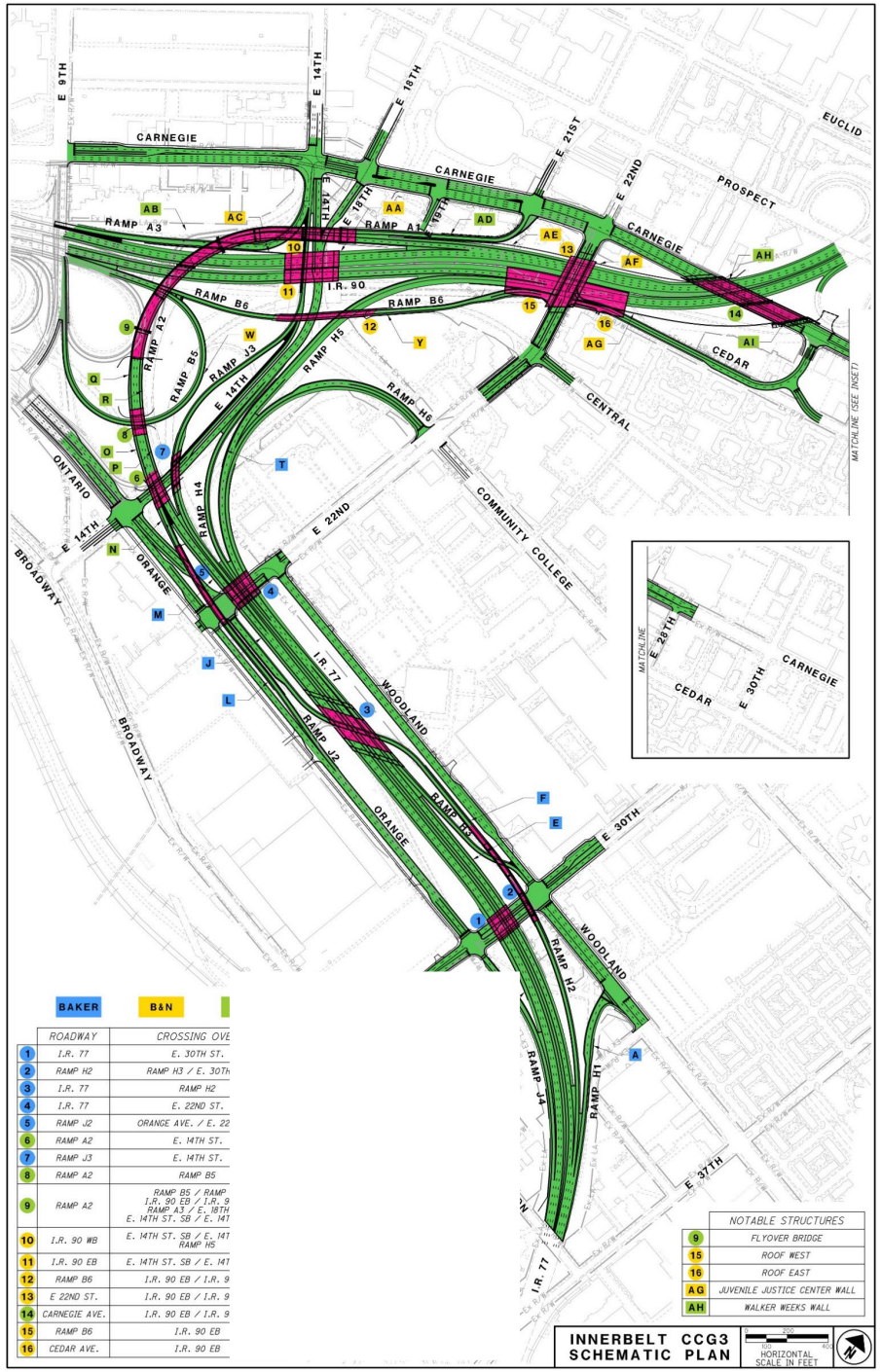
- **Innerbelt Study History**
  - Central Viaduct and Innerbelt constructed 1959-1962
  - Innerbelt Study launched in 2000
  - Environmental Impact Statement – Record of Decision 2009
- Innerbelt Design and Construction
  - CCG1 – WB Innerbelt Bridge, 2009-2015
  - CCG2 – EB Innerbelt Bridge, 2012-2016
  - CCG6A/B – I-77 from I-490 to Broadway, 2014-2021
  - CCG7A – SB I-71 at OH-176, 2018-2022
  - CCG3 – Currently in Detail Design, R/W Acquisition

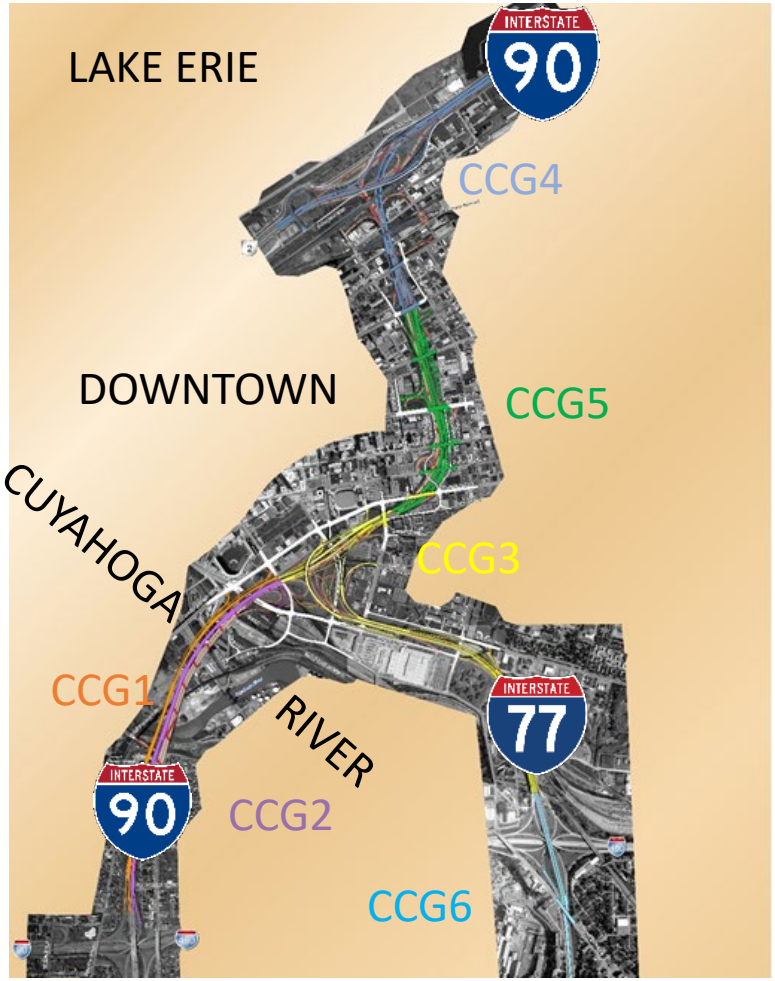


CSS Landscape Architects

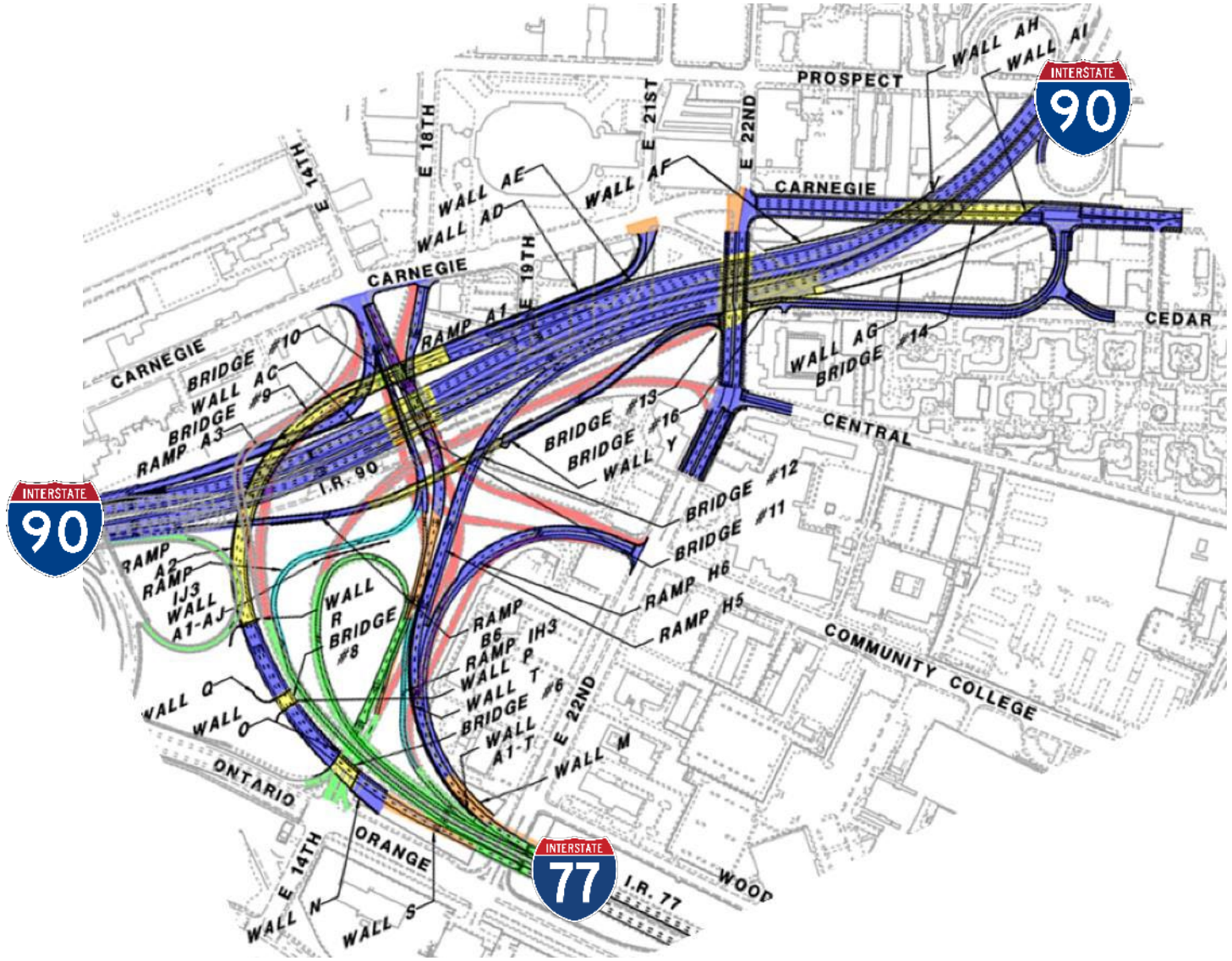
Michael Baker INTERNATIONAL

CCG3


CARNEGIE
E 9TH
E 14TH
E 18TH
E 21ST
E 22ND
EUCLID
PROSPECT
RAMP A3
RAMP A1
I.R. 90
RAMP B6
RAMP A2
RAMP B5
RAMP J3
RAMP H5
RAMP H6
CENTRAL
CEDAR
ONTARIO
COMMUNITY COLLEGE
RAMP H4
BROADWAY
ORANGE
I.R. 77
WOODLAND
RAMP J2
RAMP J1
E 30TH
RAMP H2
RAMP H1
RAMP J4
E 37TH
MATCHLINE (SEE INSET)
MATCHLINE
E 28TH
E 30TH
BAKER
B&N
ROADWAY
CROSSING OVE
1 I.R. 77 E. 30TH ST.
2 RAMP H2 RAMP H3 / E. 30TH
3 I.R. 77 RAMP H2
4 I.R. 77 E. 22ND ST.
5 RAMP J2 ORANGE AVE. / E. 22
6 RAMP A2 E. 14TH ST.
7 RAMP J3 E. 14TH ST.
8 RAMP A2 RAMP B5
9 RAMP A2 RAMP B5 / RAMP I.R. 90 EB / I.R. 9 RAMP A3 / E. 18TH E. 14TH ST. SB / E. 141
10 I.R. 90 WB E. 14TH ST. SB / E. 141 RAMP H5
11 I.R. 90 EB E. 14TH ST. SB / E. 141
12 RAMP B6 I.R. 90 EB / I.R. 9
13 E 22ND ST. I.R. 90 EB / I.R. 9
14 CARNEGIE AVE. I.R. 90 EB / I.R. 9
15 RAMP B6 I.R. 90 EB
16 CEDAR AVE. I.R. 90 EB
NOTABLE STRUCTURES
9 FLYOVER BRIDGE
15 ROOF WEST
16 ROOF EAST
AG JUVENILE JUSTICE CENTER WALL
AH WALKER WEEKS WALL
INNERBELT CCG3 SCHEMATIC PLAN
HORIZONTAL SCALE IN FEET


LAKE ERIE
INTERSTATE 90
CCG4
DOWNTOWN
CCG5
CUYAHOGA
CCG3
CCG1
RIVER
INTERSTATE 77
INTERSTATE 90
CCG2
CCG6

CCG3A


INTERSTATE 90
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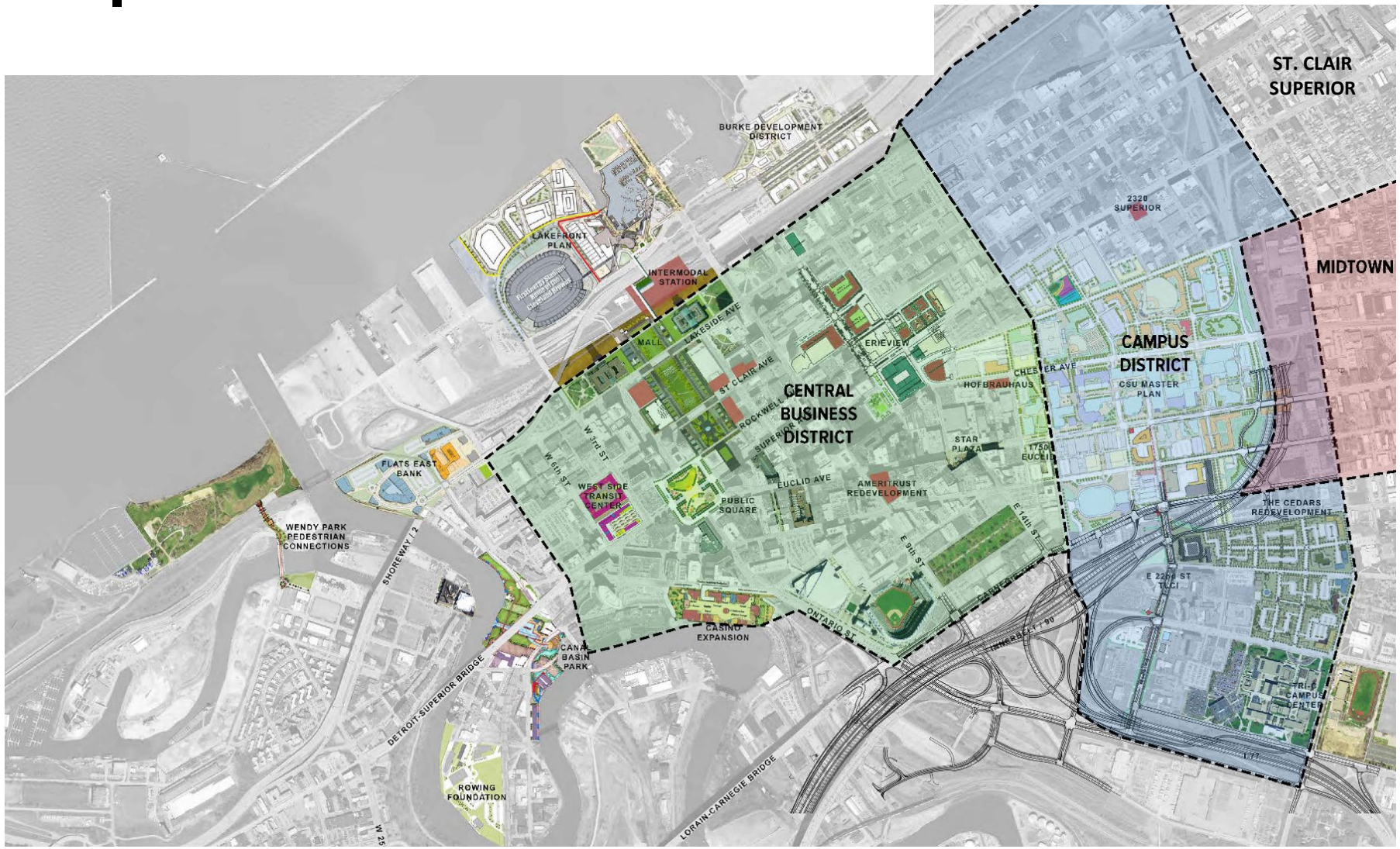
WALL AH
WALL AI
WALL AE
WALL AD
WALL AF
WALL AG
BRIDGE #14
BRIDGE #10
WALL AC
BRIDGE #9
RAMP A3
RAMP A1
BRIDGE #13
BRIDGE #16
WALL Y
BRIDGE #12
BRIDGE #11
RAMP H6
RAMP H5
RAMP A2
RAMP IJ3
WALL A1-AJ
WALL R
BRIDGE #8
RAMP B6
RAMP IH3
WALL P
WALL T
BRIDGE #6
WALL A1-T
WALL M
WALL Q
WALL O
WALL N
WALL S

Cleveland | Innerbelt Context



CSS Landscape Architects

Michael Baker INTERNATIONAL

CCG3A Schedule

- Fall 2020 – CCG3A Detailed Design Begins
- Spring 2021 – CCG3A Parcel Acquisition Begins
- June 24, 2022 – Stage 2 (90%) Plans due to ODOT
- October 2023 – CCG3A Construction Project Bid Opening
- Spring 2024 – CCG3A Construction Begins
- CCG3B, CCG4, CCG5 to follow in future

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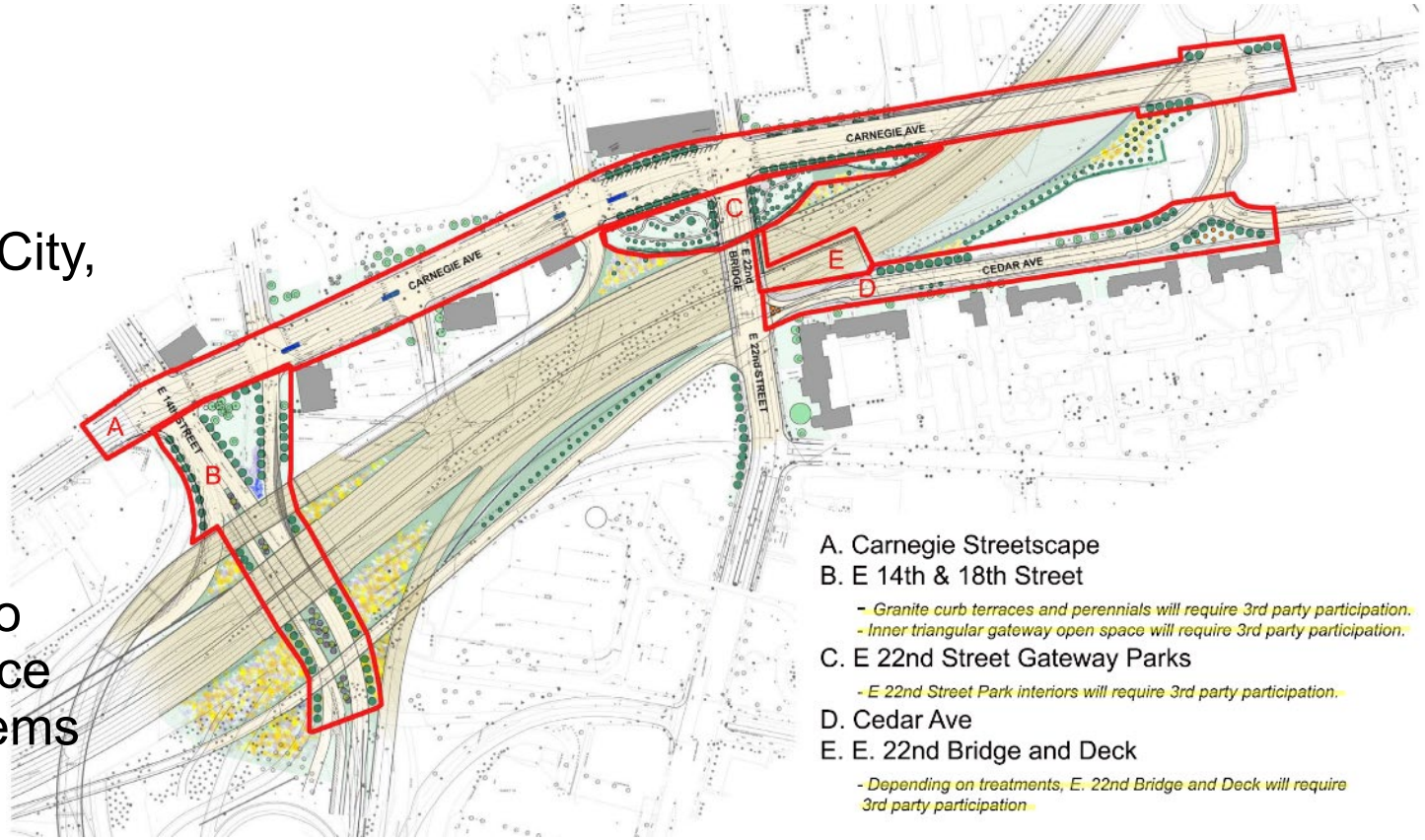
CCG3A – Stakeholder Coordination

- **Neighborhood Stakeholder Meetings**
  - September 2020 – May 2021
  - 5 meetings with approximately 30 stakeholders (CDCs, institutions, City, County)

- **City Coordination**
  - October 2020-May 2021
  - 4 meetings with City Leadership to explain that third party maintenance agreements will be required for items outside of ODOT's standard maintenance



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Orientation



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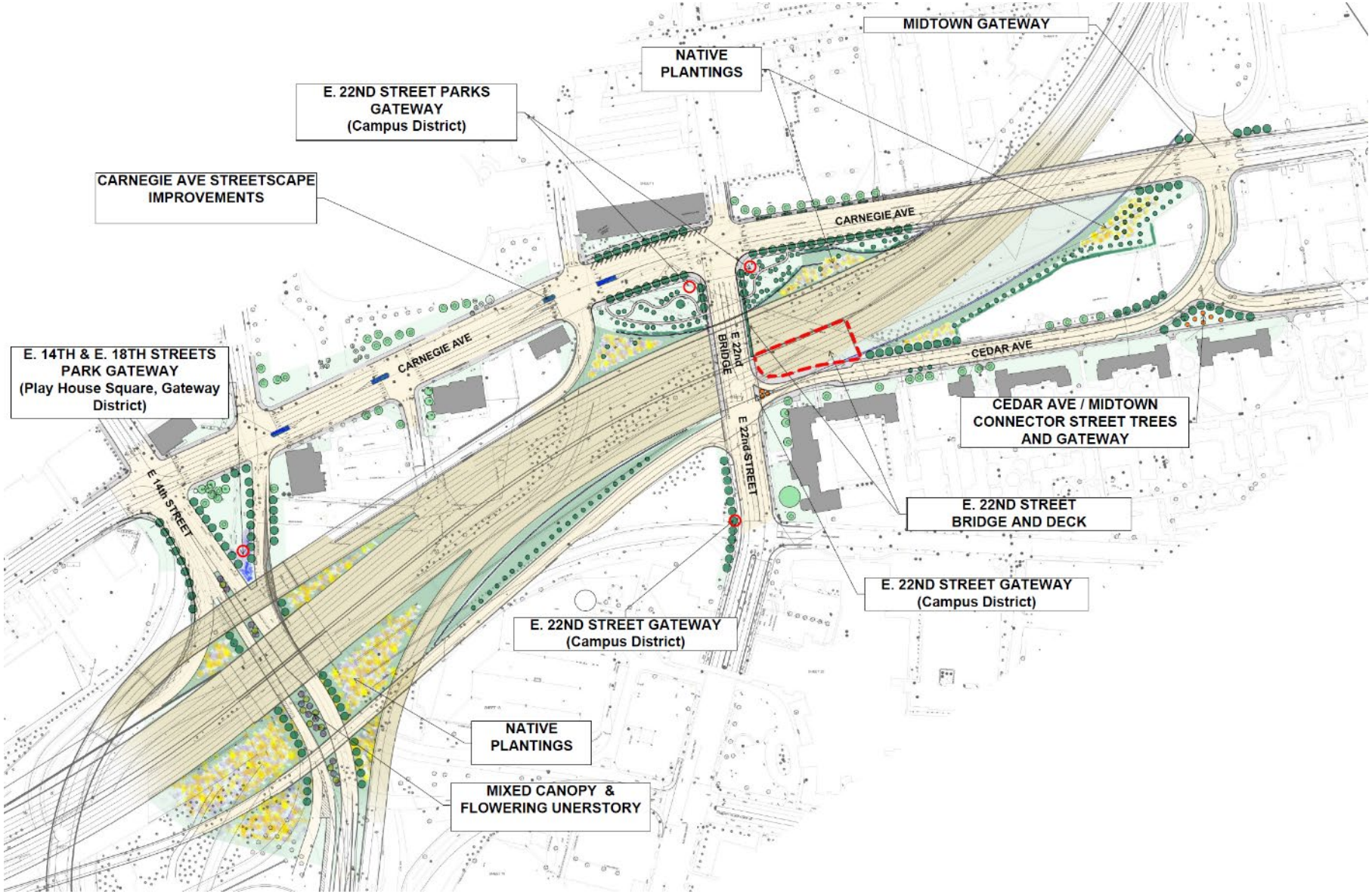
Concept Plan– Establishing Connectivity



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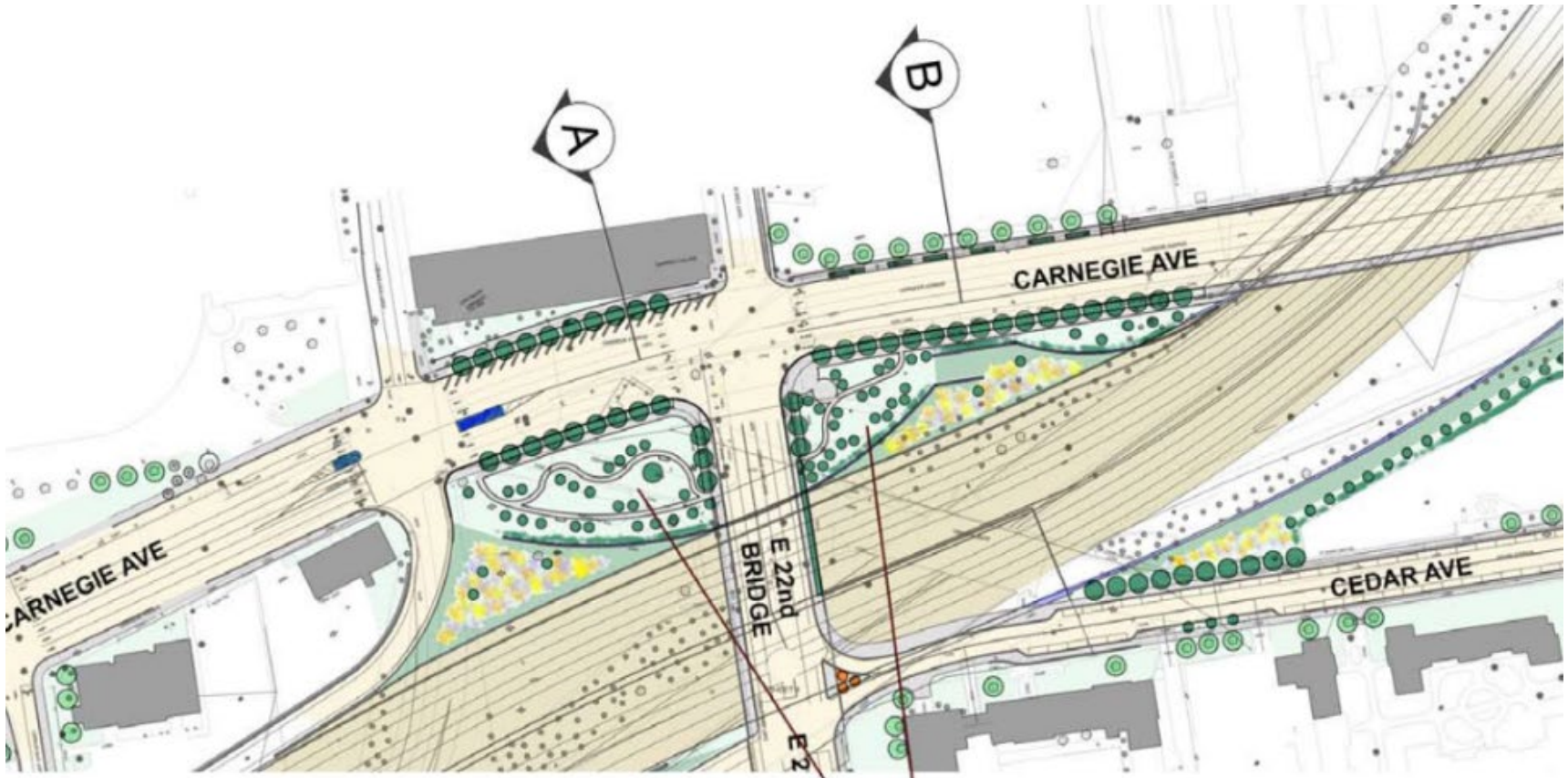
East 22nd St. Gateway Parks



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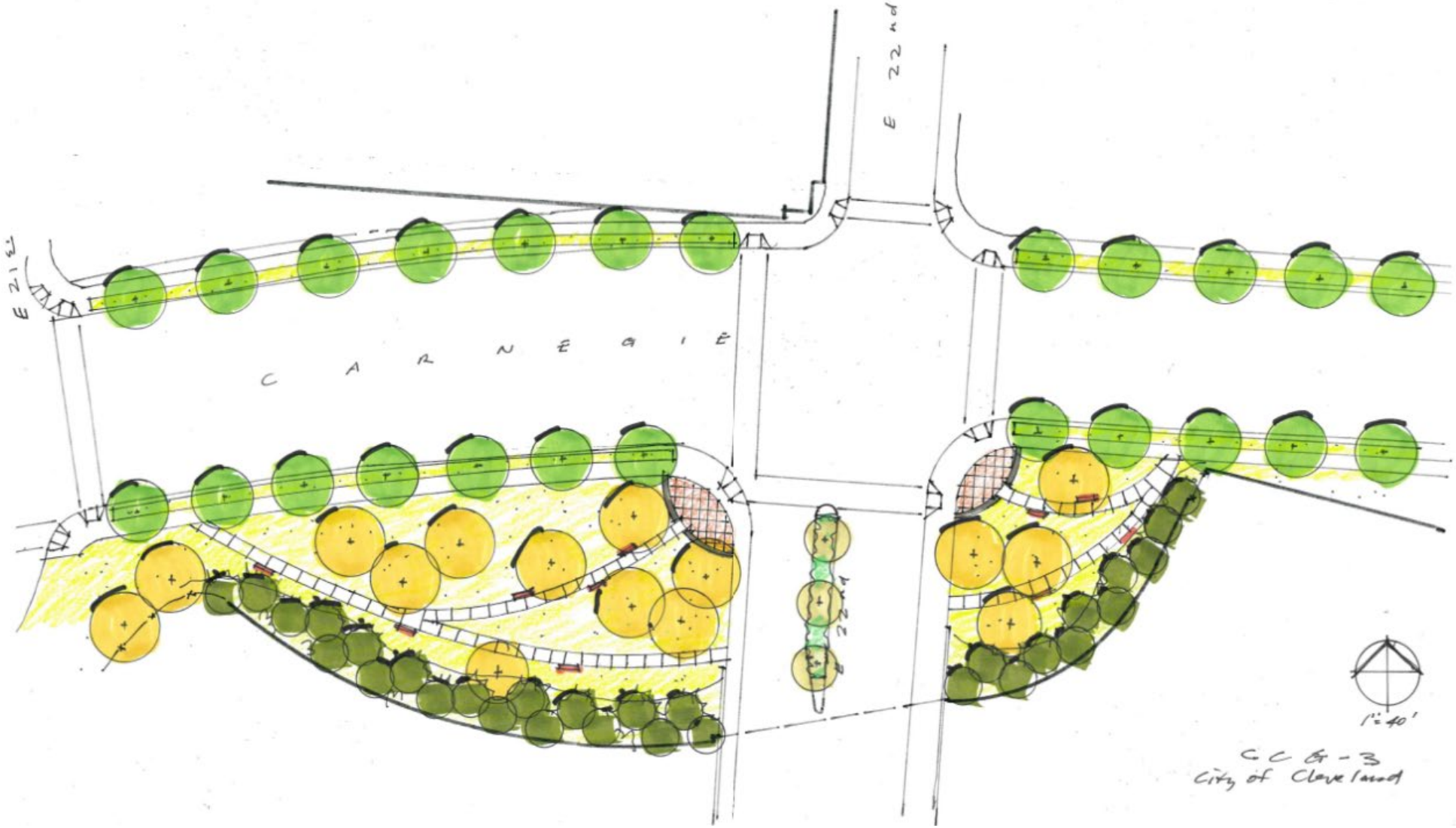
East 22nd St. Gateway Parks



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East 22nd Street Gateway Parks viewed from I-90



Curved Walls and Slope Plantings

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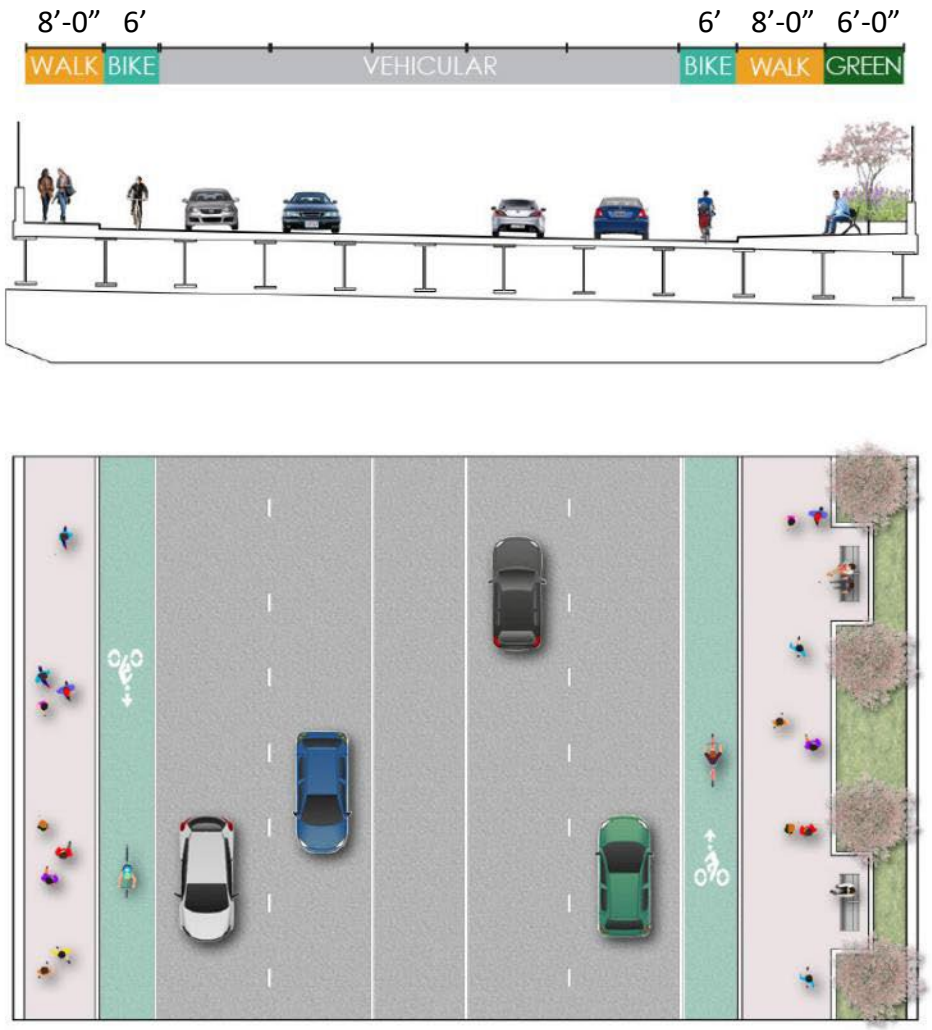
E.22nd Street Bridge and Deck



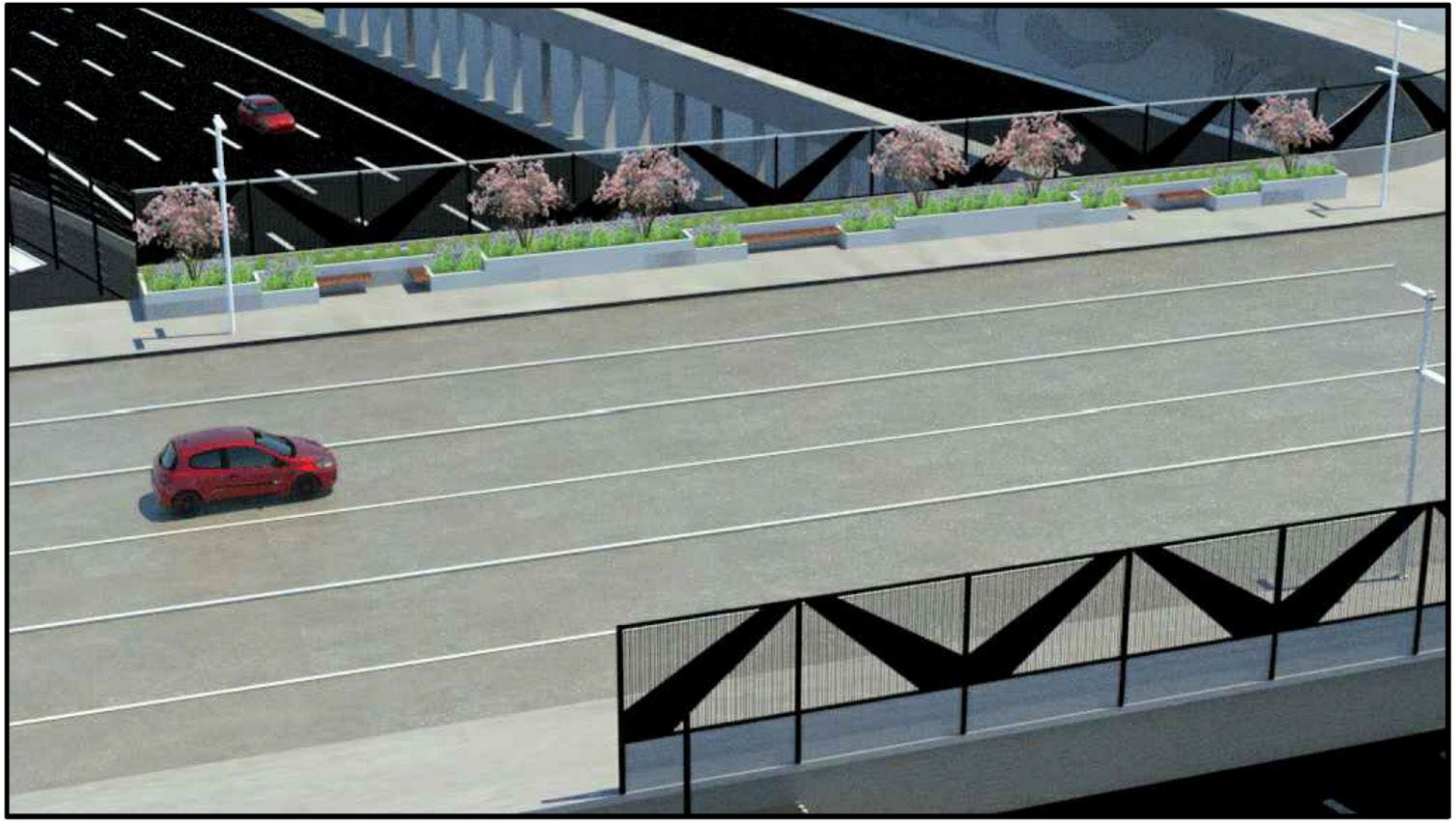
East 22nd Street Bridge





Precedent Images - East 22nd St Bridge

E.22nd Street Bridge - Planter Concepts



Built-in Planter Option

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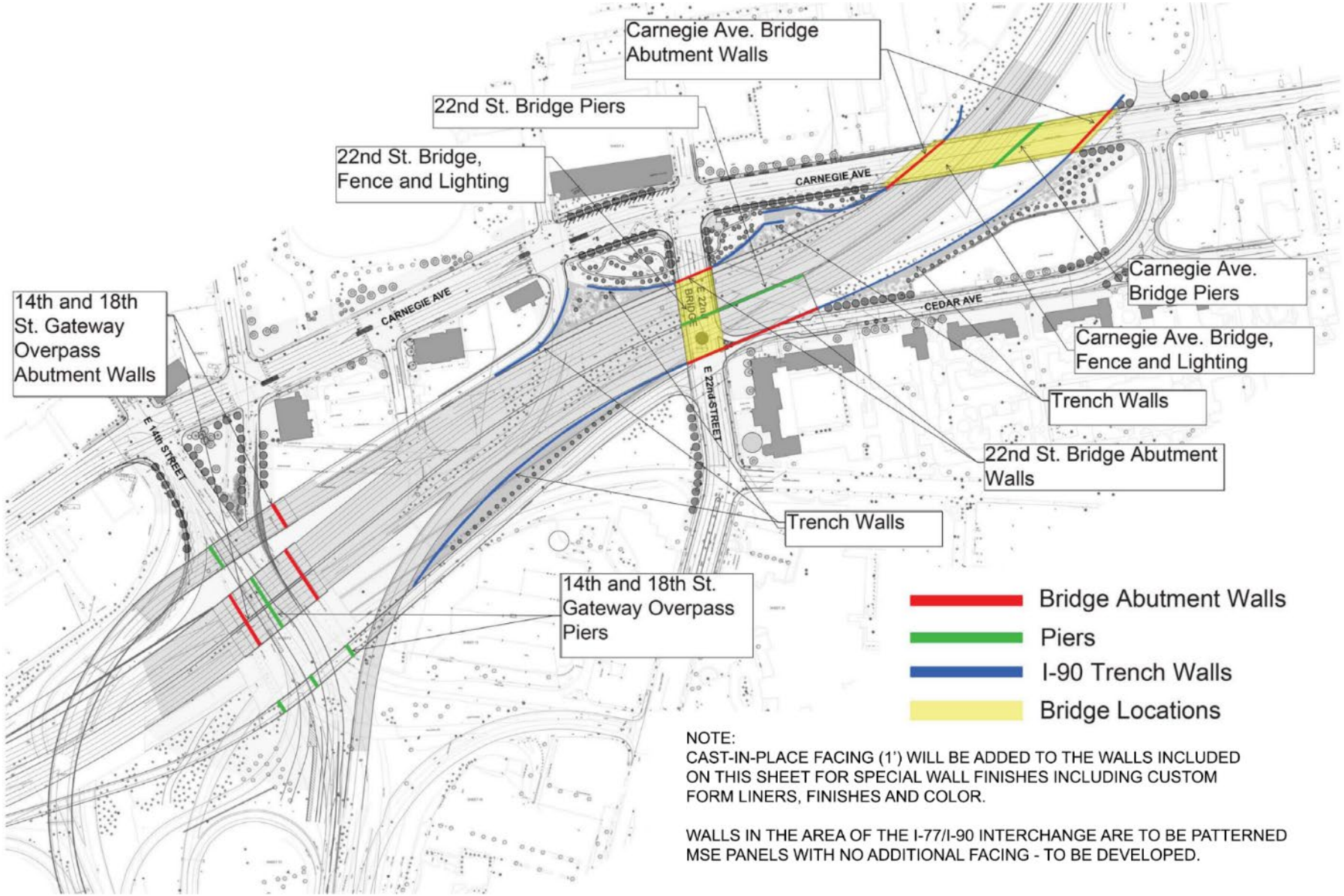
Developing Wall Concepts



NOTE:
CAST-IN-PLACE FACING (1') WILL BE ADDED TO THE WALLS INCLUDED ON THIS SHEET FOR SPECIAL WALL FINISHES INCLUDING CUSTOM FORM LINERS, FINISHES AND COLOR.

WALLS IN THE AREA OF THE I-77/I-90 INTERCHANGE ARE TO BE PATTERNED MSE PANELS WITH NO ADDITIONAL FACING - TO BE DEVELOPED.

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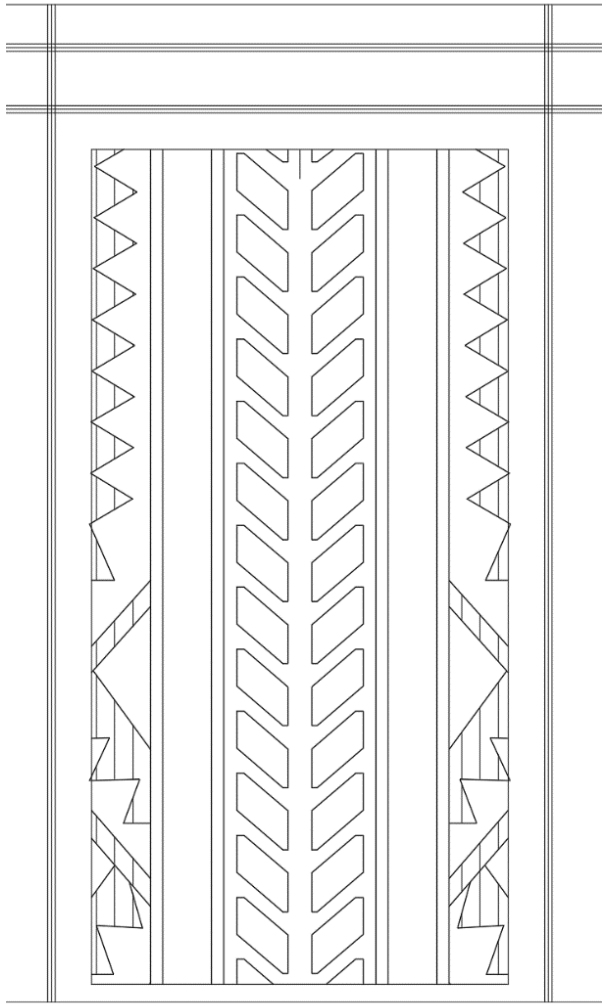
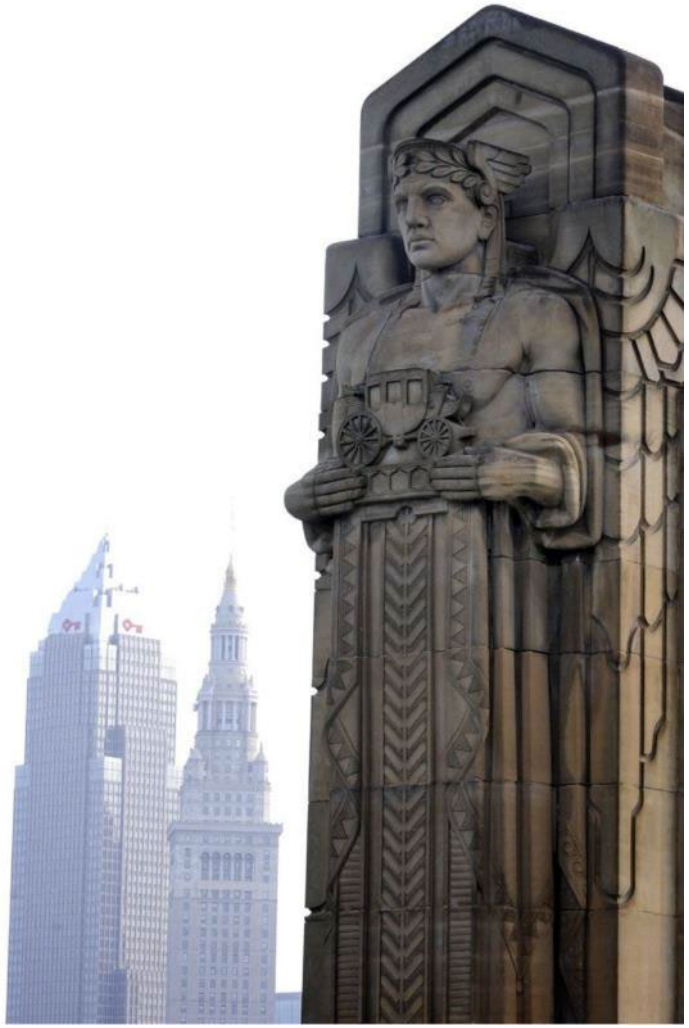
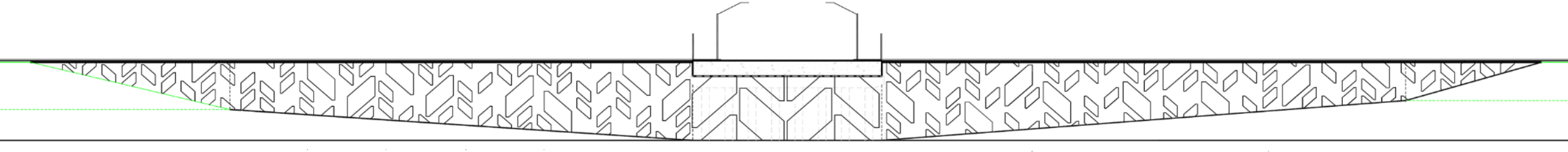
Developing Wall Concepts

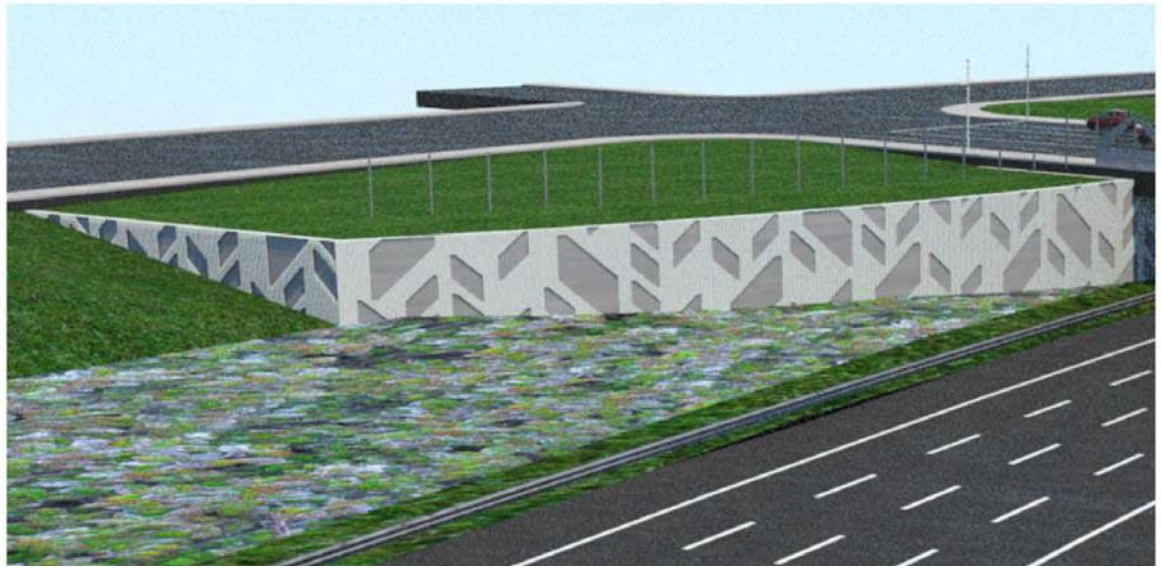


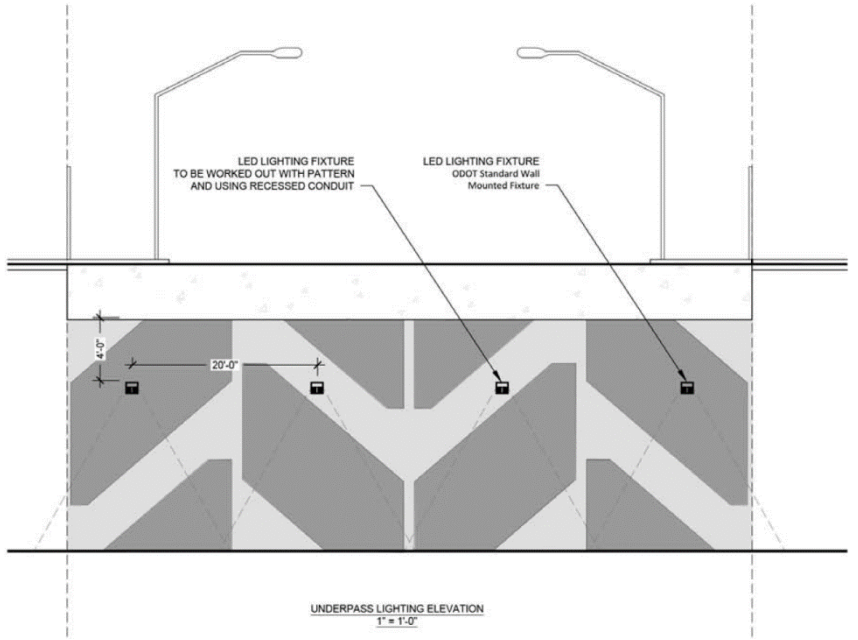


Abstracted Guardians Pattern

Developing Wall Concepts





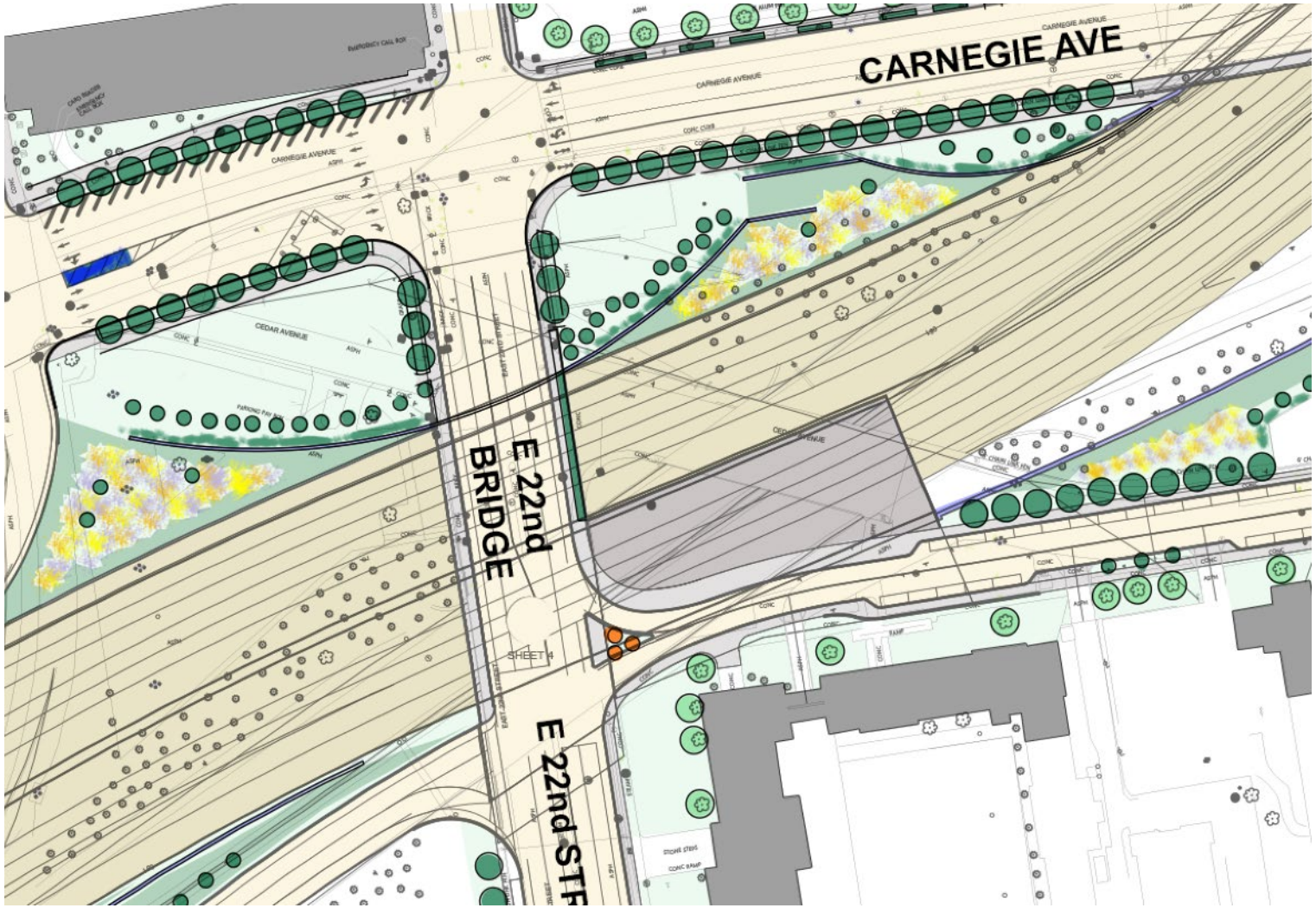


North Wall

CSS Landscape Architects

Michael Baker INTERNATIONAL

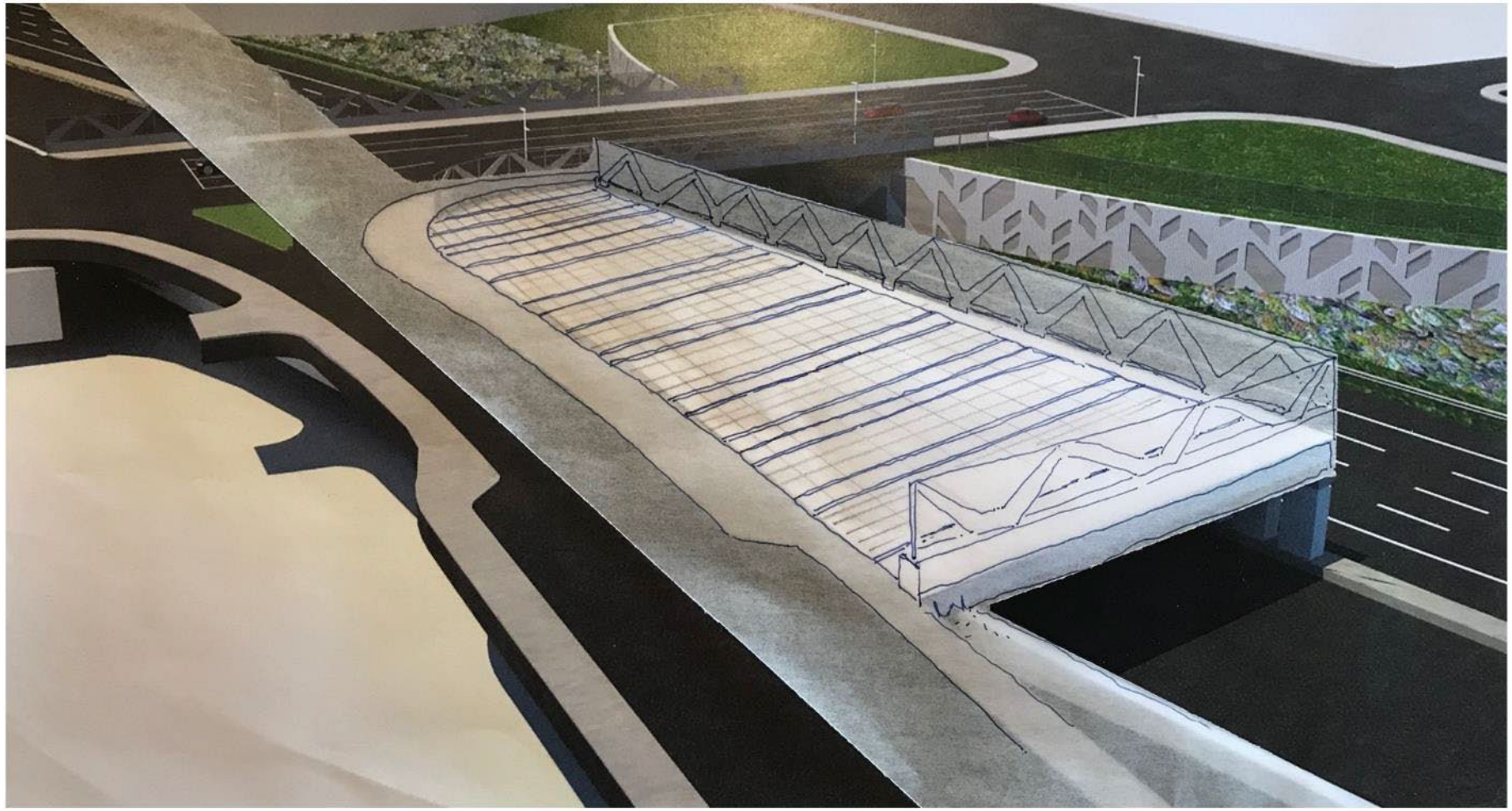
Developing E. 22nd Street Deck



CSS Landscape Architects

Michael Baker INTERNATIONAL

Developing E. 22nd Street Deck



- Concrete Paver Deck
- Enhanced ODOT Fencing

Option 2 –Upgraded Materials

Developing E. 22nd Street Deck



- Concrete Paver Banding and Concrete Deck
- Enhanced ODOT Fencing
- Special Paving or Object Areas
- At Grade Lawn or Roof Deck Plantings
- Irrigation will be incorporated
- Site Furnishings

Option 4 –Full Plaza

CSS Landscape Architects

Michael Baker INTERNATIONAL

Cleveland City Planning Commission

Administrative Approvals

March 18, 2022

Administrative Approvals

March 18, 2022

Ordinance No. 213-2022 (Ward 3/Councilmember McCormack):
Authorizing the Director of Capital Projects to The Goat My Place, LLC to encroach into the public right-of-way of West 25th Street by installing, using and maintaining two metal canopies supported by four metal columns as well as metal railings with wood caps.

