



Cleveland City Planning Commission

Friday, November 17, 2023

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

Lillian Kuri, Commission Chair

Joyce Pan Huang, Director

Michael Bosak, Administrator

Cleveland City Planning Commission

Preamble

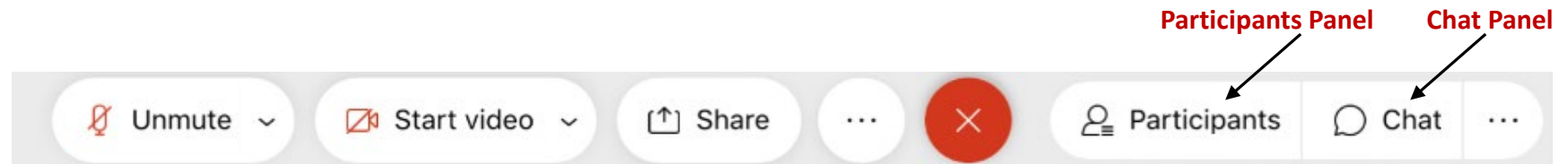
IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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. RECUSALS 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



November 17, 2023

Cleveland City Planning Commission

Preamble

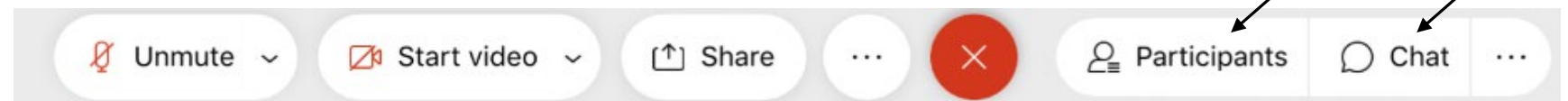
ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WebEx PLATFORM. THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YouTube.

ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER SUBMITTED THROUGH PROPER CHANNELS HAVE BEEN CONSIDERED. WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN COMMENT ON A PARTICULAR MATTER. PROPER CHANNELS FOR COMMENTS ARE LISTED BELOW.

COMMUNICATION WITH MEMBERS OF THIS BODY MUST FOLLOW PROPER CHANNELS FOR CONSIDERATION. ANY COMMENTS RECEIVED BY THE [WEDNESDAY 12:00 PM](#) DEADLINE ARE COLLECTED BY CITY PLANNING STAFF AND DISSEMINATED TO THE COMMISSION MEMBERS PRIOR TO ANY SCHEDULED MEETING.

Proper channels for public comment:

- Sending an e-mail to the cityplanning@clevelandohio.gov address with a comment or a letter
- Calling and/or leaving a message at 216-664-2210
- Sending a letter or dropping off comments at City Hall (601 Lakeside Avenue, Suite 501, Cleveland, OH 44114)



November 17, 2023

Cleveland City Planning Commission

Meeting Rules and Procedures

- The Chair will call each agenda item and then each applicant will be invited to proceed through their presentation.
- Each presentation should be completed prior to questions and comments from the Commission, in order to facilitate a smooth presentation.
- Once the presentation has concluded, the Chair will ask Planning staff to summarize Design Review Committee recommendations and any public comments received.
- The deadline for public comments is noon on the Wednesday prior to any regularly scheduled City Planning Commission meeting and will be read into the record. Any comments received by the deadline are distributed to Commission members prior to the meeting through Dropbox. Staff will also identify any members of the public present and scheduled to speak.
- Public comment is allowed at the discretion of the Chair and any individual providing public comment is permitted two (2) minutes to speak to the agenda item in which they have an interest.
- The Chair will then request a recommendation from staff, if applicable.
- The Commission will then begin deliberations and project review.
- Any Commission member, except the Chair, may make a motion at any point after an agenda item has been called.

Cleveland City Planning Commission

Call to Order and Roll Call



November 17, 2023

Cleveland City Planning Commission

Approval of Minutes from Previous Meeting



November 17, 2023

Cleveland City Planning Commission

Lot Consolidation / Splits



November 17, 2023

Lot Consolidation / Split




November 17, 2023

For PPNs# 007-09-111, -112, -043, & -044

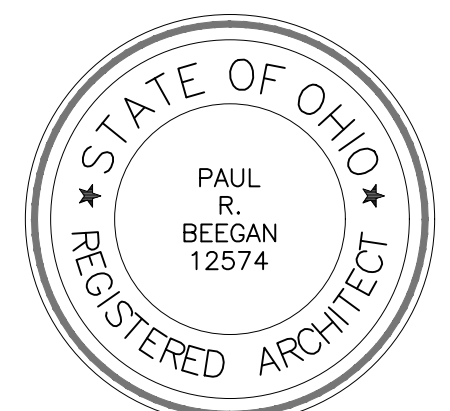
Location: West 30th Street and Monroe Avenue

Presenter: Paul Beegan, Beegan Architectural Design

ISSUE	DATE	DESCRIPTION
1	11.02.23	City Planning Commission



NORTH



PAUL R. BEEGAN, 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. 22-040

Berges Home Performance
2211 W. 30th Street

2211 w. 30th street
cleveland, oh 44113

Architectural Site Plan, Location Map

A0

W. 30th and Monroe Ave

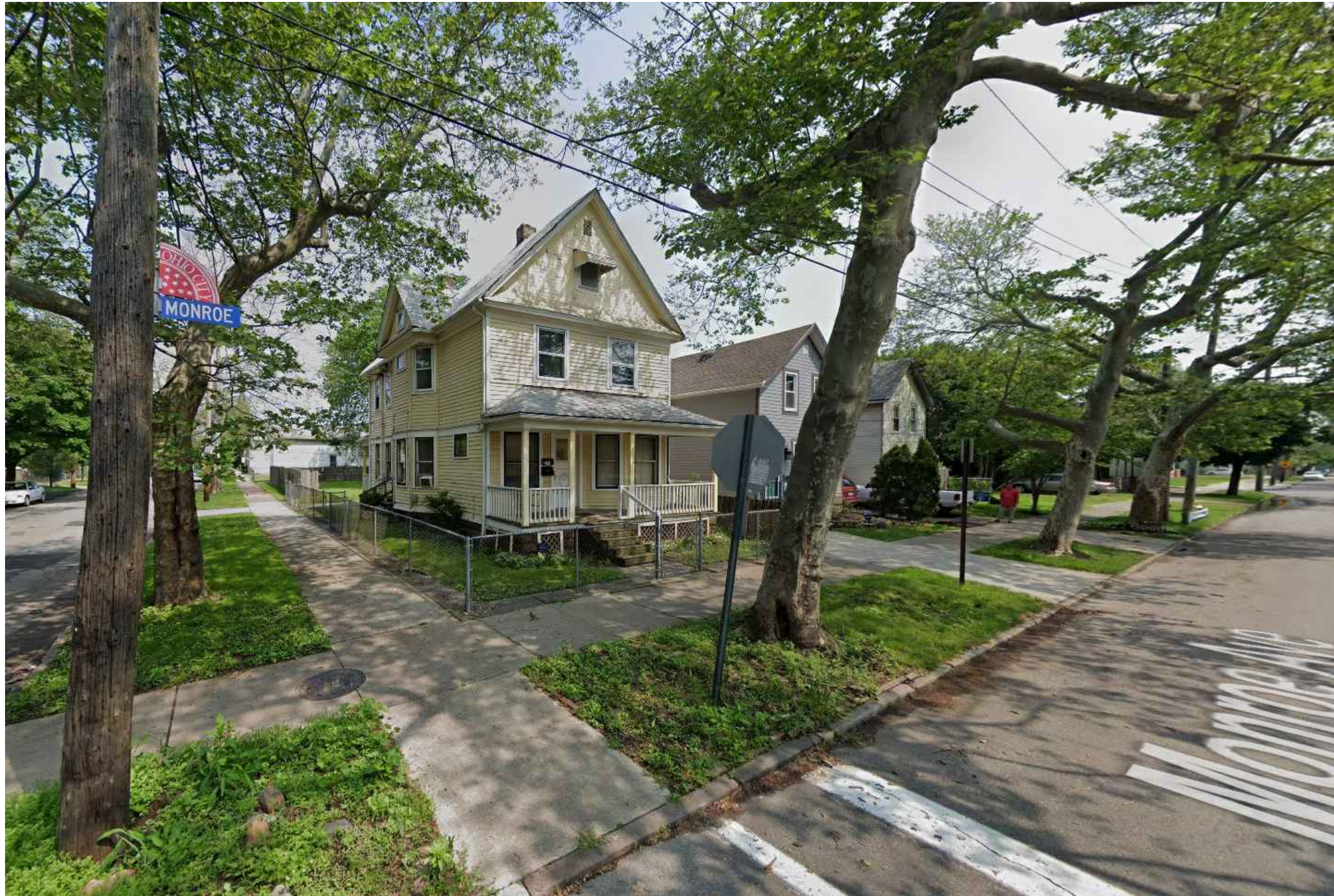
Lot Split Request

ISSUE	DATE	DESCRIPTION
1	11.02.23	City Planning Commission



PLANNED HOMES

N.T.S.



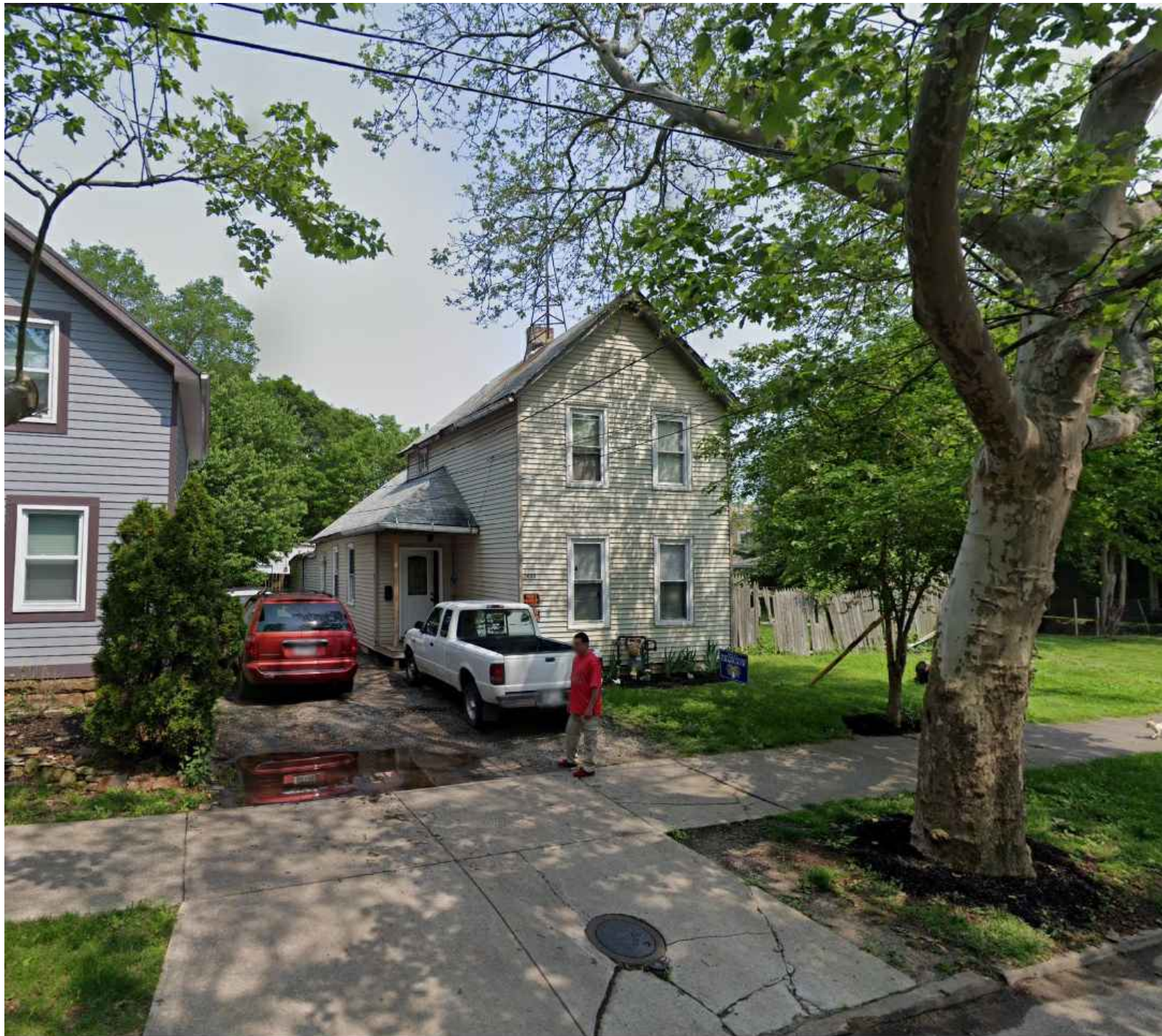
LOOKING EAST ON MONROE AVE

N.T.S.



3008 MONROE AVE

N.T.S.



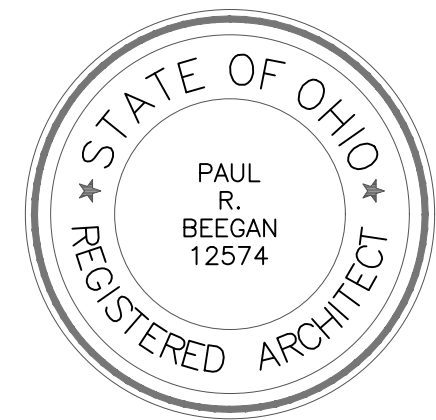
3000 MONROE AVE

N.T.S.



PROPOSED 2211 AND 2205 W. 30TH ST

N.T.S.



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. 22-040

Berges Home Performance
2211 W. 30th Street

2211 w. 30th street
cleveland, oh 44113

Existing
Conditions

A1

OF
WEST 30TH NORTH
TOWNHOMES PHASE I
P.P.N. 007-09-043
P.P.N. 007-09-111
P.P.N. 007-09-112

OWNERS ACCEPTANCE

Monroe Properties CLE LLC
Matt Berges - Owner

State of _____ }
County of _____ }

In witness whereof, I have hereunto set my hand and official seal at _____,
_____, this _____ day of _____, 2023.

My commission expires _____

This Plat of Lot Split and Consolidation is accepted and approved by the Planning Director of the City of Cleveland, Ohio this _____ day of _____, 2023.

This Plat of Lot Split and Consolidation is accepted and approved by the Platting Commissioner of the City of Cleveland, Ohio this _____ day of _____, 2023.

CERTIFICATION



July 10, 2023

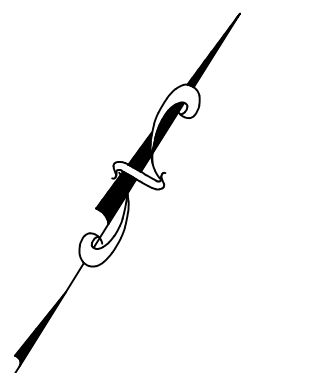
P.P.N. 007-09-045 (Parcel 7)
P.P.N. 007-09-111 (Parcel 8)
P.P.N. 007-09-112 (Parcel 9)
Land conveyed to Monroe Properties CLE LLC by deed dated May 12, 2017 and recorded in AFN. 201705120724 of Cuyahoga County Deed Records.

P.P.N. 007-09-043 (Parcel 1)
Land conveyed to Monroe Properties CLE LLC by deed dated October 11, 2017 and recorded in AFN. 201710110566 of Cuyahoga County Deed Records.

12' Ingress/Egress & Utility Easement shown hereon is for vehicular access for the residents and guests of the Parcel "A" and "C" and future development by Monroe Properties CLE LLC easterly to proposed Phase II.

Maintenance and easement agreement for Phase I development will be filed at a later date.

M = Monument Box Found
○ = Iron Pin Found
○ = Iron Pipe Found
● = 5/8"x30" Iron Pin Set
● = Drill Hole Set / Found
+ = Mag Nail Set / Found
⊕ = Centerline
⊕ = Property Line
 Parcel / Sublot Line -----Z-----
 Original Parcel / Sublot Line -----C-----
 Original Lot / Section Line -----G-----
 Subject Property Line -----P/W-----
 Right-of-way Line -----P/W-----
 Easement Line -----G-----



(IN FEET)
1 inch = 20 ft.

Sargen & Dixon Allotment, Volume 2, Page 53 of Cuyahoga County Map Records. (Rec.)

Barber and Lord's Subdivision, Volume 11, Page 26 of Cuyahoga County Map Records. (Rec.)

Map of Lot Consolidation for Brunila Vega, Volume 328, Page 39 of Cuyahoga County Map Records. (Cirnski)

Boundary Survey by Riverstone Company, Dated July 31, 2018.

City of Cleveland Survey Records. (CSR)

- Steinhilber Volumes
- Hecker Volumes

Cleveland City Planning Commission

Staff Report



November 17, 2023

Cleveland City Planning Commission

Special Presentations – Public Art



November 17, 2023



DF2023-065 – IlluminateCLE Polygon Sculpture: Seeking Final Approval

Location: West Mall Drive and Rockwell Avenue

Presenter: Alex Harnocz, Destination Cleveland

Project Context

Cleveland

IlluminateCLE is a \$7M initiative to bring additional placemaking through light to Downtown Cleveland and beyond.

Public Square lighting enhancements are being finalized for Summer 2024

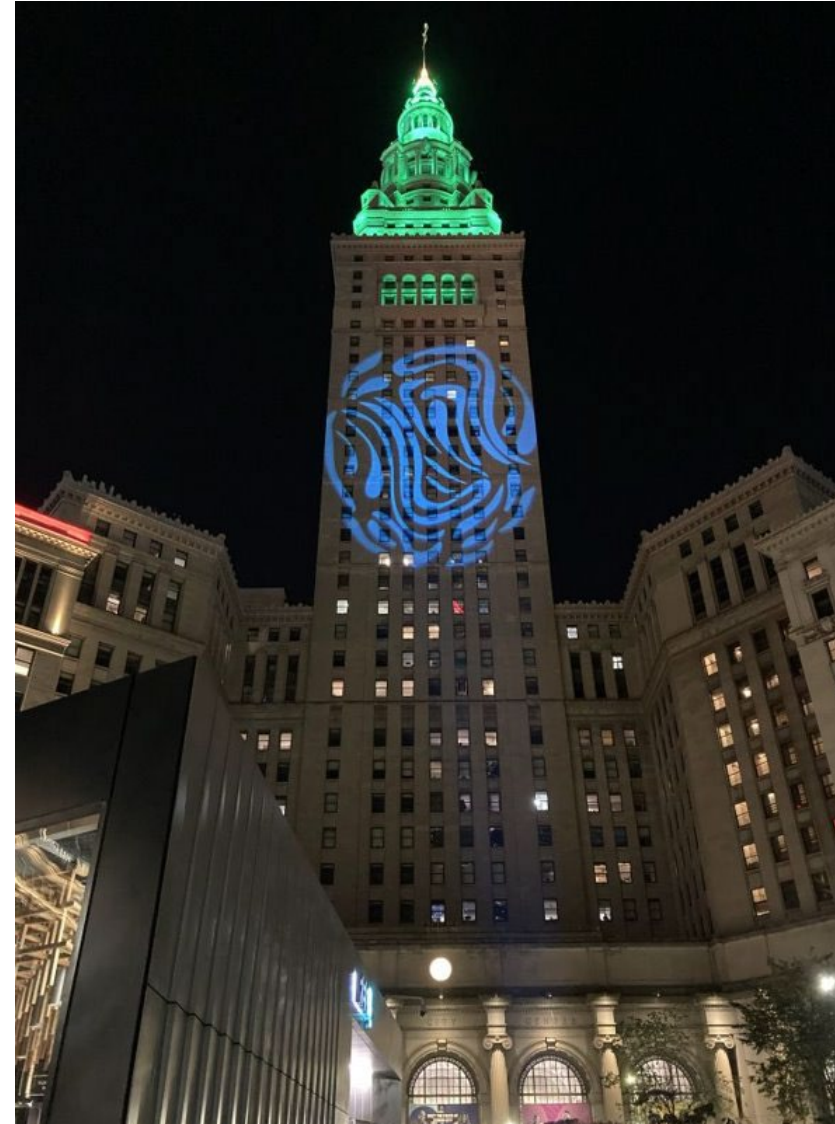


Project Context



IlluminateCLE is a \$7M initiative to bring additional placemaking through light to Downtown Cleveland and beyond.

Public Square lighting enhancements are being finalized for Summer 2024



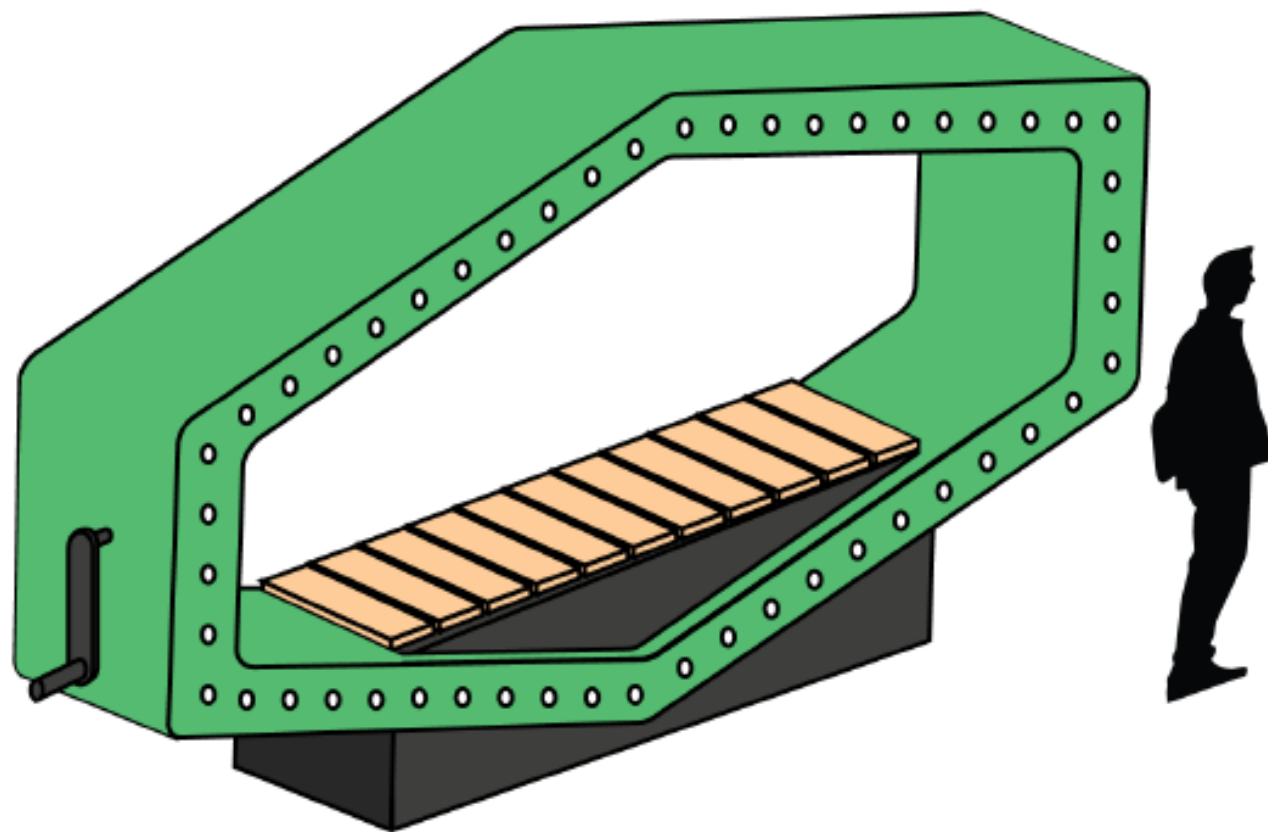
Project Context

Cleveland

IlluminateCLE is a \$7M initiative to bring additional placemaking through light to Downtown Cleveland and beyond.

Illuminated street furniture is part of the overall plan, including three of these “badge” installations.

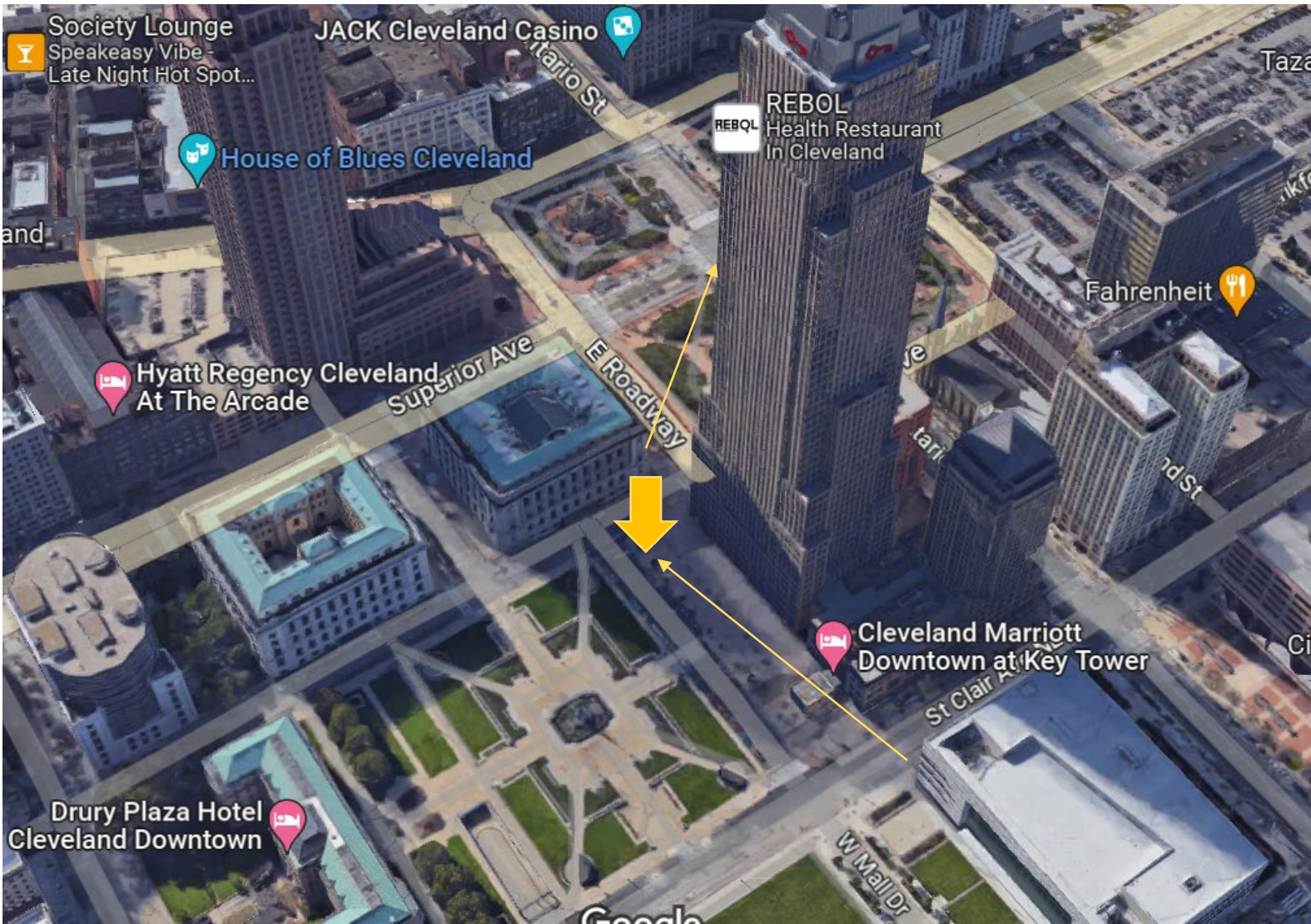
Seeking appropriate sites around Downtown, particularly along St. Clair



Location

Cleveland

Proposed site at corner of West Mall and Rockwell provides a link in the broken sight line between the new front door of the convention center and Public Square



Context

Cleveland



Context

Cleveland



Context

Cleveland



Context

Cleveland

Proposed site at corner of West Mall and Rockwell provides a link in the broken sight line between the new front door of the convention center and Public Square



Context

Proposed site at corner of West Mall and Rockwell provides a link in the broken sight line between the new front door of the convention center and Public Square



Site Plan

Cleveland

Orange = Sculpture Footprint

Red = Sidewalk removed and replaced to match

Blue = Clear path

Electrical conduit run from adjacent street light. Sculpture contains its own electric meter.

Sculpture has a minimum 43" clear distance from face of curb. Streetlight is currently 27" from face of curb.



Comparable Works

Cleveland

DION Art designed and installed a similar internally-illuminated polygon for K&D at 55 Public Square.

Construction would be similar, without the commercial branding.



Design

Cleveland

Stainless steel polygon

Top faces have “Cleveland” cut in various fonts.

Bottom faces have a geometric pattern which projects onto the sidewalk after dark

Benches not included in this submission



Design

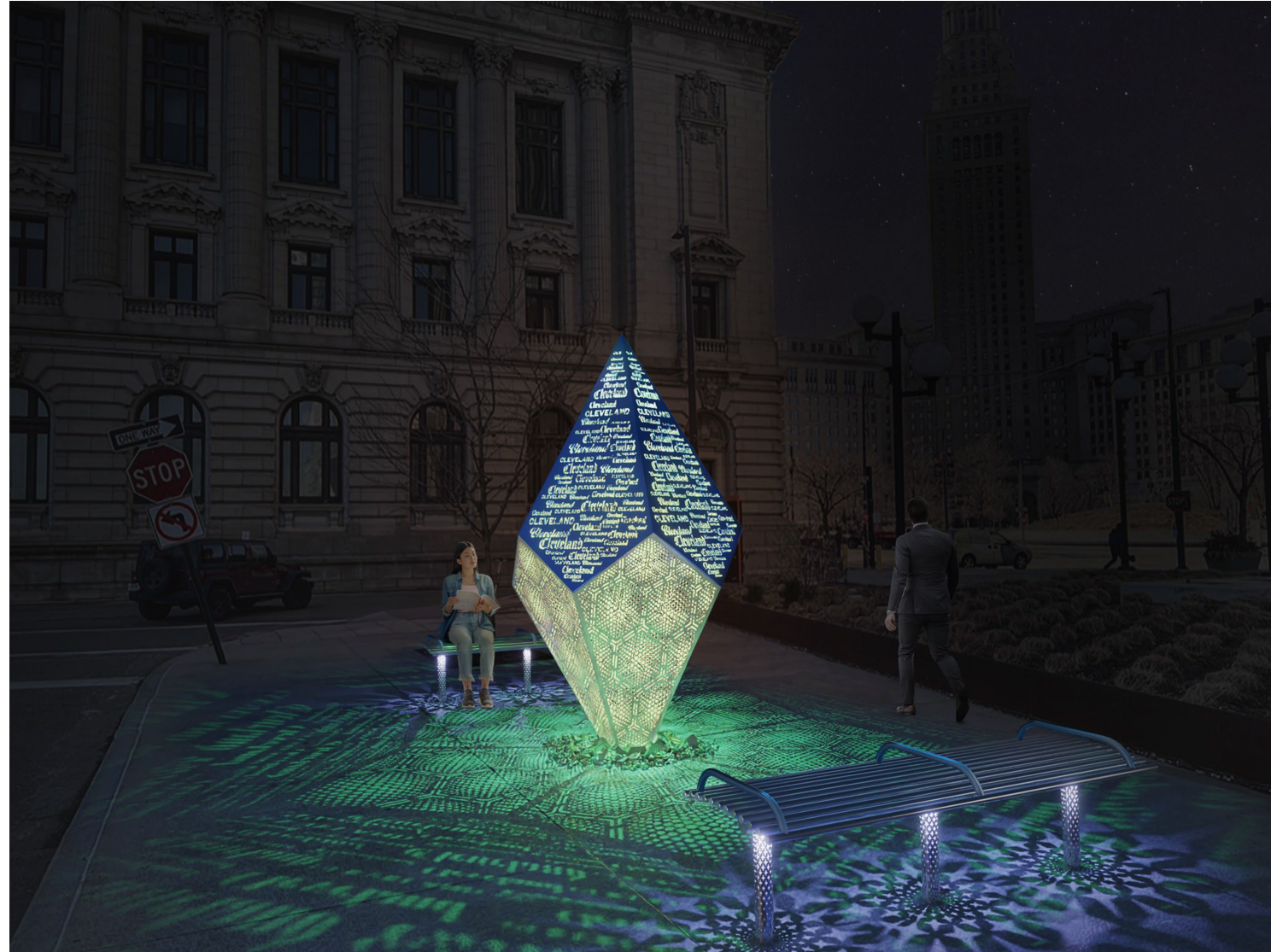
Cleveland™

Stainless steel polygon

Top faces have “Cleveland” cut in various fonts.

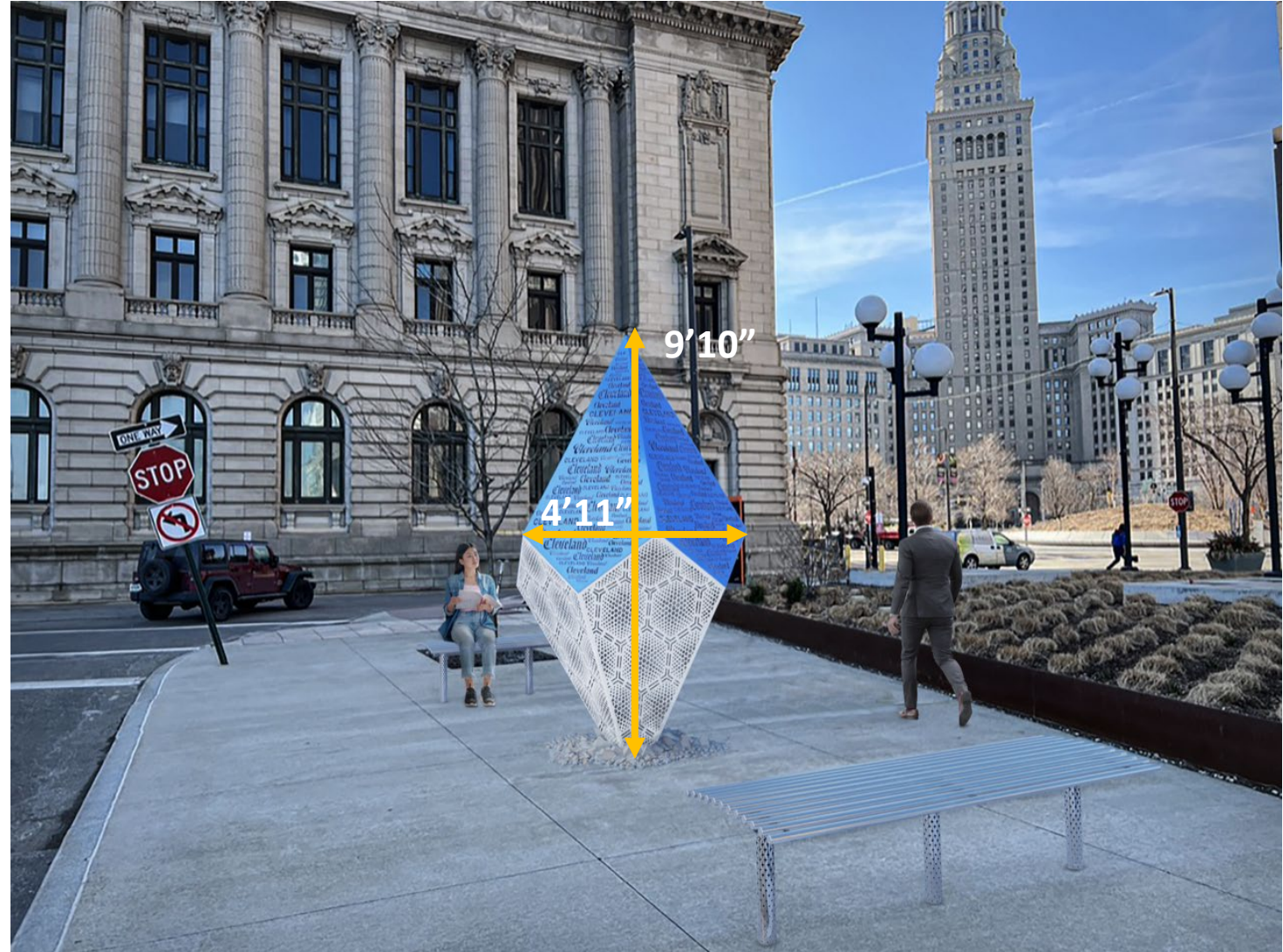
Bottom faces have a geometric pattern which projects onto the sidewalk after dark

Benches not included in this submission



Dimensions

Cleveland



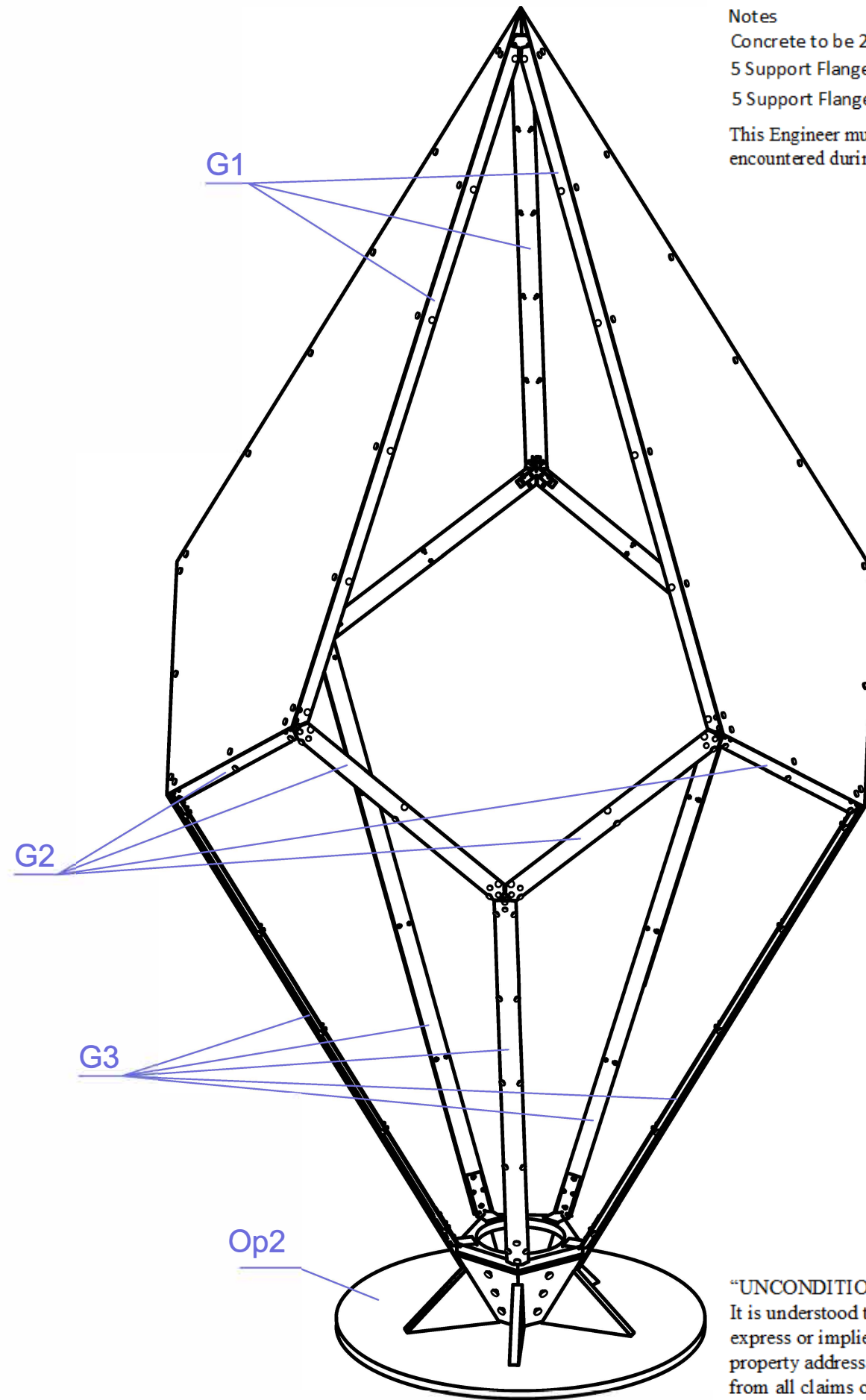
Notes

Concrete to be 27,579.04 kilopascals compressive strength at 28 days cure

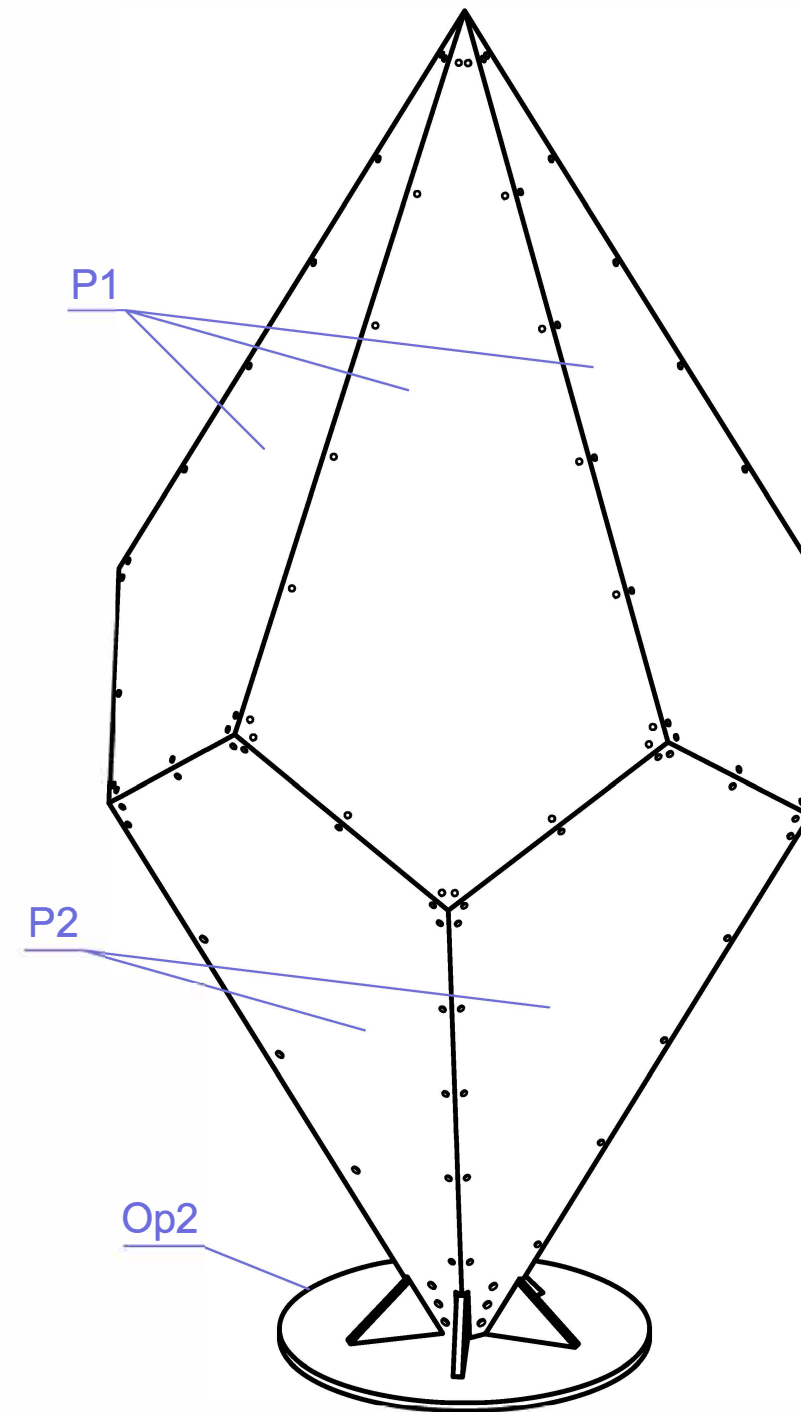
5 Support Flange Plates welded to the Base Plate to be 10mm Fillet weld on both sides of each flange plate.

5 Support Flange Plates welded to the Column Support to be 7mm Fillet weld on both sides of each flange plate

This Engineer must be contacted at 440 417 2678 if unusual or unanticipated field conditions are encountered during construction such as poor soil quality or anchor bolt misalignment



3D view of the art installation



"UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY"

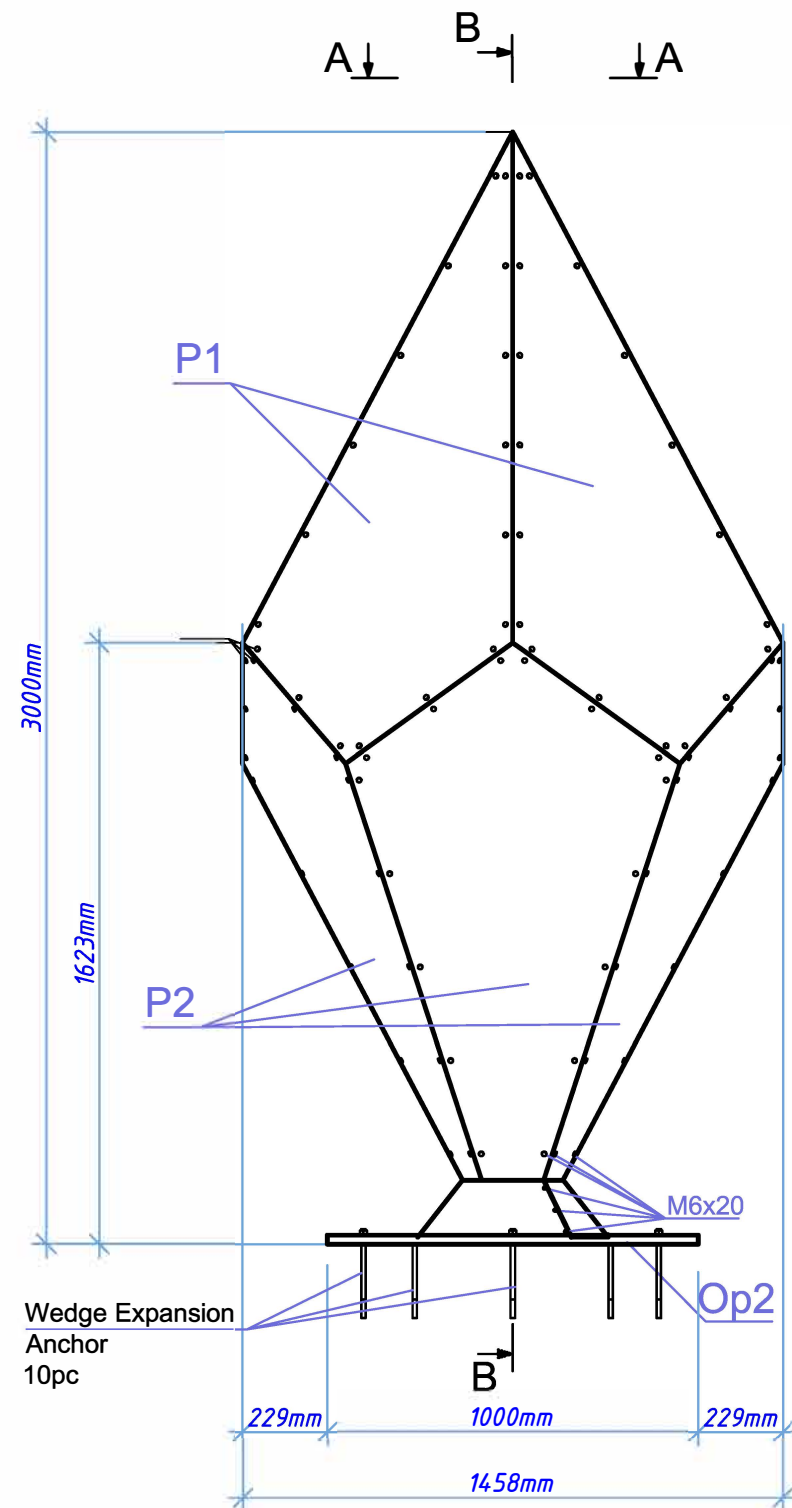
It is understood that Eric Satler, P.E., is not an insurer and that drawings are not intended or to be construed as an express or implied guarantee or warranty of adequacy, performance, or condition of the structure, item or system at the property address. The CUSTOMER hereby releases and exempts Eric Satler, P.E., and its agents and employees of and from all claims of responsibility and liability for the cost of repairing or replacing any unreported deficiency or defect and for any consequential harm, property damage, personal injury of any nature, and/or legal fees. In the event that Eric Satler, P.E., and/or its agents or employees are found liable due to breach of contract, negligence, breach of warranty, negligent, or misrepresentation, then the liability of Eric Satler, P.E., and its agents and/or employees shall be limited to the amount of the fee paid by the CUSTOMER for the drawings."

Information on structural elements

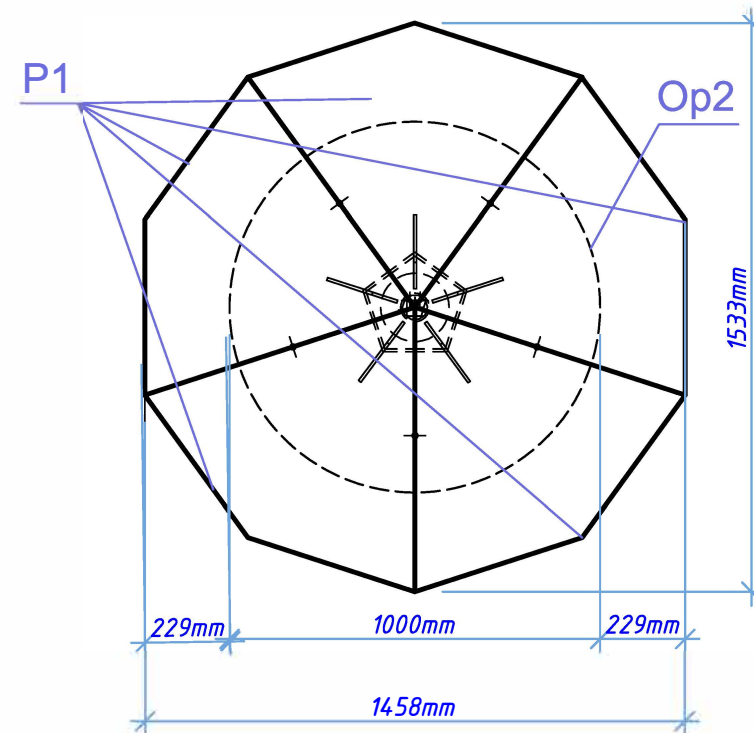
Name	Qty. pc
Detail P1	5
Detail P2	5
Detail G1	5
Detail G2	5
Detail G3	5
Detail Gp4	1
Detail Gp6	1
Item Brand Mp1	1
Item Brand Mp2	1
Item Brand Op2	1

Eric A. Satler
DATE 11/06/2023
E.A.Satler, E-49084,
Austinburg OH
440 417 2678 cell
[Http://www.easatler.com](http://www.easatler.com)
[easatler@gmail.com](mailto: easatler@gmail.com)

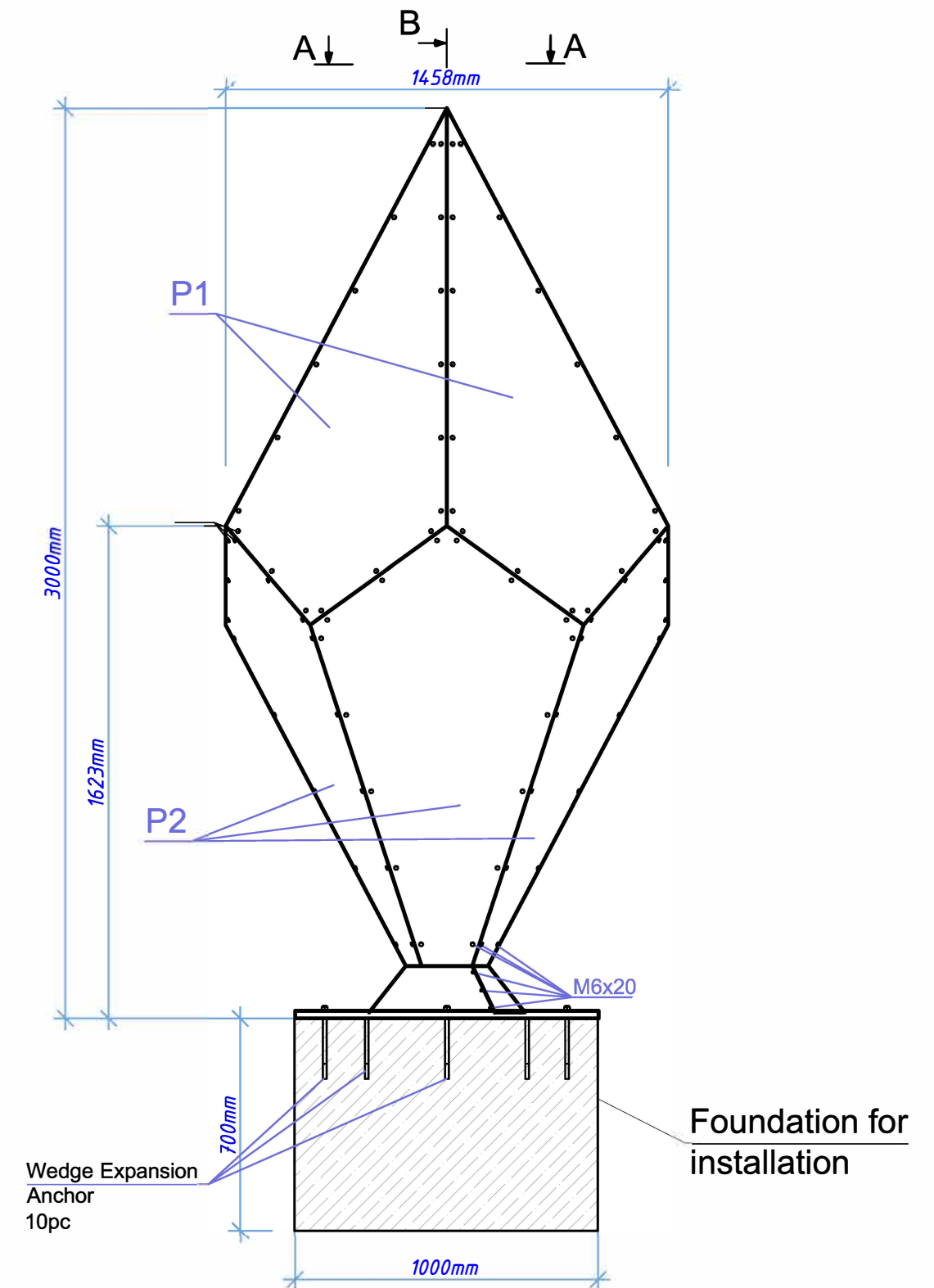




Facade art installation



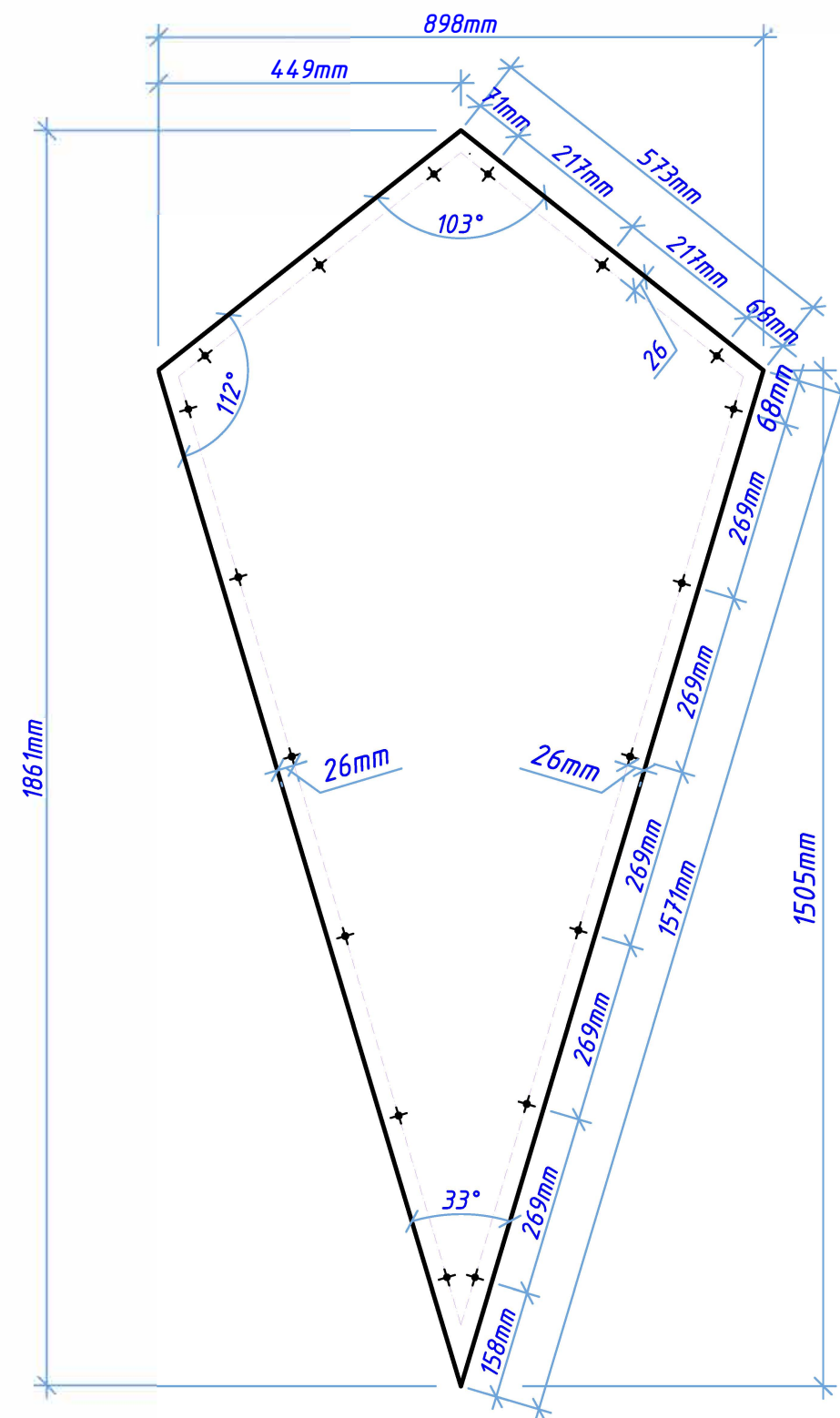
A-A



Note:
Anchor the art installation to the concrete foundation

Eric A. Satler
DATE 11/06/2023
E.A. Satler, E-49084,
Austinburg OH
440 417 2678 cell
[Http://www.easatler.com](http://www.easatler.com)
[easatler@gmail.com](mailto: easatler@gmail.com)



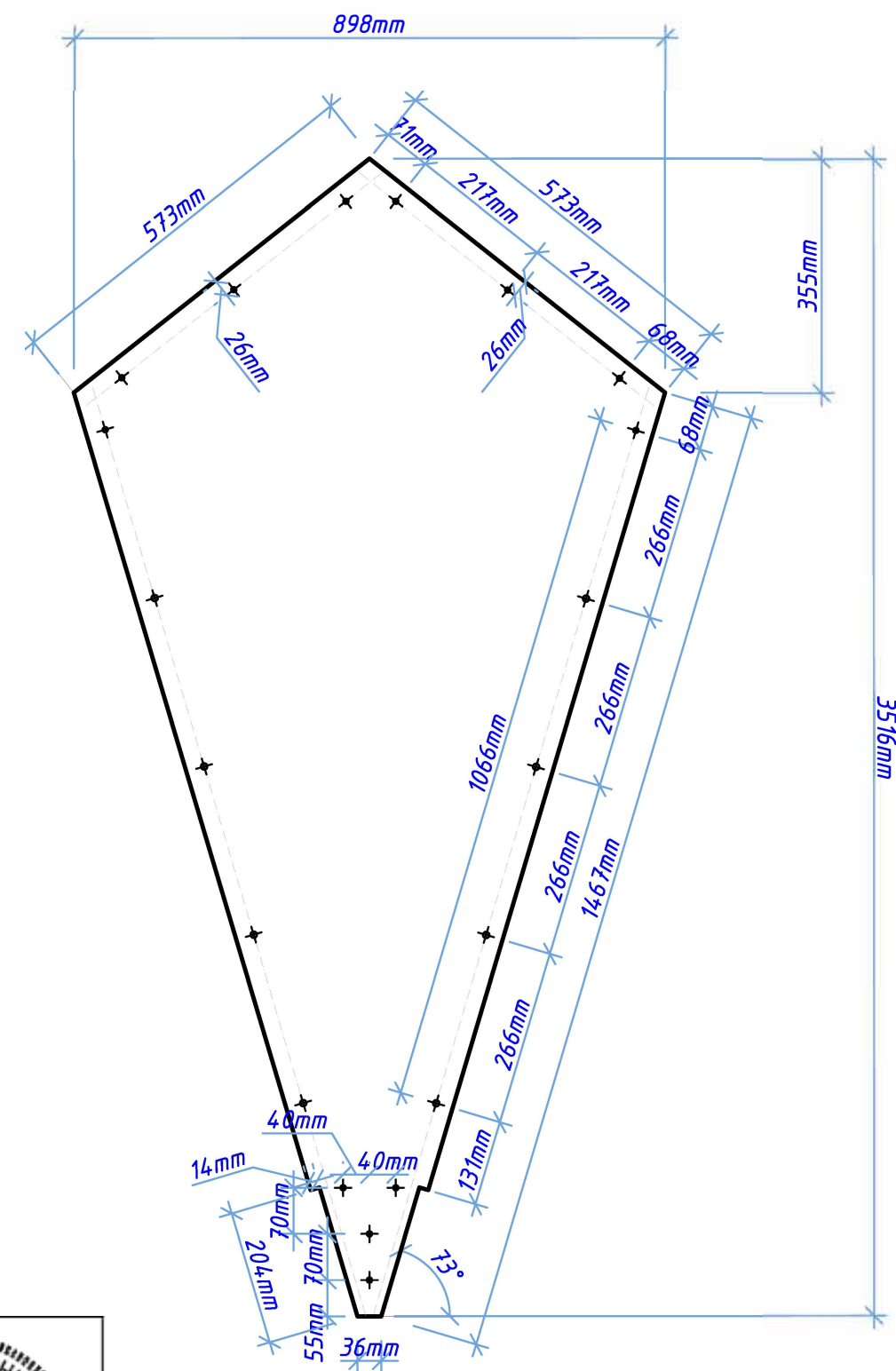


Detail P1

5 pc

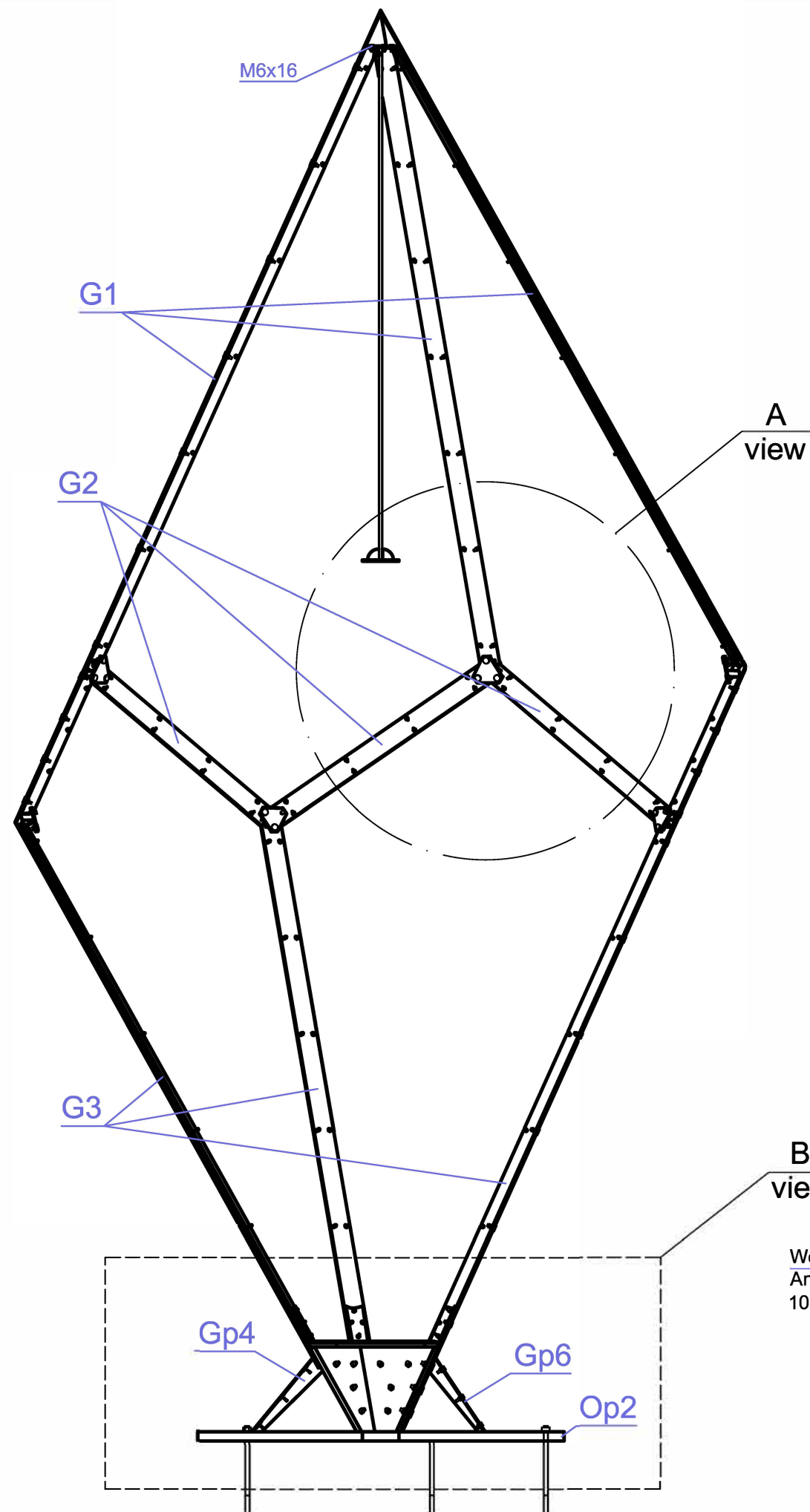
Erin A. Jathen

DATE 11/06/2023
E.A.Satler, E-49084,
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[easatler@gmail.com](mailto: easatler@gmail.com)



