



# Cleveland City Planning Commission

Friday, May 6, 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.

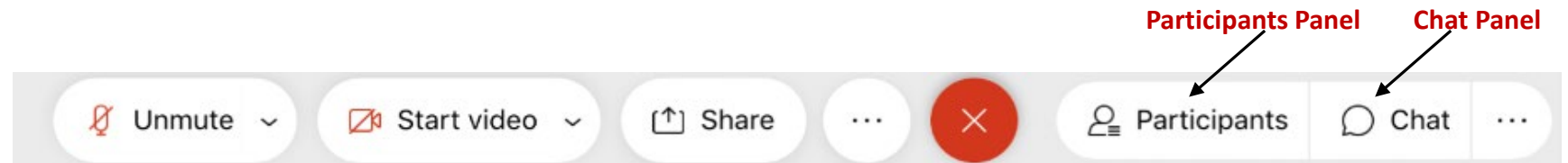
ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING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



May 6, 2022

# Cleveland City Planning Commission

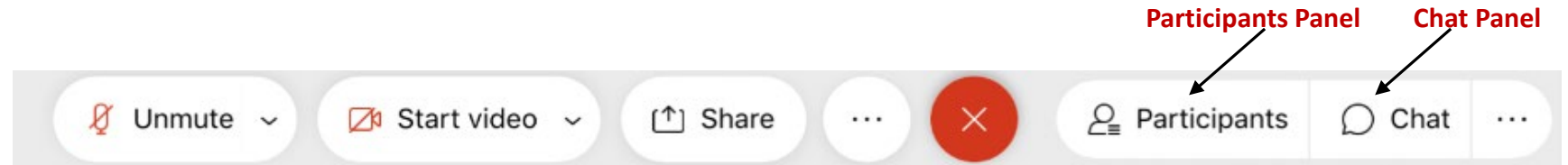
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## Preamble

**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.**



May 6, 2022



# Cleveland City Planning Commission

## Call to Order and Roll Call

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May 6, 2022

# Cleveland City Planning Commission

## Zoning Map Amendments

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May 6, 2022





May 6, 2022

**Ordinance No. xxx-2022** (Ward 12/Councilmember Maurer):

Changing the Use, Area & Height Districts of parcels of land east of Pearl Road and north of Broadview Road and adding an Urban Form Overlay. (Map Change 2623)

Presenter: Matt Moss, Staff Planner

# Old Brooklyn Rezoning Phase 3





# Proposal

To change the Use, Area and Height Districts in parts of the Old Brooklyn Neighborhood and add the Urban Form Overlay

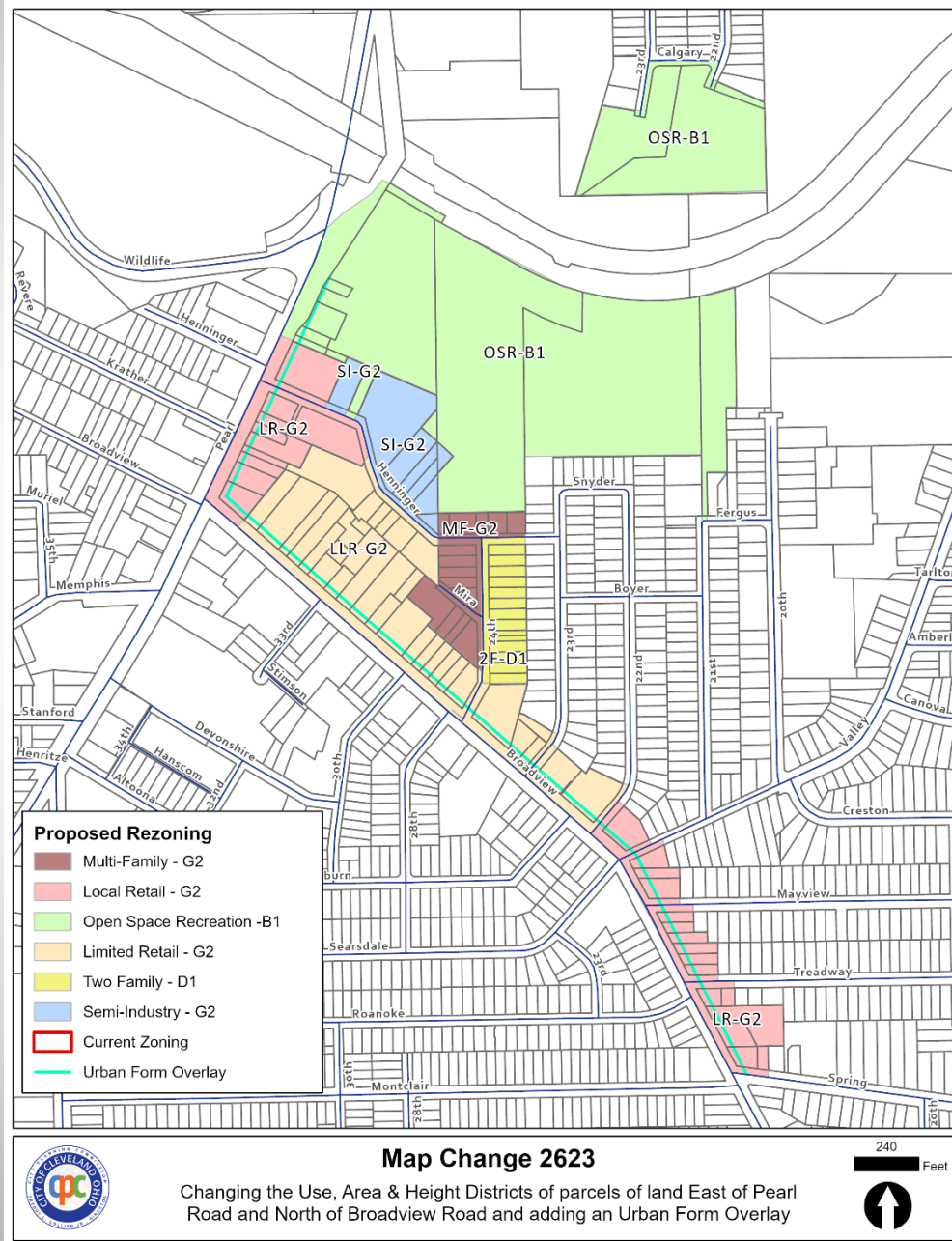
## Purpose

To re-align the zoning use, area, and height districts to more closely match (a) the existing neighborhood fabric; (b) promote development in line with the existing context and desired retail uses along Pearl Road and Broadview Road; (c) re-zone existing park uses to permanent green spaces.

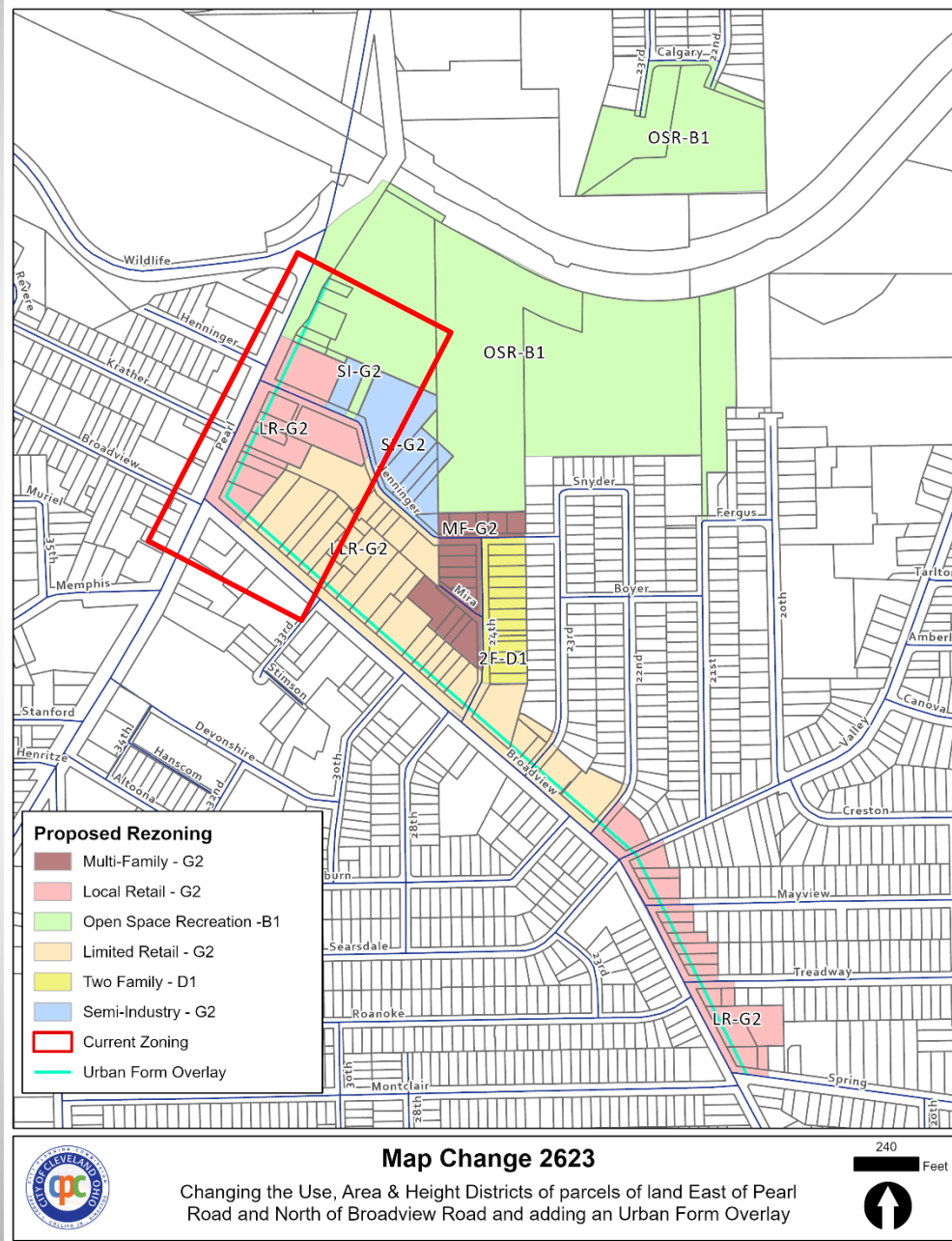




# Neighborhood Rezoning Proposal



# Neighborhood Rezoning Proposal

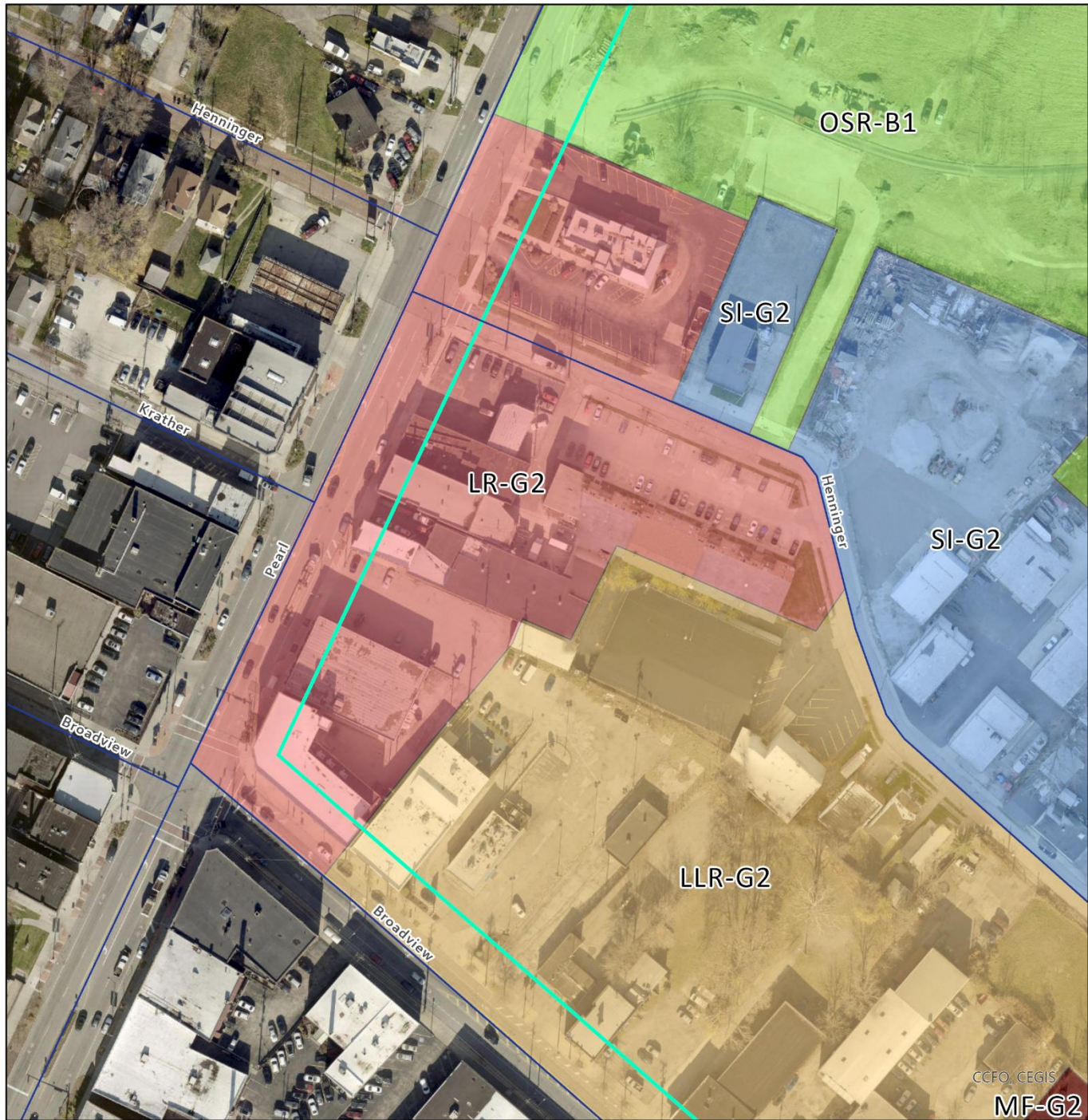




# Neighborhood Rezoning Proposal





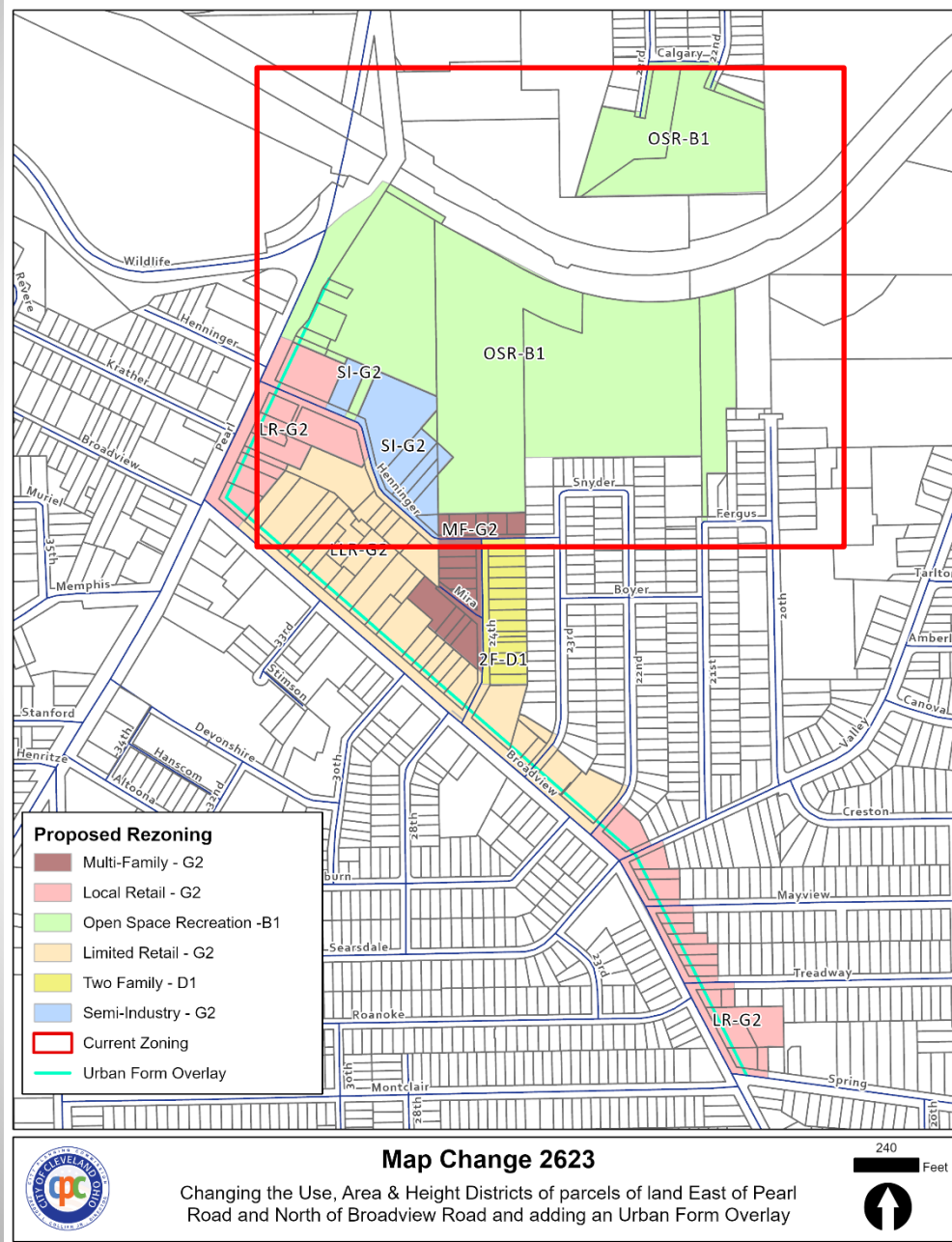




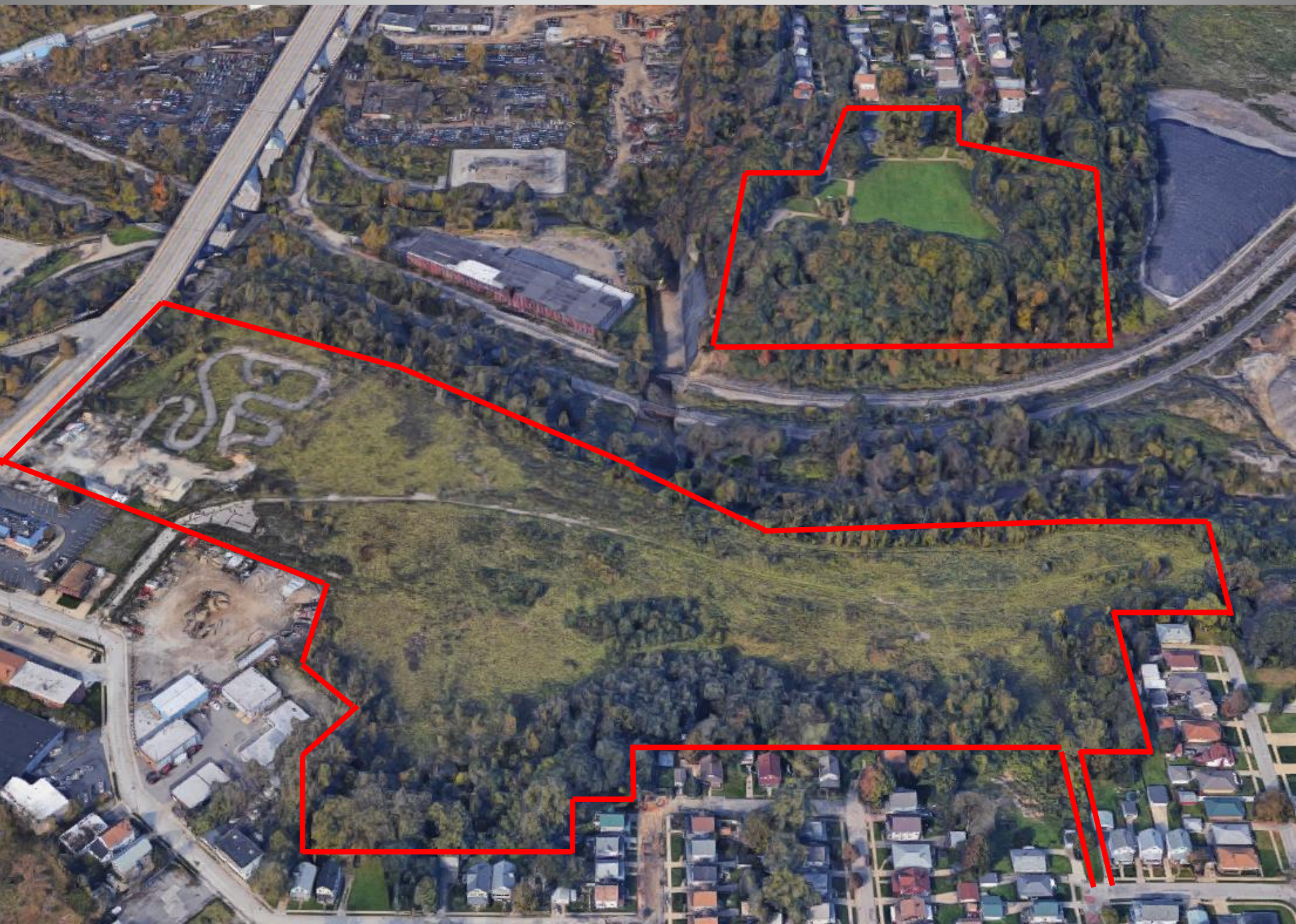
# Pearl, East Side, South



# Neighborhood Rezoning Proposal



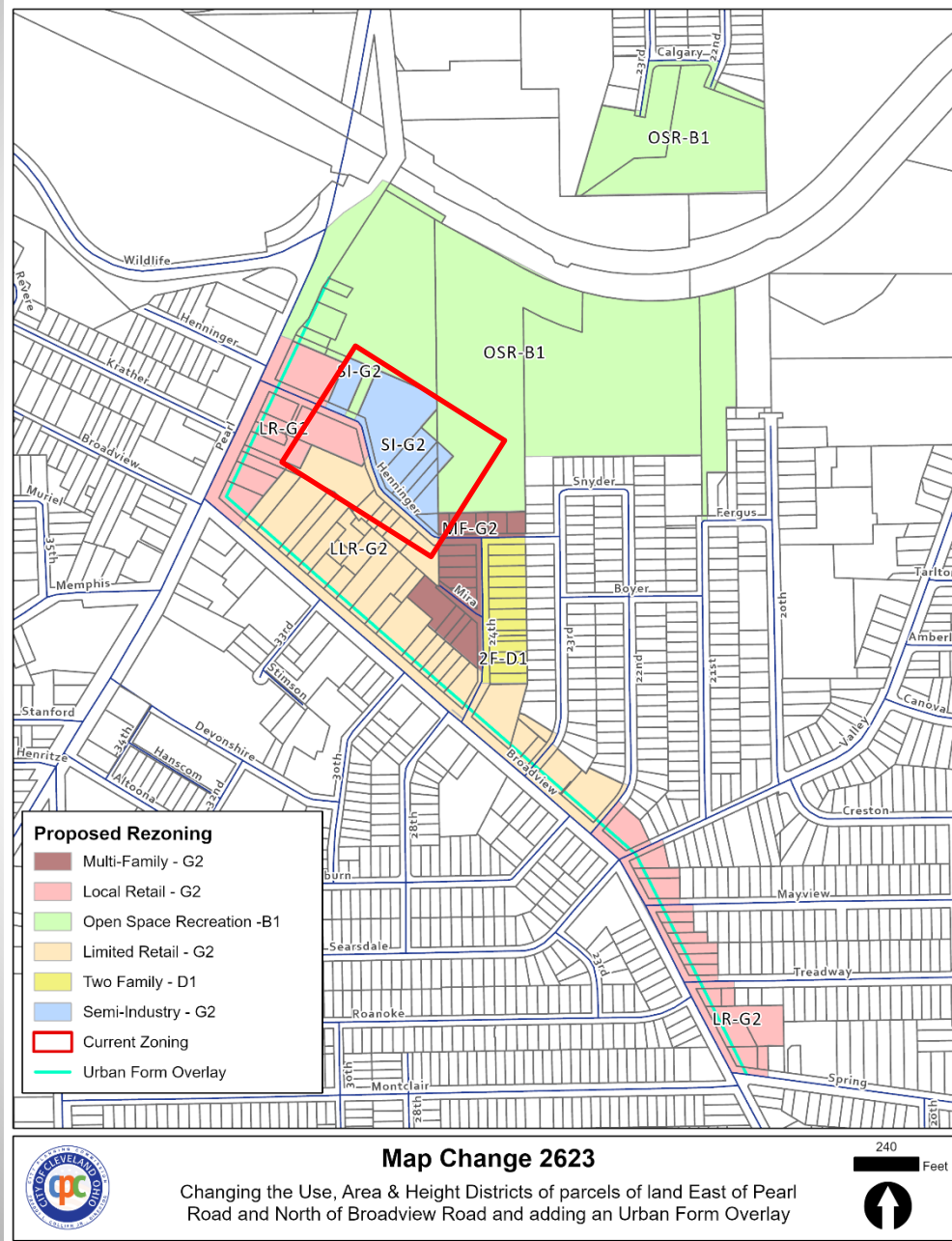








# Neighborhood Rezoning Proposal





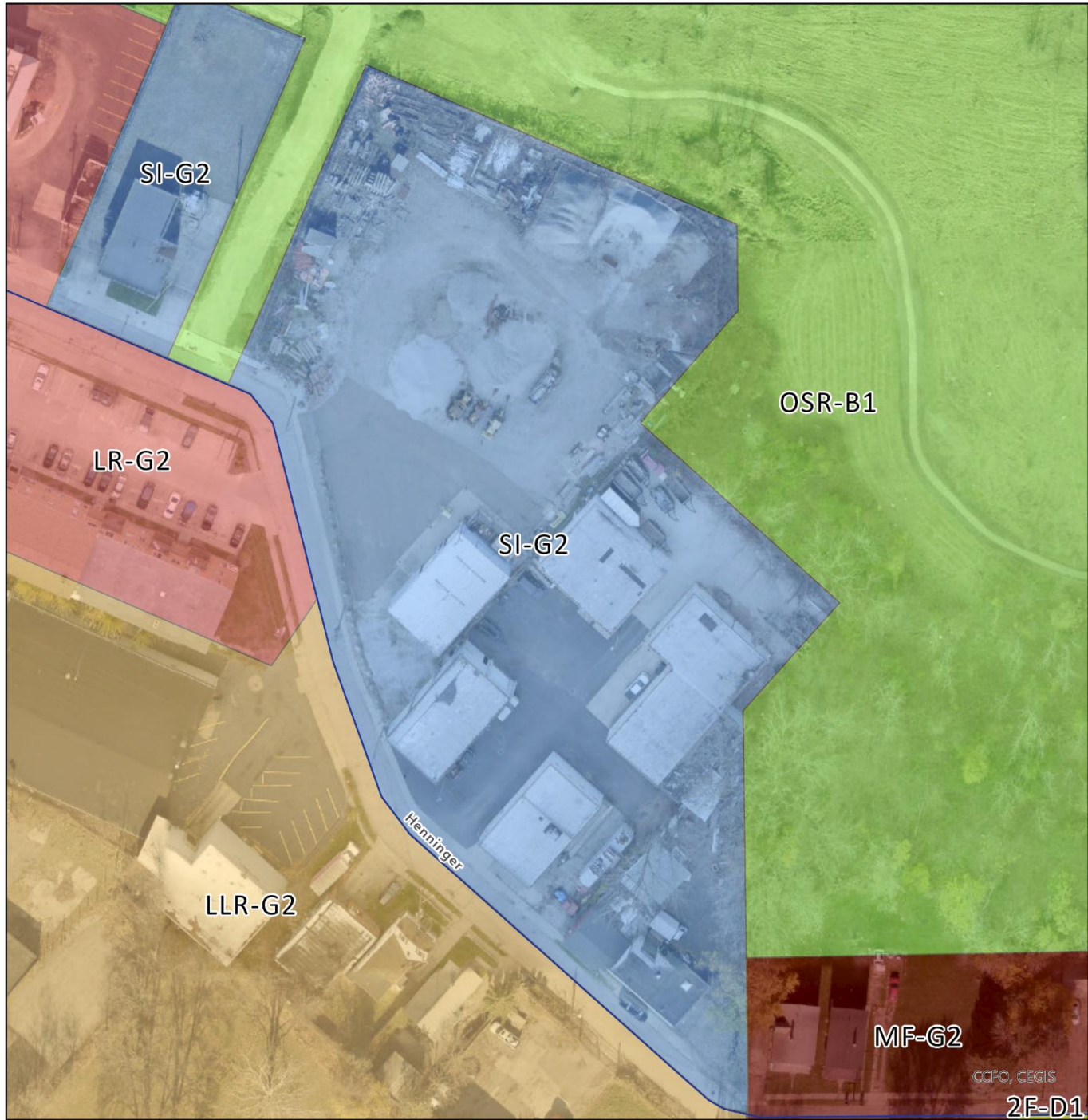




# Henninger







SI-G2

LR-G2

LLR-G2

SI-G2

OSR-B1

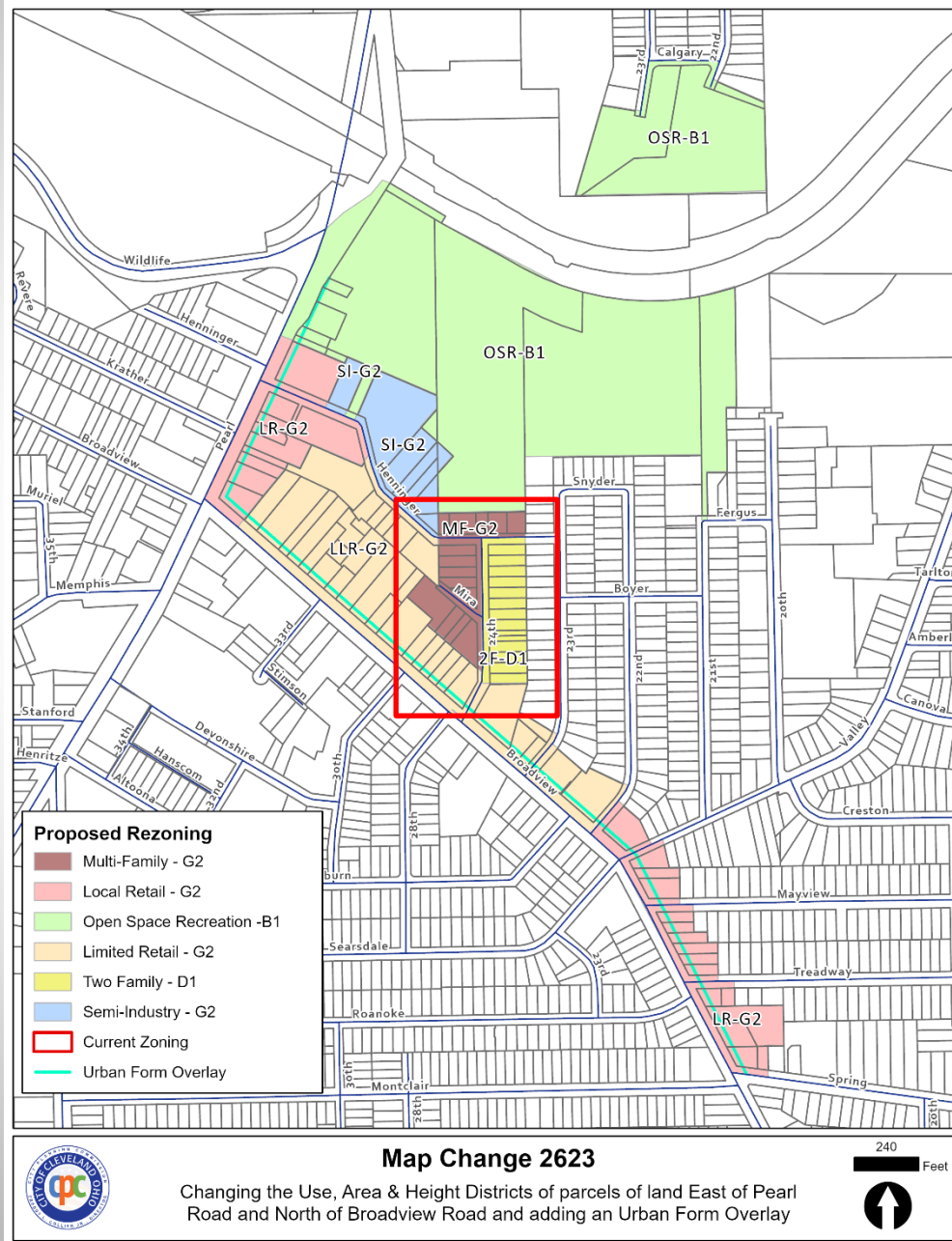
MF-G2

CCPO, CEGIS

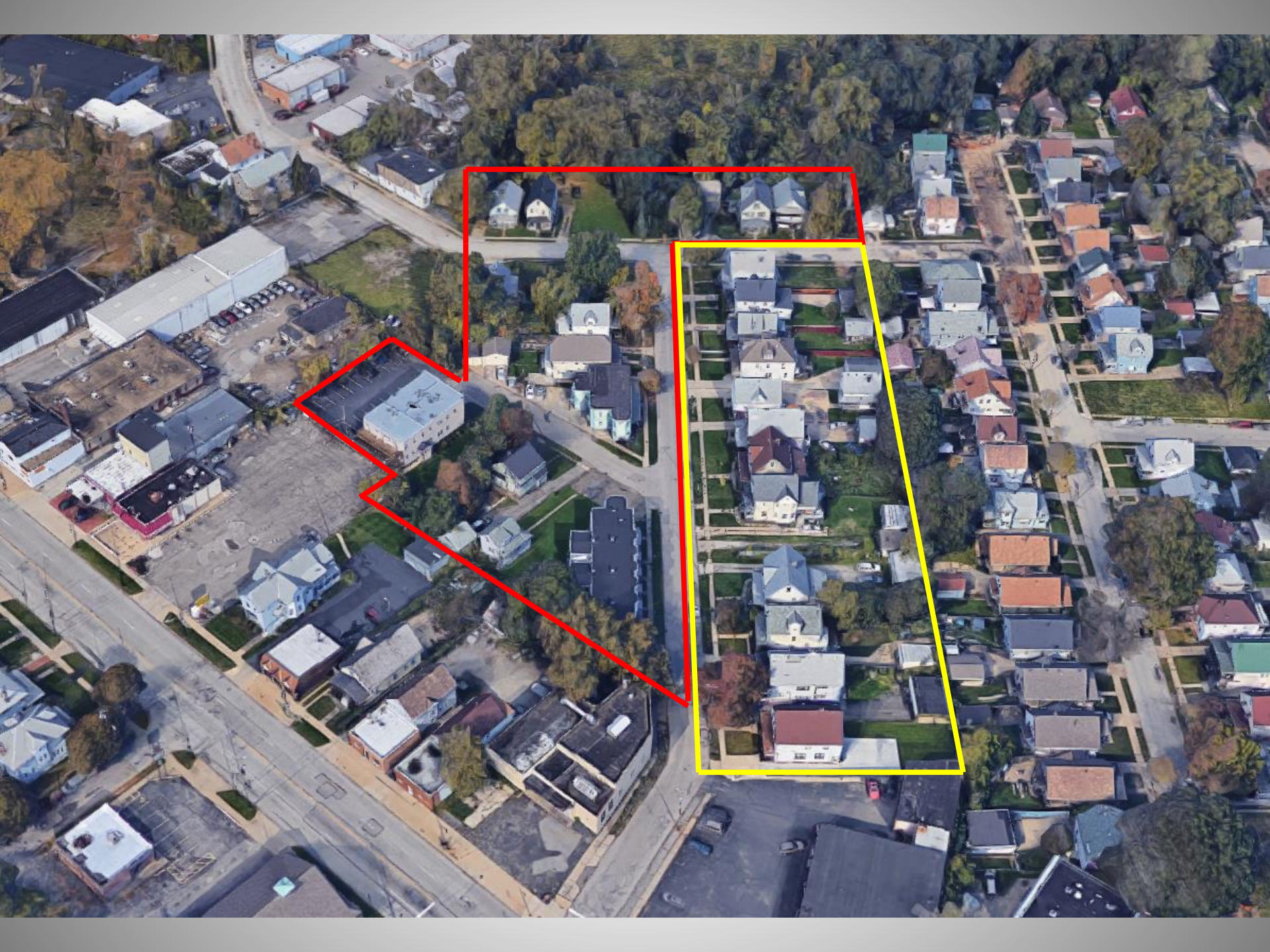
2F-D1

Henninger

# Neighborhood Rezoning Proposal





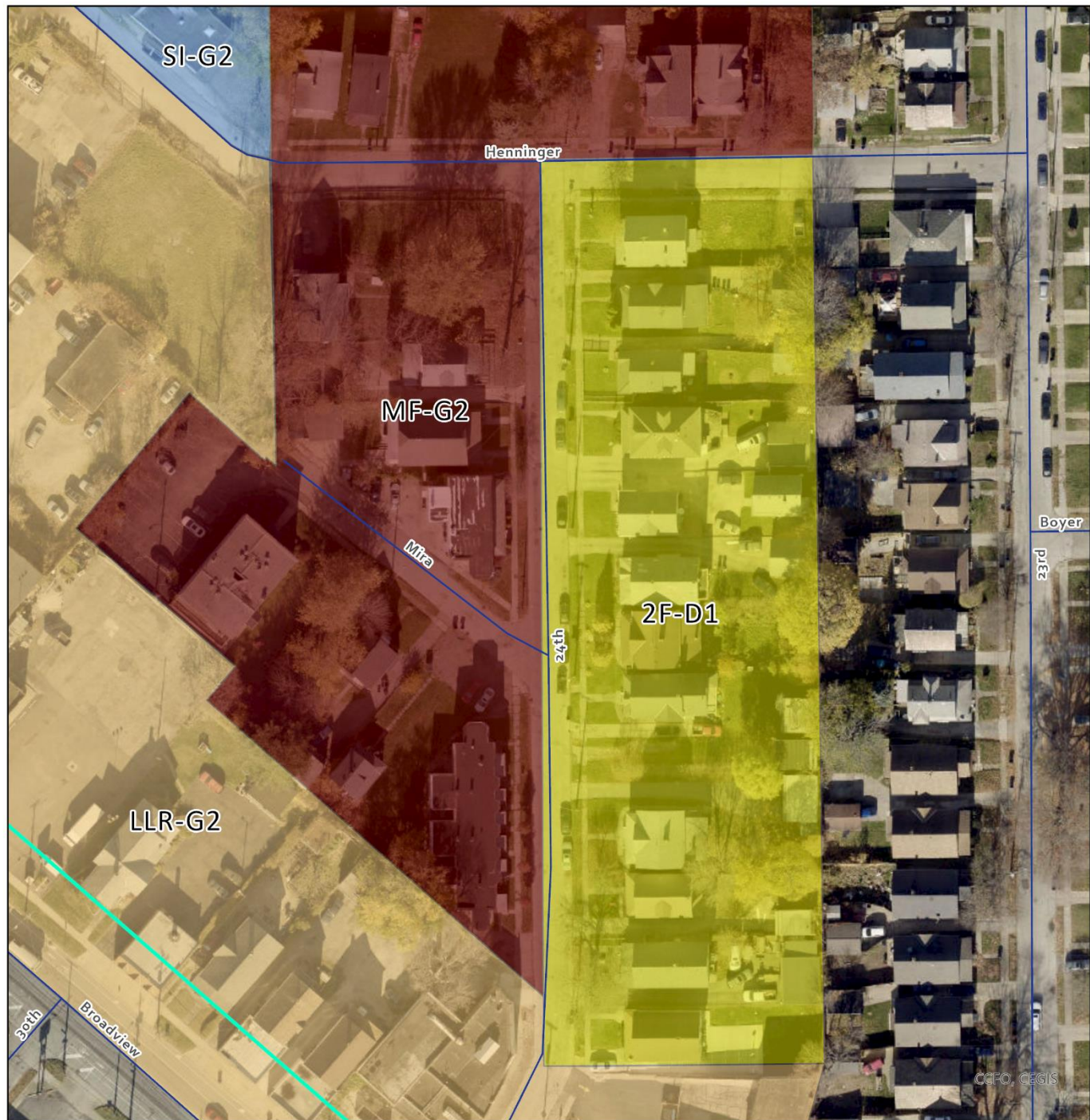




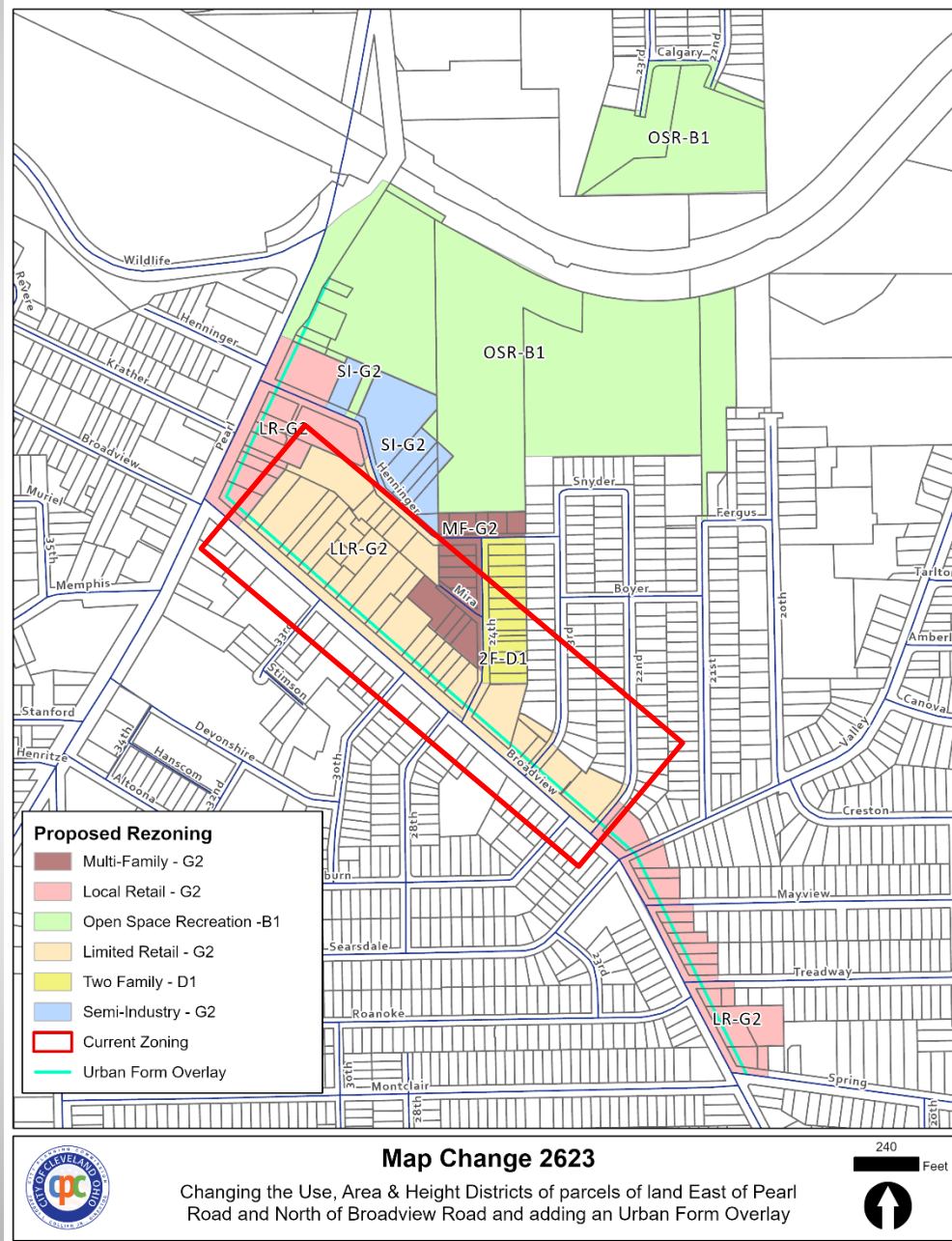
# West 24<sup>th</sup>, North







# Neighborhood Rezoning Proposal





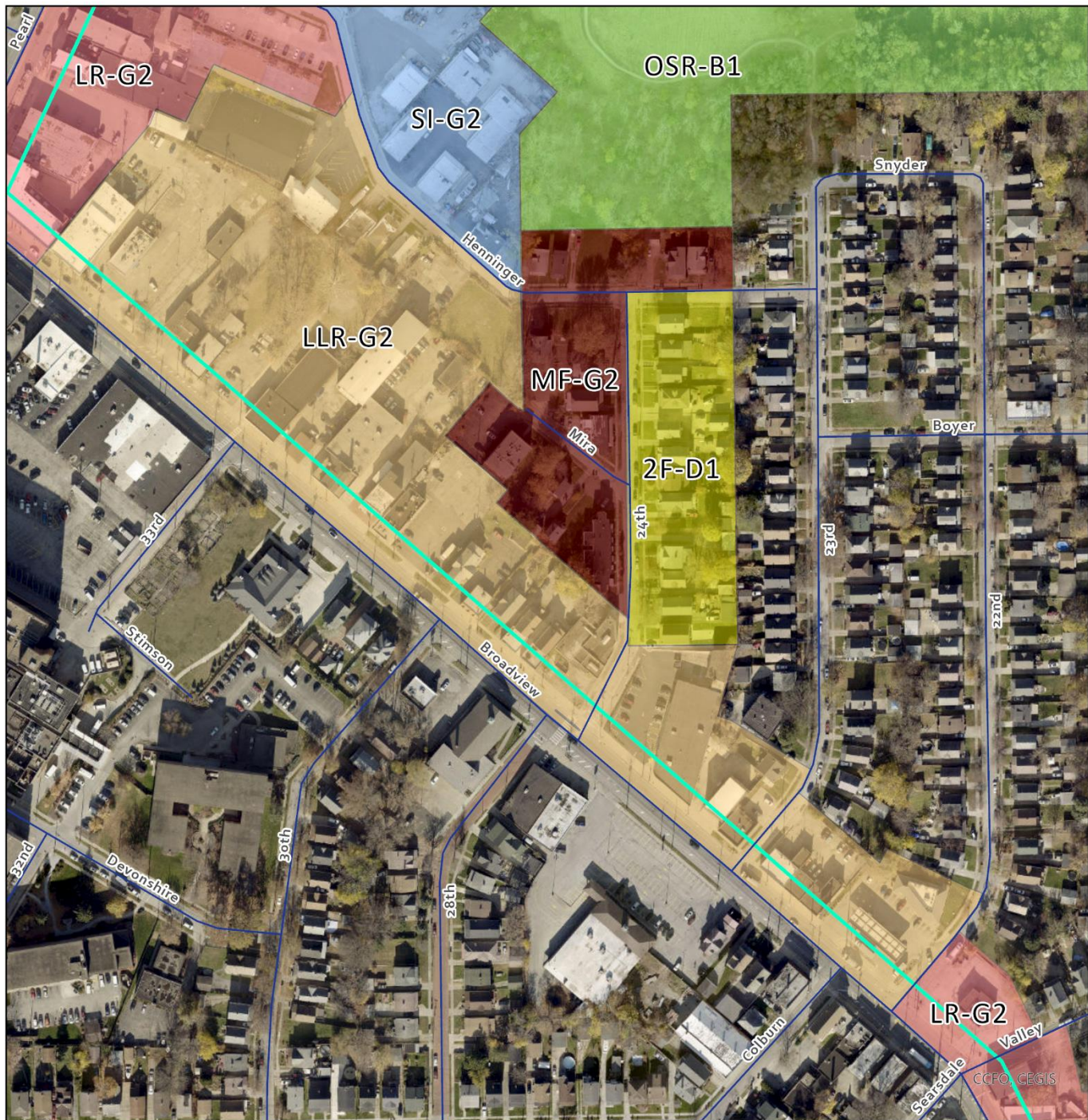




# Broadview, East Side, North

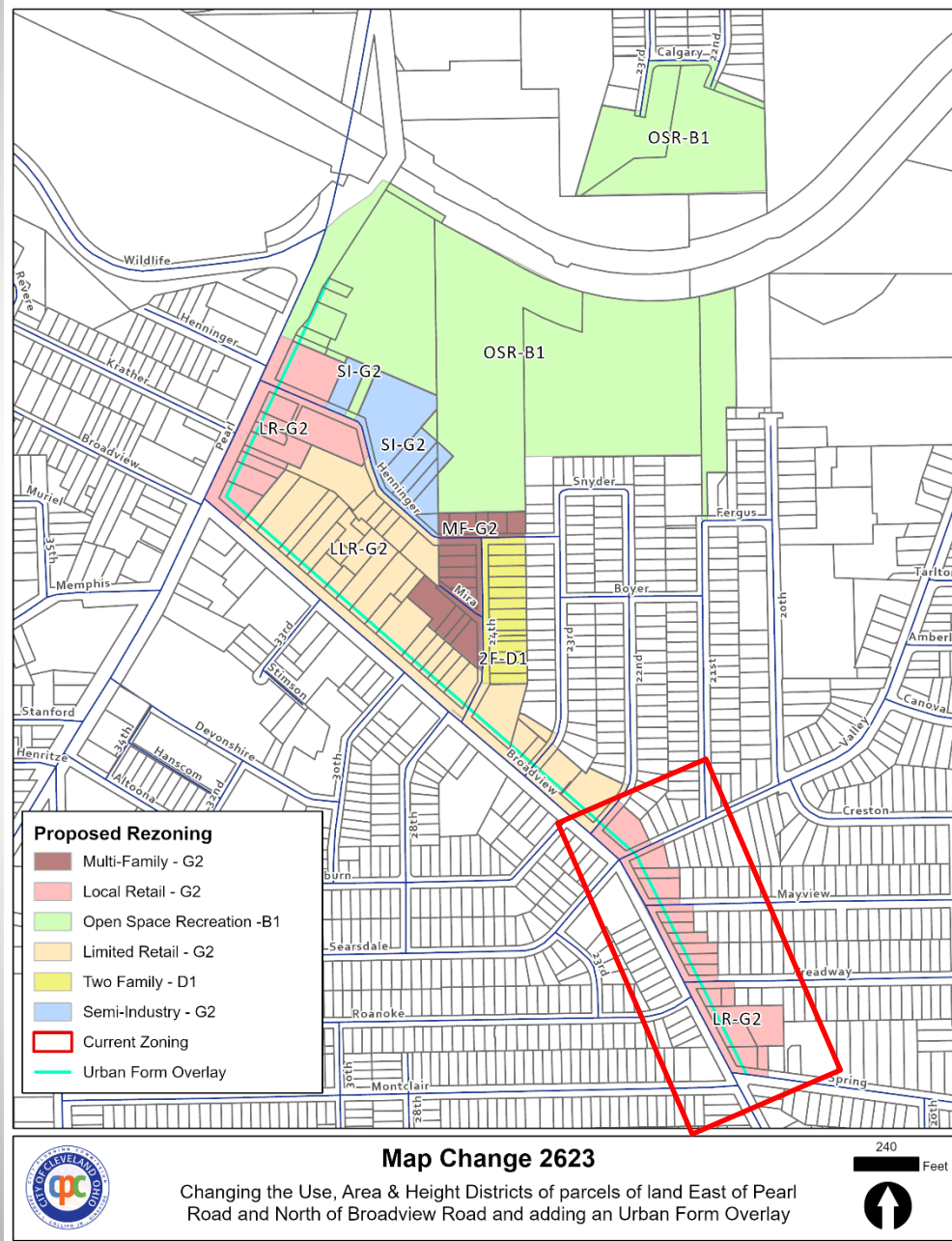




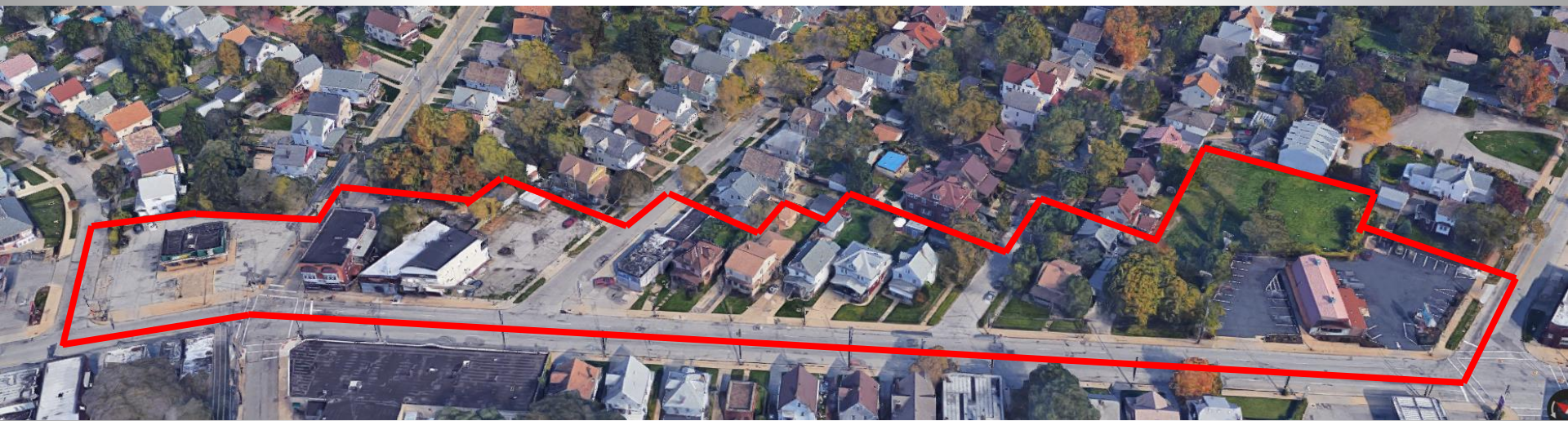




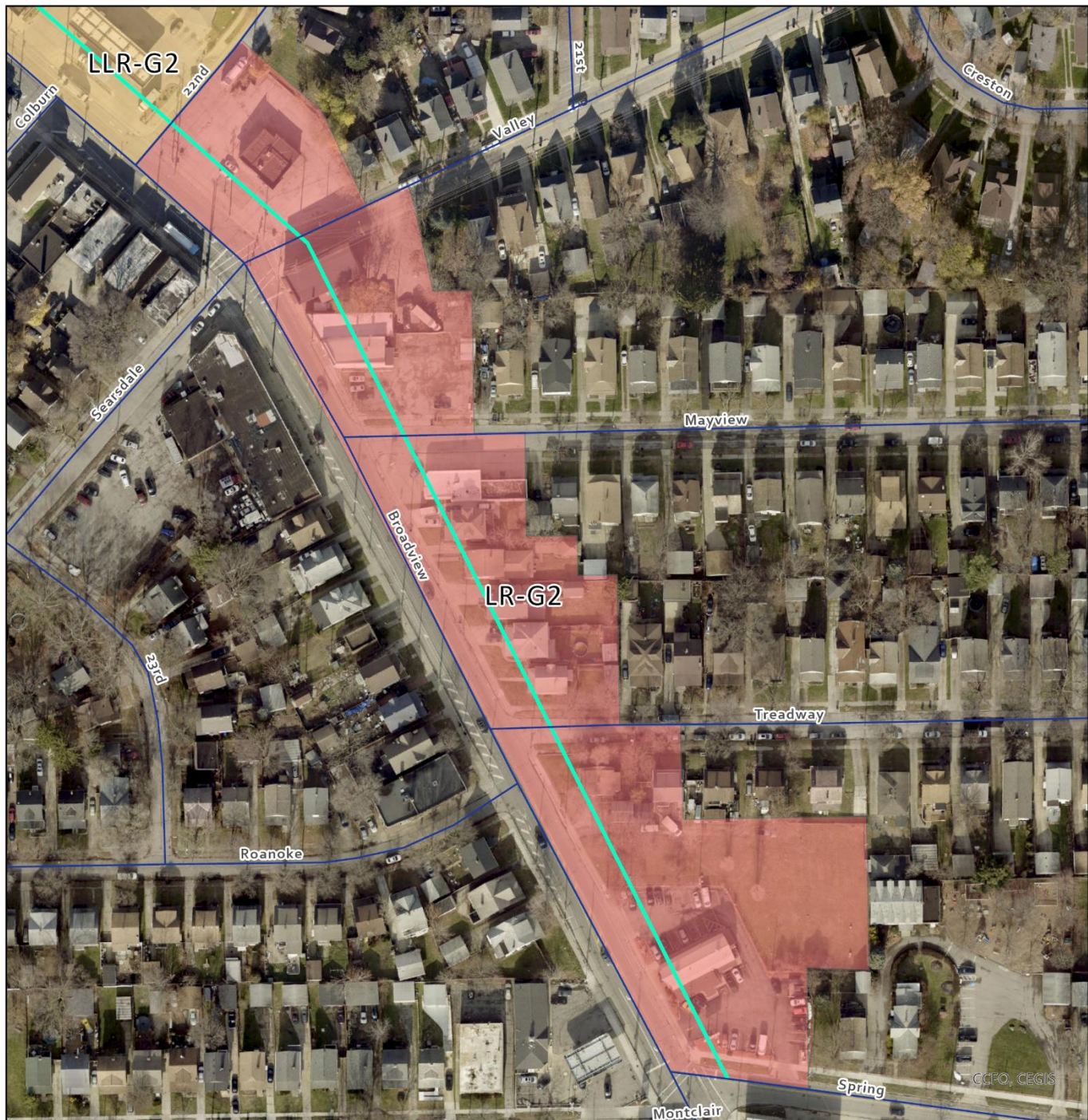
# Neighborhood Rezoning Proposal













# Broadview, East Side, North



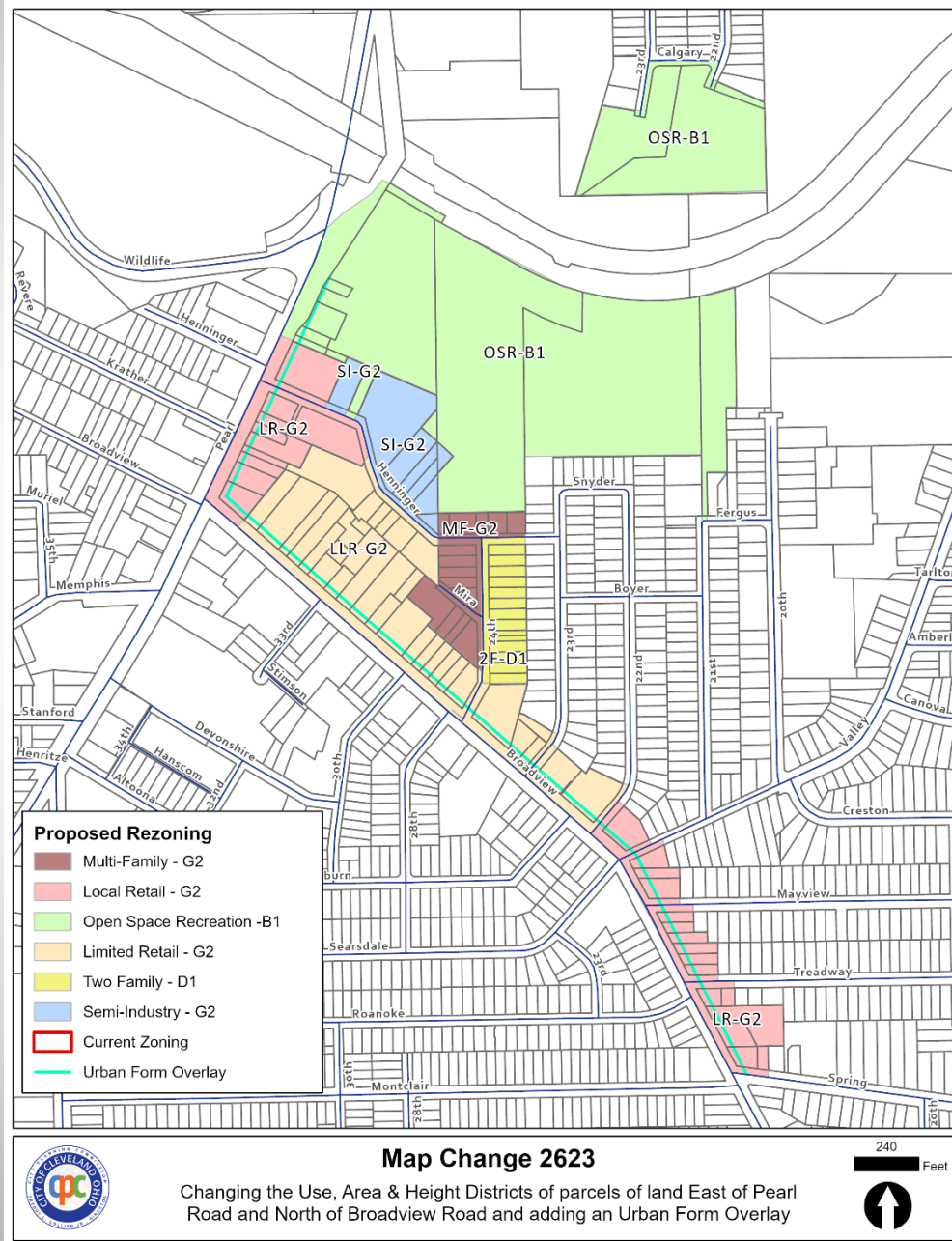


# Broadview, East Side, South





# Neighborhood Rezoning Proposal



# Cleveland City Planning Commission

## Projects from Previous Cancelled Meeting - April 22, 2022

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May 6, 2022





May 6, 2022

**NE2021-028** – Cuyahoga TAY New Construction: Seeking Final Approval

**Project Addresses: 1415-1430 East 45<sup>th</sup> Street**

Project Representative: Brian Grambort, HD+S

Note: the Planning Commission granted Schematic Design Approval to this project on August 6, 2021.

**Committee Recommendation:** Approved as Presented

Presentation to:  
Cleveland Planning Commission

# CUYAHOGA TAY

## *Transition Age Youth Housing*



CUYAHOGA TAY  
April 15, 2022



**CUYAHOGA TAY**  
April 15, 2022

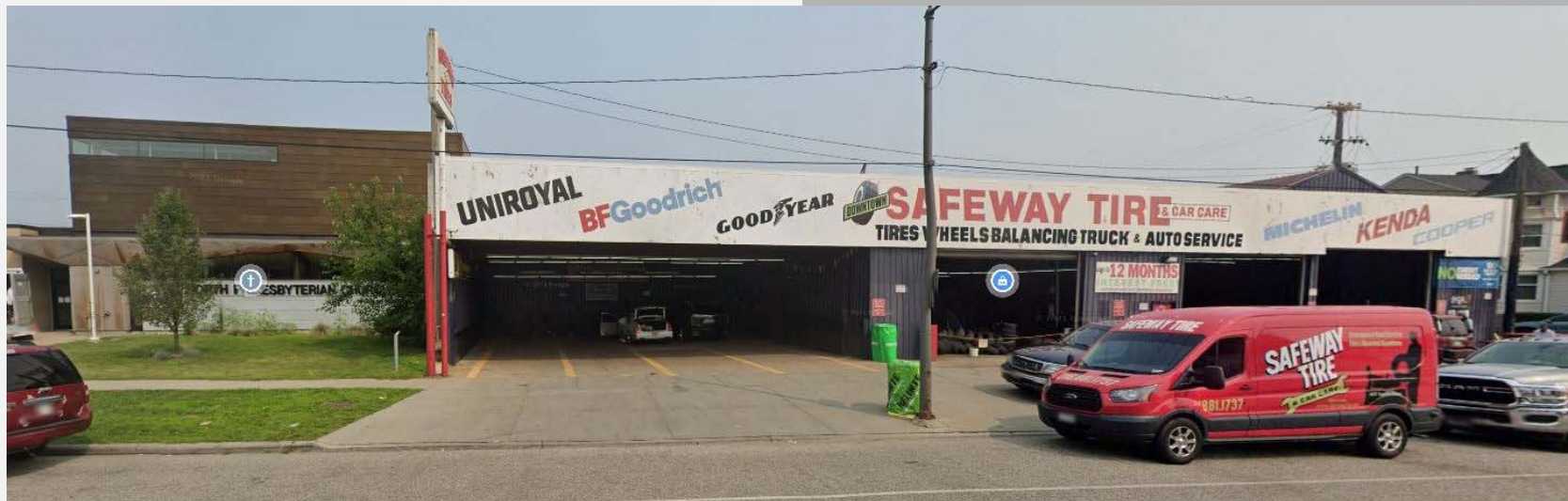




## Context – Superior Avenue



Lutheran Metropolitan Ministry



North Presbyterian Church

Safeway Tire



## Context – East 47<sup>th</sup> Street



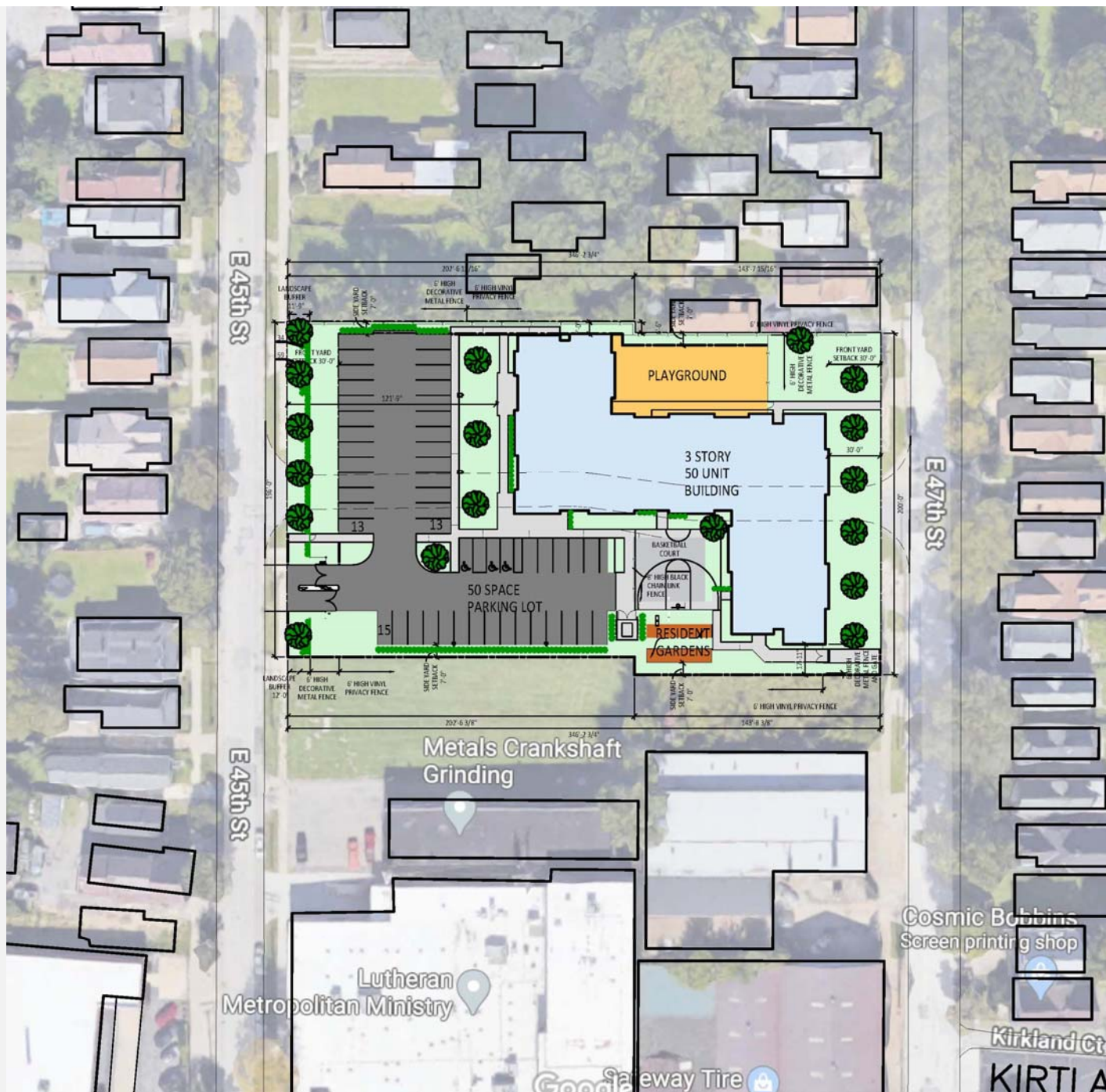


## Context – East 45<sup>th</sup> Street





# Context Site Plan





# Site Plan



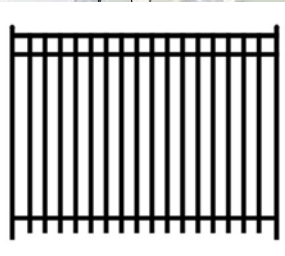
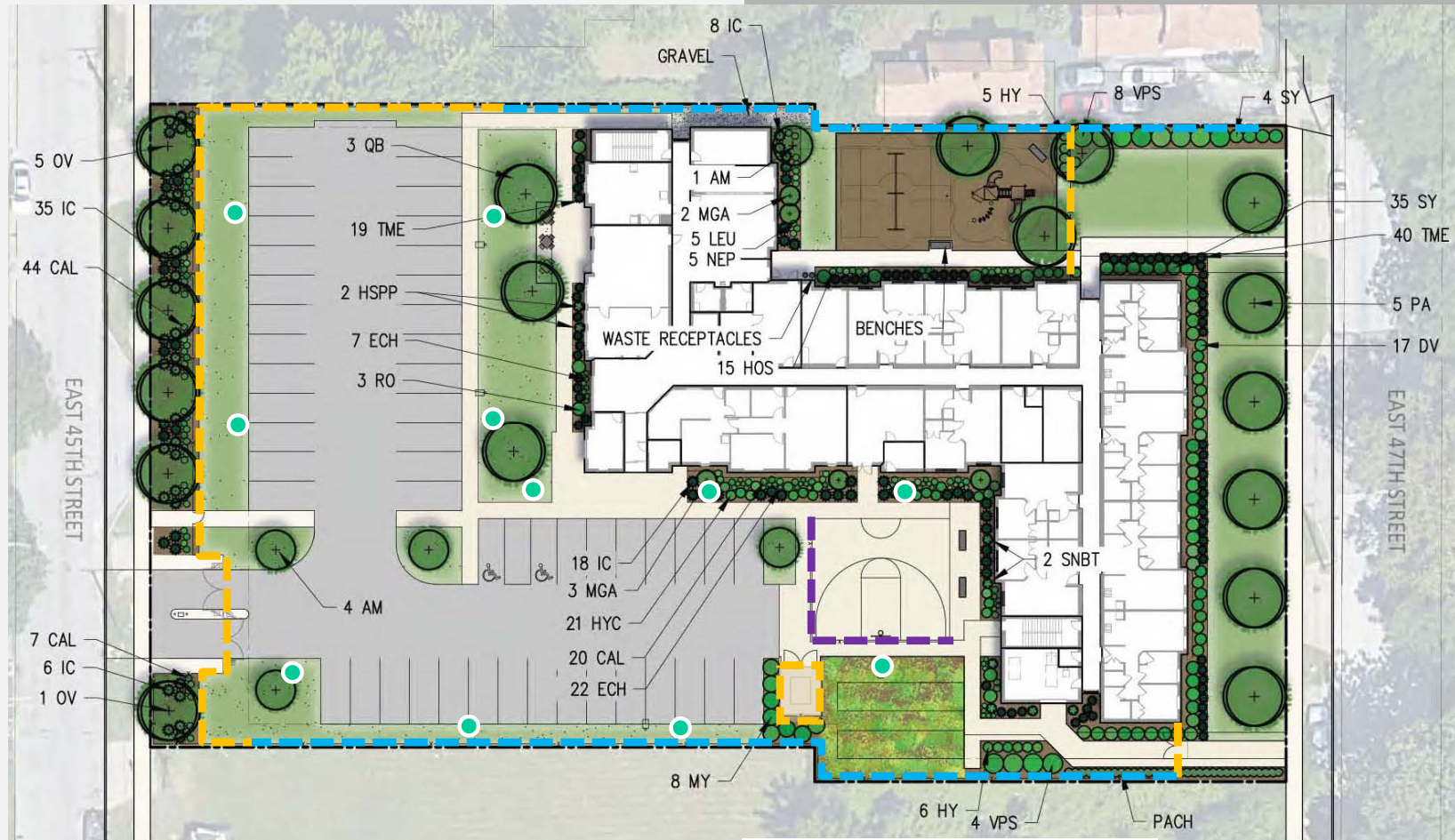
TREE – OV  
HOPHORNBEAM



SHRUB - IC  
JAPANESE HOLLY



PERENNIAL – CAL  
REED GRASS



Fence



Site Light



Sconce



## TREES



AM - SERVICEBERRY



MGA - ANN MAGNOLIA



OV - HOPHORNBEAM



PA - LONDON PLANETREE

## PERENNIALS & GROUNDCOVER



CAL - REED GRASS



ECH - CONEFLOWER



HOS - PLANTAIN LILY



LEU - SHASTADAI SY



NEP - CATMINT



PACH - PACHYSANDRA

## SHRUBS



DV - HONEYSUCKLE



HYP - ST. JOHN SWORT



SNBT - BLACK TOWER  
ELDERBERRY



IC - JAPANESE HOLLY



MY - NORTHERN BAYBERRY



RO - KNOCK OUT ROSE



SY - SNOWBERRY



TME - EVERLOW YEW



VPS - VIBURNUM

**DERU**landscape architecture  
812 Huron Road E., #411 Cleveland, OH 44115 | 216.466.4355

**A** CUYAHOGA TAY  
**3.2**

1430 EAST 45TH ST  
CLEVELAND, OHIO 44103  
JULY 13, 2021

CHN HOUSING PARTNERS | EDEN INC.  
HITI, DIFRANCESCO AND SIEBOLD, INC.

**hd+s**  
HITI  
DIFRANCESCO  
+ SIEBOLD

**EDEN**  
HOUSING  
IS OUR FOUNDATION

**CHN**  
Housing Partners  
The Power of a Permanent Address.™

**CUYAHOGA TAY**  
April 15, 2022





**hd+s**  
HITI  
DIFRANCESCO  
+ SIEBOLD  
ARCHITECTURE • INTERIOR DESIGN • PLANNING



West Elevation



South Elevation

**hd+s**  
HITI  
DIFRANCESCO  
+ SIEBOLD

**EDEN**  
HOUSING  
IS OUR FOUNDATION

**CHN**  
Housing Partners.  
*The Power of a Permanent Address.™*

**CUYAHOGA TAY**  
April 15, 2022



# Exterior Elevations



East Elevation

East Elevation



North Elevation

North Elevation

## East 47<sup>th</sup> St. Context Elevation





# CALYPSO Outdoor

120" **3-731-xx**  
277" **3-731-xx**

# cypress

**FEATURE TYPE** \_\_\_\_\_

**PROJECT** \_\_\_\_\_

**LOCATION** \_\_\_\_\_

**DATE** \_\_\_\_\_




14 Grey

22 Black Bronze

**LIGHT SOURCE** 2 x 101 Ww (200, 300W, 40 W)

**MAXIMUM POWER** 21 Ww or 30 W

**BASIC SET** 4000001-1

**OPTIONAL COLOR** \_\_\_\_\_

**TEMPERATURE** 370K, 310K, 4500K      *Distance: 100' to 100' W*

**WATERPROOF** \_\_\_\_\_

**WIPF VOLTAGE** 100V to 277V

**BRACKET** 2 x 201 Ww, 2W

**SWITCH** 2 x 101 Ww (200, 300 W) or 100 W or 120 W or 150 W

**CONSTRUCTION** Cast Aluminum and Polycarbonate

**WEIGHT** 140 and 160 lbs. per fixture

**WEIGHT** 140 and 160 lbs. per fixture

**FINISHING** 1" Diameter (140) 1.25" (160)  
*140 and 160 lbs. per fixture (140) 1.25" (160) 1.25" (160)*

**ENVIRONMENT** 100' to 100' W, 100' to 100' W, 100' to 100' W, 100' to 100' W

**ORDER EXAMPLES FOR STANDARD SETS**

**3-731-21-1** 140 Ww, 100' to 100' W, 100' to 100' W

**3-731-21-2** 160 Ww, 100' to 100' W, 100' to 100' W

**ORDER EXAMPLES FOR SPECIAL SETS**

**3-731-21-3** 140 Ww, 100' to 100' W, 100' to 100' W

**3-731-21-4** 160 Ww, 100' to 100' W, 100' to 100' W

**TECHNICAL SPECIFICATIONS**

**WEIGHT** 140 Ww, 100' to 100' W, 100' to 100' W

**WEIGHT** 160 Ww, 100' to 100' W, 100' to 100' W

**WEIGHT** 140 Ww, 100' to 100' W, 100' to 100' W

**WEIGHT** 160 Ww, 100' to 100' W, 100' to 100' W

**TECHNICAL SPECIFICATIONS**

**WEIGHT** 140 Ww, 100' to 100' W, 100' to 100' W

**WEIGHT** 160 Ww, 100' to 100' W, 100' to 100' W

**WEIGHT** 140 Ww, 100' to 100' W, 100' to 100' W

**WEIGHT** 160 Ww, 100' to 100' W, 100' to 100' W

EXTERIOR DECORATIVE WALL SCONCE

[illegible]

SITE POLE MOUNTED LIGHT FIXTURE



SHINGLES - WEATHERED WOOD



## STRUCTURAL BRICK - PLATINUM



STRUCTURAL BRICK - IRON STONE



STRUCTURAL BRICK - ARCTIC WHITE



STRUCTURAL BRICK - ALMOND

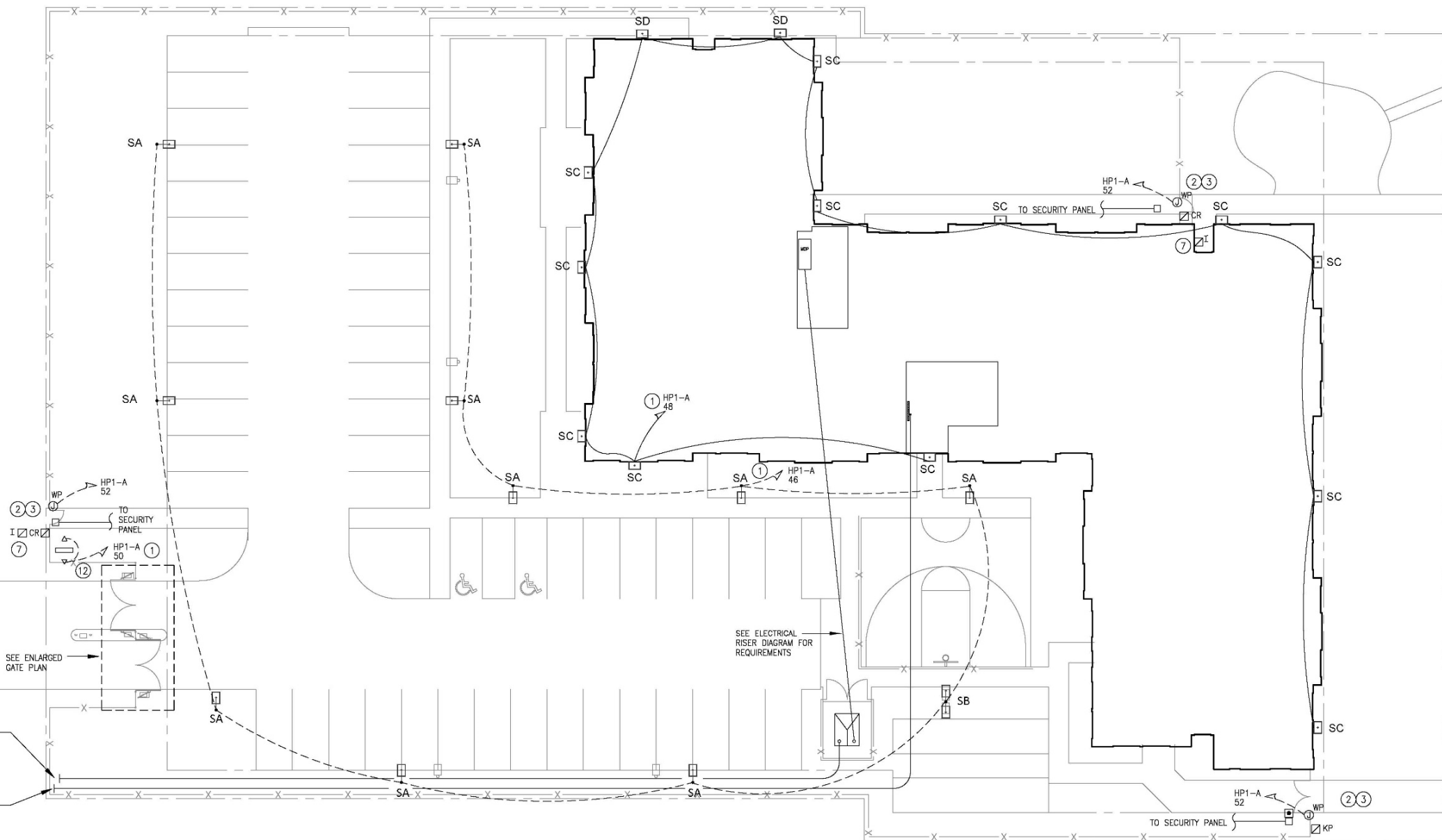


SINGLE HUNG VINYL WINDOW - ALMOND



STRUCTURAL  
BRICK -  
MIDNIGHT  
BLACK

## Site Lighting Plan





Presentation to:  
Cleveland Planning Commission

# CUYAHOGA TAY

## *Transition Age Youth Housing*



CUYAHOGA TAY  
April 15, 2022



May 6, 2022

**FW2022-010** – Proposed Demolition of a 1-Story Institutional Use Building:  
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Address: 14000 Puritas Avenue**

Project Representative: Michael Serdinak, CBLH Design

**Committee Recommendation:** Approved as Presented

















ROCKPORT  
BRANCH

CLEVELAND  
PUBLIC  
LIBRARY

CURBSIDE  
SERVICE  
216-623-7153

SAFE  
PLACE

FIND US ON  
FACEBOOK

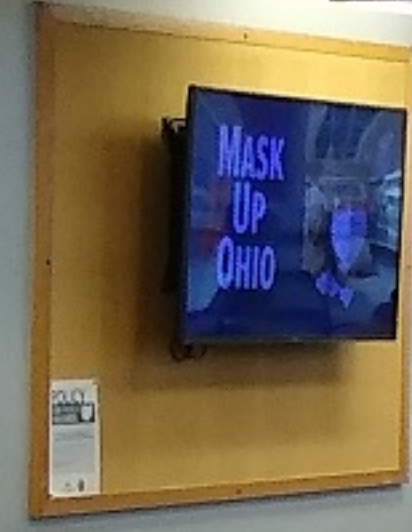
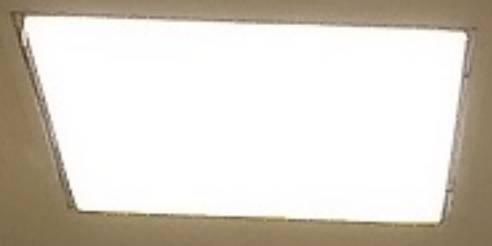
CLEVELAND PUBLIC LIBRARY  
TEMPORARILY  
CURBSIDE & WALK-UP  
SERVICES ONLY

PLEASE USE  
CURBSIDE & WALK-UP  
SERVICES ONLY  
FOR YOUR  
SAFETY





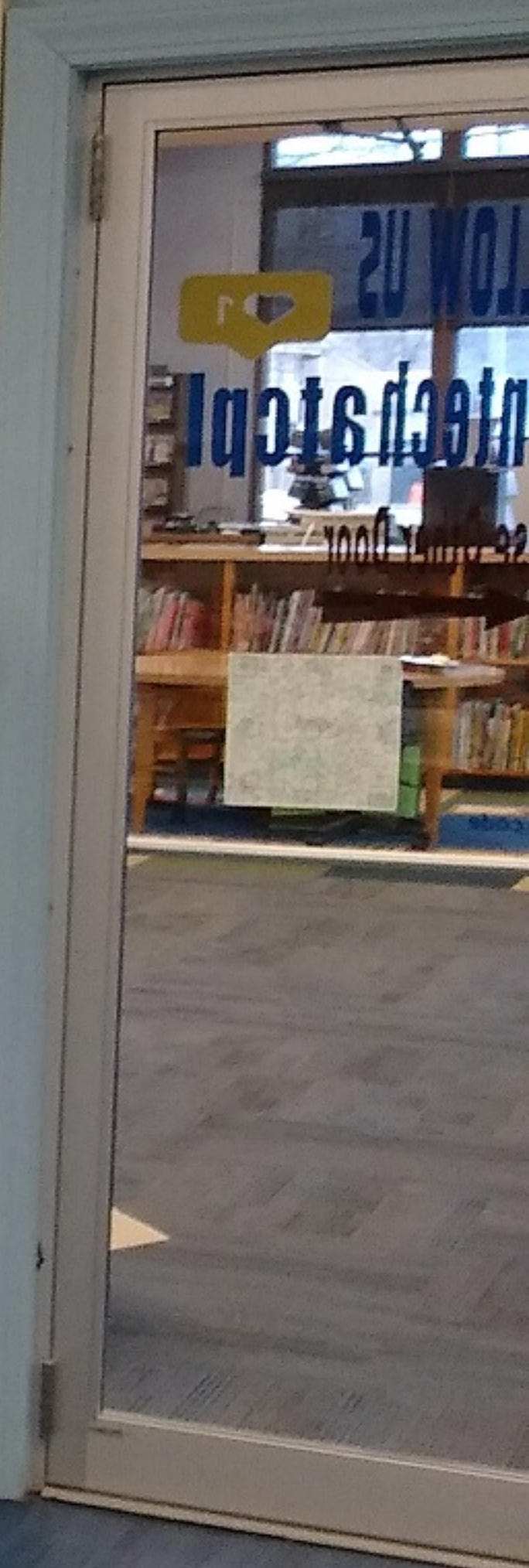








F.Y.I







## PROJECT GALLERY

BEST BUY  
TEEN  
TECH  
CENTER

BEST  
BUY  
Teen Tech  
Center

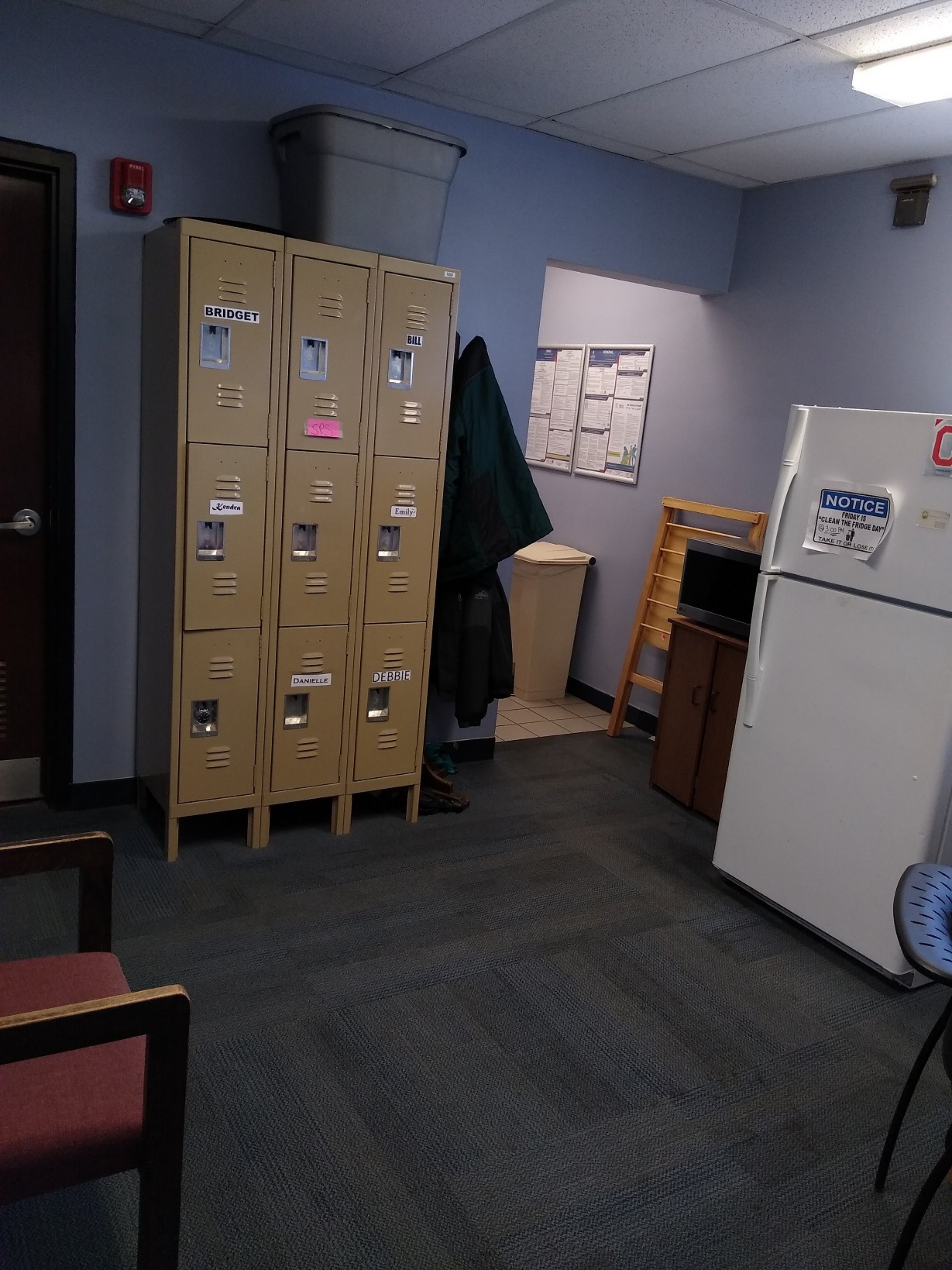
BEST  
BUY  
Teen Tech  
Center

BEST  
BUY  
Teen Tech  
Center









BRIDGET

BILL

SPS

Lenden

Emily

DANIELLE

DEBBIE

**NOTICE**  
FRIDAY IS  
"CLEAN THE FRIDGE DAY"  
@ 3:00 PM  
TAKE IT OR LOSE IT!





WHEN TO DISCHARGE  
QUARANTINED ITEMS

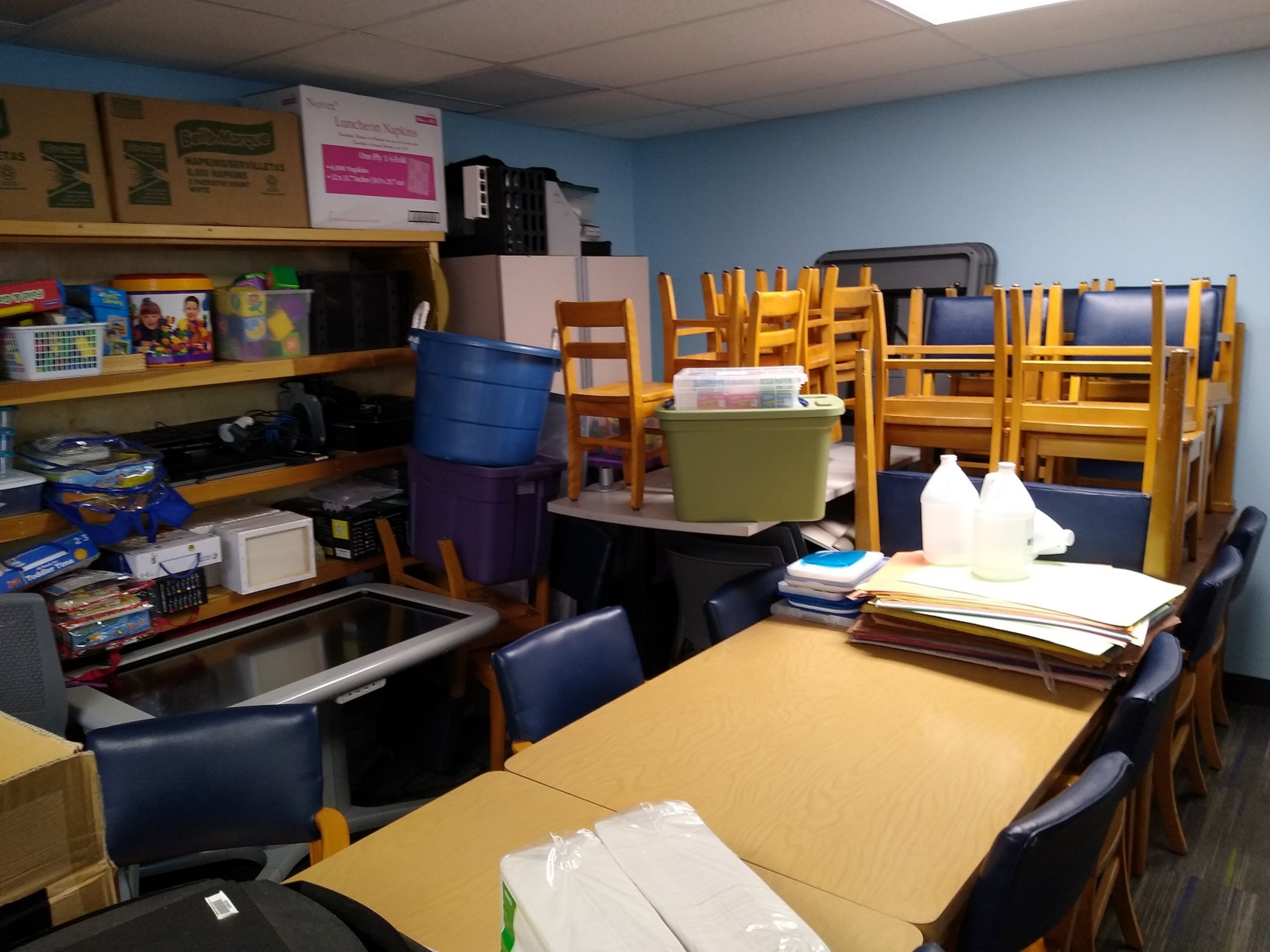
RETURN DAY	DISCHARGE DAY
MONDAY	FRIDAY
TUESDAY	MONDAY
WEDNESDAY	TUESDAY
THURSDAY	WEDNESDAY
FRIDAY	THURSDAY

THANK YOU!

**STAFF  
ONLY**

**EXIT**







WELCOME  
TO OUR  
garden

SCIENCE IN PROGRESS

Two Tomatoes, two pots, same amount  
of soil, water, and exposure to  
sunlight. Pot #1 gets watered, talked to  
and touched everyday. Pot #2 only gets  
watered.  
Can you see the difference?

pea  
basi

curr

chi

kale





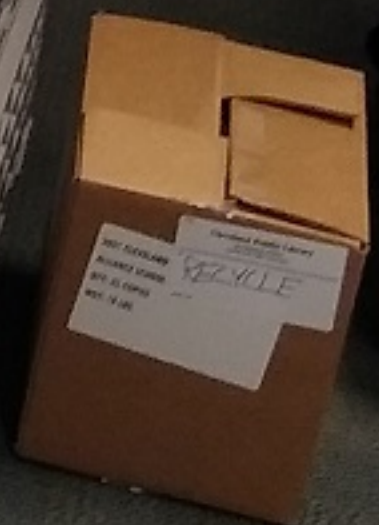
Desk area with a computer monitor, keyboard, and various papers. A sign on the desk reads:

**This Out!**  
Museum of Natural History  
Pass Program

Other papers on the desk include:

- Clipboard with a red binder clip.
- Document titled "Cleveland Public Library presents Community Conversations".
- Document titled "iPad Stand".

A small container holds pens and pencils. A barcode scanner is also visible on the desk.





**FW2022-009** – Rockport Branch Library New Construction:  
Seeking Final Approval

**Project Address: 14000 Puritas Avenue**

Project Representative: Michael Serdinak, CBLH Design

**Committee Recommendation:** Approved with Conditions:

1. Align new rain garden with walking path (making path less rigid and attached to the main building)
2. Concrete area on Puritas:
  - a) Evaluate if beds can be longer and if there can be street trees incorporated
3. Consider lessening barrier near children's garden
4. Marquee sign might be a design stretch. Back-lit sign with different colors would be a preferred alternative.
5. Evaluate brown brick color. Darker color sentiment expressed.



# ROCKPORT BRANCH - CLEVELAND PUBLIC LIBRARY

## SITE PHOTOS MAP







































































CVS/pharmacy

Save a lot  
food stores

FAMILY  
DOLLAR

CFI

















Cleveland Public Library

Rockport Branch

Cleveland Design Review Submission

March 25, 2022

**TABLE OF CONTENTS**

Site Plans

    Architectural

    Civil

    Landscape (plus landscape images)

Floor Plan

Electrical Lighting Plans

Perspective

Elevations

Context Images



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
CBLH DESIGN INC.

A01-01





DESIGN ARCHITECT:

# Perkins & Will

PROJECT:

Rockport Branch -  
Cleveland Public  
Library

14000 Puritas Avenue  
Cleveland, OH 44135

ISSUED FOR: ISSUANCE

PROJECT ISSUANCE DATE: 10/29/21  
CLIENT PROJECT NUMBER: 19600

### KEY PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
CBLH DESIGN INC.

REVISIONS:

[illegible]

PROJECT NUMBER: 19600

DRAWING TITLE:

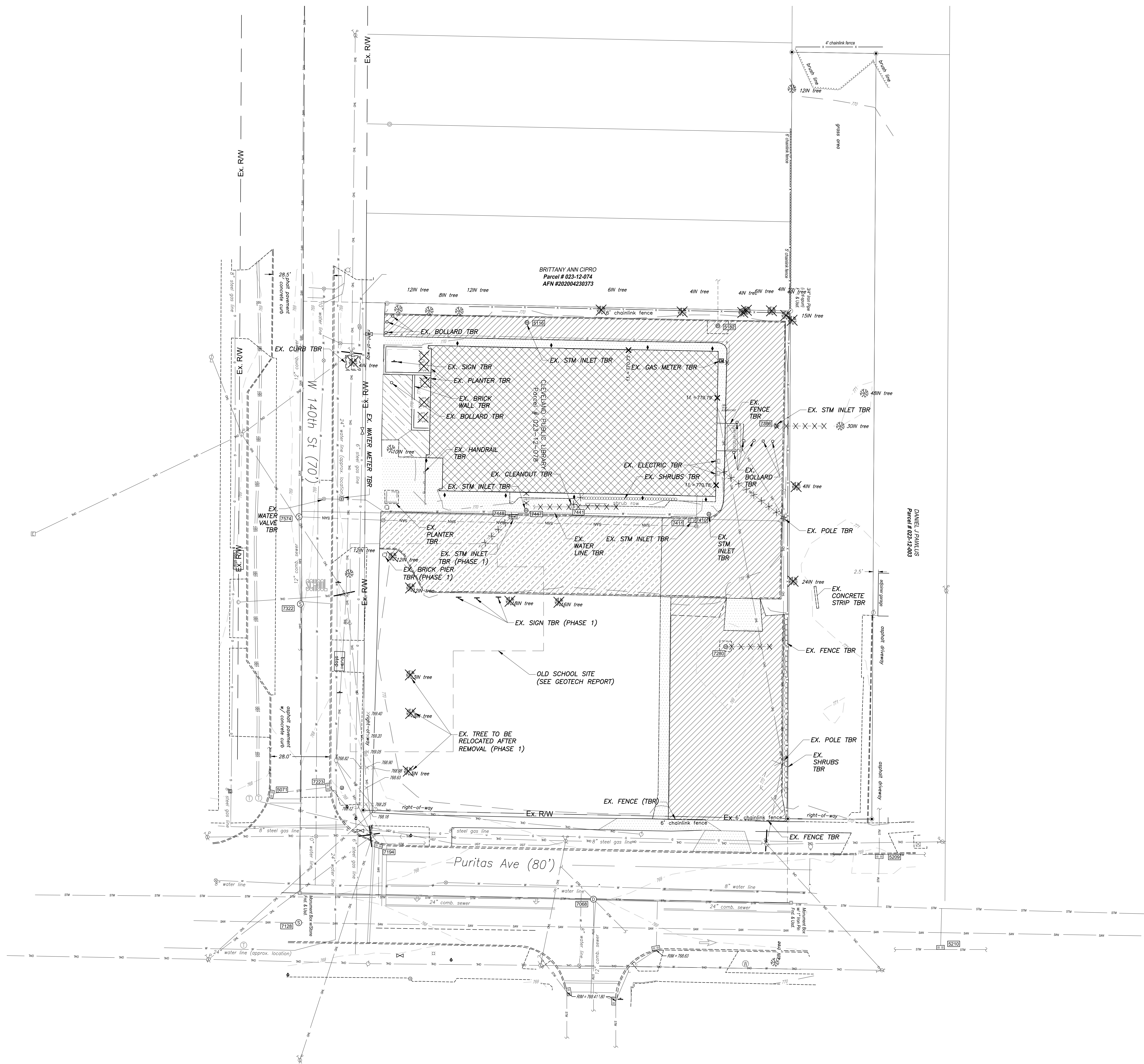
## DEMOLITION PLAN

DRAWN BY

GA  
CHECKED  
LET

DRAWING NUMBER
----------------

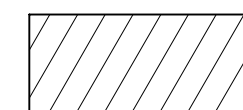
C1-01



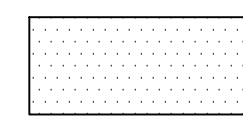
*LEGEND*



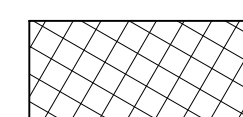
EXISTING ASPHALT PAVEMENT  
TO BE REMOVED (PHASE 1)



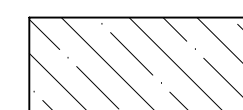
EXISTING ASPHALT PAVEMENT  
TO BE REMOVED (PHASE 2)



EXISTING CONCRETE PAVEMENT  
TO BE REMOVED (PHASE 2)



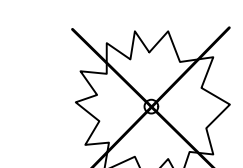
EXISTING BUILDING  
TO BE REMOVED (PHASE 2)



EXISTING SANDSTONE PAVEMENT  
TO BE REMOVED (PHASE 2)

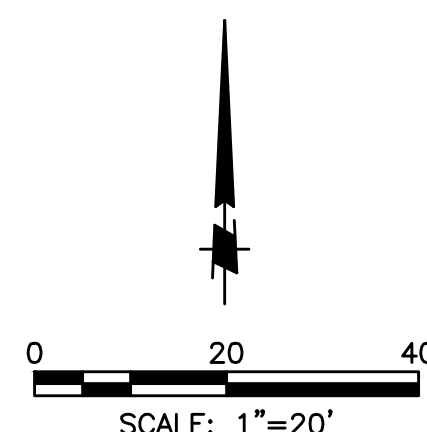


EXISTING TREE TO BE  
REMOVED



EXISTING SHRUB TO BE  
REMOVED

TBR = TO BE REMOVED



300 SPRUCE STREET  
SUITE 200  
COLUMBUS, OHIO 43215

**P: 614 280 9355**

**MOODY-ENG.COM**



# Perkins & Will

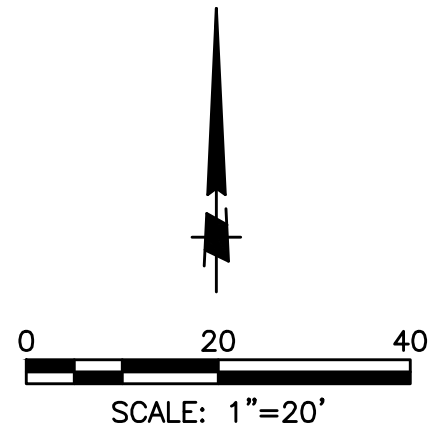
Rockport Branch -  
Cleveland Public  
Library

PROJECT ISSUANCE DATE: 10/29/21  
CLIENT PROJECT NUMBER: 19600

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
CBLH DESIGN INC.

PROJECT NUMBER: 19600

DRAWN BY: GAD	DRAWING NUMBER:  <b>C1-02</b>
CHECKED BY: LET	





STORM SEWER MANHOLE COORDINATES BASED ON NAD83 OHIO SOUTH (NSRS 2007)				
Structure No.	PLAN Northing	PLAN Easting	AS-BUILT Northing	AS-BUILT Easting
EX. 7068	644506.58	2163141.00		
1	644547.70	2163190.57		
2	644586.27	2163206.17		
3	644648.35	2163207.40		
4	644694.68	2163205.99		
5	644678.85	2163093.47		
6	644662.52	2163090.80		
7	644650.17	2163090.71		
8	644742.46	2163165.28		
9	644768.57	2163212.78		
10	644750.73	2163001.52		
11	644749.13	2163082.23		
12	644715.32	2163122.62		
13	644677.43	2163181.10		

DESIGN ARCHITECT:

Perkins &amp; Will

PROJECT:

Rockport Branch -  
Cleveland Public  
Library

14000 Puritas Avenue,  
Cleveland, OH 44135

ISSUED FOR: ISSUANCE

PROJECT ISSUANCE DATE: 10/29/21  
CLIENT PROJECT NUMBER: 19600

KEY PLAN:

CODED NOTES

① TAPER CURB HEIGHT FROM 6" TO 0" IN 5'

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
CBLH DESIGN INC.