Administrative Approvals

March 18, 2022

Ordinance No. 247-2022 (Ward 16/Councilmember Kazy):
Authorizing the Director of Public Works to enter into a license agreement granting Bellaire-Puritas Development Corporation the right to use and occupy City-owned property located within Jefferson Park to maintain and repair eight stone benches for the use and convenience of the general public.

Cleveland City Planning Commission

Design Review Cases

March 18, 2022

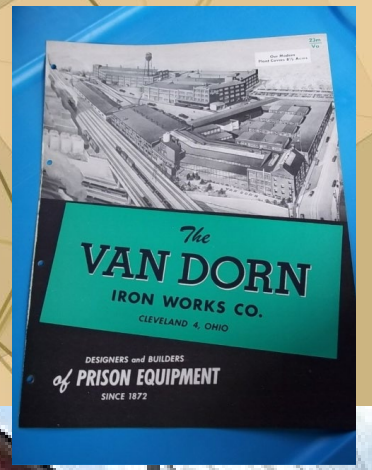
East Design Review Case

March 18, 2022

EAST2022-008 – Proposed Demolition of a Multi-Story Industrial Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances
Project Address: 2685 East 79th Street
Project Representative: Brian Smith, Health Tech Development

Ward 5 - Councilmember Starr
SPA: Kinsman

Cleveland Planning Commission/East Region Design Review Committee





Request for Demolition Approval

2685 East 79th Street

Cleveland, Ohio

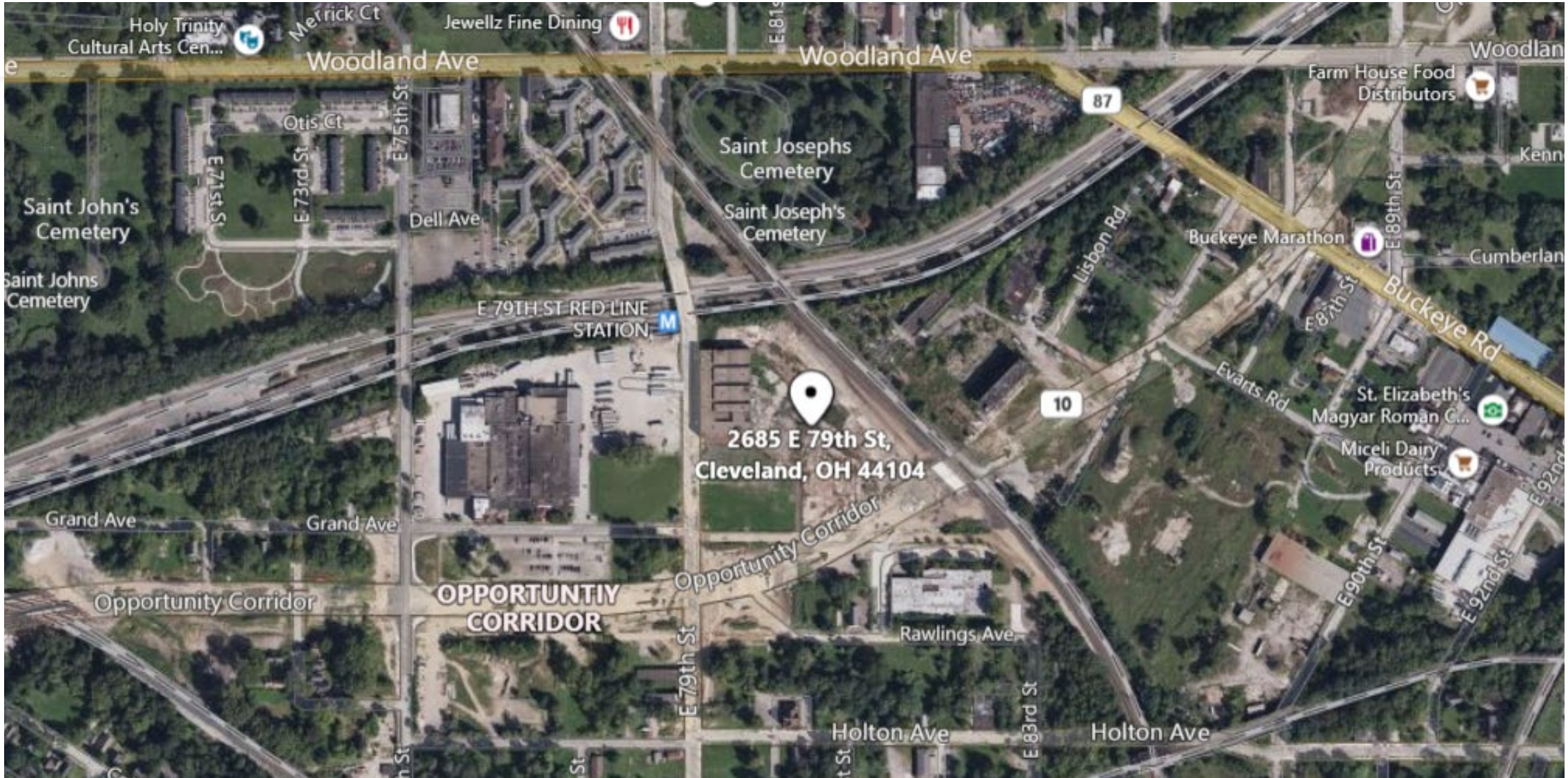
March 8th & 18th

Project Summary

- 2685 East 79th Street & Opportunity Corridor.
- Constructed in 1916 as Van Dorn Iron Works.
- Van Dorn Iron Works was the largest jail cell producer in the world throughout the twentieth century.
- Used as a CMHA Facilities Building.
- Building is functionally obsolete.
- The owner requests a demolition permit.
- Roughly 55,000 s.f.



Site Location & Context



East 79th & Opportunity Corridor



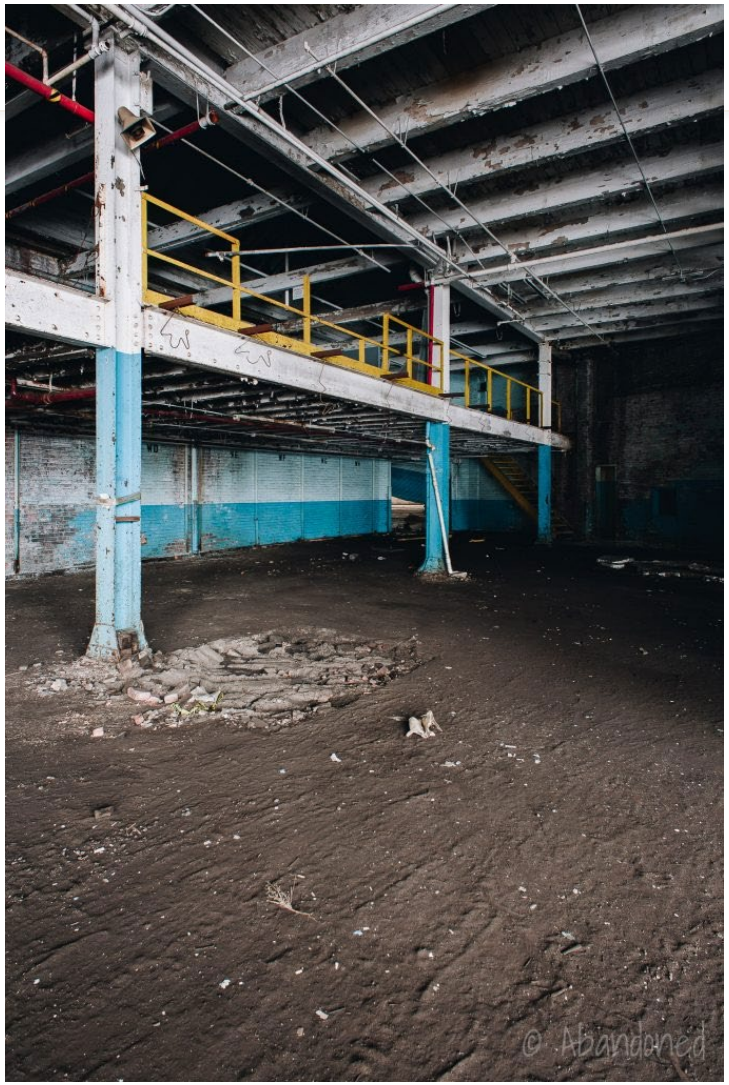
Existing Conditions





Existing Conditions







Adjoining Areas



This property is located on the east side of East 79th Street and north of Rawlings Avenue adjacent to the Norfolk Southern Cleveland Mainline railroad tracks, to the east and the Norfolk Southern Nickel Plate Line to the north, in Cleveland, Ohio. (CLE)

It includes 7.347 acres of development, currently zoned GI, General Industrial Use, a 59,521 square foot industrial building and a recently demolished 8,340 square foot industrial building. The site also has about 165,000 sf of 12” concrete paving and 50,000 sf of asphalt paving. The historic use is as a metals processing & recycling facility.

2685 East 79th Street

- Landscape Plan - N/A
- Site Amenities – N/A
- Building Sections – N/A
- Floor Plans – N/A
- Illustrative Renderings – N/A
- Signage Plan – N/A
- Lighting Plan – N/A
- Material & Finish Samples – N/A
- NEORSD Determination Letter – N/A

Potential Future Use

Opal Industrial Group has no immediate plans for this property other than completing this demolition long delayed by ODOT

In accordance with Burten, Bell, Carr Development, Inc. and City of Cleveland Planning Commission potential uses future uses may include:

- Transit Oriented Development (TOD)
- Commercial/Retail Use as shown on the City of Cleveland's East 79th Street Corridor Study.
- Light-industrial/food-centric district


Thank
you!

East Design Review Case

March 18, 2022

EAST2022-009 – Carver Park Phase 3 Eight-Building 143-Unit Townhome Renovation :
Seeking Schematic Design Approval
Project Addresses: 4591, 4315, 4311 Quincy Avenue; 2375 East 40th Street
Project Representative: Christina Tayman, RDL Architects

Ward 5 - Councilmember Starr
SPA: Central

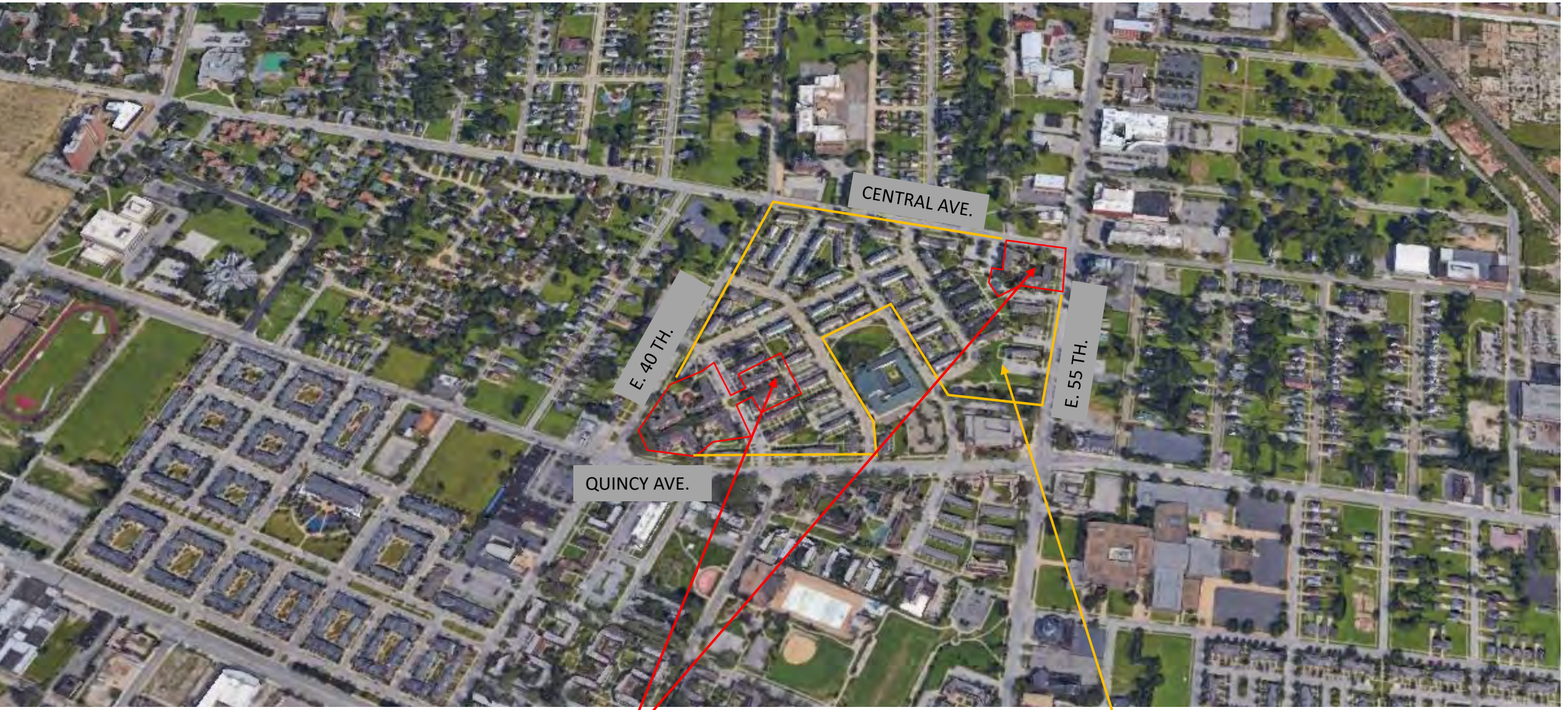
CARVER PARK ESTATES PHASE 3

8 BUILDING 143-UNIT TOWNHOME RENOVATION
SITE BOUNDED BY EAST 55TH STREET, QUINCY AVENUE, EAST 40TH STREET, AND CENTRAL AVENUE

SUBMISSION FOR
EAST DESIGN REVIEW COMMITTEE
CLEVELAND PLANNING COMMISSION

OWNER: CARVER PARK PHASE III, L.P.
PROPORTY MANAGER: CUYAHOGA METROPOLITAN HOUSING AUTHORITY
CO-DEVELOPERS:WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY
THE FINCH GROUP
ARCHITECTS: RDL ARCHITECTS
GENERAL CONTRACTOR: JOHN G. JOHNSON CONSTRUCTION

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY
WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY
THE FINCH GROUP
JGJ
RDL
ARCHITECTS



PHASE 3 = RED

PHASE 1 AND 2 = YELLOW

SITE LOCATION MAP

CMHA
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CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP

JGJ

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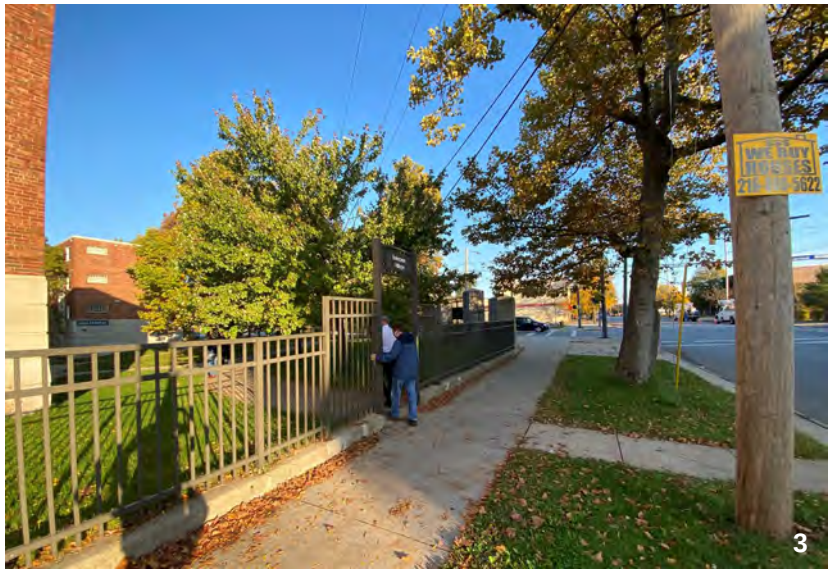





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CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

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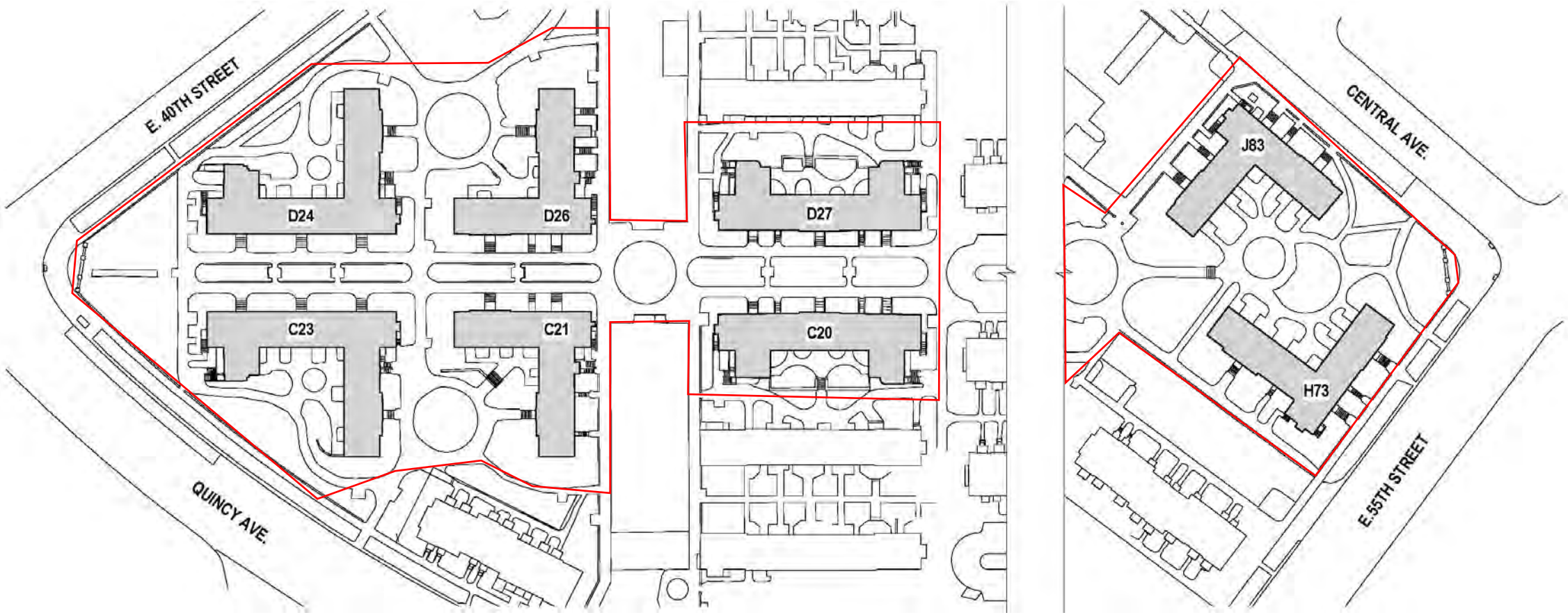

SCHEMATIC MASTERPLAN CONTEXT

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

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EXISTING BUILDINGS / CONTEXT

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

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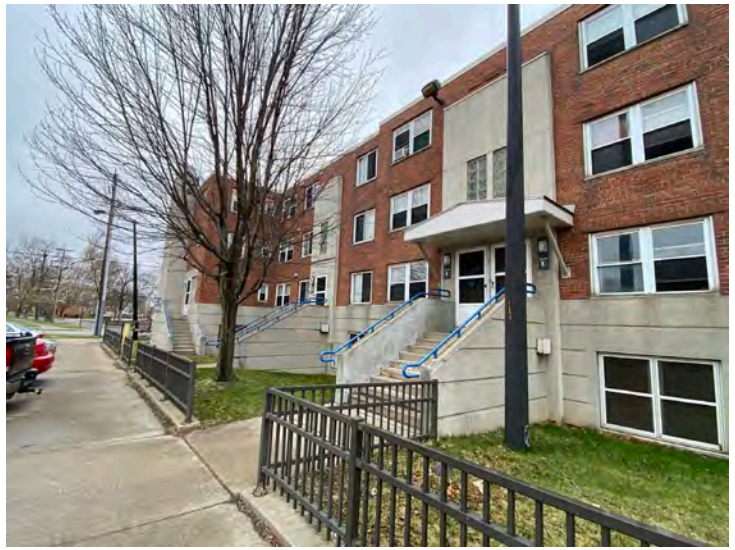




EXISTING BUILDINGS / CONTEXT

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

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MOUNTAIN SAGE Main Exterior



KHAKI BROWN Main Exterior



COUNTRYLANE RED Main Exterior



EVENING BLUE Main Exterior

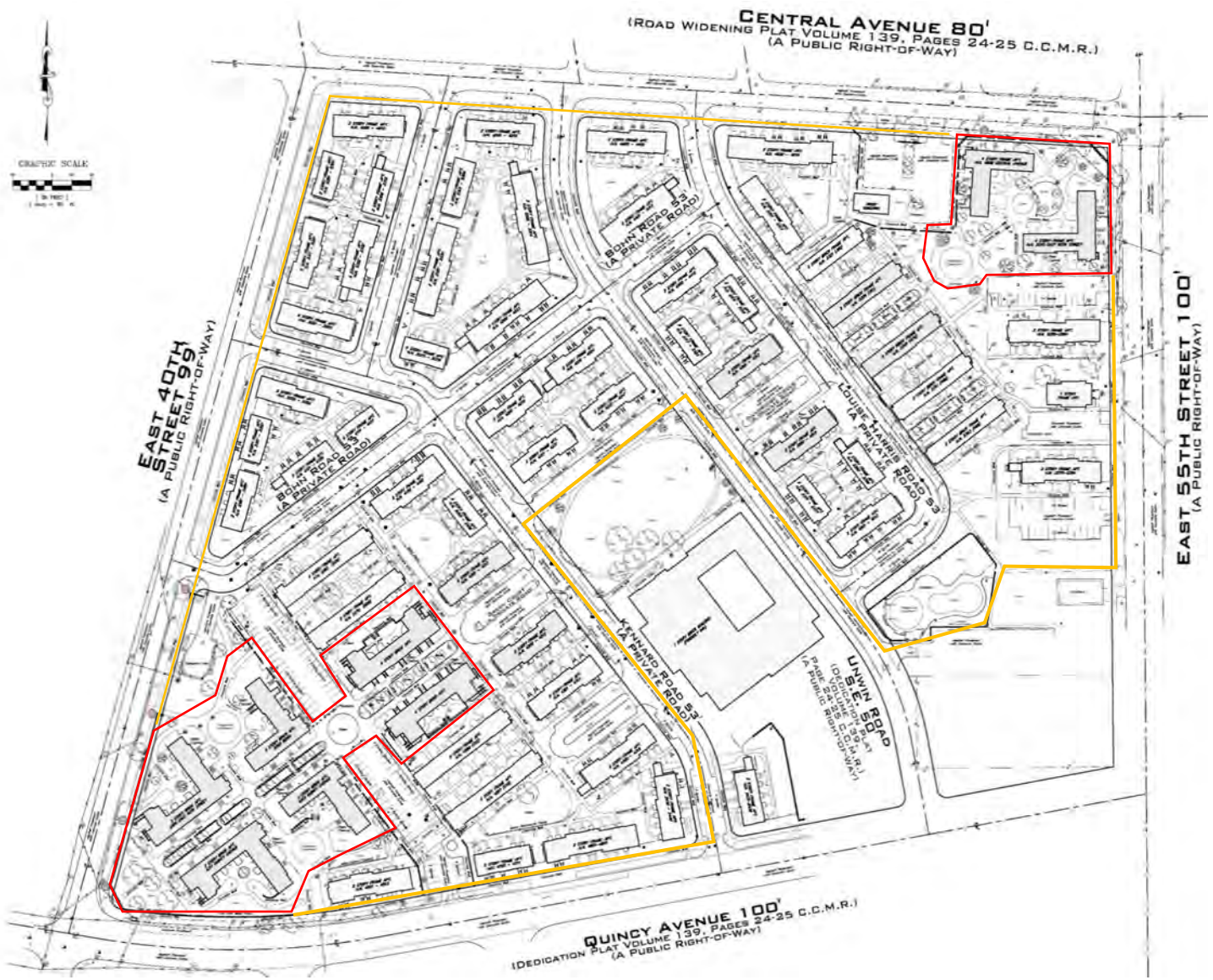
EXISTING FINISH PALETTE FOR PHASE 1 AND 2

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP JGJ RDL ARCHITECTS



EXISTING CONDITIONS – SITE SURVEY

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

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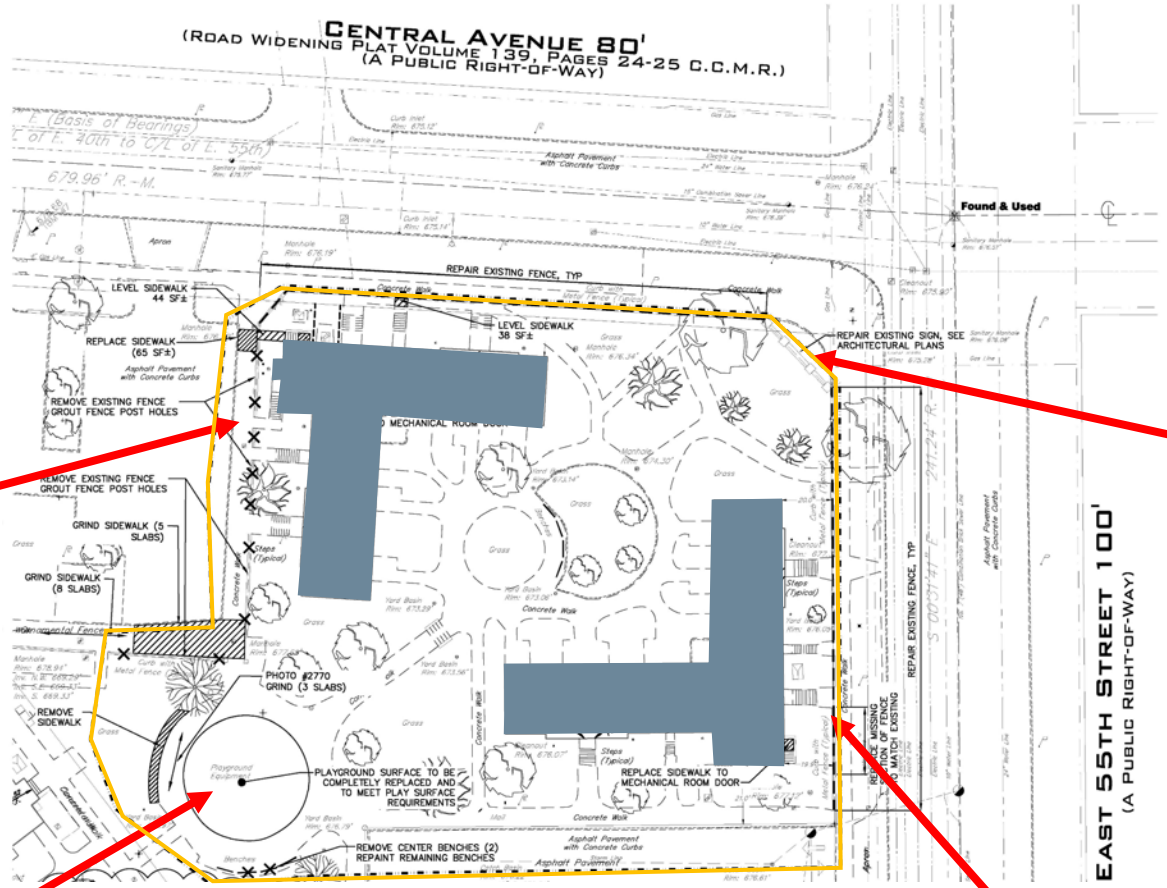
Section of fencing to be removed.



Playground equipment to be repaired, repainted and new safety surfacing

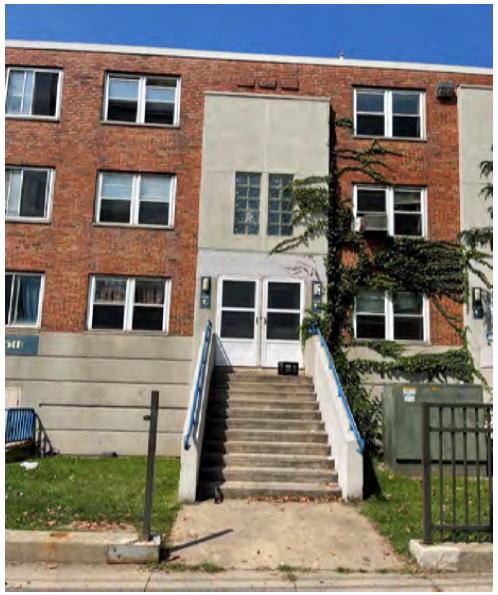


General site scope of work:

- Trees adjacent to building to be trimmed out back a min of 12’ from the building.
- Existing concrete sidewalk to be replaced/repaired
- Existing site light poles to remain. Additional exterior building lights to be added.
- Security camera system in Phase 1 and 2will be extended into Phase 3 to provide a fully integrated system for the CMHA Police Department
- Sewers throughout to be cleaned/jetted to ensure proper drainage



North monument signs to be restored and overgrown vegetation trimmed back



Section of fencing to be repaired or replaced.

SITE REPAIR PLAN - NORTHEAST

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

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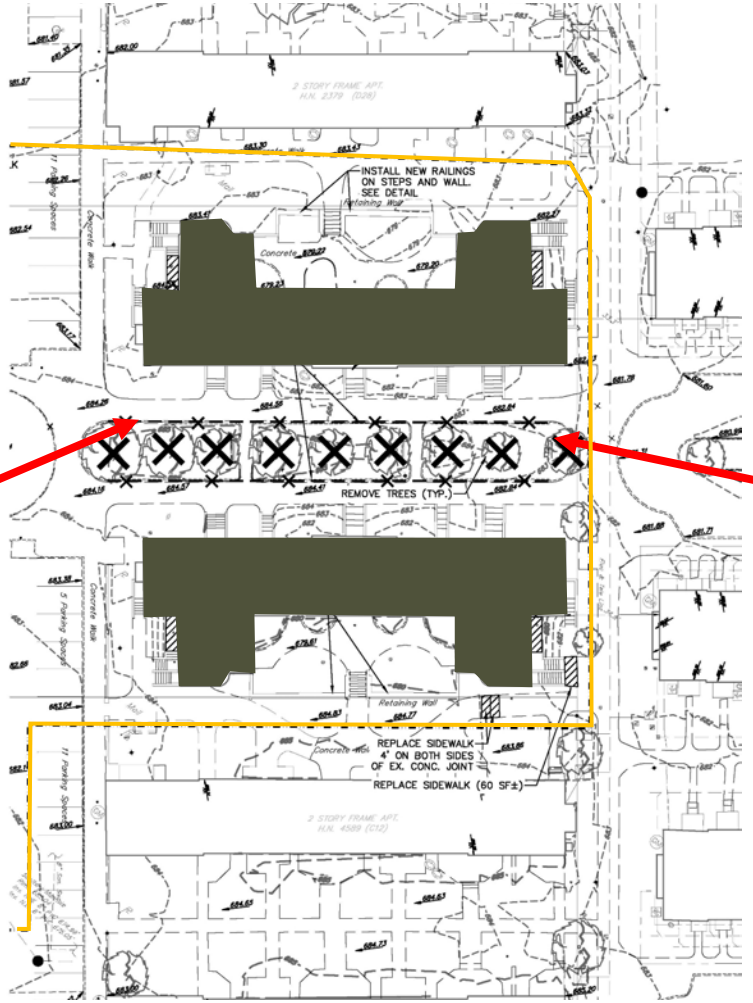
Remove fencing.





Overgrown trees at the Promenade to be removed

SITE REPAIR PLAN - SOUTH

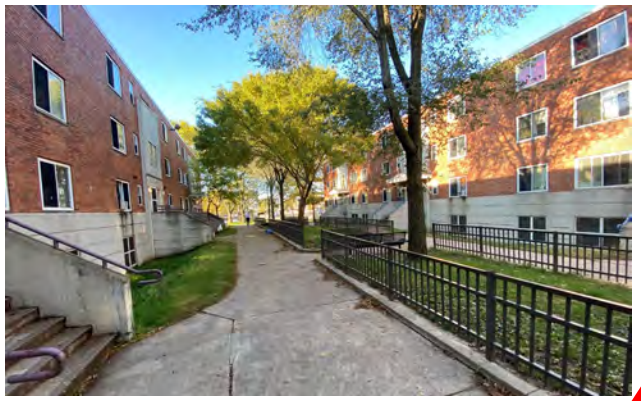
CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

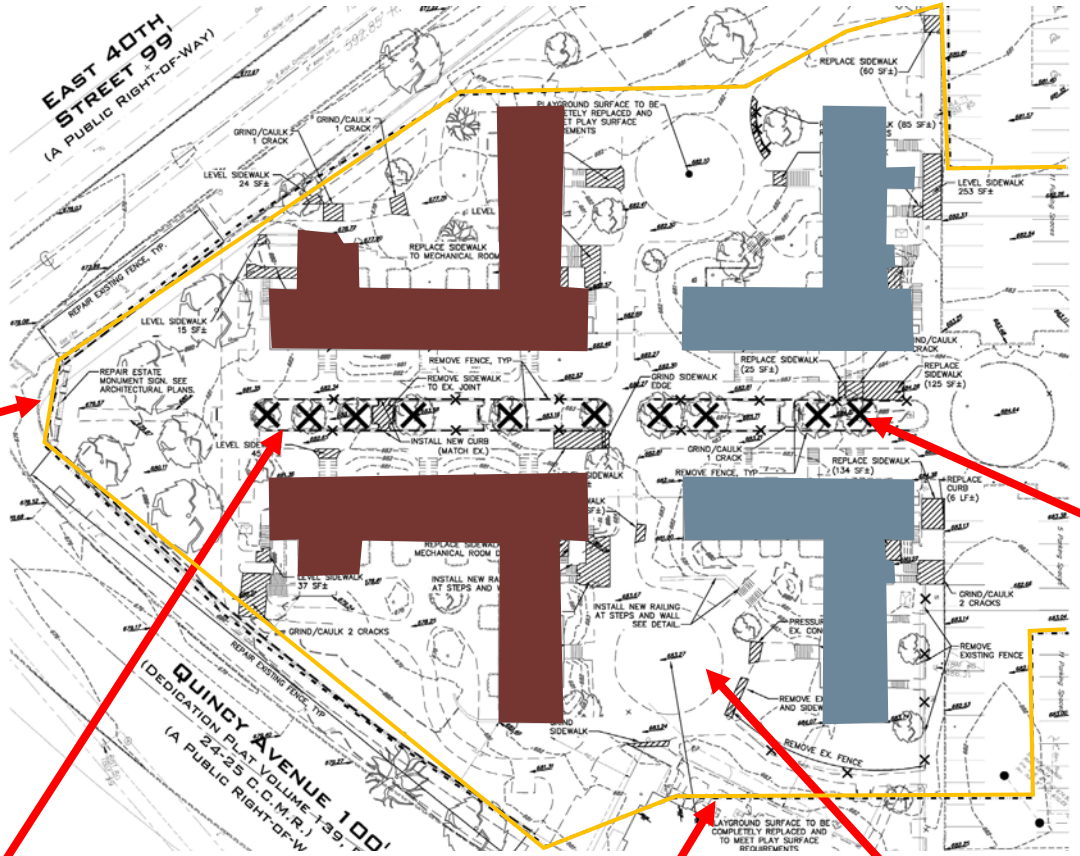
THE FINCH GROUP JGJ RDL ARCHITECTS



South monument sign to be restored and overgrown vegetation trimmed back



Remove fencing.





Replace mailboxes.



Overgrown trees at the Promenade to be removed



Playground equipment to be repaired, repainted and new safety surfacing

SITE REPAIR PLAN - SOUTHWEST

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP JGJ RDL ARCHITECTS



RENDERING

CMHA
ENRICHING LIVES SINCE 1933
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RENDERING

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REVITALIZATION & MANAGEMENT COMPANY

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PAINTED ACCENT COLORS TO MATCH PHASE 1 AND 2

SW 6181
Secret Garden
Interior / Exterior
Location Number: 213-C7



MOUNTAIN SAGE Main Exterior

SW 6536
Searching Blue
Interior / Exterior
Location Number: 186-C5



EVENING BLUE Main Exterior

SW 7592
Crabby Apple
Interior
Location Number: 275-C5



COUNTRYLANE RED Main Exterior

EXISTING BRICK



WINDOW FRAME



ENTRY ROOF COLOR

Sierra Tan

PAINT COLOR FOR EIFS BASE

SW 9121
Sawgrass Basket
Interior / Exterior
Location Number: 209-C3

UNIT ENTRY LIGHT FIXTURE



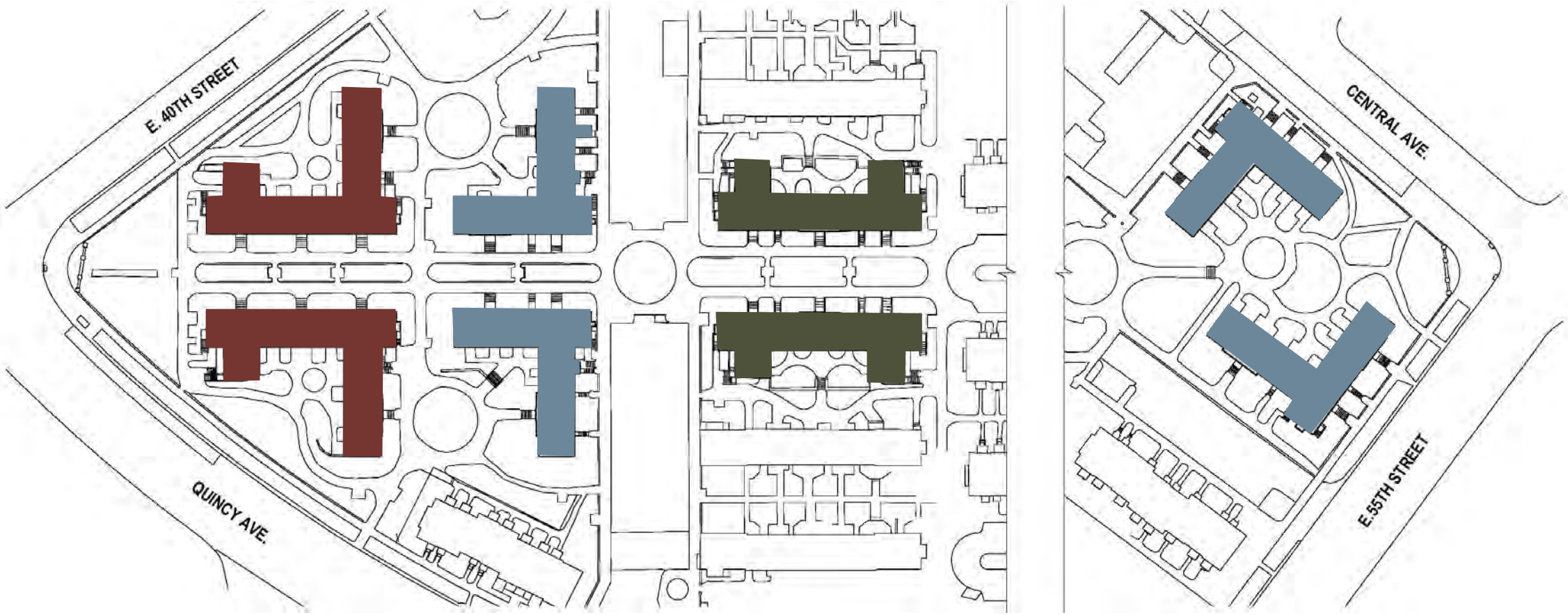


EXTERIOR FINISH PALETTE

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP JGJ RDL ARCHITECTS



ACCENT COLOR LOCATION

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP

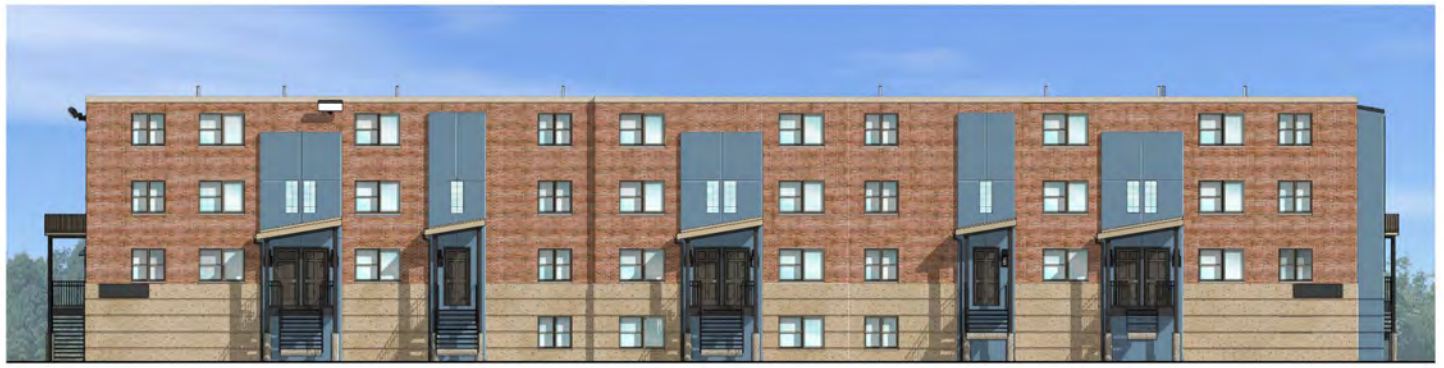
JGJ

RDL
ARCHITECTS

SW 6536
Searching Blue
Interior / Exterior
Location Number: 186-C5



EVENING BLUE Main Exterior





TYPICAL BLUE BUILDING EXTERIOR ELEVATIONS

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP

JGJ

RDL
ARCHITECTS

SW 6181
Secret Garden
Interior / Exterior
Location Number: 213-C7



MOUNTAIN SAGE Main Exterior





TYPICAL BLUE BUILDING EXTERIOR ELEVATIONS

CMHA
ENRICHING LIVES SINCE 1933
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SW 7592
Crabby Apple
Interior
Location Number: 275-C5



COUNTRYLANE RED Main Exterior





TYPICAL RED BUILDING EXTERIOR ELEVATIONS

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

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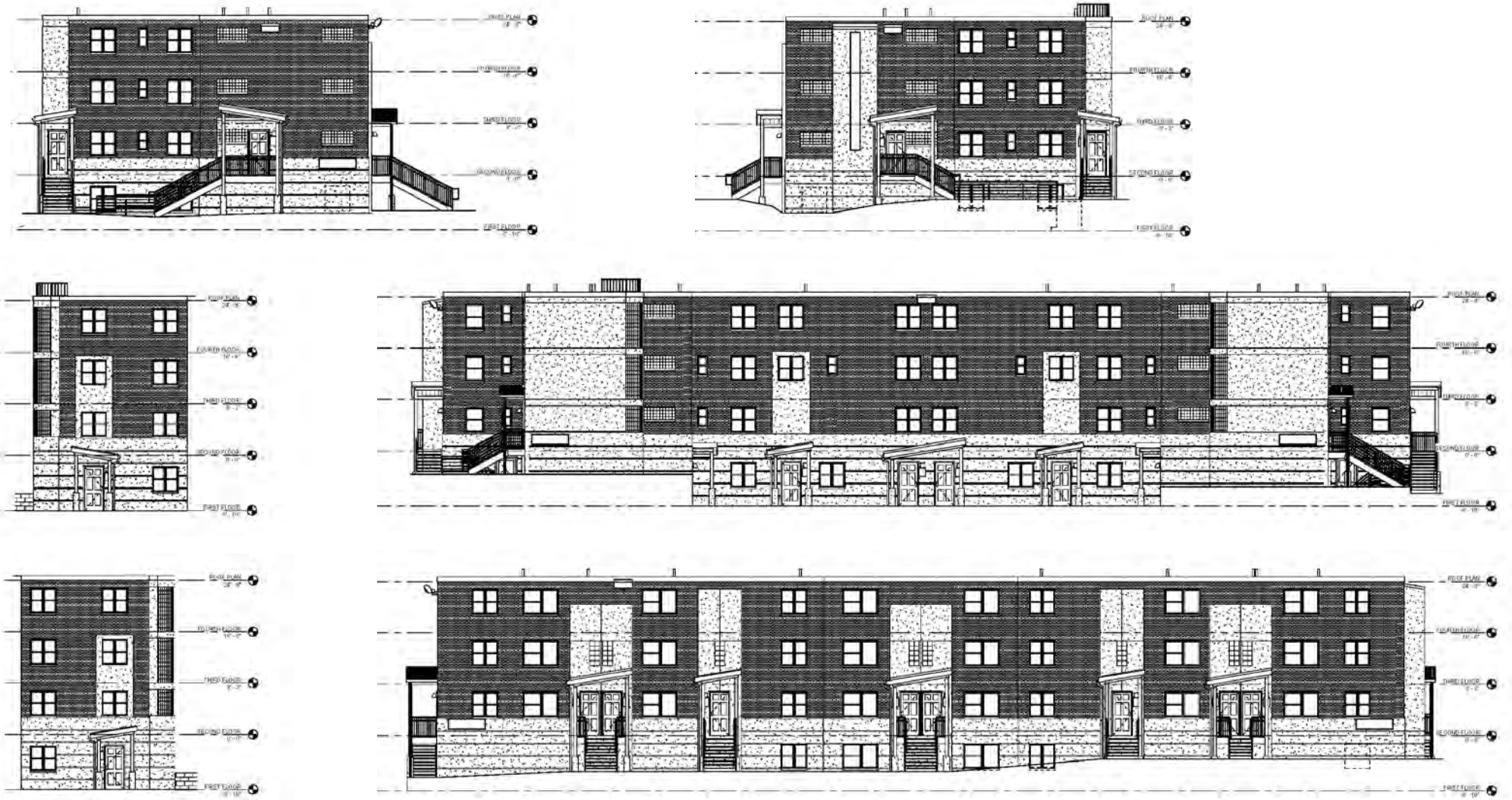


BUILDING C20 EXTERIOR ELEVATIONS

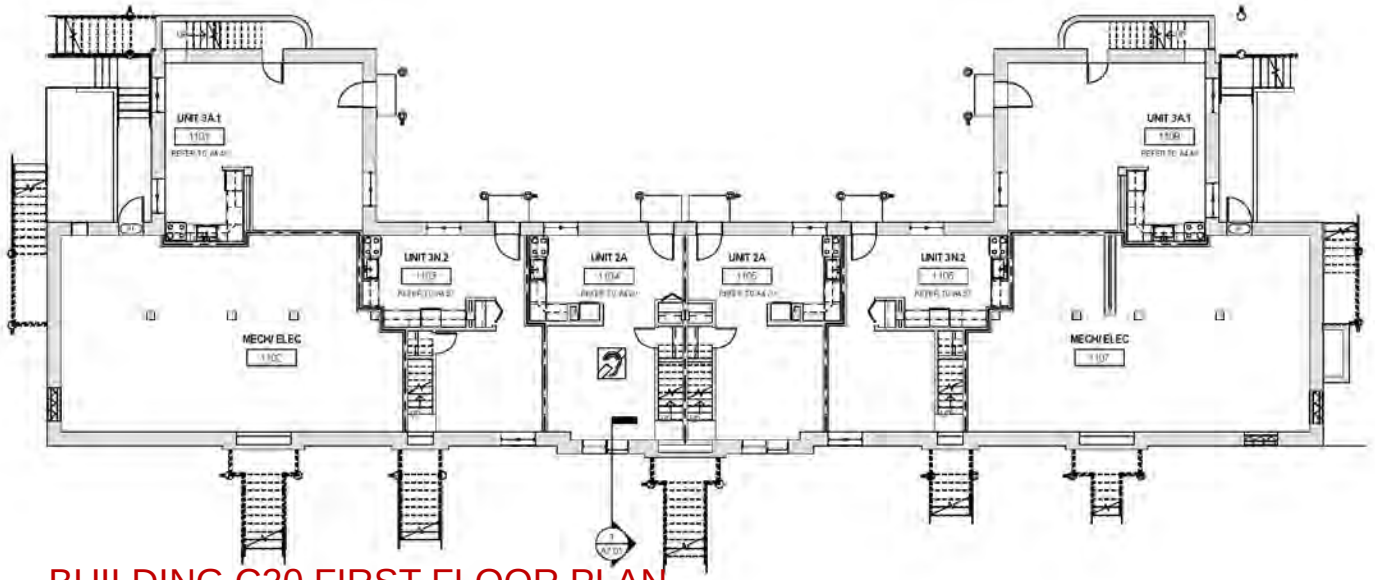
CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

