



Cleveland City Planning Commission

Friday, July 1, 2022

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

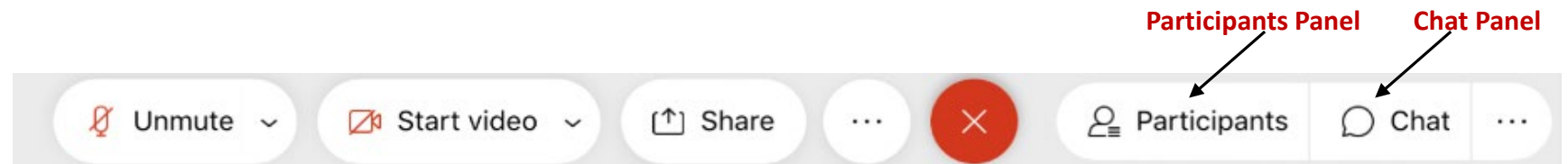
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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



July 1, 2022

Cleveland City Planning Commission

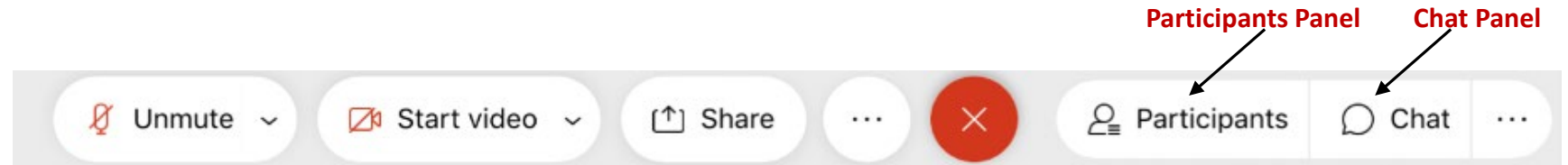
Preamble

ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.

THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.

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

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



July 1, 2022

Cleveland City Planning Commission

Call to Order and Roll Call



July 1, 2022

Cleveland City Planning Commission

New Townhouse Development In a 2-Family District



July 1, 2022

Townhouse Development in a 2-Family District



July 1, 2022

For PPNs# 002-32-026 & -152

Project Addresses: 1862 & 1864 West 57th Street

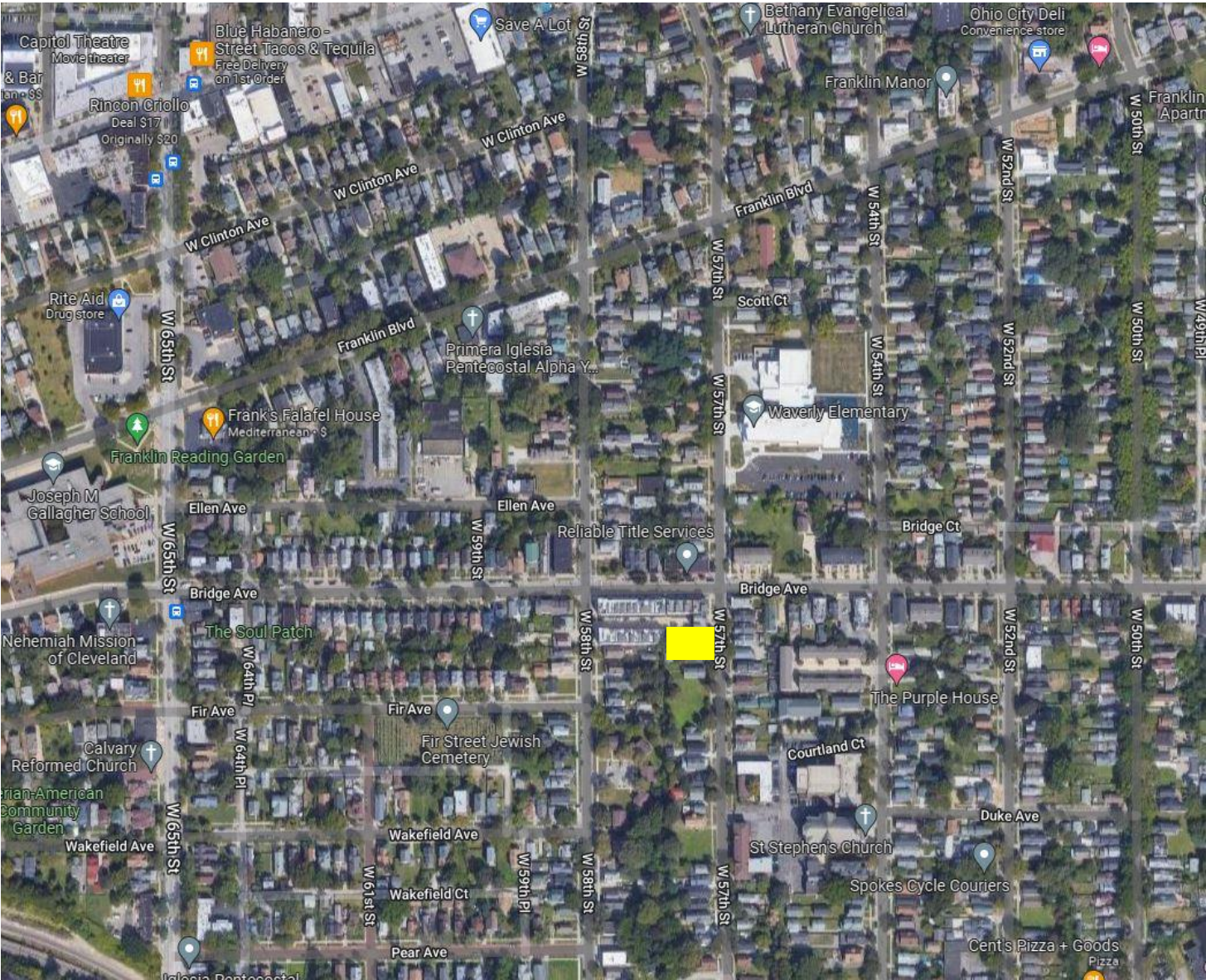
Project Representative: Phillip Talley, City Architecture



W. 57th St. Townhomes

Cleveland Bricks | HDRS | 04.26.2022

SITE PLAN



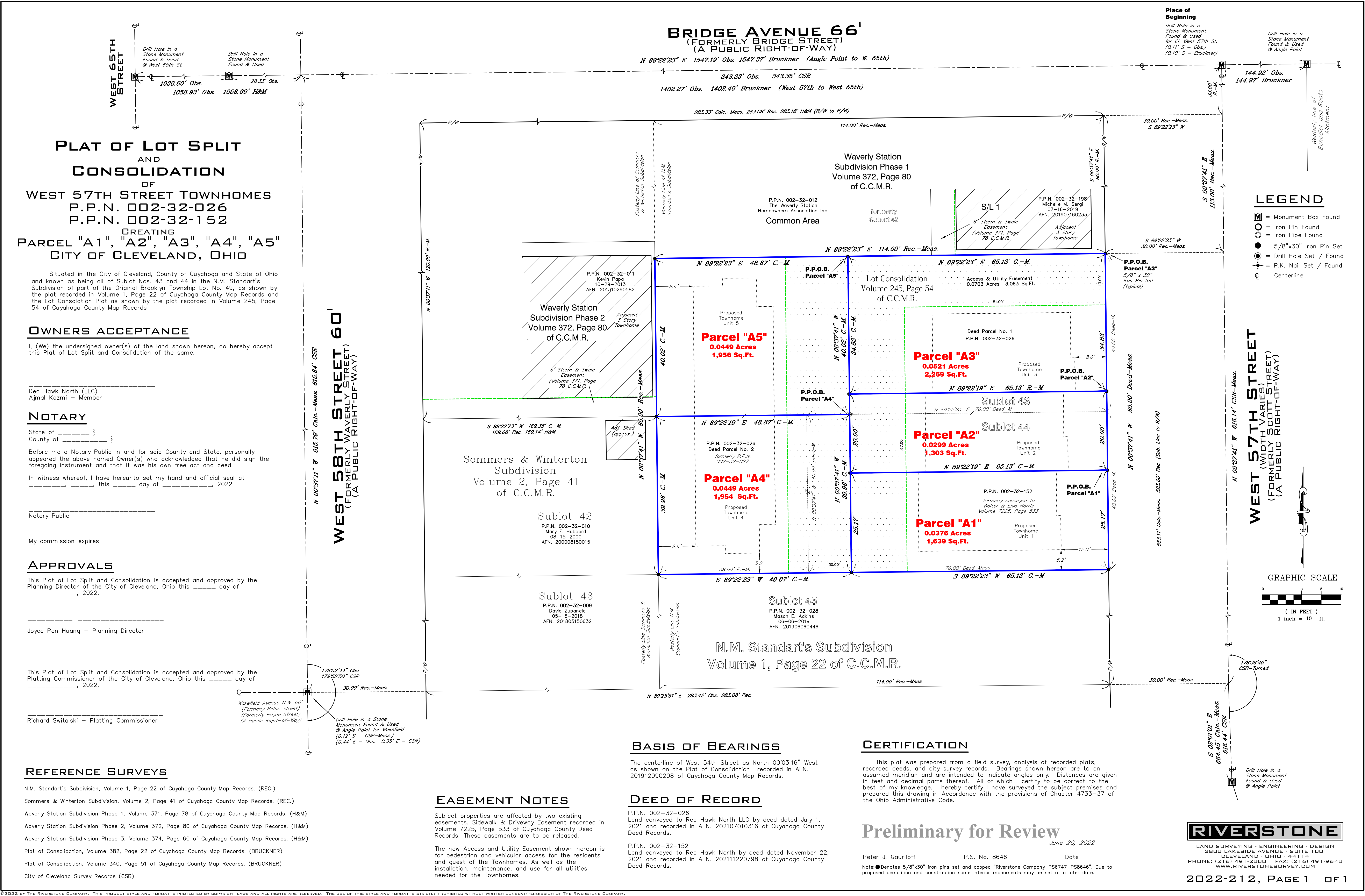
W. 57th St. Townhomes

EXISTING CONDITIONS



NEIGHBORHOOD CONTEXT







ZONING ANALYSIS (337.031)		
EXISTING ZONING - 2-FAMILY - In any zoning district where a townhouse use is not permitted by right (ex. Single Family, Two (2) Family), the City Planning Commission shall determine, based on the application of division (e) of this section, if a townhouse use shall be permitted.		
RA-3 (Based on front yard setback range)		
	REQUIRED	PROPOSED
FRONT YARD DEPTH		
PRINCIPAL	0' MIN; 12' MAX	8'
SECONDARY	NONE	N/A
INTERIOR	7' MIN.	10'-3"
INTERIOR SIDE YARD DEPTH		
ADJOINING 1-2 FAMILY DISTRICT	3' MIN.	3'
ADJOINING OTHER DISTRICT	N/A	N/A
REAR YARD DEPTH		
ADJOINING 1-2 FAMILY DISTRICT	7' MIN.	9'-7"
ADJOINING OTHER DISTRICT	N/A	N/A
FIRST FLOOR GLAZING		
PRINCIPAL FRONTAGE	35% MIN.	44%
SECONDARY	25% MIN.	N/A
INTERIOR	20% MIN.	23%
ACTIVE USE		
PRINCIPAL FRONTAGE	60% FRONTAGE 9' MIN. DEPTH	COMPLIES
SECONDARY	NO REQUIREMENT	
INTERIOR	NO REQUIREMENT	
FRONTAGE FEATURES	B, C, D, OR E 16 SF MIN.	E COMPLIES
HEIGHT OF FINISHED FLOOR ABOVE GRADE		
PRINCIPAL	28" MIN; 66" MAX.	28"
SECONDARY	28" MIN; 66" MAX.	N/A
INTERIOR	18" MIN; 66" MAX.	18"
ONE-WAY VEHICULAR DRIVEWAY SERVING MULTIPLE UNITS	11' WIDE MAX	11'
HEIGHT LIMIT	35'	33'-4"

PRELIMINARY
NOT FOR
CONSTRUCTION

WEST 57th STREET
TOWNHOMES

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

ARCHITECTURAL
SITE PLAN

City Architecture

12205 Larchmere Boulevard
Cleveland, Ohio 44120
phone.216.881.2444

www.cityarch.com

Project Number:

21062

Sheet Number:

AS1.1

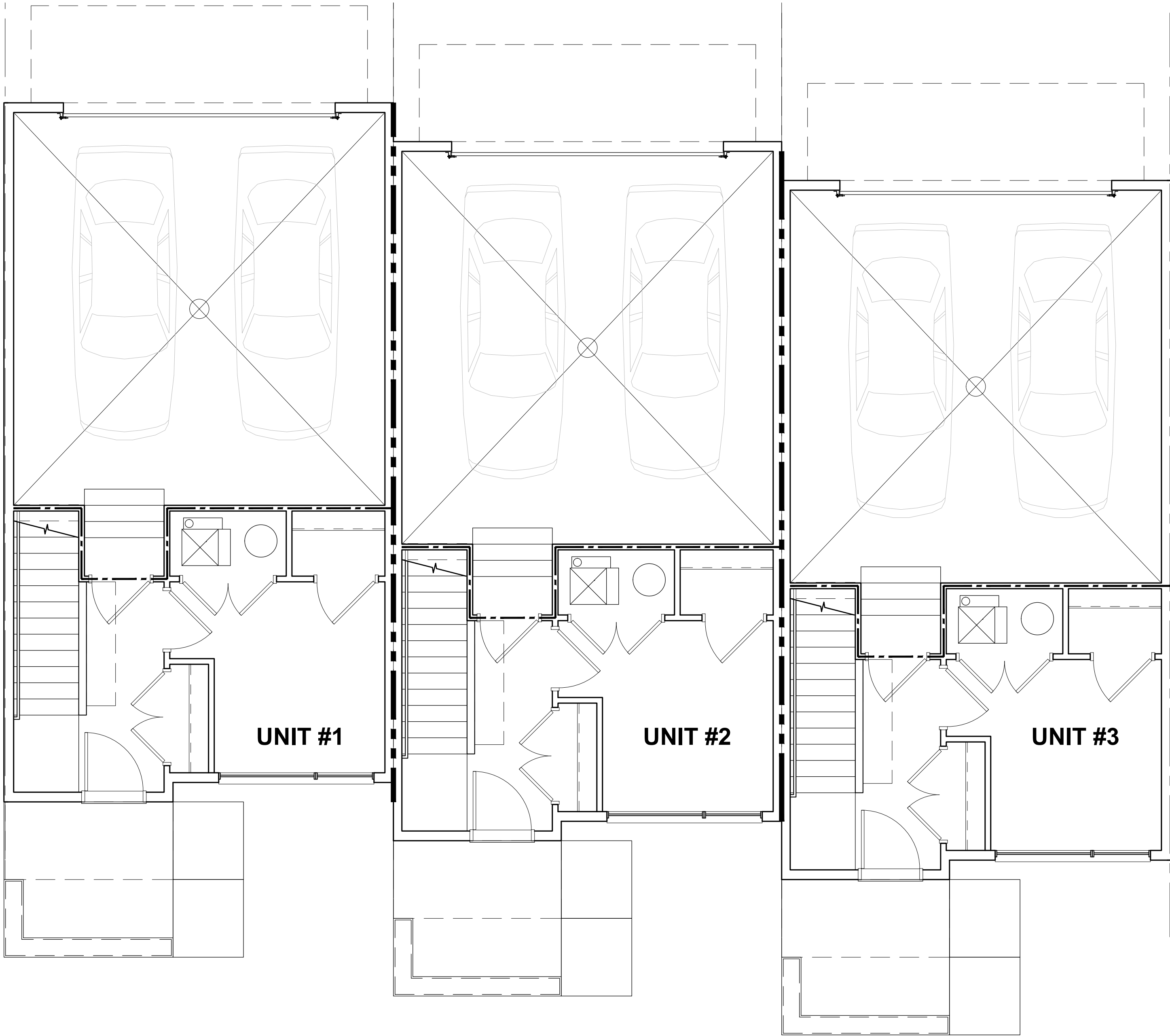
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SITE PLAN

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

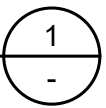
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AS1.0





FIRST FLOOR PLAN

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



GENERAL NOTES:

PER R302.6 PROVIDE DWELLING/GARAGE SEPARATION AS FOLLOWS:
1. 1/2" GYPSUM BOARD ON GARAGE SIDE UNDER ATTIC/ROOF TRUSS SPACE (UNIT TYPE 'A' GARAGE CEILING).
2. 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE (UNIT TYPE 'B' GARAGE CEILING).
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PER R302.10.1 AND R302.10.2, PROVIDE INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF ASSEMBLIES, WALL ASSEMBLIES, AND ATTICS WITH FLAME SPREAD INDEX NOT TO EXCEED 25 AND SMOKE-DEVELOPED NOT TO EXCEED 450 PER ASTM E 84 OR UL 723. WHEN INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD AND SMOKE DEVELOPED INDEX DO NOT APPLY TO THE INSULATION FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH.

PER R302.2 THE COMMON WALL BETWEEN UNITS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS IN ACCORDANCE WITH UL 336. SEE A0.1 FOR MORE DETAIL

FLOOR PLAN NOTES:

- SEE UNIT PLANS FOR INTERIOR DIMENSIONS
1. DOWNSPOUT AND BOOT SHOWN ON FIRST FLOOR PLAN. COORD. LOCATION WITH SITE DRAWINGS, TYP.
 2. FRAMING TO BE COORDINATED WITH FINAL MECHANICAL LAYOUT FOR CHASES AND SOFFITS.
 3. PROVIDE PAN & DRAIN AT LAUNDRY & MECHANICAL ROOM.
 4. ALL INTERIOR WALLS ARE 3-1/2" UNLESS OTHERWISE NOTED (EXTERIOR WALLS INCLUDE SHEATHING, 6" TOTAL).
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CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

BLDG A
FIRST FLOOR
PLAN

City Architecture

12205 Larchmere Boulevard
Cleveland, Ohio 44120
phone.216.881.2444

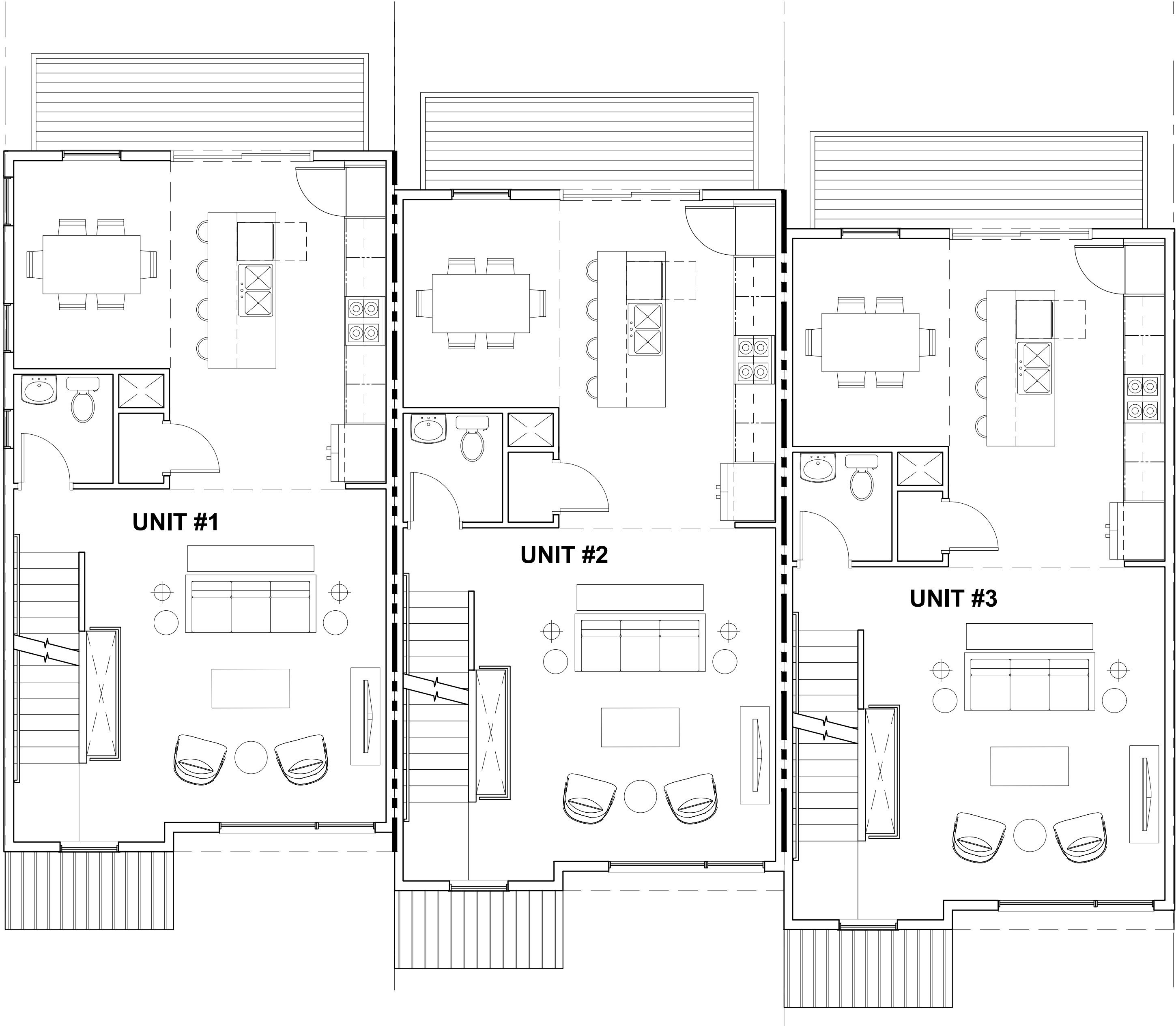
www.cityarch.com

Project Number:

21062

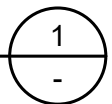
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SECOND FLOOR PLAN

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



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BLDG A
SECOND
FLOOR PLAN

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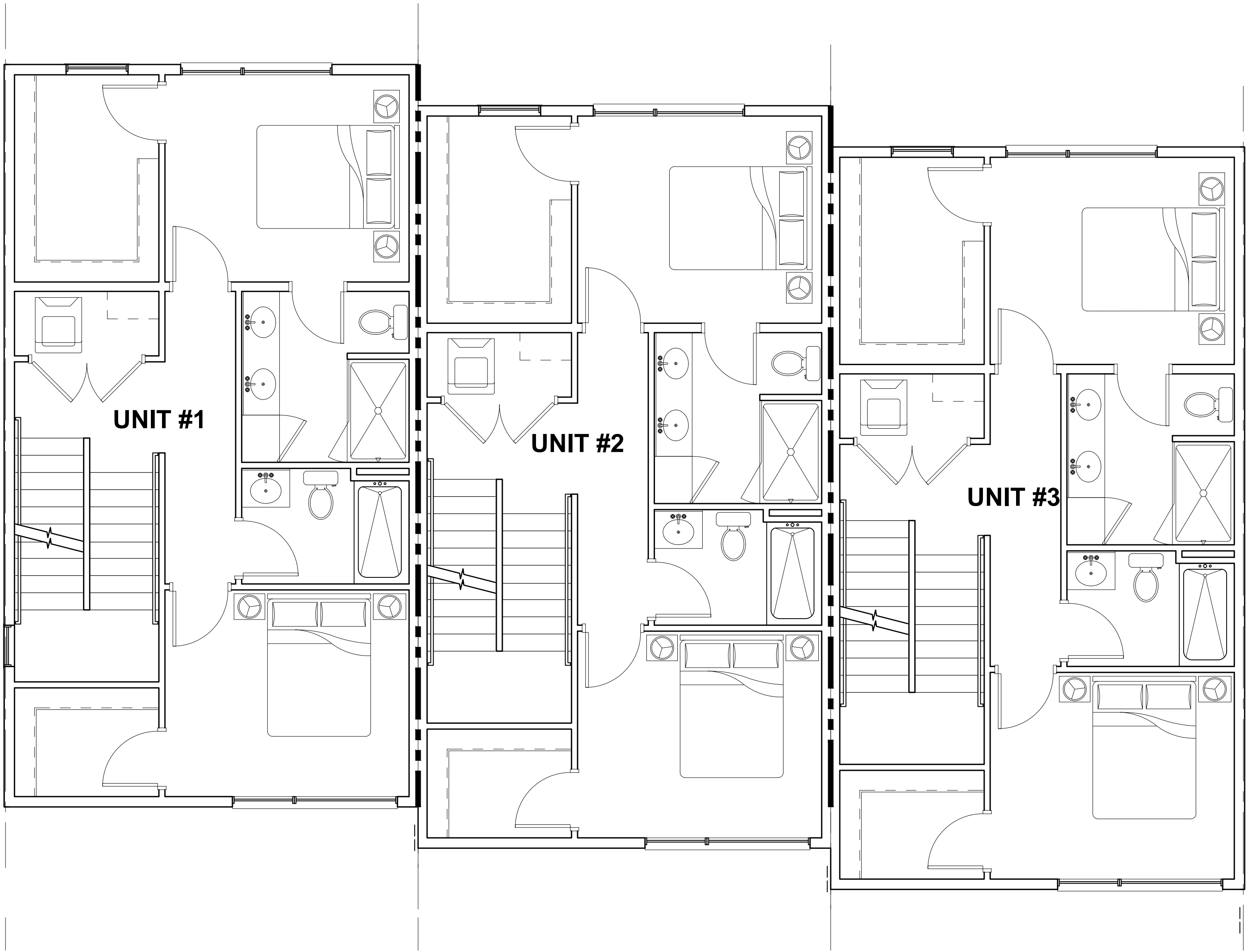
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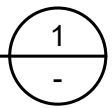
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THIRD FLOOR PLAN

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



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PRELIMINARY
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WEST 57th STREET
TOWNHOMES

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

BLDG A
THIRD FLOOR
PLAN

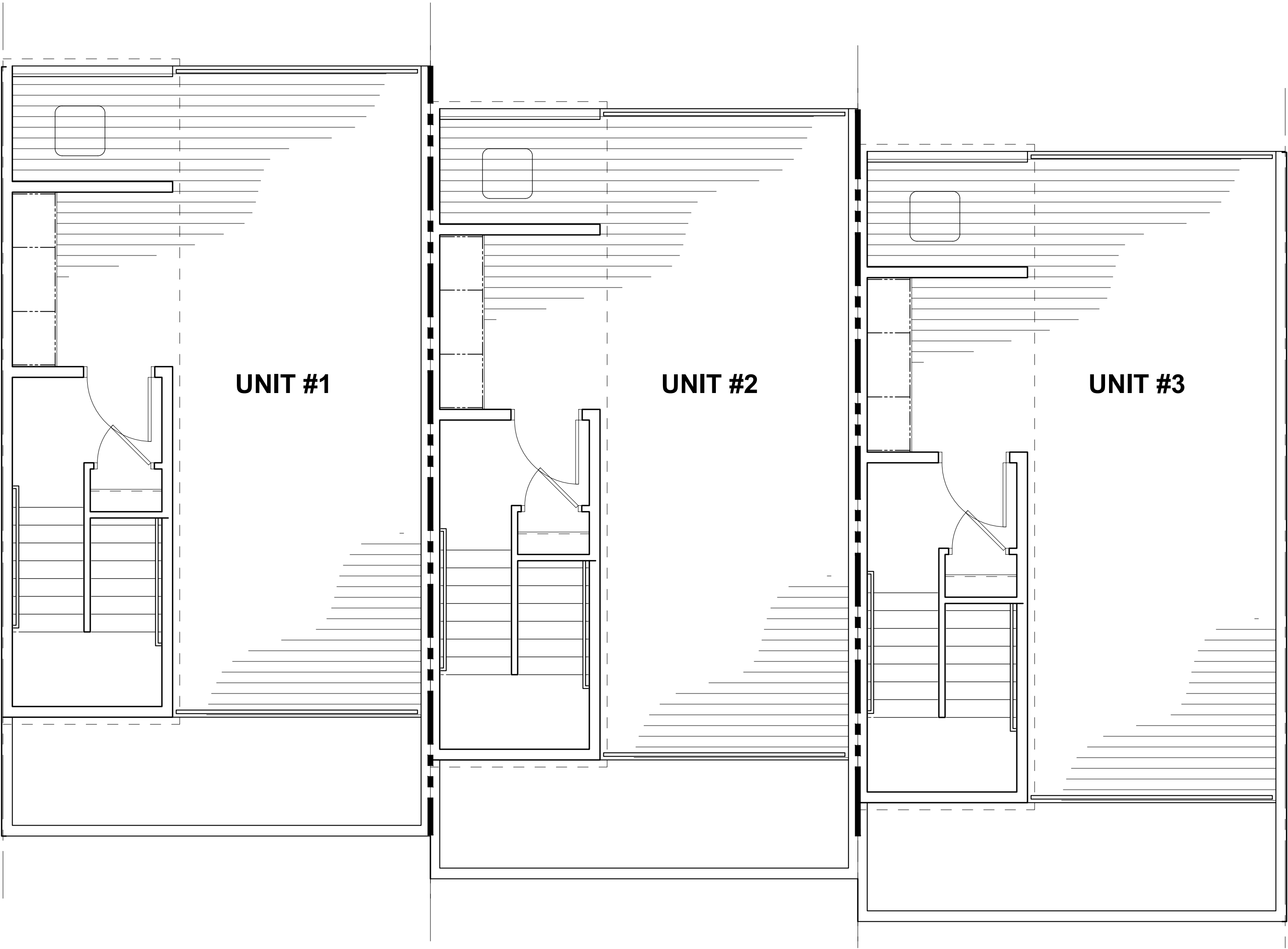
City Architecture
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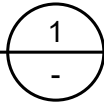
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FOURTH FLOOR PLAN

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



PRELIMINARY
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WEST 57th STREET
TOWNHOMES

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

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ROOF PLAN

City Architecture
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21062

Sheet Number:

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WEST 57th STREET
TOWNHOMES

CLEVELAND BRICKS
CLEVELAND, OH 44102
1864 W. 57TH ST.

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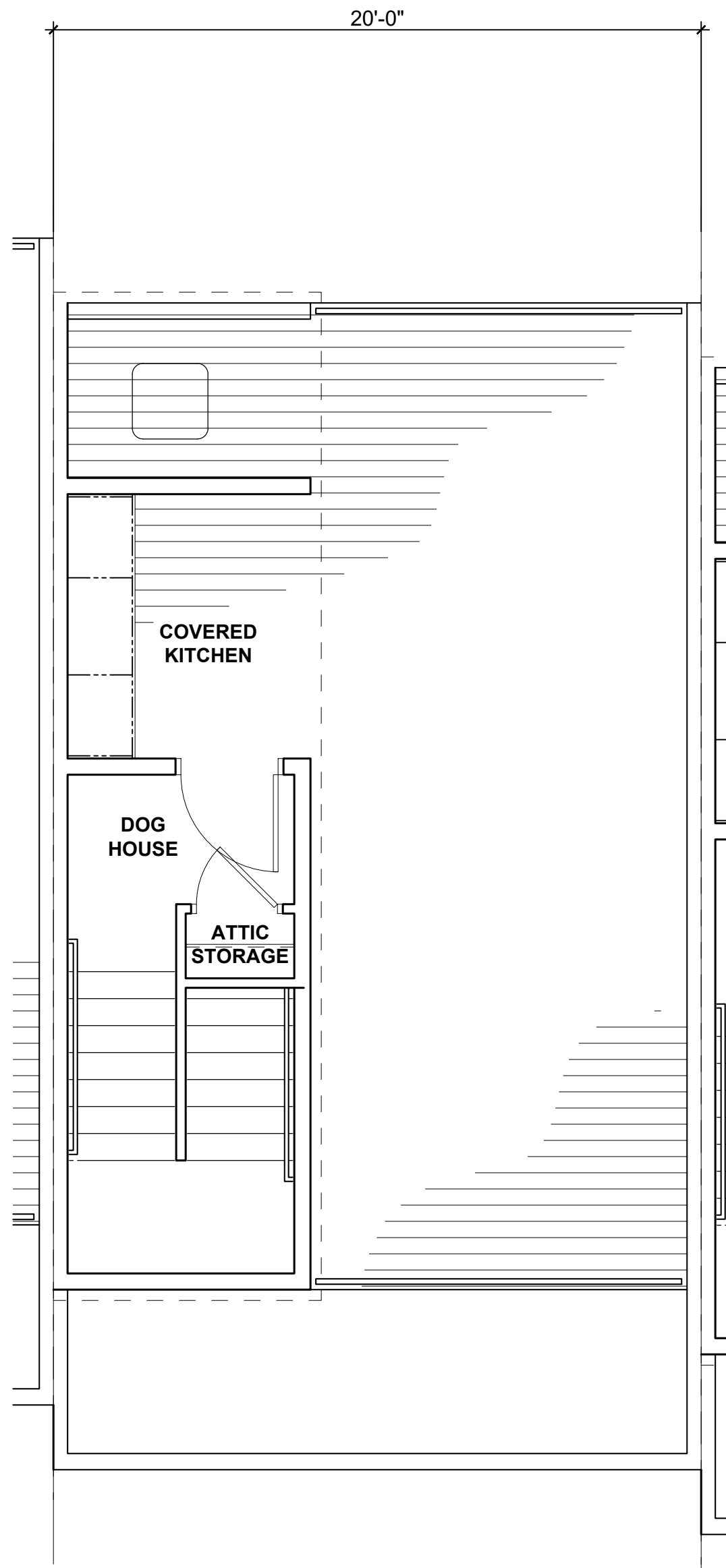
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UNIT PLANS

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Cleveland, Ohio 44120
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Project Number:
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Sheet Number:

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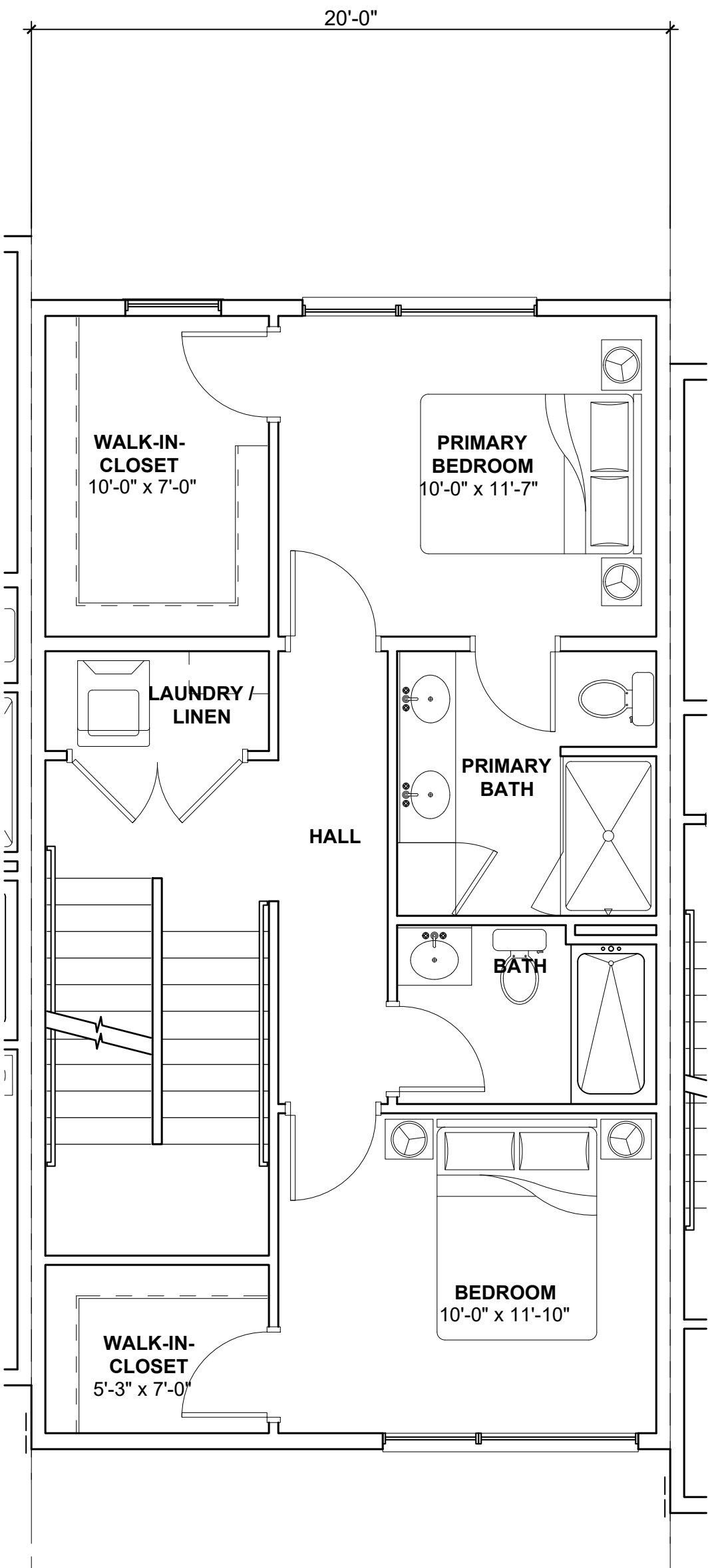


FOURTH FLOOR

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

FINISHED SPACE AREA: 130 SF

4
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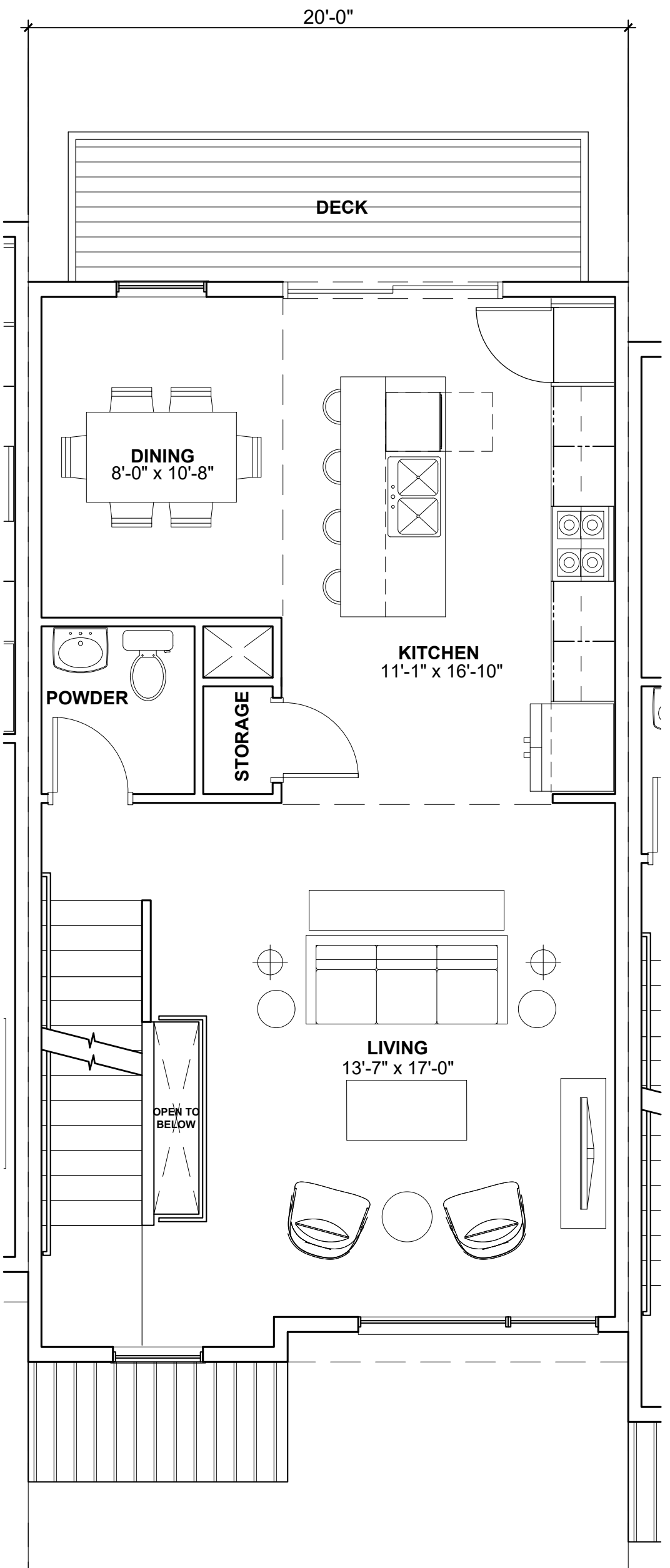


THIRD FLOOR

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

FINISHED SPACE AREA: 720 SF

3
A1.3A

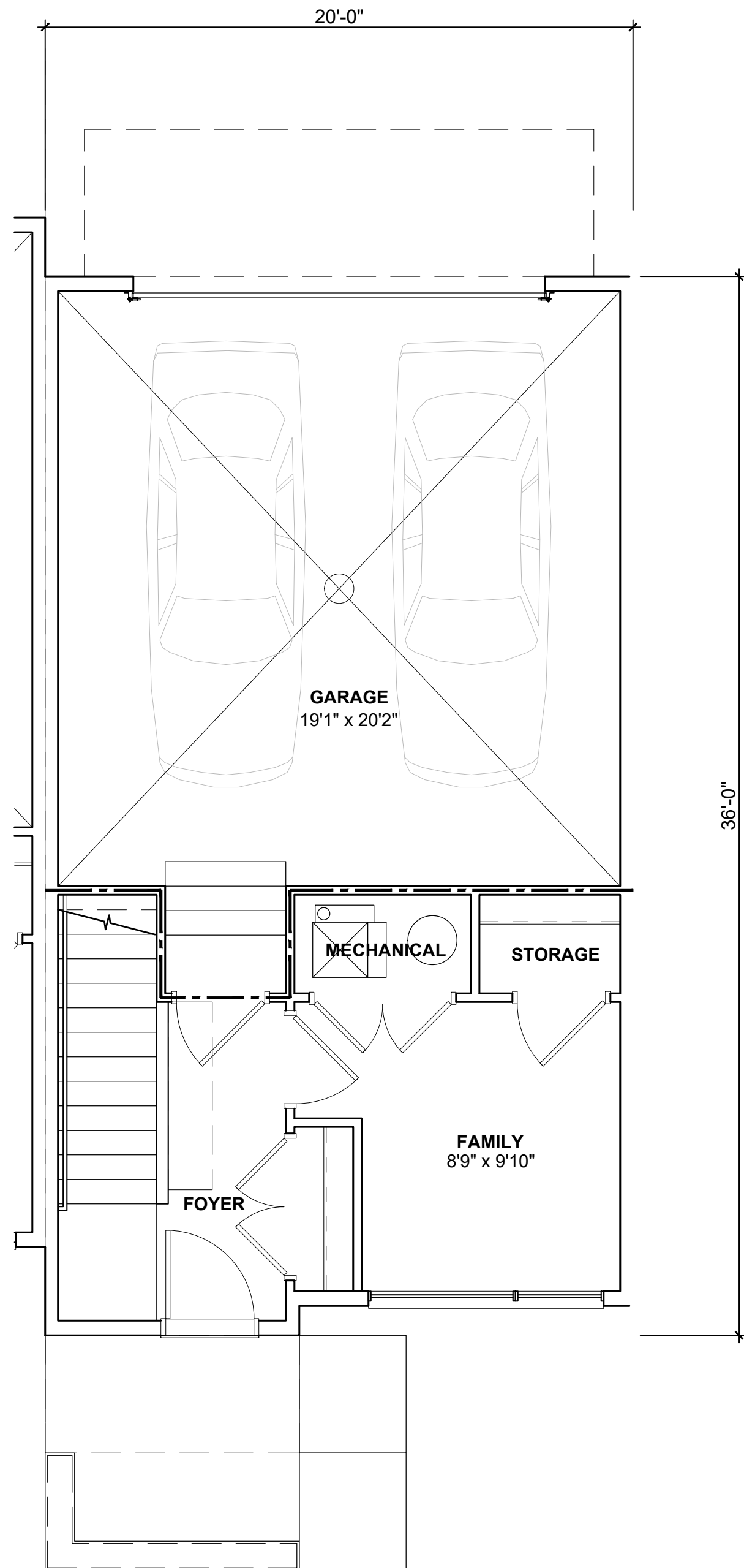


SECOND FLOOR

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

FINISHED SPACE AREA: 710 SF

2
A1.2A



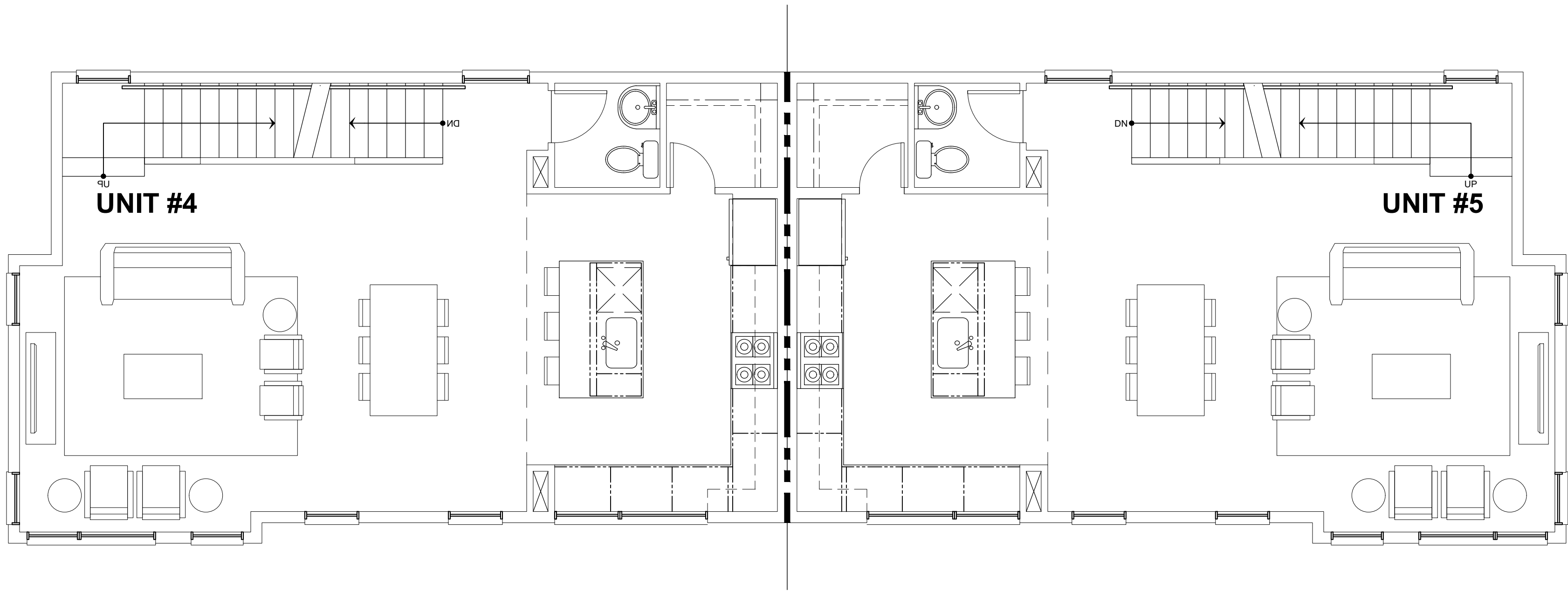
FIRST FLOOR

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

FINISHED SPACE AREA: 280 SF
GARAGE AREA: 430 SF

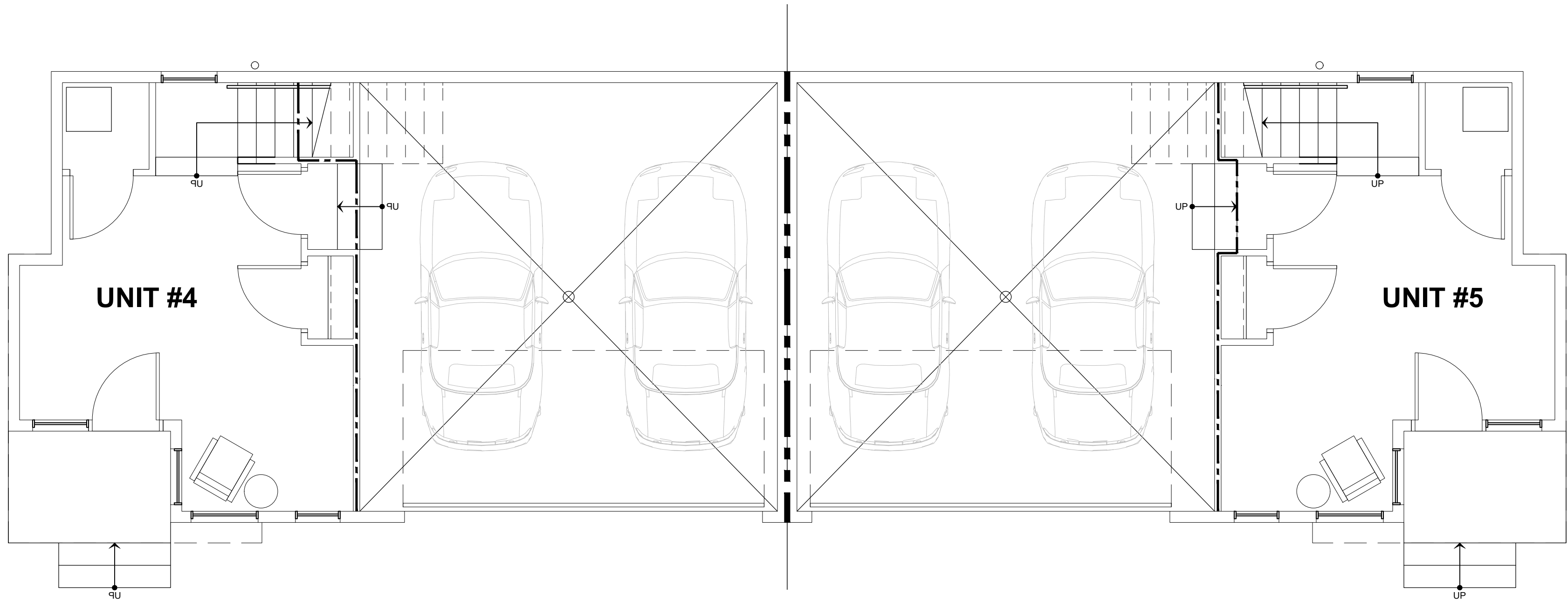
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TOTAL GROSS AREA: 1,840 SF



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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18. BATHROOM MIRRORS TO HAVE POLISHED EDGE.
19. ALL EXTERIOR DOORS ARE WEATHER-STRIPPED.

PRELIMINARY
NOT FOR
CONSTRUCTION

WEST 57th STREET
TOWNHOMES

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

BLDG B
FIRST & SECOND
FLOOR PLANS

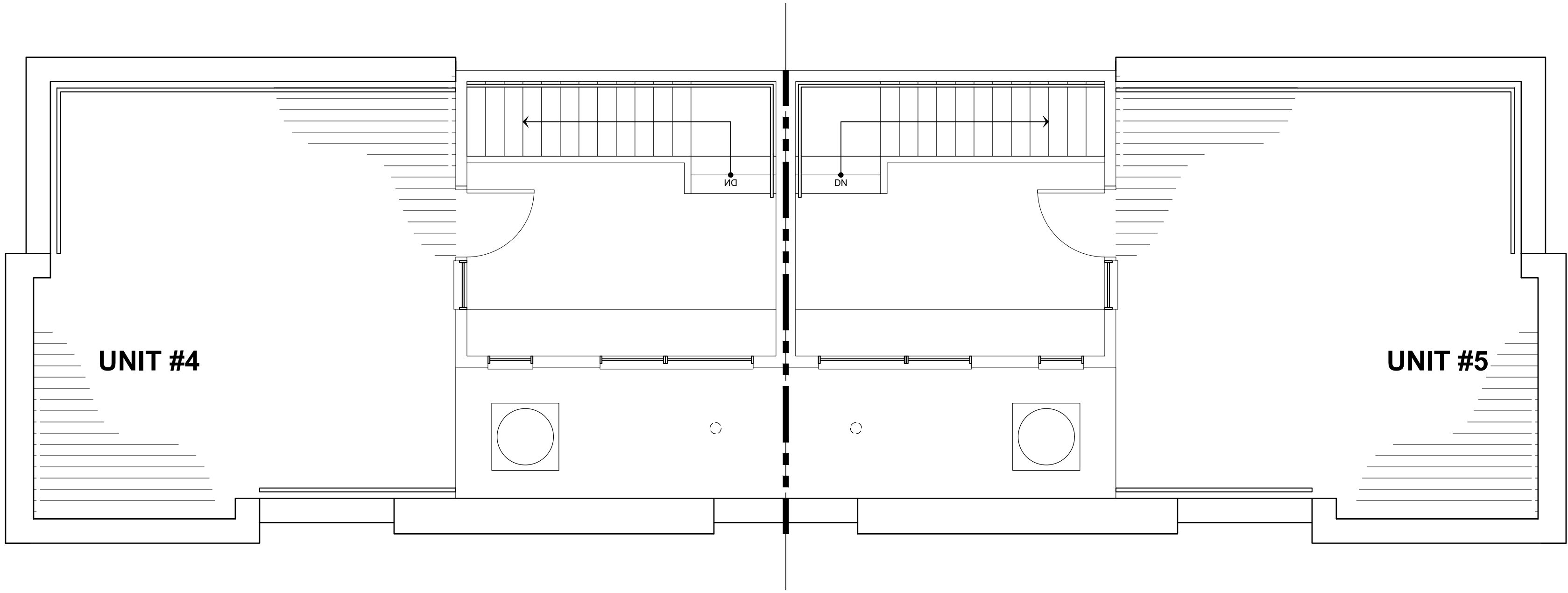
City Architecture
12205 Larchmere Boulevard
Cleveland, Ohio 44120
phone.216.881.2444
www.cityarch.com

Project Number:

21062

Sheet Number:

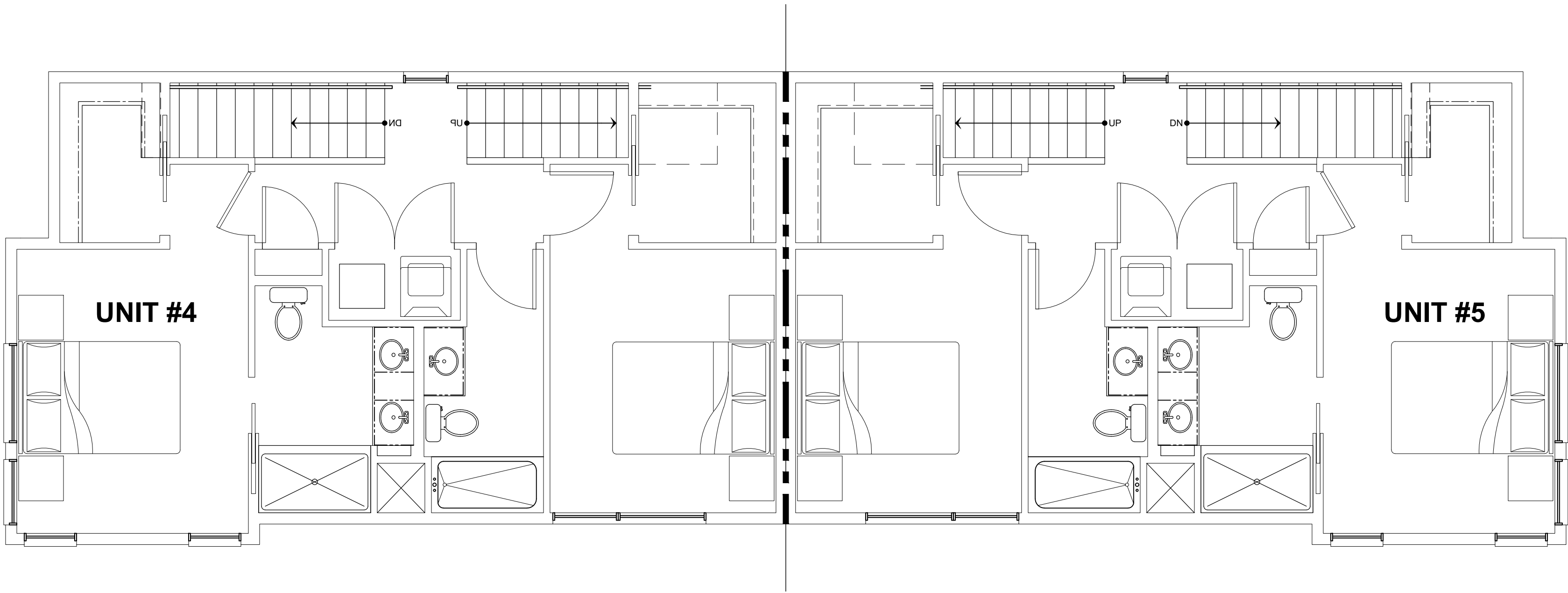
A1.1B



FOURTH FLOOR PLAN

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

2
-



THIRD FLOOR PLAN

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

1
-

GENERAL NOTES:

- PER R302.6 PROVIDE DWELLING/GARAGE SEPARATION AS FOLLOWS:
1. 1/2" GYPSUM BOARD ON GARAGE SIDE UNDER ATTIC/ROOF TRUSS SPACE (UNIT TYPE 'A' GARAGE CEILING).
 2. 5/8" TYPE X GYPSUM BOARD ON GARAGE CEILINGS WITH HABITABLE ROOMS ABOVE (UNIT TYPE 'B' GARAGE CEILING).
 3. 1/2" GYPSUM BOARD ON GARAGE SIDE ON WALLS BETWEEN DWELLING UNIT AND GARAGE (UNIT TYPES B AND A).
- PER R302.10.1 AND R302.10.2, PROVIDE INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF ASSEMBLIES, WALL ASSEMBLIES, AND ATTICS WITH FLAME SPREAD INDEX NOT TO EXCEED 25 AND SMOKE-DEVELOPED NOT TO EXCEED 450 PER ASTM E 84 OR UL 723. WHEN INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD AND SMOKE DEVELOPED INDEX DO NOT APPLY TO THE INSULATION FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR, OR WALL FINISH.
- PER R302.2 THE COMMON WALL BETWEEN UNITS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS IN ACCORDANCE WITH UL 336. SEE A0.1 FOR MORE DETAIL

FLOOR PLAN NOTES:

- SEE UNIT PLANS FOR INTERIOR DIMENSIONS
1. DOWNSPOUT AND BOOT SHOWN ON FIRST FLOOR PLAN. COORD. LOCATION WITH SITE DRAWINGS, TYP.
 2. FRAMING TO BE COORDINATED WITH FINAL MECHANICAL LAYOUT FOR CHASES AND SOFFITS.
 3. PROVIDE PAN & DRAIN AT LAUNDRY & MECHANICAL ROOM.
 4. ALL INTERIOR WALLS ARE 3-1/2" UNLESS OTHERWISE NOTED (EXTERIOR WALLS INCLUDE SHEATHING, 6" TOTAL).
 5. INSTALL 3-1/2" LAYER OF FIBERGLASS SOUND INSULATION IN BEDROOM AND BATHROOM WALLS WITH SOUND CAULK AT ALL PENETRATIONS.
 6. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AROUND SHOWERS AND TUBS.
 7. CLOSET WALLS AND CEILINGS ARE TEXTURED. ALL OTHER WALLS AND CEILINGS ARE SMOOTH AND PAINTED.
 8. PROVIDE METAL TRANSITION STRIPS BETWEEN CARPET AND VINYL FLOORING.
 9. ALL CERAMIC TILE THRESHOLDS ARE TO BE MARBLE.
 10. ALL CLOSETS AND ABOVE WASHER/DRYER TO HAVE A HANGER ROD AND WIRE MESH SHELF UNLESS OTHERWISE NOTED.
 11. ALL PANTRY AND LINEN CLOSETS TO HAVE 5 WIRE MESH SHELVES UNLESS OTHERWISE NOTED.
 12. ALL TOWEL BARS MTD. 42" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
 13. ALL INTERIOR WOOD TRIM TO BE PAINTED.
 14. PROVIDE 1" X 4" PTD. MDF BASE W/ OGEE EDGE FOR ALL WOOD, CARPET, AND VINYL FLOORS.
 15. CASING FOR PRE-HUNG DOORS TO BE 1" X 3" PTD. MDF W/ EASED EDGES.
 16. ALL WINDOWS & BI-FOLD DOORS TO HAVE GYPSUM BOARD RETURNS.
 17. WINDOW SILLS ARE TO BE CLEAR GRADE POPLAR W/ CLEAR URETHANE FINISH AND A 3" DEEP APRON MOLDING.
 18. BATHROOM MIRRORS TO HAVE POLISHED EDGE.
 19. ALL EXTERIOR DOORS ARE WEATHER-STRIPPED.

PRELIMINARY
NOT FOR
CONSTRUCTION

WEST 57th STREET
TOWNHOMES

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

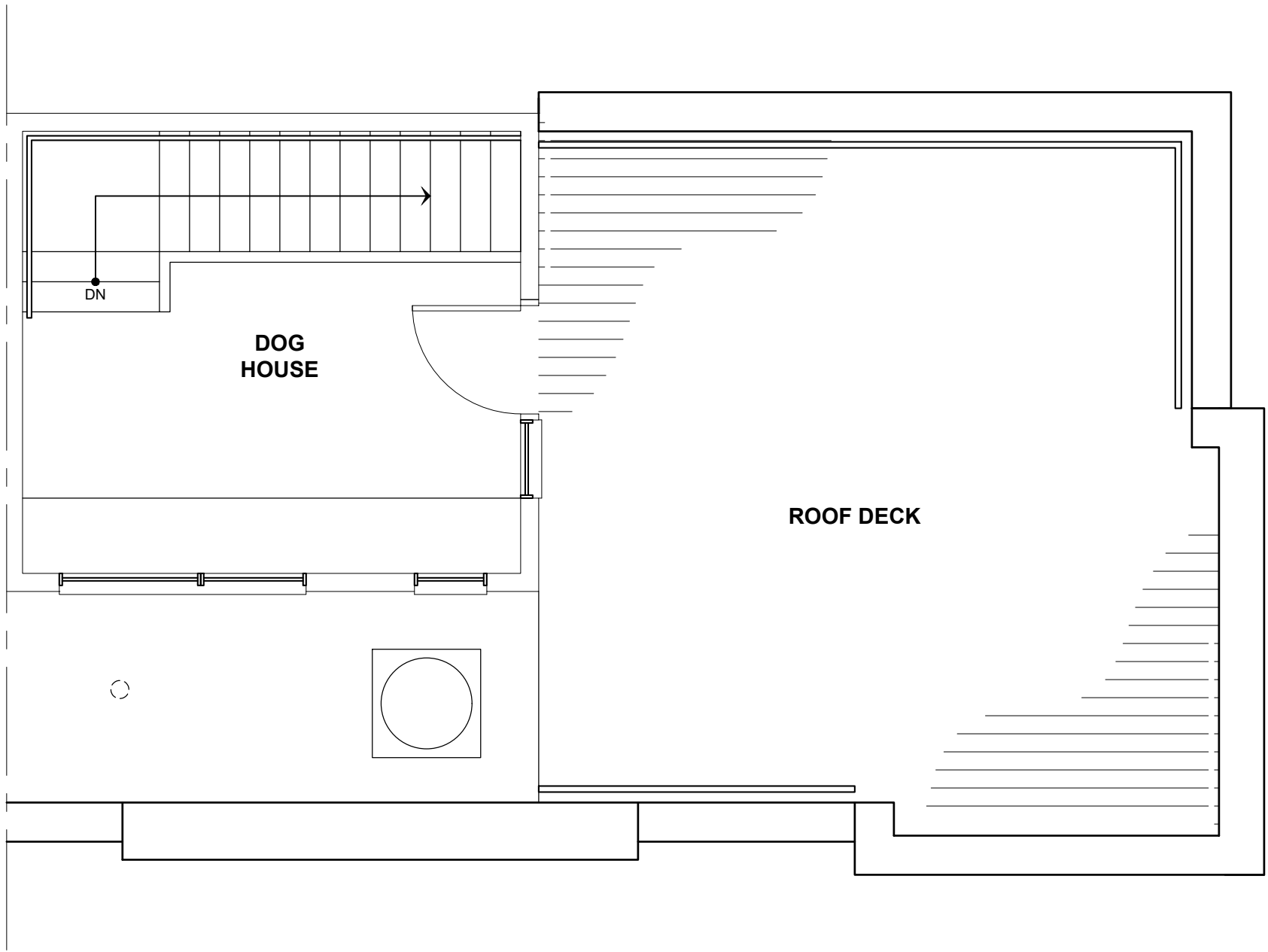
BLDG B
THIRD & FOURTH
FLOOR PLANS

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Project Number:
21062

Sheet Number:

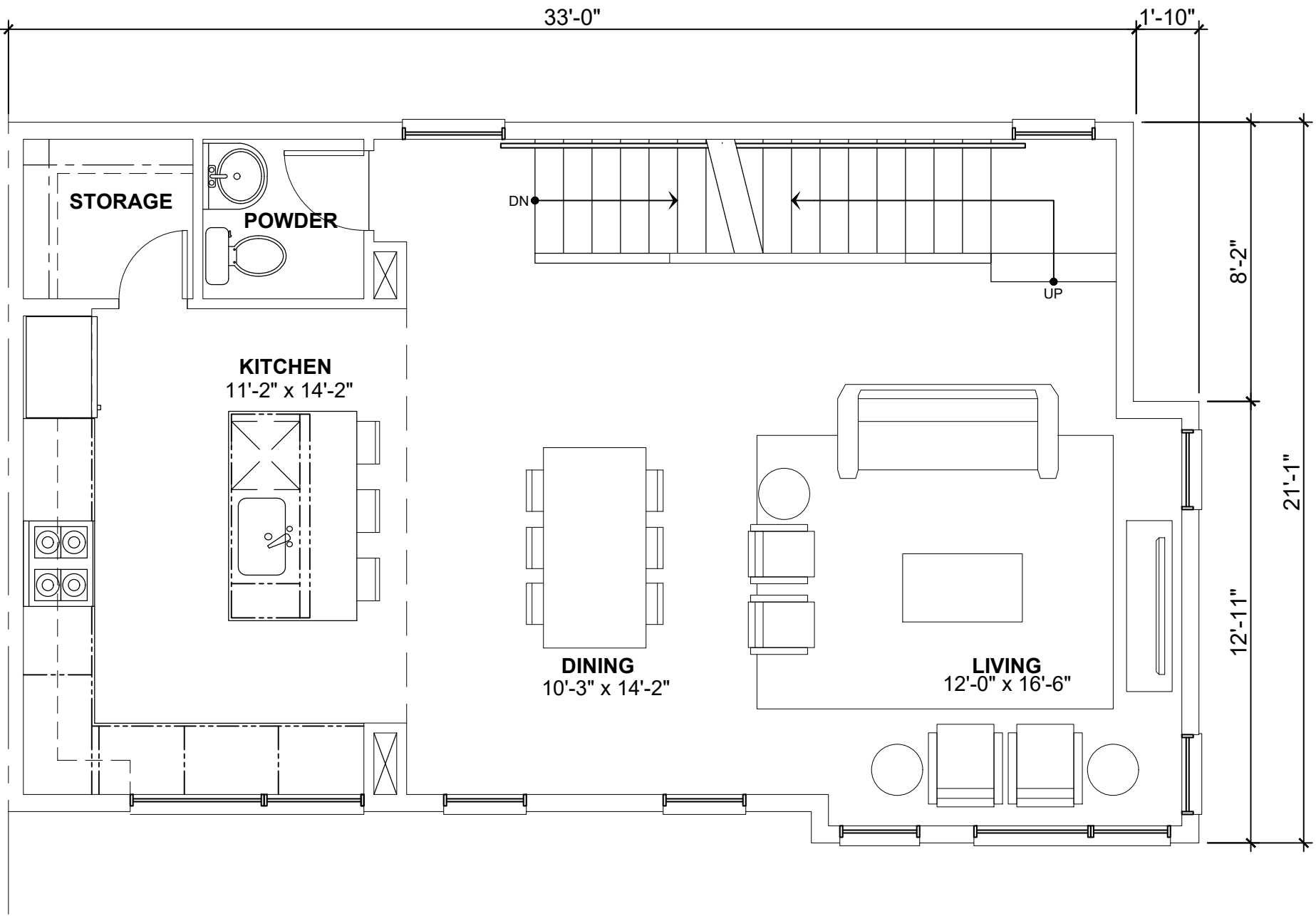
A1.2B



FOURTH FLOOR

SCALE: 1/4" = 1'-0"
FINISHED SPACE AREA: 195 SF

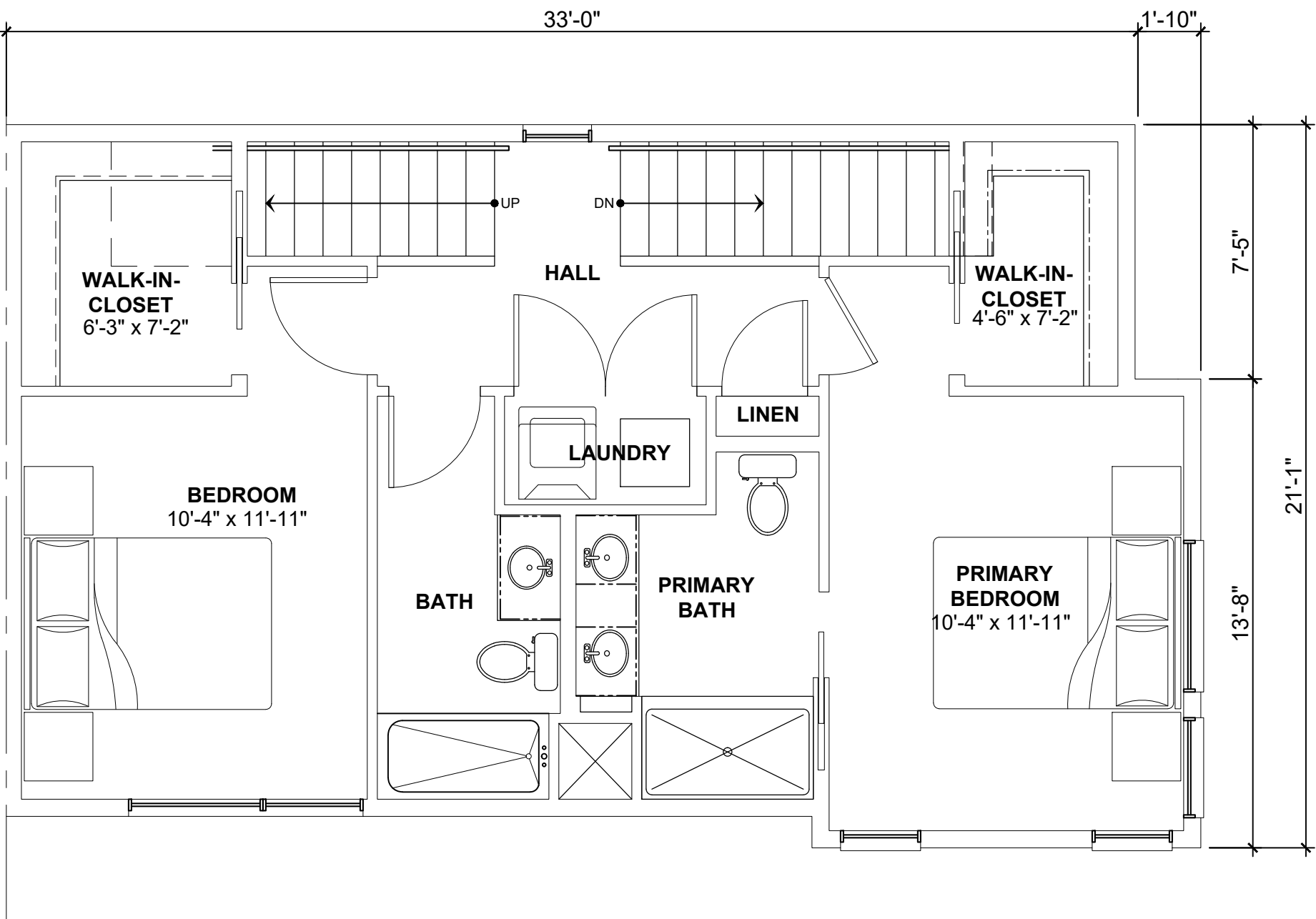
4
A1.1B



SECOND FLOOR

SCALE: 1/4" = 1'-0"
FINISHED SPACE AREA: 697 SF

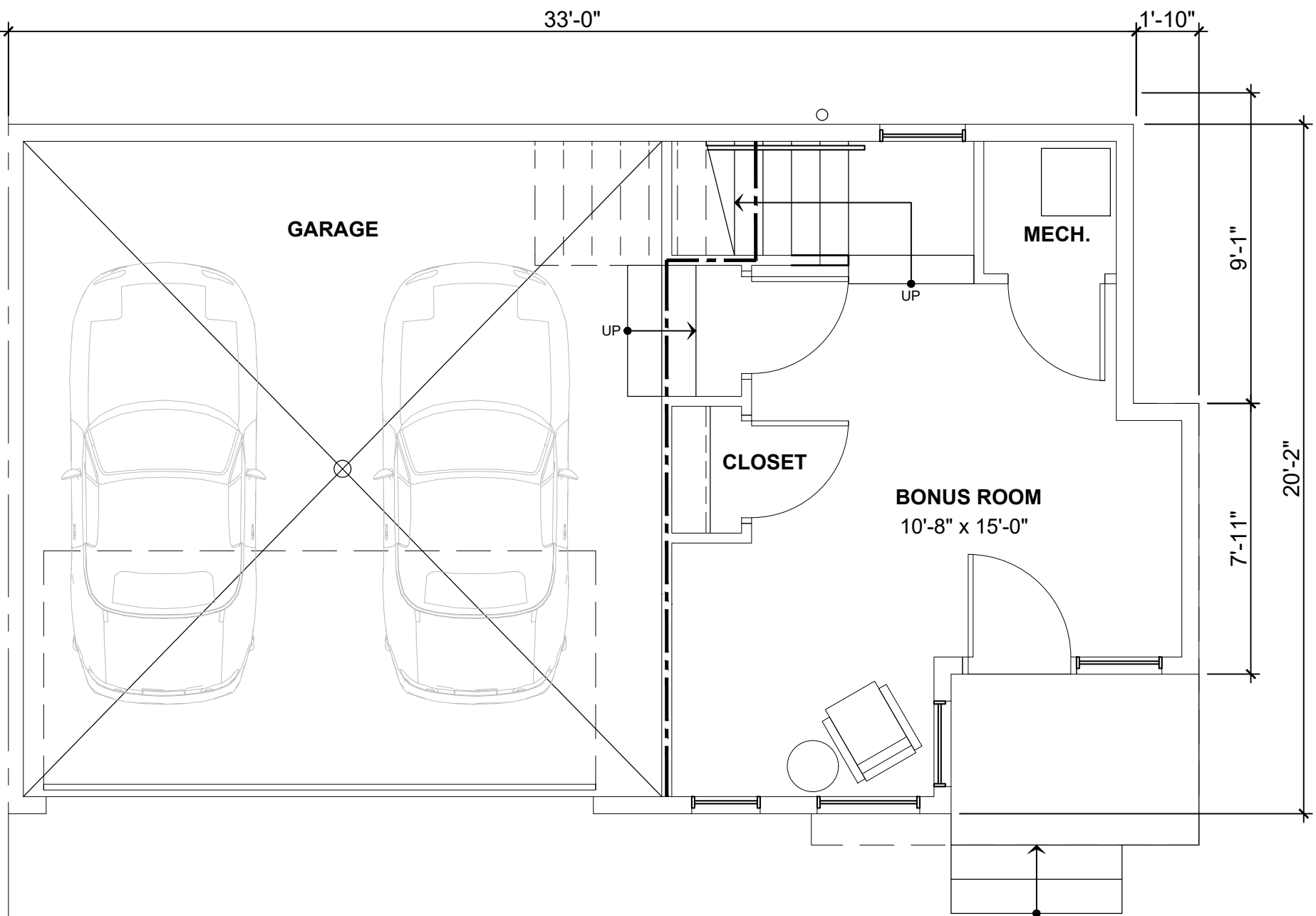
2
A1.1B



THIRD FLOOR

SCALE: 1/4" = 1'-0"
FINISHED SPACE AREA: 697 SF

3
A1.1B



FIRST FLOOR

SCALE: 1/4" = 1'-0"
FINISHED SPACE AREA: 263 SF
GARAGE AREA: 393 SF
TOTAL GROSS AREA: 1,850 SF

1
A1.1B

PRELIMINARY
NOT FOR
CONSTRUCTION

**WEST 57th STREET
TOWNHOMES**

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

**BLDG B
UNIT PLANS**

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21062

Sheet Number:

A1.3B

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WEST ELEVATION

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

1
A2.0

SOUTH ELEVATION

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

1
A2.0



EAST ELEVATION

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

1
A2.0

NORTH ELEVATION

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

1
A2.0

PRELIMINARY
NOT FOR
CONSTRUCTION

**WEST 57th STREET
TOWNHOMES**

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

FRONT UNIT
EXTERIOR
ELEVATIONS

City Architecture
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Project Number:
21062
Sheet Number:

A2.0A

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EAST ELEVATION

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

1
A2.0

SOUTH ELEVATION

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

1
A2.0



WEST ELEVATION

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

1
A2.0

NORTH ELEVATION

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

1
A2.0

PRELIMINARY
NOT FOR
CONSTRUCTION

**WEST 57th STREET
TOWNHOMES**

CLEVELAND BRICKS

CLEVELAND, OH 44102

1864 W. 57TH ST.

Issue:
2022-04-05 ZONING PACKAGE

**REAR UNIT
EXTERIOR
ELEVATIONS**

City Architecture
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Project Number:
21062
Sheet Number:

A2.0B

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Cleveland City Planning Commission

Lot Consolidation / Splits



July 1, 2022

Lot Consolidation / Split



July 1, 2022

For PPNs# 007-12-069 & -037

Project Address: 2820 York Avenue

Project Representative: Jeffrey Calabrese, Property Owner

Consolidation

Parcels 00712069 (2820 York Avenue) and 00712037 (vacant lot behind)

Jeffrey Calabrese
MWH Capital, LLC

Neighborhood Context

- Close community south of Lorain in Ohio City
- Diverse resident base with steady investment through the years (investing on this street since 2018)
- Severe parking problem which is why we want to build a garage behind 2820 York Avenue

2) Ground Photos

Notes



- Land had not been maintained, we paid for a spring clean up to ensure it was safe for the neighborhood as we look to close this consolidation.