Detail P2

5 pc

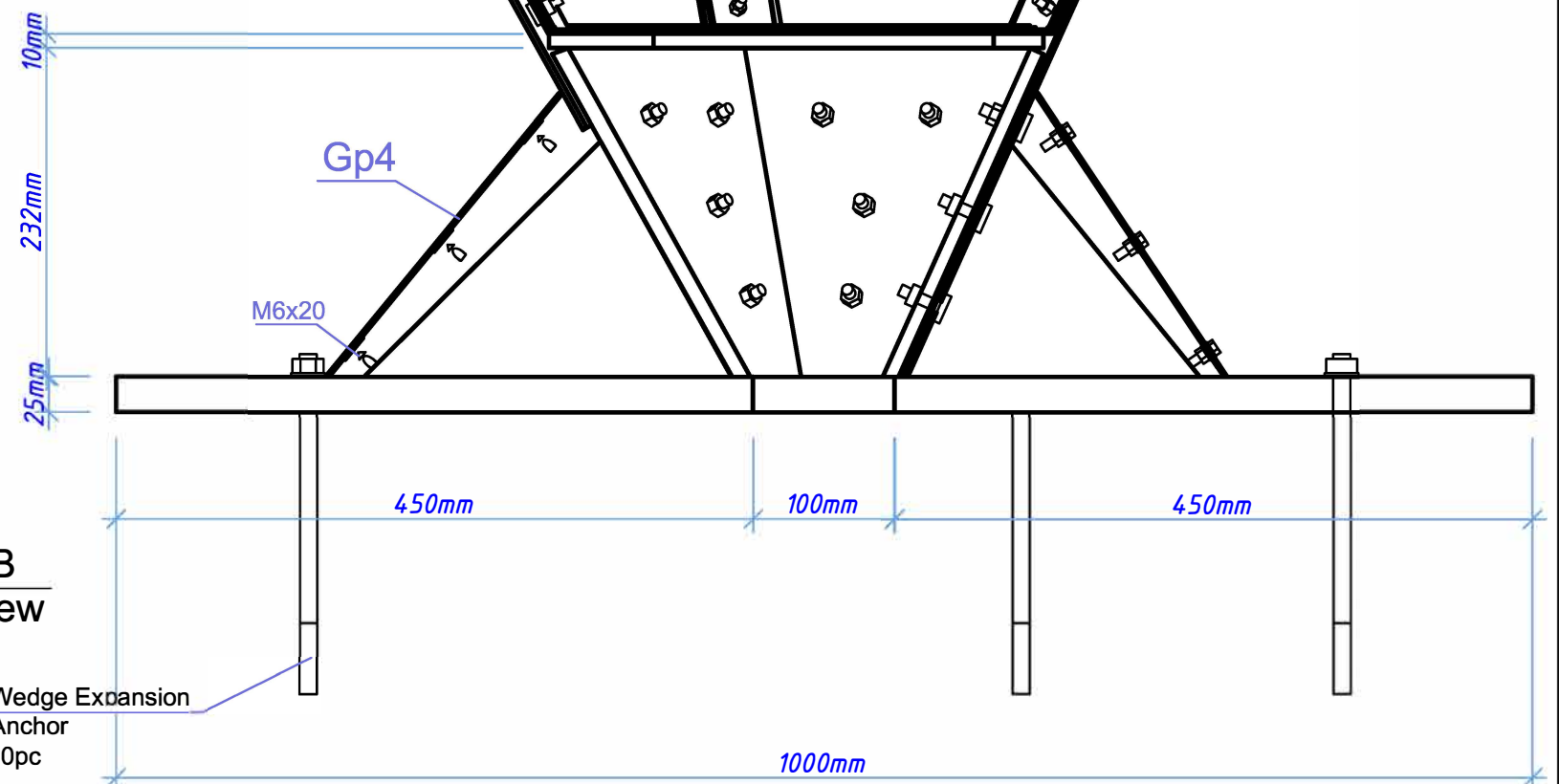


A
view

B
view

A
view

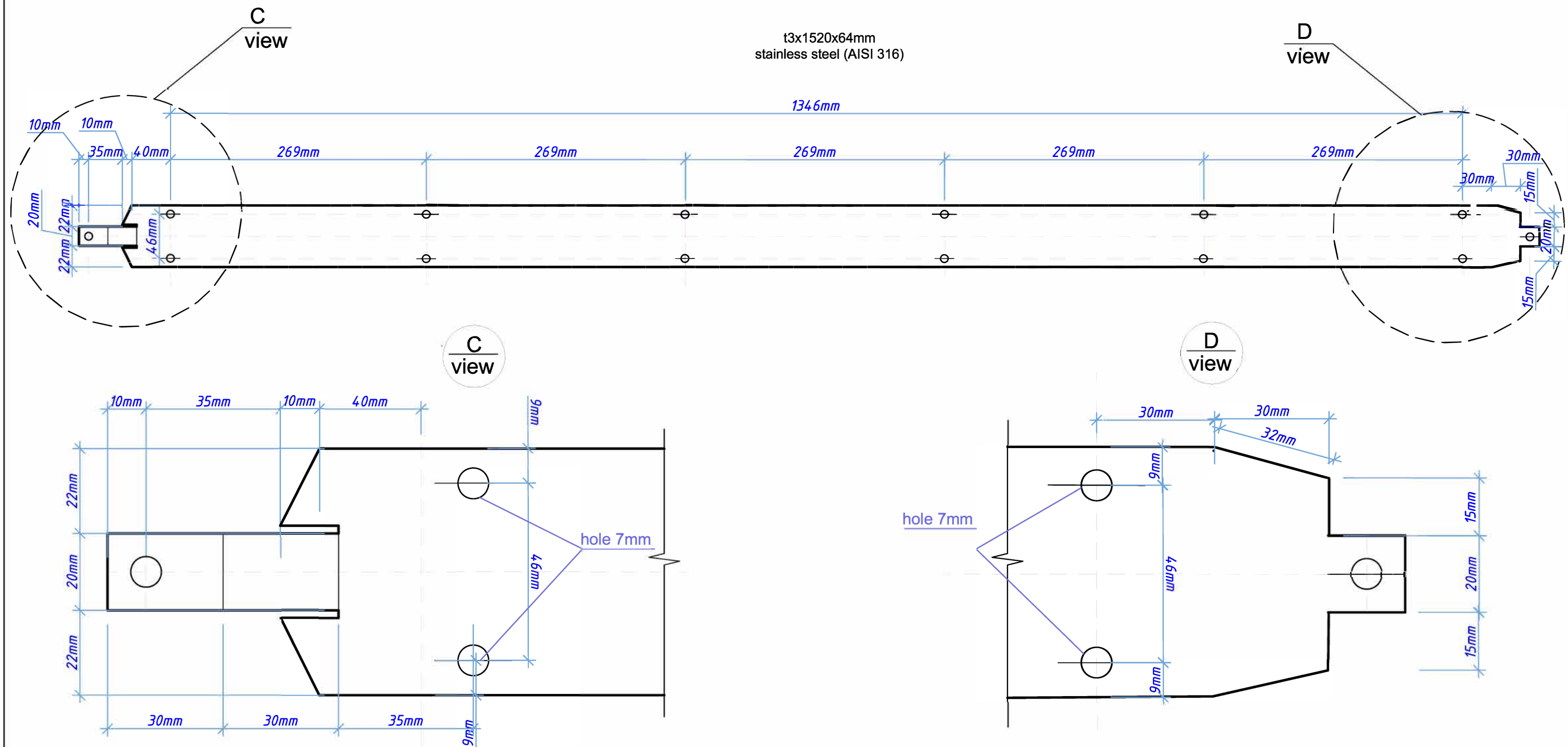
B
view



View A,B

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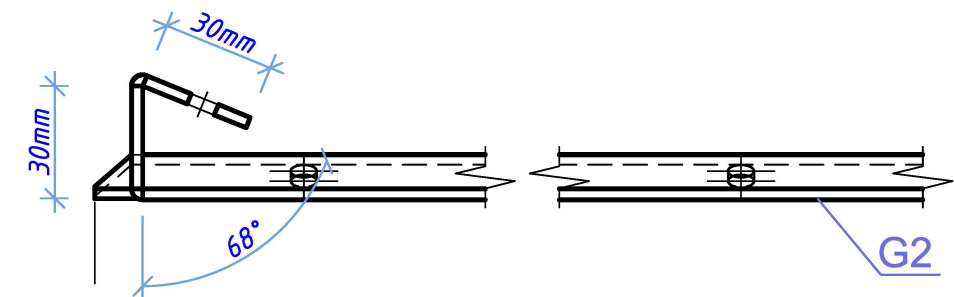
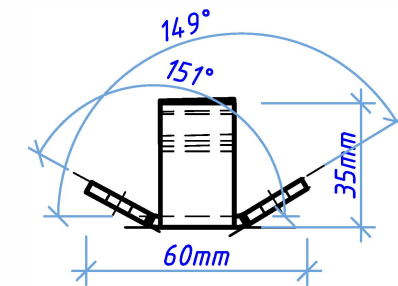
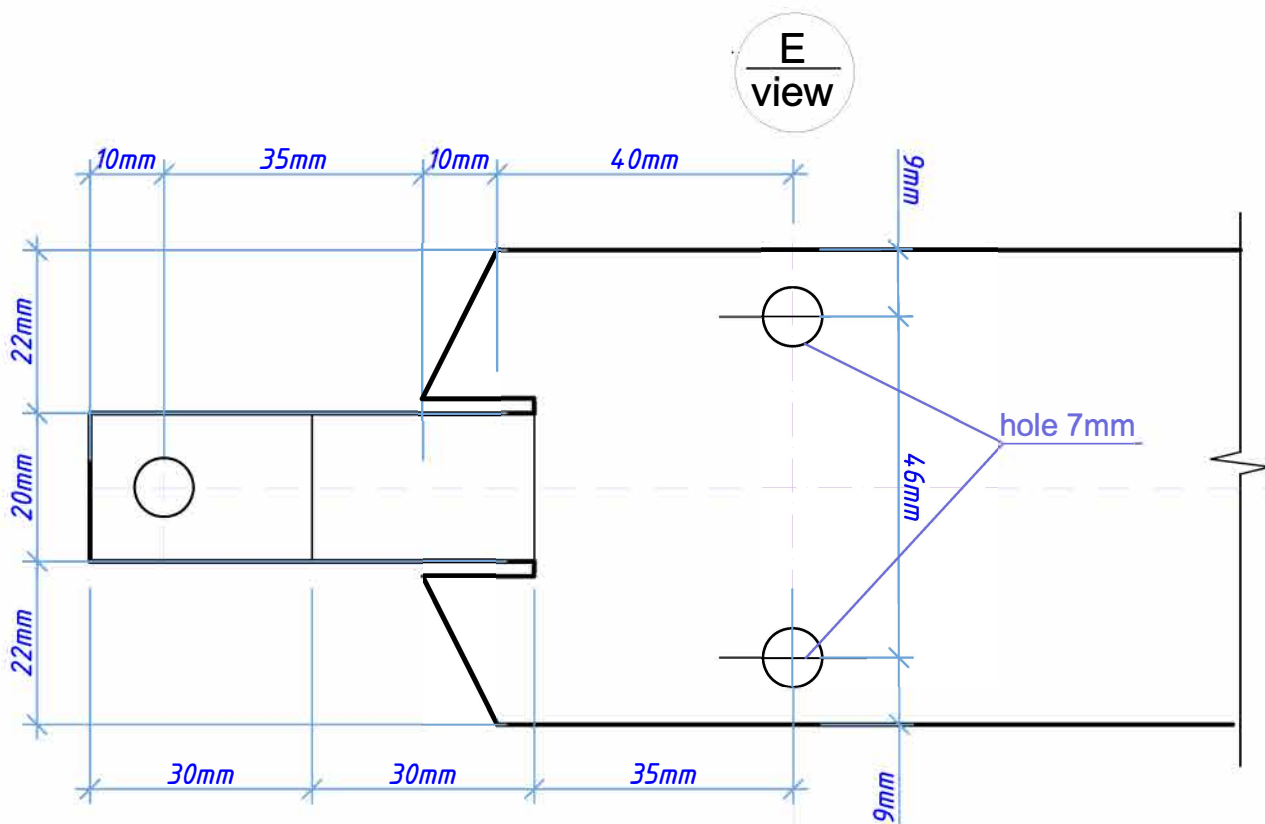
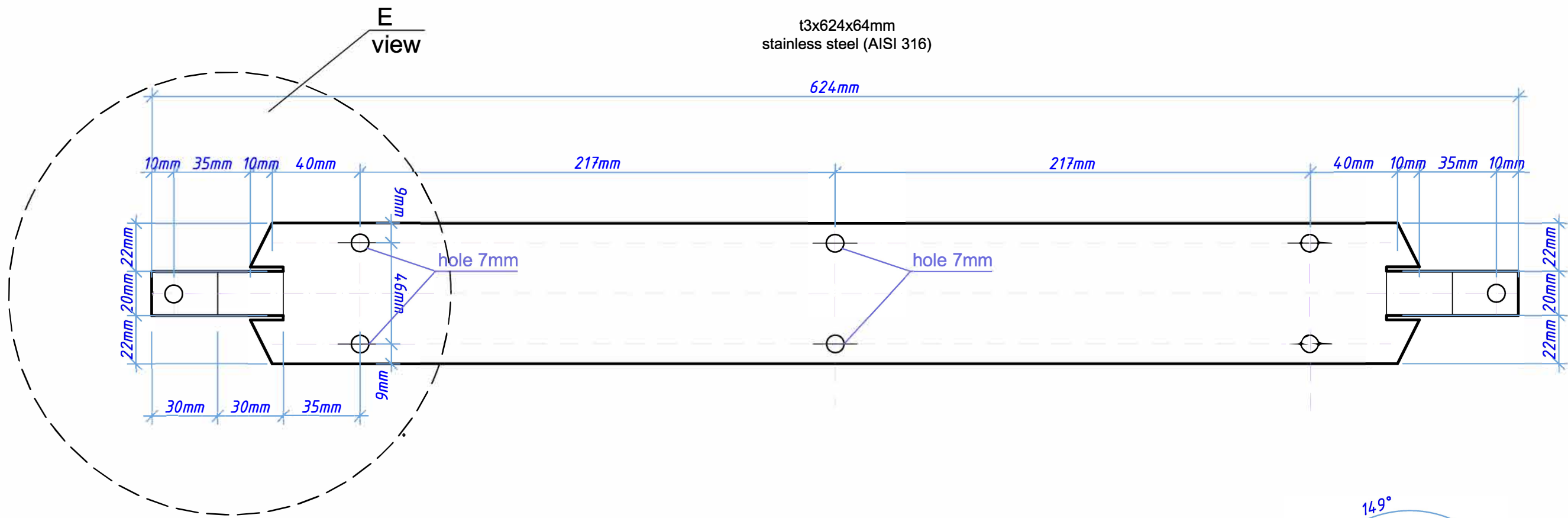


Detail G1
Scanning in detail

Eric A. Satler
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[easatler@gmail.com](mailto: easatler@gmail.com)



t3x624x64mm
stainless steel (AISI 316)



Detail G2
Scanning in detail

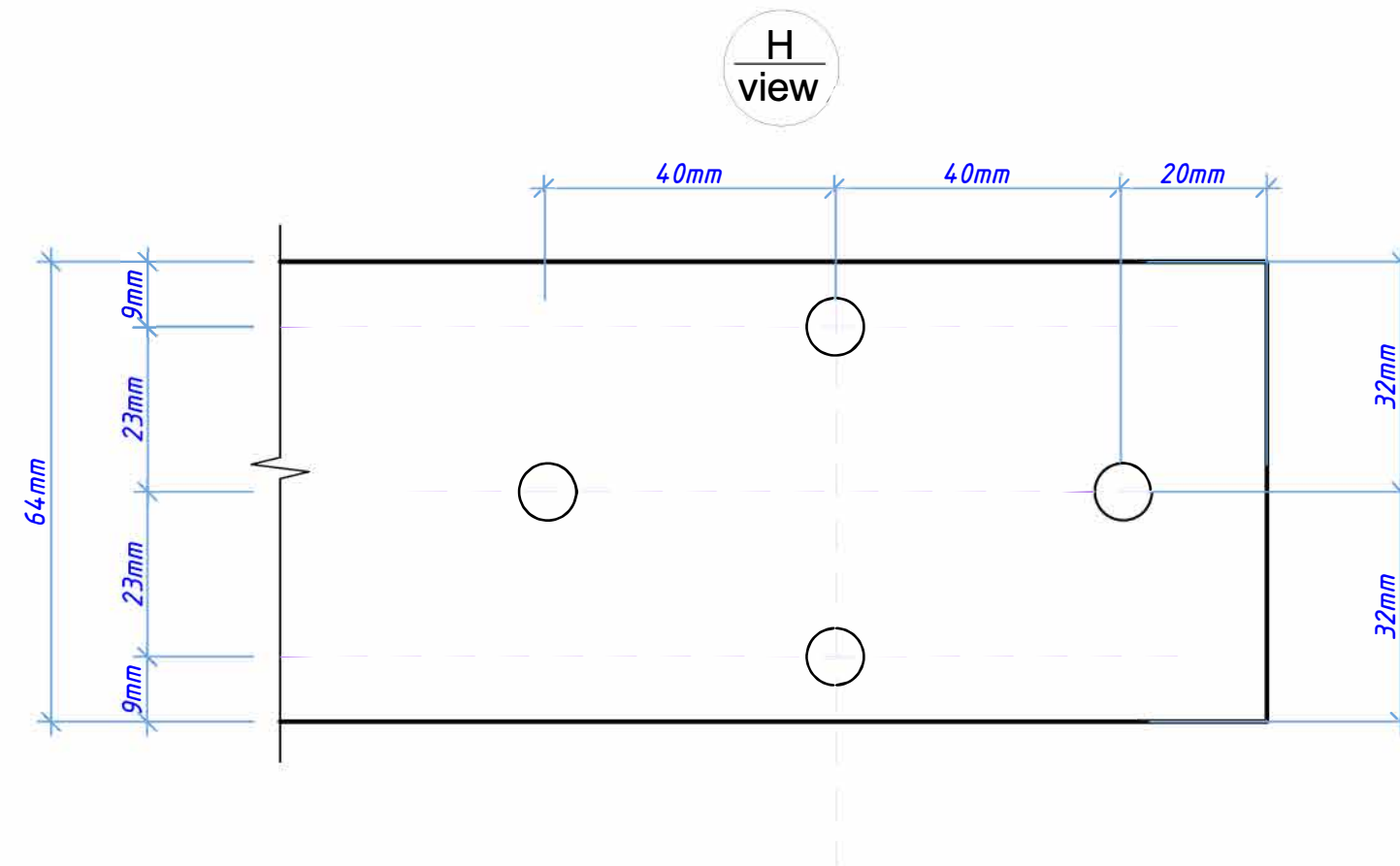
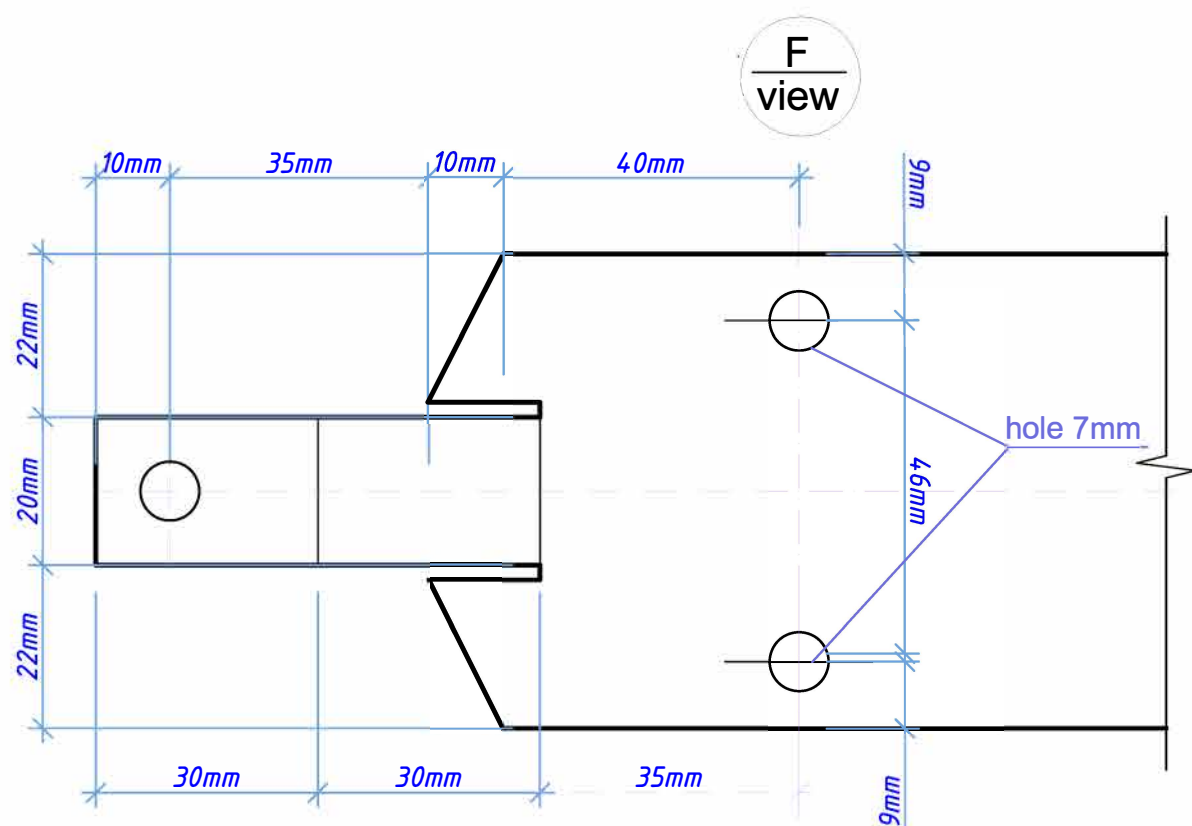
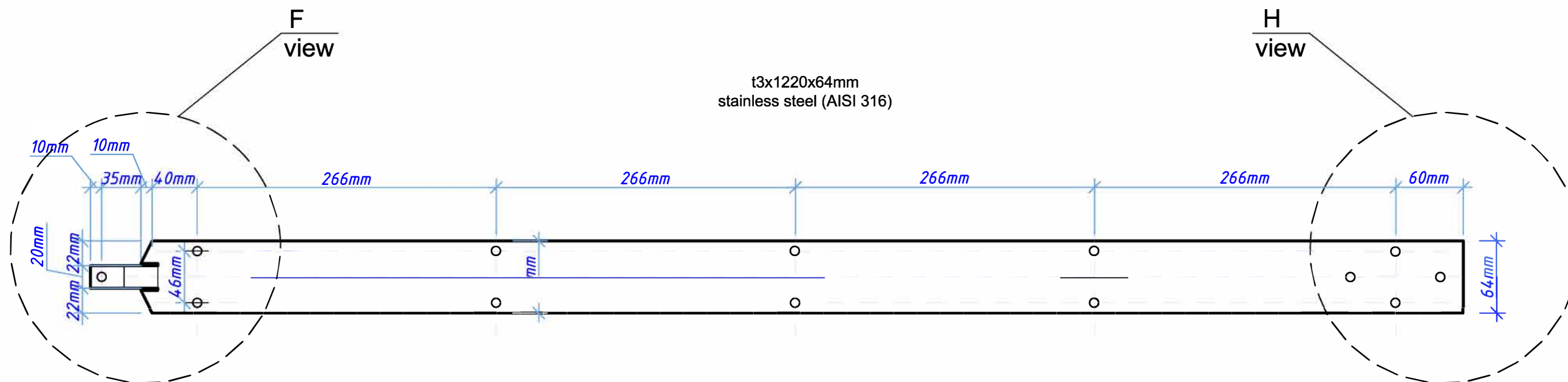
Eric A. Satler
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DION ART

page

6



Detail G3
Scanning in detail

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DION ART

page
7

[illegible]

A diagram of a trapezoid with interior angles labeled 121, 109, 109, and 109 degrees. The top-left angle is 121 degrees, and the other three angles are 109 degrees each. A blue line segment is drawn from the bottom-right vertex to the top-right vertex, and the text "Gp6" is written next to it.

Technical drawing of a mechanical part, likely a bracket or support, showing dimensions in millimeters (mm).

The drawing includes the following dimensions:

- Overall width: 541 mm
- Overall height: 528 mm
- Horizontal distance from the left edge to the center of the circular feature: 330 mm
- Horizontal distance from the center of the circular feature to the right edge: 90 mm
- Horizontal distance from the right edge to the center of the circular feature: 90 mm
- Radius of the circular feature: 121 mm
- Label "Gp4" is present near the circular feature.

A diagram of a 3D structure, possibly a protein backbone, showing two angles labeled 121 in blue. The structure is a zig-zag chain of connected line segments. The first angle is at a vertex on the left, and the second angle is at a vertex at the bottom. A blue line points from the label $Gp4$ to the second angle.

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[easatler@gmail.com](mailto: easatler@gmail.com)

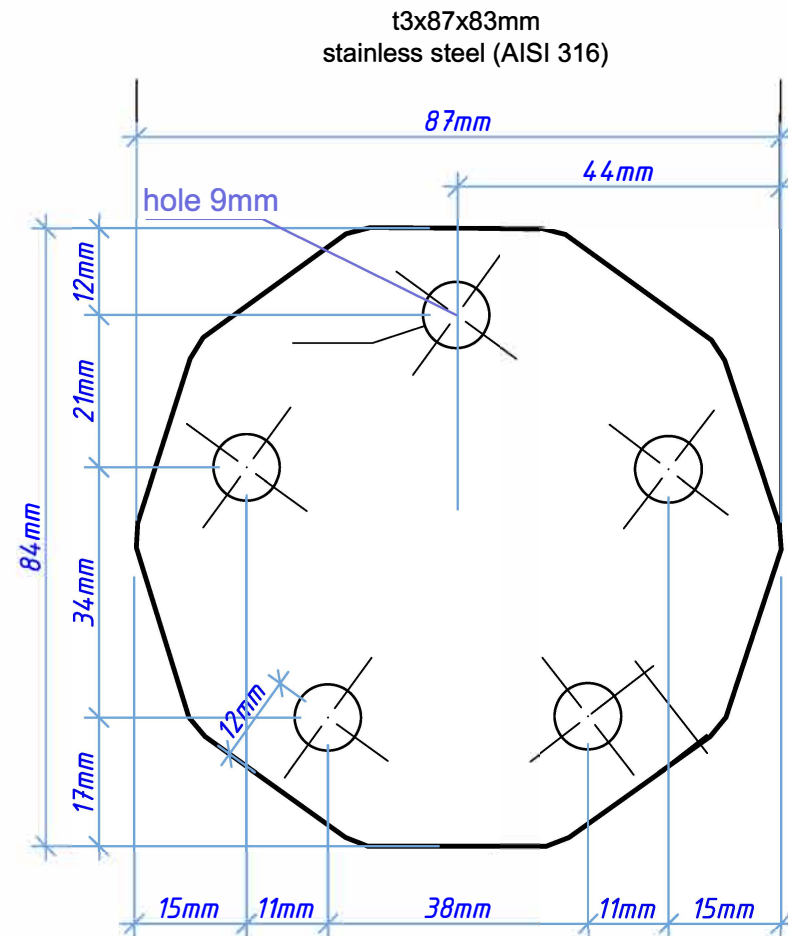
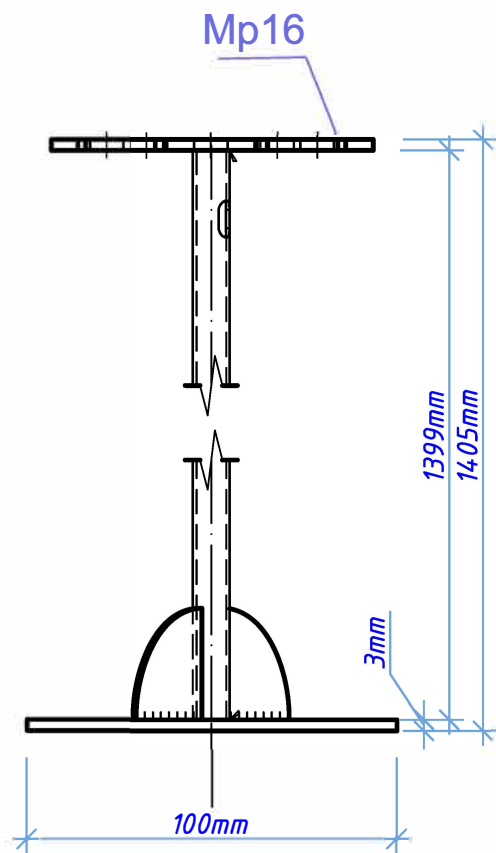


Technical drawing of a mechanical part (Gp6) showing dimensions in mm. The part is a complex shape with a central vertical slot. Dimensions include overall width (403mm), overall height (340mm), and various internal features like holes and slots.

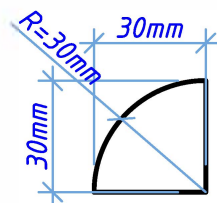
Dimensions (mm):

- Overall width: 403mm
- Overall height: 340mm
- Top horizontal segments: 179mm (left), 179mm (right)
- Left vertical segments: 186mm (top), 153mm (bottom)
- Internal horizontal segments: 204mm (left), 204mm (right)
- Internal vertical segments: 81mm (top), 259mm (bottom)
- Bottom horizontal segments: 381mm (left), 381mm (right)
- Internal diagonal segments: 398mm (left), 398mm (right)
- Internal vertical segments: 26mm (left), 99mm (right)
- Internal horizontal segments: 100mm (left), 34mm (right)

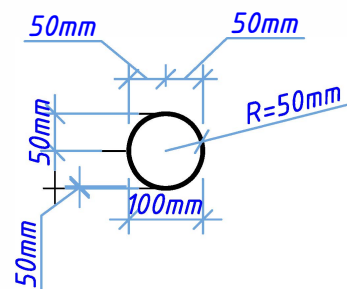
DION ART



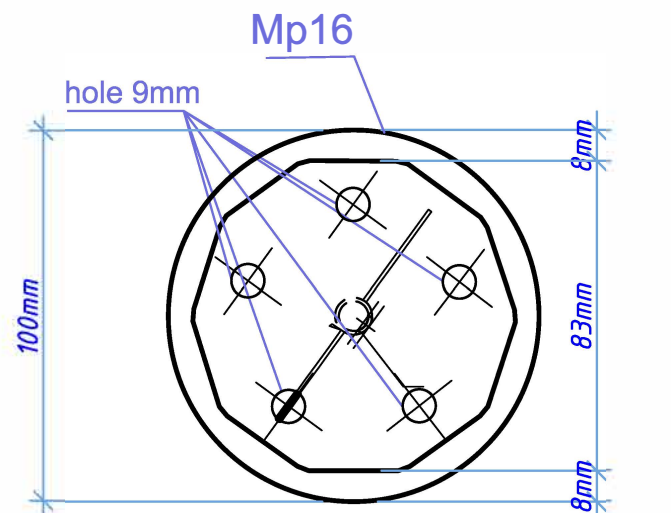
t3x30x30mm
stainless steel (AISI 316)



t3x100x100mm
stainless steel (AISI 316)



Item Brand Mp1
Scanning in detail



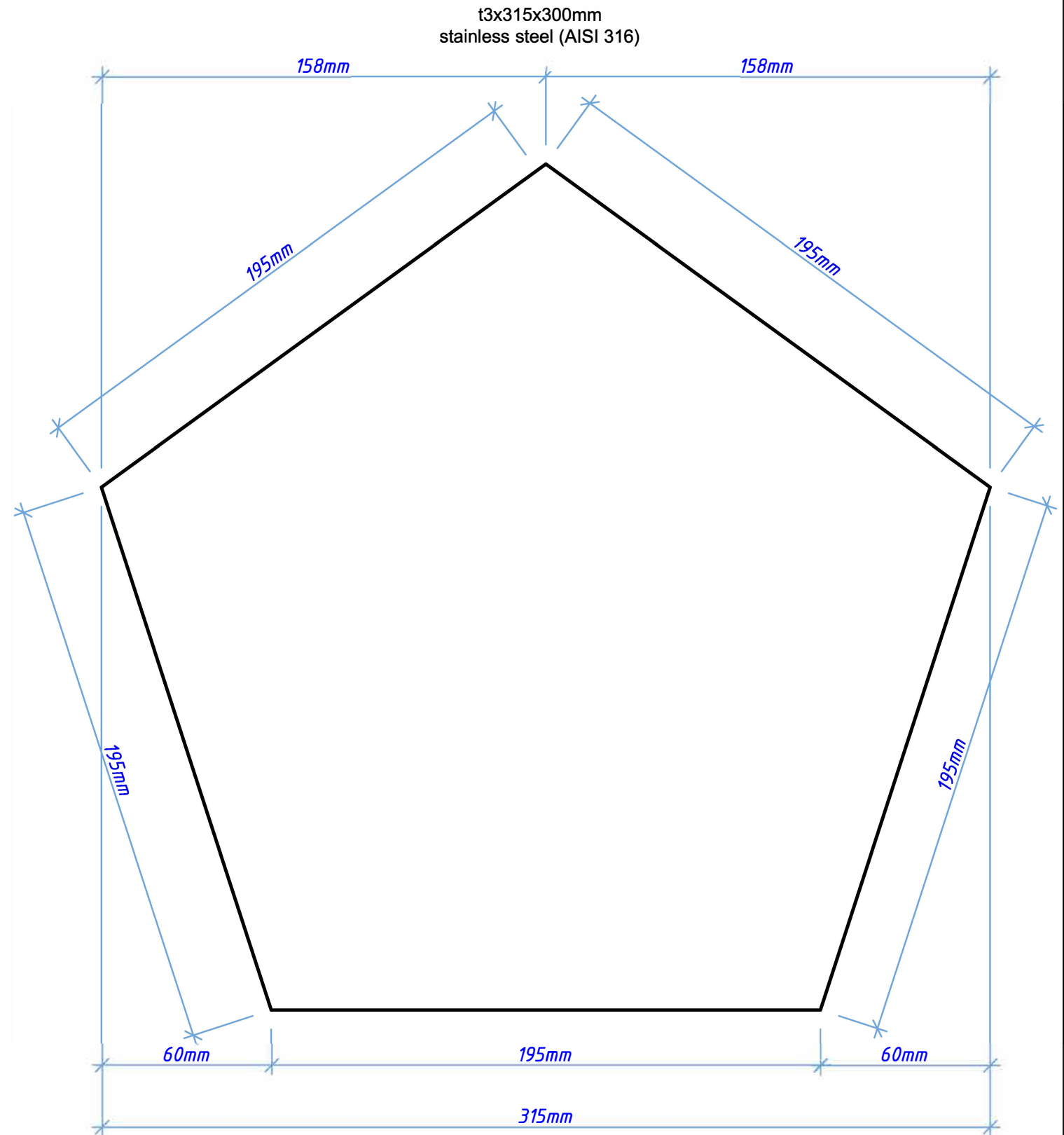
Eric A. Satler

DATE 11/06/2023

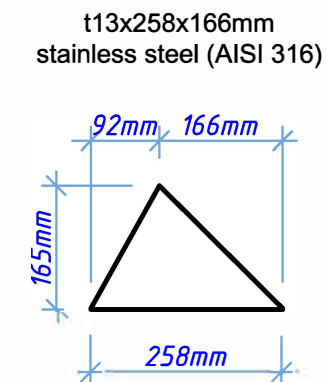
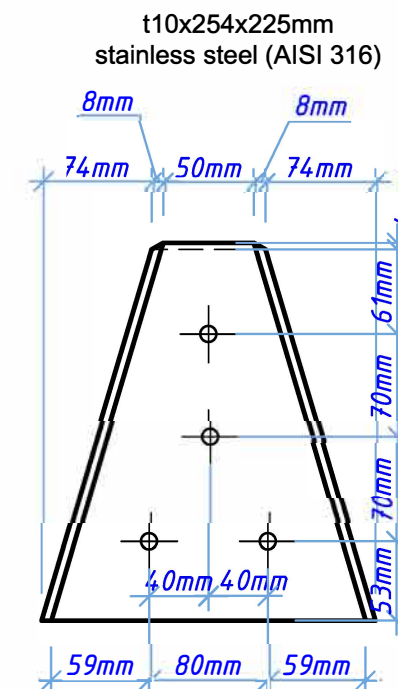
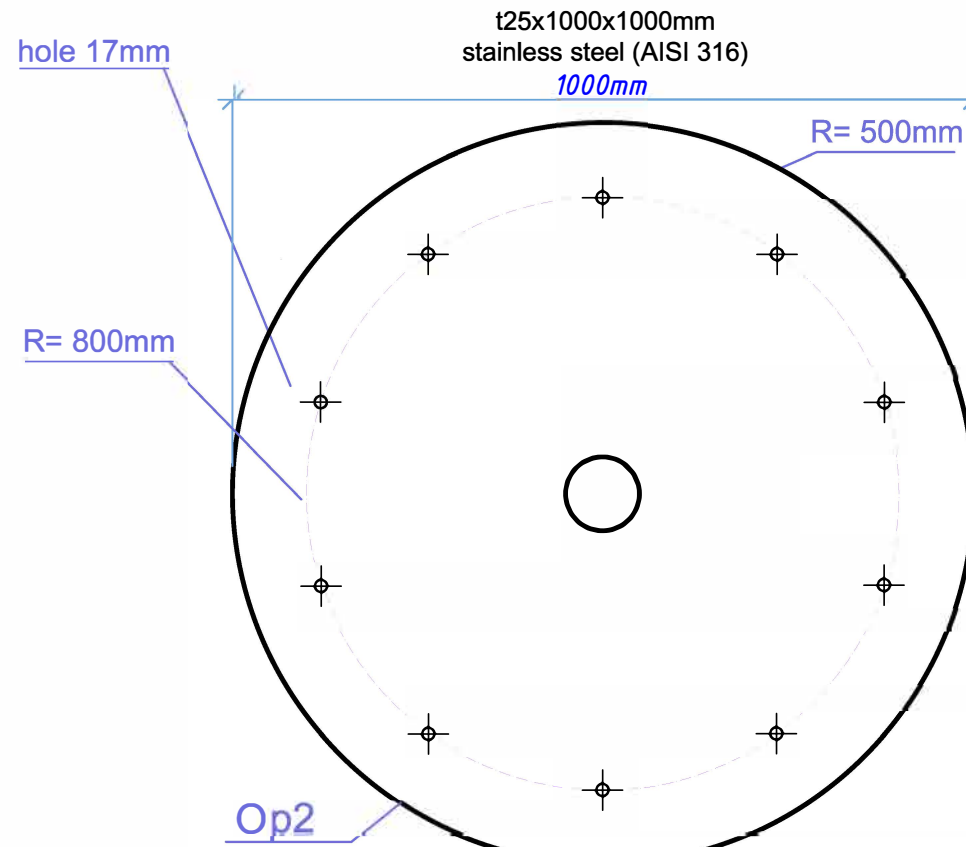
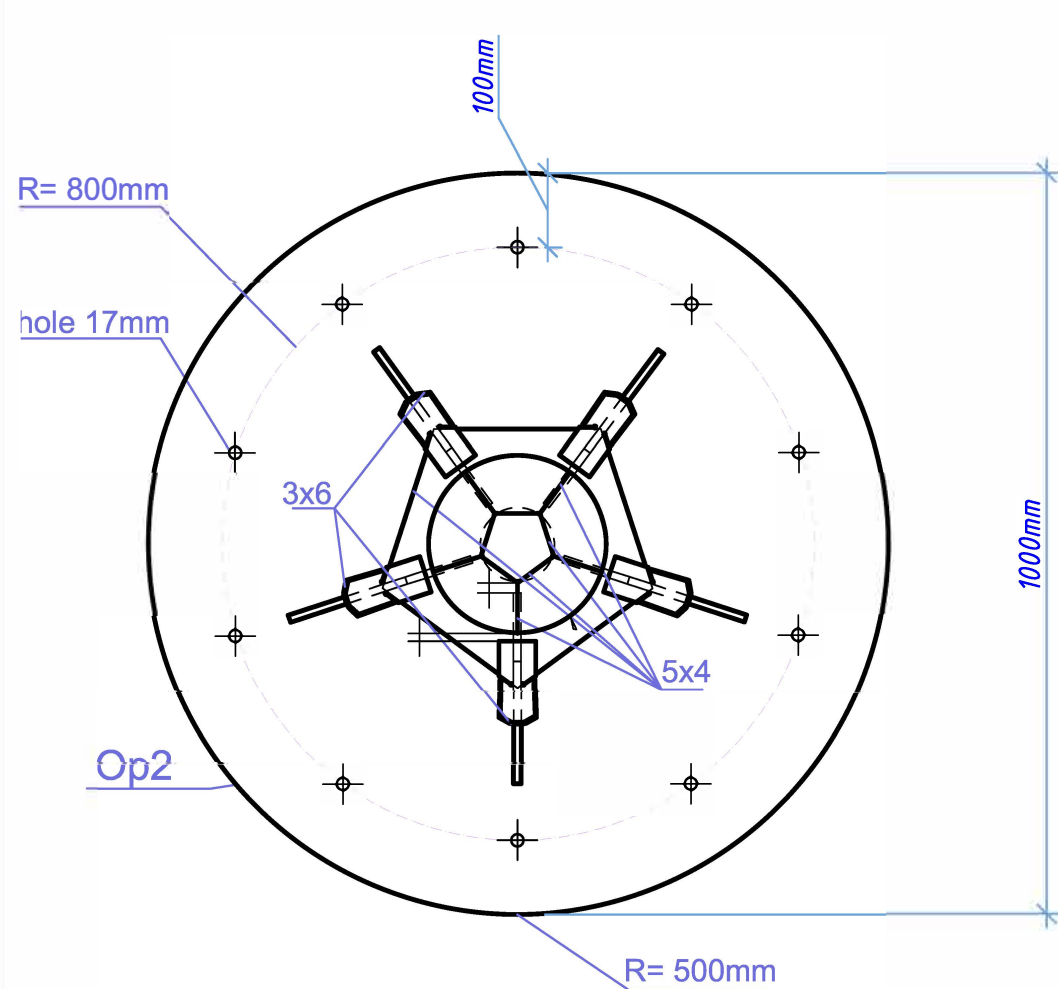
E.A. Satler, E-49084,
Austinburg OH

440 417 2678 cell

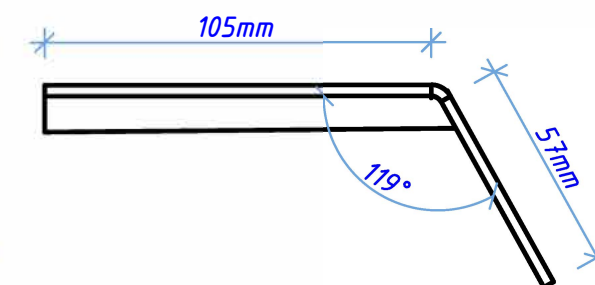
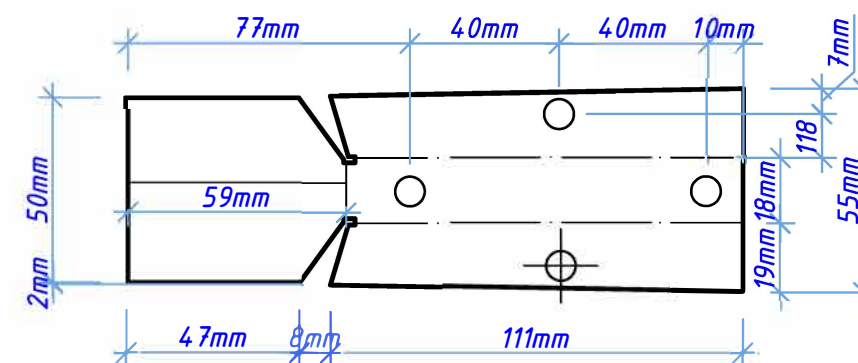
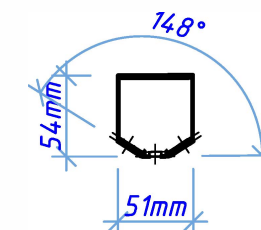
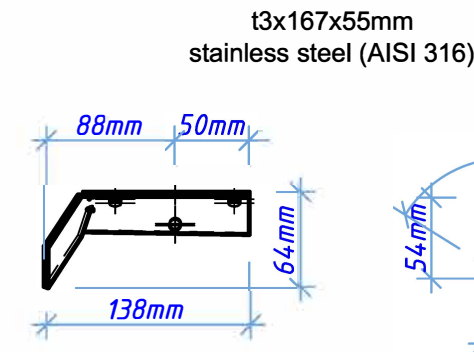
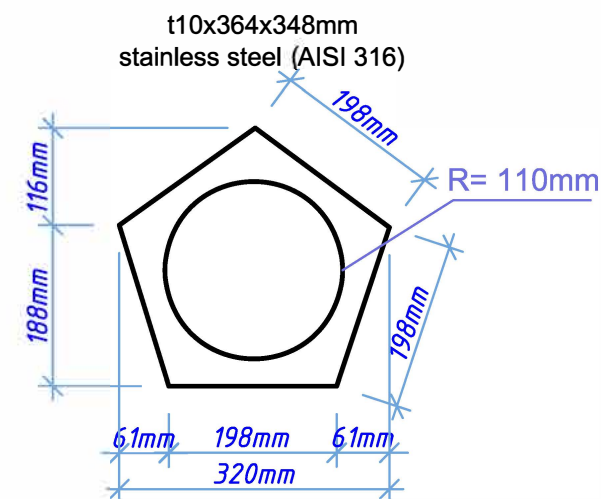
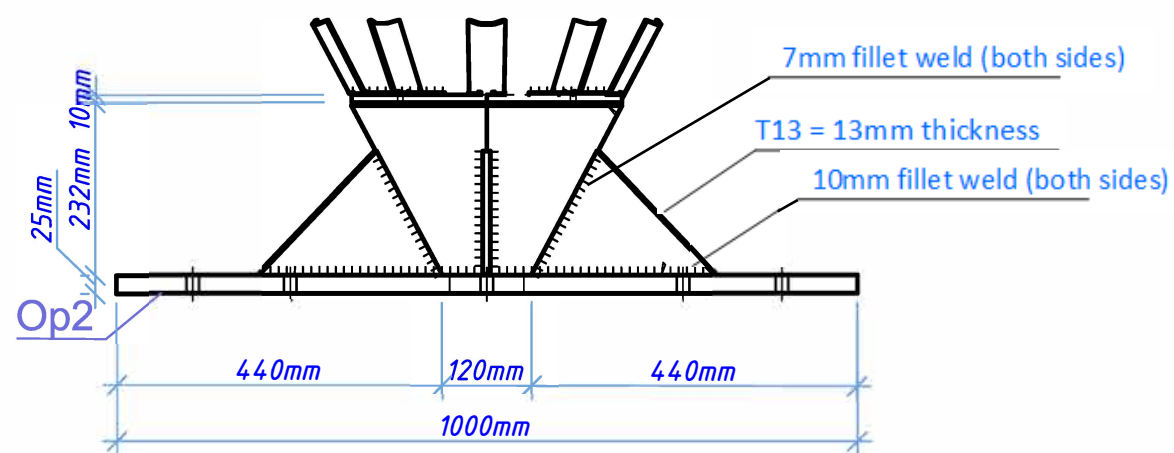
[Http://www.easatler.com](http://www.easatler.com)
easatler@gmail.com



Item Brand Mp2
Scanning in detail



NOTE: 316 stainless steel welding rods are recommended for best results when welding this alloy



Item Brand Op2
Scanning in detail

Eric A. Satler
DATE 11/06/2023
E.A. Satler, E-49084,
Austinburg OH
440 417 2678 cell
[Http://www.easatler.com](http://www.easatler.com)
[easatler@gmail.com](mailto: easatler@gmail.com)



Cleveland City Planning Commission

Staff Report



November 17, 2023



Committee Recommendation: Approved with **conditions:**

Every consideration should be given to move sculpture to south, away from light pole.



Murals Across the City Mural: Seeking Final Approval

Location: 4050 Superior Avenue

Presenter: Alex Harnocz, Destination Cleveland

This is an aerial photograph of an industrial district in Chicago, showing property boundaries and addresses. A red L-shaped marker is placed on the corner of property 10426010, which is located at the intersection of E 39th St and Cooper Ave. The map includes several streets: Superior Ave (US-6) running diagonally from the top right to the bottom left, E 40th St running vertically on the left, E 39th St running vertically in the center, and Cooper Ave running horizontally at the bottom. Numerous industrial buildings and parking lots are visible. Property addresses are labeled throughout the map, including 10220011, 10221035, 10221019, 10221020, 10221021, 10221022, 10221023, 10221024, 10221025, 10221026, 10221027, 10221028, 10221029, 10220014, 10220001, 10220013, 10220012, 10230005, 10230004, 10230007, 10230009, 10407036, 10407056, 10407032, 10407035, 10426004, 10426005, 10426006, 10426008, 10426009, 10426010, 10426011, 10426012, 10426013, 10426014, 10426015, 10426016, 10426017, 10426018, 10426019, 10426020, 10426021, 10426022, 10426023, 10426024, 10426025, 10426026, 10426027, 10426028, 10426029, 10426030, 10426031, 10426032, 10426033, 10426034, 10426035, 10426036, 10426037, 10426038, 10426039, 10426040, 10426041, 10426042, 10426043, 10426044, 10426045, 10426046, 10426047, 10426048, 10426049, 10426050, 10426051, 10426052, 10426053, 10426054, 10426055, 10426056, 10426057, 10426058, 10426059, 10426060, 10426061, 10426062, 10426063, 10426064, 10426065, 10426066, 10426067, 10426068, 10426069, 10426070, 10426071, 10426072, 10426073, 10426074, 10426075, 10426076, 10426077, 10426078, 10426079, 10426080, 10426081, 10426082, 10426083, 10426084, 10426085, 10426086, 10426087, 10426088, 10426089, 10426090, 10426091, 10426092, 10426093, 10426094, 10426095, 10426096, 10426097, 10426098, 10426099, 10426100, 10426101, 10426102, 10426103, 10426104, 10426105, 10426106, 10426107, 10426108, 10426109, 10426110, 10426111, 10426112, 10426113, 10426114, 10426115, 10426116, 10426117, 10426118, 10426119, 10426120, 10426121, 10426122, 10426123, 10426124, 10426125, 10426126, 10426127, 10426128, 10426129, 10426130, 10426131, 10426132, 10426133, 10426134, 10426135, 10426136, 10426137, 10426138, 10426139, 10426140, 10426141, 10426142, 10426143, 10426144, 10426145, 10426146, 10426147, 10426148, 10426149, 10426150, 10426151, 10426152, 10426153, 10426154, 10426155, 10426156, 10426157, 10426158, 10426159, 10426160, 10426161, 10426162, 10426163, 10426164, 10426165, 10426166, 10426167, 10426168, 10426169, 10426170, 10426171, 10426172, 10426173, 10426174, 10426175, 10426176, 10426177, 10426178, 10426179, 10426180, 10426181, 10426182, 10426183, 10426184, 10426185, 10426186, 10426187, 10426188, 10426189, 10426190, 10426191, 10426192, 10426193, 10426194, 10426195, 10426196, 10426197, 10426198, 10426199, 10426200, 10426201, 10426202, 10426203, 10426204, 10426205, 10426206, 10426207, 10426208, 10426209, 10426210, 10426211, 10426212, 10426213, 10426214, 10426215, 10426216, 10426217, 10426218, 10426219, 10426220, 10426221, 10426222, 10426223, 10426224, 10426225, 10426226, 10426227, 10426228, 10426229, 10426230, 10426231, 10426232, 10426233, 10426234, 10426235, 10426236, 10426237, 10426238, 10426239, 10426240, 10426241, 10426242, 10426243, 10426244, 10426245, 10426246, 10426247, 10426248, 10426249, 10426250, 10426251, 10426252, 10426253, 10426254, 10426255, 10426256, 10426257, 10426258, 10426259, 10426260, 10426261, 10426262, 10426263, 10426264, 10426265, 10426266, 10426267, 10426268, 10426269, 10426270, 10426271, 10426272, 10426273, 10426274, 10426275, 10426276, 10426277, 10426278, 10426279, 10426280, 10426281, 10426282, 10426283, 10426284, 10426285, 10426286, 10426287, 10426288, 10426289, 10426290, 10426291, 10426292, 10426293, 10426294, 10426295, 10426296, 10426297, 10426298, 10426299, 10426300, 10426301, 10426302, 10426303, 10426304, 10426305, 10426306, 10426307, 10426308, 10426309, 10426310, 10426311, 10426312, 10426313, 10426314, 10426315, 10426316, 10426317, 10426318, 10426319, 10426320, 10426321, 10426322, 10426323, 10426324, 10426325, 10426326, 10426327, 10426328, 10426329, 10426330, 10426331, 10426332, 10426333, 10426334, 10426335, 10426336, 10426337, 10426338, 10426339, 10426340, 10426341, 10426342, 10426343, 10426344, 10426345, 10426346, 10426347, 10426348, 10426349, 10426350, 10426351, 10426352, 10426353, 10426354, 10426355, 10426356, 10426357, 10426358, 10426359, 10426360, 10426361, 10426362, 10426363, 10426364, 10426365, 10426366, 10426367, 10426368, 10426369,

Context



Context – Facing East



Context – facing South



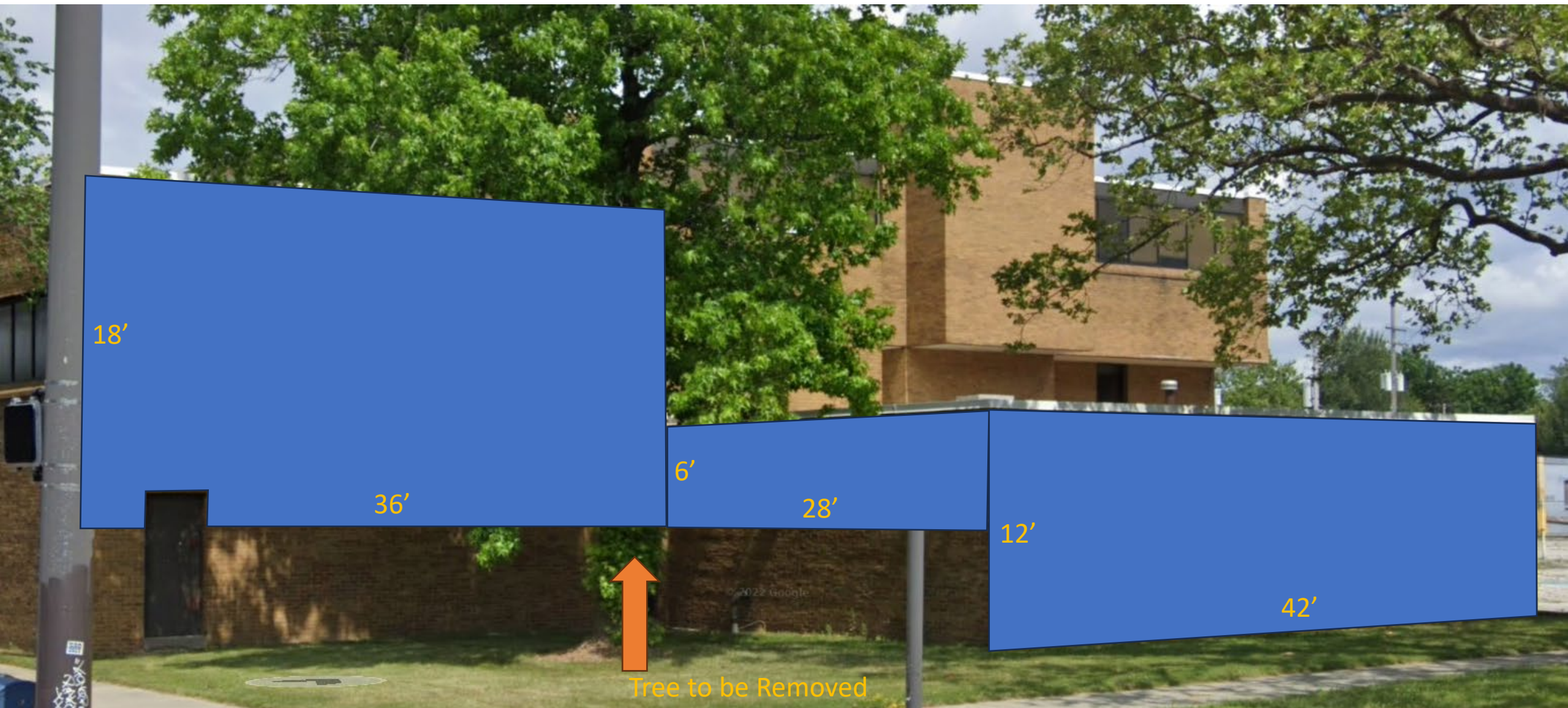
Context – facing North



Context – Facing East



Facades



Design – Façade 1



Artist: Isaiah Williams

Design – Façade 2



Artist: Isaiah Williams

Design – Façade 3



Artist: Isaiah Williams

Materials

- Walls buffed
- Walls primed
- Direct application of paint
- Anti-Graffiti Coating (to 12')

Rendering



Cleveland City Planning Commission

Staff Report



November 17, 2023

Cleveland City Planning Commission

Design Review Cases



November 17, 2023



FW2023-011 – Arby's Restaurant New Construction: Seeking Final Approval

Project Address: 1421 West 117th Street

Project Representative: Matt Yanda, CESO

CITY OF CLEVELAND, CUYAHOGA COUNTY, OHIO

SITE IMPROVEMENT PLANS

FOR

ARBY'S #530

1421 W 117TH ST
CLEVELAND, OHIO 44107

OWNER/DEVELOPER:

ARBY'S PROPERTIES, LLC
C/O INSPIRE BRANDS
3 GLENLAKE PKWY NE
SANDY SPRINGS, GA 30328
PHONE: (770) 490-1104
CONTACT: DON FORD
EMAIL: DFORD@CRESTHILLDEV.COM

ENGINEER:

CESO, INC.
175 MONTROSE WEST AVE., SUITE 400
AKRON, OH 44321
PHONE: (330) 819-1670
CONTACT: MATT YANDA
EMAIL: MATT.YANDA@CESOINC.COM

ARCHITECT:

RED ARCHITECTURE + PLANNING
589 W. NATIONWIDE BOULEVARD, SUITE B
COLUMBUS, OHIO 43215
PHONE: (614) 487-8770 EXT 246
CONTACT: MARK THOMSON
EMAIL: MTHOMSON@REDARCHITECTS.COM

GOVERNING AGENCIES AND UTILITY COMPANIES:

SANITARY SEWER:

CLEVELAND WATER POLLUTION
12302 KIRBY AVE
CLEVELAND, OH 44108
CONTACT: ELIE RAMY
PHONE: (216) 664-2756
EMAIL: ERAMY@CLEVELANDWPC.COM

WATER:

CITY OF CLEVELAND
1201 LAKESIDE AVE
CLEVELAND, OH 44114
CONTACT: CAROLE MEDLEY
PHONE: (216) 664-3060
EMAIL: WATERSERVICEAPPLICATION@CLEVELANDWATER.COM

STORMWATER:

NORTHEAST OHIO REGIONAL SEWER DISTRICT
3900 EUCLID AVE
CLEVELAND, OH 44115
CONTACT: ROB STOREKEL
PHONE: (216) 881-6600
EMAIL: STOERKEL@NEORSO.ORG

ZONING:

CITY OF CLEVELAND
601 LAKESIDE AVE
ROOM 501
CLEVELAND, OH 44114
CONTACT: ADAM DAVENPORT
PHONE: (216) 664-3800
EMAIL: ADAVENPORT@CLEVELANDOHIO.GOV

PROPERTY DATA:

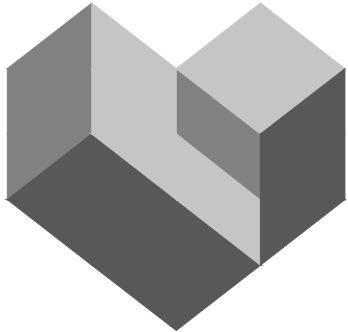
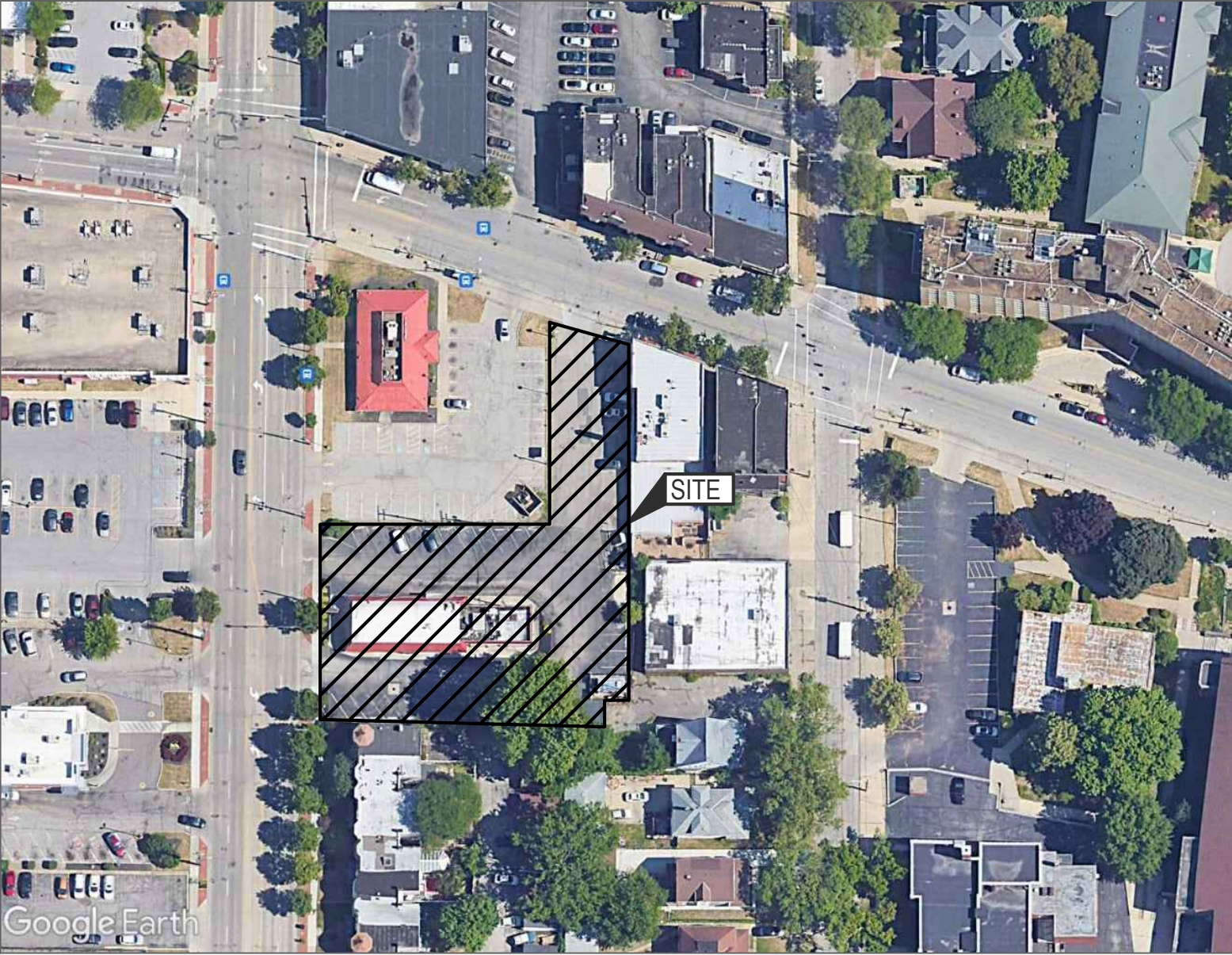
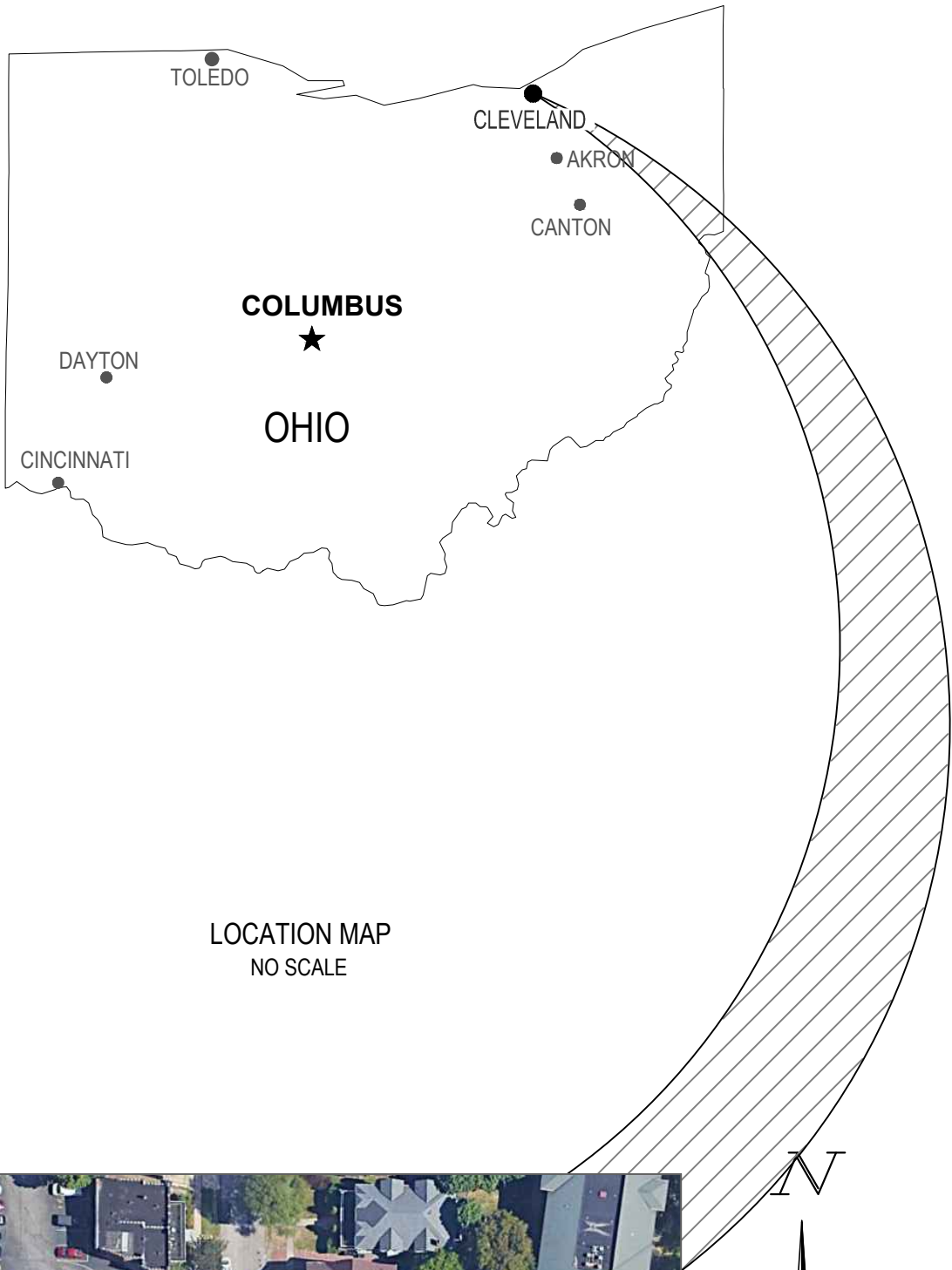
PARCEL OWNER: GRANADA AMUSEMENT INC.

PARCEL ID: 080003181
ADDRESS: 1421 W 117TH ST
CLEVELAND, OHIO 44107

PROPERTY AREA: 0.67 AC

ZONING: LOCAL RETAIL (LR-C3) W/ PEDESTRIAN RETAIL OVERLAY FRONTAGE
PROPOSED USE: FAST FOOD RESTAURANT W/ DRIVE-THRU

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	DISTRICT MAP
C0.2	ZONING MAP
C0.3	LOCATION MAP
C0.4	EXISTING SITE PHOTOS
C0.5	INTERIOR PHOTOS
C1.0	SITE PLAN
1 OF 1	ALTA SURVEY
C2.0	SITE DETAILS
C2.1	SITE DETAILS
L2.0	PLANTING PLAN
L2.1	PLANTING DETAILS
-	PHOTOMETRIC PLAN
AS1.1	SITE DETAILS
AS1.2	SITE DETAILS
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A7.1	REFLECTED CEILING PLAN
-	MATERIALS BOARD
EQ.1	EQUIPMENT PLAN
EQ.2	EQUIPMENT SCHEDULE



WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

THIS INFORMATION IS PRELIMINARY OR
INCOMPLETE AND NOT FOR
CONSTRUCTION OR RECORDING
PURPOSES OF INFORMATION

ARBY'S

CLEVELAND, OH

1421 W 117TH ST,
CLEVELAND, OH 44107

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2023 CESO, INC.

Project Number: 762418

Scale: 1" = 20'

Drawn By: MDR

Checked By: MST

Date: 07.26.2023

Issue: NOT FOR CONSTRUCTION

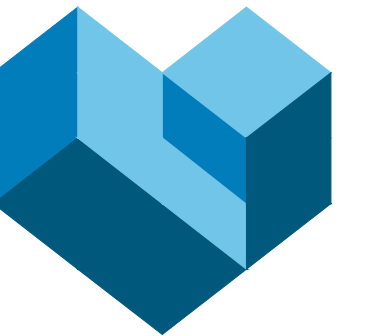
Drawing Title:

COVER SHEET

C0.0



Cuyahoga County GIS Viewer



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Columbus, OH 43221
Phone: 614.794.7080 Fax: 688.208.4826



Date Created: 8/15/2023

Legend

- Right Of Way
- Platted Centerline
- Parcel
- Permitted Use(s)
 - COMMERCIAL
 - INDUSTRY
 - MIXED
 - NONE
 - PUBLIC USE
 - RESIDENCE



ARBY'S

CLEVELAND, OH
1421 W 117TH ST.
CLEVELAND, OH 44107

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.
Project Number: 762418
Scale: AS SHOWN
Drawn By: MDR
Checked By: MST
Date: 07.26.2023
Issue: NOT FOR CONSTRUCTION

Drawing Title:
ZONING MAP

C0.2



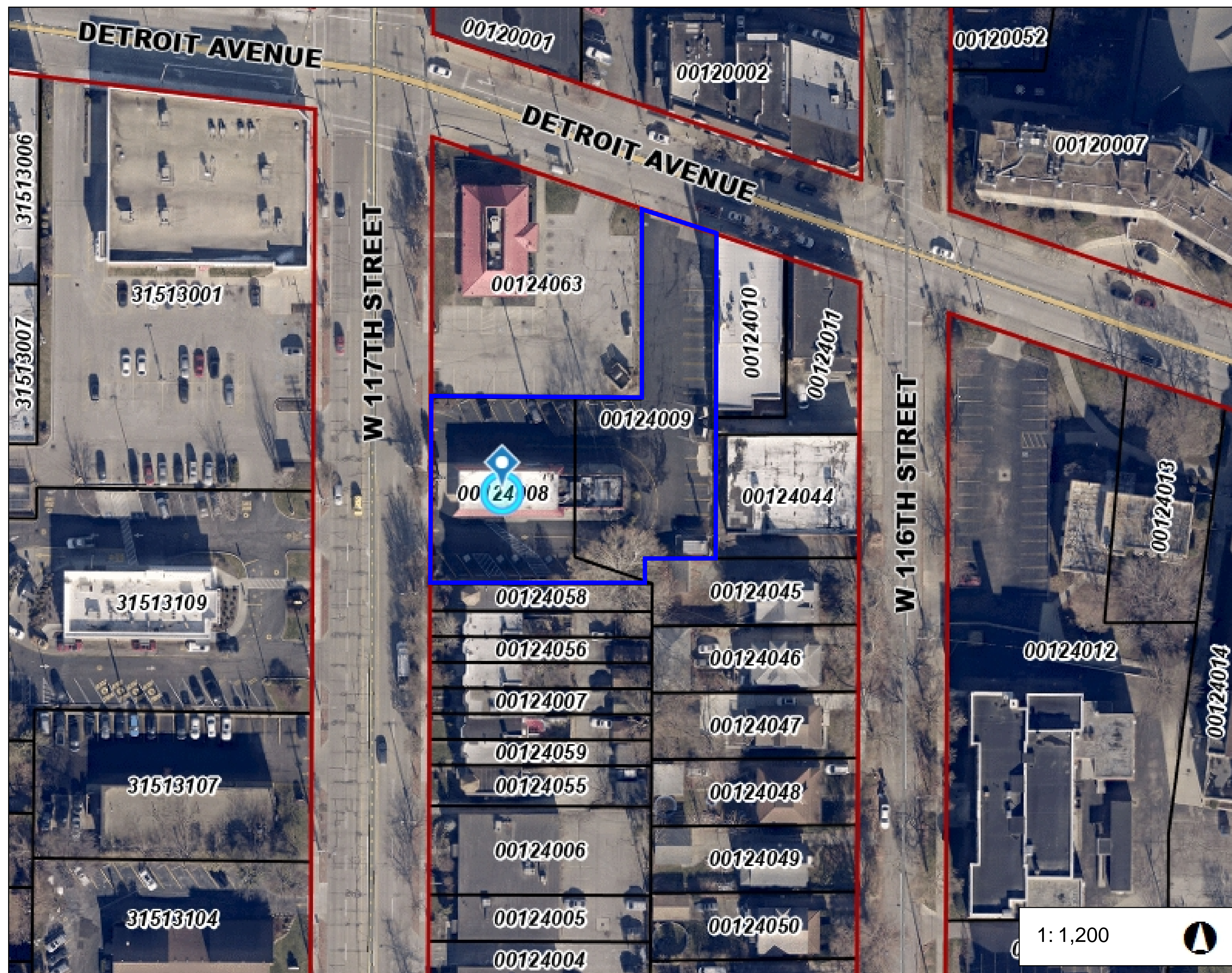
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.704.7080 Fax: 888.300.7080



Date Created: 8/15/2023

Legend

- Right Of Way
- Platted Centerline
- Parcel



ARBY'S

CLEVELAND, OH

1421 W 117TH ST

Revisions / Submissions

ID	Description	Date
----	-------------	------

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Project Number: 762418

Scale: AS SHOWN

Drawn By: MDR

Drawn By: MDR
Checked By: MST

Checked By: MST
Date: 07.26.2023

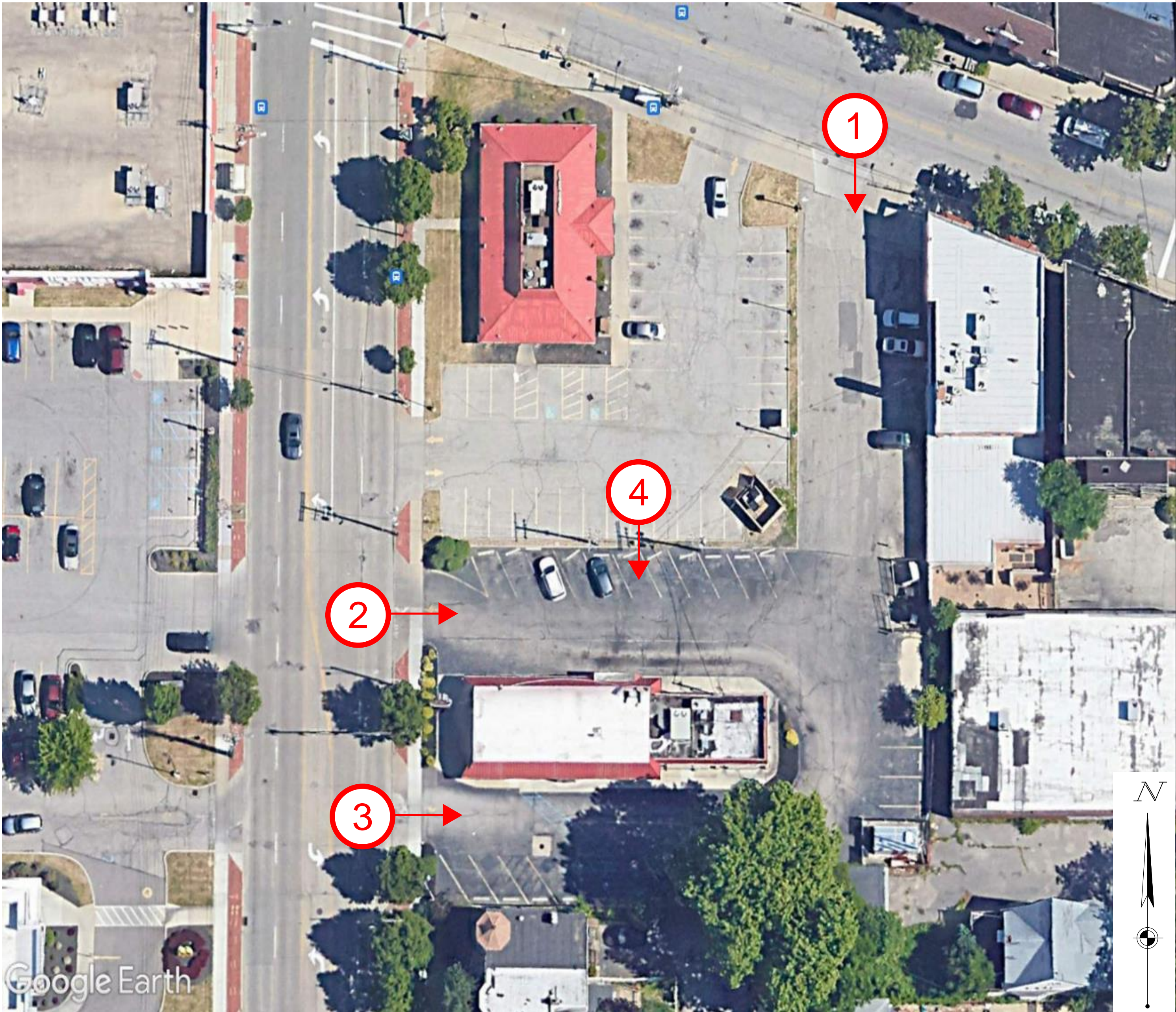
Date: 07.26.2023

Issue: NOT FOR CONSTRUCTION

Issue: NOT

Drawing Title:
LOCATION MAP

C0.3



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ARBY'S

CLEVELAND, OH

1421 W 117TH ST.
CLEVELAND, OH 44107

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2023 CESO, INC.
Project Number: 762418
Scale: AS SHOWN
Drawn By: MDR
Checked By: MST
Date: 07.26.2023
Issue: NOT FOR CONSTRUCTION

Drawing Title:
**EXISTING
SITE PHOTOS**

C0.4

W:\PROJECTS\ARBY'S\762418-01 Inspire - Arby's #630 - Cleveland, OH\03-CIVIL\PLAN\762418_SITE PLAN.dwg - 7/25/2023 - Tyler Whittington



CESO

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Columbus, OH 43221
Phone: 614.794.7080 Fax: 688.208.4826

ARBY'S

CLEVELAND, OH

1421 W 117TH ST.
CLEVELAND, OH 44107

Revisions / Submissions

ID	Description	Date
----	-------------	------

© 2023 CESO, INC.

