



Cleveland Landmarks Commission

Thursday, April 8, 2021

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

Julie Trott, Commission Chair
Donald Petit, Secretary

Cleveland Landmarks Commission

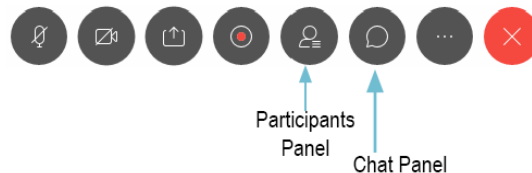
Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF OHIO'S OPEN MEETING LAW, UNDER COVID-19 EMERGENCY DECLARATION, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

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

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE 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.



April 8, 2021

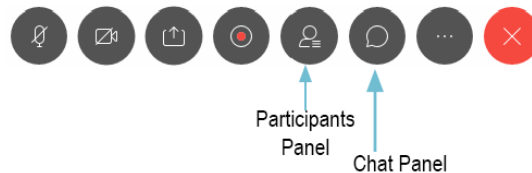
Cleveland Landmarks Commission

Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE.**

**WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A
PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.**

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



April 8, 2021

Cleveland Landmarks Commission

Call to Order & Roll Call



April 8, 2021

Cleveland Landmarks Commission

Public Hearing



April 8, 2021

April 8, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Public Hearing Action



April 8, 2021

April 8, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Certificates of Appropriateness



April 8, 2021

April 8, 2021



Case 21-026: Warehouse Historic District
Western Reserve Building 1468 West 9th Street

Signs for Adcom

Ward 3: McCormack

Project Representatives: Bob Kunzen, Brilliant Electric Sign; Leslie Dinovi, Derryl Strong, Joe Kubic, Adcom

WR9



ADCOM

SIGNAGE

EXTERIOR

ROOFTOP

EXISTING

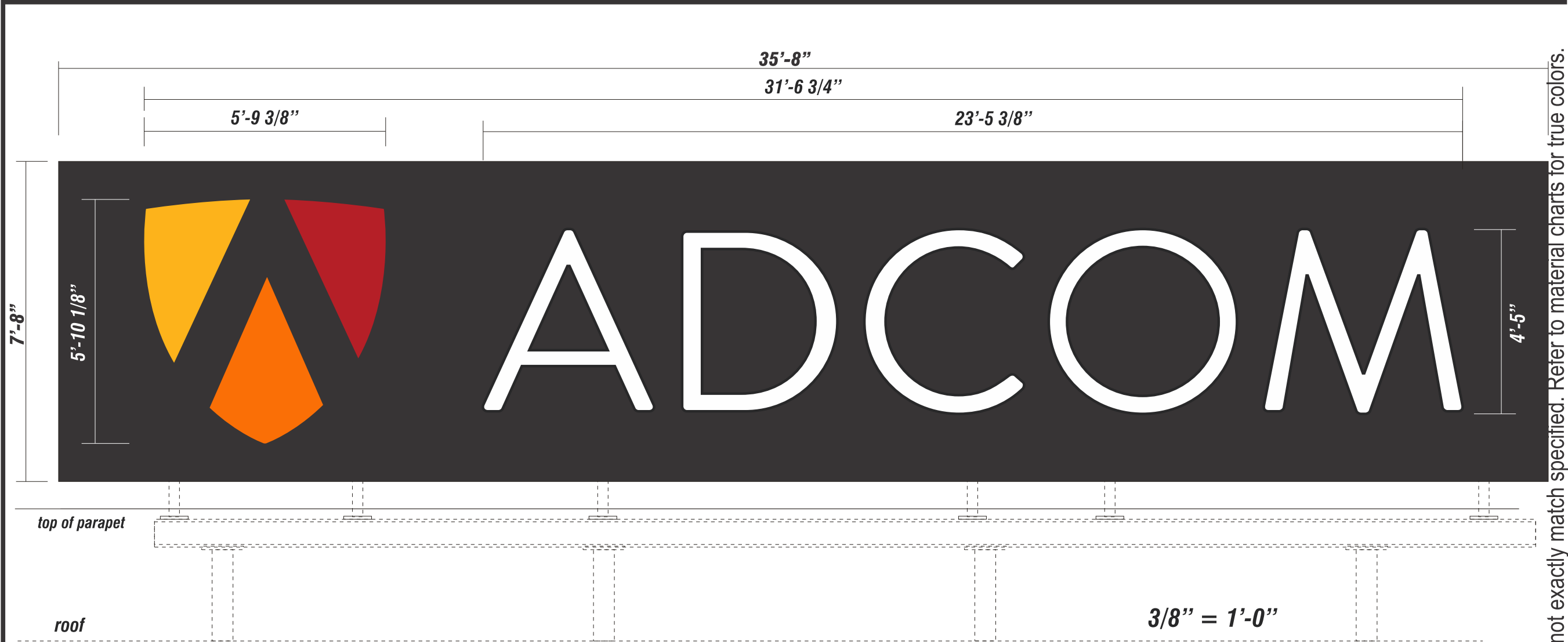


WR9

INCREASED BLACK PERIMETER



ROOFTOP
PROPOSED



LARGER BACKGROUND OPTION

SIGN ELEVATION: 3/8"=1'-0'
Notes
Manufacture & install one (1) set of internally illuminated, LED channel logo segments & letters mounted on top of the roof sing bracket system & rails; remote power supplies
- Logo segments faces to be white polycarbonate with first surface, translucent vinyls; the upper left side to be sunflower 3630-25 (to match yellow PMS 1235C); center segments to be kumquat orange 3630-74 (to match orange PMS 1585C); right side segment to be regal red 3630-83 (to match red PMS 7621C); all trim & returns to be painted the PMS colors to match the faces as close as possible
- Letter to the right to have white polycarbonate faces so the copy would be white; trim & returns to be painted white
- Rails to be painted to match building fascia

RATED 120 VOLTS

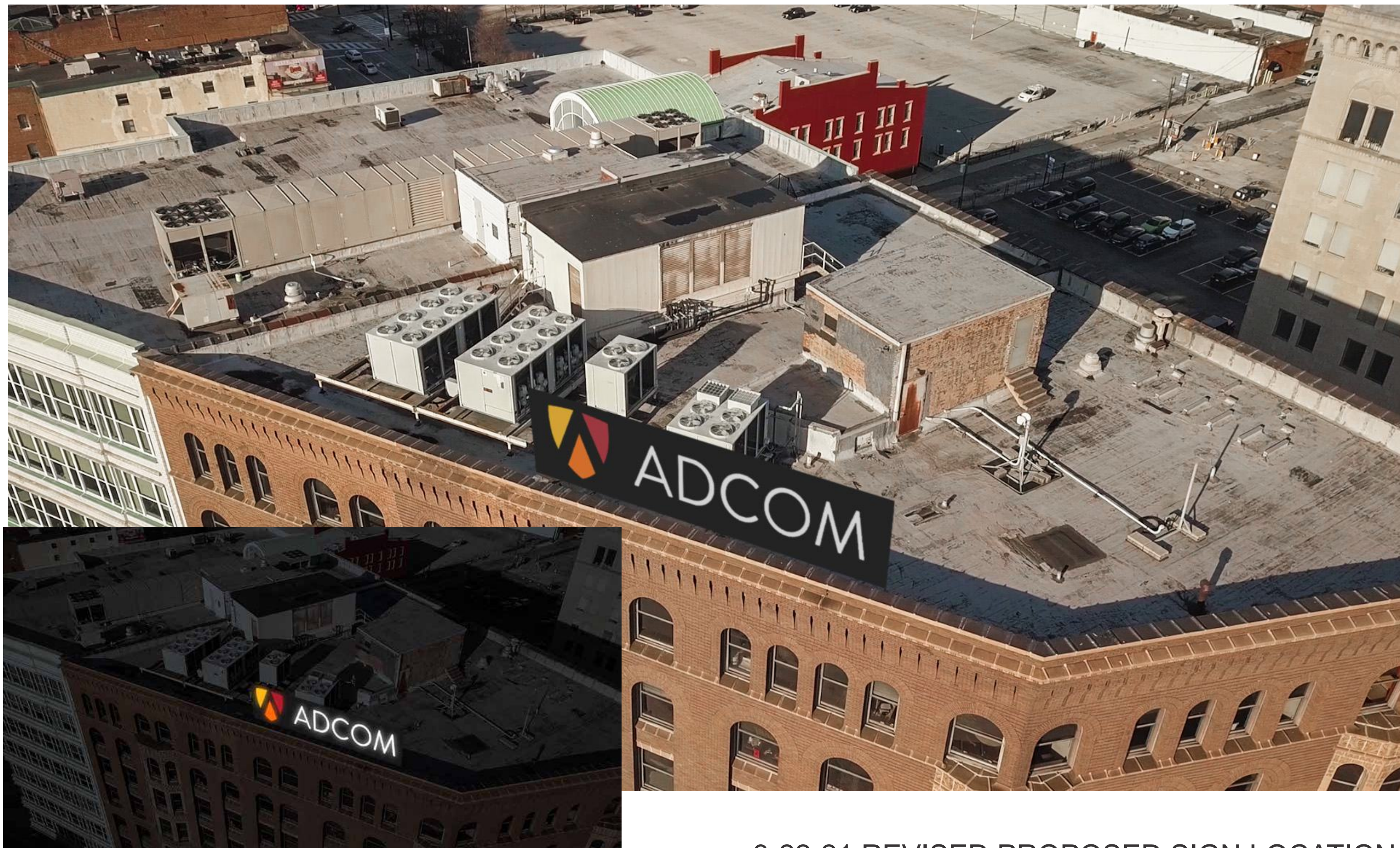
NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.
4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

NOTE: THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY BRILLIANT SIGNS. IT IS SUBMITTED FOR YOUR PERSONAL USE, IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION.

COMPANY NAME	ADCOM	SALESMAN JM	DATE 3/12/20	REVISION	DESIGN NO. B20-385
				6/04/20 RK 3/15/20 RK	
LOCATION	WESTERN RESERVE BUILD, W9TH ST., CLEVELAND, OH	DESIGNER CP	SCALE SHOWN	6/26/20 RK 3-22-21dm	COPYRIGHT © 2020
				FILE NAME charlotte/ Adcom letters (5)	



NIGHTTIME BIRD'S EYE VIEW FROM SW

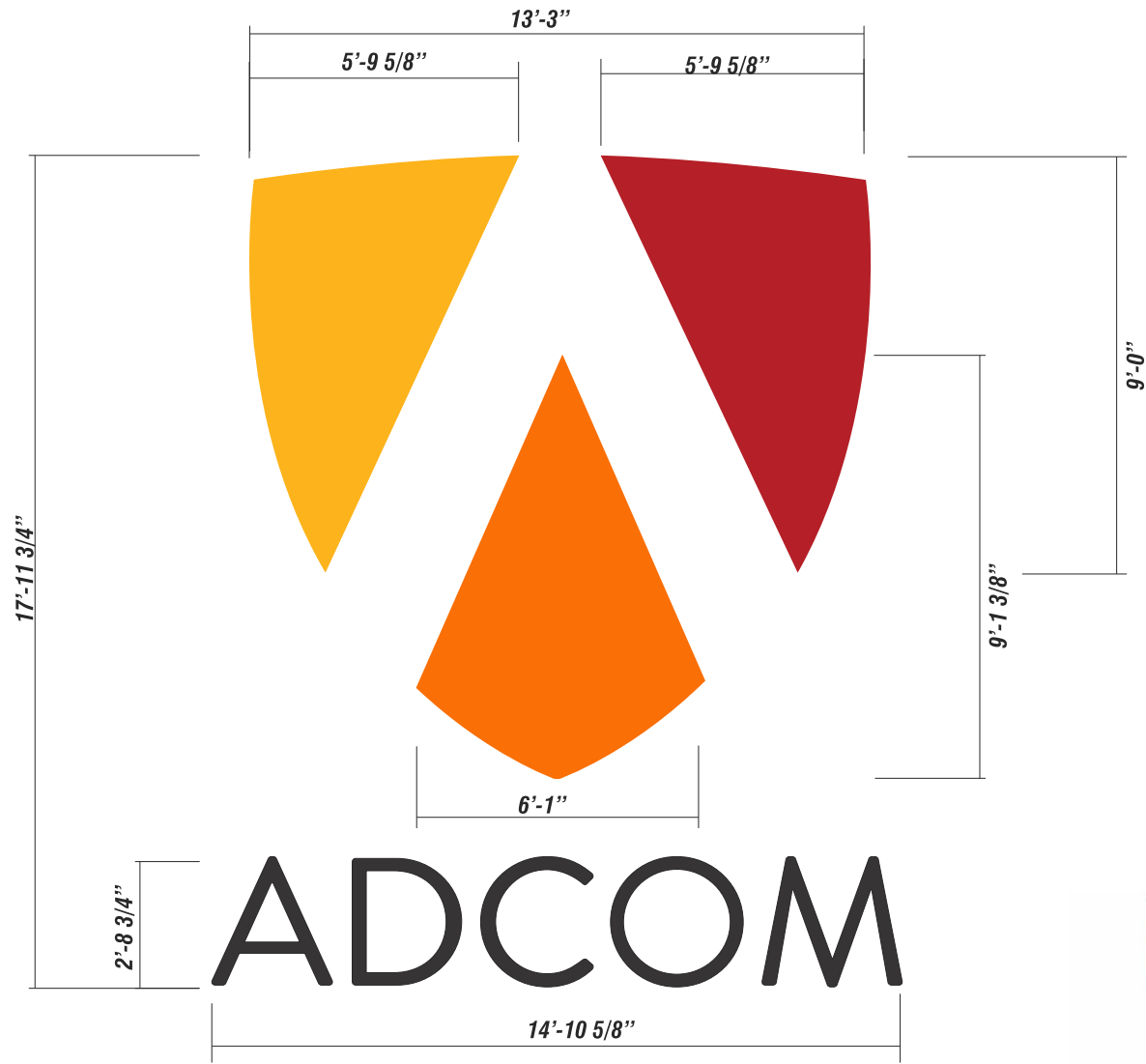
3-22-21 REVISED PROPOSED SIGN LOCATION
SHIFTED NORTH WITH RECOMMENDED LARGER BACKGROUND



NORTH WALL

EXISTING

WR9



NOTES:
Single-face fabricated aluminum LED wall sign consisting of logo segments with both face and halo illumination, letters with halo illumination only, and remote power supplies. Logo faces to be white polycarbonate with first surface applied 3M translucent vinyls with fabricated aluminum trim and returns; trim and returns for each segment to be painted to match corresponding face colors. Left segment vinyl to be Sunflower 3630-25. Center segment vinyl to be Kumquat Orange 3630-74. Right segment vinyl to be Regal Red 3630-83. "ADCOM" letters to have all visible surfaces painted black. All face and halo illumination to be provided by white LEDs.

RATED 120 VOLTS



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COMPANY NAME	ADCOM		SALESMAN	JM	DATE	3-31-21	REVISION	DESIGN NO.	B21-495
LOCATION	WESTERN RESERVE BUILD, W9TH ST., CLEVELAND, OH		DESIGNER	DM	SCALE	1/4" = 1'-0"		COPYRIGHT ©	2021
							FILE NAME	charlotte/ Adcom 18 foot	



VIEW FROM WEST 9TH

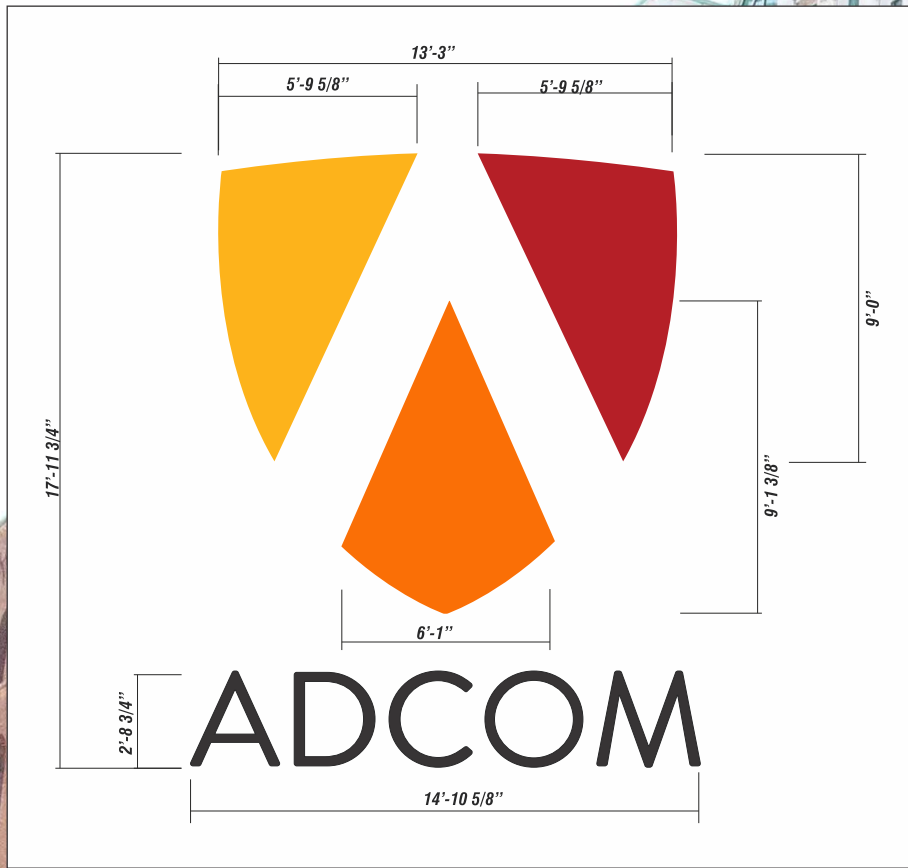


DAYTIME VIEW FROM W. 10TH AND ST. CLAIR



NIGHTTIME VIEW FROM W. 10TH AND ST. CLAIR

18'



NORTH WALL
PROPOSED

Cleveland Landmarks Commission

Design Review



April 8, 2021

Historic Downtown Cleveland Design Review Committee

Adcom, 1468 W. 9th Street

March 17, 2021

Committee: Benton, Parker, Long, O'Connell, Zarnas

Staff: Starinsky, Crawford

Applicant: Joe Kubic, John McCrae, Bob Kunzen, Lelslie Dinovi, Daryl Strong

NOTE: Warehouse District Inc holds a historic conservation easement on the the Western Reserve Building and therefore, this project will be reviewed with consideration of the easement agreement with the property owner and National Parks Service Guidelines.

Proposal: Building Signage

- Signage at the north elevation
 - Logo face and halo lit
 - Letters halo lit
 - Over all scale about 16' by 20' tall
 - Located to the right to allow for a potential wall mural in the future
 - All service penetrations for each section
- Roof top signage facing west
 - Aluminum sign with internally illuminated signage
 - Hides some of the hvac equipment
 - All new steel tied to the building. Drawings are preliminary waiting for final engineering. Painted black.
 - 1920 building in the middle, 1800 building at the end - this building has structure to carry the load

See drawings for further details.

Discussion

- Scale of the wall sign seemed too large. The committee felt that the 15' tall version was more appropriate. There was discussion on the best scale.
- Mural 60x70 - \$35,000
- Location of the roof top sign - move over to hide more of the hvac. The 1800 building has the structure to carry the load, but the structure of the 1920 building to the north is more difficult.
- From the easement standpoint the roof top sign is visually independent of the building and does not detract from its historic nature. Further, the installation is removable and does not impact any character defining features.

In consideration of the discussion and several requested revisions, the applicant will submit the following by email for final approval

- Scale of the wall sign - 3 sizes 16', 18', 20' tall
- Location of the roof sign - could be moved to the north with consideration of the structure
- Add 1 foot around the sides and top of roof top sign

March 30, 2021

The applicant submitted revised drawings in response to the Committee's request. The Committee appreciated the revisions to the roof top sign. Further, the Committee preferred the 18' version of the wall sign. The applicant agreed to this version.

See revised drawings for further details.

The Committee voted to approve the revised signage designs with the 18' version of the wall sign.



Case 20-069: Ohio City Historic District (Concept Plan 12/10/20)

2429 West Superior Viaduct

New Mixed-Use Construction for Bridgeworks

Ward 3: McCormack

Project Representatives: Dominick Durante, Steve Jennings, LDA Architects; Michael Panzica, Graham Vesey; Jonathan Evans, John Maher, Ian Kenney, Mass Group

April 8, 2021



Case 21-025: Ohio City Historic District

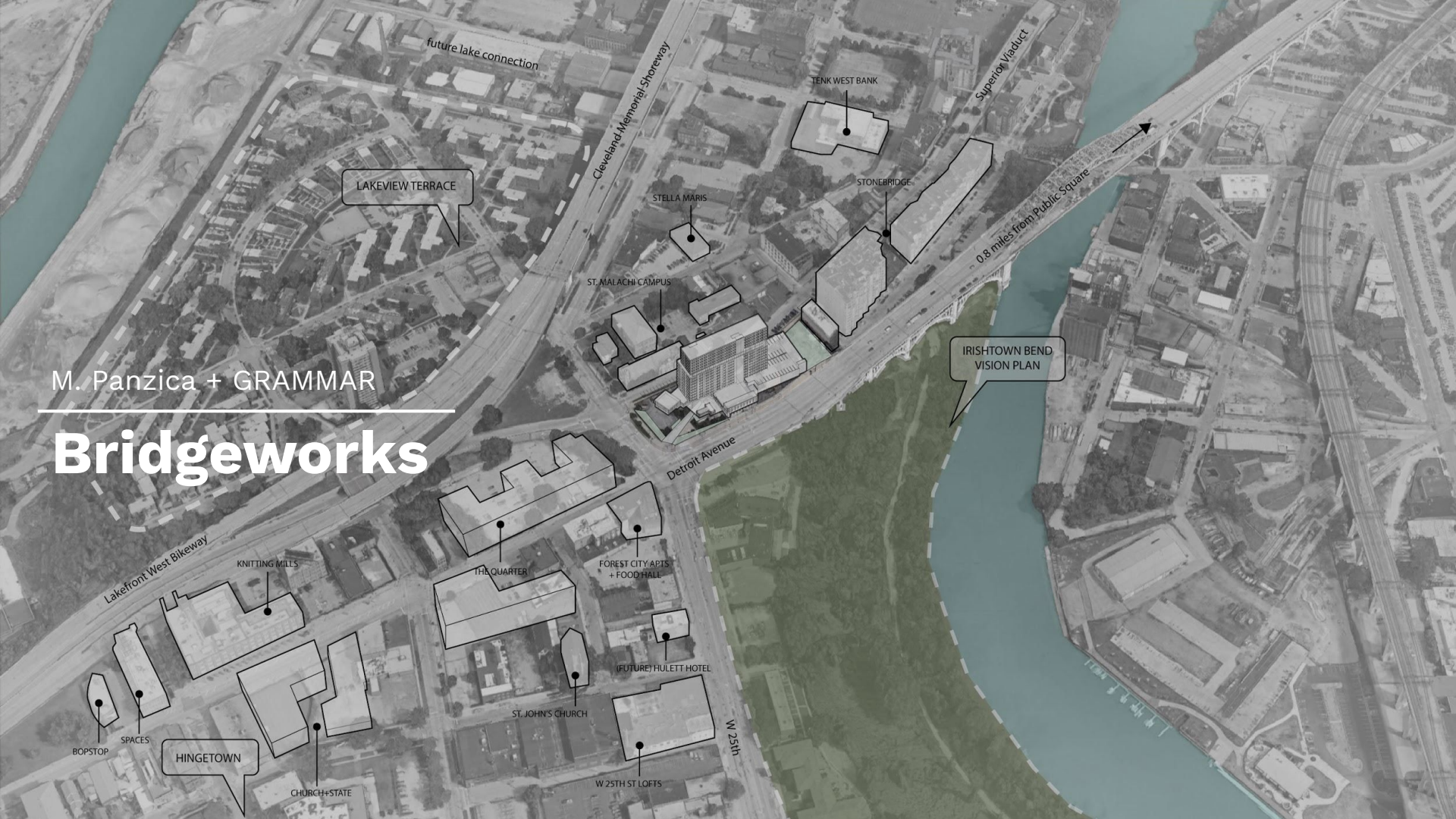
County Bridge Testing Building 2429 West Superior Viaduct