*Picture taken June 13

3) Plan (one car gable garage)



Cleveland Hts. Ohio 44121
330.780.6952

Name Jeff Calabrese Date 6/22/2022
Address 2820 York Av
City Cleveland
Phone 216-302-4439
Size and Style of Garage 14 x 20 Gable ☒ Reverse Gable _____
~~Wreck and Remove old Garage if Present.~~
Footers 12" x 12"
Curb 4" Apron _____
Driveway-See attached Drawing
4" Concrete Pad with fiber mesh and proper fill / broom finish / other _____
Garage to be built with:
2x 4" Treated Plate
2x4 studs 8" high 16" on center
Double top plate
(2) 2x12 with 1/2" plywood flitch plate over garage door
7/16" OSB on walls
32" fiberglass six panel service door RH _____ LH _____
Vinyl Siding Color _____ Other _____
All door openings/soffits/rakes covered in aluminum coil stock
10' x 7' Anderson uninsulated steel garage door
1/2 horsepower garage door operator with (2) transmitters
2x4 truss system 24" o.c. or 2x6 Rafters 16" o.c. with 32" o.c. tie rafters
Overhangs 12" Front 1 1/2" Back 4" Sides Roof Pitch 4/12
1/2" OSB Plywood on roof
Metal Drip Edge to gutter
15#felt with GAF Lifetime Shingle Color _____
Continuous gutter White w/Downpout attached to: _____ storm sewer _____ drywell ☒ splash on ground
Electrical Package: Underground feed from breaker box, one space provided by customer/arc fault breaker/outlet for operator/porcelain light fixture/(2) GFI/light above garage door and at side service door/switches / does not reflect ins fixtures provided by owner.

* NO Tear
*

4) Proposed Survey

CONSOLIDATION PLAT FOR
MWH CAPITAL, LLC
 STATE OF OHIO, COUNTY OF CUYAHOGA, CITY OF CLEVELAND, BEING THE NORTHERLY PORTION (38.5') AND SOUTHERLY PORTION (71.5') OF SUBLT 18 IN THE SARGENT AND DIXON SUBDIVISION OF PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 69, AS RECORDED IN PLAT VOLUME 2, PAGE 53 OF THE CUYAHOGA COUNTY RECORDS, CREATING PARCEL "A"

ACCEPTANCE:
 I, JEFFREY CALABRESE, AUTHORIZED AGENT FOR MWH CAPITAL, LLC, THE UNDERSIGNED OWNER OF THE LANDS SHOWN HEREON IN THE CITY OF CLEVELAND AS RECORDED IN CUYAHOGA COUNTY RECORDS AND FURTHER KNOWN AS APN 201907080555 AND APN _____ DO HEREBY ACCEPT AND ASSENT TO THIS CONSOLIDATION DENOTED HEREON.

APPROVALS:
 JOYCE PAN HUANG - PLANNING DIRECTOR
 RICHARD SINTALSKI - PLATTING COMMISSIONER

OWNER INFORMATION
 MWH CAPITAL, LLC
 APN 201907080555
 PPN 007-12-069
 EDEN INVESTMENT HOLDINGS LLC
 APN 202001010155
 PPN 007-12-036

LEGEND
 REC. - RECORD DISTANCE
 OBS. - OBSERVED DISTANCE
 C.S.R. - CITY SURVEY RECORD
 (X) (X) - RECORD DISTANCE
 MONUMENT FOUND, SIZE & TYPE AS INDICATED
 5/8" REBAR, 30 INCHES IN LENGTH WITH I.D. CAP C&A SET CENTERLINE
 R/W - RIGHT-OF-WAY

REFERENCES
 CUYAHOGA COUNTY AUDITOR/OS
 CUYAHOGA COUNTY DEEDS REFERENCED HEREON
 PLATS:
 SARGENT AND DIXON SUBDIVISION - PLAT VOLUME 2, PAGE 53
 CONSOLIDATION PLAT - PLAT VOLUME 272, PAGE 67
 CONSOLIDATION PLAT - PLAT VOLUME 277, PAGE 71
 CITY SURVEY RECORDS - FIELD BOOK 53, PAGES 10-11

CONSOLIDATION PLAT
 2820 YORK AVE.
 CLEVELAND, OHIO 44113
 CAMPBELL & ASSOCIATES, INC.
 Surveying
 (330) 949-4171
 Date: June 8, 2022
 By: B.M.
 Scale: 1"=30'
 Job: 2020010155
 Sheet: 1 of 1

Thank you for your time

Lot Consolidation / Split



July 1, 2022

For PPNs# 006-22-125 & -155

Project Addresses: 2144 & 2146 West 47th Street

Project Representative: Byron Buonamici, Cleveland Bricks

Curve Table						
Curve #	Length	Radius	Tan	Delta	Chord	Bearing
C1	48.33'	64.00'	25.38'	043° 15' 59"	47.19'	S 67° 34' 58" W
C2	100.39'	63.86'	63.94'	090° 04' 22"	90.37'	N 45° 44' 52" W

PARCEL AREA

Parcel "A"
0.0780 Acres – 3,399 Sq.Ft.

Parcel "B"
0.0701 Acres – 3,052 Sq.Ft.

Conveyance Parcel
0.0038 Acres – 159 Sq.Ft.

Line Table		
Line #	Length	Bearing
L1	7.00'	S 00° 45' 41" E
L2	7.00'	N 00° 45' 41" W
L3	25.19'	N 89° 12' 57" E
L4	17.54'	N 44° 54' 07" W
L5	18.09'	S 45° 05' 53" W

BASIS OF BEARINGS

The centerline of West 47th Street as North 00°45'41" West as shown in the Centerline Survey Plat as recorded in Volume 215, Pages 41 of Cuyahoga County Map Records.

PLAT OF LOT SPLIT

AND

CONSOLIDATION

OF

2144 WEST 47TH STREET

P.P.N. 006-22-155

2146 WEST 47TH STREET

P.P.N. 006-22-125

CREATING

PARCELS "A" & "B"

CITY OF CLEVELAND, OHIO

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio and known as being all of Sublot No. 138 in the Taylor and Hoyt Allotment of part of the Original Brooklyn Lot No. 48, as shown by the plat recorded in Volume 1, Page 20 of Cuyahoga County Map Records.

OWNERS ACCEPTANCE

I, (We) the undersigned owner(s) of the land shown hereon, do hereby accept this Plat of Lot Split and Consolidation of the same.

Red Hawk North, LLC
Ajmal Kazmi – Member

Cleveland Brick LLC
Ajmal Kazmi – Member

NOTARY

State of _____ }
County of _____ }

Before me a Notary Public in and for said County and State, personally appeared the above named Owner(s) who acknowledged that he did sign the foregoing instrument and that it was his own free act and deed.

In witness whereof, I have hereunto set my hand and official seal at _____, this _____ day of _____, 2022.

Notary Public

My commission expires

APPROVALS

This Plat of Lot Split and Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2022.

Joyce Pan Huang – Planning Director

This Plat of Lot Split and Consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2022.

Richard Switalski – Platting Commissioner

REFERENCE SURVEYS

Taylor and Hoyt Allotment, Volume 1, Page 20 of Cuyahoga County Map Records. (Rec.)

Centerline Survey Plat, Volume 215, Page 41 of Cuyahoga County Map Records. (ODOT)

Plat of Consolidation, Volume 338, Page 57 of Cuyahoga County Map Records. (Casey)

City Cleveland Survey Records. (CSR)

RIVERSTONE

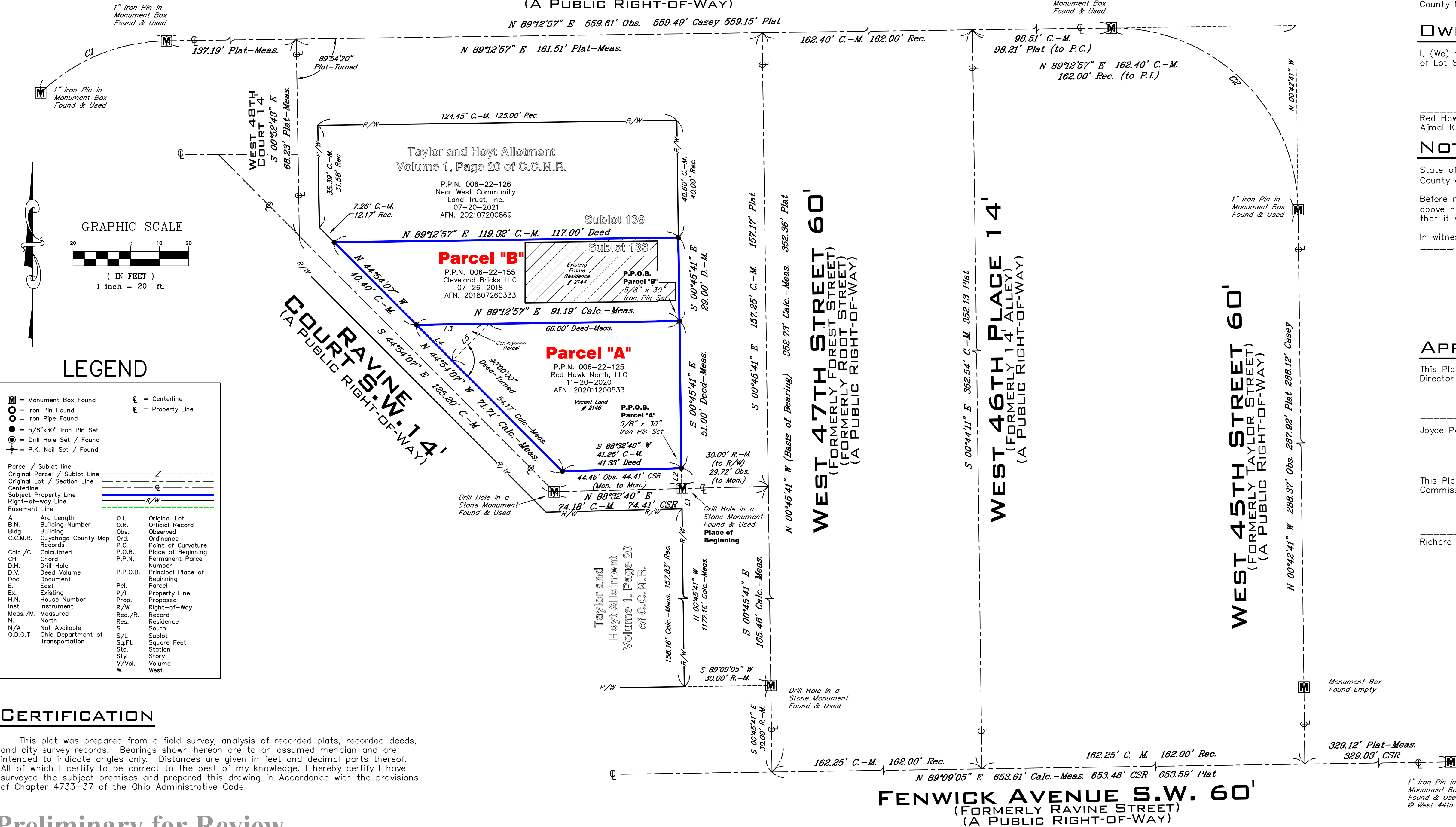
LAND SURVEYING - ENGINEERING - DESIGN
3800 LAKESIDE AVENUE - SUITE 100
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM

2022-208, PAGE 1 OF 1

SOUTH FRONTAGE ROAD No. 5

(VOLUME 215, PAGE 41 OF C.C.M.R.)

(A PUBLIC RIGHT-OF-WAY)



CERTIFICATION

This plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and city survey records. Bearings shown hereon are to an assumed meridian and are intended to indicate angles only. Distances are given in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge. I hereby certify I have surveyed the subject premises and prepared this drawing in Accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Preliminary for Review

June 13, 2022

Peter J. Gauriloff

P.S. No. 8646

Date

Note: ● Denotes 5/8"x30" iron pins set and capped "Riverstone Company--PS6747--PS8646"

Sublot 138

F.F. 684.50

*Adjacent
Frame Residence*

Elec.
Meter F.F. 684.45

F.F. 684.45

Overhead Li

S 89°12'57" W 66.00' Deed-Meas.

05'53" W
C.-M.

Concrete Driveway

7.3

5

4

Asph 0.7" 68

—

±Concrete

Survey map showing Ravine Court S.W. 14th, a public right-of-way. The map includes a dashed line representing the right-of-way boundary, a solid line for the centerline, and a blue line for the property line. Key survey data includes:

- Angle: $00^{\circ}00'$ (red line)
- Angle: $362^{\circ}16'$ (black line)
- Angle: $S 44^{\circ}54' E$ (dashed line)
- Distance: 682 (dashed line)
- Distance: $\pm Chain Link Fence$ (dashed line)
- Property line: $14'$ (blue line)

N 88°32'40" E
41.25' C.-M. 41.33' Deed

44.46' Obs. 44.41' CSR (Monument to Monument)

N 88°32'40" E 74.18' C.-M. 74.41' CSR

Asphalt Pavement

*Drill Hole in a
Stone Monument
Found & Used*

*Drill Hole in a
Stone Monument
Found & Used*

Meas.

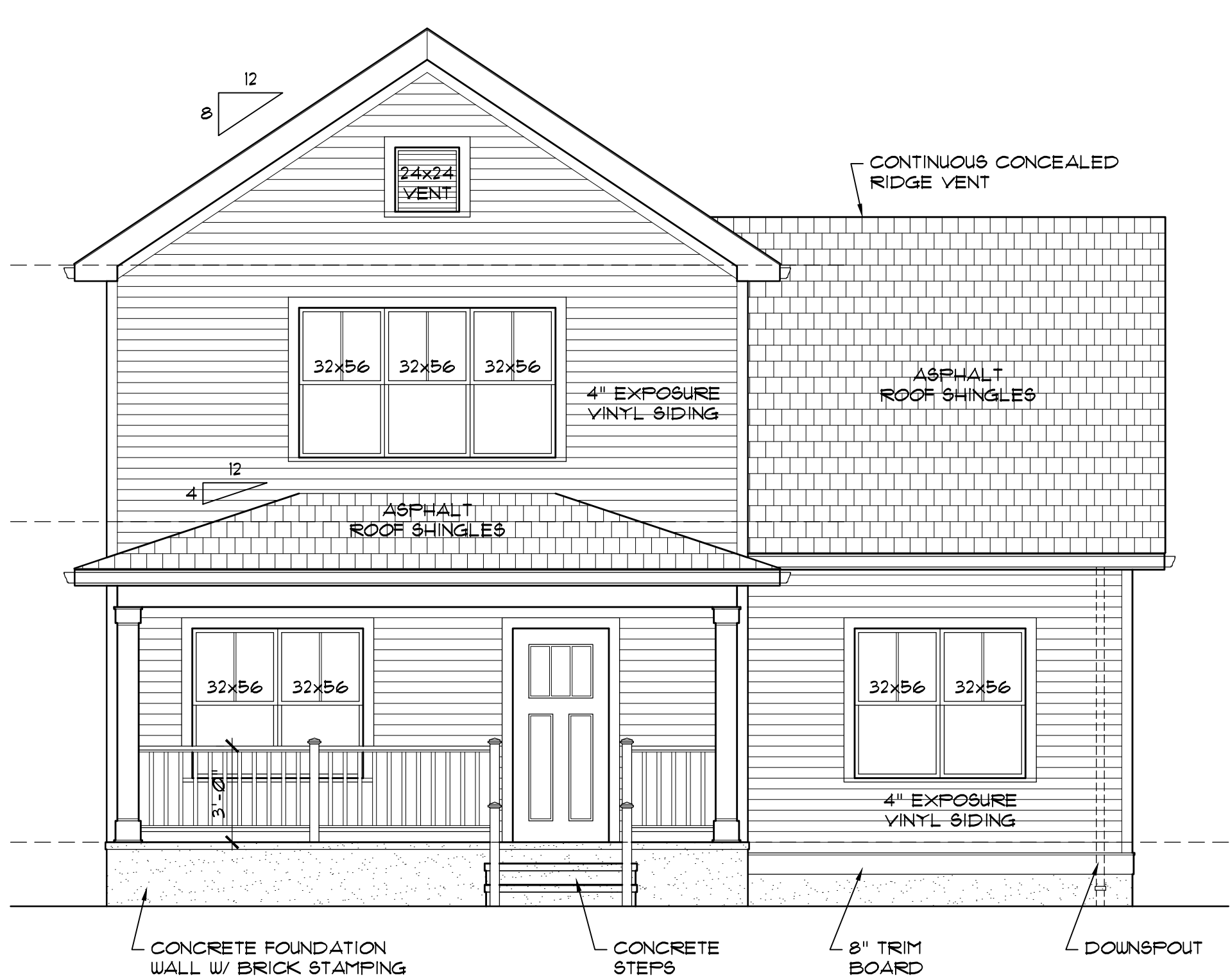
S 00°45'41" E 157.25' C-M. 157.17' ODOT

N 00°45'41" W (Basis of Bearing) *352.73' Calc. - Meas.* *352.36' ODOT Sewer*

Asphalt Pavement-----681
w/ Conc. Curb

WEST 47TH STREET
(FORMERLY FOREST STREET)
(FORMERLY ROOT STREET)
(A PUBLIC RIGHT-OF-WAY)

ISSUE	DATE	DESCRIPTION
1	04.04.22	plan review & permit



FRONT ELEVATION

1/4" = 1'-0"

A
A2 | A3

TOP OF ROOF
ELEV. 21'-4"

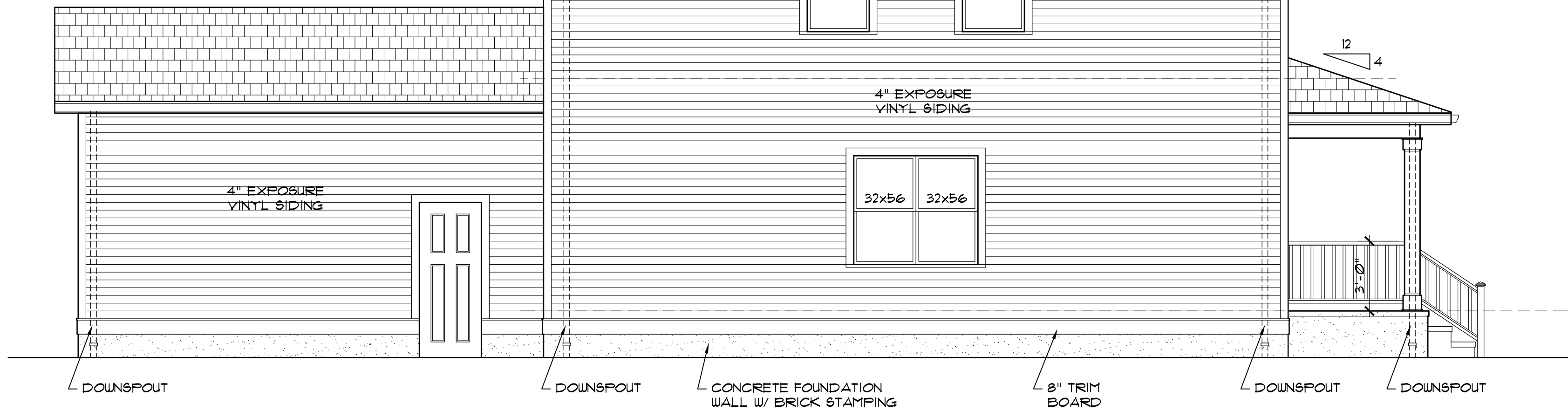
MEAN HEIGHT
ELEV. 23'-8"

TOP PLATE
ELEV. 20'-0"

2ND FLOOR
ELEV. 12'-0"

1ST FLOOR
ELEV. 2'-0"

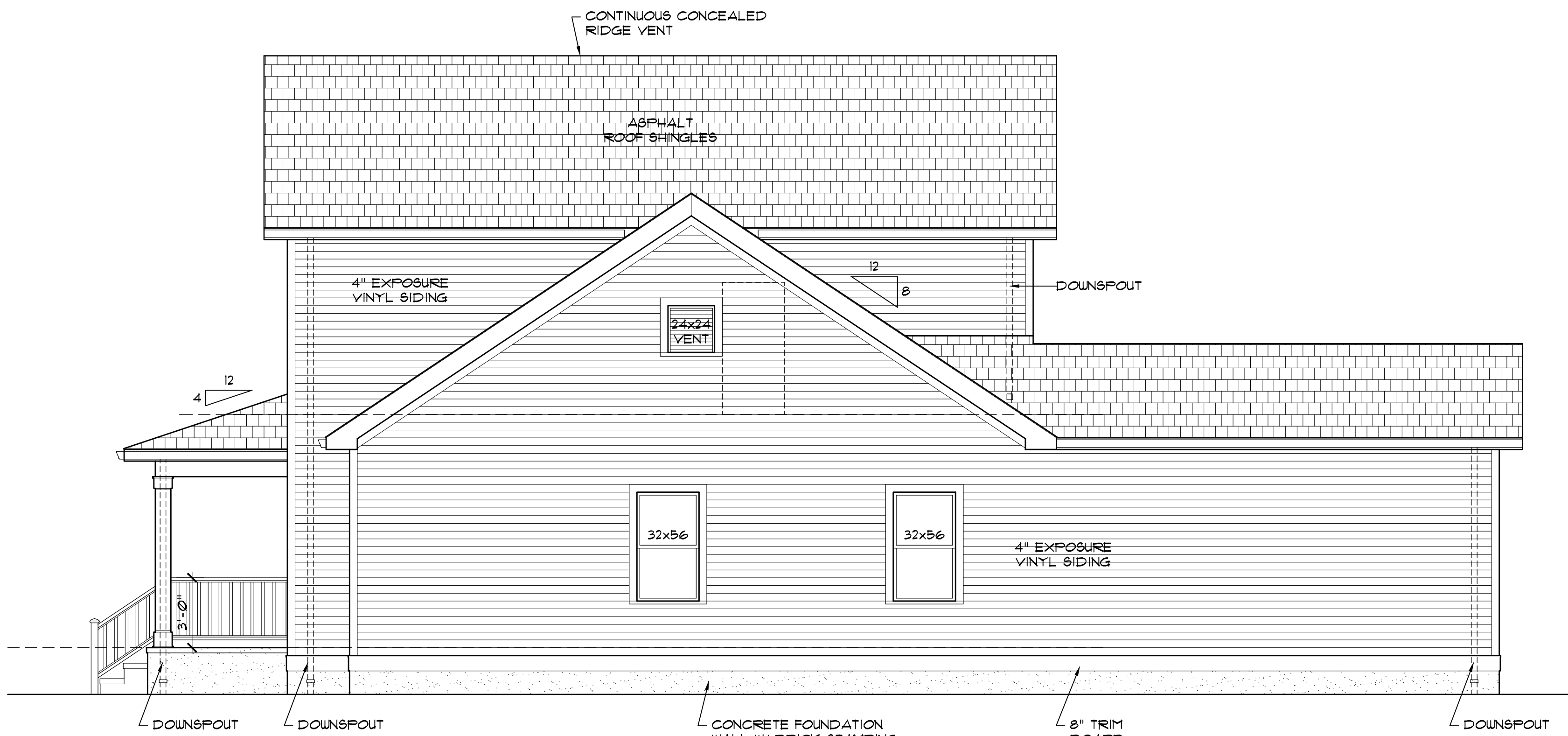
GRADE
ELEV. 0'-0"



LEFT ELEVATION

1/4" = 1'-0"

B
A2 | A3



RIGHT ELEVATION

1/4" = 1'-0"

C
A2 | A3

TOP OF ROOF
ELEV. 21'-4"

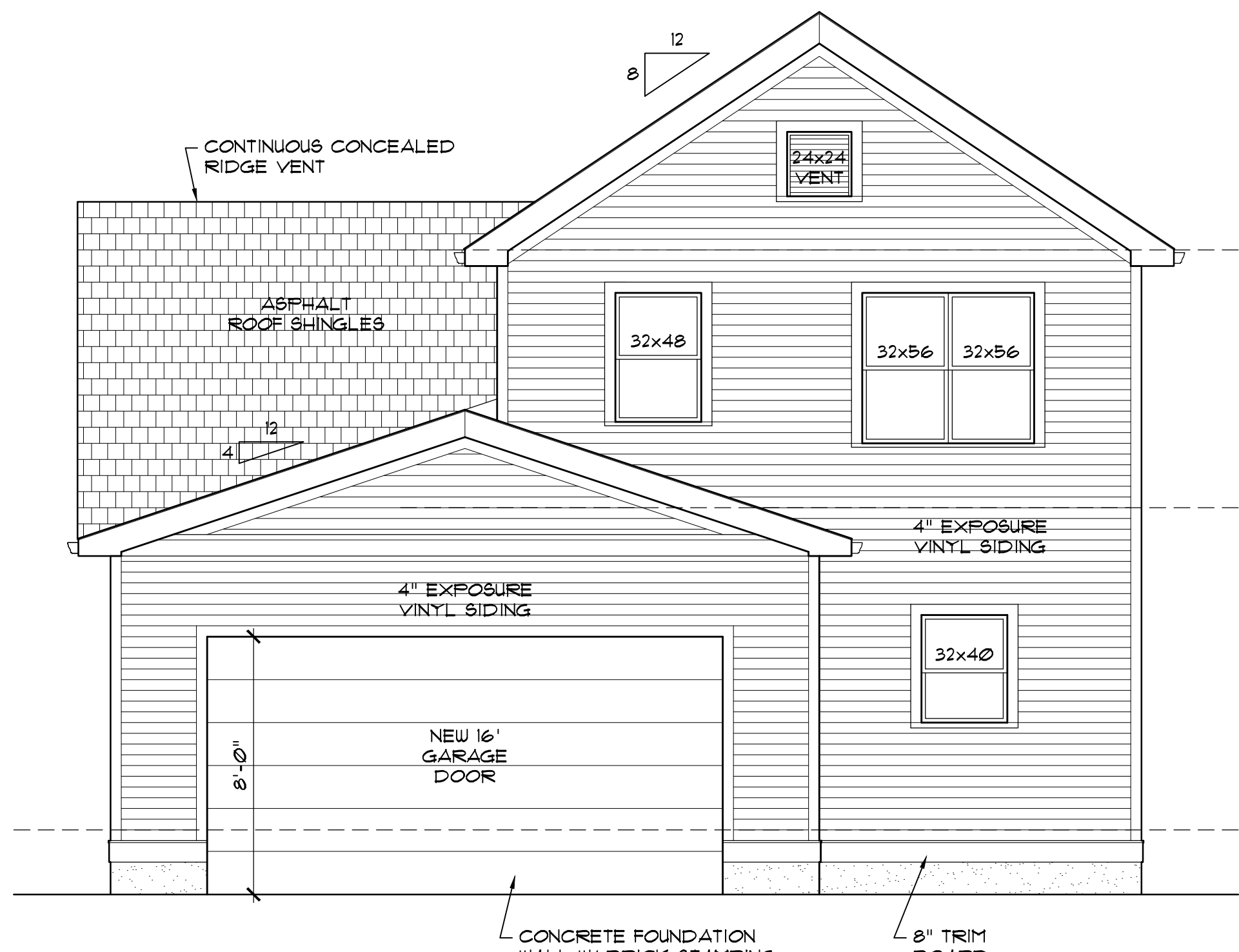
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ELEV. 12'-0"

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ELEV. 2'-0"

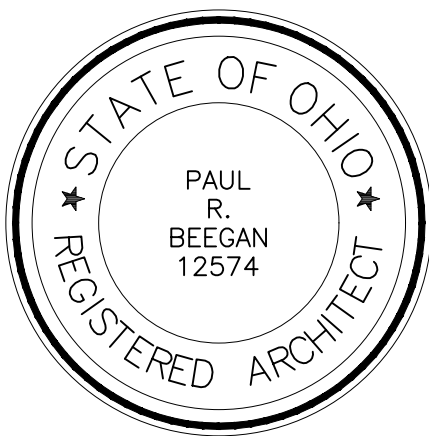
GRADE
ELEV. 0'-0"



REAR ELEVATION

1/4" = 1'-0"

D
A2 | A3



PAUL R. BEGAN, LICENSE #12574
EXPIRATION DATE: 12.31.2023

BEEGAN
ARCHITECTURAL DESIGN

15703 MADISON AVENUE
LAKEWOOD, OHIO 44107
WWW.BEEGAN-AD.COM

216.521.9000 PHONE
216.916.4591 FAX
PAUL@BEEGAN-AD.COM

project no. 22-015

**Cleveland Bricks
Age-in-Place Homes**

2146 west 47th street
cleveland, ohio 44102

Exterior Elevations

A2-1

Cleveland City Planning Commission

Design Review Cases



July 1, 2022



July 1, 2022

EC2022-009 – Proposed Demolition of a 2-Story Apartment Building:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Addresses: 10713-10723 Cedar Avenue

Project Representative: Steve Jennings, LDA Architects

Note: the Planning Commission Tabled this project on May 20, 2022.

Committee Recommendation: Approved as presented



July 1, 2022

EC2022-010 – UCI Development | Stokes West New Construction:
Seeking Schematic Design Approval

Project Location: NW corner of Cedar Avenue and Stokes Blvd.

Project Representatives: Steve Jennings, LDA Architects

Elise Yablonsky, University Circle Inc.

Dominick Durante, LDA Architects

Note: the Planning Commission Tabled this project on May 20, 2022.

Committee Recommendation: Approved with Conditions:

1- Further study landscaped space near corner of Cedar & E 107th

2- Consider the exterior ceiling of third floor regarding material color for greater warmth and contrast to add interest to building

UCI Development | Stokes West

Cleveland, Ohio



CITY PLANNING COMMISSION

07.01.2022

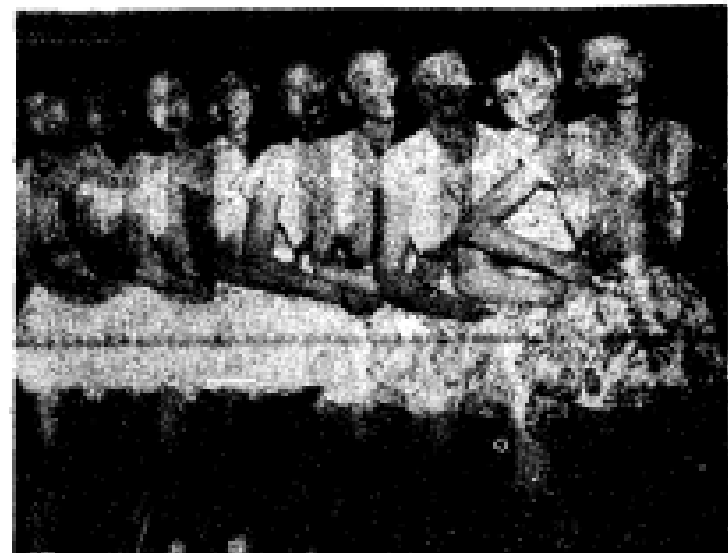


This is a detailed street map of the Highland West Fair Park area in Chicago. The map shows a grid of streets including Wilbur St., Stark St., and Fair Ave. The area is divided into blocks, with lots numbered. The word 'WEST' is prominently displayed in the center, and 'FAIR PARK' is written along the diagonal street. The map also shows the locations of various buildings, including houses and commercial structures, and the names of the streets: Mary Roy, S. Walsh, Mary Th, and Highland.

A detailed street map of a residential area. The map shows a grid of streets including Fairchild, Fairmount, and Fairchild. Numerous yellow and pink building footprints are scattered throughout the blocks. A large circular marker with the number 34 is located in the bottom left corner. The map also includes various street names and numbers, such as 100, 150, 200, 250, 300, 350, 400, 450, 500, 550, 600, 650, 700, 750, 800, 850, 900, 950, 1000, 1050, 1100, 1150, 1200, 1250, 1300, 1350, 1400, 1450, 1500, 1550, 1600, 1650, 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 8150, 8200, 8250, 8300, 8350, 8400, 8450, 8500, 8550, 8600, 8650, 8700, 8750, 8800, 8850, 8900, 8950, 9000, 9050, 9100, 9150, 9200, 9250, 9300, 9350, 9400, 9450, 9500, 9550, 9600, 9650, 9700, 9750, 9800, 9850, 9900, 9950, 10000, 10050, 10100, 10150, 10200, 10250, 10300, 10350, 10400, 10450, 10500, 10550, 10600, 10650, 10700, 10750, 10800, 10850, 10900, 10950, 11000, 11050, 11100, 11150, 11200, 11250, 11300, 11350, 11400, 11450, 11500, 11550, 11600, 11650, 11700, 11750, 11800, 11850, 11900, 11950, 12000, 12050, 12100, 12150, 12200, 12250, 12300, 12350, 12400, 12450, 12500, 12550, 12600, 12650, 12700, 12750, 12800, 12850, 12900, 12950, 13000, 13050, 13100, 13150, 13200, 13250, 13300, 13350, 13400, 13450, 13500, 13550, 13600, 13650, 13700, 13750, 13800, 13850, 13900, 13950, 14000, 14050, 14100, 14150, 14200, 14250, 14300, 14350, 14400, 14450, 14500, 14550, 14600, 14650, 14700, 14750, 14800, 14850, 14900, 14950, 15000, 15050, 15100, 15150, 15200, 15250, 15300, 15350, 15400, 15450, 15500, 15550, 15600, 15650, 15700, 15750, 15800, 15850, 15900, 15950, 16000, 16050, 16100, 16150, 16200, 16250, 16300, 16350, 16400, 16450, 16500, 16550, 16600, 16650, 16700, 16750, 16800, 16850, 16900, 16950, 17000, 17050, 17100, 17150, 17200, 17250, 17300, 17350, 17400, 17450, 17500, 17550, 17600, 17650, 17700, 17750, 17800, 17850, 17900, 17950, 18000, 18050, 18100, 18150, 18200, 18250, 18300, 18350, 18400, 18450, 18500, 18550, 18600, 18650, 18700, 18750, 18800, 18850, 18900, 18950, 19000, 19050, 19100, 19150, 19200, 19250, 19300, 19350, 19400, 19450, 19500, 19550, 19600, 19650, 19700, 19750, 19800, 19850, 19900, 19950, 20000, 20050, 20100, 20150, 20200, 20250, 20300, 20350, 20400, 20450, 20500, 20550, 20600, 20650, 20700, 20750, 20800, 20850, 20900, 20950, 21000, 21050, 21100, 21150, 21200, 21250, 21300, 21350, 21400, 21450, 21500, 21550, 21600, 21650, 21700, 21750, 21800, 21850, 21900, 21950, 22000, 22050, 22100, 22150, 22200, 22250, 22300, 22350, 22400, 22450, 22500, 22550, 22600, 22650, 22700, 22750, 22800, 22850, 22900, 22950, 23000, 23050, 23100, 23150, 23200, 23250, 23300, 23350, 23400, 23450, 23500, 23550, 23600, 23650, 23700, 23750, 23800, 23850, 23900, 23950, 24000, 24050, 24100, 24150, 24200, 24250, 24300, 24350, 24400, 24450, 24500, 24550, 24600, 24650, 24700, 24750, 24800, 24850, 24900, 24950, 25000, 25050, 25100, 25150, 25200, 25250, 25300, 25350, 25400, 25450, 25500, 25550, 25600, 25650, 25700, 25750, 25800, 25850, 25900, 25950, 26000, 26050, 26100, 26150, 26200, 26250, 26300, 26350, 26400, 26450, 26500, 26550, 26600, 26650, 26700, 26750, 26800, 26850, 26900, 26950, 27000, 27050, 27100, 27150, 27200, 27250, 27300, 27350, 27400, 27450, 27500, 27550, 27600, 27650, 27700, 27750, 27800, 27850, 27900, 27950, 28000, 28050, 28100, 28150, 28200, 28250, 28300, 28350, 28400, 28450, 28500, 28550, 28600, 28650, 28700, 28750, 28800, 28850, 28900, 28950, 29000, 29050, 29100, 29150, 29200, 29250, 29300, 29350, 29400, 29450, 29500, 29550, 29600, 29650, 29700, 29750, 29800, 29850, 29900, 29950,

7	10724	40	No	No	Bussone, Elsie	Singlet	W	F	26	Mar	Ohio
8					— Sam	Son-in-law	W	M	26	Mar	Illinois
9					Frezza, Alfred F.	Head	W	M	51	Mar	Italy
10					— George V.	Wife	W	F	42	Mar	Italy
11					Morille, Angela	Wife	W	F	70	NK	Italy
12	10724	41	No	No	Ravaldi, Donato	Son-in-law	W	M	52	Mar	Italy
13					Fantone, Mary E.	Head	W	F	42	Mar	Pennsylvania
14					— Sam	Brother	W	M	48	Mar	Pennsylvania
15					— Anne	Sister	W	F	40	Mar	Pennsylvania

The Pla-Mor Roller Debs



A black and white photograph of a street scene in Cleveland, Ohio, during the demolition of the University City Center. A large truck with a sign for "UNIVERSITY City Center ROLLER SKATING HALL" is parked on the left. A fire truck is visible on the right, and a person is walking in the background. The street is wet and shows signs of construction or demolition.



Cedar Avenue

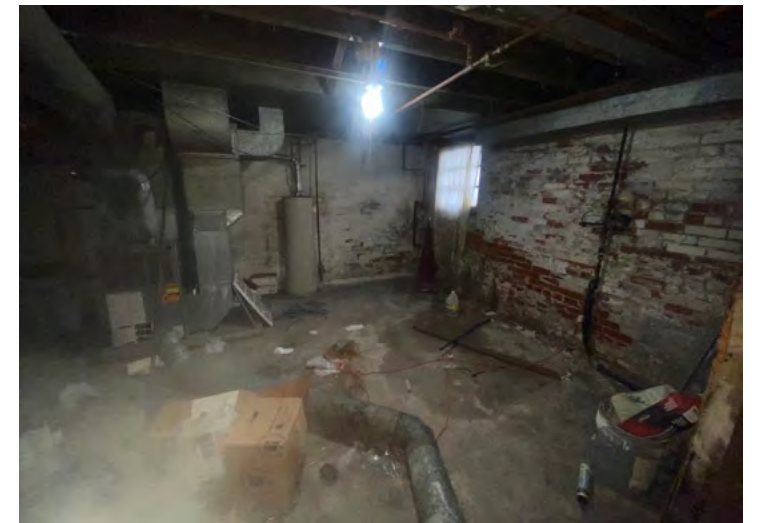
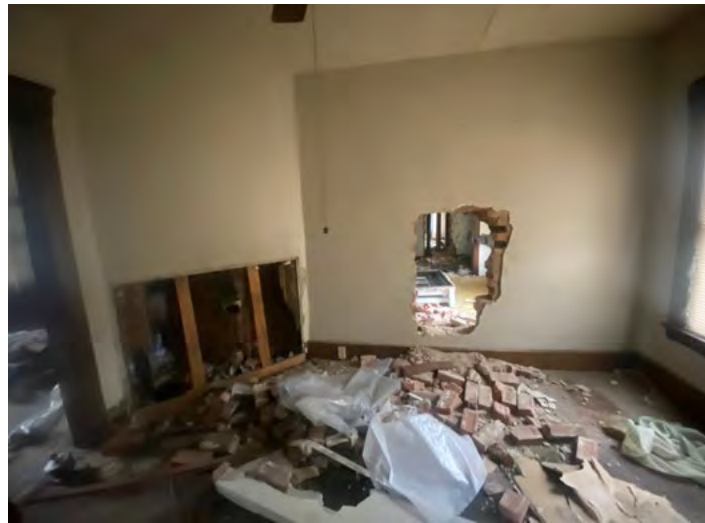


E. 107th Street



Fairmount Road/ Stokes Boulevard





1. Will need two bathrooms in lieu of one, which will require losing one of the three bedrooms.
2. Kitchen space is small in comparison to today's standards.
3. First floor level will not accommodate an open floor plan, specifically the kitchen is limited to a small door opening.
4. No accessibility or visitability as first floor is half a story above grade.
5. Not possible to have attached garage.
6. Exterior walls are not energy efficient and would require removal of interior plaster for installation of insulation.
 - a. Require exterior door and window replacement
 - b. Roofing and insulation
 - c. Masonry repairs
7. Basement is not usable and requires significant waterproofing.
8. Asbestos and lead paint abatement.
9. Significant water damage throughout.
10. All new MEP systems.
11. Fire department access 26 ft wide is required on both sides of proposed tower building.



INCORPORATED
ON SITE

- 1. STONE COINS -
TO BE USED IN
SITE DESIGN
- 2. WOOD
PANELING -
TO BE USED IN
COWORK LIBRARY
- 3. WOOD
COLUMNS-
TO BE USED IN
TOWNHOMES



IMAGE 1



IMAGE 2



IMAGE 3

SALVAGED BY
OTHERS

- 4. MISCELLANEOUS
WOOD TRIM AND
MILLWORK
- 5. WOOD DOORS
- 6. CAST IRON CLAW
FOOT TUBS



IMAGE 4

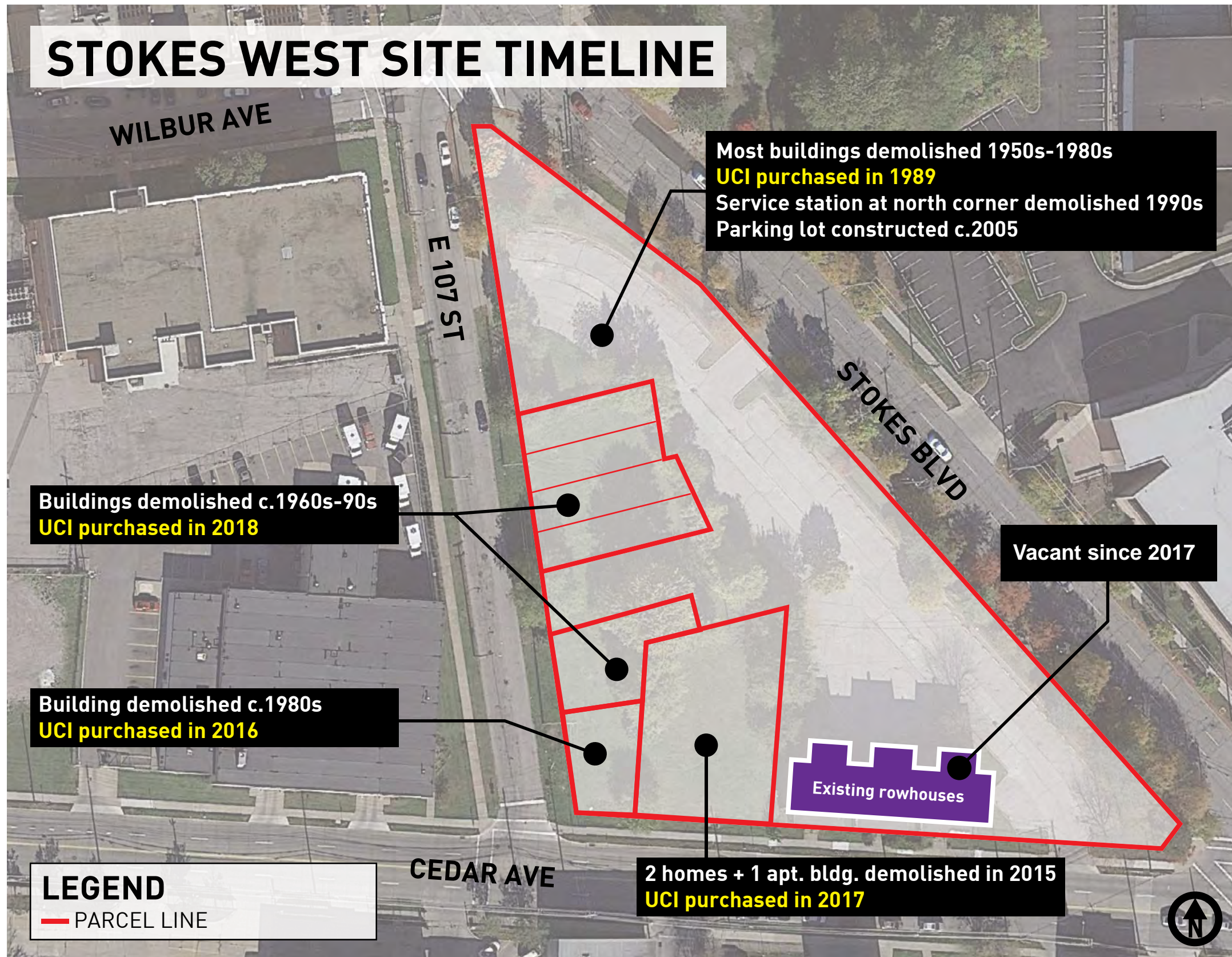


IMAGE 5



IMAGE 6

STOKES WEST SITE TIMELINE



<u>NUMBER OF EXISTING TOWNHOMES:</u>	6
<u>SF OF EACH TOWNHOME:</u>	1,990 SF
<u>TOTAL SF:</u>	11,940 SF
<u>COST PER UNIT TO RENOVATE:</u>	\$374,199.28
<u>TOTAL COST TO RENOVATE:</u>	\$2,245,195.68

EXISTING TOWNHOME RESTORATION / RENOVATION CHALLENGES:

- FEASIBILITY OF THE ENTIRE PROJECT WILL BE COMPROMISED.
- ENVIRONMENTAL ISSUES INCLUDING LEAD PAINT AND ASBESTOS REMEDIATION.
- INEFFICIENT UNIT LAYOUTS FOR TODAY’S MARKET.
- HIGH COST PER UNIT FOR RESTORATION / RENOVATION THAT WILL RESULT IN RENT PRICE ABOVE THE MARKET RATE.
- FIRE DEPARTMENT ACCESS 26 FT WIDE IS REQUIRED ON BOTH SIDES OF PROPOSED TOWER BUILDING.

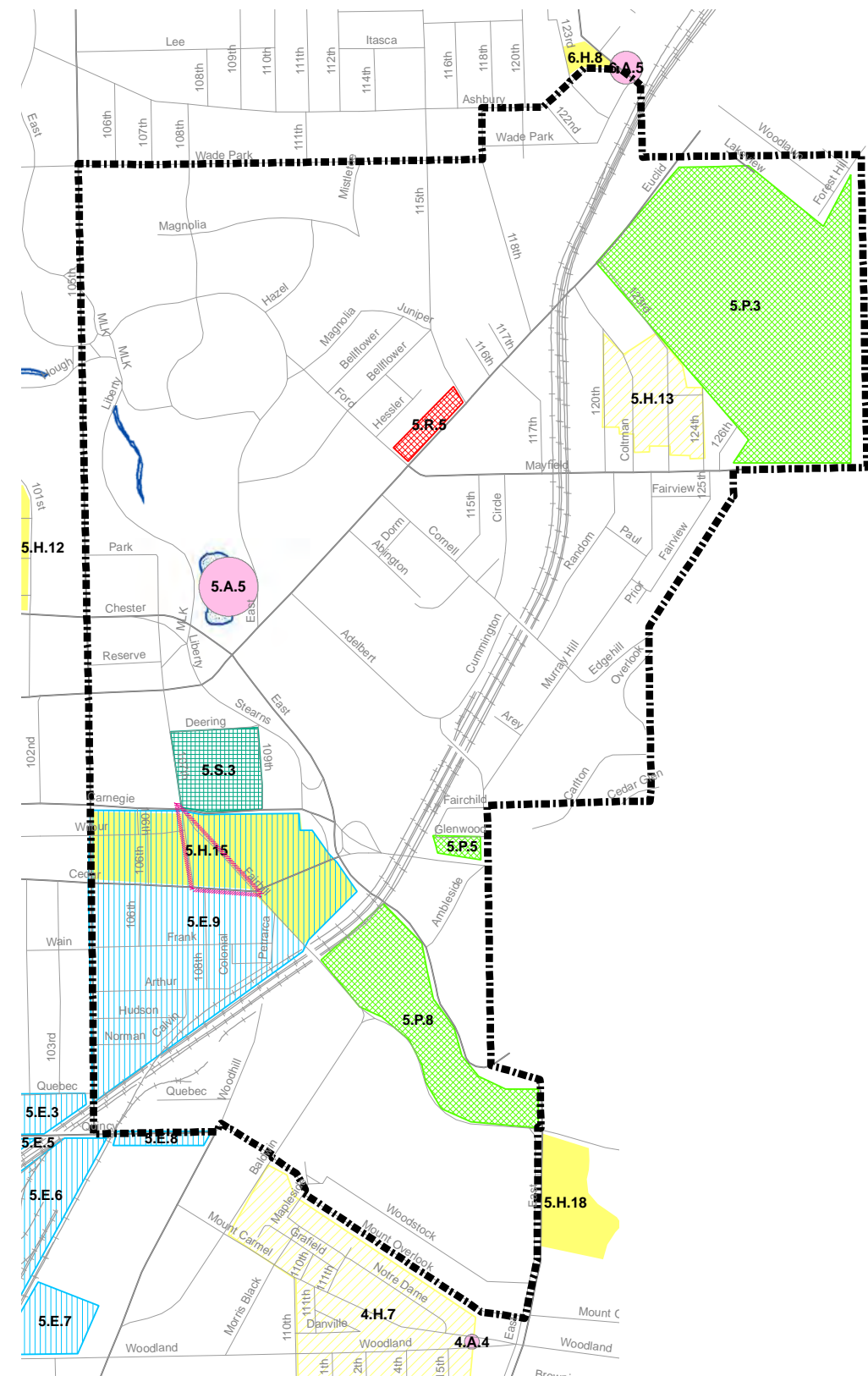
University

Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 5.H.13 Little Italy North – targeted rehab and code enforcement where housing is in deteriorated condition
- 5.H.15 Cedar & East 105th – opportunity for development of mixed-use live-work units
- 5.A.5 University Circle - addition of historical markers highlighting the university neighborhoods history & cultural institutions
- 5.E.9 Frank Avenue Area – redevelop the area for office, institutional, and research facilities
- 5.P.3 Lakeview Cemetery – addition of benches, aesthetic improvements, historical markers and trails to allow for passive recreation
- 5.P.5 Ambler Park – develop passive recreation amenities at existing park near the RTA transit stop with seating-area lighting and pedestrian trails
- 5.P.8 Stokes Parkway – add recreational amenities such as walking and bike trails, benches, basketball and tennis courts
- 5.R.6 Ford & Euclid – development of mixed-use retail with higher-density residential above
- 5.S.3 John Hay Renovation – take advantage of the opportunity presented by the massive renovation of the school building and grounds

Development Opportunities

- Economic Development Opportunities
- Housing Opportunities: New Construction
- Economic Development Opportunities
- Housing Opportunities: New Construction
- Housing Opportunities: Infill/Rehab
- Retail Opportunities
- Recreation Opportunities
- School Opportunites
- Arts Opportunities



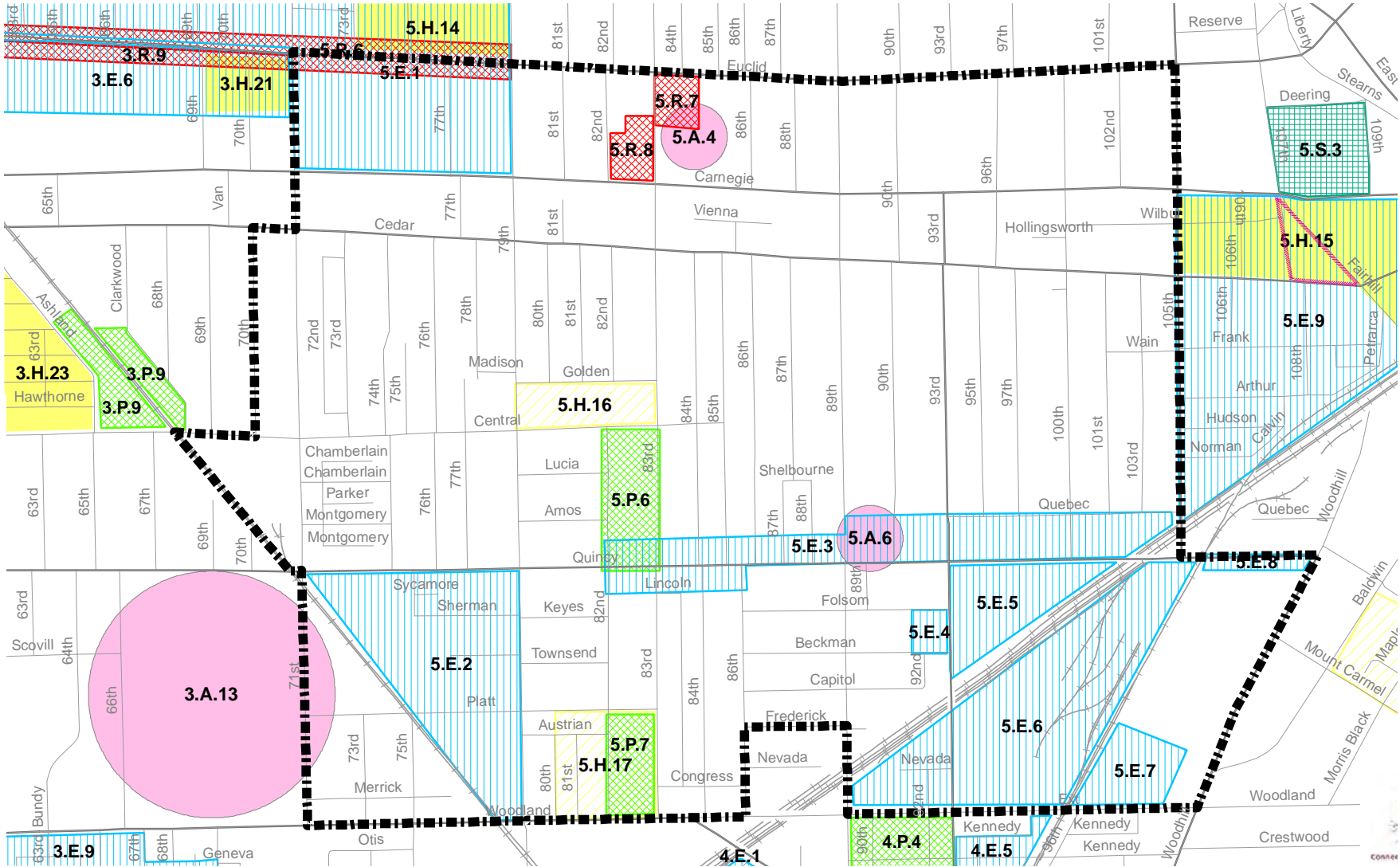
Fairfax

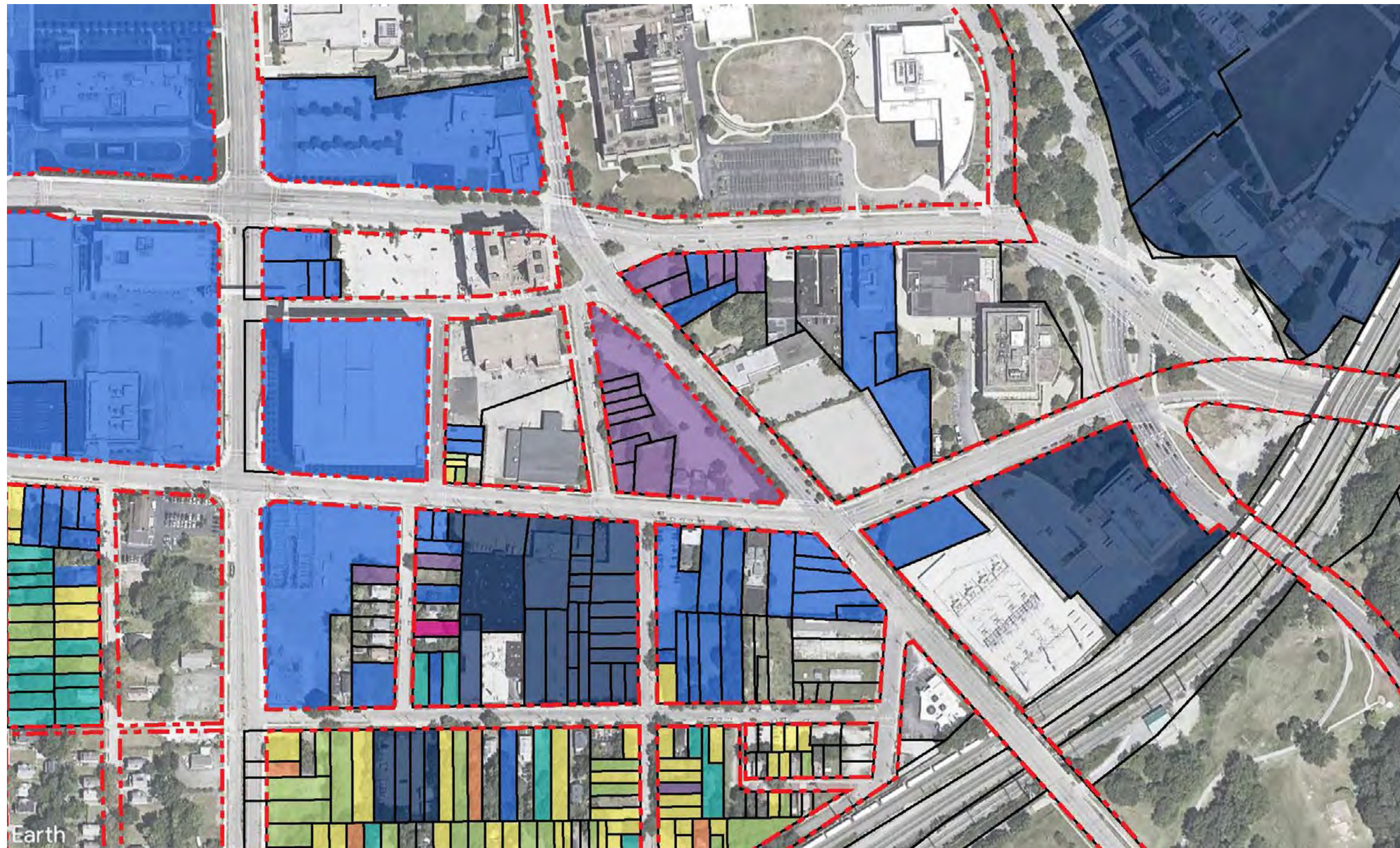
Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 5.A.4 The Cleveland Playhouse - opportunity for acquisition & expansion of adjacent parcels to accommodate entertainment & retail
- 5.A.6 Karamu - opportunity to develop signage for existing facility and complementary development in the surrounding area that highlights the prominent African American theater (Karamu Theater district)
- 5.A.7 Larchmere - addition of public art and banners highlighting antique district
- 5.E.2 Fairfax Manufacturing Campus – acquire vacant site for economic reuse to provide jobs in the Fairfax neighborhood for residents through development of light industrial uses
- 5.E.3 Quincy Avenue – acquire key sites for neighborhood retail and housing redevelopment consistent with the Fairfax Master Plan; i.e., retail/ housing /mixed-use
- 5.E.4 Former Industrial Buildings – adaptive reuse of facility into live-work space
- 5.E.5 Schmidt Brewery Site – adaptive reuse of vacant building as proposed future juvenile intervention facility
- 5.E.6 Quincy Basin – acquire key vacant parcel for development of light industrial use as outlined in the Fairfax Master Plan
- 5.E.7 Victoreen Building – adaptive reuse of existing vacant structure for light industrial use
- 5.E.8 CMSD Building – adaptive reuse of existing structure for proposed new business and office space
- 5.E.9 Frank Avenue Area - redevelop the area for office, institutional, and research facilities
- 5.H.15 Cedar & East 105th - redevelop the area to a mixed-use district
- 5.H.16 Golden Avenue Area – development of single-family infill housing in conjunction with targeted rehabilitation of existing housing
- 5.H.17 Woodland East Area – development of single-family infill housing in conjunction with targeted rehabilitation of existing housing
- 5.P.6 Fairfax Park – upgrade this neighborhood park to serve as a multi-faceted recreation area for the Fairfax neighborhood, with basketball and tennis courts, track and open space, along with a small indoor facility on the site
- 5.P.7 Woodland Park – develop a new neighborhood park to include a ball diamond, basketball courts, greenspace and parking area
- 5.R.5 Euclid Avenue Opportunities – develop on underutilized and vacant land along the Euclid Avenue corridor with support retail to complement mixed-use development, building off of the Euclid Corridor project investment
- 5.R.7 East 83rd & Euclid – possible restaurant/entertainment reuse in conjunction with the Cleveland Playhouse
- 5.R.8 Carnegie & East 83rd – development of a retail/entertainment center

Development Opportunities

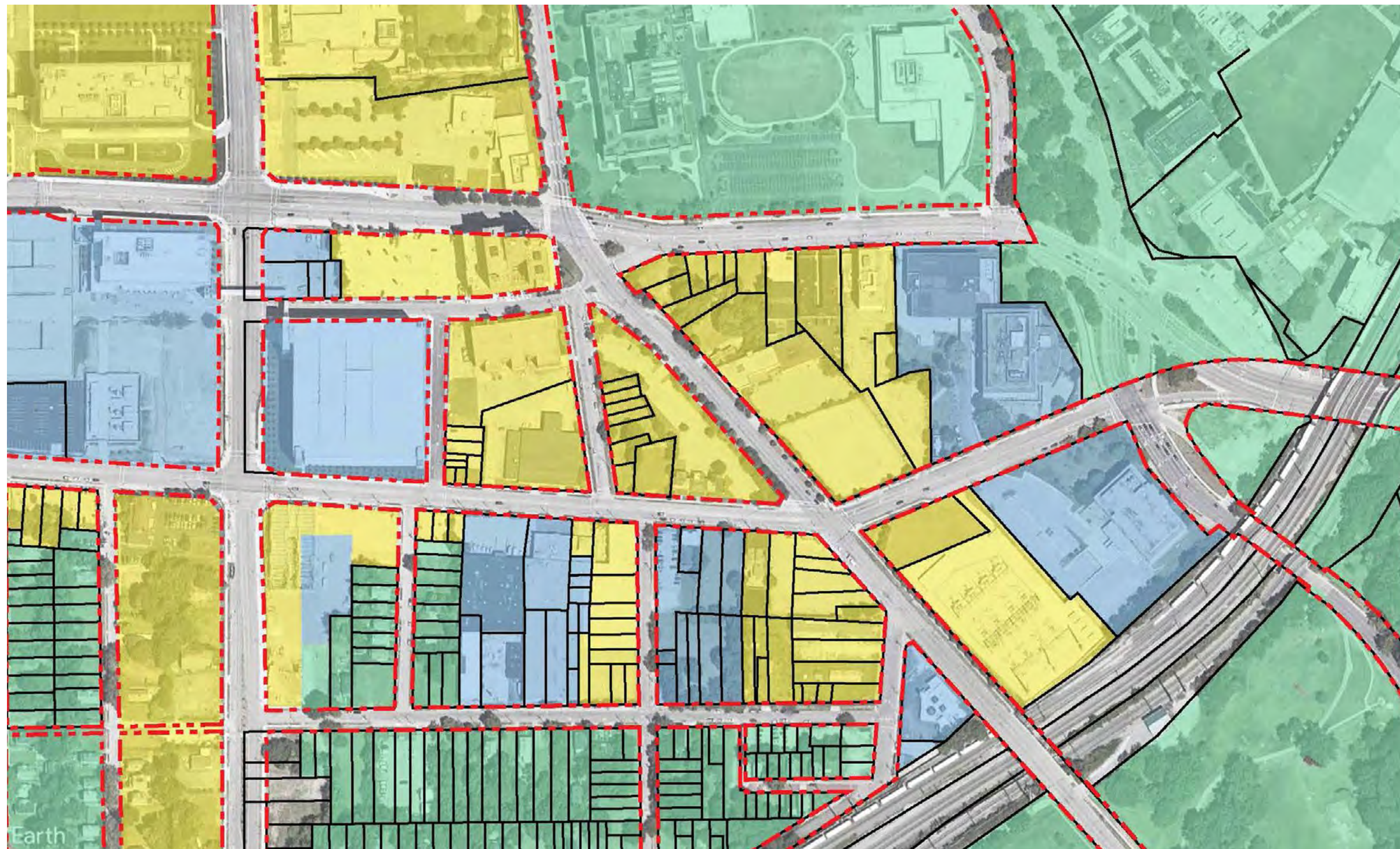
- Economic Development Opportunities
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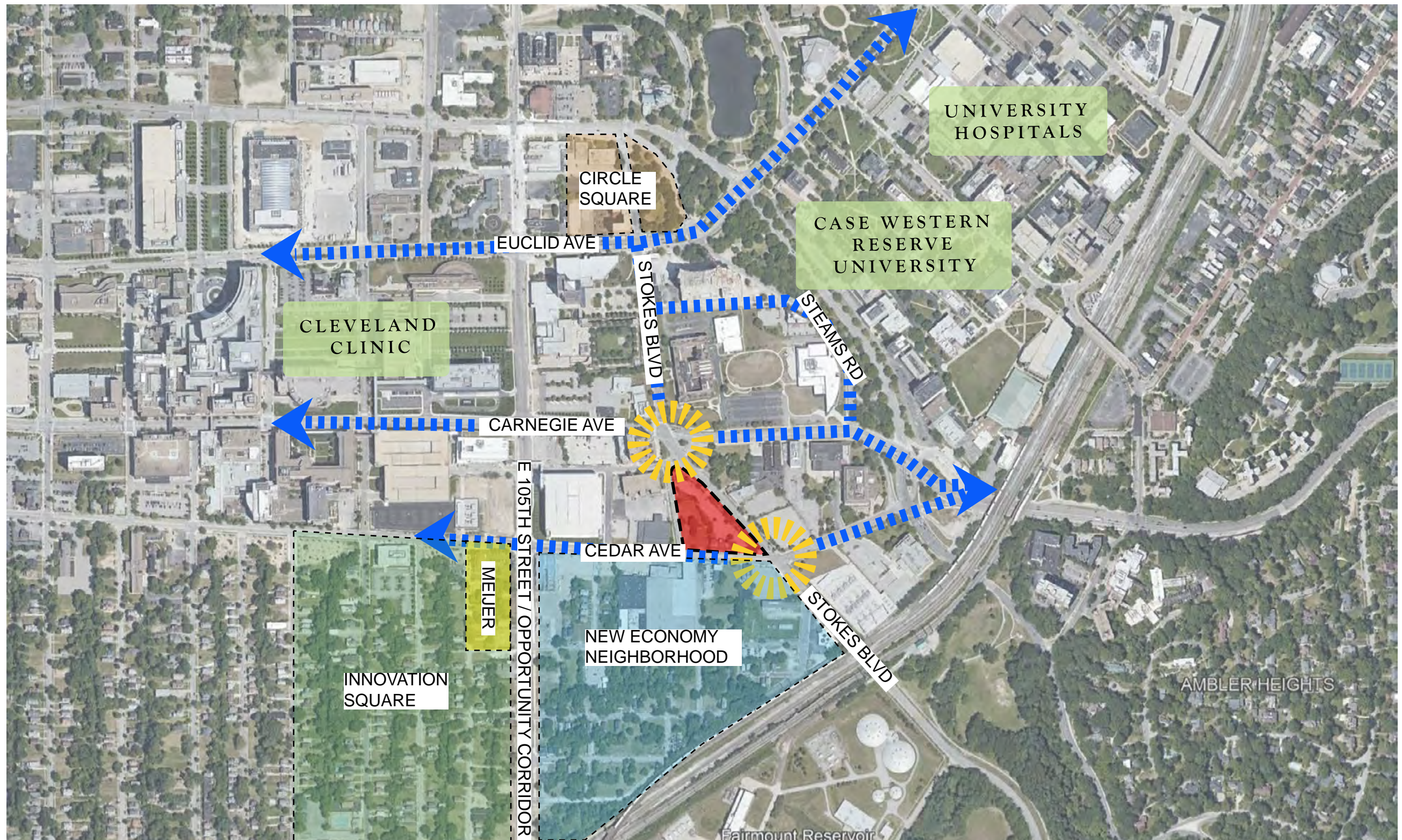


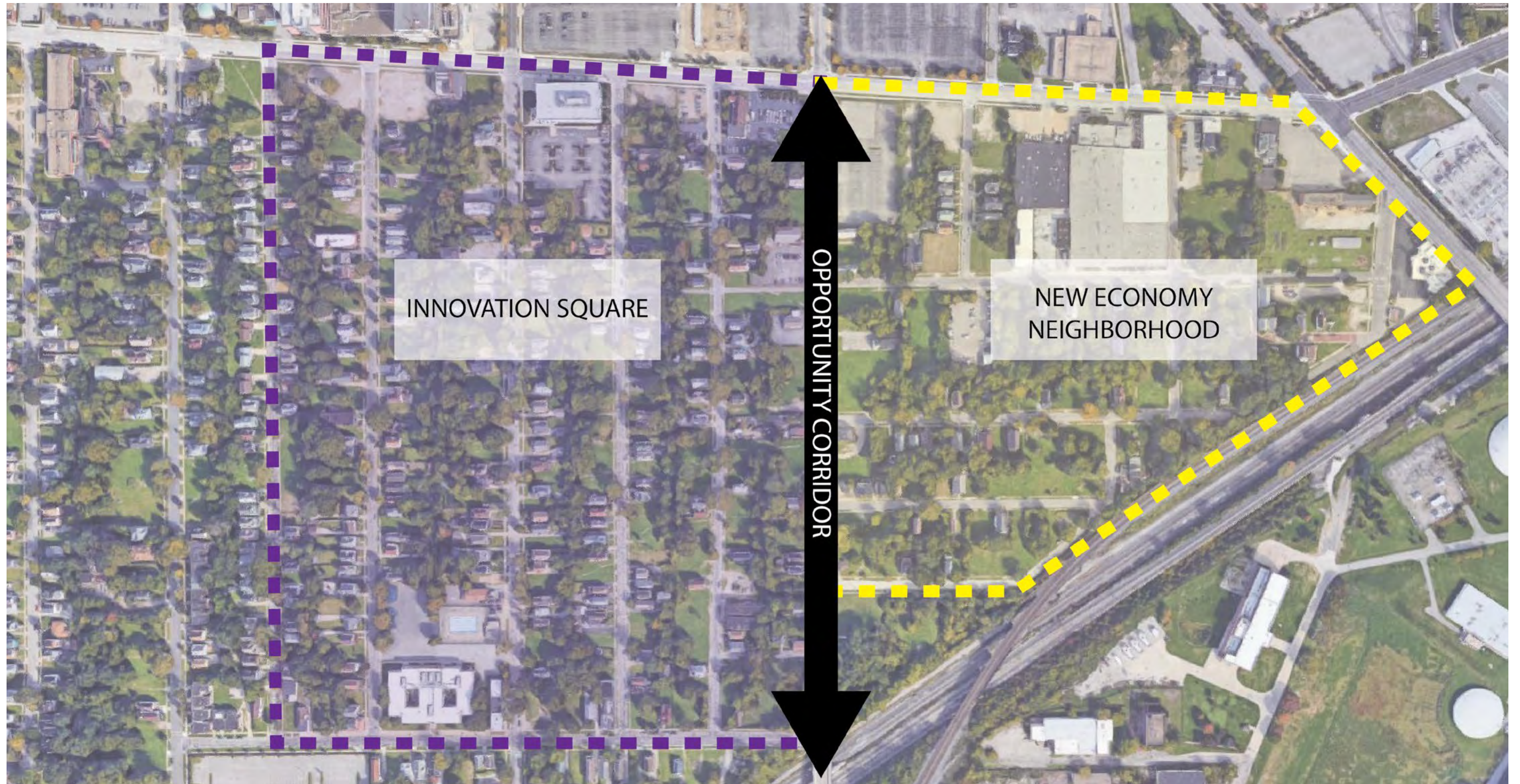


- UNIVERSITY CIRCLE
- CITY OF CLEVELAND LAND RE-UTILIZATION PROGRAM
- CUYAHOGA COUNTY LAND RE-UTILIZATION CORPORATION
- CITY LAND BANK
- CITY OF CLEVELAND
- FAIRFAX RENAISSANCE DEVELOPMENT
- CASE WESTERN
- CLEVELAND CLINIC