[illegible]

PROJECT NUMBER: 19600

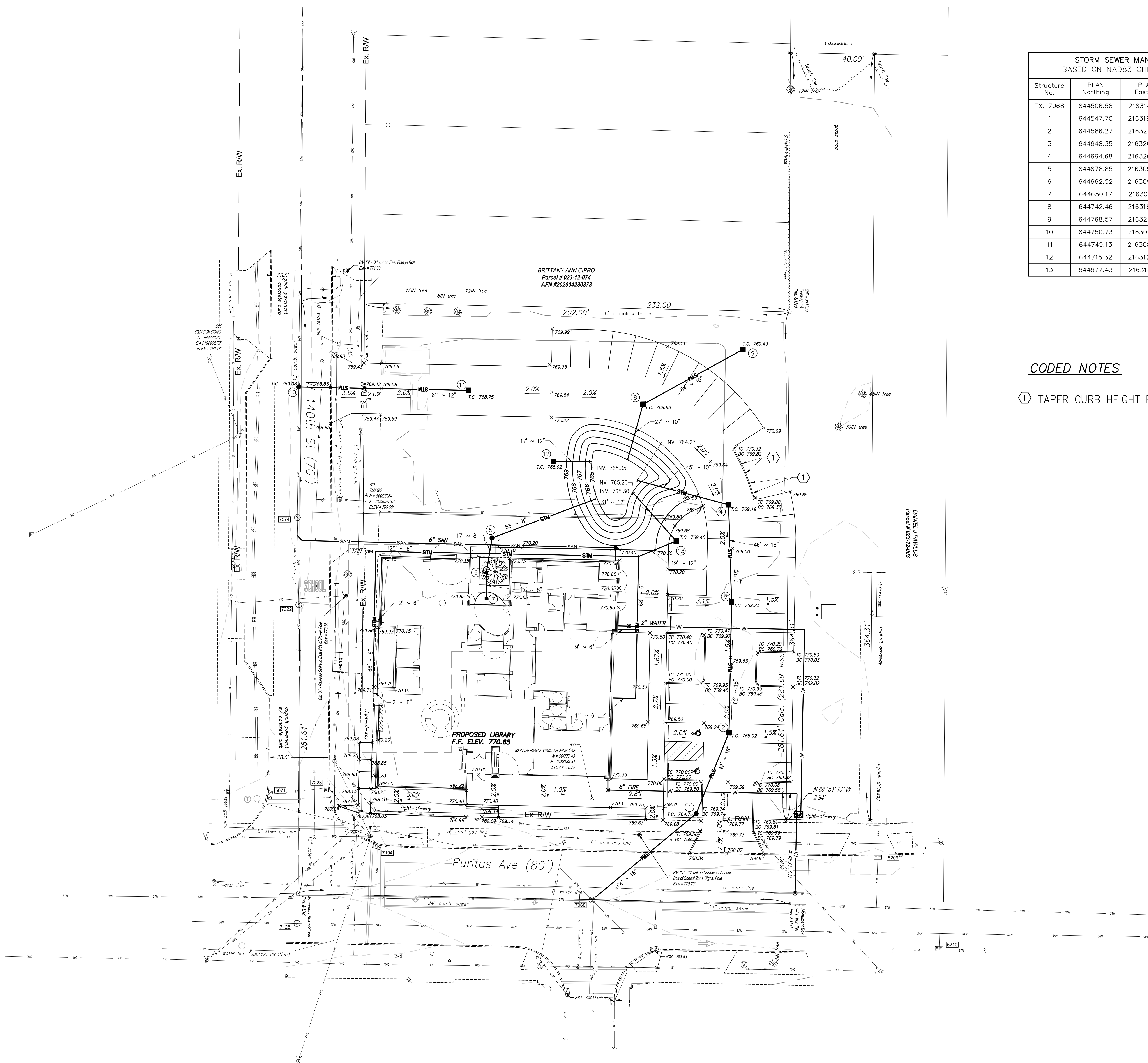
DRAWING TITLE:

## SITE GRADING AND UTILITIES PLAN

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C1-03





SEAL:



DESIGN ARCHITECT:

Perkins&Will

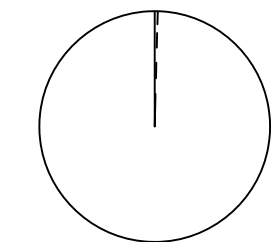
PROJECT:

Rockport Branch - Cleveland Public Library 1400 Puritas Avenue Cleveland, OH 44135

ISSUED FOR: DESIGN REVIEW SUBMITTAL

PROJECT ISSUANCE DATE: 3/24/2022 CLIENT PROJECT NUMBER: 19600

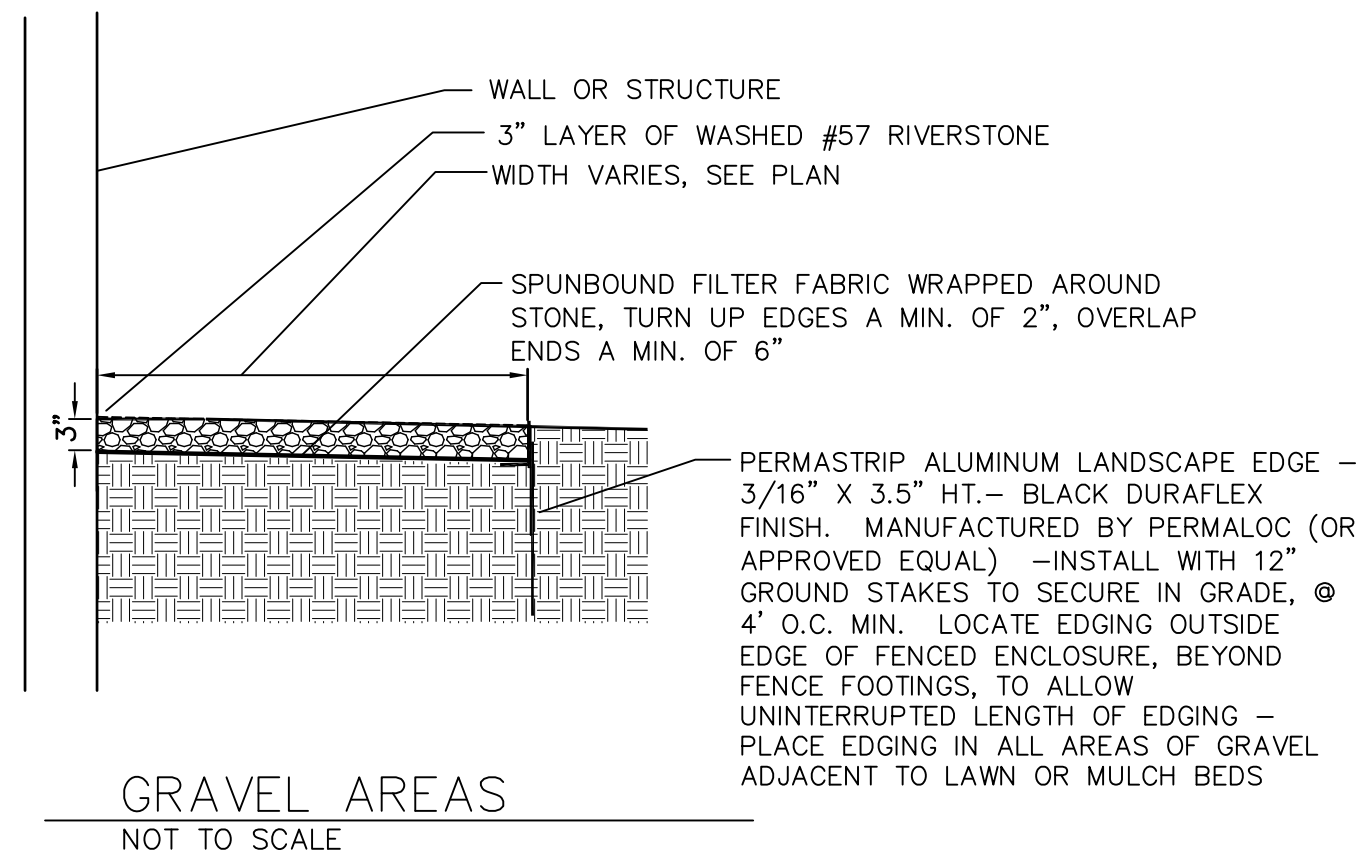
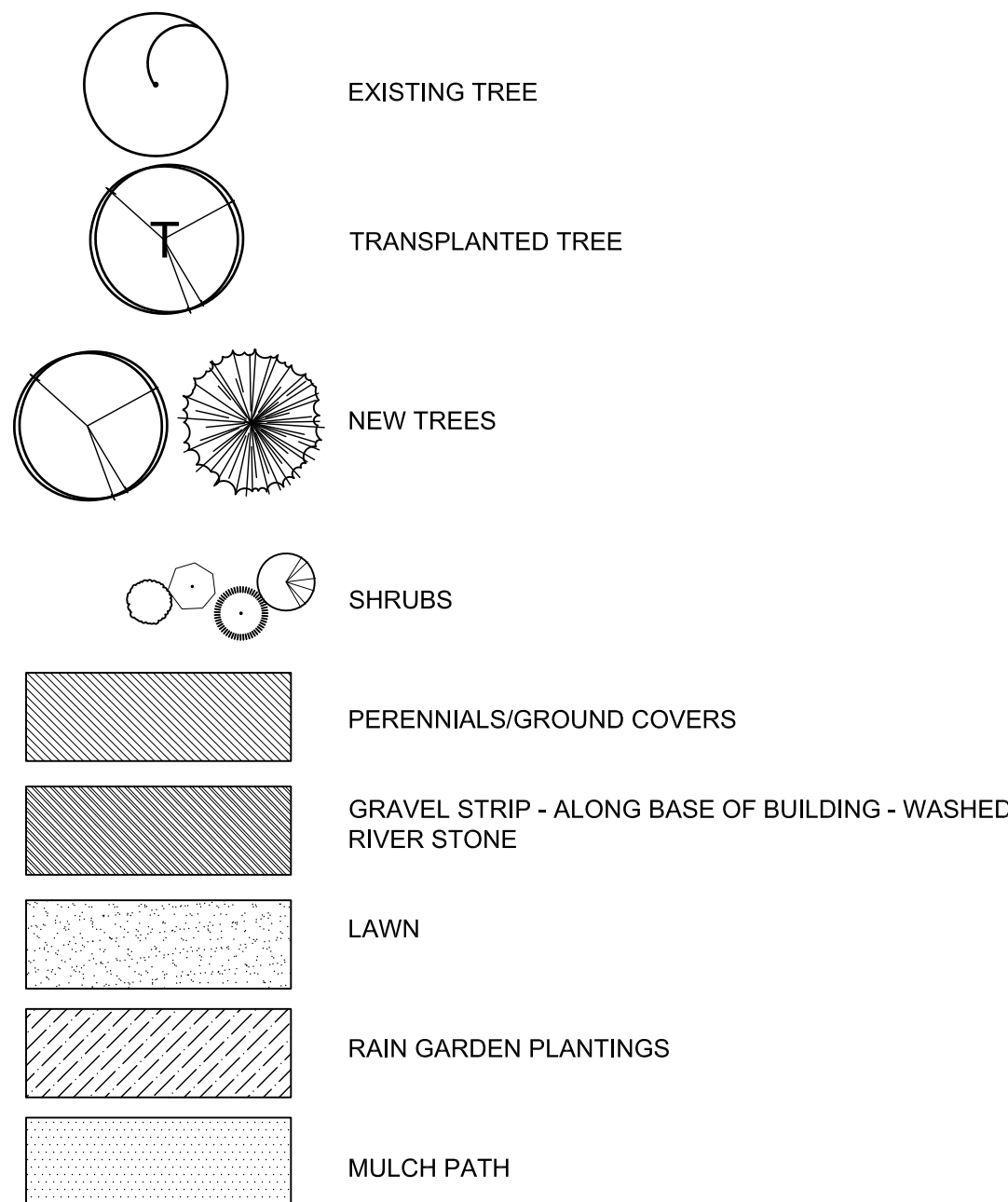
NORTH ARROW:



PRELIMINARY PLANT LIST

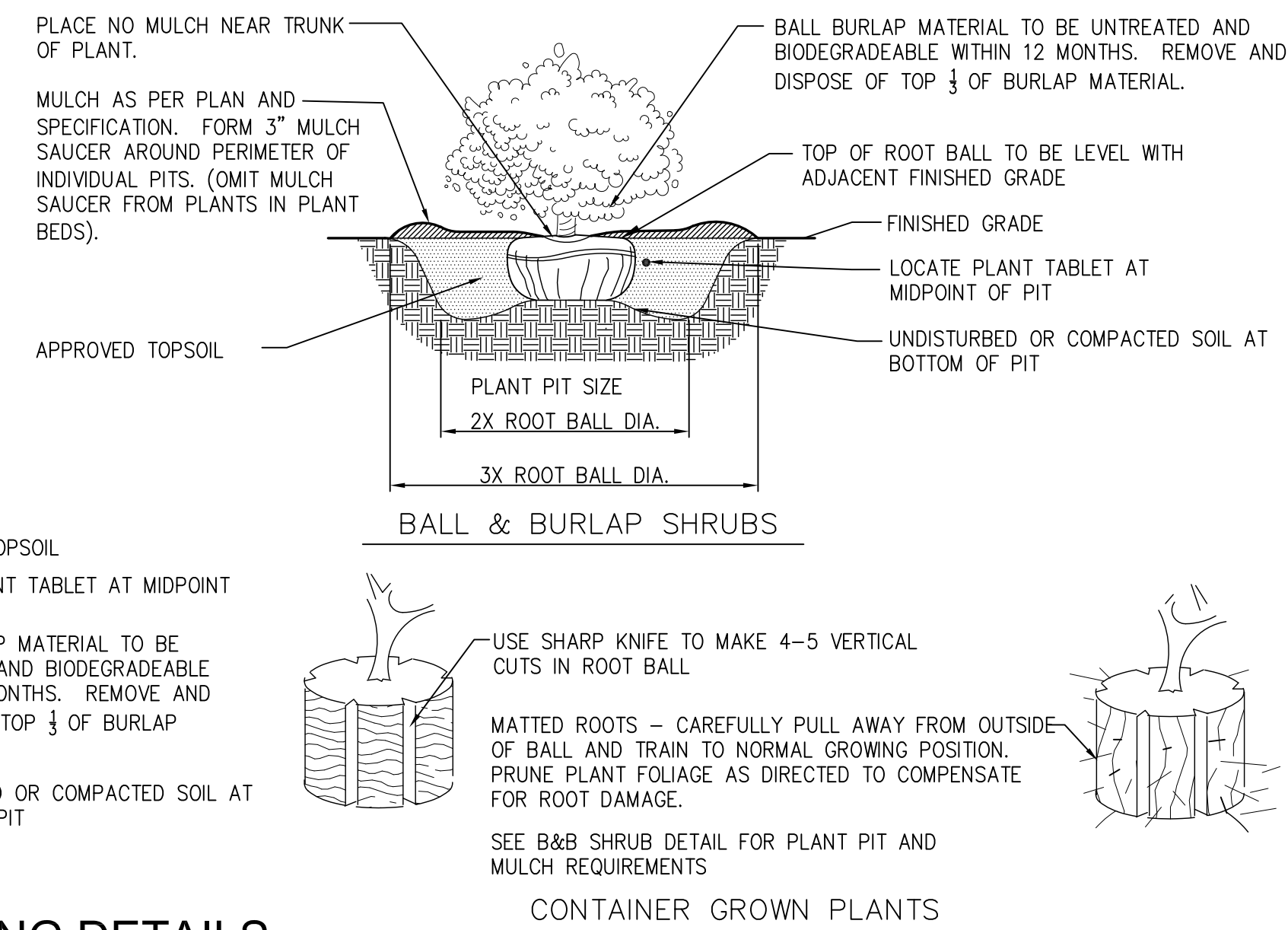
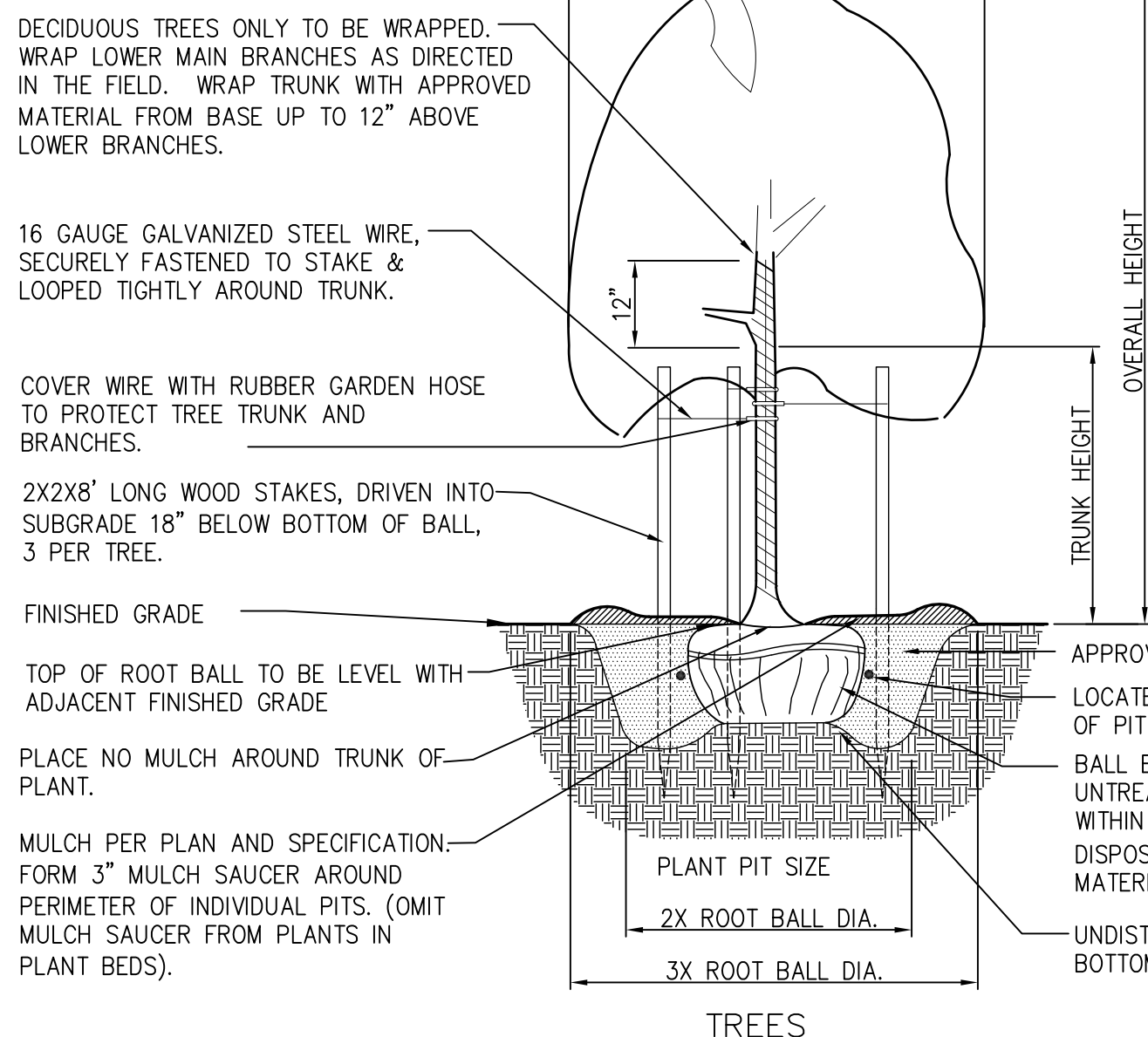
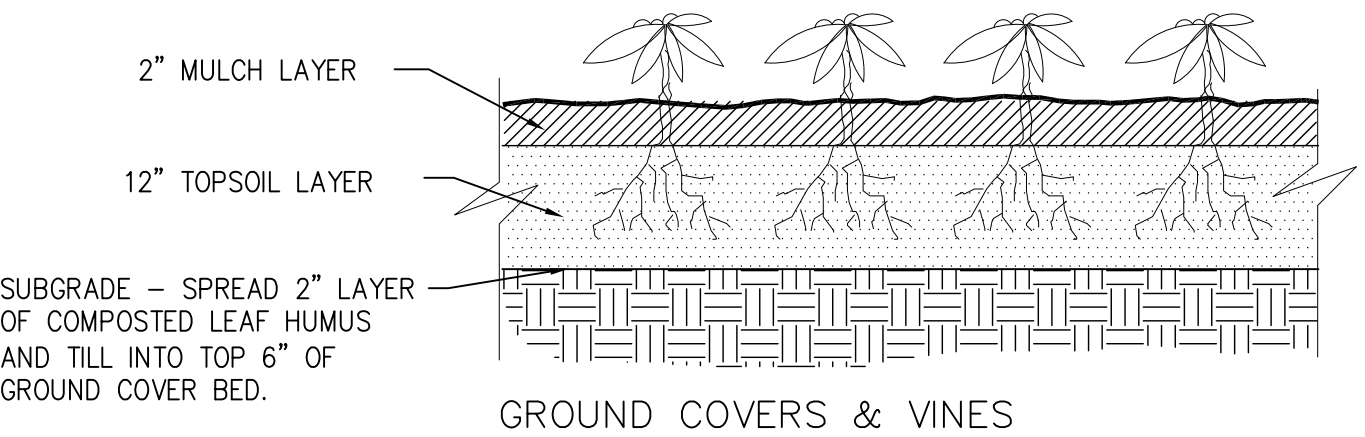
ABBREV.	SCIENTIFIC NAME	COMMON NAME	PLANTED SIZE	QUANTITY	MATURE SIZE	COMMENTS
SHADE AND ORNAMENTAL TREES						
T-ACER JAP.	ACER JAPONICUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	2" B&B	1	20' HT. X 15' W.	SPECIMEN TREE
T-ACER CEL.	ACER X FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2 1/2" B&B	5	45' HT. X 25' W.	
T-MALUS	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	2" B&B	3	20' HT. X 15' W.	
T-METASEQ.	METASEQUOIA GLYPTOSTROBILDES	DAWN REDWOOD	3" B&B	2	60' HT. X 30' W.	
T-NYSSA	NYSSA SYLVATICA	BLACK GUM	2 1/2" B&B	2	50' HT. X 35' W.	
T-PICEA	PICEA GLAUCA	WHITE SPRUCE	7-8" HT. B&B	1	60' HT. X 20' W.	
T-ULMUS	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2 1/2" CAL. B&B	1	60' HT. X 40' W.	
SHRUBS						
S-ARONIA	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	24" NO. 3 CONT.	3	4' HT. X 4-6' W.	
S-CALLIC.	CALLICARPA DICHOT. 'EARLY AMETHYST'	EARLY AMETHYST BEAUTYBERRY	24" NO. 3 CONT.	15	3-4' HT. X 3-4' W.	
S-CARYOP.	CARYOPTERIS X CLAND. 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	15" NO. 3 CONT.	3	3' HT. X 3' W.	
S-CHAMAE.	CHAMAECPARIS OBTUSA 'KOSTER'	KOSTER HINOKI FALSE CYPRESS	18" NO. 5 CONT.	2	3-4' HT. X 4-5' W.	
S-CLETHRA	CLETHRA ALNIFOLIA	SUMMERSWEET	24" NO. 5 CONT.	9	3-6' HT. X 3-6' W.	
S-FORSY.	FORSYTHIA SUSPENSIA SIEBOLDII	WEeping FORSYTHIA	18" B&B	5	3-5' HT. X 5-5' W.	
S-FOTHER.	FOTHERGILLA GARDENII 'MT. AIRY'	MT. AIRY FOTHERGILLA	15" NO. 3 CONT.	7	3-5' HT. X 3-4' W.	
S-HYDRAN.	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18" NO. 3 CONT.	19	3' HT. X 4-5' W.	
S-HYPER.	HYPERICUM PATULUM 'HIDCOTE'	HIDCOTE ST. JOHNSWORT	6" NO. 1 CONT.	7	2-3' HT. X 2-3' W.	
S-ILEX	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERY	18" NO. 3 CONT.	39	3' HT. X 3' W.	
S-ITEA	ITEA VIRGINICA 'LITTLE HENRY'	DWARF SWEETSPIRE	15" NO. 3 CONT.	38	2-3' HT. X 3' W.	
S-MYRICA	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30" NO. 5 CONT.	17	10' HT. X 10' W.	
S-SYRINGA	SYRINGA J. 'RED PIXIE'	RED PIXIE LILAC	24" NO. 5 CONT.	1	4-5' HT. X 4-5' W.	
S-THUJA	THUJA PLICATA 'GELDERLAND'	GELDERLAND WESTERN ARBORVITAE	7" HT. B&B	35	20' HT. X 6-8' W.	
S-VIBURN.	VIBURNUM RHY. 'ALLENHENY'	LEATHERLEAF VIBURNUM	48" B&B	20	10' HT. X 10' W.	
S-WEIGELA	WEIGELA FLORIDA 'SPILLED WINE'	DWARF WEIGELA	18" NO. 3 CONT.	14	3' HT. X 4' W.	
ORNAMENTAL GRASSES / GROUND COVERS						
G-LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	CLUMP NO. 1 CONT.	25	12" HT.	
G-MISCAN.	MISCANTHUS S. 'YAKU JIMA'	DWARF MAIDEN GRASS	CLUMP NO. 2 CONT.	21	2-3' HT.	
G-PENN.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	CLUMP NO. 2 CONT.	14	2-3' HT.	
PERENNIALS - CONEFLOWER, CATMINT, ANEMONE, HOSTA, DAYLILLY, MEADOW SAGE, SEDUM						
RAIN GARDEN PLANTINGS - SEDGE, IRIS, DAYLILLY, RUSH, SUMMERSWEET, ETC.						

LEGEND



PLANTING NOTES

1. TOPSOIL BACKFILL FOR SHRUBS AND TREES SHALL BE WELL-MIXED WITH COARSE PEAT MATERIAL, 50% BY VOLUME AS APPROVED BEFORE PLANTING.
2. PLANT FERTILIZER - SHALL BE PLANT TABLETS (AGRIFORM 20-10-5 OR APPROVED EQUAL). USE (1) 21 TABLET FOR EACH 1/2" CAL. OF TREE SIZE AND EACH 1' HEIGHT OR SPREAD OF SHRUB SIZE.
3. ALL PLANTS TO CONFORM TO ANSI Z 60.1 (LATEST EDITION).



PLANTING DETAILS

SCALE: NOT TO SCALE



PLANTING PLAN

NOTE

1. DATA NOT SHOWN - FOR ALL PERTINENT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.
2. MEASUREMENTS - CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD, IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.
3. EXISTING UTILITIES - THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA. SEE UTILITY PLAN.
4. EXISTING TREES / PLANTS - ALL EXISTING PLANT MATERIALS MAY NOT BE SHOWN. REMOVE ALL PLANTS AS SHOWN ON THE DEMOLITION PLAN ONLY. PLANT MATERIALS WITHIN CONSTRUCTION AREAS NOT SHOWN ON THE SURVEY SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD. ADDITIONAL PLANT MATERIALS WITHIN CONSTRUCTION ZONES SHALL BE MARKED AND ARCHITECT NOTIFIED TO DETERMINE IF REMOVAL OF RETENTION IS REQUIRED. REMOVE ADDITIONAL MATERIALS ONLY AS APPROVED BY ARCHITECT AND OWNER.
5. NEW PLANTINGS - CONTRACTOR SHALL LOCATE PLANT MATERIALS IN LOCATIONS AS SHOWN ON THE DRAWING FOR APPROVAL BY ARCHITECT, PRIOR TO DIGGING HOLES. ADJUST FINAL LOCATION TO AVOID FINAL LOCATION OF ALL UTILITIES AND LIGHTING. ALL TREES SHALL BE A MINIMUM OF 15' FROM FINAL LOCATIONS OF UTILITY AND LIGHT POLES.

6. MULCH - ALL NEW TREES AND SHRUBS SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDDED BARK MULCH LAYER OVER PLANT BEDS AND TREE RINGS, PER DETAILS AND SPECIFICATIONS.
7. TOPSOIL - ALL LAWN AREAS SHALL RECEIVE A MIN. OF 6" OF APPROVED TOPSOIL. ALL SHRUB BEDS SHALL RECEIVE A MIN. OF 12" OF APPROVED PLANT BED MIX TOPSOIL. SEE SPECIFICATION - FINISHED GRADING FOR ADDITIONAL REQUIREMENTS.
8. LAWNS - ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES OR PLANT BEDS SHALL BE SEEDED TO LAWN. EXTEND LAWN SEEDED AREA AS NEED TO REPAIR ALL AREAS IMPACTED BY CONSTRUCTION.

CONTRACTOR SHALL EXERCISE CAUTION DURING ALL CONSTRUCTION OPERATIONS IN VICINITY OF UNDERGROUND PIPES, CABLES AND DUCTS. CONTRACTOR SHALL INFORM AND COORDINATE WORK IN SUCH AREAS WITH PROPER UTILITY COMPANY OR MUNICIPAL AUTHORITY. CALL G.U.P.S. 1-800-362-2764

PROJECT NUMBER: 19600

DRAWING TITLE:

PLANTING PLAN

DRAWN BY:

DRAWING NUMBER:

CHECKED BY:

L1-01



Cleveland Public Library - Rockport Branch  
Shade and Ornamental Trees



Japanese Maple



Spring Snow Crab



Celebration Maple



Dawn Redwood



Black Gum



White Spruce



Princeton Elm



Shrubs



Chokeberry



Summersweet



Dwarf Sweetspire



Northern Bayberry



Beautyberry



Fothergilla



Dark Knight Bluebeard



Hydrangea



Hypericum



Koster Hinoki False Cypress



Inkberry



Viburnum



Lilac



Western Arbovitae



Dwarf Weigela



Ornamental Grasses / Ground Covers  
Perennials  
Rain Garden Plants



Lily Turf



Dwarf Maiden Grass



Dwarf Fountain Grass



Coneflowers



Catmint



Japanese Anemone



Daylily



Meadow Sage



Sedum



Sedge



Iris



Daylily



Rush


















DRAWING LIST - ELECTRICAL	
NUMBER	NAME
E0-1	ELECTRICAL SYMBOL LEGEND AND GENERAL NOTES
E0-2	LUMINAIRE SCHEDULE
E0-3	LIGHTING CONTROLS
E0-4	MECHANICAL EQUIPMENT SCHEDULE
E1-01	FIRST FLOOR LIGHTING PLAN
E2-01	FIRST FLOOR POWER AND FIRE ALARM PLAN
E1-01	ELECTRICAL DETAILS AND DIAGRAMS
E5-02	ELECTRICAL DETAILS AND DIAGRAMS
E6-01	FIRE ALARM RISER
E6-02	GROUNDING DIAGRAM
E7-01	PANEL SCHEDULES
E8-01	ONE LINE DIAGRAM
E8-01	SITE ELECTRICAL PLAN
E8-02	SITE ELECTRICAL DETAILS




**GENERAL ELECTRICAL NOTES:**









- A. ALL CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS, OR SHAFTS SHALL BE SEALED IN ACCORDANCE WITH ELECTRICAL FIRESTOPPING SPECIFICATIONS.
- B. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LUMINAIRES AND CEILING MOUNTED DEVICES WITH THE ARCHITECTURE, REFLECTED CEILING PLANS, ELEVATIONS, SECTIONS AND DETAILS. CONTRACTOR SHALL ALSO COORDINATE LOCATIONS OF RECEPTACLES AND OTHER WALL MOUNTED DEVICES WITH THE ARCHITECTURE, WALL ELEVATIONS AND FINISHES.
- C. [THE ROUTING OF ALL SURFACE MOUNTED EXPOSED CONDUIT IN UNFINISHED WALLS OR WHERE NO FINISHES ARE REQUIRED SHALL BE COORDINATED WITH, AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.]
- D. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL EQUIPMENT WITH THE MECHANICAL CONTRACTOR. EXACT ELECTRICAL REQUIREMENTS SHALL BE VERIFIED IN THE FIELD WITH THE EQUIPMENT'S NAMEPLATE DATA. THE CONTRACTOR SHALL MAKE PRELIMINARY ADJUSTMENTS TO WIRE AND FUSE SIZES IN ACCORDANCE WITH THE NAMEPLATE DATA.
- E. THE ELECTRICAL WIRING, CONNECTION AND PROTECTION REQUIREMENTS FOR OWNER FURNISHED EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH THE OWNER'S EQUIPMENT SUPPLIER, AND WITH THE NAMEPLATE DATA. CONTRACTOR SHALL VERIFY THE ELECTRICAL CONNECTIONS, CONNECTIONS, CONNECTIONS, CONNECTIONS AND PLUGS, AND CIRCUITS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- F. ALL BRANCH CIRCUITS AND FEEDERS SHALL CONTAIN AN INSULATED GROUNDING CONDUCTOR IN ACCORDANCE WITH ELECTRICAL SERVICE AND POWER REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHARED IN ACCORDANCE WITH ELECTRICAL BASIC MATERIALS AND METHODS SPECIFICATIONS.
- G. THE DISCONNECTING MEANS FOR ALL MOTORS AND EQUIPMENT SHALL BE INSTALLED IN A "READILY ACCESSIBLE" LOCATION AND SHALL HAVE PROPER WORKING SPACE AS DEFINED IN NEC ARTICLE 100 AND 110.
- H. UTILIZATION OF THE PHRASE "PROVIDED BY" WITHIN THE CONTEXT OF THESE DOCUMENTS SHALL EXPLICITLY REPRESENT "FURNISHED AND INSTALLED BY".
- I. THE ELECTRICAL CONTRACTOR SHALL ASSUME REMOVING EXISTING CEILING TILES AND CONDUIT FROM THE NEW WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING CONDUIT AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL WORK. THE AREAS INCLUDING SPACES IN THE WORK AREA AS INDICATED ON THE DRAWINGS AND AREAS NOT SHOWN WHERE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKS SHALL BE SHOWN ON THE ELECTRICAL CONTRACTOR SHALL BE REPLACED TO MATCH EXISTING TILES AT ELECTRICAL CONTRACTOR'S EXPENSE.
- J. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING NECESSARY FOR INSTALLATION OF NEW WORK, CUTTING OF A STRUCTURAL MEMBER IS PROHIBITED WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE ARCHITECT.

LEGEND - ELECTRICAL DEVICES	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE (20A, 125V) TAMPER-RESISTANT SAFETY TYPE AT 18" AFF, UON
	DOUBLE DUPLEX RECEPTACLE (20A, 125V) TAMPER-RESISTANT SAFETY TYPE AT 18" AFF, UON, TYPE AS INDICATED ON DRAWINGS
	DUPLEX RECEPTACLE (20A, 125V) TAMPER-RESISTANT SAFETY TYPE MOUNTED 8" ABOVE COUNTER, UON
	DUPLEX RECEPTACLE (20A, 125V) GROUND FAULT CIRCUIT INTERRUPTER, TAMPER-RESISTANT SAFETY TYPE AT 18" AFF, UON
	DUPLEX RECEPTACLE (20A, 125V) GROUND FAULT CIRCUIT INTERRUPTER, TAMPER-RESISTANT SAFETY TYPE MOUNTED 8" ABOVE COUNTER, UON
	DUPLEX RECEPTACLE (20A, 125V) INTEGRAL USE CHARGER, TAMPER-RESISTANT SAFETY TYPE AT 18" AFF, UON
	SPECIAL PURPOSE SINGLE RECEPTACLE - NEMA CONFIGURATION AND HEIGHT AS INDICATED ON DRAWINGS
	SURFACE RACEWAY - REFER TO DRAWINGS FOR REQUIREMENTS
	JUNCTION BOX - MOUNTING HEIGHT AND SIZE AS REQUIRED BY CODE OR AS NOTED ON DRAWINGS
	COMBINATION IN FLOOR POWER / DATA / ANY DEVICE, FLOOR BOX, CONDUIT, POWER DEVICE AND RELATED POWER WIRING PROVIDED BY EC. FOR ADDITIONAL INFORMATION, REFER TO FLOORBOX AND POKE THROUGH SCHEDULE AND DETAILS.
	METER

BIDDING NOTES:

- |  |  |  |
|--|--|--|
| 1. THE CONTRACTOR SHALL EXAMINE ALL TECHNOLOGY (AUDIO/ VISUAL, TELEDATA AND SECURITY) DRAWINGS AND SPECIFICATIONS AS IT PERTAINS TO THEIR SCOPE OF WORK AND SHALL INCLUDE ALL RELATED COSTS IN BIDS.   |  |  |
| 2. ROUGH-IN INCLUDES ALL CONTINUOUS PATHWAYS (INCLUDING BUT NOT LIMITED TO CONDUITS, CABLE TRAYS, CONDUIT SLEEVES AND CONTINUOUS RACEWAYS) AND ASSOCIATED BACK BOXES, JUNCTION BOXES, FLOOR DEVICES, AND RELATED HARDWARE REQUIRED FOR ALL LOW VOLTAGE CABLING ROUTES. |  | <b>FIRE ALARM TYPE</b>   |
| 3. TELECOMMUNICATIONS GROUNDING SCHEME SHALL BE THE FOLLOWING:   |  |  |
| A. PROVIDE BONDING BUSBARS AS CALLED FOR ON TELECOMMUNICATIONS GROUNDING RISER DIAGRAM.  |  |  |
| B. PROVIDE GROUNDING CONDUCTOR TO ELECTRICAL PANEL AND BUILDING STEEL, UON.  |  |  |
| C. REVIEW ENLARGED TELECOMMUNICATIONS ROOM PLANS FOR ADDITIONAL BONDING REQUIREMENTS.  |  |  |
| D. PROVIDE INDIVIDUAL #6 GROUNDING CONDUCTORS AND RELATED HARDWARE REQUIRED FOR GROUNDING OF CABLE TRAY EACH EQUIPMENT RACK, AND FLOOR GROUNDING STRAP. REFER TO TYPICAL TELECOMMUNICATIONS GROUNDING DETAIL FOR ADDITIONAL INFORMATION.                               |  | <b>LEGEND - LIGHTING</b>   |
| E. INCLUDE PROVISION OF ALL BONDING CONDUCTORS, BUSBARS, LUGS, ETC. AS INDICATED AND BUILDING STRAP TO EACH TELECOMMUNICATIONS BONDING CONDUCTOR (TBC) AND TELECOMMUNICATIONS BONDING BACKBONE (TBB) OF THE BASE BID).   |  | <b>\$</b> <b>TESTING COSTS FOR THE DESCRIBED</b>                             |
| 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING REQUIREMENTS:   |  | <b>\$</b> <b>STATION</b>   |
| A. PROVISION OF ALL LINE VOLTAGE DEVICES, EQUIPMENT, WIRING, AND TERMINATIONS.   |  | <b>\$</b> <b>LOW VOLTAGE CONTROL STATION - WALL MOUNTED</b>                  |
| B. PROVISION OF ALL BONDING CONDUCTORS AND RELATED HARDWARE REQUIRED TO BOND ALL CABLE TRAY.   |  | <b>\$</b> <b>LIGHTING CONTROL VACUUM SENSOR - WITH THE TECHNOLOGY ROOMS.</b> |
| C. PROVISION OF CONDUIT SLEEVES INTO ALL SPACES CONTAINING DISTRIBUTION OF LOW VOLTAGE SERVICES SLEEVES SHALL BE A MINIMUM OF 2" PER TECHNOLOGY SYSTEM.  |  | <b>\$</b> <b>SHIMMER CONTROL WALL MOUNTED</b>                                |
| D. COORDINATION OF EXACT SIZE AND QUANTITY OF CONDUITS PRIOR TO ROUGH-IN. CONDUIT FILL SHALL NOT EXCEED 40%.   |  | <b>\$</b> <b>LIGHTING CONTROL PHOTOCELL - CEILING MOUNTED</b>                |
| E. FIRESTOPPING AROUND CONDUIT AND CONDUIT SLEEVE PENETRATIONS.  |  |  |
| F. PROVISION OF TECHNOLOGY ROOM FIRE RATED PLYWOOD BACKBOARDS AS DEFINED IN THE CONTRACT DOCUMENTS.  |  | <b>\$</b> <b>SWITCH AND DIMMER</b>   |
| G. PROVISION OF LOW VOLTAGE SYSTEM CABLE TRAY THROUGHOUT BUILDING OR PROJECT AREA.   |  | <b>\$</b> <b>DESCRIBE</b>  |
| 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING REQUIREMENTS:   |  |  |

LEGEND - ELECTRICAL DISTRIBUTION	
SYMBOL	DESCRIPTION
	PANELBOARD (208Y/120V, 3Ø, 4 WIRE)
	TRANSFORMER
	SWITCHBOARD
	MANUAL TRANSFER SWITCH FOR TEMPORARY GENERATOR, EXTERNAL CAM CONNECTIONS IN TAP BOX

LEGEND - FIRE ALARM DEVICES	
SYMBOL	DESCRIPTION
	FIRE ALARM CONTROL UNIT - WALL MOUNTED AT 72" AFF TO TOP, UON
	FIRE ALARM ANNUNCIATOR PANEL - WALL MOUNTED AT 60" AFF TO CENTER, UON
	FIRE ALARM NOTIFICATION APPLIANCE CIRCUIT (NAC) PANEL - WALL MOUNTED AT 72" AFF TO TOP, UON
	FIRE ALARM PULL STATION AT 44" AFF TO OPERATING HANDLE, UON
	FIRE ALARM VISUAL DEVICE. ROUGH-IN SUCH THAT THE ENTIRE LENS IS BETWEEN 80" AFF - 96" AFF
	FIRE ALARM AUDIBLE/VISUAL DEVICE. ROUGH-IN SUCH THAT THE ENTIRE LENS IS BETWEEN 80" AFF - 96" AFF
	FIRE ALARM AUDIBLE/VISUAL DEVICE - CEILING MOUNTED
	FIRE ALARM SYSTEM MONITOR MODULE

## FIRE ALARM TYPE SCHEDULE

LABEL	DESCRIPTION
FS	FIRE ALARM SYSTEM MONITOR OF FLOW SWITCH - SPRINKLER SYSTEM FLOW SWITCH FURNISHED AND INSTALLED BY SPRINKLER CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR
TS	FIRE ALARM SYSTEM MONITOR OF TAMPER SWITCH - SPRINKLER SYSTEM TAMPER SWITCH FURNISHED AND INSTALLED BY SPRINKLER CONTRACTOR, WIRED BY ELECTRICAL CONTRACTOR

LEGEND - LIGHTING DEVICES	
<b>SYMBOLS</b>	<b>ACTIVITY TESTING COSTS FOR THE DESCRIPTION</b>
<b>PERCENT OF</b>	
\$	SWITCHES AS SUPPLIED SINGLE POLE AT 44" CL AFF, UON
\$	LOW VOLTAGE CONTROL STATION - WALL MOUNTED AT 44" CL AFF, UON
V	LIGHTING CONTROL VACUANCY SENSOR - WALL MOUNTED AT 44" CL AFF, UON THE TECHNOLOGY ROOMS.
V	OTHER VACUANCY SENSOR - CEILING MOUNTED
P	LIGHTING CONTROL PHOTOCCELL - CEILING MOUNTED 10%.





## SWITCH AND DIMMER TYPE SCHEDULE

LABEL	DESCRIPTION
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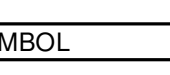
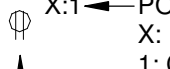
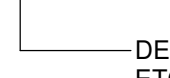
VACANCY SENSOR TYPE SCHEDULE	
LABEL ROOMS PS THE E PR.	DESCRIPTION DUAL TECHNOLOGY, STAND ALONE DUAL TECHNOLOGY, LOW VOLTAGE LIGHTING CONTROL SYSTEM PASSIVE INFRARED, SINGLE LEVEL SWITCHING, TWO LEVEL DETECTION, MOUNTED AT 44" AFF, UON PASSIVE INFRARED, DIMMING, TWO LEVEL DETECTION, MOUNTED AT 44" AFF, UON



LOW VOLTAGE CONTROL STATION TYPE SCHEDULE	
LABEL	DESCRIPTION
L	LOW VOLTAGE CONTROL STATION, ON/OFF, 1 ZONE
LCT	LOW VOLTAGE CONTROL STATION, TOUCHSCREEN
LD	LOW VOLTAGE CONTROL STATION, ON/OFF, RAISE/LOWER, 1 ZONE

ONE LINE DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	BRANCH PANELBOARD
	GROUND
XXXN	FEEDER DESIGNATION, REFER TO FEEDER SCHEDULE ON DRAWINGS
	MOLDED CASE CIRCUIT BREAKER (NON-ADJUSTABLE)
	MOLDED CASE CIRCUIT BREAKER WITH ADJUSTABLE TRIP PLUG
	FUSED SWITCH AND FUSE SIZE
	NON-FUSED DISCONNECT SWITCH
	CIRCUIT BREAKER IN AN ENCLOSURE
	FUSED DISCONNECT SWITCH IN AN ENCLOSURE
	UNFUSED DISCONNECT SWITCH IN AN ENCLOSURE
	COMBINATION MAGNETIC MOTOR STARTER/FUSED DISCONNECT SWITCH IN AN ENCLOSURE
	MAGNETIC MOTOR STARTER IN AN ENCLOSURE
	SURGE PROTECTION DEVICE
	VARIABLE FREQUENCY DRIVE - FURNISHED BY OTHERS
	ELECTRONIC METER <ul style="list-style-type: none"> <li>• NET - NETWORKED SYSTEM</li> <li>• GAT - GATEWAY</li> <li>• MCT - MULTI-CIRCUIT</li> <li>• SA - STAND ALONE</li> <li>• TNT - TENANT</li> <li>• PC - PC/DEVICE SOFTWARE</li> </ul>
	ELECTRONIC METER CABINET
	UTILITY METER
	AVAILABLE SYMMETRICAL FAULT CURRENT
	TRANSFORMER (SECONDARY 600 VOLTS OR LESS)

CONDUIT SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	CONDUIT STUB
	CONDUIT TURNED DOWN
	CONDUIT TURNED UP
	CONDUIT INSTALLED BELOW GRADE OR BELOW FINISHED FLOOR
E-1-● / E-1-➤ ELECTRICAL CONNECTION TO EQUIPMENT ITEM 'E-1' (LETTER DESIGNATION AS APPLICABLE) - SEE CORRESPONDING EQUIPMENT CONNECTION SCHEDULE	

GENERAL ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
A	AMPERES
ADA	AMERICANS WITH DISABILITIES ACT
AF	AMP FUSED
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
AFB	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AS	AMP SWITCH
ATS	AUTOMATIC TRANSFER SWITCH
BAS	BUILDING AUTOMATION SYSTEM
BFB	BELOW FINISHED FLOOR
BFG	BELOW FINISHED GRADE
C/B	CIRCUIT BREAKER
CCT	CORRELATED COLOR TEMPERATURE
CL	CENTER LINE
CM	CONSTRUCTION MANAGER
EC	ELECTRICAL CONTRACTOR
EMT	ELECTRICAL METALLIC TUBING
EPO	EMERGENCY POWER OFF
ETR	EXISTING ELECTRICAL DEVICE TO REMAIN
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER - PERSON PROTECTION
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
KWC	KILOWATTS CONNECTED
KWD	KILOWATTS DEMAND
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUGS ONLY
MTS	MANUAL TRANSFER SWITCH
NEC	NATIONAL ELECTRICAL CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
OBG	OHIO BUILDING CODE
OFE	OWNER FURNISHED EQUIPMENT
PC	PLUMBING CONTRACTOR
ø	PHASE
TB	TELECOMMUNICATIONS BACKBOARD
TC	TECHNOLOGY CONTRACTOR
TCC	TEMPERATURE CONTROL CONTRACTOR
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
TMGB	TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
TPP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLTS
W	WIRE
WP	WEATHERPROOF

POWER CIRCUITING GUIDE	
SYMBOL	DESCRIPTION
	<p>POWER CIRCUITING DESIGNATION  X: PANEL NAME  1: CIRCUIT NUMBER</p>
	<p>DEVICE, JUNCTION BOX, FLOOR BOX,  ETC.</p>
	<p>EQUIPMENT ABBREVIATION, REFER TO  EQUIPMENT ABBREVIATION SCHEDULE  FOR ADDITIONAL INFORMATION</p>

LIGHTING CIRCUITING GUIDE	
SYMBOL	DESCRIPTION
	<p>X-1 ← LIGHTING CIRCUITING DESIGNATION  X: PANEL NAME  1: CIRCUIT NUMBER</p>
	<p>a.b: LIGHTING CONTROL ZONE - STAND ALONE LIGHTING CONTROL  z# : ZONE CONTROL LIGHTING CONTROL - LOW VOLTAGE LIGHTING CONTROL SYSTEM  # : INDIVIDUAL ZONE CONTROL  x: LOCAL ROOM ZONE CONTROL  r# : RELAY CONTROL - LOW VOLTAGE LIGHTING CONTROL SYSTEM  # : INDIVIDUAL RELAY NUMBER</p>
	<p>← LIGHTING DESIGNATION REFER TO LUMINAIRE SCHEDULE</p>
SYMBOL	DESCRIPTION
	<p>LUMINAIRE DESIGNATED AS NIGHT LIGHT WITH NO LIGHTING CONTROL FOR EGRESS WITH INTEGRAL EMERGENCY BATTERY - AT CEILING, RECESSED OR SURFACE MOUNTED</p>

EQUIPMENT ABBREVIATION SCHEDULE					
ABBREVIATION	EQUIPMENT DESCRIPTION	VOLTAGE	APPARENT LOAD	MOUNTING HEIGHT	NOTES
CC	CHARGING CART	120 V	1.8 kW		PROVIDE ENGRAVED NAMEPLATE "CHARGING CART" AT EACH RECEPTACLE LOCATION.
CPY	COPIER	120 V	1.5 kW		
EWC	ELECTRIC WATER COOLER	120 V	0.4 kW		[PROVIDE 20" GFCI BREAKER AT THE PANEL. PROVIDE ENGRAVED RECEPTACLE COVERPLATE "GFCI BREAKER PROTECTED, PANEL XX #XX"]
HD	HAND DRYER	120 V	1.0 kW		
MON	MONITOR	120 V	0.4 kW	72"	MOUNTED NEXT TO VIDEO OUTLET.
MSH1	LUTRON MOTORIZED SHADE	120 V	0.1 kW		LUTRON SHADE FURNISHED AND INSTALLED BY GC. EC SHALL PROVIDE ALL POWER SUPPLIES, CONTROL SWITCHES AND WIRING. REFER TO TYPICAL LUTRON WIRING DIAGRAMS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
MW	MICROWAVE	120 V	1.6 kW	60"	VERIFY FINAL HEIGHT WITH ARCHITECTURAL ELEVATIONS. [PROVIDE 20" GFCI BREAKER AT THE PANEL. PROVIDE ENGRAVED RECEPTACLE COVERPLATE "GFCI BREAKER PROTECTED, PANEL XX #XX"]
RF	REFRIGERATOR	120 V	1.0 kW	44"	[PROVIDE 20" GFCI BREAKER AT THE PANEL. PROVIDE ENGRAVED RECEPTACLE COVERPLATE "GFCI BREAKER PROTECTED, PANEL XX #XX"]
SR	SOUND REINFORCEMENT	120 V	0.4 kW		MOUNT WITHIN CABINET FOR CLASSROOM SOUND REINFORCEMENT EQUIPMENT ADJACENT TO AUDIO/VIDEO DEVICE. VERIFY MOUNTING HEIGHT WITH ARCHITECT AND TO PRIOR TO ROUGH-IN.
TCPD	TEMPERATURE CONTROL PANEL	120 V	0.6 kW		COORDINATE LOCATION WITH TCC.
TR	TRAP PRIMER	120 V	0.6 kW		COORDINATE INSTALLATION WITH PC.
TR1	TECHNOLOGY RACK	208 V	1.6 kW		PERFORM NEMA 1B-30R RECEPTACLE AND 2#10, 1#10 GND, 3/4". MOUNTED ON OUTSIDE RAIL OF TECHNOLOGY RACK. VERIFY FINAL MOUNTING LOCATION WITH TC.
TV	TELEVISION	120 V	0.4 kW	72"	MOUNTED NEXT TO VIDEO OUTLET.

**CBLH**  
DESIGN

Architecture  
Planning  
Interior Design

7850 Freeway Circle  
440.243.2000

Cleveland, Ohio 44130  
[www.cblhdesign.com](http://www.cblhdesign.com)

SEAL:

**PROGRESS  
PRINT NOT FOR  
CONSTRUCTION**

DESIGN ARCHITECT:

# Perkins&Will

PROJECT:

Rockport Branch -  
Cleveland Public  
Library

14000 Puritas Avenue  
Cleveland, OH 44135

ISSUED FOR: DESIGN DEVELOPMENT

PROJECT ISSUANCE DATE: 10/29/21  
CLIENT PROJECT NUMBER: 19600

KEY PLAN:



**Karpinski**  
ENGINEERING

3135 Euclid Ave.  
Cleveland, OH 44115  
216-391-3700  
karpinskieng.com

REVISIONS:

[illegible]

PROJECT NUMBER: 19600

DRAWING TITLE:

# ELECTRICAL SYMBOL LEGEND AND GENERAL

DRAWN BY: \_\_\_\_\_  
 Designer

CHECKED BY: \_\_\_\_\_  
 Checker

DRAWING NUMBER



DESIGN ARCHITECT:

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[illegible]

PROJECT NUMBER: 19600

DRAWING TITLE:

## LUMINAIRE SCHEDULE

DRAWN BY:

Design  
CHECKED BY:  
Checker

DRAWING NUMBER










E0-2

### GENERAL LUMINAIRE NOTES

- A. FIRST MANUFACTURER'S NAME LISTED IN ACCEPTABLE MANUFACTURERS COLUMN IS BASIS OF THE DESIGN. ALTERNATE MANUFACTURERS LISTED SHALL HAVE SIMILAR LUMEN OUTPUT, DIMMING COMPATIBILITY, BEAM DISTRIBUTION, LED COLOR, ETC., AND IS THE RESPONSIBILITY OF THE EC TO SUBMIT EQUIVALENT PRODUCTS.
- B. ALTERNATES FOR LUMINAIRES WITHOUT EQUALS MUST BE PRE-APPROVED BY ENGINEER AND ARCHITECT PRIOR TO BID.

**LUMINAIRE SCHEDULE NOTES:**

1. WALL MOUNTING EXIT SIGNS SHALL BE ABOVE DOORS, CENTERED BETWEEN DOORS AND CEILING WHERE PRACTICAL, OR AT A SIMILAR HEIGHT IF NOT ABOVE DOORS. IF EMERGENCY EVACUATION ROUTES ARE NOT IDENTICAL AT SIMILAR HEIGHT, EXIT SIGNS SHALL BE VISIBLE FOR EGRESS IDENTIFICATION.
2. MOUNTED IN EITHER LAY-IN OR DRYWALL CEILING. COORDINATE WITH ARCHITECTURAL, REFLECTED CEILING PLANS AND PROVIDE PROPER MOUNTING ACCESSORIES.
3. CHAIN SUSPEND LUMINAIRES AT 8'-0" AFF UON. IF A DRY WALL CEILING OCCURS, SURFACE MOUNT LUMINAIRES. SURFACE MOUNT LUMINAIRES SHALL HAVE CLOSED TOP REFLECTORS.
4. COORDINATE EXIT LOCATIONS IN FIELD WITH FINAL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING LAYOUT.
5. SUSPENDED LUMINAIRES SHALL BE PROVIDED WITH INTERLOCK MOUNTING ACCESSORIES AS RECOMMENDED BY MANUFACTURER. EG SHALL PROVIDE INTER-VENTING MECHANISM TO ALLOW FOR REMOVAL OF EACH END ACCORD TO CONCEALED CIRCUIT WIRING. PROVIDE AIRCRAFT CABLE SUSPENSIONS IN BETWEEN AS RECOMMENDED BY MANUFACTURER. PROVIDE MATCHING CEILING CANOPIES AT PENDANTS AND CABLES. PROVIDE ALL MOUNTING ACCESSORIES, INCLUDING JUNCTION BOXES, UNISTRUT AND THREADED RODS, FOR SUPPORT ABOVE CEILINGS AS RECOMMENDED BY THE MANUFACTURER. SUM OF RATINGS FOR MOUNTING AND SUPPORTING HARDWARE SHALL EXCEED THE WEIGHT OF EACH LUMINAIRE. PROVIDE AIRCRAFT CABLE INSTALLATION METHODS WITH MANUFACTURER PRIOR TO BIDDING. COORDINATE EXIT PENDANT AND AIRCRAFT CABLE LENGTHS REQUIRED (BELOW AND ABOVE CEILING) WITH ARCHITECT'S FINAL LUMINAIRE ELEVATIONS. PROVIDE 1/8" SCALE SHALL INCLUDE, INCLUDING 1/8" SCALE INSTALLATION DRAWINGS INDICATING LUMINAIRE LAYOUTS.
6. VERIFY MOUNTING HEIGHT WITH ARCHITECT.
7. PROVIDE NUMBER OF HEADS AND TRACK LENGTHS AS INDICATED ON DRAWINGS.
8. VERIFY FINISH SELECTION WITH ARCHITECT.
9. MOUNTED IN NON-LAY-IN EXTERIOR CEILING - VERIFY CONSTRUCTION TYPE WITH ARCHITECT AND PROVIDE PROPER MOUNTING ACCESSORIES.
10. REFER TO BASE DETAILS ON DRAWINGS FOR ADDITIONAL INFORMATION.
11. MOUNT EXTERIOR LUMINAIRE OVER DOOR OR AT LOCATION AS DIRECTED BY ARCHITECT. MOUNTING HEIGHTS SHALL BE COORDINATED WITH ARCHITECTURAL, REFLECTED CEILING PLANS AND PROVIDE PROPER MOUNTING ACCESSORIES AS RECOMMENDED BY LUMINAIRE MANUFACTURER. ALL CONDUIT SHALL BE CONCEALED, WHERE NOT POSSIBLE, ROUTE WITHIN STRUCTURE AS DIRECTED IN ARCHITECT'S DRAWINGS. PROVIDE 1/8" SCALE SHALL INCLUDE, INCLUDING 1/8" SCALE DRAWINGS FOR ADDITIONAL MOUNTING REQUIREMENTS.

LUMINAIRE SCHEDULE - LED												
SYMBOL	TYPE	MOUNTING	LUMENS	CCT	CRI	DRIVER(S)		WATTAGE	VOLTAGE	LUMINAIRE DESCRIPTION	ACCEPTABLE MANUFACTURERS	NOTES
						0-10V	QTY					
	A1	PENDANT	1800	3500K			1	22 W	120 V	6" DIAMETER X 12-1/4" LONG CYLINDER PENDANT WITH EXTRUDED ALUMINUM CYLINDER BODY. SEMI-DIFFUSE CLEAR ALZAK ALUMINUM REFLECTOR WITH BLACK PAINTED CONE AND CYLINDER IN MATTE BLACK FINISH.	PRESCOTTE LCG6LEDOM18L35K8WFL45B CB  PORTFOLIO GOTHAM LIGHTOLIER	5
	A2	RECESSED	1500	3500K	80	0-10V			23 W	120 V	7-3/4" DIAMETER, 7" DEEP DOWNLIGHT WITH GALVANIZED STEEL HOUSING, DIFFUSED OPTICAL, GRADE ACRYLIC REFLECTOR WITH WHITE TRIM.	PRESCOTTE LBP6 LBP6-6BP15L35KWH  PORTFOLIO GOTHAM LIGHTOLIER
	A3	RECESSED	1500	3500K	80	0-10V	1	23 W	120 V	3" DIAMETER DOWNLIGHT WITH GALVANIZED STEEL HOUSING, DIFFUSED OPTICAL, GRADE ACRYLIC REFLECTOR WITH WHITE TRIM.		2
	B1	RECESSED	2000	3500K	85	0-10V		17 W	120 V	4-1/4"Wx4-7/16"Dx4" LONG LUMINAIRE DIE FORMED STEEL HOUSING, SOFT DIFFUSE ACRYLIC LENS, FLANGED TRIM AND MATTE WHITE FINISH.	LIGHT CONTROL MOD 4 4L-XX-D-4-4-SOF-C1-35K-D050-D01-1C-UNV-W1  NEO-RAY S124 AXIS LTG BEAM 4 PMC	2.9
	B3	SUSPENDED	2000	3500K	85	0-10V	1	17 W	120 V	4-7/16"Wx4-7/16"Dx4" LONG LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING, SOFT DIFFUSE ACRYLIC LENS, AND CARBON BLACK FINISH.	LIGHT CONTROL MOD 3 4L-P-D-4-4-SOF-C5-35K-D050-D01-1C-UNV-W1-FA1  NEO-RAY S124 AXIS LTG BEAM 4 PMC	5
	B4	SUSPENDED	2000	3500K	85	0-10V	1	17 W	120 V	4-7/16"Wx4-7/16"Dx4" LONG LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING, ASYMMETRIC DIFFUSE ACRYLIC LENS, AND CARBON BLACK FINISH.	LIGHT CONTROL MOD 3 4L-P-D-4-4-ASYM-C5-35K-D050-D01-1C-UNV-W1-FA1  NEO-RAY S124 AXIS LTG BEAM 4 PMC	5
	B5	RECESSED	2000	3500K	85	0-10V		17 W	120 V	4-1/4"Wx4-7/16"Dx4" LONG LUMINAIRE DIE FORMED STEEL HOUSING, ASYMMETRIC DIFFUSE ACRYLIC LENS, FLANGED TRIM AND MATTE WHITE FINISH.	LIGHT CONTROL MOD 4 4L-XX-D-4-4-ASYM-C1-35K-D050-D01-1C-UNV-W1  NEO-RAY S124 AXIS LTG BEAM 4 PMC	2
	C1	SUSPENDED	-	-	-	-	-	1200 W	120 V	120" TRACK MADE FROM ALUMINUM EXTRUSION WITH COPPER BUS, QUICK CONNECT SYSTEM, AND BLACK FINISH AS SELECTED BY ARCHITECT.	WAC LIGHTING J TRACK JT48K JLE BK/ JI-PWR-BK	5.7
	C1H	TRACK	917	3500K	90	ELECTRONIC LOW VOLTAGE	1	14 W	120 V	2" DIAMETER X 4-1/2" TALL TRACK HEAD WITH ALUMINUM HOUSING, FLOOD (40 DEGREE) OPTICS, AND BLACK FINISH AS SELECTED Y ARCHITECT. AIM LUMINAIRE IN FIELD AT DIRECTION OF ARCHITECT.	WAC LIGHTING 14W EXTERMINATOR II J-11014F-835-BK	5.7
	C2H	TRACK	917	3500K	90	ELECTRONIC LOW VOLTAGE	1	14 W	120 V	2" DIAMETER X 4-1/2" TALL TRACK HEAD WITH ALUMINUM HOUSING, FLOOD (40 DEGREE) OPTICS, AND WHITE FINISH AS SELECTED BY ARCHITECT. AIM LUMINAIRE IN FIELD AT DIRECTION OF ARCHITECT.	WAC LIGHTING 14W EXTERMINATOR II WTK-1014F-835-WT	2.7
	ESW	SURFACE	N/A	N/A	N/A	N/A	N/A	2 W	UNIV	EMERGENCY LUMINAIRE WITH THERMOPLASTIC HOUSING, NICKEL, CALCIUM BATTERY, 30 MINUTES MINIMUM BATTERY CAPACITY, BATTERY CHARGER, TEST SWITCH, INDICATOR LIGHT AND (2) ADJUSTABLE LAMP HEADS.	HUBBELL COMPASS CU2	
	P1 SLB	SUSPENDED GROUND	2511	4000K	70	N/A	0-10V	60 W	120 V	8"W x 9-5/8" x 37-1/2" BASE WITH 8" x 4-1/2" x 8-7/8" HEAD, CAST LOW-COPPER ALUMINUM HOUSING, CLEAR TEMPERED GLASS, STAINLESS STEEL FASTENERS, FADE AND ABRASION RESISTANT POWDER COAT. BUG RATING B1 U0 G1	KIM LIGHTING SL-18L-4K-UV DBS	10
	SLP3	POLE	9513	4000K	70	0-10V		68 W	120 V	18.9"x11.7"x3.7" DEEP LUMINAIRE WITH ALUMINUM HOUSING, TYPE III DISTRIBUTION, SPILL LIGHT OPTICAL CONTROL, INTEGRAL PHOTOCELL, MOTION SENSOR WITH DIMMING AND AFTER HOURS DIMMING, AND BRONZE FINISH. BUG RATING OF B2 U0 G2. POLE SHALL BE 7" IN HEIGHT, 4" SQUARE STRAIGHT ALUMINUM WITH MATCHING FINISH.	HUBBELL AIRO MICRO STRIKE ASL1-160L-70-4K7-3 RARB0160L POLE HUBBELL 4" SQUARE SSA-A  MC-GRAW EDISON	10
	SLP4	POLE	9336	4000K	70	0-10V	1	68 W	120 V	18.9"x11.7"x3.7" DEEP LUMINAIRE WITH ALUMINUM HOUSING, TYPE IV FORWARD THROW DISTRIBUTION, BACK SPILL LIGHT OPTICAL CONTROL, INTEGRAL PHOTOCELL, MOTION SENSOR WITH DIMMING AND AFTER HOURS DIMMING, AND BRONZE FINISH. BUG RATING OF B2 U0 G2. POLE SHALL BE 17" IN HEIGHT, 4" SQUARE STRAIGHT ALUMINUM WITH MATCHING FINISH. BUG RATING OF B2 U0 G2.	HUBBELL AIRO MICRO STRIKE ASL1-HSS-90-B DB RARB0160L POLE HUBBELL 4" SQUARE SSA-A  MC-GRAW EDISON	10
	SLW1	SURFACE	1550	4000K	70	0-10V		14 W	120 V	13.1"x4.8"x9.6"x6.56" DEEP WALL LUMINAIRE WITH ALUMINUM HOUSING, TYPE IV DISTRIBUTION, DARK BRONZE FINISH AND EMERGENCY BATTERY PACK WITH HEATER. BUG RATING B0 U0 G1.	HUBBELL GEOPAK TRP1-12L-15-4K7-4-1-DBS-EH MCGRAW-EDISON IMPACT LITHONIA GARDCO	6.11
	WA	SURFACE/SUSPENDED	4100	3500	85	0-10V		48 W	120 V	7-5/8"Wx2-1/2"Dx4" LONG LUMINAIRE WITH STEEL HOUSING, FROSTED ACRYLIC LENS, AND BAKED WHITE ENAMEL FINISH.	METALUX WNLED LITHONIA LBL4 COLUMBIA LAW DAYBRITE LBX	3.4
	XC	CEILING	N/A	N/A	N/A	N/A	N/A	2 W	120 V	EXIT SIGN WITH 6" HIGH RED LETTERS, WHITE UNIVERSAL FACE, AND WHITE THERMOPLASTIC HOUSING WITH NICAD BATTERY. FACES, ARROWS AND MOUNTING AS INDICATED ON DRAWINGS.	HUBBELL COMPASS CER	1
	XW	WALL	N/A	N/A	N/A	N/A	N/A	2 W	120 V	EXIT SIGN WITH 6" HIGH RED LETTERS, WHITE UNIVERSAL FACE, AND WHITE THERMOPLASTIC HOUSING WITH NICAD BATTERY. FACES, ARROWS AND MOUNTING AS INDICATED ON DRAWINGS.	HUBBELL COMPASS CER	1



DESIGN ARCHITECT:

PROJECT:

ISSUED FOR: DESIGN DEVELOPMENT

KEY PLAN:

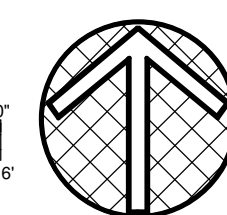


PROJECT NUMBER: 19600

DRAWING TITLE:

DRAWN BY:	DRAWING NUMBER:
-----------	-----------------

Designer	E1-01
CHECKED BY:	
Checker	





[illegible]

### GENERAL SITE LIGHTING NOTE

[illegible]

## COORDINATION OF UNDERGROUND WORK

ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT ROUTING AND ELEVATION OF UNDERGROUND DUCTBANKS AND CONDUITS WITH ALL OTHER TRADES ON SITE PRIOR TO EXCAVATION AND INSTALLATION. ALL TRENCHING, BACKFILL, PATCHING, ETC., SHALL BE BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL PRIMARY UTILITY CABLEING SHALL BE INSTALLED BY THE RESPECTIVE UTILITY COMPANIES.

### EXCAVATION AND BACKFILL

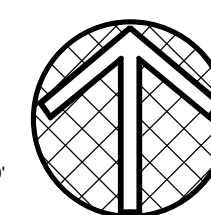
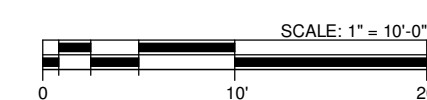
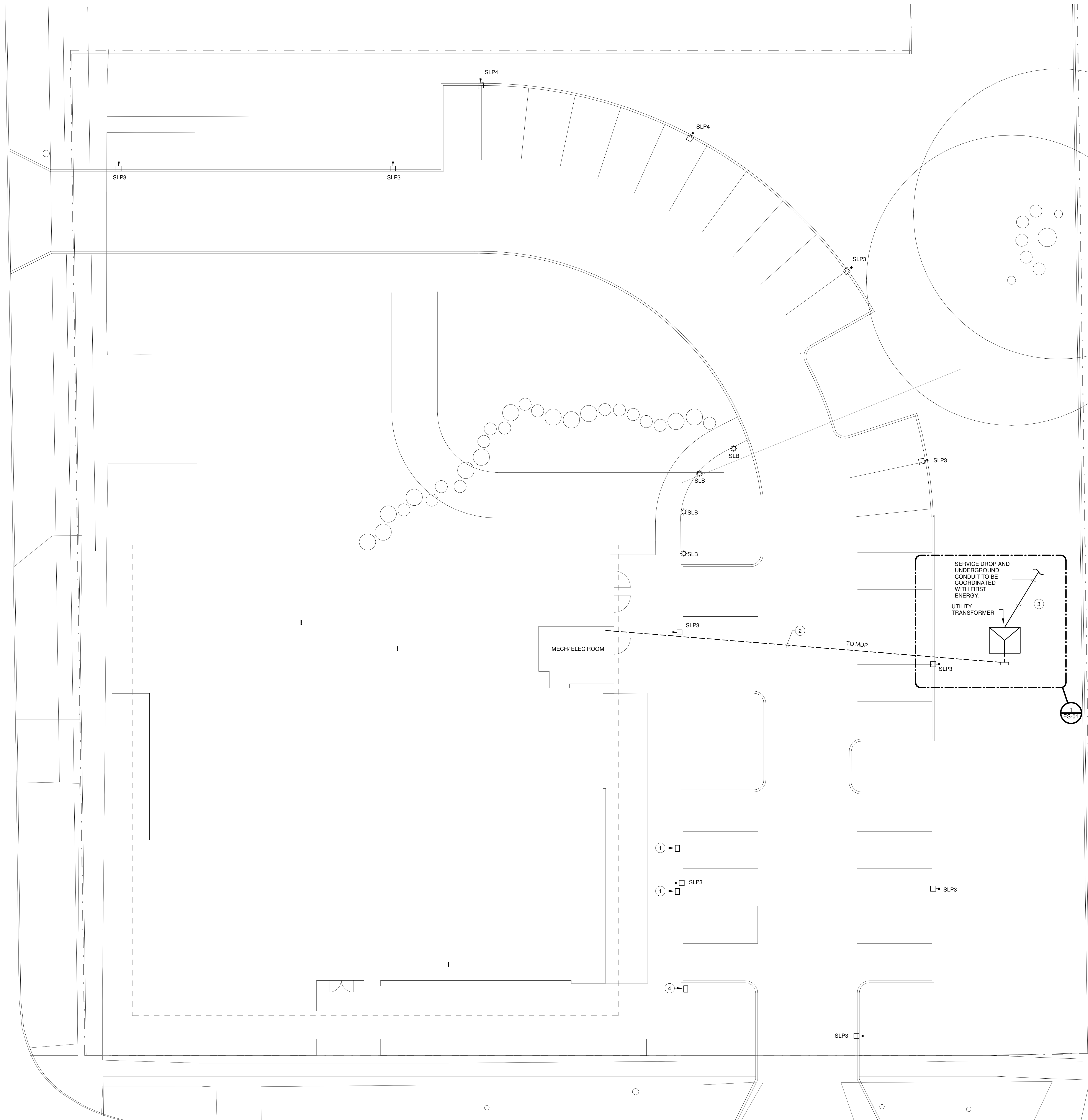
DO ALL EXCAVATION AND BACKFILLING NECESSARY FOR INSTALLATION OF WORK. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS WILL BE ENCOUNTERED (I.E., TELE- COMMUNICATIONS, SEWER, WATER, FUEL, ELECTRICAL LINES, ETC.), AND IF SUCH UNDERGROUND UTILITIES ARE LOCATED, WHEN THE EXCAVATION APPROACHES THE ESTIMATED LOCATION OF SUCH INSTALLATIONS, THE EXACT LOCATION SHALL BE DETERMINED. WHEN IT IS UNCOVERED, PROPER SUPPORTS SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. UTILITY COMPANIES SHALL BE CONTACTED AND ADVISED OF THE PROPOSED WORK PRIOR TO THE START OF ANY EXCAVATION. CONTACT THE OHIO UTILITIES PROTECTION SERVICE 48 HOURS PRIOR TO STARTING WORK. TELEPHONE AT 1-800-362-2764.

## UTILITY COMPANY CONTACTS

POWER COMPANY:	XXXXXX	
REPRESENTATIVE:	XXXXXX	PHONE: (XXX) XXX-XXXX
TELECOMMUNICATIONS SERVICE COMPANY:	XXXXXX	
REPRESENTATIVE:	XXXXXX	PHONE: (XXX) XXX-XXXX

### PLAN NOTES

- 1 HANDLE FOR FUTURE CAR CHARGING STATION. PROVIDE (2) 2" CONDUITS STUBBED UP INTO ELECTRICAL ROOM. PROVIDE QUANTITY #P#1118BA18 HANDLE WITH CEMENT GRAY #P#1118H#0017 COVER OR APPROVED EQUAL.
- 2 (4) 4" PVC CONDUITS (2 SPARE) WITH (2) SETS OF #4#50. DUC SECTION "B-B".
- 3 (4) 4" PVC CONDUITS WITH PULL STRING ENCASED IN CONCRETE. DUC SECTION "A-A".
- 4 HANDLE FOR FUTURE GORO PROJECTOR. PROVIDE (2) 1" CONDUITS STUBBED UP INTO ELECTRICAL ROOM. PROVIDE QUANTITY #P#1118BA18 HANDLE WITH CEMENT GRAY #P#1118H#0017 COVER OR APPROVED EQUAL.





Southwest Corner







**CBLH**  
DESIGN

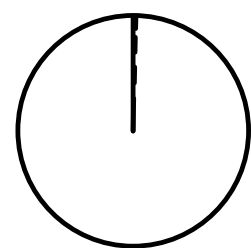
Architecture  
Planning  
Interior Design

# Perkins & Will

**Rockport Branch -  
Cleveland Public  
Library**  
14000 Puritas Avenue,  
Cleveland, OH 44135

**ISSUED FOR: DESIGN DEVELOPMENT**

NORTH ARROW:



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
CBLH DESIGN INC.

DRAWING TITLE:

## EXTERIOR ELEVATIONS

DRAWN BY: Designer	DRAWING NUMBER: <b>A20-1</b>
CHECKED BY: Checker	





May 6, 2022

**NW2022-009** – Proposed Demolition of a 2 ½-Story Mixed-Use Building:  
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

**Project Address: 4392 State Road**

Project Representative: Valencia White, City of Cleveland

**Committee Recommendation:** Approved as Presented



# CITY PLANNING COMMISSION

Old Brooklyn Design Review

For

4392 State Road





**Proposed Demolition of 4392 State Road**

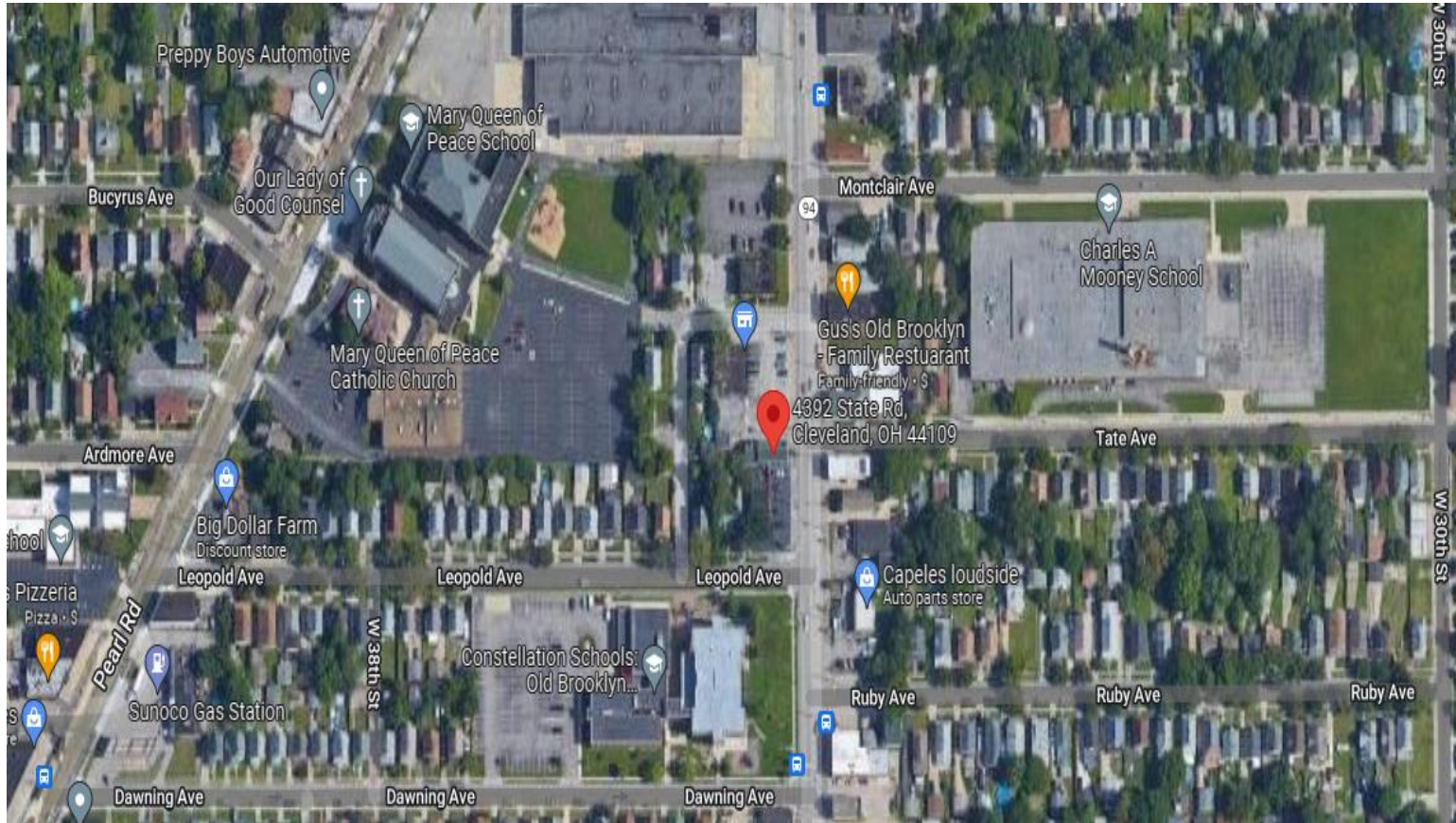


# 4392 State Road

- **Demolition:** We are seeking the approval of the complete demolition of the 2 story mixed-use structure with detached garage located at 4392 State Road.
- **Current Owner:** Katherine Brazalovics, a Trust
- **Vacant:** Over 2 years - This structure has been vacant since July 15, 2019.
- **Condemned:** Over a year— this structure has been condemned since July 23, 2019.
- **Complaints and Board-ups:** there has been at least 10 complaints and 7 boards-up.
- **Taxes:** \$19,071.86 including \$927.50 in grass cutting delinquencies and \$2,247.01 in board-up delinquencies.
- **Council Support:** Councilman Harsh supports this demolition.
- **Site Plan:** The remaining land will be cleared, graded, and seeded with grass.

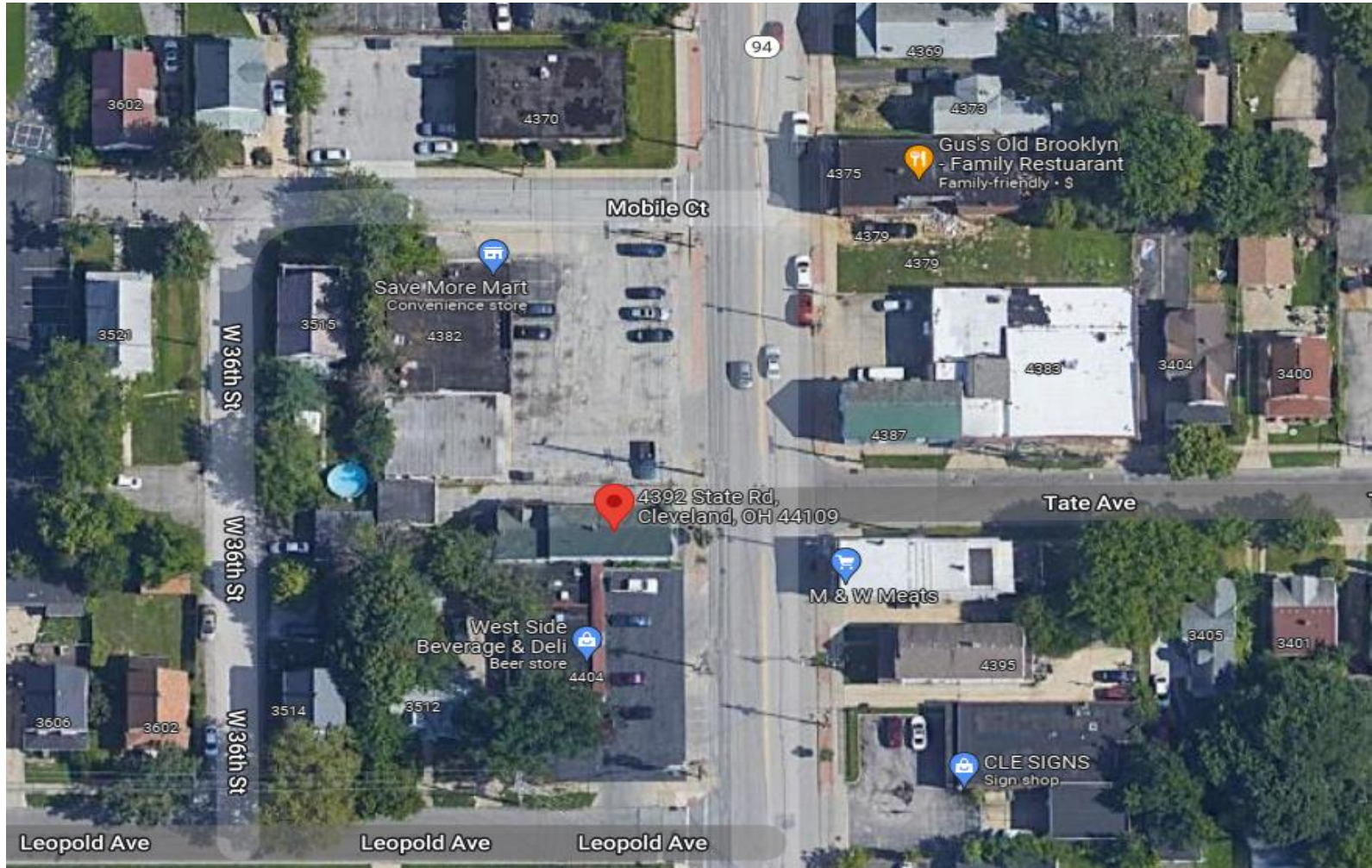


# Site Location





# Site Context





## Exterior Photos





## Exterior Photos





**Property to the North:** 4380 State Road (Owned by Snow & Chevy Property, LLC).



**Property to the South:** 4404 State Road (Owned by Deema Shahem)





**Properties Across the Street: 4381 State Road (Owned by Joseph A Gardner)**



**4395 and 4399 – 4403 State Road (Owned by William D. McCullough)**



## Interior Photos – Unit 1





## Interior Photos Unit 2





Interior Photos Unit 3





Interior Photos: Attic





## Interior Photos: Basement





# Site Plan



Parcel will be graded and seeded per City specifications



**NW2022-005** – MetroHealth Campus Transformation Update (Including Proposed Demolition of Buildings at 3517 West 25<sup>th</sup> Street and 3518 Scranton Road): Seeking Conceptual Design Approval

**Project Address: 2500 MetroHealth Drive**

Project Representatives: Walter Jones, MetroHealth

Greg Zucca, MetroHealth

**Committee Recommendation:** Approved with Conditions (Conceptual Design Approval):

1. include landscape plan with plant species and planting techniques
  2. submit a lighting plan
  3. detail furniture and fixtures including hardscape materials
  4. further detail the pedestrian paths and experiences
  5. detail the bus shelter location and treatments
- Recommend incorporation of historic markers for the prior building locations





May 6, 2022

**NW2022-005** – MetroHealth Campus Transformation Update (Including Proposed Demolition of Buildings at 3517 West 25<sup>th</sup> Street and 3518 Scranton Road): Seeking Conceptual Design Approval

**Project Address: 2500 MetroHealth Drive**

Project Representatives: Walter Jones, MetroHealth

Greg Zucca, MetroHealth

**Committee Recommendation:** Approved with Conditions (demolition of the Farnsworth house and Belorussian Church buildings):

1. Submit a salvage plan for both buildings
2. Document historical elements of each building
3. Proceed with a sustainable demolition



HGA



# CAMPUS TRANSFORMATION

March 2, 2022 for March 9, 2022 Review Meeting

City of Cleveland Near West Design Review Submission





# Project Summary

- MetroHealth Campus Transformation
- Institutional Site Demolition and Restoration
- District 2 Clark-Fulton
- Approx. 123,000 SF
- Demolition of existing parking lot
- Site Restoration for Temporary Park (Greenspace)



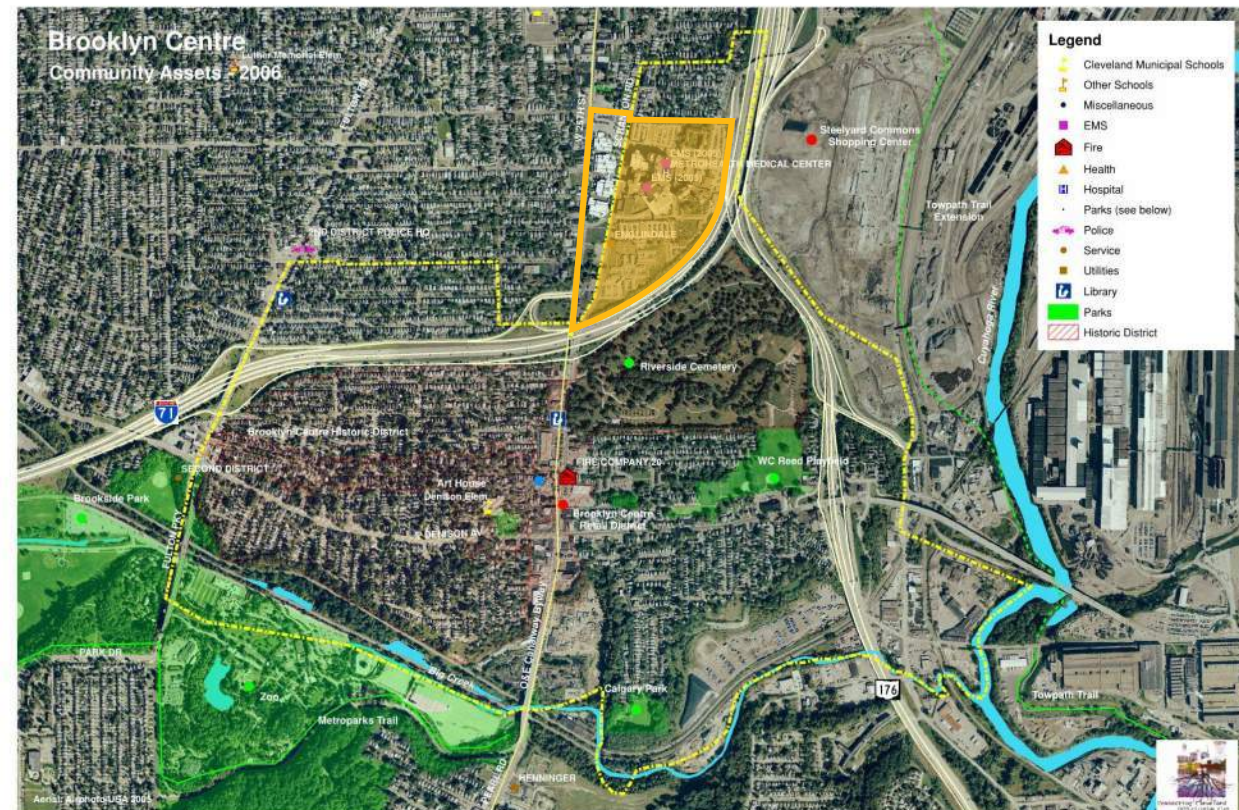
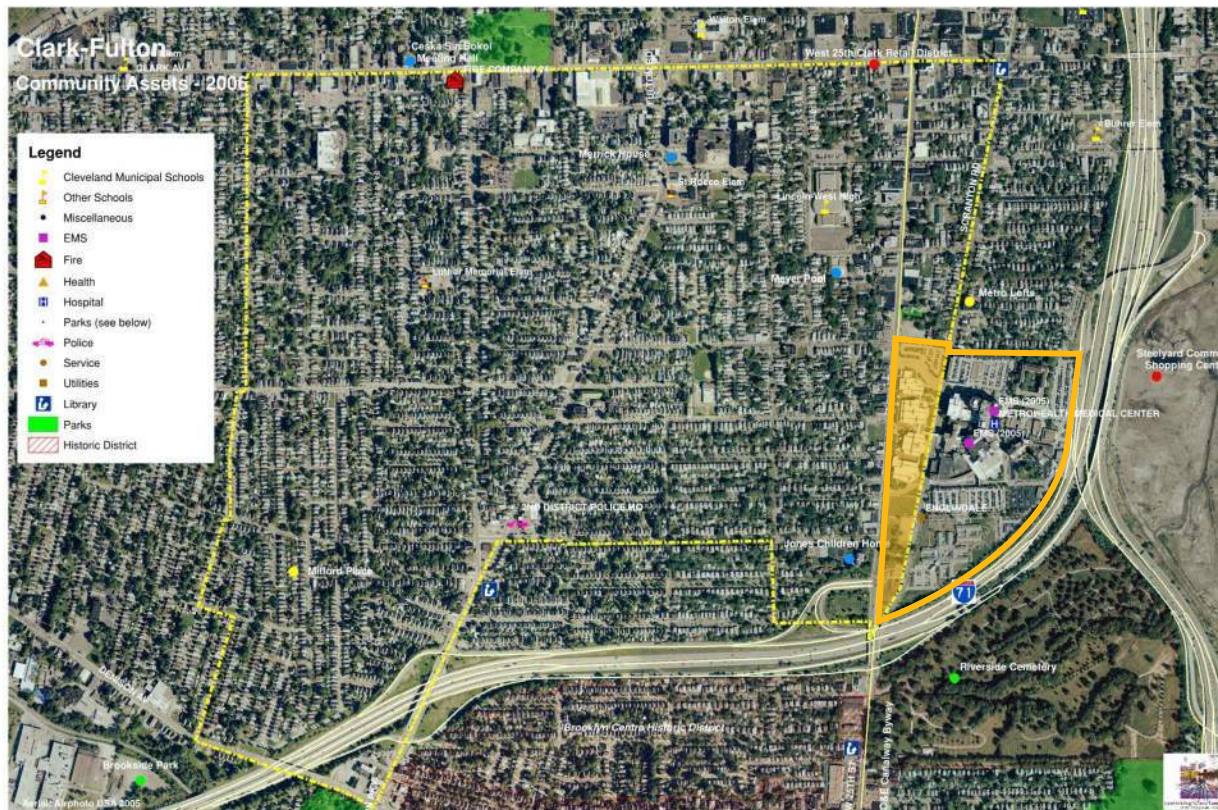
# Approvals

- Conceptual .....→ Parking Lot Demolition & Site Restoration Plan
- Schematic Design .....→ Parking Lot Demolition & Site Restoration Plan



# Site Location Map – District Level

## DISTRICT 2 CLARK-FULTON & BROOKLYN CENTRE

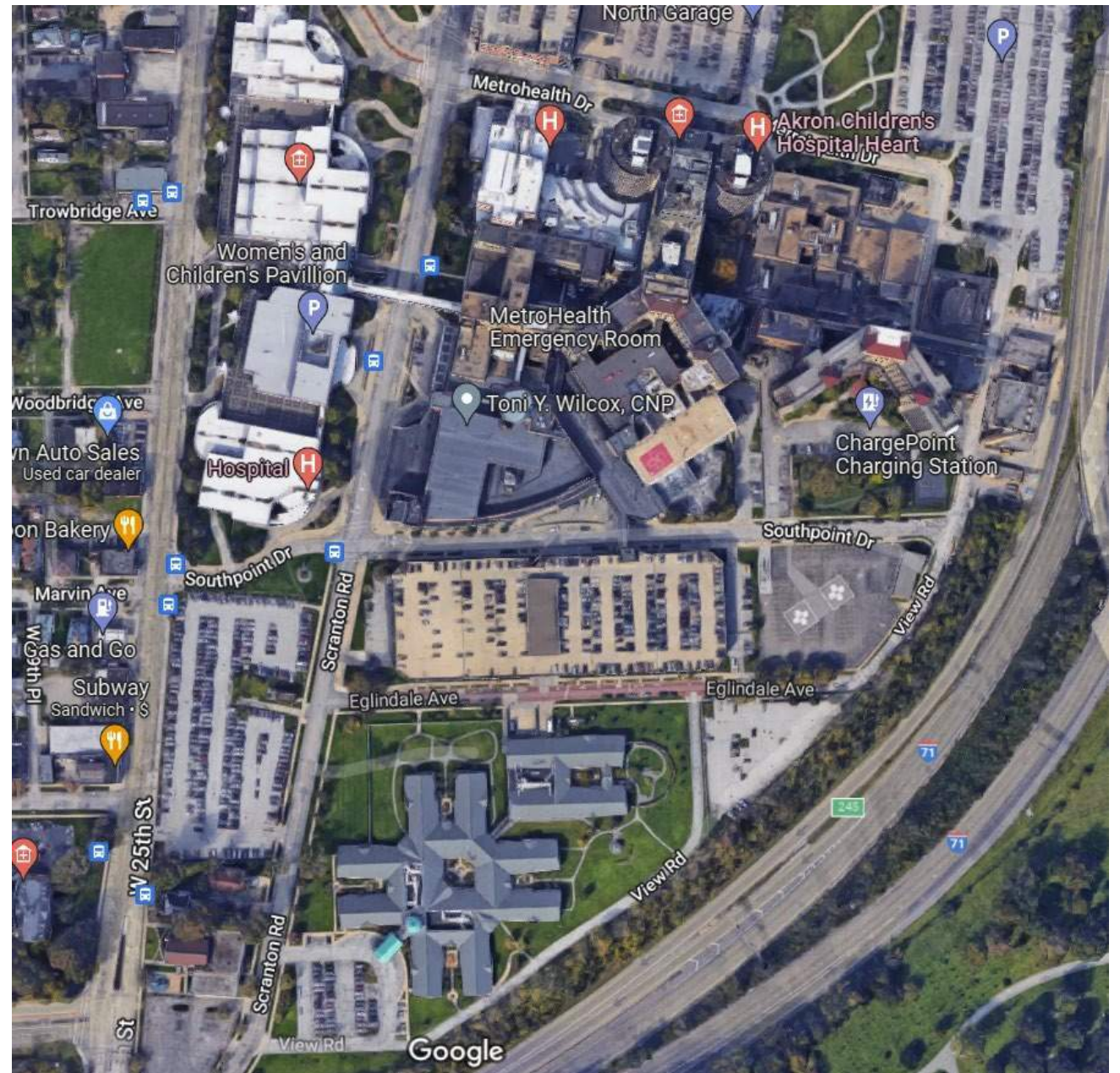


\*Scope only in Clark-Fulton



# Site Context Map

## METROHEALTH CAMPUS





# Existing Conditions

2022

Site of New Work





# Existing Conditions

2022







Civil Site Plan





## LEGEND

- A. LAWN
- B. DECIDUOUS TREE PLANTING, TYP.
- C. SIDEWALK (CONCRETE)
- D. EXISTING SIDEWALK TO REMAIN
- E. CRUSHED STONE SEATING AREA W/ TABLES AND CHAIRS
- F. PLANTING BED
- G. EVENT SPACE (TEMPORARY 60' x 150' TENT)
- H. BENCH WITH COMPANION SEATING, TYP.
- I. EXISTING TREE TO REMAIN, TYP.
- J. EXISTING UNDERGROUND STORMWATER DETENTION SYSTEM TO REMAIN
- K. EXISTING CPP SUBSTATION BUILDING AND ASSOCIATED UTILITIES TO REMAIN
- L. EXISTING BUILDING TO BE REMOVED, BY OTHERS
- M. PROPOSED BIKE RACKS (36 TOTAL SPACES)

NOTE: EXISTING SITE LIGHTING IS TO REMAIN

# Landscape Plan





GOMEZ BIKE RACK



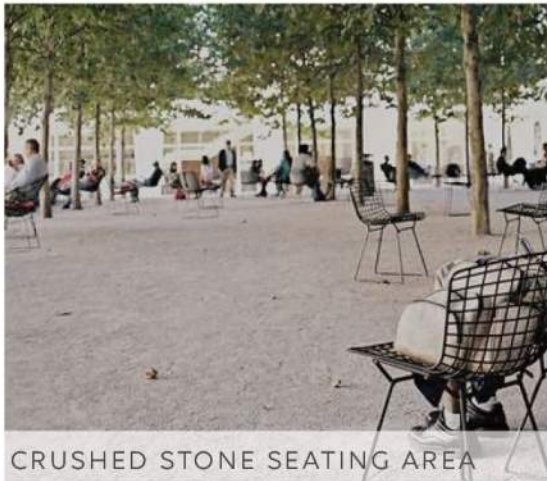
CAROUSEL TABLE



DUO BENCH



BOX BIN EXTRA SLIM RECEPTACLE



CRUSHED STONE SEATING AREA



CONCRETE SIDEWALKS



ORNAMENTAL GRASSES



DECIDUOUS SHADE TREES

# Planting & Material Concept



HGA

Thank You





MetroHealth APEX: Residence and Church Demolition

MetroHealth

3517 Scranton Road, Cleveland, OH 44114 (Residence)

3518 Scranton Road, Cleveland, OH 44114 (Church)

DESIGN-BUILDER

Turner Construction  
1422 Euclid Avenue  
Suite 200  
Cleveland, OH 44114  
Phone: (216) 522-1180

ARCHITECT

Perspectus Architecture  
1300 E 9th Street  
Suite 910  
Cleveland, OH 44114  
Phone: (216) 752-1800

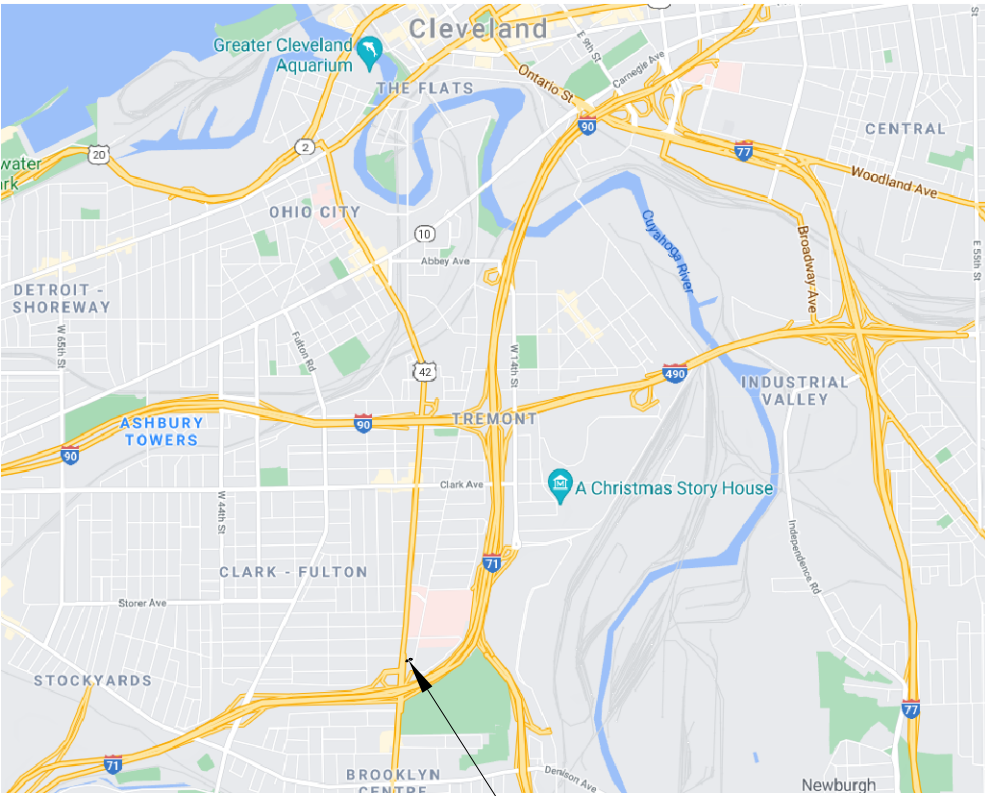
MEP ENGINEER

Obsorn Engineering  
1100 Superior Avenue  
Suite 300  
Cleveland, OH 44114  
Phone: (216) 861-2020

CIVIL ENGINEER

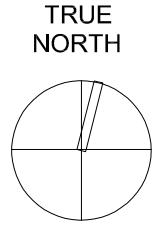
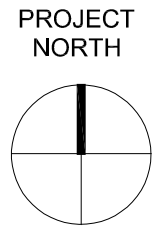
EMH&T, INC.  
5500 New Albany Road  
Columbus, OH 43054  
Phone: (614) 775-4500

SITE MAP



PROJECT LOCATION

LOCATION PLAN



Design Review

GENERAL

G-001 COVER SHEET  
G-002 ABBREVIATIONS, LEGENDS AND SYMBOLS

CIVIL

C-100 xxx

ARCHITECTURAL

AD-100 DEMOLITION SITE PLAN  
A-100 RESIDENCE FLOOR PLANS AND PHOTOS - FOR REFERENCE  
A-101 CHURCH FLOOR PLANS AND PHOTOS - FOR REFERENCE

MECHANICAL

MD-101 xxx

ELECTRICAL

ED-101 xxx

TECHNOLOGY

TD-201 xxx

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Description: THE RESIDENCE IS A THREE STORY WOOD FRAME BUILDING WITH BASEMENT, WITH AN APPROXIMATE 2,912 GROSS SQUARE FOOTAGE AND BUILDING HEIGHT OF 41'-0". ST. NICHOLAS ORTHODOX CHURCH IS A ONE STORY BRICK BUILDING WITH BASEMENT, WITH AN APPROXIMATE 2,326 GROSS SQUARE FOOTAGE AND BUILDING HEIGHT OF 62'-7".

THE DEMOLITION WORK WILL INCLUDE REMOVAL OF THE ENTIRE BUILDING INCLUDING BASEMENTS, FOUNDATIONS AND ALL CONCRETE AND ASPHALT PADS.





3518 SCRANTON ROAD\_CHURCH (EARTH ANGELS HOLISTIC HEALTH)

3517 SCRANTON ROAD\_RESIDENCE

2 METROHEALTH SYSTEM KEY PLAN  
AD-109 SCALE: N.T.S.



W. 25TH ST. AERIAL



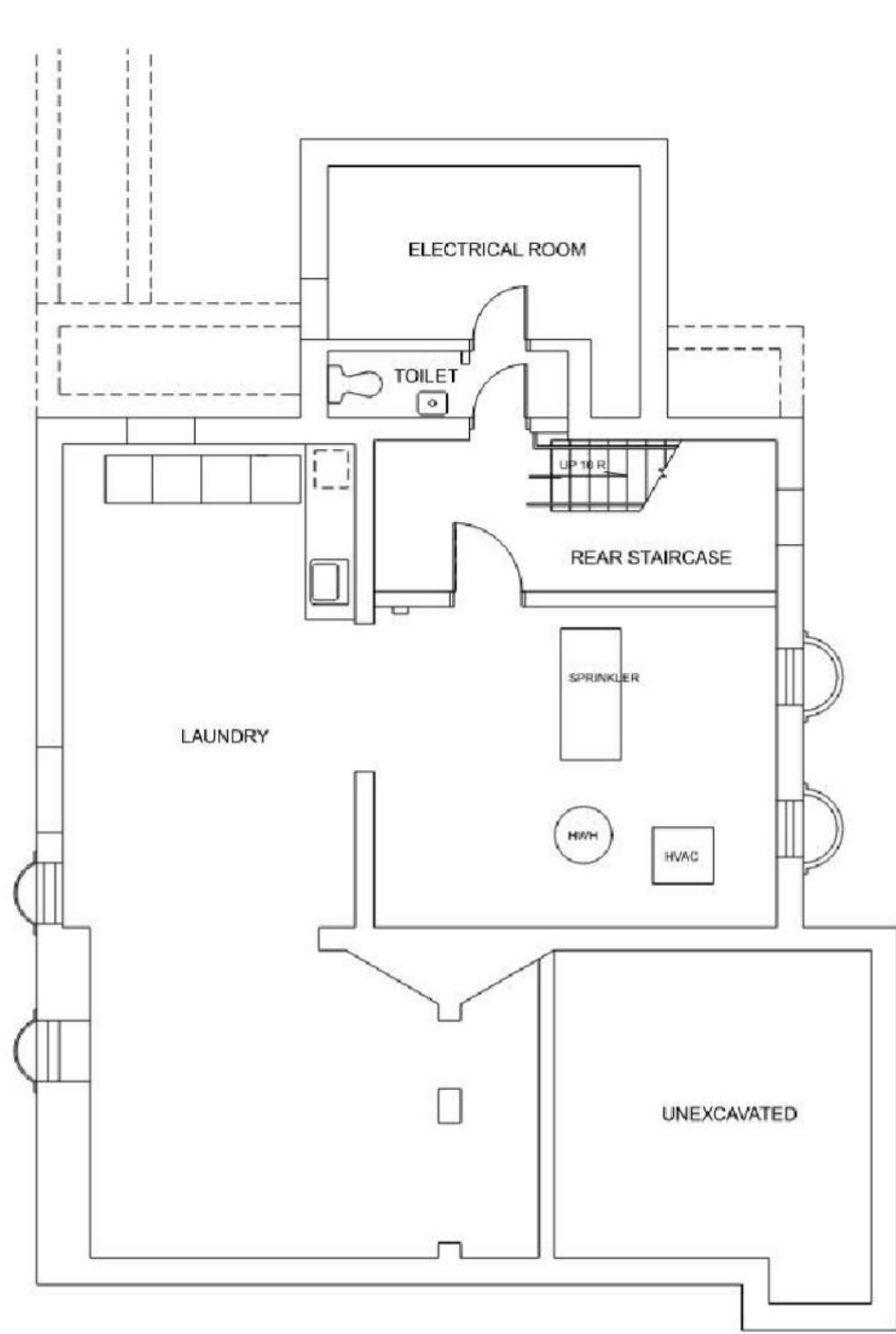
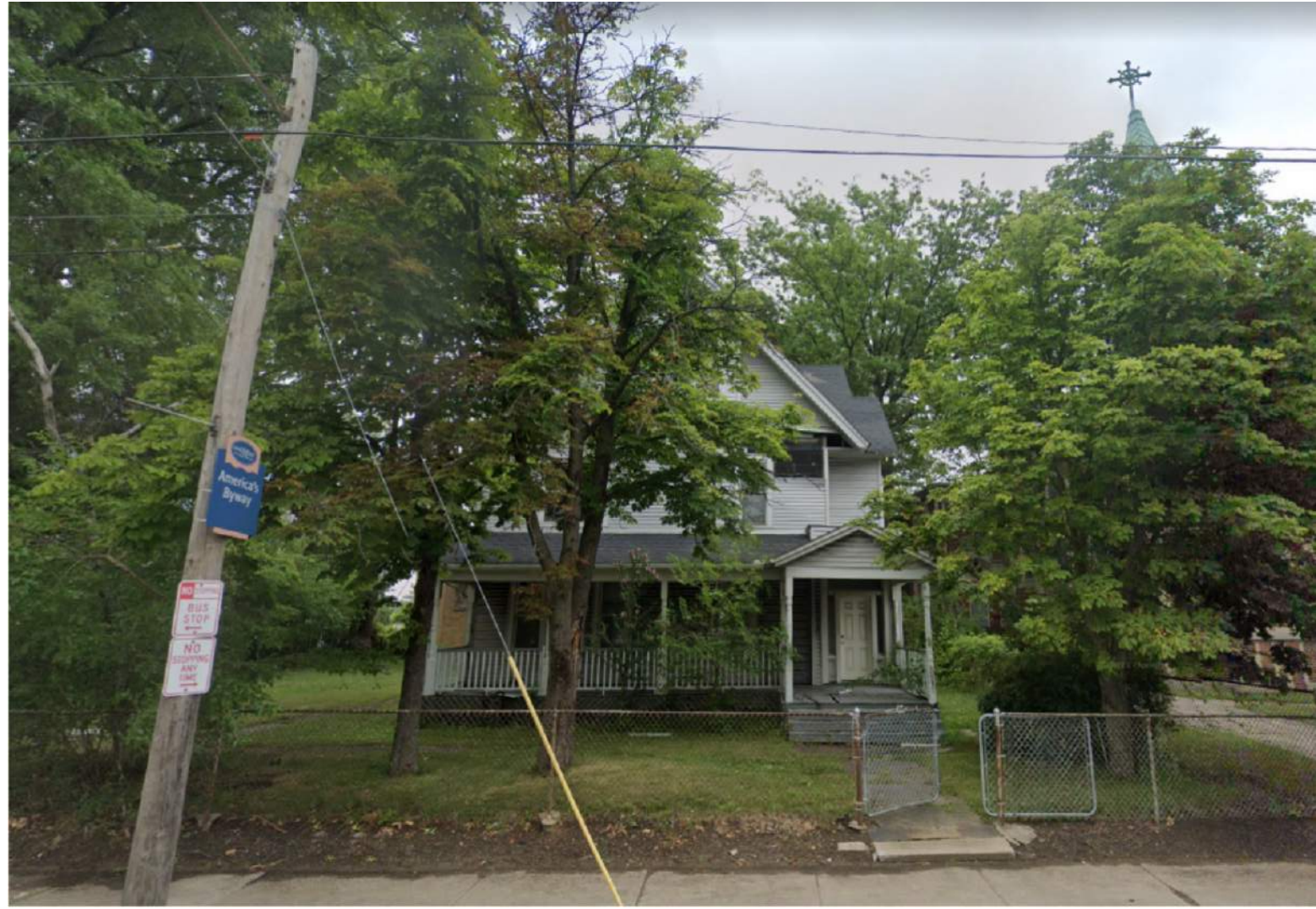
SCRANTON RD. AERIAL



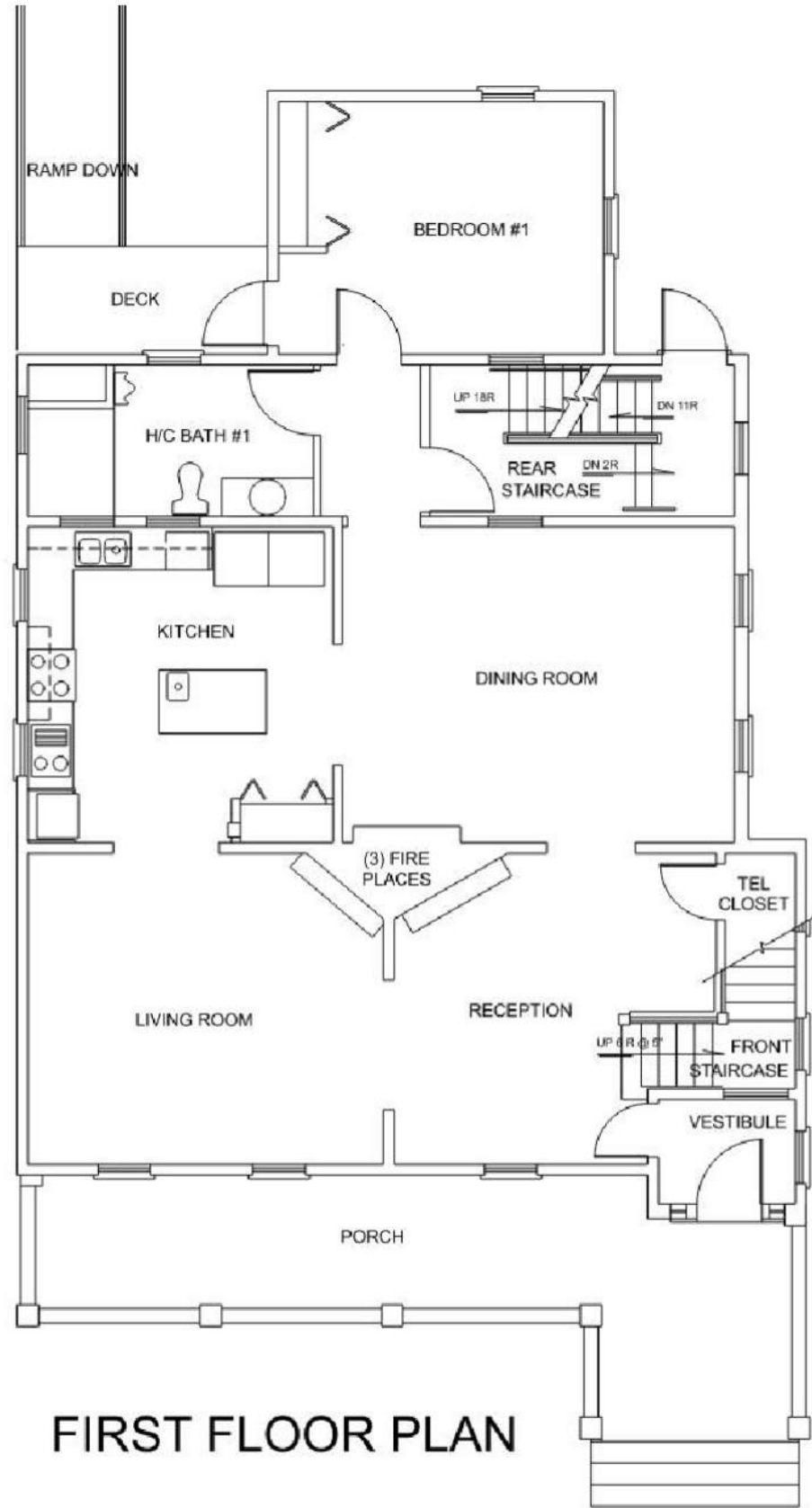
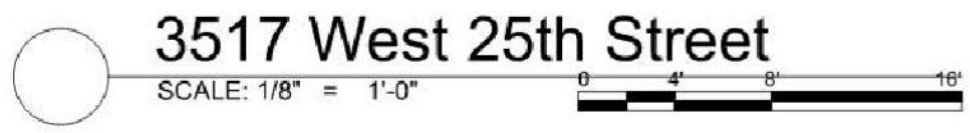
1 DEMOLITION SITE PLAN  
AD-109 SCALE: 1" = 10'-0"



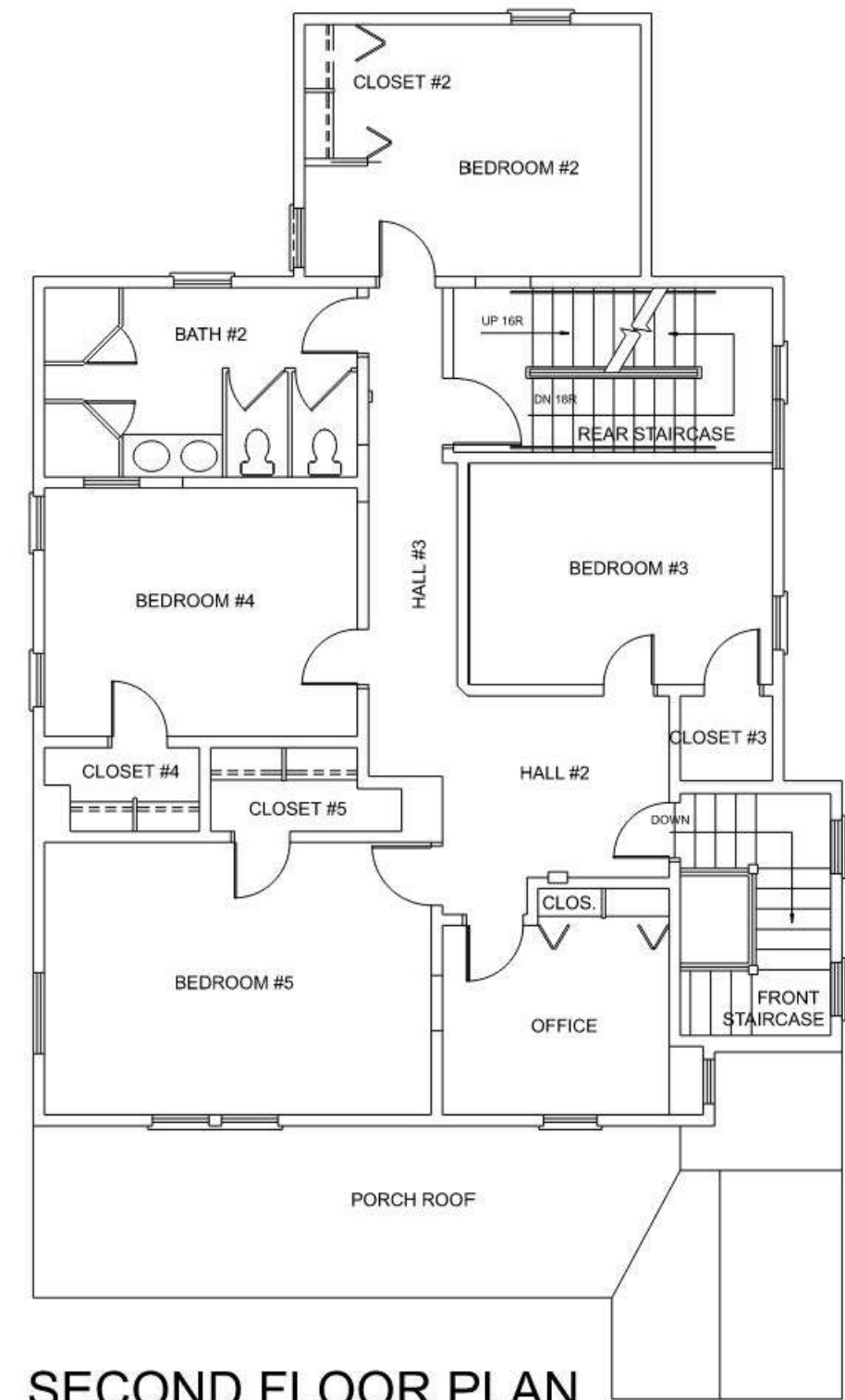




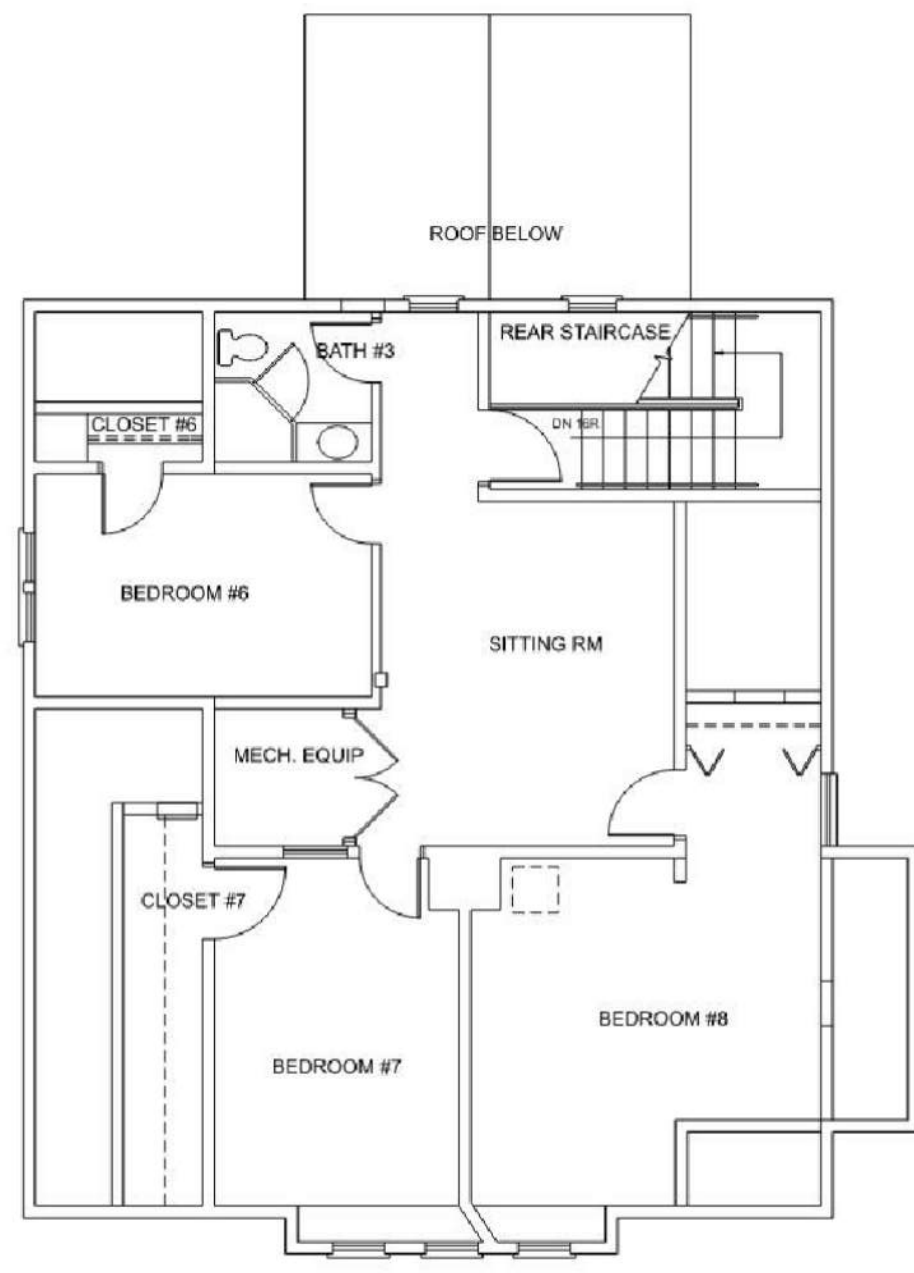
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



PRINT DATE  
11/25/2014



Photo 1: View of first floor bathroom.