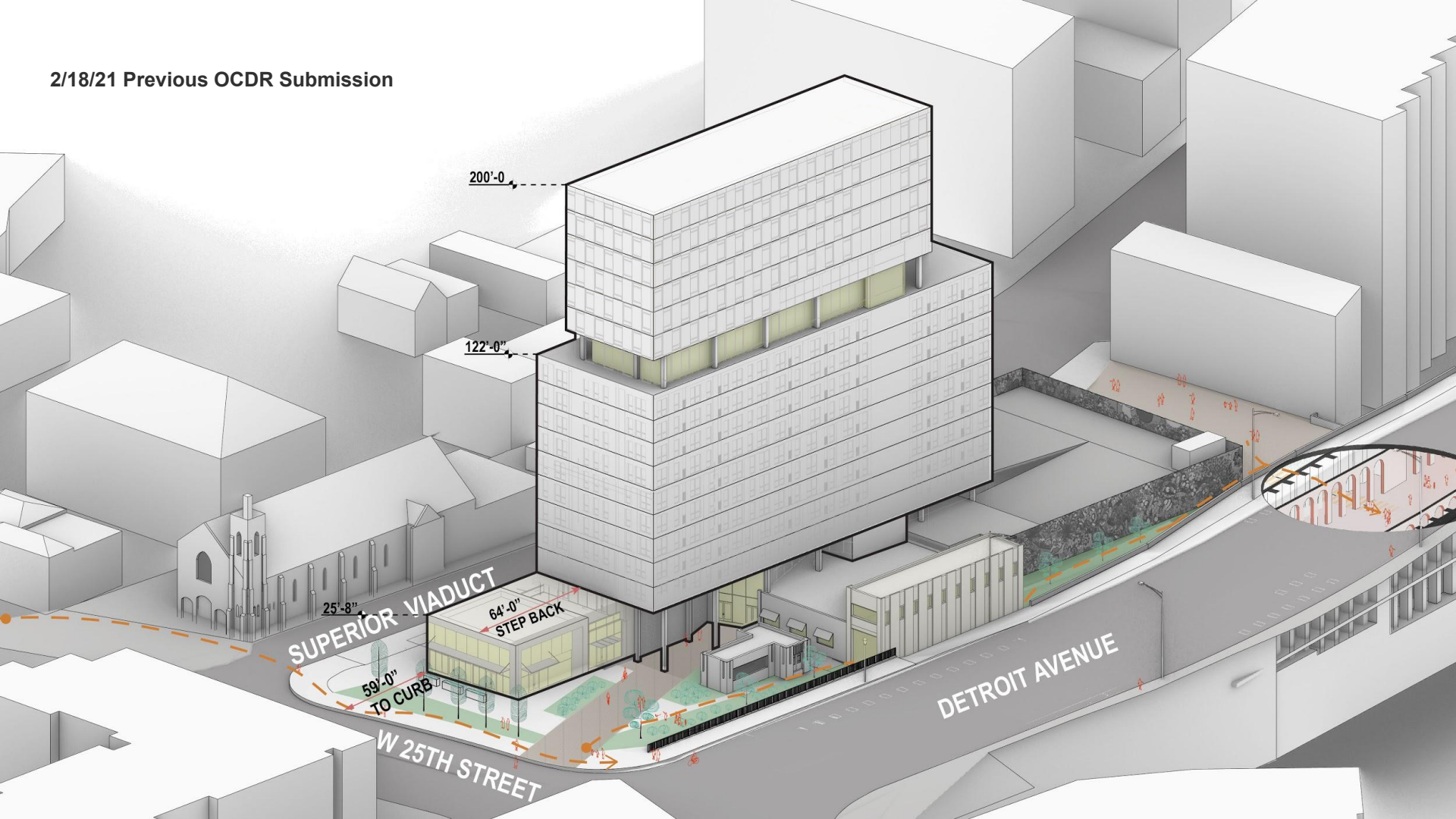
Demolition for Bridgeworks

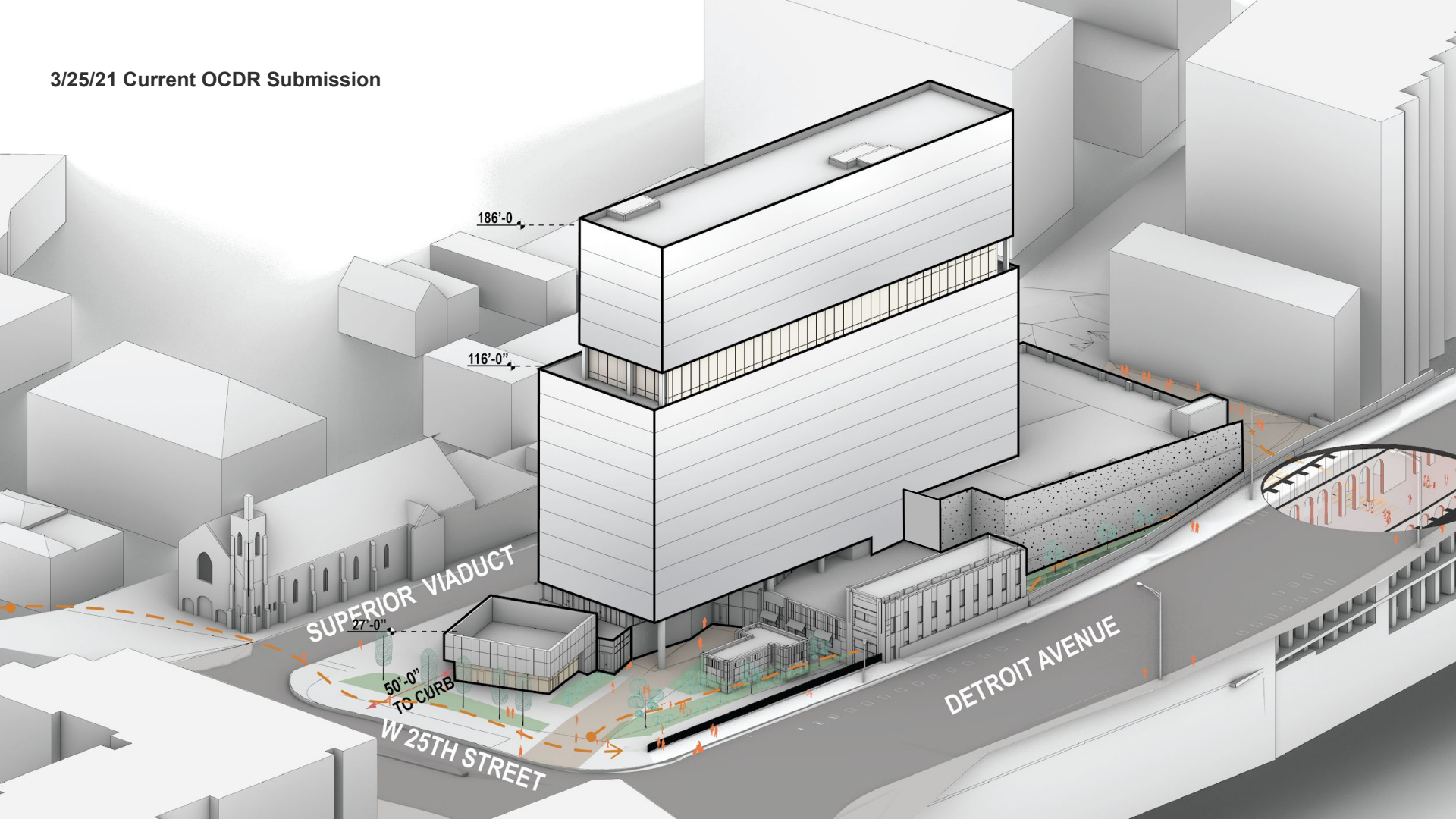
Ward 3: McCormack

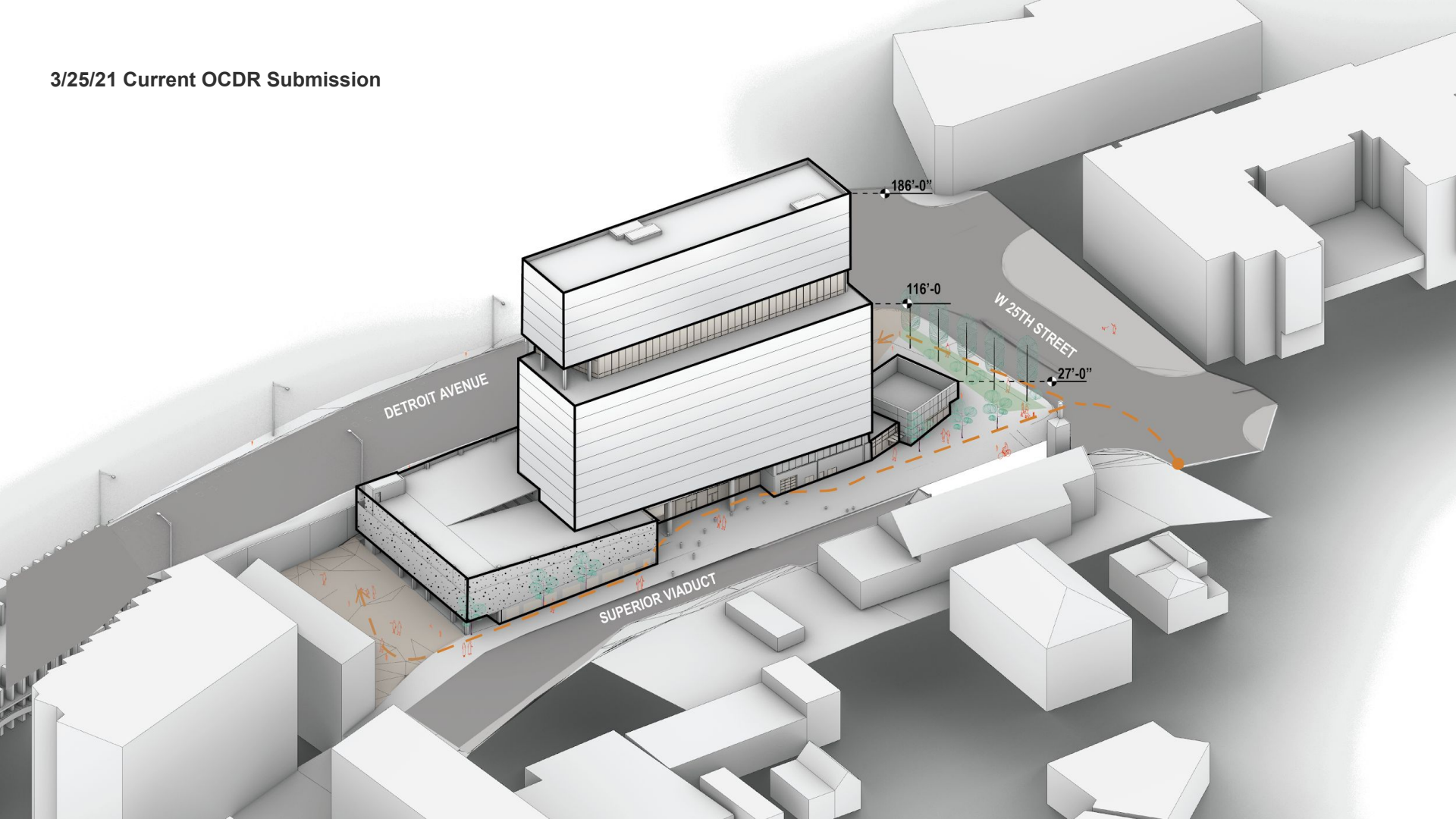
Project Representatives: Dominick Durante, Steve Jennings, LDA Architects; Michael Panzica, Graham Vesey; Jonathan Evans, John Maher, Ian Kenney, Mass Group

Bridgeworks

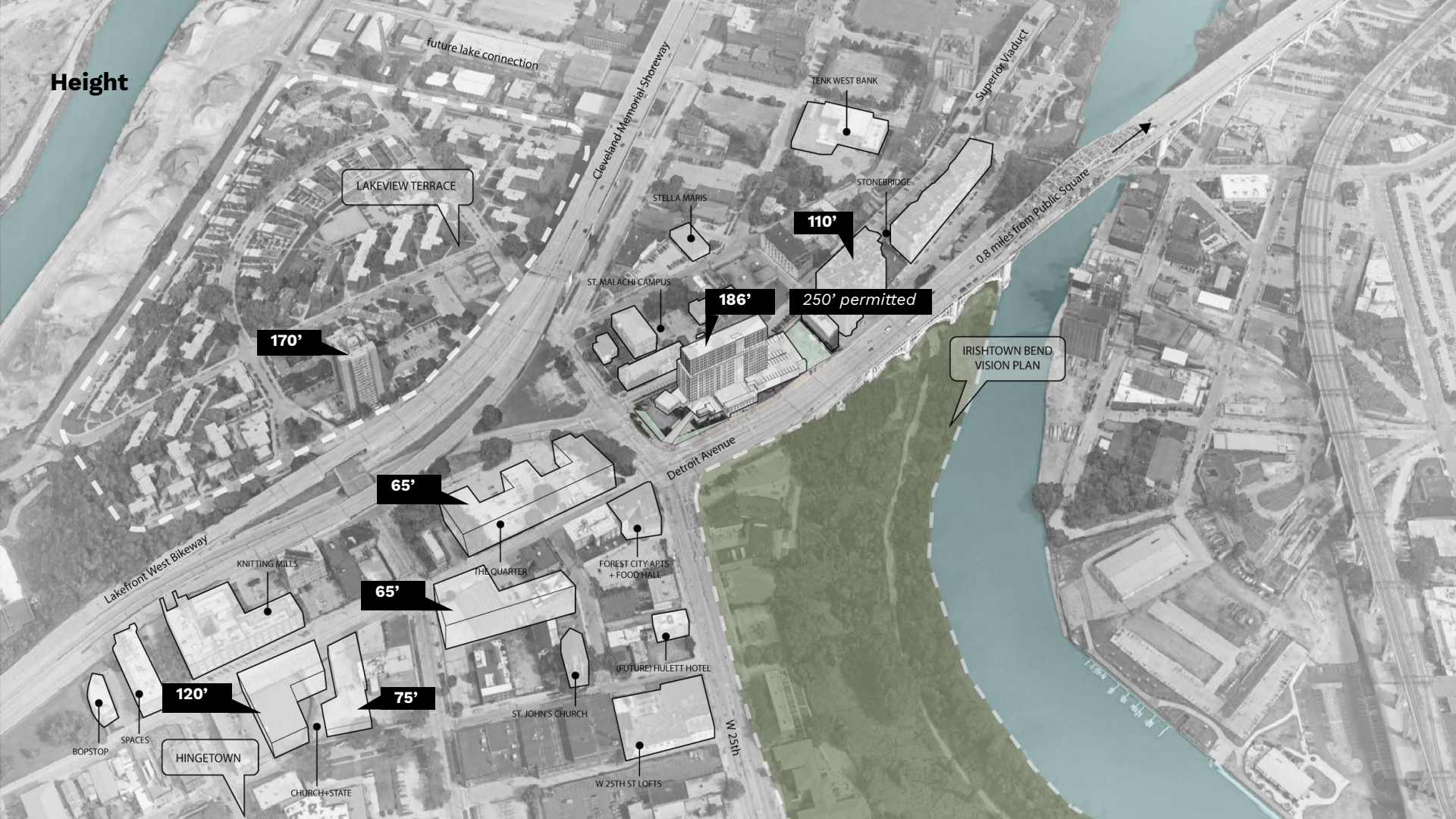








Height

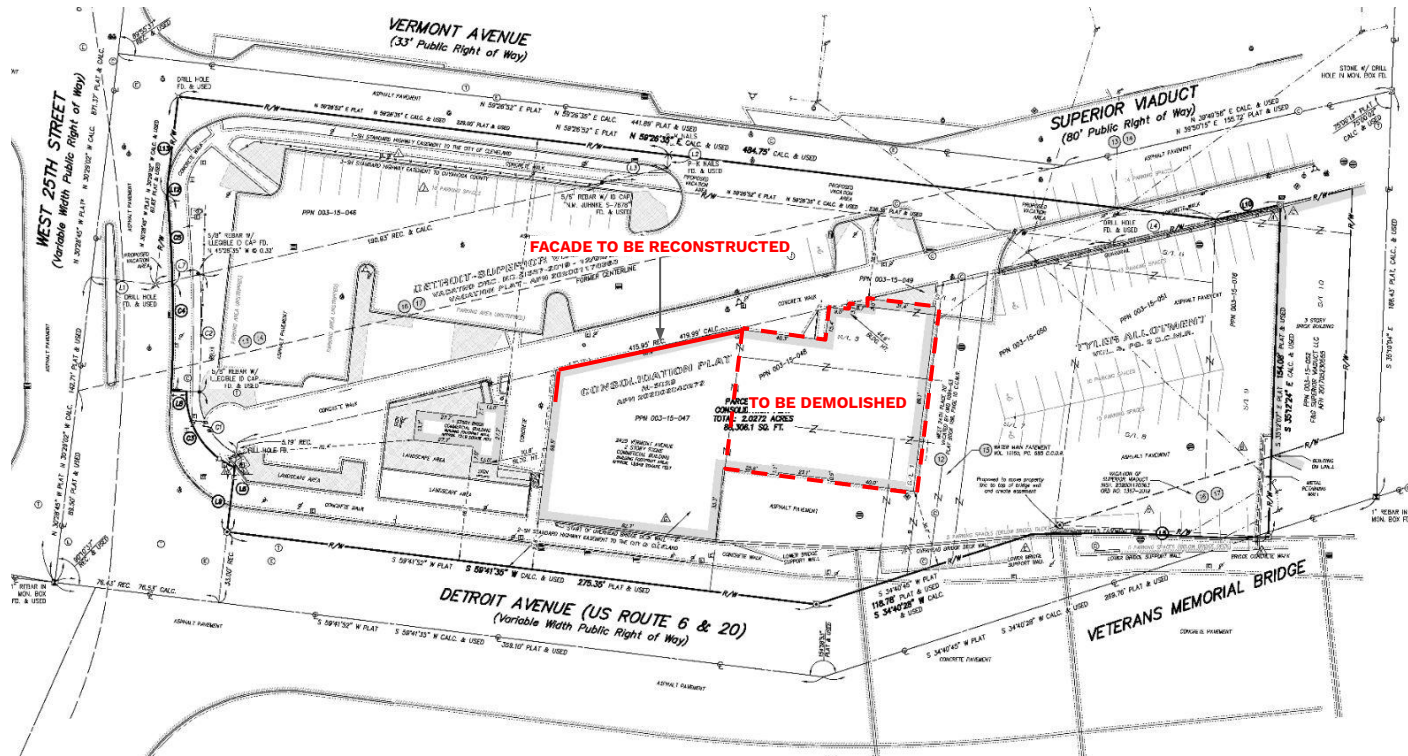




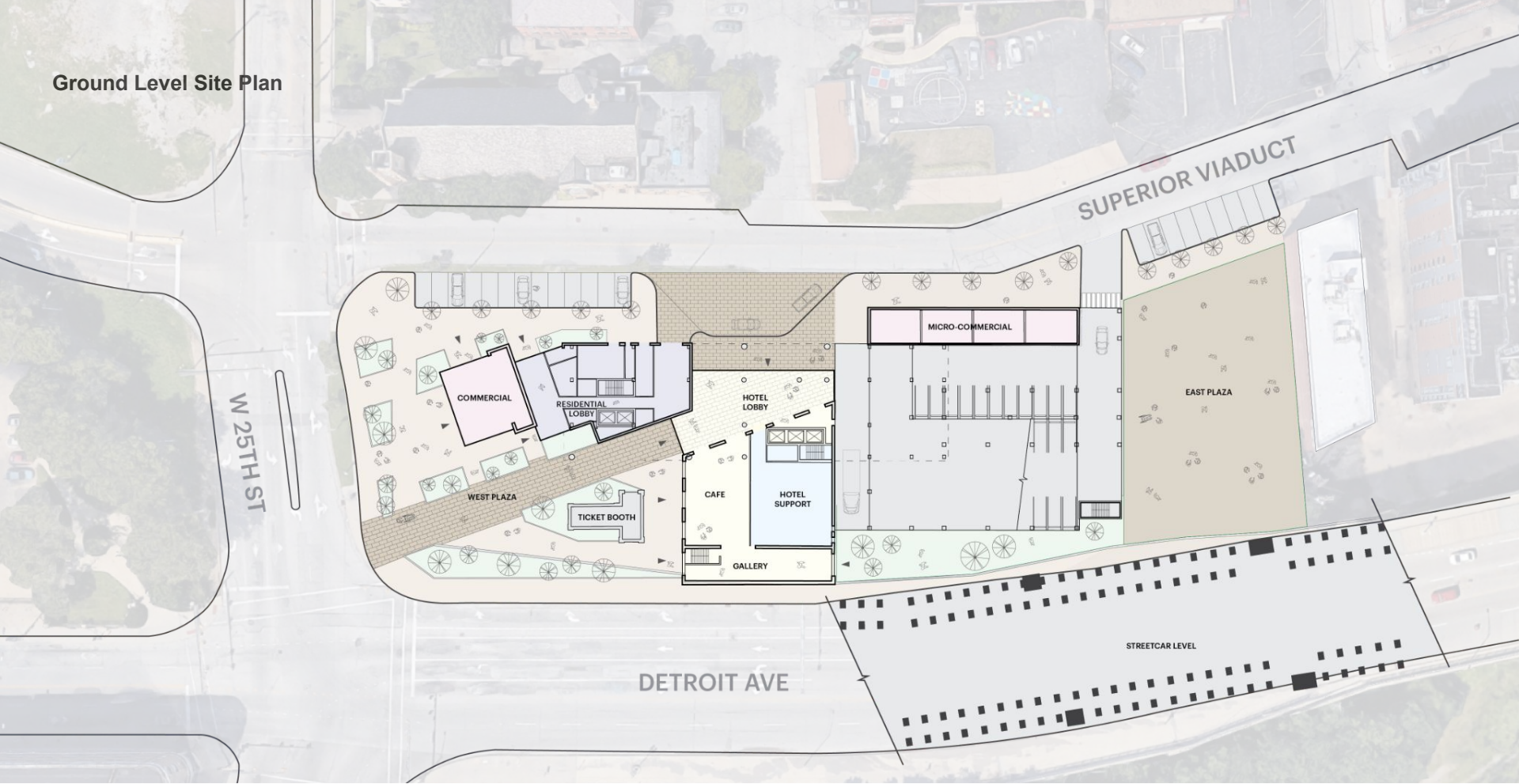
RESTAURANT



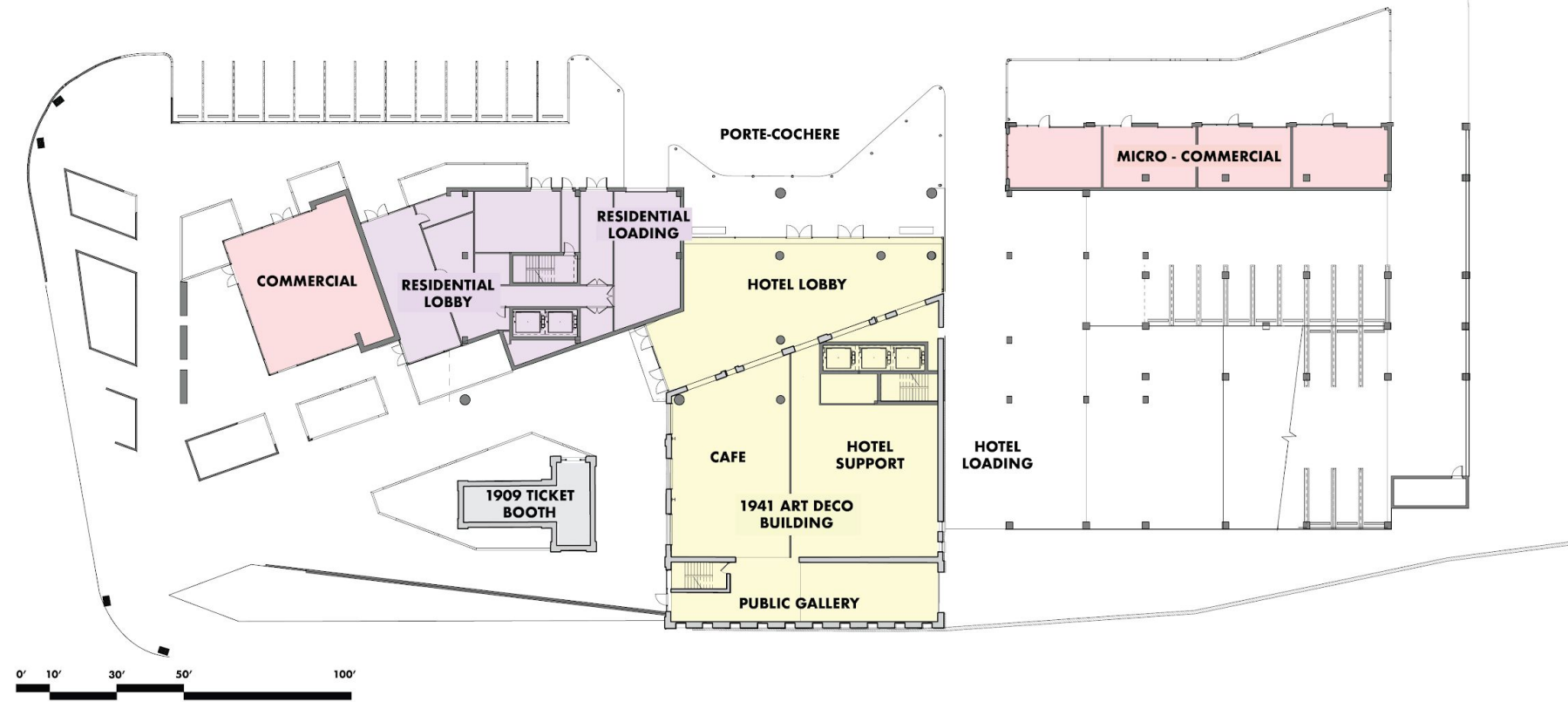
Existing Site Survey



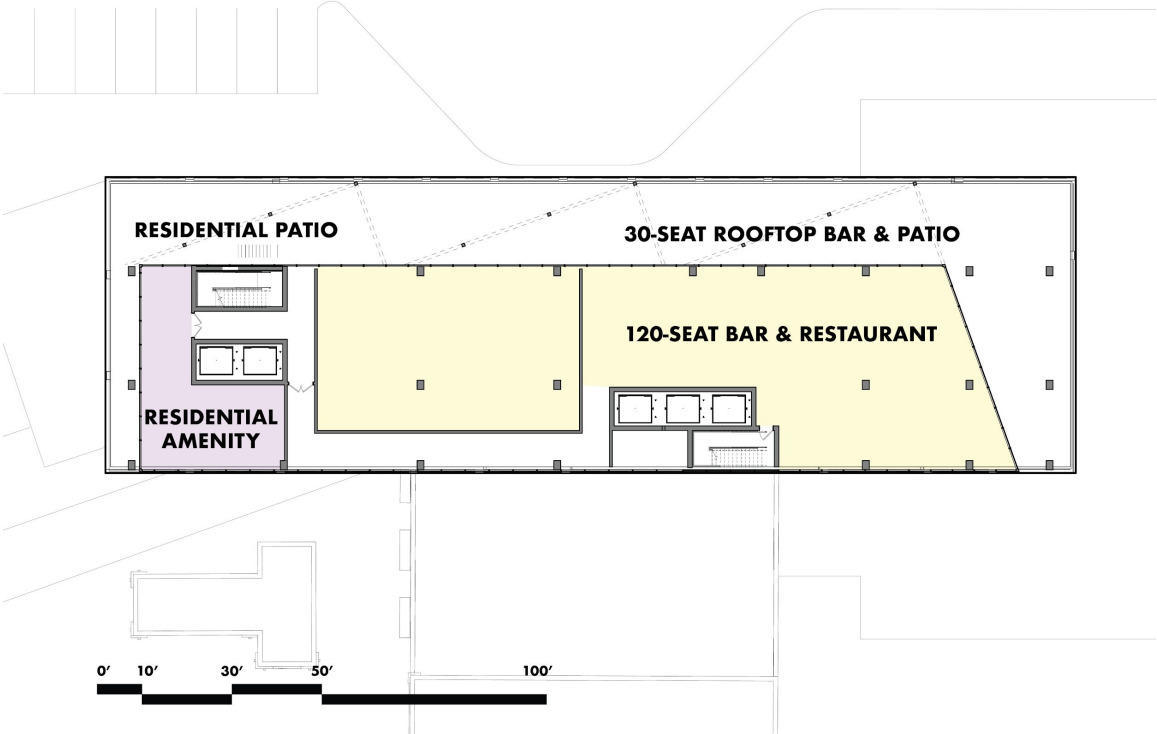
Ground Level Site Plan



Ground Floor Plan



11th Floor Plan



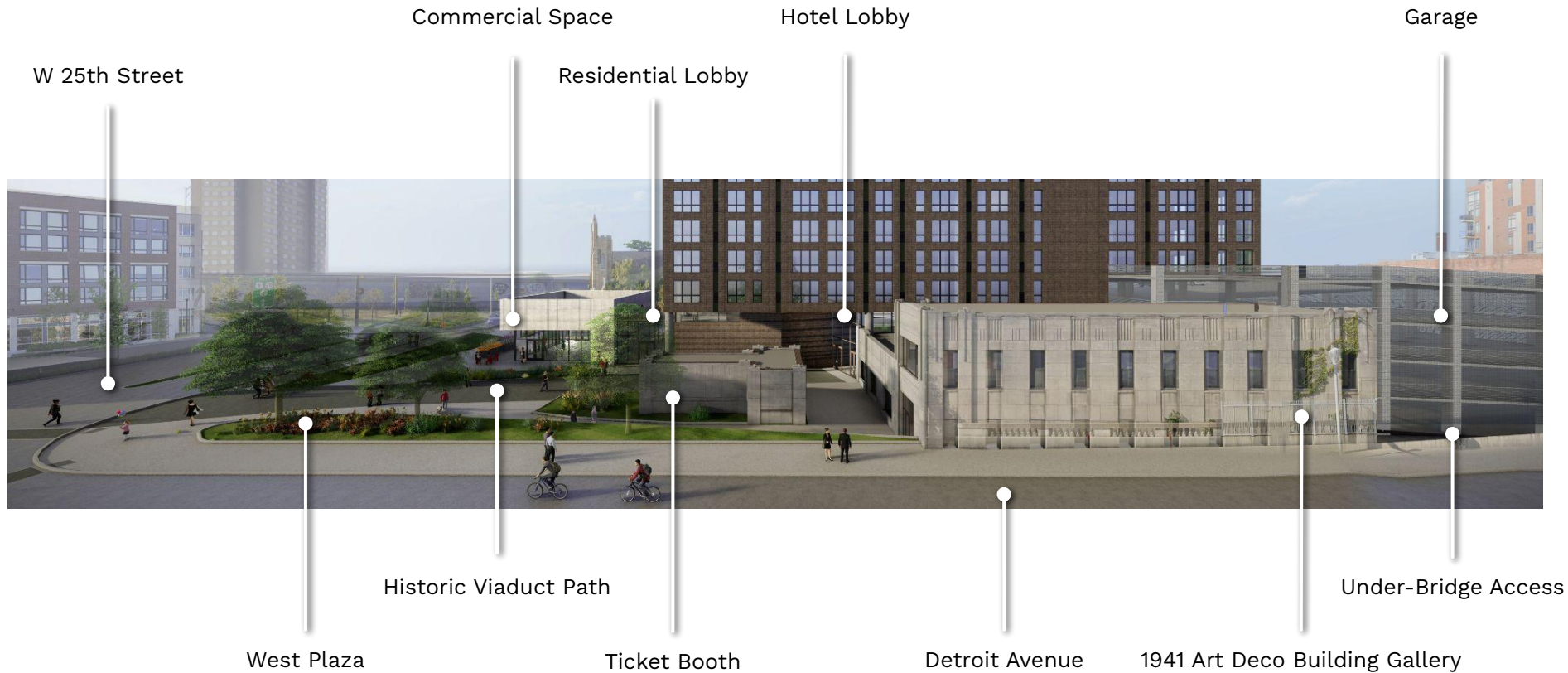
Typical Floor Plans



Typical Residential Plan (Floors 2-9)