INNOVATION SQUARE



NEW ECONOMY NEIGHBORHOOD





MDP MIDWEST PARTNERS

site

City of Cleveland Planning Commission
April 1, 2022

Michael Baker INTERNATIONAL

CIRCLE SQUARE



MDP MIDWEST PARTNERS

site

Reserve Court Re-Envisioned as a Shared Use Public Space

April 1, 2022

CIRCLE SQUARE



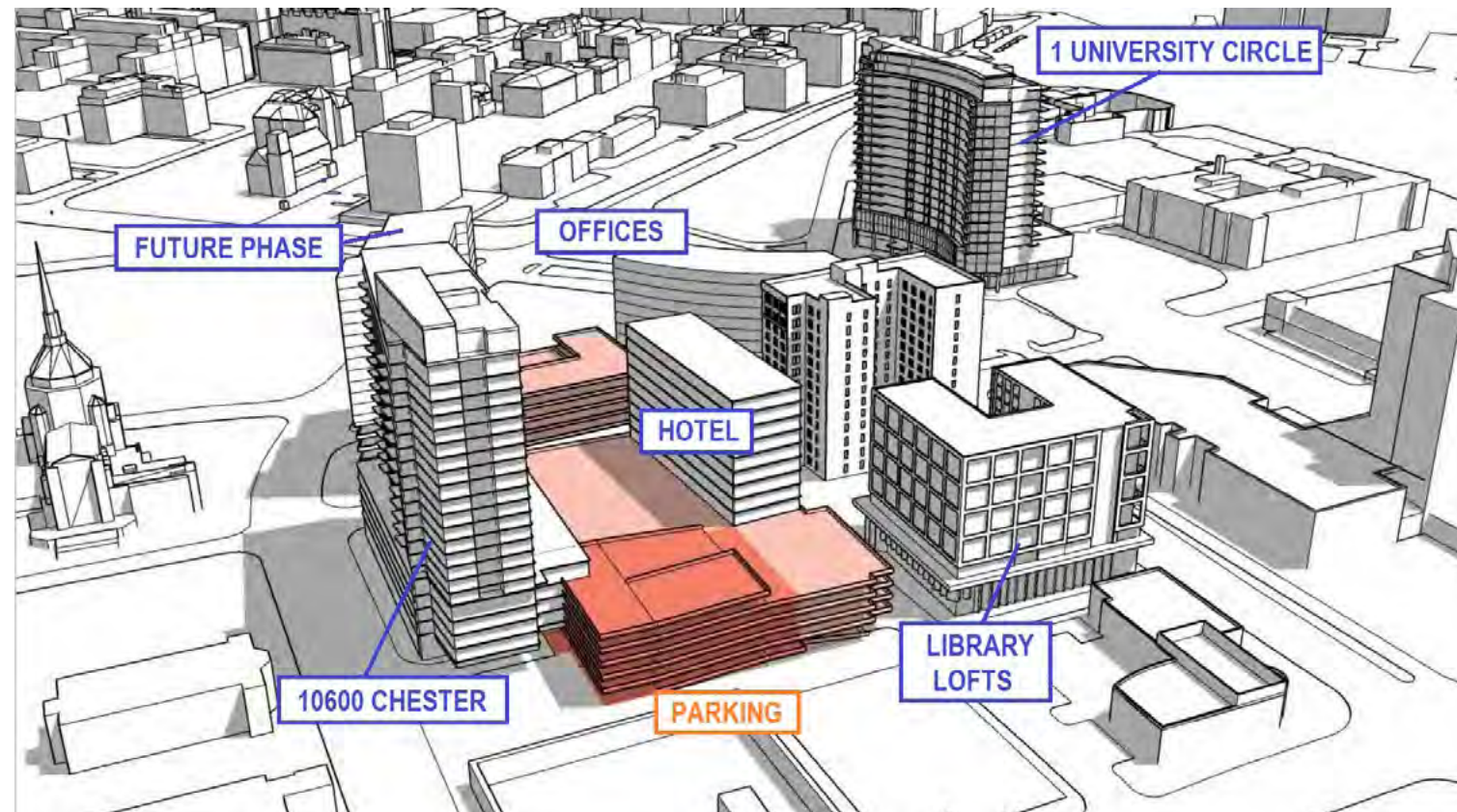
MDP MIDWEST PARTNERS

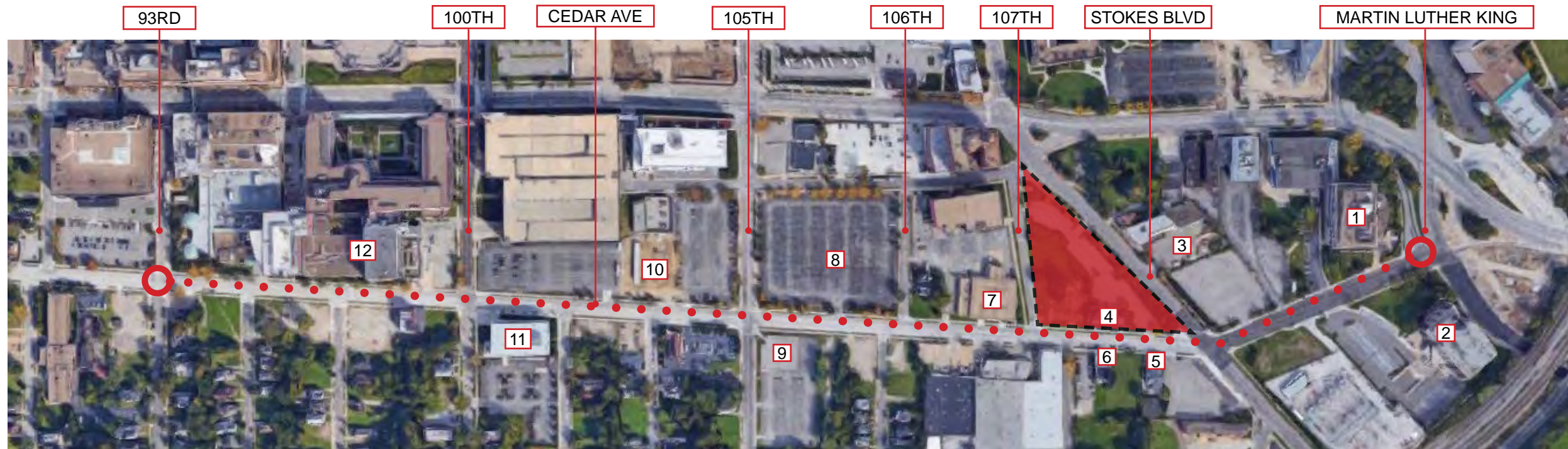
site

Looking North on Stokes Blvd Toward 'Living Room' Space

April 1, 2022

CIRCLE SQUARE





PARKING GARAGE



MIDWEST MEDICAL TRANSPORT COMPANY



TOWNHOMES - STOKES WEST SITE



CUGAHOGA COUNTY MEDICAL EXMINER
PARKING LOT



CLEVELAND CLINIC GLOBAL
CARDIOVASCULAR CENTER



PARKING GARAGE



VACANT BUILDING



BIO ENTERPRISE CORPORATION



CLEVELAND CLINIC LERNER RESEARCH
INSTITUTE



IBM BUILDING

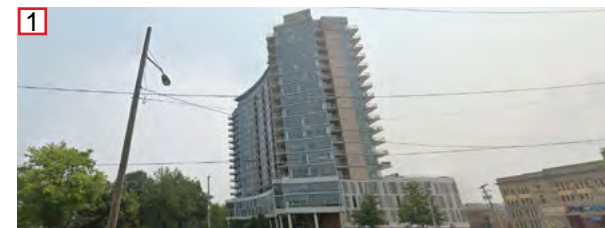
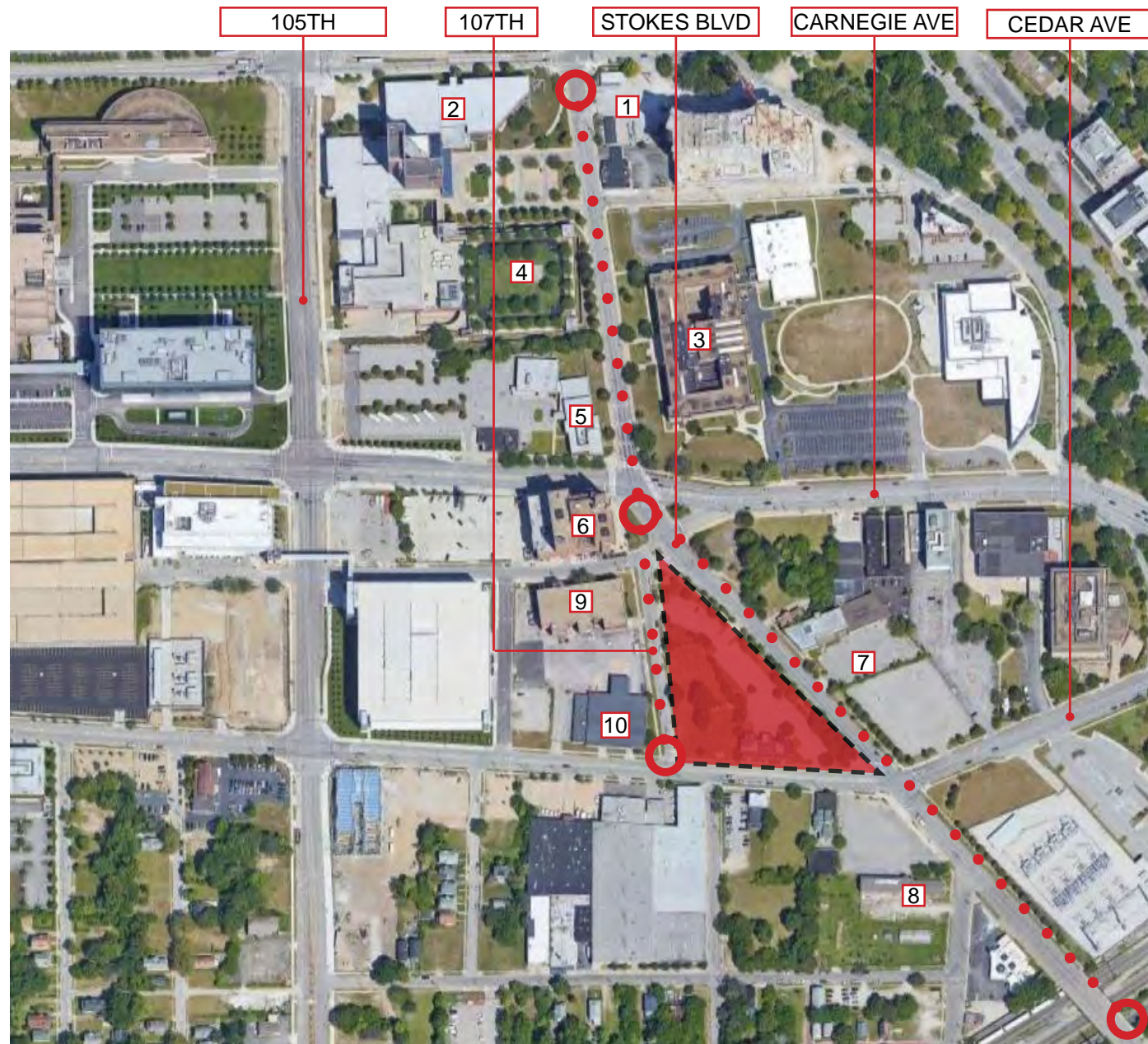


LILY BAPTIST CHURCH



CENTER FOR DIALYSIS CARE CLEVELAND
EAST





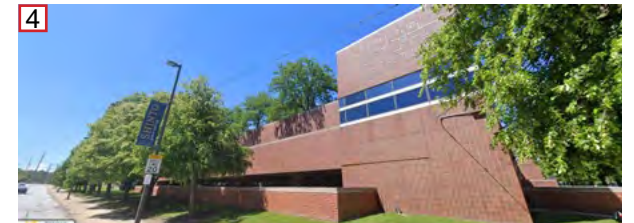
ONE UNIVERSITY CIRCLE APARTMENTS



CLEVELAND CLINIC WALKER CENTER



JOHN HAY SCHOOL OF SCIENCE AND MEDICINE



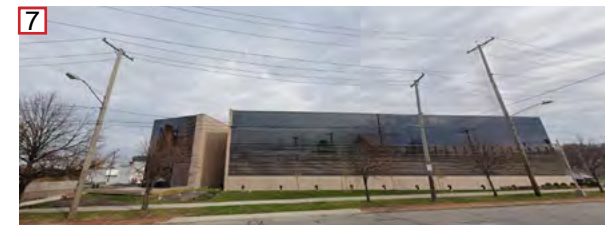
RAINBOW CHILDRENS BEHAVIORAL CENTER



CLEVELAND CLINIC LENNON DIABETES CENTER



THE TUDOR ARMS HOTEL



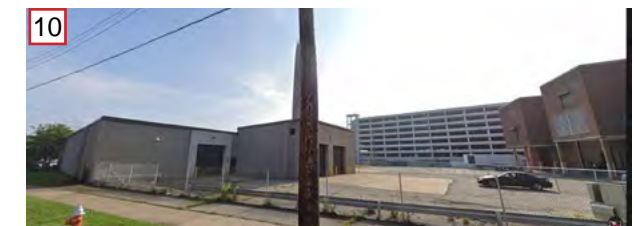
CENTER FOR DIALYSIS CARE CLEVELAND EAST



UQBAH MOSQUE FOUNDATION

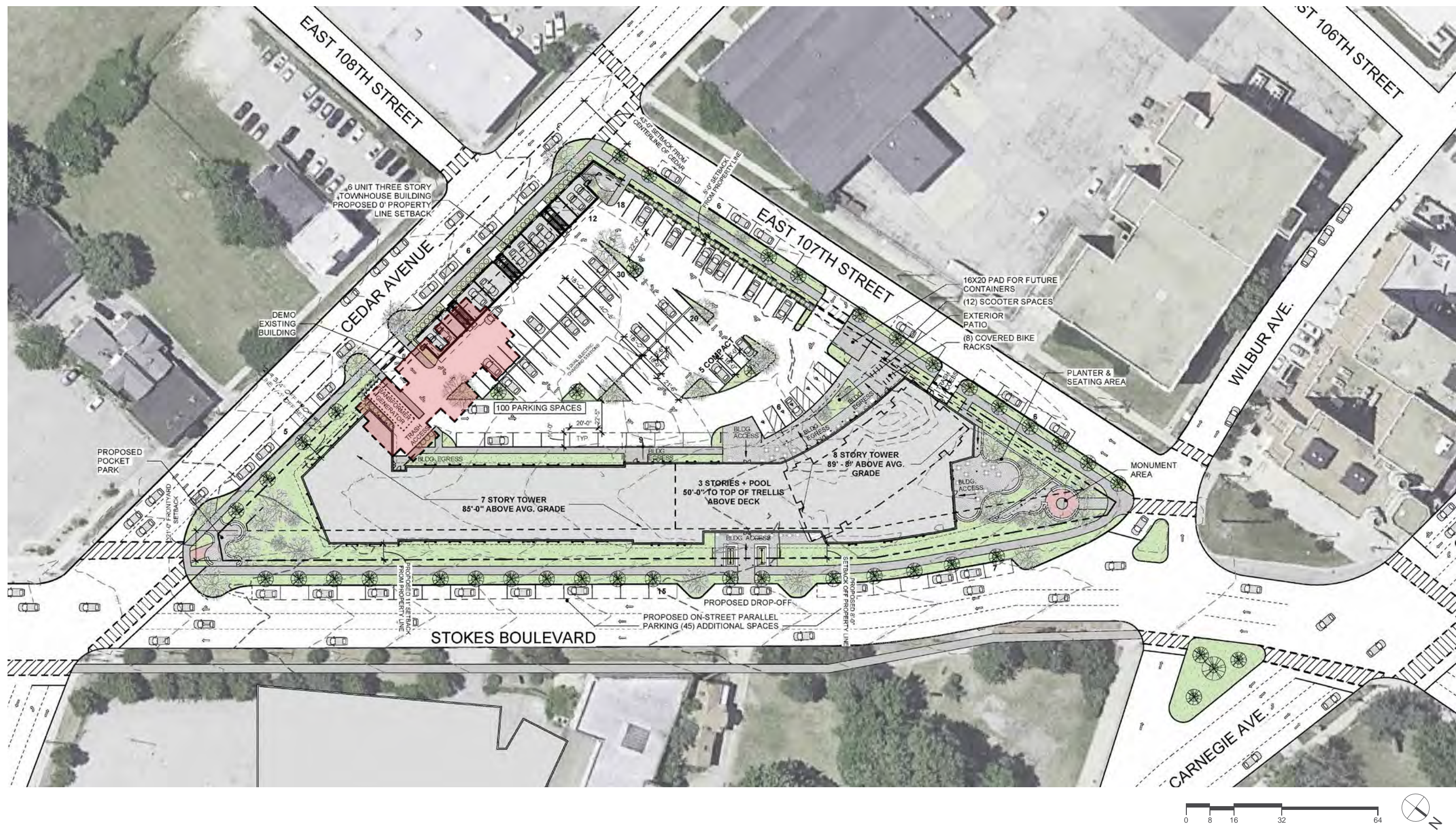


TELEPHONE COMPANY



MIDWEST MEDICAL TRANSPORT COMPANY PARKING LOT





341.08 Demolition and Moving

For applications proposing the demolition or moving of a building in a Design Review District, other than for emergency demolition activities ordered by the Director of the Building and Housing to remedy conditions that pose immediate danger to human life or health, the following provisions shall apply:

(a) Criteria for Action.

In considering a request to demolish or move a building or other structure located within a Design Review District, the City Planning Commission and its Local Design Review Advisory Committee shall consider the following factors in making its decision to approve or disapprove the request:

- (1)** The architectural and historic significance of the subject building or structure;
- (2)** The significance of the building or structure in contributing to the architectural or historic character of its environs;
- (3)** In the case of a request to move a building or other structure, the relationship between the location of the subject building or structure and its overall significance;
- (4)** The present and potential economic viability of the subject building or structure, given its physical condition and marketability;
- (5)** The presence of conditions on the subject property that are dangerous or are detrimental to the immediate area and cannot be reasonably remedied other than by the proposed demolition;
- (6)** The degree to which the applicant proposes to salvage and facilitate re-use of structures proposed for demolition; and
- (7)** The design quality and significance and the appropriateness of the proposed re-use of the property.

UCI Development | Stokes West

Cleveland, Ohio



CITY PLANNING COMMISSION

07.01.2022



Rent Comparables				Studio	One Bedroom	Two Bedroom
#	Property Name	Year Built	Total Units	Rent	Rent	Rent
1	One University	2018	276	\$1,940	\$2,210	\$3,581
2	Innova	2015	247	\$1,573	\$1,820	\$2,650
3	INTRO	2022	297	\$1,571	\$2,209	\$3,873
4	Ascent at Top of the Hill	2022	258	\$1,501	\$1,969	\$3,138
5	Centric	2018	272	\$1,495	\$1,766	\$2,568
Total / Weighted Avg.		2019	270	\$1,616	\$1,995	\$3,162
Stokes West - proforma		2024	261	\$1,395	\$1,595	\$2,495
percent below comp set				-13.7%	-20.0%	-21.1%

- PROJECT WILL INCLUDE 12 DEDICATED LOW INCOME RESTRICTED UNITS.
- 66% OF THE PROJECTS UNITS WILL BE FURNISHED STUDIOS WITH RENTS THAT WILL BE AFFORDABLE AT 80% AMI.
- OPPORTUNITY FOR COMMUNITY ORGANIZATIONS TO UTILIZE CONFERENCE SPACE IN THE DEDICATED CO-WORKING FLOOR TO HOLD MONTHLY/WEEKLY COMMUNITY MEETINGS.
- DEVELOPMENT WILL NOT INCLUDE AIRBNBS.



TWO MOSAIC BENCHES INCORPORATING PHOTOS OF HISTORIC MOMENTS IN QUINCY PARK (FAIRFAX NEIGHBORHOOD), WITH DESCRIPTIONS OF NOTEWORTHY PEOPLE, BUILDINGS AND EVENTS OVER THE PAST 100 YEARS.



LOCAL ARTISTS AND COMMUNITY ENGAGEMENT FOR PUBLIC ART

Rust Belt - UCI Development

LEED BD+C v4 Scorecard



Yes	?Y	?N	No	Certified: 40 - 49	Silver: 50 - 59	Gold: 60 - 79	Platinum: 80+	March 29, 2022
35	24	20	31	Scorecard Tally				

Y ?Y ?N N

1	0	0	0	Integrative Process (IP)	1 Point Possible	3	7	8	15	Energy & Atmosphere (EA)	33 Points Possible
1				IPc1 Integrative Process	1					EAp1 Fundamental Commissioning and Verification	
										EAp2 Minimum Energy Performance - (5%New/3% Reno Requirement)	
										EAp3 Building-Level Energy Metering	
										EAp4 Fundamental Refrigerant Management	
9	1	1	5	Location & Transportation (LT)	16 Points Possible					EAc1 Enhanced Commissioning	6
				LTc1 LEED for Neighborhood Development Location	16					EAc2 Optimize Energy Performance	18
1				LTc2 Sensitive Land Protection RP	1	5	1			EAc3 Advanced Energy Metering	1
		1	1	LTc3 High Priority Site RP	2	1	2	2	13	EAc4 Demand Response	2
2			3	LTc4 Surrounding Density and Diverse Uses	5	1				EAc5 Renewable Energy Production	3
4			1	LTc5 Access to Quality Transit	5	1		1		EAc6 Enhanced Refrigerant Management	1
	1			LTc6 Bicycle Facilities	1			3		EAc7 Green Power and Carbon Offsets	2
1				LTc7 Reduced Parking Footprint	1			1			
1				LTc8 Green Vehicles	1			2			
2	6	0	2	Sustainable Sites (SS)	10 Points Possible	5	1	3	4	Materials & Resources (MR)	13 Points Possible
				SSp1 Construction Activity Pollution Prevention						MRp1 Storage & Collection of Recyclables	
1				SSc1 Site Assessment	1					MRp2 Construction - Demolition Waste Management Planning	
			2	SSc2 Protect or Restore Habitat RP	2			1	4	MRC1 Building Life-Cycle Impact Reduction RP	5
1				SSc3 Open Space RP	1	1		1		MRC2 BPDO: Environmental Product Declarations	2
3				SSc4 Rainwater Management RP	3	1		1		MRC3 BPDO: Sourcing of Raw Materials	2
2				SSc5 Heat Island Reduction	2	1	1			MRC4 BPDO: Material Ingredients	2
1				SSc6 Light Pollution Reduction	1	2				MRC5 Construction and Demolition Waste Management	2
4	1	1	5	Water Efficiency (WE)	11 Points Possible	7	3	6	0	Indoor Environmental Quality (IEQ)	16 Points Possible
				WEp1 Outdoor Water Use Reduction						IEQp1 Minimum IAQ Performance	
				WEp2 Indoor Water Use Reduction						IEQp2 Environmental Tobacco Smoke (ETS) Control	
				WEp3 Building-Level Water Metering		2				IEQc1 Enhanced Indoor Air Quality Strategies	2
2				WEc1 Outdoor Water Use Reduction	2	2	1			IEQc2 Low Emitting Materials	3
1	1	1	3	WEc2 Indoor Water Use Reduction, 25%, 30%, 35%, 40%, 45%, 50%	6	1				IEQc3 Construction IAQ Management Plan, During Construction	1
			2	WEc3 Cooling Tower Water Use	2	1	1			IEQc4 Indoor Air Quality Assessment	2
1				WEc4 Water Metering	1	1				IEQc5 Thermal Comfort	1
						1	1			IEQc6 Interior Lighting	2
								3		IEQc7 Daylight	3
								1		IEQc8 Quality Views	1
								1		IEQc9 Acoustic Performance	1
2	4	0	0	Innovation & Design Process (IN)	6 Points Possible	2	1	1	0	Regional Credits (RP)	4 Points Possible
1				INc1 EP: Enhanced IAQ (VOC Monitor)	1					RPc1 LTc3: High Priority Site (Thres: 2)	1
1				INc2 Innovation: Low Mercury Lighting	1					RPc2 LTc4: Surrounding Density and Diverse Uses (Thres: 2)	1
				INc3 Exemplary Performance: TBD (IEQc2)	1					RPc3 SSc4: Rainwater Management (Thres: 2)	1
				INc4 Pilot Credit: TBD (Poss. Social Equity)	1					RPc4 MRC1: Building Life-Cycle Impact Reduction (Thres: 3)	1
				INc5 Innovation:TBD (Poss. Green Bldg Education)	1					RPc5 EAc5: Renewable Energy Production	1
1				IDc6 LEED Accredited Professional	1	1				RPc6 IEQc1: Enhanced IAQ Strategies (Thres: 1)	1

= Design Submittal = Construction Submittal

= Exemplary Point Available RP = Regional Priority Incentive Point

BPDO = Building Product Disclosure & Optimization

Changed

Note: to achieve all 5 IN points, at least one pilot credit must be achieved.



- The Development Team has committed to building this project with a **LEED Silver** or greater rating. For the 6 townhomes, we have set a goal of **LEED Gold**
- The team has been working with Emerald Built Environments, a local Cleveland-based consulting firm to put together a plan to meet this sustainability and responsible investment goal.
- Based on our current scorecard, the project is on track to meet or exceed this goal
- Some highlights from the team's plan include:
 - The use of locally-sourced, reclaimed and/or sustainable materials
 - Commitment to using local sub-contractors and purchasing materials locally where possible
 - Electrical infrastructure in-place for 100% of the parking spaces to support EV Charging Stations, including the added street parking spaces
 - Ample green space
 - Low mercury lighting and commitment to light pollution reduction













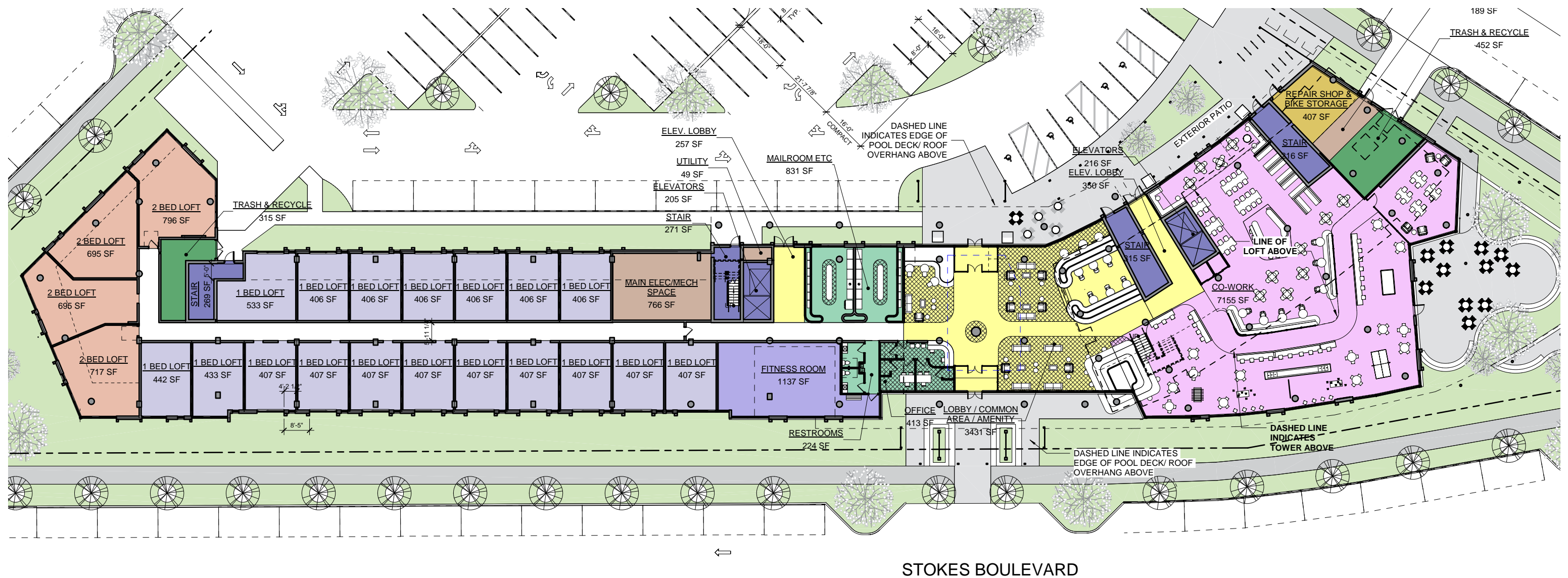


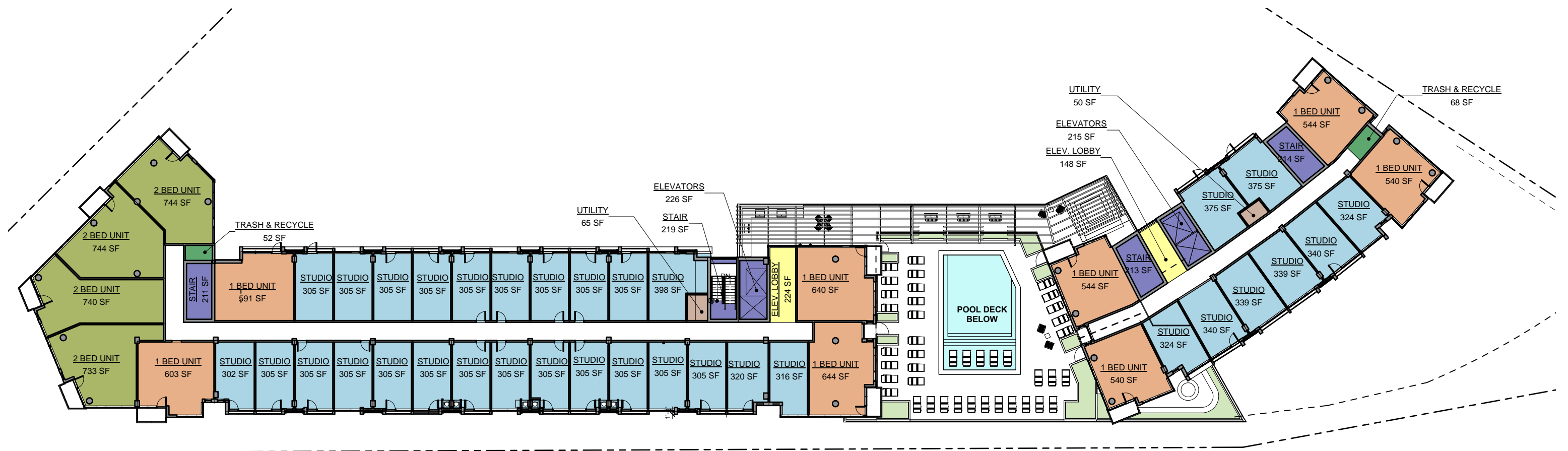


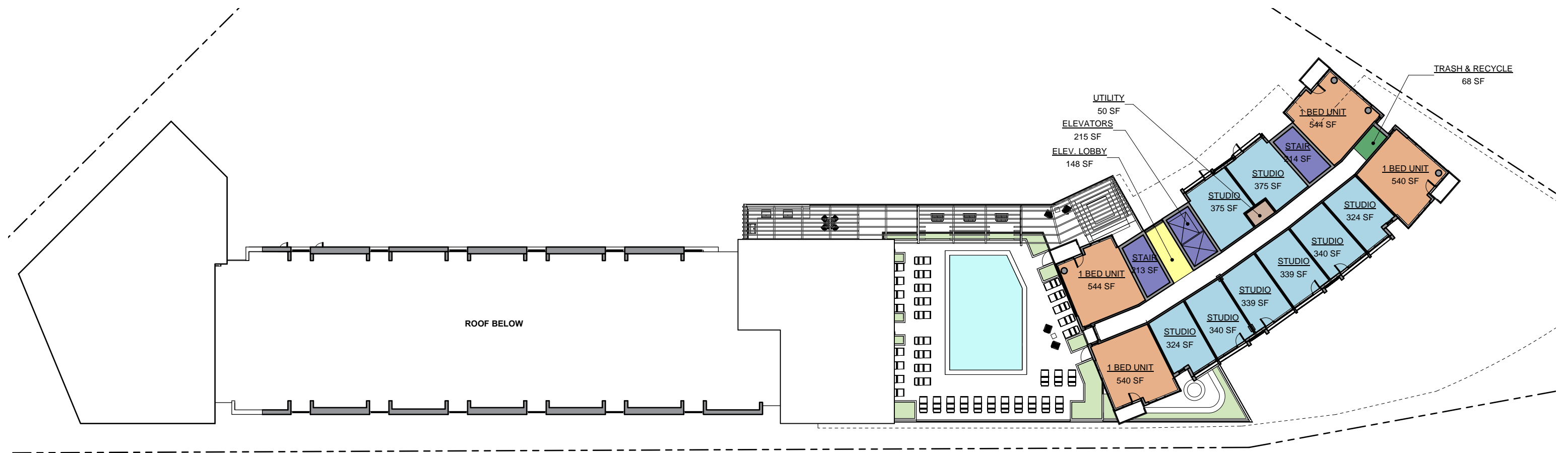


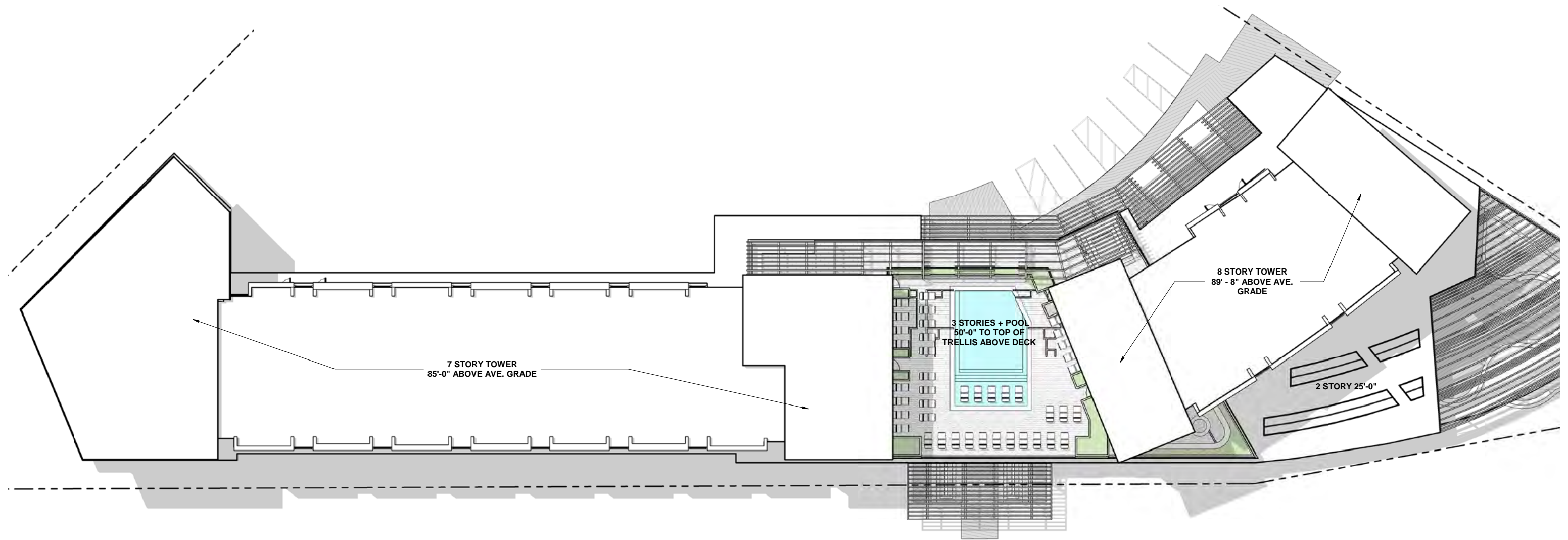


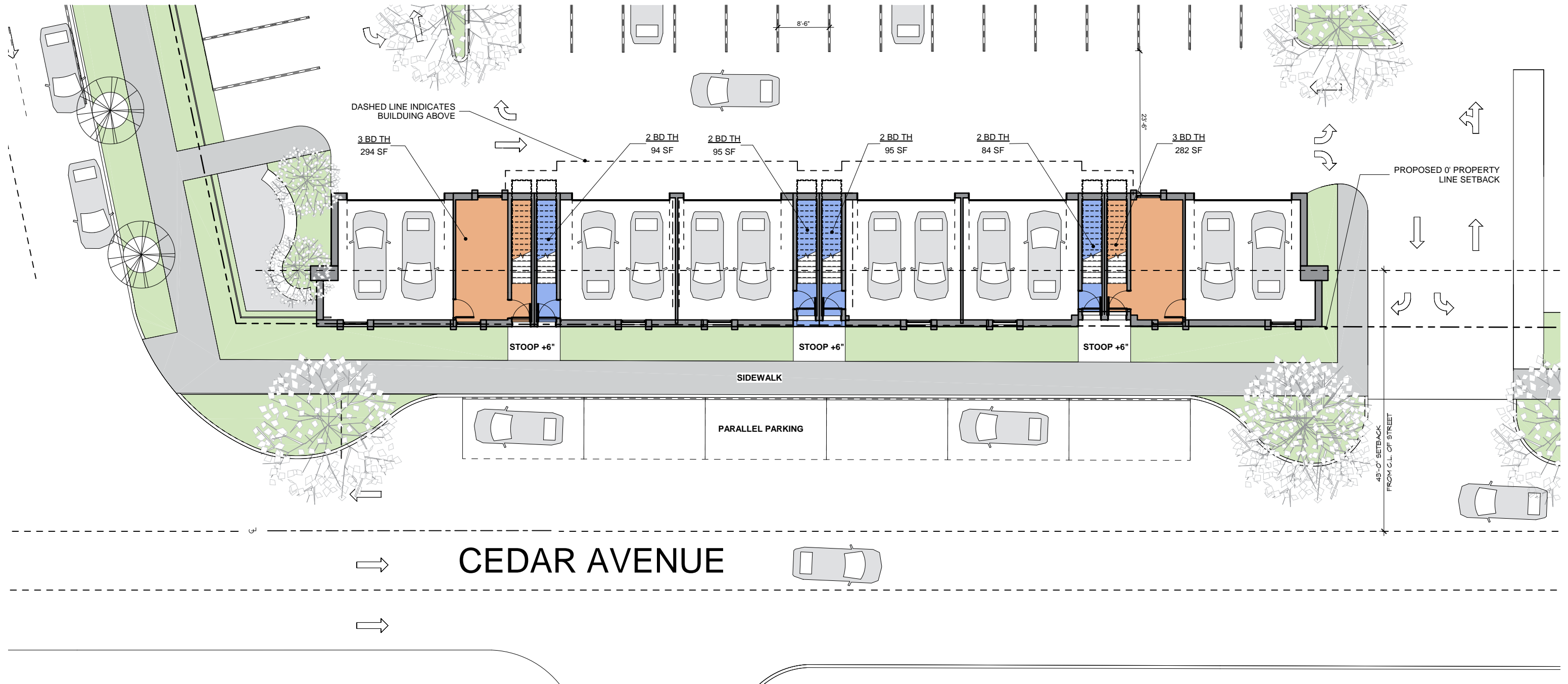


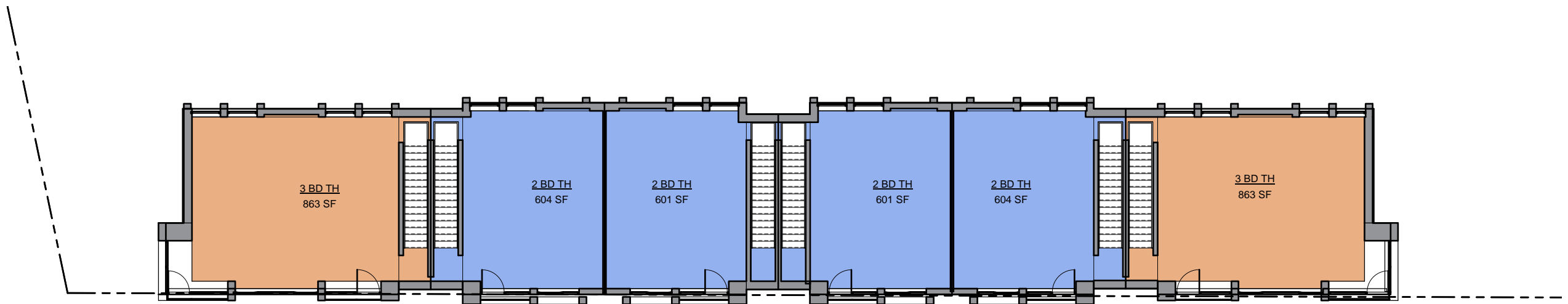
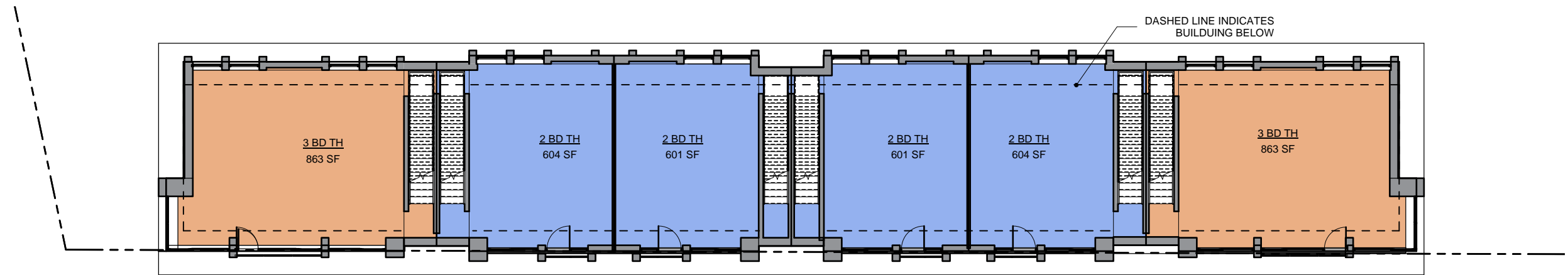


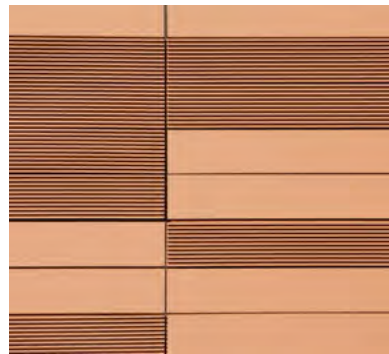




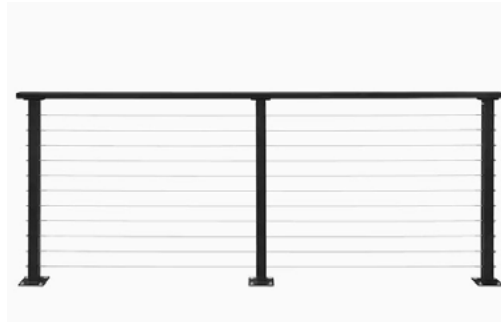








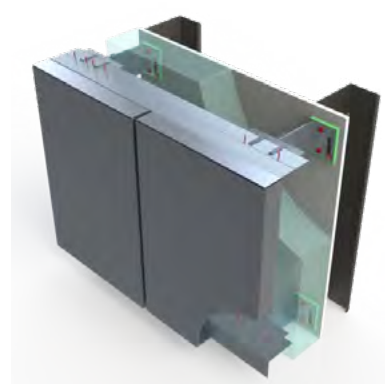
TERRACOTTA CLADDING



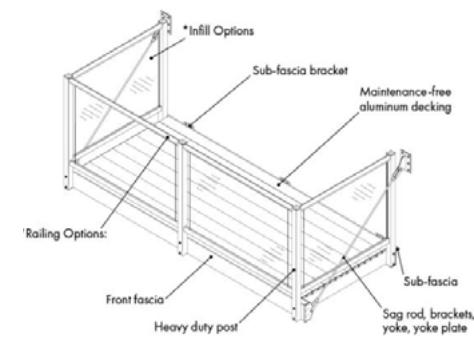
AS&D BALCONY CABLE RAILING



KAWNEER METROVIEW WINDOW WALL



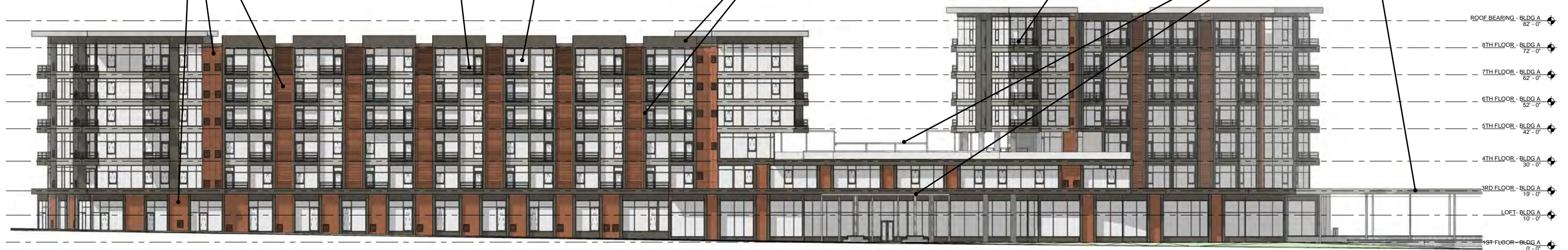
ACM RAINSCREEN



AS&D PREFAB BALCONY SYSTEM



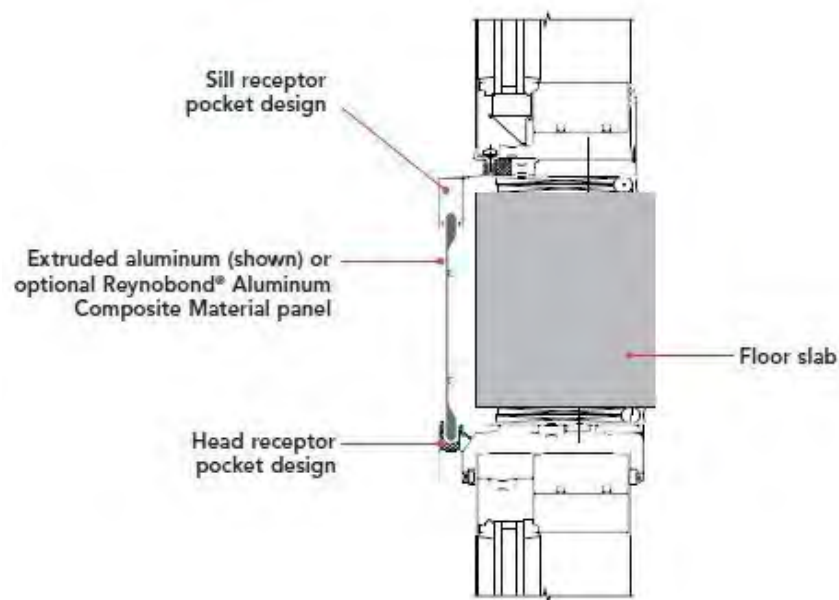
TRELLIS



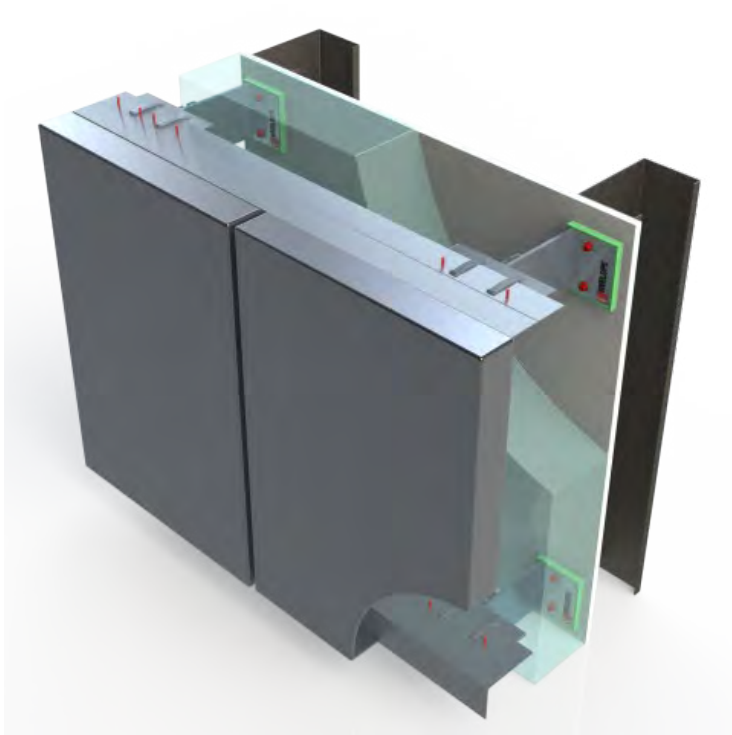
SOUTH ELEVATION



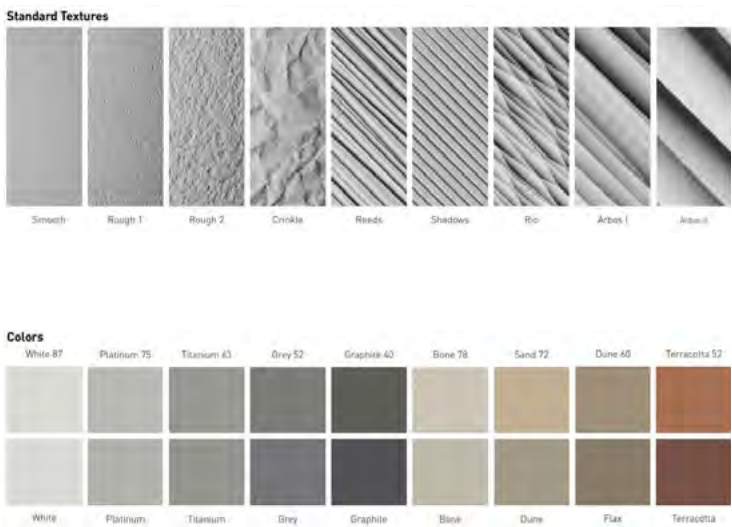
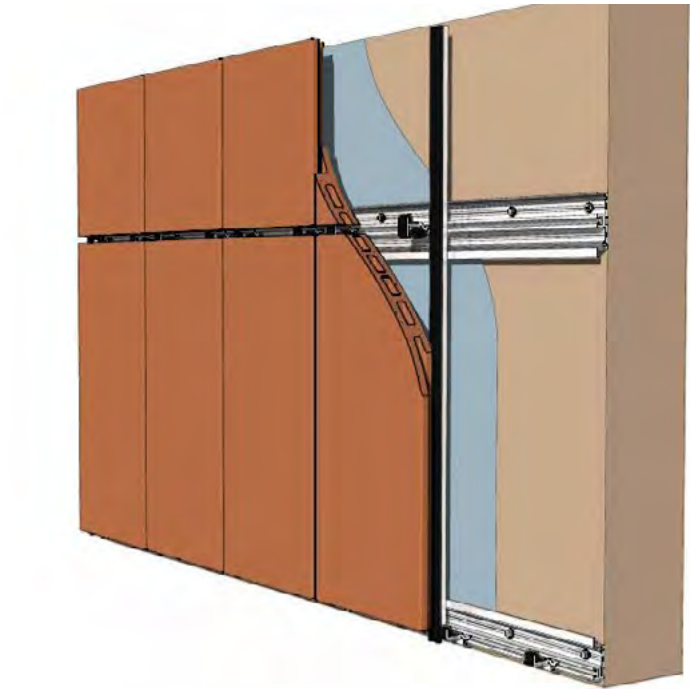
MAIN MATERIALS



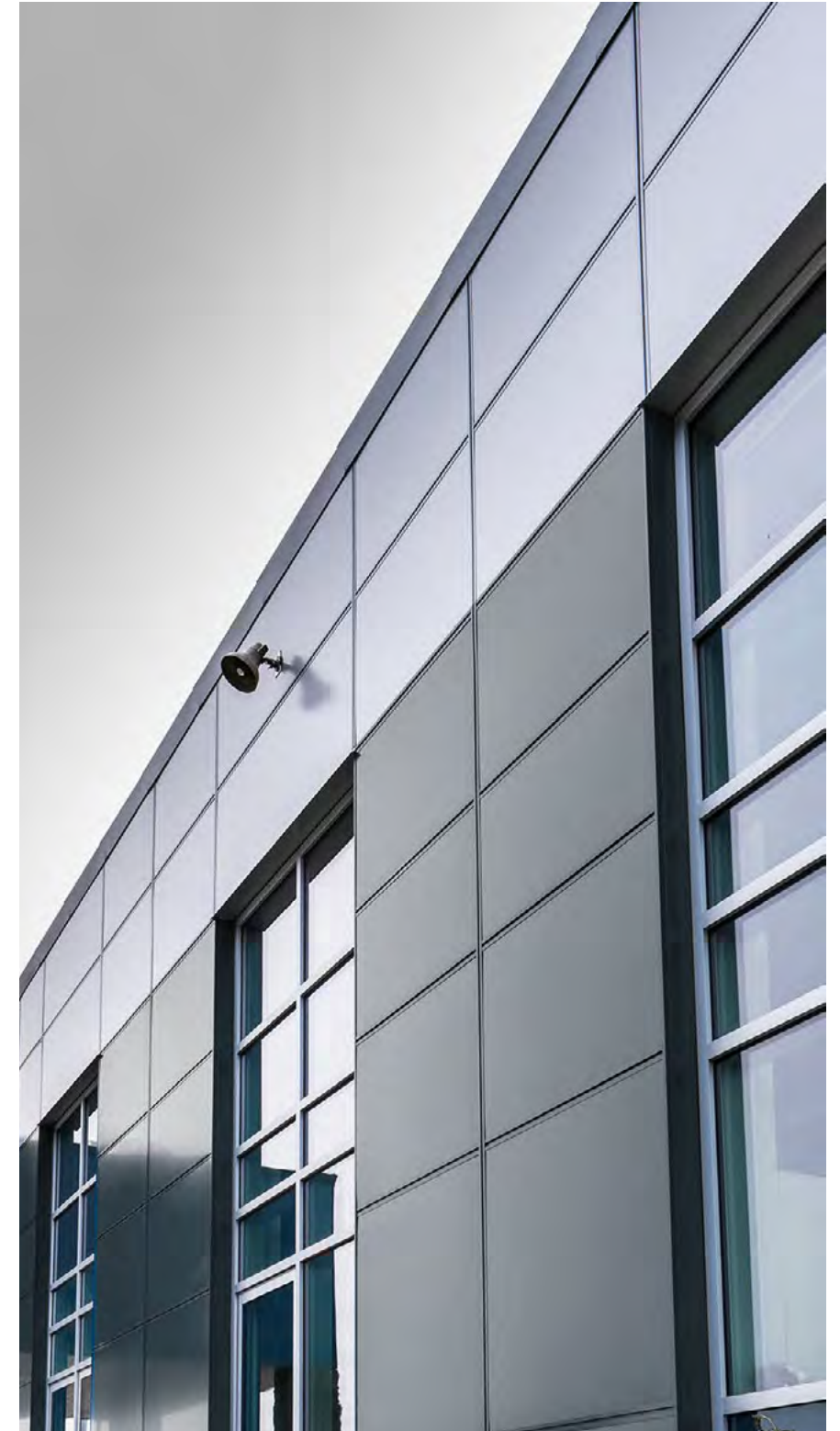
KAWNEER METROVIEW WINDOW WALL

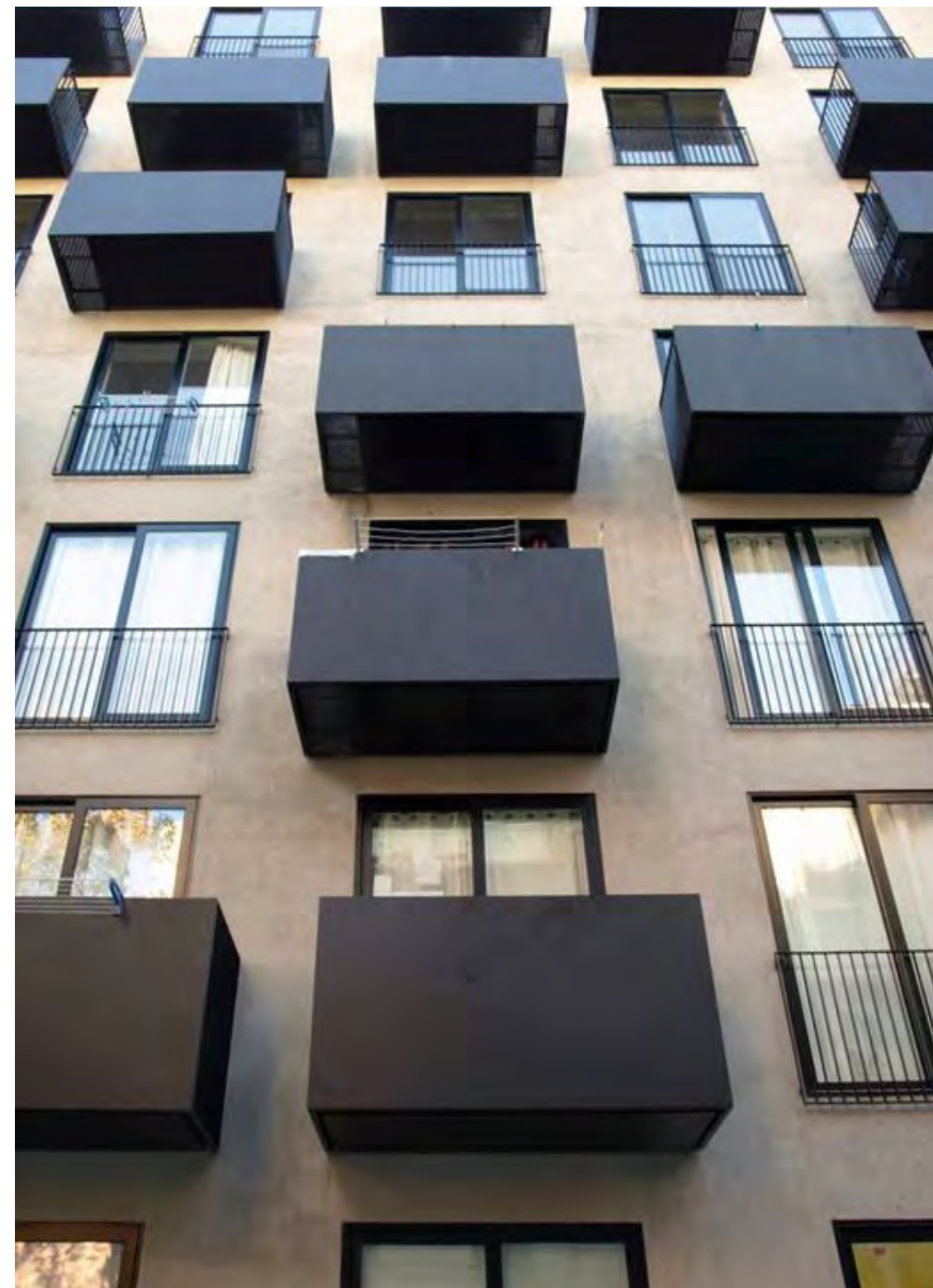
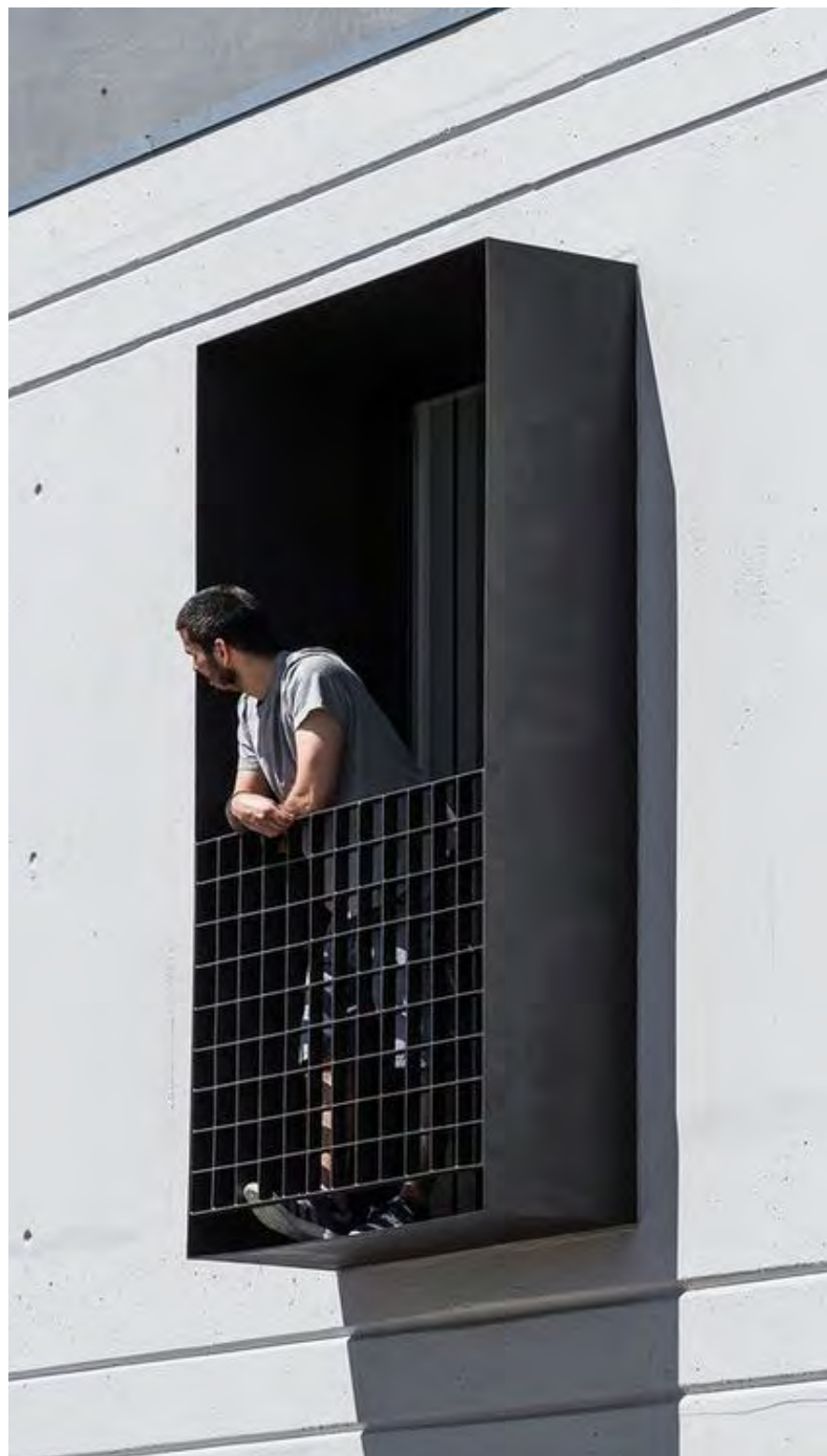


ACM RAINSCREEN



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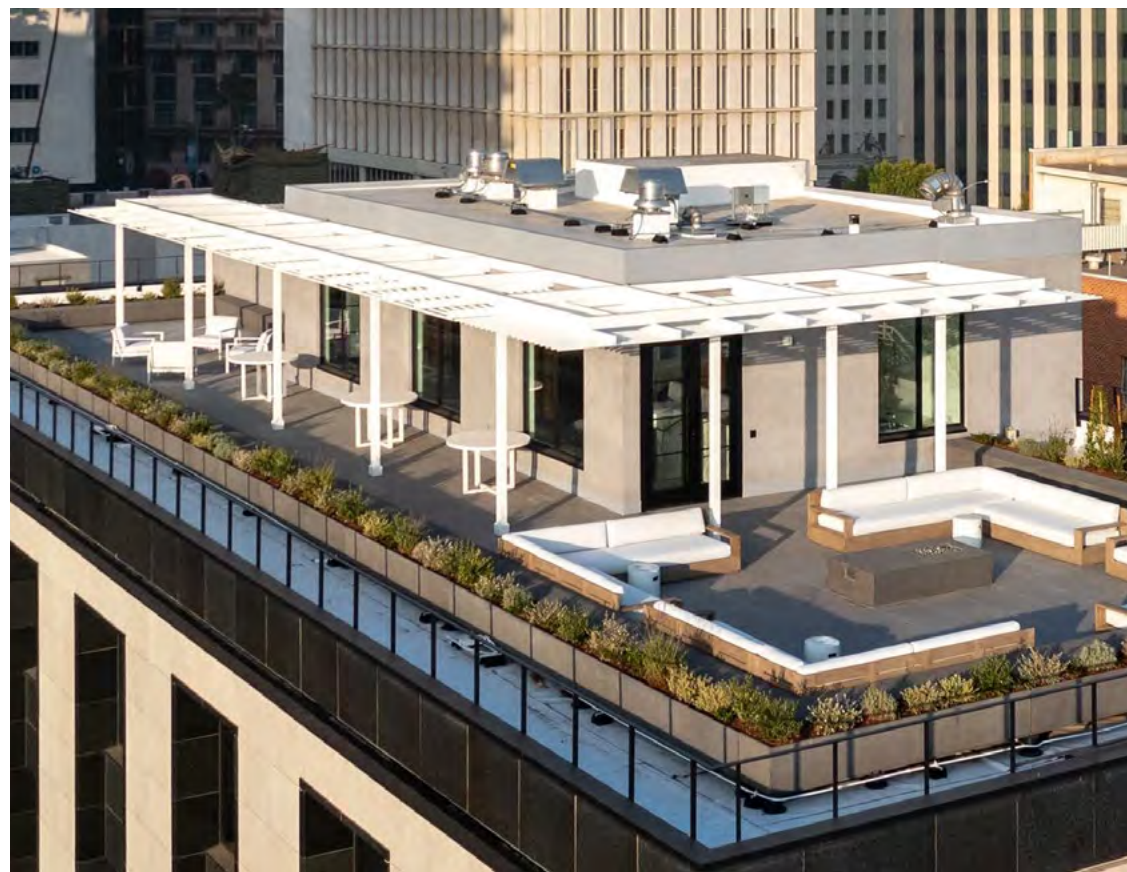














July 1, 2022

EC2022-017 – Proposed Demolition of a 2 ½-Story Residential Structure:
Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 2106 East 81st Place

Project Representative: Valencia White, City of Cleveland

Committee Recommendation: Approved as presented

CITY PLANNING COMMISSION

Design Review

For

2106 East 81st Place

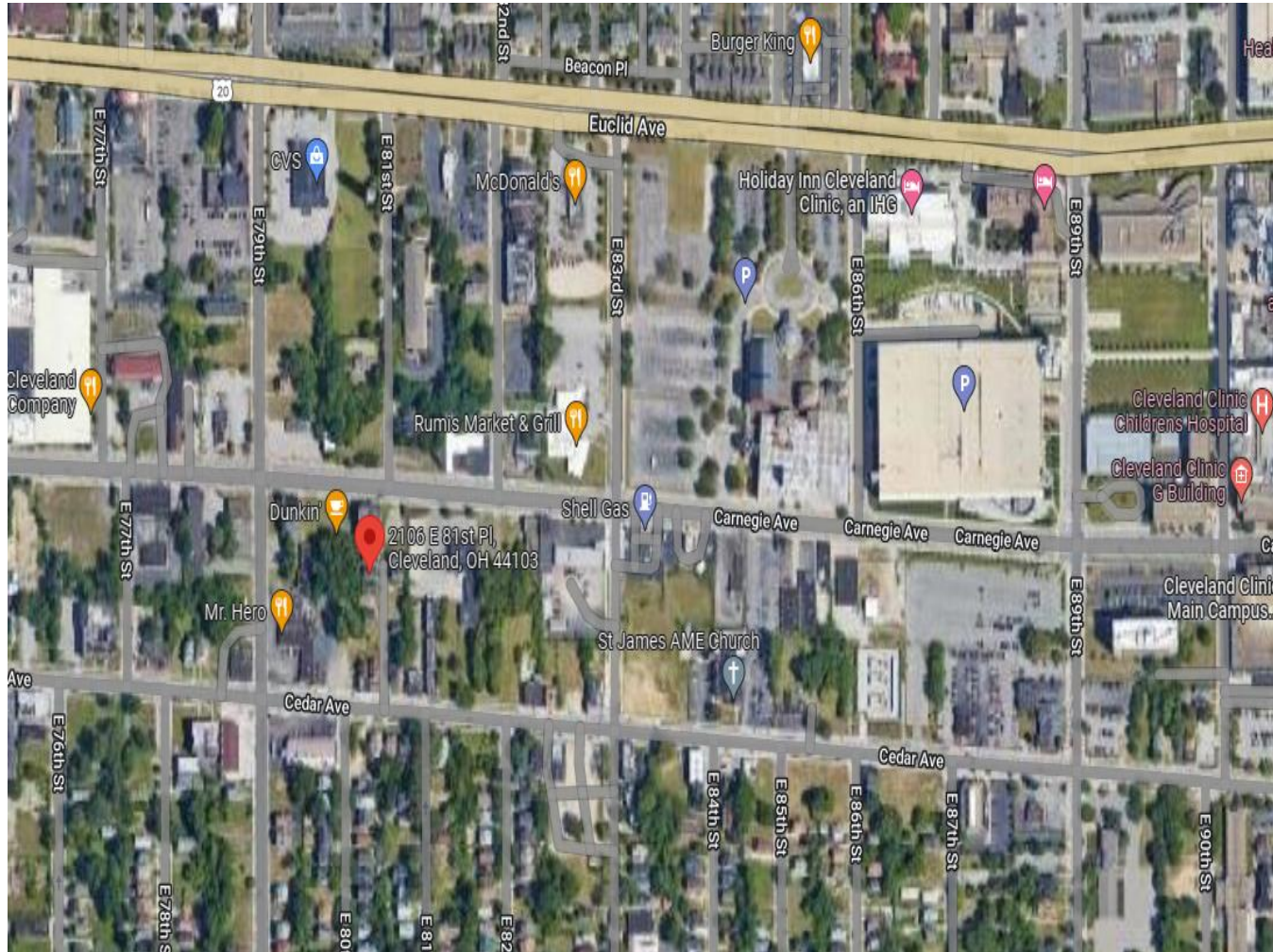


Proposed Demolition of 2106 East 81st Place

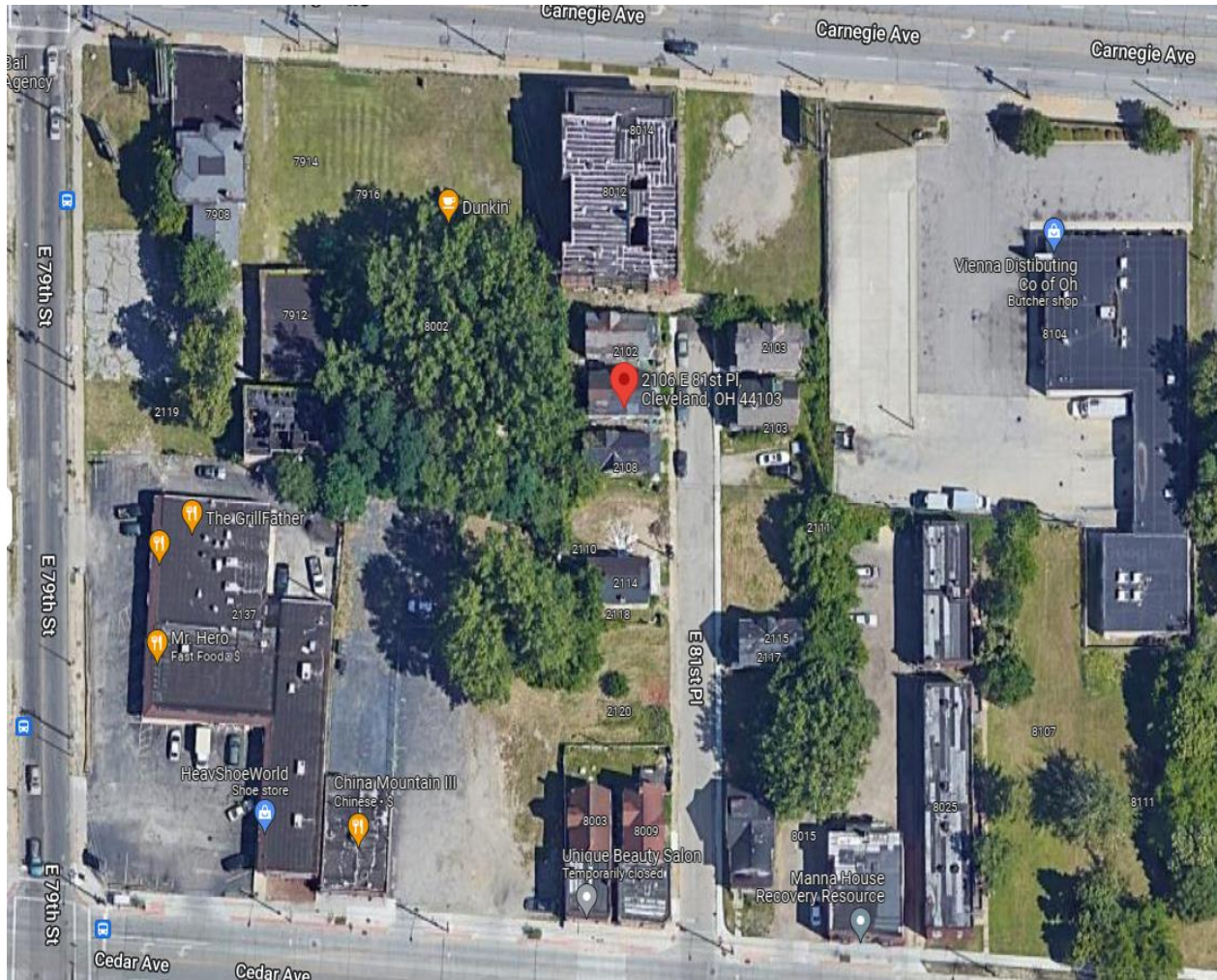
2106 East 81st Place

- **Demolition:** We are seeking the approval of the complete demolition of the 2.5 story residential structure located at 2106 East 81st Place.
- **Current Owner:** Daisy Jean Davis
- **Vacant:** Over 2 years - This structure has been vacant since March 28, 2019.
- **Condemned:** Over a year— this structure has been condemned since April 10, 2019.
- **Complaints:** There has been at least 1 complaint.
- **Taxes:** \$1,386.36.
- **Site Plan:** The remaining land will be cleared, graded, and seeded with grass.