Photo 3: View of first floor common area.



Photo 9: View of stairwell.



Photo 11: View of second floor bedroom.



Photo 13: View of second floor bathroom.



Photo 2: View of first floor common area.



Photo 4: View of first floor common area.



Photo 10: View of second floor hallway.

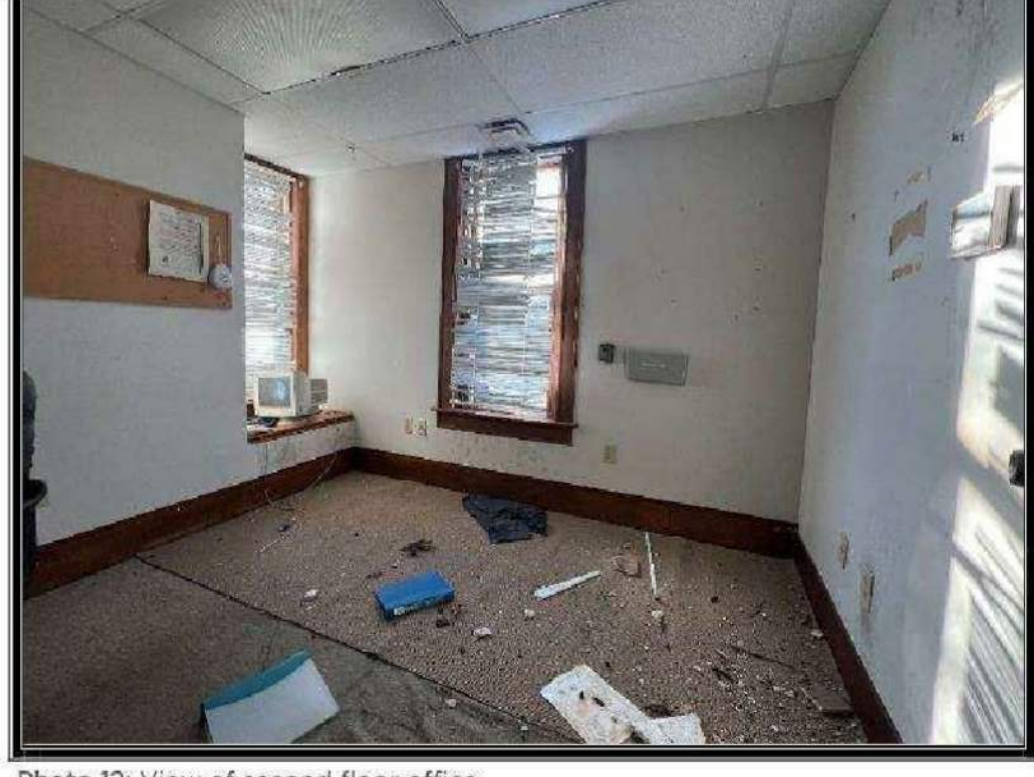


Photo 12: View of second floor office.



Photo 14: View of second floor bathroom.



Photo 19: View of third floor bedroom.



Photo 20: View of third floor bedroom.



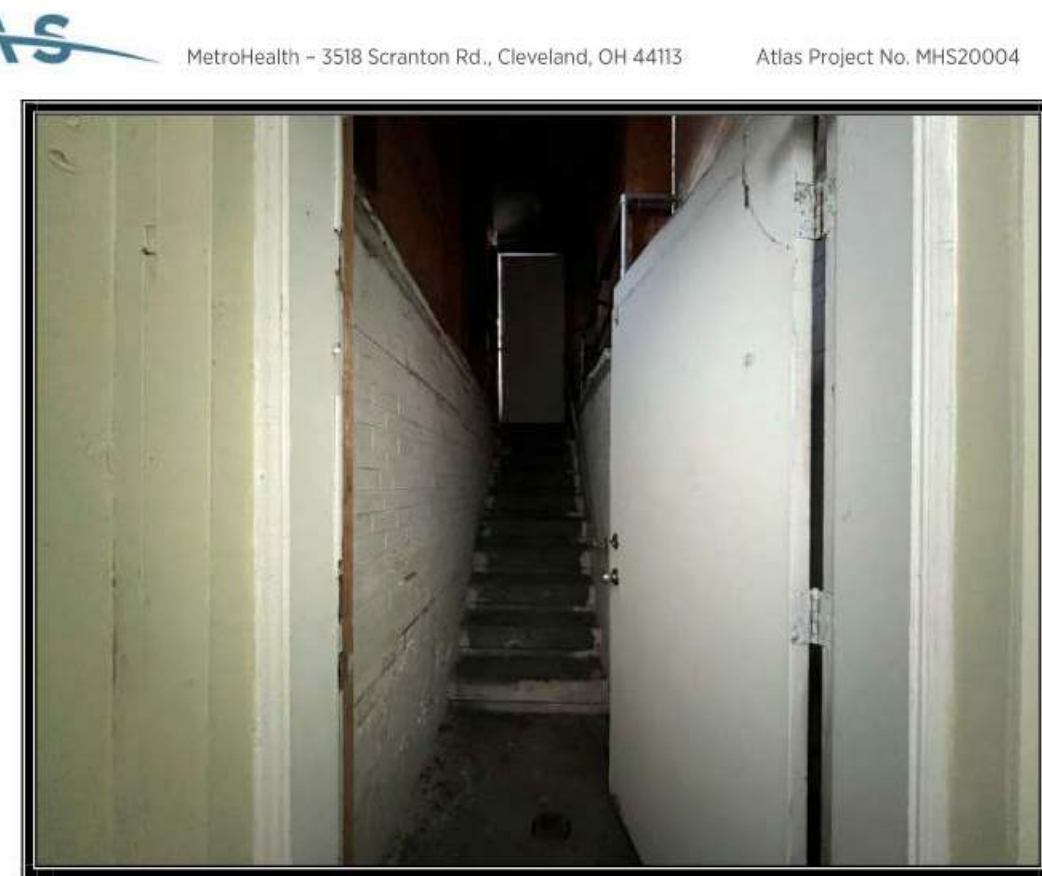
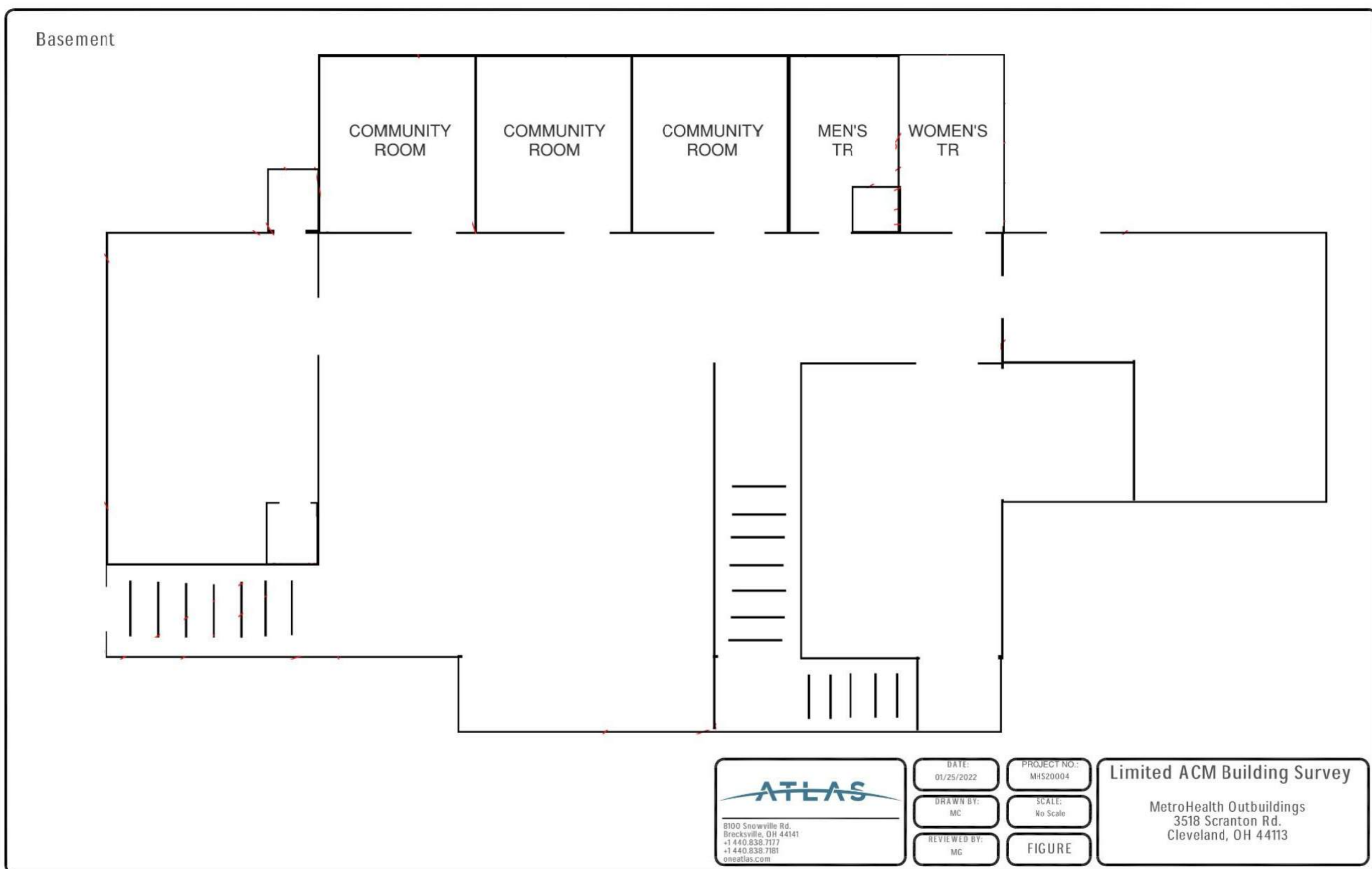
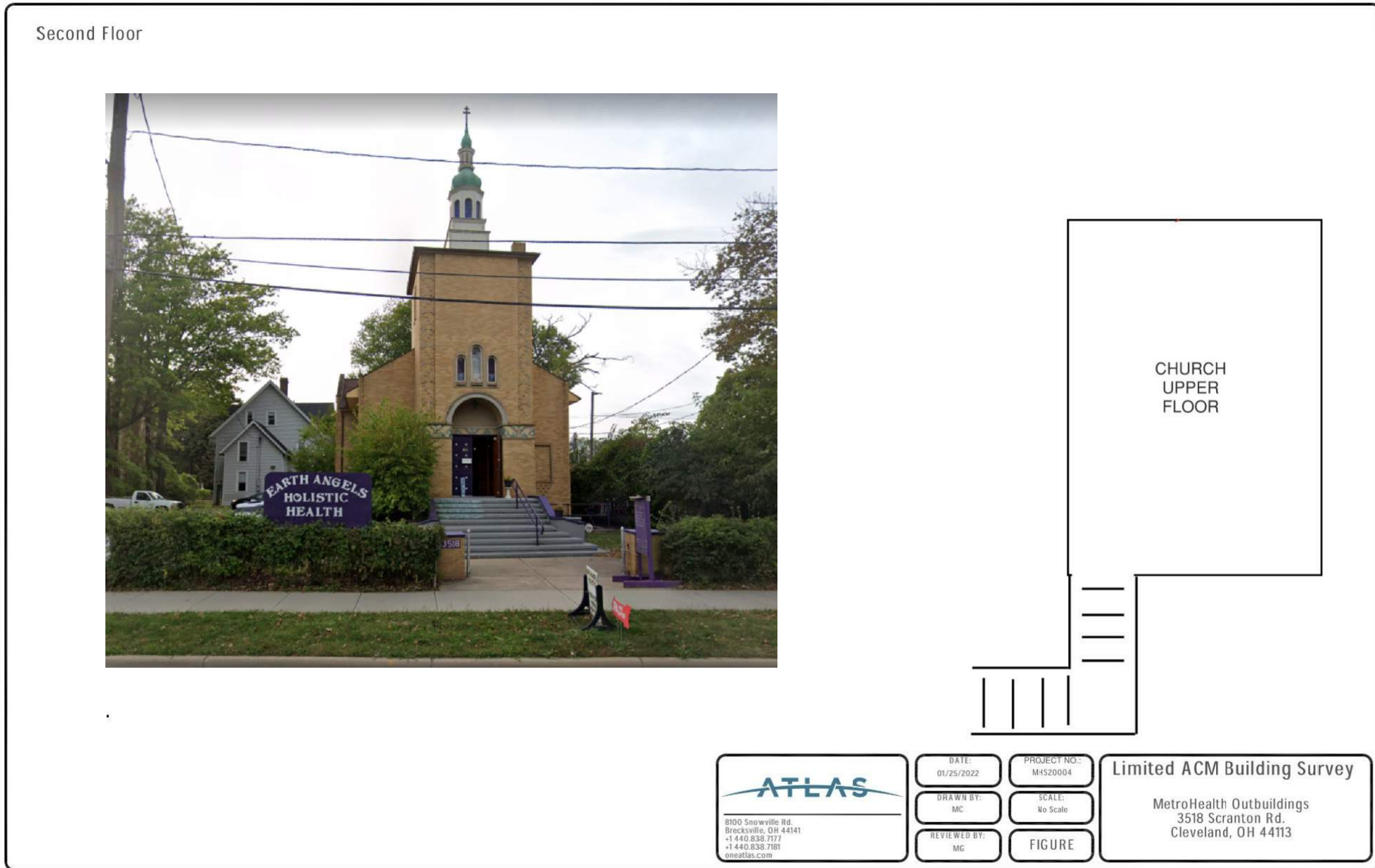


Photo 1: View of stairwell to parking lot.



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Photo 4: View of shower in Men's bathroom.



Photo 5: View of Women's bathroom.



Photo 6: View of basement back hallway.

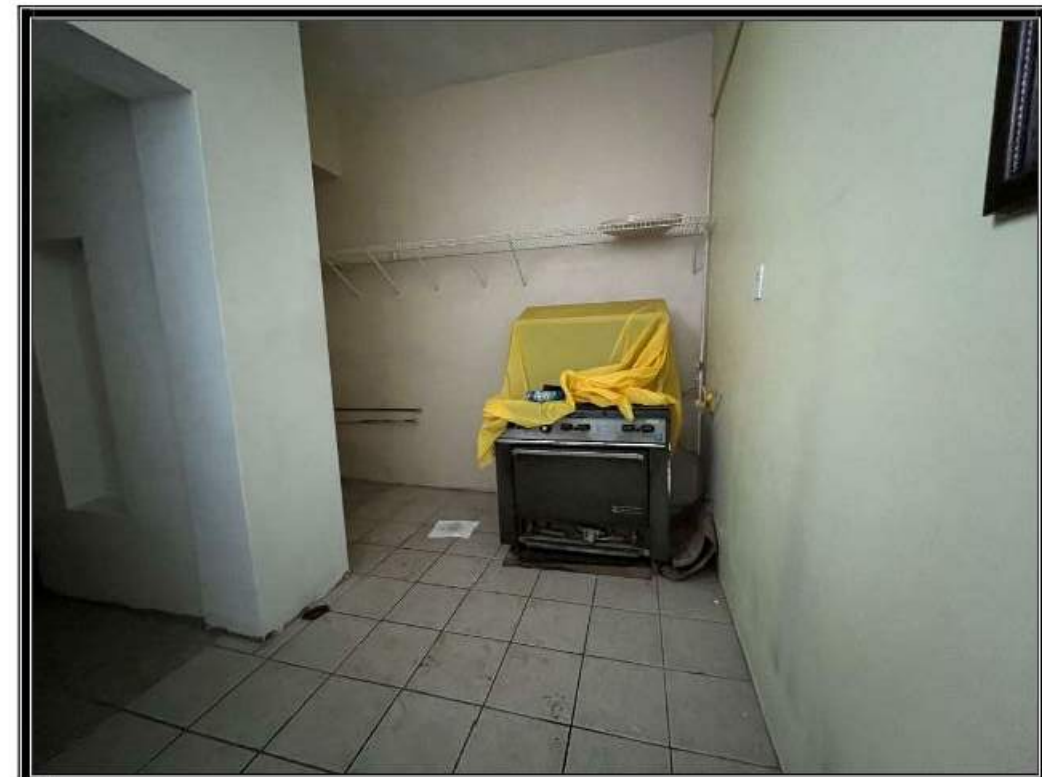


Photo 11: View of back room in basement.



Photo 12: View of back room in basement.

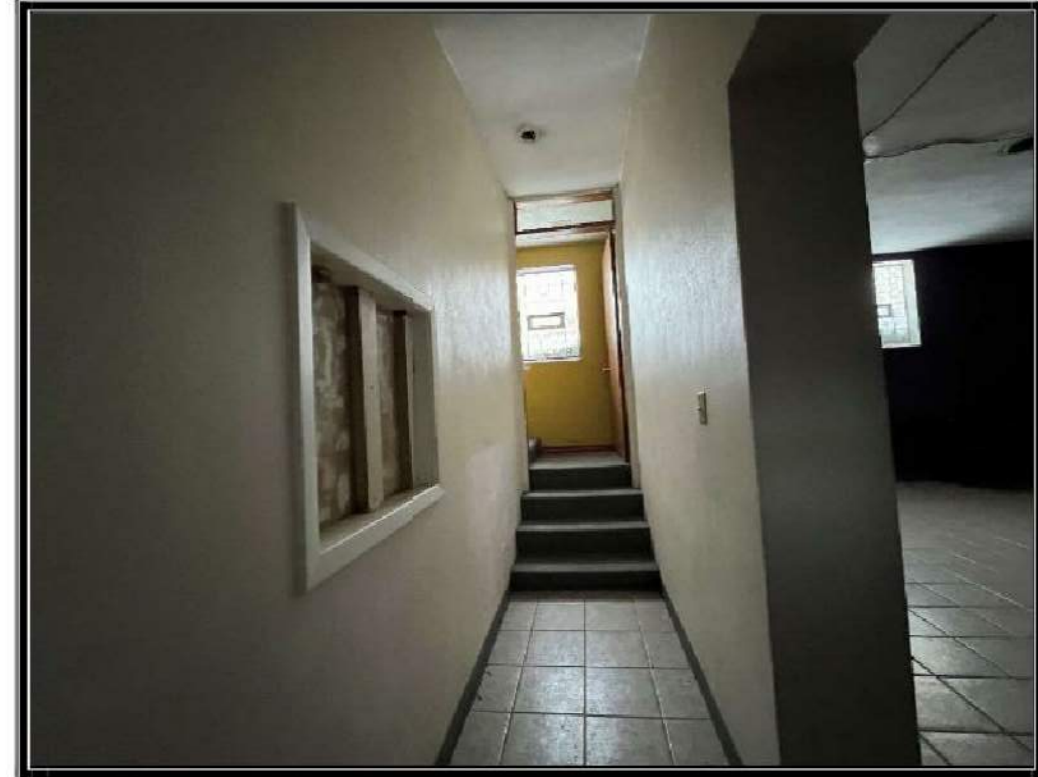


Photo 13: View of stairs to first floor.

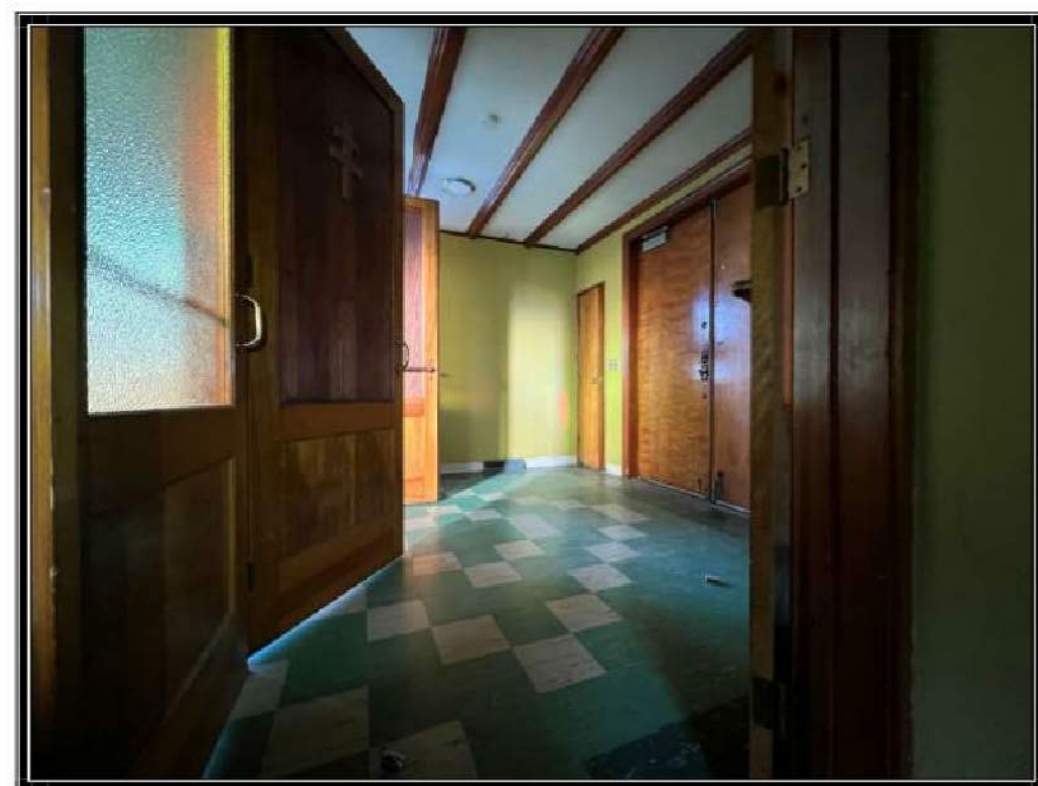


Photo 14: View of front entrance to church.

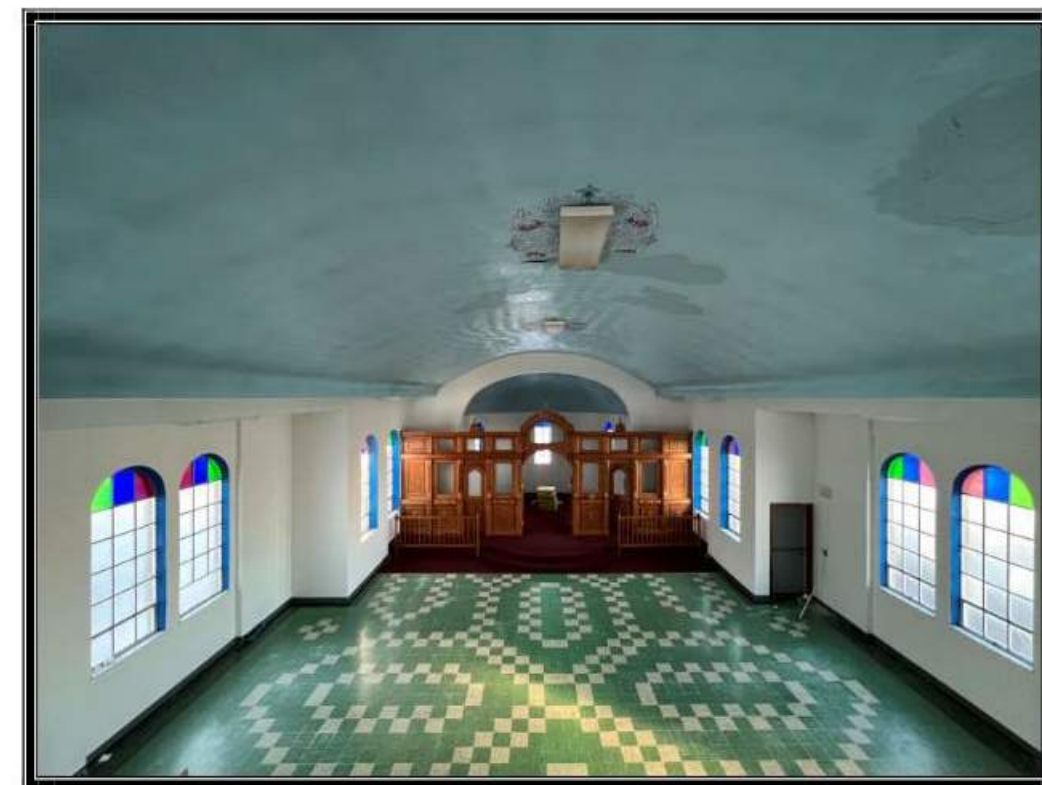


Photo 16: View of first floor of church.

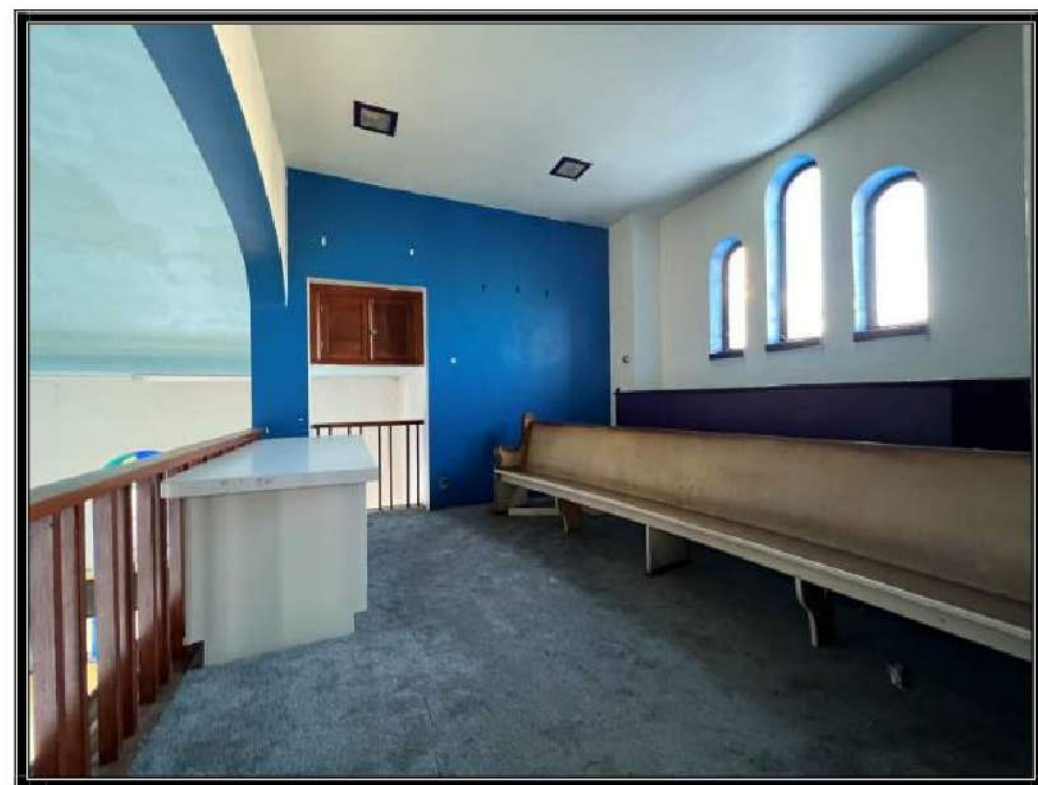


Photo 17: View of second floor of church.





# MetroHealth Campus Master Plan - 2026





Future Senior  
Housing Projects

Vía Sana  
Affordable Housing

Existing R&D  
Building

Existing Parking  
Garages

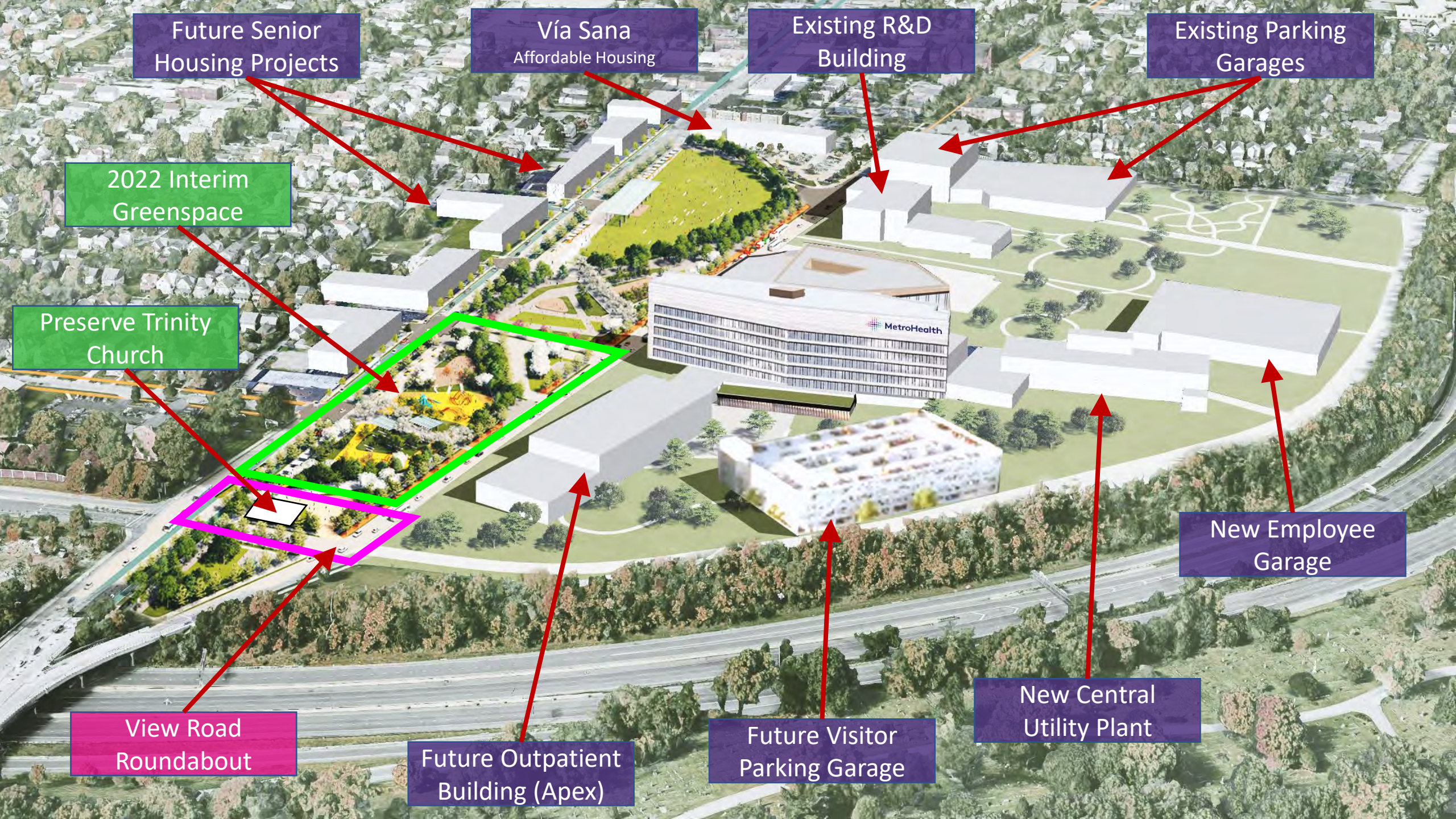
New Employee  
Garage

New Central  
Utility Plant

Future Visitor  
Parking Garage

Future Outpatient  
Building (Apex)





Future Senior  
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Vía Sana  
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2022 Interim  
Greenspace

Preserve Trinity  
Church

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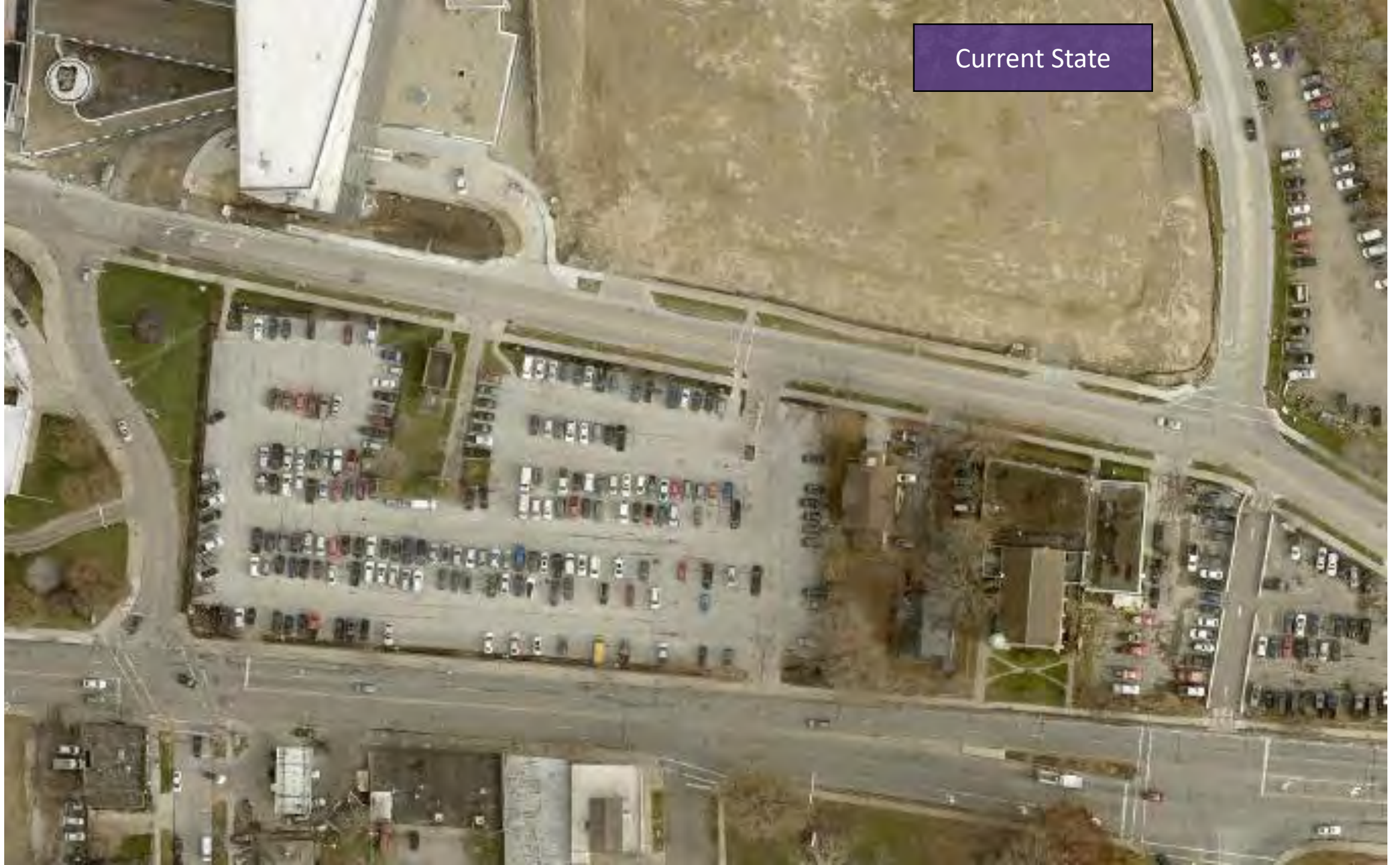
View Road  
Roundabout

Future Outpatient  
Building (Apex)

Future Visitor  
Parking Garage



Current State



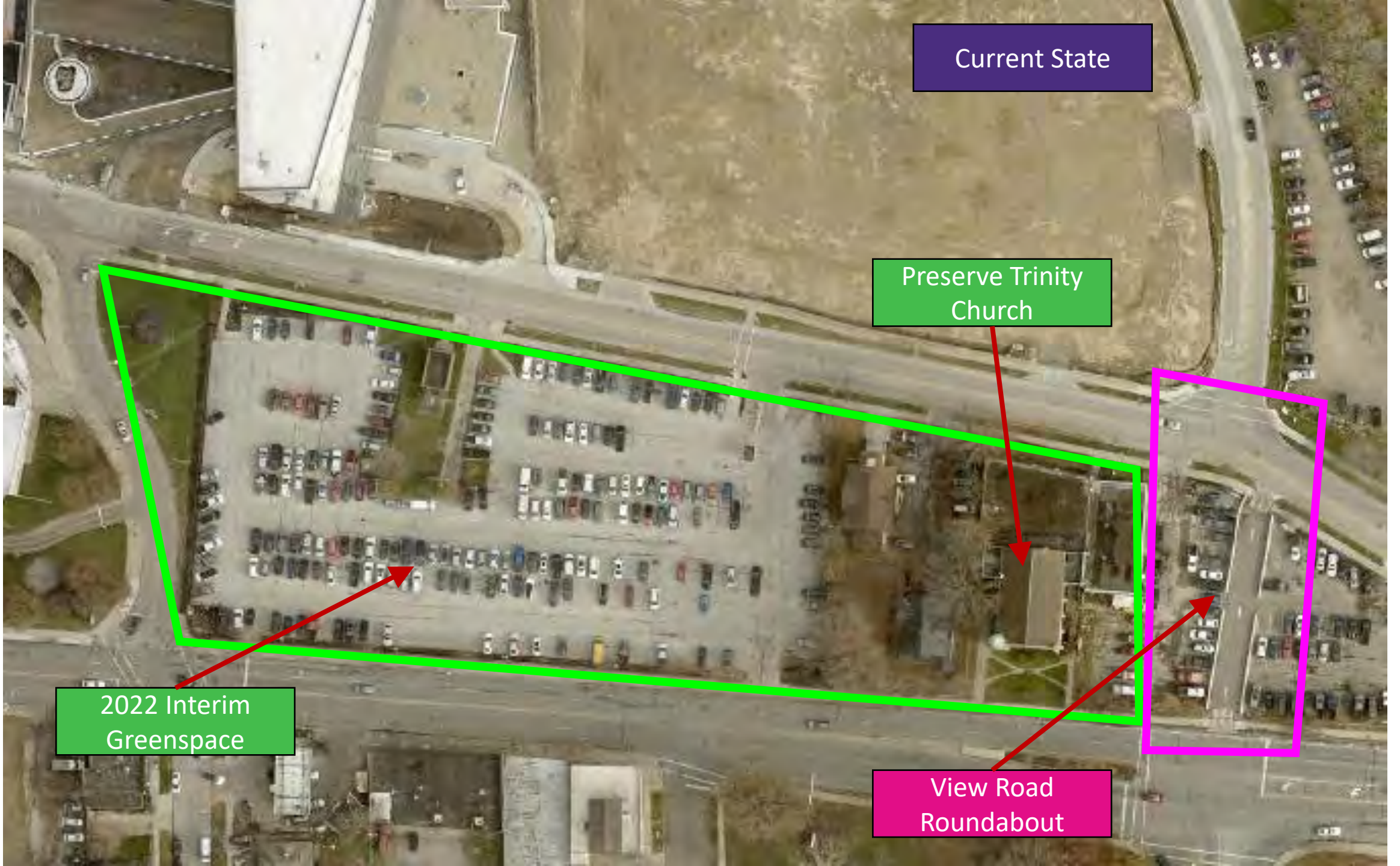


Current State

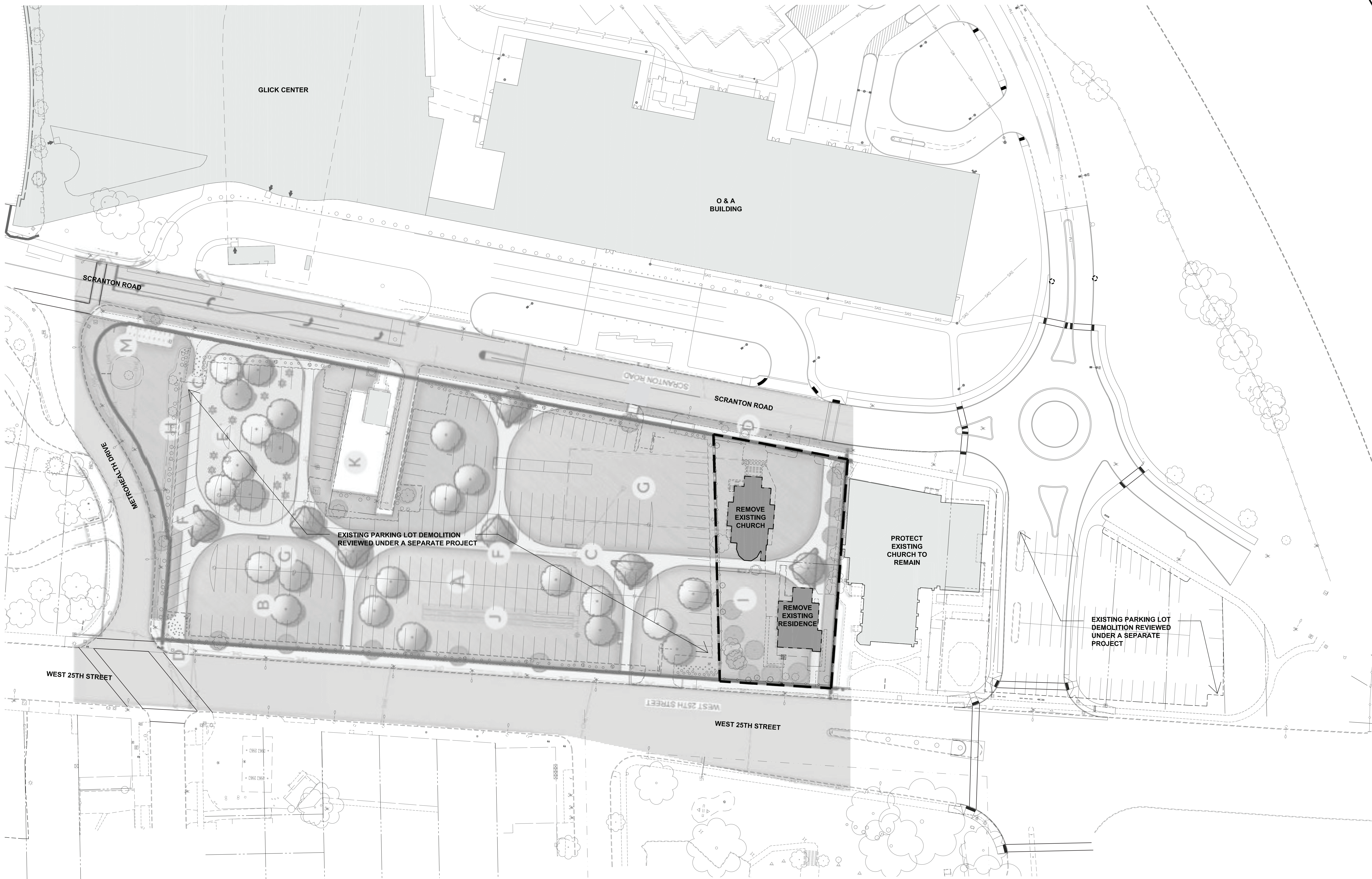
Preserve Trinity  
Church

2022 Interim  
Greenspace

View Road  
Roundabout







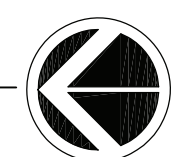
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**MetroHealth APEX: Residence and Church Demolition**  
MetroHealth  
3517 and 3518 Scranton Road, Cleveland, OH 44114

ISSUE  
PLANNING COMMISSION

DATE  
05.06.2022

ARCHITECTURAL  
SITE PLAN







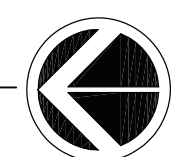
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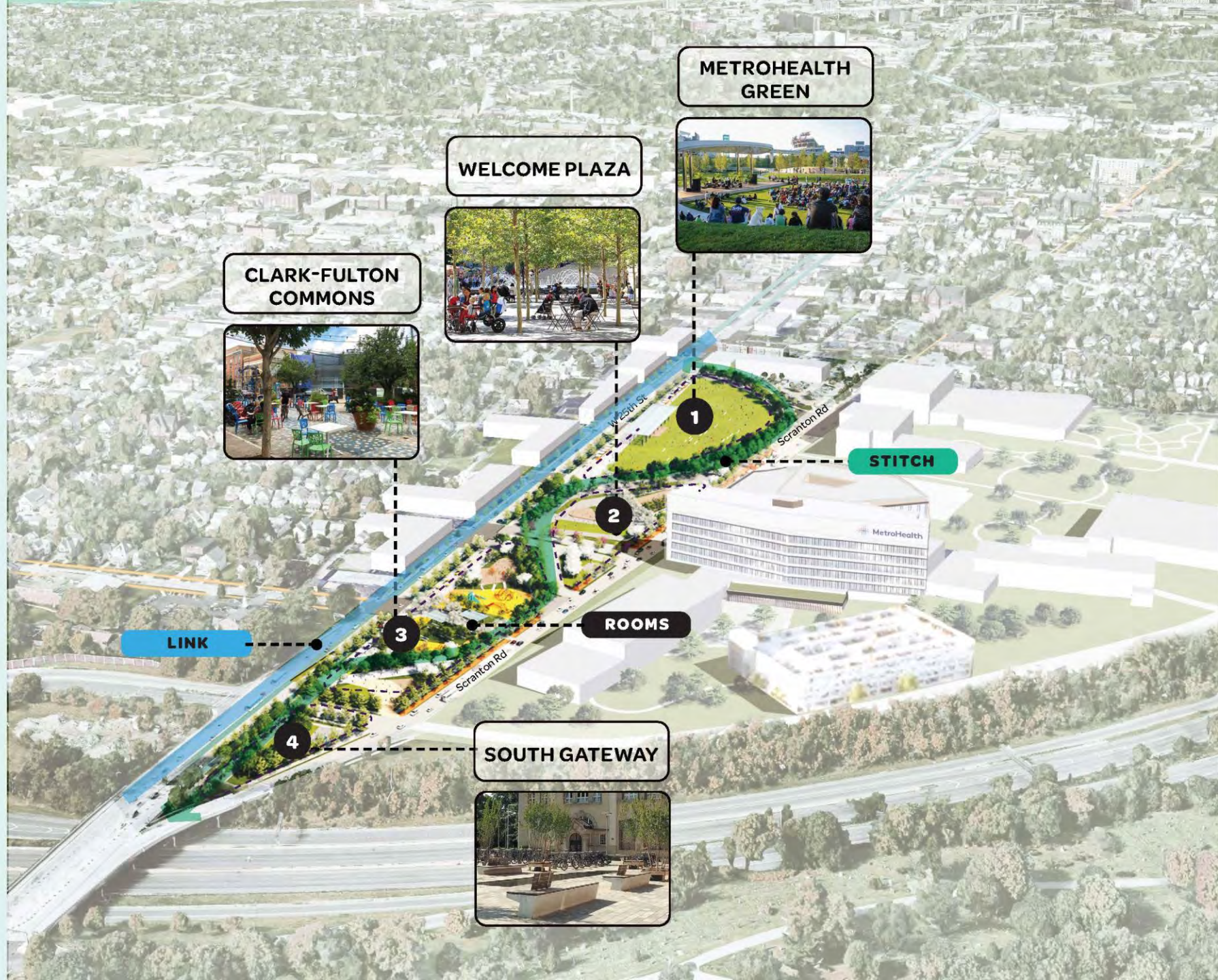


## METROHEALTH PARK

The park **stitches the neighborhood** by providing a **series of public “rooms”** along the main park trail that opens to all sides of the park. All rooms are **flexible** with the potential to accommodate **seasonal events like markets, food trucks, art exhibits** and etc or **permanent facilities like playground, soccer field, adult fitness equipment** that can mature overtime.

### NOTE:

This concept design based on the initial input gathered from the Clark-Fulton Community, stakeholders, and MetroHealth System. Further engagement, studies and detail design will be required for the construction of the park.





MetroHealth Green



Towpath Connector



Welcome Plaza



Neighborhood Commons





MetroHealth APEX: Residence and Church Demolition

MetroHealth

3517 Scranton Road, Cleveland, OH 44114 (Residence)

3518 Scranton Road, Cleveland, OH 44114 (Church)

DESIGN-BUILDER

Turner Construction  
1422 Euclid Avenue  
Suite 200  
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Phone: (216) 522-1180

ARCHITECT

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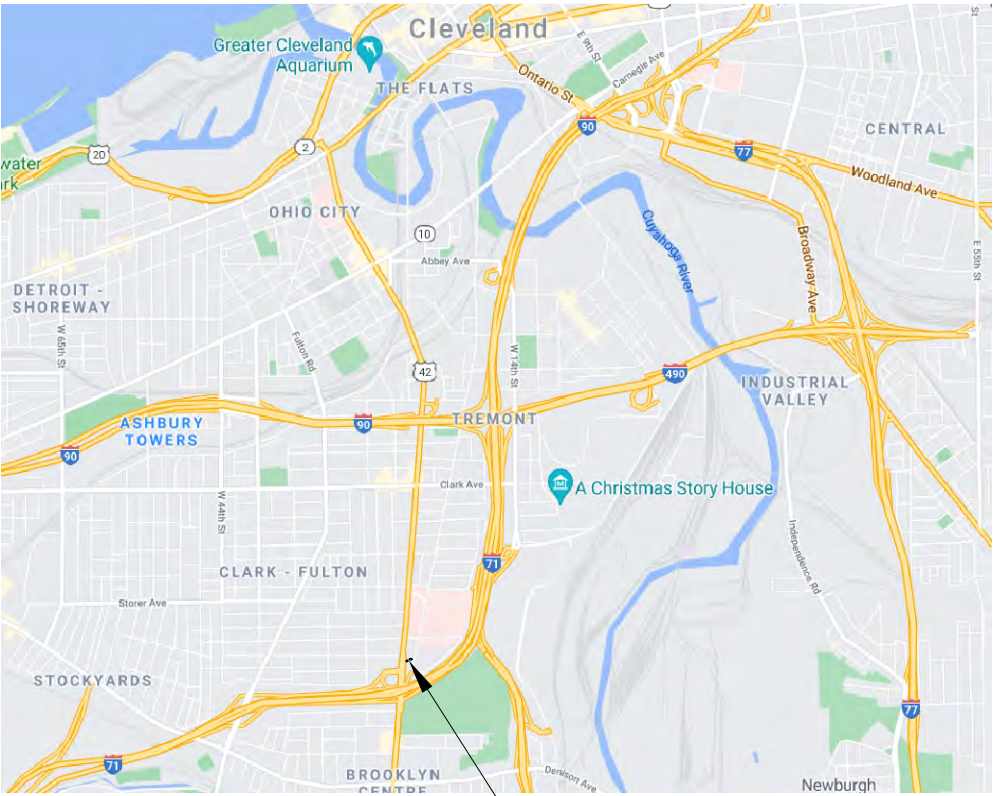
MEP ENGINEER

Obsorn Engineering  
1100 Superior Avenue  
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Cleveland, OH 44114  
Phone: (216) 861-2020

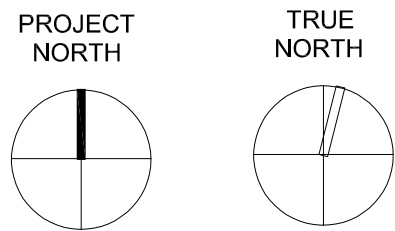
CIVIL ENGINEER

EMH&T, INC.  
5500 New Albany Road  
Columbus, OH 43054  
Phone: (614) 775-4500

SITE MAP



LOCATION PLAN



Design Review

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G-001 COVER SHEET  
G-002 ABBREVIATIONS, LEGENDS AND SYMBOLS

CIVIL

C-100 xxx

ARCHITECTURAL

AD-100 DEMOLITION SITE PLAN  
A-100 RESIDENCE FLOOR PLANS AND PHOTOS - FOR REFERENCE  
A-101 CHURCH FLOOR PLANS AND PHOTOS - FOR REFERENCE

MECHANICAL

MD-101 xxx

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TECHNOLOGY

TD-201 xxx

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--------------	---





27 - General view of the Subject Property (3518 Scranton) facing northeast.

28 - General view of the Subject Property facing west.

29 - General view of the Subject Property (3518 Scranton) facing northwest.

5 - General view of the Subject Property (3517 Scranton) facing west.

6 - General view of the Subject Property (3517 Scranton) facing west.

7 - General view of the Subject Property (3517 Scranton) facing west.

3518 SCRANTON ROAD\_CHURCH (EARTH ANGELS HOLISTIC HEALTH)

3517 SCRANTON ROAD\_RESIDENCE

2 METROHEALTH SYSTEM KEY PLAN



W. 25TH ST. AERIAL



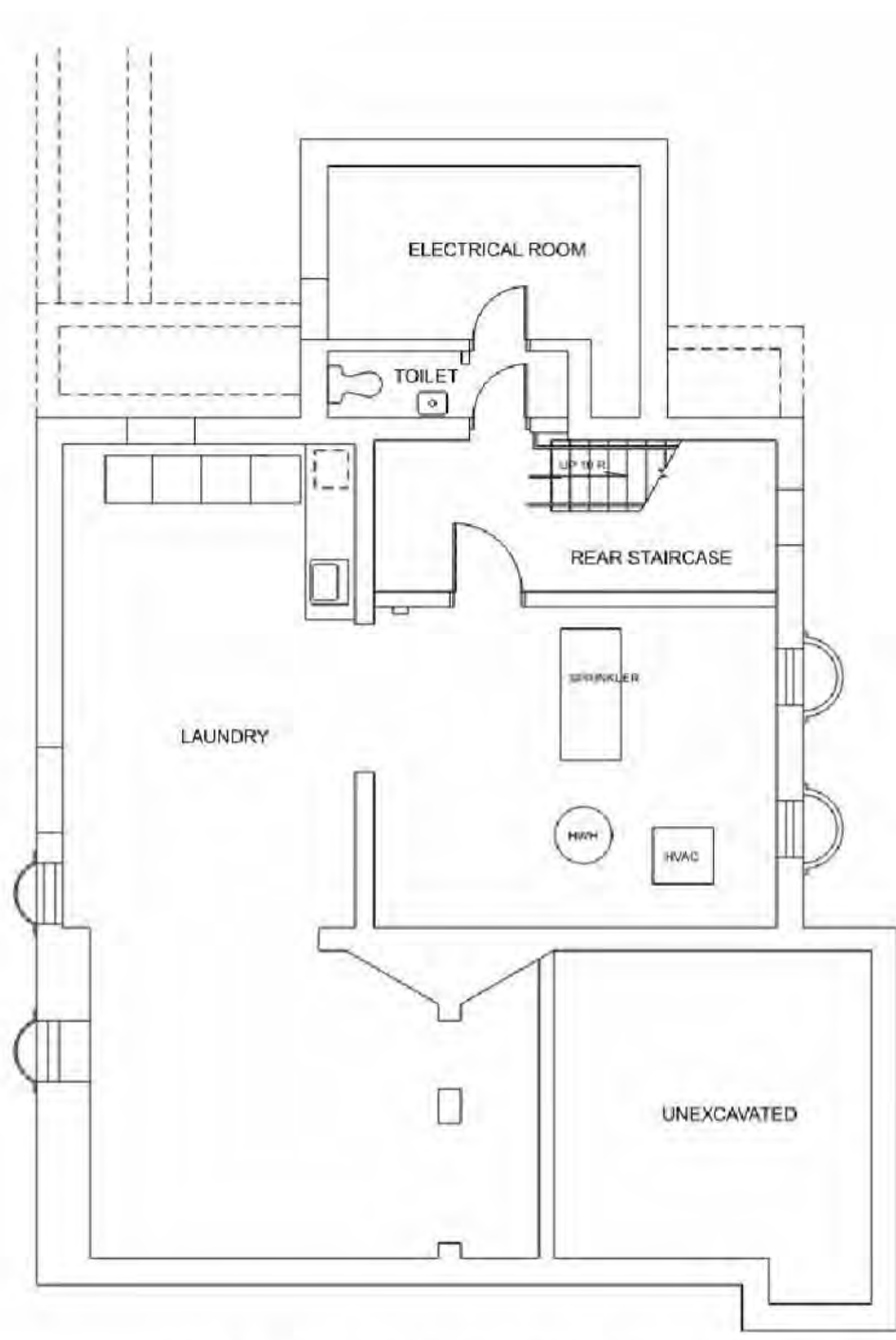
SCRANTON RD. AERIAL



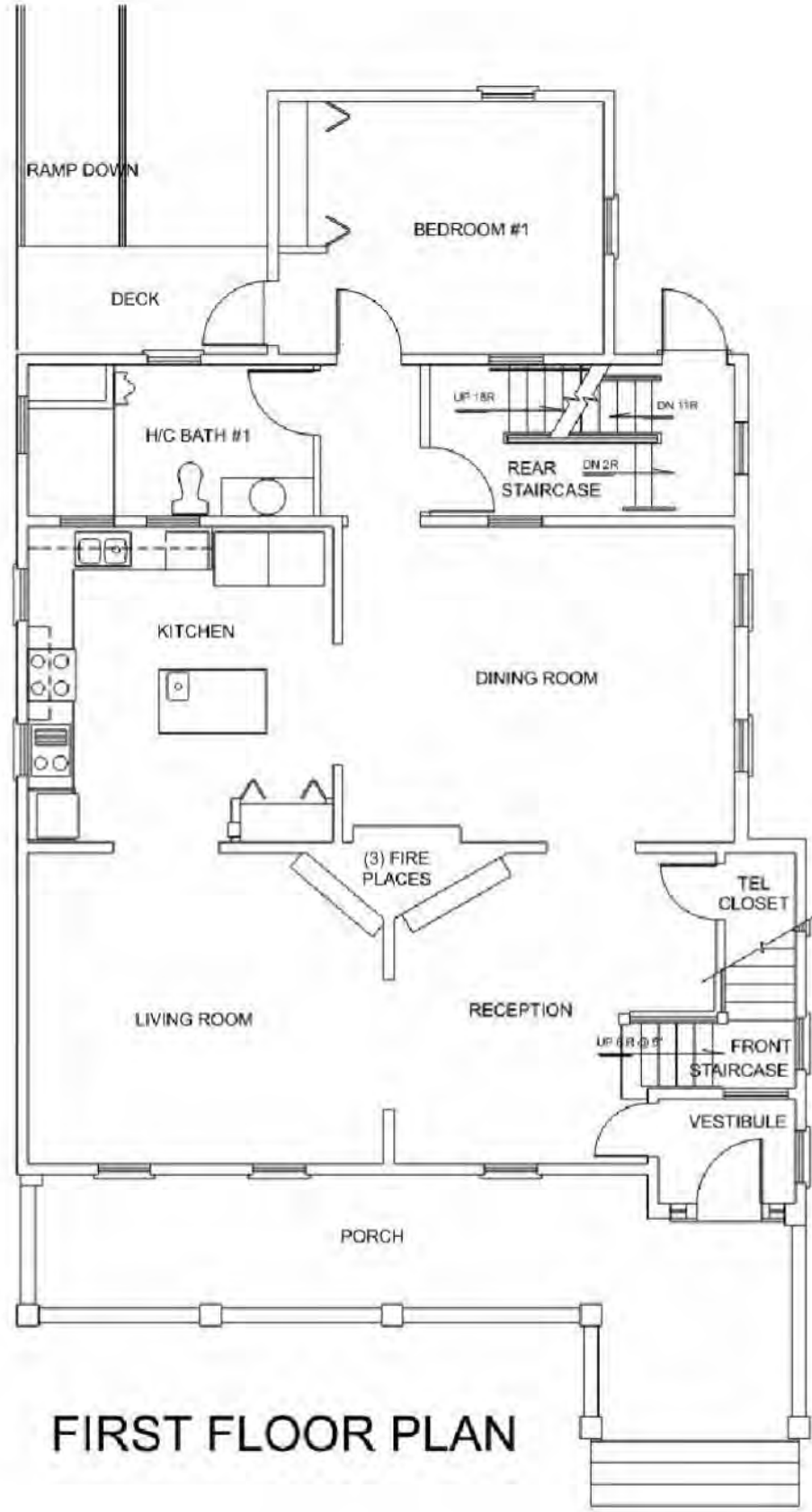
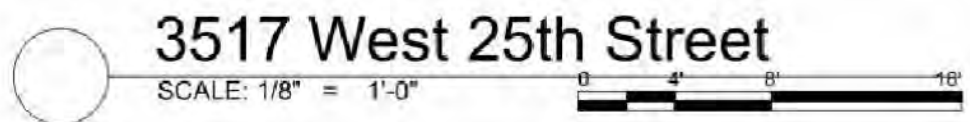
1 DEMOLITION SITE PLAN

AD-100 SCALE: 1" = 10'-0"

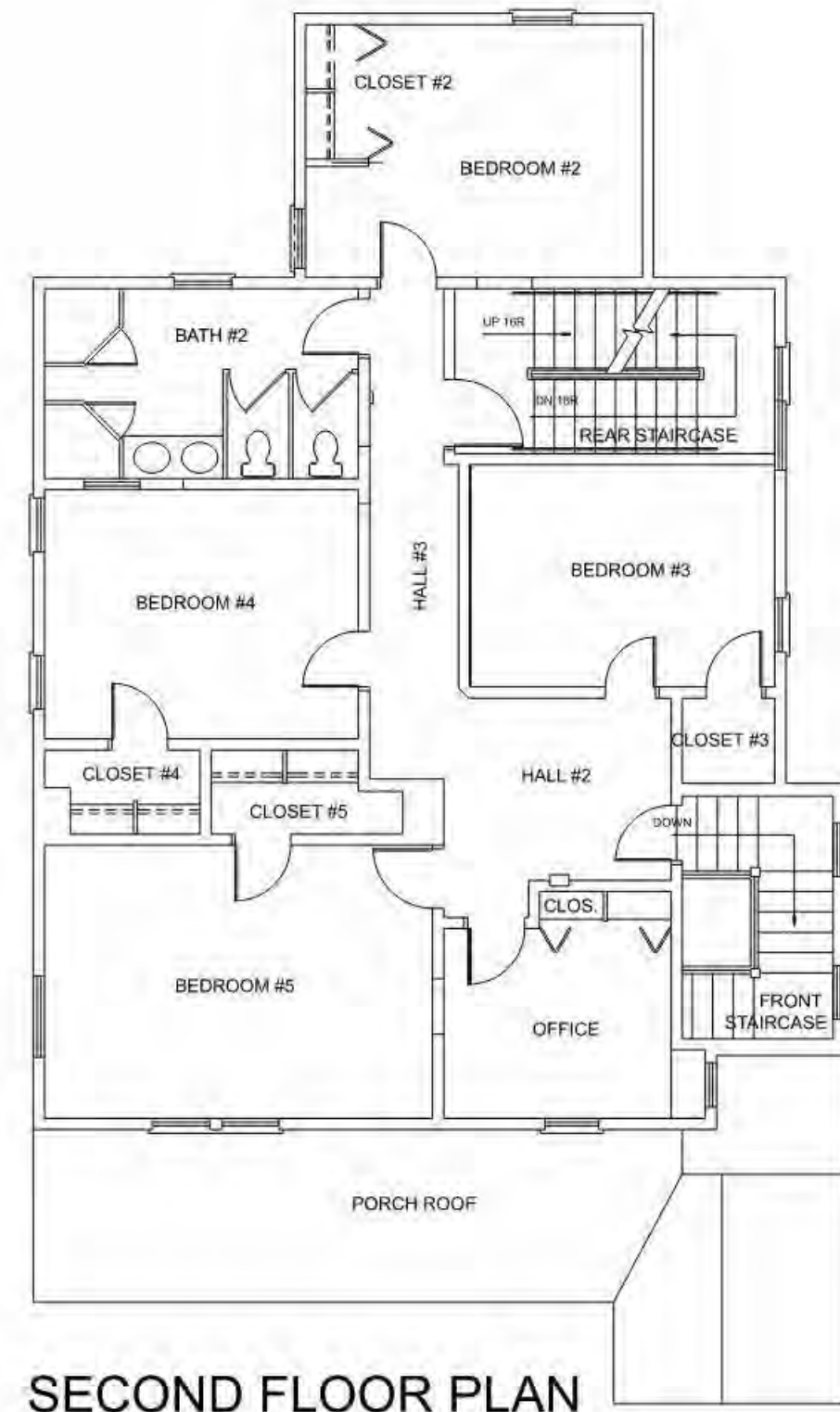




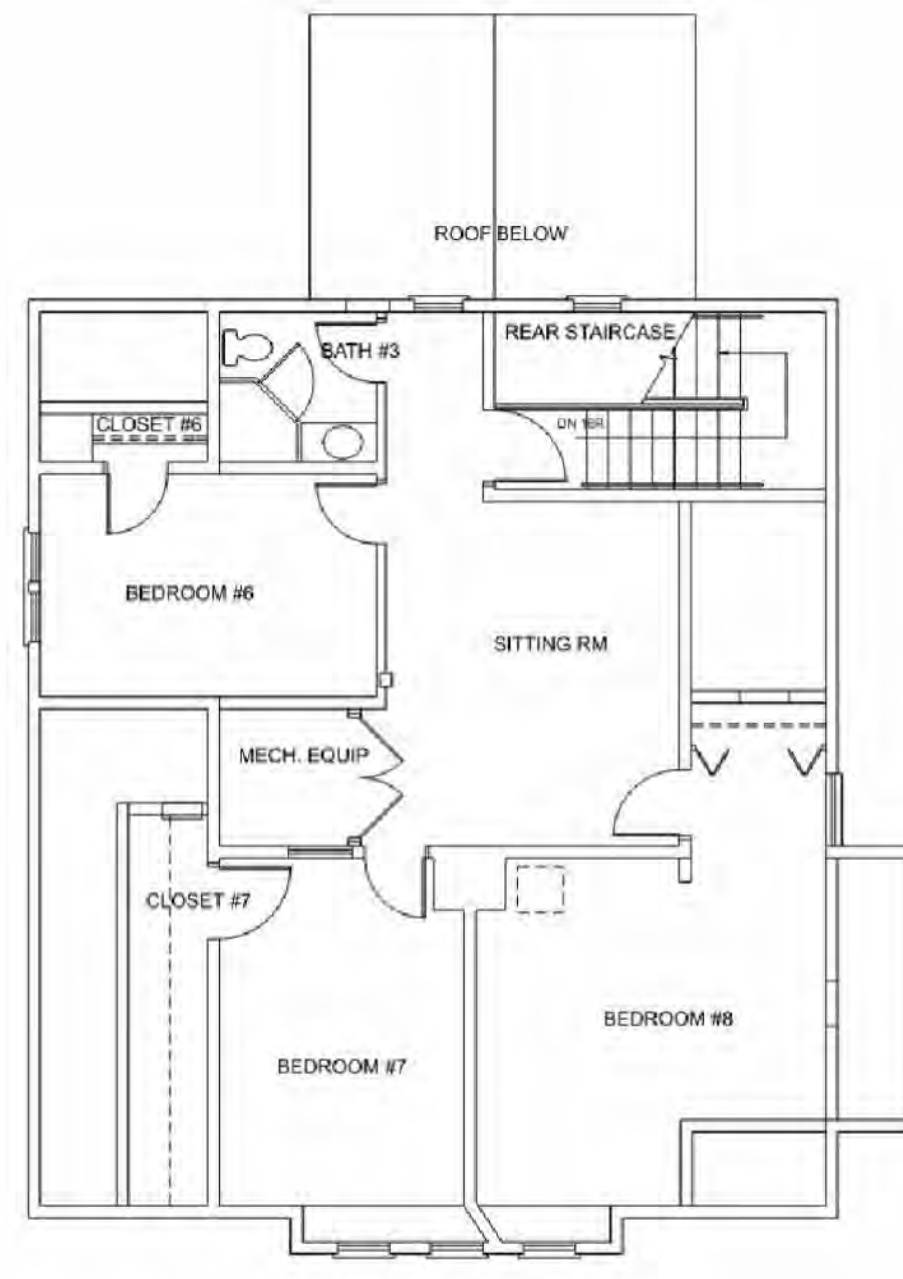
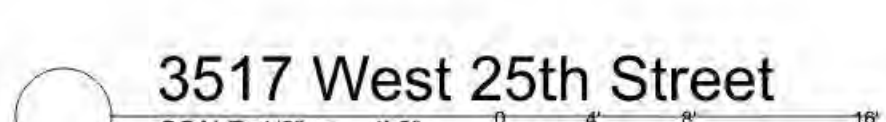
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



PRINT DATE  
11/25/2014



Photo 1: View of first floor bathroom.



Photo 3: View of first floor common area.



Photo 9: View of stairwell.



Photo 11: View of second floor bedroom.



Photo 13: View of second floor bathroom.

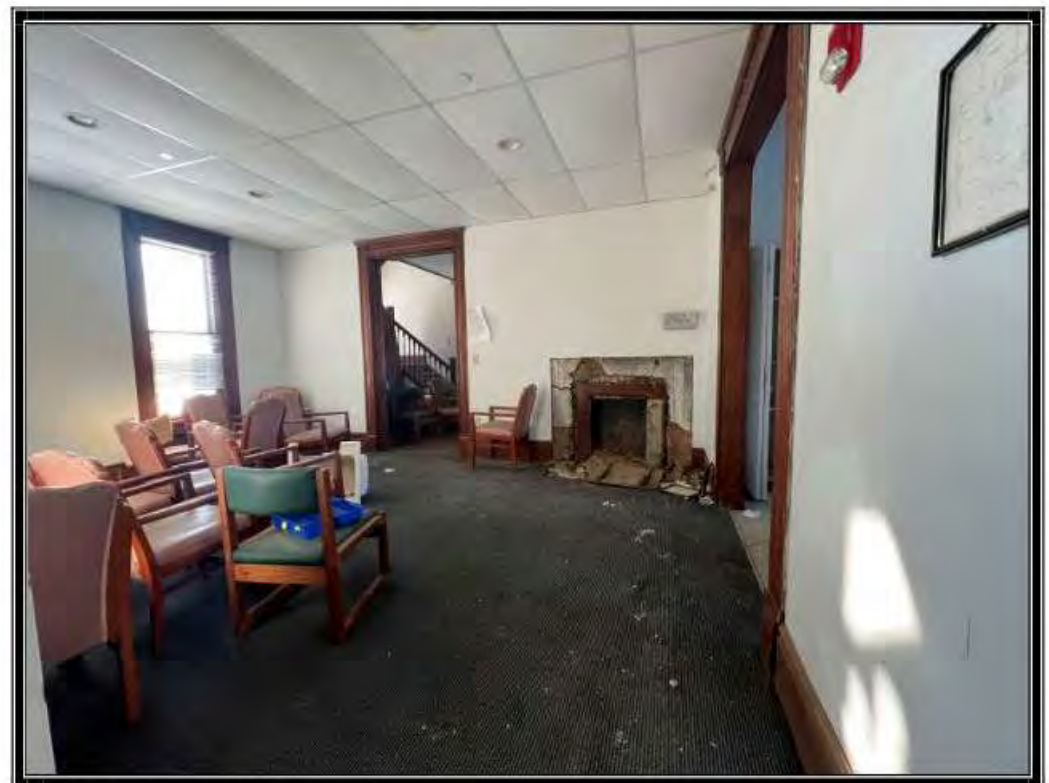


Photo 2: View of first floor common area.

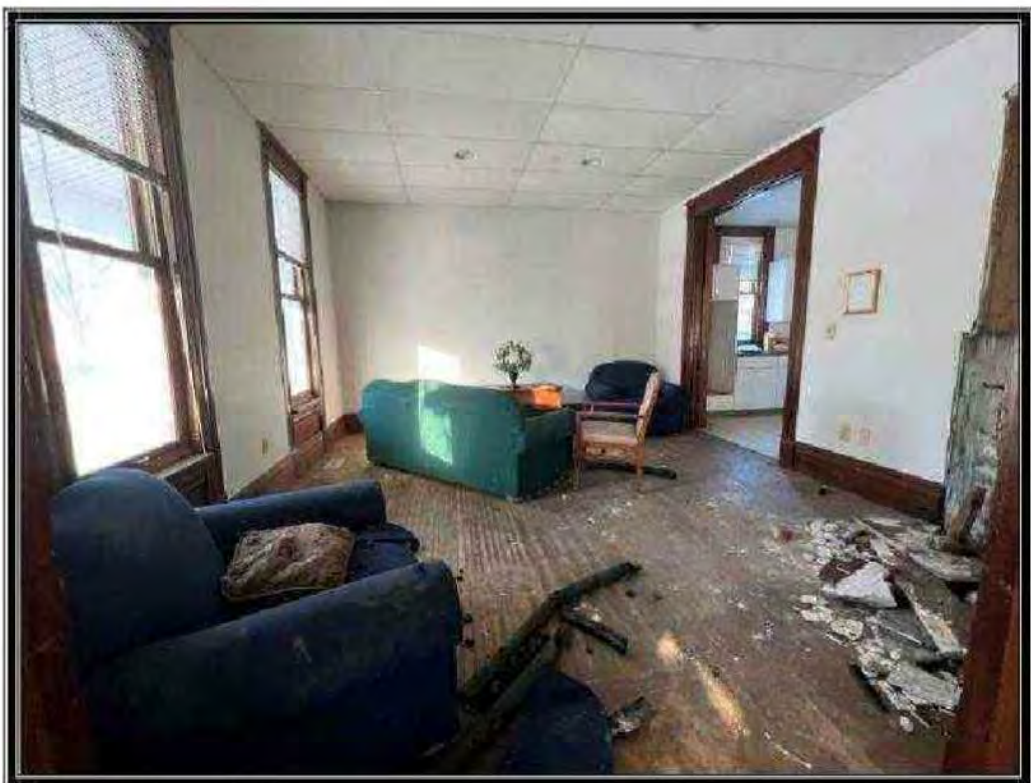


Photo 4: View of first floor common area.

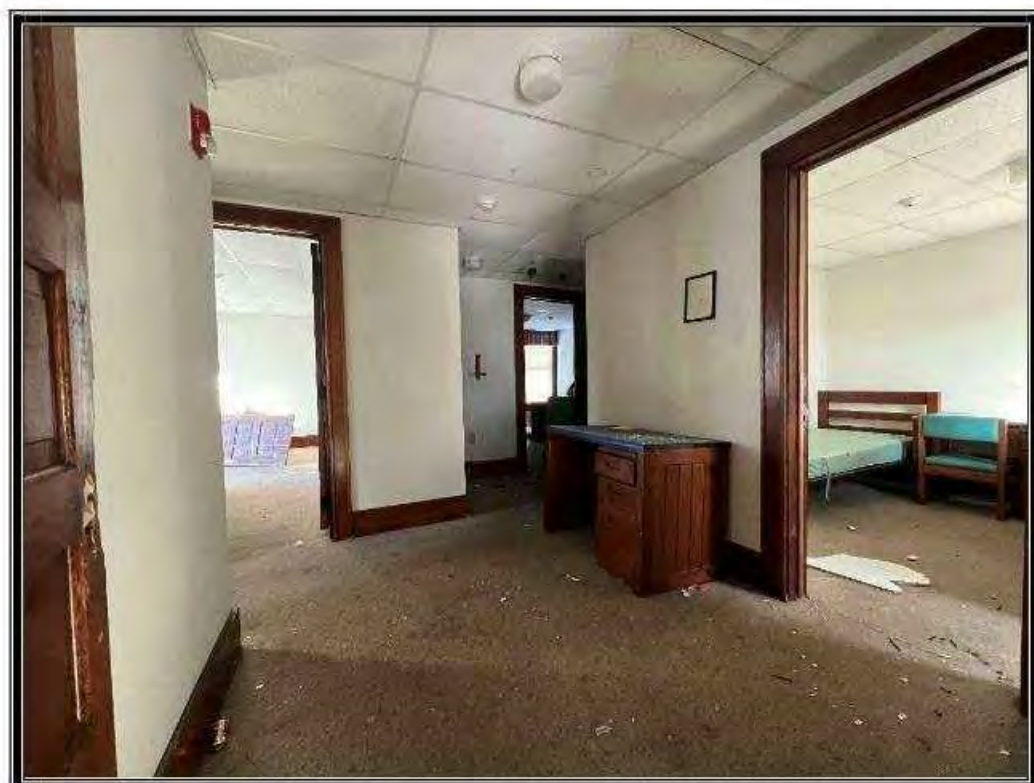


Photo 10: View of second floor hallway.

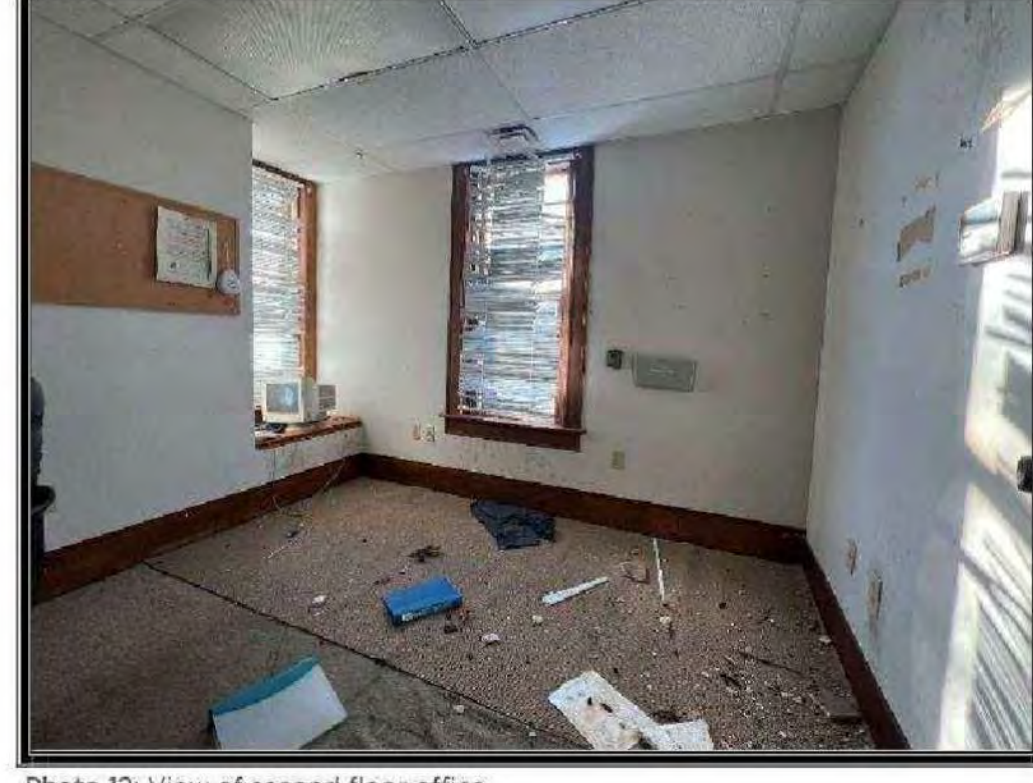


Photo 12: View of second floor office.

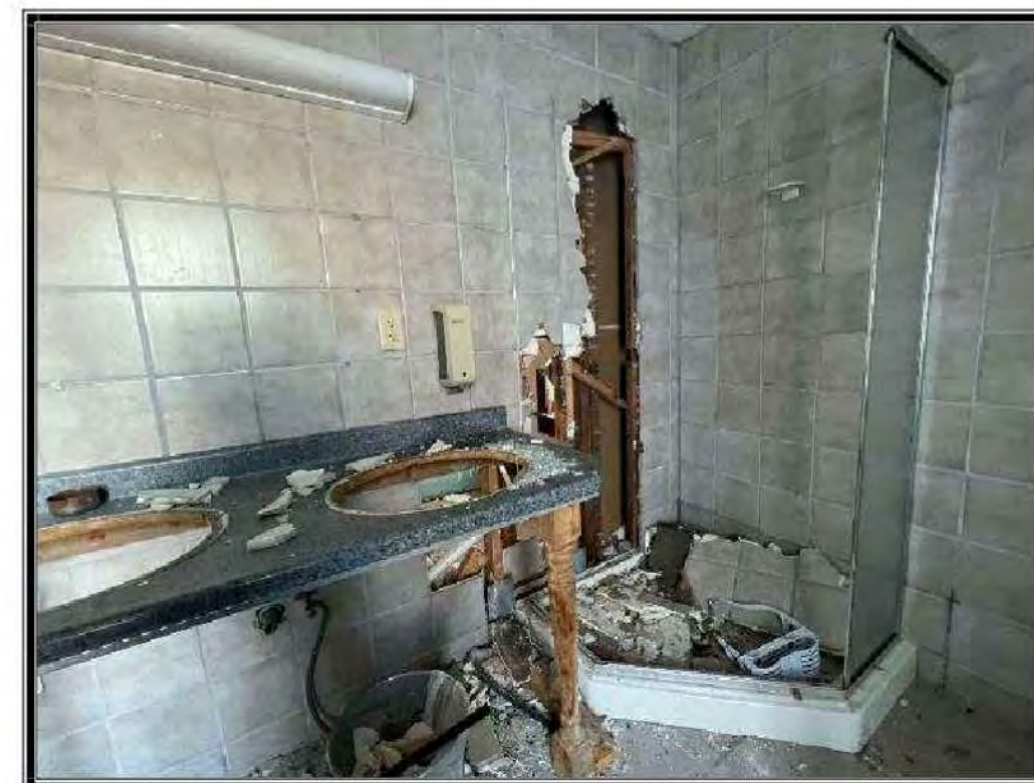


Photo 14: View of second floor bathroom.



Photo 19: View of third floor bedroom.



Photo 20: View of third floor bedroom.



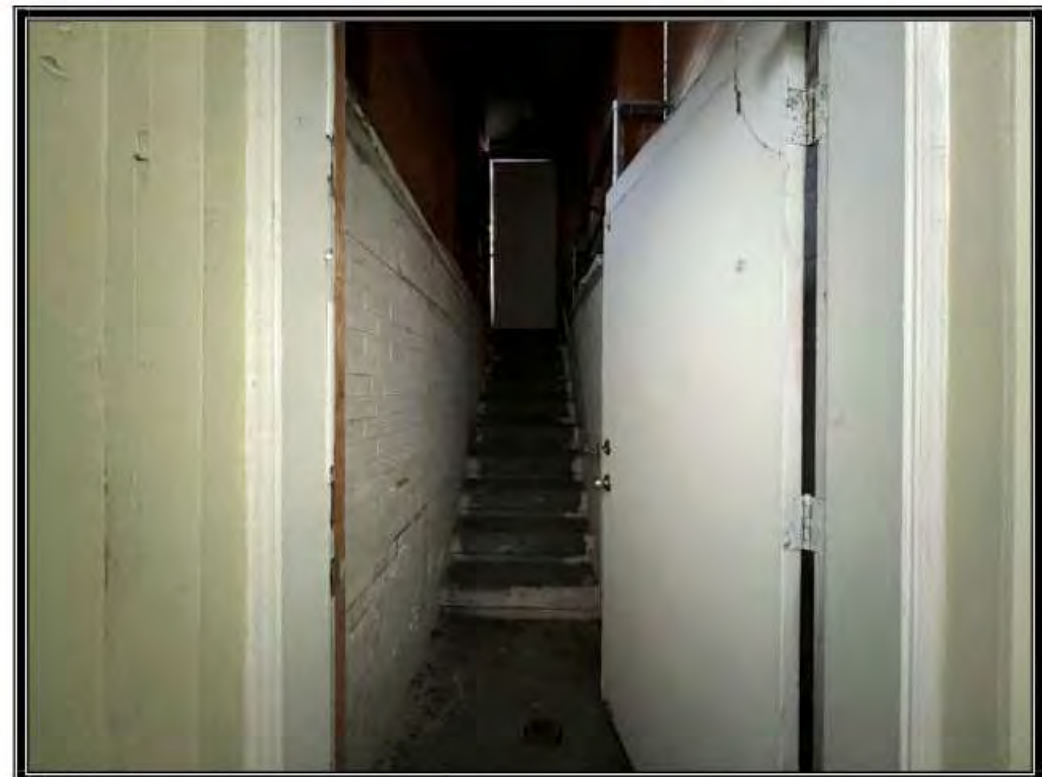
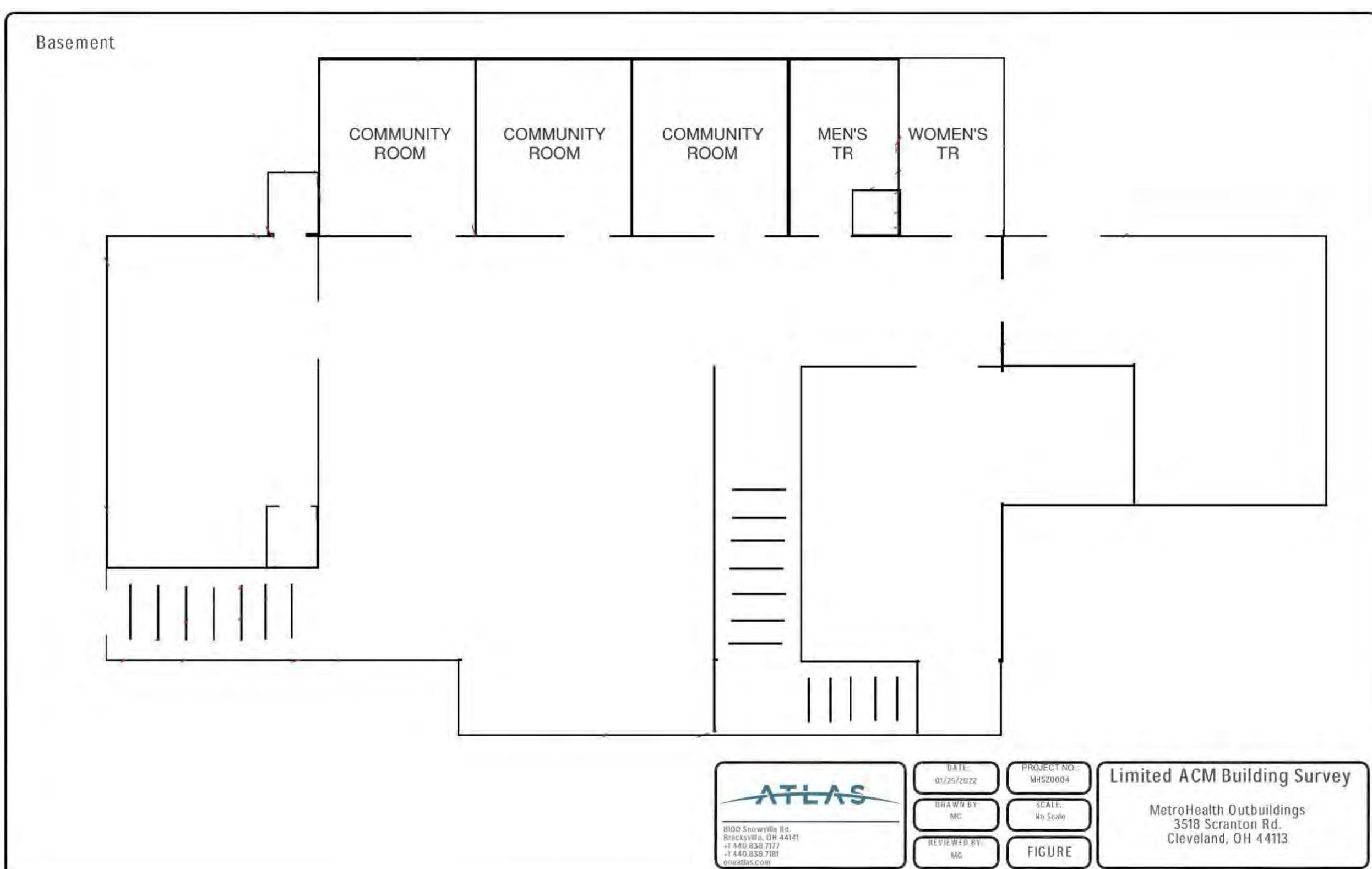
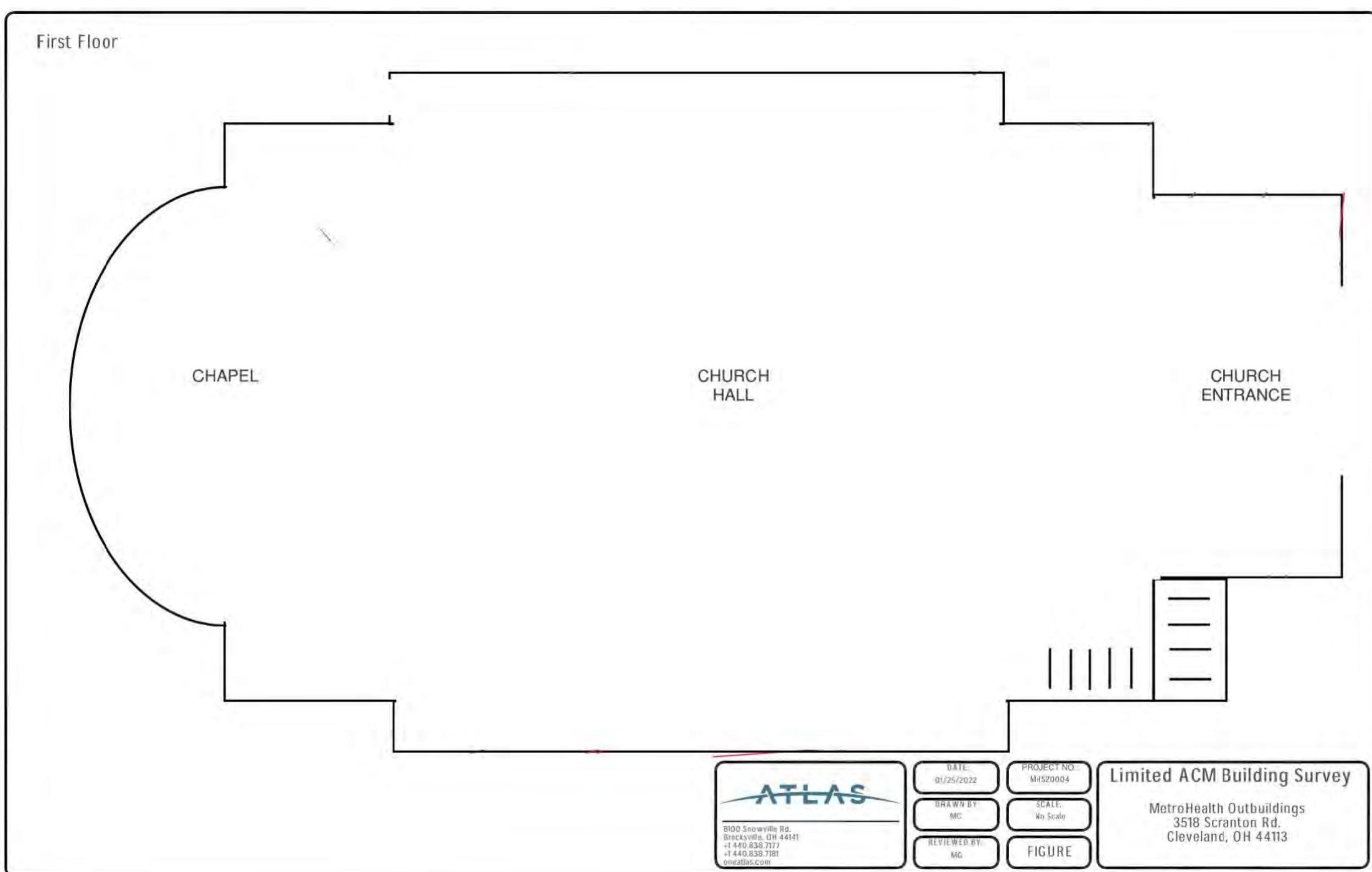


Photo 1: View of stairwell to parking lot.

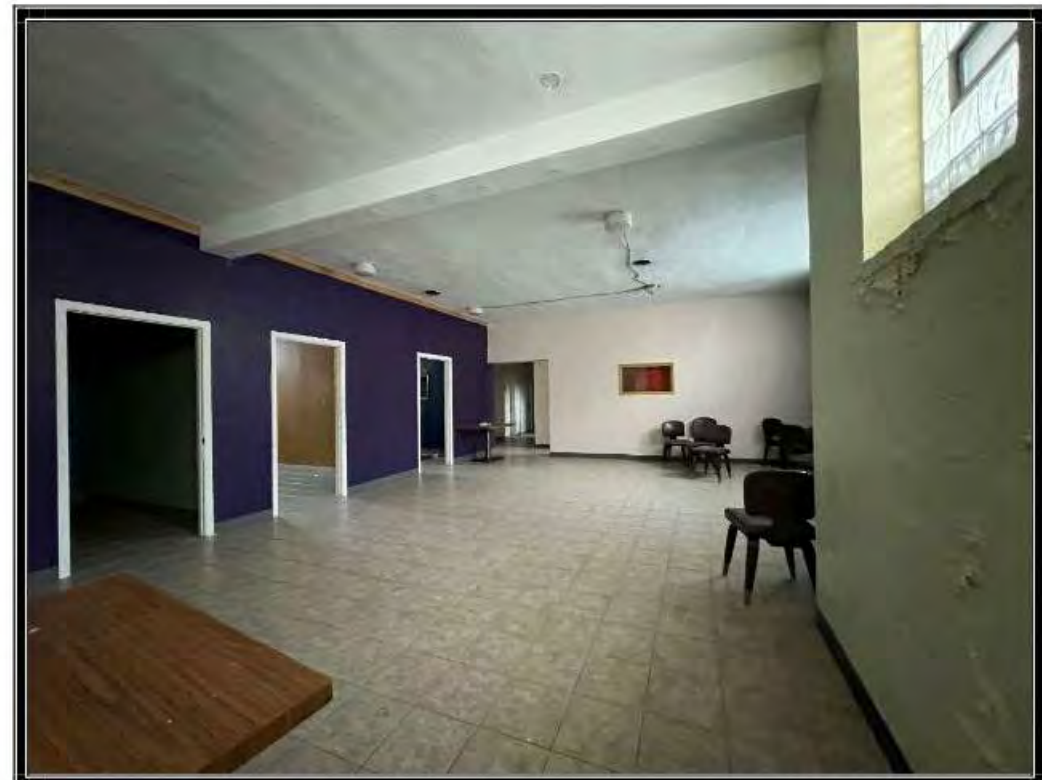


Photo 2: View of community rooms in basement.

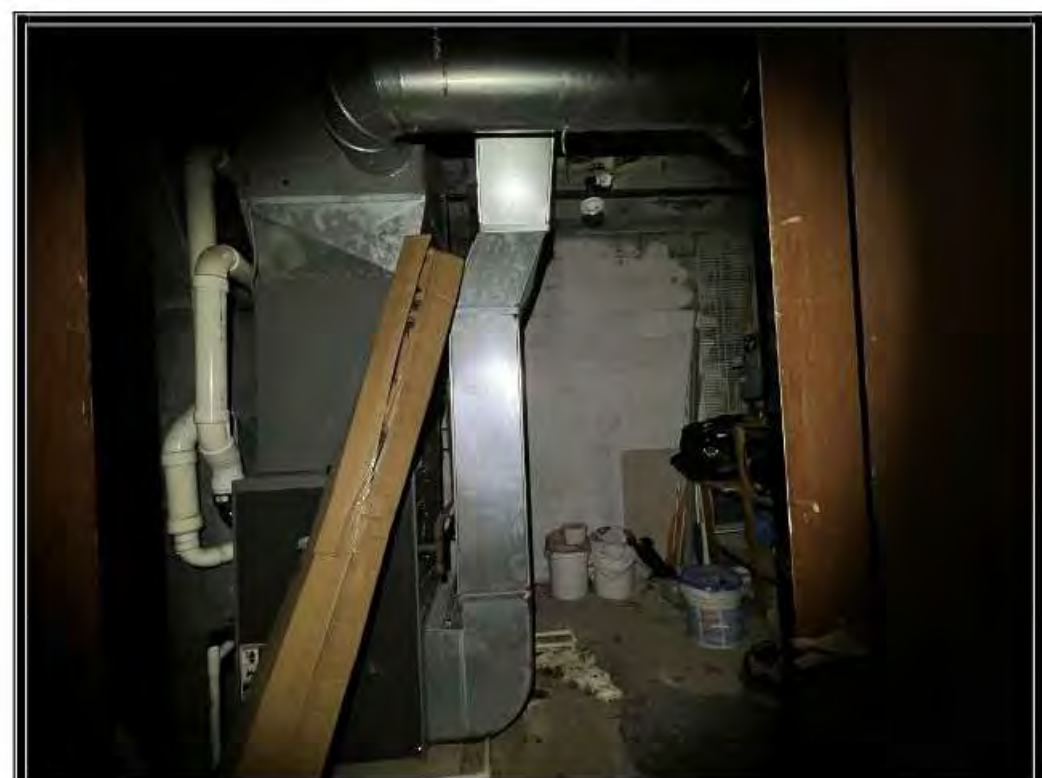


Photo 9: View of utility room in basement.

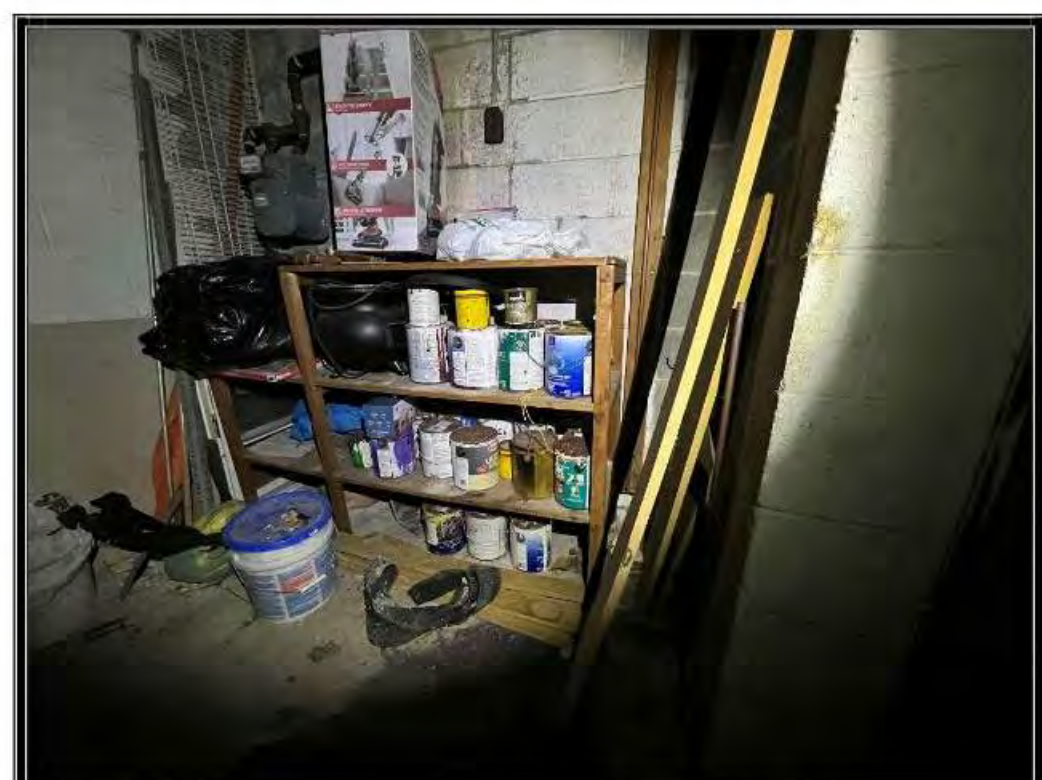


Photo 10: View of miscellaneous paint cans in basement utility room.

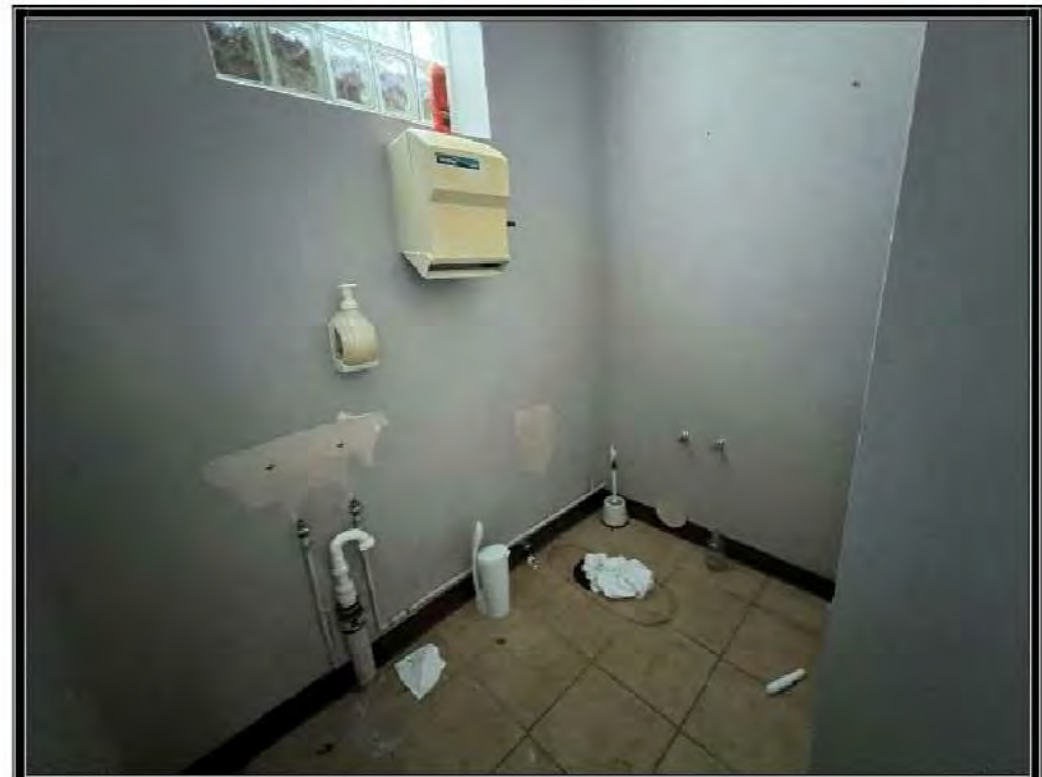


Photo 3: View of Men's bathroom.

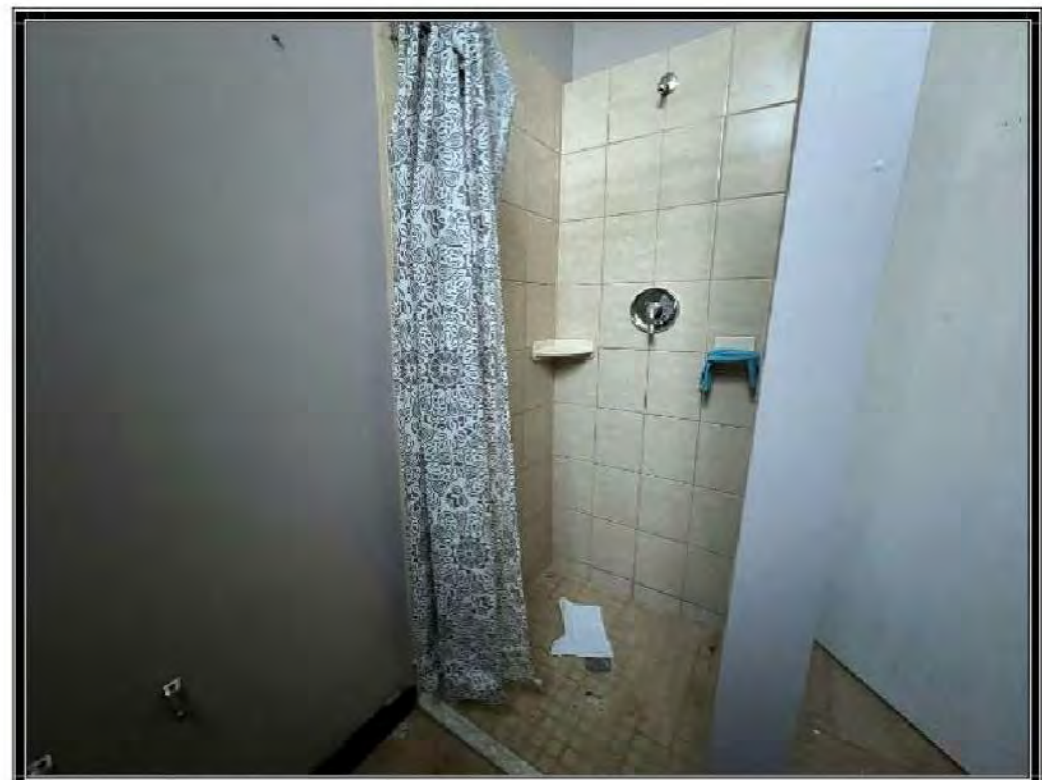


Photo 4: View of shower in Men's bathroom.

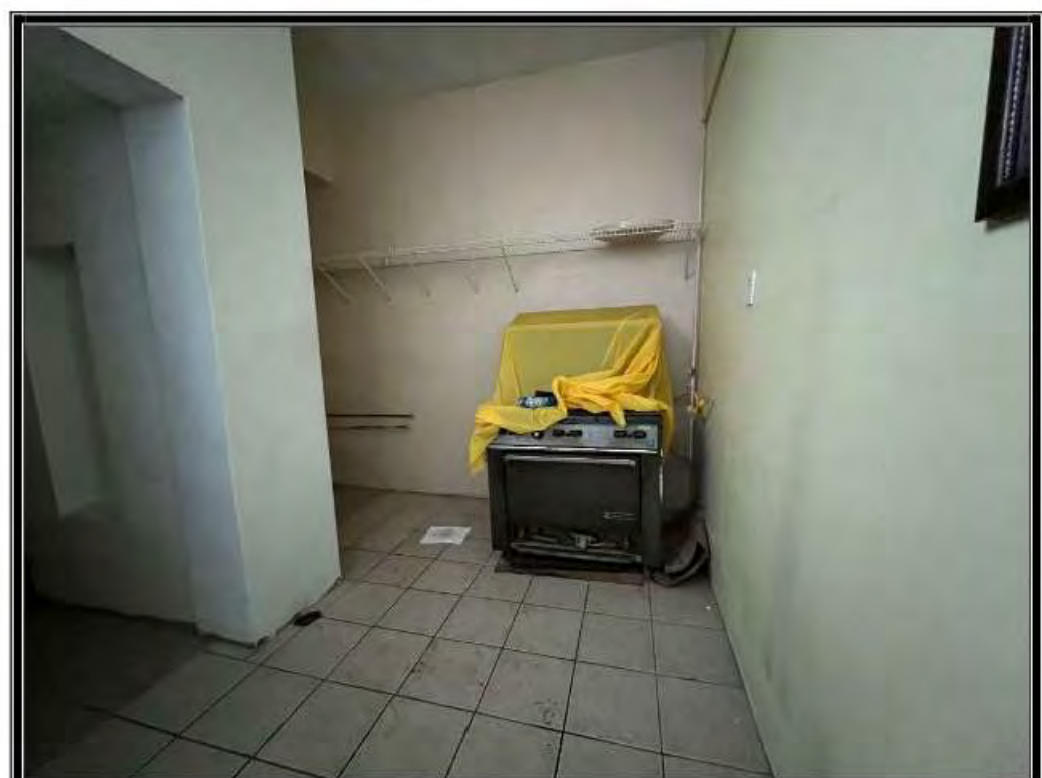


Photo 11: View of back room in basement.



Photo 12: View of back room in basement.

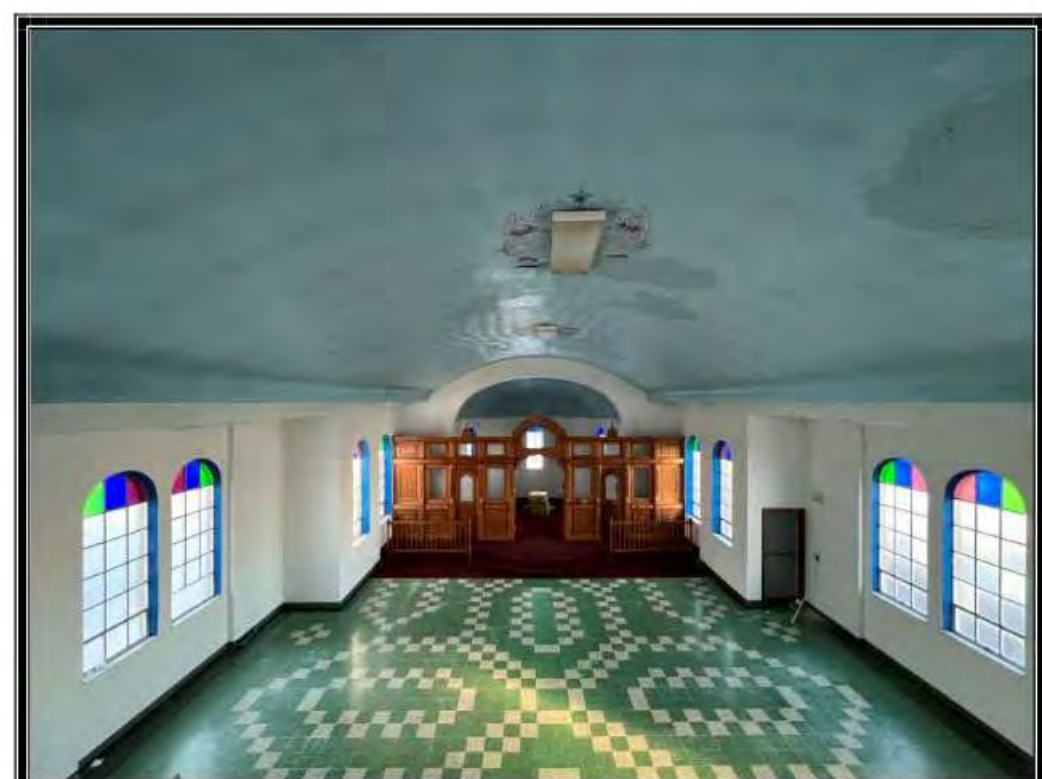


Photo 16: View of first floor of church.