Typical Hotel Plan (Floors 13-16)

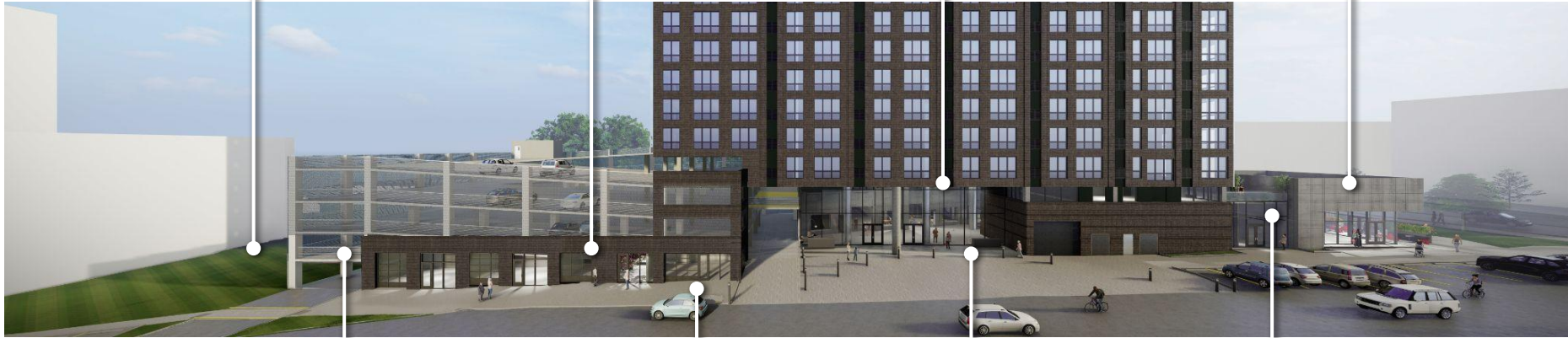


East Plaza

Micro-Commercial Space

Hotel Lobby

Commercial Space



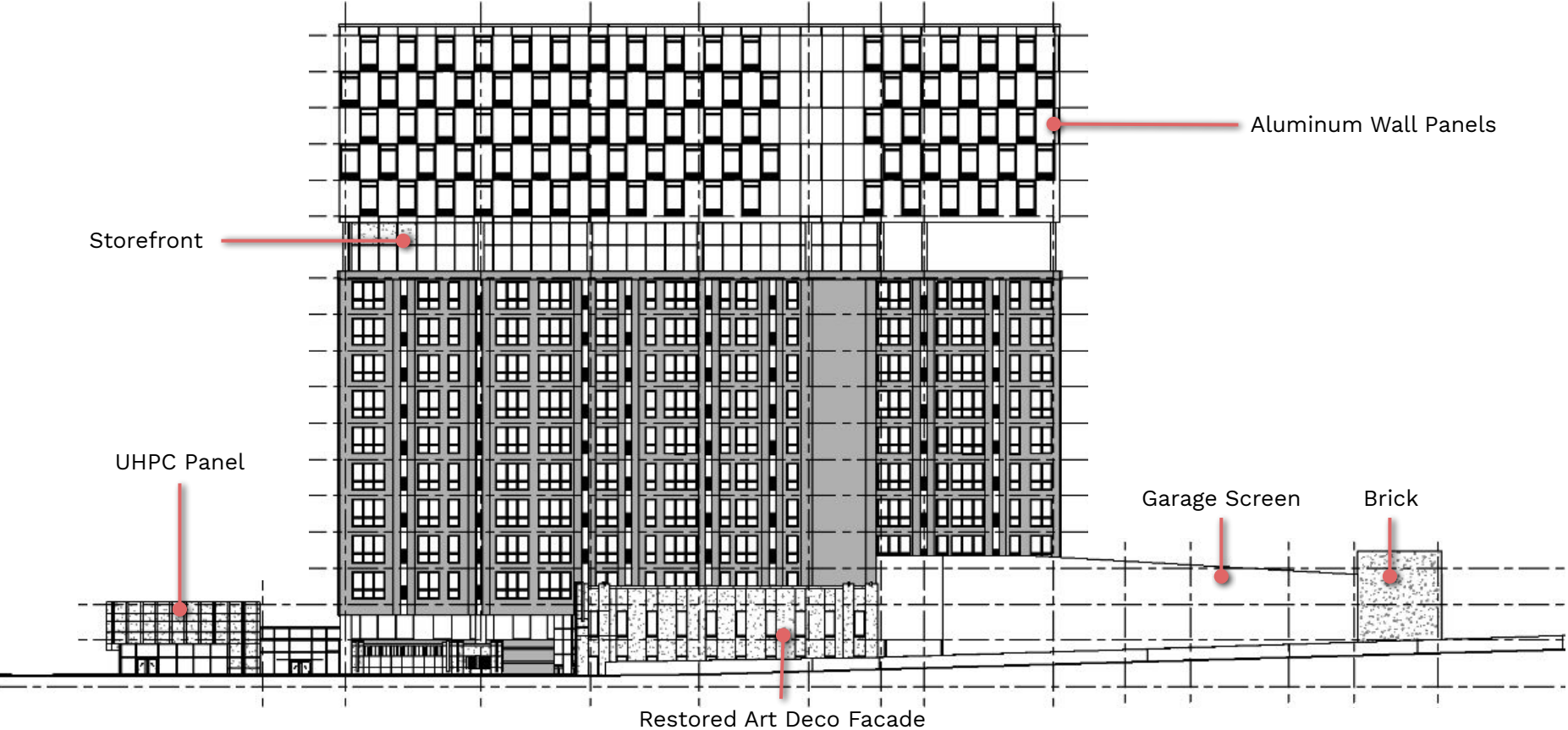
Garage

Superior Viaduct

Hotel Porte-Cochere

Residential Lobby

Building Elevations - South Facade



Building Elevations - North Facade

Aluminum Wall Panels

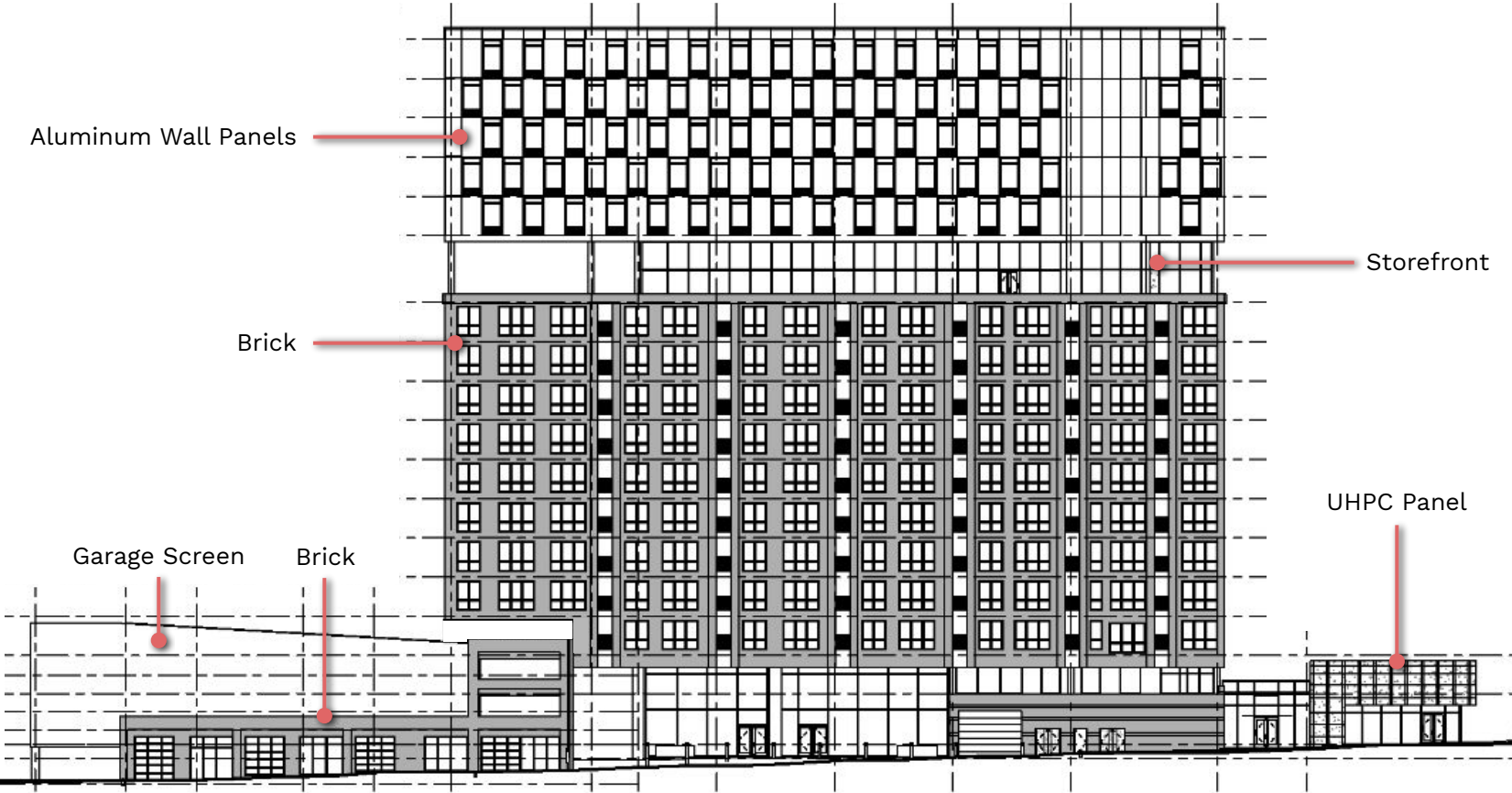
Brick

Garage Screen

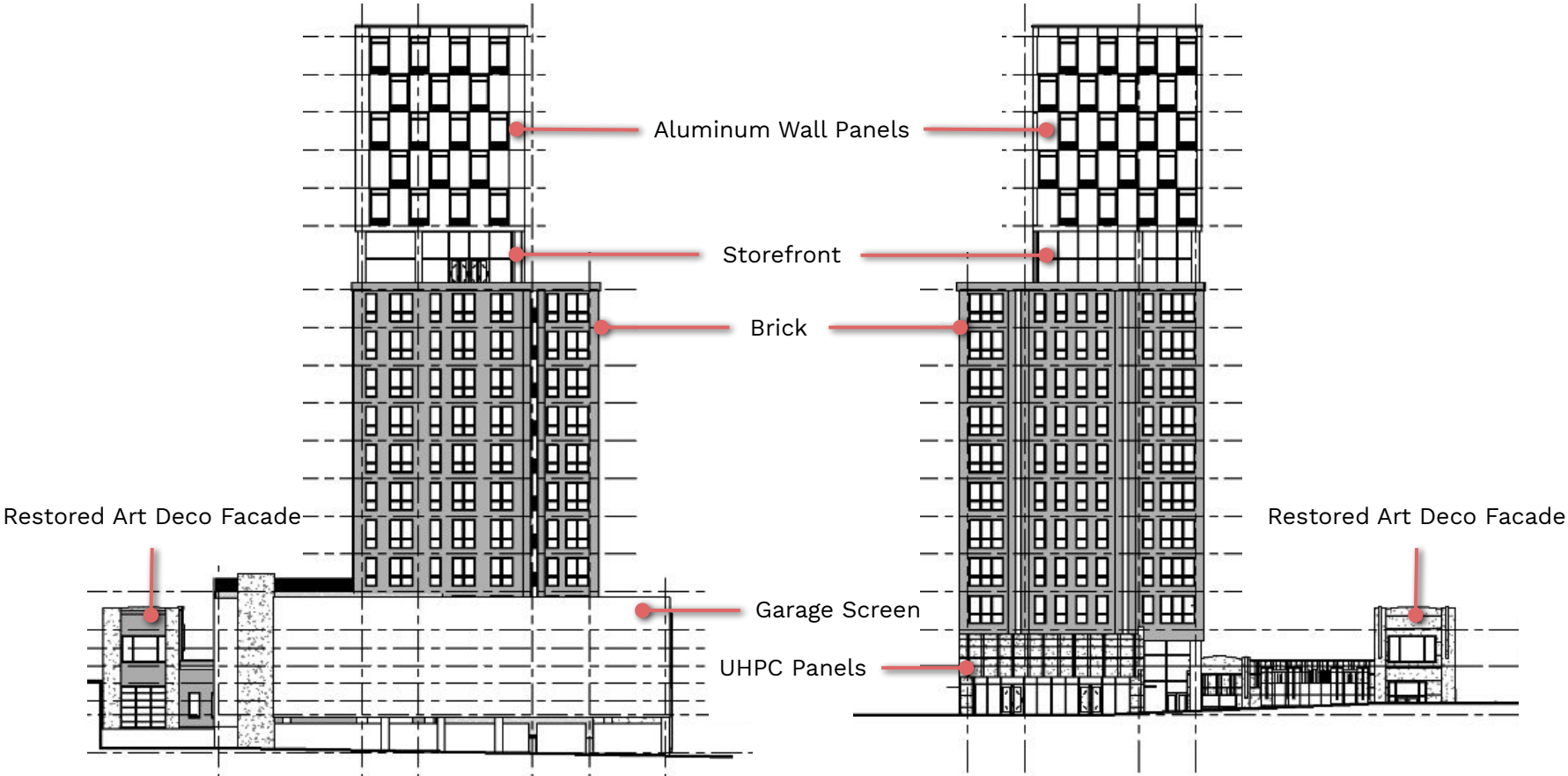
Brick

Storefront

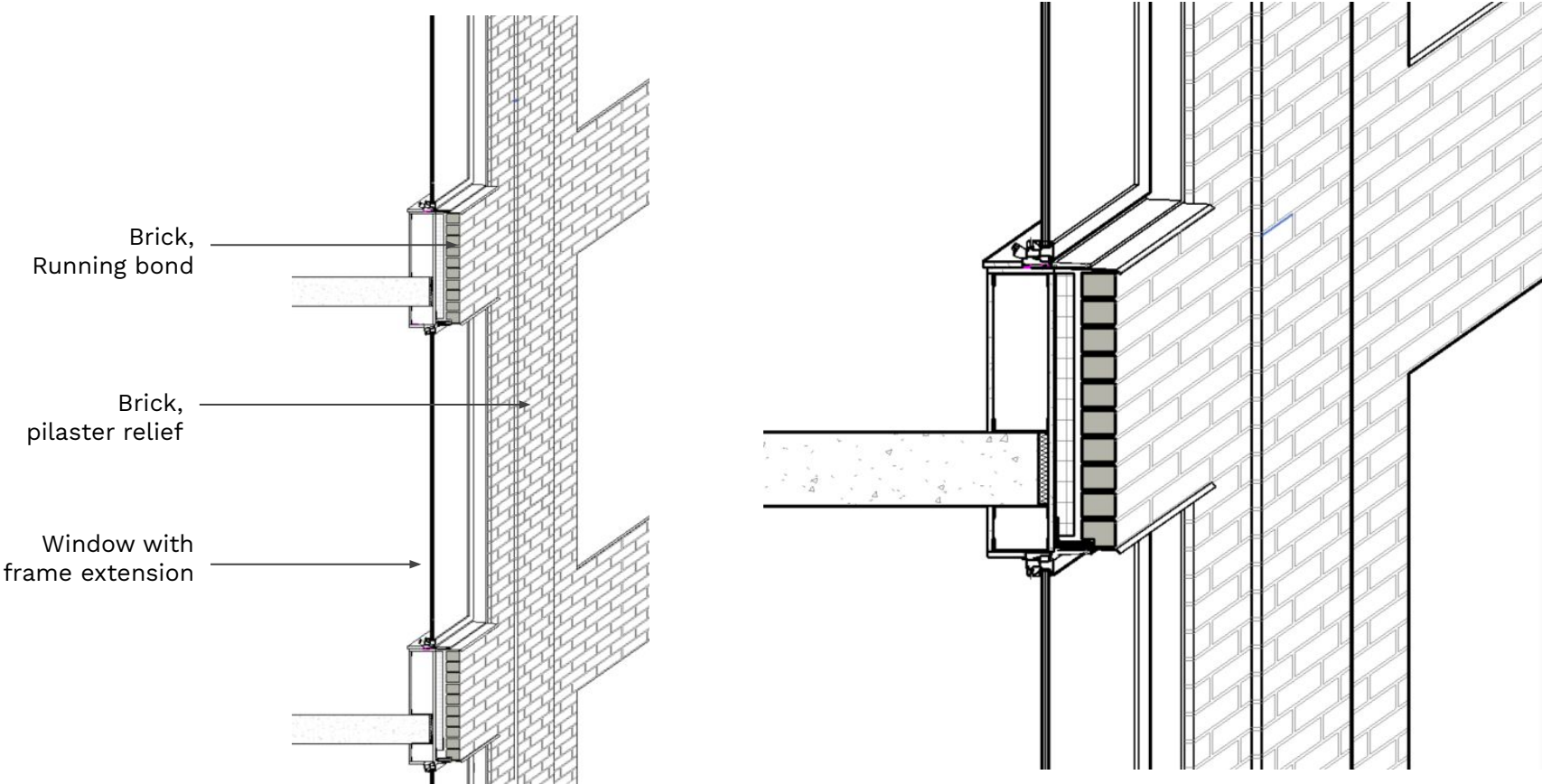
UHPC Panel



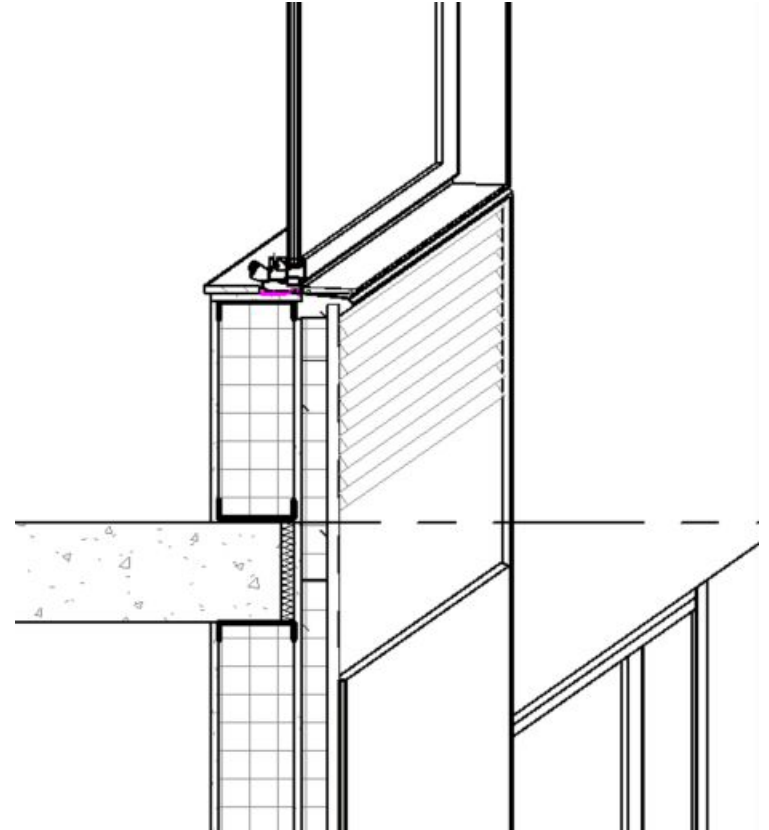
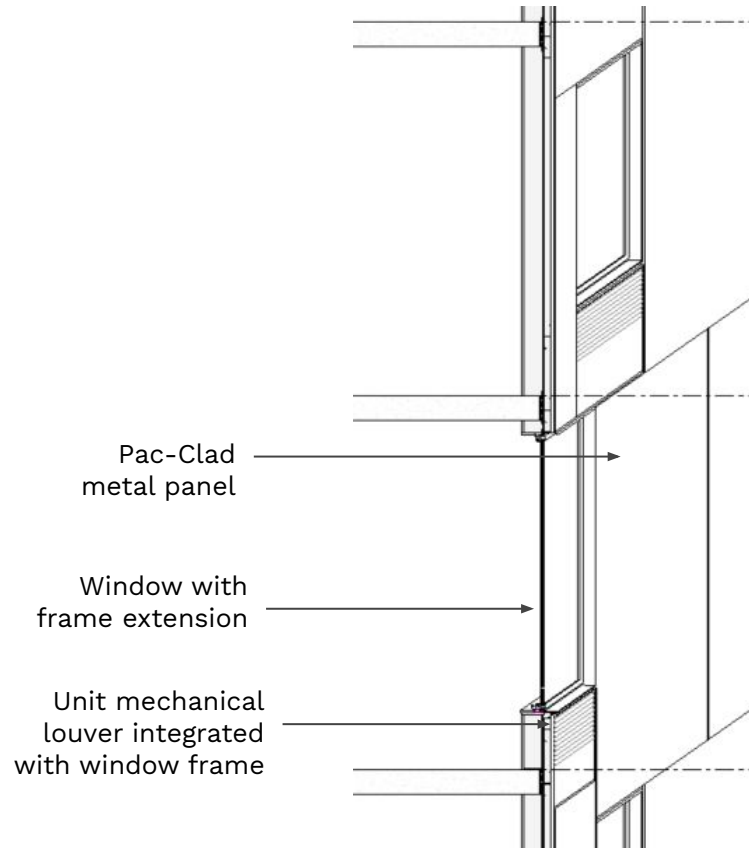
Building Elevations - East and West Facades



Residential Wall Section



Hotel Wall Section



Materiality

Aluminum Wall Panels



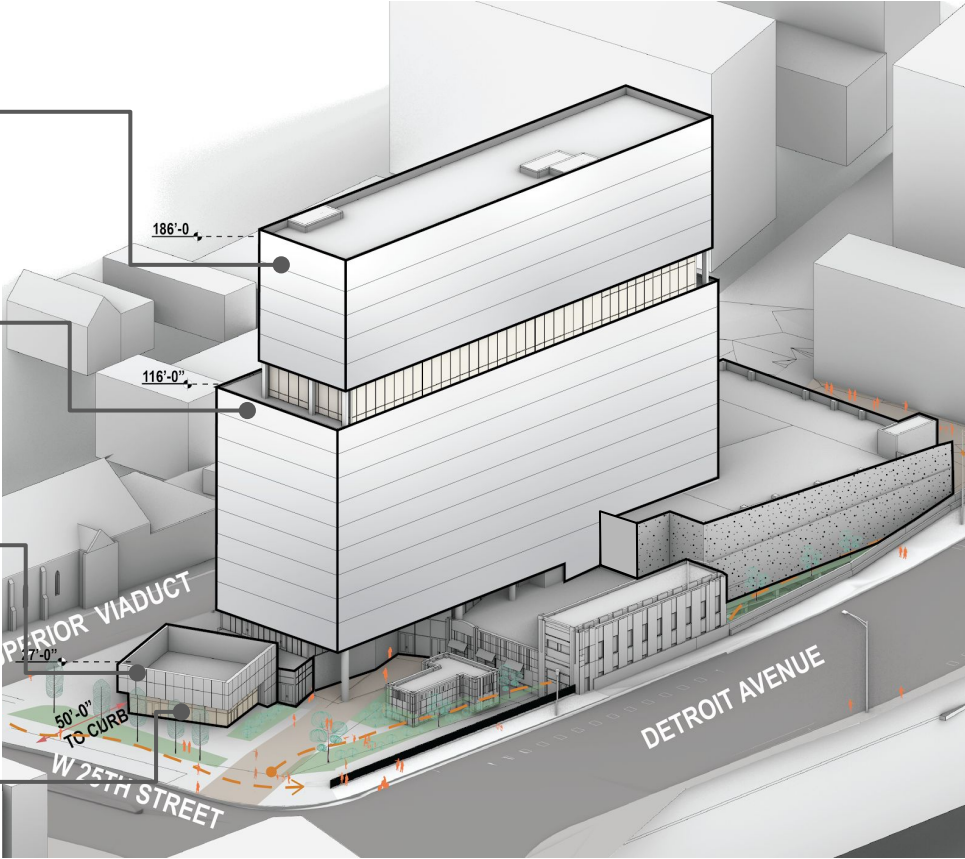
Face Brick



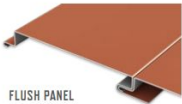
UHPC Panels



Storefront / Window Mullions



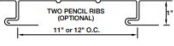
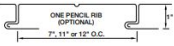
Aluminum Wall Panels



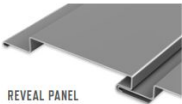
FLUSH PANEL

MATERIALS
 .032 aluminum 24 gauge steel
 .040 aluminum* 22 gauge steel*

SPECS
 7", 11", or 12" O.C. 1" High



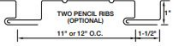
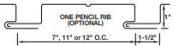
12" O.C. has reduced fastener flange. Clip not shown in drawings above.
 A complete specification is available online at pac-clad.com.