Site Location



Site Context



Exterior Photos



Exterior Photos

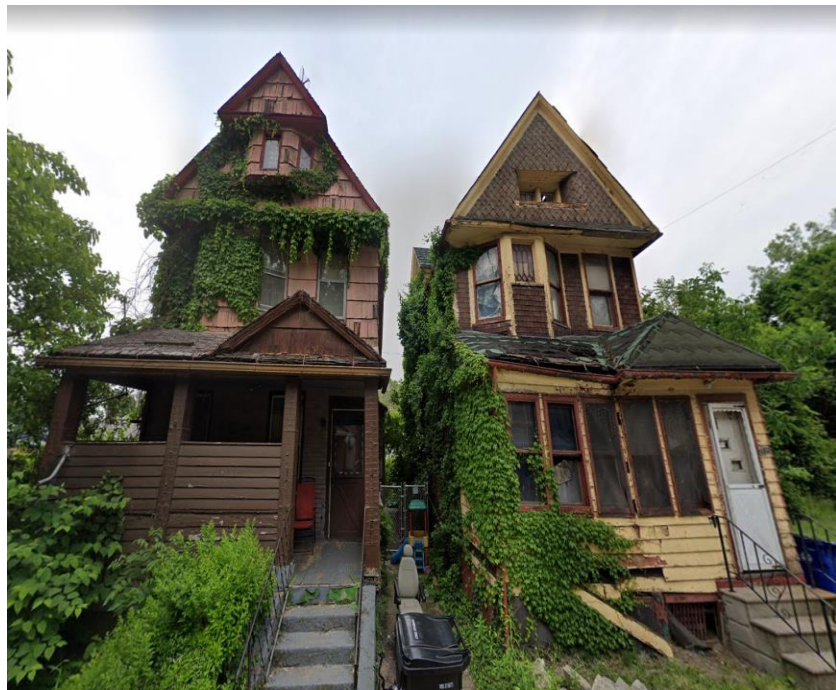




**Property to the North: 2102 East 81st Pl
(owned by Jean & Donald David)**

**Property to the South: 2108 East 81st
Pl (owned by Cynthia Wyatt)**





Properties Across the Street: All purchased by Daisy Jean Davis since 2016 includes vacant lot to the south. Parcel numbers 119-21-036, 119-21-037 and 119-21-038 respectively



Interior Photos



Interior Photos



Interior Photos: Attic



Interior Photos: Basement



Site Plan



Parcel will be graded and seeded per City specifications



July 1, 2022

NE 2022-011 – Gold Coast Lofts Mixed-Use New Construction:
Seeking Conceptual Approval

Project Location: 10502 Superior Avenue – 1329 East 105th Street

Project Representatives: Greg Soltis, RDL Architects
Alex Hosack, RDL Architects

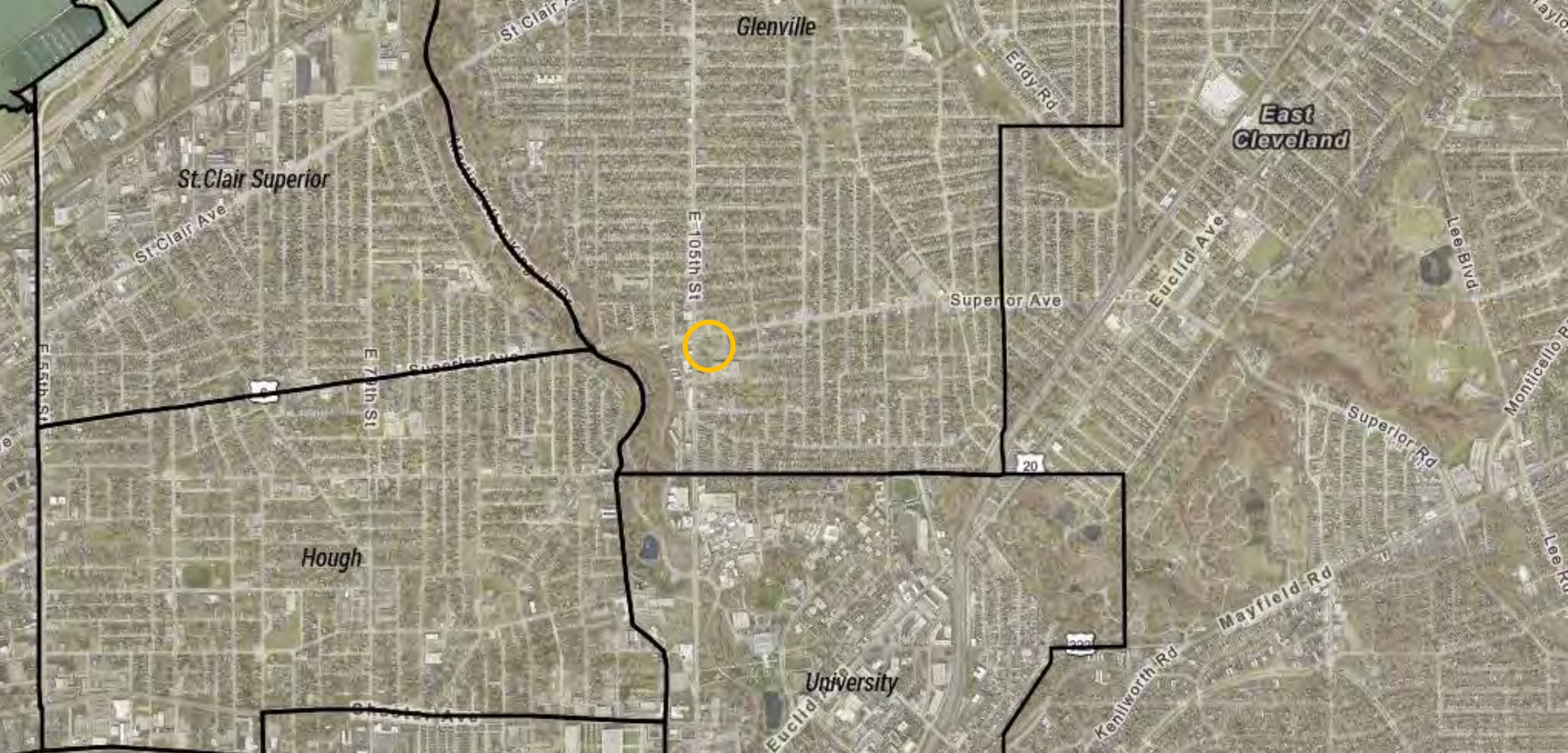
Committee Recommendation: Approved as Presented for Schematic Design **unanimously**.

GOLD COAST LOFTS

ADDRESS: 15102 Superior Avenue – 1329 E 105th Street
Glenville, Cleveland, Ohio 44106

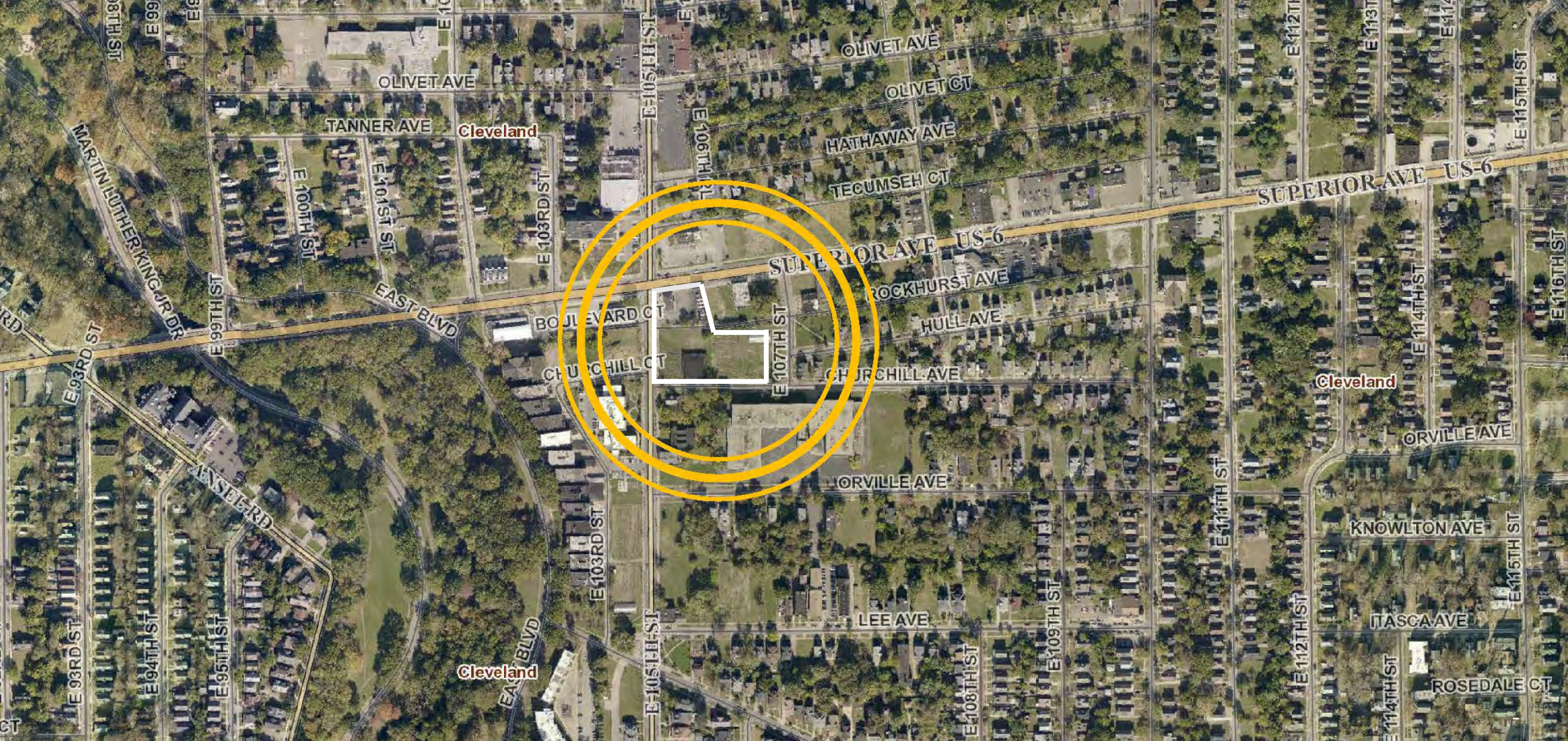
Gold Coast Lofts is a mixed-use project at the intersection of East 105th Street and Superior Avenue. The building will have first floor retail and office uses as well as a residential lobby and adjacent terrace. The project is intended to provide existing residents with neighborhood services and create additional living options for those looking to move to the Circle North area of Glenville. A primary goal of the project from the start has been to use best practices in planning and urban design to set a precedent for a human scaled, pedestrian oriented street face and architecture that promotes connectivity to the street and places for community to be developed.





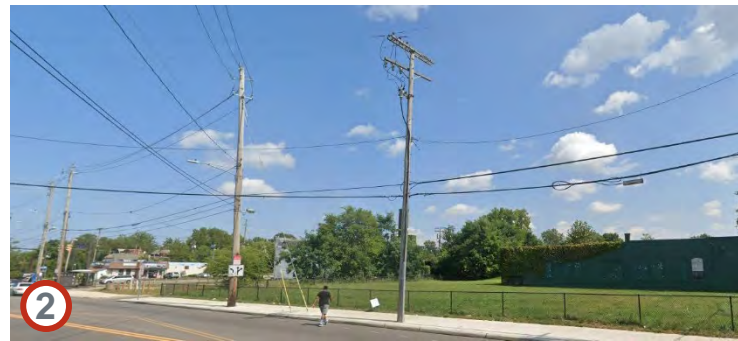
GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE LOCATION MAP

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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SITE CONTEXT PLAN

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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EXISTING CONDITIONS

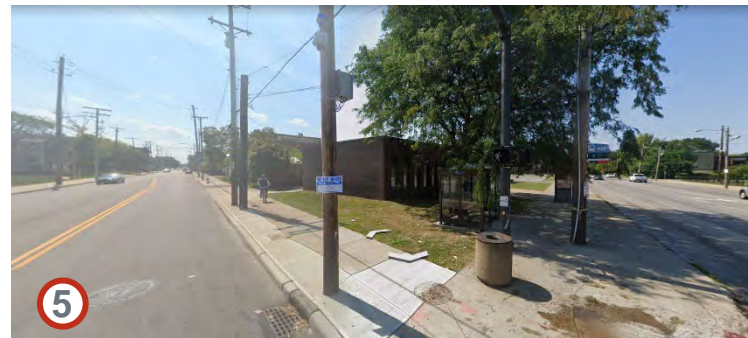
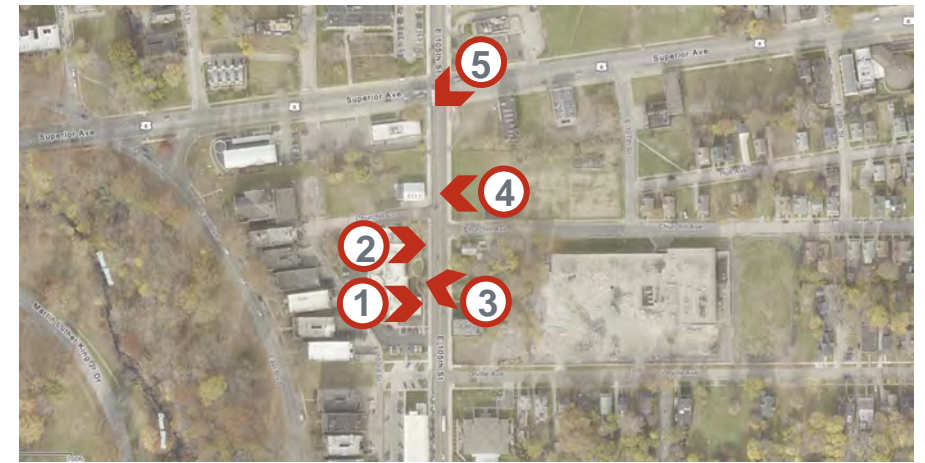
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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EXISTING CONTEXT

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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | HISTORIC CONTEXT

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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | HISTORIC CONTEXT

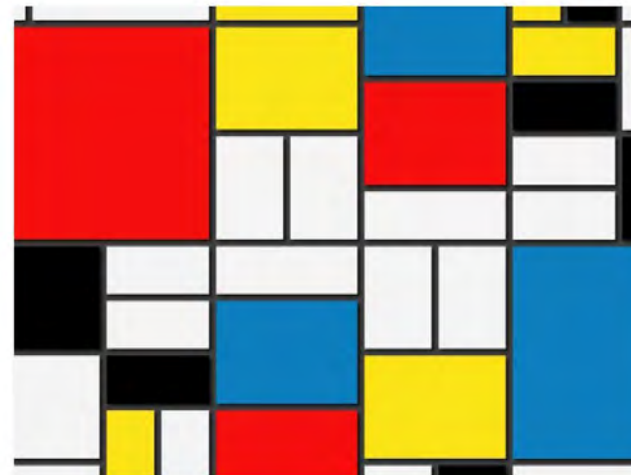
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DNA



WALKABLE URBANISM



PRIMARY COLORS



AFRICAN ART



CUBISM

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | INSPIRATION IMAGES

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SUPERIOR 5 PLAN RECOMMENDATIONS FOR CIRCLE NORTH

text and image from the Superior 5 Plan

REDUCING THE BLOCK SIZE

"Large block structures make crossing busy roads difficult. By **providing more intersections**, it provides the pedestrian a greater sense of freedom of choice and a safer means to cross. It also may shorten the sense of elapsed time on walking trips.

Likewise, **providing bump-outs** reduces the travel distance for a pedestrian to cross the street as well as provide a visual constraint for vehicles, which helps slow traffic speed."

There has long been a trend to make larger rounded corners and longer blocks with fewer intersections. **Adding new intersections** means more places for vehicles to stop, vehicles moving at slower speeds and more places for bicyclists and pedestrians to cross. **Redirecting East Boulevard** also provides for new spaces to be created such as a bike path or a new park and the addition of on-street parking to access the park."



ROCKEFELLER PARK

"Adding **new points of interest** helps enliven the neighborhood and provides places for pedestrians to congregate. While this newly created area is not suitable for structures, **open space amenities** will help strengthen the connection between the neighborhood and Rockefeller Park."

The current landscape conditions at the top of Rockefeller Park show a lack of proper maintenance and forethought. By **removing trees and creating open view corridors to the paths and activities in the valley below**, a new, stronger connection to the park is created. By **repairing benches, adding new paths and signage**, a physical extension of the park provides a closer entrance to the resident who lives and works next to the park.

BRANDING + IDENTITY

"The **'Nature' theme** was favored to draw on the natural features of the City and to create a **'Green' identity** by promoting a holistic approach to redevelopment. A master plan was based on this 'Nature' theme to identify specific programs, projects, initiatives and implementation strategies necessary to implement the vision."

E 105th + SUPERIOR AVE

"The Superior 105 intersection is comprised of low buildings and large amounts of open space. Large setbacks and single-story buildings limit the connectivity between the corners of the intersection. Using **landscaping at each of the four corners, uniting the pedestrian crossing zones into a ring of pedestrian activity, and special paving, seating, transit amenities, and sculpture** create a sense of cohesiveness."

DENSITY

The Superior 105 intersection is a wide, vehicular-oriented intersection. As the "crossroads of the neighborhood", the intersection needs a **strong move to unify and designate the heart of the district. Reconstruction of the crosswalks and curb cuts, removal of utilities** in the immediate vicinity of the intersection and **special paving, seating, transit amenities, and sculpture** create a sense of cohesiveness.

Conversations with GCRTA can help by having the GCRTA perform an evaluation of current ridership and usability study. This will study will indicate the size and location of current service for the neighborhood.

"The Superior 105 intersection is comprised of a mixture of buildings, but the uses of those buildings do not contribute to an active intersection. Not only do higher density of buildings encourage walkability, they also justify the financial investment of additional services such as alternate modes of transportation such as Circulator Buses and City resources.

Higher densities mean more residents or employees within walking distance of transit stops and stations. They mean more street life and the added interest and security that goes with more people around."



MY GLENVILLE MASTER PLAN RECOMMENDATIONS FOR CIRCLE NORTH

text and image from the MyGlenville Revitalization Master Plan

E 105th STREET

"The people of Glenville see the revitalization of E. 105th Street as a central element of their future — not one tied to long-passed visions, but rather one realistically based on capturing current opportunities for a supermarket and restaurants, rehabilitating or removing deteriorated commercial eyesores, and retaining carefully considered sites for additional goods and services as Glenville becomes home to a growing population and retail market. Glenville's churchgoers — both current and former residents — will see benefit from reinvestment in the blocks near their places of worship and from opportunities to further engage in the community as participants in Glenville events and programming and as customers for new 105th stores and eateries."

HOUSING

"Through this plan, Glenville's current homeowners see a future with support to **preserve and upgrade their homes** so they can benefit from increasing equity in their housing investments. They see **attracting new homeowners in a range of income levels** to further strengthen the value of their homes. Glenville's current renters will see an expanded stock of long-term affordable, quality homes and apartments, while **new renters will be attracted to a broader range of rental products.**"

CURRENT + FUTURE RESIDENTS NEEDS

"Glenville's youth will grow in a safe community that offers a variety of positive activities that draw out their skills and interests. In local schools, they will find a nurturing learning environment that engages them and provide them the tools for later success in life. They will further benefit from **increasing access to and support from the adjacent University Circle communities** — both from the institutions and from the individuals who work there. **Glenville's seniors** will see expanded choices for living within the community and **improved access to the many nearby services.**

The people of Glenville recognize the challenges that current levels of vacancy and abandonment present and the need to concentrate investment to achieve measurable successes. But the people of Glenville also recognize that all Glenville residents must benefit — in the near term — from plan activities. Balancing these needs and objectives, the people of Glenville have crafted a plan that includes both neighborhood-wide initiatives in housing and programming and **concentrated early investment in achieving clear success on specific residential blocks and along the E. 105th Street corridor.**

OVERALL GOALS

"The end goal for the project is to chart a course of action that will enable Glenville — its residents and partners — to stem the tide of disinvestment and create a neighborhood that is safe, investment-friendly, welcoming to visitors, and clear a neighborhood that boasts excellent school choices for its children and opportunities for residents to make good food and healthy lifestyle choices."

**#my
Glenville**
Neighborhood
Revitalization
Master Plan





GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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DESIGN ELEMENTS

BUILDING FORM STANDARDS - THE THREE ASPECTS OF THE HORIZONTAL DIMENSION

- **The scale of the street :** 330 feet is often considered the farthest distance that the human eye can see people or objects in motion. At this scale, people see landmarks in the distance, constructed view corridors, or vanishing points.
- **The scale of the building:** 60 to 70 feet is the distance at which the human eye can begin to read facial expressions. It is the mid-scale of rhythm often demonstrated when there are a series of different buildings, and therefore vertical distinctions between them, on the same block. When a single building extends the full length of a block, it can quickly become monotonous and repetitive for the person walking next to it. In these cases, variety is encouraged through the use of different materials, window patterns, cornice lines, and other architectural articulations.
- **The scale of the unit :** The smallest scale of pedestrian experience occurs within the closest 25 feet of the viewer. This is the scale at which the senses are most engaged with the complexities of façade articulation, active entries, transparency, textures, awnings, signage, and architectural details.

Figure 48



GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PLANNING FRAMEWORK

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PUBLIC SPACE ELEMENTS SIDEWALKS

Sidewalks are a critical component of thoroughfares and must be thought of specifically in terms of zones of use and within the context of human scale.

CRITICAL DIMENSIONS & SCALE:

- Sidewalks have a desired minimum pedestrian through zone of 6 feet.
- Where a sidewalk is directly adjacent to moving traffic, the desired minimum is 8 feet, providing a minimum 2-foot buffer for street furniture and utilities.
- Sidewalk design should go beyond the bare minimums in both width and amenities. Pedestrians and businesses thrive where sidewalks have been designed at an appropriate scale, with sufficient lighting, shade, and street-level activity. These considerations are especially important for streets with higher traffic speeds and volumes, where pedestrians may otherwise feel unsafe and avoid walking.
- Relocation of fixed objects, such as utility poles, light fixtures, and other street furniture should not impinge on or restrict the adjacent walkway. Walkways must be clear of fixed objects in coordination with ADA accessibility guidelines.

GENERAL SIDEWALK ZONE DIAGRAM



Figure 25

THE FRONTAGE ZONE

The frontage zone describes the section of the sidewalk that functions as an extension of the building, whether through entryways and doors or sidewalk cafes and sandwich boards. The frontage zone consists of both the structure and the facade of the building fronting the street, as well as the space immediately adjacent to the building.

PEDESTRIAN THROUGH ZONE

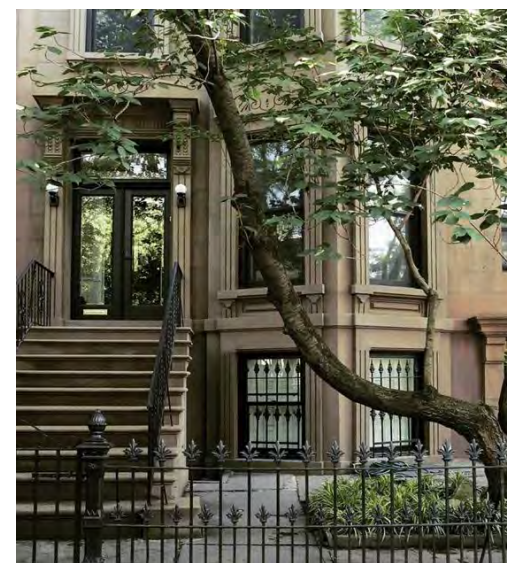
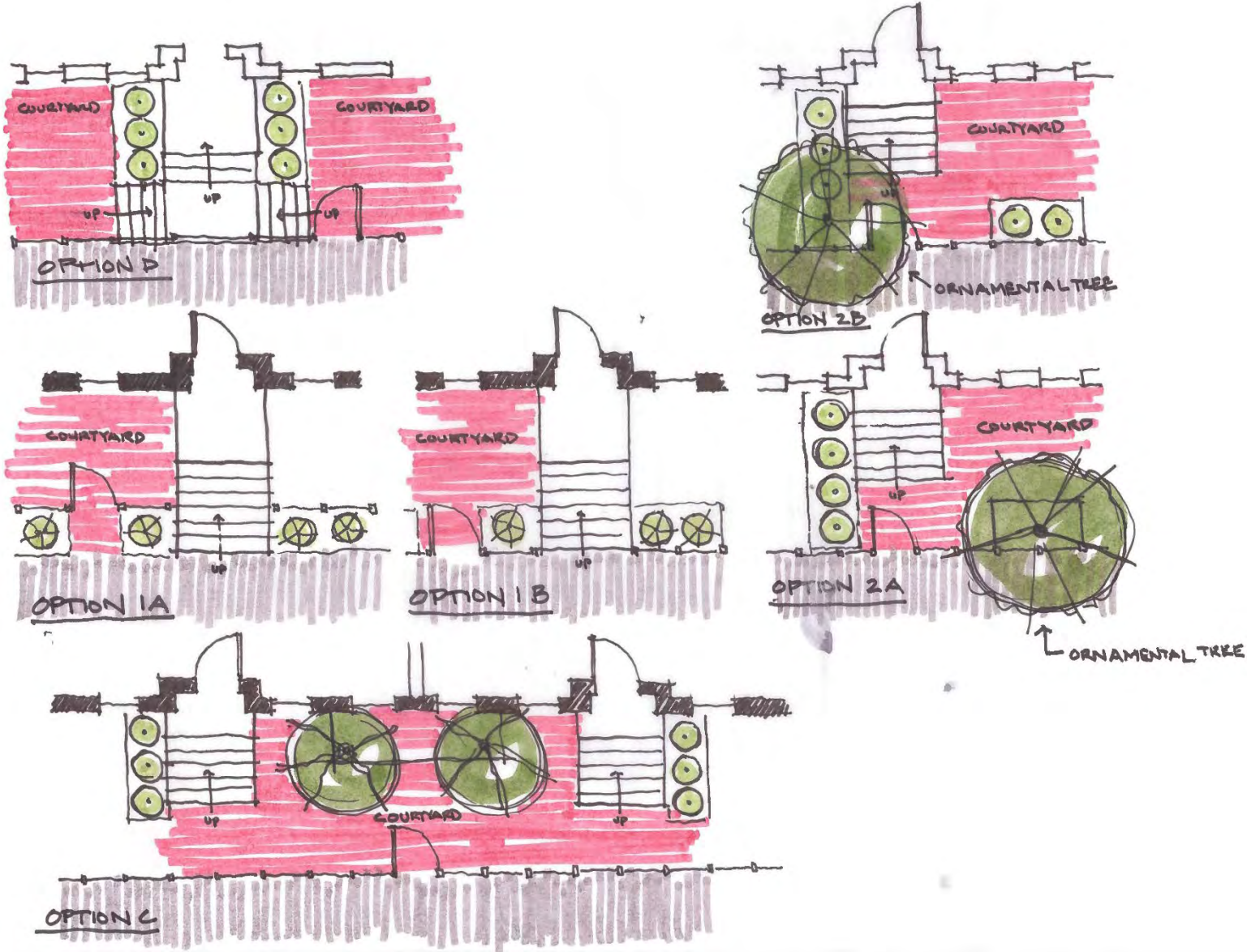
The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be a minimum of 6 feet wide in residential settings and 8–12 feet wide in downtown or commercial areas.

STREET FURNITURE / CURB ZONE

The street furniture zone is defined as the section of the sidewalk between the curb and the through zone in which street furniture and amenities, such as lighting, benches, newspaper kiosks, utility poles, trees in grates or tree lawns, and bicycle parking are provided. The curb should include 12-18 inches of solid surface for exit from parallel parked cars.

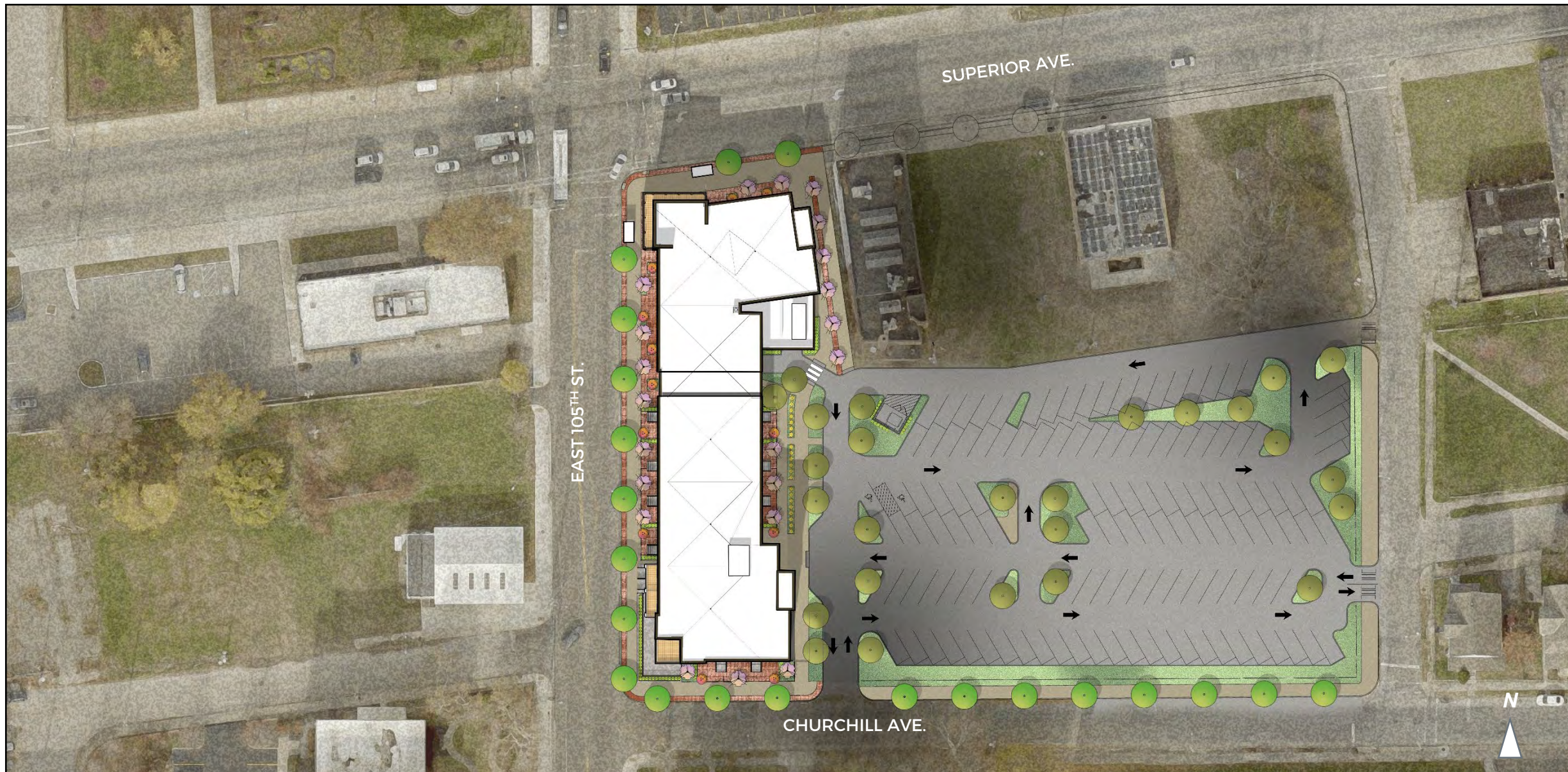
ENHANCEMENT / BUFFER ZONE

The enhancement / buffer zone is the space immediately next to the sidewalk that may consist of a variety of different elements. These include curb extensions, parklets, storm water management features, parking, bike racks, bike share stations, and curb-side bike lanes or cycle tracks.



GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | LANDSCAPE COURTYARDS

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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED SITE PLAN

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SITE DATA

ZONING	LR-G2
ACREAGE	1.99 -AC (86,652 SF)
PROPOSED USE	MIXED-USE (OFFICE / APTS.)
BUILDING FOOTPRINT	18,775 SF
BUILDING TOTAL SF	72,157 SF
BUILDING HEIGHT	57'-0" (4 STORIES)
PARKING	133 SPACES
E 105 ST SETBACK	12'-0"
SUPERIOR SETBACK	18'-0"
CHURCHILL SETBACK	10'-0"

ZONING MAP



GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED SITE PLAN

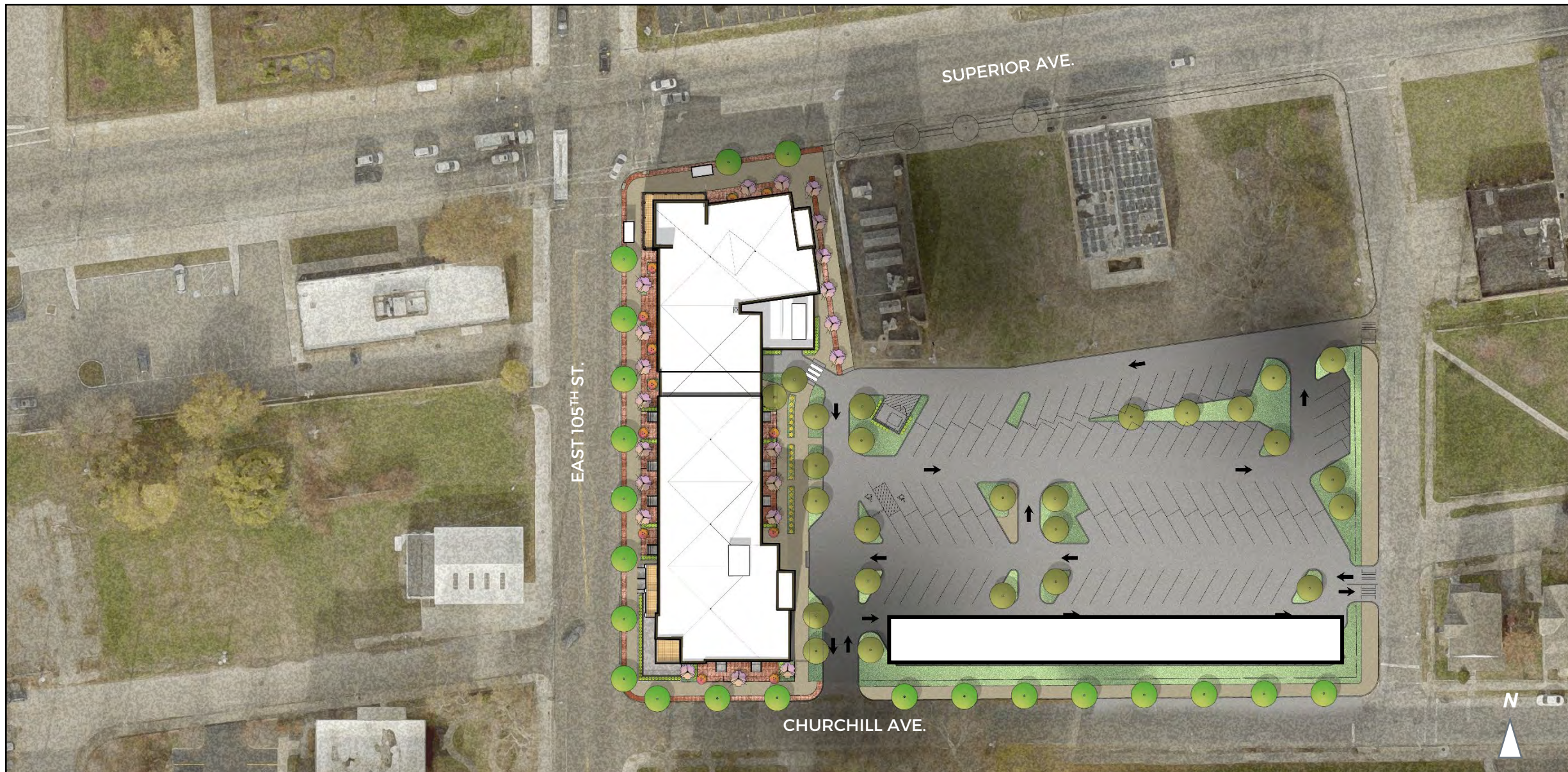
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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FUTURE

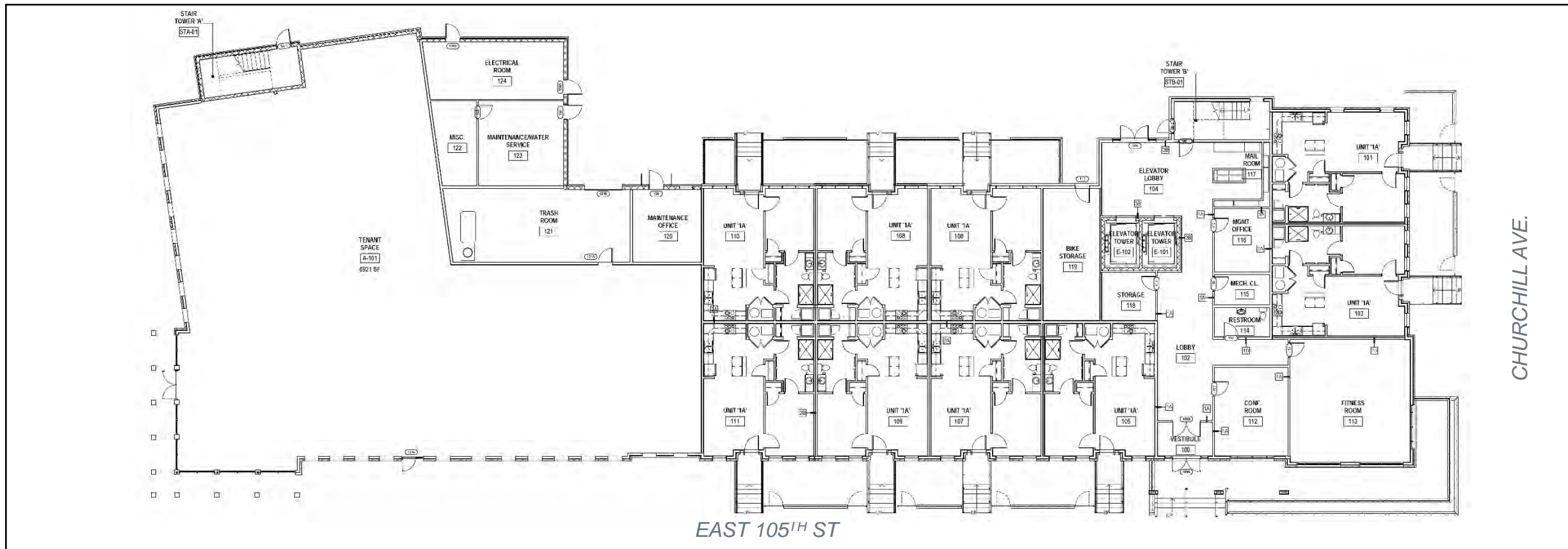
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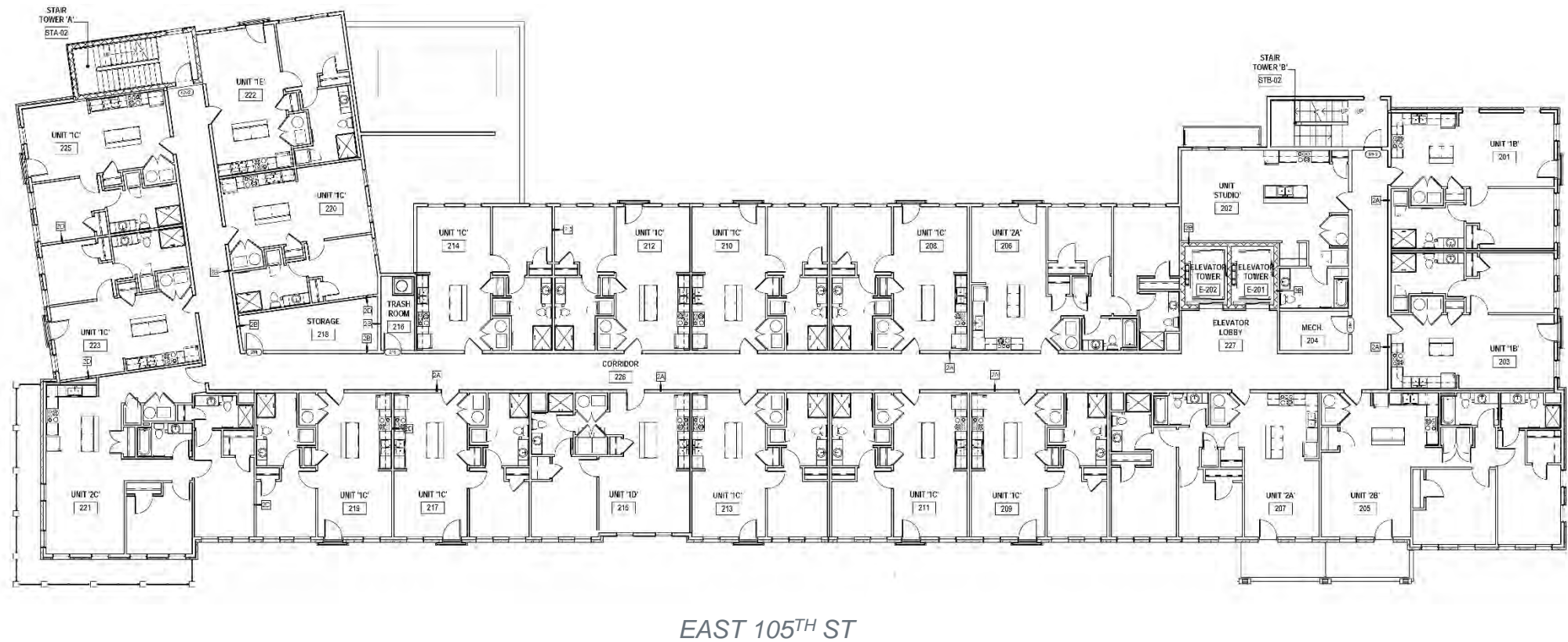


FIRST FLOOR

18,775-GSF
 9,962 SF OF COMMERCIAL SPACE
 9 WALK-UP APARTMENTS

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FLOOR PLAN

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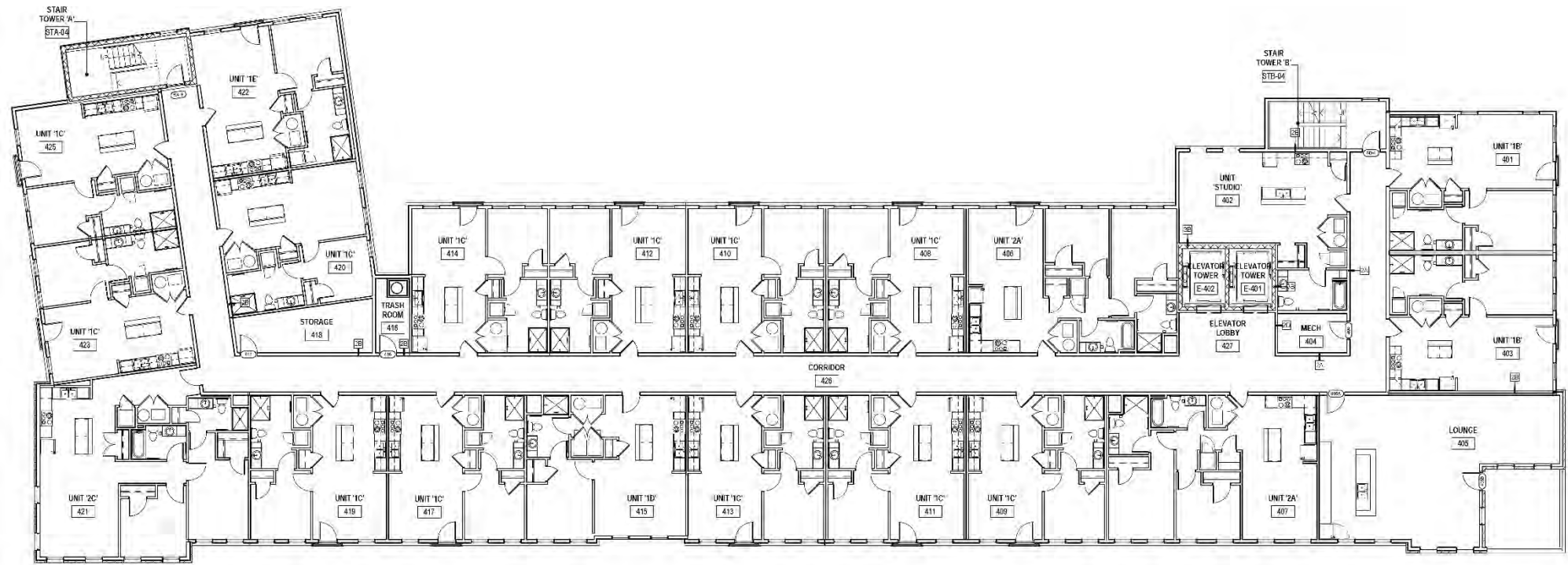


SECOND & THIRD FLOORS

17,869-GSF / FL
 4 2-BED / FL
 16 1 BED / FL
 1 STUDIO / FL

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FLOOR PLAN

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EAST 105TH ST

CHURCHILL AVE.

N

FOURTH FLOOR

17,664-GSF

3 2-BED / FL

16 1 BED / FL

1 STUDIO / FL

LOUNGE

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED FLOOR PLAN

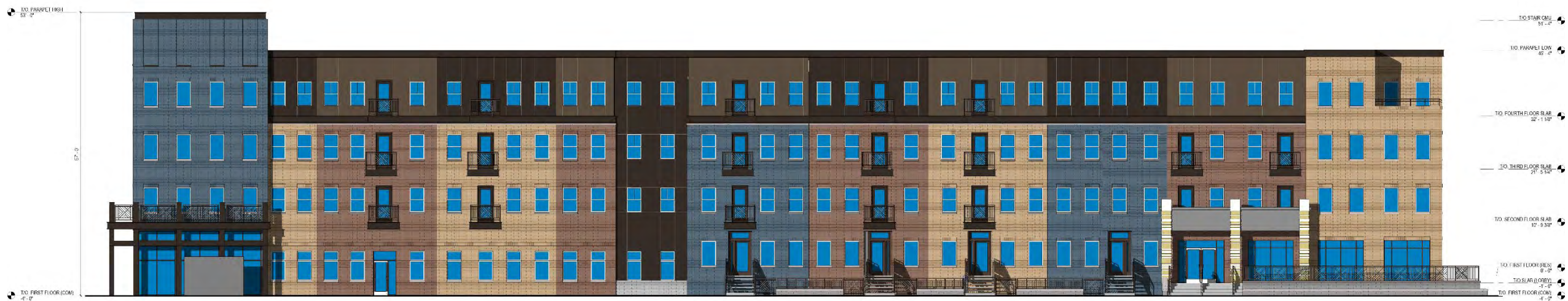
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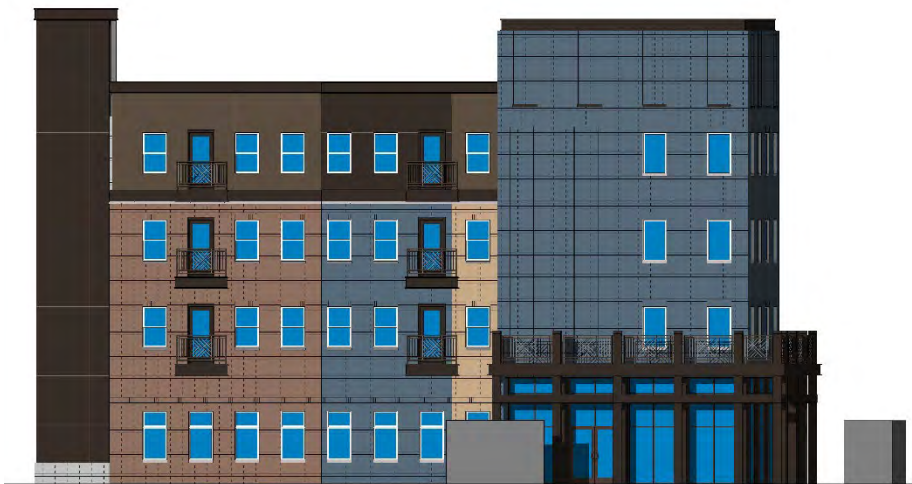
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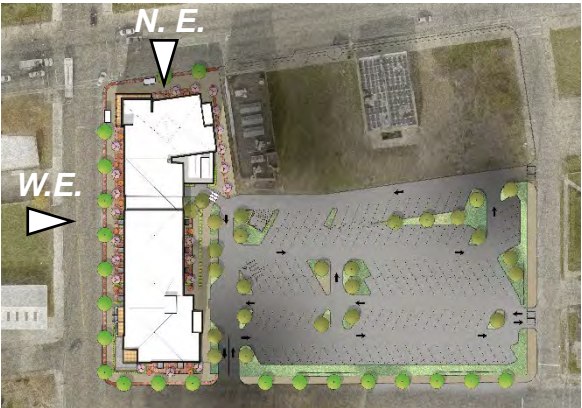
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WEST ELEVATION EAST 105TH STREET



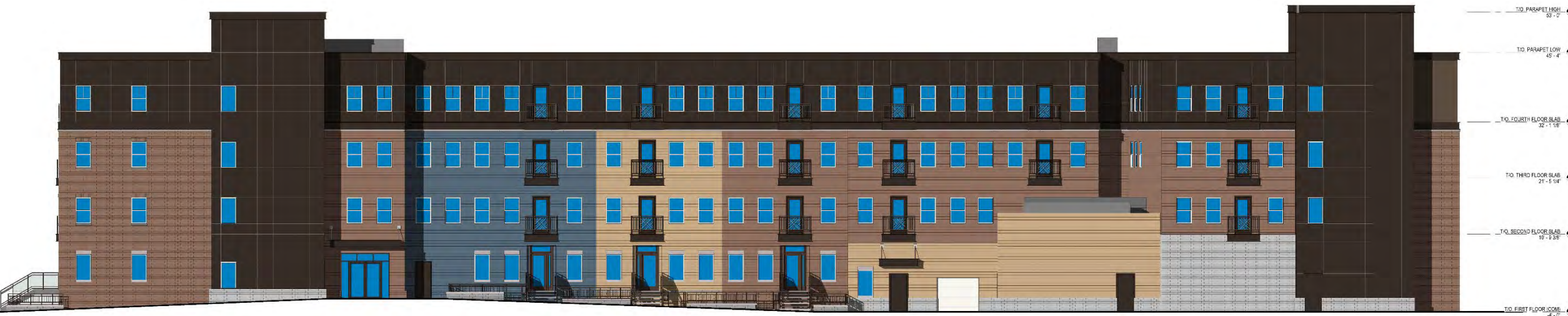
NORTH ELEVATION SUPERIOR AVENUE



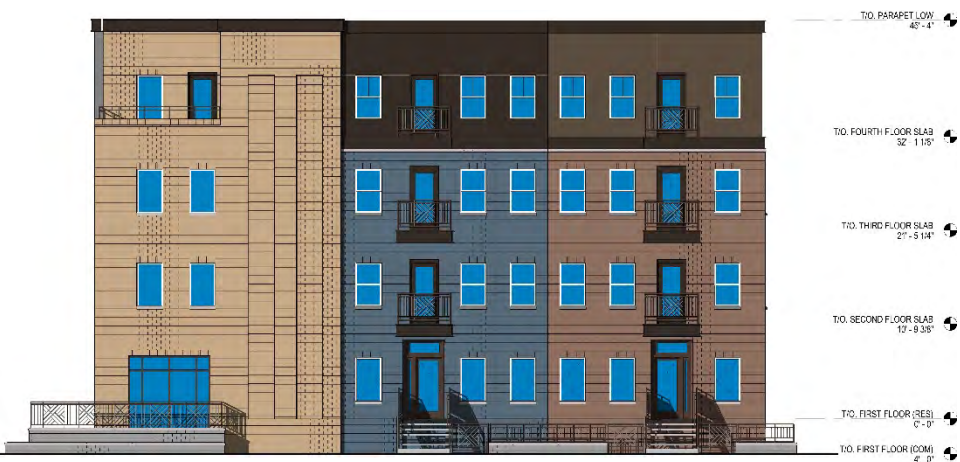
SITE PLAN KEY

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED ELEVATIONS

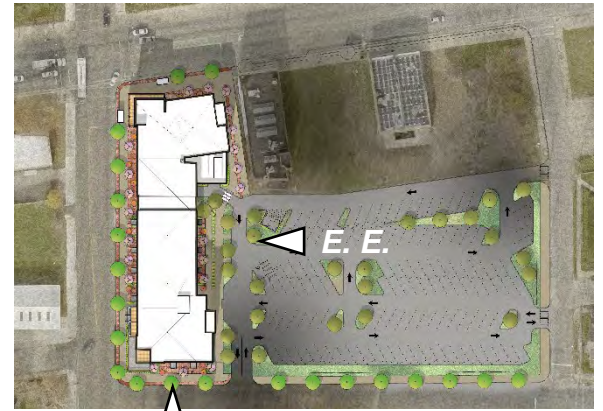
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EAST ELEVATION EAST 107TH STREET



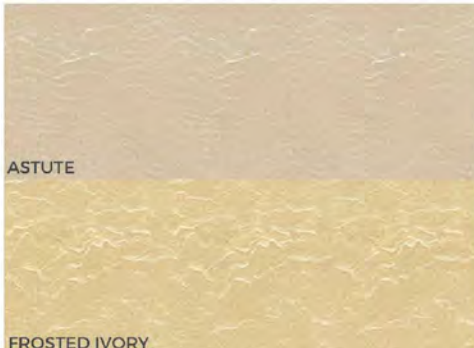
SOUTH ELEVATION CHURCHILL AVE



SITE PLAN KEY

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED ELEVATIONS

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MATERIAL SELECTIONS REPRESENT GENERAL CONCEPTUAL INTENT AND ARE SUBJECT TO CHANGE.

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | BUILDING MATERIALS

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ENDICOTT DARK IRONSPOT

Endicott Dark Ironspot
Type: Face
Color: Dark Ironspot
Texture: Velour
Manufacturer: Endicott



COMMODORE FULL RANGE VELOUR

Commadore Full Range
Type: Face
Color: Red
Texture: Velour
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 22,458



481-483 VELOUR

481-483 Velour
Type: Face
Color: Cream
Texture: Velour
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 13,821



BLACK DIAMOND

Black Diamond Velour
Type: Face
Color: Black
Texture: Velour
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 20,800
Coating: Ceramic Based Colorant



RUBIGO BLEND VELOUR

Rubigo Blend Velour
Type: Face
Color: Red
Texture: Velour
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 15,323



CONCORD CLEAR

Concord Clear
Type: Face
Color: Buff
Texture: Sanded Velour
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 15,323
Coating: Sand



ASHBERRY VELOUR

Ashberry Velour
Type: Face
Color: Black
Texture: Velour
Method: Extruded
Manufacturer: Belden
Coating: Ceramic Based Colorant



BISMARK BLEND

Bishmark Blend
Type: Face
Color: Red
Texture: Smooth
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 15,328



MADRID BLEND

Madrid Blend
Type: Face
Color: Buff
Texture: Velour
Method: Extruded
Manufacturer: Belden
Avg. Comp (psi): 18,723



Fired Brick
RGB:131,56,42
LRV:8
Collection: West Elm



Cayenne
RGB:192,77,53
LRV:17
Collection: Teen Space



Overjoy
RGB:238,194,95
LRV:58
Collection: Trendsetter



Indigo Batik
RGB:62,80,99
LRV:8
Collection: Restless Nomad



Lantern Light
RGB:244,225,174
LRV:76
Collection: Living Well



Amber Wave
RGB:210,130,64
LRV:30



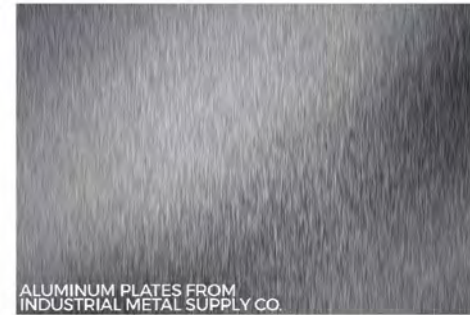
Cyberspace
RGB:68,72,77
LRV:6
Collection: Enthusiast



Pennywise
RGB:162,88,58
LRV:15
Collection: Enriched Earth



Finish: Metallic
Base Material: Latex
Sheen: Gloss
Supplier: PPG Industries



Aluminum Plates
Manufacturer: Industrial Metal Supply CO.



Chippendale Railing
Manufacturer: Epic Steel

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GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | BUILDING MATERIALS

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EAST 105th STREET + CHURCHILL AVENUE

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET + SUPERIOR AVENUE

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET ENTRANCE VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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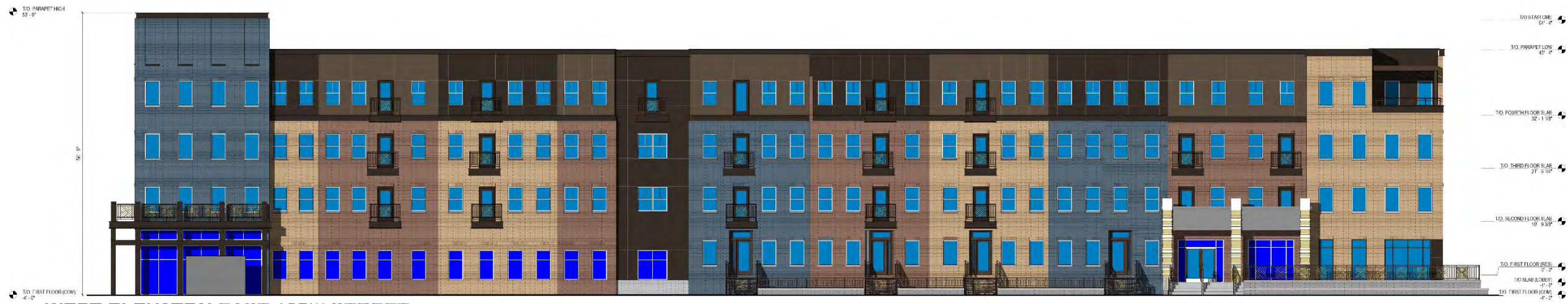
RDL
ARCHITECTS



SUPERIOR AVENUE SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

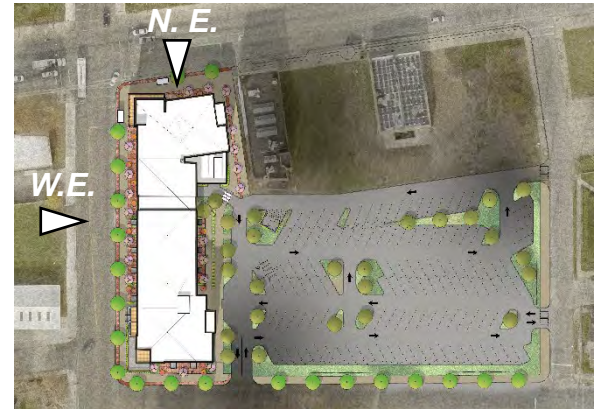
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WEST ELEVATION EAST 105TH STREET



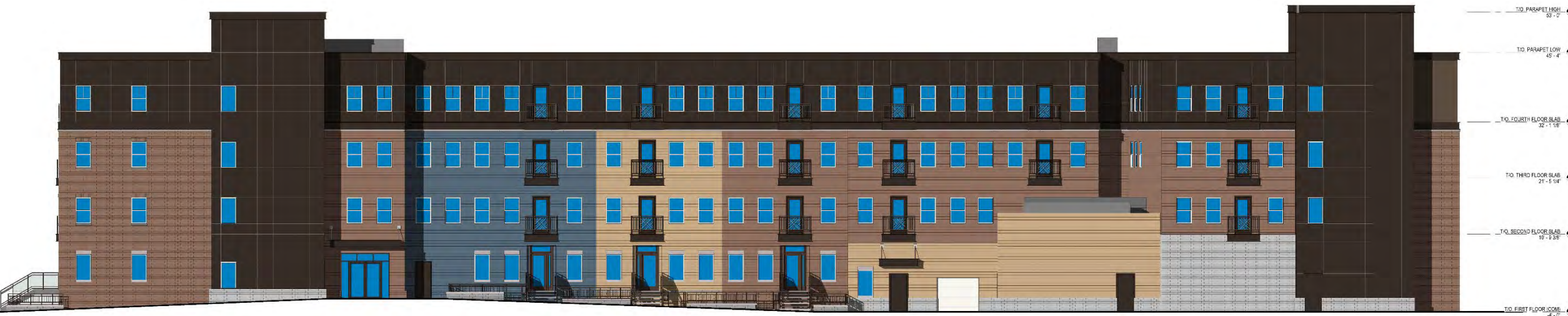
NORTH ELEVATION SUPERIOR AVENUE



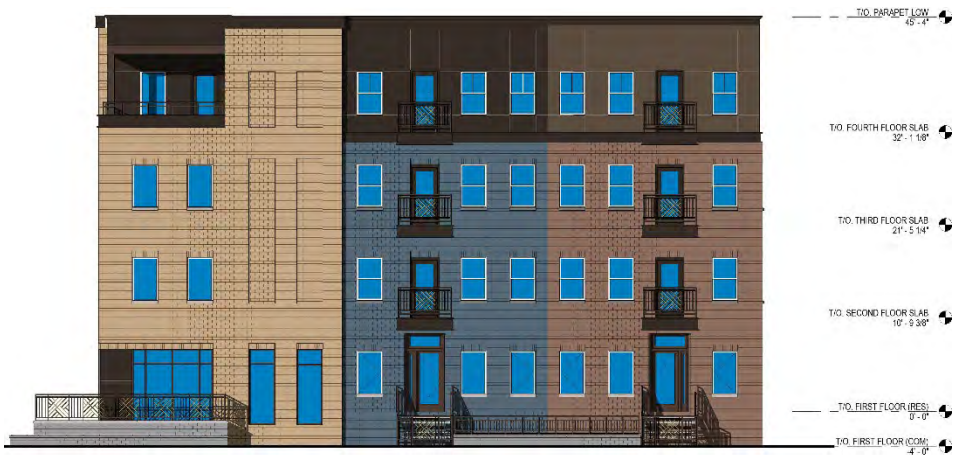
SITE PLAN KEY

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED ELEVATIONS

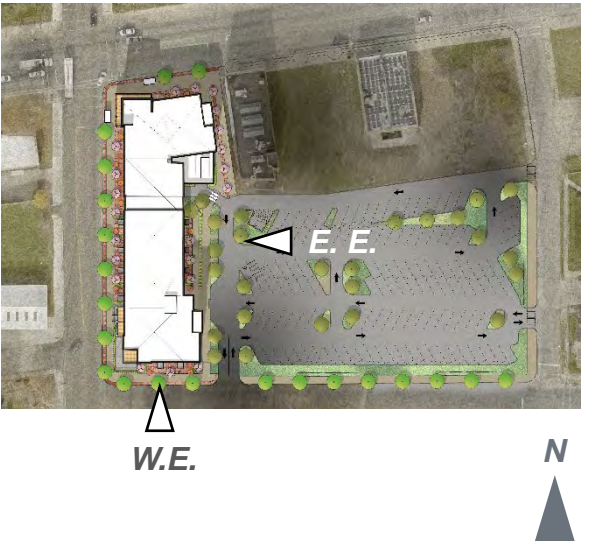
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EAST ELEVATION EAST 107TH STREET



SOUTH ELEVATION CHURCHILL AVE



SITE PLAN KEY

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | PROPOSED ELEVATIONS

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EAST 105TH SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET ENTRANCE VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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EAST 105th STREET ENTRANCE VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | RENDERING

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E. 105th St

MetroHealth

MetroHealth

CIRCLE NORTH #10 NORTHBOUND

2295 RTA 20A
COMMUNITY HEALTH FAIR
Saturday, June 10th
10 am - 2 pm
1310 South Greenway (between Greenway & Forest Hill Drive) & Project
5110 Carnegie Ave • 216-431-3510 • www.thecitymission.org

92N 8J0

NE2022-016 – Garrett Square Senior Apartments New

Construction: Seeking Conceptual Approval

Project Address: 1282 East 125th Street

Project Representatives: Greg Baron, Commonwealth DC

Brian Redig, M+A Design

Committee Recommendation: Approved **unanimously** for Conceptual Design with **Conditions:**

- Study the entrance from Court Street and how it affects parking and potential greenspace. Reducing the number of parking spaces will increase the opportunity for enhanced activity for residents.
- Study color palette with more vibrancy
- Storefront windows should align door head heights
- Study parapet - can wider coping be used for more pronounced element
- Study dumpster enclosure and how Court Street will interface

Garrett Square Senior Apartments

1282 East 125th Street, Cleveland, Ohio 44108

Northeast Design Review Committee
June 21, 2022



Garrett Square Senior Apartments

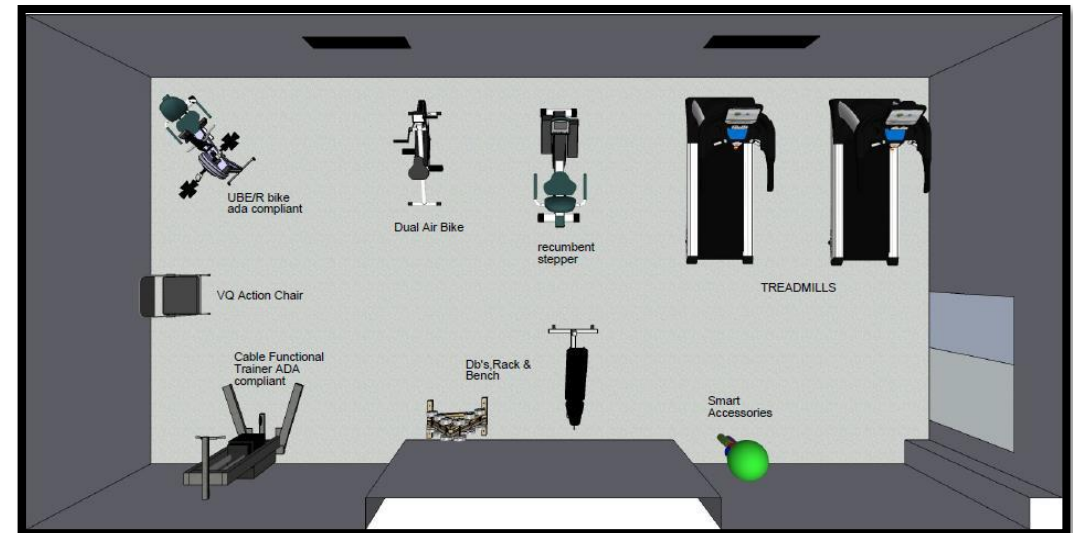
- Proposed new construction, 49-unit senior apartment building located on the corner of East 125th Street and Superior Avenue
- The Project will serve seniors aged 55 and older who have incomes between 30% & 60% AMI
- Residents will be connected to supportive and community-based services through an experienced service coordinator.
- In addition, the Project has partnered with St. Martin De Porres Family Center to provide additional health, wellness, and socialization activities.
- Amenities include a fitness center with senior specific equipment, a community room with kitchenette, laundry facilities, and enhanced site and building security.

Project Summary (Continued)

- In May of 2022, the Ohio Housing Finance Agency (OHFA) awarded the Garrett Square Senior Apartments project an allocation of 9% Competitive Housing Tax Credits. Additional financing will include a City of Cleveland Housing Trust Fund (HOME) award, Cuyahoga County Affordable Housing HOME Funding, and a permanent loan.
- The current owner purchased the property in 2018. The property has sat vacant for years and has become an eyesore for the neighborhood.
- The Project will redevelop two adjacent parcels, both of which have historical issues.
 - **12417 Superior Avenue** - The City of Cleveland Land Bank parcel previously contained a structure that was razed through the City after being a distressed eyesore for the neighborhood. The building was torn down in 2010, and soon after went through state forfeiture and eventually ended up in the City of Cleveland Land Bank.
 - **1282 East 125th** - Originally constructed as a Rite Aid Pharmacy and eventually became a daycare center for children. After the daycare center closed its doors, the building turned into a hotbed for drugs and prostitution. The owner regularly secures and boards up the property, however, vandals continue to break in. The construction of Garrett Square will put an end to historical crime at the site and will provide a new start for this important "Gateway" corner of Cleveland.