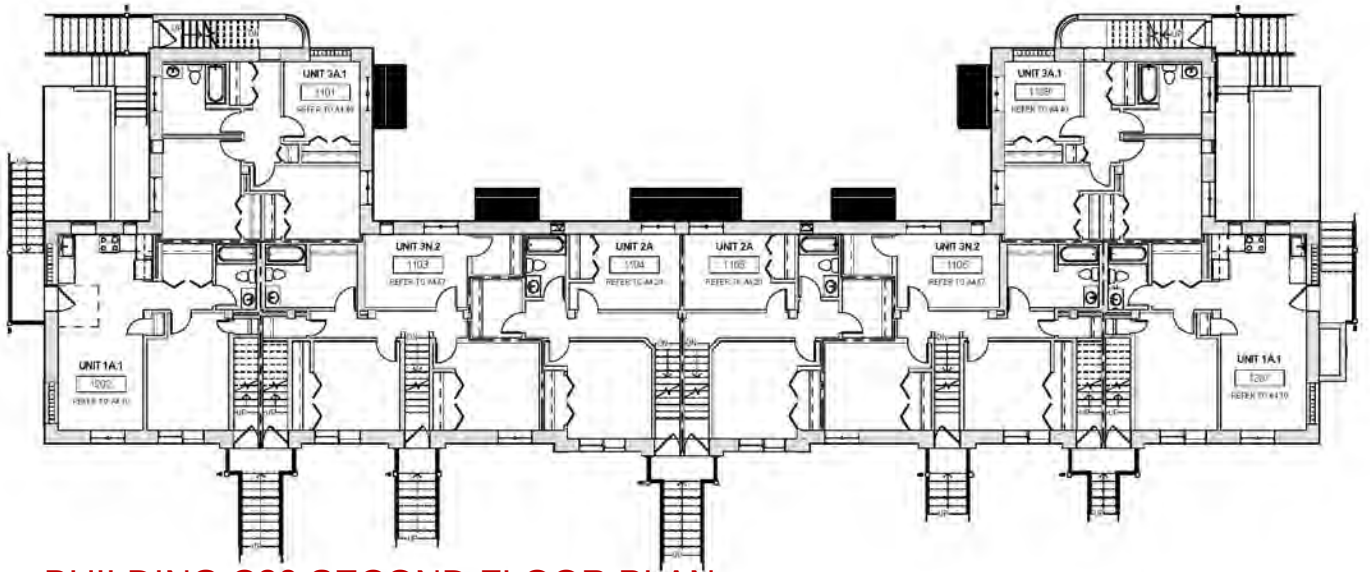
THE FINCH GROUP

JGJ

RDL
ARCHITECTS



BUILDING C20 FIRST FLOOR PLAN

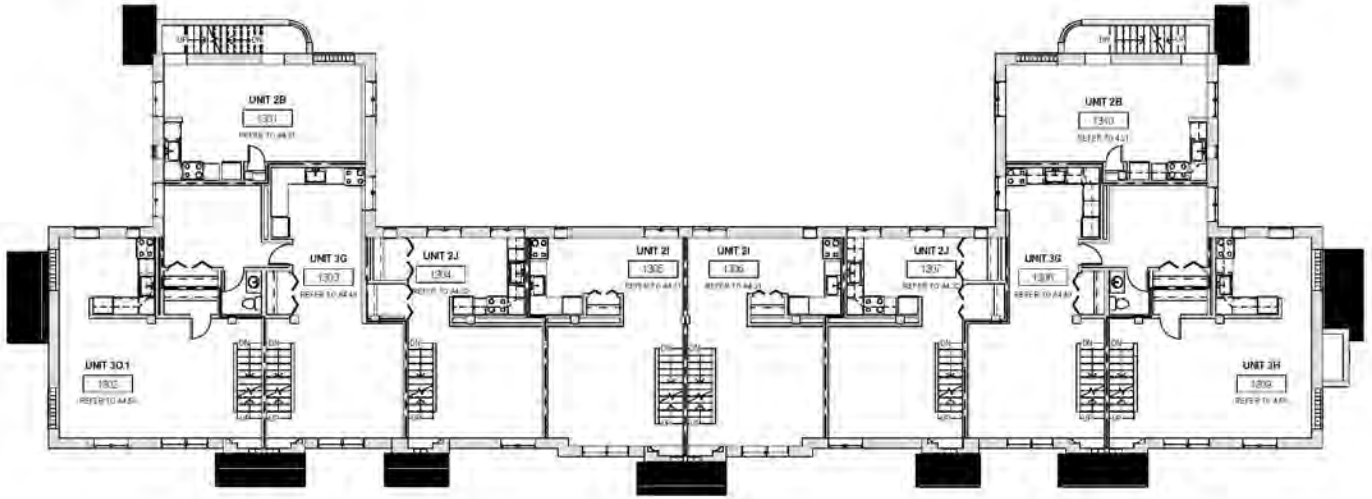


BUILDING C20 SECOND FLOOR PLAN

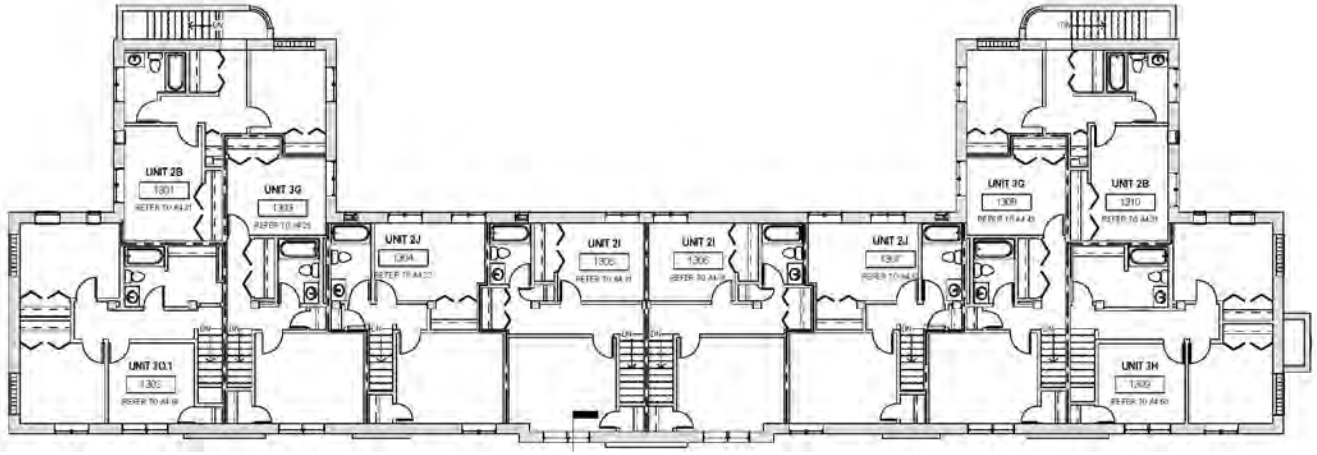
CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP JGJ RDL ARCHITECTS



BUILDING C20 THIRD FLOOR PLAN



BUILDING C20 FOURTH FLOOR PLAN

CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP JGJ RDL ARCHITECTS



BUILDING D27 EXTERIOR ELEVATIONS

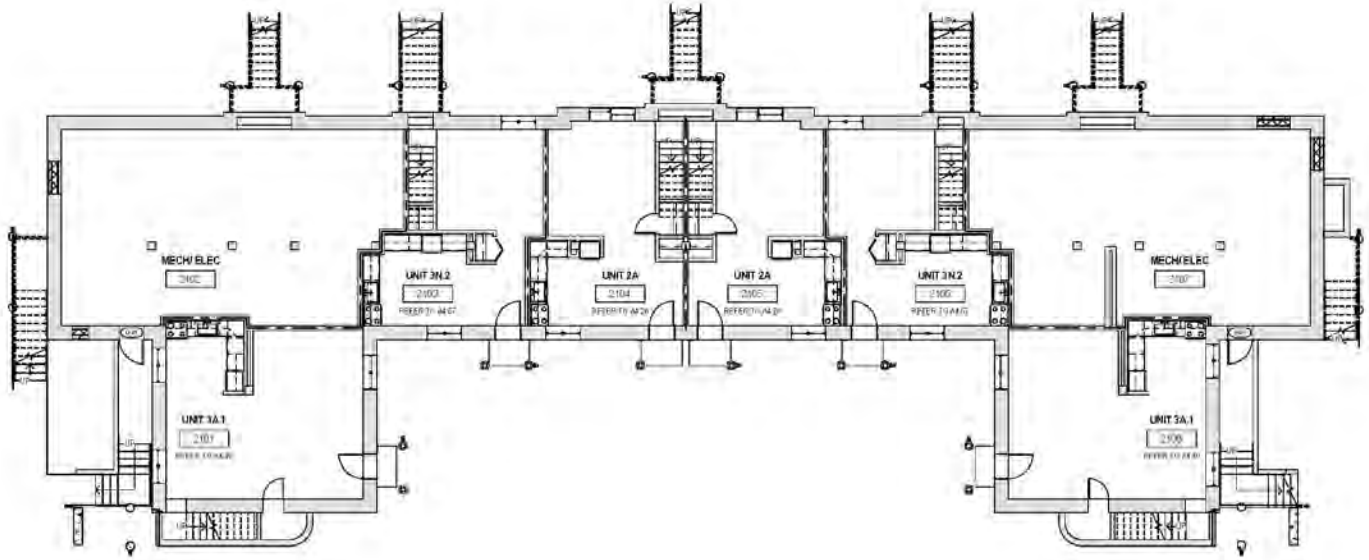
CMHA ENRICHING LIVES SINCE 1933 CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY

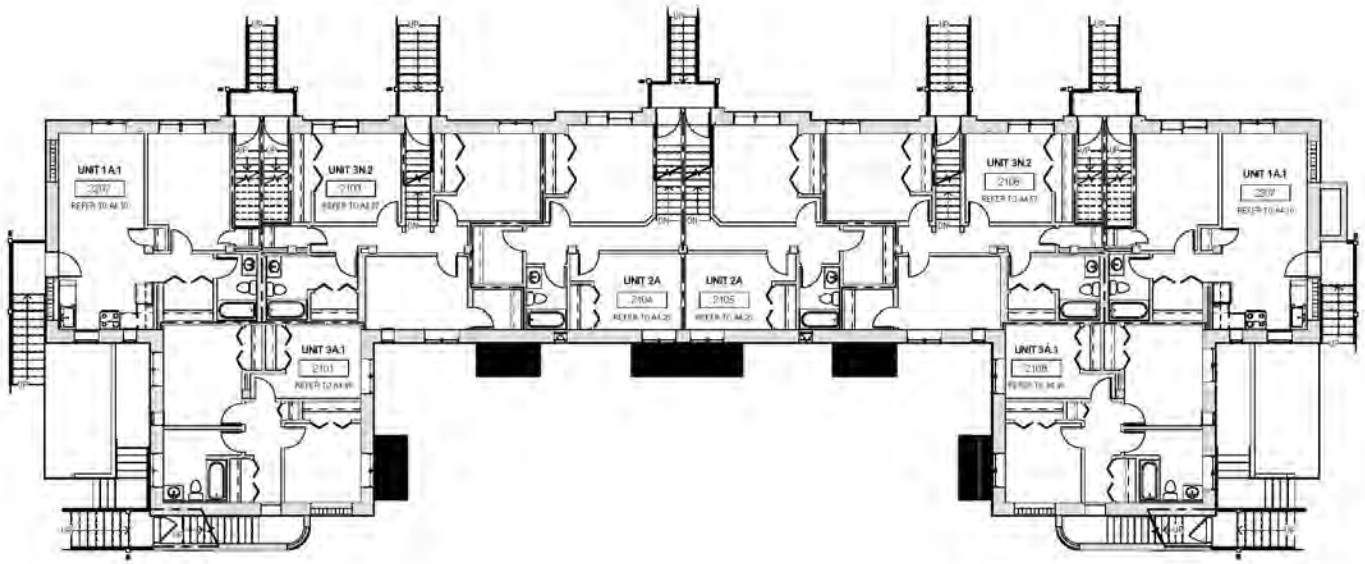
THE FINCH GROUP

JGJ

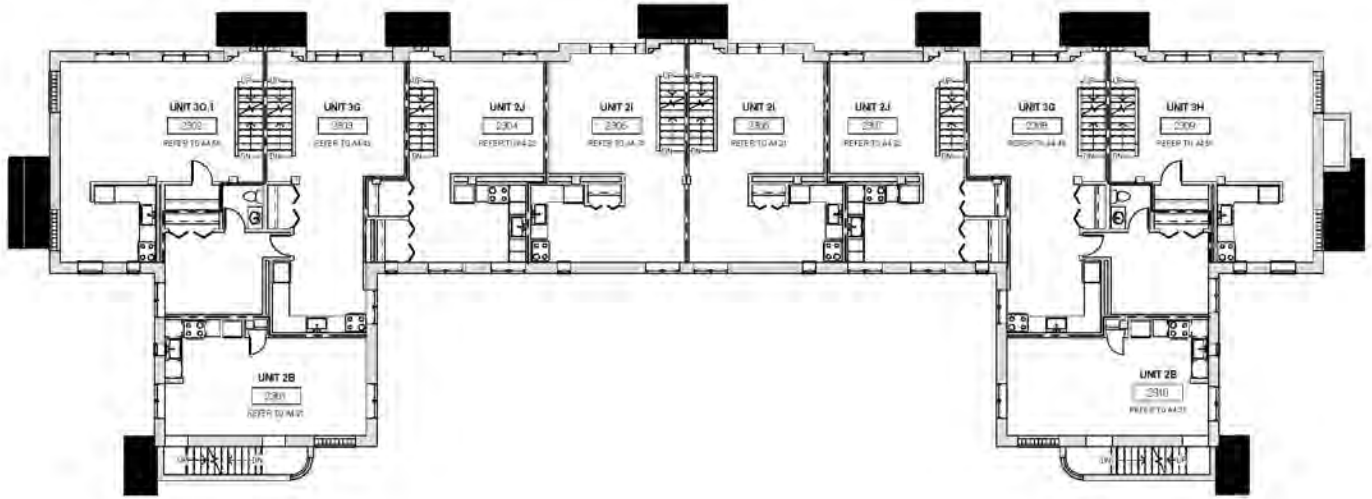
RDL ARCHITECTS



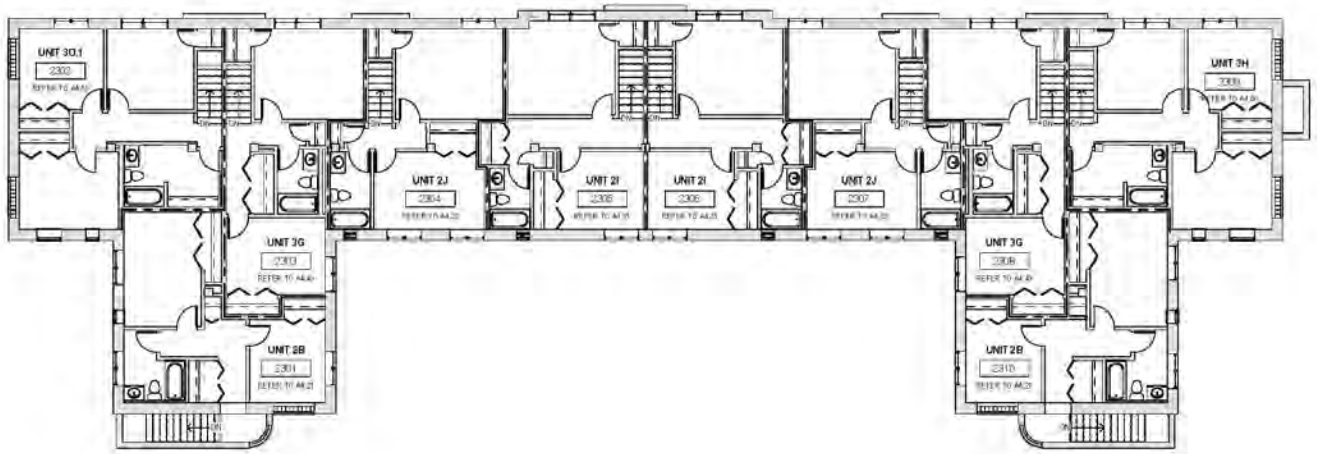
BUILDING D27 FIRST FLOOR PLAN



BUILDING D27 SECOND FLOOR PLAN



BUILDING D27 THIRD FLOOR PLAN



BUILDING D27 FOURTH FLOOR PLAN

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP

JGJ

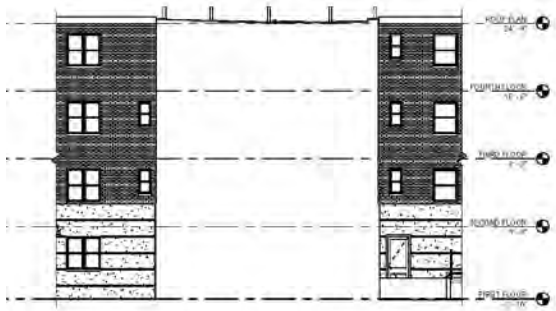
RDL
ARCHITECTS











BUILDING C21 EXTERIOR ELEVATIONS

CMHA
ENRICHING LIVES SINCE 1933
CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
REVITALIZATION & MANAGEMENT COMPANY

THE FINCH GROUP

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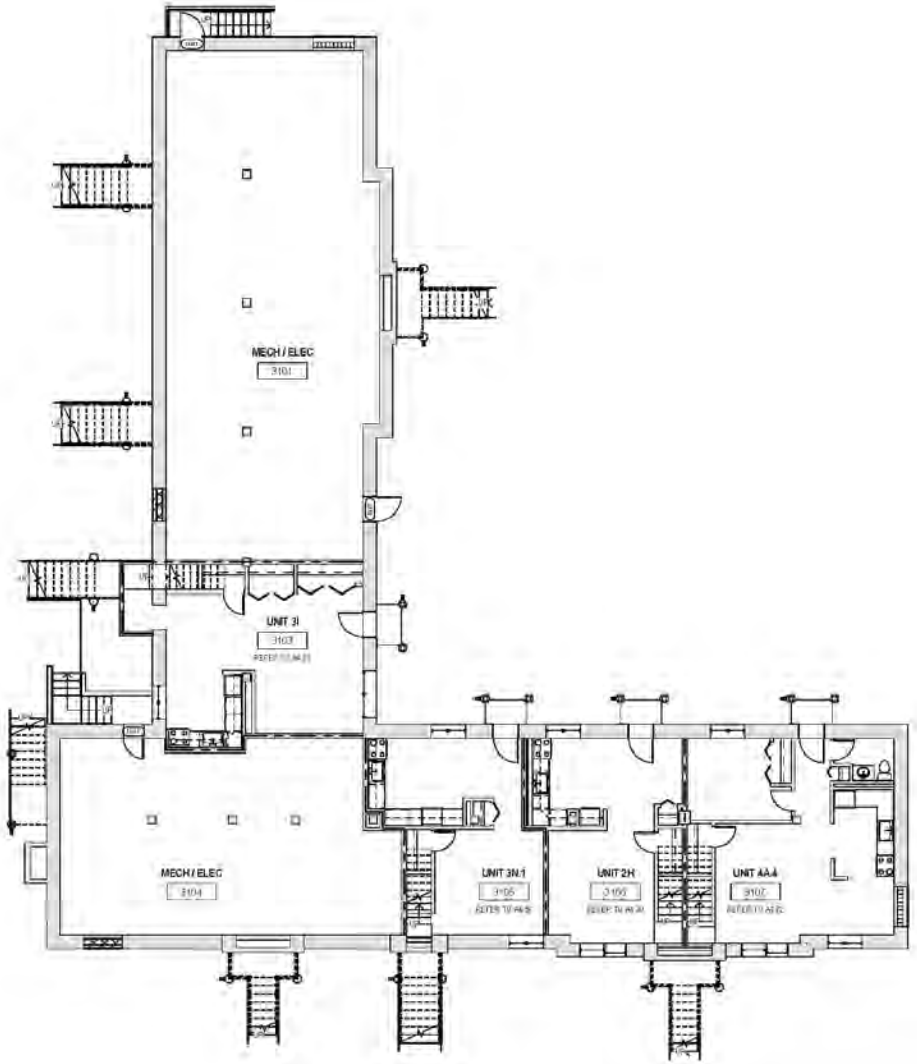
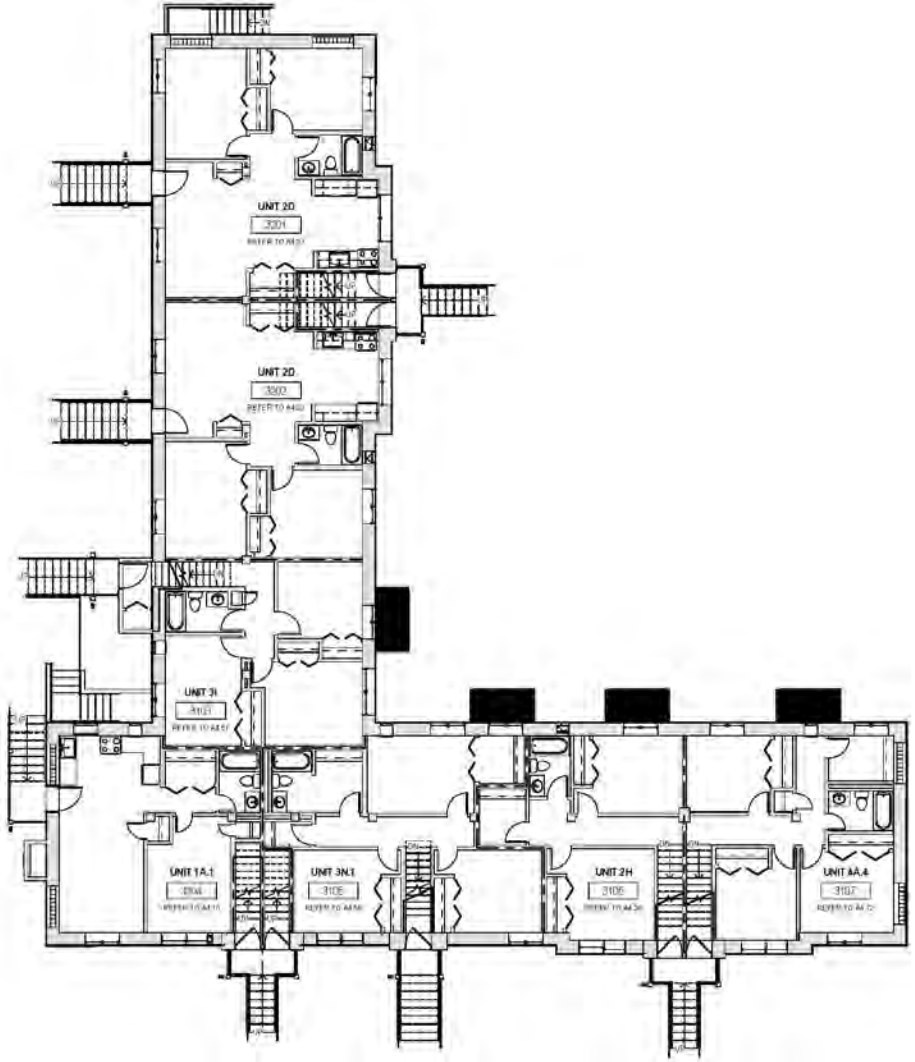


BUILDING C21 FIRST FLOOR PLAN



BUILDING C21 SECOND FLOOR PLAN

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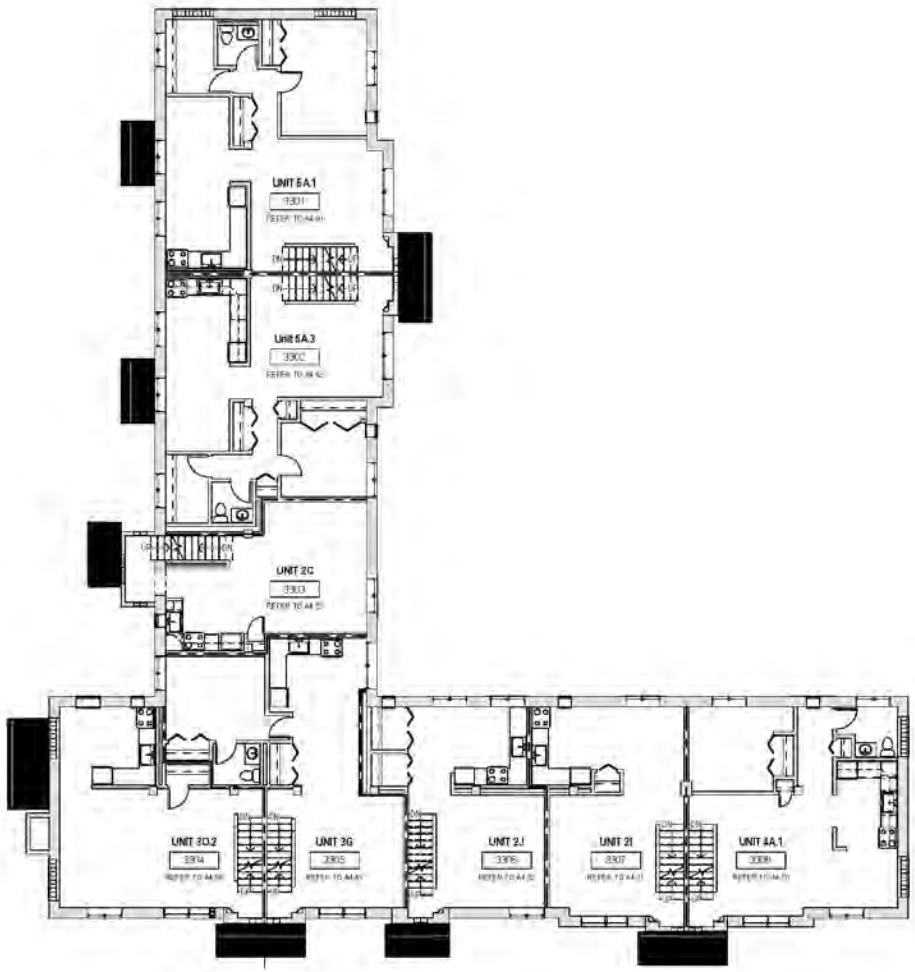

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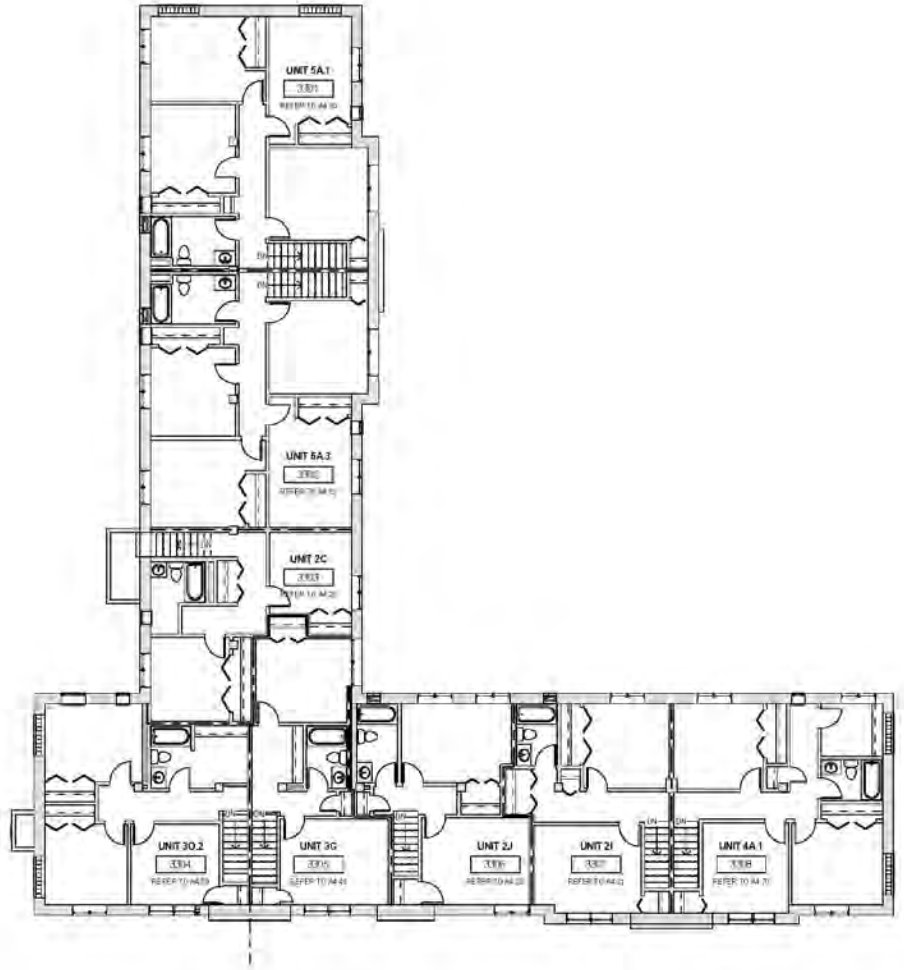

BUILDING C21 FOURTH FLOOR PLAN

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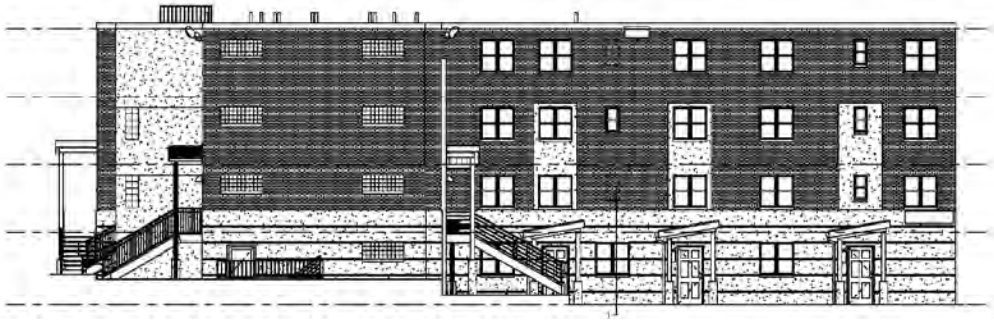





BUILDING D26 EXTERIOR ELEVATIONS

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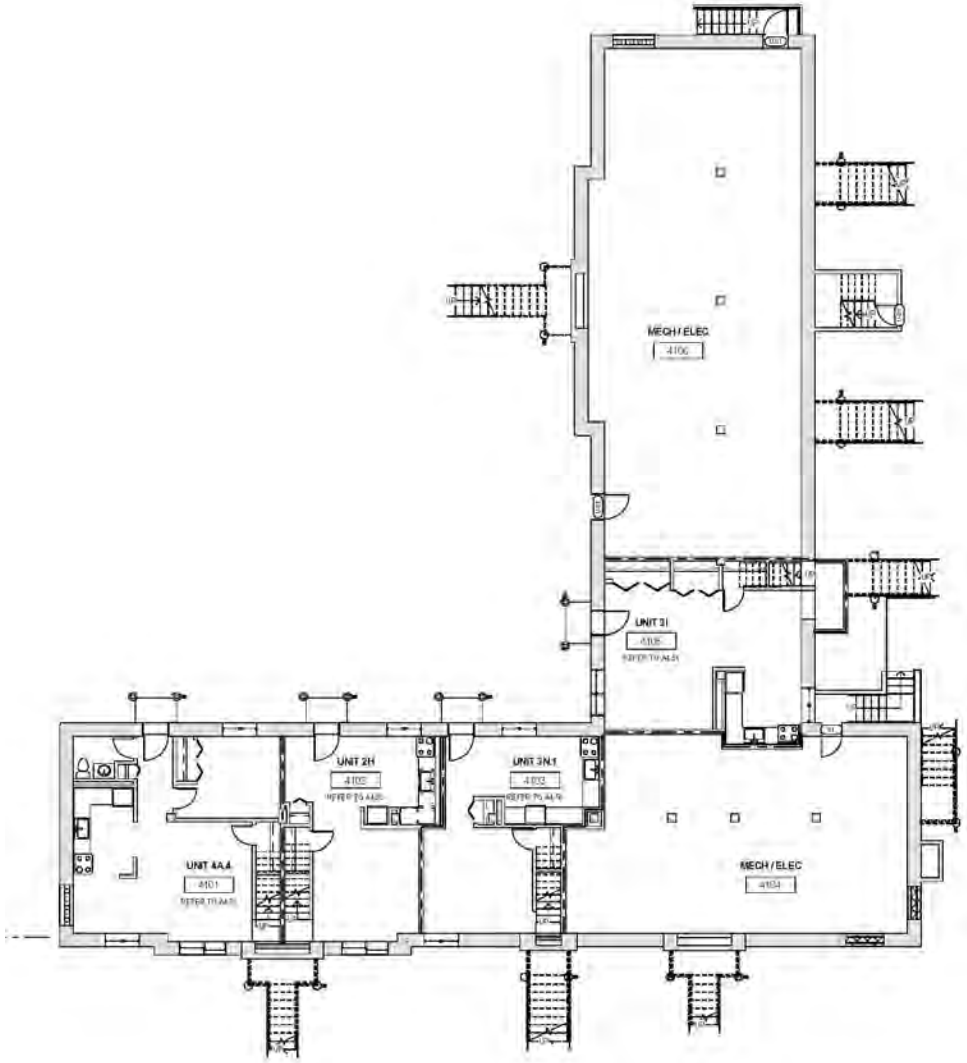
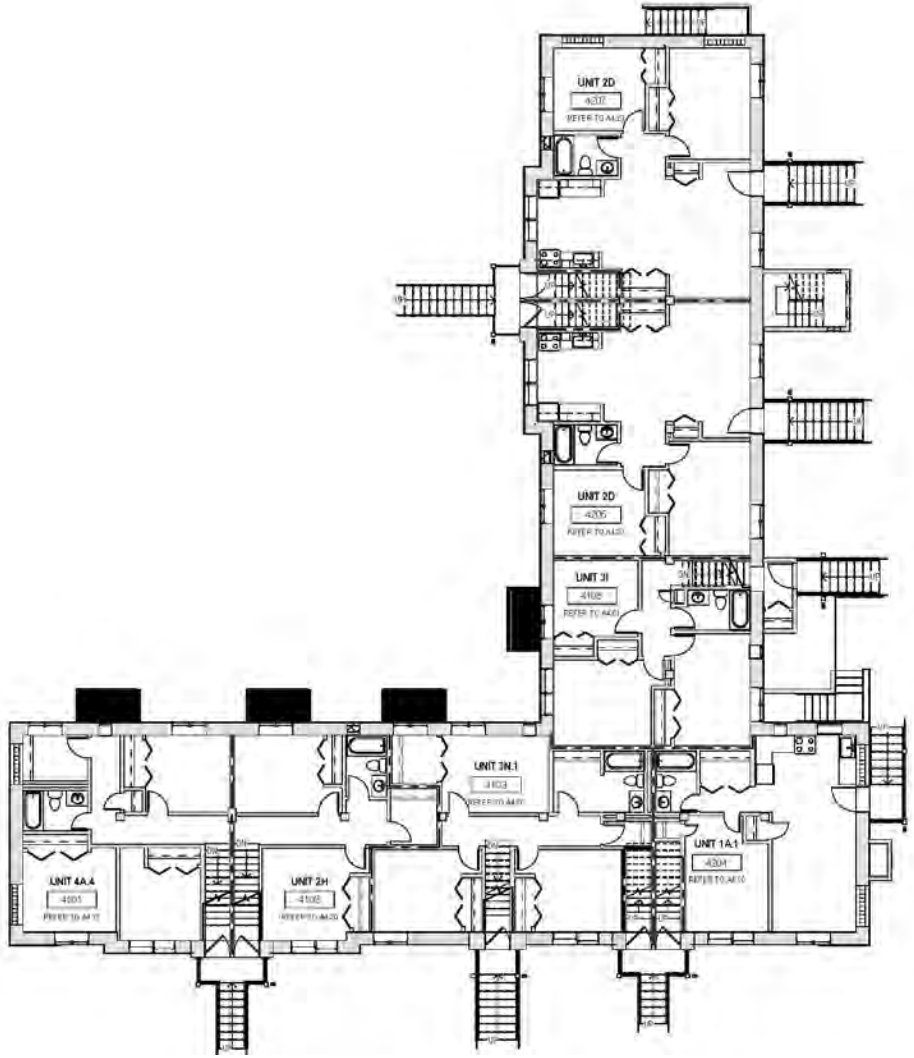


BUILDING D26 FIRST FLOOR PLAN



BUILDING D26 SECOND FLOOR PLAN

CMHA
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WESTERN RESERVE
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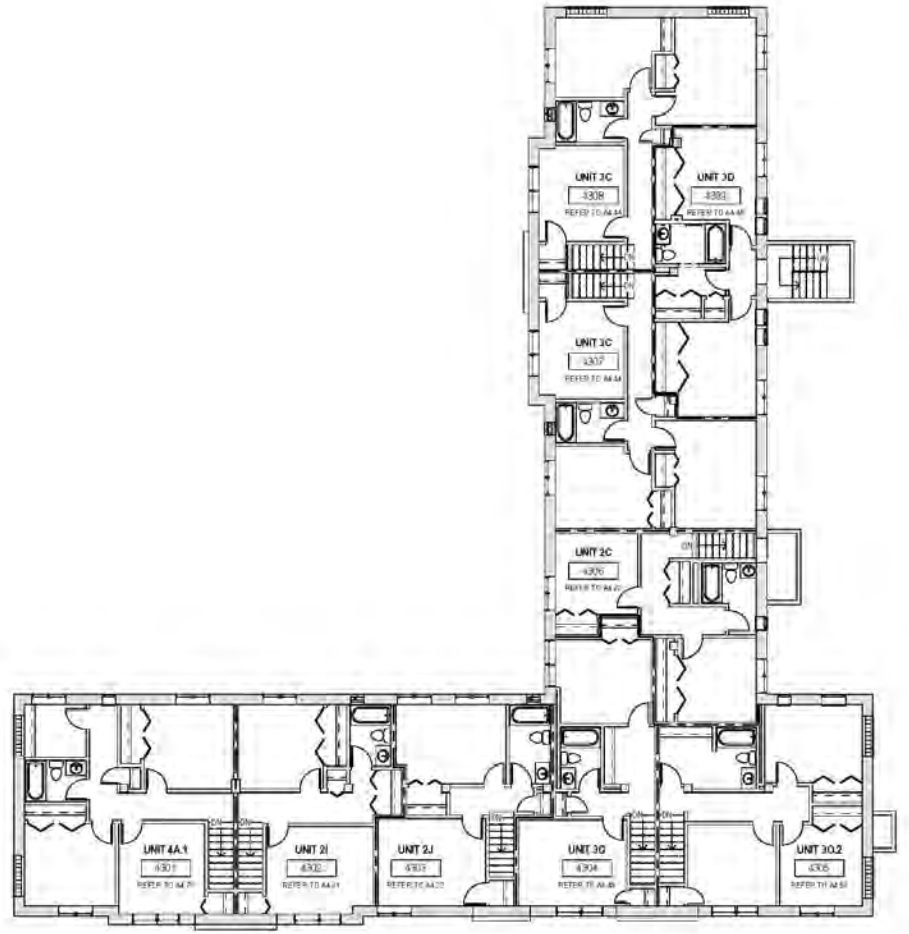

BUILDING D26 THIRD FLOOR PLAN

BUILDING D26 FOURTH FLOOR PLAN

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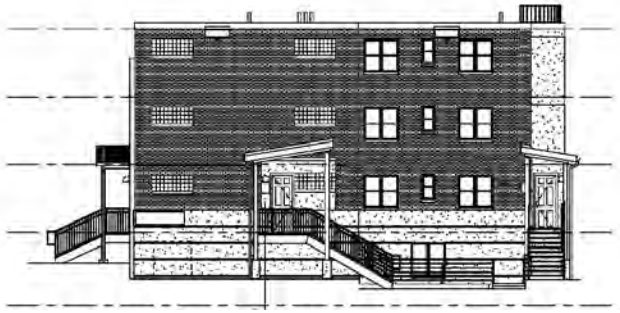





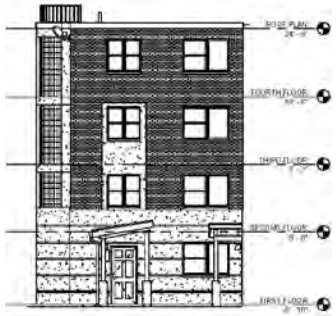



BUILDING C23 EXTERIOR ELEVATIONS

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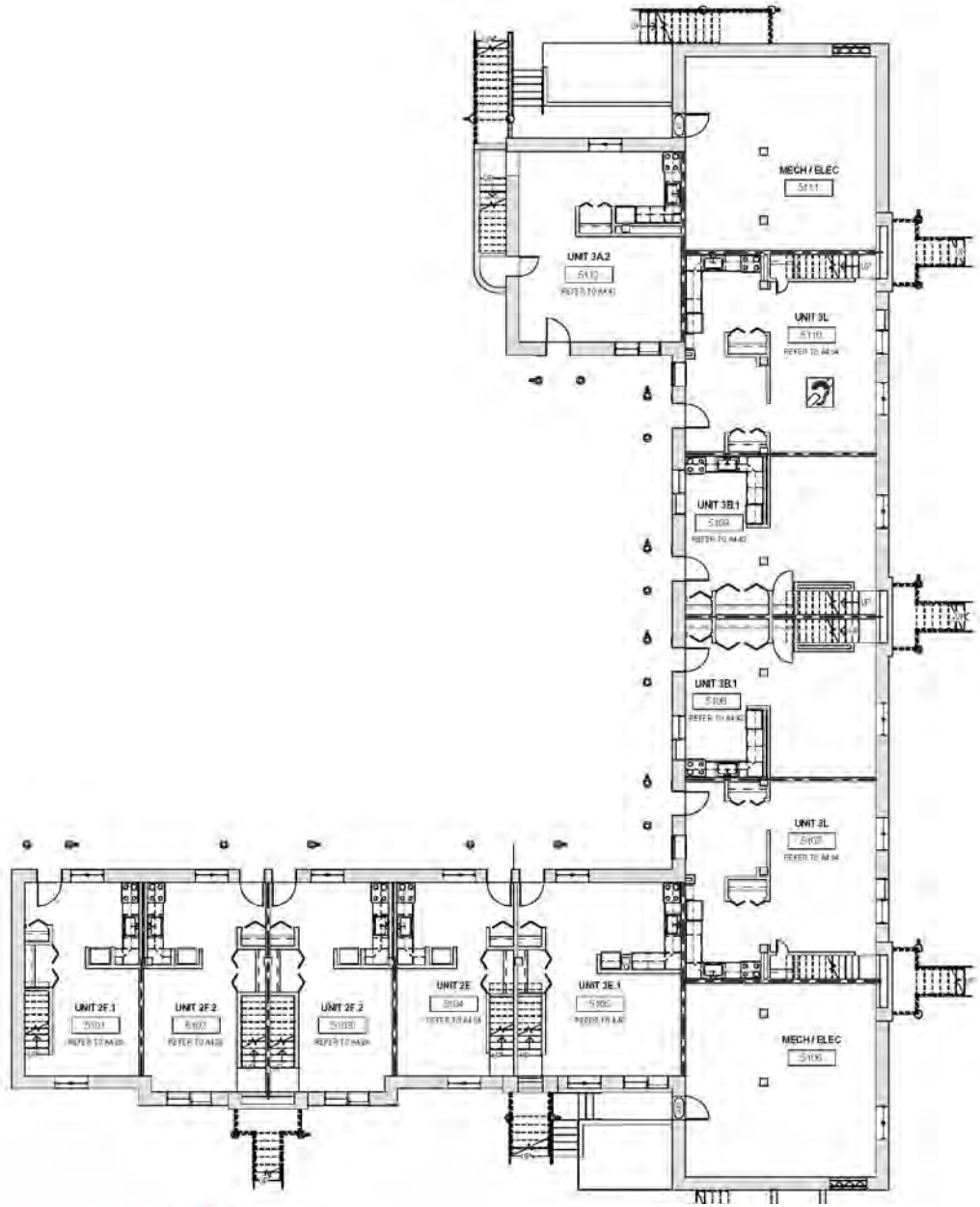
ARCHITECTS



BUILDING C23 FIRST FLOOR PLAN

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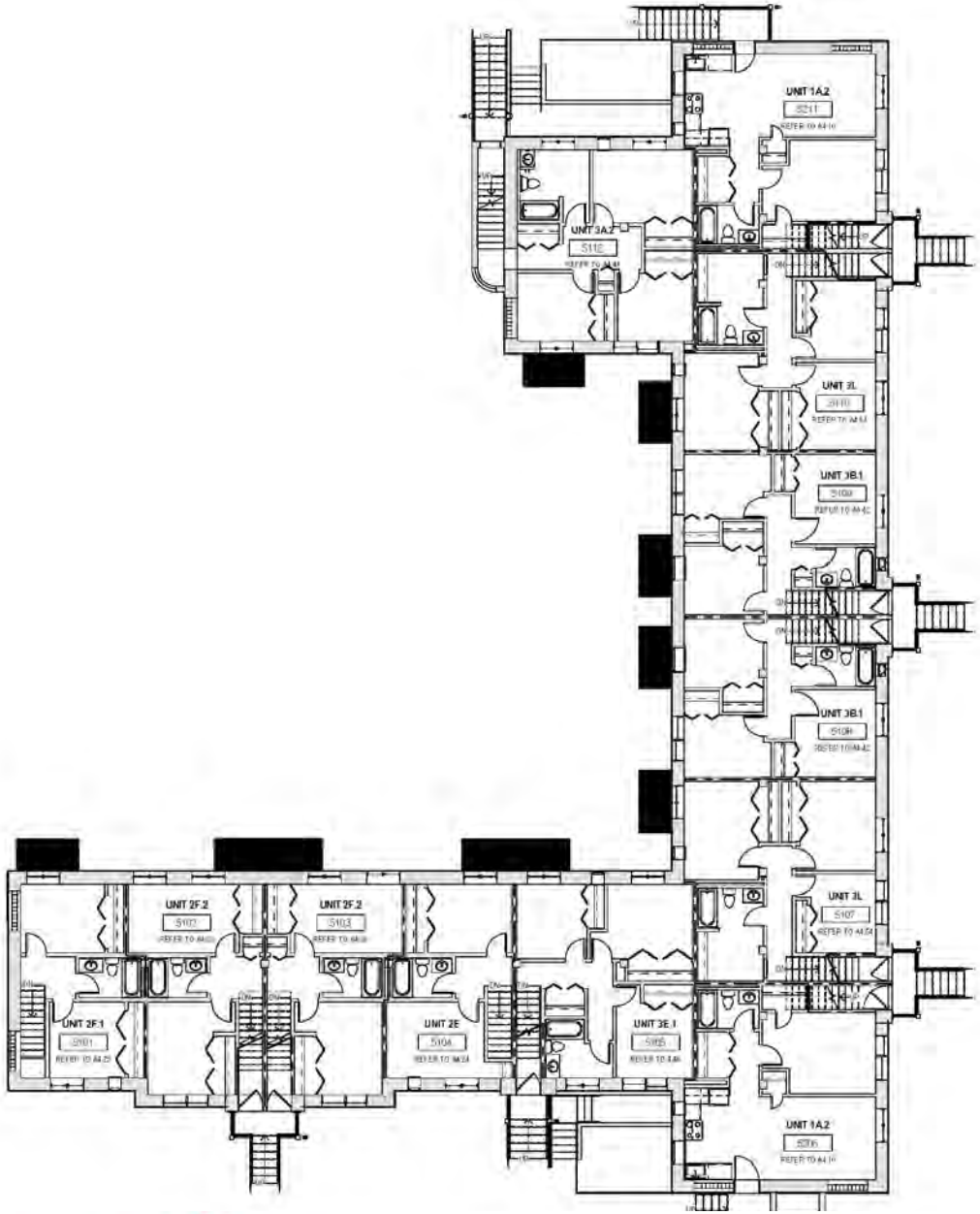

BUILDING C23 SECOND FLOOR PLAN

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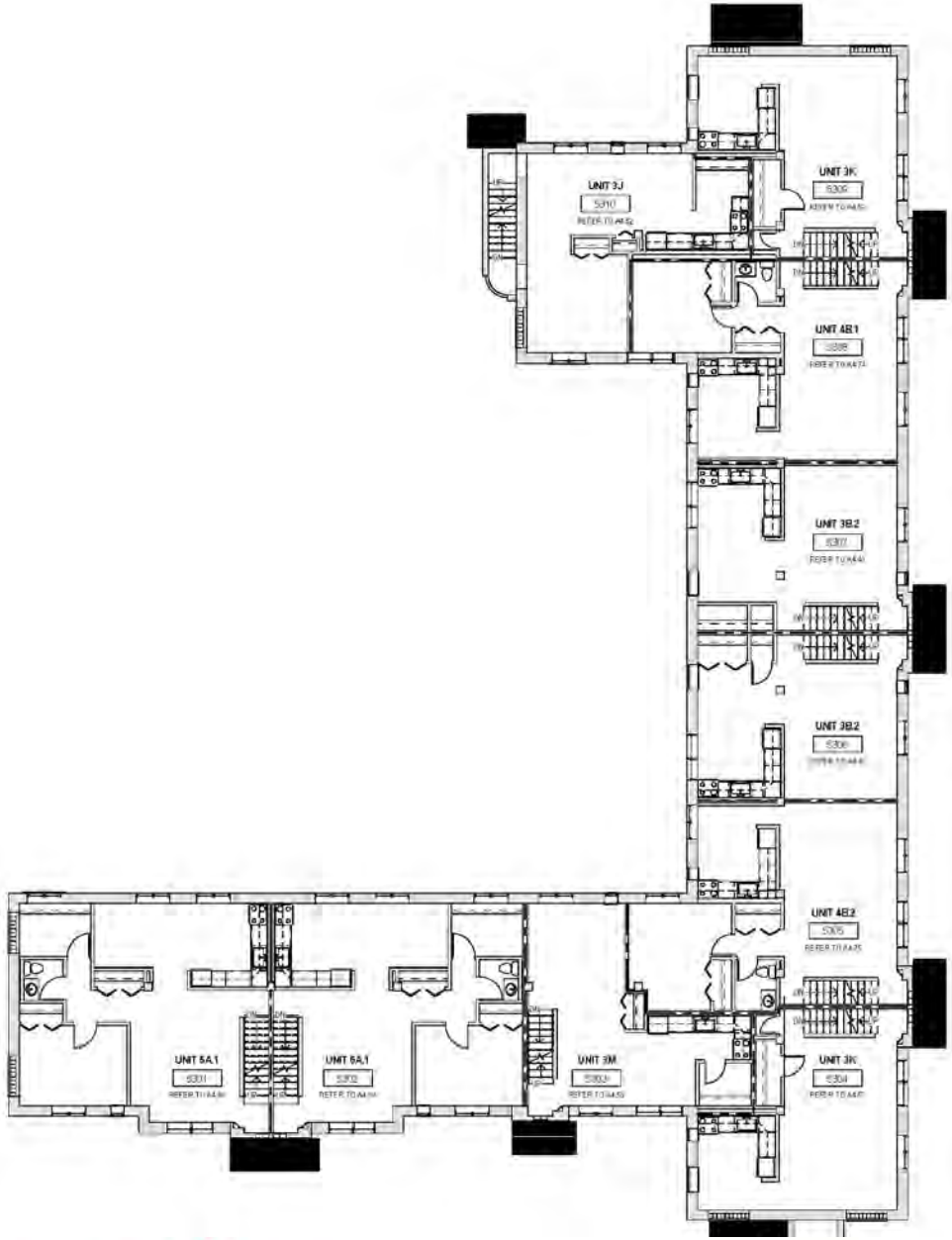

BUILDING C23 THIRD FLOOR PLAN

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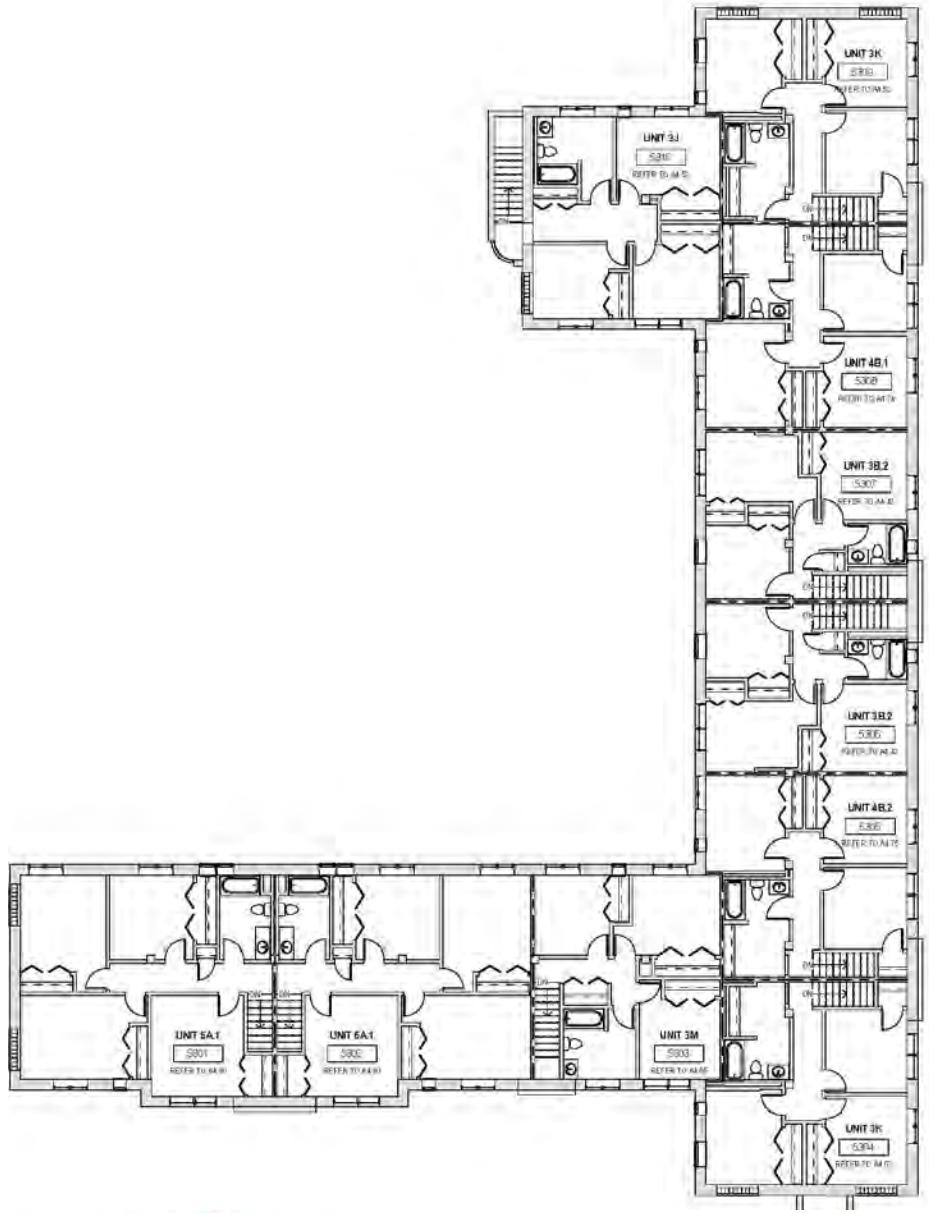

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BUILDING D24 EXTERIOR ELEVATIONS