REVEAL PANEL

MATERIALS
 .032 aluminum 24 gauge steel
 .040 aluminum* 22 gauge steel*

SPECS
 7", 11", or 12" O.C. 1" High



PRODUCT FEATURES

- ▶ Available with up to two pencil ribs
- ▶ Rounded interlock leg provides improved flush fit
- ▶ Optional clips available for Miami-Dade wind resistance requirements
- ▶ 30-year non-prorated finish warranty
- ▶ Panel lengths from 4' to 25'

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Galvalume Plus available

ASTM TESTS - FLUSH

- ▶ ASTM E330 tested - 12" only
- ▶ ASTM F592
- ▶ ASTM E283
- ▶ ASTM E331
- ▶ AAMA 501.1-05

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Flush panels.

*Limited color availability.



Hunter Green

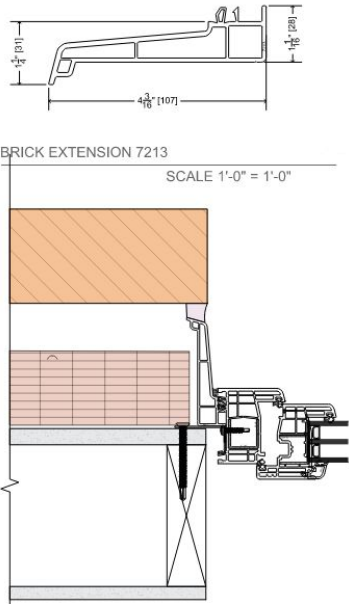


Face Brick



4"x4"x16"

High-Performance Polymer Windows



Ultra Mesh Garage Screen



Specifications

WEIGHT	8 oz (280 g)
PRINTABILITY	Solvent, Eco-Solvent, UV, Latex, Screen Printing
YARN DENIER	1000 x 1000
TENSILE STRENGTH	160×160
TEAR STRENGTH	34 x 34
AIR FLOW THROUGH	37%

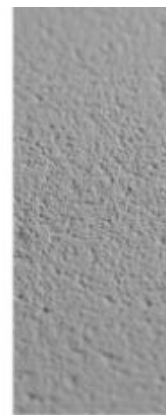
UHPC Panels



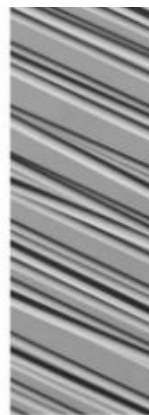
White 87



Platinum 75



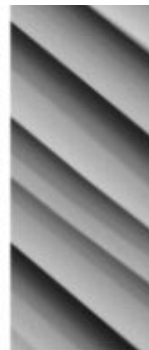
Rough 1



Reeds



Rio



Arbos 1+2





WELCOME
TO
Cleveland

RESTAURANT

Bridgeworks

Site Visit and Context

History

- Original bridge garage designed by Architect Walter J. Wefel, 1941
- Testing laboratory and garage addition designed by Architect William H. Collins, 1963

Site Visit Context











Ticket Booth





1941 Garage















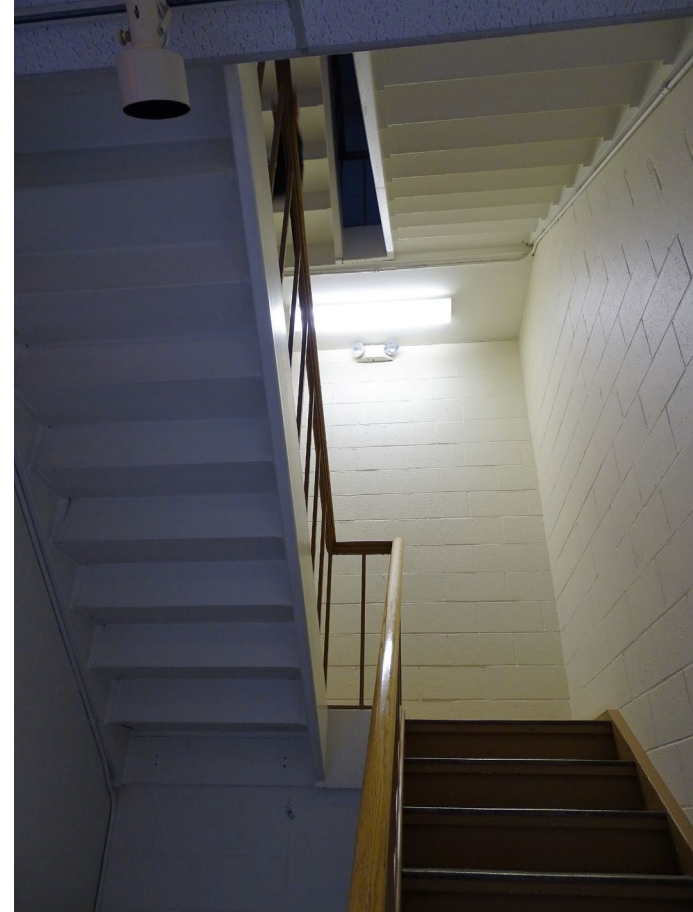
























April 8, 2021



Case 21-012: Gordon Square Historic District (Concept Plan 2/25/21)

5506-08, 5602 Detroit Avenue

New Construction for Waverly & Oak Mixed-Use Development

Ward 15: Spencer

Project Representatives: Scott Dimit, Dimit Architects; Justin Strizzi, Taylor Hawkins, Bond Street Group

April 8, 2021



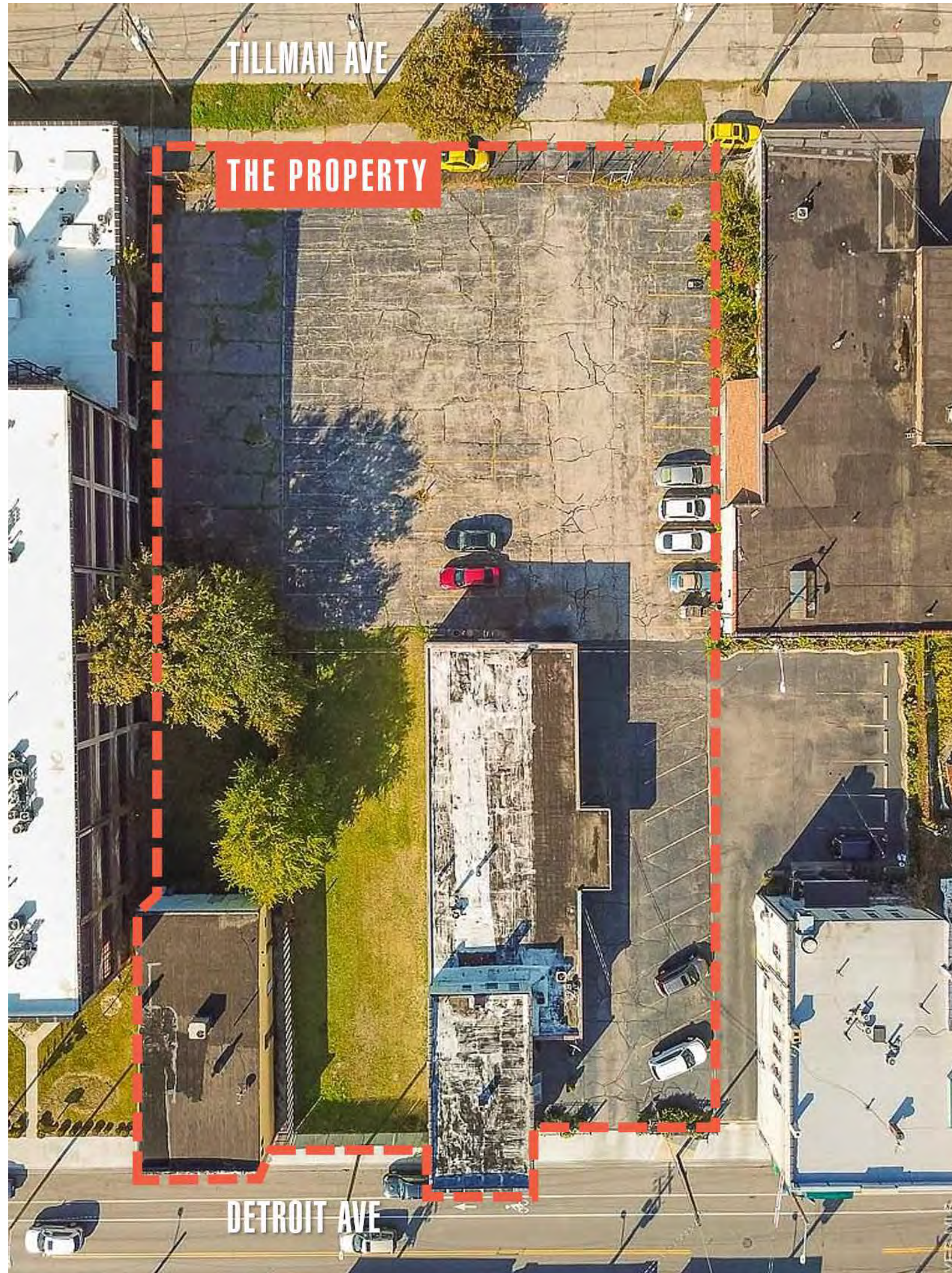
Case 21-024: Gordon Square Historic District (Concept Plan 2/25/21)
5506-08, Club Azteca 5602 Detroit Avenue, Waverly & Oak Development

Demolition and Mitigation

Ward 15: Spencer

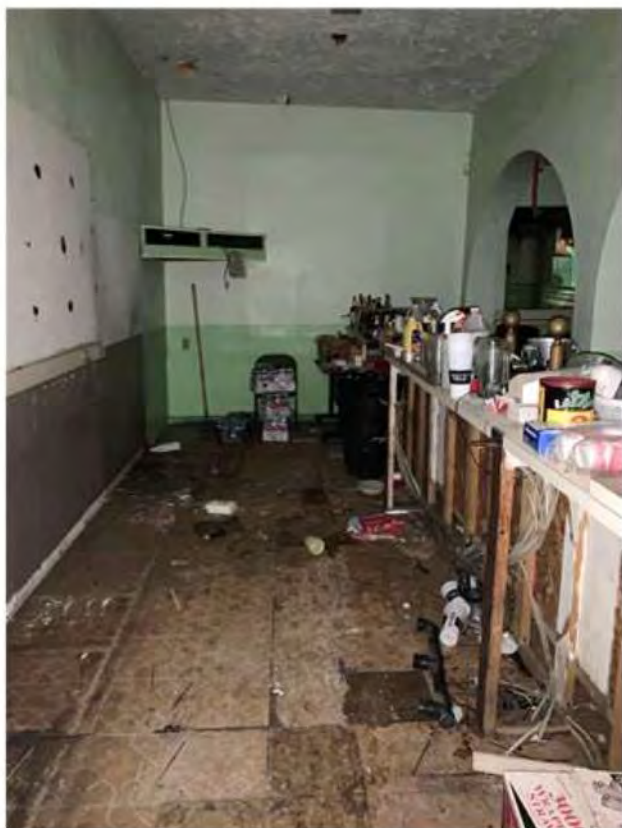
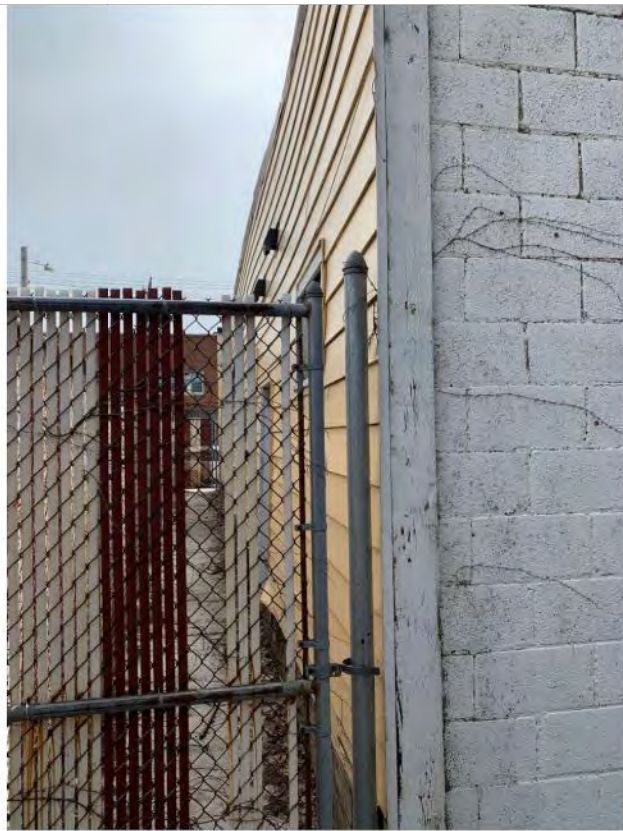
Project Representatives: Scott Dimit, Dimit Architects; Justin Strizzi, Taylor Hawkins,
Bond Street Group













5428 Detroit Ave
Minh Anh



5416 Detroit Ave



5400 Detroit Ave
Gordon Green



5403 Detroit Ave
The Courtland Building



5417 Detroit Ave - Astoria



5501 Detroit Ave



5507 Detroit Ave
Indian Delight



5701 Detroit Ave
Roumanian Daily News Building



5712 Detroit Ave
Flight



Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

South Facade at Detroit Avenue

⌘ BOND STREET

DIMITARCHITECTS
 architecture + interiors + urban design
 April 1, 2021







Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

North Facade at Tillman Avenue

⌘ BOND STREET

DIMITARCHITECTS
 architecture + interiors + urban design
 April 1, 2021

Tillman Avenue

Tillman Avenue

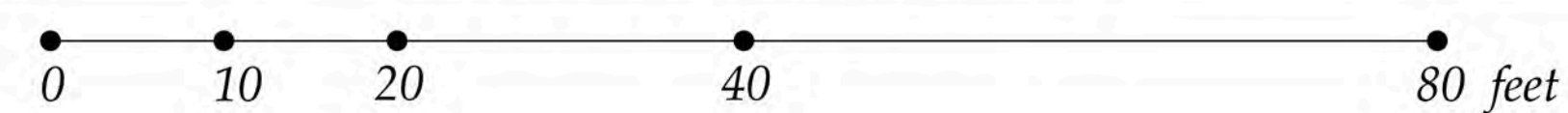


Waverly & Oak

Gordon Square Neighborhood, Cleveland, Ohio

Detroit Avenue

Lower Level Floor Plan

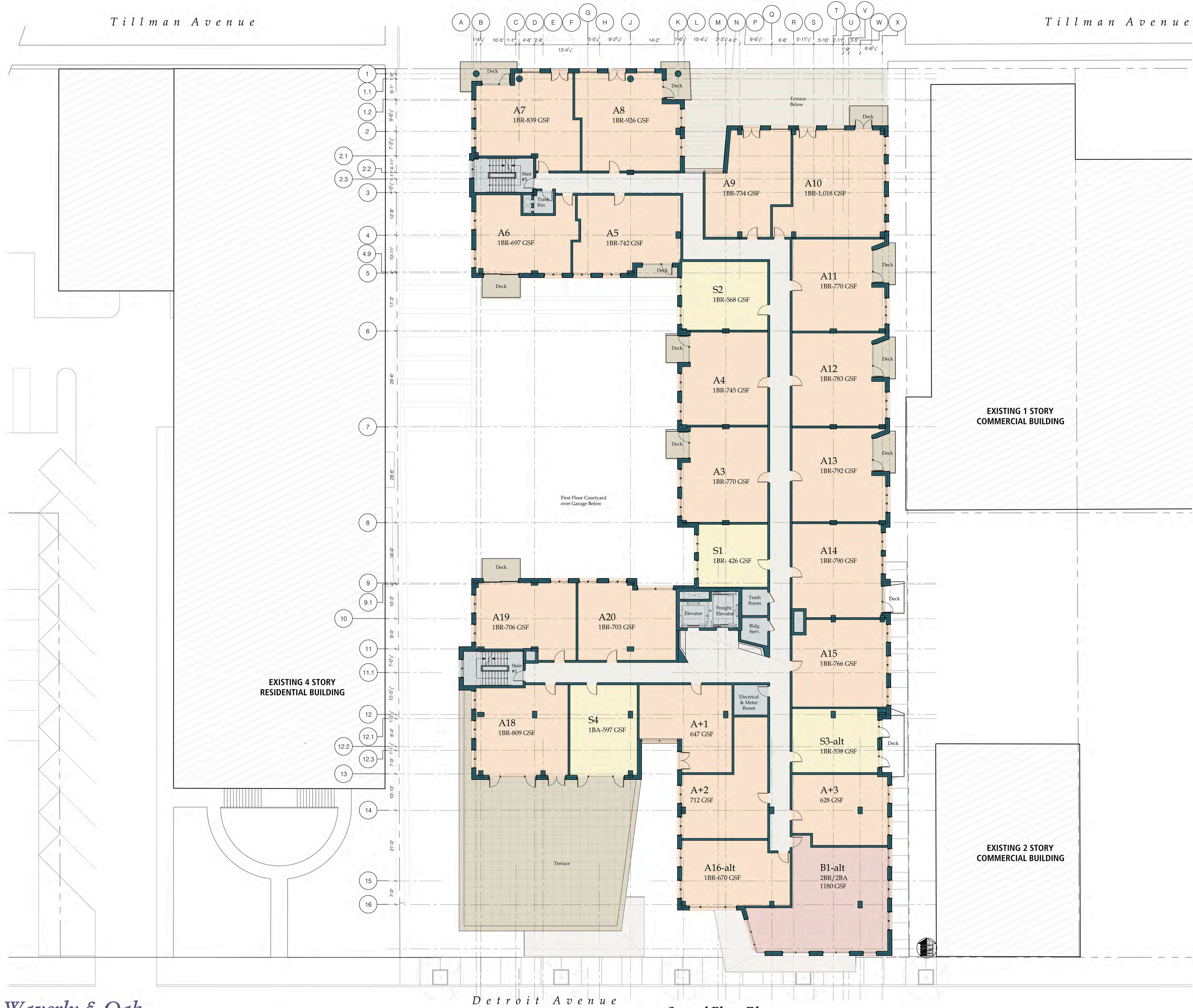


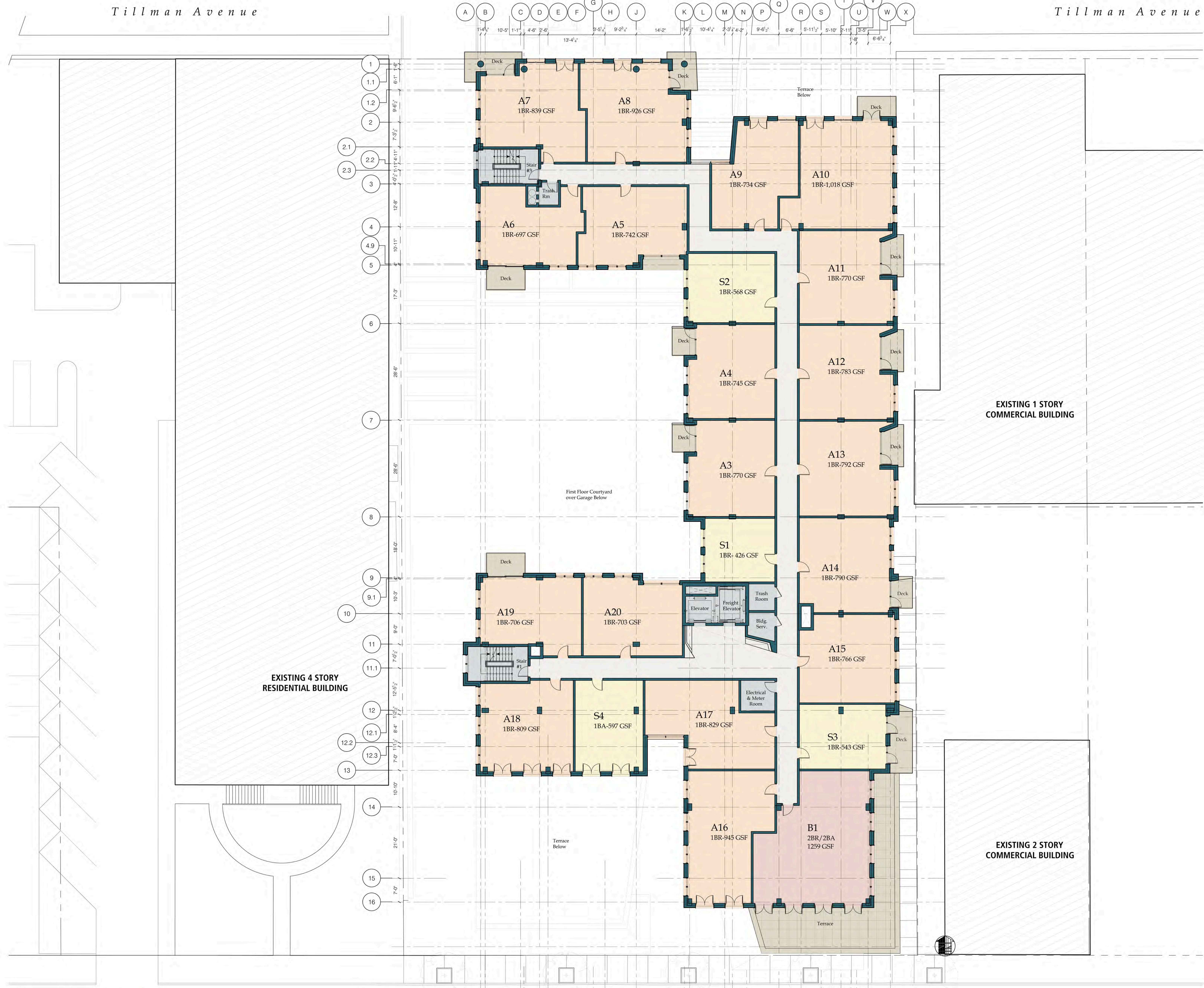
BOND STREET

DIMITARCHITECTS
architecture + interiors + urban design
April 1, 2021



Area and Yield Summary		
Lower Level:		
Parking:		35,121± s.f. Gross
Gross CAM Area:		30,278 s.f. (86%)
Parking Spaces:		4,843 s.f. (14%)
		97 Spaces
First Floor:		
Gross CAM Area:		23,793± s.f. Gross
Commercial Lease Spaces:		4,679 s.f. (20%)
Co-Working Space:		12,960 s.f. (54%)
Residential Gross Lease Area:		4,396 s.f. (19%)
		1,758 s.f. (7%)
One Bedrooms		
		2 Units.
Total Units per Floor		2 Units
Second Floor:		
Residential Gross Lease Area:		22,098± s.f. Gross
Gross CAM Area:		18,556 s.f. (84%)
		3,542 s.f. (16%)
Studios		
		4 Units.
One Bedrooms		20 Units.
Two Bedrooms		1 Units.
Total Units per Floor		25 Units
Typical Floor (Floors 3, 4, & 5):		
Residential Gross Lease Area:		21,211± s.f. Gross
Gross CAM Area:		17,757 s.f. (84%)
		3,454 s.f. (16%)
Studios (500 S.F. +/-)		
		4 Units.
One Bedrooms (720 S.F. +/-)		18 Units.
Two Bedrooms (1,000 S.F. +/-)		1 Units.
Total Units per Floor		23 Units
Sixth Floor:		
Residential Gross Lease Area:		20,813± s.f. Gross
Gross CAM Area:		17,359 s.f. (83%)
		3,454 s.f. (17%)
Studios		
		5 Units.
One Bedrooms		17 Units.
Two Bedrooms		1 Units.
Total Units per Floor		23 Units
Penthouse Floor:		
Residential Gross Lease Area:		13,343 ± s.f. Gross
Rooftop Lounge Area:		7,790 s.f. (58%)
Gross CAM Area:		2,077 s.f. (16%)
		3,476 s.f. (26%)
Penthouse Apartments:		
		7 Units.
Total Units per Floor		7 Units
Building Totals:		
Total Apartment Units		126 Units
Total Parking Spaces		97 Spaces
Total Gross Leasable Area	(80%)	118,167 ± s.f.
Total CAM Area:	(20%)	30,356 ± s.f.
Total Gross Square Feet (Without Garage):		148,523 ± s.f.
Total Garage Area		30,278 ± s.f.