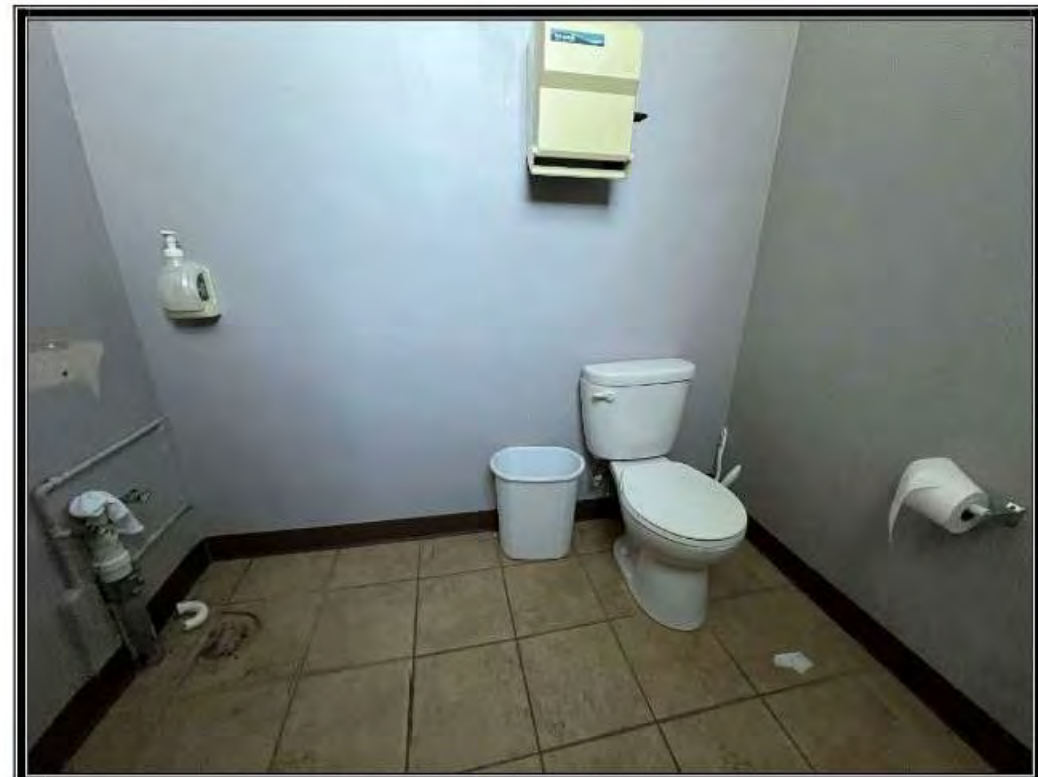


Photo 5: View of Women's bathroom.

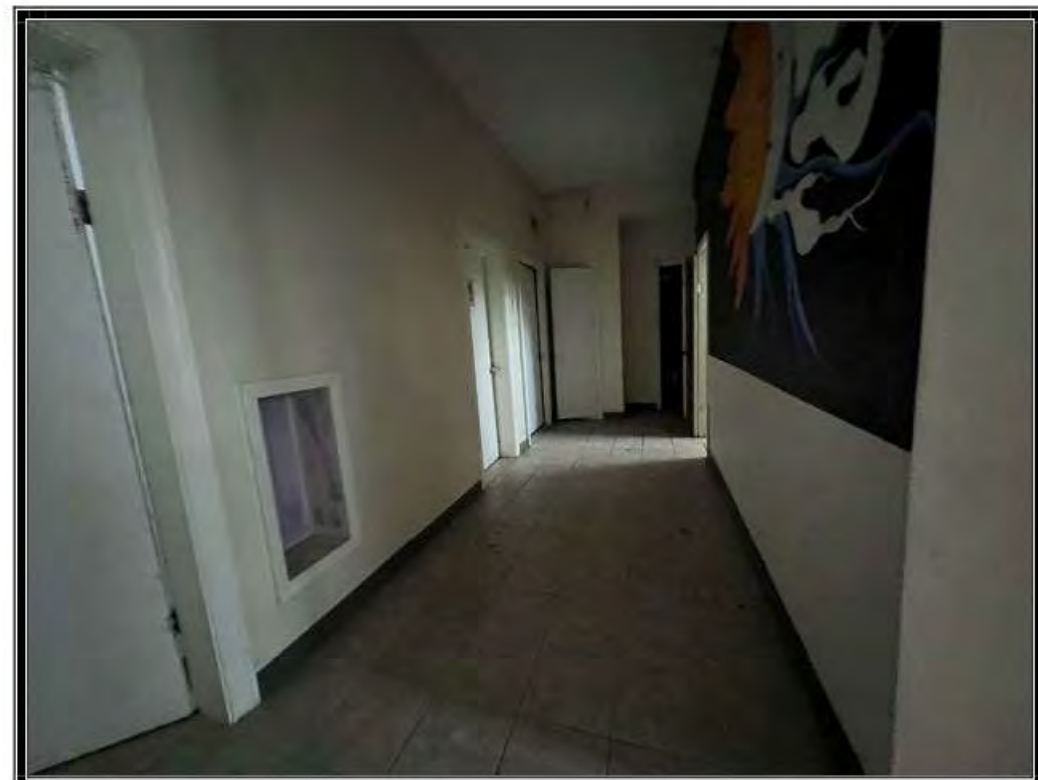


Photo 6: View of basement back hallway.

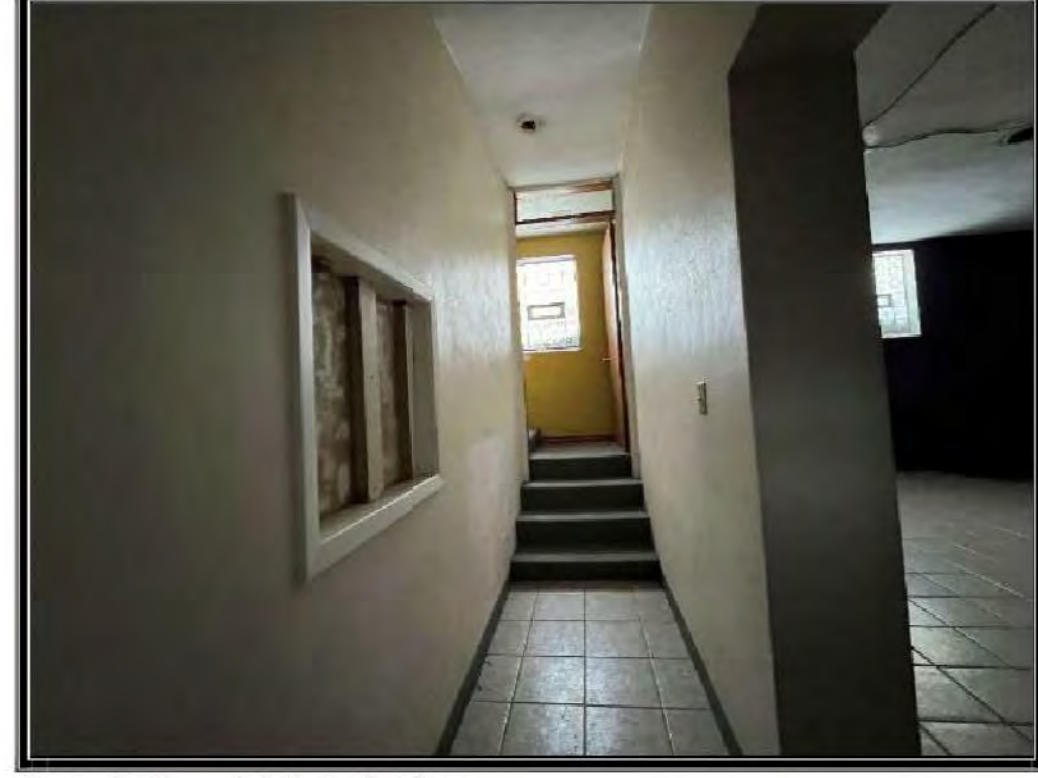


Photo 13: View of stairs to first floor.

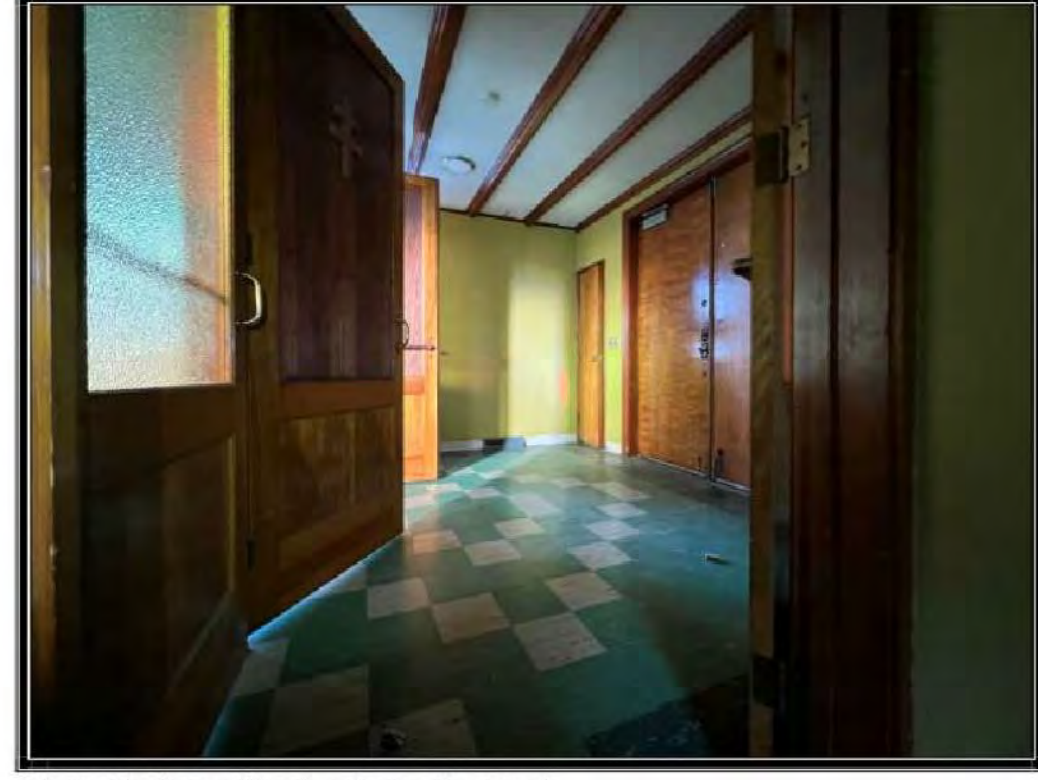


Photo 14: View of front entrance to church.

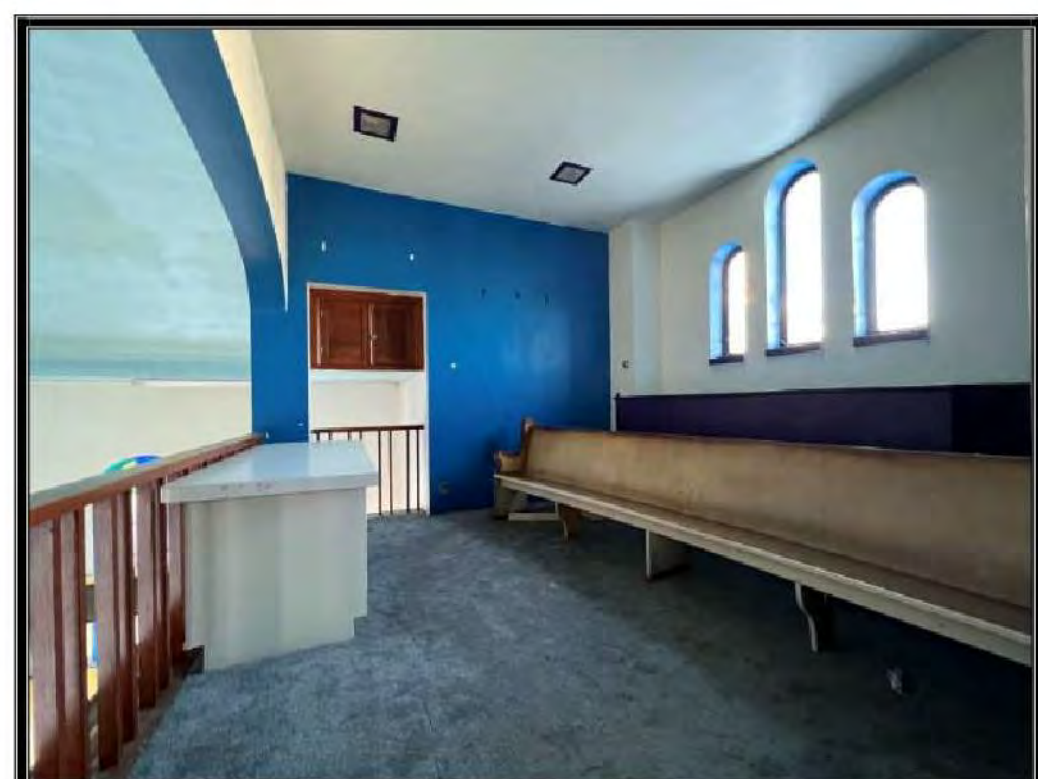


Photo 17: View of second floor of church.





# MetroHealth

## Deconstruction for House and Church

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Sarah E. O'Keeffe, MBA, EcoDistricts AP

Director, Sustainability

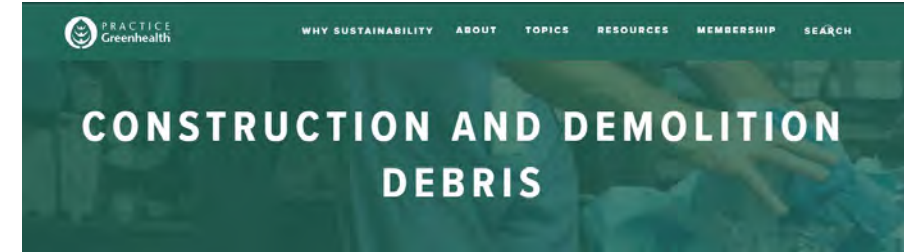




CONTEXT: MetroHealth is achieving its recycling goal for C&D debris = 80% Diversion from Landfill

- Glick Center C&D recycling rates
    - 2020 = 89%
    - 2021 = 89.6%
  - Prentiss Demolition (enabling project for Apex Outpatient)
    - 2021 = 85.7%
- \*\*Additional 60,000 lbs decommissioning / deconstruction / donations

Additional community benefit, not included in % above: Clean fill dirt diverted to Clark Fields; improved timeline for remediation by US EPA



<https://practicegreenhealth.org/>



## House (Farnsworth) and Church (St. Nicholas Byelorussian Orthodox)

Most recent prior use, historical notes from 2016 review by Alan Forman

- House – Acquired 2016 from land bank
  - Land bank property
  - Residential home for Applewood Centers, Inc.
  - Residence of Harry M. Farnsworth - organized Brooklyn Savings & Trust Co., 1888; in 1910, formed law firm of Farnsworth & Farnsworth; pres. the Farnsworth Realty Co.; member Brooklyn Memorial M. E. Church, Chamber of Commerce, Tippecanoe Club; Mason; clerk of Brooklyn village.
  - Historical notes reference Mr. Farnsworth; no notes on architectural components
- Church – Acquired 2021 from developer
  - Retail shop, Earth Angels Holistic Health (Relocated to 2541 Scranton)
  - Originally built for the Mother of God of Zyrovicy Byelorussian Church. The congregation moved to Strongsville in 1999.
  - Historical notes reference onion dome as notable





## Steps for Assessing further Salvage / Deconstruction for Reuse

- February 17, 2022 - ATLAS Environmental assessment completed to assess risk
- March 3, 2022 - Preliminary walk-through, MetroHealth staff (Sustainability, Economic Development)
- April 21, 2022 - Preliminary “reuse” market assessment with local circular economy / architectural salvage reseller, Rebuilders Xchange
- April 29, 2022 – Intention for removal and reuse of church onion dome in park space
- SUMMARY: Findings are being evaluated for removal via volunteer opportunity (EX: Turner Founders’ Day) and donation of materials for community wealth building, or removal by salvage contractor to be bid out
  - House furniture donation planned to Habitat for Humanity
  - Some items (wood trim, wood doors, small lead glass windows, pew) would appeal to general public
  - Other items would require a specific/niche market buyer (plywood altar screen, church factory windows)
  - Environmental assessment revealed health risks for other items (tile)





**MetroHealth**







May 6, 2022

**EAST2022-011** – Proposed Demolition of a 1-Story Out-Building: Seeking Final Approval

**Project Address: 6449 Union Avenue**

Project Representatives: Mary Crisafi, Lightning Demolition + Excavating  
Bob Deskins, Lightning Demolition + Excavating

**Committee Recommendation:** Approved with Conditions:

1. Demolition to grade: concrete slab
2. Replace all fencing along Morgana Trail with black vinyl covered, (6 ft.) six- foot, chain-link fence.





City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F: 216/664-3281

www.planning.city.cleveland.oh.us

## Planning Commission/Design Review Application

DATE:

PROJECT NAME: Union Avenue

PROJECT ADDRESS: 6502 AKA 6449 Union Avenue  
Cleveland, OH 44105

PROJECT LOCATION (if no address):

CONTACT PERSON (for design review): Mary Crisafi/Bob Deskins  
COMPANY: Lightning Demolition + Excavating  
PHONE: M. Crisafi 216-820-5400 M. Crisafi - mcrisafi\_shs@yahoo.com  
EMAIL: Bob Deskins 216 403-0147

OWNER:

ARCHITECT/ CONTRACTOR:

☒ Demolition

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

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

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

Mary Crisafi 4/1/22

Signature and date

\*\*\*\*\*

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:



# PROJECT PRESENTATION FOR:

6502 A.K.A. 6449 Union Avenue

Cleveland, Ohio 44105

By: Lightning Demolition & Excavating





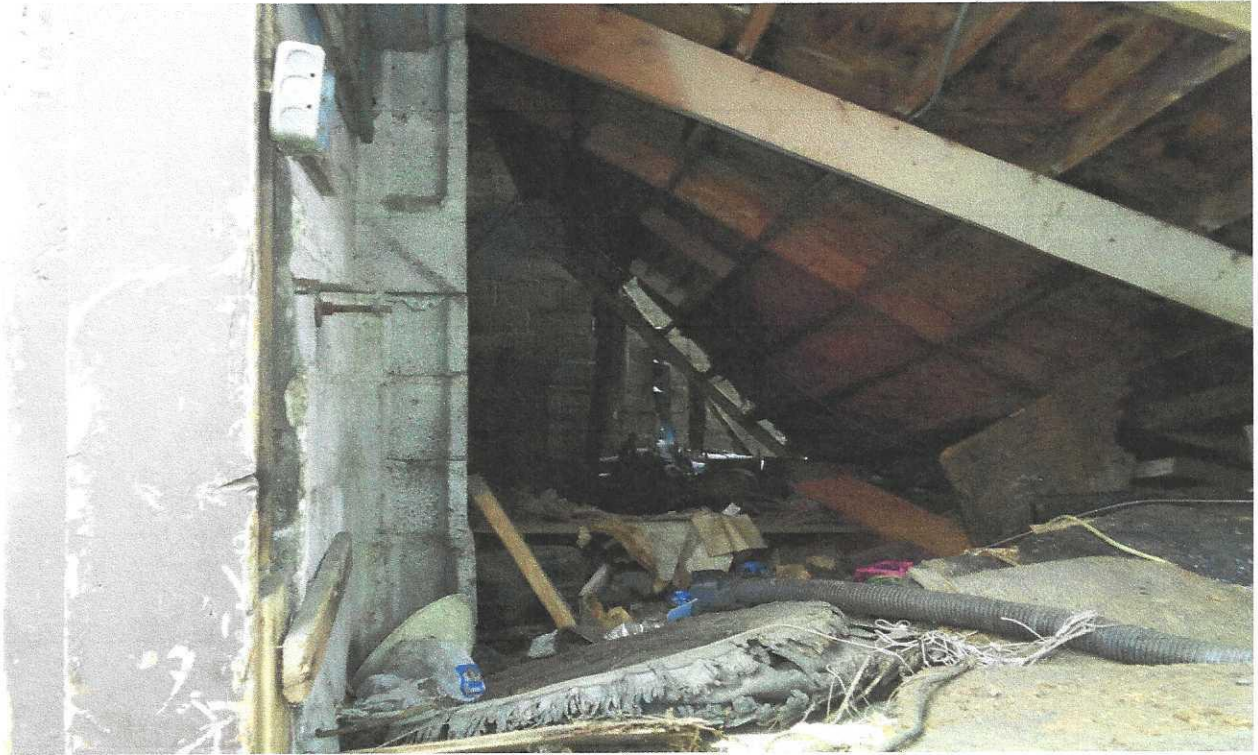


EXTERIOR/FRONT

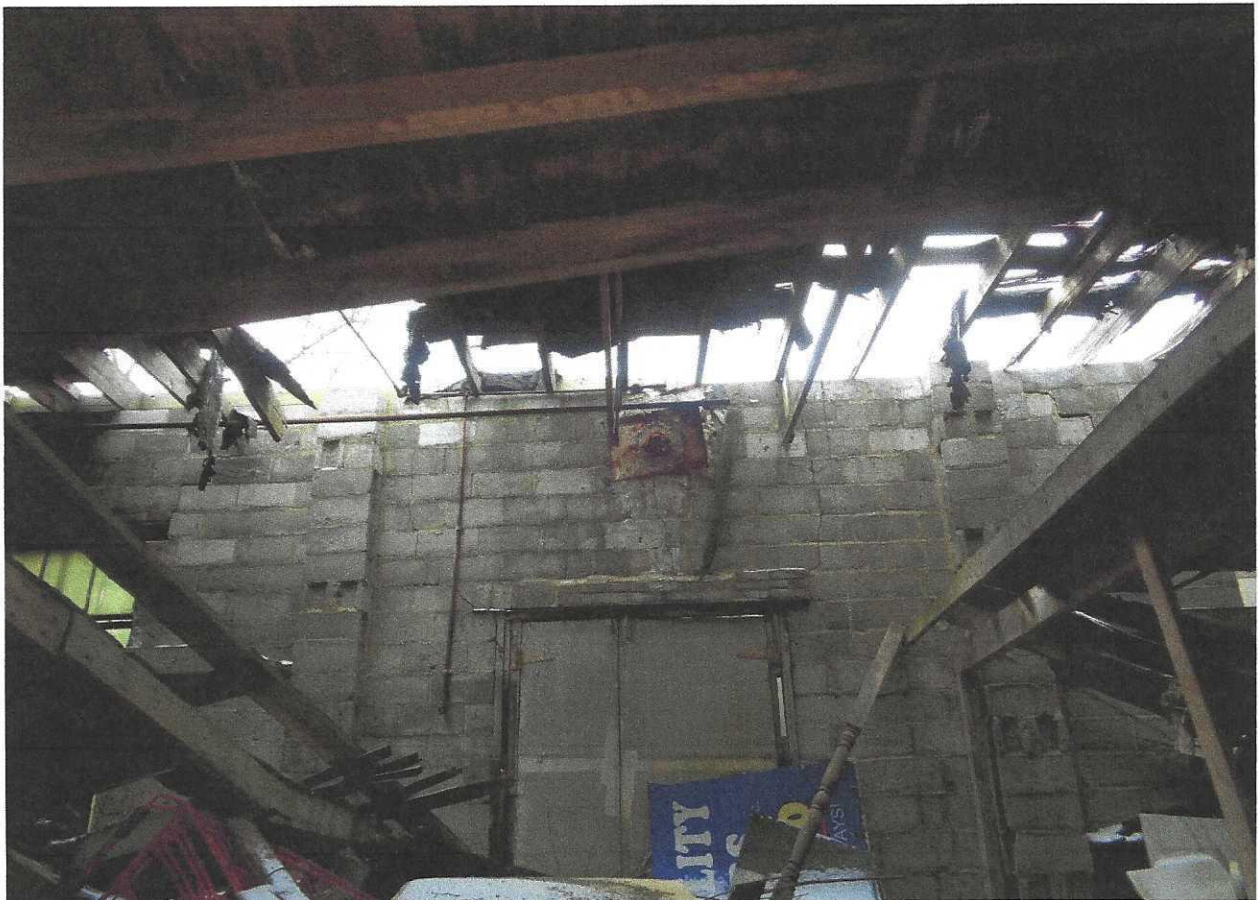


INTERIOR





INTERIOR







EAST SIDE OF BLDG



WEST SIDE OF BLDG





AREA IN FRONT (NORTH) OF BLDG



AREA IN REAR (SOUTH) OF BLDG



May 6, 2022

**EAST2022-010** – Cleveland Scholar House Multi-Family Residential Structure New Construction:  
Seeking Schematic Design Approval

**Project Location: PPN 103-27-008 near Community College Avenue**

Project Representative: Brian Grambort, HD+S

**Committee Recommendation:** Approved with Conditions:

1. Study the ground floor to reflect less residential to match surrounding context: mixed-use fronting Community College and wrapping around the West corner of the site.
2. Study front entrance:
  - a. Adding larger windows at the entrance
  - b. Lighter color pallets for porch, materials, colors and proportions





**Committee Recommendation:** Approved with Conditions:

3. Return with colored site plan with context details of surrounding area
  - a. Green Space
  - b. Materials
  - c. Site connections/ circulation
  - d. Landscape Plan
  - e. Building Massing
4. Establish roof line consistency throughout the building



Presentation to:  
Cleveland Planning Commission

**CLEVELAND SCHOLAR HOUSE**  
*Family Housing*



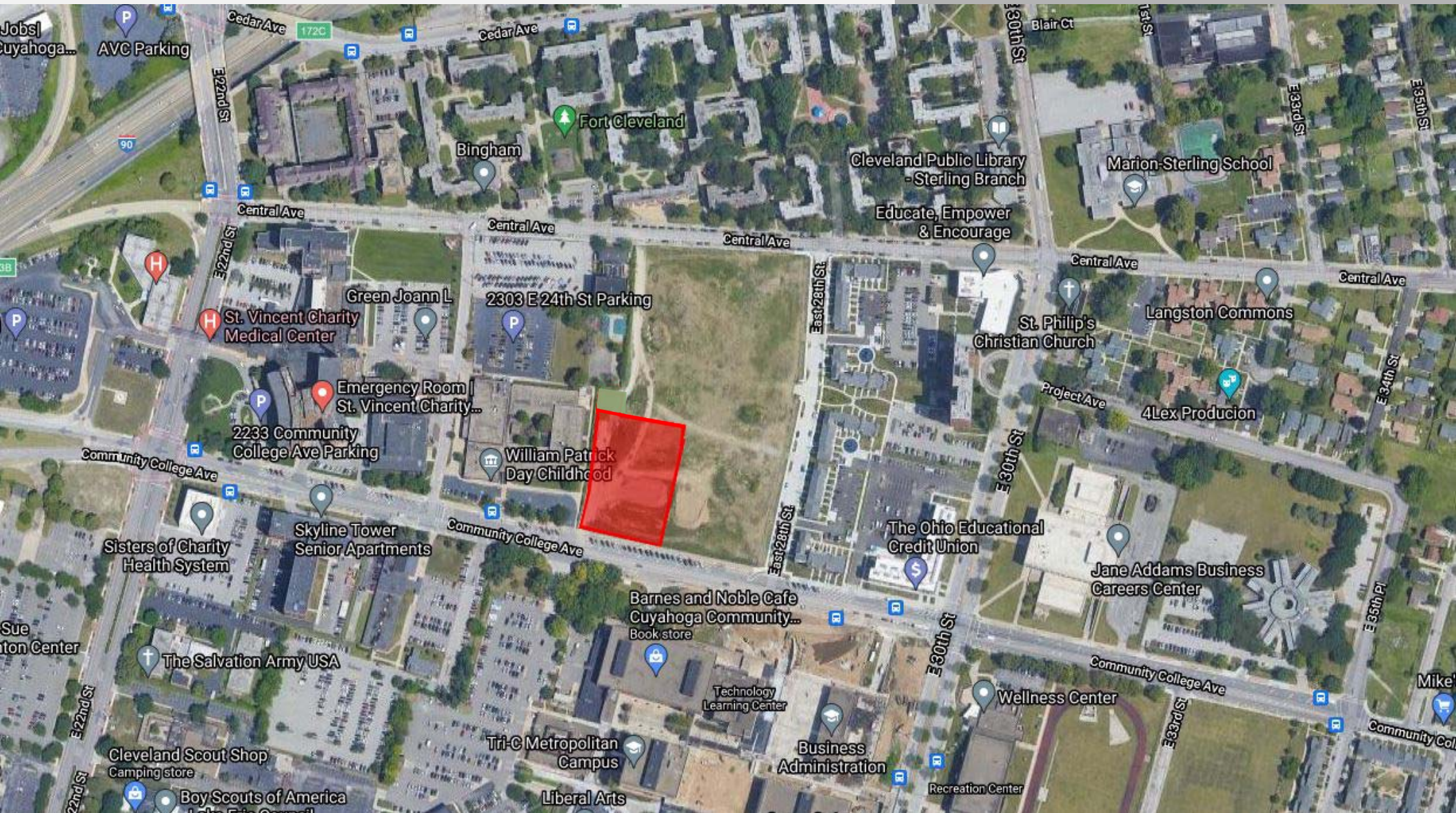
**Cleveland Scholar House**

April 15, 2022





## Location Map



Cleveland Scholar House

April 15, 2022





## Context Photos



**Sankofa Village**



**St. Vincent Charity Medical Center**



**William Patrick Day  
Services Center**

**Cleveland Scholar House**

**April 15, 2022**



## Context Photos



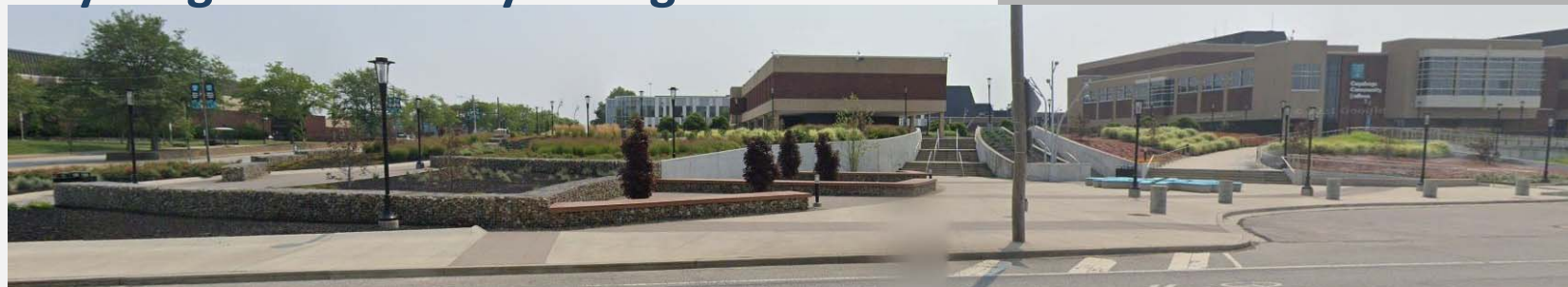
Skyline Towers Senior Apartments



Joseph's Home and Mary's Home



Cuyahoga Community College



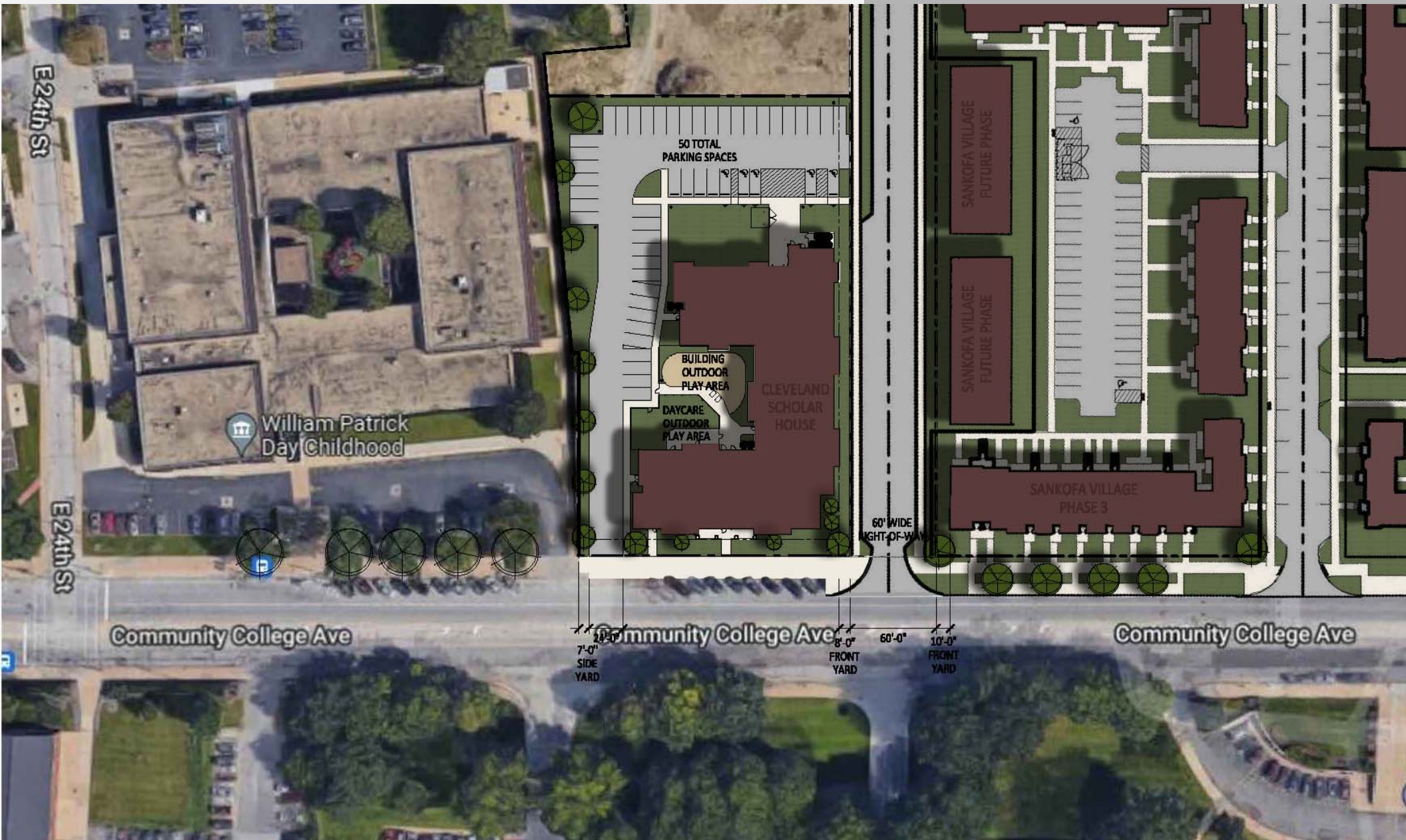
Cuyahoga Community College

Cleveland Scholar House

April 15, 2022



## Context Map

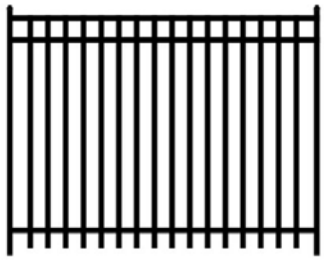


Cleveland Scholar House

April 15, 2022



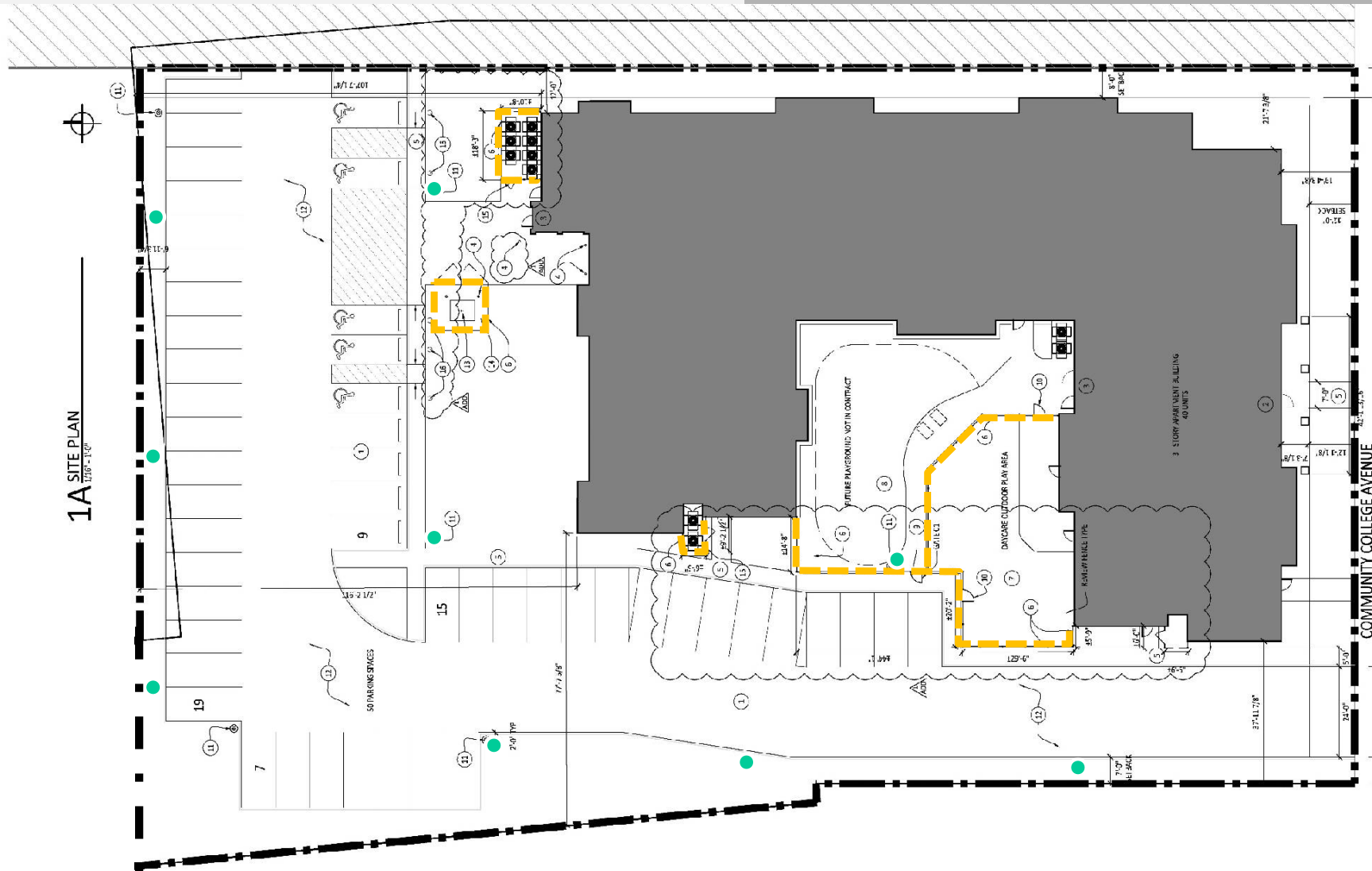
# Site Plan



Fence



Site Light





# Community College - South Elevation



**Cleveland Scholar House**

**April 15, 2022**





# Community College - South Elevation



Cleveland Scholar House

April 15, 2022





# Community College - South Elevation



**hd+s**  
HITI  
DIFRANCESCO  
+ SIEBOLD



**Cleveland Scholar House**

**April 15, 2022**

**CHN**  
Housing Partners  
*The Power of a Permanent Address.™*

**hd+s**  
HITI  
DIFRANCESCO  
+ SIEBOLD



## North Elevation



Cleveland Scholar House

April 15, 2022





# Materials Board



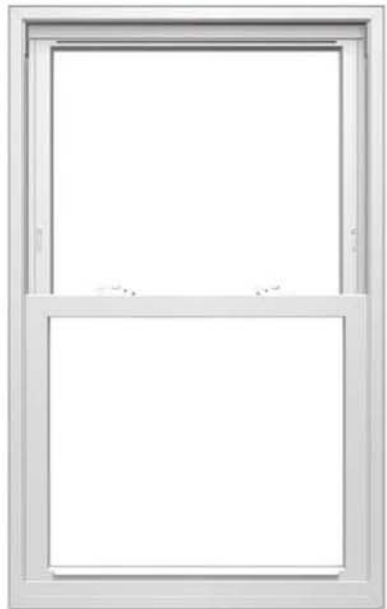
COOPER LIGHTING - ICM



JAMES HARDIE - EVENING BLUE



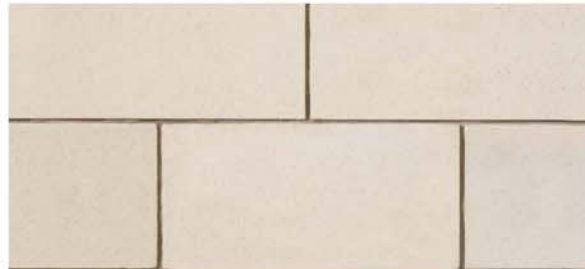
JAMES HARDIE - COBBLE STONE



PELLA - 250 SERIES - WHITE



TERON LIGHTING - ALLEGRO



ARRISCRAFT - RENAISSANCE MASONRY STONE - GEORGIA LIMESTONE



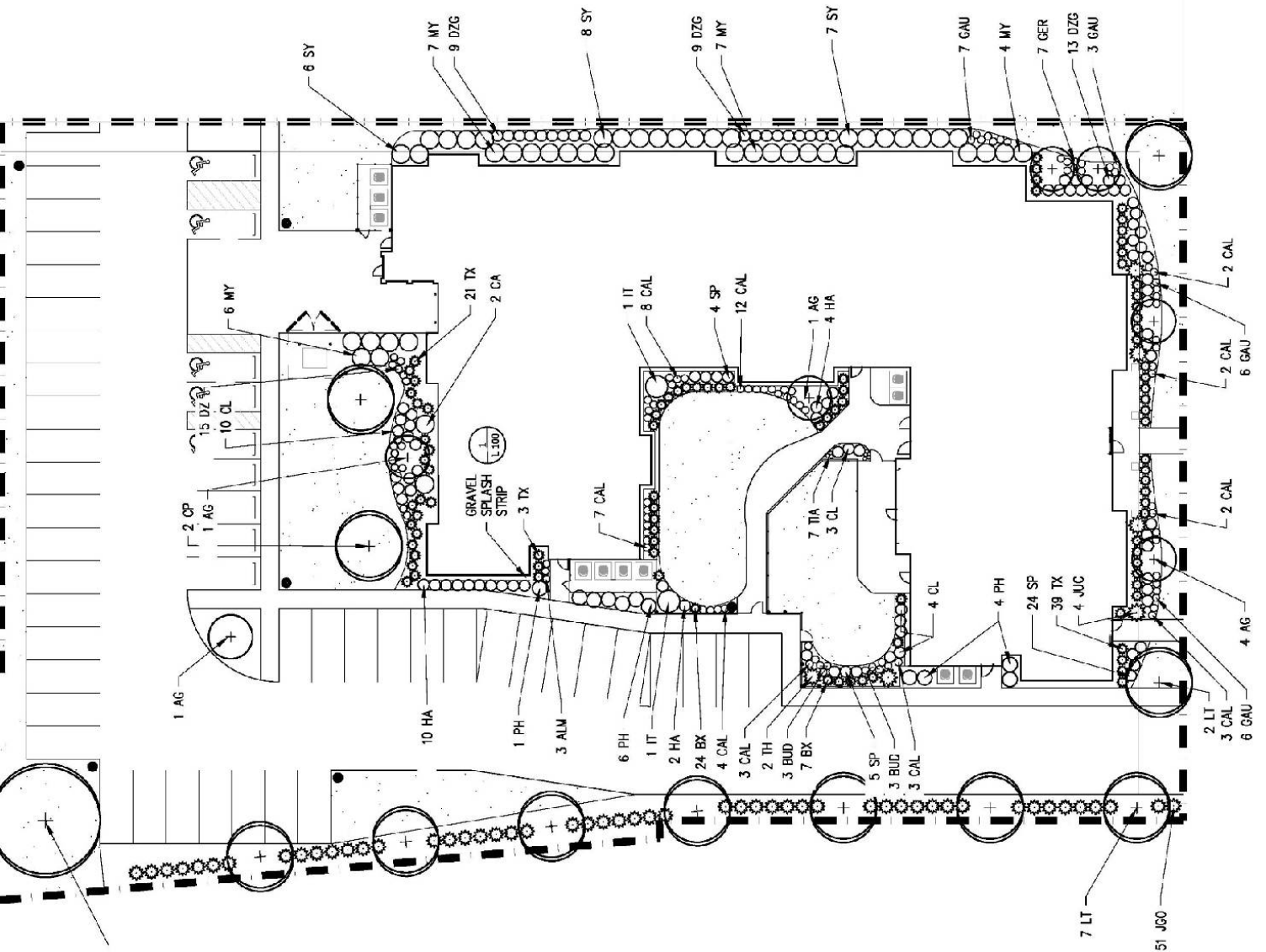
ENDICOTT MODULAR MEDIUM - IRONSPOT #46



GAF TIMBERLAND HD - PEWTER



# Landscape Plan



Plant Schedule					
Key	Qty	Botanical / Common Name	Size	Cond.	Spacing
<b>Trees</b>					
AG	7	Amelanchier x.g. 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2"	B&B	See Plan
CP	2	Carpinus caroliniana/ Muscledwood	2 1/2"	B&B	See Plan
JUC	4	Juniperus ch. 'Hetzl Columnaris' / Green Columnar Juniper	6'	B&B	See Plan
LT	9	Liriodendron tulipifera 'Little Volunteer' / Little Volunteer Tulip Tree	2 1/2"	B&B	See Plan
OB	2	Quercus bicolor/ Swamp White Oak	2 1/2"	B&B	See Plan
TH	2	Thuja o. 'Pyramidalis' / Pyramidal Arborvitae	6'	B&B	See Plan
<b>Shrubs</b>					
ALM	3	Aronia m. 'Lowscape Mound' / Lowscape Mound Chokeberry	15"	No. 3	2' O.C.
BX	31	Buxus x 'Green Velvet' / Green Velvet Boxwood	15"	B&B	3' O.C.
CA	2	Calycanthus f. 'Athens' / Athens Sweetshrub	36"	No. 5	5' O.C.
CL	17	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	18"	No. 5	3' O.C.
DZ	15	Deutzia x 'Yuki Cherry Blossom' / Yuki Cherry Blossom Deutzia	18"	No. 3	2' O.C.
DZG	31	Deutzia gracilis/ Slender Deutzia	24"	No. 3	3' O.C.
HA	16	Hydrangea 'Annabelle' / Annabelle Hydrangeas	24"	No. 3	3' O.C.
IT	2	Itea virginica/ Virginia Sweetpire	24"	No. 3	6' O.C.
JGO	51	Juniperus v. 'Grey Owl' / Grey Owl Juniper	30"	B&B	4' O.C.
MY	24	Myrica pensylvanica/ Northern Bayberry	30"	No. 5	5' O.C.
PH	11	Physocarpus o. 'Tiny Wine' / Tiny Wine Ninebark	25"	No. 3	4' O.C.
SP	33	Spiraea j. 'Galen' / Double Play Artisan Spirea	24"	No. 3	3' O.C.
SY	21	Syringa merer/ Palatin Lilac	30"	B&B	5' O.C.
TX	63	Taxus x m. 'Everlow' / Everlow Yew	18"	No. 5	3' O.C.
<b>Perennials</b>					
BUD	6	Buddleia Pugster White/ White Pugster Butterfly Bush	Clump	No. 2	24" O.C.
CAL	38	Calamagrostis x ac. 'Karl Foerster' / Karl Foerster Reed Grass	Clump	No. 2	24" O.C.
GAU	22	Gaura l. 'Whirling Butterflies' / Whirling Butterflies Wand Flower	Clump	No. 2	24" O.C.
GER	7	Geranium h. 'Derrick Cook' / Derrick Cook Geranium	Clump	No. 2	24" O.C.
TIA	7	Tiarella c. 'Pink Skyrocket' / Pink Skyrocket Foamflower	Clump	No. 2	12" O.C.



# Landscape Planting List



TREE – AG  
AUTUM BRILLIANCE  
SERVICEBERRY



TREE – CP  
MUSCLEWOOD



TREE – JUC  
GREEN COLUMNAR  
JUNIPER



TREE – LT  
LITTLE VOLUNTEER  
TULIP TREE



TREE – QB  
SWAMP WHITE OAK



TREE – TH  
PYRAMIDAL  
ARBORVITAE



PERENNIAL – BUD  
WHITE PUGSTER  
BUTTERFLY BUSH



PERENNIAL – CAL  
KARL FOERSTER  
REED GRASS



PERENNIAL – GER  
DERRICK COOK  
GERANIUM



PERENNIAL – GUA  
WHIRLING BUTTERFLY  
WAND FLOWER



PERENNIAL – TIA  
PINK SKYROCKET  
FOAMFLOWER



# Landscape Planting List



SHRUB – ALM  
LOWSCAPE MOUND CHOKEBERRY



SHRUB – BX  
GREEN VELVET BOXWOOD



SHRUB – CA  
ATHENS SWEETSHRUB



SHRUB – CL  
HUMMINGBIRD SUMMERSWEET



SHRUB – DZ  
YUKI CHERRY BLOSSOM  
DEUTZIA



SHRUB – DZG  
SLENDER DEUTZIA



SHRUB – HA  
ANNABELLE HYDRANGEA



SHRUB – IT  
VIRGINIA SWEETSPIRE



SHRUB – JGO  
GREY OWL JUNIPER



SHRUB – MY  
NORTHERN BAYBERRY



SHRUB – PH  
TINY WINE NINEBARK



SHRUB – SP  
DOUBLE PLAY  
ARTISAN SPIREA



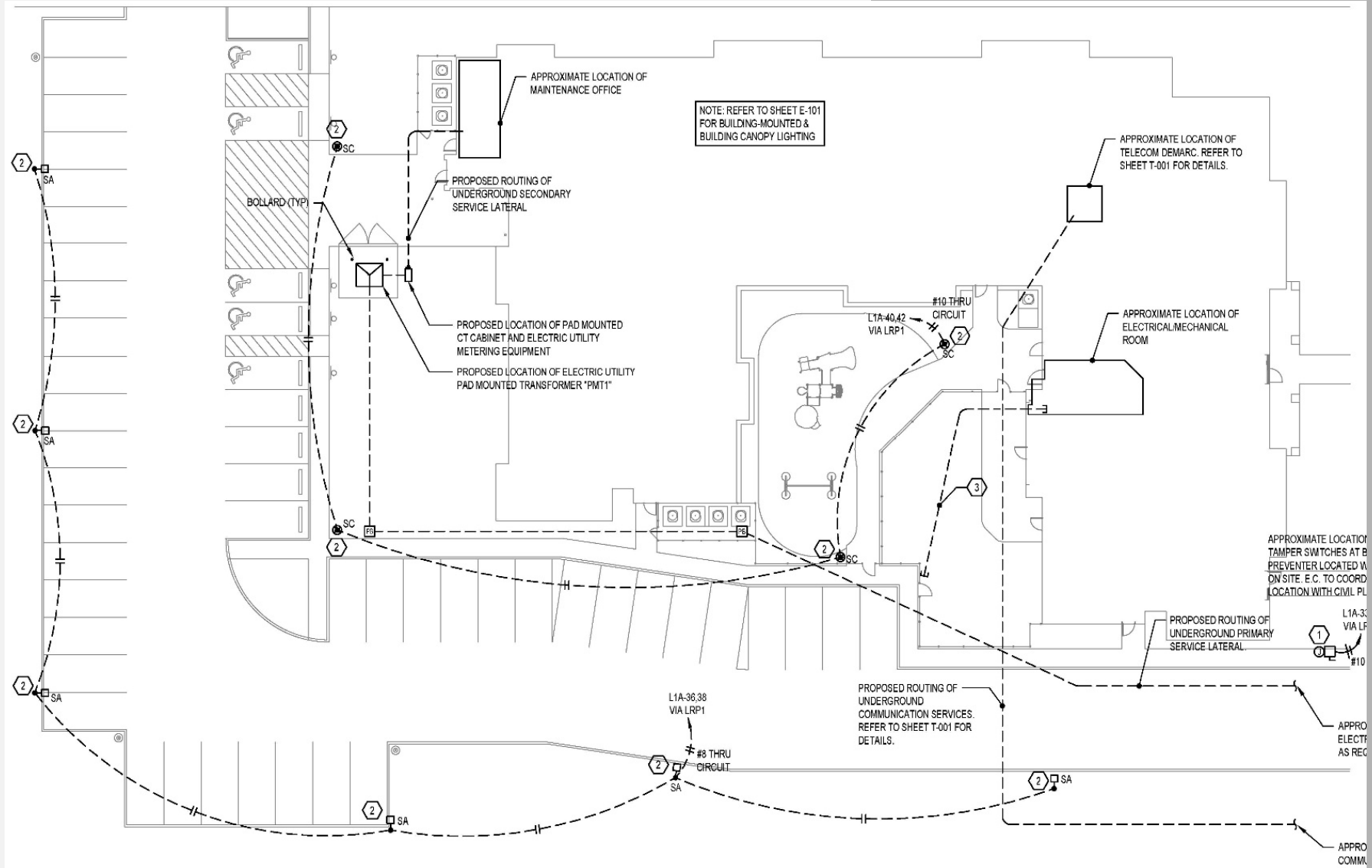
SHRUB – SY  
PALABIN LILAC



SHRUB – TX  
EVERLOW YEW



# Site Lighting Plan





Presentation to:  
Cleveland Planning Commission

**CLEVELAND SCHOLAR HOUSE**  
*Family Housing*



**Cleveland Scholar House**

**April 15, 2022**





# Cleveland City Planning Commission

## Current Projects May 6, 2022

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May 6, 2022





May 6, 2022

**SE2021-030** – Second Zion Spiritual Temple New Construction: Seeking Final Approval

**Project Address: 12721 Union Avenue**

Project Representative: Erin Carpenter, City Architecture

**Committee Recommendation:** Approved as Presented



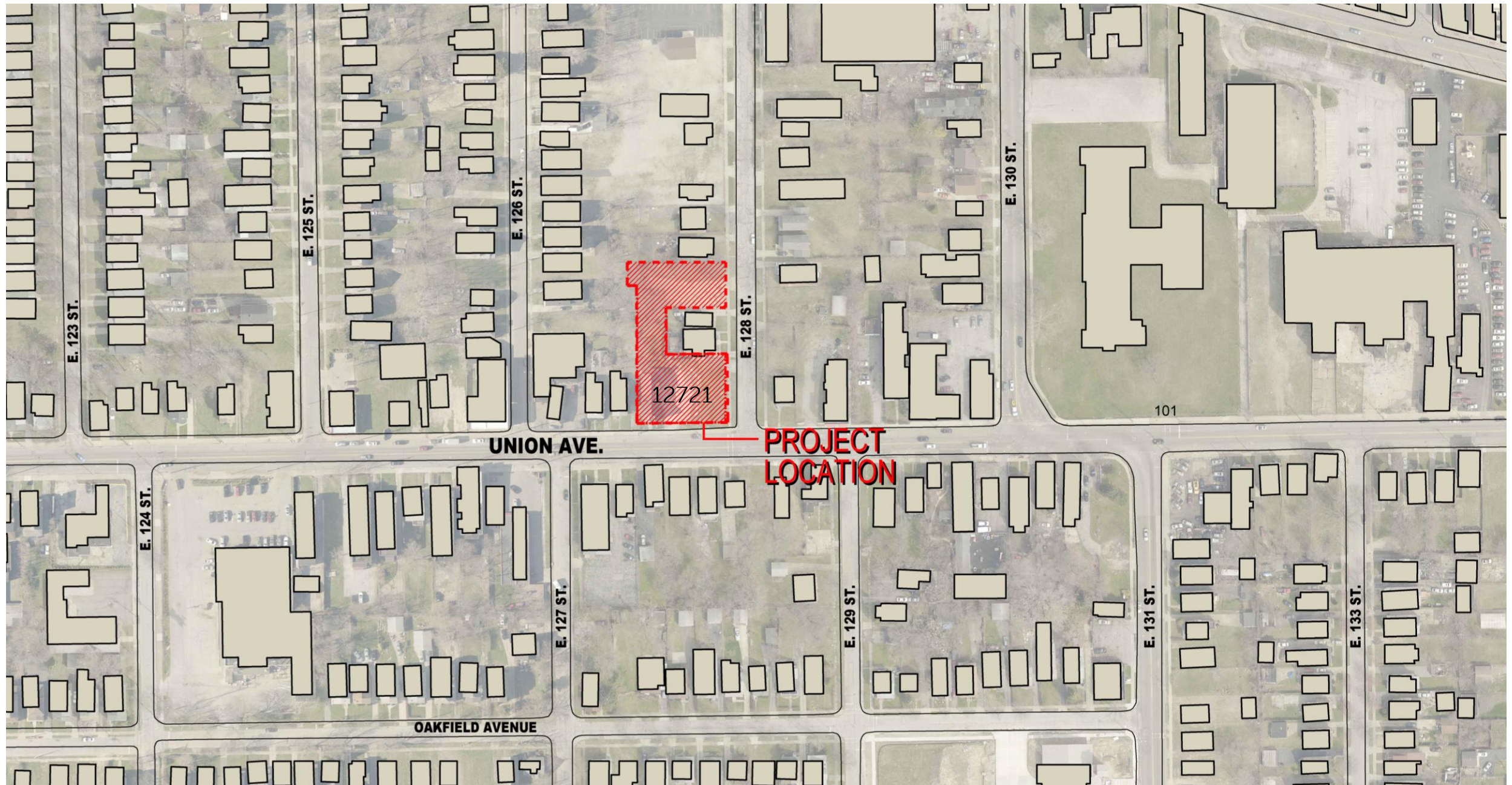


+

## SECOND ZION SPIRITUAL TEMPLE

Utopian Society of Spiritual Research | Design Review | 04.27.22









Second Zion Spiritual Temple Aerial Location Plan





Second Zion Spiritual Temple Context Photos



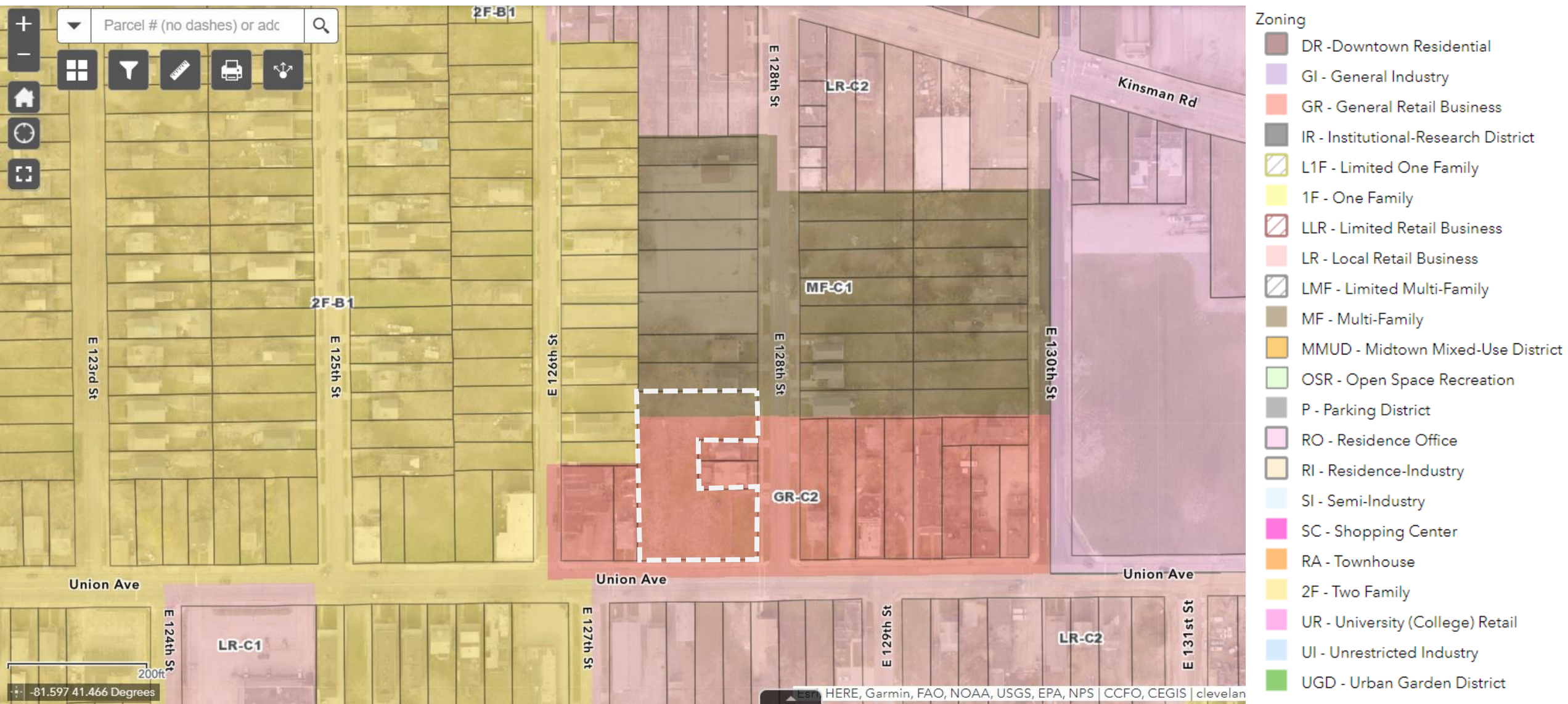


Union Avenue - View to the West



East 128th Street - View to the North

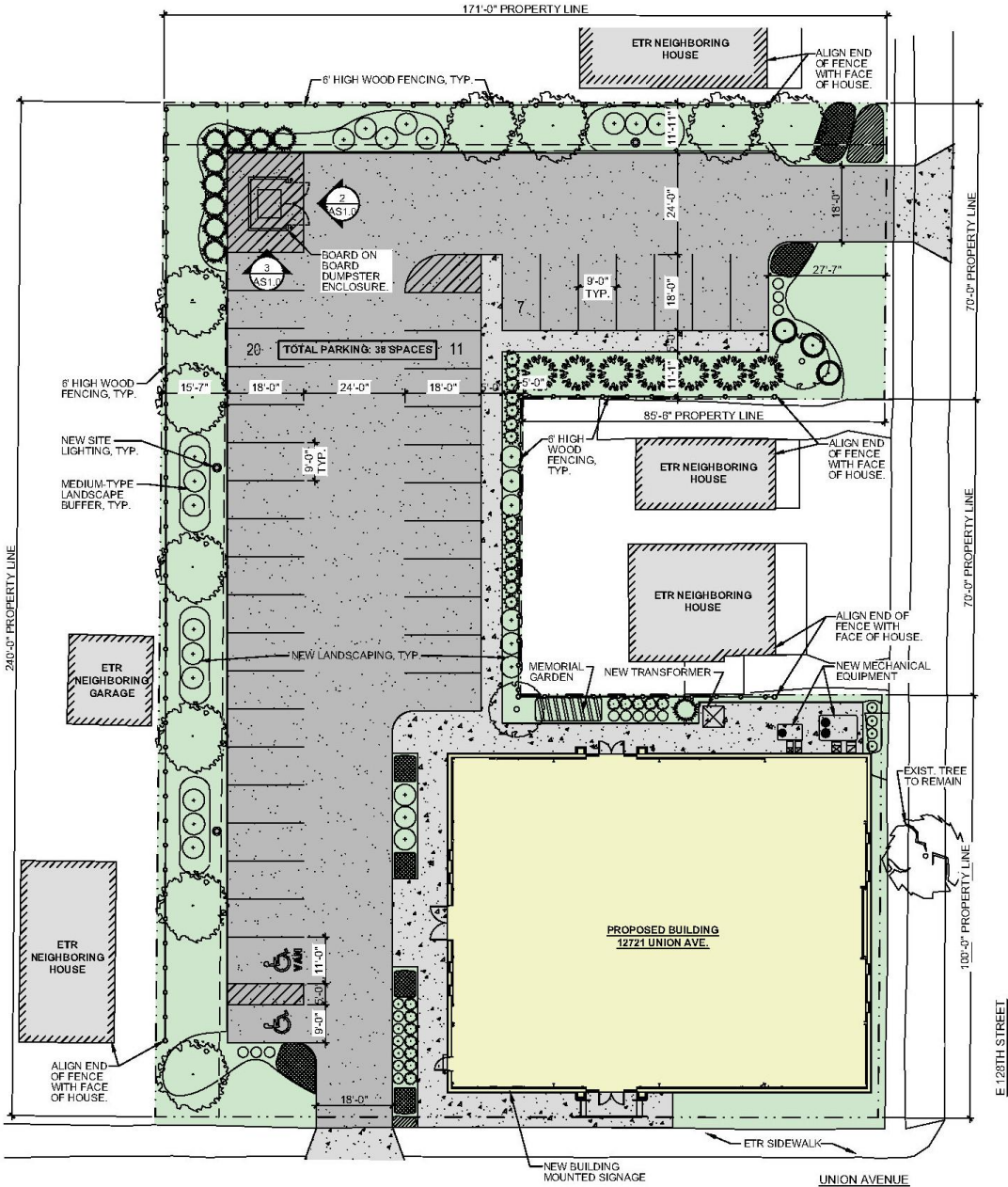




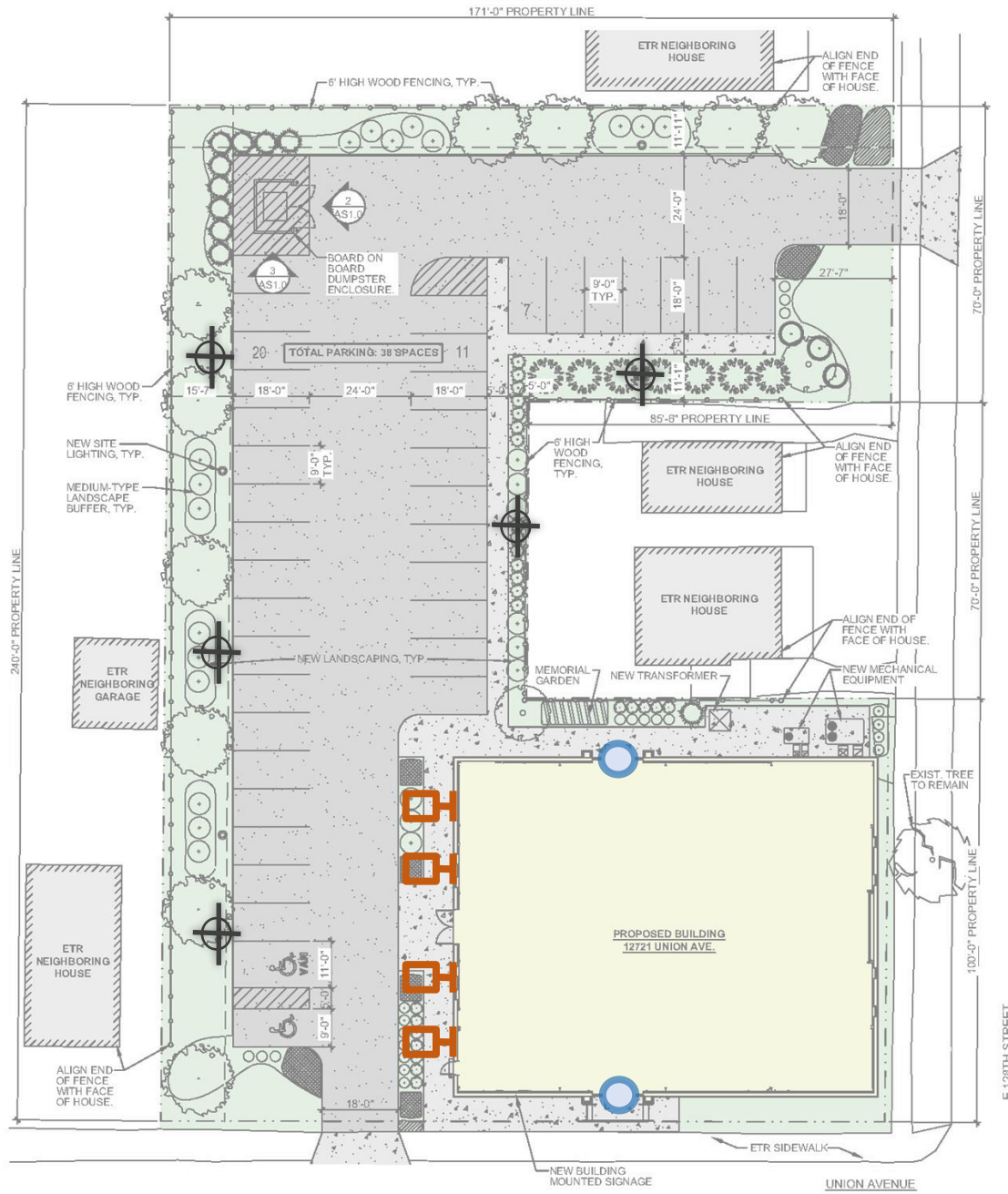
Second Zion Spiritual Temple Site and Adjacent Property Zoning



<b>ZONING INFORMATION</b>	
PERMANENT PARCEL NUMBER: 13023036	
ADDRESS: 12709 UNION AVE. CLEVELAND, OH 44105	
LOCATED WITHIN BUSINESS REVITALIZATION DISTRICT/UCDD	
ZONING CODE:	GR-C2/MF-C1
USE DISTRICT:	GENERAL RETAIL
HEIGHT DISTRICT:	2 (60')
AREA DISTRICT:	C
ACTUAL LOT AREA:	35,054 S.F. (0.74 ACRES)
ALLOWABLE BUILDING AREA:	35,054 S.F.
ACTUAL BUILDING AREA:	8,000 S.F.
ALLOWABLE HEIGHT:	60'
ACTUAL HEIGHT:	±24'-0"
OFF STREET PARKING:	
CHURCH:	1 SPACE PER 6 SEATS 144 SEATS/6 = <b>24 SPACES</b>
COMMUNITY CENTER:	1 SPACE PER 150 G.S.F. + 1 PER EMPLOYEE 1,444 S.F./150+1 = <b>11 SPACES</b>
OFFICES:	1 SPACE PER 500 G.S.F. 1,336 S.F./500 = <b>3 SPACES</b>
<b>TOTAL REQ'D PARKING:</b>	<b>38 SPACES</b>
<b>ACTUAL PARKING:</b>	<b>38 SPACES</b>
SETBACKS:	0' (GENERAL RETAIL BUSINESS) 15' (ABUTS RESIDENTIAL) 10' (ABUTS MF RESIDENTIAL)
LANDSCAPING:	
OPEN OFF STREET PARKING SPACES (>10) REQUIRE MEDIUM FRONTAGE STRIP	
<ul style="list-style-type: none"> <li>6 FEET WIDE</li> <li>SCREENING MUST BE 2.5 FEET TALL, 50% YEAR-ROUND OPACITY</li> </ul>	
TREES @40' O.C. - 2" CALIPER DECIDUOUS AND/OR 6' HT EVERGREENS AT TIME OF PLANTING	
SHRUBS @16' O.C., 2' HT AT TIME OF PLANTING	
FENCING:	
A FENCE ALONG / PARALLEL TO A DRIVEWAY WITHIN 15 FEET OF A SIDEWALK CANNOT BE GREATER THAN 2.5 FEET TALL UNLESS 75% OPEN.	
FENCES IN FRONT YARD NOT TO EXCEED 4 FEET IN HEIGHT AND 50% OPEN. FENCES IN REAR YARDS AND INTERIOR SIDE YARDS NOT TO EXCEED 6 FEET IN HEIGHT AND MAY BE SOLID OR OPEN. ONLY ORNAMENTAL FENCES PERMITTED IN FRONT YARDS. FENCES ALONG OTHER YARD LINES MAY BE ANY OTHER NON-PROHIBITED MATERIAL.	







⊕ Parking Lot Light Pole



□ Building Mounted Lighting

● Recessed Light





*Viburnum trilobum*  
Highbush Cranberry  
Deciduous shrub  
Height: 6-10' | Spread: 6-10'



*Calamagrostis x acutiflora* 'Karl Foerster'  
Karl Foerster Reed Grass  
Height: 3-5' | Spread: 1.5-2'



Karl Foerster Reed Grass - winter



*Liriope muscari* 'Variegata'  
Variegated lilyturf  
Ornamental grass  
Height: 1-2' | Spread: 1-2'



*Hemerocallis* 'Happy Returns'  
Happy Returns Daylily  
Perennial  
Height: 2-2.5' | Spread: 2-2.5'





*Picea abies 'Nidiformis'*  
Birds' Nest Spruce  
Height: 3-5' | Spread: 4-6'



Autumn Brilliance Serviceberry - fall



*Nepeta x faassenii*  
Catmint  
Height: 1-2' | Spread: 1.5-3'



*Rudbeckia fulgida goldstrum*  
Black Eyed Susan  
Height: 2-6' | Spread: 2-2.5'



*Rosa 'Red Drift'*  
Red Drift Rose  
Height: 1-2' | Spread: 1-3'



*Amelanchier x grandiflora*  
'Autumn Brilliance'  
Autumn Brilliance  
Serviceberry  
Height: 20'+ | Spread: 15'





*Gleditsia triacanthos f. inermis* 'Street Keeper'  
Street Keeper Honeylocust  
Deciduous tree  
Height: 45' | Spread: 18'

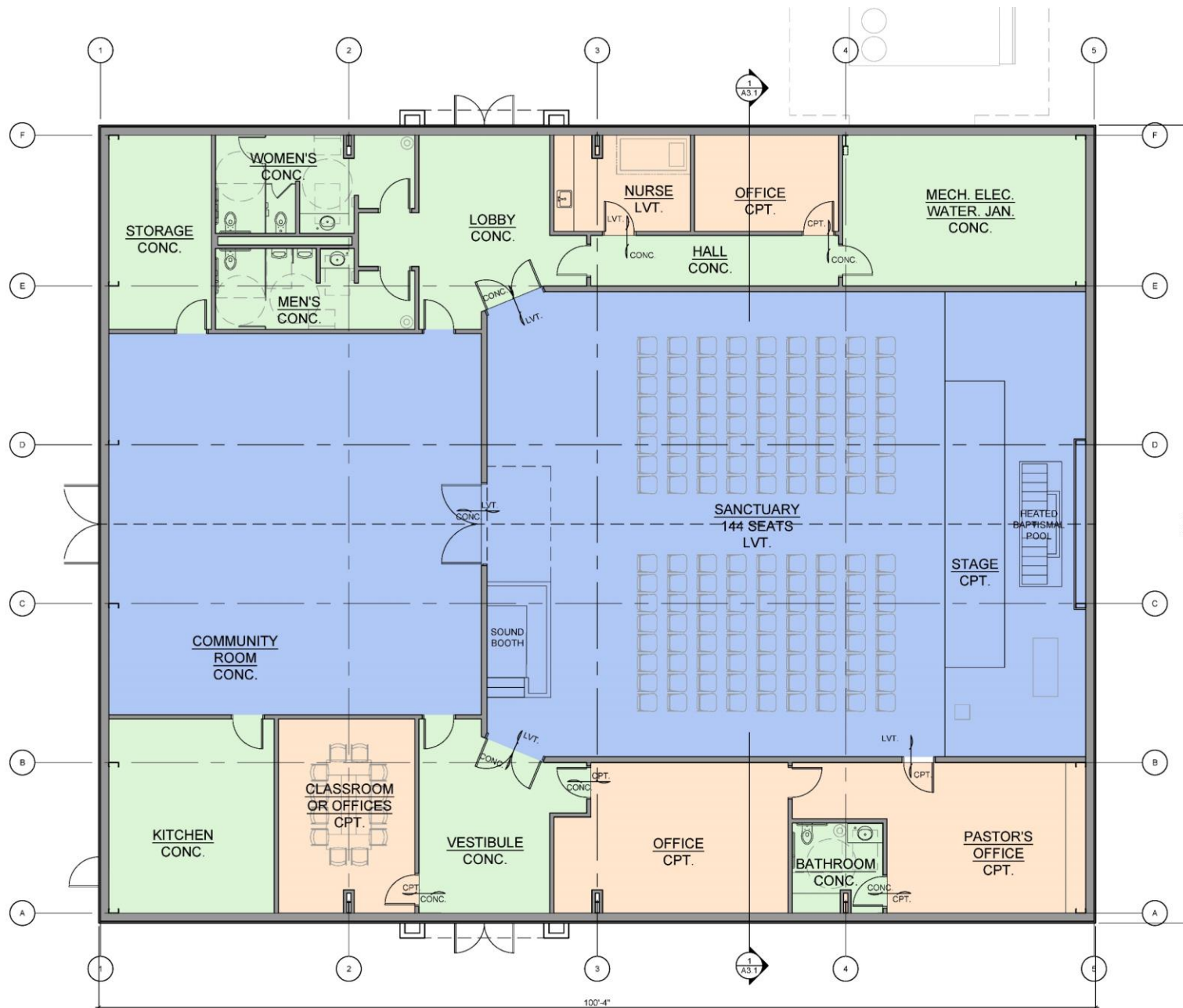


*Ilex glabra* 'Densa'  
Inkberry  
Broadleaf evergreen  
Height: 5-8' | Spread: 5-8'



*Thuja occidentalis* 'Emerald'  
Emerald Arborvitae  
Evergreen shrub  
Height: 10-15' | Spread: 4-5'

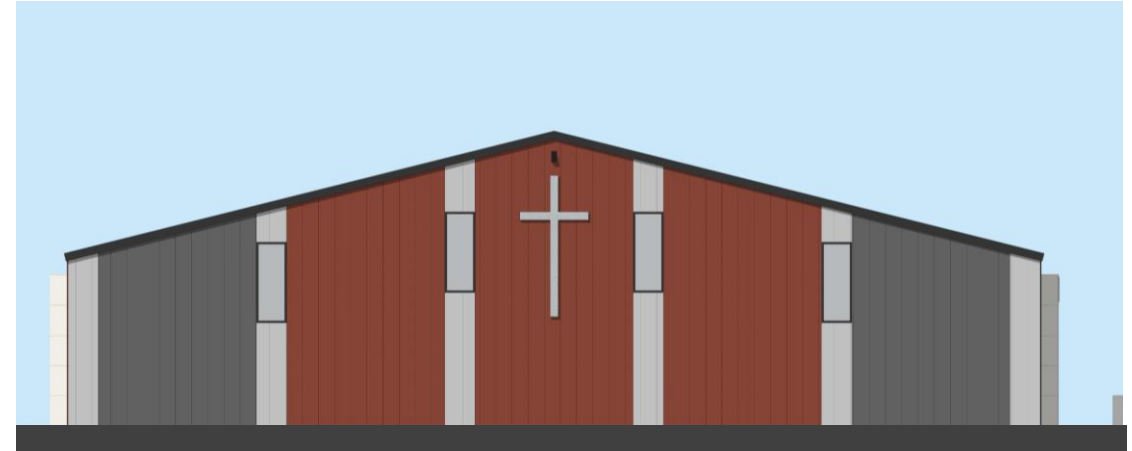








South Elevation (Union Ave.)



East Elevation (East 128<sup>th</sup> St.)

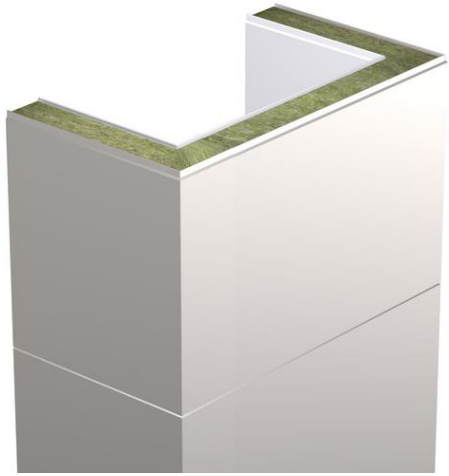


North Elevation

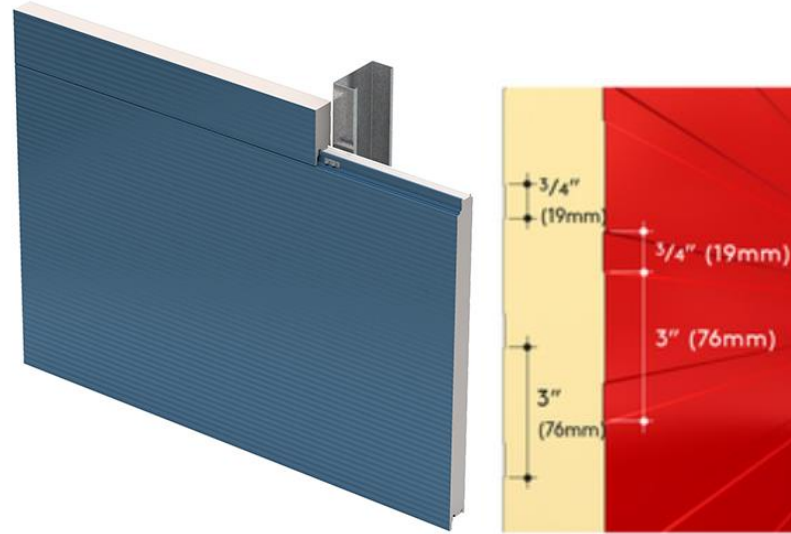


West Elevation





Insulated Metal Panels at Entrances



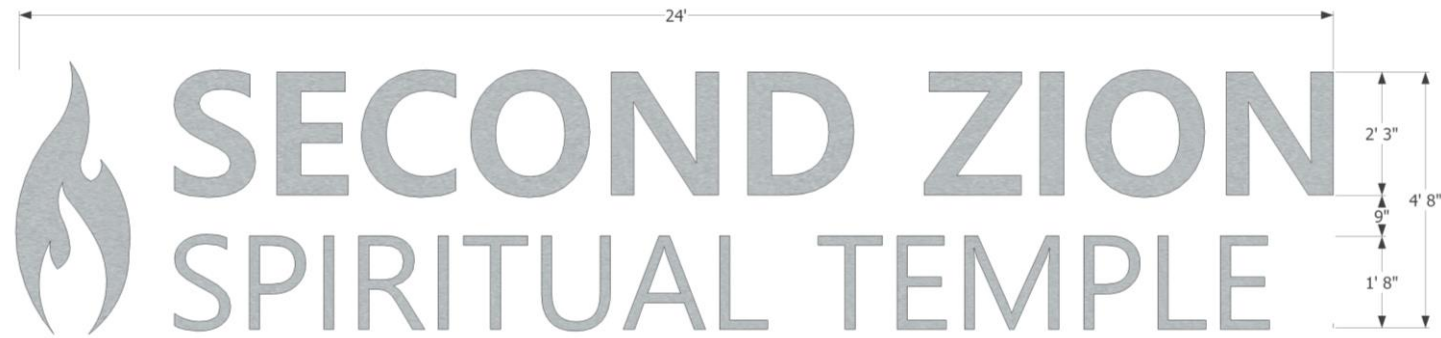
Insulated Metal Panels (Smooth and Shadowline)



Standing Seam Roof



Storefront Entry and Windows



Building Signage (Dimensional Metal Letters & Logo)





Second Zion Spiritual Temple





Second Zion Spiritual Temple





Second Zion Spiritual Temple





Second Zion Spiritual Temple



## **FW2022-005 – Lake Avenue Multi-Family New Construction:**

Seeking Schematic Design Approval

**Project Address: 8400 Lake Avenue**

Project Representative: Brandon Kline, Geis Companies

Note: the Planning Commission granted this project Conceptual Approval with Conditions on March 2<sup>nd</sup>, 2022. Applicant to incorporate a tree canopy replacement strategy; incorporate a more dynamic greenspace, particularly for pocket park facing Lake Avenue (this might put pressure for more on-street parking); consider DRAC's comments

### **Committee Recommendation:** Approved with Conditions:

1. Finalize landscape plan
  - a) Evaluate walking path off Lake Ave. width and incorporate more seating areas or more trees
2. Evaluate “returning” recessed entries on townhouses



## **Committee Recommendation:** Approved with Conditions:

3. Strongly consider different, darker color in townhouse windows
4. For final review: request to see panel difference for the entire building (focusing on the first two floors of the parking deck)
  - a. Additionally share grading plan and how “open” the parking structure area is
5. Evaluate a continuous band near the top and/or consider differing heights for materials as well
6. Explore how to integrate parking deck stories/parking ramp with the main upper floors at least in the courtyard to create a seamless environment for residents who are using this space. This could be accomplished by public art, arborvitae, etc.
7. Consider charcoal color for interior courtyard paneling





**SITE AERIAL CONTEXT IMAGES**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





## SITE CONTEXT MAP

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH

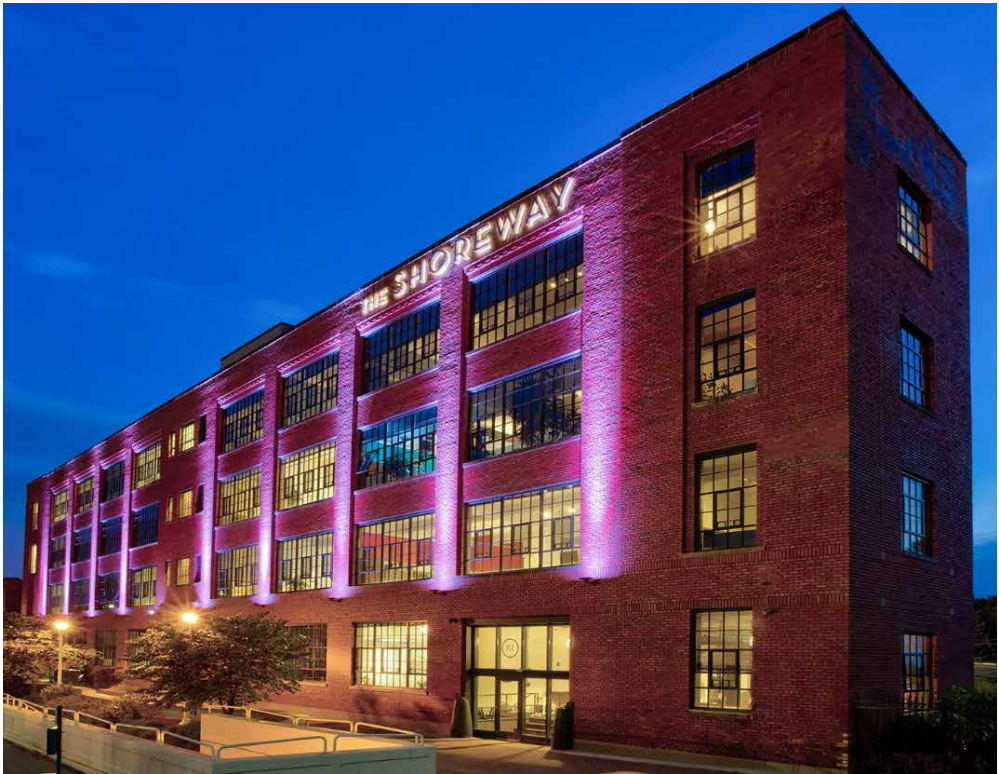




Lowe Chemical Building



Battery Park Lofts



The Shoreway Apartments



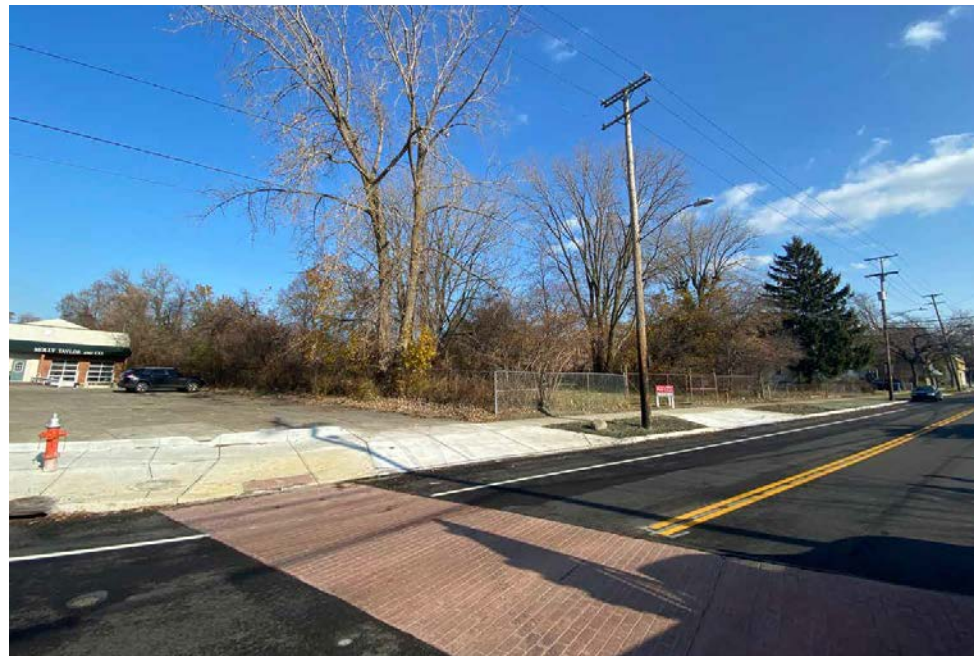
Terrestrial Brewing Company



**ARCHITECTURAL CONTEXT IMAGES**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH

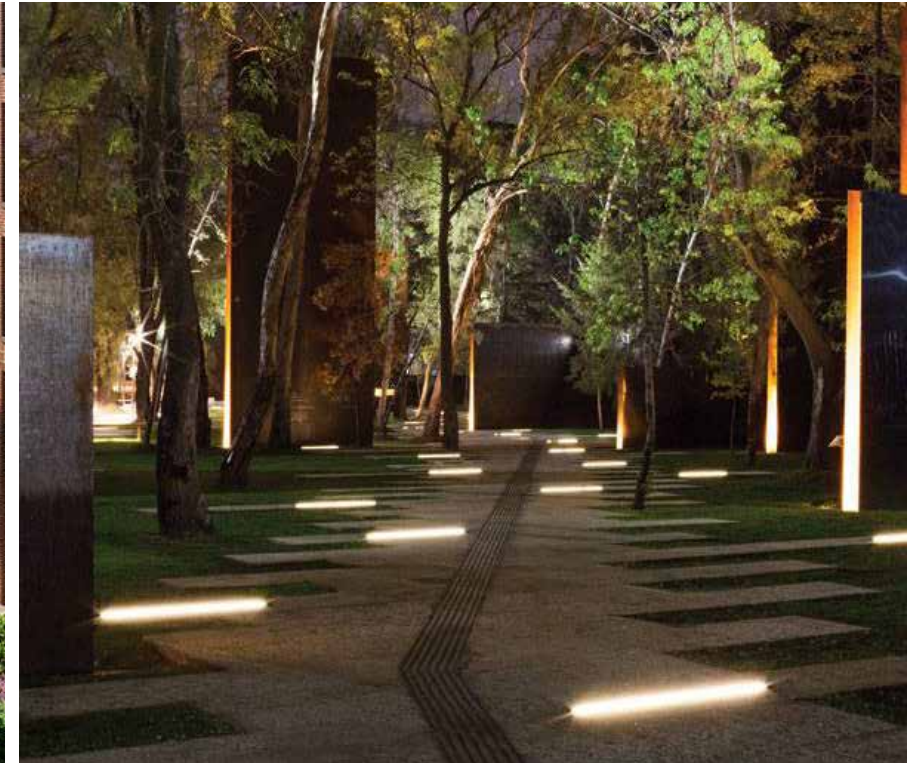




***SITE STREETVIEW CONTEXT IMAGES***

*8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH*

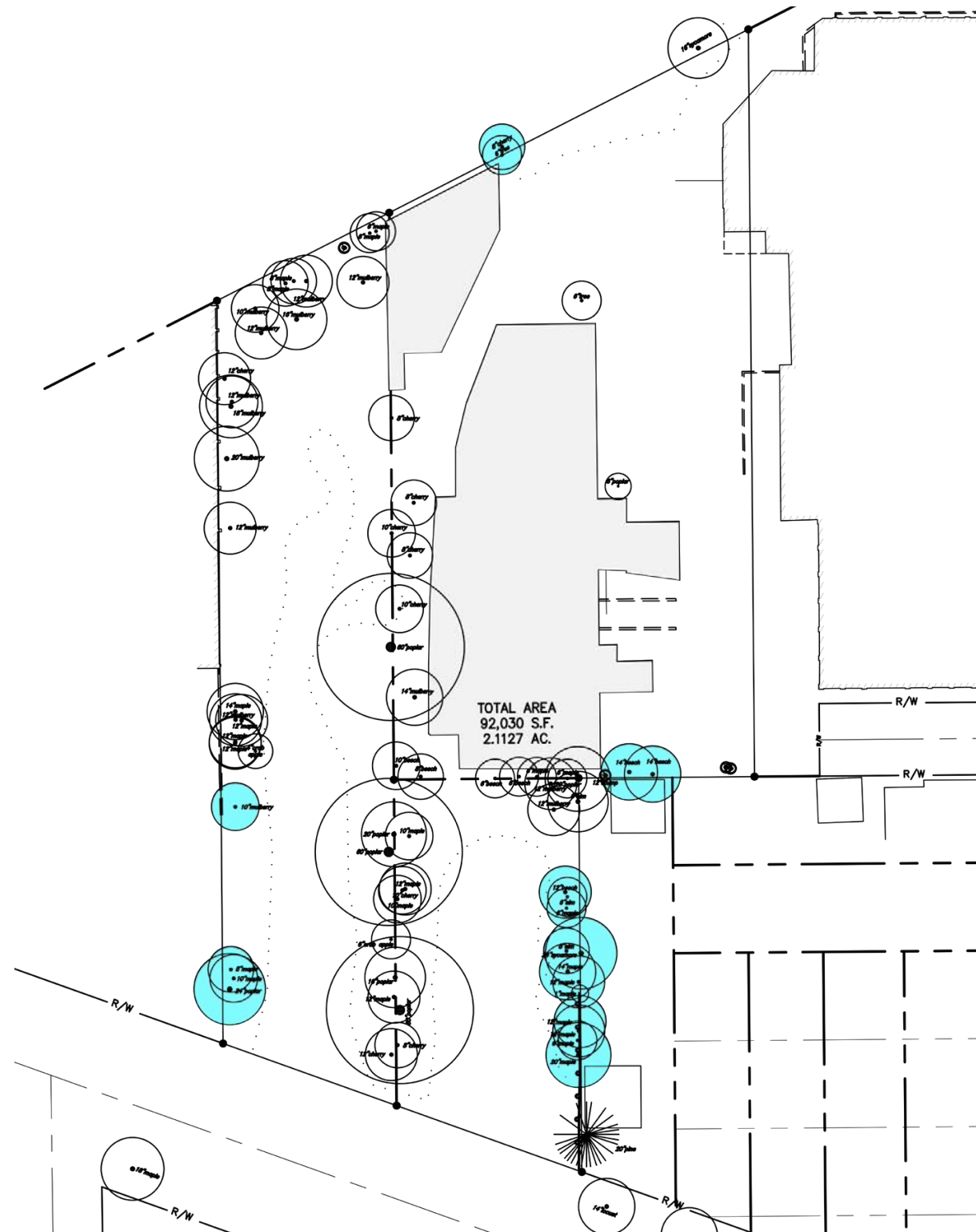




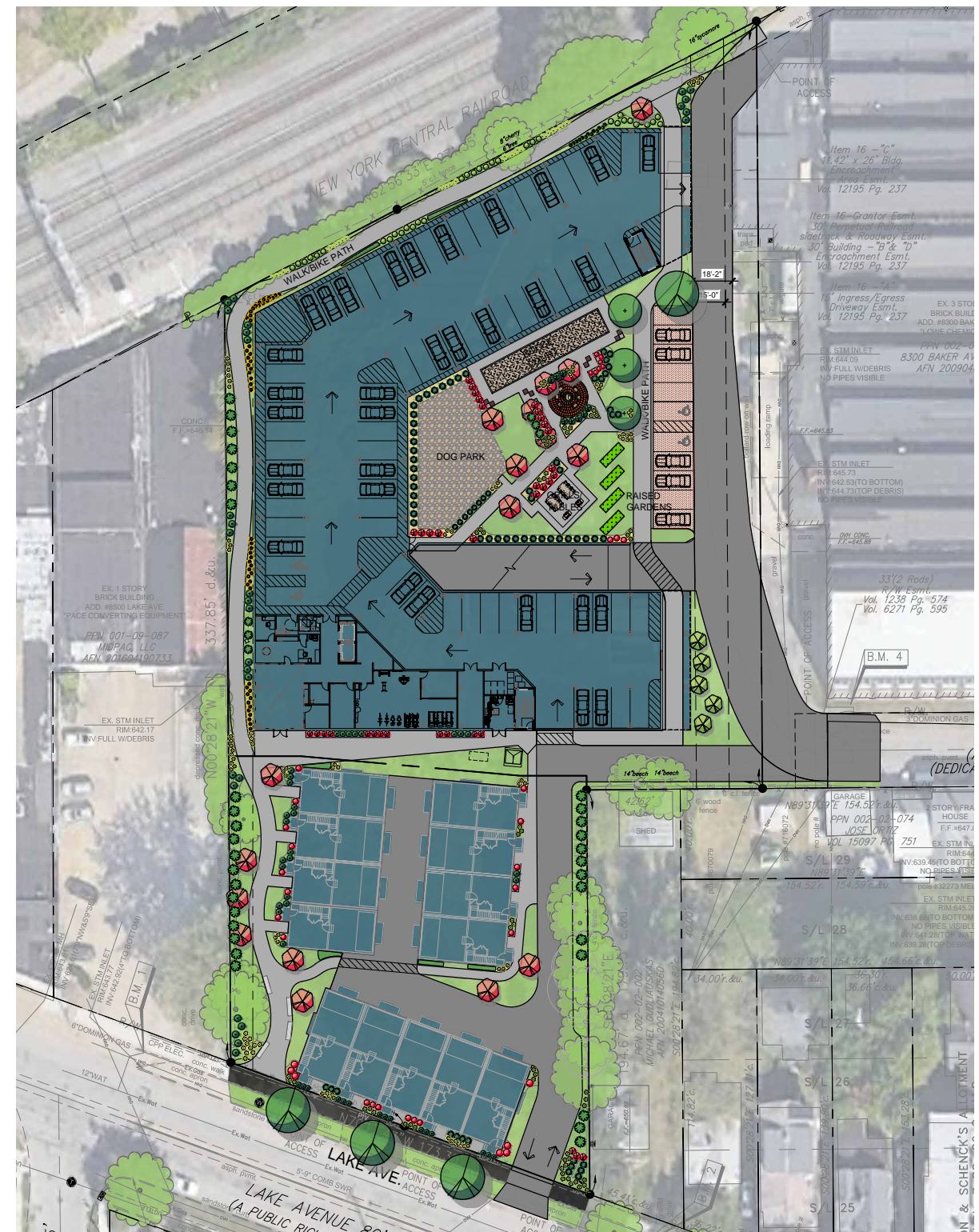
**SITE INSPIRATION BOARD**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**TREE PRESERVATION PLAN** Highlighted trees to remain



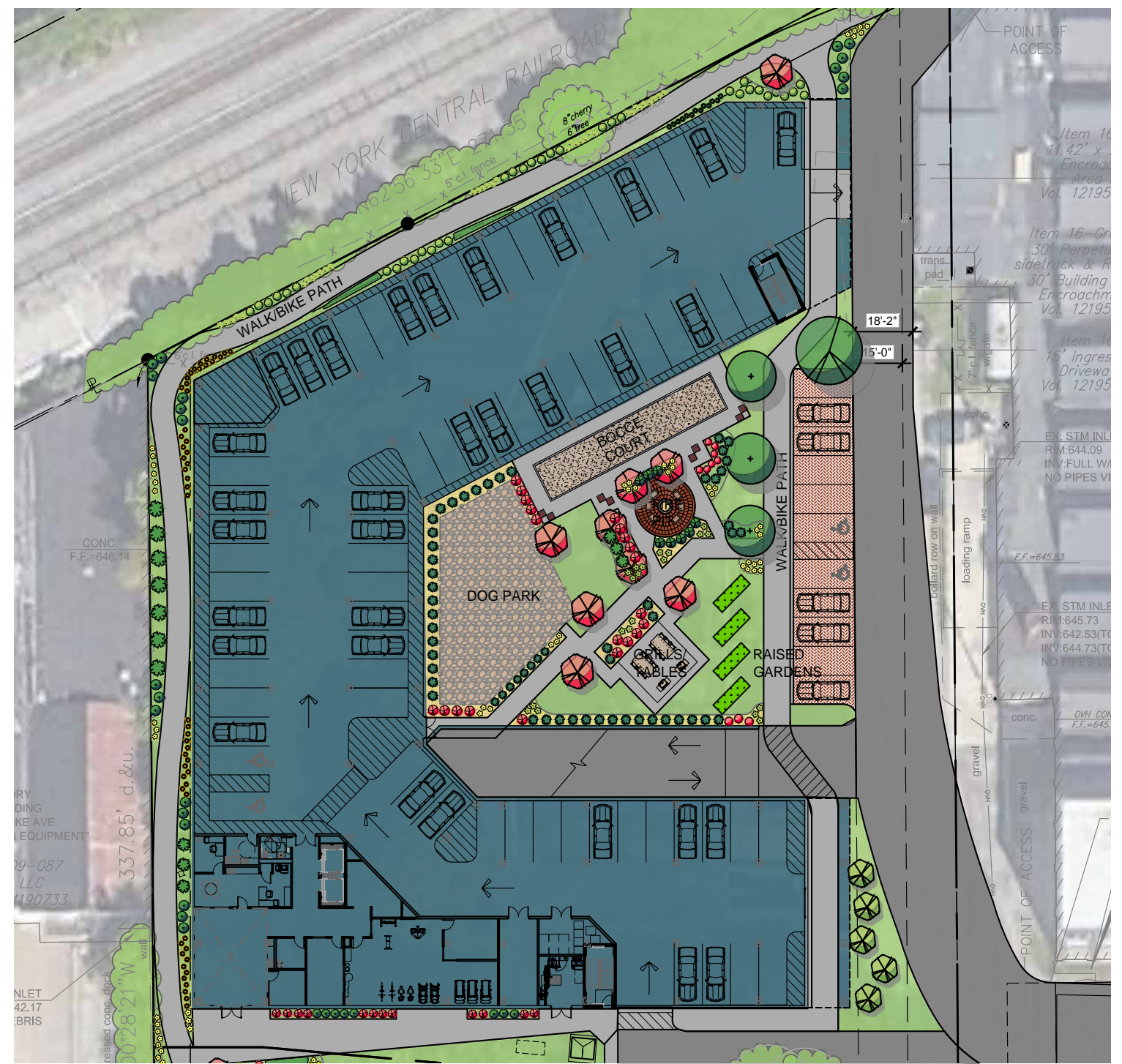
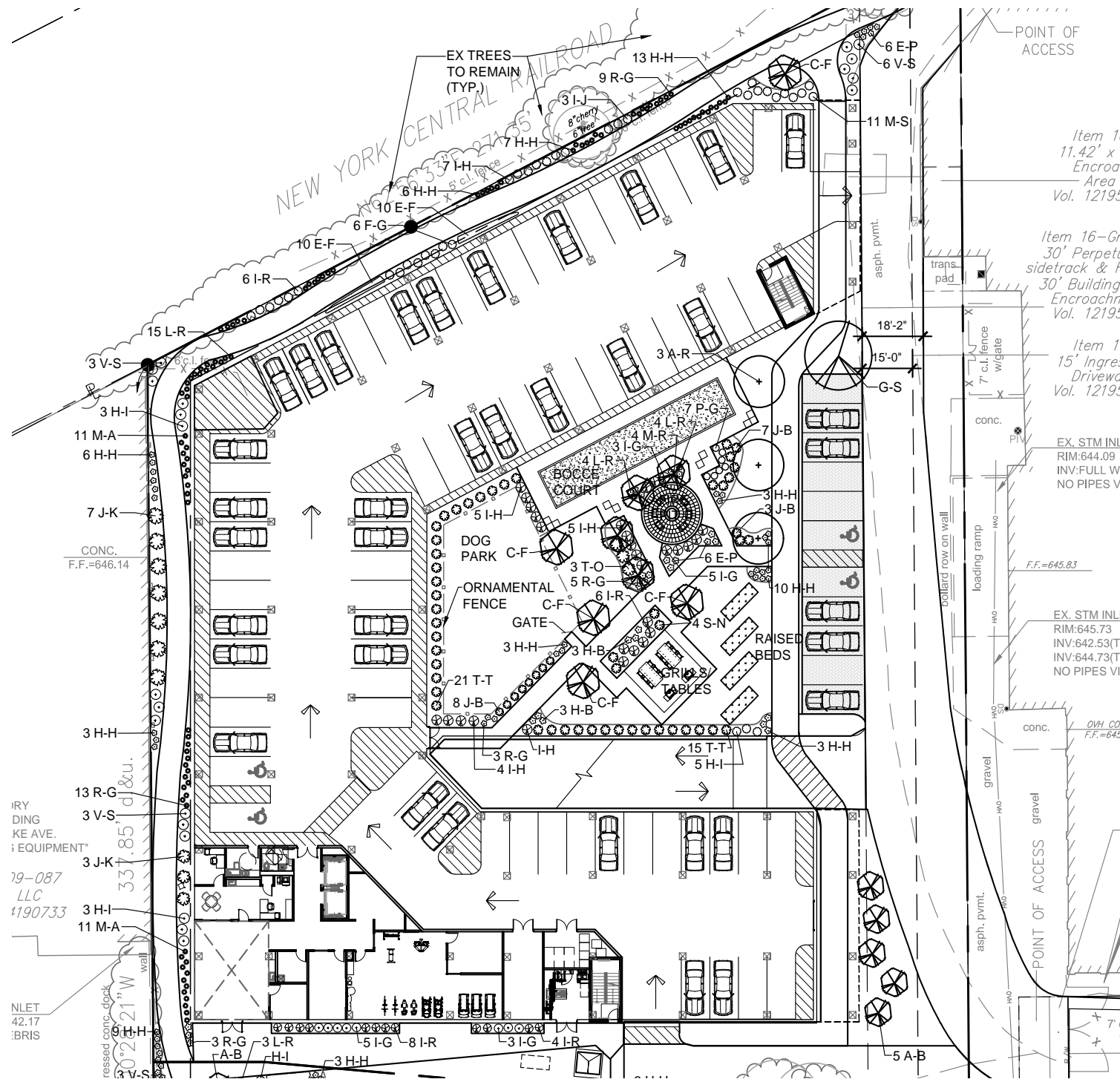
**SITE & LANDSCAPING PLAN**



## LANDSCAPING SITE PLANS

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





## LANDSCAPING SITE PLANS

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH









IMPERIAL HONEYLOCUST



RED POINTE MAPLE



SPRING SNOW CRABAPPLE



MAGNOLIA



WHITE DOGWOOD

SHRUBS - LARGE



HYDRANGEA



SUMMER SNOWFAKE VIBURNUM



NINEBARK



ARBOVITAE



UPRIGHT JUNIPER

SHRUBS - SMALL



GRO LOW SUMAC



BOXWOOD



JAPANESE HOLLY



SWEETSPIRE



SPIRAEA

GROUNDCOVER AND PERENNIALS



PURPLELEAF WINTERCREEPER



HAPPY RETURNS DAYLILY



MAIDEN GRASS



LIRIOPE



CONEFLOWER

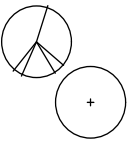


HOSTA



BLACK EYED SUSAN

LEGEND



SHADE TREES - 2" CALIPER  
MAPLE, HONEYLOCUST



ORNAMENTAL TREES - 2" CALIPER  
SERVICEBERRY, DOGWOOD, REDBUD



EVERGREEN TREES - 5' HT.  
ARBORVITAE, JUNIPER



SHRUBS - LARGE 30"-36"  
VIBURNUM, JUNIPER, NINEBARK, HYDRANGEA



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

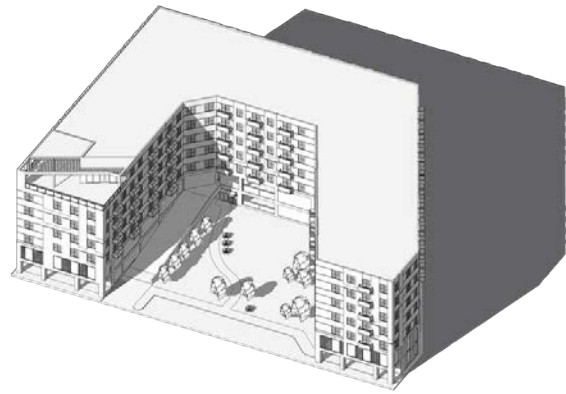


GRASSES/PERENNIALS/ GROUNDCOVER - 1 GAL  
DAYLILY, DWARF GRASSES, WINTER  
CREEPER, LIRIOPE, BLACK EYED SUSAN

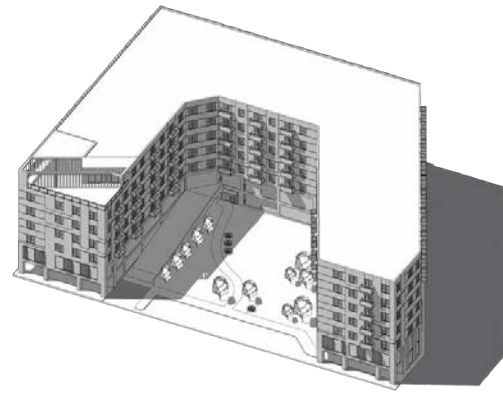
PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	A-R	ACER R. 'REDPOINTE'	REDPOINTE MAPLE	2" CAL.	B&B
10	A-B	AMELACHIER X G. 'BALLERINA'	BALLERINA SERVICEBERRY	6' CLUMP	B&B
30	B-V	BUXUS 'VARDER VALLEY'	VARDAR VALLEY BOXWOOD	12"	CONT.
5	C-F	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1-1/2" CAL.	B&B
12	E-P	ECHINACEA 'POW WOW'	POW WOW CONEFLOWER	NO.1	B&B
43	E-F	EUONYMOUS F. 'COLORATUS'	PURPLELEA WINTERCREEPER	NO.1.	B&B
6	F-G	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"	B&B
4	G-S	GLEDITSEA T.I.'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.	B&B
101	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO.1	CONT.
6	H-B	HOSTA BLUE CADET	BLUE CADET HOSTA	NO.1	CONT.
23	H-I	HYDRANGEA A. 'INCREDIBALL'	INCREDIBALL HYDRANGEA	18"	CONT.
12	H-O	HYDRANGEA Q. 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	18"	CONT.
16	I-G	ILEX C. 'GREAT LAKES'	GREAT LAKES HOLLY	18"	CONT.
3	I-J	ILEX V. 'JIM DANDY'	JIM DANDY WINTERBERRY	18"	CONT.
24	I-R	ILEX V. 'RED SPRITE'	RED SPRITE WINTERBERRY	15"	CONT.
22	I-H	ITEA V. 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	18"	CONT.
24	J-B	JUNIPERUS H. 'BLUE CHIP'	BLUE CHIP JUNIPER	15"	B&B
36	J-K	JUNIPERUS CH. 'KETELEERI'	KETELEERI JUNIPER	5'	B&B
41	L-R	LIRIOPE M. 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	NO.1	CONT.
4	M-R	MAGNOIA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	6'	B&B
25	M-A	MISCANTHUS S. 'ADAGIO'	ADAGIO MAIDEN GRASS	NO.1	CONT.
14	M-S	MISCANTHUS S. 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	NO.1	CONT.
7	P-G	PHYSOCARPUS O. 'GUMDROP'	GUMDROP NINEBARK	15"	CONT.
47	R-G	RUDBECKIA F. 'GOLDSTURM'	BLACK EYED SUSAN	NO.1	CONT.
4	S-N	SPIRAEA X. 'NEON FLASH'	NEON FLASH SPIREA	15"	CONT.
36	T-T	THUJA O. 'TECHNY'	MISSION ARBORVITAE	5'	B&B
10	T-O	THUJA O. 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	18"	B&B
20	V-S	VIBURNUM 'SUMMER SNOWFLAKE'	UMMER SNOWFLAKE VIBURNUM	36"	B&B