Project Number: 762418

Scale: AS SHOWN

Drawn By: MDR

Checked By: MST

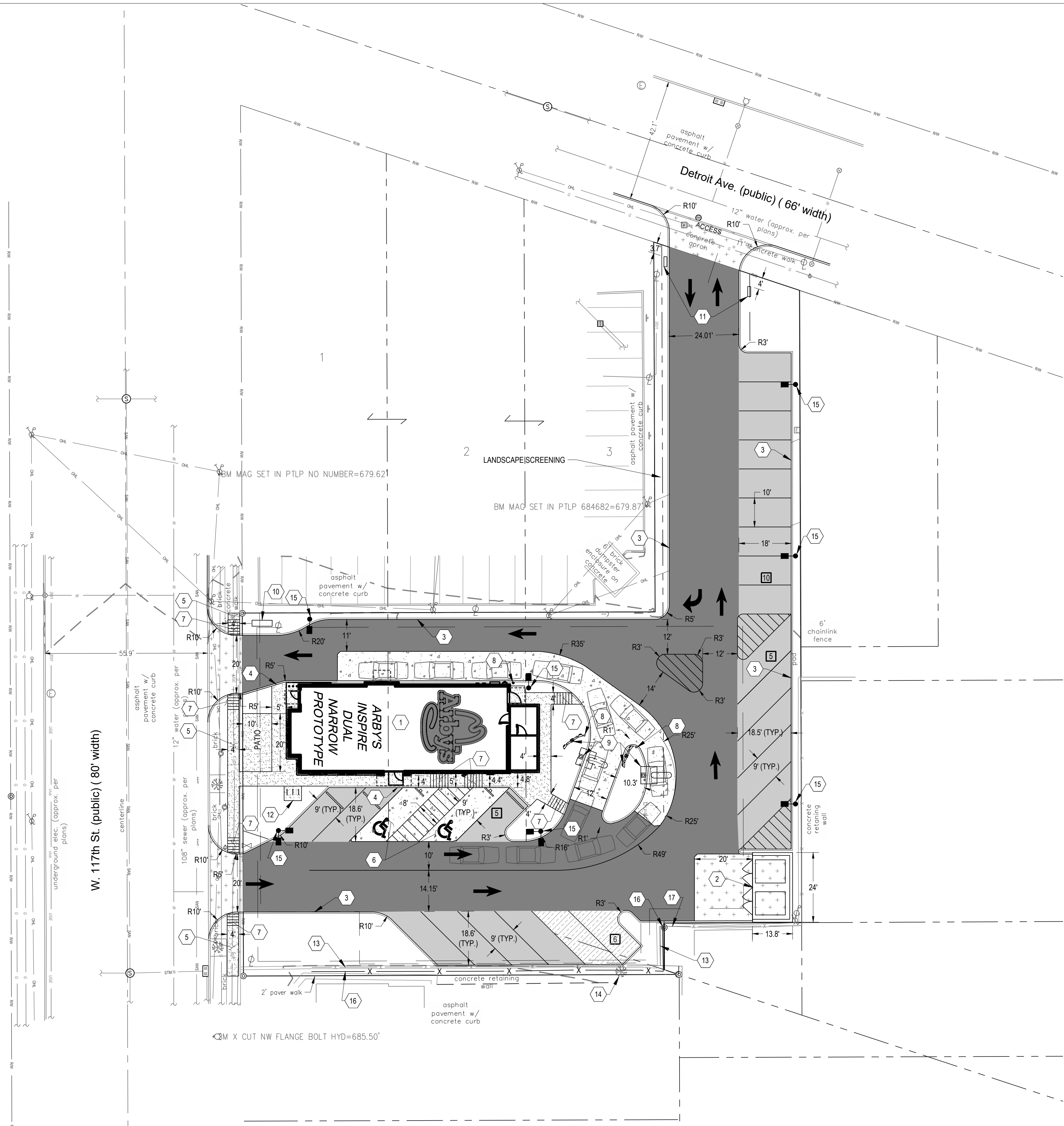
Date: 07.26.2023

Issue: NOT FOR CONSTRUCTION

Drawing Title:

INTERIOR PHOTOS

C0.5



EXISTING FEATURES LEGEND

APPLIES TO ALL CIVIL SHEETS

- | | |
|---------------------|------------------------------|
| — Guy Wire | — Gas Valve |
| — Bollard | — Gas Shut Off |
| — Catch Basin | — Light Pole |
| — Catch Basin Round | — Power Telephone Light Pole |
| — Curb Inlet | — Power Telephone Pole |
| — Deciduous Tree | — Signal Pole |
| — Electric Meter | — Sanitary Manhole |
| — Electric Manhole | — Sign |
| — Electric Box | — Traffic Box |
| — Fire Hydrant | — Water Meter |
| — Gas Meter | — Water Valve |
| — Signal Pole | — Water Shut-off |
-
- | | |
|-------|-------------------------|
| — G | — Gas Line |
| — W | — Water Line |
| — UGE | — Underground Electric |
| — OHL | — Overhead Utility Line |
| — STM | — Storm Sewer |
| — SAN | — Sanitary Sewer |

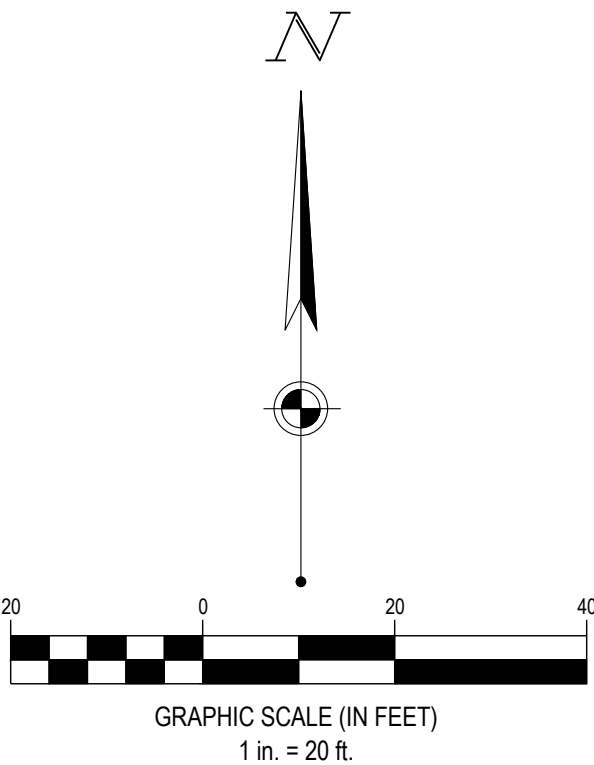
SITE LEGEND

EXISTING

- | | |
|---|---|
| — | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |
| — | PROPOSED STANDARD DUTY ASPHALT PAVEMENT |
| — | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| — | PROPOSED CONCRETE PAVEMENT |
| — | PROPOSED CONCRETE SIDEWALK |
| — | PROPOSED MILL AND OVERLAY |
-
- | | |
|---|---------------------|
| — | RIGHT-OF-WAY |
| — | PROPERTY LINE |
| — | SETBACK |
| — | EASEMENT |
| — | CENTERLINE |
| — | BUILDING |
| — | CONCRETE CURB |
| — | PAVEMENT/WALK |
| — | PARKING SPACE COUNT |
| — | SIGN |
| — | WHEEL STOP |

CODED NOTES:

- PROPOSED 2556 SF BUILDING.
- PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- PROPOSED 6" STRAIGHT CURB. REFER TO SITE DETAILS, SHEET C2.1
- PROPOSED INTEGRAL CONCRETE CURB AND SIDEWALK. REFER TO SITE DETAILS, SHEET C2.1.
- PROPOSED CONCRETE SIDEWALK. SIDEWALK IN RIGHT-OF-WAY SHALL BE CONSTRUCTED BY CITY REQUIREMENTS. REFER TO SITE DETAILS, SHEET C2.0.
- ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE. REFER TO SITE DETAILS, SHEET C2.0.
- ADA ACCESSIBLE RAMP. REFER TO SITE DETAILS, SHEET C2.0.
- PROPOSED 6" CONCRETE BOLLARD. REFER TO SITE DETAILS, SHEET C2.0.
- PROPOSED MENU BOARD AND DRIVE THRU CANOPY. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- PROPOSED ARBY'S SIGN. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- PROPOSED ENTER / EXIT SIGNAGE. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
- PROPOSED BIKE RACK. REFER TO SITE DETAILS, SHEET C2.0.
- EXISTING FENCE TO BE REMOVED. CONTRACTOR SHALL FILL ALL HOLES LEFT IN RETAINING WALL WITH NON-SHRINK GROUT.
- EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION.
- PROPOSED LIGHT POLE. REFER TO SITE DETAILS.
- PROPOSED VINYL STOCKADE FENCE. REFER TO SITE DETAILS, SHEET C2.1.
- PROTECT EXISTING FENCE TO REMAIN.



FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



CESO
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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

ARBY'S

CLEVELAND, OH

1421 W 117TH ST.
CLEVELAND, OH 44107

Revisions / Submissions

ID	Description	Date
1	FINAL DRA COMMENTS	2023/10/13

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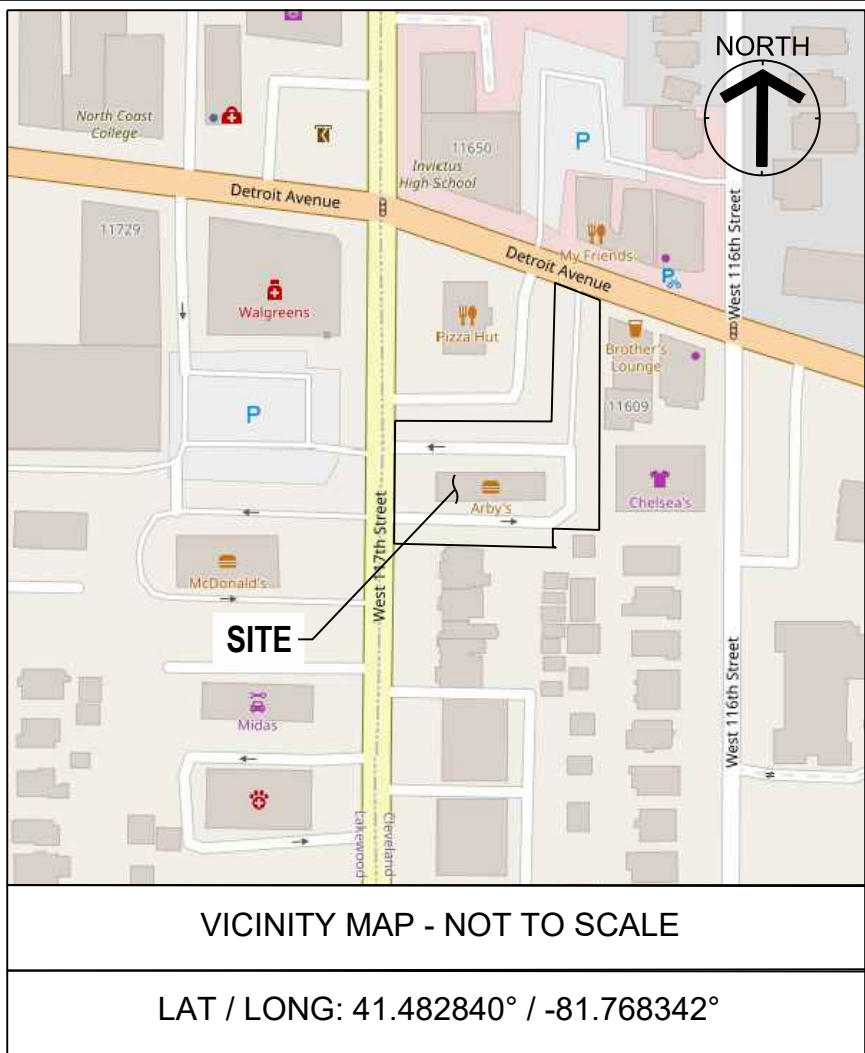
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Drawn By: MDR
Checked By: MST
Date: 09.29.2023
Issue: NOT FOR CONSTRUCTION

Drawing Title:

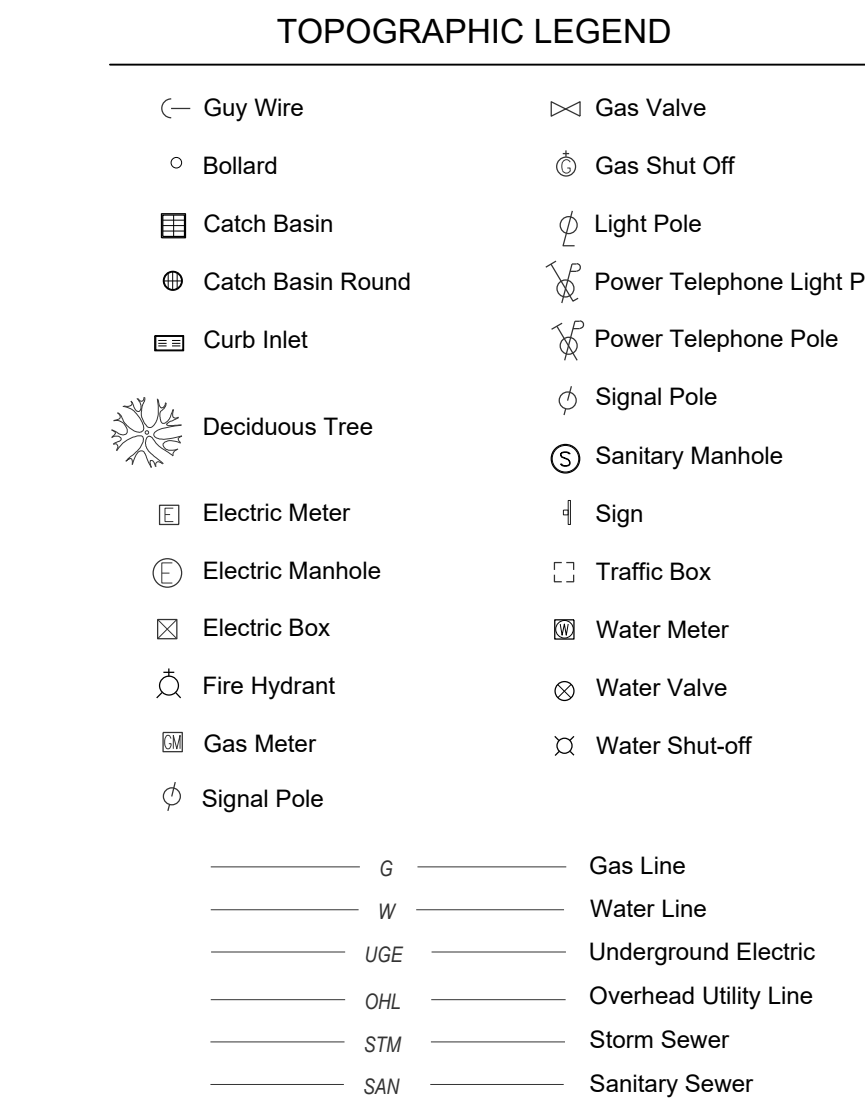
SITE PLAN

C1.0

W:\PROJECTS\ARBYS\762418-01 Inspire - Arby's #530 - Cleveland, OH\04-SURVEY\DWG\762418-01 Inspire - Arby's #530 - Cleveland, OH_suv.dwg - 4/28/2023 - Aubrey Wagner



- SURVEYOR NOTES:**
- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon we obtained through a certified title commitment conducted by First American Title Insurance Company, Commitment Number NCS-1106875-26-AKR and bearing an effective date of December 19, 2021 at 7:30 a.m.
 - Direct access to the subject parcel is available via Detroit Avenue and W 117th Street.
 - No roadway improvement plans were disclosed to CESO during the survey.
 - The utilities shown are located from field survey information, OPUS ticket number B309301329-00B, and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available.
 - Underground utility lines are shown per Underground Detective Utility Locate Scan, Project dated April 4, 2023, markings unless specified otherwise on the survey.
 - Parcel is located within Zone "X" (Area of Minimal Flood Hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 39035C0157F, effective date: August 15, 2019 published by the Federal Emergency Management Agency.
 - There are 25 regular sparking spaces & 4 handicap spaces on the subject parcel.
 - A zoning report was not provided to the surveyor at the time of survey.
 - The nearest intersection is Detroit Avenue, located approximately 190 feet northwest of the surveyed property.
 - No proposed changes in street right of way lines were provided to the surveyor. No evidence of street or sidewalk construction or repairs observed at time of survey.



- SURVEY LEGEND**
- | | |
|---------------------------------------|------------------------|
| ● - 5/8" Iron Pin Set w/cap CESO, Inc | Fnd. (F) - Found |
| ⊙ - Iron Pin Found as Described | Usd. (U) - Used |
| ○ - Iron Pipe Found as Described | Obs. (O) - Observed |
| ⊗ - Railroad Spike Found | Rec. (R) - Deed |
| ⊞ - Monument Found as Described | Calc. (C) - Calculated |
| ⊗ - PK Nail/Mag Nail Found | |
| ● - PK Nail/Mag Nail Set | |

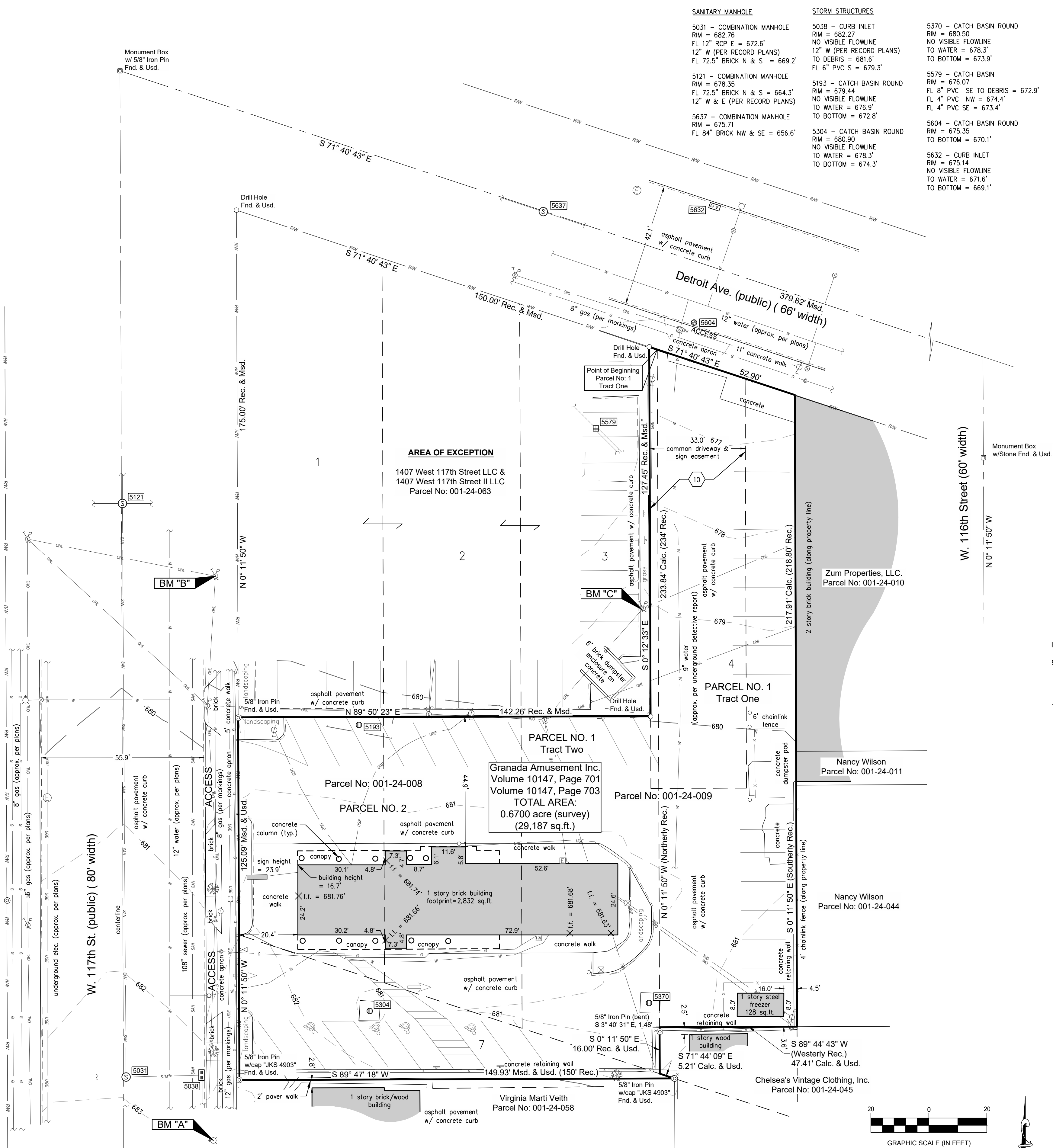


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL NO. 1:

Tract One:
Situating in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Sublot No. 4 in Edwin L. Marshall's Subdivision of part of Original Brooklyn Township Lot No. 9, as shown by the recorded plat in Volume 20 of Maps, Page 20 of Cuyahoga County Records, and bounded and described as follows:

Beginning on the Southwesterly line of Detroit Avenue N.W. (formerly Detroit Street), at the Northwesterly corner of said Sublot No. 4; thence Southeasterly along said Southwesterly line of Detroit Avenue N.W., 50 feet to the Northeastly corner of said Sublot No. 4; thence Southerly along the Easterly line of said Sublot No. 4, 218.80/100 feet to the Northeastly corner of land conveyed to W. S. Crates and Clara Crates by Deed dated May 14, 1912, and recorded in Volume 2386, Page 463 of Cuyahoga County Records; thence Westerly along the Northerly line of land so conveyed to W. S. Crates and Clara Crates to the Northwesterly corner thereof, which is also the Westerly line of said Sublot No. 4; thence Northerly along the Westerly line of said Sublot No. 4, 234 feet to the place of beginning, be the same more or less.

PARCEL NO. 2:

Situating in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublots Nos. One (1), Two (2) and the Seven (7) in Edwin L. Marshall's Subdivision of a part of Original Brooklyn Township Lot No. 9, as shown by the recorded plat of said Subdivision in Volume 20 of Maps, Page 20 of Cuyahoga County Records.

Said Sublots No. 1 and 2 together form a parcel of land having a frontage of 102-90/100 feet on the Southerly side of Detroit Ave., N.W. and extending back between parallel lines two hundred and fifty (250) feet, as appears by said plat.

Said Sublot No. 7 is a triangular parcel of land having a frontage of 50-90/100 feet on the Easterly side of West 117th Street (formerly Highland Avenue), and extending back 149-70/100 feet on the Southerly line and 157-86/100 feet on the Northerly line, as appears by said plat, be the same more or less.

PPN: 001-24-009

PARCEL NO. 2:

Situating in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being Sublots Nos. One (1), Two (2) and the Seven (7) in Edwin L. Marshall's Subdivision of a part of Original Brooklyn Township Lot No. 9, as shown by the recorded plat of said Subdivision in Volume 20 of Maps, Page 20 of Cuyahoga County Records.

Said Sublots No. 1 and 2 together form a parcel of land having a frontage of 102-90/100 feet on the Southerly side of Detroit Ave., N.W. and extending back between parallel lines two hundred and fifty (250) feet, as appears by said plat.

Said Sublot No. 7 is a triangular parcel of land having a frontage of 50-90/100 feet on the Easterly side of West 117th Street (formerly Highland Avenue), and extending back 149-70/100 feet on the Southerly line and 157-86/100 feet on the Northerly line, as appears by said plat, be the same more or less.

PPN: 001-24-008

EXCEPTING FROM PARCEL 1, TRACT TWO AND A PORTION OF PARCEL TWO THE FOLLOWING PREMISES:

Situating in the City of Cleveland, County of Cuyahoga, State of Ohio:

Being part of Sublots Nos. 1, 2 and 3 in the Edwin L. Marshall Subdivision of part of Original Brooklyn Township Lot No. 9 as shown by the recorded plat in Volume 20 of Maps, Page 20 of Cuyahoga County Records, said parts of Sublots Nos. 1, 2 and 3 together forming a parcel of land bounded and described as follows:

Beginning at the intersection of the Easterly line of W. 117th Street, 80 feet wide, and the Southwesterly line of Detroit Avenue N.W., 66 feet wide; thence S. 71° 31' 05" E., along the Southwesterly line of Detroit Avenue N.W., a distance of 150.00 feet; thence due South, parallel with the Easterly line of W. 117th Street, a distance of 127.45 feet; thence due West, a distance of 142.26 feet to the Easterly line of W. 117th Street, thence due North, along the Easterly line of W. 117th Street, a distance of 175.00 feet to the place of beginning. (According to a survey by the Henry G. Reitz Engineering Co. dated February, 1970).

SCHEDULE B - SECTION II

Items 1-8 & 11-14 are not survey related

9. Subject to the items shown in the Warranty Deed from the Detroit Highland Realty Company, Grantor, to Granada Amusement, Inc., a Delaware corporation, Assignee, filed for record on September 19, 1997 in Volume 97-09485, Page 22 of Cuyahoga County Records.

- BLANKET IN NATURE

10. Lease and the terms, covenants and conditions thereof between Granada Amusement, Inc., an Ohio corporation, as Lessor and Arby's, Inc., an Ohio corporation, as Lessee, disclosed by Memorandum of Lease, recorded April 17, 1970 in Volume 471, Page 977.

Amendment to Memorandum of Standard Lease filed for record on November 5, 1975 in Volume 507, Page 991 of Cuyahoga County Records.

Assignment and Assumption of Lease from Arby's, Inc., a Delaware corporation, Assignor, to RTM Operating Company, a Delaware corporation, Assignee, filed for record on September 19, 1997 in Volume 97-09485, Page 22 of Cuyahoga County Records.

NOTE: The above Assignment and Assumption of Lease makes reference to Amendments #2 and #3 which are not filed of record. Therefore, we are unable to determine if said lease is valid.

- PLOTTED AND SHOWN ON SURVEYED PROPERTY

Revisions / Submissions		
ID	Description	Date
BENCHMARK		
Vertical Datum: NAVD88 derived from GPS Observations		
BM "A":	"X" Cut into Northwest Flange Bolt on Hydrant on East Side of W. 117th St. approximately 45' South of South Entrance. Elevation = 685.50'	
BM "B":	Mag Nail Set in Power Telephone Pole on East Side of W. 117th St. approximately 60' North of North Entrance. Elevation = 679.62'	
BM "C":	Mag Nail Set in Power Telephone Pole Approximately 100' South of Detroit Ave. at Rear Entrance. Elevation = 679.87'	

SURVEYOR'S CERTIFICATION:

TO: First American Title Insurance Company; RTM Operating Company, a Delaware corporation; Granada Amusement, Inc.

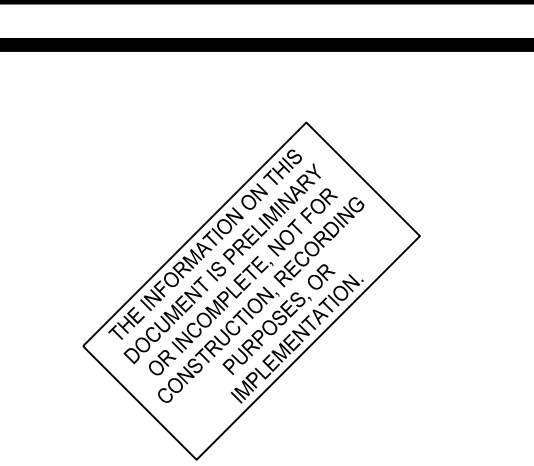
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1 - 5, 6a, 6b, 7a, 7b, 11, 7c, 8, 9, 11a, 11b, 12, 13, 14, 15, 17 and 20 of Table A thereof. The fieldwork was completed on April 6, 2023.

Date of Plat or Map April 27, 2023

PRELIMINARY

Steven W. Clutter PS No. 7655
clutter@cesoinc.com
175 Montrose West Avenue
Suite 400
Akron, OH 44321
(330) 396-5967

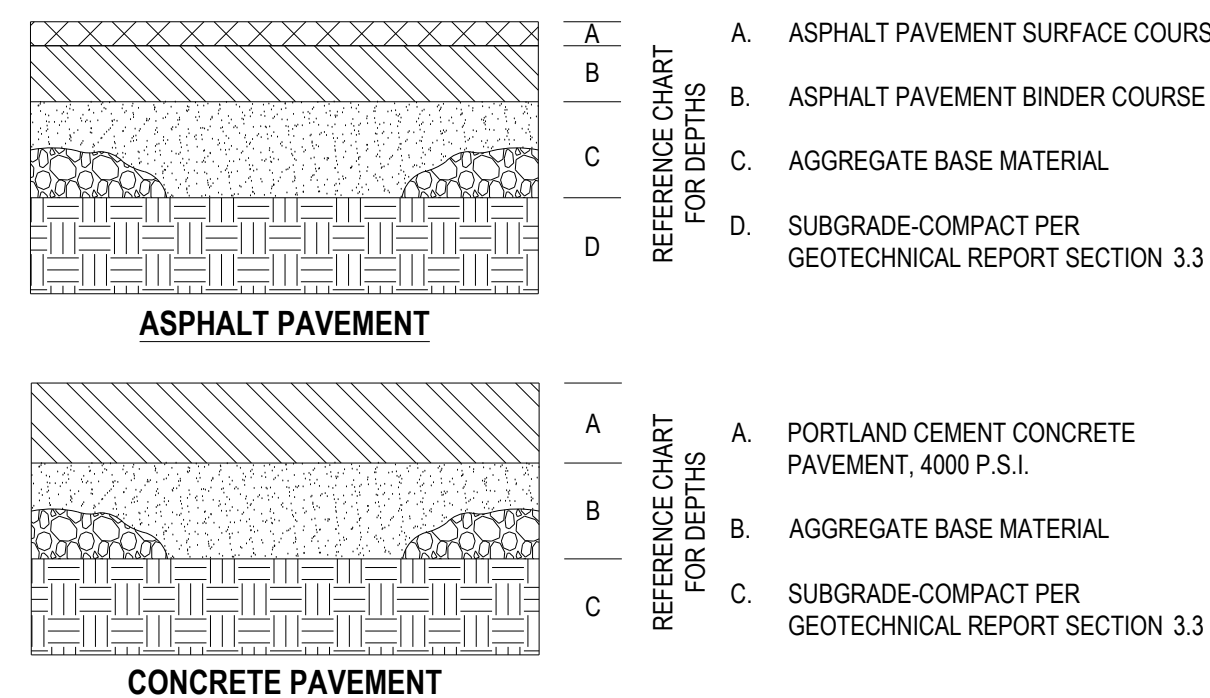
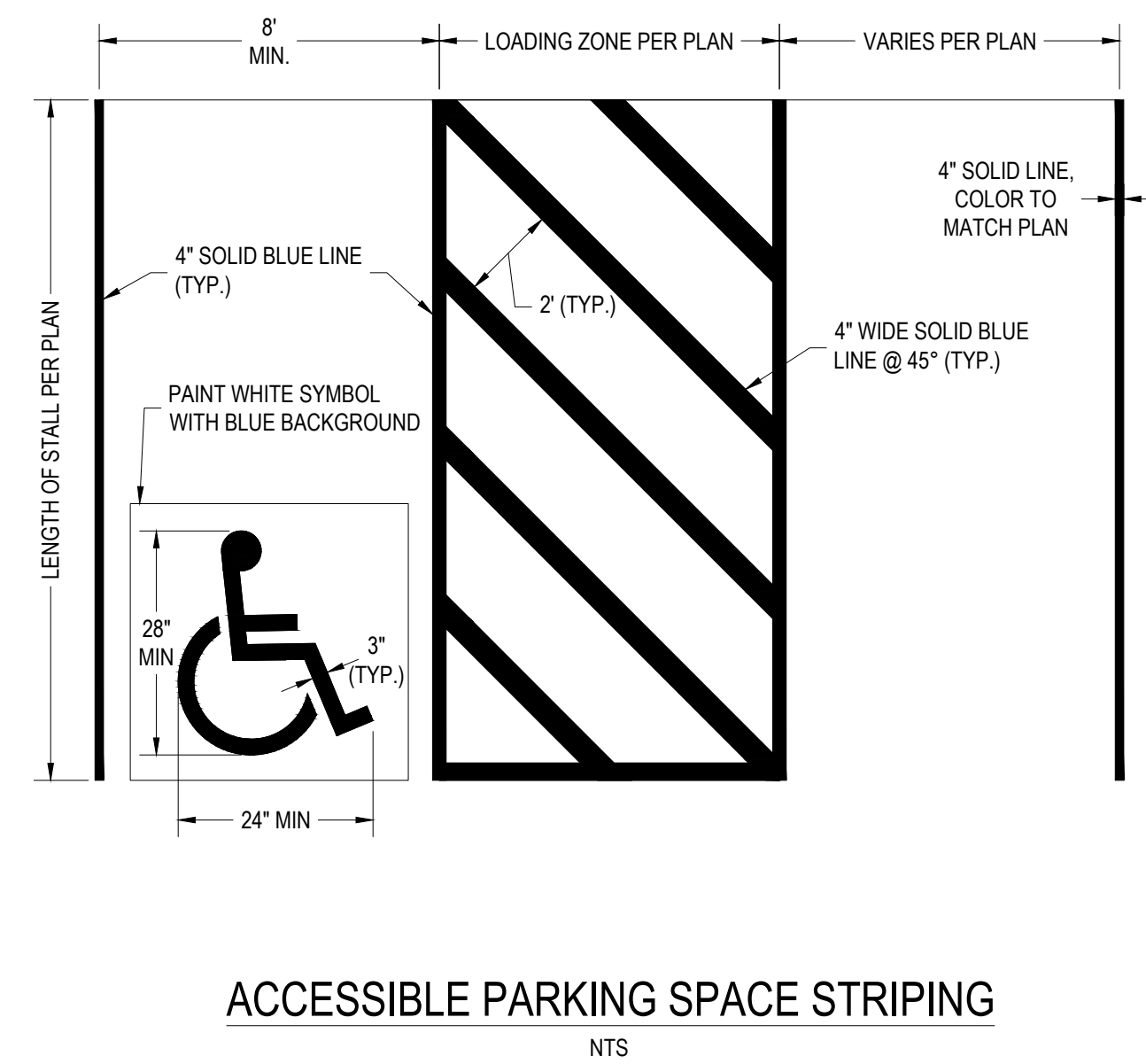
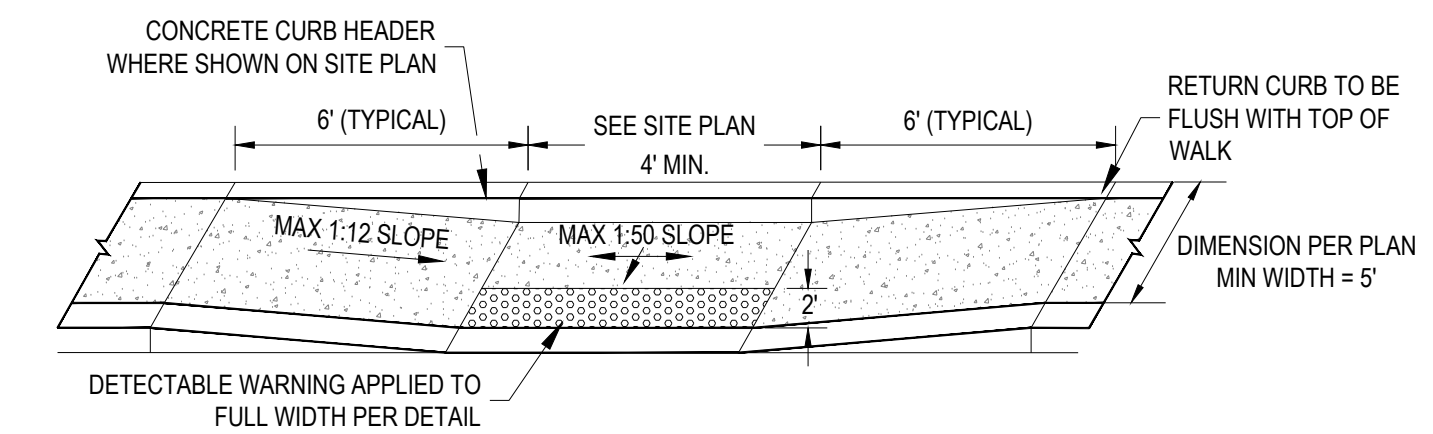
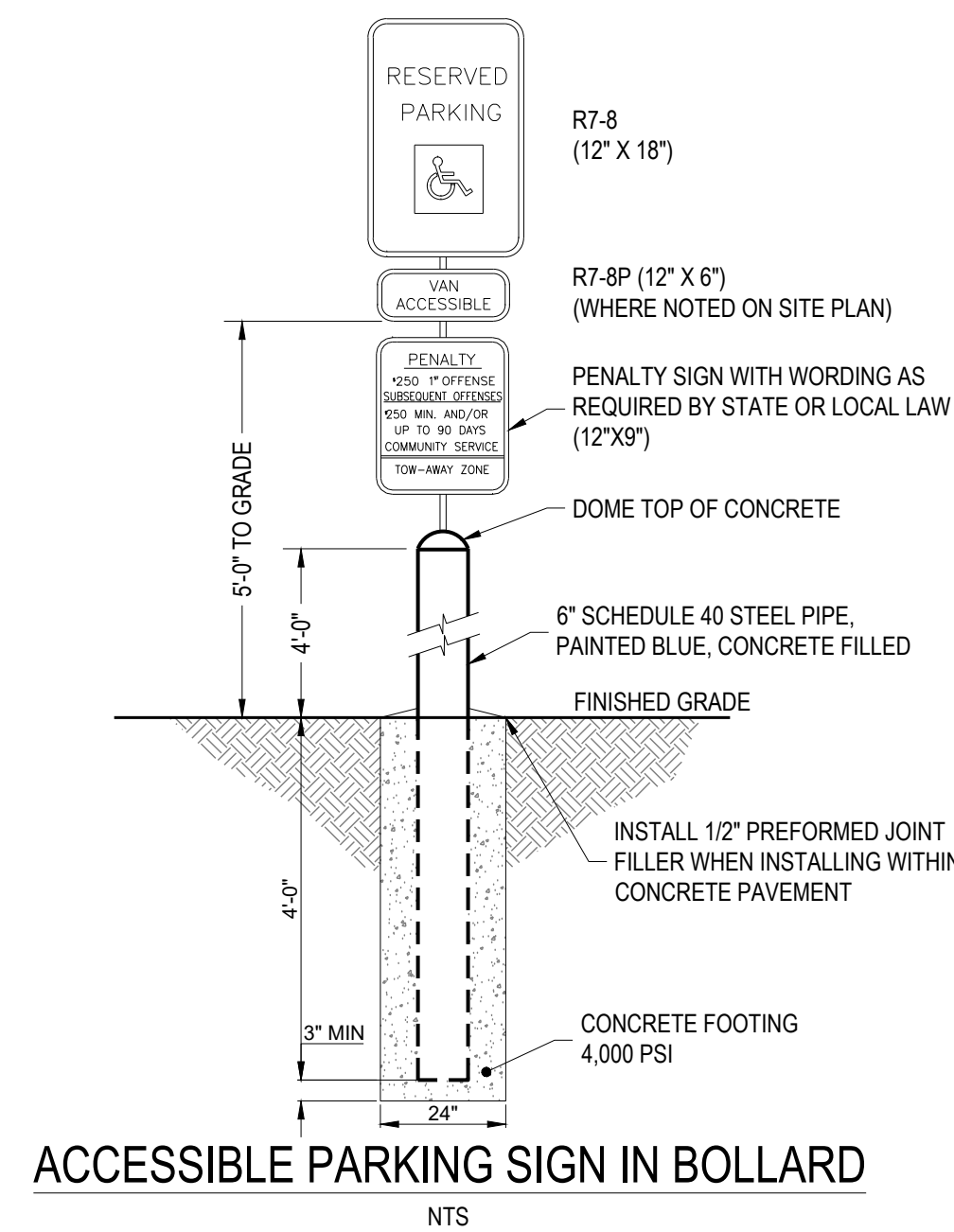
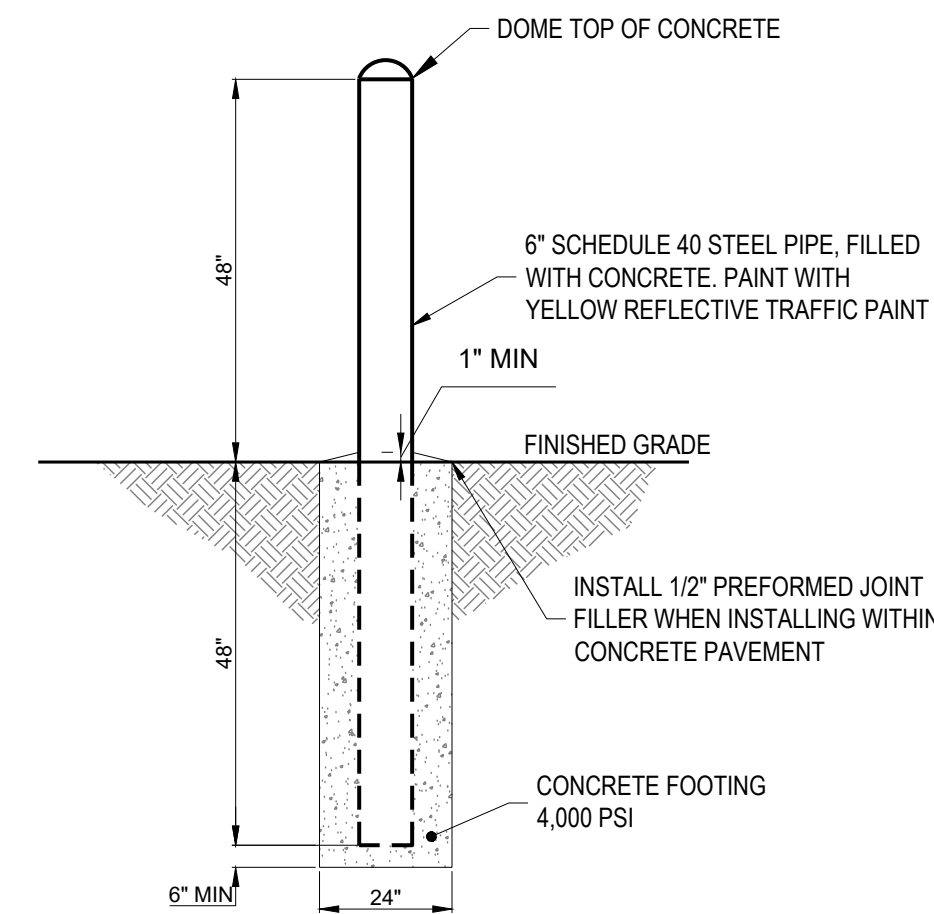
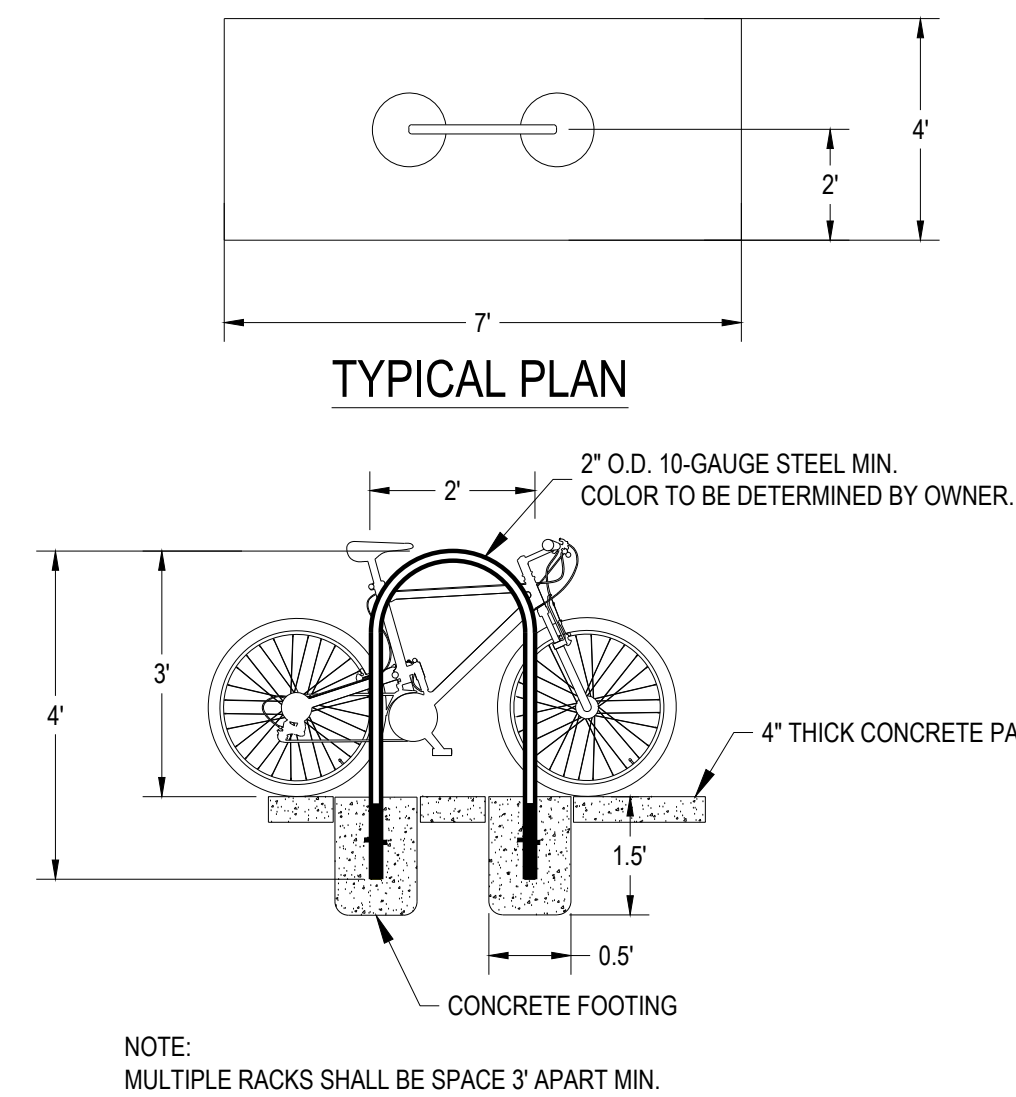
Date



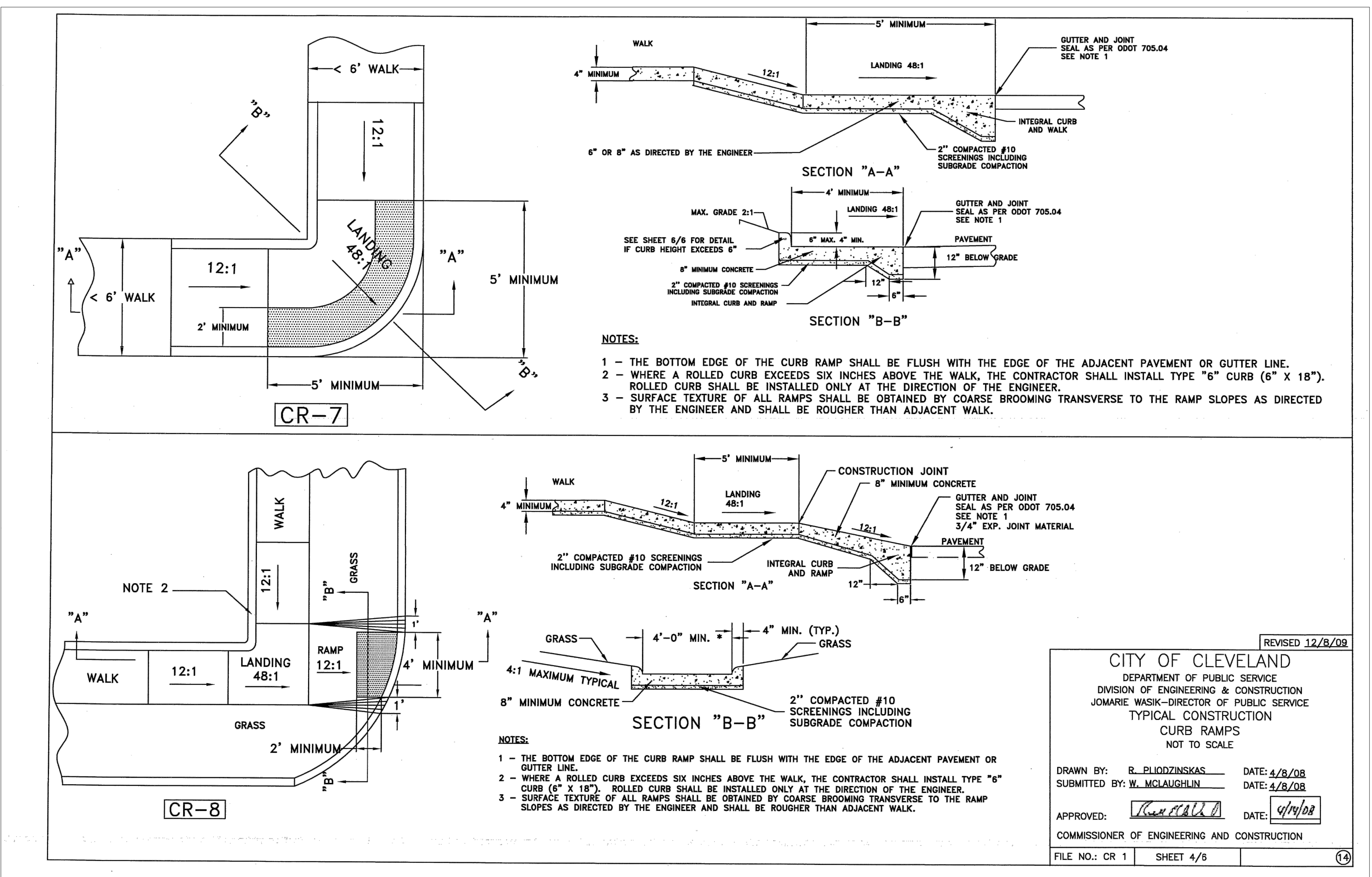
ALTA / NSPS LAND TITLE SURVEY

1421 W. 117th St. Cleveland, OH 44107
Original Brooklyn TWP. Lot 9, Cuyahoga County, State of Ohio
Being Part of Sublots 1, 2, 3, 4, and 7 in Edwin L. Marshall's Subdivision (Vol. 20, Page 20)

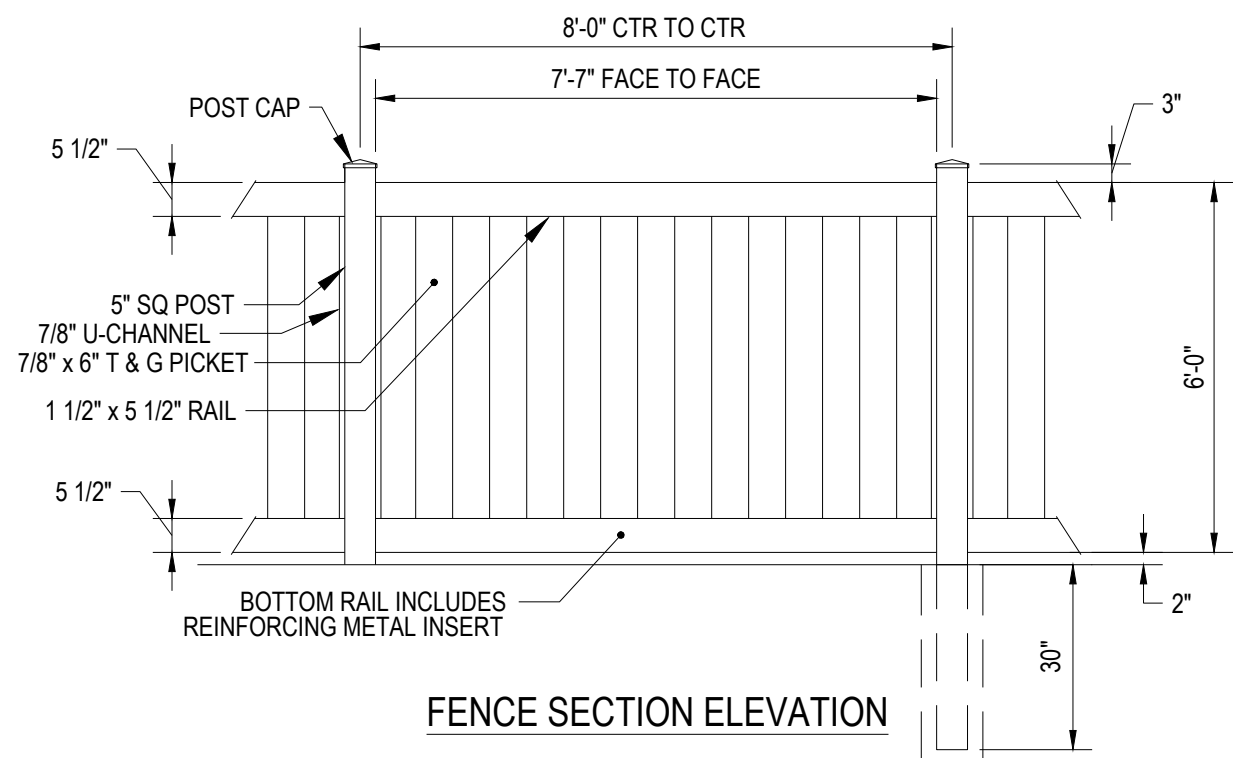
Revisions / Submissions		
ID	Description	Date
Project Number: 762418		
Scale: 1" = 20'		
Drawn By: MSD		
Checked By: SWC		
Date: April 27, 2023		
Issue:		
Drawing Title:		



PAVEMENT LAYER DEPTHS					
	ASPHALT			CONCRETE	
	A	B	C	A	B
LIGHT DUTY	1.5"	2.5"	6"	5"	4"
HEAVY DUTY	1.5"	3.5"	6"	7"	6"

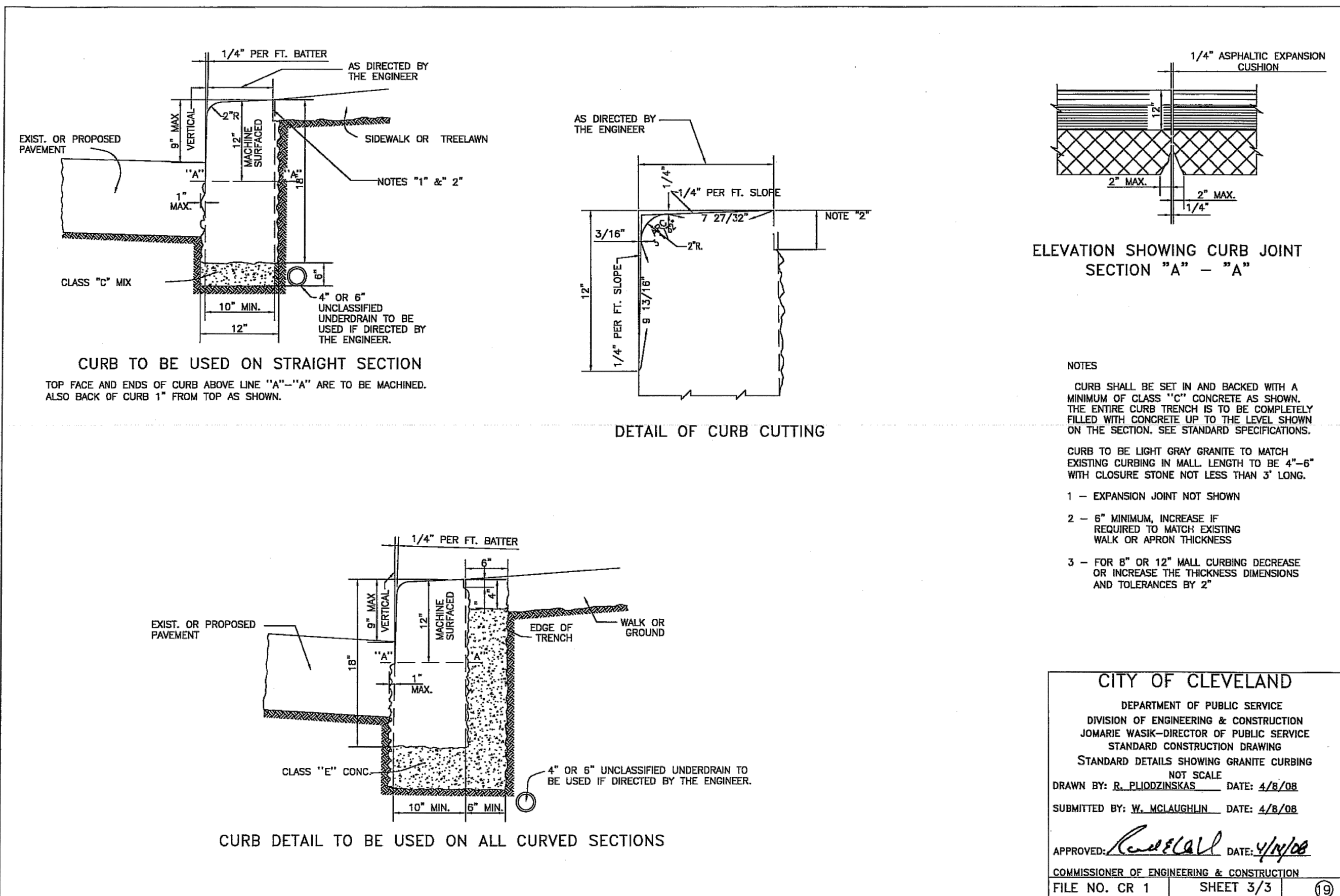
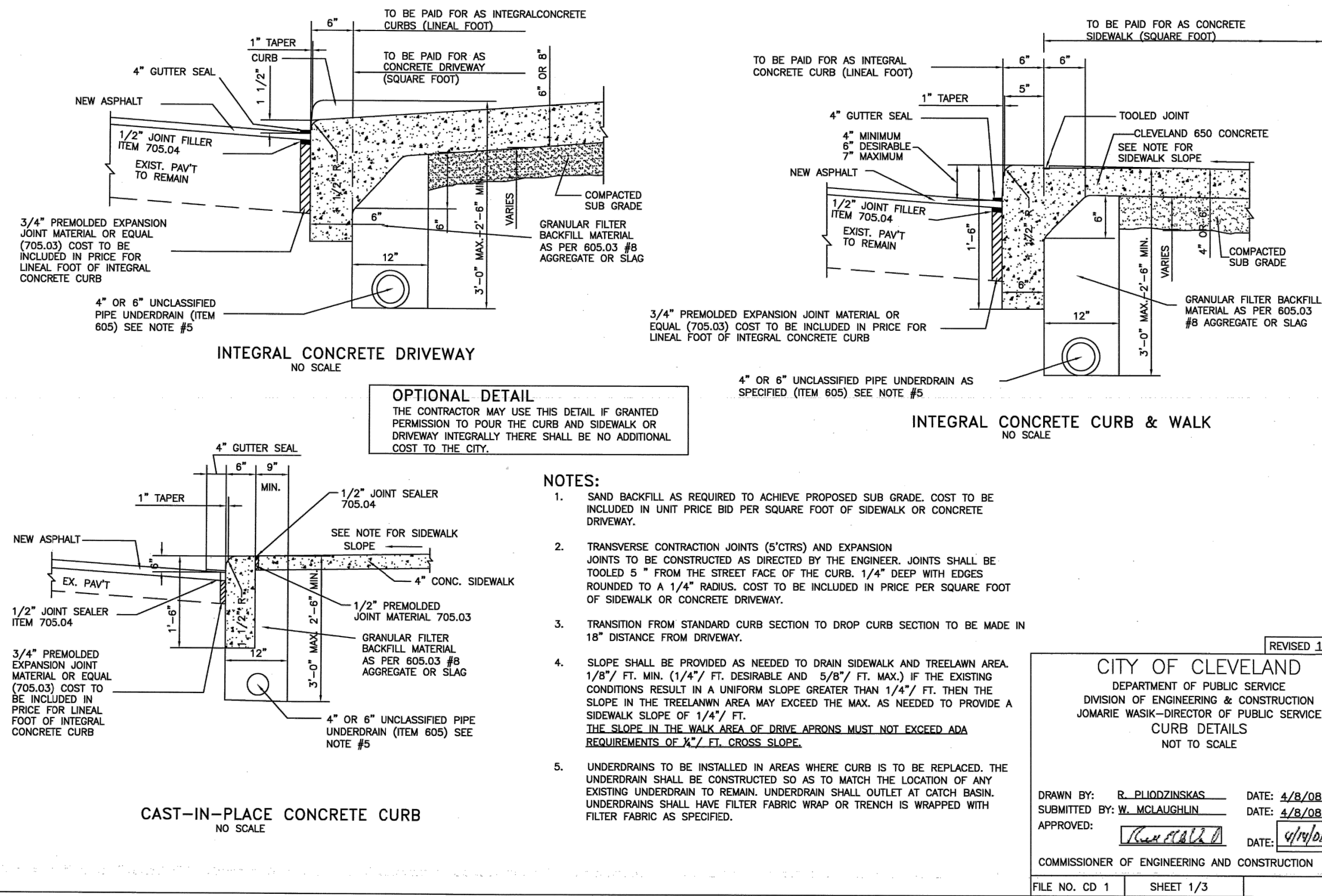


W:\PROJECTS\ARBY\762418-01 Inspire - Arby's #530 - Cleveland, OH\03-CIVIL\PLAN\762418 SITE PLAN DETAILS.dwg - 10/12/2023 - Brock Michaelis



NOTES:
1. FOOTING WIDTH TO BE (2)X POST WIDTH. MINIMUM DEPTH 30".

VINYL FENCE (STOCKADE)
NTS



ARBY'S

CLEVELAND, OH
1421 W 117TH ST.
CLEVELAND, OH 44107

Revisions / Submissions		
ID	Description	Date
1	FINAL DRA COMMENTS	2023/10/13

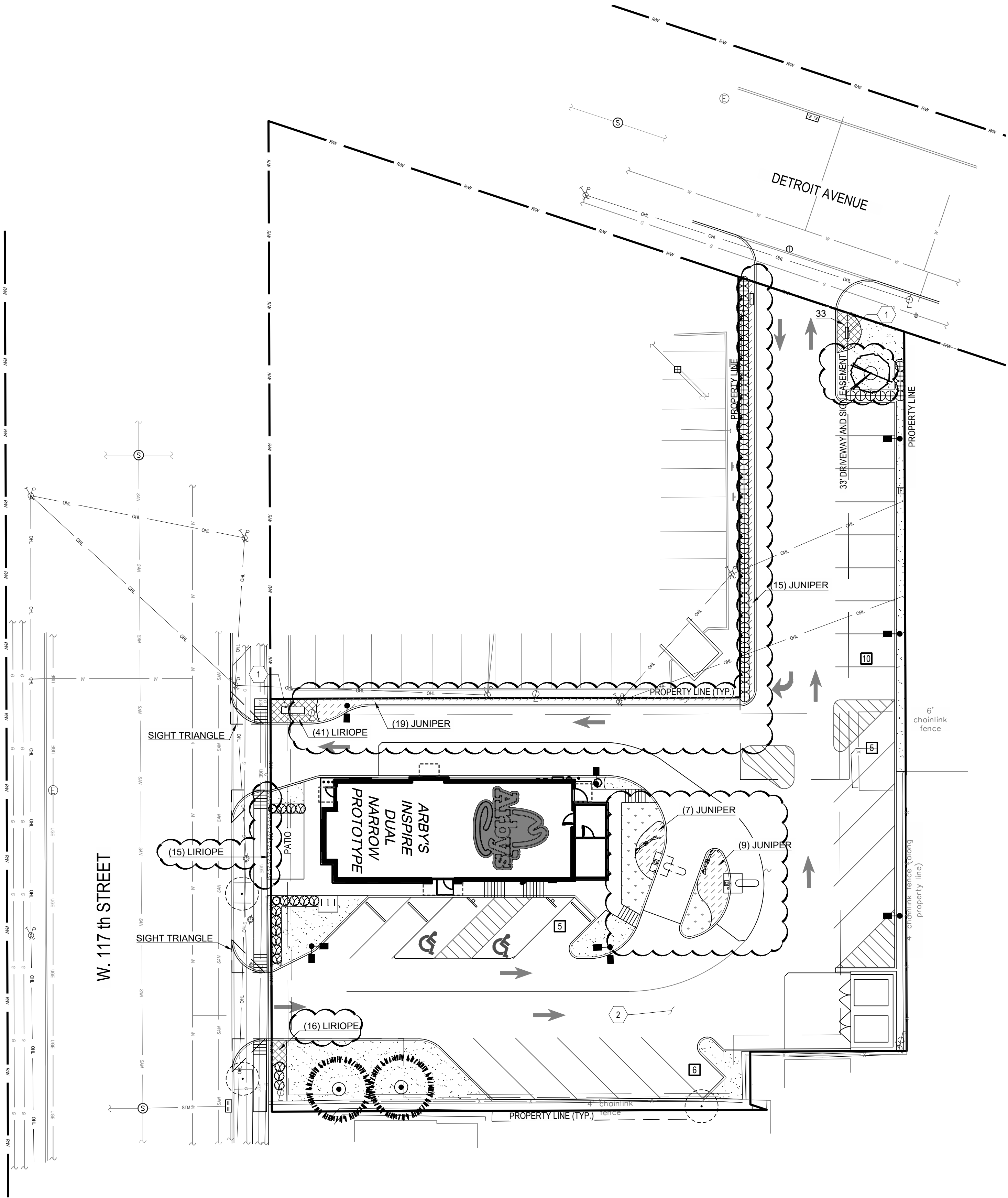
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Project Number: 762418
Scale: AS SHOWN
Drawn By: MDR
Checked By: MST
Date: 09.29.2023
Issue: NOT FOR CONSTRUCTION

Drawing Title:
SITE DETAILS

C2.1



WW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



GENERAL LANDSCAPE NOTES

- CONTRACTOR IS REQUIRED TO PERFORM MINOR CLEARING AND GRUBBING SERVICES FOR SCOPED AREAS PRIOR TO INSTALLING PLANT MATERIAL. THIS INCLUDES BUT IS NOT LIMITED TO REMOVAL OF WEEDS, TRASH, AND SCRUB LIKE MATERIAL. IT IS POSSIBLE THIS MAY INCLUDE SOME FINE GRADING SERVICES TO ASSURE NO HOLES OR TRIPPING HAZARDS ARE PRESENT. CONTRACTOR SHOULD INCLUDE THIS IN BID PRICE.
- AREAS OF THE LAWN MAY CONTAIN CATCH BASINS AND AREA DRAINS. CONTRACTOR SHALL USE BEST JUDGEMENT TO FINE GRADE AROUND CATCH BASINS AND OTHER APPURTENANCES TO MINIMIZE EROSION AND MAINTAIN AESTHETIC VALUE. CONTACT LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
- CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK. SEE DETAILS AND NOTES FOR FURTHER INFORMATION.
- TREES LOCATED IN DRAINAGE WAYS TO BE FIELD ADJUSTED TO PLACE TREES OUTSIDE THE DRAINAGE WAY.
- CONTRACTOR WILL COORDINATE FLAGGING OF PROPERTY LINES, EASEMENT LINES, ETC. WITH OWNER'S REPRESENTATIVE TO INSTALL PLANTING AS PER PLANS. CONTRACTOR TO CONTACT OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY LOCATIONS ARE UNCLEAR OR APPEAR TO BE LOCATED ON PRIVATE LOTS OR IN EASEMENTS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	1	PRUNUS SERRULATA 'KWANZAN' KWANZAN JAPANESE FLOWERING CHERRY	---	8' HT	AS SHOWN
	2	PSEUDOTSUGA MENZIESII DOUGLAS FIR	---	6' HT	AS SHOWN
	3	THUJA OCCIDENTALIS 'YELLOW RIBBON' YELLOW RIBBON ARBORVITAE	---	6' HT	AS SHOWN

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	16	ABELIA X 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	---	30" HT	3' OC
	52	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	---	3' HT	

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	50	JUNIPERUS HORIZONTALIS 'BLUE RUG' BLUE RUG JUNIPER NUMBER INDICATED ON HATCH THROUGHOUT THE DRAWING REFLECTS THE NUMBER OF PLANTS IN THAT PARTICULAR AREA	---	6" HT	4'-0" OC
	105	LIRIOPE MUSCARI 'SUPER BLUE' SUPER BLUE LILYTURF	1 GAL	12" HT / SPR	1'-6" OC

SOD	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
	325 SF	ERAGROSTIS CURVULA WEEPING LOVEGRASS	---		
	2,202 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD		

MISCELLANEOUS ITEM	SIZE	QTY.	COMMENTS
EXISTING TREES TO REMAIN CONTRACTOR TO PROTECT WITHIN DRIP LINES		2	SEE TREE PROTECTION & DEMOLITION PLANS

- MULCH
- ALL PLANT BEDS SHALL CONTAIN A 4" LAYER OF DOUBLE HAMMERED HARDWOOD MULCH FROM A SUSTAINABLE SOURCE
 - CONTRACTOR TO PLACE 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

- IRRIGATION
- THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

LANDSCAPE REQUIREMENTS

PARKING LOT AND PERIMETER PLANTING REQUIREMENTS:

W 117TH STREET: (75 LF - EXCLUDING DRIVEWAYS)
REQUIRED SCREENING: 50% OPACITY SCREEN HEDGE
PROPOSED SCREENING: 50% OPACITY SCREEN HEDGE
REQUIRED EVERGREEN TREES: 2 (1 PER 40 LF)
PROPOSED EVERGREEN TREES: 2

SOUTHERN PROPERTY LINE: (63 LF)
REQUIRED EVERGREEN TREES: 2 (1 PER 50 LF)
PROPOSED EVERGREEN TREES: 2

MINIMUM LANDSCAPE REQUIREMENTS:

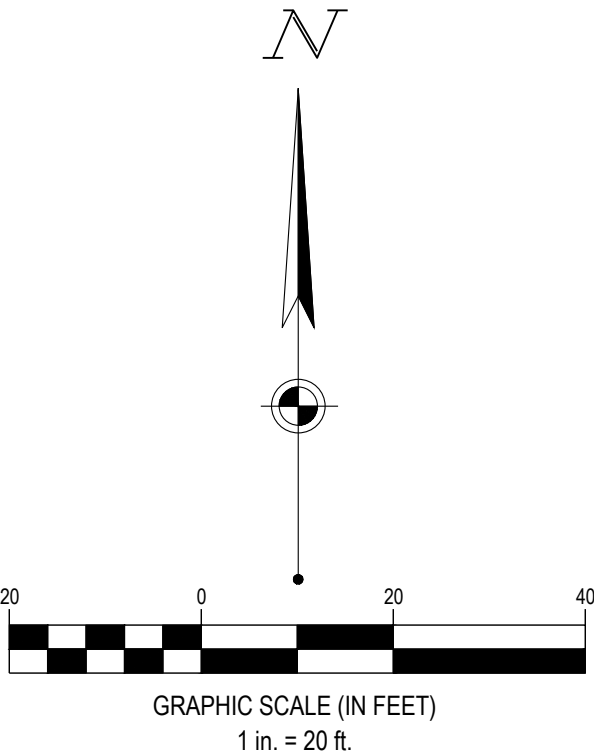
REQUIRED: 1,362 SF (5% OF PARKING AREA)
PROVIDED: 3,938 SF

CODED NOTES:

- PROPOSED SIGNAGE
- PROPOSED DUMPSTER

LEGEND

	R/W	RIGHT OF WAY LINE
	---	LOT LINE
	---	PROPERTY BOUNDARY LINE
	---	EASEMENT LINE
	---	PROPOSED FENCE
	---	PROPOSED CONCRETE SIDEWALK OR DECK
	OHE	OVERHEAD POWER LINE
	STM	STORM DRAIN
	SAW	SANITARY SEWER
	W	WATER LINE
	G	GAS LINE
	UGT	UNDERGROUND TELEPHONE LINE
	UGE	UNDERGROUND ELECTRIC LINE