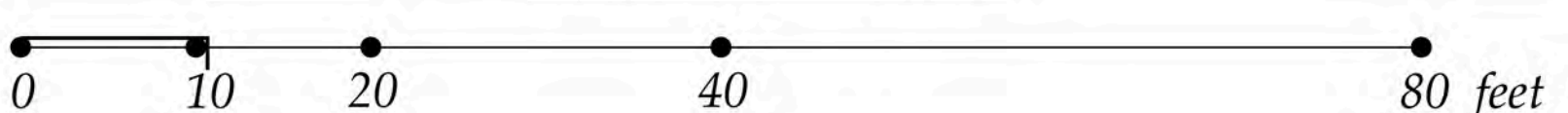




Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

Detroit Avenue

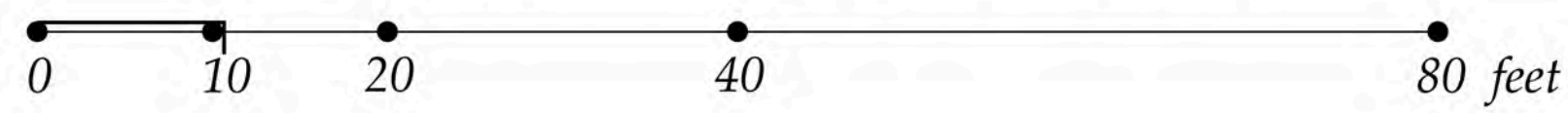
Third Floor Plan





Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

Typical Fourth to Fifth Floor Plans

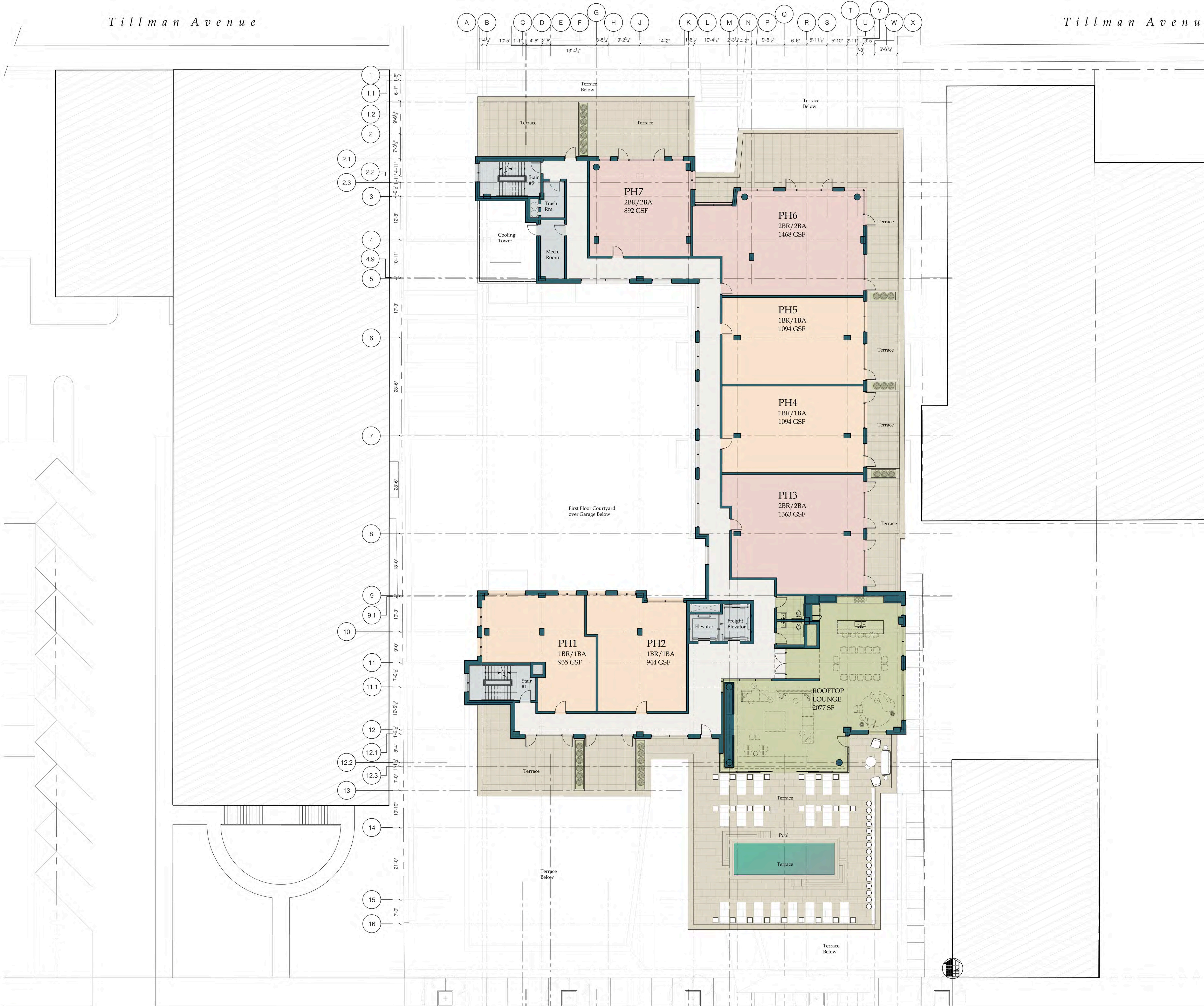


BOND STREET

DIMITARCHITECTS
architecture + interiors + urban design
March 23, 2021



A horizontal number line with arrows at both ends. It has five tick marks labeled 0, 10, 20, 40, and 80 feet. The labels are placed below the tick marks.





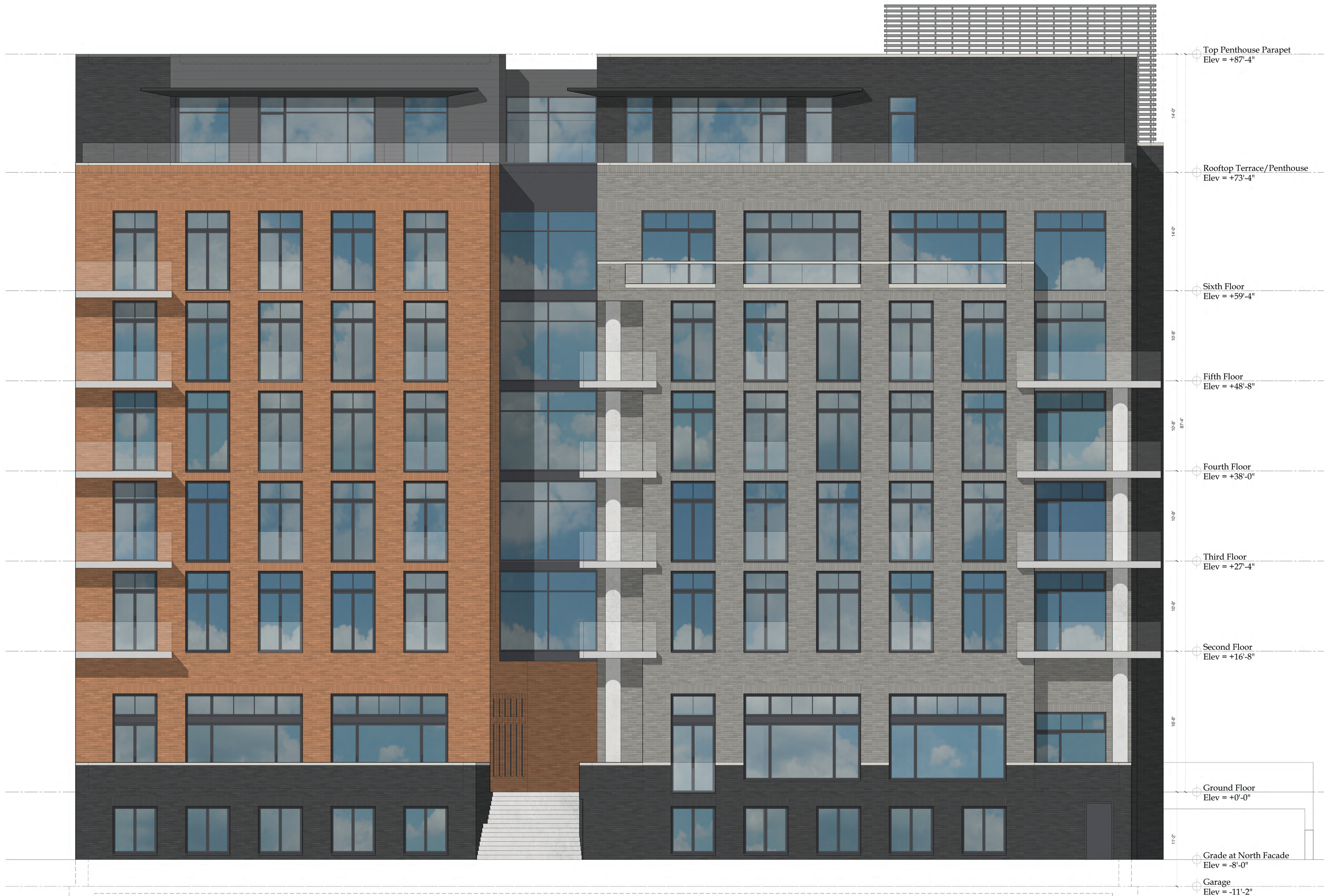
Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

South Elevation

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

 BOND STREET

DIMITARCHITECTS
architecture + interiors + urban design
April 1, 2021



Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

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

 **BOND STREET**

DIMITARCHITECTS
architecture + interiors + urban design
April 1, 2021



Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

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





Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

North and South Courtyard Elevations
 Scale: 1/4" = 1'-0"



Partial South Elevation - Alternate Storefront



Partial South Elevation - Alternate Storefront



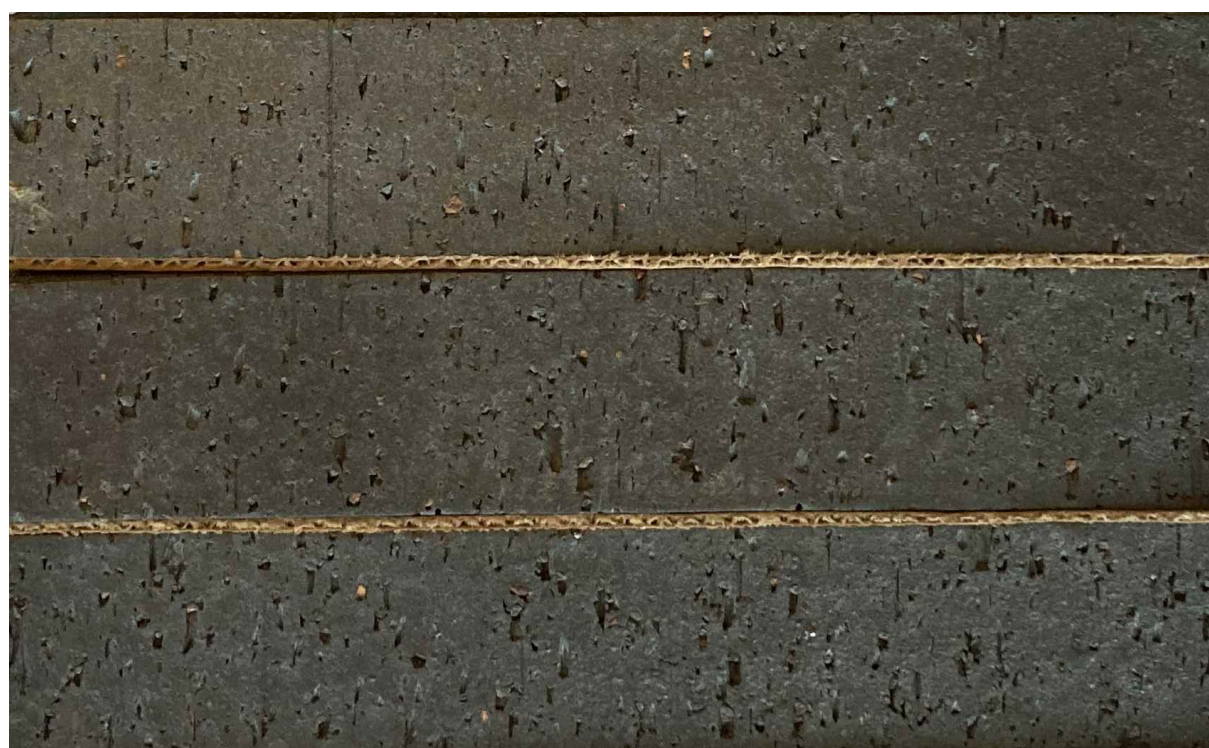
Partial South Elevation - Current Storefront



Wirecut light grey blend



Wirecut desert iron spot dark



Manganese iron spot



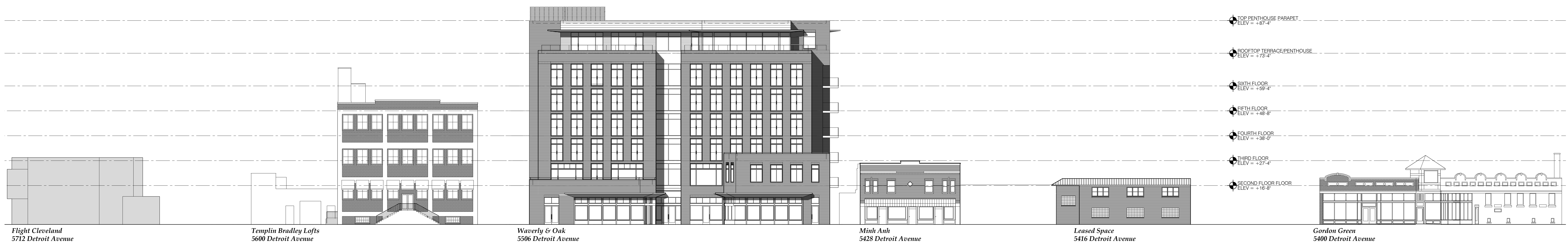
Horizontal metal panel



Norman brick



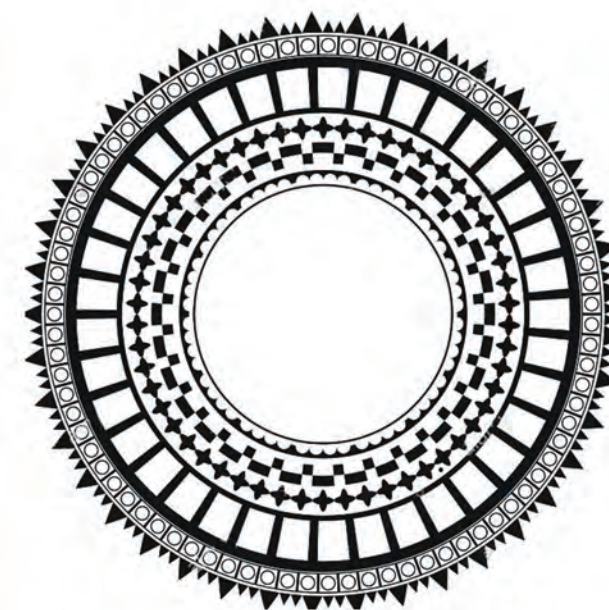
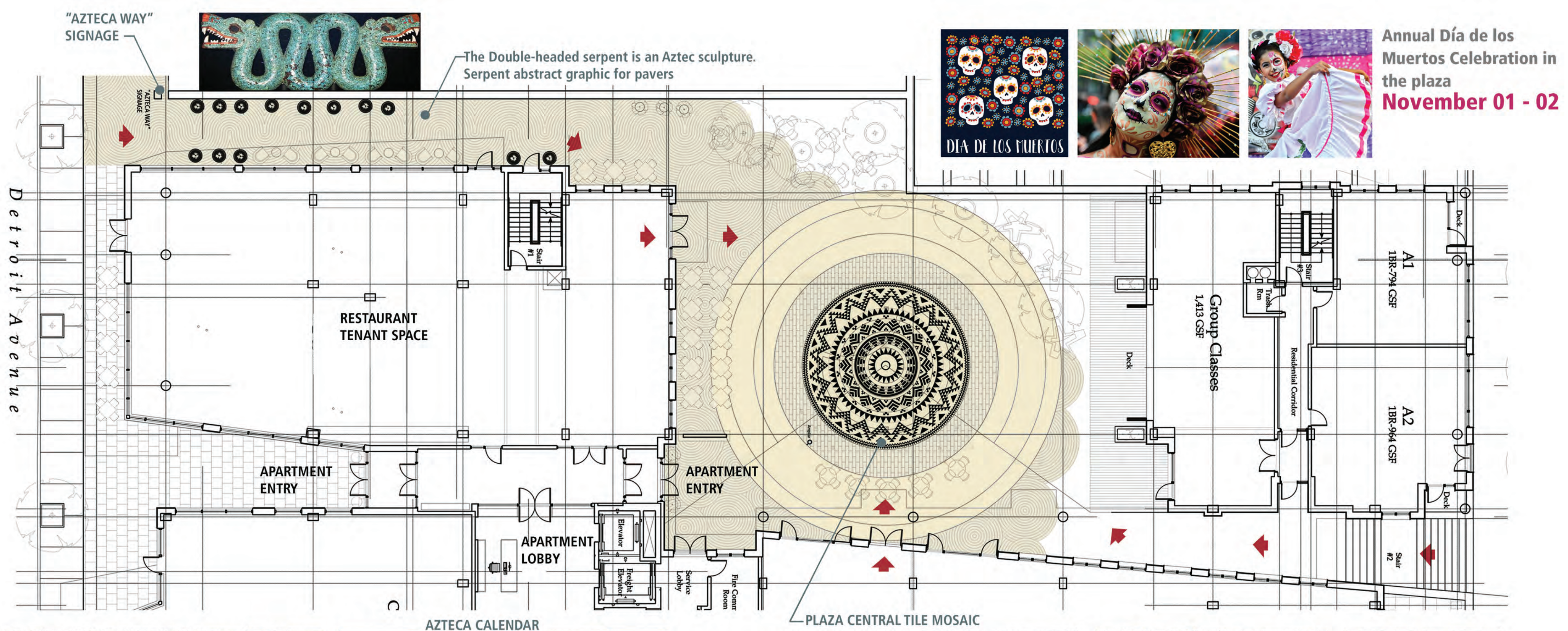
Shadowbox Juliet balconies



1
AQ-00
SITE ELEVATION
SOUTH ELEVATION FROM DETROIT AVE
SCALE: 1/16" = 1'-0"



2
AQ-00
SITE ELEVATION
NORTH ELEVATION FROM TILLMAN AVE
SCALE: 1/16" = 1'-0"



El Caminito Azteca
La Plaza Azteca
La calle Azteca

VERTICAL SCULPTURE /
 SOLSTICE SHADOW/ LIGHT DISPLAY

Waverly & Oak
 Gordon Square Neighborhood, Cleveland, Ohio

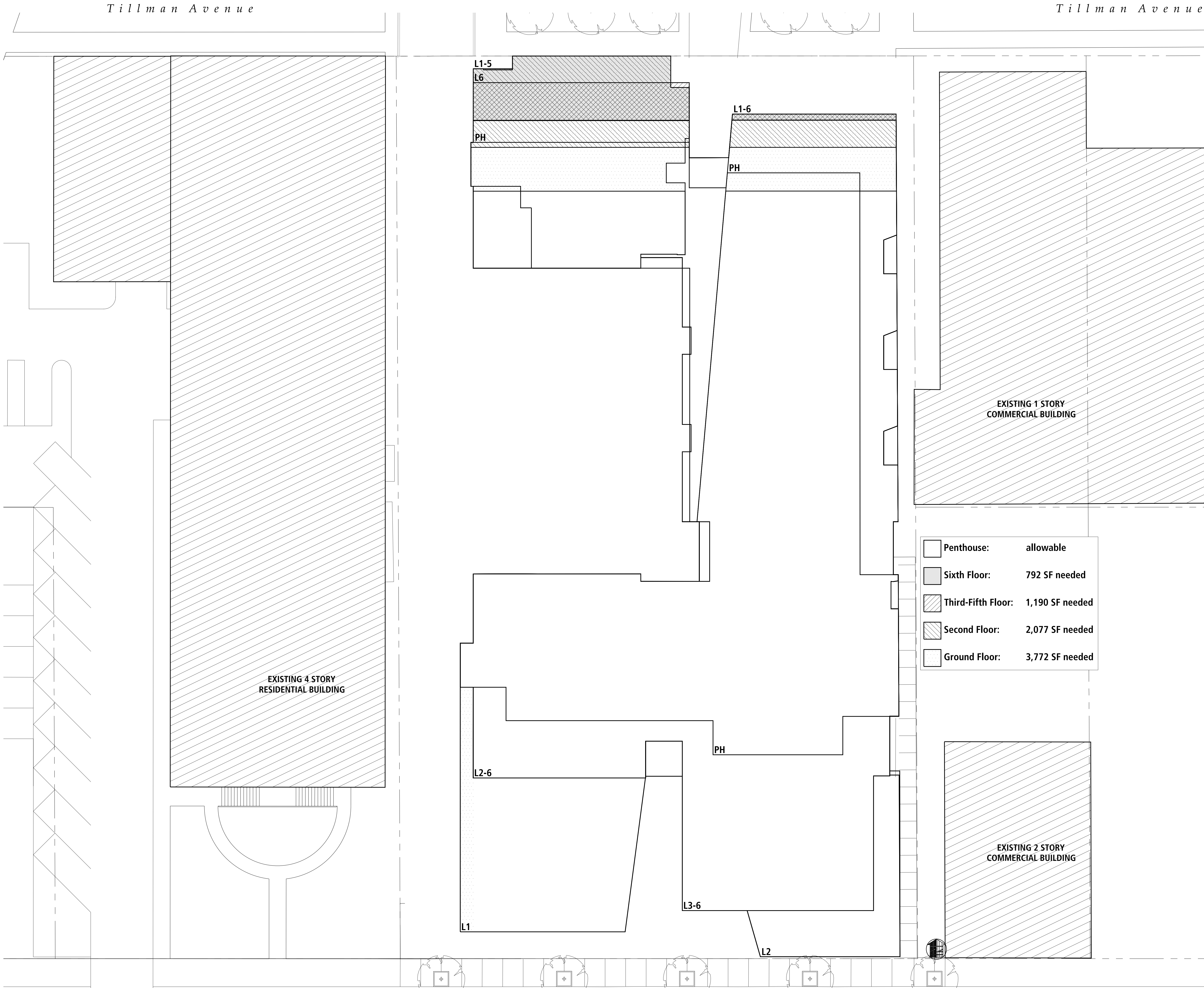
AZTECA MEDALLION LOGO

PLAZA CONCEPTS

BOND STREET

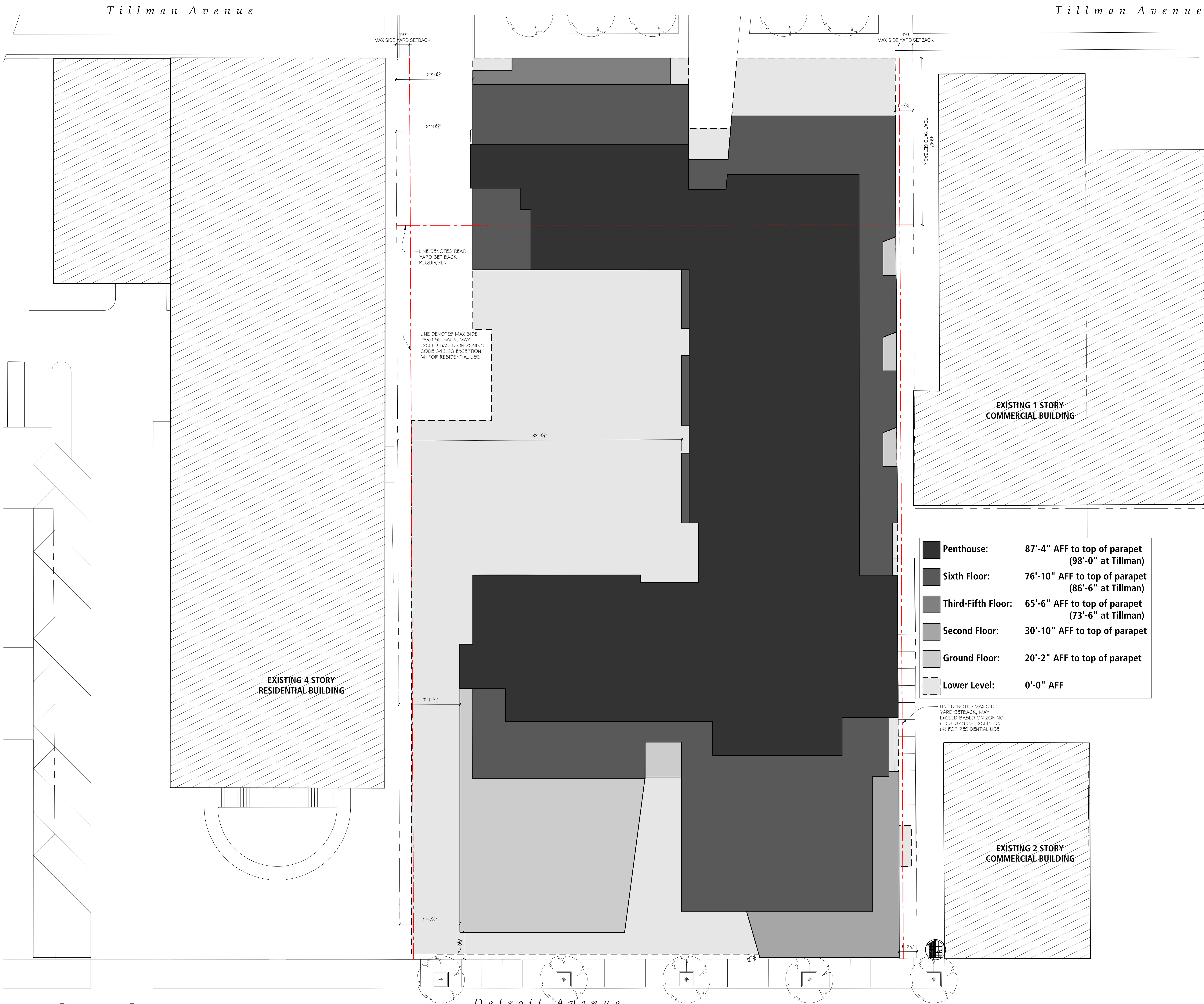
DIMIT ARCHITECTS
 architecture + interiors + urban design
 April 1, 2021

CONCEPTUAL - WORK IN PROGRESS



Area and Yield Summary	
Lower Level:	35,121± s.f. Gross
Parking:	30,278 s.f. (86%)
Gross CAM Area:	4,843 s.f. (14%)
Parking Spaces	97 Spaces
First Floor:	23,793± s.f. Gross
Gross CAM Area:	4,679 s.f. (20%)
Commercial Lease Spaces	12,960 s.f. (54%)
Co-Working Space	4,396 s.f. (19%)
Residential Gross Lease Area:	1,758 s.f. (7%)
One Bedrooms	2 Units.
Total Units per Floor	2 Units
Second Floor:	22,098± s.f. Gross
Residential Gross Lease Area:	18,556 s.f. (84%)
Gross CAM Area:	3,542 s.f. (16%)
Studios	4 Units.
One Bedrooms	20 Units.
Two Bedrooms	1 Units.
Total Units per Floor	25 Units
Typical Floor (Floors 3, 4, & 5):	21,211± s.f. Gross
Residential Gross Lease Area:	17,757 s.f. (84%)
Gross CAM Area:	3,454 s.f. (16%)
Studios (500 S.F. +/-)	4 Units.
One Bedrooms (720 S.F. +/-)	18 Units.
Two Bedrooms (1,000 S.F. +/-)	1 Units.
Total Units per Floor	23 Units
Sixth Floor:	20,813± s.f. Gross
Residential Gross Lease Area:	17,359 s.f. (83%)
Gross CAM Area:	3,454 s.f. (17%)
Studios	5 Units.
One Bedrooms	17 Units.
Two Bedrooms	1 Units.
Total Units per Floor	23 Units
Penthouse Floor:	13,343 ± s.f. Gross
Residential Gross Lease Area:	7,790 s.f. (58%)
Rooftop Lounge Area:	2,077 s.f. (16%)
Gross CAM Area:	3,476 s.f. (26%)
Penthouse Apartments:	7 Units.
Total Units per Floor	7 Units

Building Totals:	
Total Apartment Units	126 Units
Total Parking Spaces	97 Spaces
Total Gross Leasable Area	(80%) 118,167 ± s.f.
Total CAM Area:	(20%) 30,356 ± s.f.
Total Gross Square Feet (Without Garage):	148,523 ± s.f.
Total Garage Area	30,278 ± s.f.