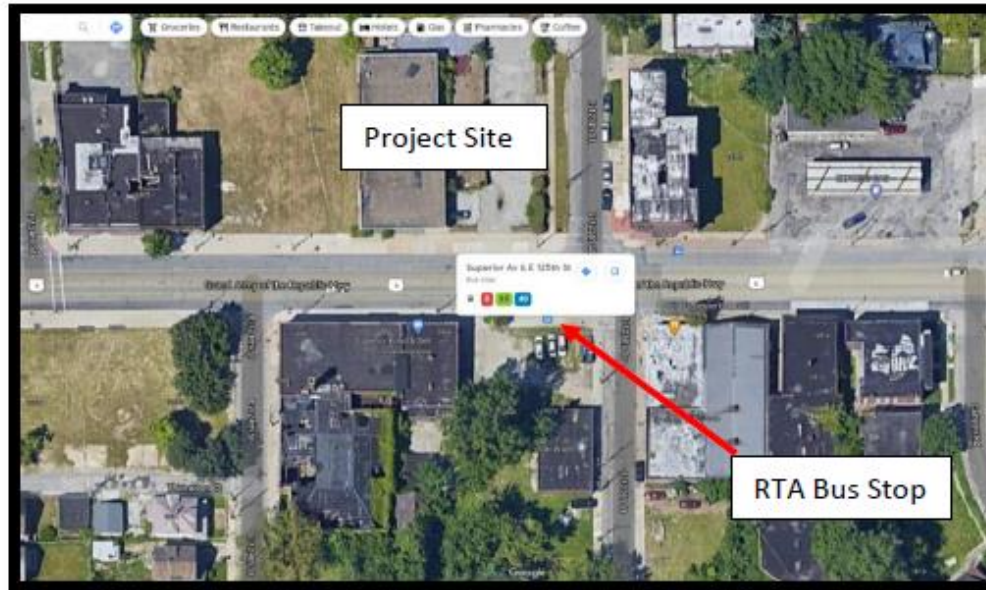
Senior Amenities

- Senior Fitness Facility will include:
 - Two (2) Treadmills
 - Recumbent Stepper
 - Dual Air Bike
 - UBE Bike (ADA Compliant)
 - VQ ActionCare Resistance Chair
 - Cable Functional Trainer (ADA Compliant)
 - Dumbbell Rack and Bench
 - Smart Accessories
- Through Property Management and Supportive Service staff, we envision utilizing the fitness space, the Community Room and the Classrooms for Health and Wellness activities for the senior tenant population



Public Transportation

RTA Bus Stop – South Side of Superior

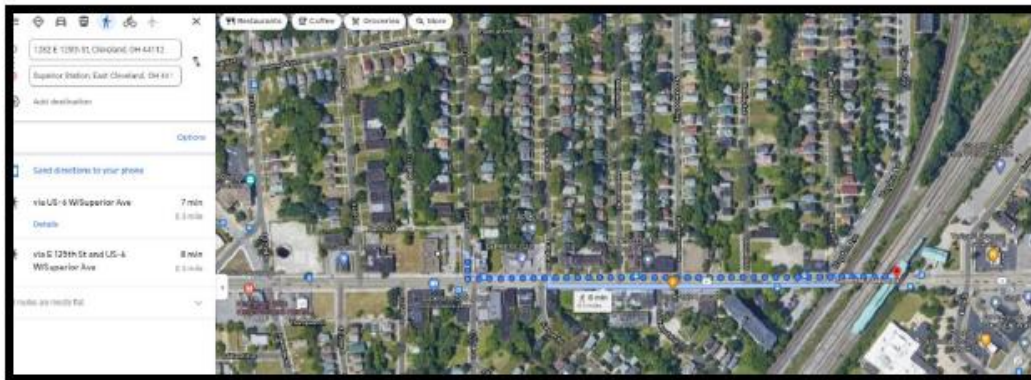


RTA Bus Stop – North Side of Superior

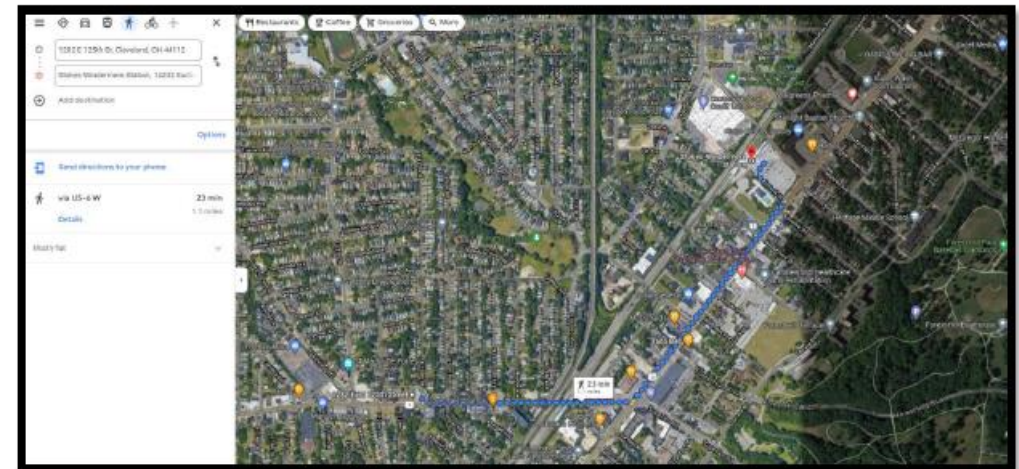


Public Transportation (Continued)

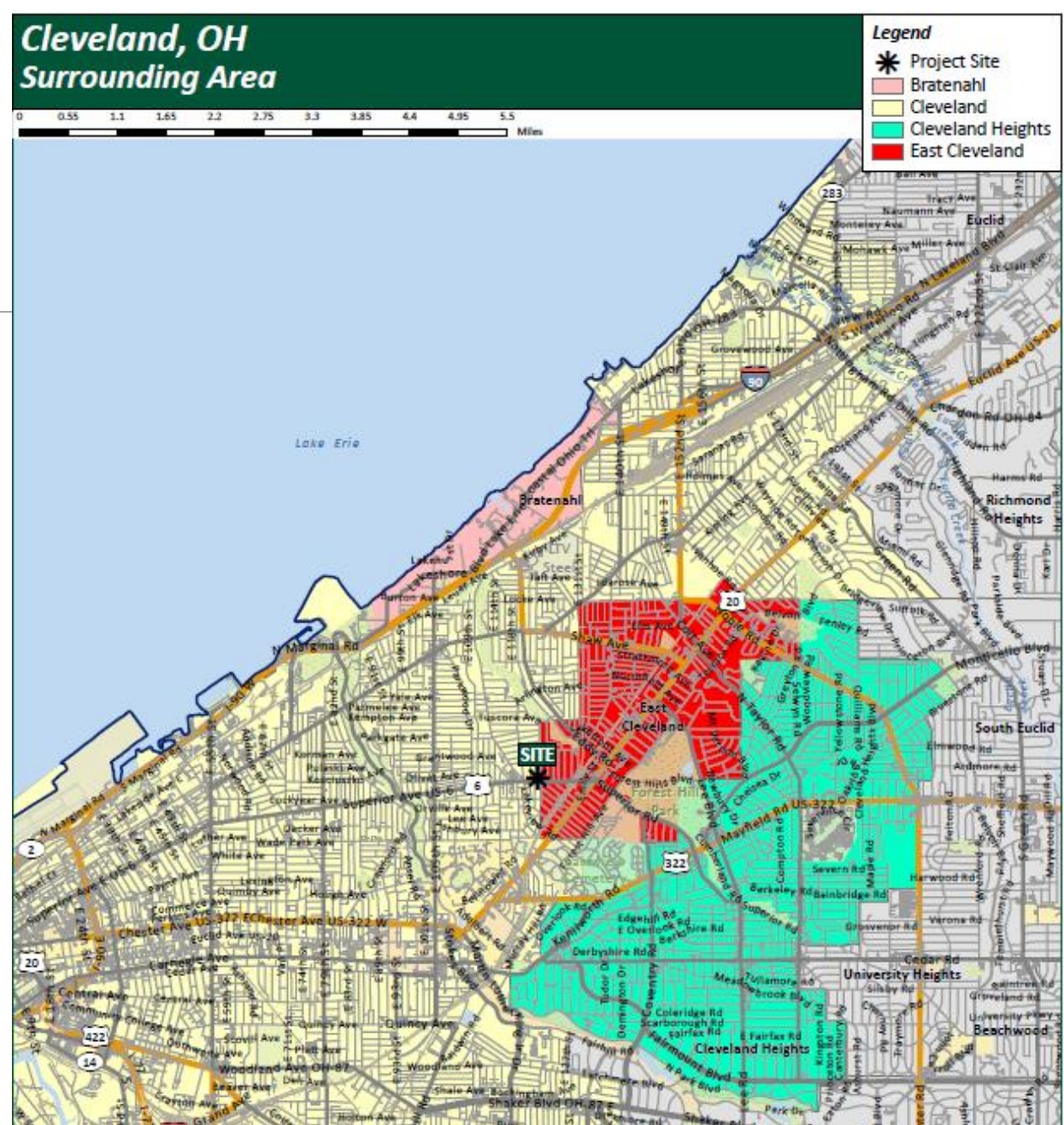
RTA Superior Rapid Station (.3 miles from the Site)



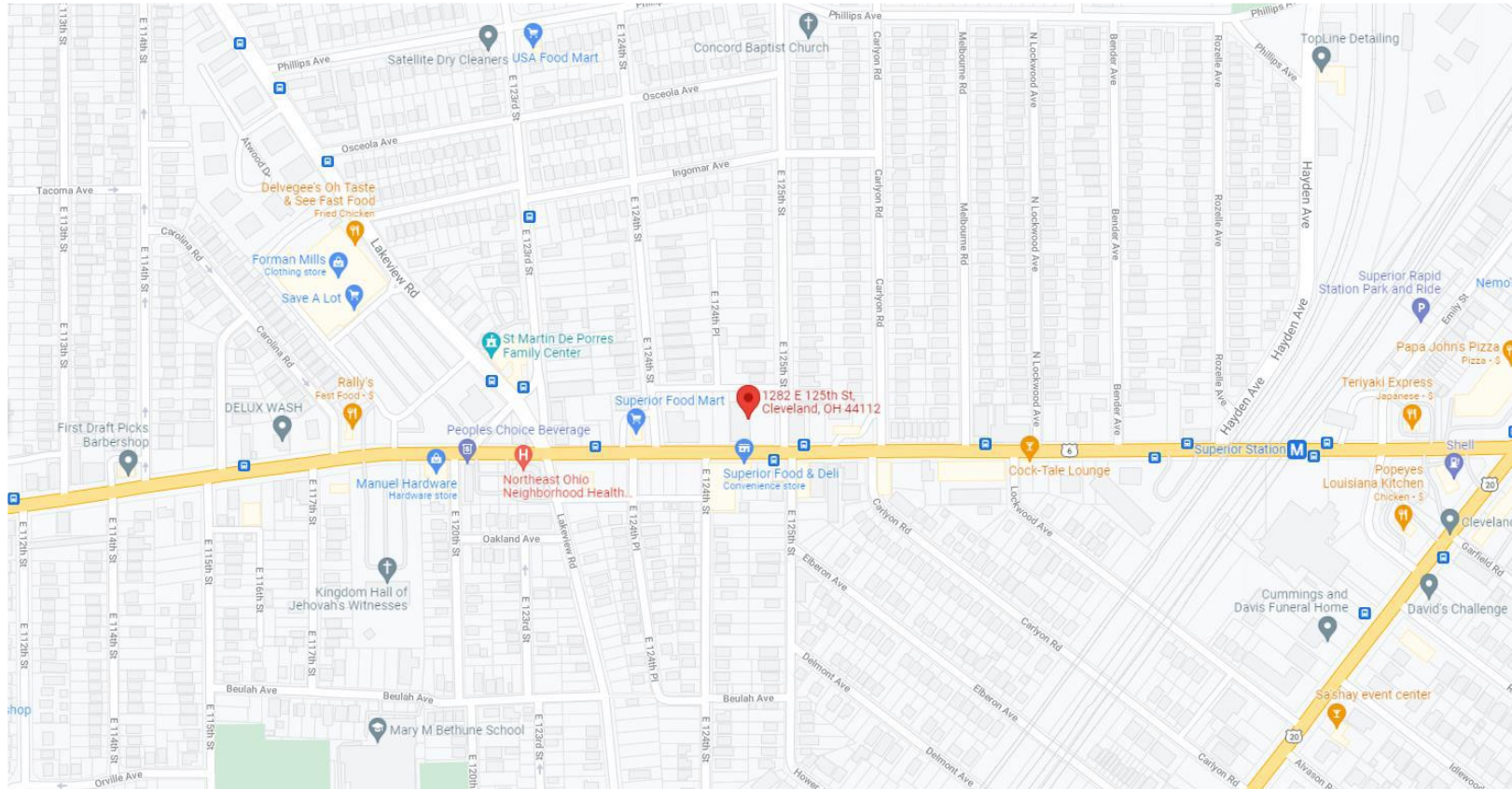
RTA Louis Stokes/Windermere Rapid Station (1.1 miles from the Site)



SITE LOCATION



SITE LOCATION



SITE AERIAL – SURROUNDING USES



SITE PHOTOS

EAST ELEVATION, FACING SOUTHWEST



NORTH ELEVATION, FACING WEST



SITE PHOTOS

WEST ELEVATION, FACING NORTH



SOUTH ELEVATION, FACING NORTH



SITE PHOTOS

PARKING LOT – CURRENT CONDITIONS



PARKING LOT – CURRENT CONDITIONS



SITE PHOTOS

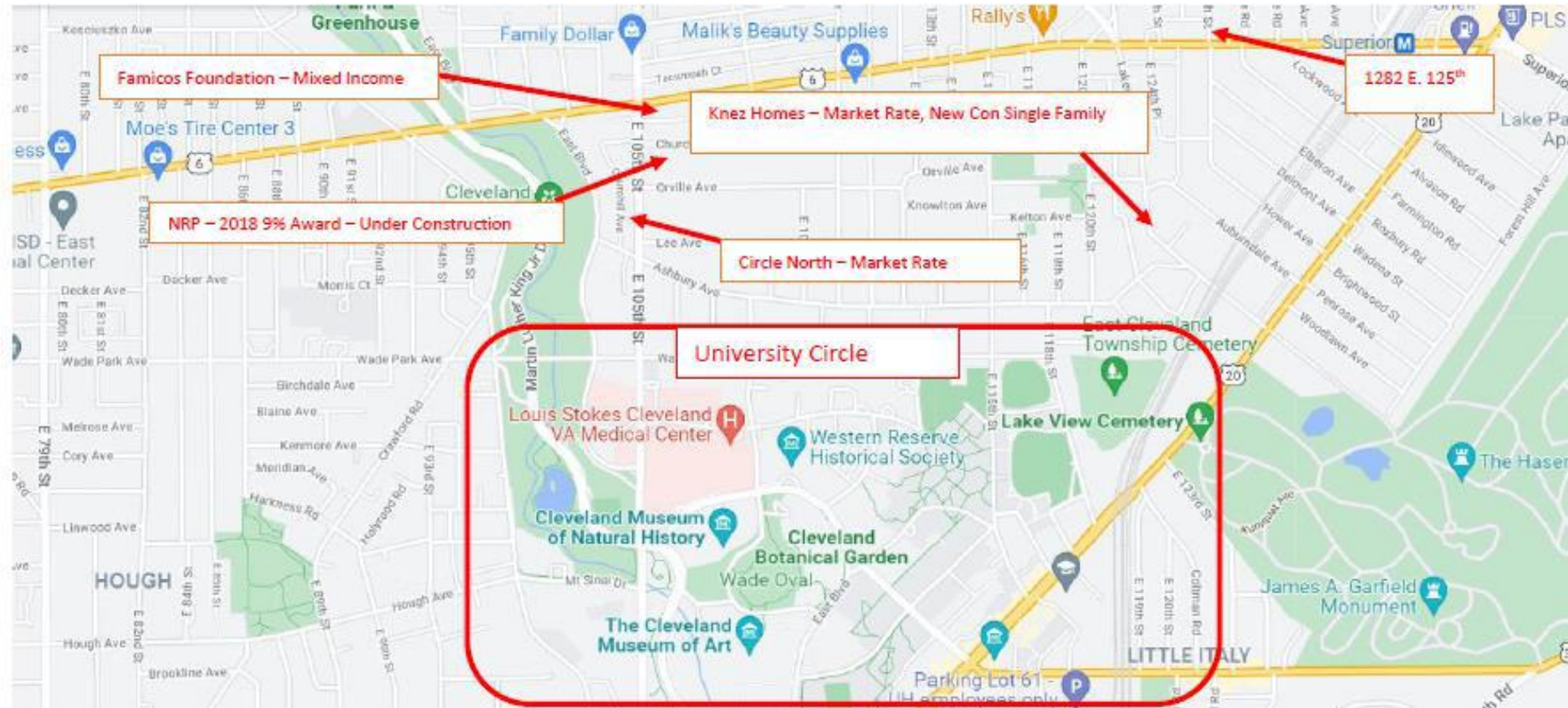
BUILDING INTERIOR – CURRENT



BUILDING INTERIOR - CURRENT



NEIGHBORHOOD DEVELOPMENT MAP



Preliminary Architectural Plans




49 UNIT SENIOR APARTMENT FOR: GARRETT SQUARE

1282 E 125TH ST

PROJECT INFORMATION

BUILDING SIZE		UNIT BREAKDOWN	
FIRST FLOOR BUILDING AREA	11,077 S.F.	1 - BEDROOM UNITS	39
SECOND FLOOR BUILDING AREA	11,041 S.F.	2 - BEDROOM UNITS	10
THIRD FLOOR BUILDING AREA	11,041 S.F.		
FOURTH FLOOR BUILDING AREA	11,041 S.F.	TOTAL UNITS	49
TOTAL AREA	44,200 S.F.		

UNIT TYPES REQUIRED

UNIT TYPE (49 UNIT APARTMENT BUILDING)	REQUIRED BY IBC 2012 SECTION 1107.6.2	SECTION 504 REQUIREMENTS	TOTAL REQUIRED
NUMBER OF 'TYPE A' UNITS	49 x (0.02) = 0.98 = 1 UNIT	49 x (0.05) = 2.45 = 3 UNITS	3 UNITS
NUMBER OF 'TYPE B' UNITS	49 - 1 = 48 = 48 UNITS	49 x (0.02) = 0.98 = 1 UNIT 3 + 1 = 4 UNITS w/ 	47 UNITS

* PER SECTION 504 OF REHABILITATION ACT OF 1973, 5% OF DWELLING UNITS MUST MEET UFAS OR A STANDARD THAT IS EQUIVALENT OR STRICTER, AN ADDITIONAL 2% OF DWELLING UNITS, OR AT LEAST ONE UNIT, WHICHEVER IS GREATER, MUST BE ACCESSIBLE FOR PERSONS WITH HEARING OR VISUAL DISABILITIES.

PROJECT UNIT TYPES PROVIDED

UNIT TYPE (49 UNIT APARTMENT BUILDING)	1 BED.	2 BED.	TOTAL
TYPE 'A' UNITS	4	1	5
TYPE 'B' UNITS	35	9	44
TYP. NET S.F.	550 S.F.	770 S.F.	
TOTAL BUILDING			49

PROJECT CONTACTS

ARCHITECTURAL
OHIO DESIGN GROUP
BEN MARSHALL
920.922.8170
b.marshall@madesigninc.net

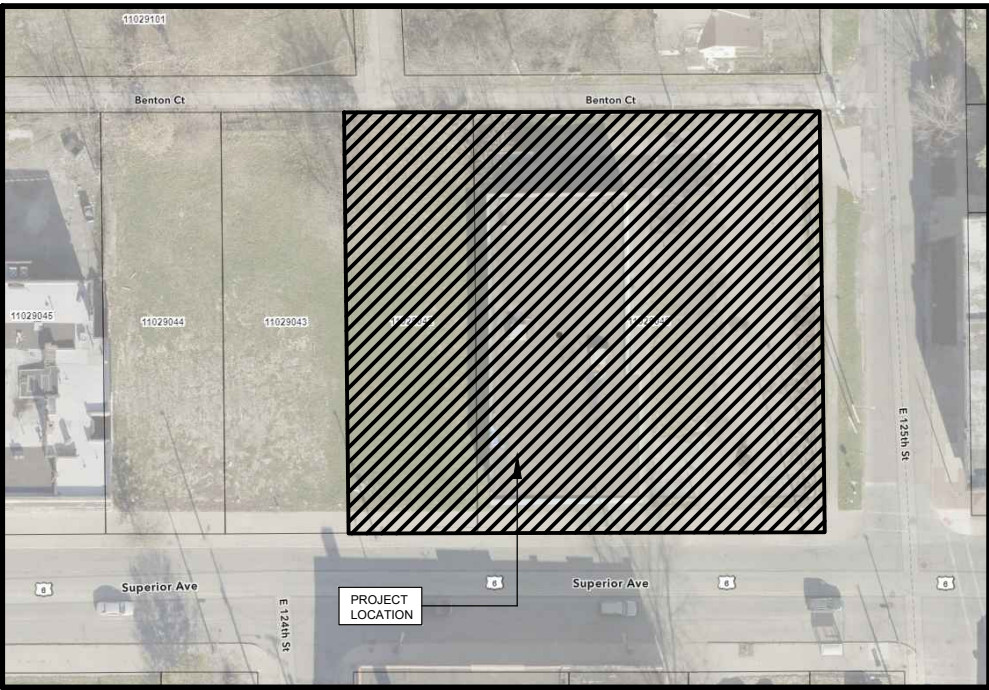
CLEVELAND, OHIO

SHEET INDEX


SHEET	SHEET TITLE	ISSUED FOR STATE/INTL					ISSUED FOR CONSTRUCTION
T1.0	TITLE SHEET, BUILDING DATA, LOCATION MAP						
CIVIL							
C1.0	SITE PLAN						
L1.0	LANDSCAPE PLAN						
ARCHITECTURAL							
A1.1	FIRST FLOOR PLANS						
A1.2	SECOND-FOURTH FLOOR PLAN						
A2.0	EXTERIOR BUILDING ELEVATIONS						
A2.1	EXTERIOR BUILDING ELEVATIONS						
A3.1	BUILDING SECTIONS						
A5.0	ENLARGED UNIT PLANS						
A5.1	ENLARGED UNIT PLANS						
A5.2	ENLARGED UNIT PLANS						
A5.3	ENLARGED UNIT PLANS						
A5.4	ENLARGED UNIT PLANS						
MEP5.0	MEP SCOPE						

SHEET INDEX LEGEND:
PRELIM = PRELIMINARY SHEET
● = ISSUED SHEET

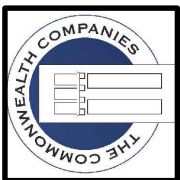
LOCATION MAP



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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(920) 922-8170



COMMONWEALTH COMPANIES
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(920) 922-8170

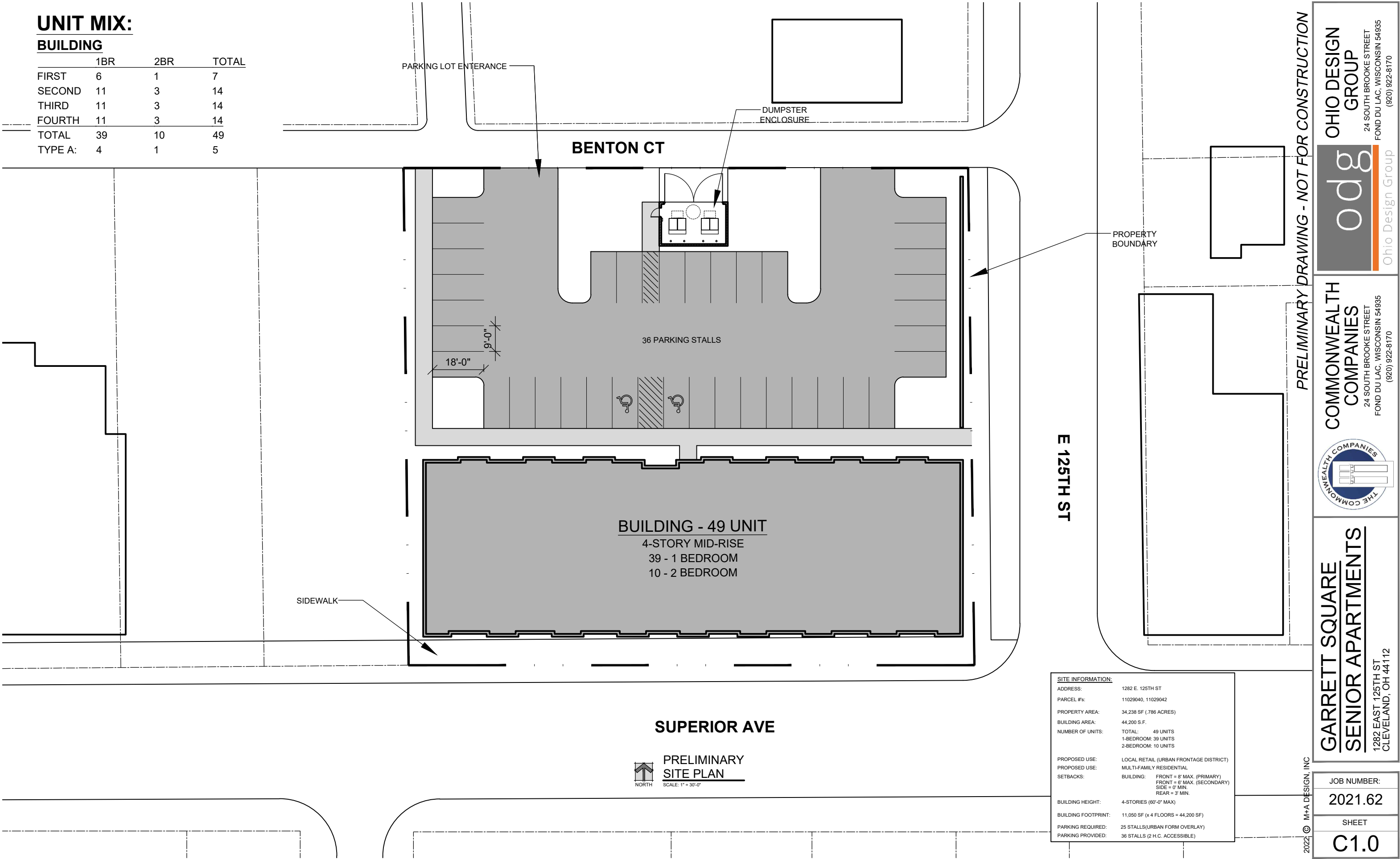
**GARRETT SQUARE
SENIOR APARTMENTS**
1282 EAST 125TH ST
CLEVELAND, OH 44112

JOB NUMBER:
2021.62

SHEET
T1.0

UNIT MIX:

BUILDING	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



LEGEND

PROPOSED MNDOT V612 CURB & GUTTER

PROPOSED SIDEWALK

PROPOSED HANDICAP PARKING

TO BE SEEDED

TREESCODE BOTANICAL / COMMON NAME

AM2 ACER MIYABEI 'MORTON' TM
STATE STREET MIYABEI MAPLE

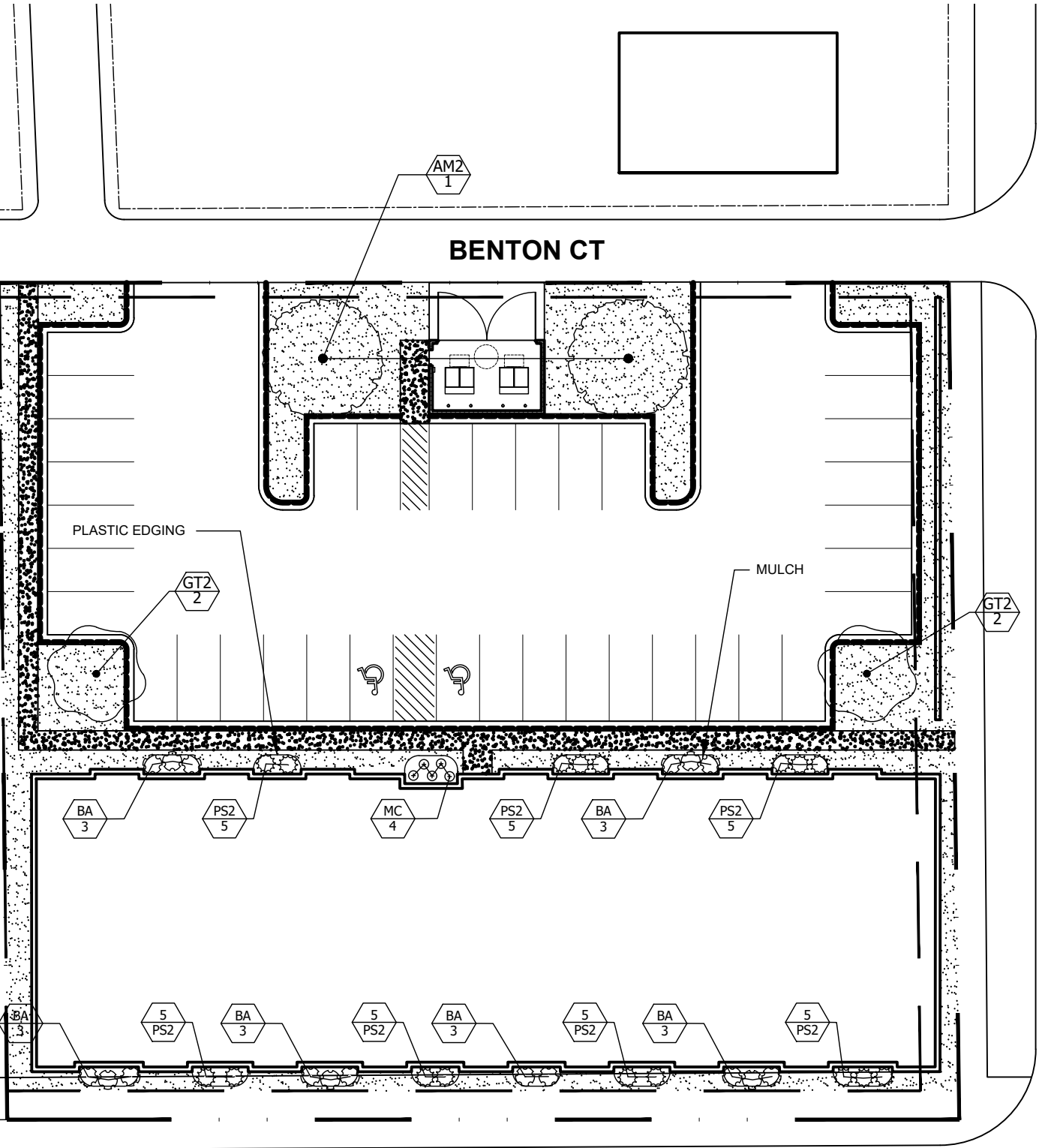
GT2 GLEDITSIA TRIACANTHOS F. INERMIS 1.5" B&B
THORNLESS HONEY LOCUST

PERENNIALS CODE BOTANICAL / COMMON NAME

BA BAPTISIA AUSTRALIS
BLUE WILD INDIGO

MC MOLINIA CAERULEA 'VARIEGATA'
VARIEGATED MOOR GRASS

PS2 PANICUM VIRGATUM 'SHENANDOAH'
SHENANDOAH SWITCH GRASS



SUPERIOR AVE



PRELIMINARY
LANDSCAPE PLAN

SCALE: 1" = 30'-0"

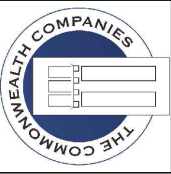
E 125TH ST

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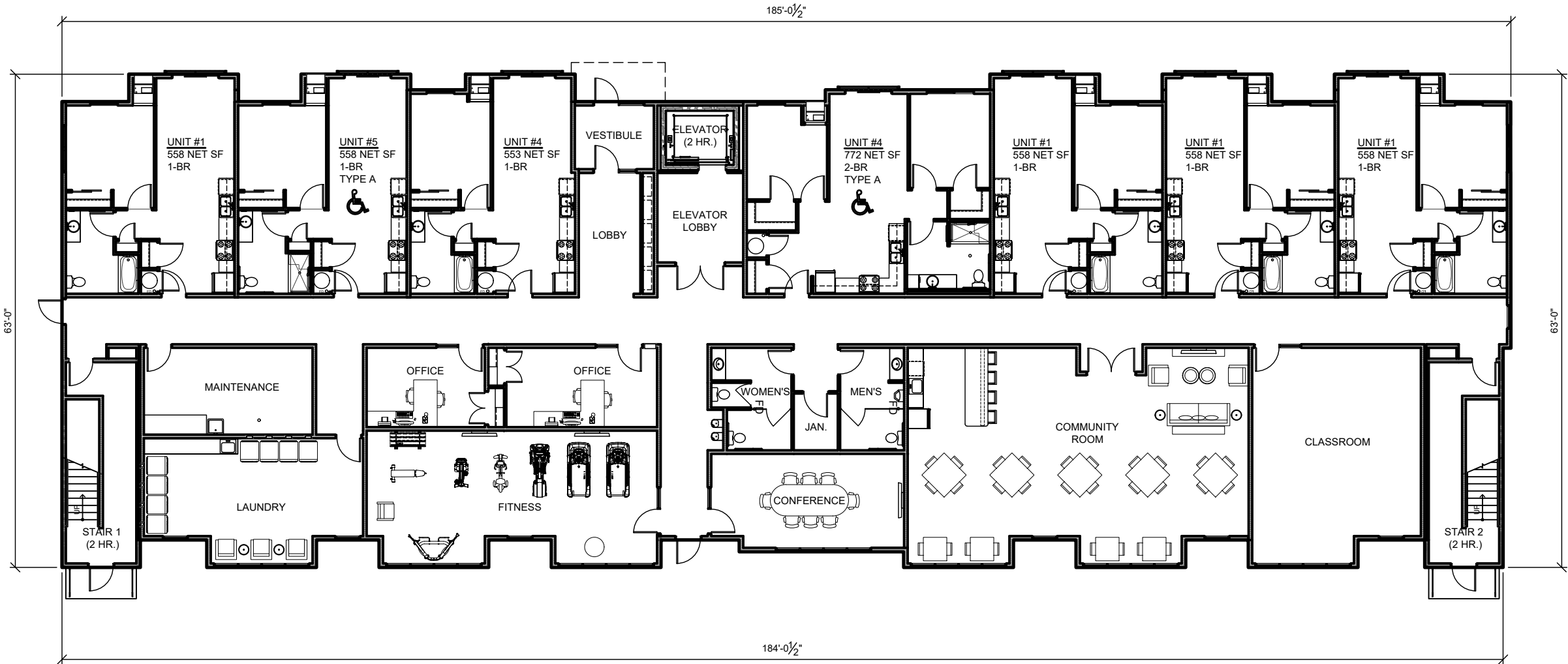
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JOB NUMBER:
2021.62

SHEET

L1.0



UNIT MIX:			
	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5

ROOM FINISH SCHEDULE - TYPICAL APARTMENTS					
ROOM NAME	BASE	FLOOR	WALL FINISH	CEILING FINISH	REMARKS
TYPICAL APARTMENTS					
DINING AREA	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
KITCHEN	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
BATHROOMS	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
BEDROOMS / CLOSETS	WOOD	LVP / CARPET	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	(2)
LIVING ROOM / HALLWAY / CLOSET	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
MECHANICAL	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	

- ROOM FINISH NOTES:
 - ALL DECORATIVE TRIM TO HAVE FLAME RESISTANT FINISH IN ACCORDANCE WITH SECTION (BC 805.2 & NFPA 701)
 - ALL WOOD TRIM TO BE PRE-PRIMED LEGACY TRIM. SEE SCHEDULE FOR SIZE
 - ALL FINISHES TO BE CLASS 'C' FLOOR, WALLS, CEILING (TYP. APARTMENTS)
 - AS WALL & CEILING FINISH - CORRIDOR, PUBLIC SPACE - CLASS 'A' FLOOR FINISH - CLASS II (COMMUNITY ROOM)
 - PROVIDE ORANGE PEEB TEXTURE
 - PROVIDE (1) COAT OF PRIMER ON WALLS & CEILING
 - PROVIDE (2) COAT OF HIGH BUILD EGGSHELL PAINT ON WALLS & CEILING
- ROOM FINISH SCHEDULE REMARKS:
 - SEE ELEVATION A8
 - FIRST FLOOR BEDROOM/CLOSET TO HAVE LVP. SECOND-FOURTH FLOOR BEDROOM/CLOSET TO HAVE CARPET



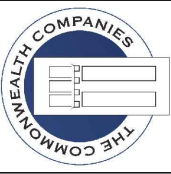
FIRST FLOOR PLAN

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



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GARRETT SQUARE
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CLEVELAND, OH 44112



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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

UNIT MIX:

	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5

ROOM FINISH SCHEDULE - TYPICAL APARTMENTS					
ROOM NAME	BASE	FLOOR	WALL FINISH	CEILING FINISH	REMARKS
TYPICAL APARTMENTS					
DINING AREA	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
KITCHEN	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
BATHROOMS	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
BEDROOMS / CLOSETS	WOOD	LVP / CARPET	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	(2)
LIVING ROOM / HALLWAY / CLOSET	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	
MECHANICAL	WOOD	LVP	SPRAY TEXTURE OVER GYP. BD. (PTD.)	SPRAY TEXTURE OVER GYP. BD. (PTD.)	

- ROOM FINISH NOTES:
 - ALL DECORATIVE TRIM TO HAVE FLAME RESISTANT FINISH IN ACCORDANCE WITH SECTION (BC 805.2 & NFPA 701)
 - ALL WOOD TRIM TO BE PRE-PRIMED LEGACY TRIM- SEE SCHEDULE FOR SIZE
 - ALL FINISHES TO BE CLASS 'C' FLOOR, WALLS, CEILING (TYP. APARTMENTS)
 - AS WALL & CEILING FINISH - CORRIDOR, PUBLIC SPACE - CLASS 'A' FLOOR FINISH - CLASS 'B' (COMMUNITY ROOM)
 - PROVIDE ORANGE PEBB. TEXTURE
 - PROVIDE (1) COAT OF PRIMER ON WALLS & CEILING
 - PROVIDE (2) COAT OF HIGH BUILD EGGSHELL PAINT ON WALLS & CEILING
- ROOM FINISH SCHEDULE REMARKS:
 - SEE ELEVATION A-8
 - FIRST FLOOR BEDROOM/CLOSET TO HAVE LVP. SECOND-FOURTH FLOOR BEDROOM/CLOSET TO HAVE CARPET



SECOND-FOURTH FLOOR PLAN

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



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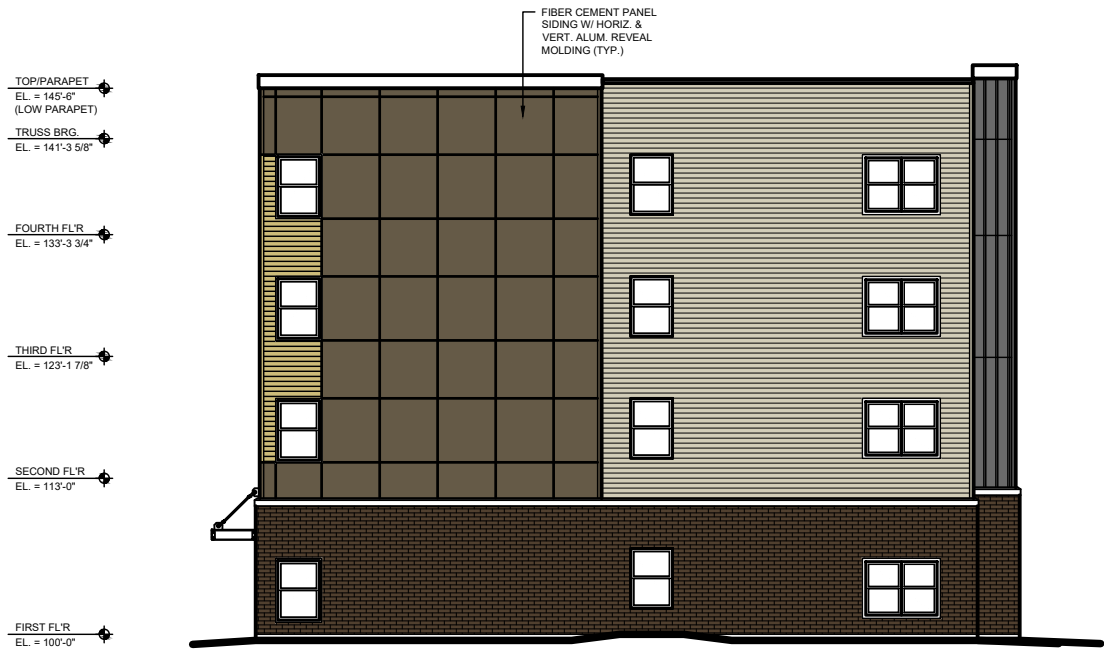
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THE COMMONWEALTH COMPANIES

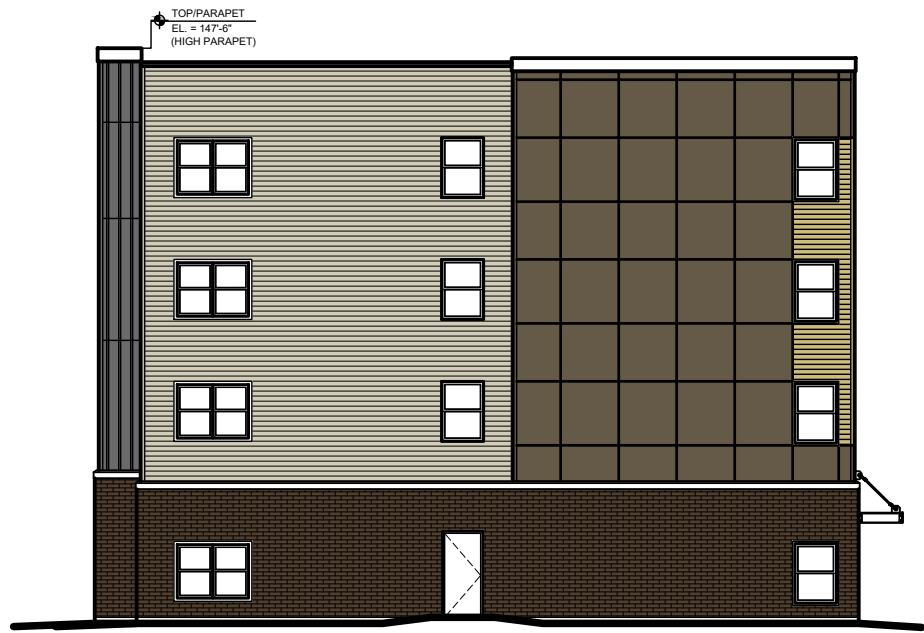
Garrett Square Senior Apartments

1282 EAST 125TH ST
CLEVELAND, OH 44112

JOB NUMBER:
2021.62
SHEET
A1.2



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



WEST ELEVATION
SCALE: 1/16" = 1'-0"

UNIT MIX:			
	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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THE COMMONWEALTH COMPANIES

Garrett Square Senior Apartments

JOB NUMBER:

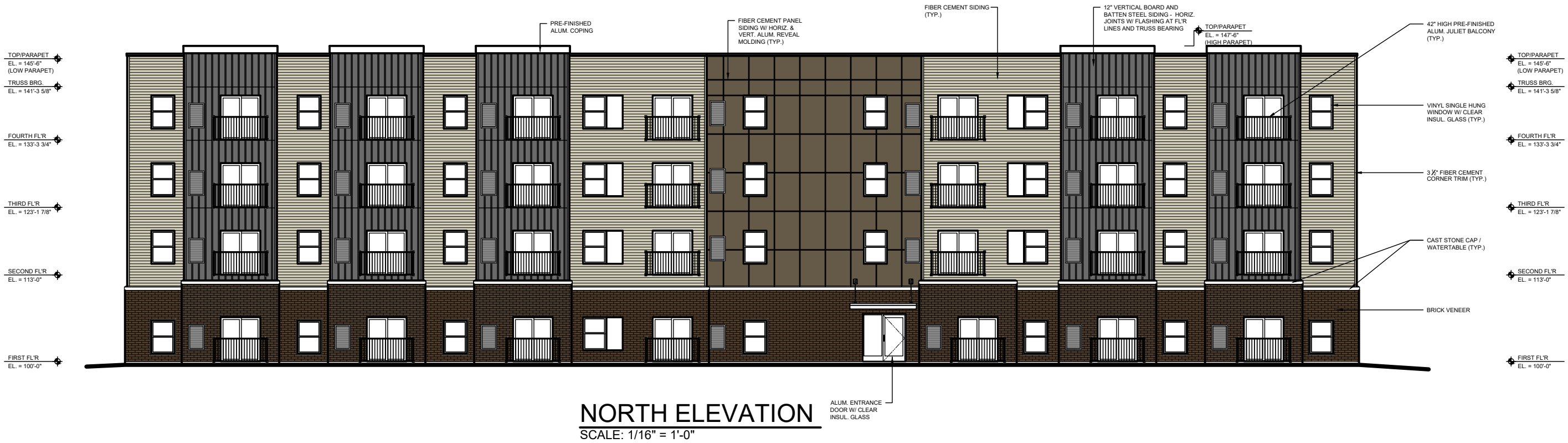
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A2.0

1282 EAST 125TH ST
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UNIT MIX:			
	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5

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THE COMMONWEALTH COMPANIES

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JOB NUMBER:

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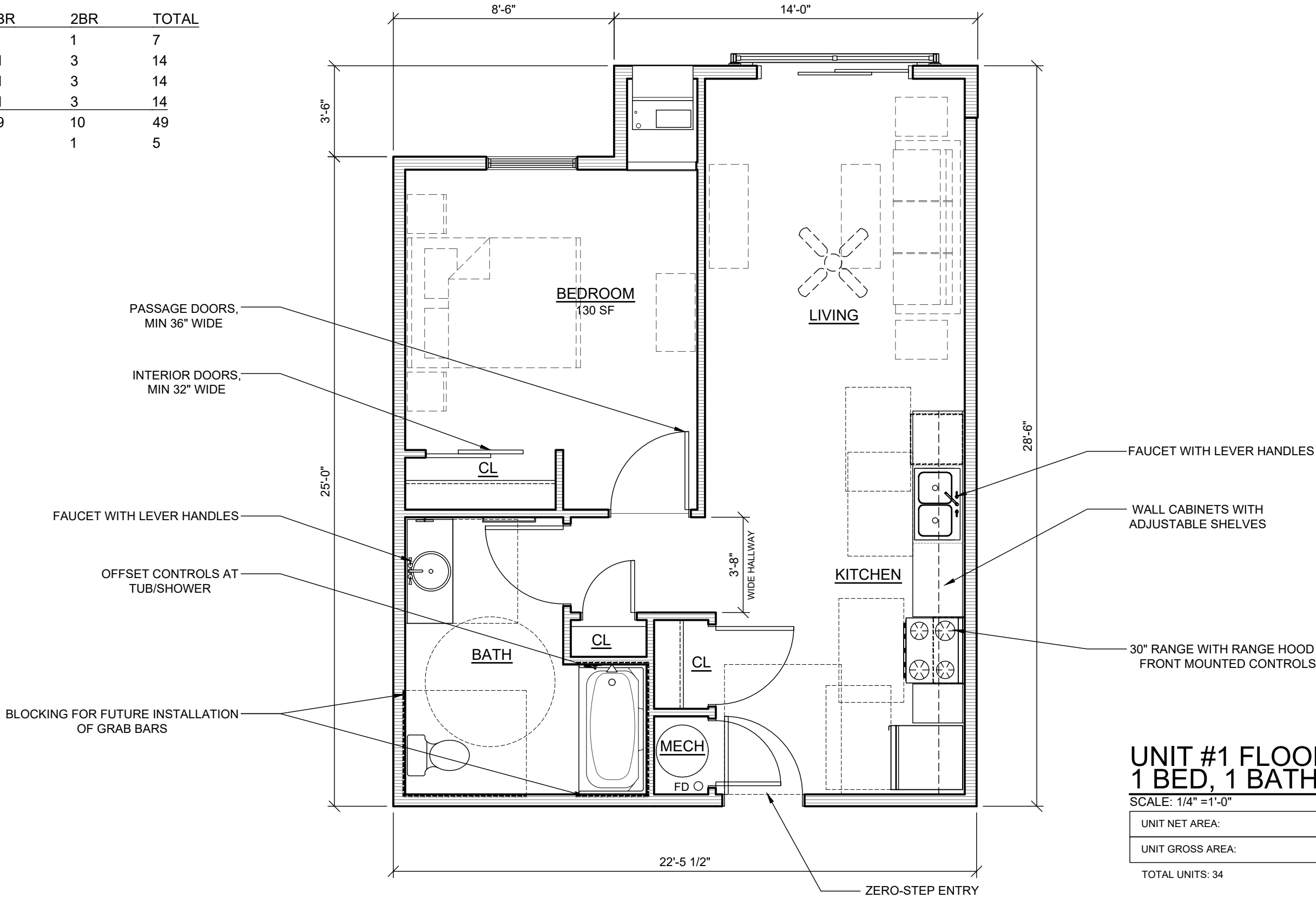
SHEET

A2.1

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UNIT MIX:
BUILDING

	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



UNIT #1 FLOOR PLAN
1 BED, 1 BATH

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

UNIT NET AREA:	558 SF
UNIT GROSS AREA:	598 SF

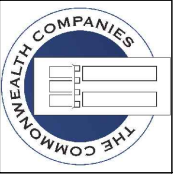
TOTAL UNITS: 34

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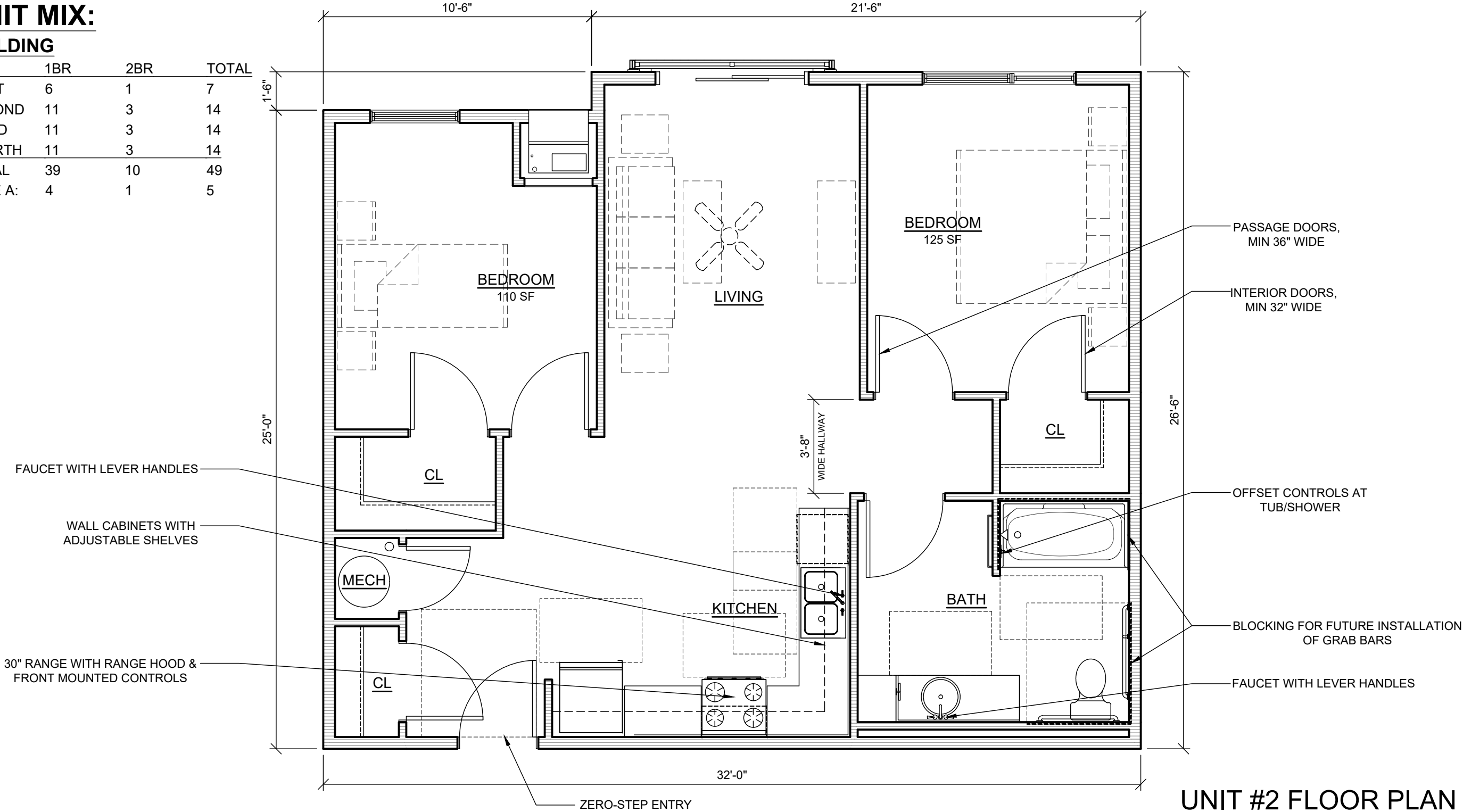


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GROUP

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UNIT MIX:
BUILDING

	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



UNIT #2 FLOOR PLAN
2 BED, 1 BATH

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

UNIT NET AREA:	772 SF
UNIT GROSS AREA:	820 SF

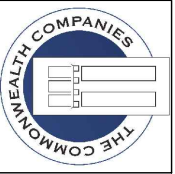
TOTAL UNITS: 9

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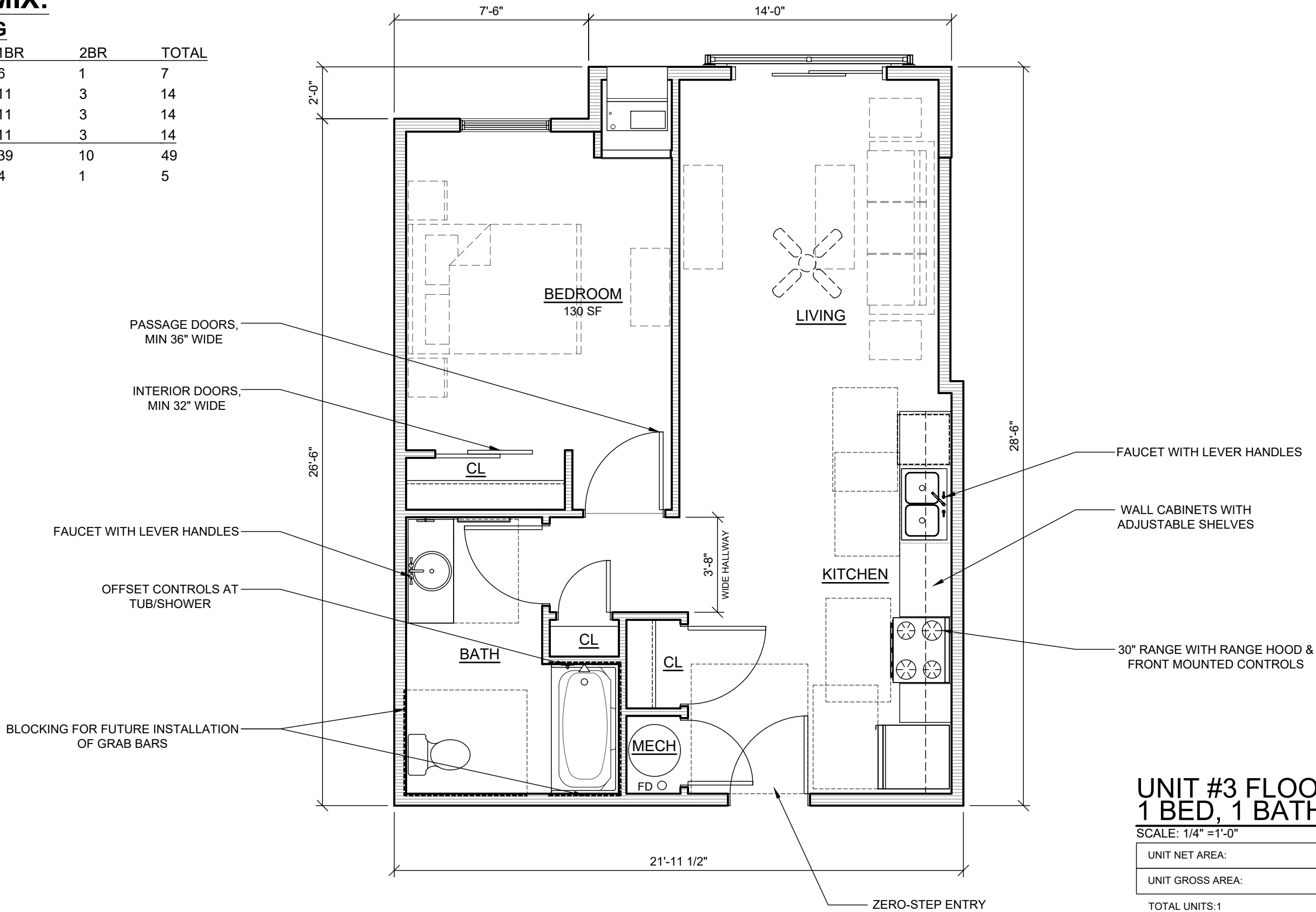
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FOND DU LAC, WISCONSIN 54935

(920) 922-8170

UNIT MIX:
BUILDING

	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



UNIT #3 FLOOR PLAN
1 BED, 1 BATH

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

UNIT NET AREA:	553 SF
UNIT GROSS AREA:	592 SF

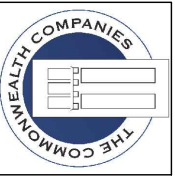
TOTAL UNITS: 1

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CLEVELAND, OH 44112



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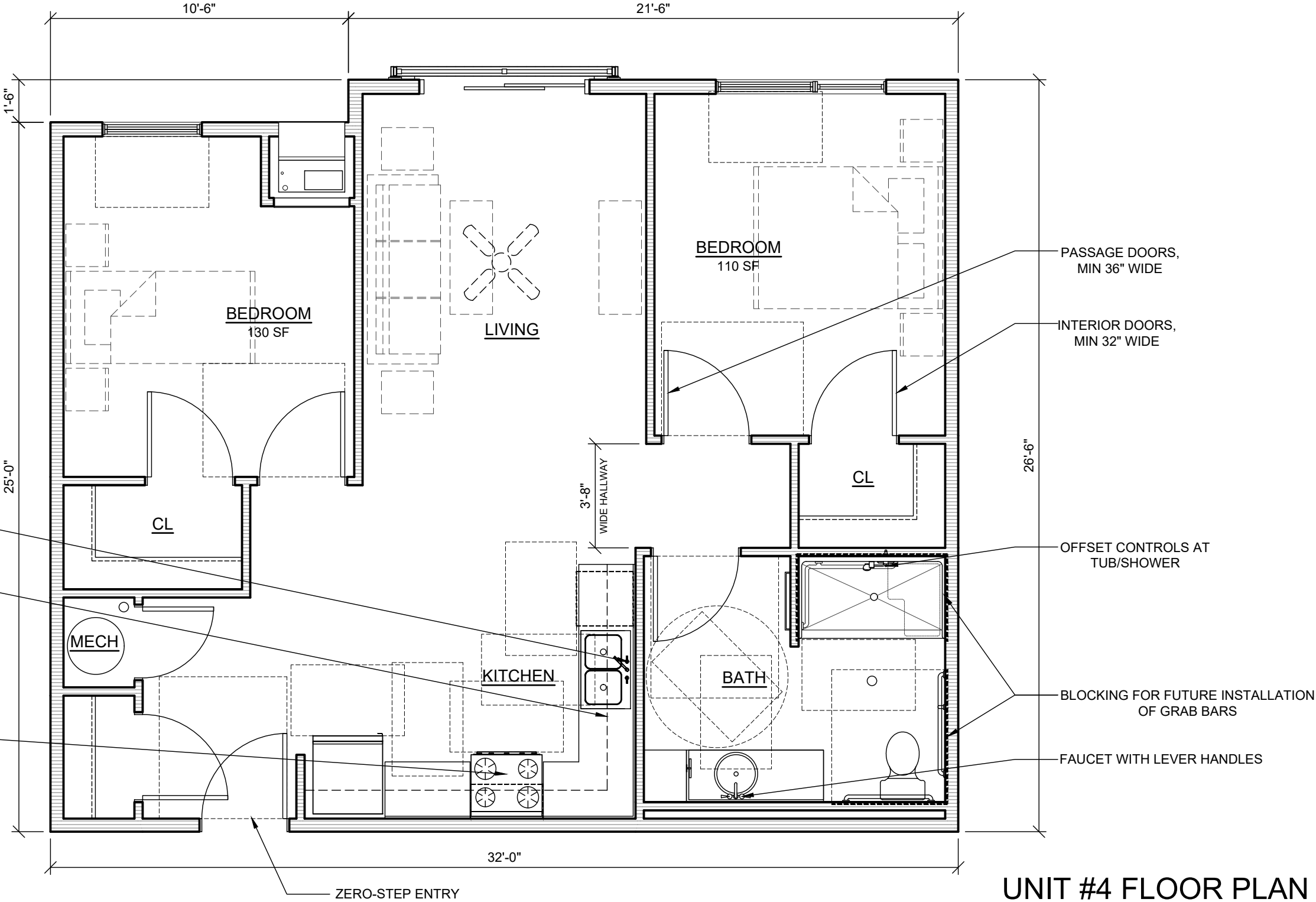
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FOND DU LAC, WISCONSIN 54935

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UNIT MIX:
BUILDING

	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



UNIT #4 FLOOR PLAN
2 BED, 1 BATH

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

UNIT NET AREA:	772 SF
UNIT GROSS AREA:	820 SF

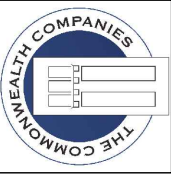
TOTAL UNITS: 1

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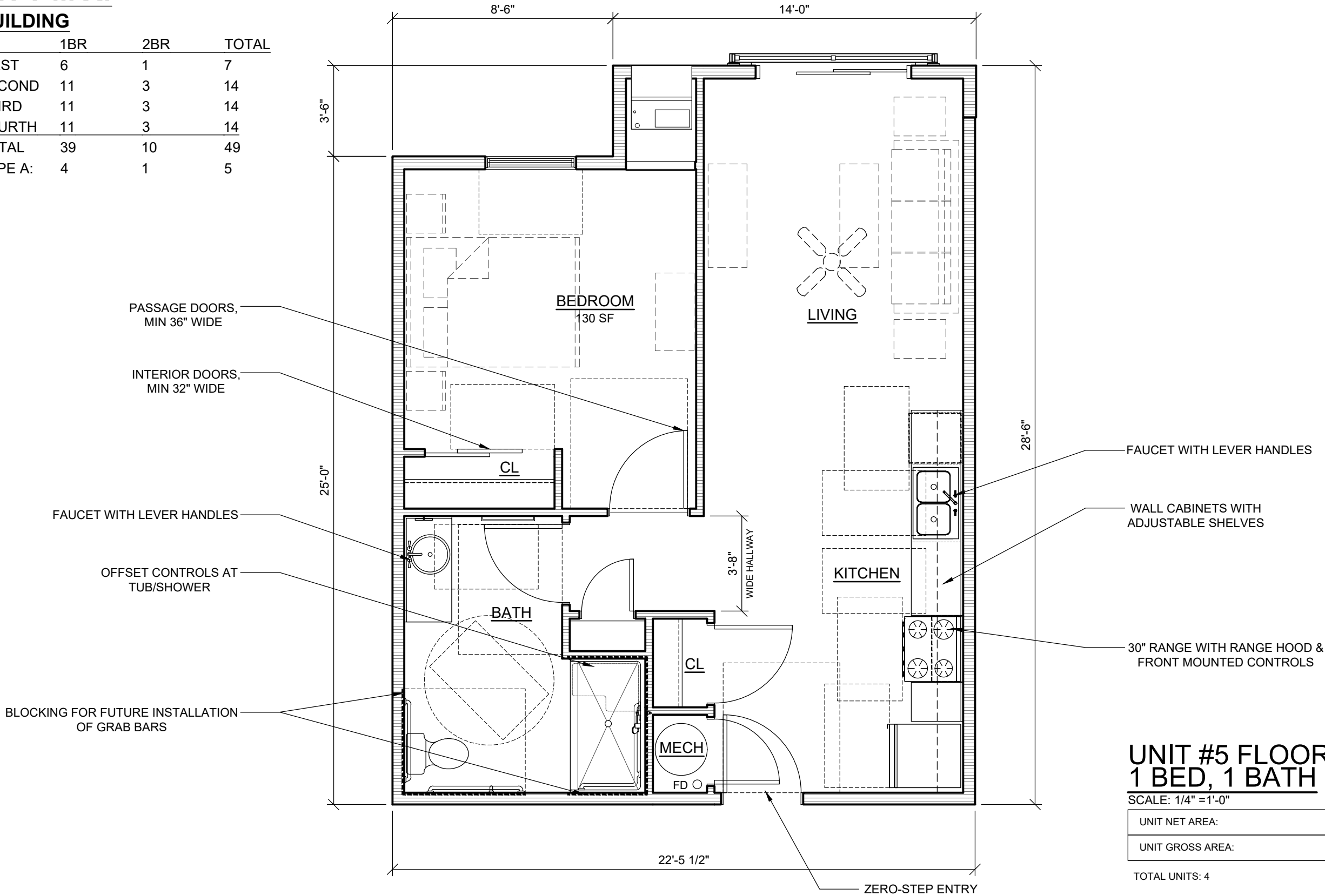


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FOND DU LAC, WISCONSIN 54935
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UNIT MIX:

BUILDING

	1BR	2BR	TOTAL
FIRST	6	1	7
SECOND	11	3	14
THIRD	11	3	14
FOURTH	11	3	14
TOTAL	39	10	49
TYPE A:	4	1	5



UNIT #5 FLOOR PLAN
1 BED, 1 BATH

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

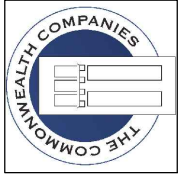
UNIT NET AREA:	558 SF
UNIT GROSS AREA:	598 SF

TOTAL UNITS: 4

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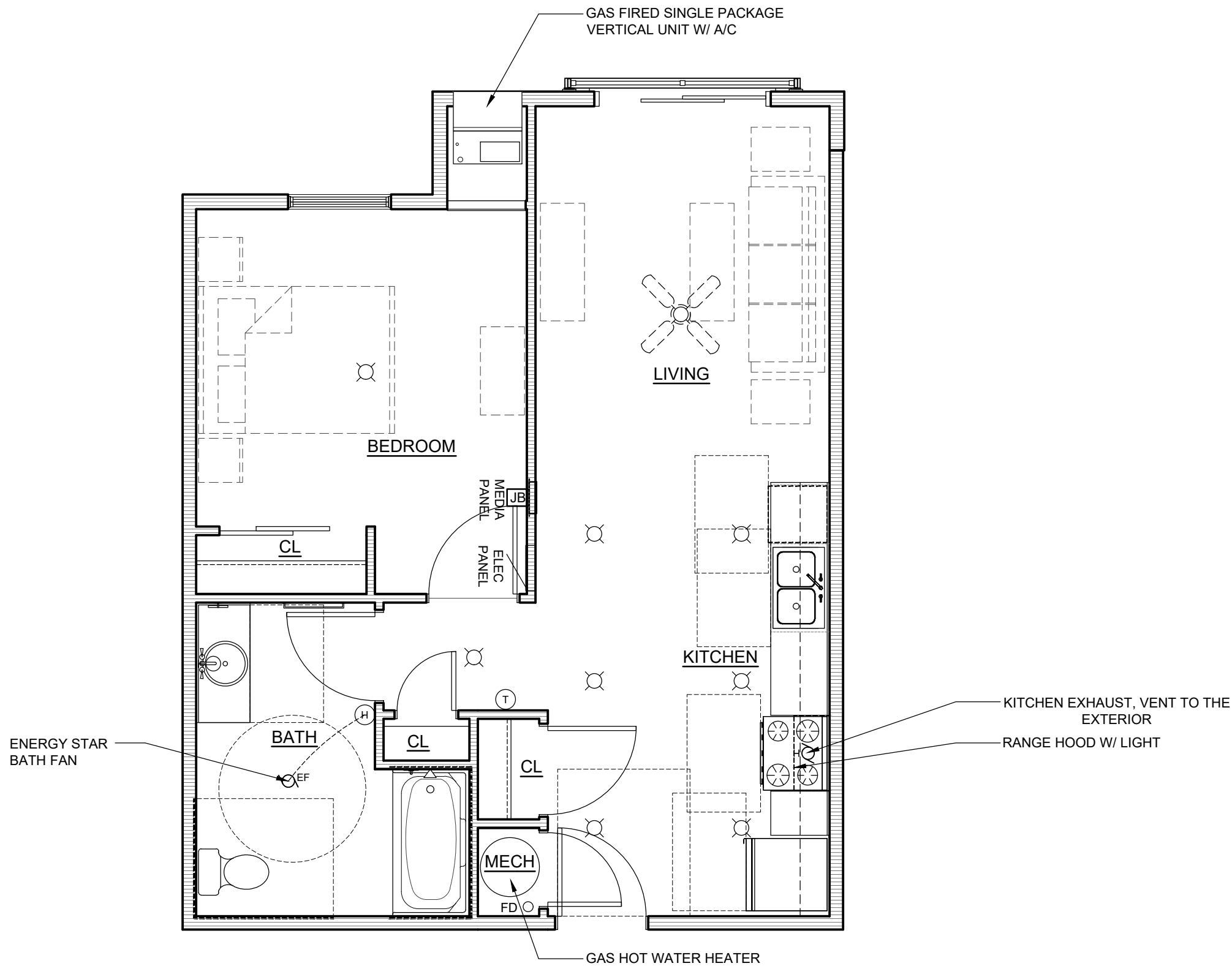
**GARRETT SQUARE
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**MECH, ELEC, PLUMB
TYPICAL UNIT PLAN**
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND	
	SMOKE/CARBON MONOXIDE COMBINATION DETECTOR- HARD WIRED
	SETBACK THERMOSTAT
	BATHROOM EXHAUST FAN W/ SWITCH AND SMART HUMIDISTAT
	RECIRCULATING RANGE HOOD
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	CEILING MTD. LIGHT
	CEILING MOUNTED FAN LIGHT COMBO
	ELECTRICAL PANEL - MOUNTED W/ TOP BREAKER AT 48" A.F.F.
	DMARC LOCATED IN UTILITY/ MECH ROOM w/ LEGRAND METAL 20" ENCLOSURE WITH HINGED DOOR EN2050 OR EQUAL WITH JUNCTION DUPLEX BOX

TYPICAL HVAC

- GAS FIRED SINGLE PACKAGE VERTICAL UNIT W/ A/C
- ENERGY STAR EXHAUST FAN IN BATHROOM W/ INTERMITTENT FLOW CONTROLS
- PROGRAMABLE THERMOSTAT
- KITCHEN EXHAUS FAN VENTED TO EXTERIOR

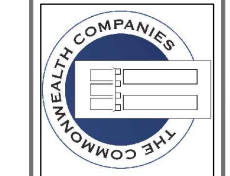
TYPICAL ELECTRICAL

- LED LIGHTING THROUGHTOUT (ENERGY STAR OR EQUIVALENT)
- VISUAL DOOR BELL AT ALL UNITS

TYPICAL PLUMBING

- ADA HEIGHT TOILET AT 1.28 GPF OR LESS IN ALL UNITS
- SHOWERHEAD AT 2.0 GPM OR LESS
- KITCHEN FAUCET AT 2.0 GPM OR LESS
- LAV FAUCET AT 1.5 GPM OR LESS

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



**GARRETT SQUARE
SENIOR APARTMENTS**

1282 EAST 125TH ST
CLEVELAND, OH 44112

JOB NUMBER:

2021.62

SHEET

MEP5.0

**OHIO DESIGN
GROUP**
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**COMMONWEALTH
COMPANIES**
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Comparable Affordable & Market-Rate Housing Developments

Buckeye Commons – 11529 Buckeye Road



Glenville Circle North – 1400 East 105th Street



Mercedarian Plaza – 3229 Fulton Road



A Place for Us – 11610 Madison Avenue



Committee Recommendation: Approved **unanimously** for Conceptual Design with **Conditions:**

- Study the entrance from Court Street and how it affects parking and potential greenspace. Reducing the number of parking spaces will increase the opportunity for enhanced activity for residents.
- Study color palette with more vibrancy
- Storefront windows should align door head heights
- Study parapet - can wider coping be used for more pronounced element
- Study dumpster enclosure and how Court Street will interface

NW2022-020 – Sheetz Service Station and Convenience Store New Construction:

Seeking Schematic Design Approval

Project Location: NW corner of Brookpark Road and Pearl Road

Project Representative: Ellen Selle, Sheetz

Committee Recommendation: Approved **unanimously** for Schematic Design with **Conditions:**

- Prioritize the landscaping and incorporate a variety of types, including trees and flowering shrubs. Create a cohesive landscaping plan taking full advantage of the site.



OuterSource
Town Square
Shopping mall

Wax and Beyond

Mattress Showcase
Wholesale
Mattress store

Stranci Tattoo
& Piercing Co

Rooms Today Outlet
Furniture store

Pearlbrook Town Square
Shopping mall

Cricket Wireless
Authorized Retailer
Cell phone store

mooresto

Little Caesars Pizza
Pizza • \$

Luna's Deli & Restaurant

Brookpark Rd

17

Brookpark Rd

17

Pearl Rd

W 60th St

Axelrod Buick GMC
GMC dealer

Rally's
Fast Food • \$

Dollar Bank

wholesomly

Grudna Property
Maintenance

Team Ferrari Auto
Used car dealer

CB Graphics
(Printing and
Sign shop

Sherwin-Williams
Automotive Finishes
Paint store

O'Reilly Auto Parts
Auto parts store

Advance Auto Parts
Auto parts store

Diamond Auto Car Wash

United Cab Comp

Allen's Parma Towing

Ornamental Products
Tool & Supply, Inc

Mufflers
Muffler sh



OuterSource
Town Square
Shopping mall

Mufflers
Muffler sh

Wax and Beyond

Mattress Showcase
Wholesale
Mattress store

Stranci Tattoo
& Piercing Co

3

Ornamental Products
Tool & Supply, Inc

Allen's Parma Towing

Rooms Today Outlet
Furniture store

United Cab Comp

Pearlbrook Town Square
Shopping mall

Diamond Auto Car Wash

moore's

Little Caesars Pizza

Sherwin-Williams
Automotive Finishes
Paint store

O'Reilly Auto Parts
Auto parts store

Advance Auto Parts
Auto parts store

Luna's Deli & Restaurant

42

PEARL ROAD
(PUBLIC ROADWAY)

Brookpark Rd

BROOKPARK ROAD

Brookpark Rd

17

W 60th St

Pearl Rd

Rally's
Fast Food • \$

Team Ferrari Auto
Used car dealer

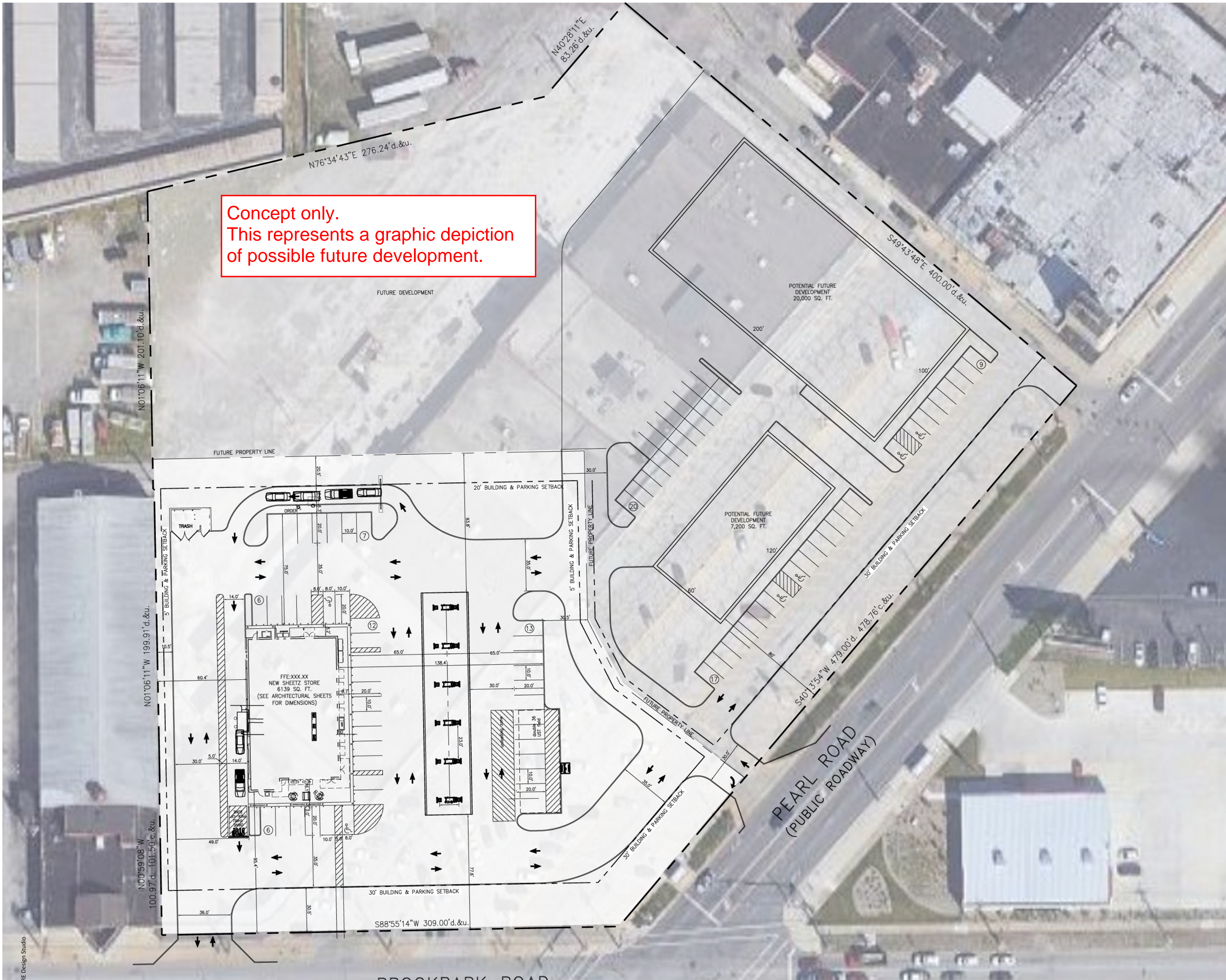
CB Graphics
(Printing and
Sign shop)

Grudna Property
Maintenance

wholesomly

Dollar Bank

Axlerod Buick GMC
GMC dealer



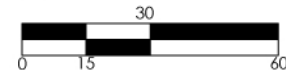
Concept only.
This represents a graphic depiction
of possible future development.

BROOKPARK ROAD
(PUBLIC ROADWAY)

PEARL ROAD
(PUBLIC ROADWAY)

SITE PLAN

SCALE: 1"=30'-0"



PROJECT
NORTH



THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY. ACTUAL PROPERTY LINE, BOUNDARIES, BEARING, DIMENSIONS, AND SITE AREA MAY VARY FROM CONDITIONS AS INDICATED. MUNICIPAL ORDINANCES AND REGULATIONS PERTAINING TO SETBACKS, PARKING, LANDSCAPING, AND ZONING REQUIREMENTS HAVE NOT BEEN VERIFIED AND MAY ADVERSELY AFFECT THIS PLAN.