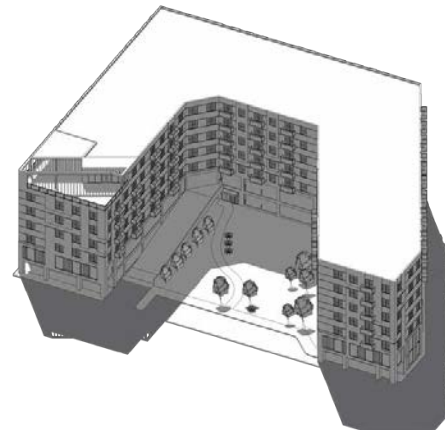




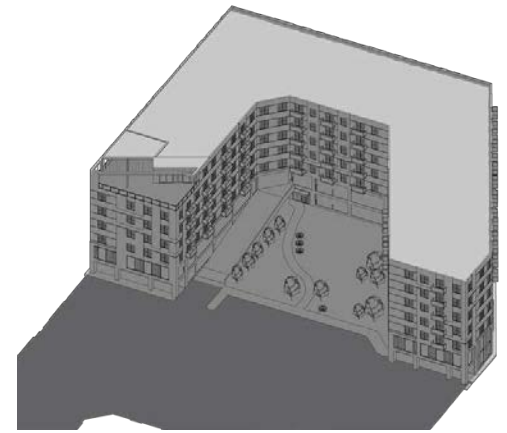
March 15th at 9:00 AM



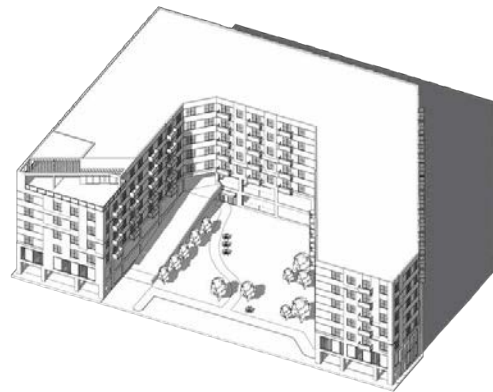
March 15th at 12:00 PM



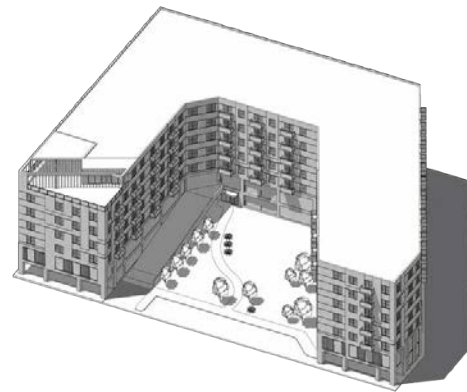
March 15th at 3:00 PM



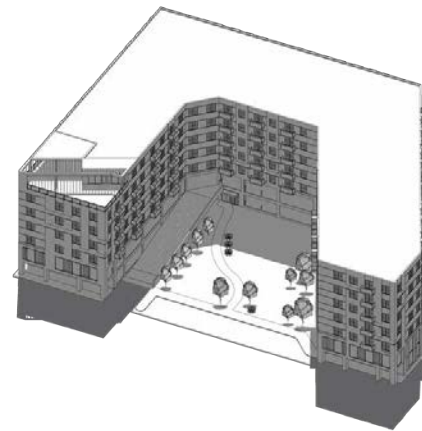
March 15th at 6:00 PM



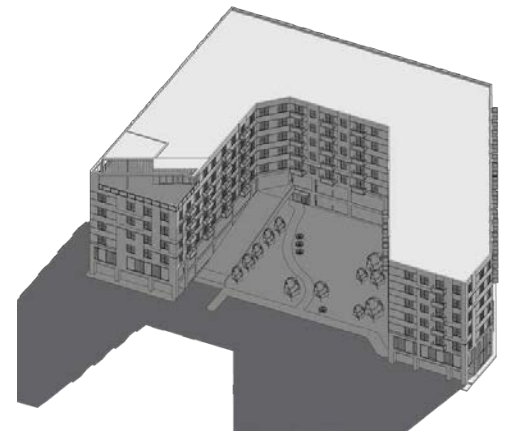
June 21st at 9:00 AM



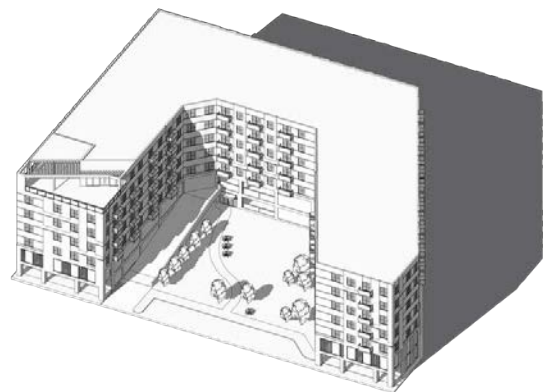
June 21st at 12:00 PM



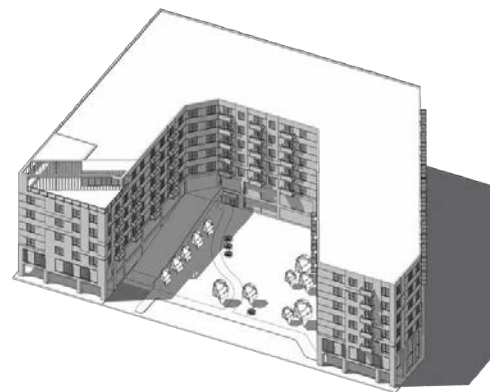
June 21st at 3:00 PM



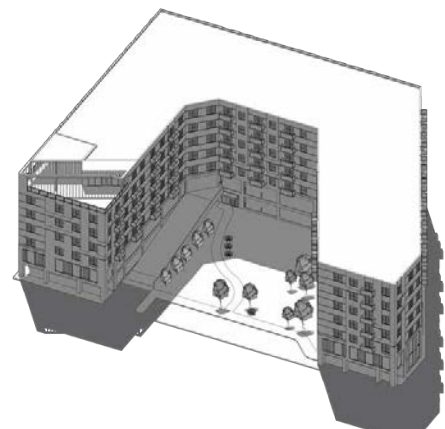
June 21st at 6:00 PM



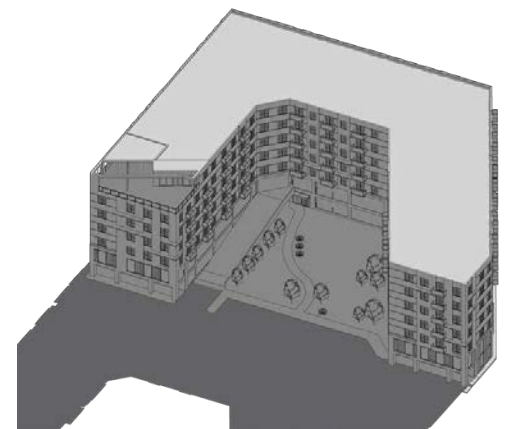
September 15th at 9:00 AM



September 15th at 12:00 PM



September 15th at 3:00 PM



September 15th at 6:00 PM



## COURTYARD DAYLIGHTING STUDY

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH



**APARTMENT BUILDING PROJECT SUMMARY**

Unit Types	Per Floor	Bldg Total	% Mix
Studio	7	34	20%
One Bedroom	16	79	46%
One Bedroom Plus	4	18	11%
Two Bedroom	8	39	23%

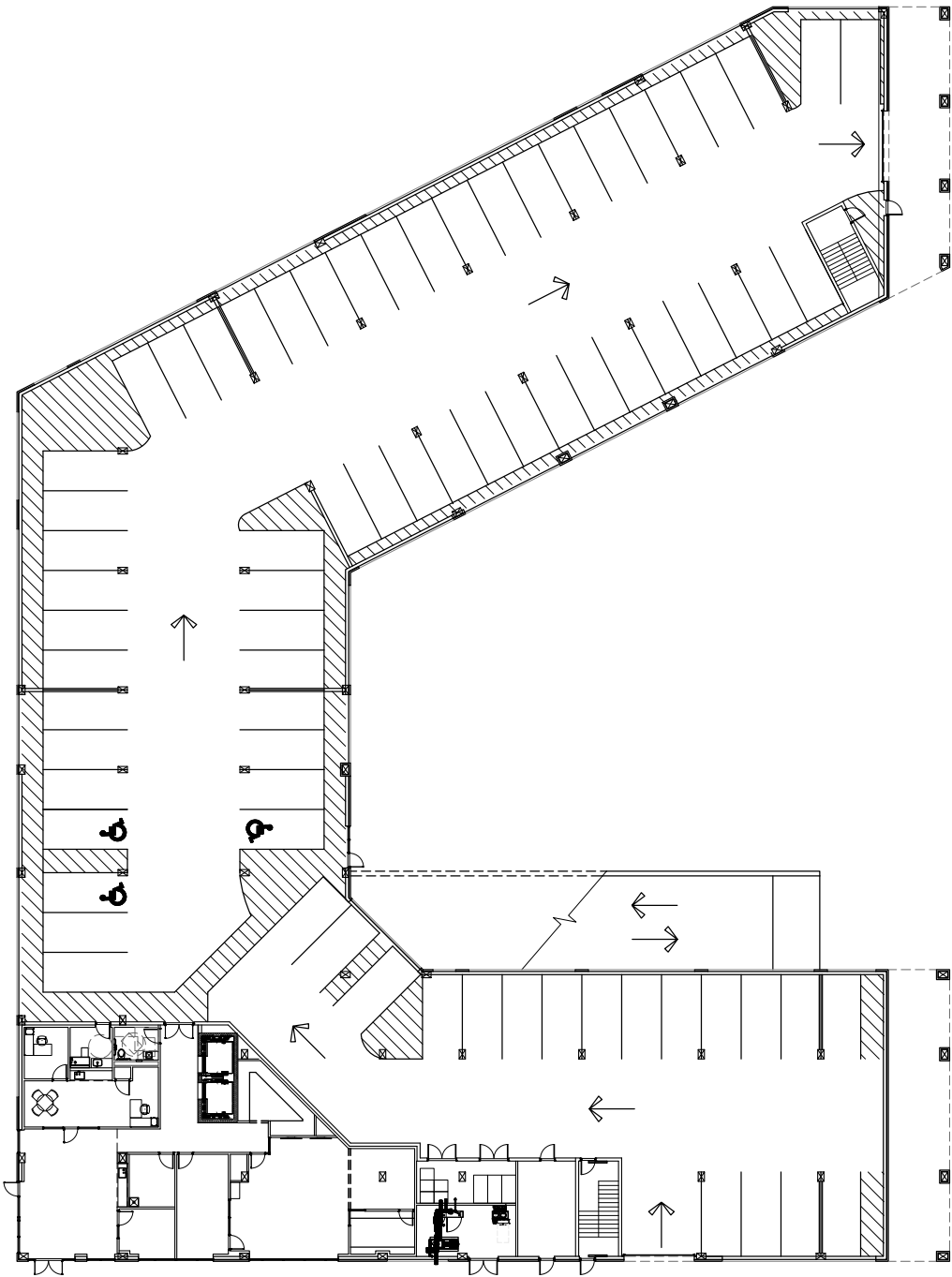
170 Total Units within 5 Residential Stories

**Area Data**

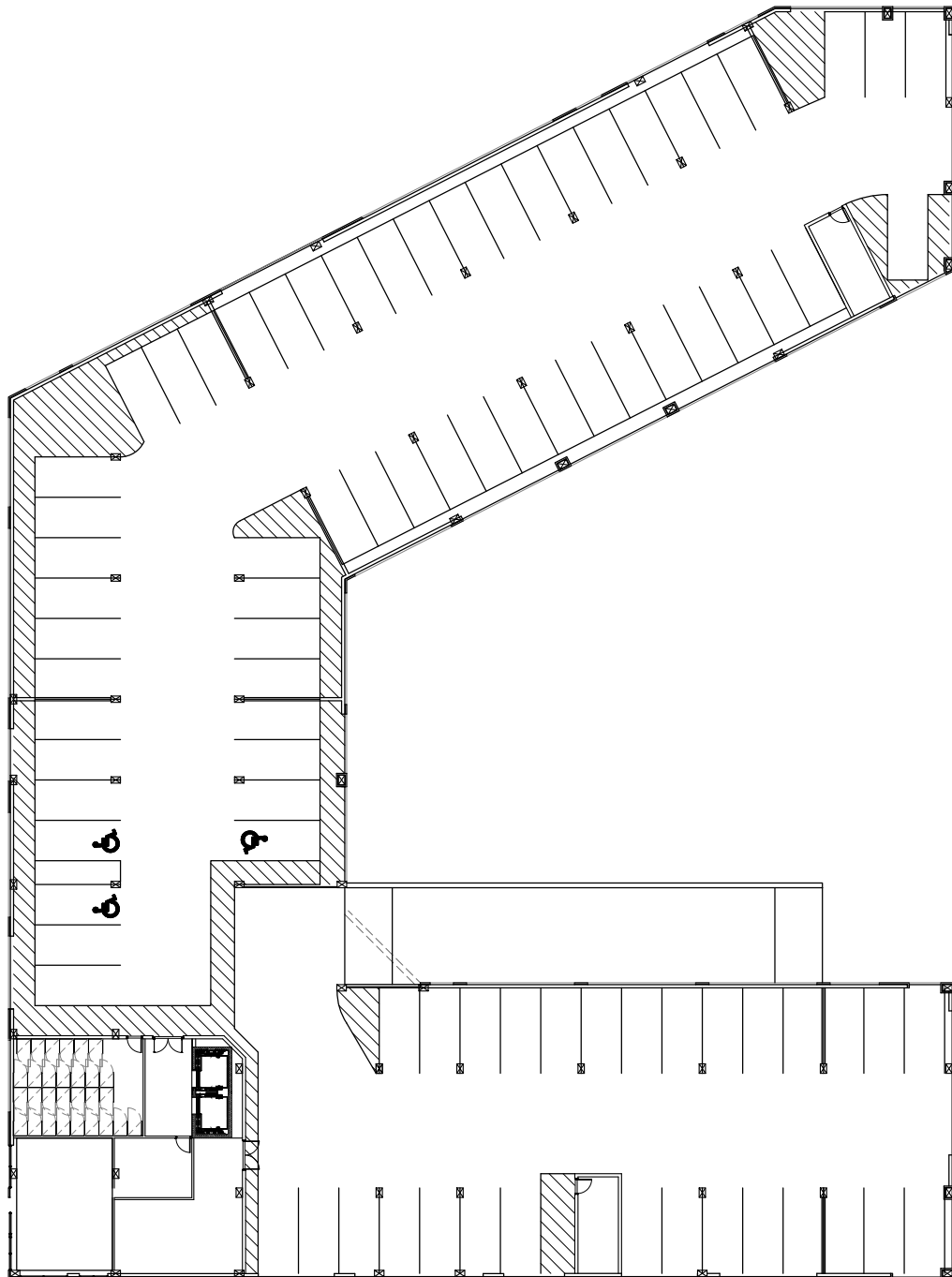
RSF per Floor	28,065 RSF
Total RSF	136,121 RSF
Average Unit Area	851 SF
Provided Parking	170 Spaces

**Site Amenities**

Walking & Biking Path	Dog Park
Community Garden	Outdoor Seating Areas
Bocce Court	Lake Ave Pocket Park



GROUND FLOOR PLAN



2ND FLOOR PLAN



PROPERTY  
ADVISORS



SIXMO

**APARTMENT BUILDING FLOOR PLANS**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH



**APARTMENT BUILDING PROJECT SUMMARY**

Unit Types	Per Floor	Bldg Total	% Mix
Studio	7	34	20%
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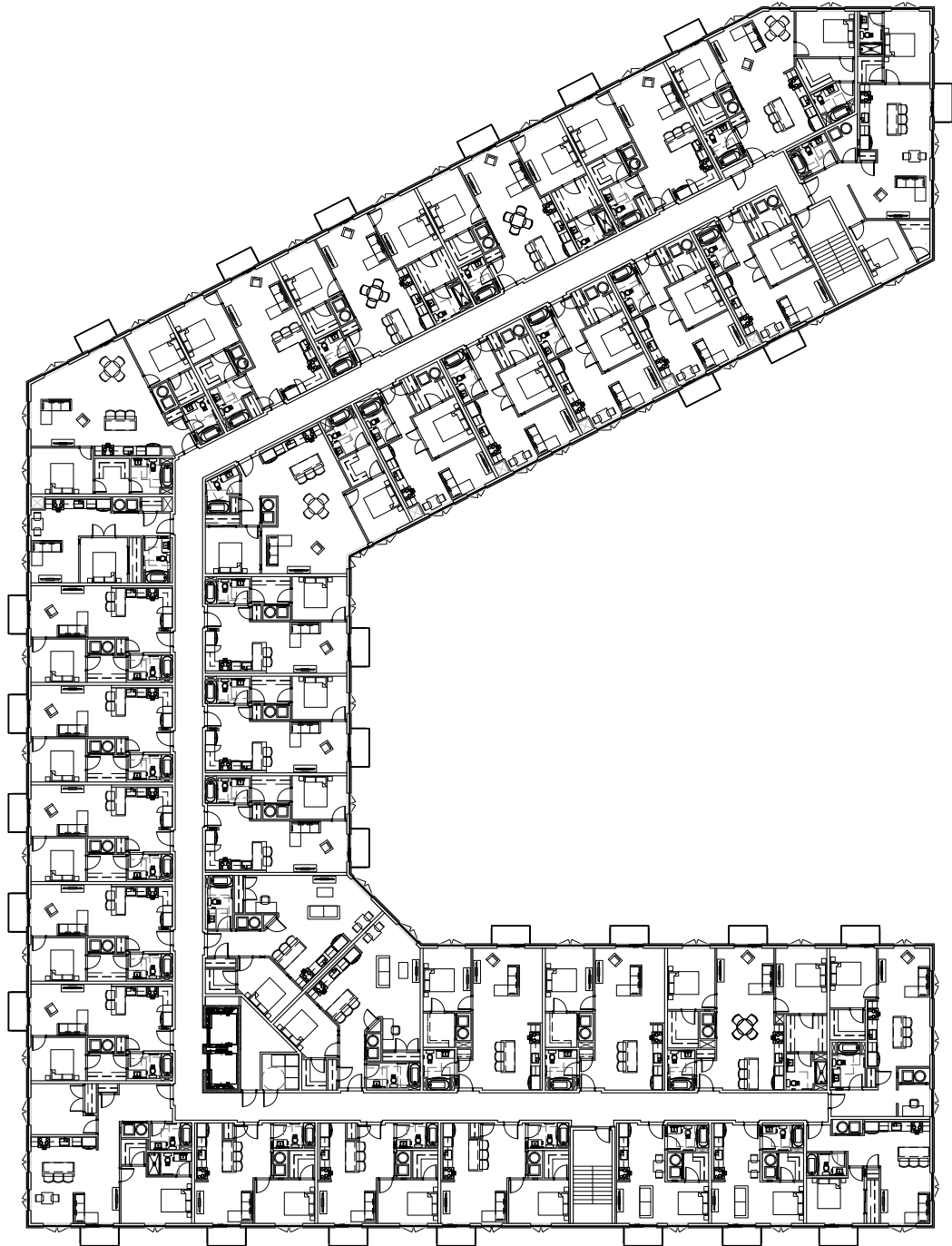
**170 Total Units** within 5 Residential Stories

**Area Data**

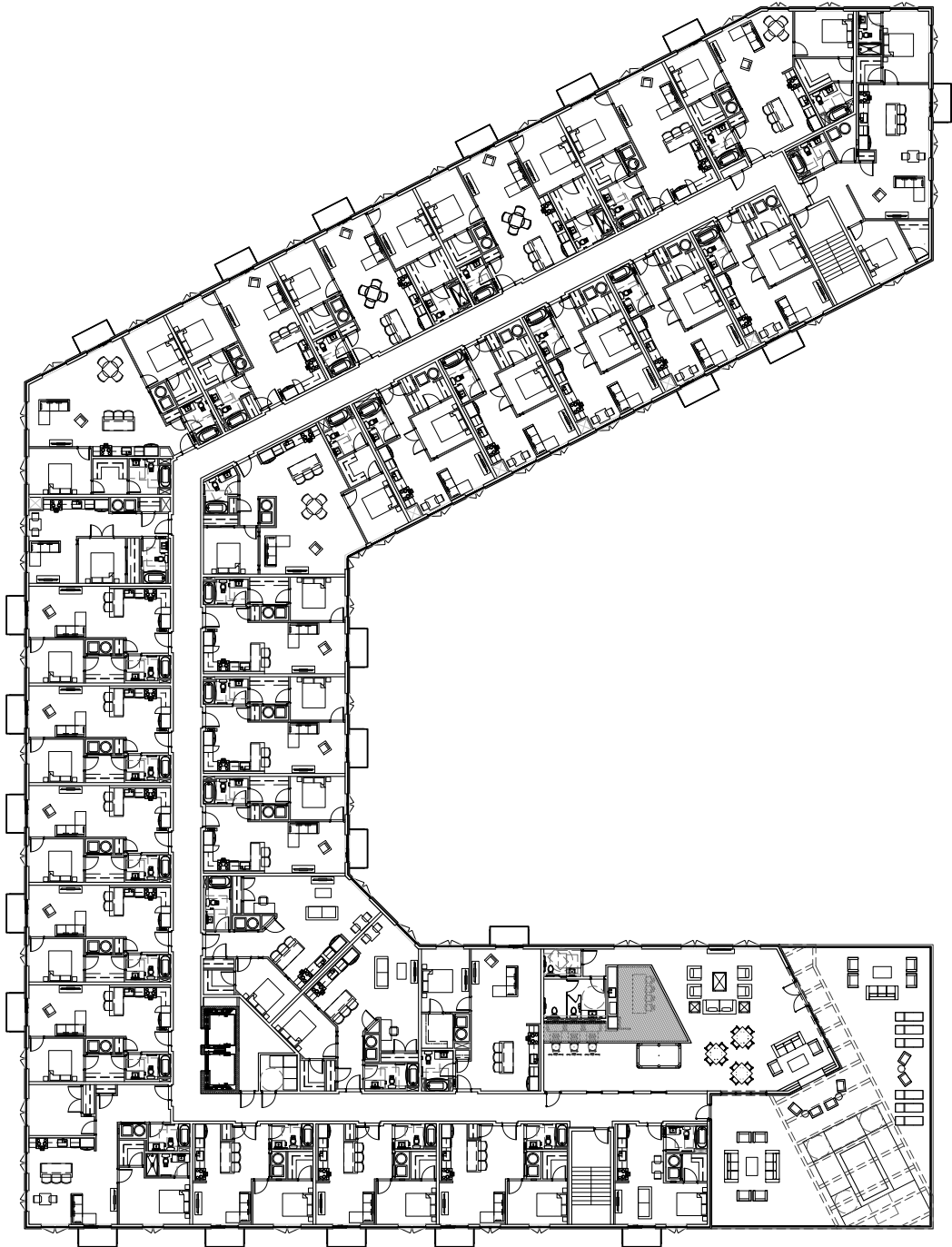
RSF per Floor	28,065 RSF
Total RSF	136,121 RSF
Average Unit Area	851 SF
Provided Parking	170 Spaces

**Site Amenities**

Walking & Biking Path	Dog Park
Community Garden	Outdoor Seating Areas
Bocce Court	Lake Ave Pocket Park



TYP. 3RD-6TH FLOOR PLAN



7TH FLOOR PLAN



PROPERTY  
ADVISORS



SIXMO

**APARTMENT BUILDING FLOOR PLANS**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**CONCEPTUAL AERIAL RENDERING**

**8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH**





**CONCEPTUAL AERIAL RENDERING**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**CONCEPTUAL RENDERING  
AT LOBBY ENTRY**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





CONCEPTUAL RENDERING  
AT COURTYARD

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**CONCEPTUAL RENDERING  
FROM E. 83RD ST.**

**8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH**

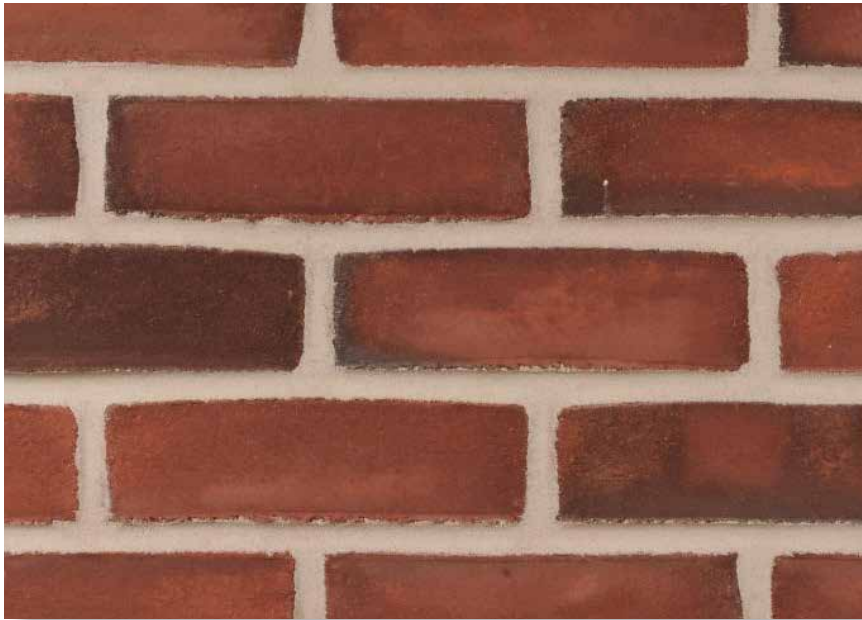




**CONCEPTUAL RENDERING  
FROM THE SHOREWAY**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





MODULAR BRICK  
WATSON TOWN, FRANKLIN



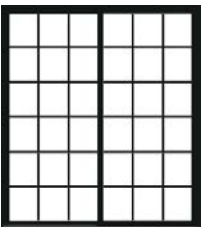
SMOOTHFACE CMU  
SCHORY, MIDNIGHT RANGE



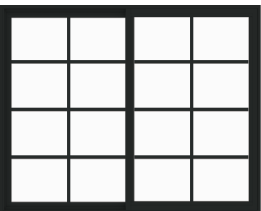
METAL RAILING  
MATTE BLACK



BALCONY/RAILING  
ANODIZED ALUMINUM  
"BLACK"



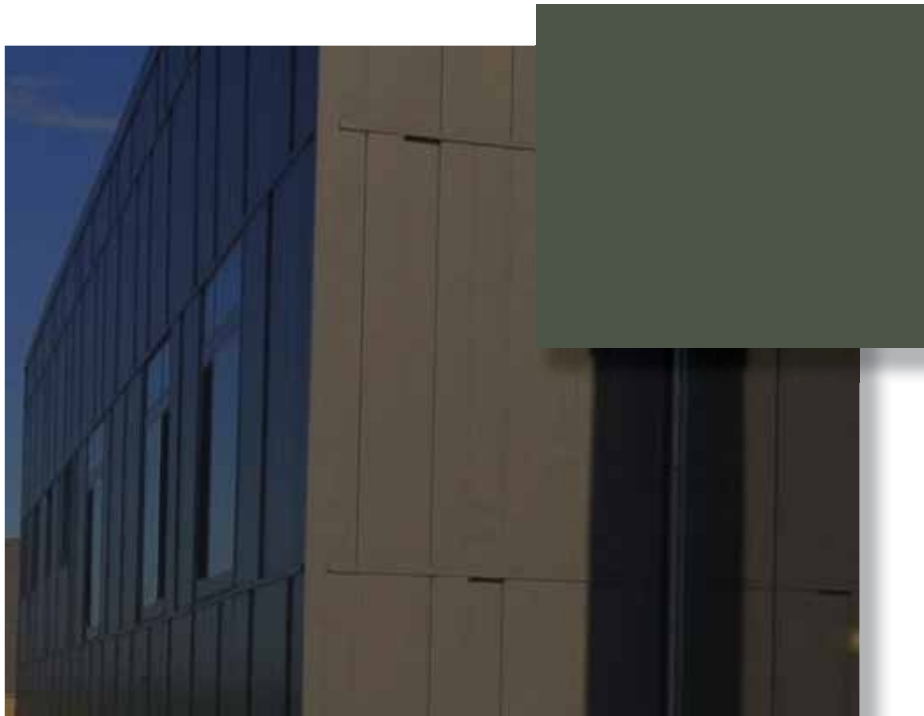
ANDERSON  
SLIDING DOOR  
"BLACK"



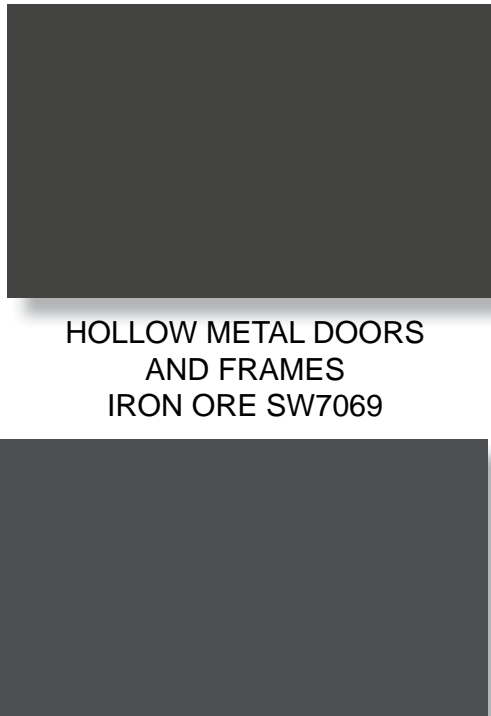
ANDERSON  
WINDOW SYSTEM  
"BLACK"



ALUMINUM  
WINDOW SYSTEM  
"BLACK"



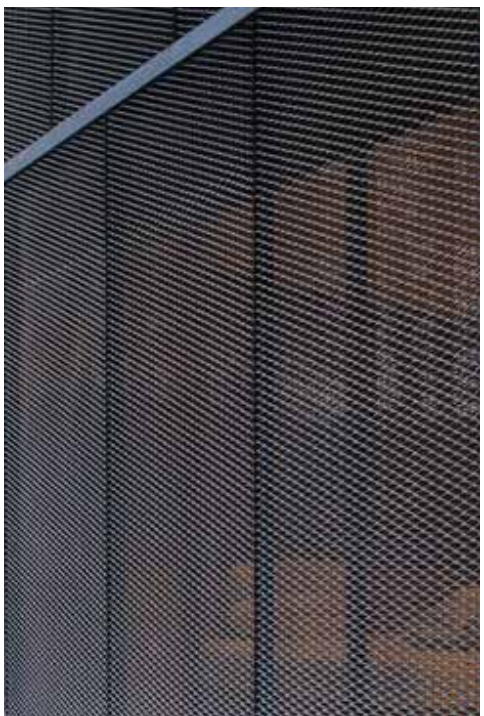
FLUSH REVEAL METAL PANEL,  
VERTICAL INSTALLATION  
WIDTHS VARY, DMI CHARCOAL GREY



HOLLOW METAL DOORS  
AND FRAMES  
IRON ORE SW7069



METAL COPING AND  
METAL CANOPIES  
CHARCOAL GRAY



METAL MESH PANELS  
MATTE BLACK

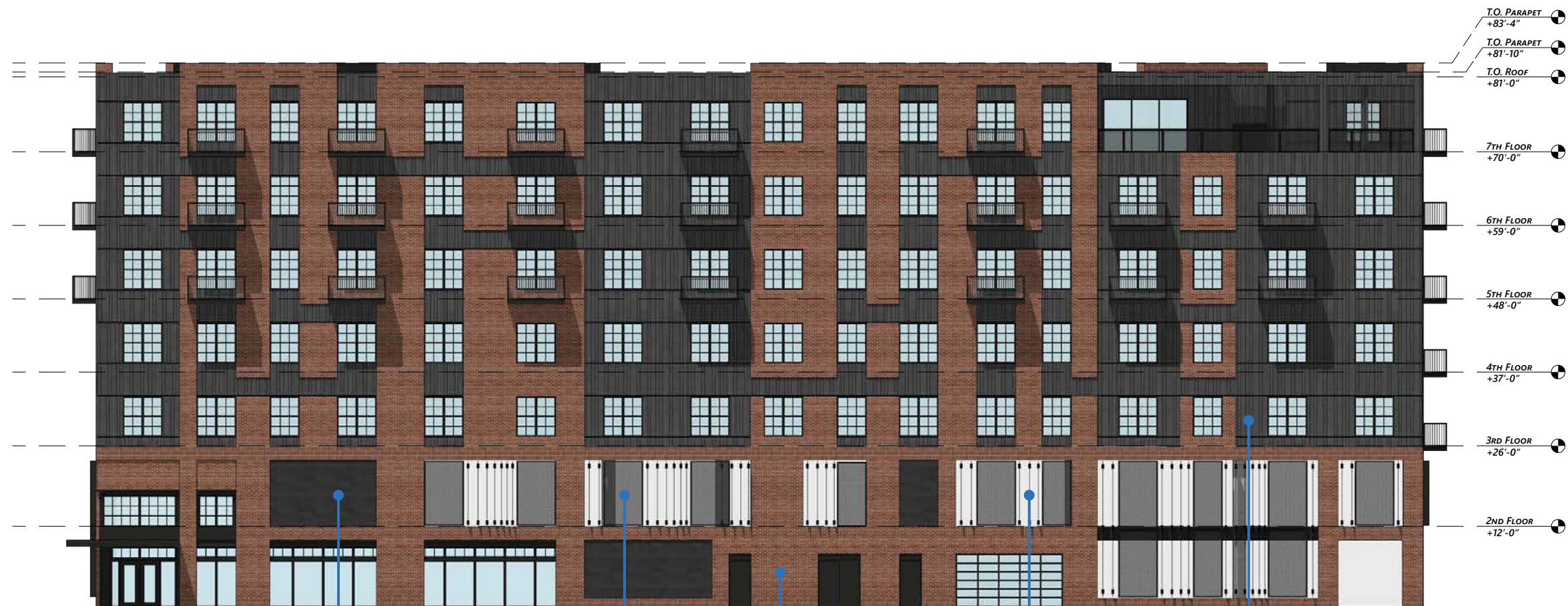
METAL FINS  
CHARCOAL GRAY



EXTERIOR MATERIALS BOARD

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**Garage Openess Percentage**

17,000 SF Parking Wall Area  
 7,400 SF Openess  
 43.5% Open

CMU Infill

Mesh Screen  
 Panel

Rusticated  
 Brick

Vertical  
 Metal Fin

Flush Reveal  
 Metal Panel  
 with Horizontal Trim



**SOUTH EXTERIOR ELEVATION**

8400 LAKE AVE APARTMENTS  
 8400 LAKE AVE, CLEVELAND, OH





**Garage Openess Percentage**

17,000 SF Parking Wall Area  
 7,400 SF Openess  
 43.5% Open

Rusticated  
 Brick

Potential Future  
 Location for Public Art

CMU Infill

Flush Reveal  
 Metal Panel  
 with Horizontal Trim

Mesh Screen  
 Panel

Vertical  
 Metal Fin



**EAST EXTERIOR ELEVATION**

8400 LAKE AVE APARTMENTS  
 8400 LAKE AVE, CLEVELAND, OH





T.O. PARAPET +83'-4"  
 T.O. PARAPET +81'-10"  
 T.O. ROOF +81'-0"  
 7TH FLOOR +70'-0"  
 6TH FLOOR +59'-0"  
 5TH FLOOR +48'-0"  
 4TH FLOOR +37'-0"  
 3RD FLOOR +26'-0"  
 2ND FLOOR +12'-0"

**Garage Openess Percentage**

17,000 SF Parking Wall Area  
7,400 SF Openess

43.5% Open

Flush Reveal  
Metal Panel  
with Horizontal Trim

Mesh Screen  
Panel

CMU Infill

Rusticated  
Brick

Vertical  
Metal Fin



**NORTH EXTERIOR ELEVATION**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**Garage Openess Percentage**

17,000 SF Parking Wall Area  
 7,400 SF Openess  
 43.5% Open

CMU Infill

Rusticated  
 Brick

Mesh Screen  
 Panel

Vertical  
 Metal Fin

Flush Reveal  
 Metal Panel  
 with Horizontal Trim



**WEST EXTERIOR ELEVATION**

8400 LAKE AVE APARTMENTS  
 8400 LAKE AVE, CLEVELAND, OH





**H** SITE LIGHTING SCENCE  
WESTINGHOUSE - MAYSICK  
(TYPICAL AT BALCONY)



**G** SITE LIGHTING SCENCE  
SCOTT ARCHITECTURAL  
S9405 SERIES



**F** SITE LIGHTING CANOPY  
HE WILLIAMS 4DR 4.5"  
DOWNLIGHT (TYPICAL)



**A** SITE LIGHTING POLE  
LUMARK LIGHTING - LED PRV



**B** SITE LIGHTING BOLLARD  
ECLIPSE LIGHTING - LED BO SERIES  
(TYPICAL)



**C** SITE LIGHTING IN GROUND PATHWAY  
FC OUTDOOR LIGHTING - FCD7002



**D** SITE LIGHTING WALL PACK  
LSI - MIRADA  
(TYPICAL)



**E** SITE LIGHTING SPOT LIGHT  
FC OUTDOOR LIGHTING  
FCF1105 SERIES



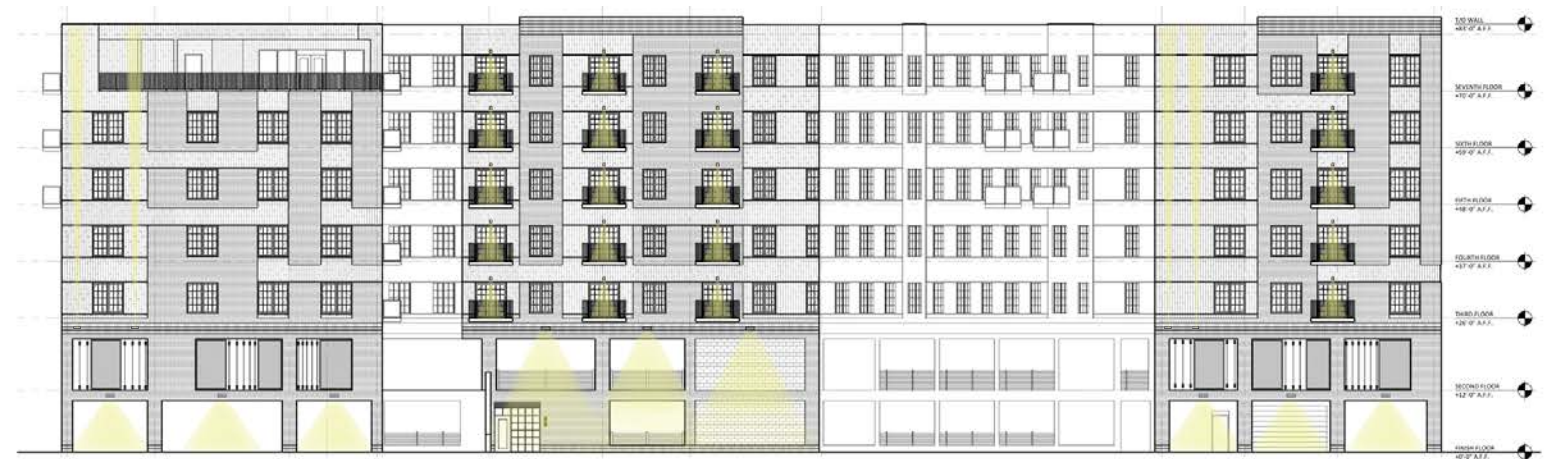
## LIGHTING SITE PLAN

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH

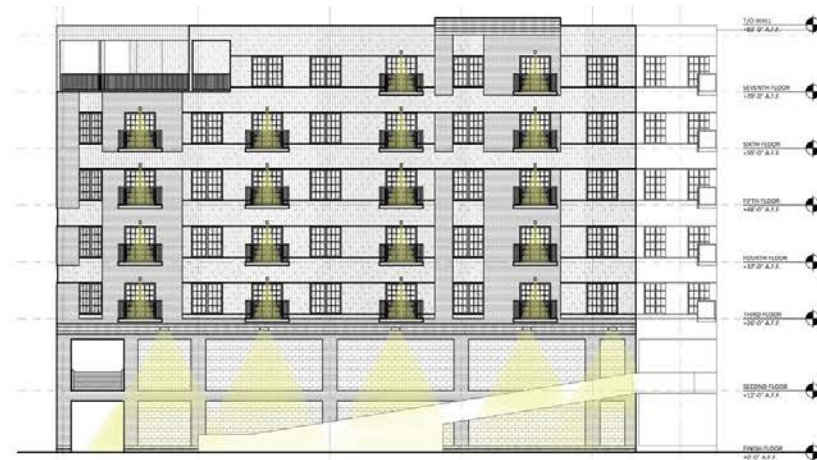




**SOUTH LIGHTING ELEVATION**



**EAST LIGHTING ELEVATION**



**SOUTHERN COURTYARD LIGHTING ELEVATION**



**NORTHERN COURTYARD LIGHTING ELEVATION**



**NORTH LIGHTING ELEVATION**



**WEST LIGHTING ELEVATION**



**LIGHTING ELEVATIONS**

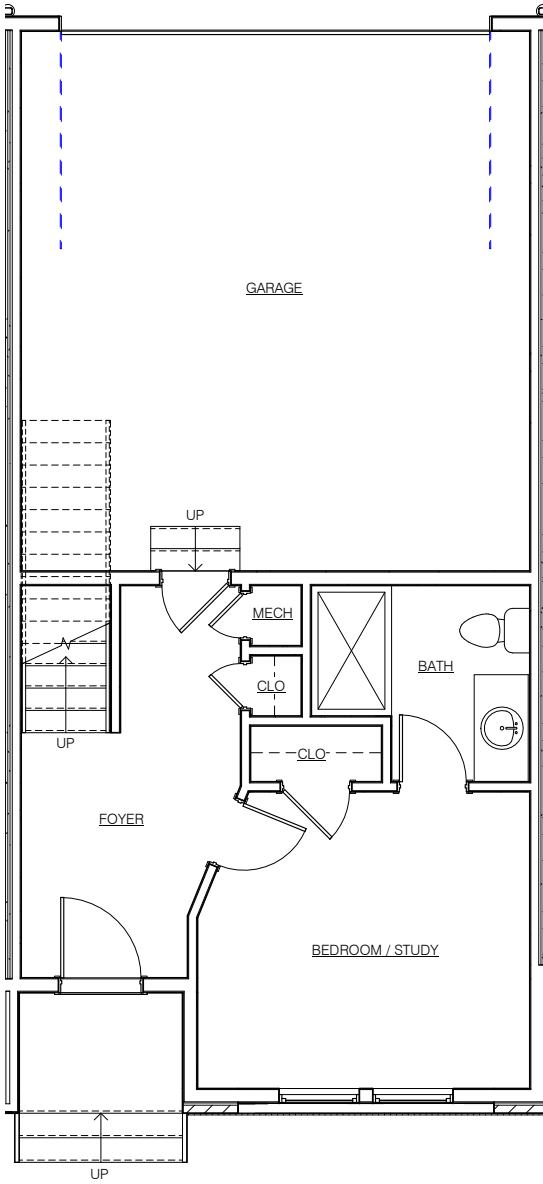
8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH



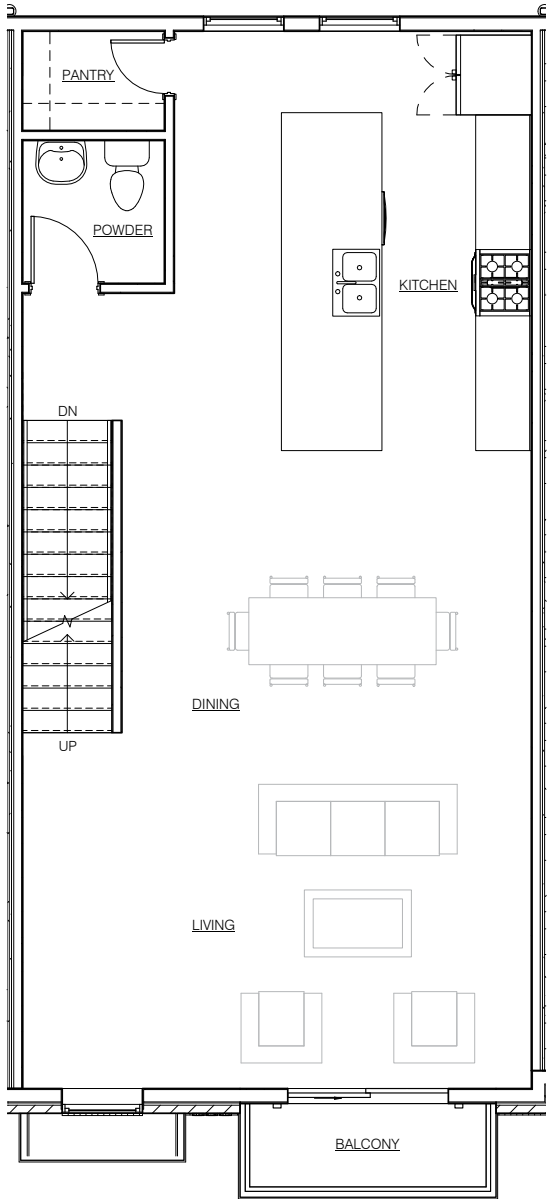
**Townhomes Project Summary**

3 Stories with a Roof Deck  
20' by 40' Footprint  
2 Car Garage per Unit

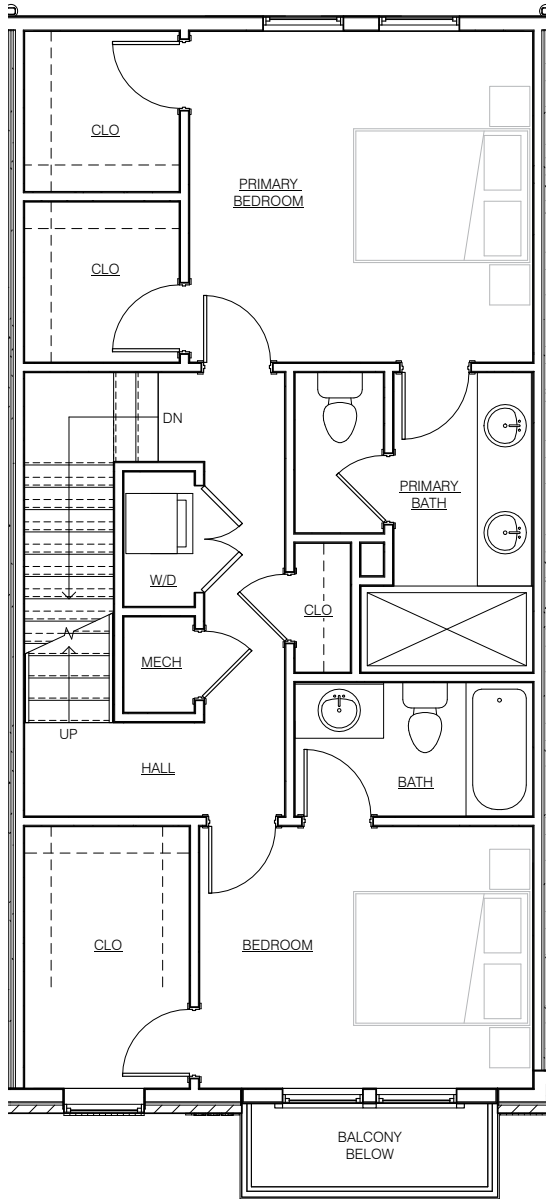
13 Units Total



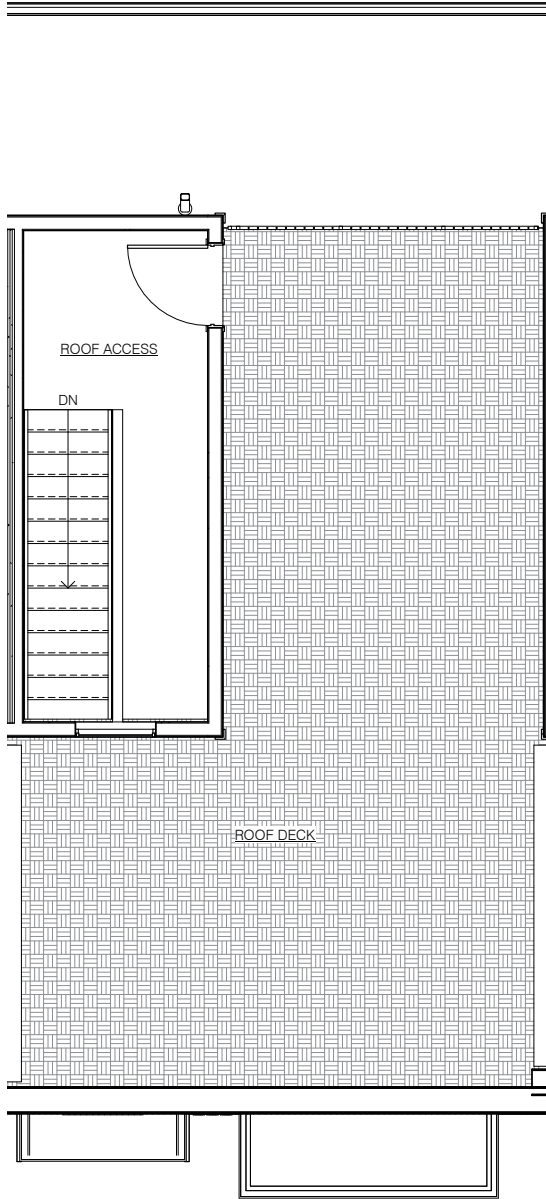
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



**PROPERTY  
ADVISORS**



**SIXMO**

**TYPICAL TOWNHOME FLOOR PLANS**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**TOWNHOME CONCEPTUAL RENDERING**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**TOWNHOME CONCEPTUAL RENDERING**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**TOWNHOME CONCEPTUAL RENDERING**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**TOWNHOME CONCEPTUAL RENDERING**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**SOUTHERN ELEVATION**



## TOWNHOME ELEVATIONS

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





NORTHERN ELEVATION



## TOWNHOME ELEVATIONS

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





*EASTERN ELEVATION*



*WESTERN ELEVATION*



**TOWNHOME ELEVATIONS**

8400 LAKE AVE APARTMENTS  
8400 LAKE AVE, CLEVELAND, OH





**Exterior Lighting**  
*Kichler Lyndon  
or equivalent  
Color: Black*



**Address Signage**  
*American Sign Letters  
or equivalent  
Pin Mounted  
Color: Black*



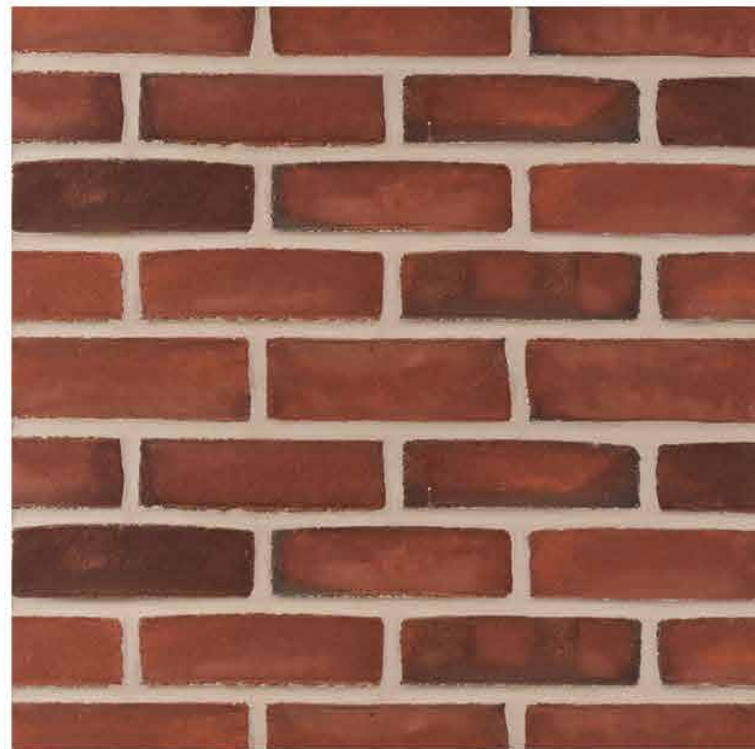
**Windows**  
*Jeld-Wen Premium Vinyl  
V-4500 Series or equivalent  
windows and field trim  
to match  
Color: Black*



**Composite Roof Tiles**  
*NewTechWood or equivalent  
Color: Honduran Mahogany*



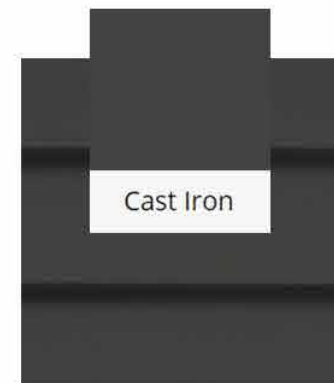
**Stoops**  
*Premanufactured steel or equivalent  
Color: Black*



**Brick**  
*Watson Town Brick Co.  
Pennsylvania Molded Series or equivalent  
Color: Franklin*



**Fiber Cement Panel & Trim**  
*Hardieboard Smooth Panel  
or equivalent  
Color: To match Alside Cast Iron*



**Lap Siding**  
*Alside Coventry or equivalent  
5" Exposures  
Color: Cast Iron*



**Entry Door**  
*Therma Tru - Pulse or equivalent  
Color: SW 7585 Sun Dried Tomato*

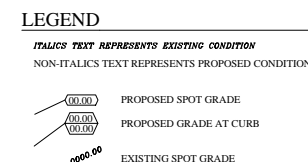


**Garage Door**  
*Clopay - Classic Long Panel or equivalent  
Color: Charcoal*



**Aluminum Railing**  
*Westbury or equivalent  
Color: Black*









May 6, 2022

**EAST2022-009** – Carver Park Phase 3 Eight Building Renovation: Seeking Final Approval

**Project Addresses: 4591, 4315, 4311 Quincy Avenue; 2375 East 40<sup>th</sup> Street**

Project Representative: Christina Tayman, RDL Architects

Note: the Planning Commission granted this project Schematic Design Approval on March 18, 2022.

**Committee Recommendation:** Approved as Presented



# CARVER PARK ESTATES PHASE 3

8 BUILDING 143-UNIT TOWNHOME RENOVATION

SITE BOUNDED BY EAST 55<sup>TH</sup> STREET, QUINCY AVENUE, EAST 40<sup>TH</sup> STREET, AND CENTRAL AVENUE

SUBMISSION FOR FINAL APPROVAL FOR  
EAST DESIGN REVIEW COMMITTEE  
CLEVELAND PLANNING COMMISSION

OWNER: CARVER PARK PHASE III, L.P.

PROPERTY MANAGER: CUYAHOGA METROPOLITAN HOUSING AUTHORITY

CO-DEVELOPERS: WESTERN RESERVE REVITALIZATION & MANAGEMENT COMPANY  
THE FINCH GROUP

ARCHITECTS: RDL ARCHITECTS

GENERAL CONTRACTOR: JOHN G. JOHNSON CONSTRUCTION

APRIL 4, 2022



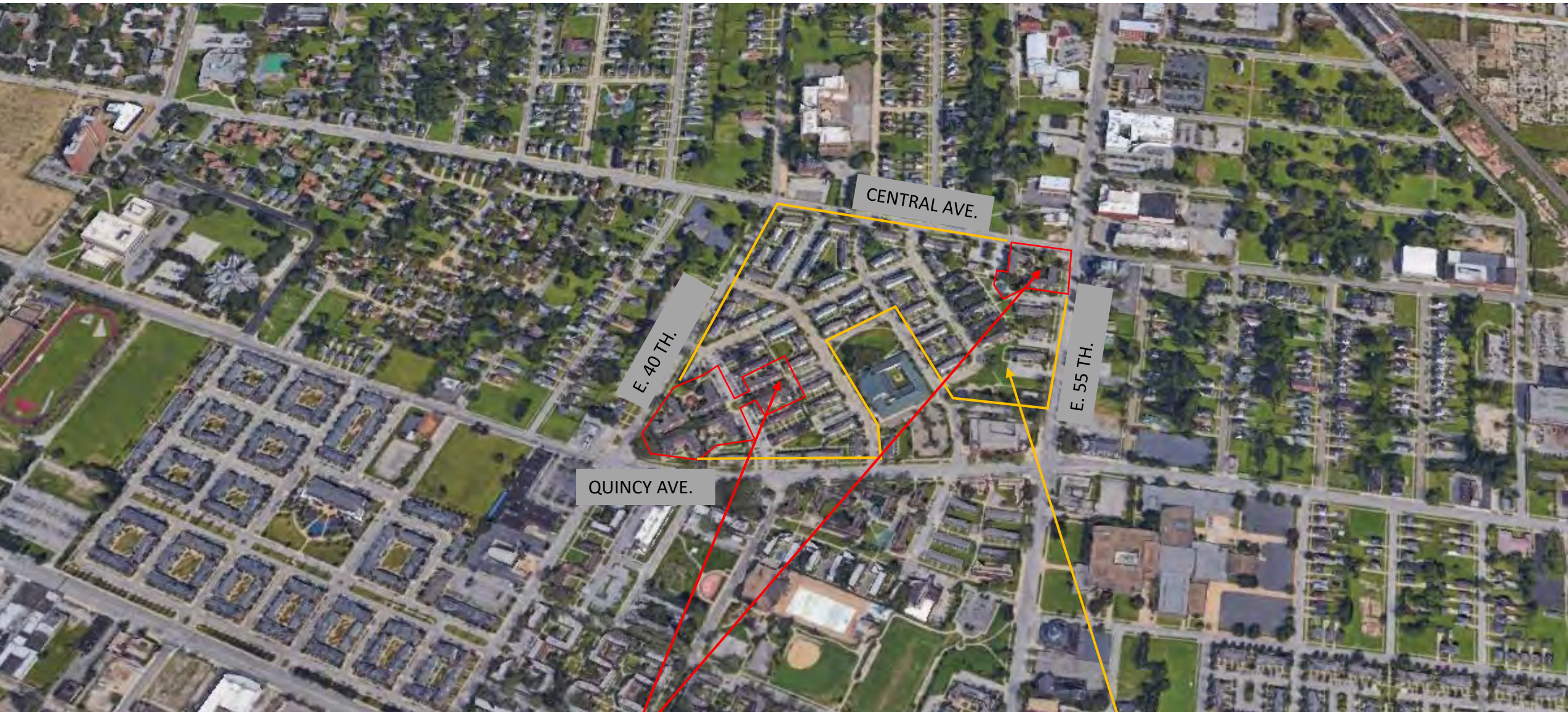


# CARVER PARK ESTATES PHASE 3

## Schematic design comments

1. *Study alternative options for trees preservation/ replacement.*
2. *Consider alternating the color panels instead of monochromatic theme.*
3. *Improve lighting:*
  - a. *Resident entry ways under each canopy.*
  - b. *Fixture style for entire exterior spaces.*





CENTRAL AVE.

E. 40 TH.

E. 55 TH.

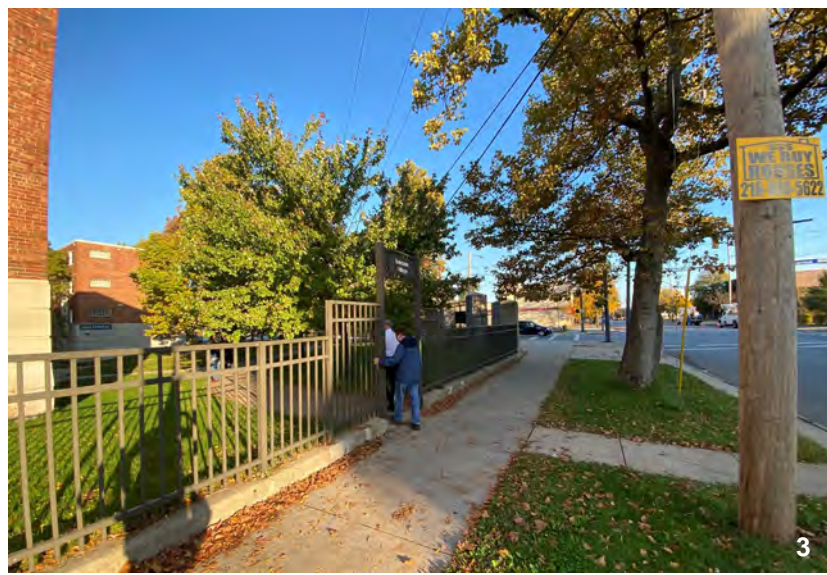
QUINCY AVE.

PHASE 3 = RED

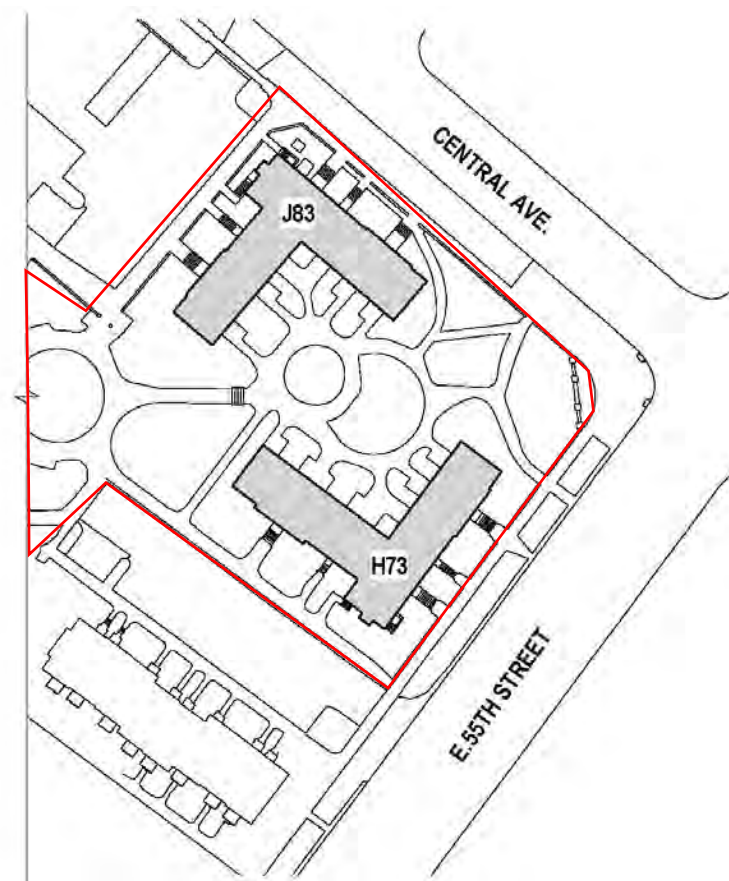
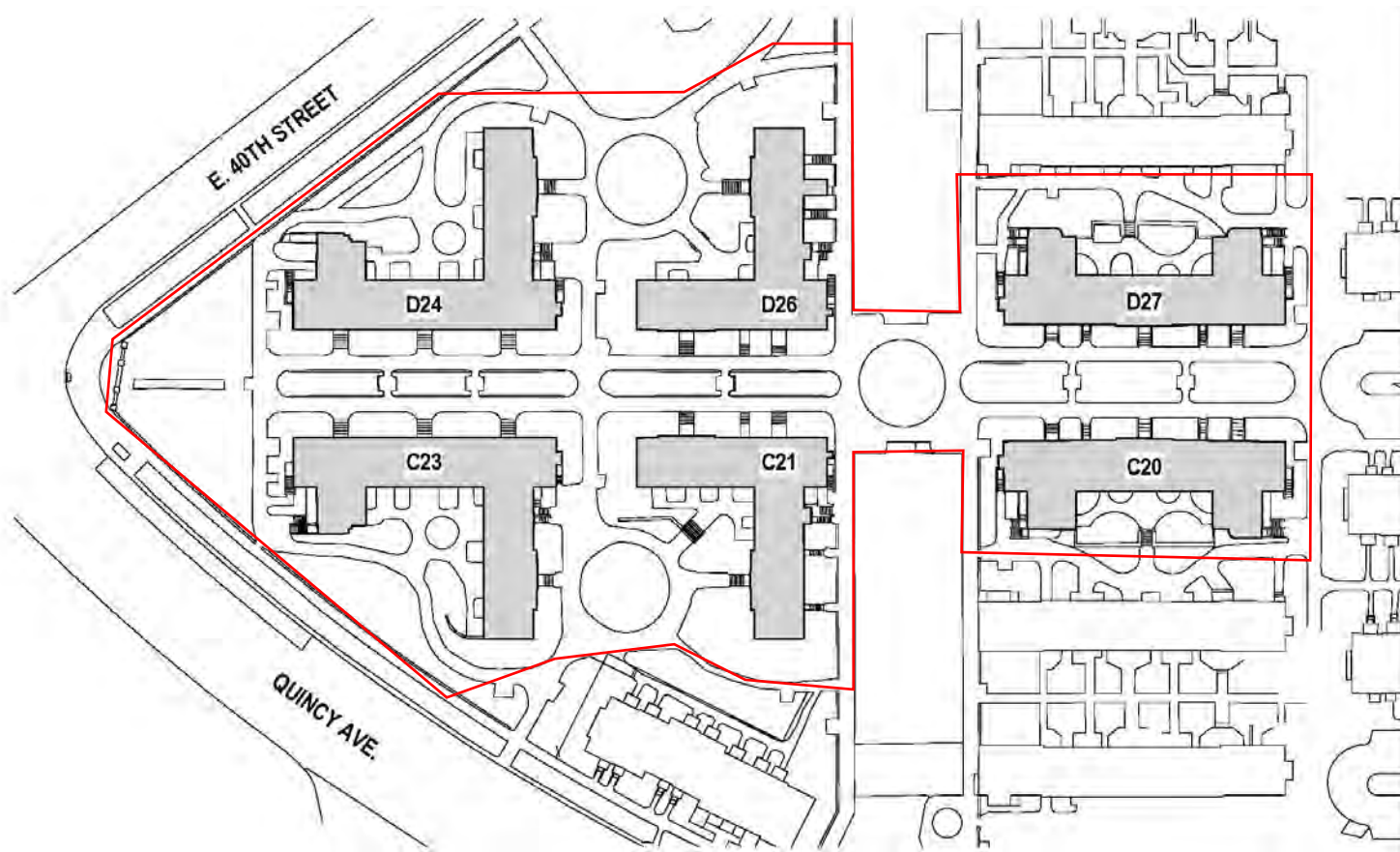
PHASE 1 AND 2 = YELLOW

SITE LOCATION MAP





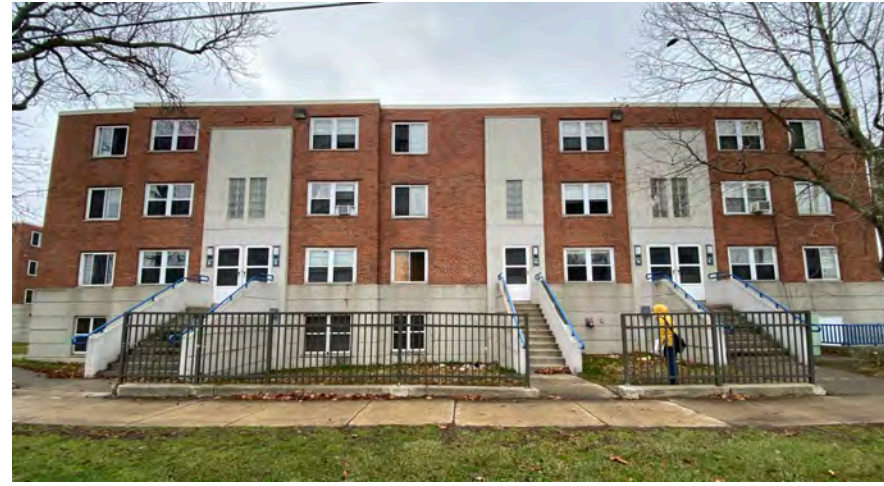




## SCHEMATIC MASTERPLAN CONTEXT

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

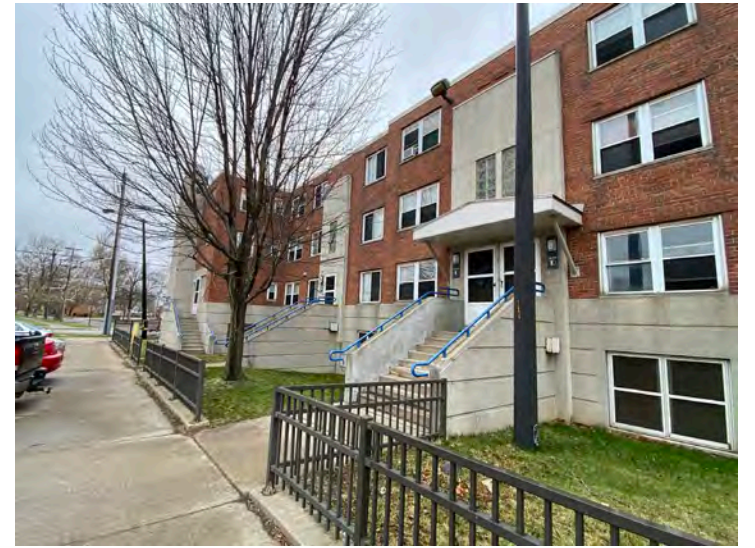




## EXISTING BUILDINGS / CONTEXT

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO





## EXISTING BUILDINGS / CONTEXT

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO





MOUNTAIN SAGE Main Exterior



KHAKI BROWN Main Exterior



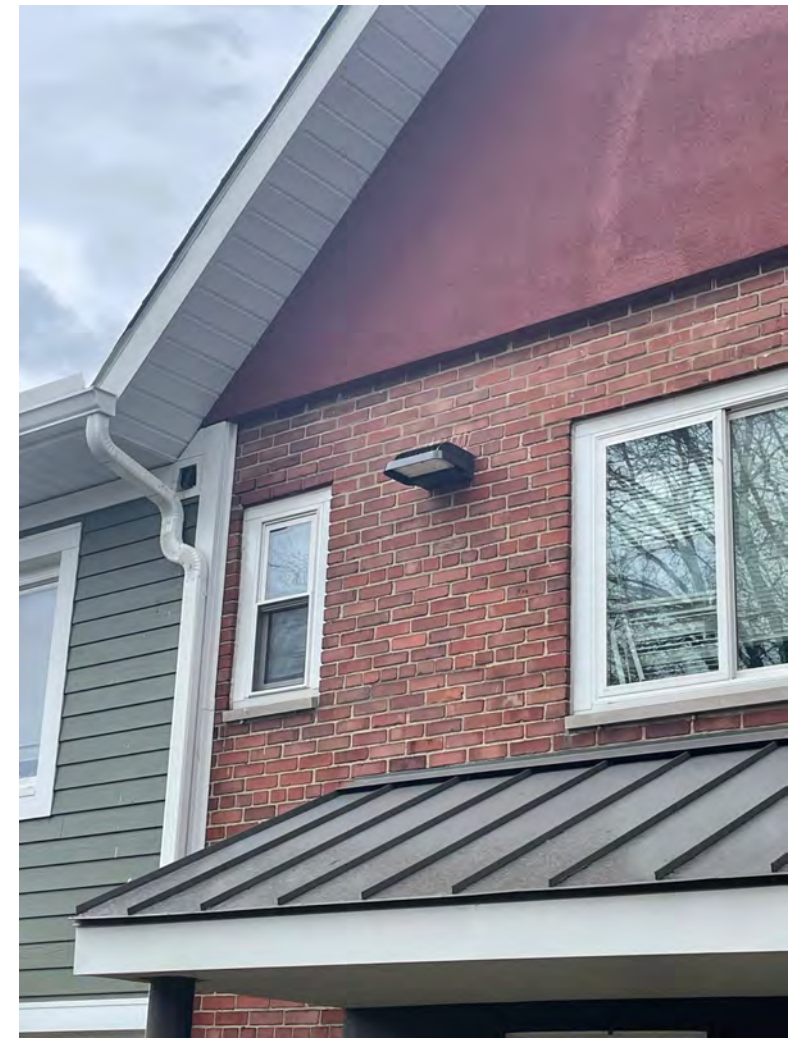
COUNTRYLANE RED Main Exterior



EVENING BLUE Main Exterior

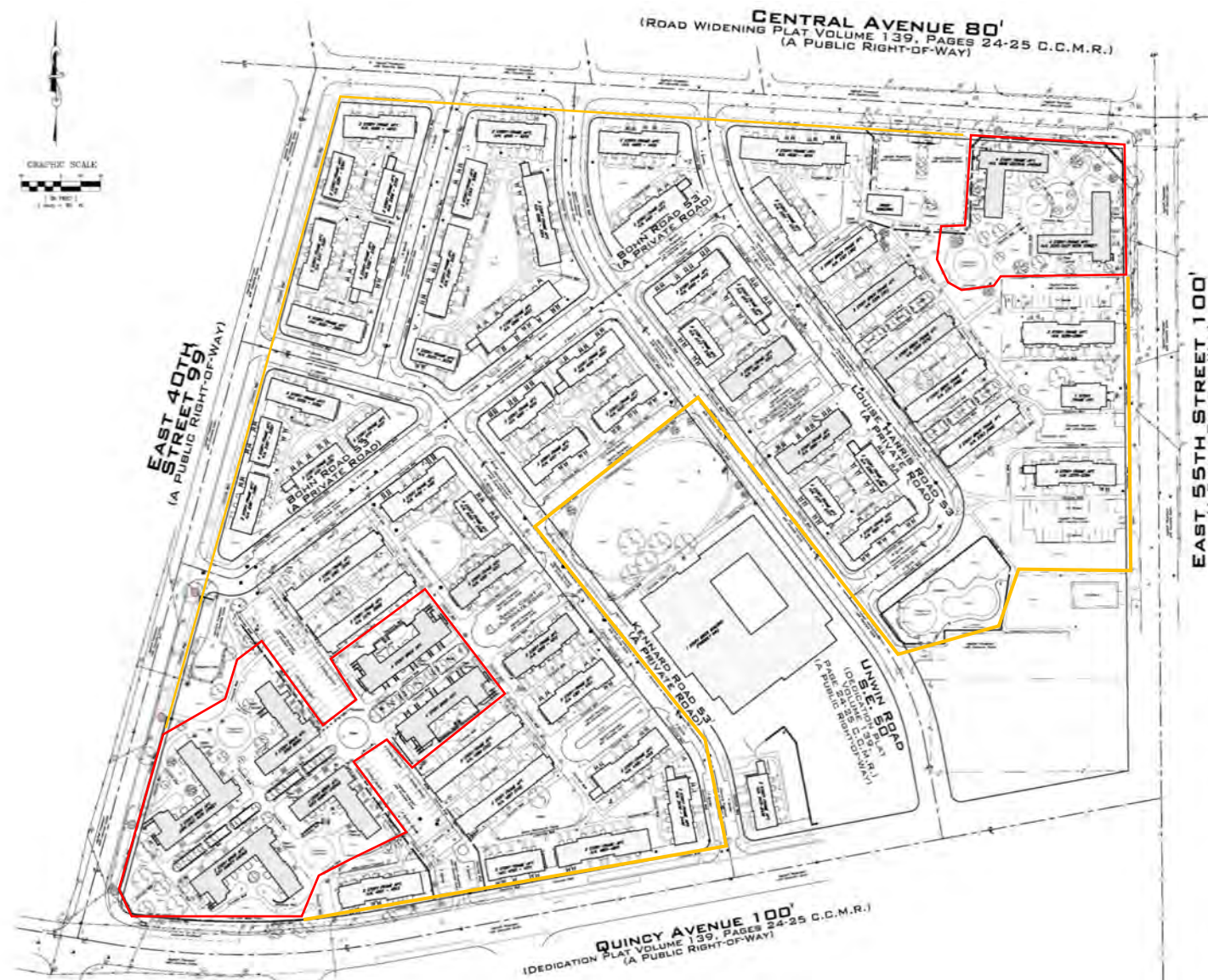
**EXISTING FINISH PALETTE FOR PHASE 1 AND 2**  
 CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO





EXISTING LIGHTING PALETTE FOR PHASE 1 AND 2  
CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO





## EXISTING CONDITIONS – SITE SURVEY

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO

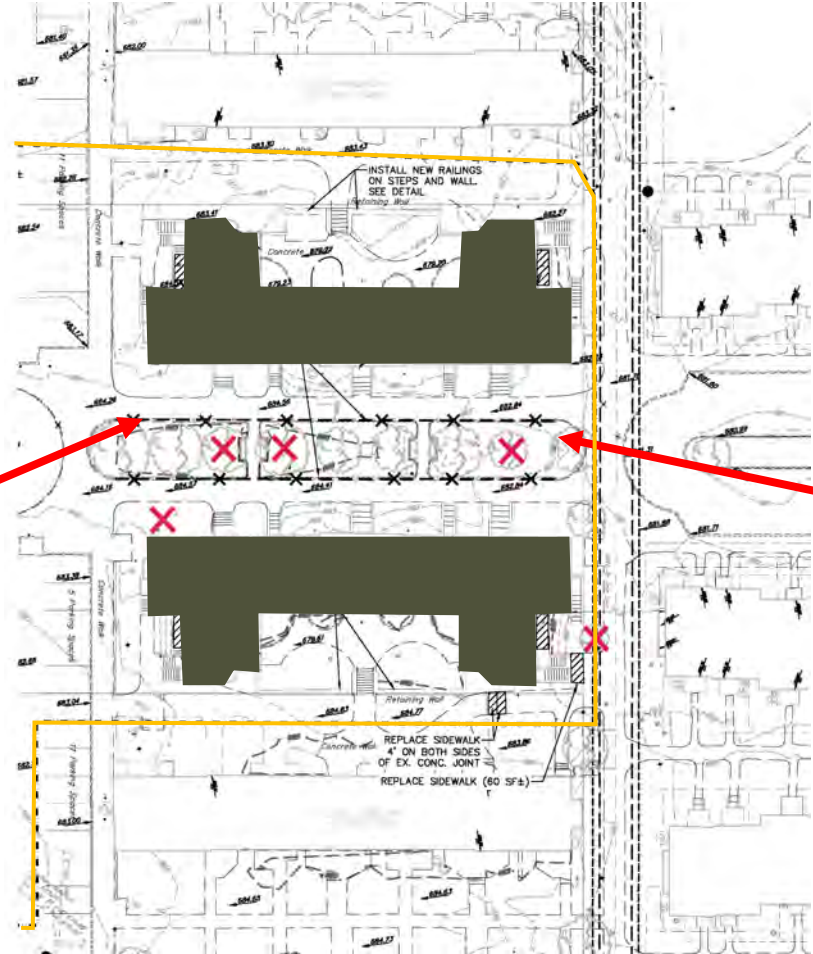








Remove fencing.



Overgrown trees at the Promenade to be pruned or removed. Removed trees will be replaced with the appropriate style of tree.

SITE REPAIR PLAN - SOUTH

**Legend**

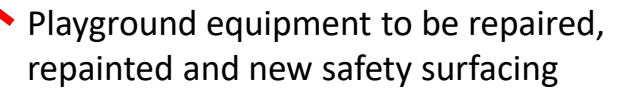
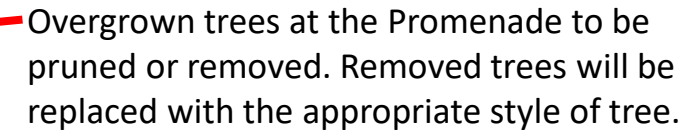
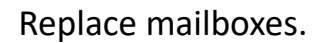
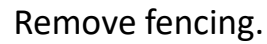
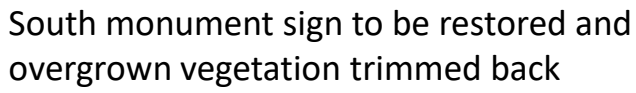
X

Tree to be removed

●

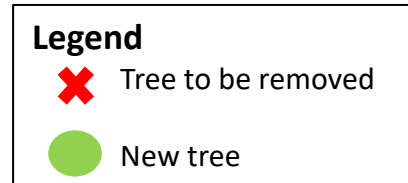
New tree





## SITE REPAIR PLAN - SOUTHWEST

CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO







RENDERING







RENDERING







RENDERING





RENDERING





## 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

## EXTERIOR FINISH PALETTE

## EXISTING BRICK



## WINDOW FRAME



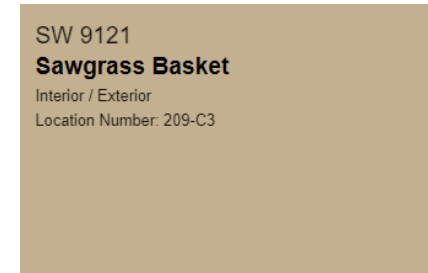
## ENTRY ROOF COLOR



Sierra Tan

## PAINT COLOR FOR EIFS BASE

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



## UNIT ENTRY LIGHT FIXTURE

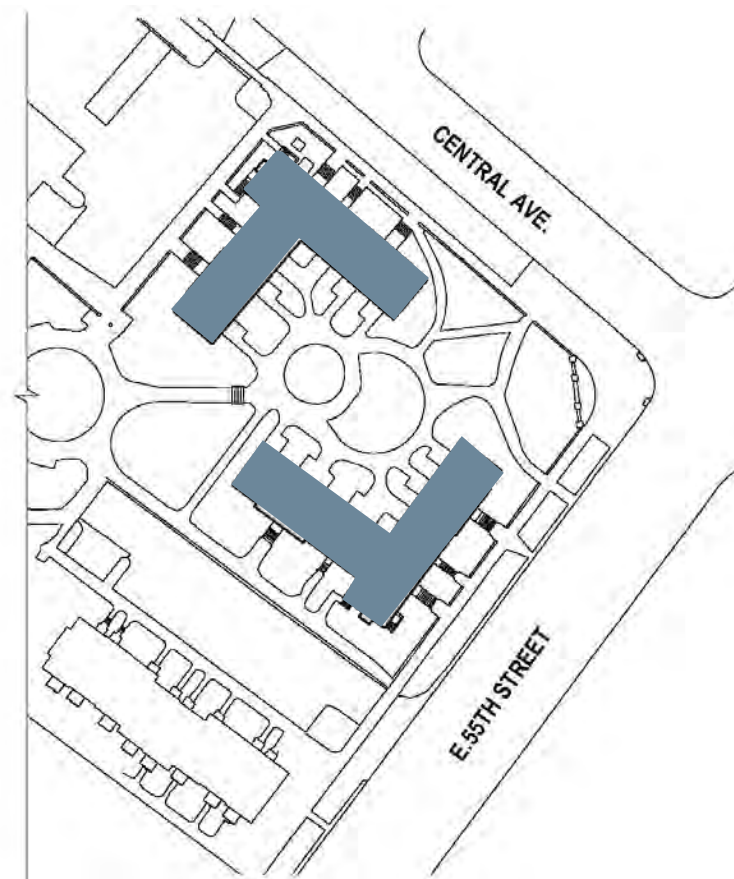
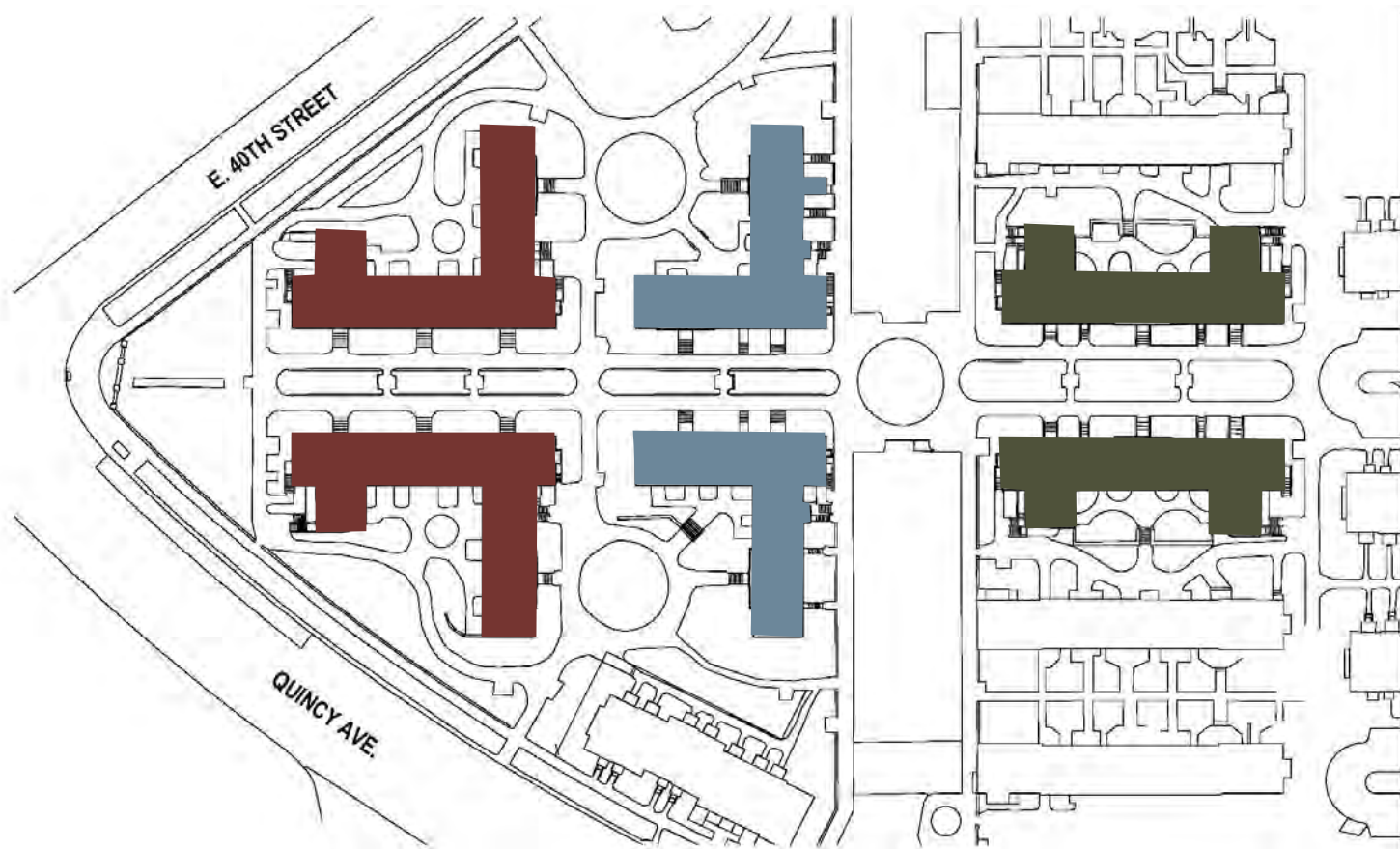






EXISTING LIGHTING PALETTE FOR PHASE 1 AND 2  
 CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO





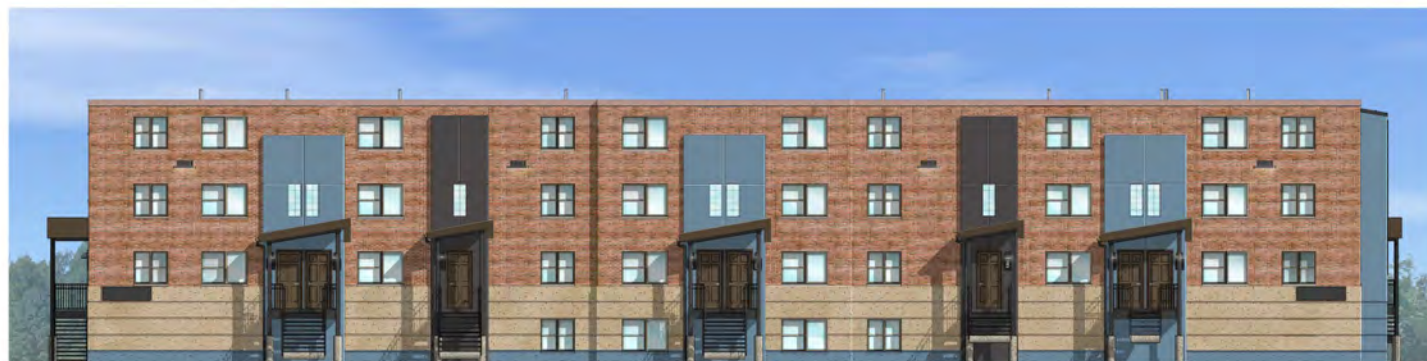
ACCENT COLOR LOCATION



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

EVENING BLUE

Main Exterior



## TYPICAL BLUE BUILDING EXTERIOR ELEVATIONS



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



MOUNTAIN SAGE

Main Exterior



TYPICAL BLUE BUILDING EXTERIOR ELEVATIONS



SW 7592  
**Crabby Apple**  
Interior  
Location Number: 275-C5



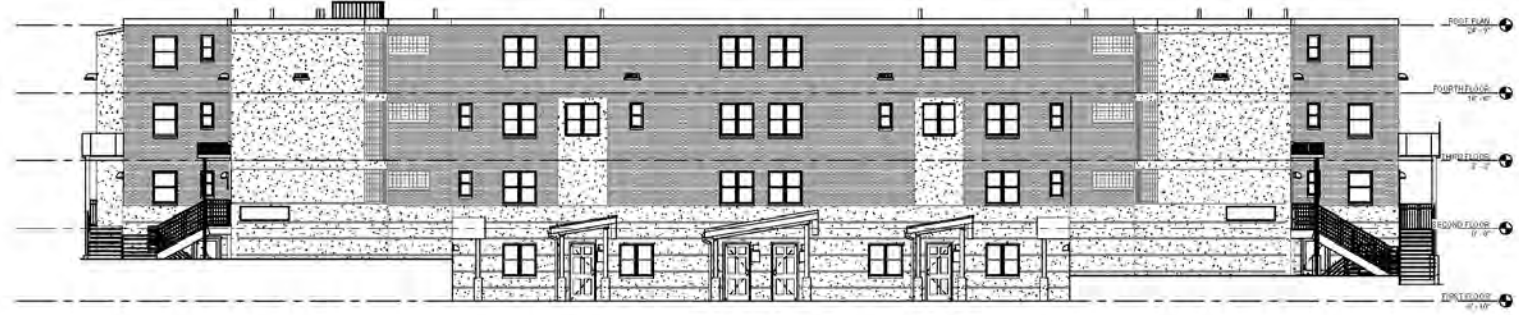
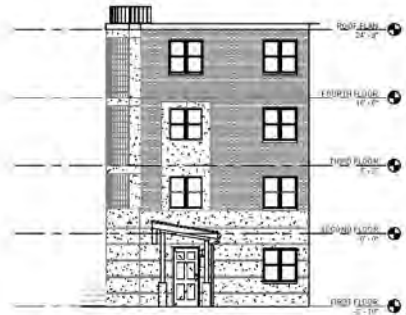
COUNTRYLANE RED

Main Exterior



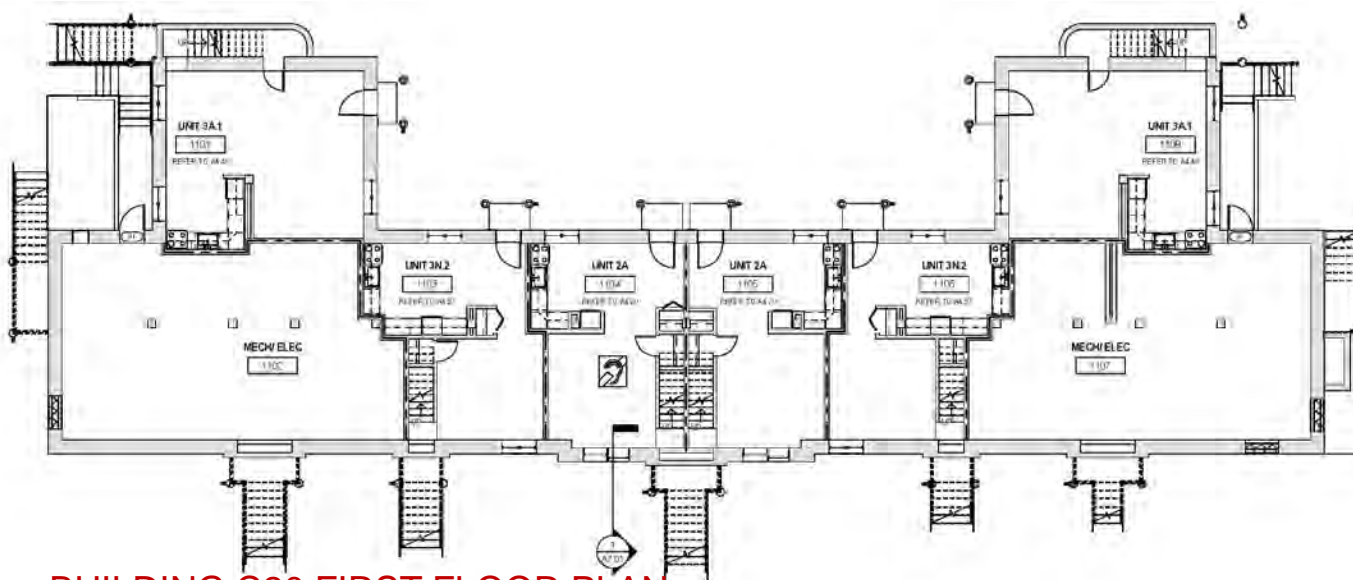
## TYPICAL RED BUILDING EXTERIOR ELEVATIONS



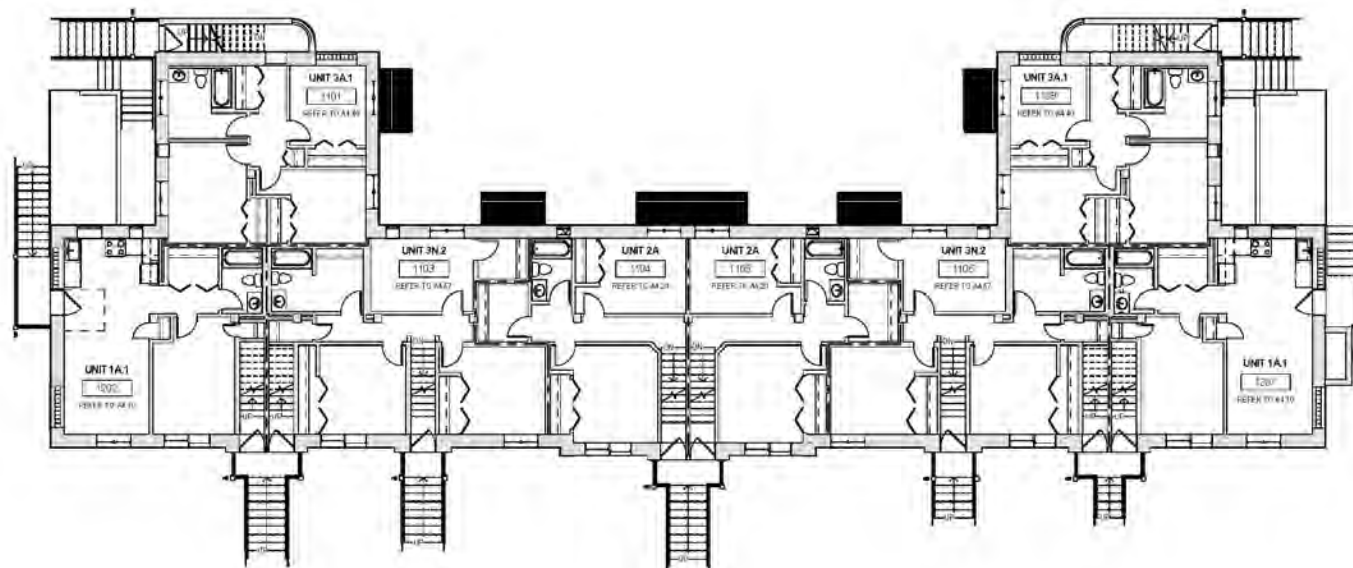


## BUILDING C20 EXTERIOR ELEVATIONS



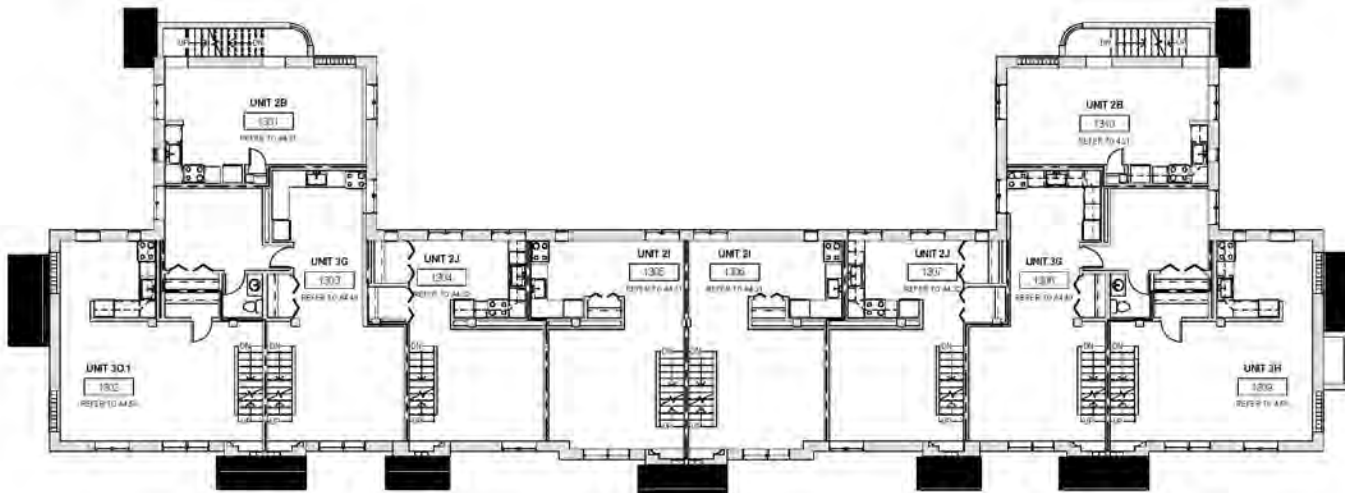


BUILDING C20 FIRST FLOOR PLAN

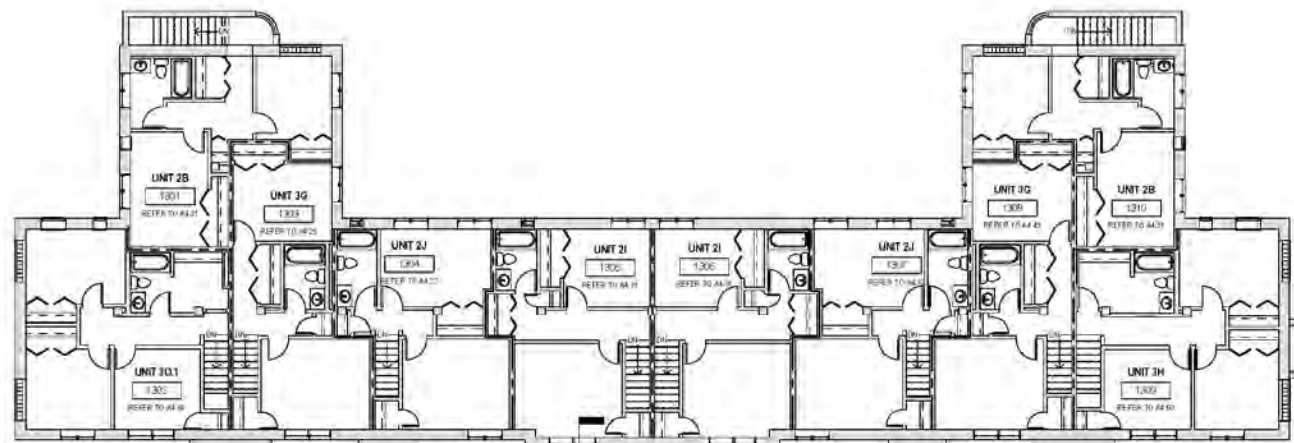


BUILDING C20 SECOND FLOOR PLAN



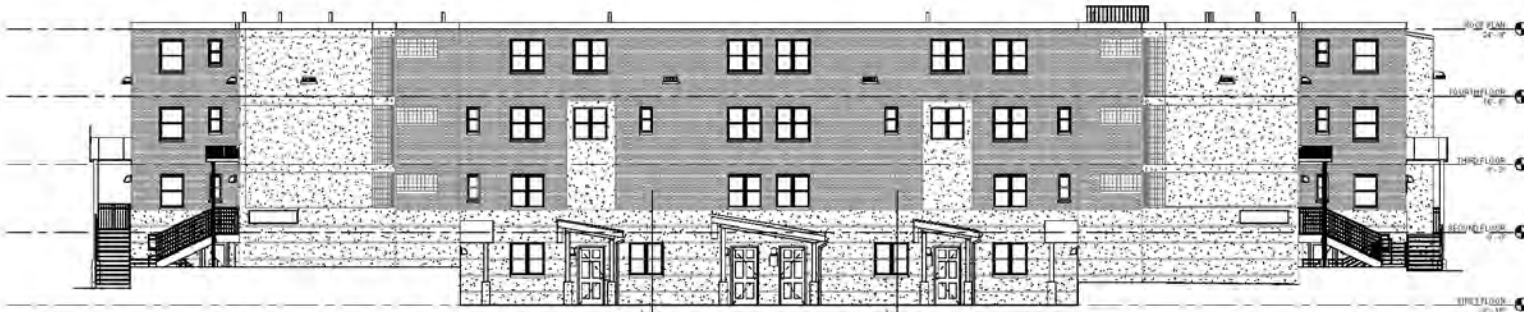
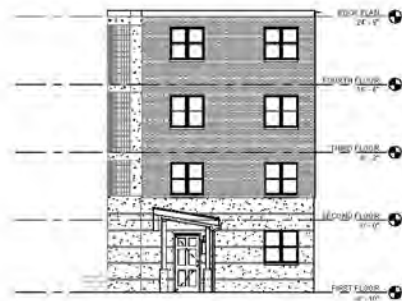
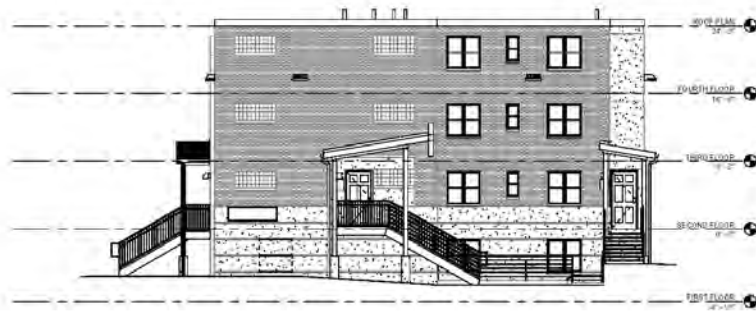