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ARBY'S

CLEVELAND, OH

1421 W 117TH ST.
CLEVELAND, OH 44107

Revisions / Submissions

ID	Description	Date
1	FINAL DRA COMMENTS	2023/10/13

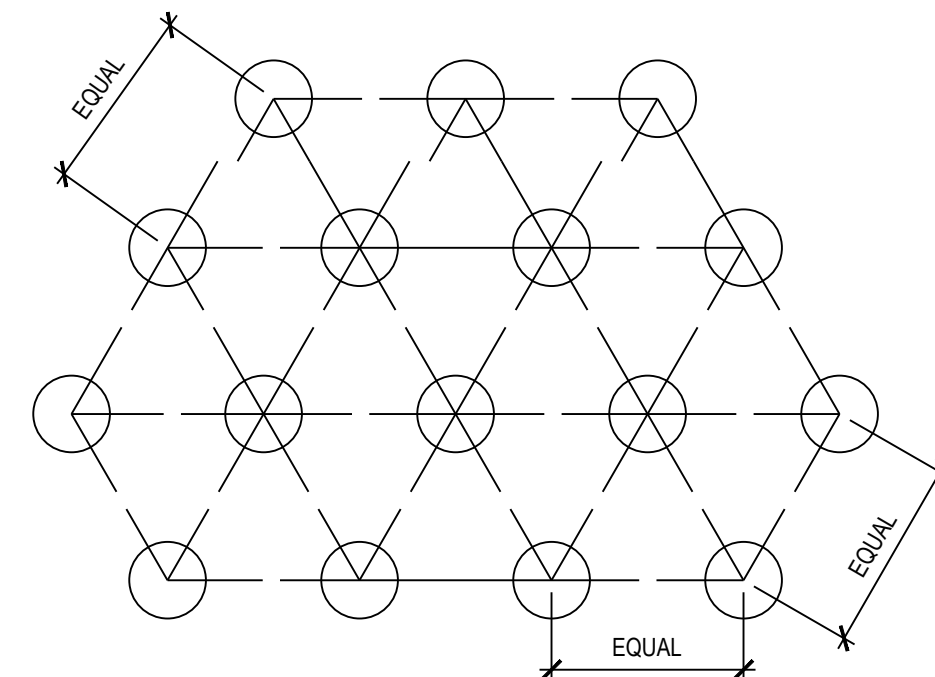
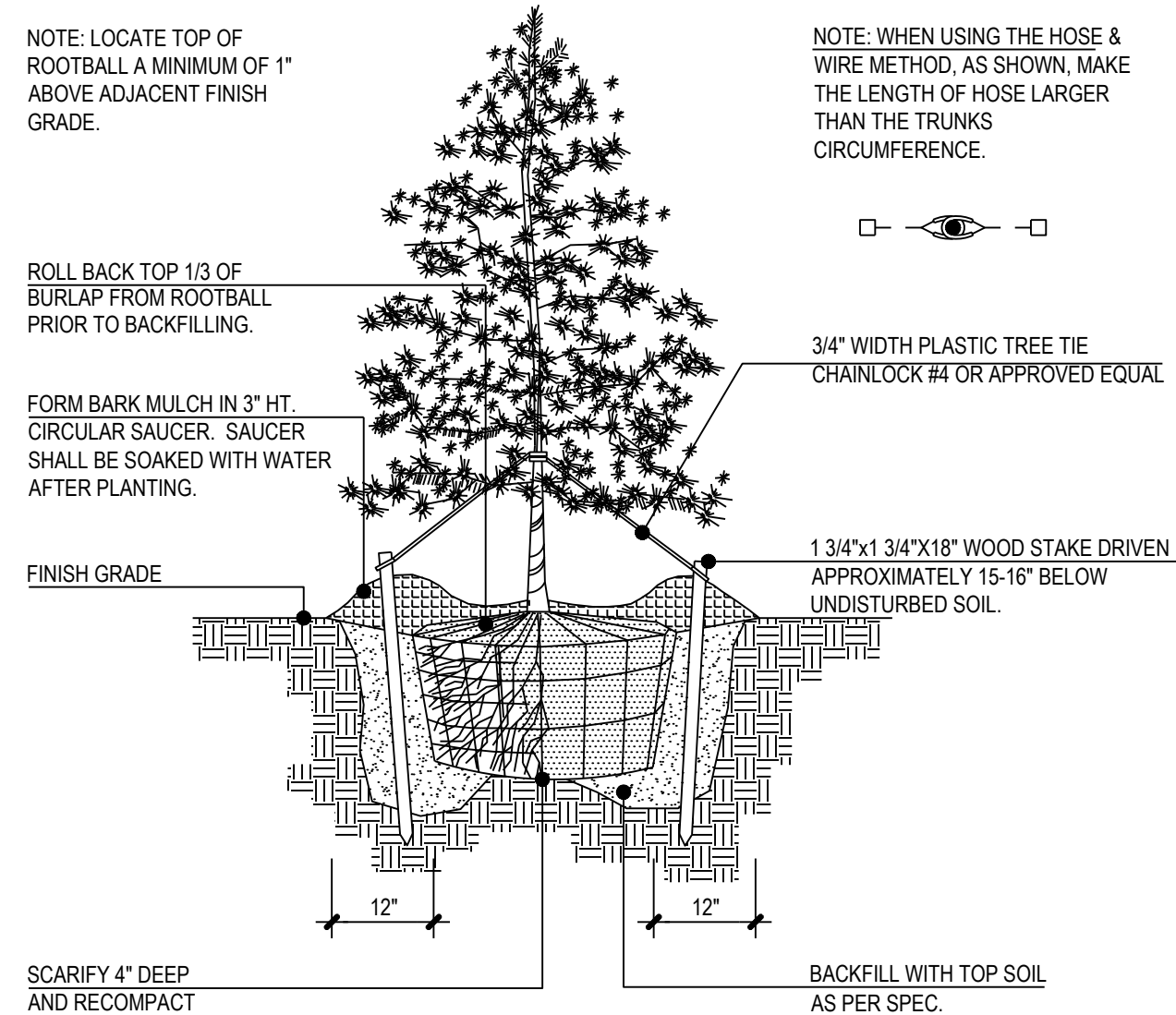
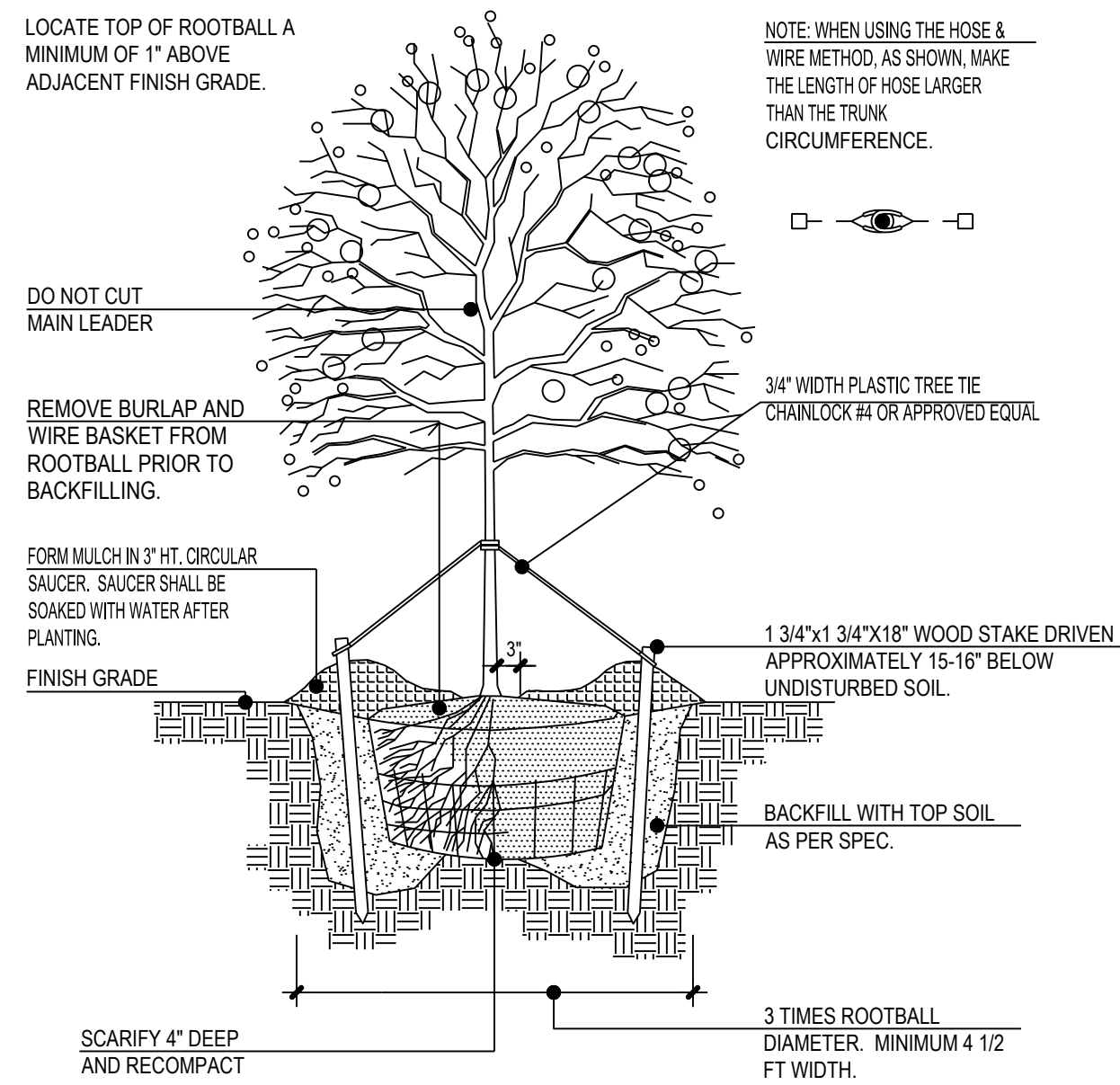
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Project Number:	762418
Scale:	1"=20'
Drawn By:	ABS / JLR
Checked By:	EAB
Date:	08/01/2023
Issue:	REVIEW SET

Drawing Title:

PLANTING PLAN

L2.0



ALL GROUND COVER SHALL BE PLANTED AT
EQUAL TRIANGULAR SPACING PER ON CENTER
SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED
SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR
OTHER HARD SURFACE, UNLESS OTHERWISE NOTED

GENERAL NOTES: LANDSCAPE PLAN

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
5. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOULD ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER, APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITY AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
13. ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
15. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
17. ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
18. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
19. ALL PLANTS SHALL BE GUARANTEED FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER.
20. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND LANDSCAPE ARCHITECT. MAINTAIN TREES, SHRUBS, LAWN, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS, IF APPLICABLE. LANDSCAPE MAINTENANCE IS THE LANDSCAPING CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER.
21. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS.
22. REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
- A. ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - B. ONE PART NATIVE SOIL
2. SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SOIL TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



ARBY'S

CLEVELAND, OH
1421 W 117TH ST,
CLEVELAND, OH 44107

Drawing Title:
PLANTING DETAILS

L2.1

1 DECIDUOUS TREE STAKING

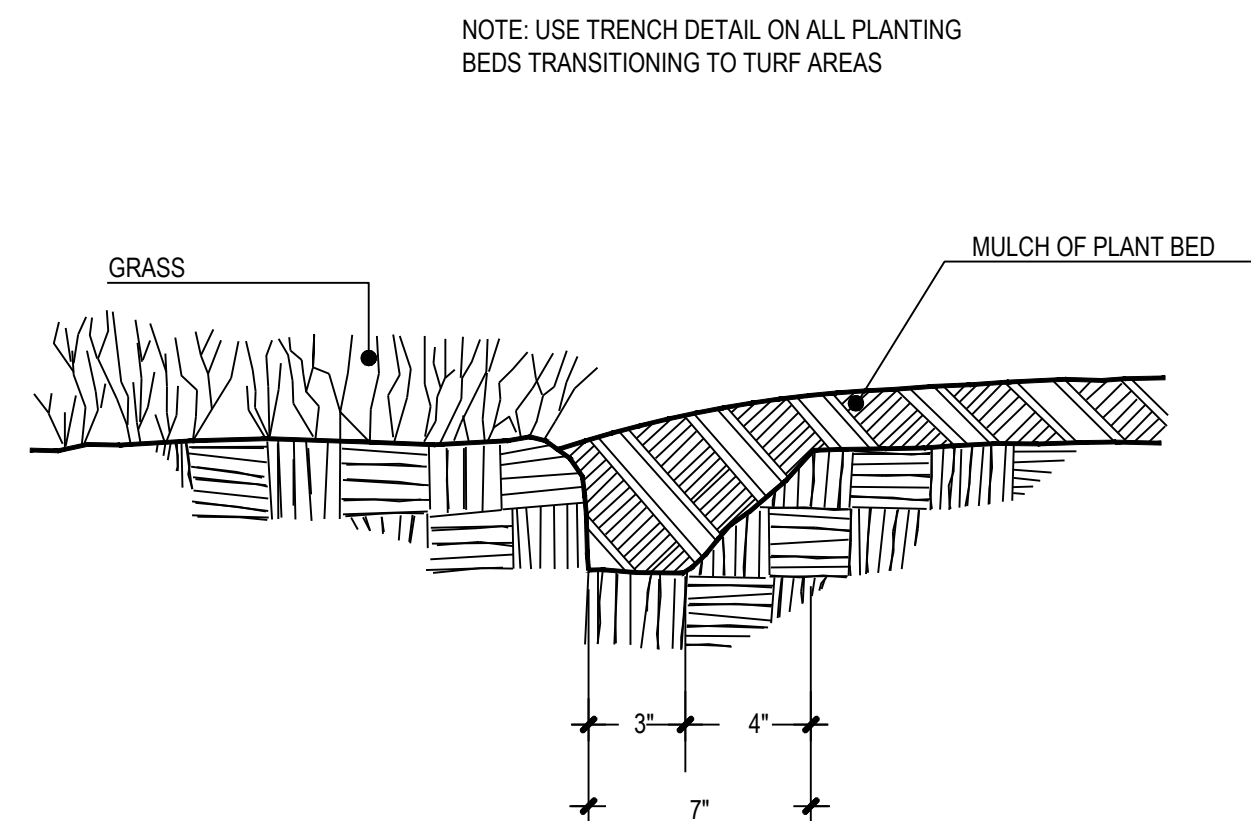
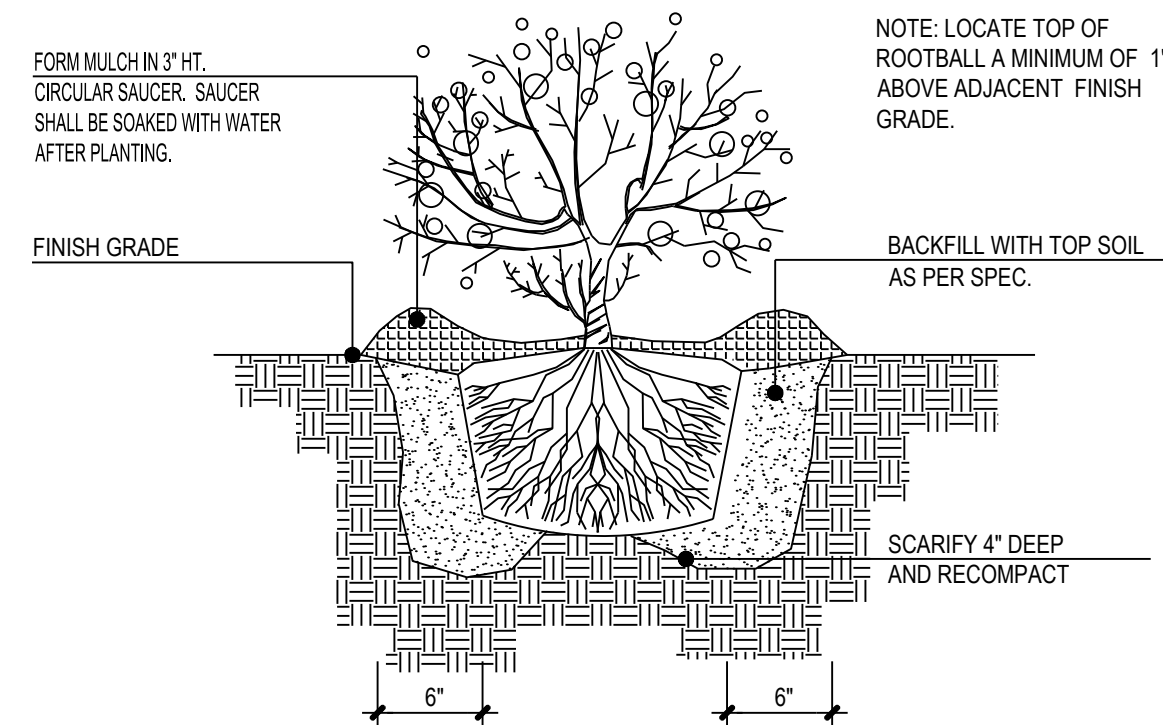
N.T.S.

2 EVERGREEN TREE STAKING

N.T.S

3 GROUND COVER SPACING

N.T.S

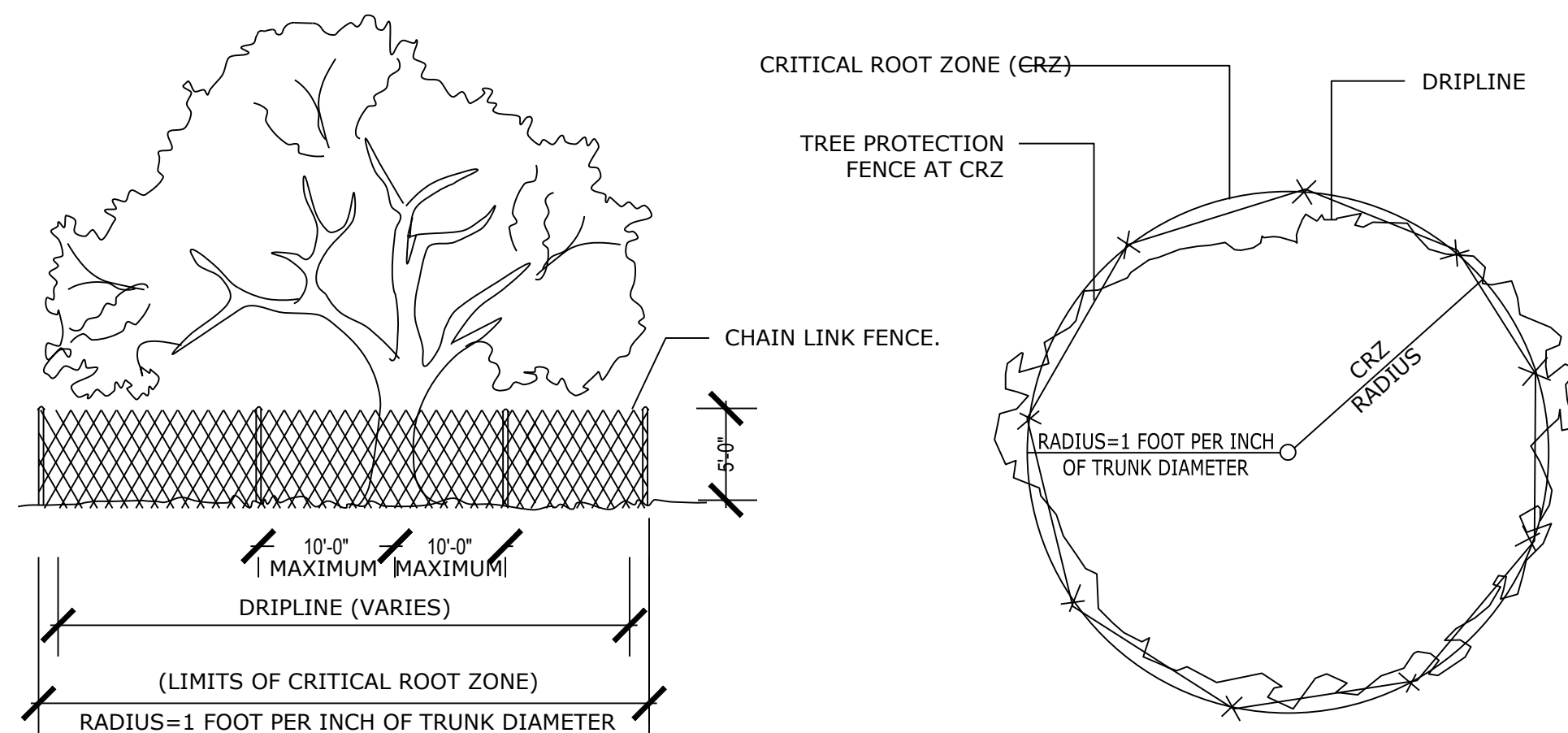


4 EVERGREEN / DECIDUOUS SHRUB

N.T.S.

5 TRENCH EDGING

N.T.S



NOTES:

1. NO TRUCKS OR HEAVY EQUIPMENT ALLOWED WITHIN BARRIERS, ONLY HAND LABOR ALLOWED.
2. NO CONSTRUCTION MATERIALS, SOILS DEPOSITS, OR SOLVENTS SHALL BE ALLOWED WITHIN BARRIERS.
3. BARRIERS ARE TO IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES WITH-IN TREE AREA.
4. BARRIERS ARE TO STAY IN PLACE UNTIL ALL PAVING, CONSTRUCTION, AND HEAVY EQUIPMENT IS REMOVED FROM THE AREA.
5. CRITICAL ROOT ZONE: 1 INCH OF TREE AT DIAMETER BREAST HEIGHT (DBH) IS EQUAL TO 1 FOOT OF CRITICAL ROOT ZONE (CRZ).
IE. 30 INCH DBH = 30 FOOT CRZ

TREE PROTECTION NOTES




1. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, DO NOT PLACE SOIL DEPOSITS, DEBRIS SOLVENTS, MACHINERY CONSTRUCTION MATERIAL OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN.
2. BEFORE CONSTRUCTION STARTS ALL PROTECTED TREES SHALL BE PRUNED AS FOLLOWS UNLESS OTHERWISE DIRECTED BY THE OWNER OR HIS REPRESENTATIVE: REMOVE ANY DEAD OR DISEASED TRUNKS OR BRANCHES, AND REMOVE NEAR OR CROSSED BRANCHES. ALL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUMP, SO THAT CLOSURE CAN READILY START. ALL TRIMMING SHALL BE DONE BY A QUALIFIED TREE SURGEON. PRUNING SHALL BE IN ACCORDANCE WITH ANSI A-300 PRUNING STANDARDS.
3. ALL ROOTS TO BE REMOVED DURING THE SITE CLEARING SHALL BE INVERTED CLEAN AT THE PERIMETER OF THE DESIGNATED REMOVED RADII. A 3" LAYER OF MULCH SHALL BE INSTALLED 1' AROUND THE SURFACE OF ALL EXPOSED ROOTS OF PROTECTED TREES. A SOIL AUGER WILL BE USED TO BORE UNDER ROOT SYSTEMS UTILITIES ARE TO BE INSTALLED WITHIN 10' OF A PROTECTED TREE.

ROOT PRUNING NOTE:

WHEN THE CRITICAL ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS. ROOTS CAN BE PRUNED BY UTILIZING TRENCHING EQUIPMENT DESIGNED FOR THIS PURPOSE OR BY HAND DIGGING A TRENCH AND PRUNING ROOTS WITH A PRUNING SAW, CHAIN SAW OR OTHER EQUIPMENT DESIGNED FOR TREE PRUNING. ROOTS LOCATED WITHIN A CRITICAL ROOT ZONE THAT WILL BE IMPACTED BY CONSTRUCTION MUST BE PRUNED TO A DEPTH OF 18 INCHES BELOW THE EXISTING GRADE OR TO THE DEPTH OF DISTURBANCE IF LESS THAN 18 INCHES FROM THE EXISTING GRADE. WHEN UNDERGROUND UTILITY LINES ARE TO BE INSTALLED WITHIN THE CRITICAL ROOT ZONE, THE ROOT PRUNING REQUIREMENTS MAY BE WAIVED IF THE LINES ARE INSTALLED VIA TUNNELING OR DIRECTIONAL BORING AS OPPOSED TO OPEN TRENCHING. A LICENSED CERTIFIED ARBORIST SHALL PROVIDE PRUNING.

7) TYP. TREE PROTECTION

N.T.S

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts
	5	4M-22L	SINGLE	1.000	15200	97
	2	4M-22L-2(90)	2 @ 90°	1.000	15200	97
	2	PWY-5M	SINGLE	1.000	2960	34
		Part Number				
		OSQM-C-22L-57K7-4M-UL-NM-BZ w/OSQ-ML-C-DA-BZ				
		OSQM-C-22L-57K7-4M-UL-NM-BZ w/OSQ-ML-C-DA-BZ				
		PWY-EDG-5M-P8-02-E-UL-___525				

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	2.15	16.1	0.0	N.A.	N.A.
Paved Parking	Fc	3.79	16.1	1.0	3.79	16.10

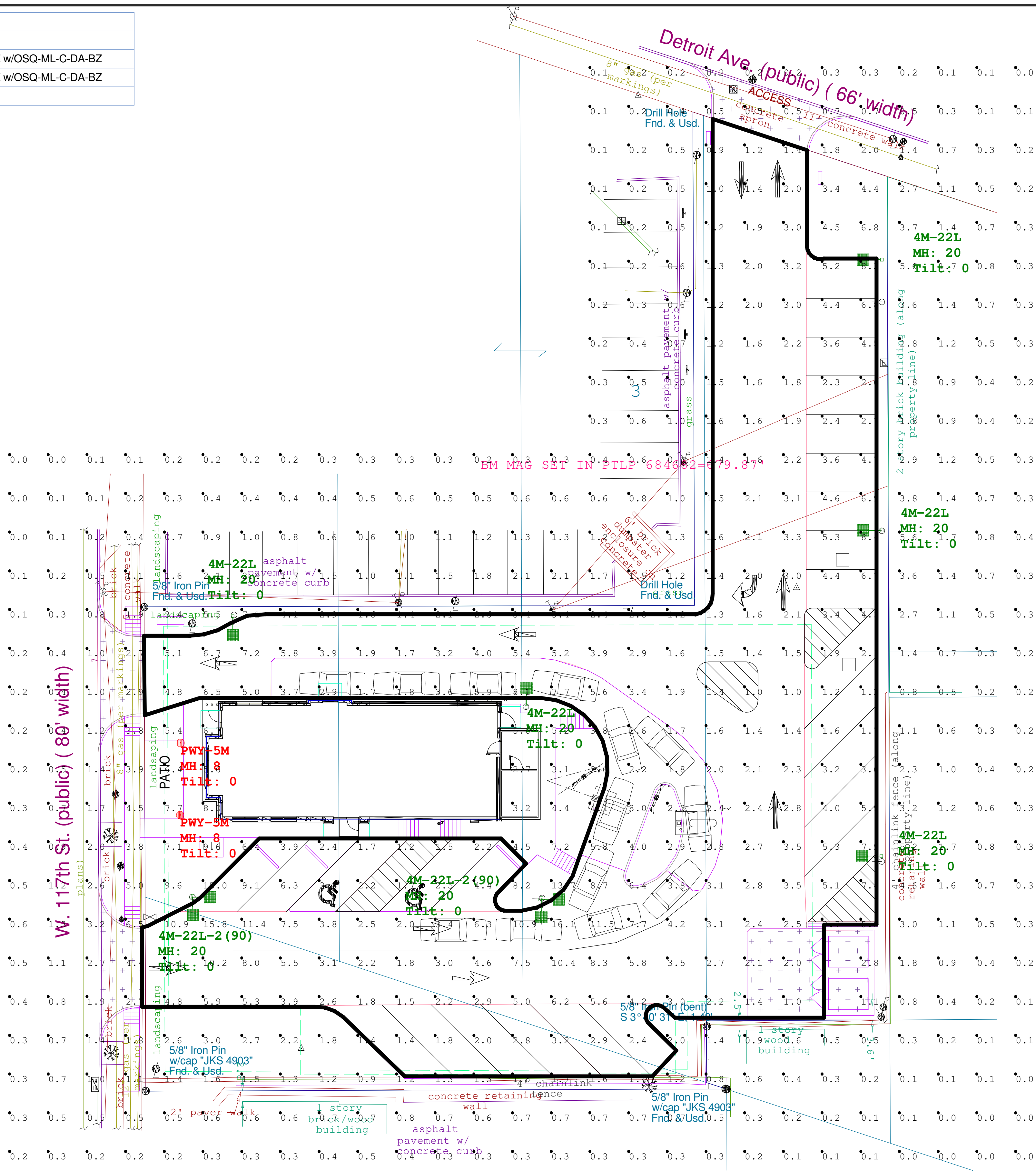
Fixture Mounting Height: 17' AFG (17' Pole + 3.0' Base)

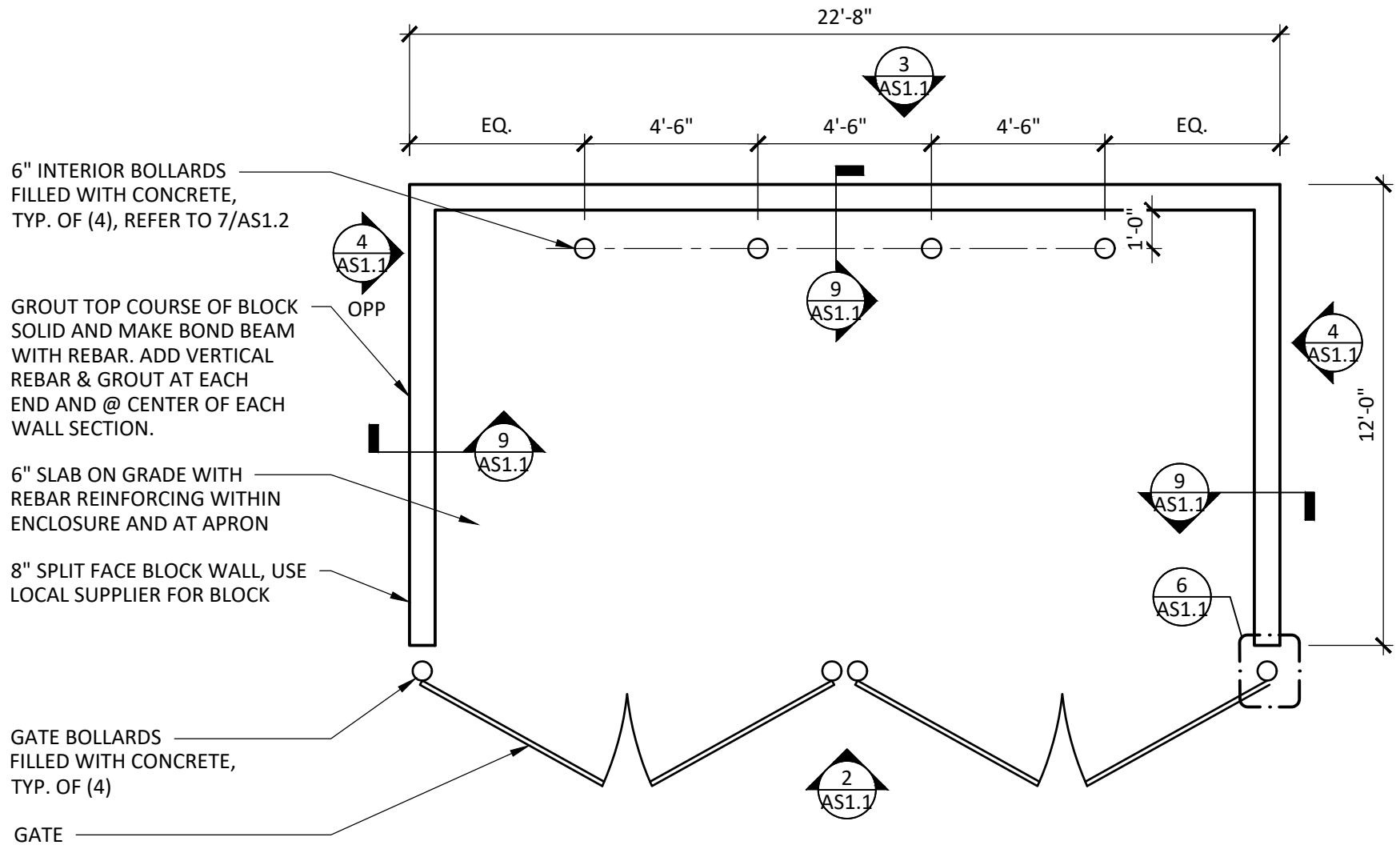
Poles:
(7) - CL-SSP-4011-17-D6-BZ (17' x 4" x 11ga STEEL SQUARE POLE, 4@90°)

Proposed poles meet 100MPH sustained winds.

Additional Equipment:
(9) - OSQ-ML-C-DA-BZ - (Direct Arm Mount)

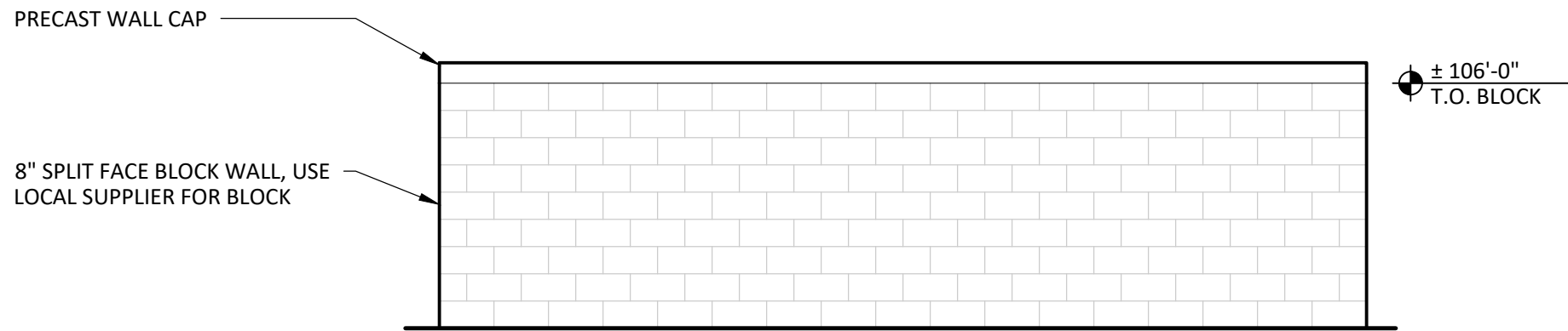
*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***





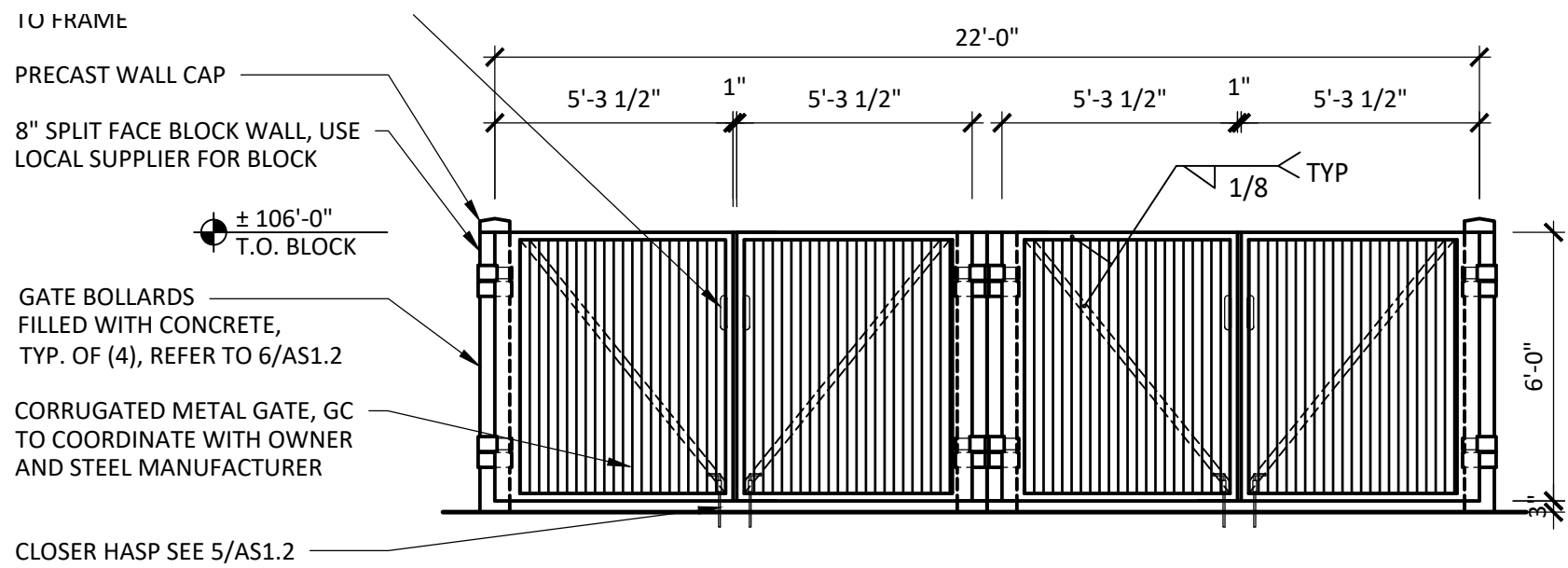
1
AS1.1
1/4" = 1'-0"

DUMPSTER PLAN



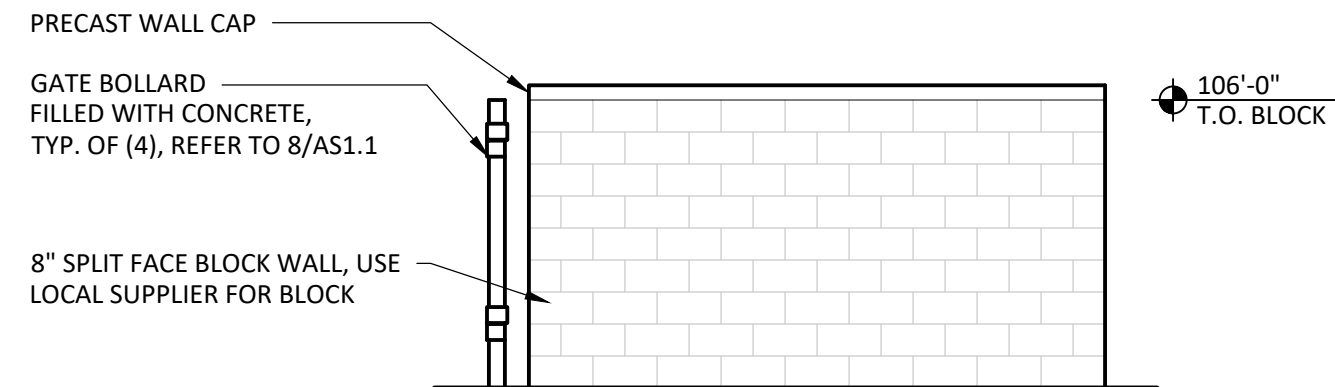
3
AS1.1
1/4" = 1'-0"

DUMPSTER ELEVATION



2A
AS1.1
1/4" = 1'-0"

DUMPSTER ELEVATION



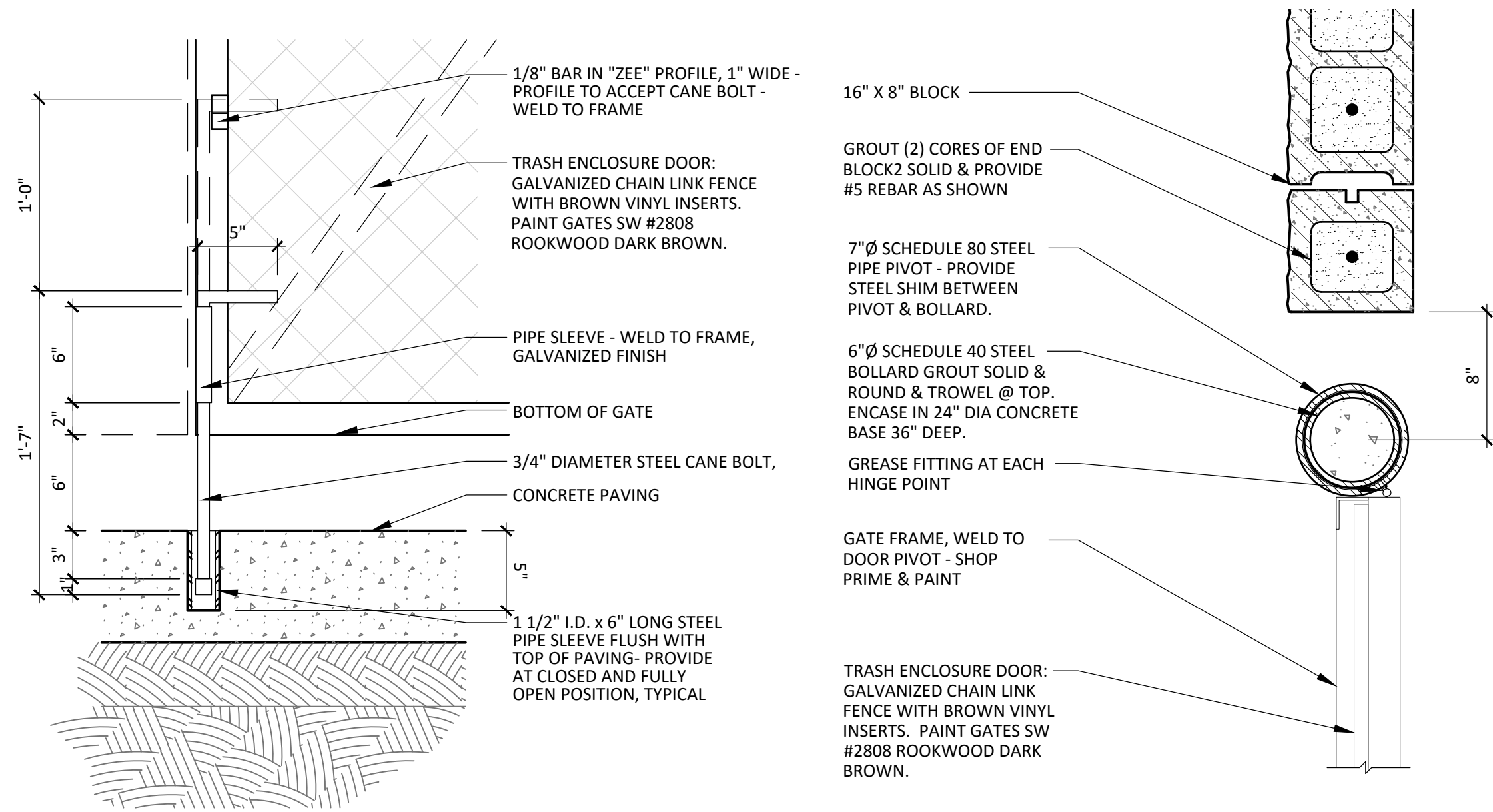
4
AS1.1
1/4" = 1'-0"

DUMPSTER ELEVATION

GENERAL NOTES

A. THESE ARE TYPICAL SITE DETAILS. ALL PROJECT SPECIFIC INFORMATION NEEDS TO BE COORDINATED WITH THE G.C., CIVIL ENGINEER, OWNER AND THE SOILS INVESTIGATION REPORT.

B. DUMPSTER DETAILS ARE INTENDED FOR REFERENCE ONLY. CIVIL ENGINEER TO SHOW DUMPSTER LOCATION WITH ALL NECESSARY DIMENSIONS AND DETAILS ON THEIR RESPECTIVE SHEETS.

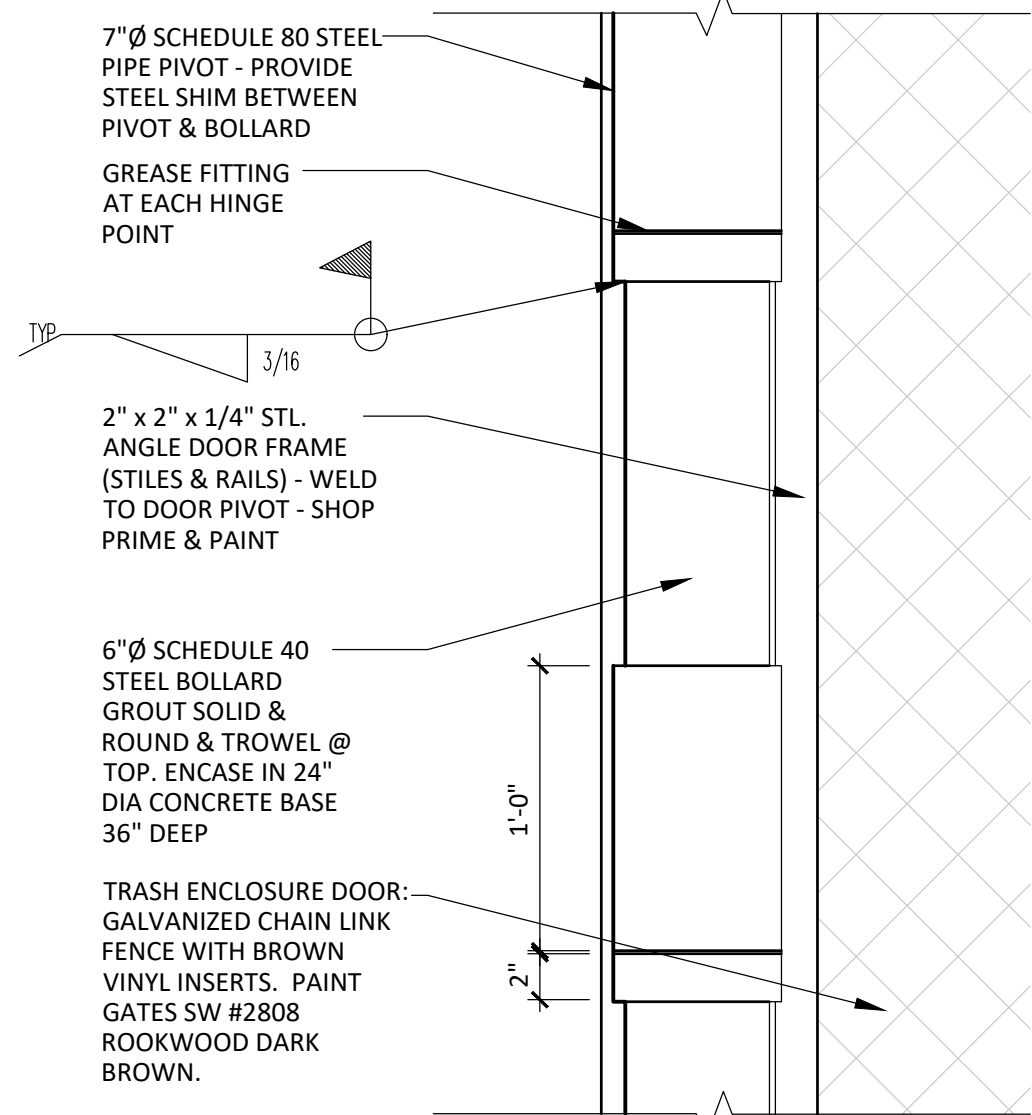


5
AS1.1
1 1/2" = 1'-0"

CANE BOLT DETAIL

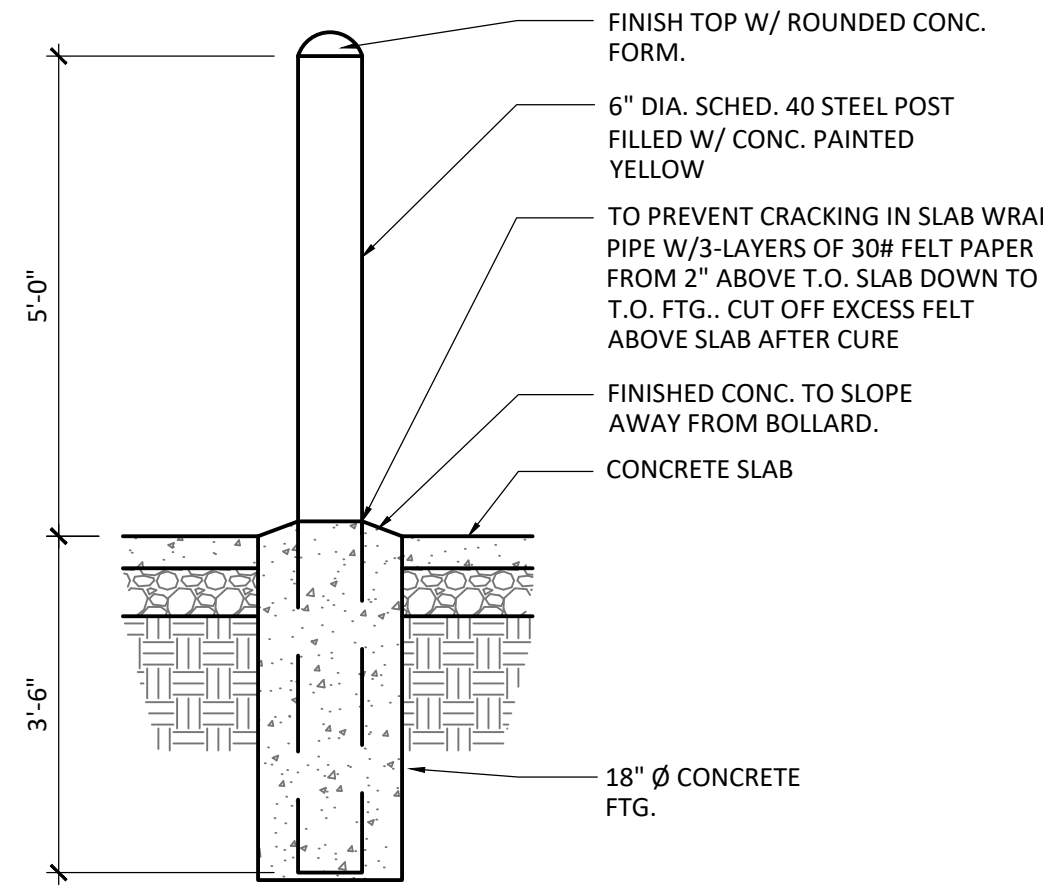
6
AS1.1
1 1/2" = 1'-0"

POST DETAIL



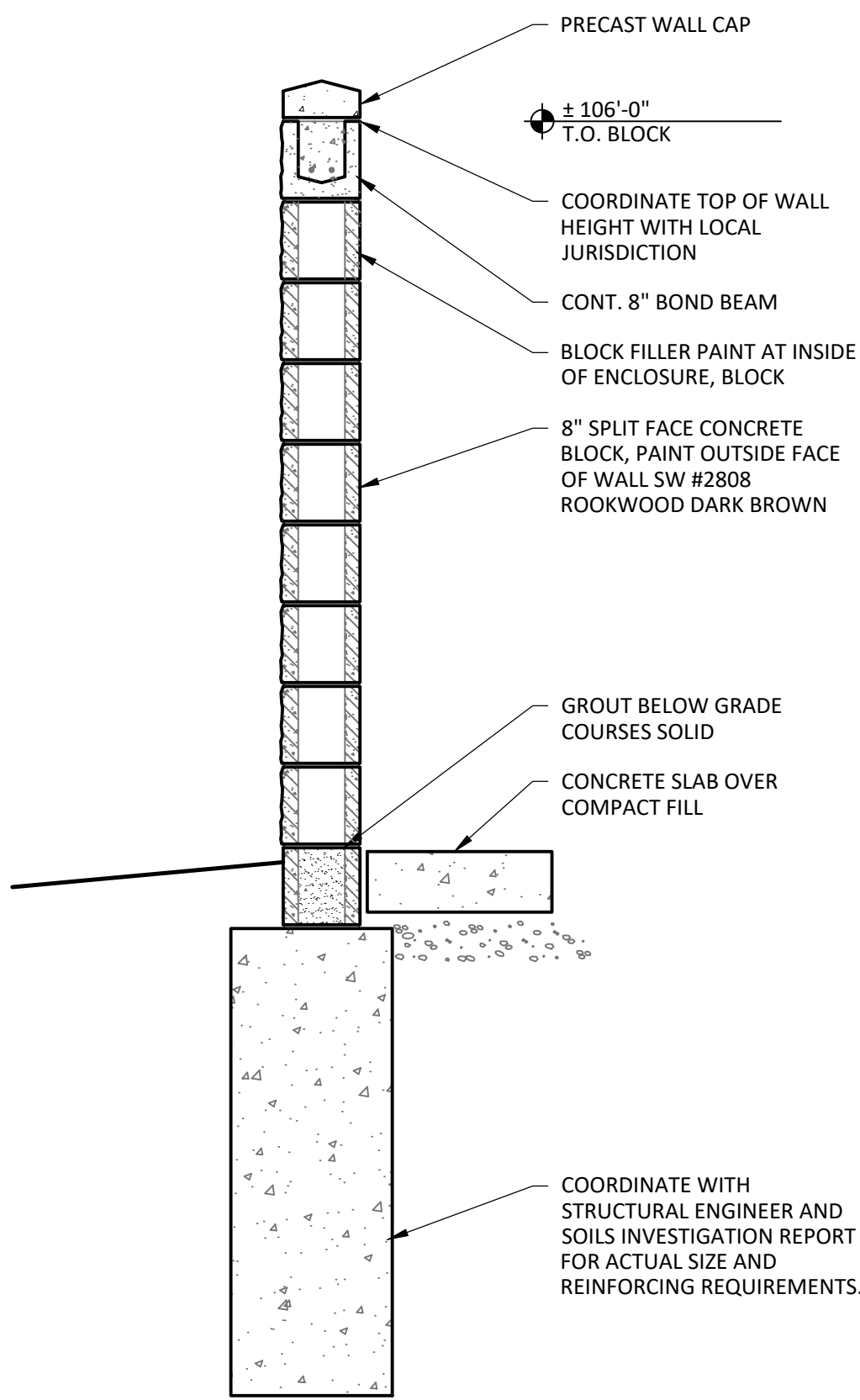
7
AS1.1
1 1/2" = 1'-0"

BOLLARD AND PIVOT



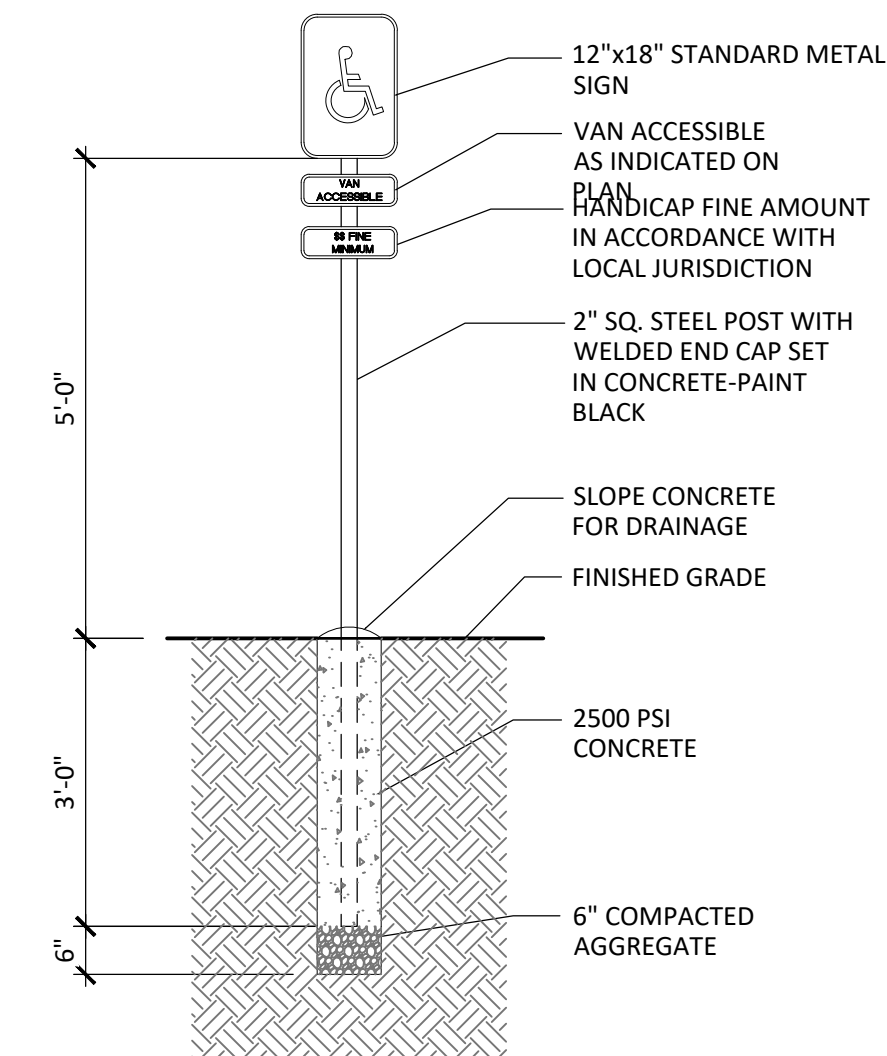
8
AS1.1
1/2" = 1'-0"

BOLLARD DETAIL



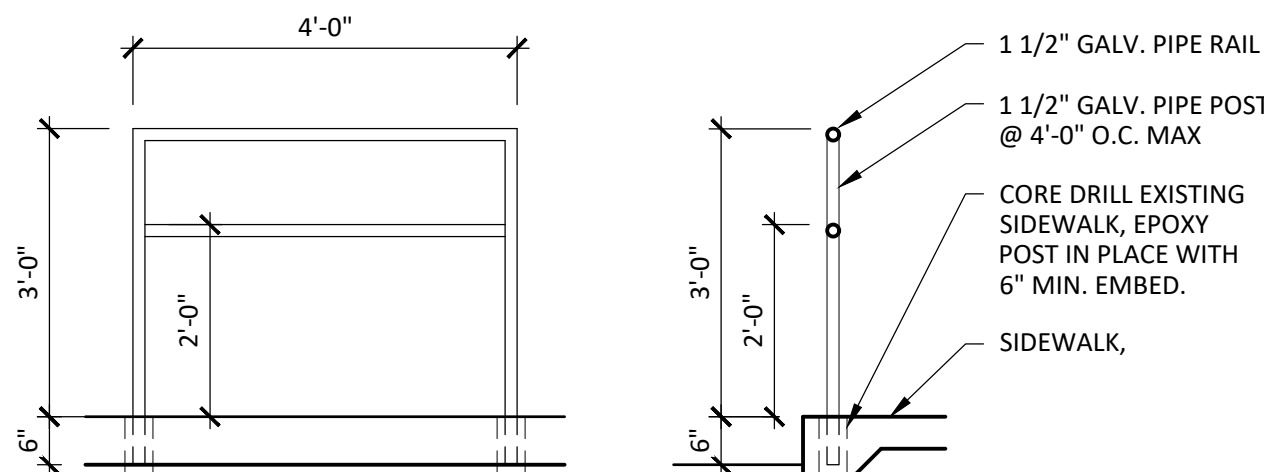
9
AS1.1
1/4" = 1'-0"

DUMPSTER WALL SECTION



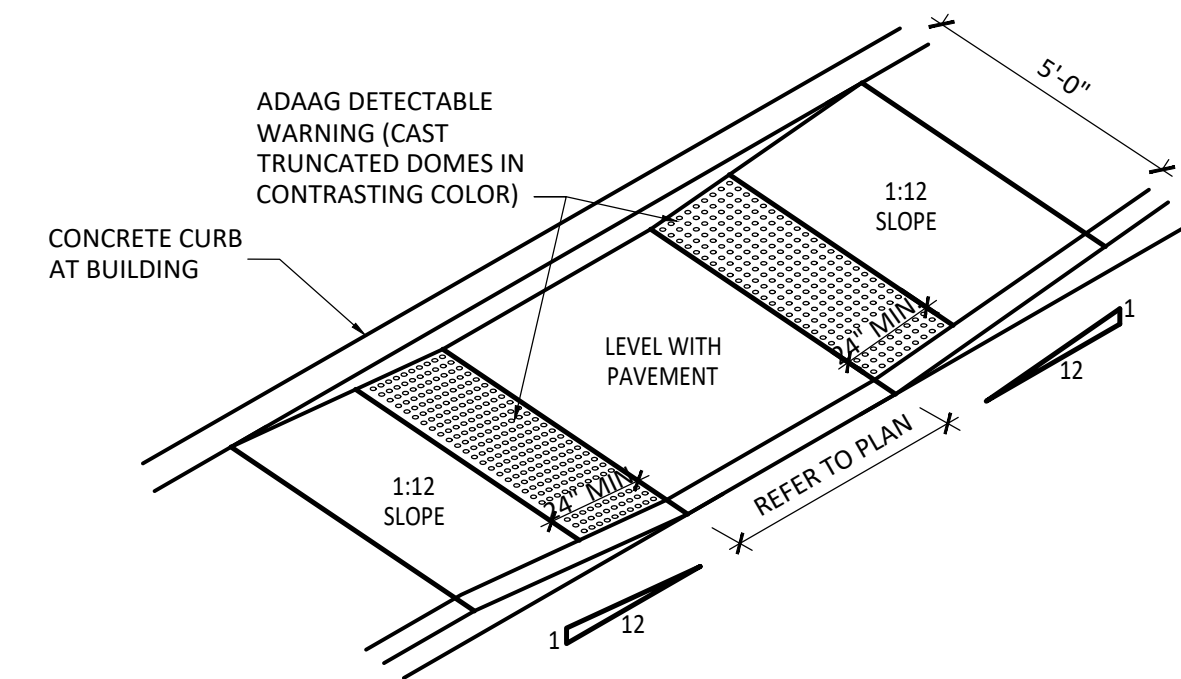
10
AS1.1
1/2" = 1'-0"

TYP. ACC. SIGN DETAIL



11
AS1.1
1/2" = 1'-0"

DRIVE THRU RAIL DETAIL

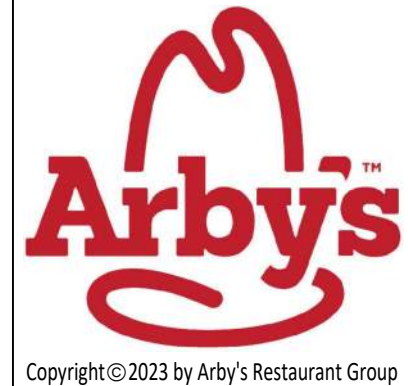


12
AS1.1
1/2" = 1'-0"

ADA CONCRETE CURB RAMP DETAIL

red
architecture + planning
589 w nationwide bvd
suite b
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

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1421 W 117TH STREET
CLEVELAND, OHIO 44107

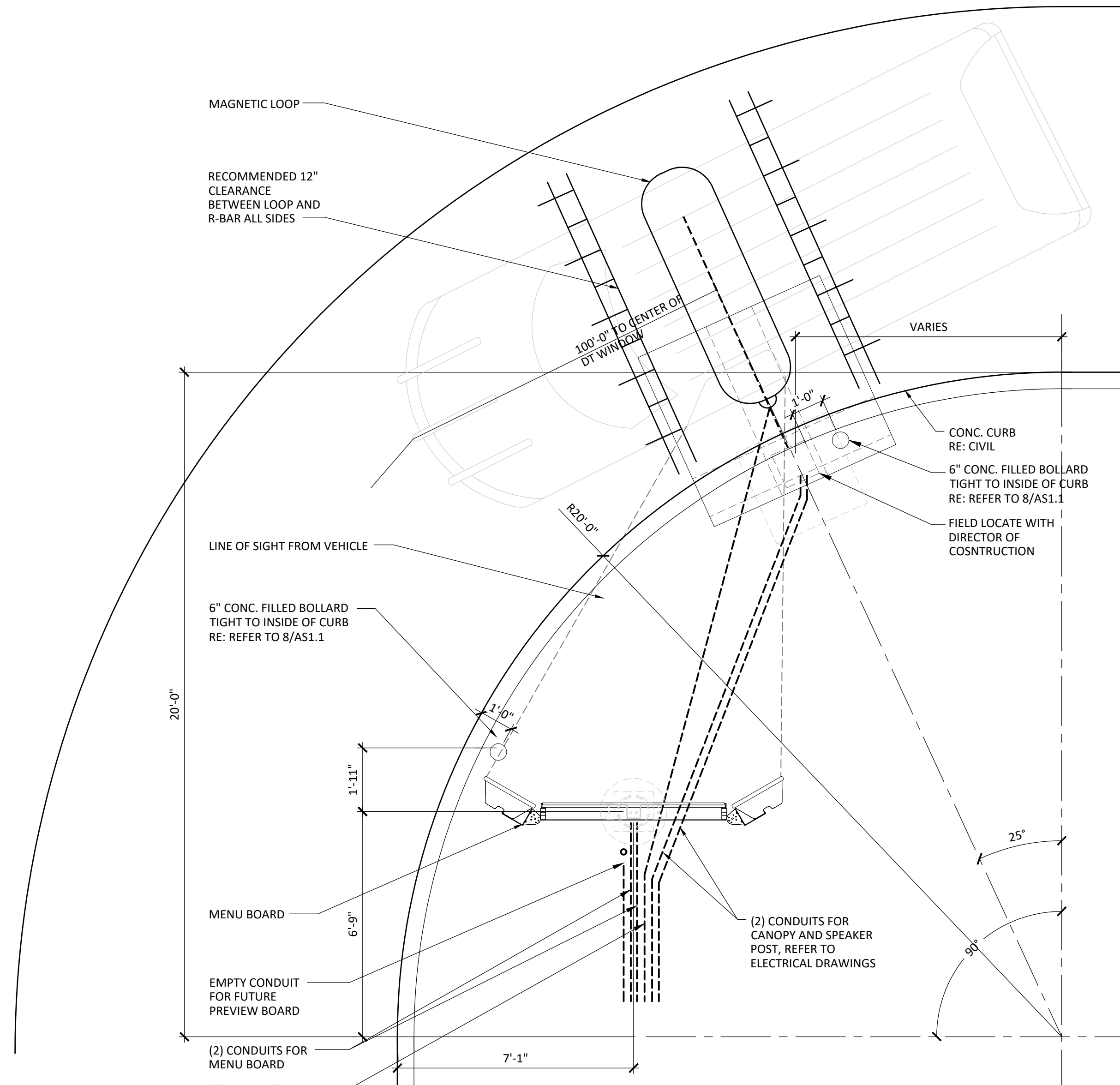
PROJECT NUMBER:
ARG580

ISSUE	DATE
SD	MAY 25, 2023

SITE DETAILS

SHEET:

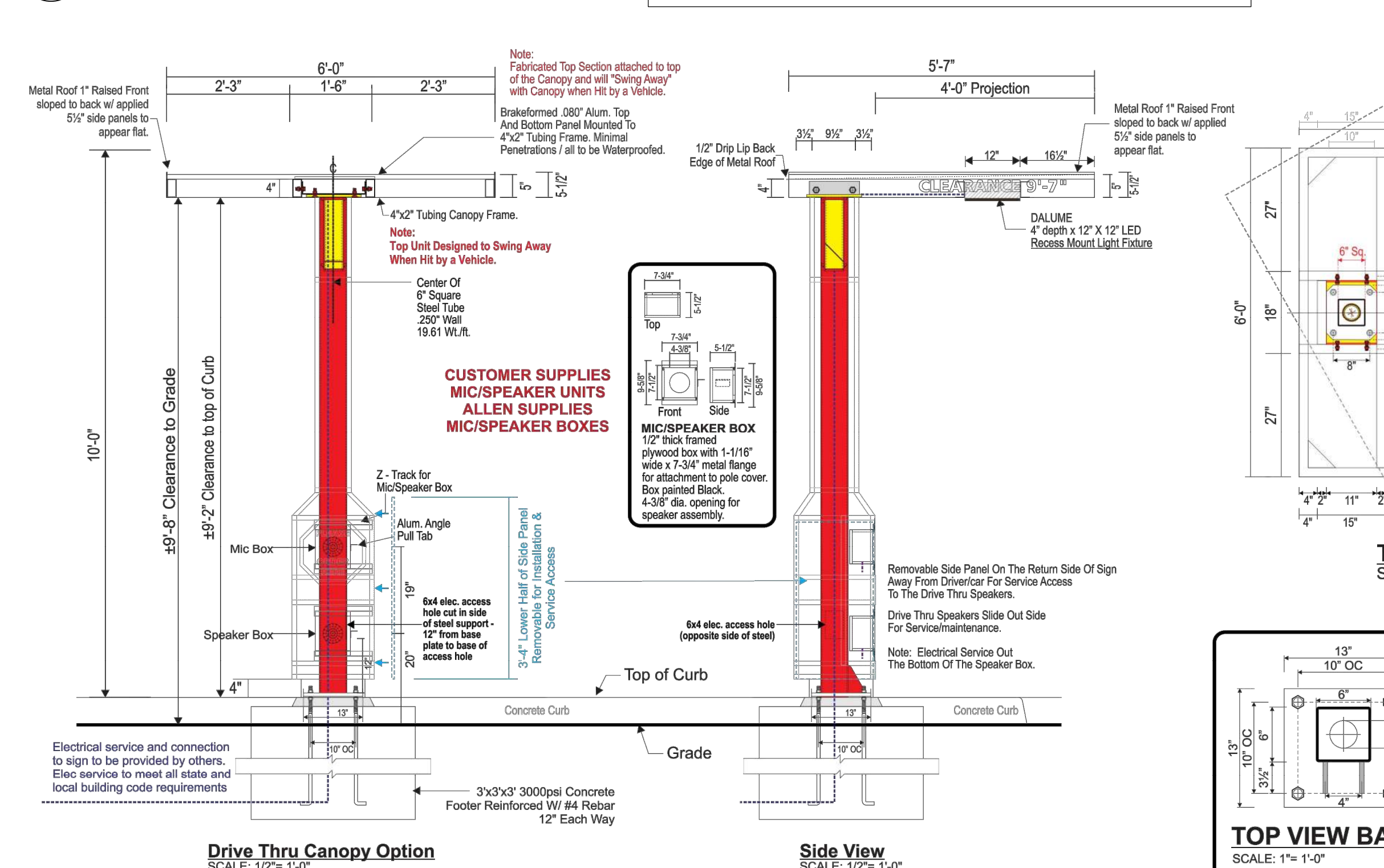
AS1.1
LA XP AP XX STD



1
AS1.2
3/8" = 1'-0"

***REFERENCE ONLY**
DRIVE THRU PLAN - CURVED

NOTES:
FOLLOW THIS DIAGRAM IF INSTALLING ON A CURVED DRIVE
CARE SHOULD BE TAKEN TO ALLOW AMPLE CLEARANCE BETWEEN THE DRIVE AND THE APPENDAGES
COORDINATE EXACT LOCATION OF MENU BOARDS WITH OWNER'S CONSTRUCTION REP.



4
AS1.2
1/2" = 1'-0"

DRIVE THRU CANOPY DETAIL *REFERENCE ONLY

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

GENERAL NOTES

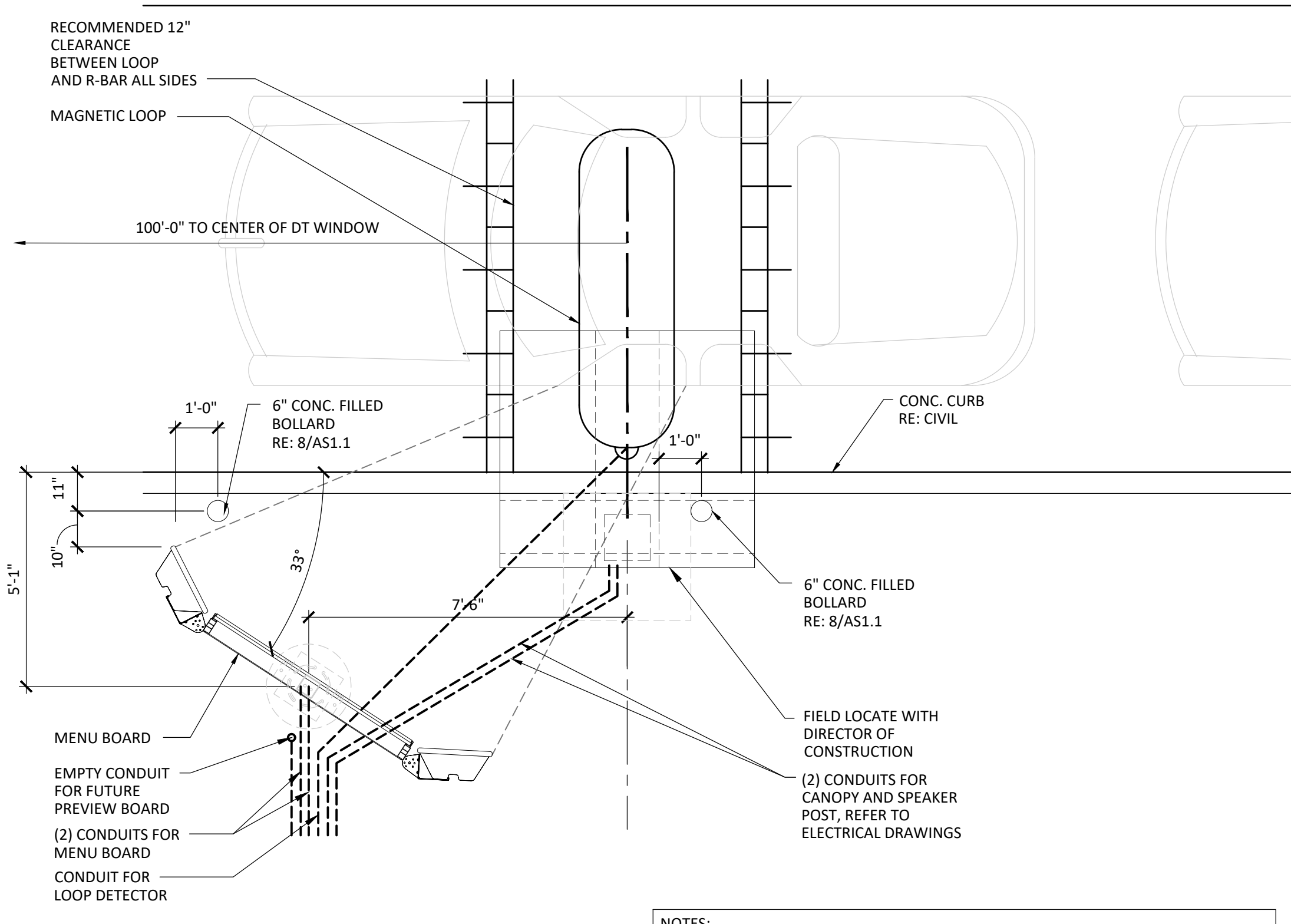
A. THESE ARE TYPICAL SITE DETAILS. ALL PROJECT SPECIFIC INFORMATION NEEDS TO BE COORDINATED WITH THE G.C., CIVIL ENGINEER, OWNER AND THE SOILS INVESTIGATION REPORT.