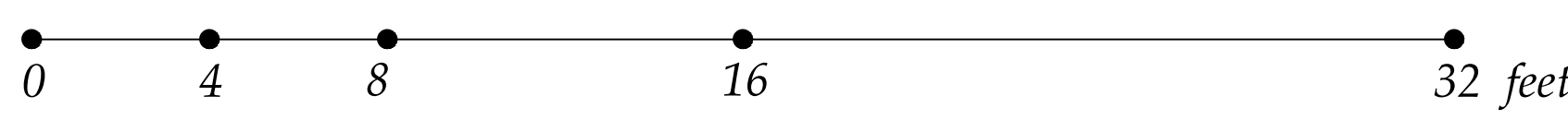
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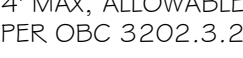
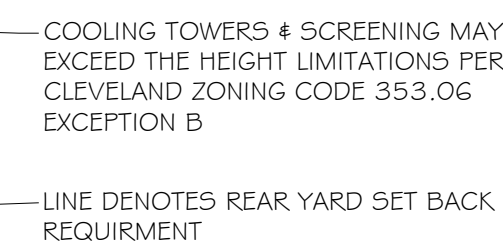
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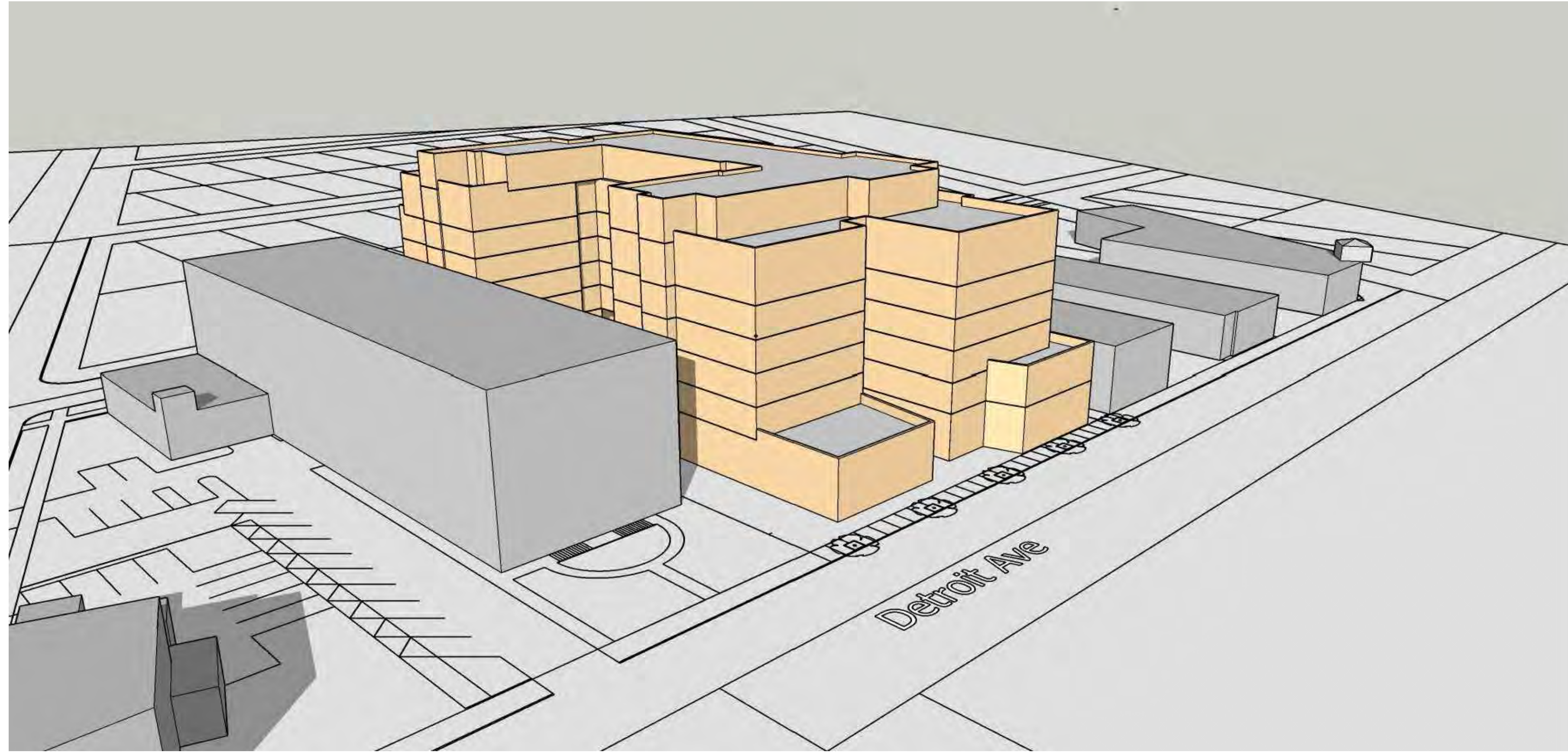
Waverly & Oak
Gordon Square Neighborhood, Cleveland, Ohio

North Elevation - Zoning Diagram

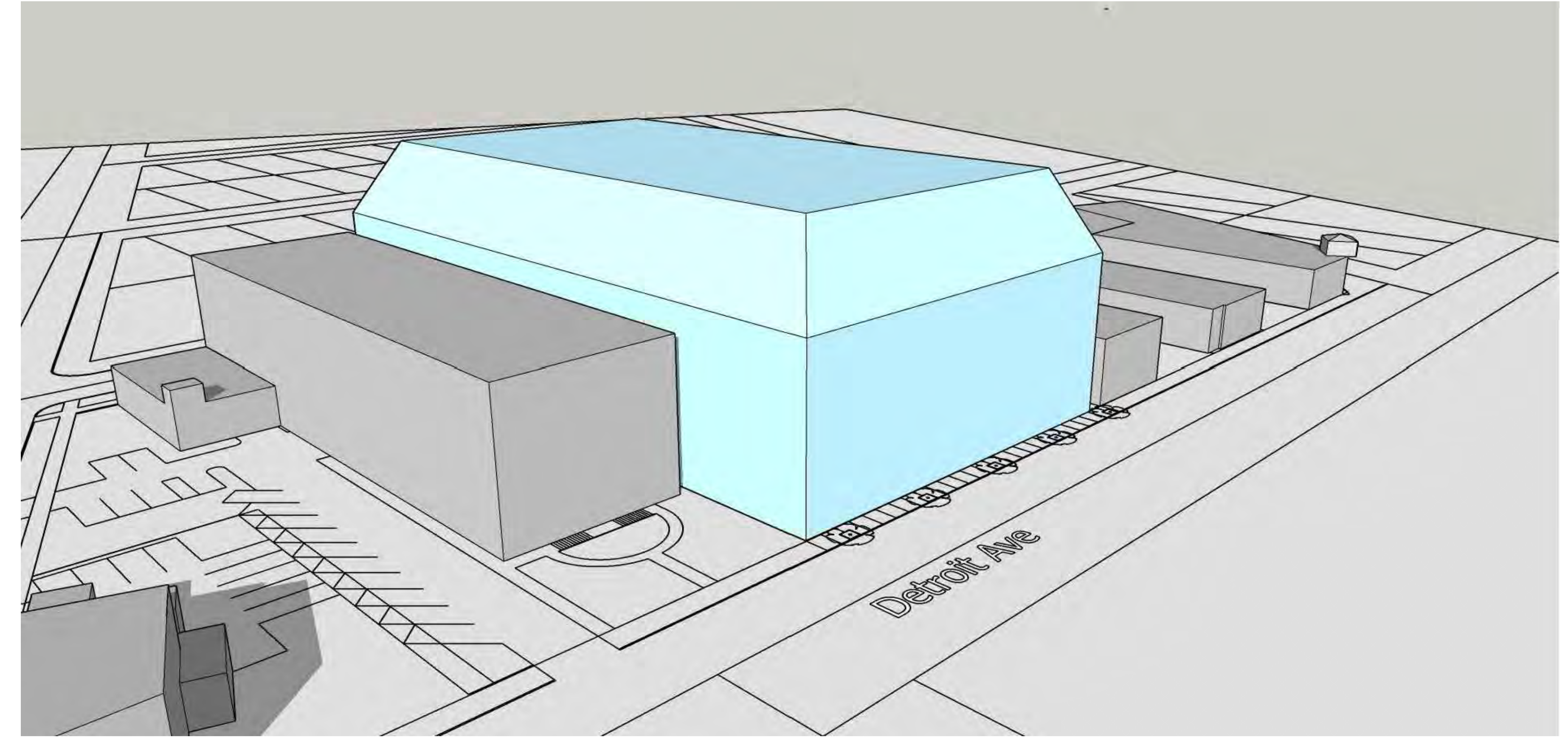




 BOND STREET



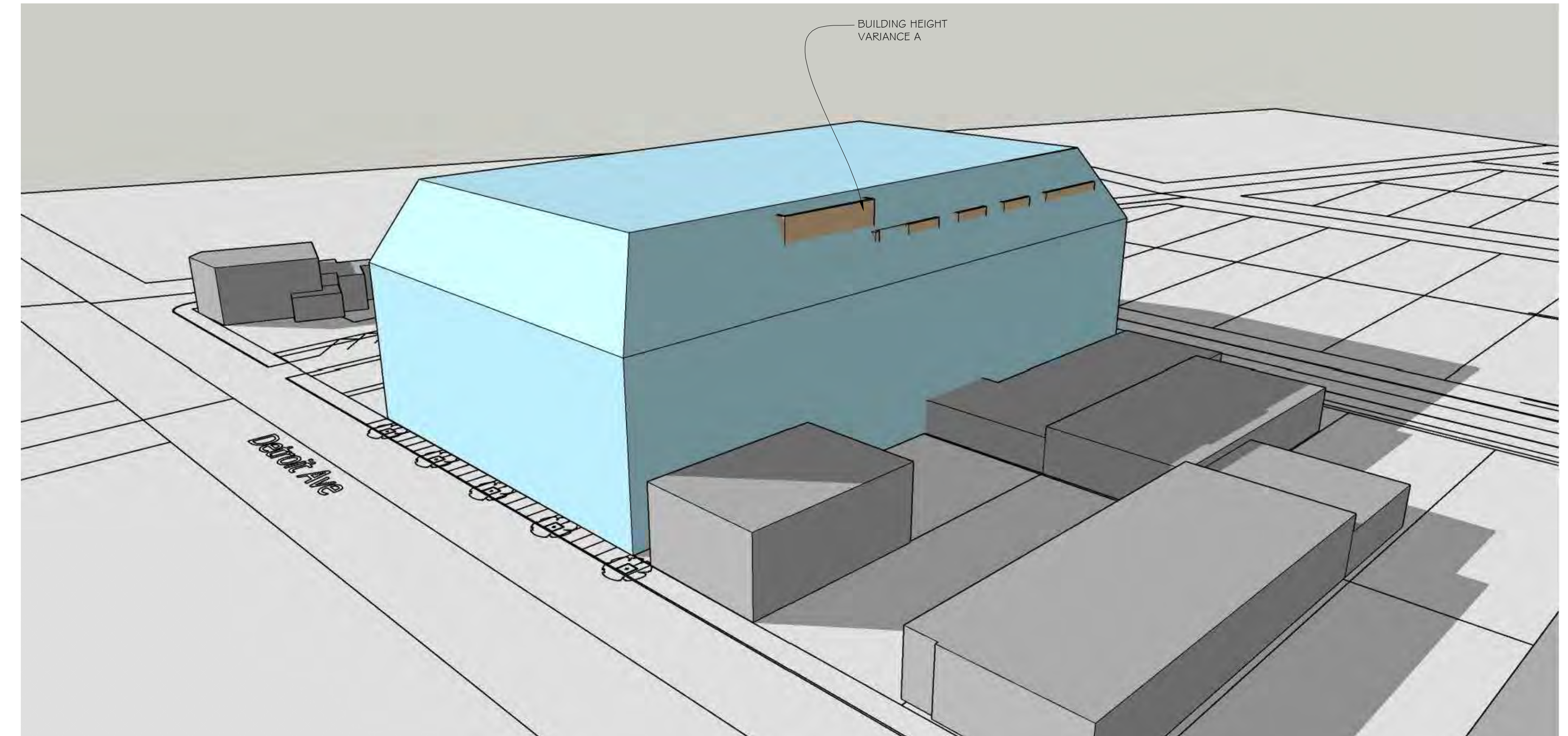
View Northeast - Building Massing



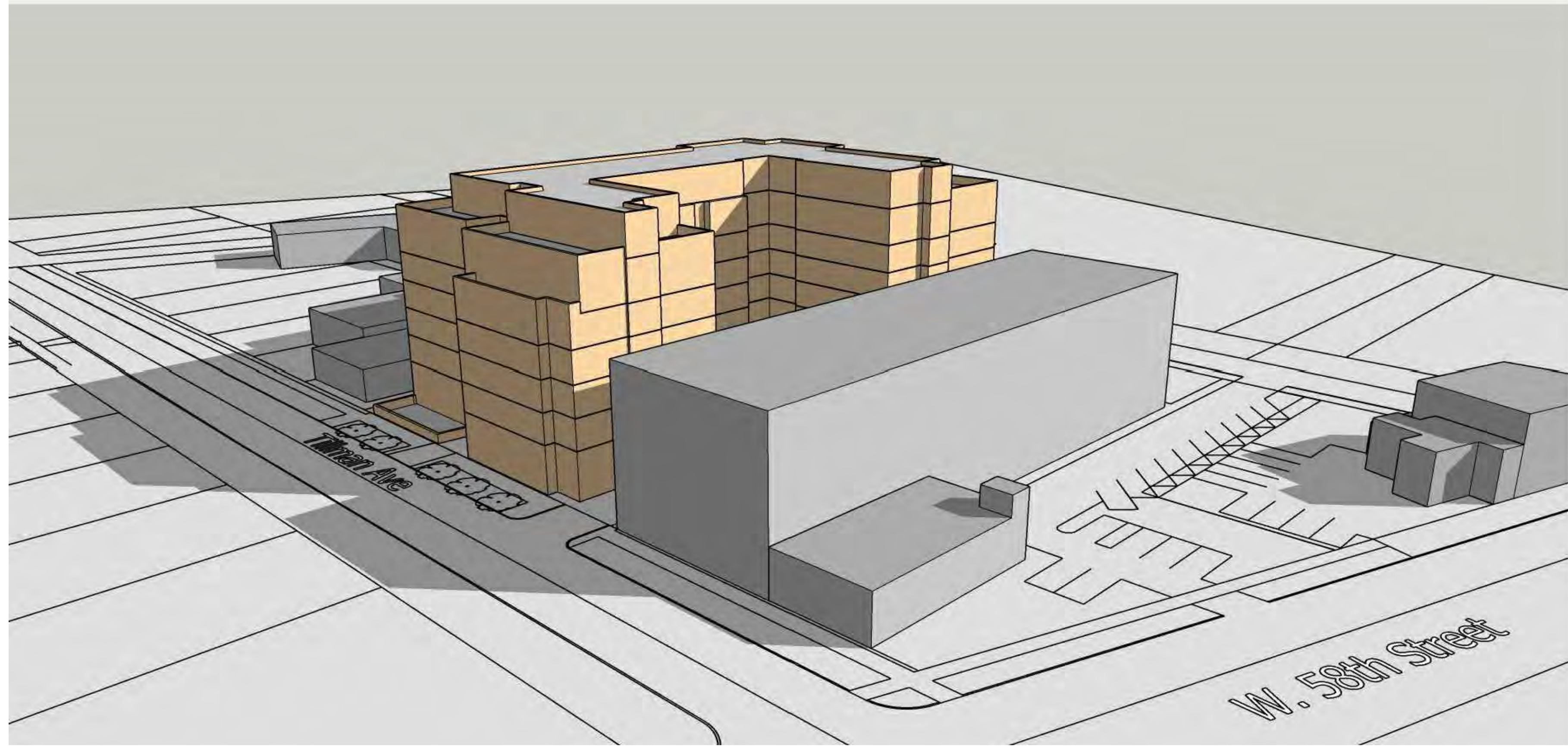
**View Northeast - Permitted Heights,
0-Lot Line Rear Yard Setback Shown**



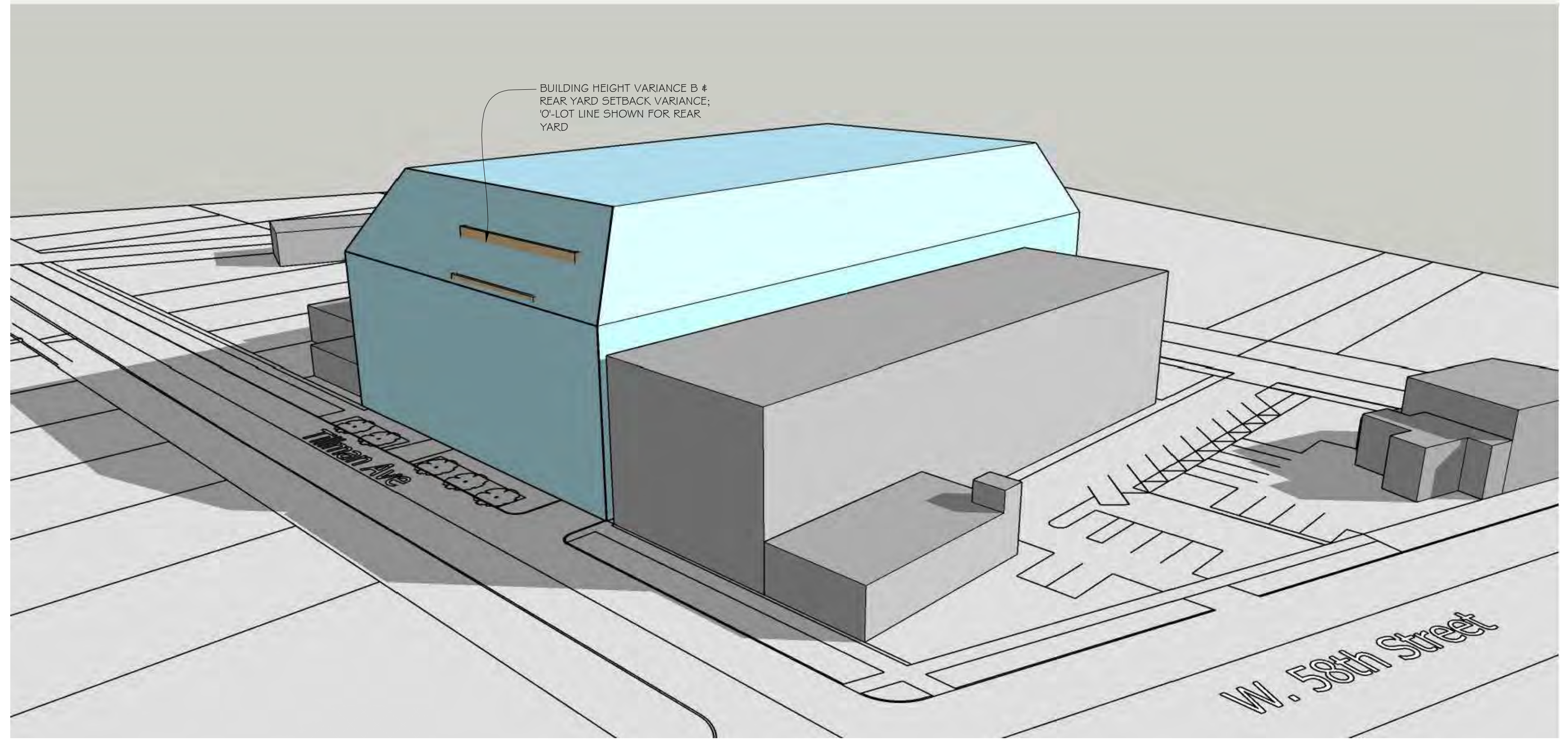
View Northwest - Building Massing



**View Northwest - Permitted Heights,
0-Lot Line Rear Yard Setback Shown**



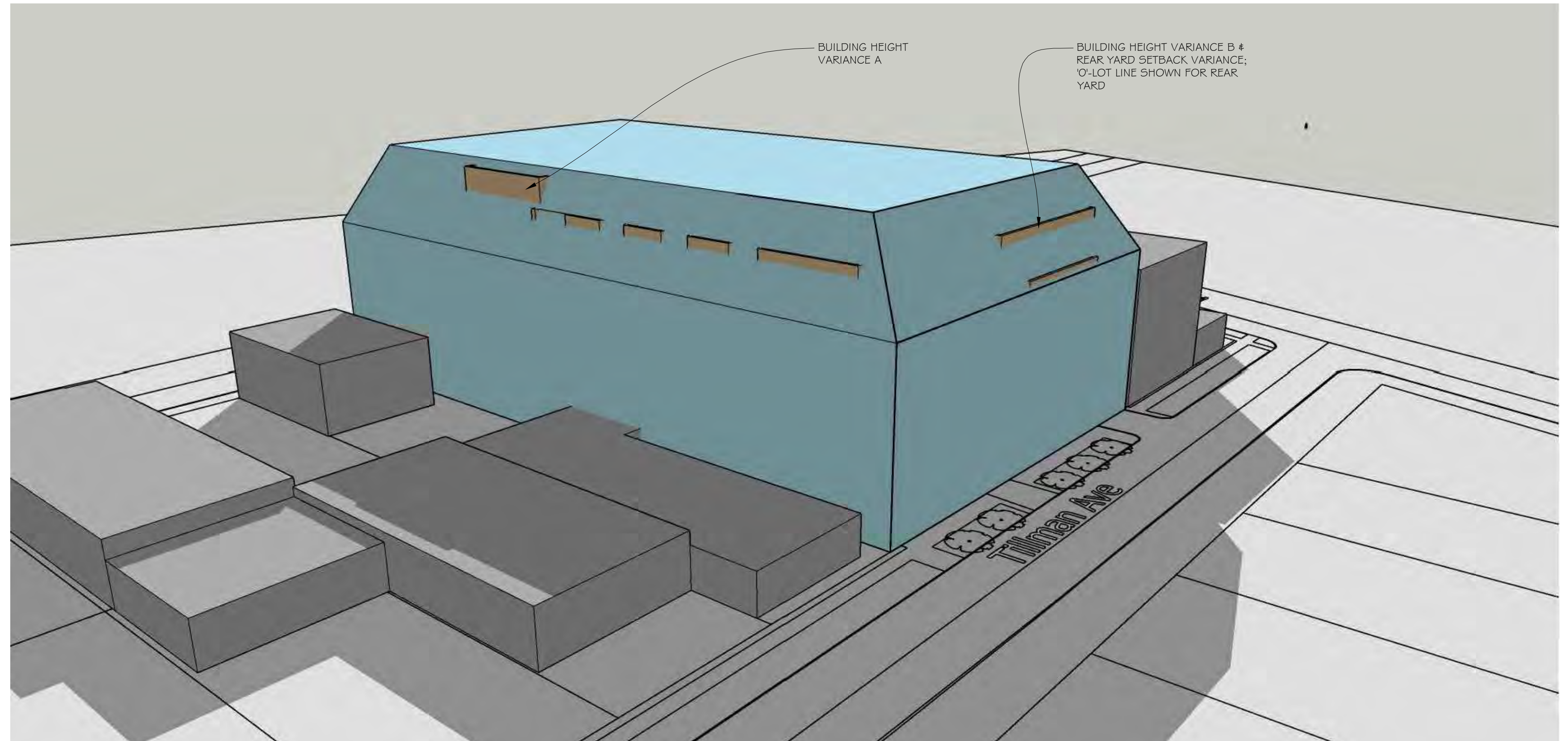
View Southeast - Building Massing



**View Southeast - Permitted Heights,
0-Lot Line Rear Yard Setback Shown**



View Southeast - Building Massing



**View Southeast - Permitted Heights,
0-Lot Line Rear Yard Setback Shown**

April 5, 2021

Mr. Donald Petit
Secretary
Cleveland Landmarks Commission
601 Lakeside Avenue, Room 519
Cleveland, OH 44114

Dear Mr. Petit,

We, the Azteca Coalition (Club Azteca, Inc., Comité Mexicano de Cleveland, Young Latino Network, and Mexican American Historical Society), support approving a certificate of appropriateness regarding the demolition of the Club Azteca building (Case 21-012), at 5602 Detroit Ave.