BUILDING C20 THIRD FLOOR PLAN



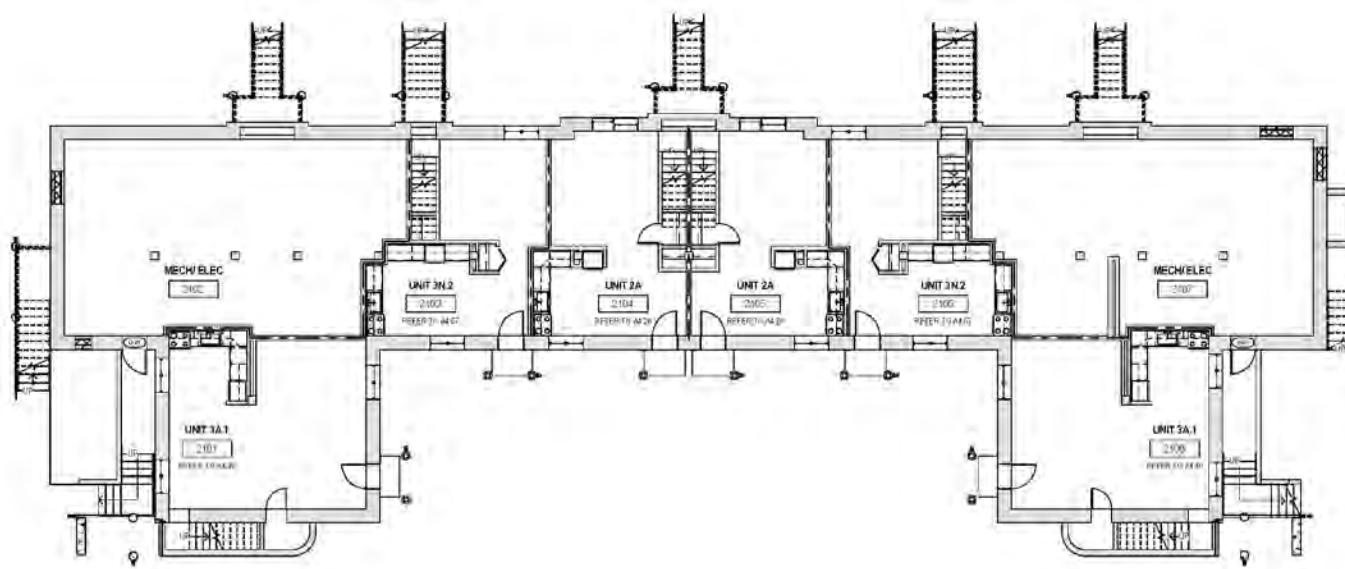
BUILDING C20 FOURTH FLOOR PLAN



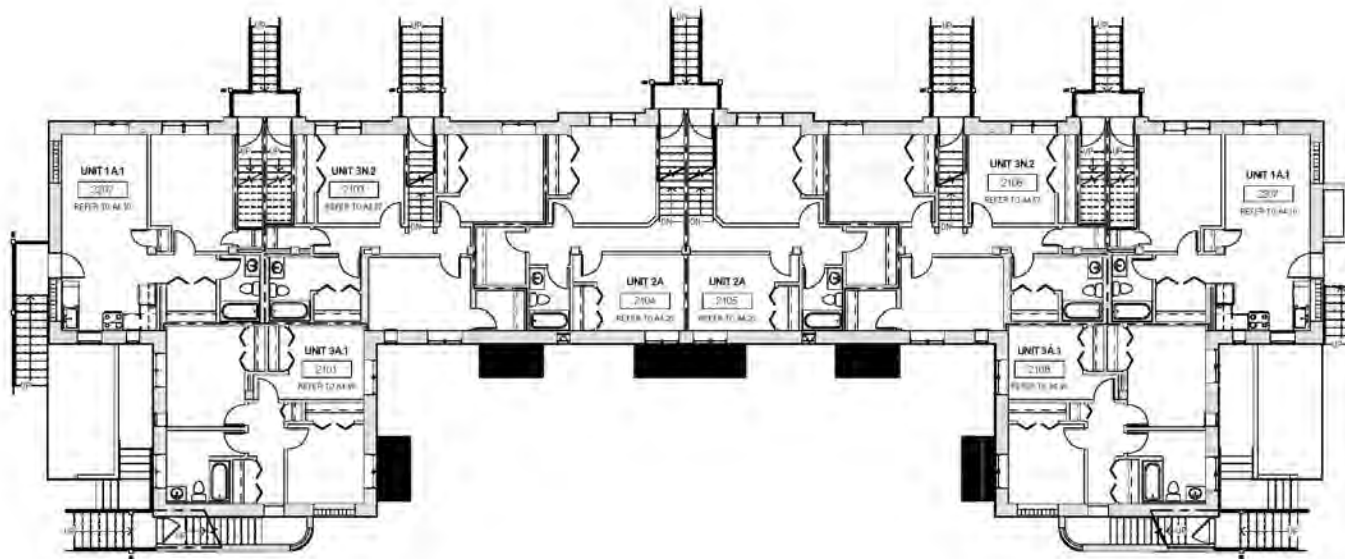


## BUILDING D27 EXTERIOR ELEVATIONS



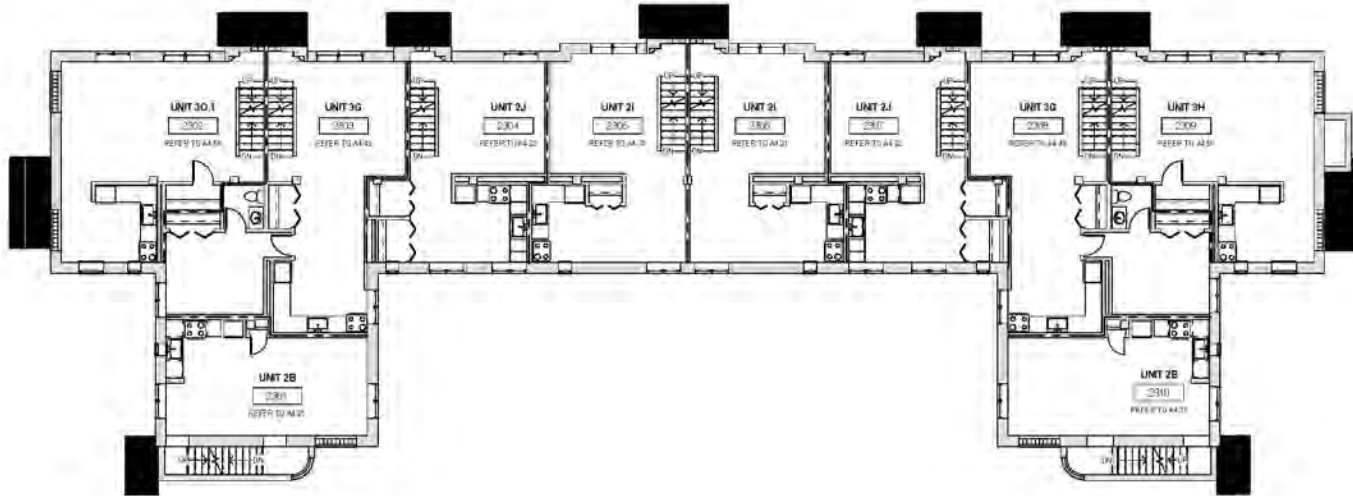


BUILDING D27 FIRST FLOOR PLAN

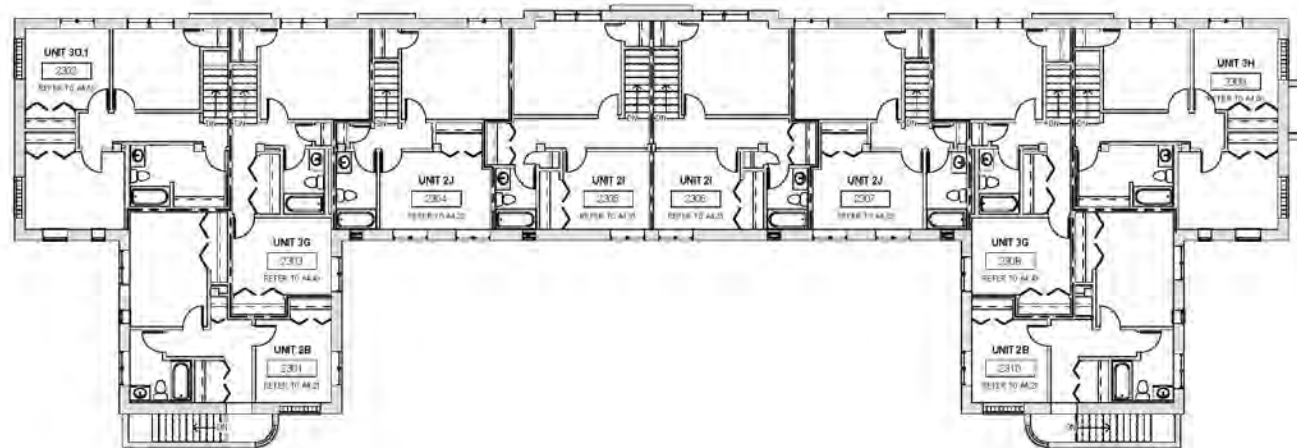


BUILDING D27 SECOND FLOOR PLAN



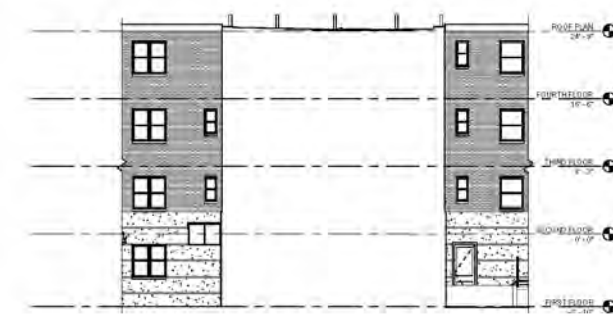


BUILDING D27 THIRD FLOOR PLAN



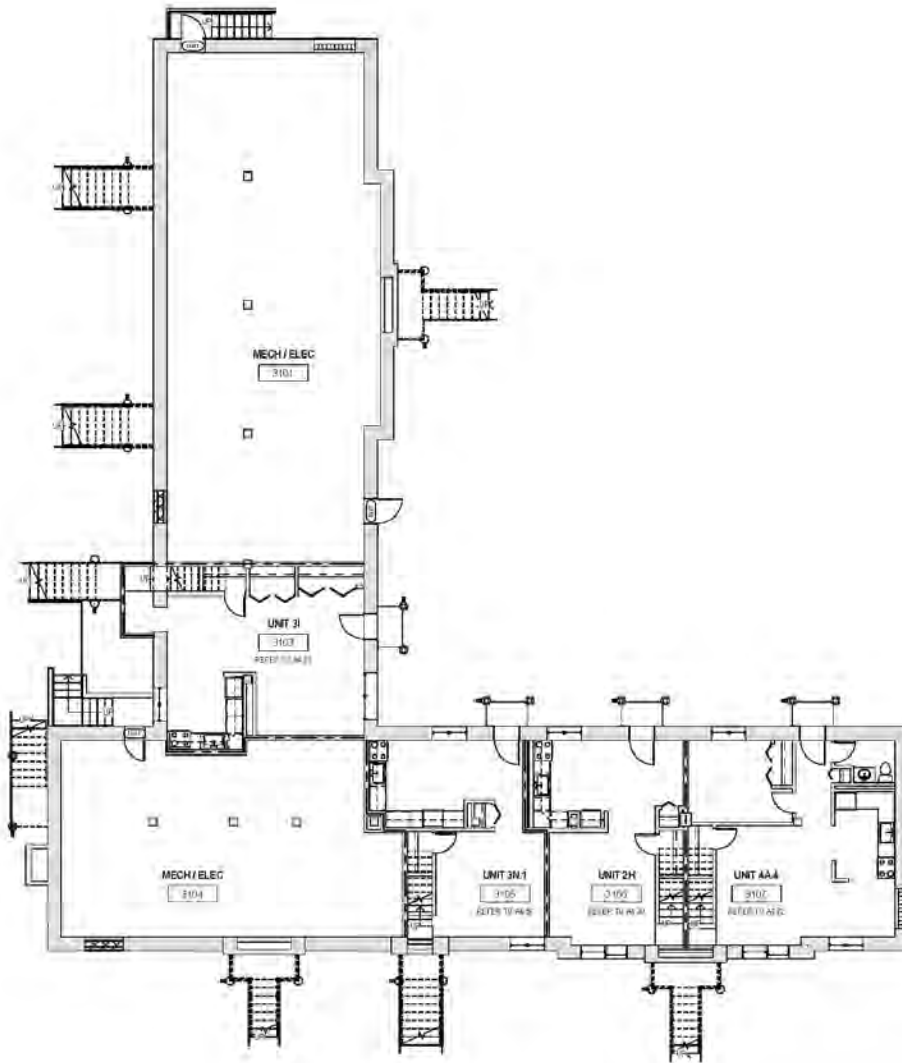
BUILDING D27 FOURTH FLOOR PLAN



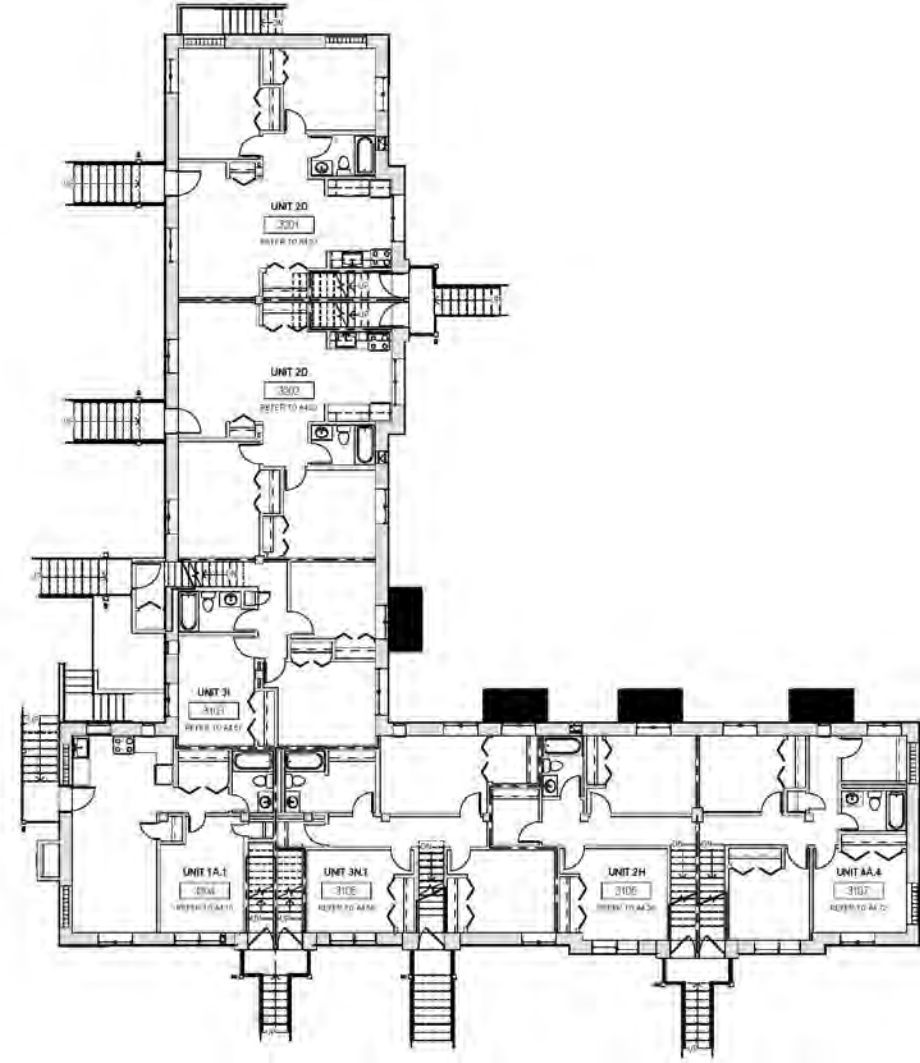


## BUILDING C21 EXTERIOR ELEVATIONS



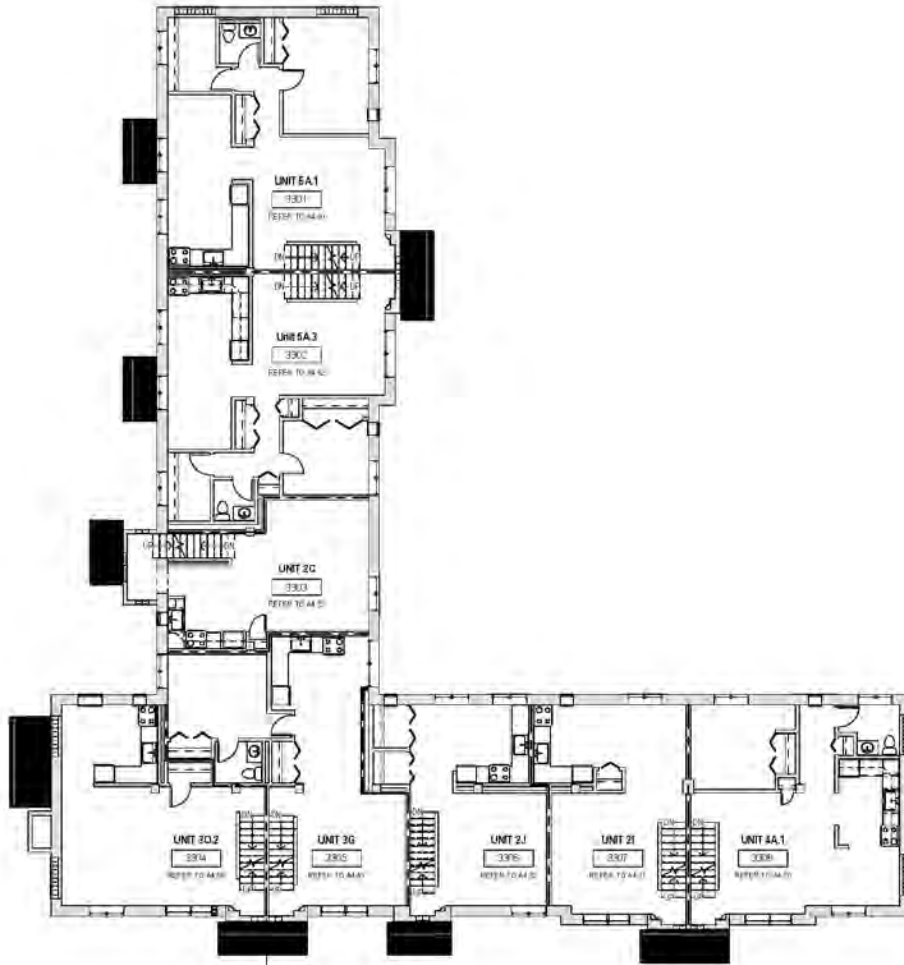


BUILDING C21 FIRST FLOOR PLAN

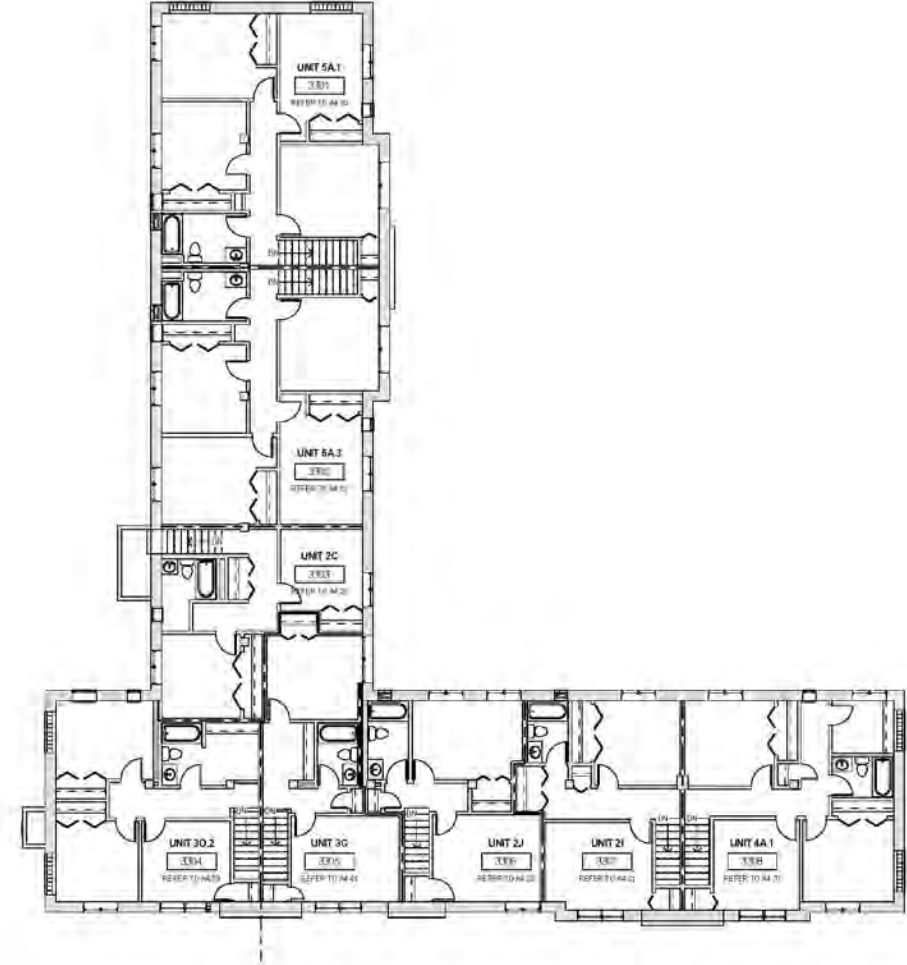


BUILDING C21 SECOND FLOOR PLAN



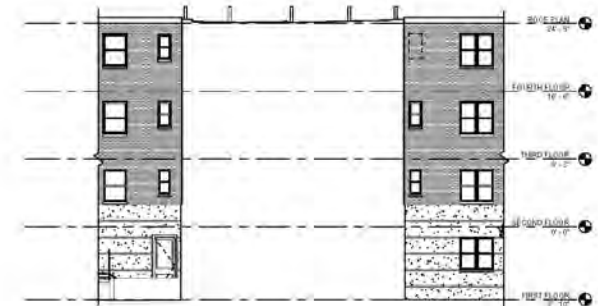
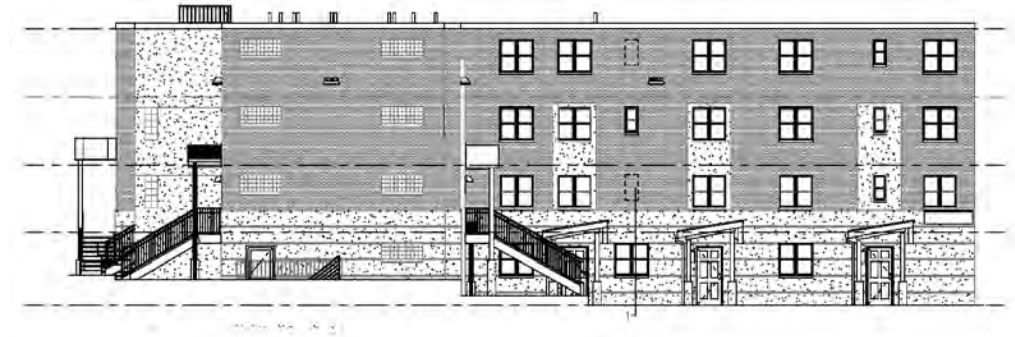


BUILDING C21 THIRD FLOOR PLAN



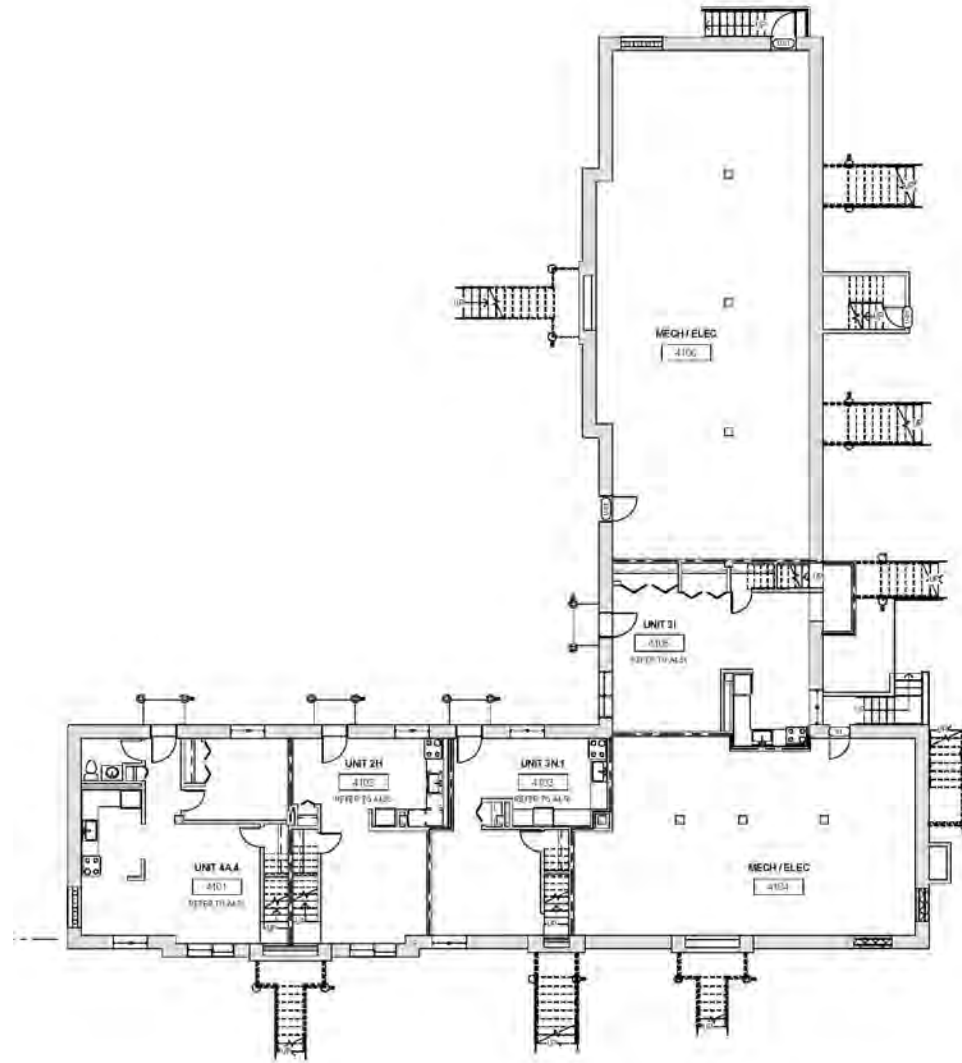
BUILDING C21 FOURTH FLOOR PLAN



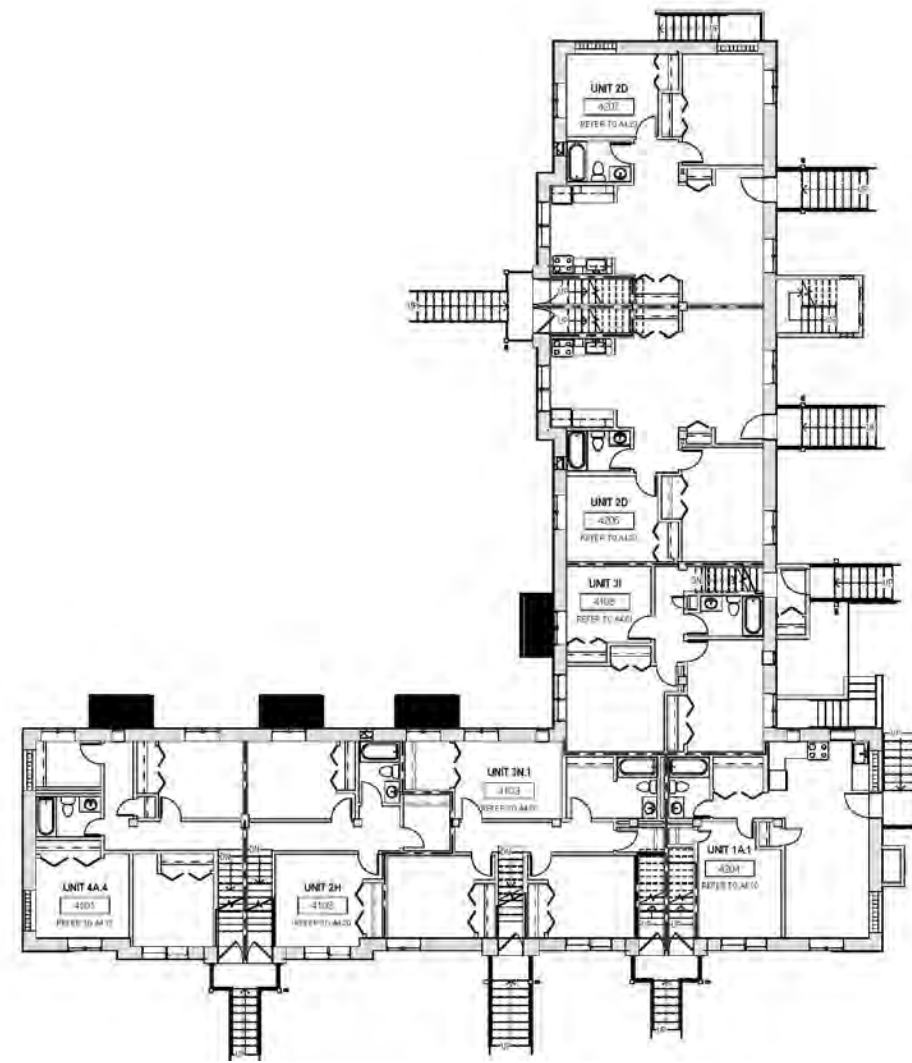


BUILDING



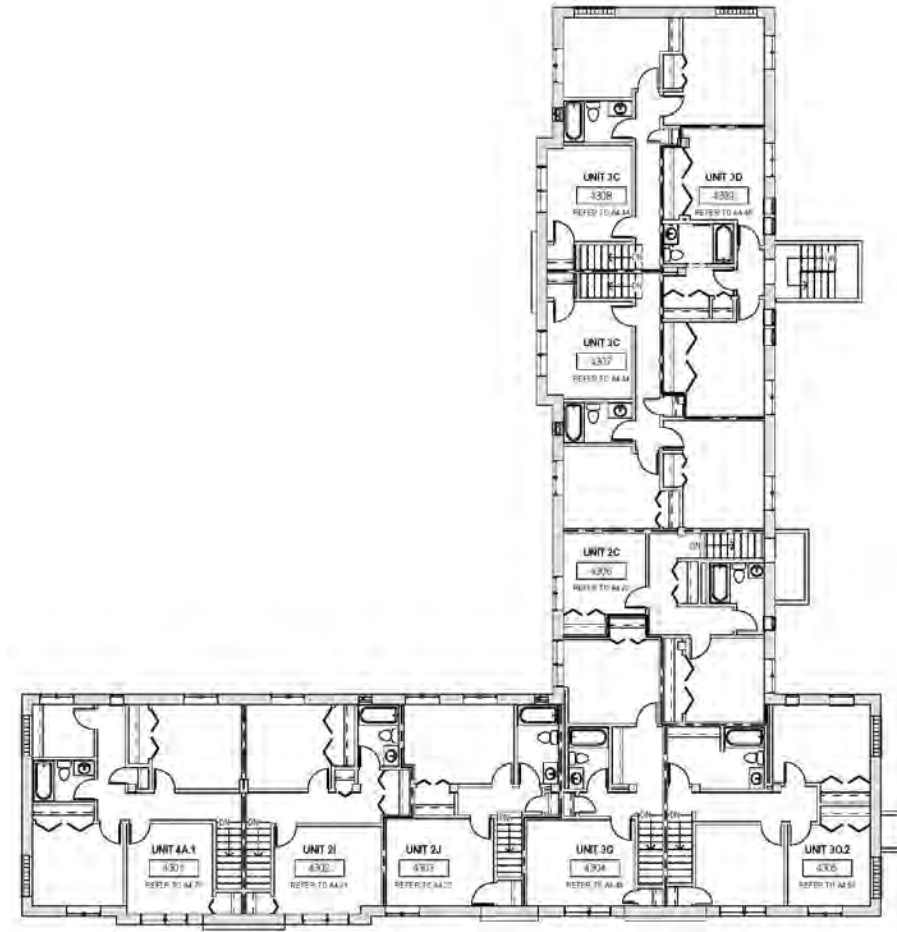


BUILDING D26 FIRST FLOOR PLAN



BUILDING D26 SECOND FLOOR PLAN

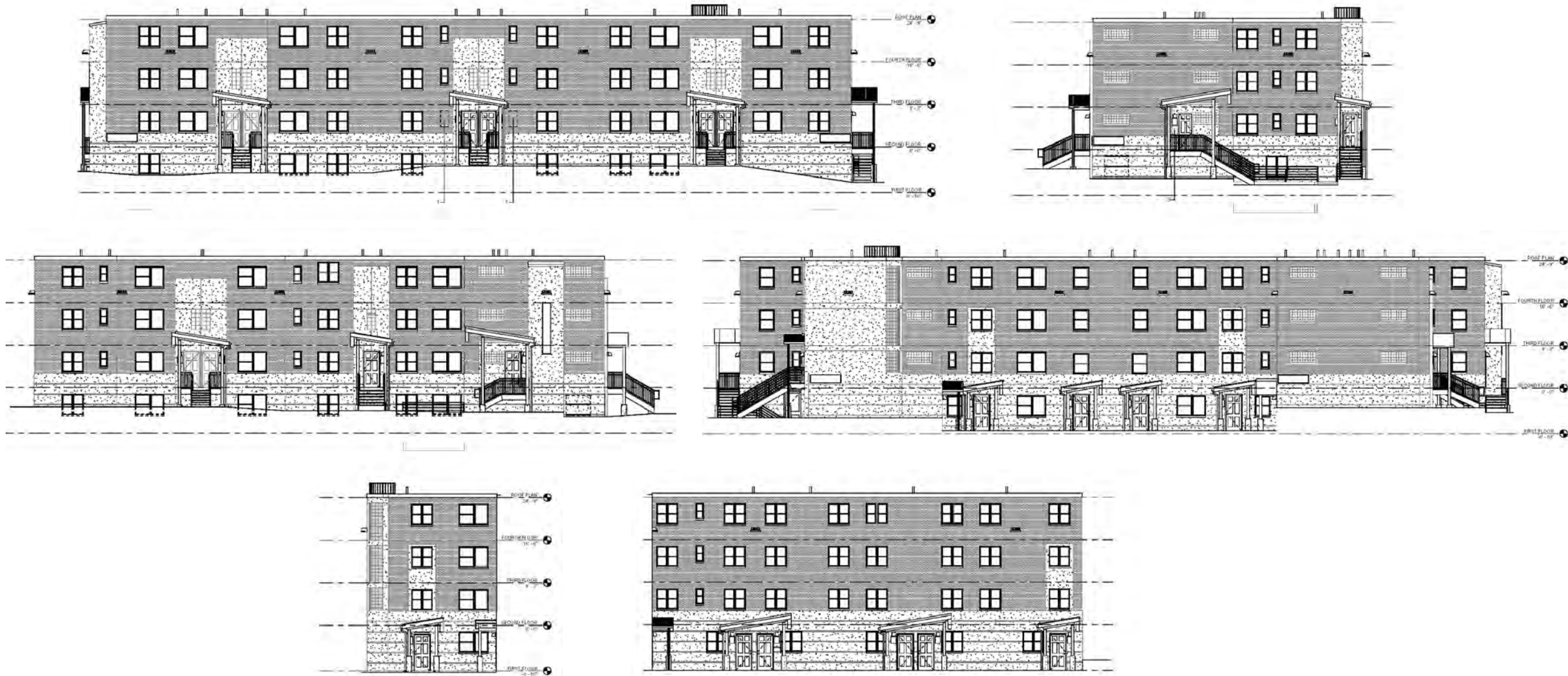




BUILDING D26 THIRD FLOOR PLAN

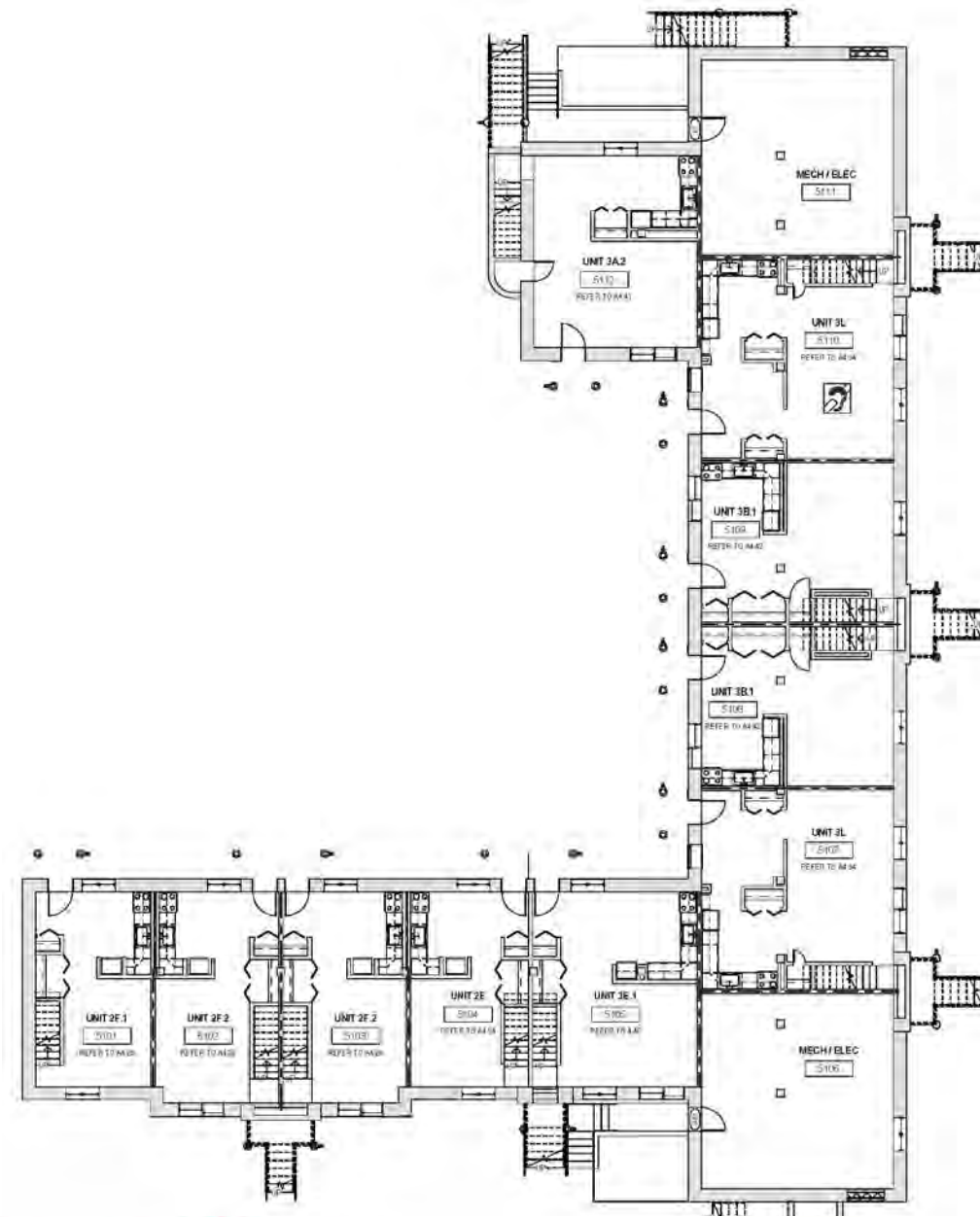
BUILDING D26 FOURTH FLOOR PLAN





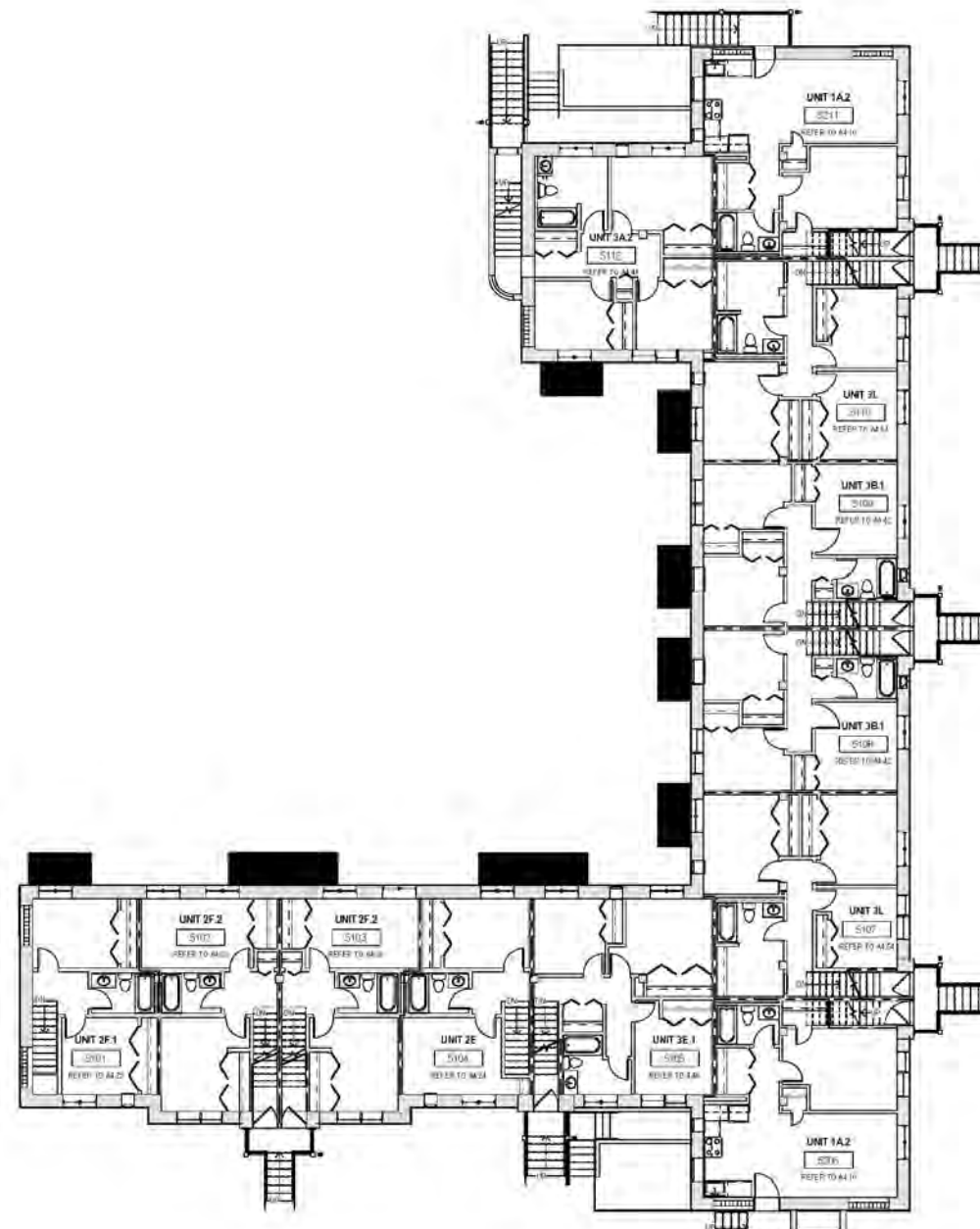
BUILDING C23 EXTERIOR ELEVATIONS





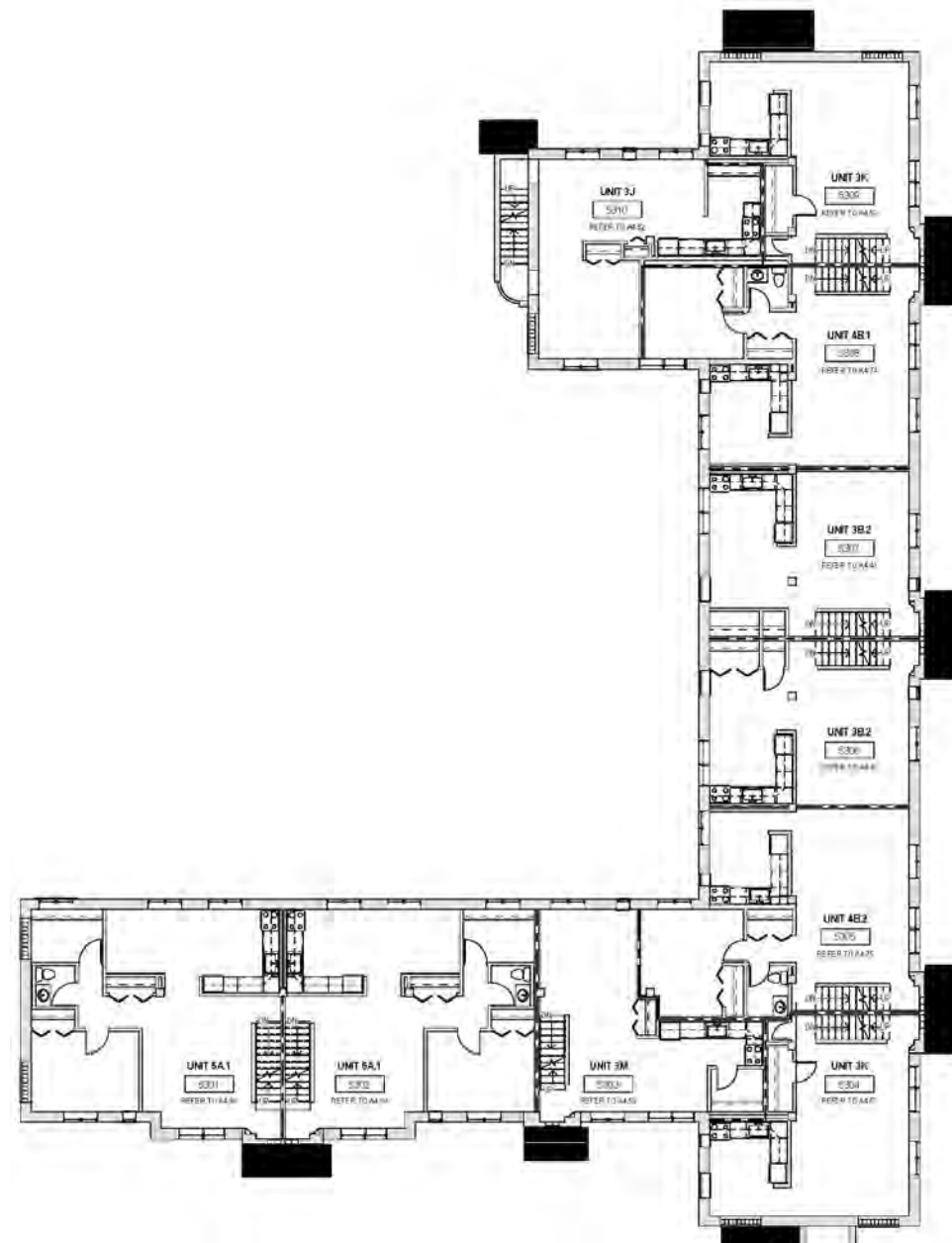
BUILDING C23 FIRST FLOOR PLAN





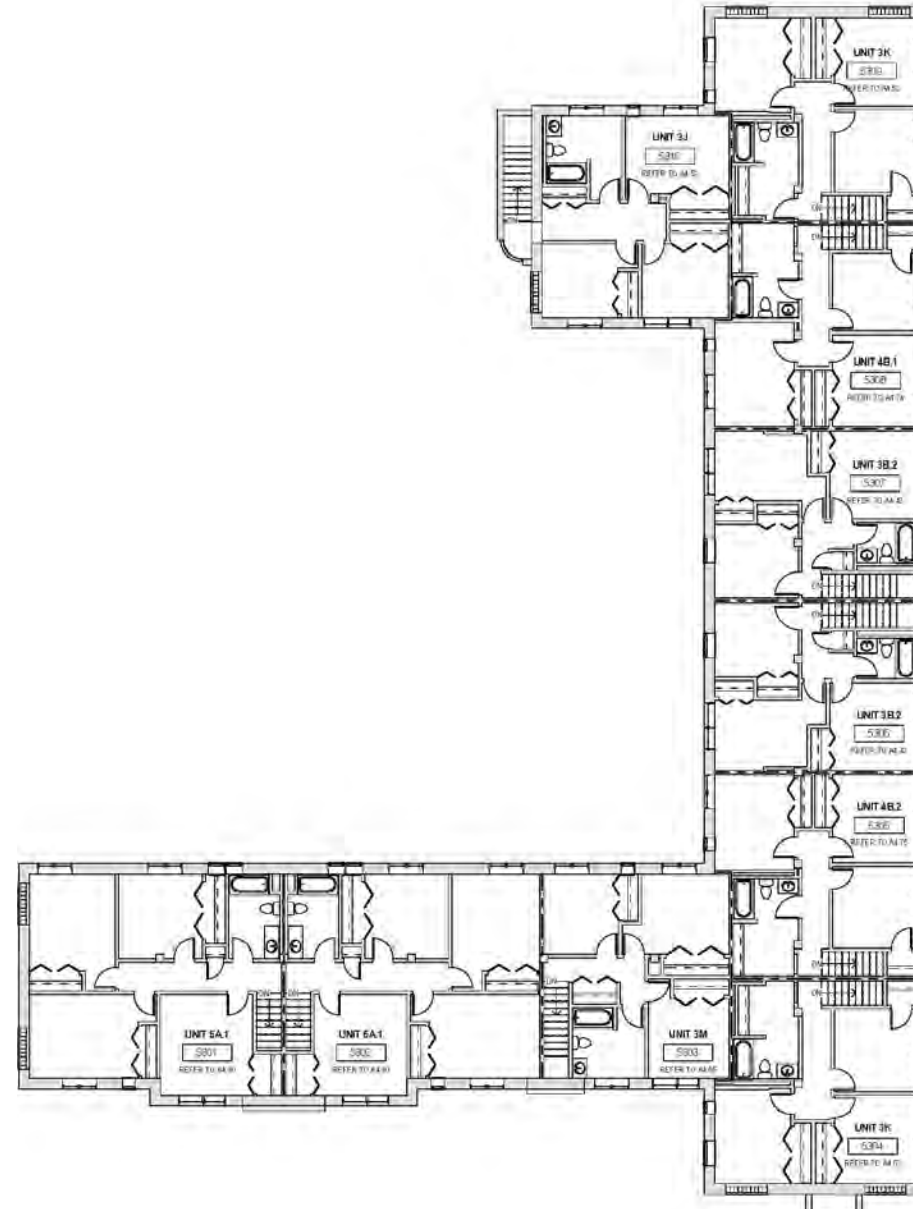
BUILDING C23 SECOND FLOOR PLAN





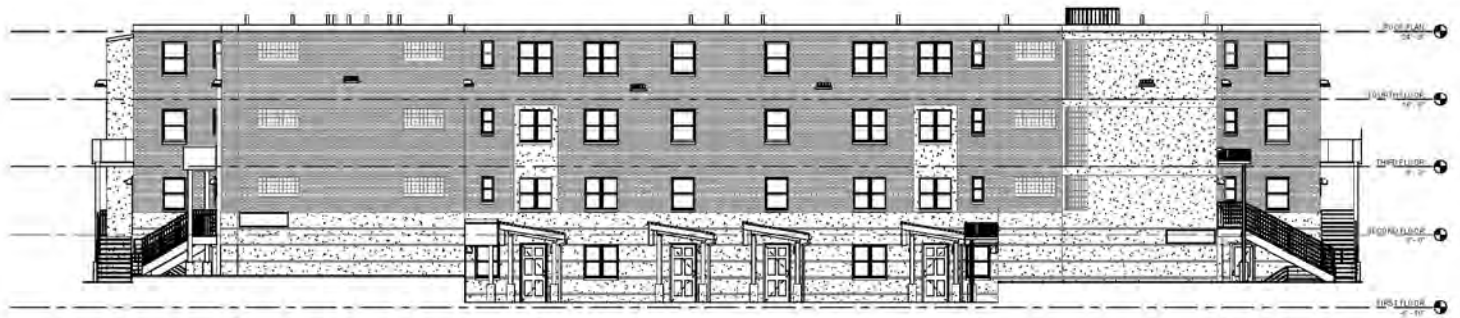
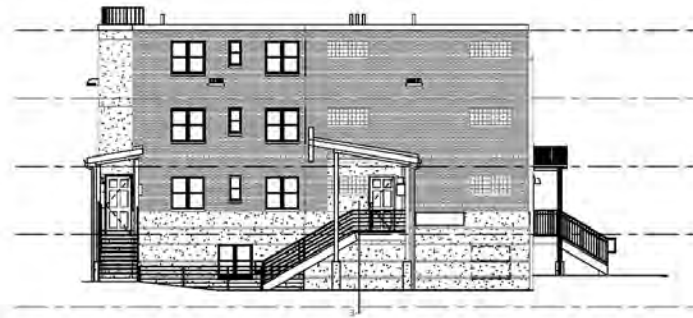
BUILDING C23 THIRD FLOOR PLAN





BUILDING C23 FOURTH FLOOR PLAN



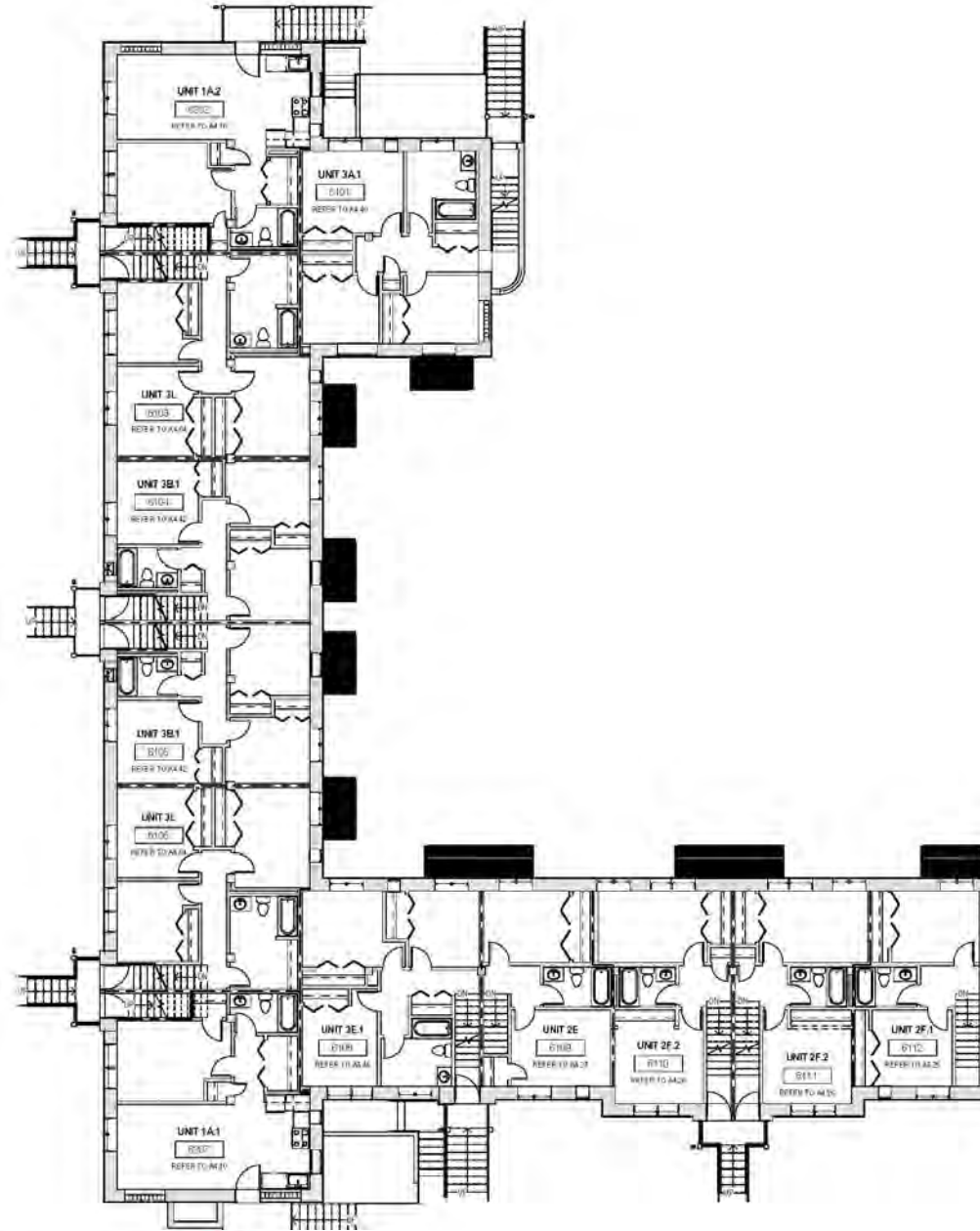


## BUILDING D24 EXTERIOR ELEVATIONS



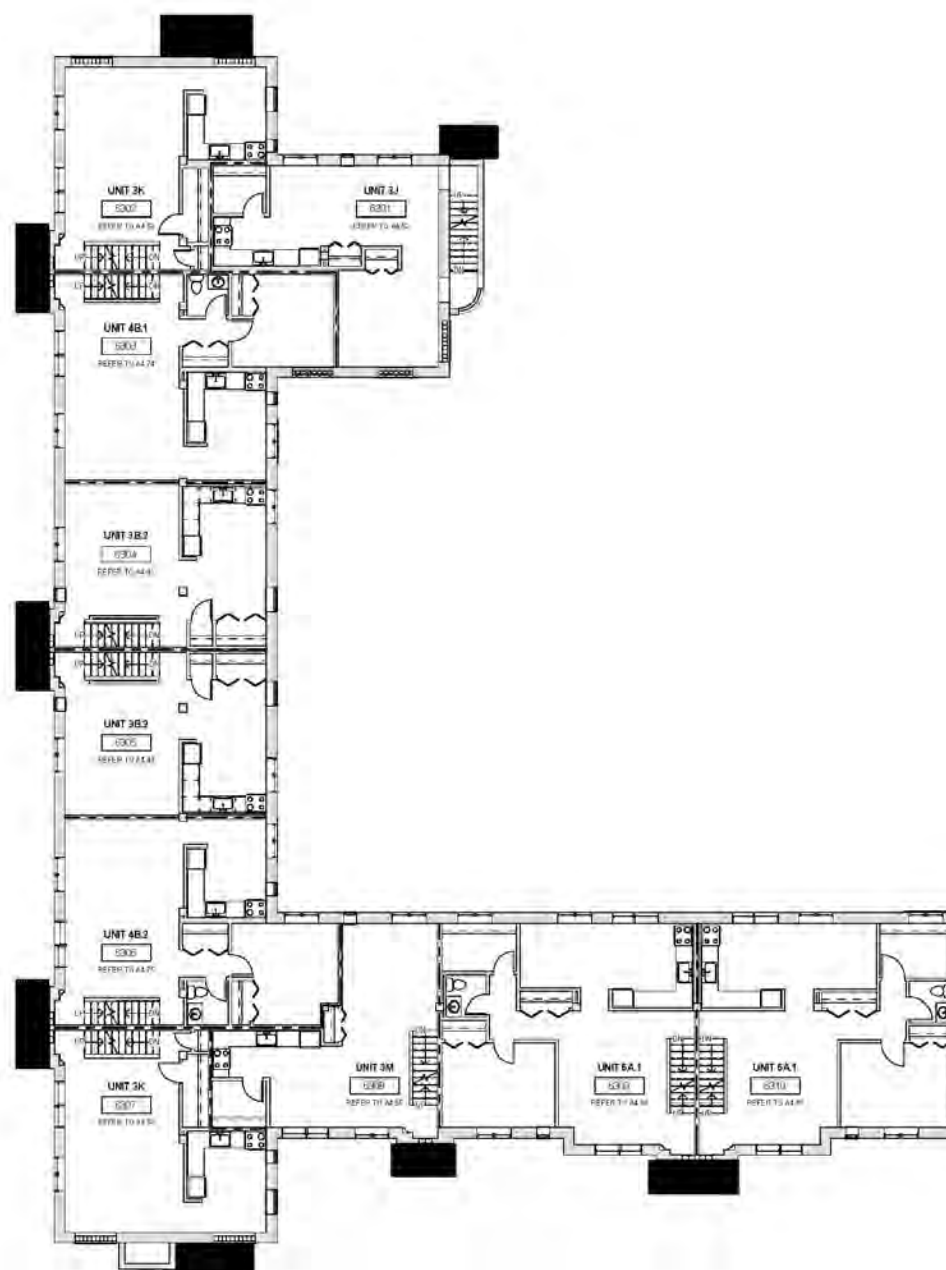






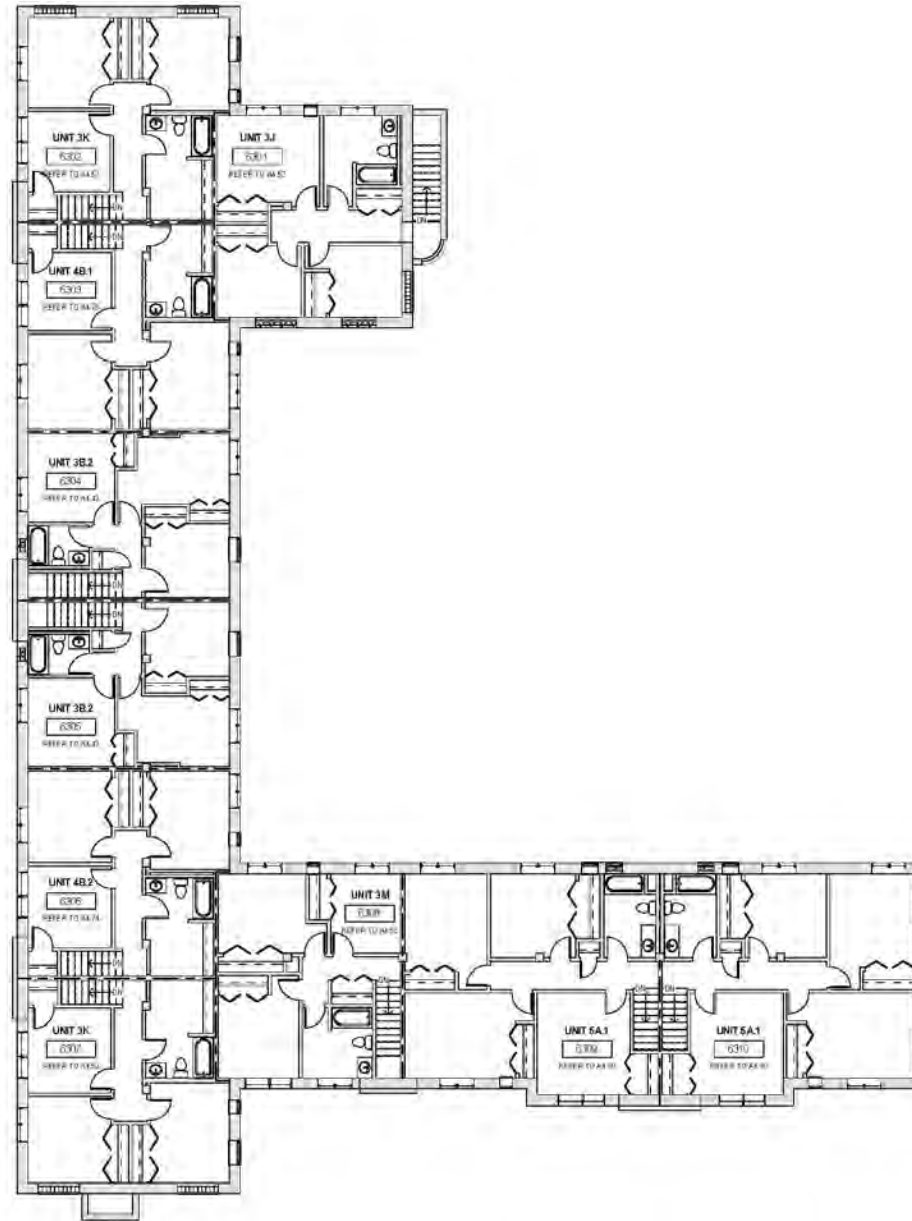
**BUILDING D24 SECOND FLOOR PLAN**  
CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO





BUILDING D24 THIRD FLOOR PLAN

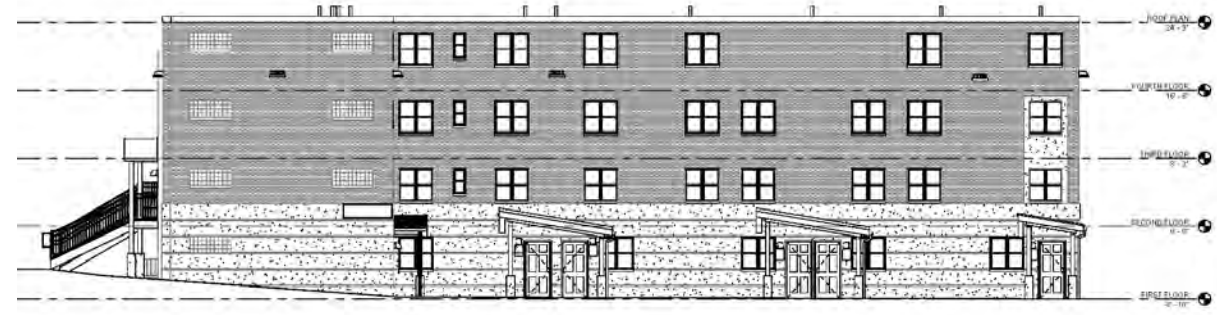




## BUILDING D24 FOURTH FLOOR PLAN

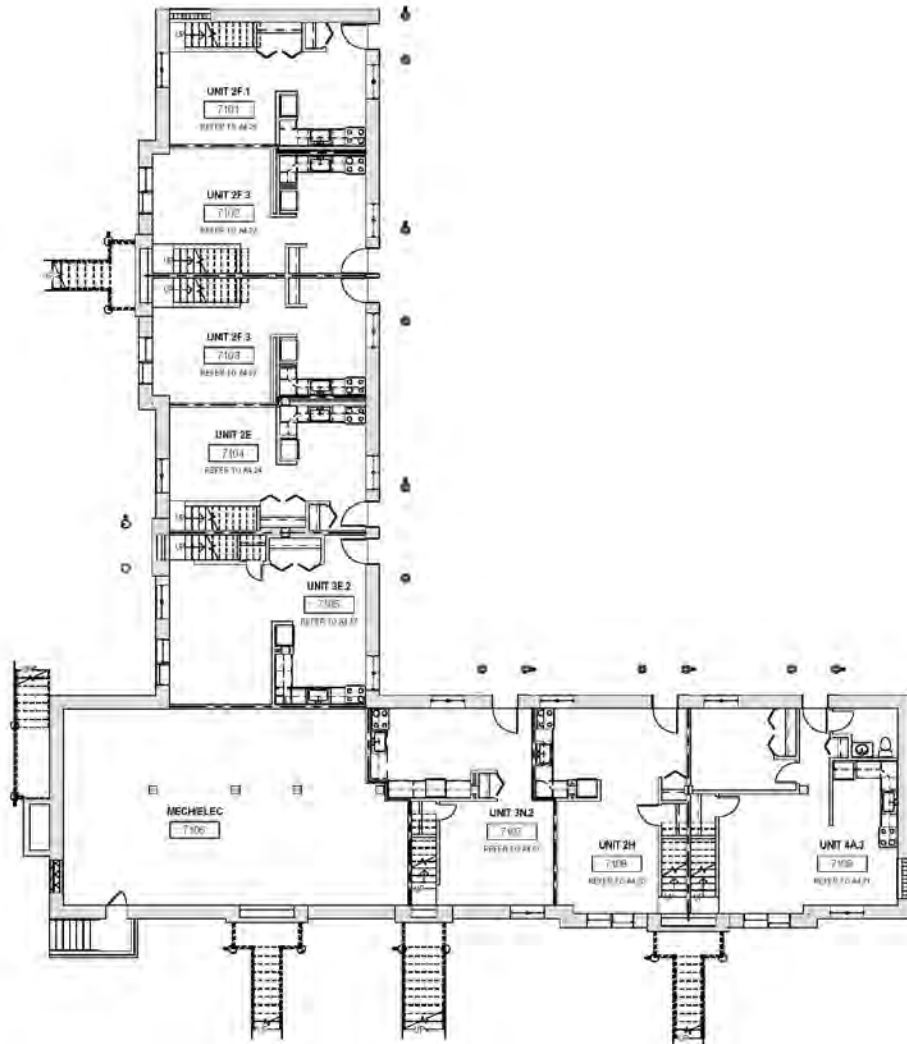
CARVER PARK ESTATES PHASE 3 | CLEVELAND, OHIO



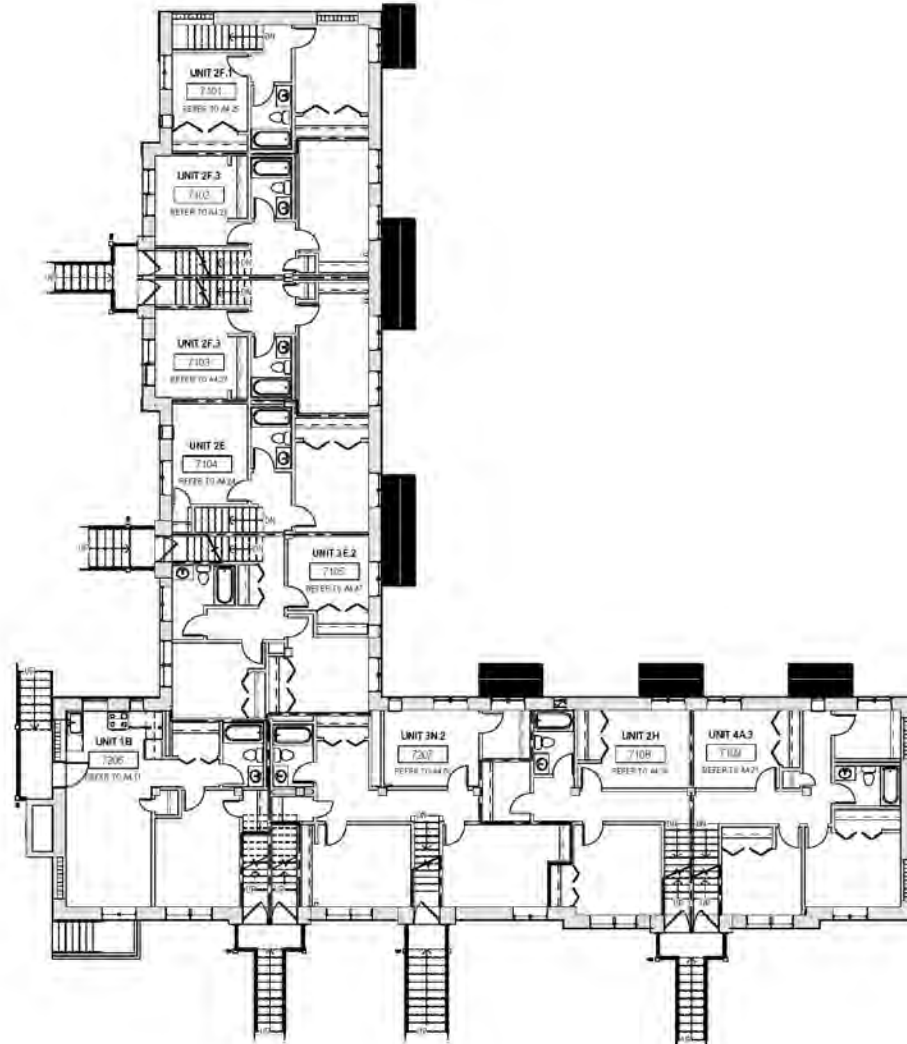


## BUILDING H73 EXTERIOR ELEVATIONS



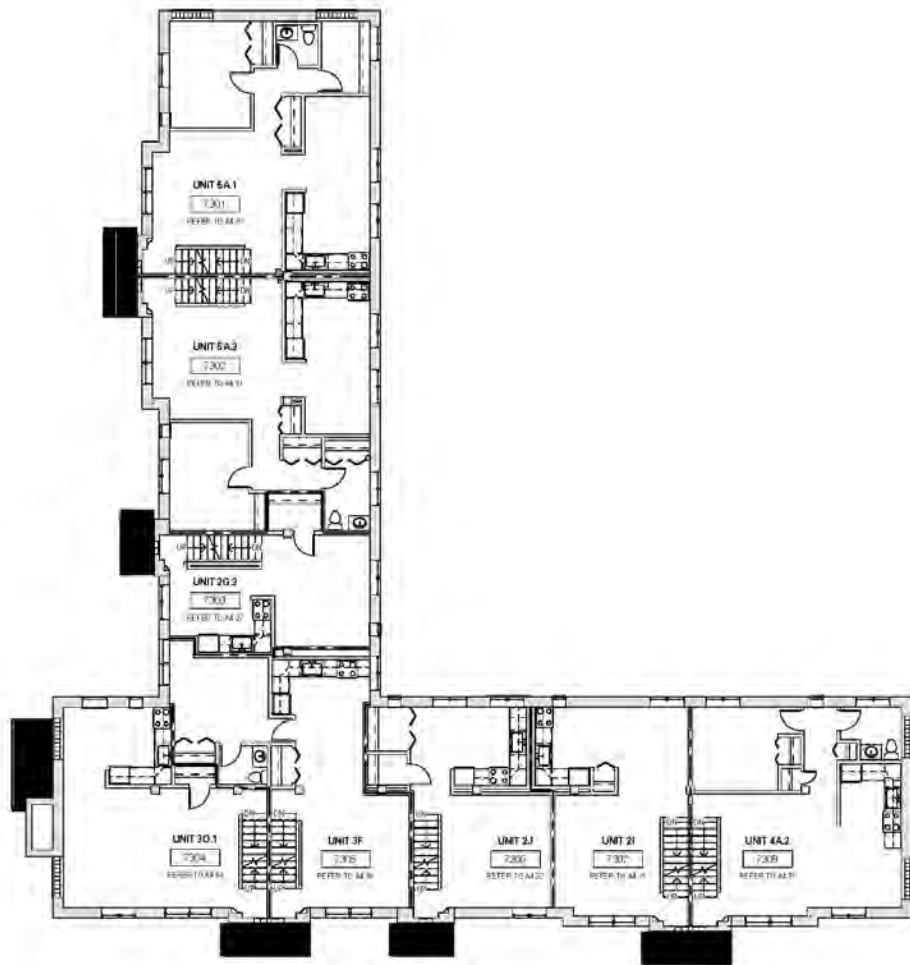


BUILDING H73 FIRST FLOOR PLAN

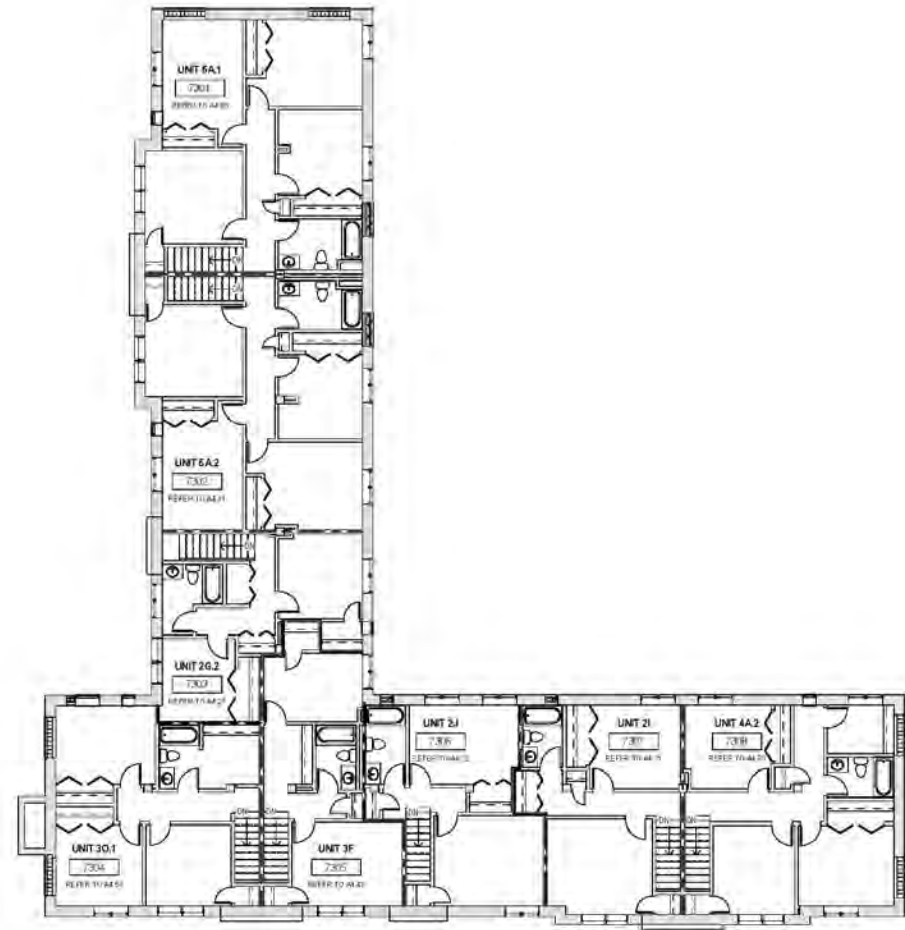


BUILDING H73 SECOND FLOOR PLAN





BUILDING H73 THIRD FLOOR PLAN



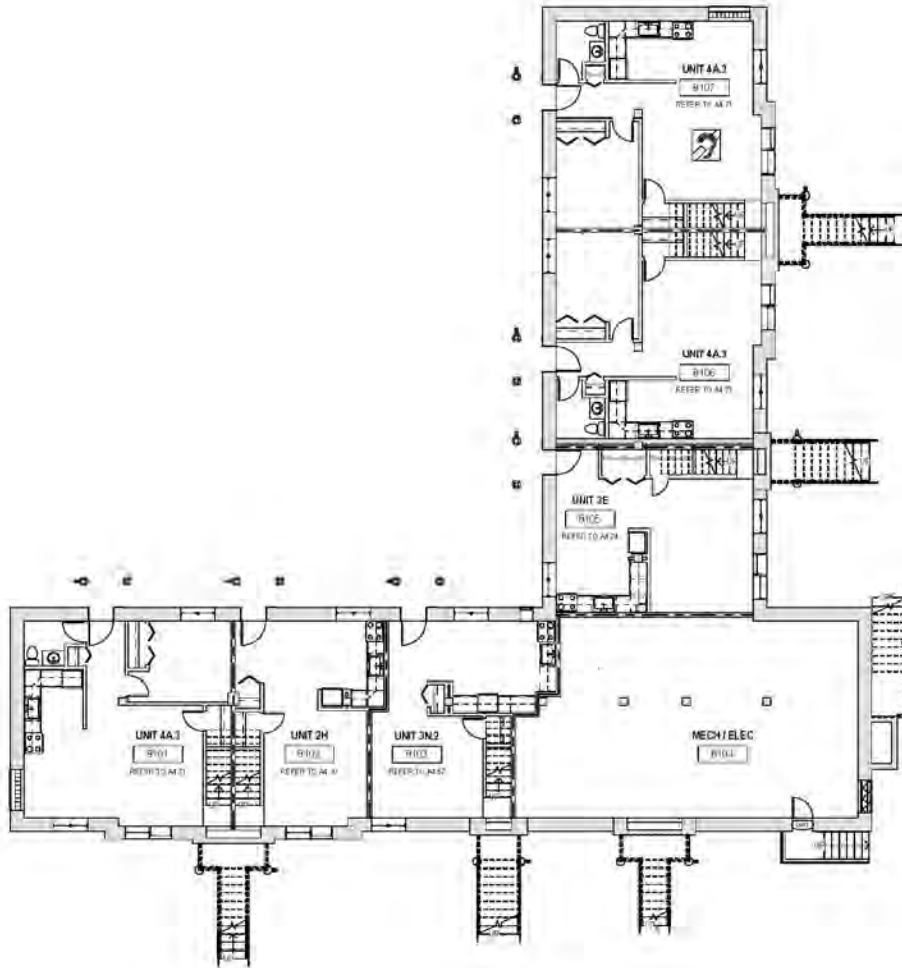
BUILDING H73 FOURTH FLOOR PLAN



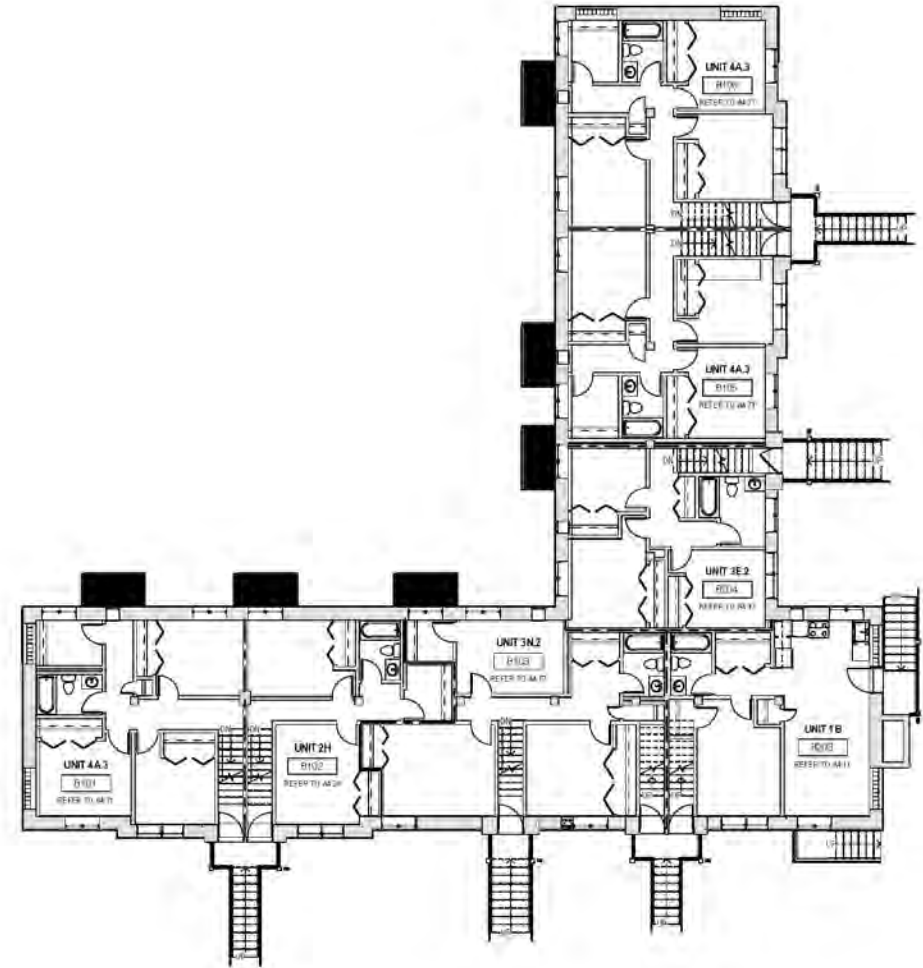


## BUILDING J83 EXTERIOR ELEVATIONS



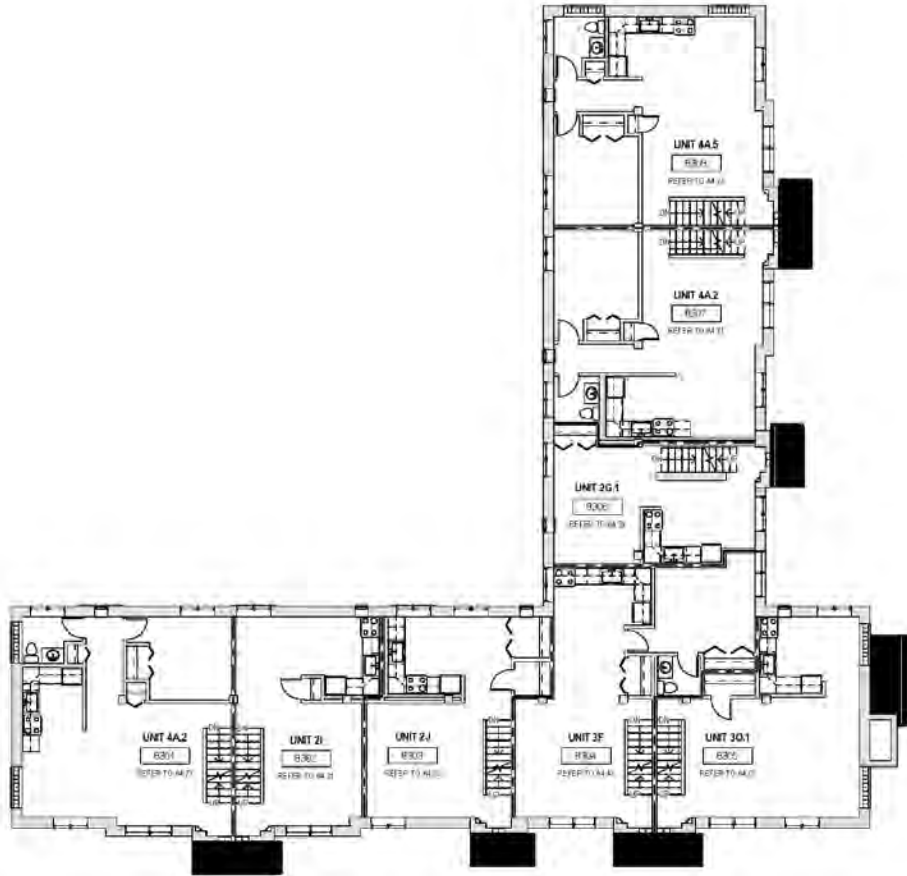


BUILDING J83 FIRST FLOOR PLAN

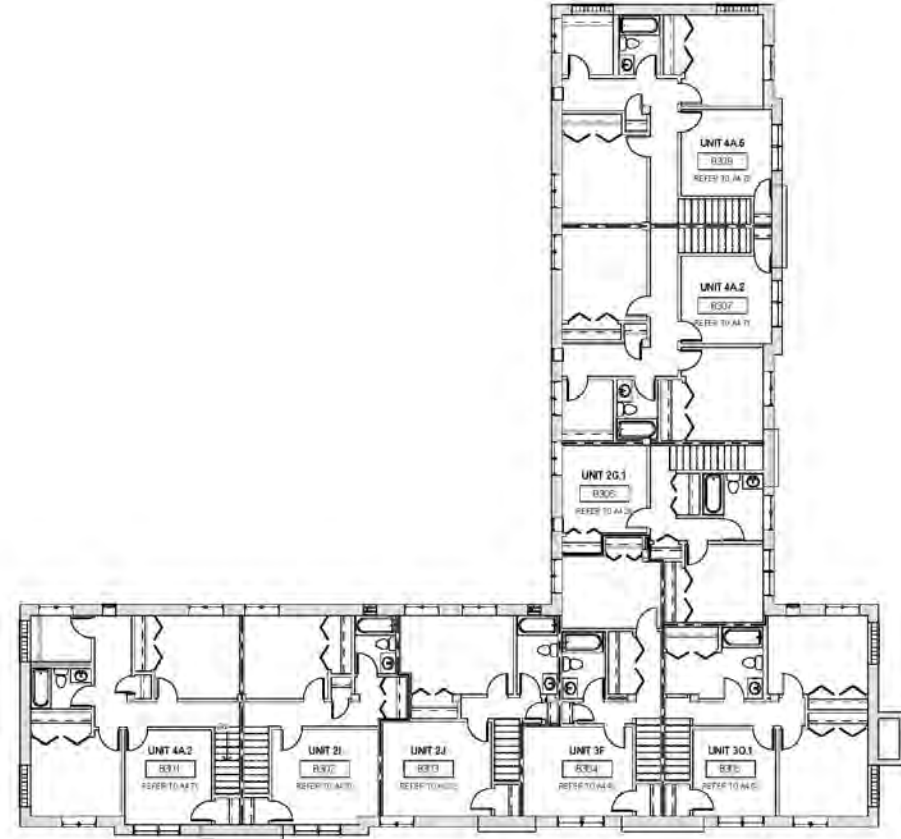


BUILDING J83 SECOND FLOOR PLAN





BUILDING J83 THIRD FLOOR PLAN



BUILDING J83 FOURTH FLOOR PLAN



**NW2022-013** – West 20<sup>th</sup> Apartments New Construction: Seeking Schematic Design Approval

**Project Address: 2485 West 20<sup>th</sup> Street**

Project Representative: Brandon Kline, Geis Companies

**Committee Recommendation:** Approved with Conditions

1. Provide greater detail to the ground floor unit entries and patio areas
2. Provide elevations of each side of the building
3. Detail the landscaping and lighting along West 20th and Moltke
4. Provide additional view studies to the site, particularly the other side of the valley

**Recommend:**

1. Increase the amount of balconies on Moltke

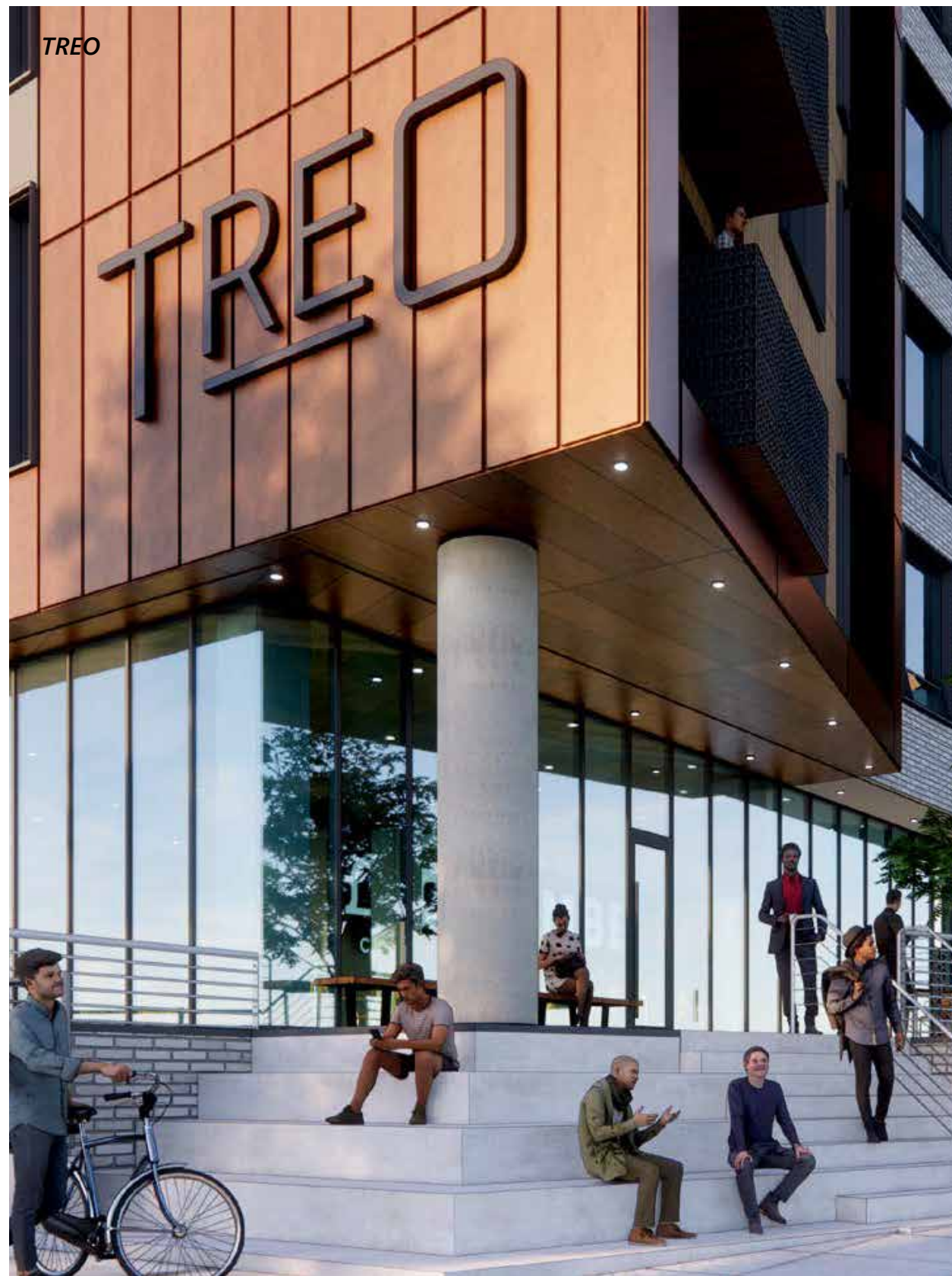












ADJACENT MULTI-FAMILY DEVELOPMENTS

WEST 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND OHIO

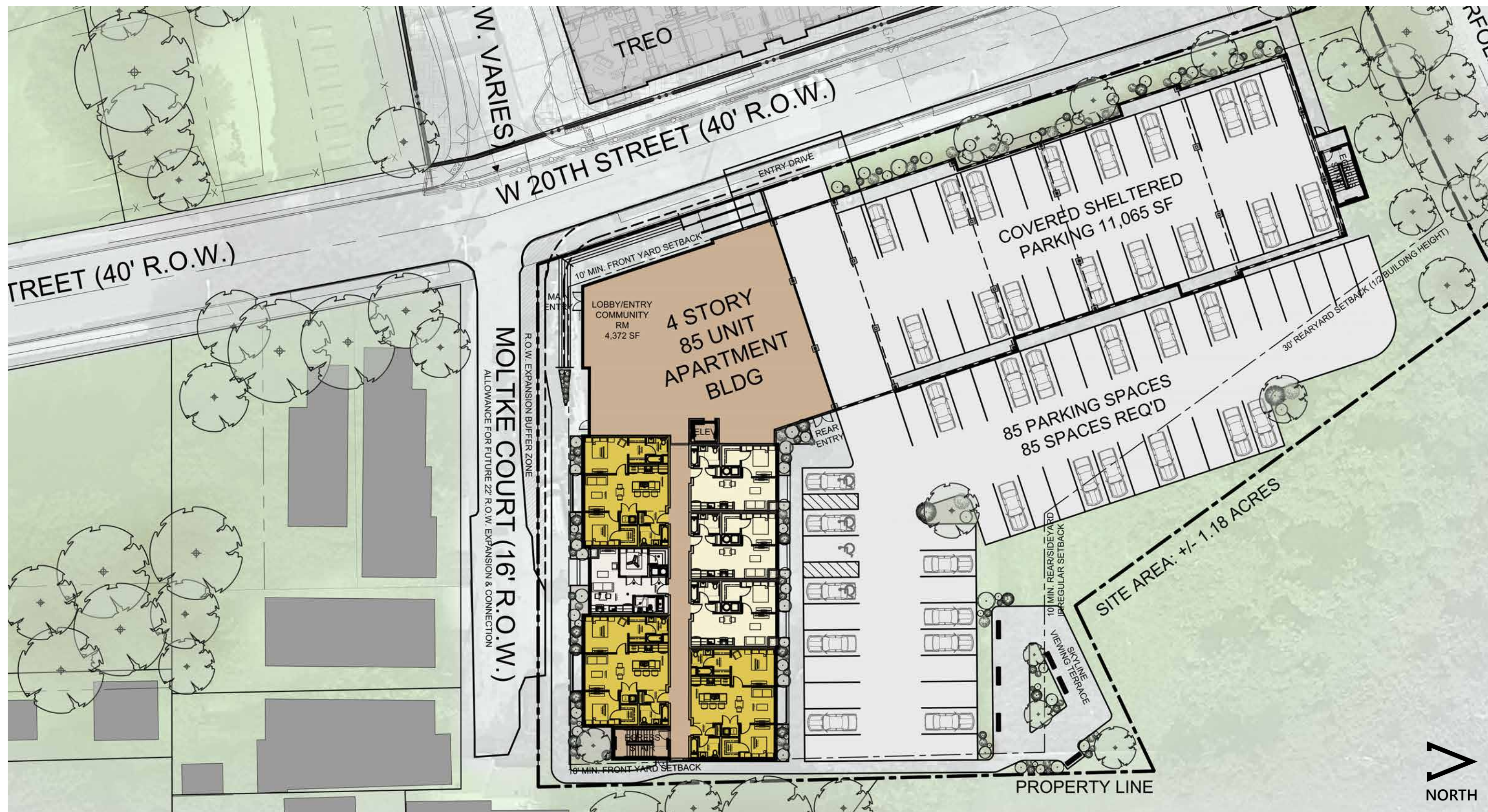
















GROUND FLOOR: (7 UNITS)  
3 - 2 BEDROOM UNITS  
3 - 1 BEDROOMS UNITS  
1 - STUDIO UNITS

2ND - 4TH FLOORS (26 PER FLOOR X 3 FLRS)  
15 - 2 BEDROOM UNITS  
27 - 1 BEDROOMS UNITS  
36 - STUDIO UNITS

UNIT MIX - 85 TOTAL UNITS:  
18 - 2 BEDROOM UNITS (21%)  
30 - 1 BEDROOMS UNITS (35%)  
37 - STUDIO UNITS (44%)

PROJECT SUMMARY:

TOTAL GROSS SF: 76,056 GSF  
TOTAL RENTABLE SF: 61,659 RSF  
COVERED PARKING: 11,065 SF  
TOTAL PARKING: 81 PARKING SPACES  
4 HANDICAP SPACES  
85 TOTAL SPACES



RESIDENTIAL FLOORS (2ND - 4TH)  
SCALE: 1" = 30'-0"

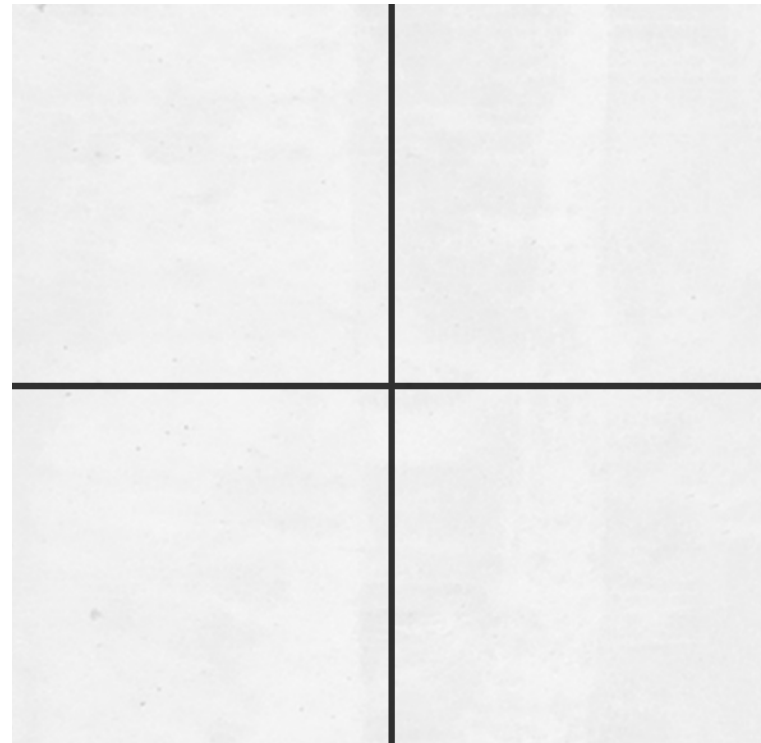
WEST 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND OHIO



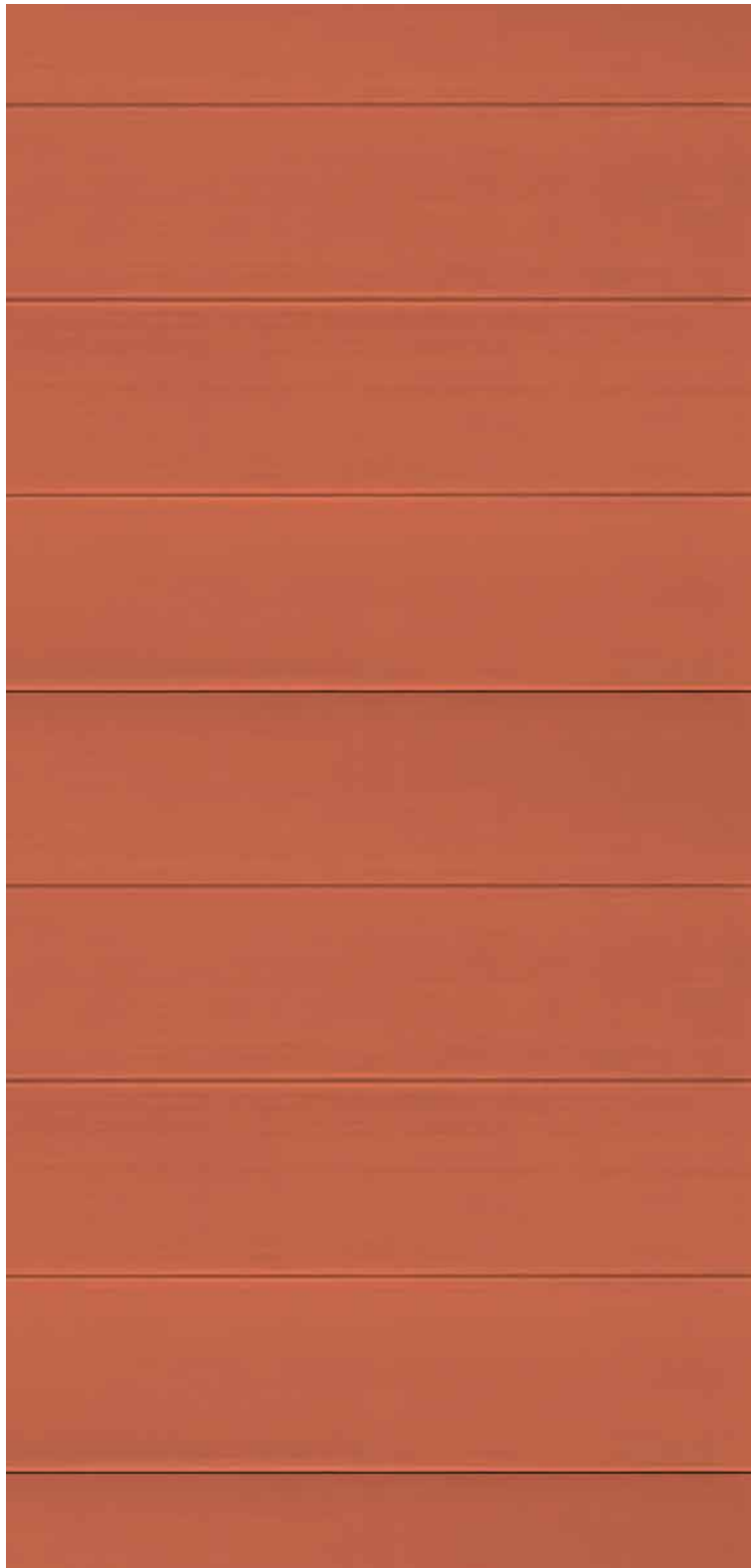




EVENING BLUE CAPTURED FIBER CEMENT PANEL



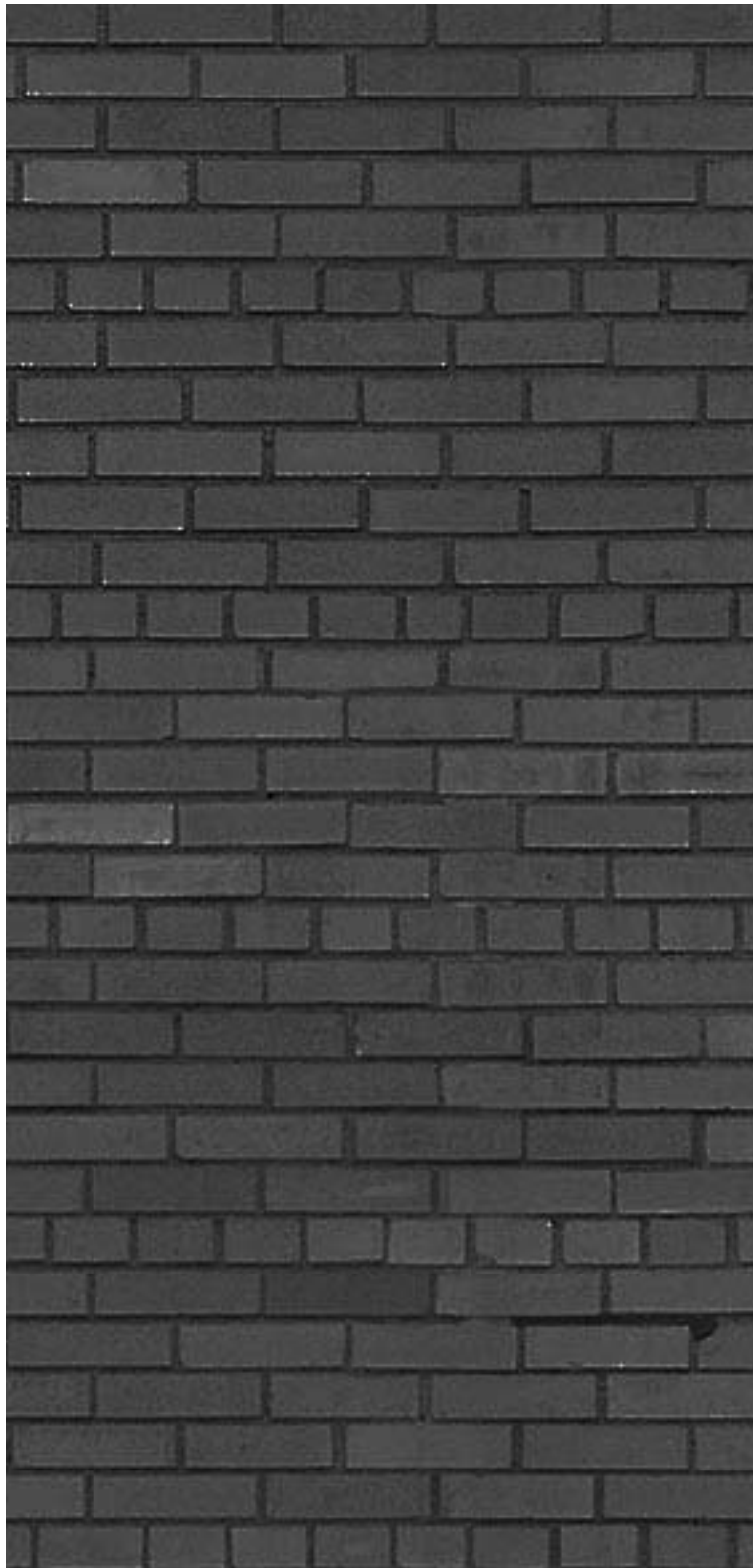
ARCTIC WHITE CAPTURED FIBER CEMENT PANEL



TERRACOTA FLUSH METAL PANEL



LIGHT GRAY BRICK



SLATE GRAY BRICK





RENDERING - VIEW LOOKING NORTH

WEST 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND OHIO





RENDERING - VIEW LOOKING EAST

WEST 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND OHIO

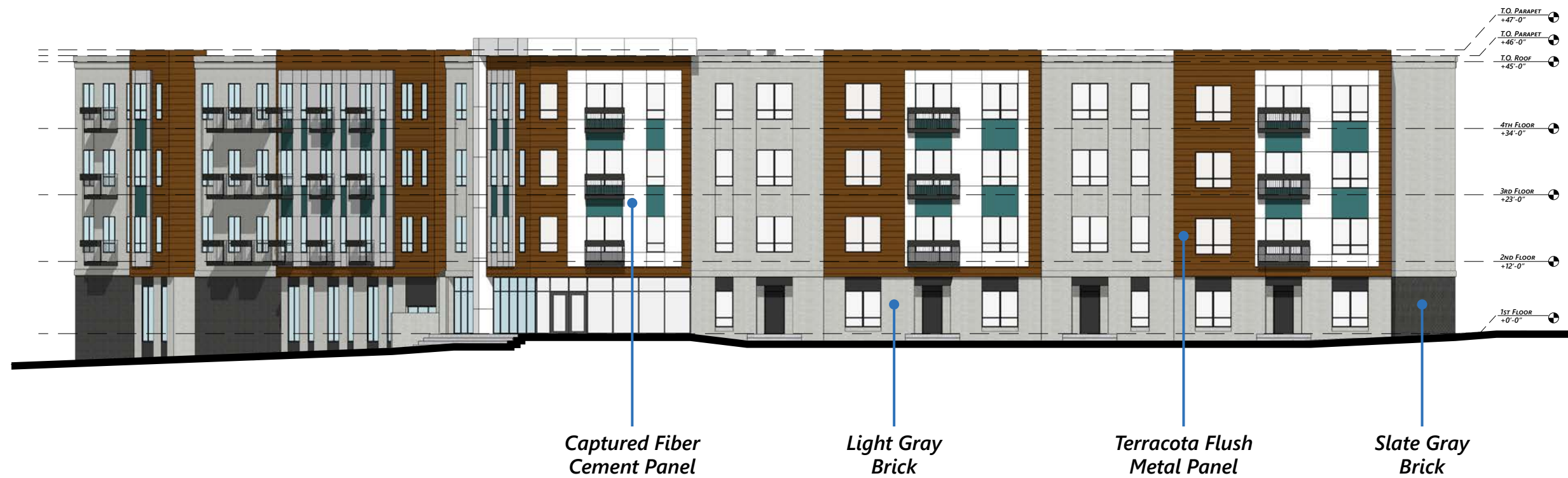




RENDERING - VIEW LOOKING NORTH

WEST 20TH APARTMENTS  
W. 20TH STREET & MOLTKE COURT, CLEVELAND OHIO

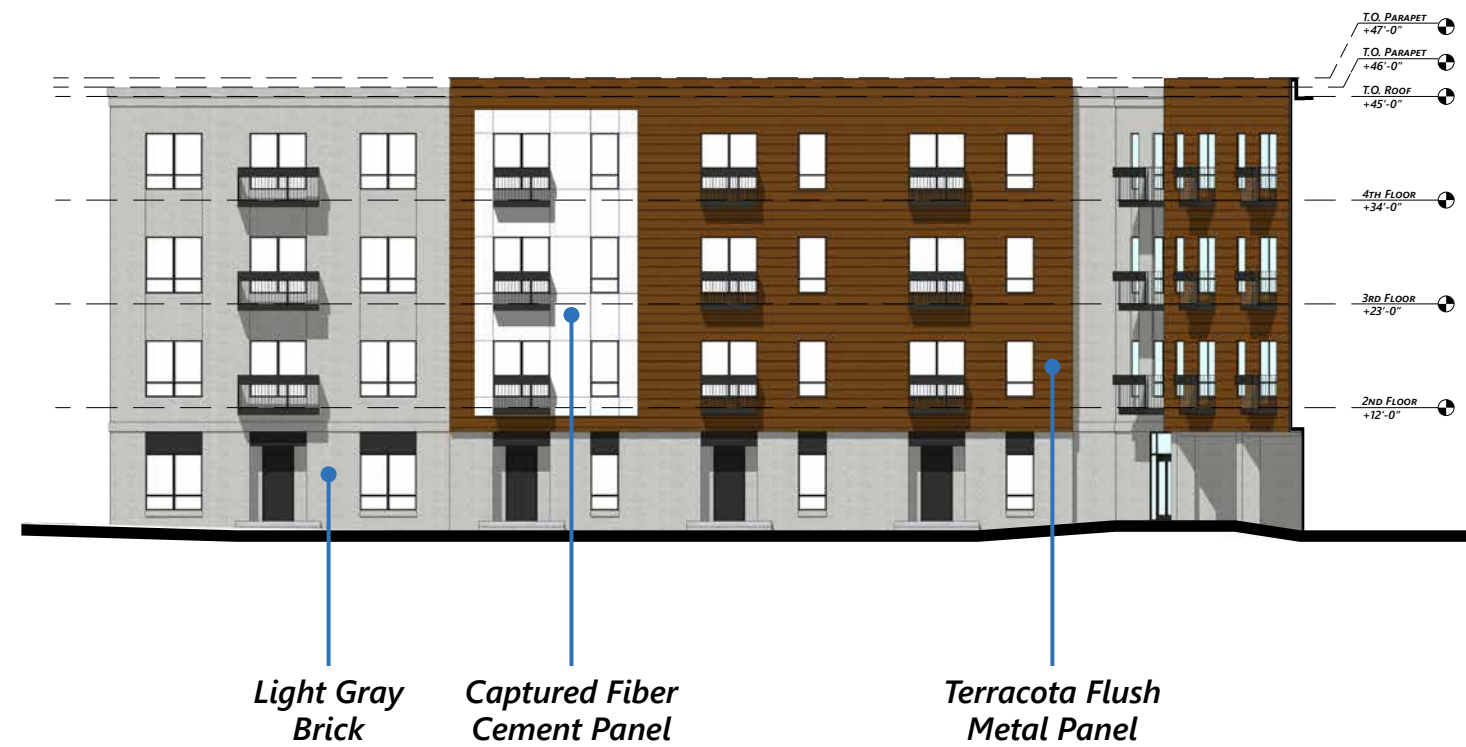




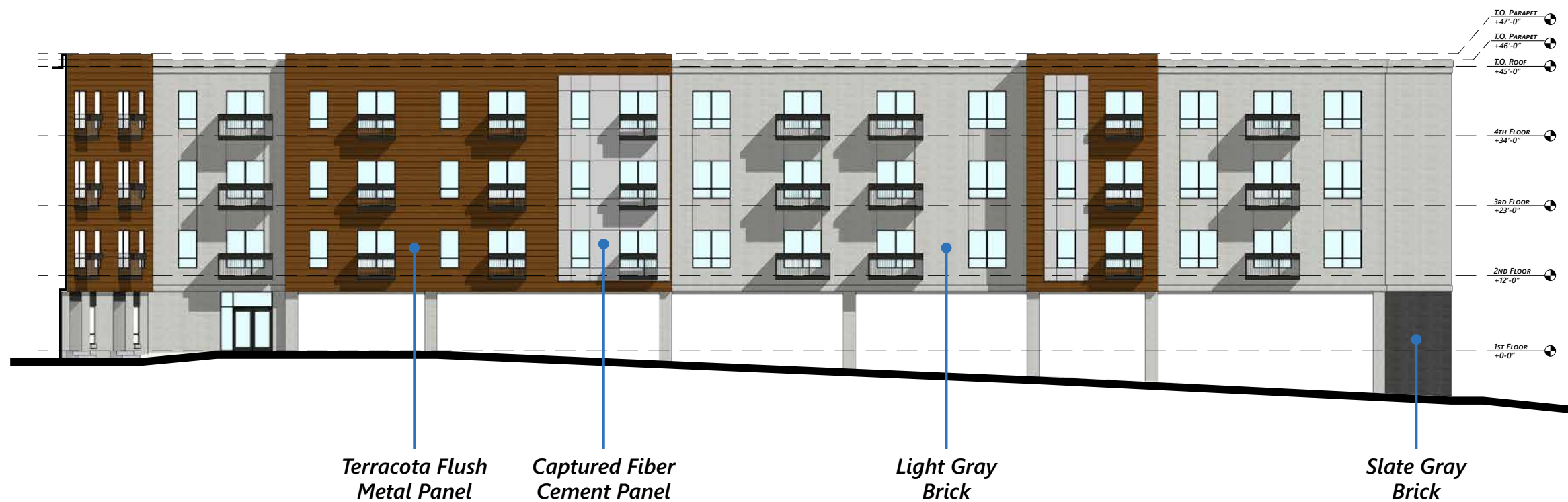
















May 6, 2022

**EC2022-013** – East 71<sup>st</sup> Street Park: Seeking Schematic Design Approval

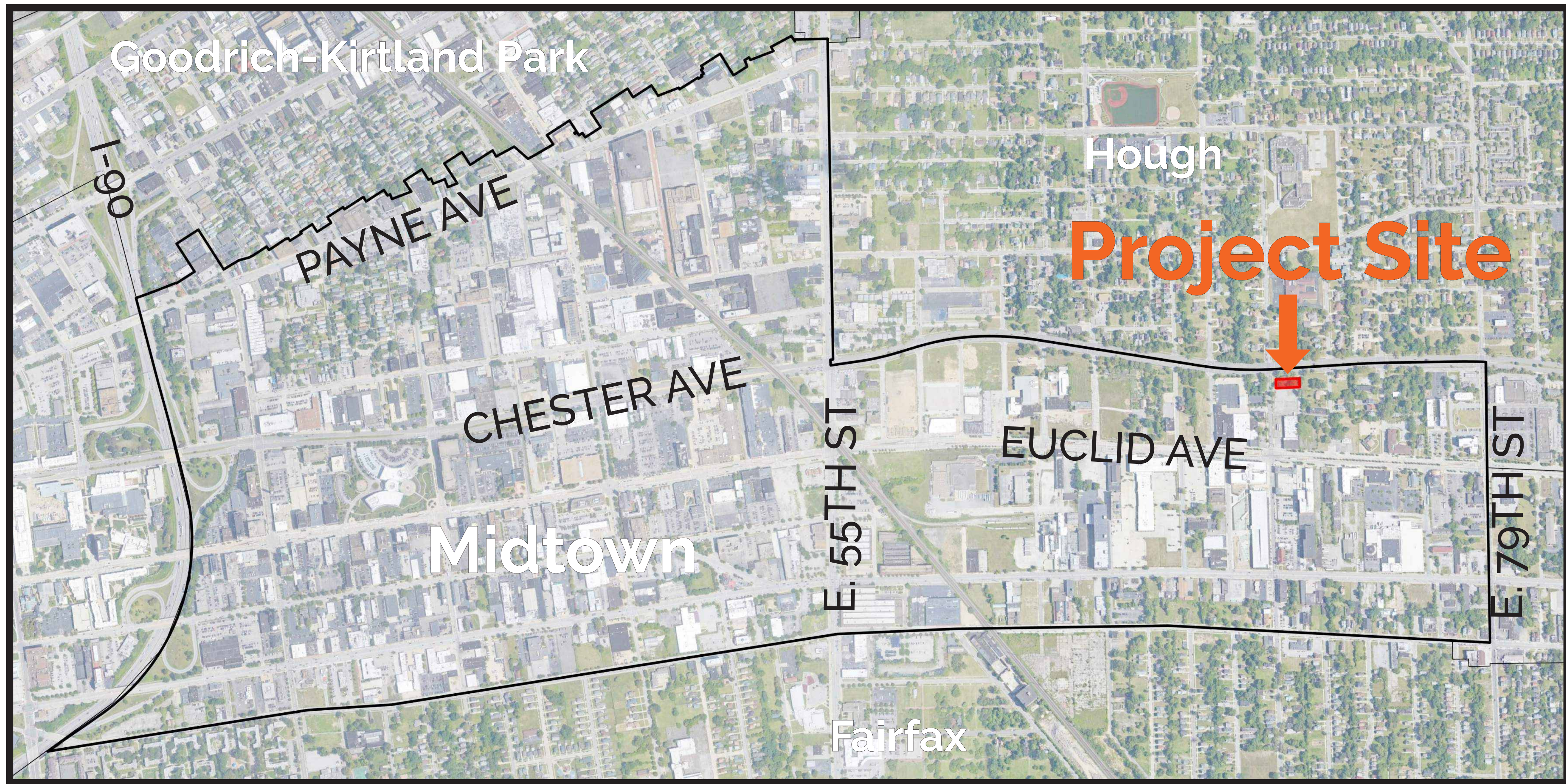
**Project Location” East 71<sup>st</sup> Street and Chester Avenue**

Project Representative: Karis Tzeng, MidTown Cleveland

**Committee Recommendation:** Approved with Conditions

One recommendation was to consider adding some play ground equipment for smaller children.