SITE EXHIBIT

PEARLBROOK
DEVELOPMENT

CLEVELAND, OHIO

ARCHITECT:

RARE DESIGN
STUDIO

RESPONSIVE • ACCOUNTABLE • RELIABLE • EXPERIENCED
4300 W. Streetsboro Road
Richfield, Ohio 44286
(234) 400-0021

OWNER:



1247 Medina Road
MEDINA, OHIO 44256

ISSUE:

REVIEW

DATE:

05-25-2022

Job No.:

Drawn:

Checked:

Date:

Sheet Number:

SP-2



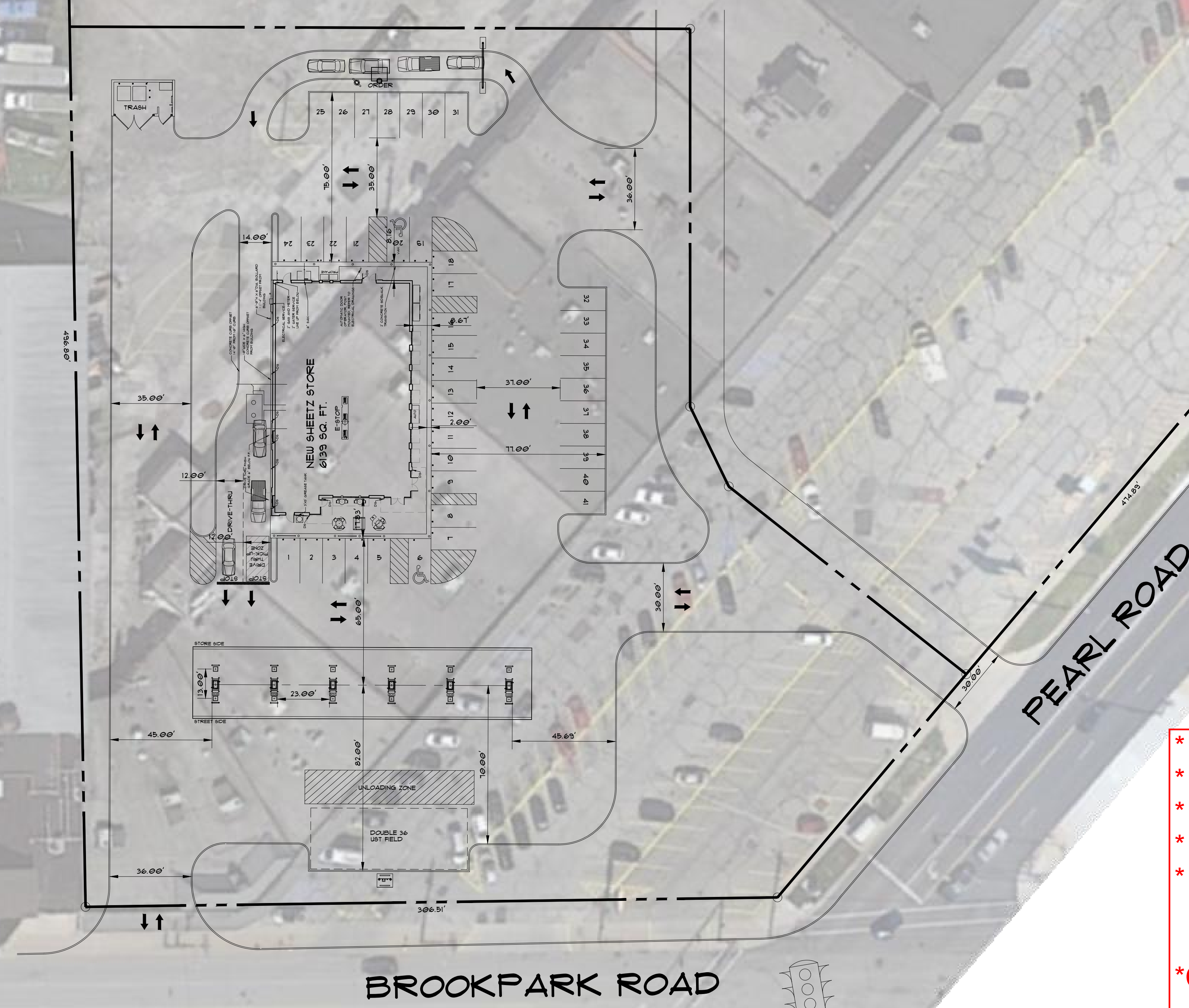
PROJECT NAME:
NEW SHEETZ SITE

PEARL
BROOK

Int. of Brookpark Road
and Pearl Road
Pearlbrook
Ohio

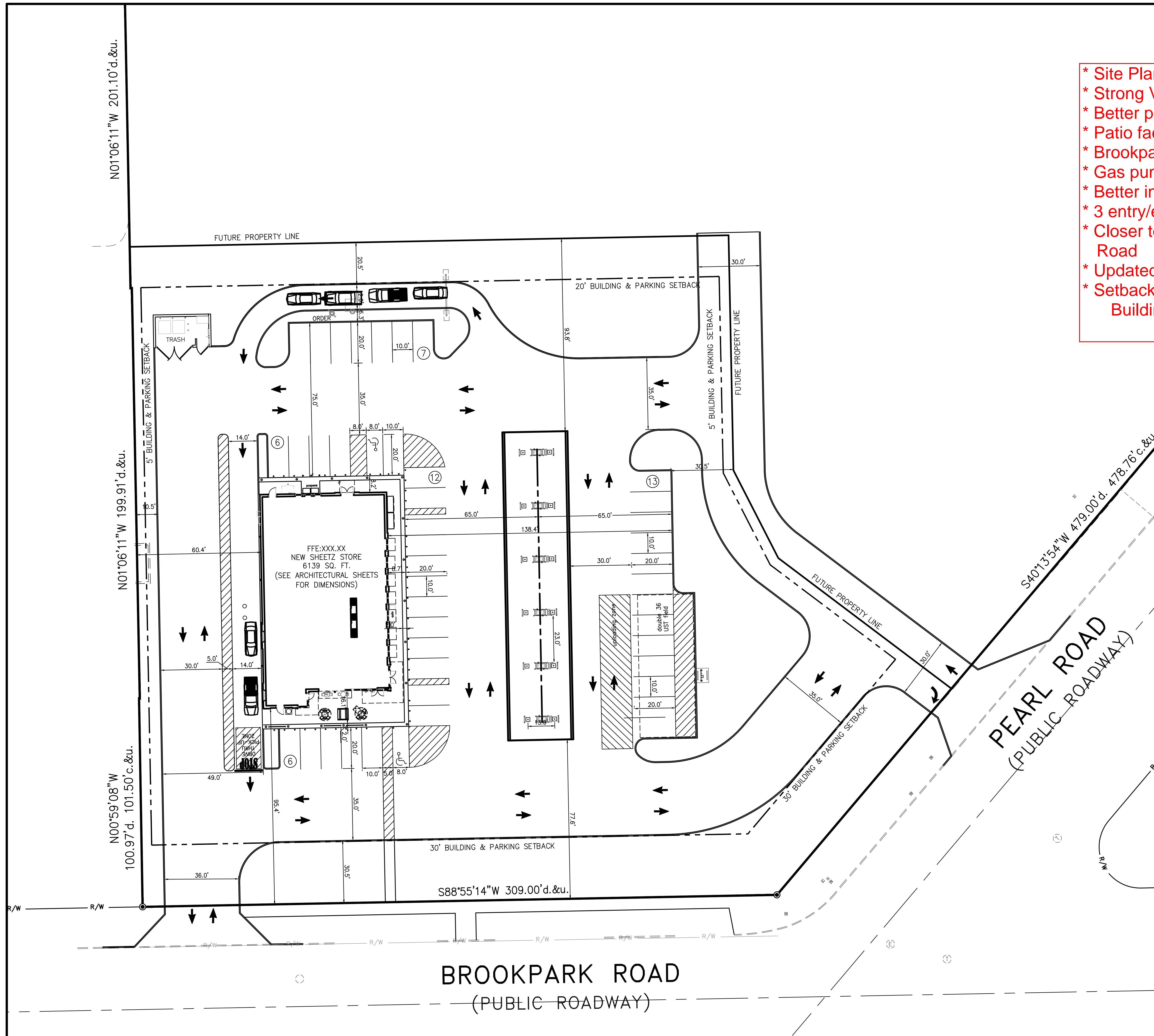
OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602



- * Original proposal to City
- * Canopy facing Brookpark
- * Front doors facing both Roads
- * Typical Sheetz layout
- * Setbacks
 - Building 172' from Brookpark R/W
 - 238' from Pearl Road R/W
- * City Requested Building to be closer to Roads

[illegible]



Option 1

- * Site Plan is a result of the original comments from the City
- * Strong Visual Appearance from both Roads
- * Better pedestrian connectivity on Brookpark
- * Patio faces Brookpark
- * Brookpark Driveway is furthest possible
- * Gas pumps visible from both Roads
- * Better interior vehicular traffic pattern
- * 3 entry/exit points to site
- * Closer to Sheetz typical layout, as canopy faces Pearl Road
- * Updated proposed property lines based on new layout
- * Setbacks
 - Building 95' from Brookpark R/W
 - 212' from Pearl Road R/W

ZONING INFORMATION

CURRENT ZONING - Semi-Industry "SI-C3"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	175 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
357.05(a)	SIDE SETBACK - BLDG	5 ft.	60.4 ft.
349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.

ZONING INFORMATION

CURRENT ZONING - General Retail Business "GR-C1"

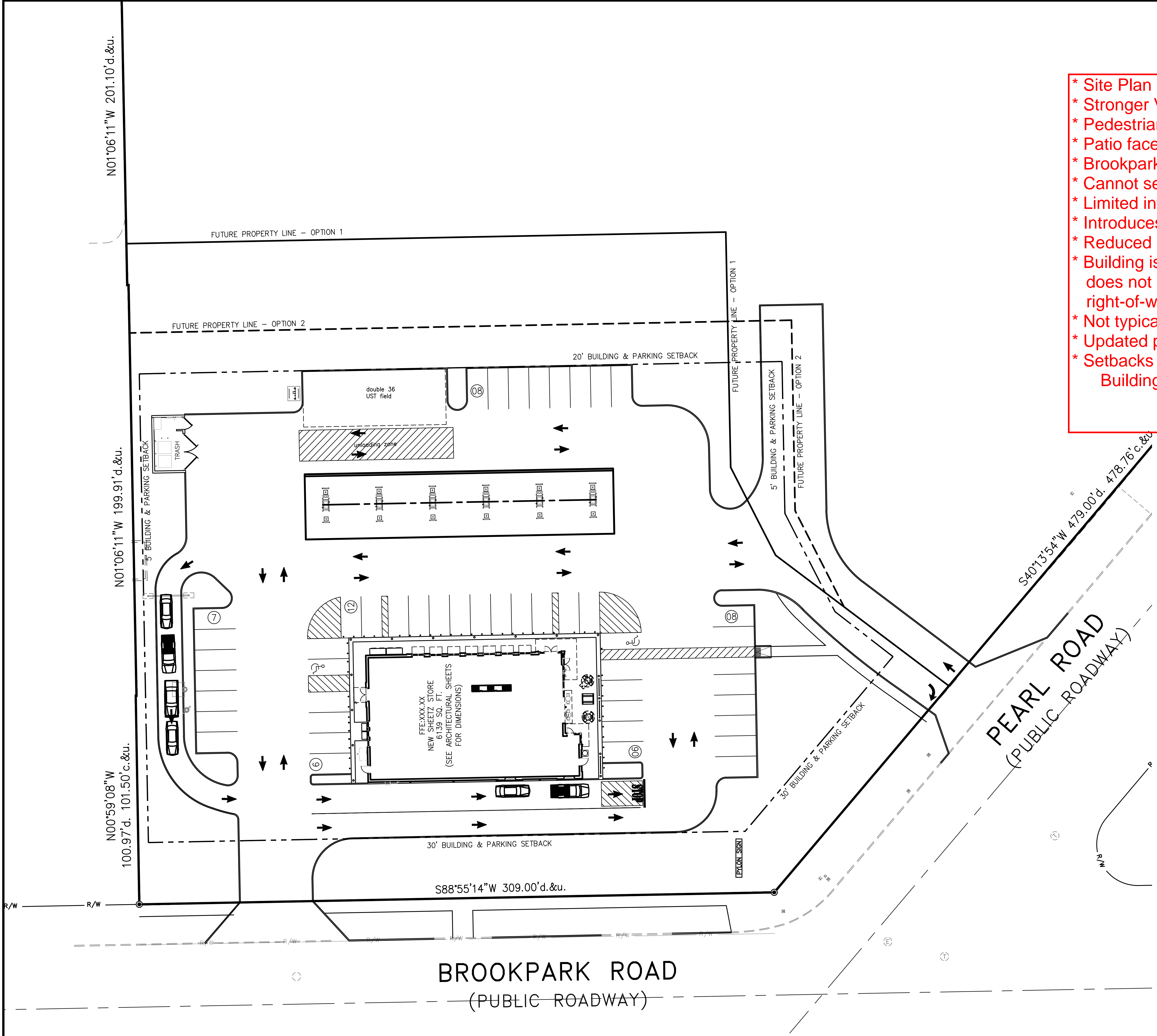
CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	50 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
357.05(a)	SIDE SETBACK - BLDG	5 ft.	60.4 ft.
349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.
343.18	MAX. DRIVE ENTRANCE WIDTH (2 LANE)	30 ft.	36 ft.*
349.04	MINIMUM # OF SPACES	1 per 100 sq. ft. of gross floor area = 62 spaces	44 spaces
350.14	MAX. FREESTANDING SIGN	50 sq. ft.	-
350.14	MAX. FREESTANDING SIGN HEIGHT	25 ft.	-
350.14	FRONT SETBACK - SIGN (FROM R/W)	3 ft.	-
350.14	SIDE SETBACK - SIGN	5 ft.	-
350.14	REAR SETBACK - SIGN	5 ft.	-

* 343.18 Max. Drive Entrance Width Variance needed for 6.0 ft. from required 30.0 ft. to 36.0 ft.

PARKING INFORMATION

PROPOSED PARKING SPACES	44 PARKING SPACES (2 ADA SPACES)
PROPOSED BUILDING: - () 6,139 SF BUILDING	= 6,139 SF
GASOLINE SERVICE STATION PARKING REQUIREMENTS: 1 PER 100 SF GROSS FLOOR AREA X 6,139 SF	= 62 SPACES
TOTAL SPACES REQUIRED:	62 SPACES

REV NO.	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHECKED BY
14650-003-C	JCB	JMP
JOB NO.	14650-003	



Option 2

- * Site Plan is a result of the Conceptual Plan Review Meeting
- * Stronger Visual Appearance from Pearl Road
- * Pedestrian connectivity on Pearl and Interior of Site
- * Patio faces Pearl
- * Brookpark driveway shifted closer to intersection
- * Cannot see gas pumps from Brookpark Road
- * Limited internal circulation
- * Introduces traffic conflict points at drive-thru lanes
- * Reduced entry/exit points to site
- * Building is the closest it can get to both Roads, but still does not achieve the desire to place building adjacent to right-of-way
- * Not typical Sheetz layout
- * Updated proposed property lines based on new layout
- * Setbacks
 - Building 57' from Brookpark R/W
 - 108' from Pearl Road R/W

ZONING INFORMATION

CURRENT ZONING - Semi-Industry "SI-C3"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	175 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
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349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.

ZONING INFORMATION

CURRENT ZONING - General Retail Business "GR-C1"

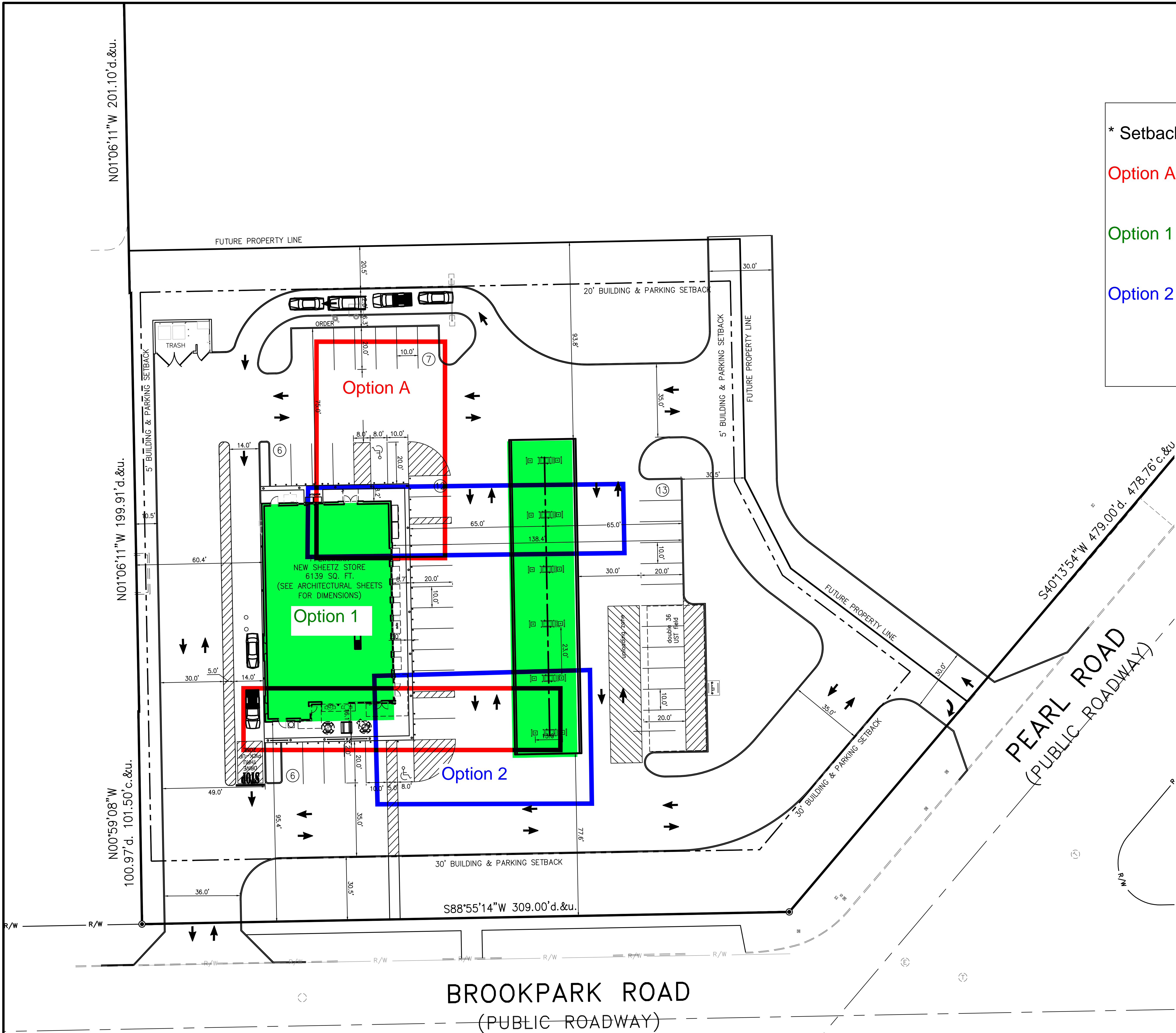
CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	50 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
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349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.
343.18	MAX. DRIVE ENTRANCE WIDTH (2 LANE)	30 ft.	36 ft.*
349.04	MINIMUM # OF SPACES	1 per 100 sq. ft. of gross floor area = 62 spaces	44 spaces
350.14	MAX. FREESTANDING SIGN	50 sq. ft.	-
350.14	MAX. FREESTANDING SIGN HEIGHT	25 ft.	-
350.14	FRONT SETBACK - SIGN (FROM R/W)	3 ft.	-
350.14	SIDE SETBACK - SIGN	5 ft.	-
350.14	REAR SETBACK - SIGN	5 ft.	-

* 343.18 Max. Drive Entrance Width Variance needed for 6.0 ft. from required 30.0 ft. to 36.0 ft.

PARKING INFORMATION

PROPOSED PARKING SPACES	44 PARKING SPACES (2 ADA SPACES)
PROPOSED BUILDING: - () 6,139 SF BUILDING	= 6,139 SF
GASOLINE SERVICE STATION PARKING REQUIREMENTS: 1 PER 100 SF GROSS FLOOR AREA X 6,139 SF	= 62 SPACES
TOTAL SPACES REQUIRED:	62 SPACES

REV NO.	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHECKED BY
14650-003-C	JCB	JMP
JOB NO.	14650-003	



Option 1

* Setbacks

- Option A Building 172' from Brookpark R/W
238' from Pearl Road R/W
- Option 1 Building 95' from Brookpark R/W
212' from Pearl Road R/W
- Option 2 Building 57' from Brookpark R/W
108' from Pearl Road R/W

ZONING INFORMATION

CURRENT ZONING - Semi-Industry "SI-C3"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	175 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
357.05(a)	SIDE SETBACK - BLDG	5 ft.	60.4 ft.
349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.

ZONING INFORMATION

CURRENT ZONING - General Retail Business "GR-C1"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	50 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
357.05(a)	SIDE SETBACK - BLDG	5 ft.	60.4 ft.
349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.
343.18	MAX. DRIVE ENTRANCE WIDTH (2 LANE)	30 ft.	36 ft.*
349.04	MINIMUM # OF SPACES	1 per 100 sq. ft. of gross floor area = 62 spaces	44 spaces
350.14	MAX. FREESTANDING SIGN	50 sq. ft.	-
350.14	MAX. FREESTANDING SIGN HEIGHT	25 ft.	-
350.14	FRONT SETBACK - SIGN (FROM R/W)	3 ft.	-
350.14	SIDE SETBACK - SIGN	5 ft.	-
350.14	REAR SETBACK - SIGN	5 ft.	-

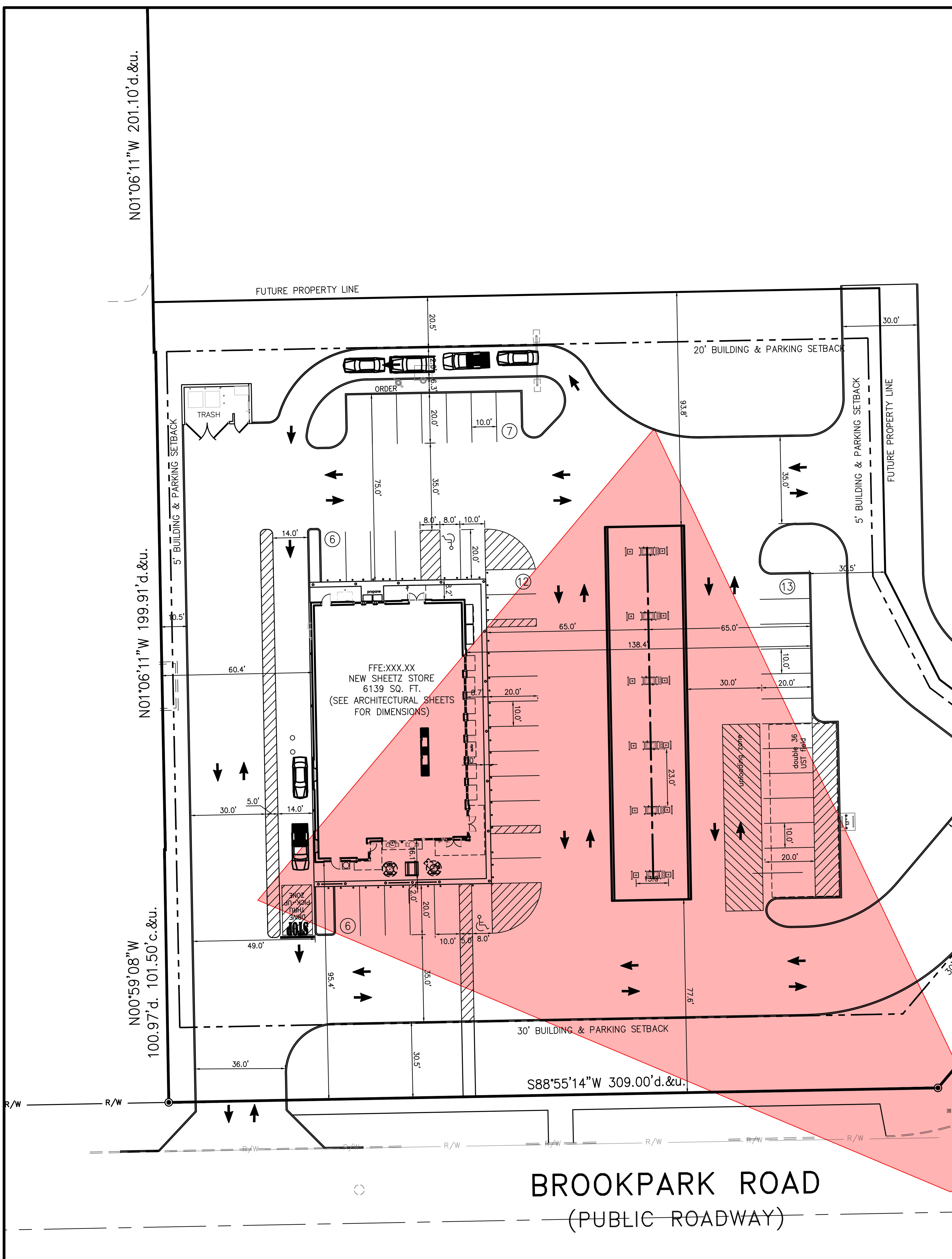
* 343.18 Max. Drive Entrance Width Variance needed for 6.0 ft, from required 30.0 ft. to 36.0 ft.

PARKING INFORMATION

PROPOSED PARKING SPACES	44 PARKING SPACES (2 ADA SPACES)
PROPOSED BUILDING: - () 6,139 SF BUILDING	= 6,139 SF
GASOLINE SERVICE STATION PARKING REQUIREMENTS: 1 PER 100 SF GROSS FLOOR AREA X 6,139 SF	= 62 SPACES
TOTAL SPACES REQUIRED:	62 SPACES

REV NO.	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHECKED BY
14650-003-C	JCB	JMP
JOB NO.	14650-003	

Option 1



ZONING INFORMATION

CURRENT ZONING - General Retail Business "GR-C1"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	50 ft.	TBD
357.04(c)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
357.05(c)	SIDE SETBACK - BLDG	5 ft.	60.4 ft.
349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.
343.18	MAX. DRIVE ENTRANCE WIDTH (2 LANE)	30 ft.	36 ft.*
349.04	MINIMUM # OF SPACES	1 per 100 sq. ft. of gross floor area = 62 spaces	44 spaces
350.14	MAX. FREESTANDING SIGN	50 sq. ft.	-
350.14	MAX. FREESTANDING SIGN HEIGHT	25 ft.	-
350.14	FRONT SETBACK - SIGN (FROM R/W)	3 ft.	-
350.14	SIDE SETBACK - SIGN	5 ft.	-
350.14	REAR SETBACK - SIGN	5 ft.	-

* 343.18 Max. Drive Entrance Width Variance needed for 6.0 ft. from required 30.0 ft. to 36.0 ft.

PARKING INFORMATION

PROPOSED PARKING SPACES	44 PARKING SPACES (2 ADA SPACES)
PROPOSED BUILDING: - () 6,139 SF BUILDING	= 6,139 SF
GASOLINE SERVICE STATION PARKING REQUIREMENTS: 1 PER 100 SF GROSS FLOOR AREA X 6,139 SF	= 62 SPACES
TOTAL SPACES REQUIRED:	62 SPACES

REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHECKED BY
14650-003-C	JCB	JMP
		JOB NO
		14650-003



Option 2



ZONING INFORMATION

CURRENT ZONING - Semi-Industry "SI-C3"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	175 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
357.05(a)	SIDE SETBACK - BLDG	5 ft.	60.4 ft.
349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.

ZONING INFORMATION

CURRENT ZONING - General Retail Business "GR-C1"

CODE SECTION	SUBJECT	REQUIRED BY ZONING CODE	PROVIDED
353.02	MAX. BLDG HEIGHT	50 ft.	TBD
357.04(a)	FRONT SETBACK - BLDG (FROM R/W)	30 ft.	95.4 ft.
349.05	FRONT SETBACK - PARKING (FROM R/W)	30 ft.	65.5 ft.
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349.05	SIDE SETBACK - PARKING	5 ft.	30.0 ft.
357.08(b)(2)	REAR SETBACK - BLDG	20 ft.	122.0 ft.
349.05	REAR SETBACK - PARKING	20 ft.	38.8 ft.
343.18	MAX. DRIVE ENTRANCE WIDTH (2 LANE)	30 ft.	36 ft.*
349.04	MINIMUM # OF SPACES	1 per 100 sq. ft. of gross floor area = 62 spaces	44 spaces
350.14	MAX. FREESTANDING SIGN	50 sq. ft.	-
350.14	MAX. FREESTANDING SIGN HEIGHT	25 ft.	-
350.14	FRONT SETBACK - SIGN (FROM R/W)	3 ft.	-
350.14	SIDE SETBACK - SIGN	5 ft.	-
350.14	REAR SETBACK - SIGN	5 ft.	-

* 343.18 Max. Drive Entrance Width Variance needed for 6.0 ft. from required 30.0 ft. to 36.0 ft.

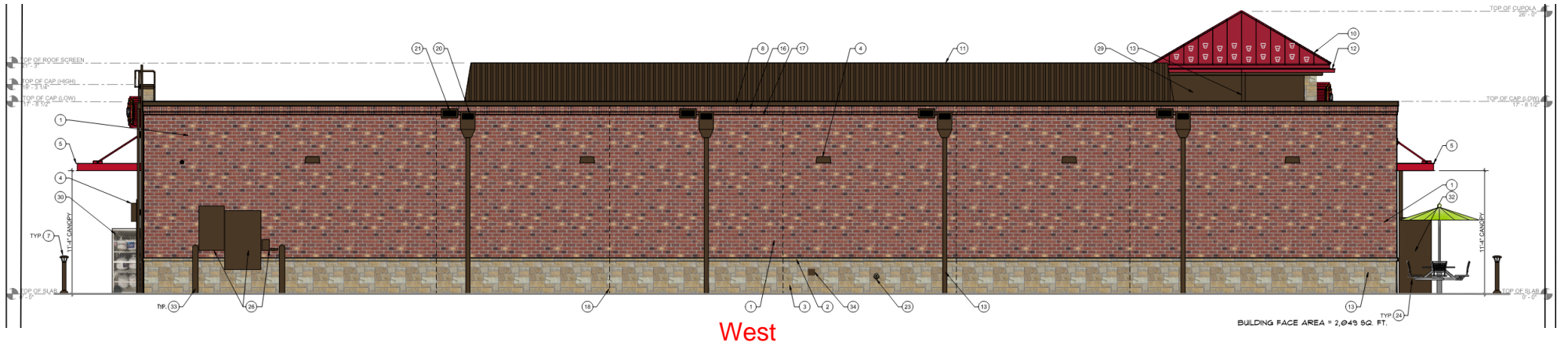
PARKING INFORMATION

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PROPOSED BUILDING: - () 6,139 SF BUILDING	= 6,139 SF
GASOLINE SERVICE STATION PARKING REQUIREMENTS: 1 PER 100 SF GROSS FLOOR AREA X 6,139 SF	= 62 SPACES
TOTAL SPACES REQUIRED:	62 SPACES

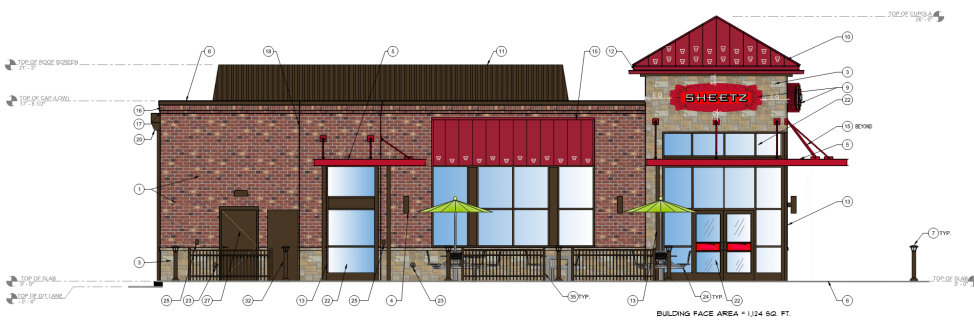
REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHECKED BY
14650-003-C	JCB	JMP
JOB NO	14650-003	



Option 1



West



Brookpark Road

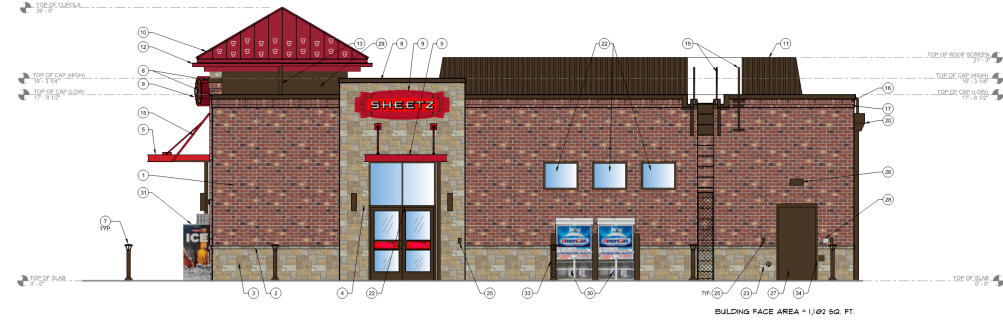
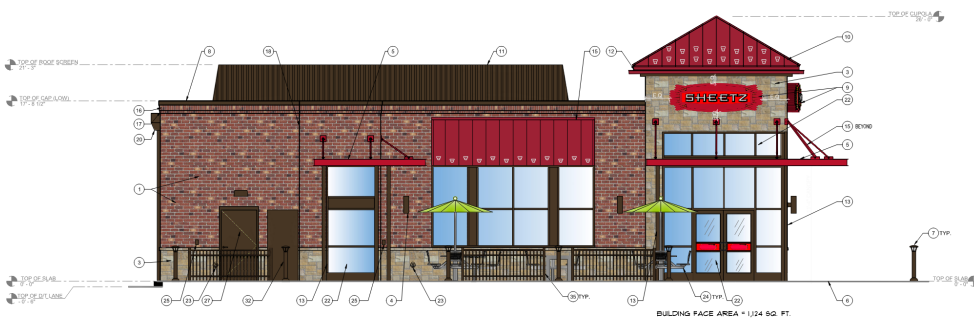
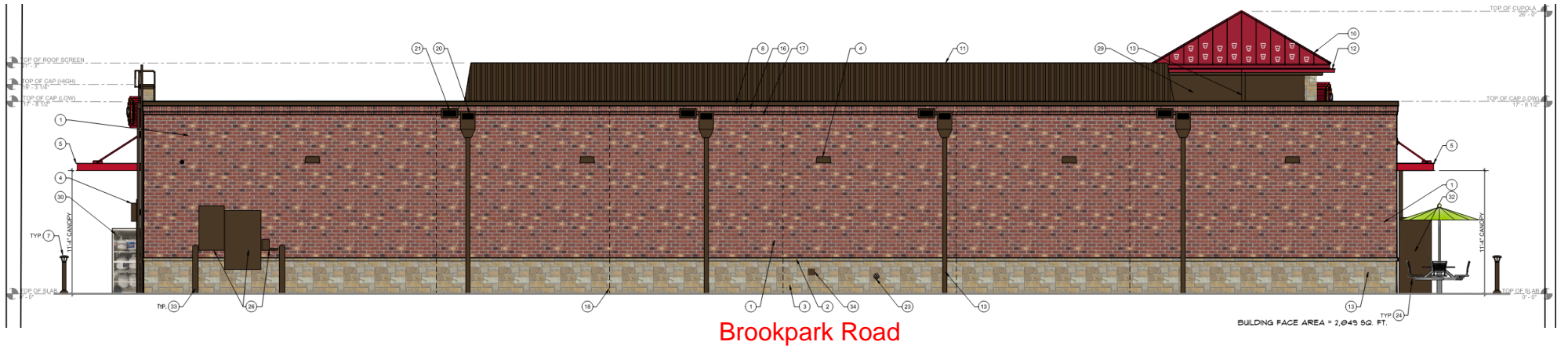


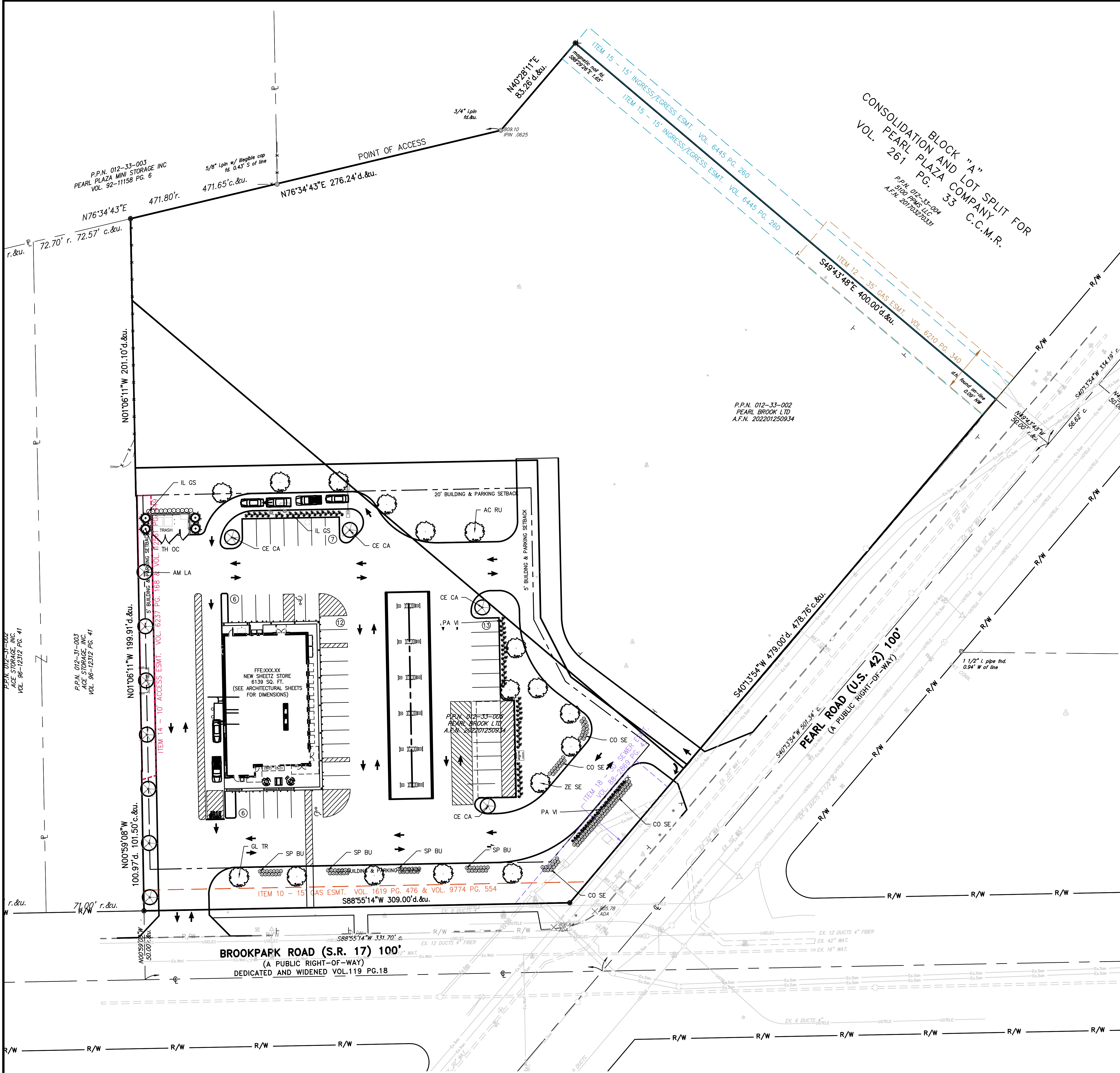
North



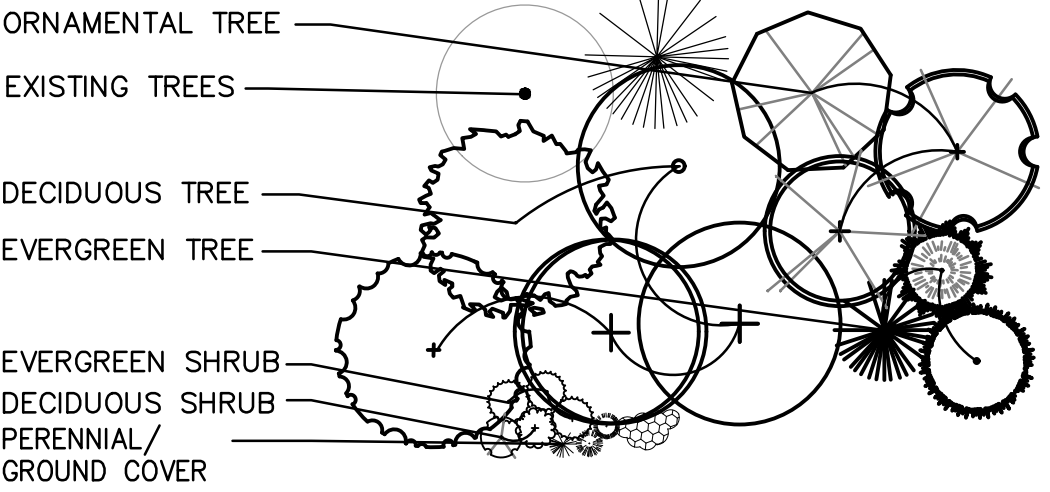
Pearl Road

Option 2





PLANT LEGEND



KEY NOTES

- 1 SEED
- 2 MULCH LINE/MULCH BED

LAWN SEED MIX

GRASS TYPE	PERCENT
EVERGLADE KENTUCKY BLUEGRASS	25%
AWARD KENTUCKY BLUEGRASS	25%
PANGEA GLR PERENNIAL RYEGRASS	25%
STELLAR 3GL PERENNIAL RYEGRASS	25%

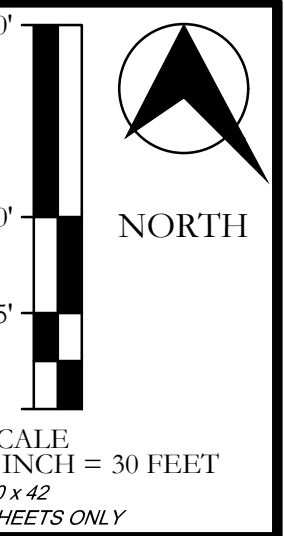
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY.
CANOPY TREES						
AC RU	ACER RUBRUM	RED MAPLE	2.5" CAL.	B&B	AS SHOWN	-
GL TR	GLEDITSIA TRACANTHOS INERMIS	THORNLESS HONEYLOCUST	2.5" CAL.	B&B	AS SHOWN	-
ZE SE	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL.	B&B	AS SHOWN	-
UNDERSTORY TREES						
CE CA	CEROIS CANADENSIS	AMERICAN REDBUD	8' HT.	B&B	AS SHOWN	-
AM LA	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	8' HT.	B&B (CLUMP)	AS SHOWN	-
SHRUBS						
IL GS	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	18" HT.	CONT.	AS SHOWN	-
CO SE	CORNUS SERICEA	REDTWIG DOGWOOD	36" HT.	B&B	AS SHOWN	-
SP BU	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	18" HT.	CONT.	AS SHOWN	-
PERENNIALS/GRASSES						
PA VI	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	No. 2	CONT.	24" O.C.	-

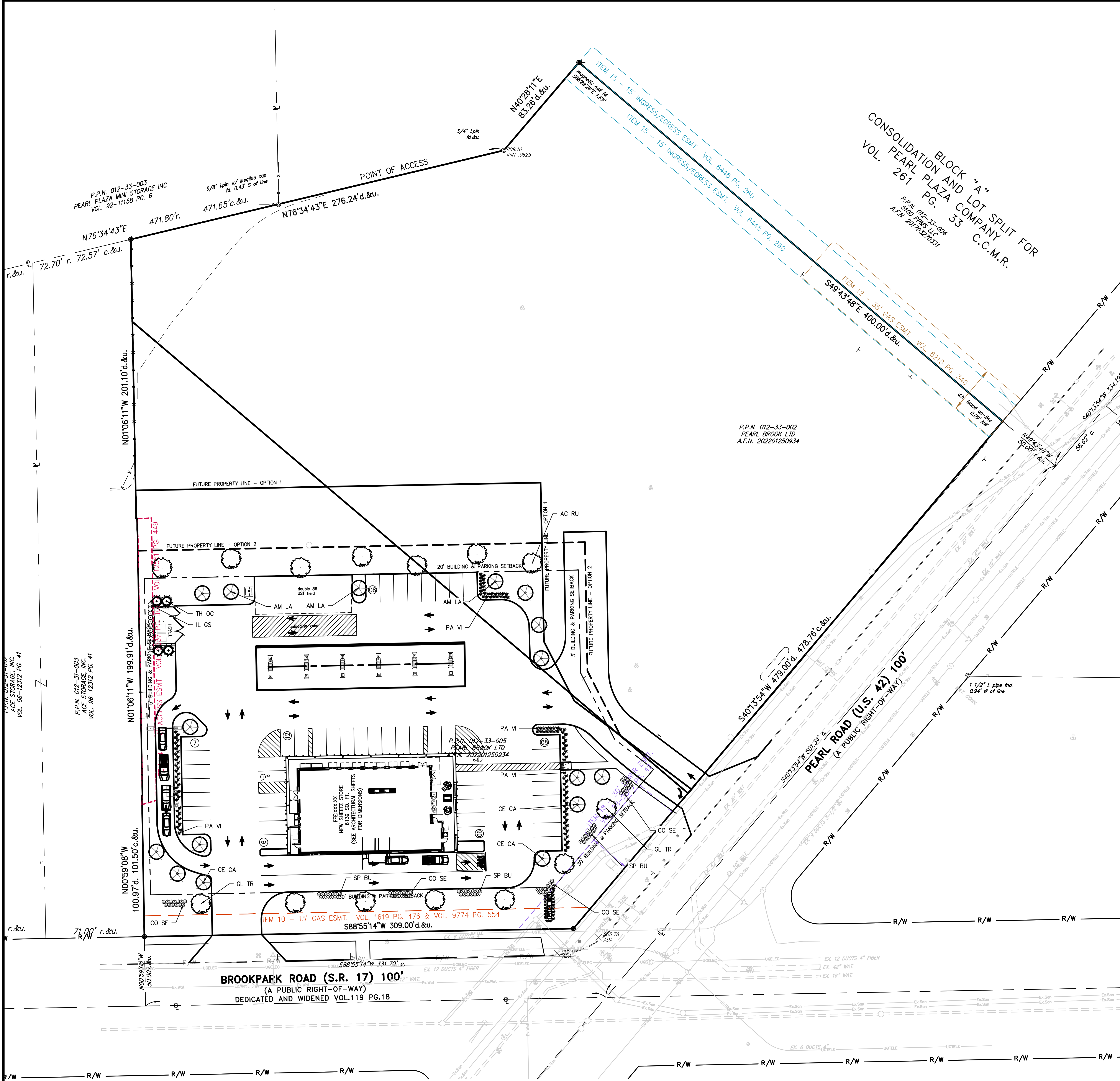
CITY CODIFIED ORDINANCE

ZONING: General Retail and Semi Industrial			
CODE	REQUIRED	PROVIDED	
352.10	Screening or Landscaping	Light Frontage Strip	TBD

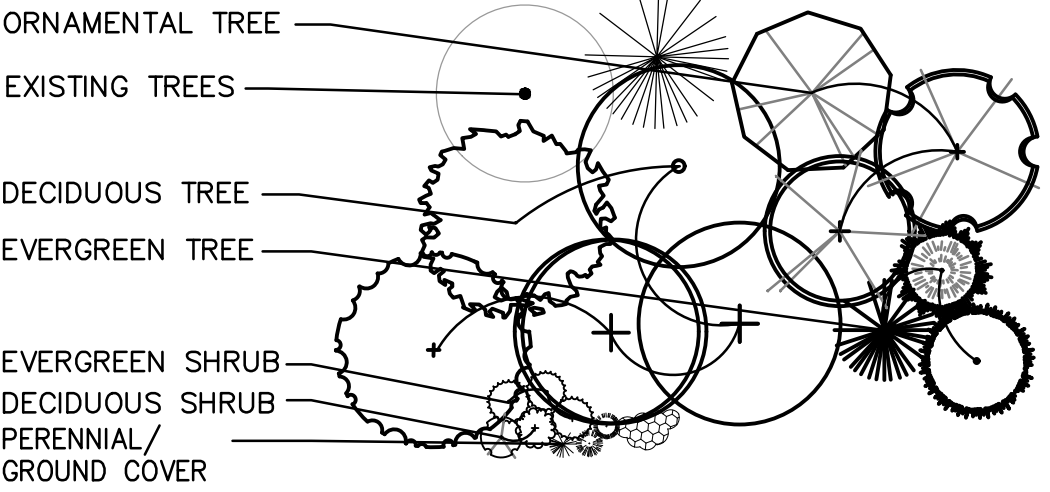
Option 1



REV NO	DATE	DESCRIPTION
14650-003-LAND1	JWM	BMU
14650-003		



PLANT LEGEND



KEY NOTES

- ① SEED
- ② MULCH LINE/MULCH BED

LAWN SEED MIX

GRASS TYPE	PERCENT
EVERGLADE KENTUCKY BLUEGRASS	25%
AWARD KENTUCKY BLUEGRASS	25%
PANGEA GLR PERENNIAL RYEGRASS	25%
STELLAR 3GL PERENNIAL RYEGRASS	25%

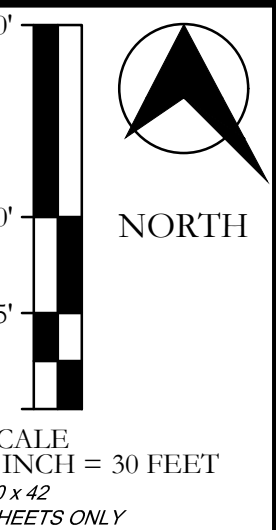
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY.
CANOPY TREES						
AC RU	ACER RUBRUM	RED MAPLE	2.5" CAL.	B&B	AS SHOWN	-
GL TR	GLEDITSIA TRACANTHOS INERMIS	THORNLESS HONEYLOCUST	2.5" CAL.	B&B	AS SHOWN	-
ZE SE	ZELKOVA SERRATA	JAPANESE ZELKOVA	2.5" CAL.	B&B	AS SHOWN	-
UNDERSTORY TREES						
CE CA	CEROIS CANADENSIS	AMERICAN REDBUD	8' HT.	B&B	AS SHOWN	-
AM LA	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	8' HT.	B&B (CLUMP)	AS SHOWN	-
SHRUBS						
IL GS	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	18" HT.	CONT.	AS SHOWN	-
CO SE	CORNUS SERICEA	REDTWIG DOGWOOD	36" HT.	B&B	AS SHOWN	-
SP BU	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	18" HT.	CONT.	AS SHOWN	-
PERENNIALS/GRASSES						
PA VI	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	No. 2	CONT.	24" O.C.	-

CITY CODIFIED ORDINANCE

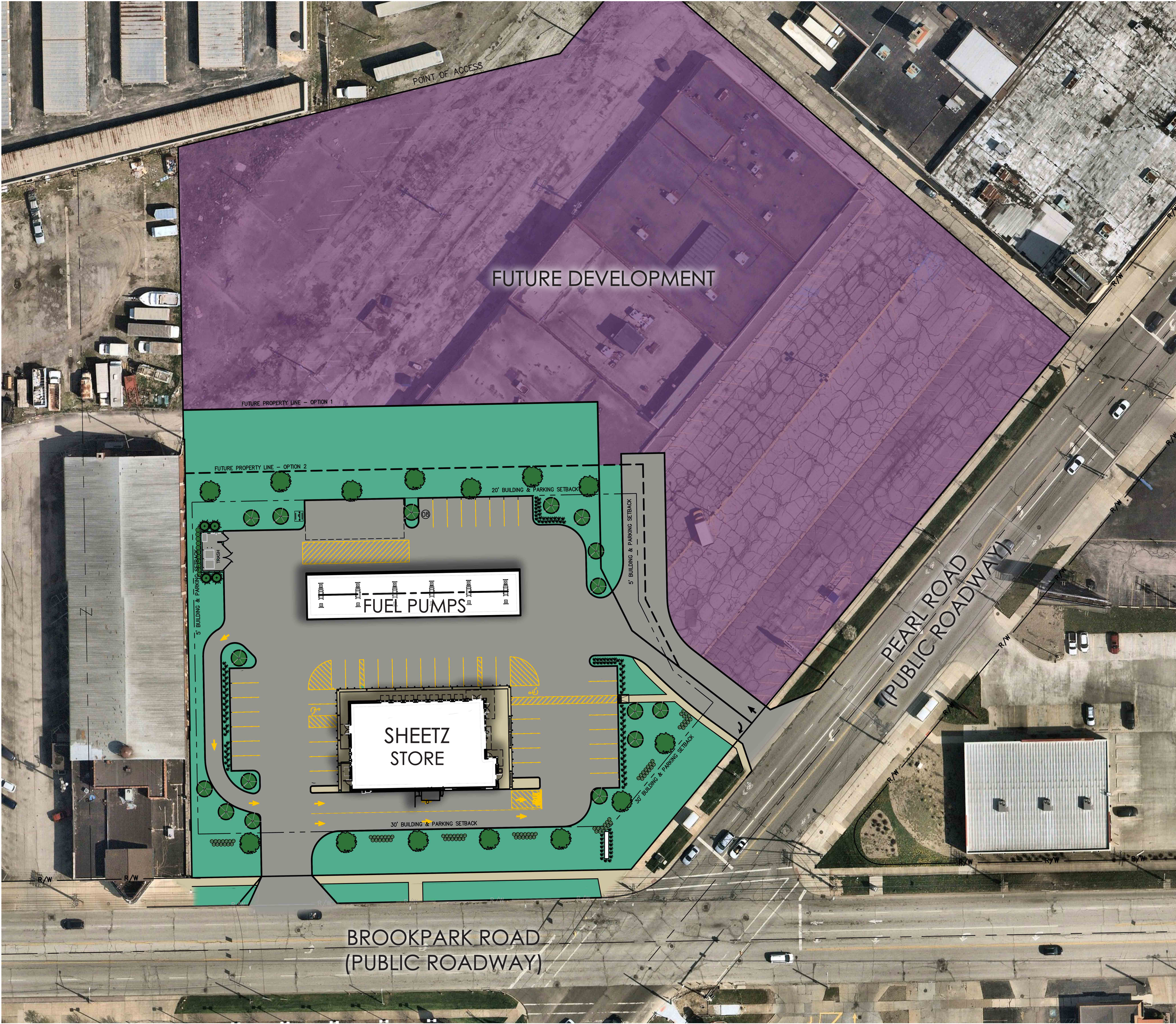
CODE	REQUIRED	PROVIDED
352.10	Screening or Landscaping	Light Frontage Strip
		TBD

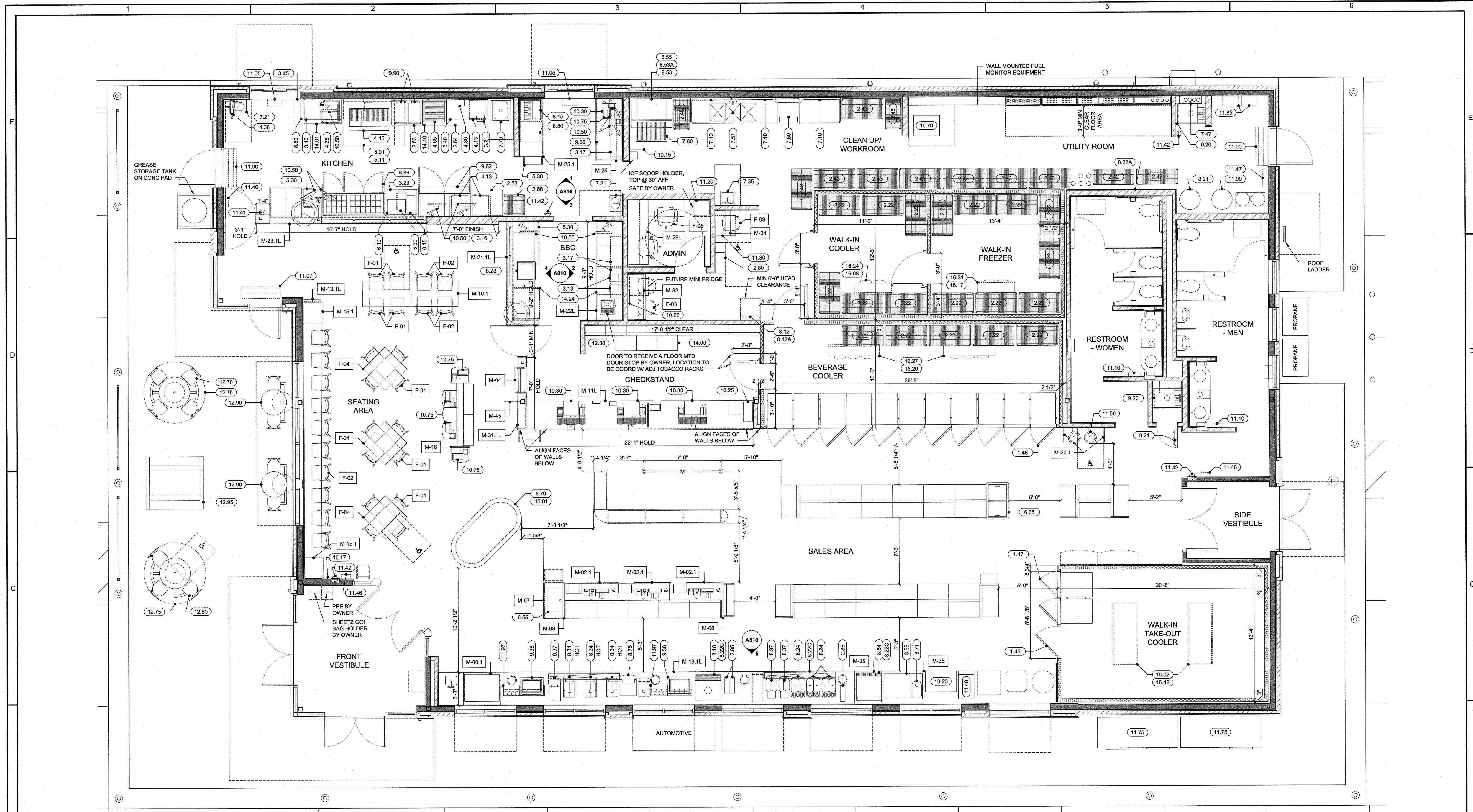
Option 2



REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHECKED BY
14650-003-LAND2	JWM	BMJ
	JOB NO	14650-003







EQUIPMENT PLAN
1/4" = 1'-0"

SPECIALTY EQUIPMENT SCHEDULE				
Equip No	Item Description	Count	Installed by	Connected by
1.45	TAKE-HOME COOLER MAN DOOR	1	OWNER	
1.46	TAKE-HOME FLANGELESS COOLER DOORS	11	OWNER	
1.47	TAKE-HOME FULL-FLANGE COOLER DOORS	2	OWNER	
2.22	24 x 48 EPOXY SHELVING W/ CASTERS	19	OWNER	N/A
2.42	18x48 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.43	24x48 CHROME SHELVING W/ CASTERS	8	OWNER	N/A
2.45	18 x 36 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.53	36 x 30 SS TABLE	2	OWNER	N/A
2.54	48 x 30 SS TABLE	1	OWNER	N/A
2.68	24 X 24 MOBILE BREAD RACK	1	OWNER	N/A
2.80	STEEL LOCKER - 6-HIGH BOX 12"x12", 1 MIN ACCESSIBLE	3	OWNER	OWNER
2.85	LID & STRAW HOLDER	3	OWNER	OWNER
3.13	VITAMIX BLENDER	2	OWNER	OWNER
3.16	WALL MOUNTED SOLID SHELVING 24 X 48	1	OWNER	N/A
3.17	WALL MOUNTED SOLID SHELVING 14 X 36	3	OWNER	N/A
3.21	SCALE	1	OWNER	OWNER
3.29	36 x 30 SS TABLE - W/O UNDERSHELF	1	OWNER	N/A
3.40	WALL MOUNTED WIRE SHELVING 24 X 48	2	OWNER	N/A
3.45	12 X 30 SS TABLE	1	OWNER	OWNER
4.13	MICROWAVE	3	OWNER	OWNER
4.35	FRY HOLDING STATION	1	OWNER	OWNER
4.45	ELECTRIC FRYER	3	OWNER	OWNER
4.38	HOSE REEL	1	PC	PC
4.65	ROLLER GRILL	1	OWNER	OWNER
4.80	LABEL MINDER 2	1	OWNER	OWNER
5.01	KITCHEN HOOD	1	OWNER	MC

5.11	FIRE SUPPRESSION SYSTEM	1	OWNER	OWNER
5.30	TRASH CAN	4	OWNER	OWNER
6.10	HOT FOOD PRODUCT HOLDING UNIT	1	OWNER	OWNER
6.15	HEATED CHEESE DISPENSER	1	OWNER	OWNER
6.55	HEATED GLASS MINI-MERCHANDISER WARMER	1	OWNER	OWNER
6.65	FREEZER MERCHANDISER	1	OWNER	OWNER
6.86	REFRIGERATED FOOD PREP TABLE - 72"	1	OWNER	OWNER
7.10	MODULAR WALL WIRE SHELF, MAT, AND HOOK SYSTEM	3	OWNER	OWNER
7.21	SS HAND SINK w/ WRIST BLADES	2	PC	PC
7.35	SS HAND SINK w/ WRIST BLADES AND EYEWASH	1	PC	PC
7.47	WALL MOUNTED WATER FILTRATION SYSTEM	1	PC	PC
7.50	VENTLESS DISH MACHINE	1	OWNER	EC/PC
7.51	SCULLERY DISH TABLE 102" W/ 3 BOWL SINK	1	OWNER	PC
7.60	TROUGH STYLE FLOOR DRAIN 24X36	1	PC	PC
7.70	ONE-COMPARTMENT RINSE SINK WITH COVED EDGING	1	PC	PC
8.10	BEVERAGE DISPENSER	1	OWNER	OWNER
8.12	ICE MACHINE (WITH ELEVATED SUPPORT STAND)	1	OWNER	EC
8.12A	ICE MACHINE CONDENSING UNIT (ROOF)	1	OWNER	EC
8.15	BEVERAGE DISPENSER (DRIVE-THRU)	1	OWNER	OWNER
8.21	CO2 CARBONATOR SYSTEM	1	OWNER	OWNER
8.22A	CARBONATOR	1	OWNER	OWNER
8.22C	UNDER COUNTER COMPACT WATER BOOSTER	3	OWNER	OWNER
8.24	2 HEAD FLUB	3	OWNER	OWNER
8.28	ESPRESSO MACHINE	1	OWNER	OWNER
8.34	FRANKE COFFEE BREWER	3	OWNER	OWNER
8.37	NARROW ICED BEVERAGE DISPENSERS	2	OWNER	OWNER
8.53	REMOTE ICE CUBE MACHINE	1	OWNER	OWNER
8.53A	ICE MACHINE CONDENSING UNIT (ROOF)	1	OWNER	EC

8.55	ICE STORAGE BIN - B-STYLE	1	OWNER	OWNER
8.64	SELF CONTAINED FCB MACHINE	1	OWNER	OWNER
8.69	MILKSHAKE BLENDING BAR	1	OWNER	OWNER
8.71	MILKSHAKE BLENDER	1	OWNER	OWNER
8.75	5 HOPPER HOT BEVERAGE SYSTEM	1	OWNER	OWNER
8.79	OPEN AIR RTE CASE	1	OWNER	EC
8.80	COUNTERTOP CUP DISPENSING CABINETS	2	OWNER	OWNER
8.92	24" MOP AND BROOM HOLDER	2	OWNER	OWNER
9.21	18" MOP AND BROOM HOLDER	1	OWNER	OWNER
9.36	REMOTE REFRIGERATED DROP-IN WELL	2	OWNER	OWNER
9.37	CREAMER DISPENSER	1	OWNER	OWNER
9.62	FOOD PREP TABLE - 60" SOLID DOOR SANDWICH UNIT	1	OWNER	OWNER
9.66	UNDERCOUNTER GLASS DOOR REFRIGERATOR	1	OWNER	OWNER
9.80	HIGH SPEED OVEN	2	OWNER	OWNER
10.15	ICE BAGGER CART	9	OWNER	OWNER
10.17	STORE CLOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	1	OWNER	OWNER
10.25	LOTTERY COUNTERTOP TICKET DISPENSER	1	OWNER	OWNER
10.30	POS TERMINAL	4	OWNER	OWNER
10.50	ORDER MONITOR	1	OWNER	OWNER
10.65	EMPLOYEE KIOSK	1	OWNER	OWNER
10.70	STORE SERVER	1	OWNER	OWNER
10.75	TOUCH SCREEN	5	OWNER	OWNER
11.00	AIR CURTAIN - WHITE	2	OWNER	EC
11.05	AIR CURTAIN - 18"	2	OWNER	EC
11.07	AIR CURTAIN - BRONZE	1	OWNER	EC
11.10	HAND DRYER	2	OWNER	EC
11.20	MULTI-FUNCTION PRINTER	1	OWNER	OWNER
11.30	TV SECURITY WALL MOUNT ENCLOSURE	1	OWNER	OWNER
11.40	ATM - CASH DISPENSER	1	OWNER	OWNER
11.41	FIRE EXTINGUISHER "CLASS K"	1	OWNER	OWNER
11.42	FIRE EXTINGUISHER	4	BC	BC

11.46	INSECT LIGHT TRAP - AURA MODEL	3	OWNER	OWNER
11.47	INSECT LIGHT TRAP - HALO MODEL	1	OWNER	OWNER
11.50	WATER FOUNTAIN	1	PC	PC
11.75	OUTDOOR ICE MERCHANDISER	2	OWNER	OWNER
11.85	TANKLESS WATER HEATER	2	OWNER	EC/PC
11.90	WATER SOFTENER	1	OWNER	EC/PC
11.97	SELF-SERVE COFFEE FIXING RACK	2	OWNER	OWNER
12.30	SINGLE BOWL UNDERMOUNT SS SINK	1	OWNER	PC
12.70	4 SEAT OUTDOOR TABLE CLUSTER	1	OWNER	OWNER
12.75	ALUMINUM UMBRELLA	2	OWNER	OWNER
12.80	3 SEAT OUTDOOR TABLE CLUSTER	1	OWNER	OWNER
12.90	2 SEAT OUTDOOR TABLE CLUSTER	2	OWNER	OWNER
12.95	ALUMINUM PICNIC TABLE	1	OWNER	OWNER
14.00	TOBACCO MERCHANDISER	1	OWNER	OWNER
14.01	WORKTOP DRAWERED FREEZER - 43"	1	OWNER	OWNER
14.10	29" WORKTOP FREEZER - 27"	1	OWNER	OWNER
14.24	UNDERCOUNTER SINGLE DOOR COOLER - 27"	2	OWNER	OWNER
16.01	CONDENSING UNIT (ROOF) - OPEN AIR RTE CASE	1	OWNER	EC
16.02	EVAPORATOR - WALK-IN TAKE-OUT COOLER	2	OWNER	EC
16.08	CONDENSING UNIT (ROOF) - WALK-IN COOLER	1	OWNER	EC
16.17	CONDENSING UNIT (ROOF) - WALK-IN FREEZER	1	OWNER	EC
16.20	CONDENSING UNIT (ROOF) - BEVERAGE COOLER	1	OWNER	EC
16.24	EVAPORATOR - WALK-IN COOLER	1	OWNER	EC
16.27	EVAPORATOR - BEVERAGE COOLER	2	OWNER	EC
16.31	EVAPORATOR - WALK-IN FREEZER	1	OWNER	EC
16.42	CONDENSING UNIT (ROOF) - WALK-IN TAKE-OUT COOLER	1	OWNER	EC

LEGEND:
BC = BUILDING CONTRACTOR
EC = ELECTRICAL CONTRACTOR
MC = MECHANICAL CONTRACTOR
PC = PLUMBING CONTRACTOR
SC = SPECIALTY CONTRACTOR

NOTES:
1. ALL EQUIPMENT LISTED IS SUPPLIED BY OWNER, UNO.
2. ALL OVERHEAD EQUIPMENT TO BE MOUNTED 80" AFF MIN. UNO.

MILLWORK SCHEDULE			
MARK	DESCRIPTION	Count	
M-00.1	PASTRY CASE COUNTER MOUNT - 41"	1	
M-02.1	SELF-CHECKOUT WITH BAGWELL - 60"	3	
M-04	LARGE MOBILE ORDER PICKUP RACK - 30"	1	
M-07	HOT CASE END CAP FIXTURE	1	
M-08	SCO WALL END PANEL NO FILLER	2	
M-10.1	COMMUNITY TOP TABLE - 9'-4"	1	
M-11.1	CHECKSTAND CASHWRAP	1	
M-13.1L	DINING HIGHTOP COUNTER - 27'-4"	1	
M-15.1	DINING COUNTER TRASH RECEPTACLE - HINGES RIGHT	2	
M-16	ORDER POINT ISLAND - 9'-4"	1	
M-19.1L	COFFEE BEVERAGE BAR - 40'-6"	1	
M-20.1	DRINKING FOUNTAIN PARTITION PANEL - 17"	2	
M-21.1L	SBC PICKUP - 6000	1	
M-22.1	SBC PRODUCTION - 6000	1	
M-23.1L	MTD PICKUP - 6000	1	
M-25.1	DRIVE-THRU BEVERAGE - 6077	1	
M-26	DRIVE-THRU PICKUP - 6077	1	
M-29L	OFFICE DESK AND UPPER SHELF - 6000	1	
M-31.1L	STRAIGHT DIEWALL - 6000	1	
M-32	EMPLOYEE BREAK COUNTER & CUBBY - 6000	1	
M-34	TRAINING DESK AND CUBBY	1	
M-36	MOBILE FCB MACHINE COUNTER	1	
M-38	MILKSHAKE COUNTER	1	
M-45	MOBILE PICKUP BLADE SIGN	1	

INTERIOR FURNITURE SCHEDULE			
MARK	DESCRIPTION	Count	
F-01	CHAIR, TYPICAL TABLE SEATING	16	
F-02	CHAIR, HIGH TOP SEATING	14	
F-03	STOOL, EMPLOYEE HIGH TOP SEATING	3	
F-04	DINING TABLE, 36" x 36"	3	
F-05	CHAIR, OFFICE	2	

NOTES:
1. ALL FURNITURE LISTED IS SUPPLIED AND INSTALLED BY OWNER, UNO.

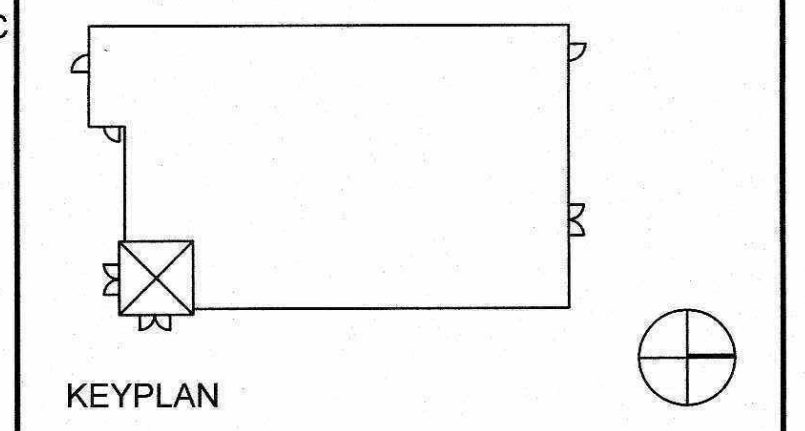
PROJECT NAME:
NEW SHEETZ STORE

PROTOTYPICAL PLAN

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT



ISSUE: 12/20/2021
PROJECT NO:
AUTHOR BY:
REVIEW BY:
SHEET TITLE

EQUIPMENT PLAN

A800



Sheetz Prototype Store



Sheetz Prototype Store



Sheetz Prototype Store





Committee Recommendation: Approved **unanimously** for Schematic Design with **Conditions:**

- Prioritize the landscaping and incorporate a variety of types, including trees and flowering shrubs. Create a cohesive landscaping plan taking full advantage of the site.