We did not come to this decision lightly. After weeks of difficult conversations, negotiations, and meetings with other local stakeholders, we can confirm that we signed an agreement with Bond Street to honor the club's history and enable it to build for the future. As part of the agreement, Bond Street has agreed to work with local historians to capture the site's tangible and intangible cultural heritage to maintain the context of the corridor, among other commitments. We can share with confidence that the Bond Street team is genuinely a community-minded developer that is willing to find creative solutions.

This progress would not have been possible without the City Landmark Commission granting our original request of a delay. We appreciate your allyship. The Mexican community, the greater Latino community, and the Detroit-Shoreway neighborhood will emerge stronger for it.

Sincerely,

Ruth Rubio-Pino
Administrator
Club Azteca, Inc.

Eduardo Rodríguez
Executive Director
Comité Mexicano de Cleveland

Roberta Duarte
Vice President
Young Latino Network

Bella Sin and Jessica Wobig
Consultant Historians
Mexican American Historical Society

Cleveland Landmarks Commission

Concept Plan



April 8, 2021



April 8, 2021

Case 21-027: Ohio City Historic District

Yasacki Residence 1768 West 38th Street

New Construction

Ward 3: McCormack

Project Representatives: Gregory Ernst, AODK Architects; Shaun and JoLyn Yasaki,
Owners

SITE NOTES:

PRIOR TO CONSTRUCTION, FOOTER ELEVATIONS ARE TO BE VERIFIED BY THE BUILDER/CONTRACTOR AND IF ANY DISCREPANCY EXISTS BETWEEN THE HOUSE PLANS AND THE SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED.

GENERAL CONTRACTOR SHALL PROVIDE THE REQUIRED TOPOGRAPHICAL SURVEYS AND ENGINEERING REQUIRED BY CLEVELAND, OHIO.

GENERAL CONTRACTOR SHALL VERIFY RESIDENCE LOCATION AND ALL SEWER CONNECTIONS, HEIGHTS AND SIZES.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE UTILITY, GRADING AND FLOOR PLANS.

GENERAL CONTRACTOR SHALL CLEAN AND REMOVE ALL DEBRIS FROM THE SITE.

GENERAL CONTRACTOR SHALL PROVIDE ALL PERMIT FEES DURING CONSTRUCTION.

GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK.

VERIFY LOCATION AND PROVIDE PROTECTION FOR EXISTING SITE UTILITY PRIOR TO CONSTRUCTION.

PROJECT DESCRIPTION:

ABBREVIATED WRITTEN SUMMARY: THREE-STORY NEW CONSTRUCTION HOUSE @ 1768 W. 38TH STREET IN CLEVELAND, OHIO.

WORK INCLUDED: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING & ELECTRICAL.

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT, REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE BUILDING CODES. ALL WORK MUST BE FULFILLED IN A FIRST CLASS MANNER AT A LEVEL HIGHER THAN ACCEPTED INDUSTRY STANDARDS.

THE MECHANICAL, PLUMBING, AND ELECTRICAL WORK OF THIS CONTRACT SHALL BE COMPLETED ON A DESIGN BUILD BASIS WITH THE INSTALLING CONTRACTOR, MEETING ALL REQUIREMENTS OF THE APPLICABLE BUILDINGS CODES, WHETHER REFERENCED HEREIN OR NOT.

ALL CONTRACTORS AND SUBCONTRACTORS FOR THE WORK OF THIS CONTRACT SHALL BE PROPERLY LICENSED AND REGISTERED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF CLEVELAND, OHIO.

GENERAL NOTES:

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE NATIONAL, STATE & LOCAL CODES & ORDINANCES.

EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS THEY PERTAIN TO THE ACCEPTABLE COMPLETION OF THEIR WORK.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL INTERIOR WALLS ARE 3-1/2" (U.N.O.)

ALL MATERIALS USED IN THIS JOB SHALL BE OF THE BEST QUALITY IN THEIR PARTICULAR FIELD. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.

IN THE EVENT THE CLIENT CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS, AND THESE CHANGES ARE NOT APPROVED IN WRITING BY AODK, INC., THE CLIENT RECOGNIZES THAT SUCH CHANGES AND RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF AODK, INC. THEREFORE, THE CLIENT AGREES TO RELEASE AODK, INC. FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION, USE OR RESULT OF SUCH CHANGES. IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD AODK, INC. HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE) ARISING FROM SUCH CHANGES, EXCEPT ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF AODK, INC.

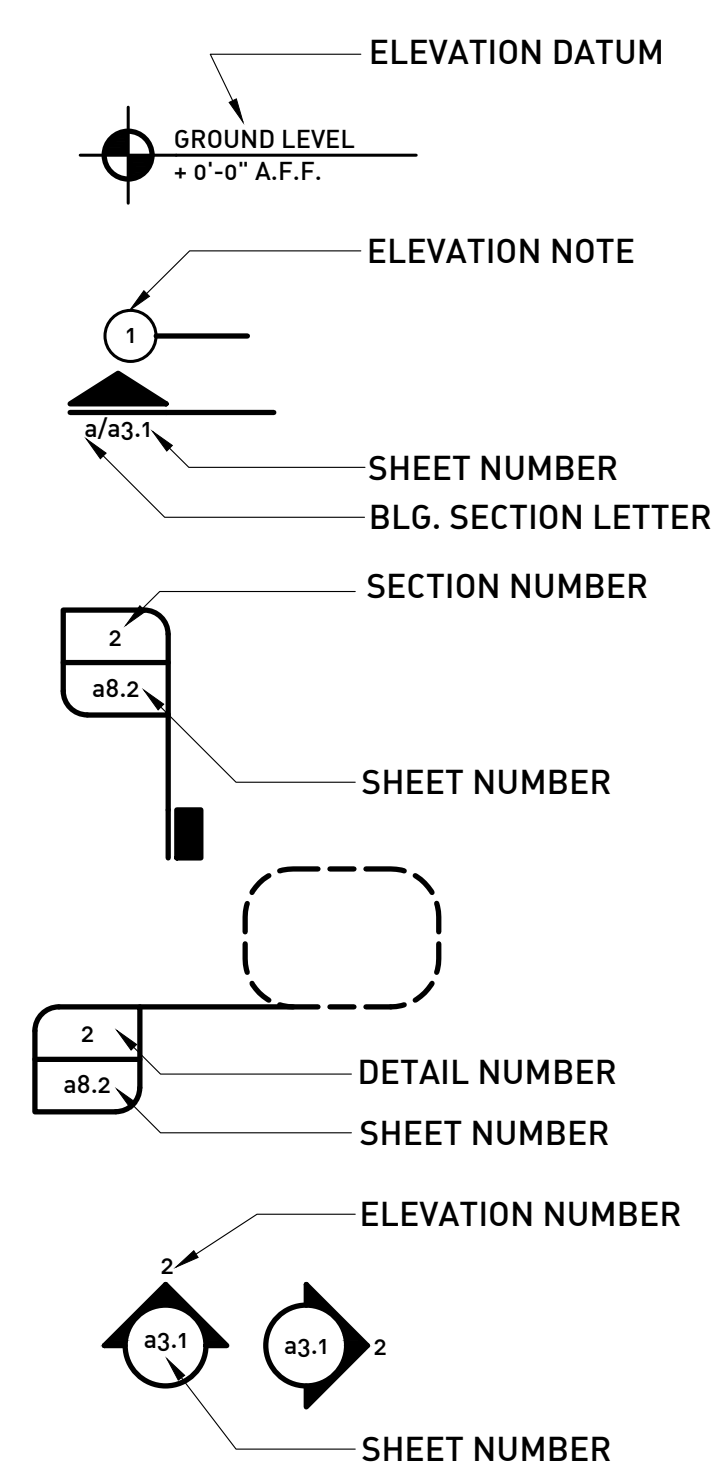
GENERAL DRAWING INDEX

t.s. COVER SHEET / SITE PLAN

ARCHITECTURAL DRAWING INDEX

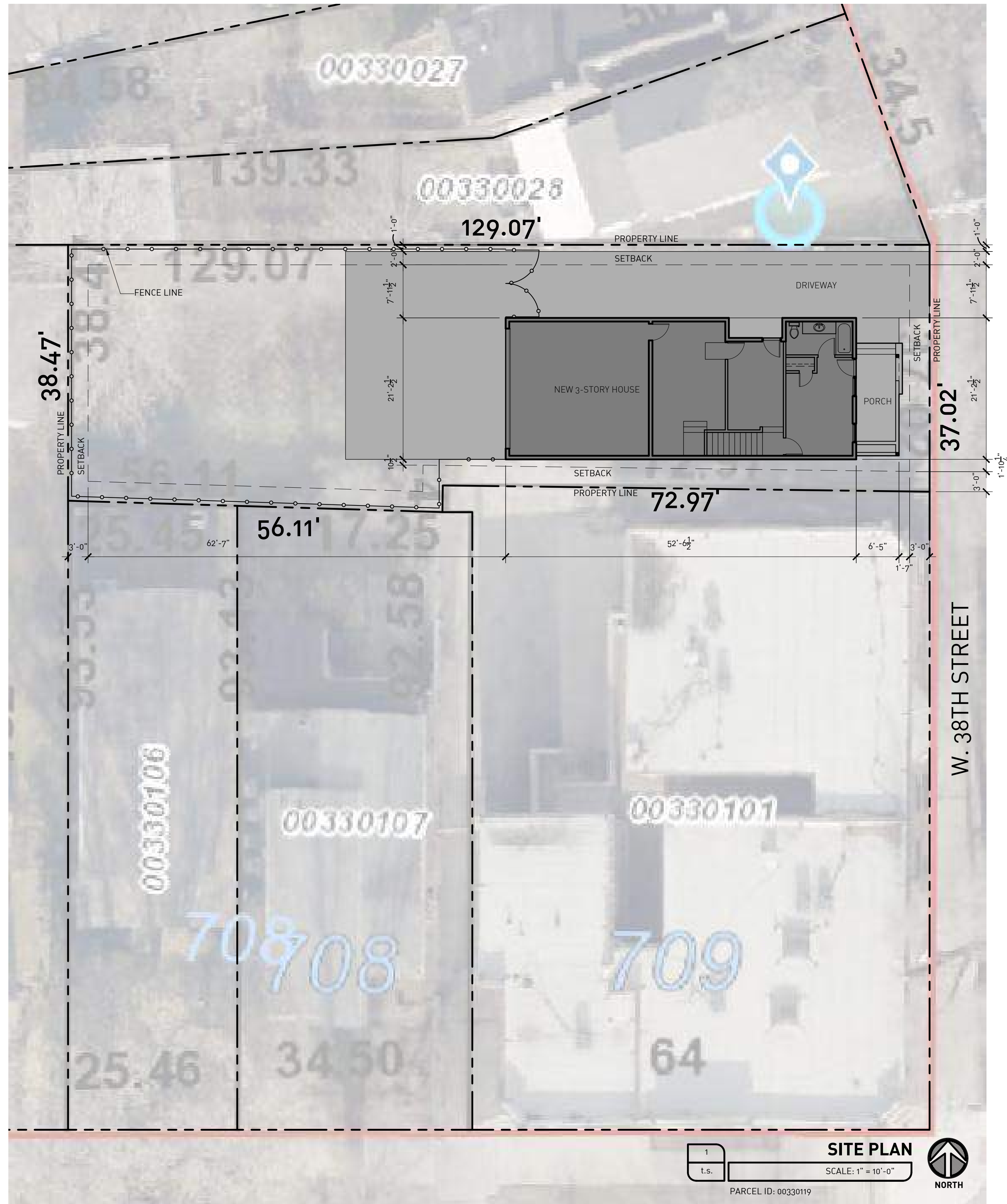
- a2.1 FIRST FLOOR PLAN
- a2.2 SECOND FLOOR PLAN
- a2.3 THIRD FLOOR PLAN
- a2.4 ROOF PLAN
- a3.1 EXTERIOR ELEVATIONS
- a3.2 EXTERIOR ELEVATIONS

SYMBOL LEGEND:



YASAKI RESIDENCE

1768 W. 38TH STREET
CLEVELAND, OH 44113



PROJECT TITLE: YASAKI RESIDENCE
PROJECT: YASAKI RESIDENCE
1768 W. 38TH STREET
CLEVELAND, OH 44113
PRICING 08.14.2020
PRICING REVISION 11.06.2020
ISSUE/DATE:
AUTHORIZATION:
JOB NO.:
SHEET TITLE: YASAKI RESIDENCE
SHEET NO.:
TITLE SHEET

ARCHITECTURE OFFICE: DAVID WREES
AODK, INC. - (A): 14294 Detroit Avenue, Lakewood, OH 44199 | (P): 216-771-1920 | (F): 216-771-1971 | (W): www.aodkinc.com

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MSH 2020-05

100' 0'

200' 0'

300' 0'

400' 0'

500' 0'

600' 0'

700' 0'

800' 0'

900' 0'

1000' 0'

100'0"

100'0"

100'0"

100'0"

0' 100'

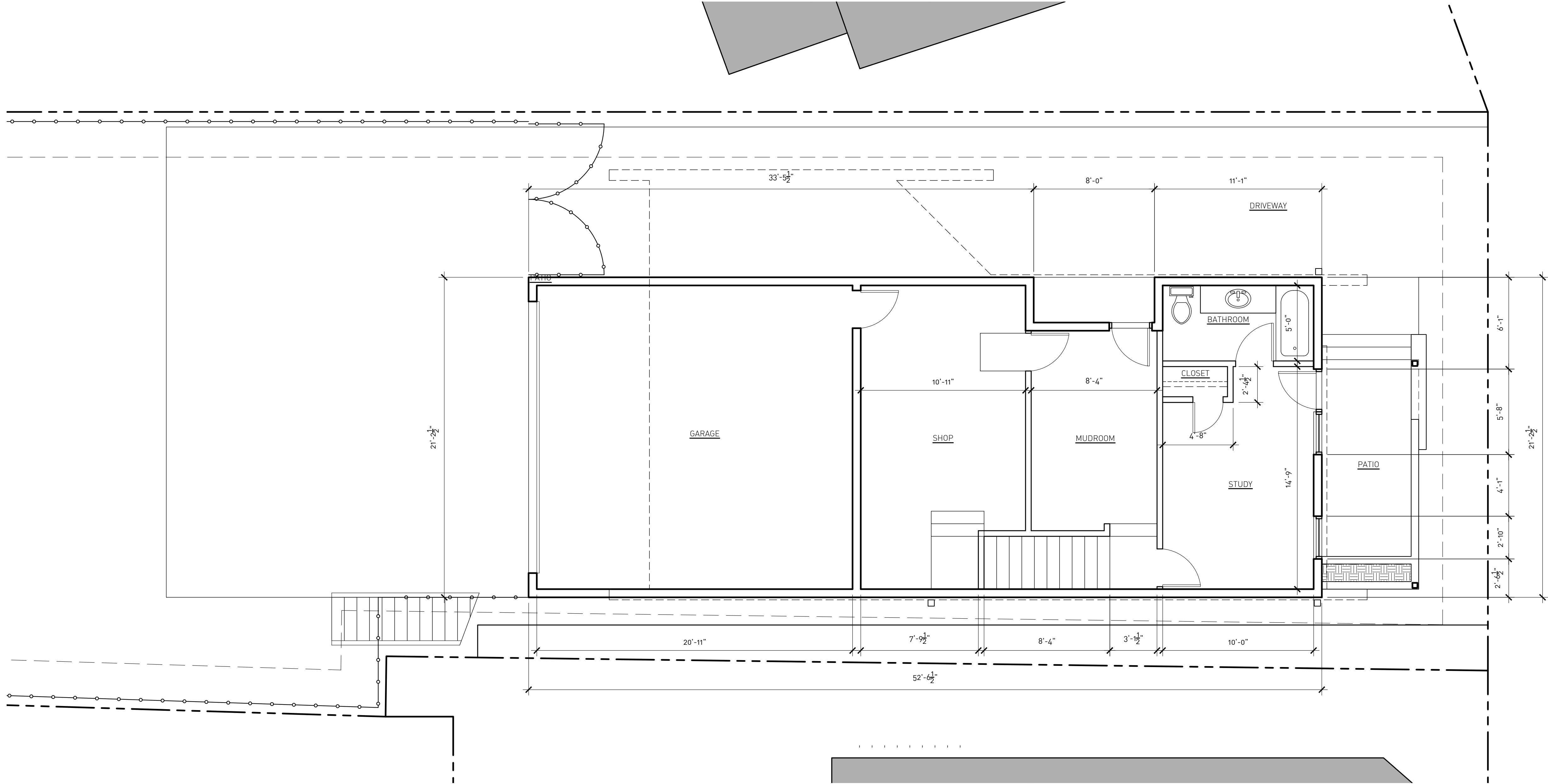
0' 200'

0' 300'

0' 400'

0' 500'

0' 600'



1
a2.1

FIRST FLOOR PLAN

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

LIVING SPACE: 335 S.F.



NOTES:

- ALL WALLS (U.N.O.) SHALL BE 1/2" GYPSUM BOARD.
- ALL CEILINGS (U.N.O.) SHALL BE 5/8" GYPSUM BOARD.
- GLUE (WHERE INSULATION FACING DOES NOT OCCUR), SCREW, TAPE & SAND FOR A SMOOTH FINISH. (LEVEL 5 PER ASTM C 840)
- APPLY 1/4" MINIMUM ROUND BEAD OF SEALANT @ PERIMETER OF FRAMING. GYPSUM BOARD SHALL BE SET INTO SEALANT TO FORM COMPLETE CONTACT WITH ADJACENT MATERIALS. SEALANT SHALL BE APPLIED AROUND ALL CUT-OUTS SUCH AS ELECTRICAL BOXES & WHERE DUCTS PASS THROUGH WALLS. SIDES AND BACKS OF ELECTRICAL BOXES SHALL BE COMPLETELY SEALED WITH SEALANT.
- IN BATHROOMS & OTHER HIGH MOISTURE AREAS USE WATER-RESISTANT GYPSUM BOARD ON WALLS
- U.S. GYPSUM 1/2" "DUROCK" INTERIOR TILE BACKER BOARD & "DALSEAL" TS MEMBRANE SHALL BE USED ON ALL WALLS & CEILINGS IN SHOWERS, TUBS & STEAM SHOWERS WHERE CERAMIC TILE WILL OCCUR.
- ALL TILE & STONE APPLICATIONS SHALL COMPLY WITH THE LATEST TILE COUNCIL OF AMERICA SPECIFICATIONS AND RECOMMENDATIONS.
- PROVIDE 5/8" (TYPE "X") FIRE CODE GYPSUM BOARD THROUGHOUT GARAGE & WALLS COMMON TO HOUSE IN GARAGE ATTIC. PROVIDE 5/8" GYPSUM BOARD ON ALL ATTIC ACCESS PANELS.
- FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRING SPACES, AT THE CEILING & FLOOR JOISTS.
 - AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES
 - @ CEILING & FLOOR LEVEL, WITH NONCOMBUSTABLE MATERIAL
 - OTHER AREAS NOT LISTED PER LATEST EDITION OF OBC RESIDENTIAL CODE.

WALL LEGEND:



EXTERIOR WALL
2x6 STUD WALL @ 16" o.c. w/ 1/2" DRYWALL AT INTERIOR.
PROVIDE 7/16" OSB SHEATHING @ EXTERIOR w/
"TYVEK" HOUSE WRAP & MIN R-22 INSULATION IN WALLS.



INTERIOR WALL: 2X4 OR 2X6 WOOD STUD WALL @ 16" O.C. W/ 1/2" DRYWALL @ EACH SIDE. PROVIDE FIBERGLASS SOUND INSULATION IN STUD SPACES. EXTEND WALL ASSEMBLY FROM FINISH FLOOR TIGHT TO ROOF STRUCTURE ABOVE. PROVIDE TREATED SILL PLATES @ FIRST FLOOR.

NOTE:
REFER TO ELEVATIONS AND SECTIONS FOR FOOTER AND FOUNDATION WALL DETAILS.

PRICING NOTES:

- ALL DOORS TO BE 1 1/2" SOLID CORE RIF, SAWN WHITE OAK FLUSH DOORS 7'-0" H.
- KITCHEN CABINETS BASIS OF DESIGN: IKEA 'SEKTION' CABINETS W/ 'MAXIMERA' DRAWER / DOOR FRONTS & IKEA QUARTZ LEVEL TWO COUNTERTOPS. PANTRY CABINETRY TO BE SAME.
- ALL APPLIANCES TO BE PROVIDED BY OWNER.

ADDK, INC. - (O.A.: 14294 Detroit Avenue, Lakewood, OH 44197) - (P.: 216.771.1920) - (F.: 216.771.1971) - (W.: www.addkinc.com)

ARCHITECTURE OFFICE: DAVID KREBS

YASAKI RESIDENCE

PROJECT TITLE:

PROJECT:

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1768 W. 38TH STREET
CLEVELAND, OH 44113

PRICING 08.14.2020
PRICING REVISION 11.06.2020

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MSH 2020-05

FIRST FLOOR PLAN

a2.1

100' 0"

100' 0"

100' 0"

100' 0"

0 100'

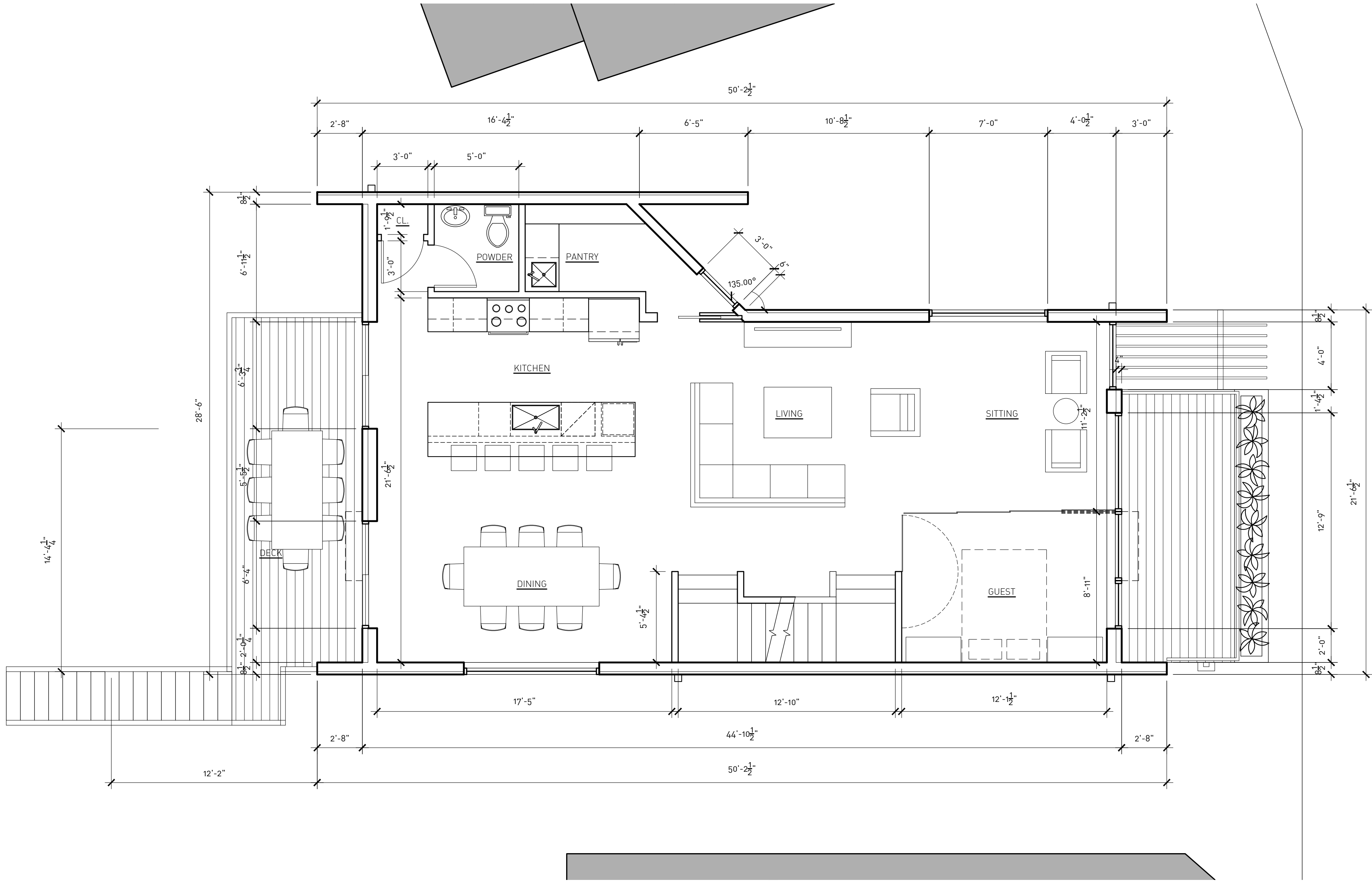
0 200'

0 300'

0 400'

0 500'

0 600'



1
22.2

SECOND FLOOR PLAN

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

LIVING SPACE: 1,006 S.F.