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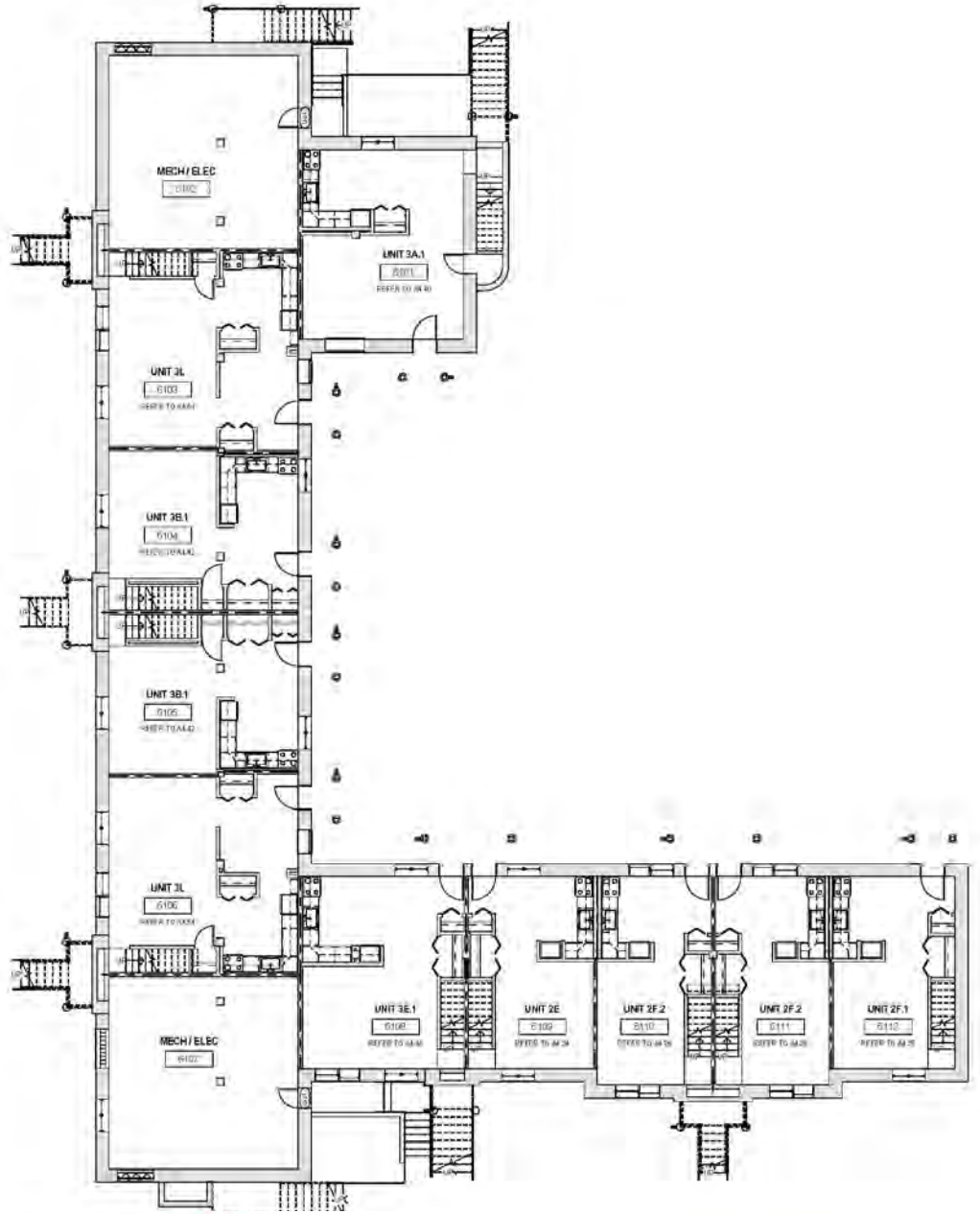

BUILDING D24 FIRST FLOOR PLAN

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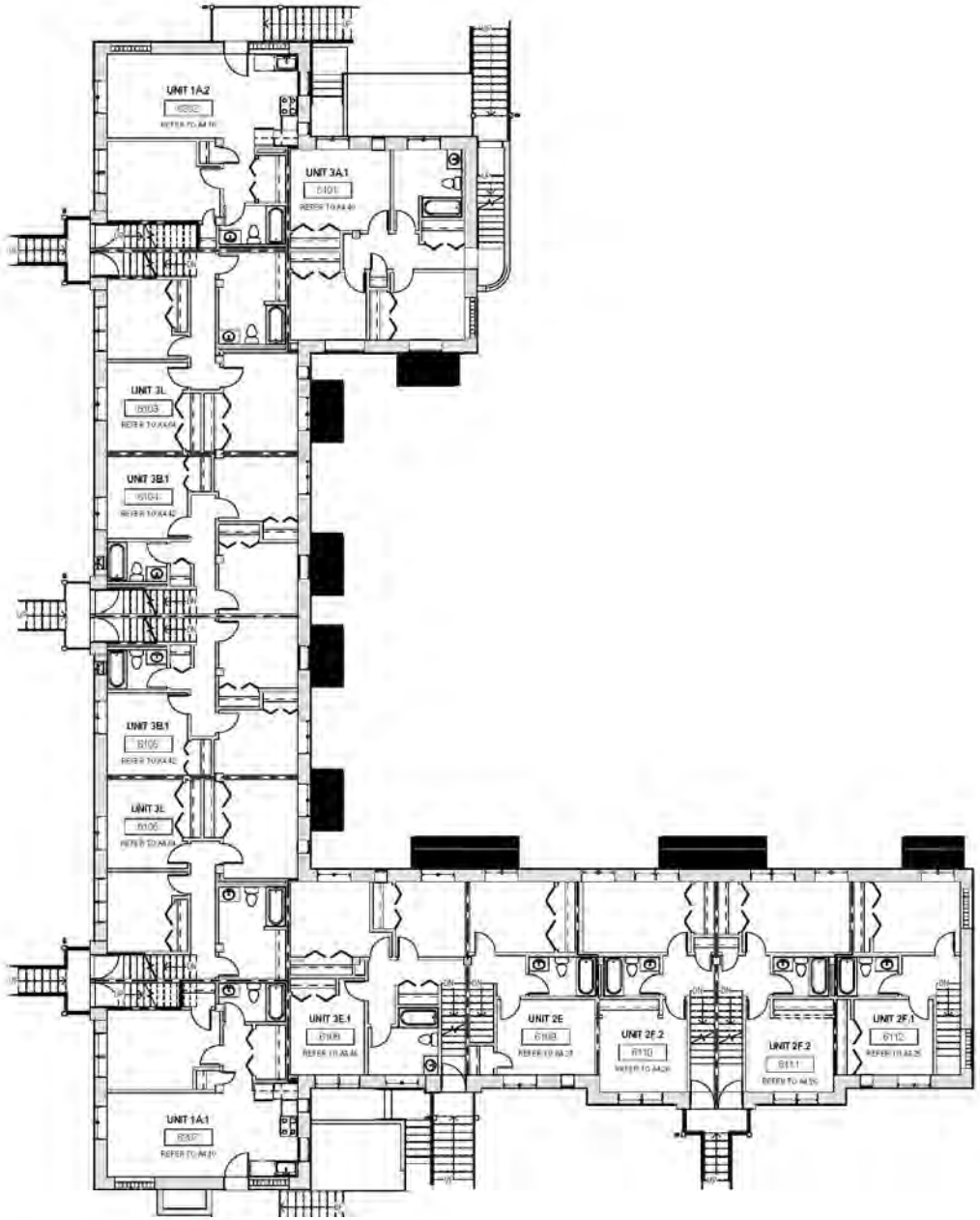
ARCHITECTS



BUILDING D24 SECOND FLOOR PLAN

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

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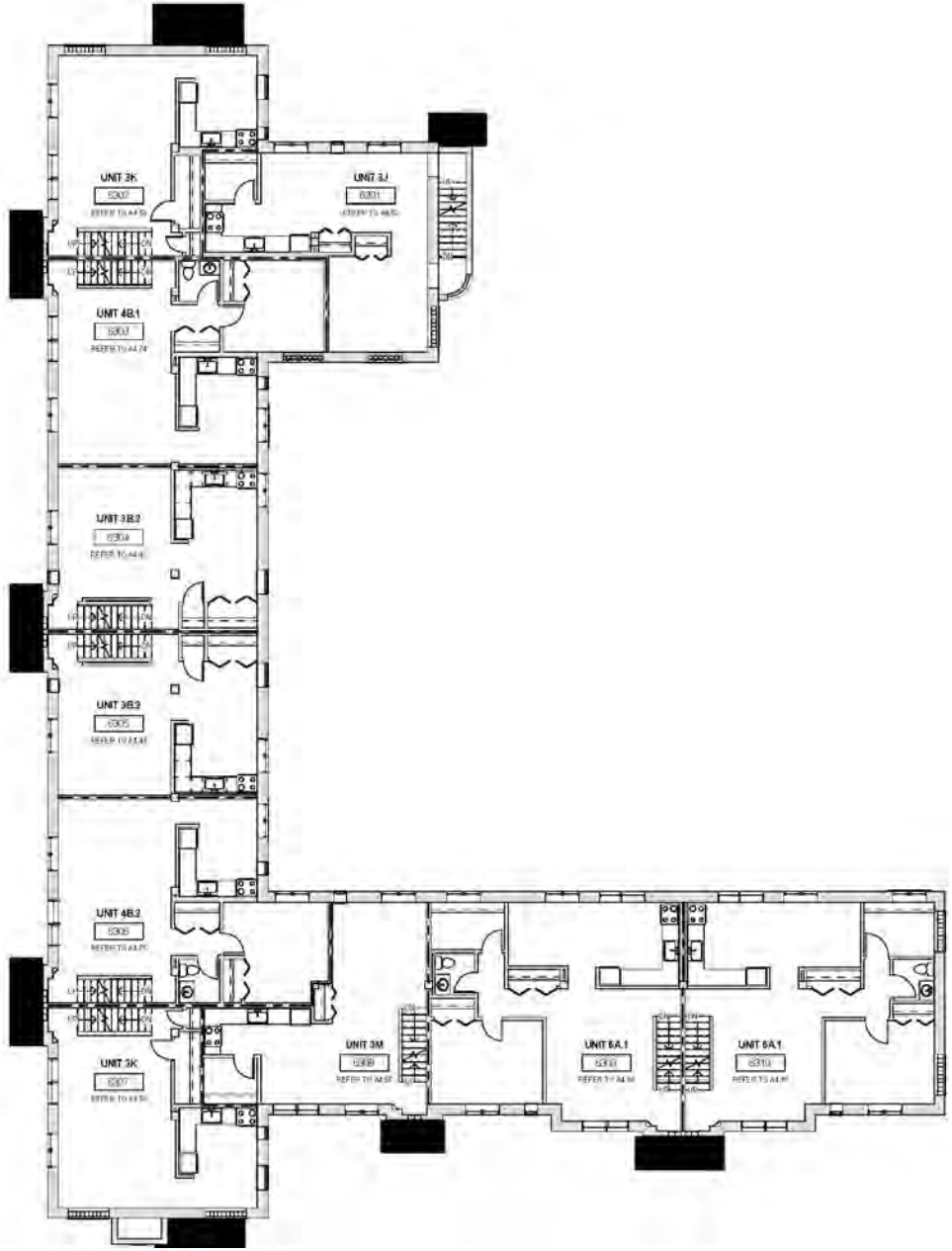

BUILDING D24 THIRD FLOOR PLAN

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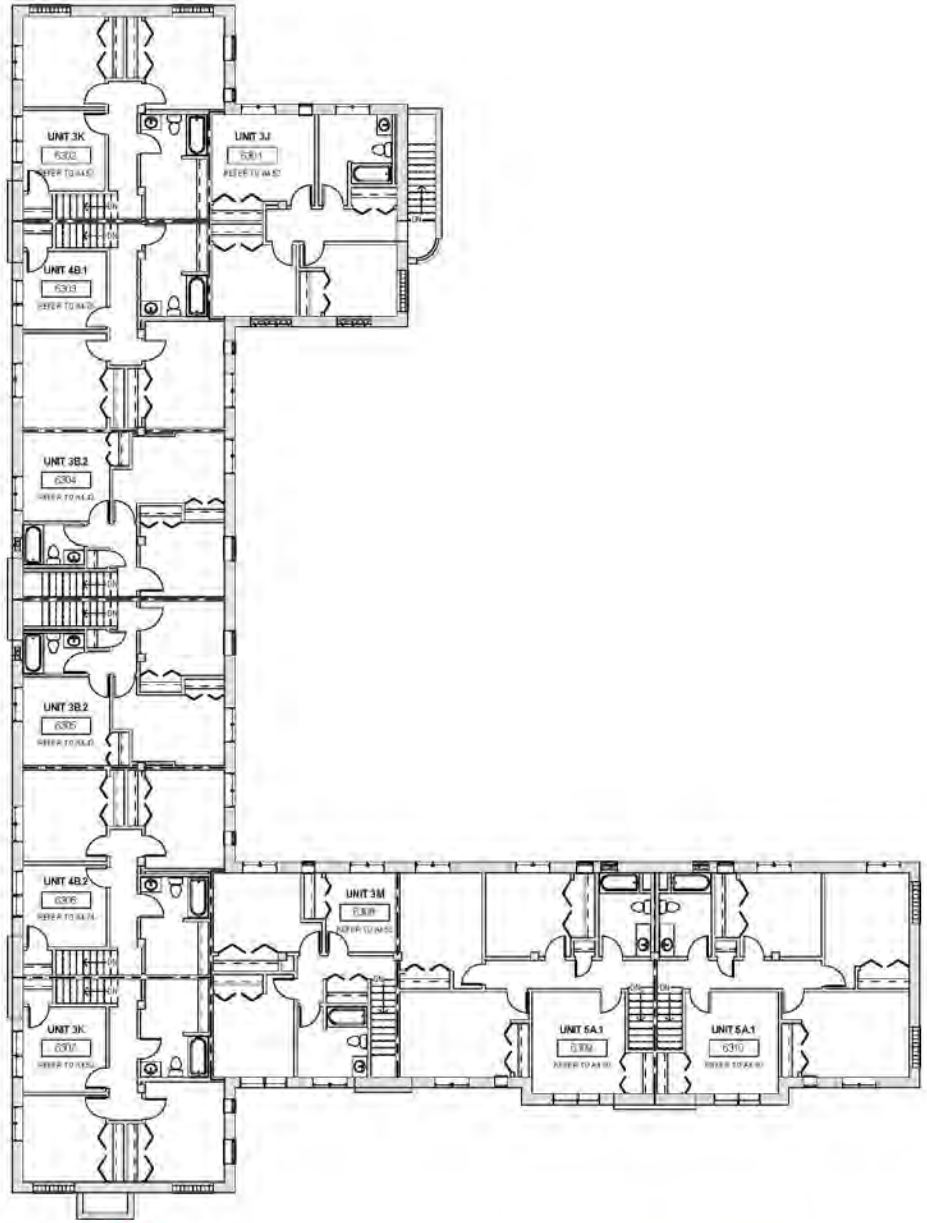

BUILDING D24 FOURTH FLOOR PLAN

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

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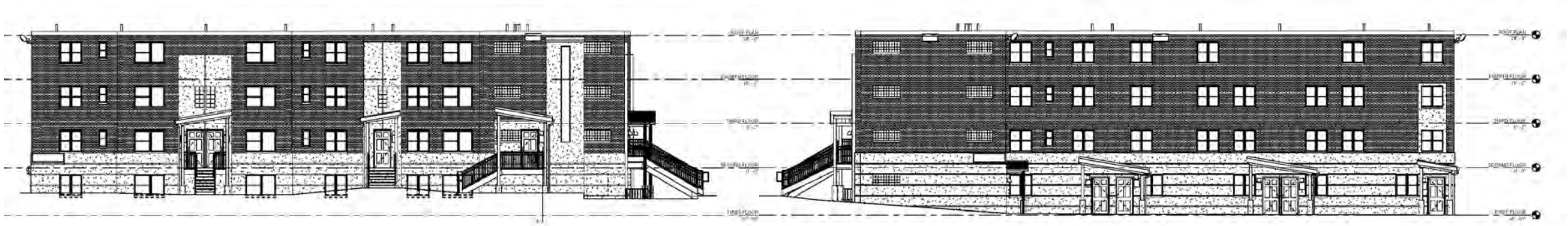





BUILDING H73 EXTERIOR ELEVATIONS

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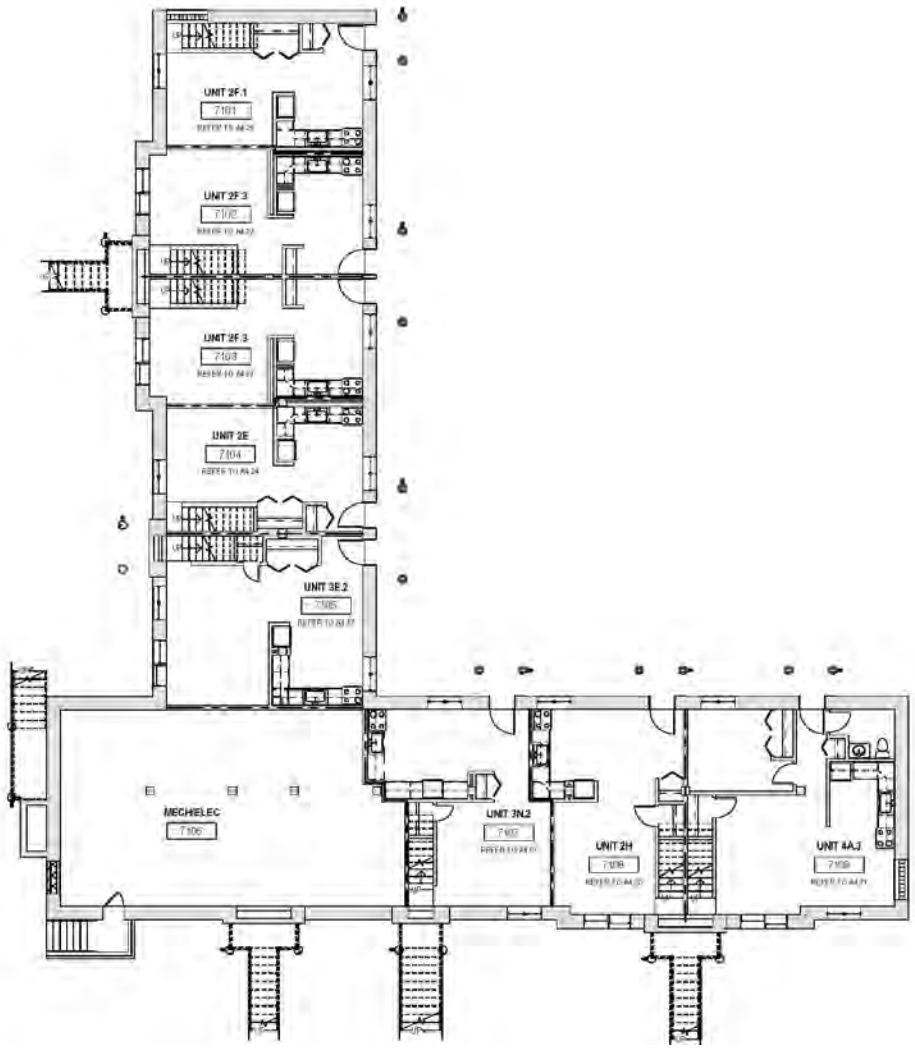
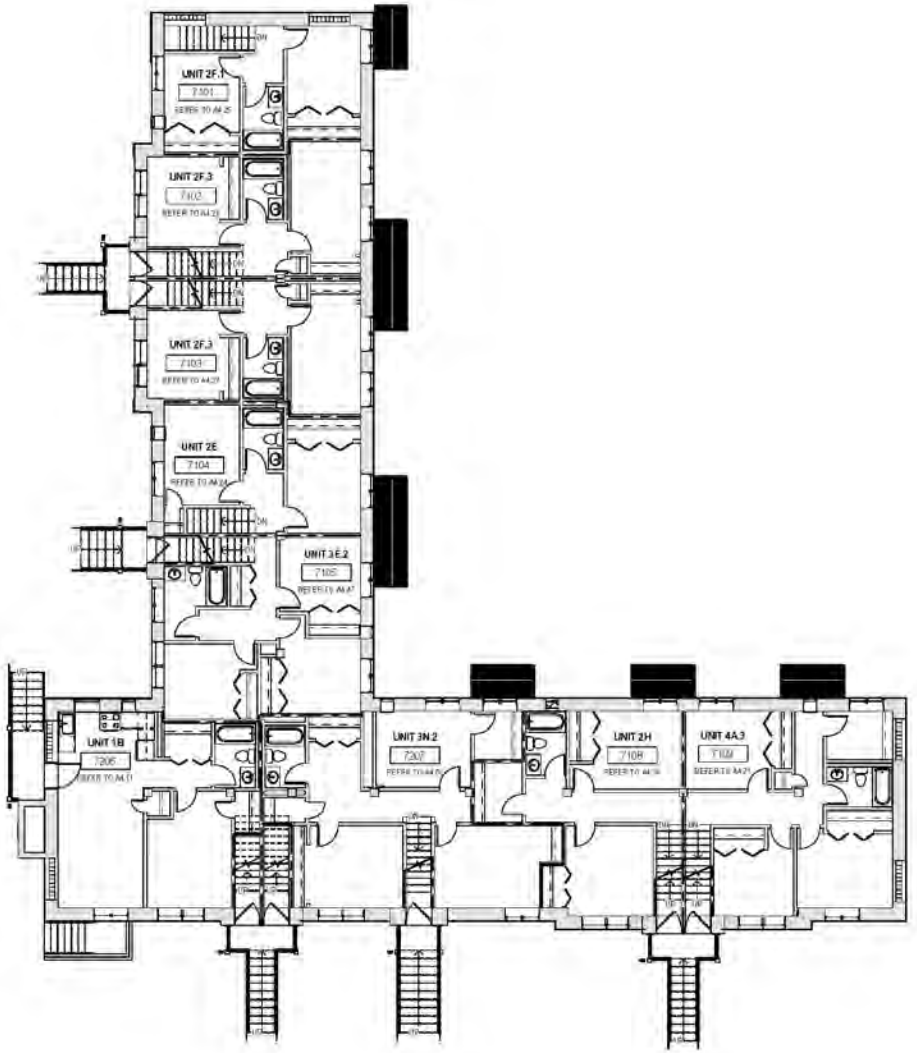


BUILDING H73 FIRST FLOOR PLAN



BUILDING H73 SECOND FLOOR PLAN

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CUYAHOGA METROPOLITAN HOUSING AUTHORITY

WESTERN RESERVE
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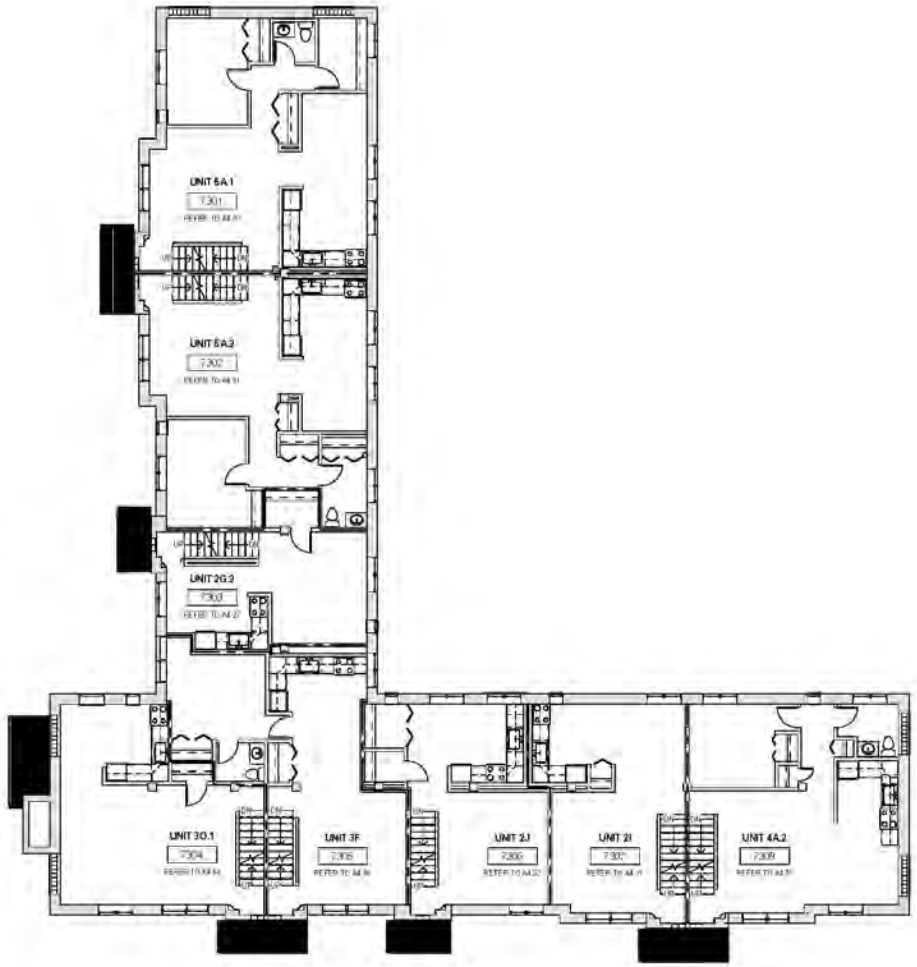
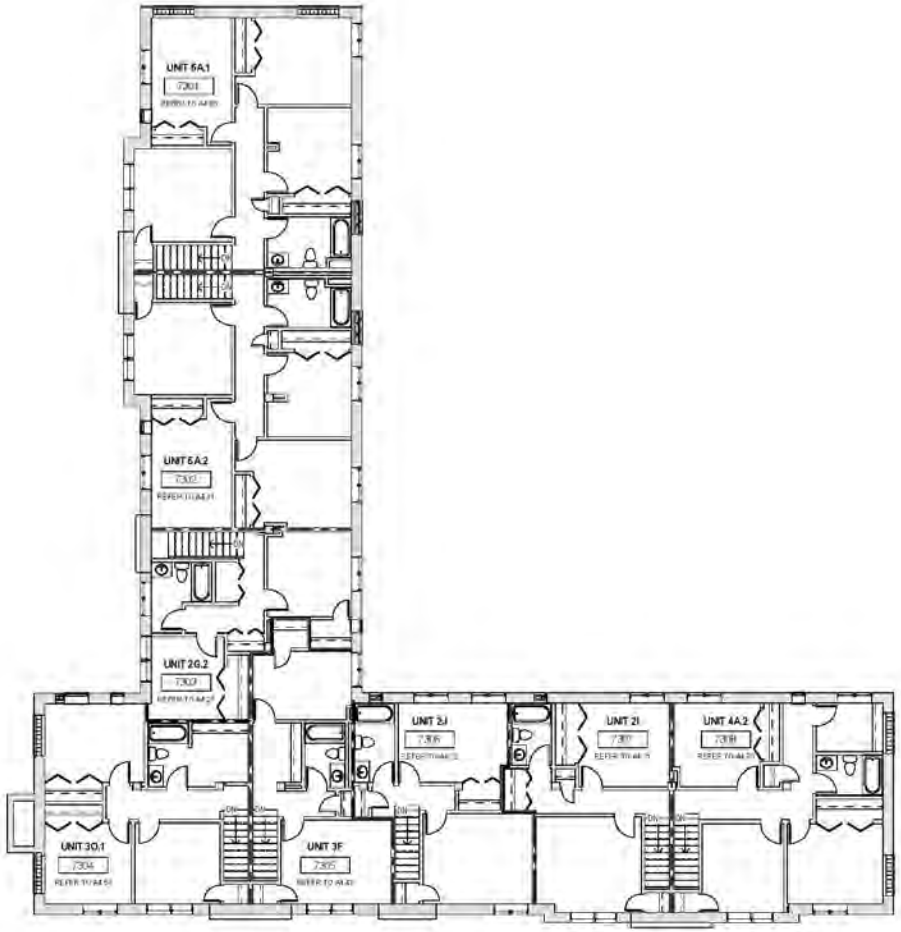
ARCHITECTS



BUILDING H73 THIRD FLOOR PLAN



BUILDING H73 FOURTH FLOOR PLAN

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BUILDING J83 EXTERIOR ELEVATIONS

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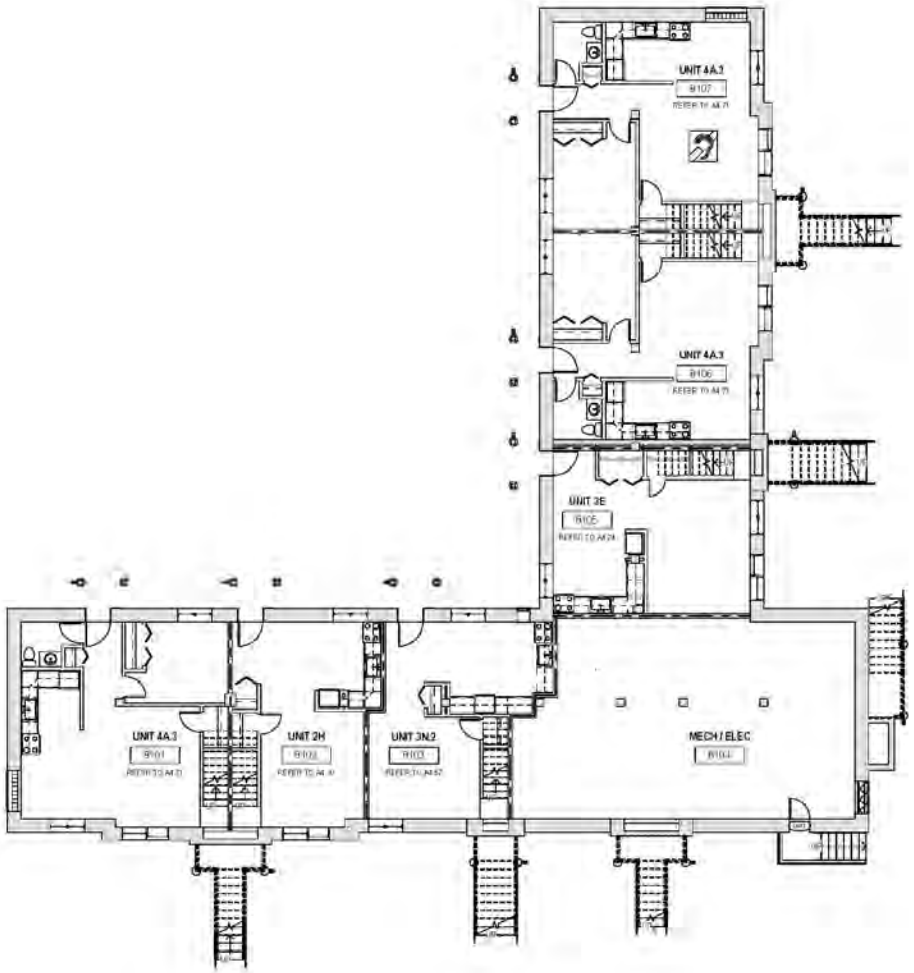
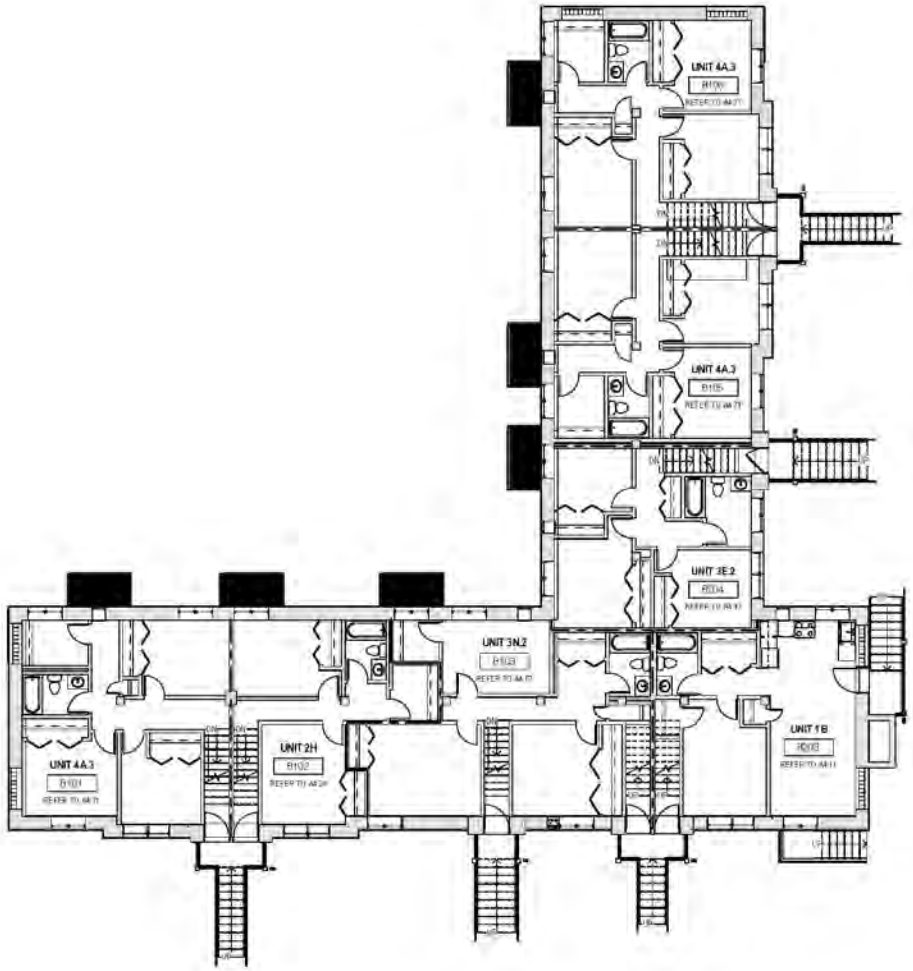


BUILDING J83 FIRST FLOOR PLAN



BUILDING J83 SECOND FLOOR PLAN

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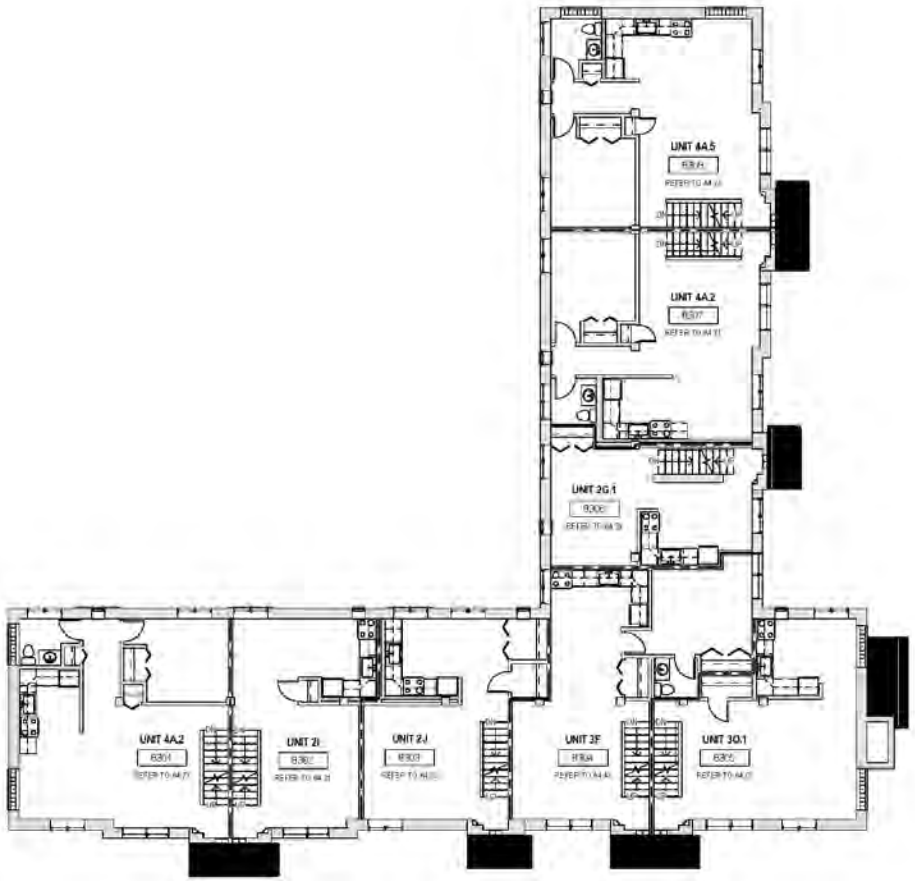
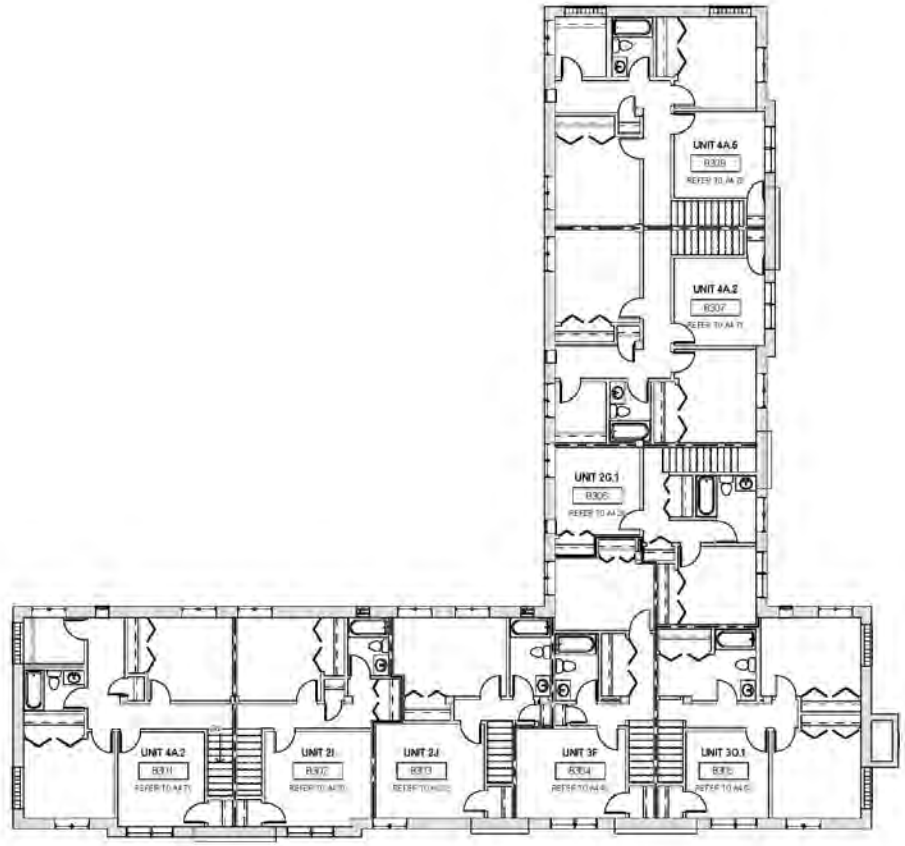


BUILDING J83 THIRD FLOOR PLAN



BUILDING J83 FOURTH FLOOR PLAN

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Cleveland City Planning Commission

Special Presentations

March 18, 2022

Special Presentation

March 18, 2022

DF2022-016 – Flats Design Guidelines:
Seeking Final Approval
Presenter: Joel Wimbiscus, LAND Studio

Ward 3 - Councilmember McCormack
SPA: Cuyahoga Valley/Ohio City



CLEVELAND FLATS DESIGN GUIDELINES

City of Cleveland, Ohio
March 2022



INTRODUCTION + CONTEXT

PROJECT TEAM

PROJECT TEAM

City of Cleveland
Joyce Pan Huang
Freddy Collier, Jr.
Anthony Santora
Pegah Nourifard
James DeRosa
James McKnight
Michael Reder

Cleveland Metroparks
Sean McDermott
Sara Maier
John Cardwell
Christopher Cheraso
David Frey

LAND studio
Greg Peckham
Joel Wimbiscus

Canalway Partners
Mera Cardenas

Flats Forward
Jim Haviland

Ohio City Inc.
Tom McNair
Ashley Shaw

Historic Warehouse District
Tom Yablonsky
Thomas Starinsky

CONSULTANT TEAM

OHM Advisors
Matt Hils, Principal
Arthur Schmidt, Project Manager

Merritt Chase
Nina Chase, Principal
Alex Kelley, Associate

CITY OF CLEVELAND
Mayor Justin M. Bibb

Cleveland Metroparks

L | A | N | D 10 YEARS

canalway
A Cultural Heritage Organization

OHM Advisors®

MERRITT CHASE

FLATS FORWARD

OHIO CITY INCORPORATED est 1836

WAREHOUSE DISTRICT

PROJECT CONTEXT

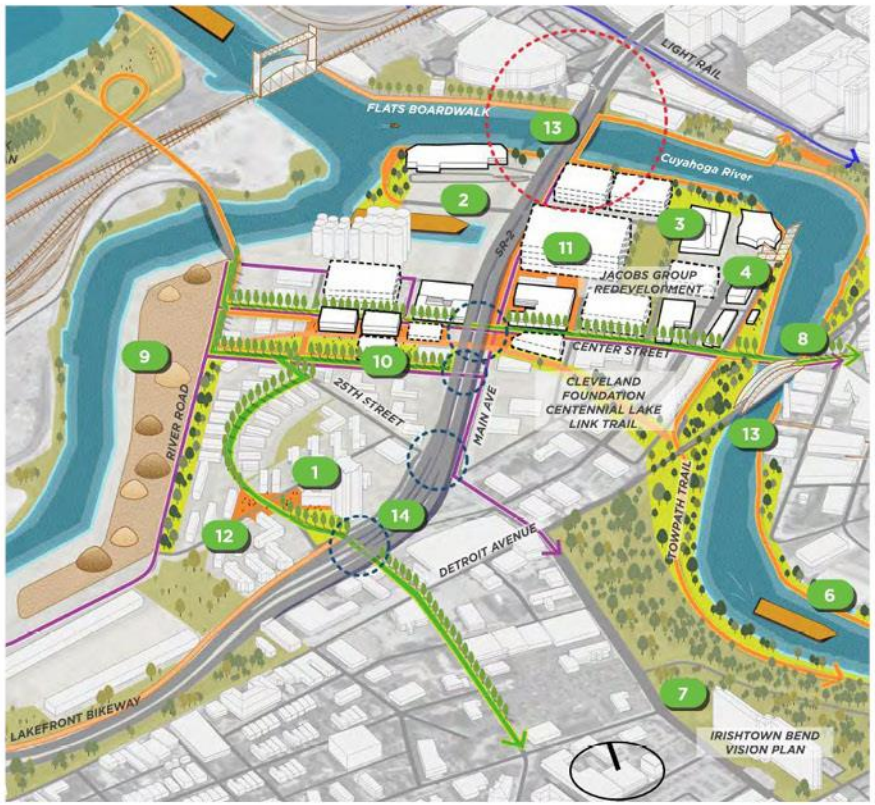
Irishtown Bend Vision Plan (2017)



Canal Basin Park (2019)



Vision for the Valley - Flats (2021)



PROJECT PROCESS

KICKOFF + FLATS TOUR

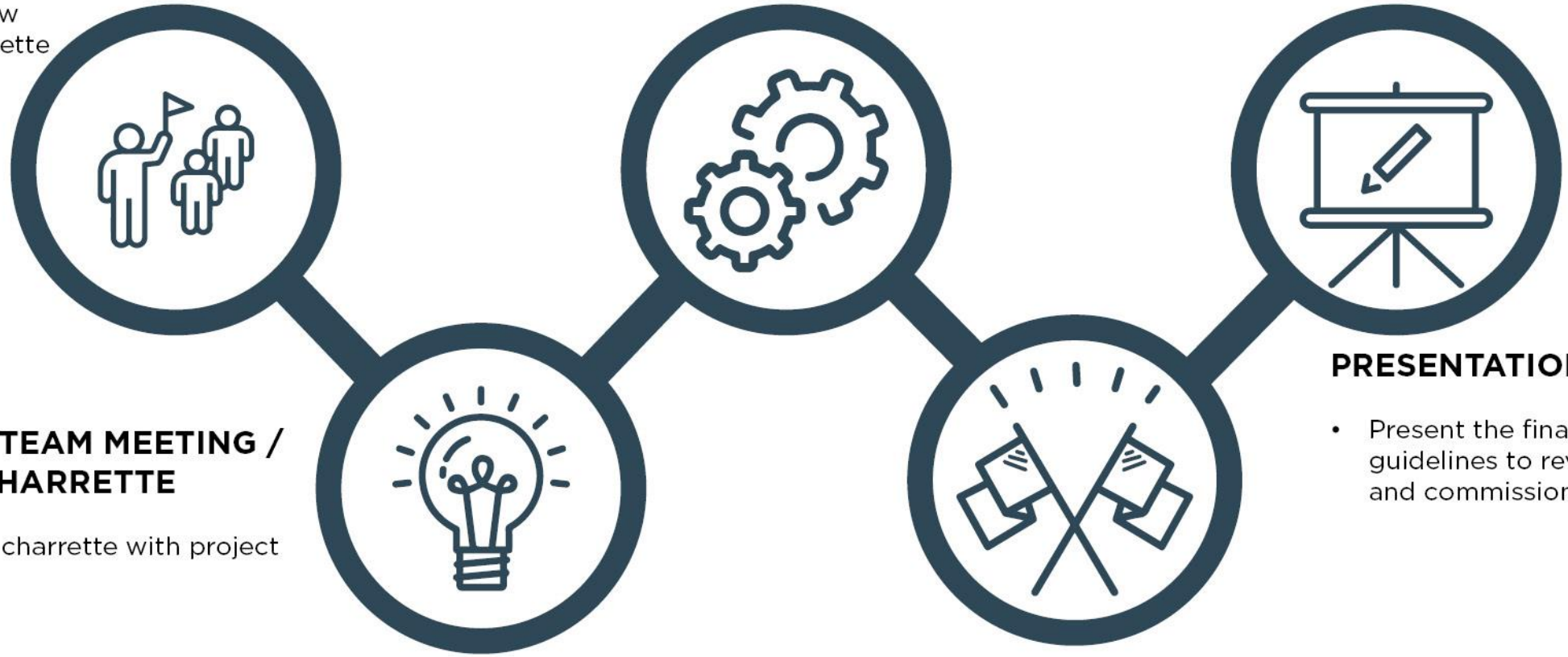
- Existing plans, documents, and data review
- Mini-charrette

PROJECT TEAM MEETING / DESIGN CHARRETTE

- In-person charrette with project team.

DRAFT DESIGN GUIDELINES

- Present and discuss draft design guidelines



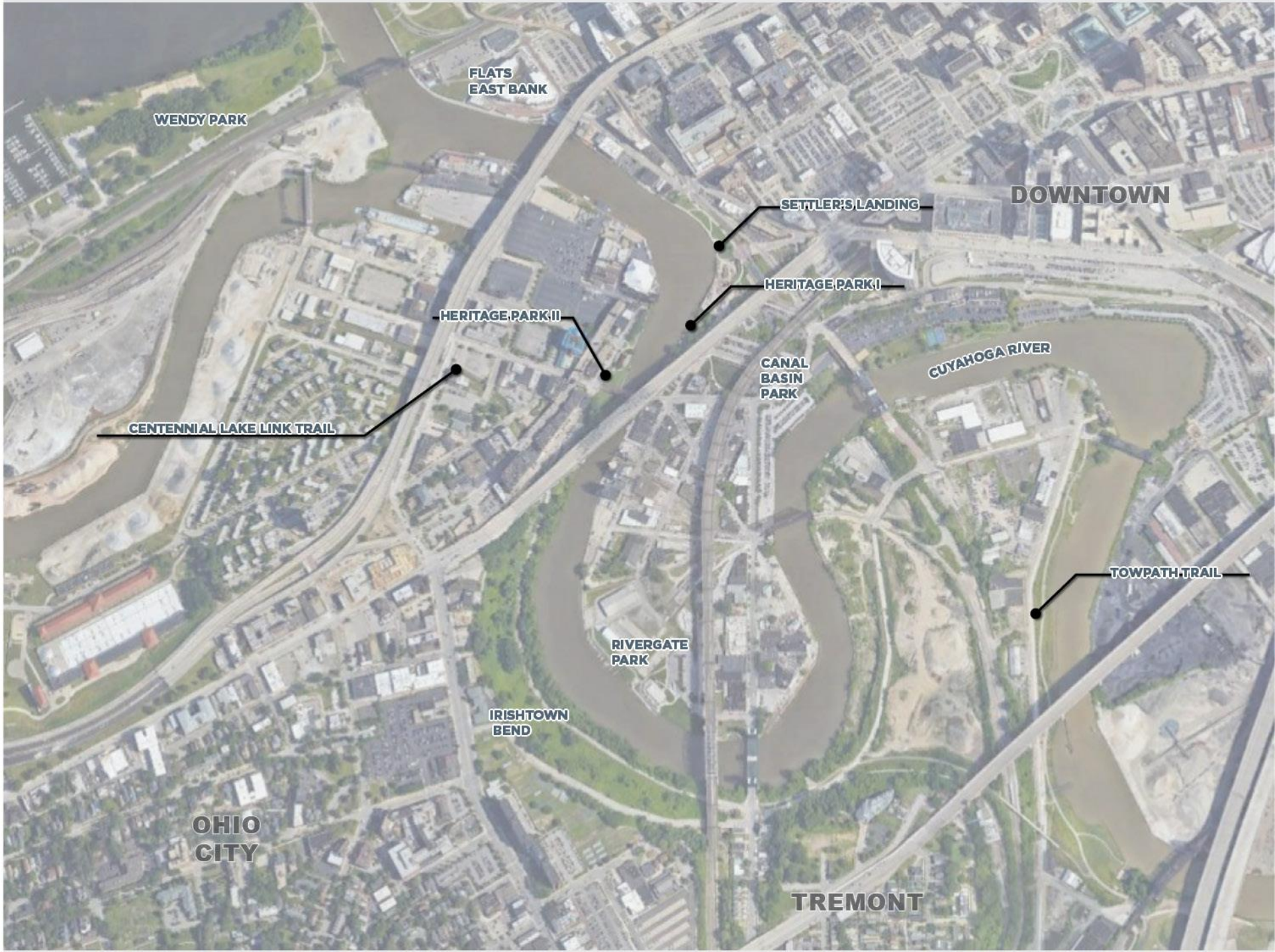
PROJECT TEAM MEETING

- Present and discuss updated design guidelines

PRESENTATION

- Present the final design guidelines to review board(s) and commission

PROJECT CONTEXT

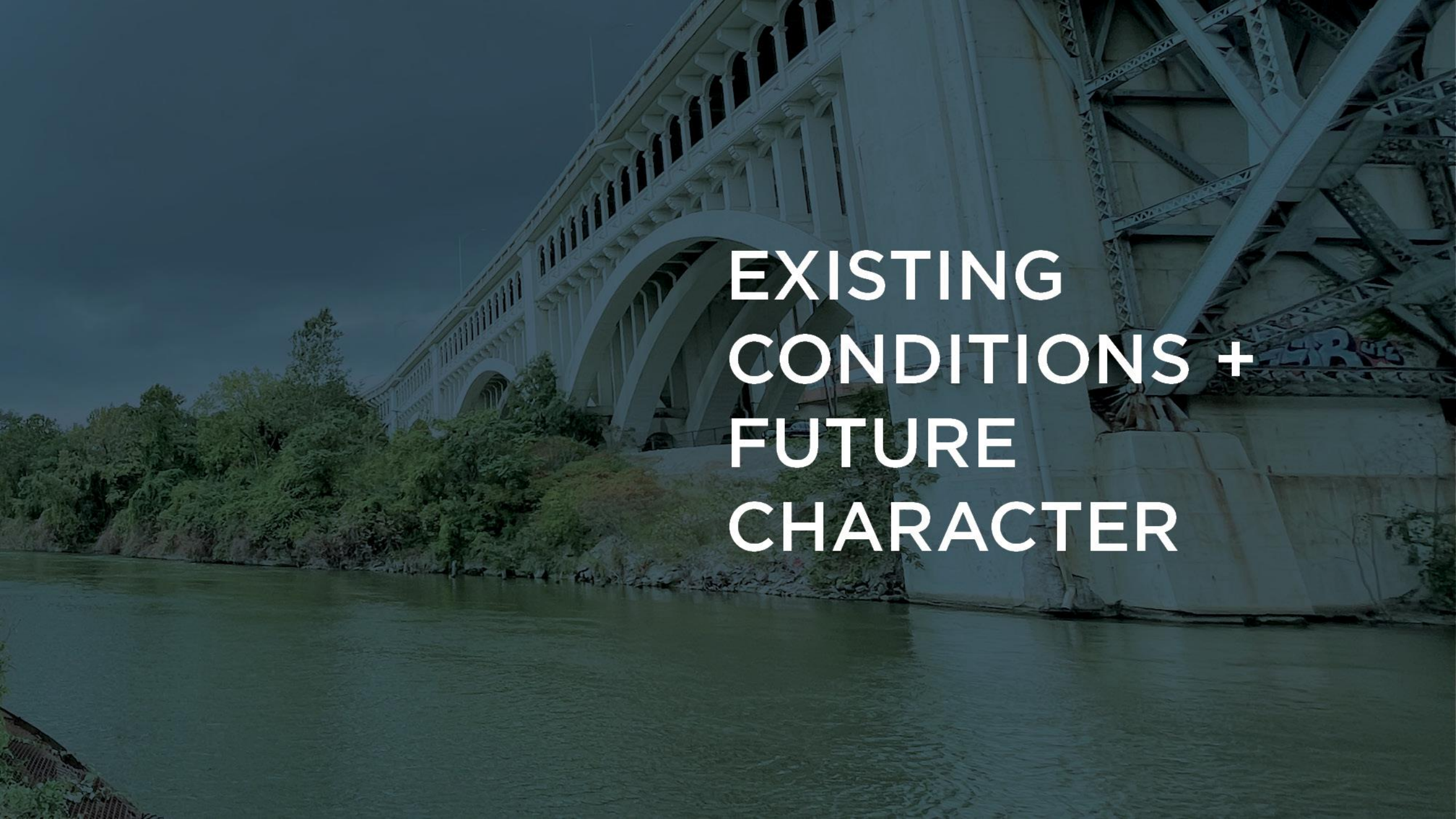


PROJECT STUDY AREA



SITE WALK


Flats East Bank
Settler's Landing
Heritage Park II
Heritage Park I
Merwin's Wharf
Canal Basin Park
Irishtown Bend



EXISTING CONDITIONS + FUTURE CHARACTER

EXISTING CONDITIONS

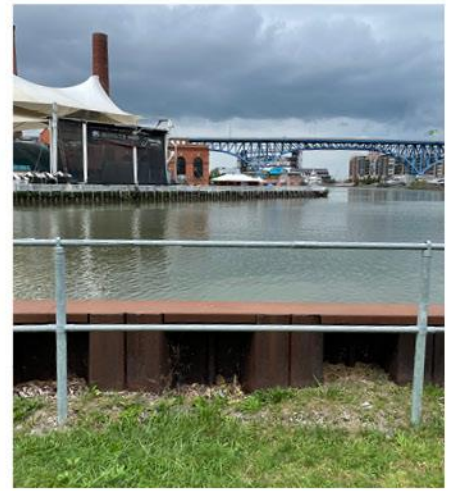




EXISTING CONDITIONS



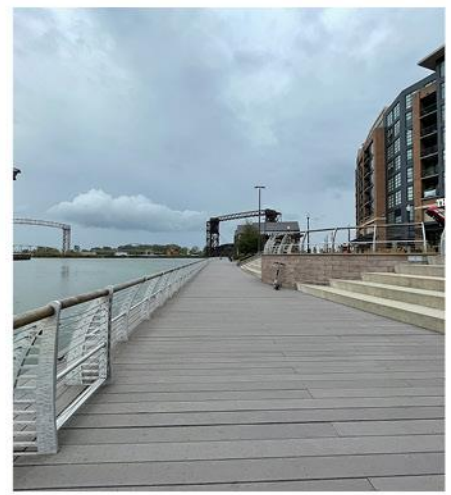








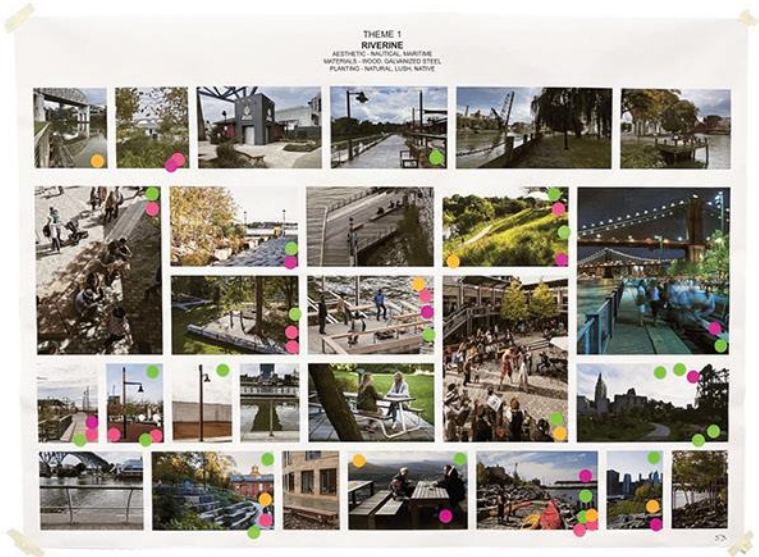






FUTURE CHARACTER - THEMES

RIVERINE



Aesthetic - Nautical, maritime
Materials - Wood, galvanized steel
Planting - Natural, lush native

"Balance is important so it doesn't feel sterile"

"Where can you touch the water?"