NW2022-022 – CentroVilla 25 Building Renovation:

Seeking Schematic Design Approval

Project Address: 3140 West 25th Street

Project Representative: Luis Pupo, RDL Architects

Committee Recommendation: Approved **unanimously** for Schematic Design with **Conditions:**

- Revisit white trim given the building's proximity to West 25th
- Address the parking lot at West 25th/Blatt Ct. and compliance with the PRO. Redesign to better comply with code

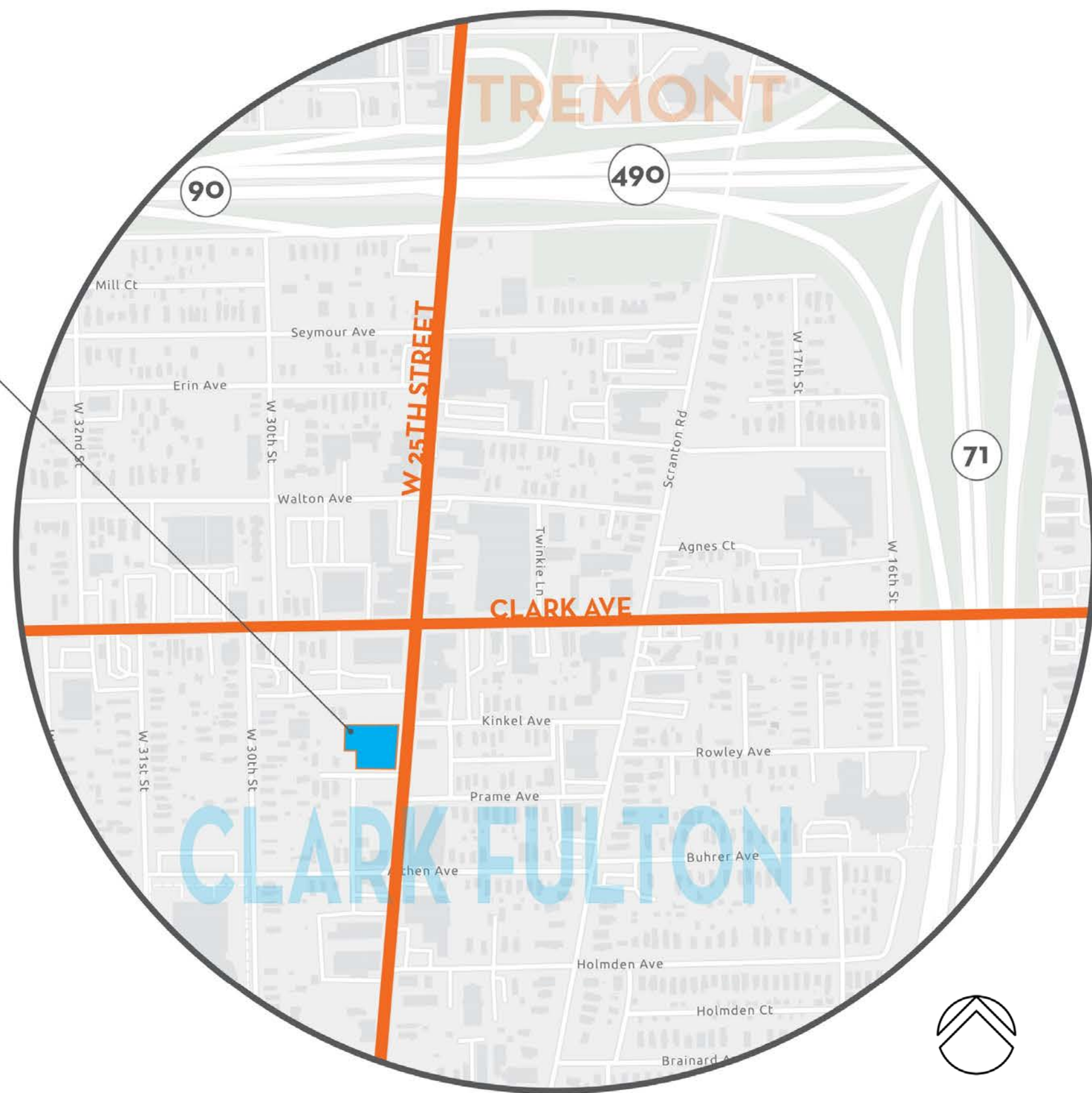
CentroVilla25

CLEVELAND, OH

NEOHCED

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ARCHITECTS

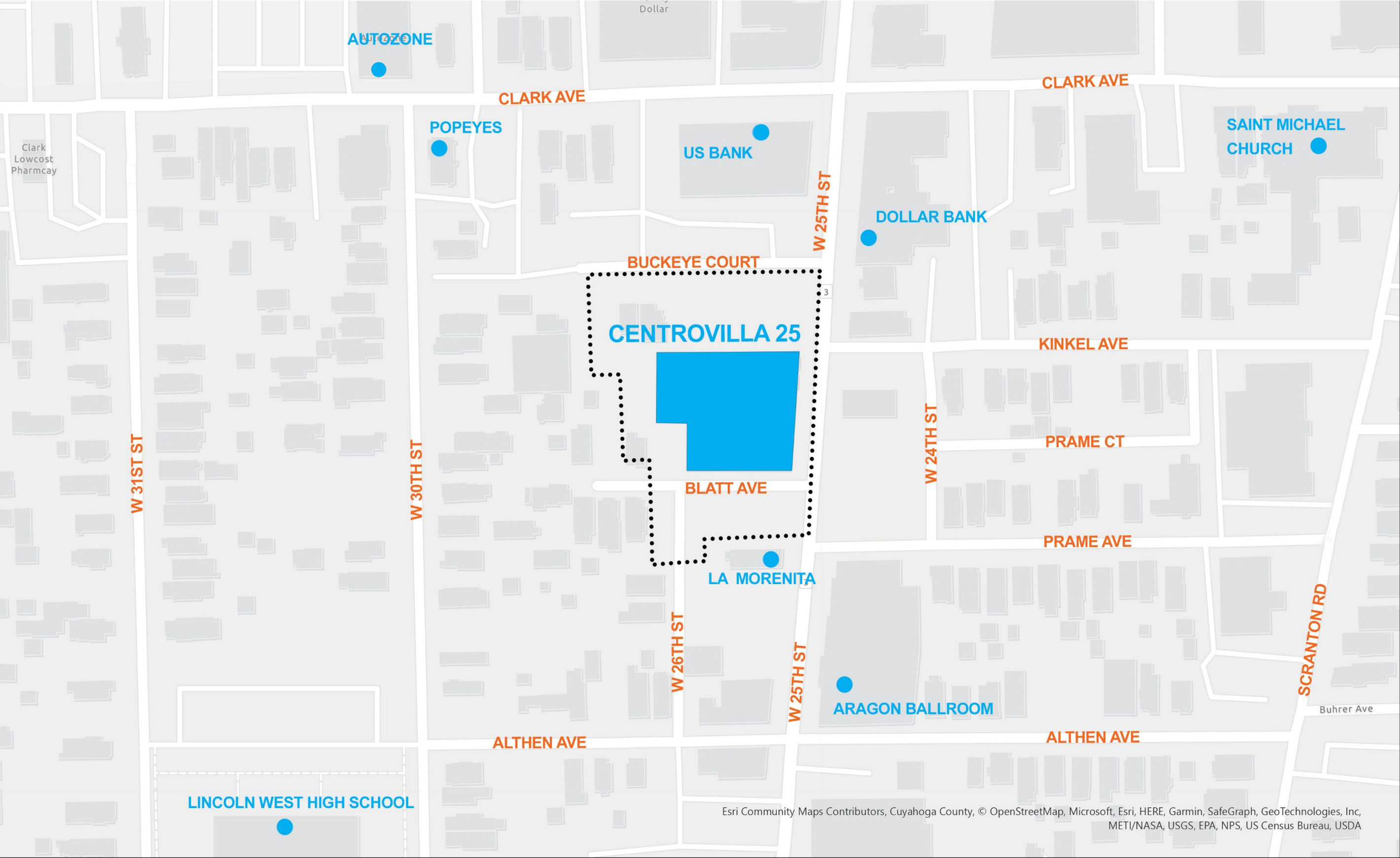
Centro Villa25



07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | SITE LOCATION

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



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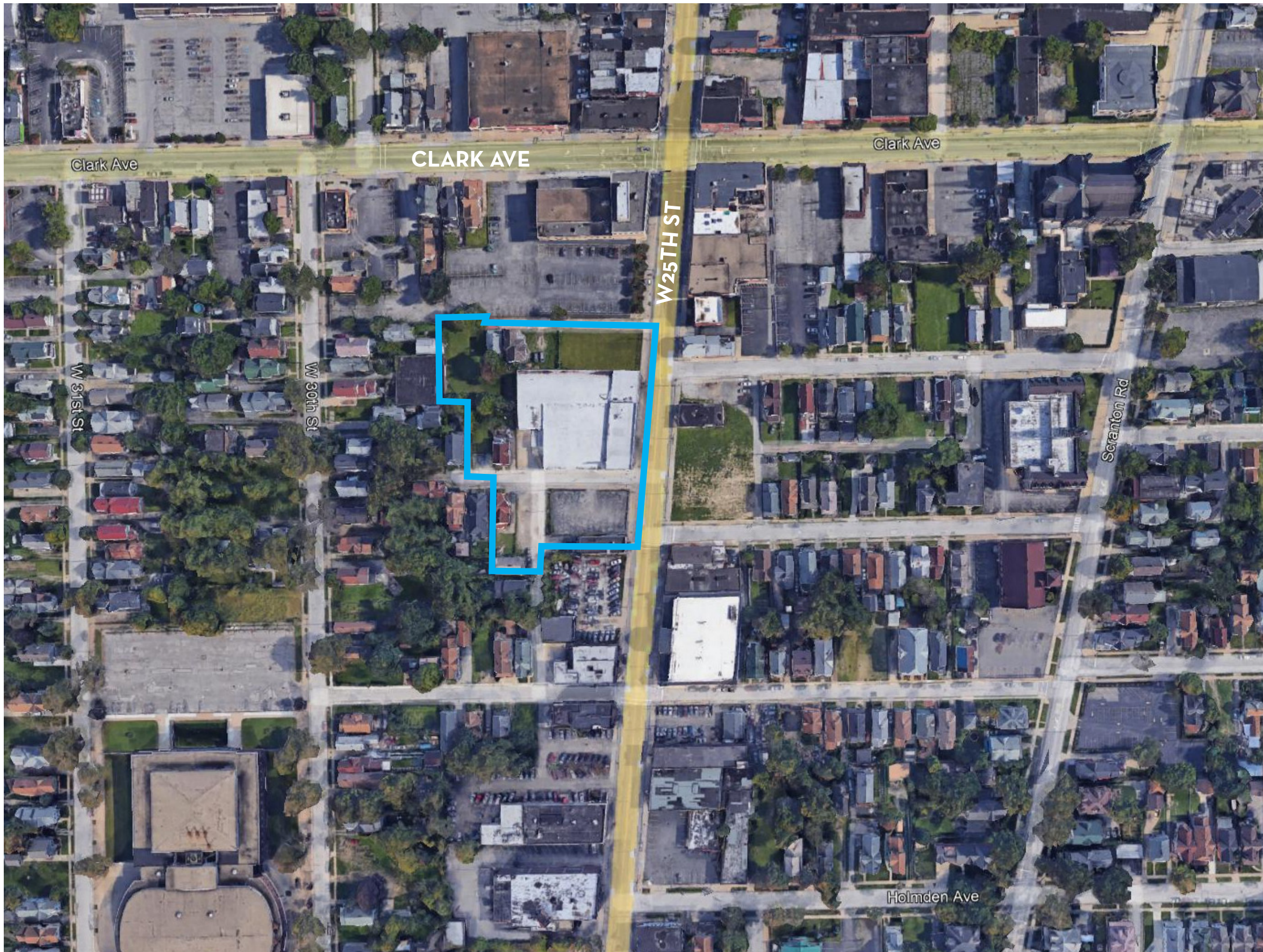


0 0.07 0.15 Miles

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | SITE CONTEXT

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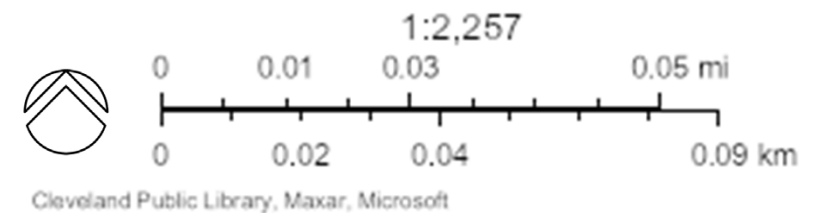
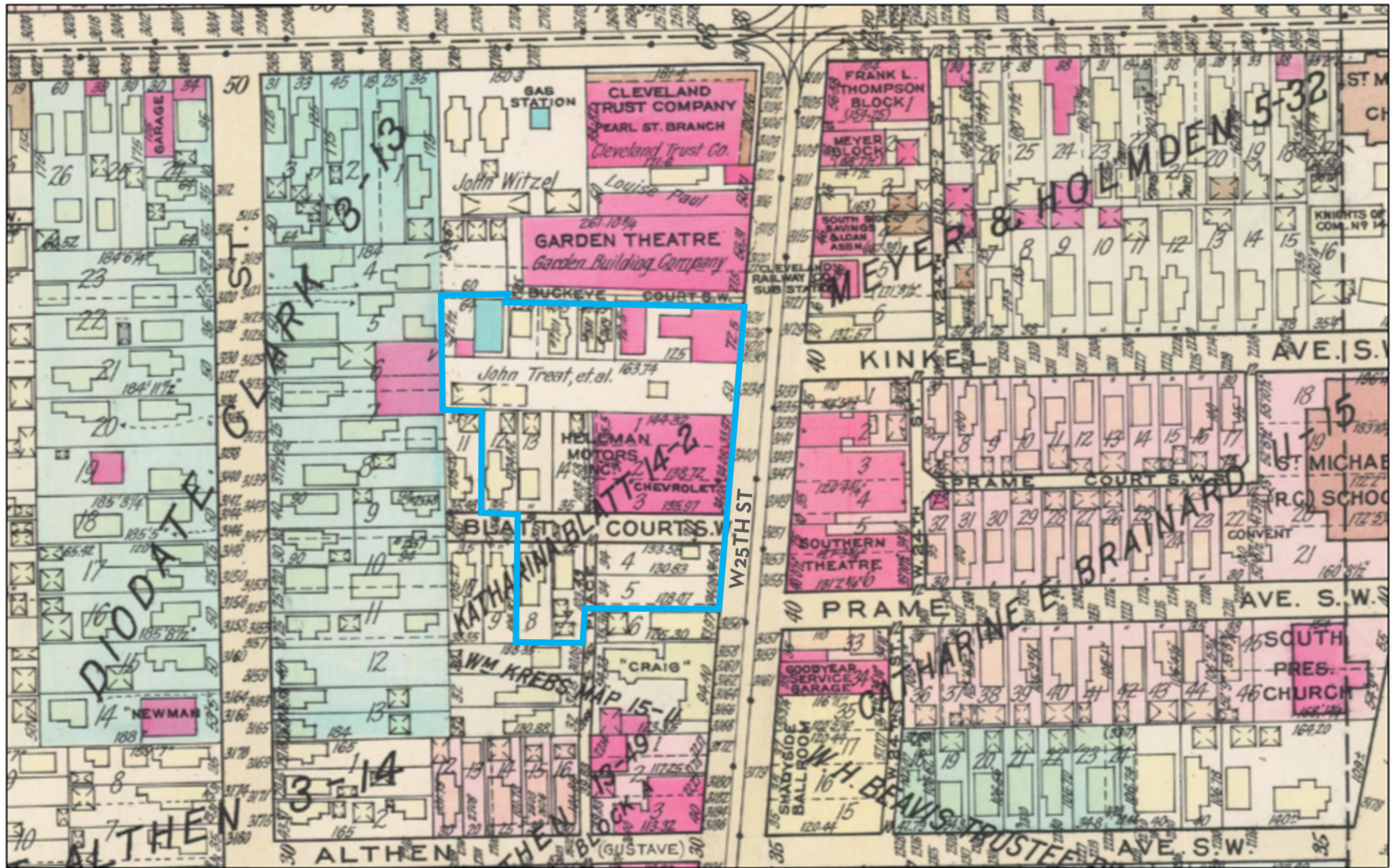
07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | SITE CONTEXT

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CENTRO VILLA 25 | CLEVELAND, OHIO | SITE CONTEXT HISTORIC - 1930

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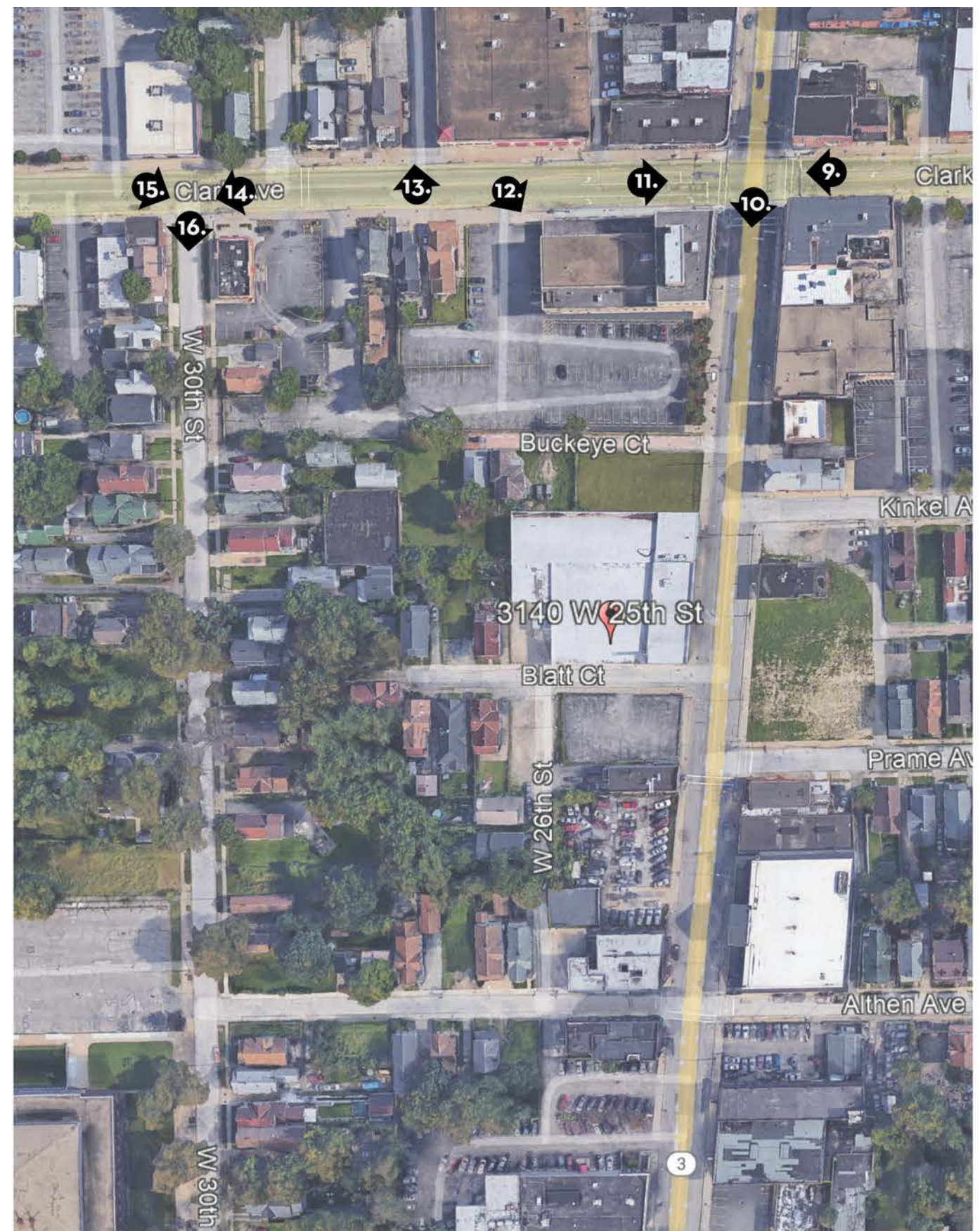
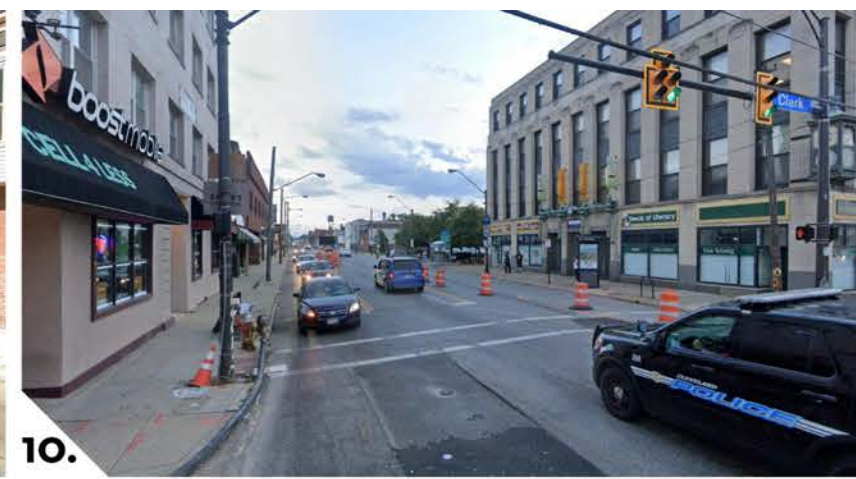
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Existing Views on W25th Street





Existing Views on Clark Ave



CENTRO VILLA 25 | CLEVELAND, OHIO | EXISTING CONDITIONS

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17.



18.



19.



20.



21.



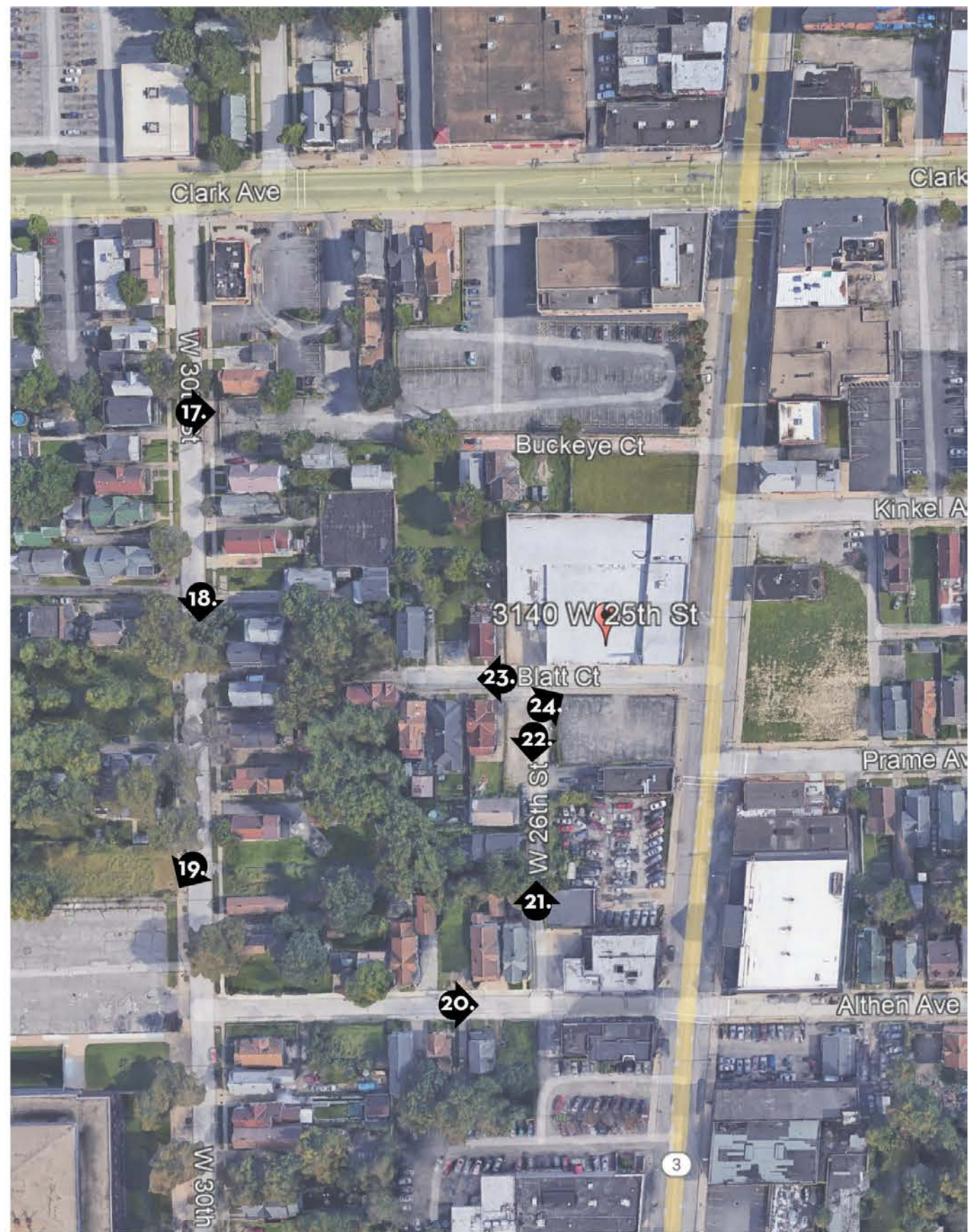
22.



23.



24.



Existing Views on W30th St, Althen Ave,
W26th St



CENTRO VILLA 25 | CLEVELAND, OHIO | EXISTING CONDITIONS

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RDL ARCHITECTS
18102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
www.RDLarchitects.com

OWNER:
NORTHEAST OHIO
HISPANIC BUSINESS CENTER
2511 CLARK AVENUE
CLEVELAND, OHIO 44109

CENTRA VILLA 25
3140 W. 25TH STREET
CLEVELAND, OHIO

PARKING
79 SPACES
4 HC SPACES
TOTAL: 83 SPACES

LEGEND

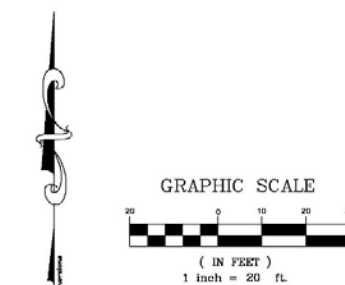
[M] = Monument Box Found
 ○ = Iron Pin or Pipe Found
 ● = 5/8" Iron Pin Set and Capped Riverstone Company Dudley P50747
 + = P.K. Nail
 ⊕ = Gas Meter
 ⊙ = Gas Valve
 ⊖ = Utility Pole
 ⊗ = Limit Pole
 ⊕ = Guy Anchor & Line
 ⊗ = Telephone Box
 ⊕ = Electric Box
 ⊖ = Cable Box
 ⊗ = Bolder
 ● = Cleanout / Test Tee
 = Spot Elevation Top
 ⊕ = Hydrant
 ⊕ = Water Service Valve
 ⊕ = Water Valve
 ⊕ = Water Meter
 ⊕ = Reducer
 ⊕ = Storm Manhole
 ⊕ = Sanitary Manhole
 ⊕ = Curb Inlet
 ⊕ = Curb Basin
 ⊕ = Property Line
 ⊕ = Centerline
 Ex. Parcel line
 Original Subplot Line
 Original Lot Line
 Centerline
 Property Line
 Right-of-way Line
 Easement Line
 Railroad Tracks
 Electric Line
 Gas Line
 Sanitary/Combination Sewer
 Storm Sewer
 Waterline
 Fence Line (Wooden)
 Fence Line (Chain-Link)
 Guardrail
 Ac. Acres
 Adj. Adjacent
 A.F.N. Adjacent File Number
 Asp. Asphalt
 B.F. Basement Floor
 Bt. Bottom of Wall
 Cal.C./C. Calculated
 C.B. Curb Basin
 C.C.M.R. County Map Records
 C.L.F. Chain-Link Fence
 Clr. Clear
 C.O. Clean Out
 Comb. Combination
 Conc. Concrete
 Conn. Connection
 D.H. Drill Hole
 D.I.W.M. Ductile Iron Water
 Elec. Electric
 Elev. Elevation
 Encl. Enclosures
 Ex. Existing
 F.F. Finished Floor
 GUT Gutter
 Invt. Invert
 L.C.A. Limited Common Area
 L.F. Linear Feet
 M.E. Match Existing
 Meas./M. Measured
 MH Manhole
 Obs. Observed
 Pg. Page
 P.P.N. Permanent Parcel Number
 Prop. Proposed
 Rec./R. Record
 R/W Right-of-way
 San. Sanitary
 S.F. Square Feet
 S/L Sublot
 S.M. Storm
 S.T.B. Temporary Branch Main
 TBR To Be Removed
 T.C. Top of Curb
 T.L. Telephone
 T.O. Top of Footer
 T.T. Test Tee
 T.W. Top of Wall
 Typ. Typical
 Vol. Volume

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND INSTRUMENTATIONS REPRESENTED THEREIN ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. NO PART SHALL BE COPIED OR DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF DISPOSSESSION OF THESE INSTRUMENTATIONS. WRITTEN NOTIFICATION OF SUCH DISPOSSESSION SHALL BE REQUIRED AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ANY AND EVERY CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. AND THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS FROM

ISSUE

▲ Planning Commission 06-15-2022
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SITE PLAN

**RIVERSTONE**

LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO • 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONESURVEY.COM
2022-205

PROJECT #	20159C
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	06/16/2022

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C3.01

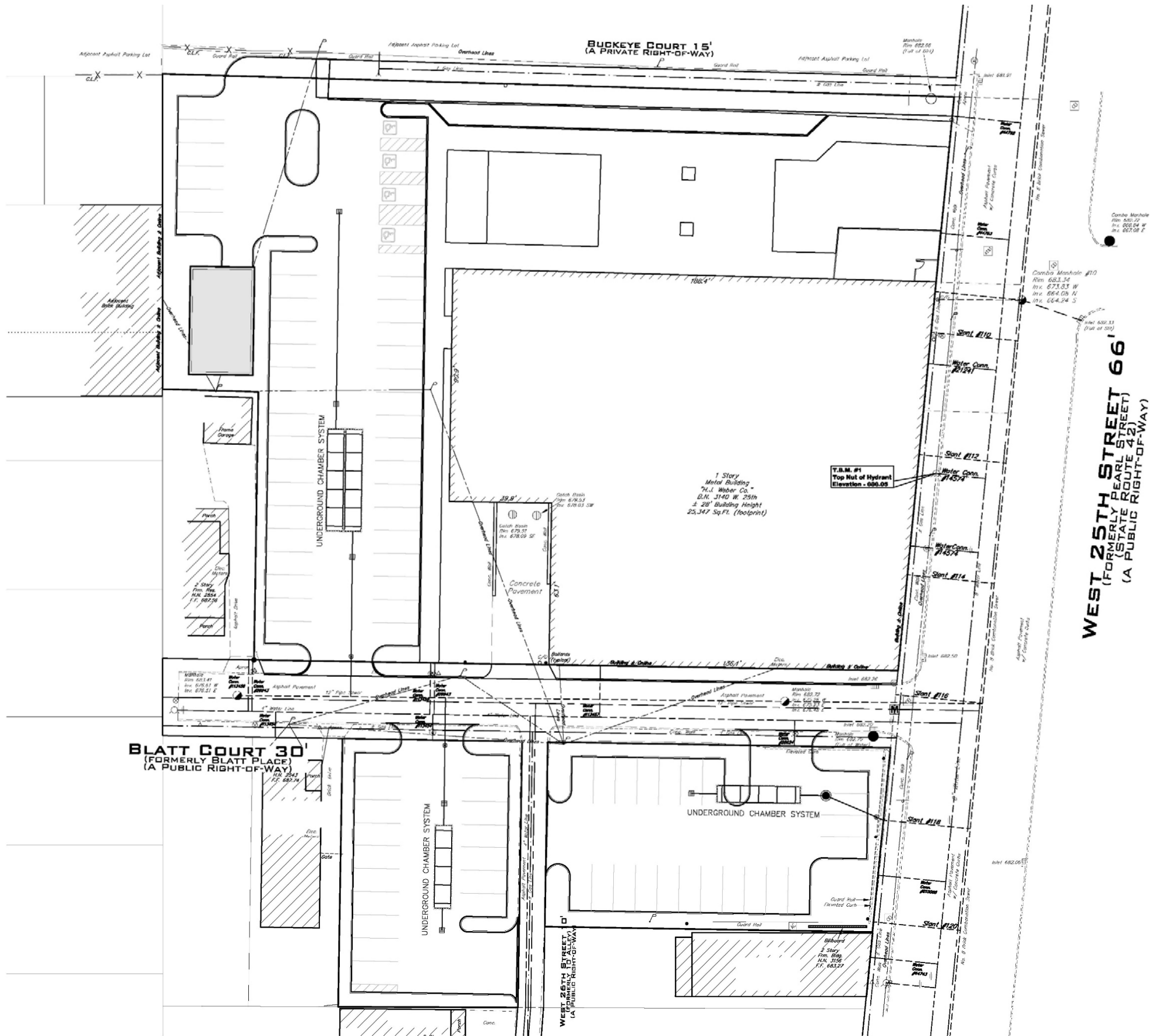
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CENTRO VILLA 25 | CLEVELAND, OHIO | CIVIL PLAN

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NOTES:

SEWER INFORMATION WAS OBTAINED FROM THE CITY OF CLEVELAND WATER POLLUTION CONTROL WRITTEN RECORDS BOOK No. 2, PG. 14 AND PLAN DRAWING FILE No. 22030. ALL SEWER INVERTS WERE TAKEN FROM FIELD OBSERVATIONS.

THE CONTRACTOR IS REQUIRED TO OBTAIN A SEWER PERMIT FROM THE DIVISION OF WATER POLLUTION CONTROL PRIOR TO ANY SEWER WORK.

WEST 25TH STREET BOOK #2, PG. #14
SEWER SLANT #110 - 16' SOUTH OF M.H.#10
SEWER SLANT #112 - 64' SOUTH OF M.H.#10
SEWER SLANT #114 - 111' SOUTH OF M.H.#10
SEWER SLANT #116 - 158' SOUTH OF M.H.#10
SEWER SLANT #118 - 207' SOUTH OF M.H.#10
SEWER SLANT #120 - 247' SOUTH OF M.H.#10
SEWER SLANT #122 - 279' SOUTH OF M.H.#10
SEWER SLANT #124 - 339' SOUTH OF M.H.#10

PIPE SLOPE SHOWN ON PLANS IS ESTIMATED BASED ON ESTIMATED ELEVATION OF THE EXISTING SEWER. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE EXISTING ELEVATION AT THE POINT OF CONNECTION BEFORE ANY OTHER WORK IS DONE. THE CONTRACTOR SHALL CONTACT THE ENGINEER WITH THE ELEVATION FOR THE ACTUAL PIPE SLOPE.

Preliminary
Not for Construction

RDL ARCHITECTS
16102 Chagrin Blvd. Suite 200
Shaker Heights, Ohio 44120
PHONE: 216-752-4300
FAX: 216-752-4301
WWW.RDLarchitects.com

OWNER:
NORTHEAST OHIO
HISPANIC BUSINESS CENTER
2511 CLARK AVENUE
CLEVELAND, OHIO 44109

CENTRA VILLA 25
3140 W. 25TH STREET
CLEVELAND, OHIO

LEGEND

	Monument Box Found		Spot Elevation Tag
	Iron Pin or Pipe Found		Hydrant
	5/8" Iron Pin Set and Capped Riverstone Company Dudley PS8747		Water Service Valve
	P.K. Nail		Water Valve
	Gas Meter		Water Meter
	Gas Valve		Reducer
	Utility Pole		Storm Manhole
	Light Pole		Sanitary Manhole
	Guy Anchor & Line		Catch Basin
	Telephone Box		Property Line
	Electric Box		Centerline
	Cable Box		
	Bollard		
	Coping / Test Tee		
	Ex. Parcel Line		
	Original Sublot Line		
	Original Lot Line		
	Centerline		
	Property Line		
	Right-of-way Line		
	Easement Line		
	Railroad Tracks		
	Electric Line		
	Gas Line		
	Sanitary/Combination Sewer		
	Storm Sewer		
	Waterline		
	Fence Line (Wooden)		
	Fence Line (Chain-Link)		
	Guardrail		
	Ac.		Limited Common Area
	Adj.		Lineal Feet
	Auditor's File Number		Match Existing
	Asphalt		Measured
	Basement Floor		Manhole
	Bottom of Wall		Observed
	Calculated		Page
	Catch Basin		Permanent Parcel
	Cuyahoga County Map		Number
	Chain-link Fence		Proposed
	Clears		Record
	Clean Out		Right-of-way
	Combination		Sanitary
	Concrete		Square Feet
	Connection		Sublot
	Drill Hole		Storm
	Ductile Iron Water		Temporary Bench Mark
	Main		To Be Removed
	Elevation		Top of Curb
	Encroaches		Top of Footer
	Existing		Test Tee
	Finished Floor		Top of Wall
	Gutter		Typical
	Invert		Volume
			Water

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

ISSUE

▲ Planning Commission	06-16-2022
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	

UTILITY PLAN

PROJECT #	20159C
DRAWN BY	
CHECKED BY	
FILE NAME	
PLOT DATE	06/16/2022

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C4.01

RDL
ARCHITECTS

RIVERSTONE
LAND SURVEYING • ENGINEERING • DESIGN
3800 LAKESIDE AVENUE • SUITE 100
CLEVELAND • OHIO • 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM
2022-205

NEOHCED

June 1, 2022

Mr. Joe Drucker, EI, LEED Green Associate
Riverstone
3800 Lakeside Avenue, Suite 100
Cleveland, OH 44114

Re: La Centro Villa 25 – Cleveland, Ohio
Title IV Review Applicability Determination

Dear Mr. Drucker,

The Title IV Combined Sewer Code of the Northeast Ohio Regional Sewer District's (NEORS) Code of Regulations provides the NEORS with the authority to control combined sewer overflows (CSOs) from the combined sewer system and to control peak flows from local combined sewer systems at the point of connection into sewers owned by the NEORS or a member community. Therefore, the NEORS has the authority to review all requests for connection approval within the combined sewer system.

Based on preliminary information, the referenced project:

- ☒ Will be subject to review by the NEORS under Title IV – Combined Sewer Code. The proposed stormwater management design for the site must meet the current NEORS Title IV Combined Sewer Code requirements, detailed in the attached guidance document, **Submittal Requirements for Connections to the Combined Sewer System – Guidelines for Review and Approval**.
- ☐ Will not be subject to review by the NEORS under Title IV – Combined Sewer Code.

If you have any questions, please feel free to contact me at ext. 6433.

Kind Regards,



David Ritter,
Manager of Watershed Technical Support

cc:
Elie Ramy, Cleveland WPC
Adam Davenport, Cleveland City Planning Commission

George J. McMonagle
Administration Building

3900 Euclid Avenue
Cleveland, Ohio 44115

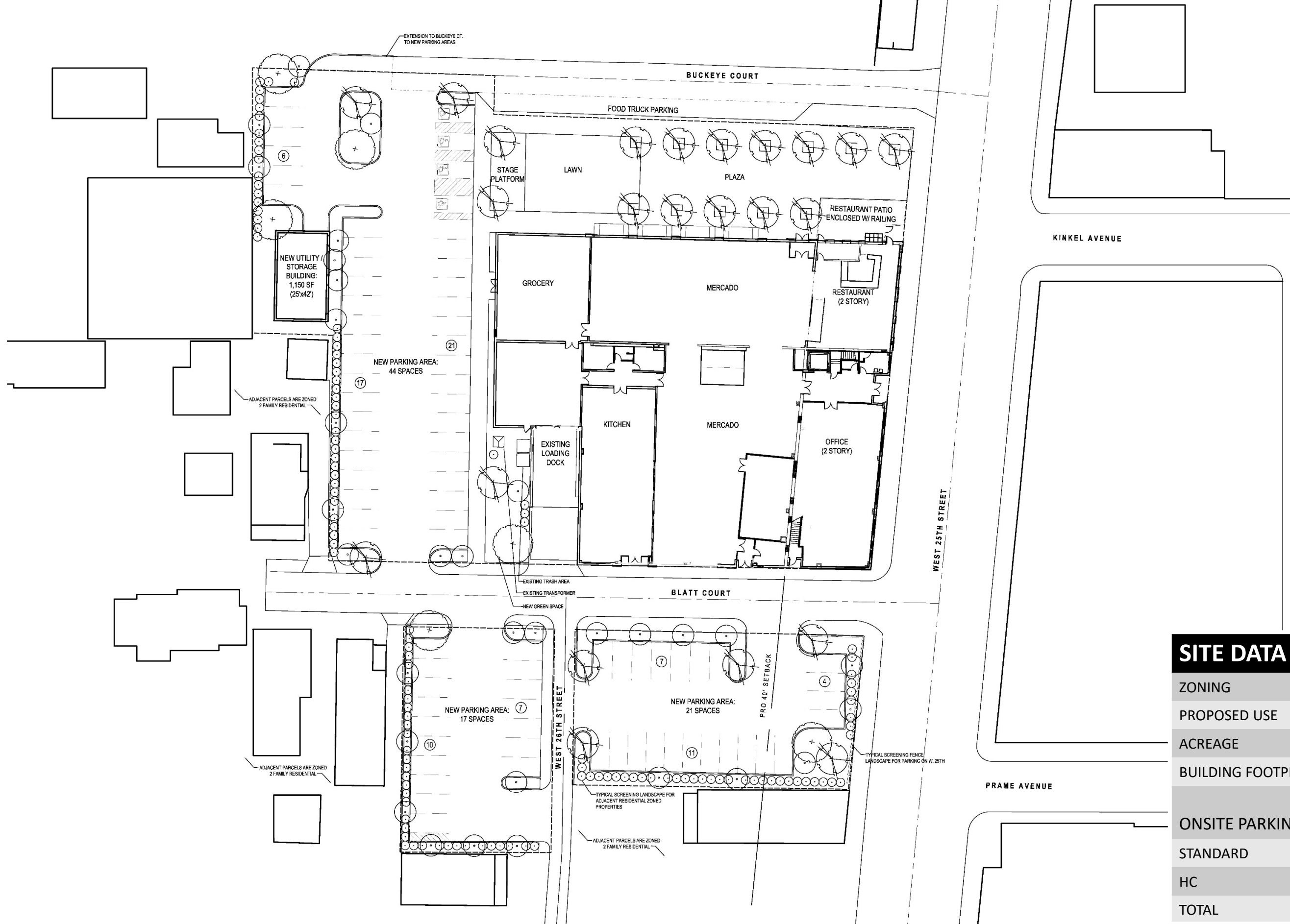
P: 216.881.6600
neorsd.org

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | DETERMINATION LETTER

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





PROPOSED SITE
PLAN
1" = 20'-0"

0 20'

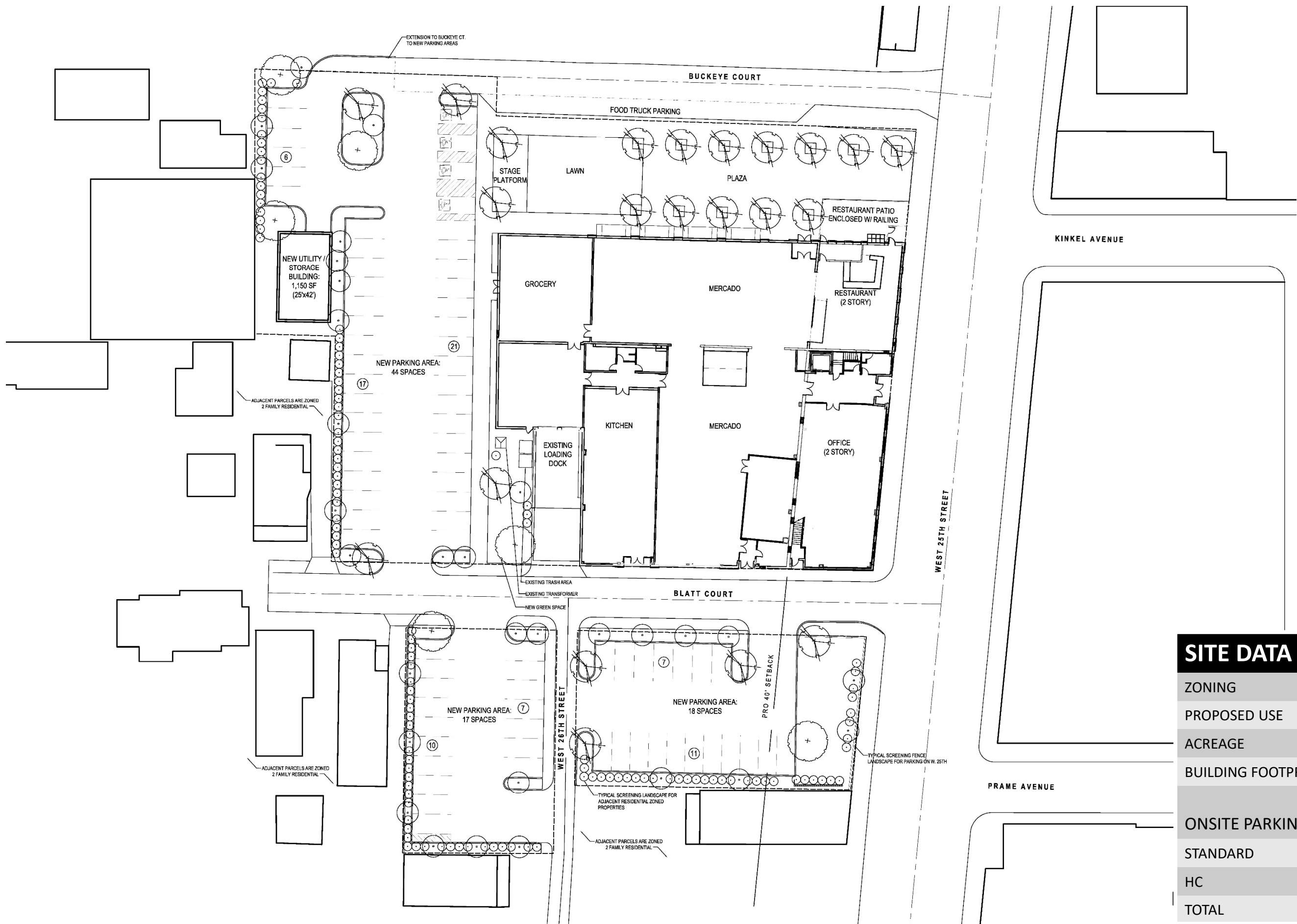
PROJECT # 20159C
DRAWN BY
CHECKED BY
FILE NAME
PLOT DATE 06/26/2022
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AS.01

SITE DATA

ZONING	GR-C2
PROPOSED USE	COMMERCIAL, OFFICE
ACREAGE	+/- 1.81 (78,860 SF)
BUILDING FOOTPRINT	+/- 31,500 SF
ONSITE PARKING	SURFACE
STANDARD	79 SPACES
HC	4 SPACES
TOTAL	83 SPACES

07.01.2022 RDL 20159C



PROPOSED SITE
PLAN

1" = 20'-0"

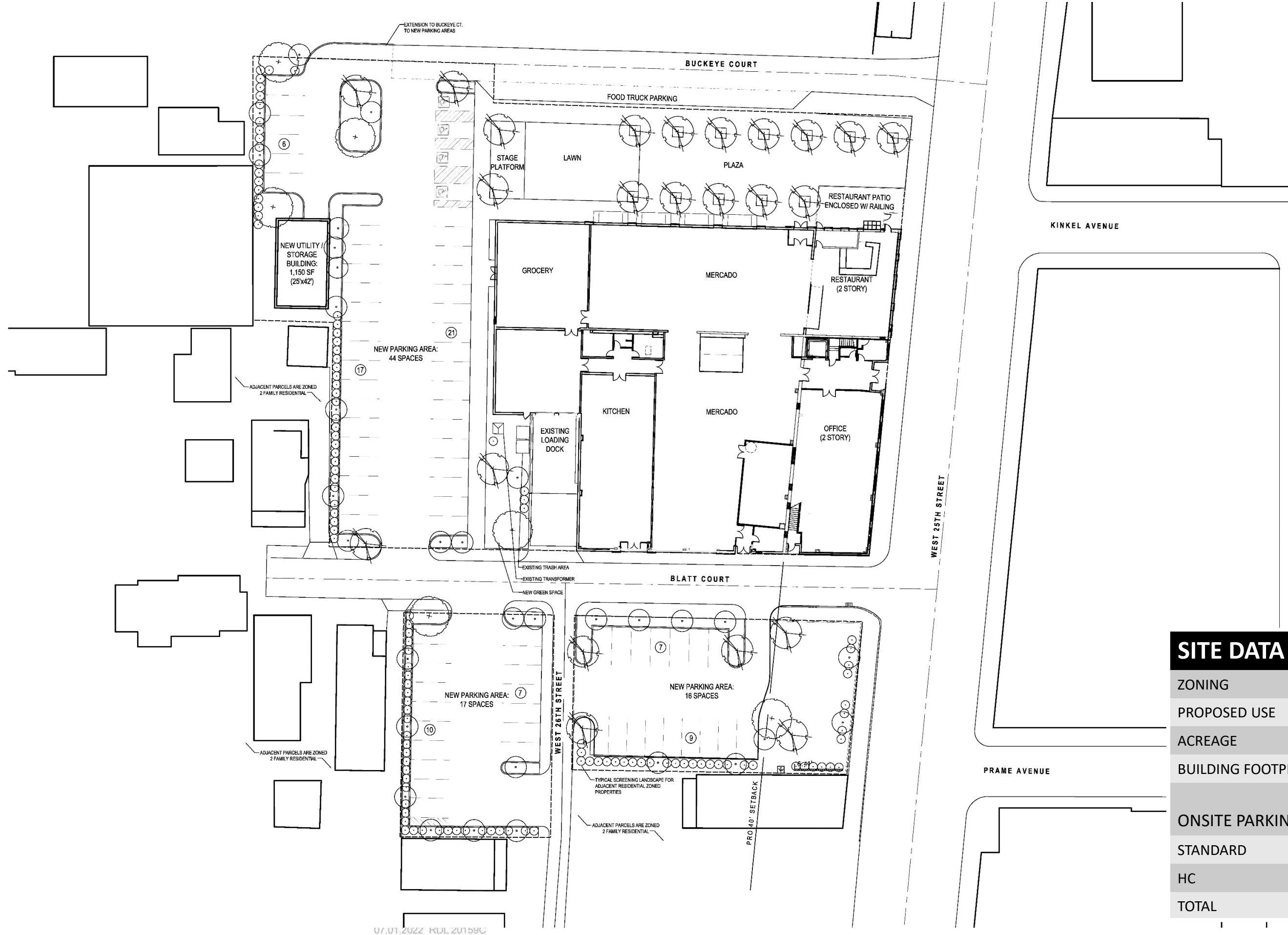
0 20'

PROJECT # 20159C
DRAWN BY
CHECKED BY
FILE NAME
PLOT DATE 06/29/2022
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AS.01

SITE DATA

ZONING	GR-C2
PROPOSED USE	COMMERCIAL, OFFICE
ACREAGE	+/- 1.81 (78,860 SF)
BUILDING FOOTPRINT	+/- 31,500 SF
ONSITE PARKING	SURFACE
STANDARD	75 SPACES
HC	4 SPACES
TOTAL	79 SPACES



PROPOSED SITE PLAN

1" = 20'-0"

0 20'

PROJECT # 20159C
DRAWN BY
CHECKED BY
FILE NAME
PLOT DATE 06/28/2022
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AS.01

SITE DATA

ZONING	GR-C2
PROPOSED USE	COMMERCIAL, OFFICE
ACREAGE	+/- 1.81 (78,860 SF)
BUILDING FOOTPRINT	+/- 31,500 SF
ONSITE PARKING	SURFACE
STANDARD	73 SPACES
HC	4 SPACES
TOTAL	77 SPACES



07.01.2022 RDL 201590

CENTRO VILLA 25 | CLEVELAND, OHIO | RENDERING

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— food truck
 design of plaza as a story-telling opportunity; similar to Robert Venturi's projects in Washington (Freedom Plaza) and Philadelphia (Welcome Park)
 — arch or portico - possibly, a replica of a recognizable landmark
 — fountain
 — Mercado mural - the focal point of the north side
 — mosaic or painting panno
 Specilty Grocer - traditional expresion; Mercado exuberant design is framed by two traditional expressions at NE and NW corners
 — mural by a local artist
VIEW OF THE NW CORNER



create multiple opportunities for art pieces (murals, mosaics, ornaments, etc) as the main media for telling the story and expressing the identity of the community

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South Side: abstract geometric patterns of bright colors (painted)-referencing contemporary Latin American architecture

consistency of signage around the building

market entry - same pattern as on the north side

round window - “rhyming” with a round window on the north side

VIEW OF THE SOUTH SIDE



07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | RENDERING

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East Side: Urban scale and character combined with traditional palette and ornamentation

— painted ornamental frieze

— oversized windows, light storefront (for more decorative effect)

— change in color and parapet height to break up massing

VIEW OF THE SE CORNER (LOOKING NORTH ALONG 25TH STR)

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | RENDERING

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EAST ELEVATION – FACING W25TH STREET

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | ELEVATION DRAWINGS

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EL T.O. PARAPET 28'-2"



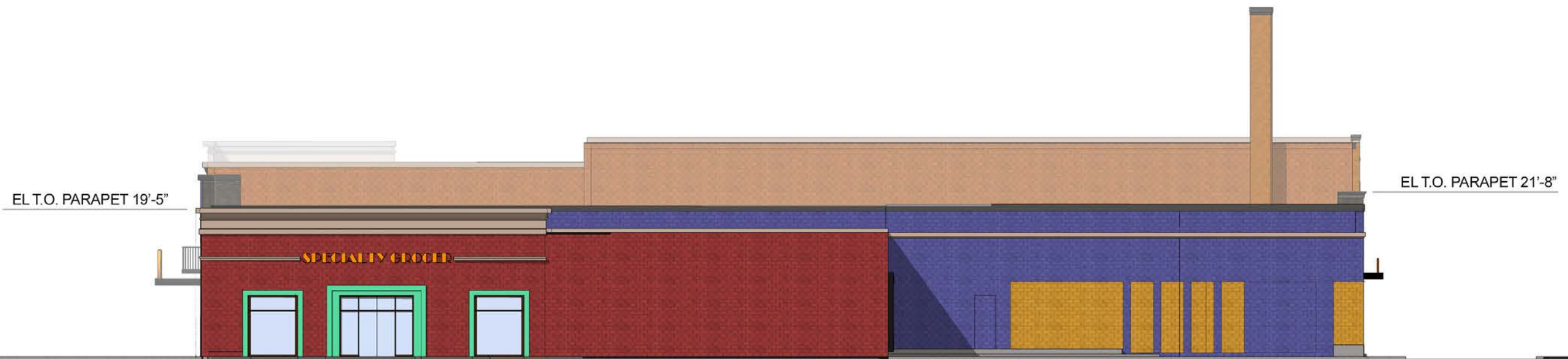
EL T.O. PARAPET 19'-5"

NORTH ELEVATION – FACING PLAZA

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | ELEVATION DRAWINGS

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WEST ELEVATION – GROCERY ENTRY FACING WEST PARKING

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | ELEVATION DRAWINGS

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SOUTH ELEVATION – FACING BLATT CT

07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | ELEVATION DRAWINGS

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SW 6907 FORSYTHIA



SW 6892 CARNIVAL
*SIMILAR COLOR TO BE
USED ON BUILDING
SIGNAGE*



SW 6864 CHERRY
TOMATO



SW 6840 EXUBERANT
PINK

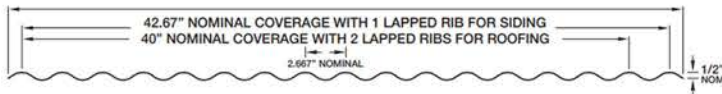


SW 6831 CLEMATIS



PRO-CLAD 1/2" CORRUGATED
METAL PANEL - BLACK ALUMINUM

1/2" CORRUGATED



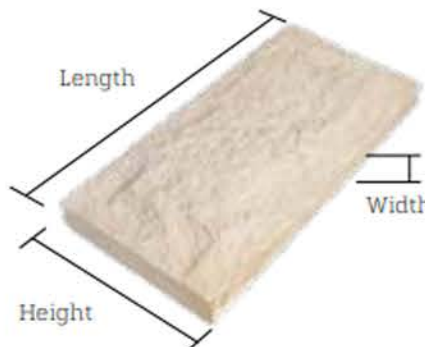
SW 9541 WHITE SNOW
USED IN TRIM



SW 6794 FLYWAY
USED IN TRIM



SW 6966 BLUEBLOOD



1" W x 12" H x 24" L

Cordova Stone 1-inch
COLOR - BUFF
TEXTURED STONE
-SIMILAR COLOR FOR
TRIM



MURAL PAINTED BY
LOCAL ARTISTS
*EXAMPLE IMAGE USED -
NOT FINAL DESIGN*

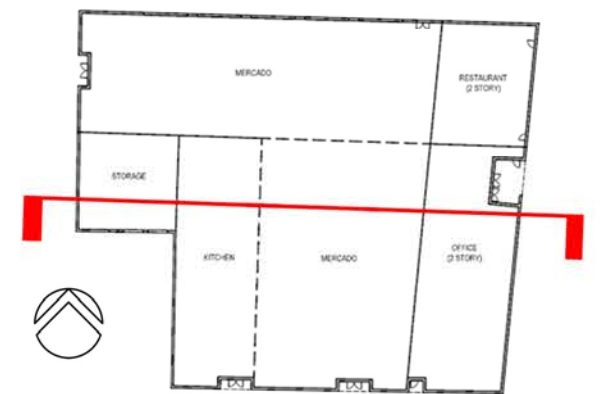


BELDEN BRICK FACE
BRICK - GRAPHITE
BLACK VELOUR

07.01.2022 RDL 201930

◀ EAST

WEST ▶



07.01.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | BUILDING SECTION

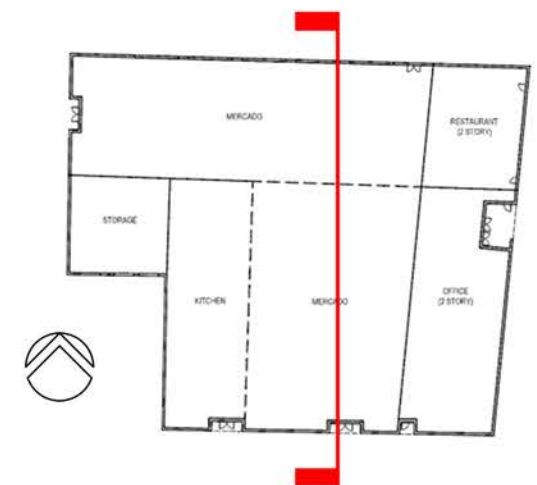
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◀ SOUTH

NORTH ▶



CENTRO VILLA 25 | CLEVELAND, OHIO | BUILDING SECTION

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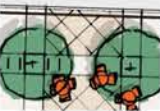


CENTRO VILLA 25 | CLEVELAND, OHIO | SECOND FLOOR

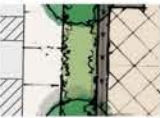
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PLANTINGS

PLAZA AREA



COLUMNAR TREE
'Street Keeper' Honeylocust Or 'Princeton Sentry' Ginkgo: (2 1/2" Caliper)

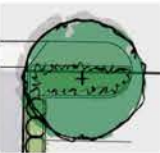


SHRUBS & GROUNDCOVER
Diervilla, Pavement Rose, Gro-Low Sumac, Ninebark, Crocosmia, Gaura, Catmint: (18"-36" Ht./Spr.)



LAWN AREA

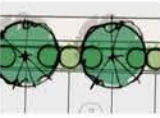
PARKING LOTS AND BUFFER ZONES



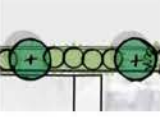
LARGE SCALE DECIDUOUS SHADE TREE
Honeylocust, Swamp White Oak, Hackberry: (2 1/2" Cal.)



MEDIUM SCALE TREES BELOW UTILITIES
Peking Lilac, Hedge Maple: (1 3/4" Cal.)



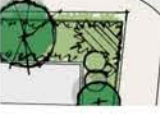
SMALL FLOWERING TREE
'Prairie Fire' Crabapple, 'Robin Hill' Serviceberry: (1 3/4" Cal.)



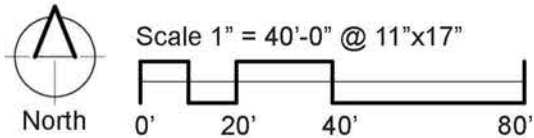
COLUMNAR TREE
'Slender Silhouette' Sweetgum, 'Tupelo Tower' Blackgum: (1 3/4" Cal.)



BUFFER PLANTINGS
Black Chokeberry, Northern Bayberry, 'Geauga' Grey Dogwood, 'Emerald Sentinel' Juniper: (24"-36" Ht./Spr.)



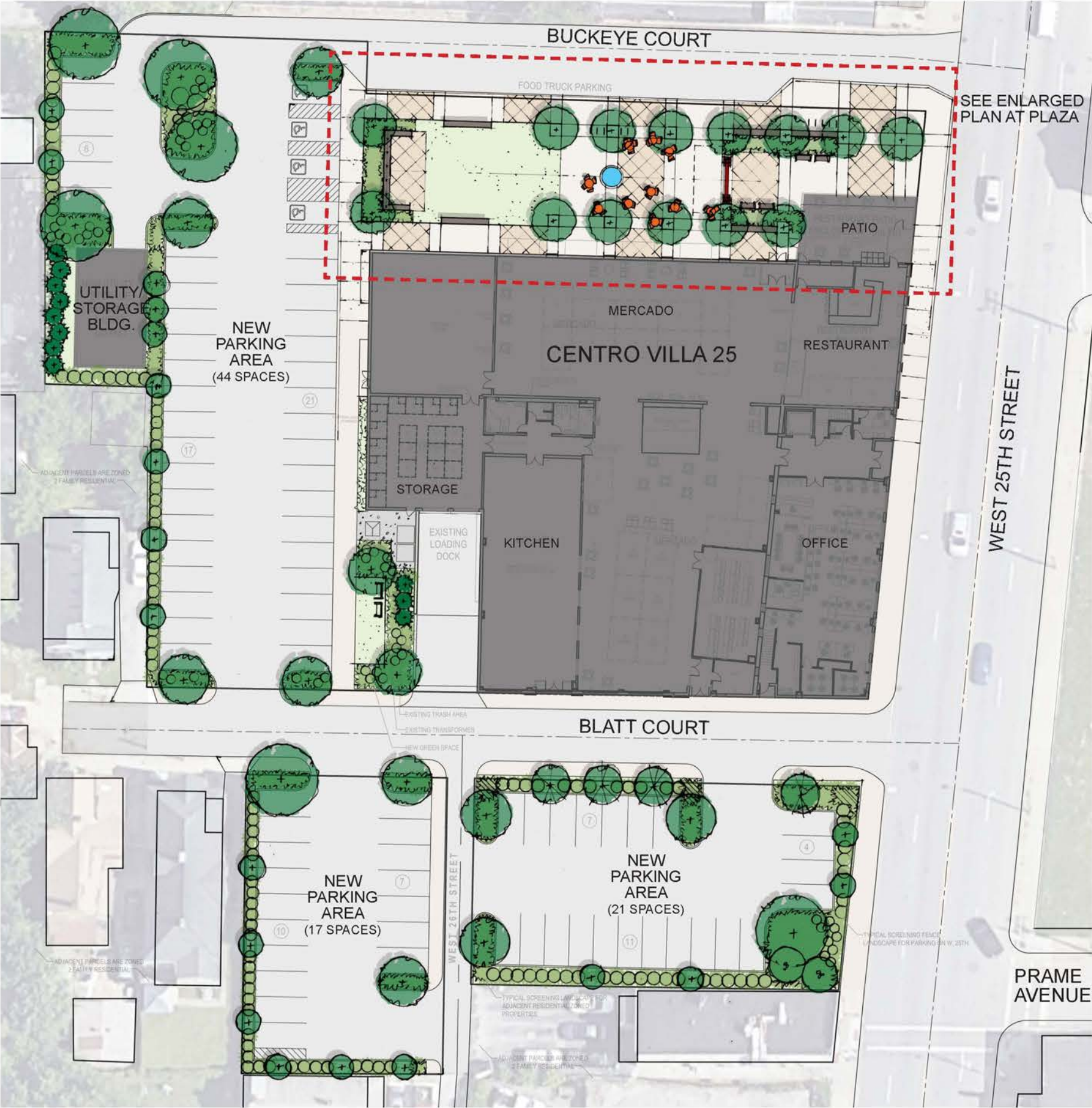
SHRUBS & GROUNDCOVER
'Ground Hog' Chokeberry, Baptisia, Russian Sage, Cut Leaf Elderberry, Juniper: (12"-24" Ht./Spr.)

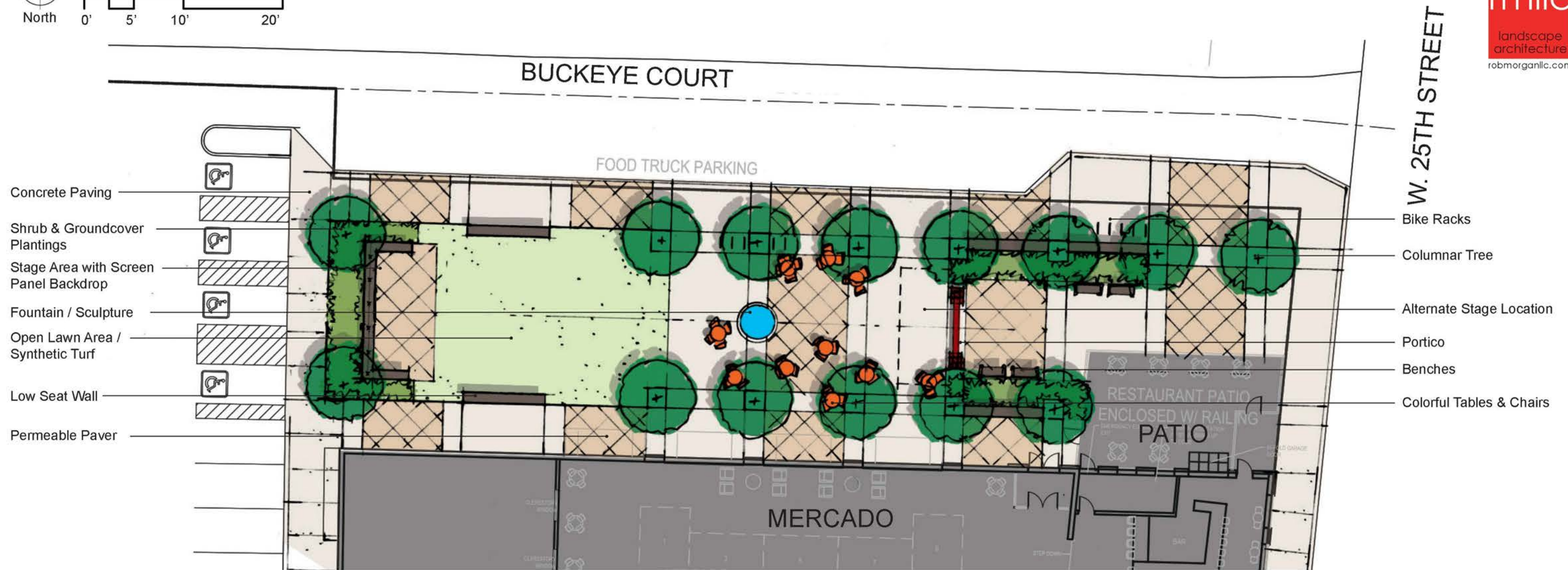
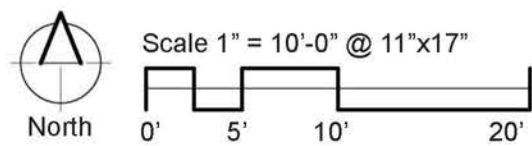


06.16.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | OVERALL LANDSCAPE PLAN

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Plaza de Recreo Aibonito



Plaza de Recreo de Loiza

The layout of the space expresses traditional patterns for small plazas throughout Latin America. The architecture of the mercado doorways provides a grid for the layout of the plaza. A portico structure within the plaza creates a passageway between two rooms and a focal point from West 25th Street. Permeable pavers are incorporated to reduce stormwater runoff. Columnar deciduous trees help to define the plaza space and frame views. A low stage at the west end of the lawn terrace acts as a terminus for the plaza and as a backdrop for large gatherings. Low walls define the spaces and provide additional seating.

06.16.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | ENLARGED PLAN AT PLAZA

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Perforated Steel
Screen Panel Backdrop to Stage



Colorful Acrylic Panel



Low Basin
(Fiberglass, Many Color Options)
Freestanding Planters



Linear Concrete Permeable Paver



Exposed Aggregate Concrete Paving (Option)

Paving



Bench (6' Width)



Freestanding Concrete Seat Wall

Seating Elements



Cafe Table & Chairs



(2) Bikes per Unit

Bike Rack

06.16.2022 RDL 20159C

CENTRO VILLA 25 | CLEVELAND, OHIO | SITE MATERIALS & FURNISHINGS

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Committee Recommendation: Approved **unanimously** for Schematic Design with **Conditions:**

- Revisit white trim given the building's proximity to West 25th
- Address the parking lot at West 25th/Blatt Ct. and compliance with the PRO. Redesign to better comply with code

Cleveland City Planning Commission

Special Presentations – public Art



July 1, 2022



July 1, 2022

Kovacik Recreation Center Public Art: Seeking Final Approval

Location: 6250 St Clair Avenue

Presenters: Vince Reddy, LAND Studio

David Falter, Artist

Chelsea Moore, Artist Agent

**City of Cleveland
Public Art Program**

**Presentation to City Planning Commission
Friday, July 1, 2022**

**Public Art at Kovacic Rec Center and Cleveland Kennel
(Generated by Chapter 186 – The Public Art Program)**

Both approved by the Public Art Committee on 6/8/22

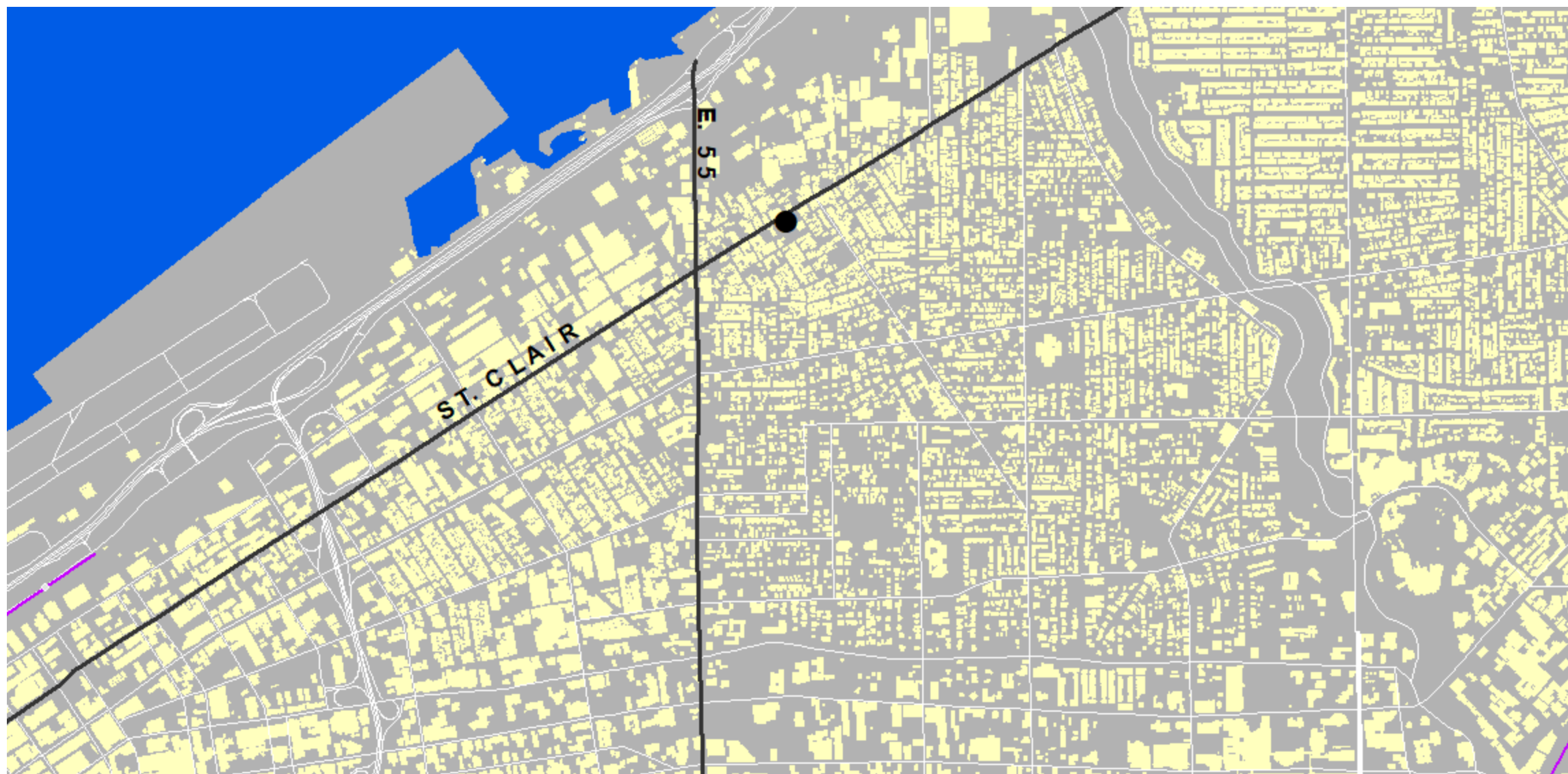
Kovacic Recreation Center Mural Project

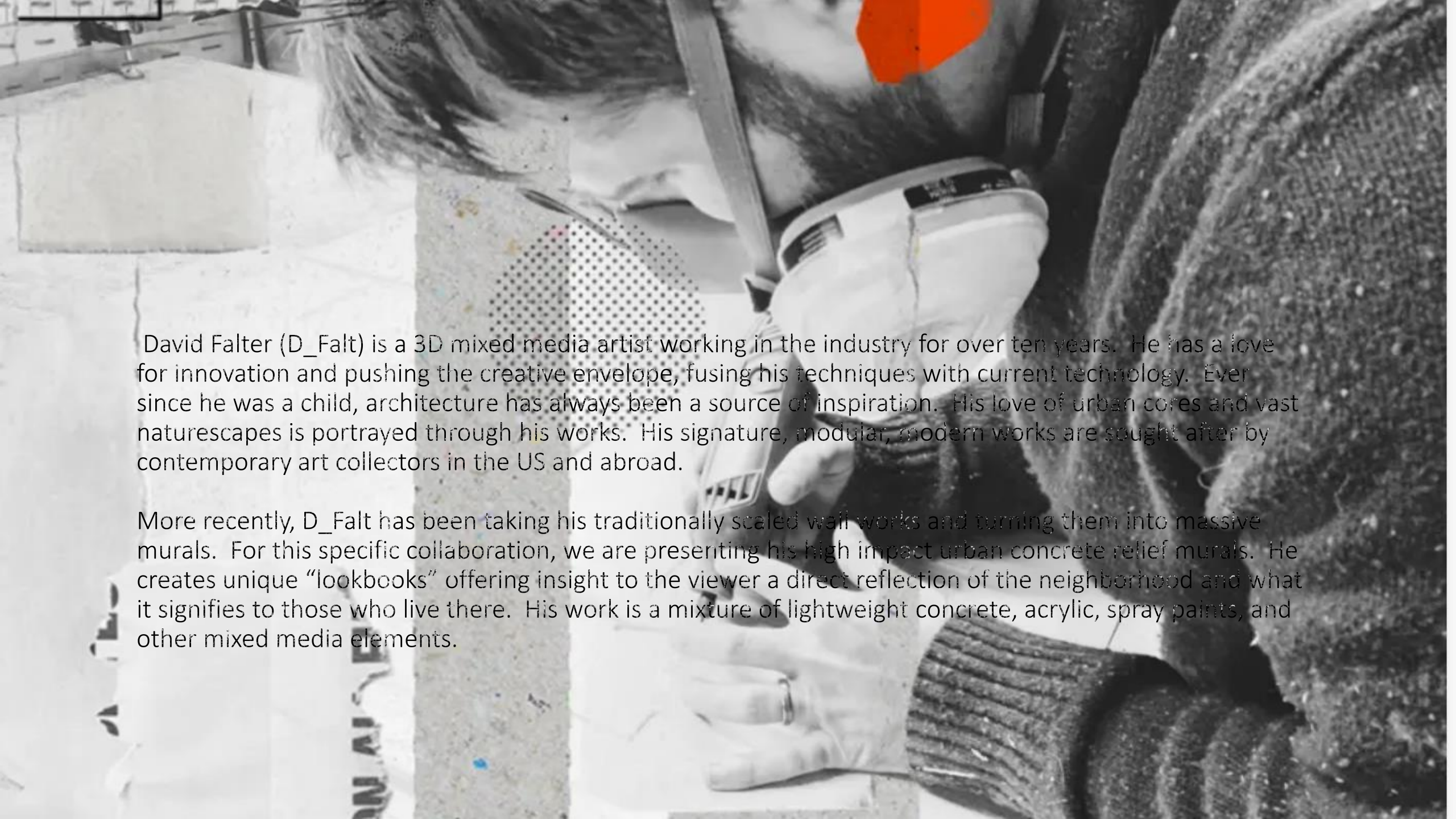
David Falter (Artist)

Chelsea Tucker Moore (Project Manager)

Chelsea@DavidFalter.com

317.501.7236

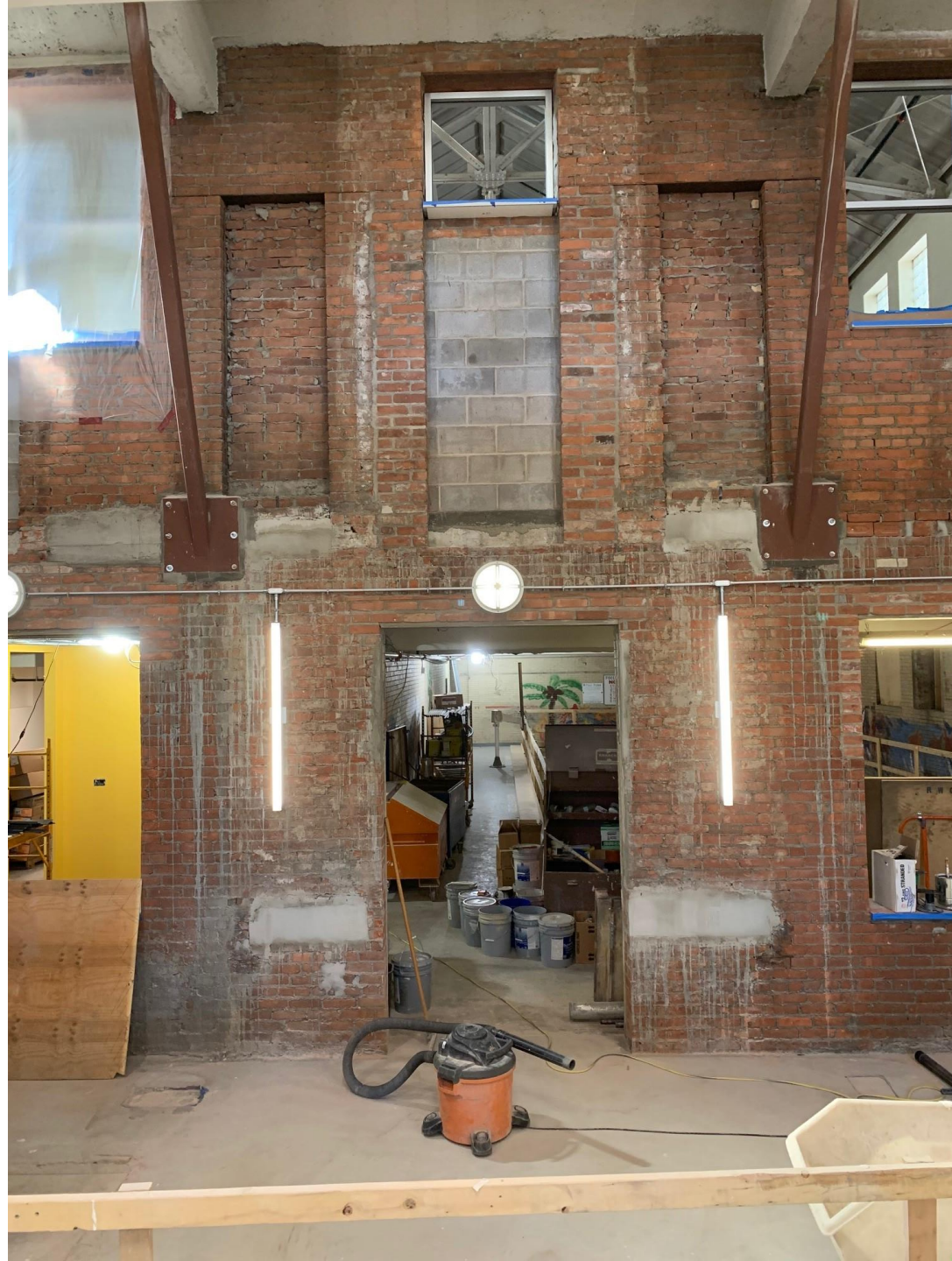




David Falter (D_Falt) is a 3D mixed media artist working in the industry for over ten years. He has a love for innovation and pushing the creative envelope, fusing his techniques with current technology. Ever since he was a child, architecture has always been a source of inspiration. His love of urban cores and vast naturescapes is portrayed through his works. His signature, modular, modern works are sought after by contemporary art collectors in the US and abroad.