ADDK, INC. - (A): 14294 Detroit Avenue, Lakewood, OH 44199 - (P): 216.771.1920 - (F): 216.771.1971 - (W): www.addkinc.com

ARCHITECTURE OFFICE: DAVID KREBS

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1768 W. 38TH STREET
CLEVELAND, OH 44113

PRICING 08.14.2020
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AUTHORIZATION:

JOB NO.:

MSH 2020-05

SHEET TITLE:

SECOND FLOOR PLAN

SHEET NO.:

a2.2

YASAKI RESIDENCE

addk



PRELIMINARY
NOT FOR CONSTRUCTION

000'0"

000'0"

000'0"

000'0"

0.100'

0.200'

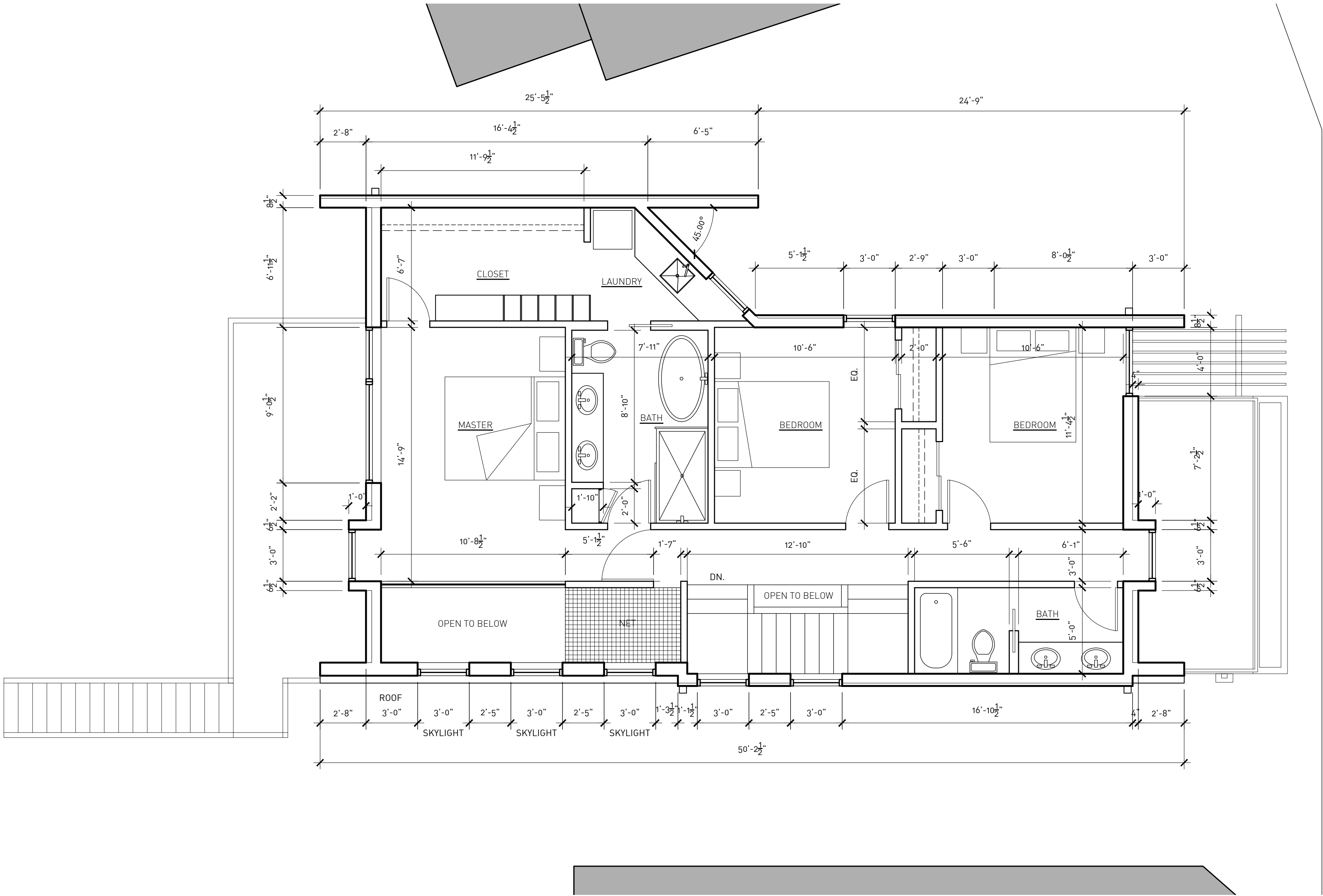
0.300'

0.400'

0.400'

0.500'

0.600'



1
a2.3

THIRD FLOOR PLAN

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

LIVING SPACE: 907 S.F.



PROJECT TITLE:

PROJECT:

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CLEVELAND, OH 44113

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PRICING REVISION 11.06.2020

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SHEET TITLE:

THIRD FLOOR PLAN

a2.3

PROJECT TITLE:

PROJECT:

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THIRD FLOOR PLAN

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PROJECT TITLE:

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a2.3

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PRICING 08.14.2020
PRICING REVISION 11.06.2020

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THIRD FLOOR PLAN

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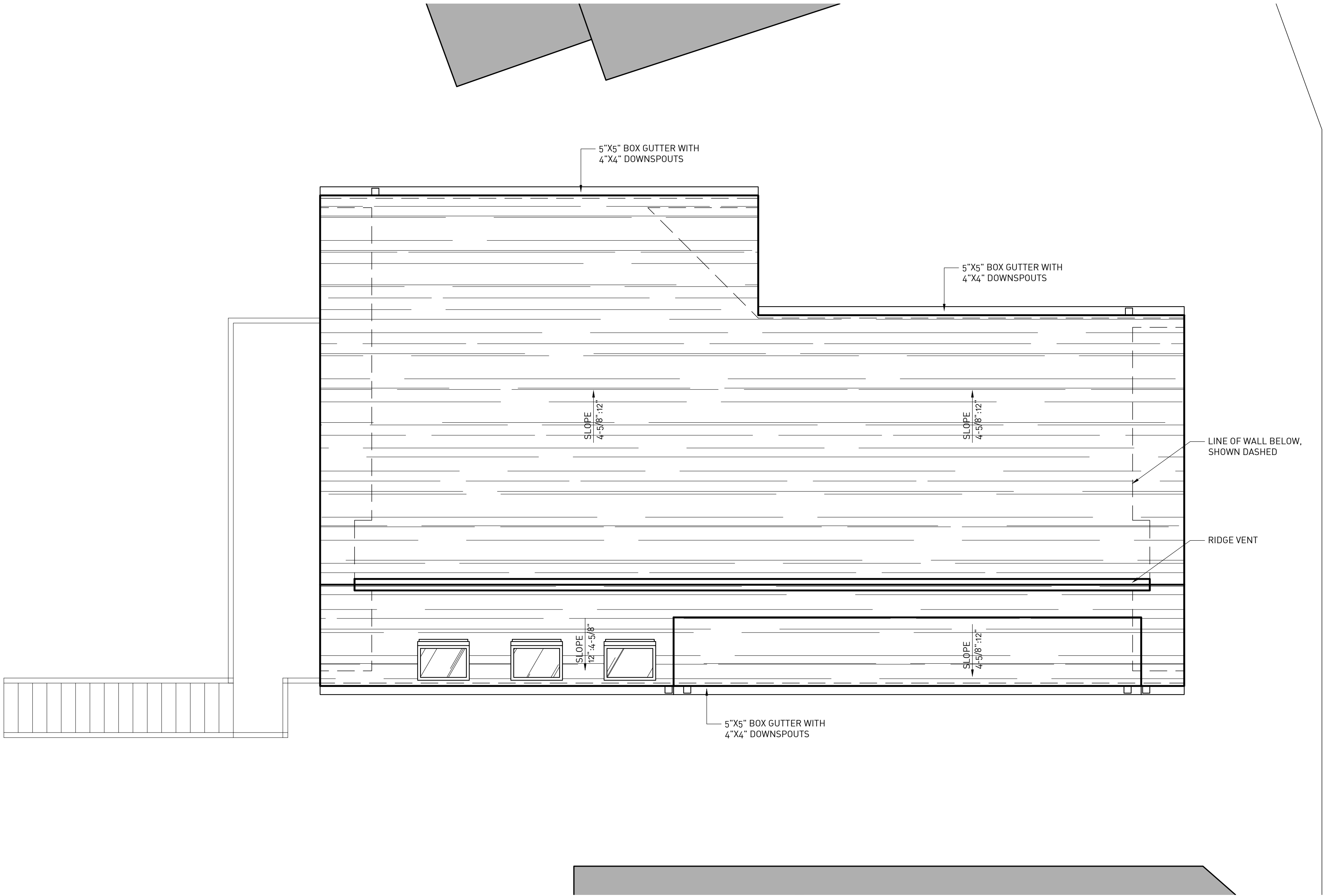
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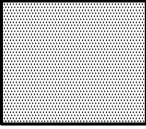
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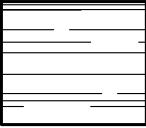
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ROOFING LEGEND:



RUBBER ROOFING
FULLY ADHERED EPDM ROOF MEMBRANE OVER MIN. 1" ISOPOLY INSULATION MECHANICALLY FASTENED TO MIN. 3/4" T&G PLYWOOD WITH FASTENERS IN COMPLIANCE WITH FM4470 FOR CORROSION RESISTANCE. USE METAL PLATES PROFILED TO ALLOW FASTENERS TO BE RECESSED. FOLLOW MANUFACTURER'S SPECS AND RECOMMENDATIONS.



ARCHITECTURAL ASPHALT SHINGLES
COLOR: BLACK

1
22.4

ROOF PLAN

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



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ARCHITECTURE OFFICE: DAVID KREBS

PROJECT TITLE:

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ROOF PLAN

a2.4

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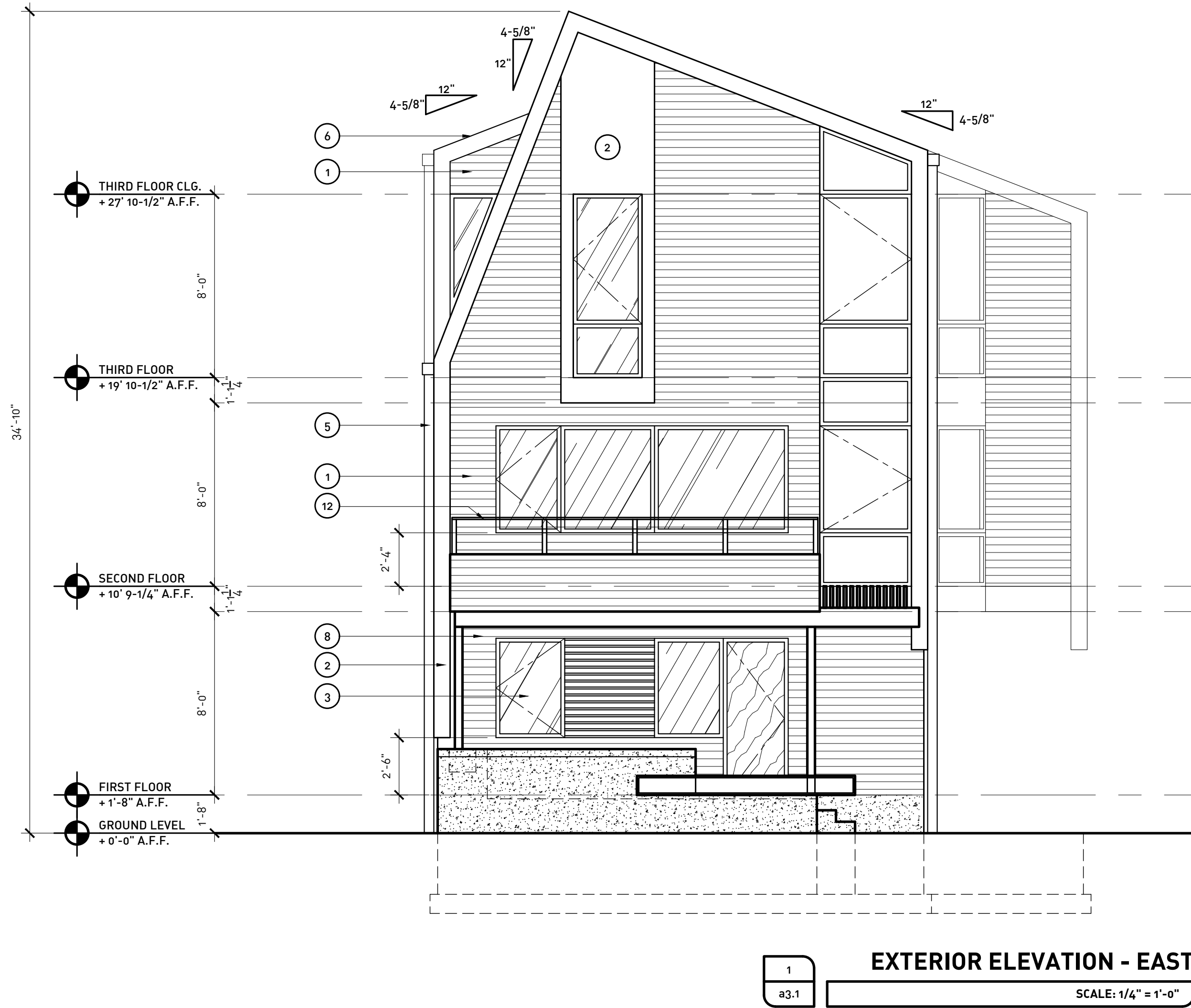
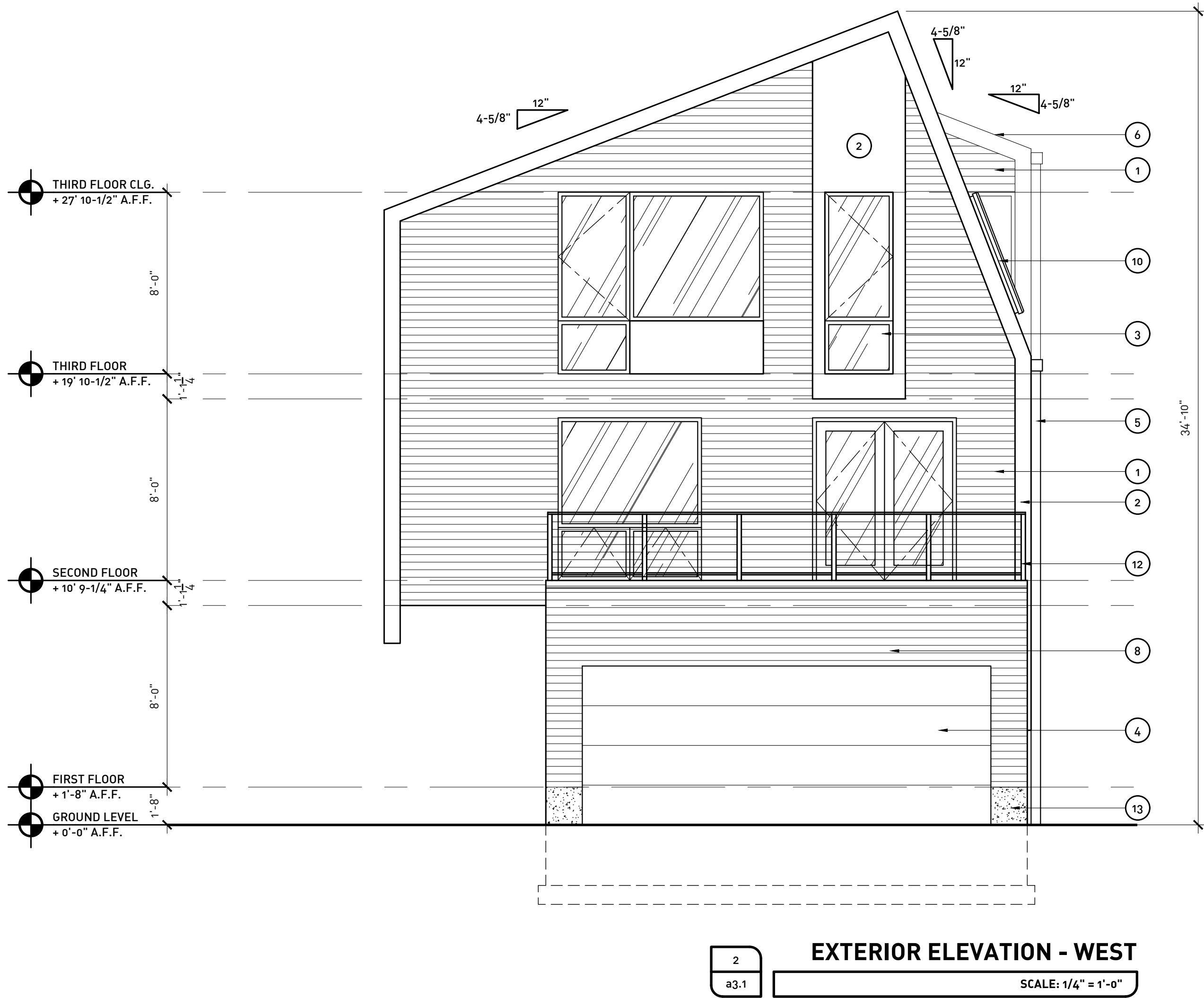
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EXTERIOR NOTES:

- D.S. INDICATES DOWNSPOUT LOCATION
- E INDICATES "EGRESS" WINDOW FOR GIVEN BEDROOM.
- NOTIFY ARCHITECT OF ANY DISCREPANCIES OR UNCLEAR ITEMS REGARDING RELATIONSHIP OF EXTERIOR MATERIALS BEFORE INSTALLATION.

EXTERIOR FINISH LEGEND

- HORIZONTAL CLEAR CEDAR PLANK SIDING
1x6 T&G CLEAR FINE LINE CEDAR PLANKS
- BREAK METAL
20 GA. BLACK BREAK METAL WITH MINIMAL SEAMS AND CONCEALED FASTENERS
- "QUAKER" BRIGHTON ALUMINUM CLAD WOOD WINDOW
1" INSULATED LOW-E DOUBLE-PANE GLASS
EXTERIOR: BLACK ALUMINUM CLAD
INTERIOR: STAINED WOOD FINISH [COLOR: TBD]
- GARAGE DOOR
7'-0" HIGH X 18'-0" WIDE GARAGE DOORS w/ BLACK FINISH
- GUTTER & DOWNSPOUT
BLACK BREAK METAL WITH 4"x4" DOWNSPOUTS
- ARCHITECTURAL ASPHALT SHINGLES
COLOR: BLACK
- NOT USED
- SMOOTH HARDIE LAP SIDING
COLOR: GRAY SLATE
- NOT USED
- SKYLIGHT
3'X8' BLACK SKYLIGHT WITH 1" INSULATED LOW-E DOUBLE-PANE GLASS
- BREAK METAL COPING
20 GA. BLACK BREAK METAL COPING WITH MINIMAL SEAMS AND CONCEALED FASTENERS
- RAILING
36" H. P.T. WOOD RAILING WITH ALUMINUM PICKETS
- EXPOSED CONCRETE BASE

ADDK, INC. - [OA: 14294 Detroit Avenue, Lakewood, OH 44197] - [P: 216.771.1920] - [F: 216.771.1920] - [W: www.addkinc.com]

ARCHITECTURE OFFICE - DAVID KREES

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EXTERIOR ELEVATIONS

a3.1

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MSH
MODERN SMART HOMES

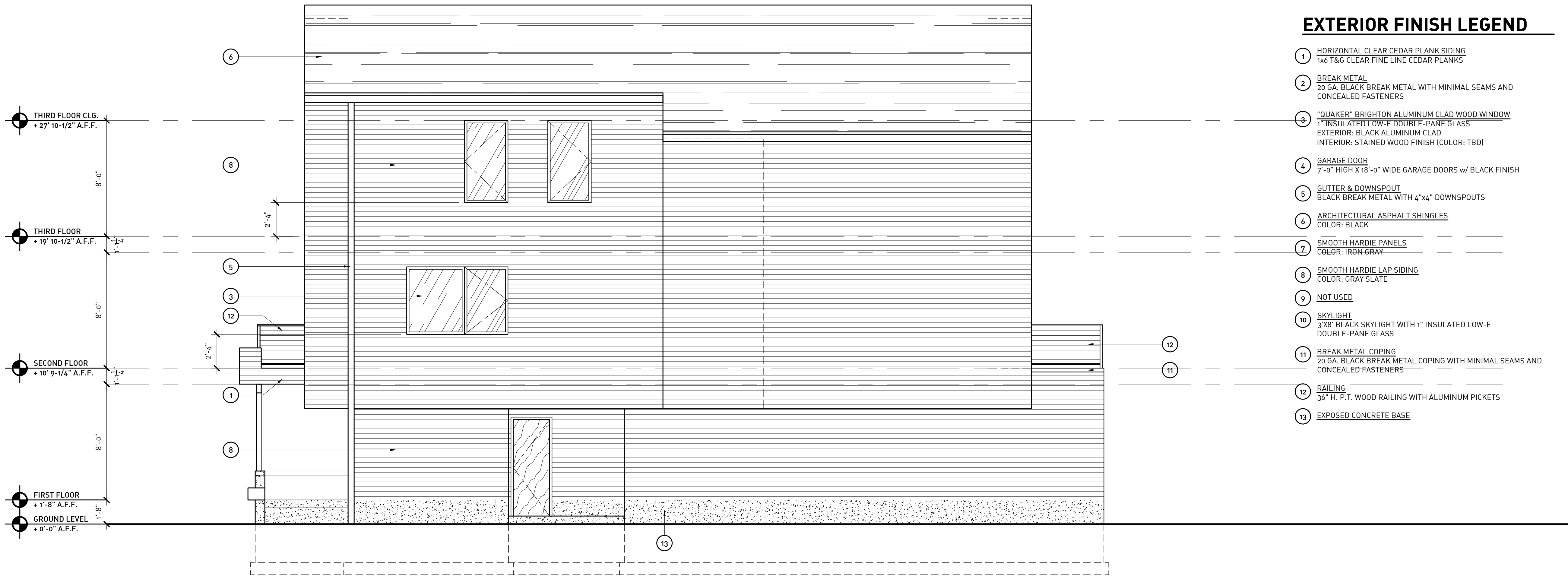
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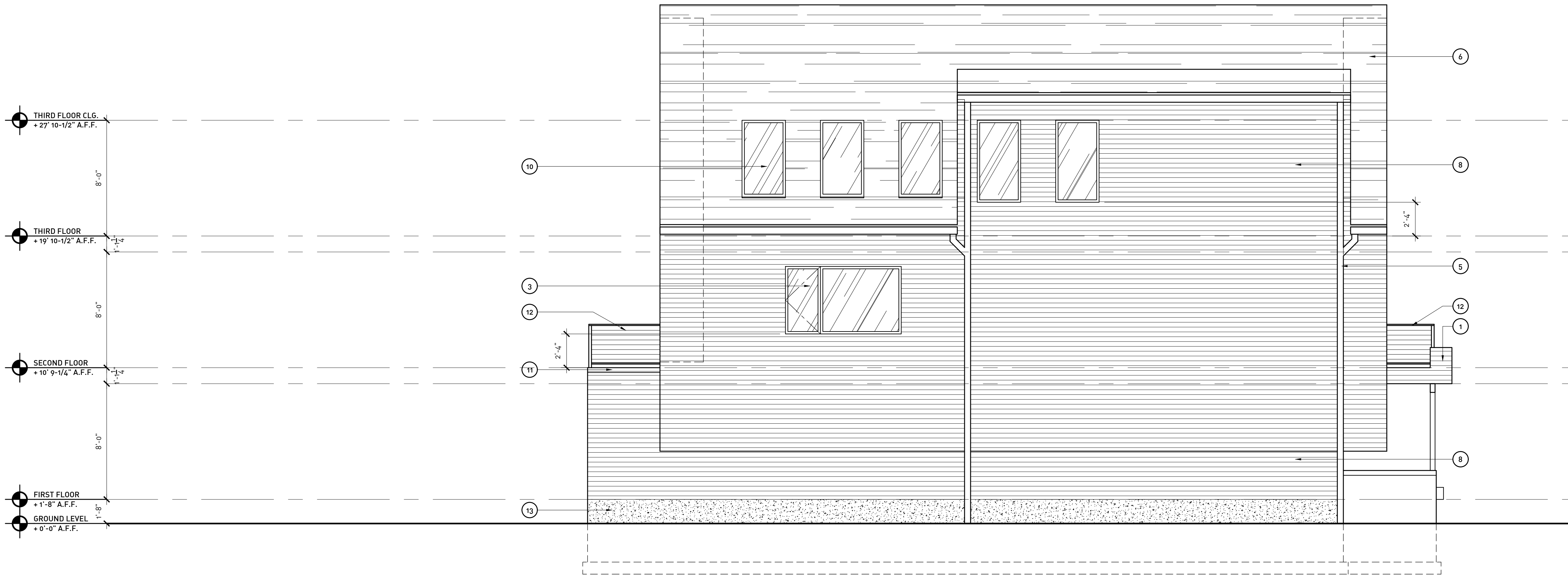
EXTERIOR FINISH LEGEND

- 1 HORIZONTAL CLEAR CEDAR PLANK SIDING
1x6 T&G CLEAR FINE LINE CEDAR PLANKS
- 2 BREAK METAL
20 GA. BLACK BREAK METAL WITH MINIMAL SEAMS AND CONCEALED FASTENERS
- 3 "QUAKER" BRIGHTON ALUMINUM CLAD WOOD WINDOW
1" INSULATED LOW-E DOUBLE-PANE GLASS
EXTERIOR: BLACK ALUMINUM CLAD
INTERIOR: STAINED WOOD FINISH (COLOR: TBD)
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7'-0" HIGH X 18'-0" WIDE GARAGE DOORS w/ BLACK FINISH
- 5 GUTTER & DOWNSPOUT
BLACK BREAK METAL WITH 4"x4" DOWNSPOUTS
- 6 ARCHITECTURAL ASPHALT SHINGLES
COLOR: BLACK
- 7 SMOOTH HARDIE PANELS
COLOR: IRON GRAY
- 8 SMOOTH HARDIE LAP SIDING
COLOR: GRAY SLATE
- 9 NOT USED
- 10 SKYLIGHT
3'X8' BLACK SKYLIGHT WITH 1" INSULATED LOW-E DOUBLE-PANE GLASS
- 11 BREAK METAL COPING
20 GA. BLACK BREAK METAL COPING WITH MINIMAL SEAMS AND CONCEALED FASTENERS
- 12 RAILING
36" H. P.T. WOOD RAILING WITH ALUMINUM PICKETS
- 13 EXPOSED CONCRETE BASE

EXTERIOR ELEVATION - NORTH

1
a3.2

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



EXTERIOR ELEVATION - SOUTH

2
a3.1

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

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ARCHITECTURE OFFICE - DAVID WREES

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EXTERIOR ELEVATIONS

a3.1

a°dk



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Cleveland Landmarks Commission

Landmark Nomination



April 8, 2021

April 8, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Section 106 Environmental Review



April 8, 2021

April 8, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Design Review Committee Appointment



April 8, 2021

Design Review Committee Appointment

April 8, 2021



Tremont Historic District

Suzanne Meltzer

Tyler Westcott Rice

Cleveland Landmarks Commission

Meeting Minute Approvals



April 8, 2021

Meeting Minutes Approval

April 8, 2021



NOTHING SCHEDULED TODAY

Cleveland Landmarks Commission

Administrative Reports



April 8, 2021

Cleveland Landmarks Commission

Adjournment



April 8, 2021

Cleveland Landmarks Commission



April 8, 2021