INDUSTRIAL



Aesthetic - Practical, chunky, rough
Materials - Concrete, cor-ten steel, wood
Planting - Native, wild

"Use wood to bridge between civic spaces and industrial spaces"

"You don't need to add chunky industrial furniture. It may feel too forced."

CIVIC



Aesthetic - Refined, sleek, geometric patterns
Materials - Wood, pavers, smooth stone, stainless steel
Planting - Manicured

"Keep the industrial character authentic."

FUTURE CHARACTER - CIVIC INDUSTRIAL











FUTURE CHARACTER - CIVIC INDUSTRIAL











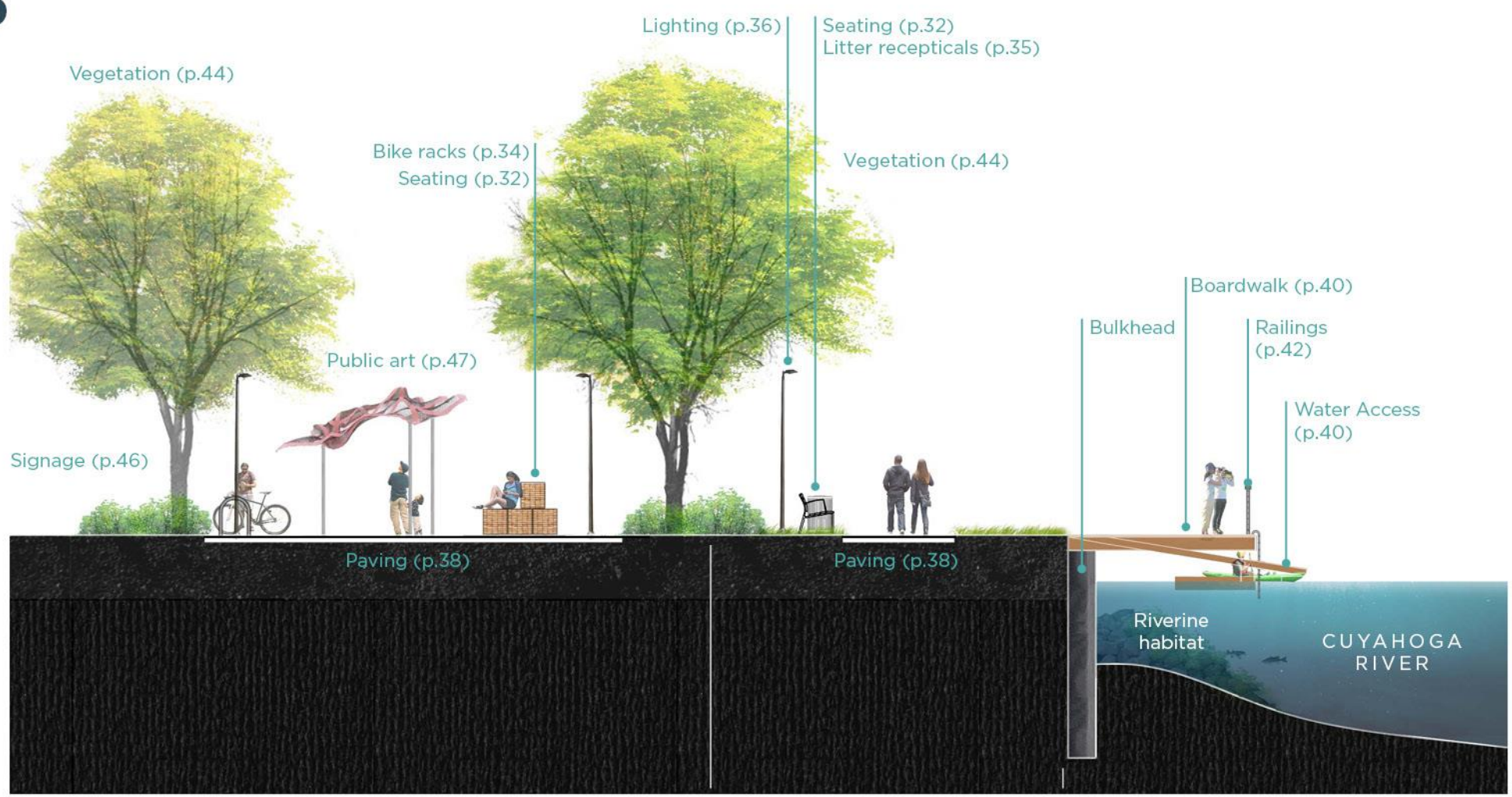




DESIGN GUIDELINES

ZONES

ELEMENTS



GATHERING ZONE (P.24) | **ACCESS ZONE (P.26)** | **WATER ZONE (P.28)**

FLEXIBLE ← → **FIXED**

Recommendations for elements in this zone are more flexible, allowing for more site-specific variety and individuality.

ZONES

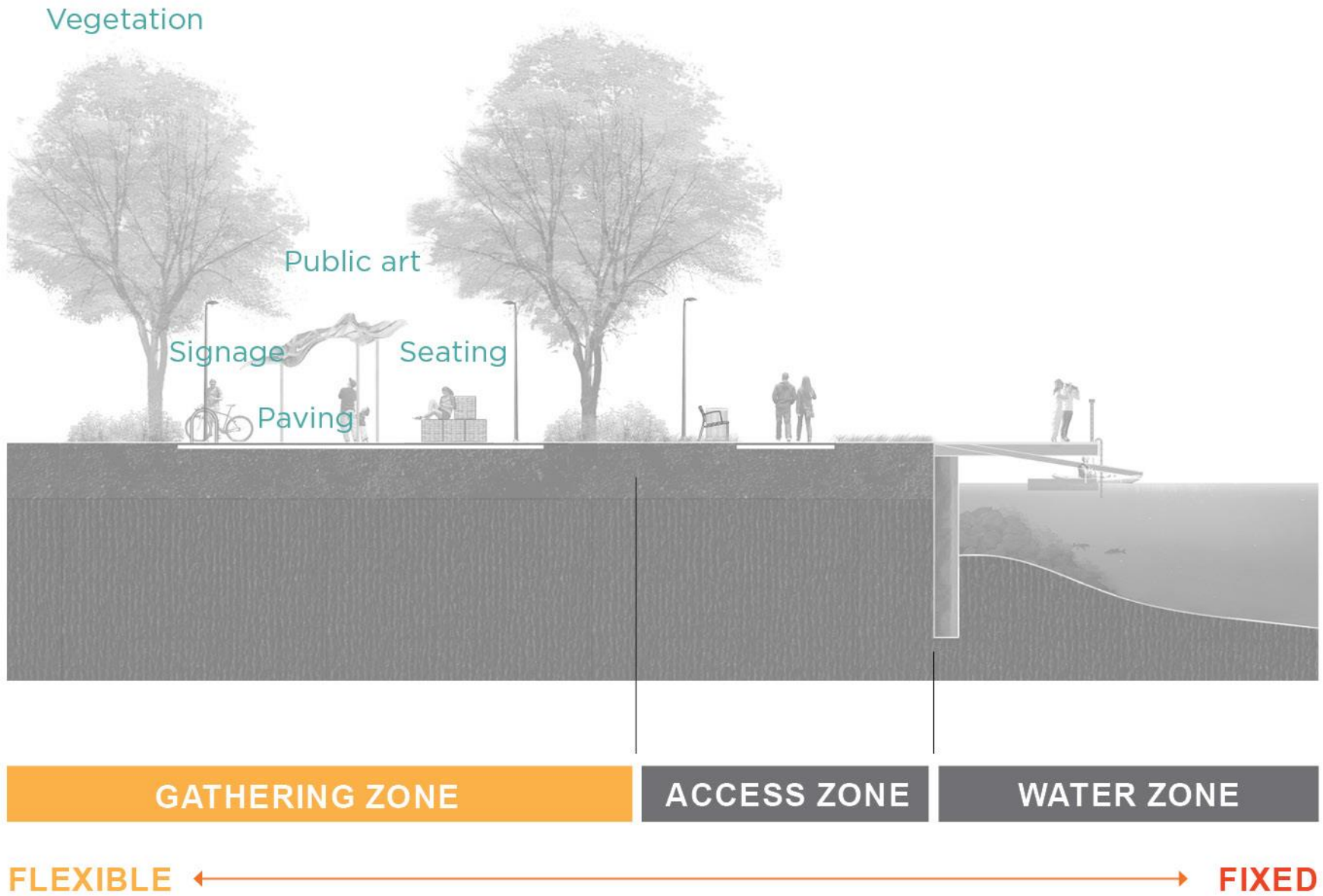
Recommendations for elements in this zone are more fixed, creating more district-wide consistency.

GATHERING ZONE

GATHERING ZONE

Gathering zones are larger, park-like spaces along the Cuyahoga River. These spaces provide areas to gather and should include space for a variety of activities. Gathering zones are typically set back from the river's edge (the access zone and the water zone). Examples of existing gathering zones in the Flats are Settler's Landing, Canal Basin Park, and Merwin's Wharf. Images of these spaces are provided on the following page for reference.

Elements that should be considered in gathering zones include individual seating, group seating, bike racks, trash receptacles, lighting, paving, public art, signage, and vegetation typical of a Midwestern upland riverfront. The Design Guidelines recommend that elements in the gathering zone are more flexible, allowing for more site-specific variety and individuality.



GATHERING ZONE









ACCESS ZONE

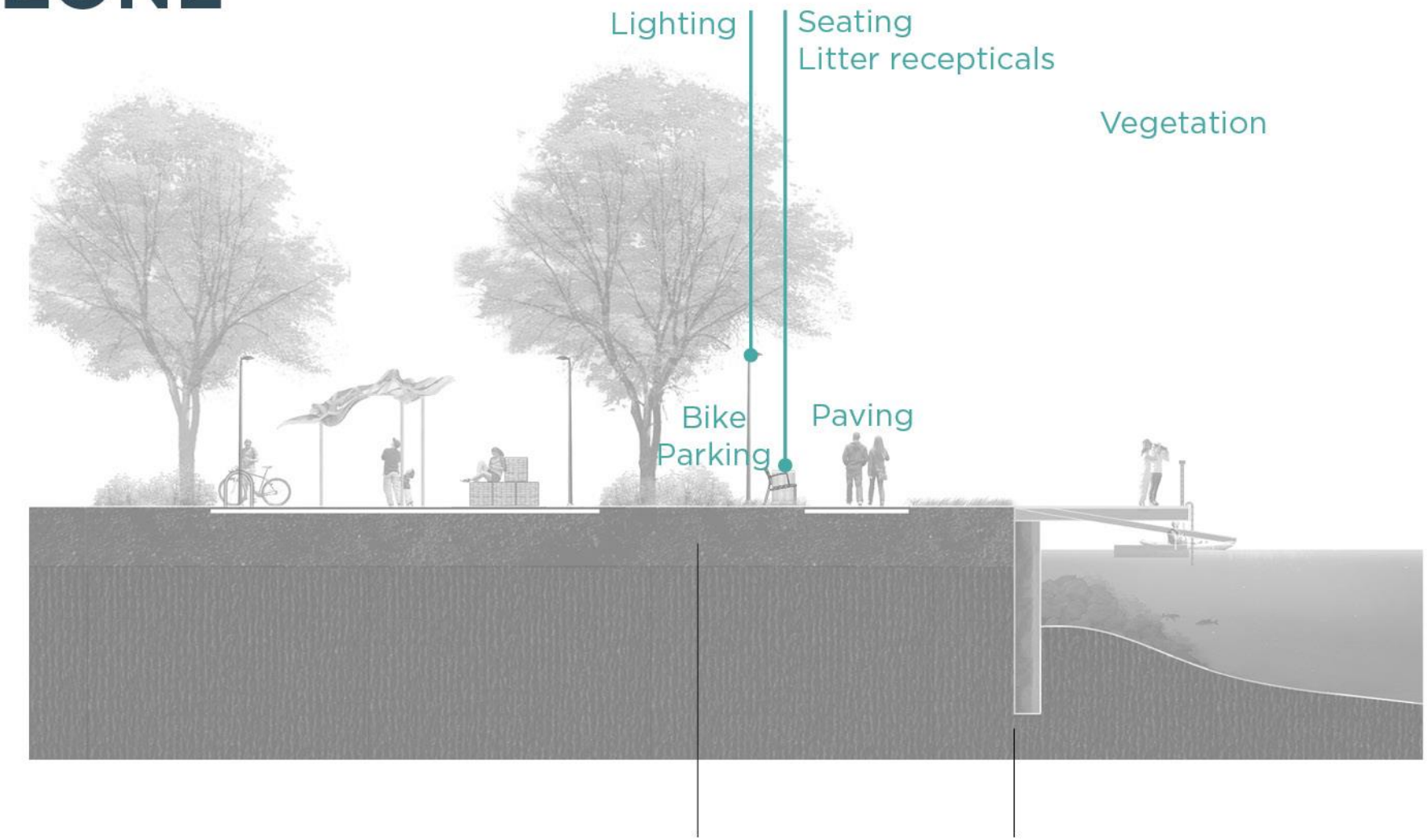
ACCESS ZONE

Access zones include both parallel riverfront trails and perpendicular streets that provide access to the riverfront.

Parallel to the river, the access zones are a continuous circulation route that provides easy pedestrian and cyclist access. Examples of existing parallel access zones include the concrete trail in between the river and Merwin's Wharf, and the concrete path along Settler's Landing. Images of these spaces are provided on the following page for reference.

Perpendicular to the river, the access zones are major streets that connect the riverfront open spaces into the adjacent neighborhoods. Examples of existing perpendicular access zones include Columbus Road, British Street, and Center Street.

A 10-12 foot wide accessible path/trail for circulation is recommended.

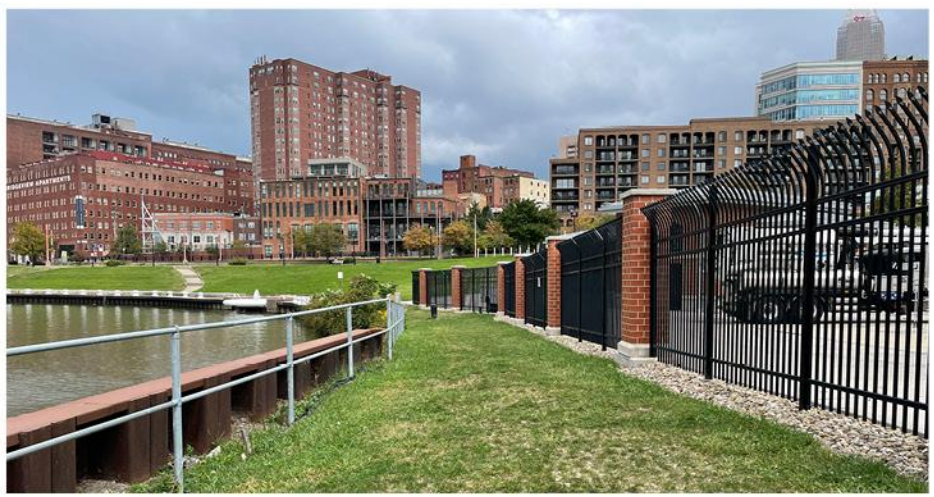


ACCESS ZONE







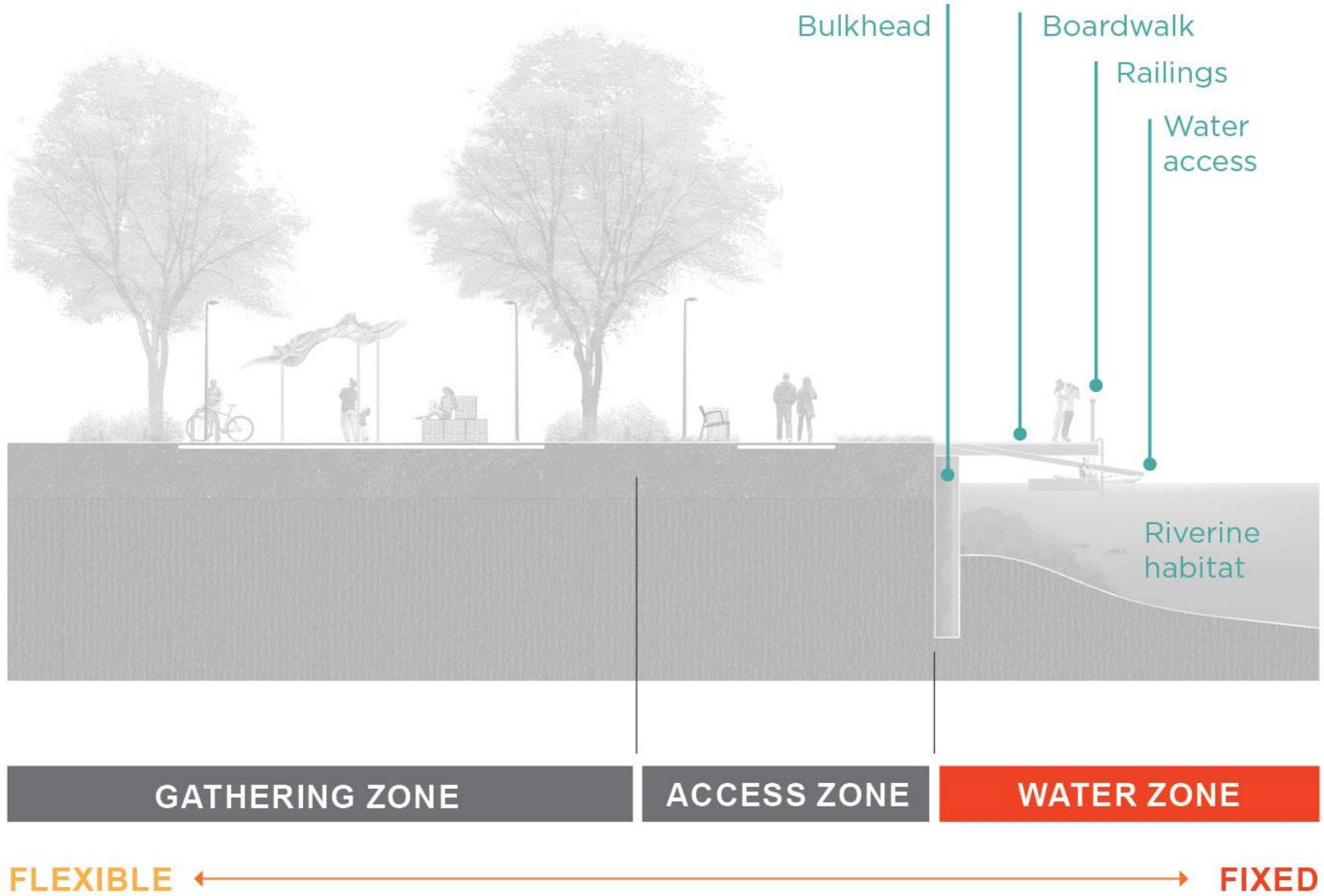


WATER ZONE

WATER ZONE

Water zones are the zones where the riverfront meets the river's edge. Parallel to the river, the water zone can provide protection from or access to the water. Examples of existing water zones include the docks at Merwin's Wharf and the boardwalk along Canal Basin Park. Images of these spaces are provided on the following page for reference.

The Design Guidelines recommend that elements in the water zone are more fixed, creating district-wide consistency. Elements that should be considered in the water zone include railings, boardwalks, water access, riverine habitat, and bulkheads. Work related to the bulkhead and the water zone should adhere to the requirements of Ord. No. 573-10.



WATER ZONE







ELEMENTS

SEATING
BIKE PARKING & REPAIR STATIONS
LITTER RECEPTACLES & DOG WASTE STATIONS
LIGHTING
PAVING
RAILINGS
BOARDWALK & WATER ACCESS
VEGETATION
SIGNAGE
PUBLIC ART

SEATING



RECOMMENDED BENCH:
S1. Seating Option 1



RECOMMENDED BENCH:
S2. Seating Option 2



RECOMMENDED SEATING ON WALLS: Seatwalls with integrated wood benches



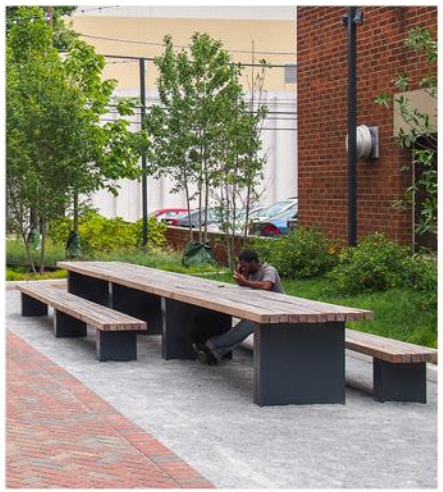
RECOMMENDED SEATING ON WALLS: Planters with integrated wood benches



AVOID: Individual fixed seats



RECOMMENDED TABLE SEATING: S3. Seating Option 3



RECOMMENDED TABLE SEATING: S4. Seating Option 4



AVOID: Residential wood



AVOID: Chunky wood



AVOID: Metal seats

BIKE PARKING & REPAIR STATIONS



RECOMMENDED:
B1. Bike Rack Option 1



RECOMMENDED:
B2. Bike Rack Option 2



RECOMMENDED:
B3. Bike Rack Option 3



RECOMMENDED:
RS1. Bike Repair Station Option 1



RECOMMENDED:
RS2. Bike Repair Station Option 2

LITTER RECEPTACLES & DOG WASTE STATIONS



RECOMMENDED:
LR1. Litter Receptacle Option 1



RECOMMENDED:
LR2. Litter Receptacle Option 2



RECOMMENDED:
LR3. Litter Receptacle Option 3

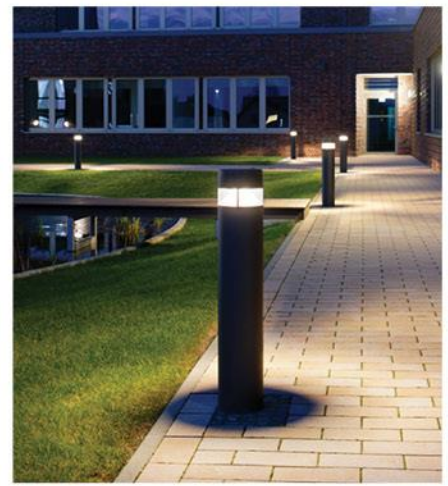
LIGHTING



RECOMMENDED:
L1. Lighting Option 1



RECOMMENDED:
L2. Lighting Option 2

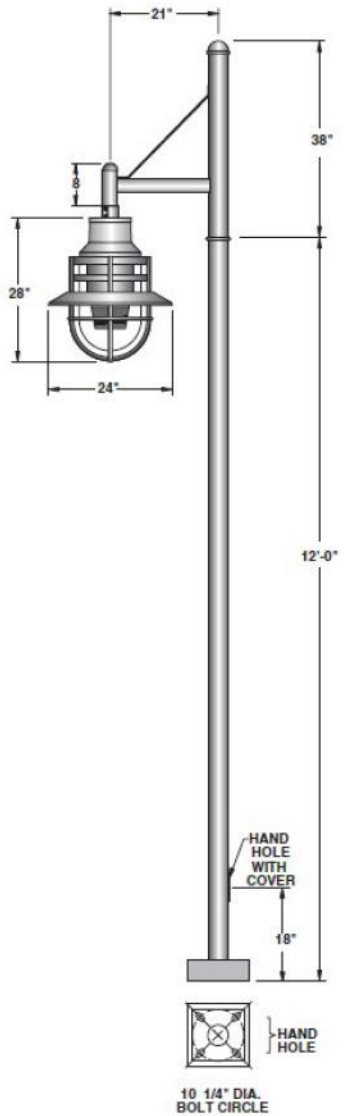


RECOMMENDED:
L3. Lighting Option 3



RECOMMENDED:
L4. Lighting Option 4

LIGHTING



RECOMMENDED:
L5. Lighting Option 5



AVOID: Vehicular scaled poles

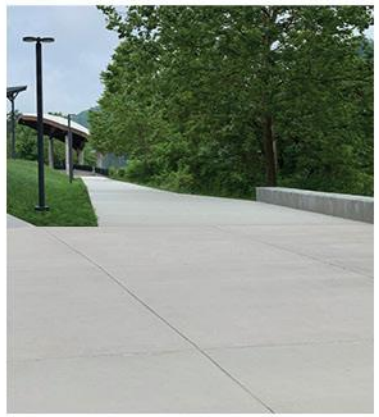


AVOID: Non-shielded, Dark Sky non-compliant fixtures

PAVING



RECOMMENDED: Asphalt (for trails only)



RECOMMENDED: Broom finish concrete



RECOMMENDED: Permeable concrete unit pavers with square edges, hidden permeable joints, and minimal patterns



RECOMMENDED: Concrete unit pavers with square edges and minimal patterns



RECOMMENDED: Clay brick pavers with square edges



RECOMMENDED: Integral colored concrete



AVOID: Surface applied colored concrete



AVOID: Mixed materials



AVOID: Stamped concrete or asphalt

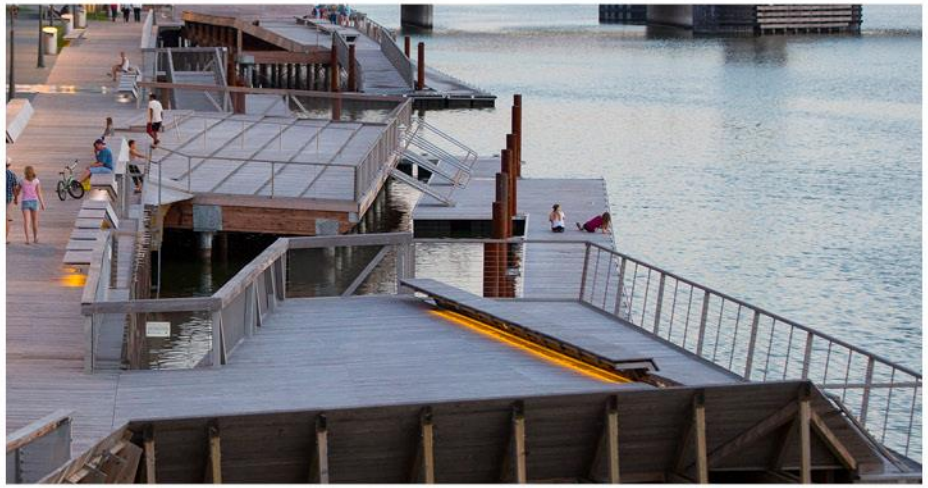


AVOID: Rustic or beveled edges



AVOID: Open permeable pavers or grass-crete products

BOARDWALK & WATER ACCESS



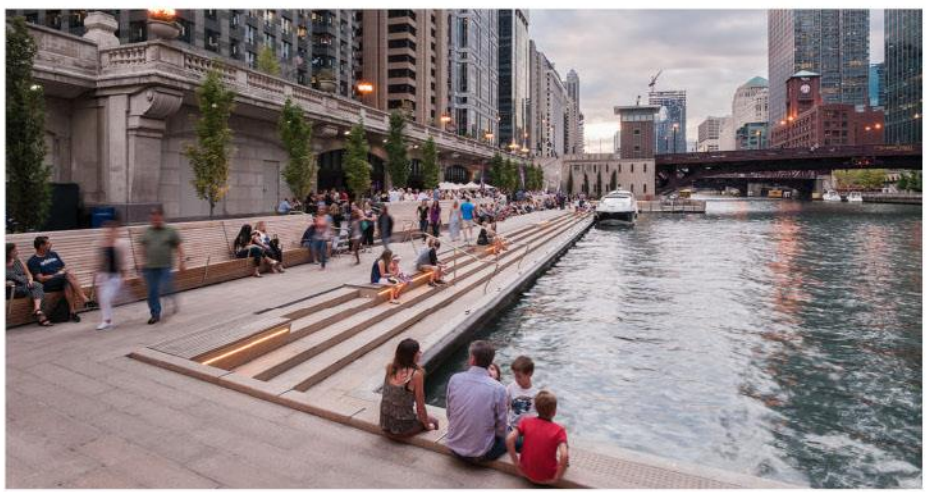
RECOMMENDED: Wood decking and stainless steel/wood railing



ALTERNATIVE: Custom - Naturalized sloped ramp access



RECOMMENDED: FSC certified hardwood



ALTERNATIVE: Custom - Stepped access



AVOID: Engineered products

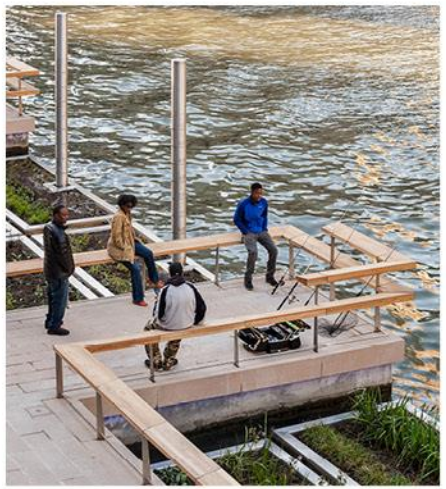


AVOID: Exotic hardwoods

RAILINGS



RECOMMENDED: Cleveland Metroparks railing - stainless steel and wood



RECOMMENDED: Custom - Stainless steel



RECOMMENDED: Custom - Stainless steel



RECOMMENDED: Custom - Galvanized steel or cor-ten steel



AVOID: Pipe railings



AVOID: Residential fencing

VEGETATION



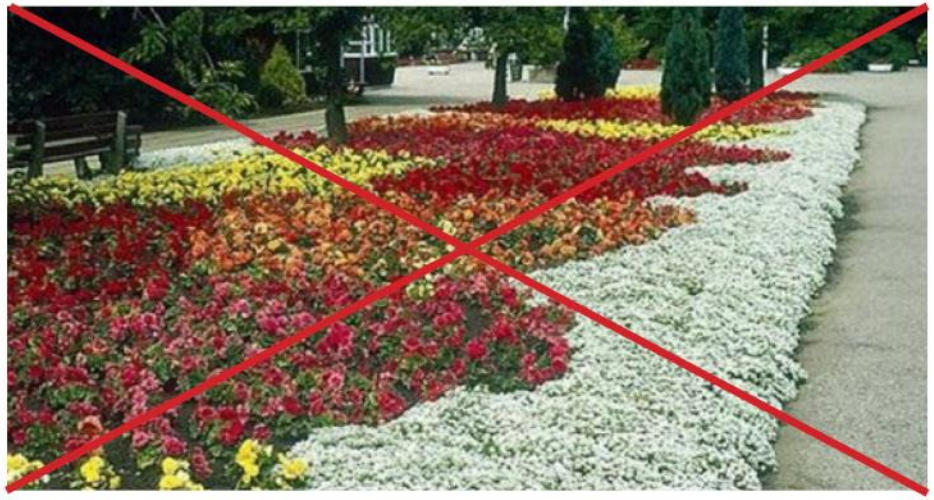
RECOMMENDED: Native, non-invasive perennial riverine vegetation



RECOMMENDED: Native, non-invasive, perennial riverine vegetation



RECOMMENDED: Native, non-invasive, perennial riverine vegetation with seasonal interest



AVOID: Water intensive annuals



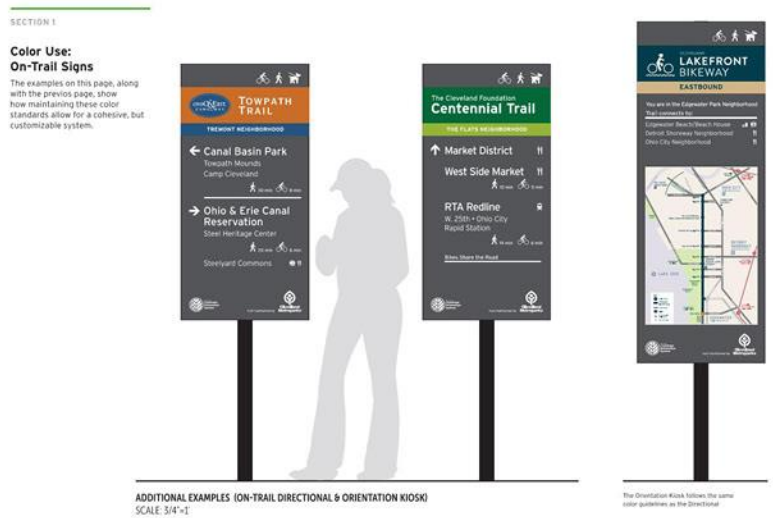
AVOID: Water intensive annuals and maintenance intensive borders

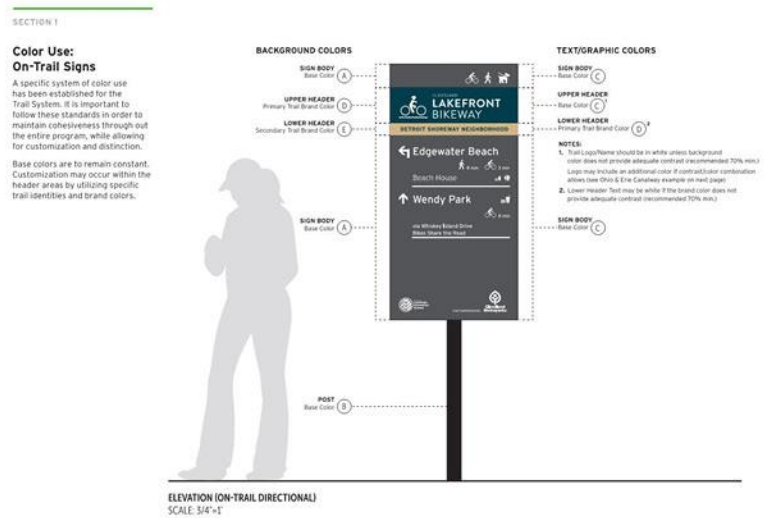


AVOID: "Plants on parade"

SIGNAGE

- Cleveland Metroparks Signage & Wayfinding Standards
- Flats Forward Wayfinding Program
- Destination Cleveland Visitors Signage & Wayfinding
- Off Road Trails & Bikeways Wayfinding Sign System Standards Manual for Greater Cleveland/ Cuyahoga County





PUBLIC ART



RECOMMENDED: Public art that celebrates and reinterprets industrial artifacts



RECOMMENDED: Public art that encourages participation



RECOMMENDED: Programming and events as public art experience

DESIGN GUIDELINES CHECKLIST

The following checklist corresponds to recommendations in the Cleveland Flats Design Guidelines. The Design Guidelines provide recommendations for riverfront properties along the Cuyahoga River in the Flats neighborhood of Cleveland, Ohio.

The guidelines address three riverfront zones and typical riverfront site elements. The recommended elements are organized according to three riverfront zones: the gathering zone, the access zone, and the water zone. The elements include site furnishings, lighting, paving, water access, railings, vegetation, signage, and public art. The guidelines are for a public audience, with specific recommendations for property owners, developers, designers, and facilities managers as they design, construct, and maintain riverfront spaces in the Flats.

For more detailed information regarding zones and elements, refer to the full Cleveland Flats Design Guidelines document.

GATHERING ZONE (P.24)

RECOMMENDED ELEMENTS

- ☐ Seating (p.32)
- ☐ Bike Parking & Repair Stations (p.34)
- ☐ Litter receptacles (p.36)
- ☐ Lighting (p.38)
- ☐ Paving (p.40)
- ☐ Vegetation (p.46)
- ☐ Signage (p.48)
- ☐ Public art (p.49)

ACCESS ZONE (P.26)

RECOMMENDED ELEMENTS

- ☐ Seating (p.32)
- ☐ Bike Parking & Repair Stations (p.34)
- ☐ Litter receptacles (p.36)
- ☐ Lighting (p.38)
- ☐ Paving (p.40)
- ☐ Railings (p.44)
- ☐ Vegetation (p.46)
- ☐ Signage (p.48)
- ☐ Public art (p.49)

WATER ZONE (P.28)

RECOMMENDED ELEMENTS

- ☐ Railings (p.44)
- ☐ Boardwalk + water access (p.42)

ADDITIONAL ELEMENTS FOR CONSIDERATION

- ☐ Bulkhead
- ☐ Riverine habitat



THANK YOU

Cleveland Flats Design Guidelines
March 2022

Downtown| Flats Design Review Case

March 18, 2022

DF2021-007 – Silverhills at Thunderbird Final Landscape Plan: Seeking Final Approval

Project Location: West Bank of Carter Road | PPN 008-28-018

Project Representatives: Gary Ogrocki, Dimit Architects

Matt Moss, Staff Planner

Downtown| Flats Design Review Case

March 18, 2022

DF2021-007 – Silverhills at Thunderbird Final Landscape Plan: Seeking Final Approval

Project Location: West Bank of Carter Road | PPN 008-28-018

Project Representatives: Gary Ogrocki, Dimit Architects

Matt Moss, Staff Planner

Ward 3 - Councilmember McCormack

SPA: Cuyahoga Valley

Downtown| Flats Design Review Case

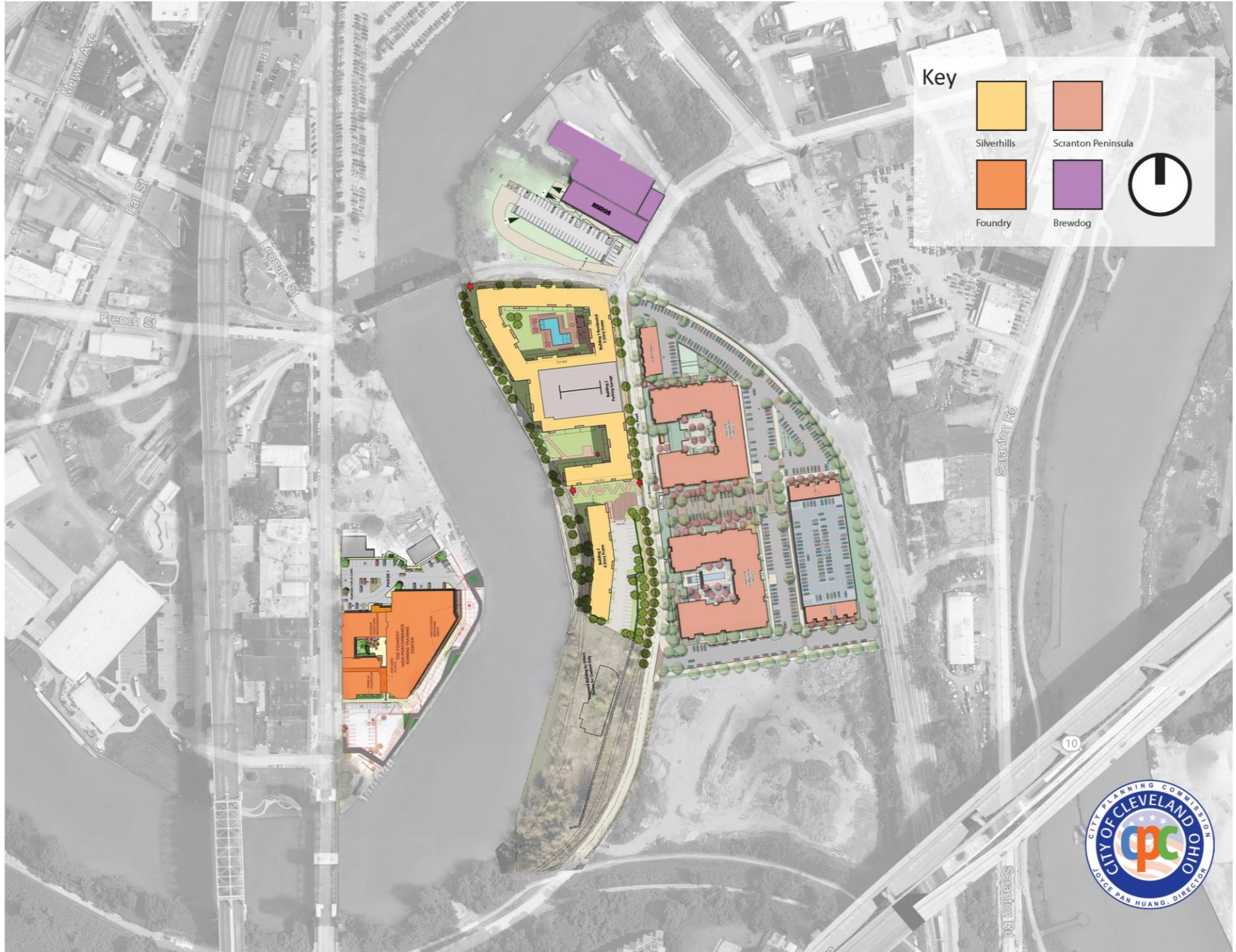
March 18, 2022

DF2019-063 – The Peninsula Final Landscape Plan: Seeking Final Approval
Project Location: West Bank of Carter Road | PPN 004-28-021
Project Representatives: Scott Skinner, The NRP Group
Matt Moss, Staff Planner

Ward 3 - Councilmember McCormack
SPA: Cuyahoga Valley

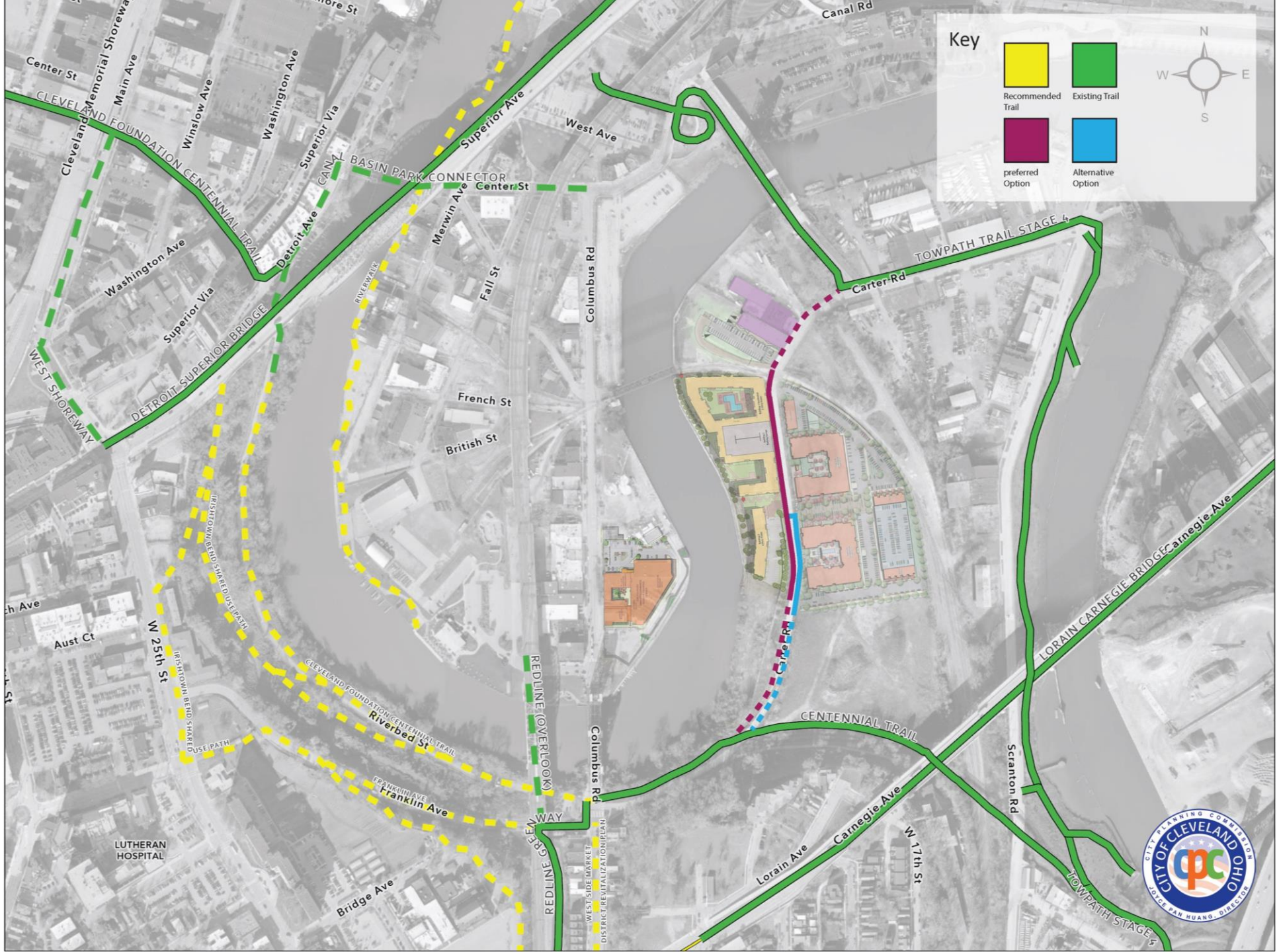
Scranton Peninsula Trail Connections

- Overview and area plan
- Network improvements, and connectivity
- Changes to Silverhills
- Changes NRP
- Next steps


Key
Silverhills
Scranton Peninsula
Foundry
Brewdog
Merwin Ave
Fall St
Leonard St
French St
Scranton Rd
Scranton Rd
70
CITY OF CLEVELAND OHIO
CITY PLANNING COMMISSION
JOYCE PAN HUANG, DIRECTOR

Goals:

- Multi-modal connectivity to development on the peninsula.
- Closing gaps between existing trails and connections.


Key
Recommended Trail
Existing Trail
preferred Option
Alternative Option
N
W
E
S
Center St
Main Ave
Cleveland Memorial Shoreway
CLEVELAND FOUNDATION CENTENNIAL TRAIL
Winslow Ave
Washington Ave
Superior Via
Superior Ave
CANAL BASIN PARK CONNECTOR
Center St
West Ave
Canal Rd
Detroit Ave
Merwin Ave
Fall St
Columbus Rd
RIVERWALK
TOWPATH TRAIL STAGE 4
Carter Rd
WEST SHOREWAY
DETROIT-SUPERIOR BRIDGE
French St
British St
IRISHTOWN BEND SHARED USE PATH
W 25th St
Aust Ct
CLEVELAND FOUNDATION CENTENNIAL TRAIL
Riverbed St
Franklin Ave
REDLINE (OVERLOOK)
REDLINE GREENWAY
WEST SIDE MARKET DISTRICT REVITALIZATION PLAN
LUTHERAN HOSPITAL
Bridge Ave
LORAIN CARNEGIE BRIDGE
Carnegie Ave
CENTENNIAL TRAIL
Scranton Rd
Lorain Ave
W 17th St
TOWPATH STAGE 4
CITY OF CLEVELAND OHIO
CITY PLANNING COMMISSION
JOYCE KAN HUANG, DIRECTOR


BIKE




NO
DUMPING
ALLOWED

SITE | COMBINED SILVERSPRINGS + NRP

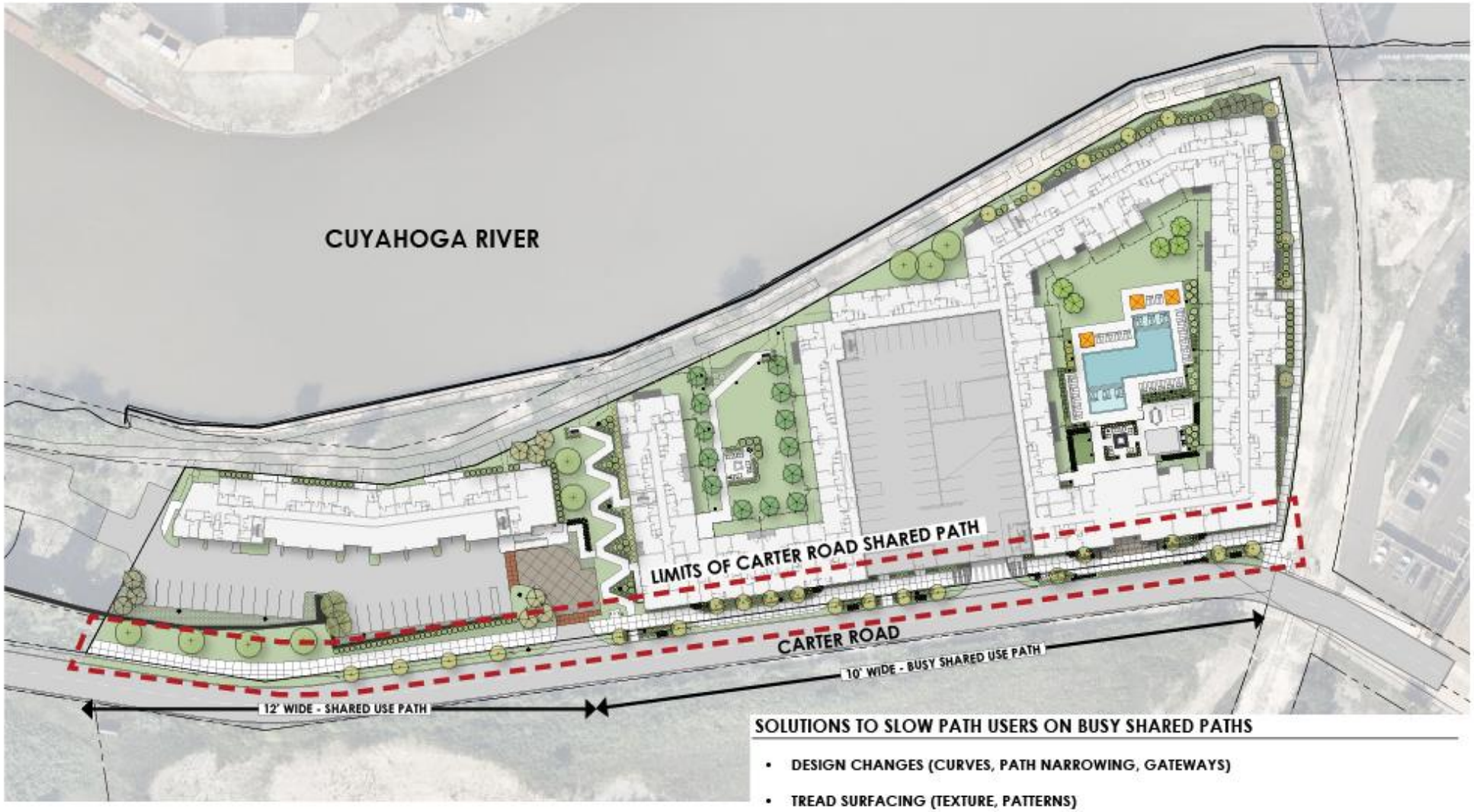


TRUE NORTH

0 12[6] 25 50 100

NRP GROUP - SCRANTON PENINSULA - CLEVELAND, OH | 2174.14 | 03.18.2022

SITE PLAN



SOLUTIONS TO SLOW PATH USERS ON BUSY SHARED PATHS

- DESIGN CHANGES (CURVES, PATH NARROWING, GATEWAYS)
- TREAD SURFACING (TEXTURE, PATTERNS)
- ENGAGE PATH USER AWARENESS (REMOVE SIGNAGE, STRIPING/REGULATORY INFORMATION)

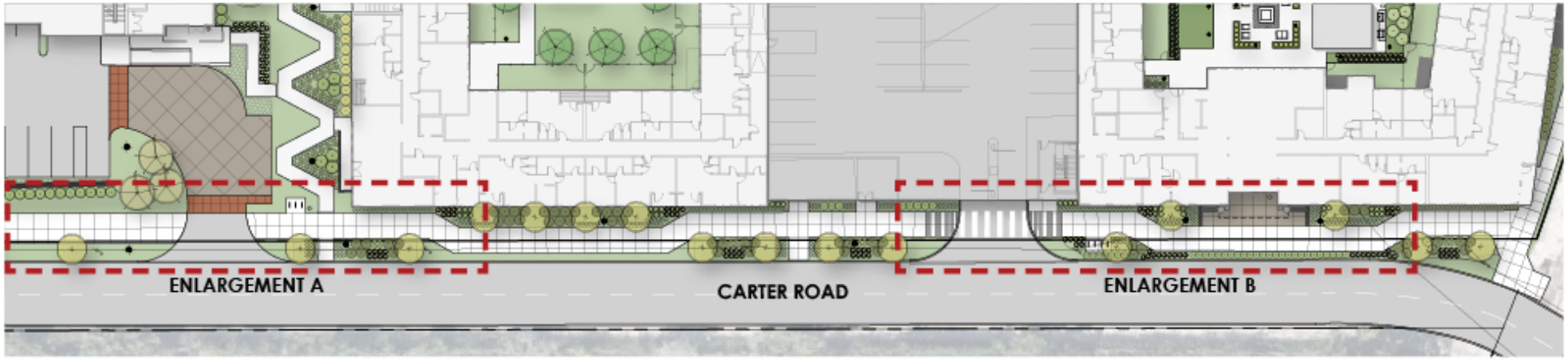
SOURCE: BEST PRACTICES FOR BUSY SHARED-USE PATHS - METRO SEATTLE (2015)

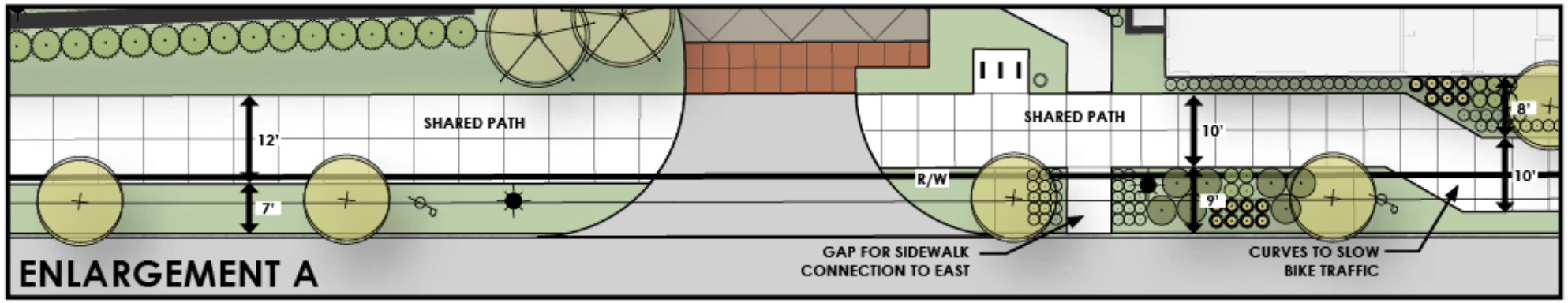
ORIGINAL AND REVISED DESIGNS

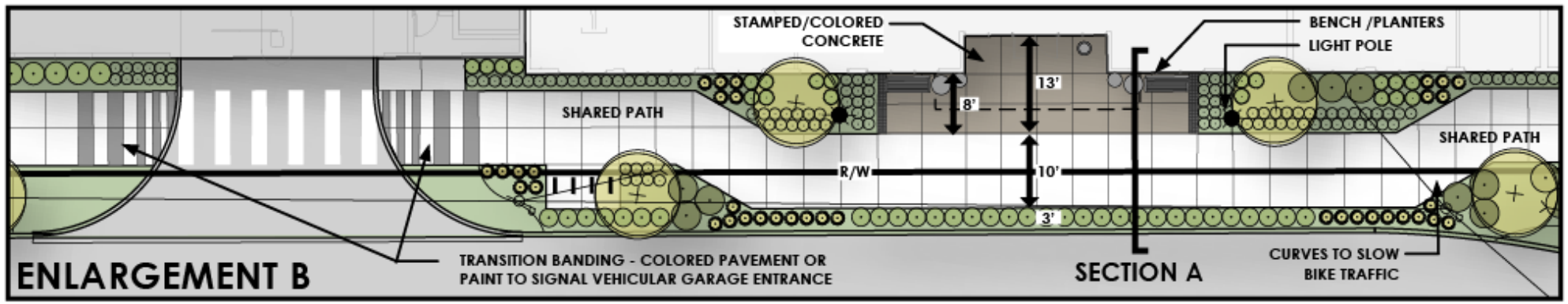




REVISED STREETSCAPE AND SHARED USE PATH







Date: FEBRUARY 2022
Project #: 14659

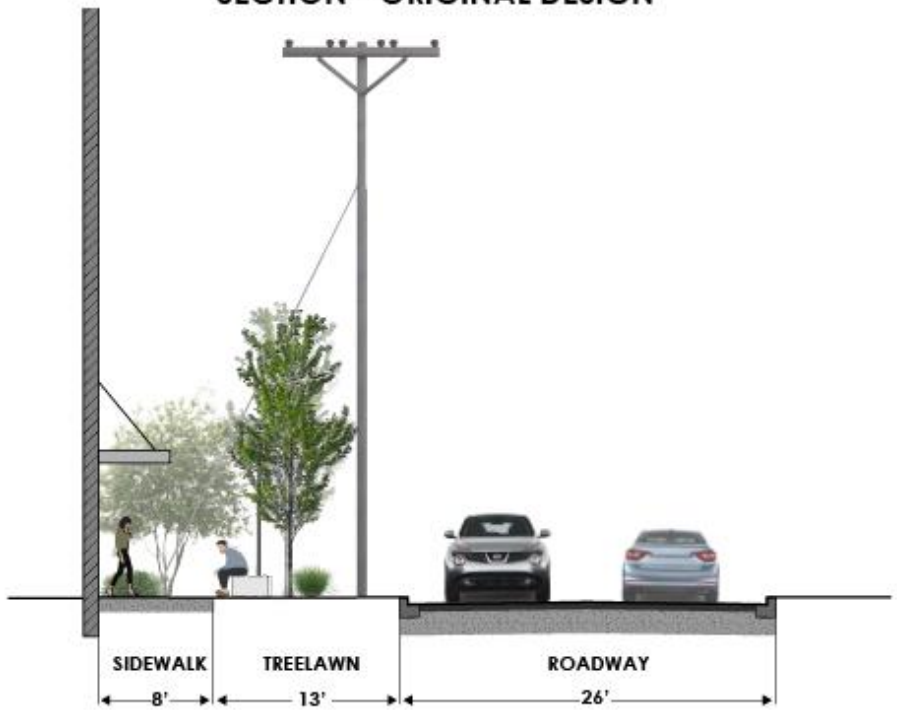
SILVER HILLS - THUNDERBIRD - SHARED PATH

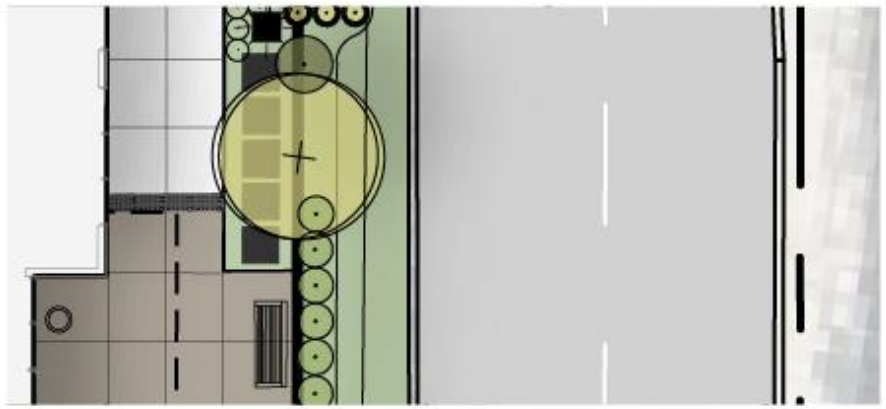
CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES

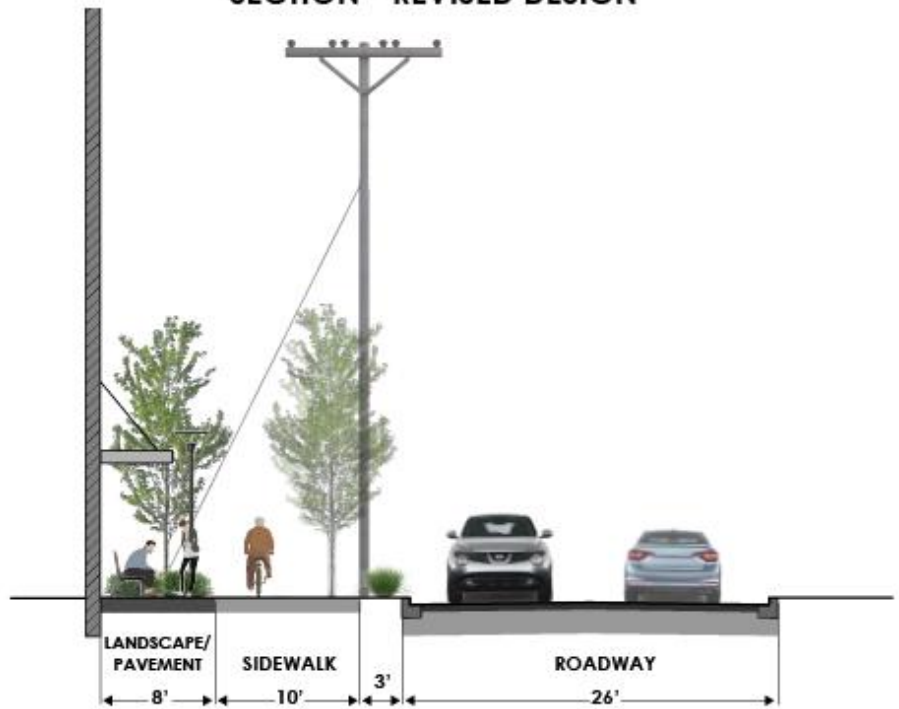
STREETSCAPE AND SHARED USE PATH SECTIONS

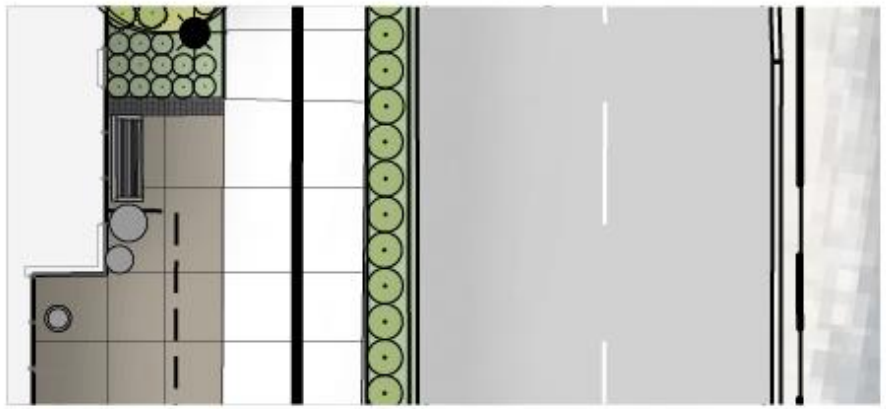
SECTION - ORIGINAL DESIGN





SECTION - REVISED DESIGN






BKV
GROUP
CONCEPT DESIGN
NRP GROUP | SCRANTON PENINSULA
CONCEPT REVISION
CLEVELAND, OHIO
MARCH 18TH, 2022

Site | Combined Silversprings + NRP



the NRP group

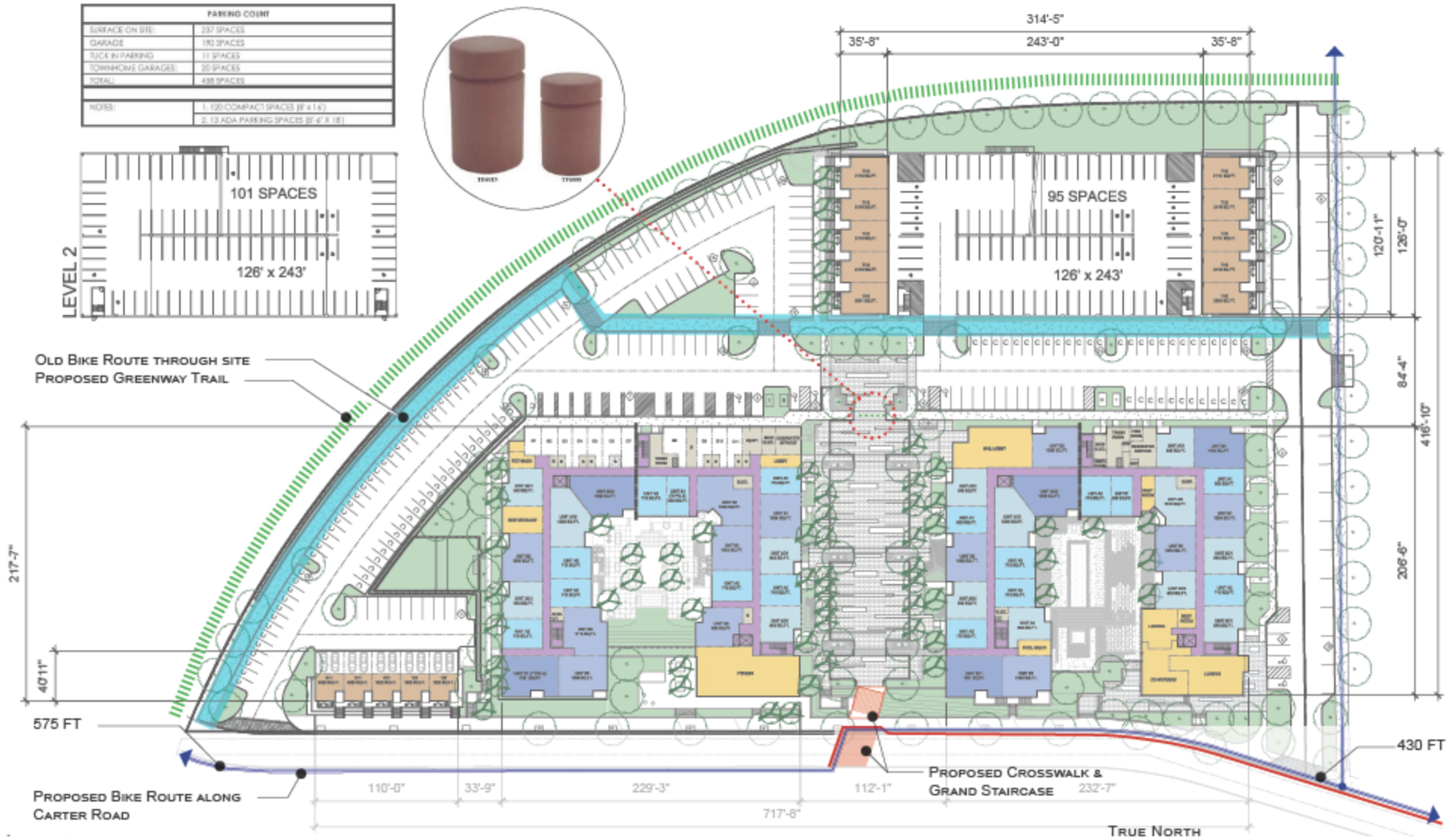
0 12' 25 50 100

NRP GROUP - SCRANTON PENINSULA - CLEVELAND, OH | 2174.14 | 03.18.2022

True North

BKV GROUP

Site | Proposed Changes



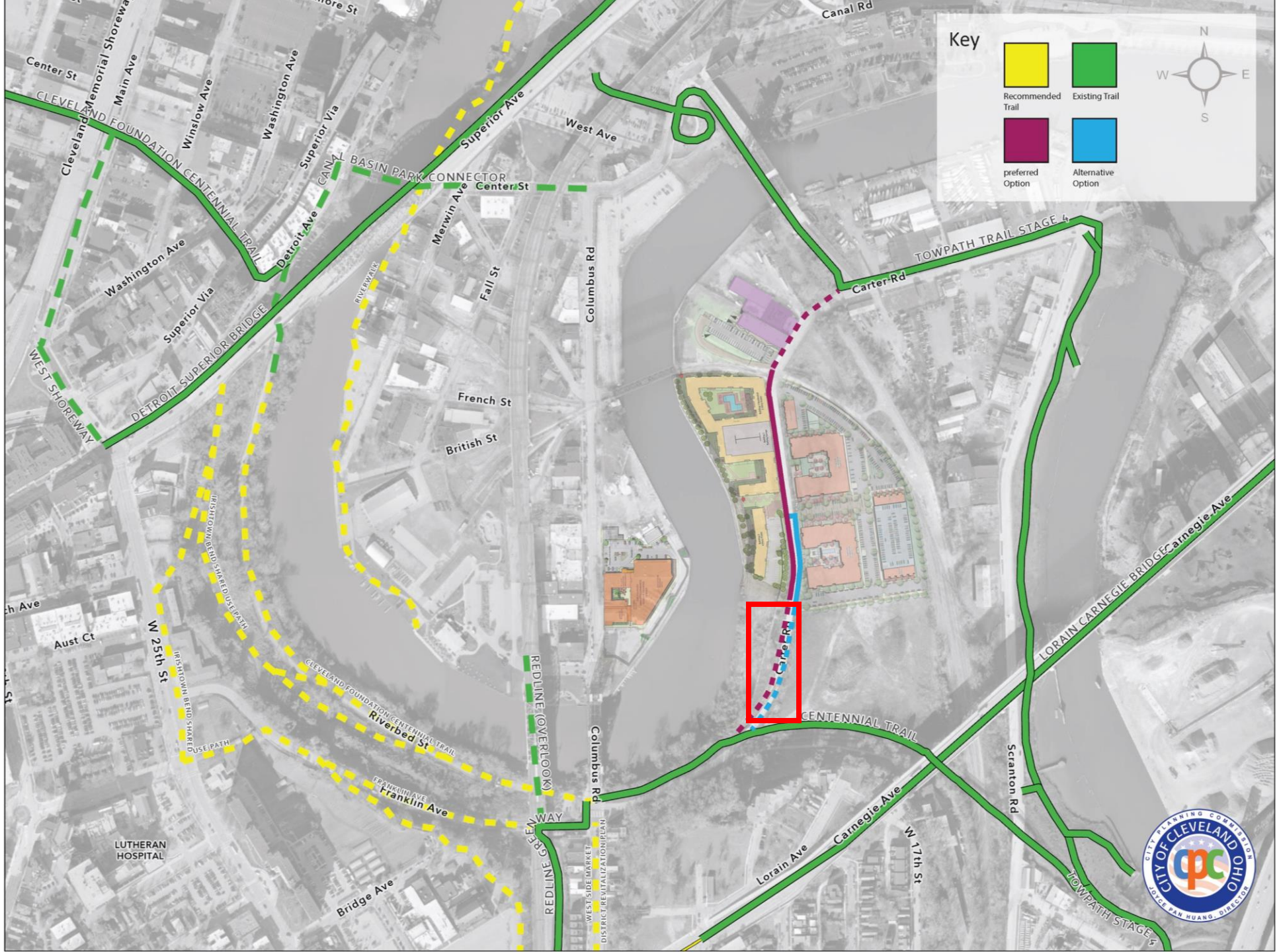


SECTION B | TERRACE SEATING AREA/PATH AND TRAIL

12’

TRUE NORTH




Key
Recommended Trail
Existing Trail
preferred Option
Alternative Option
N
W
E
S
Center St
Main Ave
Cleveland Memorial Shoreway
CLEVELAND FOUNDATION CENTENNIAL TRAIL
Winslow Ave
Washington Ave
Superior Via
Superior Ave
CANAL BASIN PARK CONNECTOR
West Ave
Canal Rd
Detroit Ave
Merwin Ave
Center St
Fall St
Columbus Rd
RIVERWALK
TOWPATH TRAIL STAGE 4
Carter Rd
WEST SHOREWAY
DETROIT-SUPERIOR BRIDGE
French St
British St
IRISHTOWN BEND SHARED USE PATH
W 25th St
Aust Ct
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Scranton Rd
LORAIN CARNEGIE BRIDGE
CENTENNIAL TRAIL
CITY OF CLEVELAND OHIO
CITY PLANNING COMMISSION
JOYCE PAN HUANG, DIRECTOR

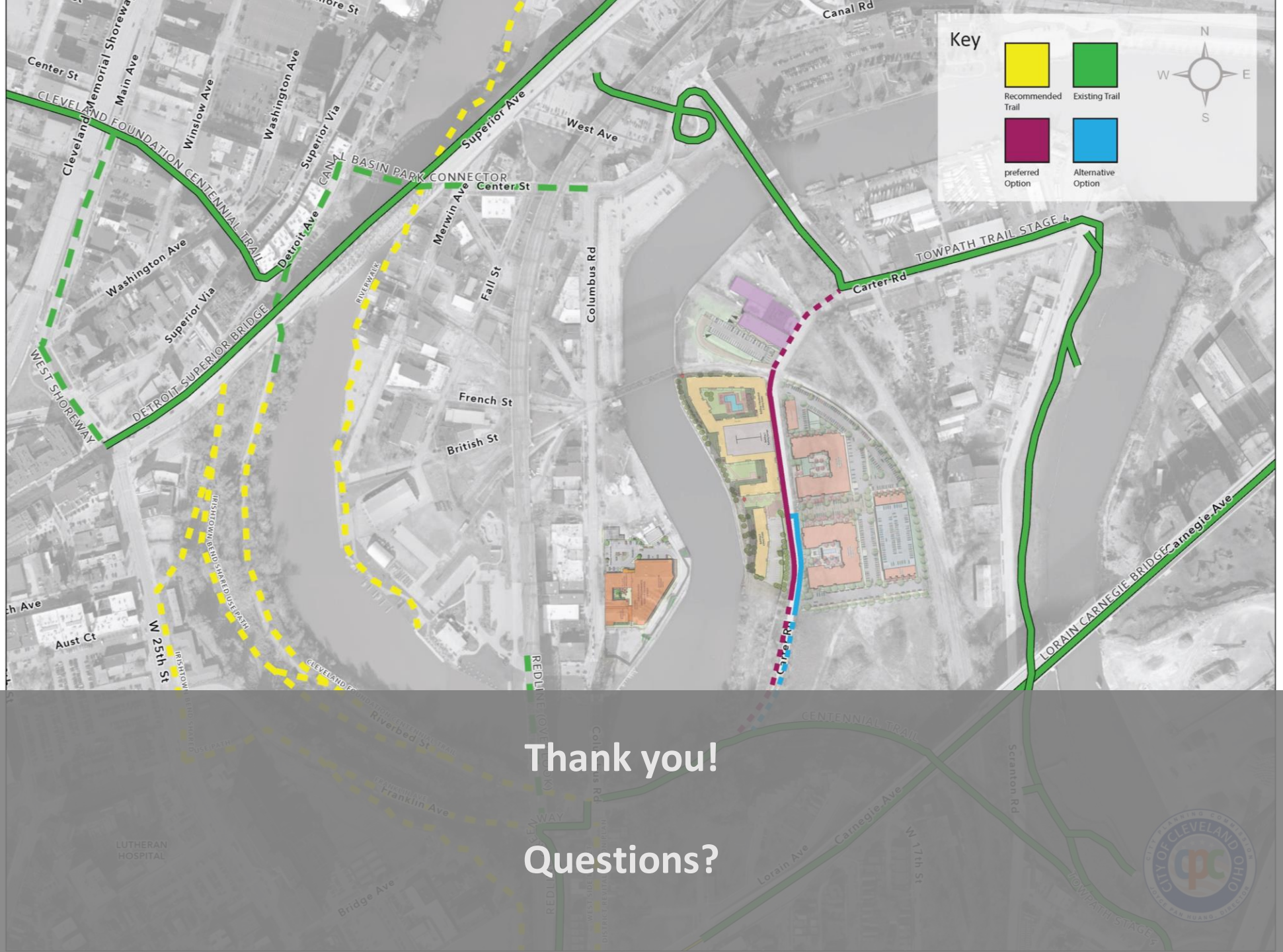
Next Steps



Work with GLBC team to develop feasible site plan with options for connection to the Centennial Lake Link Trail.



Plan for gap between Silverhills/Brewdog to the Carter Road Lift Bridge/Towpath Connector.



Thank you!

Questions?

SITE PLAN



SOLUTIONS TO SLOW PATH USERS ON BUSY SHARED PATHS

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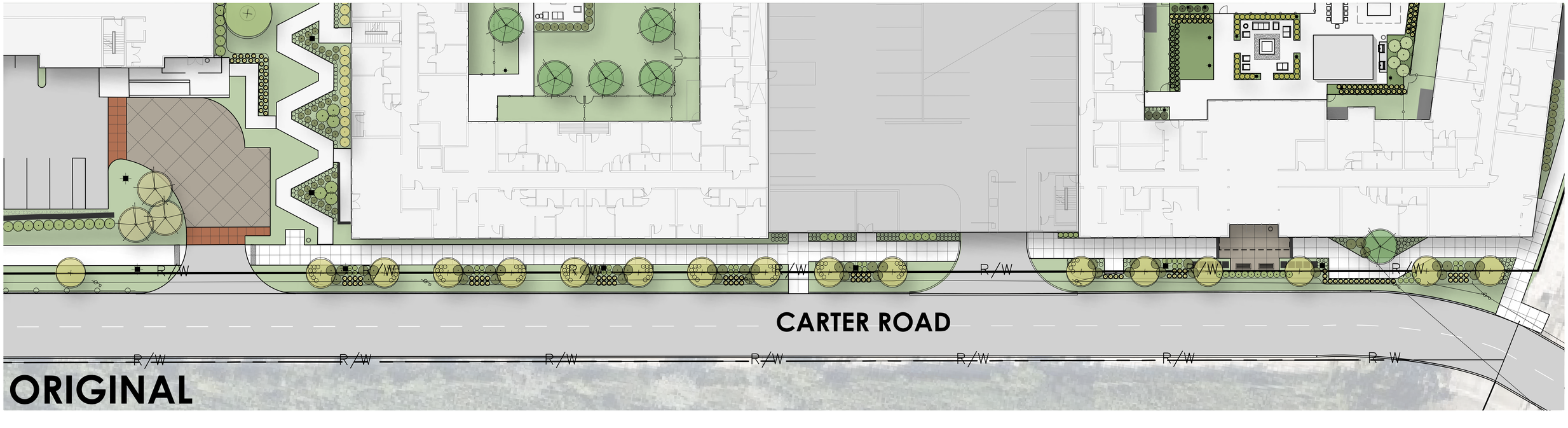
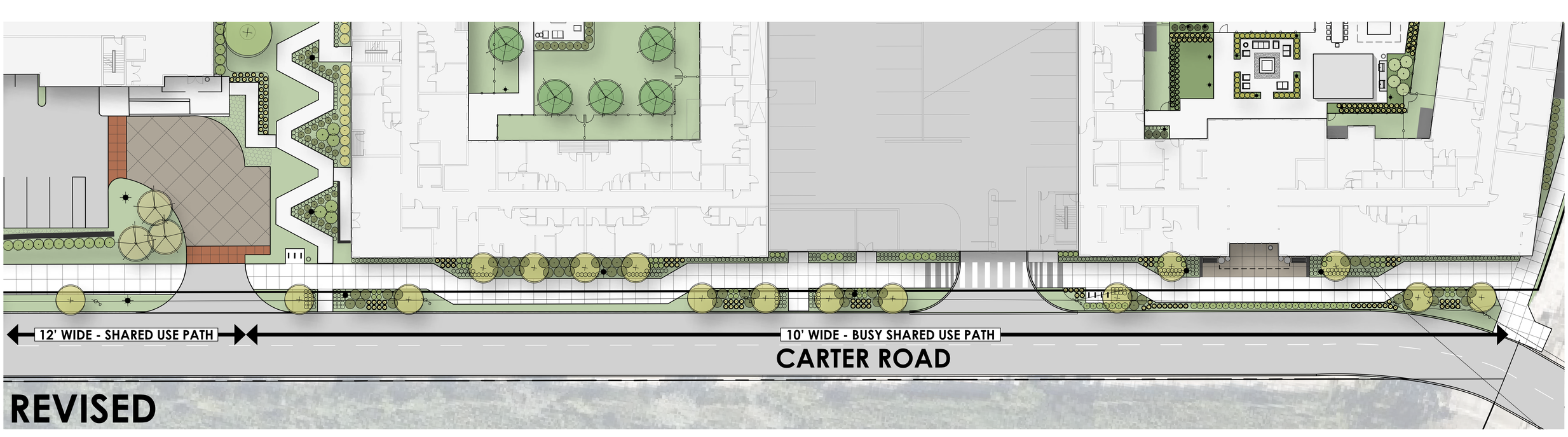
SOURCE: BEST PRACTICES FOR BUSY SHARED-USE PATHS - METRO SEATTLE (2015)

ORIGINAL AND REVISED DESIGNS





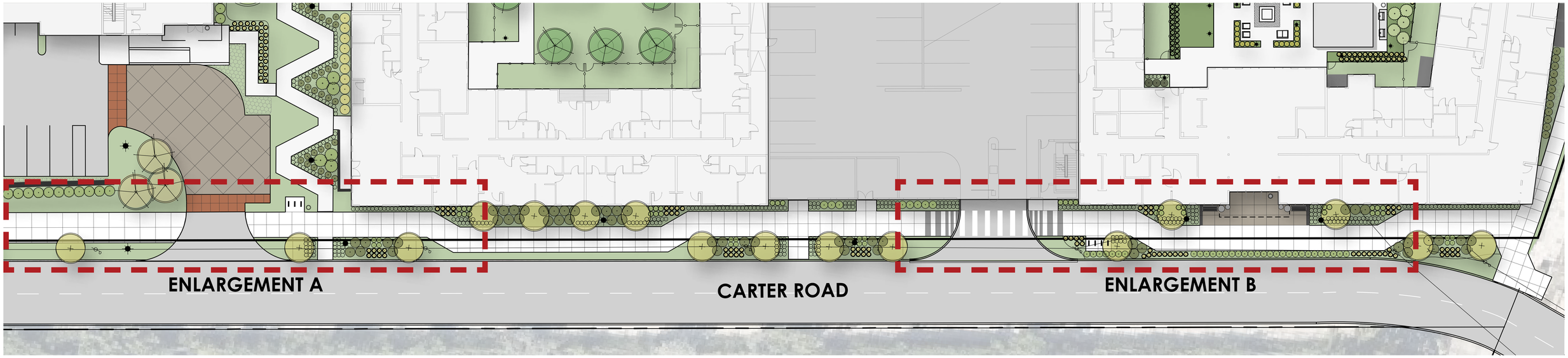
Date: FEBRUARY 2022
Project #: 14659

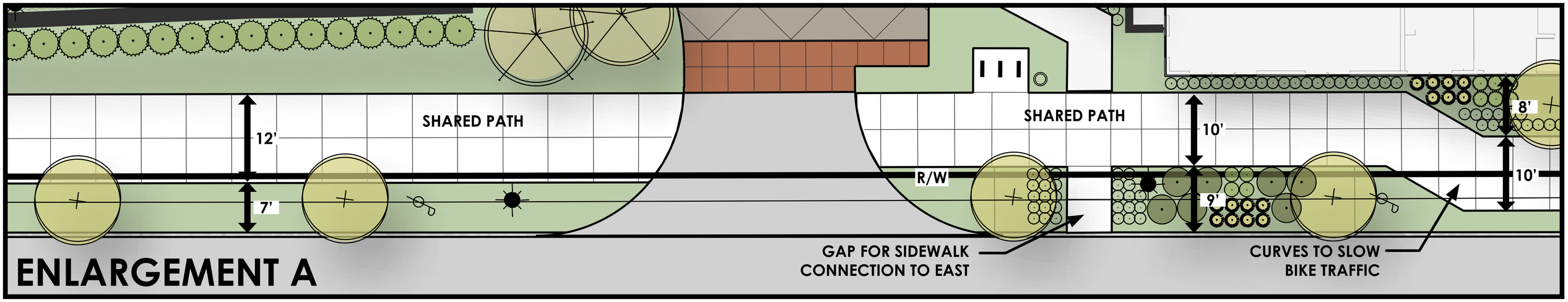
SILVER HILLS - THUNDERBIRD - SHARED PATH

CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

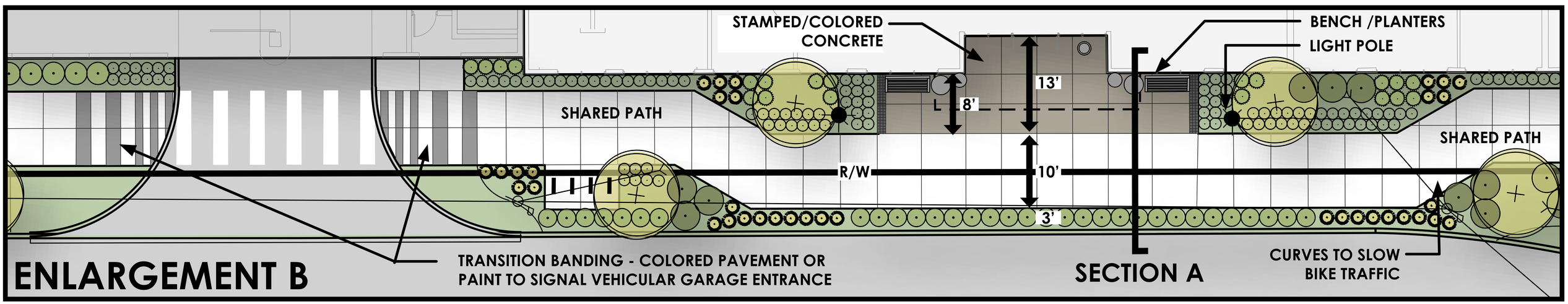
NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors

REVISED STREETSCAPE AND SHARED USE PATH





ENLARGEMENT A



ENLARGEMENT B

Date: FEBRUARY 2022
Project #: 14659

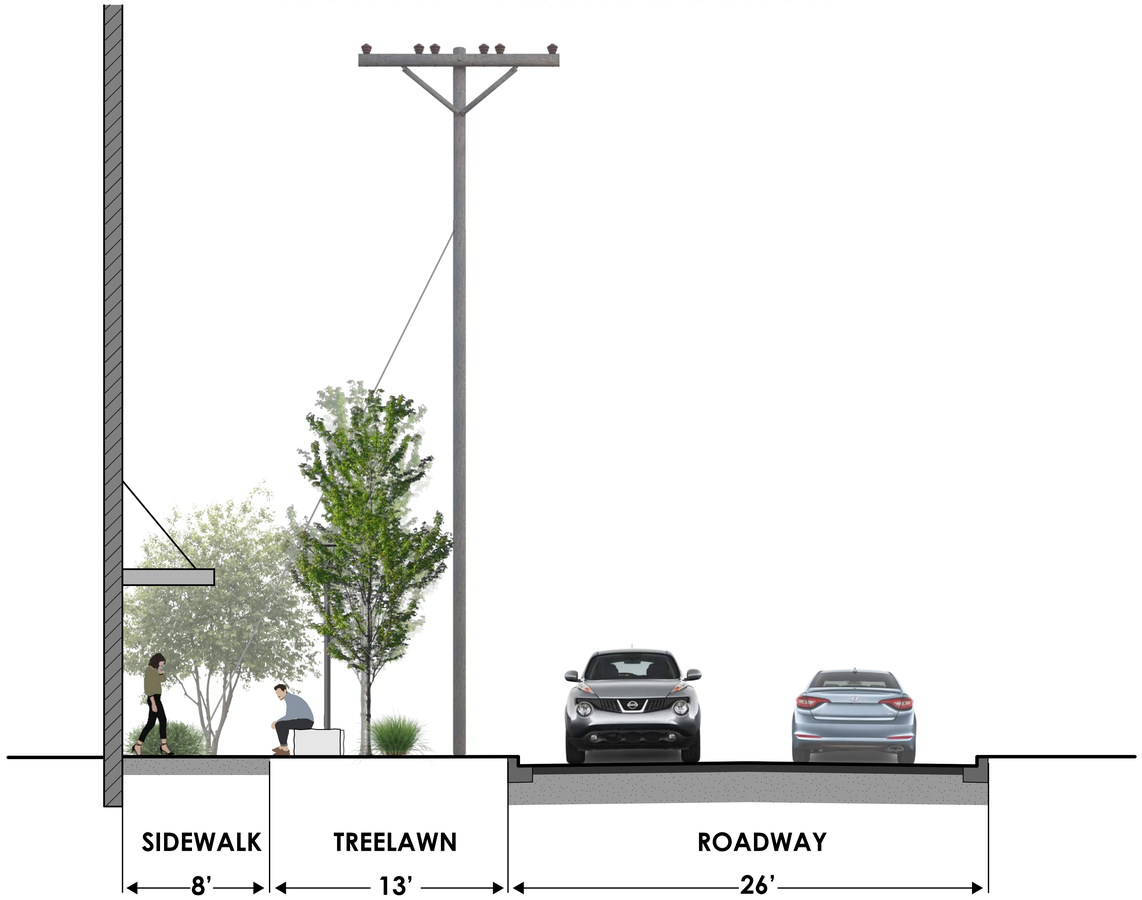
SILVER HILLS - THUNDERBIRD - SHARED PATH

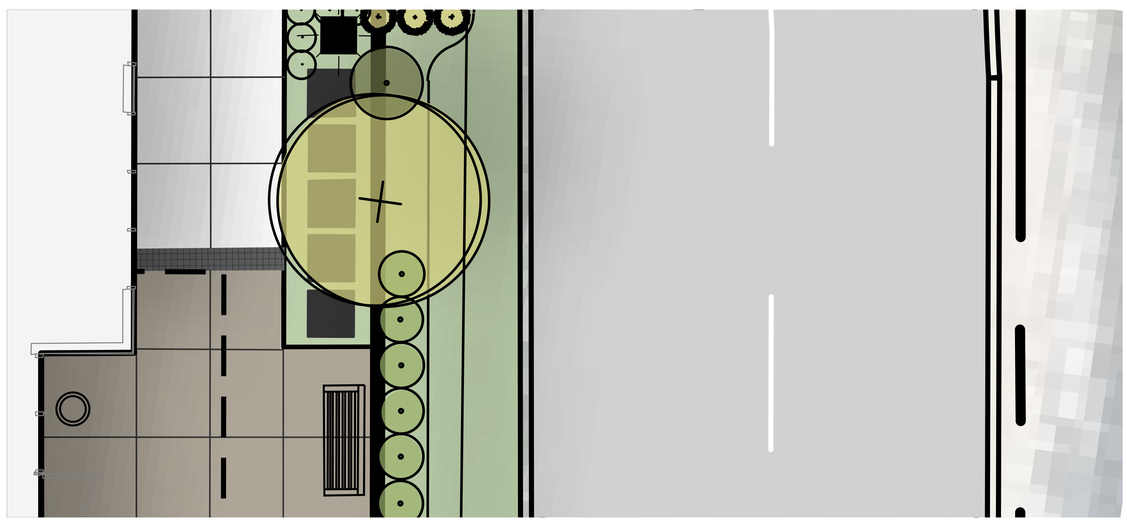
CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors

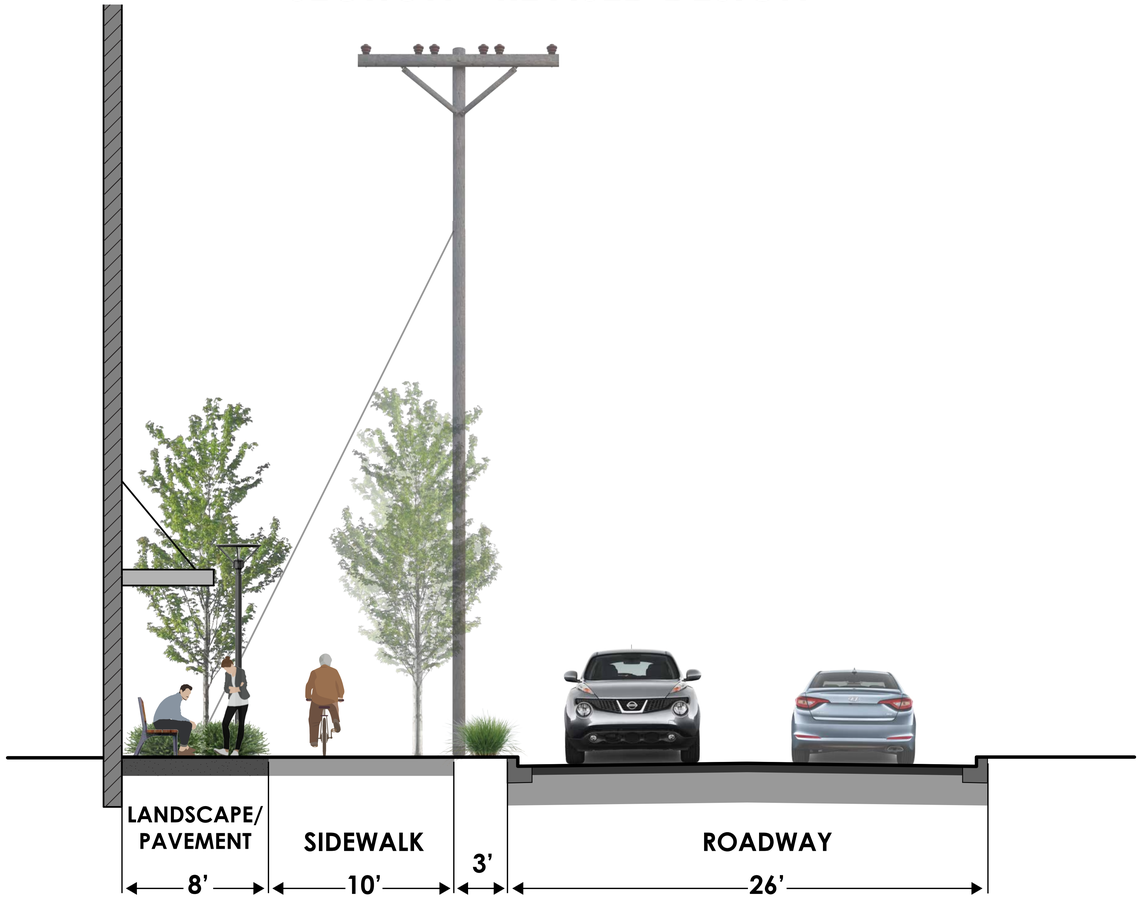
STREETSCAPE AND SHARED USE PATH SECTIONS

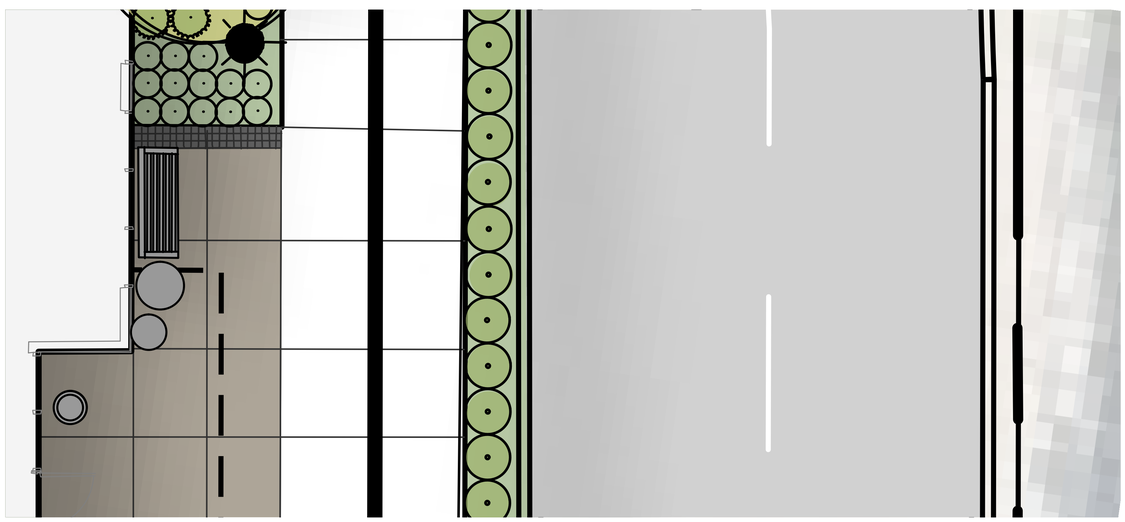
SECTION - ORIGINAL DESIGN





SECTION - REVISED DESIGN





Date: FEBRUARY 2022
Project #: 14659

SILVER HILLS - THUNDERBIRD - SHARED PATH

CITY OF CLEVELAND, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors

BKV GROUP

CONCEPT DESIGN

NRP Group | Scranton Peninsula

Concept Revision

Cleveland, Ohio

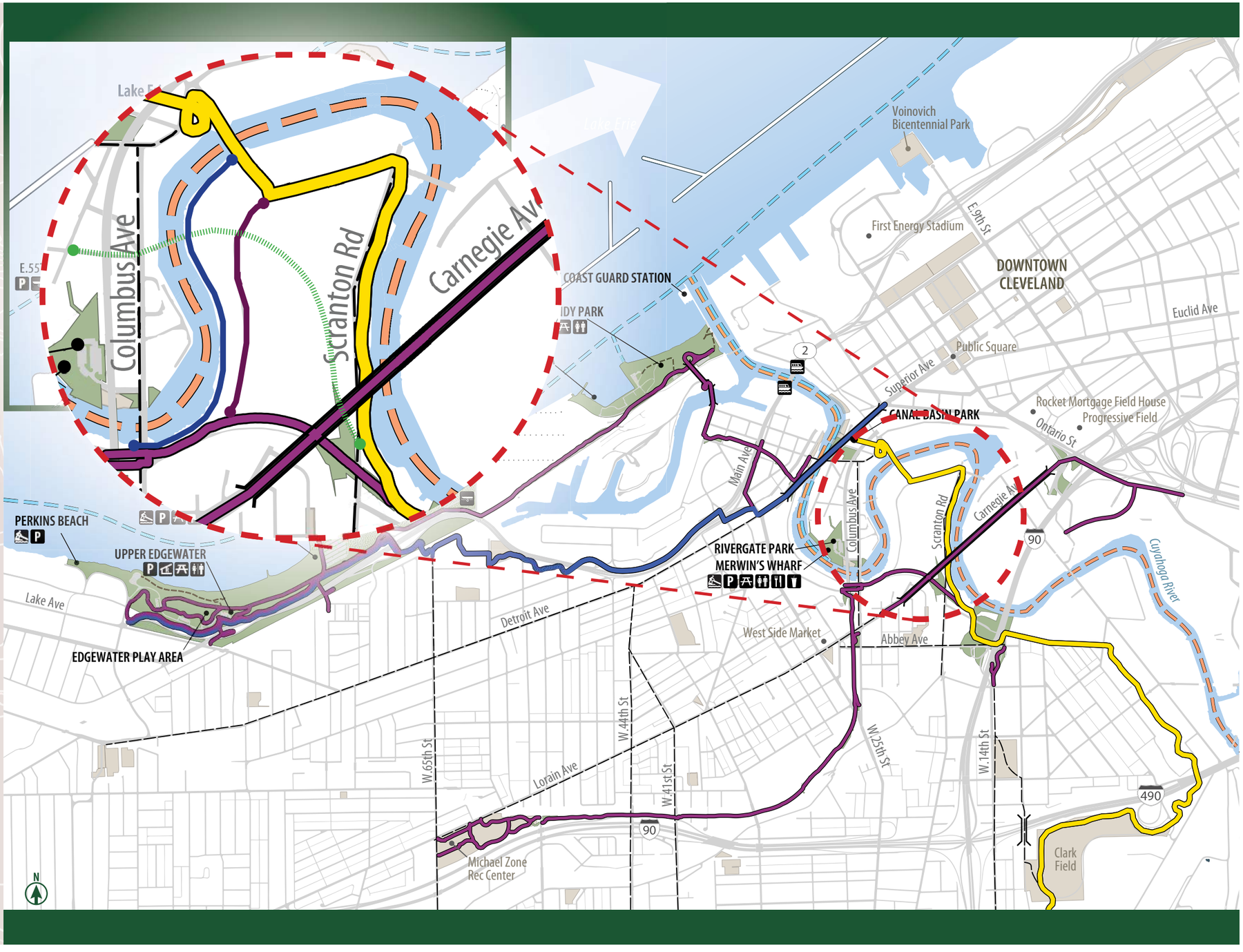
March 2nd, 2022

Cleveland Metroparks

Lakefront Reservation

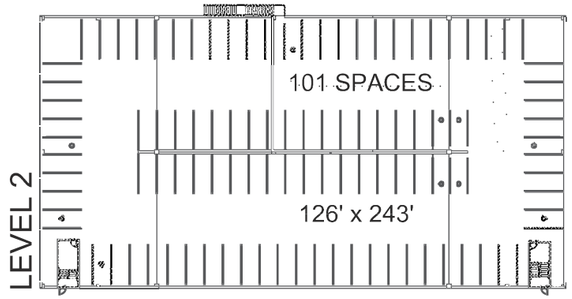
- All Purpose Trail
- Towpath Trail
- Cleveland Lakefront Bikeway
- Lake Erie Water Trail
- Cuyahoga River Water Trail
- Hiking Trail
- Bike Lanes
- Bridge

- Picnic Area
- Reservable Picnic Shelter
- Parking
- Restroom
- Food
- Drinking Water
- Swim Areas
- Paddle Access
- Water Taxi Stop
- Trailer Capable Parking
- Boat Ramp/Launch



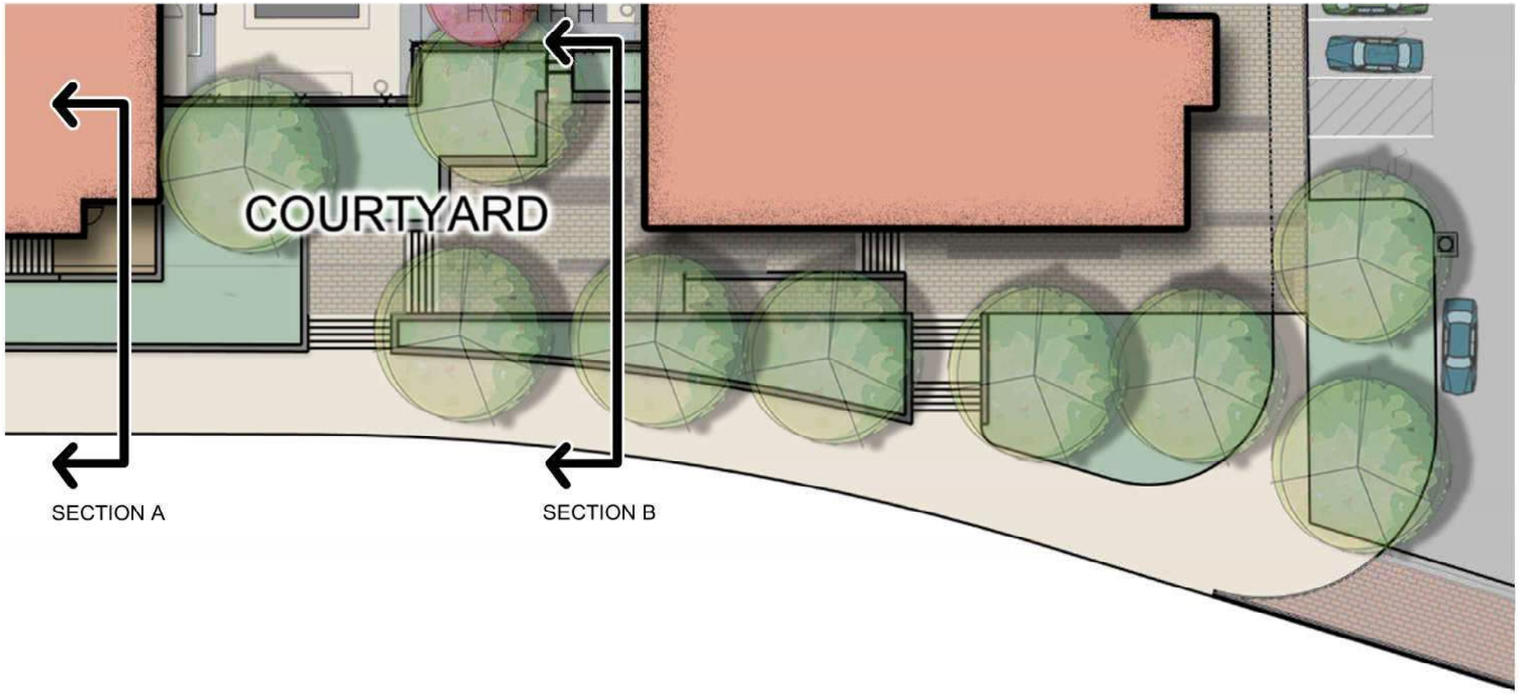
Site | Proposed Changes

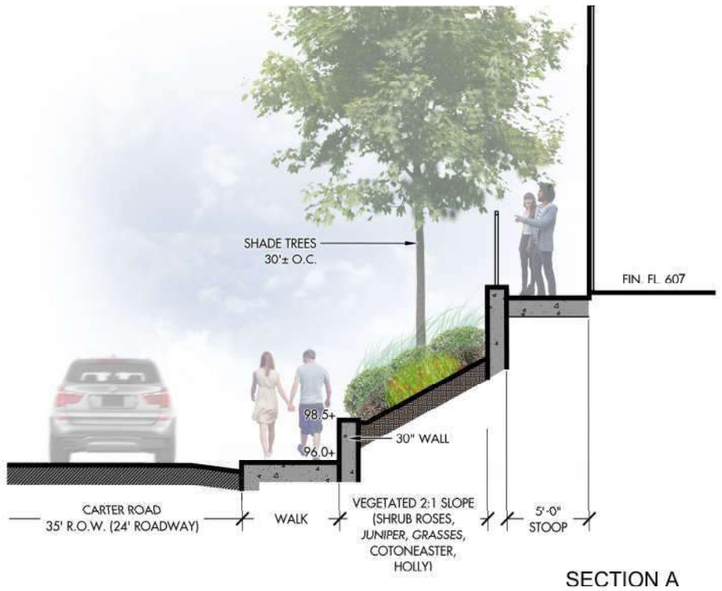
PARKING COUNT	
SURFACE ON SITE:	237 SPACES
GARAGE	190 SPACES
TUCK IN PARKING	11 SPACES
TOWNHOME GARAGES:	20 SPACES
TOTAL:	458 SPACES
NOTES:	1. 120 COMPACT SPACES (8' x 16')
	2. 13 ADA PARKING SPACES (8'-6" X 18')



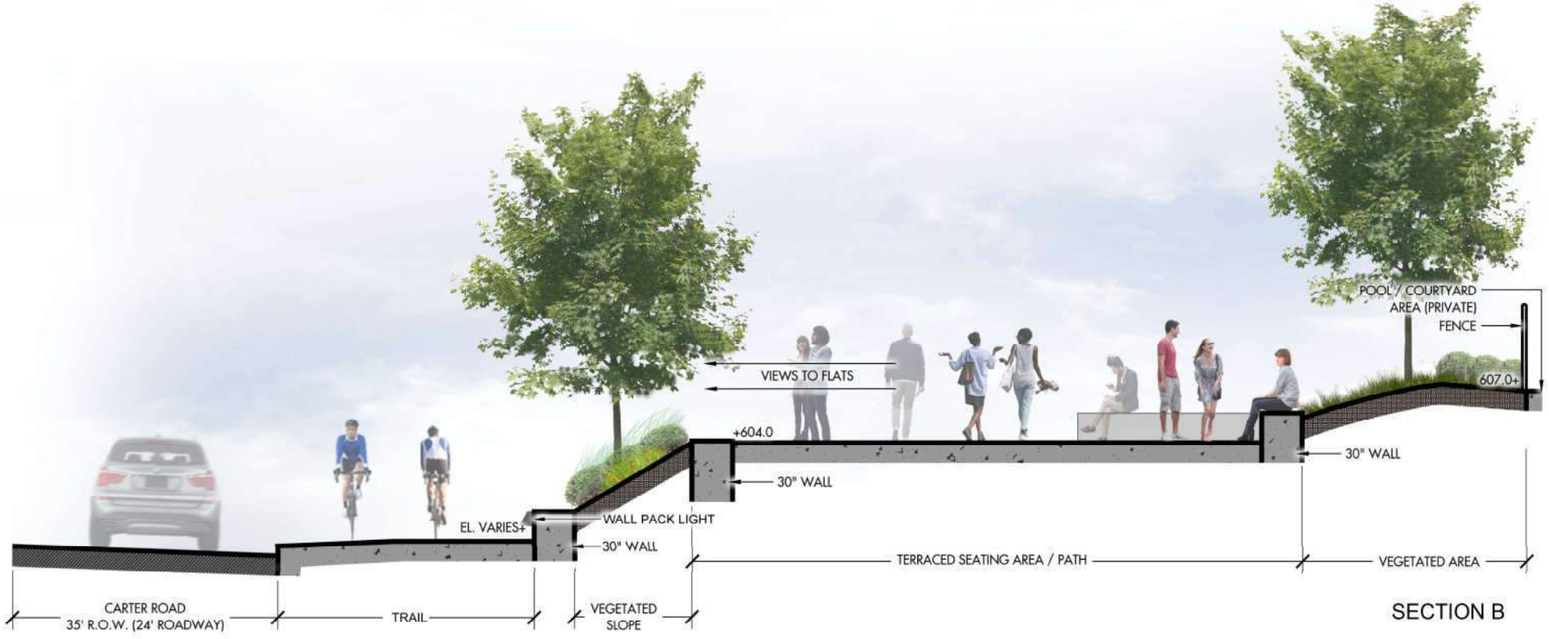


BUILDING 1





SECTION A



SECTION B

TRUE NORTH

TRUE NORTH

the NRP group
SCRANTON PENINSULA
Cleveland, OH

LANDSCAPE SITE SECTION

BKV GROUP
behnke LANDSCAPE ARCHITECTURE



Downtown| Flats Design Review Case

March 18, 2022

DF2021-018 – The Apollo Apartments Renovation: Seeking Final Approval
Project Address: 1250 Riverbed Street
Project Representative: Ron Tannenbaum, RDL Architects
Note: the Planning Commission granted this project Schematic Design Approval on August 6, 2021.