B. THE MENU BOARD AND CANOPY POSTS DETAILS ARE FOR REFERENCE ONLY. SIGNAGE VENDOR SHALL PROVIDE SHOP DRAWINGS AND MAKE THEIR OWN PERMIT SUBMITTAL.

C. FOUNDATION INFORMATION SHOWN IN DETAILS IS FOR REFERENCE ONLY. G.C. TO COORDINATE FINAL SIZE WITH SIGNAGE VENDOR AND ENGINEER OF RECORD.

THE DRIVE THRU CANOPY SYSTEM IS A PRE-FABRICATED UNIT. THE CANOPY WILL BE PROVIDED BY OTHER AND INSTALLED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE THE CONCRETE FOUNDATION, COORDINATE THE EXACT LOCATION WITH THE SITE PLAN AND STRUCTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONDUIT FOR POWER/COMMUNICATION WIRING AND MAKE ALL FINAL CONNECTIONS TO THE CANOPY.

THESE ARE TYPICAL MENU BOARD DETAILS. THEY HAVE BEEN SUPPLIED BY ARBY'S RESTAURANT GROUP FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT TAKE THE PLACE OF SHOP DRAWINGS THAT SHOULD BE SUBMITTED BY THE CONTRACTOR/MANUFACTURER THAT IS RESPONSIBLE FOR THE SITE SPECIFIC PROJECT. ALL PROJECT SPECIFIC INFORMATION NEEDS TO BE COORDINATED WITH THE G.C., CIVIL ENGINEER, OWNER AND THE SOILS INVESTIGATION REPORT.



2
AS1.2
3/8" = 1'-0"

***REFERENCE ONLY**
DRIVE THRU PLAN - LINEAR

NOTES:
FOLLOW THIS DIAGRAM IF INSTALLING ON A STRAIGHT DRIVE
CARE SHOULD BE TAKEN TO ALLOW AMPLE CLEARANCE BETWEEN THE DRIVE AND THE APPENDAGES
COORDINATE EXACT LOCATION OF MENU BOARDS WITH OWNER'S CONSTRUCTION REP.

OUTDOOR DRIVE THRU MENU SYSTEM

NOTE: MENU BOARD SUPPLIED BY OWNER, ASSEMBLED AND INSTALLED BY G.C.

BOARD SPECIFICATIONS:

OVERALL LIGHT BOX SIZE: 21-1/8"W X 8.50"D X 49-1/4"H
OVERALL SIZE WITH BASE: 18-7/8"W (BASE) X 7"D X 72"H
SHIPPING WEIGHT: 65 LBS. (PREVIEW BOARD)
23 LBS. / 11 LBS (POLE MOUNT/BASE FOR POLE)
15 LBS. (BRACKET MOUNT)

SYSTEM BASICS:

1. THE SYSTEM IS COMPRISED OF ONE LIGHT BOX WITH THE OPTION OF MOUNTING IT THREE DIFFERENT WAYS. IT CAN BE MOUNTED AS A FREESTANDING PREVIEW BOARD WITH OPTIONAL PEDESTAL BASE AS AN APPENDAGE PREVIEW BOARD WITH AVAILABLE HARDWARE OR AS A WALL MOUNTED PREVIEW BOARD.

2. EACH SYSTEM IS DESIGNED FOR EASY TRANS-LITE REMOVAL USING TWO SEPARATE DOORS. THE PANEL OPTIONS, (TWO MINI TRANSPARENCIES OR ONE LARGE TRANSPARENCY PANEL) LIFT AND DROP INTO THE CABINET WITH EASE.

3. TRANS-LITE SIZES: FULL TRANS-LITE IS 15.75"W X 21.81"H
MINI TRANS-LITE IS 15.50"W X 10.50"W

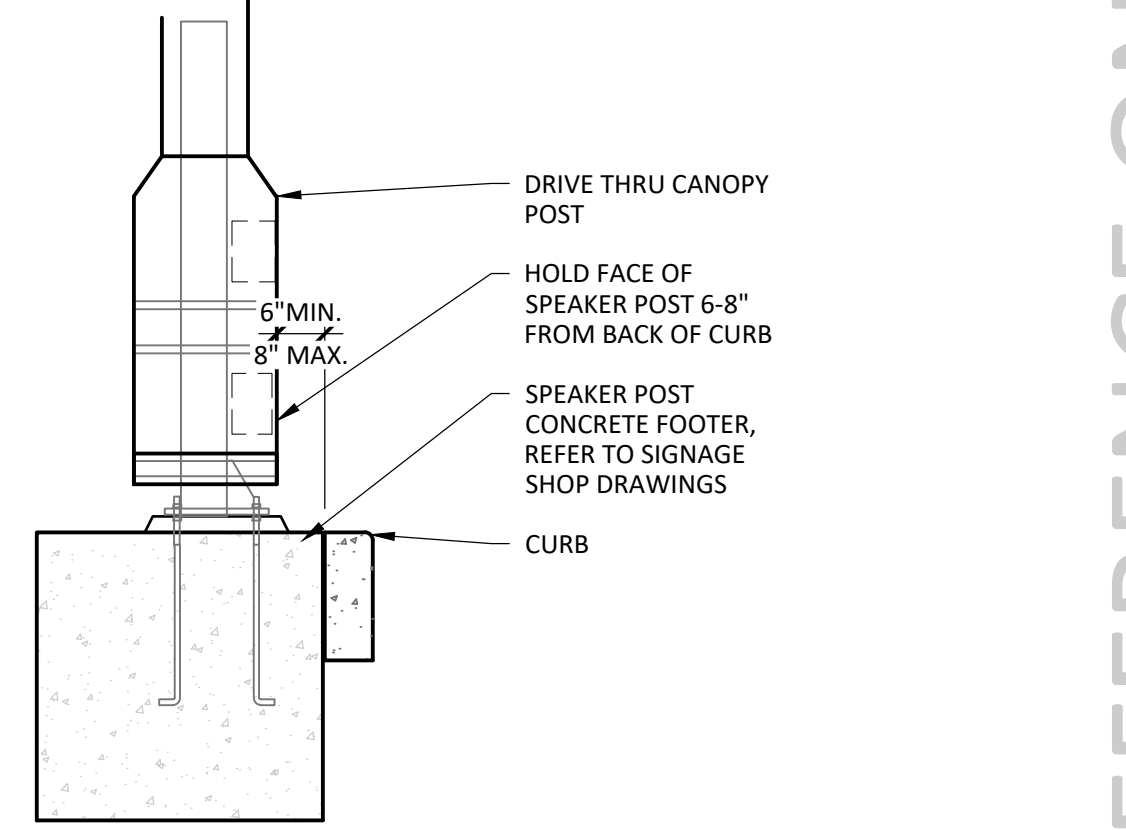
ELECTRICAL INFORMATION:

THE SYSTEM IS POWERED BY 110 VOLTS, 60 HERTZ ON A BASIC 15 AMP CIRCUIT. BALAST REPLACEMENT: (1) POWER LIGHTING #8G3900W RAPID START 800MA 1.6 AMPS LAMP REPLACEMENT: (2) F42T12/D/HO/42- 55 WATT FLUORESCENT

BASIC CONSTRUCTION:

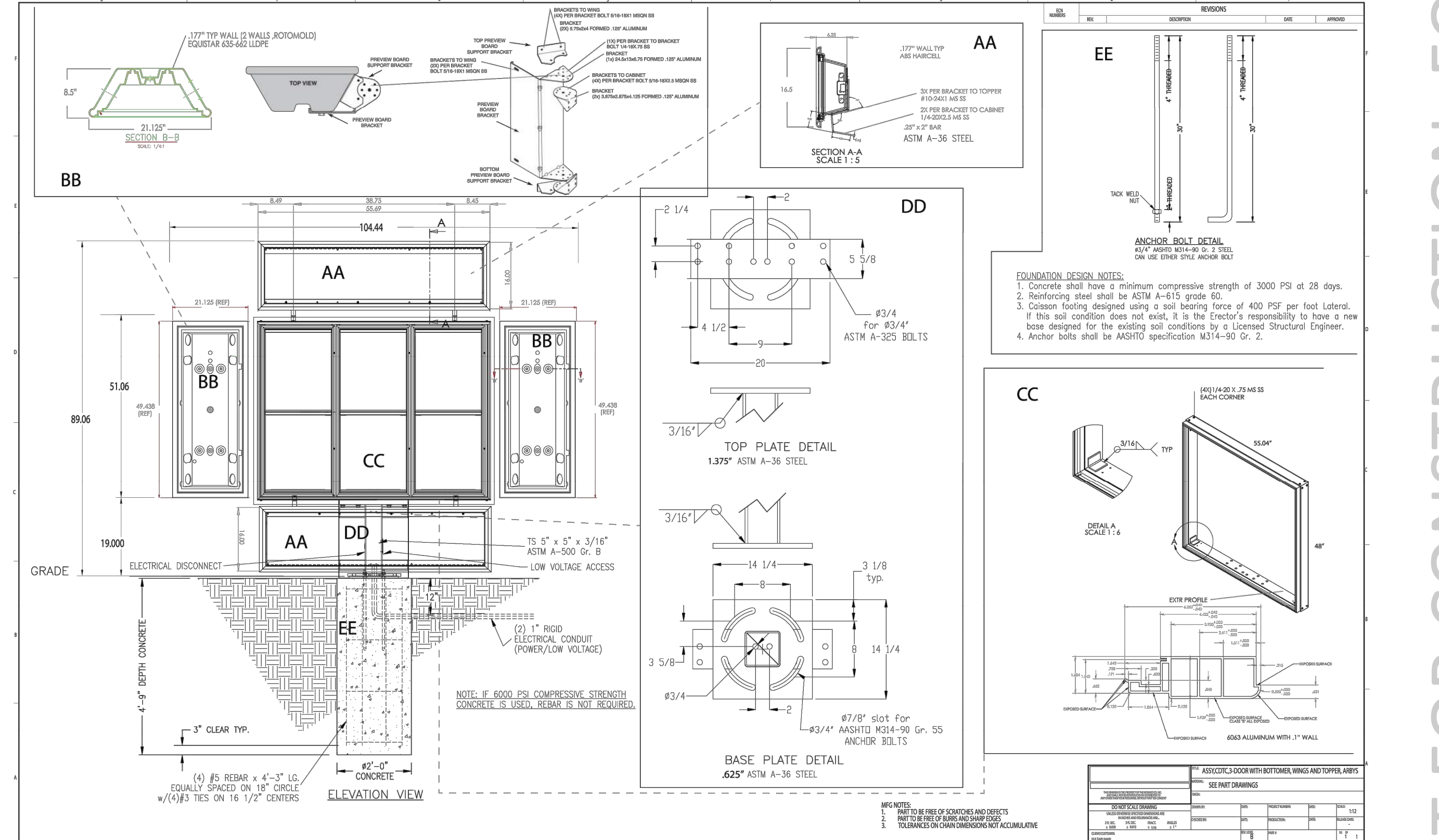
LIGHT BOX: ROTO MOLDED POLYETHYLENE ENCLOSURE
DOOR: FORMED SHEET METAL POWDER PAINTED, HINGED DOWN ENTIRE LENGTH. WINDOWS ARE NON-GLARE ACRYLIC 1/8" THICK WITH ALLEN WRENCH MOUNTED SCREWS.
MENU PANEL: FABRICATED HEAT AND LIGHT RESISTANT ACRYLIC PLASTIC
DOOR: ROTO-MOLDED POLYETHYLENE BASE

SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS (BY HOWARD COMPANY, INC.) (ALTERNATE BY VISUAL GRAPHICS SYSTEMS INC.)



3
AS1.2
1/2" = 1'-0"

DRIVE THRU CANOPY BASE DETAIL



5
AS1.2
N.T.S.

MENU BOARD DETAILS *REFERENCE ONLY

red
architecture + planning
589 w nationwide bvd
suite b
columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

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PROJECT NUMBER:
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ISSUE	DATE
SD	MAY 25, 2023

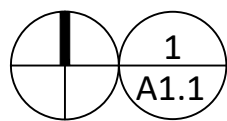
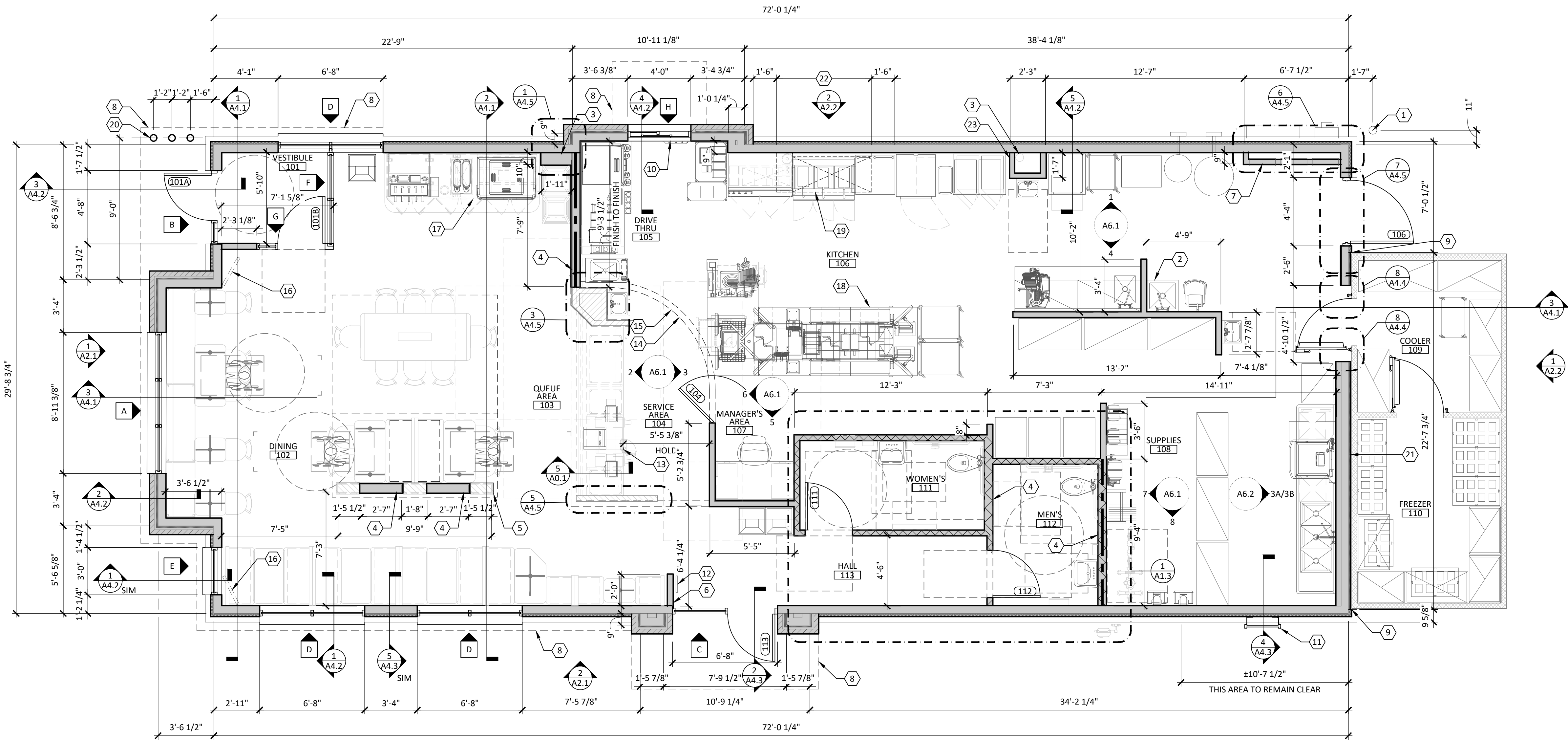
SITE DETAILS

SHEET:

AS1.2
LA XP XP XX STD

NOT FOR CONSTRUCTION, FOR REFERENCE ONLY

5/25/2023 8:58 AM



ARCHITECTURAL FLOOR PLAN

1/4" = 1'-0"

OWNER FURNISHED ITEM LIST

THE FOLLOWING ITEMS MAY OR MAY NOT BE SUPPLIED BY THE OWNER/FRANCHISEE. G.C. IS TO CONFIRM WITH OWNER THAT THESE ITEMS ARE BEING SUPPLIED AND/OR INSTALLED BY OWNER. PLEASE CONTACT OWNER IF YOU HAVE ANY QUESTIONS ABOUT THIS LIST. ON SHEET SP-1 IN THE ARCHITECTURAL SPECIFICATIONS THERE IS ALSO A LIST THAT OUTLINES SEVERAL OWNER SUPPLIED ITEMS THAT ARE INCLUDED IN THIS LIST, THE SAME INSTRUCTIONS APPLY TO THAT LIST.

A. DRIVE-THRU WINDOW	J. DRINK SYSTEM	Q. MAX. OCCUPANCY SIGNAGE
B. DRIVE-THRU MUSIC SYSTEM	K. DRINK EQUIPMENT INSTALLATION	R. CUSTOMER BELL
C. HVAC UNITS	L. INTERIOR MENU BOARD	S. STORE SIGNAGE
D. KITCHEN EQUIPMENT	M. EXTERIOR MENU BOARD	T. LOT LIGHTING
E. SMALLWARES	N. MENU BOARD CANOPY	U. FIRE EXTINGUISHERS
F. ATS CASH MACHINE	O. CANOPIES/ACCENT BAND	
G. REGISTERS	P. DECOR PACKAGE	
H. HOOD SYSTEM	a. DECOR LIGHTING	
I. BULK CO2	b. SEATING	
	c. WALL COVERINGS	
	d. FLOORING	

SYMBOL LEGEND

#	FLOOR PLAN CODED NOTE (SEE SCHEDULE ON THIS SHEET)
###	DOOR TAG (SEE SCHEDULE ON SHEET A8.1)
X	WINDOW TAG (SEE ELEVATIONS ON SHEET A8.2)

WALL LEGEND

	WALL/PARTITION
	WALL WITH SOUND BATT
	SHEAR WALL
	PARTIAL HEIGHT WALL

CODED NOTES

- 6" Ø STEEL BOLLARD, CENTER ON FACE OF BUILDING, REFER TO DETAIL 9/AS1.2.
- MOP SINK, REFER TO PLUMBING DRAWINGS.
- INTERIOR ROOF DRAIN IN WALL, REFER TO PLUMBING DRAWINGS.
- 2x6 WD. STUD WALL @ 16" O.C.
- REFER TO DECOR DRAWINGS FOR ELEVATIONS OF PARTIAL HEIGHT WALLS. INSTALL UNI-STRUT AT EACH END AND 4'-0" O.C. MAX. REFER TO DETAIL 6/A0.1.
- INSTALL MAXIMUM OCCUPANCY SIGNAGE (WHERE REQUIRED). SIGNAGE SHALL BE INSTALLED AT 60" A.F.F. THE G.C. IS TO VERIFY THE SIZE, QUANTITY AND LOCATION(S) OF SIGNAGE WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION. (G.C. TO CONFIRM WITH OWNER THAT THIS ITEM IS TO BE PROVIDED BY OWNER.)
- 2x4 FUR OUT WALL AT ELECTRIC PANELS. REFER TO ELECTRICAL DRAWINGS.
- LINE OF CANOPY/ACCENT BAND ABOVE.
- STAINLESS STEEL CLOSURE PIECE PROVIDED BY COOLER MANUFACTURER. INSTALLED BY G.C. CAULK TO ADJACENT SURFACE.
- INSTALL OWNER FURNISHED DRIVE-THRU WINDOW, REFER TO EQUIPMENT PLAN AND SCHEDULE.
- ROOF ACCESS LADDER.
- INSTALL OWNER FURNISHED "CUSTOMER BELL" AT 54" A.F.F.
- COORDINATE THE LOCATION OF THE SECURING BOLTS FOR THE SAFE WITH THE MANUFACTURER'S REQUIREMENTS.
- MENU BOARD ABOVE, REFER TO CEILING PLAN.
- LINE OF SOFFIT ABOVE, REFER TO CEILING PLAN.
- INSTALL TELEVISION AND MOUNTING BRACKET. PROVIDE IN-WALL BLOCKING.
- SELF SERVE DRINK STATION AND CONDIMENT BAR. TOP OF COUNTER TO BE SET AT 34" A.F.F. MAX. REFER TO ELECTRICAL AND PLUMBING DRAWINGS.
- PRODUCTION COUNTER. REFER TO ELECTRICAL DRAWINGS.
- HOOD ABOVE, REFER TO MECHANICAL DRAWINGS.
- CANOPY POST, BY OWNER. TYP. OF (3).
- DO NOT INSTALL BRICK BEHIND COOLER, PROVIDE 1" RIGID INSULATION ON WALL BEHIND COOLER. HOLD COOLER OFF INSULATION 1"
- PROVIDE STAINLESS STEEL SHEET OVER 1/2" CEMENT BOARD ON METAL STUD FRAMING BEHIND HOOD. EXTEND MIN. 18" BEYOND EDGE OF HOOD IN BOTH DIRECTIONS, FROM SLAB TO T.O. WALL.
- FURR OUT EXTERIOR WALL WITH 2x4 WOOD STUDS FOR WATER PIPING.

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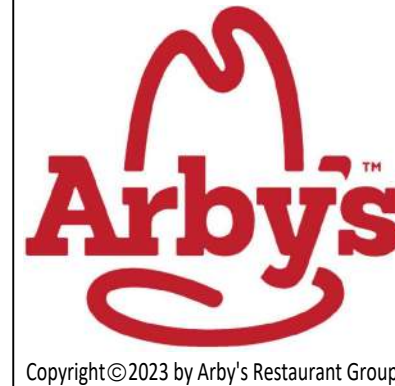
ISSUE	DATE
SD	MAY 25, 2023

ARCHITECTURAL
FLOOR PLAN

SHEET:

A1.1

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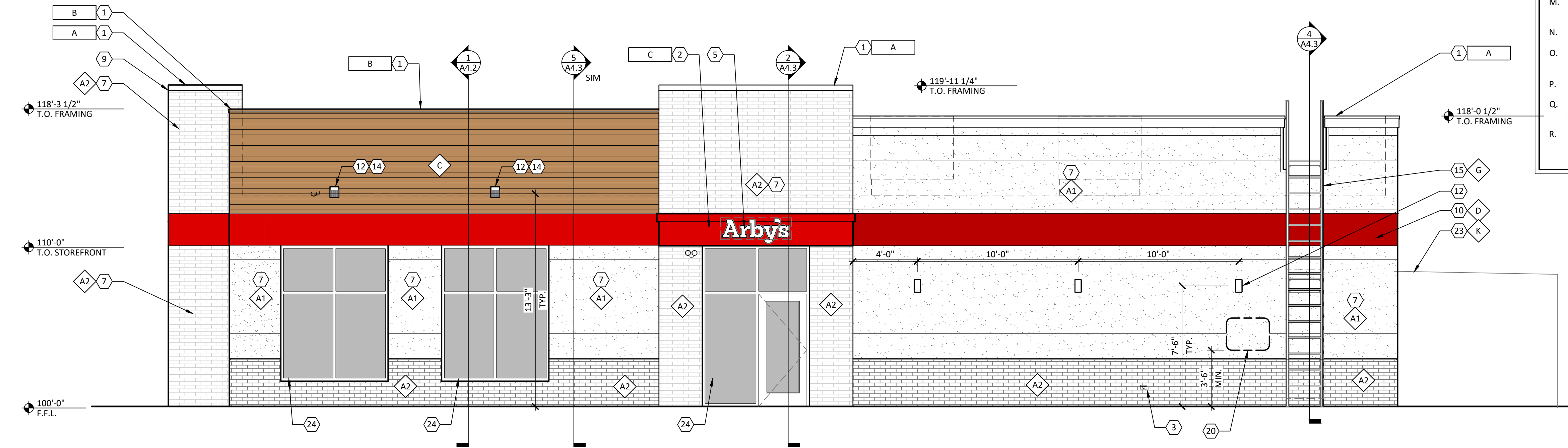
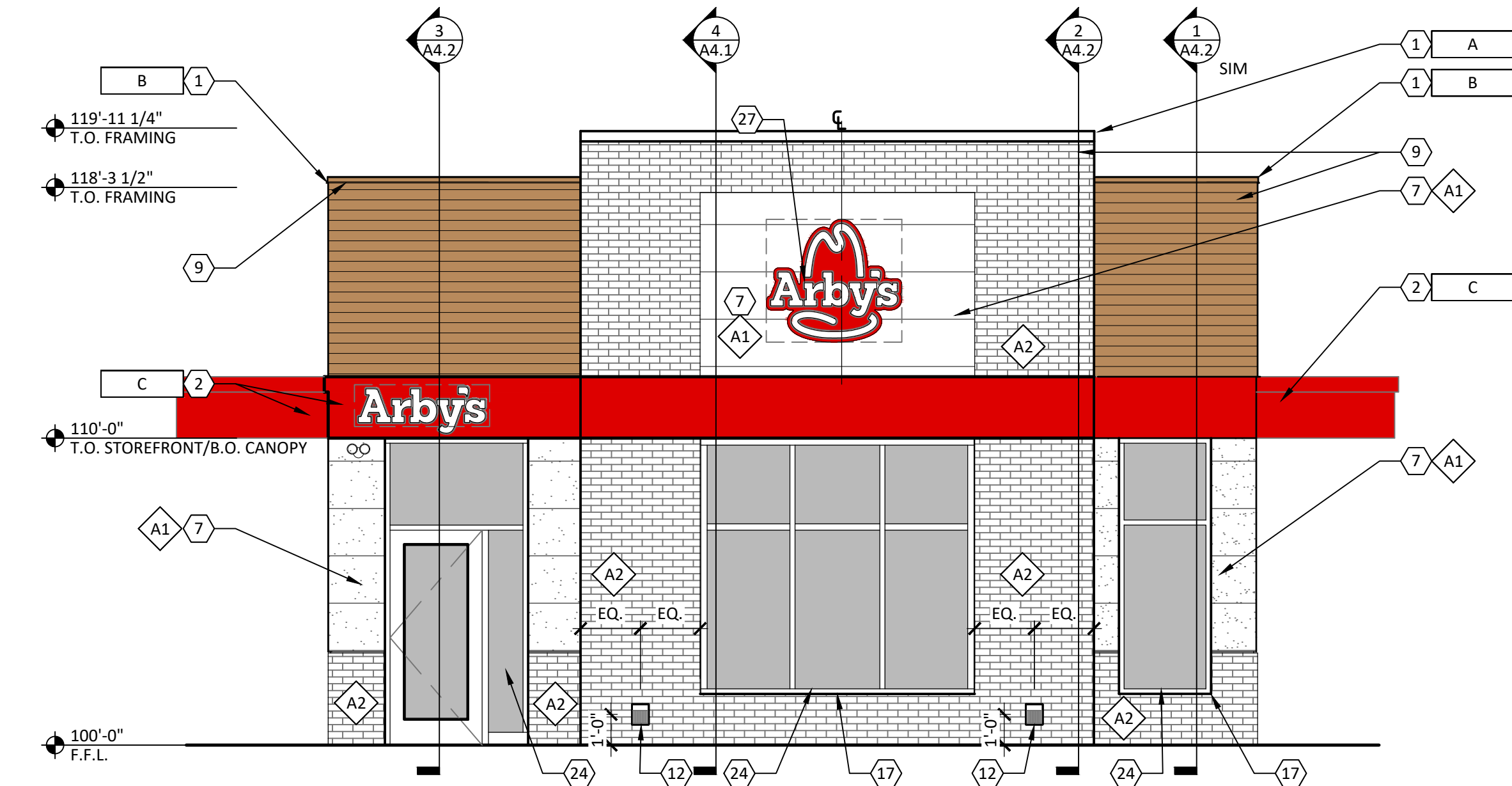
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589 w nationwide blvd
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columbus, ohio 43215
tel: 614.487.8770
fax: 614.487.8777

10/23/2023 1:55 PM

1
A2.1

FRONT ELEVATION

1/4" = 1'-0"



2
A2.1

SIDE ELEVATION

1/4" = 1'-0"

CODED NOTES

(ALL CODED NOTES MAY NOT BE USED)

- PRE-FINISHED METAL COPING.
- PRE-FABRICATED METAL CANOPY/ACCENT BAND.
- HOSE BIBB, REFER TO PLUMBING DRAWINGS.
- NOT USED.
- ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
- PAINT DOOR AND FRAME.
- NICHIHA - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- NICHIHA CORNER TRIM PIECES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- RIP TOP PANEL AS REQUIRED AND FACE FASTEN TO WALL.
- PAINTED ACCENT BAND.
- DRIVE THRU WINDOW. PROVIDE STAINLESS STEEL SILL.
- WALL MOUNTED LIGHT FIXTURE.
- NOT USED.
- CENTER LIGHT FIXTURE ON STOREFRONT BELOW.
- PAINT ROOF LADDER
- NOT USED.
- PROVIDE DRIP EDGE AND FLASHING AS REQUIRED PER MANUFACTURER'S DETAILS.
- NOT USED.
- ELECTRICAL EQUIPMENT.
- GAS METER. REFER TO MEP DRAWINGS FOR EXACT LOCATION. PAINT TO MATCH BUILDING.
- GREASE OUTLET.
- Co2 HOOKUP.
- COOLER/FREEZER, PRE-FINISHED TO MATCH PAINT "K".
- ALUMINUM STOREFRONT.
- PREFABRICATED SCUPPER BOX. MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 6/A1.2
- NOT USED.
- ARBY'S HAT SIGNAGE MOUNT ON WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	NICHIHA	STOCK ILLUMINATION COLOR: COTTON	CONFIRM WITH MANUFACTURER ON THICKNESS TO MATCH ADJACENT "A2"
A2	NICHIHA	MODEL: BRICK WALL PANEL COLOR: WHITE	SIZE: 71 9/16" X 17 7/8" X 5/8"
B	NOT USED	---	---
C	NICHIHA	WOOD SERIES: ROUGHSAWN COLOR: TOBACCO COLOR CODE: 458-168	PRODUCT CODE EPC241N, REFER TO MANUFACTURER'S DETAILS AND SPECIFICATIONS
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH

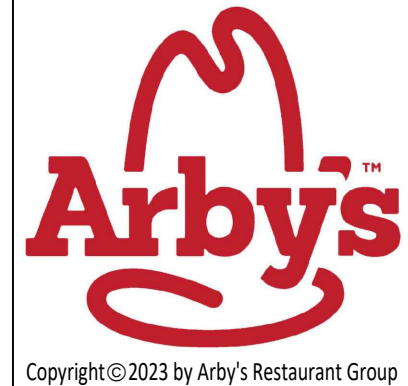
METALS

A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING BONE WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING MIDNIGHT BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	NOT USED	---	---

- PAINT ALL EXPOSED GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. DO NOT PAINT ELECTRIC OR GAS SERVICE EQUIPMENT.
- PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.
- PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.
- TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.
- MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
- REFER TO SHEET A8.2 FOR TEMPERED GLASS LOCATIONS.
- ALUMINUM STOREFRONT TO BE DARK BRONZE.
- ALL GLAZING TO BE 1" INSULATED GLAZING.
- BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.
- REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.
- PAINT ALL EXPOSED BRICK LINTELS TO MATCH ADJACENT BRICK.
- ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BED OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.
- PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL.
- ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH. U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)
- THRU-WALL FLASHING SHALL BE PRE-FINISHED TO MATCH STOREFRONT (DARK BRONZE).
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ARBY'S RESTAURANT #530
INSPIRE-I-LINE NARROW
1421 W 117TH STREET
CLEVELAND, OHIO 44107

PROJECT NUMBER:
ARG580

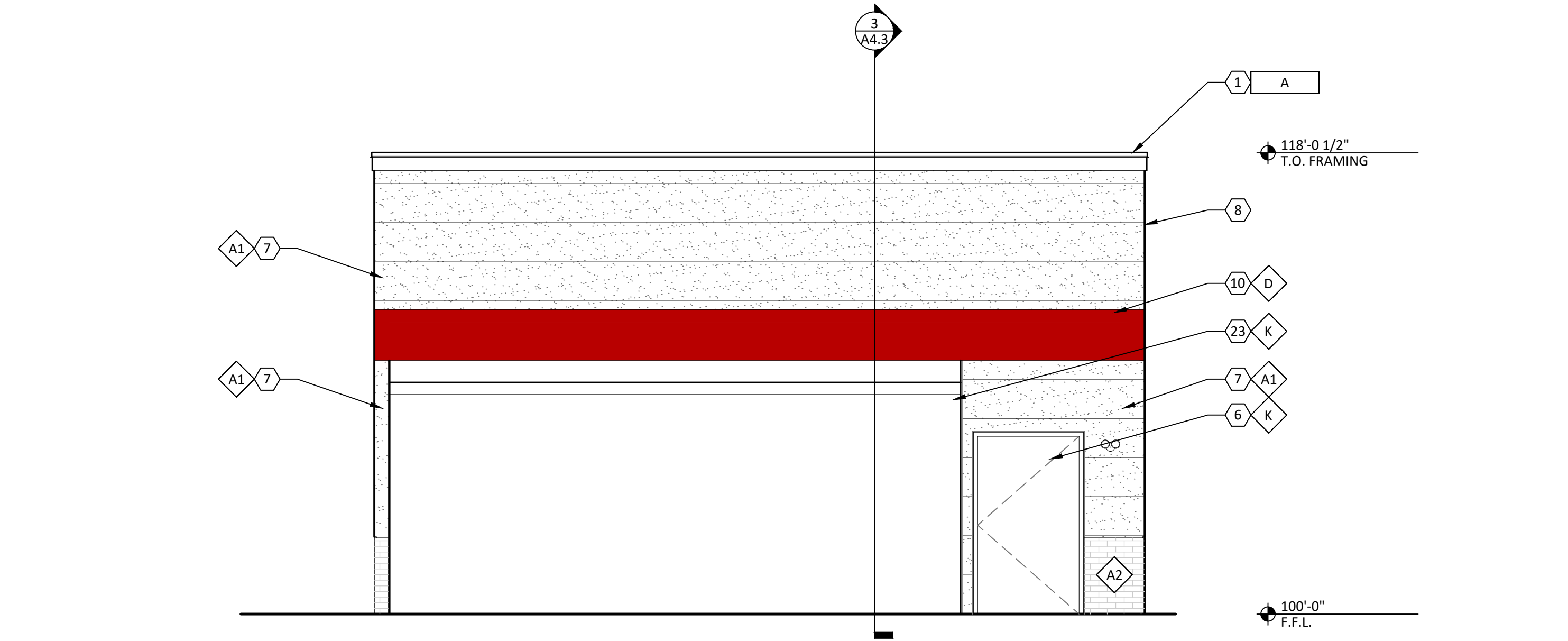
ISSUE	DATE
SD	MAY 25, 2023

EXTERIOR
ELEVATIONS

SHEET:

A2.1

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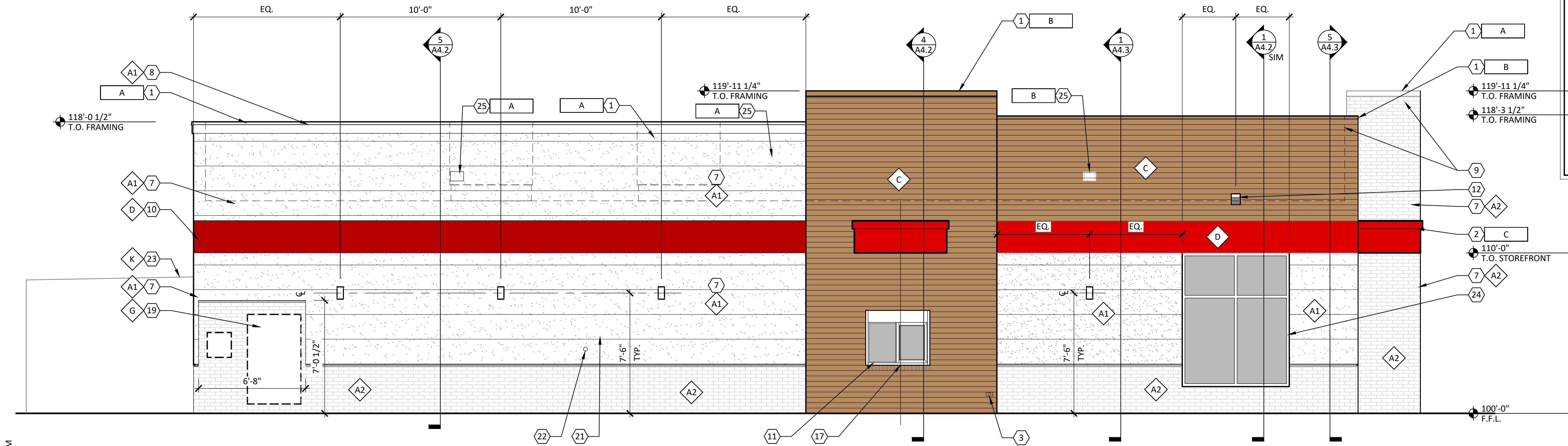


1
A2.2
1/4" = 1'-0"

CODED NOTES

(ALL CODED NOTES MAY NOT BE USED)

- PRE-FINISHED METAL COPING.
- PRE-FABRICATED METAL CANOPY/ACCENT BAND.
- HOSE BIBB, REFER TO PLUMBING DRAWINGS.
- NOT USED.
- ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
- PAINT DOOR AND FRAME.
- NICHIHA - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- NICHIHA CORNER TRIM PIECES. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- RIP TOP PANEL AS REQUIRED AND FACE FASTEN TO WALL.
- PAINTED ACCENT BAND.
- DRIVE THRU WINDOW. PROVIDE STAINLESS STEEL SILL.
- WALL MOUNTED LIGHT FIXTURE.
- NOT USED.
- CENTER LIGHT FIXTURE ON STOREFRONT BELOW.
- PAINT ROOF LADDER
- NOT USED.
- PROVIDE DRIP EDGE AND FLASHING AS REQUIRED PER MANUFACTURER'S DETAILS.
- NOT USED.
- ELECTRICAL EQUIPMENT.
- GAS METER. REFER TO MEP DRAWINGS FOR EXACT LOCATION. PAINT TO MATCH BUILDING.
- GREASE OUTLET.
- Co2 HOOKUP.
- COOLER/FREEZER, PRE-FINISHED TO MATCH PAINT "K".
- ALUMINUM STOREFRONT.
- PREFABRICATED SCUPPER BOX. MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 6/A1.2
- NOT USED.
- ARBY'S HAT SIGNAGE MOUNT ON WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.



2
A2.2
1/4" = 1'-0"

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
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E	NOT USED	---	---
F	NOT USED	---	---
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



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SD	MAY 25, 2023

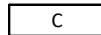
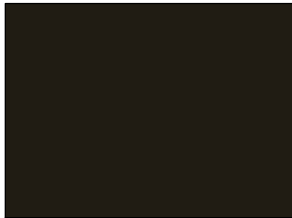
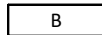
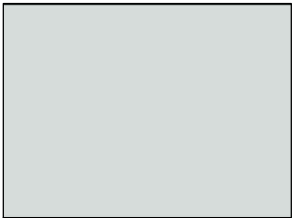
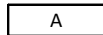
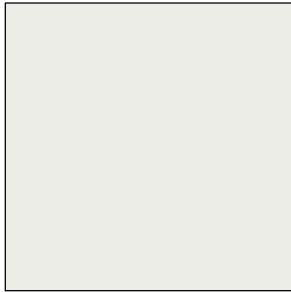
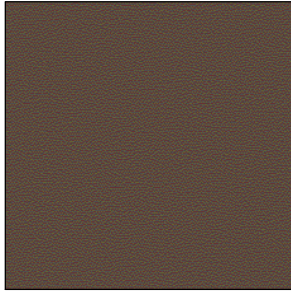
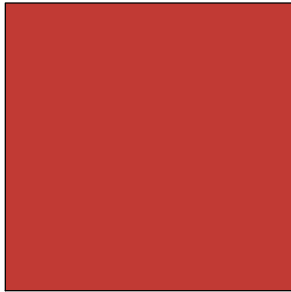
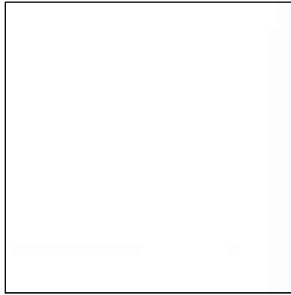
EXTERIOR
ELEVATIONS

SHEET:

A2.2

FINISH SCHEDULE

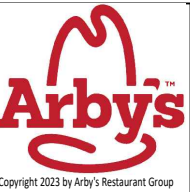
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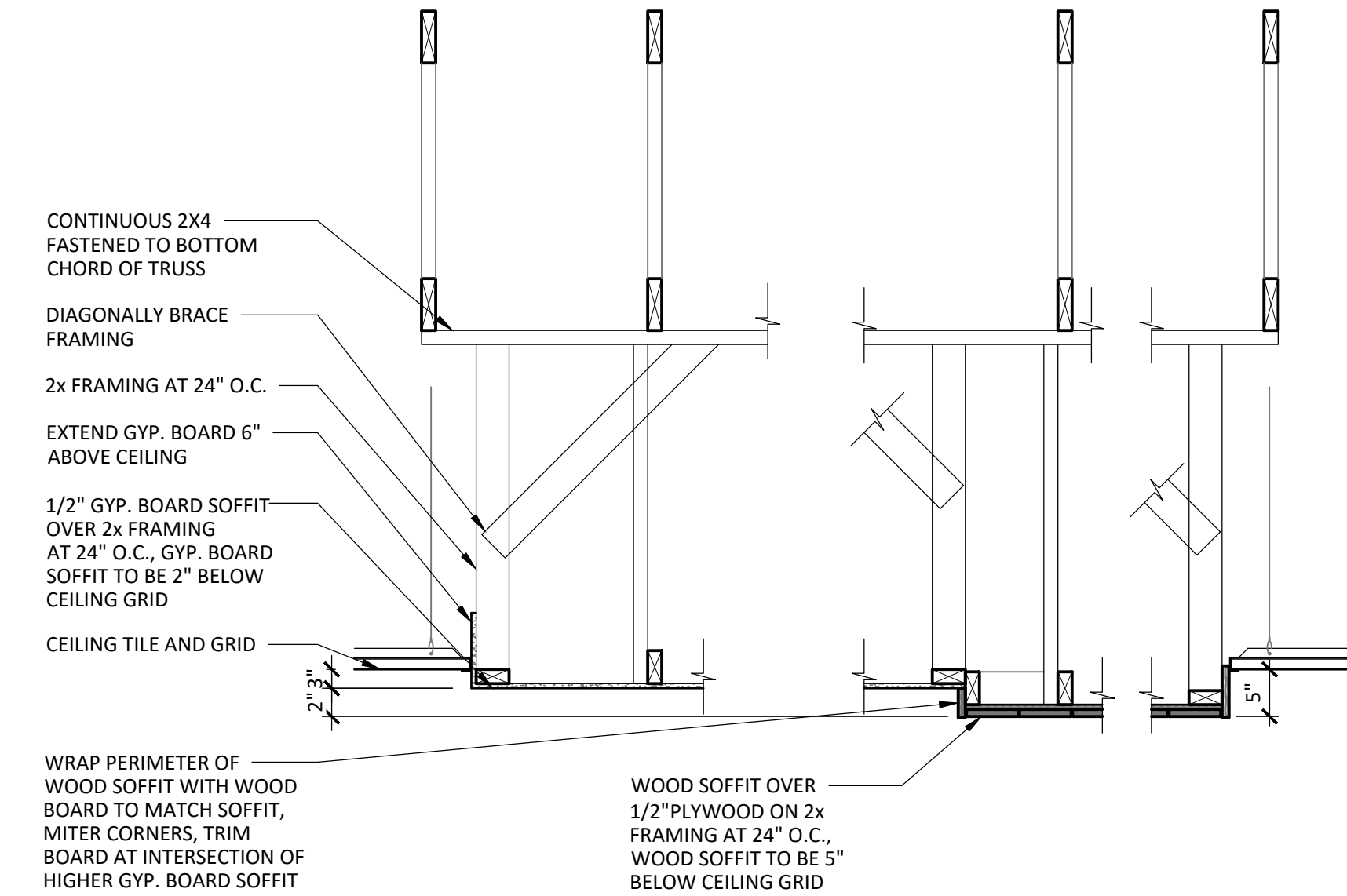
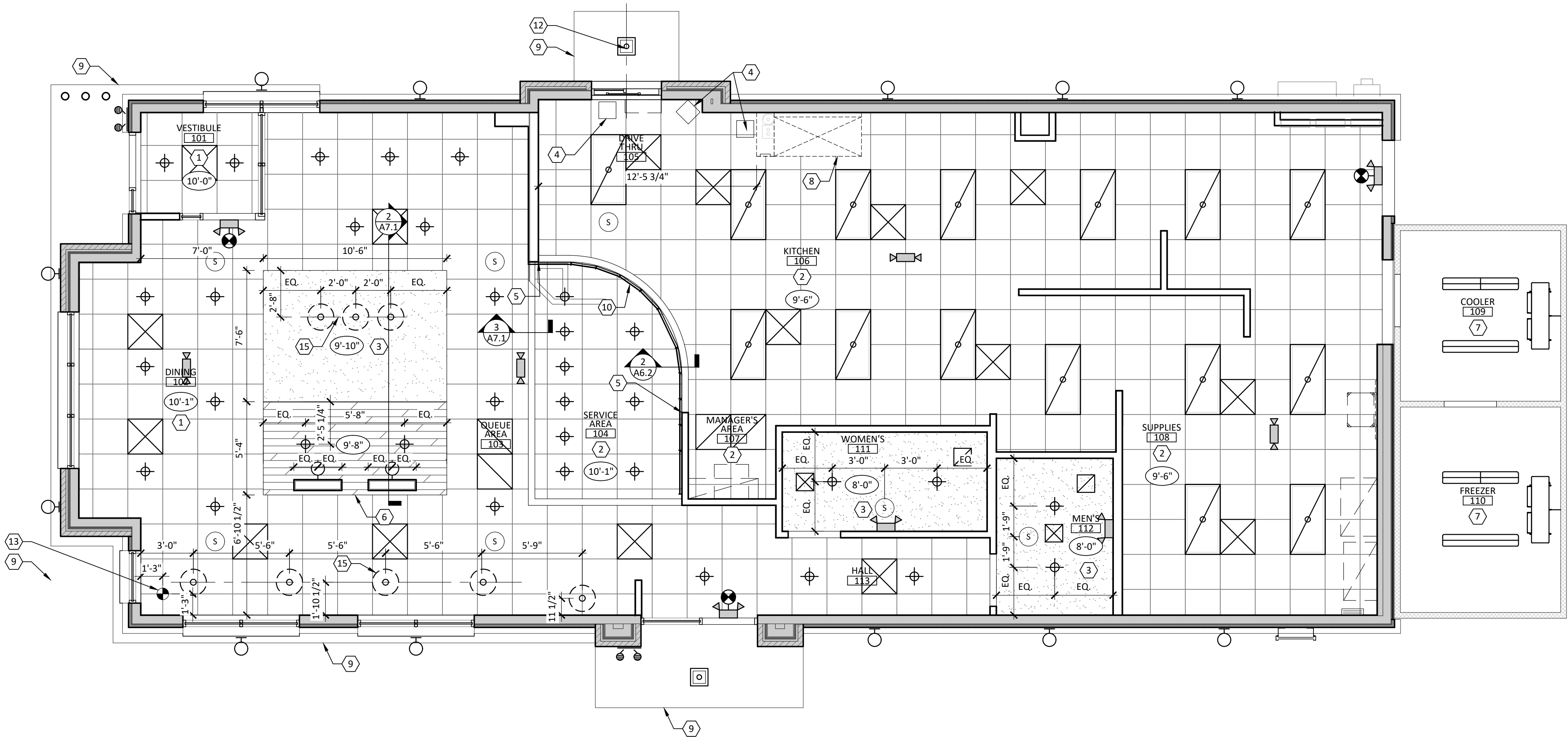


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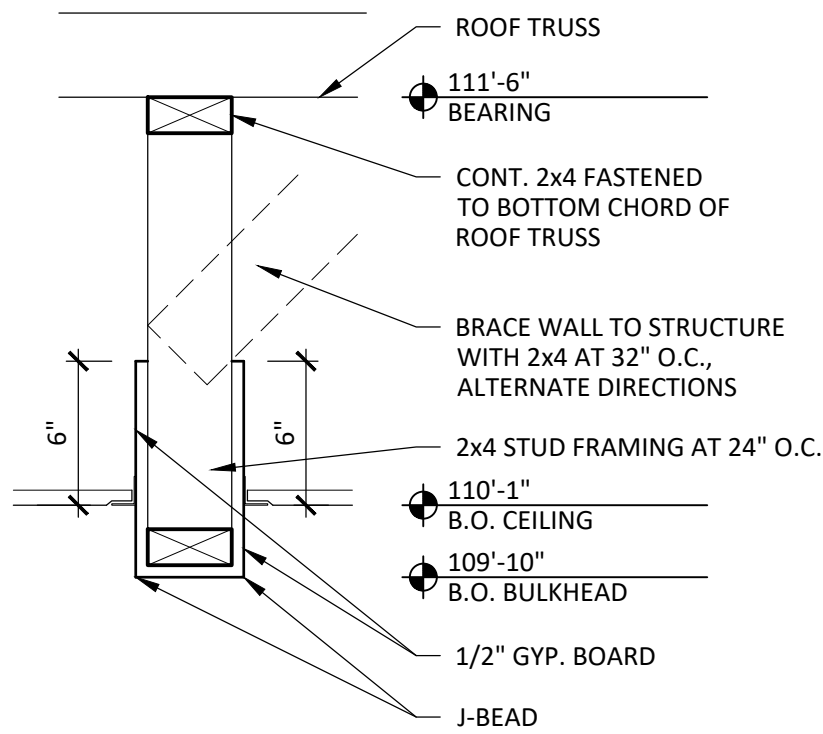
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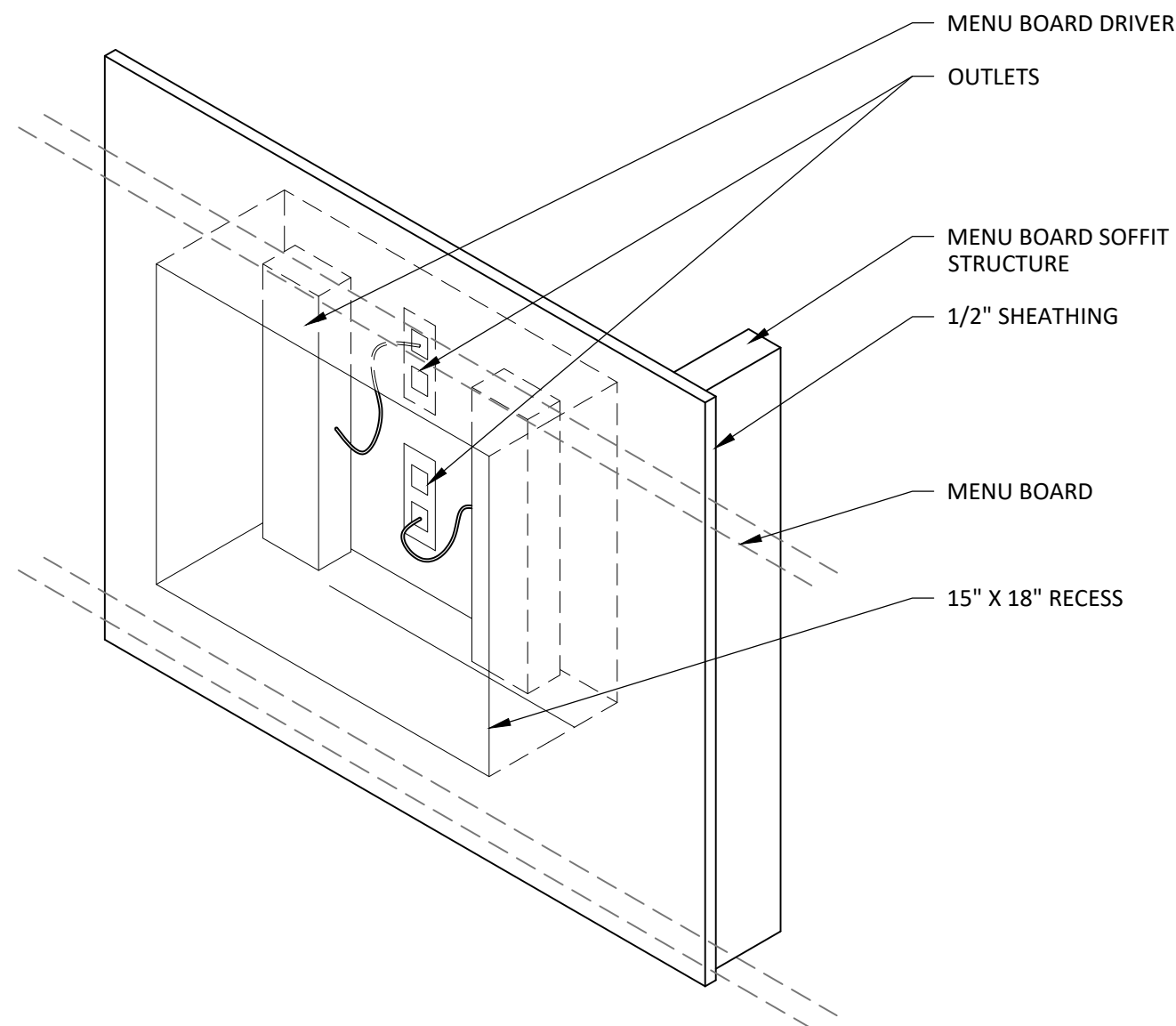
1
A7.1
REFLECTED CEILING PLAN
1/4" = 1'-0"



2
A7.1
SOFFIT DETAIL
3/4" = 1'-0"



3
A7.1
SOFFIT DETAIL
3/4" = 1'-0"



4
A7.1
MENU BOARD SOFFIT RECESS DETAIL
1 1/2" = 1'-0"

RCP GENERAL NOTES

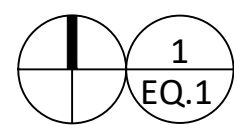
- CENTER ACOUSTIC CEILING SYSTEM GRID WITHIN EACH ROOM UNLESS NOTED OTHERWISE.
- SEE MECHANICAL AND ELECTRICAL SHEETS FOR HVAC DEVICE AND LIGHT FIXTURE LOCATIONS.
- EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF 25 OR LESS & A SMOKE DEVELOPMENT RATING OF 450 OR LESS PER IBC 719.3
- CONCEALED INSULATION TO HAVE A FLAME SPREAD RATING OF 25 OR LESS & A SMOKE DEVELOPMENT RATING OF 450 OR LESS PER IBC 719.2
- MATERIALS IN PLENUM SPACES SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE - DEVELOPED INDEX OF NOT MORE THAN 50 PER IMC 602.2.1.
- STUD CONTRACTOR TO COORDINATE FRAMING AROUND HVAC DUCTS, PIPES, CONDUITS AND OTHER ITEMS LOCATED ABOVE FINISHED CEILING
- SEE ELECTRICAL DRAWINGS FOR SWITCHING AND CIRCUIT INFORMATION.
- REFER TO THE DECOR DRAWINGS PRIOR TO FRAMING THE BULKHEAD OVER THE SEATING AREA. DIMENSIONS ARE SUBJECT TO CHANGE BASED ON SEATING LAYOUT.
- ALL EDGE TRACKS OF FRP WALLS ARE TO BE SEALED TO WALL AND ALL CEILING TILE PENETRATIONS TO HAVE TRIM ALONG EDGES, TYPICAL THROUGHOUT.
- REFER TO DECOR DRAWINGS FOR ALL DECORATIVE LIGHTING LOCATIONS AND DECORATIVE CEILING TREATMENTS. G.C. IS TO CONFIRM WITH OWNER IF THESE ITEMS ARE PROVIDED BY OWNER.
- DETAILS SHOWN FOR MENU BOARD ARE FOR REFERENCE ONLY. G.C. TO REFER TO SHOP DRAWINGS FOR ACTUAL SIZING AND INSTALLATION INSTRUCTIONS.

CODED NOTES

- SUSPENDED ACOUSTICAL CEILING TILE. REFER TO FINISH SCHEDULE ON SHEET AS.1 FOR SPECIFICATION.
- SUSPENDED VINYL FACED CEILING TILE. REFER TO FINISH SCHEDULE ON SHEET AS.1 FOR SPECIFICATION.
- SUSPENDED GYP. BOARD CEILING.
- SEE ELECTRICAL DRAWINGS FOR EXACT LOCATIONS OF MONITORS.
- ALIGN EDGE OF SOFFIT WITH CORNER OF WALL. REFER TO ENLARGED PLAN ON A6.2 FOR SOFFIT DETAILS
- WOOD PLANK SOFFIT, REFER TO DECOR FOR FINISH.
- COOLER/FREEZER LIGHT FIXTURES PROVIDED BY OWNER AS PART OF COOLER/FREEZER PACKAGE, INSTALLED BY G.C.
- EXHAUST HOOD WITH VAPOR PROOF LIGHTS PROVIDED BY HOOD MFR. REFER TO HOOD DRAWINGS.
- NEW CANOPY/ACCENT BAND.
- MENU BOARD FURNISHED BY OWNER AND INSTALLED BY G.C. MOUNT ON FACE OF SOFFIT.
- NOT USED
- CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
- ORIGIN OF CEILING GRID.
- COORDINATE LOCATION OF TRELLIS WITH LIGHT. LIGHT FIXTURE TO BE CENTERED IN TILE.
- CENTER PENDANT LIGHTS ON TABLE BELOW. REFER TO DECOR DRAWINGS FOR FINAL LOCATION.

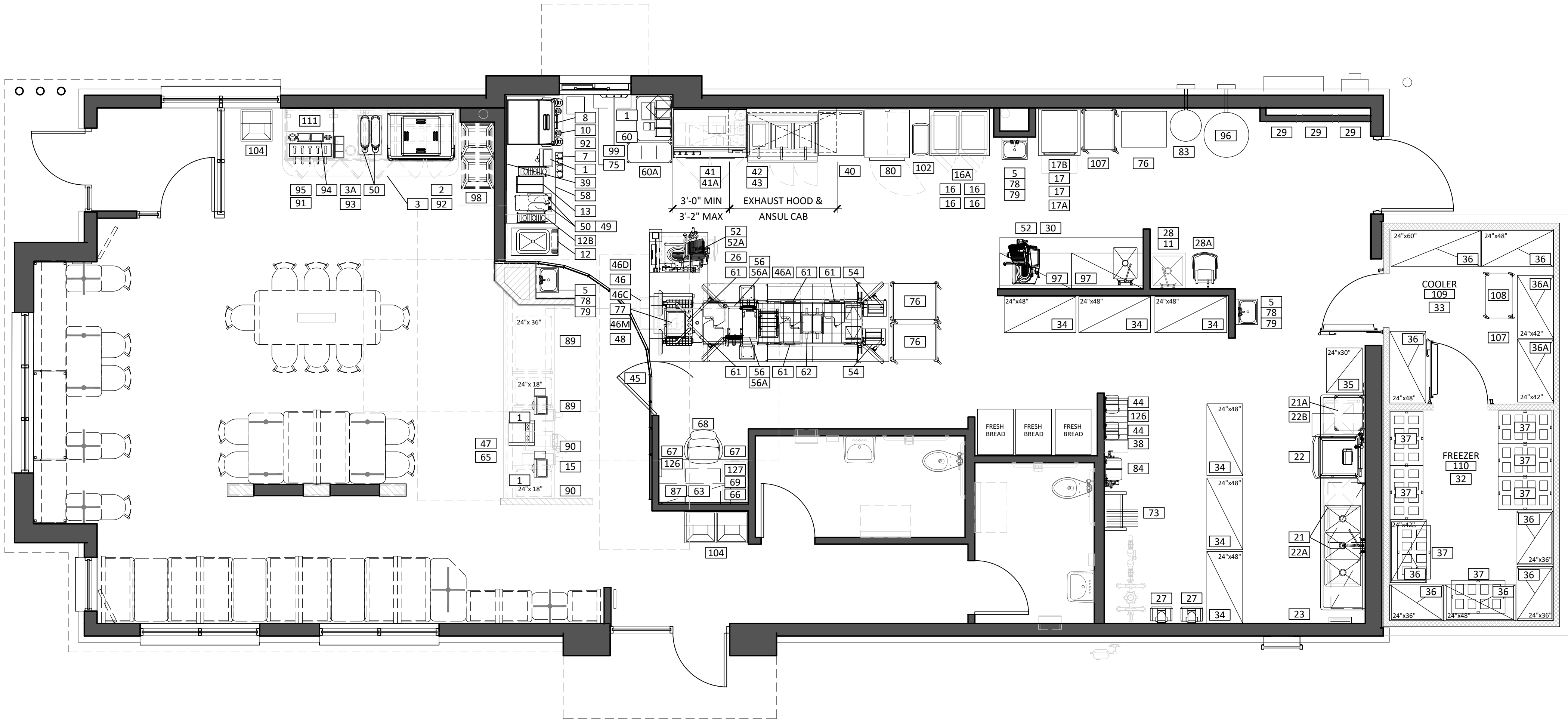
RCP LEGEND

	LAY-CEILING TILE AND GRID
	GYP SUM BOARD CEILING
	WOOD SOFFIT, REFER TO DECOR DRAWINGS
	EMERGENCY EXIT SIGN, CENTER ABOVE DOOR, TYP.
	EMERGENCY LIGHT, REFER TO ELECTRICAL DRAWINGS
	REMOTE HEAD, REFER TO ELECTRICAL DRAWINGS
	LAY-IN FLUORESCENT LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS
	RECESSED LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS
	WALL MOUNTED LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS
	PENDANT MOUNTED LIGHTING FIXTURE, REFER TO ELECTRICAL DRAWINGS
	SPEAKER, REFER TO ELECTRICAL DRAWINGS
	SUPPLY AIR DIFFUSER, REFER TO MECHANICAL DRAWINGS
	RETURN AIR GRILLE, REFER TO MECHANICAL DRAWINGS
	EXHAUST FAN, REFER TO MECHANICAL DRAWINGS



EQUIPMENT PLAN

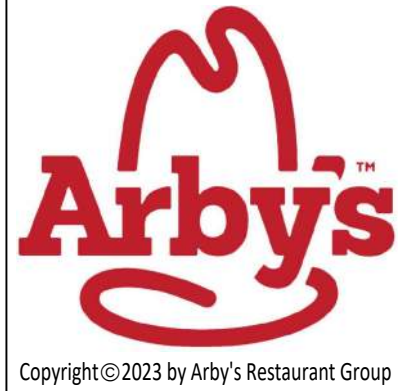
1/4" = 1'-0"



GENERAL EQUIPMENT NOTES

- A. COUNTER TOP EQUIPMENT SHALL BE ON 4 INCH HIGH LEGS, SEALED TO COUNTER, OR PORTABLE.
- B. FLOOR MOUNTED EQUIPMENT SHALL BE ON 6 INCH HIGH LEGS, ON CASTERS OR SEALED TO THE FLOOR.
- C. EQUIPMENT NOT ON CASTERS SHALL BE SEALED TO THE WALL AND/OR THE ADJOINING EQUIPMENT, OR PROVIDE SPACE TO FACILITATE CLEANING.
- D. ALL KITCHEN EQUIPMENT IS OF COMMERCIAL QUALITY, DURABLE AND EASILY CLEANED. EVERY ITEM IS NATIONAL SANITATION FOUNDATION (NSF) APPROVED OR EQUAL. ALL FOOD PREP TABLES ARE STAINLESS STEEL. PLASTIC LAMINATE SURFACES ARE NOT TO BE USED FOR DIRECT FOOD CONTACT.
- E. THE WASTE OUTLET FOR EQUIPMENT DRAINING INTO FLOOR SINKS SHALL TERMINATE AT LEAST 2 INCHES ABOVE THE FLOOD RIM OF SUCH RECEPTOR. INDIRECT WASTE PIPING SHALL BE INSTALLED AS TO PERMIT READY ACCESS FOR FLUSHING AND CLEANING.
- F. ALL FOOD SERVICE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES AS SET FORTH BY NSF. THESE PROCEDURES ARE ILLUSTRATED IN THE INSTALLATION MANUAL FOR FOOD SERVICE EQUIPMENT DEVELOPED BY NSF. ALL SPLASH BLOCKS SHALL BE 3 INCHES AWAY FROM ADJACENT WALLS TO AVOID ANY DARK ENCLOSED AREAS OR SPLASH BLOCKS ARE TO BE SEALED TO THE WALL WITH AN APPROVED SILICONE OR SIMILAR CAULKING MATERIAL. ALL SHELVING OR SANITARY STORAGE RACKS SHALL BE LOCATED MINIMUM OF 15" ABOVE THE FLOOR AND SHALL BE 1 1/2 TO 2 INCHES FROM ADJACENT WALLS TO AID IN CLEANABILITY.
- G. BEVERAGE INSTALLER TO PROVIDE "PYTHON" FOR SYRUP LINES TO ALL BEVERAGE STATIONS.
- H. PLUMBING CONTRACTOR TO INSTALL MANIFOLD FOR OVENS.
- I. PROVIDE 2x2 FULL HEIGHT STAINLESS STEEL CORNER GUARDS ON ALL OUTSIDE CORNERS IN KITCHEN.
- J. INSTALL STAINLESS STEEL PANEL BEHIND THE FRYER HOOD AND OVEN HOOD. SEE EQUIPMENT ELEVATIONS ON SHEET A6.1 FOR SIZE AND PLACEMENT. (G.C. PROVIDED AND INSTALLED.)
- K. PROVIDE PLYWOOD BACKING IN LIEU OF GYP. BD. AT SHELVING AND WALL MOUNTED EQUIPMENT. FIELD VERIFY EXACT LOCATIONS.
- L. REFER TO SHEET EQ-2 FOR EQUIPMENT SCHEDULE.
- M. REFER TO MEP DRAWINGS FOR EQUIPMENT CONNECTIONS.
- N. "***" INDICATES 3-COMP SINK (#19) NEEDED WHEN WAREWASHER (#22) IS NOT INSTALLED.