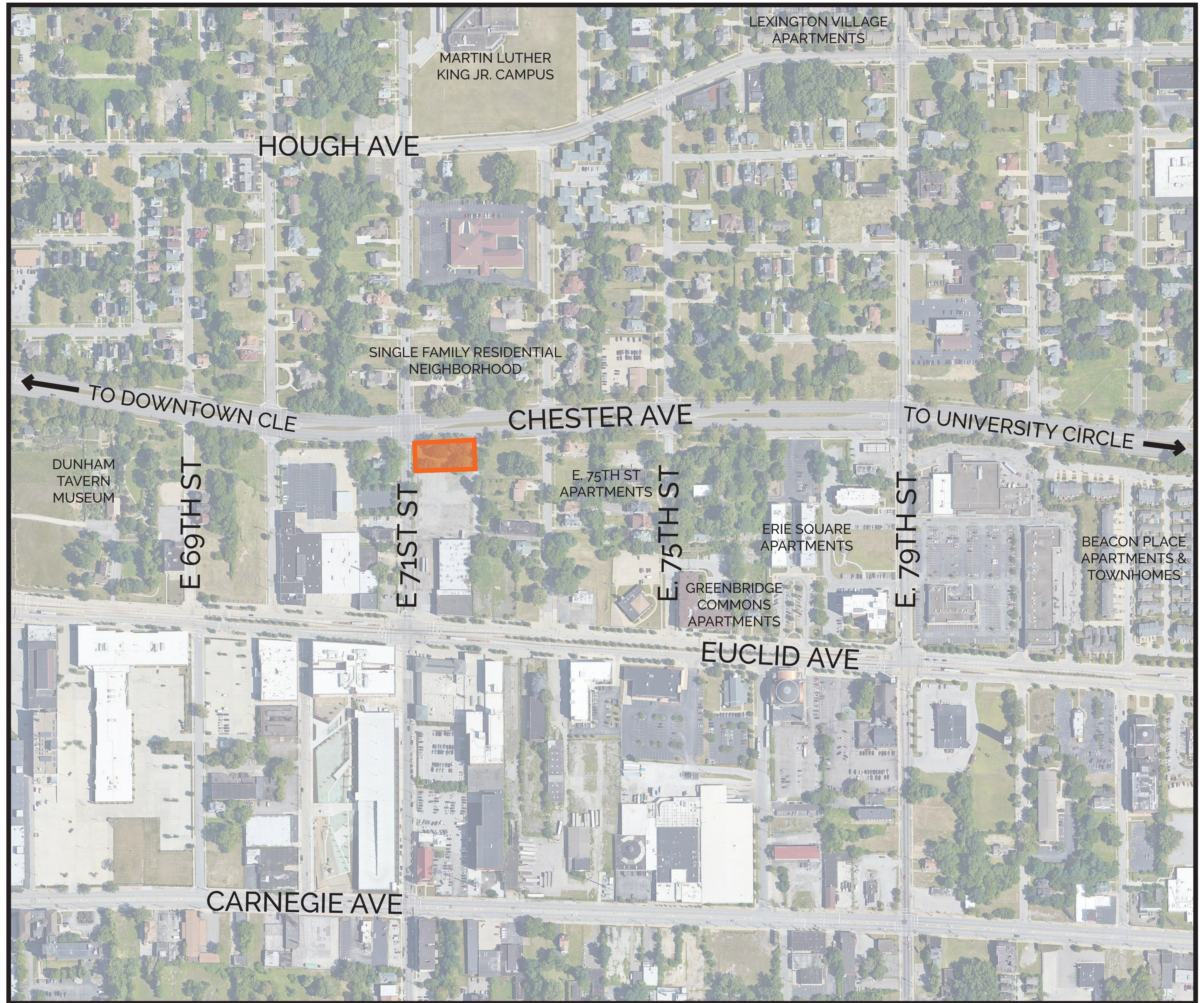
## SITE LOCATION MAP

A VISION CREATED BY THE ACE MENTOR STUDENTS OF CLEVELAND TO INTRODUCE MORE USABLE GREEN SPACE TO MIDTOWN, SATISFYING COMMUNITY NEEDS FOR SAFE & HEALTHY GATHERING SPACES.

THE SITE IS LOCATED BETWEEN EAST 71ST STREET & EAST 72ND PLACE ON CHESTER AVE AND INCLUDES TWO PARCELS OF LAND AMOUNTING TO APPROXIMATELY 12,380 SQUARE FEET OF SPACE.

## PROJECT SUMMARY

Samira Malone, MidTown Cleveland  
 Dave Robar, Vocon  
 Helen Graham, Langan  
 Christopher Westbrook, Langan  
 Honoria Jala, Nextgen



## SITE CONTEXT PLAN



**SITE CONTEXT**  
 EAST 71ST STREET PARK

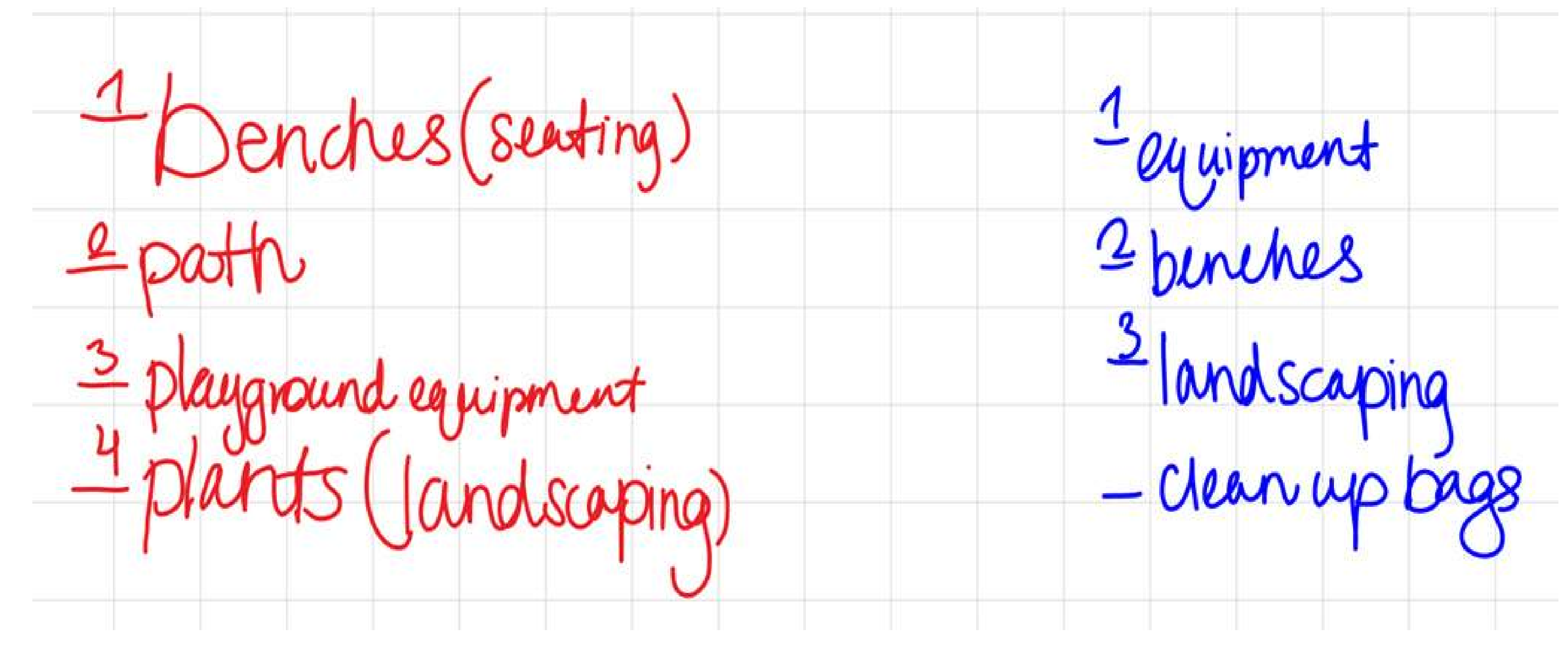
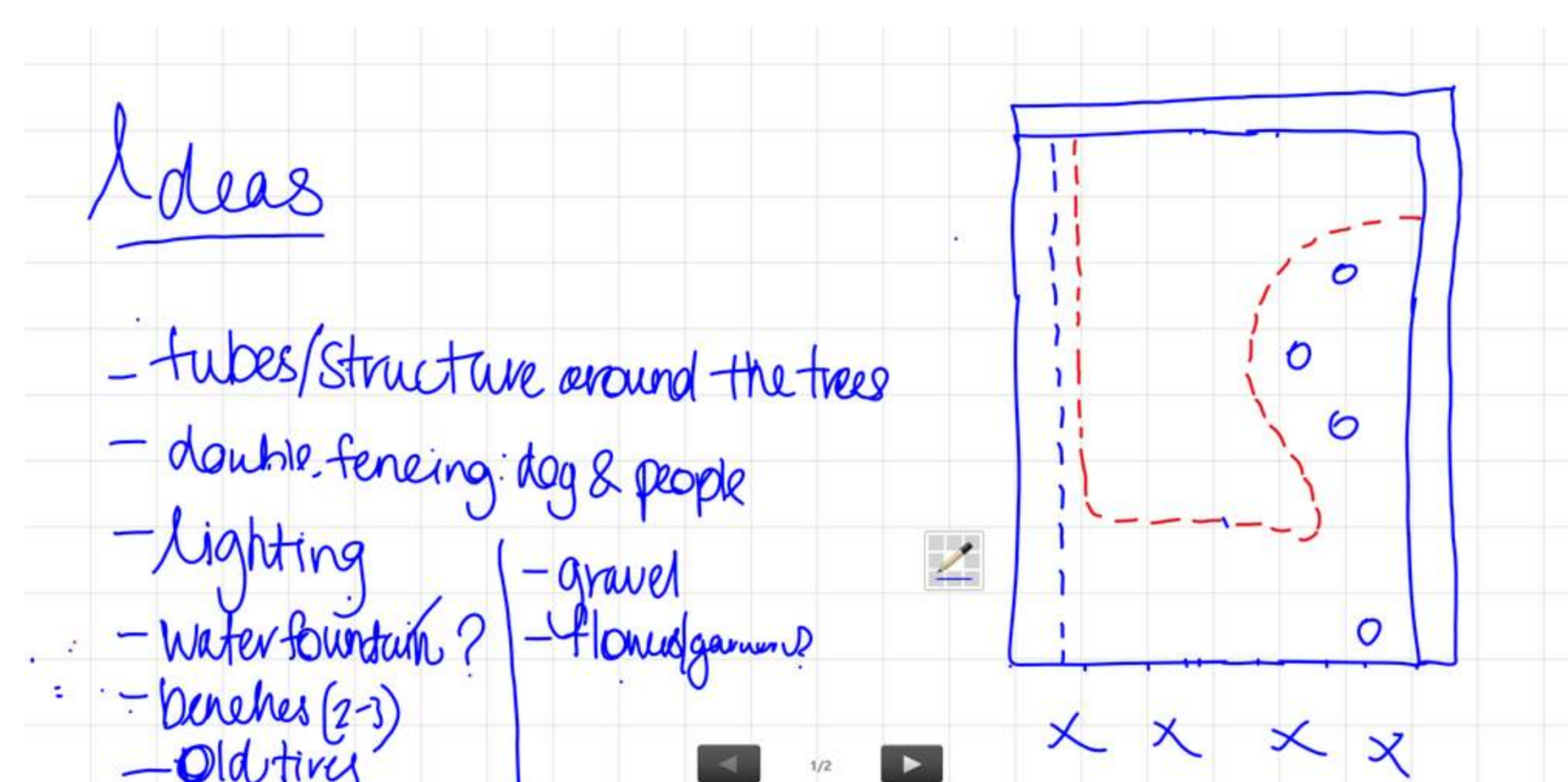
**LANGAN**  
 vocon.





- WORKED W/ ACE MENTORSHIP STUDENTS SUMMER OF 2021
- 6 WEEK IMMERSIVE SUMMER EXPERIENCE IN THE MIDTOWN NEIGHBORHOOD
- STUDENTS CREATED A CONCEPTUAL DESIGN WHICH WE'VE USED AS AN INFLUENCE FOR THE FINAL DESIGN

## PRELIMINARY SITE PLANNING



INITIAL SITE SKETCHES & BRAINSTORMING BY ACE MENTOR STUDENTS



## PROJECT BACKGROUND

EAST 71ST STREET PARK







SKETCHUP MODELING CREATED BY SUMMER  
 2021 ACE MENTOR STUDENTS





THE EXISTING SITE INCLUDES MANY LARGE MATURE TREES MAKING IT AN IDEAL LOCATION FOR PARK SPACE IN ORDER TO UTILIZE THE VALUABLE SHADE OF THE BEAUTIFUL TREES.

PLANS FOR THE PARK INCLUDE AN ARBORIST EVALUATION TO CLEAN UP AND PRUNE THE EXISTING TREES TO MAINTAIN AND IMPROVE THE CONDITION OF THE TREES FOR FUTURE PARK USE.







# NEIGHBORHOOD CONTEXT

## EAST 71ST STREET PARK







## SITE AMENITIES

- A** PICNIC TABLE
- B** BENCH
- C** TRASH, RECYCLING, & DOG WASTE RECEPTACLES
- D** LIMESTONE PATH
- E** ENTRY SIGNAGE & COMMUNITY ART PIECE
- F** CUSTOM WOOD BENCH





# PERSPECTIVE - PARK ENTRY & SIGNAGE

EAST 71ST STREET PARK

**LANGAN**  
**vocon.**





# PERSPECTIVE - PICNICS & EXERCISE

EAST 71ST STREET PARK

**LANGAN**  
**vocon.**





# PERSPECTIVE - BIG DOG ZONE

EAST 71ST STREET PARK

**LANGAN**  
**vocon.**





# PERSPECTIVE - LITTLE DOG ZONE

EAST 71ST STREET PARK

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# PERSPECTIVE - PARK INTERIOR

EAST 71ST STREET PARK

**LANGAN**  
**vocon.**





EAST TO WEST ELEVATION ACROSS PARK



SOUTH TO NORTH ELEVATION THROUGH EAST SIDE OF PARK



NORTH TO SOUTH ELEVATION THROUGH WEST SIDE OF PARK





BENCHES



PICNIC TABLES



BLACK VINYL COATED CHAIN  
LINK FENCE & GATES



RECEPTACLE



FURNISHINGS SHOWN FOR REFERENCE.  
FINAL SPECIFICATIONS AND FINISHES TO BE DETERMINED.

EXAMPLE EXERCISE EQUIPMENT, SHOWN FOR REFERENCE. ACTUAL EQUIPMENT MAY VARY.





DOWNTOWN CLEVELAND DOG PARK



# AMENITIES - DOG PARK INSPIRATION

EAST 71ST STREET PARK

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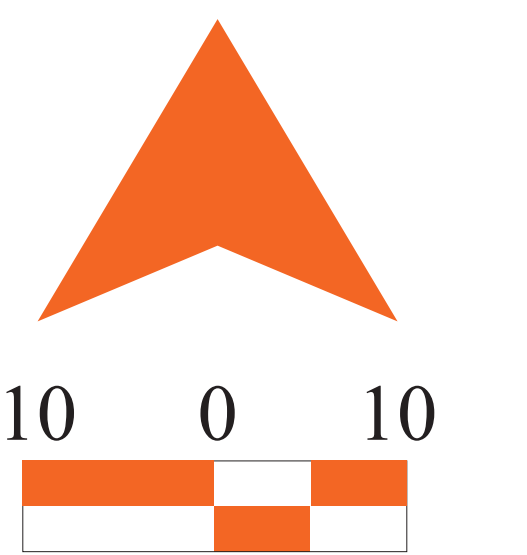




**PHASE 1: SUMMER 2022**



**PHASE 2: SUMMER 2023**







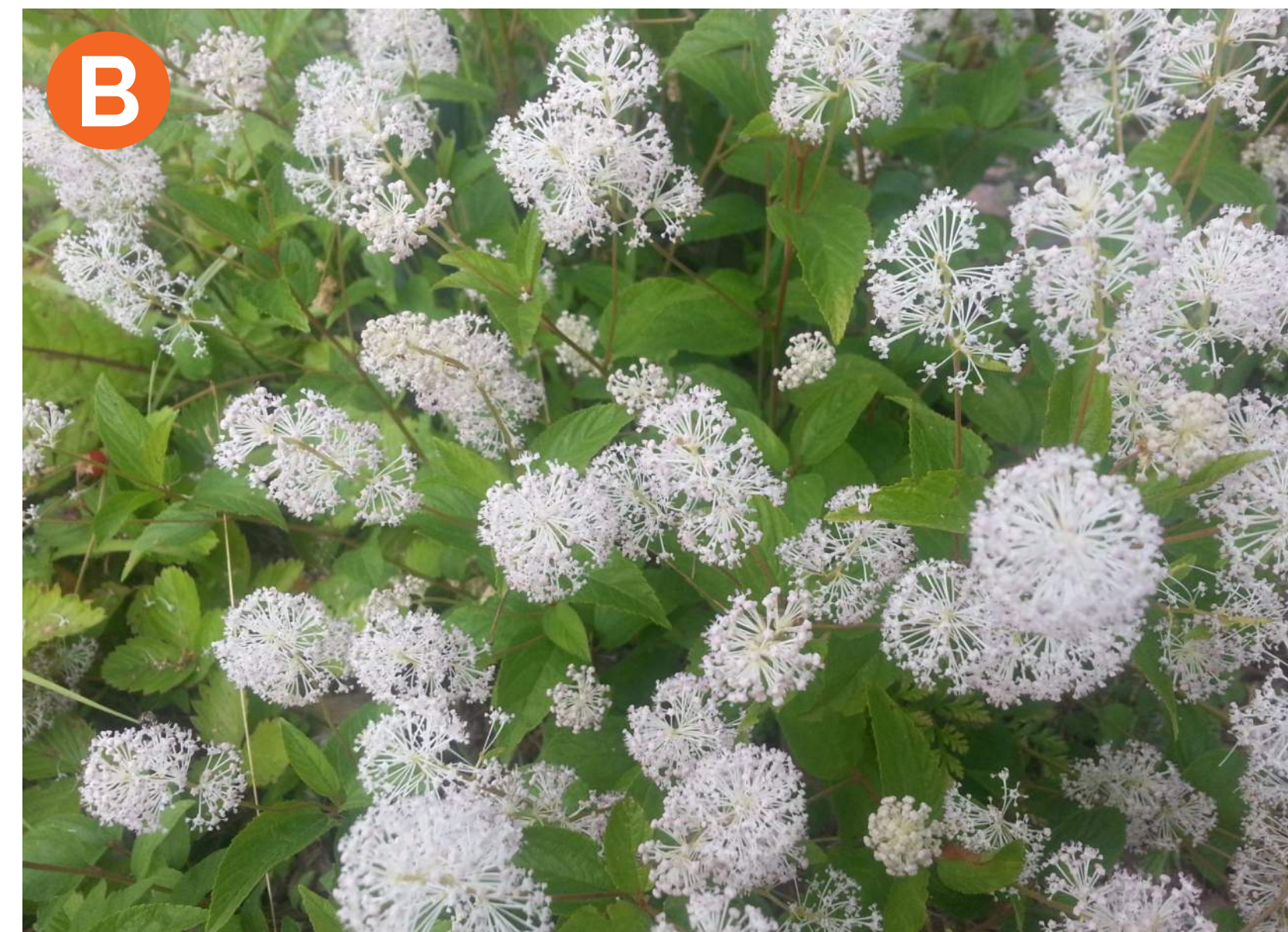
## LANDSCAPE PLANTS

- A *Asclepis tuberosa*
- B *Ceanothus americanus*
- C *Hamamelis x intermedia* 'Jelena'
- D *Heuchera Siren's Song*
- E *Mitchella repens*
- F *Sedum ternatum*
- G *Sorghastrum nutans*
- H *Spirea bumalda* 'Gold Flame'
- I *Stylophorum diphyllum*
- J *Thuja occidentalis* 'Brabant'
- K *Vaccinium pallidum*





*Asclepias tuberosa*



*Ceanothus americanus*



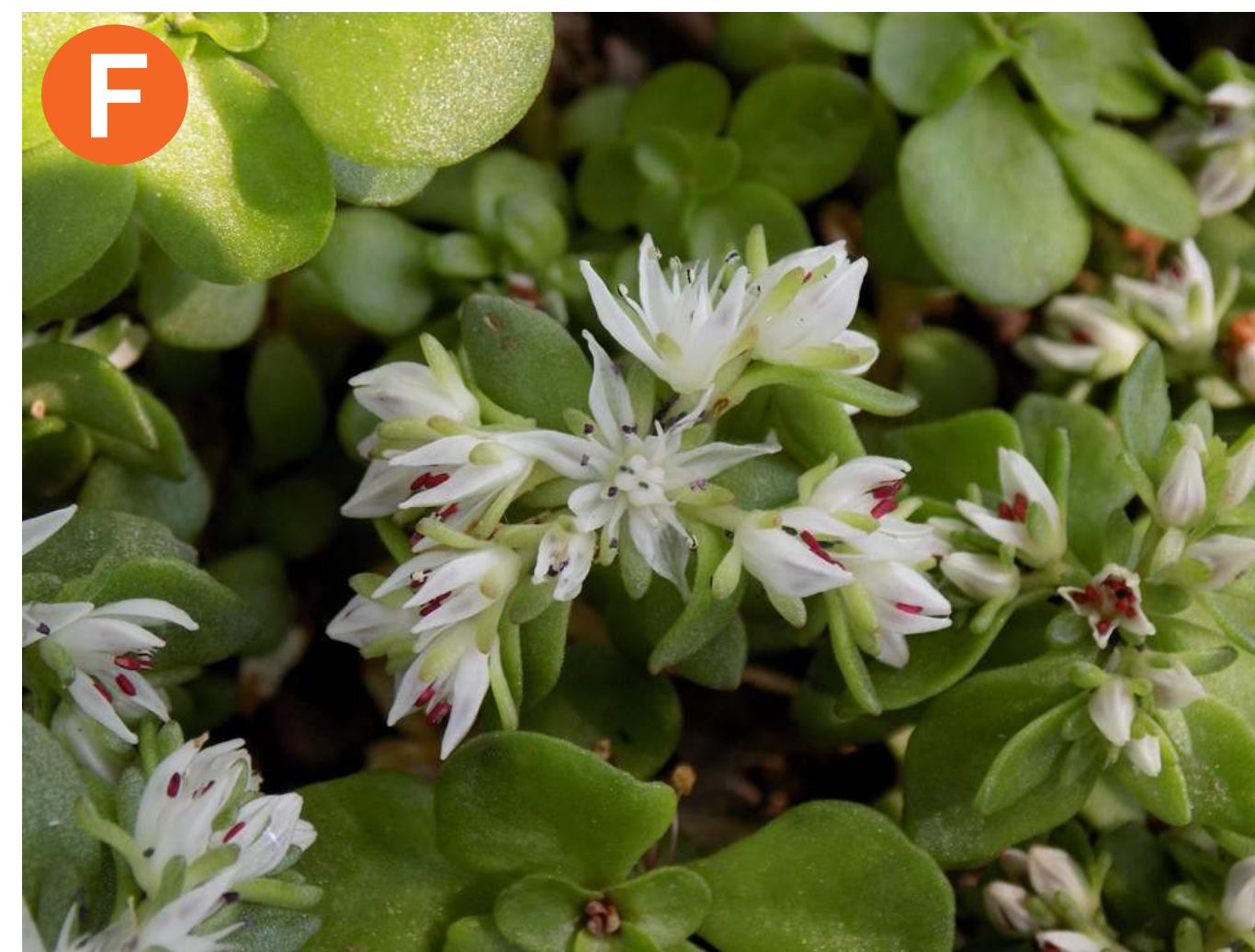
*Hamamelis x intermedia* 'Jelena'



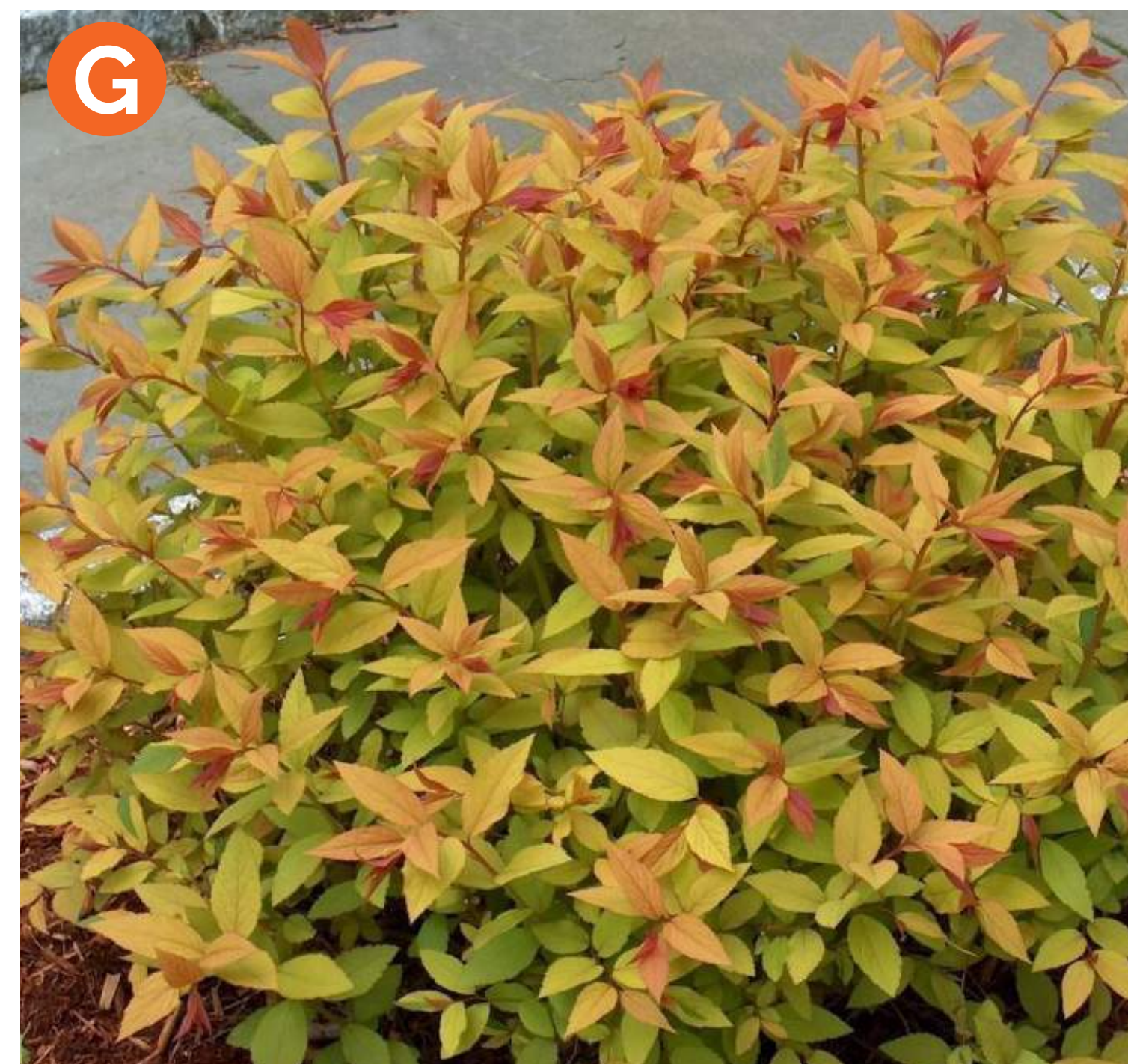
*Heuchera* Siren's Song  
Orange Delight



*Mitchella repens*



*Sedum ternatum*



*Spiraea bumalda*  
'Gold Flame'



*Sorghastrum nutans*



*Stylophorum diphyllum*



*Thuja occidentalis*  
'Brabant'



*Vaccinium pallidum*





CHESTER AVENUE

POTENTIAL  
LIGHT FIXTURE  
LOCATIONS

EAST 72ND PLACE

## SITE LIGHTING OPTIONS



## ADJACENT PARKING

THE SITE DIRECTLY SOUTH AND  
ADJACENT TO THE PROJECT  
LOCATION IS CURRENTLY A  
VACANT AND UNUSED LOT AND  
MAY BE A GOOD OPPORTUNITY  
FOR FUTURE PARKING TO BE  
USED FOR THE SITE



**FUTURE PLANS**  
EAST 71ST STREET PARK

**LANGAN**  
**vocon.**



May 6, 2022

**DF2022-025** – H5 Data Center New Construction and Façade Improvement of Existing Structure:  
Seeking Conceptual Approval

**Project Address: 1625 Rockwell Avenue**

Project Representative: Dale Grieder, Arkinetics

**Committee Recommendation:** Approved with Conditions:

1. Return with more detailed plan for streetscape, lighting, and landscaping.
2. Consider moving addition up to Rockwell instead of parking in front
3. Add design treatments to make Rockwell frontage a more pleasant pedestrian experience





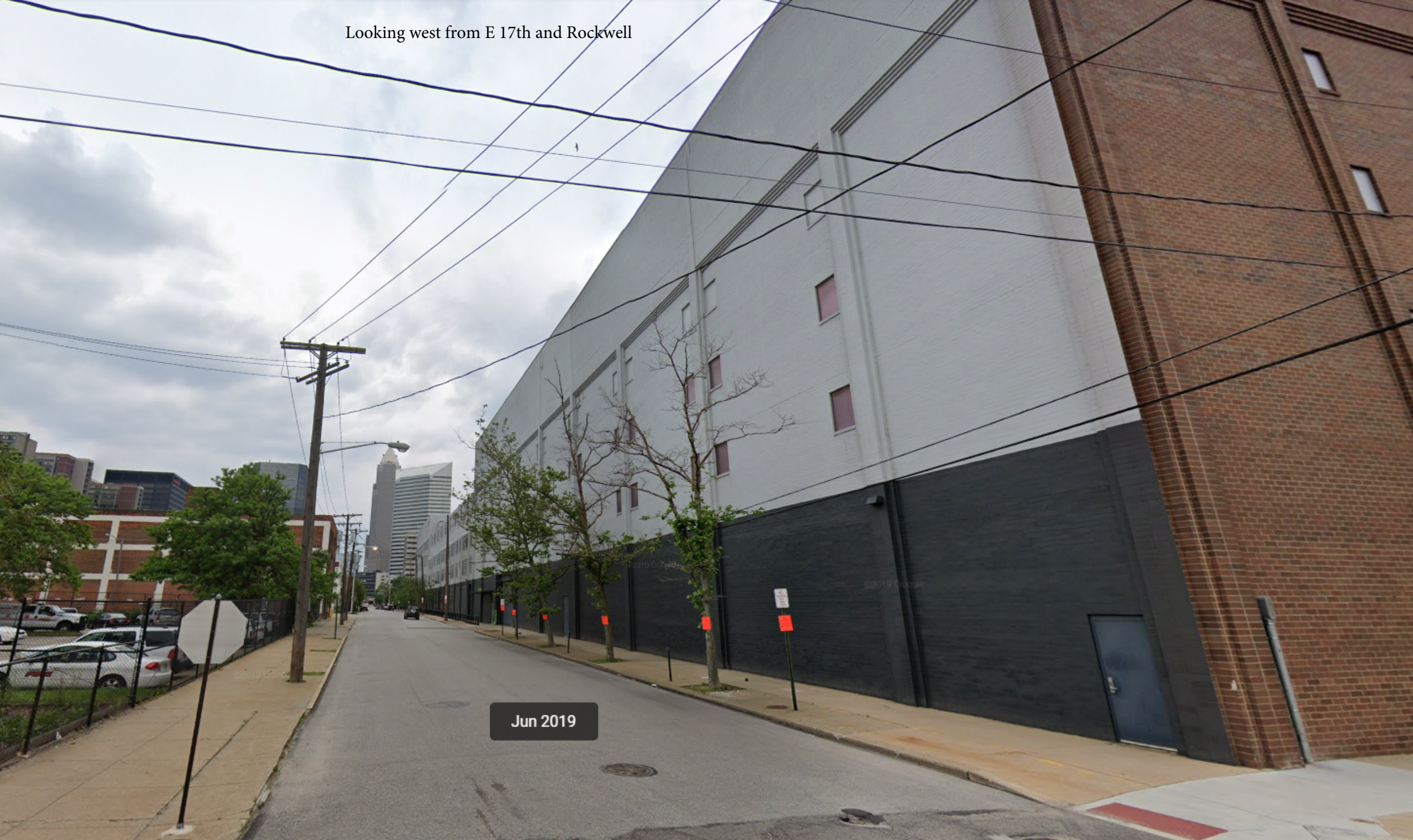


Looking directly northwest at area for addition (Building 1)





Looking west from E 17th and Rockwell



Jun 2019



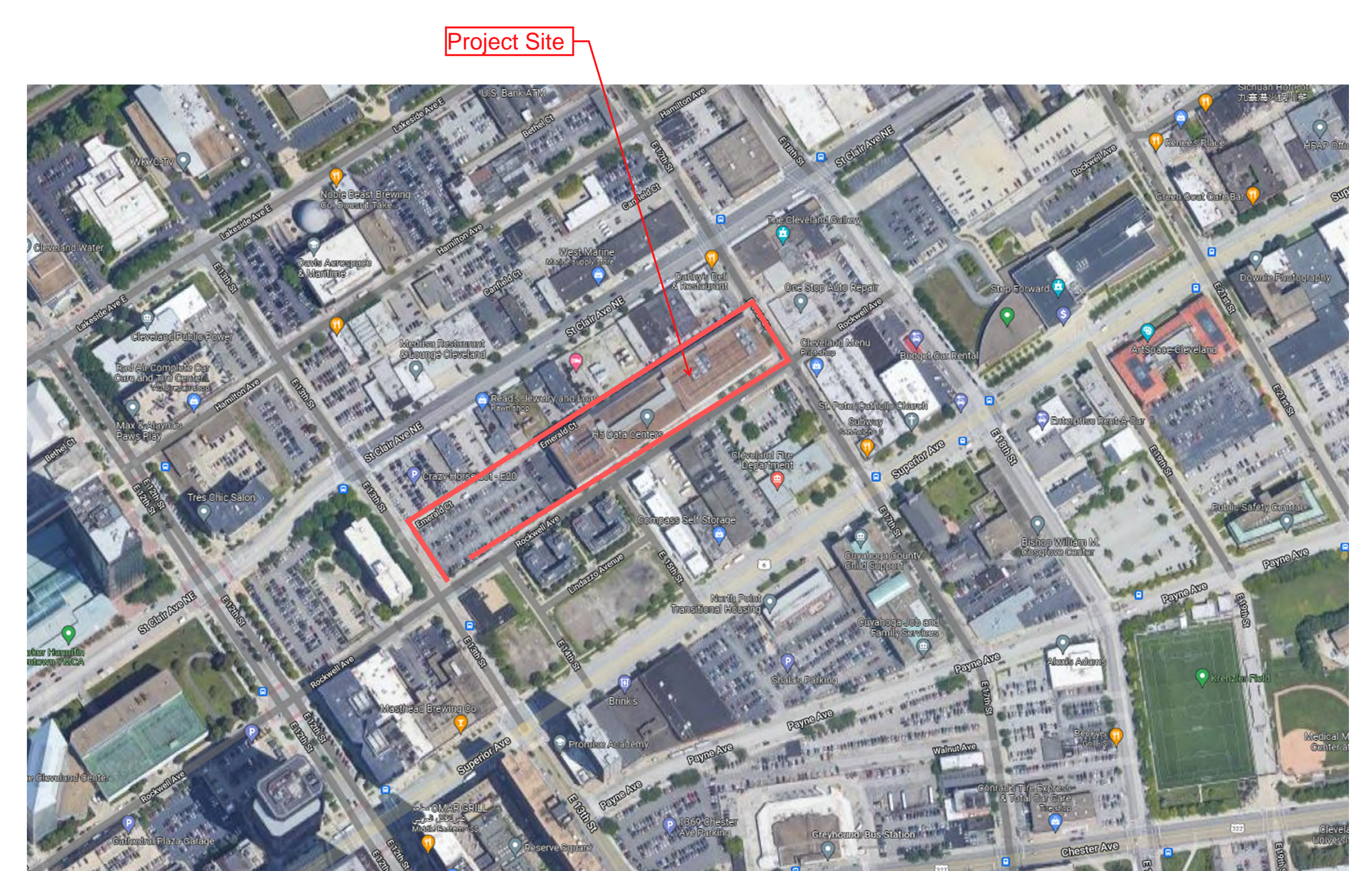
CPC staff context slide, looking east Rockwell opposite







Site Context



Location Map (Downtown/Flats District)



View #1



View #2

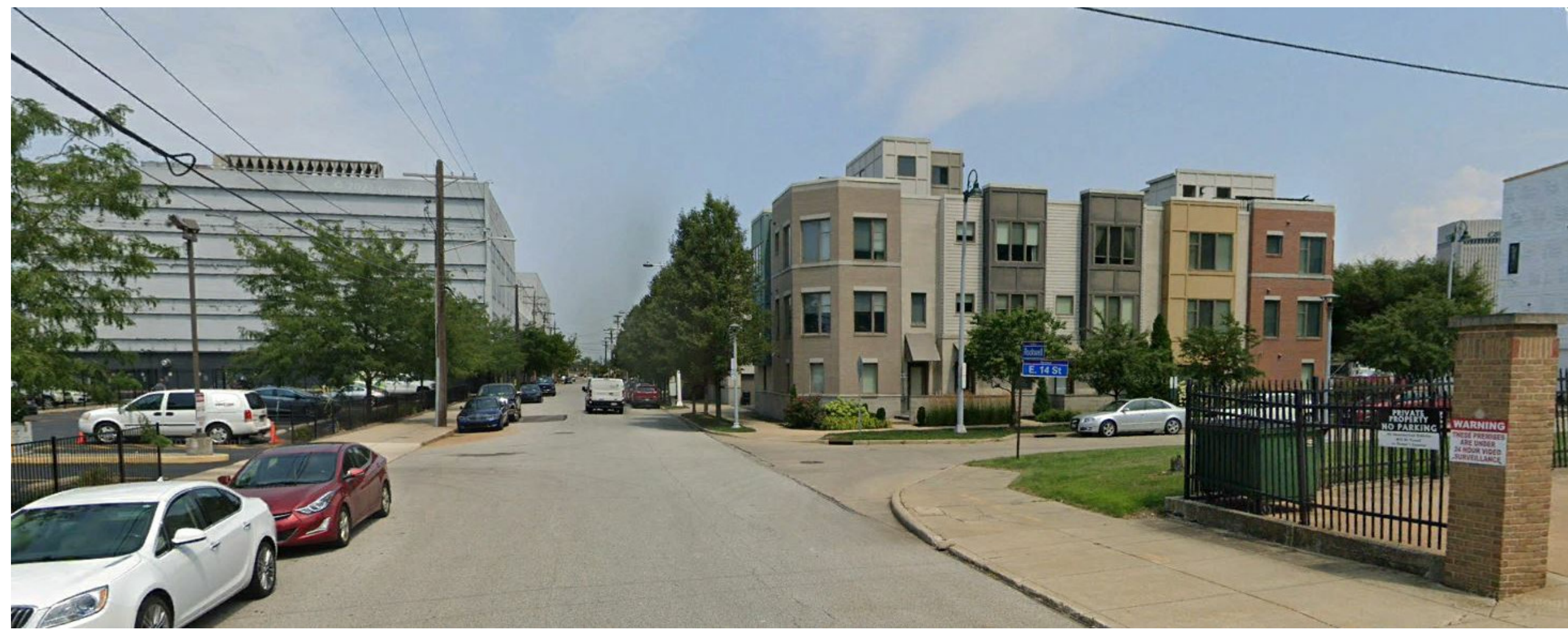


Street view (looking Northeast)

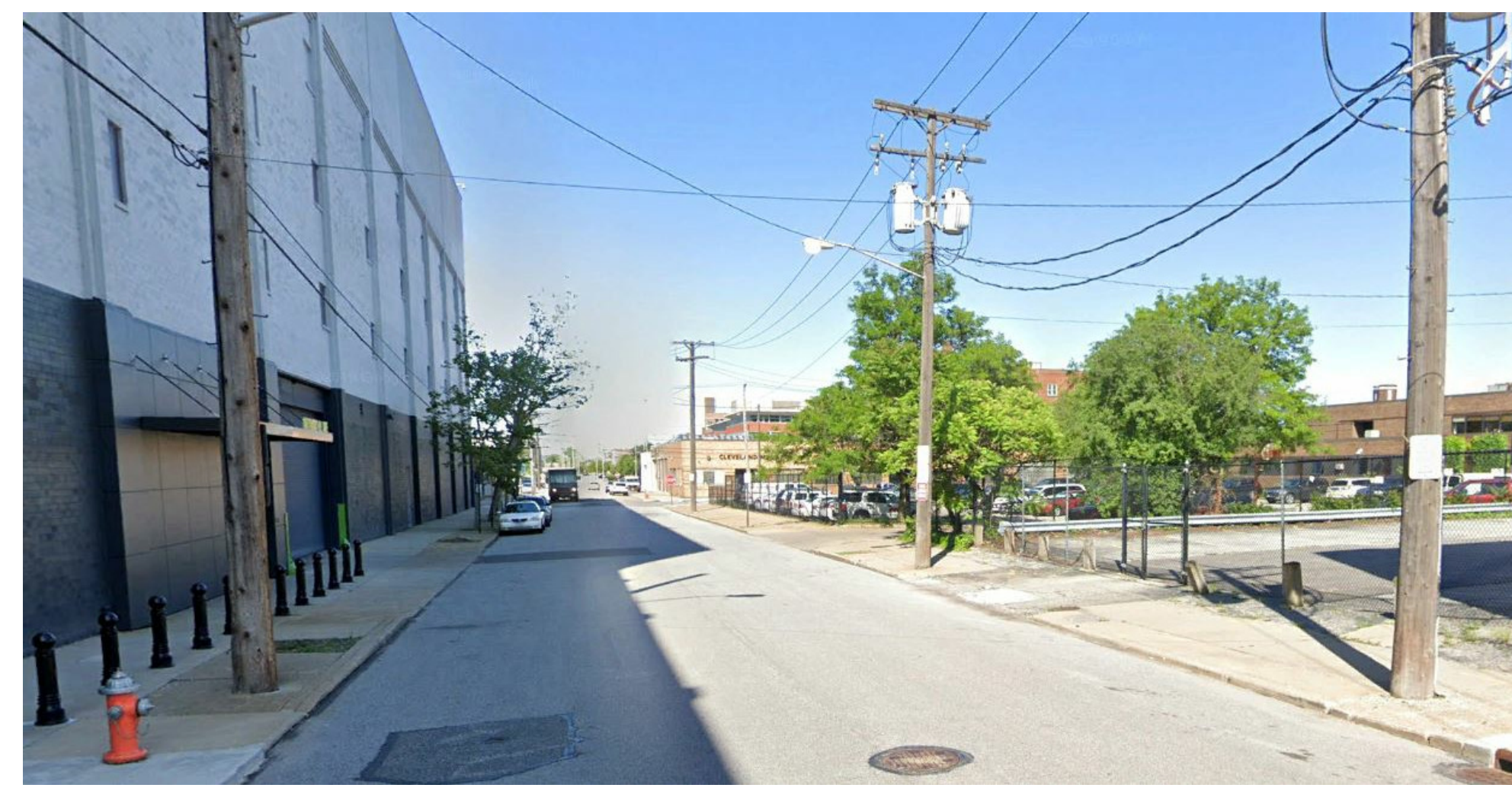


Street view (looking Northwest)

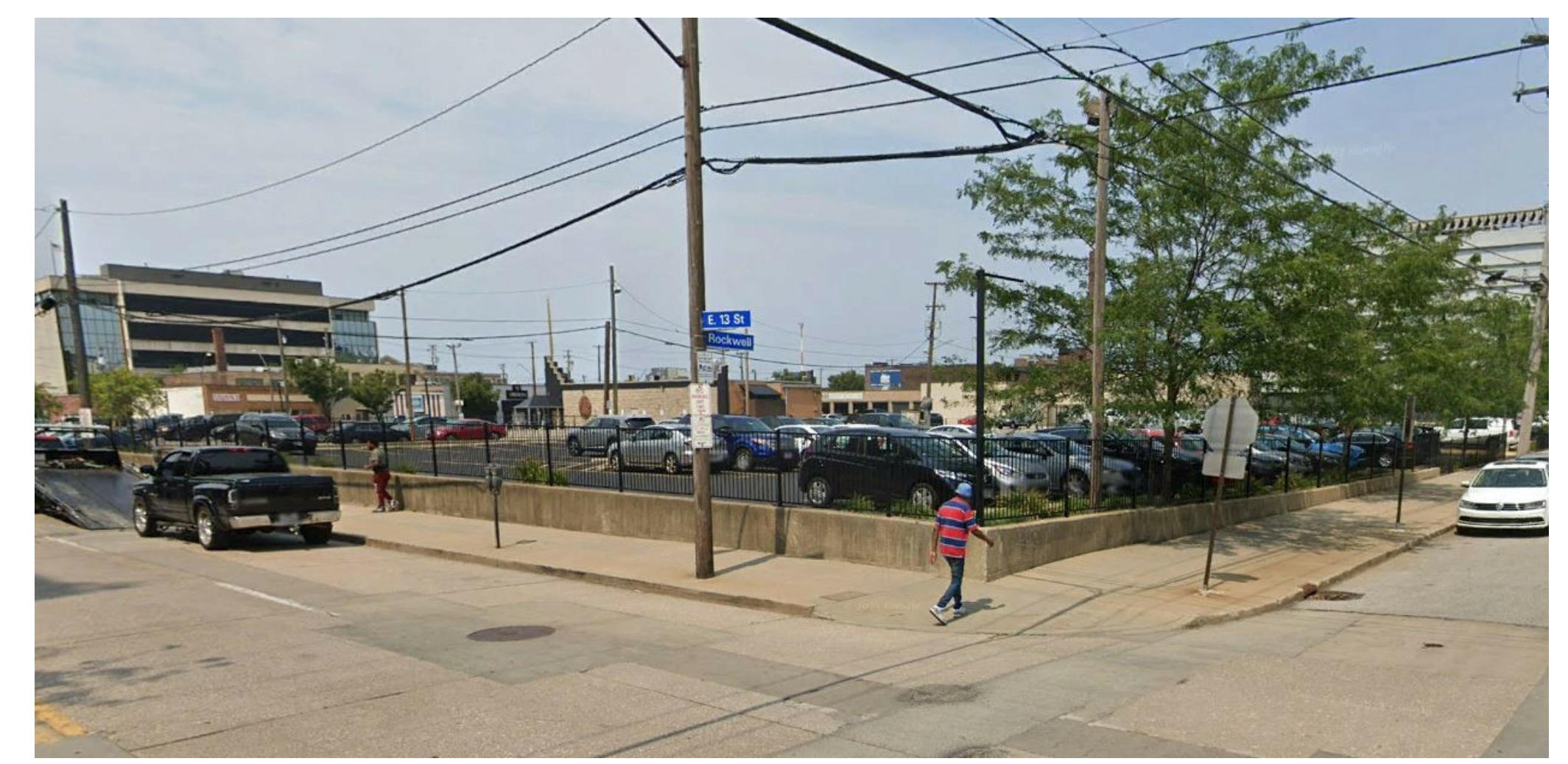




Looking East down Rockwell at E14th



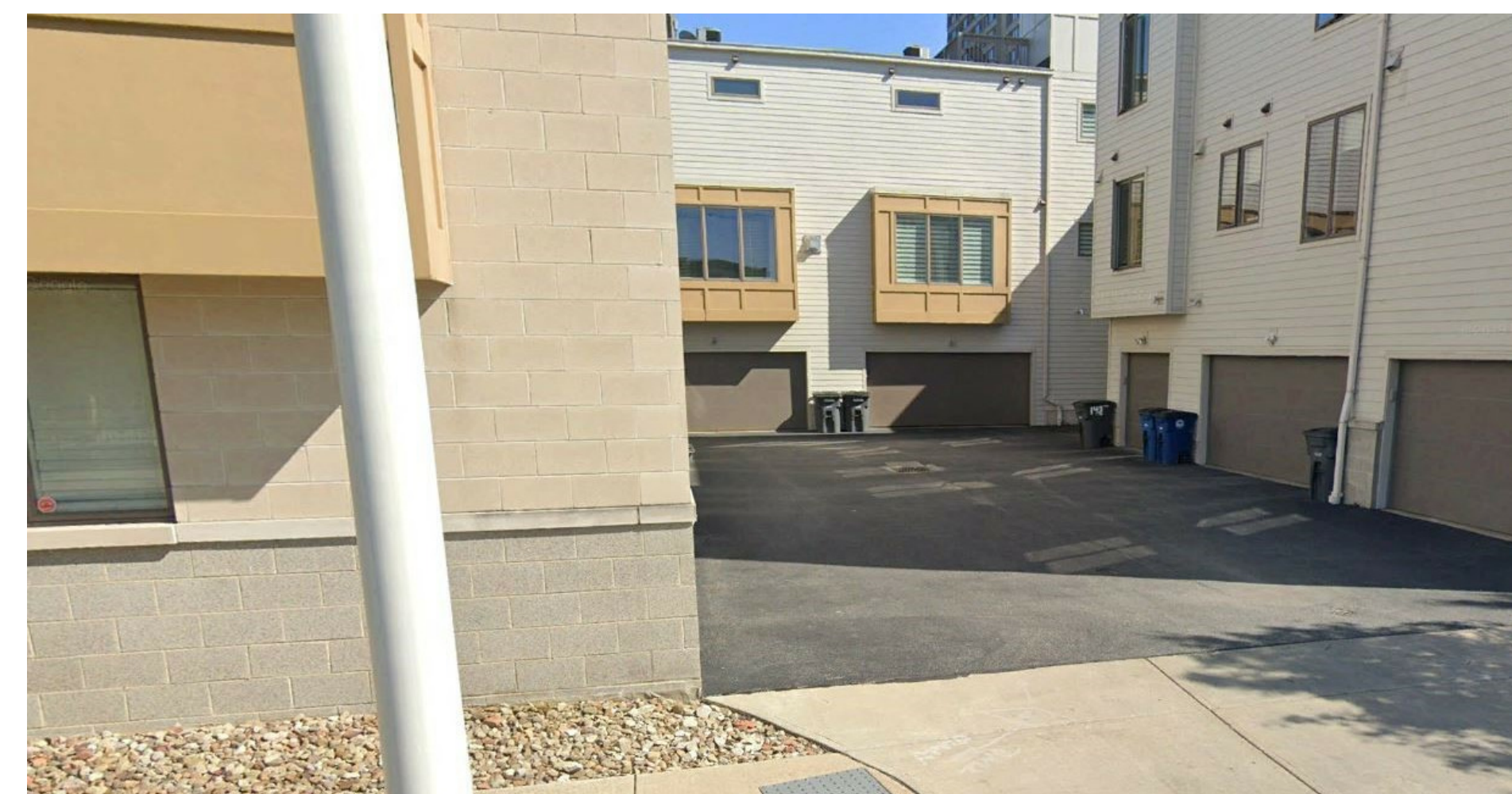
Looking East down Rockwell at H5 entry



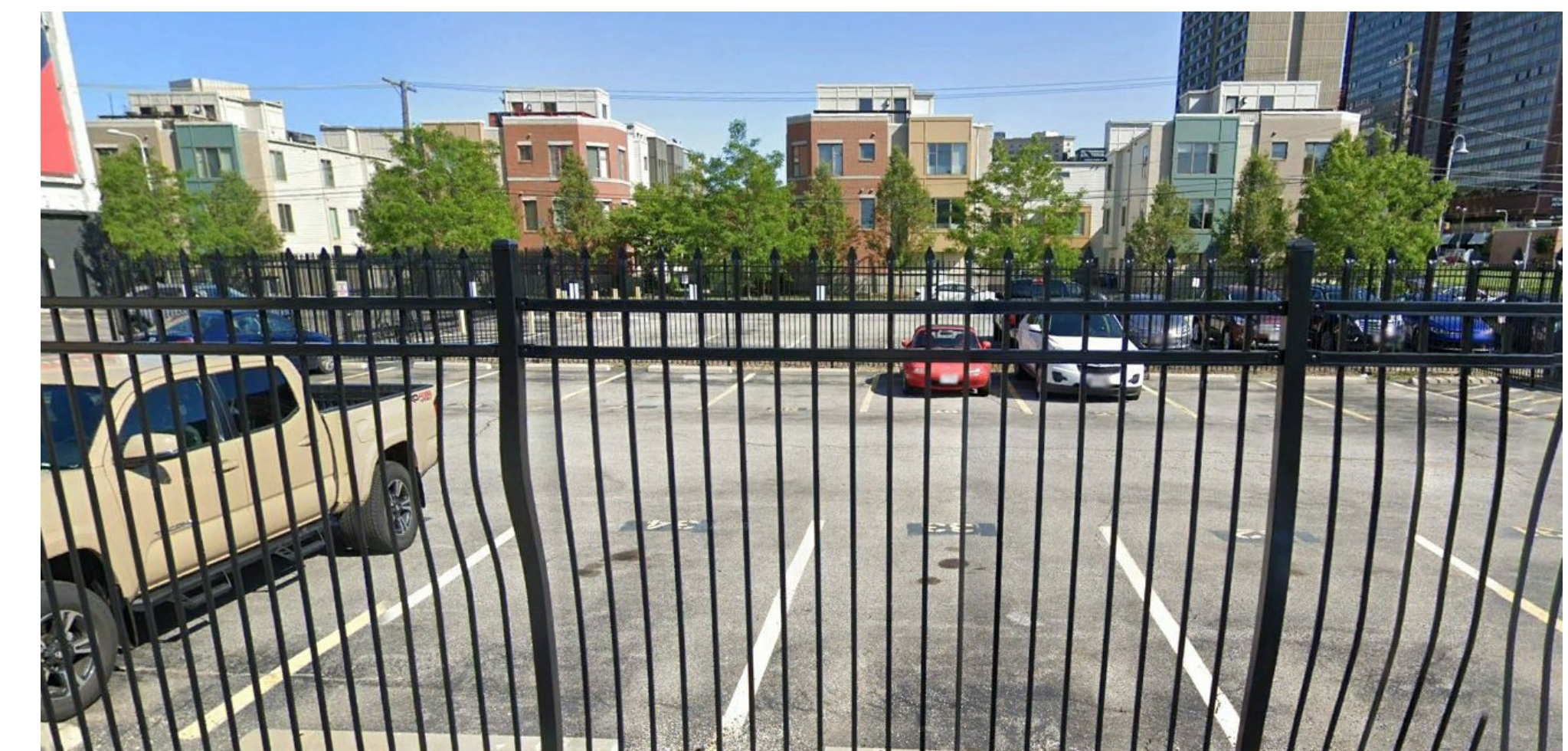
Looking Northeast from E13th and Rockwell



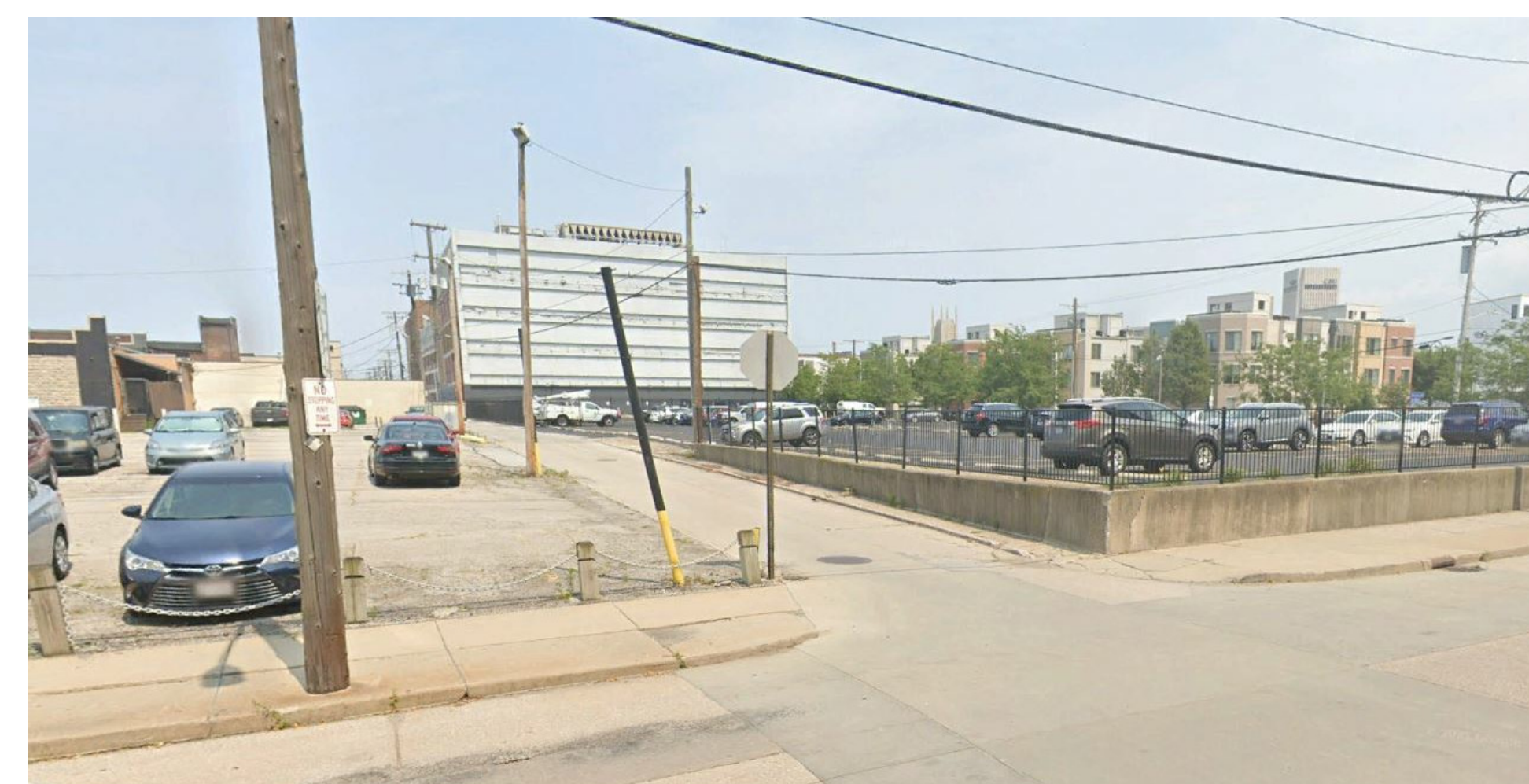
Looking Northwest at E13th and Rockwell



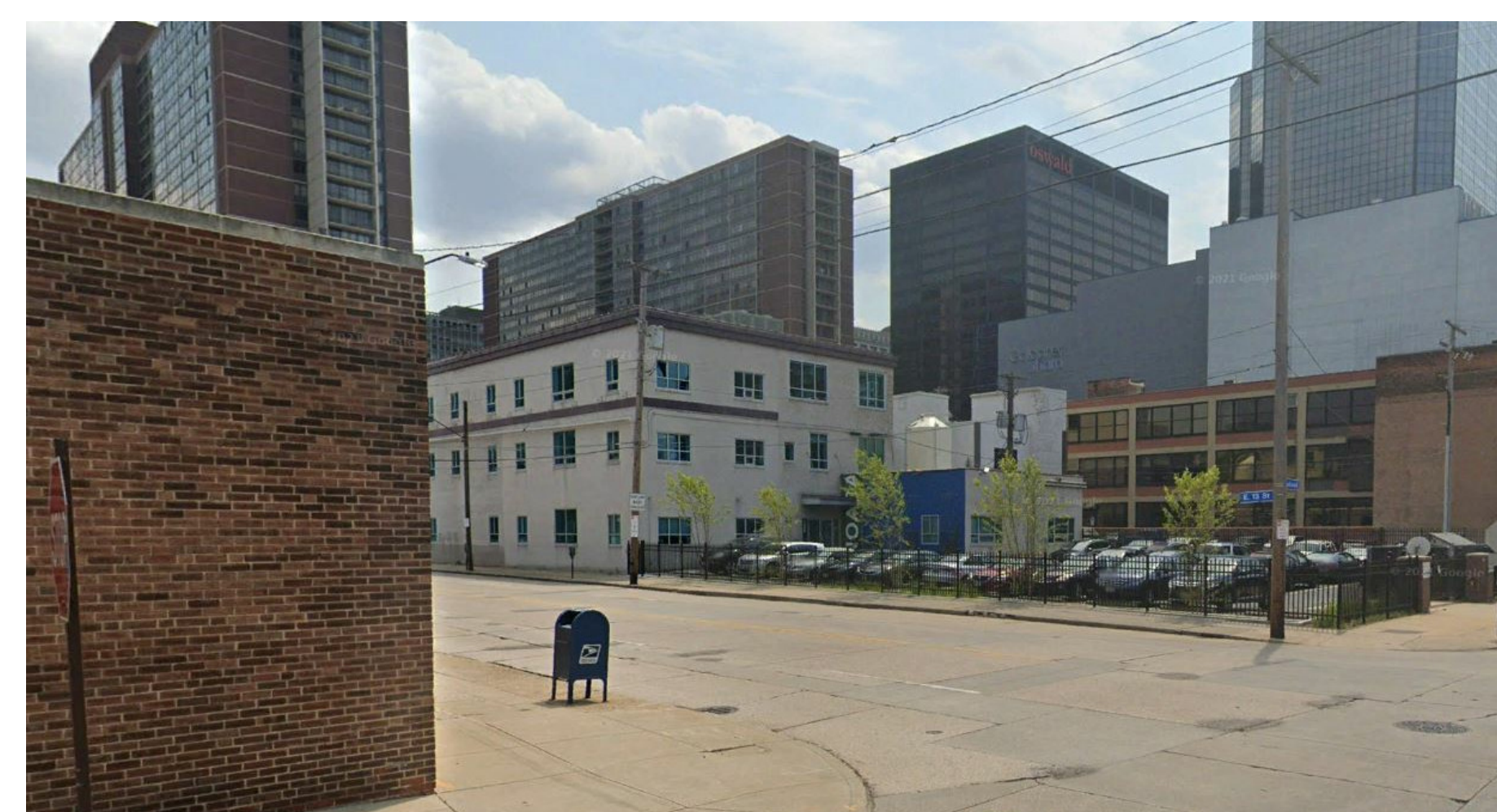
Looking south across Rockwell from Bldg 1



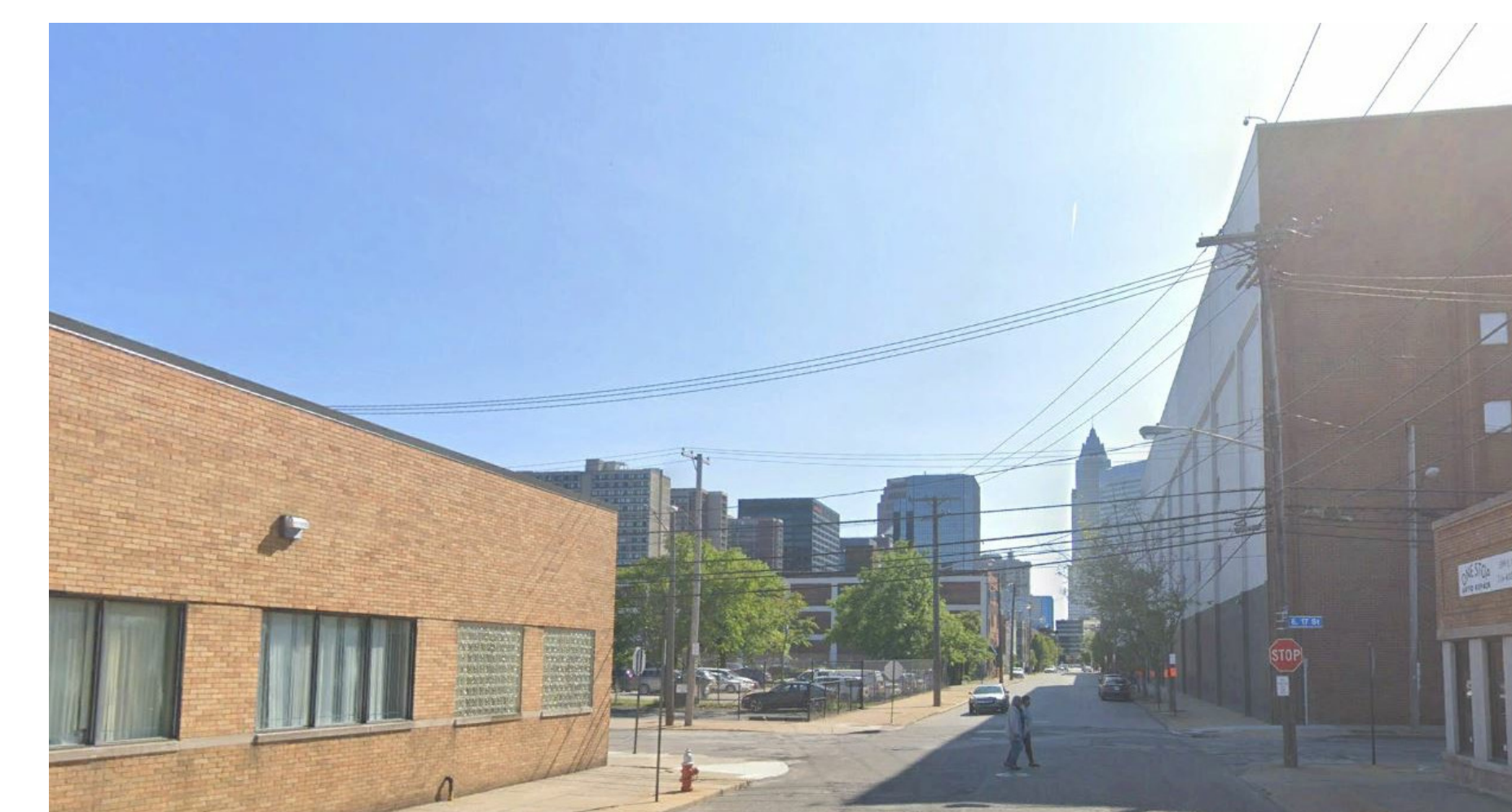
Looking South from Bldg 1



Looking Southeast at E13th and Emerald Ct



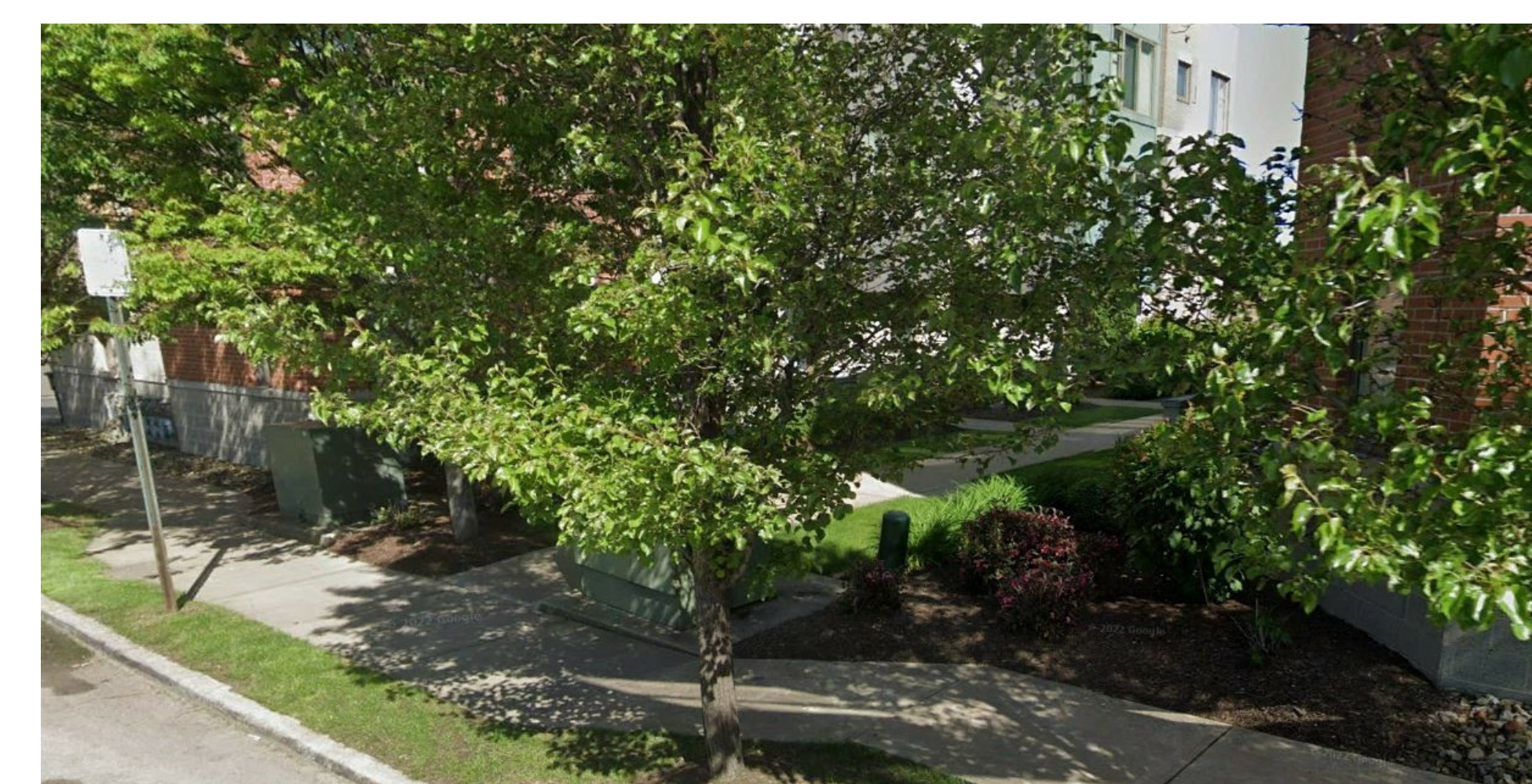
Looking Southwest at E13th and Rockwell



Looking West down Rockwell at E17th



Looking West down Rockwell



Pedestrian access to townhomes across from Bldg 1





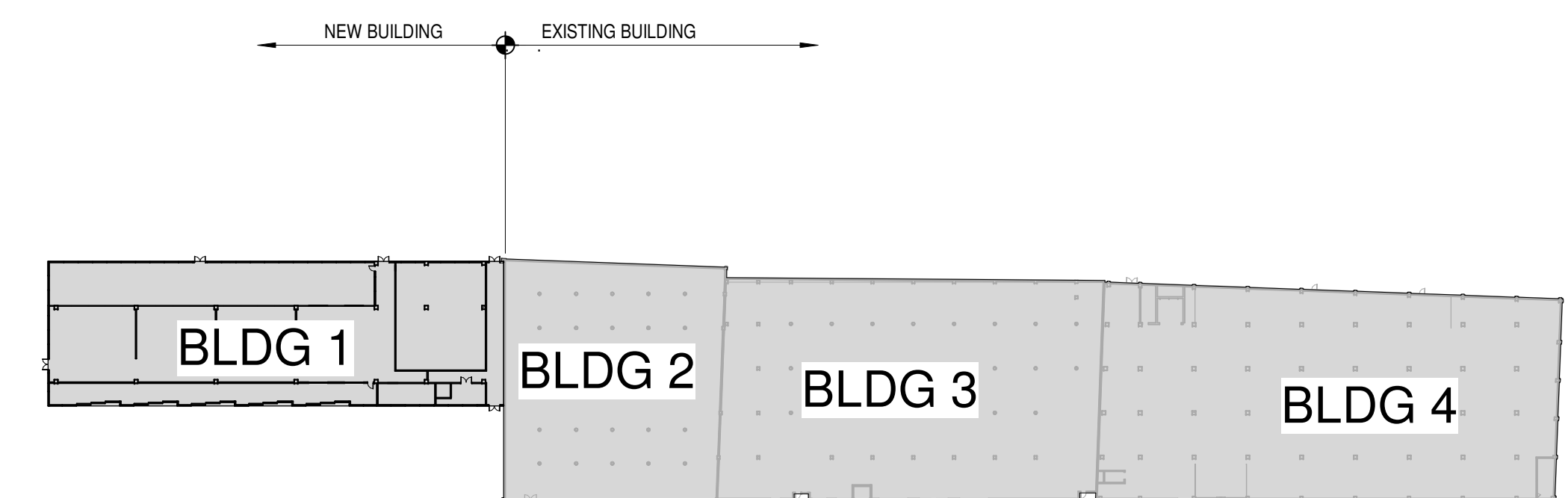
A  
A01.0 SOUTH ELEVATION - BLDGS 1 THRU 4  
SCALE: 1" = 30'-0"



NORTH  
SITE PLAN - BLDGS 1 THRU 4  
SCALE: NOT TO SCALE



NORTH  
SITE PLAN - BLDG 1  
SCALE: NOT TO SCALE

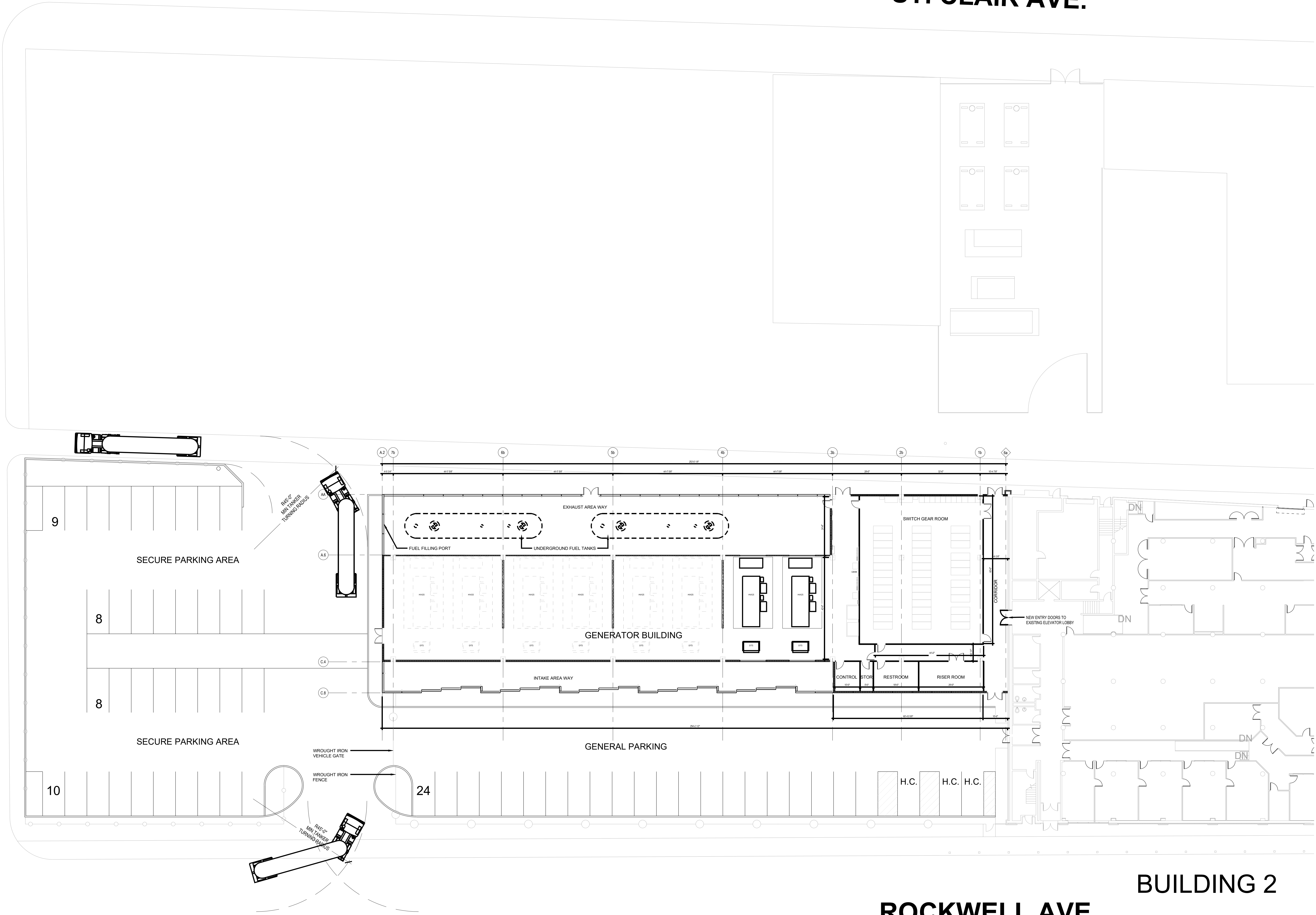


A  
A01.0 KEY PLAN  
SCALE: 1" = 80'-0"



E 13TH STREET

ST. CLAIR AVE.



ROCKWELL AVE.

BUILDING 2

ARCHITECTURAL SITE PLAN  
1/16"=1'-0"

OPTION #1 GENERATOR BUILDING



PRELIMINARY  
NOT FOR CONSTRUCTION  
3/3/25-2027  
PTA ENGINEERING INC.  
CONSULTING ENGINEERS

REVISIONS:  
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H5 DATA CENTERS

BUILDING 4 - DATA CENTER EXPANSION

DWN: ARKINETICS  
CKD: R.P.  
DATE ISSUED:  
02-25-2022  
SHEET TITLE:  
ARCHITECTURAL  
SITE PLAN  
GENERATOR BUILDING

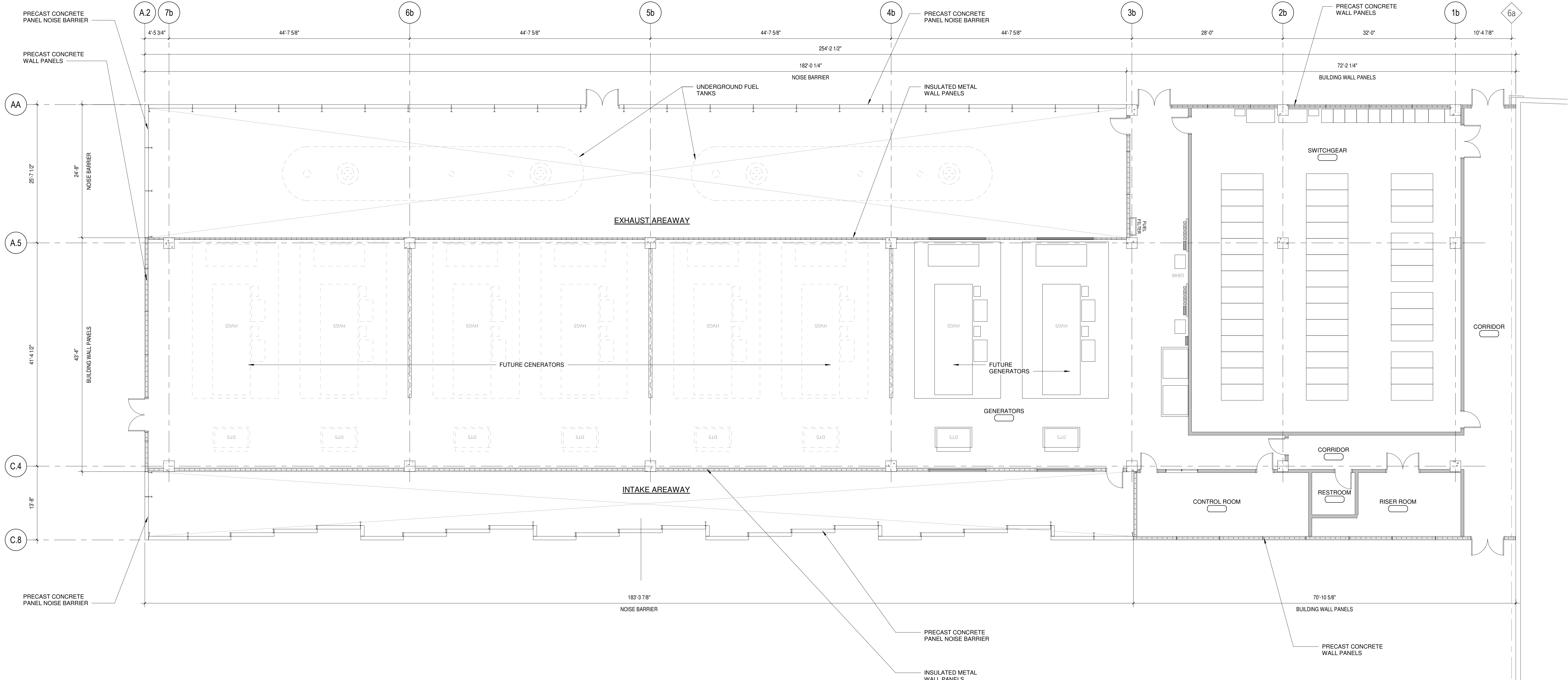
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4/28/2022 4:01:27 PM



# FIRST FLOOR PLAN - BLDG 1 SCALE: 1/8" = 1'-0"

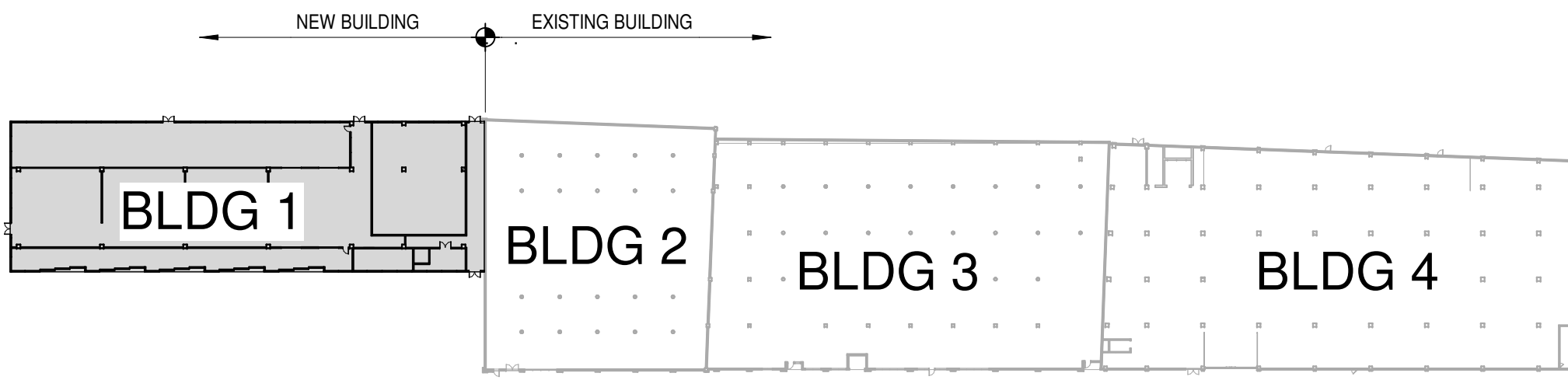
## FLOOR PLAN KEYNOTES FP-01 -ENTER INFO-

### SYMBOL KEY

- DOOR TAG - REFER TO ENLARGED GUESTROOM PLANS FOR GUESTROOM DOOR TYPES
- FLOOR DRAIN - SLOPE FLOOR AS REQ.
- GYPSUM BOARD CONTROL JOINT LOCATION AS INDICATED AND AT 30'-0" MAX. SEE DETAIL ON WALL TYPE SHEET
- WINDOW TAG: COORDINATE WITH WINDOW TYPES
- CORNER GUARD: COORDINATE WITH GUESTROOM AND PUBLIC AREA FINISHES

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- COORDINATE ALL FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.



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H5 DATA CENTERS

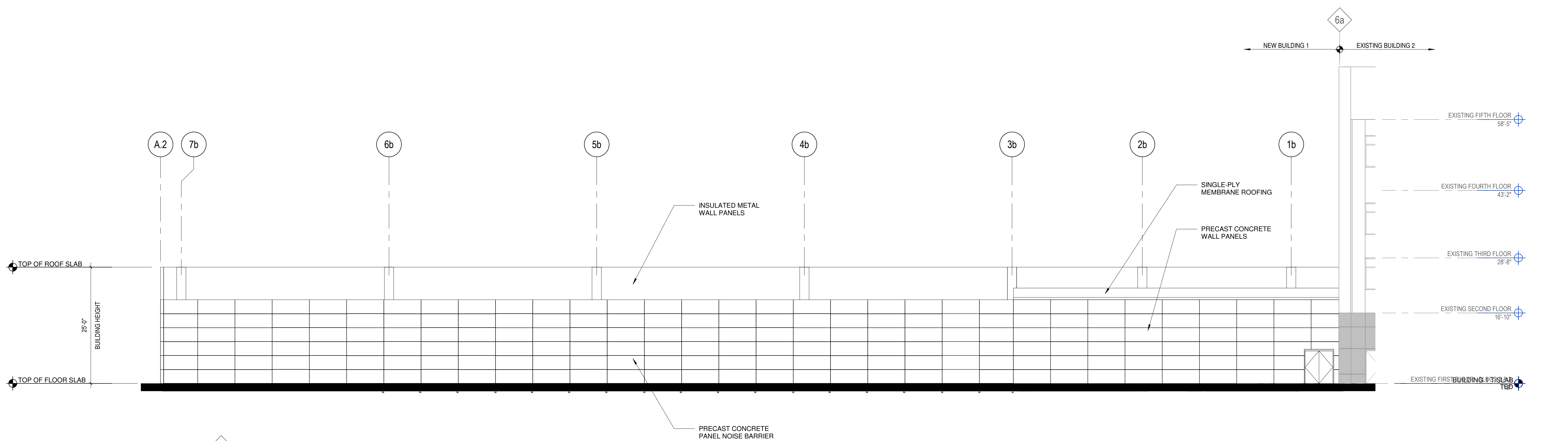
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H5 DATA CENTER

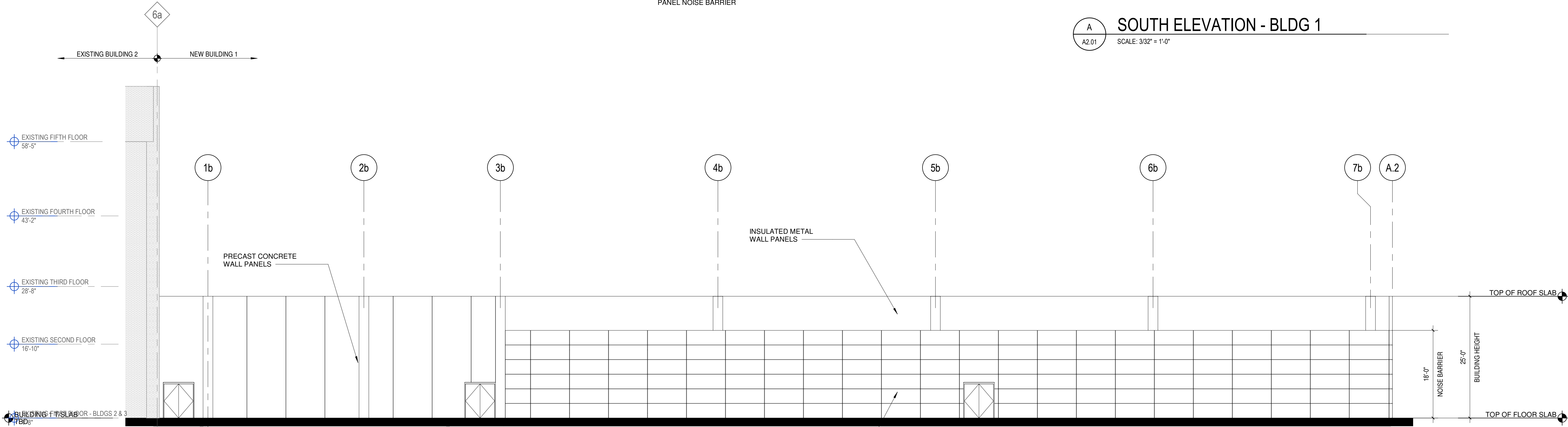
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FIRST FLOOR PLAN - BLDG 1  
DRAWING NUMBER:  
A1.01



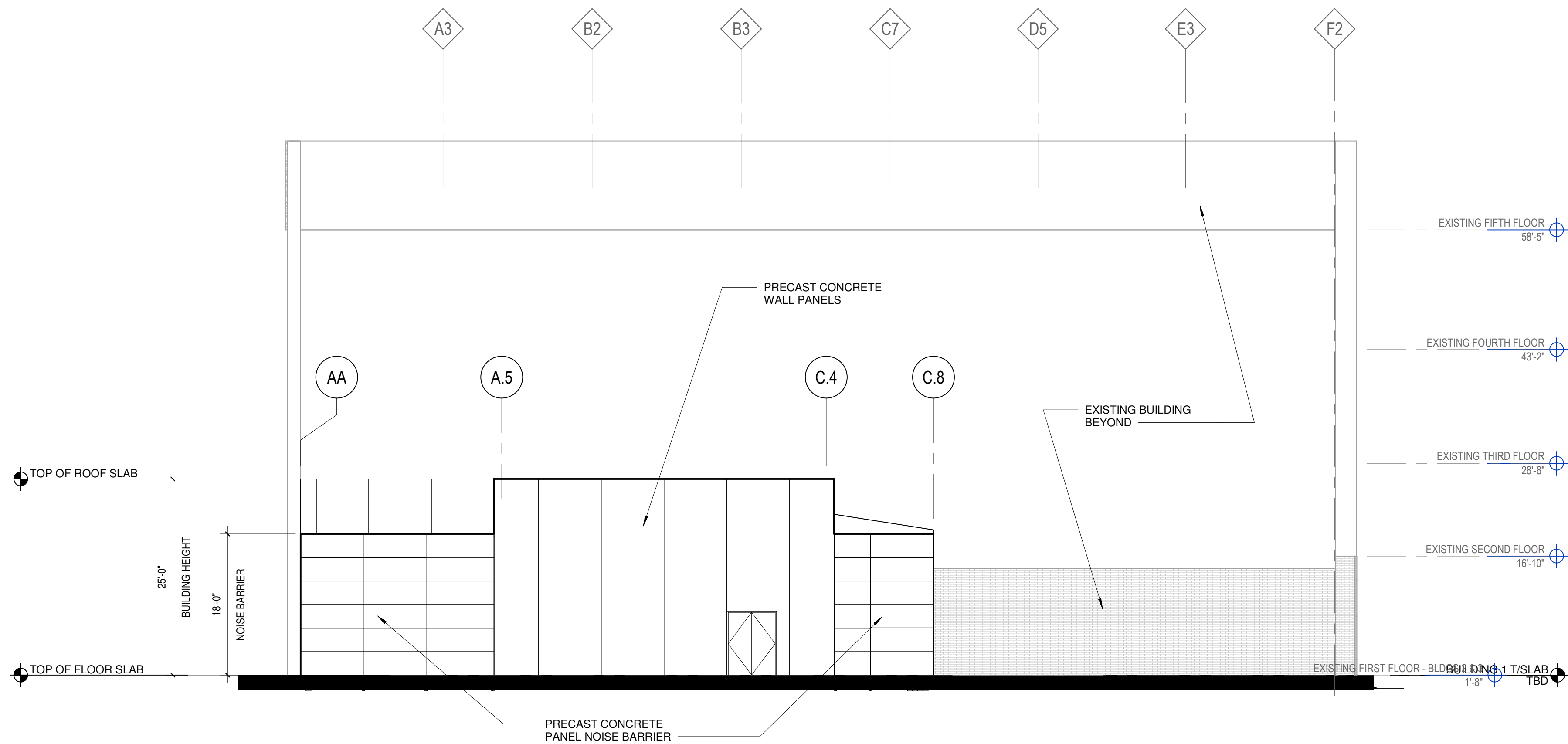
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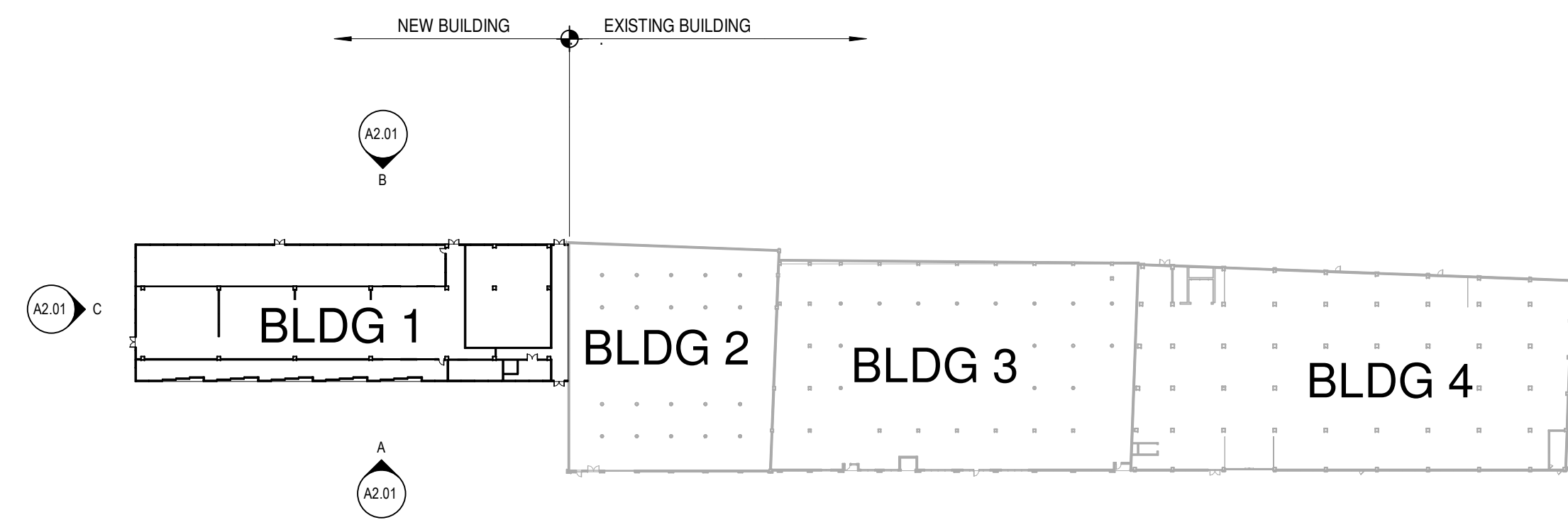
**A SOUTH ELEVATION - BLDG 1**  
A2.01 SCALE: 3/32" = 1'-0"



**B NORTH ELEVATION - BLDG 1**  
A2.01 SCALE: 3/32" = 1'-0"



**C WEST ELEVATION - BLDG 1**  
A2.01 SCALE: 3/32" = 1'-0"



**KEY PLAN**  
SCALE: 1" = 80'-0"

ELEVATION KEYNOTES	
EE-01	KEY NOTE
EE-02	KEY NOTE
EE-03	KEY NOTE
EE-04	KEY NOTE

MATERIAL LEGEND	
	COLOR
	MATERIAL
MATERIAL	
A	EXTERIOR INSULATING FINISHING SYSTEM
B	MANUFACTURED STONE VENEER
C	ALUMINUM STOREFRONT
D	WINDOW WITH INTEGRAL LOUVER
E	LOUVER
F	WALL SIGN
G	HOLLOW METAL DOOR
H	WINDOW
J	MECHANICAL UNIT SCREEN WALL
K	SLIDING STOREFRONT DOOR
L	COPING SYSTEM
M	CANOPY
N	ALUMINUM DOOR
P	
Q	
R	
COLOR	
1	SW-####
2	SW-####
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

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**H5 DATA CENTERS**

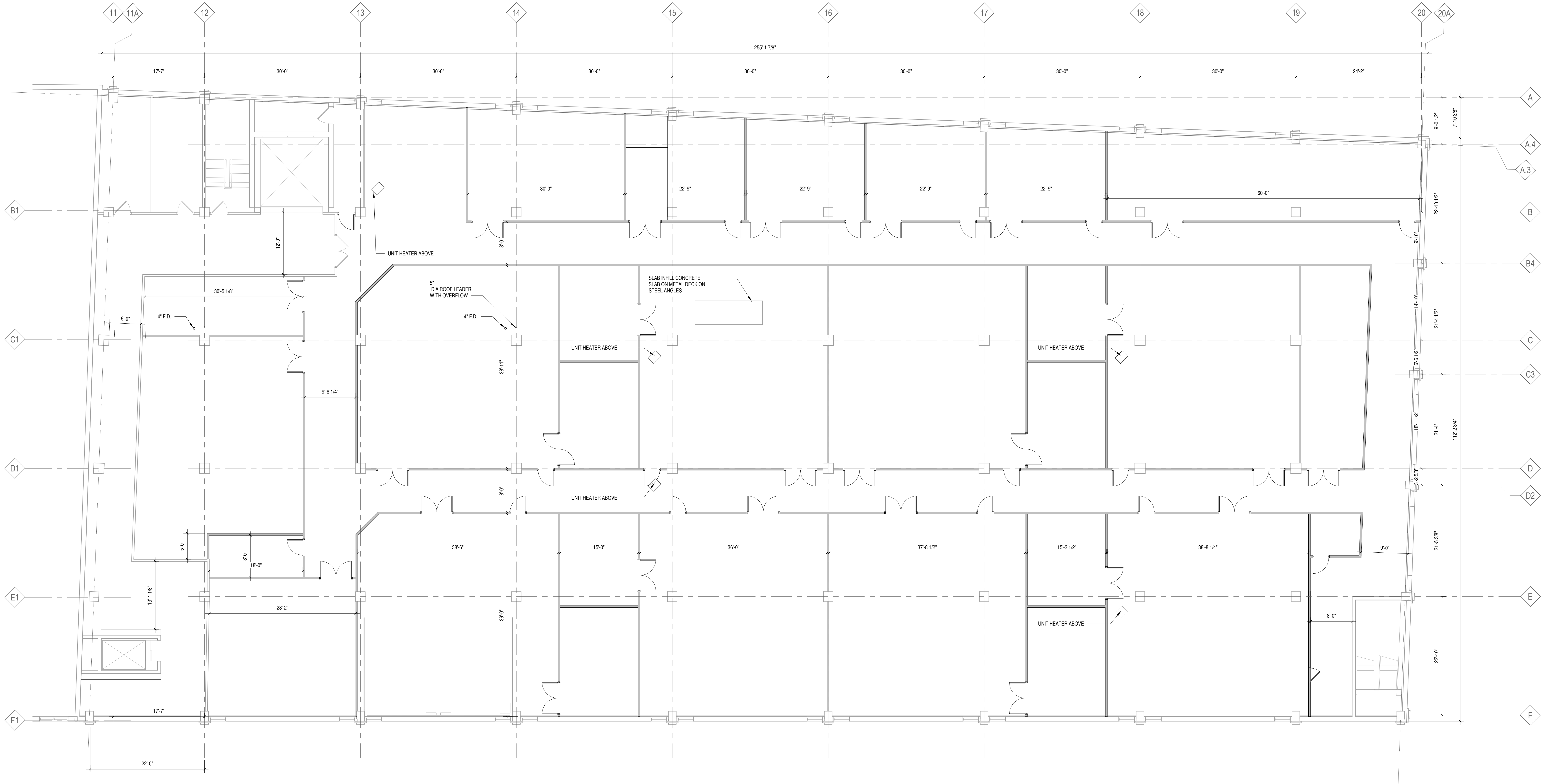
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**EXTERIOR  
ELEVATIONS - BLDG 1**

DRAWING NUMBER:  
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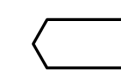


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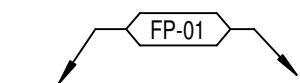
## SECOND FLOOR PLAN

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



### FLOOR PLAN KEYNOTES

FP-01 <ENTER INFO>



FP-01

### SYMBOL KEY

100 DOOR TAG - REFER TO ENLARGED GUESTROOM PLANS FOR GUESTROOM DOOR TYPES

FLOOR DRAIN - SLOPE FLOOR AS REQ.

GYPSUM BOARD CONTROL JOINT LOCATION AS INDICATED AND AT 30'-0" MAX. SEE DETAIL ON WALL TYPE SHEET

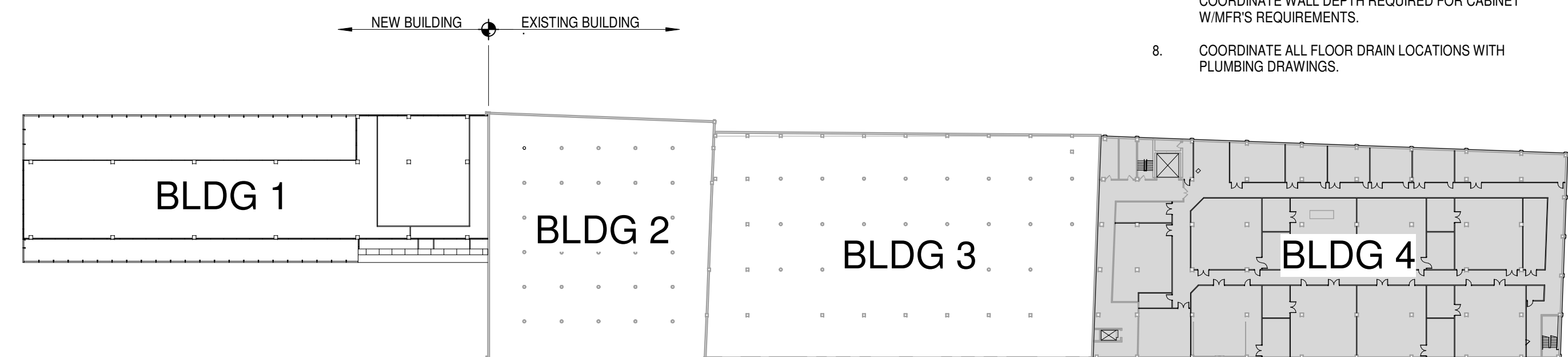
WINDOW TAG: COORDINATE WITH WINDOW TYPES

CORNER GUARD: COORDINATE WITH GUESTROOM AND PUBLIC AREA FINISHES

SOUND ATTENUATING BATT INSULATION: PROVIDE WHERE INDICATED AND AS SPECIFIED ON THE WALL TYPES SHEET

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- VERIFY ALL ROUGH OPENINGS OF ALL DOORS AND WINDOWS WITH THE MANUFACTURER'S REQUIREMENTS.
- COORDINATE LOCATIONS OF FIRE EXTINGUISHERS AND SEMI-RECESSED WALL CABINETS DESIGNATED AS FE OR FEC WITH THE LOCAL FIRE MARSHAL. COORDINATE WALL DEPTH REQUIRED FOR CABINET W/MFR'S REQUIREMENTS.
- COORDINATE ALL FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.



## KEY PLAN - 2ND FLOOR

SCALE: 1" = 60'-0"

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H5 DATA CENTER

DWN: Author

CKD: Checker

DATE ISSUED:

SHEET TITLE:

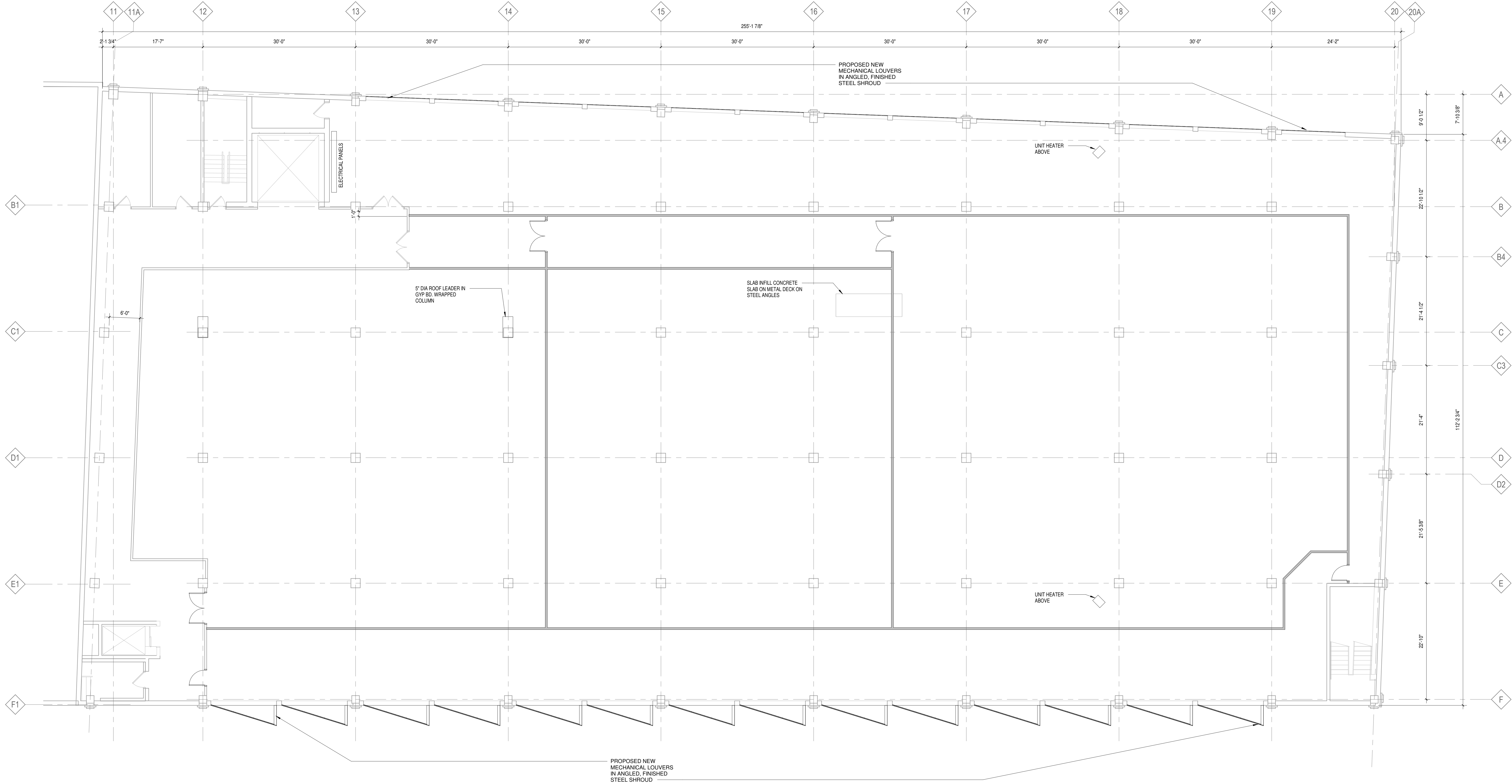
SECOND FLOOR PLAN -  
BLDG 4

DRAWING NUMBER:

A1.02



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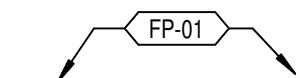


### THIRD FLOOR PLAN

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

#### FLOOR PLAN KEYNOTES

FP-01 <ENTER INFO>



#### SYMBOL KEY

- 100 DOOR TAG - REFER TO ENLARGED GUESTROOM PLANS FOR GUESTROOM DOOR TYPES
- FLOOR DRAIN - SLOPE FLOOR AS REQ.
- GYPSUM BOARD CONTROL JOINT. LOCATION AS INDICATED AND AT 30'-0" MAX. SEE DETAIL ON WALL TYPE SHEET
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- COORDINATE ALL FLOOR DRAIN LOCATIONS WITH PLUMBING DRAWINGS.