Ward 3 - Councilmember McCormack
SPA: Cuyahoga Valley



SD0.1 EXISTING CONDITIONS - AERIAL VIEW

NORTH

SCALE: 1" = 50'
0 10' 20' 30' 40' 50'

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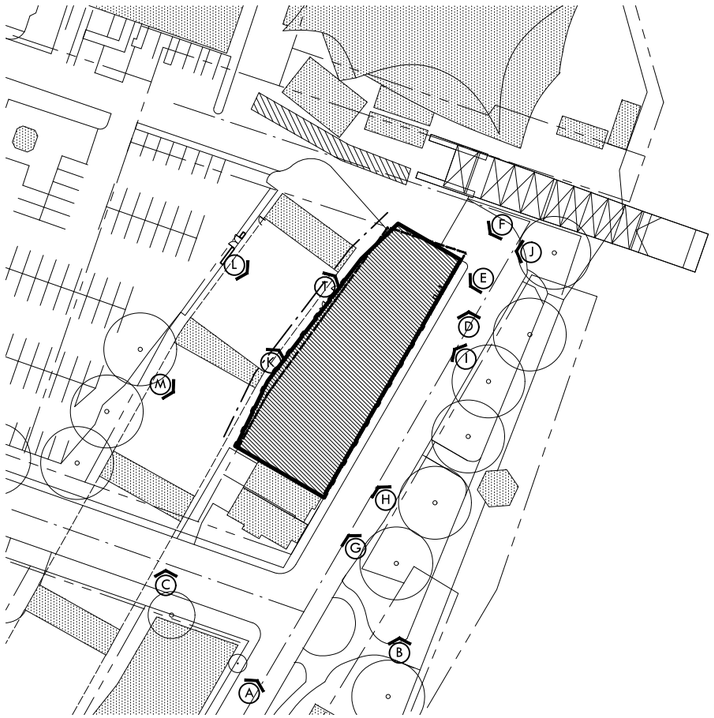


NORTH SCALE: 1" = 100'

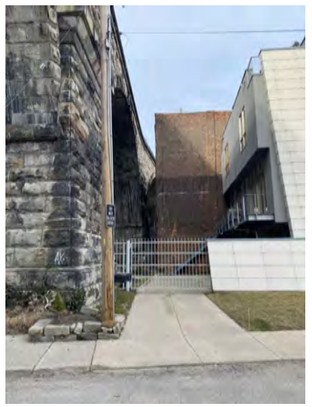
0 20' 40' 60' 80' 100'



A



B



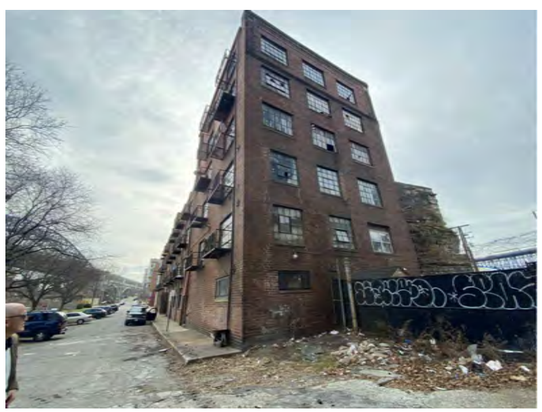
C



D



E



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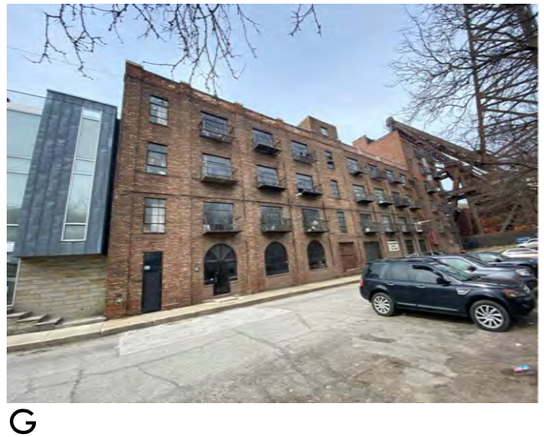

G



H



I



J

SD0.2 EXISTING CONDITIONS & CONTEXT

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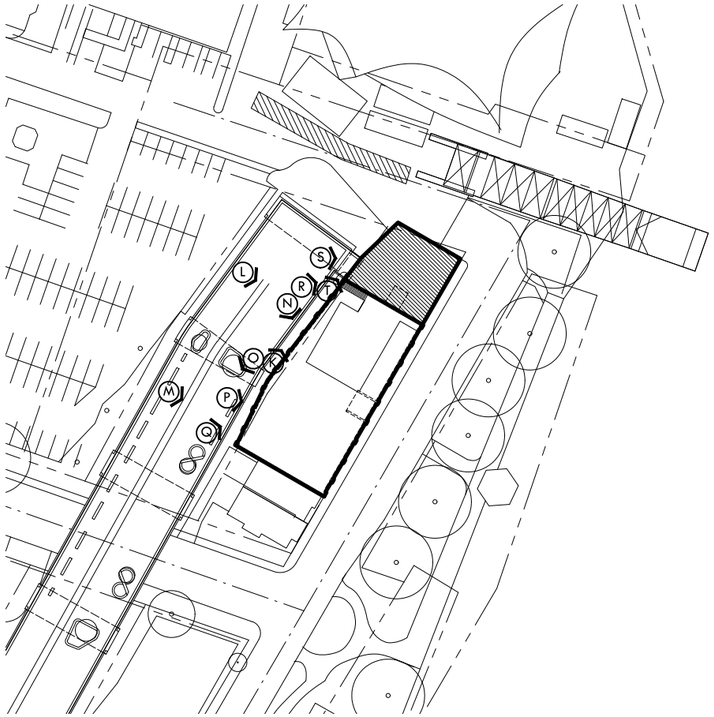


NORTH SCALE: 1" = 100'

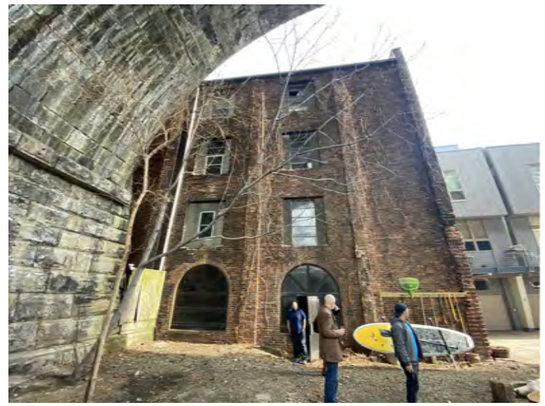
0 20' 40' 60' 80' 100'



K



L



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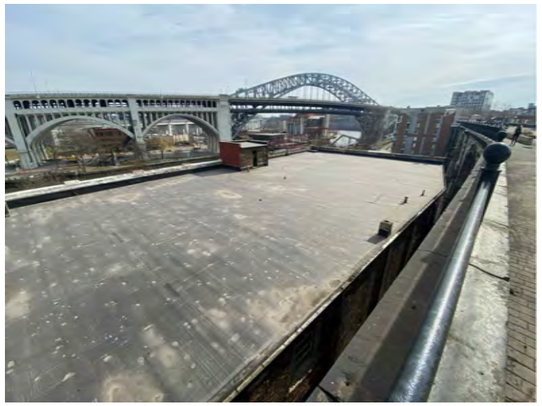

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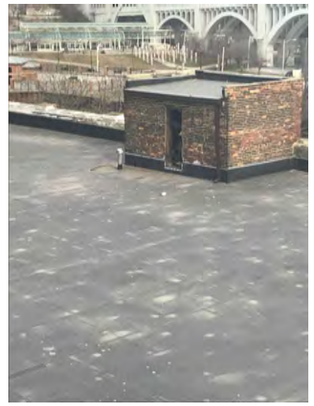

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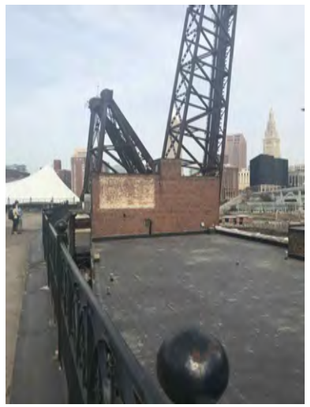

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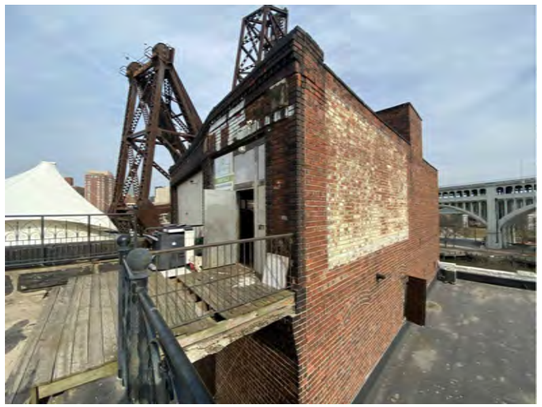

R



S



T

SD0.3 EXISTING CONDITIONS & CONTEXT

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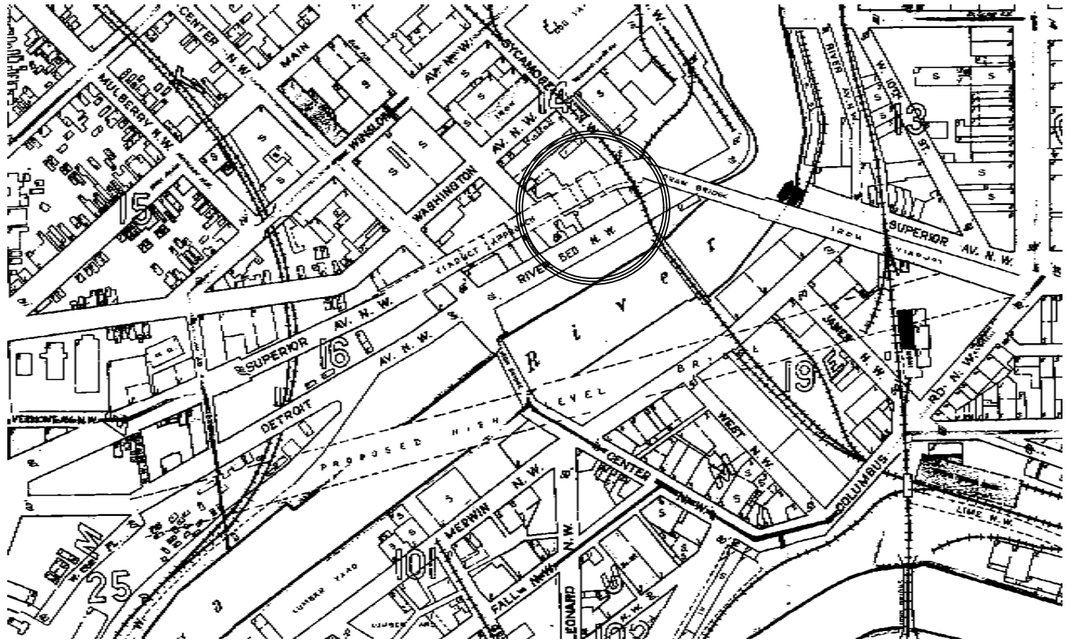
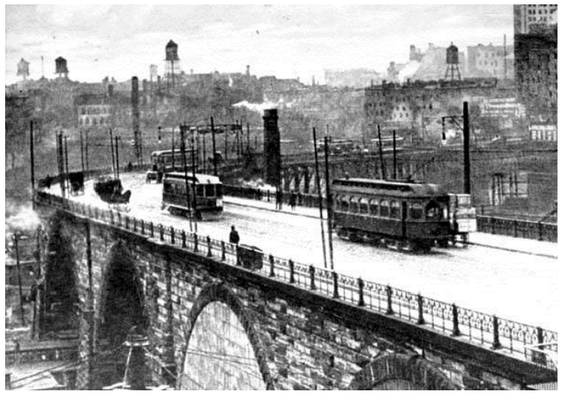


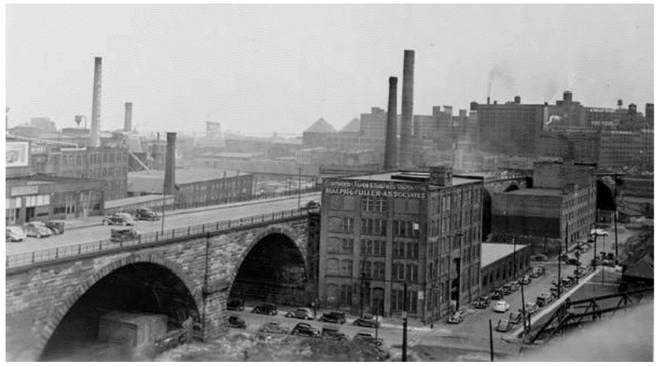
Sanborn Fire Insurance Map, 1916



Historic American Engineering Record, Library of Congress



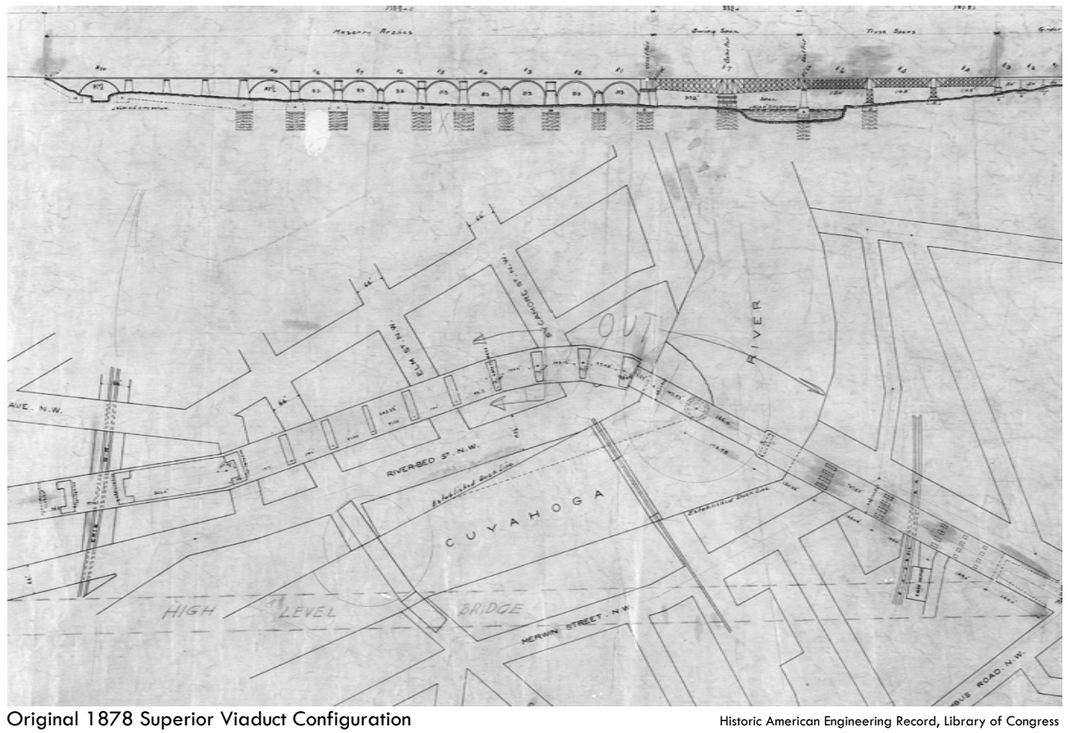
Gerald E. Brookins Collection, clevelandmemory.org



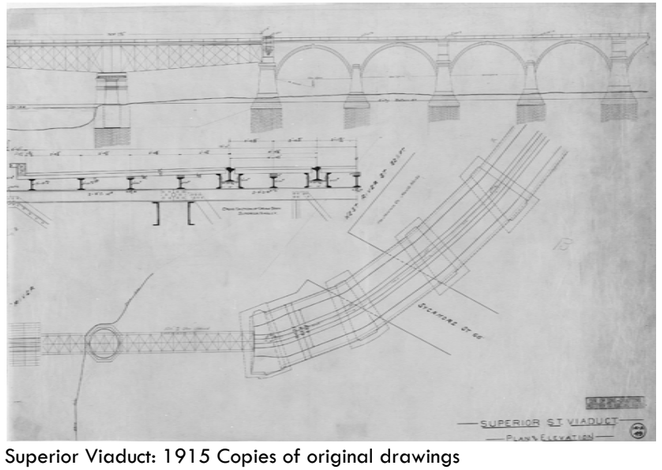
Date unk., circa 1940s Cuyahoga Co. Engineer's Photography Collection, clevelandmemory.org



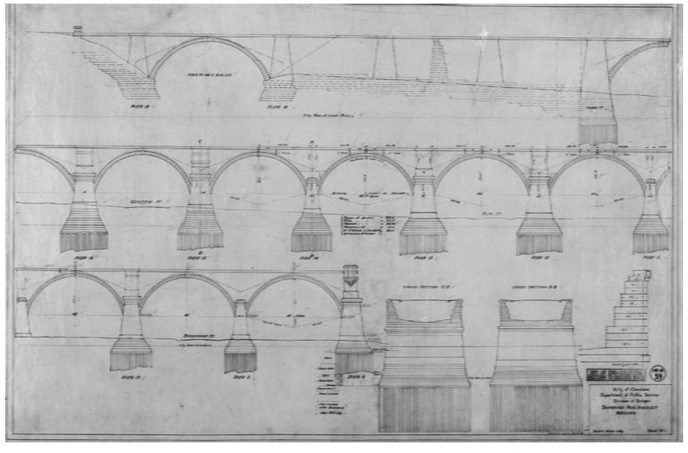
View circa 1978 Historic American Engineering Record, Library of Congress



Original 1878 Superior Viaduct Configuration Historic American Engineering Record, Library of Congress



Superior Viaduct: 1915 Copies of original drawings



Historic American Engineering Record, Library of Congress

SD0.4 SITE HISTORY

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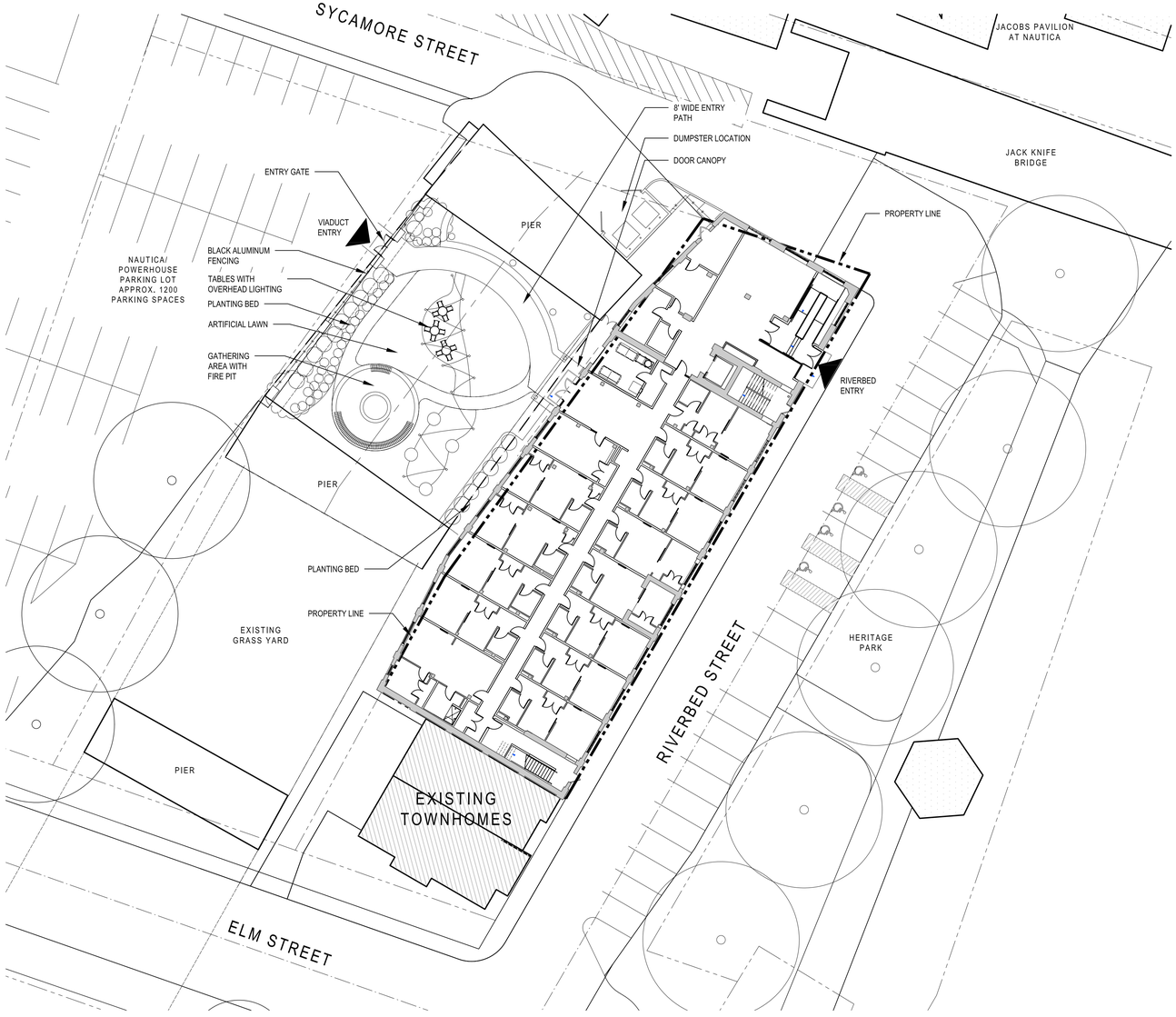

1 / A1.00 SITE PLAN

SCALE: 1" = 20'-0"

SITE DATA:

ZONING USE DIST.	LLR: LIMITED RETAIL BUSINESS WITH URBAN FORM OVERLAY	
AREA DISTRICT:	K (6x LOT AREA)	
HEIGHT DISTRICT:	5 (250 FT. MAX)	
PROPOSED USE	RESIDENTIAL, OFFICE	
ACREAGE	+/- 0.253 ACRES (11,020 SF)	
PROPOSED UNITS	70 UNITS	
TOTAL FL AREA	+/- 50,984 GSF	
BUILDING FOOTPRINT	+/- 11,379 SF (100% COVERAGE)	
ON-SITE PARKING	1 PER DWELLING UNIT = 70 SPACES 1 PER 500 SF OFFICE = 3 SPACES 75% REDUCTION PER UF OVERLAY .25 X 73 = 19 SPACES REQ'D **NONE PROVIDED, VARIANCE REQ'D**	
OFF-STREET PARKING	RIVERBED ST.	23 SPACES
HISTORIC DISTRICT:	CLEVELAND CENTRE NATIONAL HISTORIC DISTRICT LISTED CONTRIBUTING STRUCTURE	

GENERAL NOTES:
REFER TO CIVIL DRAWINGS FOR COMPLETE SITE INFORMATION INCLUDING PARKING LAYOUTS, PAVEMENT TYPES, SIGNAGE AND SITE DETAILS.

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ISSUE

△	100% SD SET	08.30.2021
△	100% DD SET	11.08.2021
△		
△		
△		
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△		
△		
△		
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SITE PLAN

N

SCALE: 1" = 20'-0"

0 5' 10' 20'

PROJECT #	21028
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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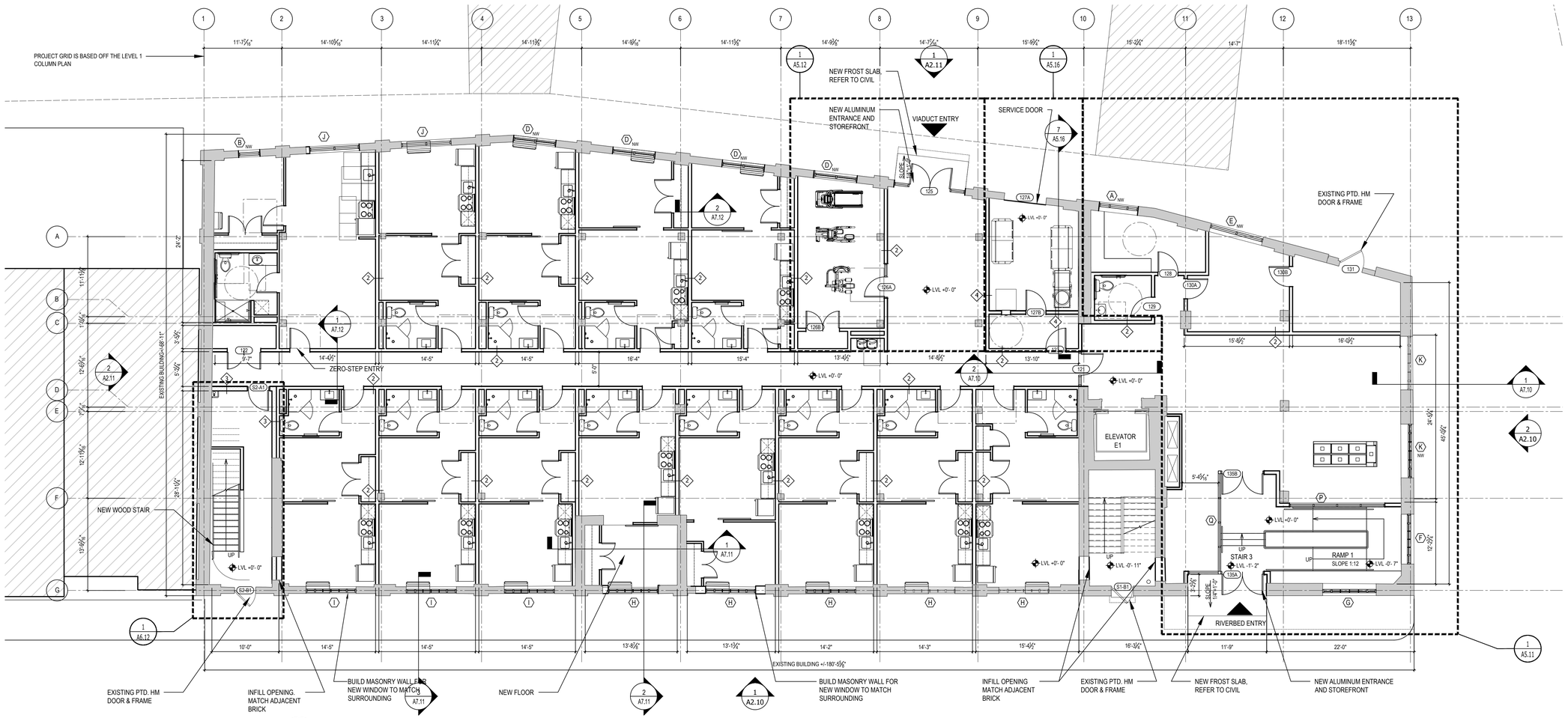
A1.00



1 A1.11 FIRST FLOOR PLAN

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

WALL TYPE LEGEND :

1A TYPICAL 2X4 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" O.C.

1B TYPICAL CHASE WALL:
5/8" GYPSUM BOARD ON ONE SIDE OF 2X WOOD STUD FRAMING SPACED 16" O.C.

1C TYPICAL 2X6 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" O.C.

2 TYPICAL UNIT DEMISING / CORRIDOR WALL:
(1 HOUR RATING-UL DESIGN NO. 311. MIN STC 56)
5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. W/ 1/2" RESILIENT CHANNELS ON ONE SIDE W/ MIN. 3 1/2" BATT INSULATION.

3 TYPICAL STAIR WALL:
8" NOMINAL CONCRETE BLOCK WALL WITH REINFORCING
- 5/8" GYP. BD. OVER 7/8" METAL FURRING @ 24" O.C. AT FINISHED INTERIOR SPACES

4 2-HOUR RATED WALL:
(2 HOUR RATING-UL DESIGN NO. 334, STC 62)
(2) LAYERS 5/8" TYPE "X" GYPSUM WALL BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

5 TYPICAL 2X6 EXTERIOR WALL:
(1-HR RATING PER UL DESIGN #U356)
EXTERIOR FINISH OVER WEATHER BARRIER ON 7/16" SHEATHING ON 2X6 STUDS @ 16" O.C W/ R-21 BATT INSULATION & VAPOR BARRIER ON INSIDE FACE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE.

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- A — WALL TYPE, SEE SHEET A9.30 FOR PARTITION SCHEDULE
- 100 — DOOR NUMBER (SEE SHEET A9.10 FOR DOOR SCHED.)
- NW — NEW WINDOW OPENING (REFER TO ELEVATIONS AND SHEET A9.20 FOR WINDOW TYPES AND DETAILS)
- DEMOLITION

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APT 92 The Arcade

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ISSUE

100% SD SET	08.30.2021
100% DD SET	11.08.2021

FIRST FLOOR PLAN

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

N

0 2' 4' 8' 16'

PROJECT #	21028
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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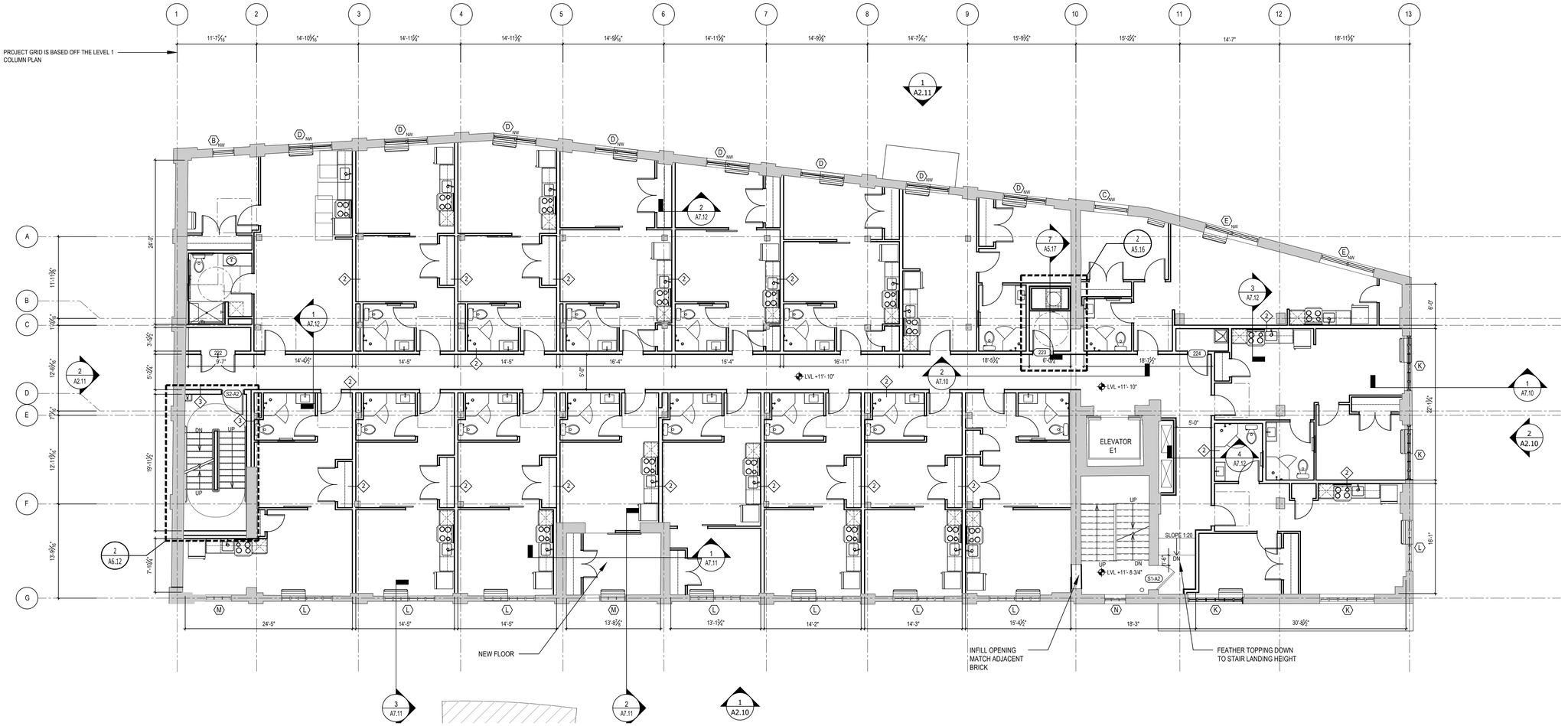
A1.11



1 SECOND FLOOR PLAN
A1.12
SCALE: 1/8" = 1'-0"

WALL TYPE LEGEND :

1A TYPICAL 2X4 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" O.C.

1B TYPICAL CHASE WALL:
5/8" GYPSUM BOARD ON ONE SIDE OF 2X WOOD STUD FRAMING SPACED 16" O.C.

1C TYPICAL 2X6 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" O.C.

2 TYPICAL UNIT DEMISING / CORRIDOR WALL:
(1 HOUR RATING-UL DESIGN NO. 311. MIN STC 56)
5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. W/ 1/2" RESILIENT CHANNELS ON ONE SIDE W/ MIN. 3 1/2" BATT INSULATION.

3 TYPICAL STAIR WALL:
8" NOMINAL CONCRETE BLOCK WALL WITH REINFORCING
- 5/8" GYP. BD. OVER 7/8" METAL FURRING @ 24" O.C. AT FINISHED INTERIOR SPACES

4 2-HOUR RATED WALL:
(2 HOUR RATING-UL DESIGN NO. 334, STC 62)
(2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

5 TYPICAL 2X6 EXTERIOR WALL:
(1-HR RATING PER UL DESIGN #U356)
EXTERIOR FINISH OVER WEATHER BARRIER ON 7/16" SHEATHING ON 2X6 STUDS @ 16" O.C W/ R-21 BATT INSULATION & VAPOR BARRIER ON INSIDE FACE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE.

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- A — WALL TYPE, SEE SHEET A9.30 FOR PARTITION SCHEDULE
- 100 — DOOR NUMBER (SEE SHEET A9.10 FOR DOOR SCHED.)
- NW — NEW WINDOW OPENING (REFER TO ELEVATIONS AND SHEET A9.20 FOR WINDOW TYPES AND DETAILS)
- DEMOLITION

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ISSUE

1	100% SD SET	08.30.2021
2	100% DD SET	11.08.2021

SECOND FLOOR PLAN

N

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

0 2' 4' 8' 16'

PROJECT #	21028
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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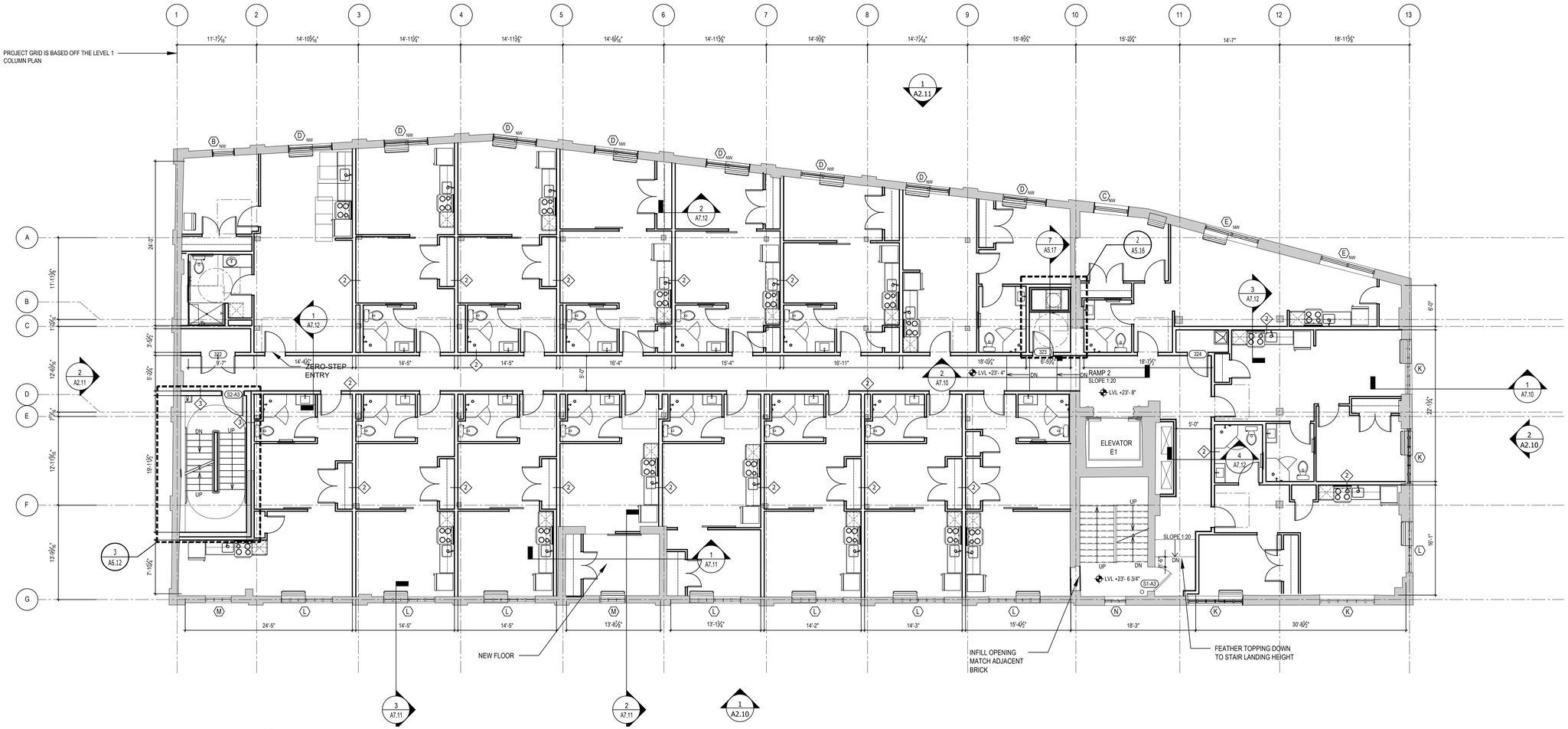
A1.12



1 A1.13 THIRD FLOOR PLAN

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

WALL TYPE LEGEND :

1A TYPICAL 2X4 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" O.C.

1B TYPICAL CHASE WALL:
5/8" GYPSUM BOARD ON ONE SIDE OF 2X WOOD STUD FRAMING SPACED 16" O.C.

1C TYPICAL 2X6 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" O.C.

2 TYPICAL UNIT DEMISING / CORRIDOR WALL:
(1 HOUR RATING-UL DESIGN NO. 311. MIN STC 56)
5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. W/ 1/2" RESILIENT CHANNELS ON ONE SIDE W/ MIN. 3 1/2" BATT INSULATION.

3 TYPICAL STAIR WALL:
8" NOMINAL CONCRETE BLOCK WALL WITH REINFORCING
- 5/8" GYP. BD. OVER 7/8" METAL FURRING @ 24" O.C. AT FINISHED INTERIOR SPACES

4 2-HOUR RATED WALL:
(2 HOUR RATING-UL DESIGN NO. 334, STC 62)
(2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

5 TYPICAL 2X6 EXTERIOR WALL:
(1-HR RATING PER UL DESIGN #U356)
EXTERIOR FINISH OVER WEATHER BARRIER ON 7/16" SHEATHING ON 2X6 STUDS @ 16" O.C W/ R-21 BATT INSULATION & VAPOR BARRIER ON INSIDE FACE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE.

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- A — WALL TYPE, SEE SHEET A9.30 FOR PARTITION SCHEDULE
- 100 — DOOR NUMBER (SEE SHEET A9.10 FOR DOOR SCHED.)
- NW — NEW WINDOW OPENING (REFER TO ELEVATIONS AND SHEET A9.20 FOR WINDOW TYPES AND DETAILS)
- DEMOLITION

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ISSUE

100% SD SET	08.30.2021
100% DD SET	11.08.2021

THIRD FLOOR PLAN

N

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

0 2' 4' 8' 16'

PROJECT #	21028
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FILE NAME	
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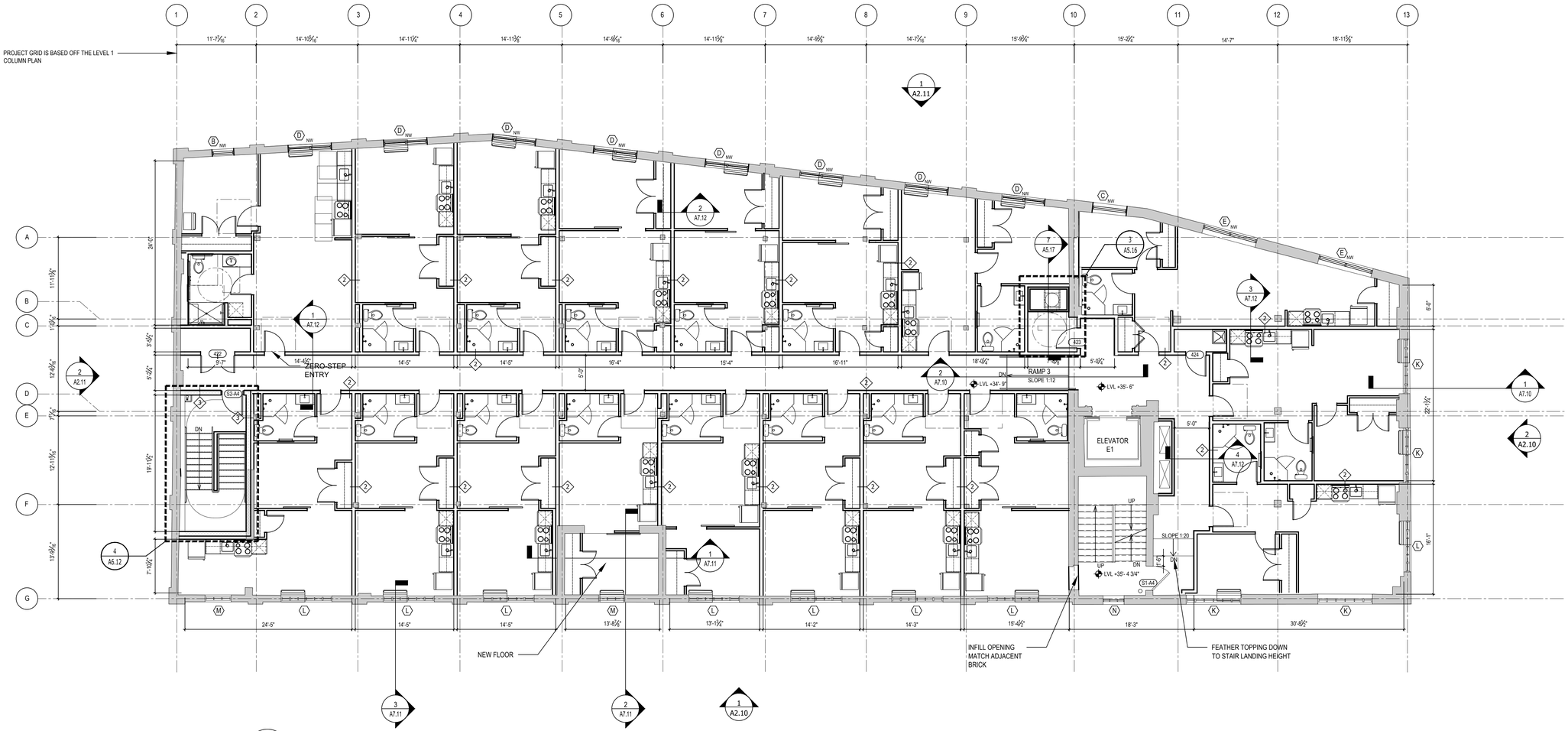

1 A1.14 FOURTH FLOOR PLAN

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

WALL TYPE LEGEND :

1A TYPICAL 2X4 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" O.C.

1B TYPICAL CHASE WALL:
5/8" GYPSUM BOARD ON ONE SIDE OF 2X WOOD STUD FRAMING SPACED 16" O.C.

1C TYPICAL 2X6 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" O.C.

2 TYPICAL UNIT DEMISING / CORRIDOR WALL:
(1 HOUR RATING-UL DESIGN NO. 311. MIN STC 56)
5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. W/ 1/2" RESILIENT CHANNELS ON ONE SIDE W/ MIN. 3 1/2" BATT INSULATION.

3 TYPICAL STAIR WALL:
8" NOMINAL CONCRETE BLOCK WALL WITH REINFORCING
- 5/8" GYP. BD. OVER 7/8" METAL FURRING @ 24" O.C. AT FINISHED INTERIOR SPACES

4 2-HOUR RATED WALL:
(2 HOUR RATING-UL DESIGN NO. 334, STC 62)
(2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

5 TYPICAL 2X6 EXTERIOR WALL:
(1-HR RATING PER UL DESIGN #U356)
EXTERIOR FINISH OVER WEATHER BARRIER ON 7/16" SHEATHING ON 2X6 STUDS @ 16" O.C W/ R-21 BATT INSULATION & VAPOR BARRIER ON INSIDE FACE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE.

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- A — WALL TYPE, SEE SHEET A9.30 FOR PARTITION SCHEDULE
- 100 — DOOR NUMBER (SEE SHEET A9.10 FOR DOOR SCHED.)
- NW — NEW WINDOW OPENING (REFER TO ELEVATIONS AND SHEET A9.20 FOR WINDOW TYPES AND DETAILS)
- DEMOLITION

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ISSUE

100% SD SET	08.30.2021
100% DD SET	11.08.2021

FOURTH FLOOR PLAN

N

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

0 2' 4' 8' 16'

PROJECT #	21028
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CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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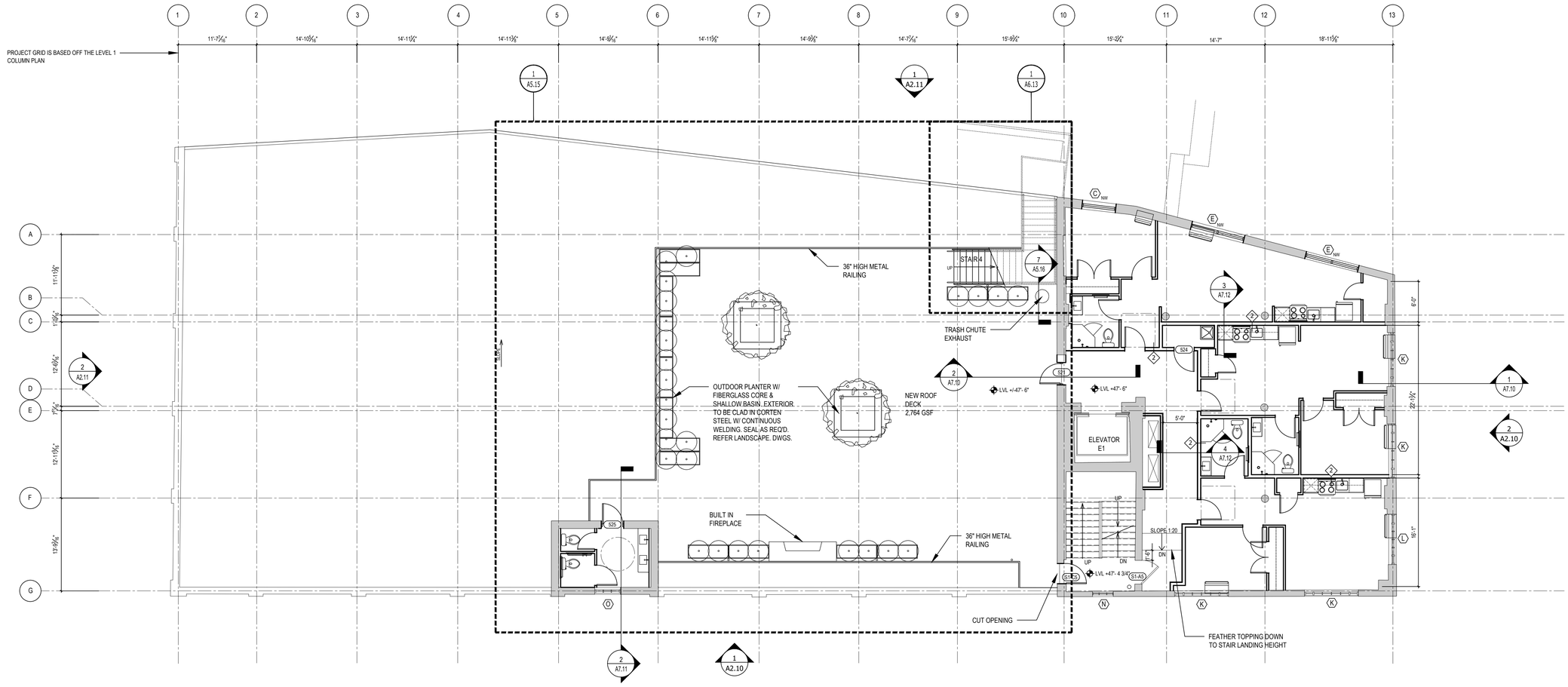
A1.14



1 A1.15 FIFTH FLOOR PLAN

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

WALL TYPE LEGEND :

1A TYPICAL 2X4 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" O.C.

1B TYPICAL CHASE WALL:
5/8" GYPSUM BOARD ON ONE SIDE OF 2X WOOD STUD FRAMING SPACED 16" O.C.

1C TYPICAL 2X6 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" O.C.

2 TYPICAL UNIT DEMISING / CORRIDOR WALL:
(1 HOUR RATING-UL DESIGN NO. 311. MIN STC 56)
5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. W/ 1/2" RESILIENT CHANNELS ON ONE SIDE W/ MIN. 3 1/2" BATT INSULATION.

3 TYPICAL STAIR WALL:
8" NOMINAL CONCRETE BLOCK WALL WITH REINFORCING
- 5/8" GYP. BD. OVER 7/8" METAL FURRING @ 24" O.C. AT FINISHED INTERIOR SPACES

4 2-HOUR RATED WALL:
(2 HOUR RATING-UL DESIGN NO. 334, STC 62)
(2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

5 TYPICAL 2X6 EXTERIOR WALL:
(1-HR RATING PER UL DESIGN #U356)
EXTERIOR FINISH OVER WEATHER BARRIER ON 7/16" SHEATHING ON 2X6 STUDS @ 16" O.C W/ R-21 BATT INSULATION & VAPOR BARRIER ON INSIDE FACE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE.

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- A — WALL TYPE, SEE SHEET A9.30 FOR PARTITION SCHEDULE
- 100 — DOOR NUMBER (SEE SHEET A9.10 FOR DOOR SCHED.)
- NW — NEW WINDOW OPENING (REFER TO ELEVATIONS AND SHEET A9.20 FOR WINDOW TYPES AND DETAILS)
- DEMOLITION

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ISSUE

100% SD SET	08.30.2021
100% DD SET	11.08.2021

FIFTH FLOOR PLAN

N

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

0 2' 4' 8' 16'

PROJECT #	21028
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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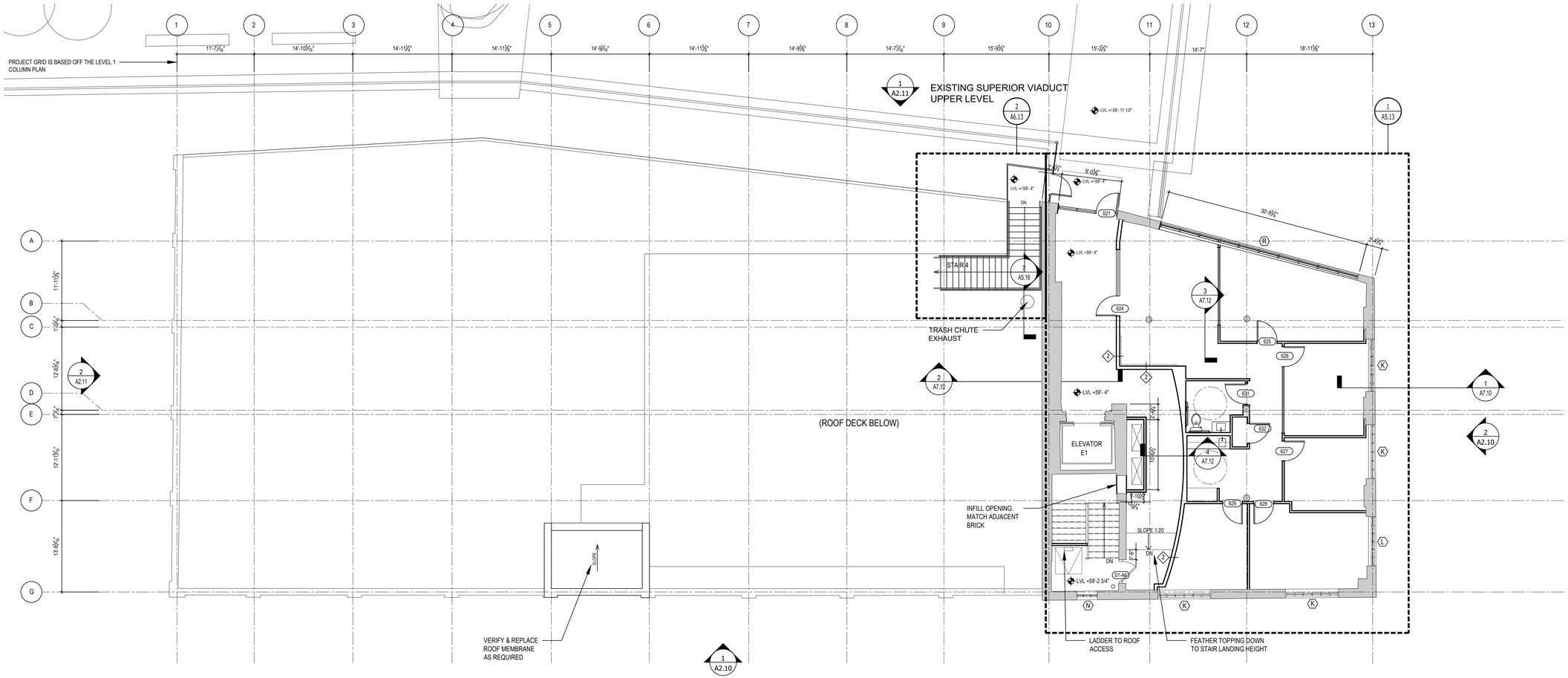

1 A1.16 SIXTH FLOOR PLAN

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

WALL TYPE LEGEND :

1A TYPICAL 2X4 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUD FRAMING SPACED 16" O.C.

1B TYPICAL CHASE WALL:
5/8" GYPSUM BOARD ON ONE SIDE OF 2X WOOD STUD FRAMING SPACED 16" O.C.

1C TYPICAL 2X6 INTERIOR WALL:
5/8" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING SPACED 16" O.C.

2 TYPICAL UNIT DEMISING / CORRIDOR WALL:
(1 HOUR RATING-UL DESIGN NO. 311. MIN STC 56)
5/8" TYPE "X" GYPSUM BOARD EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C. W/ 1/2" RESILIENT CHANNELS ON ONE SIDE W/ MIN. 3 1/2" BATT INSULATION.

3 TYPICAL STAIR WALL:
8" NOMINAL CONCRETE BLOCK WALL WITH REINFORCING
- 5/8" GYP. BD. OVER 7/8" METAL FURRING @ 24" O.C. AT FINISHED INTERIOR SPACES

4 2-HOUR RATED WALL:
(2 HOUR RATING-UL DESIGN NO. 334, STC 62)
(2) LAYERS 5/8" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE OF 2X6 WOOD STUD FRAMING @ 16" O.C.

5 TYPICAL 2X6 EXTERIOR WALL:
(1-HR RATING PER UL DESIGN #U356)
EXTERIOR FINISH OVER WEATHER BARRIER ON 7/16" SHEATHING ON 2X6 STUDS @ 16" O.C W/ R-21 BATT INSULATION & VAPOR BARRIER ON INSIDE FACE AND 5/8" GYPSUM BOARD ON INTERIOR SIDE.

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- EXISTING DOOR
- NEW DOOR
- A — WALL TYPE, SEE SHEET A9.30 FOR PARTITION SCHEDULE
- 100 — DOOR NUMBER (SEE SHEET A9.10 FOR DOOR SCHED.)
- NW — NEW WINDOW OPENING (REFER TO ELEVATIONS AND SHEET A9.20 FOR WINDOW TYPES AND DETAILS)
- DEMOLITION

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ISSUE

100% SD SET	08.30.2021
100% DD SET	11.08.2021

SIXTH FLOOR PLAN

N

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

0 2' 4' 8' 16'

PROJECT #	21028
DRAWN BY	
CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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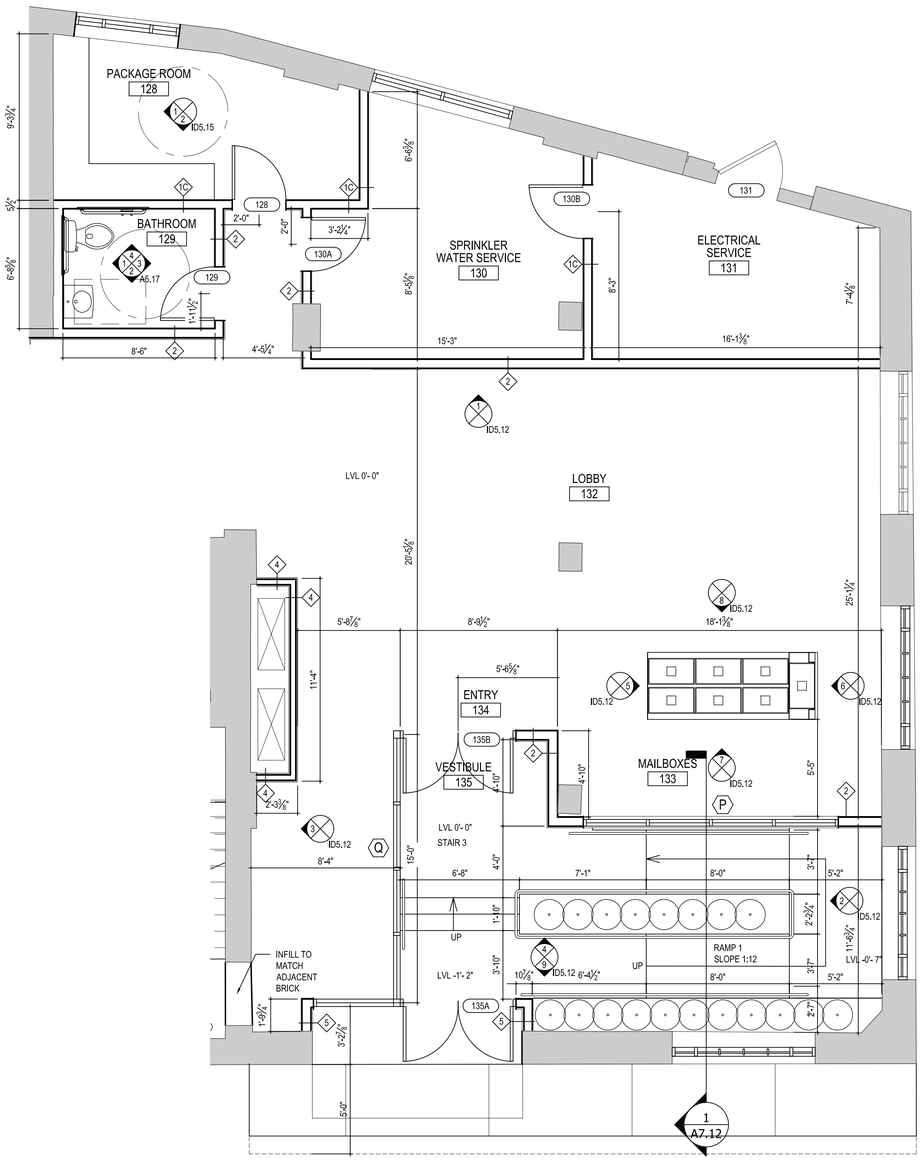
A1.16



1 A5.11. ENLARGED PLAN

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

GENERAL NOTES:

A. WALLS ARE DIMENSIONED TO FACE OF STUD. WINDOWS AND DOORS ARE DIMENSIONED TO OPENINGS AT BRICK.

B. NEW GYPCRETE LAYER IS DATUM +/-0'-0" FOR ALL FLOOR PLANS

C. REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR MECHANICAL AND PLUMBING LOCATIONS.

D. PROVIDE 5/8" TYPE-X GYPSUM WALLBOARD ON RATED WALLS. PROVIDE 5/8" GYPSUM WALL BOARD ON ALL INTERIOR PARTITION WALLS. PROVIDE MOISTURE RESISTANT GYP. BOARD IN ALL BATHROOMS ON WET WALLS.