PROPRIETARY INFORMATION NOTICE:
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ARBY'S RESTAURANT #530
INSPIRE I-LINE NARROW
1421 W 117TH STREET
CLEVELAND, OHIO 44107

PROJECT NUMBER:
ARG580

ISSUE	DATE
SD	MAY 25, 2023

ARCHITECTURAL
FLOOR PLAN

SHEET:

EQ.1

re d

architecture + planning

589 w nationwide bvd

sute b

columbus, ohio 43215

tel: 614.487.8770

fax: 614.487.8777

ARBY'S RESTAURANT #530
INSPIRE-I-LINE NARROW
1421 W 117TH STREET
CLEVELAND, OHIO 44107

PROJECT NUMBER:
ARG580

ISSUE
SD

DATE
MAY 25, 2023

EQUIPMENT
SCHEDULE

SHEET:
EQ-2

NOT FOR CONSTRUCTION, FOR REFERENCE ONLY

NO	QTY.	ITEM	MANUF. AND MODEL NO.	REMARKS
1	4	CASH REGISTER	BY OWNER (DEDICATED ELECTRICAL CIRCUIT)	ISOLATED, DEDICATED ELEC. CIRCUIT REQUIRED
2	1	12 HEAD DRINK DISPENSER w/ ICE MAKER ABOVE (SEE #92C)	IMI CORNELIUS, ENDURO 300 - 12 HEAD	INCLUDED IN BEVERAGE PACKAGE
3	1	SELF SERVE BEVERAGE COUNTER	KES / DECOR	
3A	1	BAIN MARIE	VOLLRATH 1.25 QT BAIN MARIE 78710	INTEGRATED INTO #3 SELF-SERVE BEVERAGE COUNTER
5	3	WALL MOUNTED HAND SINK	ADVANCED TABCO, 7-PS-60	
5A	3	WALL MOUNTED HAND SINK	ADVANCED TABCO, K-400	INSTALLED ON HANDSINK
7	4	CUP DISPENSER	SAN JAMAR C2410C	INTEGRATED INTO #58 DRIVE-THRU BEVERAGE COUNTER
8	1	8 HEAD DRIVE-THRU DRINK DISPENSER W/ OVERHEAD ICE MAKER ABOVE (SEE #92)	CORNELIUS IDC25S PRO FAST GATE - 8 HEAD, 7 OPTIFIL VALVES & 1 VARIETY VALVE (10 FLAVORS)	INCLUDED IN BEVERAGE PACKAGE
10	1	LID HOLDER	INCLUDED WITH #8	MOUNTED ON ITEM #8
11	1	MOP HOLDER	BY OWNER	
12	1	SHAKE MACHINE	ELECTRO FREEZE CS704	
12	OPTL	SHAKE MACHINE	TAYLOR MODEL 60	DIFFERENT ELECTRICAL REQUIREMENTS THAN ELECTRO-FREEZE CS704
12B	1	DISPOSABLE CUP DISPENSER	SAN JAMAR CR504WFDARB	
13	1	LEMONADE MACHINE	SIMPLICITY BUBBLER - MINI TWIN	
14	1	AUTO GREETER (NOT SHOWN)	ERC/PANISONIC - ULTRADTAGARB	
15	1	SAFE - (4) TILLS	TIDEL TILL STORAGE VAULT AND SIDE VAULT, SERIES 4	FOR CORPORATE STORES ONLY
15	OPTL	SAFE - (4) TILLS	AMERICAN SECURITY PRODUCTS (AMSEC), RETAIL MONEY MANAGER SAFE, MODEL #SK2012-648 A (L OR R SWING)	26"H X 20"W X 18 1/2"D, W/ ACCESS CONTROL SYSTEM, W/ ATTENDANT DRAWER, 4 TILLS, W/ 6 KEYS & COIN RACK UPON REQUEST. G.C. TO COORDINATE LOCATION OF SECURING BOLTS FOR SAFE
15	OPTL	SAFE - (5) TILLS	FIRE KING SECURITY, NKI AUDITLOK XL DROP SAFE, MODEL #BSD 3220 AAXR-AR	32"H X 20"W X 20"D, 5 TILLS, W/ 6 KEYS & COIN RACK UPON REQUEST. G.C. TO COORDINATE LOCATION OF SECURING BOLTS FOR SAFE
15	OPTL	SAFE - (4) TILLS	FIRE KING SECURITY, NKI AUDITLOK XL DROP SAFE, MODEL #BSD 2920 AAXR-AR	29"H X 20"W X 20"D, 4 TILLS, W/ 6 KEYS & COIN RACK UPON REQUEST. G.C. TO COORDINATE LOCATION OF SECURING BOLTS FOR SAFE
16	4	COOK & HOLD CABINET	ALTO-SHAMM - 300TH-ARB1-SS (WITH SITESAGE SPOD)	16-13/16"W X 25-3/16"D X 18-15/16"H
16	OPTL	COOK & HOLD CABINET	PWE-LCHR-1220-4 (WITH SITESAGE SPOD)	18"W X 26"D X 20.5"H
16A	1	COOK & HOLD STAND	KES	44.5" W x 41 1/2" T MOBILE STAND TO HOLD (4) #16
17	2	DIGITAL COUNTERTOP ELECTRIC CONVECTION OVEN	CADCO, XAFT-03HS-LD	28 1/8"D x 23 5/8"W x 16 7/8"H
17A	1	OVEN STAND	KES	28" W x 41 1/2" T MOBILE STAND, TO HOLD (2) #17
17B	1	OVEN TIMER	A.J. ANTUNES SOLAR TIMER MODEL #TTS-8 OT	
19	OPTL	3 COMPARTMENT SINK	KES, CUSTOM FAB ITEM	INCLUDES LEVER DRAINS AND PRE-RINSE WASH ASSEMBLY; THIS ITEM REPLACES #22A WHEN WAREWASHER #22 IS NOT USED
21	LOT	SHELVING ABOVE 3 COMPARTMENT SINK	SMART WALL SYSTEM, ARBSWDM	
21A	OPTL	SHELVING ABOVE CLEAN DISH TABLE	METRO ARBSC305W	
22	1	WAREWASHER	HOBART MODEL AM15 SCB CHEMICAL SANITIZING	
22	OPTL	WAREWASHER	ECOLAB QSR TSC	DIFFERENT ELECTRICAL REQUIREMENTS THAN HOBART MODEL AM15-42
22A	1	3 COMPARTMENT SINK WITH WAREWASHING SOILED TABLE	KES, CUSTOM FAB	INCLUDES LEVER DRAINS AND PRE-RINSE WASH ASSEMBLY
22B	OPTL	CLEAN LANDING DISHTABLE	KES, CUSTOM FAB	
23	1	KNIFE RACK	SAN JAMAR, SAF-T-KNIFE STATION, STK1008	15"x15"x4.25", INCLUDED IN SMALLWARES PACKAGE
26	1	BEEF PORTION SCALE	SMALLWARE ITEM	SEE SMALLWARES LIST
27	2	TANKLESS WATER HEATER	RINNAI CU199I	SEE PLUMBING DRAWINGS
28	1	MOP SINK	REFER TO PLUMBING DRAWINGS	
28A	1	MOP BUCKET	BY OWNER	
29	LOT	ELECTRIC PANELS	REFER TO ELECTRICAL DRAWINGS	
30	1	PREP TABLE W/ BACKSPLASH & PREP SINK	KES, CUSTOM FAB ITEM, INCLUDES (1)B231 FAUCET WITH 12" SPOUT AND (1) LEVER WASTE DRAIN	96" X 34" X 36"H, 16" A.F.F. (CW & HW), 8" A.F.F. (W)
31	1	DRIVE THRU TIMER (NOT SHOWN)	HYPERACTIVE QTIMER SYSTEM	
32	1	WALK-IN FREEZER	ICS	
33	1	WALK-IN COOLER	ICS	
34	LOT	DRY STORAGE SHELVING, BRIGHT ZINC FINISH	METRO REFER TO PLAN FOR LOCATION, QUANTITY, & SIZE OF SHELVING UNITS	SEE PLAN FOR SHELF LOCATION, ALL SHELVING UNITS TO BE (5) TIERED. PROVIDE 86" POSTS.
35	1	DISH DRYING RACK	METRO REFER TO PLAN FOR LOCATION, QUANTITY, & SIZE OF SHELVING UNITS	SEE PLAN FOR SHELF LOCATION, ALL SHELVING UNITS TO BE (5) TIERED. PROVIDE 86" POSTS. THE DISH DRYING RACK CAN BE 24x30 TO 24x48 AS SPACE ALLOWS
36	LOT	COOLER SHELVING- METROSEAL II, EPOXY COATED	METRO REFER TO PLAN FOR LOCATION, QUANTITY, & SIZE OF SHELVING UNITS	SEE PLAN FOR SHELF LOCATION, ALL SHELVING UNITS TO BE (4) TIERED. PROVIDE 74" POSTS.
36A	1	BEEF TEMPERING COOLER SHELVING - METROSEAL III, EPOXY COATED FRAME,	METRO - SUPER ERECTA PRO SHELF, REMOVABLE POLYMER SHELF MAT, METROSEAL III, EPOXY COATED FRAME, (1) 24 X 48 - 10 TIER SHELVING UNIT	SEE PLAN FOR SHELF LOCATION
37	LOT	FREEZER SHELVING- METRO	METRO REFER TO PLAN FOR LOCATION, QUANTITY, & SIZE OF SHELVING UNITS	SEE PLAN FOR SHELF LOCATION, ALL SHELVING UNITS TO BE (4) TIERED. PROVIDE 74" POSTS.
38	LOT	BAG-N-BOX SHELVING	MANITOWOC, TOP PUMP MOUNT BACKROOM PACKAGE, AR-10-2-2W-TPM	INCLUDED IN BEVERAGE PACKAGE, 80H x 28"W x 20"D, 4H, EPOXY COATED, SEE PLAN FOR SHELF LOCATION
39	1	WIRELESS DRIVE THRU ORDER SYSTEM	HMI ELECTRONICS, MODEL #HME EOS HD DIGITAL SYSTEM, C40000-5-HS3-AR-NS SYSTEM	WITH (5) ALL-IN-ONE HEADSETS
40	1	FRY BASKET TABLE	KES, CUSTOM FAB ITEM	30" W x 30" D
41	1	FRY DUMP	MARSHALL AIR THERMAGLO, MODEL RRS-48.5TLB (RRS-48.5TR FOR REVERSE LAYOUT)	59"H X 48.625"W X 32.75"D, 20 AMP, NEMA 6-20, W/ BUILT-IN FRY STATION TIMER, PROVIDE STAINLESS STEEL BACK PANEL
41A	1	FRY CARTON SHELF	METRO (1) 12" x 36" SHELF WITH (4) 6" POSTS BRIGHT ZINC FINISH	SIT ON TOP OF FRY DUMP
42	1	EXHAUST HOOD	KTECH, BD-2 SERIES, SEE MECHANICAL PLANS	60" x 28" x 47"H, STAINLESS STEEL W/ UL LISTING, FILTERS, 4" BACKSPACER, PROVIDE COMPLETE FIRE SUPPRESSION SYSTEM, ANSUL SYSTEM
43	1	3 BANK FRYER W/ NATURAL GAS	HENNY PENNY, EVOLUTION ELITE, 3 WELL OPEN FRYER, EEG-243.41ARB GAS WITH DIRECT-CONNECT	GAS BURNERS, NATURAL OR LIQUID PETROLEUM GAS, 225,000 BTU/HR, (66.2KW), 1" GAS CONNECTION, 14" A.F.F. G.C TO HOOK UP QUICK DISCONNECT (SUPPLIED BY KES). INCLUDE DORMONT GAS HOSE KIT #16100-KIT-48. ALSO INCLUDE DIRECT-CONNECT KIT TO ALLOW HOOK-UP TO DARLING 1500 H UNIT. HOLD UNIT OFF WALL 4".
43	OPTL	3 BANK FRYER W/ NATURAL GAS	FRYMASTER, FPG1330CAARB	
44	2	COLD CARBONATOR	MCCANN E SERIES	INCLUDED IN BEVERAGE PACKAGE, PROVIDE SHELF AND MOUNTING BRACKETS. LOCATE SHELF ON WALL ADJACENT TO WATER FILTER.
45	1	MENU BOARD	HOWARD, 11 PANEL, PLATINUM MODULAR LED MENU BOARD SYSTEM	COORDINATE WITH MENU BOARD OPTION IS BEING INSTALLED (CURVED OR STRAIGHT)
45	OPTL	MENU BOARD	VISUAL GRAPHICS SYSTEMS INC., 11 PANEL, MENU BOARD DISPLAY SYSTEM	COORDINATE WITH MENU BOARD OPTION IS BEING INSTALLED (CURVED OR STRAIGHT)
46	1	87" x 160" J-LINE PRODUCTION COUNTER	KES, CUSTOM FAB ITEM	200 AMP PANEL, 200A, 120-208V, 60Hz, 3P, 4 WIRE, POWER TO SUB PANEL BY GC
46A	1	60" ROLL-IN COLD WELL UNIT	TRAUlsen, TB060FL4-ZAR02. DUAL SIDE 4 ROW, 32 PAN, LEFT HAND SYSTEM, PASS THRU W/DOORS	
46C	1	UNDERCOUNTER REFRIGERATED DRAWERS	TRAULSEN, SAP-710 UHT27-D	INTEGRATED INTO #46 PRODUCTION COUNTER
46D	-	TO-GO BAG HOLDER		INTEGRATED INTO #46 PRODUCTION COUNTER
46F	-	WARMER DRAWER (FUTURE ADDITION)	APW WYOTT, MODEL #HDDI-1B, 1-DRAWER	INTEGRATED INTO #46, PRODUCTION COUNTER, INSTALLED ON SITE BY EQUIPMENT INSTALLER
46G	1	TOASTER STAND, BRIGHT ZINC FINISH	METRO (1) 24X24X33H, 3 TIER SHELVING UNIT,	REINFORCED FLAT STAINLESS TOP SHELF, ON ADJUSTABLE FEET TO BRING HEIGHT TO MATCH 36" COUNTER HEIGHT. ONLY USED WITH THE FRESHNESS DISPLAY COOLER, NOT REQUIRED WITH THE OPTIONAL AMBIENT DRY COUNTER
46H	1	BACKLINE TIMER	A.J. ANTUNES SOLAR TIMER MODEL #TTS-8 PT	MOUNTED ON #46 PRODUCTION COUNTER NEAR THE CHEESE PUMP (ITEM #56)
46M	-	TURNOVER DISPLAY	KES, CUSTOM FAB ITEM	NTEGRATED INTO #46 PRODUCTION COUNTER

NO	QTY.	ITEM	MANUF. AND MODEL NO.	REMARKS
47	1	TURNOVER DISPLAY CASE	CAL-MIL, AB101	24"L x 14"D x 24"H
48	1	SANDWICH SLIDE / ORGANIZER STAND	KES, CUSTOM FAB ITEM	
49	OPTL	COFFEE/TEA MAKER	BUNNOMATIC INFUSION TEA BREWER #ITCB-DV 52200.0104 DUAL #ITCB-DV 52200.0105 SINGLE	
49	OPTL	COFFEE/TEA MAKER	BUNNOMATIC INFUSION TEA AND COFFEE BREWER #ITCB-DV 35700.0061 DV 29" TRK STD SMKFUNL WITH GDE	
49	1	COFFEE/TEA MAKER	CURTIS, CB18323	
50	OPTL	ICE TEA DISPENSER	BUNN TDO-N-3.5 39600.0001	
50	4	ICE TEA DISPENSER	CURTIS, TCN323	
52	2	SLICER	GLOBE 4913N	23" W x 26.7" D x 25.1" T
52	OPTL	SLICER	HOBART H59-1B	24 5/8" W x 30 5/16" D x 29 5/16" T
52A	1	SLICER HEAT LAMP	MARSHAL AIR THERMO GLO BW4B-3/DL2	24.875 X 28 X 24.75 STAINLESS STEEL CONSTRUCTION
53	1	PORTION SCALE (NOT SHOWN)	TAYLOR, MODEL #THD32D	SEE SMALLWARES LIST
53A	1	PORTION SCALE (NOT SHOWN)	TAYLOR, MODEL #THD50	SEE SMALLWARES LIST
54	2	VERTICAL TOASTER	VERTICAL TOASTER, ANTUNES VERTICAL CONTACT TOASTER, #VCT-2000	23-1/4" H x 21-1/16" W x 14-5/8" D
54	OPTL	MINI VERTICAL TOASTER	ANTUNES MINI VERTICAL CONTACT TOASTER, VCTM-2	25-1/2" H x 14" W x 10-1/2" D
56	1	DUAL CHEESE PUMP	STAR MFRG. #SPDE-2ARBL	11"W x 21.3"D x 27"H
56A	1	WIRE SOUFFLE CUP HOLDER	QUADRATEC, DISPWAR 0001	COLOR: BLACK
57	1	HEAT N' HOLD	MERCO, MERCOMAX, MODEL MHD325ST2T	
58	1	DRIVE-THRU COUNTER (BEVERAGE)	KES, CUSTOM FAB ITEM	74" TOP X 36" TALL
60	1	DRIVE-THRU COUNTER	KES, CUSTOM FAB ITEM	24" D X 30" W X 36" H
60A	2	WORK SMART DRIVE-THRU STAGING CART	METRO, #ARB1430SC	14" X 30" X 36"H CART ON CASTERS. USED WITH WORK SMART DT CASHIER STAND
61	5	MICROWAVE OVEN	MENUMASTER COMMERCIAL MODEL MOC24	USED WITH WORK SMART AND FRONT LINE SLICER COUNTER
62	1	HEATED HOLDING	MERCO, MODEL MHA325ST1W	20.4"H X 16.1"W X 14.4"D
62	OPTL	HEATED HOLDING	MARSHALL AIR, DH5F-333ARB	19.75"H X 15.375"W X 15.625"D
63	1	MUSIC SYSTEM	3-M	
65	1	CASHIER / ORDER TAKING COUNTER	KES, CUSTOM FAB ITEM	
66	1	MANAGER DESK TOP	KES, CUSTOM FAB ITEM	28" X 60" W/ SPLASH GUARD
67	2	2 DRAWER FILE CABINET	BY OWNER	HON #312BLK, BLACK WITH LOCK, INCLUDING CABINET FEET, #A84S048 ARG
68	1	DESK CHAIR	BY OWNER	
69	1	BACK OFFICE COMPUTER SYSTEM W/ PRINTER	BY OWNER	
71	1	BULLETIN BOARD (NOT SHOWN)	BY OWNER	24" x 48"
73	1	COAT RACK	METRO, ARBCR	WALL MOUNT COAT RACK, COLOR: GRAY
75	1	AUTOMATIC DRIVE THRU WINDOW	READY ACCESS (1) SINGLE PANEL SLIDER : LEFT TO RIGHT (STANDARD), RIGHT TO LEFT (REV)	COLOR: DARK BRONZE SIZE: 47 1/2"WIDE x 43 1/2" TALL
75	1	AUTOMATIC DRIVE THRU WINDOW	QUIKSERV (1) #SS-403SE (R) (1) #SS-403SE (L) FOR REVERSE LAYOUT]	COLOR: DARK BRONZE SIZE: 48" WIDE x 41" TALL
76	4	MOBILE BREAD RACK, ON CASTERS	METRO, #D09678REVC0	30 7/8" x 24" x 74 1/2"H, 12 SHELVES
77	1	AU JUS SERVER	SERVER, MODEL SY 1.0 ARBY'S #B5503, 1 GAL AU JUS SERVER	
78	3	PAPER TOWEL DISPENSER	BY OWNER	SEE SHEET A6.1 FOR MOUNTING HEIGHTS, 1 FOR EACH HAND SINK, SEE #5
79	3	LIQUID SOAP DISPENSER	BY OWNER	SEE SHEET A6.1 FOR MOUNTING HEIGHTS, 1 FOR EACH HAND SINK, SEE #5
80	1	SINGLE DOOR UPRIGHT FREEZER	TRAUlsen G12000	
82	1	FRESHNESS DISPLAY REACH-IN REFRIGERATOR	BEVERAGE AIR, MODEL R118-HG-ARB, REACH-IN REFRIGERATOR, ONE-SECTION	
83	1	BULK CO2	NUCO2	WITH ADAPTORS
84	1	WATER BOOST MODULAR FILTER SYSTEM	PENTAIR SHURFLO WB6-M3-22-003-SS	INCLUDED IN BEVERAGE PACKAGE
87	1	MUSIC SYSTEM SHELVING, EPOXY COATED	METRO 1442NK3	(2) 14 X 42 WIRE SHELVES, BOTTOM @ 80" A.F.F. SEE PLAN FOR SHELF LOCATION, EPOXY COATED
89	LOT	FRONT COUNTER SHELVING, BRIGHT ZINC FINISH	INTERMETRO REFER TO PLAN FOR LOCATION, QUANTITY, & SIZE OF SHELVING UNITS	SEE PLAN FOR SHELF LOCATION
90	1	UNDER COUNTER, S/S CUP DISPENSER	KES, CUSTOM FAB ITEM	16"H X 17"W X 4 3/4"D
91	1	SOUFFLE CUP DISPENSER	TOMLINSON KSF1003SL	CAN USE 3/4 OR 1 OZ PAPER OR PLASTIC CUPS, INTEGRATED WITH ITEM #11
92	1	ICE MAKER	MANITOWOC, IY-0686C-161	UNIT MOUNTS ON DRINK DISPENSER IN DRIVE THRU <8>. REMOTE CONDENSER ON ROOF <92A>, LINE SET RC56 CONTROL WIRES FROM CONDENSING UNIT TO COIL. FIELD VERIFY LENGTH OF LINE SET REQUIRED.
92A	1	ICE MAKER REMOTE CONDENSING UNIT	MANITOWOC, ICVD-0696	REMOTE CONDENSER FOR ICE MAKER <92> ON DRINK DISPENSER IN DRIVE THRU <8>. LOCATED ON ROOF. REFER TO A1.2 & M6P DRAWINGS FOR LOCATION
92C	1	SELF-CONTAINED ICE MACHINE	MANITOWOC INDIGO SERIES 606 IY-0606A	ICE MACHINE FOR DRINK DISPENSER IN DINING ROOM <2>
93	1	STRAW & LID HOLDER	KES, CUSTOM FAB ITEM	
94	2	NAPKIN DISPENSER	PROVIDED BY KES	INTEGRATED WITH #111
95	1	DISPENSER FOR SAUCES	SERVER PRODUCTS SE-501 (ARBY'S) 07123	INTEGRATED WITH #111, 5 PUMP DISPENSER
96	OPTL	GREASE HOLDING TANK	DARLING INTERNATIONAL, 1500-H DIRECT PUMP	DIRECT CONNECTION WITH THE FRYMASTER / HENNY PENNY FRYER UNITS, SEE <43>.
96	1	GREASE HOLDING TANK	MAHONEY ENVIRONMENTAL, METRO SECURE-TRACK SYSTEM (MST)	DIRECT CONNECTION WITH THE FRYMASTER / HENNY PENNY FRYER UNITS, SEE <43>.
97	4	WALL MOUNTED SHELVING	METRO 24x36, (2) TIER SHELVING, BRIGHT ZINC FINISH	30" WALL MOUNTED STANDARDS
98	2	HIGH CHAIR / BOOSTER SEATS	BY OWNER	
99	1	AIR CURTAIN	QUIKSERV MODEL CHF-25" HEATED-CLR	25"W X 9"D X 14 3/8"H
102	1	TRASH CONTAINER	RUBBERMAID #3540 SLIM JIM WASTE CONTAINER	COLOR: BROWN, ORDER #FG354000 BRN
104	2	DOUBLE TRASH UNIT	KES, CUSTOM FAB ITEM	
105	LOT	QUEUE RAIL SYSTEM	KES, CUSTOM FAB ITEM	
107	2	HEAVY DUTY PAN RACKS	WIN-HOLT	
108	1	PREP CART	METRO, MW703	18" X 30"
109	LOT	S/S OUTSIDE CORNER GUARD (NOT SHOWN)	KES, CUSTOM FAB ITEM	2" x 2" x 108" 18 GAUGE. S.S. PROVIDE 2x2 FULL HEIGHT STAINLESS STEEL CORNER GUARDS ON ALL OUTSIDE CORNERS IN KITCHEN. KITCHEN EQUIPMENT SUPPLIER (KES) TO SUPPLY AND INSTALL ALL S.S. GUARDS.
111	1	CONDIMENT TOPPER	KES, CUSTOM FAB ITEM	HOLDS ITEMS #91, #94 AND #95
122	1	CLEANING STORAGE SHELVING	METRO, 18x30, 36" POSTS - 3 TIER SHELVING UNIT (1)	HOLDS ITEMS #91, #94 AND #95
123	1	SYSTEMS BOARD (NOT SHOWN)	BY OWNER	
125	LOT	SECURITY CAMERAS	BY OWNER	
126	LOT	Co2 MONITORING SYSTEM	CO2METER RAD-0102	HARDWIRED MONITOR AND REMOTE SENSOR, CONTACT JOSH PRINGLE AT CO2METER.COM, 877.678.4259. MOUNT MONITOR AT 60" AFF. MOUNT REMOTE SENSOR AT 18" AFF.
127	1	SECURED NETWORK ENCLOSURE	CYBER-POWER "CARBON WALL MOUNT ENCLOSURE"; MODEL #CR9U61001	PROVIDED BY OWNER'S POS PROVIDER.

Cleveland City Planning Commission

Staff Report



November 17, 2023



Committee Recommendation: Unanimously Approved with **Conditions:**

- Final Nichiha spec sheet to be included in CDs
- On-site lighting needs to be coordinated and low in impact (3Kelvins)
- Patio furniture spec sheets to be included in CDs



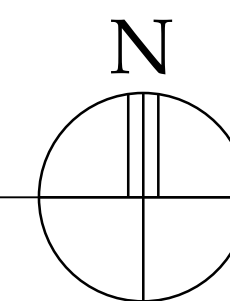
FW2023-027 – Breakwater Residences New Construction: Seeking Conceptual Approval

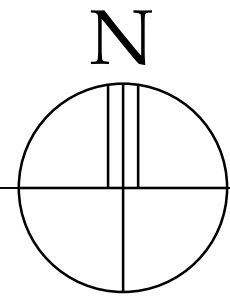
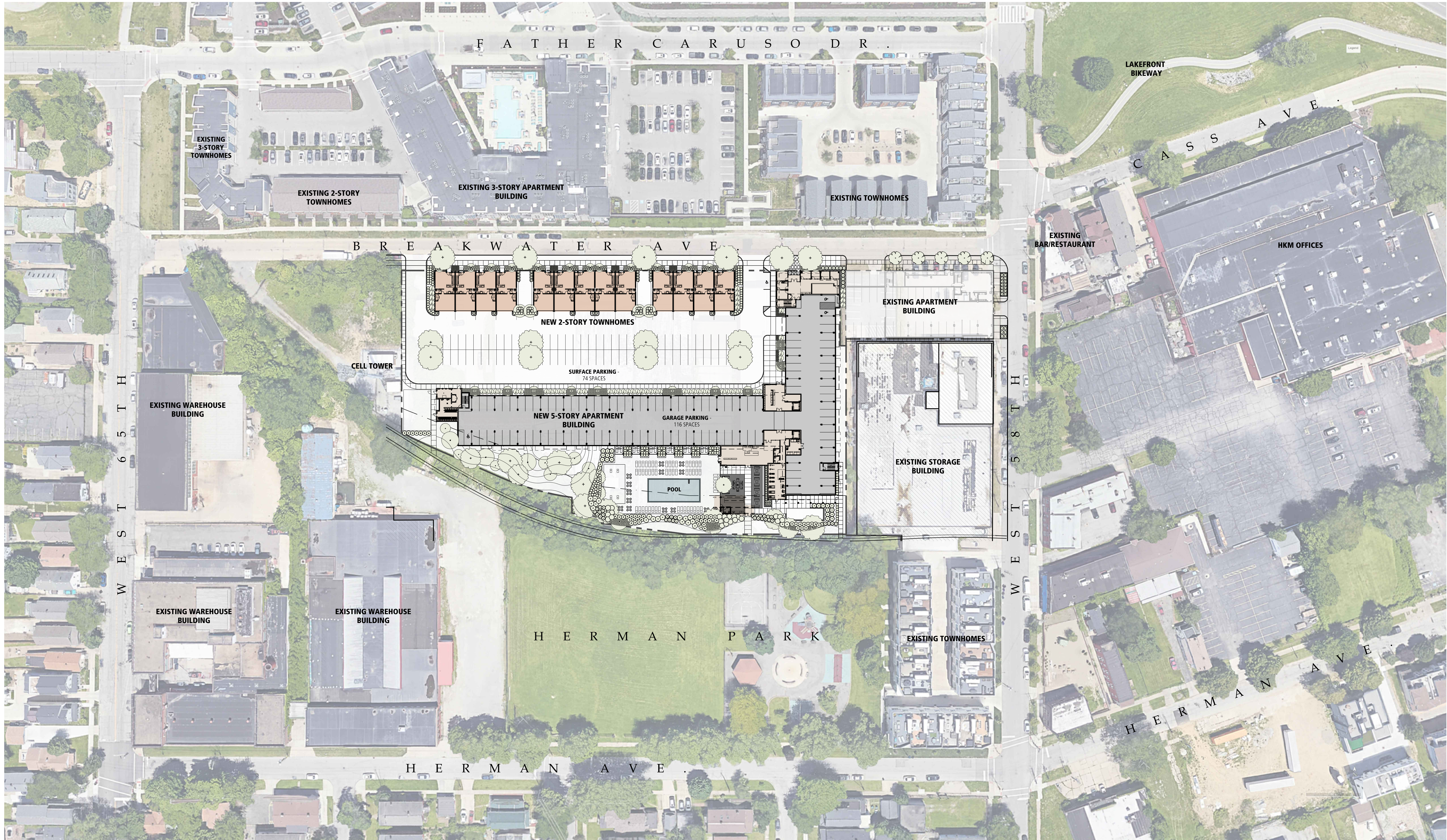
Project Address: 5901 & 6001 Breakwater Avenue

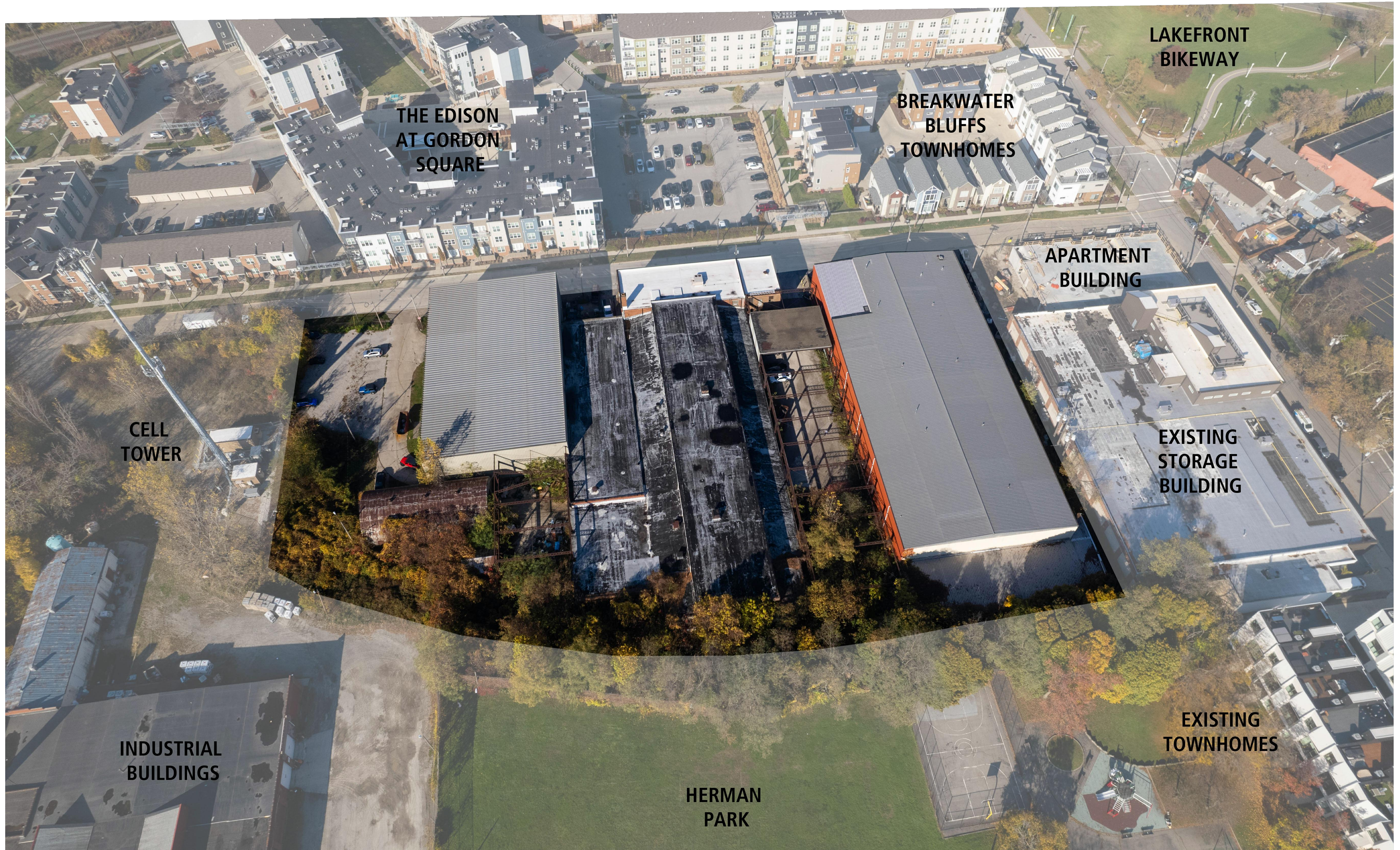
Project Representative: Paul Glowacki, Dimit Architects

BREAKWATER RESIDENCES
CLEVELAND, OHIO
SCHEMATIC DESIGN











LOOKING WEST FROM BREAKWATER AVE.



LOOKING NORTH FROM BREAKWATER AVE.



LOOKING EAST FROM BREAKWATER AVE.



LOOKING SOUTHWEST FROM BREAKWATER AVE.



SITE AERIAL LOOKING NORTH



LOOKING SOUTHWEST FROM BREAKWATER AVE.



INDUSTRIAL BUILDINGS & HERMAN PARK TO THE SOUTHWEST



SITE AERIAL LOOKING SOUTH



TOWNHOMES TO THE SOUTHEAST



Cleveland, Ohio Codified Ordinances - TITLE VII - Zoning Code

Use District: The Site is Zoned currently as **Semi-Industry District (SI)** - All Area, Yard, and Height Requirements from Semi Industrial Zoning Section of Code
Except as otherwise provided in this Zoning Code, all uses permitted and as regulated in a General Retail Business District.
Except as otherwise provided in this Zoning Code, all uses permitted and as regulated in any Local Retail Business District.
Except as otherwise provided in this Zoning Code, all uses permitted in the Multi-Family District and as regulated in that district (337.08).

Uses permitted Per 337.08

Single Family Dwelling (Townhomes "Rowhouses"):	Permitted
Apartment Houses (Multi Family Building):	Permitted
Off-Street parking:	Permitted and to conform to 349.01 (1 per each dwelling Unit Required : 2/Townhome Provided & 1.05/Apartment Unit Provided)
Bike Parking:	Permitted and to conform to 349.15 (1:20 parking spaces:189/20 = 10 required : more than 10 Provided in Bike Storage Area-See Plan)
Fences/Walls:	Permitted and to conform to Chapter 358

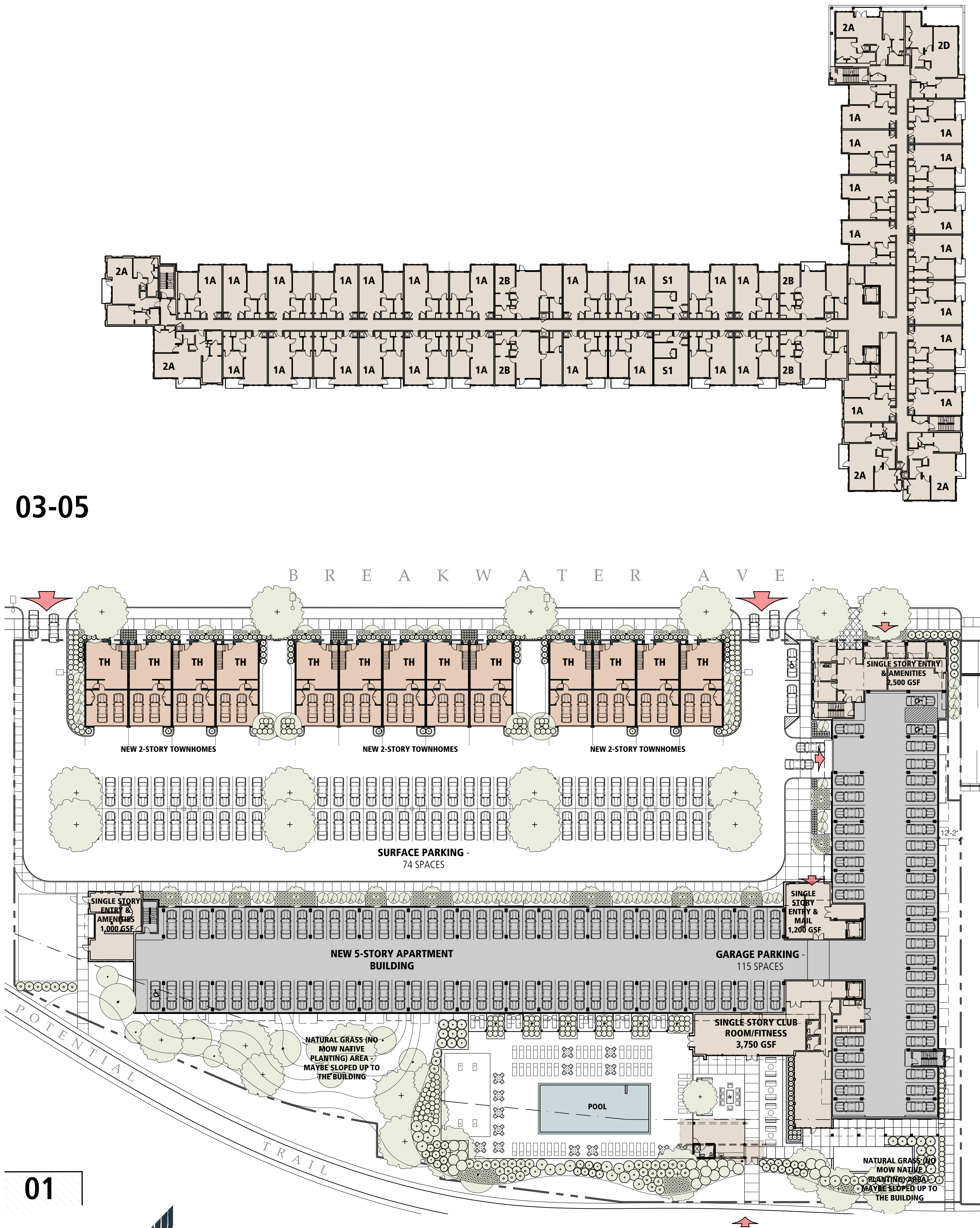
Adjacent Site to the East is Semi-Industry - ± 80' is Multi-Family Residence (North) and ± 230' (South) is Storage/Office
Adjacent Site to the West is Semi-Industry - open lot with cell phone tower and service shed.
Adjacent Site to the South is ± 150' of Semi Industrial (West) and ± 372' is Open Space Recreation (East) - Herman Park

Height & Area	Allowed	Proposed
355.04 - G Area District - Max Gross Floor Area- 3 Lot Area (Lot Area = 145,149 SF)	435, 447 SF	244,845 SF
353.01 - 2 Height District = 2 x distance to center line of street (30') but not to exceed 60 feet. Multifamily on Lot Line	60 feet	23 feet
Townhomes on Lot Line	60 feet	26'to parapet - 32' to arch
353.02 - 2 Height District - Setback for Each foot of additional height = $\frac{1}{2}$ feet - max 90' (1' setback at Breakwater Elevation Multifamily	62 feet	62'-0" to architectural steel frame
(3' setback at Breakwater Elevation Multifamily West facade)	66 feet	59 feet 6 inches
(11' setback at Breakwater Elevation Multifamily East facade)	72 feet	64 feet

Yard Regulations (Building Setbacks from Lot Lines)	Required	Proposed
Min. Building Setback from Street Right-of-Way: Per 357.06 (a)	Align w/ Abutting Property	Align w/ Abutting Property
Rear Yard Setback: Per 357.08 * (4) Rear Yards Abutting Alleys. Where the rear yard abuts and is parallel to an alley, one-half (1/2) the width of such alley may be assumed to be a portion of such rear yard.	(Varies - See Plan) 15% of Depth of Lot	Varies See Plan (Requires Variance*)
Interior Side Yard Setback 357.09 Abutting a Residence district:	7 feet	7 feet min. (east lot line - north portion of lot line)
Abutting all other districts:	0 feet	8 feet min. (east lot line) 39 feet min. (west lot line)

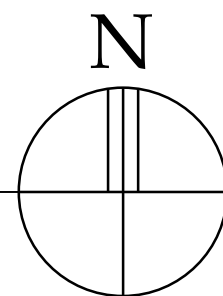
358.05 Fences in Non-Residential Districts
(a) Height and Opacity.
(1) Other Non-Residential Districts. Except as specifically required because of the type of use, in Non-Residential Districts other than General and Unrestricted Industry Districts, fences in actual front yards and in side street yards shall not exceed four (4) feet in height and shall be at least fifty percent (50%) open above two (2) feet in height. In actual rear yards and actual interior side yards, fences shall not exceed six (6) feet in height and may be open or solid.

03-05



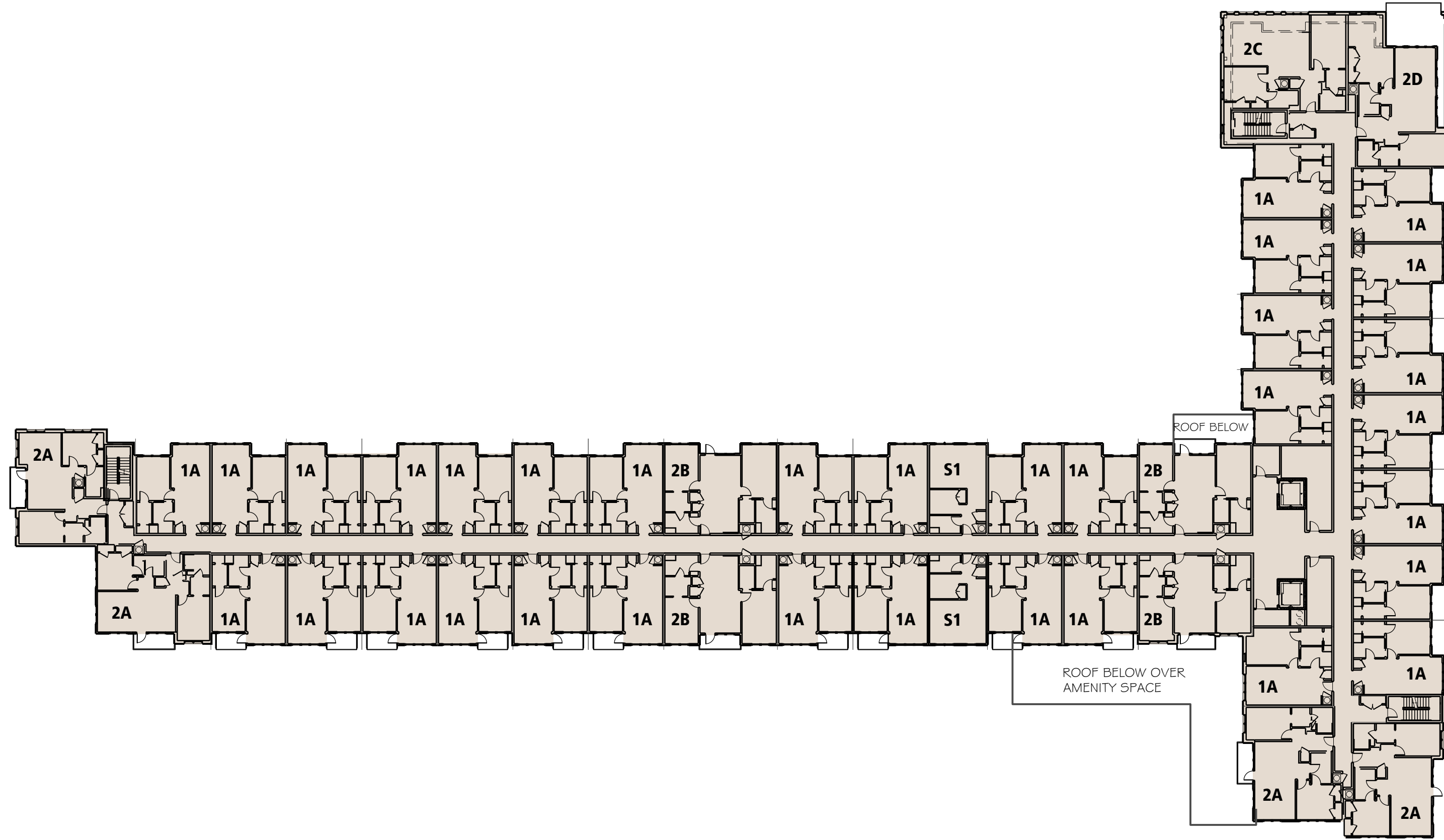
01

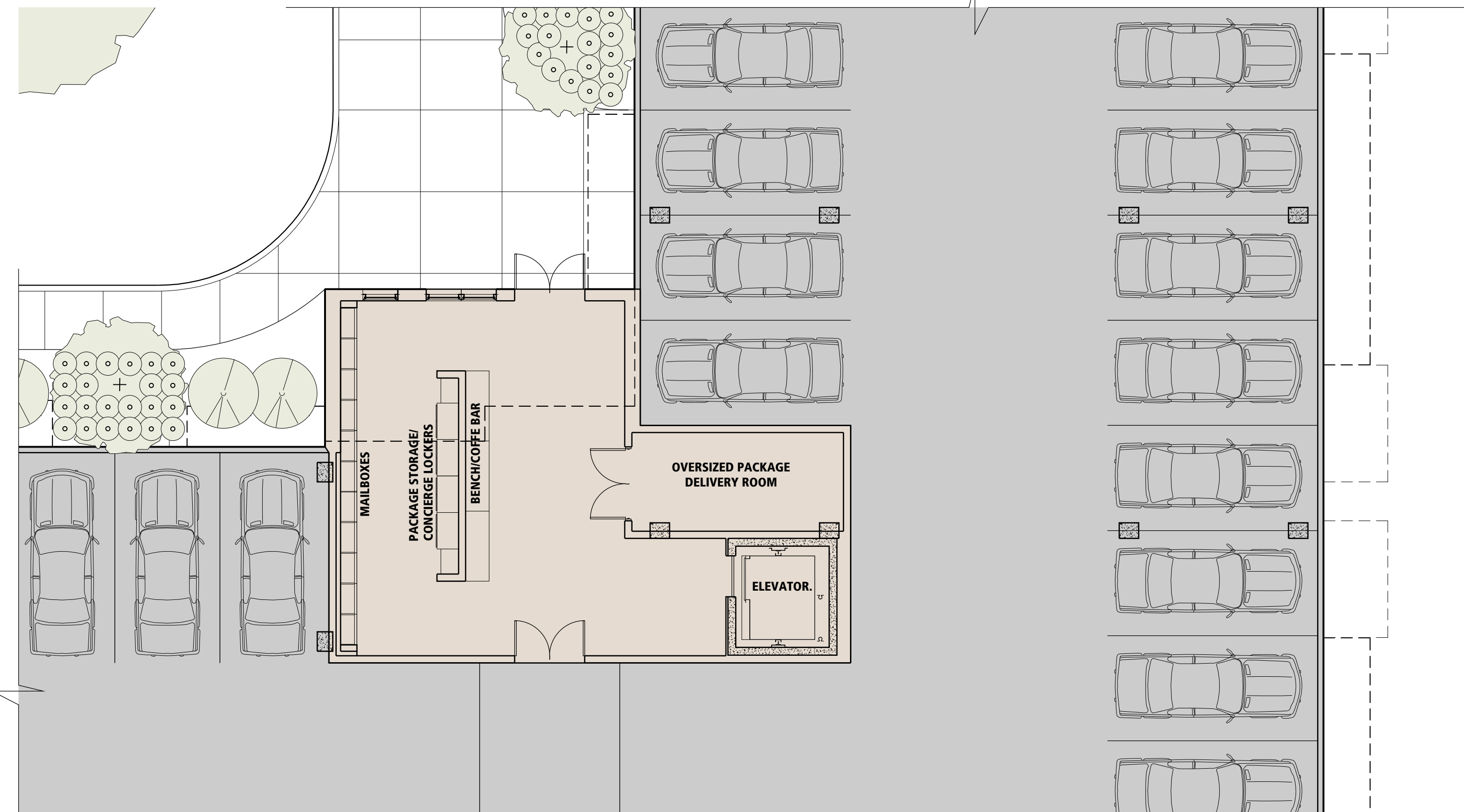
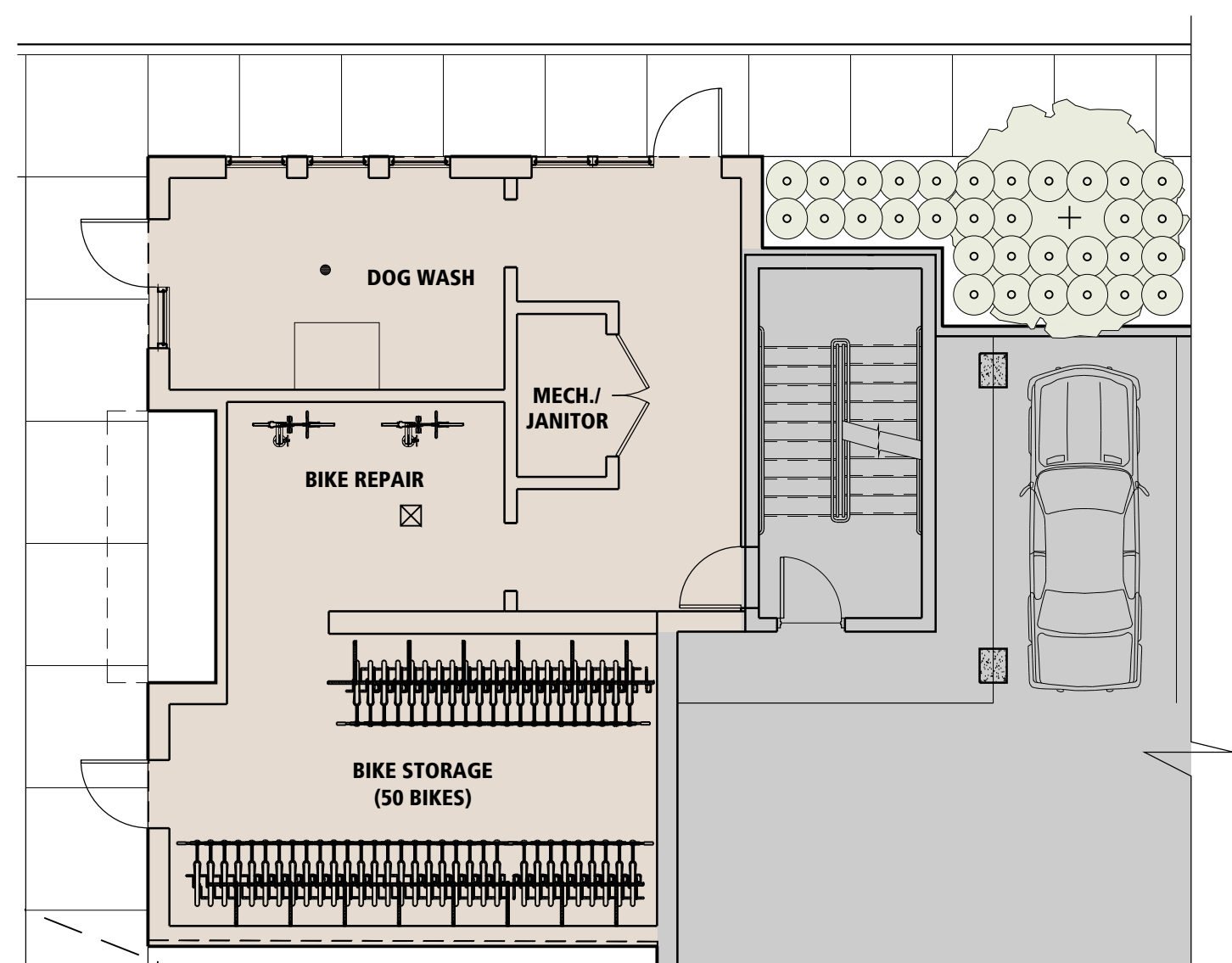
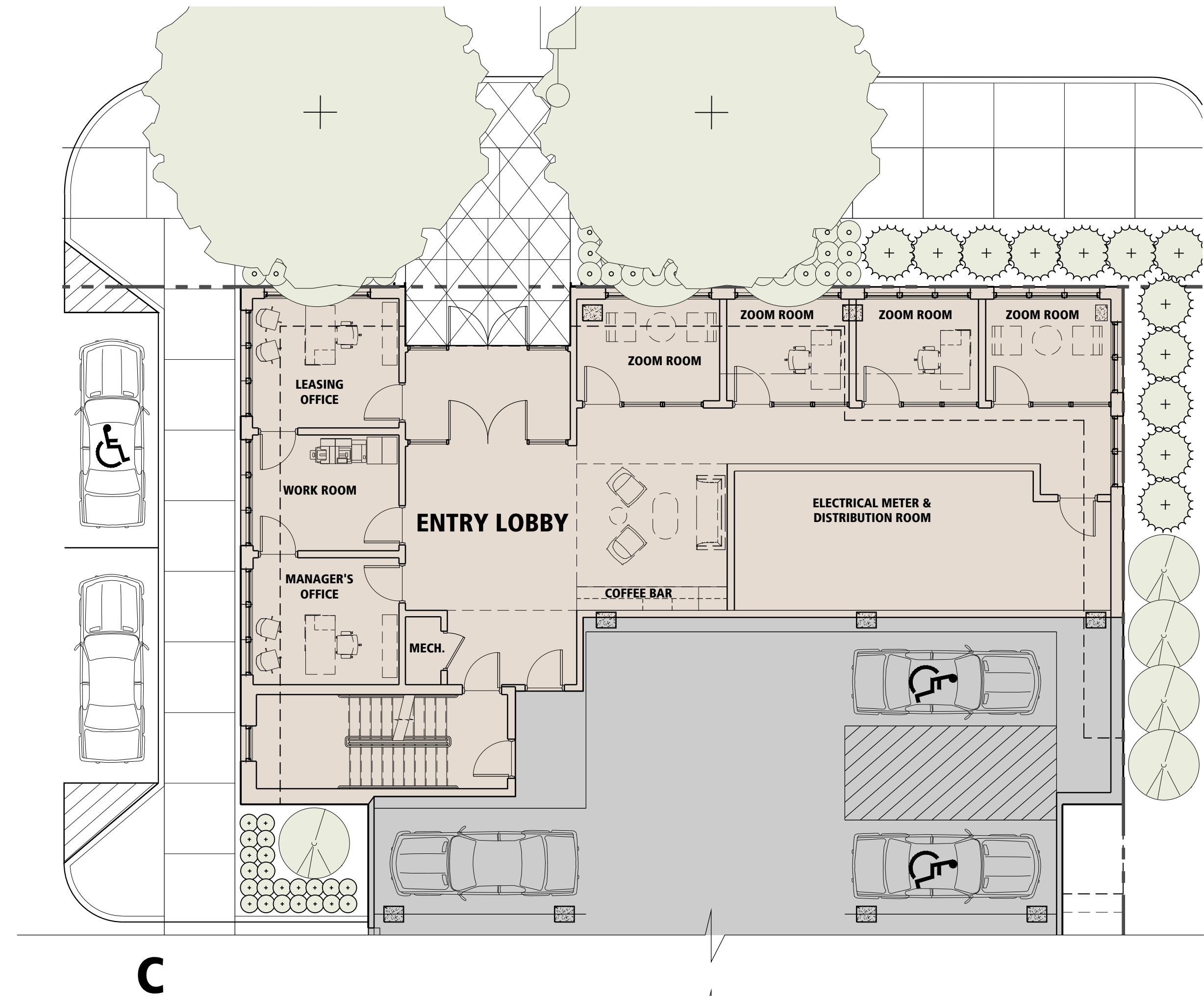
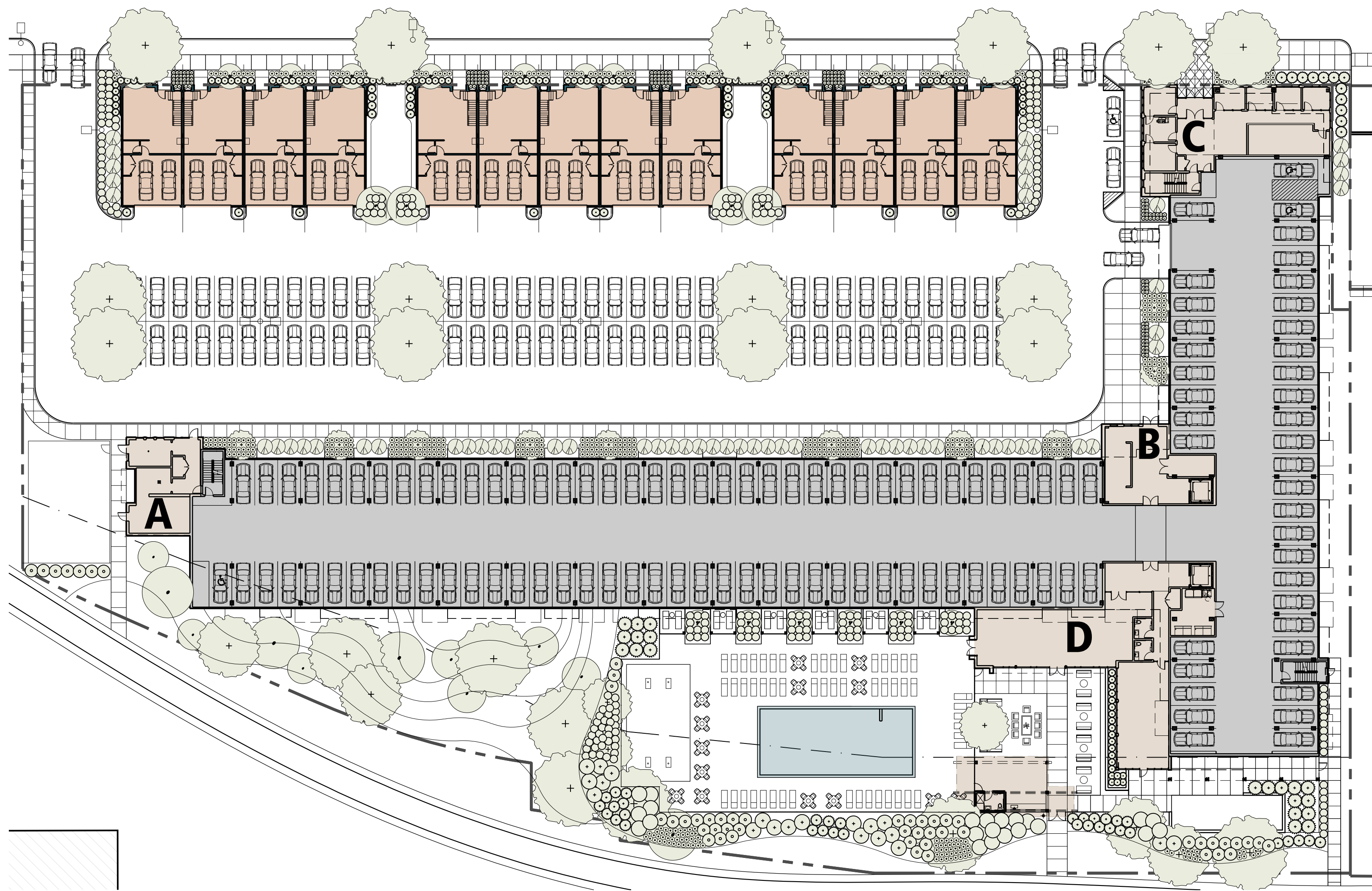
02



Apartment Bldg - 5 Stories (4 Stories over Podium Parking)

Total Residential Units:	193 Total Units
(13) - TOWNHOMES (2 story) (1,800 GSF*)	6.7%
Subtotal	180 Apartments
(8) - STUDIO	4.5%
(132) - 1BDRM/1BATH	73.3%
(40) - 2BDRM/2BATH	22.2%
Surface Parking Spaces	74 Spaces
Parking Garage Spaces	115 Spaces
Total Apartment Parking Spaces	189 Spaces
Parking Ratio: 1/unit required	1.05 Per Apartment unit
	2 Per Townhome
Bike Parking: 1/20 parking spaces (10)	more than 10 provided
Total Multifamily Square Footage	212,150 GSF
Garage:	34,650 GSF
Multifamily Residential Area:	177,500 GSF
*Townhouse Square Footage:	1,800 GSF - Living
	215 GSF - Potential Roof Deck
	500 GSF - Garage
	2,515 GSF - Total
Total Townhouse Square Footage:	32,695 GSF
Lot Area = ± 145,149 sf	
Zoning Max Building Square Footage = 3x145,149 = 435,447sf	

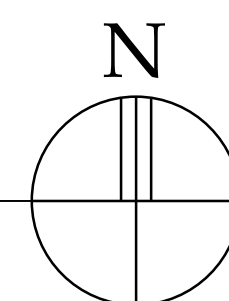




A

B

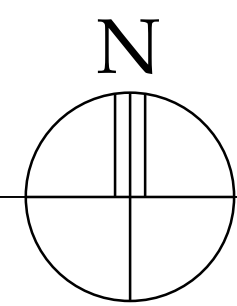
C





D

H E R M A N P A R K





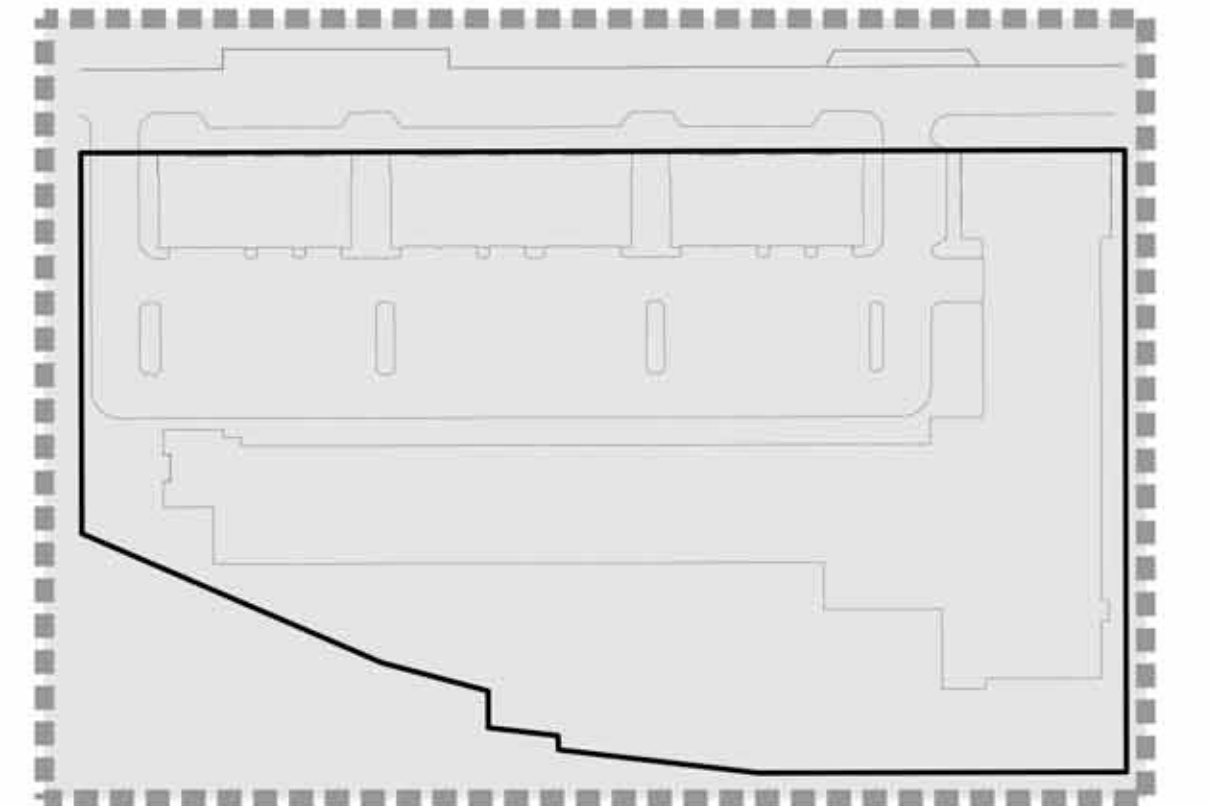
L1.01- Conceptual Landscape Plan

LANDSCAPE LEGEND

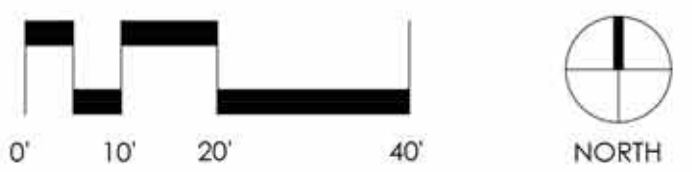
- 1 POOL
- 2 POOL DECK
- 3 SYNTHETIC LAWN
- 4 LOUNGE SEATING
- 5 PAGODA / OUTDOOR KITCHEN / RESTROOM
- 6 FIRE PIT
- 7 NATURALIZED 'NO MOW' AREA (TYP.)
- 8 LAWN AREA (TYP.)
- 9 SIDEWALK
- 10 ENTRY PLAZA
- 11 BIKE RACK LOCATION
- 12 POOL FENCE
- 13 CABANA
- 14 LIGHTED BOLLARD
- 15 PARKING LOT LIGHT
- 16 PET RELIEF AREA
- 17 ORNAMENTAL FENCE
- 18 STREET LIGHT - TO BE COORDINATED WITH CITY

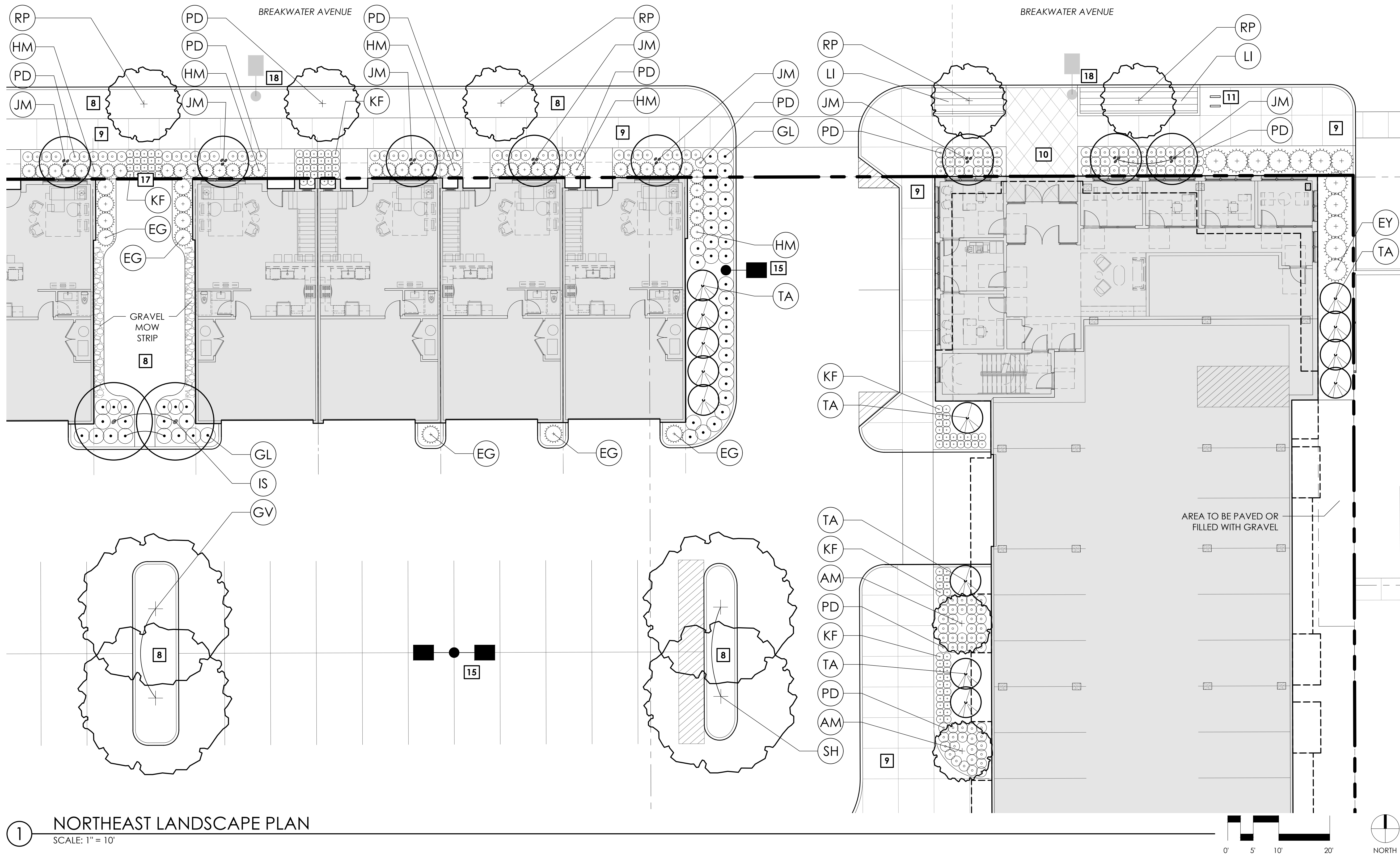
NOTE: FINAL LIGHT LOCATIONS TO BE DETERMINED WITH FUTURE PHOTOMETRIC PLAN.

SITE KEY PLAN



1 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 20'

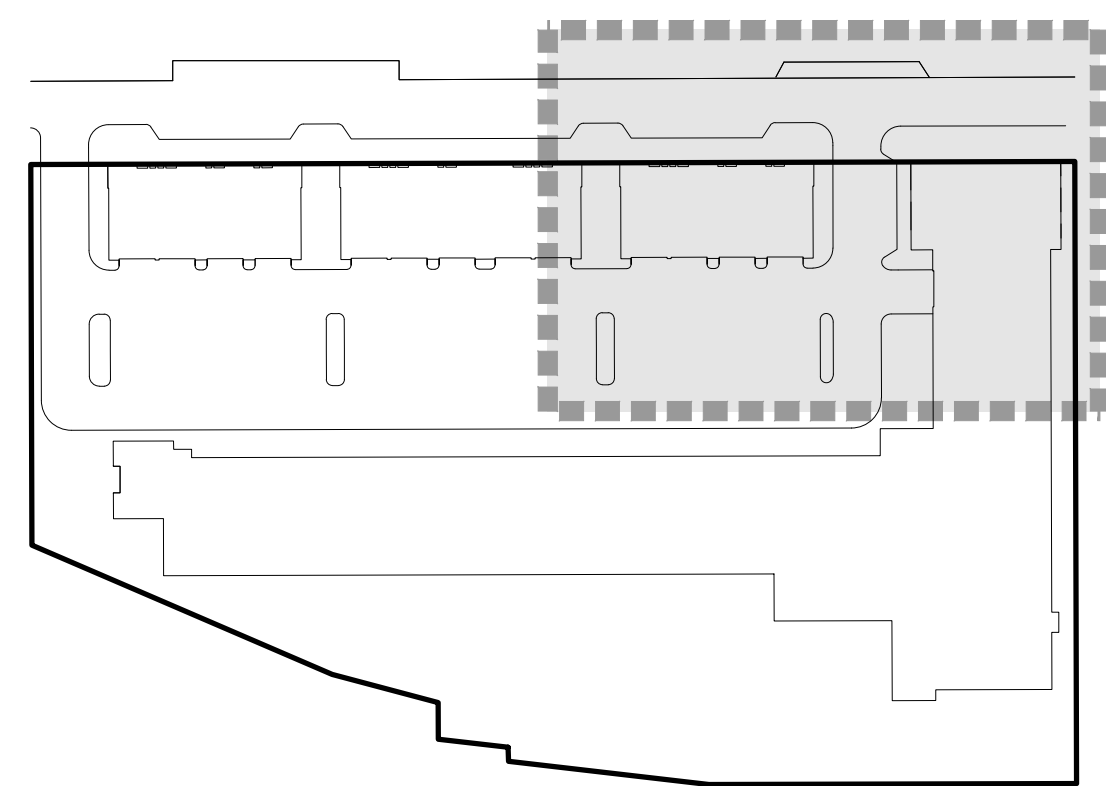




L2.02 - Northeast Landscape Plan

LANDSCAPE LEGEND	
8	LAWN AREA (TYP.)
9	SIDEWALK
10	ENTRY PLAZA
11	BIKE RACK LOCATION
15	PARKING LOT LIGHT
17	ORNAMENTAL FENCE
18	STREET LIGHT - TO BE COORDINATED WITH CITY

SITE KEY PLAN

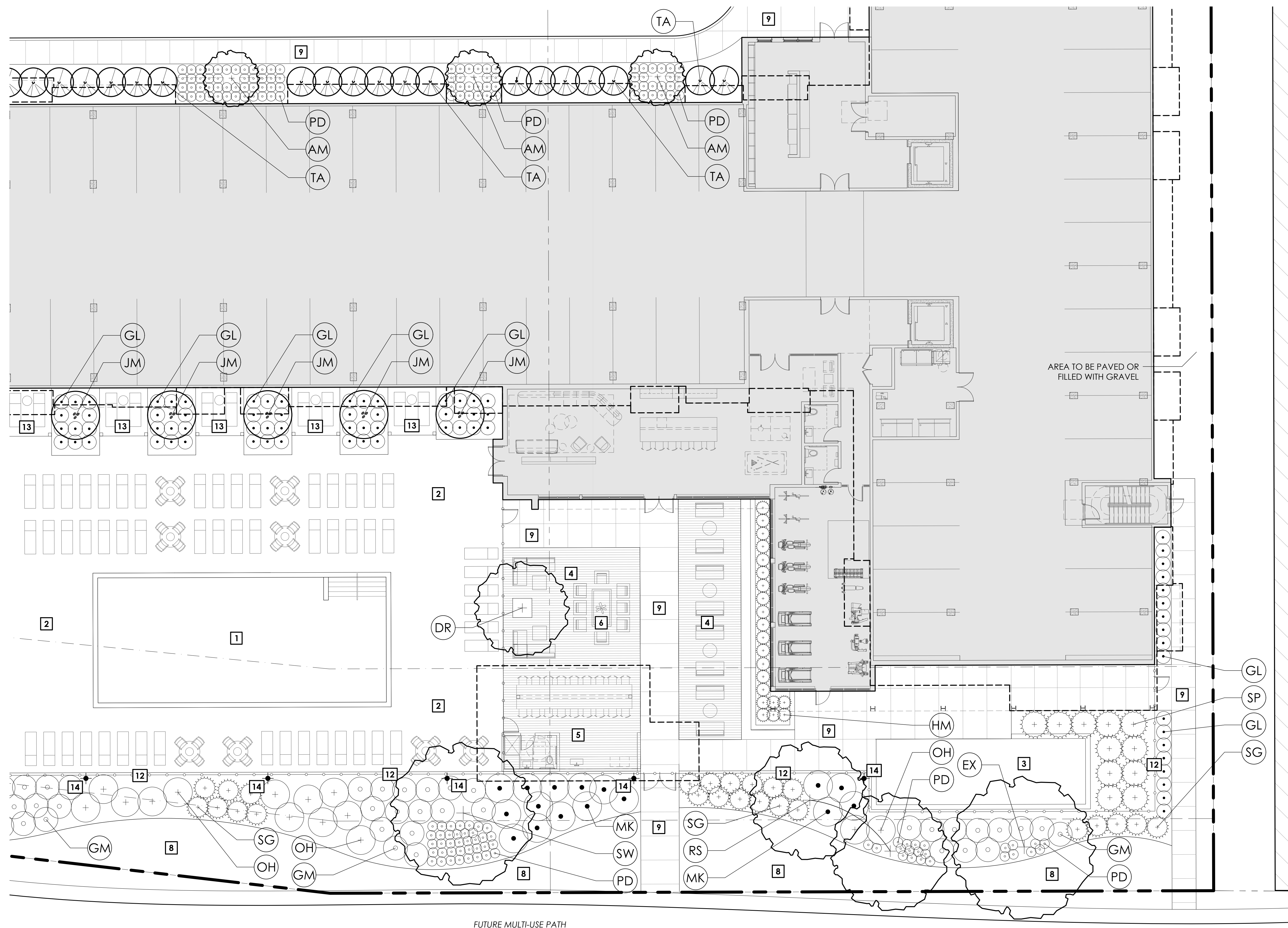


1 NORTHEAST LANDSCAPE PLAN
SCALE: 1" = 10'

LANDSCAPE LEGEND

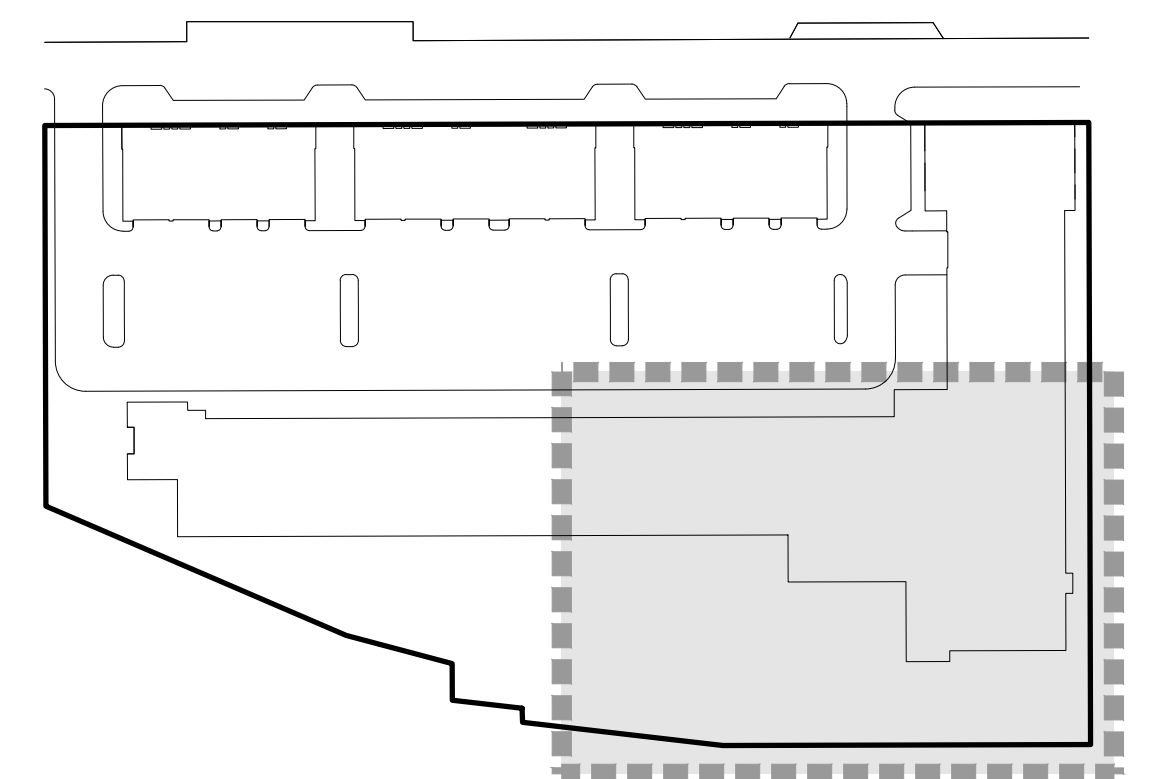
- 1 POOL
- 2 POOL DECK
- 3 SYNTHETIC LAWN
- 4 LOUNGE SEATING
- 5 PAGODA / OUTDOOR KITCHEN / RESTROOM
- 6 FIRE PIT
- 8 LAWN AREA {TYP.}
- 9 SIDEWALK
- 12 POOL FENCE
- 13 CABANA
- 14 LIGHTED BOLLARD

NOTE: FINAL LIGHT LOCATIONS TO BE DETERMINED
WITH FUTURE PHOTOMETRIC PLAN.