More recently, D_Falt has been taking his traditionally scaled wall works and turning them into massive murals. For this specific collaboration, we are presenting his high impact urban concrete relief murals. He creates unique “lookbooks” offering insight to the viewer a direct reflection of the neighborhood and what it signifies to those who live there. His work is a mixture of lightweight concrete, acrylic, spray paints, and other mixed media elements.







Installation & Material Details

INSTALLATION WILL TAKE APPROXIMATELY THREE WEEKS BEGINNING TO END. WE HAVE CONFIRMED THAT THE SCISSOR LIFT IS ON SIGHT FOR EXCLUSIVE USE TO D_FALT & TEAM DURING THIS TIME AS WELL AS THE WINDOWS, FLOORS, AND DOORS COVERED UPON ARRIVAL.

[CEMENT MATERIAL](#) – SPEC SHEET.

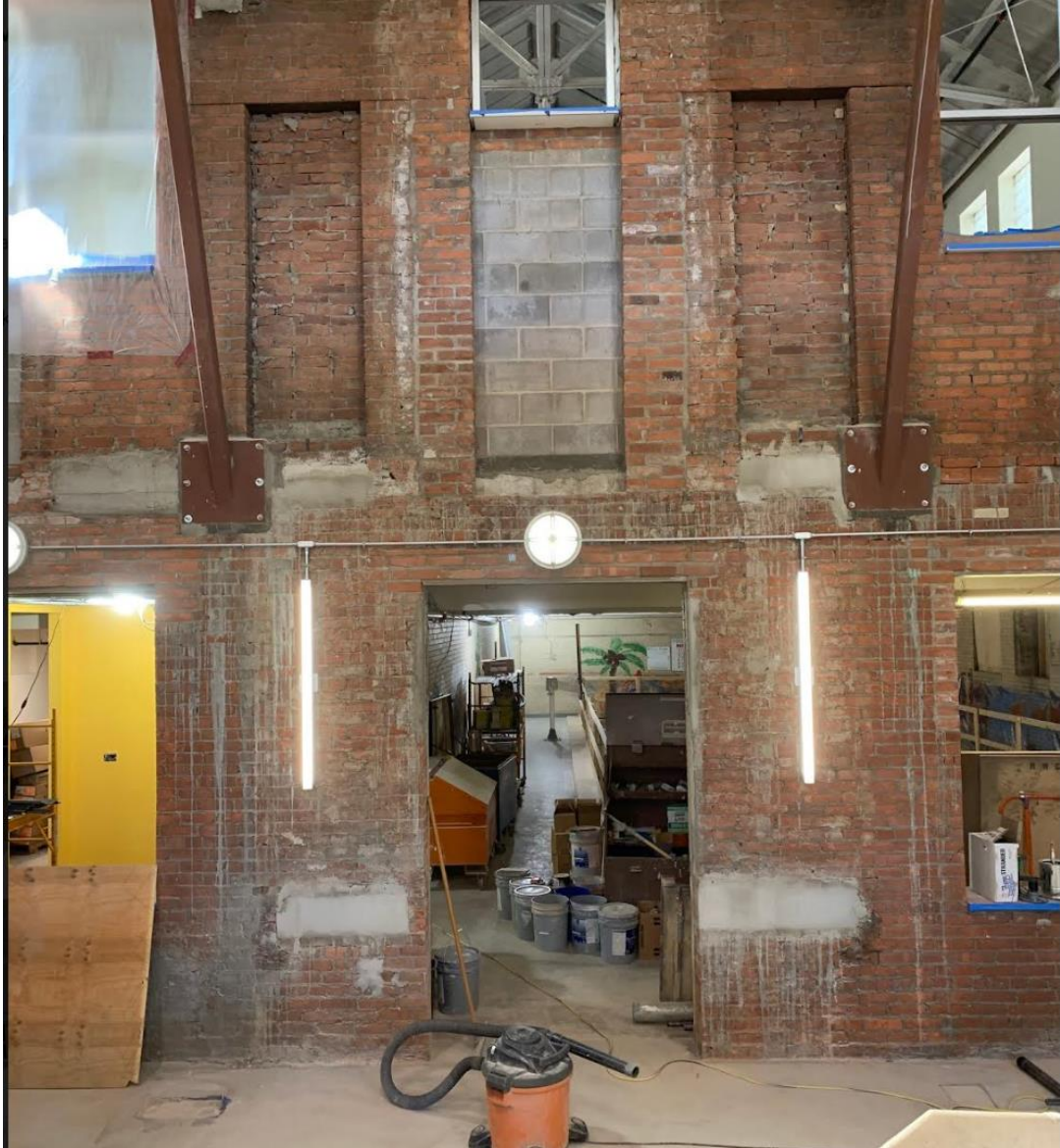
[SIKA](#) – BONDING AGENT WILL BE USED OVER THE EXISTING MATERIALS AS WE HAVE A NUMBER OF DIFFERENT STRATA THAT IS TO RECEIVE CEMENT SPRAY. SIKA IS HYPERLINKED TO INFORMATION PAGE.

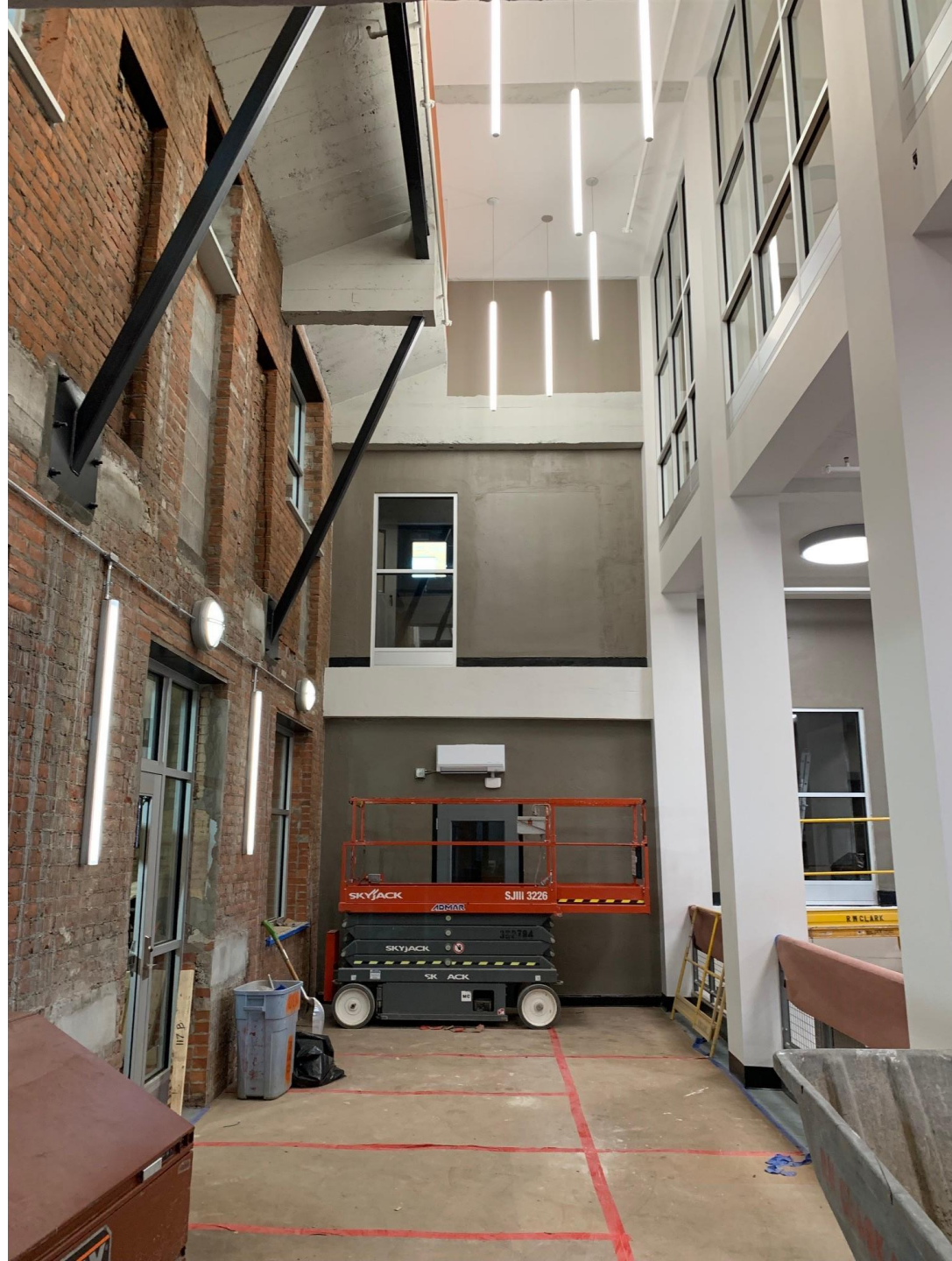
ORANGE PVC TOPOGRAPHICAL MAPS WILL BE ADDED TO CERTAIN SPEC'D LOCATIONS ON THE WALL TO ADD VISUAL INTEREST AND HIGHLIGHT MAP OF THE AREA. THE MAPS WILL BE INSTALLED USING 2" WALL STANDOFFS. THESE WILL BE LOCATED ON THE TOP AREAS AND CONCRETE WILL BE USED ON THE BOTTOM TO AVOID CLIMBING SAFETY CONCERNS.

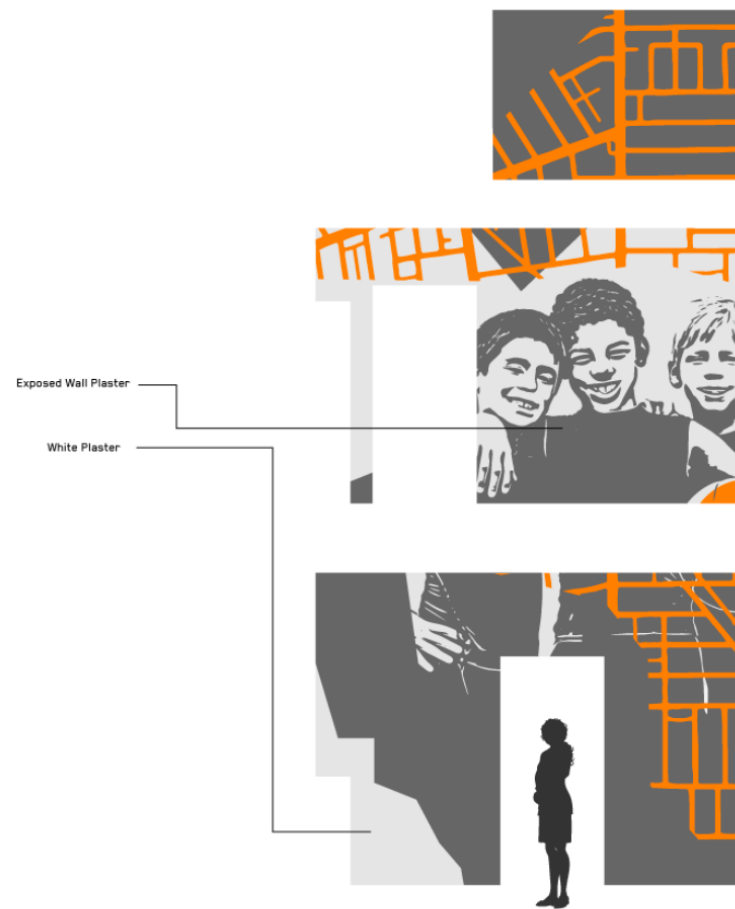
Exposed Brick

Cement









Maintenance Plan.

Concrete is hardy and no maintenance is required except for the occasional dusting. If a panel becomes broken by accident, they are able to be replaced. Cost and logistics will be discussed if and when this occurs. The PVC can be lightly dusted using an airsprayer and wiped down using a lightly damp water-based solution.



July 1, 2022

City Kennel Public Art: Seeking Final Approval

Location: 9203 Detroit Avenue

Presenter: Vince Reddy, LAND Studio

**City of Cleveland
Public Art Program**

**Presentation to City Planning Commission
Friday, July 1, 2022**

**Public Art at Kovacic Rec Center and Cleveland Kennel
(Generated by Chapter 186 – The Public Art Program)**

Both approved by the Public Art Committee on 6/8/22

Cleveland Kennel artwork

Presented for final approval to CPC







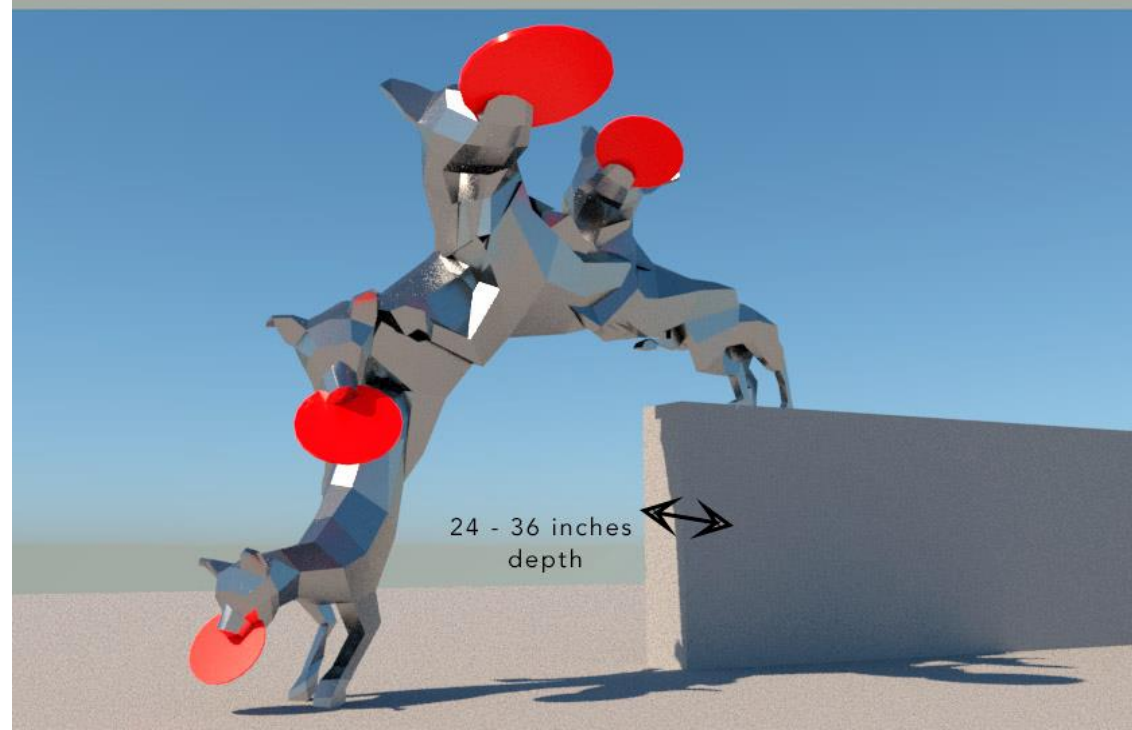


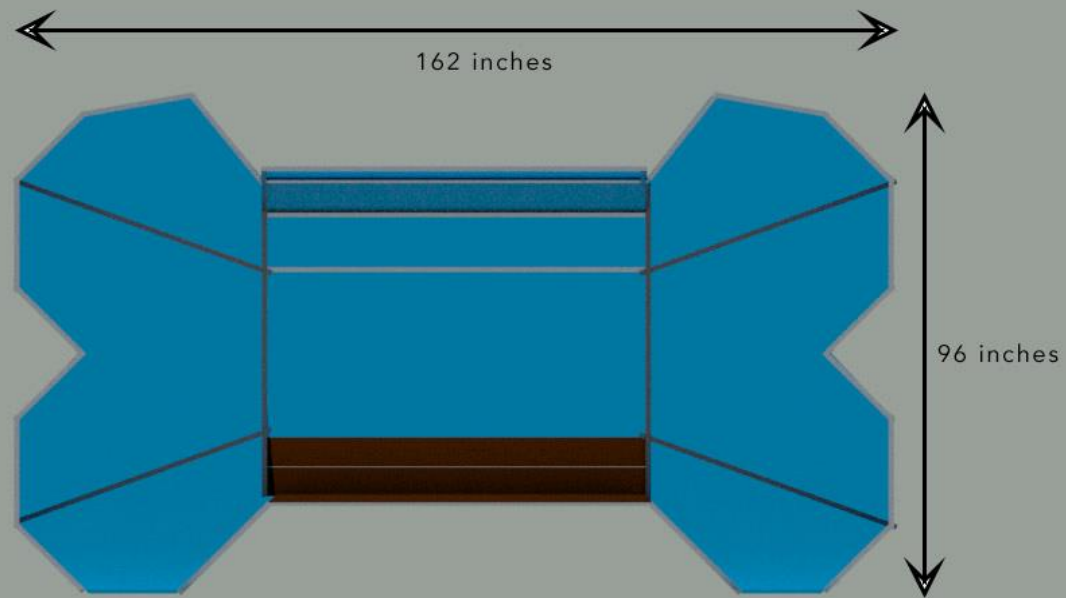




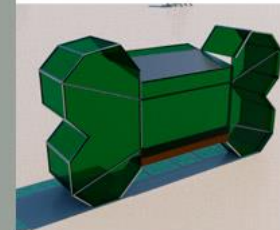




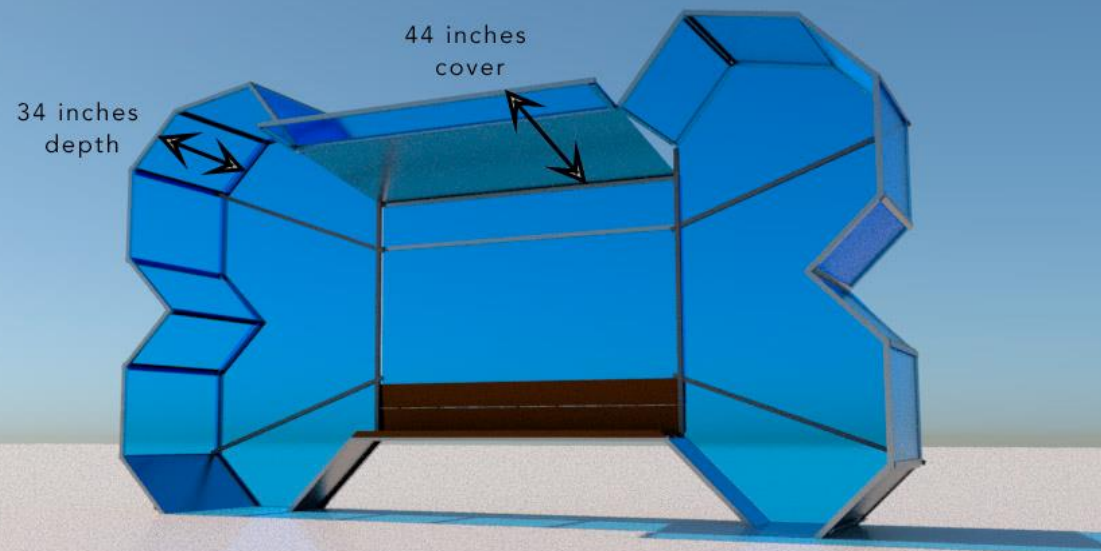




- Stainless Steel
- 1/4" plexiglass
- 98% recycled plasticlumber
- 8" slab concrete
- (approx. 14 ft x 4 ft)



Same information for
Green Bone Sculpture





July 1, 2022

NW2022-023 – CPL South Brooklyn Branch Rotating Murals:
Seeking Final Approval

Location: 4303 Pearl Road

Presenters: Nancy Boylan, LAND Studio
Erin Guido, LAND Studio

Committee Recommendation: Unanimously Approved

Rotating Mural Proposal for the Cleveland Public Library Artwall Installation

South Brooklyn Branch 2022

Near West Design Review
June xx, 2022

Funder and Partner

- **Funder:**

- Cleveland Public Library's Lockwood Thompson Memorial Fund

- **Partners:**

- Cleveland Public Library and L.A.N.D. studio, Inc.

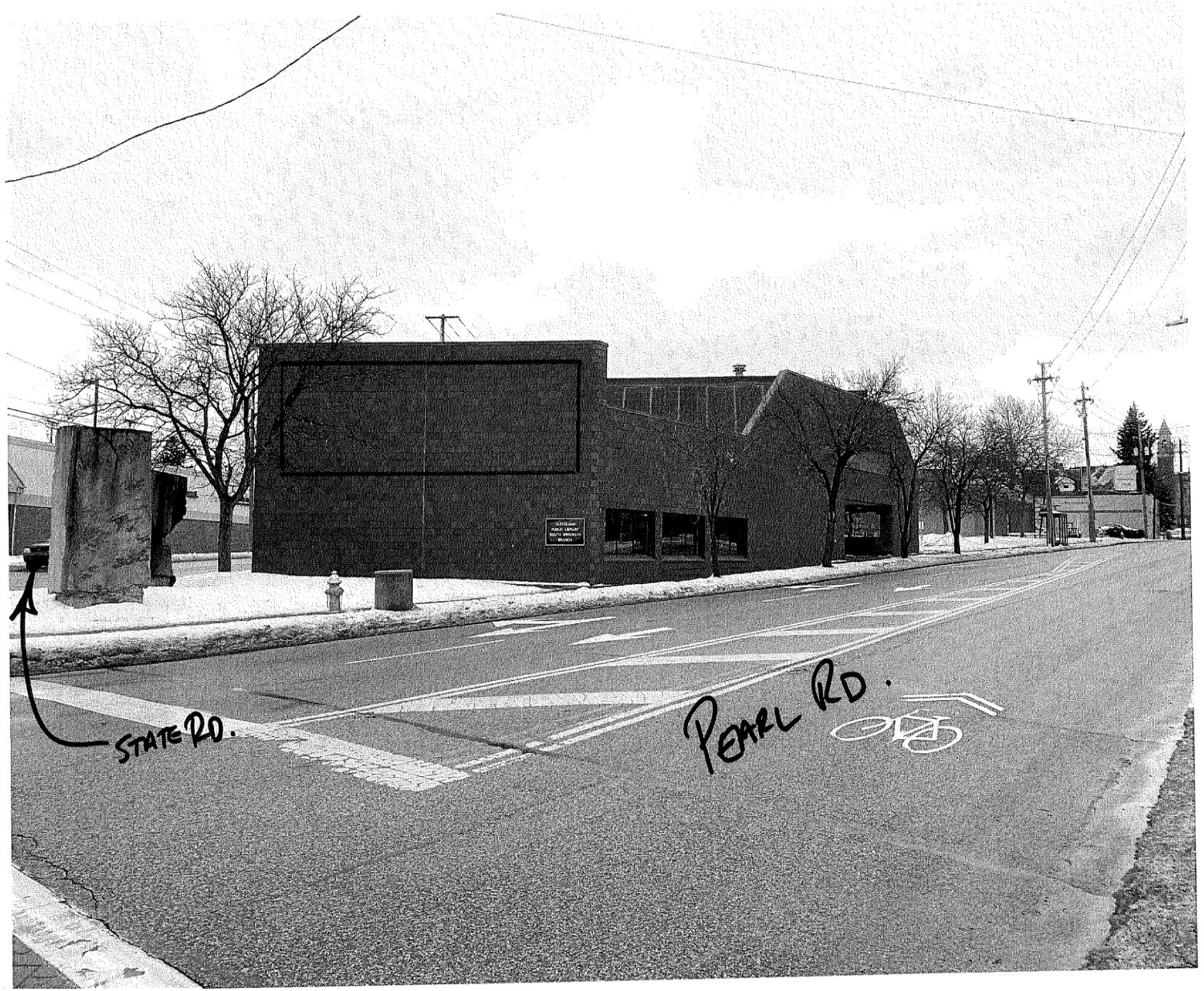
Site – Aerial view



Street view



Mural Size & Location



S. BROOKLYN

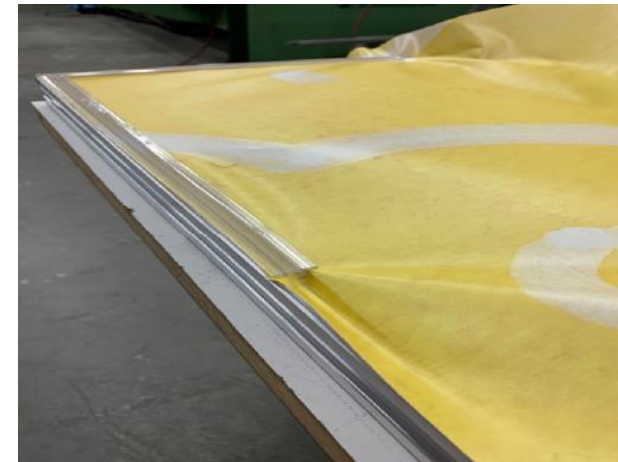
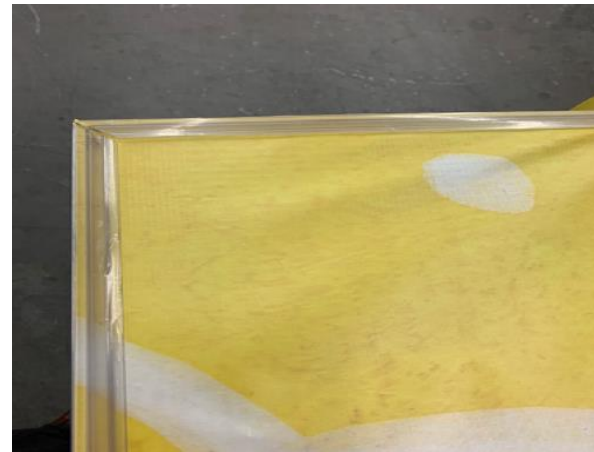
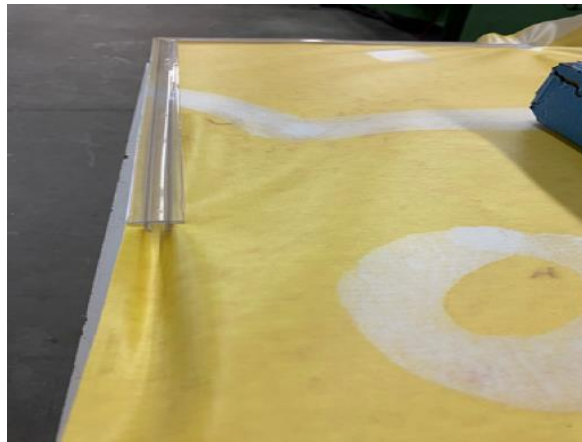
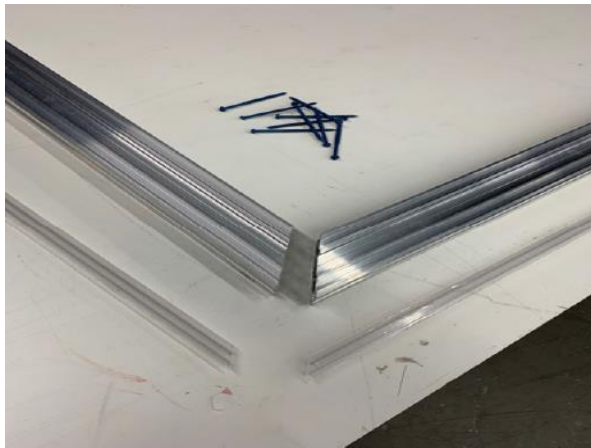
30' x 10'

STATE RD.

PEARL RD.

Rotating mural tension system

- Images of the tensioning structure that will be installed and mocked up corner of a banner install.
- The system consists of an aluminum extrusion which the installer miteres like a picture frame.
- This system would be attached to the wall with Tap-con anchor screws designed for concrete or brick.
- The banner is then stretched into place with a nylon locking strip which is hammered into the groove in the extrusion. This shrinks the banner and pulls the entire surface taught and very durable in windy weather.
- This is the same system we use at Public Square and on all of the large graphics on the front of the Cleveland Browns Stadium.



Mural Design

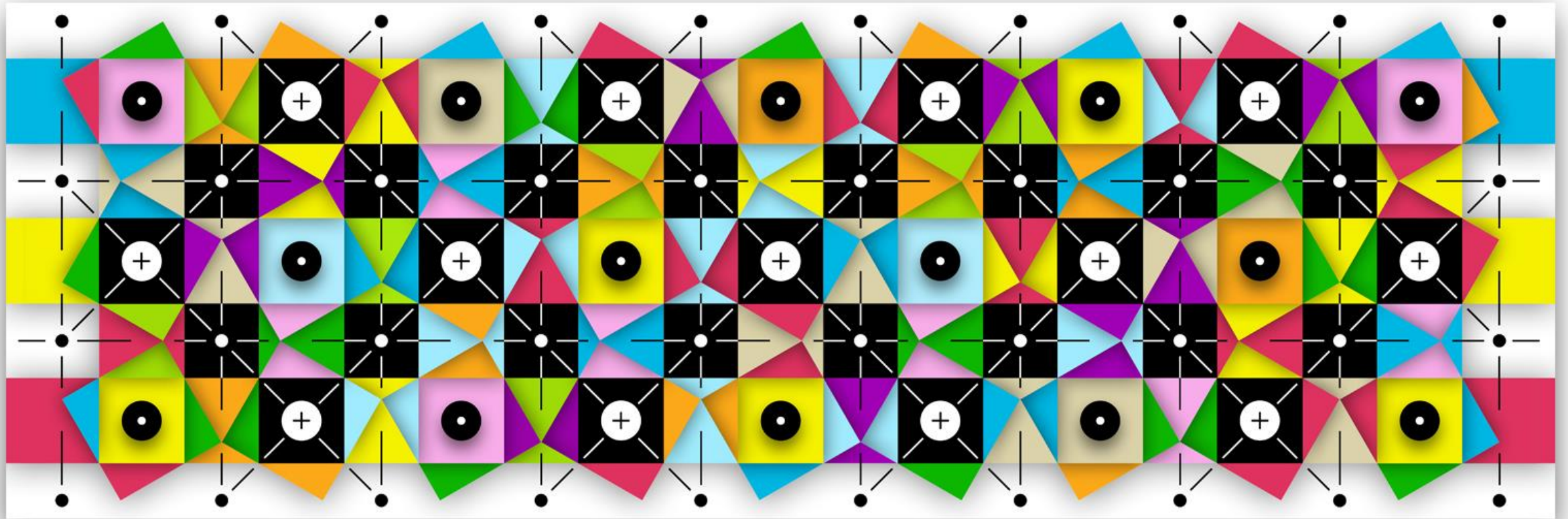
Local Artist: Andrew Reach

About the Artist:

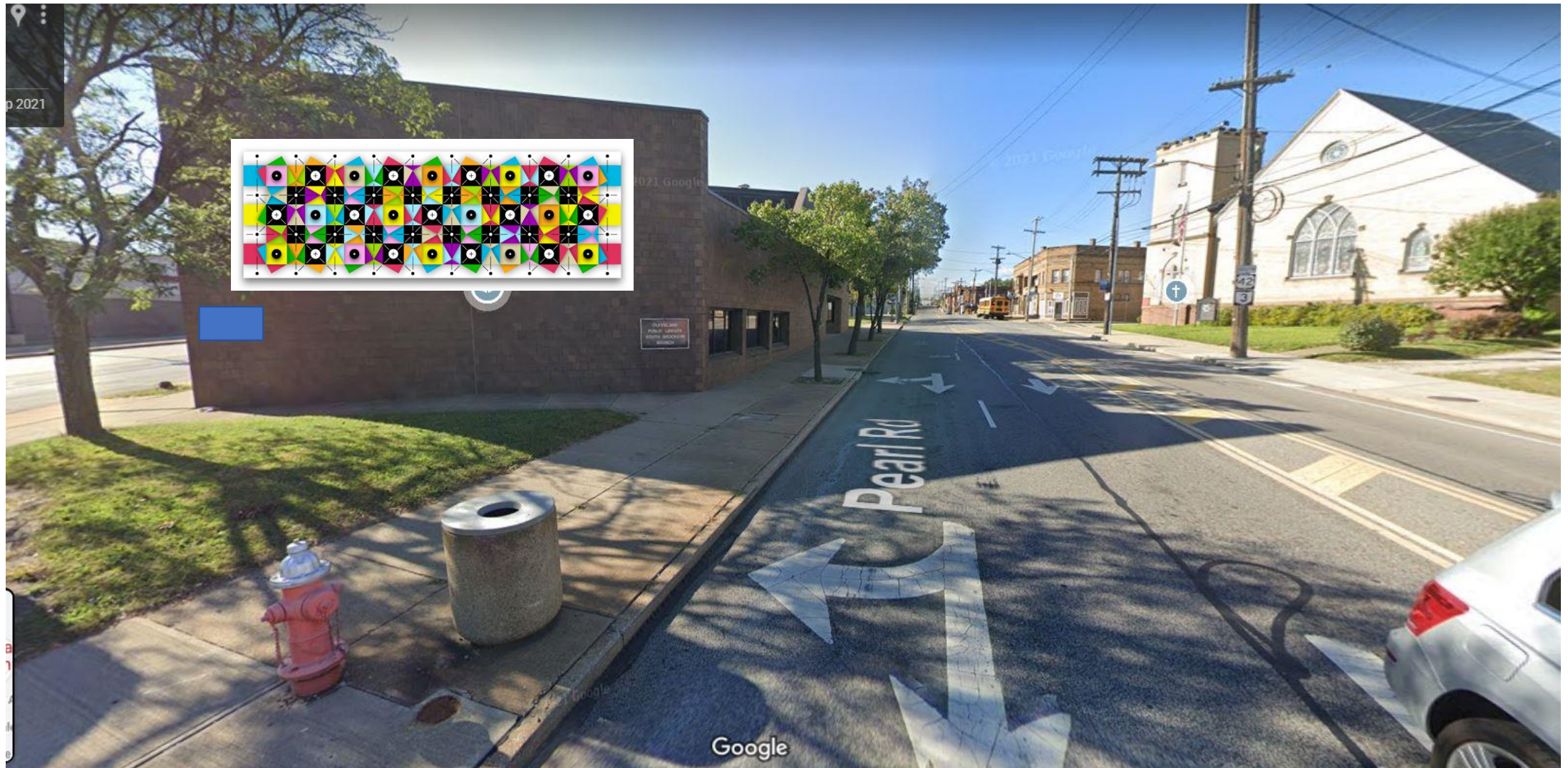
- Andrew Reach (b.1961 in Miami Beach), spent his formative years in Miami. From an early age he had an appreciation of art, graphic design and Architecture and enjoyed drawing and sketching. By high school, he knew what he wanted to be – an Architect.
- In 1983, he moved with his life partner, now his husband, Bruce Baumwoll, to Greenwich Village in New York City and attended Pratt Institute for his Architecture degree. After working in New York, Andrew & Bruce moved to Los Angeles in 1986, where Andrew practiced architecture with Harold Zellman. His projects with Harold Zellman ranged from private residences to creative offices for film directors, editors and advertising agencies. In addition, Historic Restoration projects, with the restoration of the Evan's house designed by the son of Frank Lloyd Wright, Lloyd Wright and the Yasha Heifetz Studio also designed by Lloyd Wright. In 1997 Andrew and Bruce returned to Miami where his architecture moved towards large-scale buildings as an architect with the firm HOK Architects. As project architect, his last project was The Patricia & Phillip Frost Art Museum at Florida International University in Miami.
- In 2003, a spine disease resulted in a spinal fusion comprising more than two thirds of his spine. Starting in adolescence Andrew's spine began showing signs of a disease known as Scheuermann's Kyphosis which over time progressively deforms the spine with an abnormal curvature. Without surgical intervention, the curvature would increase and impact internal organs. His first surgery in 2003 involved a multi-level spinal fusion, T1 (thoracic 1) to L1 (lumbar 1) assisted by rods and screws to correct the curvature.
- In the fall of 2004, at the commencement of construction of the Frost Museum, due to complications of the first surgery, he would undergo a lifesaving surgery marking an end and a new beginning; reinvention from architect to visual artist working in the realm of digital media.
- Prior to his disability, as an architect practicing a visual art form separate from the sphere of the other visual arts, Reach's artistic abilities were always in service to the making of buildings. Now he found himself creating art on a computer program as if the works of art had been inside him all along, waiting for the day the technology would come around to realize them.
- Reach came to embrace digital technology to create large format works that would be too physically demanding for him to paint. In his new work, he's printing on rigid substrates, acrylic and aluminum. Being rigid allows him to cut them on a cnc router, letting the geometry escape the confines of the square and rectangular formats. The ability to cut out the shape frees the geometry to reveal its edges. Unbridled, these artworks speak to freedom, movement and energy.



Approved Artwork: Quadratalux



Rendered view with signage location



Goals and Process

- **Goal of the process is to work with CPL on 1 mural change out per year**
- **Process will be worked into See Also budget for project and staff support**
- **Future murals will feature emerging artists**
- **LAND will work with CPL on curation and selection process**
- **Project is meant to build on the success of the Public Square Art Wall as a model and the Harvard-Lee Branch**



July 1, 2022

DF2022-038 – Lone Sailor Monument:

Seeking Schematic Design Approval

Location: Voinovich Memorial Park at North Coast Harbor

Presenter: Jodi McCue, AECOM

Committee Recommendation: Approved unanimously with conditions:

- Submit dimensioned plan view
- Return if any modifications are made for value engineering

The Lone Sailor Installations Around the Country

Original Installation

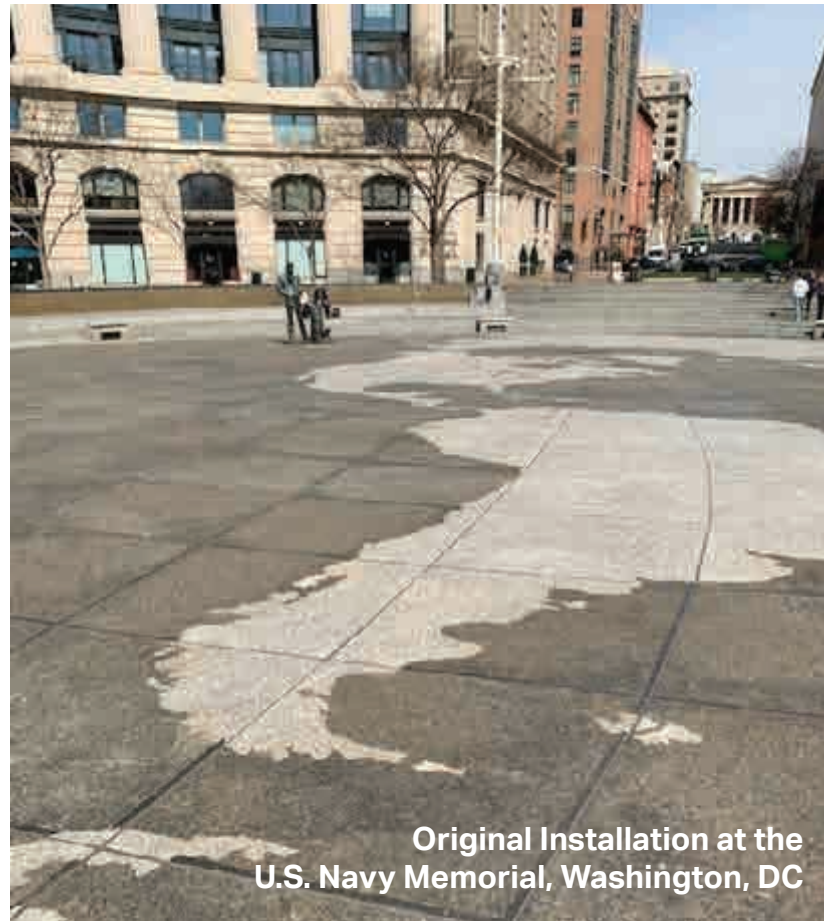
US Navy Memorial
Washington, D.C.
(National Park Service)

United States Installations

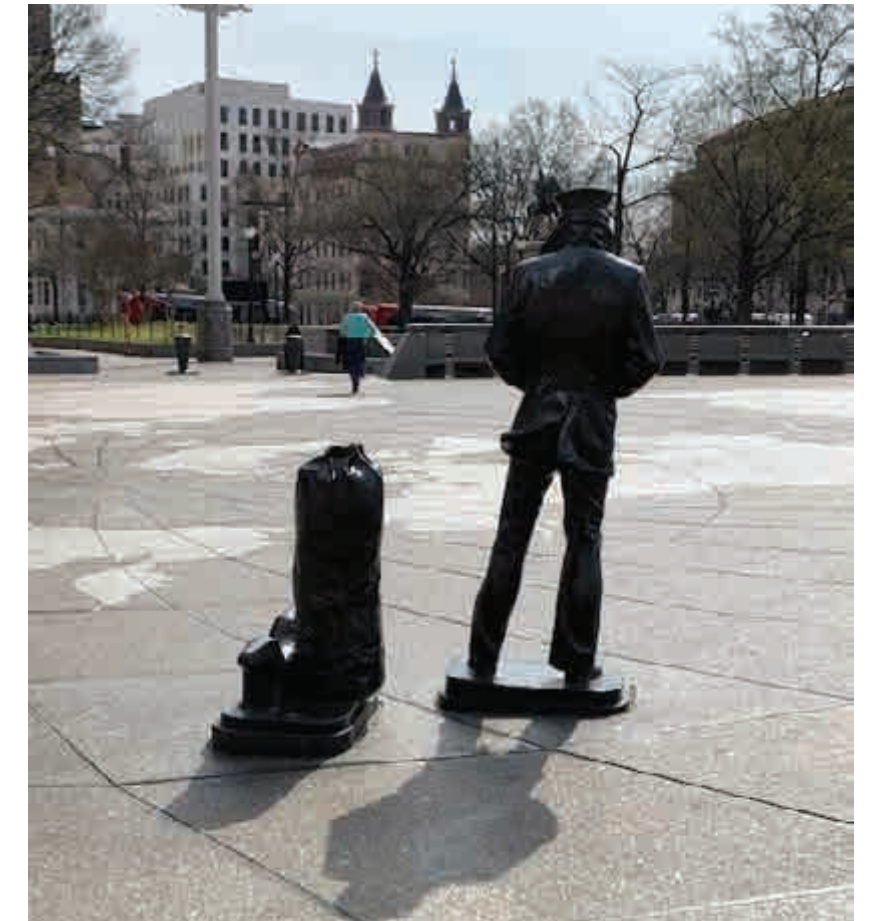
Baton Rouge, LA
Bremerton, WA
Burlington, VT
Charleston, NC
Ft. Lauderdale, FL
Great Lakes, IL
Jacksonville, FL
Long Beach, CA
Marin County, CA
Norfolk, VA
Orlando, FL
Pearl Harbor, HI
Waterloo, IA
West Haven, CT
Hagatna, Guam

Abroad Installations

Utah Beach, Normandy



Original Installation at the
U.S. Navy Memorial, Washington, DC



Installation - Waterloo, IA



Installation - Norfolk, VA

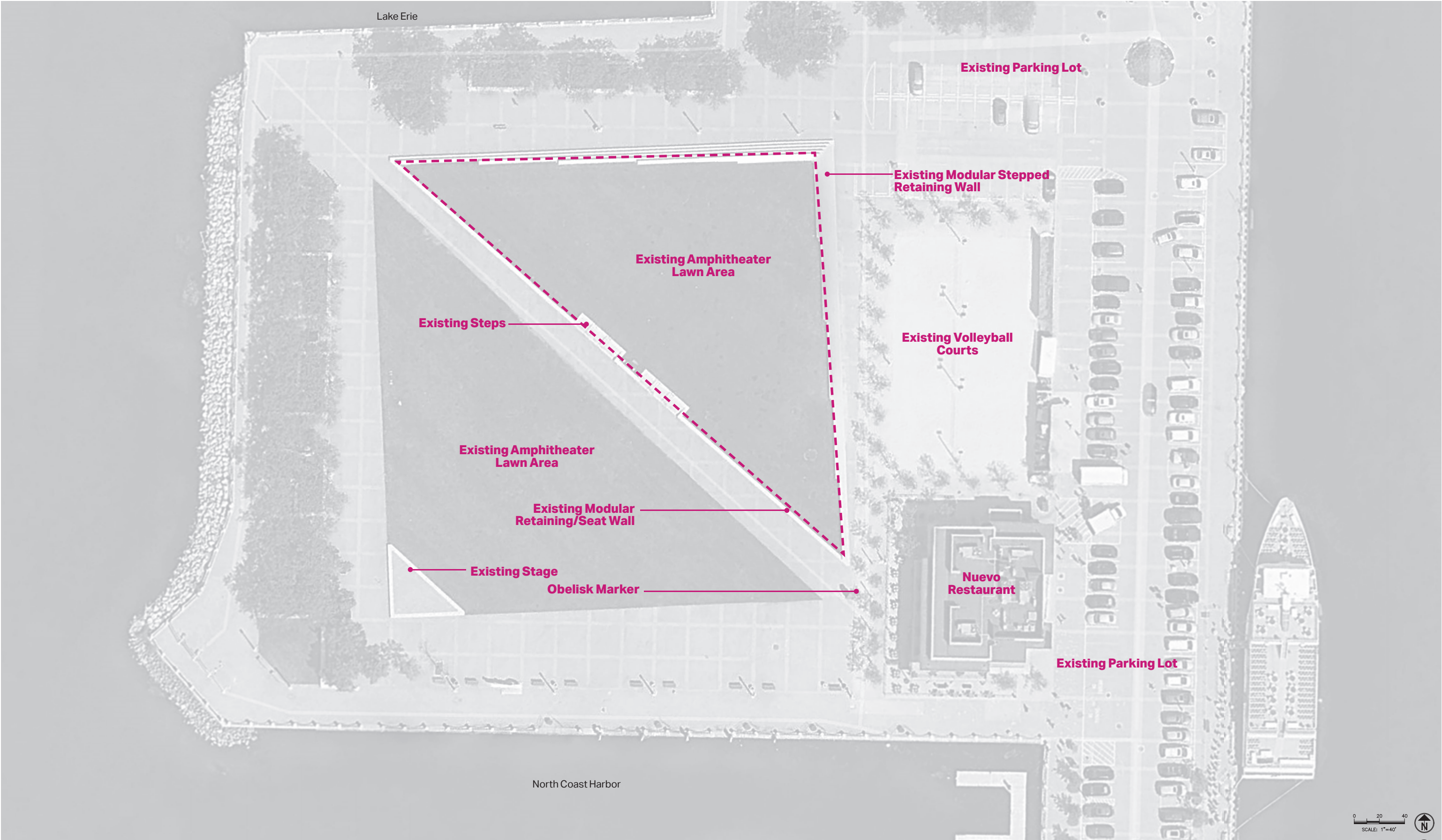


Installation - Burlington, VT

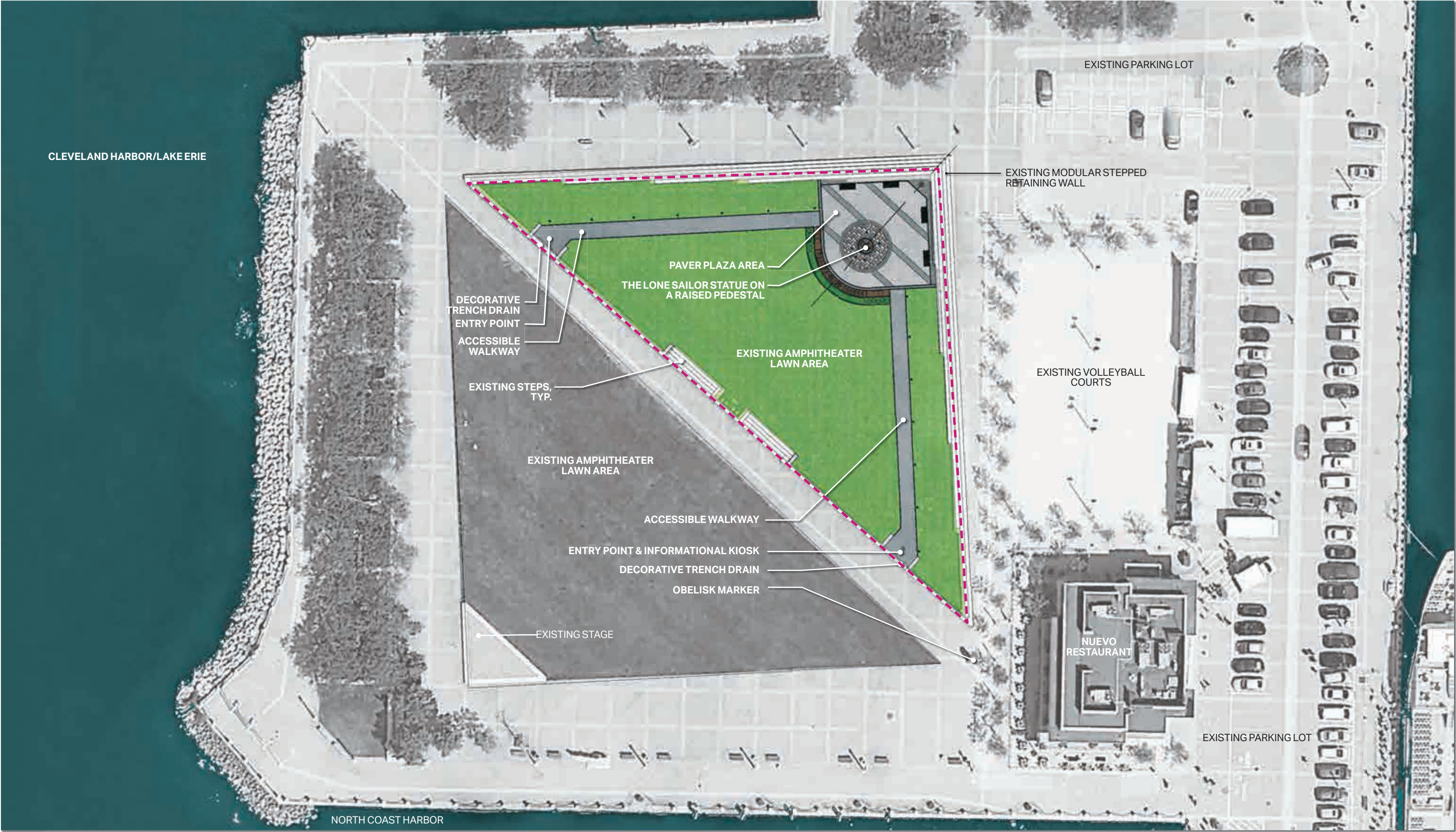


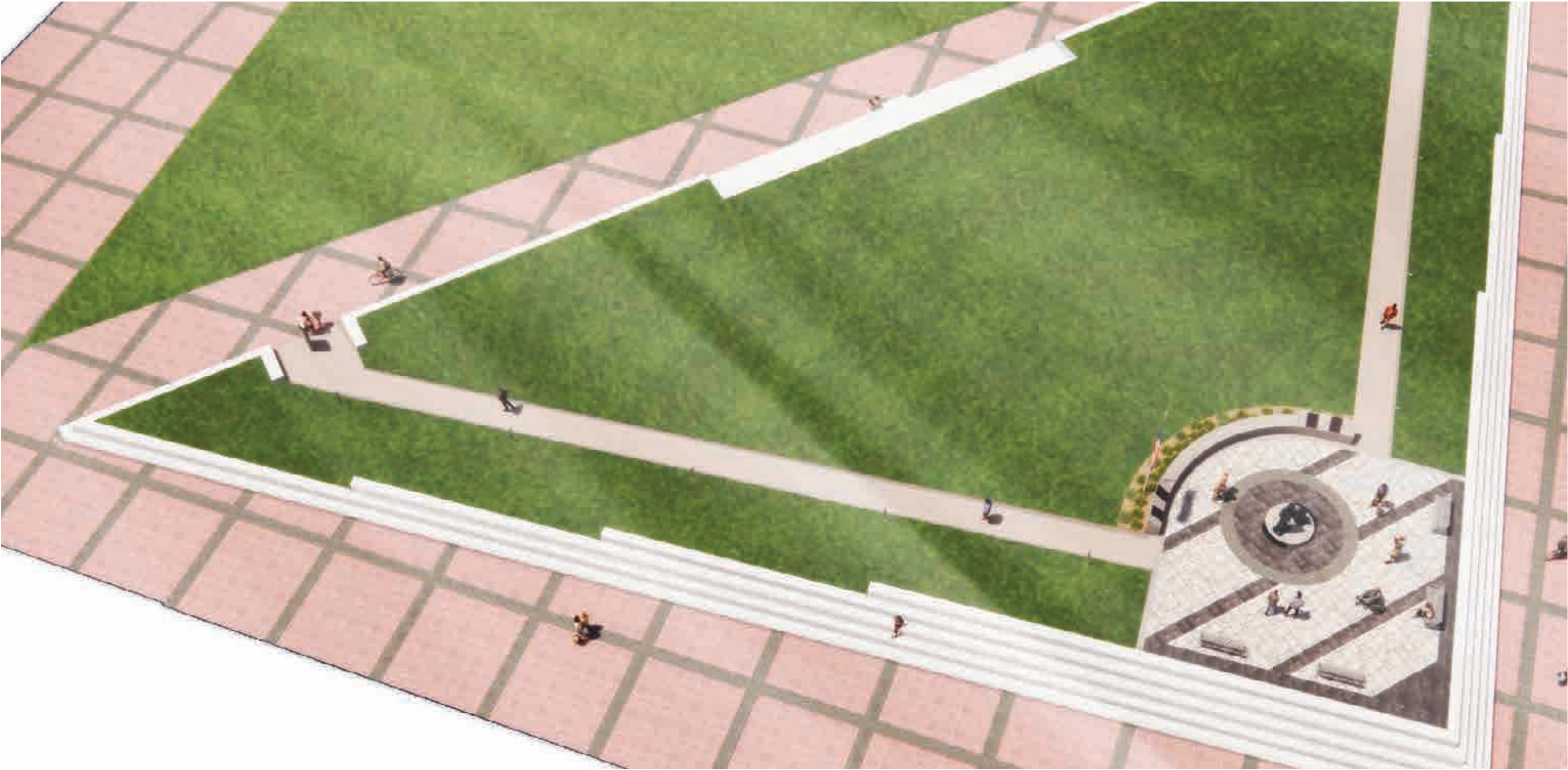
Installation - Ft. Lauderdale, FL





The Lone Sailor Plaza - Conceptual Site Plan





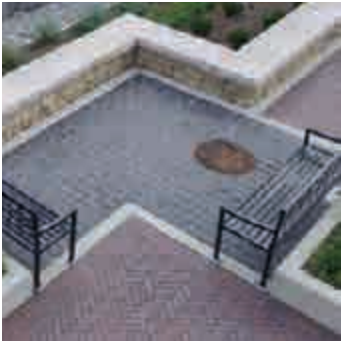
The Lone Sailor Plaza - Concept Site Plan Enlargement



Accessible Walkway - Exposed Aggregate



Outer Cobblestone Band (Black)
Unilock Courtstone (Basalt)



Inner Cobblestone Band (Black)
Unilock Cophthorne (Basalt)



Paver Band (Light Gray)
Unilock Umbriano White Grenada



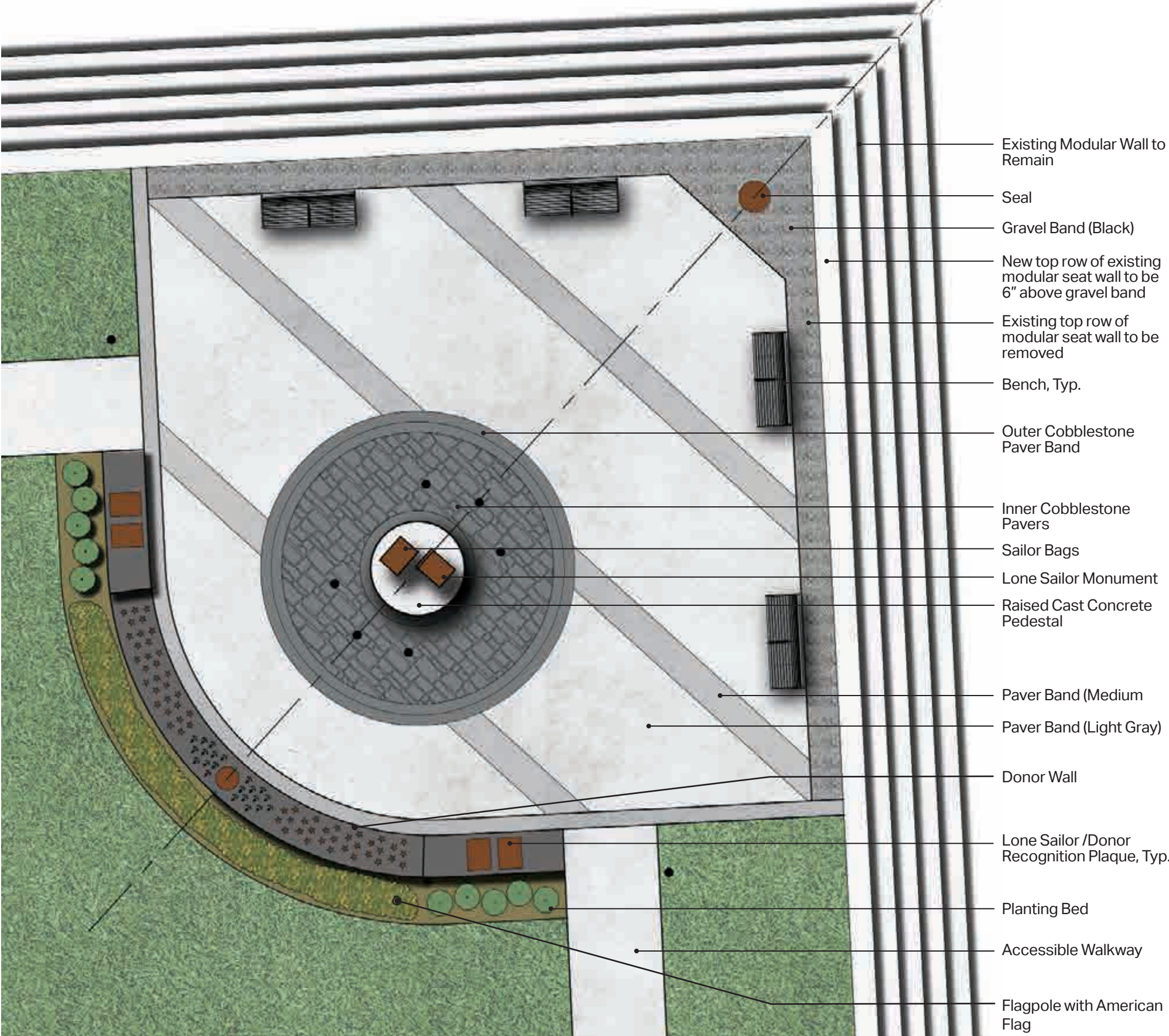
Paver Band (Medium Gray)
Unilock Umbriano Midnight Gray



Gravel (Black)



Trench Drain



Existing Modular Wall to Remain

Seal

Gravel Band (Black)

New top row of existing modular seat wall to be 6" above gravel band

Existing top row of modular seat wall to be removed

Bench, Typ.

Outer Cobblestone Paver Band

Inner Cobblestone Pavers

Sailor Bags

Lone Sailor Monument

Raised Cast Concrete Pedestal

Paver Band (Medium

Paver Band (Light Gray)

Donor Wall

Lone Sailor / Donor Recognition Plaque, Typ.

Planting Bed

Accessible Walkway

Flagpole with American Flag

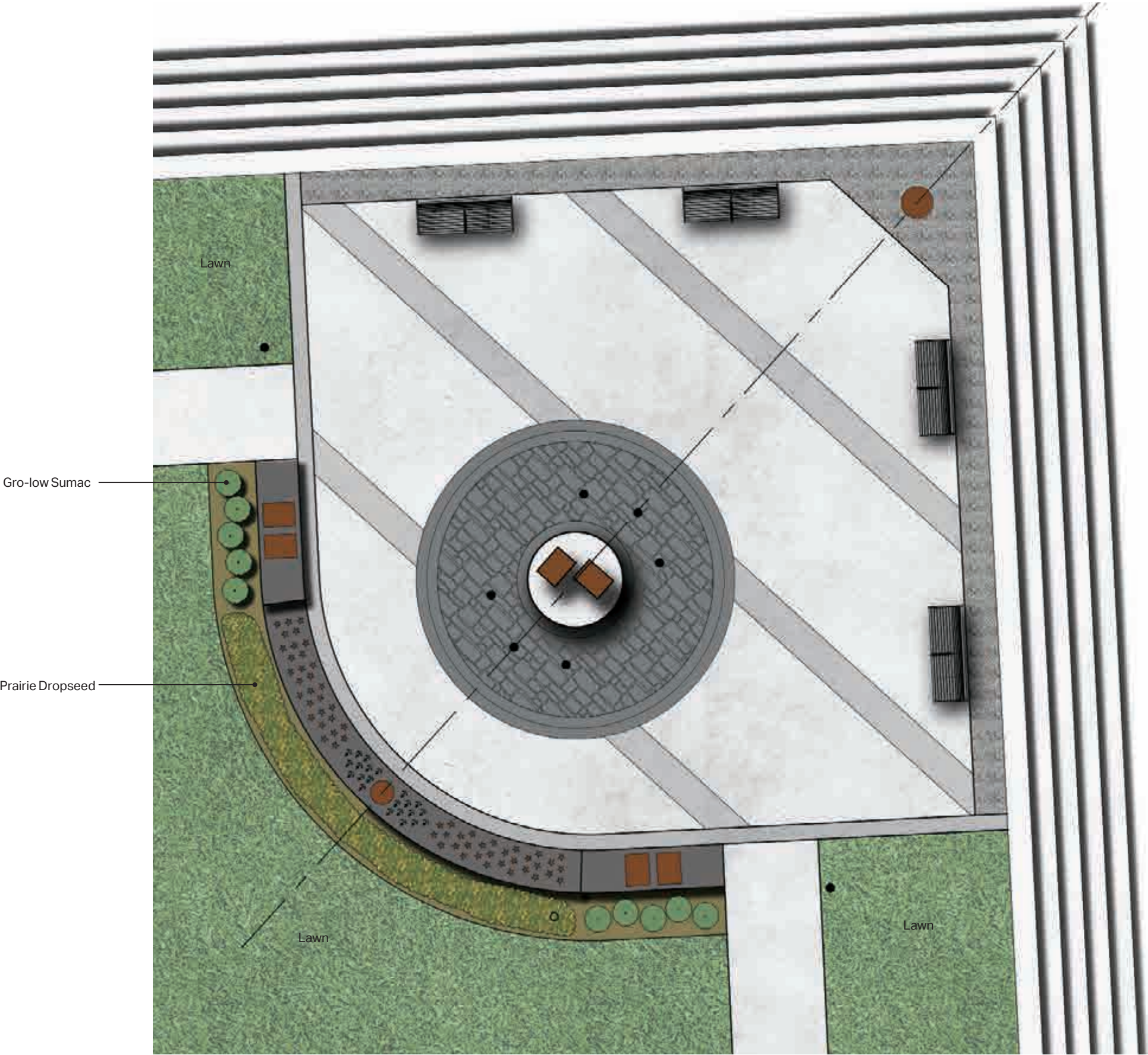
The Lone Sailor Plaza - Concept Landscape Plan



Prairie Dropseed
Sporobolus heterolepis



Gro-low Sumac
Rhus aromatica 'Gro-low'



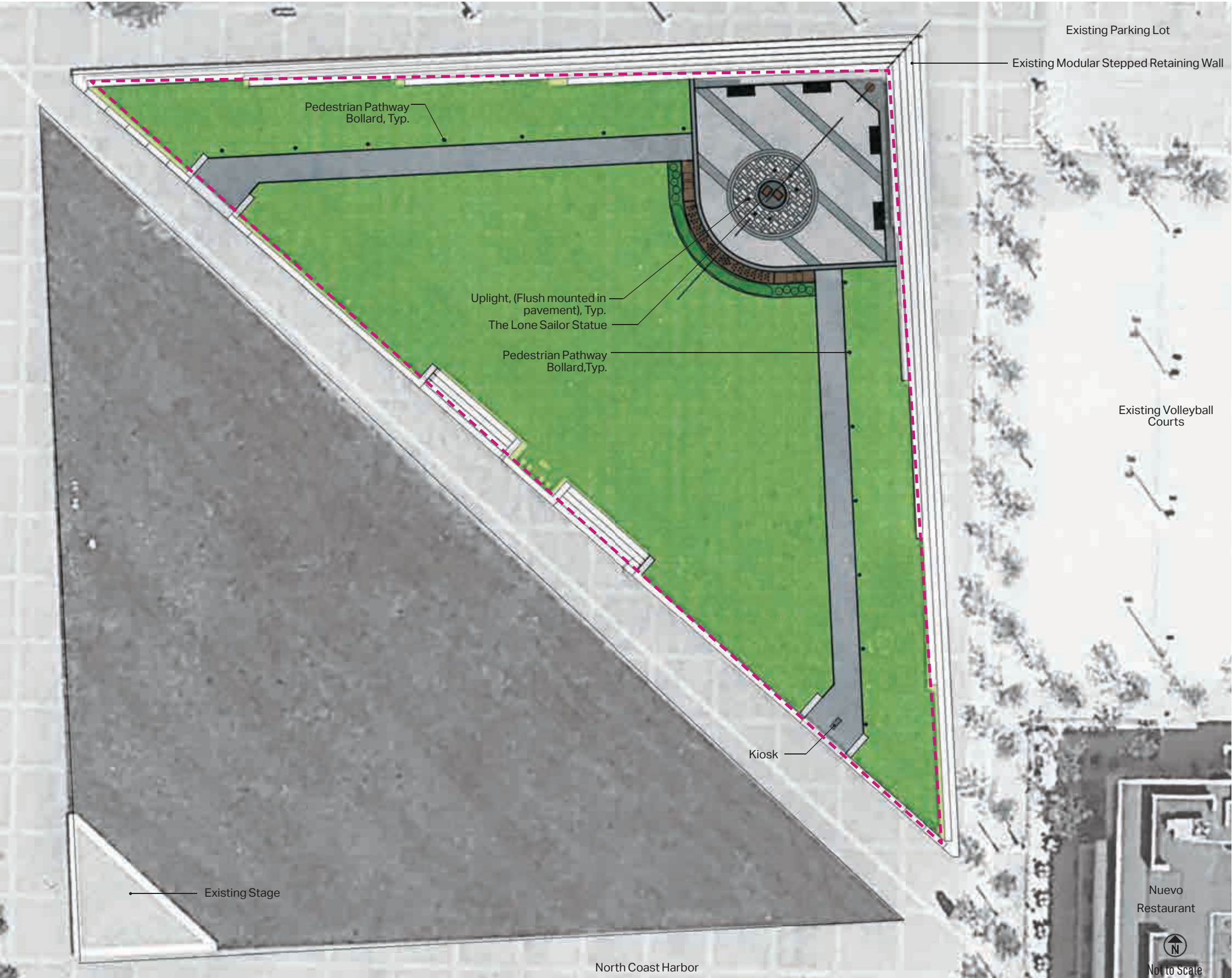
The Lone Sailor Plaza - Conceptual Lighting Plan



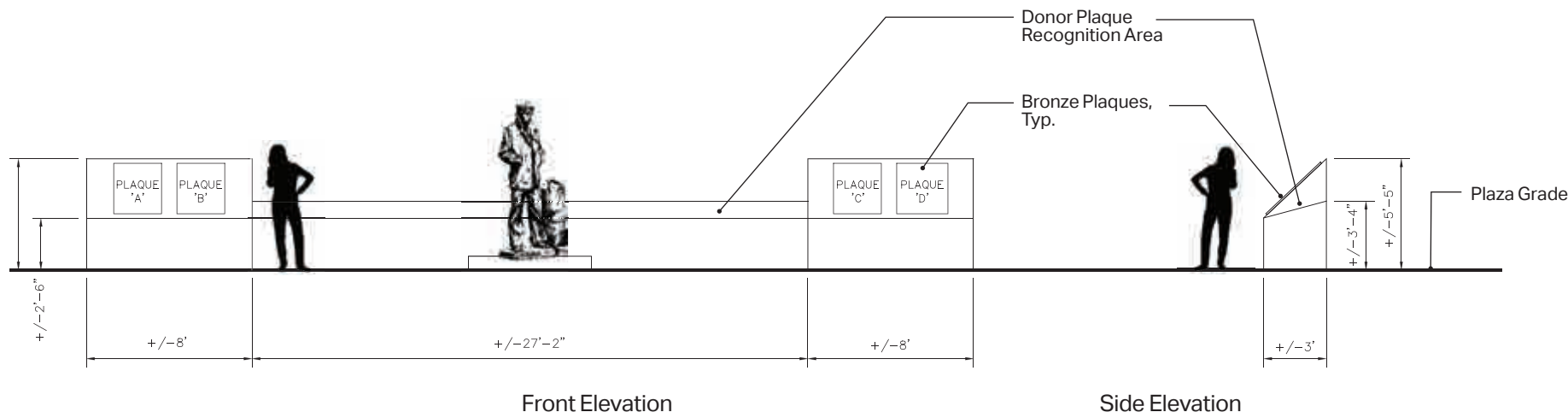
Pedestrian Pathway Bollards



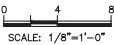
Uplights



The Lone Sailor Plaza - Sections & Elevations



Proposed Donor Recognition Wall Elevation Looking toward Cleveland Skyline



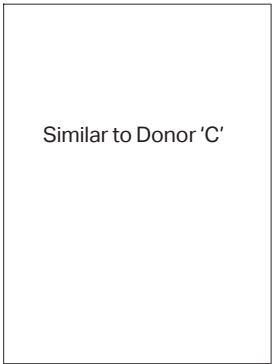
Plaque 'A'
The Lone Sailor Cleveland
44" H x 30" W



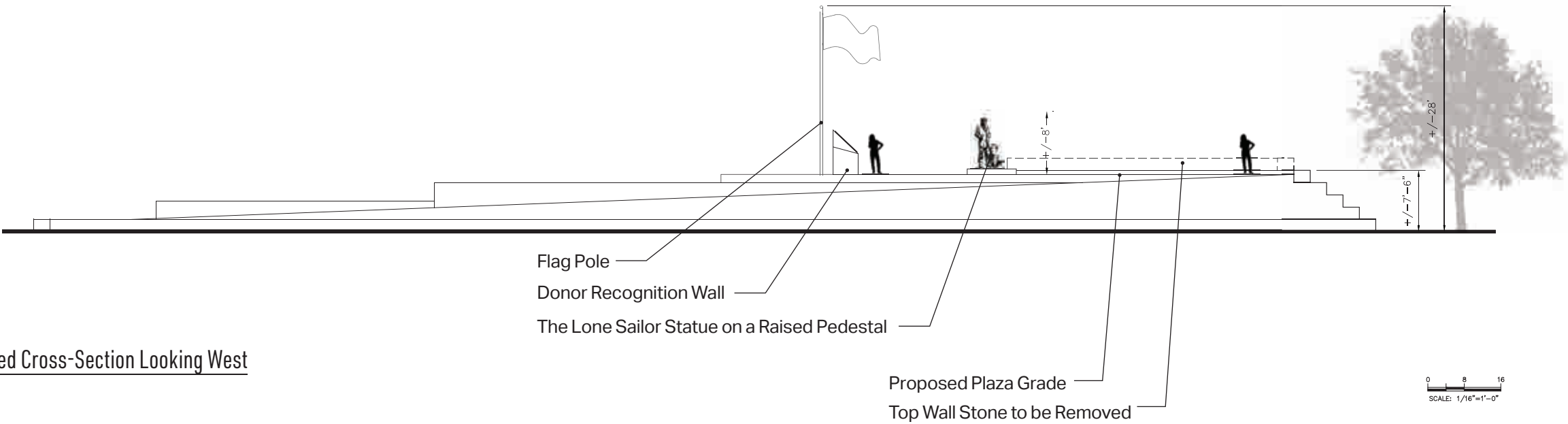
Plaque 'B'
The Lone Sailor History
38" H x 28" W



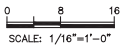
Plaque 'C'
Donor Recognition #1
38" H x 28" W



Plaque 'D'
Donor Recognition #2
38" H x 28" W



Proposed Cross-Section Looking West



The Lone Sailor Plaza - Site Furnishings



Informational Digital Kiosk



Benches - Landscape Structures - Park Vue



Bronze Seals



Lone Sailor Donor Recognition Plaques (4 total)





The Lone Sailor Monument 3D model was provided by Artec Group Inc. (www.artec3d.com) and is licensed under the Creative Commons Attribution 3.0 Unported License.





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July 1, 2022

Committee Recommendation: Approved unanimously with conditions:

- Submit dimensioned plan view
- Return if any modifications are made for value engineering

Cleveland City Planning Commission

Director's Report



July 1, 2022

July 1, 2022

Communications

- BZA signs and posters

The image shows a template for a BZA sign and poster. It is divided into two main sections. The left section has a dark purple background. At the top, the letters "ZN" are written in a large, bold, lime green font. Below this, the words "ZONING NOTICE" are written in a white, sans-serif font, enclosed within a thin red rectangular border. The right section has a white background. It contains a form with five labeled input fields: "CASE NUMBER:", "ADDRESS:", "DESCRIPTION:", "HEARING DATE/TIME:", and "LOCATION:". Each label is followed by a horizontal line for text entry. At the bottom of the right section, there is a QR code on the left, and to its right is the City of Cleveland City Planning Commission logo (a circular seal with "cpc" in the center) and the text "cleveland city planning commission" and "216-664-2580". Below these elements is the URL "https://planning.clevelandohio.gov/bza/cpc".

July 1, 2022



- Parklets and Temporary Outdoor Dining



- Decorative Sidewalks

July 1, 2022

People's Streets update



Staffing Update

- Adam Davenport – Chief City Planner, Neighborhood Section Lead
- Karl Brunjes – City Planner, Landmarks Commission
- Waverly Bowens – Assistant Administrator, Board of Building Standards and Building Appeals
- Allison Hennie – Urban Design and Architecture Section Lead (July start date)

Position postings

- City Planner in Near West, Southeast or Northeast neighborhoods
- Senior Assistant Urban Planner – Landmarks Commission (July 6)

Cleveland City Planning Commission

Adjournment



July 1, 2022