E. VERIFY ROUGH-IN DIMENSIONS FOR ALL APPLIANCES & PLUMBING FIXTURES PRIOR TO FRAMING PARTITIONS, ORDERING CABINETRY OR FABRICATING MILLWORK.

F. REFER TO ELEVATIONS AND WINDOW SCHEDULE FOR WINDOW TYPES & SIZES

G. REFER TO UNIT PLANS FOR INTERIOR WALL TYPES IN UNITS.

H. PROJECT GRID IS BASED OFF THE LEVEL 3 COLUMN PLAN.

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ISSUE

ENLARGED PLANS

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

PROJECT #	21028
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CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 10, 2022

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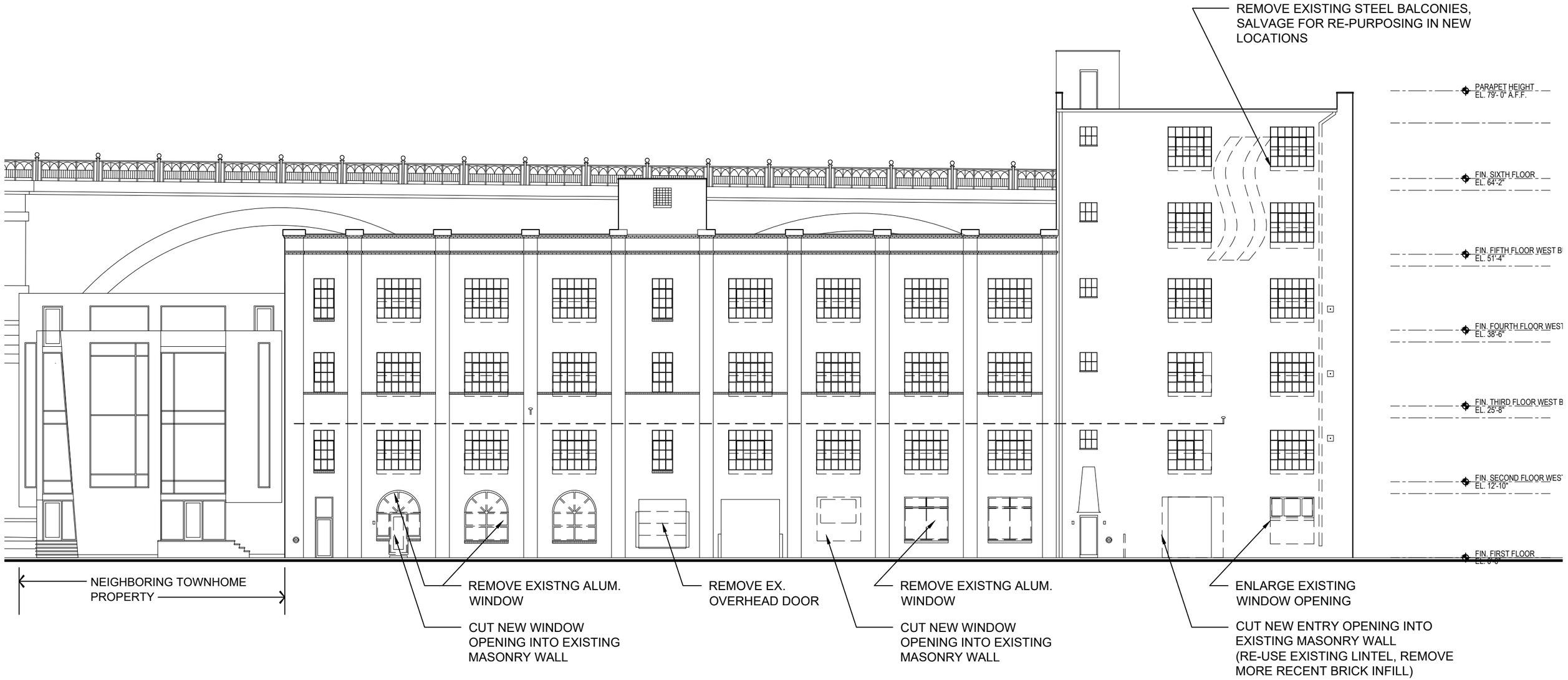
A5.11.



A2.10 EAST ELEVATION - RIVERBED STREET - EXISTING CONDITIONS

SCALE: 1" = 16'
0 4' 8' 16'

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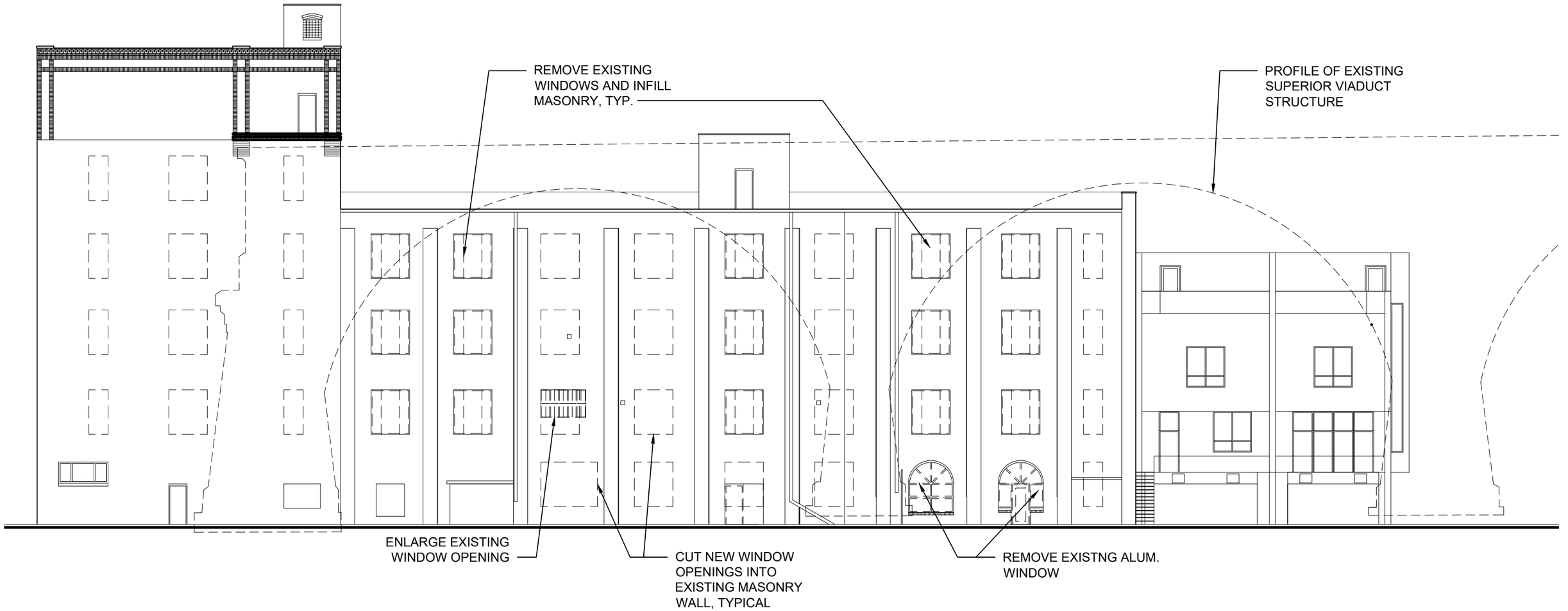

A2.20 WEST ELEVATION - EXISTING CONDITIONS

SCALE: 1" = 16'
0 4' 8' 16'

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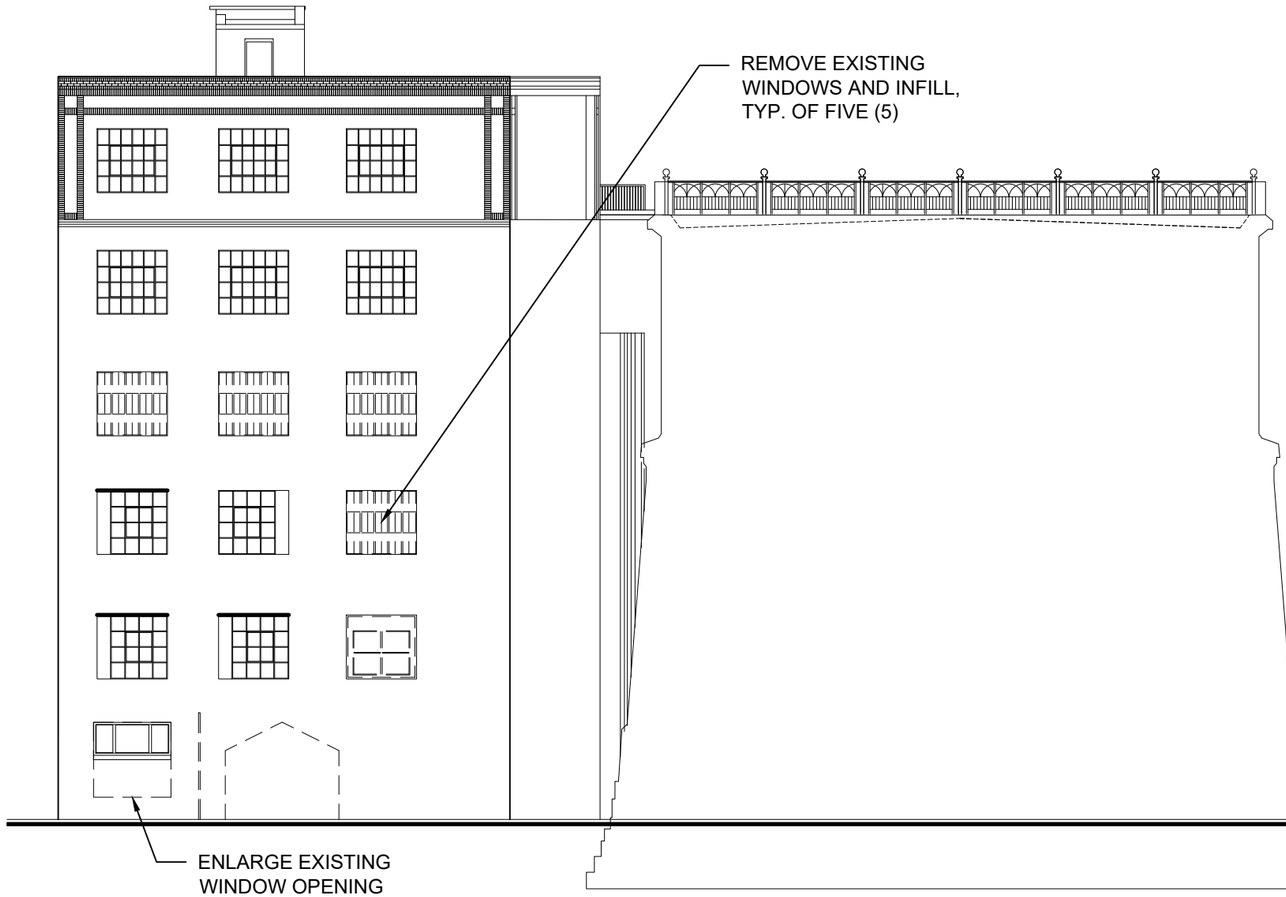
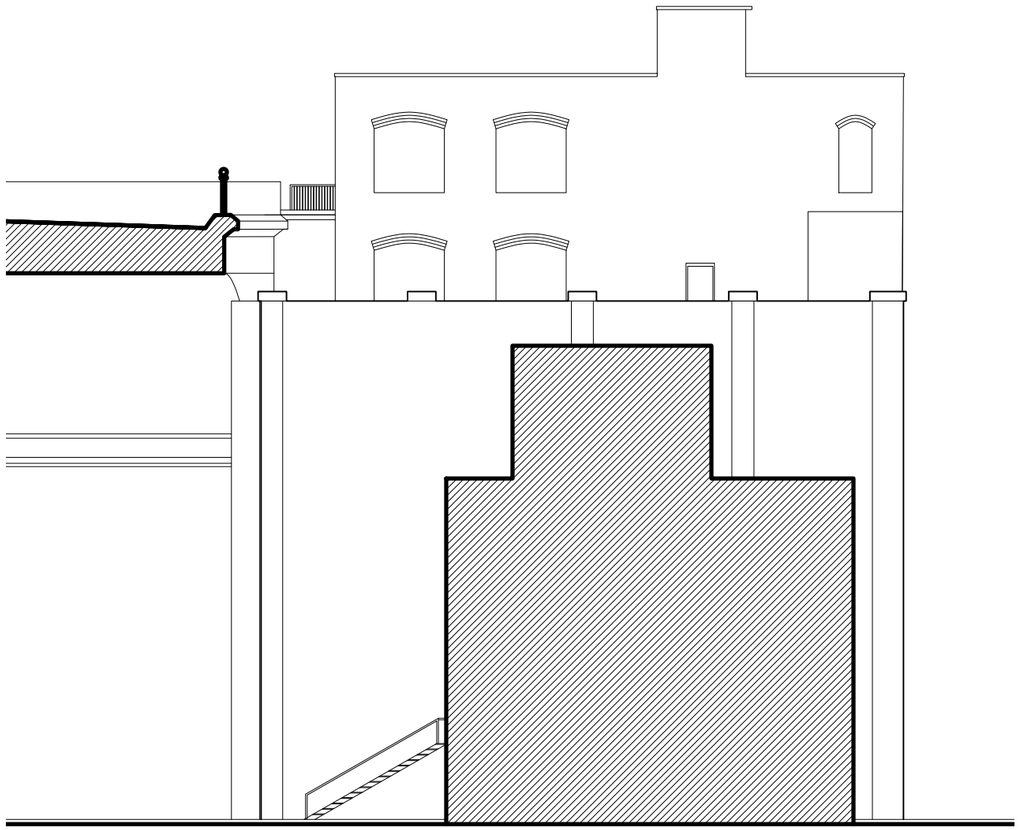


NORTH ELEVATION



SOUTH ELEVATION

A2.30 NORTH AND SOUTH ELEVATIONS - EXISTING CONDITIONS

SCALE: 1" = 16'
0 4' 8' 16'

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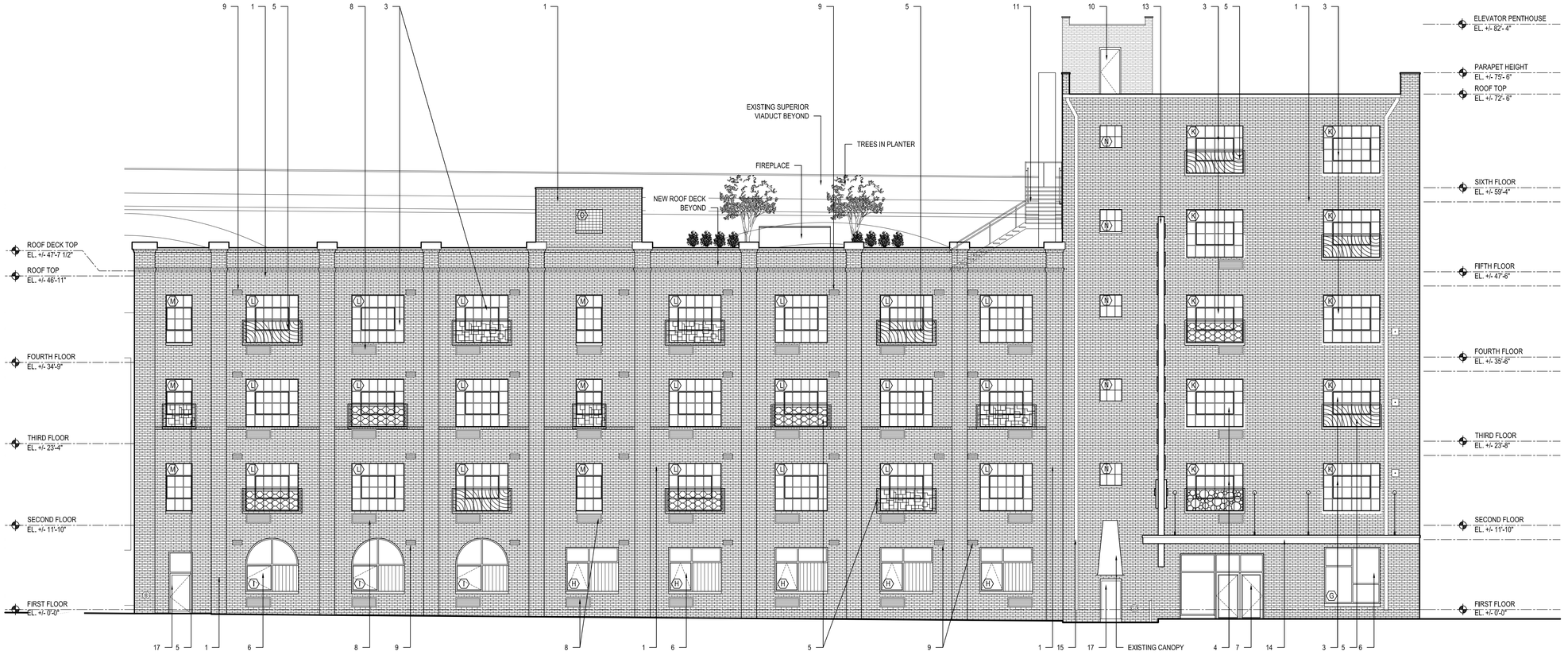
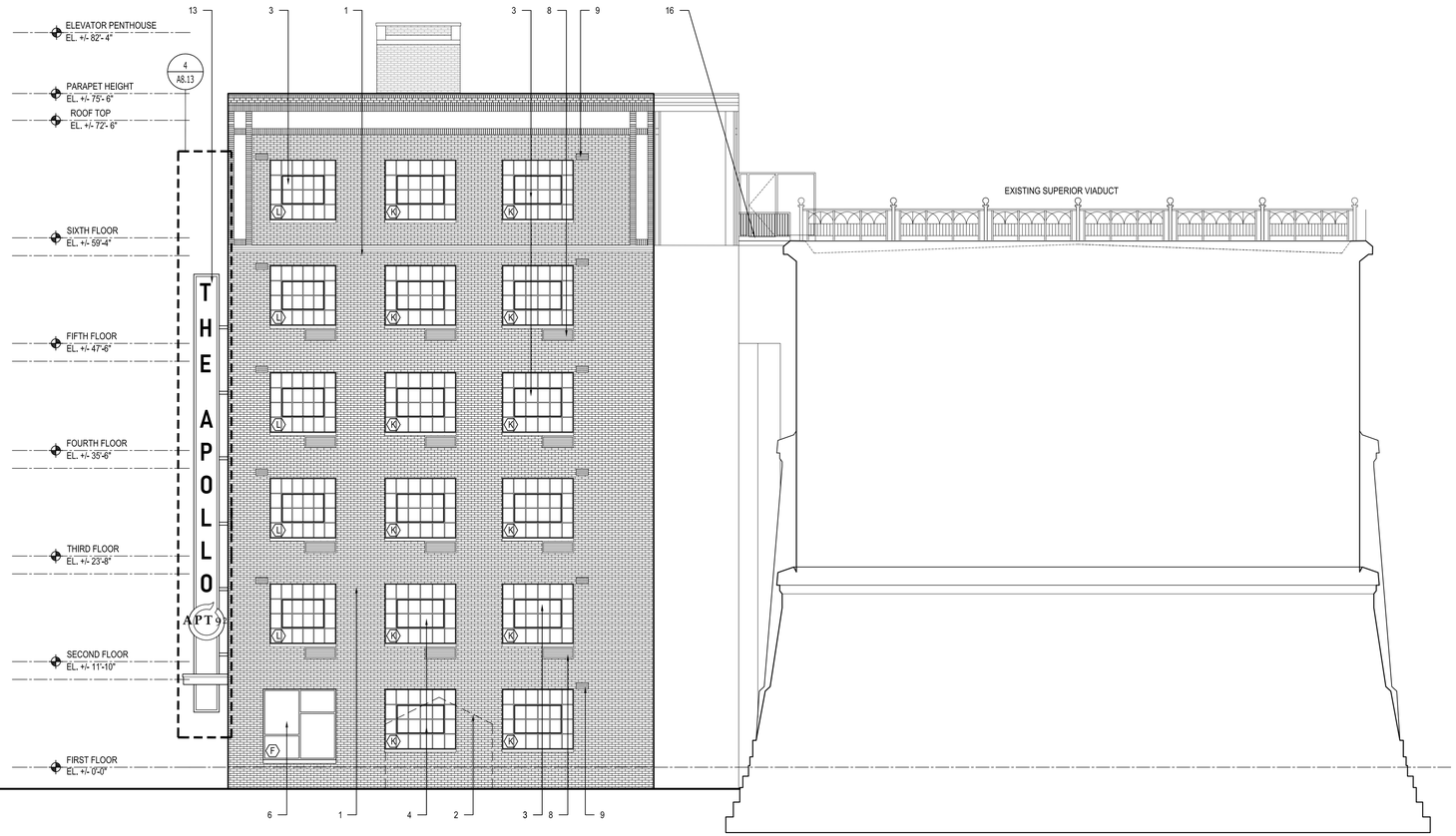


1 A3.10 EAST ELEVATION

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



2 A3.10 NORTH ELEVATION

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

ELEVATION KEYNOTES:

1. CLEAN AND REPAIR EXISTING BRICK MASONRY
2. DEMO EXISTING STRUCTURE
3. REPAIR & REUSE EXISTING STEEL SASH WINDOWS
4. REPLACE NON-MATCHING WINDOWS WITH NEW ALUMINUM WINDOWS IN CONFIGURATIONS SIMILAR TO EXISTING STEEL SASH
5. REMOVE FRONT PANEL OF EXISTING BALCONIES, PAINT AND RE-MOUNT TO WALL
6. NEW ALUMINUM WINDOWS. REPLACE EXISTING INFILLED OPENING. CUT NEW OPENING IF REQUIRED.
7. NEW ALUMINUM ENTRANCE AND STOREFRONT
8. NEW LOUVER OPENING FOR PROPOSED PTAC SYSTEM
9. NEW LOUVER OPENING FOR BATH EXHAUST
10. NEW STEEL DOOR
11. GALVANIZED STEEL STAIR WITH STEEL GUARD
12. GALVANIZED STEEL RAILING
13. NEW BLADE SIGN
14. NEW ENTRANCE CANOPY
15. DOWNSPOUT
16. REPLACE EXISTING PEDESTRIAN BRIDGE TO VIADUCT
17. PTD HM DOOR & FRAME
18. NEW GALVANIZED STEEL SECURITY DOOR

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ISSUE

1	100% SD SET	08.30.2021
2	100% DD SET	11.08.2021
3		
4		
5		
6		
7		
8		
9		
10		

BUILDING ELEVATIONS

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

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CHECKED BY	RDL
FILE NAME	
PLOT DATE	March 8, 2022

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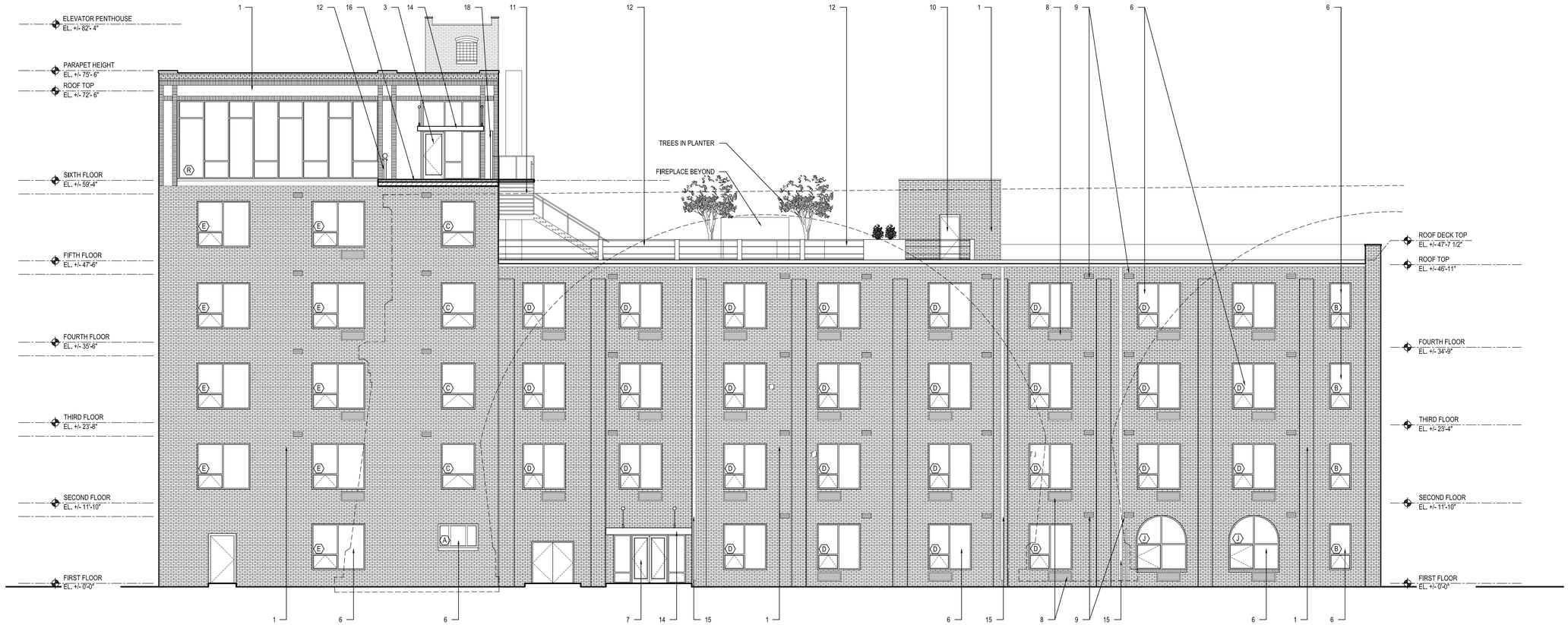
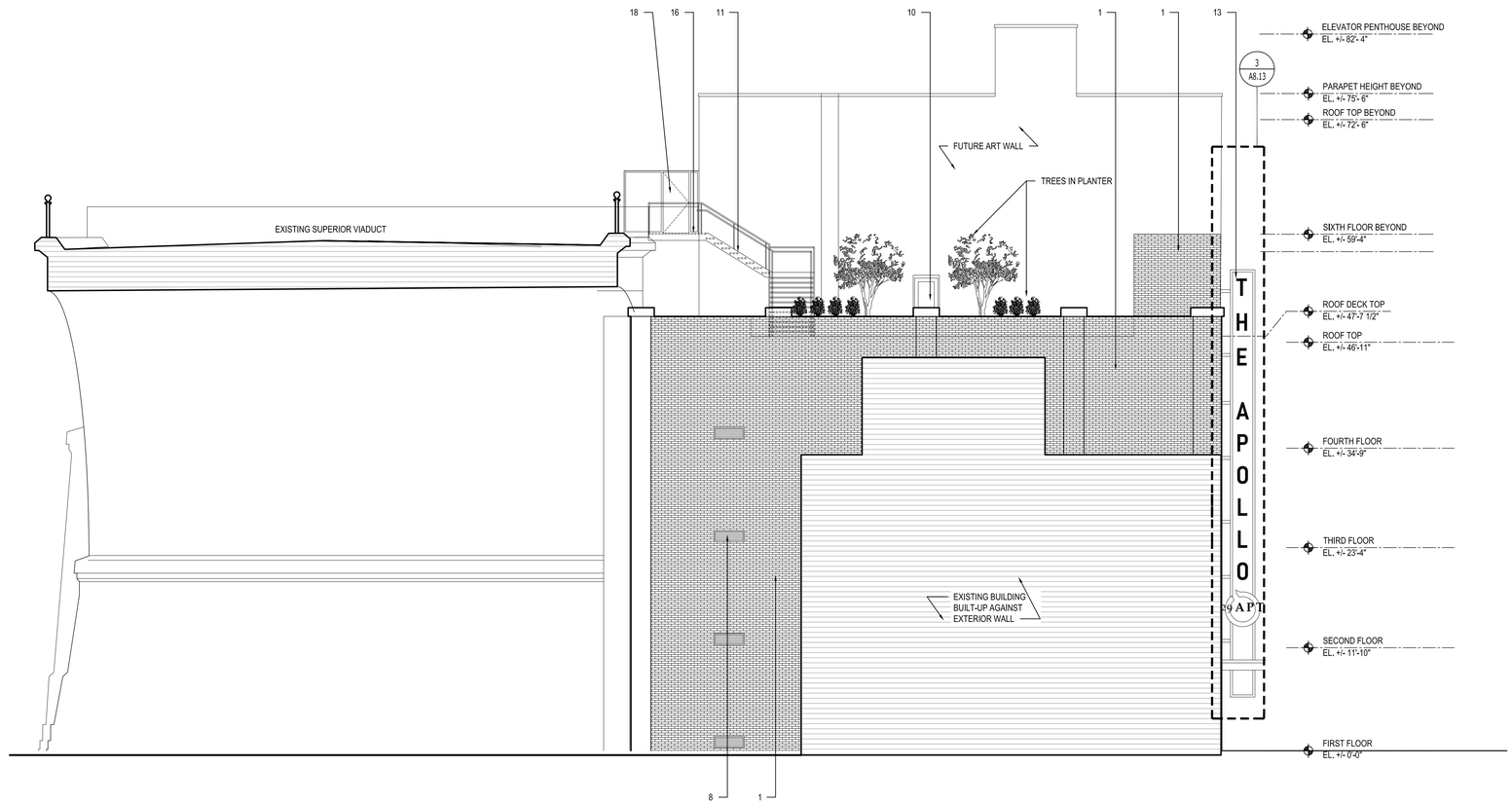
A3.10



1 A3.11 WEST ELEVATION

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



2 A3.11 SOUTH ELEVATION

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

ELEVATION KEYNOTES:

1. CLEAN AND REPAIR EXISTING BRICK MASONRY
2. DEMO EXISTING STRUCTURE
3. REPAIR & REUSE EXISTING STEEL SASH WINDOWS
4. REPLACE NON-MATCHING WINDOWS WITH NEW ALUMINUM WINDOWS IN CONFIGURATIONS SIMILAR TO EXISTING STEEL SASH
5. REMOVE FRONT PANEL OF EXISTING BALCONIES, PAINT AND RE-MOUNT TO WALL
6. NEW ALUMINUM WINDOWS. REPLACE EXISTING INFILLED OPENING. CUT NEW OPENING IF REQUIRED.
7. NEW ALUMINUM ENTRANCE AND STOREFRONT
8. NEW LOUVER OPENING FOR PROPOSED PTAC SYSTEM
9. NEW LOUVER OPENING FOR BATH EXHAUST
10. NEW STEEL DOOR
11. GALVANIZED STEEL STAIR WITH STEEL GUARD
12. GALVANIZED STEEL RAILING
13. NEW BLADE SIGN
14. NEW ENTRANCE CANOPY
15. DOWNSPOUT
16. REPLACE EXISTING PEDESTRIAN BRIDGE TO VIADUCT
17. PTD HM DOOR & FRAME
18. NEW GALVANIZED STEEL SECURITY DOOR

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ISSUE

100% SD SET	08.30.2021
100% DD SET	11.08.2021

BUILDING ELEVATIONS

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

PROJECT #	21028
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A3.11



EAST ELEVATION - PROPOSED RENOVATIONS

SCALE: 1" = 16'
0 4' 8' 16'

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WEST ELEVATION

SCALE: 1" = 16'
0 4' 8' 16'

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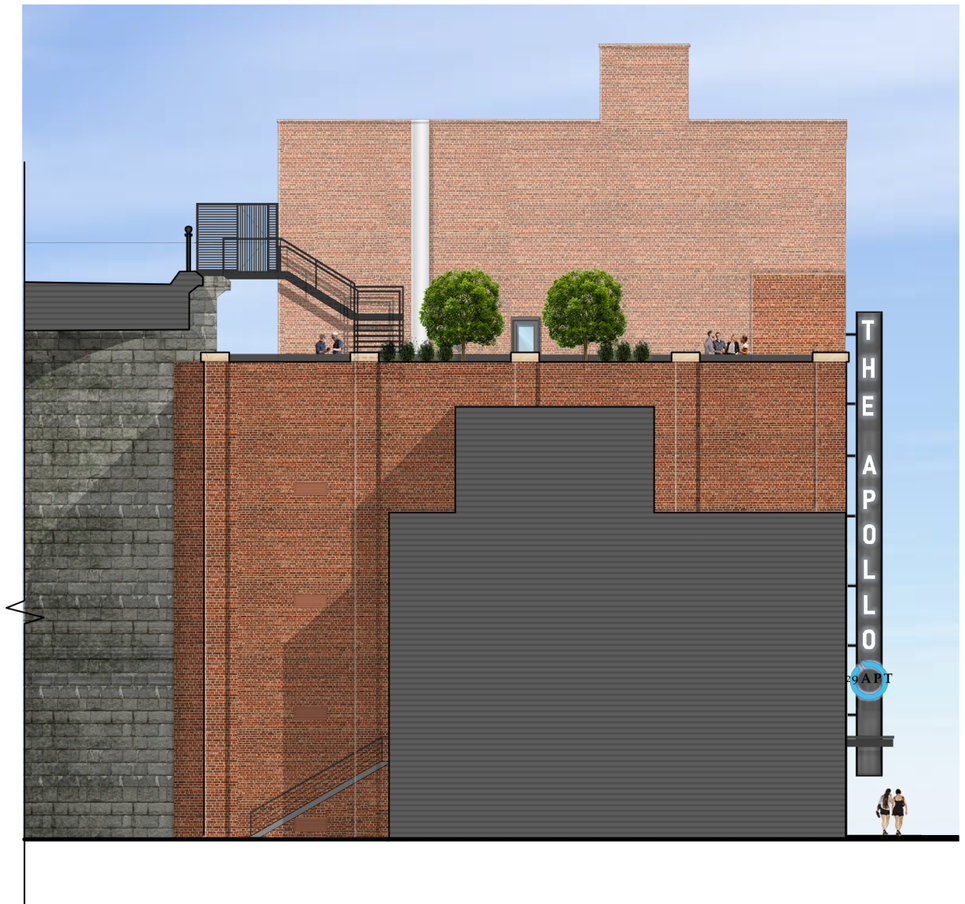
NORTH ELEVATION



SOUTH ELEVATION

NORTH AND SOUTH ELEVATIONS

SCALE: 1" = 16'
0 4' 8' 16'

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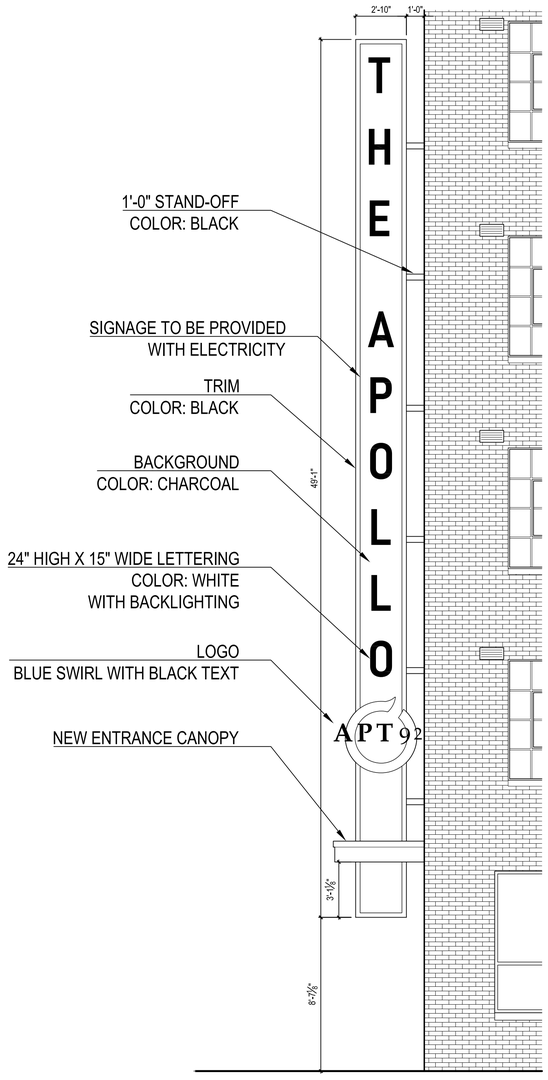
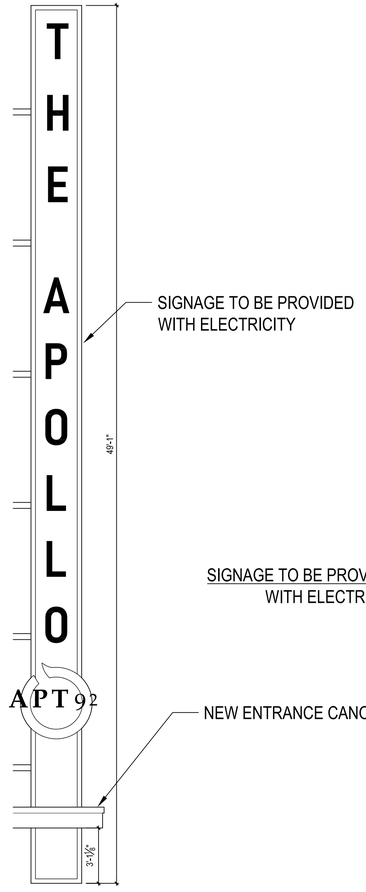
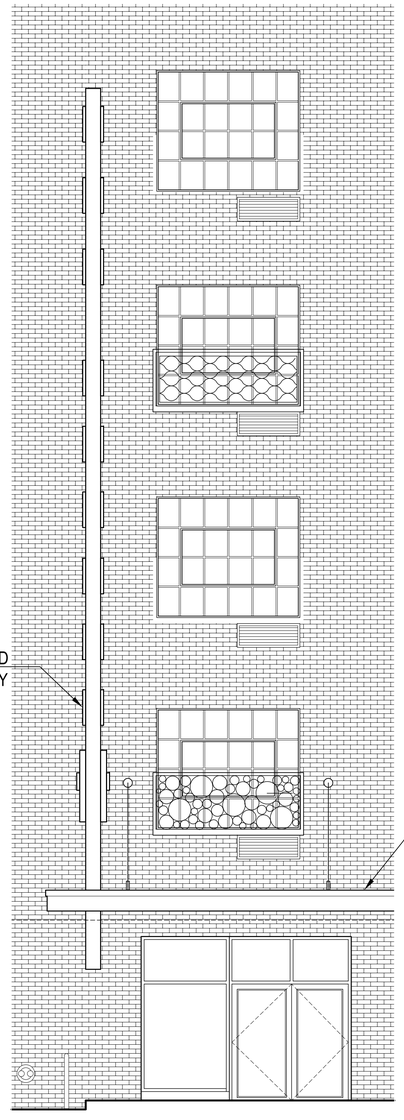


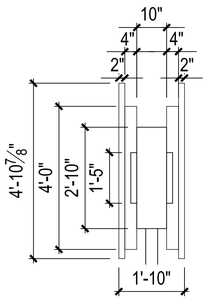
4 A8.13 BUILDING SIGNAGE, RIGTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A8.13 BUILDING SIGNAGE, LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 A8.13 BUILDING SIGNAGE, FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 A8.13 BUILDING SIGNAGE, PLAN
SCALE: 1/2" = 1'-0"

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ISSUE

△	100% DD SET	11.08.2021
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BUILDING SIGNAGE DETAILS

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

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PLOT DATE	March 9, 2022

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A8.13



A2.32 PHOTOMONTAGE OF PROPOSED BLADE SIGN

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VIADUCT COURTYARD VIEW 1

SCALE: 1" = 16'

0 4' 8' 16'

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VIADUCT COURTYARD VIEW 2

SCALE: 1" = 16'
0 4' 8' 16'

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ROOFTOP DECK

SCALE: 1" = 16'
0 4' 8' 16'

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INTERIORS - APARTMENT VIEWS

SCALE: 1" = 16'
0 4' 8' 16'

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INTERIORS - OFFICES VIEWS

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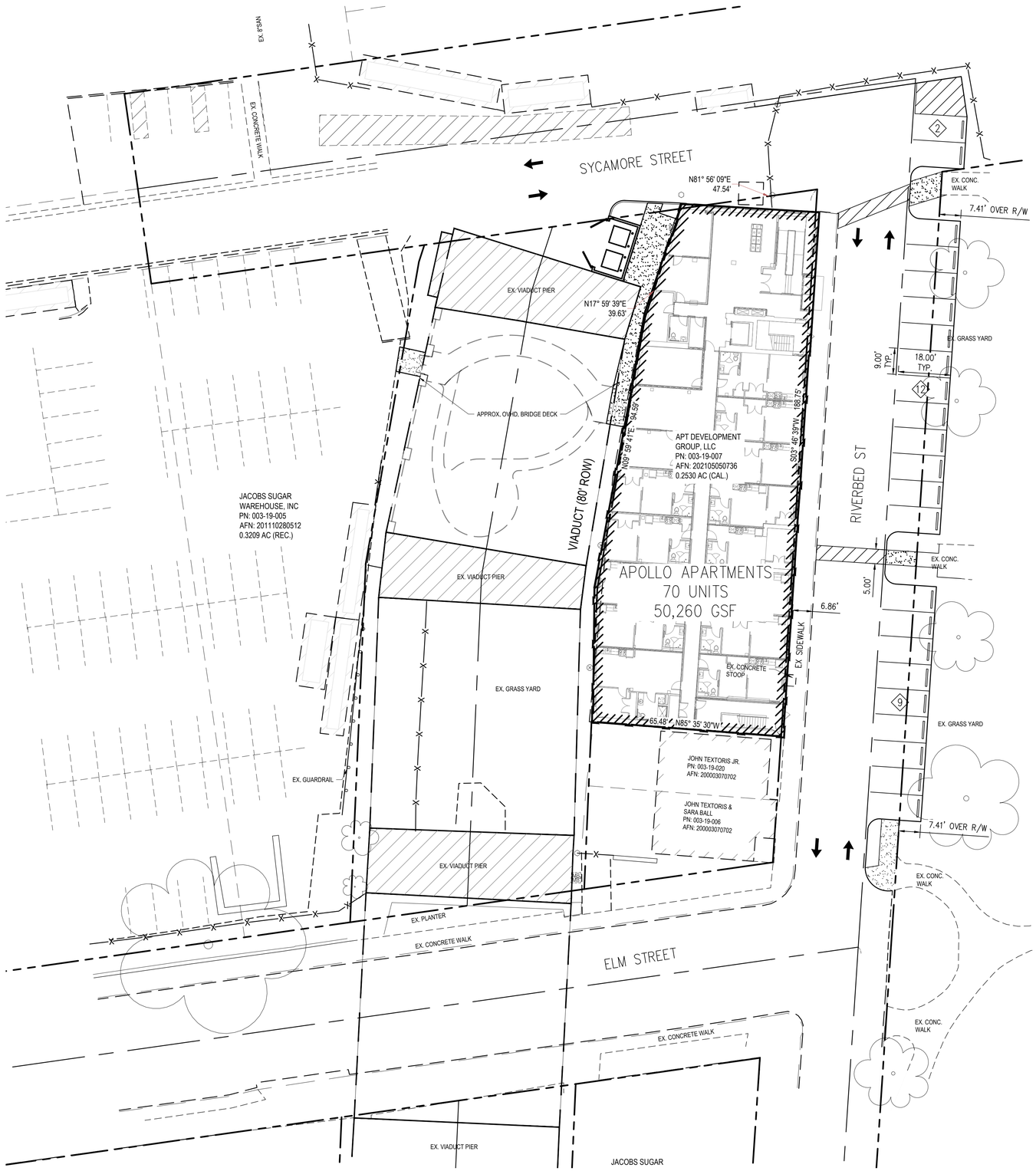

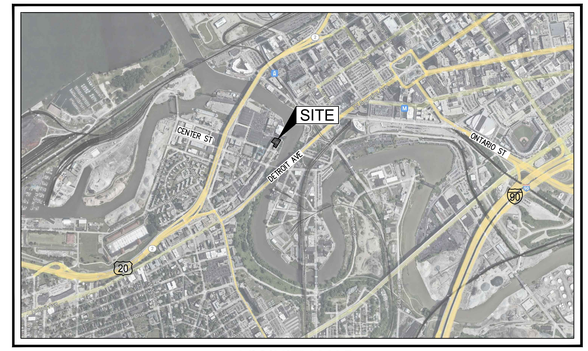

VICINITY MAP

NOT TO SCALE

ENGINEER

THE MANNIK & SMITH GROUP, INC.
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COLUMBUS, OHIO 43215
CONTACT: STEPHEN C. HERMILLER
PHONE: 614-441-4222
EMAIL: SHERMILLER@MANNIKSMITHGROUP.COM

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DEVELOPER

APT DEVELOPMENT GROUP, LLC.
5804 HERMAN AVE.
CLEVELAND OHIO, 44102
CONTACT: MICHAEL APT
PHONE: 214-908-0546
EMAIL: MIKE@APT92.COM

PROJECT DESCRIPTION

UPDATING EXISTING BUILDING TO SERVE AS RESIDENTIAL APARTMENT USE ON RIVERBED STREET. INCLUDES ROADWAY IMPROVEMENTS FOR 2-WAY ACCESS WITH STREET PARKING AND COURTYARD IMPROVEMENTS BENEATH ADJACENT VIADUCT.

SITE DATA

ADDRESS:	1250 RIVERBED STREET, CLEVELAND, OHIO
PID:	00319007
PROPERTY ZONING:	LLR – LIMITED RETAIL BUSINESS WITH URBAN FORM OVERLAY CLEVELAND CENTRE NATIONAL HISTORIC DISTRICT LISTED CONTRIBUTING STRUCTURE
ADJACENT ZONING:	LLR – LIMITED RETAIL BUSINESS WITH URBAN FORM OVERLAY
BUILDING INFORMATION:	70 UNITS APARTMENT COMPLEX – 11,379 SF FOOTPRINT
MAXIMUM BUILDING HEIGHT:	250' (HEIGHT DISTRICT 5)
MINIMUM PARKING REQUIRED:	18 SPACES
PARKING PROVIDED:	23 SPACES

0 10 20 40

SCALE: 1 IN = 20 FT

NO.	DATE	BY	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515

PROJECT DATE: 3/16/2022
PROJECT NO: A4680002
DRAWN BY: NAF
CHECKED BY: MDL

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PREPARED FOR:
APT DEVELOPMENT GROUP, LLC
5804 HERMAN AVE.
CLEVELAND, OHIO 44102

DESIGN DEVELOPMENT PLANS FOR
APOLLO APARTMENTS
1250 RIVERBED ST, CLEVELAND AVE. 44113

SITE PLAN

W:\Projects\Projects A-E\A4680002\CAD\SHEETS\DRC LANDSCAPE\1250 Riverbed_DRC Set.dwg Last saved 3/15/2022 3:22 PM by rifawver, plotted 3/15/2022 7:14 PM

EXISTING ASPHALT PARKING LOT

RIVER ROCK PLANTING BED
BLACK ALUMINUM FENCE
PIERS
(5) TM HI
(3) FM MA
(1) HA NC
BLACK ALUMINUM FENCE
(4) TM HI
ENTRY GATE/DOOR
(1) HA NC
(8) LI MU
BLACK ALUMINUM FENCE
(1) AM LA
(1) AM LA
(7) IV SP
(15) LI MU
(18) AN RR
GATHERING AREA WITH FIRE PIT
CURVED LOUNGE SEATING/BENCH
ARTIFICAL LAWN AREA
TABLES WITH OVERHEAD LIGHTING
OVERHEAD TIVOLI LIGHTING
RAISED LAWN WITH 2' TALL SEAT WALL
8' WIDE MAIN ENTRY PATH
DUMPSTER LOCATION
LIGHT POLES TO ILLUMINATE MAIN ENTRY PATH
GRAVEL PATH IN SCULPTURE GARDEN
ARTIFICAL LAWN AREA
ARTIFICAL LAWN AREA
DOOR CANOPY
VIADUCT (80' ROW)
RIVER ROCK PLANTING BED
(9) BS IW
N17° 59' 39"E
39.63'
N09° 59' 41"E 94.59'

0 2.5 5 10
1 INCH = 5 FEET

LEGEND

- PR DECIDUOUS FLOWERING TREE
- PR DECIDUOUS FLOWERING SHRUB
- PR EVERGREEN SHRUB
- PR ORNAMENTAL GRASS/PERENNIAL
- CONCRETE SIDEWALK
- BRICK PAVERS
- GRAVEL WALK
- ARTIFICIAL TURF
- RIVER ROCK PLANTING BED

NO.	DATE	BY	DESCRIPTION
			PRELIMINARY NOT FOR CONSTRUCTION

237 NORTH MAIN STREET
ADRIAN, MI 49221
TEL: 517.263.4515

PROJECT DATE: 3/16/2022
PROJECT NO: A4680002
DRAWN BY: NAF
CHECKED BY: MDL

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
APT DEVELOPMENT GROUP, LLC
580H HERMAN AVE.
CLEVELAND, OHIO 44102

DESIGN DEVELOPMENT PLANS FOR
APOLLO APARTMENTS
1250 RIVERBED ST, CLEVELAND AVE. 44113

COURTYARD LANDSCAPE AND PAVING PLAN

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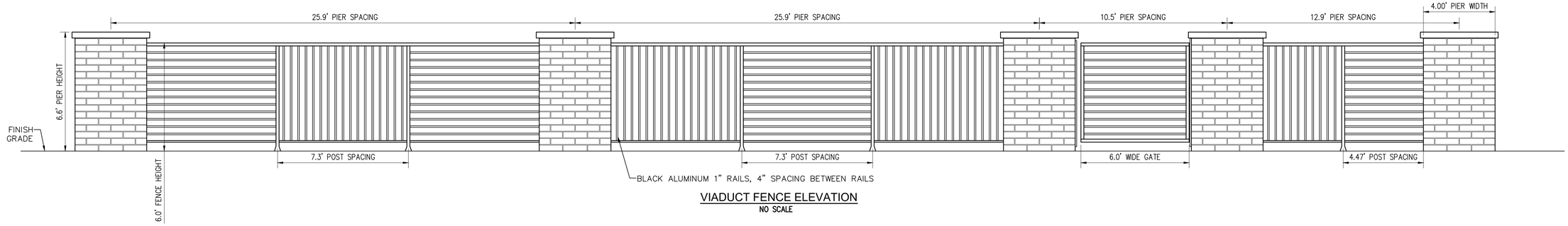


VIADUCT FENCE ELEVATION

NO SCALE

LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION SPECIFICATIONS.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING. TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
A. ONE PART EXCAVATED SOIL.
B. ONE PART TOPSOIL.
C. ONE PART EPA RATED CLASS IV COMPOST.
D. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
E. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. PLANTS GROUPED IN MASSES SHALL HAVE THE ENTIRE CONTIGUOUS PLANTING BED OR ISLAND MULCHED. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

8. PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

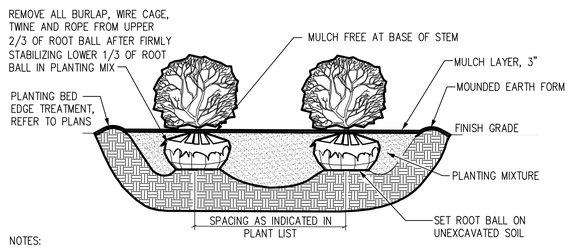
10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE (ODOT LAWN BLEND):

KENTUCKY 31 TALL FESCUE	40%
PERENNIAL RYE	30%
KENTUCKY BLUEGRASS	30%

LANDSCAPE PLANT LIST

ABRV.	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AM LA	2	AMELANCHIER LAEVIS 'LUSTRE'	LUSTRE ALLEGHENY SERVICEBERRY	2" CALIPER	B&B	ORNAMENTAL TREE
AN RR	18	ATHYRIUM NIPONICUM 'REGAL RED'	REGAL RED JAPANESE PAINTED FERN	1 GALLON	CONTAINER	PERENNIAL
BS IW	9	BUXUS SINICA CAR. INSULARIS 'WINTERGREEN'	WINTERGREEN BOXWOOD	5 GALLON	CONTAINER	EVERGREEN SHRUB
FM MA	3	FOTHERGILLA MAJOR 'MT. AIRY'	MT. AIRY FOTHERGILLA	5 GALLON	CONTAINER	DECIDUOUS SHRUB
HA NC	2	HYDRANGEA MACROPHYLLA 'PIIHM-II'	ENDLESS SUMMER BLOOMSTRUCK HYDRANGEA	5 GALLON	CONTAINER	DECIDUOUS SHRUB
IV SP	7	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF VIRGINIA SWEETSPIRE	3 GALLON	CONTAINER	DECIDUOUS SHRUB
LI MU	23	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GALLON	CONTAINER	ORNAMENTAL GRASS
TM HI	9	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3 GALLON	CONTAINER	EVERGREEN SHRUB



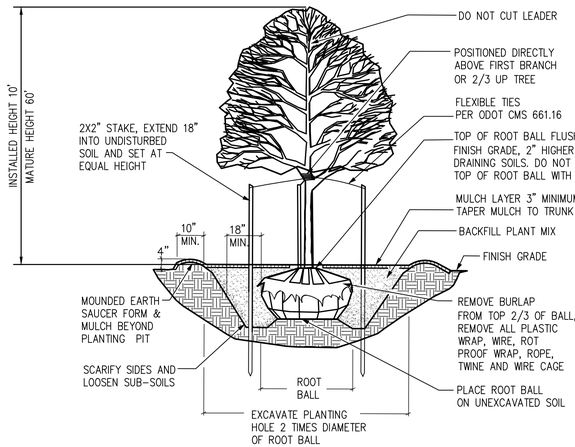
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



DECIDUOUS TREE PLANTING DETAIL

NO SCALE

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LANDSCAPE NOTES AND DETAILS

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Cleveland City Planning Commission

DRAC New Member Nominations

March 18, 2022

Design Review New Member Nomination

March 18, 2022

Euclid Corridor Design Review New Member Nomination

Andrew Sargeant, Enterprise Rose Architectural Fellow, Cleveland Neighborhood Progress

Cleveland City Planning Commission

Director's Report

March 18, 2022

Cleveland City Planning Commission

Adjournment

March 18, 2022