SITE KEY PLAN

.T.S. NORTH



1 SOUTHEAST LANDSCAPE PLAN
SCALE: 1" = 10'

SCALE: 1" = 10'



Breakwater Residences
Cleveland, Ohio

EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

DIMIT ARCHITECTS
architecture + interiors + urban design

October 25th 2023

L2.04 - Southwest Landscape Plan

LANDSCAPE LEGEND

2

POOL DECK

3

SYNTHETIC LAWN

7

NATURALIZED 'NO MOW' AREA (TYP.)

8

LAWN AREA (TYP.)

9

SIDEWALK

12

POOL FENCE

13

CABANA

14

LIGHTED BOLLARD

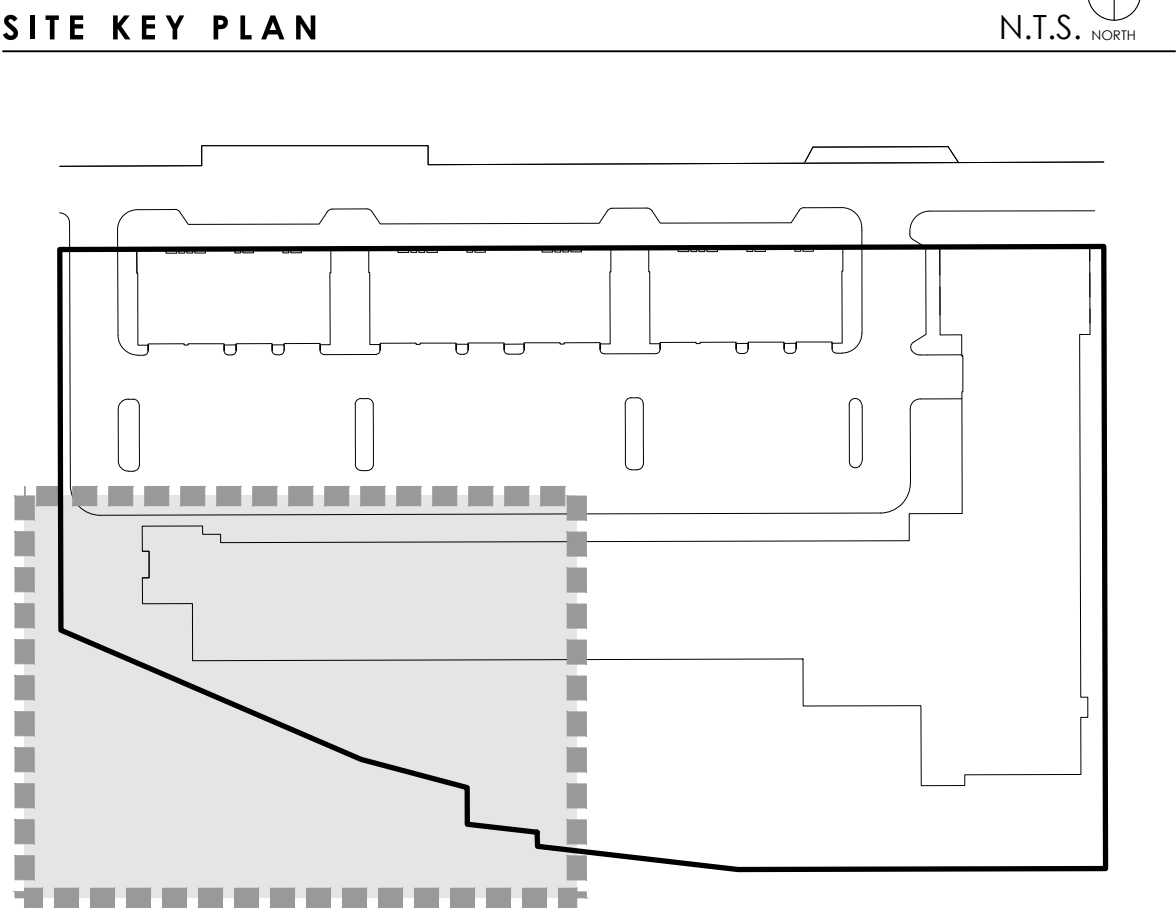
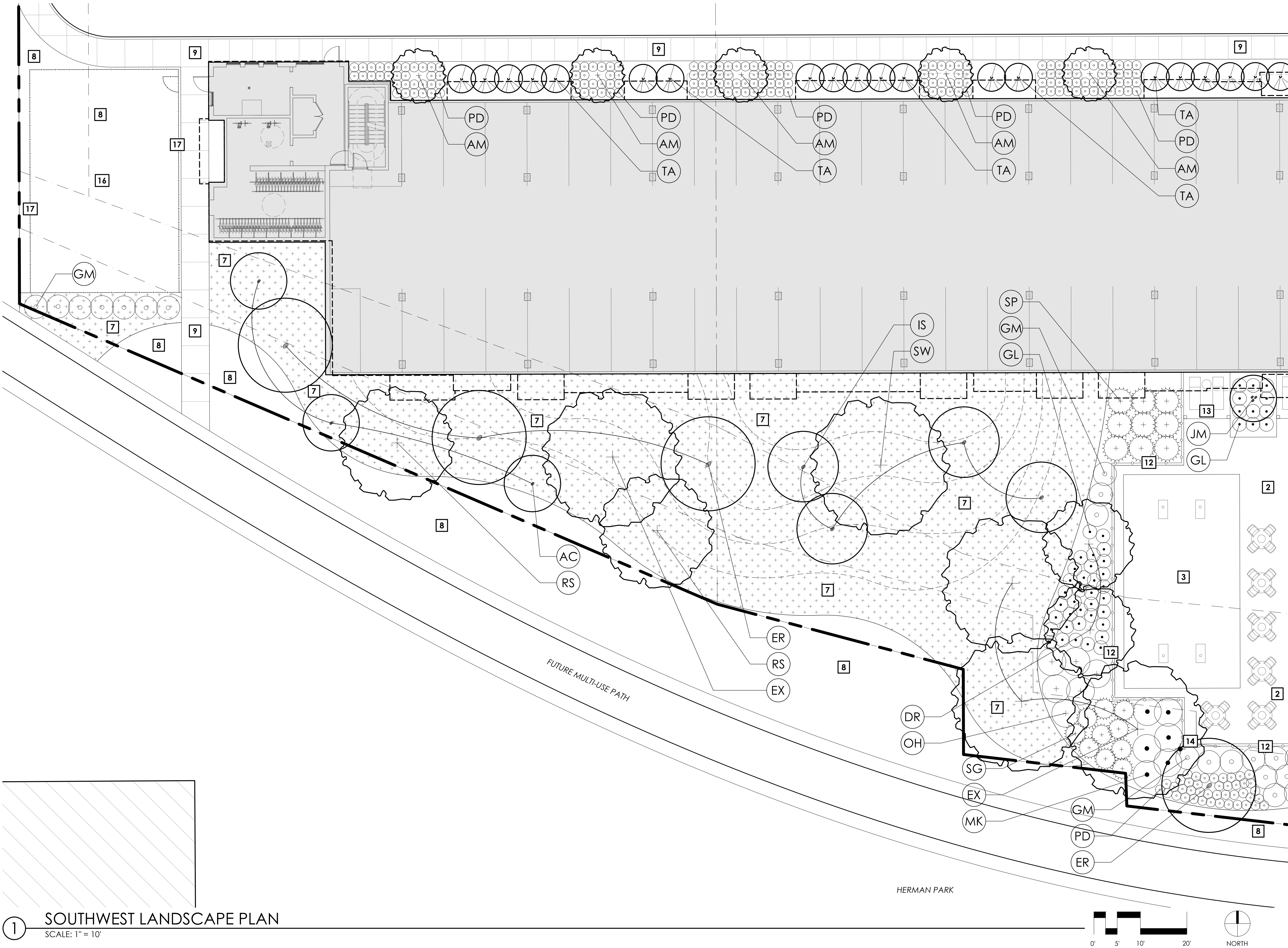
16

PET RELIEF AREA

17

ORNAMENTAL FENCE

NOTE: FINAL LIGHT LOCATIONS TO BE DETERMINED WITH FUTURE PHOTOMETRIC PLAN.



1
SOUTHWEST LANDSCAPE PLAN
SCALE: 1" = 10'

KEY	COMMON NAME	BOTANICAL NAME
SHADE TREES		
AM	ARMSTRONG MAPLE	Acer x freemanii 'Armstrong'
DR	DAWN REDWOOD	Metasequoia glyptostroboides
EX	EXCLAMATION LONDON PLANE TREE	Platanus x acerifolia 'Morton Circle'
GV	GREEN VASE ZELKOVA	Zelkova serrata 'Green Vase'
RP	REGAL PRINCE OAK	Quercus robur x bicolor 'Long'
RS	RED SUNSET MAPLE	Acer rubrum 'Franksred'
SH	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'
SW	SWAMP WHITE OAK	Quercus bicolor
ORNAMENTAL TREES		
AC	ADIRONDACK CRABAPPLE	Malus 'Adirondack'
ER	EASTERN REDBUD	Cercis canadensis
IS	IVORY SILK JAPANESE LILAC TREE	Syringa reticulata 'Ivory Silk'
JM	JANE MAGNOLIA	Magnolia 'Jane'
SHRUBS		
EG	EMERALD GREEN ARBORVITAE	Thuja occidentalis 'Smaragd'
EY	EVERLOW YEW	Taxus x media 'Everlow'
GL	GRO-LOW FRAGRANT SUMAC	Rhus aromatica 'Gro-Low'
HM	HETZ'S MIDGET ARBORVITAE	Thuja occidentalis 'Hetz's Midget'
MK	MISS KIM DWARF KOREAN LILAC	Syringa pubescens subsp. patula 'Miss Kim'
OH	OAKLEAF HYDRANGEA	Hydrangea quercifolia
SG	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'
SP	SPARTAN JUNIPER	Juniperus chinensis 'Spartan'
TA	TECHNY ARBORVITAE	Thuja occidentalis 'Techny'
PERENNIALS / GRASSES / GROUNDCOVER		
GM	GRACILLIMUS MAIDEN GRASS	Miscanthus sinensis 'Gracillimus'
KF	KARL FOERSTER FEATHER REED GRASS	Calamagrostis x acutiflora 'Karl Foerster'
LI	LIRIOPE	Liriope muscari 'Variegata'
PD	PRAIRIE DROPSEED	Sporobolus heterolepis

1 PRELIMINARY PLANT MATERIALS LIST



PARKING LOT LIGHT
D-SERIES LED AREA LUMINAIRE
AVAILABLE FROM ACUITY BRANDS

2 PARKING LOT LIGHT
NOTE: LIGHT FIXTURE IS SHOWN FOR GENERAL STYLE AND COLOR PURPOSES.
FINAL PRODUCT MAY VARY WITH FUTURE PHOTOMETRIC PLANS.



LIGHTED BOLLARD
RADIA BOLLARD
AVAILABLE FROM FORM+SURFACES

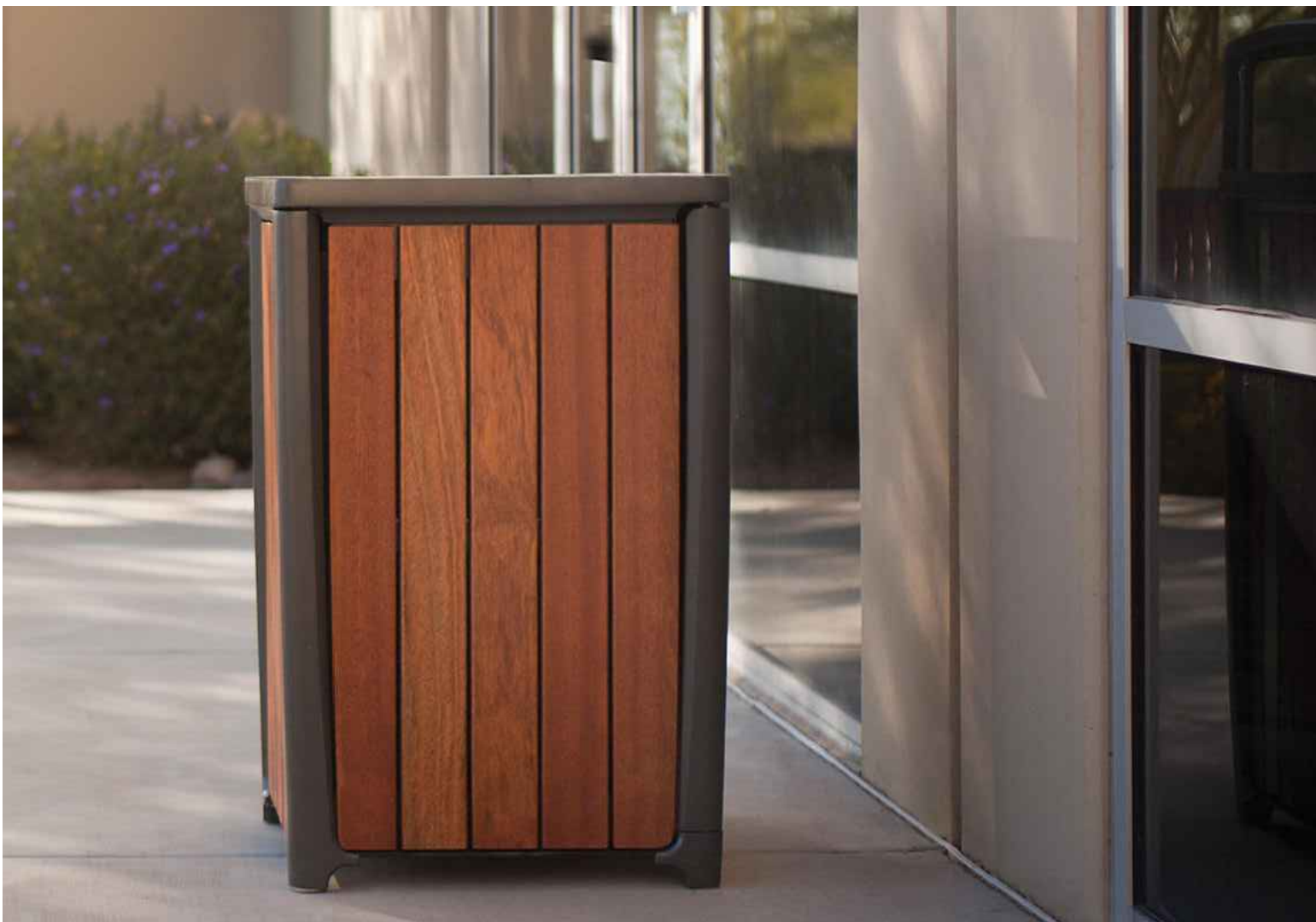
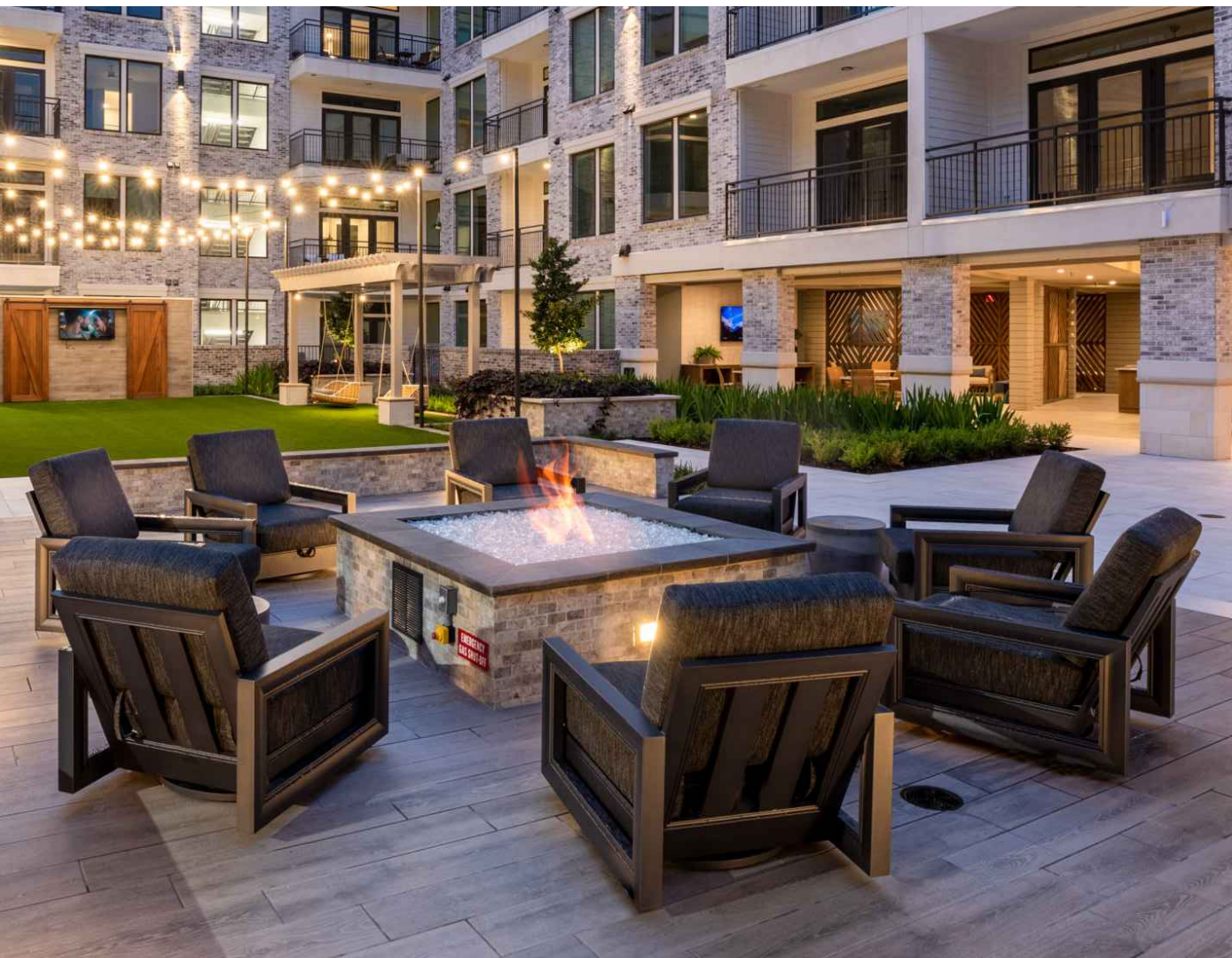
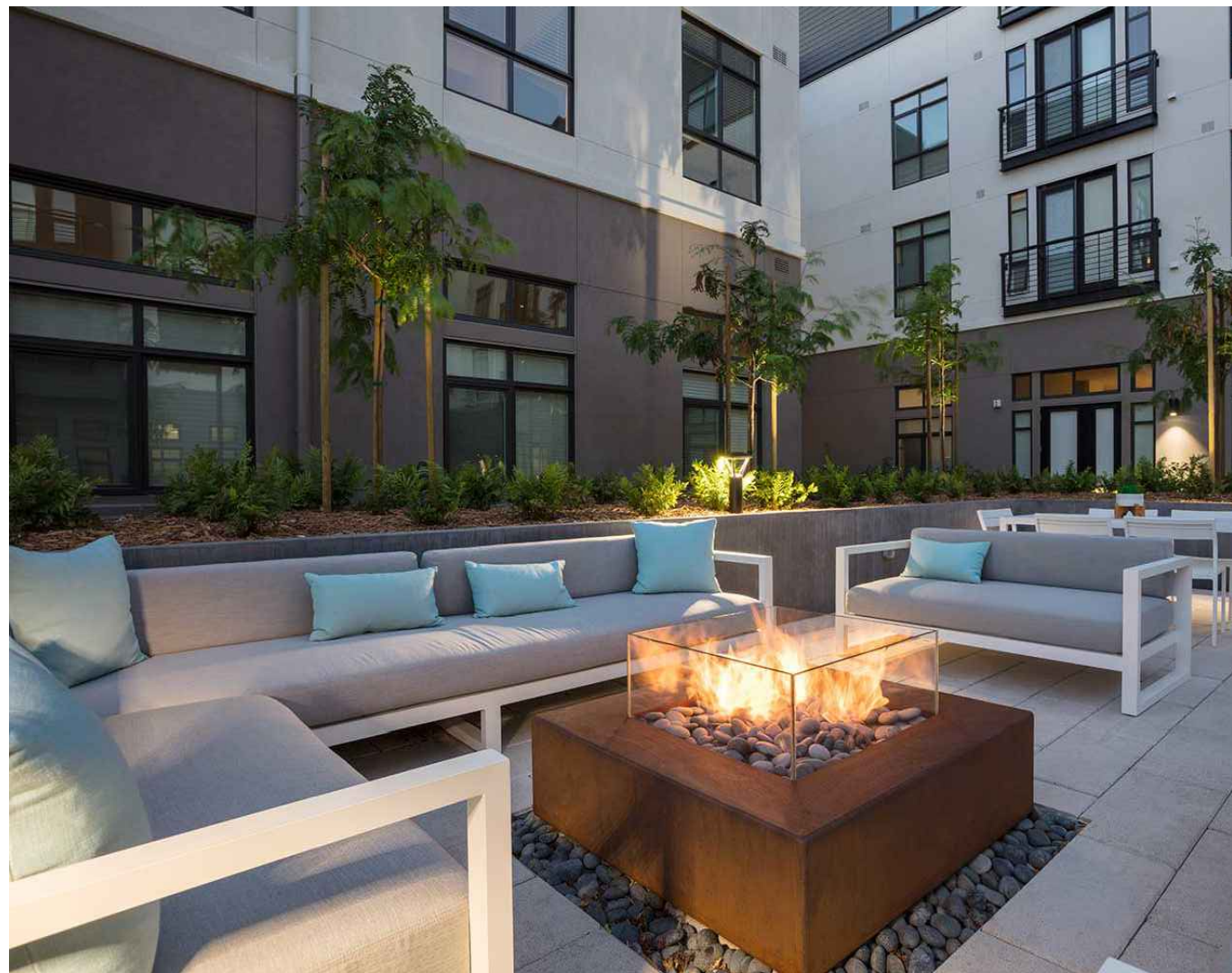
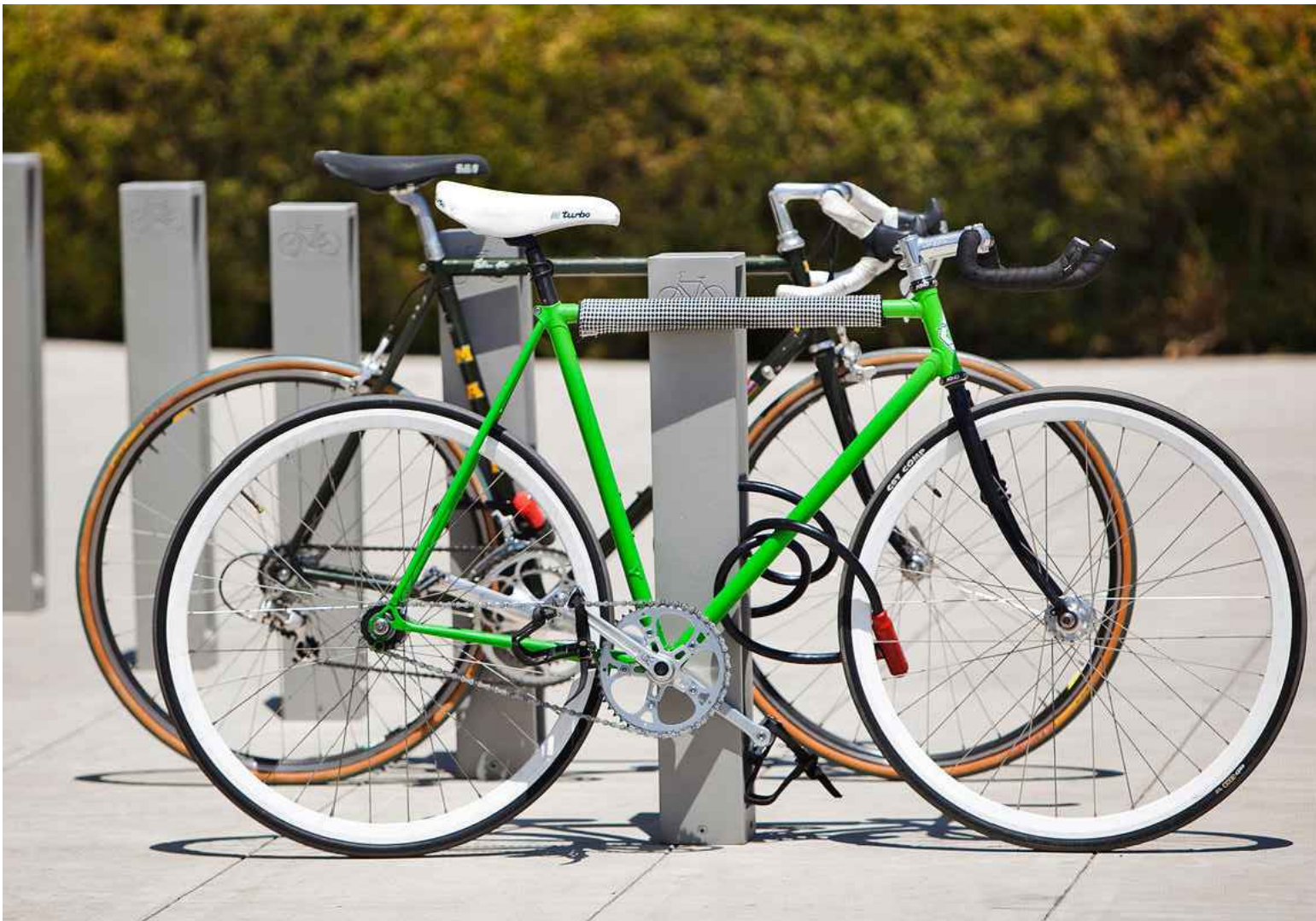
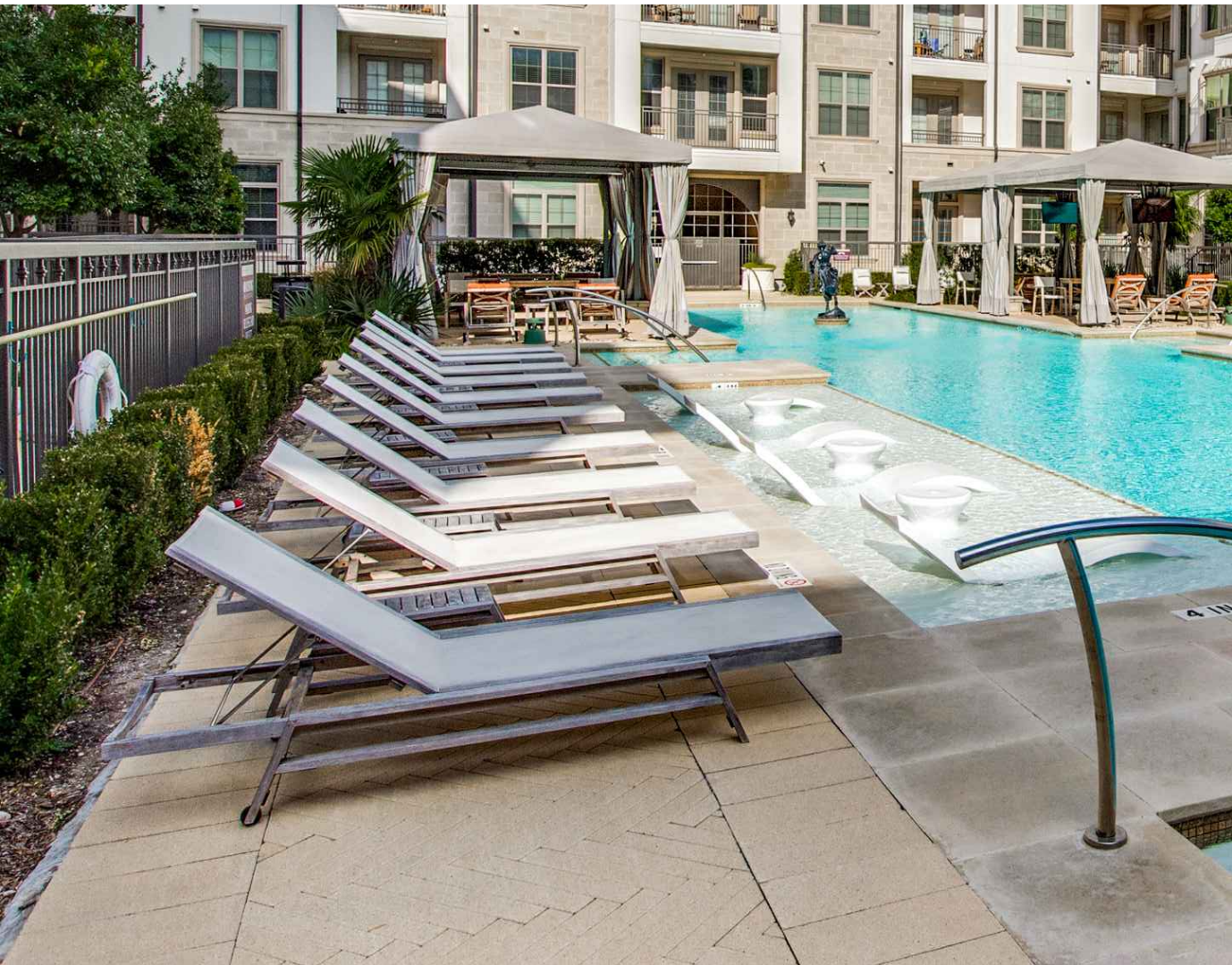
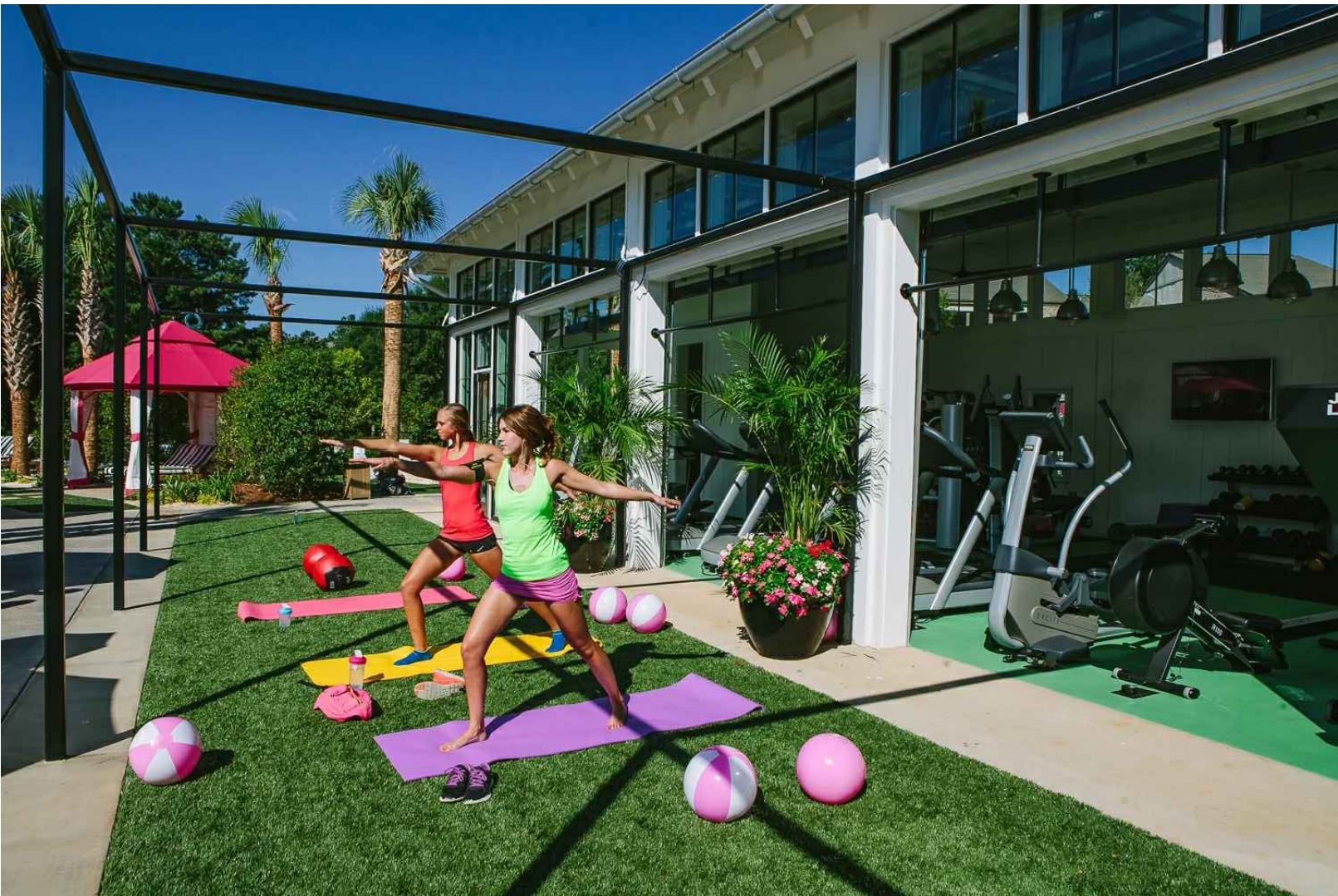
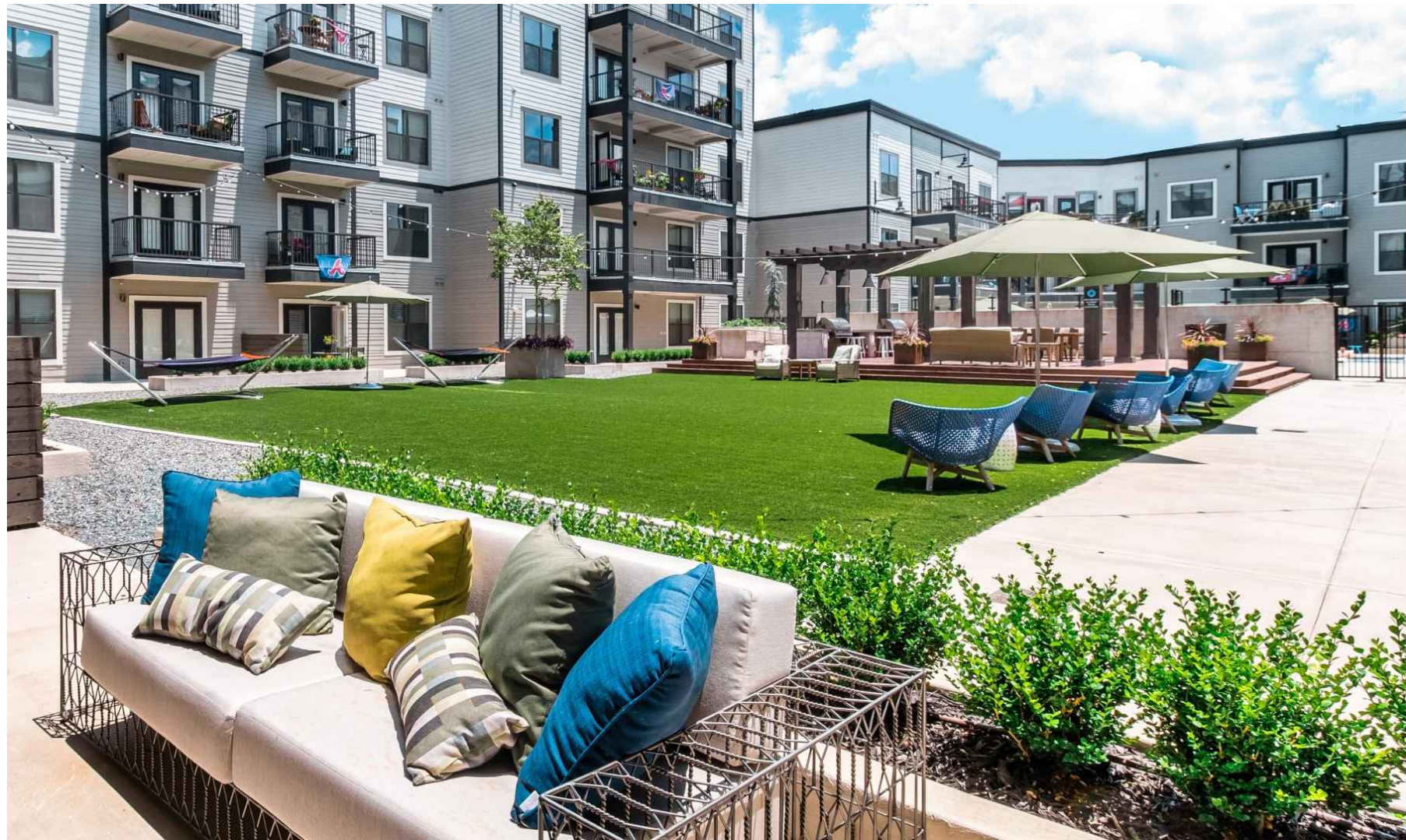
2 LIGHTED BOLLARD
NOTE: LIGHT FIXTURE IS SHOWN FOR GENERAL STYLE AND COLOR PURPOSES.
FINAL PRODUCT MAY VARY WITH FUTURE PHOTOMETRIC PLANS.



4 ORNAMENTAL FENCE
NOTE: FINAL SELECTION WILL MEET ALL APPLICABLE CODES/ORDINANCES.

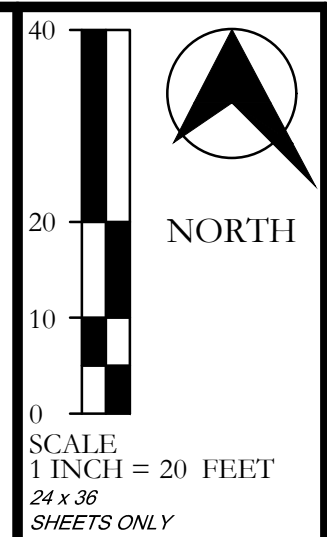
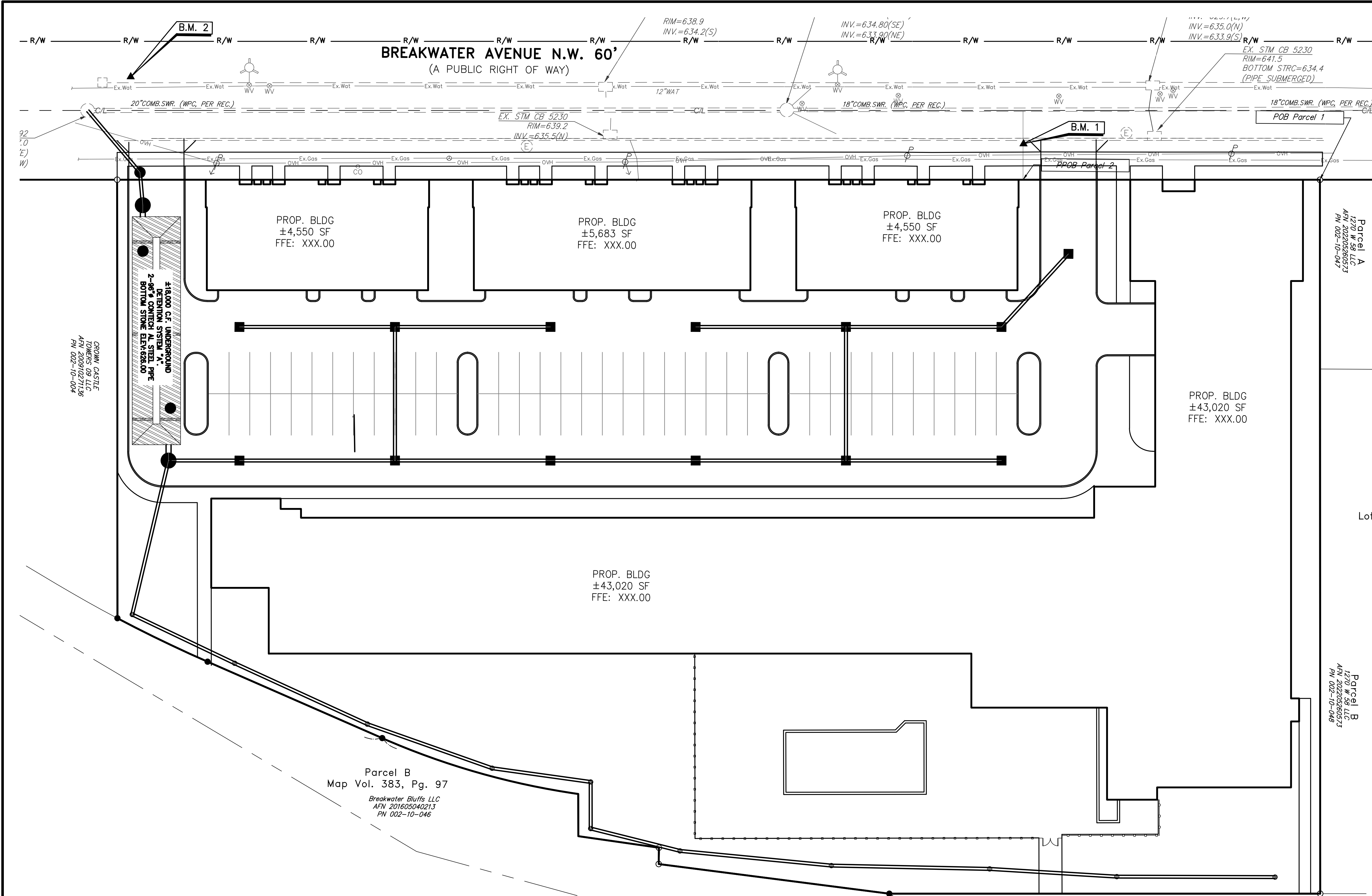


5 POOL FENCE
NOTE: FINAL SELECTION WILL MEET ALL APPLICABLE CODES/ORDINANCES.



① POOL / AMENITY AREA

② SITE FURNISHINGS



6001 BREAKWATER
SITE UTILITY PLAN
CITY OF CLEVELAND CUYAHOGA COUNTY STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 W. 130th St., Suite 100, Cleveland, OH 44120
Tel: 440.884.5100 | Fax: 440.884.3104
www.neff-assoc.com

SHEET NO.
C4.0

BENCH MARKS:	
B.M. #1: MAG NAIL SET SOUTHSIDE OF BREAKWATER AVENUE	ELEV.=641.19 (NAVD88)
B.M. #2: MAG SPIKE SET NORTHSIDE OF BREAKWATER AVENUE	ELEV.=637.24 (NAVD88)
ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED OCTOBER 17, 2022.	

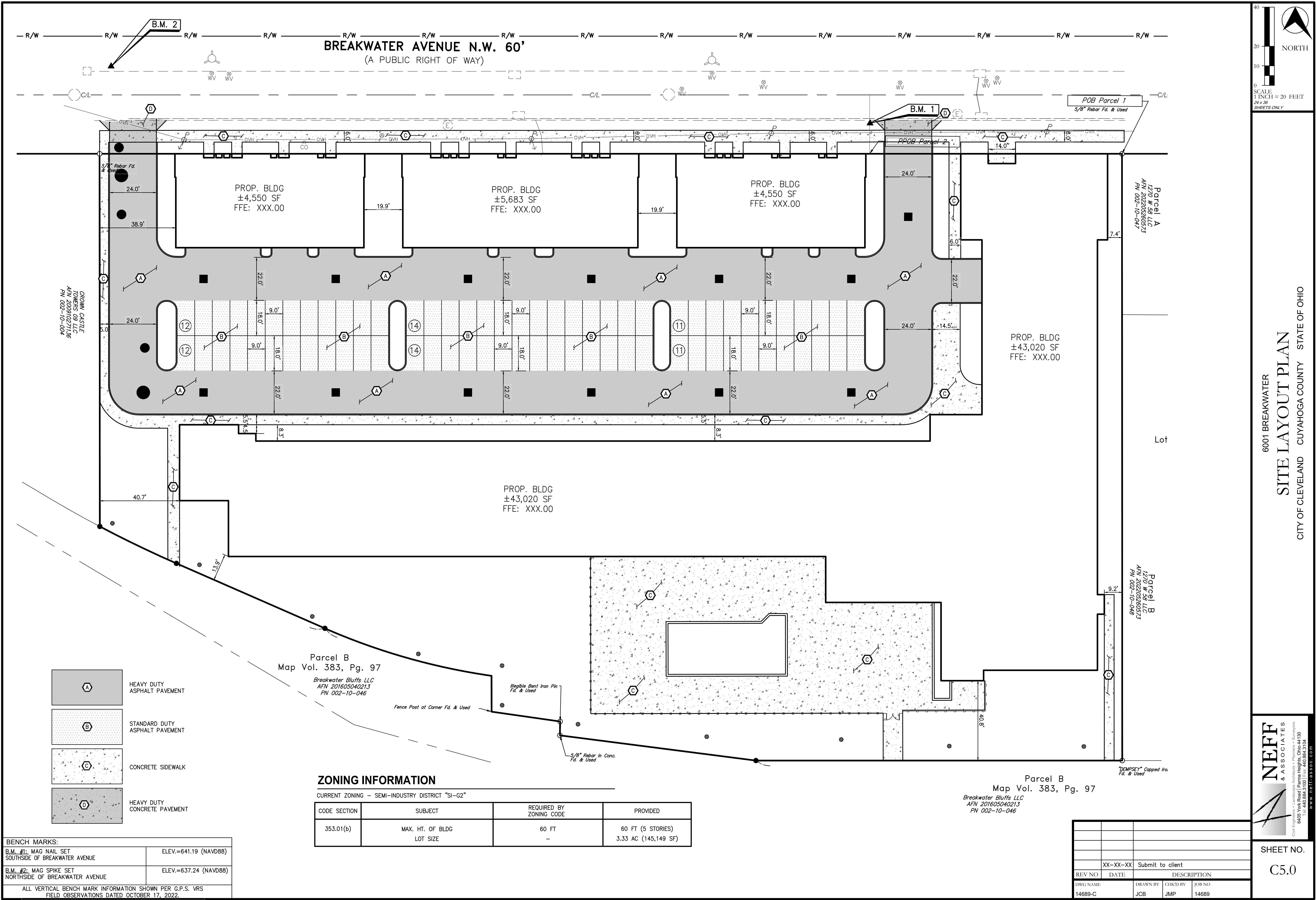
REV NO	DATE	DESCRIPTION
DWG NAME	DRAWN BY	CHKD BY
14689-C	JCB	JMP
		JOB NO
		14689

Parcel B
Map Vol. 383, Pg. 97
Breakwater Bluffs LLC
APN 201605040213
PN 002-10-046

Parcel B
Map Vol. 383, Pg. 97
Breakwater Bluffs LLC
APN 201605040213
PN 002-10-046

Parcel A
1720 W 58th St
APN 20205260573
PN 002-10-047

Parcel B
1720 W 58th St
APN 20205260573
PN 002-10-048

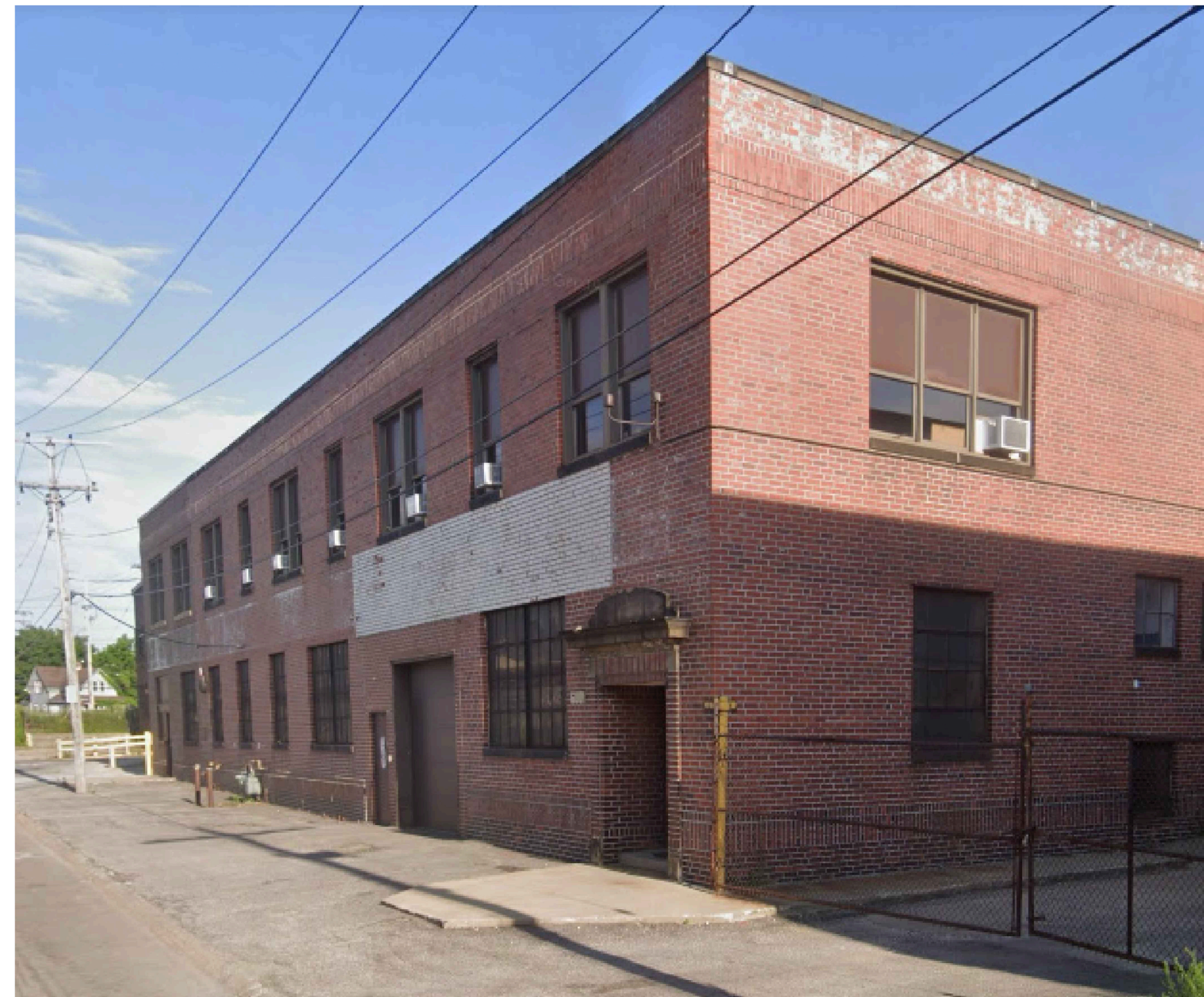


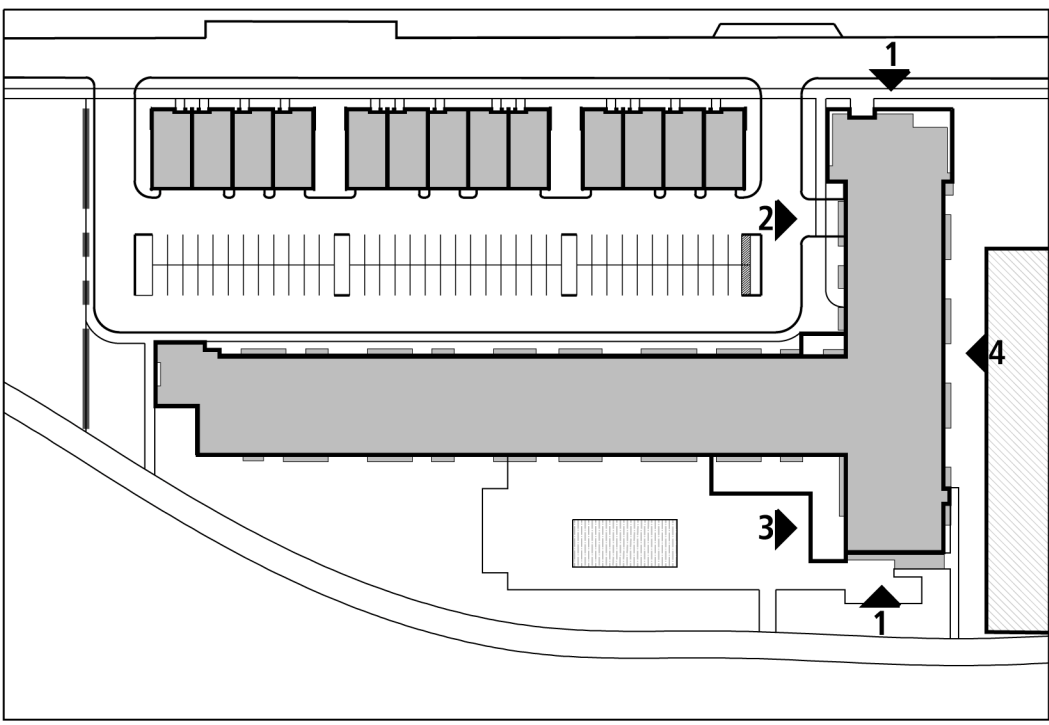


East Elevation - $\frac{1}{8}" = 1'-0"$

Breakwater Elevation - $\frac{1}{8}" = 1'-0"$

West Elevation - $\frac{1}{8}" = 1'-0"$





KEY PLAN



1. North Elevation - 3/32" = 1'-0"



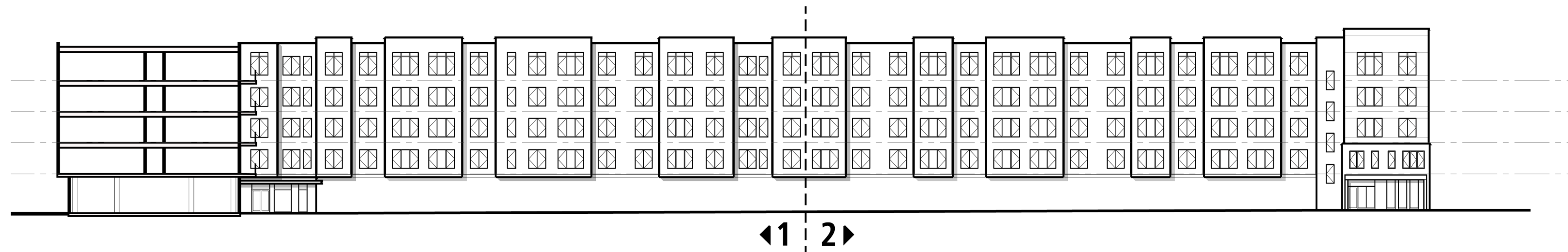
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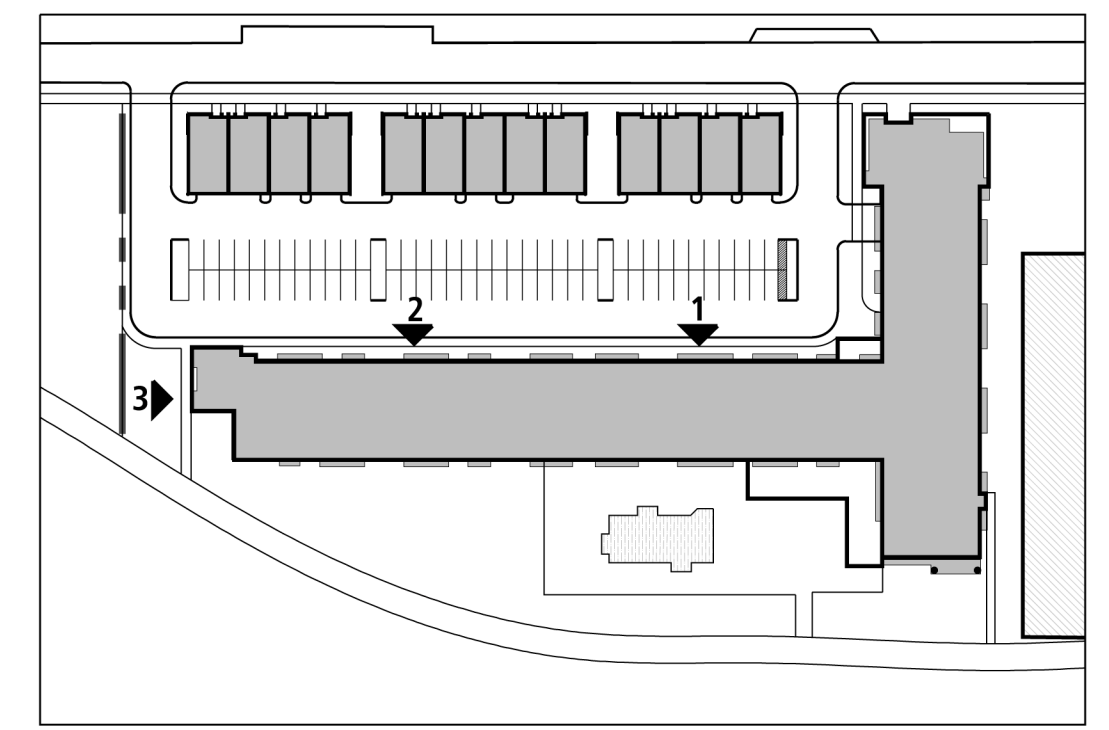
3. South Elevation - 3/32" = 1'-0"



4. East Elevation - 3/32" = 1'-0"



Elevation Key



KEY PLAN



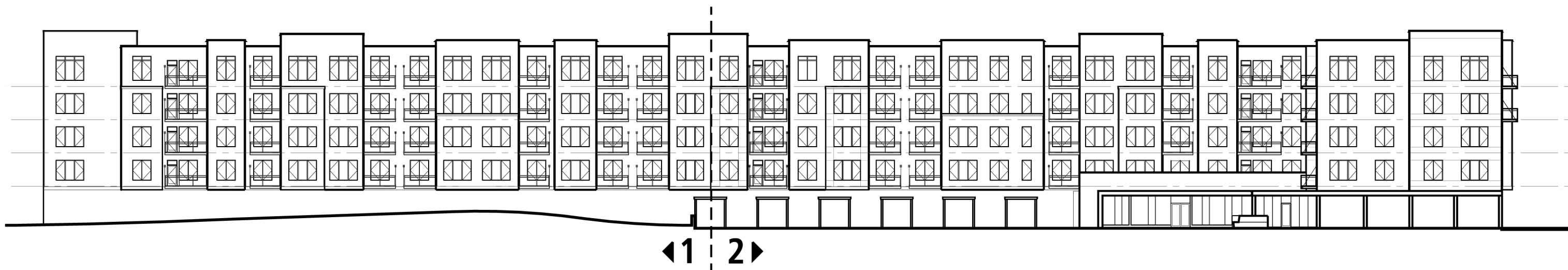
1. North Elevation - 3/32" = 1'-0"



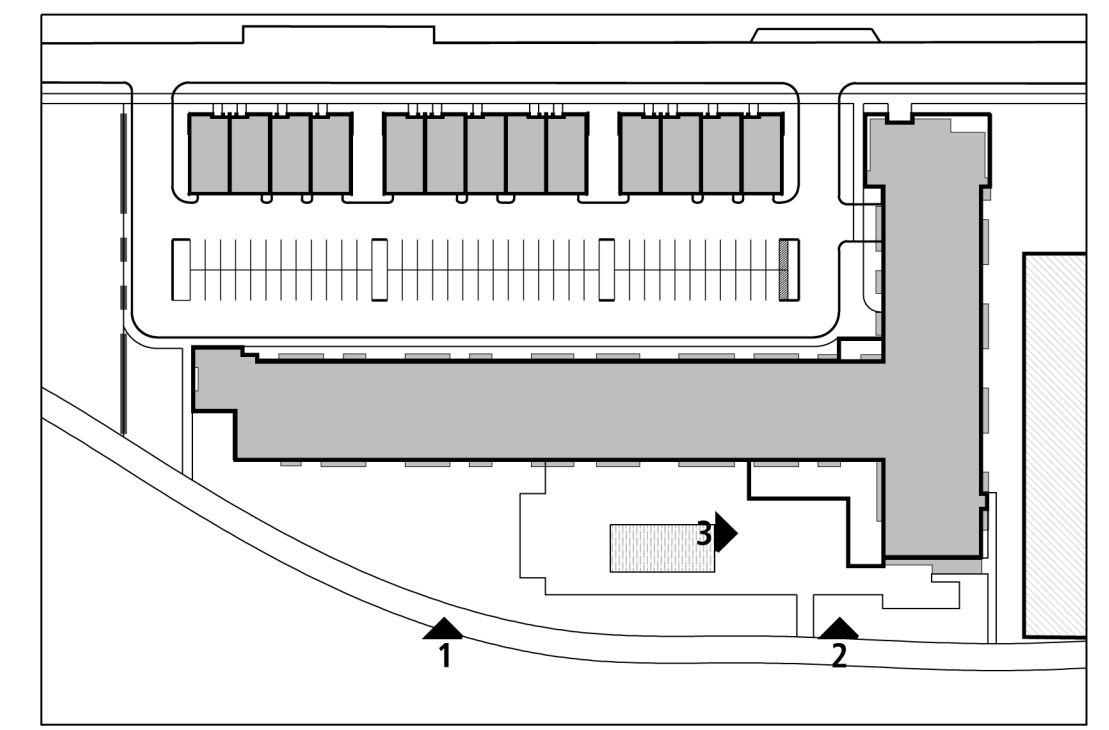
2. North Elevation - 3/32" = 1'-0"



3. West Elevation - 3/32" = 1'-0"



Elevation Key



KEY PLAN



1. South Elevation - 3/32" = 1'-0"



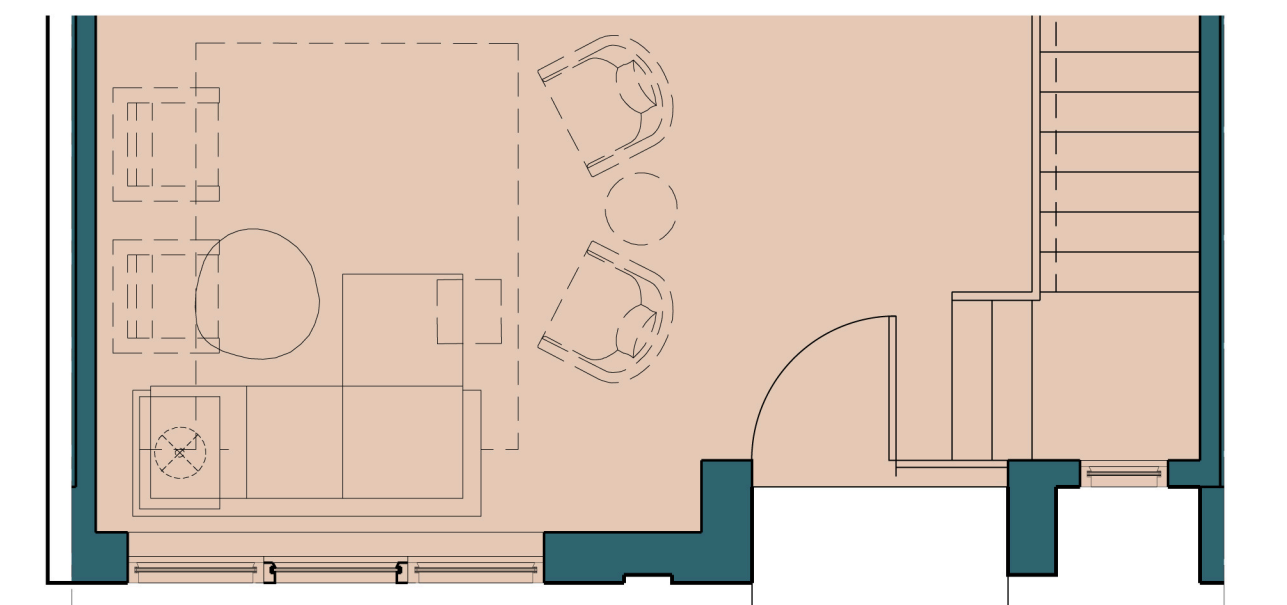
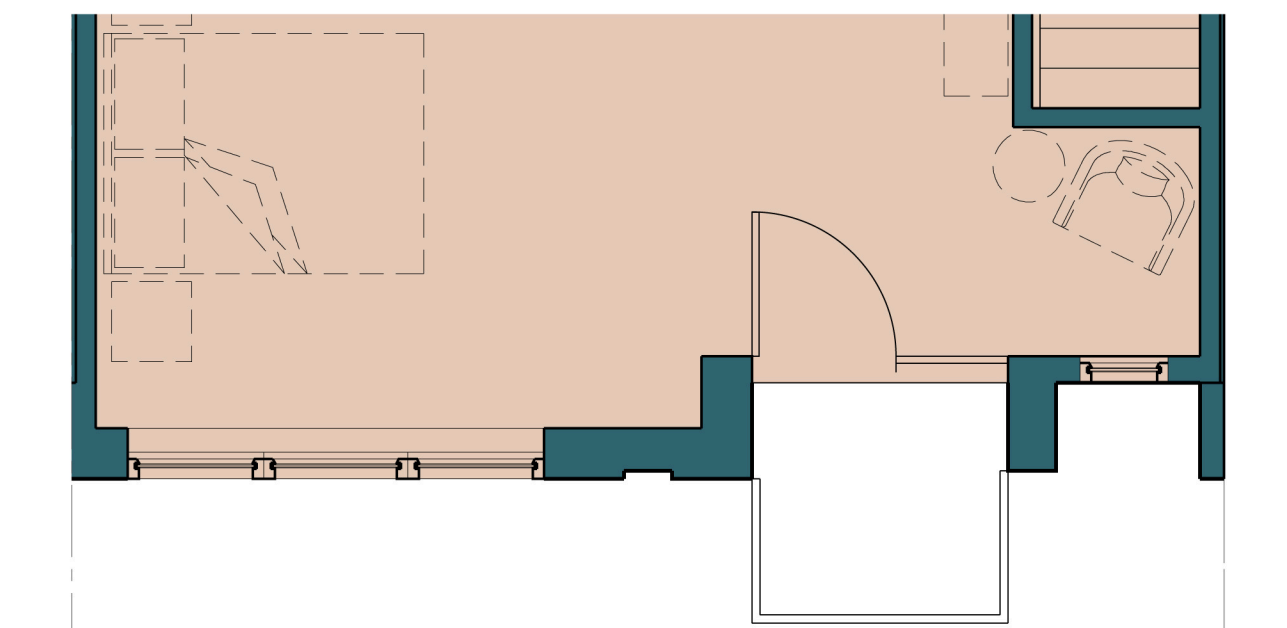
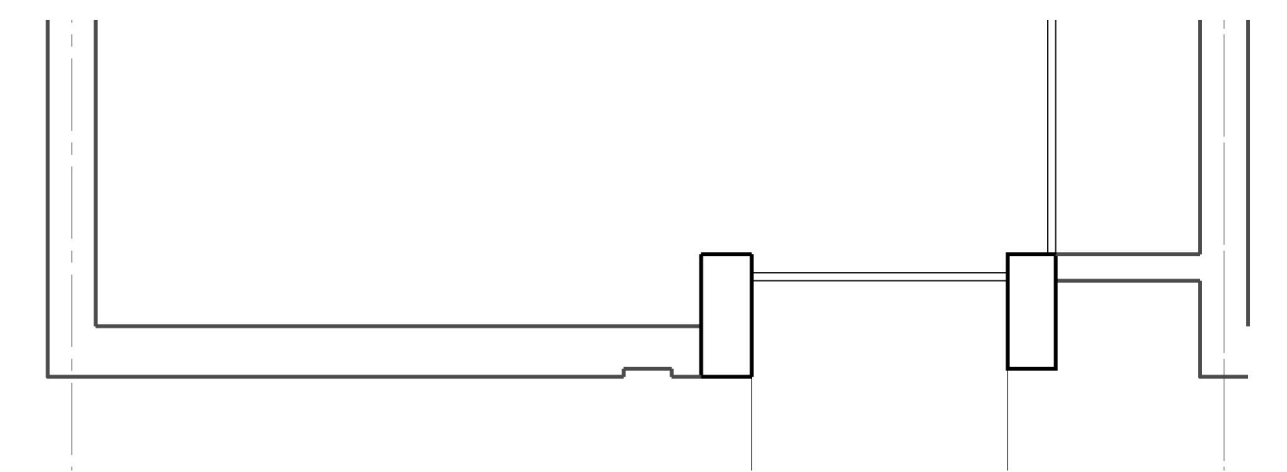
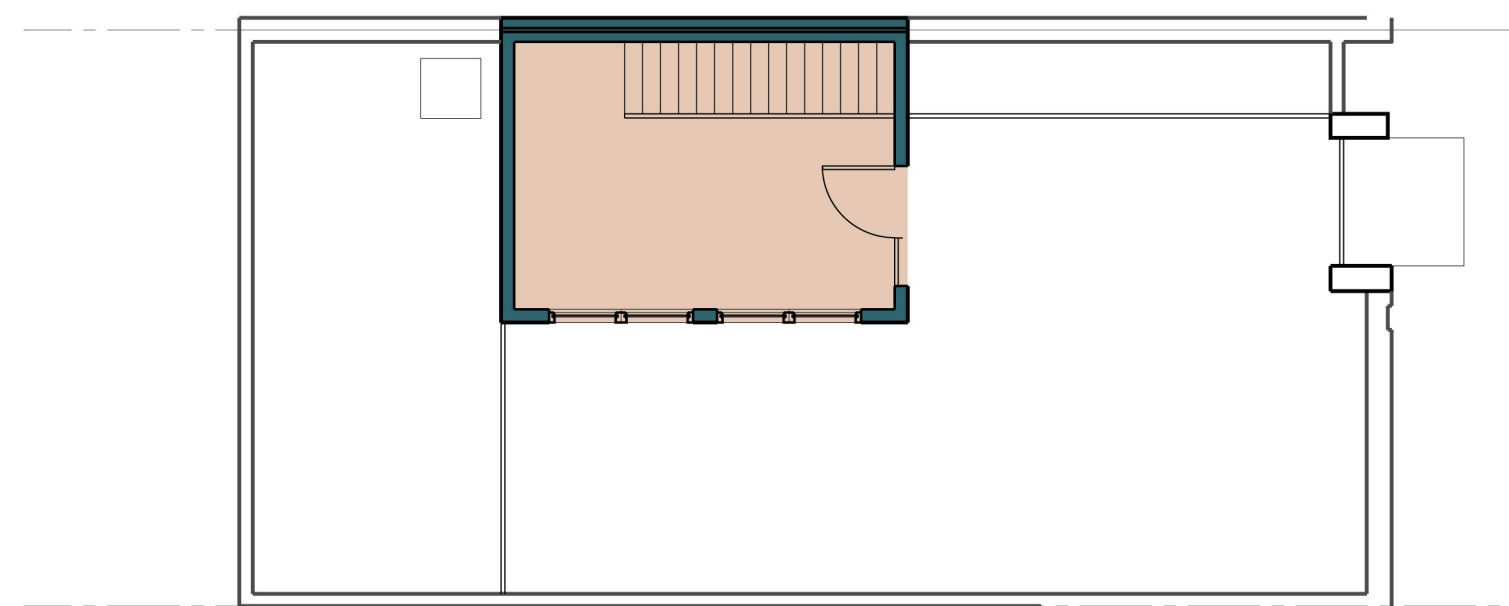
2. South Elevation - 3/32" = 1'-0"