### KEY PLAN - 3RD FLOOR

SCALE: 1" = 60'-0"

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**H5 DATA CENTERS**

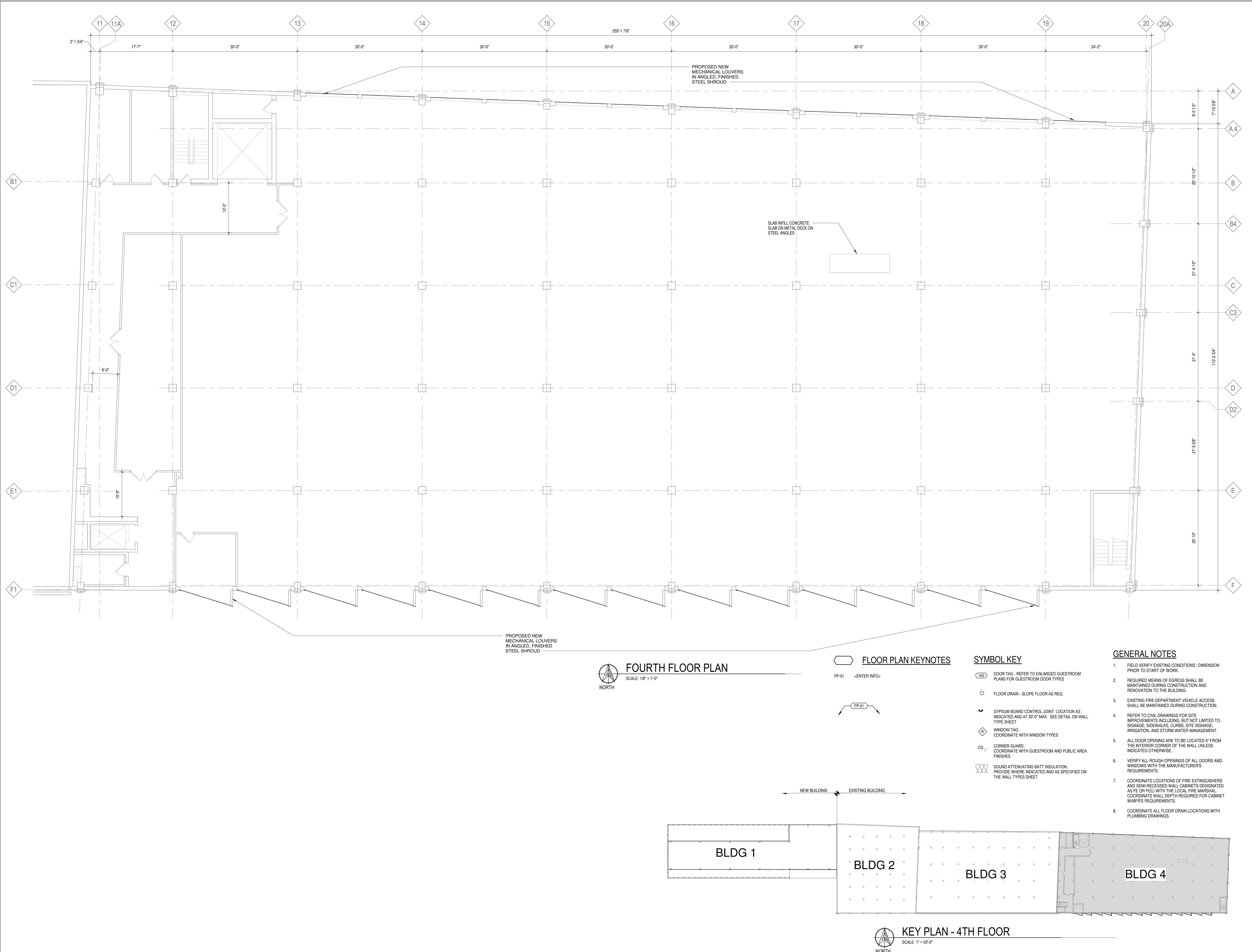
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CKD: Checker  
DATE ISSUED:  
SHEET TITLE:  
THIRD FLOOR PLAN - BLDG 4  
DRAWING NUMBER:

A1.03



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REVISIONS:  
03/23/22  
PLANNING COMMISSION

arkinetics

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Architecture • Planning • Interiors • Preservation • Urban Design

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P: 216.749.7800

F: 216.749.1300

Cleveland Office

3723 Pearl Road

Cleveland, OH 44109

pta

engineering

275 Springside Dr., Suite 300  
Akron, Ohio 44333  
Phone: 330-666-3702  
ptaengineering.com

CLEVELAND DATA CENTER

1625 ROCKWELL AVENUE

CLEVELAND, OH 44114

H5 DATA CENTERS

H5 DATA CENTER

DWN: Author

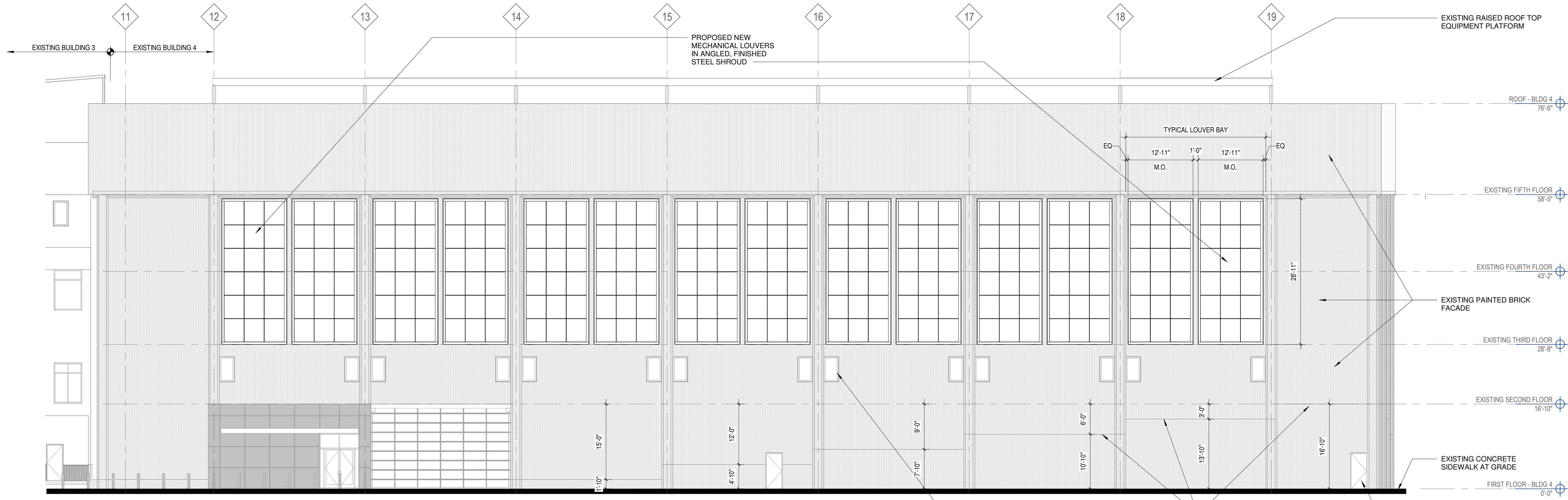
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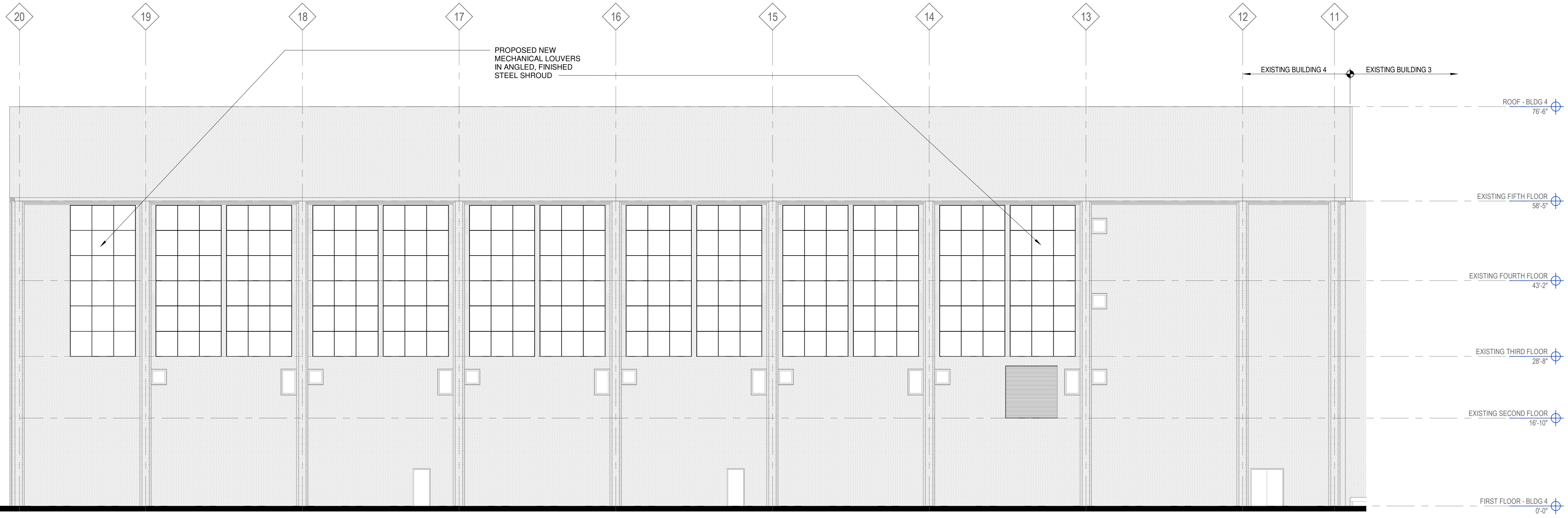
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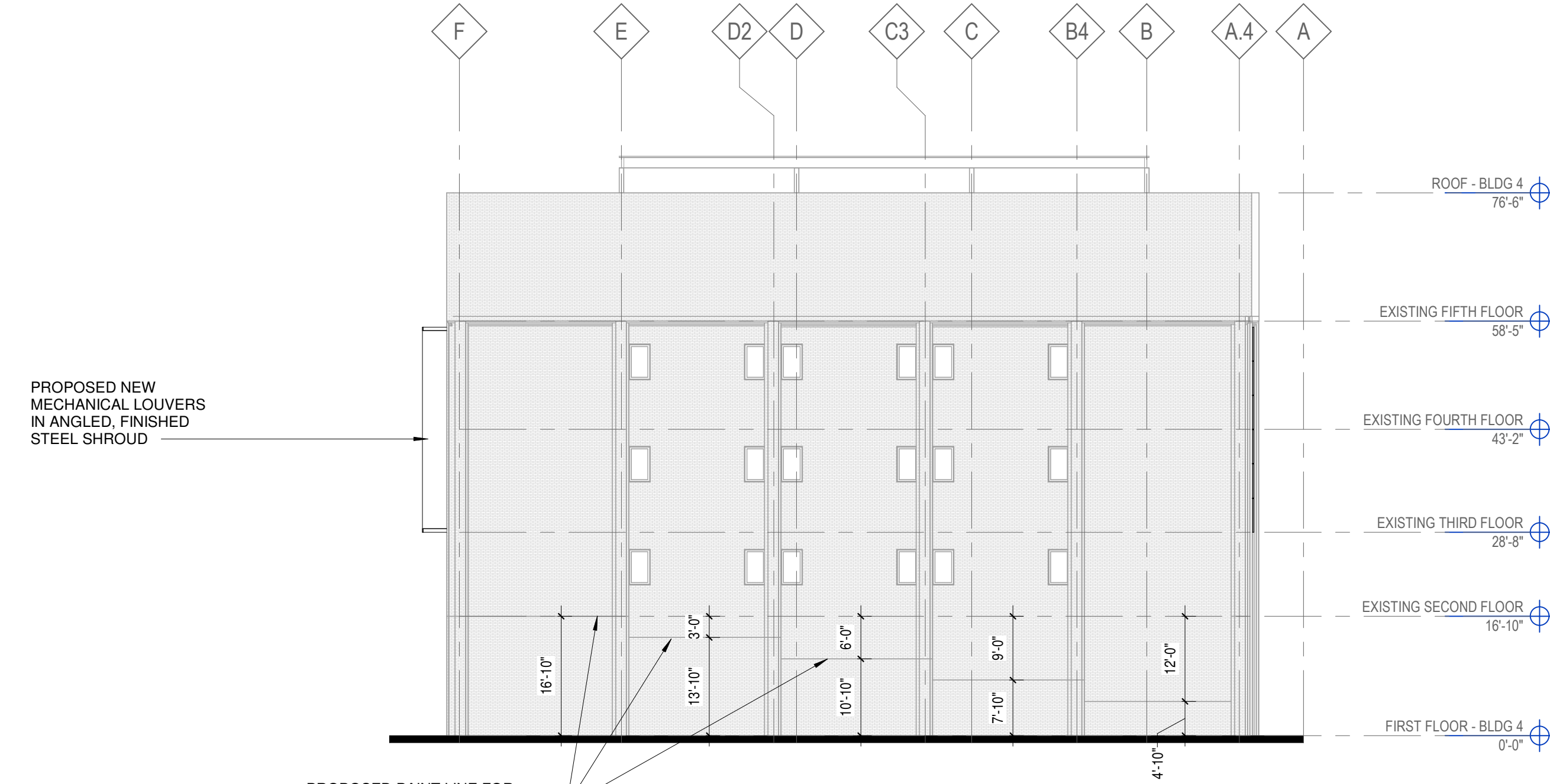




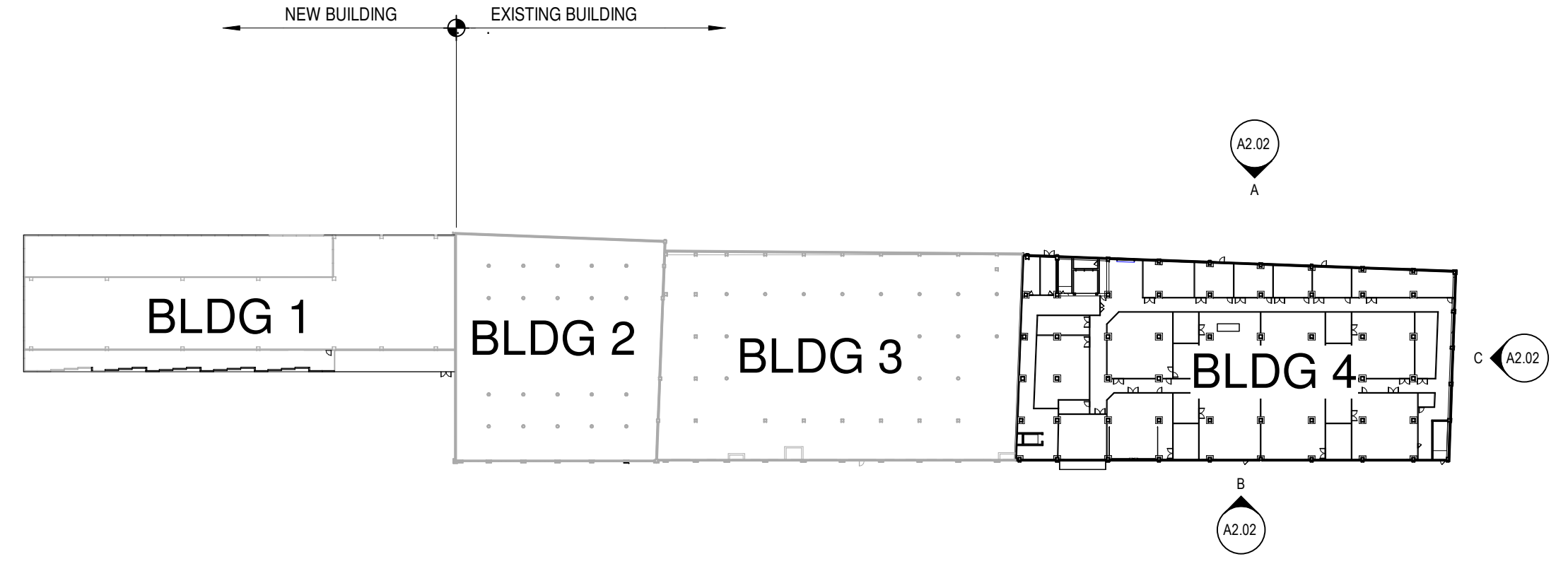
**SOUTH ELEVATION - BLDG 4**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION - BLDG 4**  
SCALE: 3/32" = 1'-0"



**EAST ELEVATION - BLDG 4**  
SCALE: 1/16" = 1'-0"



**KEY PLAN**  
SCALE: 1" = 80'-0"

ELEVATION KEYNOTES	
EE-01	KEY NOTE
EE-02	KEY NOTE
EE-03	KEY NOTE
EE-04	KEY NOTE

MATERIAL LEGEND	
1	COLOR
A	MATERIAL

MATERIAL	
A	EXTERIOR INSULATING FINISHING SYSTEM
B	MANUFACTURED STONE VENEER
C	ALUMINUM STOREFRONT
D	WINDOW WITH INTEGRAL LOUVER
E	LOUVER
F	WALL SIGN
G	HOLLOW METAL DOOR
H	WINDOW
J	MECHANICAL UNIT SCREEN WALL
K	SLIDING STOREFRONT DOOR
L	COPING SYSTEM
M	CANOPY
N	ALUMINUM DOOR
P	
Q	
R	

COLOR	
1	SW ###
2	SW ###
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	



















# Cleveland City Planning Commission

## Mandatory Referrals

---



May 6, 2022





**Ordinance No. 370-2022** (Citywide – Introduced by Councilmember McCormack and Mayor Bibb): To provide for the evaluation of Complete and Green Streets elements in City sponsored transportation projects within the public right-of-way; and to repeal Ordinance No. 798-11, passed September 19, 2011.

Presenters: Annie Pease, City of Cleveland  
Calley Mersmann, Staff Planner



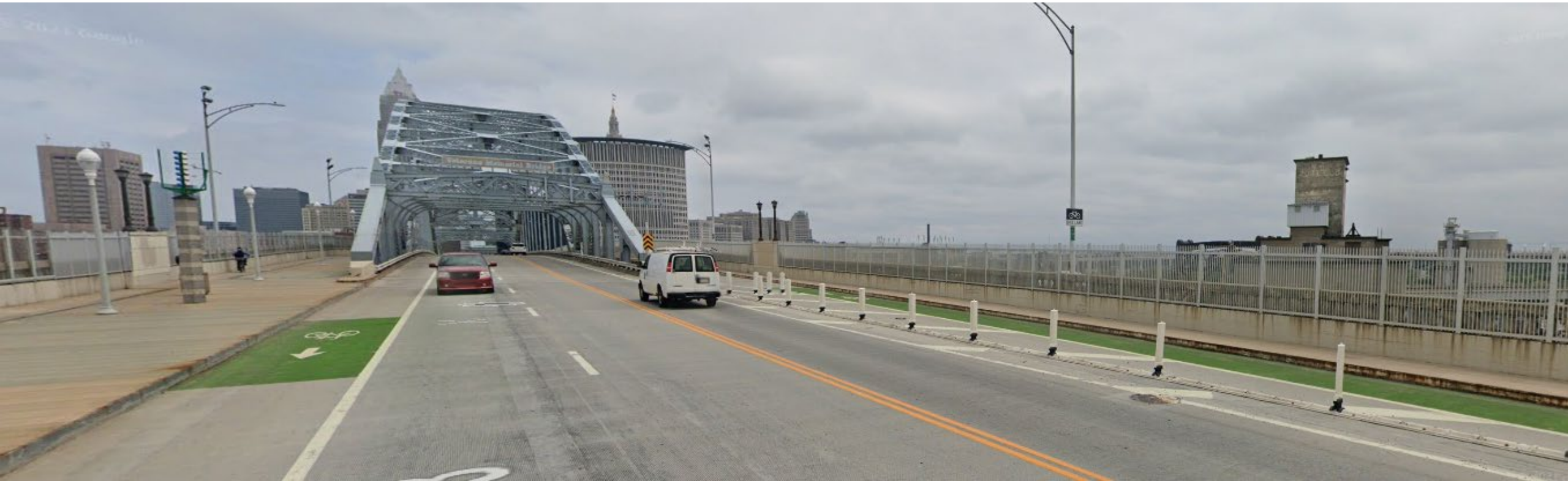


**CITY OF CLEVELAND**

Mayor Justin M. Bibb

# Complete & Green Streets 2022

## A legislative overview

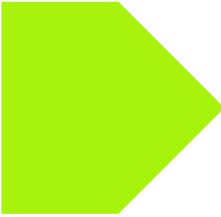




# The new Complete & Green Streets Ordinance will



Update the City of Cleveland's 2011 Complete and Green Streets Ordinance



Incorporate additional green and multimodal elements in roadway projects



Increase opportunities for stakeholder input into roadway projects



Expand stakeholder understanding of roadway project development





# Existing roadway development process



MOCAP's Current Project Validation Process





# The new Complete & Green Streets approach



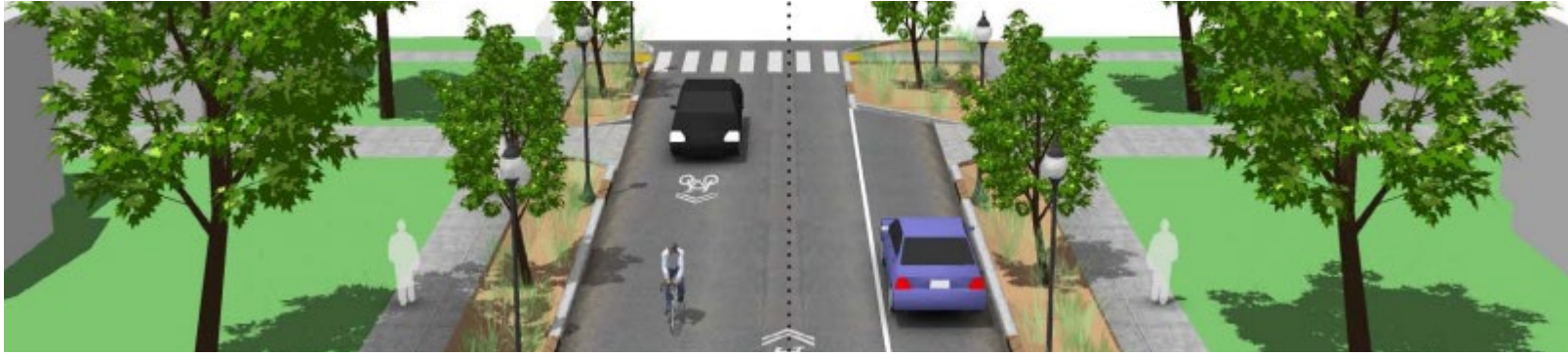
MOCAP's Current Project Validation Process

New steps with Complete & Green Streets update





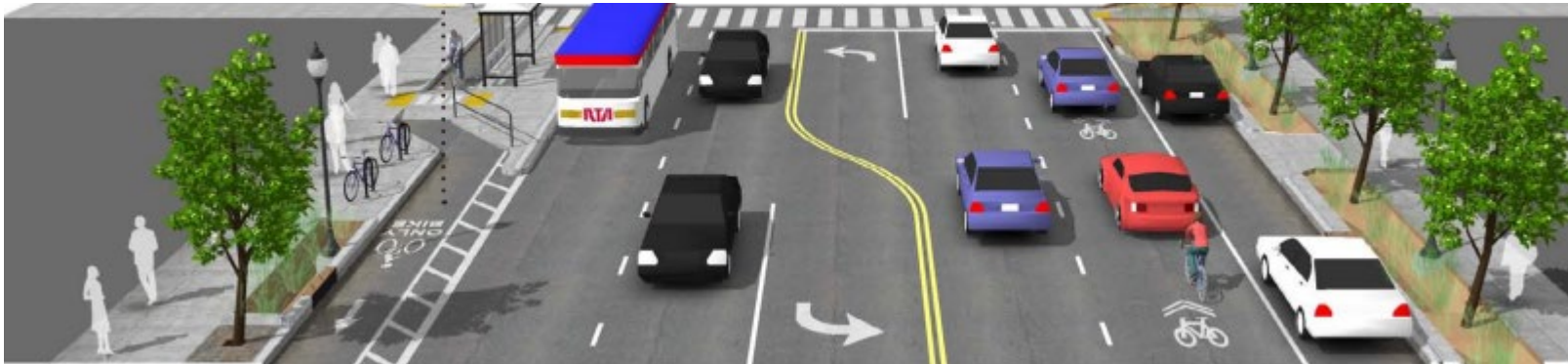
## Small Neighborhood Streets



## Medium Streets



## Large Commercial Streets





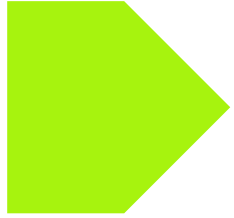
# Update the City of Cleveland's 2011 Complete and Green Streets Ordinance

## Requirements:

- The Director of the Mayor's Office of Capital Projects & Director of Planning develop a Complete & Green Streets Policy (different from the Ordinance).
- The Complete & Green Streets Policy is an internal procedure to operationalize provisions of the Ordinance.
- With passage, the 2011 Complete & Green Streets Ordinance will be repealed and replaced.







## Incorporate additional green and multimodal elements in roadway projects

### Requirements:

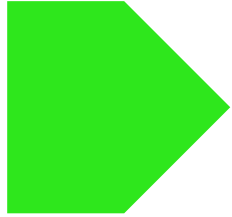
- The City must publicly post standards and guidelines used to inform green and multimodal elements in roadway projects.
- City Planning must create and regularly update a citywide Active Transportation Plan.
- An inter-disciplinary staff team convenes regularly to discuss roadway project elements.

### Inter-disciplinary staff team:

- Capital Projects
- Division of Traffic Engineering
- City Planning
- Water Pollution Control
- Division of Streets
- Parks and Maintenance
- Public Safety
- Sustainability







## Increase opportunities for stakeholder input into roadway projects

### Requirements:

- A 10-person Transportation Infrastructure Advisory Committee (TIAC) is newly established as an advisory committee for Complete & Green Streets project elements.
- The TIAC will convene quarterly to review and provide input on upcoming roadway projects.

### TIAC Membership:

- Mayoral appointment (Vision Zero co-chair)
- Council appointment (Vision Zero co-chair)
- ODOT
- NOACA
- GCRTA
- NEORS
- Advocacy representative
- Disability rights representative
- Two (2) residents with experience in the area of Complete & Green Streets





## Expand stakeholder understanding of roadway project development

### Requirements:

- Any TIAC input that cannot be incorporated into the roadway project will be posted publicly as an exception.
- The Mayor's Office of Capital Projects & City Planning will publish an annual report for Complete & Green Streets.





# Next Steps

- Pursue Active Transportation Plan (grant submitted April 2022; TBA July 2022)
- Complete Streets training for city staff (May 2, 2022)
- Council committee hearings & legislation passage
- 60 days: Establish Complete & Green Streets Policy
- 90 days: Appoint members to TIAC by Council and Administration
- Within 6 months: Convene TIAC on a quarterly basis







**Ordinance No. 702-2020** (Citywide – Introduced by Councilmembers Kazy and McCormack):  
To repeal Chapter 163, Tree Commission, Sections 163.01 to 163.03, of the Codified Ordinances of Cleveland, Ohio, 1976, as enacted by Ordinance No. 2044-92, passed December 7, 1992, and to supplement the codified ordinances by enacting new Chapter 163.01 to 163.04 to re-establish the Tree Commission. **As Amended.**



# ORDINANCE 702-2020 (AMENDED)

MAY 6, 2022



CITY OF CLEVELAND  
Mayor Justin M. Bibb



# WHY TREES MATTER

Remove ozone from the air

Store and reduce GHG emissions

Shade and cool streets to mitigate urban heat islands

Reduce stormwater related flooding and CSO's

Improve water quality by filtering pollutants

Increase property values







Our tree canopy produces annual  
environmental benefits in excess of \$11.4  
million

Additionally, our tree canopy produces a  
lifetime carbon storage benefit of over \$26  
million

Finally, our tree canopy contributes  
nearly \$3.7 million of avoided  
negative health impacts

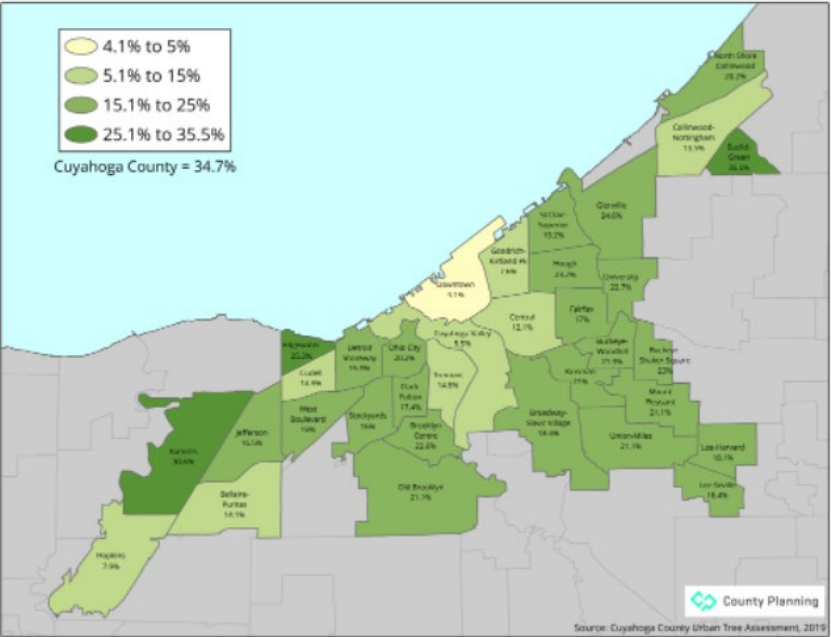


A blue-tinted photograph of a park. In the foreground, a large tree trunk is visible on the left. The middle ground shows a grassy area with several people sitting or standing. In the background, there is a fenced-in area, possibly a sports field, and more trees. The overall scene is a lush urban park.

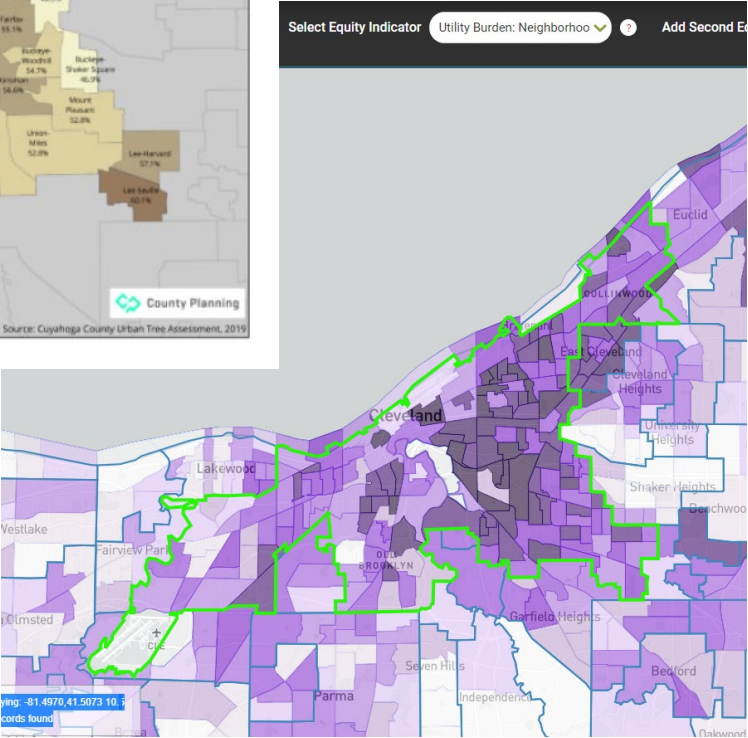
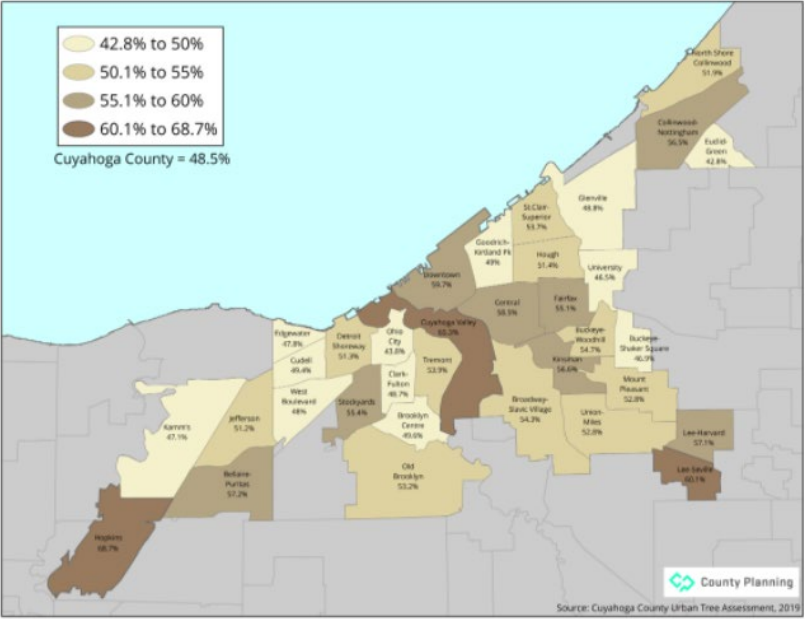
URBAN TREES HAVE BEEN  
THINNED BY DEVELOPMENT,  
DISEASE, AND CLIMATE CHANGE



Existing Tree Canopy



Possible Tree Canopy





# URBAN FORESTRY COMMISSION

## HISTORY

Tree Commission is outlined in Cleveland CO 163.01-03

- Has been effectively dormant since early 2000's
- In 2020, Councilmembers Kazy and McCormack introduced legislation to repeal the existing ordinance and enact new legislation to re-establish the Tree Commission.
- Sat dormant in City Planning Department and was not moved forward from previous administration.

## ISSUES

- Many of the duties outlined were being performed already (education, fundraising, planting)
- Too many voices/organizations already involved





# TREE COALITION



## Tree Coalition Members

- AECOM
- Alliance for the Great Lakes
- American Forests
- Bartlett Tree Experts
- Campus District
- Case Western Reserve University
- Catholic Charities Diocese of Cleveland
- City of Cleveland Urban Forestry
- Cleveland Cavaliers
- Cleveland City Council
- Cleveland City Planning
- Cleveland Clinic
- Cleveland Museum of Natural History
- Cuyahoga Landbank
- CMHA
- Cuyahoga River Restoration
- Cuyahoga Soil and Water Conservation District
- Davey Resource Group
- Dominion Energy
- Environmental Design Group
- Forest City Realty Trust
- Green Ribbon Coalition
- KeyBank
- Lake Erie Nature and Science Center
- Lakeview Cemetery
- LAND Studio
- Mayor's Office of Capital Projects
- Mayor's Office of Sustainability
- NOACA
- ODNR
- Ohio Landscape Association
- Ohio State University Extension
- PwC
- University Hospitals
- West Creek Conservancy
- Western Reserve Eco Network



# URBAN FORESTRY COMMISSION

## Updates to Ord. 702-2020:

- Name of Commission
  - Fostering the Work of Urban Forestry
- Authority
- Members
  - Removed CD & Air Quality
  - Added Developer & Environmental Justice Rep
- Organization & Procedures
- Allow Commission to Advise Mayor and City Council on Policy & Regulations
- Advised that an MOU be signed between Urban Forestry Commission & Cleveland Tree Coalition





# QUESTIONS?

**Fran DiDonato**

Senior Strategist, Sustainability

[fdidonato2@clevelandohio.gov](mailto:fdidonato2@clevelandohio.gov)

216-664-4273





**Ordinance No. 304-2022** (Ward 15/Councilmember Spencer; by departmental request); Authorizing the Director of Public Works to apply for and accept a grant from the National Park Service for the purpose of developing a new City park to be located near the Clark Recreation Center; authorizing the Mayor and the Commissioner of Purchases and Supplies to purchase various property interests; enter into various Option to Purchase Agreements as needed; determining the method of making the public improvement of constructing the new park; authorizing the Director of Public Works or Capital Projects, as appropriate, to enter into one or more contracts; and to apply for and accept additional grants and gifts for the new park.

Presenter: Susanne DeGennaro, City of Cleveland



# **Cleveland City Planning Commission**

**Real Estate Legislation  
May 6, 2022**



**CITY OF CLEVELAND**  
Mayor Justin M. Bibb





Acquire Property and Expend National Park Service Grant funds for New City  
Park near Clark Recreation Center





## **Ord. No. 304-2022**

### **Acquire Property and Expend National Park Service (NPS) Grant funds for New City Park near Clark Recreation Center**

- NPS Grant is for development of public lands for outdoor recreation purposes in underserved areas, such as Clark Fulton.
- City applied for grant from NPS for a new park near Clark Recreation Center and was awarded funding.
- City's NPS Grant funding requires development of a park next to Clark Rec Center in an area bounded by Train Ave., Clark Ave., and W. 56<sup>th</sup> Street.
- City needs to acquire land for the park.
- Clark Rec Center will undergo a complete renovation starting 2022.
- Once renovation of the Rec Center is complete, City will use grant funds to construct the park.
- Ward 15 - Councilmember Spencer





May 6, 2022

**Ordinance No. 400-2022** (Ward 9/Councilmember Conwell; by departmental request):  
Authorizing the Director of Public Works to apply for and accept a grant from the State of Ohio, Department of Natural Resources to improve Sowinski Park located within Rockefeller Park; determining the method of making the public improvement of constructing a multipurpose trail; and authorizing the Director to enter into one or more public improvement contracts for the making of the improvement.

Presenter: Jay Raushenbach, City of Cleveland



# **Cleveland City Planning Commission**

**Public Works Legislation  
May 6, 2022**

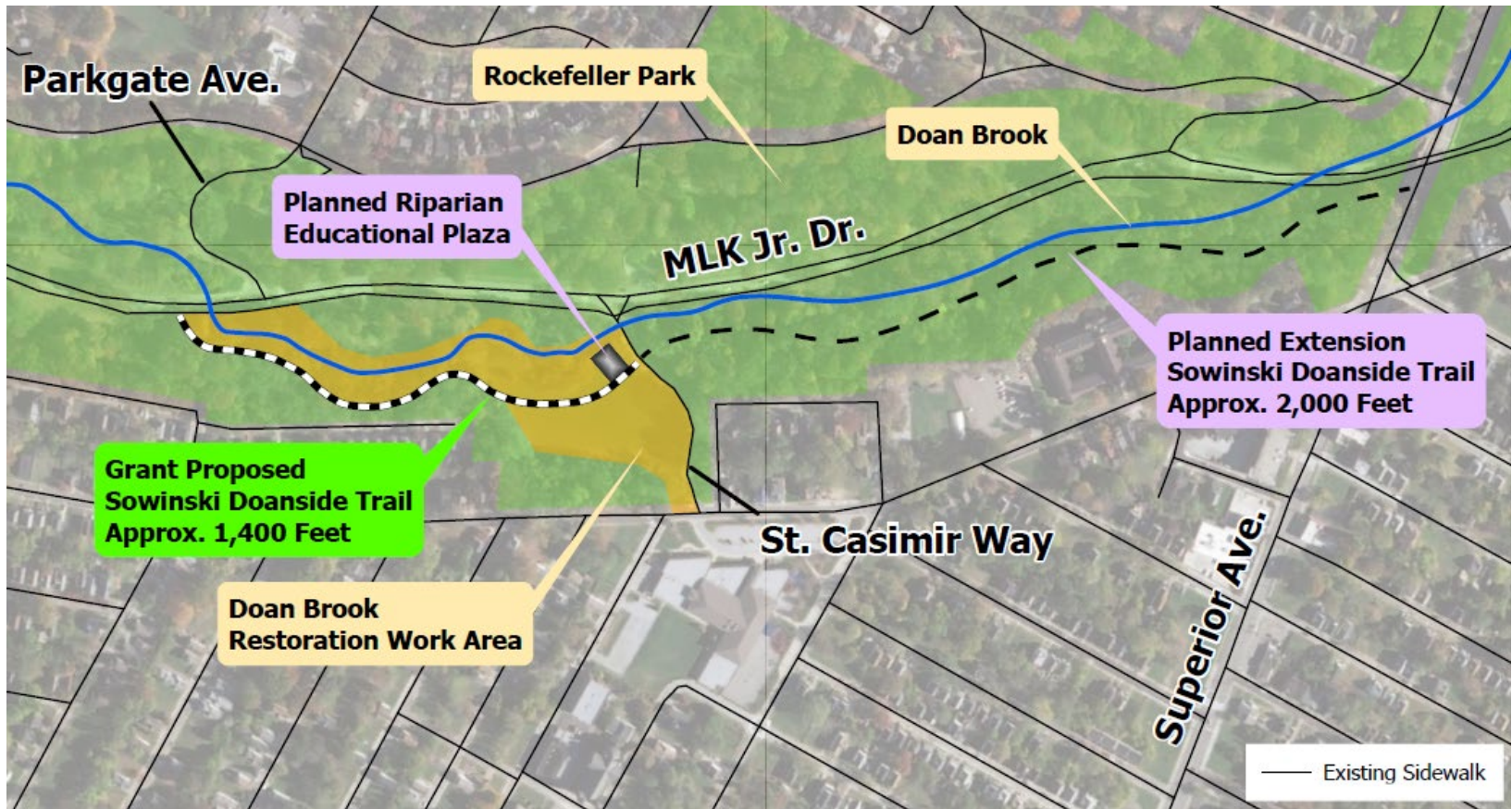


**CITY OF CLEVELAND**  
Mayor Justin M. Bibb



## Ord. No. 400-2022

Apply For, Accept, and Expend Ohio Department of Natural Resources Grant Funds for Development of Sowinski Doanside Trail





## **Ord. No. 400-2022**

Apply For, Accept, and Expend Ohio Department of Natural Resources  
Grant Funds for Development of Sowinski Doanside Trail

- Ohio Department of Natural Resources Recreational Trails Program grant is funded by the Federal Highway Administration.
- Purpose of the grant is to advance local trail networks through creating new trails, improving existing trails, or facilitating education and safety programs related to trails.
- City applied for grant funding to develop the first 1,400 feet of the planned 3,400-foot long Sowinski Doanside Trail in the area of Rockefeller Park called Sowinski Park.
- Trail will be 10 feet wide, paved asphalt and parallel to the Doan Brook where a stream restoration project is ongoing by the Doan Brook Watershed Partnership.
- Ward 9 - Councilmember Conwell



# Cleveland City Planning Commission

## Special Presentations – public Art

---



May 6, 2022





May 6, 2022

**EC2022-012** – Payne Avenue Bridge Mural: Seeking Final Approval

**Location: Payne Avenue, over I-90**

Presenter: Karis Tzeng, MidTown Cleveland

**Committee Recommendation:** Approved as Presented



# People's Streets Mural: Payne Avenue Bridge

People's Streets  
City Planning Commission  
April 2022



- People's Streets is a grassroots initiative run by volunteers from varying backgrounds who came together to create streets that better serve people. We envision **creating connections between diverse neighborhoods, safer streets** for all ages and modes of travel, and **welcoming places** where people embrace their full humanities. Starting with Payne Avenue corridor we will reimagine a more vibrant streetscape.
- We gave three artists guidelines about the project, then we interviewed three artists who presented their proposal who included how they responded to the theme of People's Streets and the theme of connection as well as volunteer involvement. We selected the artist who we felt best fit the mission.



# Kathleen Marcotte

Kathleen Marcotte is an illustrator from the suburbs of Chicago. She moved on to Baltimore, Maryland, where she earned her BFA in illustration at the Maryland Institute College of Art (MICA). She's now based in Cleveland, Ohio.

She loves to create playful illustrations that can appeal to both children and adults. She has been recognized by the Society of Illustrators, American Illustration, and 3x3 magazine. Her clients include: The Washington Post, Highlights Magazine, Kitchn, Bravery Magazine, Sourcebooks, Blue Q, and Cricket Media. When she's not drawing, she can be found running through the Metroparks, listening to too many podcasts, and howling at trains with her dog, Kuma.

Past work from artist; example style



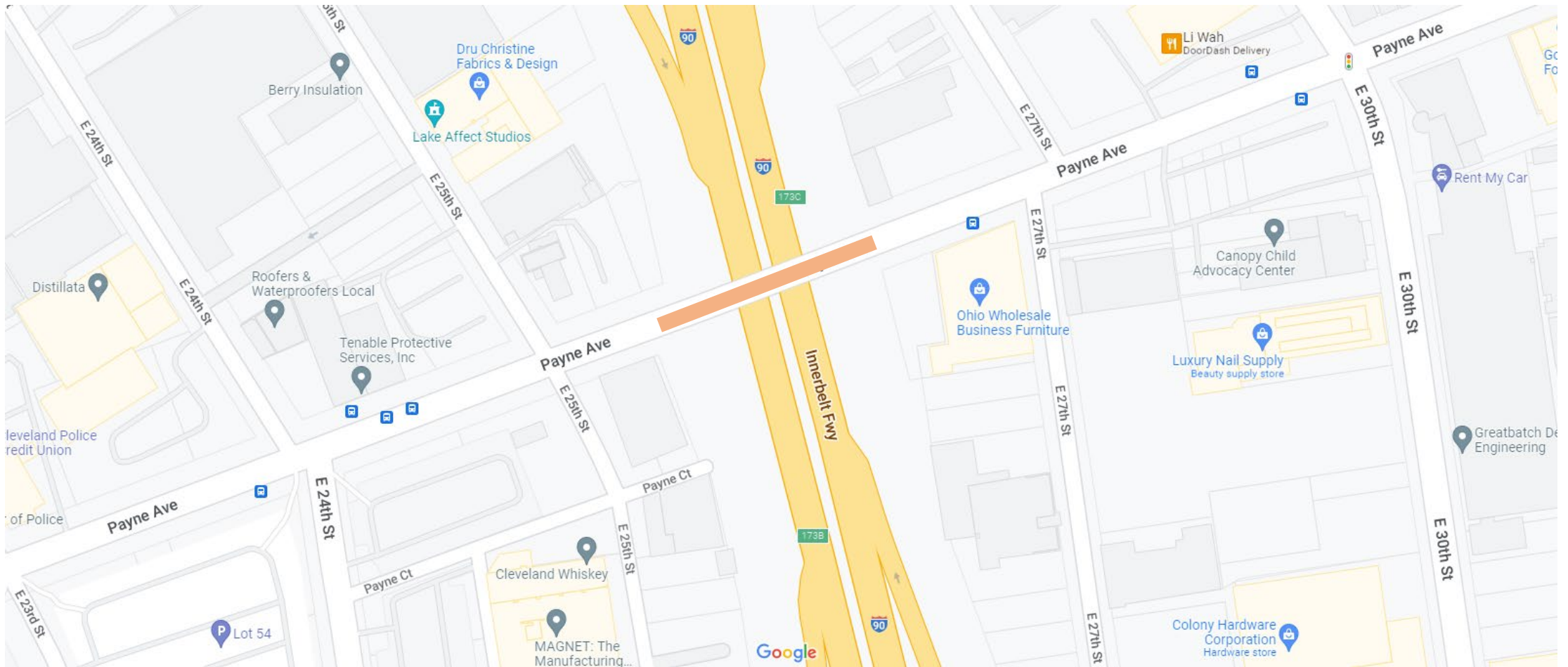


# Mural Location: Payne Avenue between E. 25<sup>th</sup> and E. 27<sup>th</sup> Streets



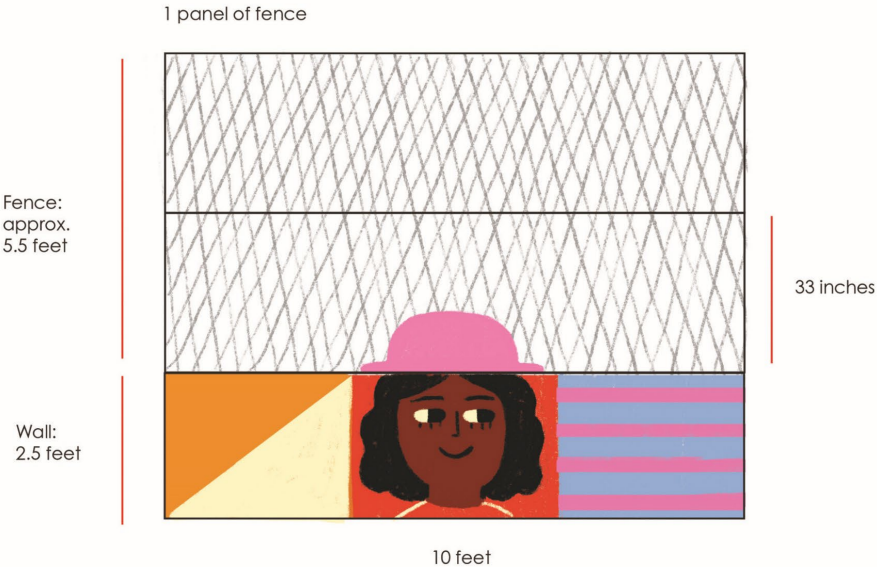
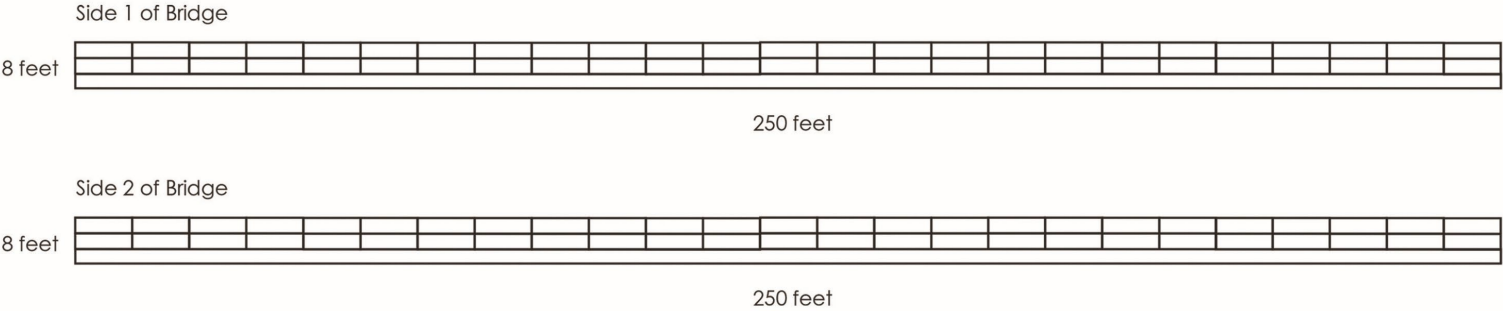


# Mural Location: Payne Avenue between E. 25<sup>th</sup> and E. 27<sup>th</sup> Streets

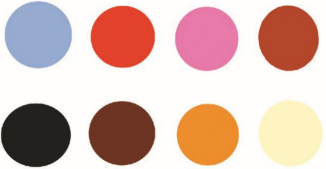




**DIMENSIONS:**



**COLOR PALETTE:**



- NOTES:**
- Three squares per fence panel.
  - One portrait per fence panel.
  - 25 panels across each bridge side so roughly 50 portraits across both sides of bridge.
  - Community volunteers to assist with the painting of the patterned squares.



## FENCE ATTACHMENT OPTIONS:



Image only meant to serve as sketch/mockup. Final art will look different based off of portraits and attachment materials.

Attachments would include hats, hairstyles, and possibly other objects balancing on heads. Abstract shapes could bounce above portraits as well.

### OPTION 1:

Corrugated plastic cut to different shapes.  
Holes punched into plastic and then ziptied into fence.



Example found online.

### OPTION 2:

Privacy tape woven into fence to form different shapes.  
Shapes would take on a slightly more geometric form.



credit: Elise Thomm

credit: Anna Garforth

### OPTION 3:

Mural only.











Image only meant to serve as sketch/mockup. Final art will look different based off of portraits and attachment materials.

Concept by Kathleen Marcotte

Dimensions: 8 feet high x 250 feet long on each side; two sides of the bridge





May 6, 2022

Ward 1: Approval of Selected Artists

**Location: 15401 Miles Avenue (Frederick Douglass Rec Center)**

Presenter: Vince Reddy, LAND Studio





May 6, 2022

Ward 1: Approval of Selected Artists

**Location: 15401 Miles Avenue (Frederick Douglass Rec Center)**

Presenter: Vince Reddy, LAND Studio



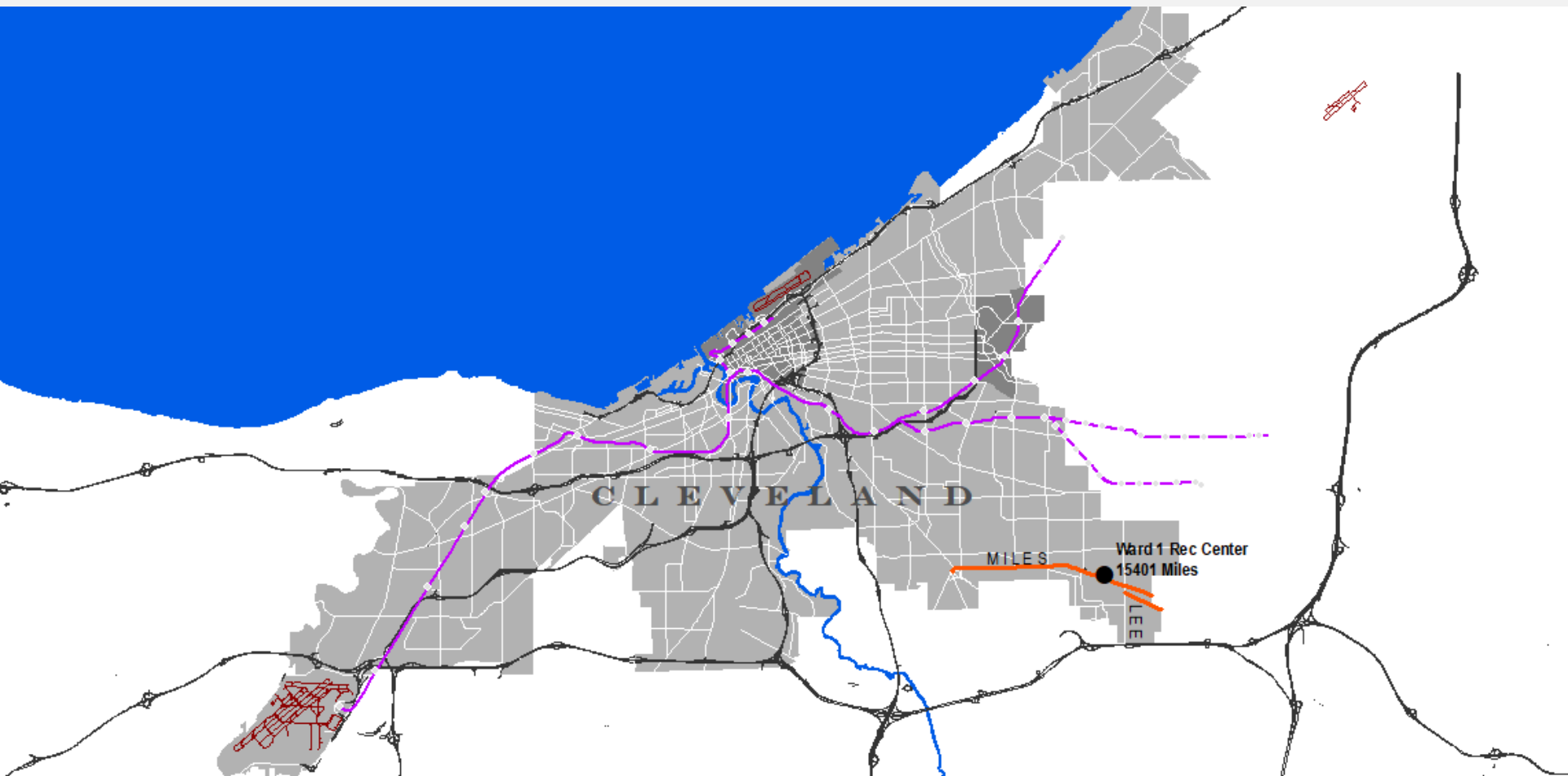
**City of Cleveland  
Public Art Program**

**Recommended artists for Frederick Douglass  
(Ward 1) Recreation Center**

**April 2022**

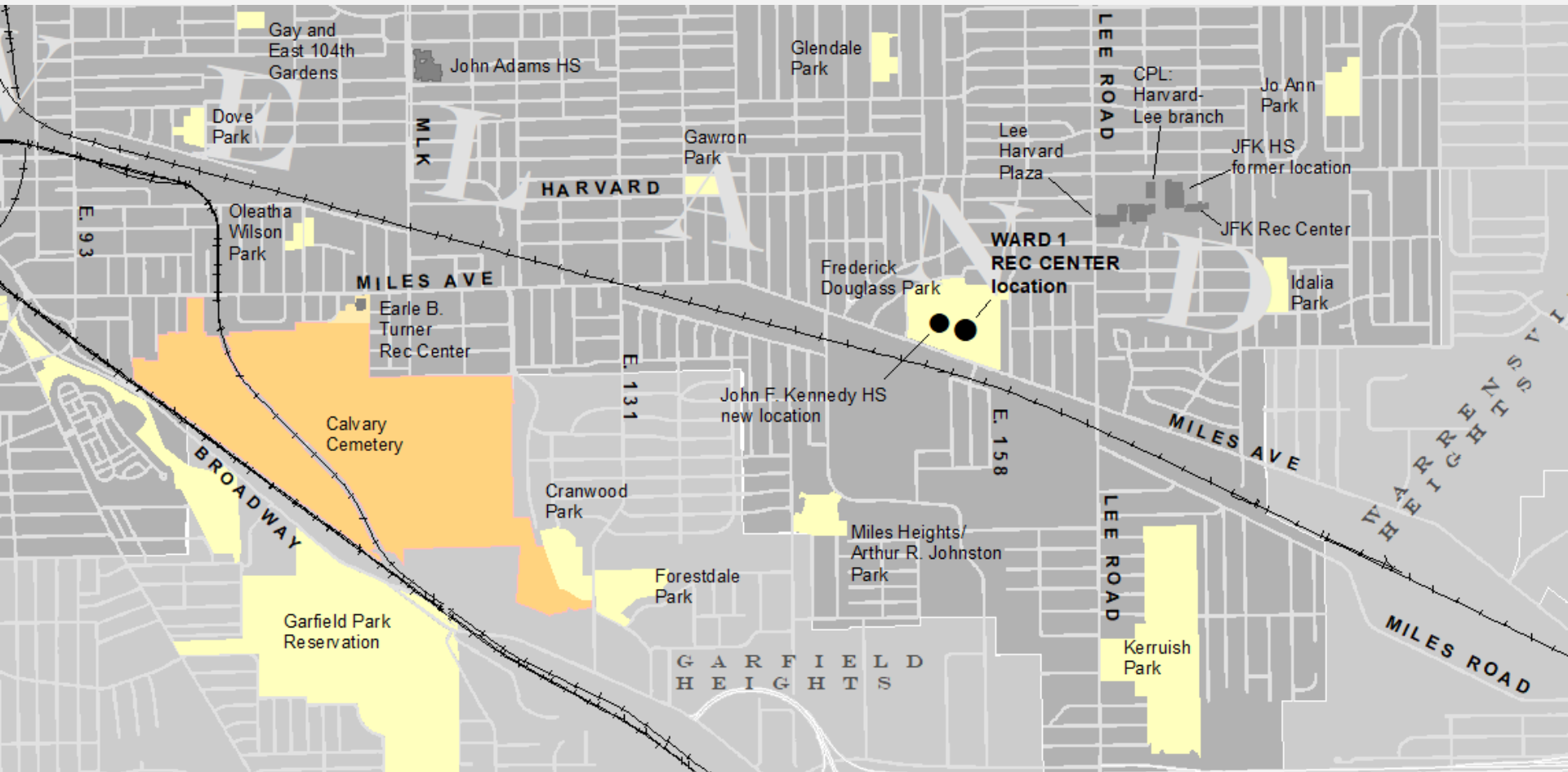


## Location of Ward 1 Recreation Center, 15401 Miles

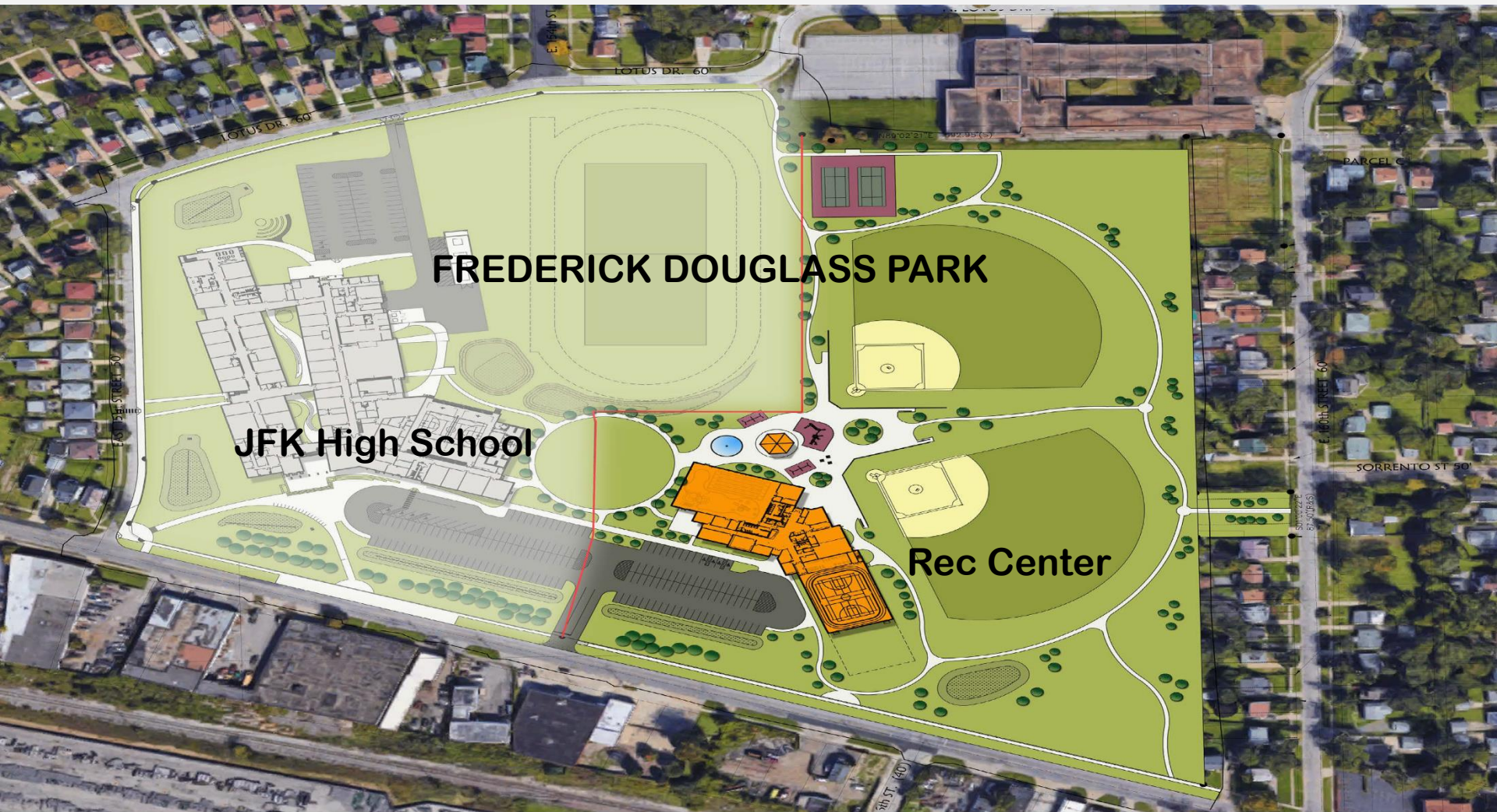




## Location of Ward 1 Recreation Center, 15401 Miles











- GYM + FITNESS
- POOL
- COMMUNITY
- STAFF
- SUPPORT
- CIRCULATION

**Floor Plan - Alternate 2**



**The New Ward 1 Recreation Center at Frederick Douglass Park**  
 15401 Miles Avenue, Cleveland, OH 44128  
**Design Review Submittal 06.05.2019**

















## **Recommended artists**

- **Sankofa Fine Art Plus**
- **Darius Steward**
- **Evan Laisure**



“Our Lives Matter” 2015  
Corner of E 105 & Yale Ave.  
(Unveiling)

Sankofa Fine Arts Plus





# “Why Fit In When You Were Born to Stand Out?” 2019 FDR Elementary School

Sankofa Fine Arts Plus





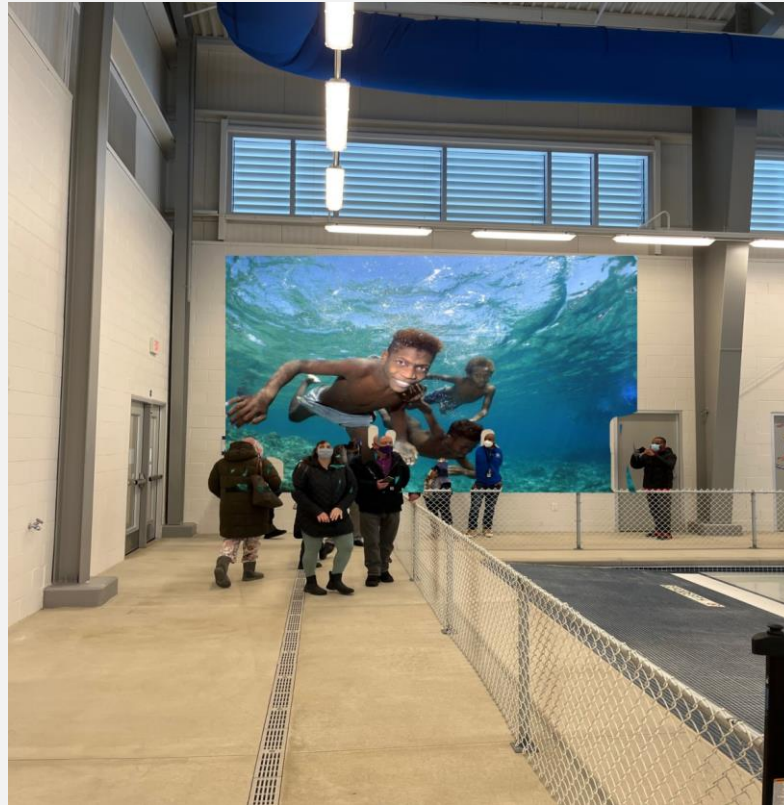
“Vote!” 2020  
East 91<sup>st</sup> Street and St. Clair Ave.





# F.D. Rec.Center pool area concept idea

Sankofa Fine Arts Plus





The images that will surround the pool will be those of children and families that utilize the pool.

**Sankofa Fine Arts Plus**





A sculpture of a young boy in a blue hooded jacket and backpack drinking from a can, with another child in the background.

# Darius Steward

SEE ALSO 2021

Art project organized by LAND Studio and the Cleveland Public Library







Cleveland Walls Mural Festival 2021  
Project organized by MidTown.

Darius Steward

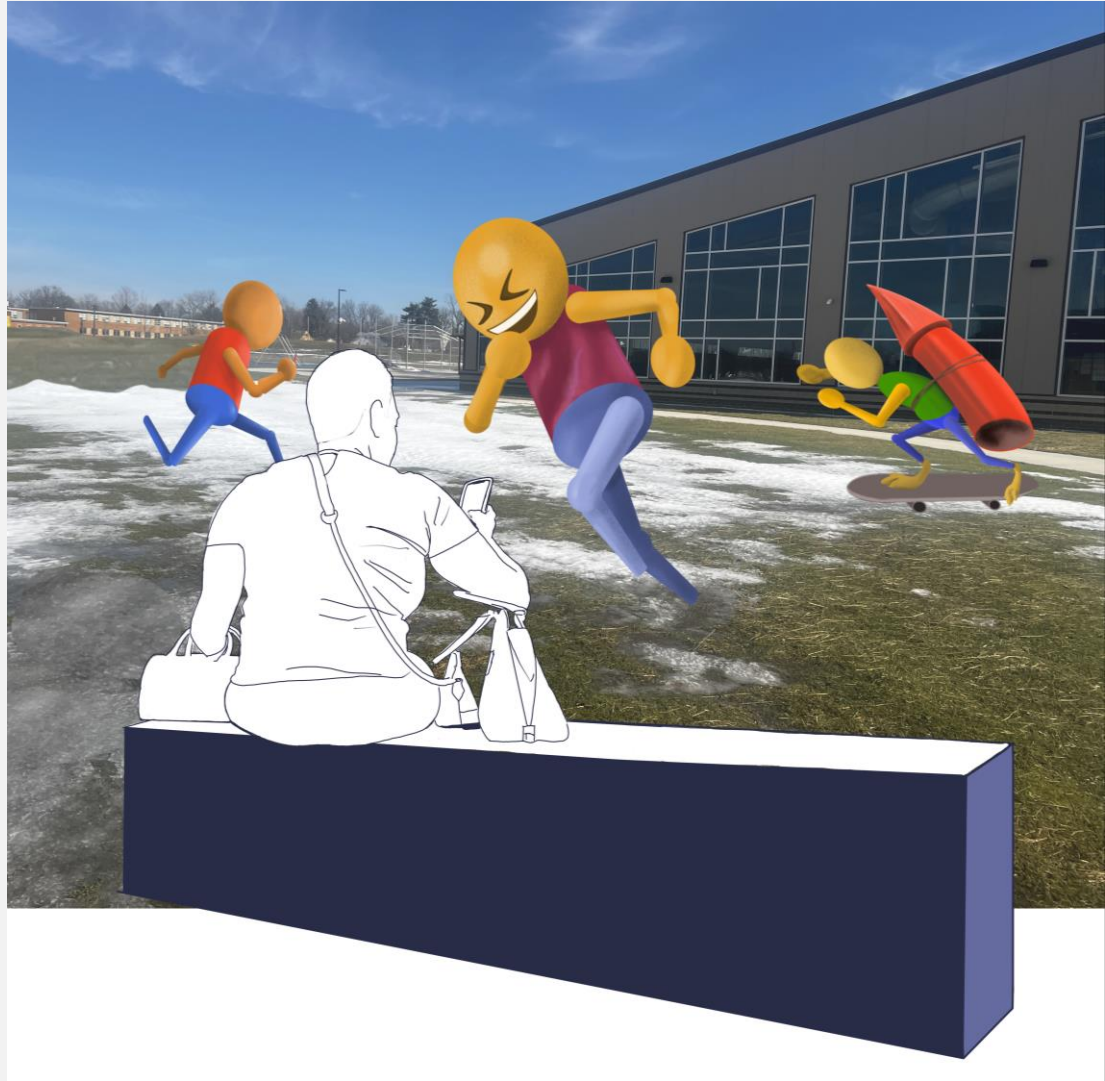




## Outdoor Greenspace Sculpture

– The Outdoor greenspace should be a great space to relax as you wait on your child as they finish up one of the various activities and events that will be available to them in the Rec Center. The Outdoor greenspace Sculpture would have seating room available next to the Sculpture of the woman who watches over the youth as they play and let their imagination run wild.

**Darius Steward**



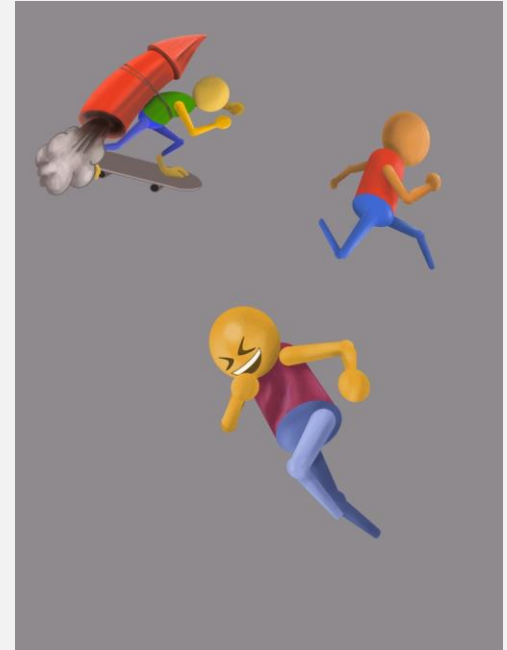
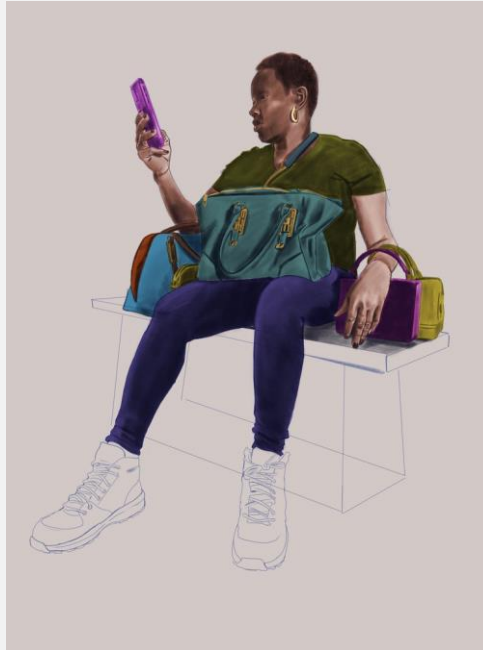


## – The Budget for the Greenspace Sculpture

- The rough estimated budget for the outdoor sculpture would be \$150,000

The sculptures will be created out of 1.5-pound density EPS foam with a steel structure for strength and for installation on site. 1/4 thick layer of epoxy resin fiberglass reinforcement would be applied to the foam rough sculpture. Once finished, the entire piece would be coated with an outdoor/indoor waterproof primer. Approximately every 5 to 8 years I will apply another coat of waterproof primer to extend the life of the sculptures. The sculptures will also be able to be removed for resurfacing and repairs if need be.

- All of this listed in the items above is included in the \$150,000



# Darius Steward



1

## CONCEPT ONE ENGRAVING ILLUSTRATION

BOARD 1 - EVAN LAISURE - TIVE PARTNER

**Engraving style illustration scenes depicting rec center activities & moments of community member engagement.**

### GALLERY ENTRANCE:



### MOOD BOARD IMAGERY:





2

## CONCEPT TWO INFOGRAPHIC IDENTITY

WARD 1 • EVAN LAISURE • THE PARTNER

*Visual infographic made with content from the  
Ward One neighborhoods as well as the rec center.*

### GALLERY ENTRANCE:



### MOOD BOARD IMAGERY:



Evan Laisure



Evan Laisure

CONCLUSION

WORLD 2 - EVAN LAISURE - THE DIRTIER

Evan Laisure

CONCLUSION

WORLD 2 - EVAN LAISURE - THE DIRTIER

Evan Laisure

CONCLUSION

WORLD 2 - EVAN LAISURE - THE DIRTIER





## **Public Art Committee Recommendations:**

<b>Darius Steward</b>	<b>\$100k</b>	<b>Outdoor artwork</b>
<b>Sankofa</b>	<b>\$ 50k</b>	<b>Mural in pool area</b>
<b>Evan Laisure</b>	<b>\$ 35k</b>	<b>Graphic in hallway</b>





May 6, 2022

## **2021 End of Year Report – Public Art Program**

Informational Purposes Only

Presenter: Vince Reddy, LAND Studio



**City of Cleveland  
Public Art Program**

**2021  
End-of-Year Presentation to  
City Planning Commission**

**May 6, 2022**



# Public Art Program

## 2021 overview

- Active projects
  - 16 projects in various stages
  - Program funding for these projects: \$2m
  - Budgets ranging from \$11k to \$1.1m
  - From other city sources: \$77k
- Developing processes to implement funding to
  - Pay artists for proposals
  - Maintain and conserve artworks
- Assessment of maintenance and repair needs



**Early-stage projects**

Mounted Police Unit  
Woodland Rec Center  
Lake Avenue Bridge  
Fire Station 26  
Clark Recreation  
Orr Park

Program	Other
(x \$1,000)	

180	
150	
	20
90	
45	
11	

**RFQ drafting**

East 140th Streetscape  
Cleveland Police Headquarters  
Buckeye Road Streetscape

52	12
1,067	
48	

**Artist selection**

East 185th Streetscape

26	10
----	----

**Design development**

Kovacic Rec Center  
Cleveland Kennel  
Frederick Douglass Rec Center  
105th and Ashbury

64	15
58	
185	
16	

**Nearing completion**

Walter Burks Playground  
Hopkins Ground Transportation Center

20	
36	

**Total**

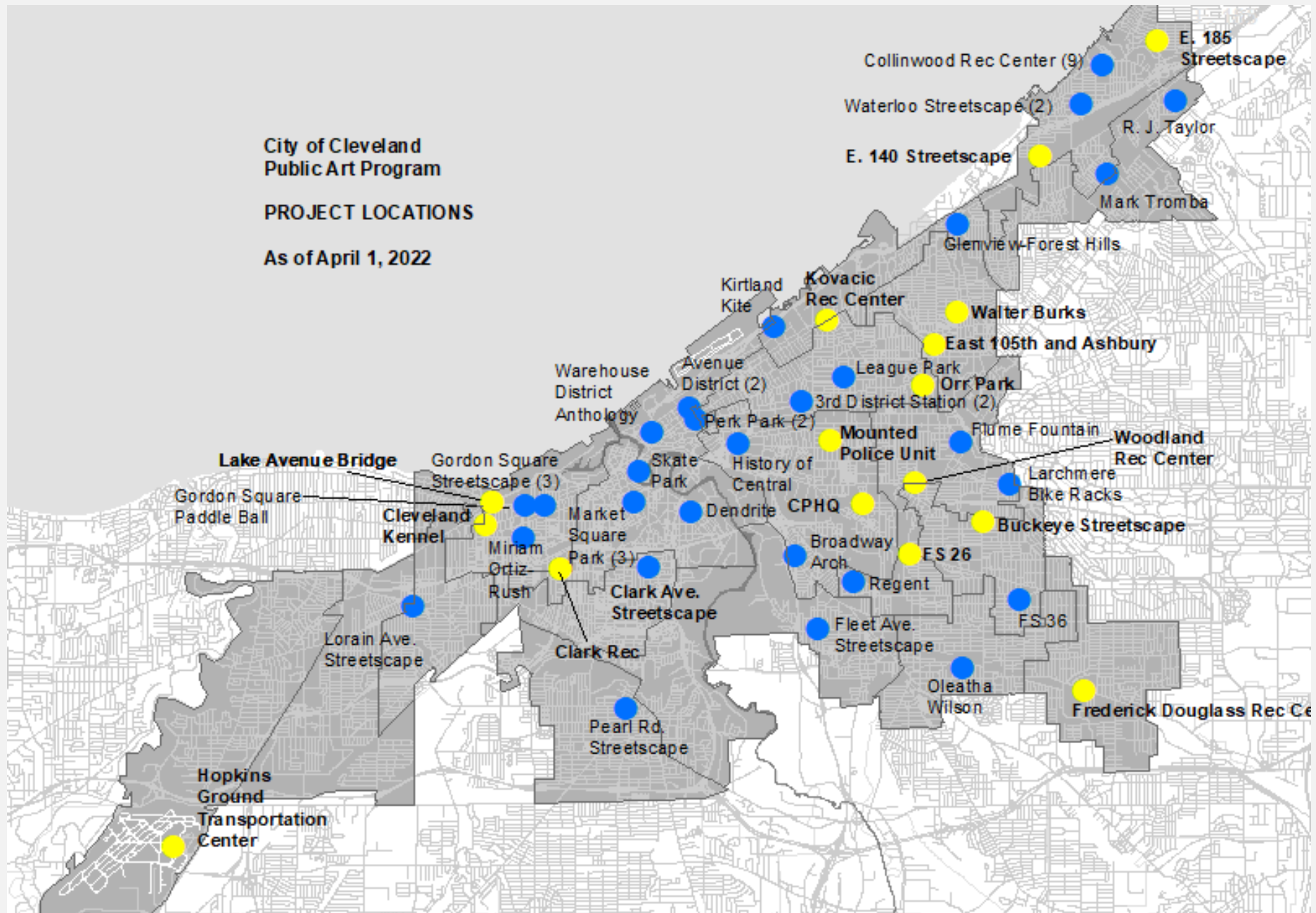
2,048	57
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City of Cleveland  
Public Art Program

PROJECT LOCATIONS

As of April 1, 2022





## Clark Avenue Streetscape





## Clark Avenue Streetscape





## Clark Avenue Streetscape





## Clark Avenue Streetscape





## Clark Avenue Streetscape





## Clark Avenue Streetscape





## Clark Avenue Streetscape





**City of Cleveland  
Public Art Program**

**Draft maintenance and conservation record**

**December 2021**



City of Cleveland  
Public Art Program

**Preliminary assessment of artwork  
maintenance and repair needs**

Updated January 5, 2022  
Today is April 8, 2022

**s** sculpture  
**a** sculpture w/add'l function(s)  
**m** mural  
**k** kiosk or box  
**x** mixed  
**o** other

Sort by macro:

Worst condition to top	ctrl-w
Back to standard form	ctrl-y
Sort by unique ID	ctrl-z

**F** beyond repair or possibly so  
**E** immediate attention needed  
**D** attention needed soon  
**C** moderate maintenance or repairs needed  
**B** minor attention may be required  
**A** no maintenance or repairs needed

Artwork or series		Instance	Artwork unique ID	Location on map	Type of artwork	Projected life, yrs	Cost of artwork, in thousands of dollars	Year installed	Name of artist, designer, or collective	Fabricator (see note 9)	Location information	Additional descriptive information	Observation date	Condition	Description of observed condition	See note(s)
Capital project																
22	e. Shield	4	1 e 4	I	a		2.2	2014	Hubbard, Tom	Imax Industries	E of NE cor E 127		06/28/21	D	rust, heaving or settling, weeds	
23	b. Bentwood	5	1 b 5	J	a		2.2	2014	Hubbard, Tom	Imax Industries	W of NW cor E 128	Shaker	06/28/21	D	rust, heaving or settling	1
24	a. Ladder	5	1 a 5	K	a		2.2	2014	Hubbard, Tom	Imax Industries	NE cor 130/Cheshire	Shaker	06/28/21	C	rust, weeds	1
25	d. Fiddle	5	1 d 5	K	a		2.2	2014	Hubbard, Tom	Imax Industries	NE cor 130/Cheshire	Shaker	06/28/21	C	rust, weeds	1
26	e. Shield	5	1 e 5	K	a		2.2	2014	Hubbard, Tom	Imax Industries	NE cor 130/Cheshire	Shaker	06/28/21	C	rust, weeds	1
27	2. Clark Avenue Streetscape		2				\$17.1				Quincy to W. 41					
28	a. Cat on the Scene		2 a	A	k		2.4	2021	Hubbard, Terrence Jr.	Central Graphics	SW cor Quincy		07/10/21	A	new	
29	b. Brutish Ptera		2 b	B	k		2.4	2021	Krueger, Matthew	Central Graphics	SW cor W. 14		07/10/21	A	new	
30	c. Peace & Love		2 c	C	k		2.4	2021	Childs, Christa	Central Graphics	SW cor W. 16		07/10/21	A	new	
31	d. Diverse Innocents		2 d	D	k		2.4	2021	Lewis, Rickey	Central Graphics	NW cor Scranton		07/10/21	A	new	
32	e. Infinite Time Loop		2 e	E	k		2.4	2021	Gonzalez, Gabriel	Central Graphics	NE cor W. 25		07/20/21	A	new	
33	f. Windy Clark		2 f	F	k		2.4	2021	Placko, Melinda	Central Graphics	NE cor W. 33		07/20/21	A	new	
34	g. The Eyes Are Useless When the Mind		2 g	G	k		2.4	2021	Bias, Samantha	Central Graphics	NE cor Fulton		07/20/21	A	new	
35	3. Professor Avenue Streetscape		3				\$35.0				Starkweather-W. 10					
36	a. Dendrite		3 a	X	a		35.0	2013	Ziemska, Ola (Olga)	Imax Industries	NE cor W. 10		07/10/21	E	in danger of being lost	2
37	4. Pearl Road Streetscape		4				\$28.0									
38	a. Old Brooklyn Root Riders		4 a		a		3.5	2017	Daubert, Melissa	Rustbelt Welding	NW cor Krather			A	excellent condition	
39	b. Old Brooklyn Root Riders		4 b		a		3.5	2017	Daubert, Melissa	Rustbelt Welding	NW cor Broadview			A	excellent condition	
40	c. Old Brooklyn Root Riders		4 c		a		3.5	2017	Daubert, Melissa	Rustbelt Welding	NW cor Hesperia			A	excellent condition	



**6.a.10.** Tuffet Triangle, round



8/6/2021



8/6/2021



8/6/2021

**6.b.1.** Tuffet Triangle, square chess





4.f. Old Brooklyn Root Riders east side of Pearl near Memphis



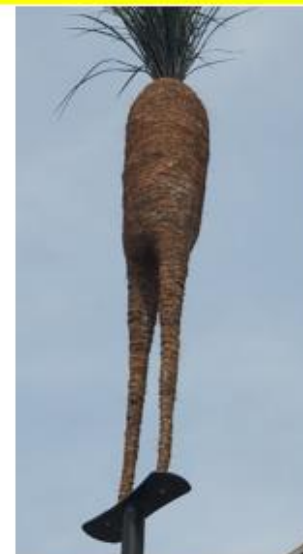
7/27/2021



7/27/2021



7/27/2021



7/27/2021



7.a.

Pavilion at Crooked River Skate Park

second and last set of pics



8/11/2021



8/11/2021



8/11/2021



## 1. Larchmere Streetscape

The locations of the artworks generated by the Larchmere streetscape project are shown on the map below.





6. Collinwood Recreation Center, TUFFETT TRIANGLE LOCATIONS, CLOSE-UP

This map shows the arrangement of the individual artworks in the Tuffett Triangle installation at Collinwood Recreation Center. The artworks are identified on the map by their unique IDs.





# Cleveland City Planning Commission

## Administrative Approvals

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May 6, 2022





**Ordinance No. 326-2022** (Ward 3/Councilmember McCormack; by departmental request):  
Authorizing the Director of Capital Projects to lease certain property located under Arch Number 3 of the Superior Viaduct to Apartment 92, The Apollo, LLC for the purpose of creating a curated greenspace amenity for the use of residents of its apartment complex, for a term of five years with one five-year option to renew, exercisable by the Director of Capital Projects.





**Ordinance No. 397-2022** (Ward 5/Councilmember Starr; by departmental request): Approving the addition of property located at 2275 East 55<sup>th</sup> Street to the Northeast Ohio Advanced Energy District; accepting and approving a petition and plan from a property owner in the District identifying a special energy improvement project; declaring it necessary to conduct the special energy improvement project; providing for the assessment of the cost of such special energy improvement project; authorizing the Director of Economic Development to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement to implement the project; and declaring an emergency.





**Ordinance No. 374-2022** (Shaker Heights, Ohio; Introduced by Councilmembers Bishop and Griffin by departmental request): Authorizing the Director of Public Works to execute a deed of easement and a deed of temporary easement granting to the Cuyahoga County Department of Public Works certain easement rights in property needed for the Warrensville Center Road Bridge Rehabilitation Project adjacent to Shaker Lakes Park; and declaring the easement rights not needed for the City's public use.



# Cleveland City Planning Commission

## Design Review Cases

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May 6, 2022





May 6, 2022

**NW2022-008** – Driftwood Apartment Building New Construction: Seeking Final Approval

**Project Address: 1111 Fairfield Avenue**

Project Representative: Aaron Taylor, J Roc Development

Note: the Planning Commission granted this project Schematic Design Approval on April 1, 2022.

**Committee Recommendation:** Approved as Presented



# ZONING SUMMARY

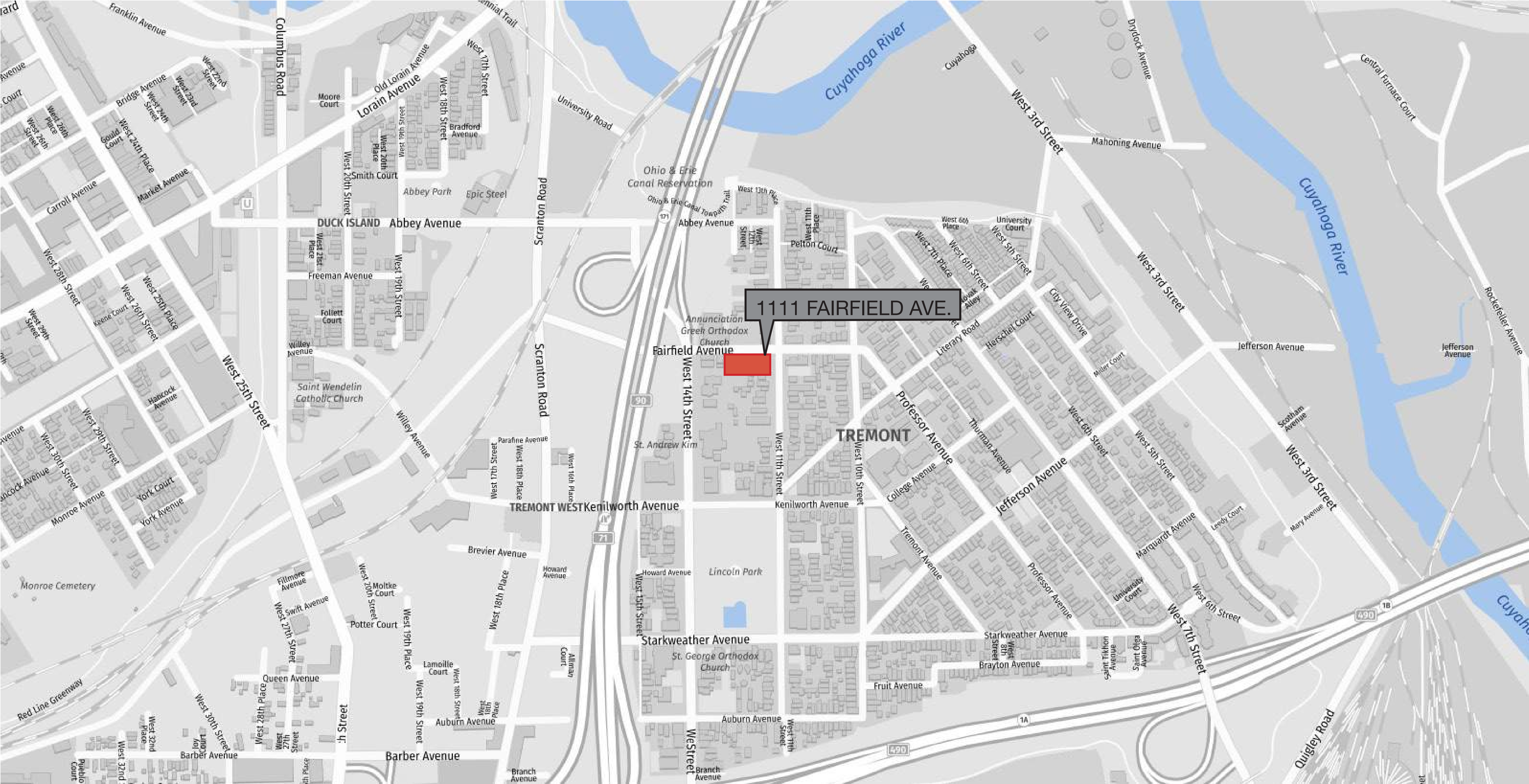
## PROPERTY INFORMATION

PROPERTY ADDRESS: 1111 FAIRFIELD AVE., CLEVELAND, OH  
PROPOSED USE: MULTI-FAMILY RESIDENTIAL  
TAX LOT ID’S: 004-12-038, 004-12-039, 004-12-040, 004-12-041, 004-12-042, 004-12-084, 004-12-085  
BASE ZONE: MF-G2 (MULTI-FAMILY)  
OVERLAY ZONE: URBAN FORM OVERLAY (UF) DISTRICT

## LOT COVERAGE

LOT AREA: 38,206 SF  
PROPOSED FAR: 3.4:1  
PROPOSED BUILDING FOOTPRINT AREA: 35,801 SF  
PROPOSED TOTAL BUILDING AREA: 129,482 SF



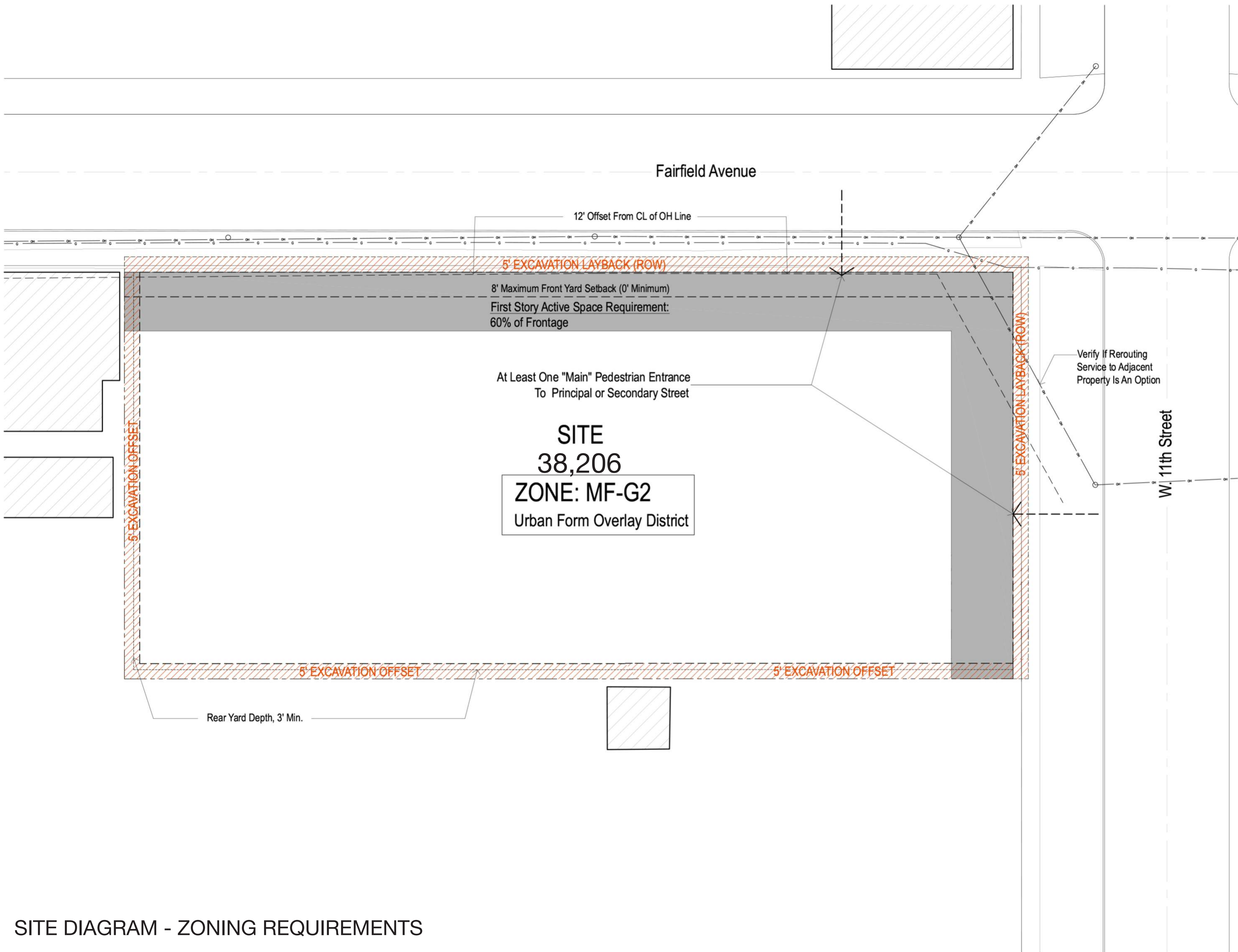


LOCATION MAP  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





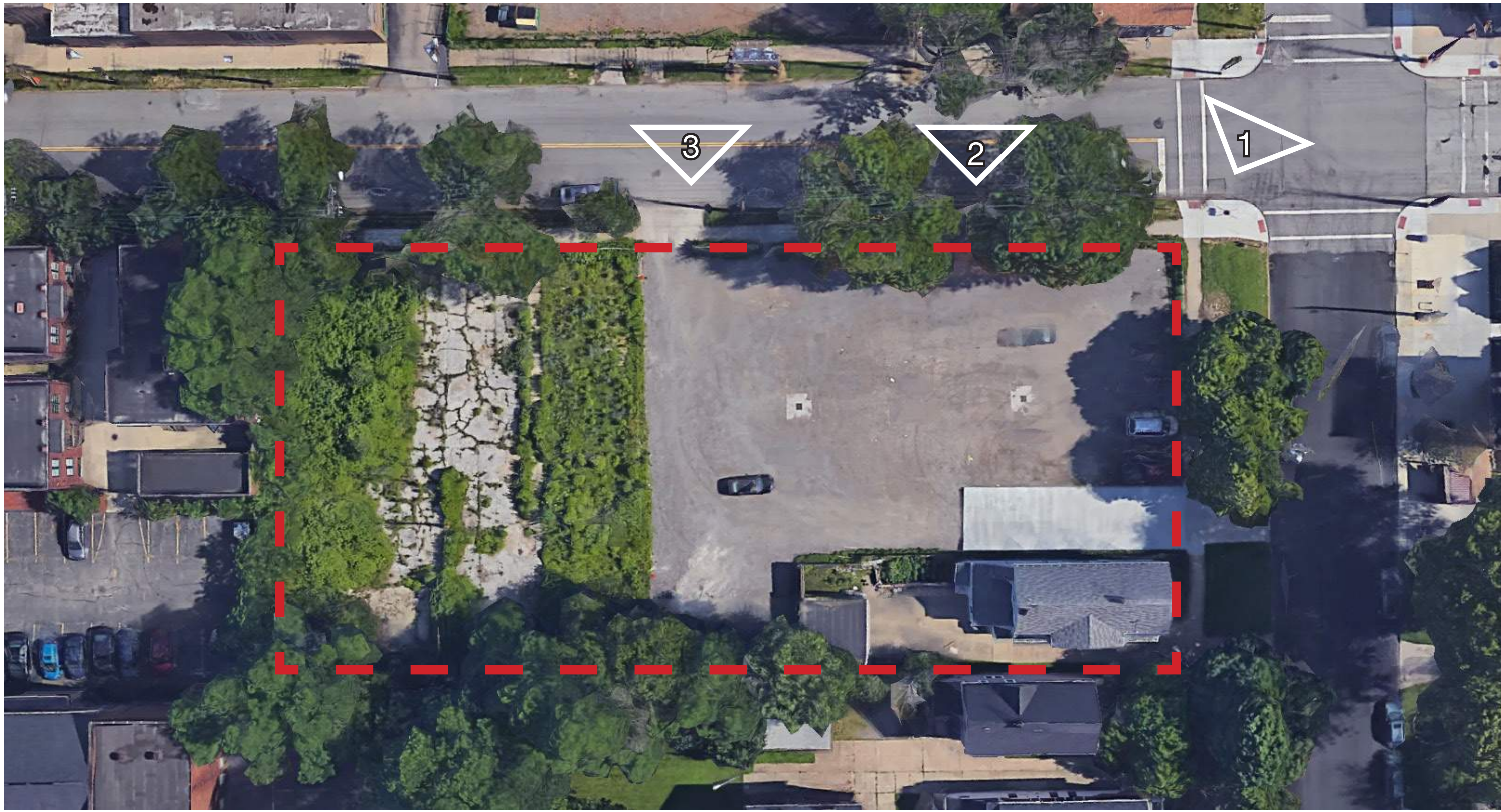




# SITE REQUIREMENTS

DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





EXISTING CONDITIONS - AERIAL VIEW



EXISTING CONDITIONS - VIEW 1



EXISTING CONDITIONS - VIEW 2

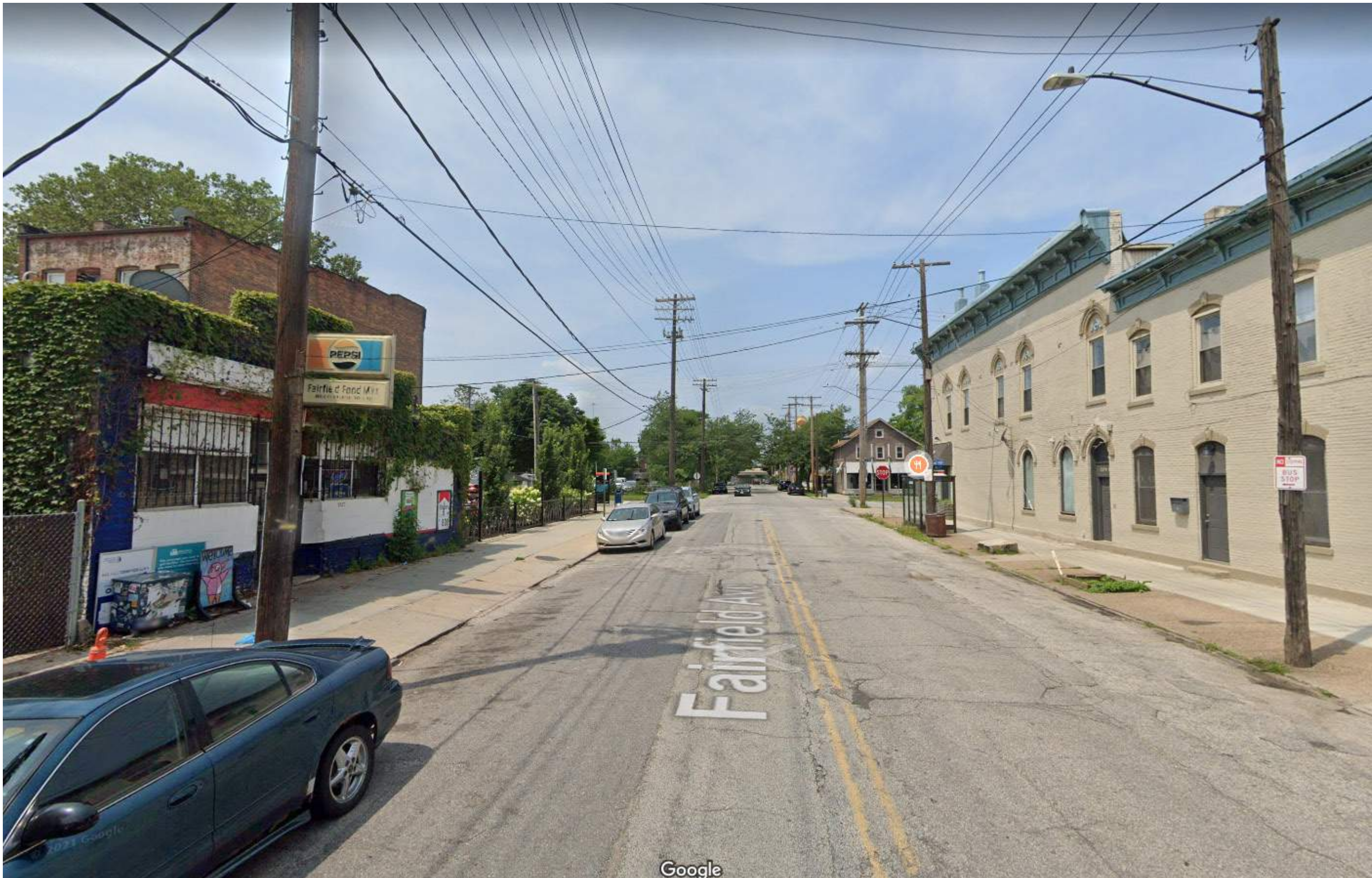


EXISTING CONDITIONS - VIEW 3





SITE AERIAL / VIEW LEGEND



VIEW 1 FROM EAST



VIEW 2 FROM SOUTH



VIEW 3 FROM WEST

# SITE CONTEXT

DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





VIEW 4 FROM NORTH



ADJACENT BUILDING 5



ADJACENT BUILDING 6



ADJACENT BUILDING 7

SITE CONTEXT

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022





# BUILDING SUMMARY

DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

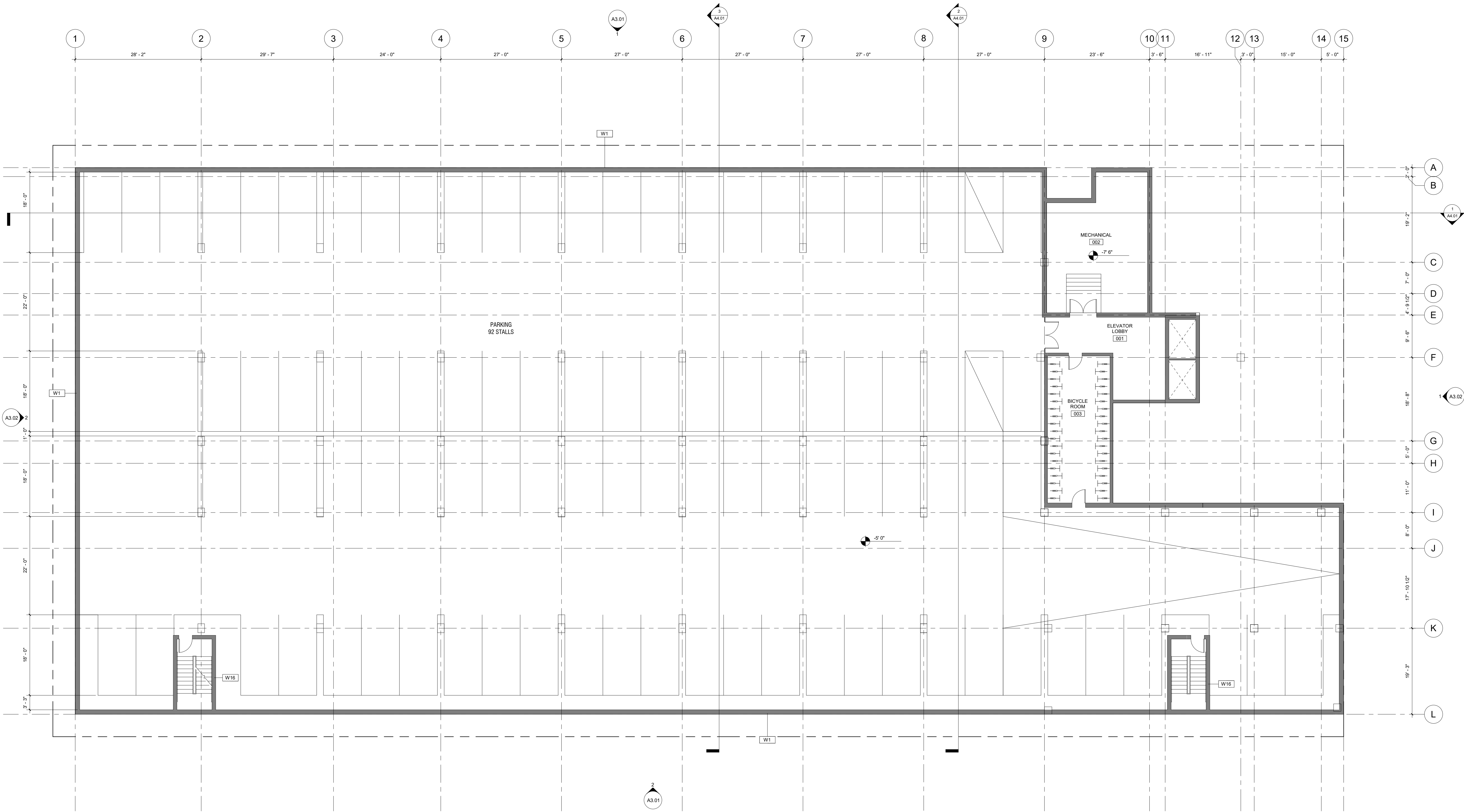
## BUILDING SUMMARY:

4 Floors of Residential Over 1 Floor of Structured Parking  
129,482 Total GSF (29,710 GSF Parking, 96,107 GSF Residential Uses)  
99 Residential Units, 1,400 NSF Corner Amenity  
92 Structured Parking Stalls









LOWER LEVEL PLAN





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

VIEW OF NE CORNER OF BUILDING FROM 11TH AND FAIRFIELD





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

ELEVATED VIEW OF NORTHEAST CORNER





NORTH VIEW FROM FAIRFIELD AVE.

RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

VIEW OF NORTH BUILDING ENTRY





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





GROUND FLOOR UNITS



RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





NORTH BUILDING ELEVATION

RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

NORTH VIEW FROM GROUND





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

SOUTH SIDE OF BUILDING FROM 11TH ST.





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

VIEW OF COURTYARD FROM 3RD FLOOR UNIT





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIFIELD AVE. | 04/29/2022

VIEW OF COMMUNITY ROOM FROM GARDEN





RETAIL VIEW FROM FAIRFIELD AVE.

RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

PARKING ENTRY VIEW FROM W 11TH





RENDERED VIEWS  
DRIFTWOOD | 1111 FAIRFIELD AVE. | 04/29/2022

PARKING ENTRY VIEW FROM W 11TH





GRAYWASH CEDAR  
WDX-1



GRAYWASH CEDAR  
SCREEN  
WDX-2



PAINTED  
PANEL  
FCP-1

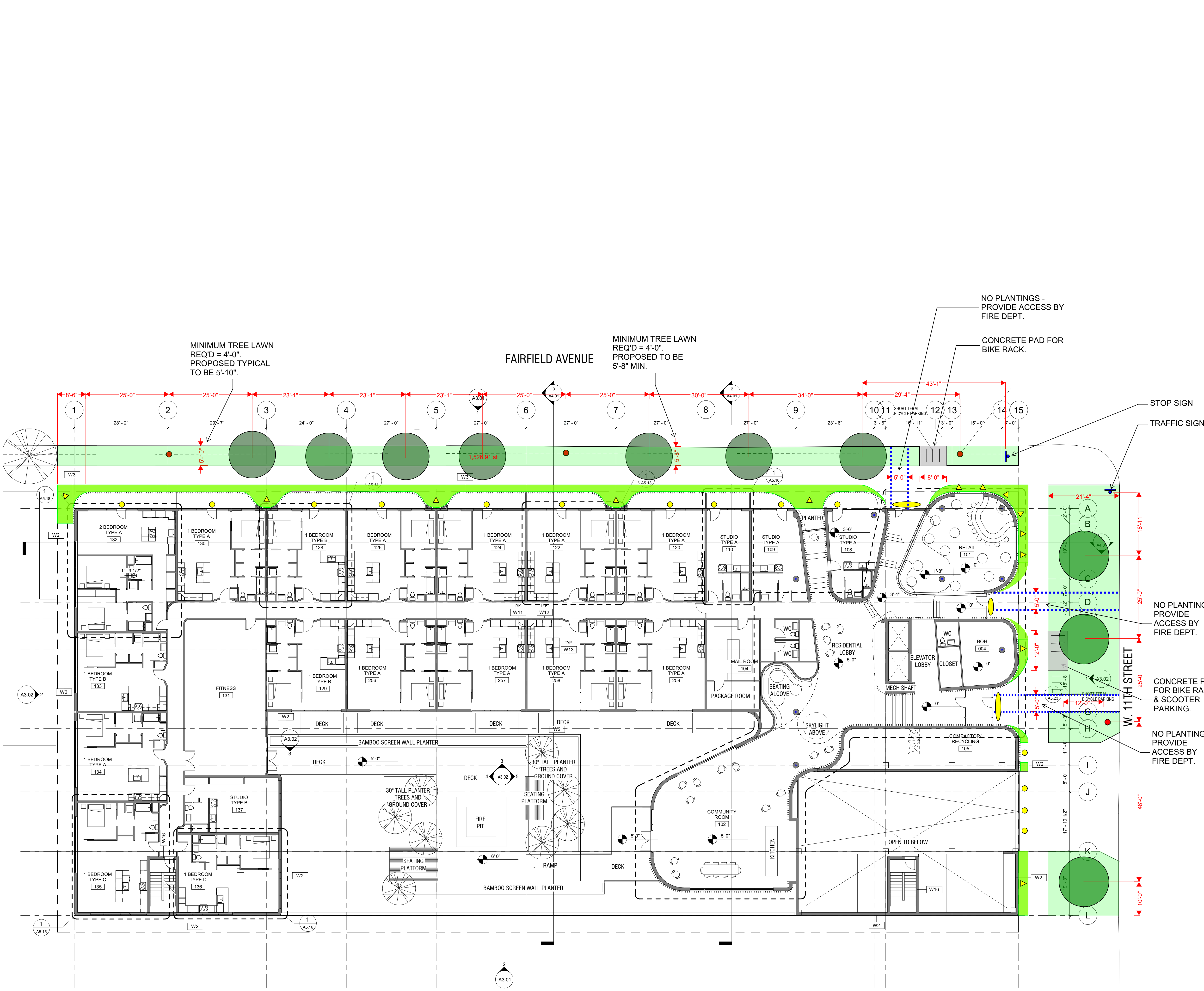


GRAY ALUMINUM  
WINDOWS



BOARD FORMED  
CONCRETE  
CONC-1





- EXISTING SIGN.
- EXISTING UTILITY POLE.
- EXISTING TREES TO REMAIN.
- WEST 11TH STREET PROPOSED ZELKOVA MUSASHINO - 40' HEIGHT, 15' SPREAD, 20' SPACING.
- FAIRFIELD AVENUE PROPOSED PARROTIA PERSICA VANESSA - 28' HEIGHT, 14' SPREAD, 20' SPACING.
- STANDARD GRASS PLANTING.
- 1. KARL FOERSTER (CALAMAGROSTIS X ACUTIFLORA)
- 2. JAPANESE FOREST GRASS 'ALL GOLD' (HAKONECHLOA MARCRA)
- 3. JAPANESE BLOOD GRASS 'RED BARON' (IMPERATA CYLINDRICA)
- CONCRETE PAD FOR BIKE RACK AND SCOOTER PARKING
- EXTERIOR ARCHITECTURAL DOWN-LIGHT
- EXTERIOR RECESSED LINEAR ARCHITECTURAL DOWN-LIGHT
- EXTERIOR LANDSCAPE UP-LIGHT

**NOTES:**

Spacing Guidelines for Planting Tree Lawn Trees

a. Minimum width of tree lawn required to plant a tree is 4 feet.

b. Do not plant in front of building entrances in order to permit easy access by the Fire Department.

c. Do not plant within bus stops.

d. Minimum distance between trees (trunk to trunk) shall be 20 feet to 30 feet (depending upon the tree species and other local conditions).

e. Minimum distance from a streetlight or utility pole to the tree trunk is 25 feet (this may vary with tree species).

f. Minimum distance from a stop sign to the tree trunk is 30 feet.

g. Minimum distance from other traffic signs to the tree trunk is 6 feet.

h. Where there is on street parking, the distance from a parked car to tree trunk should be 5 feet, to allow for the swing of car doors.

i. Minimum distance from a gas or water valve to the tree trunk is 6 feet.

j. Minimum distance from a fire hydrant to the tree trunk is 10 feet.

k. Minimum distance from the corner of a street intersection to the tree trunk is 40 feet.

l. Minimum distance from the edge of the tree pit to any opposite obstruction (building wall, stoop, railing, property line etc.) is from 4 to 6 feet, depending upon local conditions and the amount of sidewalk traffic.



# Cleveland City Planning Commission

## Director's Report

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May 6, 2022




## Congressional Earmark Requests – share your support



- Lee Road Corridor Revitalization Project – request for design
- Memorial Bridges Loop – request for construction
- Support the projects:  
[CPC Grants: https://planning.clevelandohio.gov/grants/index.php](https://planning.clevelandohio.gov/grants/index.php)



May 6, 2022



**VISION ZERO CLEVELAND ACTION PLAN**


## LEE ROAD COMMUNITY MEETING

Share your priorities for road safety along Lee Road. All are welcome!


Vision Zero Cleveland will eliminate serious injuries and deaths on Cleveland roads through clear, measurable strategies to provide safe, healthy, and equitable mobility for all.

**THURSDAY  
MAY 19TH  
6:00PM - 7:30PM**


**HARVARD COMMUNITY  
SERVICES CENTER  
18240 HARVARD AVE.**




**Take the Safety Survey:**  
[www.surveymonkey.com/r/LeeRoad](https://www.surveymonkey.com/r/LeeRoad)




Scan QR Code



Ward 1 Councilman  
**Joe Jones**



CITY OF CLEVELAND  
Mayor Justin M. Bibb



## Vision Zero Community Meeting

- Lee Road Public Meeting May 19 at 6PM  
Location: Harvard Community Services Center  
(18240 Harvard Avenue).

## NOACA Lakefront Public Survey

- [Get Involved! | Lake Erie Connect: http://lakeerieconnect.com/get-involved/](http://lakeerieconnect.com/get-involved/)



## Staffing Update

- **New Staff**
  - Assistant Director – Marka Fields
  - City Planner, Urban Design – Pegah Nourifard
  - Principal Clerk, BZA – Brittany Jones (May 16)
- **Departures**
  - City Planner, Sharonda Whatley
- **Upcoming job postings (anticipated for week of May 16)**
  - Senior Assistant City Planner – Landmarks
  - City Planner
  - Assistant Administrator for the Board of Building Standards and Appeals

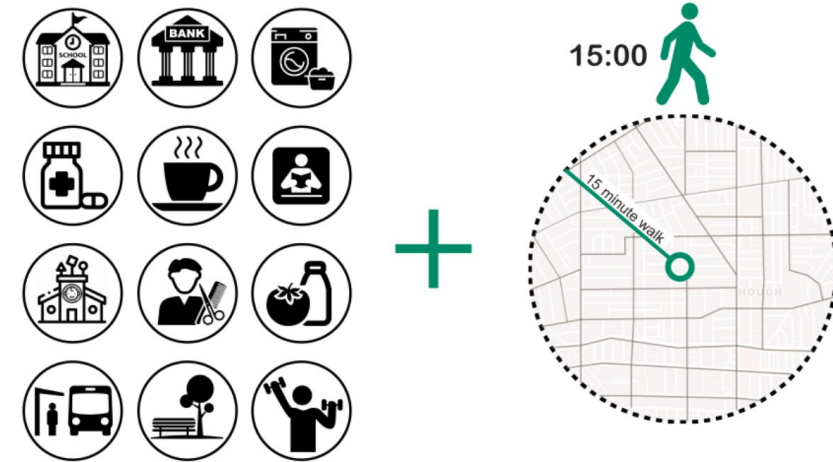


May 6, 2022

## In the News

- **15 minute cities**

[Can Cleveland become a '15-minute city'? | wkyc.com](https://www.wkyc.com/story/15-minute-city-cleveland/7584586001/)



- **Public Art**

Cleveland was a stop on a multi-city pop-up sculpture tour by world-renowned sculptor, Christopher Curtis. CPC coordinated efforts with them for the two-day exhibit on the stage at Wade Oval, on April 26<sup>th</sup> and 27<sup>th</sup>. The 21' tall sculpture, *That Place in the Stars*, received positive media coverage by both Fox 8 News, and News Channel 5.



# Cleveland City Planning Commission

## Adjournment

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May 6, 2022