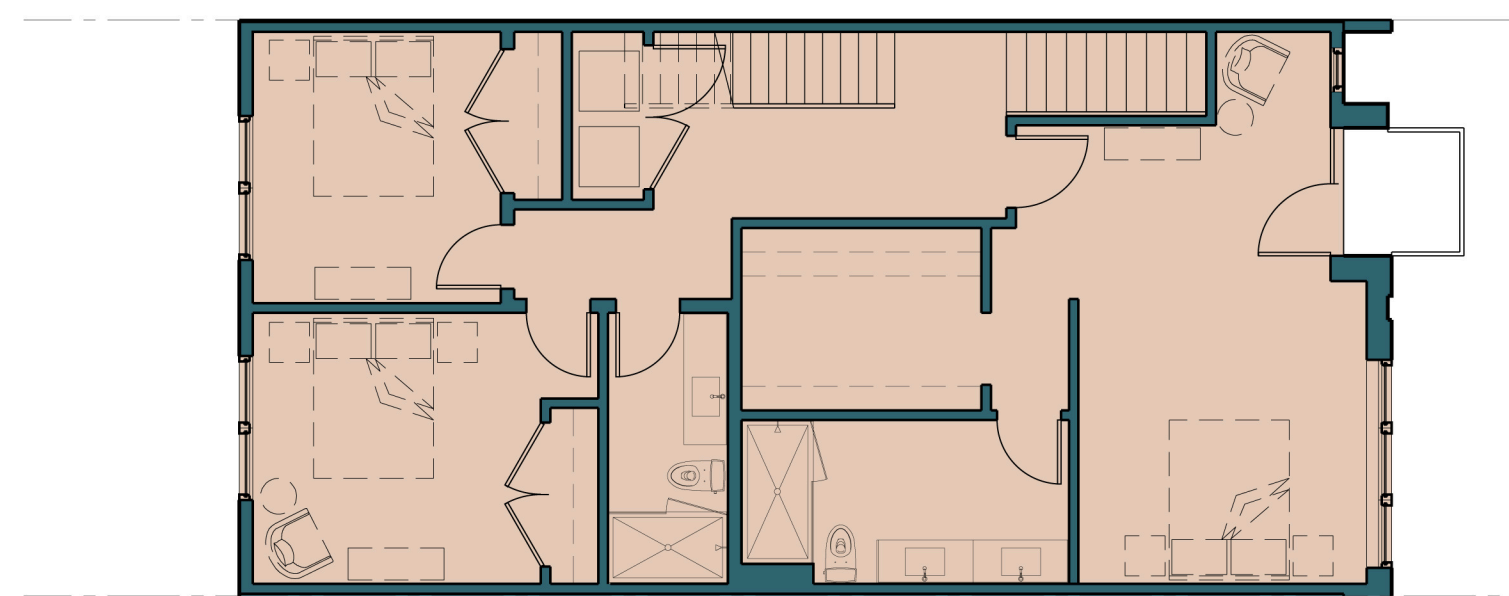
3. West Elevation - 3/32" = 1'-0"



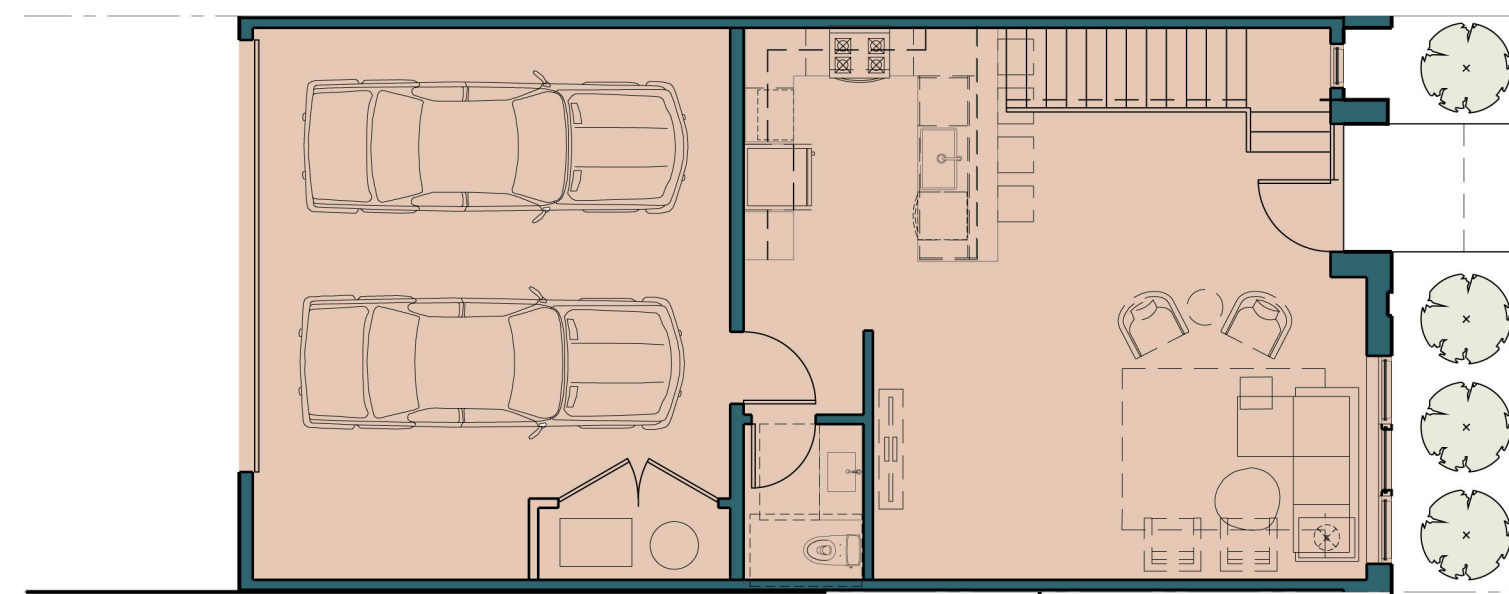
Townhouse Building Elevation - 1/8" = 1'-0"



Enlarged Plan Detail - 1/4" = 1'-0"



Townhouse Plan - 1/8" = 1'-0"



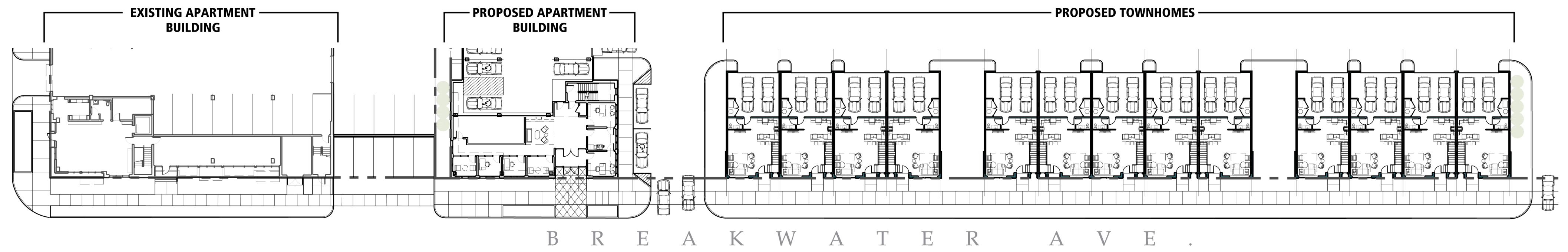
Side Elevation - 1/4" = 1'-0"

TOWNHOMES ON LOT LINE:
HEIGHT ALLOWED: 60'-0"
HEIGHT PROPOSED:
26'-0" TO PARAPET
32'-0" TO ARCH



Breakwater Elevation - 1/4" = 1'-0"

TOWNHOMES ON LOT LINE:
HEIGHT ALLOWED: 60'-0"
HEIGHT PROPOSED:
26'-0" TO PARAPET
32'-0" TO ARCH



Breakwater Ave. Context Plan - $\frac{1}{32}" = 1'-0"$



Breakwater Ave. Context Elevation - $\frac{1}{32}" = 1'-0"$



















Cleveland City Planning Commission

Staff Report



November 17, 2023



Committee Recommendation: Conceptual Approval with Conditions (with two No votes)

- Explore putting balconies on north side of apartment building
- Explore making the townhouses three stories or having a taller element
- Superstructure should be functional and contribute to the building (i.e., balcony support as much as possible)
- Explore brick on south side
- On Breakwater explore and contact CPP to bury power lines



EAST2023-023 – Slavic Village Gas Station New Construction: Seeking Final Approval

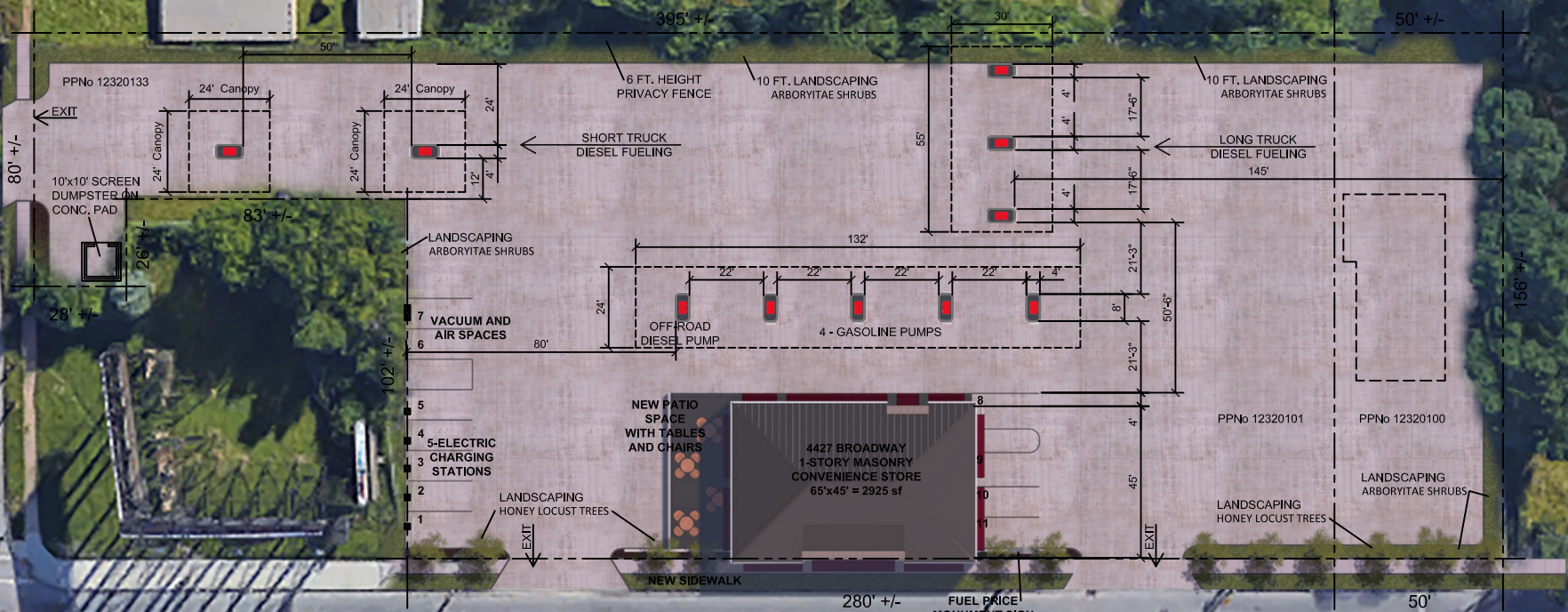
Project Address: 4427 Broadway Avenue

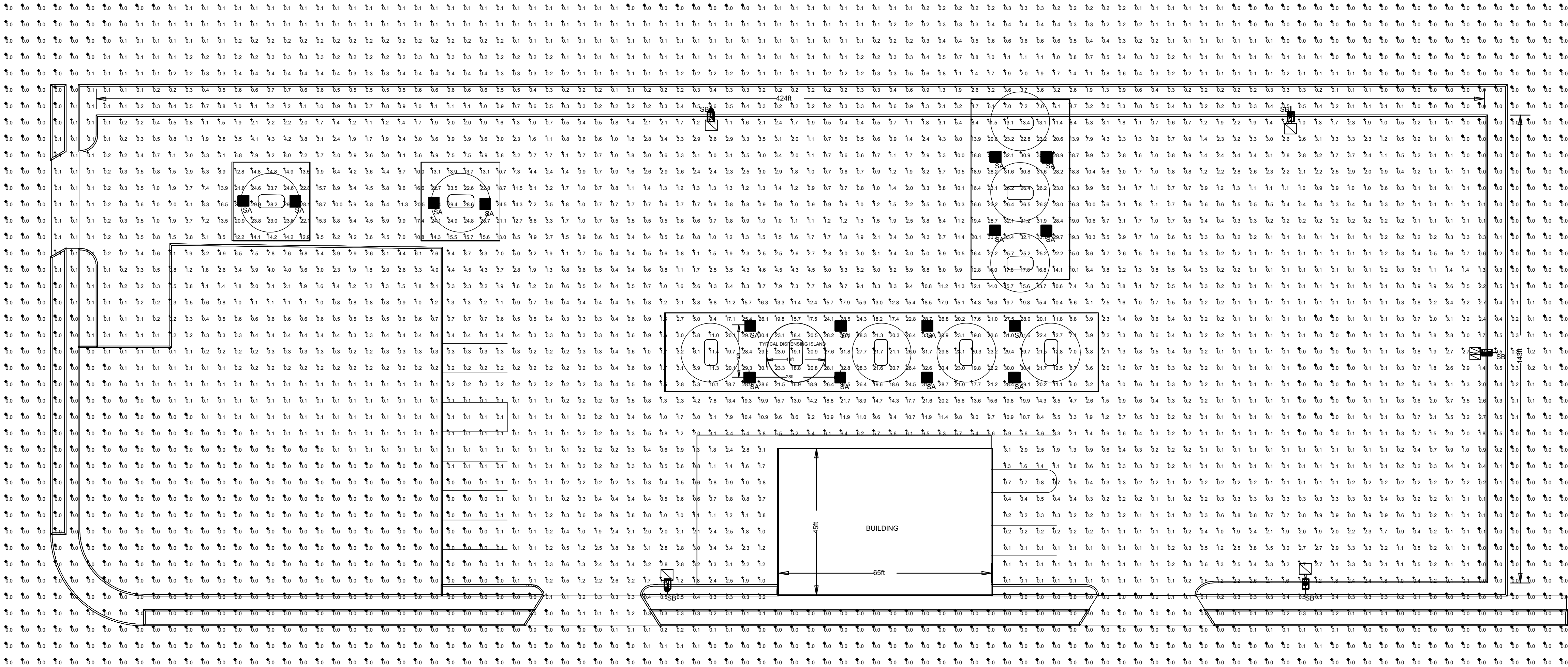
Project Representative: CARLETON MOORE!, CWM Services





GALLUP AVE

BROADWAY AVE





Luminaire Schedule						
Symbol	Qty	Label	LLF	Luminaire Lumens	Description	Filename
	16	SA	0.900	15395	BEACON LIGHTING: GSY-150-LSCS-UNVC-4K7-100W-(LOW SETTING)(CANOPY MOUNT 15' A.F.G.)	GSY-100-4K7.ies
	5	SB	0.900	3894	CURRENT: ASL1-80L-50-4K7-4W-UNV-A-8C-D8T-SSS-H-12-40-A-1-08T-XX	ASL1-80L-50-4K7-4W-8C.ies
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
typical dispensing island	illuminance	Fc	21.13	27.6	16.9	1.25

- NOTES:
- ILLUMINANCE LEVELS TAKEN ON THE PAVEMENT
 - DISPENSING ISLAND LIGHTING LEVELS PER IES 10th Edition: 20fc avg. within a 9' radius High Activity LZ4
 - TYPE-SB OVERALL MOUNTING HEIGHT: 12' POLE + 2' CONCRETE BASE = 14' - 0" A.F.G.
 - TYPE-SA CANOPY MOUNTED 15' A.F.G.

PHOTOMETRIC PLAN
SCALE: 1"=20'



Excellence in Illumination
Engineering Software
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Software Engineering Experts

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Comments	
Date	10/29/23
#	#1
Revisions	

Drawn By: R.J. LOMBARDI	Checked By: R.M. NOWINSKI
Date: 10/29/2023	
Scale: 1"=20'	

BROADWAY GAS STATION
4427 BROADWAY AVENUE

Site Lighting Photometric Study





Tenant Signage

Regular Gasoline	389 ⁹ / ₁₀
Plus Gasoline	399 ⁹ / ₁₀
V-Power Gasoline	409 ⁹ / ₁₀

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



IP66



See Certification Specifications

CONTROL TECHNOLOGY



NX DISTRIBUTED INTELLIGENCE™

wISCAPE™

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0- 10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wISCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin



RELATED PRODUCTS

θ [Airo](#) θ [Cimarron LED](#) θ [Ratio Family](#)

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-70 70W - 9,000 Lumens		5QW IES TYPE V		240 240V
	160L-100 100W - 12,000 Lumens				277 277V
	160L-115 115W - 15,000 Lumens				347 347V
	160L-135 135W - 18,000 Lumens				480 480V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				
	320L-140 140W - 18,000 Lumens				
	320L-165 165W - 21,000 Lumens				
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				
	480L-255 255W - 36,000 Lumens				
	480L-295 295W - 42,000 Lumens				
	480L-340 340W - 48,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ⁴	F Fusing (must specify voltage)
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ⁴	TB Terminal block
A_ Arm mount for round pole ¹	DBS Dark Brone Gloss Smooth	Control Options Other	2PF 2 power feed with 2 drivers ²
A_U Universal arm mount for round pole ¹	GTT Graphite Matte Textured	SCP-40F Programmable occupancy sensor ³	
Mounting Other	LGS Light Grey Gloss Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	PSS Platinum Silver Smooth	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WHS White Gloss Smooth	7PR-TL 7-Pin PCR with photocontrol	
	VGT Verde Green Textured	Sensors	
	Color Option	BTS_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens ⁴	
	CC Custom Color	BTSO_F Bluetooth Programmable, PIR Occupancy/Daylight Sensor, 360° lens, up to 12' mounting height ⁵	

- Notes:
- 1 Replace " " with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
 - 2 Not available with 25, 50, 255, 295 & 340W configurations
 - 3 At least one SCPREMOTE required to program SCP motion sensor
 - 4 Replace " " with "14" for up to 14' mounting height, "40F" for 15-40' mounting height
 - 5 Replace " " with "12" for up to 12' mounting height

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13", dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ^{1,2}
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter; 2 3/8" OD slipfitter for max. Four fixtures (90o); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "-" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Tablet
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	39	39	2	5263	139	1	0	2	5273	139	1	0	2	4960	131	1	0	2
			3	5297	139	1	0	2	5308	140	1	0	2	4991	131	1	0	2
			4W	5200	137	1	0	2	5210	137	1	0	2	4900	129	1	0	2
			5QW	5333	140	3	0	1	5344	141	3	0	1	5025	132	3	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
	115	109.7	2	15572	142	2	0	2	15494	141	2	0	2	14871	136	2	0	2
			3	15833	144	2	0	2	15754	144	2	0	2	15121	138	2	0	2
			4W	15281	139	2	0	3	15205	139	2	0	3	14623	133	2	0	3
			5QW	15732	143	4	0	2	15653	143	4	0	2	15024	137	4	0	2
	135	133.3	2	17971	135	3	0	3	17881	134	3	0	3	17163	129	3	0	3
			3	18272	137	2	0	2	18181	136	2	0	2	17450	131	2	0	2
			4W	17635	132	2	0	3	17547	132	2	0	3	16876	127	2	0	3
			5QW	18156	136	4	0	2	18065	136	4	0	2	17339	130	4	0	2
RAR2 Performance Data on next page																		

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4
	255	257.0	2	37040	144	3	0	4	36854	143	3	0	4	35373	138	3	0	4
			3	37660	147	3	0	4	37472	146	3	0	4	35966	140	3	0	4
			4W	36347	141	3	0	5	36166	140	3	0	5	34782	135	3	0	5
			5QW	37420	146	5	0	4	37233	145	5	0	4	35736	139	5	0	4
	295	294.0	2	41733	142	3	0	4	41524	141	3	0	4	39855	136	3	0	4
			3	42432	144	3	0	4	42220	144	3	0	4	40523	138	3	0	4
			4W	40953	139	3	0	5	40748	139	3	0	5	39190	133	3	0	5
			5QW	42162	143	5	0	4	41951	143	5	0	4	40264	137	5	0	4
	340	347.1	2	48392	139	4	0	5	48150	139	4	0	5	46215	133	4	0	5
			3	49203	142	3	0	4	48957	141	3	0	4	46989	135	3	0	4
			4W	47488	137	4	0	5	47261	136	4	0	5	45443	131	4	0	5
			5QW	48889	141	5	0	5	48645	140	5	0	5	46689	135	5	0	5

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA/SITE LIGHTER

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	39	120	0.32	38.0
		208	0.18	
		240	0.16	
		277	0.14	
		347	0.11	
		480	0.08	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
	115	120	0.91	109.7
		208	0.53	
		240	0.46	
		277	0.40	
		347	0.32	
		480	0.23	
	135	120	1.11	133.3
		208	0.64	
		240	0.56	
		277	0.48	
		347	0.38	
		480	0.28	

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	
	255	120	2.14	257.0
		208	1.24	
		240	1.07	
		277	0.93	
		347	0.74	
		480	0.54	
	295	120	2.45	294.0
		208	1.41	
		240	1.23	
		277	1.06	
		347	0.85	
		480	0.61	
	340	120	2.89	347.1
		208	1.67	
		240	1.45	
		277	1.25	
		347	1.00	
		480	0.72	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

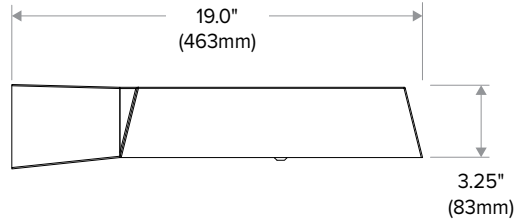
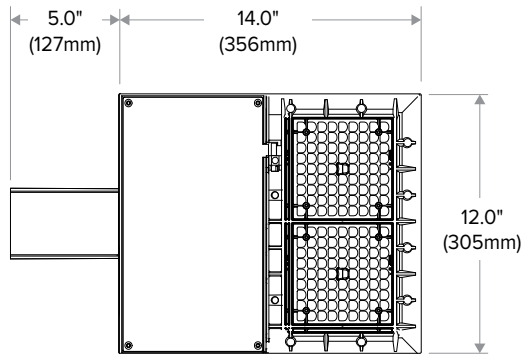
Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

RATIO SERIES

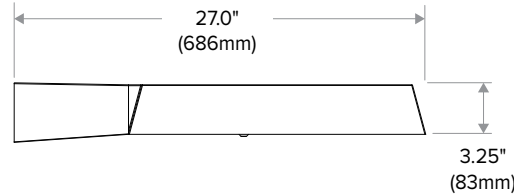
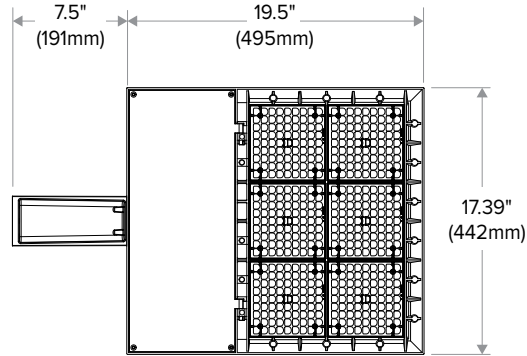
AREA/SITE LIGHTER

DIMENSIONS

RAR1

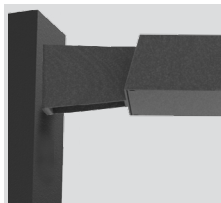


RAR2



ADDITIONAL INFORMATION

MOUNTING



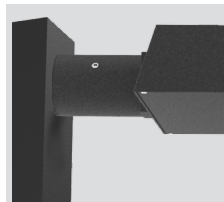
Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



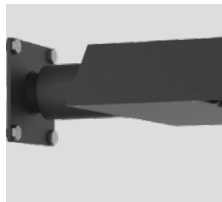
Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



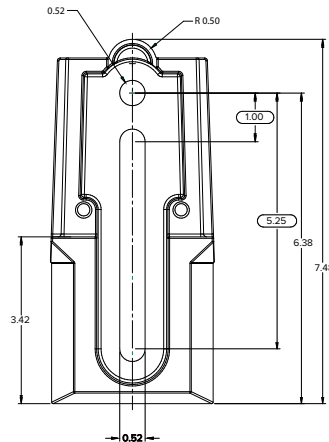
Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"



MAF – Fits 2-3/8" OD arms Roadway applications.



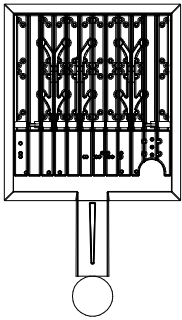
Wall Mount – Wall mount bracket designed for building mount applications.



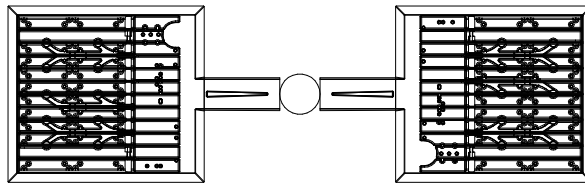
RATIO SERIES

AREA/SITE LIGHTER

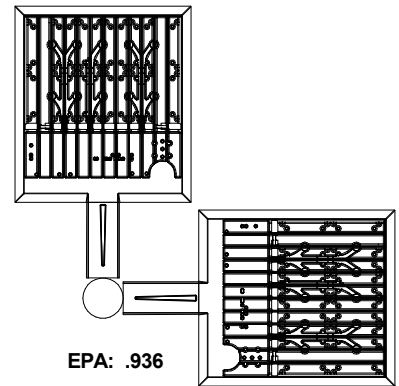
EPA



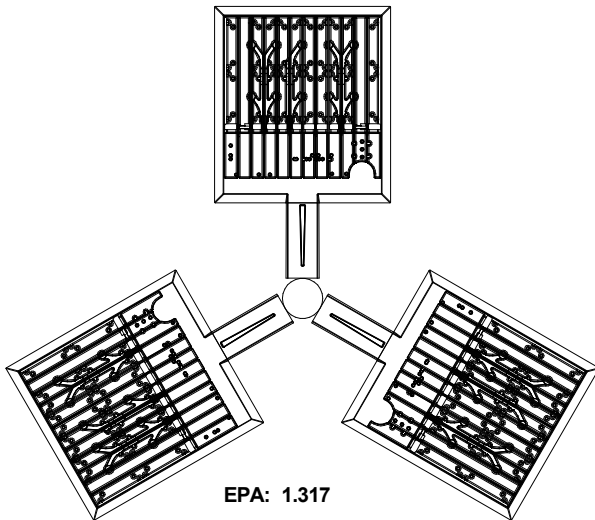
EPA: .607



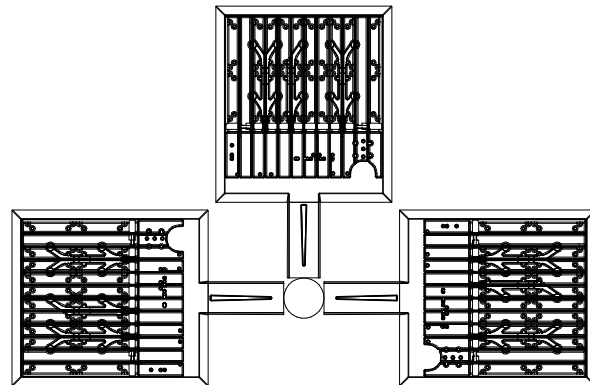
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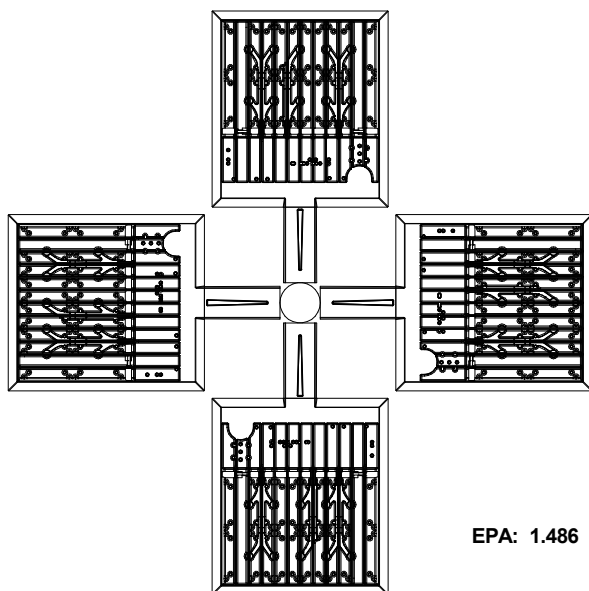
EPA: .936



EPA: 1.317



EPA: 1.486



EPA: 1.486

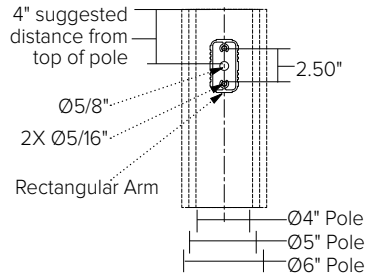
RATIO SERIES

AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

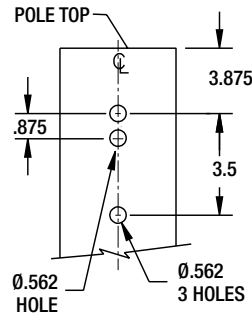
ARM MOUNT (ASQ)

Compatible with Pole drill pattern B3



UNIVERSAL MOUNTING (ASQU)

Compatible with pole drill pattern S2



SITESYNC 7-PIN MODULE



SW7PR



- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	Delay 0-9 Hours	R6

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

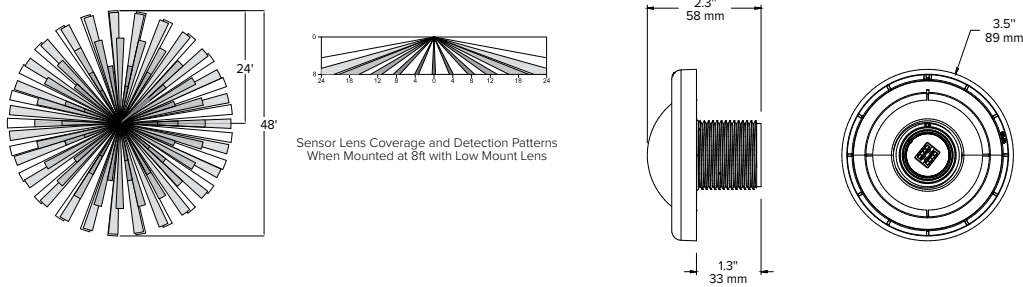
ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6
Auto-Dim Brightness	0-9% Brightness	5
Auto-Dim Return	12-6 AM and 9-11P	R6

RATIO SERIES

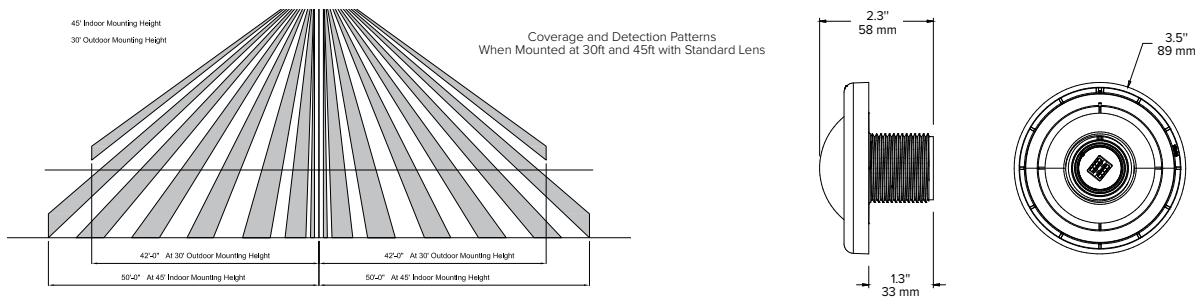
AREA/SITE LIGHTER

ADDITIONAL INFORMATION (CONT'D)

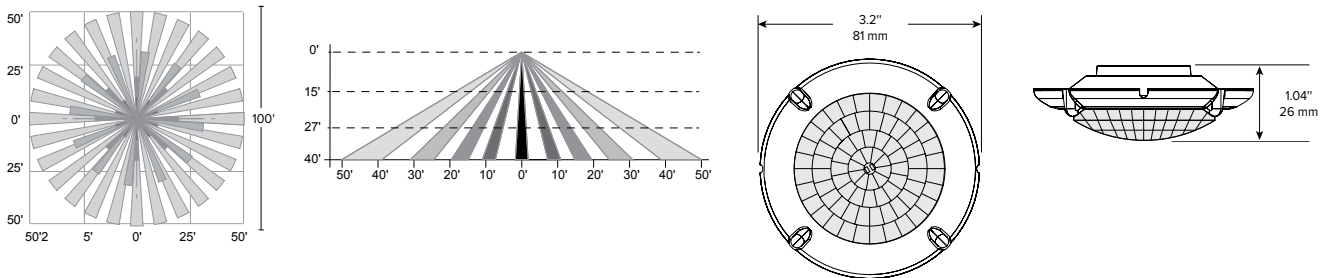
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0°	EPA at 30°
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0°	EPA at 30°
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

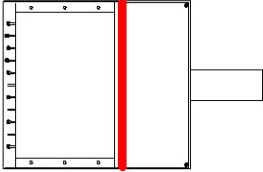
RATIO SERIES

AREA/SITE LIGHTER

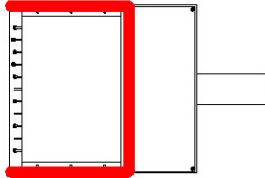
ADDITIONAL INFORMATION (CONT'D)

RATIO HOUSE SIDE SHIELD

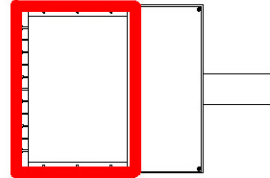
RARx HSS-90-B-xx



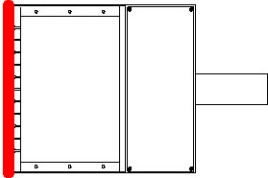
RARx HSS-270-BSS-xx



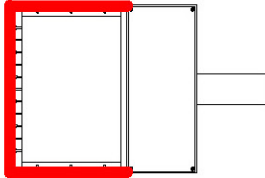
RARx HSS-360-xx



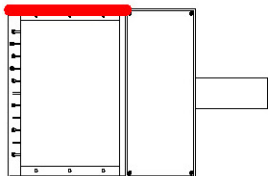
RARx HSS-90-F-xx



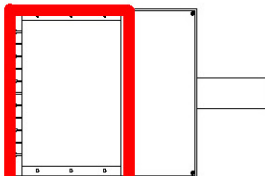
RARx HSS-270-FSS-xx



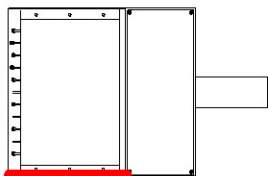
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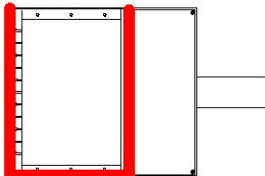
RARx HSS-270-FSB-xx



RARx HSS-90-S-xx



RARx HSS-270-FSB-xx



USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

Introducing the New

Switchable Wattage & CCT Galasy II



Current®



Galasy II Switchable



Value focused

budget-friendly canopy lighting solution


Low glare

even illumination and no pixelation

Voltage Range

120 to 347V



Current 

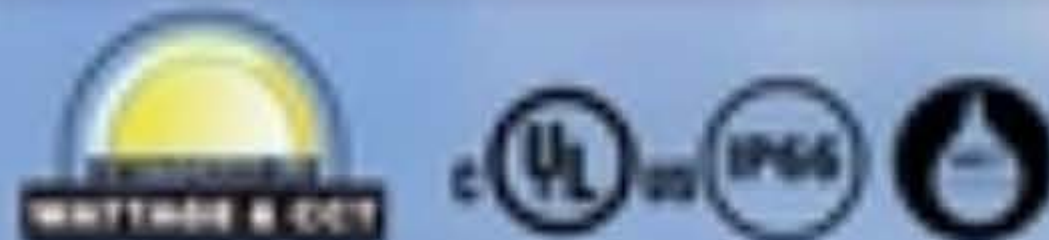


Galasy II Switchable



Lumen Selectable

GSY-150 with 100, 130 and 150 Watts




Current 





Low Glare

even illumination and no pixelation
for outstanding illumination


Current 





High Efficacy

up to 155 LPW for maximum energy savings

Current 



BEACON GSY - GALASY II

GSY Galasy II Canopy Luminaire is designed for easy installation and maintenance featuring field serviceable driver replacements.



Features & Benefits

- Value focused, budget-friendly canopy lighting solution
- Low glare, even illumination and no pixilation for outstanding illumination
- High efficacy of over 150 LPW for maximum energy savings
- Driver accessible and field serviceable
- Pendant or surface mount options with 3/4" conduit
- IP66 rating to keep water and insects out
- Lumen switchable: GSY-150 with 100, 130 and 150 watts
- CCT switchable 4000K and 5000K

[WHERE TO BUY](#)[SPEC SHEET](#)

Cleveland City Planning Commission

Staff Report



November 17, 2023



Committee Recommendation: Tabled; Staff determined project needs to move forward



DF2023-061 – Proposed Demolition of a 1-Story Commercial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 2343 Superior Avenue

Project Representative: Jeff Rivers, Express Demolition



City of Cleveland

Justin Bibb, Mayor

City Planning Commission



Cleveland City Hall

601 Lakeside Avenue, Room 501

Cleveland, Ohio 44114

T: 216/664-2210 F:

216/664-3281

www.planning.clevelandohio.gov

Planning Commission/Design Review Application

DATE: 10/20/23

PROJECT NAME: 2343 Superior Ave., Cleveland, Ohio 44114

PROJECT ADDRESS: 2343 Superior Ave., Cleveland, Ohio 44114

PROJECT LOCATION (if no address): 2343 Superior Ave., Cleveland, Ohio 44114

CONTACT PERSON (for design review): Jeff Rivers

COMPANY: Express Demolition LLC.

PHONE: 216-288-4639

EMAIL: info@expressinc.biz

OWNER: RJL 2343 SA LLC

ARCHITECT/ CONTRACTOR:

☒ Demolition for Green Space

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

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

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

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

10/20/23

Signature and date

(For staff use only)

Received by:

Design Review District Name:

Assigned Review Case Number:



City of Cleveland

Justin M. Bibb, Mayor

City Planning Commission



Cleveland City Hall
601 Lakeside Avenue, Room 501
Cleveland, Ohio 44114
T: 216/664-2210 F: 216/664-3281
Planning.clevelandohio.gov

Level of Review (in order of process):

- ☐ 1. Conceptual Approval (*general idea of uses, scale, relationship among uses, and context*)
 - ☐ 2. Schematic Design Approval (*placement and configurations of footprints, site layout, structure massing, general texture, and design of facades*)
 - ☐ 3. Final Design Development Approval (*details of structures and site layout including placement, materials, colors, dimensions, etc.*)
-
- ☐ Request any above level of review as "Information Only" with no approval recommendation action taken.

Items Required:

Submissions are required in electronic form and hard copy if specified by City Planning staff. Email plans to the neighborhood planner or send files via an online file sharing service.

Conceptual Approval:

- ☐ Application Form
- ☐ Written Project Summary (*including location, scale, investment; number of units, square feet, residents, employees, parking spaces; potential code issues; and any other pertinent information including but not limited to sustainable features.*)
- ☐ Site Location Map (*district level*)
- ☐ Site Context Plan (*i.e., site plan showing adjoining properties, buildings and street names*)
- ☒ Existing Conditions Plan (*color photographs; site context, including nearby buildings*)
- ☒ Site Plan (*include: north arrow, scale, legend and key dimensions and notes*)
- ☐ Section / Elevation Drawings (*including color versions, if requested*)
- ☐ Floor Plans (*typical floors*)
- ☐ Tree Preservation Plan (*Applies to projects over 1 acre, or new construction > 4 units see Chapter 341.051, and contact Jennifer Kipp, JKipp@clevelandohio.gov*)

Schematic Approval (all the above, plus):

- ☐ Illustrative Renderings (*perspective or photo simulations to scale*)
- ☐ Furnishings and Site Amenities (*locations, details incl. cut sheets*)
- ☐ Conceptual Landscape and/or Streetscape Plan (*with plant list*)
- ☐ Storm water Management Plan/Drawings & Determination Letter (*if applicable – new construction, parking lots, etc.*)

Final Approval (all the above, plus):

- ☐ Signage Plan (*including wall signs, freestanding signs, illumination, method of attachment, colors, etc.*)
- ☐ Lighting Plan (*including locations, fixtures, heights, etc.*)
- ☐ Material, Color and Finish Samples and Lists
- ☒ Final Landscape and or Streetscape Plan (*with plant list*)

Due Dates:

Electronic submittals are required 7 days prior to the Design Review Advisory Committee meeting (*electronic: pdf or powerpoint*)

Note:

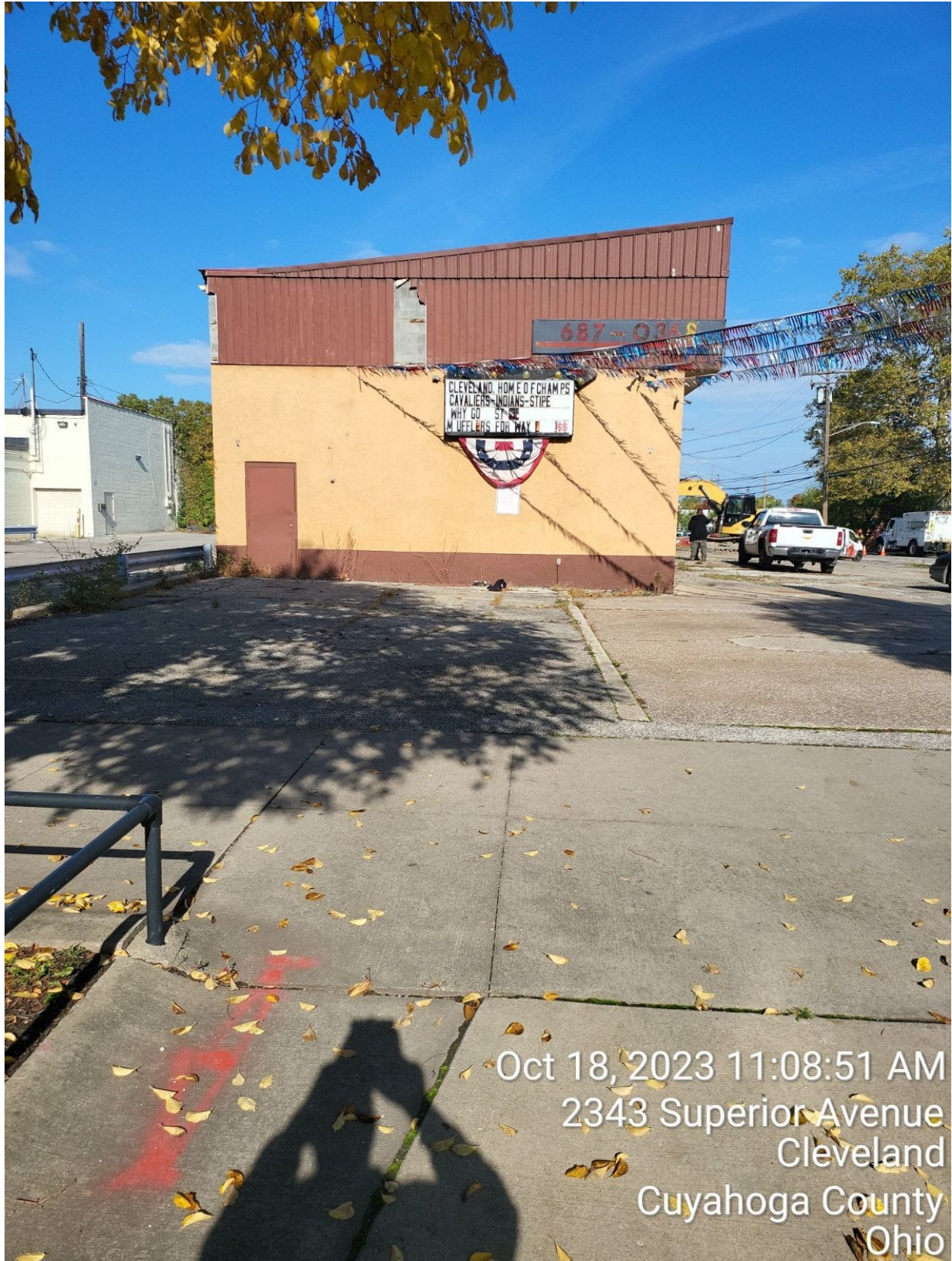
All drawings must be legible in both digital and hard copy format. Non-legible submissions are subject to rejection.



Oct 18, 2023 11:11:00 AM
Cleveland
Cuyahoga County
Ohio



Oct 18, 2023 11:09:24 AM
2335 Superior Avenue
Cleveland
Cuyahoga County
Ohio



Oct 18, 2023 11:08:51 AM
2343 Superior Avenue
Cleveland
Cuyahoga County
Ohio



Oct 18, 2023 11:07:39 AM
2343 Superior Avenue
Cleveland
Cuyahoga County
Ohio



Oct 18, 2023 11:07:03 AM
2343 Superior Avenue
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Ohio



10/18/23 11:08 AM
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Cleveland



10/18/23 11:06 AM
2320 U.S. 6
Cleveland

Express Demolition LLC.

1764 East 65th Street Suite B
Cleveland, Ohio 44106
(216) 288-4639 Office
(216) 721-8665 Fax
info@expressinc.biz
www.expressinc.biz



October 20, 2023

2343 Superior Ave, Cleveland Ohio Demolition Site

Attn: Marka Fields, Assistant Director City Planning Commission

Re: 2343 Superior Ave, Design Review Submission

Express Demolition would like to formally request a project submission for the demolition of subject property to make way for green space in accordance with the City of Cleveland Demotion standards of raising the subject property using water dust suppression techniques. All debris will be hauled to the appropriate legal refuse location. Site will be back filled with premium fill, graded, straw and seed making way for green space.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey S. Rivers".

Jeffrey S. Rivers
President



Layers

Cleveland City Planning Commission

Staff Report



November 17, 2023



Committee Recommendation: Unanimously **Approved** with **Conditions:**

- Demolition to be completed to City of Cleveland standards.

Cleveland City Planning Commission

Mandatory Referrals



November 17, 2023



Ordinance No. xxx-2023(Ward 5/Councilmember Starr):

Authorizing the Director of Capital Projects to apply for and accept Issue 1 Funds and to enter into one or more contracts in the making of the public improvement of rehabilitating Carnegie Avenue (Phase 3 – from Ontario to East 55th).

Ord. No. XXX (Carnegie Avenue – Ontario to E. 55th – Phase 3)

Project Summary

- Sponsor: City of Cleveland
- Primary Goal:
 - Upgrade Pavement Condition and incorporate TIAC recommendations where feasible
- Location:
 - Carnegie Avenue – Ontario to East 55th
 - Project may be split to optimize funding opportunities
- Funding:
 - Design Cost Estimate: \$1,300,000
 - Construction Cost Estimate: \$13,000,000 Million (Ohio Public Works Commission(pending), Road and Bridge Bonds and Utility Funds
- Details:
 - Project includes base repair, resurfacing, and addition of ADA-compliant curb ramps.
 - MOCAP Planning to present project to TIAC
 - May consider Breaking this work into two contracts

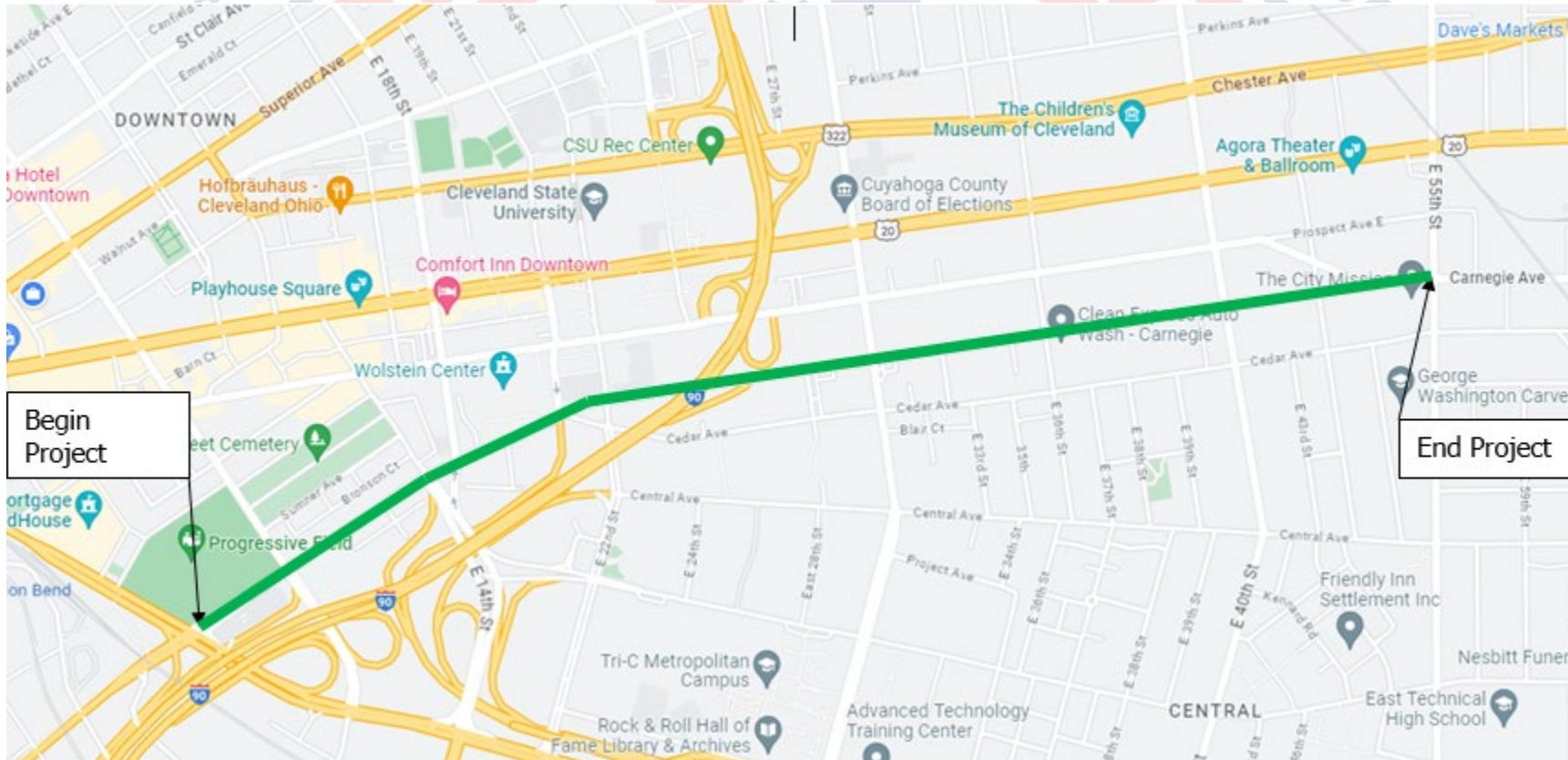
Ord. No. XXX (Carnegie Avenue – Ontario to E. 55th – Phase 3)

- Schedule:

- Estimated Start Design: June 2024
- Estimated Advertise for Bids: October 2025
- Estimated Start Construction: January 2026
- Estimated End Construction: November 2026



Ord. No. XXX (Carnegie Avenue – Ontario to E. 55th)



Building Cleveland



November 17, 2023

Ordinance No. 1269-2023

(Introduced by Councilmembers Hairston, Bishop and Griffin – by departmental request):

Authorizing the Director of Capital Projects to enter into one or more agreements with the City of East Cleveland regarding the public improvement of resurfacing Woodward Avenue between Hayden Avenue to Coit Road, to, among other items, allow East Cleveland to make the public improvement of resurfacing the portions of Woodward Avenue which are located in the City of Cleveland; and to cause payment to the City of East Cleveland for the City's portion of the improvement.

Ord. No. 1269 -2023 (Woodworth Avenue –Hayden to Coit)

Project Summary

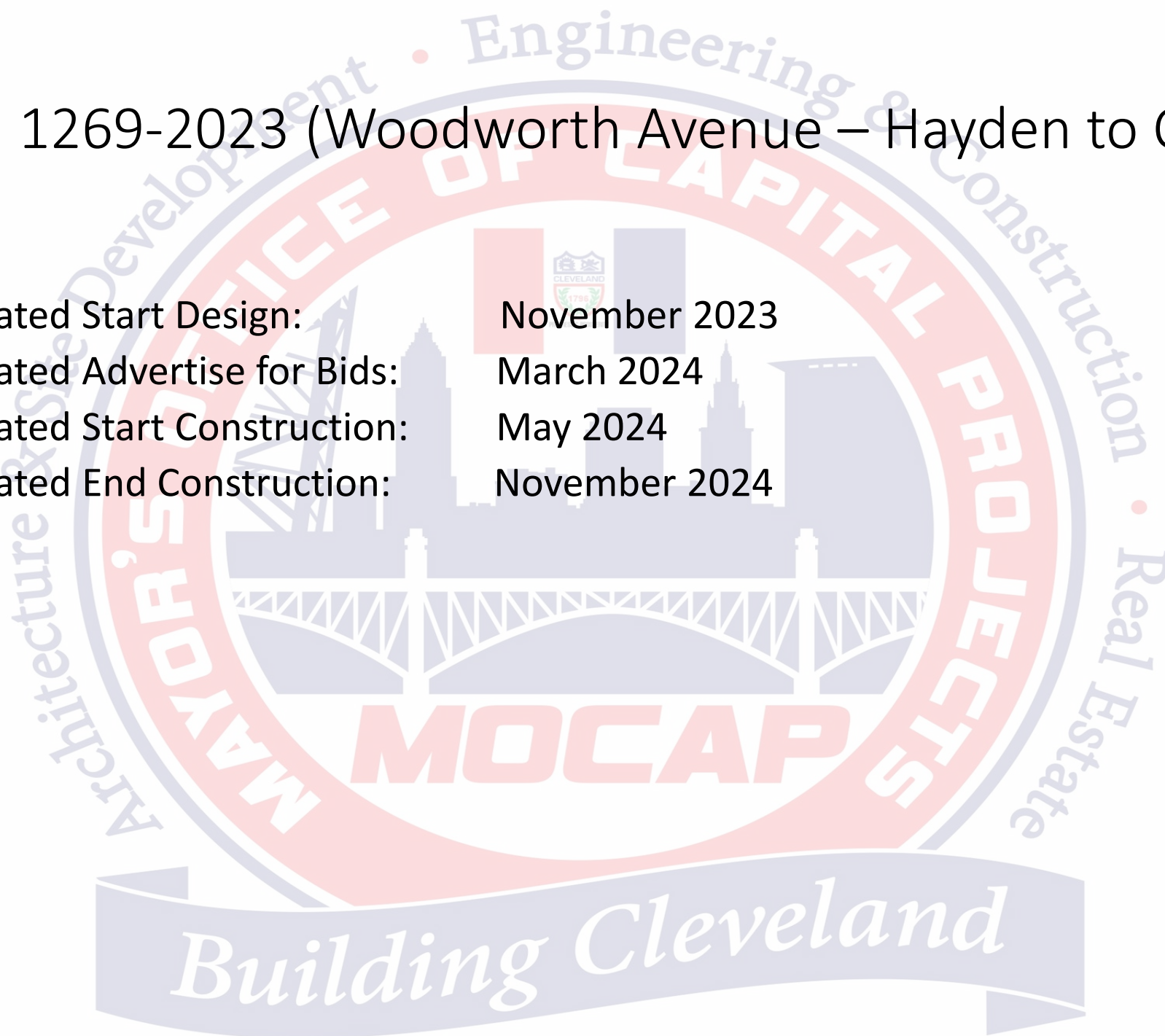
- Sponsor: City of East Cleveland
- Primary Goal:
 - Upgrade Pavement Condition. Perform spot repairs of sidewalk/curb ramps
- Location:
 - Woodworth Avenue – Hayden Avenue to Coit Road (Cleveland is North half of road)
- Funding:
 - Construction Cost Estimate: \$491,272
 - Cuyahoga County: \$213,596
 - City of East Cleveland: \$138,838
 - City of Cleveland: \$138,838
- Details:
 - Project includes base repair, resurfacing, and addition of ADA-compliant curb ramps.
 - East Cleveland will perform design and construction

Building Cleveland

Ord. No. 1269-2023 (Woodworth Avenue – Hayden to Coit)

- Schedule:

- Estimated Start Design: November 2023
- Estimated Advertise for Bids: March 2024
- Estimated Start Construction: May 2024
- Estimated End Construction: November 2024



69 -2023 (Woodworth Avenue – Hayden



Ordinance No. 1273-2023

(Introduced by Councilmembers McCormack, Bishop and Hairston – by departmental request):
Authorizing the Director of Capital Projects to issue a permit to 1865 W 22nd St., LLC to encroach into the public right-of-way of West 22nd Street by installing, using and maintaining new entrance staircases and an at-grade courtyard.

City Planning Commission

Friday, November 17th, 2023

Richard Switalski, PE

Administrative Manager

Mayor's Office of Capital Projects

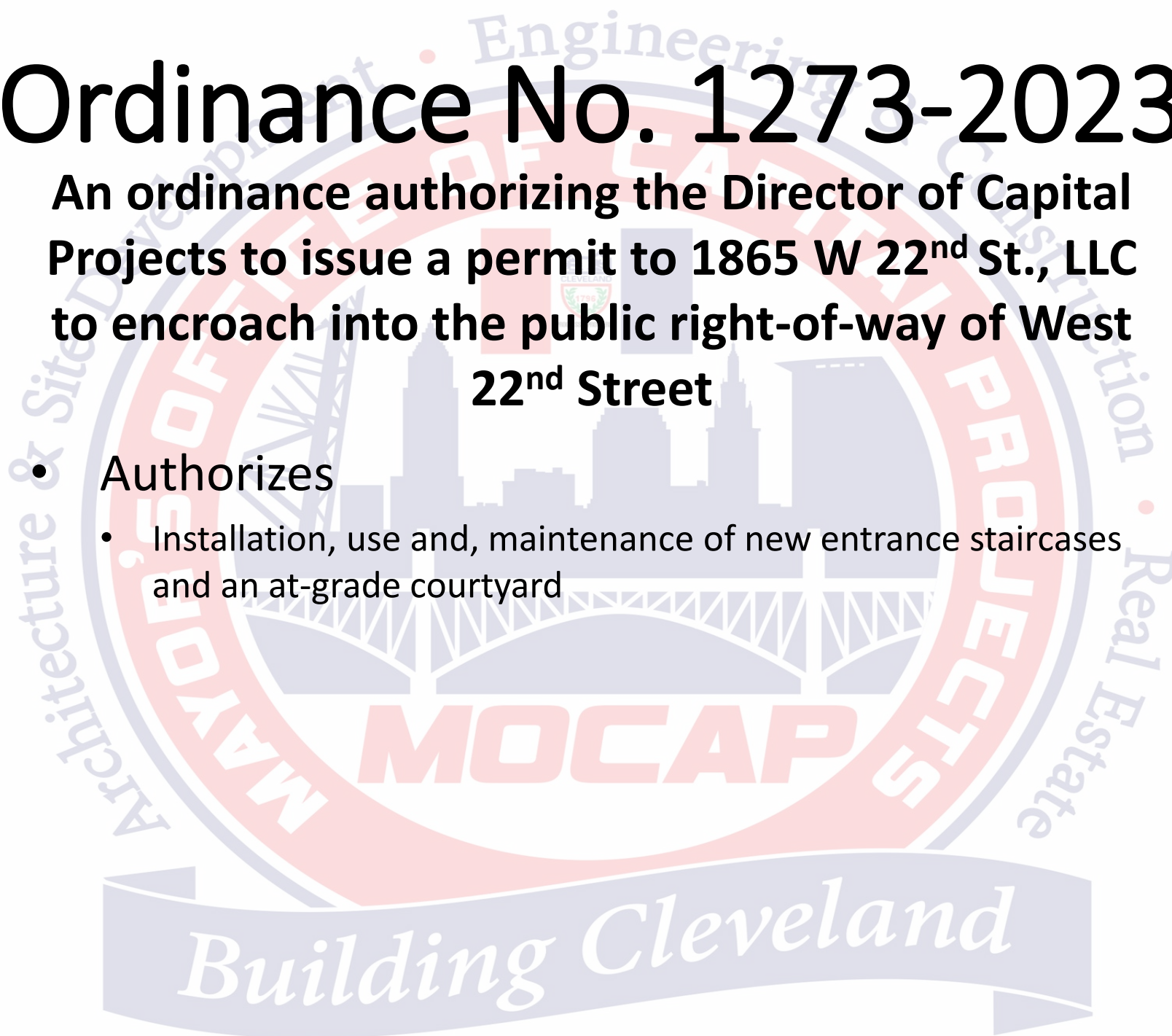
Division of Engineering & Construction

Building Cleveland

Ordinance No. 1273-2023

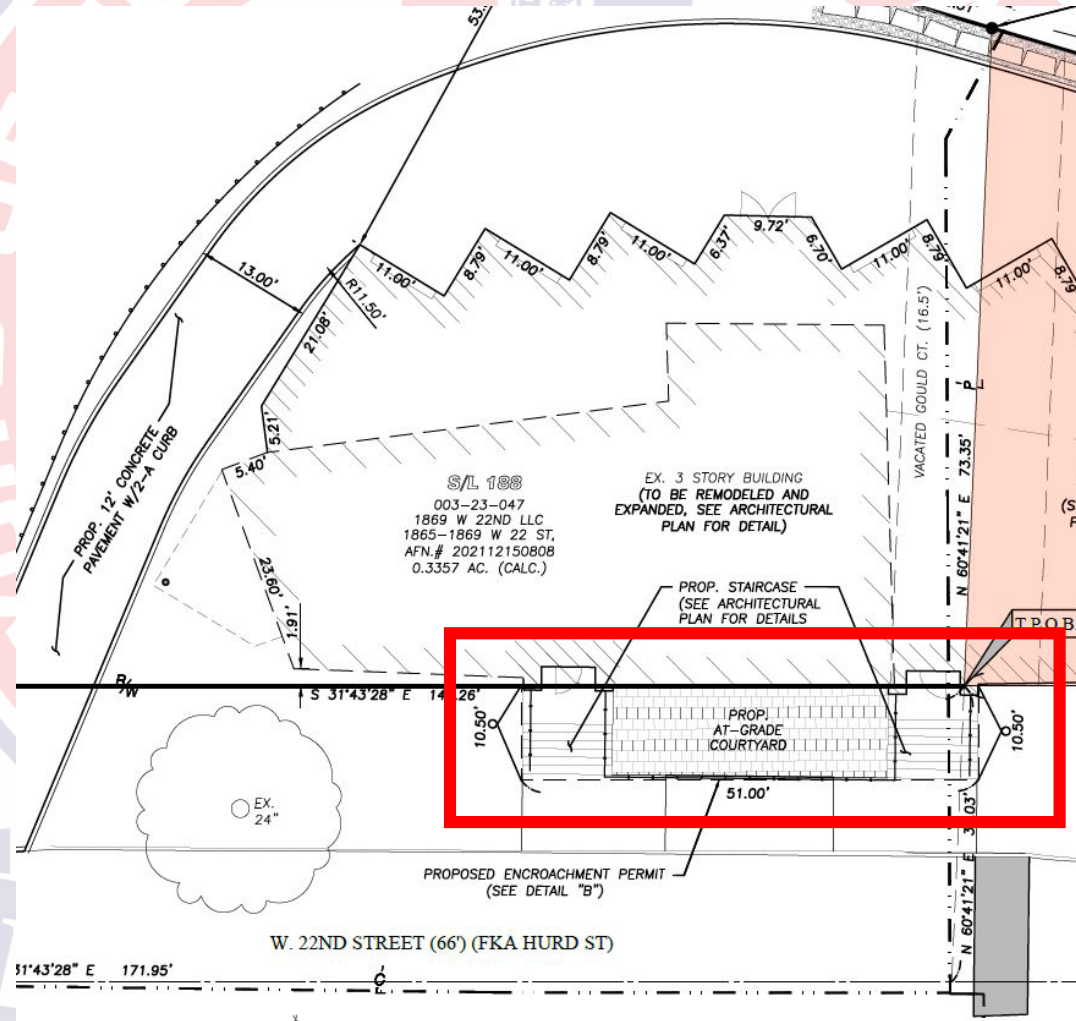
An ordinance authorizing the Director of Capital Projects to issue a permit to 1865 W 22nd St., LLC to encroach into the public right-of-way of West 22nd Street

- Authorizes
 - Installation, use and, maintenance of new entrance staircases and an at-grade courtyard



Ordinance No. 1273-2023

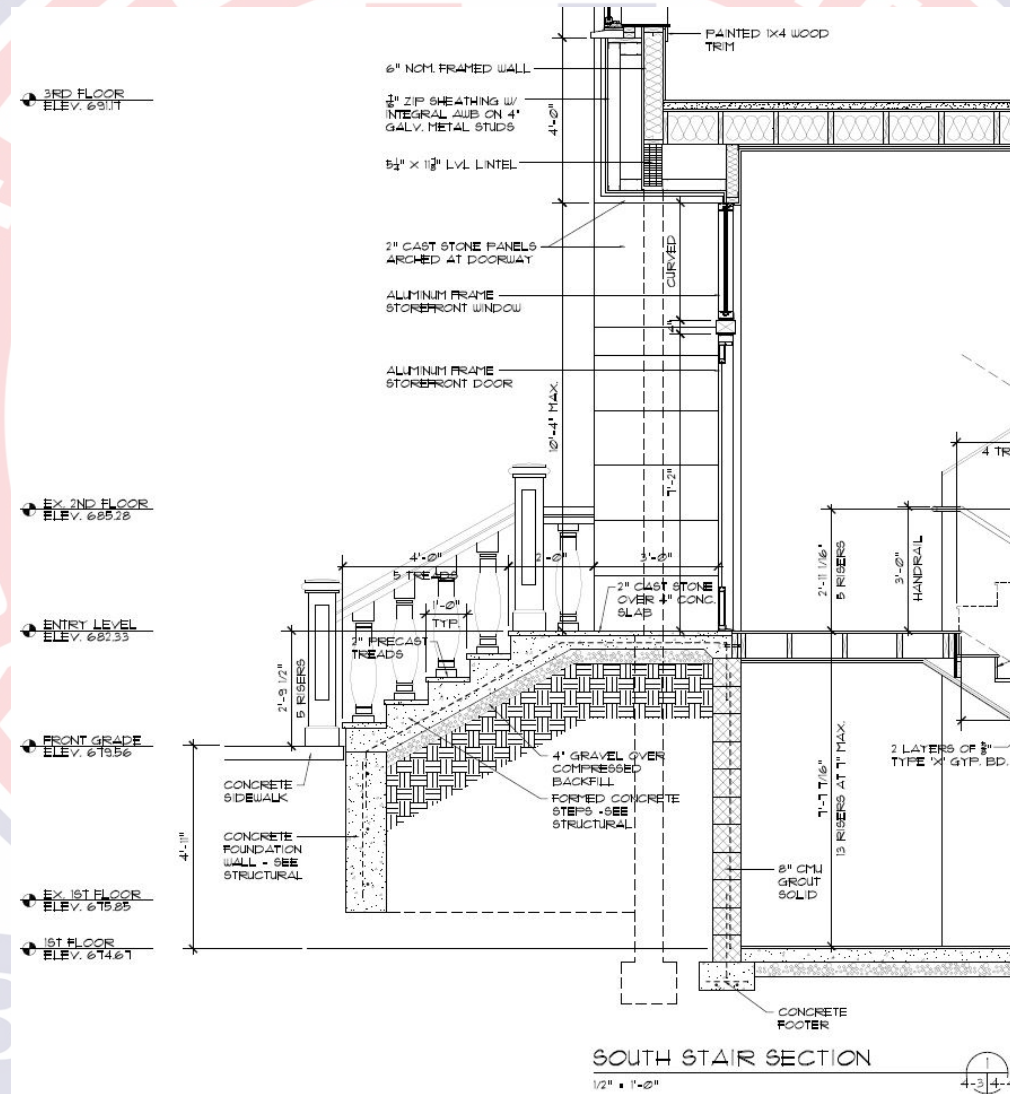
Plan view of proposed step encroachment



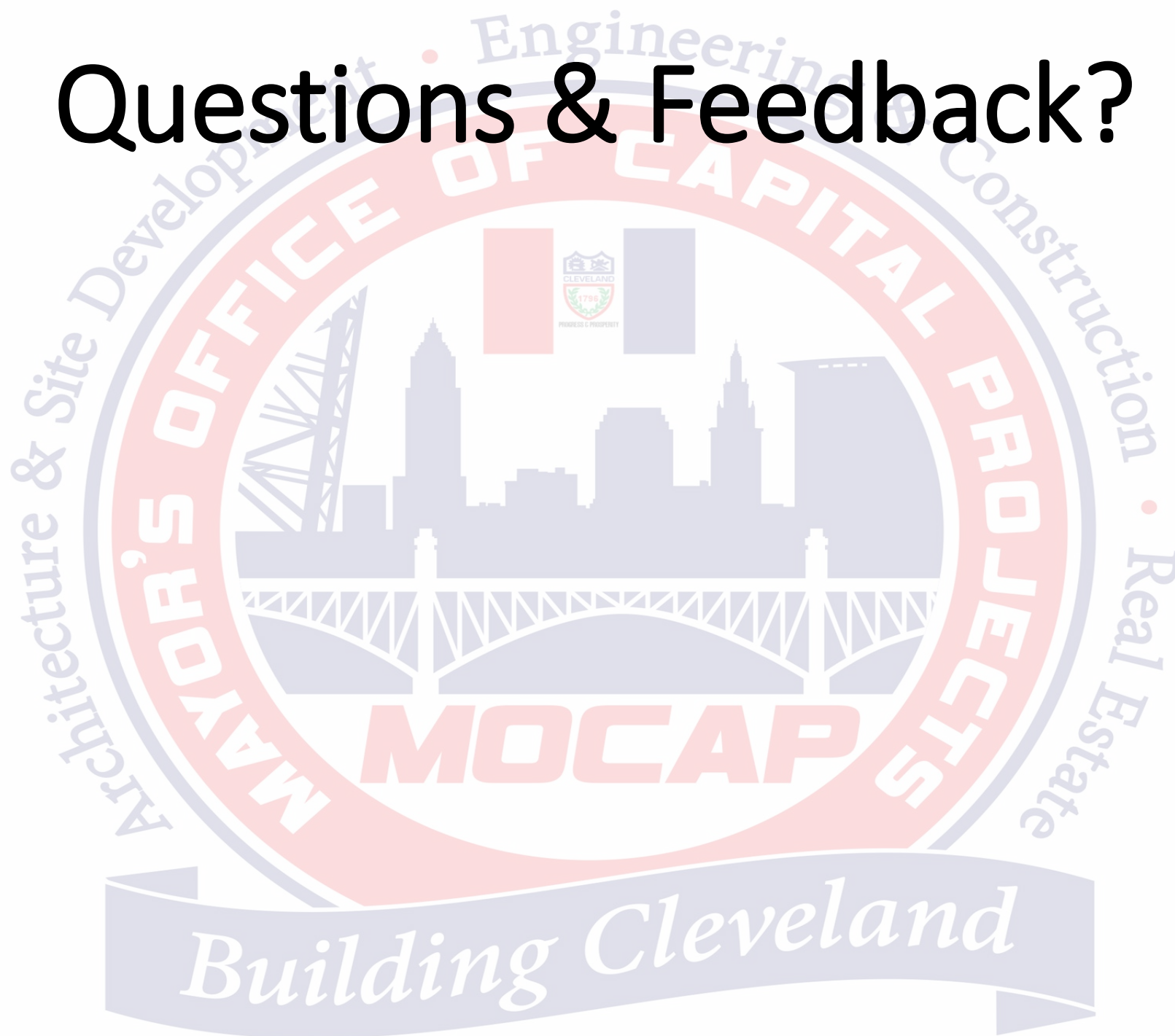
Profile view of north stair section



Profile view of south stair section



Questions & Feedback?



Cleveland City Planning Commission

Administrative Approvals



November 17, 2023



Ordinance No. 1258-2023

(Introduced by Councilmembers McCormack and Griffin – by departmental request):
Determining the method of making the public improvement of designing and constructing various types of structures at Cleveland Hopkins International Airport; authorizing the Director of Port Control to enter into one or more contracts for the making of the improvement.



Ordinance No. 1285-2023

(Introduced by Councilmembers Starr, Hairston and Griffin – by departmental request):
Authorizing the Director of Community Development to accept a donation of three pieces of real estate from Community Housing Solutions for use by the Department of Community Development.



Resolution No. 1301-2023

(Introduced by Councilmembers Polensek, Bishop, Hairston and Griffin – by departmental request): Declaring it necessary to design, inspect, reconstruct, repair and/or install roadways, sidewalks, driveway aprons, curbs (including adjustments of castings and landscaping, if necessary), storm sewer structures, and other necessary appurtenances encroaching upon the public right-of-way of Euclid Beach Boulevard (entire street) and East 159th Street (from Euclid Beach Boulevard to Lakeshore Boulevard).



Ordinance No. 1277-2023

(Introduced by Councilmembers Kazy and Griffin – by departmental request): Determining the method of making the public improvement of maintaining and improving the interior and exterior of various buildings and sites, including but not limited to, roofs and related building and site systems; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any grants, including but not limited to, grants from the Northeast Ohio Regional Sewer District for Community Cost-Share Program funding , for a period of two years.

Cleveland City Planning Commission

Director's Report



November 17, 2023



- Have a Happy Thanksgiving! Our final meetings in 2023 are on December 1, 2023 and December 15, 2023
- Form based code review, recommendation and vote on December 1, 2023 (thelandcode.com)
- Discussion: What would the Commission like to see when it comes to projects that have changes? What level of changes?

Cleveland City Planning Commission

Adjournment



November 17, 2023